

PD 1401

Table of Contents

01/31/2025 Minor Change	2
Exhibits	3
04/06/2021 Minor Change	9
Exhibits	10
04/18/2018 Zoning Letter	31
Bulk Table	32
02/28/2018 PD Adoption	33
Ordinance	33
Statements	34
Bulk Table	42
ARO	43
Exhibits	46



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 31, 2025

Katie C. Jahnke Dale
DLA Piper LLP
444 W. Lake St., Suite 900
Chicago, IL 60606-0089

Re: Minor change for signage to PD No. 1401, 740 N. State St./1 W. Chicago Ave.

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Planned Development No. 1401 ("PD 1401") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the PD.

You are requesting on behalf of the sole property owner of the PD, OCS Property Owner LLC, a minor change to the previously approved signage plan. As shown on the attached East Elevation, South Elevation and Area Chart comparisons, you are seeking to eliminate sign R, measuring 100 SF, and replace it with two new signs, U and V, measuring 16 SF and 30 SF. This will result in a slight decrease in the total sign area allowed in PD 1401.

With regard to your request, the Department has determined that allowing the proposed signage substitution and reduction 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 1401, I hereby approve the foregoing minor change, but no other changes to PD 1401. 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 sign 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,

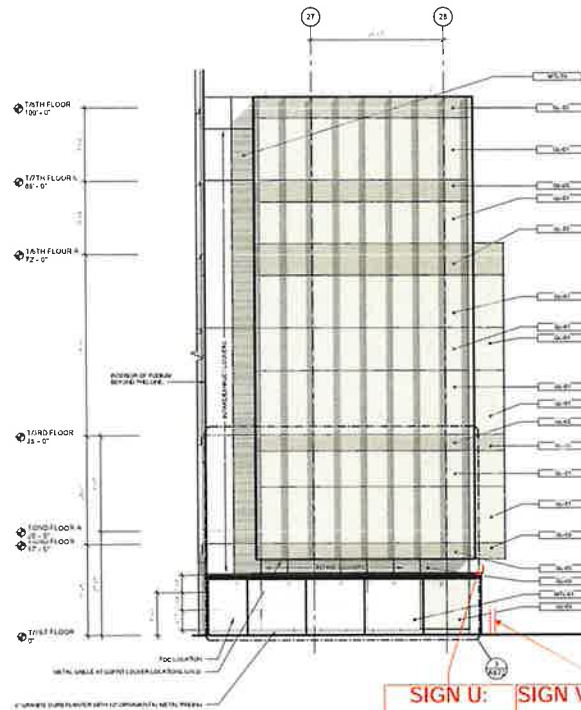

Noah Szafraniec
Assistant Commissioner

NS.tm

C: Janice Hill, Mike Marmo, Noah Szafraniec, Main file

ONE CHICAGO SIGNAGE PACKAGE

12-31-2024



SIGN U: 16 SF SIGN
SIGN V: 30 SF MONUMENT SIGN

① SOUTH ELEVATION - PODIUM B
SCALE: 1/8" = 1'-0"

ONE CHICAGO SQUARE
23 W Chicago Avenue, Chicago, IL 60654

DEVELOPER
jdl. JDL Development
233 East Wacker Drive, Suite 1000
Chicago, IL 60601

ARCHITECT
HBA HARBORLAND PLEASANT ARCHITECTURE
22 NORTH LAUREL STREET
CHICAGO, IL 60610
312.464.4665
HBAARCHITECTURE.COM

ARCHITECT - TOWER A
GP GOETTSCH PARTNERS
ARCHITECTS
236 East Chicago Ave., Floor 11
Chicago, Illinois 60611
312.467.2200
WWW.GOETTSCH.COM

MECHANICAL ENGINEER
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ENGINEERING CONSULTANT
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

Engineering Plus LLC
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

The WAT Group LLC
2615 Main Avenue, Suite 1000 Chicago, IL 60612

Johnson Controls
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

SPATIAL SIGNS
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

Sign Design Group LTD
800 East Chicago Avenue, Suite 1000 Chicago, IL 60611

LANDSCAPE ARCHITECT
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ARCHITECTURAL RENDERING
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ARCHITECTURAL RENDERING
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ARCHITECTURAL RENDERING
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ARCHITECTURAL RENDERING
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ARCHITECTURAL RENDERING
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ARCHITECTURAL RENDERING
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ARCHITECTURAL RENDERING
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ARCHITECTURAL RENDERING
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ARCHITECTURAL RENDERING
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ARCHITECTURAL RENDERING
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ARCHITECTURAL RENDERING
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ARCHITECTURAL RENDERING
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ARCHITECTURAL RENDERING
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ARCHITECTURAL RENDERING
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ARCHITECTURAL RENDERING
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ARCHITECTURAL RENDERING
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ARCHITECTURAL RENDERING
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ARCHITECTURAL RENDERING
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ARCHITECTURAL RENDERING
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ARCHITECTURAL RENDERING
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ARCHITECTURAL RENDERING
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ARCHITECTURAL RENDERING
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ARCHITECTURAL RENDERING
111 E. Wacker Dr., Suite 1100 Chicago, IL 60601

ENLARGED SIGNAGE ELEVATIONS

12-31-2024

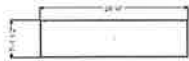
SIGN A:



SIGN M:



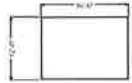
SIGN B:



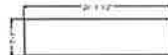
SIGN N:



SIGN C:



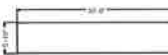
SIGN O:



SIGN D:



SIGN P:



SIGN E:



SIGN Q:



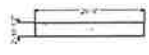
SIGN F:



SIGN R:

NOT USED

SIGN G:



SIGN S:



SIGN H:



SIGN T:



SIGN I:



SIGN U:



SIGN J:



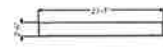
SIGN V:



SIGN K:



SIGN L:



AREA CHART:

TYPE:	QTY:	FULL BOX	SMALLEST BOX
SIGN A	2	788 SF	716 SF
SIGN B	1	200 SF	182 SF
SIGN C	1	198 SF	180 SF
SIGN D	1	33 SF	30 SF
SIGN E	1	141 SF	128 SF
SIGN F	1	30 SF	27 SF
SIGN G	3	60 SF	54 SF
SIGN H	1	60 SF	54 SF
SIGN I	1	198 SF	180 SF
SIGN J	1	200 SF	182 SF
SIGN K	1	30 SF	27 SF
SIGN L	1	59 SF	54 SF
SIGN M	1	24 SF	22 SF
SIGN N	1	200 SF	182 SF
SIGN O	1	200 SF	182 SF
SIGN P	1	175 SF	159 SF
SIGN Q	1	100 SF	91 SF
SIGN R	0	NA	NA
SIGN S	1	140 SF	127 SF
SIGN T	1	12 SF	11 SF
SIGN U	1	16 SF	16 SF
SIGN V	1	30 SF	30 SF
TOTAL AREA:		3,802 SF	3,458 SF

ONE CHICAGO SQUARE
23 W Chicago Avenue, Chicago, IL
60654

DEVELOPER
jdl. JDL Development
848 North LaSalle Street
Chicago, IL 60610
(312) 421-1111

ARCHITECT
HARTMAN PETERSON ARCHITECTURE
HPA 22 South LaSalle Street
Chicago, IL 60604
(312) 467-4400
www.hpa.com

ARCHITECT - TOWER A
GP **GOETTSCH PARTNERS**
1100 North Dearborn Street
Chicago, IL 60610
(312) 467-4400
www.goettsch.com

Magnuson International Associates
1100 North Dearborn Street
Chicago, IL 60610

F.E. Moran, Inc.
MECHANICAL ENGINEER
2303 Calumet Drive, Homewood, IL 60430

Engineering Plus LLC
ELECTRICAL ENGINEER
800 North LaSalle Street, Suite 1100
Chicago, IL 60610

The V&T Group, LLC (Engineering Mechanical Inc.)
PLUMBING ENGINEER
2415 Market Avenue, Mount Prospect, IL 60056

JENKINS CONSULTING
STRUCTURAL ENGINEER
31 North LaSalle Street, Suite 1100
Chicago, IL 60610

J.P. & J. Co., Inc.
CIVIL ENGINEER
1075 Westinghouse Road, Suite 100, Mount Prospect, IL 60056

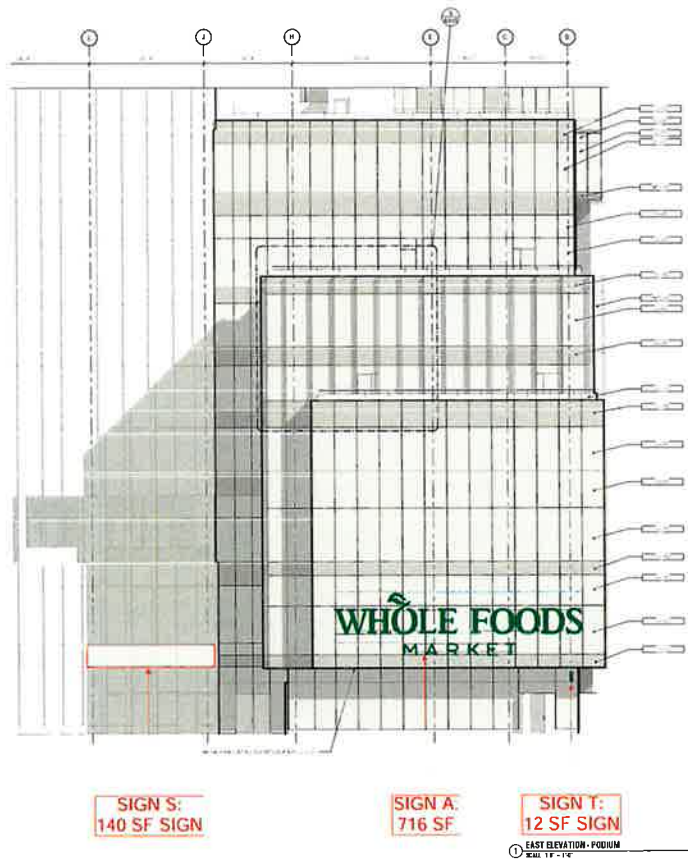
Site Design Group, LTD
LANDSCAPE ARCHITECT
230 East Madison Avenue, Suite 1800, Chicago, IL 60601

Jenkins and Harrington
1700 N. Dearborn Street, Suite 1000
Chicago, IL 60610

These drawings were prepared by the undersigned in accordance with the provisions of the Illinois Professional Land Surveying Act, Chapter 120, Illinois Compiled Statutes (625 ILCS 120/1-120/10) and the Illinois Professional Engineering Act, Chapter 150, Illinois Compiled Statutes (625 ILCS 150/1-150/10). The undersigned hereby certifies that they are duly licensed and in good standing with the State of Illinois. The undersigned also certifies that they are not providing any services to the project that are outside the scope of their professional license. The undersigned further certifies that they are not providing any services to the project that are outside the scope of their professional license. The undersigned further certifies that they are not providing any services to the project that are outside the scope of their professional license.

EAST ELEVATION

ORIGINAL PD SIGNAGE PLAN



REVISED PD SUBMISSION

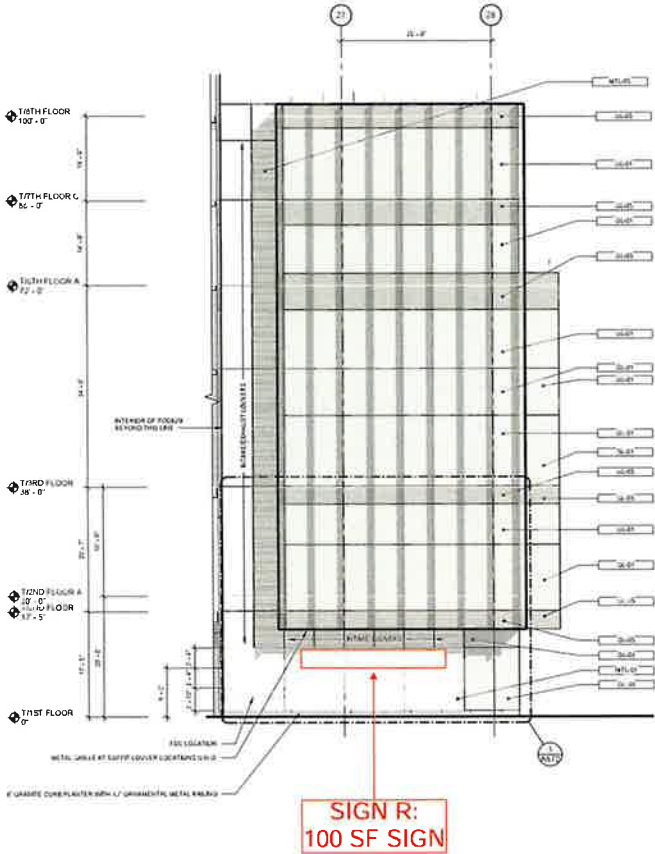


Changes between Original PD Signage Plan and Revised Documents:

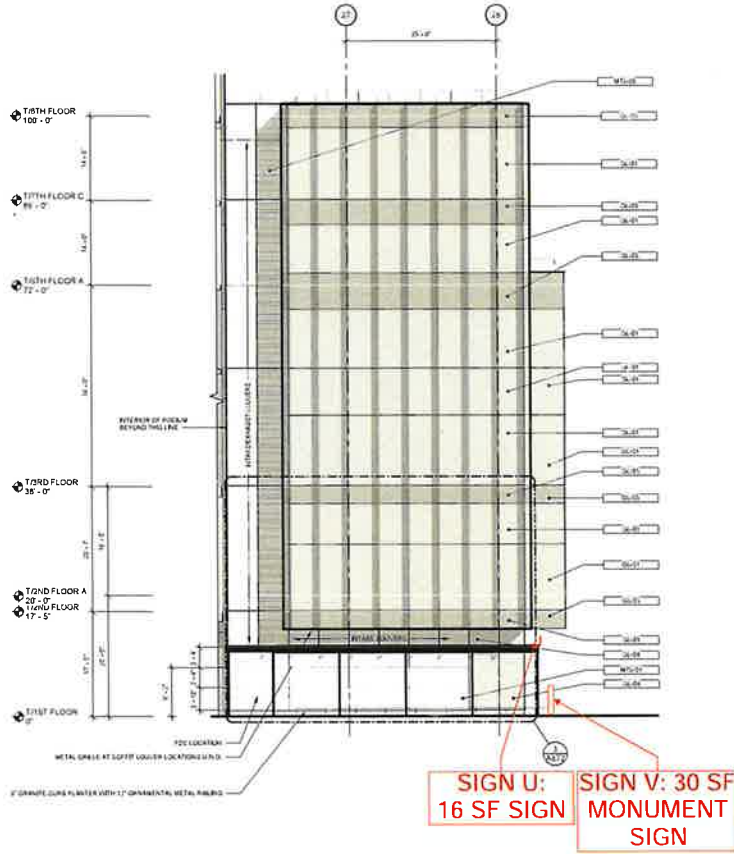
- New canopy and Sign U Added
- New Sign V Monument Sign Added

SOUTH ELEVATION

ORIGINAL PD SIGNAGE PLAN



REVISED PD SUBMISSION



Changes between Original PD Signage Plan and Revised Documents:

- Sign R Removed
- Canopy added, new Signs U & V seen in profile

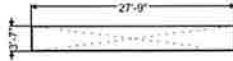


ENLARGED SIGNAGE ELEVATIONS AND AREA CHART

ORIGINAL PD SIGNAGE PLAN

REVISED PD SUBMISSION

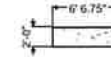
SIGN R:



AREA CHART:

TYPE:	QTY:	FULL BOX	SMALLEST BOX
SIGN A	2	788 SF	716 SF
SIGN B	1	200 SF	182 SF
SIGN C	1	198 SF	180 SF
SIGN D	1	33 SF	30 SF
SIGN E	1	141 SF	128 SF
SIGN F	1	30 SF	27 SF
SIGN G	3	60 SF	54 SF
SIGN H	1	60 SF	54 SF
SIGN I	1	198 SF	180 SF
SIGN J	1	200 SF	182 SF
SIGN K	1	30 SF	27 SF
SIGN L	1	59 SF	54 SF
SIGN M	1	24 SF	22 SF
SIGN N	1	200 SF	182 SF
SIGN O	1	200 SF	182 SF
SIGN P	1	175 SF	159 SF
SIGN Q	1	100 SF	91 SF
SIGN R	1	100 SF	91 SF
SIGN S	1	140 SF	127 SF
SIGN T	1	12 SF	11 SF
TOTAL AREA:		3,856 SF	3,503 SF

SIGN U:



SIGN V:



AREA CHART:

TYPE:	QTY:	FULL BOX	SMALLEST BOX
SIGN A	2	788 SF	716 SF
SIGN B	1	200 SF	182 SF
SIGN C	1	198 SF	180 SF
SIGN D	1	33 SF	30 SF
SIGN E	1	141 SF	128 SF
SIGN F	1	30 SF	27 SF
SIGN G	3	60 SF	54 SF
SIGN H	1	60 SF	54 SF
SIGN I	1	198 SF	180 SF
SIGN J	1	200 SF	182 SF
SIGN K	1	30 SF	27 SF
SIGN L	1	59 SF	54 SF
SIGN M	1	24 SF	22 SF
SIGN N	1	200 SF	182 SF
SIGN O	1	200 SF	182 SF
SIGN P	1	175 SF	159 SF
SIGN Q	1	100 SF	91 SF
SIGN R	0	NA	NA
SIGN S	1	140 SF	127 SF
SIGN T	1	12 SF	11 SF
SIGN U	1	16 SF	16 SF
SIGN V	1	30 SF	30 SF
TOTAL AREA:		3,802 SF	3,458 SF

Changes between Original PD Signage Plan and Revised Documents:

- Removed Sign R
- Sign U and Sign V added, both one sided

April 6, 2021

Paul Shadle
DLA Piper LLP
444 W. Lake Street
Suite 900
Chicago, IL 60606-0089

Re: Minor Change to PD No. 1401 Signage Plan

Dear Mr. Shadle:

Please be advised that your request for a minor change to Planned Development No. 1401 ("PD 1401") has been considered by the Department of Planning and Development ("Department") pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the PD.

You are requesting on behalf of the sole property owner of the PD, OCS Property Owner LLC, a minor change to allow the attached signage plan. Statement 6 of the PD states that on-premise signs shall be permitted subject to the review and approval of the Department. Based on the PD's base zoning district, size, and number of street frontages the Department has determined that PD 1401 should be allowed a maximum sign area of 3,250 square feet. Provided no sign above the second floor shall exceed a maximum area of 200 square feet. However, portions of individual letters and/or elements, which makeup an individual sign may extend beyond the dimensions of the smallest box that otherwise encapsulates sign's letters and/or elements provided the total area of such extensions does not exceed 10% of the square footage contained within such box. Detailed measurements are provided on the attached exhibits: One Chicago Signage Package and One Chicago Anchor Tenant Signs.

With regard to your request, the Department has determined that allowing the proposed signage 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 1401, I hereby approve the foregoing minor change request to establish a sign plan exhibit to this PD, but no other changes to PD 1401. 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,

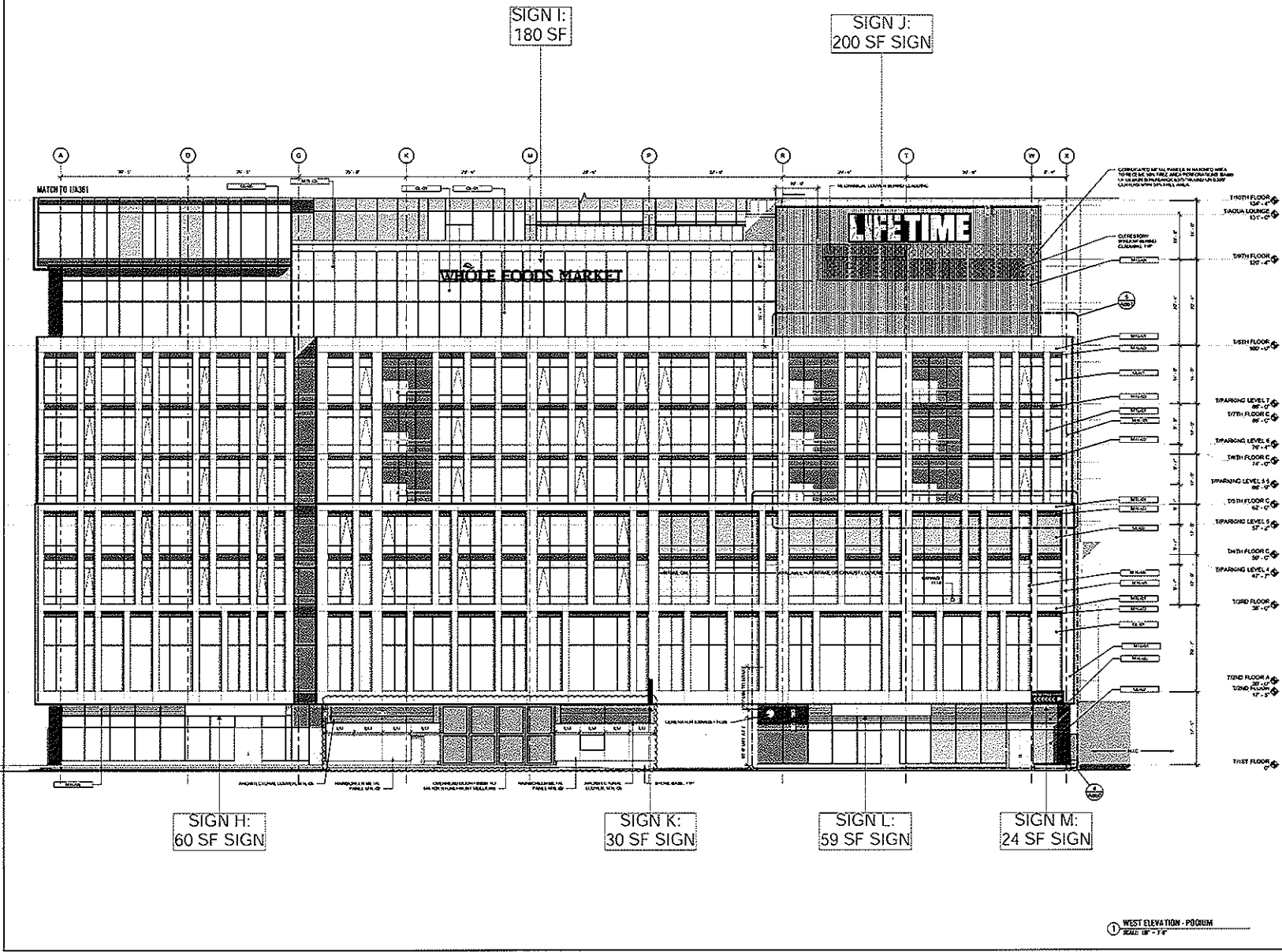


Steve Valenziano
Assistant Zoning Administrator

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

ONE CHICAGO SIGNAGE PACKAGE

03-02-2021



ONE CHICAGO SQUARE
23 W Chicago Avenue, Chicago, IL 60654

DEVELOPER
jdl.

ARCHITECT
GOETTSCH PARTNERS

ARCHITECT - TOWER A
Goettsch Partners

Magnuson Koenig & Associates
111 S. Dearborn St., Suite 2000 Chicago, IL 60605

F. E. Moran, Inc.
1000 N. Dearborn St. Chicago, IL 60610

Engineering & Planning
1000 N. Dearborn St. Chicago, IL 60610

The W.T. Group, LLC
1000 N. Dearborn St. Chicago, IL 60610

Johnson Controls
1000 N. Dearborn St. Chicago, IL 60610

SPACECO, Inc.
1000 N. Dearborn St. Chicago, IL 60610

See Design Group, LTD
1000 N. Dearborn St. Chicago, IL 60610

Johnson and Associates
1000 N. Dearborn St. Chicago, IL 60610

GRAPHIC SCALES

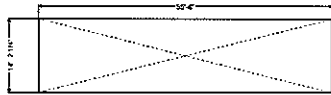
1/8" = 1'-0"
1/4" = 3'-0"
1/2" = 6'-0"
3/4" = 9'-0"
1" = 12'-0"
1 1/4" = 15'-0"
1 1/2" = 18'-0"
1 3/4" = 21'-0"
2" = 24'-0"

WEST ELEVATION PODIUM
A360

ENLARGED SIGNAGE ELEVATIONS

03-02-2021

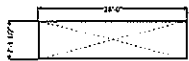
SIGN A:



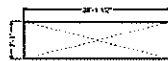
SIGN M:



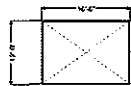
SIGN B:



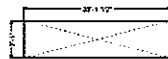
SIGN N:



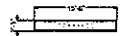
SIGN C:



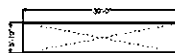
SIGN O:



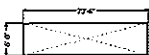
SIGN D:



SIGN P:



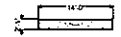
SIGN E:



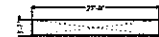
SIGN Q:



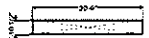
SIGN F:



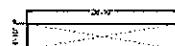
SIGN R:



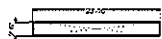
SIGN G:



SIGN S:



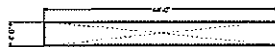
SIGN H:



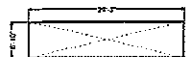
SIGN T:



SIGN I:



SIGN J:



SIGN K:



SIGN L:



AREA CHART:

TYPE:	QTY:	FULL BOX	SMALLEST BOX
SIGN A	2	788 SF	716 SF
SIGN B	1	200 SF	182 SF
SIGN C	1	198 SF	180 SF
SIGN D	1	33 SF	30 SF
SIGN E	1	141 SF	128 SF
SIGN F	1	30 SF	27 SF
SIGN G	3	60 SF	54 SF
SIGN H	1	60 SF	54 SF
SIGN I	1	198 SF	180 SF
SIGN J	1	200 SF	182 SF
SIGN K	1	30 SF	27 SF
SIGN L	1	59 SF	54 SF
SIGN M	1	24 SF	22 SF
SIGN N	1	200 SF	182 SF
SIGN O	1	200 SF	182 SF
SIGN P	1	175 SF	159 SF
SIGN Q	1	100 SF	91 SF
SIGN R	1	100 SF	91 SF
SIGN S	1	140 SF	127 SF
SIGN T	1	12 SF	11 SF

TOTAL AREA: 3,856 SF 3,503 SF

03/02/2021

ONE CHICAGO SQUARE

23 W Chicago Avenue, Chicago, IL 60654

DEVELOPER

jdl. JDL Development
100 North Dearborn Street
Chicago, IL 60610

ARCHITECT

ARCHITECTURE PARTNERS ARCHITECTURE

115 West Congress Street
Chicago, IL 60601
312.224.4444
www.archpartners.com

ARCHITECT - TOWER A

GP GOETTSCH PARTNERS
ARCHITECTURE PARTNERS
200 North Michigan Street
Chicago, IL 60601
312.224.4444
www.goettsch.com

Engineering Associates
111 S. Dearborn Street
Chicago, IL 60601

F. E. Mook, Inc.
640 Dearborn Street
Chicago, IL 60610

Engineering Plus LLC
111 S. Dearborn Street
Chicago, IL 60601

The W-T Group, LLC (Doing Business As) Mechanical, Inc.
111 S. Dearborn Street
Chicago, IL 60601

Johnson Controls
111 S. Dearborn Street
Chicago, IL 60601

SPAJECO, Inc.
111 S. Dearborn Street
Chicago, IL 60601

Sea Group, LTD
111 S. Dearborn Street
Chicago, IL 60601

Johnson and Huntington
111 S. Dearborn Street
Chicago, IL 60601

03/02/2021

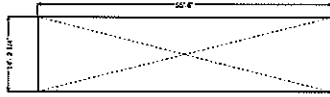
ONE CHICAGO ANCHOR TENANT SIGNS

03-02-2021

AREA CHART FOR ANCHOR TENANT SIGNS:

TYPE:	QTY:	FULL BOX	SMALLEST BOX
SIGN A	2	788 SF	716 SF
SIGN B	1	200 SF	182 SF
SIGN C	1	198 SF	180 SF
SIGN D	1	33 SF	30 SF
SIGN E	1	141 SF	128 SF
SIGN F	1	30 SF	27 SF
SIGN I	1	198 SF	180 SF
SIGN J	1	200 SF	182 SF
SIGN K	1	30 SF	27 SF
SIGN M	1	24 SF	22 SF
SIGN N	1	200 SF	182 SF
SIGN O	1	200 SF	182 SF
SIGN T	1	12 SF	11 SF
TOTAL AREA:		3,042 SF	2,765 SF

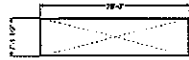
SIGN A:



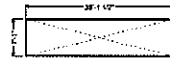
SIGN M:



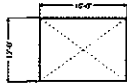
SIGN B:



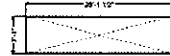
SIGN N:



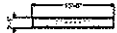
SIGN C:



SIGN O:



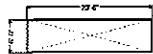
SIGN D:



SIGN T:



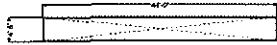
SIGN E:



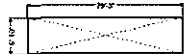
SIGN F:



SIGN I:



SIGN J:



SIGN K:



OWNER

ONE CHICAGO SQUARE

23 W Chicago Avenue, Chicago, IL
60654

DEVELOPER

jdl. J.D. Development
100 North LaSalle Street
Chicago, IL 60602
312.427.4000

ARCHITECT

PLANNING ARCHITECTURE
710 North Dearborn Street
Chicago, IL 60610
312.254.4400
www.planning-arch.com

ARCHITECT - TOWER A

GP GOETTSCHE PARTNERS
ARCHITECTS INC.
224 North Michigan, Suite 17
Chicago, Illinois 60601
312.776.1400 | 312.763.4000
www.goettsch.com

Michigan Kymonic Association
& REALTY, INC. LLC
1118 North LaSalle Street, Chicago, IL 60610

E. E. Logan, Inc.
440 Chicago, 14th Floor
Chicago, Illinois 60601

Engineering Plus LLC
100 Chicago, 14th Floor
300 North Dearborn, 14th Floor

The W. E. Group, LLC (Doing Business As) Mechanical Inc.
1118 North LaSalle Street
Chicago, Illinois 60610

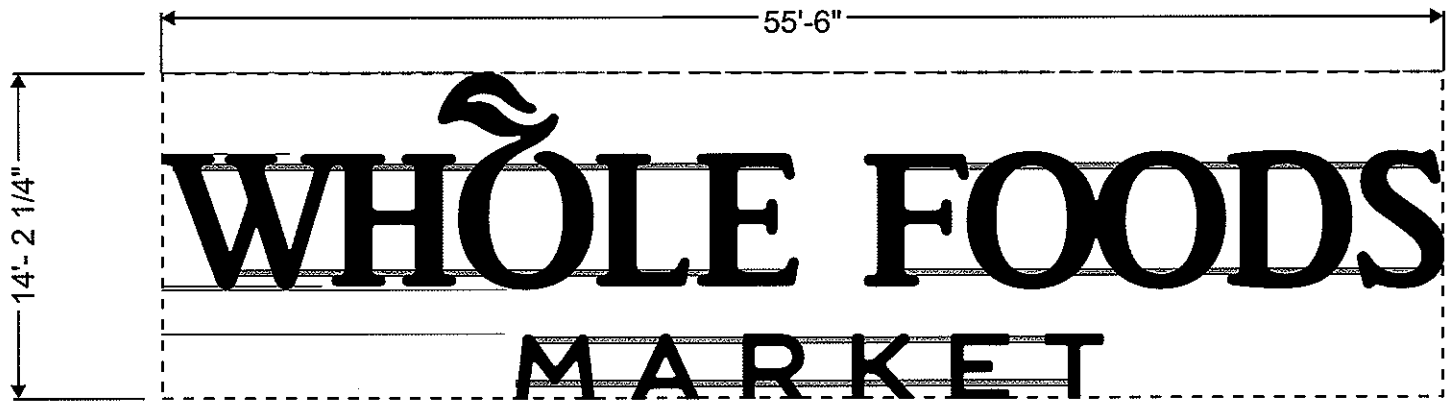
Johnson Controls
1400 Franklin Street, Chicago, IL 60601

SPACECO Inc.
Civil Engineer
1500 West Higgins Road, Suite 200, Rosemont, IL 60018

Solo Design Group, LTD
LANDSCAPE ARCHITECT
888 South Michigan Avenue, Suite 1000 Chicago, IL 60605

Sofiani and Pappalardo
VERTICAL TRANSPORTATION CONSULTANTS
118 West Erie Street, Wheeling, IL 60091

PROJECT NUMBER	DRAWN BY	CHECKED BY
1709		
DATE	SCALE	
SHEET TITLE		
SHEET NUMBER		

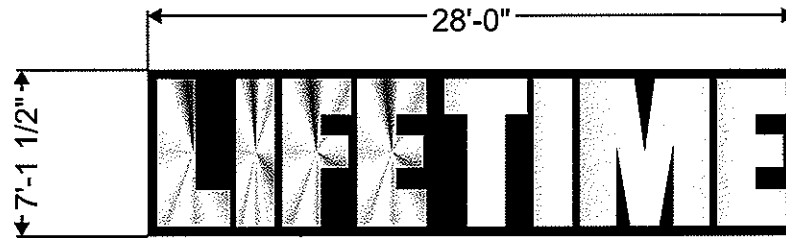


PROJECT: ONE CHICAGO

ANCHOR TENANT SIGN A

DATE: 03/02/2021

SCALE: N.T.S.

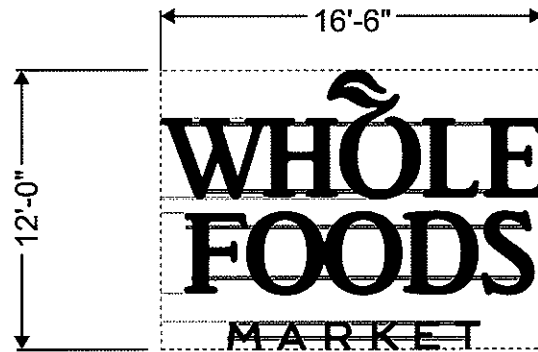


PROJECT: ONE CHICAGO

DATE: 03/02/2021

SCALE: N.T.S.

ANCHOR TENANT SIGN B

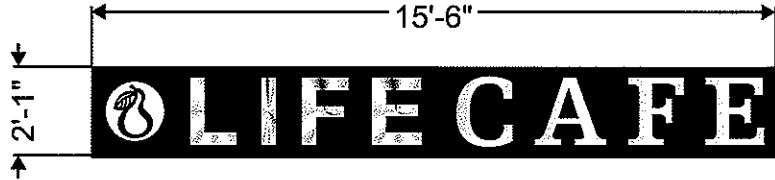


PROJECT: ONE CHICAGO

ANCHOR TENANT SIGN C

DATE: 03/02/2021

SCALE: N.T.S.

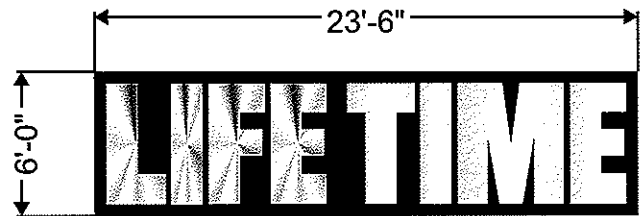


PROJECT: ONE CHICAGO

ANCHOR TENANT SIGN D

DATE: 03/02/2021

SCALE: N.T.S.



PROJECT: ONE CHICAGO

DATE: 03/02/2021

SCALE: N.T.S.

ANCHOR TENANT SIGN E

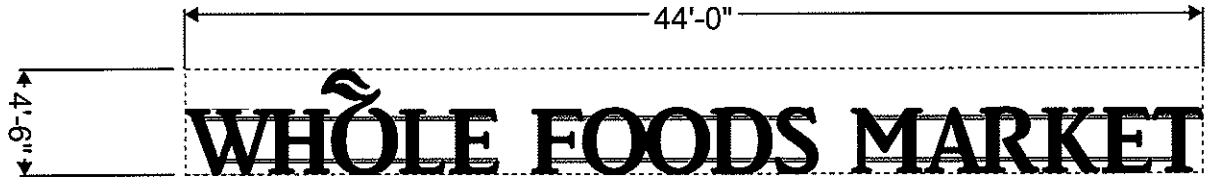


PROJECT: ONE CHICAGO

ANCHOR TENANT SIGN F

DATE: 03/02/2021

SCALE: N.T.S.



PROJECT: ONE CHICAGO

ANCHOR TENANT SIGN I

DATE: 03/02/2021

SCALE: N.T.S.

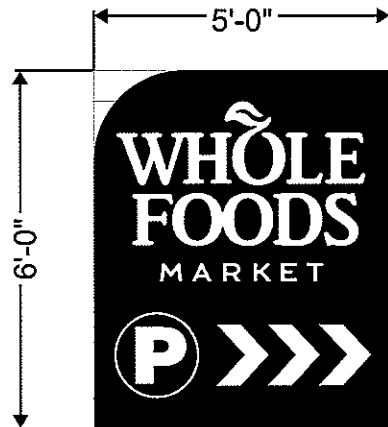


PROJECT: ONE CHICAGO

DATE: 03/02/2021

SCALE: N.T.S.

ANCHOR TENANT SIGN J

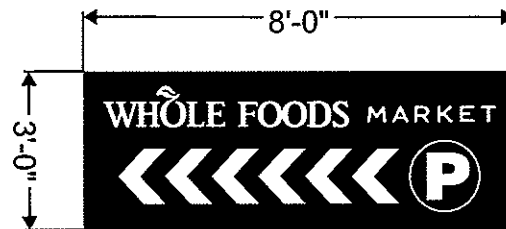


PROJECT: ONE CHICAGO

DATE: 03/02/2021

SCALE: N.T.S.

ANCHOR TENANT SIGN K

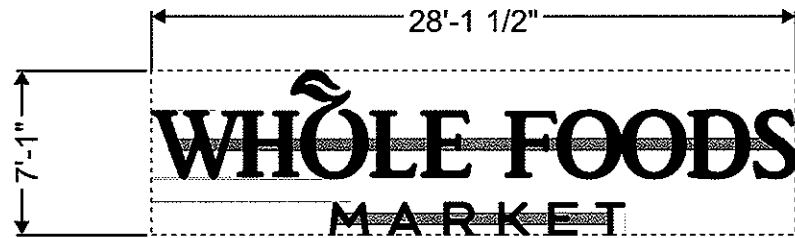


PROJECT: ONE CHICAGO

DATE: 03/02/2021

SCALE: N.T.S.

ANCHOR TENANT SIGN M



PROJECT: ONE CHICAGO

ANCHOR TENANT SIGN N

DATE: 03/02/2021

SCALE: N.T.S.

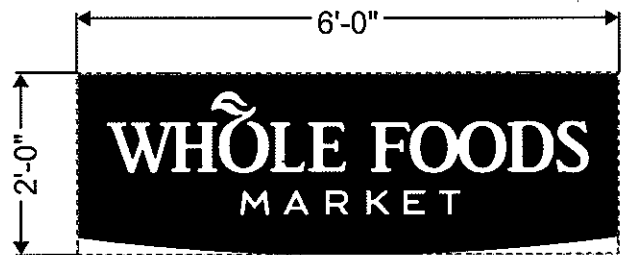


PROJECT: ONE CHICAGO

DATE: 03/02/2021

SCALE: N.T.S.

ANCHOR TENANT SIGN O



PROJECT: ONE CHICAGO

DATE: 03/02/2021

SCALE: N.T.S.

ANCHOR TENANT SIGN T



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 18, 2018

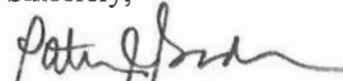
Katherine C. Jahnke Dale
DLA Piper LLP
203 N. LaSalle Street
Suite 1900
Chicago, IL 60601-1293

**Re: Parking clarification for Planned Development Number 1401
740 N. State St./1 W. Chicago Ave.**

Dear Ms. Jahnke Dale:

This letter is in response to your recent request for clarification in regards to the minimum number of parking spaces required in Planned Development Number 1401. The approved Bulk Regulations and Data Table ("Bulk Table") requires a minimum of 865 parking spaces. However, during the review and approval process for PD 1401, it was understood that some of these spaces would be valet spaces and therefore, would not comply with the dimension requirements of the Zoning Ordinance. Therefore, for clarification purposes, the attached, revised Bulk Table identifies 725 minimum parking spaces along with 140 spaces expected to be provided via valet operations. When combined, a total of 865 parking spaces will still be provided.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:tm

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

REV. 4/18

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1401
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	147,133
Area of Public Rights-of-Way (sf):	50,915
Net Site Area (sf):	96,218
Maximum Floor Area Ratio:	16.0
Maximum Number of Dwelling Units:	869
Minimum Accessory Off-Street Parking Spaces:	725*
Maximum Non-Accessory Off-Street Parking Spaces:	225
Minimum Off-Street Loading Spaces:	5 (10'x25')
Maximum Building Height:	Per plans
Minimum Setbacks:	Per plans

* 140 parking spaces are expected to be provided via valet operation to increase parking capacity to 865.

19379

.Yeas -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, Cochran, Brookins, Muñoz, Zalewski, Scott, 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 -- 48.

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. 19379)
(Common Address: 2 -- 24 W. Superior St./733 -- 755 N. Dearborn St./
1 -- 35 W. Chicago Ave./728 -- 754 N. State St.)

BBPD 1401

[SO2017-7020]

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

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

West Chicago Avenue; the 12-foot vacated alley west of and parallel to North State Street; West Superior Street; the west boundary line of the 12-foot public alley east of and parallel to North Dearborn Street; a line 251.60 feet south of and parallel to West Chicago Avenue; and North Dearborn Street,

to those of a DX-12 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-12 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Chicago Avenue; North State Street; West Superior Street; the west boundary line of the 12-foot public alley east of and parallel to North Dearborn Street; a line 251.60 feet south of and parallel to West Chicago Avenue; and North Dearborn 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. 1401.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1401 ("Planned Development") consists of approximately 96,218 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). JDL Superior LLC is the "Applicant" for this Planned Development, pursuant to authorization from the Property owner.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work

in the Public Way and in compliance with the Municipal Code of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

- a. Prior to issuance of the final Certificate of Occupancy, Applicant shall (i) pay any necessary fees up to \$40,000 for the relocation of the bus shelter on the southeast corner of Dearborn and Chicago Avenue to an alternative location to be identified by CDOT and the CTA and (ii) install or cause to be installed a concrete bus pad for the new bus stop location on Dearborn north of Chicago Avenue in accordance with specifications of CDOT and the CTA.
- b. The Applicant commits to fully fund and implement the following infrastructure improvements prior to issuance of the final Certificate of Occupancy. All infrastructure improvements will be subject to review and approval by the Department of Transportation and 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.
 - Installation of video-actuated left turn arrows for the northbound, southbound, eastbound, and westbound approaches at Chicago Avenue and LaSalle Street.
 - Installation of lagging left-turn arrows for the eastbound approach of Superior Street at State Street.
 - Sponsorship and provision of a Divvy bikeshare station within the Planned Development boundaries.
 - Installation of video-actuated left turn arrows for the eastbound, westbound, northbound, and southbound approaches at Chicago Avenue and State Street.
 - Installation of lagging northbound left-turn and northbound right-turn arrows on Dearborn Street at Chicago Avenue.
 - Installation of video actuation for the existing eastbound left-turn arrows on Chicago Avenue at Dearborn Street.
 - Installation of video actuation for the existing westbound left-turn arrows on Chicago Avenue at Clark Street.
 - Installation of video-actuated left-turn arrows for the southbound approach on LaSalle Street at Superior Street.
 - Installation of lagging left-turn arrows for the eastbound approach of Superior Street at Dearborn Street.

- In the interest of improving eastbound traffic flow on Chicago Avenue, the Applicant agrees to fund the relocation of the eastbound CTA bus stop and shelter from the southwest corner of Michigan Avenue and Chicago Avenue to the southeast corner and install pavement markings and traffic signal equipment necessary to provide an eastbound right turn overlap signal phase pending coordination and final concurrence from CTA.
- Replacement of current traffic signal controller with an ATC 1000 controller at the following intersections:
 - Chicago and LaSalle
 - Chicago and Clark
 - Chicago and Dearborn
 - Chicago and State
 - Chicago and Wabash
 - Chicago and Rush
 - Chicago and Michigan
 - Superior and LaSalle
 - Superior and Clark
 - Superior and Dearborn
 - Superior and State
- c. The Applicant acknowledges that the addition of left-turn and right-turn arrows to the intersections stated above will necessitate retiming of all 14 traffic signals in the study area as outlined in the Traffic Impact Study, One Chicago Square, dated December 8, 2017, prepared by KLOA. The Applicant will also include the following intersections -- not originally included in the One Chicago Square Traffic Impact Study -- to be retimed. If timing/capacity analyses demonstrate that additional traffic signal improvements such as turn arrows or ATC controllers are needed, these will be implemented as part of this project:
 - Chicago Avenue and Michigan Avenue
 - Chicago Avenue and Wells Street
 - Chicago Avenue and Franklin Street

- Chicago Avenue and Orleans Street
- Chicago Avenue and Kingsbury Street/Cambridge Avenue
- Chicago Avenue and Larrabee Street

The Applicant agrees to contract with a professional engineering consulting firm to add the six aforementioned intersections, finalize the Synchro models prepared by KLOA for the Traffic Impact Study, revise traffic signal timing plans for all 20 intersections, and submit to CDOT for review/approval. The finalized Synchro files (A.M. and P.M. peak hour) shall be submitted to CDOT prior to Part II Approval. The revised traffic signal and timing plans in CAD and PDF formats shall be submitted to and approved to CDOT and, once approved, the Applicant agrees to hire a contractor to install the recommended timings, turn arrows, video actuations, signs, and pavement markings prior to issuance of the final Certificate of Occupancy.

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Property and Planned Development Boundary Map; a Site Plan; a Landscape Plan; a Green Roof Plan; a Ground Floor Plan; a Right-of-Way Adjustment Plan; and Building Elevations (North, South, East and West) prepared by Hartshorne Plunkard Architects and dated January 18, 2018, 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 Planned Development: dwelling units located above the ground floor; colleges and universities; day care; religious assembly; animal services; artist work or sales space; eating and drinking establishments (all); entertainment and spectator sports (all, except inter-track wagering facility); indoor special event including incidental liquor sales; financial services; food and beverage retail sales; lodging; medical service; office; consumer repair or laundry service; personal service; repair or laundry service, consumer; general retail sales; participant sports and recreation; valuable objects dealer; co-located wireless communications facilities; accessory and non-parking and related, incidental and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 96,218 square feet and a base FAR of 12.0.

The Applicant acknowledges that the project has received a bonus FAR of 4.0, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 16.0. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. The Local Impact Fund portion of the bonus payment currently is designated to fund improvements to Seneca Park. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.

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 six 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

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

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 DX-7 and DX-12 Downtown Mixed-Use Districts to a unified DX-12 Downtown Mixed-Use District 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 ("ARO Units") as affordable units, or with the approval of the Commissioner of the Department of Planning and Development ("DPD"), provide the ARO Units in an approved off-site location; (ii) pay a fee in lieu of the development of the ARO Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the ARO Units on-site or off-site ("Required Units"). If the developer elects to provide ARO Units off-site, the off-site ARO Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a "downtown district" within the meaning of the ARO, and the project has a total of 865 units. As a result, the Applicant's affordable housing obligation is 87 ARO Units (10 percent of 865 rounded up), 22 of which are Required Units (25 percent of 87, rounded up). Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$175,000 per unit for 75 percent of the ARO Units, or 65 units ("Cash Payment"), and providing the 22 Required Units in an off-site building located at 30 West Chicago Avenue (the "Off-Site Project"), as set forth in the Affordable Housing Profile Form attached hereto. The Off-Site Project constitutes the rehabilitation and preservation of an historic Single Room Occupancy ("SRO") building that serves a hard-to-house population in a high cost area, and as such, has been identified by the City as a funding priority. The Applicant shall make a

payment in the amount of \$277,219.35 per Required Unit (the "Off-Site Payment") to an escrow account ("Escrow Account") for the benefit of the developer of the Off-Site Project or a not-for-profit entity affiliated with the developer of the Off-Site Project (the "SRO Developer"). The Applicant shall further enter into an Assignment and Assumption Agreement (the "Assignment and Assumption Agreement") with the SRO Developer, pursuant to which the Applicant shall assign to the SRO Developer, and the SRO Developer shall assume from the Applicant, all of the Applicant's obligations hereunder with respect to the Required Units. The Assignment and Assumption Agreement shall include a provision requiring the SRO Developer to enter into an affordable housing agreement ("ARO Agreement") with the City as a condition to the receipt of the Off-Site Payment. The City shall be identified as a third-party beneficiary of the Assignment and Assumption Agreement. Upon the Applicant's execution of the Assignment and Assumption Agreement and deposit of the Off-Site Payment in the Escrow Account, the Applicant shall have satisfied all requirements with respect to the Required Units and the Off-Site Project. The City acknowledges and agrees that the Off-Site Project will not meet the requirement set forth in Section 2-45-115 (U) that affordable units be comparable to market rate units in terms of unit type and number of bedrooms per unit, and further acknowledges and agrees that the Off-Site Project may not be completed prior to the issuance of the Certificate of Occupancy for this Property, as required by Section 2-45-115 (V)(2). In addition, neither the Applicant nor the SRO Developer will be required to make a \$5,000 per-unit fee for the off-site units placed at 30 West Chicago Avenue. The City wishes to waive these requirements in order to support a rare opportunity to revitalize an SRO building. The disbursement of funds from the Escrow Account shall be governed by a construction escrow agreement between the City, the SRO Developer and the escrow agent (the "Construction Escrow Agreement"). The Construction Escrow Agreement shall provide, among other things, that if the Off-Site Project does not proceed as anticipated, the escrow agent shall release the Off-Site Payment to the City for deposit in the City's Affordable Housing Opportunity Fund immediately upon receipt of notice from the City.

The Applicant agrees that the ARO Units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval, and DPD may adjust the requirements and number of required ARO Units without amending the Planned Development; provided, however, in no event shall the SRO Developer or the City have any obligation to return any portion of the Off-Site Payment to the Applicant. 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 (a) make the required Cash Payment to the City, (b) deposit the required Off-Site Payment in the Escrow Account, and (c) execute an Assignment and Assumption Agreement with the SRO Developer. The terms of the ARO Agreement between the SRO Developer and the City, and any amendments thereto, will be recorded against the Off-Site Project, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this

Statement 16, including any breach of the ARO 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.

- 17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the DX-12 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Property and Planned Development Boundary Map; Right-of-Way Adjustment Plan; Site Plan; Green Roof Plan; Ground Floor and Landscape Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 68713 through 68723 of this *Journal*.]

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

Residential-Business Planned Development No. 1401.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	147,133
Area of Public Rights-of-Way (square feet):	50,915
Net Site Area (square feet):	96,218
Maximum Floor Area Ratio:	16.0
Maximum Number of Dwelling Units:	869
Minimum Accessory Off-Street Parking Spaces:	865
Maximum Non-Accessory Off-Street Parking Spaces:	225
Minimum Off-Street Loading Spaces:	5 (10 feet by 25 feet)
Maximum Building Height:	Per Plans
Minimum Setbacks:	Per Plans

2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org

Date: 1/10/2018

READY FOR PUBLICATION

DEVELOPMENT INFORMATION

Development Name: One Chicago Square

Development Address: 740 N State

Zoning Application Number, if applicable: 19379

Ward2nd

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

Type of City Involvement

check all that apply

City Land

Financial Assistance

Zoning increase

Planned Development (PD)

Transit Served Location (TSL) project

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

ARO Web Form completed and attached - or submitted online on

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)

If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)

If ARO units proposed are off-site, required attachments are included (see next page)

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION

Developer Name JDL Superior LLC

Developer Contact Jim Letchinger

Developer Address 908 N Halsted

Email jim@jdlcorp.com

Developer Phone 312-642-7005

Attorney Name Paul Shadle/Katie Dale

Attorney Phone 312-368-7243 / -2153

TIMING


Estimated date marketing will begin

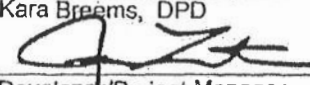
Estimated date of building permit* Q4 2018

Estimated date ARO units will be complete

*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

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


Kara Breems, DPD


Developer/Project Manager

1/17/18
Date

01/12/2018
Date

ARO Web Form

FINAL FOR PUBLICATION

Development Information**Address**

Submitted Date: 01/12/2018

Address Number From :740 Address Number To: null Street Direction: N
Street :State Postal Code: 60654

Development Name, if applicable

One Chicago Square

Information

Ward :2 ARO Zone: Downtown

Details

Type of city involvement :Downtown Planned Development
Total Number of units in development: 865
Type of development: Rent
Is this a Transit Served Location Project : N

Requirements

Required affordable units :87 Required *On-site aff. Units: 22

How do you intend to meet your required obligation

On-Site: 0 Off-Site: 22

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

Total Units Committed: 22 Remaining In-Lieu Fee Owed: 11,375,000

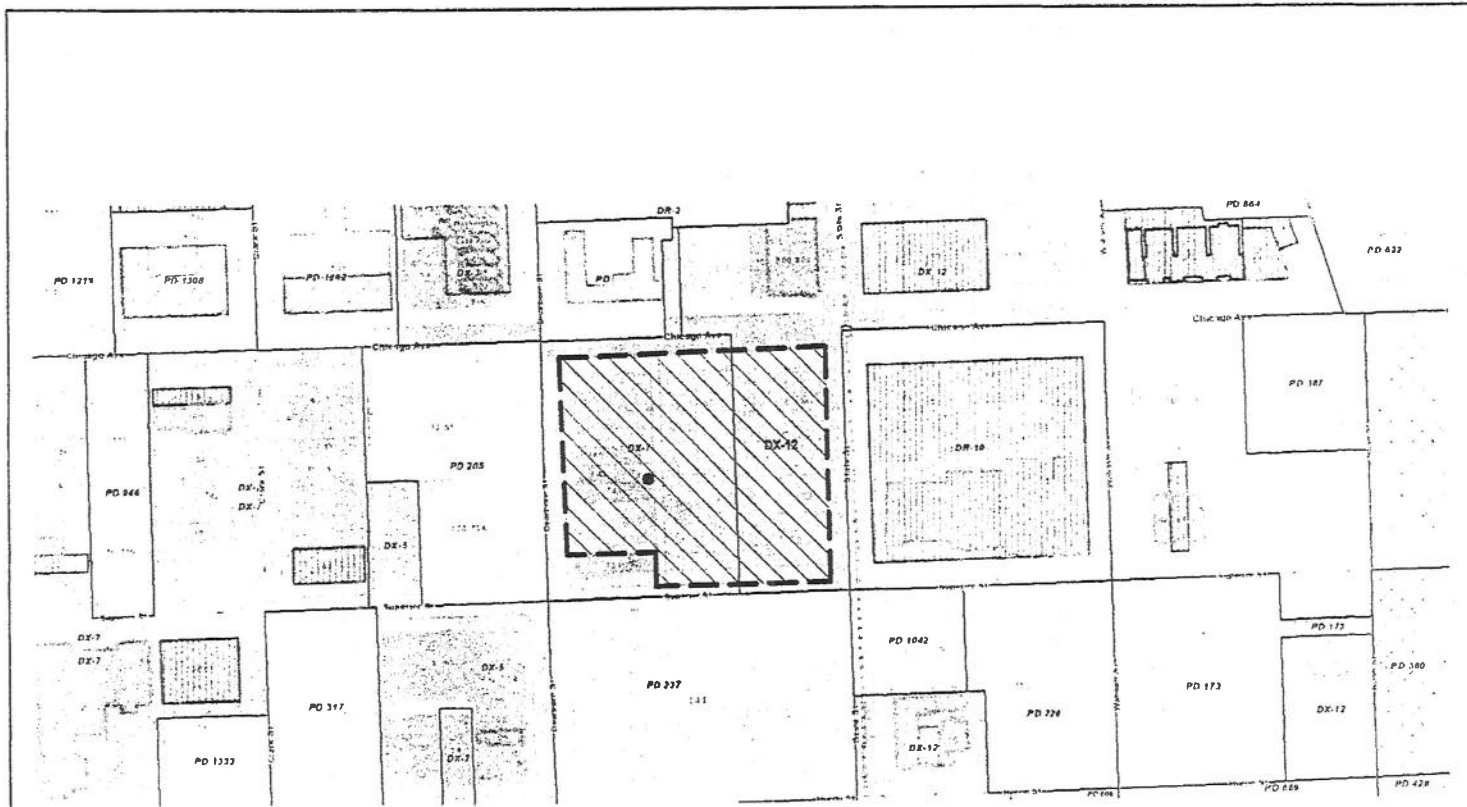
Off-Site Unit Information

Address

Address Number :30 Street Direction: W
Street :Chicago Postal Code: 60654

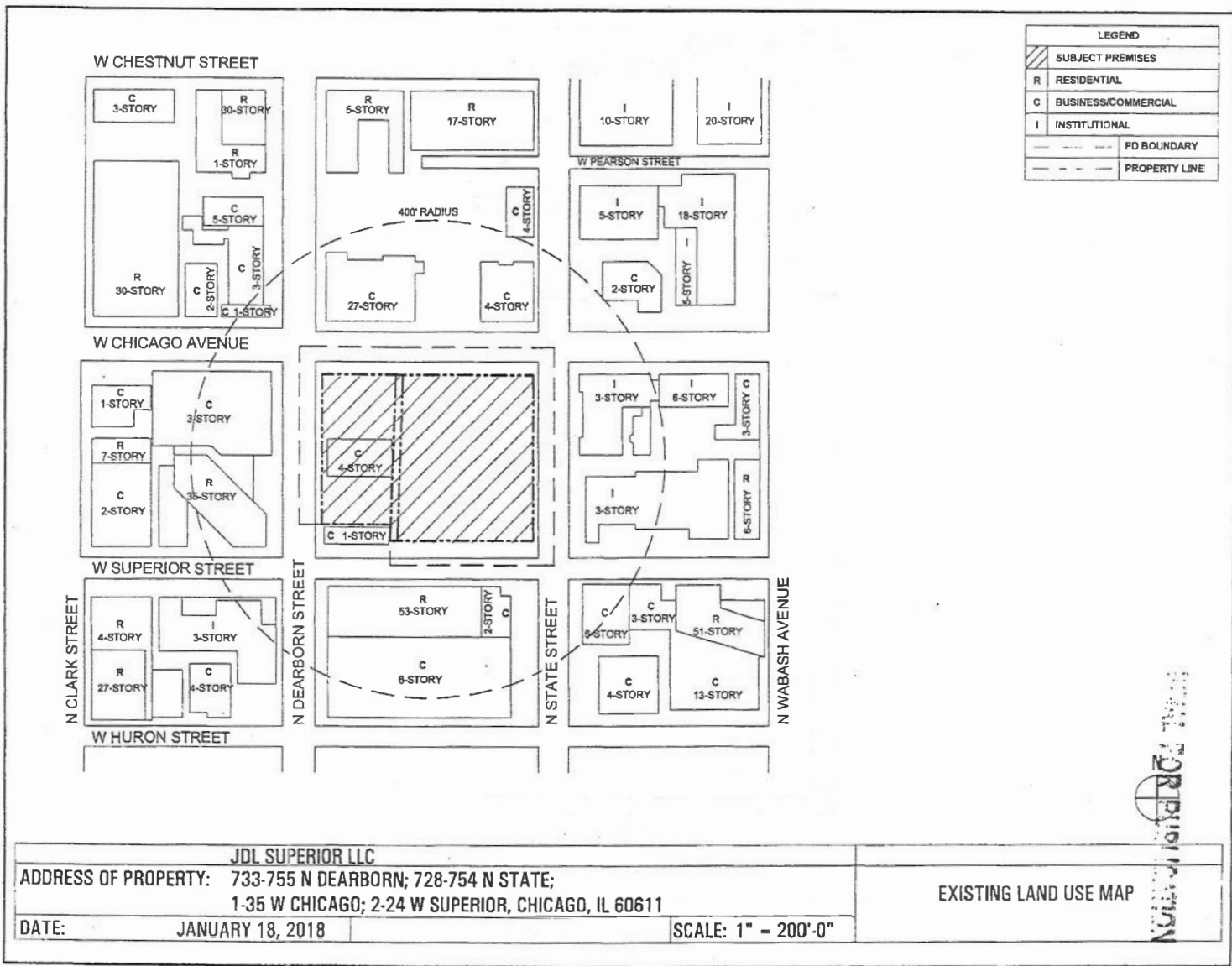
Information

Zone of Off-site Units :Downtown Ward of Off-site Units: 02
Distance to Primary Development :0.1 Miles Off-site Administrative Fee: ~~110000~~ n/a



JDL SUPERIOR LLC ADDRESS OF PROPERTY: 733-755 N DEARBORN; 728-754 N STATE; 1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611		EXISTING ZONING MAP
DATE: JANUARY 18, 2018	SCALE: N.T.S.	

FOR INFORMATION



JDL SUPERIOR LLC

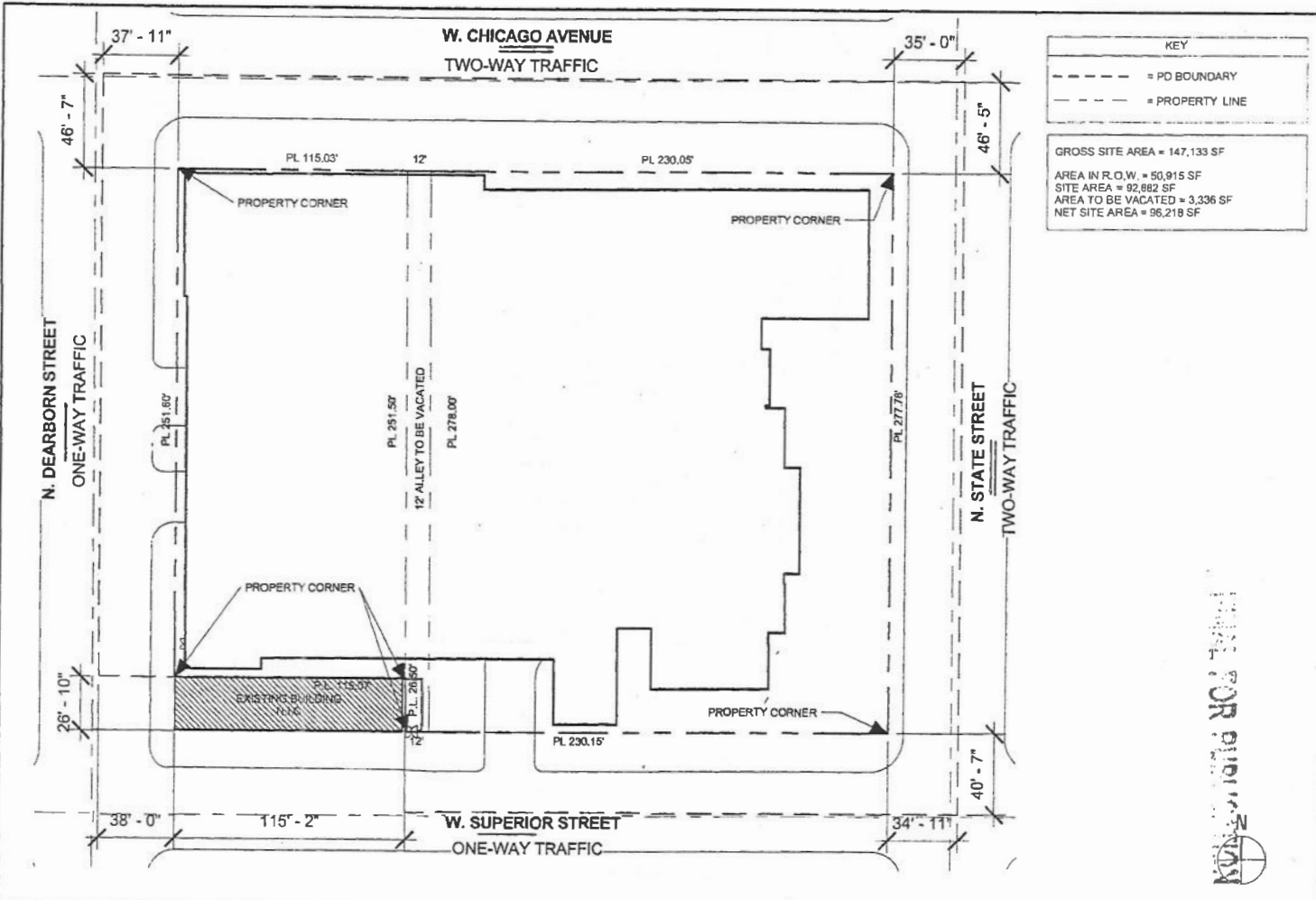
ADDRESS OF PROPERTY: 733-755 N DEARBORN; 728-754 N STATE;
1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611

EXISTING LAND USE MAP

DATE: JANUARY 18, 2018

SCALE: 1" = 200'-0"

OFFICIAL RECORD SECTION

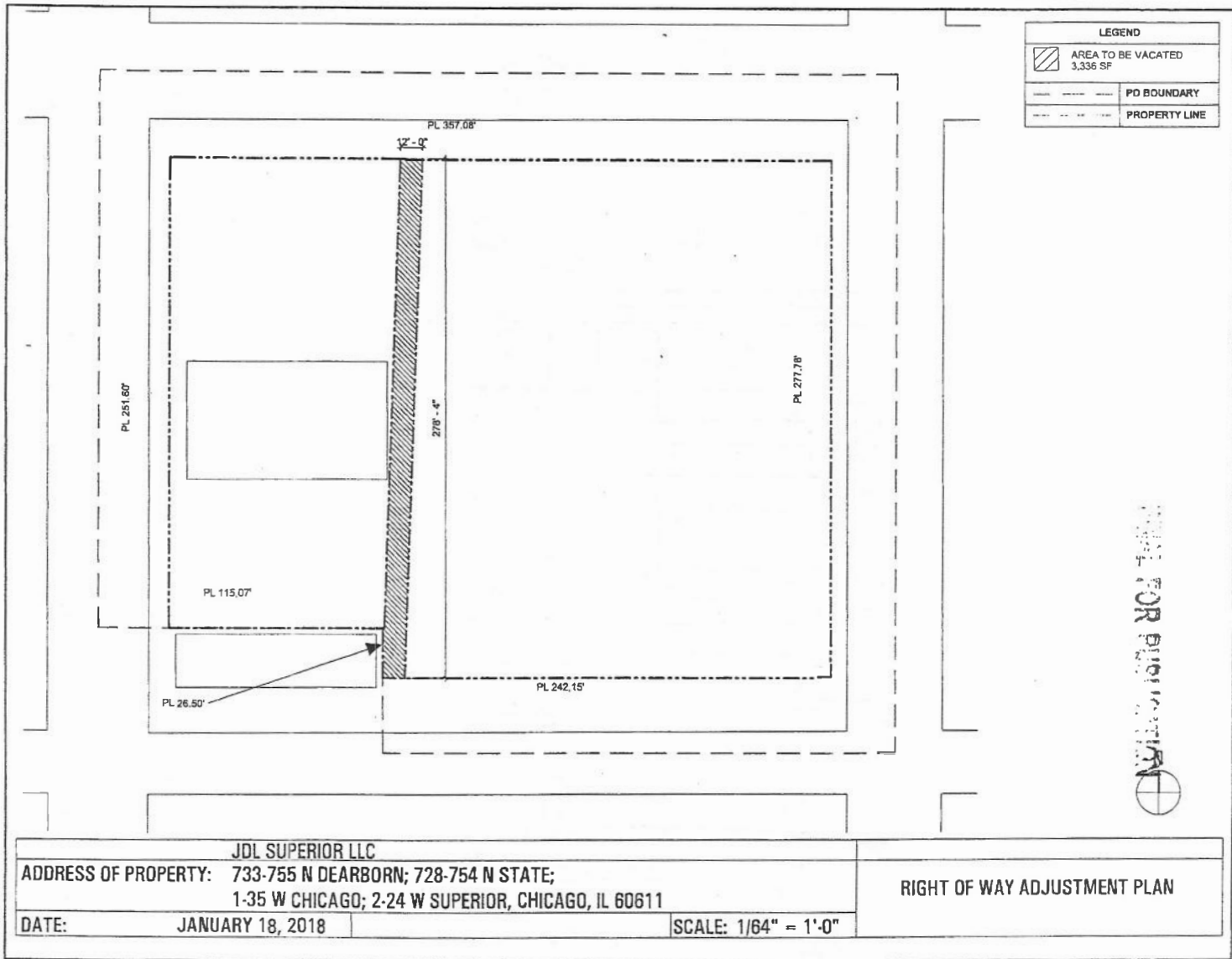


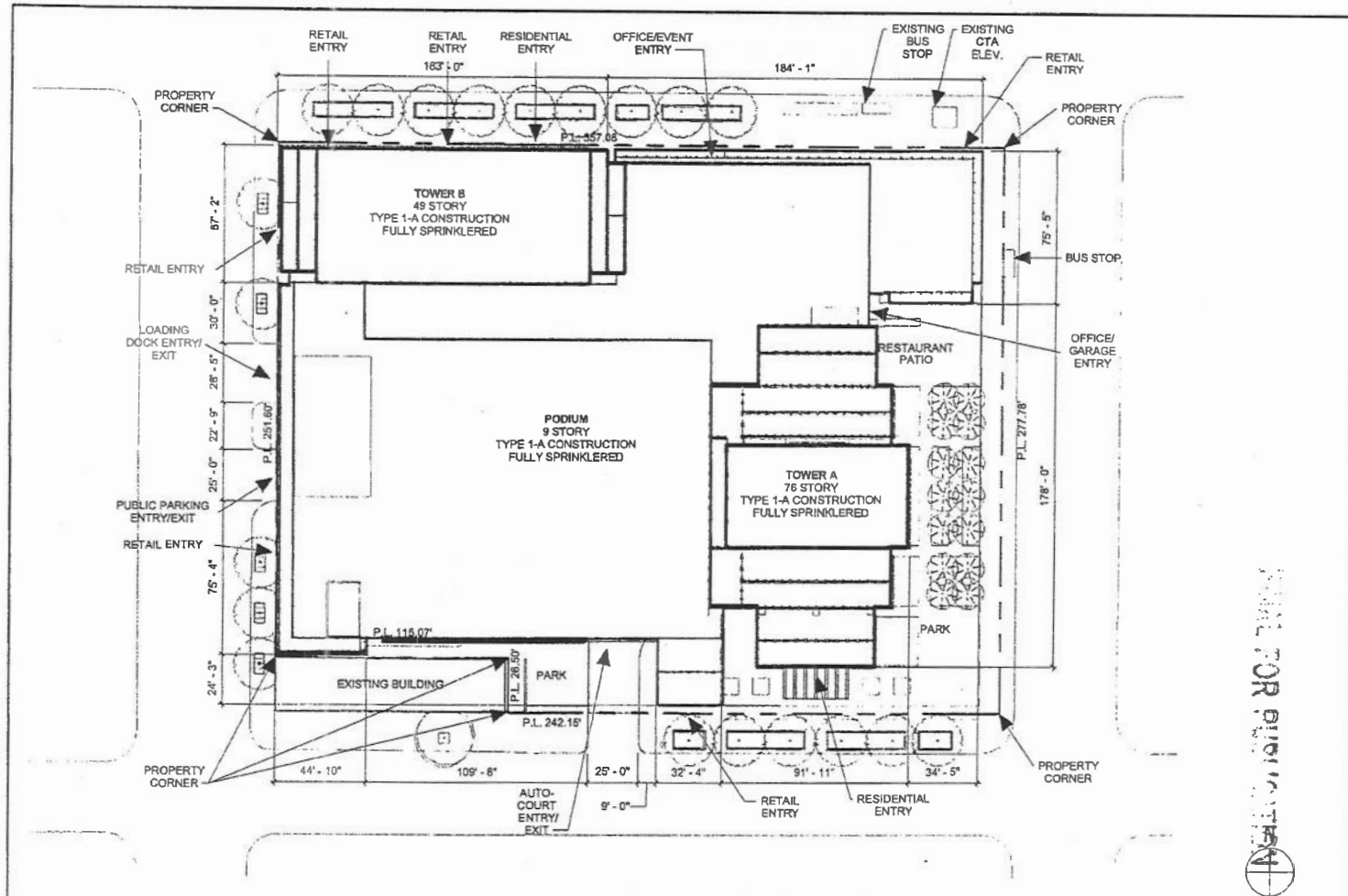
JDL SUPERIOR LLC		PROPERTY AND PLANNED DEVELOPMENT BOUNDARY MAP
ADDRESS OF PROPERTY: 733-755 N DEARBORN; 728-754 N STATE; 1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611		
DATE:	JANUARY 18, 2018	SCALE: 1/64" = 1'-0"

2/28/2018

REPORTS OF COMMITTEES

68715





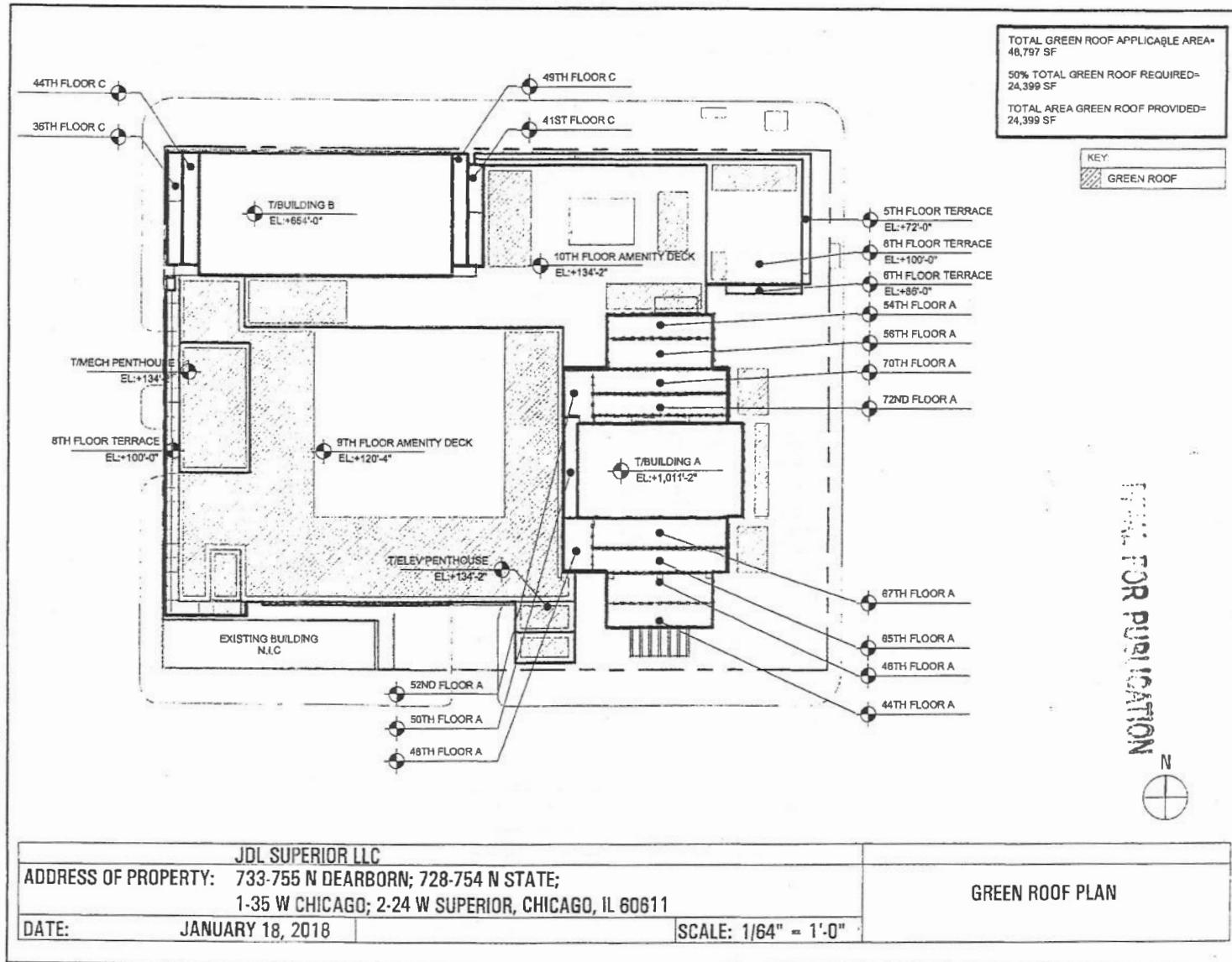
NOT FOR PERMITS

JDL SUPERIOR LLC		SITE PLAN
ADDRESS OF PROPERTY: 733-755 N DEARBORN; 728-754 N STATE; 1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611		
DATE: JANUARY 18, 2018	SCALE: 1/64" = 1'-0"	

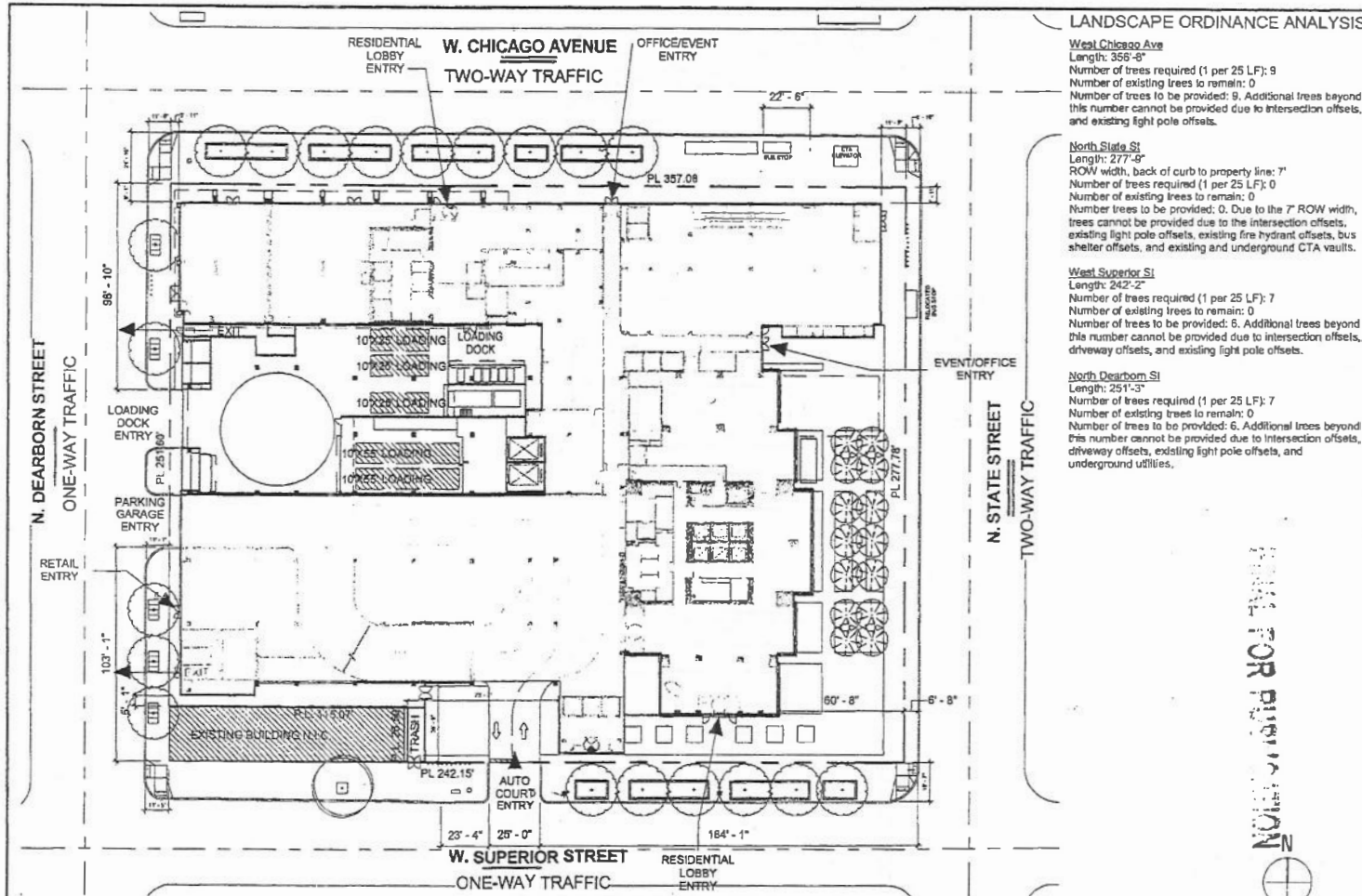
2/28/2018

REPORTS OF COMMITTEES

68717



JDL SUPERIOR LLC		GREEN ROOF PLAN
ADDRESS OF PROPERTY: 733-755 N DEARBORN; 728-754 N STATE; 1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611		
DATE: JANUARY 18, 2018	SCALE: 1/64" = 1'-0"	



LANDSCAPE ORDINANCE ANALYSIS

West Chicago Ave
 Length: 356'-8"
 Number of trees required (1 per 25 LF): 9
 Number of existing trees to remain: 0
 Number of trees to be provided: 9. Additional trees beyond this number cannot be provided due to intersection offsets, and existing light pole offsets.

North State St
 Length: 277'-8"
 ROW width, back of curb to property line: 7'
 Number of trees required (1 per 25 LF): 0
 Number of existing trees to remain: 0
 Number trees to be provided: 0. Due to the 7' ROW width, trees cannot be provided due to the intersection offsets, existing light pole offsets, existing fire hydrant offsets, bus shelter offsets, and existing and underground CTA vaults.

West Superior St
 Length: 242'-2"
 Number of trees required (1 per 25 LF): 7
 Number of existing trees to remain: 0
 Number of trees to be provided: 6. Additional trees beyond this number cannot be provided due to intersection offsets, driveway offsets, and existing light pole offsets.

North Dearborn St
 Length: 251'-3"
 Number of trees required (1 per 25 LF): 7
 Number of existing trees to remain: 0
 Number of trees to be provided: 6. Additional trees beyond this number cannot be provided due to intersection offsets, driveway offsets, existing light pole offsets, and underground utilities.

PREPARED FOR SUBMISSION
 NORTH

JDL SUPERIOR LLC ADDRESS OF PROPERTY: 733-755 N DEARBORN; 728-754 N STATE; 1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611		GROUND FLOOR AND LANDSCAPE PLAN
DATE: JANUARY 18, 2018	SCALE: 1/64" = 1'-0"	

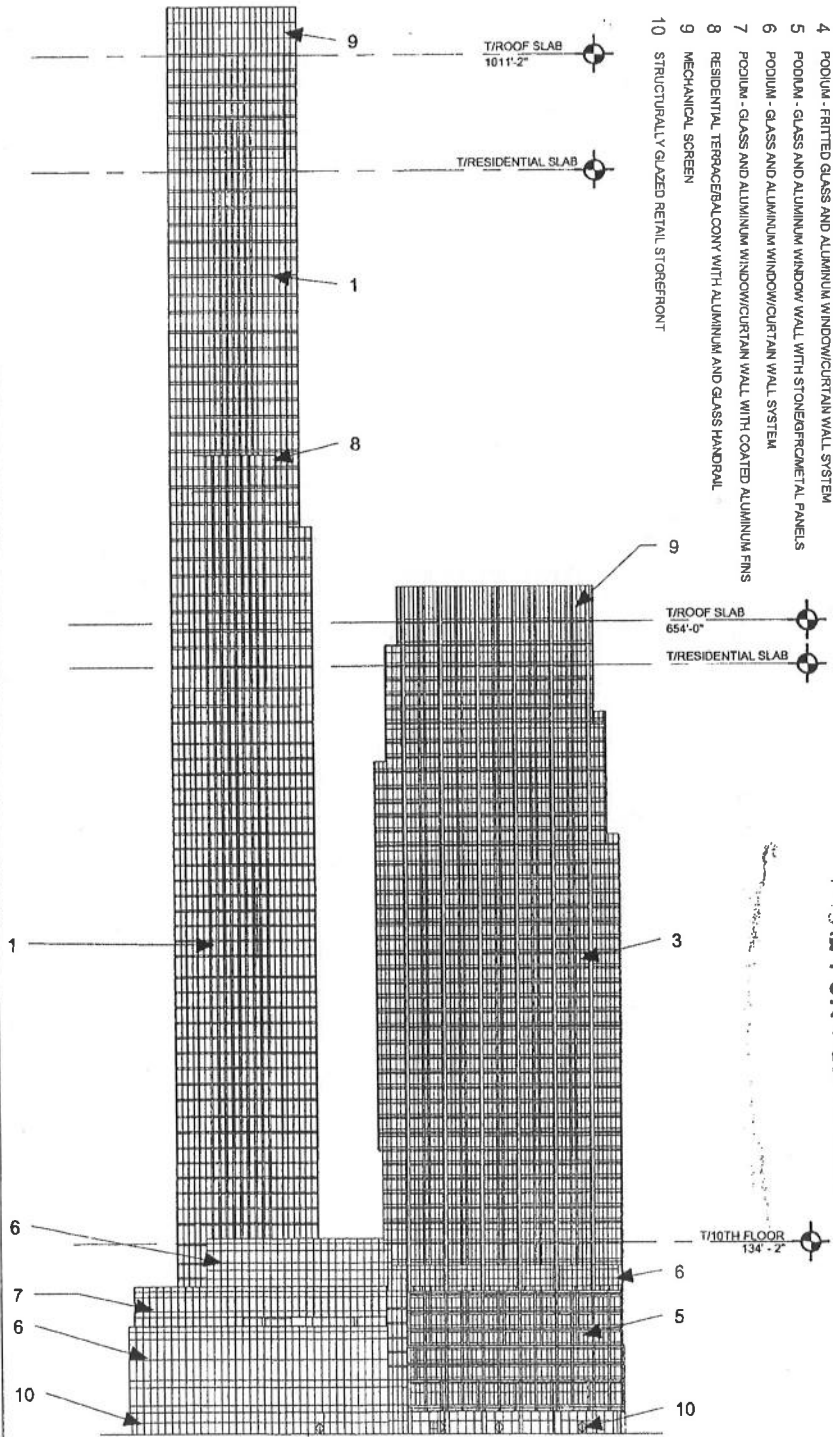
2/28/2018

REPORTS OF COMMITTEES

68719

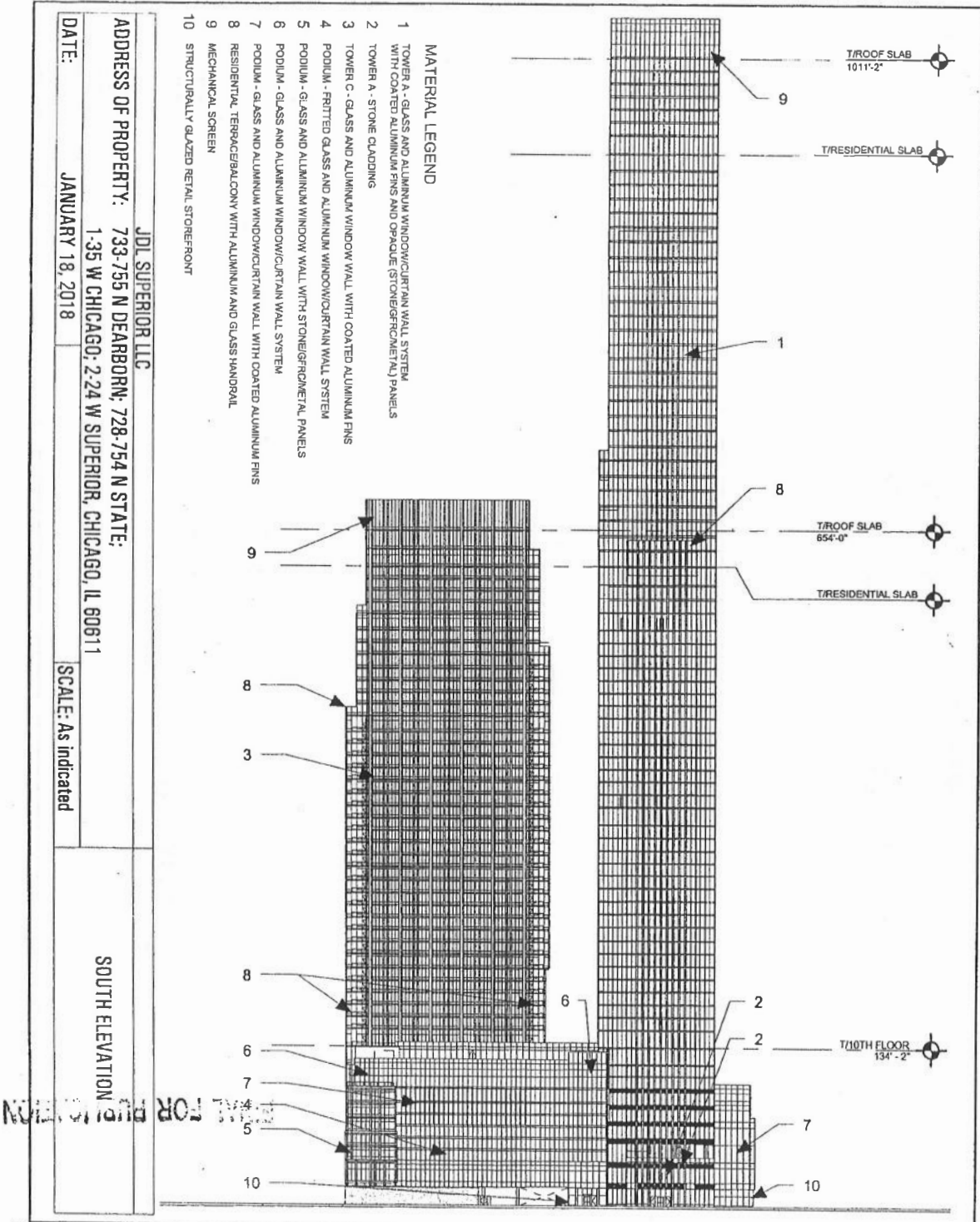
MATERIAL LEGEND

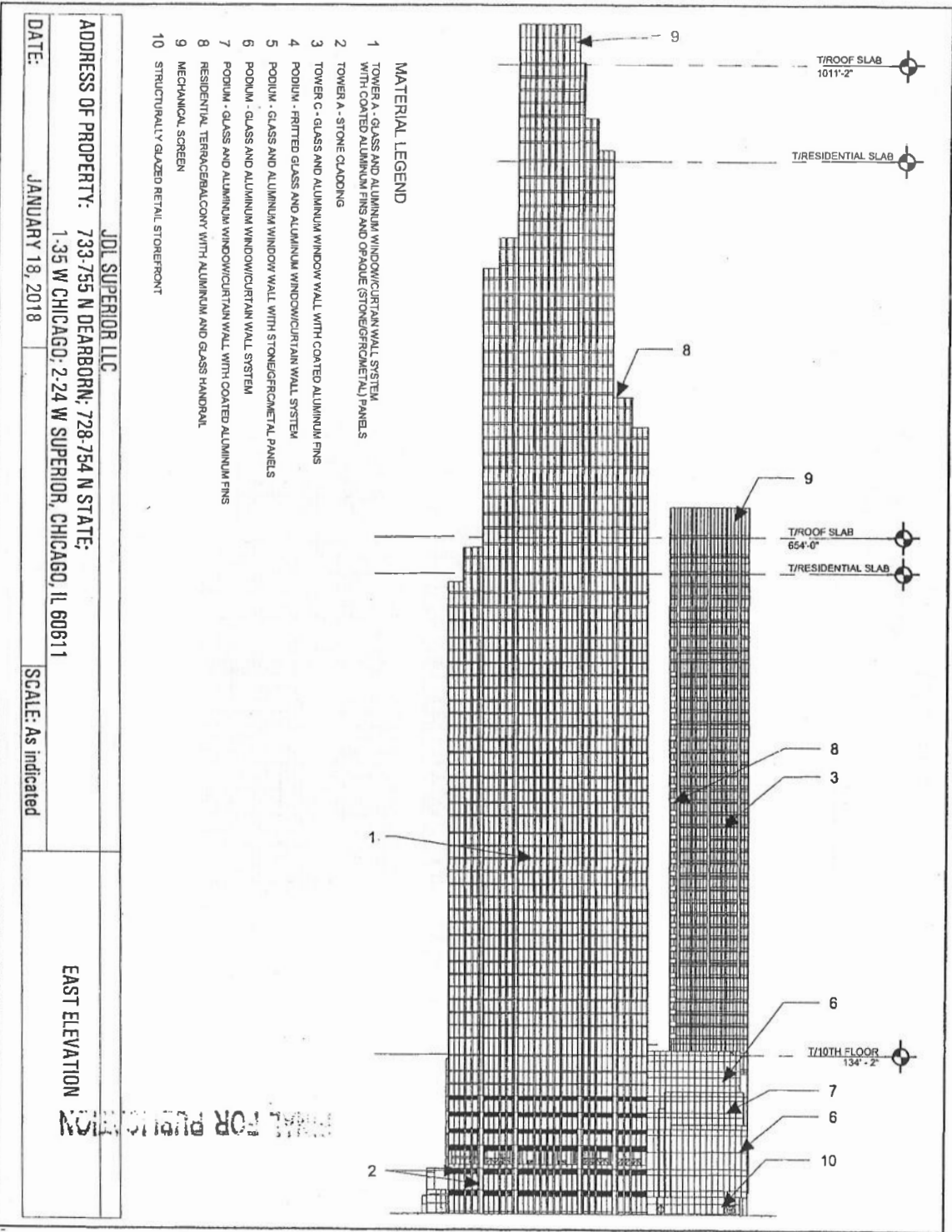
- 1 TOWER A - GLASS AND ALUMINUM WINDOW/CURTAIN WALL SYSTEM WITH COATED ALUMINUM FINNS AND OPAQUE (STONE/GROMETAL) PANELS
- 2 TOWER A - STONE CLADDING
- 3 TOWER C - GLASS AND ALUMINUM WINDOW WALL WITH COATED ALUMINUM FINNS
- 4 PODIUM - FRITTED GLASS AND ALUMINUM WINDOW/CURTAIN WALL SYSTEM
- 5 PODIUM - GLASS AND ALUMINUM WINDOW WALL WITH STONE/GROMETAL PANELS
- 6 PODIUM - GLASS AND ALUMINUM WINDOW/CURTAIN WALL SYSTEM
- 7 PODIUM - GLASS AND ALUMINUM WINDOW/CURTAIN WALL WITH COATED ALUMINUM FINNS
- 8 RESIDENTIAL TERRACE/BALCONY WITH ALUMINUM AND GLASS HANDRAIL
- 9 MECHANICAL SCREEN
- 10 STRUCTURALLY GLAZED RETAIL STOREFRONT



NOT FOR PERMITS

JDL SUPERIOR LLC
 ADDRESS OF PROPERTY: 733-755 N DEARBORN; 728-754 N STATE;
 1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611
 DATE: JANUARY 18, 2018
 SCALE: As indicated
NORTH ELEVATION





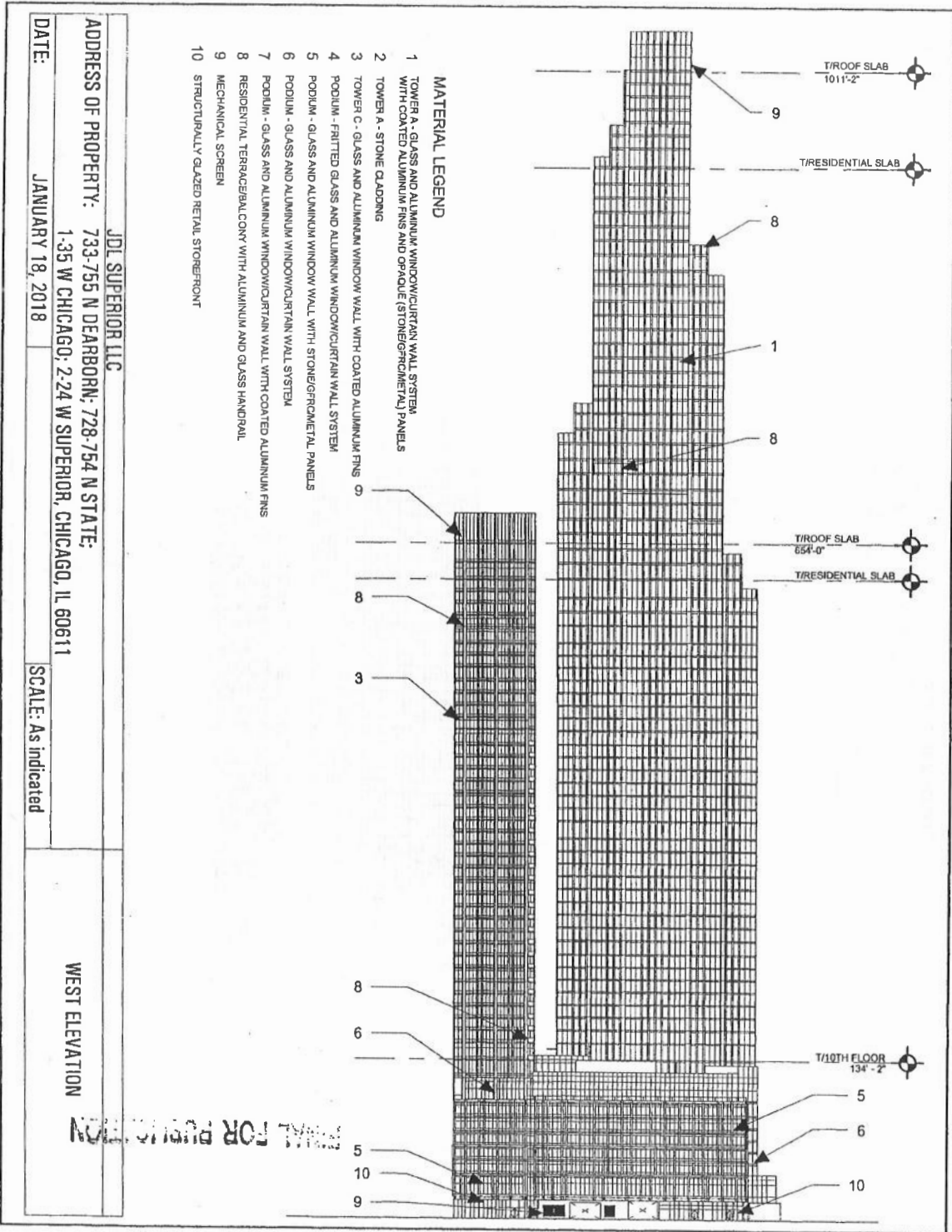
JDL SUPERIOR LLC

ADDRESS OF PROPERTY: 733-755 N DEARBORN; 728-754 N STATE;
1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611

DATE: JANUARY 18, 2018

SCALE: As indicated

EAST ELEVATION



JDL SUPERIOR LLC
 ADDRESS OF PROPERTY: 733-755 N DEARBORN, 728-754 N STATE;
 1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611
 DATE: JANUARY 18, 2018

SCALE: As indicated

WEST ELEVATION

FINAL FOR PUBLICATION