

PD 1407

Table of Contents

03/23/2022 PD Amendment	4
Ordinance	4
Statements	5
Bulk Table	10
Exhibits	11
12/04/2019 Minor Change	27
05/21/2018 Minor Change	28
Exhibits	31
03/28/2018 PD Adoption	38
Ordinance	38
Statements	39
Bulk Table	44
Exhibits	45



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 22, 2022

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

**Re: Minor Change to Planned Development No. 1407
360 N. Green Street**

Dear Ms. Jahnke Dale,

Please be advised that your request for a minor change for Planned Development No. 1407 (“PD 1407”) has been considered by the Department of Planning and Development (“DPD”), pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

360 N. Green, LLC (“Applicant”), the owner of the property within PD 1407, is seeking a minor change to allow for the relocation of the indoor bike storage room from its current location on the ground floor to the third floor. The room’s prior location will be converted into ground-floor commercial space. The bike room will remain accessible via the provided freight elevator. The relocation of the bike room will result in an increase in ground floor retail space by approximately 850 square feet. The exterior elevations, total bike capacity, number of units, and allowed FAR remain unchanged. In addition, the approved documents reflecting this relocation will not result in an any change in FAR or required parking as shown in the bulk table. The request for approval includes the attached Ground Floor Plan dated June 1, 2022 and prepared by Gensler.

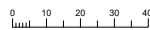
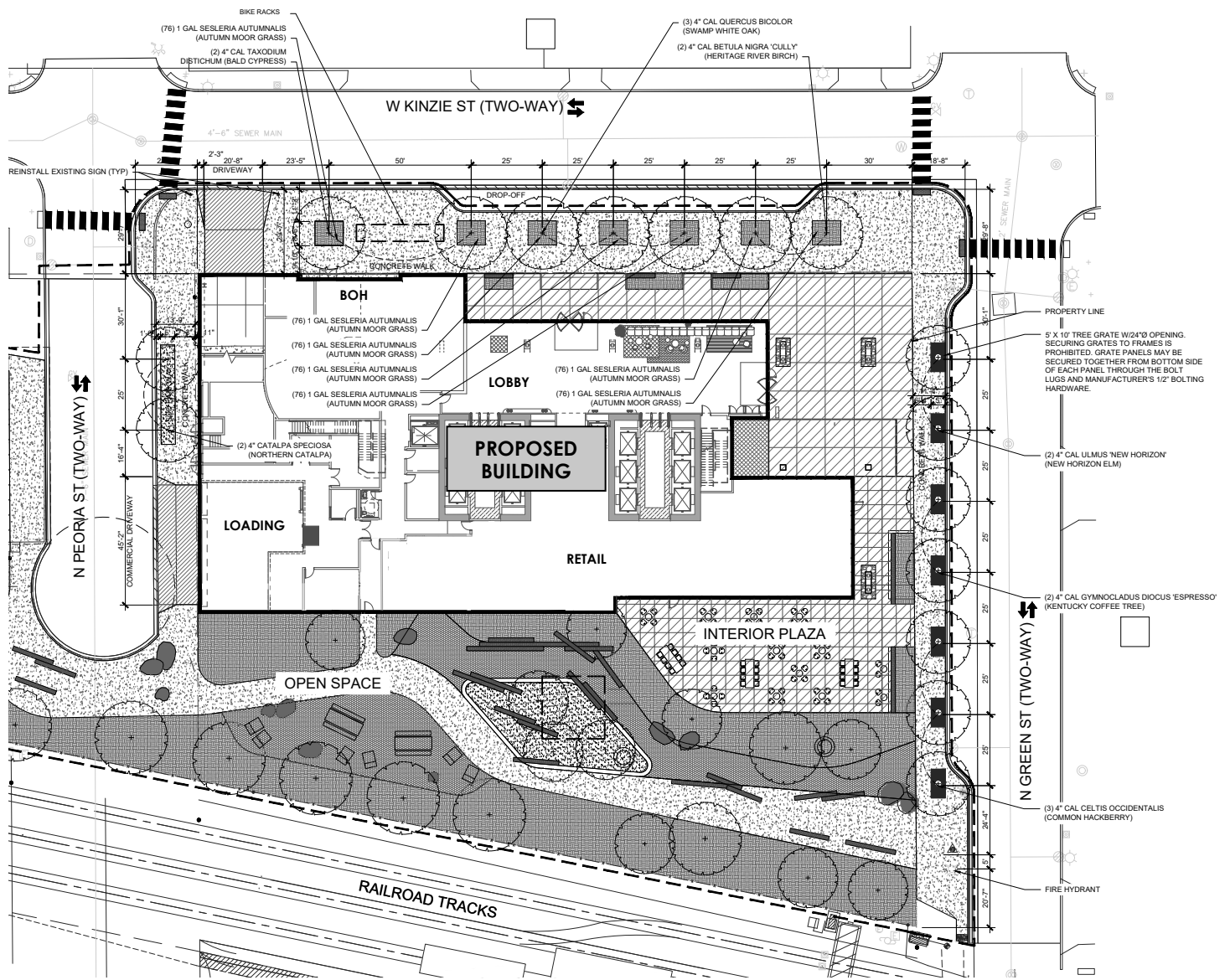
Regarding the minor change request, DPD has determined that allowing the revision will not create adverse impacts on the Planned Development or the surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and would therefore constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Please note, this minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such period, and thereafter diligently pursued to completion including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Steve Valenziano,
Assistant Zoning Administrator

C: Mike Marmo, Noah Szafraniec, Teresa McLaughlin, Cindy Roubik, Max Lyon, Heidi Sperry, Main File



LEGEND

	PROPERTY LINE		SPECIALTY PAVING		CONCRETE CURB		BIKE RACKS
	PROJECT LIMIT LINE (OFFSET 2' FOR CLARITY)		AGGREGATE PAVING		CONCRETE SEATWALL		SHADE TREE
	CONCRETE PAVING		STONE MULCH		BENCH ELEMENT		SOD
	COLORLED CONCRETE PAVING		CONCRETE UNIT PAVERS		BOULDERS		SHRUBS/PERENNIALS/ GROUNDCOVER/BULBS

RIGHT OF WAY PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	CSDP 4.1 WORKING LANDSCAPES	
							NATIVE/NATVAR (Y/N)	PLANT TYPE (T/S/F/G)
SHADE TREES								
BE.CU	2	Betula nigra 'Cully' HERITAGE	Heritage River Birch	B&B	4" cal	6'T clear branch height	Y	T
CA.SP	2	Catalpa speciosa	Northern Catalpa Tree	B&B	4" cal	6'T clear branch height	Y	T
CE.OC	3	Celtis occidentalis	Common Hackberry	B&B	4" cal	6'T clear branch height	Y	T
GY.ES	2	Gymnocladus dioicus 'Espresso'	Kentucky Coffeetree	B&B	4" cal	6'T clear branch height	Y	T
QU.BI	3	Quercus bicolor	Swamp White Oak	B&B	4" cal	6'T clear branch height	Y	T
TA.DI	2	<i>Taxodium distichum</i>	Bald Cypress	B&B	4" cal	6'T clear branch height	Y	T
UL.NH	2	<i>Ulmus x 'New Horizon'</i>	New Horizon Elm	B&B	4" cal	6'T clear branch height	N	T
ORNAMENTAL GRASSES, PERENNIALS, AND GROUNDCOVER								
SE.AU	532	<i>Sesleria autumnalis</i>	Autumn Moor Grass	cont	#1	12" oc	N	G

ARCHITECTURAL SITE PLAN



Applicant: 360 N. Green, LLC
 Address: 360 North Green, Chicago, IL

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

Yeas -- Aldermen La Spata, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Cárdenas, Quinn, Burke, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Brookins, Rodriguez, Tabares, Scott, Sigcho-Lopez, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Cardona, Waguespack, Rodriguez-Sanchez, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Smith, Tunney, Gardiner, Cappleman, Martin, Hadden, Silverstein -- 48.

Nays -- None.

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

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

Reclassification Of Area Shown On Map No. 1-G. BPD 1407.99
(Application No. 20853)
(As Amended)
(Common Address: 360 N. Green St.)

[SO2021-4578]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Business Planned Development Number 1407 symbols and indications as shown on Map 1-G in the area bounded by:

West Kinzie Street; North Green Street; the north line of Metra (formerly known as the Chicago, Milwaukee, St. Paul & Pacific Railroad); North Morgan Street; a line 6.94 feet north of the north line of Metra (formerly known as the Chicago, Milwaukee, St. Paul & Pacific Railroad) and parallel to West Kinzie Street; and North Peoria Street,

to those of Business Planned Development Number 1407, as amended.

SECTION 2. This ordinance shall be in force and effect from and after its passage and publication.

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

Business Planned Development No. 1407, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1407 ("Planned Development") consists of approximately 61,900 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). 360 North Green LLC is the owner of the Property and the "Applicant" for this Planned Development.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

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

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

As part of this project, the Applicant agrees to contribute \$250,000 to CDOT towards the cost of railroad crossing upgrades and signal improvements prior to the issuance of a certificate of occupancy.

4. This Planned Development consists of these 17 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Gensler and dated March 17, 2022 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary; a Site/Landscape Plan and Building Elevations (North, South, East and West). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Business Planned Development: office; animal services; business equipment sales and service; business support services; urban farm (rooftop operation); communication service establishments; eating and drinking establishments (all, including taverns);

entertainment and spectator sports (excluding inter-track wagering facilities); indoor special event including incidental liquor sales; financial services (excluding drive-throughs, payday loan and pawn shops); food and beverage retail sales; medical service; personal service; general retail sales; participant sports and recreation (excluding outdoor); limited and artisan manufacturing, production and industrial services; co-located wireless communication facilities and incidental and accessory uses and accessory and non-accessory parking.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a net site area of 61,900 square feet.

The Applicant acknowledges that the project has received a bonus FAR of 3.1, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 8.1.

In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17.4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

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

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

determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the Plans, other than Part II approval (per Section 17-13-0610 of the Zoning Ordinance). Further, the Applicant shall be permitted to construct surface non-accessory parking lots on the Property prior to commencement of construction of the project shown in the Plans.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval

shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

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

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

[Existing Zoning Map; Existing Land-Use Map; Boundary Map; Overall Landscape Plan; Illustrative Landscape Plan; Architectural Site Plan; Roof Plan; North, South, East and West Building Elevations; Podium Facades; Amenity Facade; and Office Tower Facades referred to in these Plan of Development Statements printed on pages 45686 through 45701 of this *Journal*.]

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

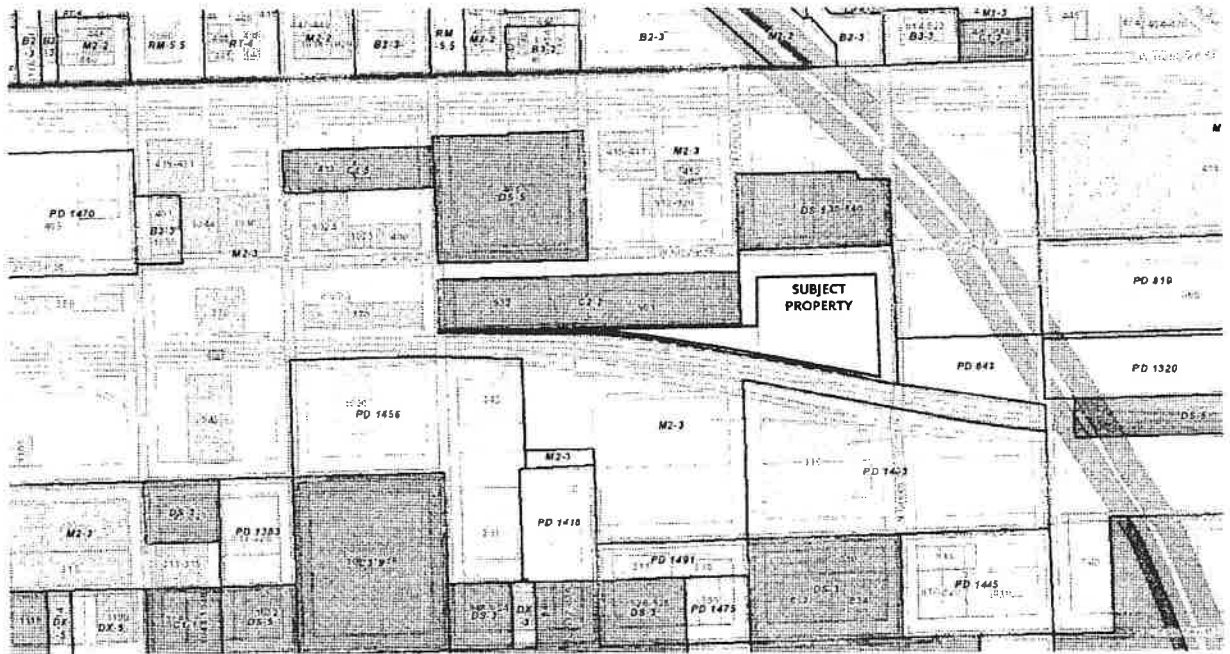
Business Planned Development No. 1407, As Amended.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	96,635
Area of Public Rights-of-Way (square feet):	34,735
Net Site Area (square feet):	61,900
Maximum Floor Area Ratio:	8.1
Maximum Dwelling Units:	0
Minimum Off-Street Parking Spaces:	90
Minimum Off-Street Loading Spaces:	2 (10 feet by 25 feet)
Maximum Building Height:	399 feet
Minimum Setbacks:	In conformance with the Plans

FINAL FOR PUBLICATION

- Address
- Commercial
- Manufacturing
- Residential
- Planned Development
- Planned Manufacturing
- Community Mixed
- Developer Cell
- Developer Parcel
- Developer Service
- Transportation
- Park and Open Space



Existing Zoning Map

Scale: NTS

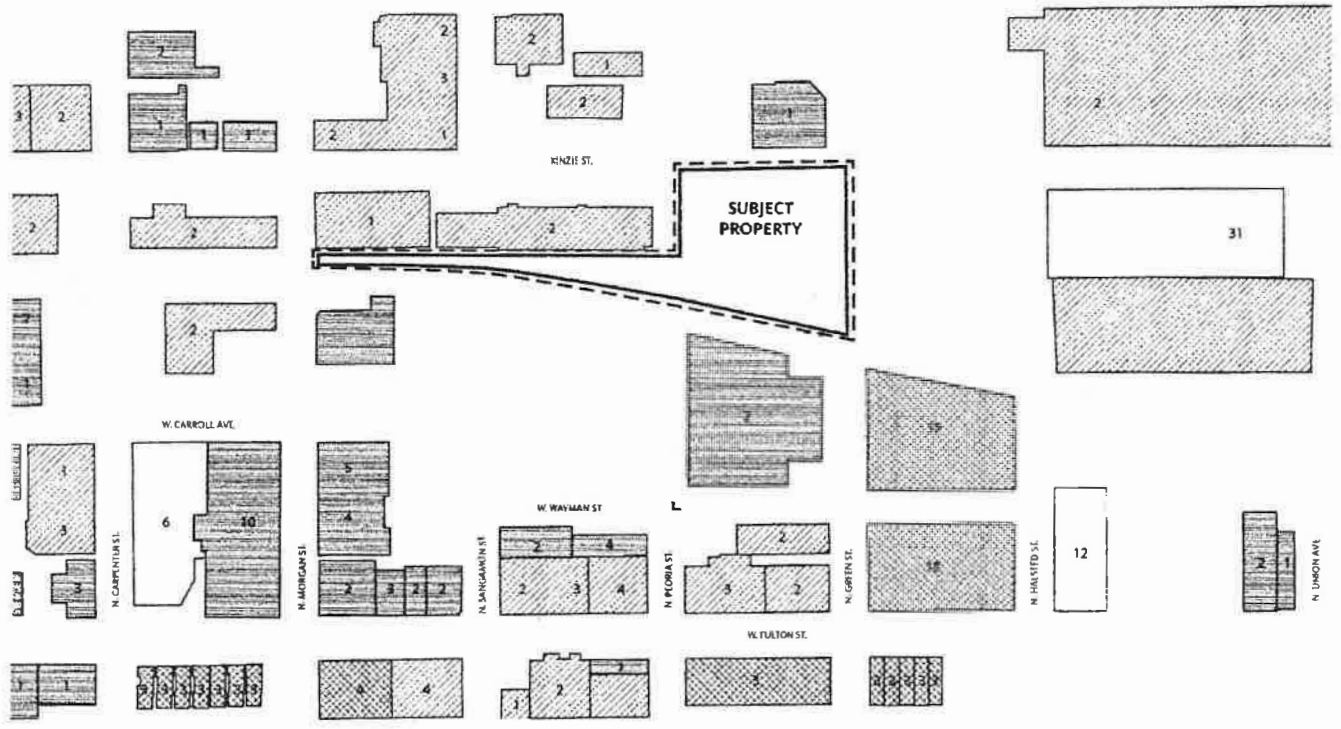


EXISTING ZONING MAP



Applicant: 360 N. Green, LLC
 Address: 360 North Green, Chicago, IL
 Introduced: October 14, 2021
 Plan Commission: March 17, 2022

FINAL FOR PUBLICATION



Existing Land Use Map
Scale: NTS

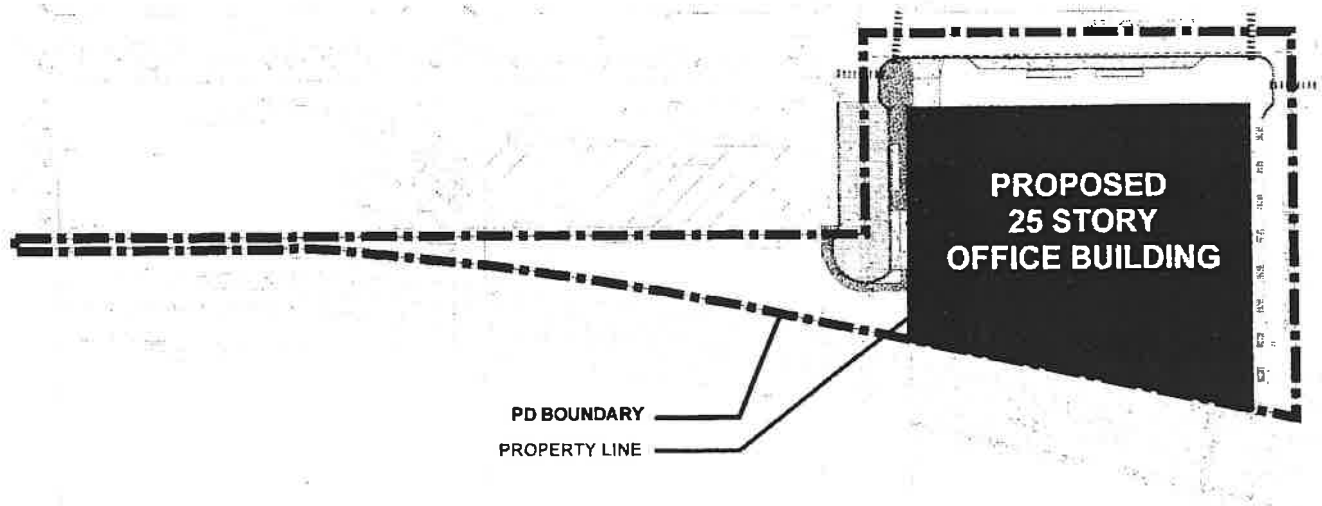


EXISTING LAND USE MAP

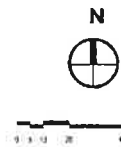


Applicant: 360 N. Green, LLC
Address: 360 North Green, Chicago, IL
Introduced: October 14, 2021
Plan Commission: March 17, 2022

FINAL FOR PUBLICATION



NET SITE AREA	61,900 SF
AREA IN RIGHT OF WAY	40,677 SF
GROSS SITE AREA	102,577 SF

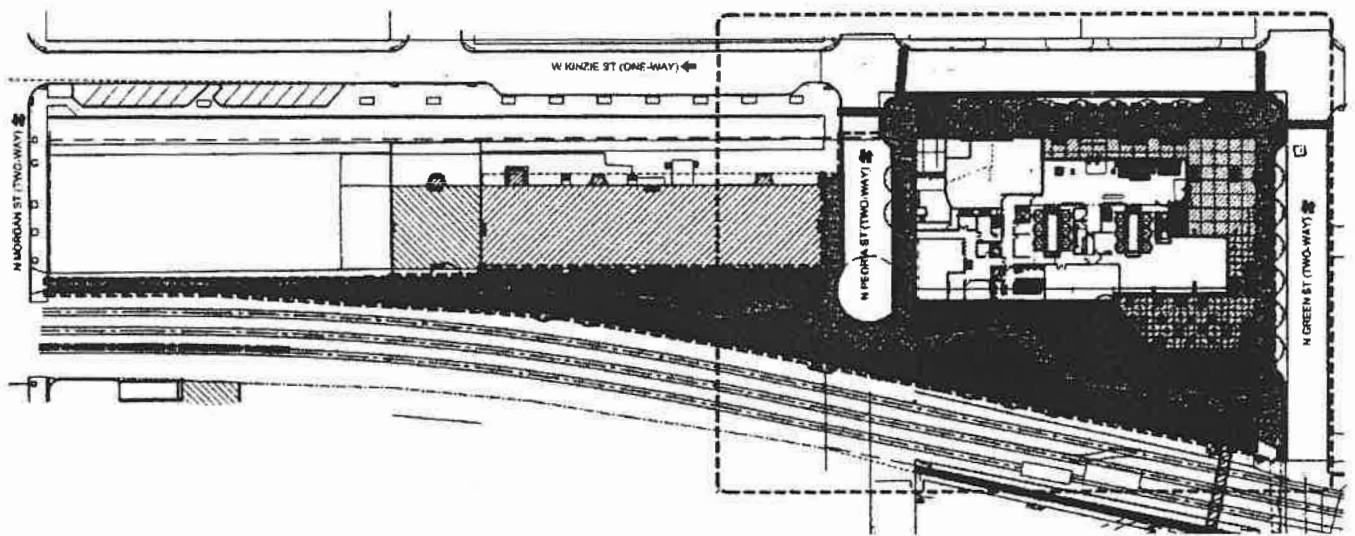


PLANNED DEVELOPMENT BOUNDARY



Applicant: 360 N. Green, LLC
Address: 360 North Green, Chicago, IL
Introduced: October 14, 2021
Plan Commission: March 17, 2022

FINAL FOR PUBLICATION



LEGEND

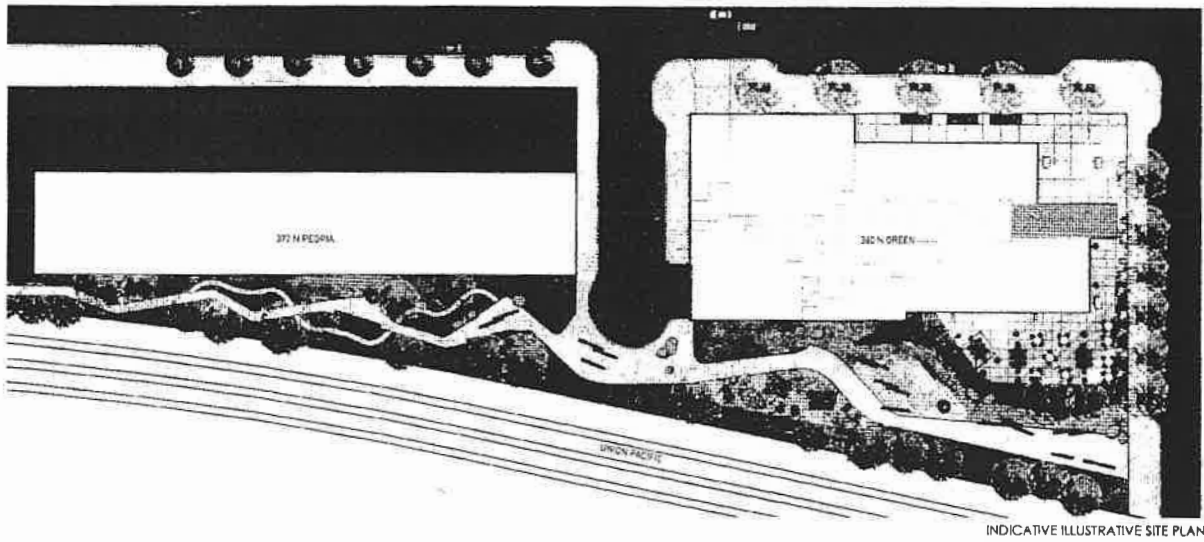
	PROPERTY LINE		SPECIALTY PAVING		CONCRETE CURB		BIKE RACK
	PROJECT LIMIT LINE (OFF SET 7' FOR CLARITY)		AGGREGATE PAVING		CONCRETE SEATWALL		SHADE TREE
	CONCRETE PAVING		STONE MULCH		BENCH ELEMENT		SCD
	COLORBED CONCRETE PAVING		CONCRETE UNIT PAVERS		BOULDERS		SHRUBS/PERENNIALS/ GROUND COVER/BULBS

OVERALL LANDSCAPE PLAN

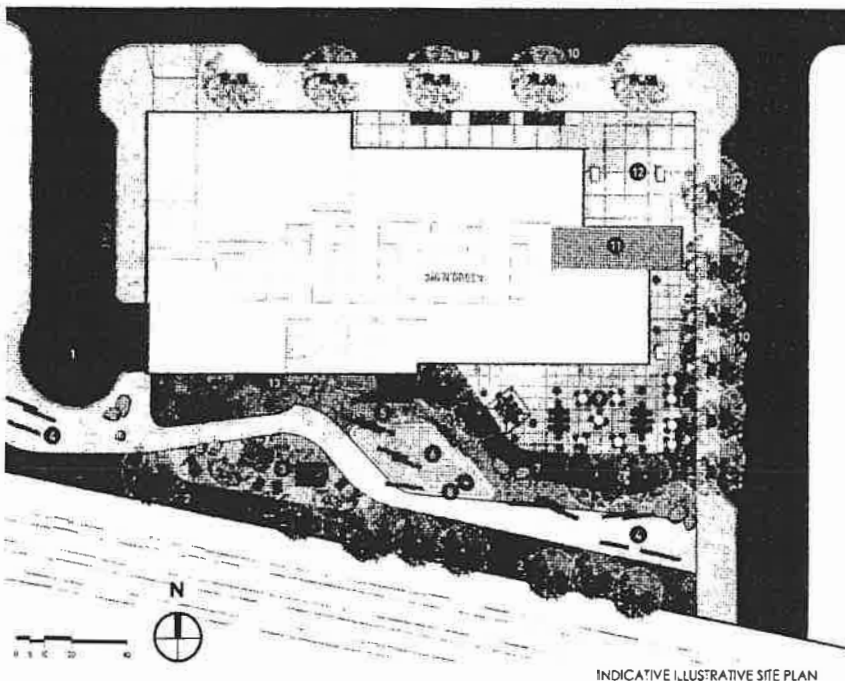


Applicant: 360 N. Green, LLC
 Address: 360 North Green, Chicago, IL
 Introduced: October 14, 2021
 Plan Commission: March 17, 2022

FINAL FOR PUBLICATION



INDICATIVE ILLUSTRATIVE SITE PLAN



INDICATIVE ILLUSTRATIVE SITE PLAN

LEGEND:

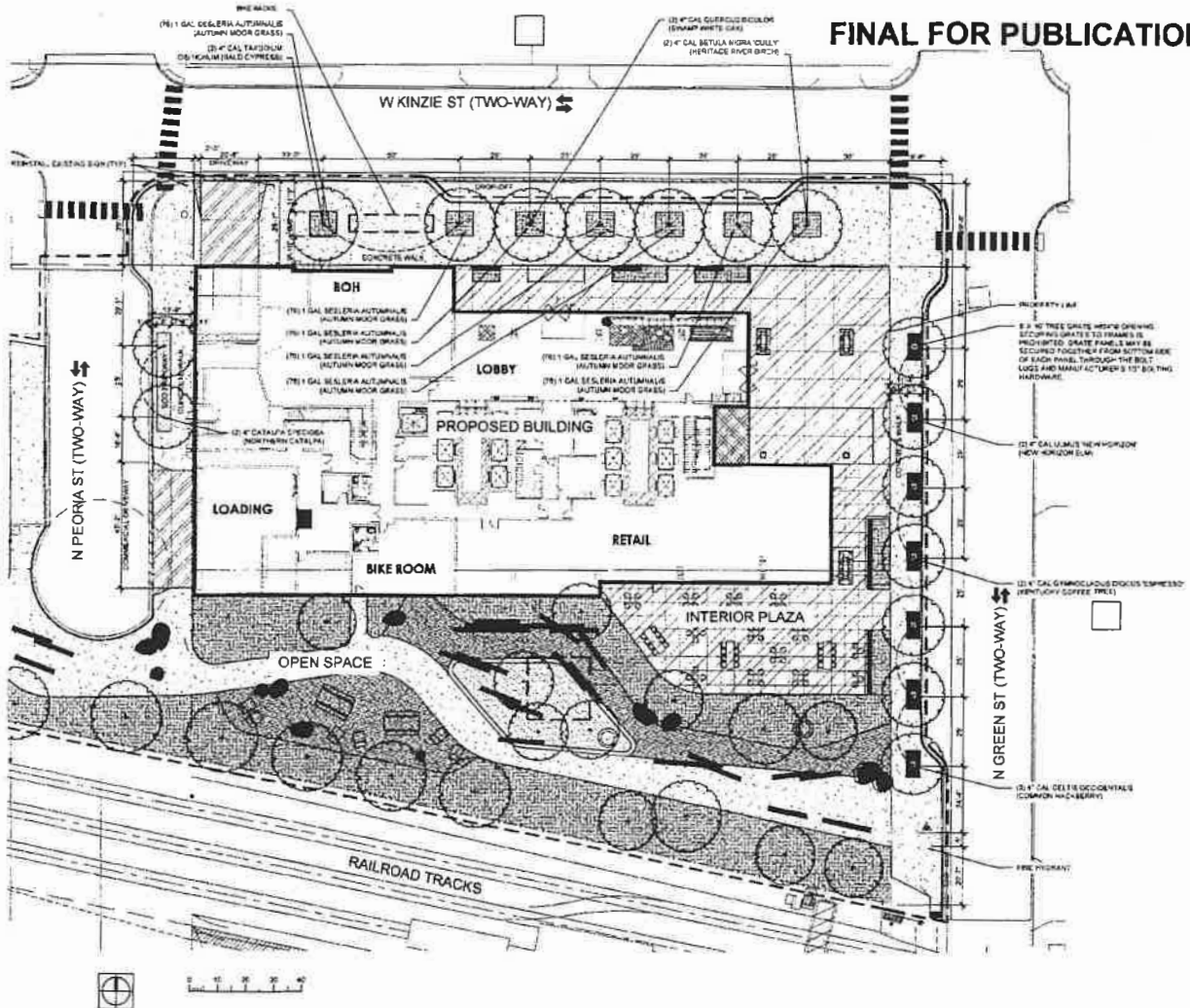
- ① Vehicular Turnaround
- ② Landscape Buffer
- ③ Gathering Space w/ Site
- ④ Furniture Bench
- ⑤ Terrace Seating Area
- ⑥ Gathering Space (Open Lawn)
- ⑦ Outcropping Stone
- ⑧ Public Art Opportunity
- ⑨ Outdoor Dining Area
- ⑩ Street Trees
- ⑪ Landscape Feature
- ⑫ Entrance Plaza
- ⑬ Ivy & Planting bed

ILLUSTRATIVE LANDSCAPE PLAN

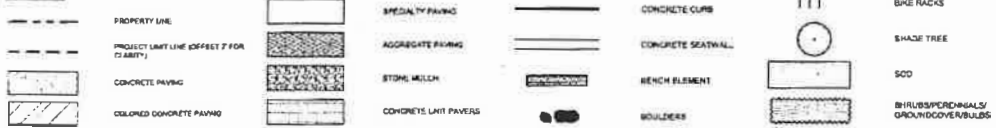


Applicant: 360 N. Green, LLC
 Address: 360 North Green, Chicago, IL
 Introduced: October 14, 2021
 Plan Commission: March 17, 2022

FINAL FOR PUBLICATION



LEGEND



RIGHT OF WAY PLANT SCHEDULE

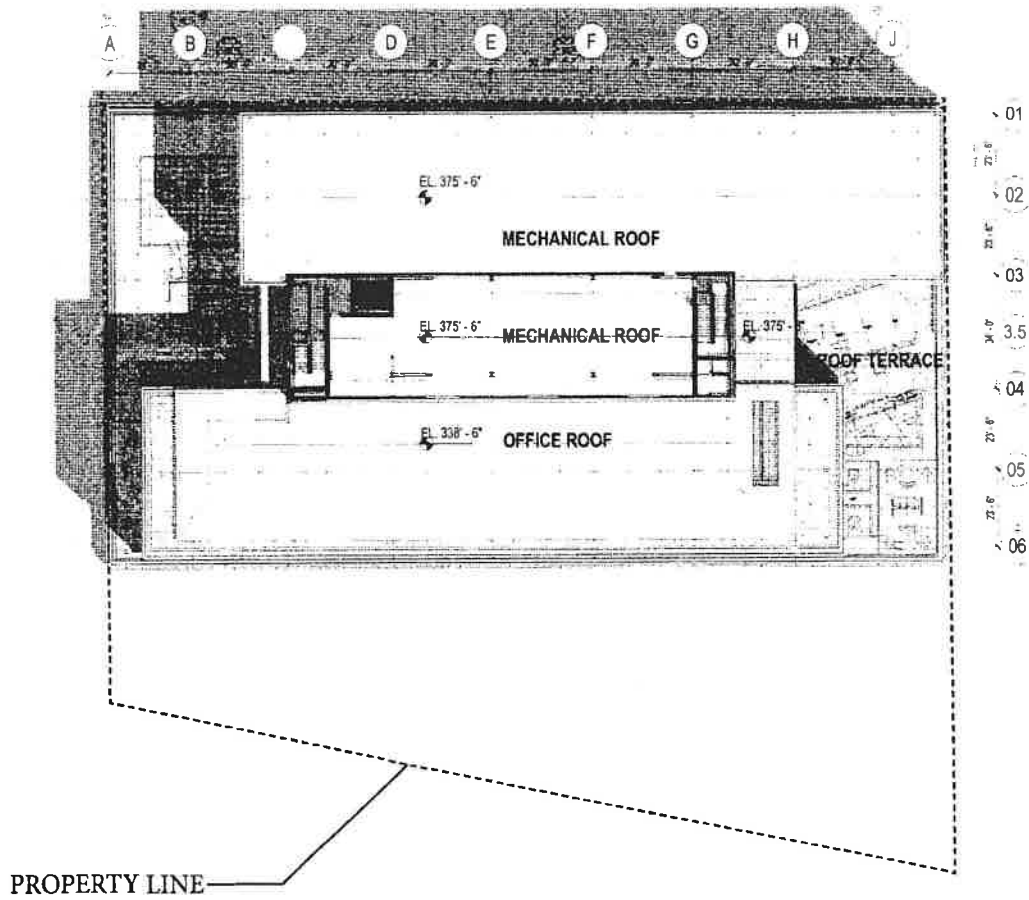
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	CSDP 4.1 WORKING LANDSCAPES	
							NATIVE/NAT'VR (Y/N)	PLANT TYPE (T/S/F/G)
SHADE TREES								
BE.CU	2	Betula nigra 'Cully' HERITAGE	Heritage River Birch	B&B	4" cal	6'T clear branch height	Y	T
CA.SP	2	Catalpa speciosa	Northern Catalpa Tree	B&B	4" cal	6'T clear branch height	Y	T
CE.OC	3	Celtis occidentalis	Common Hackberry	B&B	4" cal	6'T clear branch height	Y	T
GY.ES	2	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	B&B	4" cal	6'T clear branch height	Y	T
QU.BI	3	Quercus bicolor	Swamp White Oak	B&B	4" cal	6'T clear branch height	Y	T
TA.DI	2	Taxodium distichum	Bald Cypress	B&B	4" cal	6'T clear branch height	Y	T
UL.NH	2	Ulmus x 'New Horizon'	New Horizon Elm	B&B	4" cal	6'T clear branch height	N	T
ORNAMENTAL GRASSES, PERENNIALS, AND GROUNDCOVER								
SE.AU	532	Sesleria autumnalis	Autumn Moor Grass	cont	12"	oc	N	G

ARCHITECTURAL SITE PLAN



Applicant: 360 N. Green, LLC
 Address: 360 North Green, Chicago, IL
 Introduced: October 14, 2021
 Plan Commission: March 17, 2022

FINAL FOR PUBLICATION

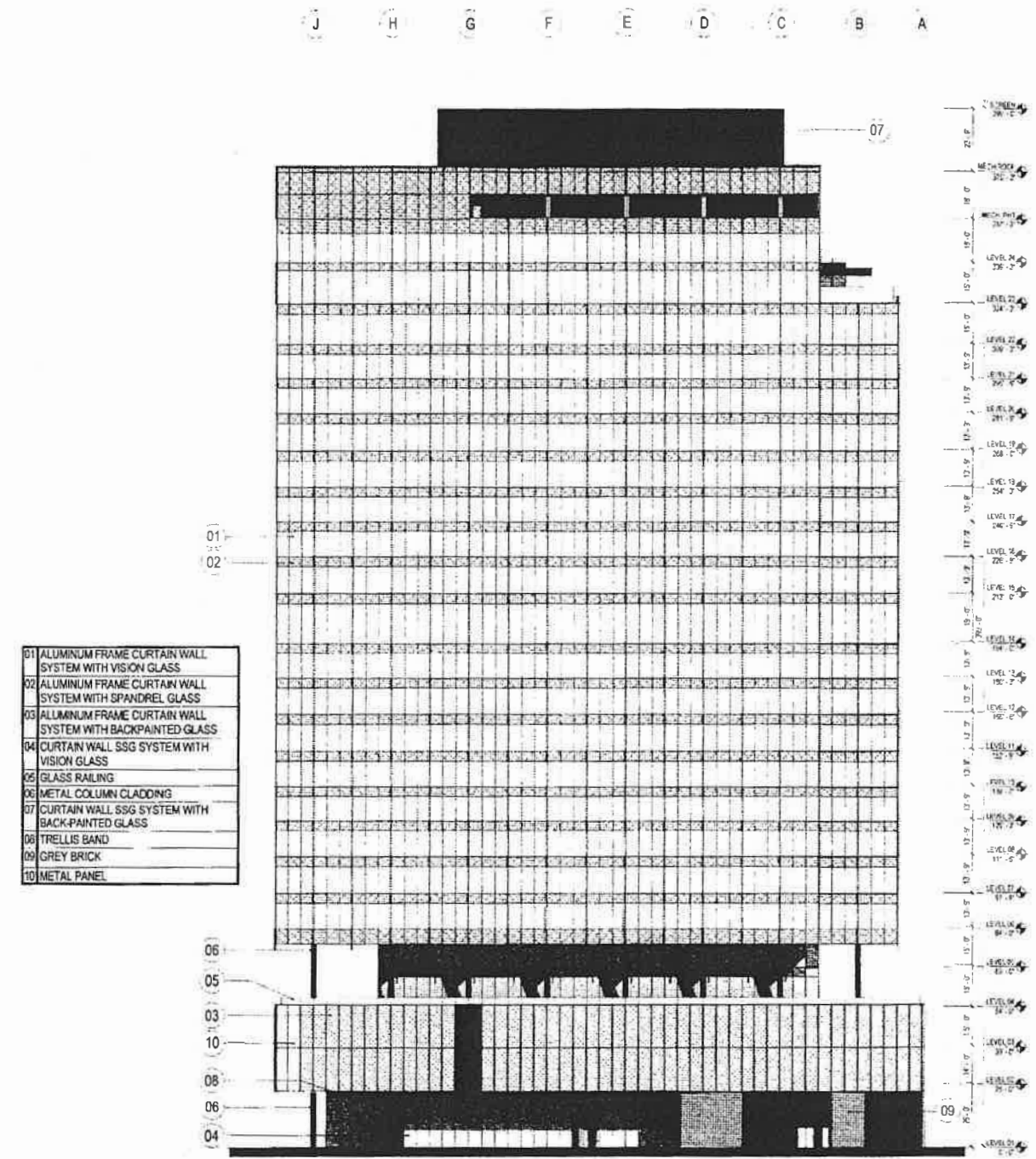


ROOF PLAN



Applicant: 360 N. Green, LLC
Address: 360 North Green, Chicago, IL
Introduced: October 14, 2021
Plan Commission: March 17, 2022

FINAL FOR PUBLICATION

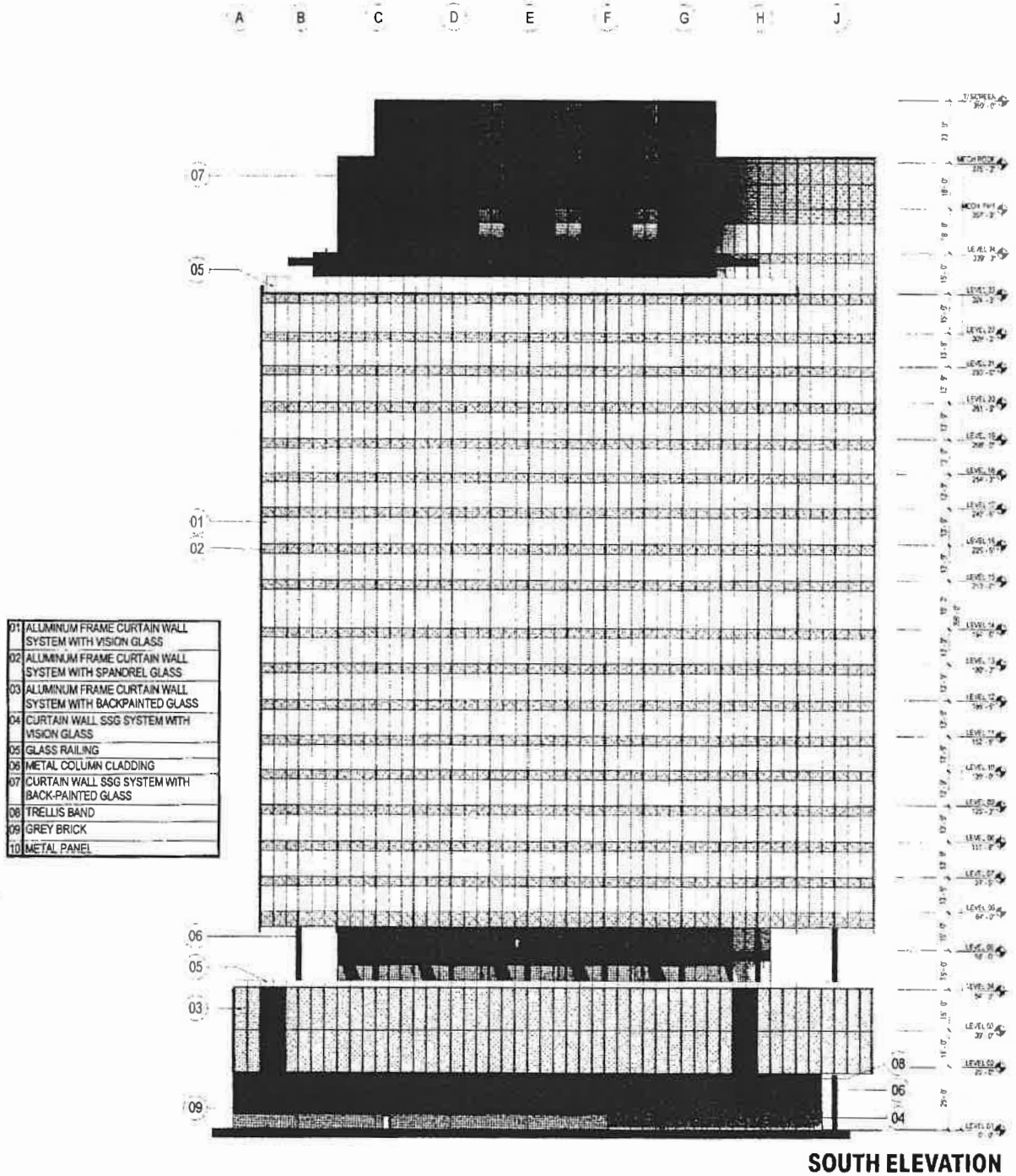


NORTH ELEVATION



Applicant: 360 N. Green, LLC
 Address: 360 North Green, Chicago, IL
 Introduced: October 14, 2021
 Plan Commission: March 17, 2022

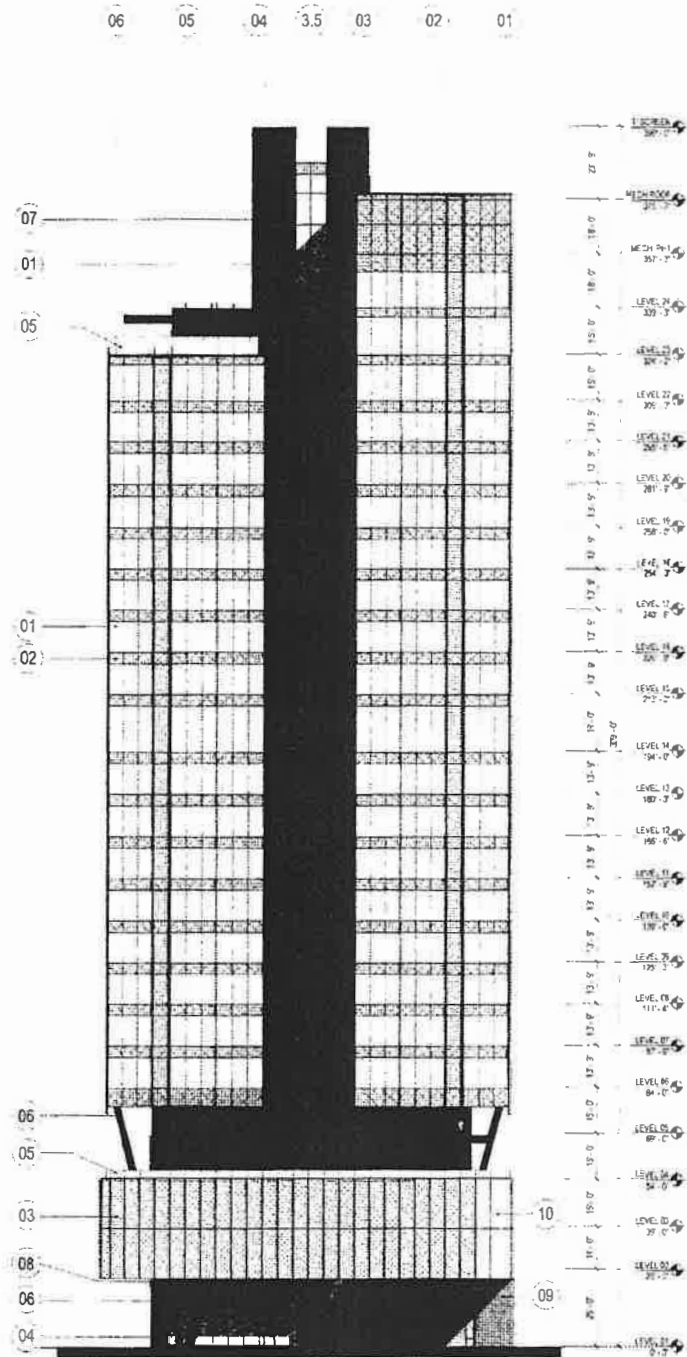
FINAL FOR PUBLICATION



Applicant: 360 N. Green, LLC
 Address: 360 North Green, Chicago, IL
 Introduced: October 14, 2021
 Plan Commission: March 17, 2022

FINAL FOR PUBLICATION

01	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH VISION GLASS
02	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH SPANDREL GLASS
03	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH BACKPAINTED GLASS
04	CURTAIN WALL SSG SYSTEM WITH VISION GLASS
05	GLASS RAILING
06	METAL COLUMN CLADDING
07	CURTAIN WALL SSG SYSTEM WITH BACK-PAINTED GLASS
08	TRELLIS BAND
09	GREY BRICK
10	METAL PANEL

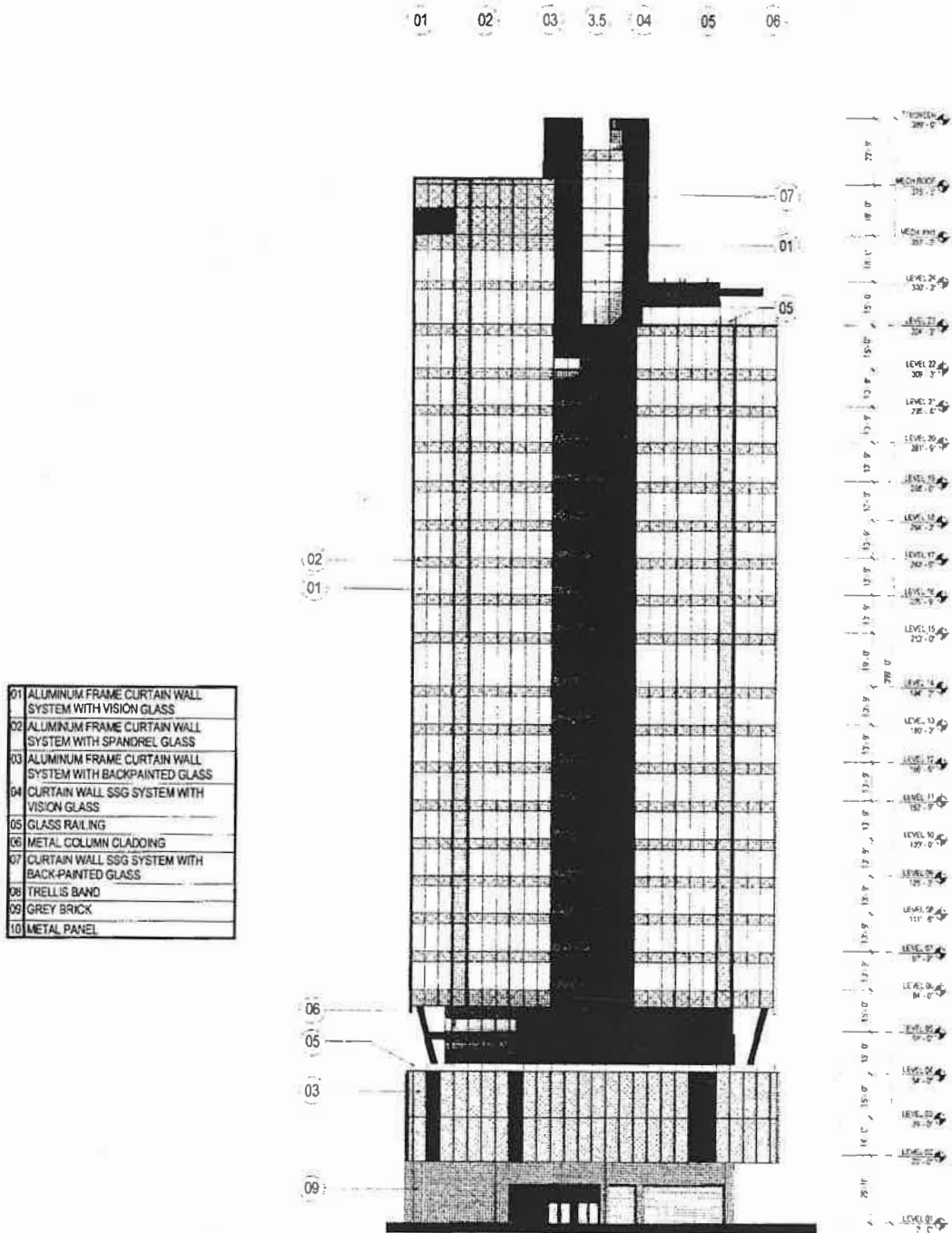


EAST ELEVATION



Applicant: 360 N. Green, LLC
 Address: 360 North Green, Chicago, IL
 Introduced: October 14, 2021
 Plan Commission: March 17, 2022

FINAL FOR PUBLICATION



01	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH VISION GLASS
02	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH SPANDREL GLASS
03	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH BACKPAINTED GLASS
04	CURTAIN WALL SSG SYSTEM WITH VISION GLASS
05	GLASS RAILING
06	METAL COLUMN CLADDING
07	CURTAIN WALL SSG SYSTEM WITH BACK-PAINTED GLASS
08	TRELLIS BAND
09	GREY BRICK
10	METAL PANEL

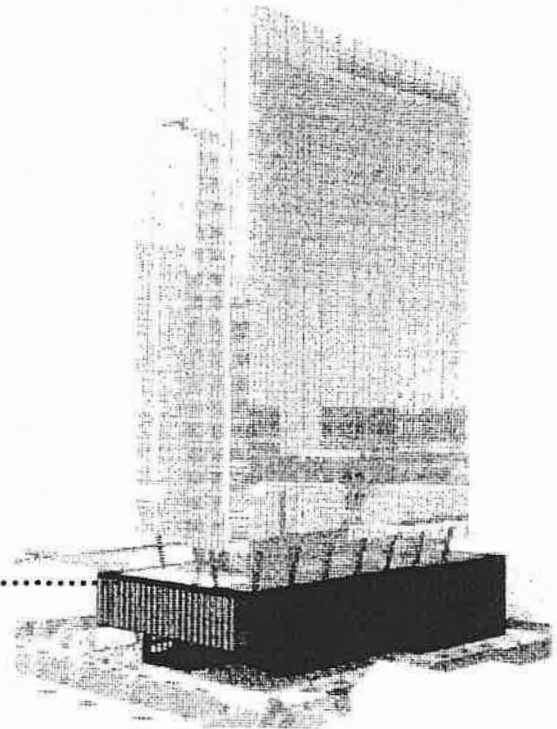
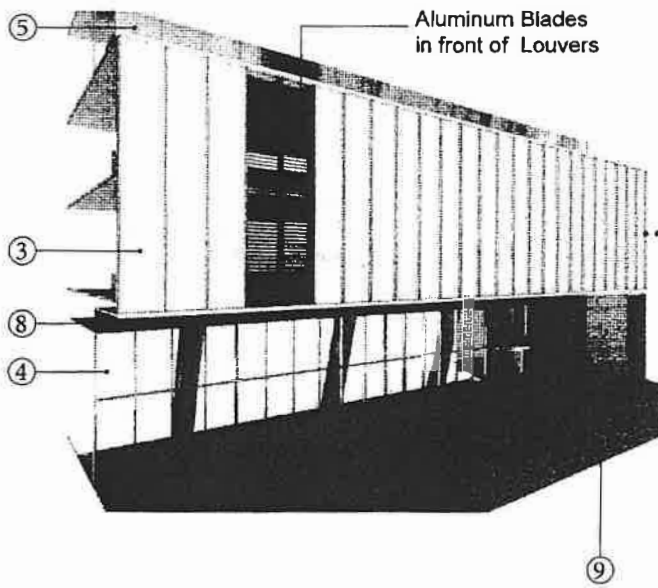
WEST ELEVATION



Applicant: 360 N. Green, LLC
 Address: 360 North Green, Chicago, IL
 Introduced: October 14, 2021
 Plan Commission: March 17, 2022

FINAL FOR PUBLICATION

01	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH VISION GLASS
02	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH SPANDREL GLASS
03	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH BACKPAINTED GLASS
04	CURTAIN WALL SSG SYSTEM WITH VISION GLASS
05	GLASS RAILING
06	METAL COLUMN CLADDING
07	CURTAIN WALL SSG SYSTEM WITH BACK-PAINTED GLASS
08	TRELLIS BAND
09	GREY BRICK
10	METAL PANEL



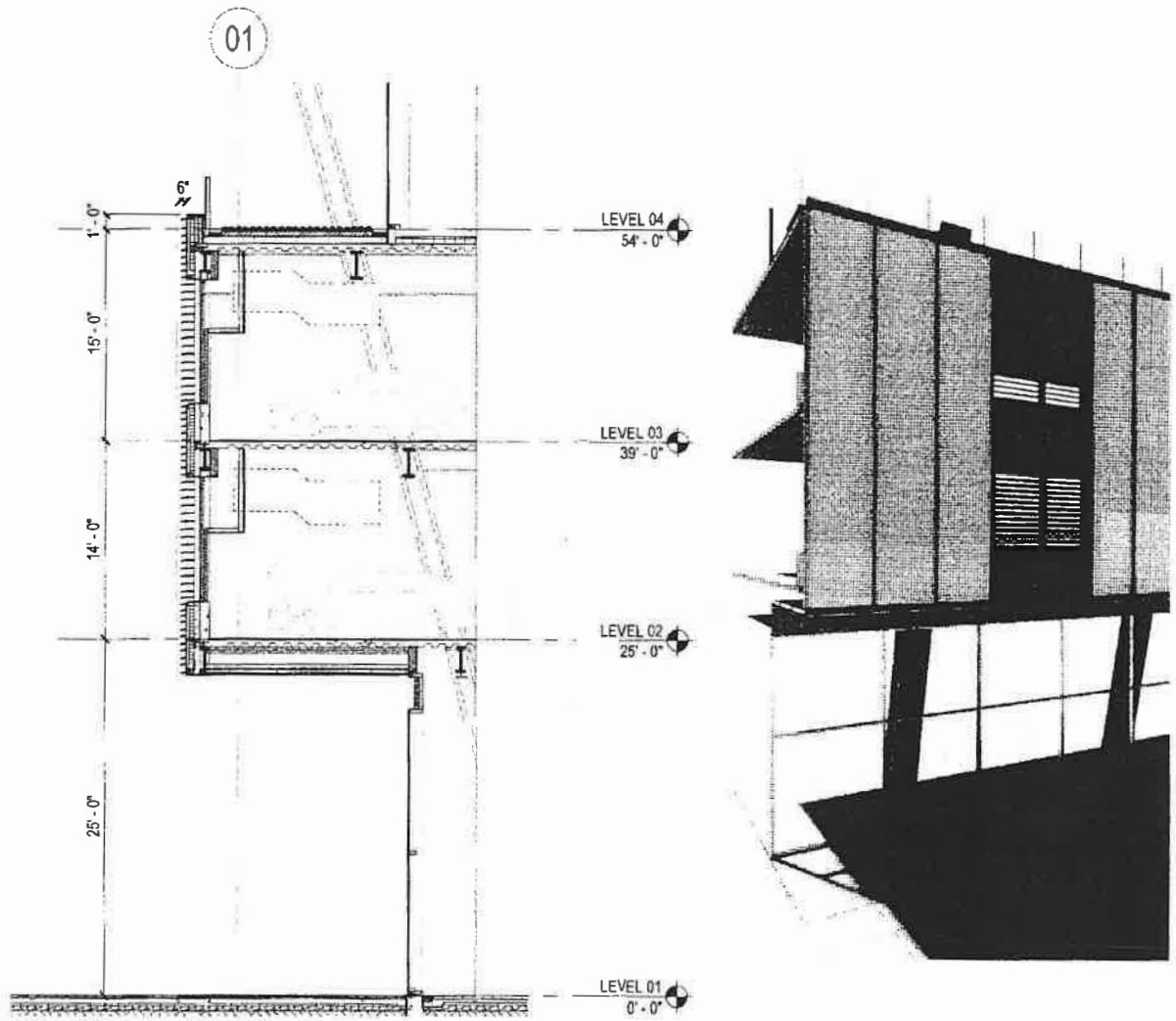
PODIUM FACADE



Applicant: 360 N. Green, LLC
Address: 360 North Green, Chicago, IL
Introduced: October 14, 2021
Plan Commission: March 17, 2022

FINAL FOR PUBLICATION

ALUMINUM BLADES AND LOUVERS DETAIL



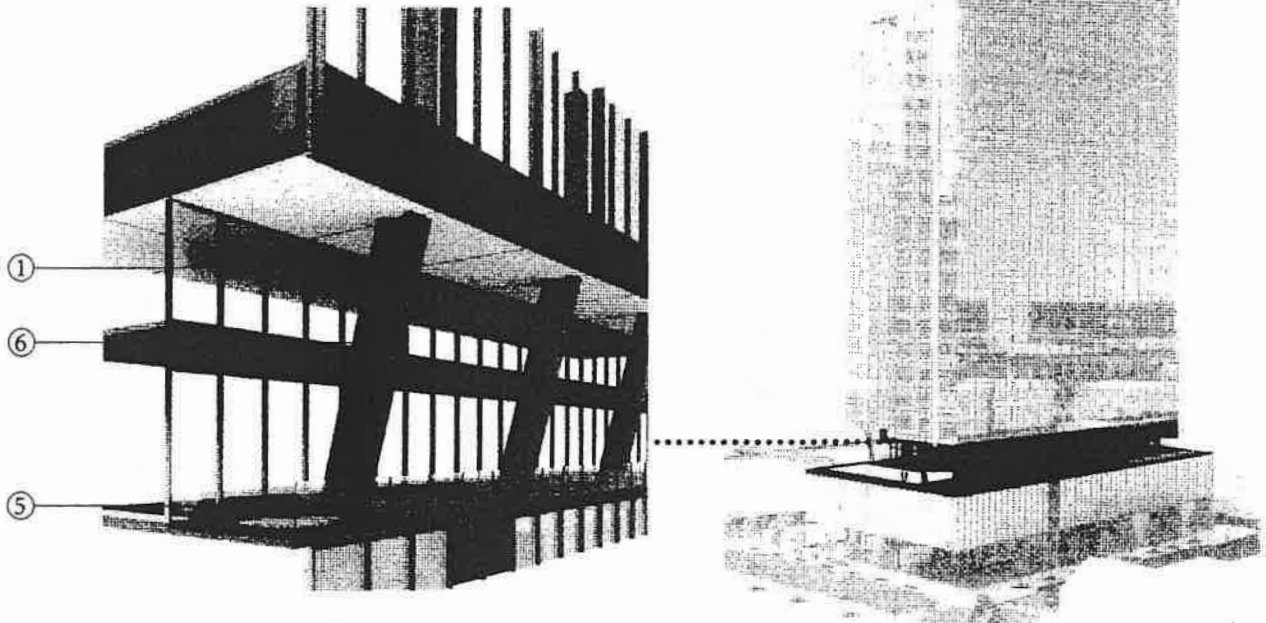
PODIUM FACADE



Applicant: 360 N. Green, LLC
Address: 360 North Green, Chicago, IL
Introduced: October 14, 2021
Plan Commission: March 17, 2022

FINAL FOR PUBLICATION

01	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH VISION GLASS
02	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH SPANDREL GLASS
03	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH BACKPAINTED GLASS
04	CURTAIN WALL SSG SYSTEM WITH VISION GLASS
05	GLASS RAILING
06	METAL COLUMN CLADDING
07	CURTAIN WALL SSG SYSTEM WITH BACK-PAINTED GLASS
08	TRELLIS BAND
09	GREY BRICK
10	METAL PANEL



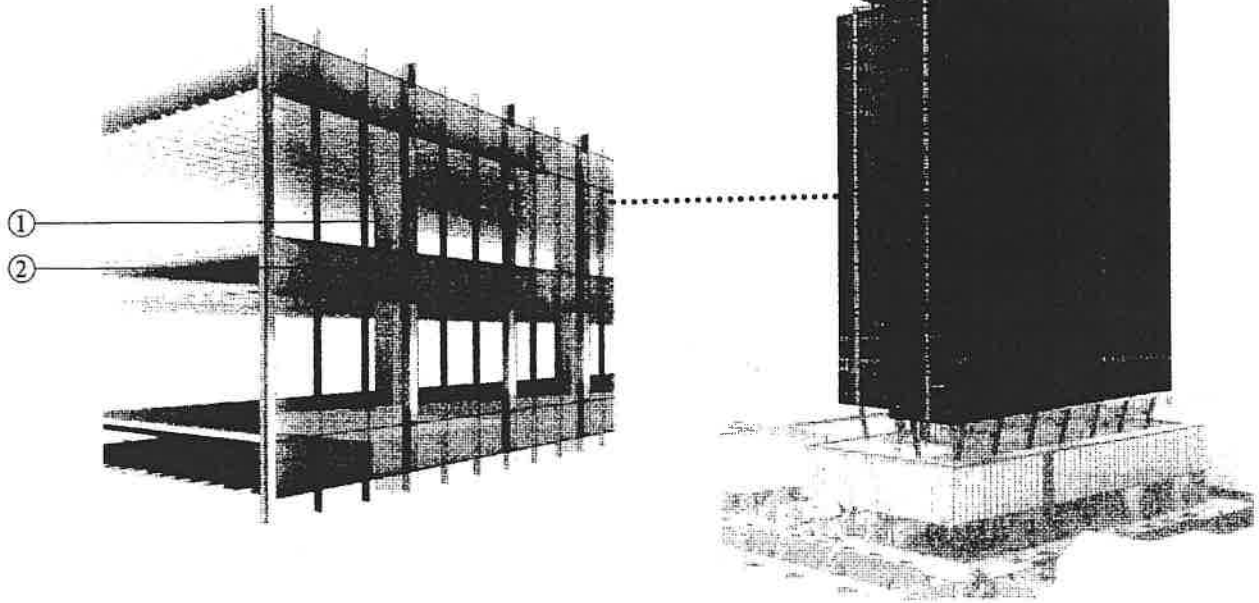
AMENITY FACADE



Applicant: 360 N. Green, LLC
Address: 360 North Green, Chicago, IL
Introduced: October 14, 2021
Plan Commission: March 17, 2022

FINAL FOR PUBLICATION

01	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH VISION GLASS
02	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH SPANDREL GLASS
03	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH BACKPAINTED GLASS
04	CURTAIN WALL SSG SYSTEM WITH VISION GLASS
05	GLASS RAILING
06	METAL COLUMN GLADDING
07	CURTAIN WALL SSG SYSTEM WITH BACK-PAINTED GLASS
08	TRELLIS BAND
09	GREY BRICK
10	METAL PANEL



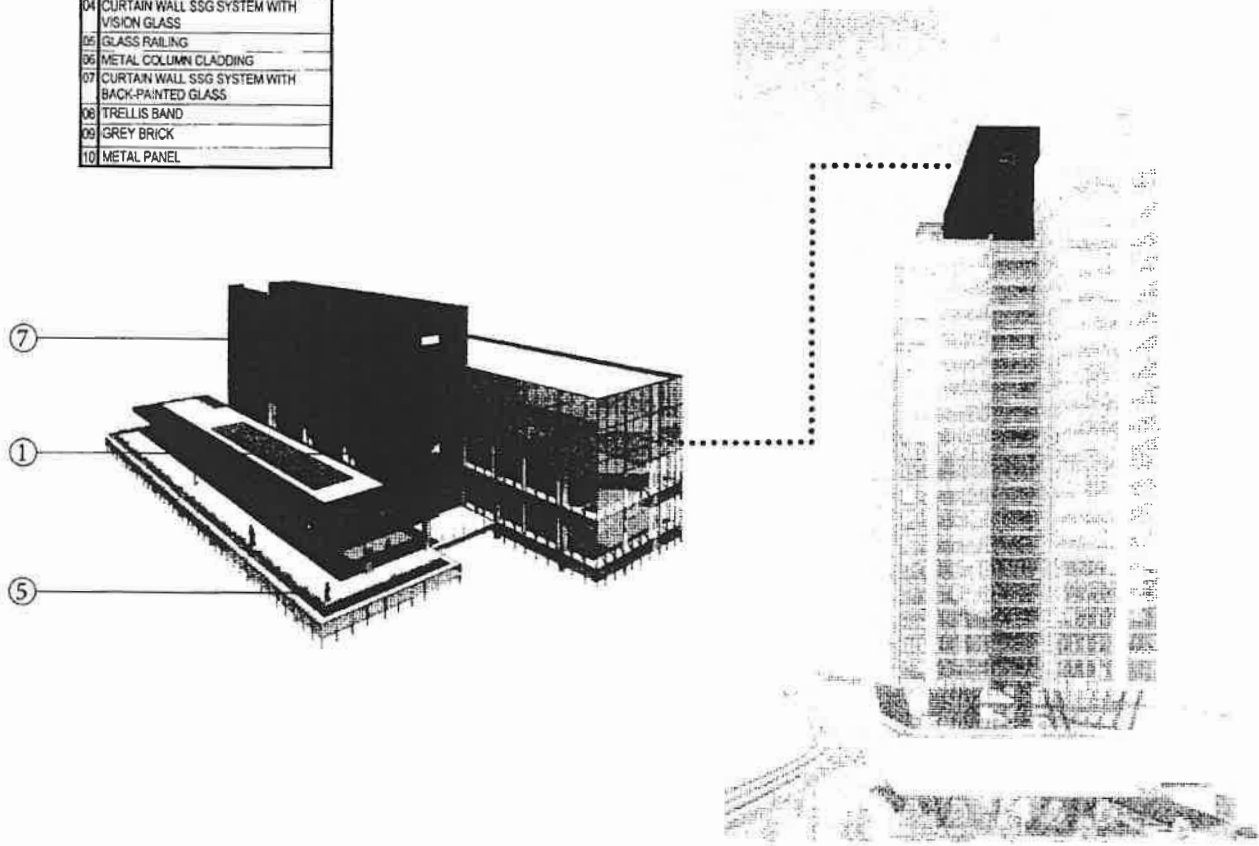
OFFICE TOWER FACADE



Applicant: 360 N. Green, LLC
Address: 360 North Green, Chicago, IL
Introduced: October 14, 2021
Plan Commission: March 17, 2022

FINAL FOR PUBLICATION

01	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH VISION GLASS
02	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH SPANDREL GLASS
03	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH BACKPAINTED GLASS
04	CURTAIN WALL SSG SYSTEM WITH VISION GLASS
05	GLASS RAILING
06	METAL COLUMN CLADDING
07	CURTAIN WALL SSG SYSTEM WITH BACK-PAINTED GLASS
08	TRELLIS BAND
09	GREY BRICK
10	METAL PANEL



OFFICE TOWER FACADE



Applicant: 360 N. Green, LLC
Address: 360 North Green, Chicago, IL
Introduced: October 14, 2021
Plan Commission: March 17, 2022



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 4, 2019

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

Re: Minor change for PD 1407, Interim parking lots at 366 and 371 N. Peoria Streets

Dear Ms. Dale:

Please be advised that your request for a minor change to Business Planned Development No. 1407 ("PD 1407"), 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 PD 1407.

Statement Number 9 of PD 1407 allows the construction of surface, non-accessory parking lots at 366 and 371 N. Peoria Streets prior to the commencement of construction of the approved project. On May 21, 2018, a minor change was approved to allow for landscape modifications to the interim parking lots. Approval was granted for 18 months with the ability to request two, 1-year extensions, via minor change, if construction of the approved project has not begun.

Your client and the sole owner of PD 1407, 360 N. Green LLC, has been working on architectural plans and continues to actively market the site for potential clients. However, they are not ready to begin construction and as a result, they are seeking a minor change to allow a one year extension so that they can continue to utilize both properties for interim parking.

With regard to your request, the Department of Planning and Development has determined that allowing the interim parking lots to remain in place for one additional year 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 1407, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for 18 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, Noah Szafraniec, Main file

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 21, 2018

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

**Re: Administrative Relief request for Planned Development No. 1407
Proposed interim parking lot modifications at 371 and 366 N. Peoria Streets**

Dear Ms. Dale:

Please be advised that your request for a minor change to Business Planned Development No. 1407 ("PD 1407"), 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 PD 1407.


Statement Number 9 of PD 1407 allows the construction of surface, non-accessory parking lots at 371 and 366 N. Peoria Streets prior to the commencement of construction of the approved project. Your client and the owner of all of the property within PD 1407, Green Kinzie LLC, is seeking administrative relief to allow for landscape modifications to the interim parking lots, as shown on the attached chart and revised plans.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed landscape modifications to the temporary parking lots 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. These modifications are limited to landscaping only and have been approved by the Department of Transportation. No modifications or changes to the City's storm water requirements are included as part of this approval.

Additionally, your request letter states that Green Kinzie LLC agrees to limit the duration of the approval of these modifications to 18 months with the ability to request two 1-year extensions if they provide us with a status update on the development of the property. If your client seeks to continue the use of the interim parking lots with these modifications after 18 months, a new administrative relief request must be submitted. An extension to an approved administrative relief cannot be granted.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1407, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for 18 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,



Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

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

Landscape Varlance Request

Property Address: 371 N. Peoria Street

	Landscape Requirements per City Code:	Requested Landscape Variance:
City Parkway W. Kinzie Street south parkway:	9 Parkway trees (existing sidewalk will need to be cut in order to install tree in tree well)	Grass parkway (grass strip approximately 4.5' wide)
N. Green Street west parkway:	6 Parkway trees (existing sidewalk will need to be cut in order to install tree in tree well)	Grass parkway (only grass area at Southeast corner of property approximately 540 sq.ft. in area. Remaining parkway is comprised of concrete sidewalk)
N. Peoria Street parkway:	4 Parkway trees (existing parkway is paved with bituminous pavement in poor condition)	Leave in existing condition
Private Property		
Perimeter trees	18 **	no trees- all perimeter pervious areas to be planted with grass shrubs - planted at northwest, northeast, and southeast property corners for approximate length of 30' from the corner -all remaining perimeter pervious areas to be planted with grass
Interior trees	31 ** ** based on calculated vehicle use area	31 Interior trees to be planted per Landscape Plan/requirements. Remaining pervious areas to be planted with grass
Irrigation	Irrigation system with frost-proof hose bibs installed approximately 200' on center	No Irrigatons system. Water trucks will be ordered to provide necessary watering on an as-needed basis.

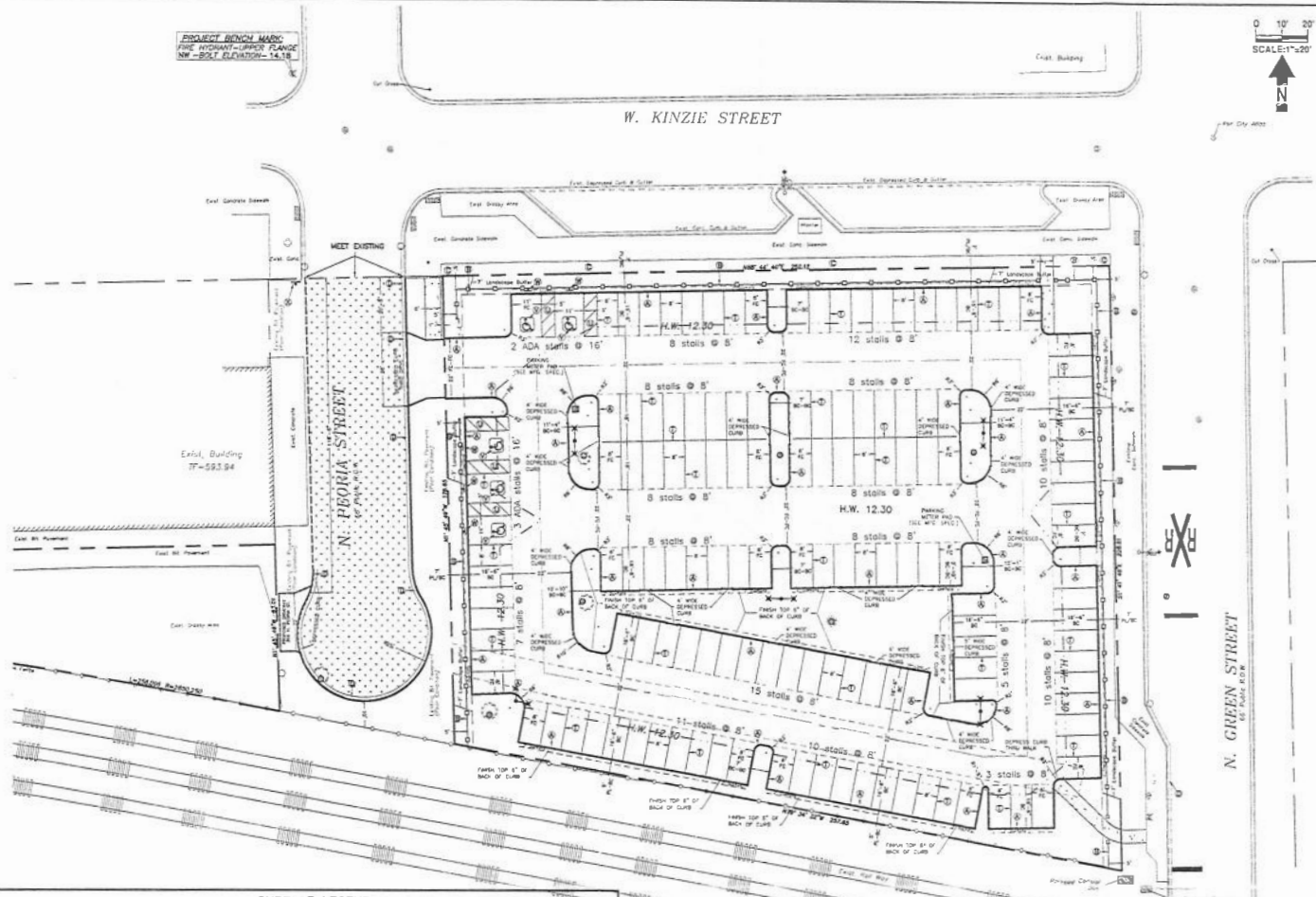
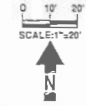
Property Address: 366 N. Peoria Street

	Landscape Requirements per City Code:	Requested Landscape Variance:
City Parkway N. Peoria Street parkway:	0 Parkway trees (existing parkway is paved with bituminous pavement in poor condition)	Leave in existing condition
Private Property		
Perimeter trees	2 **	no trees/shrubs - all perimeter pervious areas to be planted with grass
Interior trees	3 ** ** based on calculated vehicle use area	3 Interior trees to be planted per Landscape Plan/requirements. Remaining pervious areas to be planted with grass
Irrigation	Irrigation system with frost-proof hose bibs installed approximately 200' on center	No irrigatons system. Water trucks will be ordered to provide necessary watering on an as-needed basis.

Peoria Street R.O.W.

	Request per City:	Requested Variance:
City R.O.W. N. Peoria Street Improvements:	New Cul-De-Sac with Curb & Gutter Street Pavement Resurfacing	None; Added Catch Basin for draining curb/pavement runoff (Per request from Ben Stammis)

PROJECT BENCH MARK
FIRE HYDRANT-UPPER FLANGE
NW-BOLT ELEVATION=14.18



NO.	DATE	REVISION
1	05/01/19	ISSUE FOR PERMITS
2	05/21/19	REVISED TO ADD COMMENTS
3	06/11/19	REVISED TO ADD COMMENTS
4	06/11/19	REVISED TO ADD COMMENTS
5	06/11/19	REVISED TO ADD COMMENTS
6	06/11/19	REVISED TO ADD COMMENTS
7	06/11/19	REVISED TO ADD COMMENTS
8	06/11/19	REVISED TO ADD COMMENTS
9	06/11/19	REVISED TO ADD COMMENTS
10	06/11/19	REVISED TO ADD COMMENTS

NORMAN J. TOBERMAN & ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
102 CHRYSLER BUILDING, SUITE 1400
300 N. LAUREL STREET, CHICAGO, IL 60610
TEL: (312) 467-1000 FAX: (312) 467-1001
www.njtoberman.com

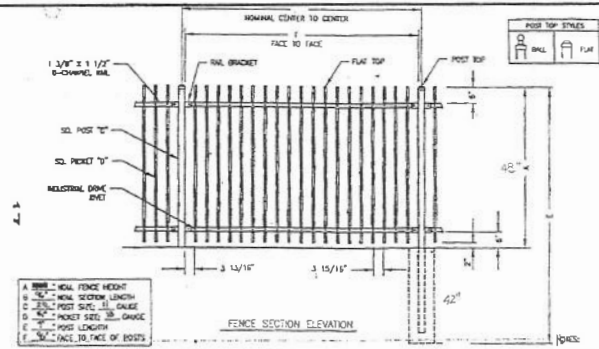
SITE PLAN
PROPOSED PARKING LOT
371 N. PEORIA STREET
CHICAGO, IL



DATE: 05-03-19
DRAWN BY: CHT
DESIGN BY: CHT
APPROVED BY: CHT

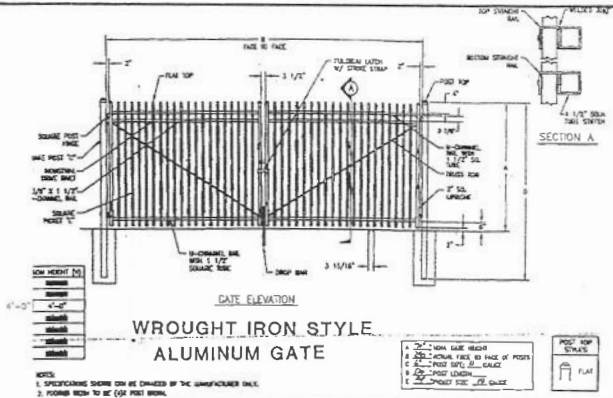
Sheet No.
C-3
NJT Project No.
17-6746-E

SURFACE LEGEND		SURFACE LEGEND	
	5" P.C. CONCRETE SIDEWALK W/3 NO.5 REBARS @ TRENCHES 4" CA-6		CONCRETE CURB, TYPE B
	1-1/2" HMA SURFACE COURSE, CLASS N-50 1-1/2" HMA BINDER COURSE, CLASS N-50 9" AGGREGATE BASE COURSE TYPE B, CRUSHED CA-6		2-NO. 5 REBARS CONTINUOUS BETWEEN EXPANSION JOINTS
	PAVEMENT REMOVAL AND REPLACEMENT 2" HOT MIX ASPHALT SURFACE COURSE 0.10 G/SY BITUMINOUS MATERIAL & AGGREGATE (PRIME COAT) 10" P.C. CONCRETE BASE COURSE CA-6 TRENCH BACKFILL		4" ORNAMENTAL METAL FENCE
	BITUMINOUS PAVEMENT SURFACE REPLACEMENT 2" HOT MIX ASPHALT SURFACE COURSE, MIX D, CLASS N-70		4" TOP SOIL & SOD (PARKWAY LAWN)
			CONCRETE CURB, TYPE BV 6.12
		SIGNING & STRIPING LEGEND	
			4" PARKING STALL LINE, PAINTED-YELLOW
			4" DIAGONAL LINE ON 4" CTR. PAINTED-YELLOW
			HANDICAPPED SYMBOL, PAINTED-WHITE ON BLUE BACKGROUND
			HANDICAPPED & \$250 FINE SIGN ON STEEL POST
			"NO OUTLET" SIGN ON STEEL POST
		PARKING DATA	
			139 REGULAR STALLS @ 8'
			5 ADA STALLS @ 16'
			144 TOTAL PARKING STALLS
		** SEE LANDSCAPE PLAN FOR PERVIOUS AREA RESTORATION DETAILS	



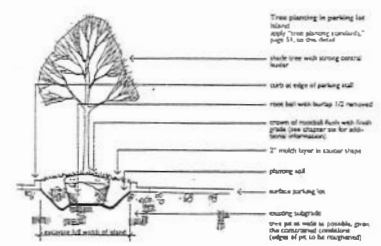
WROUGHT IRON STYLE ALUMINUM FENCE

SPECIFICATIONS SHALL BE CHANGED BY THE MANUFACTURER ONLY.
 FOOTING DEPTH TO BE (SEE POST NOTES).
 FENCE SECTIONS USING 3/4" POKETS WILL TOTAL 18 POKETS PER SECTION.
 FENCE SECTIONS USING 1" POKETS WILL TOTAL 18 POKETS PER SECTION.

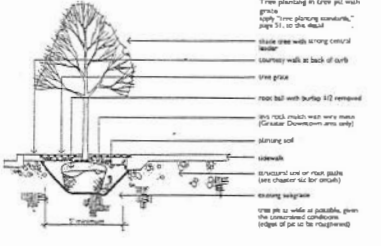


WROUGHT IRON STYLE ALUMINUM GATE

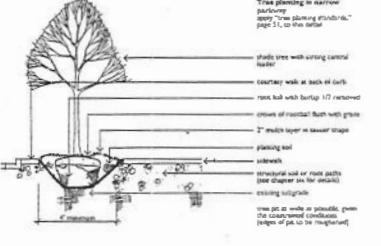
SPECIFICATIONS SHALL BE CHANGED BY THE MANUFACTURER ONLY.
 1. FOOTING DEPTH TO BE (SEE POST NOTES).



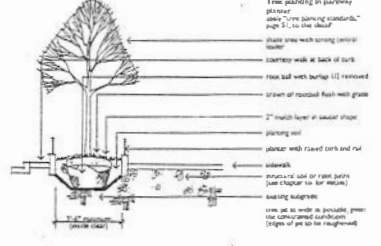
TREE: Parking Lot Island



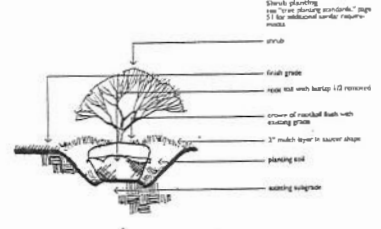
TREE: Pit with Grate



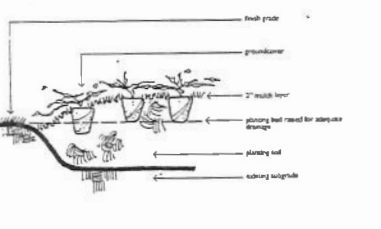
TREE: Narrow Parkway



TREE: Parkway Planter



SHRUB PLANTING

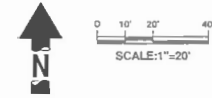


GROUNDCOVER PLANTING

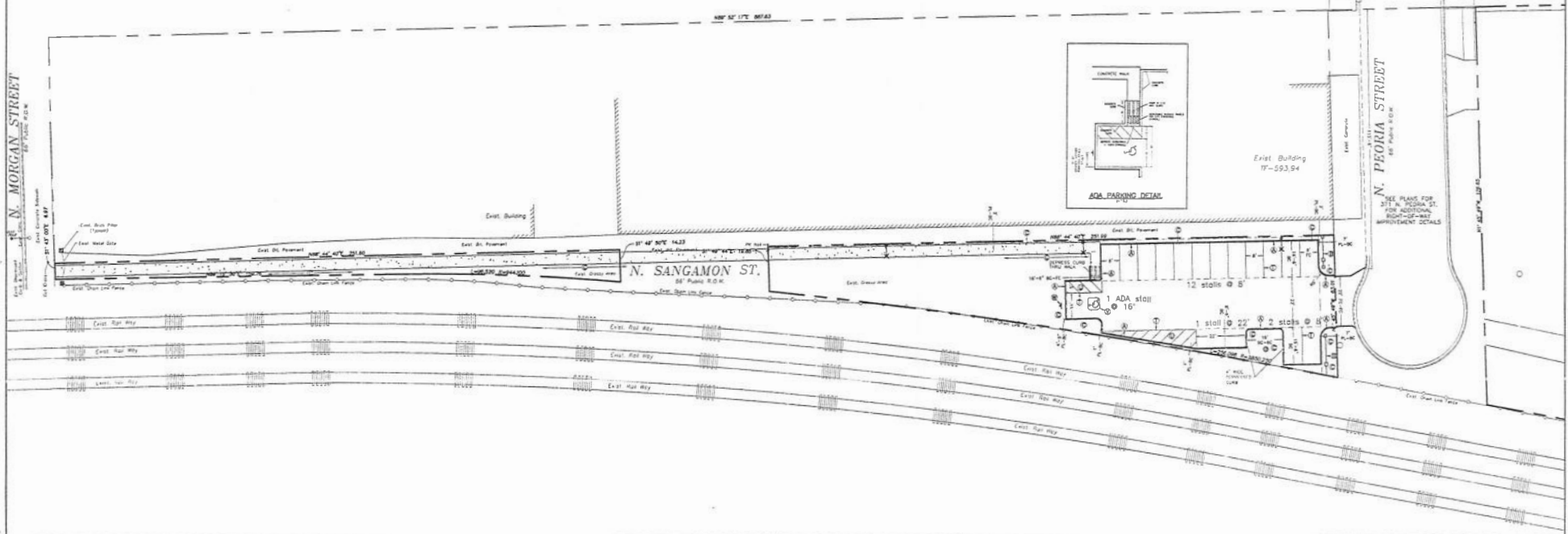
The City of Chicago

REVISION

NO.	DATE	DESCRIPTION
1	10/21/19	ISSUED FOR PERMITS
2	11/14/19	REVISED PER COMMENTS
3	12/17/19	REVISED PER COMMENTS
4	1/14/20	REVISED PER COMMENTS
5	2/11/20	REVISED PER COMMENTS
6	3/10/20	REVISED PER COMMENTS
7	4/7/20	REVISED PER COMMENTS
8	5/5/20	REVISED PER COMMENTS
9	6/2/20	REVISED PER COMMENTS
10	6/30/20	REVISED PER COMMENTS
11	7/28/20	REVISED PER COMMENTS
12	8/25/20	REVISED PER COMMENTS
13	9/22/20	REVISED PER COMMENTS
14	10/20/20	REVISED PER COMMENTS
15	11/17/20	REVISED PER COMMENTS
16	12/15/20	REVISED PER COMMENTS
17	1/12/21	REVISED PER COMMENTS
18	2/9/21	REVISED PER COMMENTS
19	3/7/21	REVISED PER COMMENTS
20	4/4/21	REVISED PER COMMENTS
21	5/2/21	REVISED PER COMMENTS
22	5/30/21	REVISED PER COMMENTS
23	6/27/21	REVISED PER COMMENTS
24	7/25/21	REVISED PER COMMENTS
25	8/22/21	REVISED PER COMMENTS
26	9/19/21	REVISED PER COMMENTS
27	10/17/21	REVISED PER COMMENTS
28	11/14/21	REVISED PER COMMENTS
29	12/12/21	REVISED PER COMMENTS
30	1/9/22	REVISED PER COMMENTS
31	2/6/22	REVISED PER COMMENTS
32	3/5/22	REVISED PER COMMENTS
33	4/2/22	REVISED PER COMMENTS
34	5/1/22	REVISED PER COMMENTS
35	5/29/22	REVISED PER COMMENTS
36	6/26/22	REVISED PER COMMENTS
37	7/24/22	REVISED PER COMMENTS
38	8/21/22	REVISED PER COMMENTS
39	9/18/22	REVISED PER COMMENTS
40	10/16/22	REVISED PER COMMENTS
41	11/13/22	REVISED PER COMMENTS
42	12/11/22	REVISED PER COMMENTS
43	1/8/23	REVISED PER COMMENTS
44	2/5/23	REVISED PER COMMENTS
45	3/5/23	REVISED PER COMMENTS
46	4/2/23	REVISED PER COMMENTS
47	5/1/23	REVISED PER COMMENTS
48	5/29/23	REVISED PER COMMENTS
49	6/26/23	REVISED PER COMMENTS
50	7/24/23	REVISED PER COMMENTS
51	8/21/23	REVISED PER COMMENTS
52	9/18/23	REVISED PER COMMENTS
53	10/16/23	REVISED PER COMMENTS
54	11/13/23	REVISED PER COMMENTS
55	12/11/23	REVISED PER COMMENTS
56	1/8/24	REVISED PER COMMENTS
57	2/5/24	REVISED PER COMMENTS
58	3/5/24	REVISED PER COMMENTS
59	4/2/24	REVISED PER COMMENTS
60	5/1/24	REVISED PER COMMENTS
61	5/29/24	REVISED PER COMMENTS
62	6/26/24	REVISED PER COMMENTS
63	7/24/24	REVISED PER COMMENTS
64	8/21/24	REVISED PER COMMENTS
65	9/18/24	REVISED PER COMMENTS
66	10/16/24	REVISED PER COMMENTS
67	11/13/24	REVISED PER COMMENTS
68	12/11/24	REVISED PER COMMENTS
69	1/8/25	REVISED PER COMMENTS
70	2/5/25	REVISED PER COMMENTS
71	3/5/25	REVISED PER COMMENTS
72	4/2/25	REVISED PER COMMENTS
73	5/1/25	REVISED PER COMMENTS
74	5/29/25	REVISED PER COMMENTS
75	6/26/25	REVISED PER COMMENTS
76	7/24/25	REVISED PER COMMENTS
77	8/21/25	REVISED PER COMMENTS
78	9/18/25	REVISED PER COMMENTS
79	10/16/25	REVISED PER COMMENTS
80	11/13/25	REVISED PER COMMENTS
81	12/11/25	REVISED PER COMMENTS
82	1/8/26	REVISED PER COMMENTS
83	2/5/26	REVISED PER COMMENTS
84	3/5/26	REVISED PER COMMENTS
85	4/2/26	REVISED PER COMMENTS
86	5/1/26	REVISED PER COMMENTS
87	5/29/26	REVISED PER COMMENTS
88	6/26/26	REVISED PER COMMENTS
89	7/24/26	REVISED PER COMMENTS
90	8/21/26	REVISED PER COMMENTS
91	9/18/26	REVISED PER COMMENTS
92	10/16/26	REVISED PER COMMENTS
93	11/13/26	REVISED PER COMMENTS
94	12/11/26	REVISED PER COMMENTS
95	1/8/27	REVISED PER COMMENTS
96	2/5/27	REVISED PER COMMENTS
97	3/5/27	REVISED PER COMMENTS
98	4/2/27	REVISED PER COMMENTS
99	5/1/27	REVISED PER COMMENTS
100	5/29/27	REVISED PER COMMENTS
101	6/26/27	REVISED PER COMMENTS
102	7/24/27	REVISED PER COMMENTS
103	8/21/27	REVISED PER COMMENTS
104	9/18/27	REVISED PER COMMENTS
105	10/16/27	REVISED PER COMMENTS
106	11/13/27	REVISED PER COMMENTS
107	12/11/27	REVISED PER COMMENTS
108	1/8/28	REVISED PER COMMENTS
109	2/5/28	REVISED PER COMMENTS
110	3/5/28	REVISED PER COMMENTS
111	4/2/28	REVISED PER COMMENTS
112	5/1/28	REVISED PER COMMENTS
113	5/29/28	REVISED PER COMMENTS
114	6/26/28	REVISED PER COMMENTS
115	7/24/28	REVISED PER COMMENTS
116	8/21/28	REVISED PER COMMENTS
117	9/18/28	REVISED PER COMMENTS
118	10/16/28	REVISED PER COMMENTS
119	11/13/28	REVISED PER COMMENTS
120	12/11/28	REVISED PER COMMENTS
121	1/8/29	REVISED PER COMMENTS
122	2/5/29	REVISED PER COMMENTS
123	3/5/29	REVISED PER COMMENTS
124	4/2/29	REVISED PER COMMENTS
125	5/1/29	REVISED PER COMMENTS
126	5/29/29	REVISED PER COMMENTS
127	6/26/29	REVISED PER COMMENTS
128	7/24/29	REVISED PER COMMENTS
129	8/21/29	REVISED PER COMMENTS
130	9/18/29	REVISED PER COMMENTS
131	10/16/29	REVISED PER COMMENTS
132	11/13/29	REVISED PER COMMENTS
133	12/11/29	REVISED PER COMMENTS
134	1/8/30	REVISED PER COMMENTS
135	2/5/30	REVISED PER COMMENTS
136	3/5/30	REVISED PER COMMENTS
137	4/2/30	REVISED PER COMMENTS
138	5/1/30	REVISED PER COMMENTS
139	5/29/30	REVISED PER COMMENTS
140	6/26/30	REVISED PER COMMENTS
141	7/24/30	REVISED PER COMMENTS
142	8/21/30	REVISED PER COMMENTS
143	9/18/30	REVISED PER COMMENTS
144	10/16/30	REVISED PER COMMENTS
145	11/13/30	REVISED PER COMMENTS
146	12/11/30	REVISED PER COMMENTS
147	1/8/31	REVISED PER COMMENTS
148	2/5/31	REVISED PER COMMENTS
149	3/5/31	REVISED PER COMMENTS
150	4/2/31	REVISED PER COMMENTS
151	5/1/31	REVISED PER COMMENTS
152	5/29/31	REVISED PER COMMENTS
153	6/26/31	REVISED PER COMMENTS
154	7/24/31	REVISED PER COMMENTS
155	8/21/31	REVISED PER COMMENTS
156	9/18/31	REVISED PER COMMENTS
157	10/16/31	REVISED PER COMMENTS
158	11/13/31	REVISED PER COMMENTS
159	12/11/31	REVISED PER COMMENTS
160	1/8/32	REVISED PER COMMENTS
161	2/5/32	REVISED PER COMMENTS
162	3/5/32	REVISED PER COMMENTS
163	4/2/32	REVISED PER COMMENTS
164	5/1/32	REVISED PER COMMENTS
165	5/29/32	REVISED PER COMMENTS
166	6/26/32	REVISED PER COMMENTS
167	7/24/32	REVISED PER COMMENTS
168	8/21/32	REVISED PER COMMENTS
169	9/18/32	REVISED PER COMMENTS
170	10/16/32	REVISED PER COMMENTS
171	11/13/32	REVISED PER COMMENTS
172	12/11/32	REVISED PER COMMENTS
173	1/8/33	REVISED PER COMMENTS
174	2/5/33	REVISED PER COMMENTS
175	3/5/33	REVISED PER COMMENTS
176	4/2/33	REVISED PER COMMENTS
177	5/1/33	REVISED PER COMMENTS
178	5/29/33	REVISED PER COMMENTS
179	6/26/33	REVISED PER COMMENTS
180	7/24/33	REVISED PER COMMENTS
181	8/21/33	REVISED PER COMMENTS
182	9/18/33	REVISED PER COMMENTS
183	10/16/33	REVISED PER COMMENTS
184	11/13/33	REVISED PER COMMENTS
185	12/11/33	REVISED PER COMMENTS
186	1/8/34	REVISED PER COMMENTS
187	2/5/34	REVISED PER COMMENTS
188	3/5/34	REVISED PER COMMENTS
189	4/2/34	REVISED PER COMMENTS
190	5/1/34	REVISED PER COMMENTS
191	5/29/34	REVISED PER COMMENTS
192	6/26/34	REVISED PER COMMENTS
193	7/24/34	REVISED PER COMMENTS
194	8/21/34	REVISED PER COMMENTS
195	9/18/34	REVISED PER COMMENTS
196	10/16/34	REVISED PER COMMENTS
197	11/13/34	REVISED PER COMMENTS
198	12/11/34	REVISED PER COMMENTS
199	1/8/35	REVISED PER COMMENTS
200	2/5/35	REVISED PER COMMENTS
201	3/5/35	REVISED PER COMMENTS
202	4/2/35	REVISED PER COMMENTS
203	5/1/35	REVISED PER COMMENTS
204	5/29/35	REVISED PER COMMENTS
205	6/26/35	REVISED PER COMMENTS
206	7/24/35	REVISED PER COMMENTS
207	8/21/35	REVISED PER COMMENTS
208	9/18/35	REVISED PER COMMENTS
209	10/16/35	REVISED PER COMMENTS
210	11/13/35	REVISED PER COMMENTS
211	12/11/35	REVISED PER COMMENTS
212	1/8/36	REVISED PER COMMENTS
213	2/5/36	REVISED PER COMMENTS
214	3/5/36	REVISED PER COMMENTS
215	4/2/36	REVISED PER COMMENTS
216	5/1/36	REVISED PER COMMENTS
217	5/29/36	REVISED PER COMMENTS
218	6/26/36	REVISED PER COMMENTS
219	7/24/36	REVISED PER COMMENTS
220	8/21/36	REVISED PER COMMENTS
221	9/18/36	REVISED PER COMMENTS
222	10/16/36	REVISED PER COMMENTS
223	11/13/36	REVISED PER COMMENTS
224	12/11/36	REVISED PER COMMENTS
225	1/8/37	REVISED PER COMMENTS
226	2/5/37	REVISED PER COMMENTS
227	3/5/37	REVISED PER COMMENTS
228	4/2/37	REVISED PER COMMENTS
229	5/1/37	REVISED PER COMMENTS
230	5/29/37	REVISED PER COMMENTS
231	6/26/37	REVISED PER COMMENTS
232	7/24/37	REVISED PER COMMENTS
233	8/21/37	REVISED PER COMMENTS
234	9/18/37	REVISED PER COMMENTS
235	10/16/37	REVISED PER COMMENTS
236	11/13/37	REVISED PER COMMENTS
237	12/11/37	REVISED PER COMMENTS
238	1/8/38	REVISED PER COMMENTS
239	2/5/38	REVISED PER COMMENTS
240	3/5/38	REVISED PER COMMENTS
241	4/2/38	REVISED PER COMMENTS
242	5/1/38	REVISED PER COMMENTS
243	5/29/38	REVISED PER COMMENTS
244	6/26/38	REVISED PER COMMENTS
245	7/24/38	REVISED PER COMMENTS
246	8/21/38	REVISED PER COMMENTS
247	9/18/38	REVISED PER COMMENTS
248	10/16/38	REVISED PER COMMENTS
249	11/13/38	REVISED PER COMMENTS
250	12/11/38	REVISED PER COMMENTS
251	1/8/39	REVISED PER COMMENTS
252	2/5/39	REVISED PER COMMENTS
253	3/5/39	REVISED PER COMMENTS
254	4/2/39	REVISED PER COMMENTS
255	5/1/39	REVISED PER COMMENTS
256	5/29/39	REVISED PER COMMENTS
257	6/26/39	REVISED PER COMMENTS
258	7/24/39	REVISED PER COMMENTS
259	8/21/39	REVISED PER COMMENTS
260	9/18/39	REVISED PER COMMENTS
261	10/16/39	REVISED PER COMMENTS
262	11/13/39	REVISED PER COMMENTS
263	12/11/39	REVISED PER COMMENTS
264	1/8/40	REVISED PER COMMENTS
265	2/5/40	REVISED PER COMMENTS
266	3/5/40	REVISED PER COMMENTS
267	4/2/40	REVISED PER COMMENTS
268	5/1/40	REVISED PER COMMENTS
269	5/29/40	REVISED PER COMMENTS
270	6/26/40	REVISED PER COMMENTS
271	7/24/40	REVISED PER COMMENTS
272	8/21/40	REVISED PER COMMENTS
273	9/18/40	REVISED PER COMMENTS
274	10/16/40	REVISED PER COMMENTS
275	11/13/40	REVISED PER COMMENTS
276	12/11/40	REVISED PER COMMENTS
277	1/8/41	REVISED PER COMMENTS
278	2/5/41	REVISED PER COMMENTS
279	3/5/41	REVISED PER COMMENTS



SURFACE LEGEND		SIGNING & STRIPING LEGEND	
	1-1/2" HMA SURFACE COURSE, CLASS N-50		4" PARKING STALL LINE, PAINTED-YELLOW
	1-1/2" HMA BINDER COURSE, CLASS N-50		4" DIAGONAL LINE ON 4' CTR., PAINTED-YELLOW
	9" AGGREGATE BASE COURSE TYPE B, CRUSHED CA-6		HANDICAPPED SYMBOL, PAINTED-WHITE ON BLUE BACKGROUND
	5" P.C. CONCRETE SIDEWALK W/3 NO.5 REBARS @ TRENCHES		HANDICAPPED & \$250 FINE SIGN ON STEEL POST
	4" CA-6	PARKING DATA	
	(A) CONCRETE CURB, TYPE B	14 REGULAR STALLS @ 8'	
	2-NO. 5 REBARS CONTINUOUS BETWEEN EXPANSION JOINTS	1 REGULAR STALL @ 22'	
	(B) 4" ORNAMENTAL METAL FENCE	1 ADA STALL @ 16'	
	(C) 4" TOP SOIL & SEED	16 TOTAL PARKING STALLS	



No.	DATE	REVISION	No.	DATE	REVISION
1	12/22/17	PER SLD DCP COMMENTS 9/24/17			
2	12/22/17	ADDED LANDSCAPE PLAN			
3	12/22/17	REV. LANDSCAPE PLAN #10021237			
4	11/8/17	REV. CDDI MARKED PLAN SHEET			
5	12/08/17	REV. ACCESSIBLE WALK COMMENTS 12/20/17			
6	12/11/17	REV. CDDI FINAL COMMENTS 12/28/17/2017			
7	12/27/17	REV. LANDSCAPE MARKED PLAN 12/27/17			
8	05/23/18	PER LANDSCAPE DEPARTMENT & CDDI			



NORMAN J. TOBERMAN & ASSOCIATES, LLC
 CIVIL ENGINEERS & SURVEYORS
 114 E. 19th Street, Suite 200, Chicago, Illinois 60611
 Tel: 312.467.1100 Fax: 312.467.1101
 www.toberman.com

SITE PLAN

PROPOSED PARKING LOT
 366 N. PEORIA STREET
 CHICAGO, IL

DATE: 05-05-18
 DRAWN BY: EF
 DESIGN BY: CJT
 APPROVED BY: CJT

Sheet No.
C-3

NOT PROJECT NO.
17-6746-W

TREE PLANTING REQUIREMENTS

VEHICLE USE AREA = 4,695 sqft
 OF PARKING LOT = 7.50%

REQUIRED GREEN AREA = 352 sqft
 / 125

REQUIRED INTERIOR TREES = 3

INTERIOR TREES = 3
 EXISTING INTERIOR TREES = 0
 TREES PROVIDED = 3

SIGNING & STRIPING LEGEND

① 4" PARKING STALL LINE, PAINTED-YELLOW
 ② 4" DIAGONAL LINE ON 4" CTR. PAINTED-YELLOW
 ③ HANDICAPPED SYMBOL, PAINTED-WHITE ON BLUE BACKGROUND
 ④ HANDICAPPED & \$250 FINE SIGN ON STEEL POST

PARKING DATA

15 REGULAR STALLS @ 8'
 1 ADA STALL @ 16'
 16 TOTAL PARKING STALLS

LANDSCAPE LEGEND

⊗ 5" TOP SOIL & SEED BLANKET
 ⊗ NOT USED
 ⊗ 4" WASHED GRAVEL OVER WEED BLOCK
 ⊗ NOT USED

⊗ TRIUMPH ELM (ULMUS 'WORTON GLOSSY') 4" B & B
 ⊗ MARMO MAPLE (ACER X FREEMANII 'MARMO') 4" B & B

NOTE:

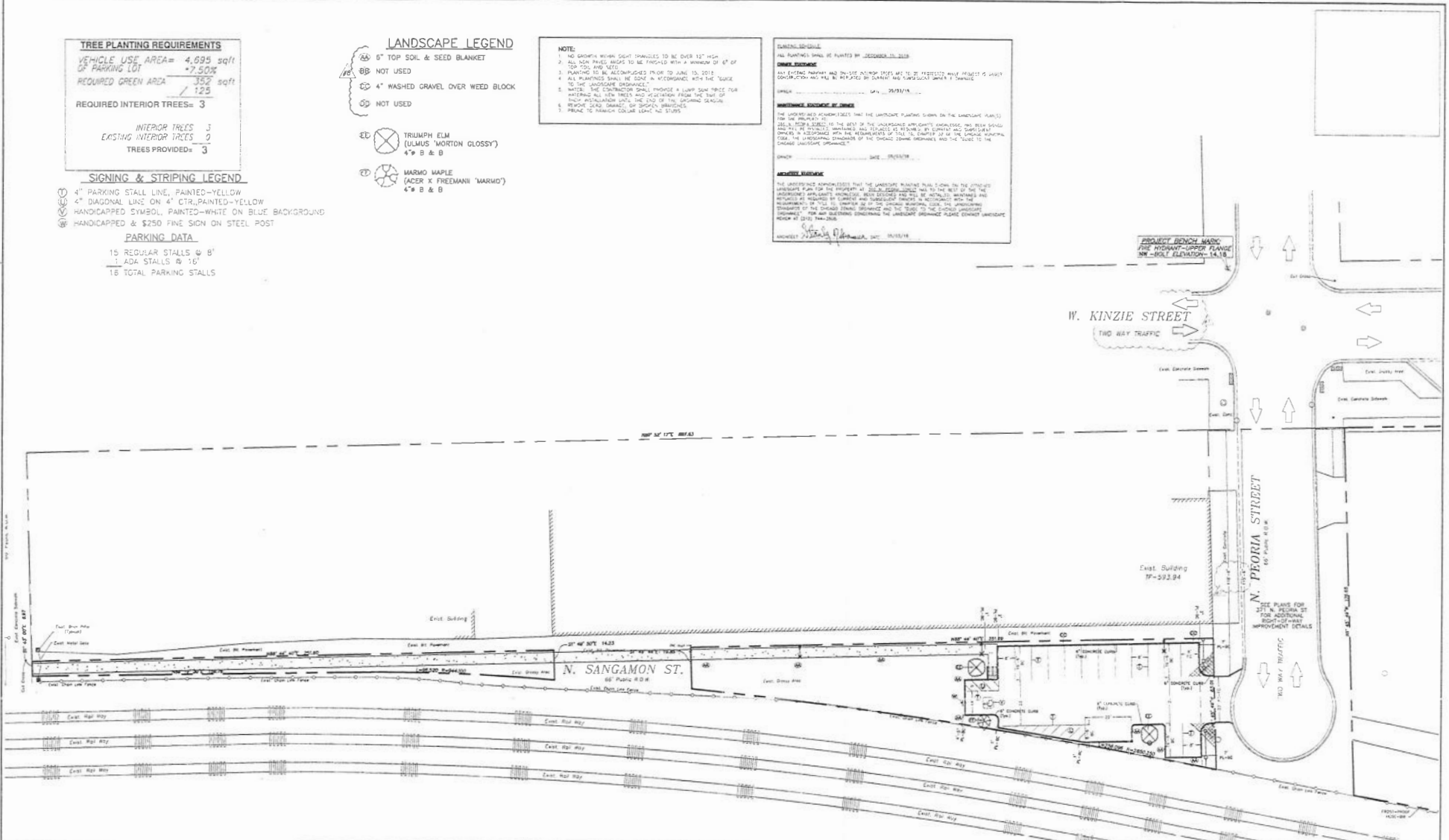
- NO GROWTH WHEN OBT. CHANGES TO BE OVER 12" HIGH
- ALL NEW PLANTINGS TO BE PROVIDED WITH A WINDOW OF 4" OF TOP SOIL AND SEED
- PLANTING TO BE ACCOMPLISHED PRIOR TO JUNE 15, 2018
- ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE "GUIDE TO THE LANDSCAPE ORDINANCE"
- NOTES: THE CONTRACTOR SHALL PROVIDE A LIGHT SPRAY FERTILIZER TO ALL NEW TREES AND PLANTINGS FROM THE DAY OF THEIR INSTALLATION UNTIL THE END OF THE GROWING SEASON
- REMOVE DEAD BRANCHES OR SPINDLY BRANCHES
- PROTECT THE FINISHED COLOR LIGHT AND SURF

PLANTING SCHEDULE

ALL PLANTINGS SHALL BE PLANTED BY DECEMBER 31, 2018.

MAINTENANCE SCHEDULE

THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE THROUGHOUT THE GROWING SEASON (FROM MAY 15 TO OCTOBER 15) AND THROUGHOUT THE WINTER SEASON (FROM NOVEMBER 15 TO APRIL 15). THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE THROUGHOUT THE GROWING SEASON AND THROUGHOUT THE WINTER SEASON. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE THROUGHOUT THE GROWING SEASON AND THROUGHOUT THE WINTER SEASON. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE THROUGHOUT THE GROWING SEASON AND THROUGHOUT THE WINTER SEASON.



No.	DATE	REVISION	No.	DATE	REVISION
1	10/22/17	FOR BLDG. DEPT. COMMENTS 1/28/17			
2	10/23/17	ADDED LANDSCAPE PLAN			
3	11/22/17	FOR LANDSCAPE DEPT. #10/22/17			
4	11/28/17	FOR DEPT. MARKED PLAN SHEET			
5	12/06/17	FOR LANDSCAPE DEPT. COMMENTS 10/22/17			
6	12/11/17	FOR DEPT. TRAIL COMMENTS 12/06/17/2017			
7	01/14/18	FOR LANDSCAPE DEPT. PLAN 01/11/18			
8	05/03/18	FOR LANDSCAPE DEPARTMENT & DEPT.			

NORMAN J. TOBERMAN & ASSOCIATES, LLC

CIVIL ENGINEERS & SURVEYORS

1311 P. PINE STREET, SUITE 200, CHICAGO, IL 60607
 312.467.1111
 WWW.NJTOBERMAN.COM

LANDSCAPE PLAN

PROPOSED PARKING LOT
 366 N. PEORIA STREET
 CHICAGO, IL

DATE: 05-03-18
 DRAWN BY: SF
 DESIGN BY: SFT
 APPROVED BY: SFT

Sheet No:
C-9

NJT Project No:
17-6746-W

Alderman Burke abstained from voting pursuant to Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

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

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

(As Amended)

(Application No. 19475)

(Common Address: 352 -- 372 N. Green St./833 -- 857 W. Kinzie St./357 -- 373 N. Peoria St./358 -- 360 N. Peoria St./362 And 363 N. Sangamon St./363 N. Morgan St.)

[SO2017-8984]

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

SECTION 1. That the Chicago Zoning Ordinance, be amended by changing all of the M2-3 Light Industry District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Kinzie Street; North Green Street; the north line of Metra (formerly known as the Chicago, Milwaukee, St. Paul & Pacific Railroad); North Morgan Street; a line 6.94 feet north of the north line of Metra (formerly known as the Chicago, Milwaukee, St. Paul & Pacific Railroad) and parallel to West Kinzie Street; and North Peoria Street,

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

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

West Kinzie Street; North Green Street; the north line of Metra (formerly known as the Chicago, Milwaukee, St. Paul & Pacific Railroad); North Morgan Street; a line 6.94 feet north of the north line of Metra (formerly known as the Chicago, Milwaukee, St. Paul & Pacific Railroad) and parallel to West Kinzie Street; and North Peoria Street,

to those of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage.

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

Business Planned Development No. 1407.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1407 ("Planned Development") consists of approximately 61,900 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). Green Kinzie LLC is the owner of the Property and the "Applicant" for this Planned Development.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys

- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

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

As part of this project, the Applicant agrees to contribute \$350,000 to the City of Chicago Department of Transportation towards the cost of the installation of a traffic signal at the intersection of North Halsted Street and West Hubbard Street prior to issuance of the certificate of occupancy.

4. This planned development consists of these 17 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Gensler and dated March 15, 2018 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary; a Site/Landscape Plan; Building Elevations (North, South, East and West); and Curtain Wall (Type 1, Type 2), Parking Screen and Podium Curtain Wall Details. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted in the area delineated herein as a business planned development: office; animal services; business equipment sales and service; business support services; urban farm (rooftop operation); communication service establishments; eating and drinking establishments (all, including taverns); entertainment and spectator sports (excluding inter-track wagering facilities); indoor special event including incidental liquor sales; financial services (excluding drive-throughs, payday loan and pawn shops); food and beverage retail sales; medical service; personal service; general retail sales; participant sports and recreation

(excluding outdoor); limited and artisan manufacturing, production and industrial services; co-located wireless communication facilities and incidental and accessory uses and accessory and non-accessory parking.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 61,900 square feet.

The Applicant acknowledges that the project has received a bonus FAR of 3.1, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 8.1. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17.4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

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

In this case, the Applicant will contribute the Local Impact portion of the bonus payment for construction of a new field house at Skinner Park (the "Project"). The Project is located within one mile of the Planned Development site, as required by Section 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the Plans, other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance). Further, the Applicant shall be permitted to construct surface non-accessory parking lots on the Property prior to commencement of construction of the project shown in the Plans.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBES") and City residents to compete for contracts and jobs on construction projects approved

through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II Permit Review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

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

payment. The Applicant shall record a notice against the Property to ensure that the requirements of the Industrial Corridor System Fund Ordinance are enforced in accordance with Section 16-8-100.

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

[Existing Zoning Map; Existing Land-Use Map; Boundary Map; Site/Landscape Plan; North, South, East and West Building Elevations; Type 1 and Type 2 Curtain Wall; Parking Screen; and Podium Curtain Wall referred to in these Plan of Development Statements printed on pages 74531 through 74542 of this *Journal*.]

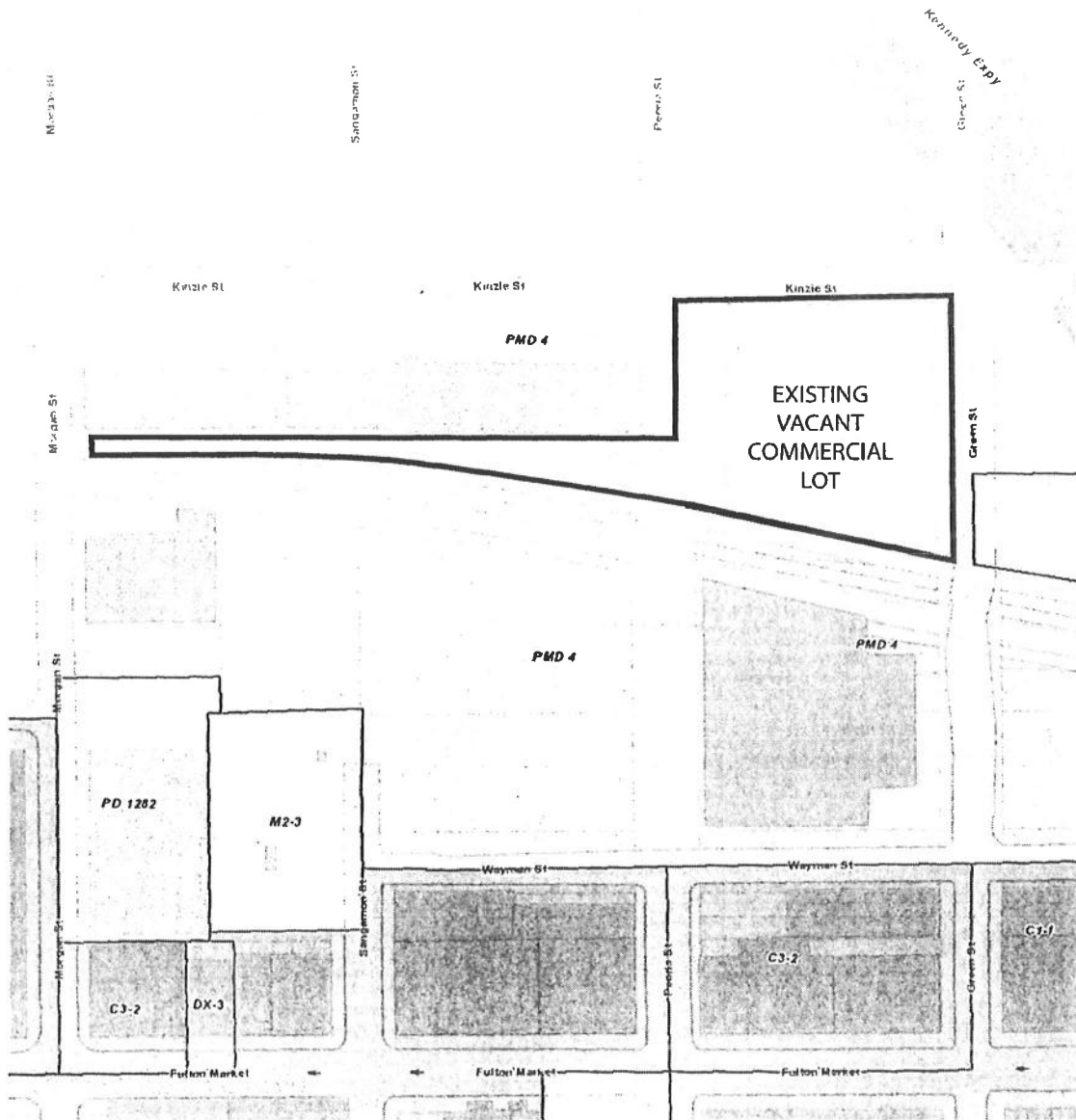
Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Business Planned Development No. 1407.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	96,635
Area of Public Rights-of-Way (square feet):	34,735
Net Site Area (square feet):	61,900
Maximum Floor Area Ratio:	8.1
Maximum Dwelling Units:	0
Minimum Off-Street Parking Spaces:	118
Minimum Off-Street Loading Spaces:	3
Maximum Building Height:	250 feet, 6 inches
Minimum Setbacks:	In conformance with the Plans

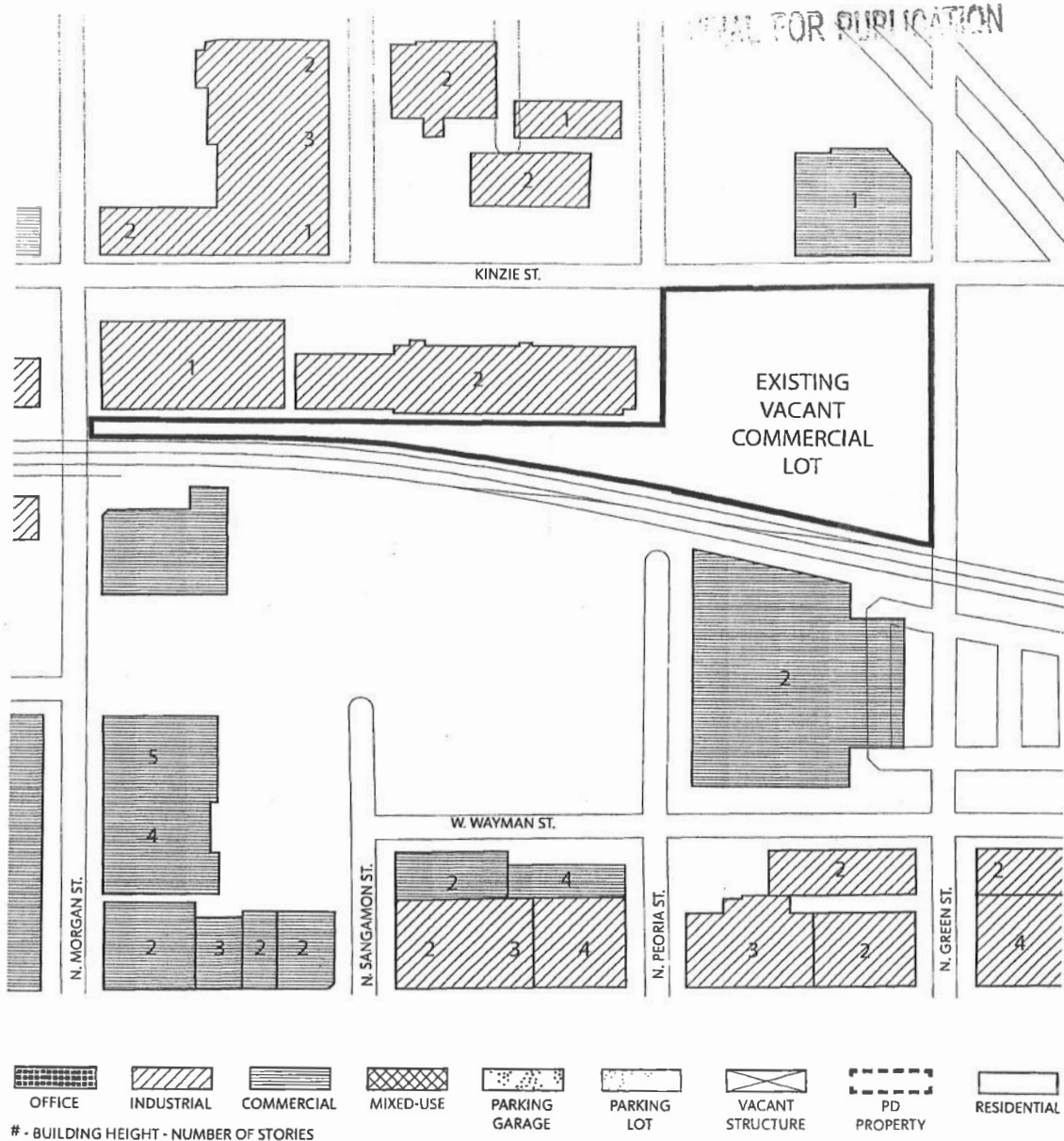
FINAL FOR PUBLICATION



EXISTING ZONING MAP

Gensler

APPLICANT: Green Kinzie, LLC
 ADDRESS: 352-372 North Green / 833-857 West Kinzie / 357-373 North Peoria / 358-360 North Peoria / 362 & 363 North Sangamon / 363 North Morgan, Chicago, IL
 INTRODUCTION: December 13, 2017
 PLAN COMMISSION: March 15, 2018

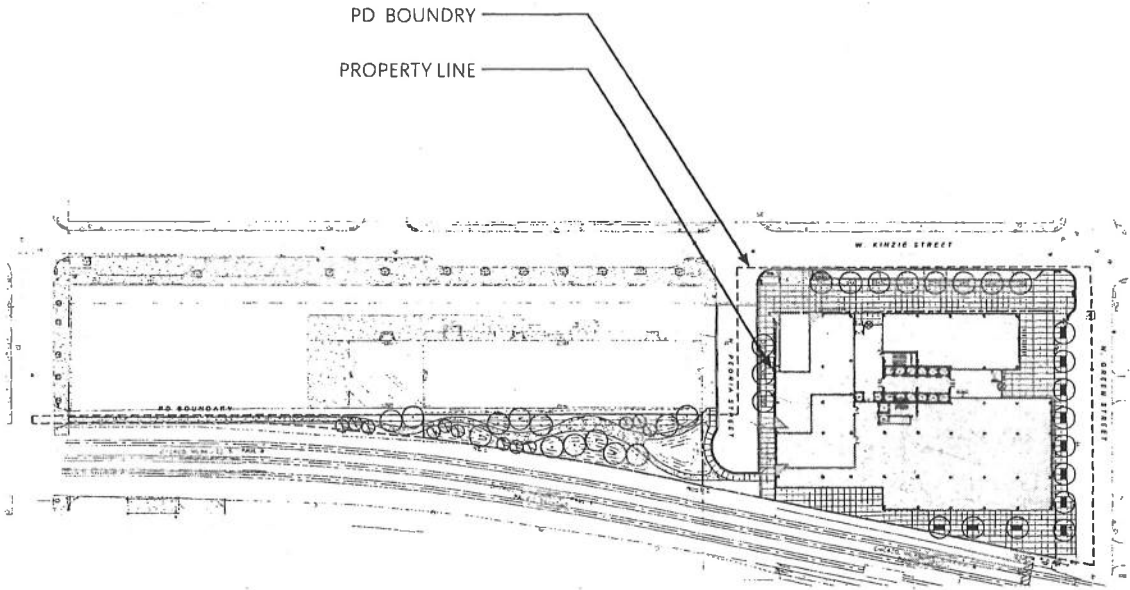


EXISTING LAND USE MAP

Gensler

APPLICANT: Green Kinzie, LLC
 ADDRESS: 352-372 North Green / 833-857 West Kinzie / 357-373 North Peoria / 358-360 North Peoria / 362 & 363 North Sangamon / 363 North Morgan, Chicago, IL
 INTRODUCTION: December 13, 2017
 PLAN COMMISSION: March 15, 2018

FINAL FOR PUBLICATION



NET SITE AREA: 61,900 SF
 AREA IN RIGHT OF WAY: 29,325 SF
 GROSS SITE AREA: 91,225 SF

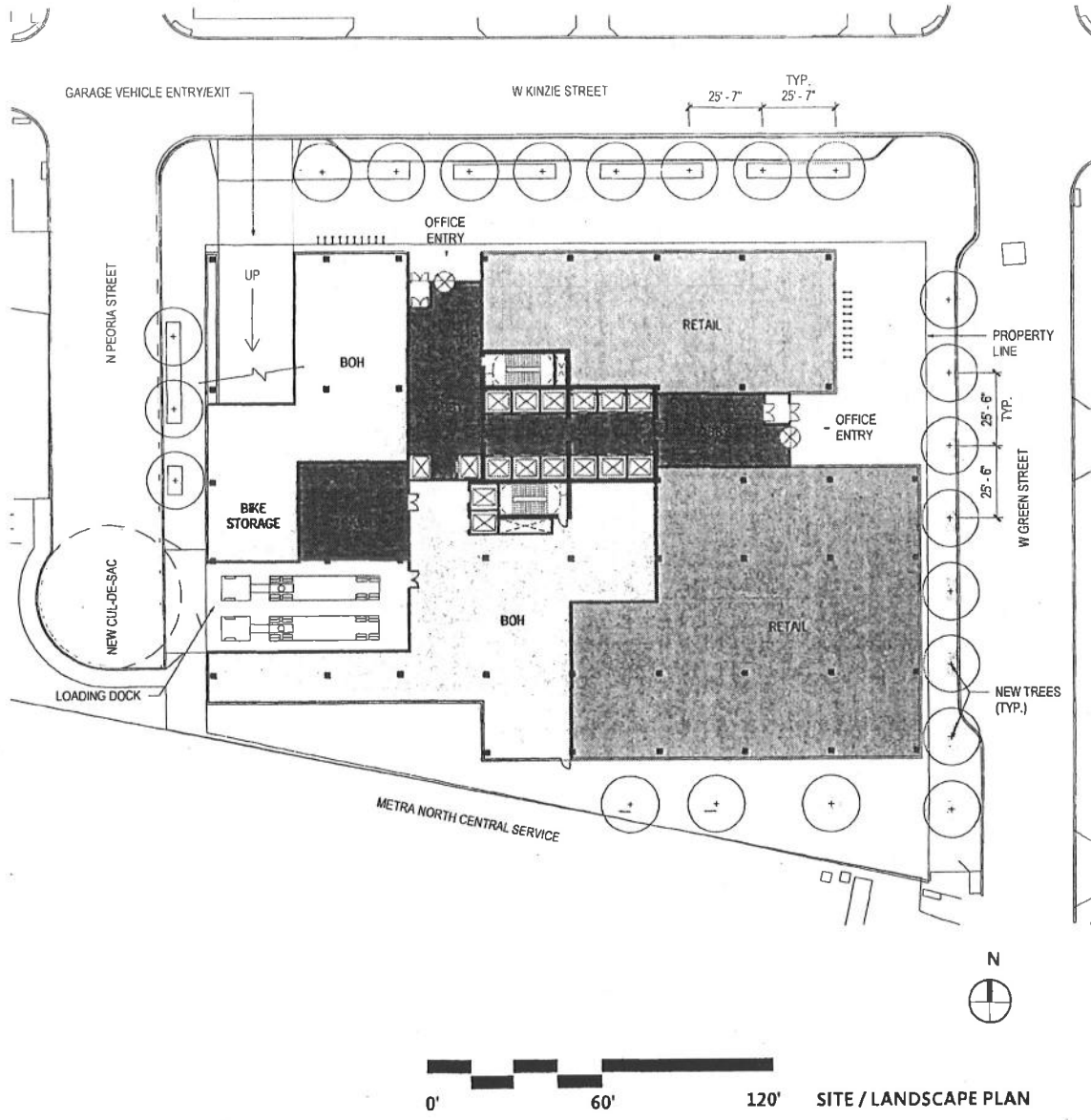


PLANNED DEVELOPMENT
 BOUNDARY

Gensler

APPLICANT: Green Kinzie, LLC
 ADDRESS: 352-372 North Green / 833-857 West Kinzie / 357-373 North Peoria / 358-360 North Peoria / 362 & 363 North Sangamon / 363 North Morgan, Chicago, IL
 INTRODUCTION: December 13, 2017
 PLAN COMMISSION: March 15, 2018

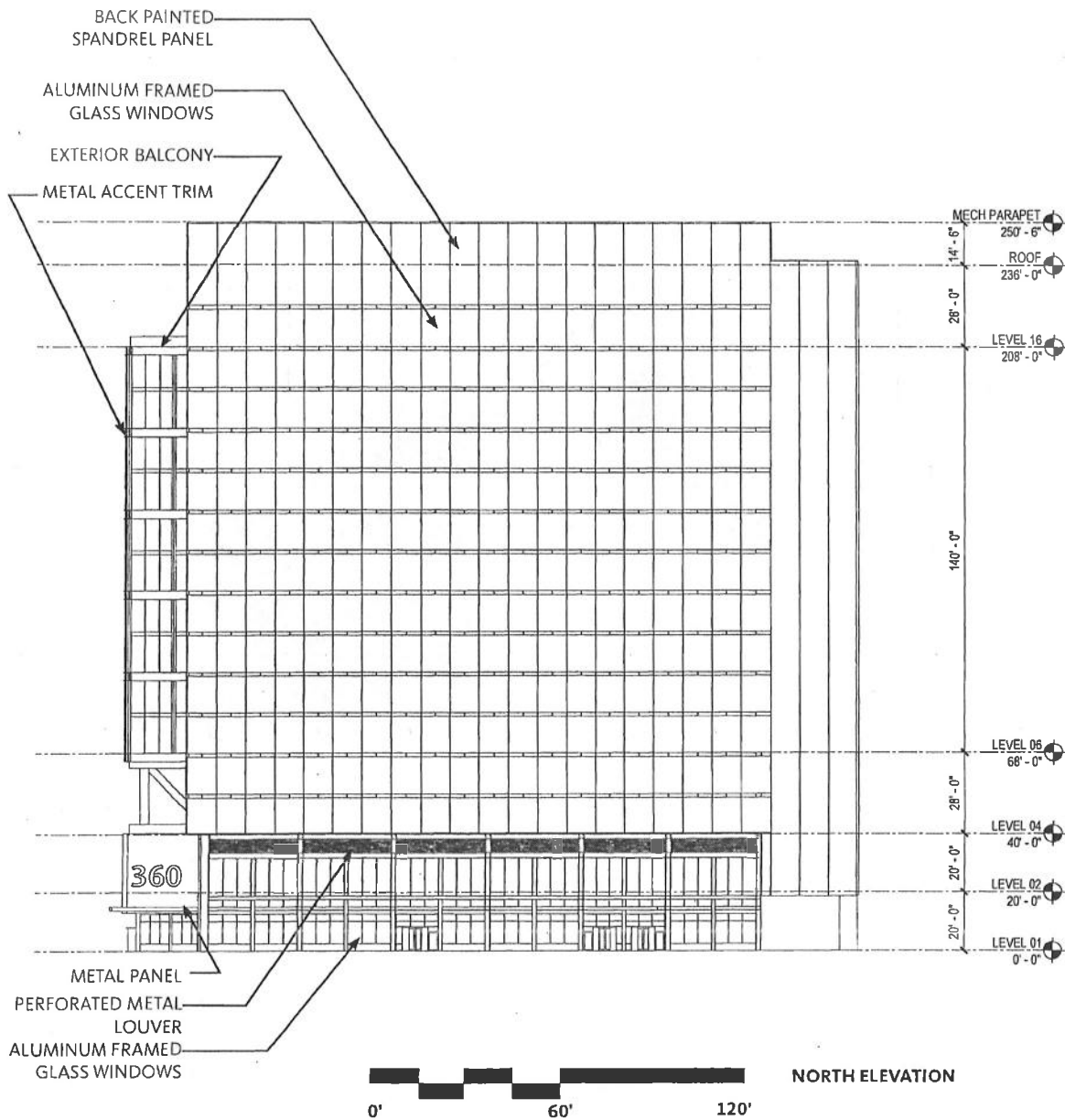
PLAN FOR PUBLICATION



Gensler

APPLICANT: Green Kinzie, LLC
 ADDRESS: 352-372 North Green / 833-857 West Kinzie / 357-373 North Peoria / 358-360 North Peoria / 362 & 363 North Sangamon / 363 North Morgan, Chicago, IL
 INTRODUCTION: December 13, 2017
 PLAN COMMISSION: March 15, 2018

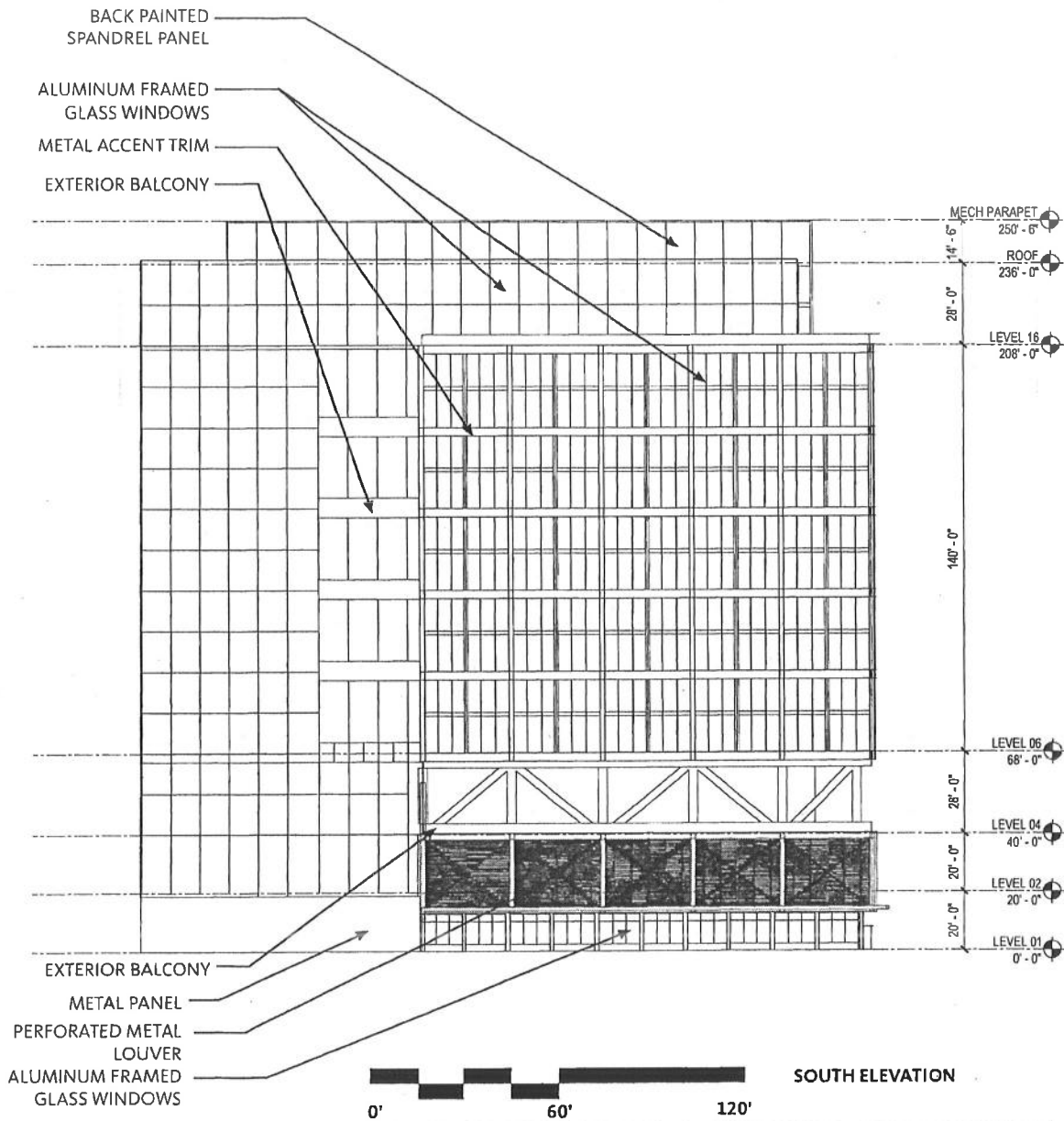
FINAL FOR PUBLICATION



Gensler

APPLICANT: Green Kinzie, LLC
 ADDRESS: 352-372 North Green / 833-857 West Kinzie / 357-373 North Peoria / 358-360 North Peoria / 362 & 363 North Sangamon / 363 North Morgan, Chicago, IL
 INTRODUCTION: December 13, 2017
 PLAN COMMISSION: March 15, 2018

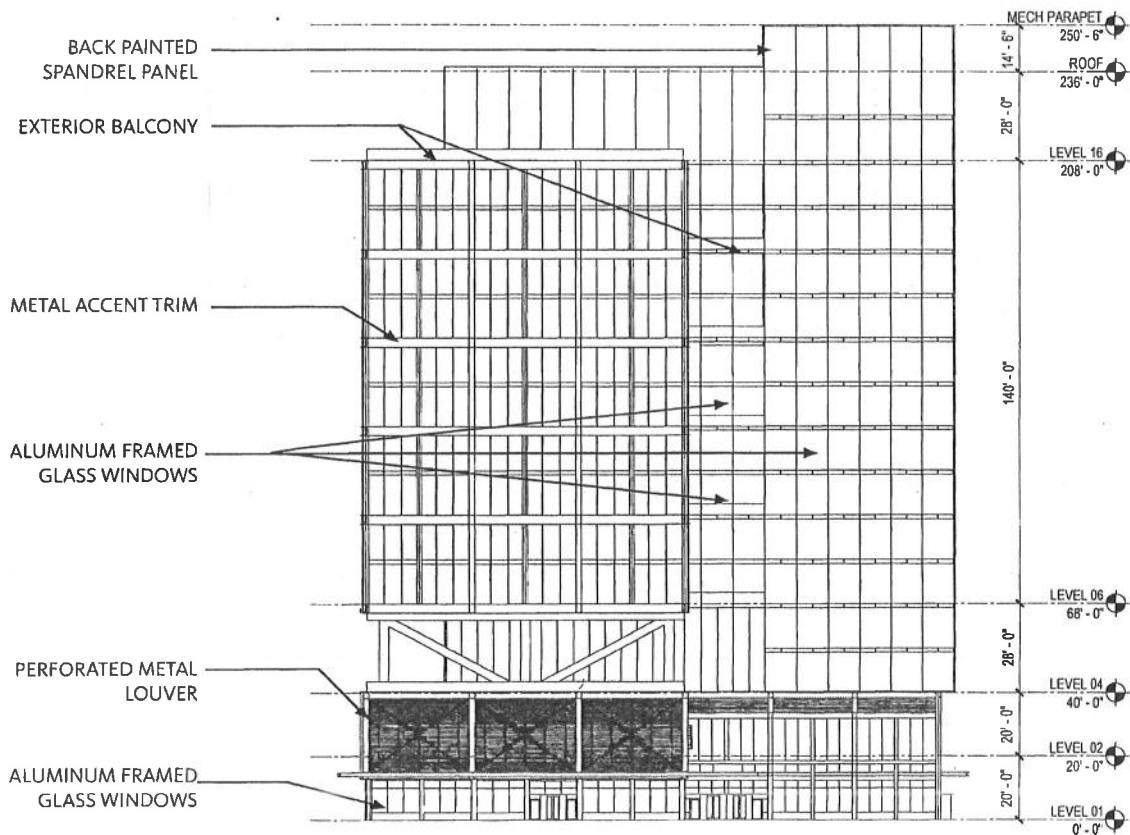
FINAL FOR PUBLICATION



Gensler

APPLICANT: Green Kinzie, LLC
 ADDRESS: 352-372 North Green / 833-857 West Kinzie / 357-373 North Peoria / 358-360 North Peoria / 362 & 363 North Sangamon / 363 North Morgan, Chicago, IL
 INTRODUCTION: December 13, 2017
 PLAN COMMISSION: March 15, 2018

FINAL FOR PUBLICATION

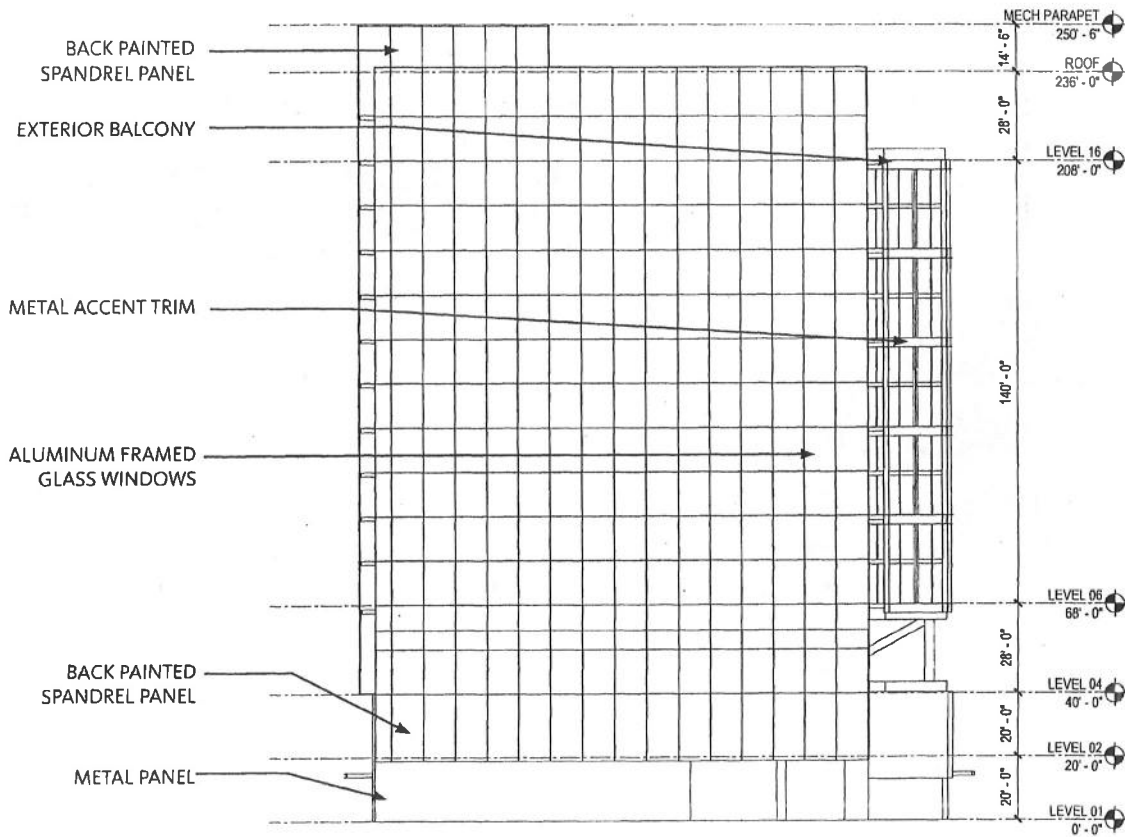


EAST ELEVATION

Gensler

APPLICANT: Green Kinzie, LLC
 ADDRESS: 352-372 North Green / 833-857 West Kinzie / 357-373 North Peoria / 358-360 North Peoria / 362 & 363 North Sangamon / 363 North Morgan, Chicago, IL
 INTRODUCTION: December 13, 2017
 PLAN COMMISSION: March 15, 2018

NOT FOR PUBLICATION

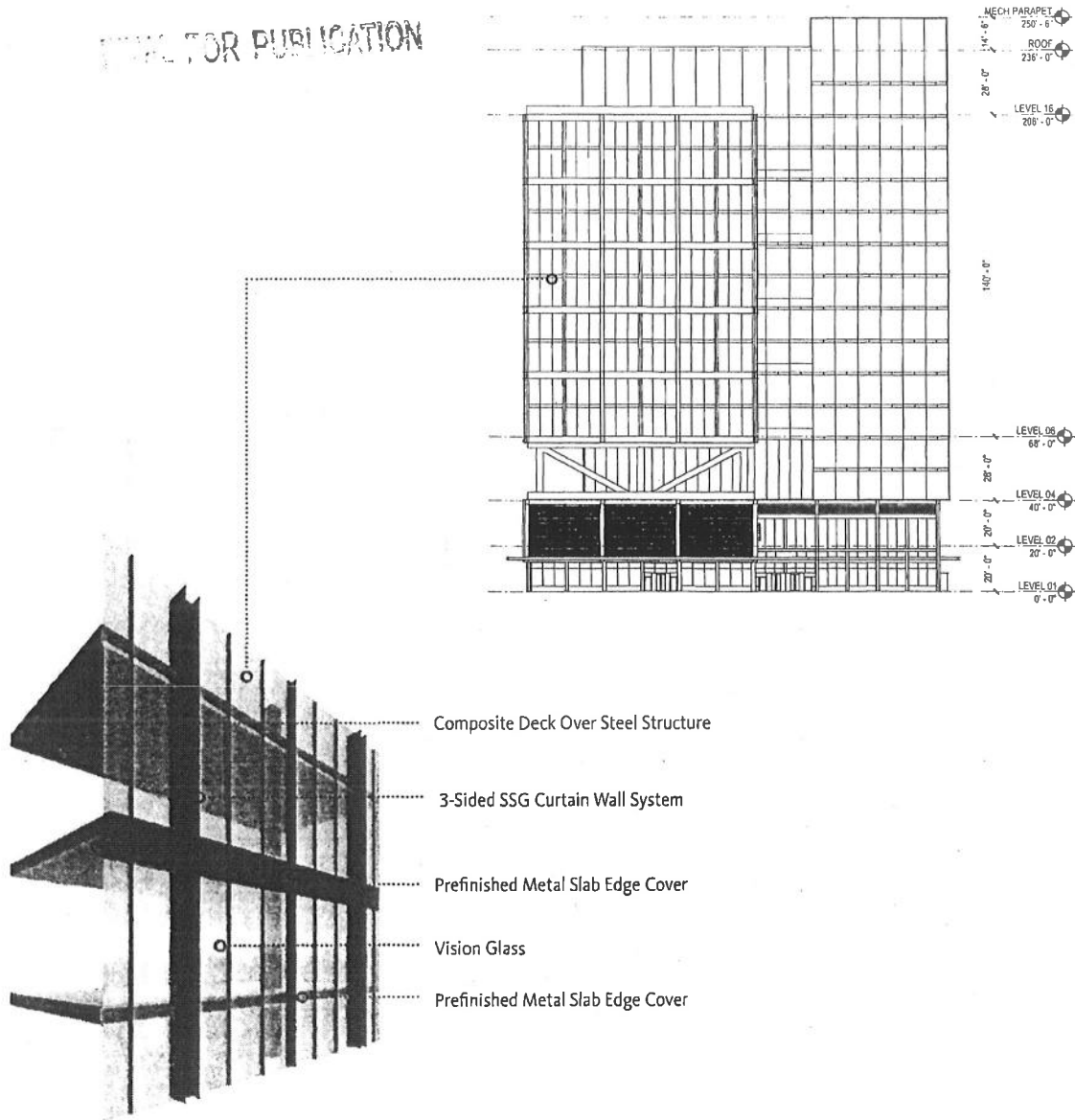


WEST ELEVATION

Gensler

APPLICANT: Green Kinzie, LLC
 ADDRESS: 352-372 North Green / 833-857 West Kinzie / 357-373 North Peoria / 358-360 North Peoria / 362 & 363 North Sangamon / 363 North Morgan, Chicago, IL
 INTRODUCTION: December 13, 2017
 PLAN COMMISSION: March 15, 2018

FINAL FOR PUBLICATION

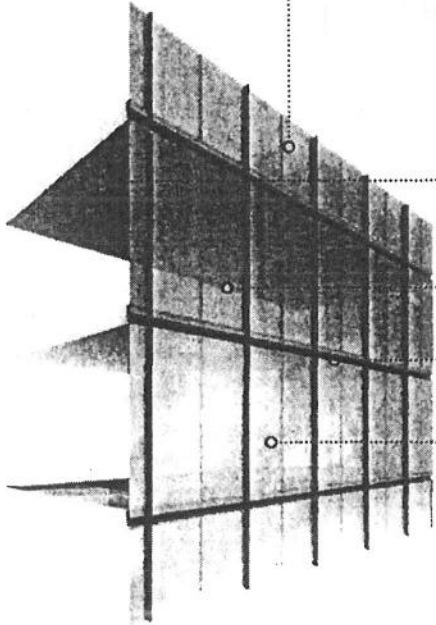
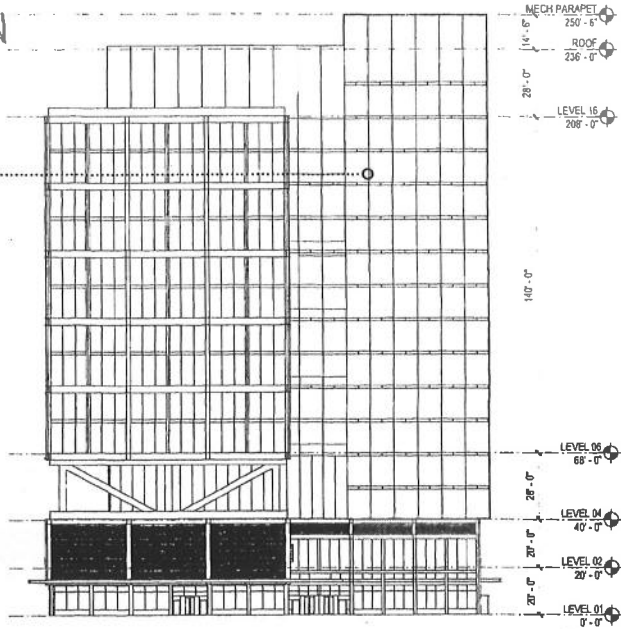


CURTAIN WALL: TYPE 1

Gensler

APPLICANT: Green Kinzie, LLC
ADDRESS: 352-372 North Green / 833-857 West Kinzie / 357-373 North Peoria / 358-360 North Peoria / 362 & 363 North Sangamon / 363 North Morgan, Chicago, IL
INTRODUCTION: December 13, 2017
PLAN COMMISSION: March 15, 2018

NOT FOR PUBLICATION

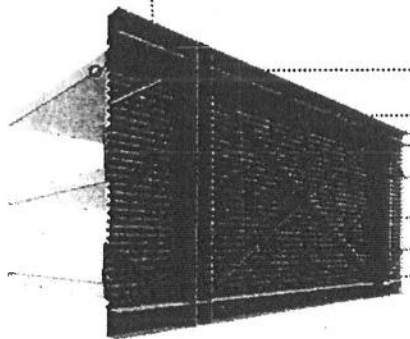
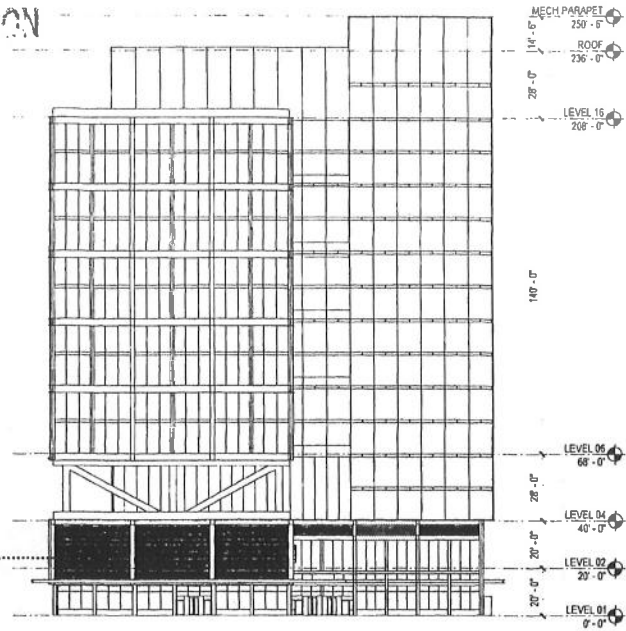


CURTAIN WALL: TYPE 2

Gensler

APPLICANT: Green Kinzie, LLC
 ADDRESS: 352-372 North Green / 833-857 West Kinzie / 357-373 North Peoria / 358-360 North Peoria / 362 & 363 North Sangamon / 363 North Morgan, Chicago, IL
 INTRODUCTION: December 13, 2017
 PLAN COMMISSION: March 15, 2018

FOR PUBLICATION



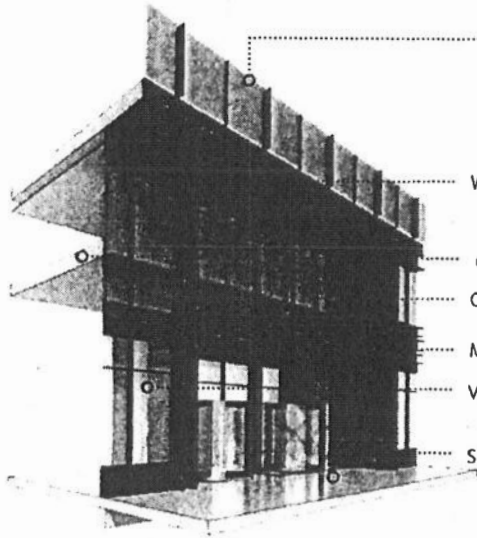
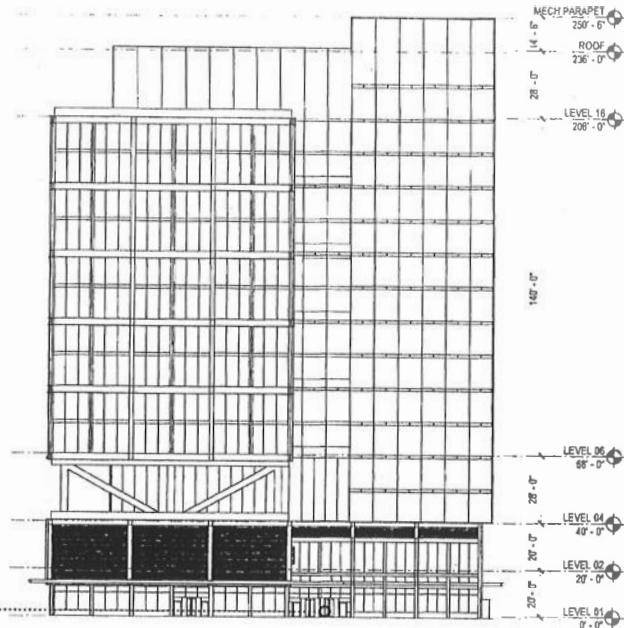
- Concrete Deck
- Metal Beam Expression
- Metal Cross Bracing Expression
- Perforated Extruded Metal Screen
- Metal Column Expression
- Headlight Screen

PARKING SCREEN

Gensler

APPLICANT: Green Kinzie, LLC
ADDRESS: 352-372 North Green / 833-857 West Kinzie / 357-373 North Peoria / 358-360 North Peoria / 362 & 363 North Sangamon / 363 North Morgan, Chicago, IL
INTRODUCTION: December 13, 2017
PLAN COMMISSION: March 15, 2018

FINAL FOR PUBLICATION



- Wood Soffit
- Concrete Deck
- Captured Aluminum Curtain Wall
- Metal Canopy
- Vision Glass
- Sidewalk

PODIUM CURTAIN WALL

Gensler

APPLICANT: Green Kinzie, LLC
 ADDRESS: 352-372 North Green / 833-857 West Kinzie / 357-373 North Peoria / 358-360 North Peoria / 362 & 363 North Sangamon / 363 North Morgan, Chicago, IL
 INTRODUCTION: December 13, 2017
 PLAN COMMISSION: March 15, 2018