

PD 1320

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 50.

Nays -- None.

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

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

Reclassification Of Area Shown On Map No. 1-F. RPD 1320,09
(As Amended)
(Application No. 22249)
(Common Address: 354 N. Union Ave./355 N. Halsted St.)
[SO2023-0004084]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing Residential Planned Development Number 1320 District symbols and indications as shown on Map Number 1-F in the area generally bounded by:

a line beginning at a point 125.79 feet north of the north line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way, as measured along the east line of North Halsted Street and extending 419.88 feet east to a point on the west line of North Union Avenue 126.7 feet north of the north line of the railroad right-of-way; North Union Avenue; the north line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way; and North Halsted Street,

to the designation of Residential Planned Development Number 1320, as amended, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 2. This ordinance takes effect after its passage and due publication.

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

Residential Planned Development No. 1320, As Amended.

Planned Development Statements.

1. The area delineated herein as Residential Planned Development Number 1320, as amended ("Planned Development"), consists of approximately 53,013 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"), and is owned and controlled by the Applicant, Onni 352 North Union Chicago LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. Applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

4. This plan of development consists of 16 Statements: a Bulk Regulations Table and a Site Landscape Plan prepared by Daniel Weinbach & Partners Ltd. dated October 10, 2023. Incorporated by reference herein is Residential Planned Development Number. 1320, as amended, approved by the City Council on June 27, 2018 and published in the *Journal of the Proceedings of the City Council of the City of Chicago* at pages 80853 through 80871 including an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary Map; Site Plan -- Ground Level/Enlarged; Amenity Deck -- Halsted Level; a Green Roof Plan; and

Building Elevations (North, South, East and West) prepared by Pappageorge Haymes Partners dated June 21, 2018. Also incorporated by reference herein is the Minor Change Approval and exhibits thereto dated February 25, 2019. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control.

This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development: dwelling units located above the ground floor, lodging, including hotel keys, accessory parking, 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 Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 53,013 square feet and a base FAR of 5.0. The Applicant acknowledges that the project has received a bonus FAR of 1.13, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 6.13. 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.

It is currently anticipated that the 10 percent to the Local Impact Fund shall be utilized for the future development of a Chicago Park District open space located at the southwest corner of North Milwaukee Avenue and West Erie Street. Any modification of the allocation of the Local Impact Fund shall be subject to Section 17-4-1005-G but in no event shall such modification cause a delay in the issuance of Part II approval, building permit or certificate of occupancy for the Planned Development.

9. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by 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. 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.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current

City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The Applicant shall provide open space at the southwest corner of the Property, which will be open to the public during hours typical of the Chicago Park District parks, but the open space will be maintained and owned by the Applicant or its successors.

15. The Applicant acknowledges and agrees that the rezoning of the Property from DS-5 to DX-5, and then to this Planned Development, triggered the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO") when it was approved by City Council on April 13, 2016. Because the project was approved by City Council before the first anniversary of the ARO publication date, the in-lieu fee was set at \$140,000 per unit. This fee will be updated at payment to reflect the current Consumer Price Index. Under the ARO, any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project as affordable units (the "Affordable Units"), or provide the Affordable Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Affordable Units; or (iii) any combination of (i) and (ii); provided, however, with one exception that doesn't apply here, residential housing projects with 20 or more units ("Larger Projects") must construct a minimum of 25 percent of the Affordable Units (the "Required Units") on-site or off-site (i.e., the developer may not pay a fee in lieu of the development of the Required Units). This Planned Development is located in a "downtown district" within the meaning of the ARO and is a larger project subject to the minimum construction requirement. The Applicant agreed to satisfy its affordable housing obligation by providing the Required Units in the rental building to be constructed in the Planned Development and paying a fee in lieu of the remaining 75 percent of the Affordable Units, as set forth in the Affordable Housing Profile Form attached hereto. The Applicant agreed that the Affordable Units must be affordable to households earning no more than 60 percent of the Chicago-area median household income, as updated annually. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the in-lieu payment and execute and record an affordable housing agreement in accordance with Section 2-45-115(K)(2) to secure the Applicant's obligation to construct the Required Units. The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

- 16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to Residential Planned Development Number 1320, as approved by the City Council on June 27, 2018, and as modified by a minor change on February 25, 2019.

[Affordable Housing Profile Form referred to in these Plan of Development Statements unavailable at time of printing.]

[Site Landscape Plan; and Overall Site Plan referred to in these Plan of Development Statements printed on pages 8656 and 8657 of this *Journal*.]

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

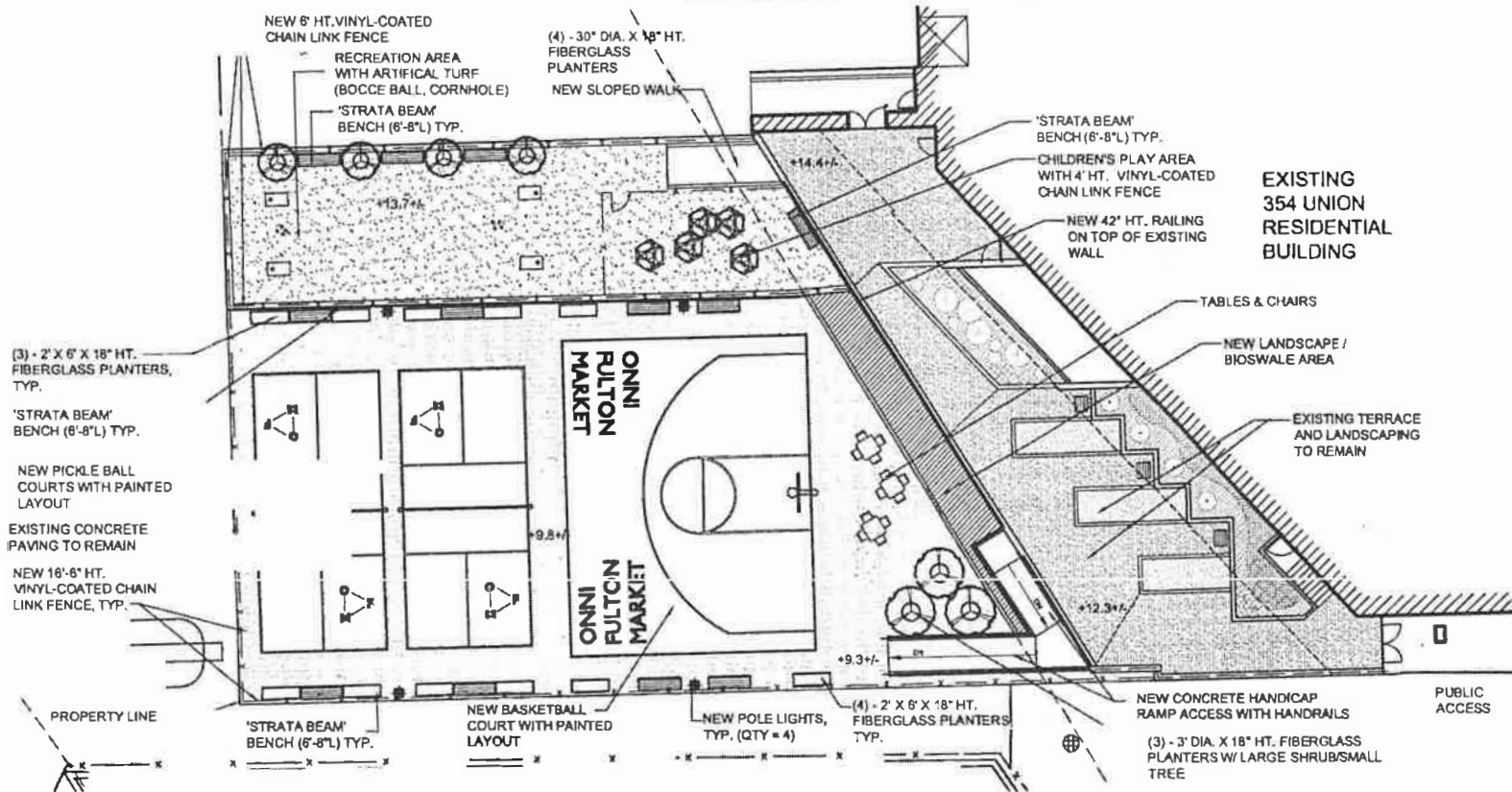
Residential Planned Development No. 1320, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	61,345 square feet (1.41 acres)
Area of Public Right-of-Way:	8,332 square feet (.191 acre)
Net Site Area:	53,013 square feet (1.217 acres)
Maximum Floor Area Ratio:	6.13
Maximum Number of Dwelling Units:	373 (including units used as hotel keys)
Maximum Number of Hotel Keys:	56*
Minimum Number of Off-Street Parking Spaces:	170
Minimum Number of Bicycle Parking Spaces:	116
Minimum Off-Street Loading:	2 (10 feet by 25 feet)
Minimum Setbacks:	In accordance with site plan
Maximum Building Height:	450 feet

* For each dwelling unit used as a hotel key, the maximum number of dwelling units shall be reduced by one unit.

FINAL FOR PUBLICATION



SITE LANDSCAPE PLAN

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



NOTE: PARK AREA IS 12,840 SF

DANIEL WEINRACH
& PARTNERS, LTD.
LANDSCAPE ARCHITECTS

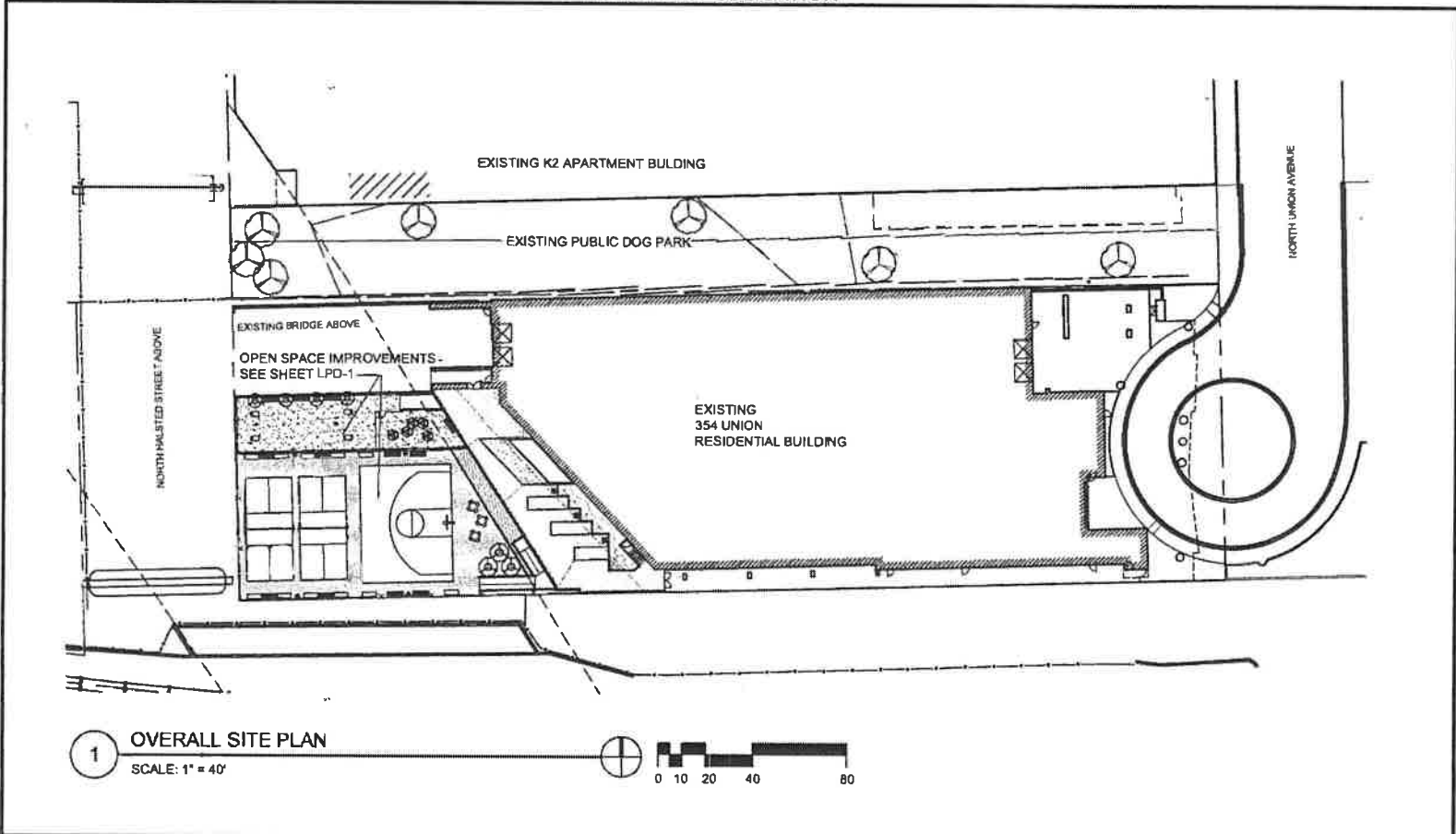
APPLICANT: ONNI 352 N. UNION CHICAGO LLC
 ADDRESS: 354 N. UNION, CHICAGO, IL
 REVISED: OCTOBER 10, 2023
 PLAN COMMISSION: DECEMBER 21, 2023

354 N. UNION OPEN SPACE
 SITE LANDSCAPE PLAN

NO.	REVISION/COMMENT	DATE

LPD-1

FINAL FOR PUBLICATION



1 OVERALL SITE PLAN
SCALE: 1" = 40'

DANIEL WEINBACH
& PARTNERS, LTD.
Landscape Architects
1111 W. Hubbard Street, Suite 100
Chicago, Illinois 60642
(312) 467-1000

APPLICANT: ONNI 352 N. UNION CHICAGO LLC
ADDRESS: 354 N. UNION, CHICAGO, IL
REVISED: OCTOBER 10, 2023
PLAN COMMISSION: DECEMBER 21, 2023

354 N. UNION OPEN SPACE
OVERALL SITE PLAN

REVISION #	DESCRIPTION	DATE

LPD-0

1/24/2024

REPORTS OF COMMITTEES

8657



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 25, 2019

Edward J. Kus
Taft Stettinius & Hollister LLP
111 E. Wacker Drive, Suite 2800
Chicago, IL 60601

Re: Minor change request for PD No. 1320, 346-356 N. Union St.

Dear Mr. Kus:


Please be advised that your request for a minor change to Residential Planned Development No. 1320, ("PD 1320") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1320.

Your client and the owner of all of the property within PD 1320, Onni 352 Union Chicago LLC, is seeking a minor change to allow for the following modifications to the proposed residential high-rise at 346-356 N. Union St.: revised building elevations, a decrease in height from 450 feet to approximately 410 feet, an increase in the number of parking spaces from the required minimum of 145 to approximately 170 spaces and compliance with the Chicago Sustainable Dev. Policy rather than the previously approved 50% green roof and LEED certification. The Department of Transportation and the Bureau of Fire Prevention have approved the revised Site Plan. The following revised drawings are attached: Proposed Site Plan-Union Avenue, Proposed Site Plan-Halsted Street, 1st Floor Plan, 2nd Floor Plan, 3rd Floor Plan, 4th-32nd Floor Plans, North Elevation, South Elevation, East and West Elevations, and 3rd Floor Pedestrian Bridge Plan and Section.

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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1320, 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.

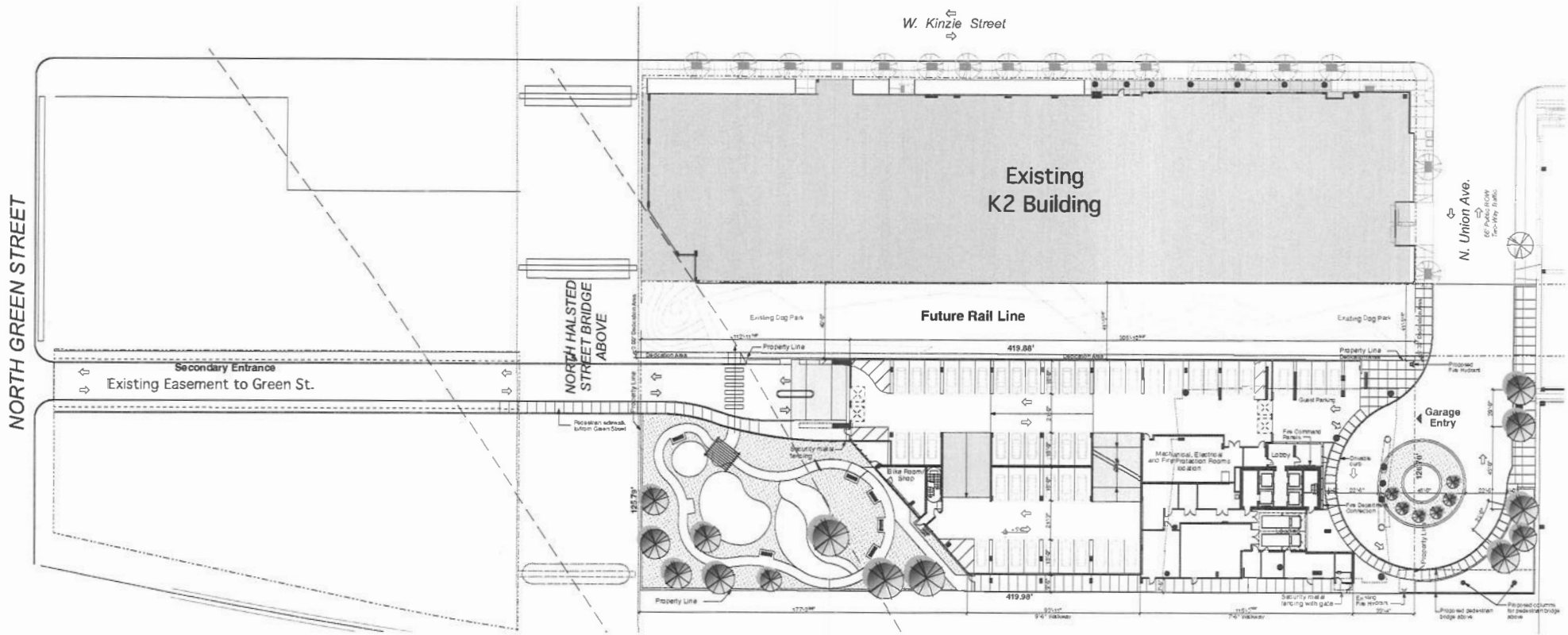
Sincerely,



Patrick Murphey
Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Dan Klaiber, Michael Berkshire, Main file

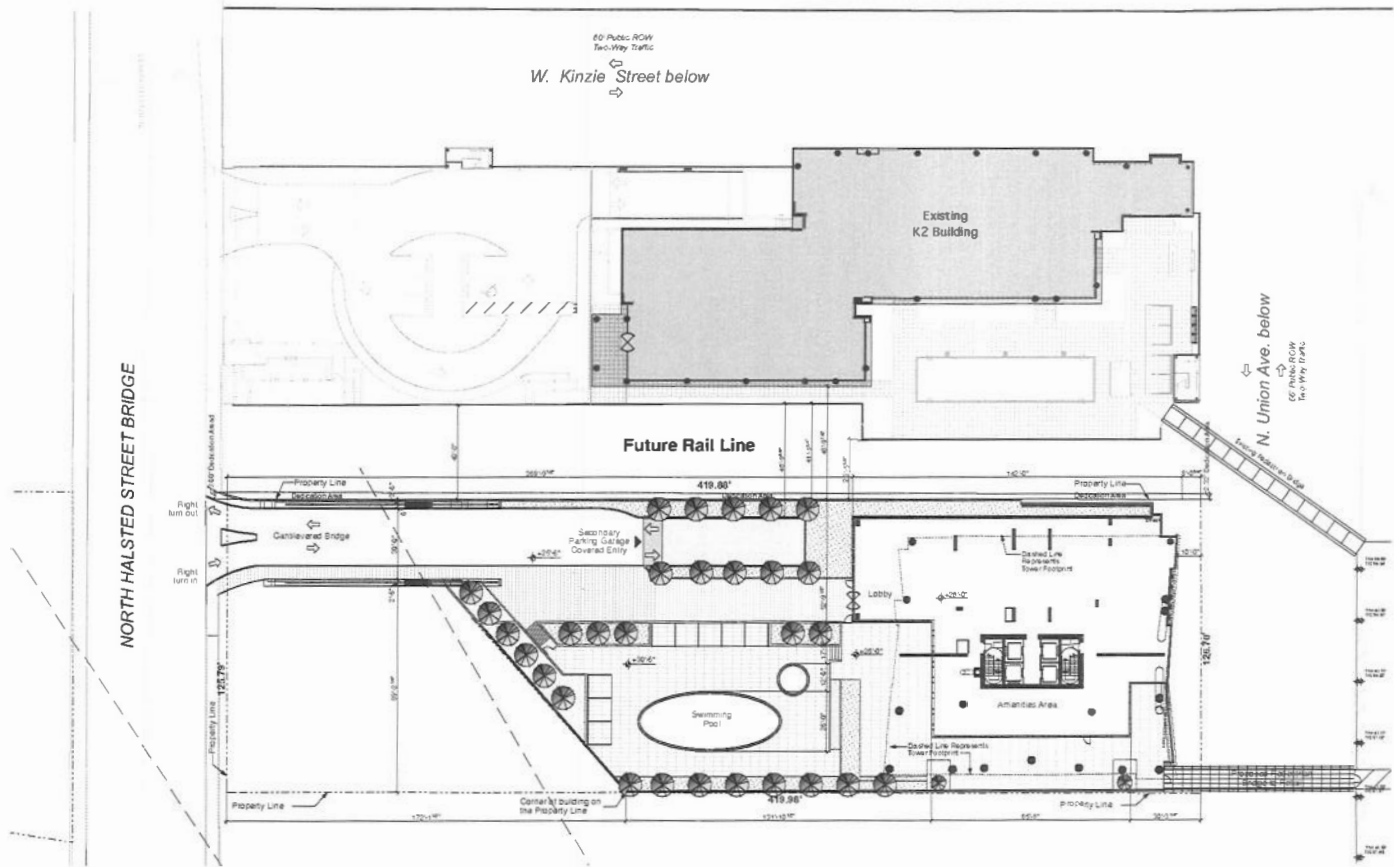


Proposed Site Plan - Union Avenue

APPLICANT: Onni 352 N. Union Chicago LLC
ADDRESS: 346-58 North Union Ave. & 347-357 North Halsted St.
 Chicago, IL 60661
DATE APPROVED: April 13th, 2016
DATE REVISED: February 11th, 2019



2/11/19
 P/H # 182550



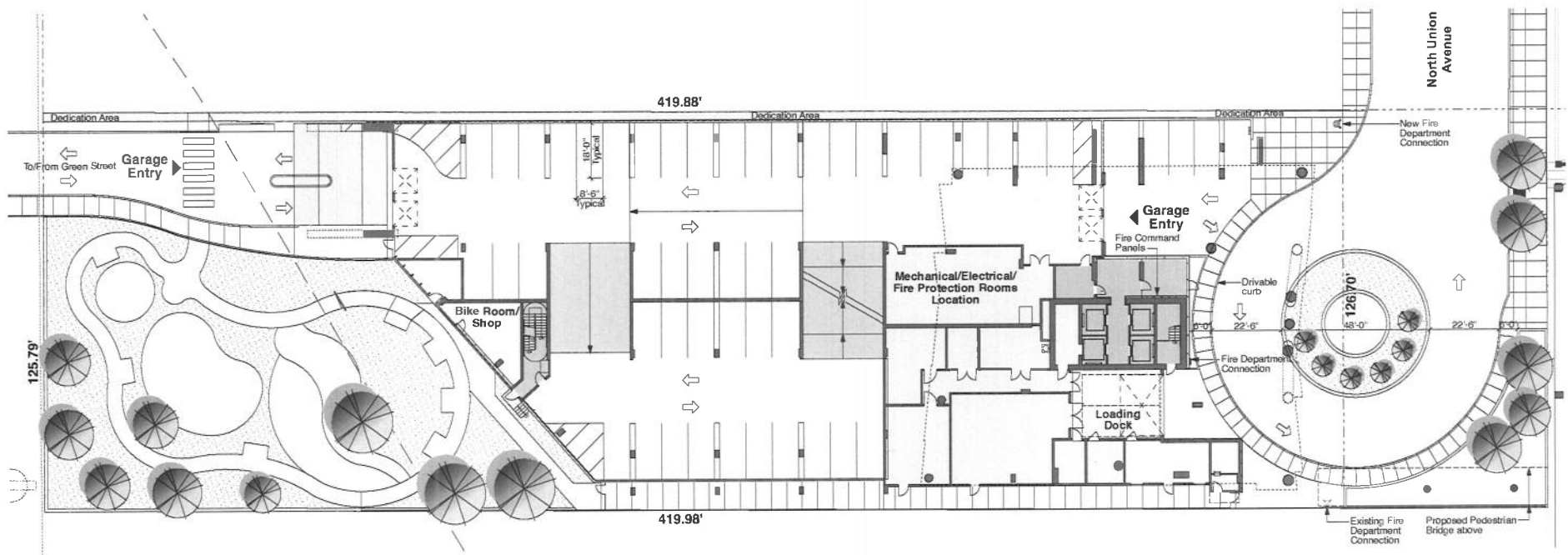
Proposed Site Plan - Halsted Street

APPLICANT: Onni 352 N. Union Chicago LLC
ADDRESS: 346-58 North Union Ave. & 347-357 North Halsted St.
 Chicago, IL 60661
DATE APPROVED: April 13th, 2016
DATE REVISED: February 11th, 2019



2/11/19
 P/H # 182550

These plans are schematic and are subject to further refinement for compliance with code
 required zoning, fire safety, improvements and coordination with existing systems



1st Floor Plan

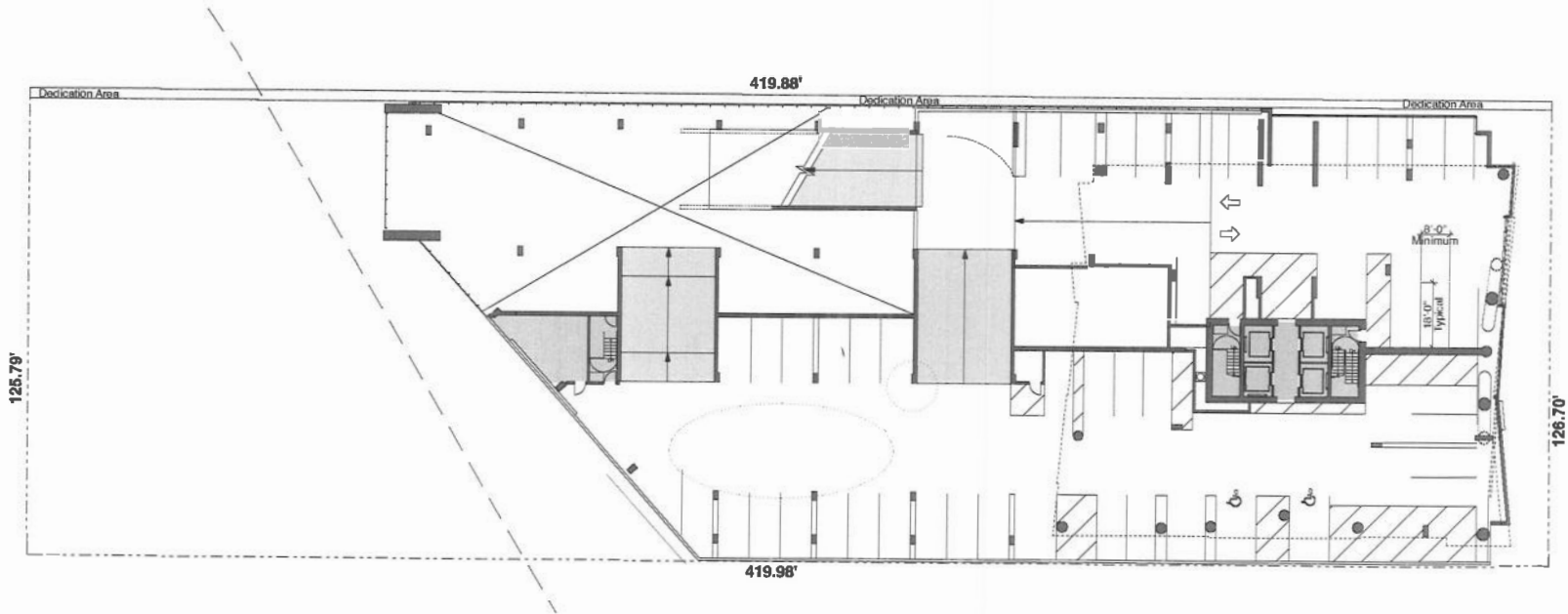
APPLICANT: Onni 352 N. Union Chicago LLC
ADDRESS: 346-58 North Union Ave. & 347-357 North Halsted St.
 Chicago, IL 60661
DATE APPROVED: April 13th, 2016
DATE REVISED: February 11th, 2019



2/11/19
 P/H # 182550

These plans are schematic and are subject to further refinement for compliance with code requirements. It is the responsibility of the client to obtain all necessary permits and coordinate with all relevant agencies.

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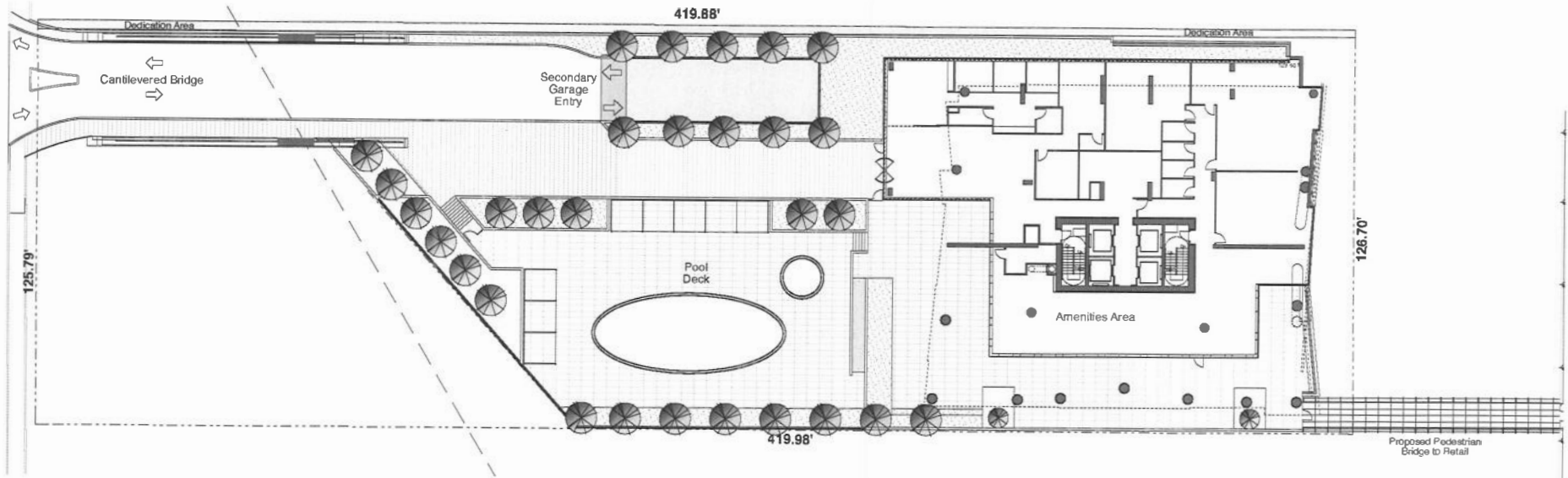


2nd Floor Plan

APPLICANT:	Onni 352 N. Union Chicago LLC
ADDRESS:	346-58 North Union Ave. & 347-357 North Halsted St. Chicago, IL 60661
DATE APPROVED:	April 13th, 2016
DATE REVISED:	February 11th, 2019



2/11/19
P/H # 182550

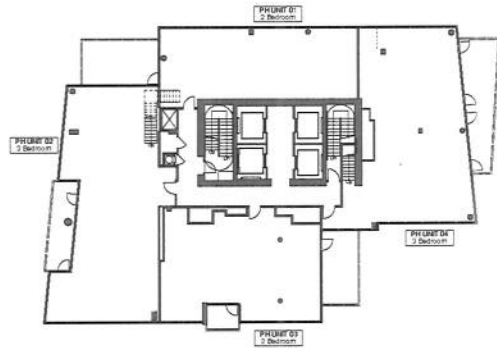


3rd Floor Plan

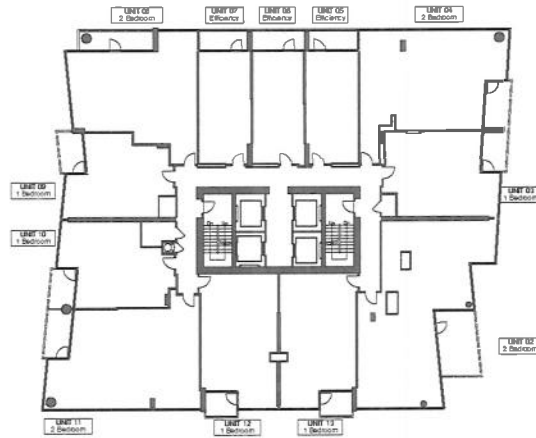
APPLICANT: Onni 352 N. Union Chicago LLC
ADDRESS: 346-58 North Union Ave. & 347-357 North Halsted St.
 Chicago, IL 60661
DATE APPROVED: April 13th, 2016
DATE REVISED: February 11th, 2019



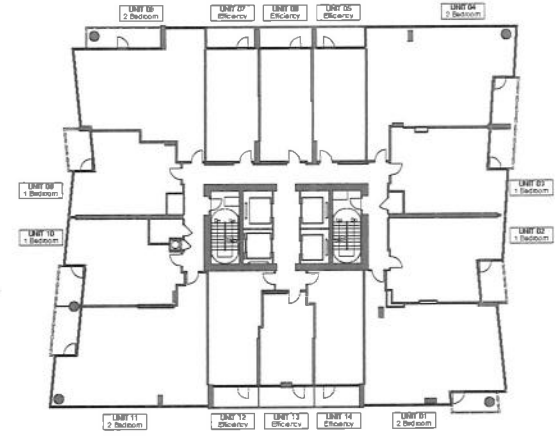
2/11/19
 P/H # 182550



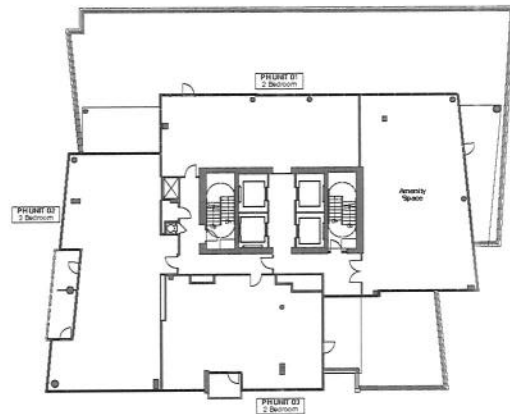
32nd Floor Plan



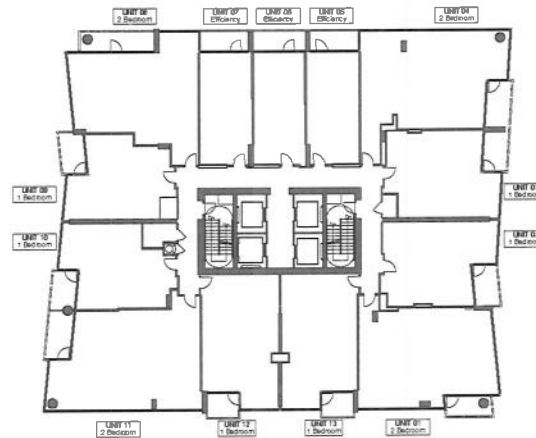
27th-30th Floor Plan



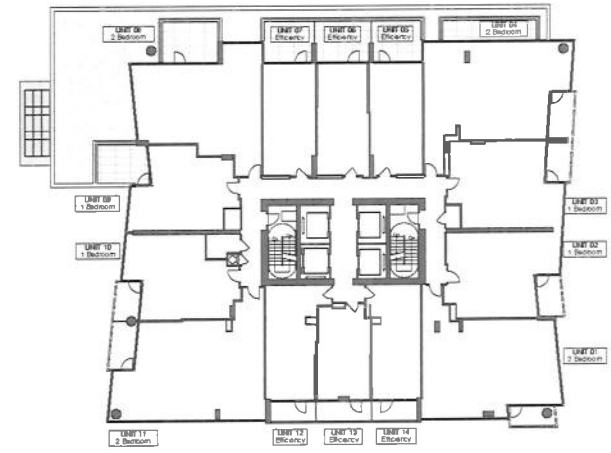
5th-22nd Floor Plan



31st Floor Plan



23rd-26th Floor Plan

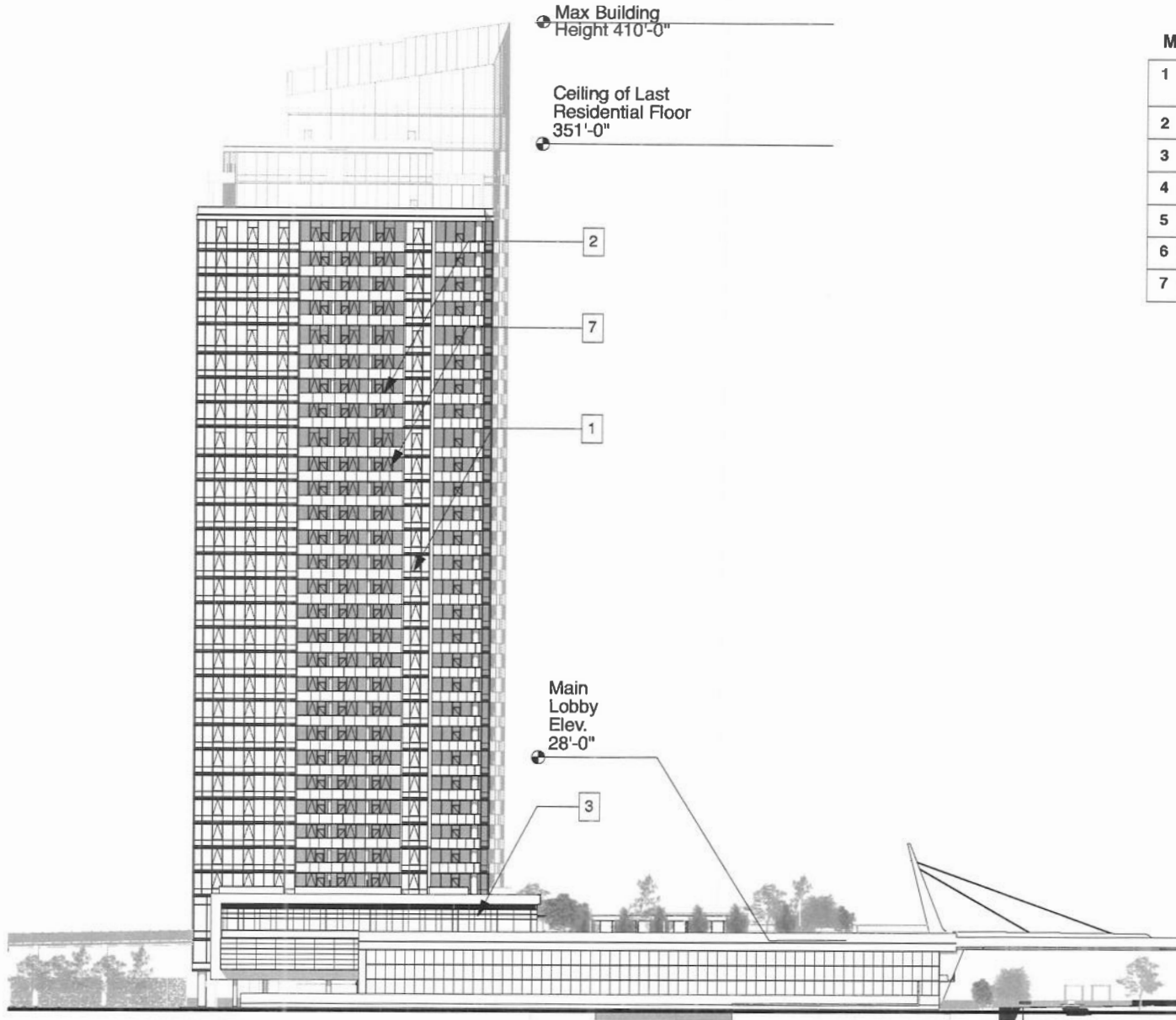


4th Floor Plan

APPLICANT: Onni 352 N. Union Chicago LLC
ADDRESS: 346-58 North Union Ave. & 347-357 North Halsted St.
 Chicago, IL 60661
DATE APPROVED: April 13th, 2016
DATE REVISED: February 11th, 2019



2/11/19
P/H # 182550



Material Legend

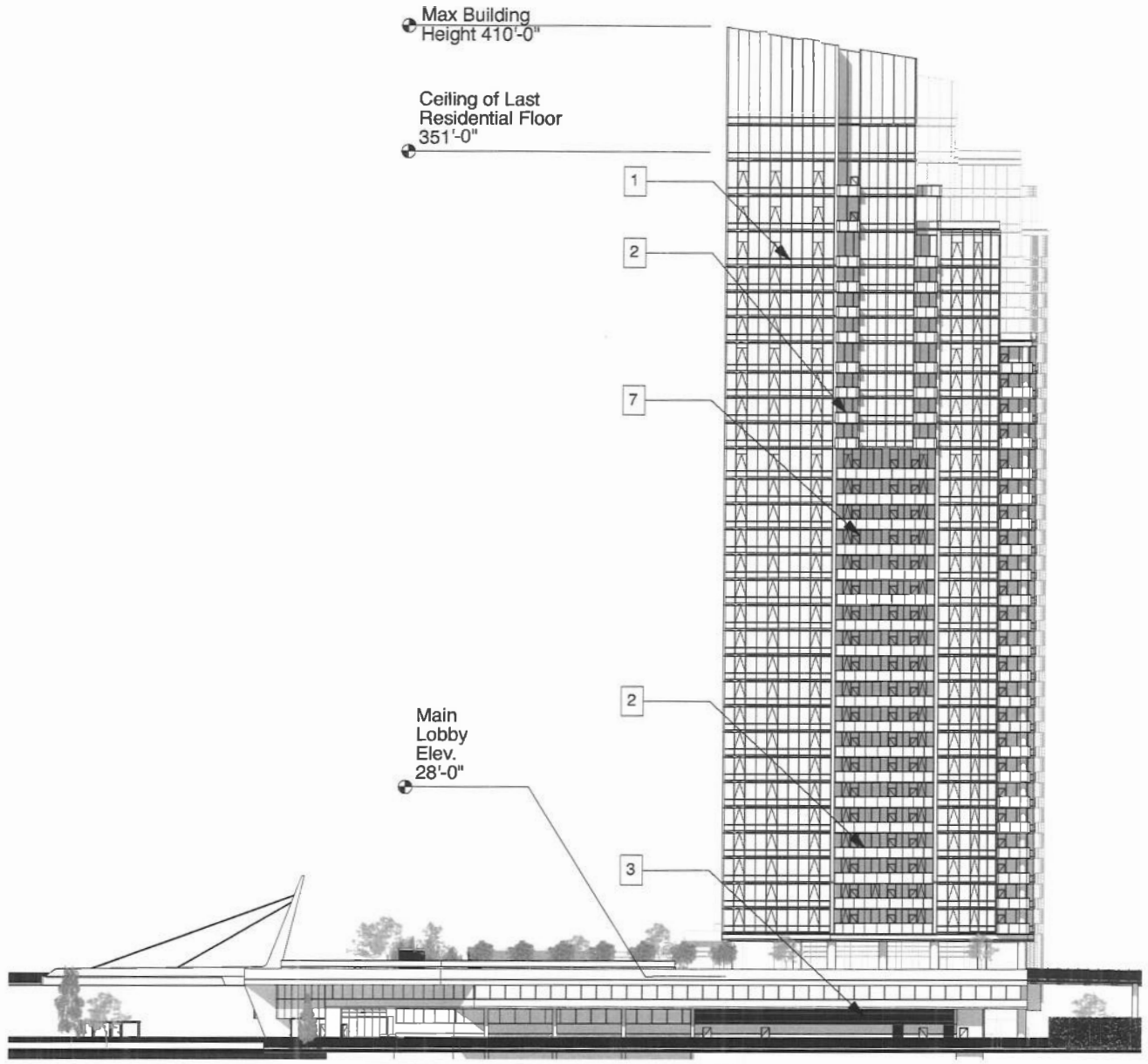
1	High-Performance Vision/Spandrel Glass and Metal Wall System
2	Glass/Aluminum Balcony Rail System
3	Prefinished Architectural Louvers
4	Prefinished Aluminum Storefront
5	Glass/Aluminum Canopy
6	Precast Concrete Panels
7	Balcony

North Elevation

APPLICANT: Onni 352 N. Union Chicago LLC
ADDRESS: 346-58 North Union Ave. & 347-357 North Halsted St.
 Chicago, IL 60661
DATE APPROVED: April 13th, 2016
DATE REVISED: February 11th, 2019



2/11/19
 P/H # 182550



Material Legend

1	High-Performance Vision/Spandrel Glass and Metal Wall System
2	Glass/Aluminum Balcony Rail System
3	Prefinished Architectural Louvers
4	Prefinished Aluminum Storefront
5	Glass/Aluminum Canopy
6	Precast Concrete Panels
7	Balcony

South Elevation

APPLICANT: Onni 352 N. Union Chicago LLC
ADDRESS: 346-58 North Union Ave. & 347-357 North Halsted St.
 Chicago, IL 60661
DATE APPROVED: April 13th, 2016
DATE REVISED: February 11th, 2019



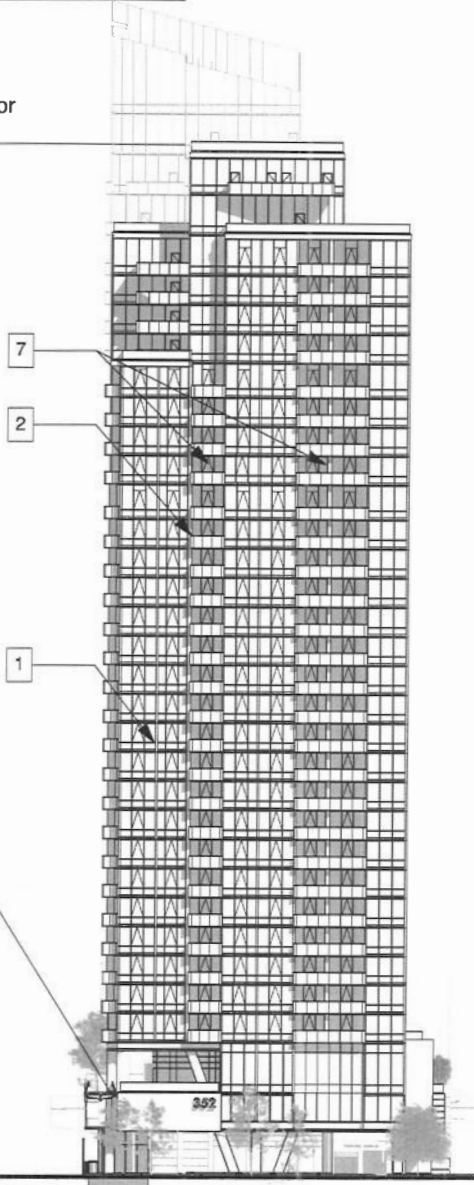
2/11/19
 P/H # 182550

These plans are schematic and are subject to further refinement for compliance with code required permits, life safety requirements and coordination with utility systems.

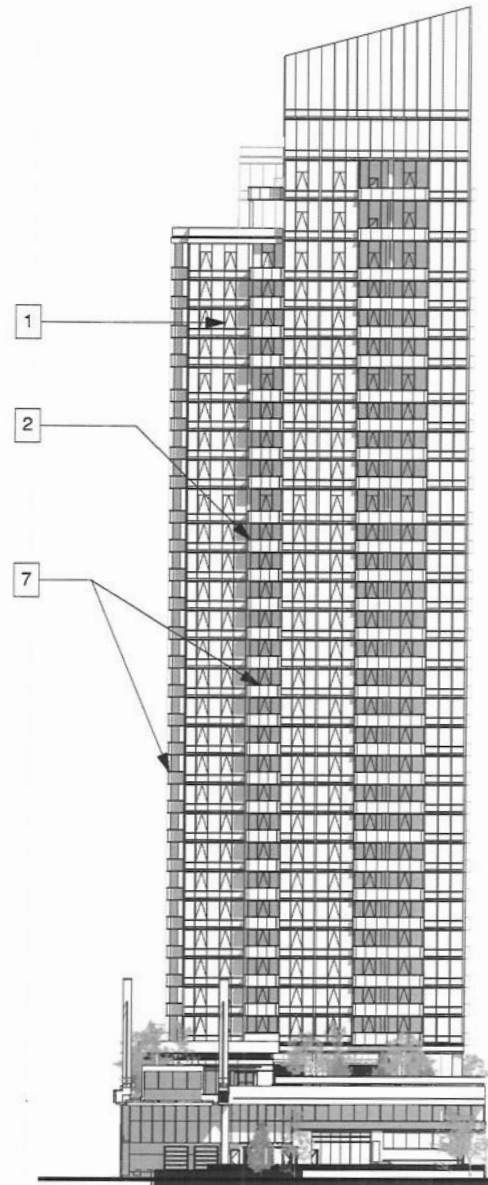
Max Building Height 410'-0"

Ceiling of Last Residential Floor 351'-0"

Main Lobby Elev. 28'-0"



East Elevation



West Elevation

Material Legend

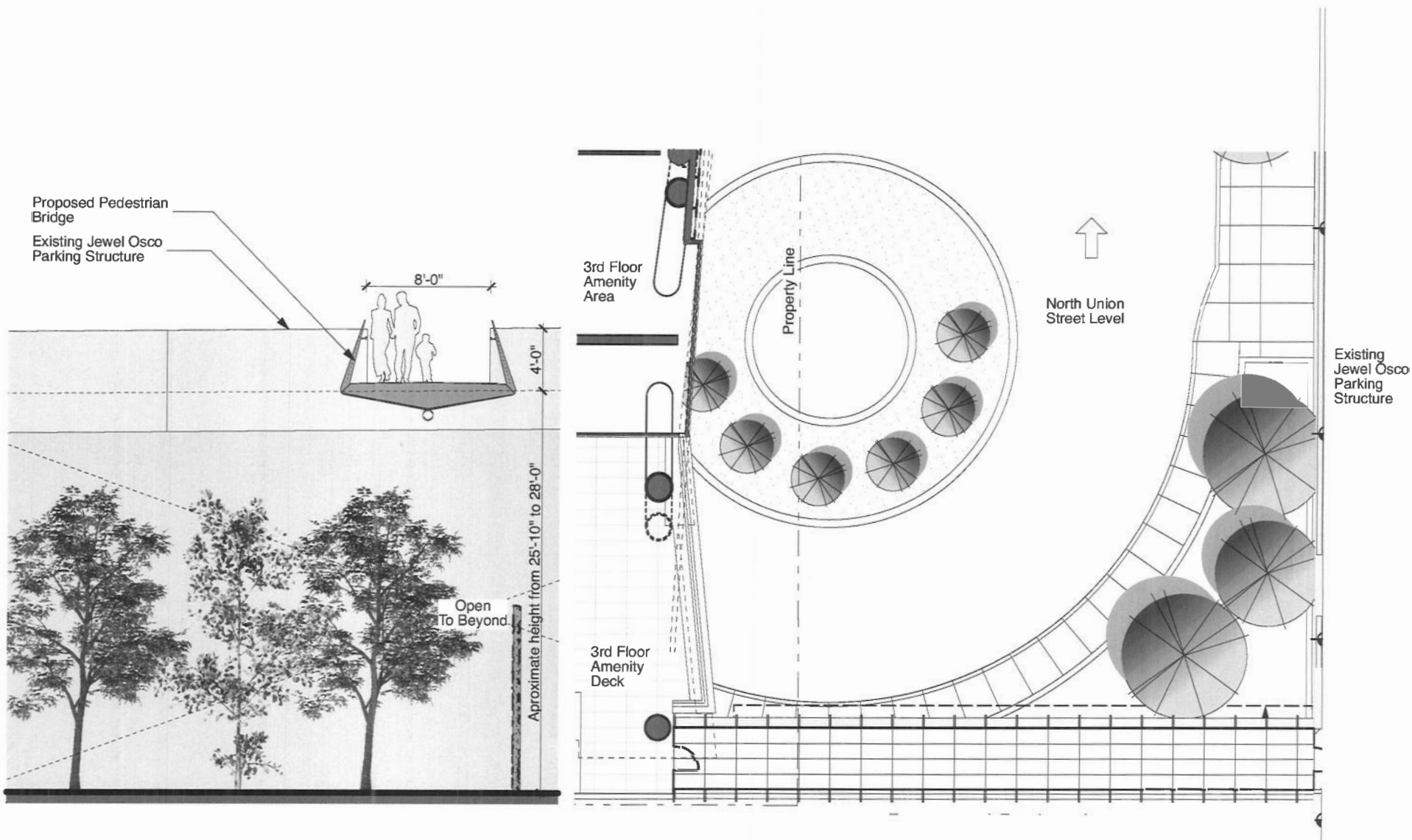
1	High-Performance Vision/Spandrel Glass and Metal Wall System
2	Glass/Aluminum Balcony Rail System
3	Prefinished Architectural Louvers
4	Prefinished Aluminum Storefront
5	Glass/Aluminum Canopy
6	Precast Concrete Panels
7	Balcony

APPLICANT: Onni 352 N. Union Chicago LLC
ADDRESS: 346-58 North Union Ave. & 347-357 North Halsted St.
 Chicago, IL 60661
DATE APPROVED: April 13th, 2016
DATE REVISED: February 11th, 2019



2/11/19
P/H # 182550

These plans are schematic and are subject to further refinement for compliance with code required during the safety, movements and coordination with existing systems.



3rd Floor Pedestrian Bridge Plan and Section

APPLICANT: Onni 352 N. Union Chicago LLC
ADDRESS: 346-58 North Union Ave. & 347-357 North Halsted St.
 Chicago, IL 60661
DATE APPROVED: April 13th, 2016
DATE REVISED: February 11th, 2019



2/11/19
 P/H # 182550

These plans are schematic and are subject to further refinement for compliance with code required zoning, fire safety, and other applicable regulations.

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19663

6/27/2018

REPORTS OF COMMITTEES

80853

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

Reclassification Of Area Shown On Map No. 1-F.
(As Amended)
(Application No. 19663)
(Common Address: 346 -- 358 N. Union Ave.
And 347 -- 357 N. Halsted St.)

RPD 1320, 99

[SO2018-4022]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing Residential Planned Development Number 1320 symbols and indications as shown on Map Number 1-F in the area bounded by:

a line beginning at a point 125.79 feet north of the north line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way as measured along the east line of North Halsted Street and extending 419.88 feet east to a point on the west line of North Union Avenue 126.7 feet north of the north line of said railroad right-of-way; North Union Avenue; the north line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way; and North Halsted Street,

to those of Residential Planned Development Number 1320, as amended, and an accompanying use district is hereby established in the area described above.

SECTION 2. This ordinance takes effect after its passage and due publication.

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

Residential Planned Development No. 1320, As Amended.

Planned Development Statements.

1. The area delineated herein as Residential Planned Development Number 1320, as amended ("Planned Development"), consists of approximately 53,013 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Chicago Self Storage II LLC.

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

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

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

4. This plan of development consists of 16 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary Map; Site Plan -- Ground Level/Enlarged; Amenity Deck -- Halsted Level; a Green Roof Plan and Building Elevations (North, South, East and West) prepared by Pappageorge Haymes Partners dated June 21, 2018. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: dwelling units located above the ground floor, accessory parking 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 Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 53,013 square feet and a base FAR of 5.0. The Applicant acknowledges that the project has received a bonus FAR of 1.13, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 6.13. 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.

It is currently anticipated that the 10 percent to the Local Impact Fund shall be utilized for the future development of a Chicago Park District open space located at the southwest corner of North Milwaukee Avenue and West Erie Street. Any modification of the allocation of the Local Impact Fund shall be subject to Section 17-4-1005-G but in no event shall such modification cause a delay in the issuance of Part II Approval, building permit or certificate of occupancy for the Planned Development.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by 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. 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.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The Applicant shall provide open space in the form of a 12,150 square foot dog park, which will be open to the public during hours typical of the Chicago Park District parks but the dog park will be maintained and owned by the Applicant or its successors. Applicant shall also provide a green roof consisting of 50 percent of the net roof area (approximately 8,050 square feet) and shall achieve LEED certification for the project.
15. The Applicant acknowledges and agrees that the rezoning of the Property from DS-5 to DX-5, and then to this Planned Development, triggered the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO") when it was approved by City Council on April 13, 2016. Because the project was approved by City Council before the first anniversary of the ARO publication date, the in-lieu fee was set at \$140,000 per unit. This fee will be updated at payment to reflect the current Consumer Price Index. Under the ARO, any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project as affordable units (the "Affordable Units"), or provide the Affordable Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Affordable Units; or (iii) any combination of (i) and (ii); provided, however, with one exception that doesn't apply

here, residential housing projects with 20 or more units ("Larger Projects") must construct a minimum of 25 percent of the Affordable Units (the "Required Units") on-site or off-site (i.e., the developer may not pay a fee in lieu of the development of the Required Units). This Planned Development is located in a "downtown district" within the meaning of the ARO and is a larger project subject to the minimum construction requirement. The Applicant agreed to satisfy its affordable housing obligation by providing the Required Units in the rental building to be constructed in the Planned Development, and paying a fee in lieu for the remaining 75 percent of the Affordable Units, as set forth in the Affordable Housing Profile Form attached hereto. The Applicant agreed that the Affordable Units must be affordable to households earning no more than 60 percent of the Chicago-area median household income, as updated annually. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the in-lieu payment and execute and record an affordable housing agreement in accordance with Section 2-45-115(K)(2) to secure the Applicant's obligation to construct the Required Units. The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

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

[Existing Zoning Map; Land-Use Map; Boundary Map; Site Plans --
Ground Level; Amenity Deck Plan -- Halsted Street Level;
Green Roof Plan; and North, South, East and West
Building Elevations referred to in these Plan of
Development Statements printed on
pages 80862 through 80871
of this *Journal*.]

Bulk Regulations and Data Table and 2015 Affordable Housing Profile Form referred to in these Plan of Development Statements read as follows:

19663

80858

JOURNAL--CITY COUNCIL--CHICAGO

6/27/2018

Residential Planned Development No. 1320, As Amended.

Bulk Regulations And Data Table.

Proposed

Gross Site Area:	61,345 square feet (1.41 acres)
Area of Public Right-of-Way:	8,332 square feet (.191 acre)
Net Site Area:	53,013 square feet (1.217 acres)
Maximum Floor Area Ratio:	6.13
Maximum Number of Dwelling Units:	373 Units
Minimum Number of Off-Street Parking Spaces:	145 (41 percent of dwelling units)
Minimum Number of Bicycle Parking Spaces:	116 bikes
Minimum Off-Street Loading:	2 (10 feet by 25 feet)
Minimum Setbacks:	In accordance with Site Plan
Maximum Building Height:	450 feet

2015

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2007 Affordable Housing Profile Form (Rental)

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

This completed form should be returned to: Kara Breems, DPD, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org Telephone: (312) 744-6746

Date: 6/8/18; Revised from form submitted on 3/8/16

SECTION 1: DEVELOPMENT INFORMATION

Development Name: 350 N. Union
Development Address: 346-358 N. Union/347-357 N. Halsted
Ward: 42

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

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

SECTION 2: DEVELOPER INFORMATION

Developer Name: Chicago Self Storage II, LLC
Developer Contact (Project Coordinator): John Mason
Developer Address: 140 Town and Country Drive, Suite 5
Email address: jmason@selfstorage1.com
Telephone Number: 408-590-8577

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: 373 x 10%* = 37 (always round up)
Total units total affordable units required
*20% if TIF assistance is provided

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

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

b) building details

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

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

Is parking included in the rent for the: affordable units? yes no market-rate units? yes no
If parking is not included, what is the monthly cost per space? \$175

Estimated date for the commencement of marketing: Approximately 2 years from the issuance of building permits

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Estimated date for completion of construction of the affordable units: Approximately 2 years from the issuance of building permits

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

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
Example	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units								<input type="checkbox"/>
								<input type="checkbox"/>
								<input type="checkbox"/>
Market Rate Units						N/A	N/A	<input type="checkbox"/>
						N/A	N/A	<input type="checkbox"/>
						N/A	N/A	<input type="checkbox"/>

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

*** See attached chart for the above requested information.

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu?
(typically corresponds with issuance of building permits)

At time of Building Permits, TBD
Month/Year

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

$$\frac{373}{\text{Number of total units in development}} \times 10\% = \frac{37}{\text{(round up to nearest whole number)}} \times \$102,775 = \$4,028,808$$

Applicant to provide 9 on-site affordable units
Amount owed = \$ 28 x 143,886 = \$4,028,808

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

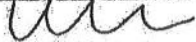
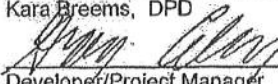
Applicant to seek bonus through Neighborhood Opportunity Fund per PD Amendment

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

(from table below)

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

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


Kara Breems, DPD

Developer/Project Manager

6-18-18
Date
6/11/2018
Date

- but unit mix must be approved by DPD before permitting

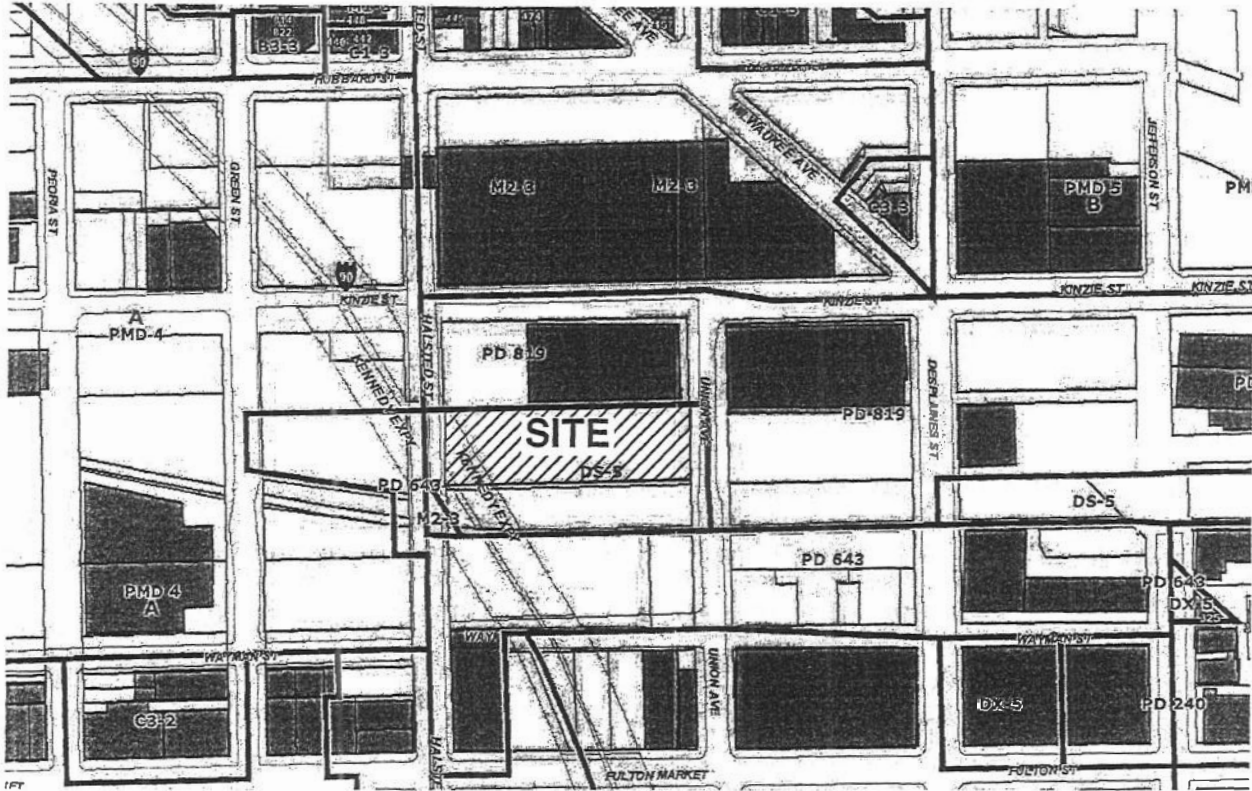
Proposed Unit Mix for 346-356 N. Union/347-357 N. Halsted

	Unit Type	Number of Units	Number of Bedrooms	Total square footage/unit	Expected Market Rent	Proposed Affordable Rent	Proposed Level of Affordability	Unit Mix ok to Proceed
Affordable Units	0 bed/1 bath	3	0	Average 480	TBD			
	1 bed/1bath	5	1	Average 750	TBD			
	2 bed	1	2	Average 1150	TBD			
	3 bed	0	3	Average 1525	TBD			
Market Rate Units	0 bed	108	0	Average 480		N/A	N/A	
	1 bed/1bath	201	1	Average 750		N/A	N/A	
	2 bed	47	2	Average 1150		N/A	N/A	
	3 bed	8	3	Average 1525		N/A	N/A	

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Unit mix must be approved by PRD prior to permitting
 gw
 6-18-18

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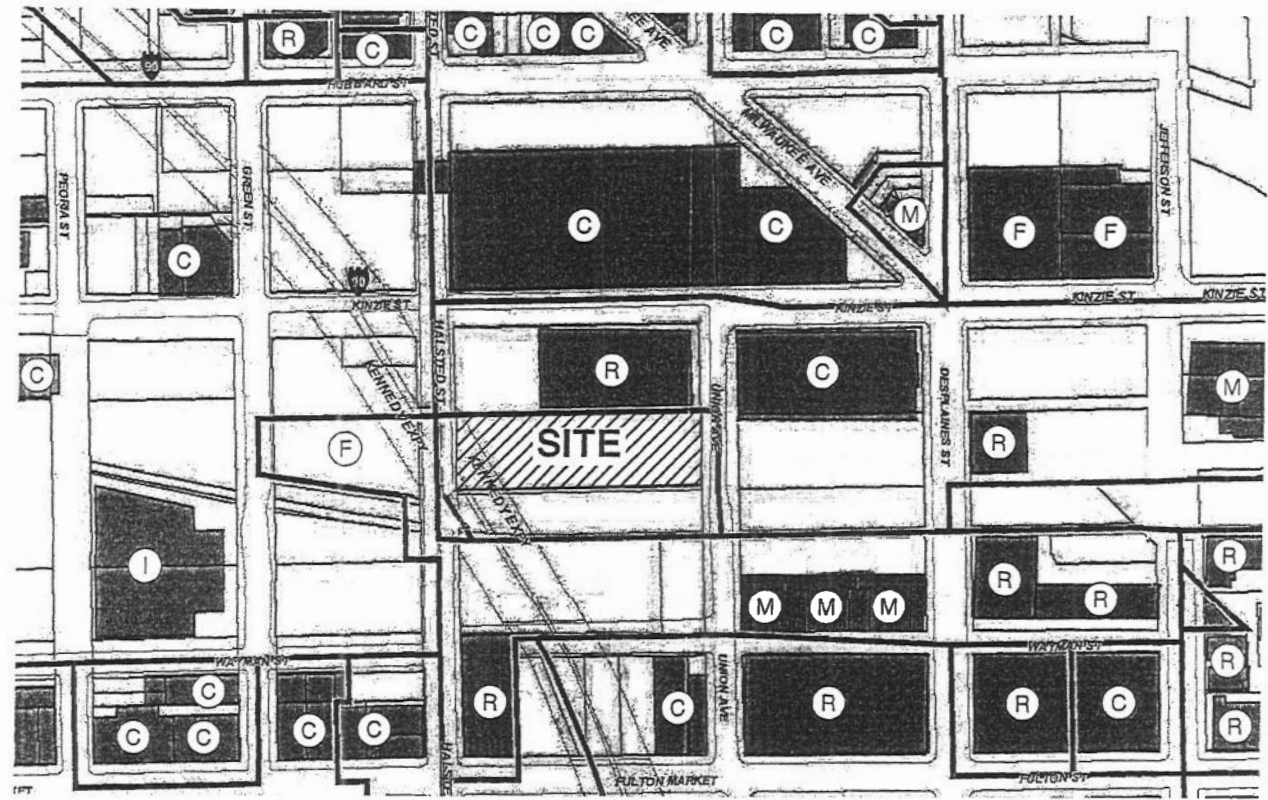


Existing Zoning Map

APPLICANT:	Chicago Self Storage II LLC / Cardiff Mason Development, Inc.
ADDRESS:	346-58 North Union Ave. & 347-357 North Halsted St. Chicago, IL 60661
DATE INTRODUCED:	May 23, 2018
CHICAGO PLAN COMMISSION:	June 21st, 2018



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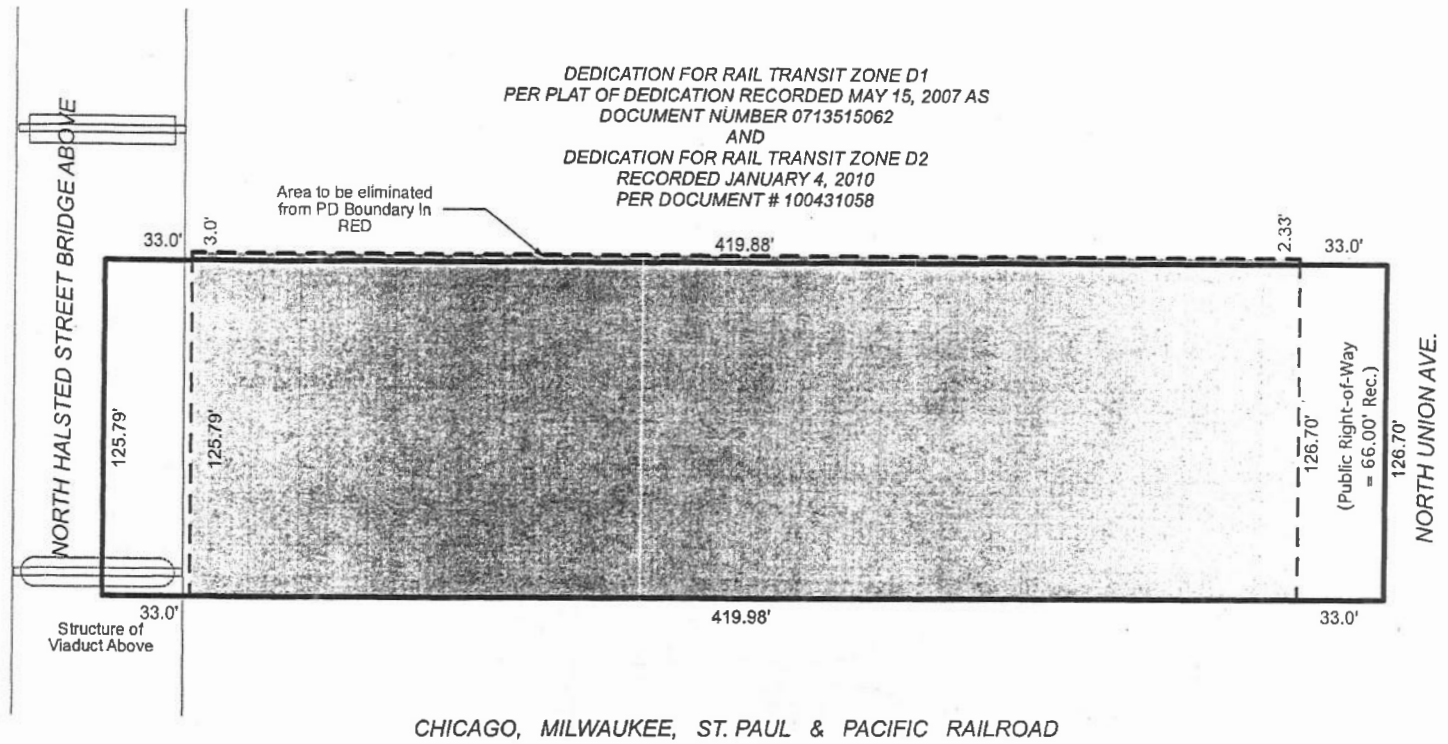


- (M) Mixed Use
- (C) Commercial Use
- (F) Manufacturing Use
- (R) Residential Use
- (I) Institutional Use

Land Use Map

APPLICANT: Chicago Self Storage II LLC / Cardiff Mason Development, Inc.
 ADDRESS: 346-58 North Union Ave. & 347-357 North Halsted St.
 Chicago, IL 60661
 DATE INTRODUCED: May 23, 2018
 CHICAGO PLAN COMMISSION: June 21st, 2018



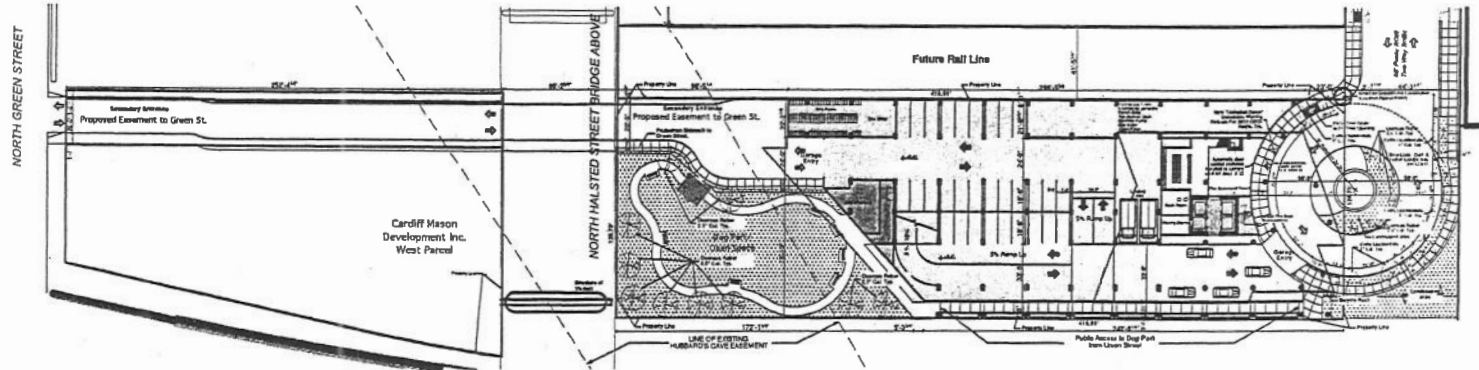


PD Boundary Map

APPLICANT: Chicago Self Storage II LLC / Cardiff Mason Development, Inc.
 ADDRESS: 346-58 North Union Ave. & 347-357 North Halsted St.
 Chicago, IL 60661
 DATE INTRODUCED: May 23, 2018
 CHICAGO PLAN COMMISSION: June 21st, 2018



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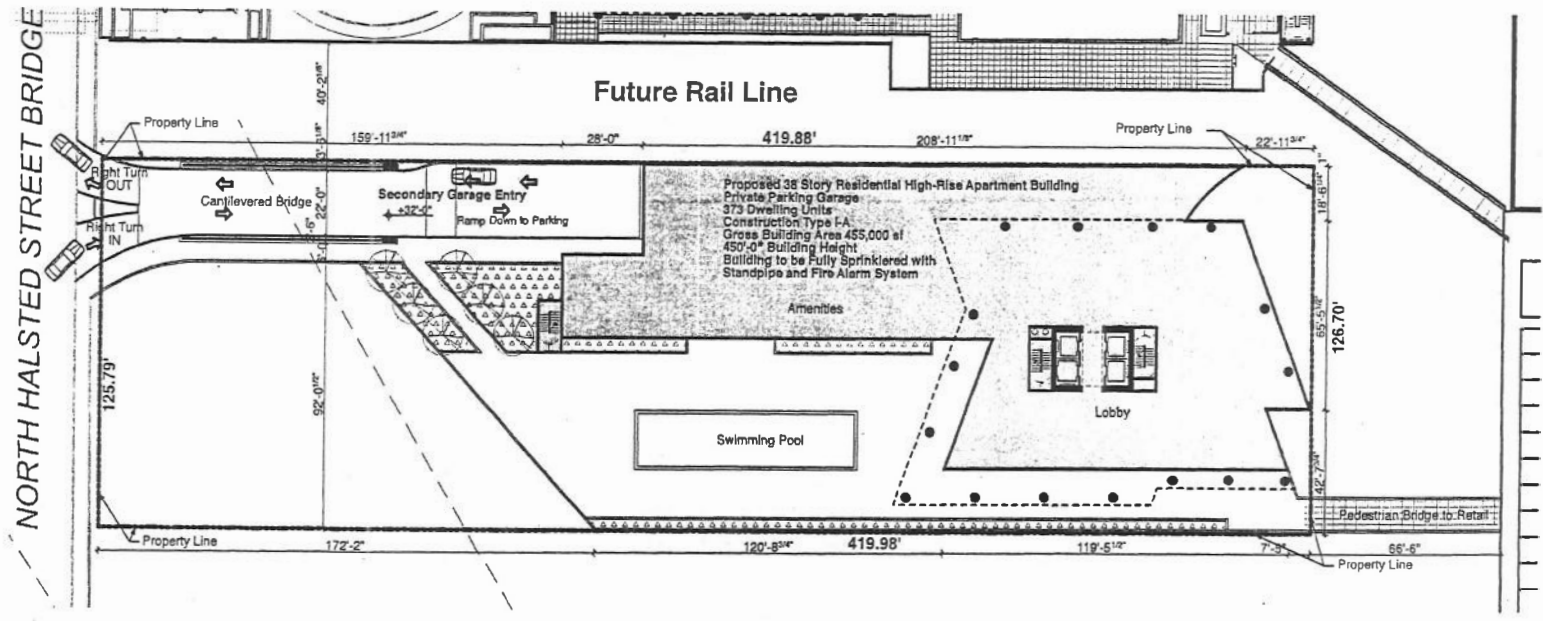


Site Plan - Ground Level

APPLICANT: Chicago Self Storage II LLC / Cardiff Mason Development, Inc.
 ADDRESS: 346-58 North Union Ave. & 347-357 North Halsted St.
 Chicago, IL 60661
 DATE INTRODUCED: May 23, 2018
 CHICAGO PLAN COMMISSION: June 21st, 2018



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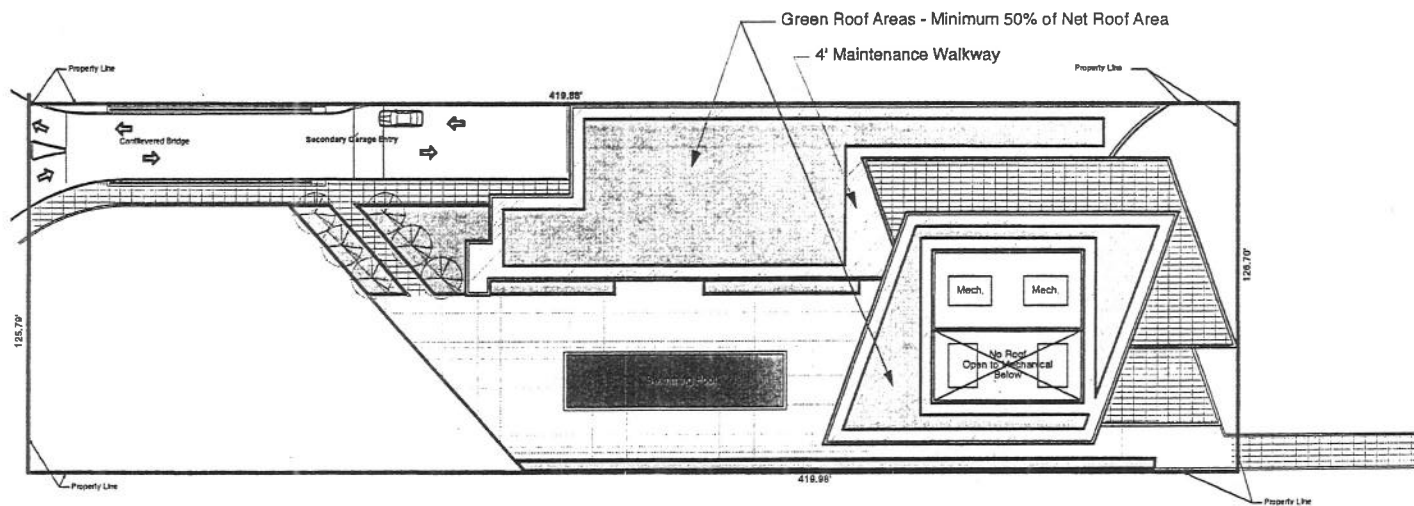


Amenity Deck Plan - Halsted Street Level

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APPLICANT: Chicago Self Storage II LLC / Cardiff Mason Development, Inc.
 ADDRESS: 346-58 North Union Ave. & 347-357 North Halsted St.
 Chicago, IL 60661
 DATE INTRODUCED: May 23, 2018
 CHICAGO PLAN COMMISSION: June 21st, 2018





Green Roof Plan

APPLICANT: Chicago Self Storage II LLC / Cardiff Mason Development, Inc.
 ADDRESS: 346-58 North Union Ave. & 347-357 North Halsted St.
 Chicago, IL 60661
 DATE INTRODUCED: May 23, 2018
 CHICAGO PLAN COMMISSION: June 21st, 2018



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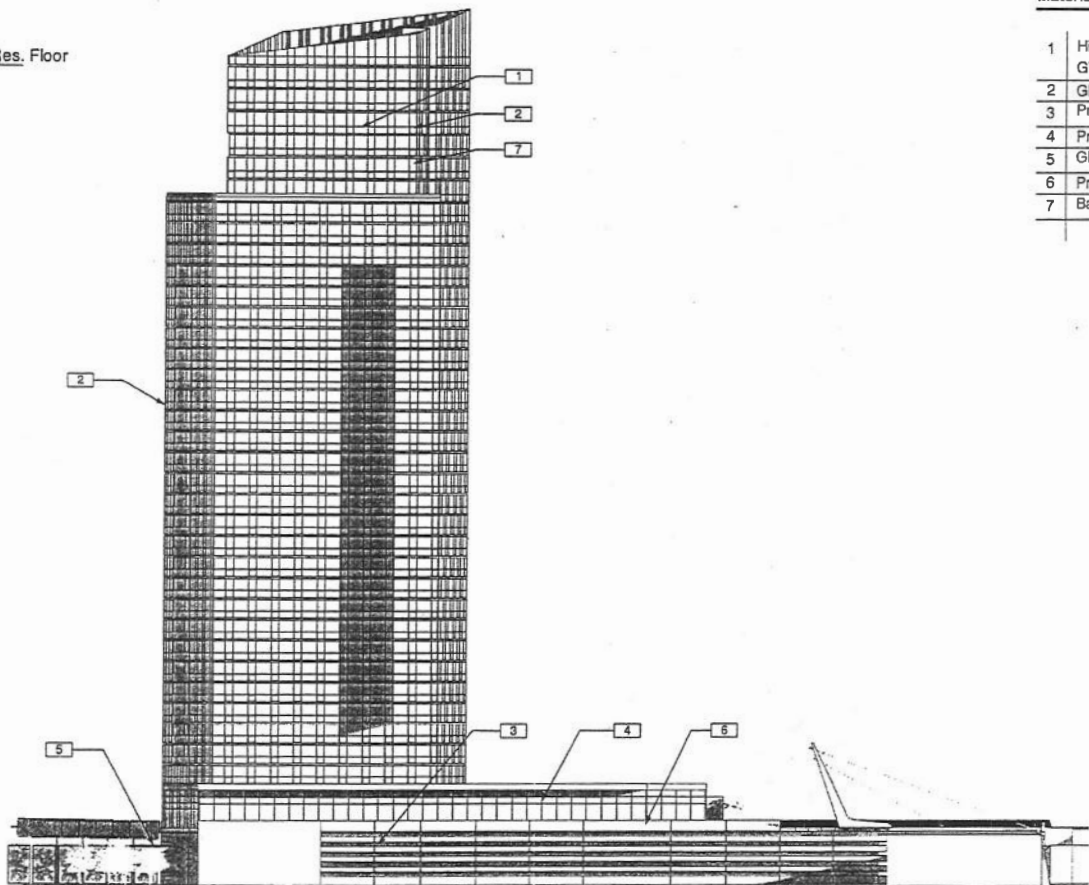
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Top of Building
+450'-0"

Ceiling of Last Res. Floor
+428'-6"

4th Floor
+32'-0"

1st Floor
+0'-0"



Material Legend

1	High-Performance Vision/Spandrel Glass and Metal Wall System
2	Glass/Aluminum Balcony Rail System
3	Prefinished Architectural Louvers
4	Prefinished Aluminum Storefront
5	Glass/Aluminum Canopy
6	Precast Concrete Panels
7	Balcony

APPLICANT: North Elevator Self Storage II LLC / Cardiff Mason Development, Inc.
 ADDRESS: 346-58 North Union Ave. & 347-357 North Halsted St.
 Chicago, IL 60661
 DATE INTRODUCED: May 23, 2018
 CHICAGO PLAN COMMISSION: June 21st, 2018

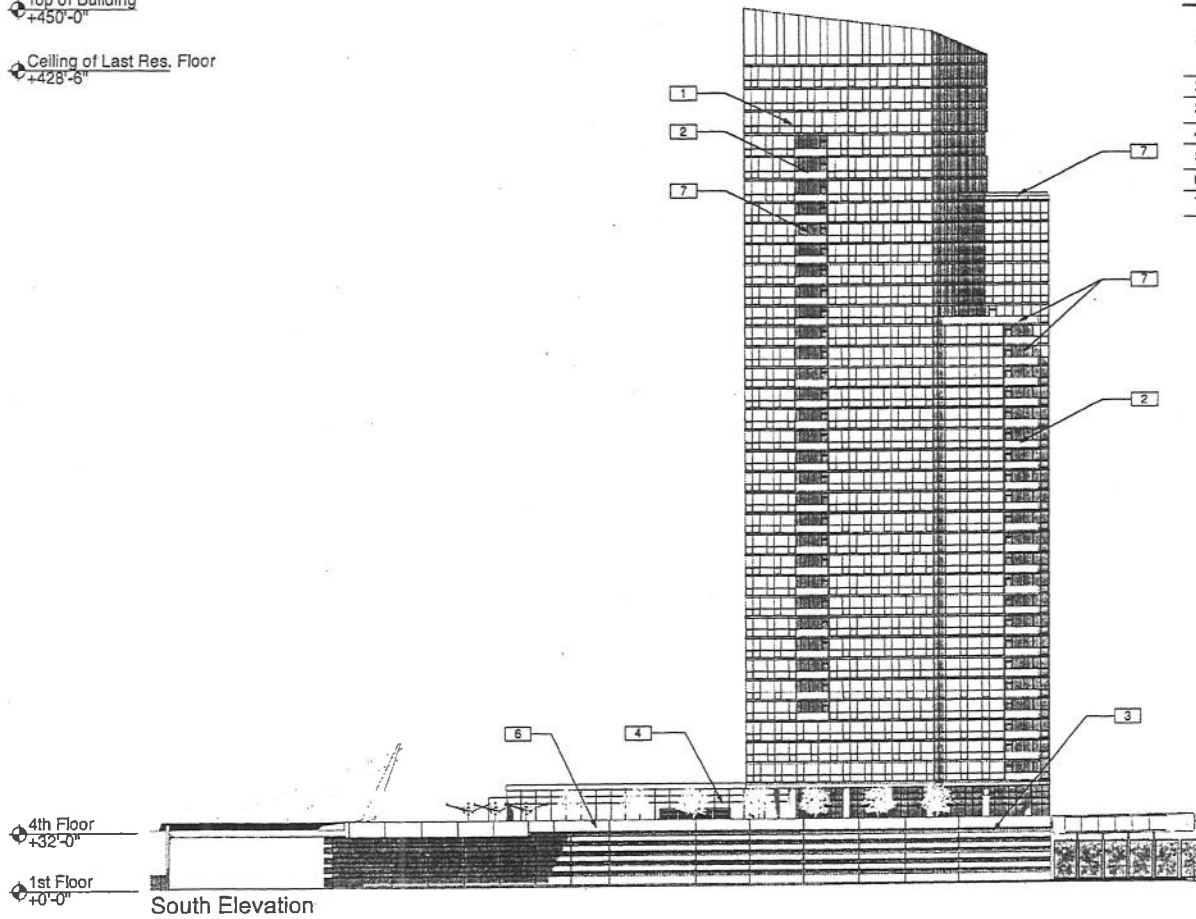
FINAL FOR PUBLICATION

Top of Building
+450'-0"

Ceiling of Last Res. Floor
+428'-6"

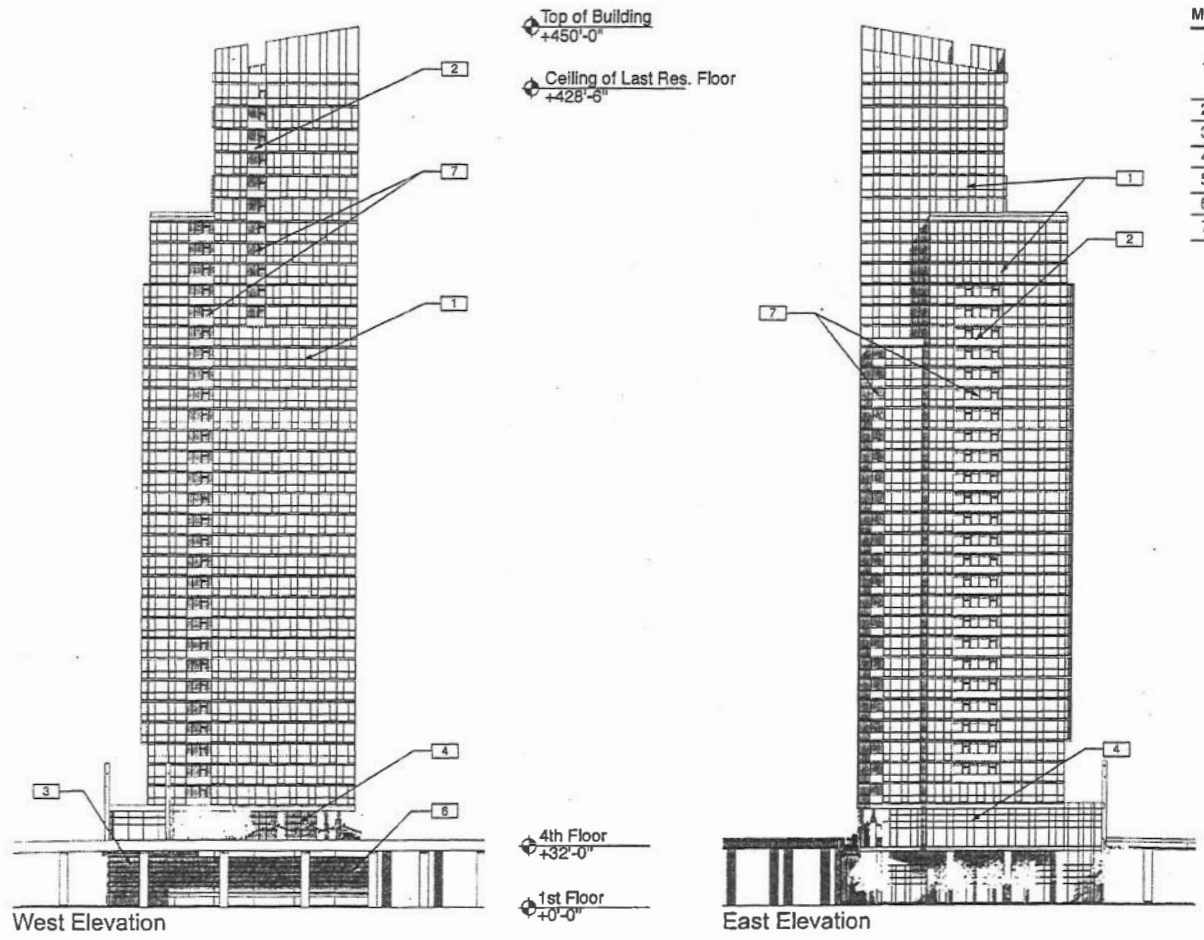
Material Legend

1	High-Performance Vision/Spandrel Glass and Metal Wall System
2	Glass/Aluminum Balcony Rail System
3	Prefinished Architectural Louvers
4	Prefinished Aluminum Storefront
5	Glass/Aluminum Canopy
6	Precast Concrete Panels
7	Balcony



APPLICANT: Chicago Self Storage II LLC / Cardiff Mason Development, Inc.
 ADDRESS: 346-58 North Union Ave. & 347-357 North Halsted St.
 Chicago, IL 60661
 DATE INTRODUCED: May 23, 2018
 CHICAGO PLAN COMMISSION: June 21st, 2018

FINAL FOR PUBLICATION



Material Legend

1	High-Performance Vision/Spandrel Glass and Metal Wall System
2	Glass/Aluminum Balcony Rail System
3	Prefinished Architectural Louvers
4	Prefinished Aluminum Storefront
5	Glass/Aluminum Canopy
6	Precast Concrete Panels
7	Balcony

APPLICANT: Chicago Self Storage II LLC / Cardiff Mason Development, Inc.
 ADDRESS: 346-58 North Union Ave. & 347-357 North Halsted St. Chicago, IL 60661
 DATE INTRODUCED: May 23, 2018
 CHICAGO PLAN COMMISSION: June 21st, 2018

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

Yeas -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 50.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

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

Reclassification Of Area Shown On Map No. 1-F.

(As Amended)

(Application No. 18619)

(Common Address: 346 -- 358 N. Union Ave.
And 347 -- 357 N. Halsted St.)

RPD 1320

[SO2016-52]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current DS-5 Downtown Service District symbols and indications as shown on Map Number 1-F in the area bounded by:

a line 149.64 feet south of and parallel to the south line of West Kinzie Street; North Union Avenue; a line 275.66 feet south of and parallel to West Kinzie Street; and North Halsted Street,

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

SECTION 2. Changing all the DX-5 Downtown Mixed Use District symbols and indications shown on Map Number 1-F in the area bounded by:

a line 149.64 feet south of and parallel to the south line of West Kinzie Street; North Union Avenue; a line 275.66 feet south of and parallel to West Kinzie Street; and North Halsted Street,

to those of a Residential Planned Development and a corresponding use district, which is hereby established in the area above described.

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 Planned Development No. 1320.

Planned Development Statements.

1. The area delineated herein as Residential Planned Development Number 1320 ("Planned Development") consists of approximately 54,130 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Chicago Self Storage II LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
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Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

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

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the

issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 16 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Right-of-Way Adjustment Map; Site Plan -- Ground Level; Amenity Deck -- Halsted Level; a Green Roof Plan; and Building Elevations (North, South, East and West) prepared by Pappageorge Haymes Partners and dated March 17, 2016, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: multi-unit residential, dwelling units located above the ground floor, accessory parking 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 Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 54,130 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by 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. 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.

11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The applicant shall provide open space in the form of a 12,150 square foot dog park, which will be open to the public during hours typical of the Chicago Park District Parks, but the dog park will be maintained and owned by the applicant or its successors. Applicant shall also provide a green roof consisting of 50 percent of the net roof area (approximately 8,050 square feet) and shall achieve LEED certification for the project.
15. The applicant acknowledges and agrees that the rezoning of the Property from DS-5 to DX-5, and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project as affordable units (the "Affordable Units"), or provide the Affordable Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Affordable Units; or (iii) any combination of (i) and (ii); provided, however, with one exception that doesn't apply here, residential housing projects with 20 or more units ("Larger Projects") must construct a minimum of 25 percent of the Affordable Units (the "Required Units") on-site or off-site (i.e., the developer may not pay a fee in lieu of the development of the Required Units). This Planned Development is located in a "downtown district" within the meaning of the ARO and is a Larger Project subject to the minimum construction

requirement. The applicant has agreed to satisfy its affordable housing obligation by providing the Required Units in the rental building to be constructed in the Planned Development, and paying a fee in lieu of the remaining 75 percent of the Affordable Units, as set forth in the Affordable Housing Profile Form attached hereto. The applicant agrees that the Affordable Units must be affordable to households earning no more than 60 percent of the Chicago-area median household income, as updated annually. If the applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the applicant must make the in-lieu payment and execute and record an affordable housing agreement in accordance with Section 2-45-115(K)(2) to secure the applicant's obligation to construct the Required Units. The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

The applicant further acknowledges and agrees that the project has received an affordable housing floor area bonus pursuant to Section 17-4-1004-B of the Zoning Ordinance, as set forth in the bonus worksheet attached hereto, and as a result is also subject to the requirements of Section 17-4-1004-C of the Zoning Ordinance (the "Bonus Formula Provision"). The Bonus Formula Provision requires the applicant to make a cash payment to the City of Chicago Affordable Housing Opportunity Fund in exchange for the bonus floor area. The cash payment is due before the issuance of any building permit for the building receiving the floor area bonus, and may be applied as a credit against the in-lieu fees due under the ARO.

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

[Affordable Housing Profile Form referred to in these Plan
of Development Statements unavailable at
time of printing.]

[Existing Zoning Map; Land-Use Map; Boundary Map; Site Plans -- Ground Level; Amenity Deck Plan -- Halsted Street Level; Green Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 23178 through 23189 of this *Journal*.]

Bulk Regulations and Data Table and FAR Bonus Worksheet referred to in these Plan of Development Statements read as follows:

Bulk Regulations And Data Table.

	Proposed
Gross Site Area:	62,640 square feet (1.438 acres)
Area of Public Right-of-Way:	8,510 square feet (.195 acre)
Net Site Area:	54,130 square feet (1.243 acres)
Maximum Floor Area Ratio:	6.0
Maximum Number of Dwelling Units:	373 Units
Minimum Off-Street Parking Spaces:	145 (41 percent of Dwelling Units)
Minimum Number of Bicycle Parking Spaces:	116 Bicycles
Minimum Off-Street Loading:	2 (10 feet x 25 feet)
Minimum Setbacks:	In Accordance with Site Plan
Maximum Building Height:	450 feet

PLAN FOR MODIFICATION



CITY OF CHICAGO
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 BUREAU OF ZONING AND LAND USE
 APPLICATION FOR ZONING BONUS REVIEW

WORKSHEET: FAR BONUS CALCULATION

Property Address: _____ Zoning District: _____

ON-SITE BONUSES

Amenity	Amenity area (in sq.ft.)	Lot area (in sq.ft.)	Premium Factor	Base FAR	FAR Bonus calculated (A/B) * C * D	FAR Bonus Cap compare with
Formula:	A	B	C	D		
Affordable Housing -- On-Site			4	(1)		1.00 (-5) 1.75 (-7) 2.50 (-10) 3.60 (-12) 4.80 (-16)
Public Plaza and Pocket Park			1			6
Chicago Riverwalk			1			-
Winter Garden			1			3
Through-Block Connection (Indoor)			0.66			-
Through-Block Connection (Outdoor)			1			-
Sidewalk Widening			2			-
Arcade			1.25			2
Water Feature			0.3			1
Upper-Level Setbacks (-7 & -10 Districts)			0.3			1
Upper-Level Setbacks (-12 & -16 Districts)			0.4			25% of D
Lower-Level Planting Terrace			1			-
Green Roofs			0.3			2
Underground Parking (Levels -1 & -2)			0.15			30% of D
Underground Parking (Level -3 or lower)			0.2			30% of D
Underground Loading			0.15			30% of D
Parking Concealed by Occupiable Space			0.4			25% of D
Total FAR Bonus On-Site Improvements						

OFF-SITE BONUSES

Calculation of Financial Contribution

Formula: Cash contribution for 1 sq.ft. of FAR bonus = 0.8 x median cost of 1 sq. ft. of buildable floor area

Amenity	Bonused Square Feet Desired	Discount Factor	median cost of 1 sqft of buildable floor area (in \$): See City Survey of Land Cost	Base FAR	Financial Contribution
Formula:	A	B	C	D	E=A*B*C
Off-Site Park or Riverwalk		0.8			
Street Lighting and Landscaping		0.8			
Transit Infrastructure Improvements		0.8			
Pedway Improvements		0.8			
Adopt-A-Landmark		0.8			
Affordable Housing		0.8			
Education		0.8			
Totals					

Comparison to FAR Bonus Cap

Amenity	Total Bonused Square Feet Desired	Lot Area (in sq. ft.)	Base FAR	FAR Bonus calculated	FAR Bonus Cap:
Formula:	F	G	H	I = (F/G) * H	Compare with
Off-Site Park or Riverwalk					20% of H
Street Lighting and Landscaping					20% of H
Transit Station Improvements					20% of H
Pedway Improvements					20% of H
Adopt-A-Landmark					20% of H
Affordable Housing					20% of H (-5) 25% of H (-7, -10) 30% of H (-12, -16)
Education					25% of H (-10) 30% of H (-12, -16)

If FAR Bonus calculated exceeds FAR Bonus Cap, the effective FAR Bonus for Off-Site Improvements is equal to the FAR Bonus Cap

Summary

Base FAR	
FAR Bonus for On-Site Improvements	
FAR Bonus for Off-Site Improvements	
Total FAR	
Total Financial Contribution	

Maximum Floor Area with Base FAR	
Floor Area with FAR Bonus On-Site Improvements	
Floor Area with FAR Bonus Off-Site Improvements	
Total Maximum Floor Area	

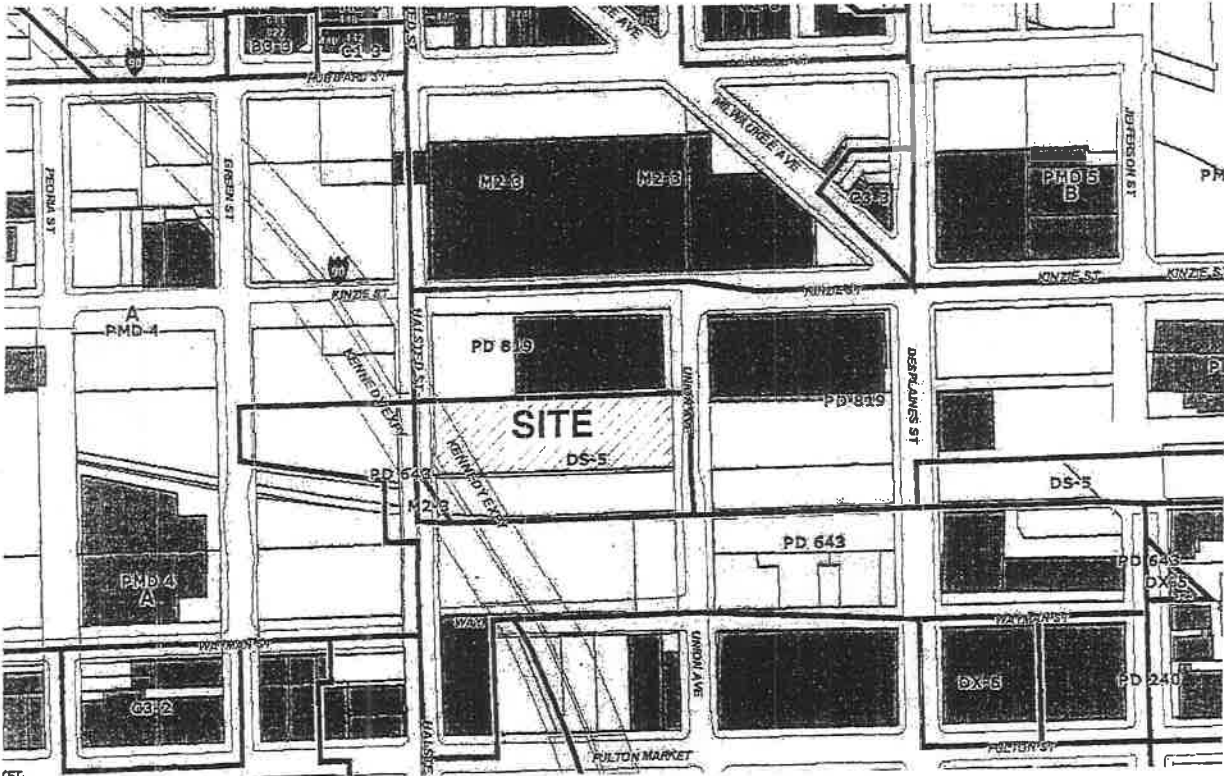
Signature of Applicant

Date

Received by (Dept. of Planning & Dev.)

Date

FINAL FOR PUBLICATION



Existing Zoning Map

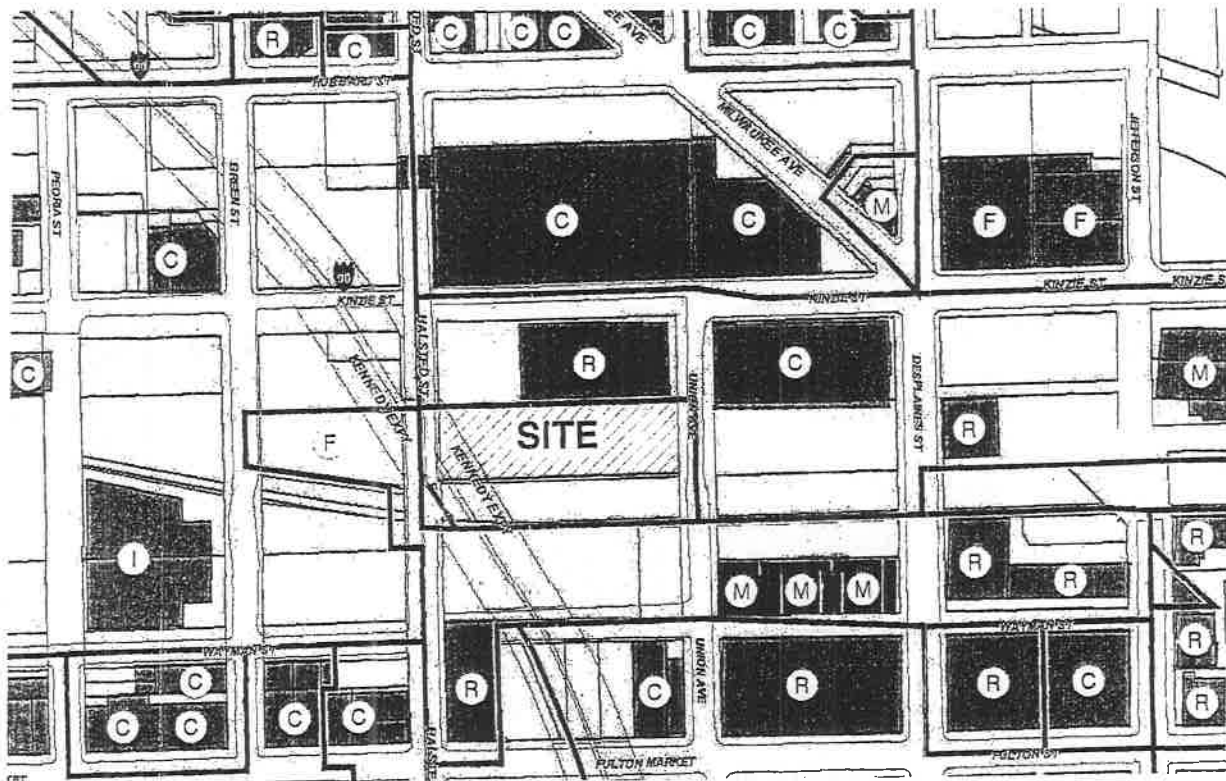
APPLICANT: Chicago Self Storage II LLC / Cardiff Mason Development, Inc.
 ADDRESS: 346-58 North Union Ave. & 347-357 North Halsted St.
 Chicago, IL 60661
 DATE INTRODUCED: January 13th, 2016
 CHICAGO PLAN COMMISSION: March 17th, 2016



4/13/2016

REPORTS OF COMMITTEES

23181



- M Mixed Use
- C Commercial Use
- F Manufacturing Use
- R Residential Use
- I Institutional Use

Land Use Map

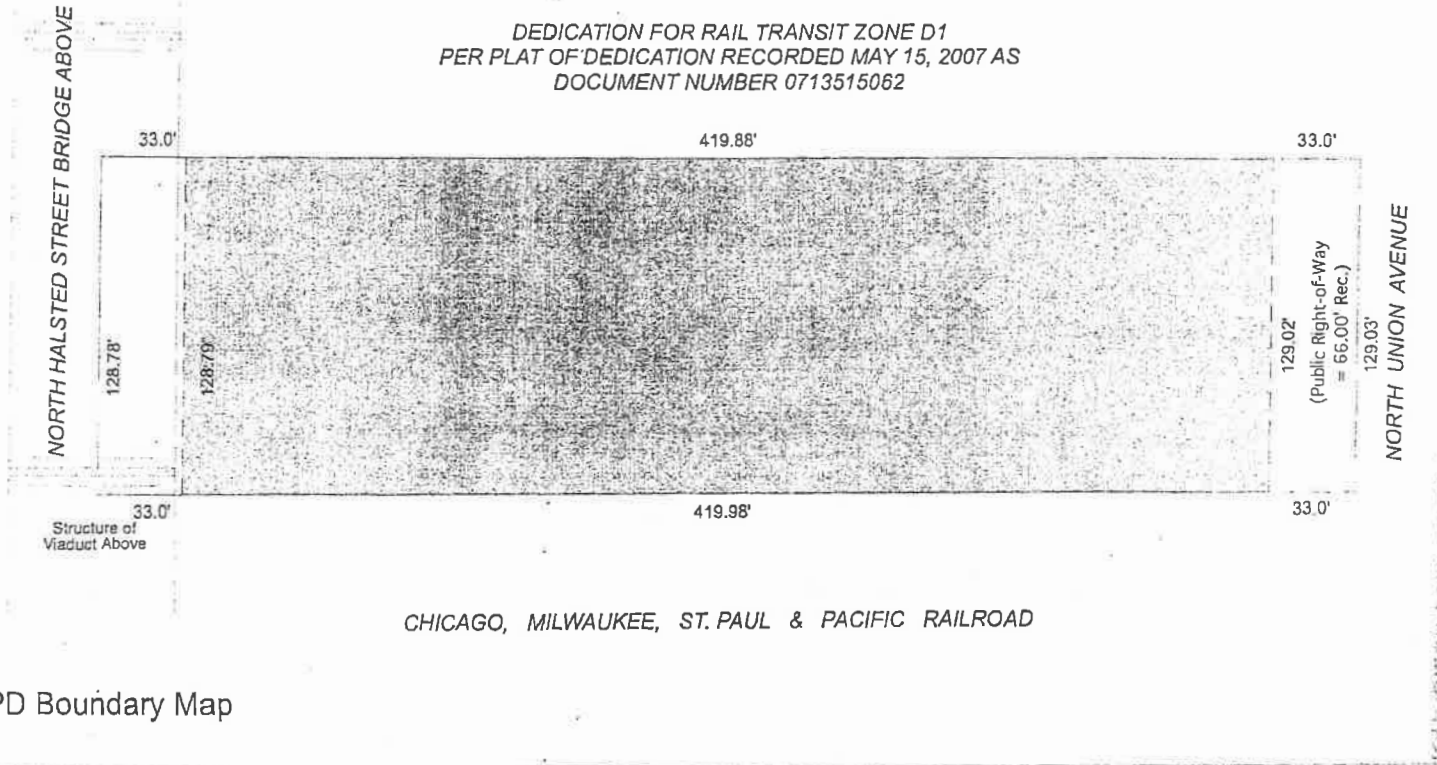
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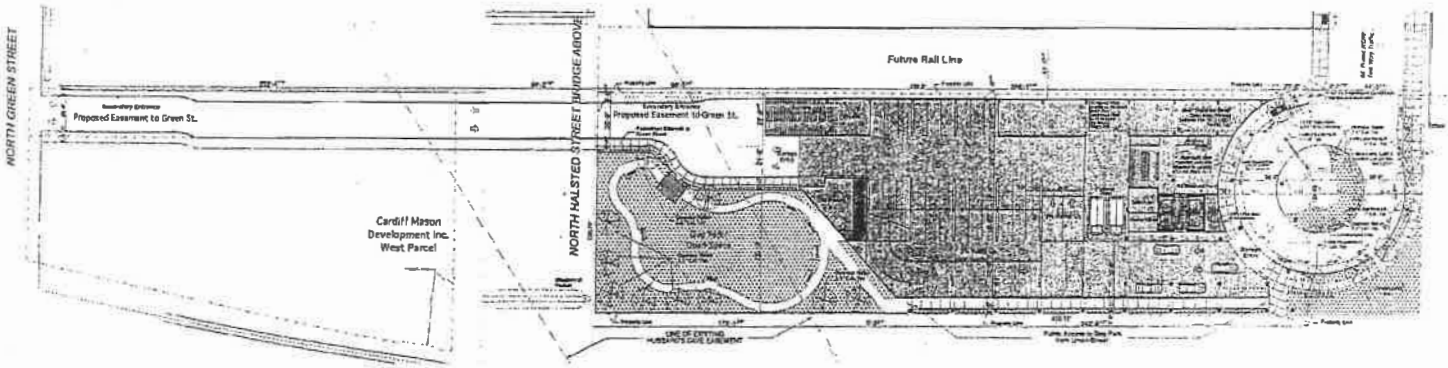
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Site Plan - Ground Level

FINAL FOR PERMITS

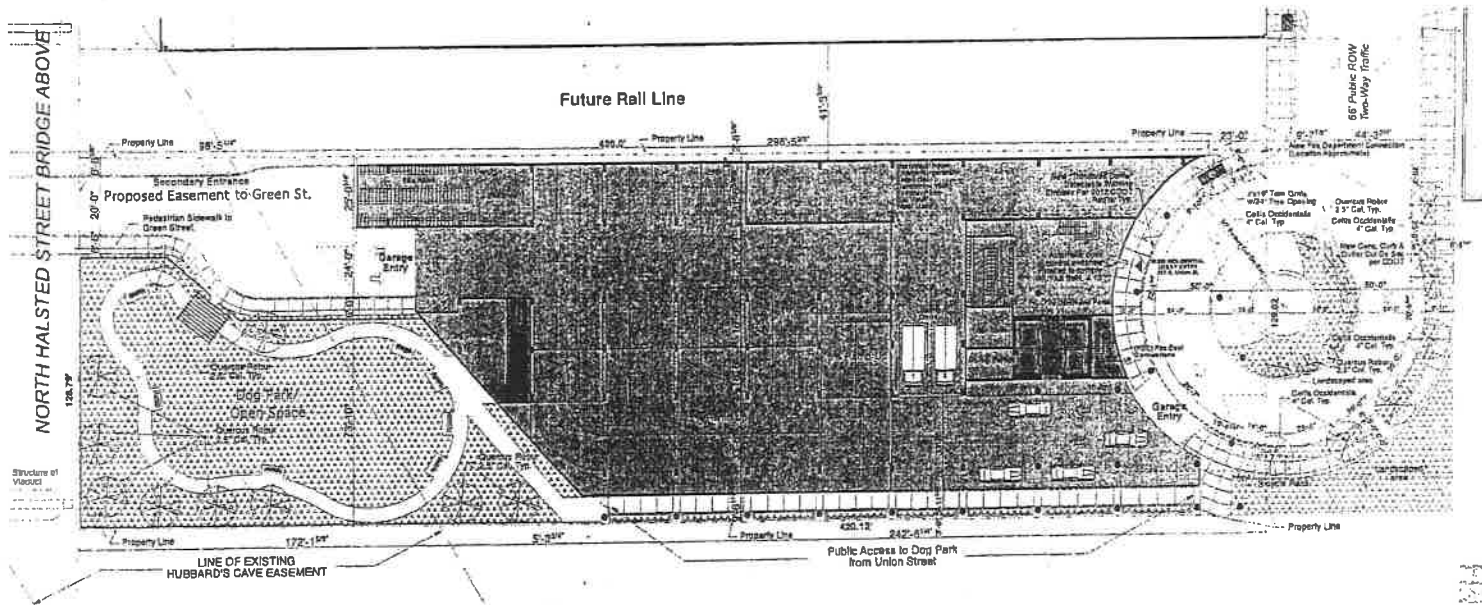
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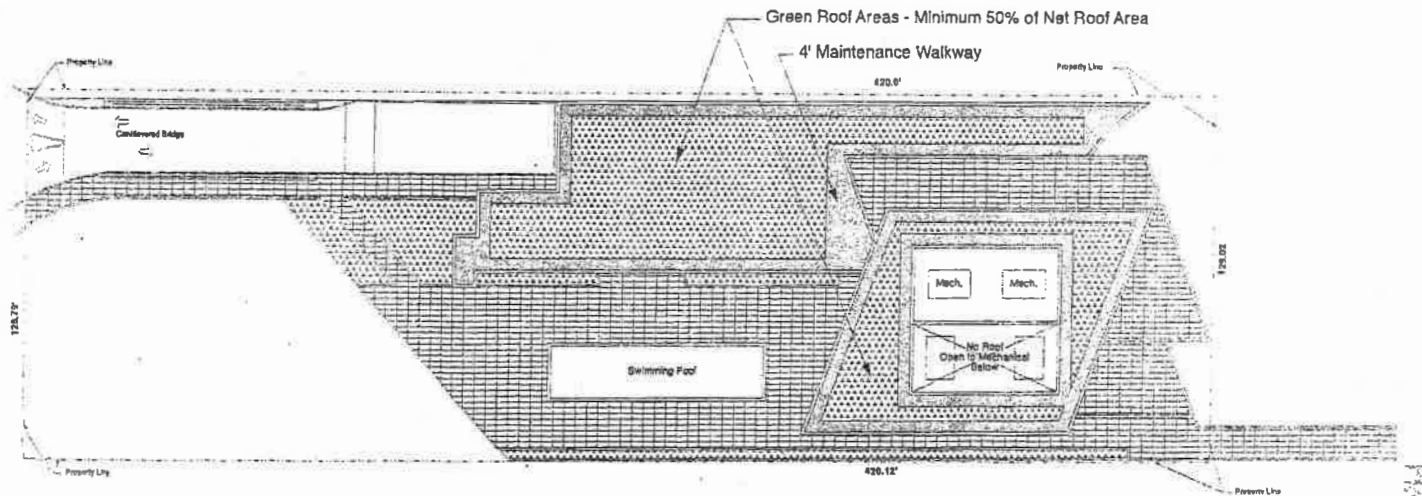


Site Plan - Ground Level

PLAN FOR PRELIMINARY

APPLICANT: Chicago Sell Storage II LLC / Cardiff Mason Development, Inc.
 ADDRESS: 346-58 North Union Ave. & 347-357 North Halsted St.
 Chicago, IL 60661
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Green Roof Plan

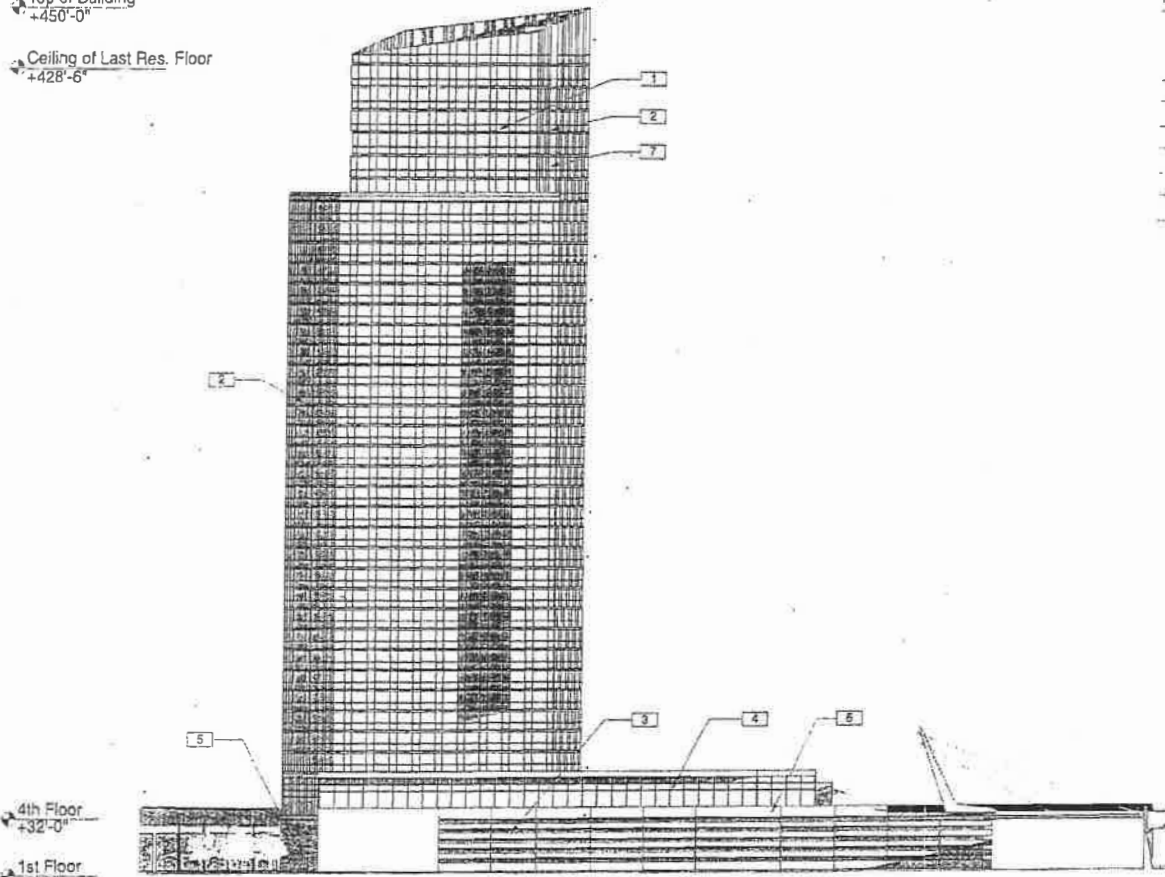
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PLAN FOR PROVISION

Top of Building
+450'-0"

Ceiling of Last Res. Floor
+428'-6"



Material Legend

- | | |
|---|--|
| 1 | High-Performance Vision/Spandrel Glass and Metal Wall System |
| 2 | Glass/Aluminum Balcony Rail System |
| 3 | Prefinished Architectural Louvers |
| 4 | Prefinished Aluminum Storefront |
| 5 | Glass/Aluminum Canopy |
| 6 | Precast Concrete Panels |
| 7 | Balcony |

4th Floor
+32'-0"

1st Floor
+0'-0"

North Elevation

APPLICANT: Chicago Self Storage II LLC / Cardliff Mason Development, Inc.

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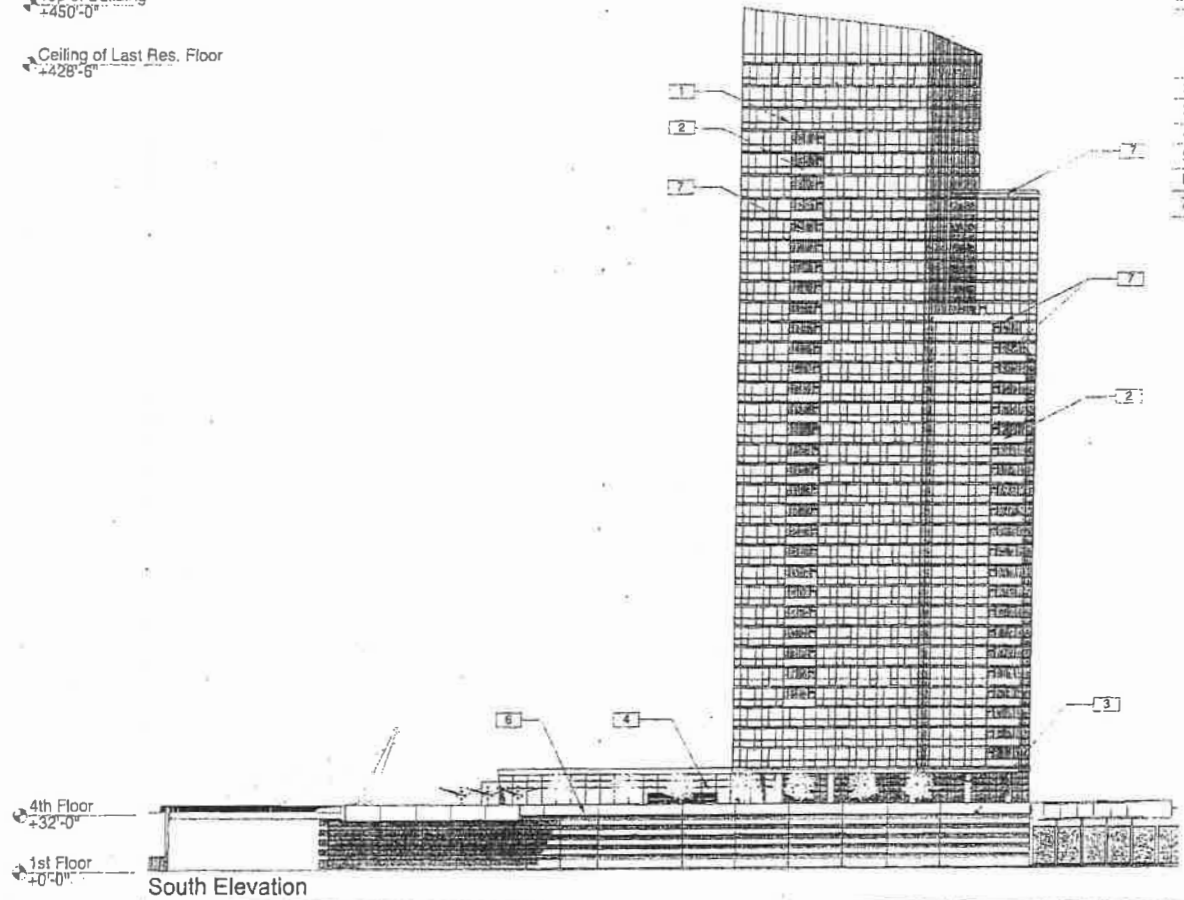


Top of Building
+450'-0"

Ceiling of Last Res. Floor
+428'-6"

Material Legend

- 1 High-Performance Vision/Spandrel Glass and Metal Wall System
- 2 Glass/Aluminum Balcony Rail System
- 3 Prefinished Architectural Louvers
- 4 Prefinished Aluminum Storefront
- 5 Glass/Aluminum Canopy
- 6 Precast Concrete Panels
- 7 Balcony



4th Floor
+32'-0"

1st Floor
+0'-0"

South Elevation

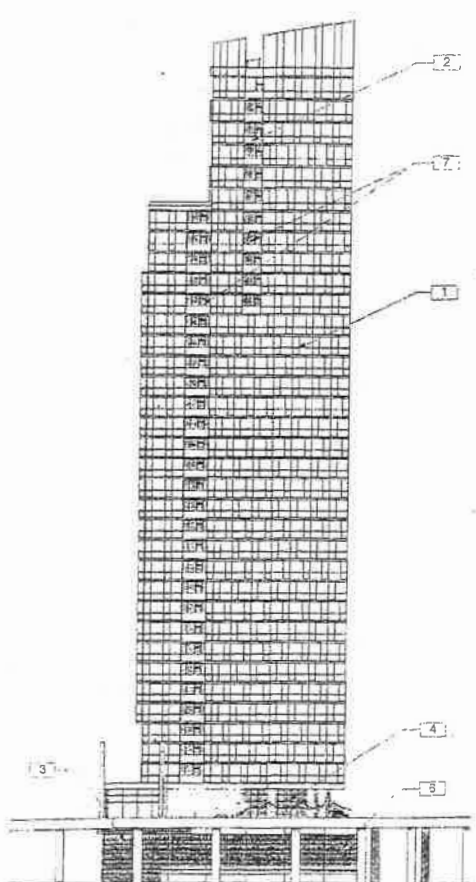
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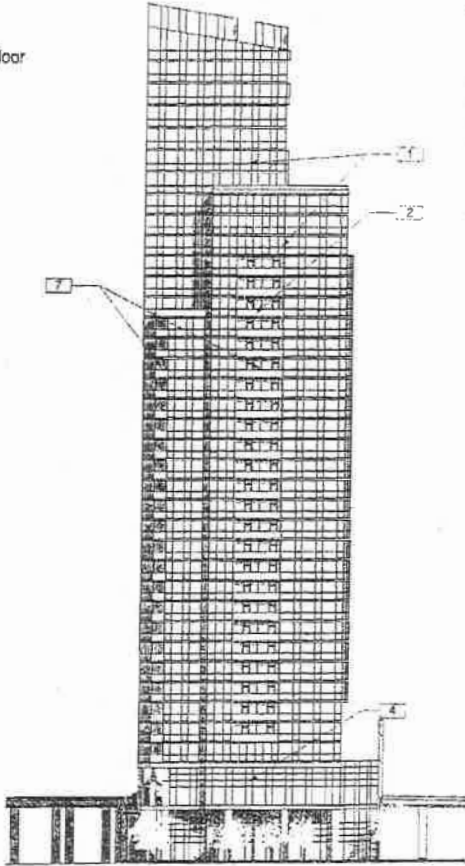
West Elevation

Top of Building +450'-0"

Ceiling of Last Res. Floor +428'-6"

4th Floor +32'-0"

1st Floor +0'-0"



East Elevation

Material Legend

- 1 High-Performance Vision/Spandrel Glass and Metal Wall System
- 2 Glass/Aluminum Balcony Rail System
- 3 Prefinished Architectural Louvers
- 4 Prefinished Aluminum Storefront
- 5 Glass/Aluminum Canopy
- 6 Precast Concrete Panels
- 7 Balcony

FOR PRELIMINARY

APPLICANT: Chicago Self Storage II LLC / Cardiff Mason Development, Inc.

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