

PD 1570

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Reclassification Of Area Shown On Map No. 1-G.
(As Amended)
(Application No. 20866)
(Common Address: 1300 W. Carroll Ave.)
[O2023-5097/SO2023-0001865]

RBPD 1570

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; North Ada Street; a line 189.00 feet north of and parallel to West Carroll Avenue; North Elizabeth Street; a line 177.70 feet north of and parallel to West Carroll Avenue; the 15-foot public alley east of and parallel to North Elizabeth Street; the 15-foot public alley north of and parallel to West Carroll Avenue; and a line 28.75 feet east of and parallel to North Elizabeth Street,

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; North Ada Street; a line 189.00 feet north of and parallel to West Carroll Avenue; North Elizabeth Street; a line 177.70 feet north of and parallel to West Carroll Avenue; the 15-foot public alley east of and parallel to North Elizabeth Street; the 15-foot public alley north of and parallel to West Carroll Avenue; and a line 28.75 feet east of and parallel to North Elizabeth Street,

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 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. 1570

Planned Development Statements.

1. The area delineated herein as Planned Development Number (to be determined) ("Planned Development") consists of approximately 95,508 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 1300 West Carroll Owner 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 Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide

improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

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

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

Finally, the Applicant commits to fund the installation of one Divvy bike share station with no less than 19 docks.

4. This plan of development consists of nineteen (19) Statements; a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a P.D. Boundary and Property Line Map; a Subarea Map; a Site/Landscape Plan; Subarea A Building Elevations (East, South, West, North); and Subarea A Facades (Residential Entrance, Parking, Office, Residential, Crown) prepared by Skidmore, Owings & Merrill and dated May 18, 2023 submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as Planned Development Number 1510:

residential above the ground floor; vacation rental; shared housing; animal services (excluding overnight boarding and kennels); office; hotel; daycare; 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 events including incidental liquor sales; financial services (excluding payday loans and pawn shops); food and beverage retail sales; medical services; personal service; general retail sales; participant sports and recreation; limited and artisan manufacturing, production and industrial services; 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 the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 95,508 square feet and a base FAR of 7.0.

The Applicant acknowledges that the project has received a bonus FAR of 3.0, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 10.0. 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, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

The Applicant or its successors or assignees shall, at its own cost, construct the proposed open space improvements depicted on the attached Landscape Plan (hereinafter, the "Open Space"). The Applicant, its successors or assigns, shall be responsible for maintaining, repairing, replacing, and managing the Open Space, including ensuring that the landscaping is well maintained, that the vegetation and plantings are kept in healthy condition and that the Open Space is clean, well lit, litter free and clear of snow (hardscaped areas) and debris. The Applicant shall provide sufficient liability insurance coverage for the operation of the Open Space for public use. Subject to periodic limited closures, the Open Space shall be open to the public, free of charge, during normal park hours from 6:00 A.M. to 11:00 P.M. every day of the year, and the Applicant shall post a sign at all entries visible from the public right-of-way stating the same. Further, the Applicant shall cause a mural to be painted on the west facade of the Subarea A parking garage and native grasses to be planted on the area identified as the Phase 2/Subarea B Plaza if construction of Phase 2 has not commenced within two years of issuance of the final certificate of occupancy for Phase 1/Subarea A.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal 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. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any building in Subarea B, the Applicant shall submit a site plan, landscape plan and building elevations for the specific subarea for review and approval in accordance with the Site Plan Review provisions of Section 17-13-0800 of the Chicago Zoning Ordinance. Review and approval by Department of Planning and Development (DPD) and review by the Chicago Plan Commission for a courtesy presentation and comment is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II approval for any portion of Subarea B shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

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

the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development.

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

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

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

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development

approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 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.

17. The Applicant acknowledges and agrees that the rezoning of the Property from an M2-3 Neighborhood Commercial District to a DX-7 Downtown Mixed-Use District, and then to this Residential-Business Planned Development ("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 361 dwelling units in Subarea A and 380 dwelling units in Subarea B. The Applicant intends to construct a 361-unit rental residential development in Subarea A (the "Project"). This statement addresses ARO compliance for the Project. Compliance with the ARO for Subarea B will be determined in the future if a residential development project is proposed, subject to Site Plan Approval as set forth in Statement 15.

* Editor's Note: numbering sequence error; (i) missing in original document.

Developers of rental projects in downtown districts with 30 or more units must provide between 10 percent and 20 percent 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 percent of the affordable units on-site and another 25 percent 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 for Subarea A has elected the 20 percent option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation for Subarea A is 72.2 affordable units (20 percent of 361) and half of those affordable units are Required Units. Pursuant to subsection (T) of the ARO, the Applicant must either pay a fractional in lieu fee or provide an additional unit on-site or off-site to satisfy the fractional obligation. The Applicant for Subarea A has agreed to satisfy its affordable housing obligation by providing 72 affordable units in the rental building in Subarea A and paying an in-lieu fee for the fractional (0.2) unit, as set forth in the Affordable Housing Profile ("AHP") attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60 percent 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 percent of the AMI, (y) at least one-third (or 24 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 4 of the 24 units) must be affordable to households at or below 40 percent of the AMI, and (z) all income levels must be multiples of 10 percent 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 percent affordability goal for new residential projects in that area. In order to achieve that goal, the City's Department of Housing ("DOH") is committed to offering developers a menu of public assistance. The Applicant for subarea agrees to collaborate with DOH to provide an additional 36.1 affordable units (10 percent of 361) either on-site or in an off-site location within the boundaries of the FMID, in accordance with the FMID Plan Update (the "FMID Units"). Specifically, the Applicant for Subarea A and DOH will collaborate to establish the additional cost associated with the construction of the

FMID Units, including review of a detailed budget and proforma. The Applicant for Subarea A will work with DOH to identify public financial assistance to fund the FMID Units, whether on-site or off-site through a potential partnership with an affordable housing developer. To that end, the Applicant: (a) has submitted an intake form to initiate the process required to apply for financial assistance from the City, including, but not limited to, 4 percent Low-Income Housing Tax Credits (the "FMID Financial Assistance"); and (b) has agreed to collaborate with DOH to explore partnerships with affordable housing developers to provide the FMID Units. If the Applicant is not awarded FMID Financial Assistance or is unable to form a partnership with an affordable housing developer on terms that will fully fund the cost of the FMID Units to meet the 30 percent affordability goal, the Applicant may proceed with the development of the Project without providing the unfunded FMID Units, provided, however, the Applicant must notify DOH of its determination that providing all of the FMID Units is not feasible at least 6 months prior to the issuance of the first vertical improvements permit for any residential building in the P.D. by providing to DOH a written explanation therefor and, at DOH's request, the Applicant must provide an informational presentation to the Plan Commission on such determination prior to the issuance of such permit. Notwithstanding the foregoing, if DOH is unable to award the Applicant any FMID Financial Assistance, such presentation will not be requested.

If the Applicant for Subarea A requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this P.D., DOH may adjust the AHP as requested, in accordance with the ARO, without amending the P.D., provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to the Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the P.D., 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 P.D. and will constitute a lien against such property. If the IHA is executed before the Applicant and DOH complete negotiations regarding the FMID Units, the Applicant agrees to update, amend, and re-record the IHA as necessary to incorporate any additional FMID affordability requirements. The Commissioner of DOH may enforce remedies for any breach of this Statement 17, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the 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.

18. The Applicant acknowledges that the Property is located in the Kinzie 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.

19. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the DX-7 Downtown Mixed-Use District.

[Unit Distribution Floor Plans; Existing Land-Use Plan; Existing Zoning Map; Boundary and Property Line Map; Subarea Map; Site/Landscape Plan; Subarea A -- North, South, East and West Building Elevations; and Residential Entrance, Parking, Office, Residential and Crown Facades referred to in these Plan of Development Statements printed on pages 1085 through 1100 of this *Journal*.]

Bulk Regulations and Data Table, ARO Affordable Housing Profile Form (AHP) and ARO Web Form referred to in these Plan of Development Statements read as follows:

Residential Business Planned Development No. 1570.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	134,845
Area of Public Rights-of-Way (square feet):	39,337
Net Site Area (square feet):	95,508
Subarea A:	65,297

Subarea B:	30,211
Maximum Floor Area Ratio:	10.0
Subarea A:	9.4
Subarea B:	11.3
Maximum Permitted Dwelling Units:	741
Subarea A:	361
Subarea B:	380
Minimum Off-Street Parking Spaces:	405
Subarea A:	249
Subarea B:	156
Minimum Bicycle Parking Spaces:	
Subarea A:	190
Subarea B:	1 per 2 auto spaces
Minimum Off-Street Loading Berths:	
Subarea A:	3 (10 feet by 25 feet)
Subarea B:	2 (10 feet by 25 feet)
Maximum Building Height:	
Subarea A:	515 feet, 0 inches
Subarea B:	418 feet, 0 inches
Minimum Setbacks:	In accordance with plans

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ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the ARO. More information is online at www.cityofchicago.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: 3/20/23

DEVELOPMENT INFORMATION

Development Name: 1300 W Carroll

Development Address: 1300 W Carroll, Chicago, IL 60607

Zoning Application Number, if applicable: 20866

Ward: 27th

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

Fernando Espinoza

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 1300 W. Carroll Owner, LLC

Developer Contact Brian Bezanis

Developer Address 333 N Green, Suite 1100, Chicago, IL 60607

Email bbezanis@sterlingbay.com

Developer Phone 312-566-4937

Attorney Name Katie Jahnke Dale

Attorney Phone 312-368-2153

TIMING

Estimated date marketing will begin Q4 2025

Estimated date of building permit* Q1 2024

Estimated date ARO units will be complete Q1 2026

*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.

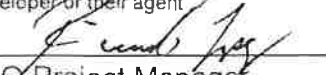
PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)



Developer or their agent

5/11/2023

Date



ARO Project Manager

5/17/2023

Date



AFFORDABLE REQUIREMENTS ORDINANCE



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 ARO Web Form

Applicant Contact Information
 Name: 1300 W Carroll Owner, LLC
 Email: bbezanis@sterlingbay.com

Development Information

Address **Submitted Date: 03/20/2023**

Number From: 1300 Number To: N/A Direction: W
 Street Name: Carroll Postal Code: 60607

Development Name
 1300 W Carroll

Are you rezoning to downtown?: Yes
 Is your project subject to the ARO Pilots?: 2021 ARO Applies

Information

Ward: 27 ARO Zone: Downtown

Details
 ARO Trigger: Downtown Planned Development
 Total Units: 361
 Development Type: Rent
 Date Submitted: 11/17/2021

Requirements

ARO Units: 72.2 (20% of 361 total dwelling units)

How do you intend to meet your ARO obligation?

On-Site: 72 Off-Site: 0
 On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0
 Total Units: 72 on-site units + \$42,526.00 in-lieu of 0.2 ARO Units (0.2 x \$212,630).

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Project Name	1300 West Carroll St
Zoning Application number, if applicable	18777
Address	1300 W Carroll Street
Is this a For Sale or Rental Project?	Renta
Anticipated average psf rent/price?*	
Total Units in Project	361
Total Affordable units	72

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

unit type	market rate			ARO			affordable v. market square footage*
	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	
studio	65	22%	422	16	22%	417	99%
convertible	43	15%	603	11	15%	562	93%
one-bed	134	46%	902	33	46%	778	86%
two-bed	47	16%	1,262	12	17%	1,171	93%
N/A	0	0%	-	0	0%	-	-

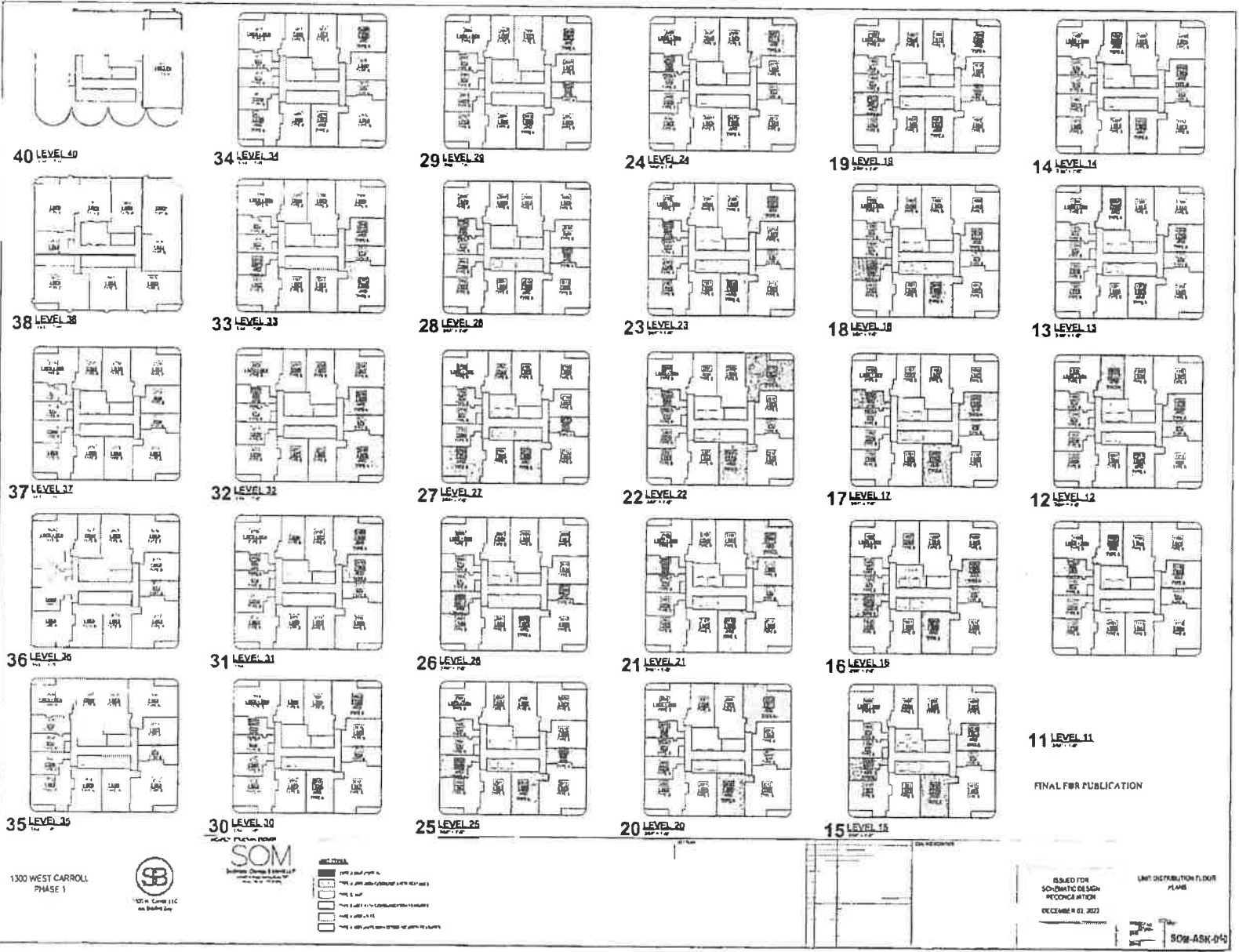
*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios).
 ** the average affordable square footage should be 85% or greater of market-rate square footage for comparable unit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

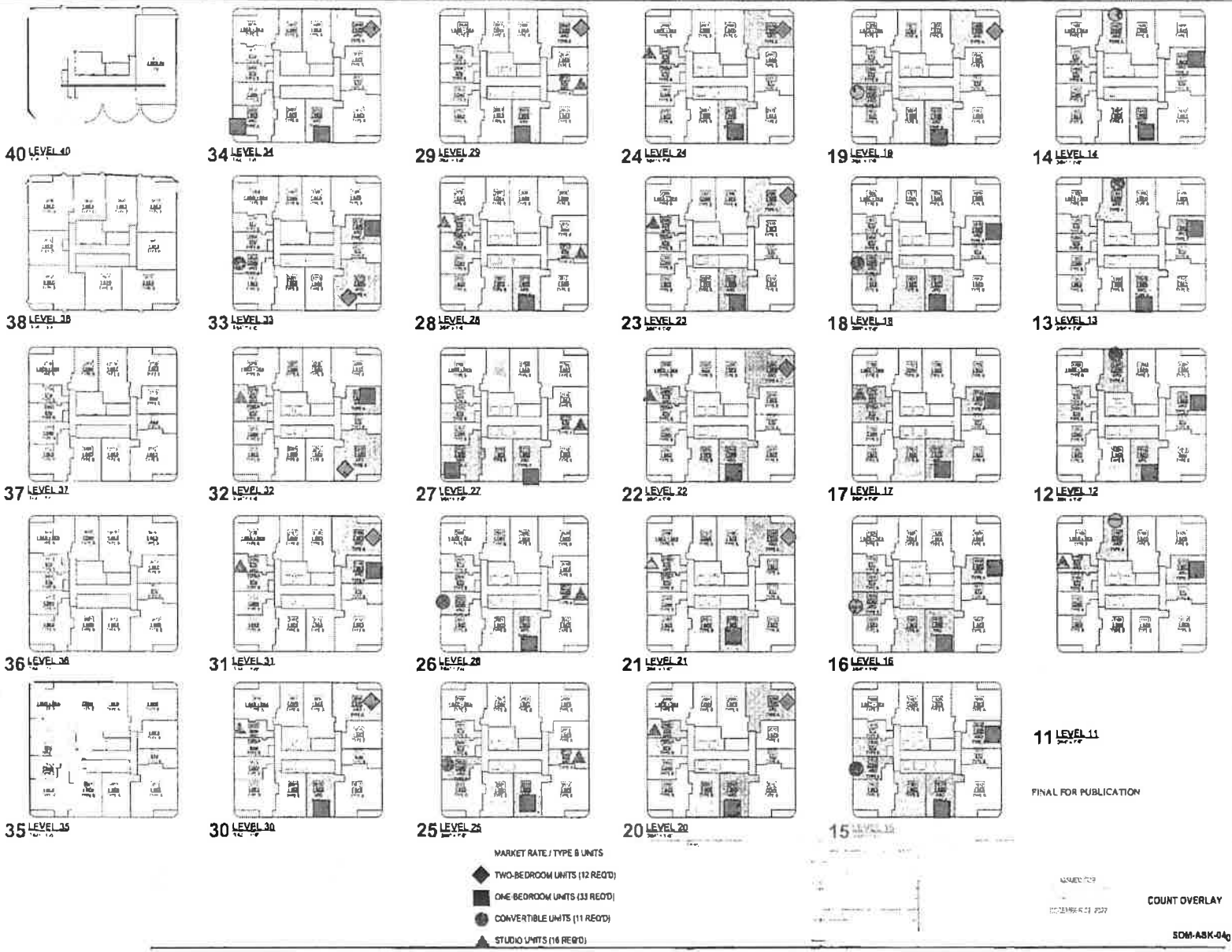
All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units
Parking	Parking spaces within building	Parking spaces within building
Laundry	In Unit	In Unit
Appliances		
Refrigerator	New, Finish and Manufacturer TBD	New, Finish and Manufacturer TBD
<i>age/EnergyStar/size/model/color</i>		
Dishwasher	New, Finish and Manufacturer TBD	New, Finish and Manufacturer TBD
<i>age/EnergyStar/size/model/color</i>		
Stove/Oven	New, Finish and Manufacturer TBD	New, Finish and Manufacturer TBD
<i>age/EnergyStar/size/model/color</i>		
Microwave	New, Finish and Manufacturer TBD	New, Finish and Manufacturer TBD
<i>age/EnergyStar/size/model/color</i>		
Bathroom(s)		
<i>how many?</i>	Yes, minimum 1 per unit	Yes, minimum 1 per unit
<i>Half bath? Full bath?</i>		
Kitchen countertops	New, material type TBD	New, material type TBD
<i>material</i>		
Flooring	Composite material	Composite material
<i>material</i>		
HVAC	Water Source Heat Pump	Water Source Heat Pump
Other	TBD	TBD

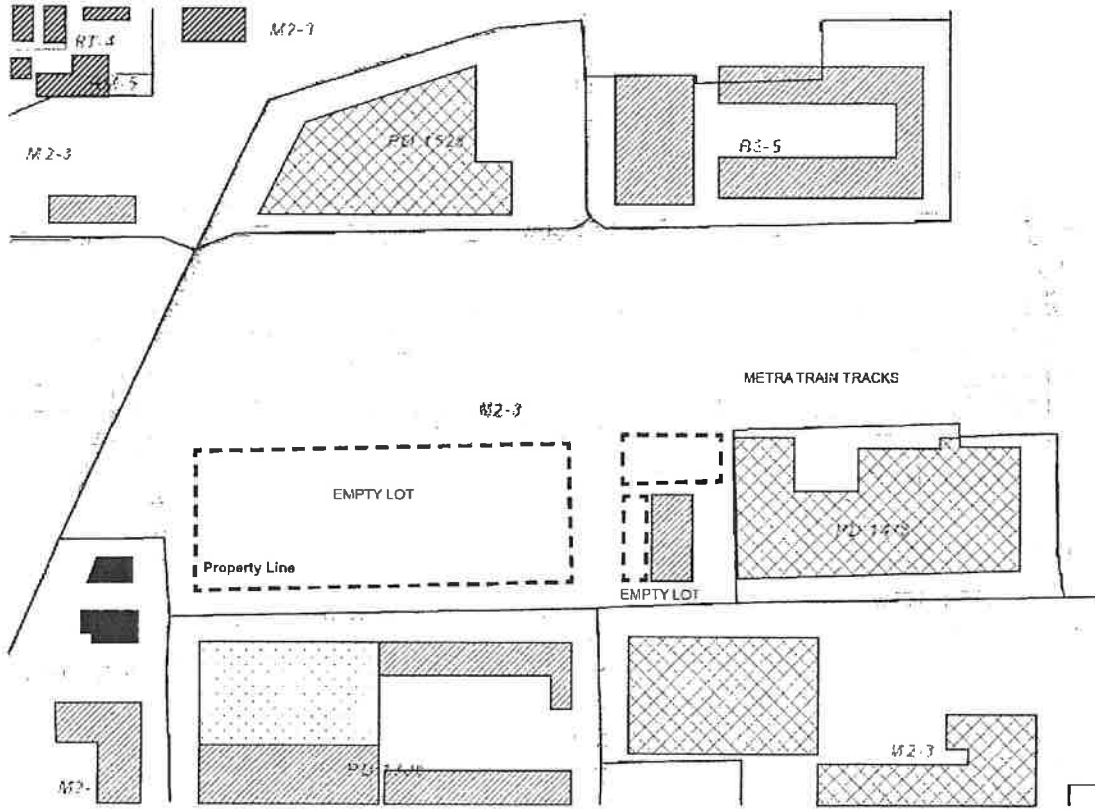
	Affordable Unit Mix by AMI Level					Total ARO Units by Type
	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	
Studio	3	2	6	3	2	16
Conv	1	3	3	1	3	11
1-BED	6	5	10	6	6	33
2-BED	3	2	3	2	2	12
	13	12	22	12	13	72






***THIS IS A PRELIMINARILY APPROVED AHP. THE AHP WILL NEED TO BE REVISED TO CORRECT FLOOD PLANS AS FOLLOWS: ARO UNIT 2611 ON FLOOR PLANS IS LABELED AS A CONVERTABLE UNIT; IT WOULD NEED TO BE RELABELED TO A STUDIO. UNIT NUMBERS ON LEVEL 15 AND LEVEL 16 NEED TO BE REVISED. ***





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-  COMMERCIAL
-  MANUFACTURING
-  RESIDENTIAL
-  GAS STATION
-  PARKING

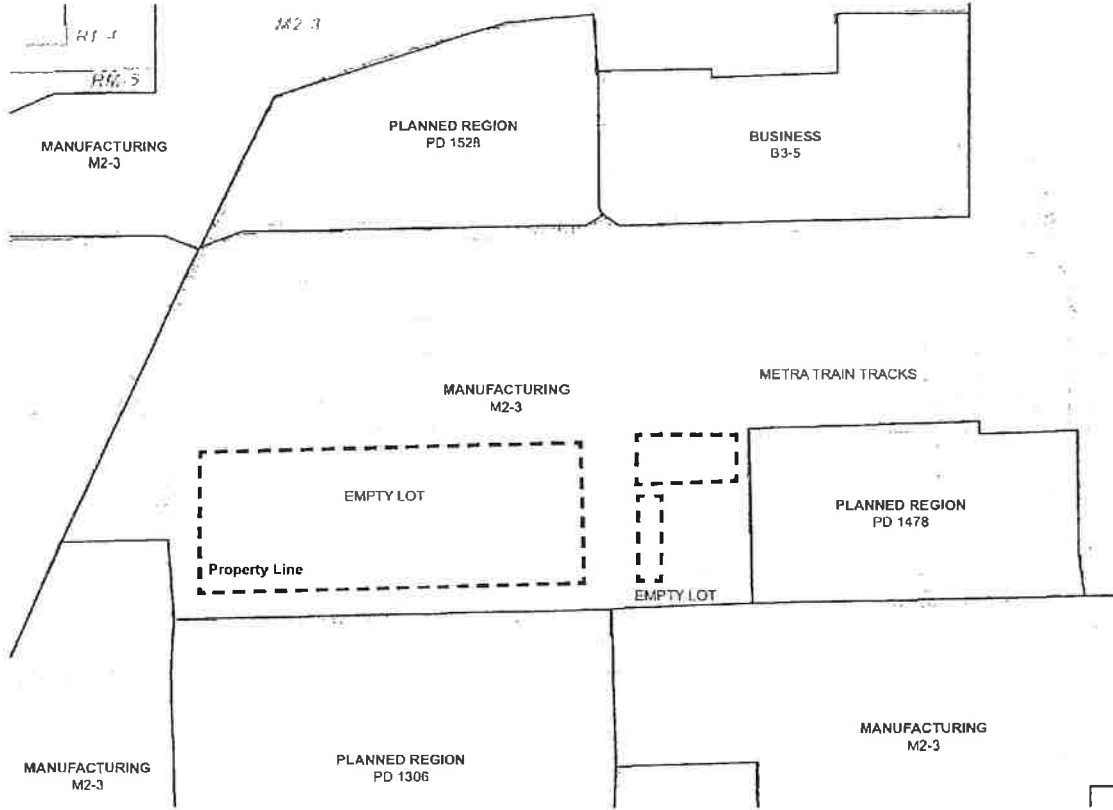
EXISTING LAND USE



Applicant 1300 W. Carroll Owner, LLC
 Address 1300 W. Carroll, Chicago, IL 60607
 Introduced November 17, 2021
 Plan Commission May 18, 2023



FINAL FOR PUBLICATION



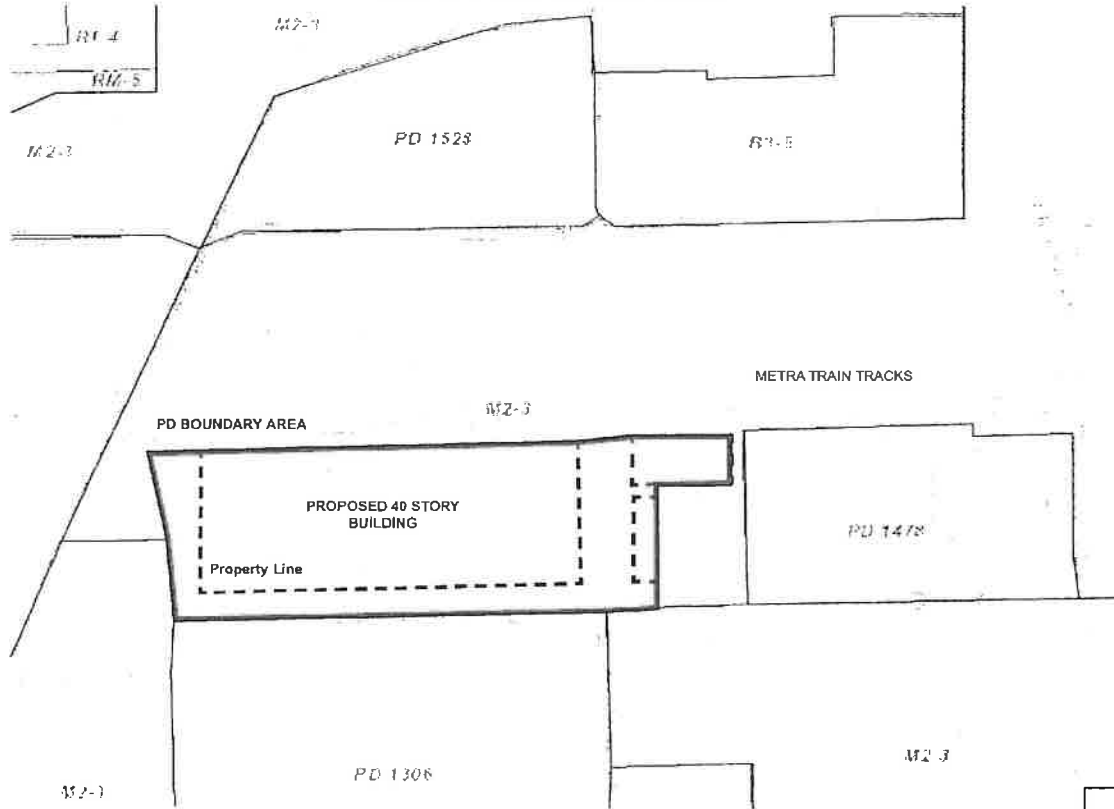
EXISTING ZONING MAP



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Plan Commission May 18, 2023

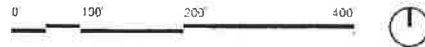


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AREA OF PUBLIC RIGHTS-OF-WAY	39,337 SF
GROSS SITE AREA	134,845 SF
NET SITE AREA	95,508 SF

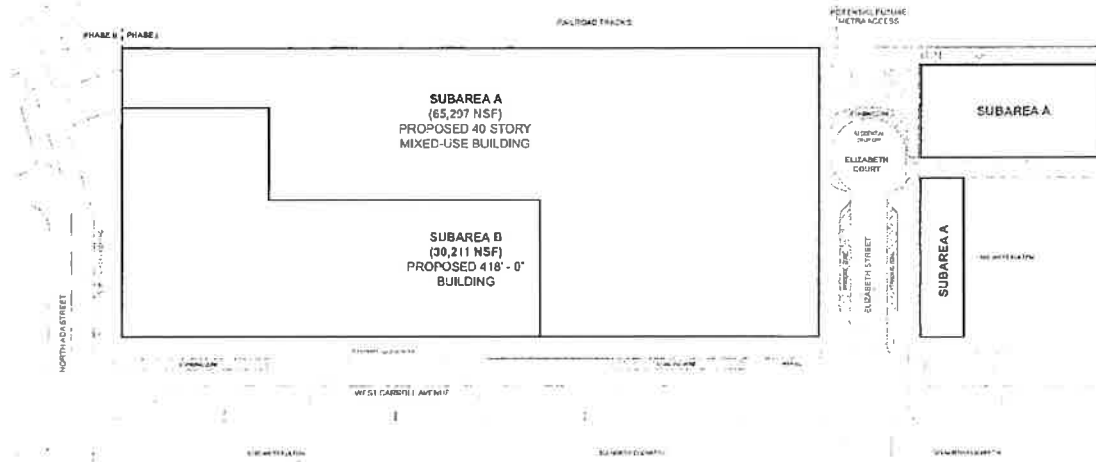
PD BOUNDARY AND PROPERTY LINE



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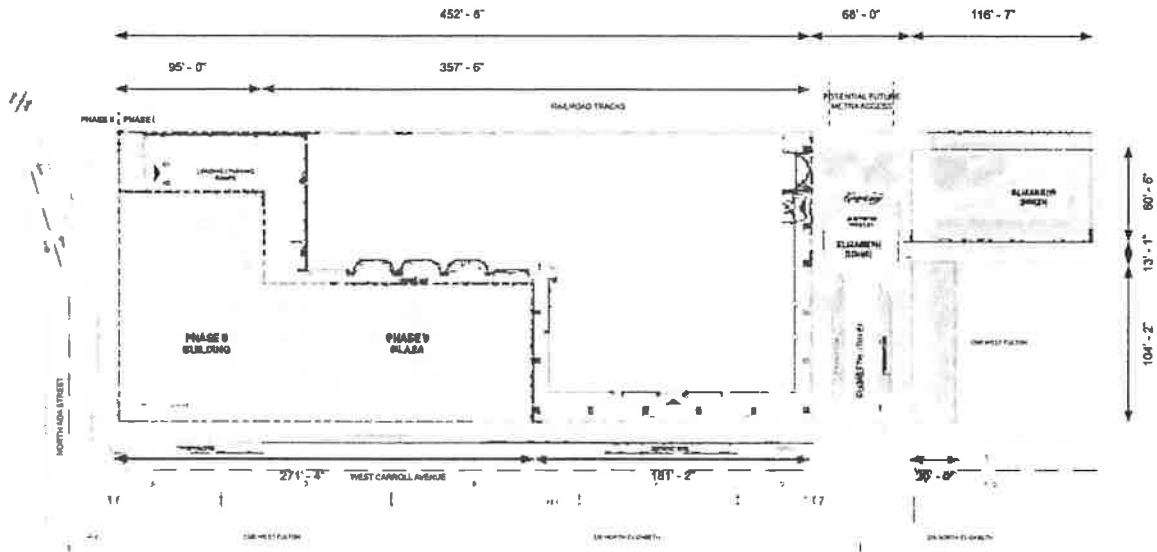
SUBAREA MAP



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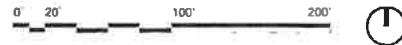


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OPEN SPACE (PHASE I) 17,160 SF

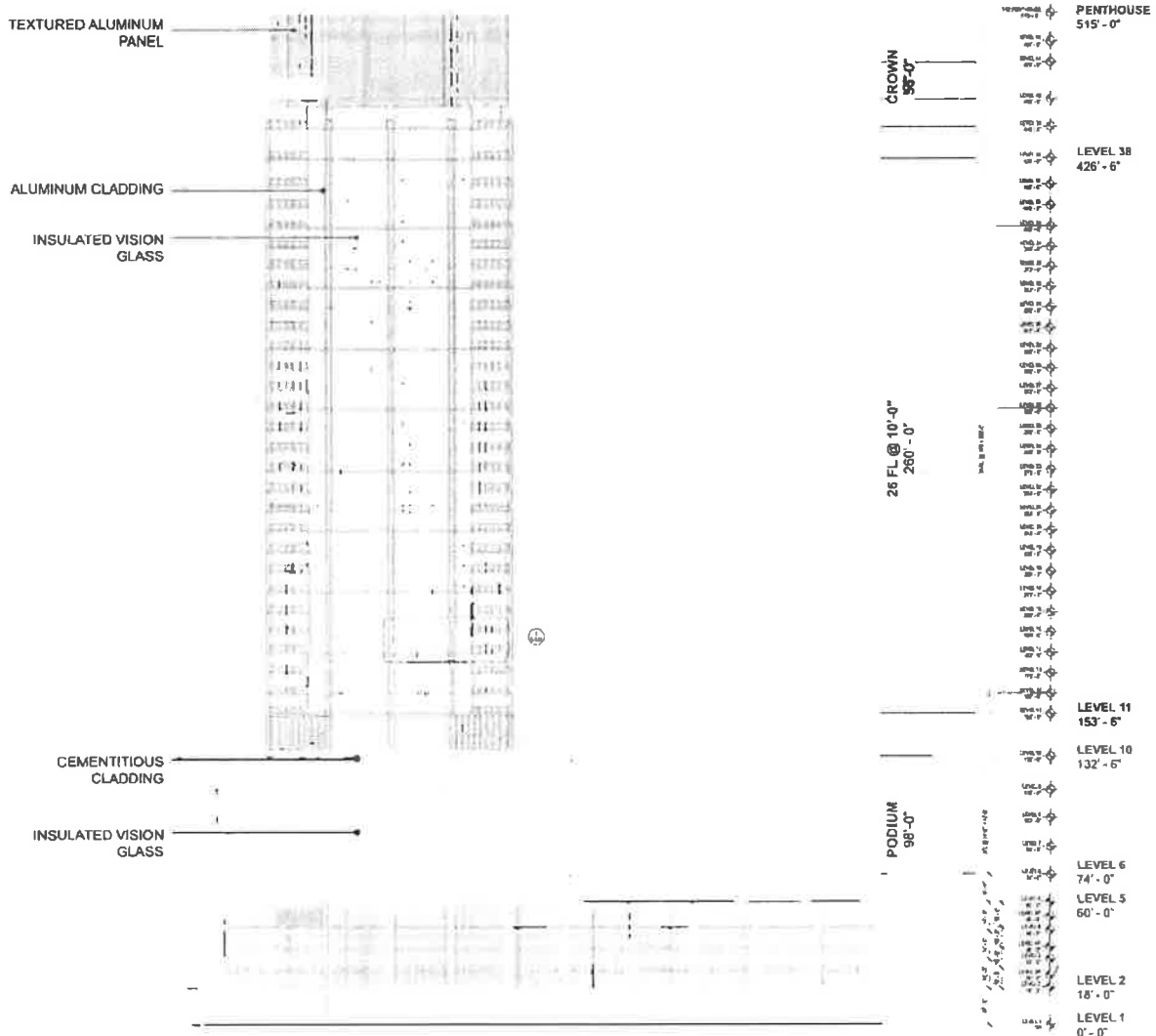
SITE / LANDSCAPE PLAN



Applicant	1300 W. Carroll Owner, LLC
Address	1300 W. Carroll, Chicago, IL 60607
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Plan Commission	May 18, 2023



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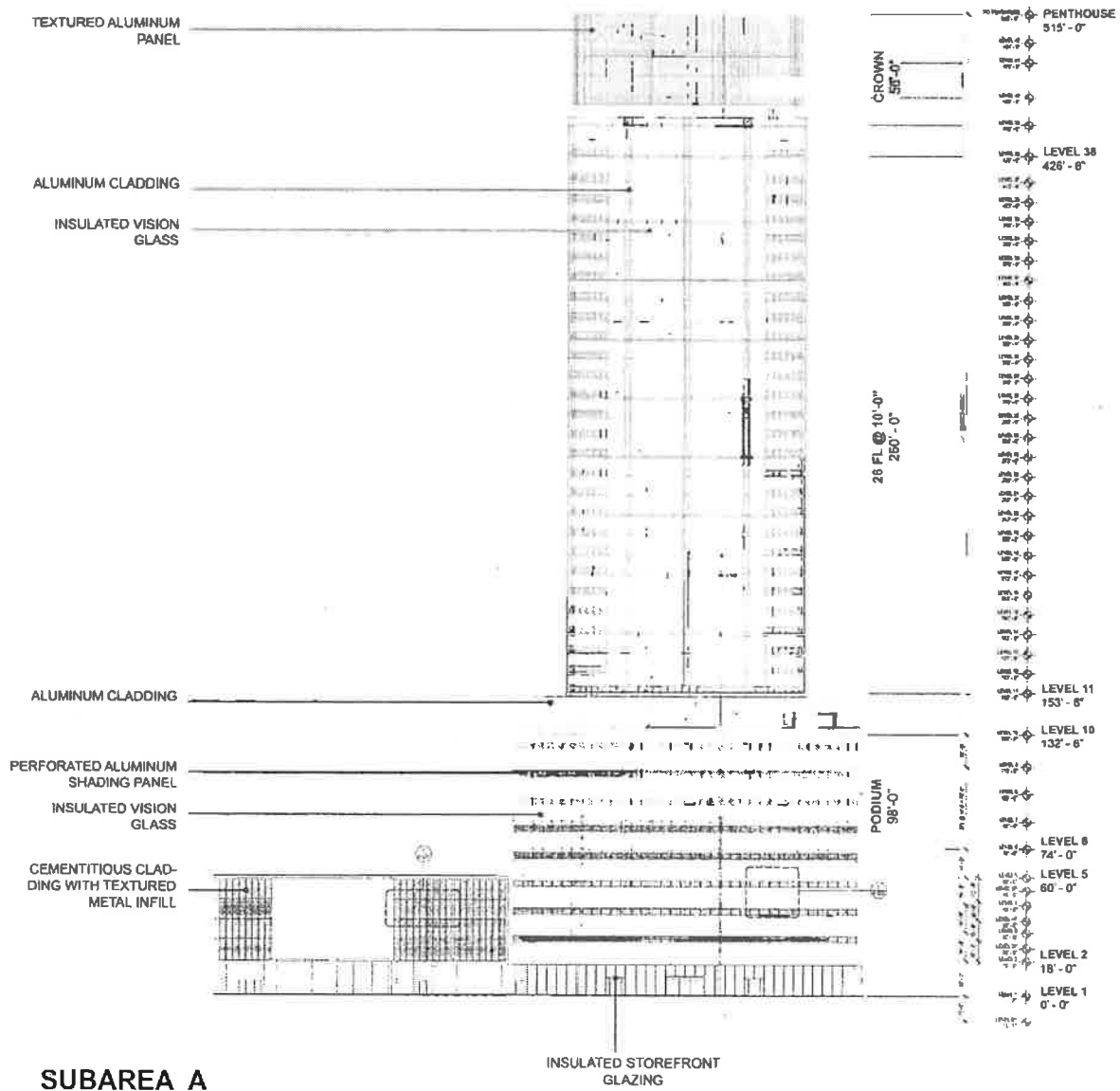


**SUBAREA A
NORTH ELEVATION**

Applicant 1300 W. Carroll Owner, LLC
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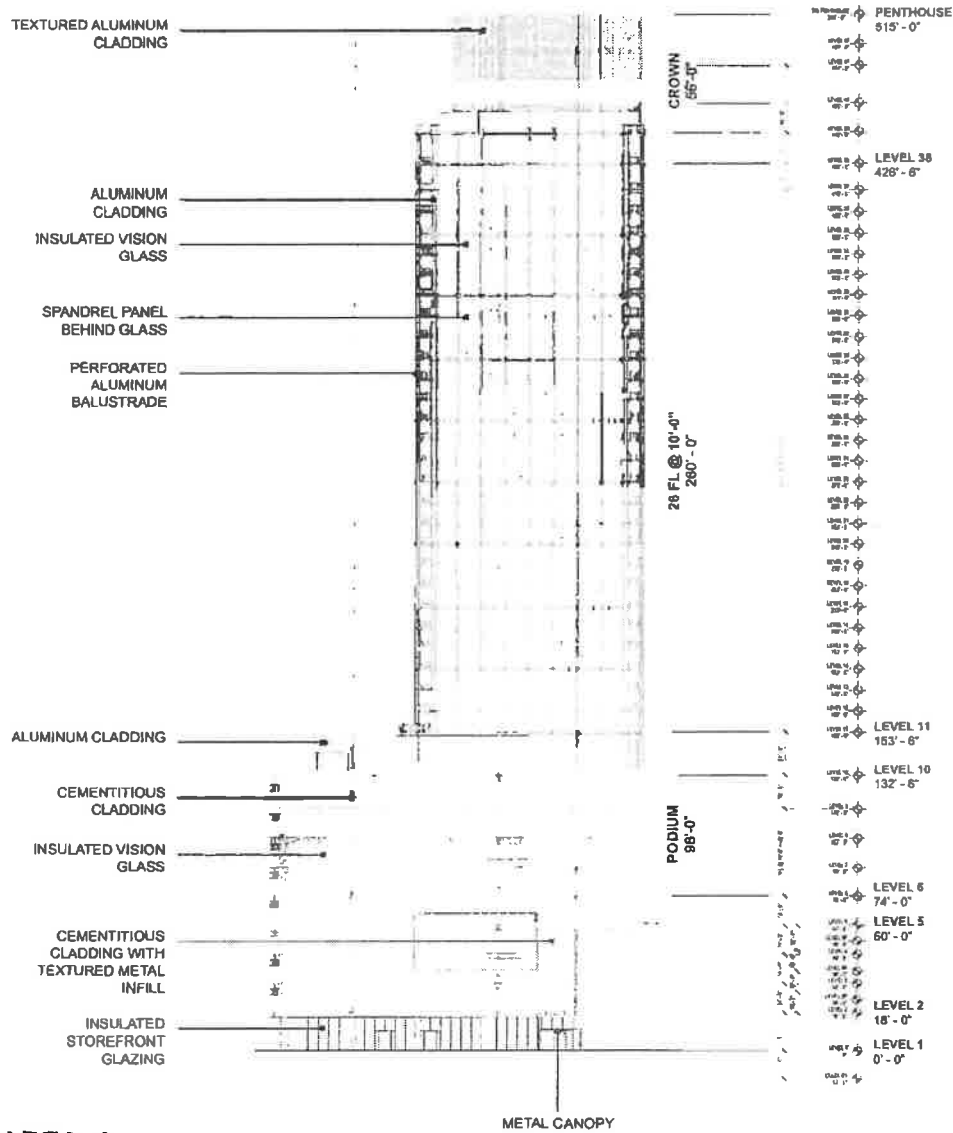


SUBAREA A SOUTH ELEVATION

Applicant 1300 W. Carroll Owner, LLC
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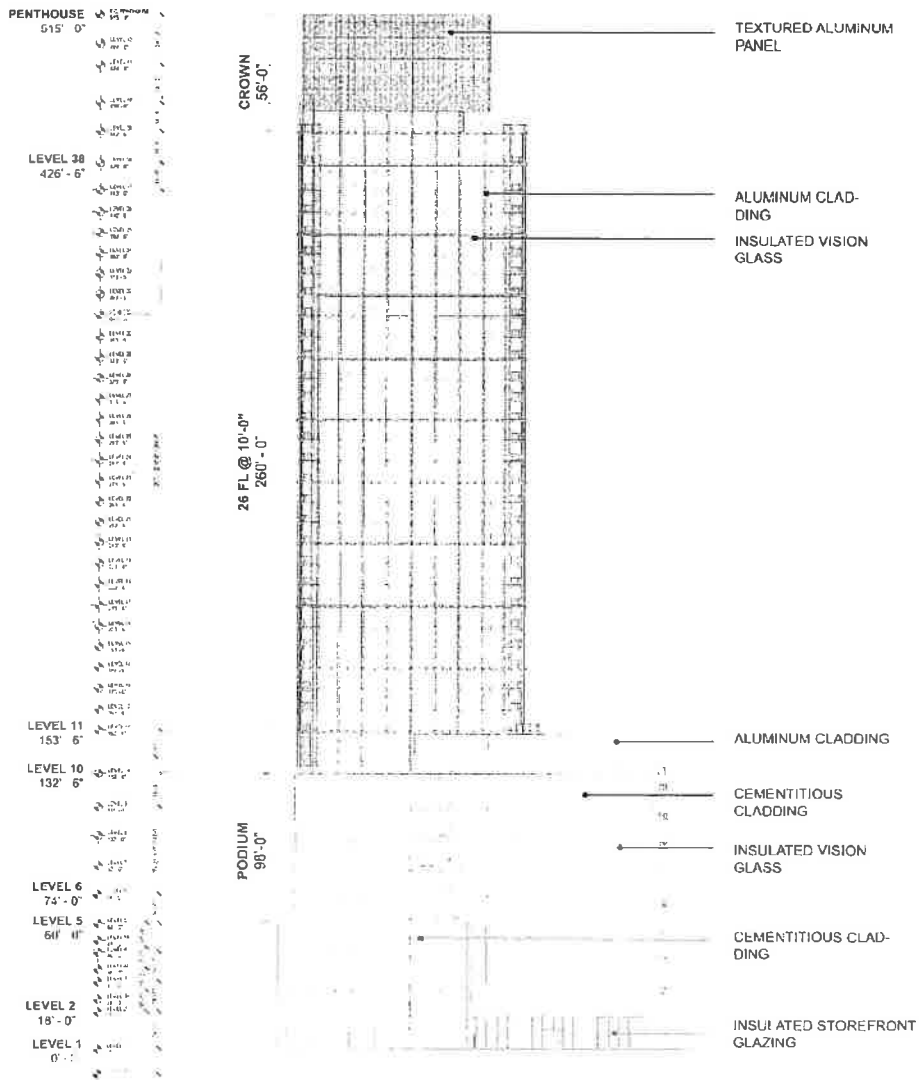


SUBAREA A
EAST ELEVATION

Applicant 1300 W. Carroll Owner, LLC
 Address 1300 W. Carroll, Chicago, IL 60607
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SUBAREA A
WEST ELEVATION

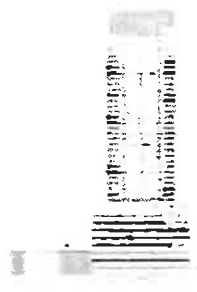
Applicant 1300 W. Carroll Owner, LLC
 Address 1300 W. Carroll, Chicago, IL 60607
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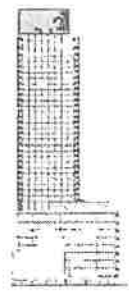
FINAL FOR PUBLICATION



EAST



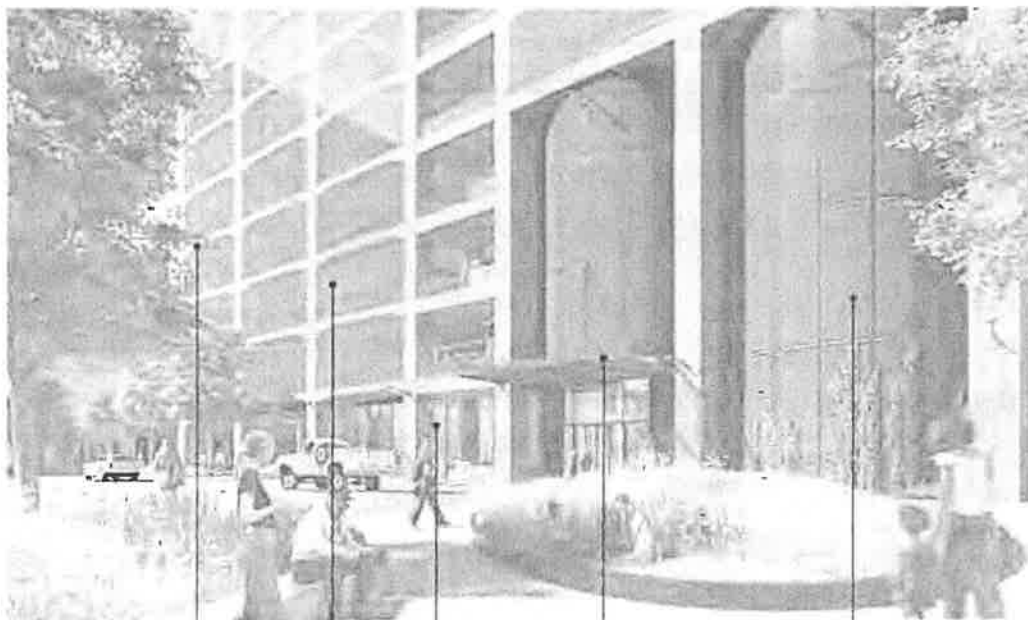
SOUTH



WEST



NORTH



CEMENTITIOUS
PANEL

INSULATED
VISION GLASS

INSULATED
STOREFRONT
GLAZING

METAL CANOPY

TEXTURED ALUMINUM
CLADDING

RESIDENTIAL ENTRANCE FACADE

Applicant
Address
Introduced
Plan Commission

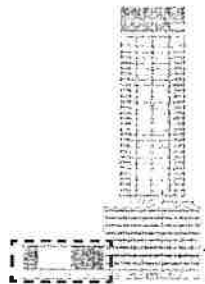
1300 W. Carroll Owner, LLC
1300 W. Carroll, Chicago, IL 60607
November 17, 2021
May 18, 2023



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EAST



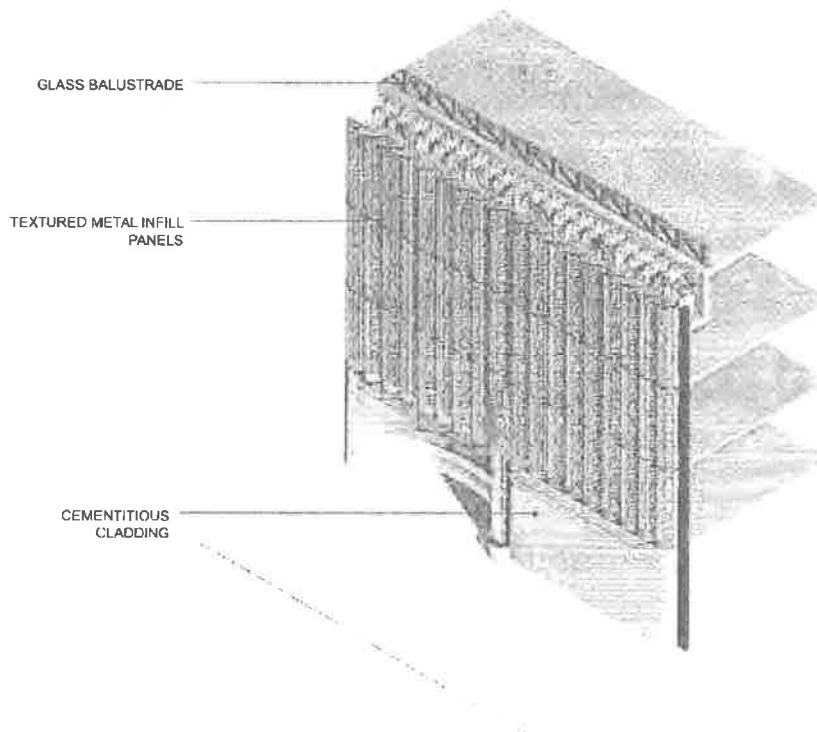
SOUTH



WEST



NORTH

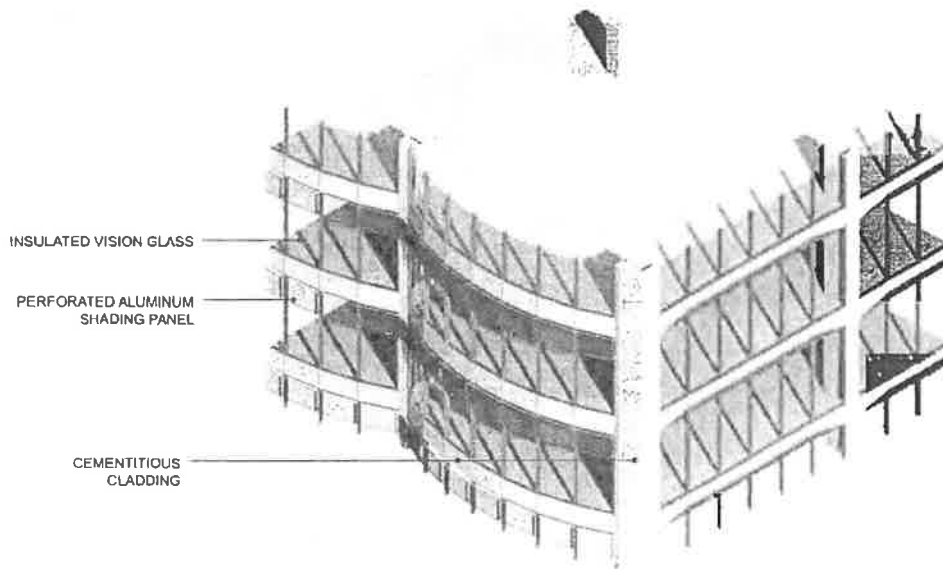
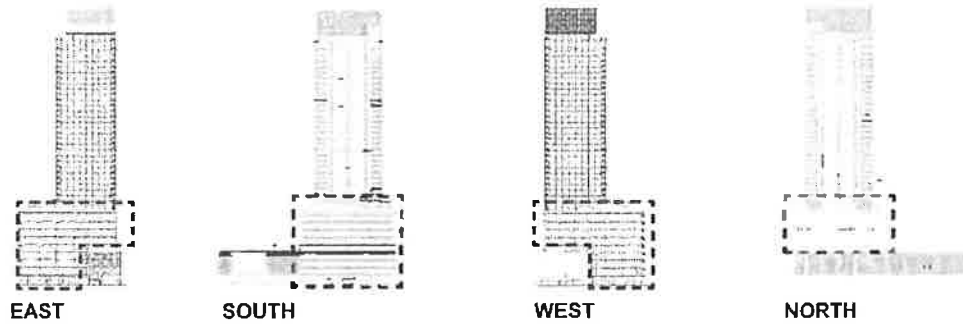


PARKING FACADE

Applicant 1300 W. Carroll Owner, LLC
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FINAL FOR PUBLICATION

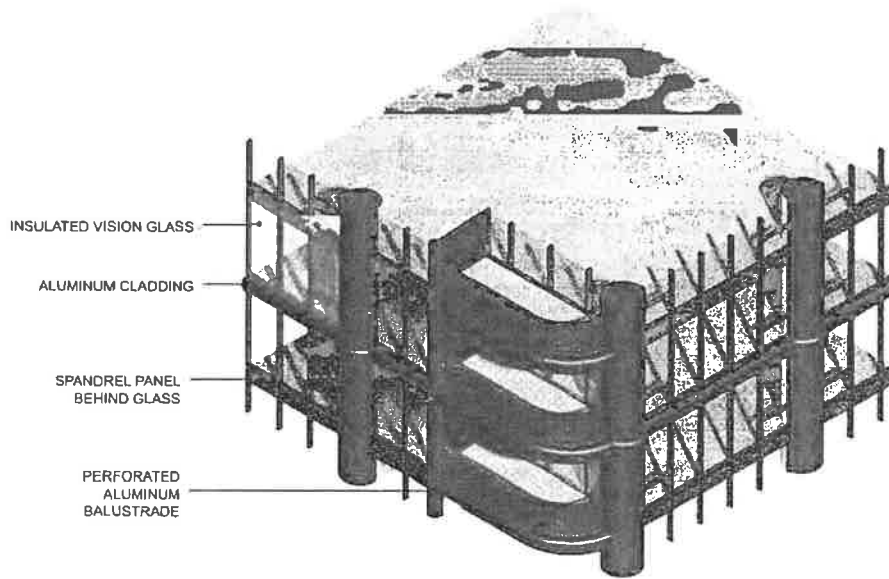
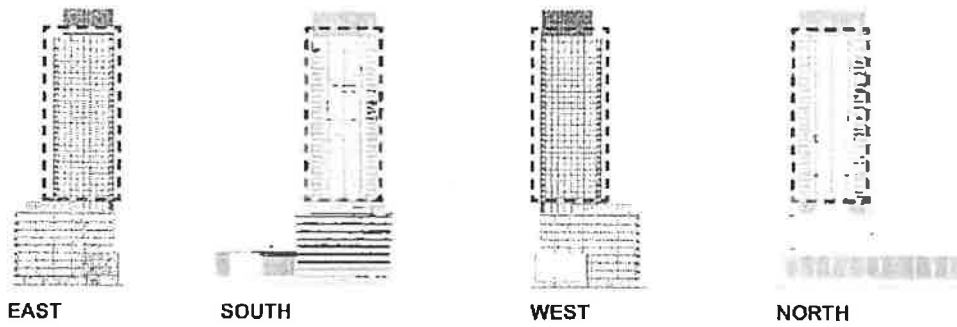


OFFICE FACADE

Applicant 1300 W. Carroll Owner, LLC
Address 1300 W. Carroll, Chicago, IL 60607
Introduced November 17, 2021
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FINAL FOR PUBLICATION



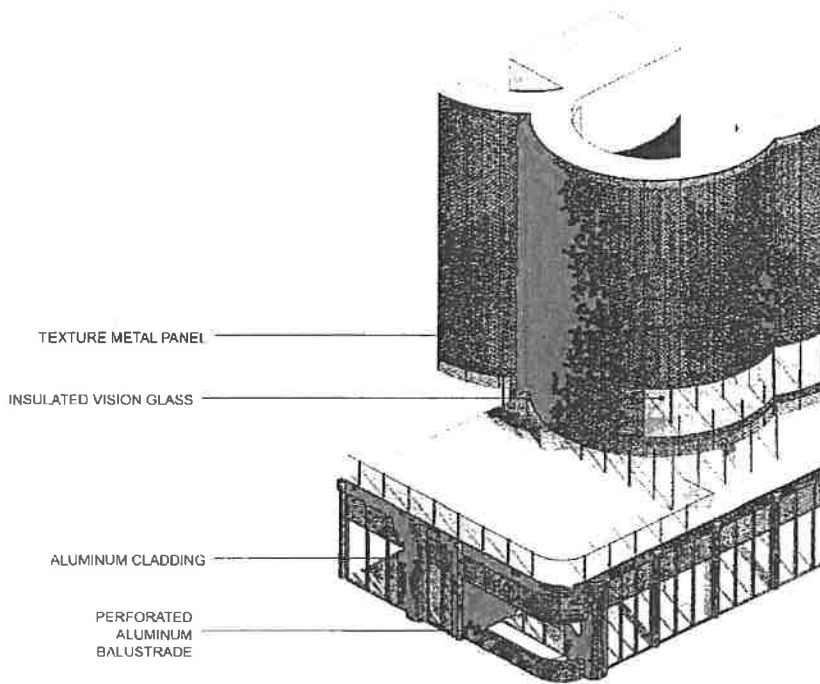
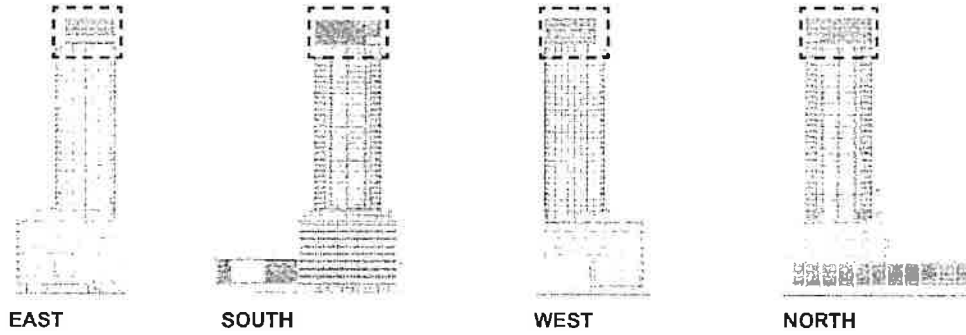
RESIDENTIAL FACADE

Applicant
Address
Introduced
Plan Commission

1300 W. Carroll Owner, LLC
1300 W. Carroll, Chicago, IL 60607
November 17, 2021
May 18, 2023



FINAL FOR PUBLICATION



CROWN FACADE

Applicant
Address
Introduced
Plan Commission

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1300 W. Carroll, Chicago, IL 60607
November 17, 2021
May 18, 2023

