

PD 1453

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 22, 2022

Matthew Guski
Chicago Building Consulting Services
205 W. Randolph Street
Suite 1020
Chicago, IL 60606

**Re: Minor Change to PD 1453
300 N. Michigan Avenue/88 E. Wacker Place**

Dear Mr. Guski:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1453 ("PD 1453") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1453.

300 North Michigan LLC, the owner of all the property within PD 1453, is seeking a minor change to substitute operable glass in place of fixed glass on a portion of the 3rd floor of the East Elevation, as shown on the attached, revised, East Building Elevation and Typical Base Axonometric View-East Elevation. This will allow a future tenant the flexibility of offering an indoor/outdoor dining experience.

Regarding your request, the Department of Planning and Development has determined that allowing this glass substitution will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1453, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

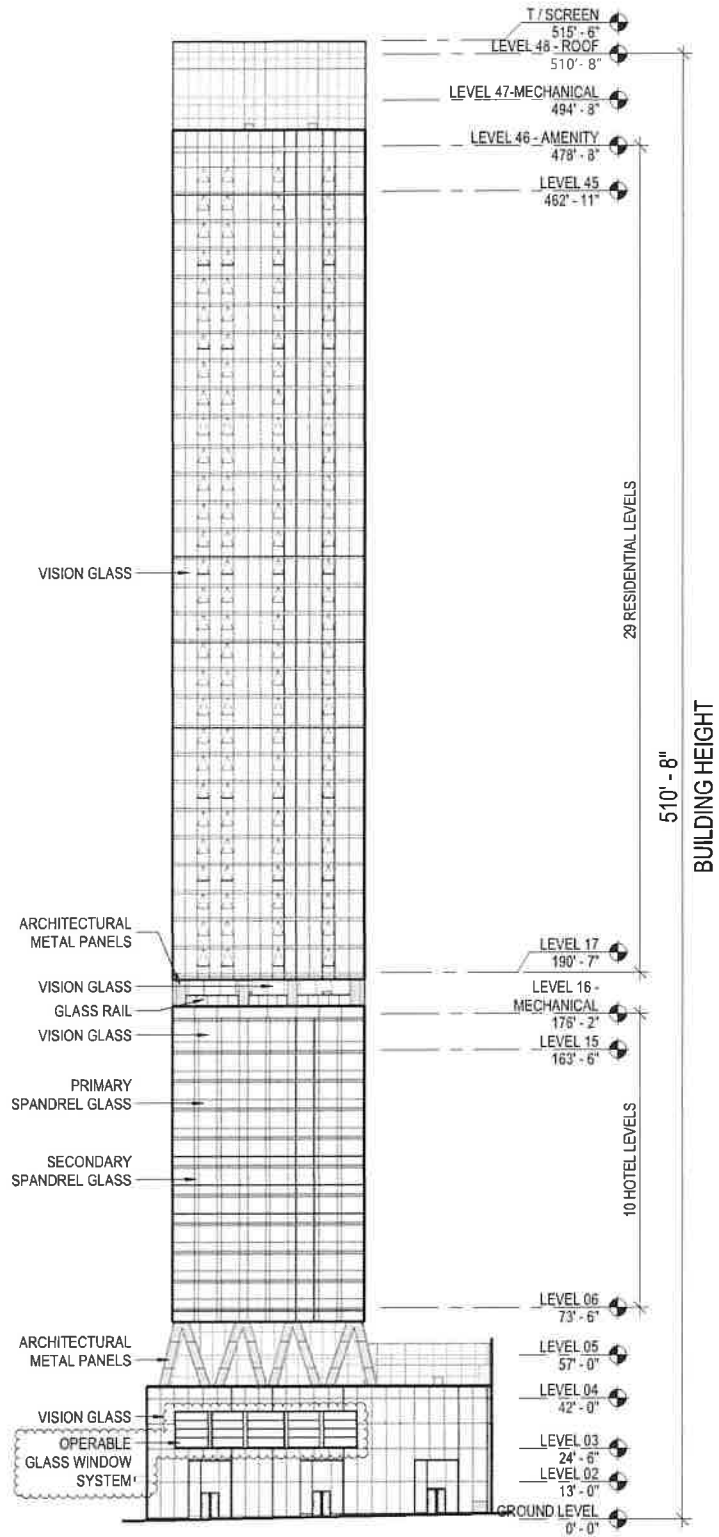
This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building 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,

Steven Valenziano
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Emily Thurn, Noah Szafraniec, Main file

88 E Wacker Pl
 *Revision for operable window at 3rd floor
 Revised Elevation

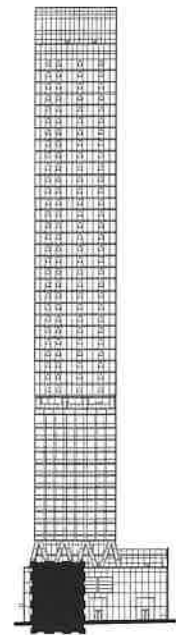
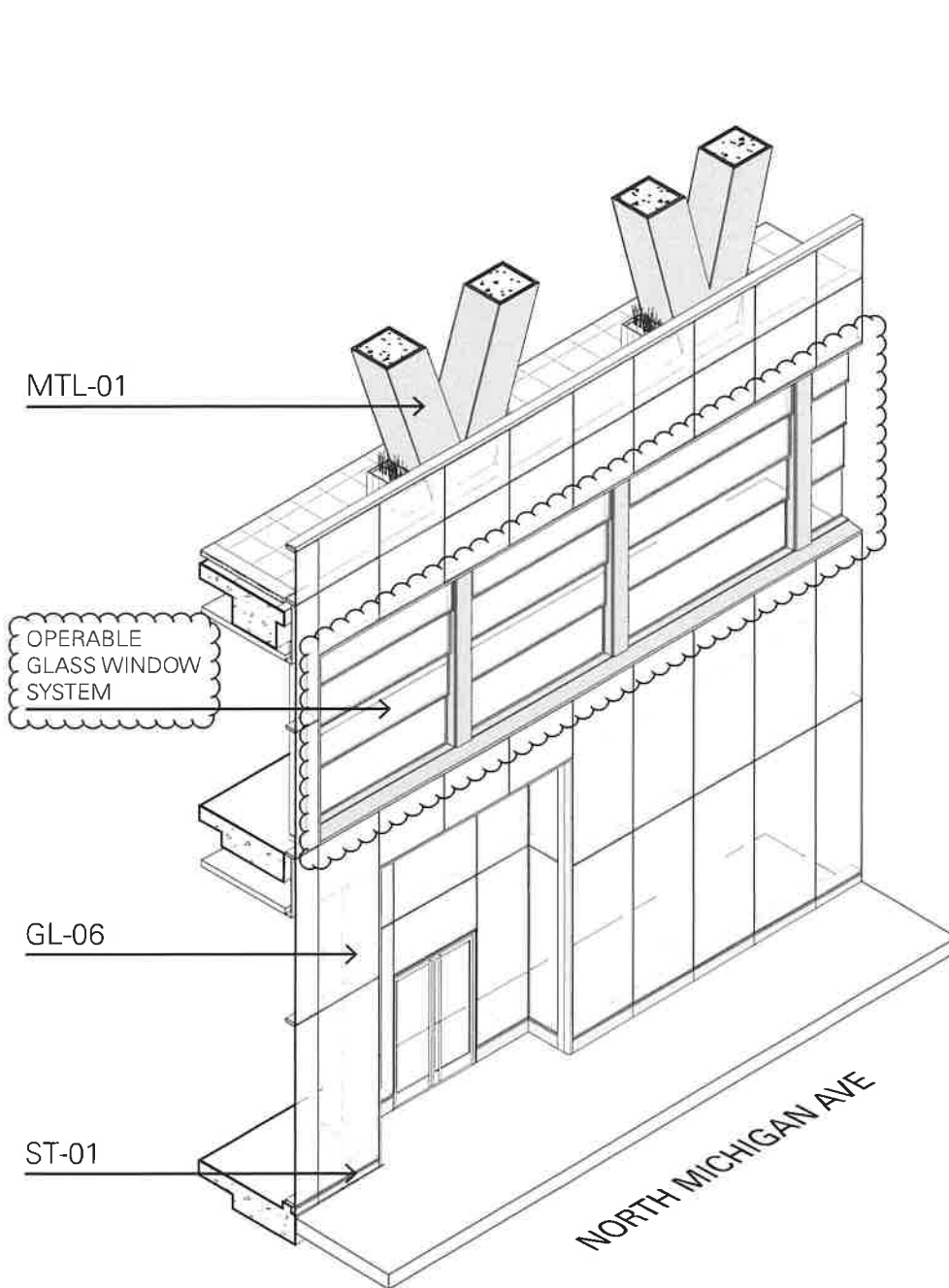


EAST BUILDING ELEVATION

Scale: 1/64" = 1'-0"

APPLICANT: 300 N. MICHIGAN, LLC
 ADDRESS: 300-310 NORTH MICHIGAN AVENUE





MATERIAL LEGEND

- GL-01 VISION GLASS
- GL-02 SPANDREL GLASS
- GL-03 ACCENT SPANDREL GLASS
- GL-04 LAMINATED BALCONY GLASS
- GL-05 LAMINATED TRANSLUCENT GLASS
- GL-06 ULTRA CLEAR VISION GLASS
- GL-07 LAMINATED VISION GLASS
- GL-08 LAMINATED SPANDREL GLASS
- GL-09 ACCENT SPANDREL GLASS
- MTL-01 PAINTED ALUMINUM
- ST-01 STONE BASE

TYPICAL BASE AXONOMETRIC VIEW - EAST ELEVATION

APPLICANT: 300 N. MICHIGAN, LLC
 ADDRESS: 300-310 NORTH MICHIGAN AVENUE



February 16, 2021

Katherine C. Jahnke Dale
DLA Piper LLP
444 W. Lake St., Suite 900
Chicago, IL 60606

Re: Minor change to PD No. 1453, 300 N. Michigan Ave.

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1453 ("PD 1453") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1453.

Your client and the owner of all the property within PD 1453, 300 North Michigan LLC, is seeking a minor change to eliminate the projecting glass wing walls on the west elevation at the top of the building and to eliminate the balconies on the west elevation. The balconies on the north and south elevations will remain. Attached are the following approved and revised PD exhibits: Site Plan, Roof Plan, Landscape Plan, East Building Elevation, South Building Elevation, West Building Elevation, North Building Elevation

With regard to your request, the Department of Planning and Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

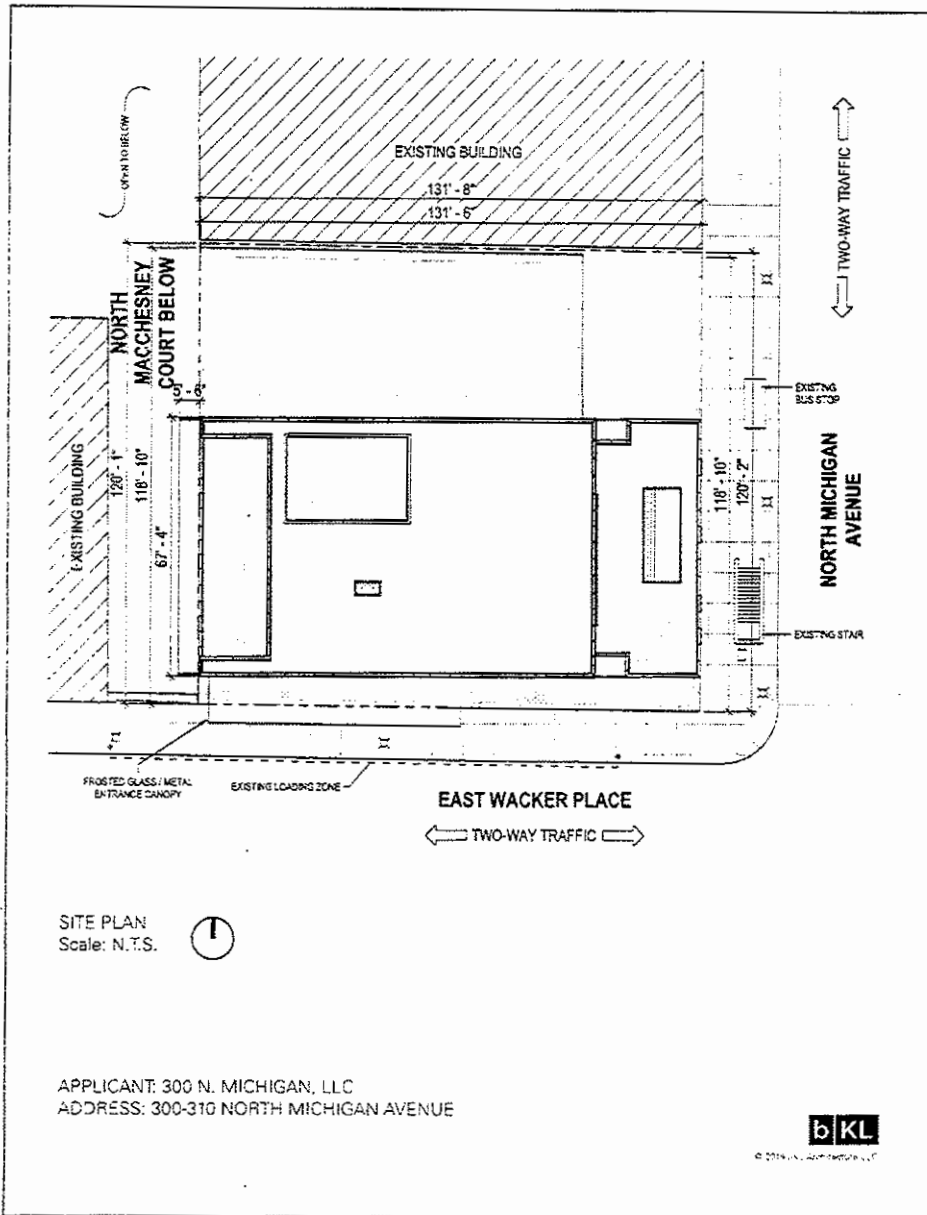
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1453, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor 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,

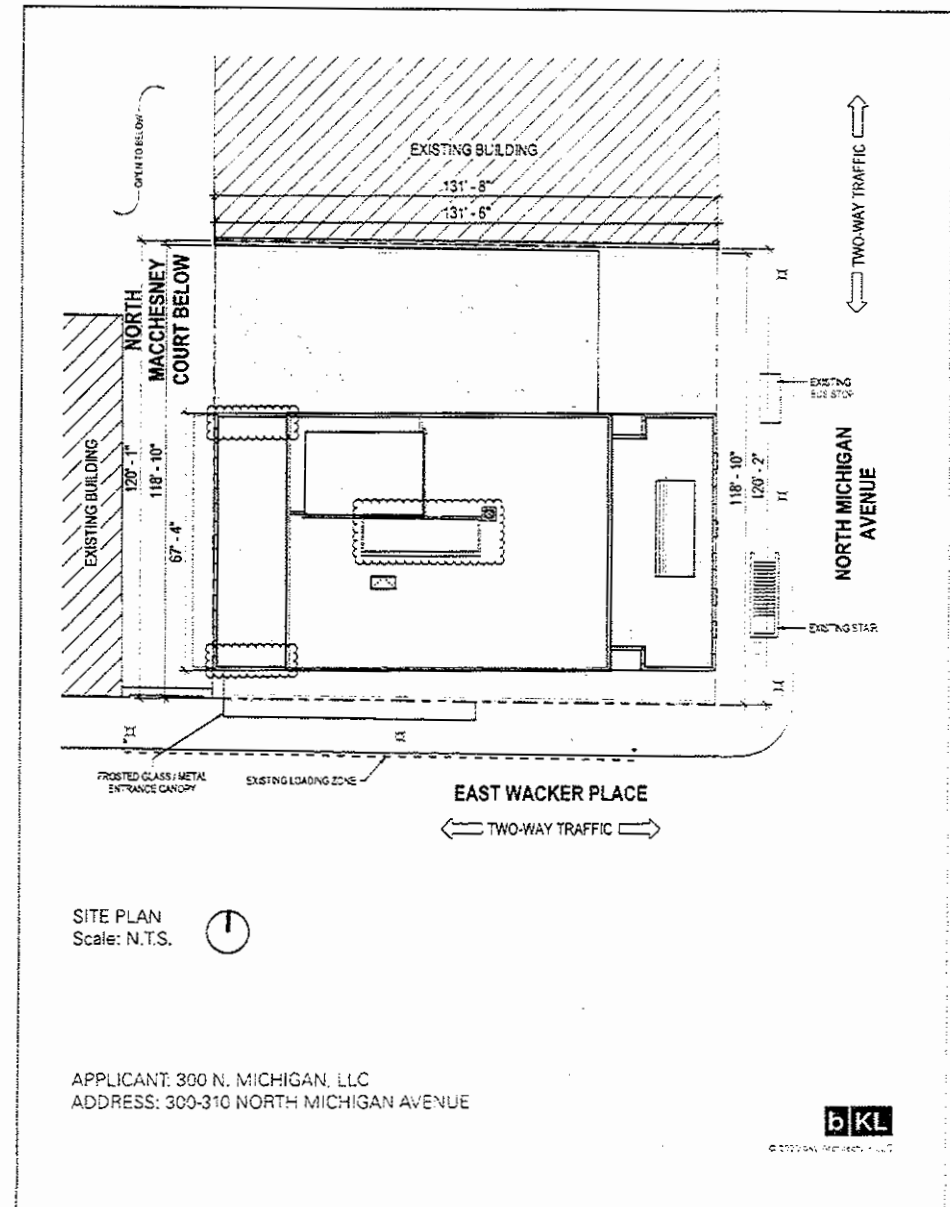


Steven Valenziano
Assistant Zoning Administrator

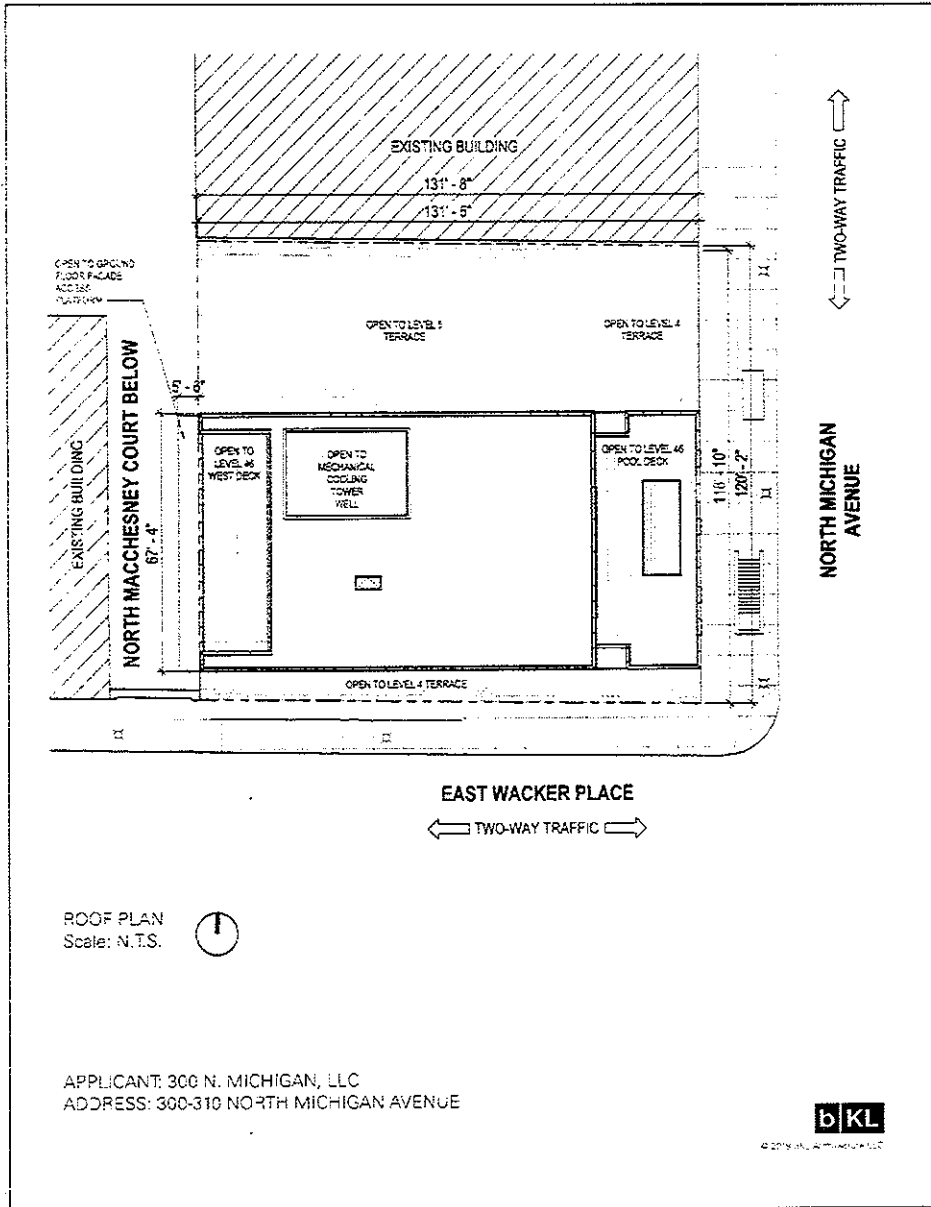
C: Mike Marmo, Erik Glass, Emily Thurn, Main file



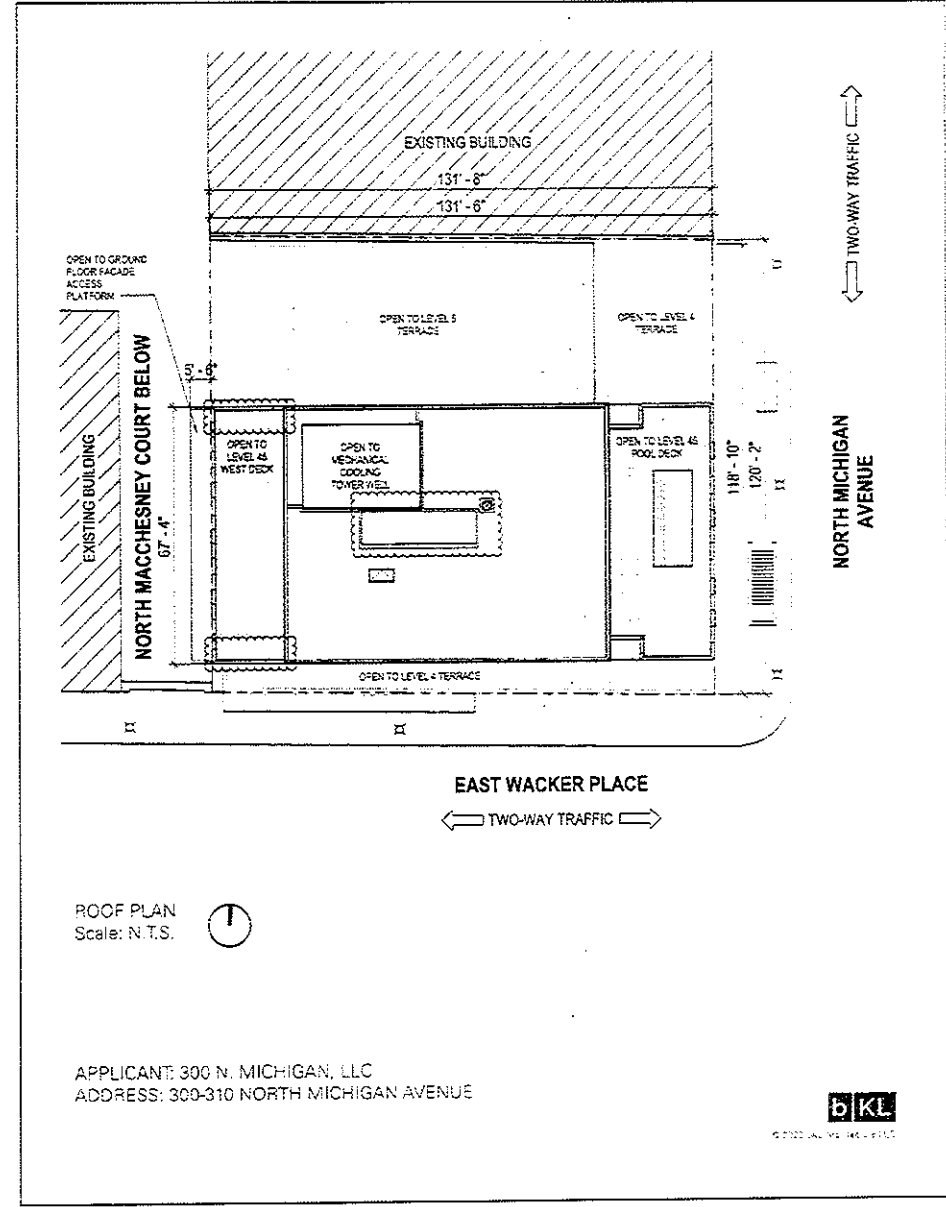
APPROVED EXHIBIT



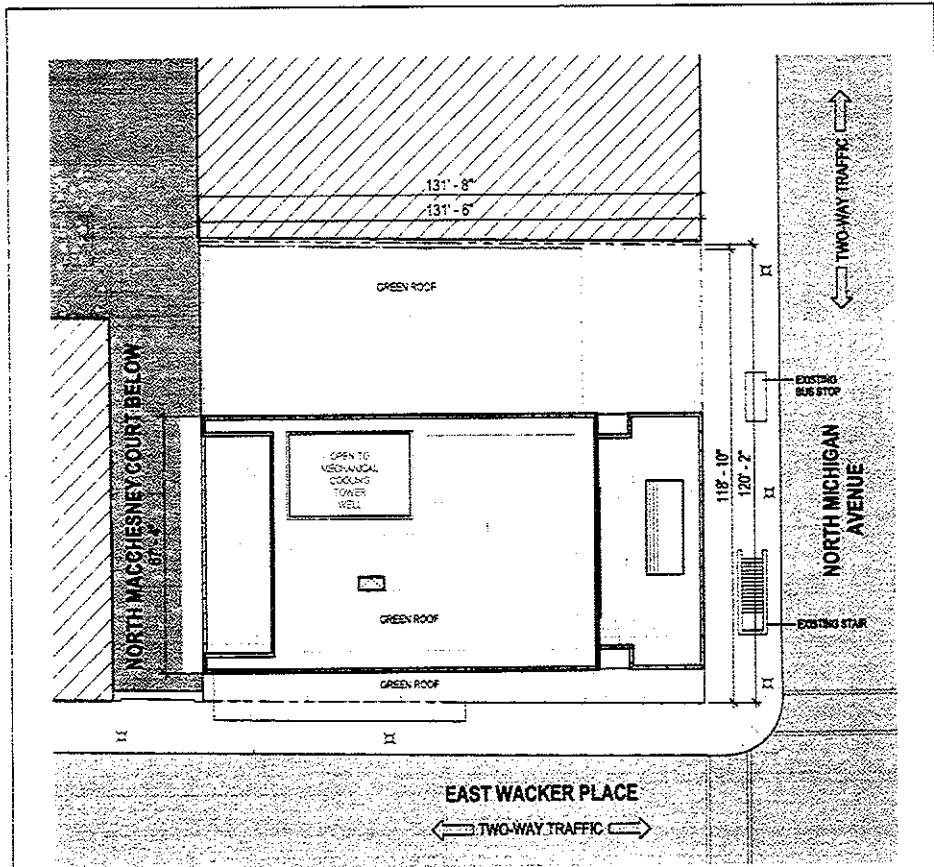
REVISED EXHIBIT



APPROVED EXHIBIT



REVISED EXHIBIT



LANDSCAPE PLAN
Scale: N.T.S.

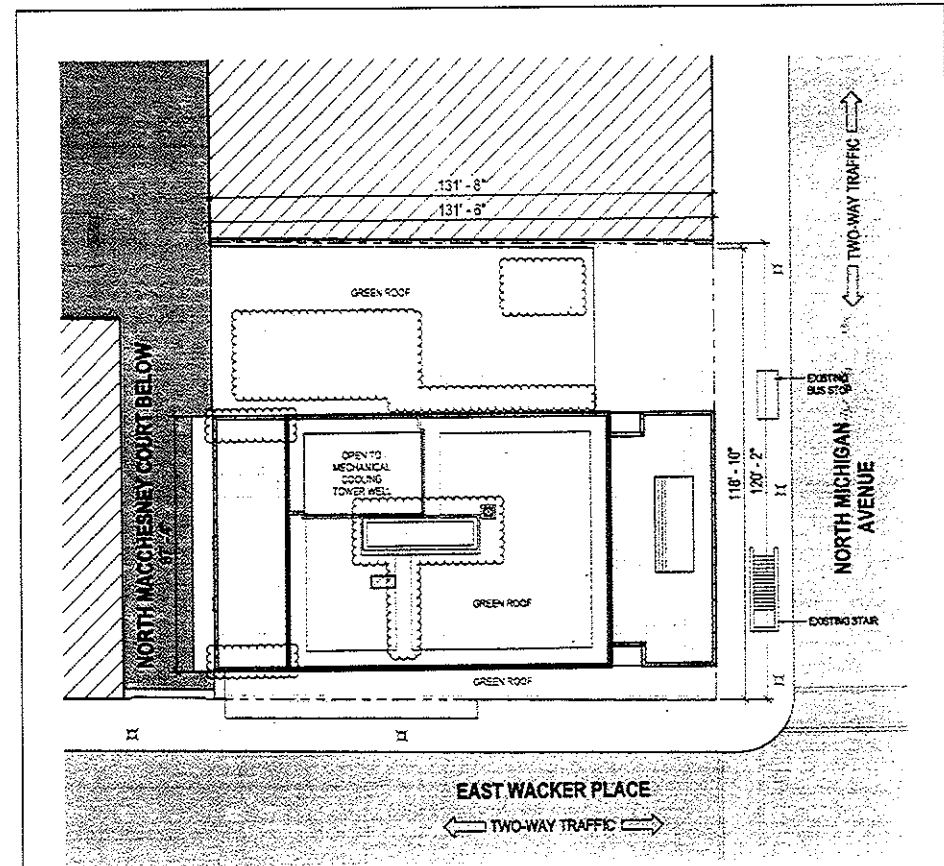


APPLICANT: 300 N. MICHIGAN, LLC
ADDRESS: 300-310 NORTH MICHIGAN AVENUE



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APPROVED EXHIBIT



LANDSCAPE PLAN
Scale: N.T.S.

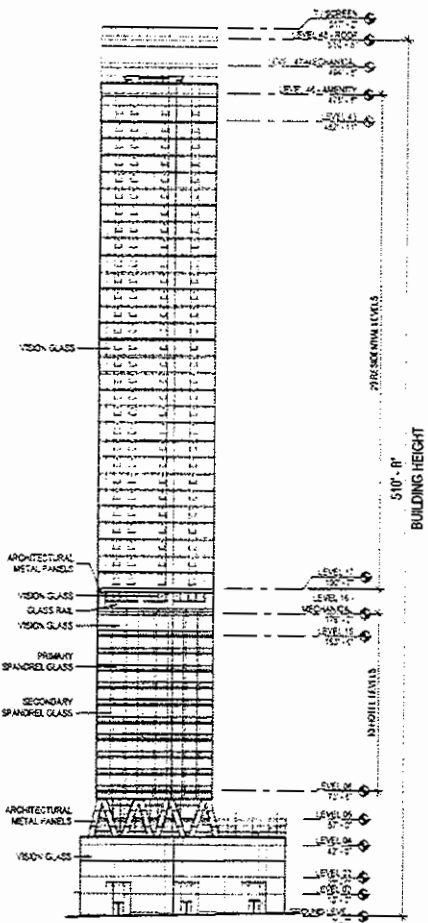


APPLICANT: 300 N. MICHIGAN, LLC
ADDRESS: 300-310 NORTH MICHIGAN AVENUE



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REVISED EXHIBIT



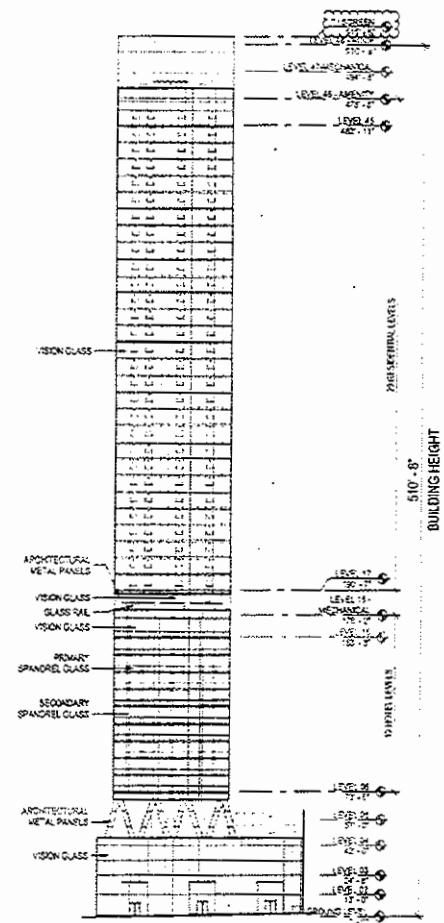
EAST BUILDING ELEVATION
Scale: 1/64" = 1'-0"

APPLICANT: 300 N. MICHIGAN, LLC
ADDRESS: 300-310 NORTH MICHIGAN AVENUE



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APPROVED EXHIBIT



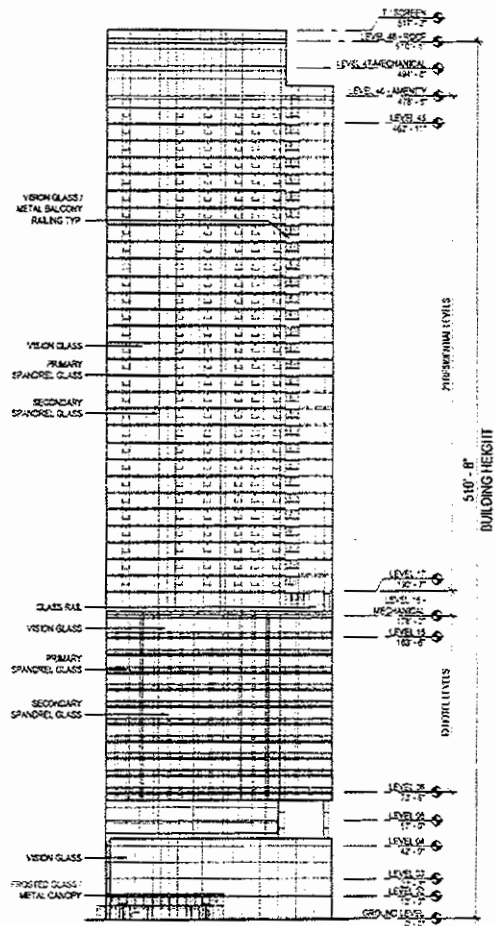
EAST BUILDING ELEVATION
Scale: 1/64" = 1'-0"

APPLICANT: 300 N. MICHIGAN, LLC
ADDRESS: 300-310 NORTH MICHIGAN AVENUE



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REVISED EXHIBIT



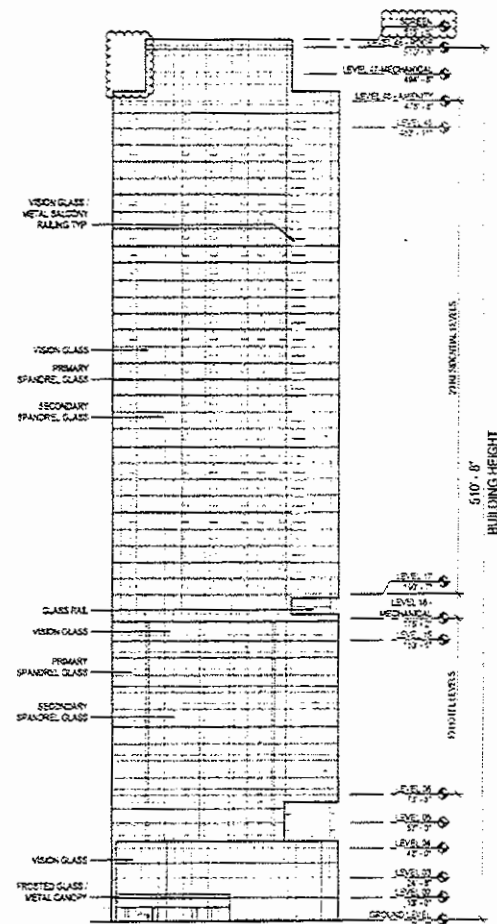
SOUTH BUILDING ELEVATION
Scale: 1/64" = 1'-0"

APPLICANT: 300 N. MICHIGAN, LLC
ADDRESS: 300-310 NORTH MICHIGAN AVENUE



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APPROVED EXHIBIT



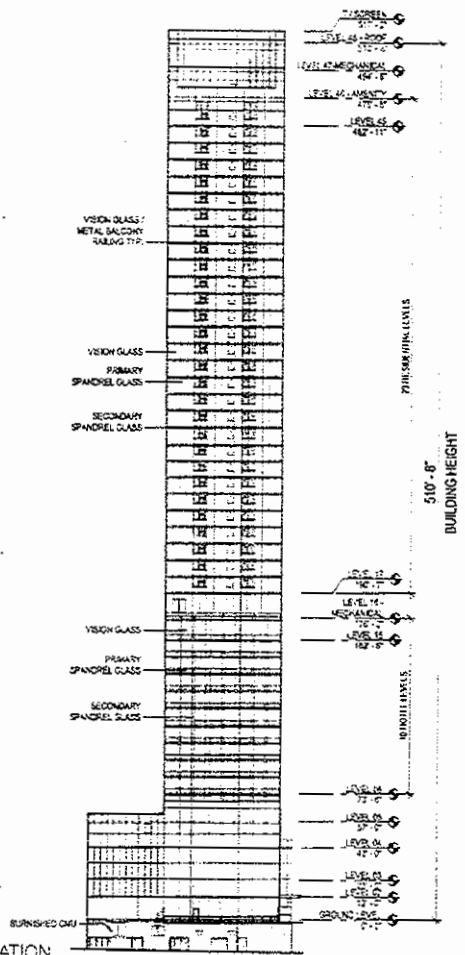
SOUTH BUILDING ELEVATION
Scale: 1/64" = 1'-0"

APPLICANT: 300 N. MICHIGAN, LLC
ADDRESS: 300-310 NORTH MICHIGAN AVENUE



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REVISED EXHIBIT



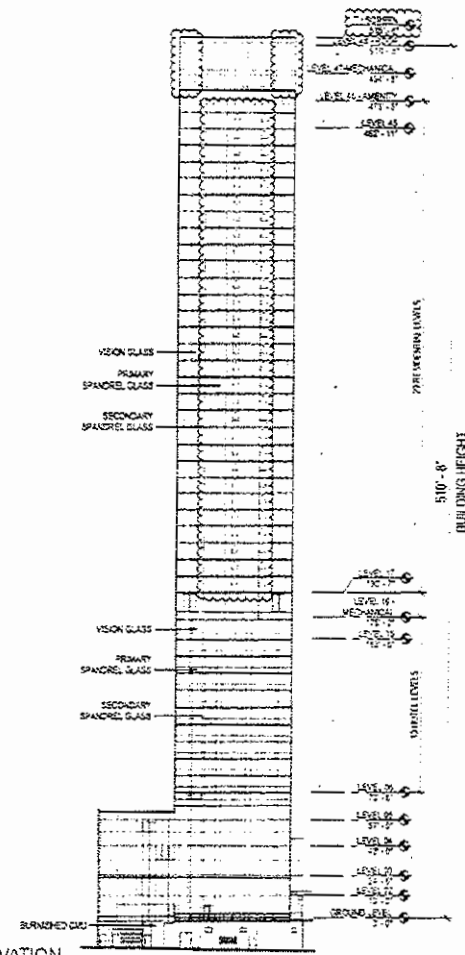
WEST BUILDING ELEVATION
Scale: 1/64" = 1'-0"

APPLICANT: 300 N. MICHIGAN, LLC
ADDRESS: 300-310 NORTH MICHIGAN AVENUE



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APPROVED EXHIBIT



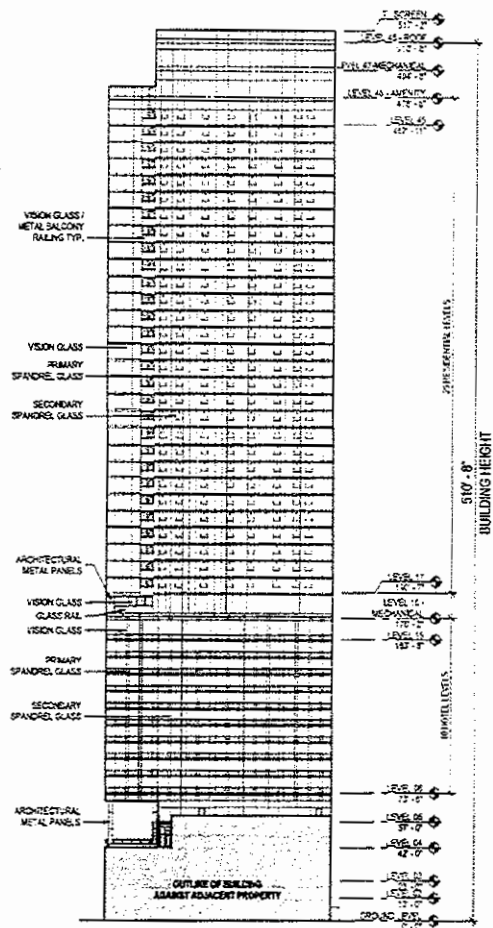
WEST BUILDING ELEVATION
Scale: 1/64" = 1'-0"

APPLICANT: 300 N. MICHIGAN, LLC
ADDRESS: 300-310 NORTH MICHIGAN AVENUE



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REVISED EXHIBIT



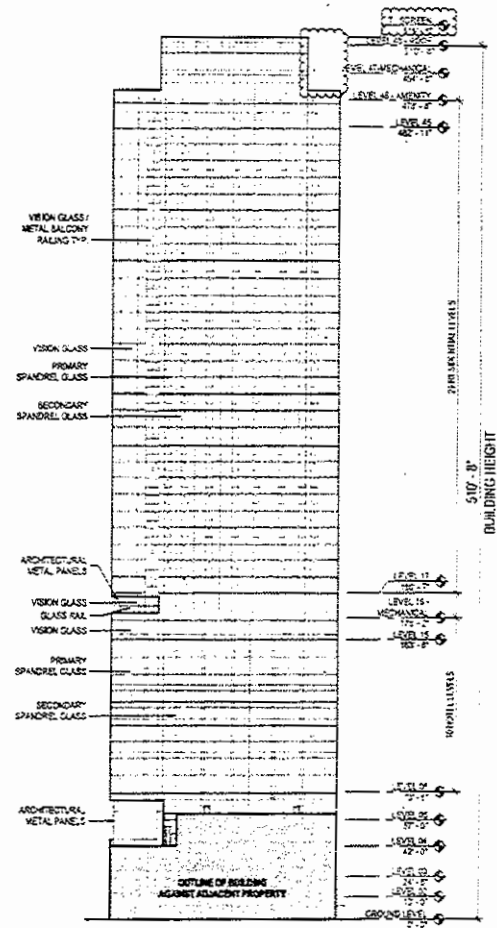
NORTH BUILDING ELEVATION
Scale: 1/64" = 1'-0"

APPLICANT: 300 N. MICHIGAN, LLC
ADDRESS: 300-310 NORTH MICHIGAN AVENUE



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APPROVED EXHIBIT



NORTH BUILDING ELEVATION
Scale: 1/64" = 1'-0"

APPLICANT: 300 N. MICHIGAN, LLC
ADDRESS: 300-310 NORTH MICHIGAN AVENUE



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REVISED EXHIBIT

7/24/2019

REPORTS OF COMMITTEES

3671

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-E.
 (As Amended)
 (Application No. 20042)
 (Common Address: 300 N. Michigan Ave.)

RBPDI453

[SO2019-4023]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the DX-16 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-E in the area bounded by:

North Michigan Avenue; East Wacker Drive; North MacChesney Court; and a line 120 feet north of and parallel East Wacker Drive,

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

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

Plan of Development Statements attached to this ordinance read as follows:

Residential-Business Planned Development No. 1453.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1453 ("Planned Development") consists of approximately 15,797 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). 300 North Michigan LLC is the owner of the Property and the "Applicant" for this Planned Development.
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 "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Chicago Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

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

Ingress or egress shall be pursuant to the Plans 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 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 CDOT.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the City's 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 CDOT's Division of Infrastructure Management:

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

The Perimeter Restoration 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 CDOT 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 CDOT 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.

4. This planned development consists of these 18 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by bKL Architects and dated July 18, 2019 (the "Plans"): an Existing Zoning Map; a General Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Lower Level 2 Plan; a Roof Plan; a Landscape Plan; Building Elevations (North, South, East and West); Typical Base Axonometric View (South and East Elevation); Level 4 Terrace Axonometric View; Typical Building Axonometric View (South Elevation); Level 16 Axonometric View (Southeast Corner); Building Top Axonometric View (Southeast Corner); Facade Access Platform Partial West Elevation and East/West Section; and the Affordable Housing Profile Form. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development: residential above the ground floor; office; lodging; animal services (excluding overnight boarding and kennels); business equipment sales and service; business support services; communication service establishments; eating and drinking establishments (all, including taverns); catering only allowed as an accessory use to a restaurant; small and medium venues (use allowed only pursuant to site plan approval per Section 17-13-0800 and with parking/traffic analysis through CDOT); financial services (excluding payday loan and pawn shops); food and beverage retail sales; medical service; personal service; general retail sales; participant sports and recreation; artisan manufacturing, production and industrial services (only as an accessory use to a principal retail use); co-located wireless communication facilities, accessory parking, and incidental and 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 DPD. 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 15,797 square feet.

The Applicant acknowledges that the project has received a bonus FAR of 9.974, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 25.974. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17.4-1003-B and 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 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

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

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders 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 of City residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent 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 DX-16 Downtown Mixed-Use District to this Planned Development, triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (ARO Units) as affordable units, or with the approval of the commissioner of the Department of Housing ("DOH") (subject to the transition provisions of Section 2-44-040(c)), in consultation with the commissioner of the Department of Planning and Development ("DPD") as appropriate; (ii) pay a fee in lieu of the development of the ARO Units (Cash Payment); or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the ARO Units on-site or off-site (Required Units). If the developer elects to provide ARO Units off-site, the off-site ARO Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a downtown district within the meaning of the ARO, and the project has a total of 289 units. As a result, the Applicant's affordable housing obligation is 29 ARO units (10 percent of 289 rounded up), 7 of which are Required Units (25 percent of 29, rounded down). Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$182,748 per unit ("Cash Payment") and providing 7 ARO Units in the rental building to be constructed in the Planned Development to be approved by the Department of Housing in consultation with DPD as appropriate, as set forth in the Affordable Housing Profile Form attached hereto as an Exhibit. The Applicant agrees that the ARO Units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, or

* Editor's Note: Statement 16 missing in original document.

elects to build a for-sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Housing for review and approval, and DOH may adjust the requirements and number of required ARO Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-44-080(L). 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 Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 17, including any breach of any 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.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to the DX-16 Downtown Mixed-Use District.

[ARO Affordable Housing Profile Form (AHP); ARO Web Form; ARO Units -- Levels 17, 21, 25, 29, 33, 37 and 41; Existing Zoning Map; General Land-Use Map; Boundary and Property Line Map; Site Plan; Lower Level 02 Plan; Roof Plan; Landscape Plan; North, South, East and West Building Elevations; Typical Base Axonometric View -- South and East Building Elevations; Level 04 Terrace Axonometric View -- Southwest Corner; Typical Building Axonometric View -- South Building Elevation; Level 16 Axonometric View -- Southeast Corner; Building Top Axonometric View -- Southeast Corner; and Facade Access Platform referred to in these Plan of Development Statements printed on pages 3679 through 3708 of this *Journal*.]

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

*Residential-Business Planned Development No. 1453.**Bulk Regulations And Data Table.*

Gross Site Area:	31,787 square feet
Area of Public Rights-of-Way:	15,990 square feet
Net Site Area:	15,797 square feet
Maximum Floor Area Ratio:	25.974
Maximum Number of Dwelling Units:	289
Maximum Hotel Keys:	280
Minimum Percentage of Efficiency Units:	33 percent
Minimum Accessory Off-Street Parking Spaces:	22
Minimum Off-Street Loading Spaces:	2
Minimum Number of Bicycle Spaces:	148
Maximum Building Height:	In conformance with the plans
Minimum Setbacks:	In conformance with the plans

Final for Publication

ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO. This completed form should be returned to the Department of Housing (DOH), 121 N. LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: ARO@cityofchicago.org

Date: 7/3/2019

DEVELOPMENT INFORMATION

Development Name: 300 N Michigan

Development Address: 300 N Michigan

Zoning Application Number, if applicable: 20042

Ward: 42

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

Emily Thrun

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 Sterling Bay

Developer Contact 300 N. Michigan, LLC

Developer Address 1330 West Fulton, Suite 800, Chicago, IL 60607

Email mmiller@sterlingbay.com

Developer Phone 312-566-4908

Attorney Name DLA Piper

Attorney Phone 312-368-2153

TIMING


Estimated date marketing will begin 9/1/2021

Estimated date of building permit* 10/1/2019

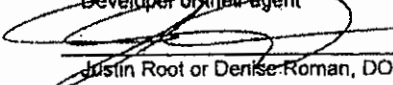
Estimated date ARO units will be complete 10/1/2021

*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



 Justin Root or Denise Roman, DOH

7/3/2019

 Date

7/11/19

 Date





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ARO Web Form

Applicant Contact Information

Name: 300 N Michigan LLC

Email: mmiller@sterlingbay.com

Development Information

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: 2015 ARO REQUIREMENTS APPLY

Address

Submitted Date: 07/03/2019

Number From :300 Number To: N/A Direction: N

Street Number:Michigan Postal Code: 60601

Development Name

Information

Ward :42

ARO Zone: Downtown

Details

ARO trigger :Downtown Planned Development

Total units: 289

Development type: Rent

TSL Project : TSL-or FAR doesn't exceed 3.5

Submitted date: 07/03/2019

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Requirements

Affordable units :29 *On-site aff. Units: 7

How do you intend to meet your required obligation

On-Site: 7 Off-Site: 0

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

Total Units: 7 In-Lieu Fee Owed: 4,020,456

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All projects with proposed ARO units must complete this tab

Market Rate Units		Affordable Units	
Parking			
Laundry	In-Unit		
Appliances	Basic	Basic	
Refrigerator	New/Yes/GE/GR1603SS/SS	Basic	
age/EnergyStar/make/model/color			
	Basic ADA: New/Yes/GE/GR1603SS/SS	Basic ADA:	
	Convertible: New/Yes/GE/GR1603SS/SS	Convertible ADA:	
	Convertible ADA: New/Yes/GE/GR1603SS/SS	Convertible ADA:	
Dishwasher	Basic	Basic	
age/EnergyStar/make/model/color	New/Yes/GE/GD1155/SS	Basic	
	Basic ADA: New/Yes/GE/GD1155/SS	Basic ADA:	
	Convertible: New/Yes/GE/GD1155/SS	Convertible ADA:	
	Convertible ADA: New/Yes/GE/GD1155/SS	Convertible ADA:	
Stove/Oven	Basic	Basic	
age/EnergyStar/make/model/color	New/Yes/GE/JG850RE/SS/SS	Basic	
	Basic ADA: New/Yes/GE/JG850RE/SS/SS	Basic ADA:	
	Convertible: New/Yes/GE/JG850RE/SS/SS	Convertible ADA:	
	Convertible ADA: New/Yes/GE/JG850RE/SS/SS	Convertible ADA:	
Microwave	Basic	Basic	
age/EnergyStar/make/model/color	New/Yes/GE/JNM3163R/SS/SS	Basic	
	Basic ADA: New/Yes/Sharp/R63125/SS	Basic ADA:	
	Convertible: New/Yes/Sharp/R63125/SS	Convertible ADA:	
	Convertible ADA: New/Yes/Sharp/R63125/SS	Convertible ADA:	
Bathroom(s)			
how many?	1 full bath in convertible or one bedroom; 2 full baths in two-bedrooms	1 full bath in convertible or one bedroom; 2 full baths in two-bedrooms	
Half bath? Full bath?			
Kitchen countertops	Quartz	Quartz	
material			
Flooring	Vinyl	Vinyl	
material			
HVAC	Vertical stacked heat pump	Vertical stacked heat pump	
Other			

Summary							
unit type	market rate			ARO			affordab e v. market square footage*
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage	
Convertible	94	33%	554	3	43%	557	99%
one-bed	130	46%	702	3	43%	727	103%
two-bed	58	21%	1,090	1	14%	1,098	101%

Project Name	300 N Michigan
Zoning Application number, if applicable	20042
Address	300 N Michigan Avenue, Chicago, IL
Is this a For Sale or Rental Project?	Rental
Anticipated average p/sf rent/price?	3.96
Total Units in Project	289
Total Affordable units	7

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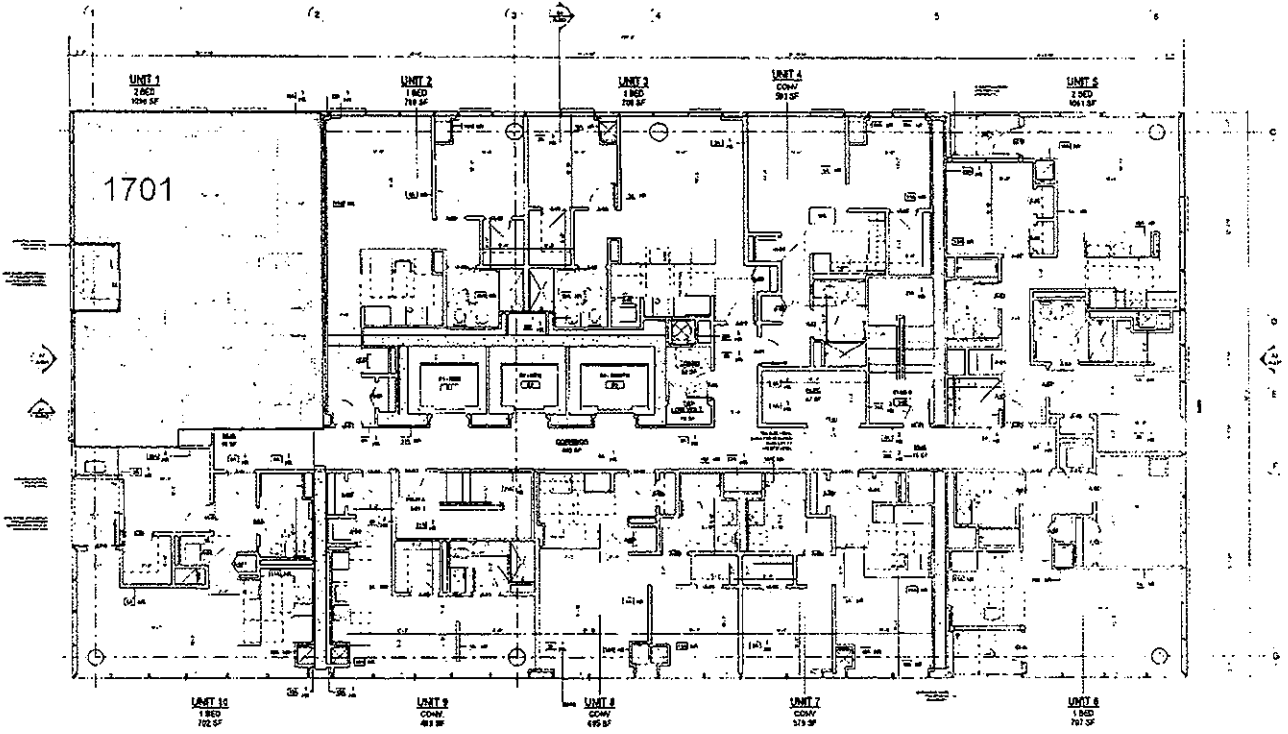
300 NORTH MICHIGAN
 ARO UNITS - LEVEL 17
 7/9/2019

300 N. MICHIGAN
 PROJECT
 STERLING GAY
 BAGGELLAN
 DEVELOPMENT GROUP



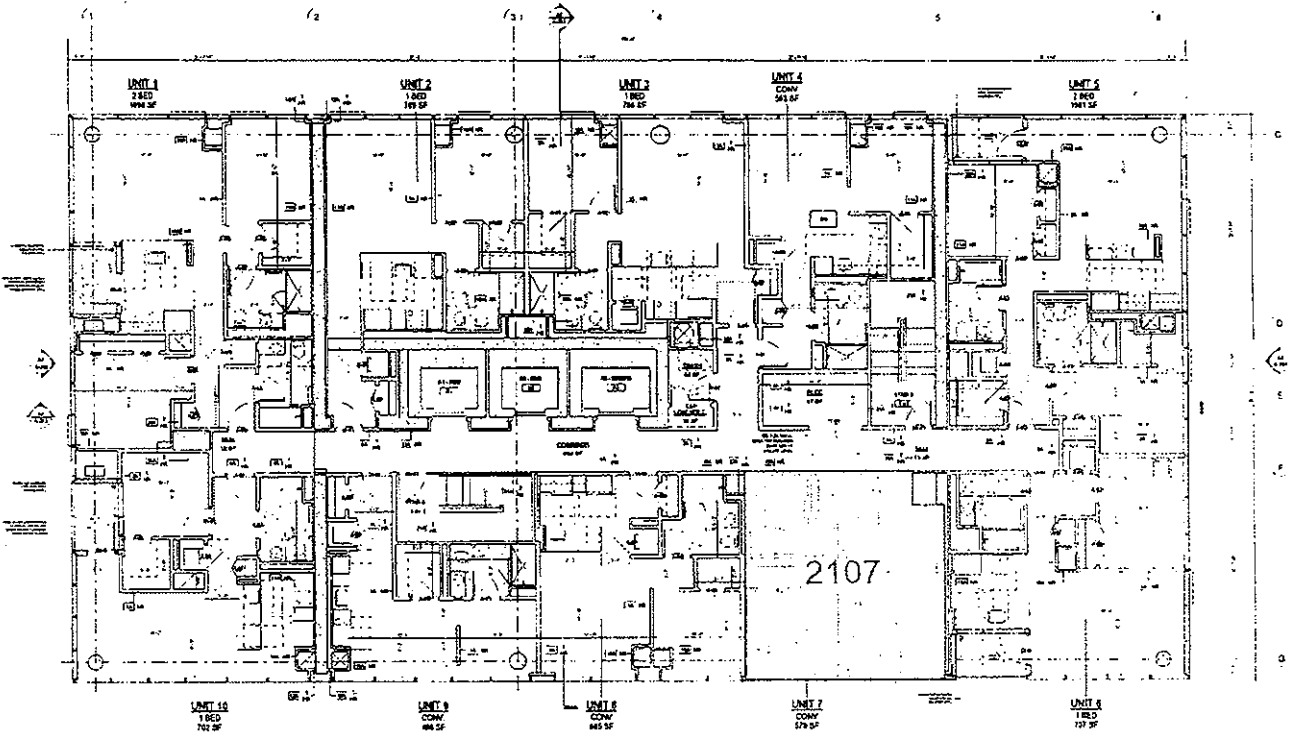
1000 North Michigan
 10th Floor
 Chicago, IL 60611
 Tel: 312.427.1200
 Fax: 312.427.1201
 www.bkll.com
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A-110



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 ARO UNITS - LEVEL 17
 7/9/2019

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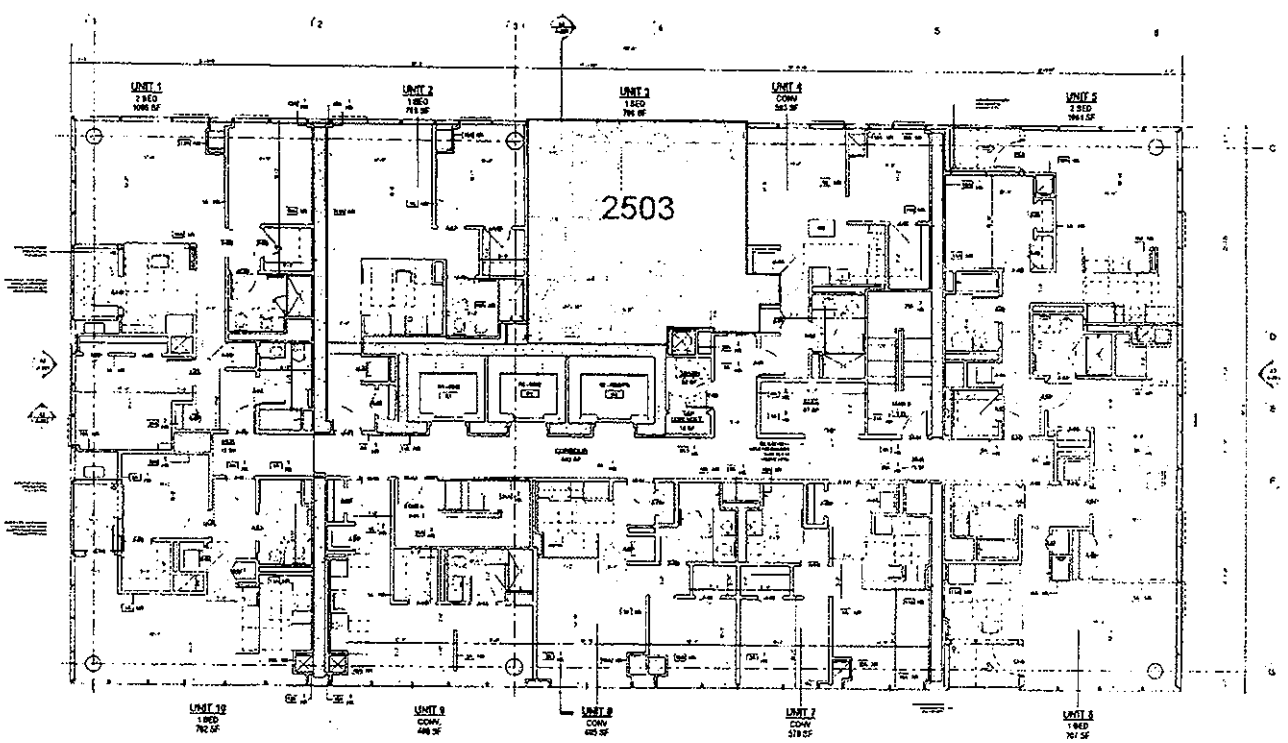


300 NORTH MICHIGAN
 ARO UNITS - LEVEL 21
 7/9/2019



1000 N. MICHIGAN PROJECT
 STERLING DAY, ARCHITECT
 DEVELOPMENT GROUP
 PROJECT NO. 1000 N. MICHIGAN PROJECT
 SHEET NO. A-110
 DATE: 7/9/2019
 SCALE: AS SHOWN
 LEVEL: 21 - 22 - 100
 RESIDENTIAL

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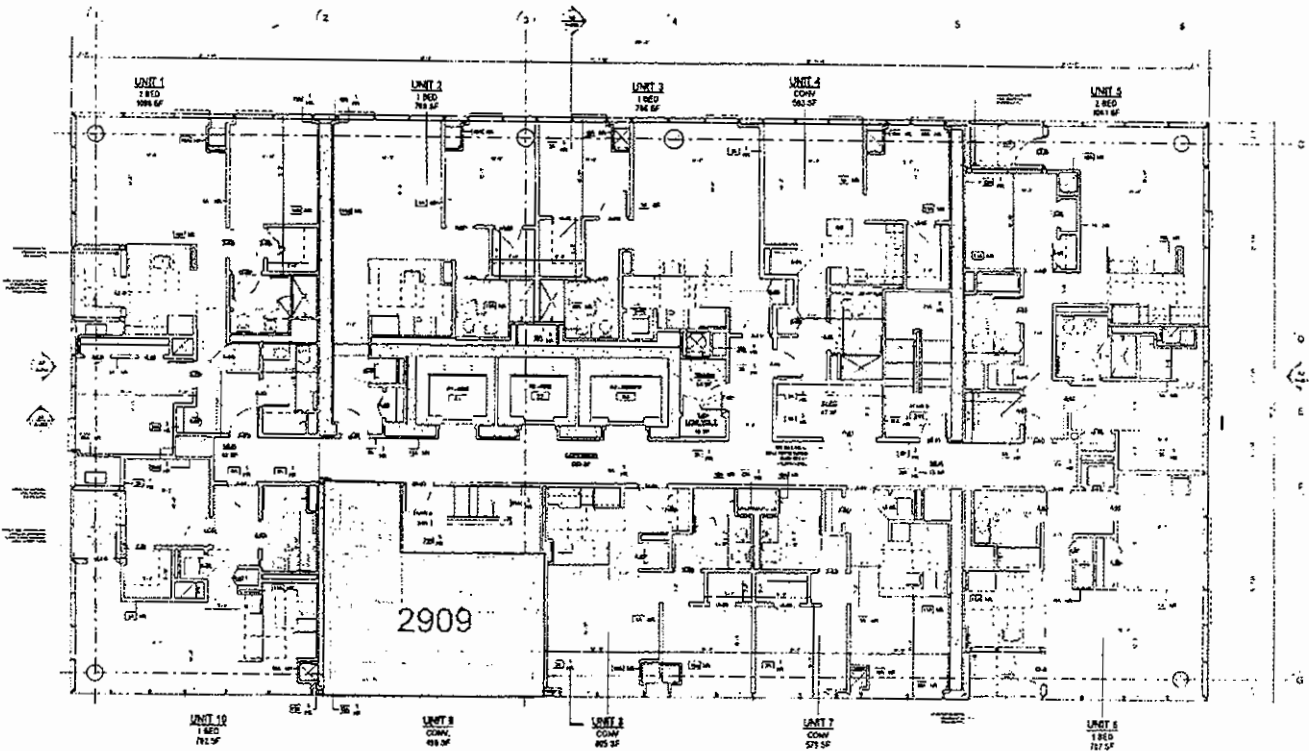
300 NORTH MICHIGAN
 ARO UNITS - LEVEL 25
 7/9/2019



300 NORTH MICHIGAN PROJECT
 STEERING COMMITTEE
 DEVELOPMENT GROUP
 PROJECT NO. 15-00000000000000000000
 SHEET NO. A-110
 DATE 7/9/2019
 LEVEL 25 - 1st FLOOR
 RESIDENTIAL

A-110

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300 NORTH MICHIGAN
 ARO UNITS - LEVEL 29
 7/9/2019

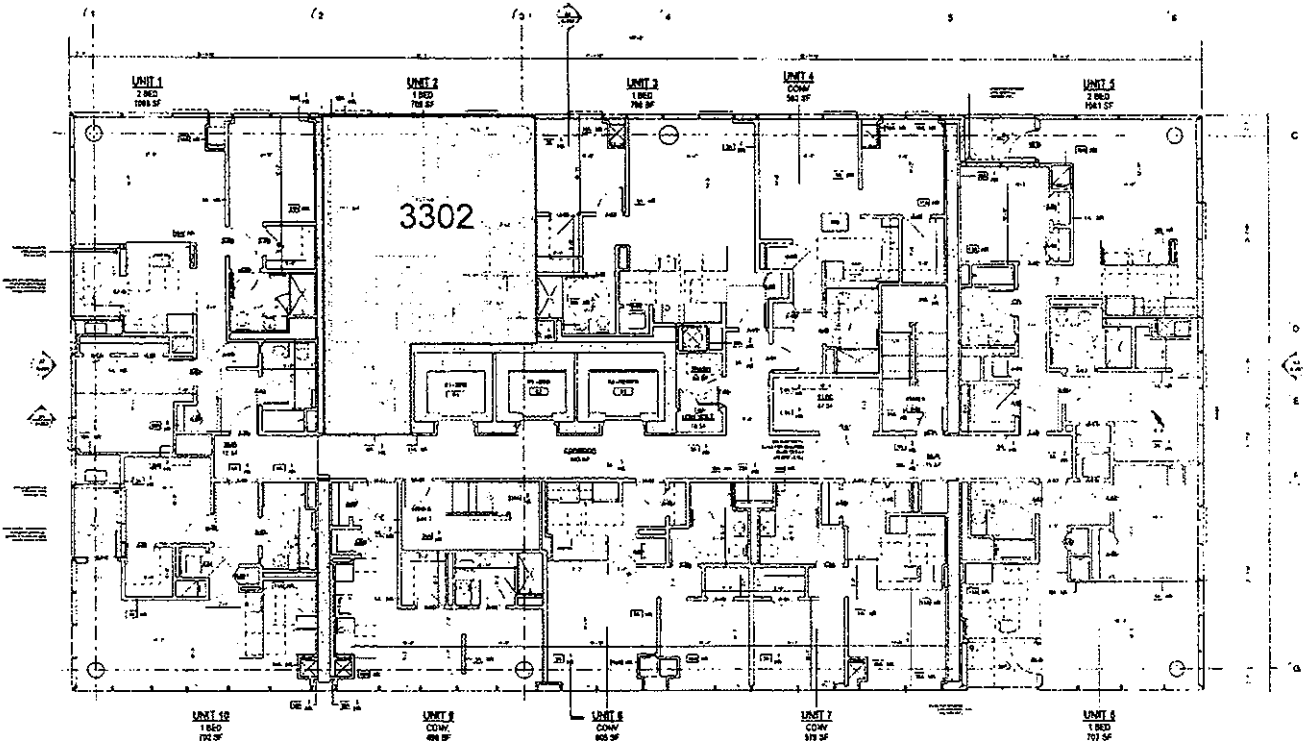
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 2. THE UNIT TYPES, BED COUNTS, AND
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 4. THE UNIT TYPES, BED COUNTS, AND

300 N. MICHIGAN
 PROJECT
 STICKLAND BAY
 UNITS/CLAY
 DEVELOPMENT GROUP



300 N. MICHIGAN PROJECT
 1111 N. LA SALLE ST., SUITE 1000
 CHICAGO, IL 60610
 (312) 467-1000
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 ARO UNITS - LEVEL 33
 7/9/2019

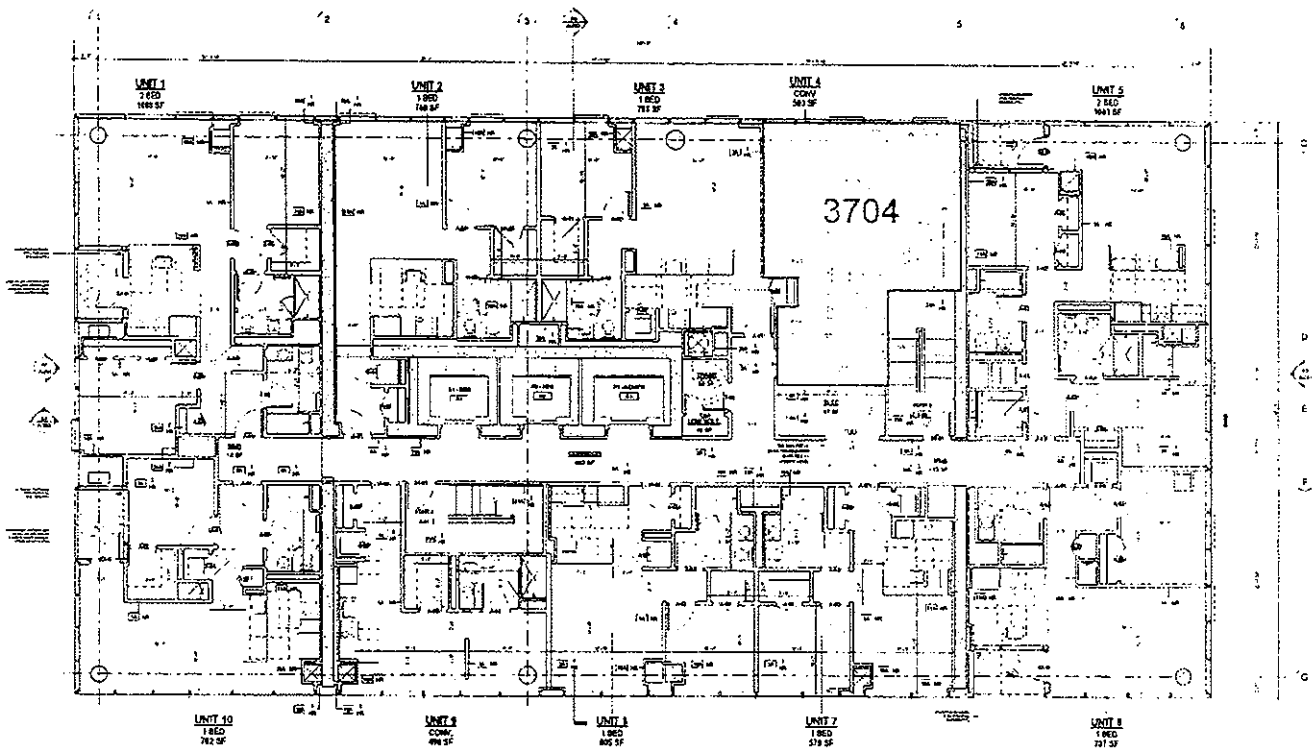
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 SHEET NO. A-110
 DATE: 7/9/2019
 PROJECT NO. 15-000000000-0000
 DRAWING NO. 15-000000000-0000
 SCALE: AS SHOWN
 DESIGNER: BKL
 CHECKER: BKL
 APPROVER: BKL
 DATE: 7/9/2019

300 N. MICHIGAN PROJECT
 SHEET NO. A-110
 DATE: 7/9/2019
 PROJECT NO. 15-000000000-0000
 DRAWING NO. 15-000000000-0000
 SCALE: AS SHOWN
 DESIGNER: BKL
 CHECKER: BKL
 APPROVER: BKL
 DATE: 7/9/2019



300 N. MICHIGAN PROJECT
 SHEET NO. A-110
 DATE: 7/9/2019
 PROJECT NO. 15-000000000-0000
 DRAWING NO. 15-000000000-0000
 SCALE: AS SHOWN
 DESIGNER: BKL
 CHECKER: BKL
 APPROVER: BKL
 DATE: 7/9/2019

A-110



300 NORTH MICHIGAN
 ARO UNITS - LEVEL 37
 7/9/2019

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APPROVED BY
 [Signature]

300 N. MICHIGAN
 PROJECT

STANDING BAY
 DEVELOPMENT GROUP



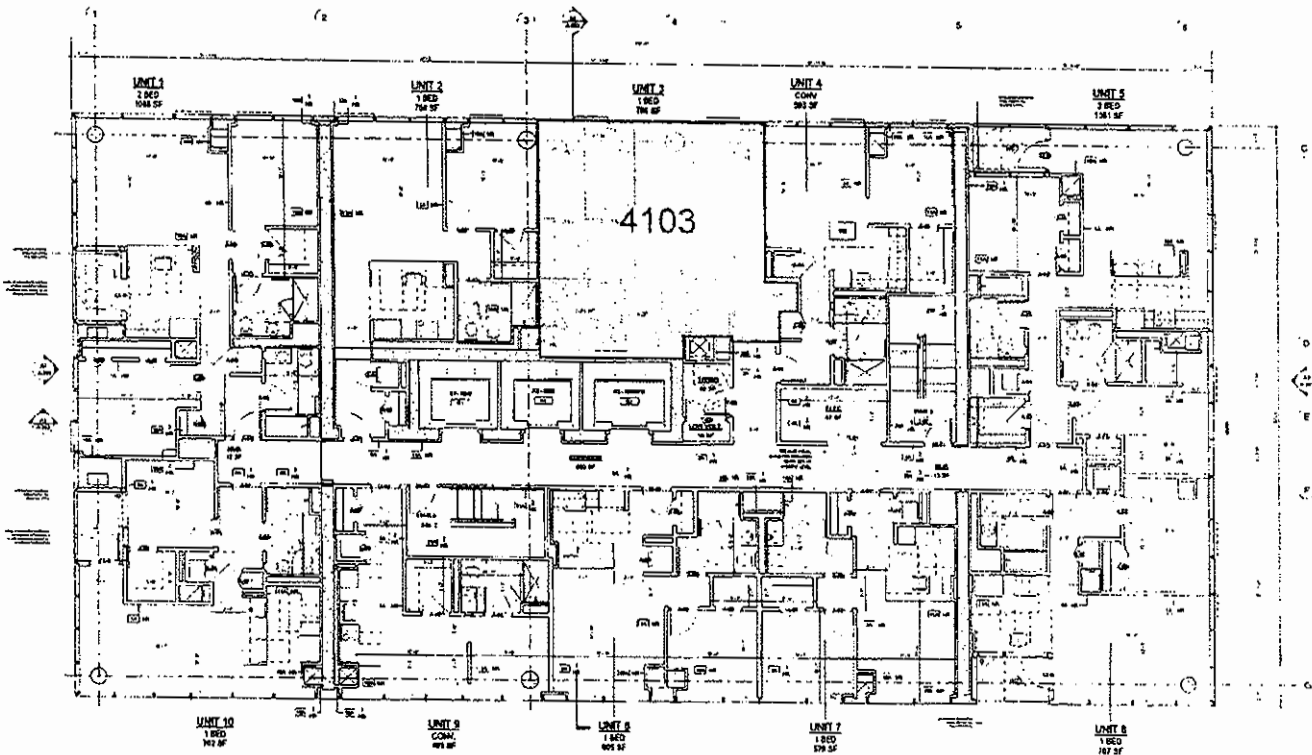
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 CHECKED BY: [Name]
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 SHEET NO.: [Number]
 LEVEL: 37
 TYPE: RESIDENTIAL
 A-110

7/24/2019

REPORTS OF COMMITTEES

3689

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PROJECT

STORING DAY /
MAGELLAN
DEVELOPMENT GROUP

bKL

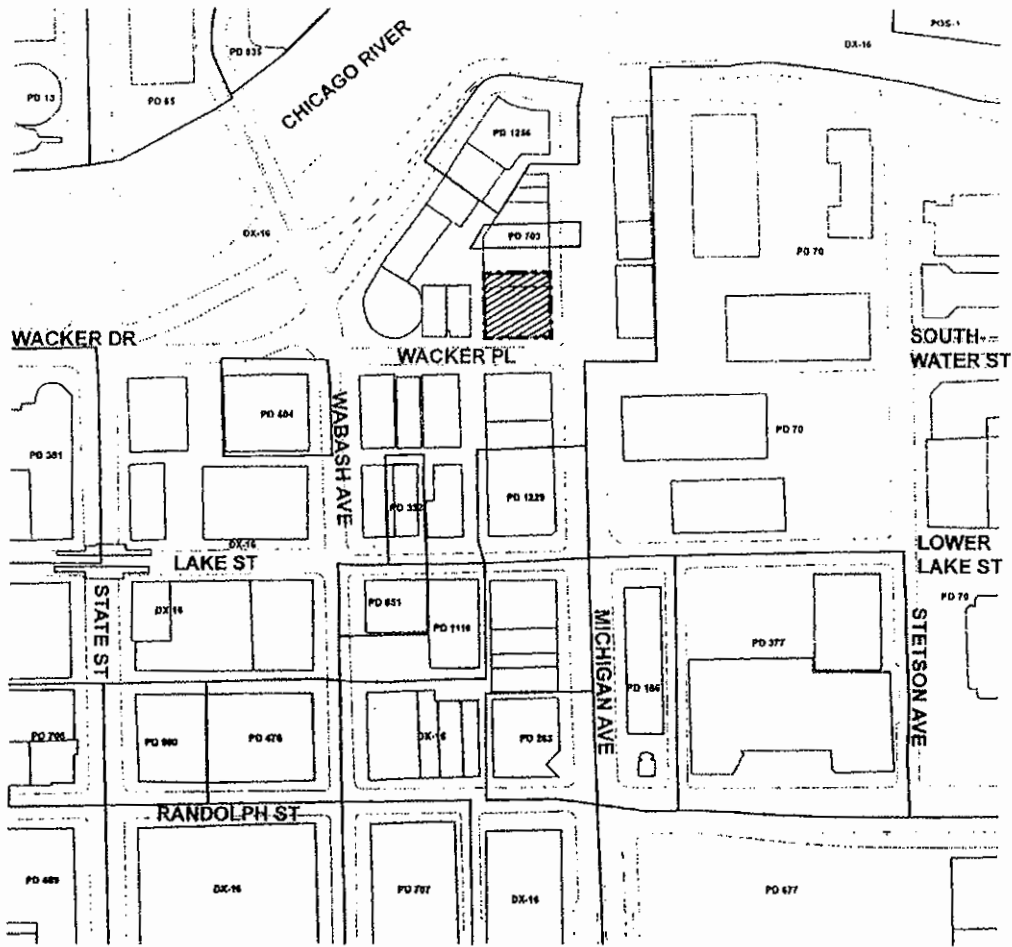
ARCHITECT

300 N. MICHIGAN
LEVEL 41 - 11P
RESIDENTIAL

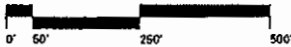
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300 NORTH MICHIGAN
ARO UNITS - LEVEL 41
7/9/2019

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EXISTING ZONING MAP
Scale: N.T.S.

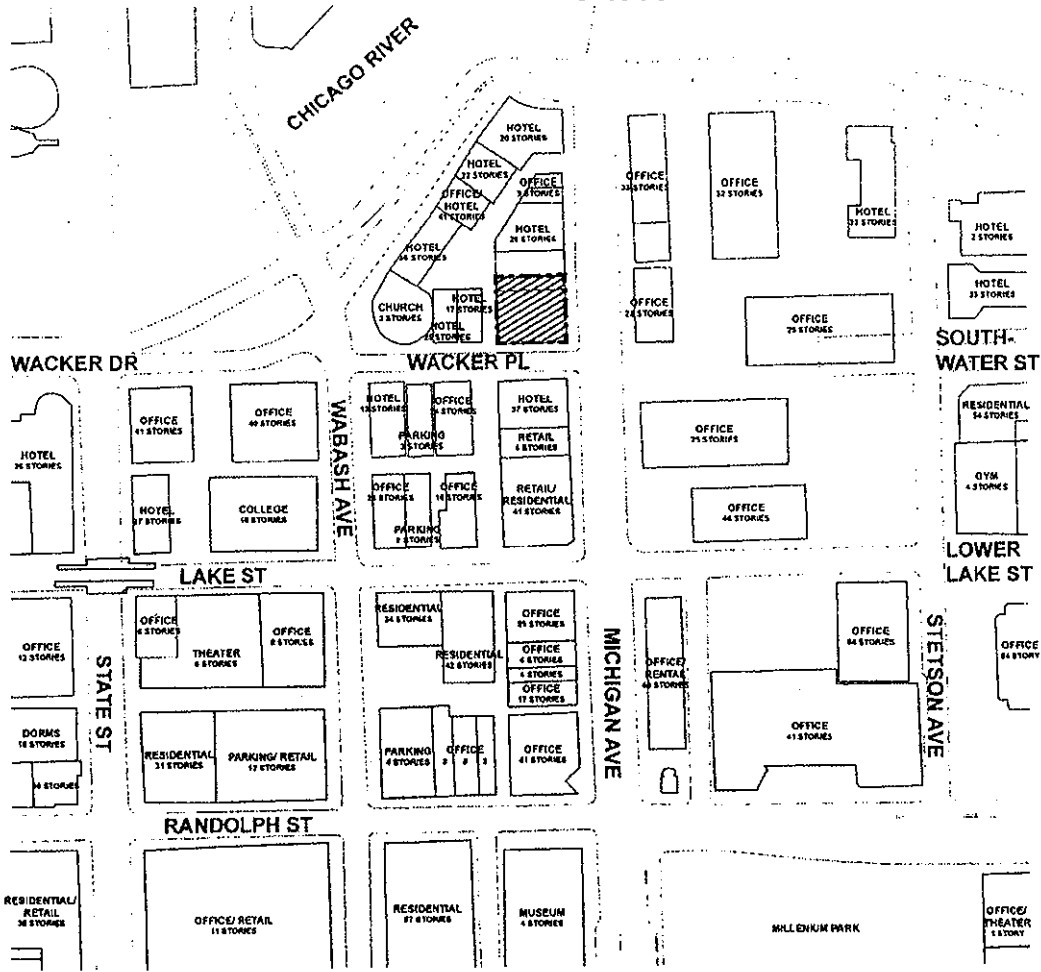


-  Subject Property
-  Property Line

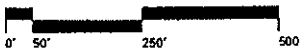
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 PLAN COMMISSION: JULY 18, 2019





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

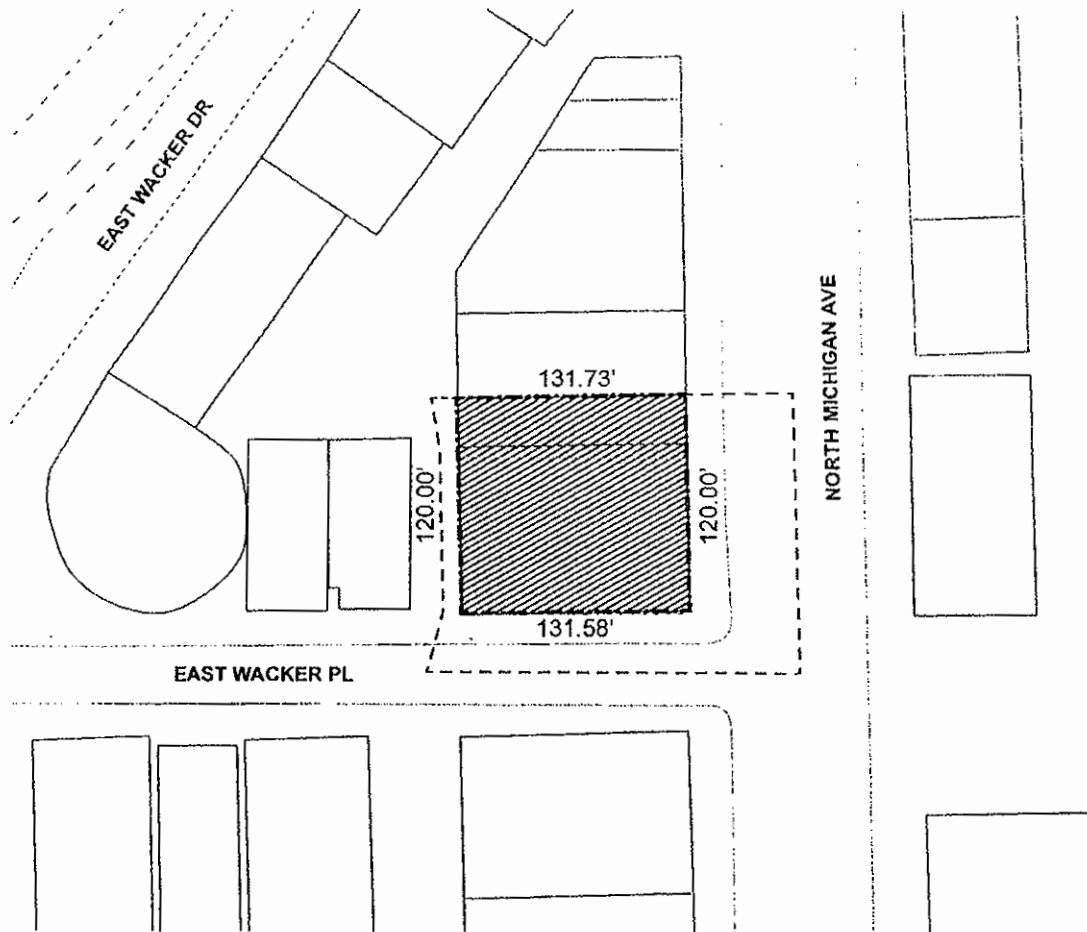


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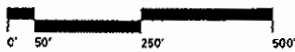
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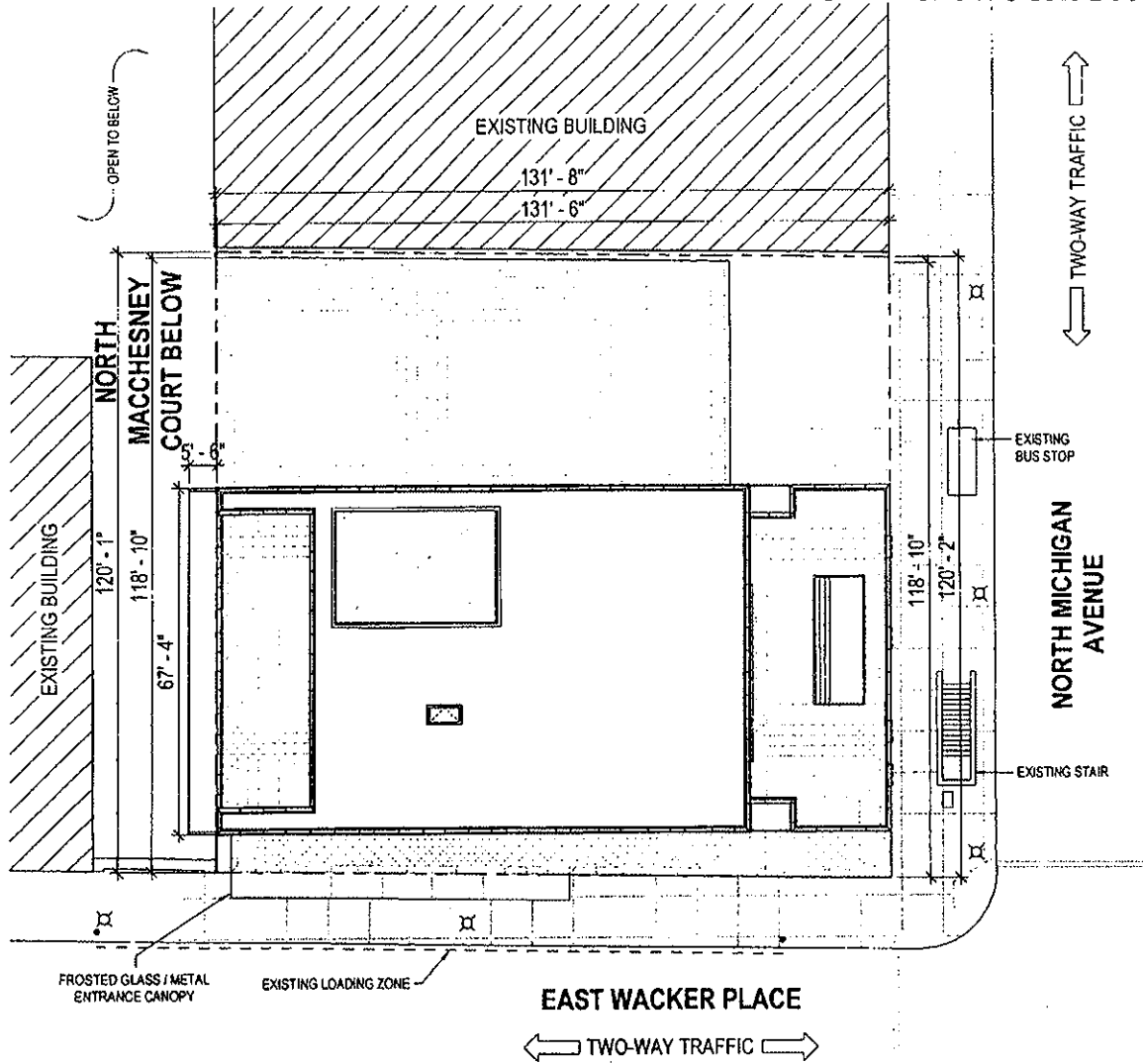
PLANNED DEVELOPMENT BOUNDARY
AND PROPERTY LINE MAP
Scale: N.T.S.



-  Subject Property
-  Property Line
-  PD Boundary

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SITE PLAN
Scale: N.T.S.

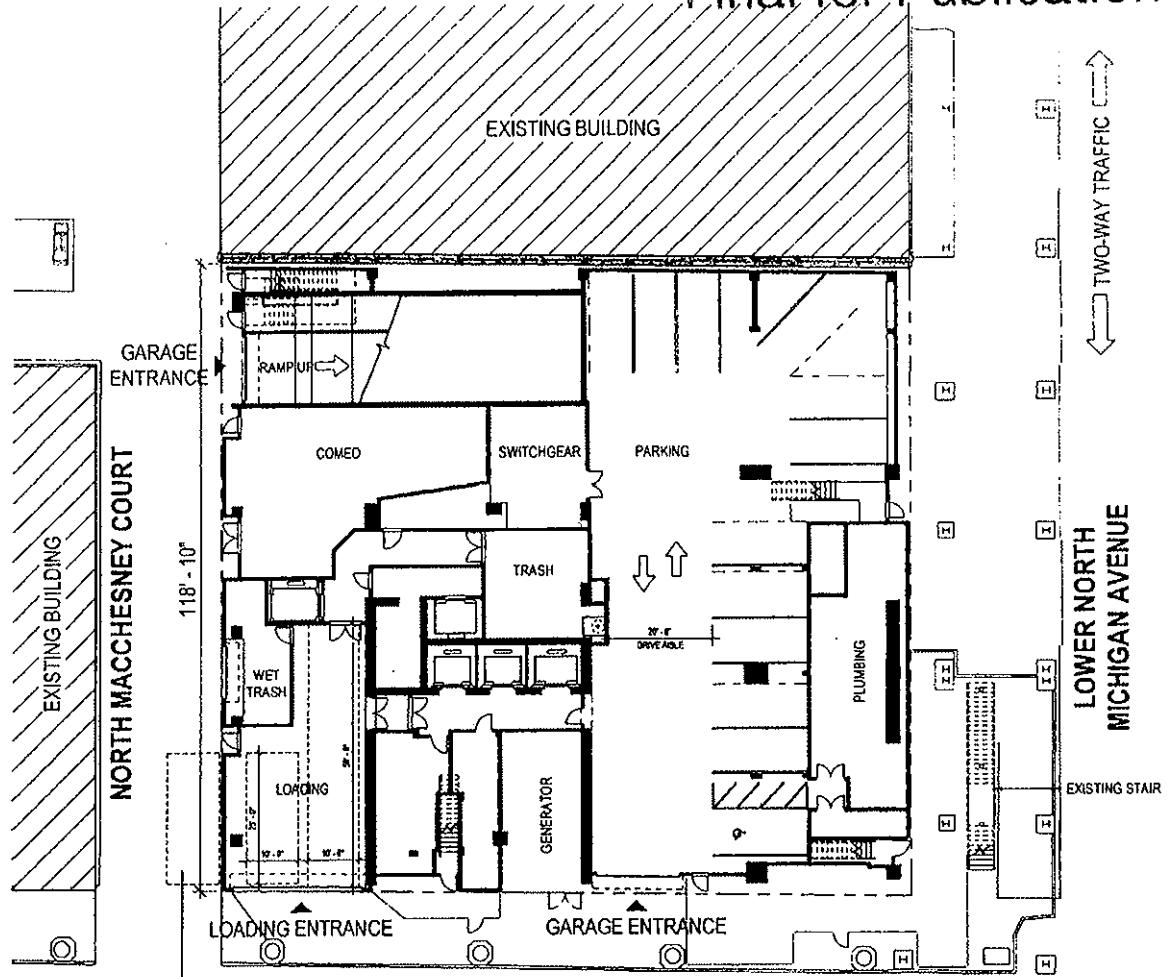


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LOWER WACKER PLACE

ONE-WAY TRAFFIC →

LOWER LEVEL 02 PLAN
Scale: N.T.S.

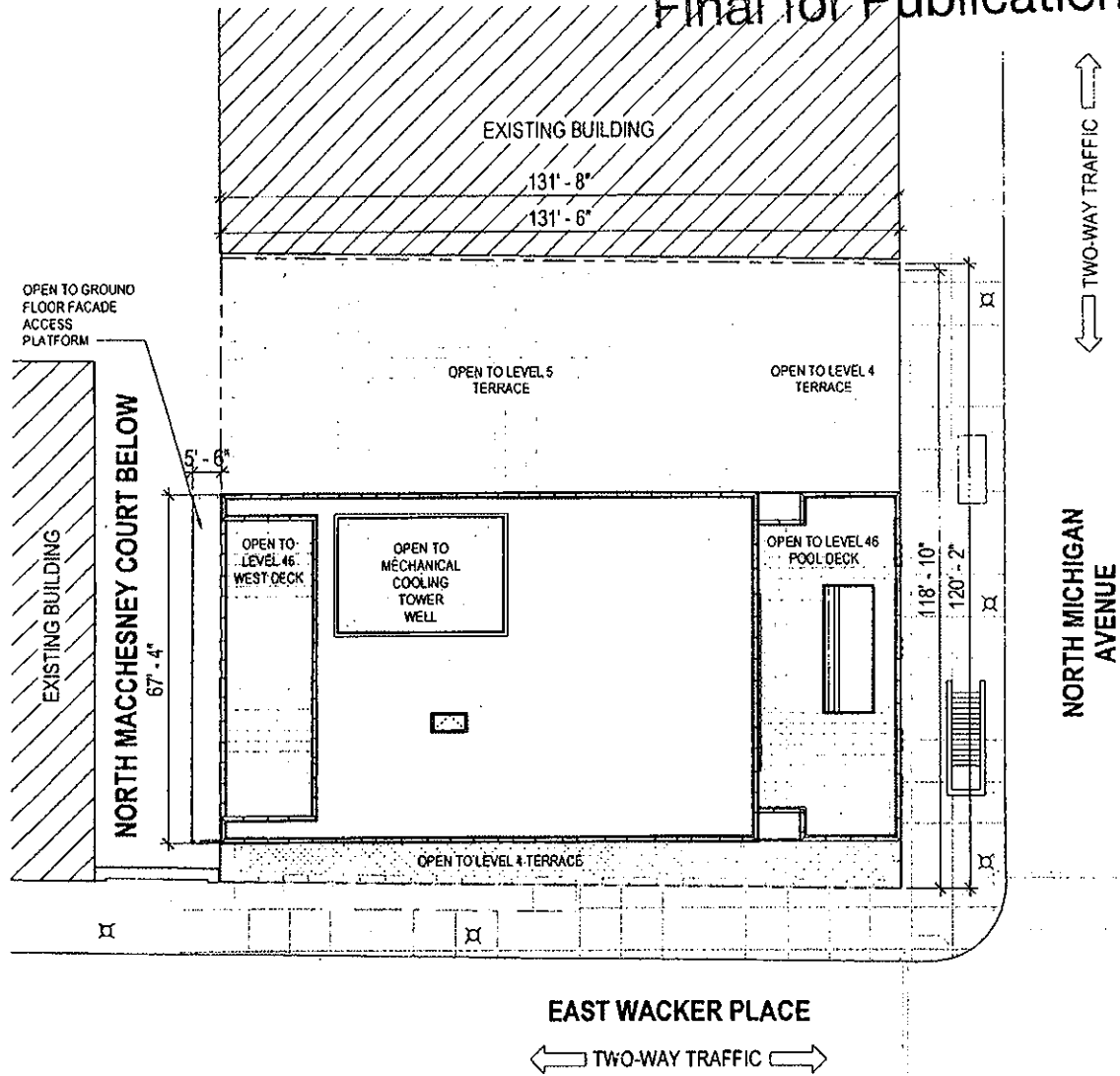


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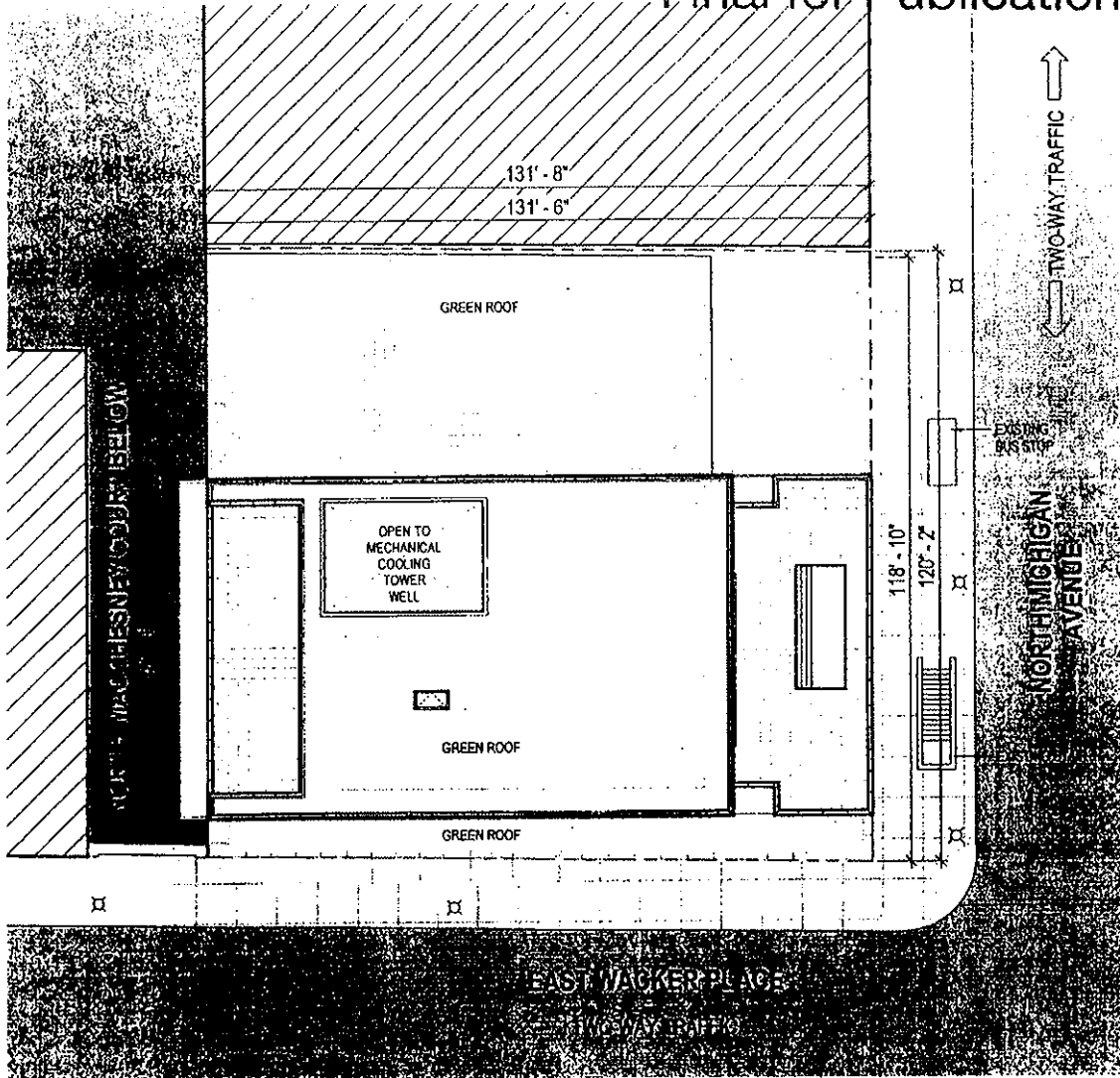
ROOF PLAN
Scale: N.T.S.



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LANDSCAPE PLAN
Scale: N.T.S.

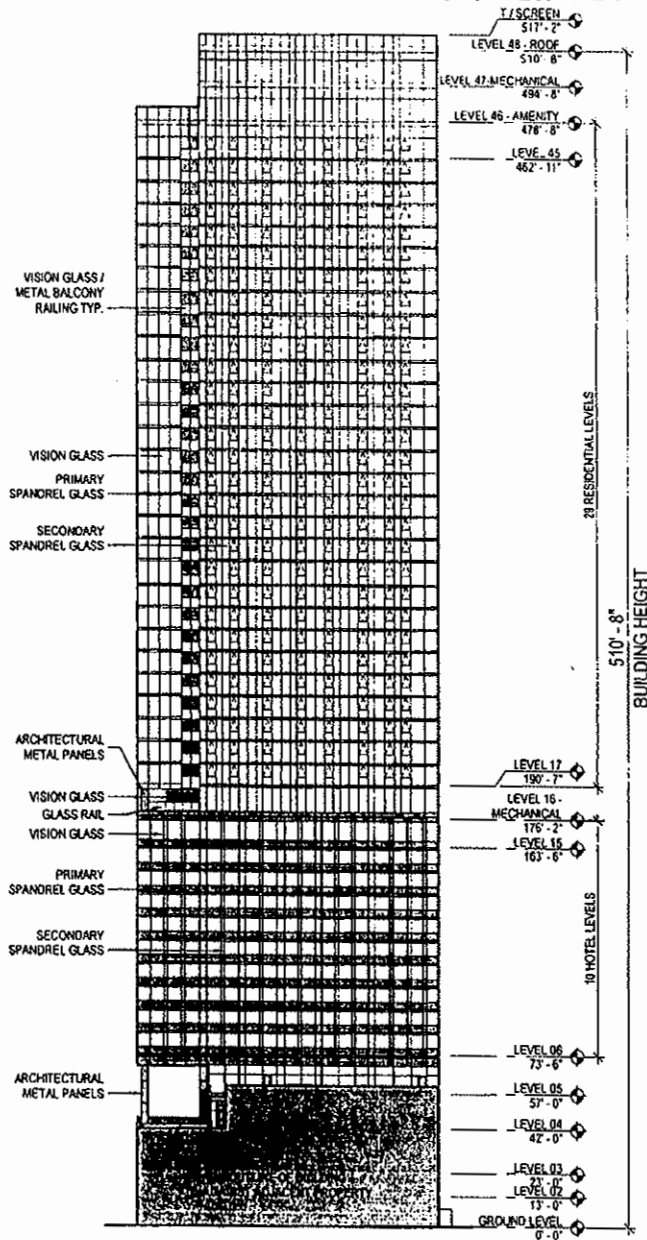


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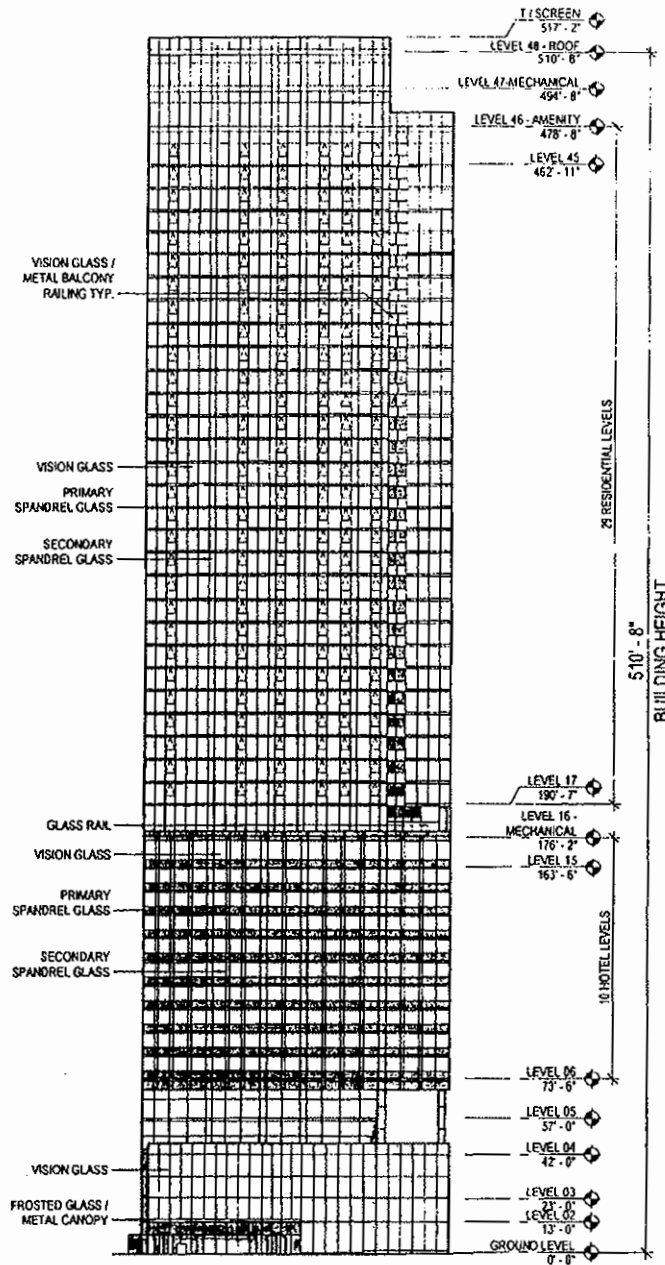
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NORTH BUILDING ELEVATION
Scale: 1/64" = 1'-0"

APPLICANT: 300 N. MICHIGAN, LLC
ADDRESS: 300-310 NORTH MICHIGAN AVENUE
DATE OF INTRODUCTION: MAY 29, 2019
PLAN COMMISSION: JULY 18, 2019

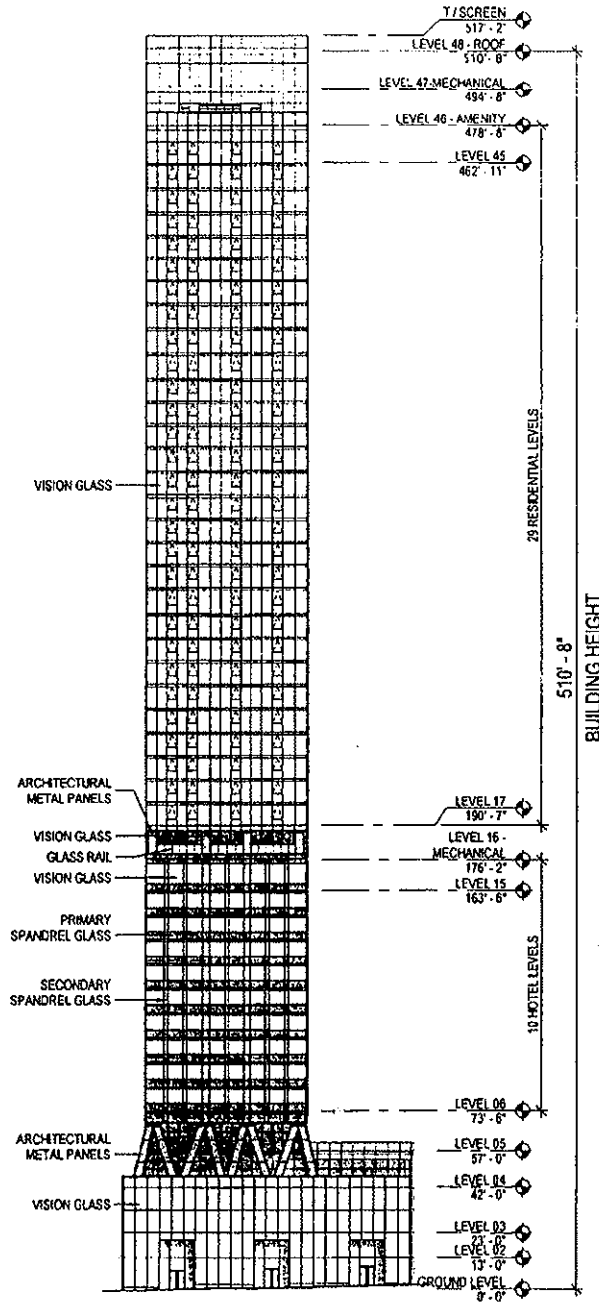
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SOUTH BUILDING ELEVATION
Scale: 1/64" = 1'-0"

APPLICANT: 300 N. MICHIGAN, LLC
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DATE OF INTRODUCTION: MAY 29, 2019
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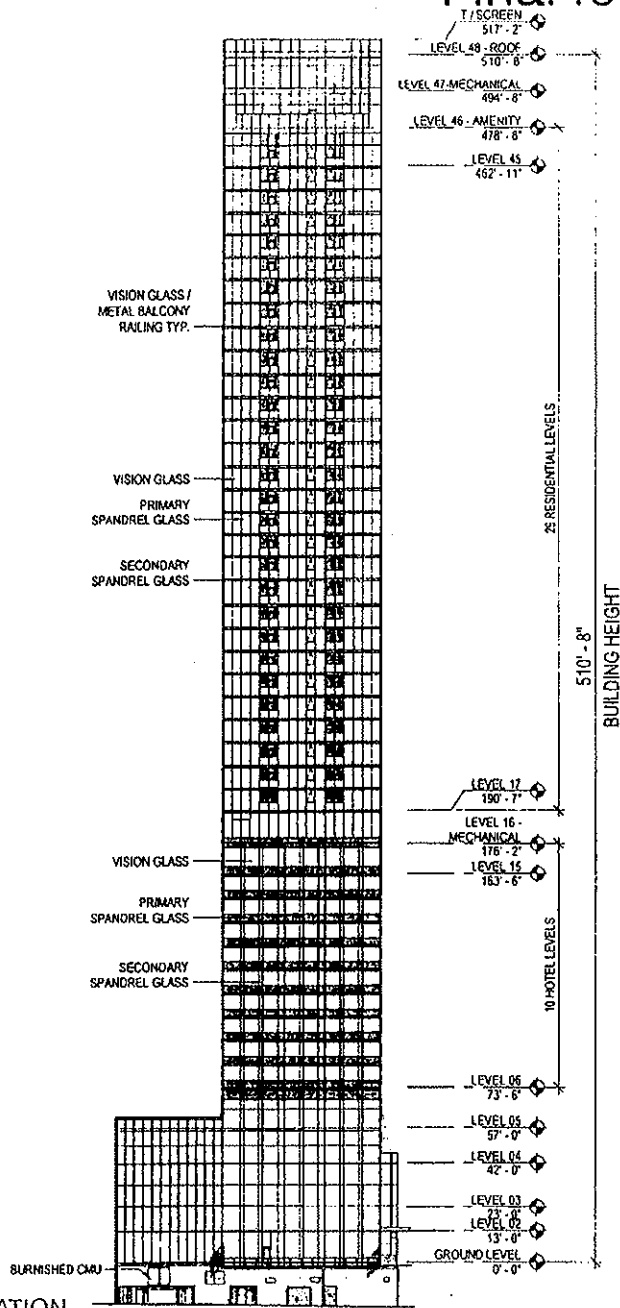


EAST BUILDING ELEVATION
 Scale: 1/64" = 1'-0"

APPLICANT: 300 N. MICHIGAN, LLC
 ADDRESS: 300-310 NORTH MICHIGAN AVENUE
 DATE OF INTRODUCTION: MAY 29, 2019
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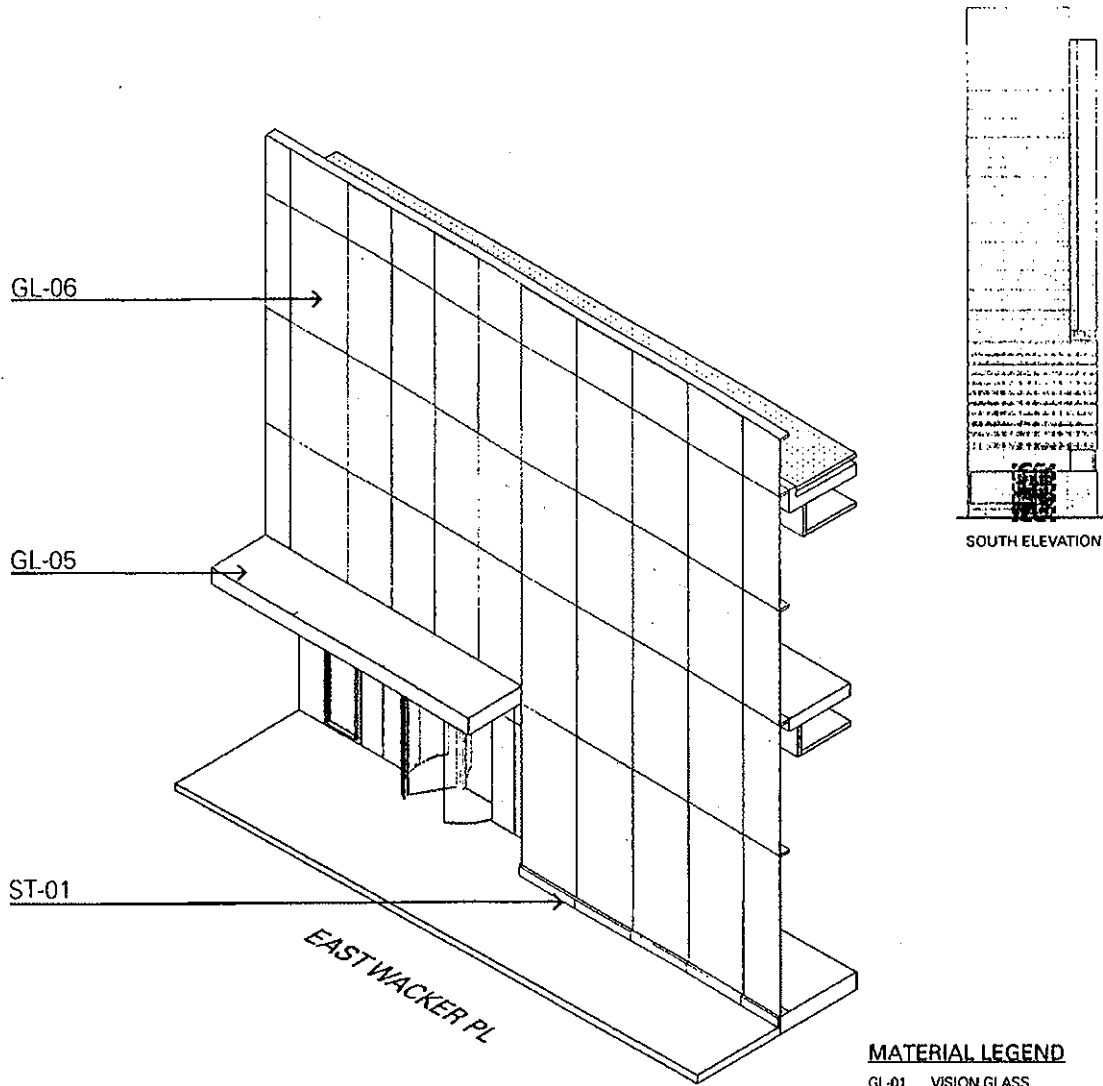


WEST BUILDING ELEVATION
Scale: 1/64" = 1'-0"

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ADDRESS: 300-310 NORTH MICHIGAN AVENUE
DATE OF INTRODUCTION: MAY 29, 2019
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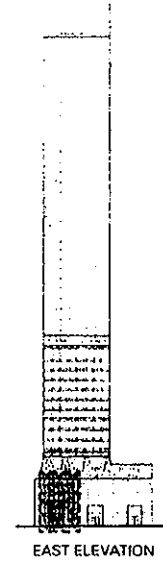
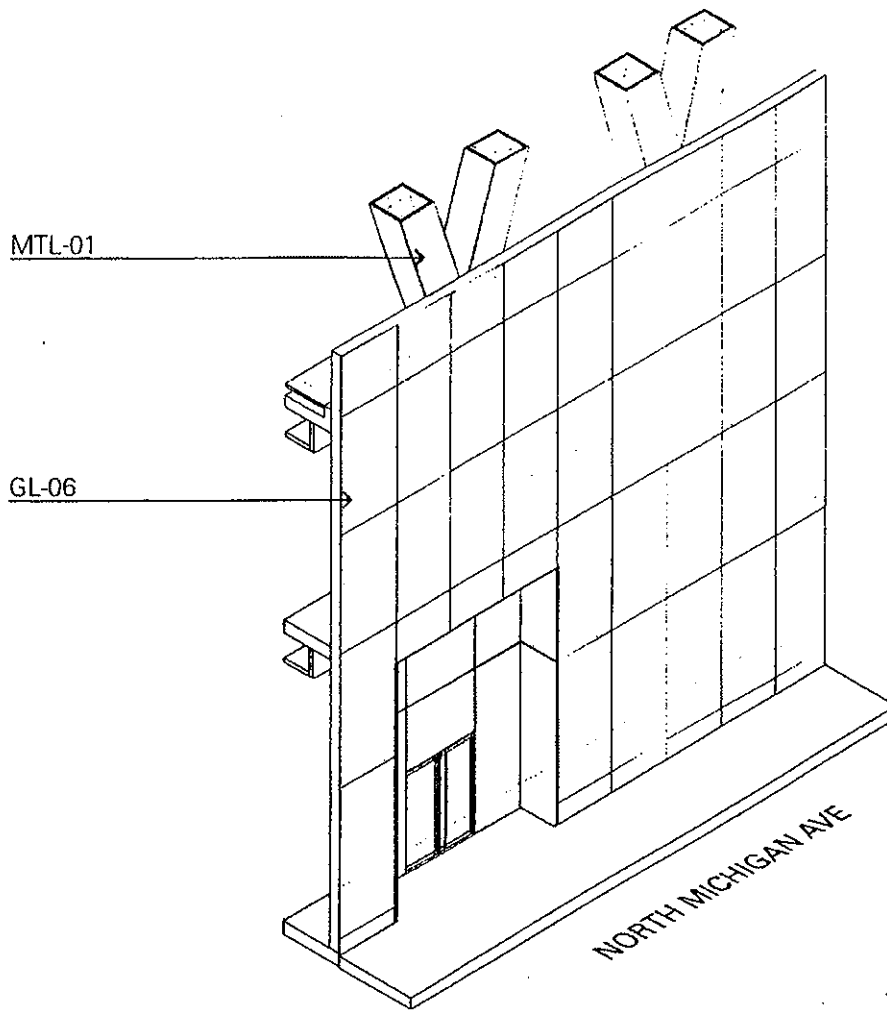
TYPICAL BASE AXONOMETRIC VIEW - SOUTH ELEVATION

MATERIAL LEGEND

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- GL-02 SPANDREL GLASS
- GL-03 SPANDREL GLASS
- GL-04 LAMINATED BALCONY GLASS
- GL-05 LAMINATED TRANSLUCENT GLASS
- GL-06 ULTRA CLEAR VISION GLASS
- GL-07 LAMINATED VISION GLASS
- GL-08 LAMINATED SPANDREL GLASS
- GL-09 LAMINATED SPANDREL GLASS
- MTL-01 PAINTED ALUMINUM
- ST-01 STONE BASE

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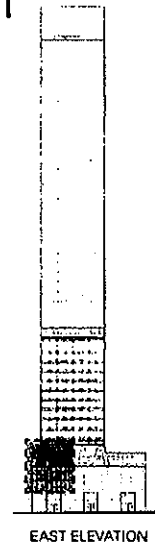
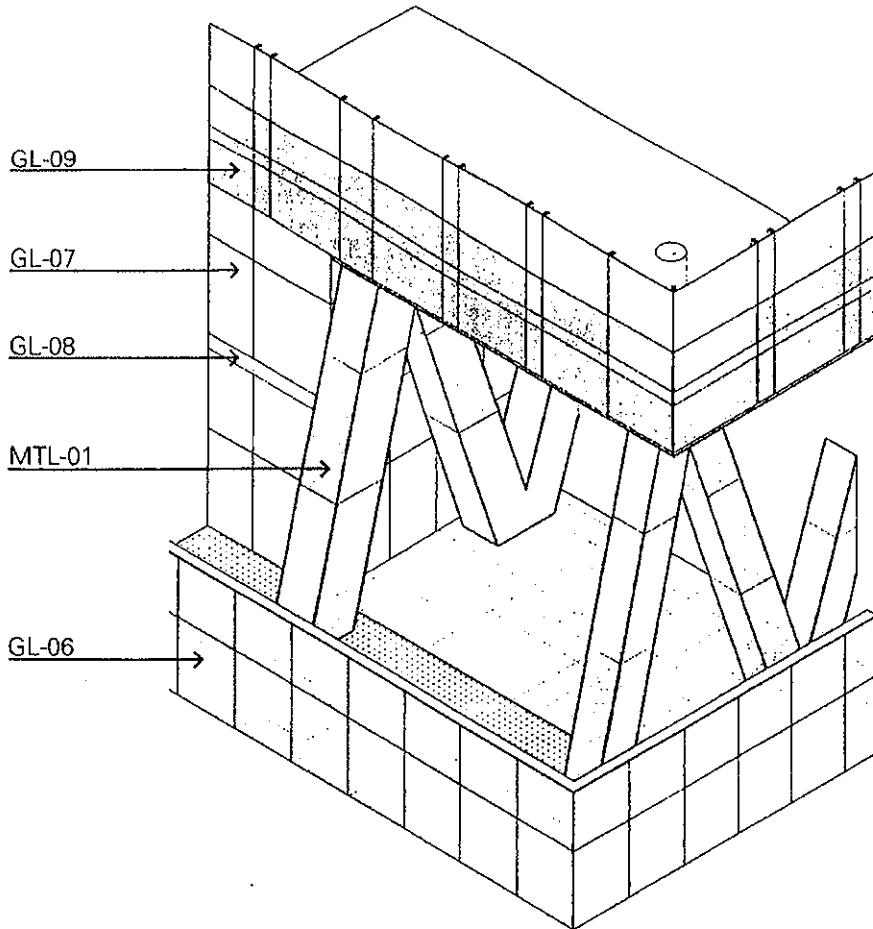
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- MTL-01 PAINTED ALUMINUM
- ST-01 STONE BASE

TYPICAL BASE AXONOMETRIC VIEW - EAST ELEVATION

APPLICANT: 300 N. MICHIGAN, LLC
 ADDRESS: 300-310 NORTH MICHIGAN AVENUE
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MATERIAL LEGEND

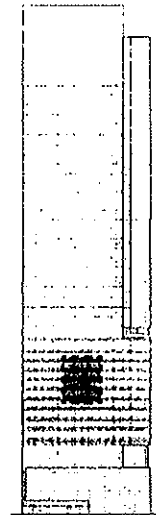
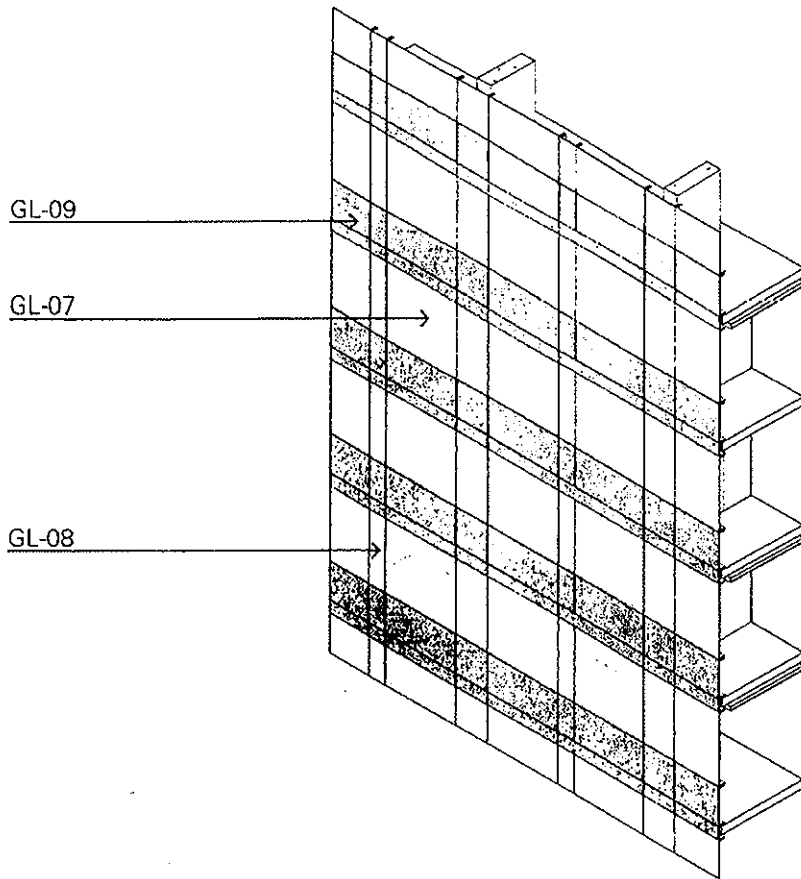
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- MTL-01 PAINTED ALUMINUM
- ST-01 STONE BASE

LEVEL 04 TERRACE AXONOMETRIC VIEW - SOUTHEAST CORNER

APPLICANT: 300 N. MICHIGAN, LLC
 ADDRESS: 300-310 NORTH MICHIGAN AVENUE
 DATE OF INTRODUCTION: MAY 29, 2019
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SOUTH ELEVATION

MATERIAL LEGEND

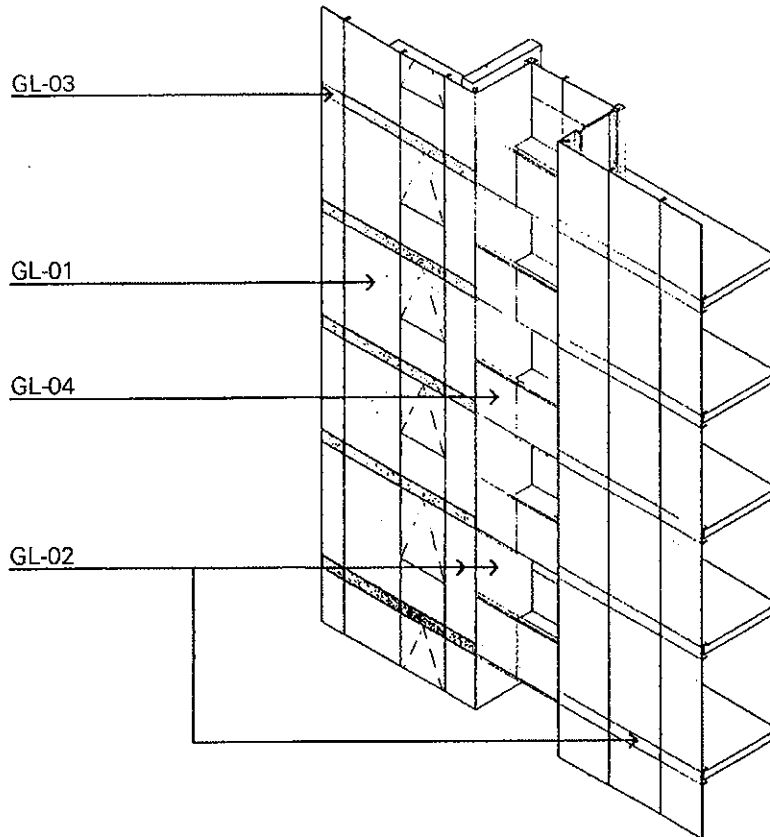
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- ST-01 STONE BASE

TYPICAL BUILDING AXONOMETRIC VIEW - SOUTH ELEVATION

APPLICANT: 300 N. MICHIGAN, LLC
 ADDRESS: 300-310 NORTH MICHIGAN AVENUE
 DATE OF INTRODUCTION: MAY 29, 2019
 PLAN COMMISSION: JULY 18, 2019



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SOUTH ELEVATION

MATERIAL LEGEND

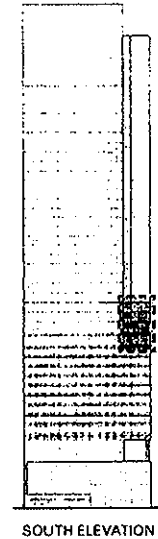
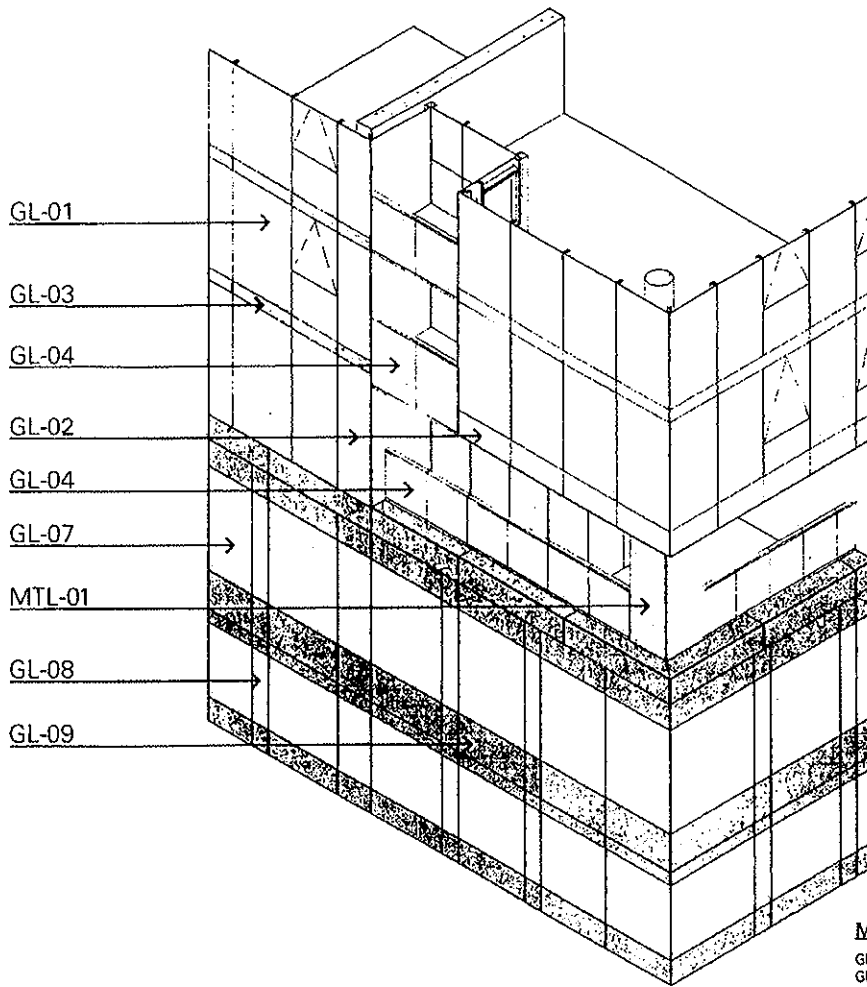
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- GL-09 LAMINATED SPANDREL GLASS
- MTL-01 PAINTED ALUMINUM
- ST-01 STONE BASE

TYPICAL BUILDING AXONOMETRIC VIEW - SOUTH ELEVATION

APPLICANT: 300 N. MICHIGAN, LLC
 ADDRESS: 300-310 NORTH MICHIGAN AVENUE
 DATE OF INTRODUCTION: MAY 29, 2019
 PLAN COMMISSION: JULY 18, 2019



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MATERIAL LEGEND

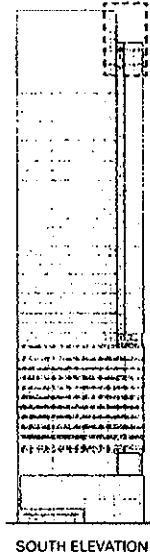
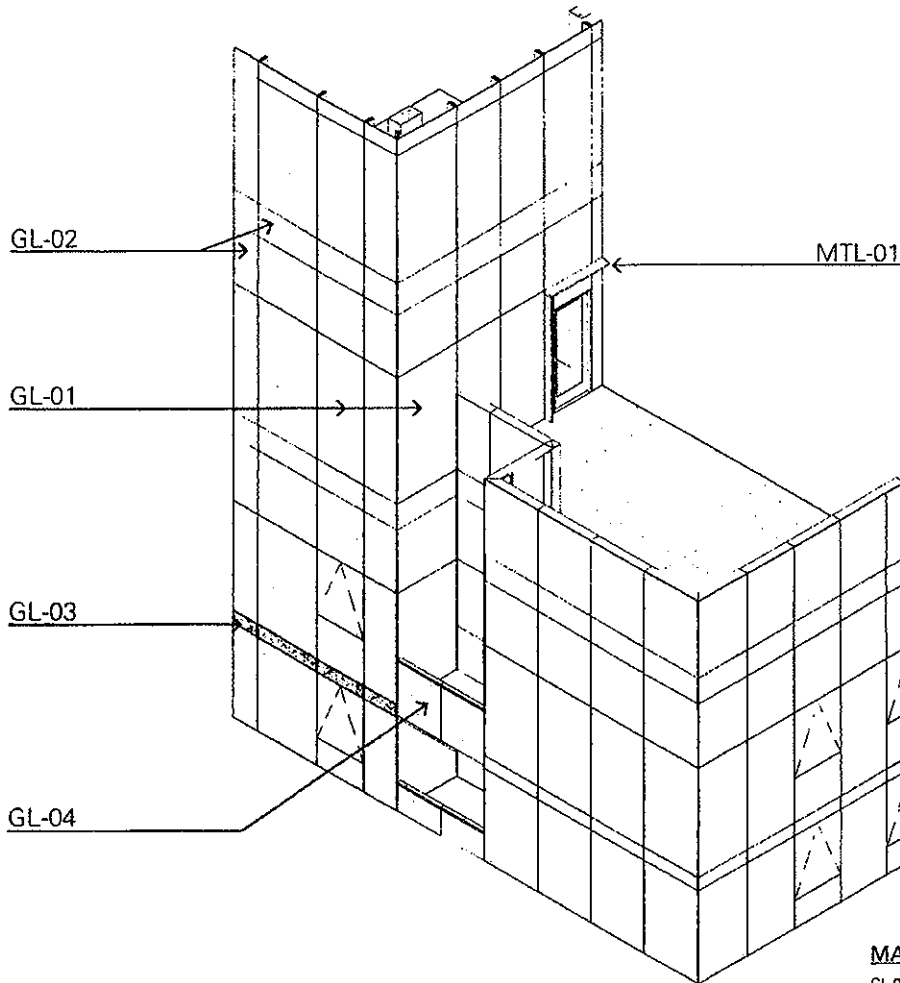
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- GL-08 LAMINATED SPANDREL GLASS
- GL-09 LAMINATED SPANDREL GLASS
- MTL-01 PAINTED ALUMINUM
- ST-01 STONE BASE

LEVEL 16 AXONOMETRIC VIEW - SOUTHEAST CORNER

APPLICANT: 300 N. MICHIGAN, LLC
 ADDRESS: 300-310 NORTH MICHIGAN AVENUE
 DATE OF INTRODUCTION: MAY 29, 2019
 PLAN COMMISSION: JULY 18, 2019



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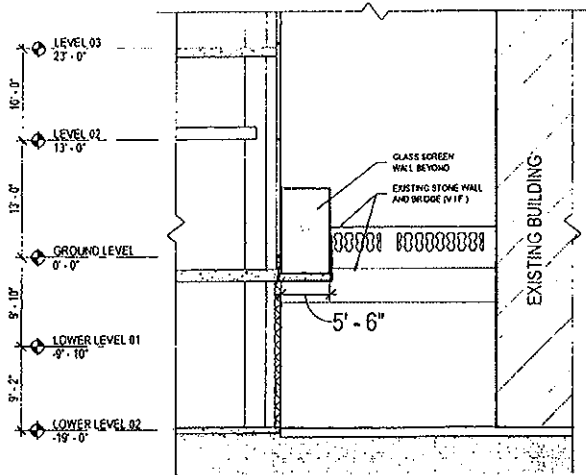
BUILDING TOP AXONOMETRIC VIEW - SOUTHEAST CORNER

MATERIAL LEGEND

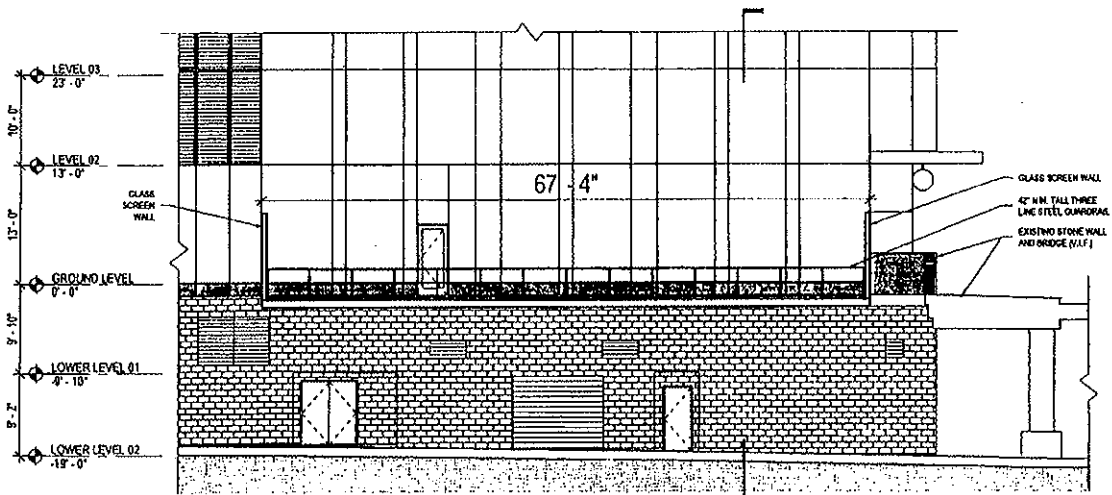
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- GL-03 SPANDREL GLASS
- GL-04 LAMINATED BALCONY GLASS
- GL-05 LAMINATED TRANSLUCENT GLASS
- GL-06 ULTRA CLEAR VISION GLASS
- GL-07 LAMINATED VISION GLASS
- GL-08 LAMINATED SPANDREL GLASS
- GL-09 LAMINATED SPANDREL GLASS
- MTL-01 PAINTED ALUMINUM
- ST-01 STONE BASE

APPLICANT: 300 N. MICHIGAN, LLC
 ADDRESS: 300-310 NORTH MICHIGAN AVENUE
 DATE OF INTRODUCTION: MAY 29, 2019
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Final for Publication



EASTWEST SECTION



PARTIAL WEST ELEVATION

FACADE ACCESS PLATFORM

Scale: 1/16" = 1'-0"

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