

PD 1478

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On motion of Alderperson Lawson, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Silverstein -- 49.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

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-G. BPD 1478, 009
(As Amended)
(Application No. 22762)
(Common Address: 1200 W. Carroll Ave.)

[SO2025-0017435]

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 Business Planned Development Number 1478 symbols and indications as shown on Map Number 1-G in the area bounded by:

West Carroll Avenue; a line 360.35 feet west of and parallel to North Racine Avenue; the public alley north of and parallel to West Carroll Avenue; and North Racine Avenue,

to those of a DX-7 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Carroll Avenue; a line 360.35 feet west of and parallel to North Racine Avenue; the public alley north of and parallel to West Carroll Avenue; and North Racine Avenue,

to those of Residential-Business Planned Development Number 1478, as amended, 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 3. This ordinance shall be in force and effect from and after its passage and due publication.

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

Residential-Business Planned Development No. 1478, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1478 ("Planned Development") consists of approximately 59,953 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). 1200 West Carroll Holdings LLC is the "Applicant" pursuant to authorization from the owner of the Property 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.

As part of this project, the Applicant agrees to contribute \$250,000 to CDOT towards the cost of railroad crossing upgrades and signal improvements as a condition to the issuance of the certificate of occupancy. Finally, the Applicant commits to fund the installation of one Divvy bike share station as shown on the site plan, subject to coordination with Divvy.

4. This Planned Development consists of these 19 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Thomas Roszak Architecture LLC and dated November 20, 2025 (the "Plans"): an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary Map; a Site/Landscape Plan, a Roof Plan, Elevations (South, East, North, West) and Detail Drawings Podium Axonometric Views (Residential, Retail and Typical Glazing Systems), Tower Axonometric View (Typical Balcony Systems and Amenity) and Parking Screen Detail. 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 Business Planned Development 1478: Residential above the Ground Floor; Office; Hotel; Daycare; Animal Services; Business Equipment Sales and Service; Business Support Services; Urban Farm (rooftop operation); Communication Service Establishments; Eating and Drinking Establishments (all, including Taverns); Entertainment and Spectator Sports (excluding inter-track wagering facilities and indoor event venue); Indoor Special Event including incidental liquor sales; Financial Services (excluding payday/title secured loan store and pawn shops); Food and Beverage Retail Sales (excluding liquor store and poultry slaughtering and retail sales); Medical Service; Personal Service; General Retail Sales; Participant Sports and Recreation (excluding outdoor and shooting range facility); Artisan Manufacturing, Production and Industrial Services; Co-located Wireless Communication Facilities; accessory parking, non-accessory parking (subject to Zoning Code Section 17-10-0503) 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 59,953 square feet.
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 13-32-125 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% 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 foregoing, 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 Business Planned Development Number 1478 to Residential-Business Planned Development Number 1478, as amended (the "P.D.") is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in a downtown district within the meaning of the ARO and permits the construction of 397 dwelling units. The Applicant intends to construct a 397-unit rental building (the "Project"). The Project is considered an "inclusionary application" under Section 17-13-0309-A of the Municipal Code of Chicago.

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 79.4 affordable units (20% of 397), half of which (40, rounded up) are Required Units. Pursuant to subsection (T) of the ARO, where the calculation of affordable housing requirements results in a fractional unit that is less than 0.5, the developer may either pay a fractional in lieu fee or provide an additional unit to satisfy the fractional obligation. The Applicant has elected to provide an additional unit (for a total of 80) and has agreed to satisfy its affordable housing obligation by providing all affordable units in the Project, as set forth in the Affordable Housing Profile (AHP) form 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 (27 of 80 units) must be affordable to households at or below 50% of the AMI, of which one-sixth (4 of 27) 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 P.D. 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 financial assistance (the "FMID Funds") to provide additional affordable units. Subject to the City's approval of the FMID Funds in an amount and on terms described below, the Applicant has agreed to explore the provision of up to an additional 40 affordable units (10% of 397, rounded up) 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"). The Applicant and DOH have begun and will continue to collaborate to determine the amount of FMID Funds necessary to create the FMID Units, which amount shall account for such factors as the change in projected net operating income during the period of affordability and shall be based on commercially reasonable investment criteria and empirical data. DOH has previously reviewed detailed pro formas at 20% and 30% affordability along with a market rent study provided by the Applicant and preliminarily determined the amount of funds necessary to compensate for the loss of market rate rent for the FMID Units. The Applicant and DOH have not agreed on the amount of FMID Funds or whether the receipt of any FMID Funds can be borne by the Project. The Applicant and DOH will continue to collaborate to determine whether the Project can accept FMID Funds and, if so, the amount of FMID Funds necessary to create the FMID Units in accordance with this Statement 16. At least six (6) months prior to the issuance by the Department of Buildings of any permits for the construction of vertical improvements, the Applicant shall notify the City of the Applicant's intent to proceed with construction of the project ("Applicant's Notice to Proceed"). The Applicant's Notice to Proceed must include an updated and detailed budget for the Project, updated proformas at 20% and 30% affordability based on commercially reasonable investment criteria and empirical data, an updated rent market study from a reputable firm with established expertise with valuations of similar properties, its calculation of the amount of FMID Funds necessary to create the FMID Units ("FMID Funding Determination") and a detailed explanation of its FMID Funding Determination, or, if applicable, a detailed explanation as to why the Project cannot accept FMID Funds (the foregoing referred to as the "Supporting Documents"). The Applicant shall concurrently deliver a copy of the Applicant's Notice to Proceed and associated documentation to the alderperson in whose ward the Project is located. Within 30 days after delivery of the Applicant's Notice to Proceed and all associated documentation to DOH, the City will either: (1) accept the Applicant's FMID Funding Determination and agree to provide the amount of FMID Funds identified by the

Applicant, subject to city council approval of the FMID Funds and the Applicant's execution of a TIF RDA (defined below); (2) reject the Applicant's FMID Funding Determination and request additional information and discussion; or, (3) accept a determination by the Applicant that it is not fiscally possible, based on commercially reasonable investment criteria and empirical data, to accept FMID Funds. Furthermore, if the City fails to respond within the 30-day period following the delivery of the Applicant's Notice to Proceed (which will not be considered delivered unless each of the Supporting Documents are delivered), the Applicant may proceed with development of the Project without providing the FMID Units. If the City rejects the Applicant's FMID Funding Determination, the City and the Applicant must confer and negotiate in good faith and with due diligence to determine the amount of FMID Funds necessary to create the FMID Units. If the City and the Applicant are unable to reach agreement regarding such amount on terms acceptable to the Applicant and the City within ninety (90) days after delivery of the Applicant's Notice to Proceed, the Applicant may proceed with development of the Project without providing the FMID Units. The City intends to provide the FMID Funds from available incremental property taxes on deposit in the special tax allocation fund for the Kinzie Industrial Conservation Area Tax Increment Redevelopment Project Area, within whose boundaries the Property is located. The Applicant understands and agrees that the award of the FMID Funds is expressly conditioned on the City and the Applicant entering into a TIF Redevelopment Agreement (the "TIF RDA"), which will be approved pursuant to a separate ordinance (the "TIF Ordinance"), and the Applicant agrees to negotiate the TIF RDA in good faith and with due diligence and to execute the TIF RDA in order to receive the FMID Funds. Among other conditions, closing of the TIF RDA will be subject to the Applicant securing and closing its construction financing.

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, or if the Applicant reduces the number of dwelling units in the Project, DOH may adjust the AHP as requested without amending this P.D., provided however, the Applicant must update and resubmit the revised AHP form to DOH for review and approval and, at DOH's request, provide an informational presentation to the Plan Commission regarding such change. Prior to the issuance of any building permits for the Project, 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 property 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 and amend the IHA and to record the amended IHA, as necessary 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 the IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

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 P.D. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

17. The Applicant acknowledges that the Property is located in the Kinzie Industrial Corridor Industrial Corridor Conversion Area and has undergone a "rezoning" within the meaning of Chapter 16-8 of the Municipal Code (the "Industrial Corridor System Fund Ordinance"). As a result of this rezoning, the Planned Development is subject to the conversion fee provisions of the Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the city's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the conversion fee may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The amount of the conversion fee due prior to the issuance of a building permit shall be calculated based on the fee rate in effect at the time of payment. The Applicant shall record a notice against the Property to ensure that the requirements of the Industrial Corridor System Fund Ordinance are enforced in accordance with Section 16-8-100.
18. Prior to issuance of building permits, the Applicant will enter into a development and maintenance agreement (the "DEMA") with the City for the construction, maintenance, and management of the pedestrian walkway and all public open space indicated on the Plans. The DEMAs shall be binding upon the Applicant, its successors and assigns. The Commissioner is hereby authorized to enter into the DEMAs and all other documents contemplated by this Statement 18 and, in his/her sole discretion, may modify by minor change the foregoing requirements, without further City Council approval, for the DEMAs so as to permit alternate forms of achieving compliance with the Applicant's construction, maintenance and management obligations such as, by means of example and not limitation, one or more restrictive covenants or owners' reciprocal easement and operation agreements in form and substance acceptable to the City which expressly grant the City necessary enforcement, self-help and lien rights as may be necessary to assure compliance with this Statement.

The Applicant shall substantially complete all improvements required by the DEMAs prior to receipt of a final certificate of occupancy for the principal building of the PD in which such improvements are located, as shown on the Site and Landscape Plans.

19. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. 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.

[Floor Plans; Existing Zoning Map; General Land-Use Map; Boundary and Property Line Map; Site Plan; Levels 1, 2, 3, 4, 5 through 28 and 29 Floor Plans; Roof Plan; Landscape Plan; North, South, East and West Building Elevations; Podium Isometric View -- Residential Entrance, Retail, Typical Glazing Systems, Typical Balcony Systems, and Amenity; and Parking Screen Detail referred to in these Plan of Development Statements printed on pages 36260 through 36280 of this *Journal*.]

Bulk Regulations and Data Table and ARO Intake Application referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development No. 1478, As Amended.

Bulk Regulations And Data Table.

Gross Site Area (sf):	78,337
Area of Public Rights-of-Way (sf):	18,385
Net Site Area (sf):	59,953
Maximum Floor Area Ratio:	7
Maximum Residential Units:	397
Minimum Off-Street Parking Spaces:	154*
Minimum Bicycle Parking Spaces:	381
Minimum Off-Street Loading Spaces:	3 (10'x25')
Maximum Building Height:	312'
Minimum Setbacks:	In conformance with the Plans

* EV Charging requirements may be reduced in accordance with Section 17-13-1003-LL.

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Total Units *

397

Is your Project in a Transit Served Location? *

with 4.0 FAR (100% on-site requirement) v

Estimated date marketing will begin *

5/3/2027

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) *

1/5/2026

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 *	Minimum On-Site Units *	Maximum Units Paid For In-Lieu *
80	20	40
Proposed On-Site Units *	Proposed Off Site Units *	Proposed In-Lieu Units *
80	0	0
In-Lieu Amount Owed *	On-Site Units To CLHTF or CHA *	
\$0.00	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
		Select One	Select One
Zip Code	Ward	ARO Zone	

Off-Site Type

Select One

Off-Site Admin Fee

\$0.00

Forms

Unit Mix and Square Footage Spreadsheet *

Download Spreadsheet

Dimensioned Floor Plans with affordable units highlighted

Download Floor Plans

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If ARQ 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

Deputy Commissioner



Summary

Notes

Note

Project Name:	1200 W Carroll
Zoning Application number (if applicable):	PD1478
Address:	1200 W Carroll St
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?*	\$4.20
Total Units in Project:	307
Total Affordable Units:	80

Unit Type	Market Rate			ARU			
	now many?	% of total	avg square footage	now many?*	% of total	avg square footage	affordable v market square footage*
Studio	77	24%	534	20	25%	487	97%
One-bed	137	43%	764	54	43%	681	83%
Two-bed	103	32%	1,093	28	33%	930	85%
Three-bed	0	0%	0	0	0%	0	0%

*ARU unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARU units can be studios)
 **The average affordable square footage should be 85% or greater of market rate square footage for comparable unit type. Unit size units must meet minimum unit sizes specified in the Design Guidelines

Features and Amenities

	Market Rate Units	Affordable Units
Parking		31 (Up to 20% of the parking for ARU)
Laundry		Same to market-rate
Appliances		
Refrigerator		Same to market-rate
Age/EnergyStar/make/model/color		
Dishwasher		Same to market-rate
Age/EnergyStar/make/model/color		
Stove/Oven		Same to market-rate
Age/EnergyStar/make/model/color		
Microwave		Same to market-rate
Age/EnergyStar/make/model/color		
Bathroom(s)		Same to market-rate
how many?		
Half bath? Full bath?		
Kitchen countertops		Same to market-rate
material		
Flooring		Same to market rate
material		
HVAC		Same to market-rate
Other		

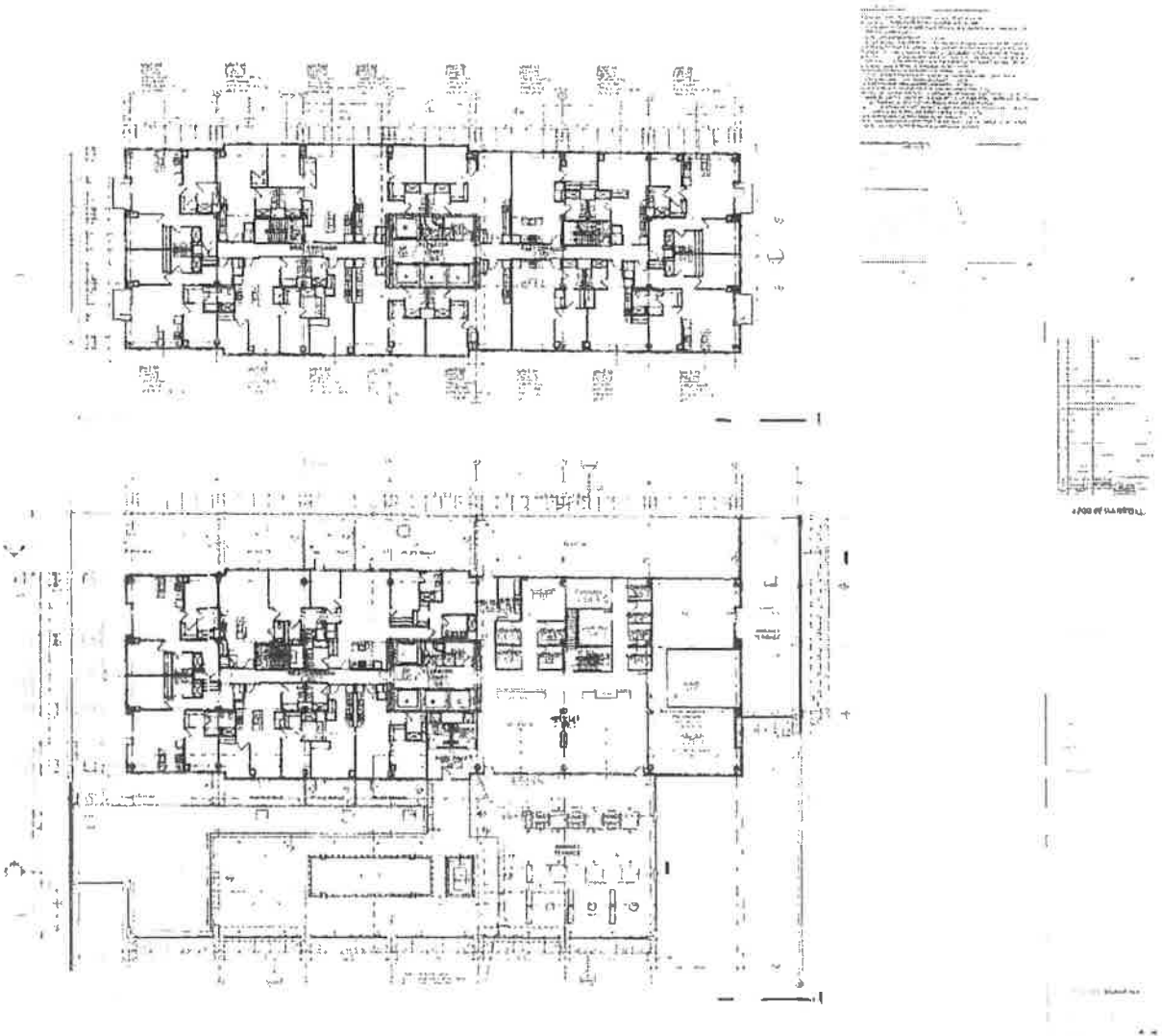
Note: DPH will review specific details for features and amenities for approval when they become available. The applicant shall provide comparable unit features and amenities in affordable units as in market rate units as required by the ARD Rules.

AMI Mix for ARU Units

Unit Type	AMI Mix						Total Units	Average
	10%	10%	50%	60%	70%	80%		
	AMI	AMI	AMI	AMI	AMI	AMI		
Studio		1	5	8	5	1	20	60.00%
1 bed		2	10	10	10	2	34	60.00%
2 bed		1	8	8	0	1	26	60.00%
3 bed							0	0.00%
4 bed							0	0.00%
		4	23	28	23	4	80	60.00%

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION

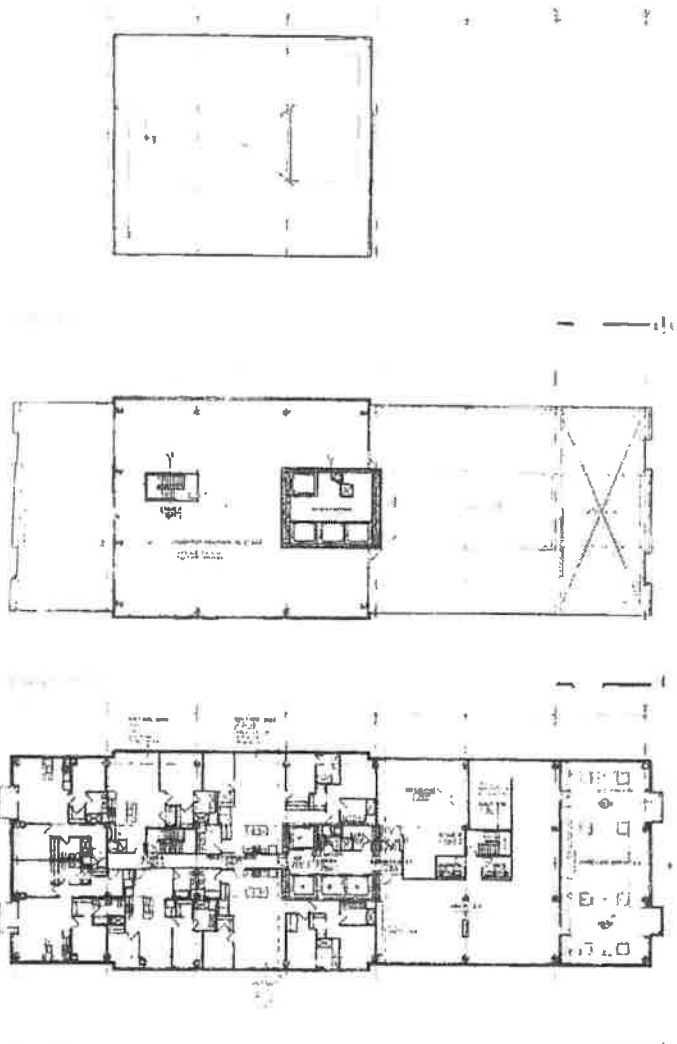


12/10/2025

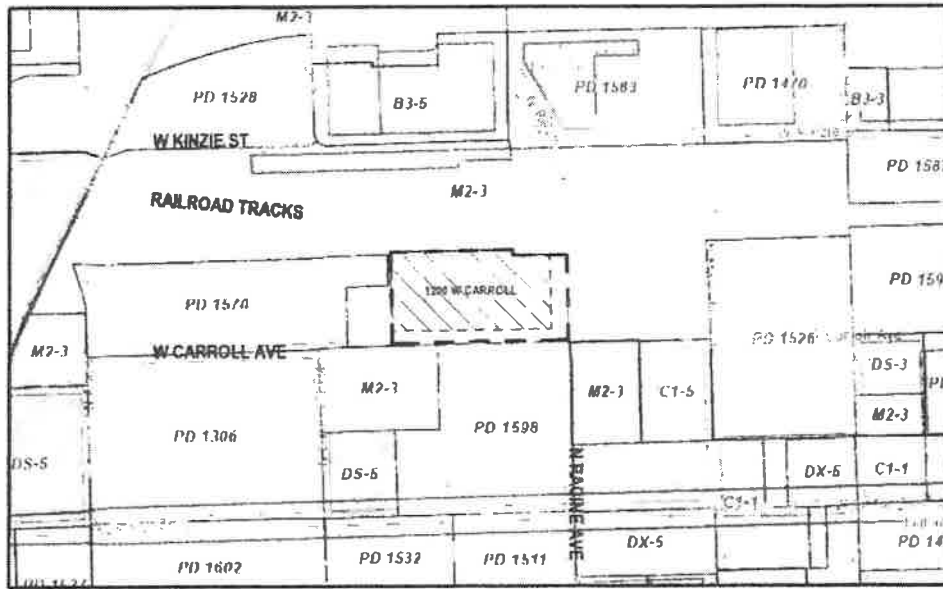
REPORTS OF COMMITTEES



36261

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION



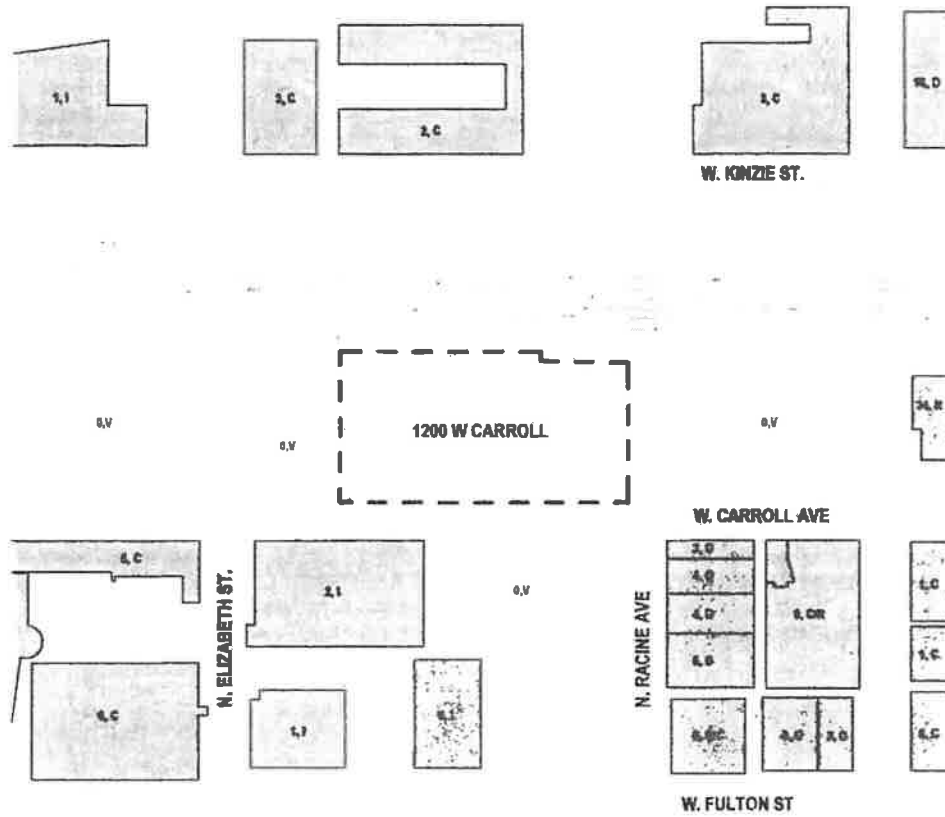
-  PD BOUNDARY
-  SITE BOUNDARY

Applicant: 1200 West Carroll Holdings, LLC
Address: 1230 W Carroll Ave, Chicago, IL 60607
Introduced: 05/21/2025
Plan Commission: 11/20/2025

EXISTING ZONING MAP

Thomas Roszak Architecture, LLC

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NO. OF STORIES
 C COMMERCIAL
 I INDUSTRIAL
 O OFFICE
 R RESIDENTIAL
 V VACANT LOT

[] SITE BOUNDARY

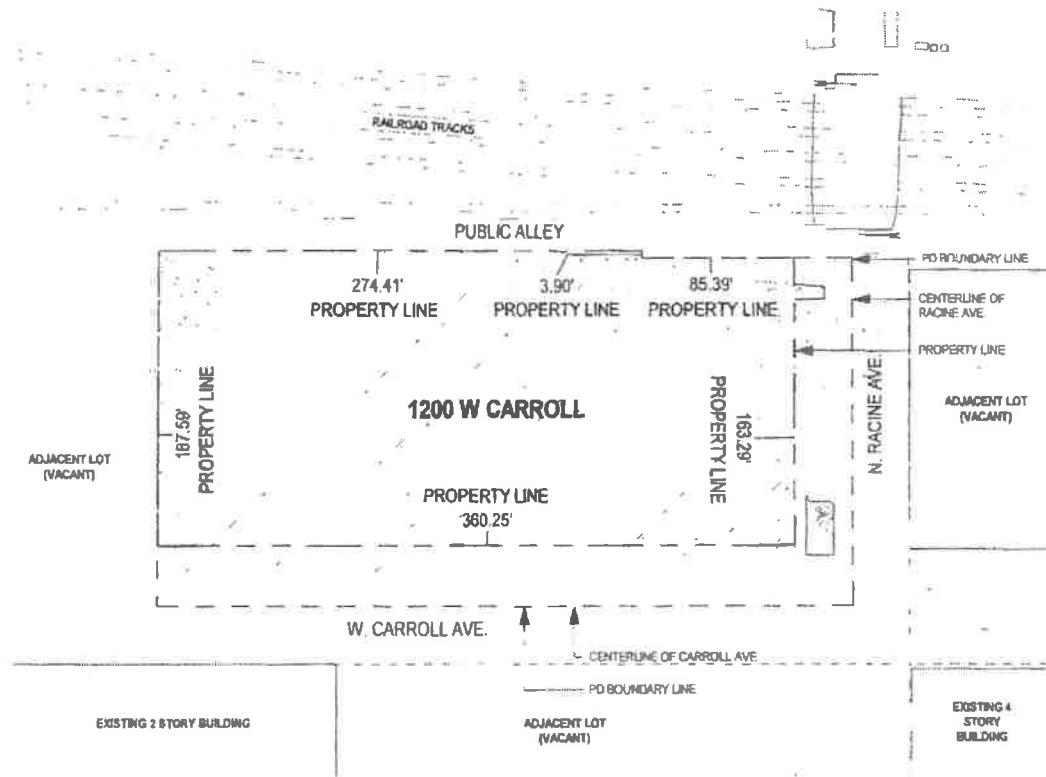


Applicant: 1200 West Carroll Holdings, LLC
Address: 1230 W Carroll Ave, Chicago, IL 60607
Introduced: 06/21/2025
Plan Commission: 11/20/2025

GENERAL LAND-USE MAP

Thomas Roszak Architecture, LLC

FINAL FOR PUBLICATION

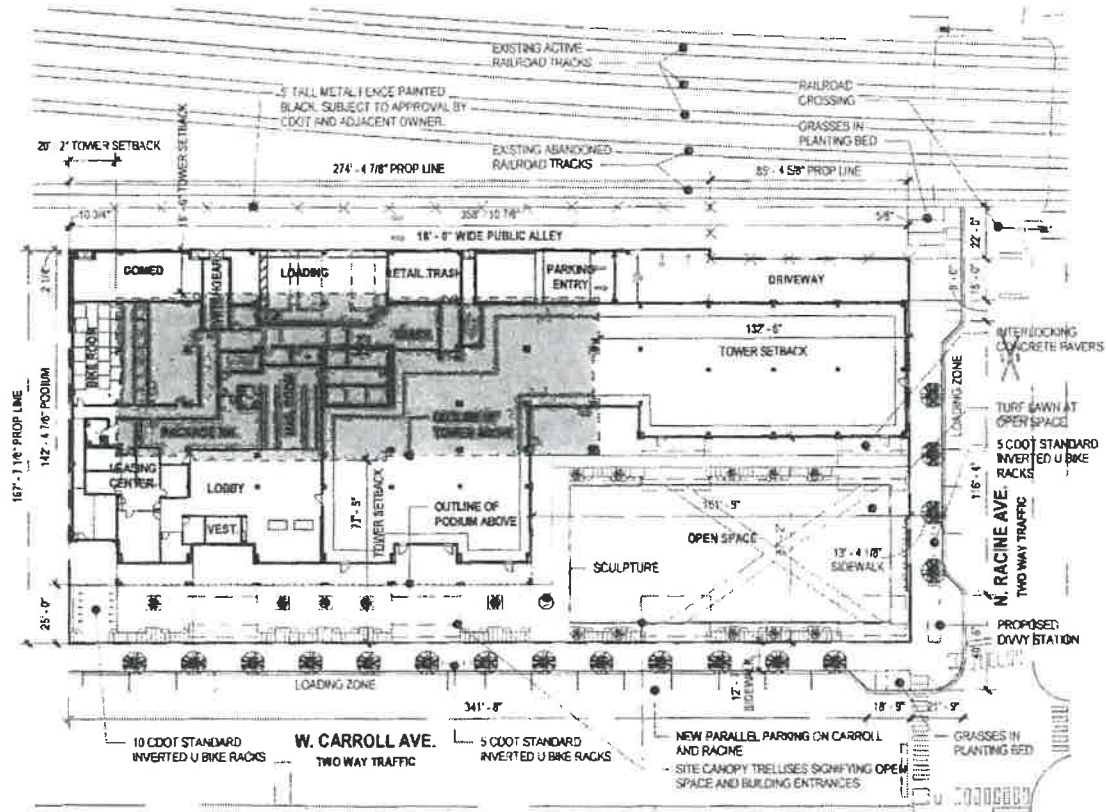


Applicant:	1200 West Carroll Holdings, LLC
Address:	1230 W Carroll Ave, Chicago, IL 60607
Introduced:	05/21/2025
Plan Commission:	11/20/2025

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

Thomas Roszak Architecture, LLC

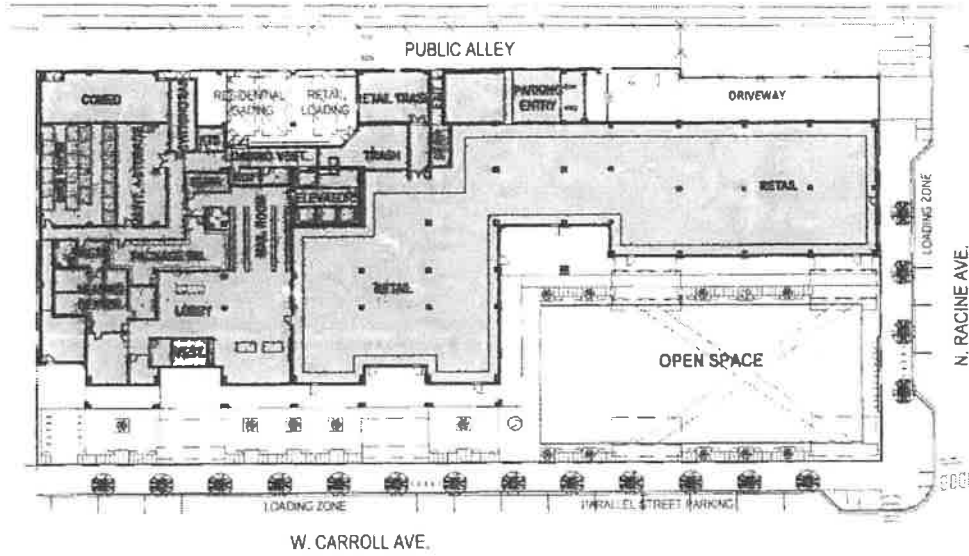
FINAL FOR PUBLICATION



Applicant: 1200 West Carroll Holdings, LLC
Address: 1230 W Carroll Ave, Chicago, IL 60607
Introduced: 05/21/2025
Plan Commission: 11/20/2025

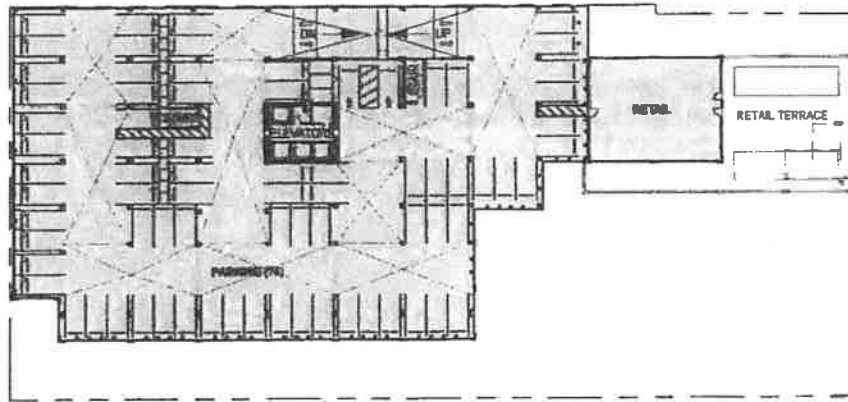
SITE PLAN

Thomas Roszak Architecture, LLC



LEVEL 1

FINAL FOR PUBLICATION



LEVEL 2

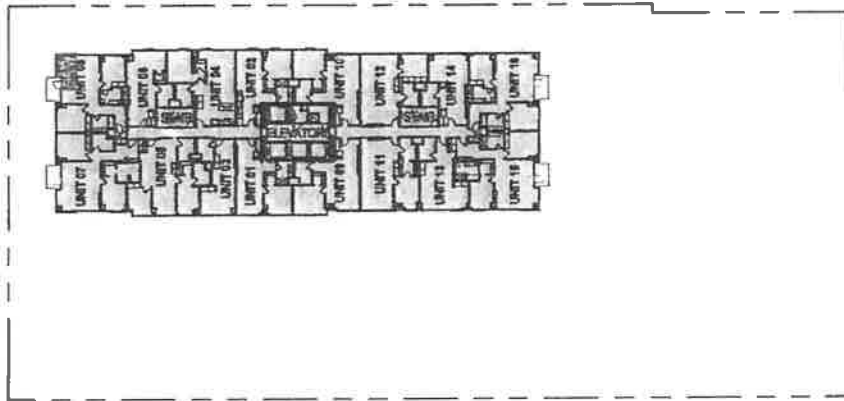


Applicant: 1200 West Carroll Holdings, LLC
Address: 1230 W Carroll Ave, Chicago, IL 60607
Introduced: 05/21/2025
Plan Commission: 11/20/2025

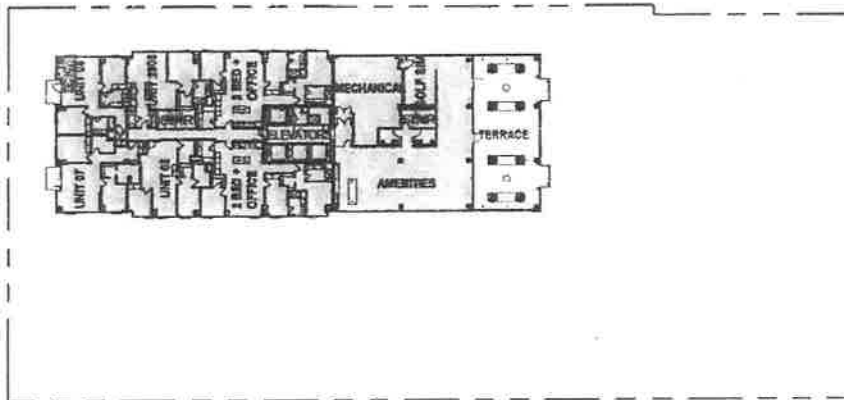
LEVEL 1 & 2 PLAN

Thomas Roszak Architecture, LLC

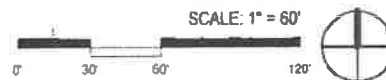
FINAL FOR PUBLICATION



LEVEL 5-28



LEVEL 29

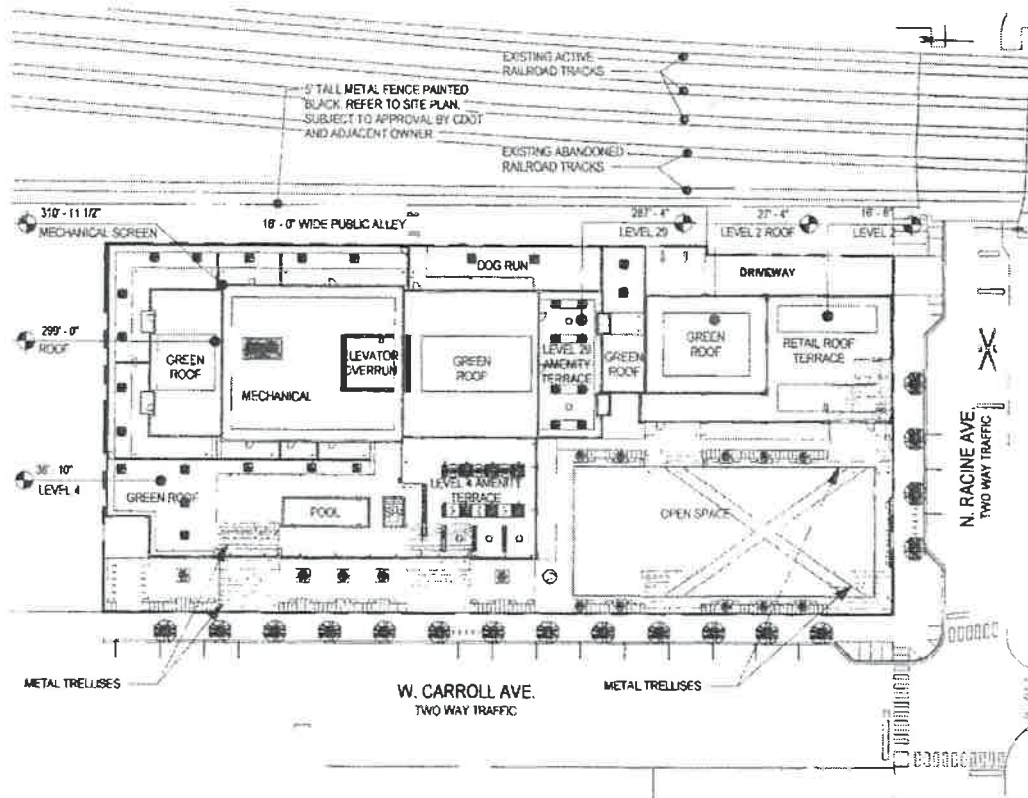


Applicant:	1200 West Carroll Holdings, LLC
Address:	1230 W Carroll Ave, Chicago, IL 60607
Introduced:	05/21/2025
Plan Commission:	11/20/2025

LEVEL 5-28 & 29 PLAN

Thomas Roszak Architecture, LLC

FINAL FOR PUBLICATION



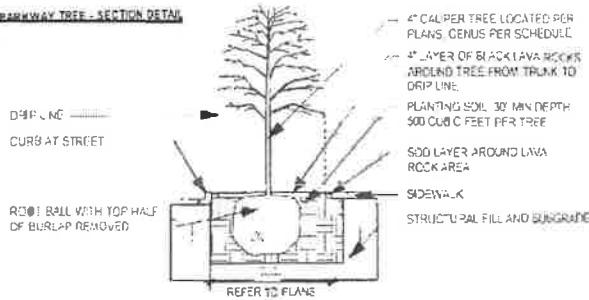
Applicant: 1200 West Carroll Holdings, LLC
Address: 1230 W Carroll Ave, Chicago, IL 60607
Introduced: 05/21/2025
Plan Commission: 11/20/2025

ROOF PLAN

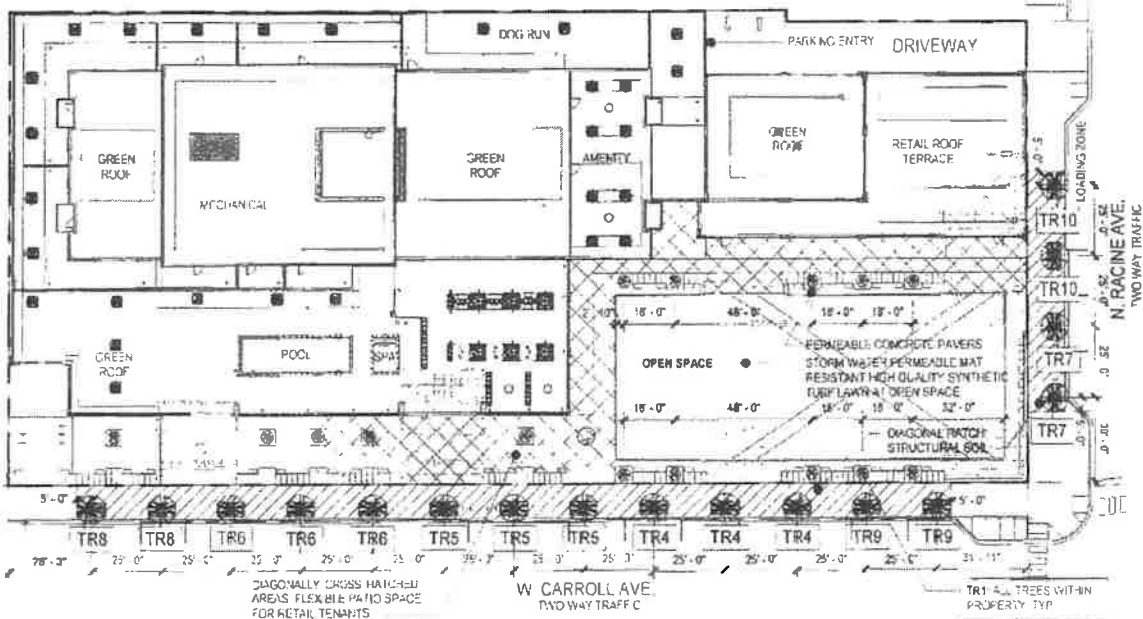
Thomas Roszak Architecture, LLC

FINAL FOR PUBLICATION

PARKWAY TREE - SECTION DETAIL



- GENERAL NOTES:**
1. STRUCTURAL SOIL IS REQUIRED FROM PROPERTY LINE TO BACK OF CURB UNDER ALL SIDEWALK SURFACES 5' PAST LAST PARKWAY TREE IN ROW AT EACH STREET. SEE HATCH AREA ON PLAN.
 2. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL PLANTERS AND 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.
 3. ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF 5 YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.



TREE SCHEDULE - BY LOCATION - PD

MARK	COMMON NAME	GENUS	SPECIES	CALIPER	QUANTITY
PARKWAY TREES					
TR4	SPRING GREEN KENTUCKY COFFEE TREE	Cornus	spicata	4" CALIPER	3
TR5	LIVELY OAK	Quercus	sp. americana	4" CALIPER	3
TR6	AMERICAN BASSWOOD	Fraxinus	americana	4" CALIPER	1
TR7	HACKBERRY	Celtis	occidentalis	4" CALIPER	2
TR8	SHINGLE OAK	Quercus	muhlenbergii	4" CALIPER	2
TR9	BALD CYPRESS	Taxodium	distichum	4" CALIPER	2
TR10	PATRICK ELM	Ulmus	rubra	4" CALIPER	2
LEVEL 1 OPEN SPACE					
TR1	RIVER BIRCH	Betula	nigra	12" TO 12' HEIGHT	12
LEVEL 4 TERRACE					
TR1	RIVER BIRCH	Betula	nigra	12" TO 12' HEIGHT	31
LEVEL 20 TERRACE					
TR1	RIVER BIRCH	Betula	nigra	10" TO 12' HEIGHT	8
TOTAL TREE COUNT: 72					

SCALE: 1" = 50'-0"

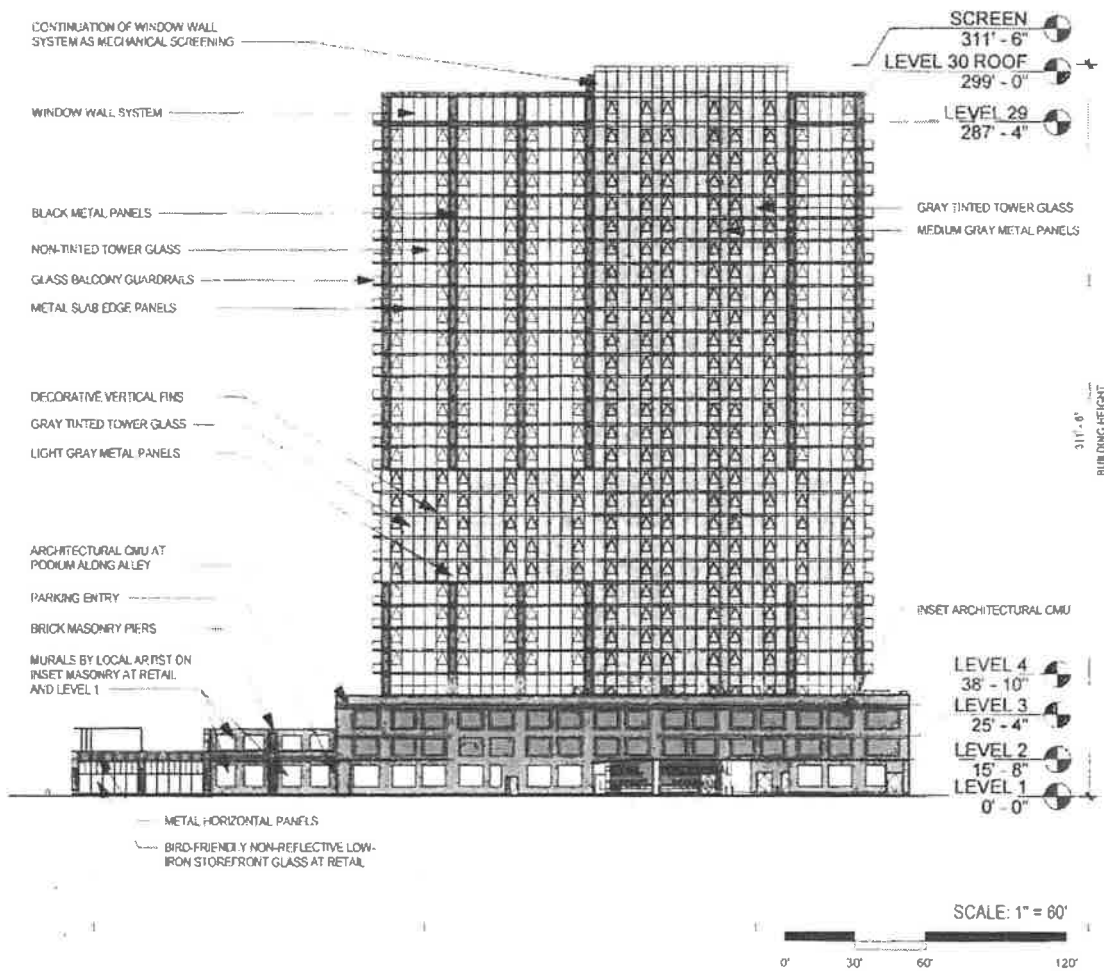


Applicant: 1200 West Carroll Holdings, LLC
Address: 1230 W Carroll Ave, Chicago, IL 60607
Introduced: 05/21/2025
Plan Commission: 11/20/2025

LANDSCAPE PLAN

Thomas Roszak Architecture, LLC

FINAL FOR PUBLICATION

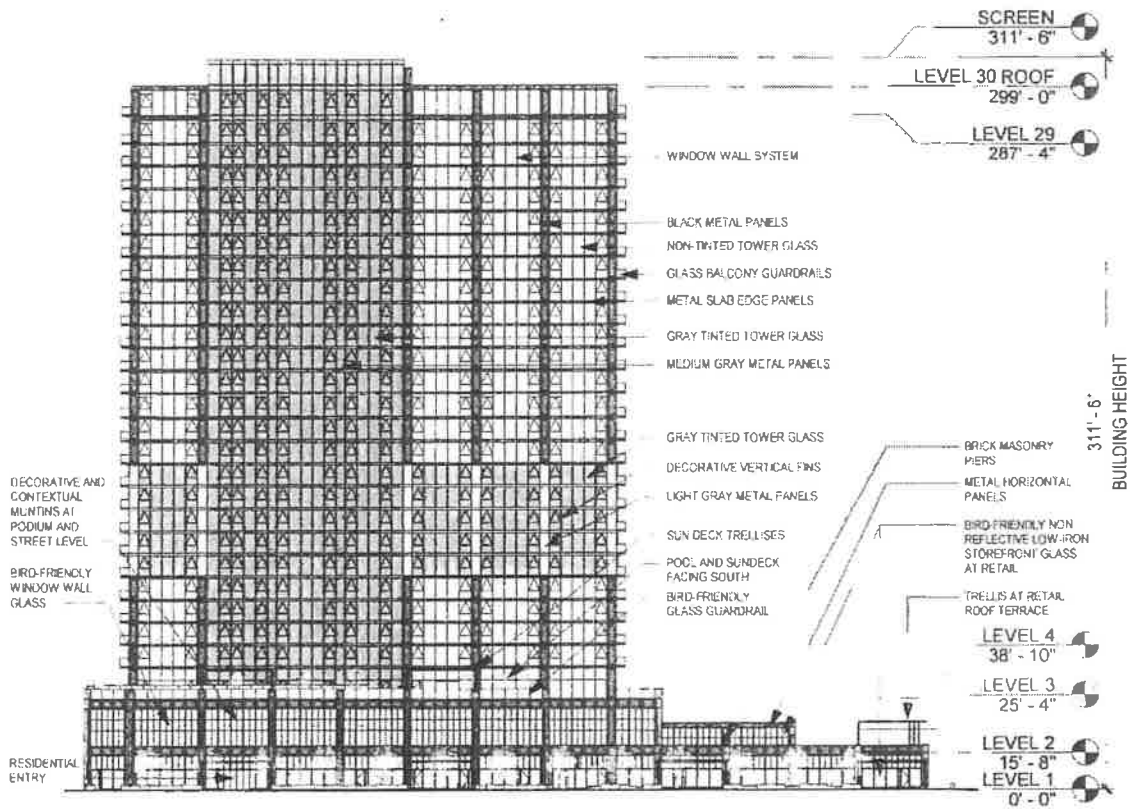


Applicant: 1200 West Carroll Holdings, LLC
Address: 1230 W Carroll Ave, Chicago, IL 60607
Introduced: 05/21/2025
Plan Commission: 11/20/2025

NORTH BUILDING ELEVATION

Thomas Roszak Architecture, LLC

FINAL FOR PUBLICATION

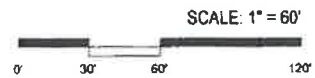
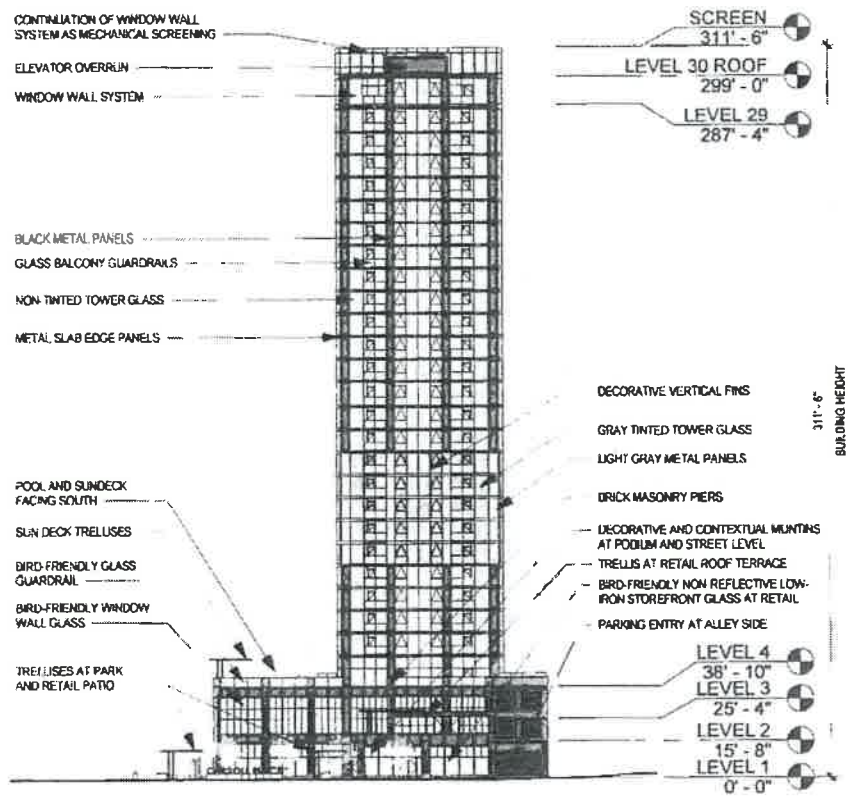


Applicant: 1200 West Carroll Holdings, LLC
Address: 1230 W Carroll Ave, Chicago, IL 60607
Introduced: 05/21/2025
Plan Commission: 11/20/2025

SOUTH BUILDING ELEVATION

Thomas Roszak Architecture, LLC

FINAL FOR PUBLICATION

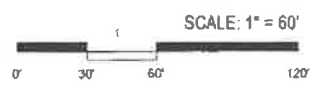
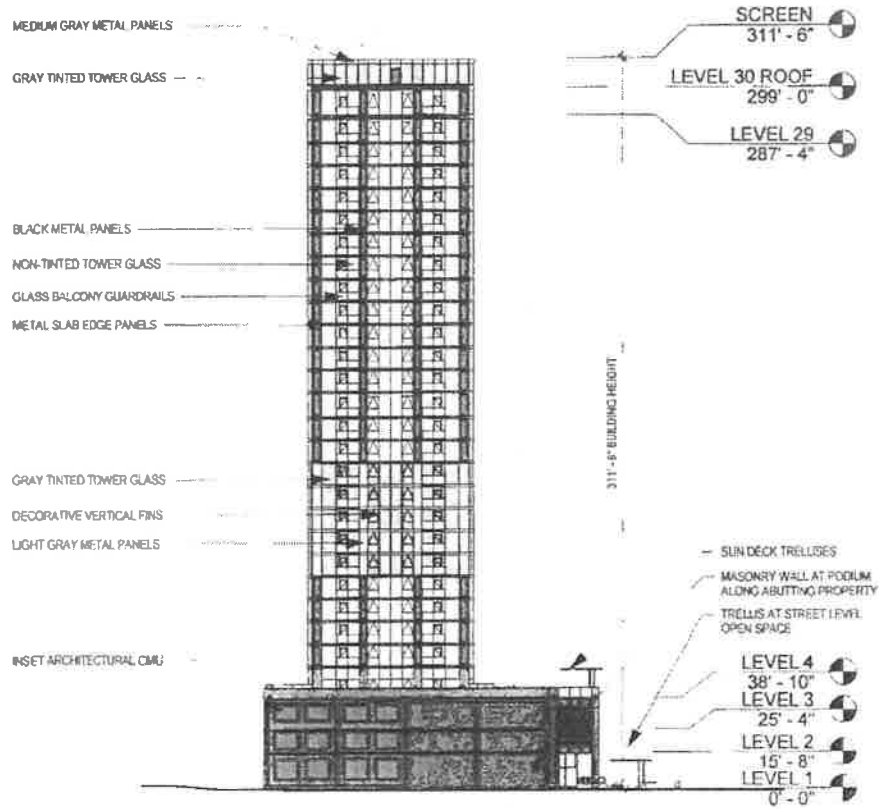


Applicant: 1200 West Carroll Holdings, LLC
 Address: 1230 W Carroll Ave, Chicago, IL 60607
 Introduced: 05/21/2025
 Plan Commission: 11/20/2025

EAST BUILDING ELEVATION

Thomas Roszak Architecture, LLC

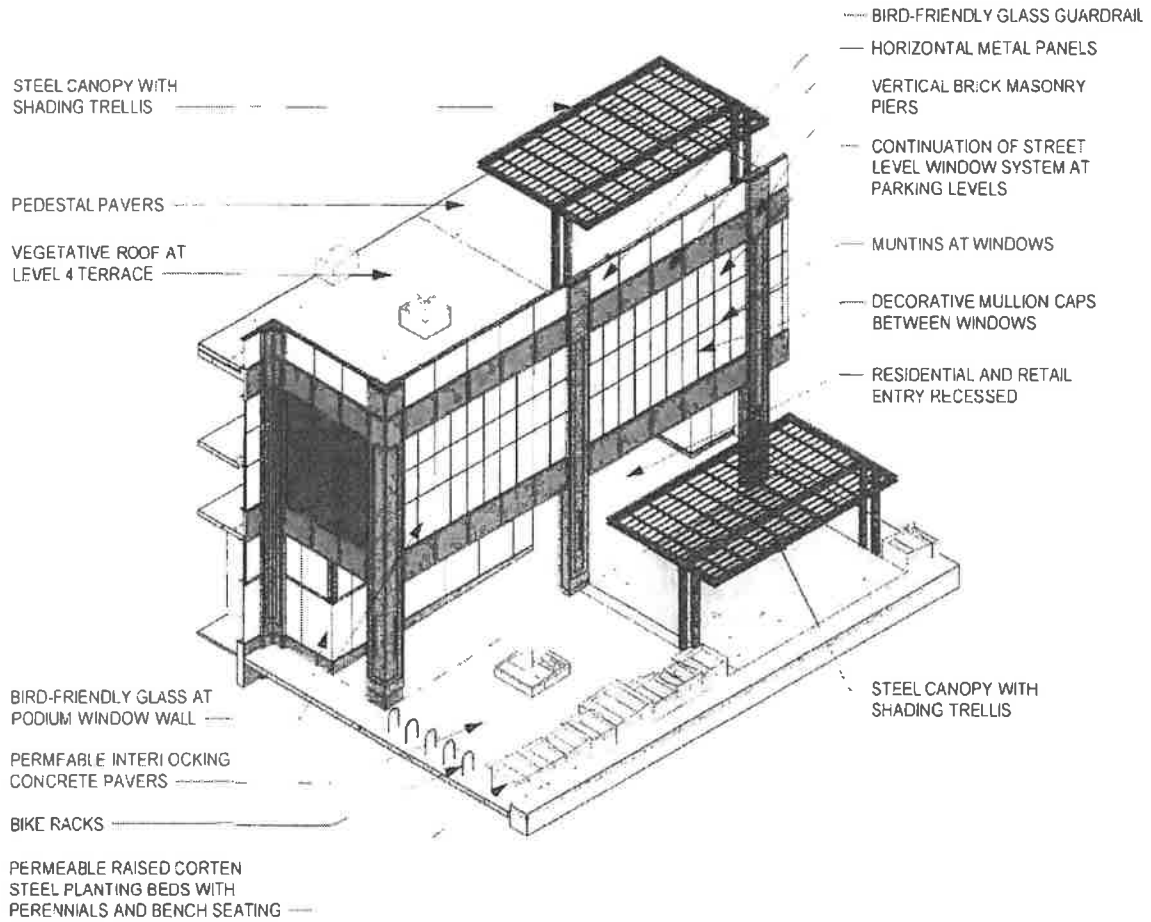
FINAL FOR PUBLICATION



Applicant: 1200 West Carroll Holdings, LLC
Address: 1230 W Carroll Ave, Chicago, IL 60607
Introduced: 05/21/2025
Plan Commission: 11/20/2025

WEST BUILDING ELEVATION
 Thomas Roszak Architecture, LLC

FINAL FOR PUBLICATION

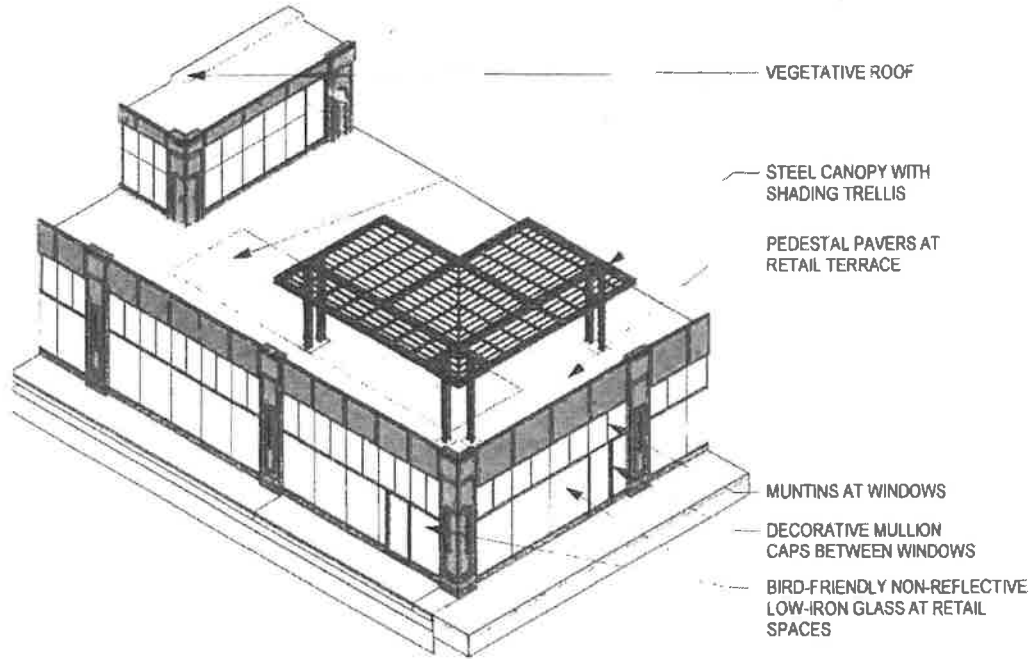


Applicant: 1200 West Carroll Holdings, LLC
 Address: 1230 W Carroll Ave, Chicago, IL 60607
 Introduced: 05/21/2025
 Plan Commission: 11/20/2025

PODIUM ISOMETRIC VIEW - RESIDENTIAL ENTRANCE

Thomas Roszak Architecture, LLC

FINAL FOR PUBLICATION

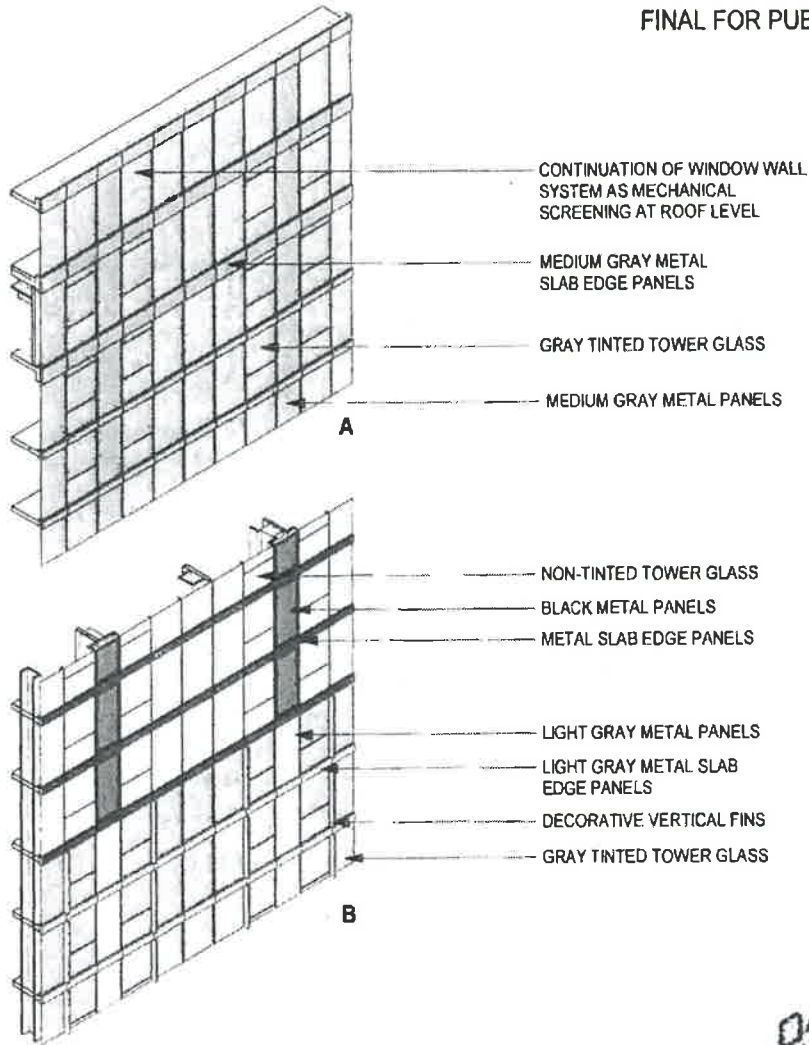


Applicant: 1200 West Carroll Holdings, LLC
Address: 1230 W Carroll Ave, Chicago, IL 60607
Introduced: 05/21/2025
Plan Commission: 11/20/2025

PODIUM ISOMETRIC VIEW - RETAIL

Thomas Roszak Architecture, LLC

FINAL FOR PUBLICATION

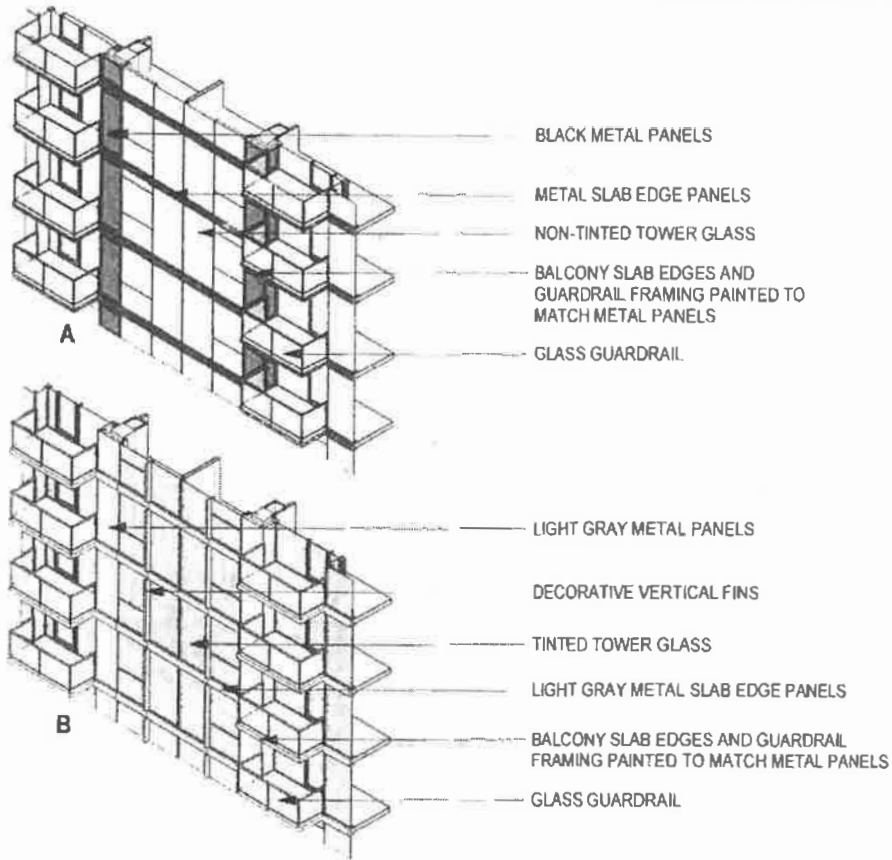


Applicant: 1200 West Carroll Holdings, LLC
Address: 1230 W Carroll Ave, Chicago, IL 60607
Introduced: 05/21/2025
Plan Commission: 11/20/2025

TOWER ISOMETRIC VIEW - TYPICAL GLAZING SYSTEMS

Thomas Roszak Architecture, LLC

FINAL FOR PUBLICATION



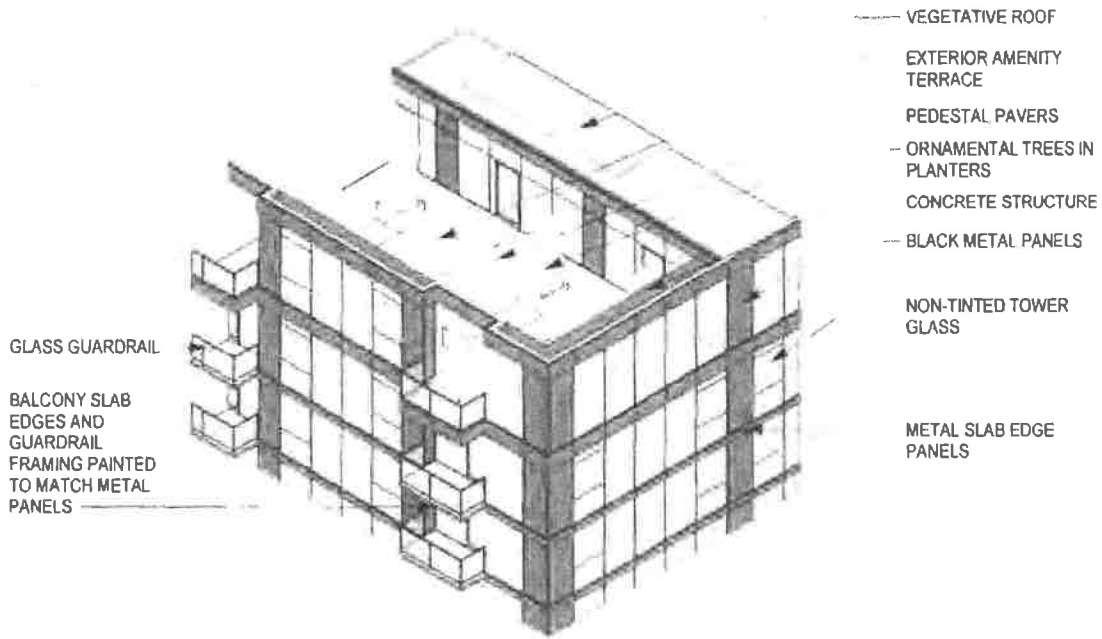
0.0
A
B

Applicant: 1200 West Carroll Holdings, LLC
Address: 1230 W Carroll Ave, Chicago, IL 60607
Introduced: 05/21/2025
Plan Commission: 11/20/2025

TOWER ISOMETRIC VIEW - TYPICAL BALCONY SYSTEMS

Thomas Roszak Architecture, LLC

FINAL FOR PUBLICATION

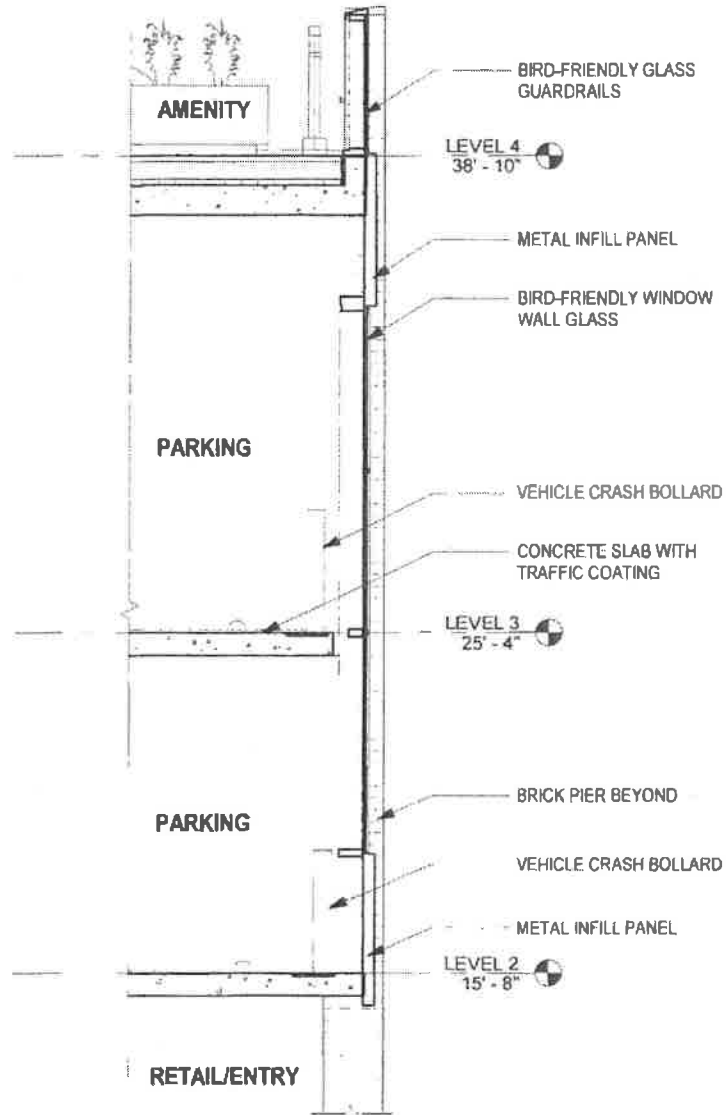


Applicant: 1200 West Carroll Holdings, LLC
Address: 1230 W Carroll Ave, Chicago, IL 60607
Introduced: 05/21/2025
Plan Commission: 11/20/2025

TOWER ISOMETRIC VIEW - AMENITY

Thomas Roszak Architecture, LLC

FINAL FOR PUBLICATION



Applicant: 1200 West Carroll Holdings, LLC
Address: 1230 W Carroll Ave, Chicago, IL 60607
Introduced: 05/21/2025
Plan Commission: 11/20/2025

PARKING SCREEN DETAIL

Thomas Roszak Architecture, LLC



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 13, 2023

Katie Jahnke Dale
DLA Piper LLP
444 West Lake Street
Suite 900
Chicago, Illinois 60606

Re: Minor Change Business Planned Development No. 1478 – 1200 West Carroll Avenue

Dear Ms. Janke Dale,

Please be advised that your request for a minor change to Business Planned Development No. 1478 (the "PD") has been considered by the Department of Planning and Development ("DPD") pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1478. South Carroll, LLC (the "Developer") owns the property within the PD.

Since approval of the PD and subsequent minor change, the Developer and its design team have refined the design and overall massing of the proposed building as follows in response to further design study and discussions with prospective tenants:

1. To increase the usable tenant space on the ground floor, the area of the building lobby has been reduced, the retail space on the Southeast increased, and the flexible tenant space on the Northwest to provide the opportunity for a dedicated tenant lobby or conference center increased. The publicly accessible plaza has increased from ~9,400 sf to ~9,750 sf.
2. Due to tenant demand for office space at levels 12 and 13, the amenity space was located from Level 12 to Level 3, which was previously office. As a result, the exterior elevation now reflects a ~7,500 sf terrace on the east side of Level 3 that was previously a ~4,000 sf terrace. Level 3 floor to floor height has been increased to 16' to accommodate amenity programming.
3. To increase the office rentable area on levels 12 and 13, the cantilevered area on the typical 'A' floors decreased by 10' at the West and East ends. This change affects the overall roof area from 33,066 SF / 11,242 SF (Green Roof) to 36,022 SF / 12,041 SF (Green Roof).
4. Due to tenant demand for access to exterior space on every office level, the western stairs were relocated inboard to the building core and exterior terraces were added to the typical 'A' floors. The relocated stairs provided an opportunity to improve the design of the stair tower overrun to the mechanical roof, creating a cleaner elevation and terminus to the roof line.
5. Per the previous approved minor change, dated April 6, 2021, the following changes are still implemented in the design:
 - a. The proposed flex space in the northwest corner of the building has been reduced in size to create a gated, covered exterior patio. This space is intended potentially for both private tenants and public access from the adjacent plaza.

- b. The masonry cladding on parking levels 2 and 3 will be replaced with pre-cast concrete cladding, with a color that will maintain the lighter expression originally approved.
- c. Modifications are being made to the retail façade to a fully glazed framed system extending to the underside of the pre-cast concrete cladding.
- d. The top floor double height space will be slightly reduced on the Carroll Avenue elevation.
- e. The proportion of the main, center vision panel will be increased on the main office façade, to maximize tenant view lines to the exterior.

This approval includes the following attached documents prepared by Gensler:

- Planned Development Boundary;
- Site/Landscape Plan;
- Roof Plan;
- Elevations (South, North, East, West);
- Ground Floor & Level 2 Parking Façade;
- Podium Façade; and,
- Tower Façade.

Regarding your request, the Department of Planning and Development has determined that allowing the proposed 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 1478, 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 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.

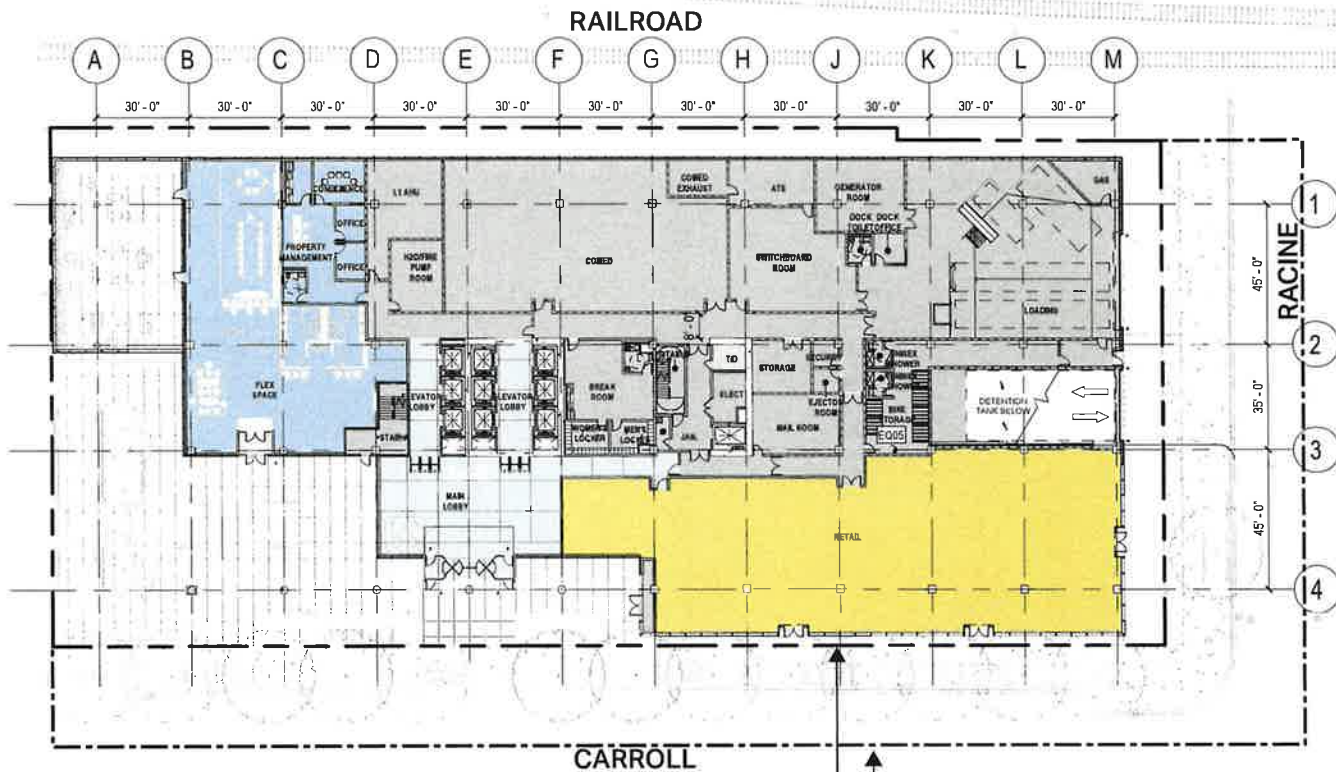
Sincerely,



Noah Szafraniec,
Assistant Commissioner

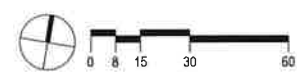
PD APPLICATION

PLANNED DEVELOPMENT BOUNDARY

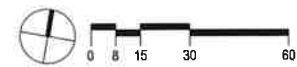
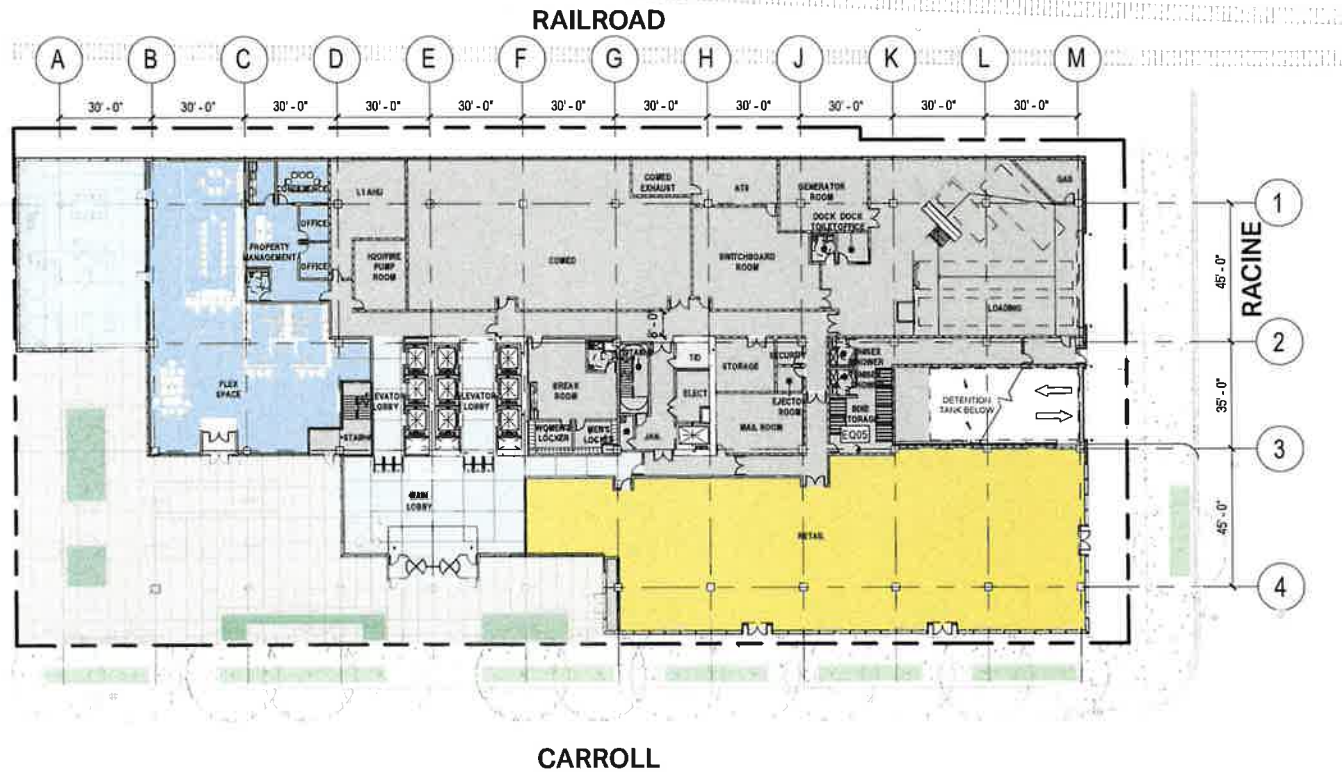


NET SITE AREA = 59,952 SQ.FT.
 AREA IN RIGHT OF WAY = 18,385 SQ.FT.
 GROSS SITE AREA = 78,337 SQ.FT.

PROPERTY LINE
 PD BOUNDARY

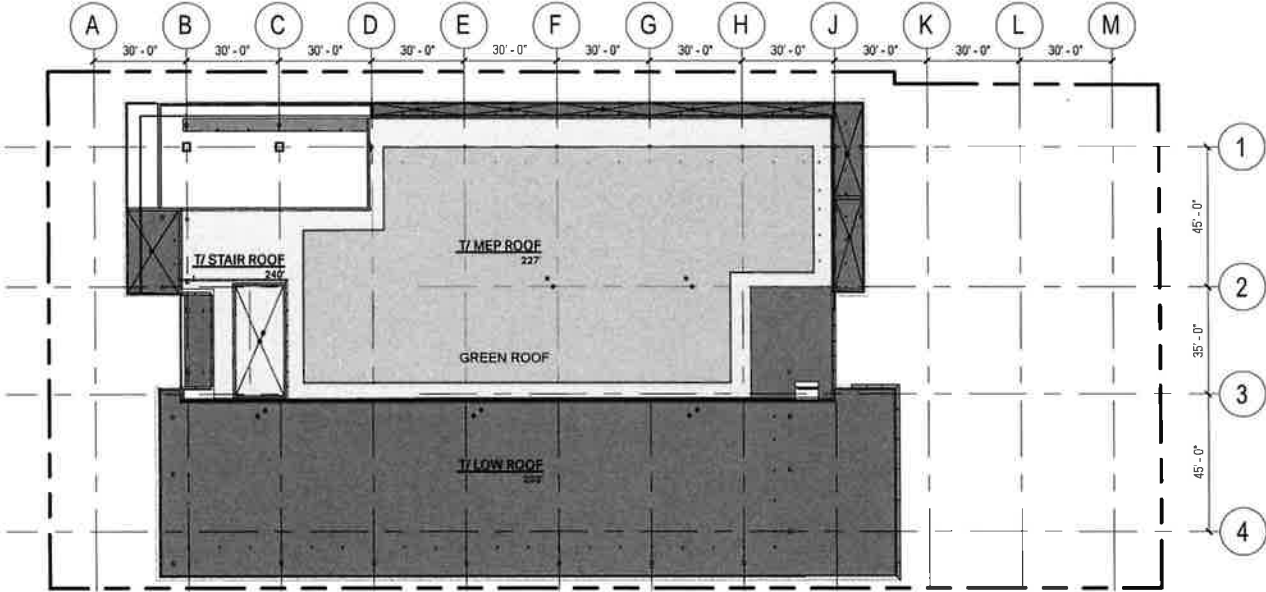


PD APPLICATION SITE / LANDSCAPE PLAN



PD APPLICATION

ROOF PLAN

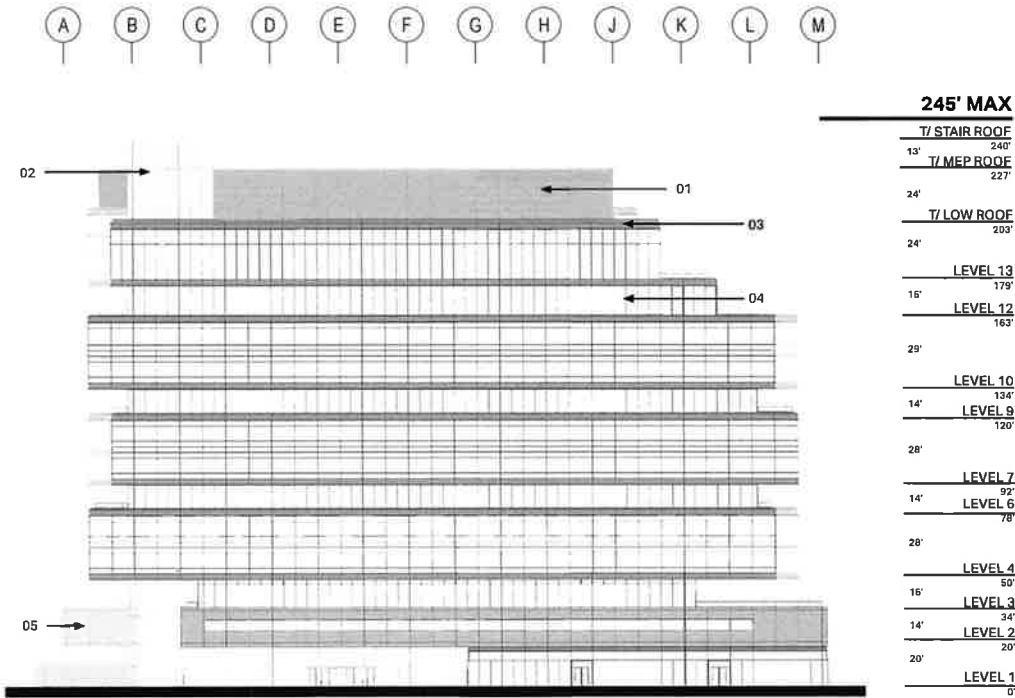


TOTAL ROOF AREA = 36,022 SQ.FT.
GREEN ROOF AREA = 12,041 SQ.FT. (33%)



PD APPLICATION

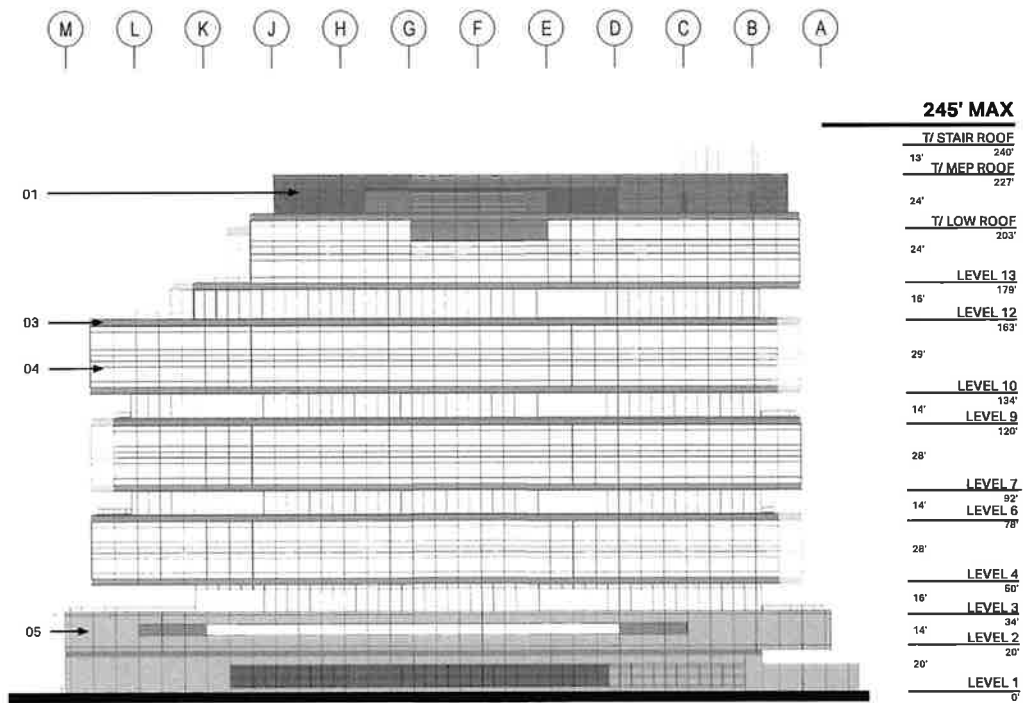
SOUTH ELEVATION



- 01 - METAL PANEL
- 02 - ALUMINUM FRAME GLASS FACADE
- 03 - METAL ACCENT TRIM
- 04 - ALUMINUM FRAME GLASS WINDOW
- 05 - PRE-CAST CONCRETE CLADDING

PD APPLICATION

NORTH ELEVATION

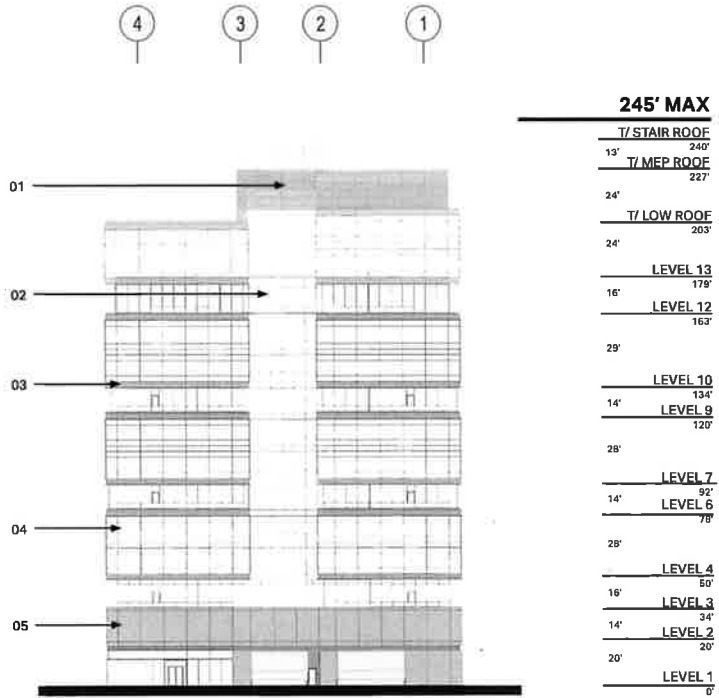


- 01 - METAL PANEL
- 02 - ALUMINUM FRAME GLASS FACADE
- 03 - METAL ACCENT TRIM
- 04 - ALUMINUM FRAME GLASS WINDOW
- 05 - PRE-CAST CONCRETE CLADDING



PD APPLICATION

EAST ELEVATION

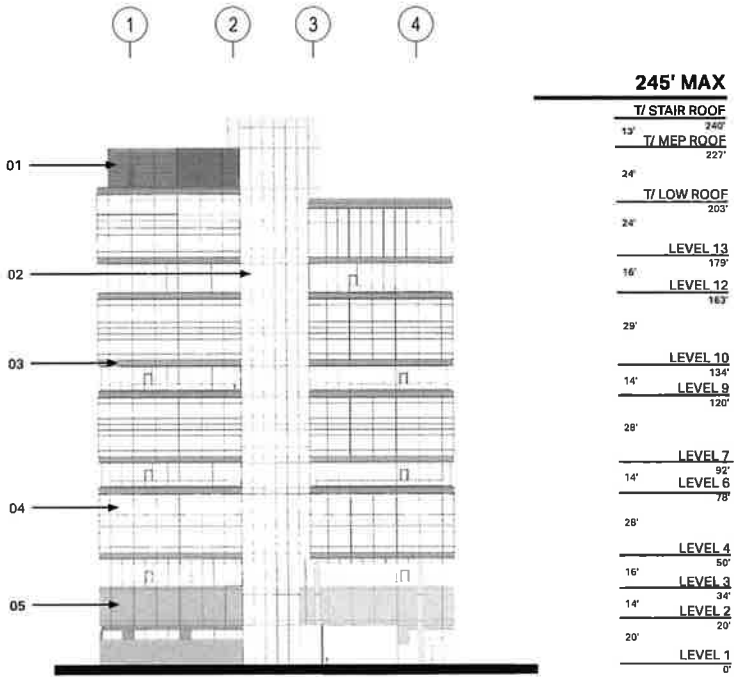


- 01 - METAL PANEL
- 02 - ALUMINUM FRAME GLASS FACADE
- 03 - METAL ACCENT TRIM
- 04 - ALUMINUM FRAME GLASS WINDOW
- 05 - PRE-CAST CONCRETE CLADDING



PD APPLICATION

WEST ELEVATION

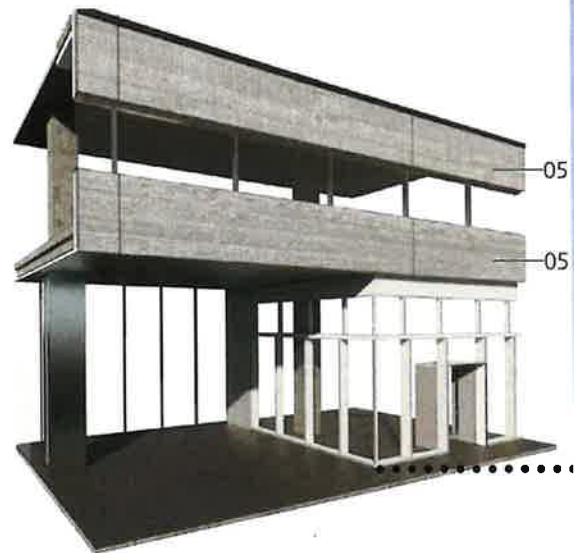


- 01 - METAL PANEL
- 02 - ALUMINUM FRAME GLASS FACADE
- 03 - METAL ACCENT TRIM
- 04 - ALUMINUM FRAME GLASS WINDOW
- 05 - PRE-CAST CONCRETE CLADDING



PD APPLICATION

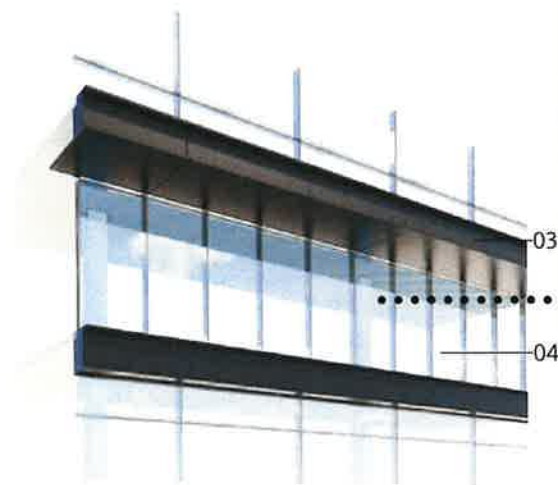
GROUND FLOOR & LEVEL 2 PARKING FACADE



- 01 - METAL PANEL
- 02 - ALUMINUM FRAME GLASS FACADE
- 03 - METAL ACCENT TRIM
- 04 - ALUMINUM FRAME GLASS WINDOW
- 05 - PRE-CAST CONCRETE CLADDING

PD APPLICATION

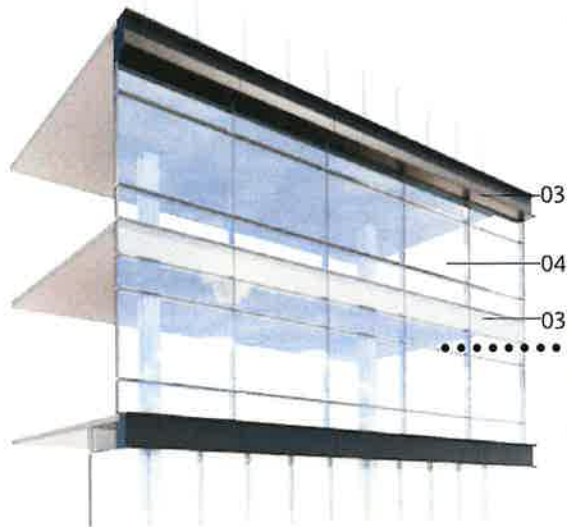
PODIUM FACADE



- 01 - METAL PANEL
- 02 - ALUMINUM FRAME GLASS FACADE
- 03 - METAL ACCENT TRIM
- 04 - ALUMINUM FRAME GLASS WINDOW
- 05 - PRE-CAST CONCRETE CLADDING

PD APPLICATION

TOWER FACADE



- 01 - METAL PANEL
- 02 - ALUMINUM FRAME GLASS FACADE
- 03 - METAL ACCENT TRIM
- 04 - ALUMINUM FRAME GLASS WINDOW
- 05 - PRE-CAST CONCRETE CLADDING



April 6, 2021

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

**Re: Minor change for PD No. 1478
1200 W. Carroll Avenue**

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Business Planned Development No. 1478 ("PD 1478"), 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 1478.

Your client and sole property owner of the PD, South Carroll, LLC, is seeking a minor change in order to make design and material modifications to the proposed building at 1200 W. Carroll Avenue. The proposed flex space in the northwest corner of the building has been reduced in size to create a gated, covered exterior patio. This space is intended potentially for both private tenant and public access from the adjacent plaza. Secondly, the masonry cladding on parking levels 2 and 3 will be replaced with pre-cast concrete cladding, with a color that will maintain the lighter expression originally approved. Additionally, the following modifications are also proposed: the retail facade will be a fully glazed framed system extending to the underside of the pre-cast concrete cladding; the height of the rooftop stair tower will be slightly decreased; the top floor double height space will be slightly reduced on the Carroll Avenue elevation; the depth of the south and north façade terraces will be reduced on the podium facade; the proportion of the main, center vision panel will be increased on the main office facade, in order to maximize tenant view lines to the exterior. These changes are shown on the following attached revised exhibits: Planned Development Boundary Plan, Site/Landscape Plan, Roof Plan, North, South, East and West Elevations, and Ground Floor & Level 2 Parking Façade Exhibit.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed 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.

Minor change

PD 1478

04/06/21

Page 2

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1478, 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,

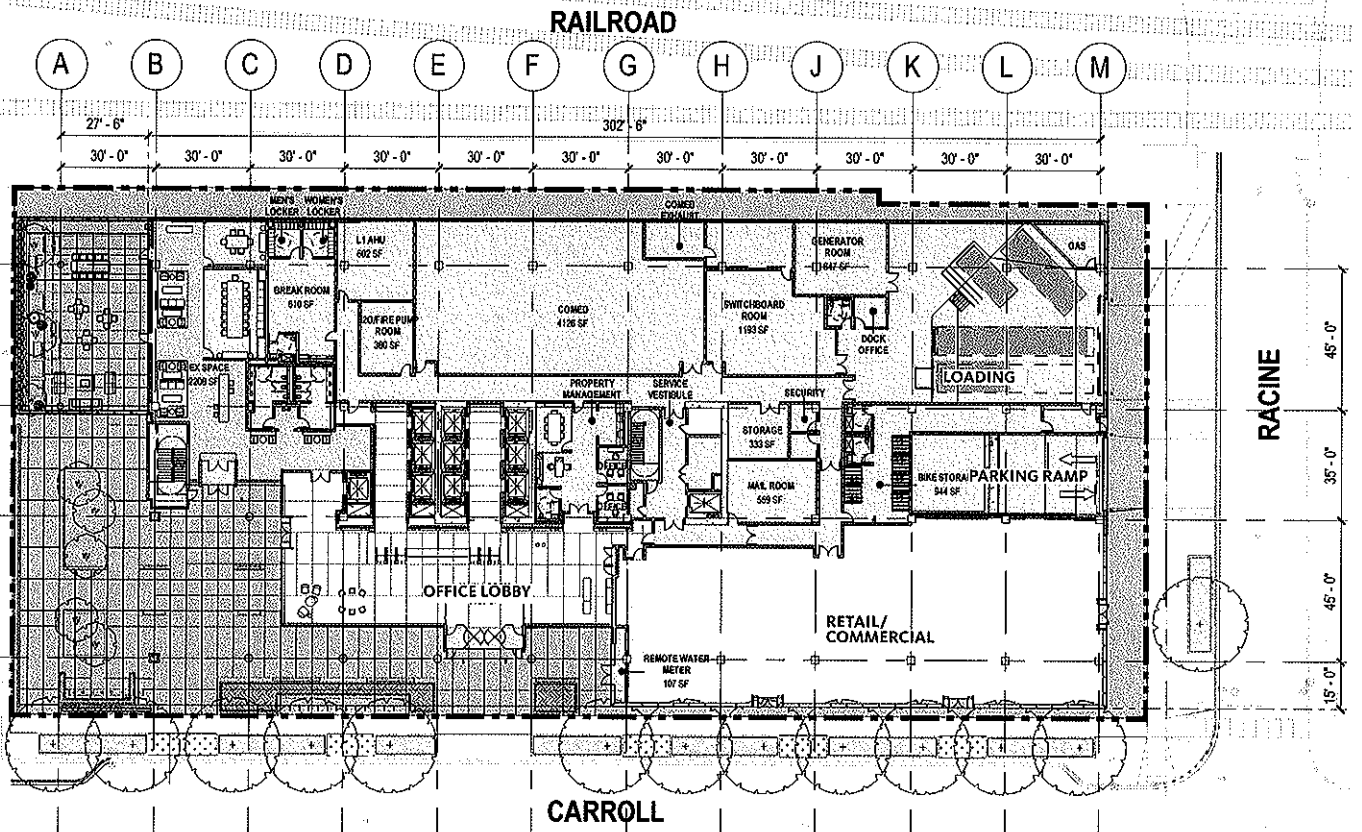
A handwritten signature in black ink, appearing to read 'SAC' followed by a large, stylized flourish that extends to the right.

Steven Valenziano

Assistant Zoning Administrator

SV:tm

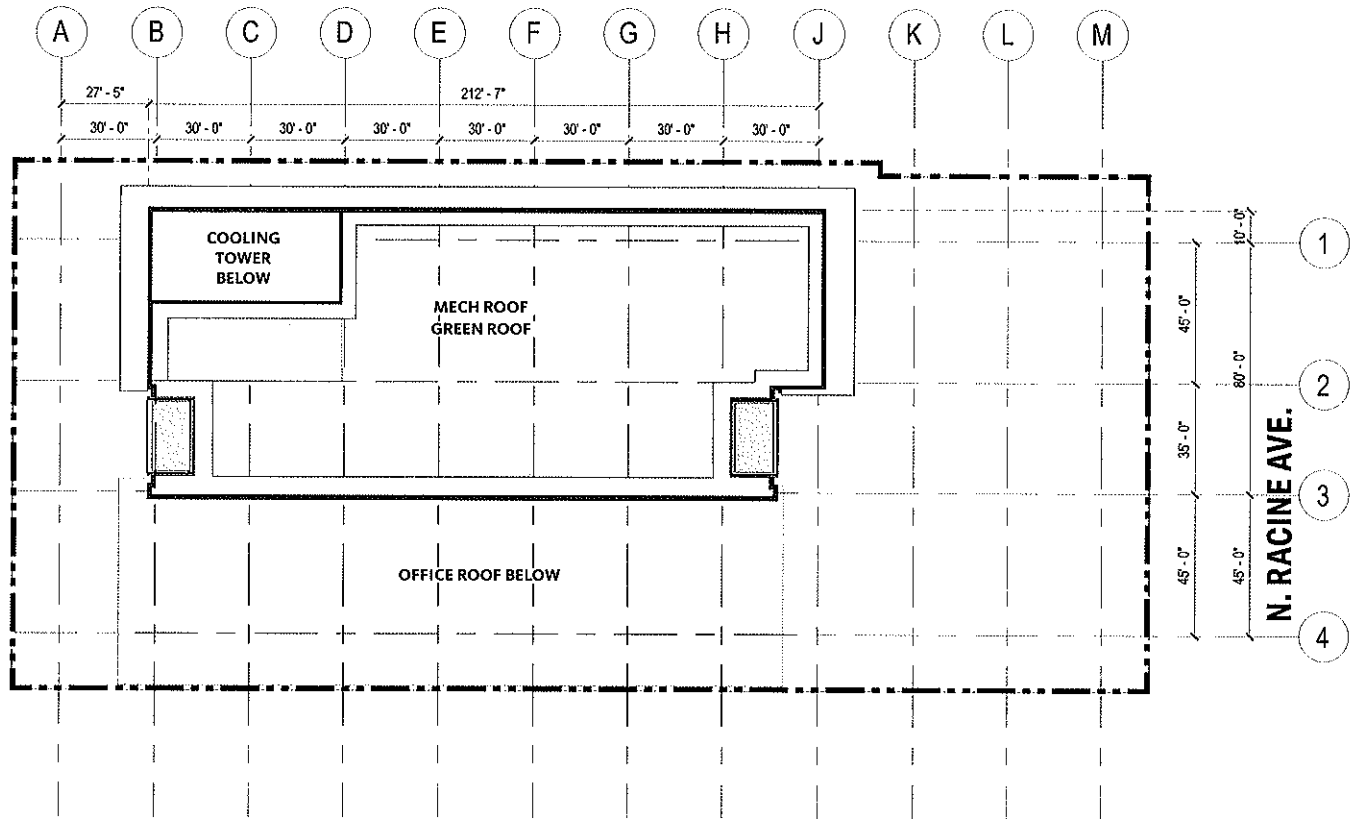
C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file



SITE/LANDSCAPE PLAN



Applicant: South Carroll, LLC
 Address: 1200 West Carroll, Chicago, IL



W. CARROLL AVE.

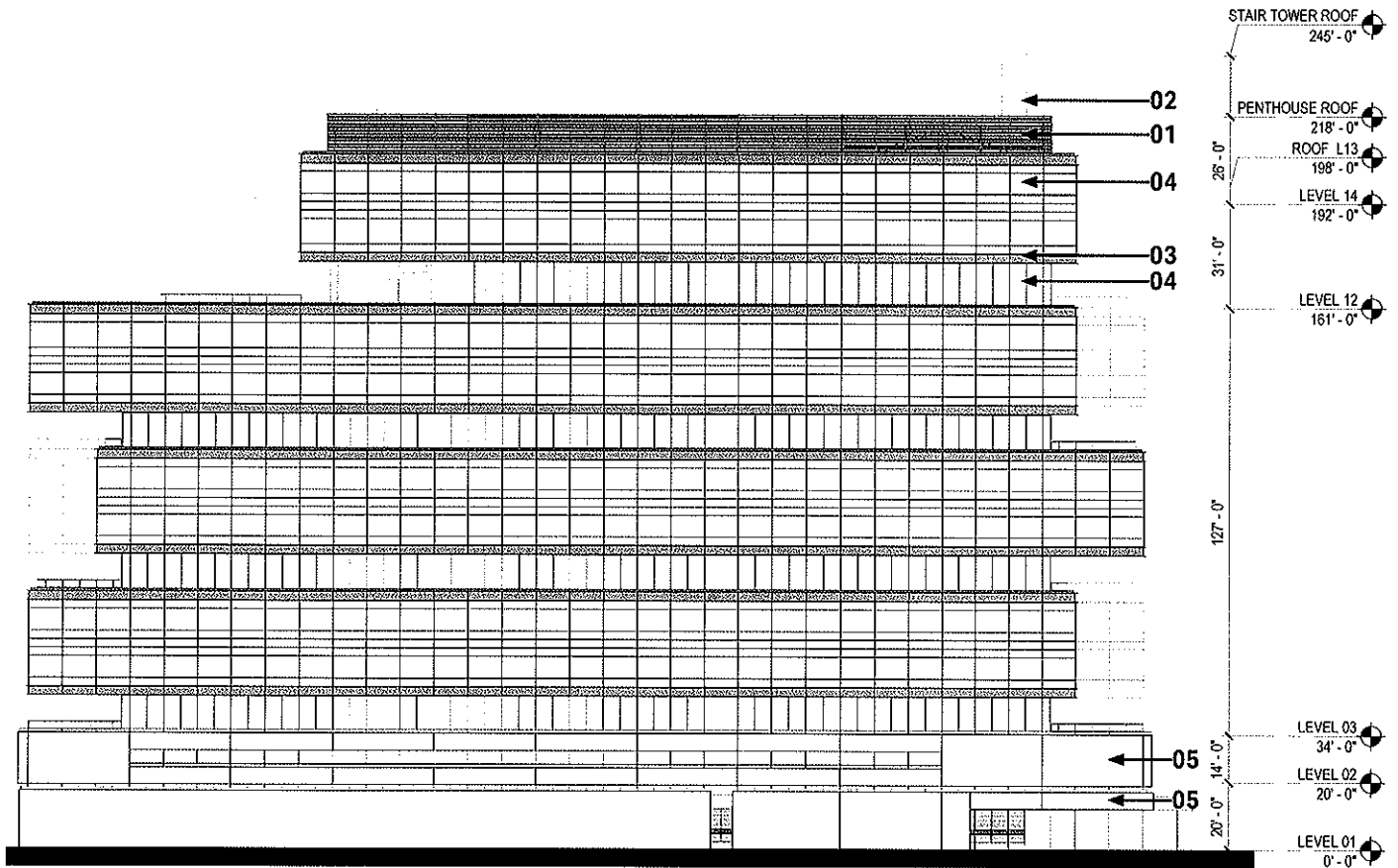
TOTAL ROOF AREA = 33,066 SQ.FT.
 GREEN SPACE AREA = 11,242 SQ.FT. (34%)

ROOF PLAN



Applicant: South Carroll, LLC
 Address: 1200 West Carroll, Chicago, IL

M L K J H G F E D C B A



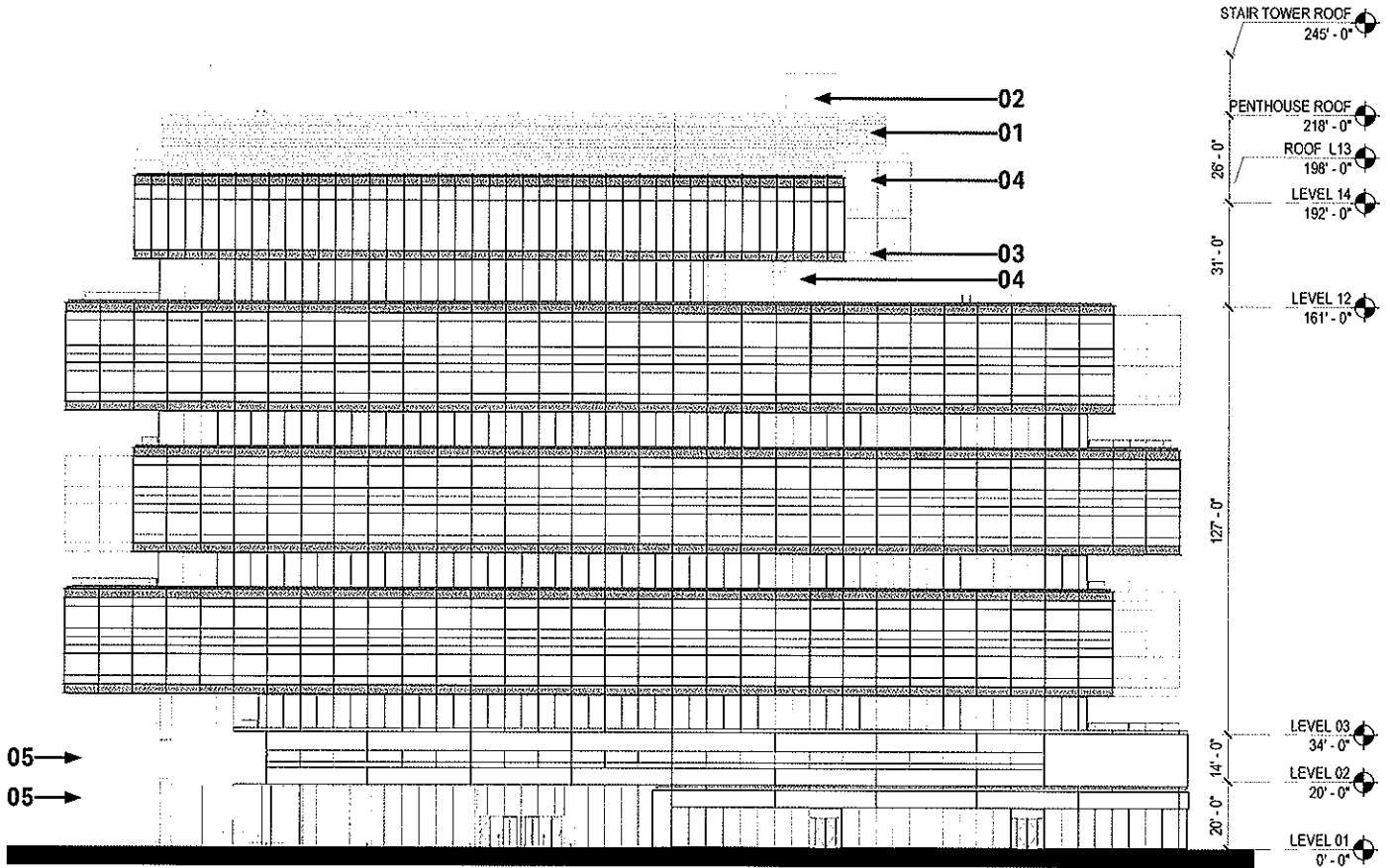
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- 02 - ALUMINUM FRAME GLASS FACADE @ STAIRCASE
- 03 - METAL ACCENT TRIM
- 04 - ALUMINUM FRAME GLASS WINDOW
- 05 - PRE-CAST CONCRETE CLADDING

NORTH ELEVATION



Applicant: South Carroll, LLC
 Address: 1200 West Carroll, Chicago, IL

A B C D E F G H J K L M

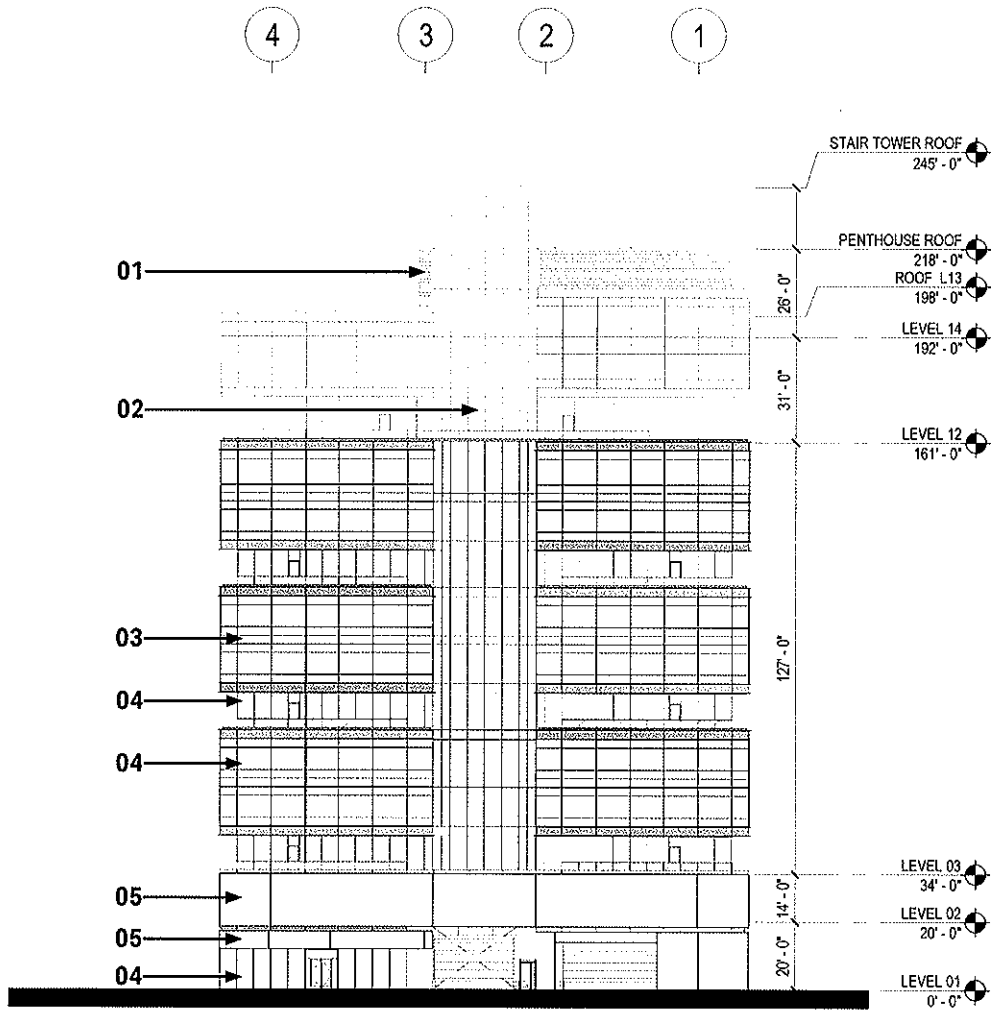


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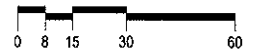
SOUTH ELEVATION



Applicant: South Carroll, LLC
 Address: 1200 West Carroll, Chicago, IL



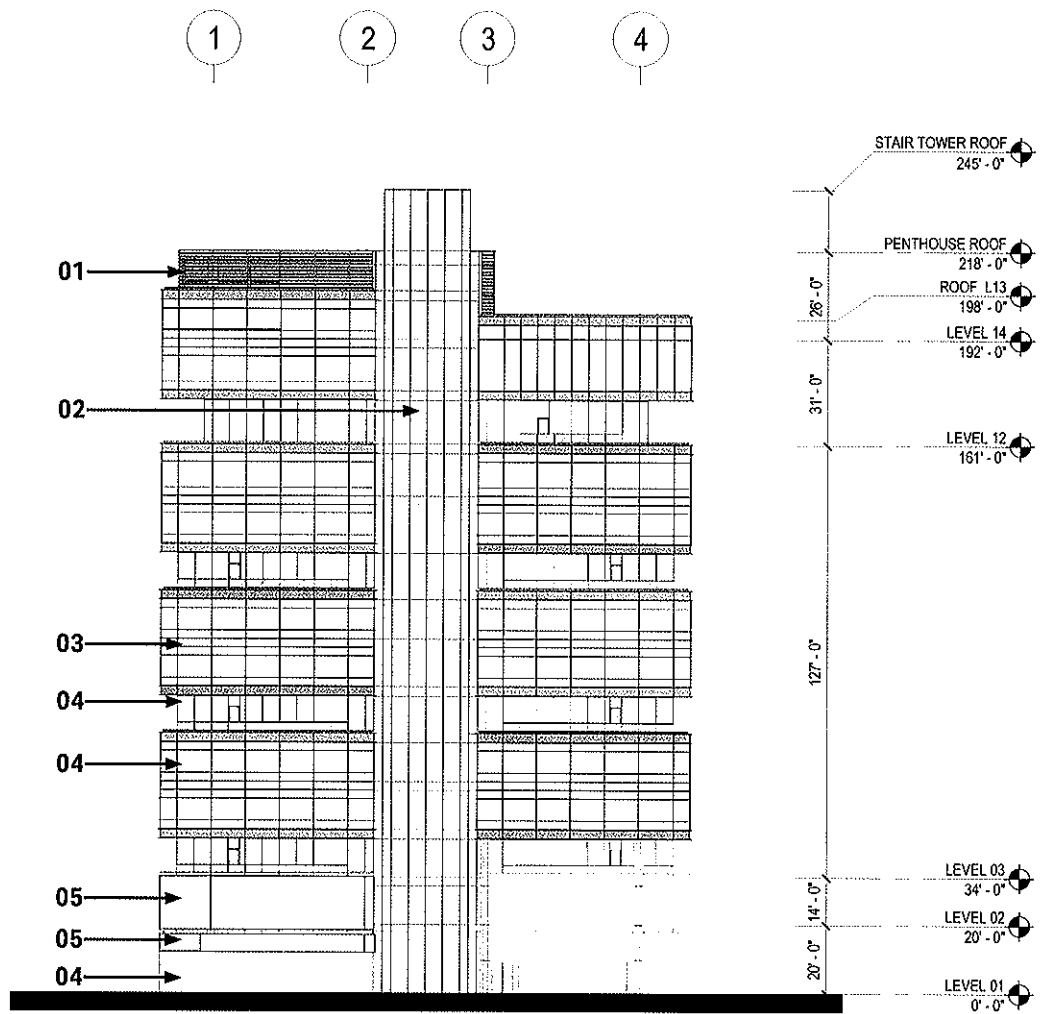
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- 02 - ALUMINUM FRAME GLASS FACADE @ STAIRCASE
- 03 - METAL ACCENT TRIM
- 04 - ALUMINUM FRAME GLASS WINDOW
- 05 - PRE-CAST CONCRETE CLADDING



EAST ELEVATION



Applicant: South Carroll, LLC
 Address: 1200 West Carroll, Chicago, IL



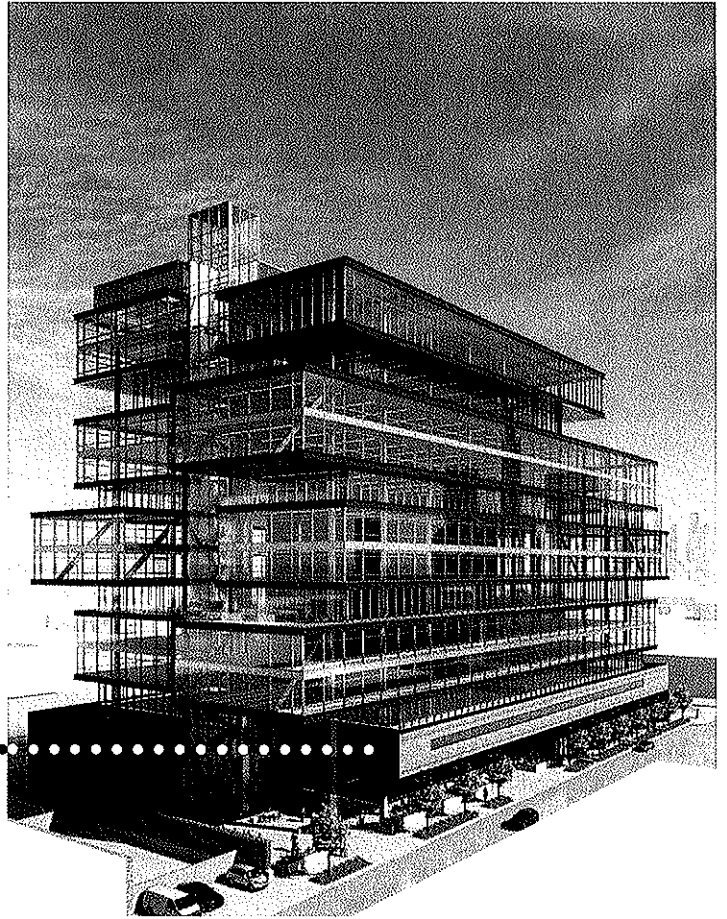
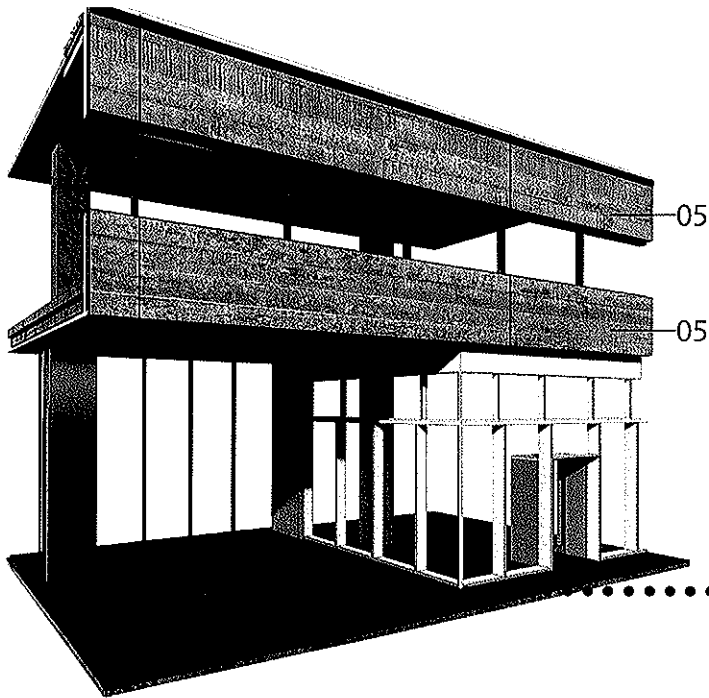
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- 03 - METAL ACCENT TRIM
- 04 - ALUMINUM FRAME GLASS WINDOW
- 05 - PRE-CAST CONCRETE CLADDING



WEST ELEVATION



Applicant: South Carroll, LLC
 Address: 1200 West Carroll, Chicago, IL



- 01 - METAL PANEL
- 02 - ALUMINUM FRAME GLASS FACADE @ STAIRCASE
- 03 - METAL ACCENT TRIM
- 04 - ALUMINUM FRAME GLASS WINDOW
- 05 - PRE-CAST CONCRETE CLADDING

GROUND FLOOR & LEVEL 2 PARKING FACADE



Applicant: South Carroll, LLC
Address: 1200 West Carroll, Chicago, IL

Reclassification Of Area Shown On Map No. 1-G.
 (As Amended)
 (Application No. 20298)
 (Common Address: 1200 W. Carroll Ave.)

BPD 1478

[SO2019-9352]

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 M2-3 Light Industry District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Carroll Avenue; a line 360.35 feet west of and parallel to North Racine Avenue; the public alley north of and parallel to West Carroll Avenue; and North Racine Avenue,

to those of a DX-5 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Carroll Avenue; a line 360.35 feet west of and parallel to North Racine Avenue; the public alley north of and parallel to West Carroll Avenue; and North Racine Avenue,

to those of a 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 3. This ordinance shall be in force and effect from and after its passage and due publication.

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

Business Planned Development No. 1478.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1478 ("Planned Development") consists of approximately 59,952 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). South Carroll 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.

As part of this project, the Applicant agrees to contribute \$250,000 to CDOT towards the cost of railroad crossing upgrades and signal improvements upon issuance of a Certificate of Occupancy for the building.

4. This Planned Development consists of these 17 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Gensler and dated June 18, 2020 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary Map; a Site/Landscape Plan, a Roof Plan, Elevations (South, East, North, West) and Detail Drawings (Ground Floor and Level 2 Parking Facade, Podium Facade, Main Office Facade). 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 Business Planned Development: office; hotel; daycare; animal services; business equipment sales and service; business support services; urban farm (rooftop operation); communication service establishments; eating and drinking establishments (all, including taverns); entertainment and spectator sports (excluding inter-track wagering facilities); indoor special event including incidental liquor sales; financial services; food and beverage retail sales; medical service; personal service; general retail sales; participant sports and recreation; limited and artisan manufacturing, production and industrial services; co-located wireless communication facilities, accessory parking, non-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 59,952 square feet.

The Applicant acknowledges that the project has received a bonus FAR of 3.1, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 8.1. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-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. In this case, the Applicant will contribute the Local Impact portion of the bonus payment toward the cost of railroad crossing upgrades and signal improvements and safety measures, viaduct improvements and safety measures, and lighting along Lake Street.

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.

The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the

improvements undertaken in accordance with the Plans, other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance).

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 13-32-125 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 foregoing, 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 that Subareas A and B are located in the Kinzie Industrial Corridor Conversion Area, and have undergone a "rezoning" within the meaning of Chapter 16-8 of the Municipal Code (the "Industrial Corridor System Fund Ordinance"). As a result of this rezoning, the Planned Development is subject to the conversion fee provisions of the Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the City's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the conversion fee may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The amount of the conversion fee due prior to the issuance of a building permit shall be calculated based on the fee rate in effect at the time of payment. The Applicant shall record a notice against the Property to ensure that the requirements of the Industrial Corridor System Fund Ordinance are enforced in accordance with Section 16-8-100.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to the DX-5 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Boundary Map; Site/Landscape Plan; Roof Plan; North, South, East and West Building Elevations; Ground Floor and Level 2 Parking Facade; Podium Facade; and Main Office Facade referred to in these Plan of Development Statements printed on pages 19529 through 19540 of this *Journal*.]

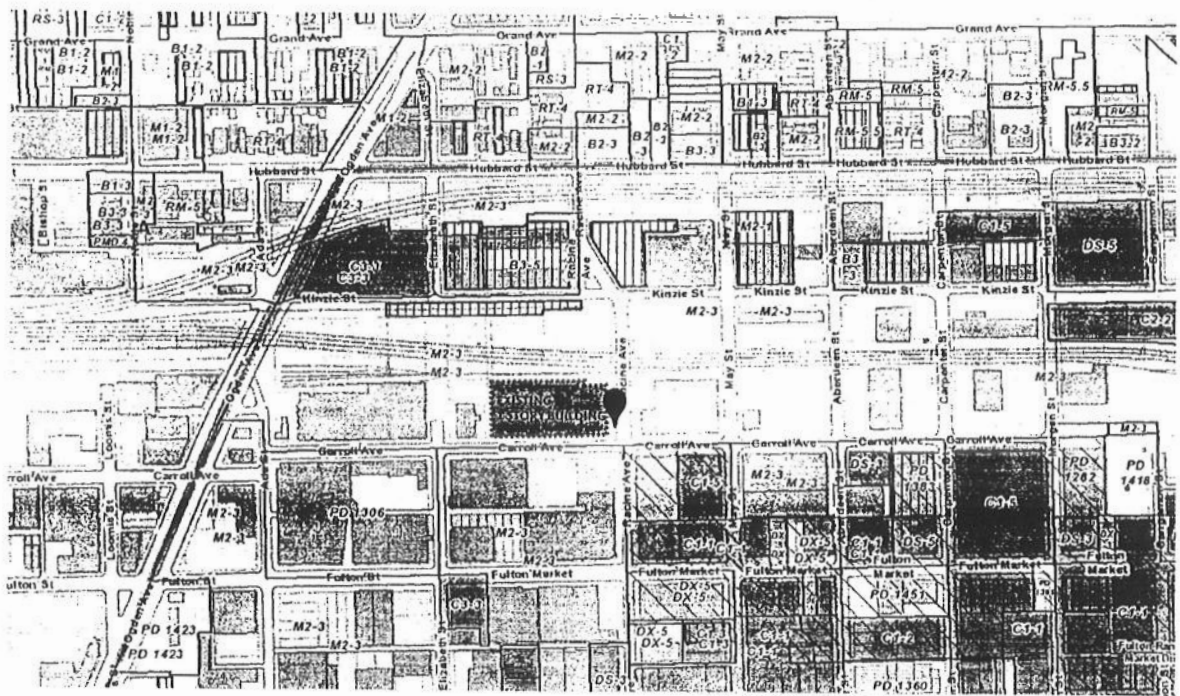
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development No. 1478.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	78,337
Area of Public Rights-of-Way (square feet):	18,385
Net Site Area (square feet):	59,952
Maximum Floor Area Ratio:	8.1
Minimum Off-Street Parking Spaces:	90
Minimum Off-Street Loading Spaces:	2 (10 feet by 25 feet)
Maximum Building Height:	245 feet
Minimum Setbacks:	In conformance with the Plans

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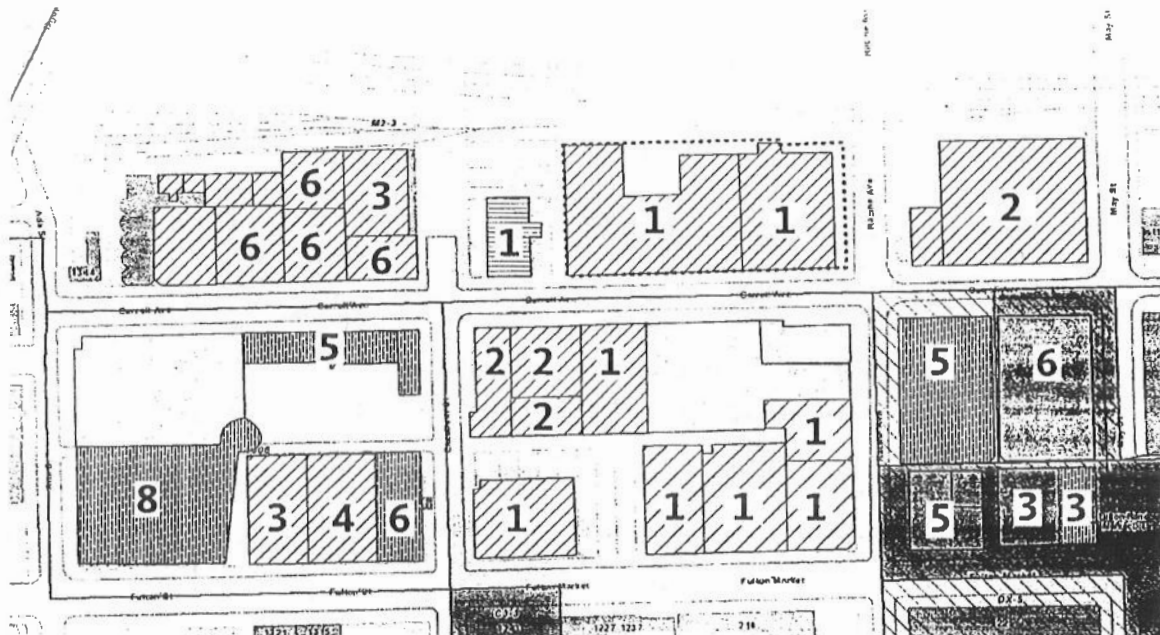


EXISTING ZONING MAP



Applicant: South Carroll, LLC
Address: 1700 West Carroll, Chicago, IL
Introduced: December 18, 2019
Plan Commission: June 18, 2020

FINAL FOR PUBLICATION

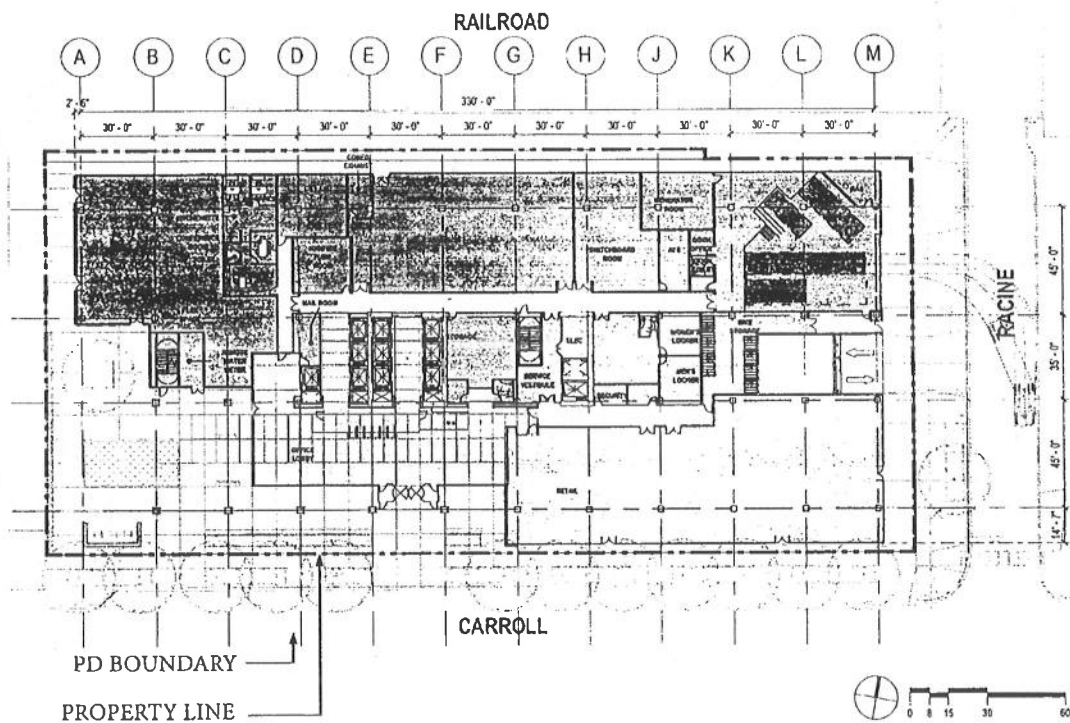


EXISTING LAND USE MAP



Applicant: South Carroll, LLC
 Address: 1200 West Carroll, Chicago, IL
 Introduced: December 18, 2019
 Plan Commission, June 18, 2020

FINAL FOR PUBLICATION



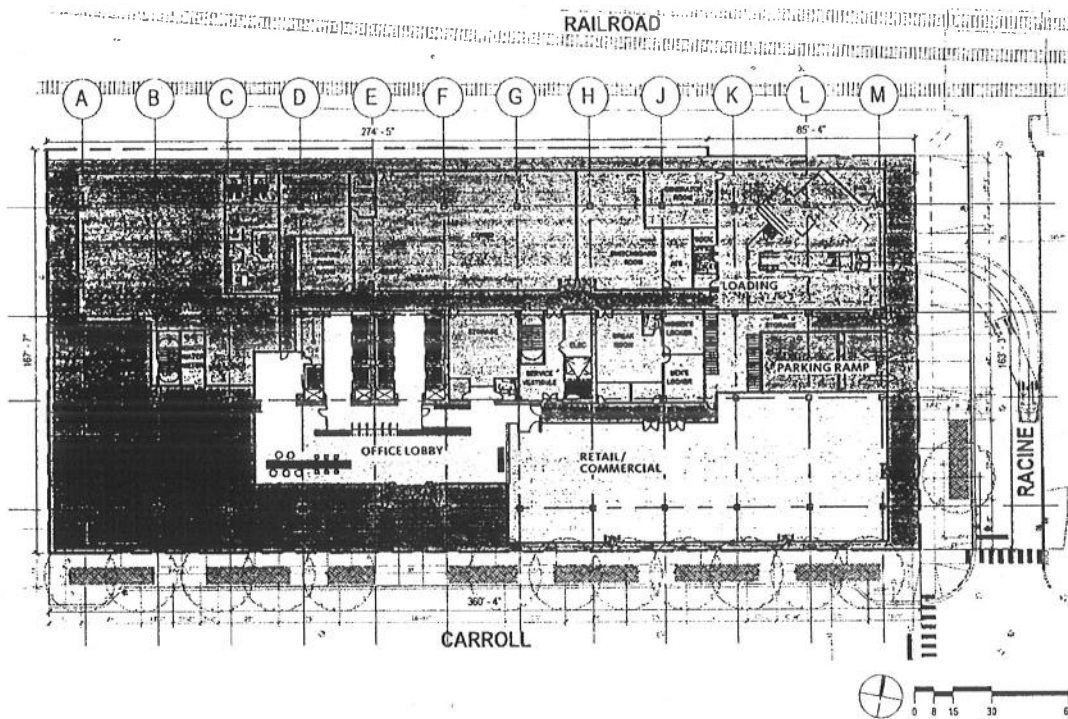
NET SITE AREA = 59,952 SQ.FT.
 AREA IN RIGHT OF WAY= 18,385 SQ.FT.
 GROSS SITE AREA = 78,337 SQ.FT.

PLANNED DEVELOPMENT BOUNDARY



Applicant: South Carroll, LLC
 Address: 1200 West Carroll, Chicago, IL
 Introduced: December 18, 2019
 Plan Commission: June 18, 2020

FINAL FOR PUBLICATION

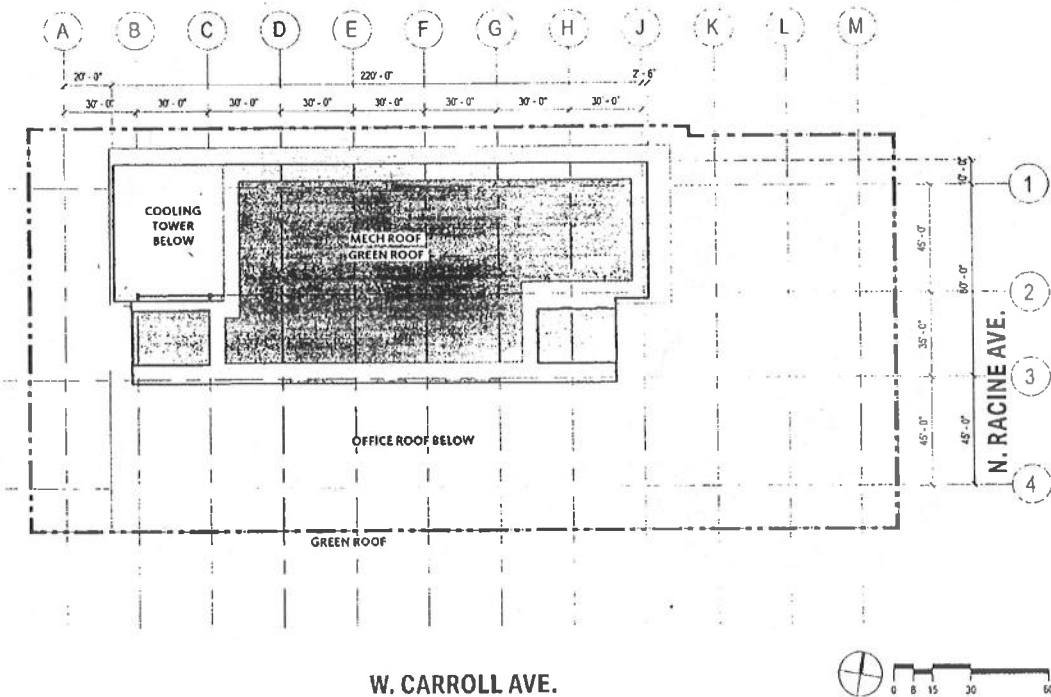


SITE/LANDSCAPE PLAN



Applicant: South Carroll, LLC
Address: 1200 West Carroll, Chicago, IL
Introduced: December 18, 2019
Plan Commission: June 18, 2020

FINAL FOR PUBLICATION



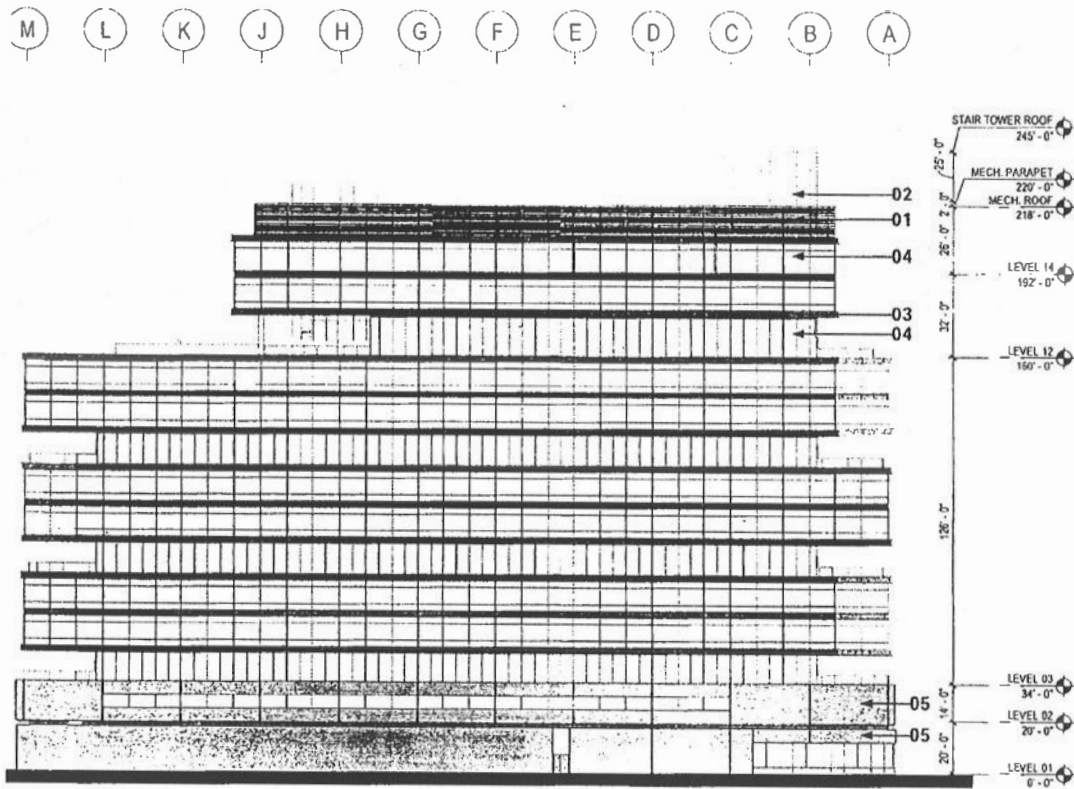
TOTAL ROOF AREA = 33,066 SQ.FT.
GREEN SPACE AREA = 11,242 SQ.FT. (34%)

ROOF PLAN



Applicant: South Carroll, LLC
Address: 1200 West Carroll, Chicago, IL
Introduced: December 18, 2019
Plan Commission: June 18, 2020

FINAL FOR PUBLICATION



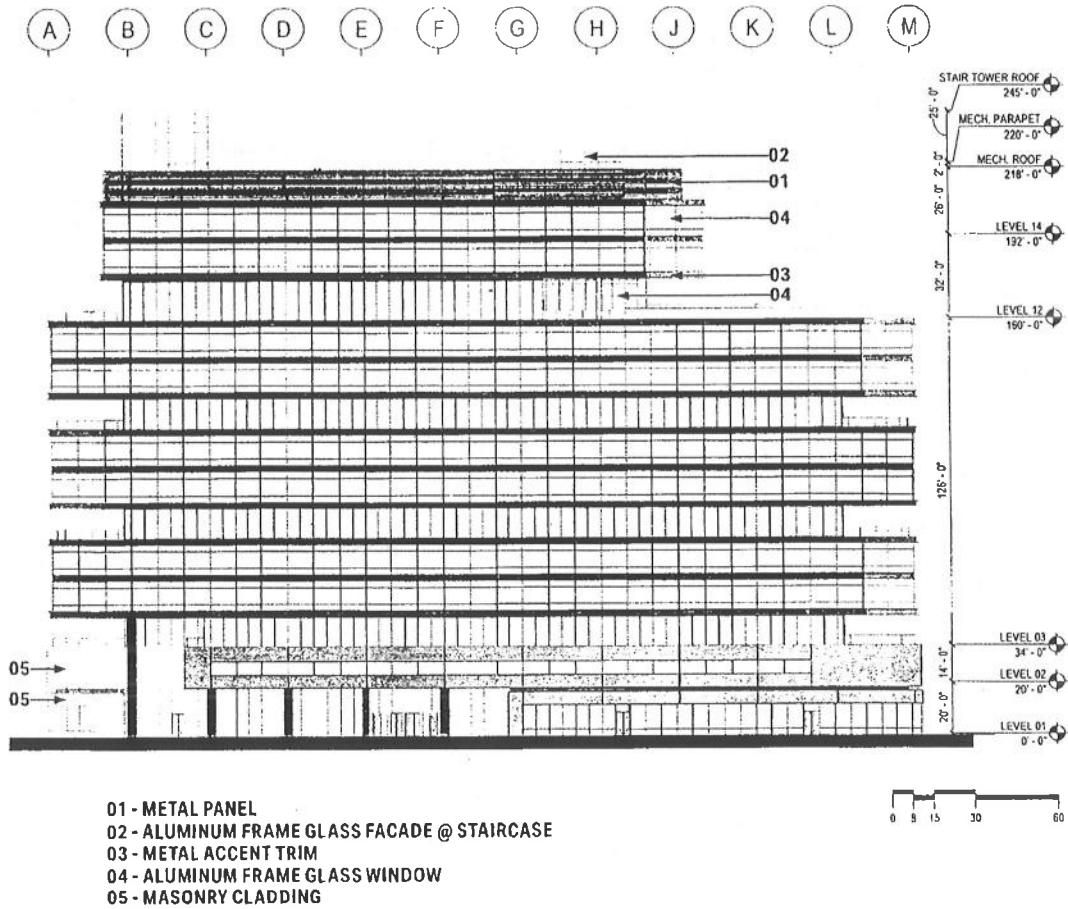
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- 02 - ALUMINUM FRAME GLASS FACADE @ STAIRCASE
- 03 - METAL ACCENT TRIM
- 04 - ALUMINUM FRAME GLASS WINDOW
- 05 - MASONRY CLADDING

NORTH ELEVATION



Applicant: South Carroll, LLC
 Address: 1200 West Carroll, Chicago, IL
 Introduced: December 18, 2019
 Plan Commission: June 18, 2020

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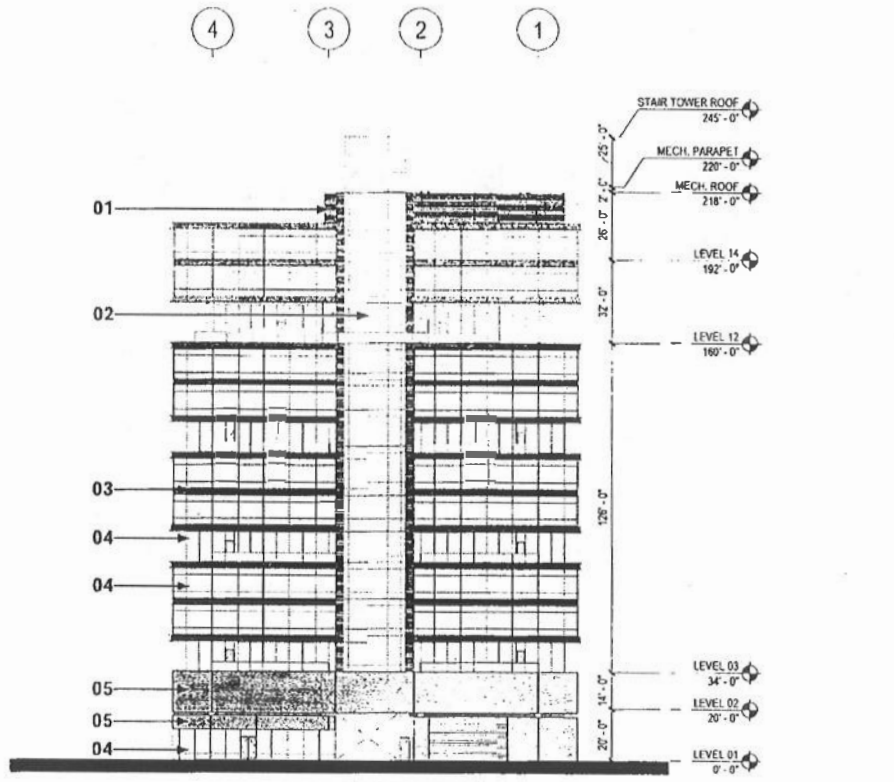


SOUTH ELEVATION



Applicant: South Carroll, LLC
 Address: 1700 West Carroll, Chicago, IL
 Introduced: December 18, 2019
 Plan Commission: June 18, 2020

FINAL FOR PUBLICATION



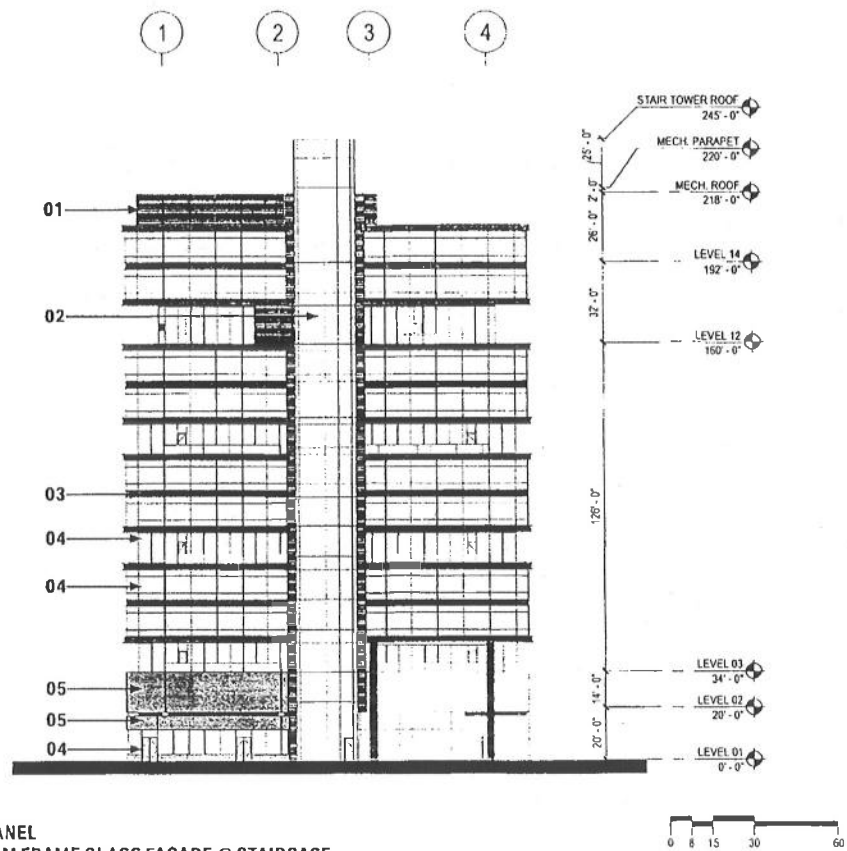
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EAST ELEVATION



Applicant: South Carroll, LLC
 Address: 1200 West Carroll, Chicago, IL
 Introduced: December 18, 2019
 Plan Commission: June 18, 2020

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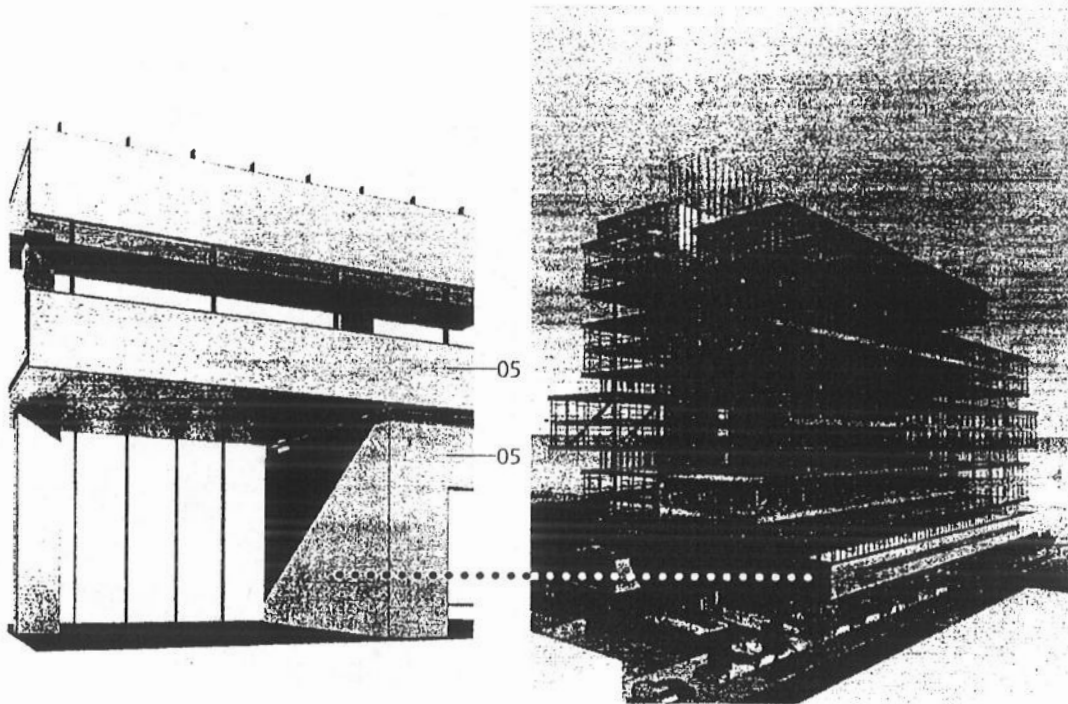
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- 04 - ALUMINUM FRAME GLASS WINDOW
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WEST ELEVATION



Applicant: South Carroll, LLC
 Address: 1200 West Carroll, Chicago, IL
 Introduced: December 18, 2019
 Plan Commission: June 18, 2020

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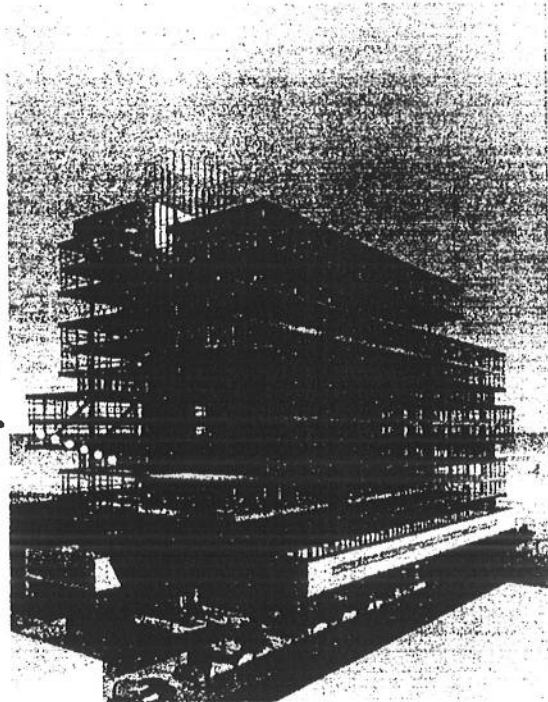
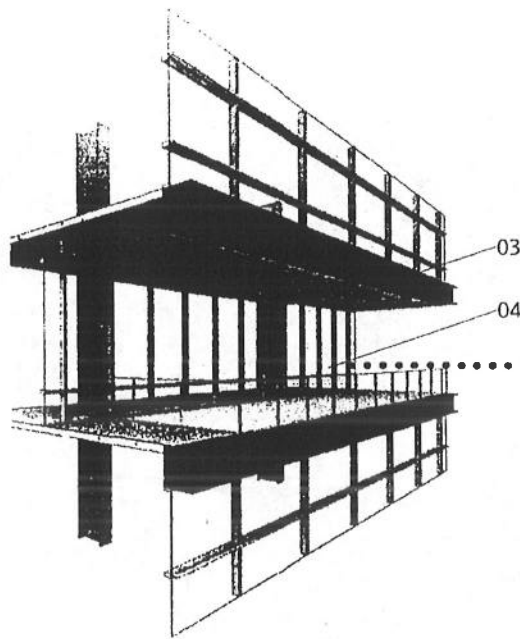
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GROUND FLOOR & LEVEL 2 PARKING FACADE



Applicant: South Carroll, LLC
Address: 1200 West Carroll, Chicago, IL
Introduced: December 18, 2019
Plan Commission: June 18, 2020

FINAL FOR PUBLICATION



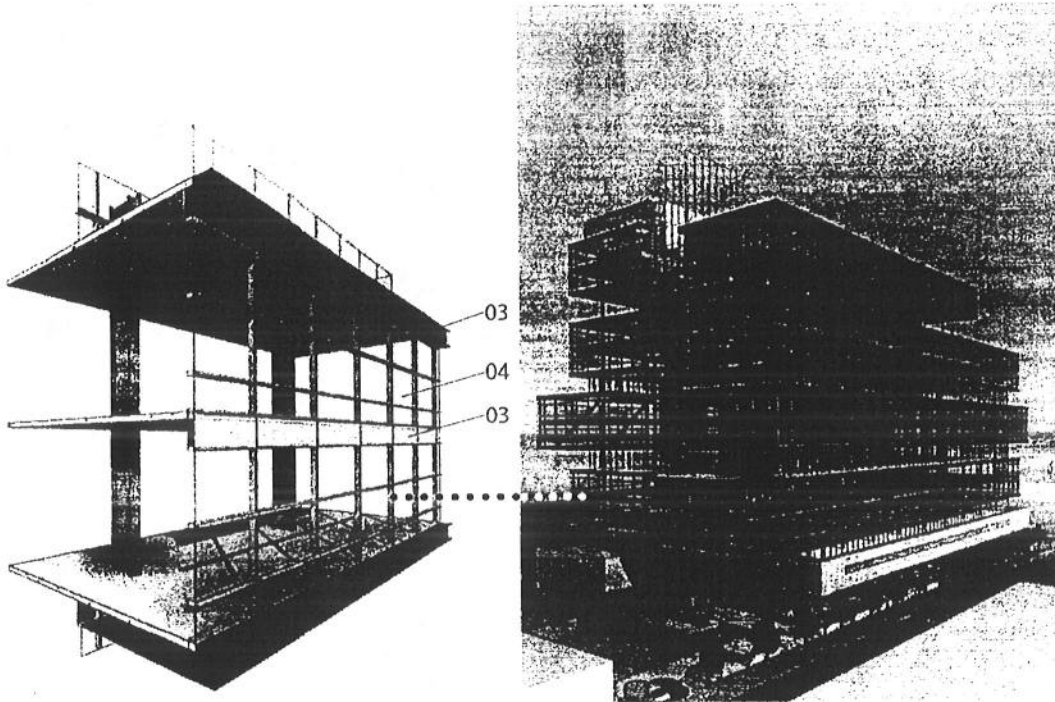
- 01 - METAL PANEL
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- 05 - MASONRY CLADDING

PODIUM FACADE



Applicant: South Carroll, LLC
Address: 1200 West Carroll, Chicago, IL
Introduced: December 18, 2019
Plan Commission: June 18, 2020

FINAL FOR PUBLICATION



- 01 - METAL PANEL
- 02 - ALUMINUM FRAME GLASS FACADE @ STAIRCASE
- 03 - METAL ACCENT TRIM
- 04 - ALUMINUM FRAME GLASS WINDOW
- 05 - MASONRY CLADDING

MAIN OFFICE FACADE



Applicant: South Carroll, LLC
Address: 1200 West Carroll, Chicago, IL
Introduced: December 18, 2019
Plan Commission: June 18, 2020