

PD 1574

Table of Contents

10/11/2024_Minor Change	2
Exhibits	4
06/21/2023_PD Adoption	17
Ordinance	17
Statements	18
Bulk Table	25
ARO	26
Exhibits	30



**DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO**

October 11, 2024

VIA EMAIL

Katie Jahnke Dale
DLA Piper
444 W. Lake St. Suite
Chicago, IL 60606

Re: Minor change to PD 1574, 1300 W. Lake Street

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1574 (“PD 1574”) has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 1574.

1300 Peoria LLC, the contract purchaser of the property, is seeking a minor change for design modifications to the proposed development at 1300 W. Lake St. They have included consent from the current owners, Chicago Title and Trust Co., as successor in interest to the American National Bank and Trust Company of Chicago, 1300 Lake LLC, Harry Katsiavelos, Georgia Katsiavelos, and Louis Manis. The following design modifications are proposed:

Elevations:

- The building massing has been refined and the top has been revised to include a series of steps
- Residential liner units have been added on the podium along Elizabeth
- The exterior wall systems have been refined to be more dynamic and enhance the new building massing, including a change to the metal panel system (A) to create visual interest and modifications to the architectural ornament (B) to add an additional layer of texture to the façade
- Added articulation to reduce its scale, especially along the Elizabeth Street elevation. Setbacks at the amenity level and recessed balconies at the top soften the building’s massing
- Elements of the tower at the corner of Elizabeth and Lake have been extended to the ground improving its connection to the public realm and outdoor spaces.

Site Plans:

- The site/ground floor/landscape/parking plans have been revised to reflect the new building geography
- The egress stair from the parking level has been relocated toward Lake Street
- The vehicular drop-off/layby area within the site has been eliminated
- The public plaza area has been increased by 150 square feet

Roof Plan:

- The rooftop amenities have been relocated from level 35 to level 47

121 NORTH LASALLE STREET, ROOM 1101, CHICAGO ILLINOIS 60602

Sustainability:

- The building has been refined to be a more bird-friendly design incorporating strategies such as fritted glass and non-reflective materials, particularly in areas adjacent to vegetation and green spaces. The tower has reduced the overall amount of vision glass.
- Additionally, we will ensure compliance with Dark Sky lighting standards to reduce light pollution and support sustainability goals.

The following revised exhibits are attached:

- Site, Ground Level, Typical Parking, Typical Roof and Landscape Plans
- Elevations (East, North, South, and West)
- Typical Façade Systems (A and B)
- Comparative Exhibits showing the proposed changes against the PD as approved.

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. In addition the proposed changes were reviewed by stormwater, MOPD, FIRE and CDOT and all parties also approved of the proposed changes.

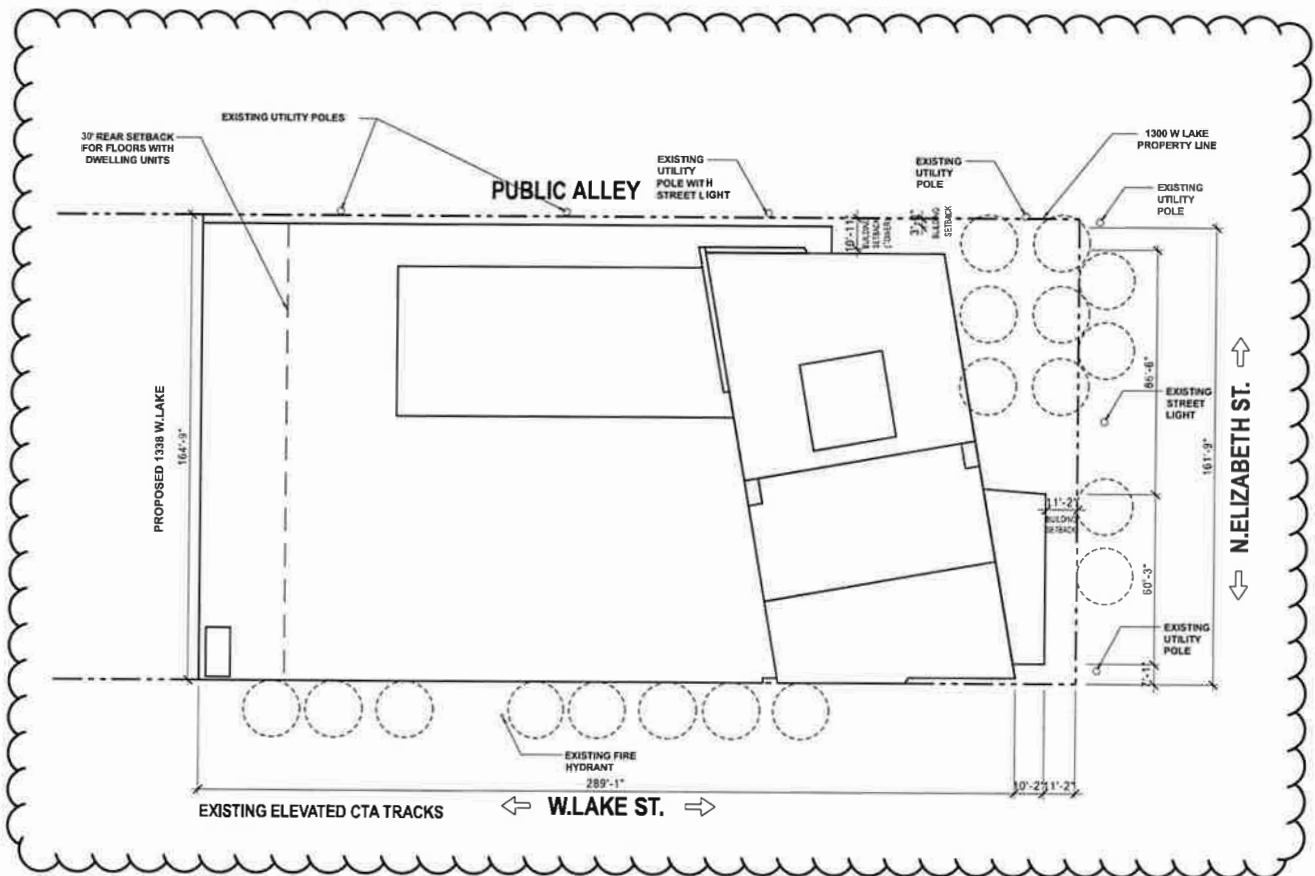
Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1574, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced 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,



Noah Szafraniec
Assistant Commissioner

C: James Gwinner, Mike Marmo, Janice Hill, Main file

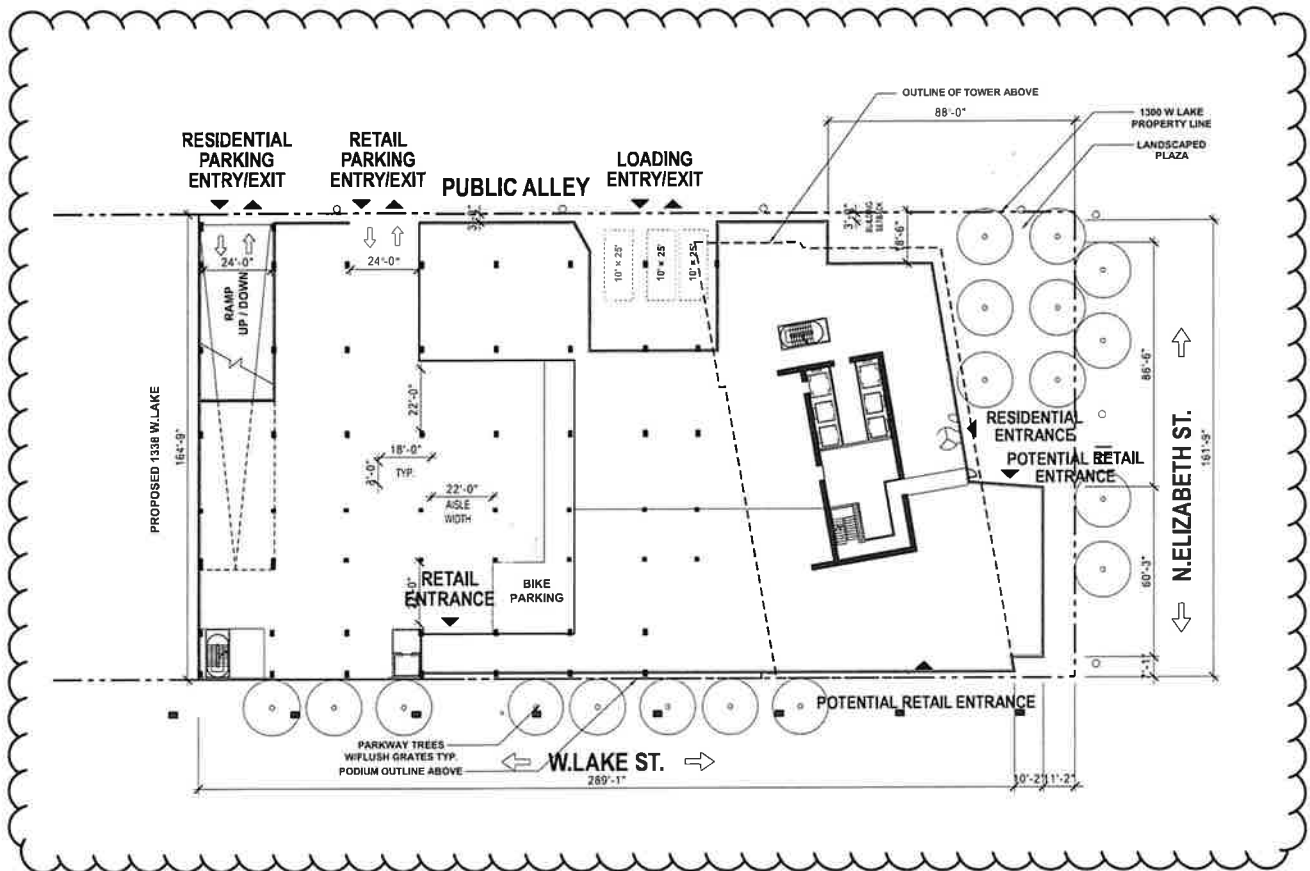


NOTE:

Building will have an Elizabeth Street address to match the primary entrance location for fire department access.

SITE PLAN
SCALE : N.T.S.



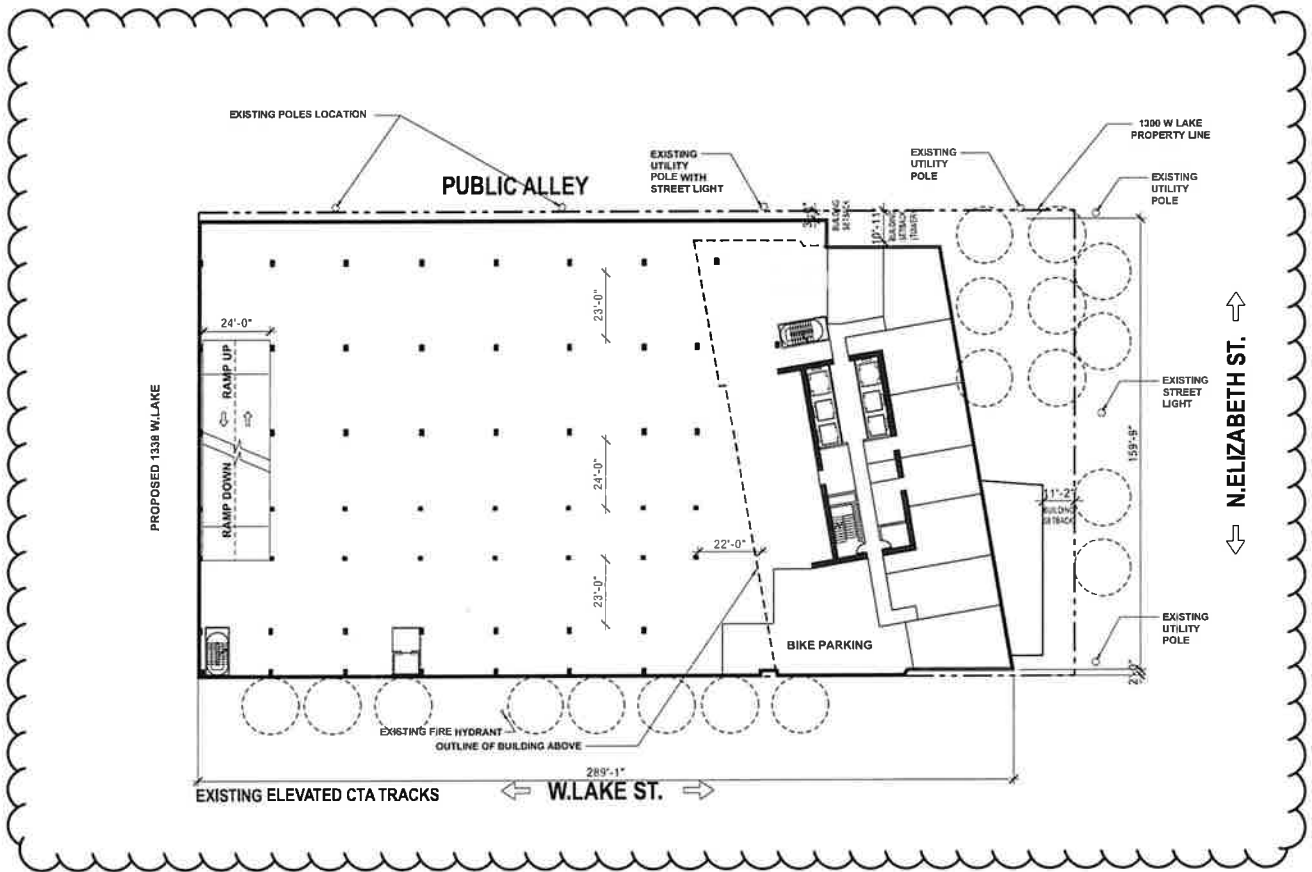


NOTE:

Building will have an Elizabeth Street address to match the primary entrance location for fire department access.

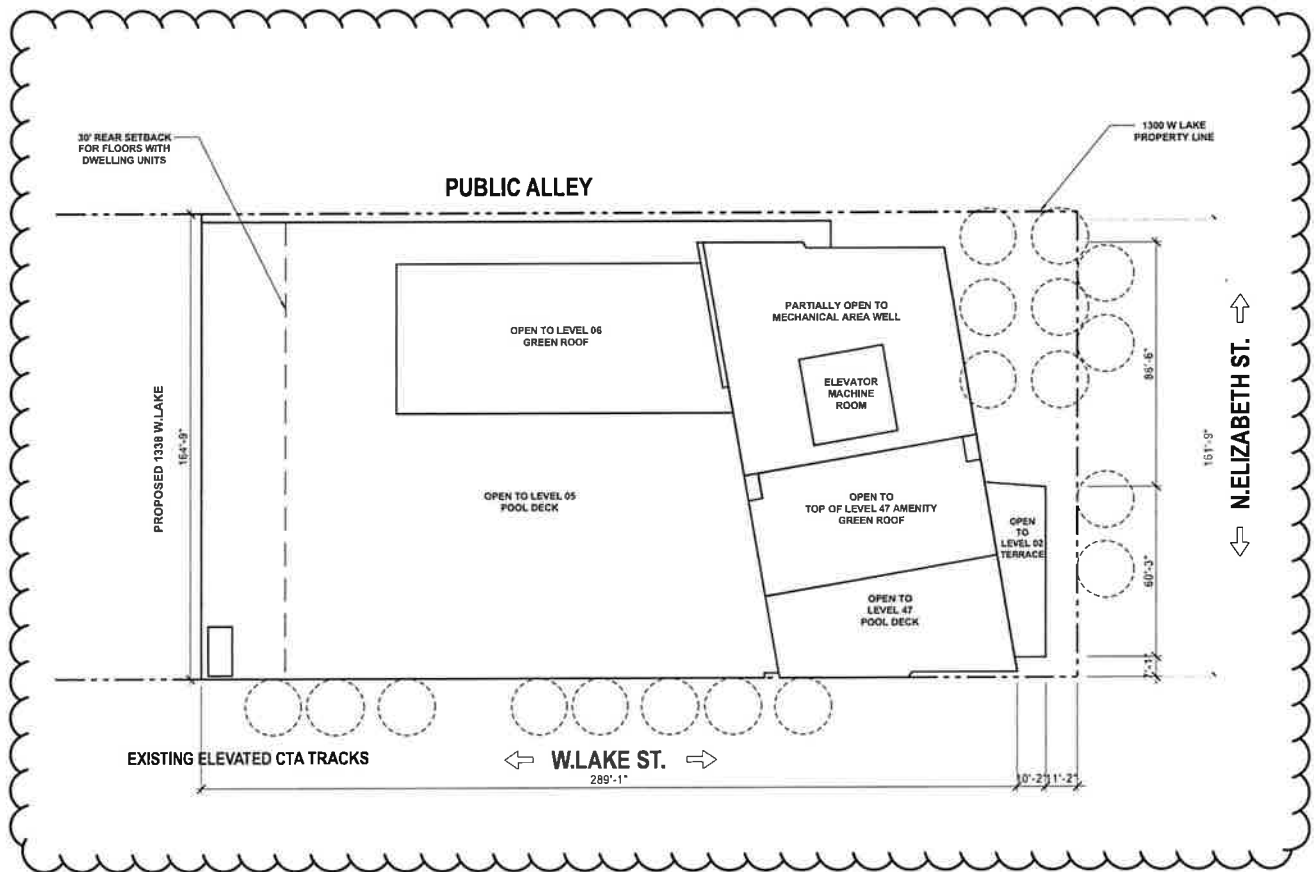
GROUND LEVEL PLAN
SCALE : N.T.S.





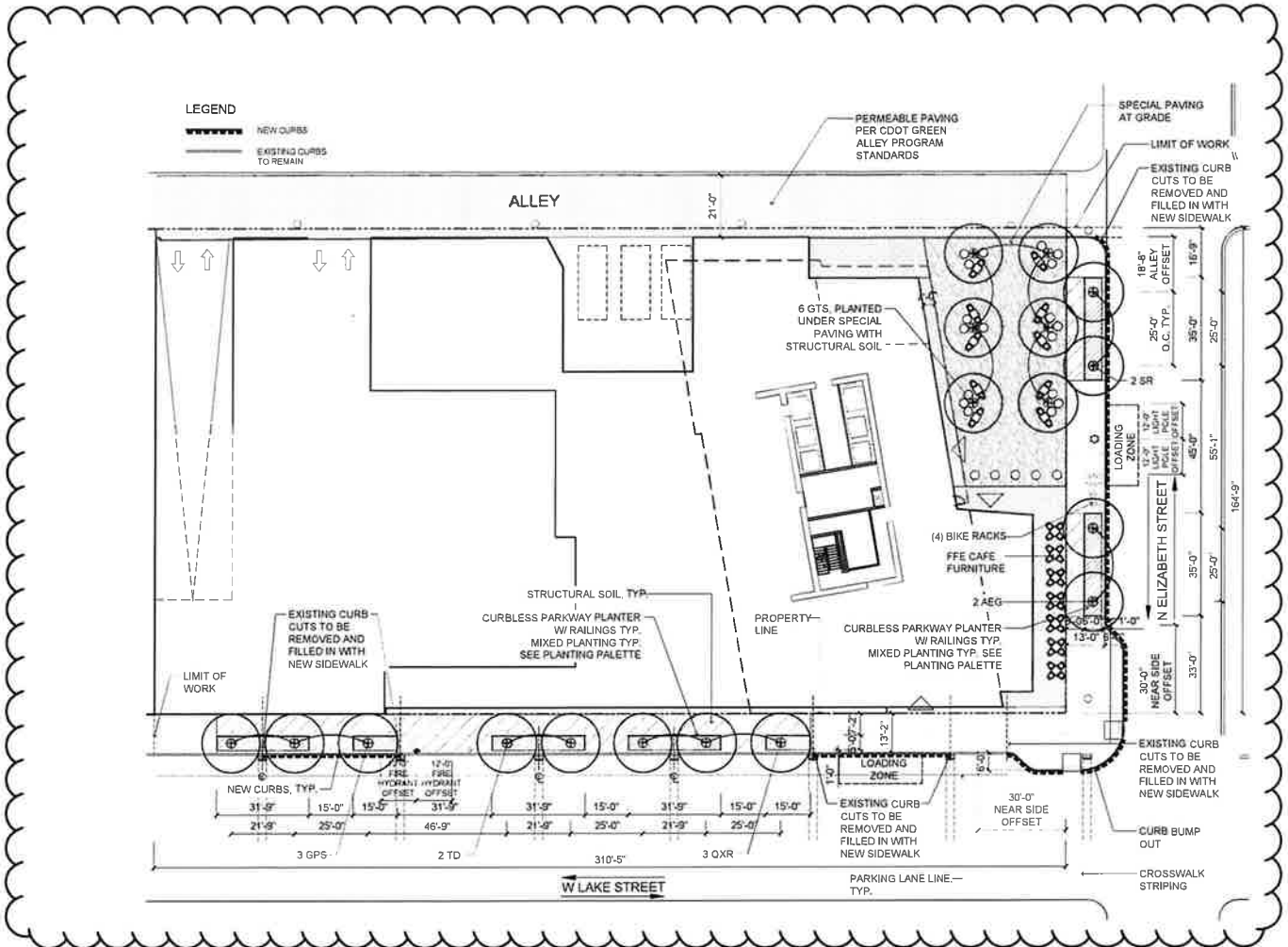
TYPICAL PARKING PLAN
SCALE : N.T.S.





TYPICAL ROOF PLAN
SCALE : N.T.S.





LANDSCAPE PLAN
SCALE : N.T.S.



LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST LAKE STREET

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

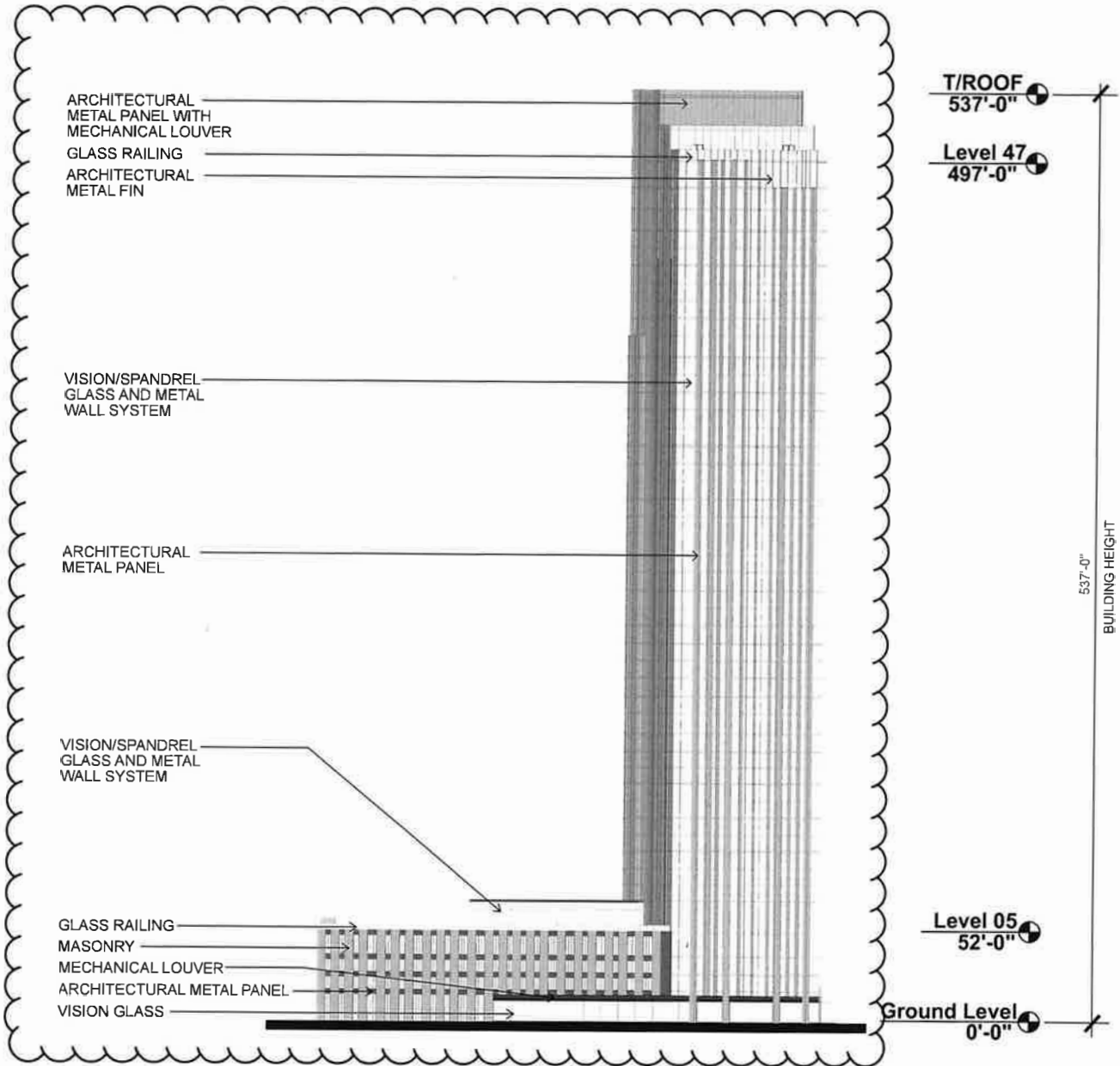
NORTH ELIZABETH STREET

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

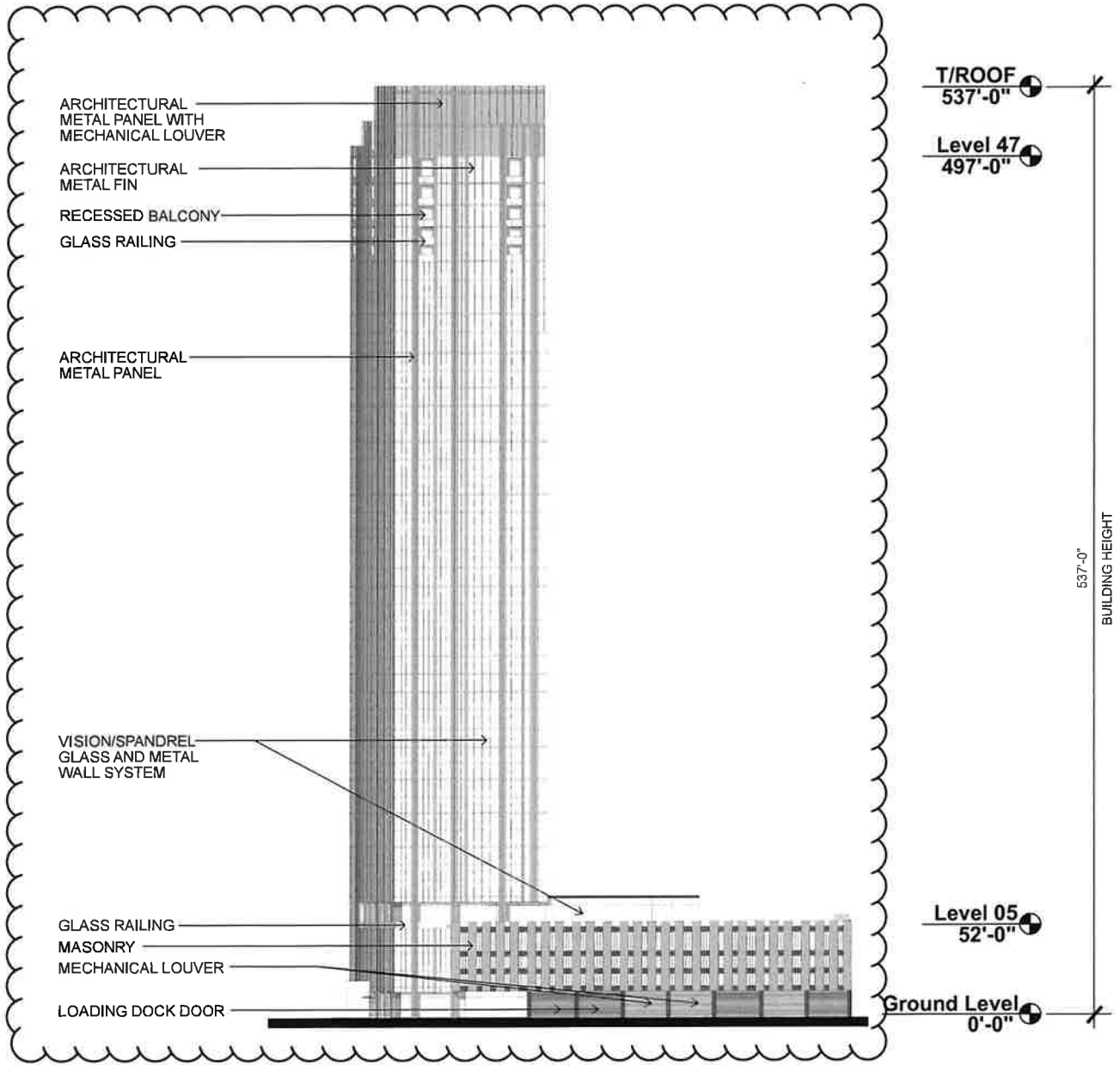
NOTE:

1. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY OR PARKWAY 2'-6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
2. ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.

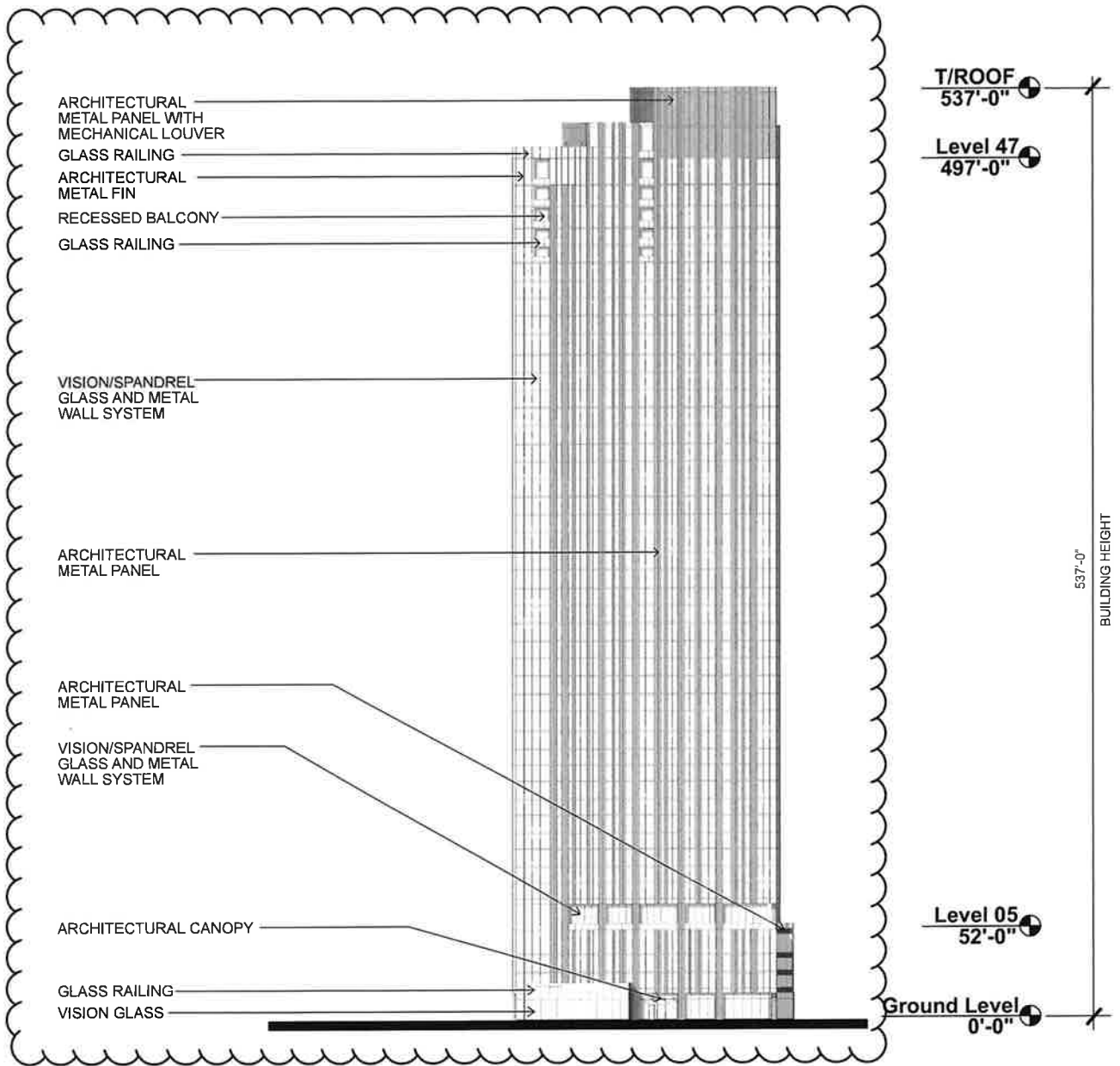




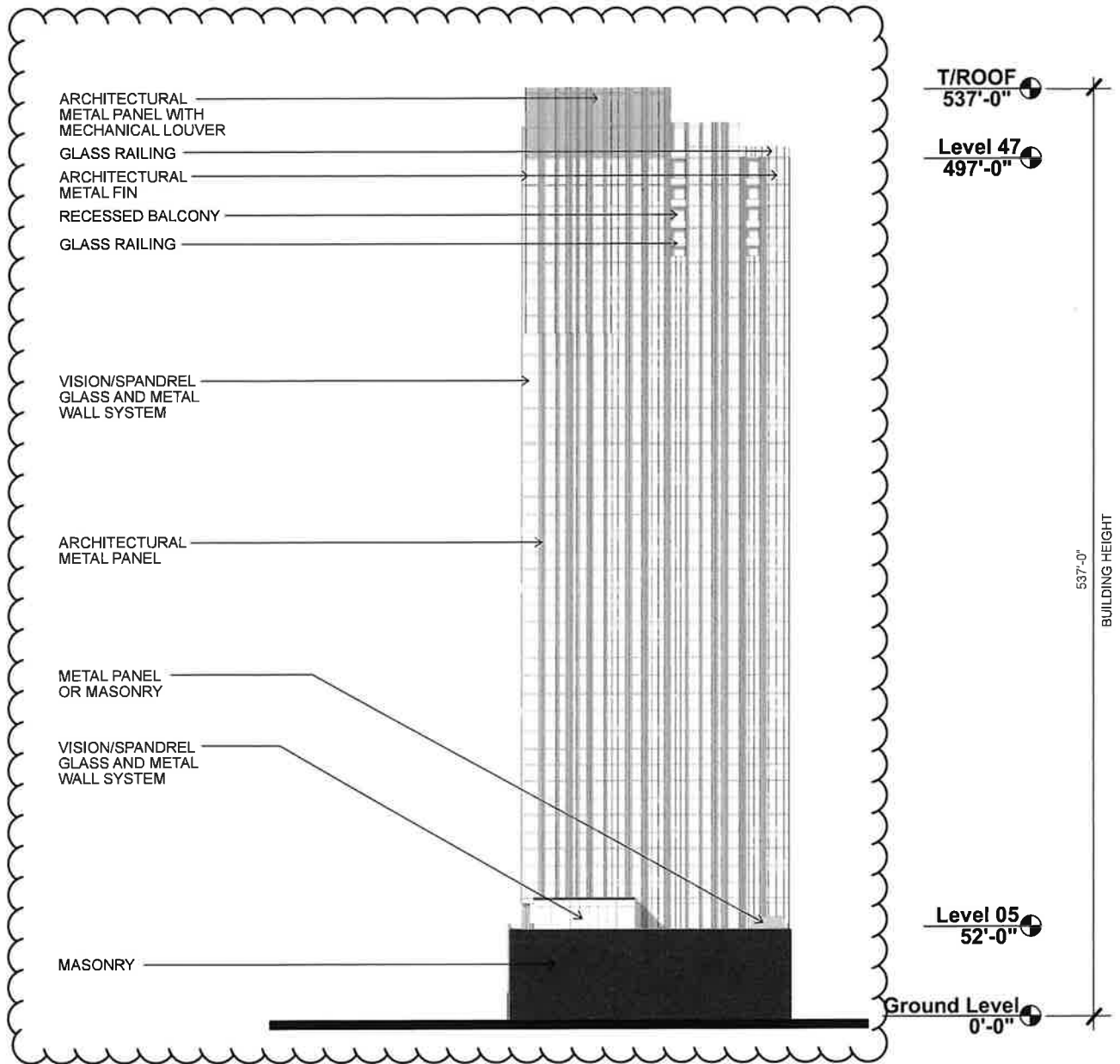
SOUTH BUILDING ELEVATION
SCALE : 1" = 90'-0"



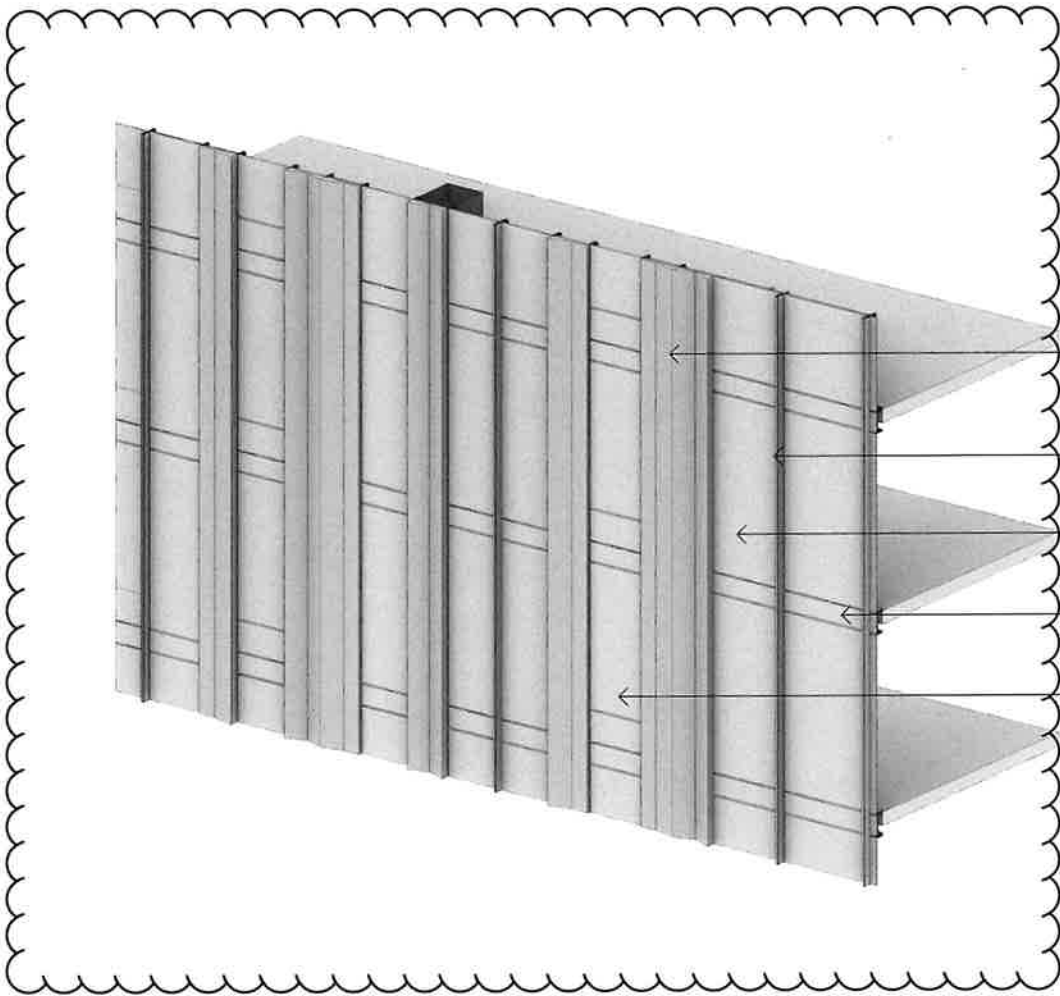
NORTH BUILDING ELEVATION
SCALE : 1" = 90'-0"



EAST BUILDING ELEVATION
SCALE : 1" = 90'-0"



WEST BUILDING ELEVATION
SCALE : 1" = 90'-0"



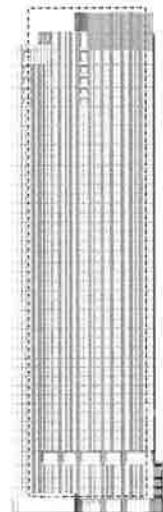
ARCHITECTURAL
METAL PANEL

ARCHITECTURAL METAL FIN

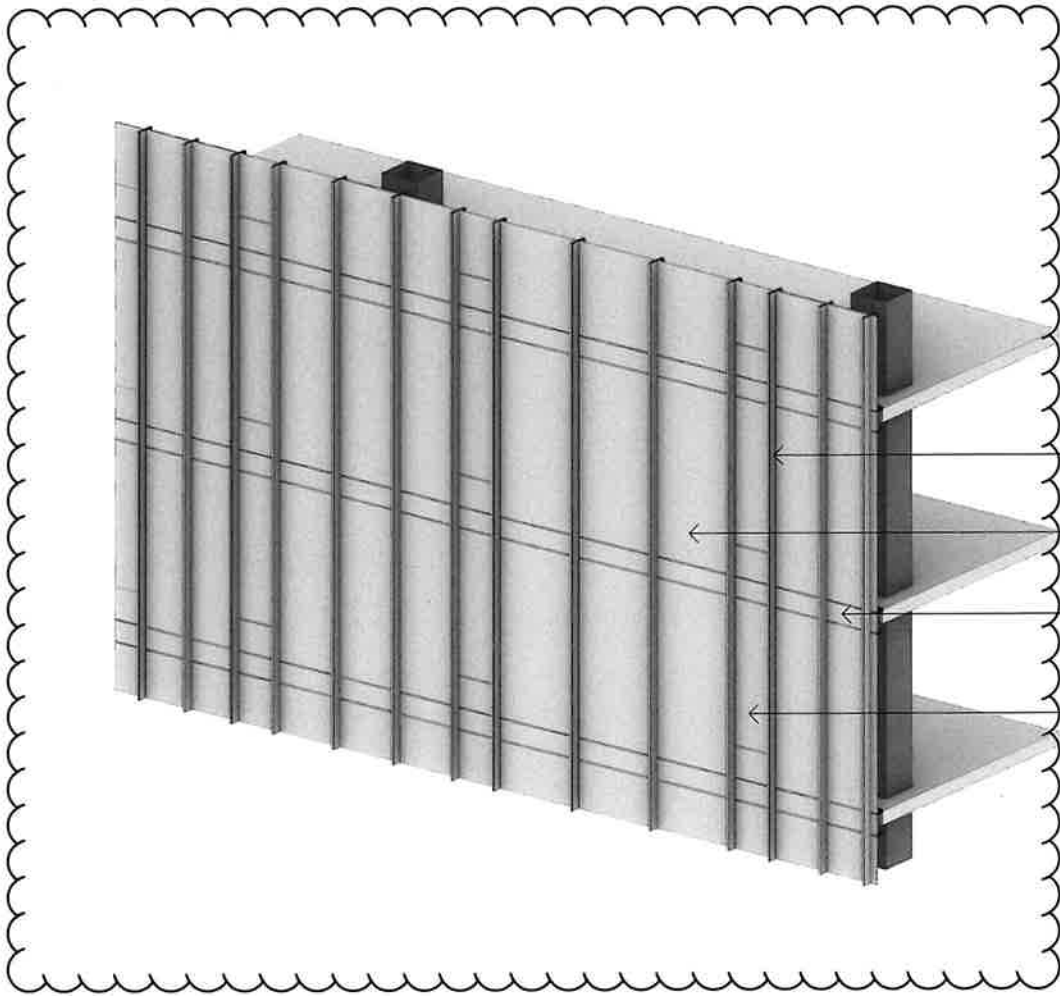
VISION GLASS

SPANDREL GLASS
TO MATCH VISION GLASS

OPERABLE WINDOW



TYPICAL FACADE SYSTEM - A
SCALE : N.T.S.

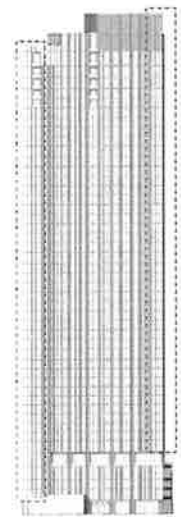


ARCHITECTURAL METAL FIN

VISION GLASS

SPANDREL GLASS
TO MATCH VISION GLASS

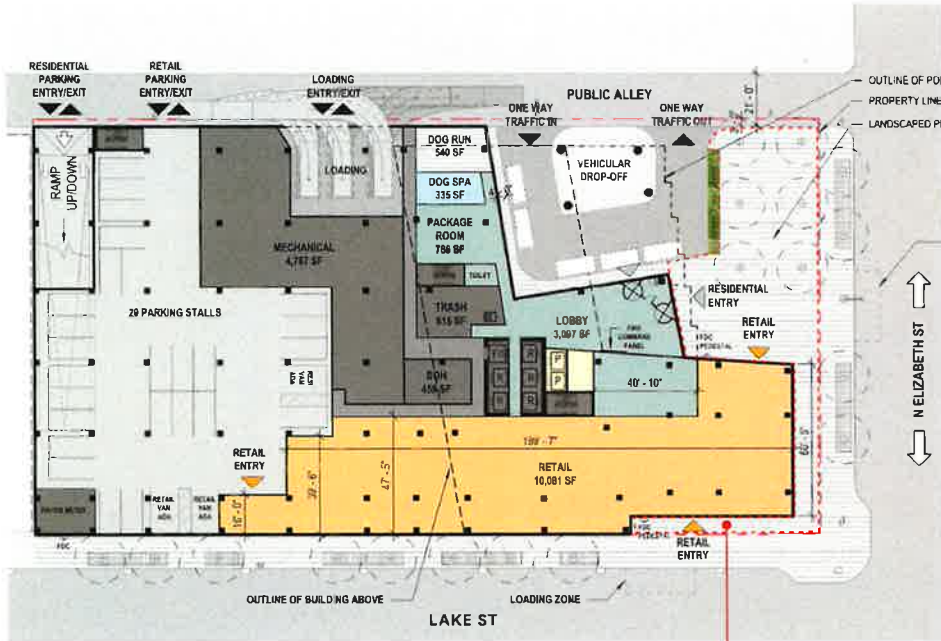
OPERABLE WINDOW



TYPICAL FACADE SYSTEM - B
SCALE : N.T.S.

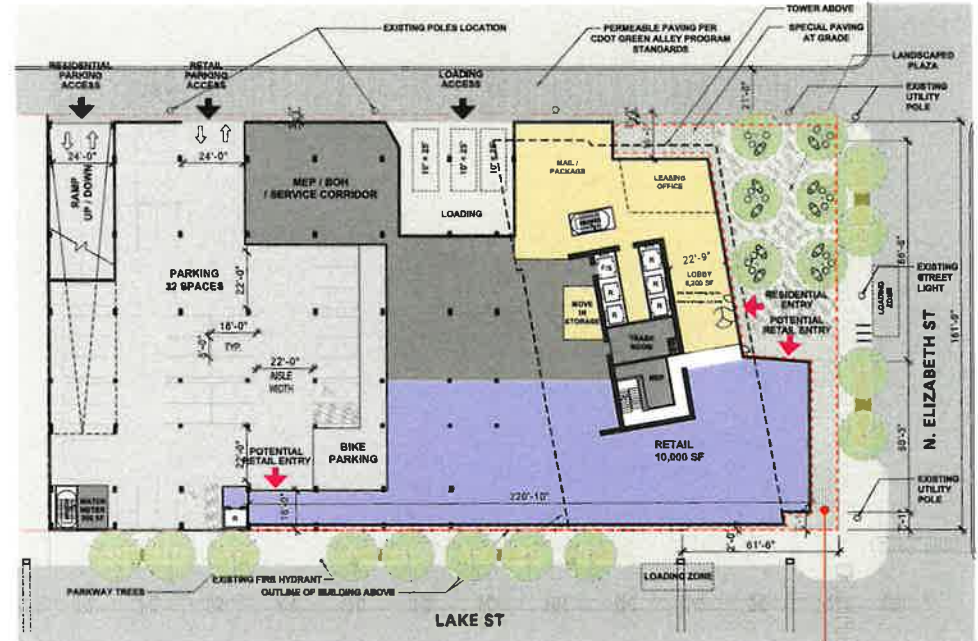
GROUND LEVEL PLAN COMPARISON

PD-1574
(APPROVED 06/21/2023)



PLAZA AREA : 5,650 SF

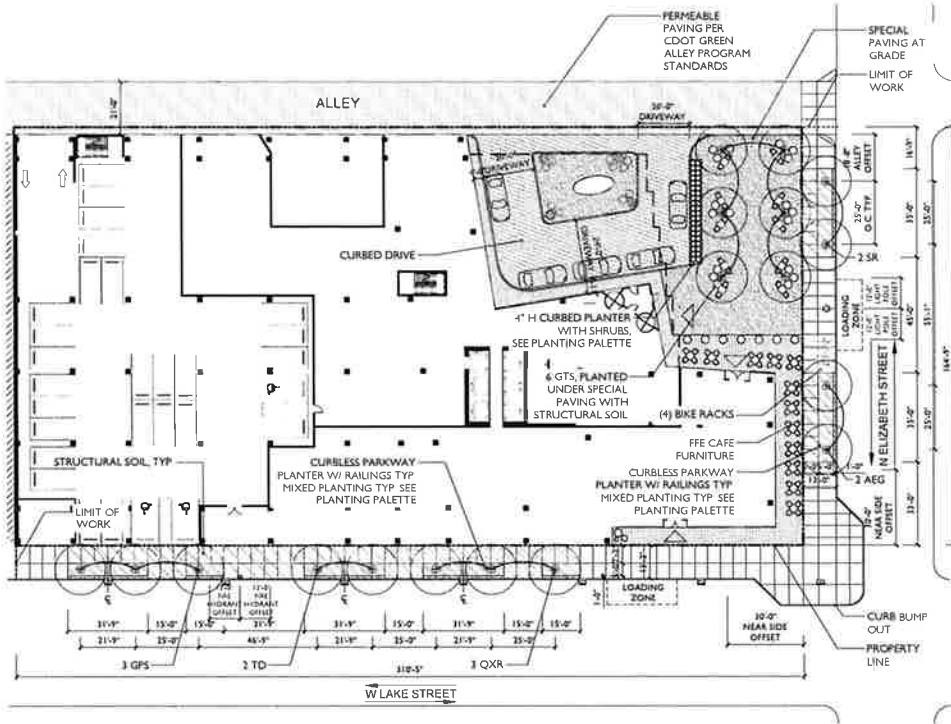
MINOR CHANGE
(PROPOSED ON 9/16/2024)



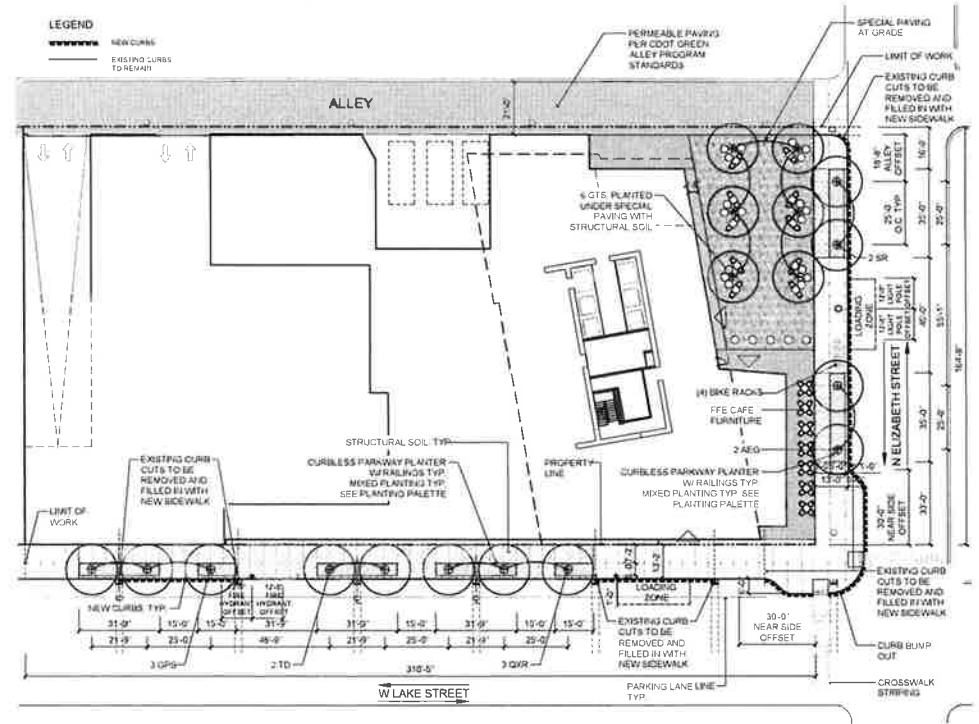
PLAZA AREA : 5,800 SF

LANDSCAPE PLAN COMPARISON

PD-1574
(APPROVED 06/21/2023)



MINOR CHANGE
(PROPOSED ON 9/16/2024)



Reclassification Of Area Shown On Map No. 1-G. *RBPD 1574*
 (As Amended)
 (Application No. 22156)
 (Common Address: 1300 -- 1328 W. Lake St.)
 [O2023-1507/SO2023-0001882]

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 Lake Street; North Elizabeth Street; the 18-foot public alley north of and parallel to West Lake Street; and a line 310.416 feet west of and parallel to North Elizabeth Street,

to those of the 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 Lake Street; North Elizabeth Street; the 18-foot public alley north of and parallel to West Lake Street; and a line 310.42 feet west 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. 1574.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1574 (the "Planned Development" or "P.D.") consists of approximately 51,141 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 1300 Peoria LLC is the "Applicant" for this Planned Development pursuant to authorization from the owner of the Property.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal 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.

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.

4. This plan of development consists of 17 Statements; and a Bulk Regulations Table; an Existing Zoning Map; a General Land-Use Map; a Property Line Map; a Site Plan; a Ground Level Plan; a Typical Parking Plan; a Roof Plan; a Landscape Plan; Building Elevations (East, South, West and North); Planting Details; a Planting Schedule; Typical Parkway Sections; and Lower and Upper Tier Typical Tower Axonometric Views prepared by bKL Architecture LLC and dated June 15, 2023, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this

Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development: dwelling units above the ground floor; vacation rental; shared housing units; eating and drinking establishments; financial services (excluding payday loan stores and pawn shops); food and beverage retail sales; medical service; office; personal service; residential support service; and general retail sales, incidental and accessory uses and accessory parking.
6. On-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 ("DPD"). 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 51,141 square feet and a base FAR of 7.0.

The Applicant acknowledges that the project has received a bonus of approximately 4.5 FAR, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total overall FAR for the Planned Development is 11.50. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in each subarea; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

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 DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal 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 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 and agrees that the rezoning of the Property from the M2-3 Light Industry District to the DX-7 Downtown Mixed-Use District and then to this Residential-Business Planned Development ("P.D.") Number 1574 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

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

of the ARO and permits the construction of 593 dwelling units. The Applicant intends to construct a 593-unit rental building (the "Project").

Developers of rental projects in downtown districts with 30 or more units must provide between 10 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 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 is 119 affordable units (20 percent of 593) and half of those affordable units are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing all 119 affordable units in the rental building in the P.D., 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 40 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 7 of the 40 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 agrees to collaborate with DOH to provide an additional 59.3 affordable units (10 percent of 593) either on-site or in an off-site

location within the boundaries of the FMID, in accordance with the FMID Plan Update (the "FMID Units"). Specifically, the Applicant and DOH will collaborate to establish the additional cost associated with the construction of the FMID Units, including review of a detailed budget and proforma. The Applicant will work with DOH to identify public financial assistance to fund the FMID Units, whether on-site or off-site through a potential partnership with an affordable housing developer. To that end, the Applicant (a) has submitted an intake form to initiate the process required to apply for financial assistance from the City, including, but not limited to, 4 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 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 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 rerecord the 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 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.

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

[Existing Zoning Map; General Land-Use Map; Property Line Map; Site Plan; Ground Level Plan; Typical Parking Plan; Roof Plan; North, South, East and West Building Elevations; Typical Podium Axonometric Views; Lower and Upper Tiers Tower Axonometric Views; Landscape Ordinance Analysis; Typical Parkway Sections at Lake and Elizabeth Streets; East/West Section Through Drop-Off; New Tree in Mulch Planter Detail; Shrub Installation Detail; Perennials Installation; Bike Rack; Tree Planting in Flush Parkway Planter; Parkway Planter Railing Plan; Parkway Planter Railing Section; and Plan List referred to in these Plan of Development Statements printed on pages 1140 through 1166 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. 1574.

Bulk Regulations And Data Table.

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

FINAL FOR PUBLICATION

An official website of the City of Chicago Here's how you know



HOME FORMS ACCESS LOGOUT

ARO Intake Application



Submission ID: 814708

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at: https://code.library.angelfire.com/codes/chicago/latest/chicago_il/0-0-0-259897/.

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

PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function. Before starting the submission process, please gather and complete all the necessary documentation outlined in [Article 5.12 of the ARO Rules](#), and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for [download here](#). The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.

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

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

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

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

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

Applicant Name *	Applicant Contact Person *
<input type="text" value="1300 Peoria LLC"/>	<input type="text" value="Aristithis Loukas"/>
Applicant Email *	Applicant Phone *
<input type="text" value="aristithis@agire.com"/>	<input type="text" value="(773) 339-4030"/>
Applicant Address *	
<input type="text" value="2916 N Sheridan Road"/>	
Attorney Name *	Attorney Email *
<input type="text" value="Katie Lahnier Dale"/>	<input type="text" value="katie.dale@us.dlapiper.com"/>

Development Information

Development Address:

From *	To *	Direction *	Street Name *
<input type="text" value="1300"/>	<input type="text" value="1238"/>	<input type="text" value="W"/>	<input type="text" value="LAKE"/>
Zip Code *	Ward *	ARO Zone *	
<input type="text" value="60607512"/>	<input type="text" value="27"/>	<input type="text" value="Downtown"/>	
Development Name *	If you are working with a Planner at the City, what is his/her/their name?		
<input type="text" value="2200 W Lake"/>	<input type="text" value="Max Lyall"/>		
Zoning Application Number (if applicable)	Council Introduction Date *		
<input type="text" value="22256"/>	<input type="text" value="4/10/2023"/>		

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

Yes No

FINAL FOR PUBLICATION

ARO Trigger * Development Type *

Total Units *

Is your Project in a Transit Served Location? *

Estimated date marketing will begin *

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) *

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
- 9% AT A WEIGHTED AVERAGE OF 80% AMI

Affordable Units Requested *	Minimum On-Site Units *	Maximum Units Paid For In-Lieu *
<input type="text" value="119"/>	<input type="text" value="30"/>	<input type="text" value="59"/>
Proposed On-Site Units *	Proposed Off-Site Units *	Proposed In-Lieu Units *
<input type="text" value="119"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
In-Lieu Amount Owed *	On-Site Units To CHITT or CHA *	
<input type="text" value="\$0.00"/>	<input type="text" value="0"/>	

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

Off Site Address:

From To Direction Street Name

Zip Code Ward ARO Zone

Off Site Type

Off-Site Admin Fee

Forms

Unit Mix and Square Footage Spreadsheet *

Copy of 1300 W. ... Affordable Unit Counts and square footage - 20230516 - MULTIFAMILY COURTESY

Dimensioned Floor Plans with affordable units highlighted
[2023 0515 - 1300 W LAKE - ARO - TYPE A UNIT LAYOUT.pdf](#)

FINAL FOR PUBLICATION

If ARO units are CLHUF 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. Boundary 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 DOB
- 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 *

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

Summary Work Log

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

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

Options	Action
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

FINAL FOR PUBLICATION

6/21/2023

REPORTS OF COMMITTEES

1143

Project Name	1300 West Lake
Zoning Application number, if applicable	22156
Address	1300 - 1328 West Lake Street
Is this a For Sale or Rental Project?	Rental
What is the average sq. ft./rent/price?*	
Total units in Project	593
Total Affordable units	100

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

All projects with proposed ARO units must complete this tab

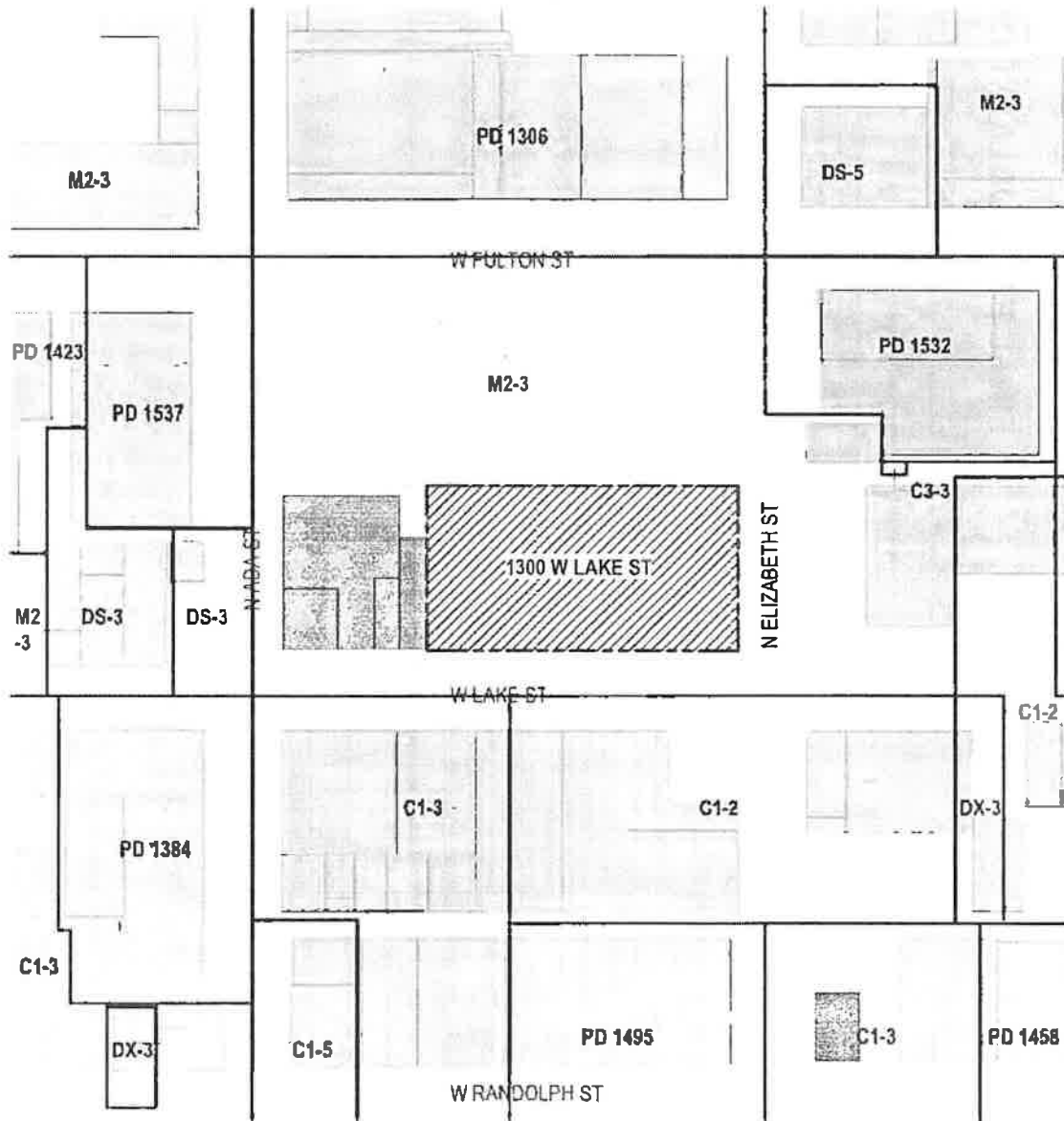
	Market Rate Units	Affordable Units
Parking	Not Included	Not included
Laundry	Yes	Yes
Appliances		
Refrigerator <i>age/EnergyStar/make/model/color</i>	New Upon Construction Completion, Frigidaire, Stainless Steel, FFTR or Developer Spec	New Upon Construction Completion, Frigidaire, Stainless Steel, FFTR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

Unit type	Market Rate			ARO			affordable v. market square footage*
	how many?	% of total	avg. sq. ft.	how many?	% of total	avg. sq. ft.	
studio	197	41%	615	47	39%	616	100%
one-bed	149	31%	716	38	32%	715	100%
two-bed	124	26%	1046	32	27%	1051	100%
three-bed	9	2%	1297	2	2%	1297	100%
four-bed	0	0	-	0	0	-	-

* ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios)

**the average affordable square footage should be 85% or greater of market rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines

FINAL FOR PUBLICATION



EXISTING ZONING MAP
Scale: N.T.S.



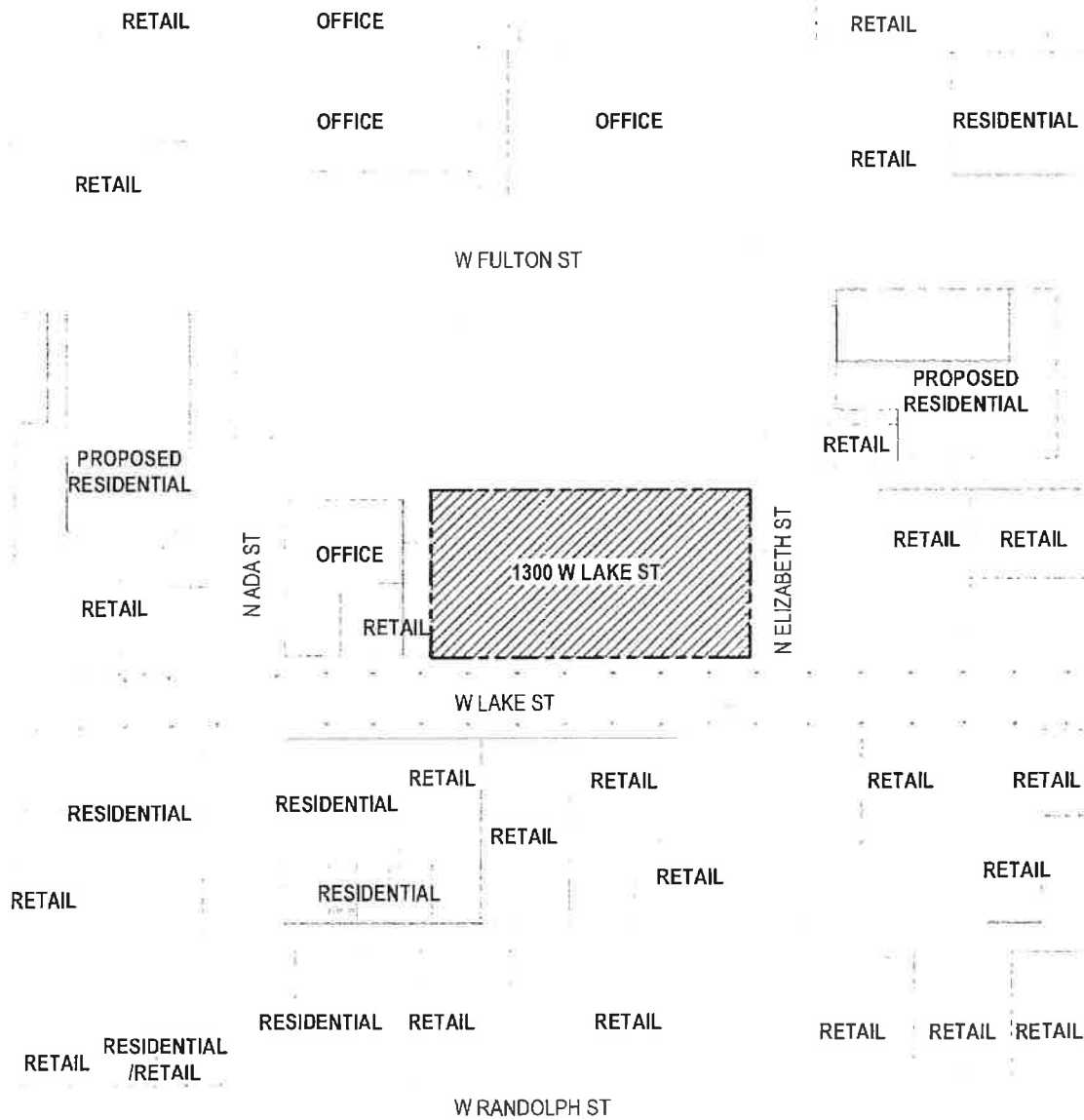
 Subject Property

 Property Line

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





FINAL FOR PUBLICATION



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

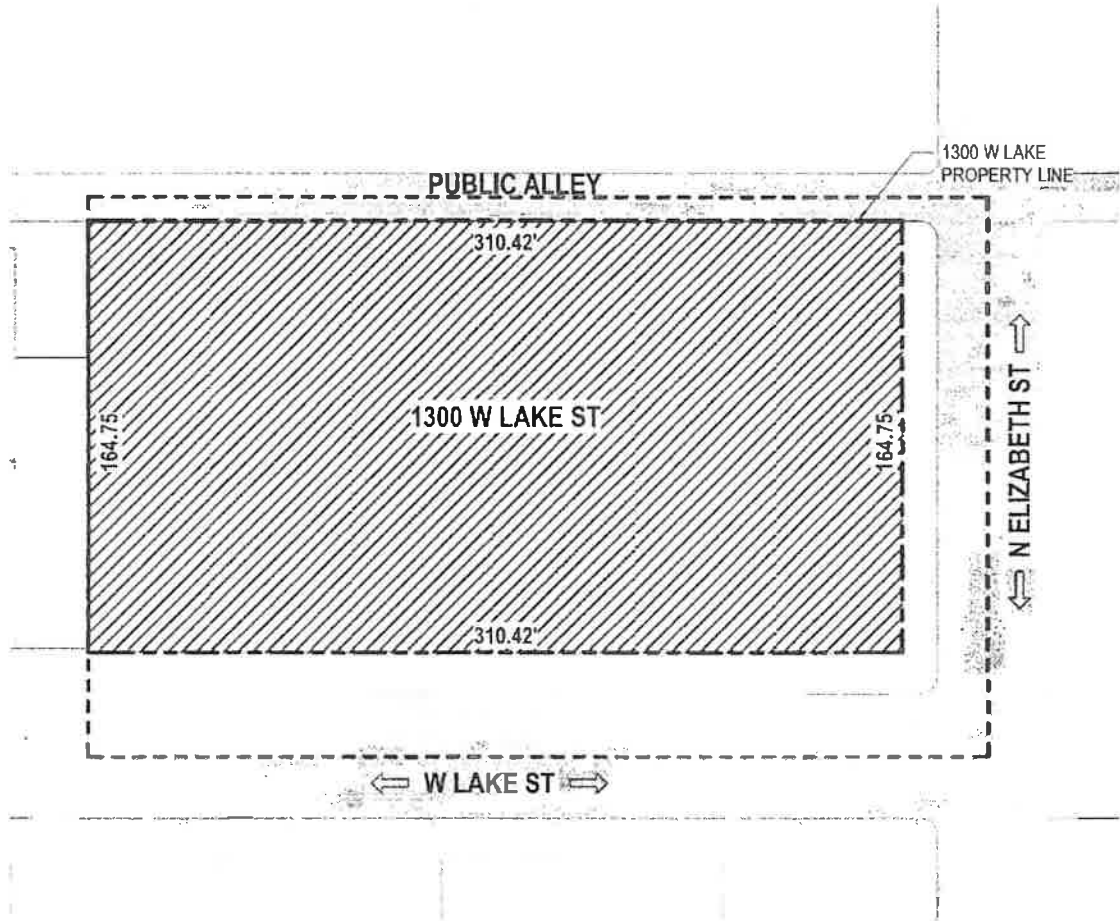


-  Subject Property
-  Property Line

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






FINAL FOR PUBLICATION



PROPERTY LINE MAP
Scale: N.T.S.

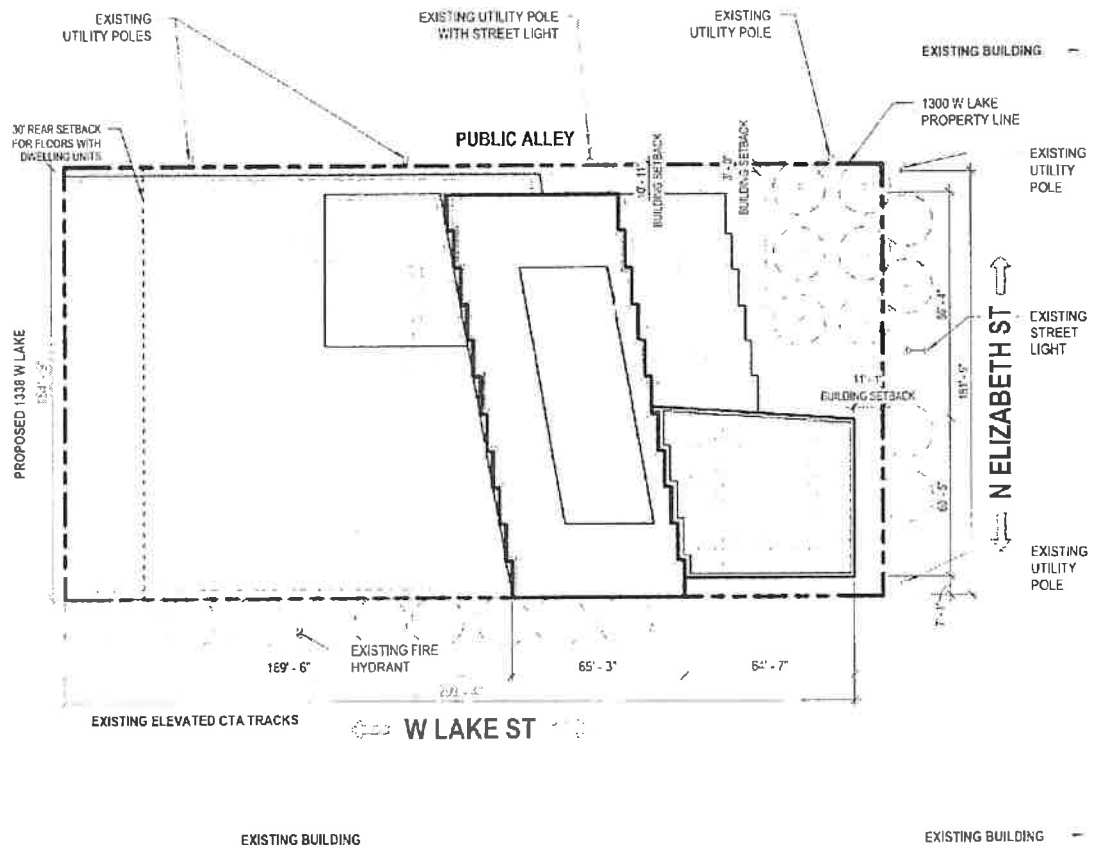


-  Subject Property
-  Property Line
-  PD Boundary

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



FINAL FOR PUBLICATION



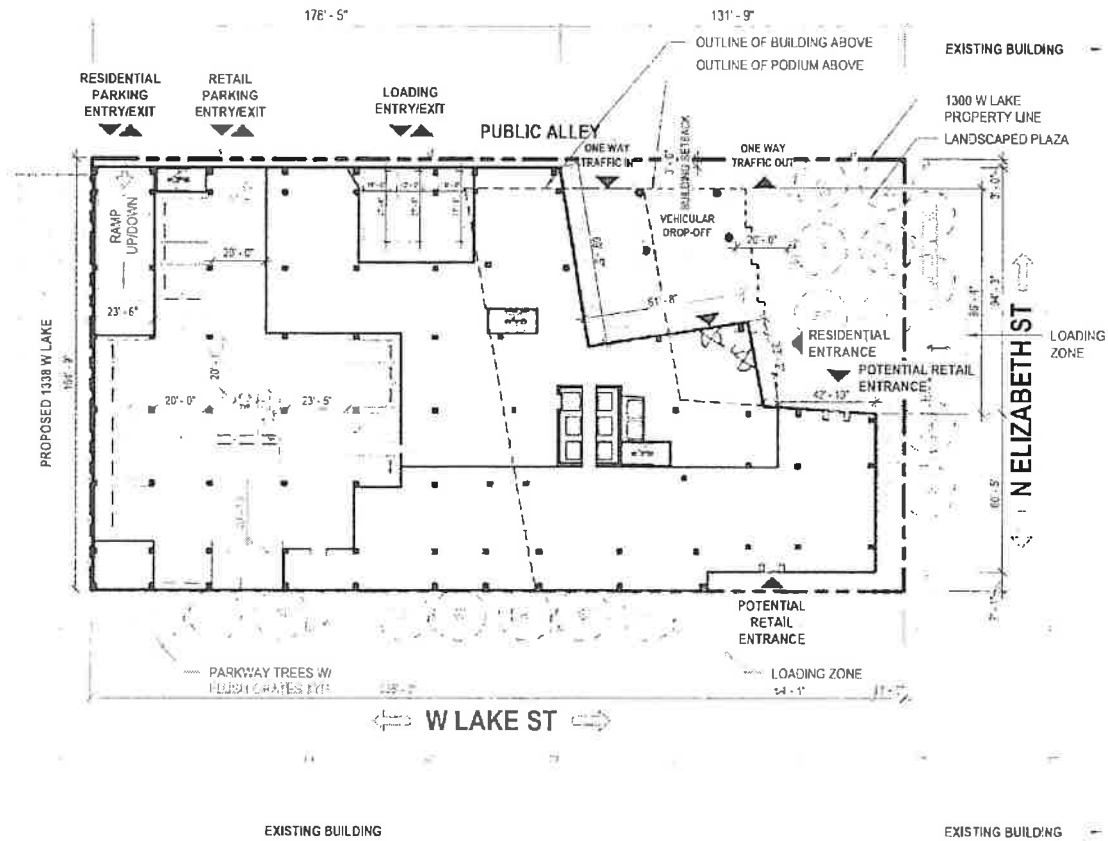
SITE PLAN
Scale: N.T.S.



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



FINAL FOR PUBLICATION



GROUND LEVEL PLAN
Scale: N.I.S.

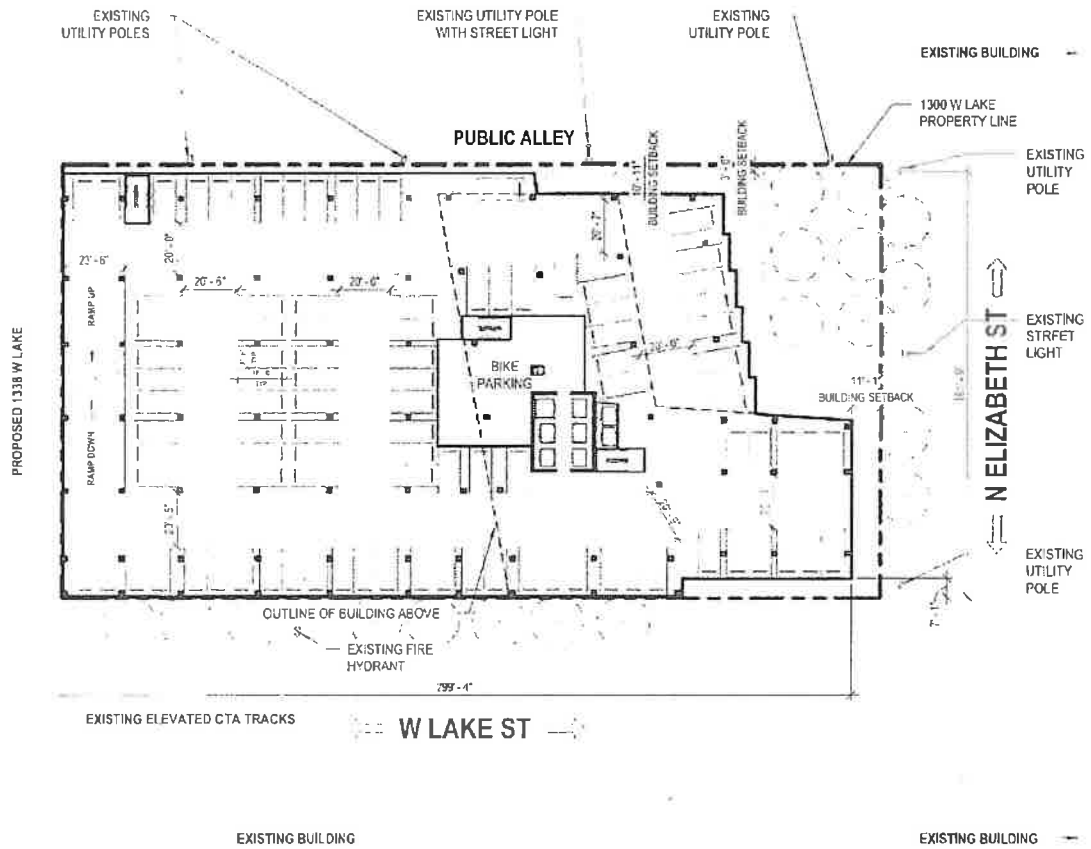


APPLICANT: 1300 PEORIA LLC
ADDRESS: 1300-28 WEST LAKE ST, CHICAGO, IL
DATE OF INTRODUCTION: APRIL 19, 2023
DATE OF PLAN COMMISSION: JUNE 15, 2023



4/20/2023

FINAL FOR PUBLICATION



TYPICAL PARKING PLAN
Scale: N.T.S.

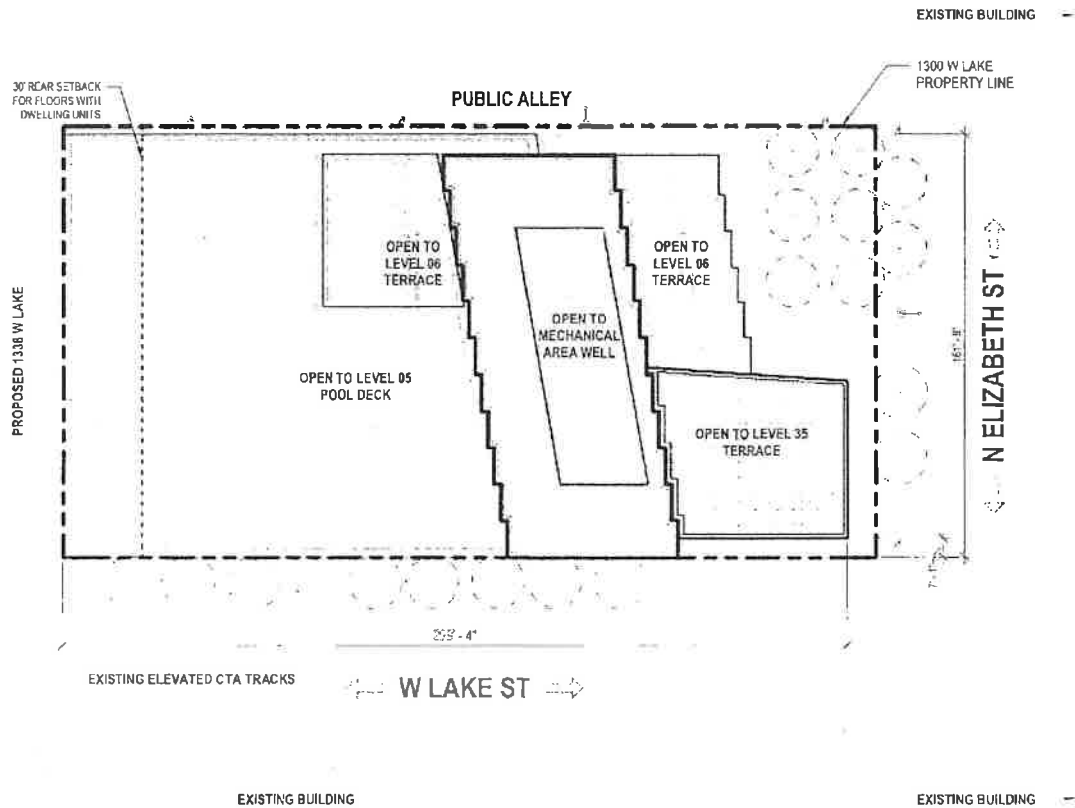


APPLICANT: 1300 PEORIA LLC
ADDRESS: 1300-28 WEST LAKE ST, CHICAGO, IL
DATE OF INTRODUCTION: APRIL 19, 2023
DATE OF PLAN COMMISSION: JUNE 15, 2023



© 2023 b|KL ARCHITECTURE, LLC

FINAL FOR PUBLICATION



ROOF PLAN
Scale: N.T.S.

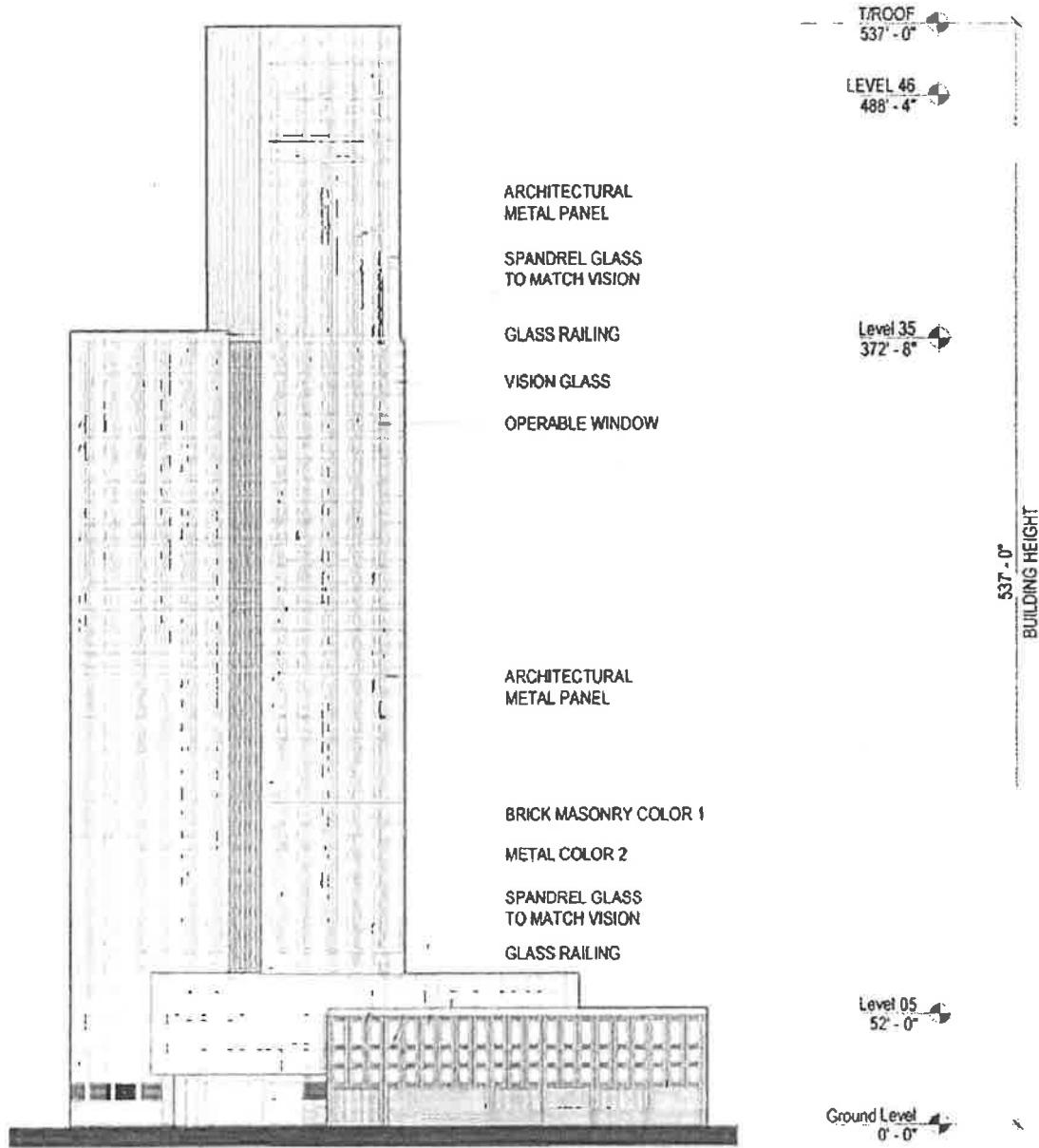


APPLICANT: 1300 PEORIA LLC
ADDRESS: 1300-28 W 1ST LAKE ST, CHICAGO, IL
DATE OF INTRODUCTION: APRIL 19, 2023
DATE OF PLAN COMMISSION: JUNE 15, 2023



© 2023 b|KL Architecture, Inc.

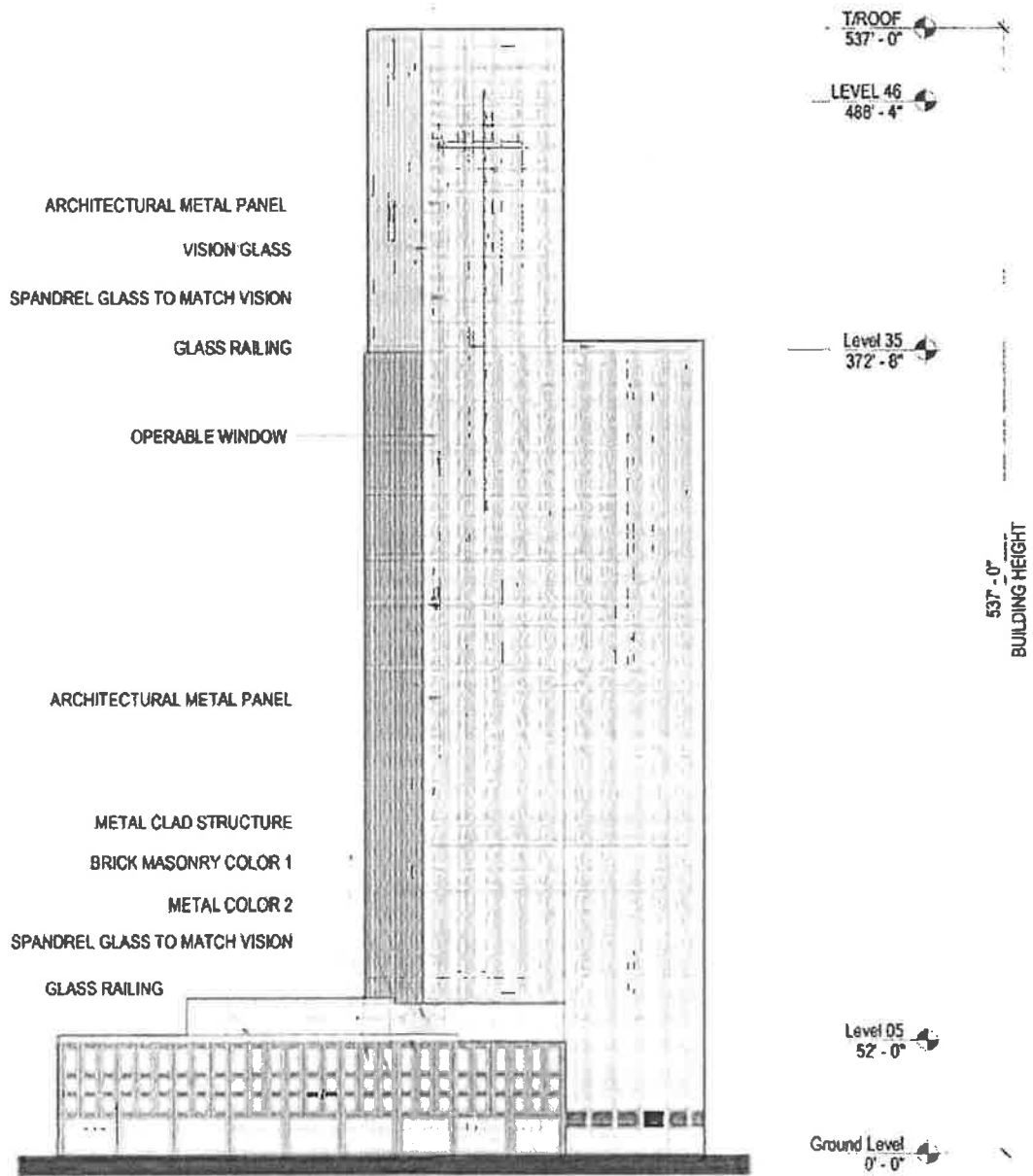
FINAL FOR PUBLICATION



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

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

FINAL FOR PUBLICATION

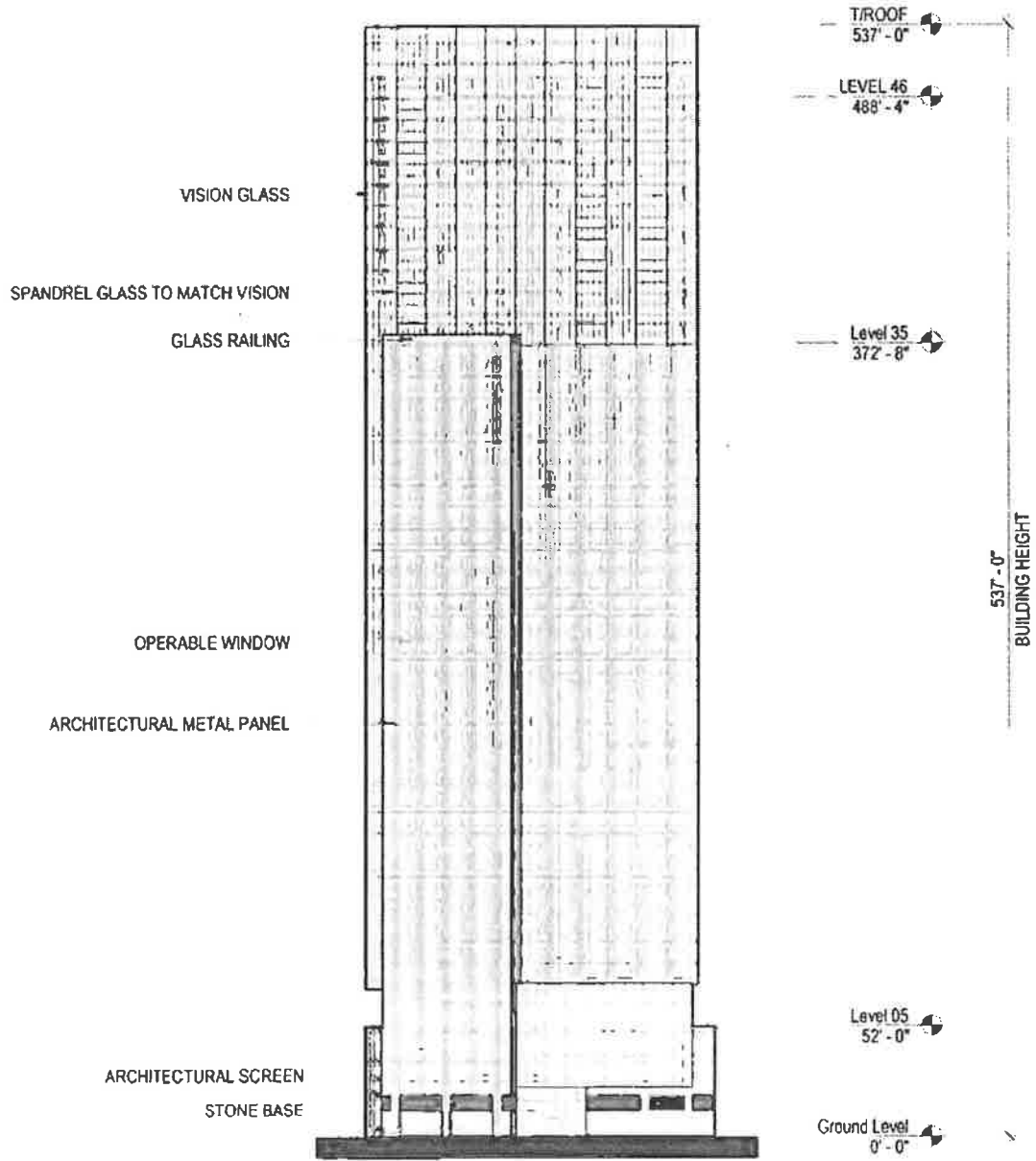


SOUTH BUILDING ELEVATION
Scale: 1" = 50'-0"

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



FINAL FOR PUBLICATION

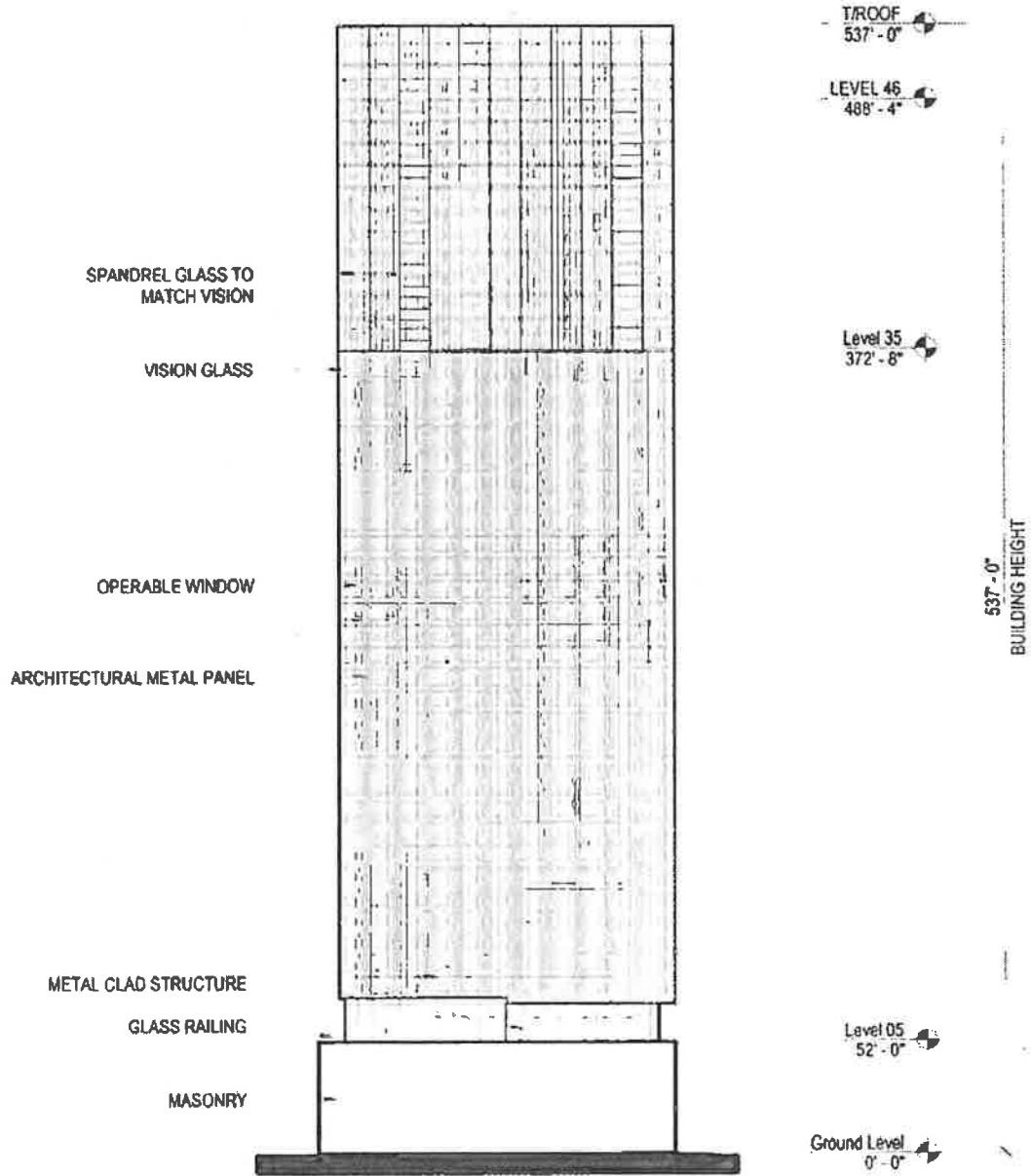


EAST BUILDING ELEVATION
Scale: 1" = 50'-0"

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



FINAL FOR PUBLICATION

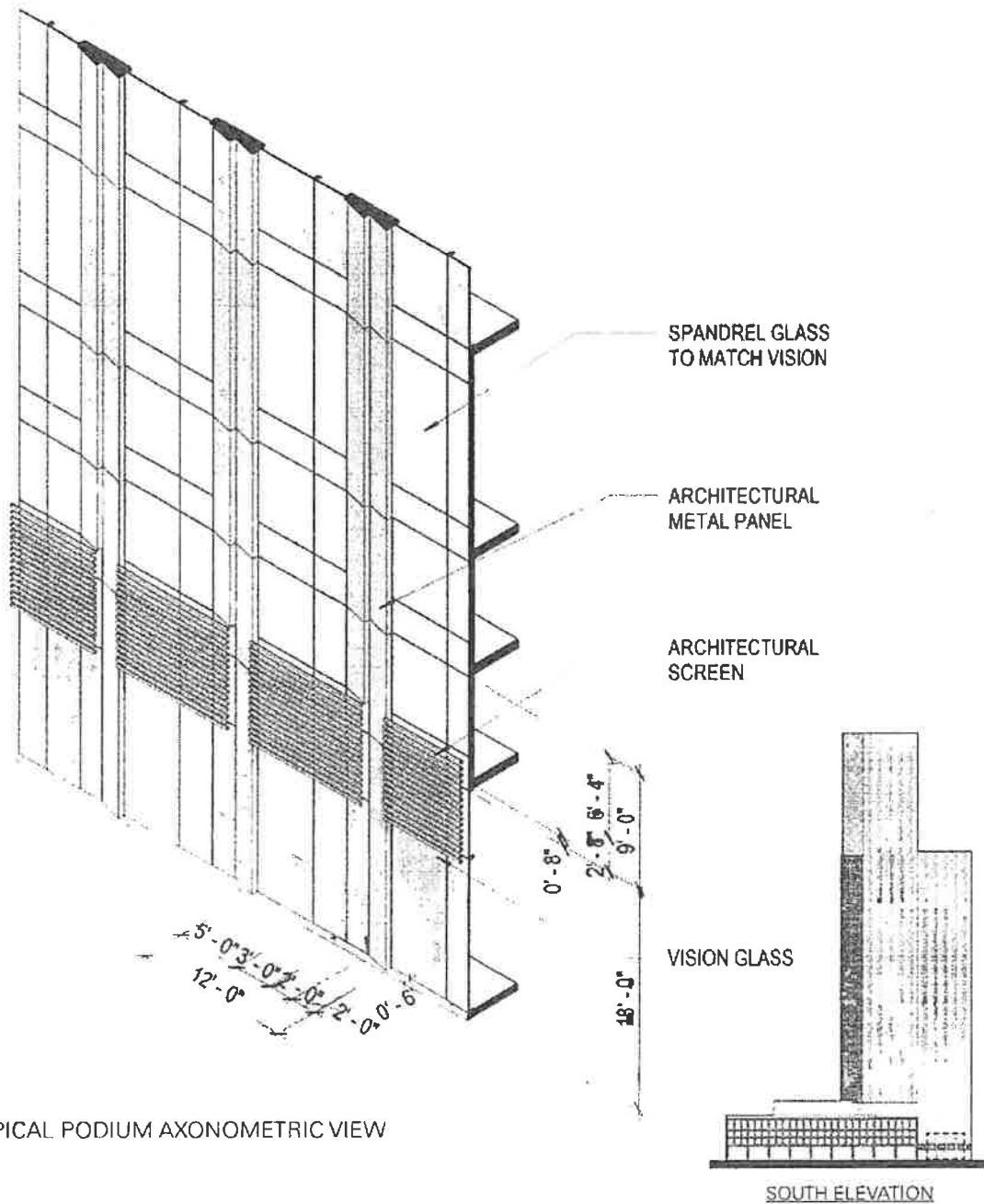


WEST BUILDING ELEVATION
Scale: 1" = 50'-0"

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

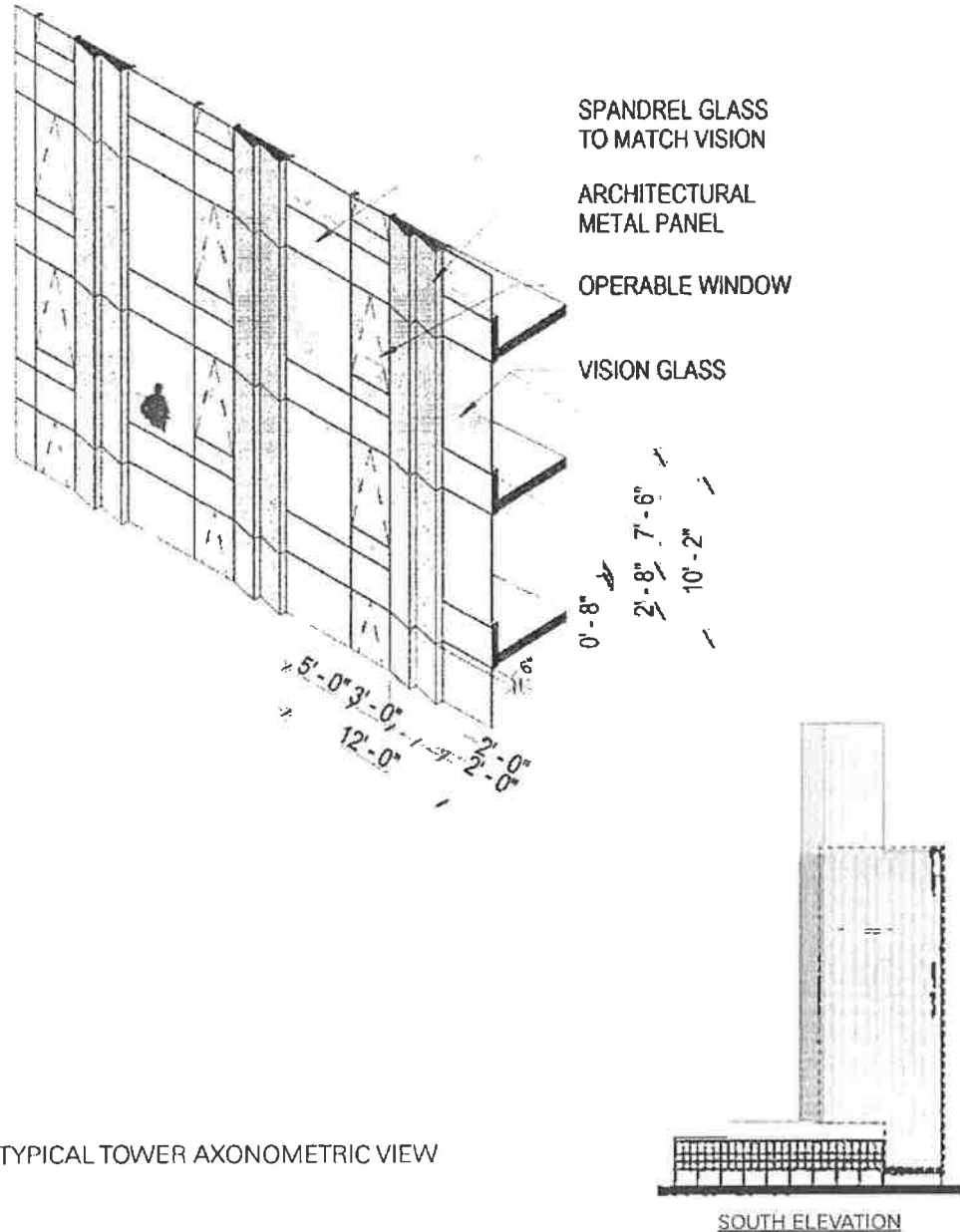


FINAL FOR PUBLICATION



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

FINAL FOR PUBLICATION

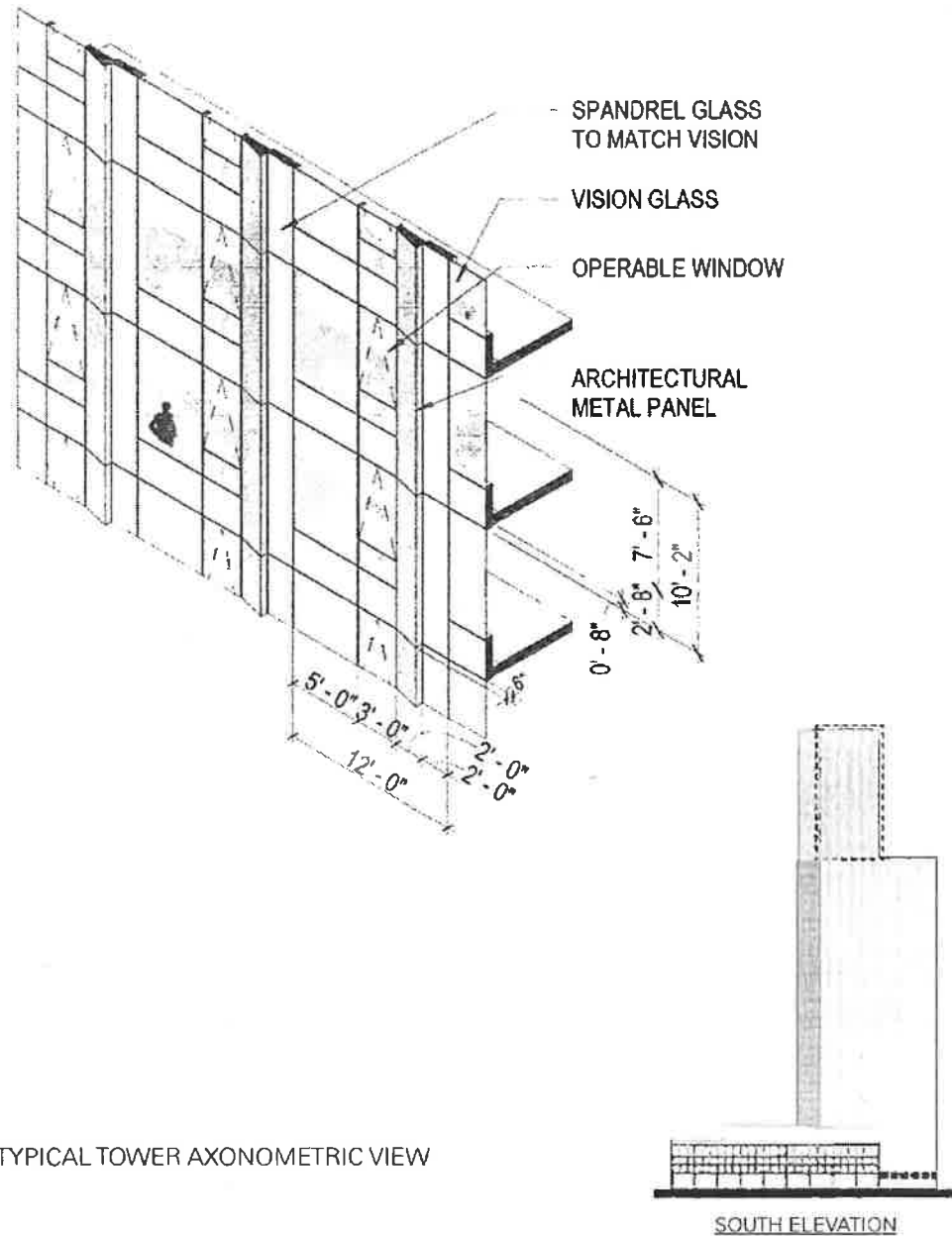


LOWER TIER TYPICAL TOWER AXONOMETRIC VIEW

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



FINAL FOR PUBLICATION

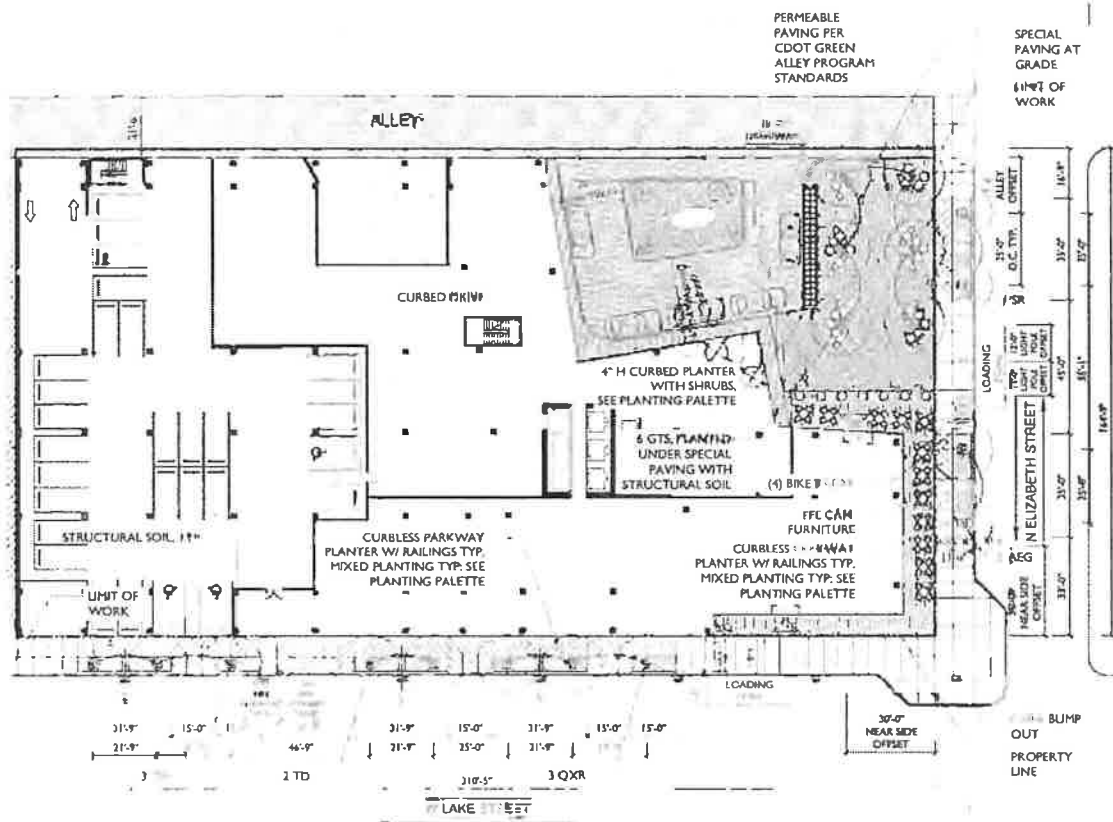


UPPER TIER TYPICAL TOWER AXONOMETRIC VIEW

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



FINAL FOR PUBLICATION



LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST LAKE STREET

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

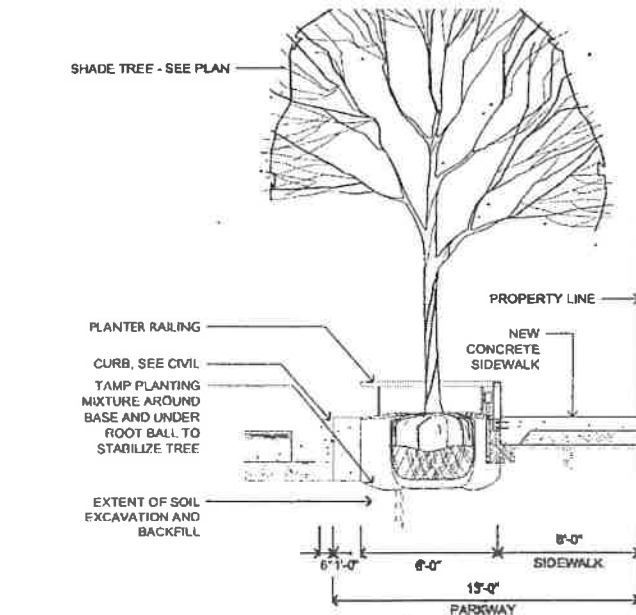
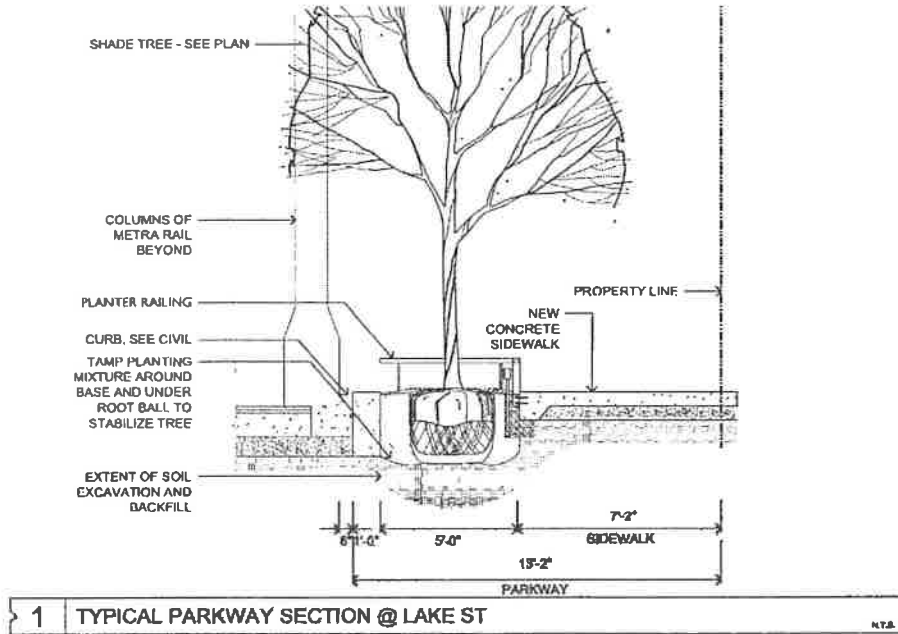
NORTH ELIZABETH STREET

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

- NOTE:
1. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY OR PARKWAY 2'-6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
 2. ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.

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

FINAL FOR PUBLICATION



2 TYPICAL PARKWAY SECTION @ ELIZABETH ST

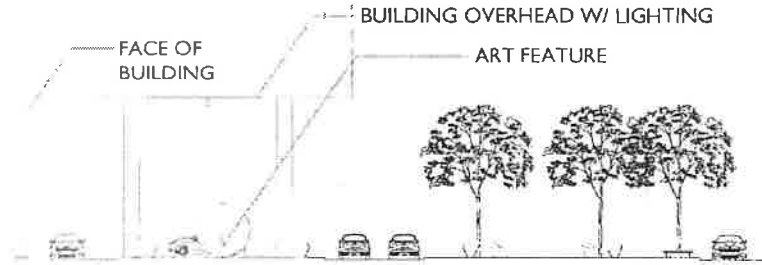
APPLICANT: 1300 PEORIA LLC
ADDRESS: 1300-28 WEST LAKE ST, CHICAGO, IL
DATE OF INTRODUCTION: APRIL 19, 2023
DATE OF PLAN COMMISSION: JUNE 15, 2023

CONFERENCE



© 2023 b|KL Architecture LLC

FINAL FOR PUBLICATION

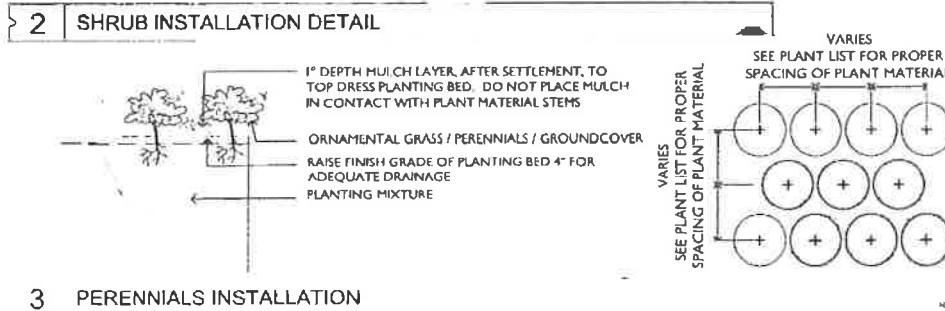
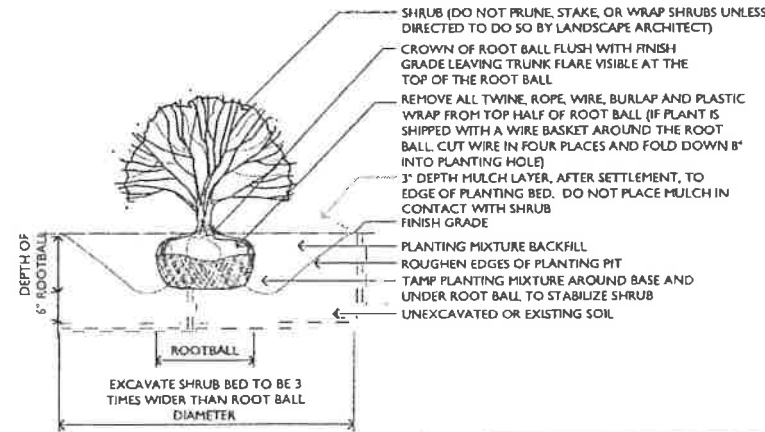
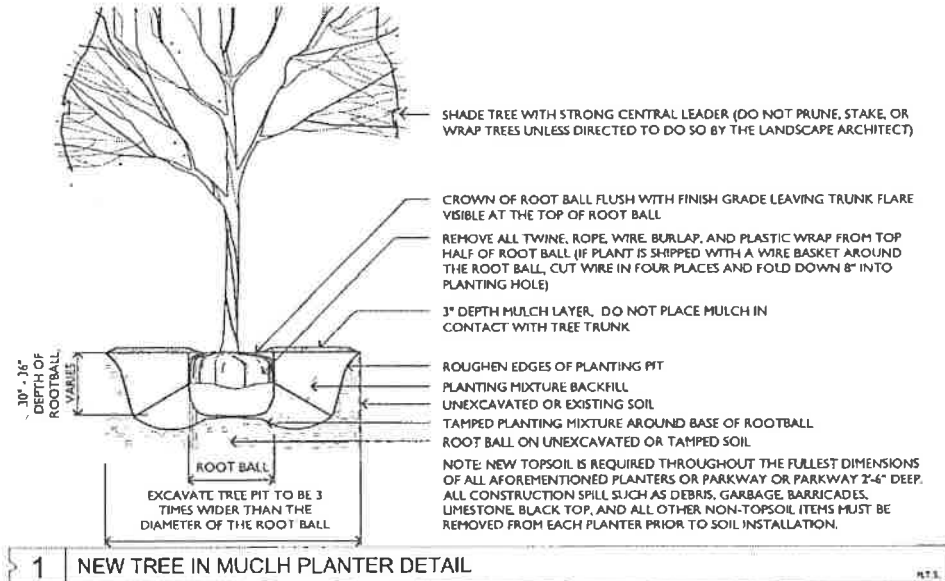


> 1 EAST-WEST SECTION THROUGH DROP-OFF N.T.S.

APPLICANT: 300 PEORIA LLC
ADDRESS: 1300-28 WEST LAKE ST, CHICAGO, IL
DATE OF INTRODUCTION : APRIL 19, 2023
DATE OF PLAN COMMISSION: JUNE 5, 2023

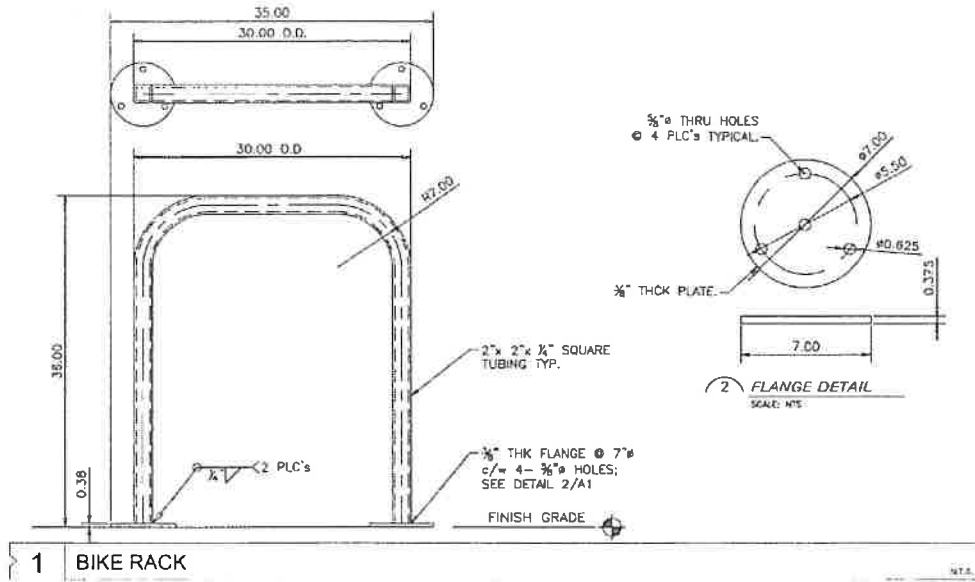
CONFIDENTIAL
b KL
© 2023 bKL Architecture LLC

FINAL FOR PUBLICATION



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

FINAL FOR PUBLICATION



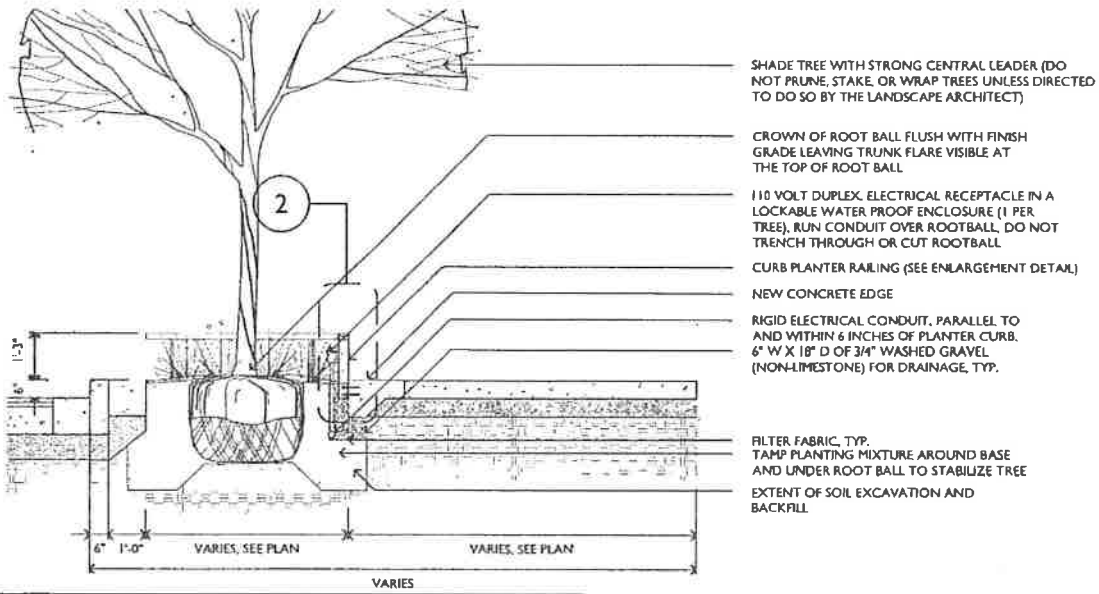
APPLICANT: 1300 PEORIA LLC
ADDRESS: 1300-28 WEST LAKE ST, CHICAGO, IL
DATE OF INTRODUCTION: APRIL 19, 2023
DATE OF PLAN COMMISSION: JUNE 15, 2023

CONFERENCE

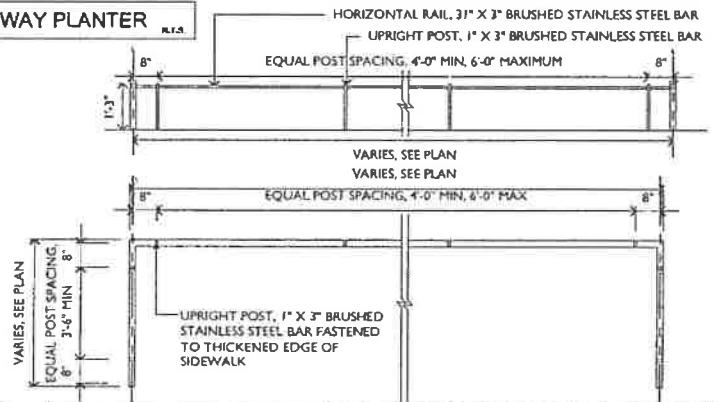


© 2023 bKL Architecture LLC

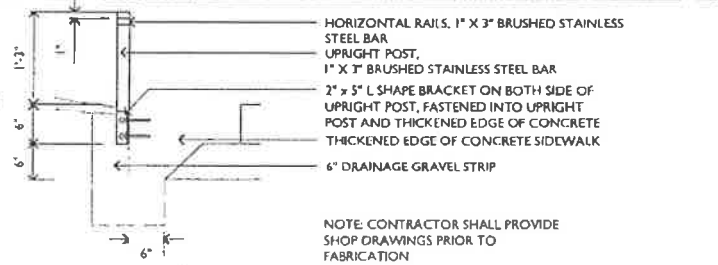
FINAL FOR PUBLICATION



1 TREE PLANTING IN FLUSH PARKWAY PLANTER



2 PARKWAY PLANTER RAILING PLAN



3 PARKWAY PLANTER RAILING SECTION

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

CONFL ENCE



© 2023 b|KL Architecture LLC

