

# PD 1573

**Table of Contents**

**06/21/2023\_PD Adoption** ..... **2**  
    Ordinance ..... 2  
    Statements ..... 2  
    Bulk Table ..... 9  
    Exhibits ..... 10

*Reclassification Of Area Shown On Map No. 1-G. BPD 1573*  
(As Amended)  
(Application No. 22103)  
(Common Address: 357 -- 359 N. Green St.)  
[O2023-1201/SO2023-0001870]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M2-3 Light Industry District and Residential-Commercial Planned Development Number 643 symbols and indications as shown on Map Number 1-G in the area generally bounded by:

West Kinzie Street; a line 126.12 feet west of and parallel to North Halsted Street; a line 50.12 feet south of and parallel to West Kinzie Street; North Halsted Street; a line 137.09 feet south of and parallel to West Kinzie Street; and North Green Street,

to the designation of a DX-7 Downtown Mixed-Use District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-G in the area generally bounded by:

West Kinzie Street; a line 126.12 feet west of and parallel to North Halsted Street; a line 50.12 feet south of and parallel to West Kinzie Street; North Halsted Street; the north line of the Metra Railroad right-of-way; and North Green Street,

to the designation of Business Planned Development Number 1573, subject to such use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 3. This ordinance takes effect after its passage and due publication.

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

*Business Planned Development No. 1573.*

*Planned Development Statements.*

1. The area delineated herein as Industrial Planned Development Number 1573 ("Planned Development") consists of approximately 60,055 square feet of property

which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is under the designated control of the Applicant, Onni 357 North Green LLC.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
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.

The Applicant shall contribute \$250,000 to CDOT towards the cost of the railroad crossing upgrades and signal improvements prior to the issuance of a certificate of occupancy; provided, however, that any documented conveyance of property interests to Metra or other agreement providing payment by Applicant to Metra shall be the basis for a credit against such amount due.

4. This plan of development consists of 18 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Floor Plans; Landscape Plan; and Building Elevations prepared by Solomon Cordwell & Benz, dated June 15, 2023, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. 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: office; retail; daycare, provided the Applicant submits for Site Plan Approval; eating and drinking establishments, including taverns; outdoor patio; financial services (excluding payday loan shops; title loan shops; and pawnshops); medical services; personal services; accessory and incidental uses; and accessory parking. Pursuant to Section 17-10-0503 of the Chicago Zoning Ordinance, up to

45 percent of the total number of parking spaces may be leased out to the general public if reviewed and approved as a Minor Change in accordance with Section 17-13-0611 of the Chicago Zoning Ordinance.

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 60,055 square feet and a base FAR of 7.0.

The Applicant acknowledges that the project has received a bonus FAR of 4.5, pursuant to Section 17-4-1000 of the Chicago Zoning Ordinance. With this bonus FAR, the total overall FAR for the Planned Development is 11.5. 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; 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 upon 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 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; or (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 (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 a portion of the Property is located in the Kinzie Industrial Corridor Conversion Area and has undergone a "rezoning" within the meaning of Chapter 16-8 of the Municipal Code (the "Industrial Corridor System Fund Ordinance"). As a result of this rezoning, the Planned Development is subject to the conversion fee provisions of the Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the City's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the conversion fee may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The amount of the conversion fee due prior to the issuance of a building permit shall be calculated based on the fee rate in effect at the time of payment. 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. Prior to issuance of building permits, the Applicant will enter into a development and maintenance agreement ("DEMA") with the City for the construction, maintenance, and management of approximately 7,313.24 square feet of plaza space as depicted on the Plans. The DEMA obligations shall be binding on the Applicant, its successors and assigns. The Commissioner is hereby authorized to enter into a DEMA and all other documents contemplated by this Statement 17 and, in his/her sole discretion, may modify by minor change the foregoing requirements, without further City Council approval of the DEMA, so as to permit alternate forms of achieving compliance with the Applicant's construction, maintenance and management obligations, including but not limited to, a restrictive covenant or owner's reciprocal easement and operation agreement in form and substance acceptable to the City which expressly grant the City necessary enforcement, self-help, and lien rights as may be necessary to assure compliance with this statement.

The Applicant or its successors or assigns, shall be responsible for maintaining, repairing, replacing, and managing the plaza space as depicted on the plans. The plaza space shall be for public use, and shall be open to the public, free of charge, during normal park hours from 6:00 A.M. to 11:00 P.M. every day of the year.

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

[Existing Zoning Map; Boundary and Property Line Map; Existing Land-Use Plan; General Land-Use Plan; Landscape Site Plan; Landscape Roof Plan; Landscape Sections and Details; Planting Palette; Ground Plan; Open Plaza Area; Level 2 Plan; Typical Parking Level Plan; Low Rise Office Plan; High Rise Office Plan; Site Plan; and Northwest, Northeast, Southeast and Southwest Building Elevations referred to in these Plan of Development Statements printed on pages 1109 through 1130 of this *Journal*.]

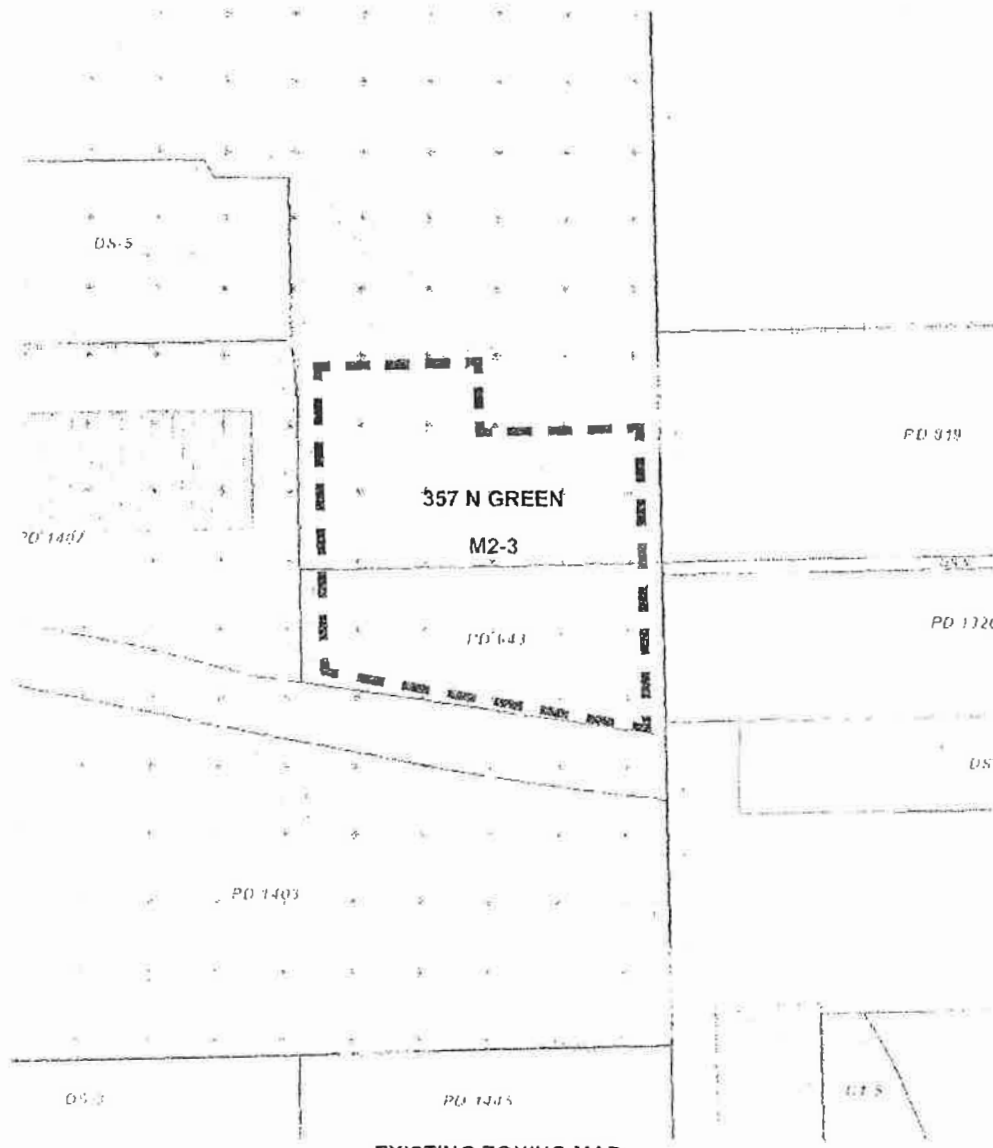
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Business Planned Development No. 1573.*

*Bulk Regulations And Data Table.*

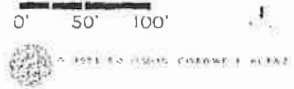
Gross Site Area:	83,598 square feet
Area of Public Rights-of-Way:	23,543 square feet
Net Site Area:	60,055 square feet
Maximum Floor Area Ratio:	11.5
Base Floor Area Ratio:	7.0
Bonus Floor Area Ratio:	4.5
Maximum Number of Off-Street Parking Spaces:	319
	329 (if restaurant use)
Minimum Loading Berths:	3 (10 feet by 25 feet)
Maximum Building Height:	495 feet
Minimum Setbacks:	In accordance with plans
Bicycle Parking Spaces:	50+/-
Public Plaza Open Space:	7,313.24 square feet +/-

**FINAL FOR  
PUBLICATION**



**EXISTING ZONING MAP**

Applicant: ONNI 357 NORTH GREEN, LLC.  
Address: 357-359 NORTH GREEN STREET  
Introduction: March 15, 2023  
Plan Commission: JUNE 15, 2023

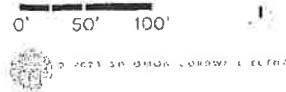


**FINAL FOR PUBLICATION**

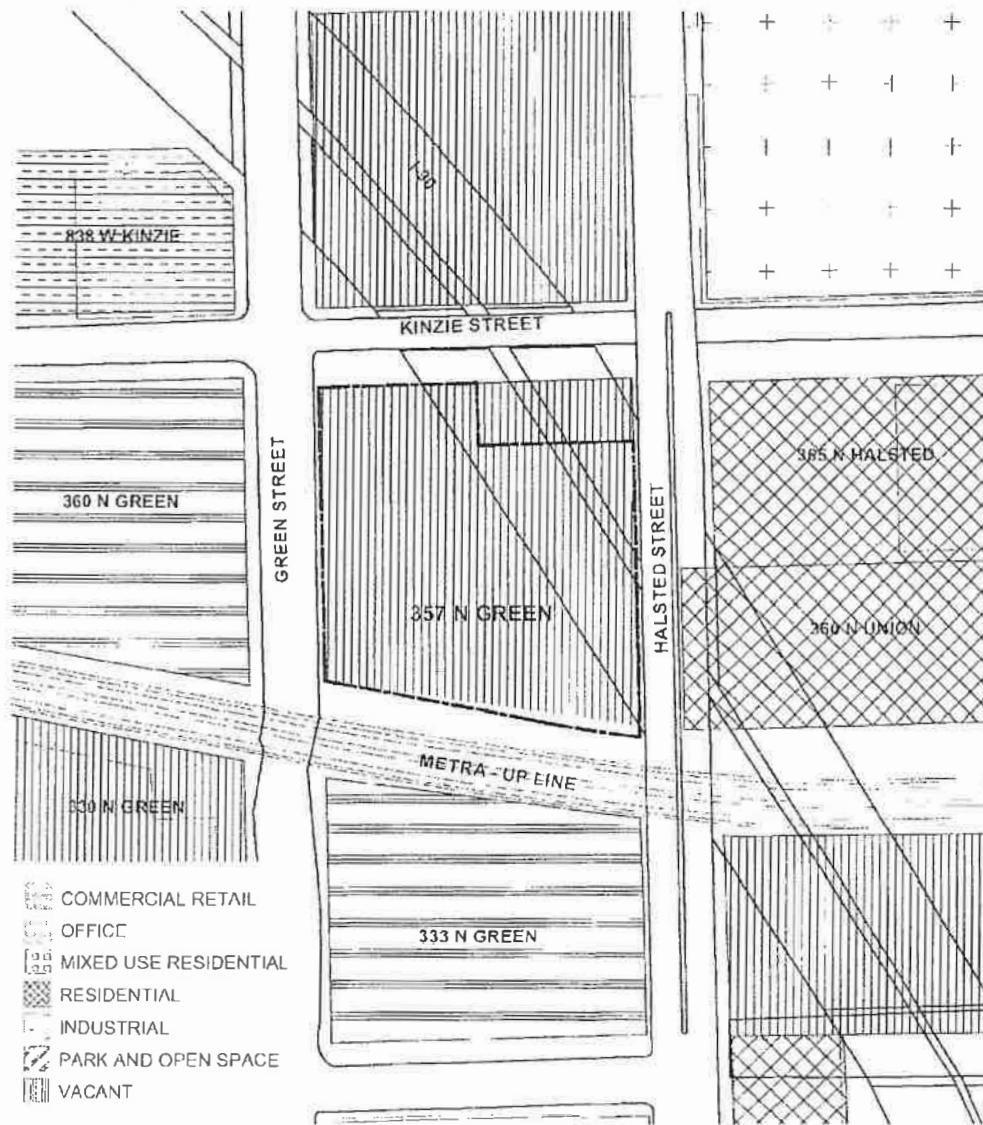


**PD BOUNDARY AND PROPERTY LINE MAP**

Applicant: ONNI 357 NORTH GREEN, LLC.  
 Address: 357-359 NORTH GREEN STREET  
 Introduced: March 15, 2023  
 Plan Commission: JUNE 15, 2023



# FINAL FOR PUBLICATION



EXISTING LAND USE PLAN

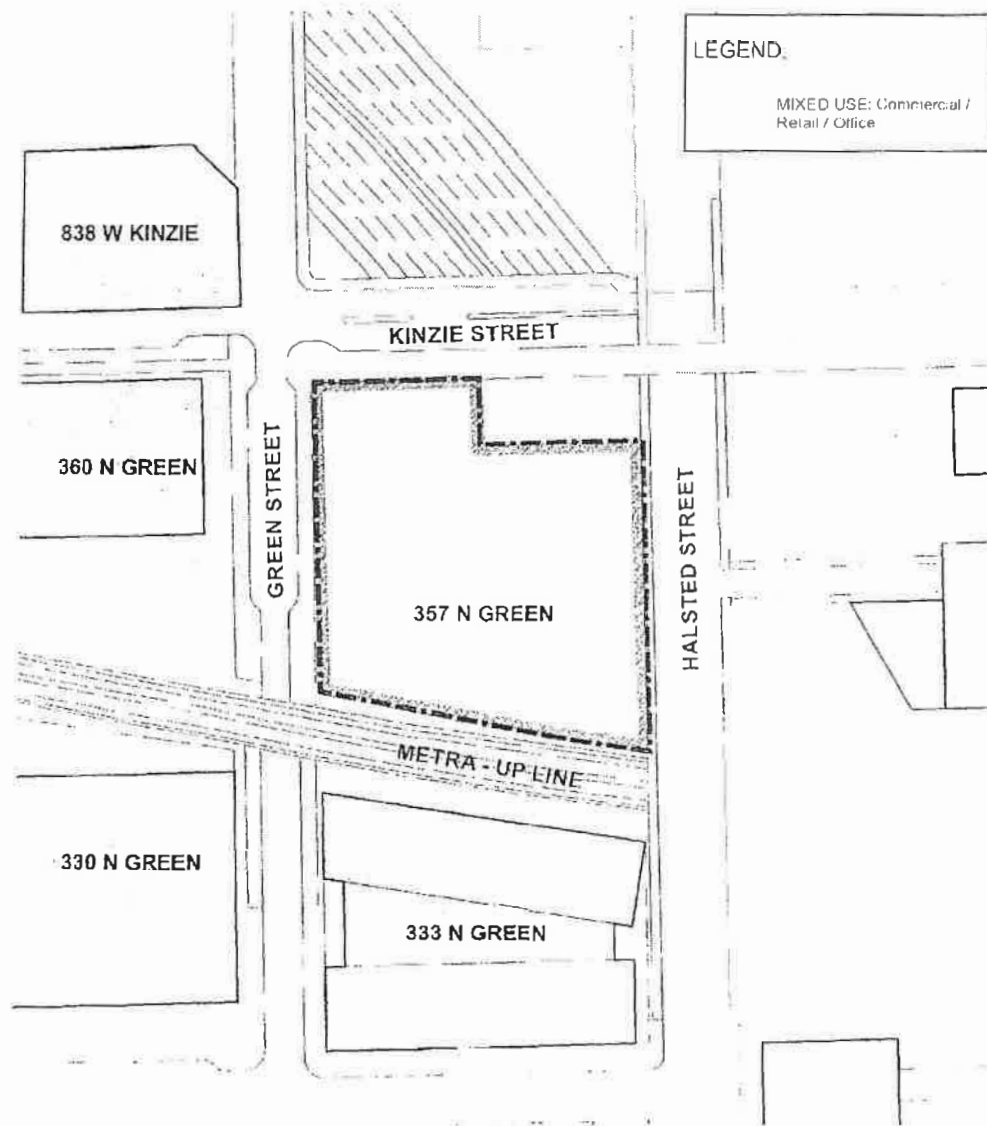
Applicant: ONNI 357 NORTH GREEN, LLC.  
 Address: 357 355 NORTH GREEN STREET  
 Introduced: March 15, 2023  
 Plan Commission: JUNE 15, 2023

0' 50' 100'



OFFICE OF THE CITY CLERK

**FINAL FOR PUBLICATION**



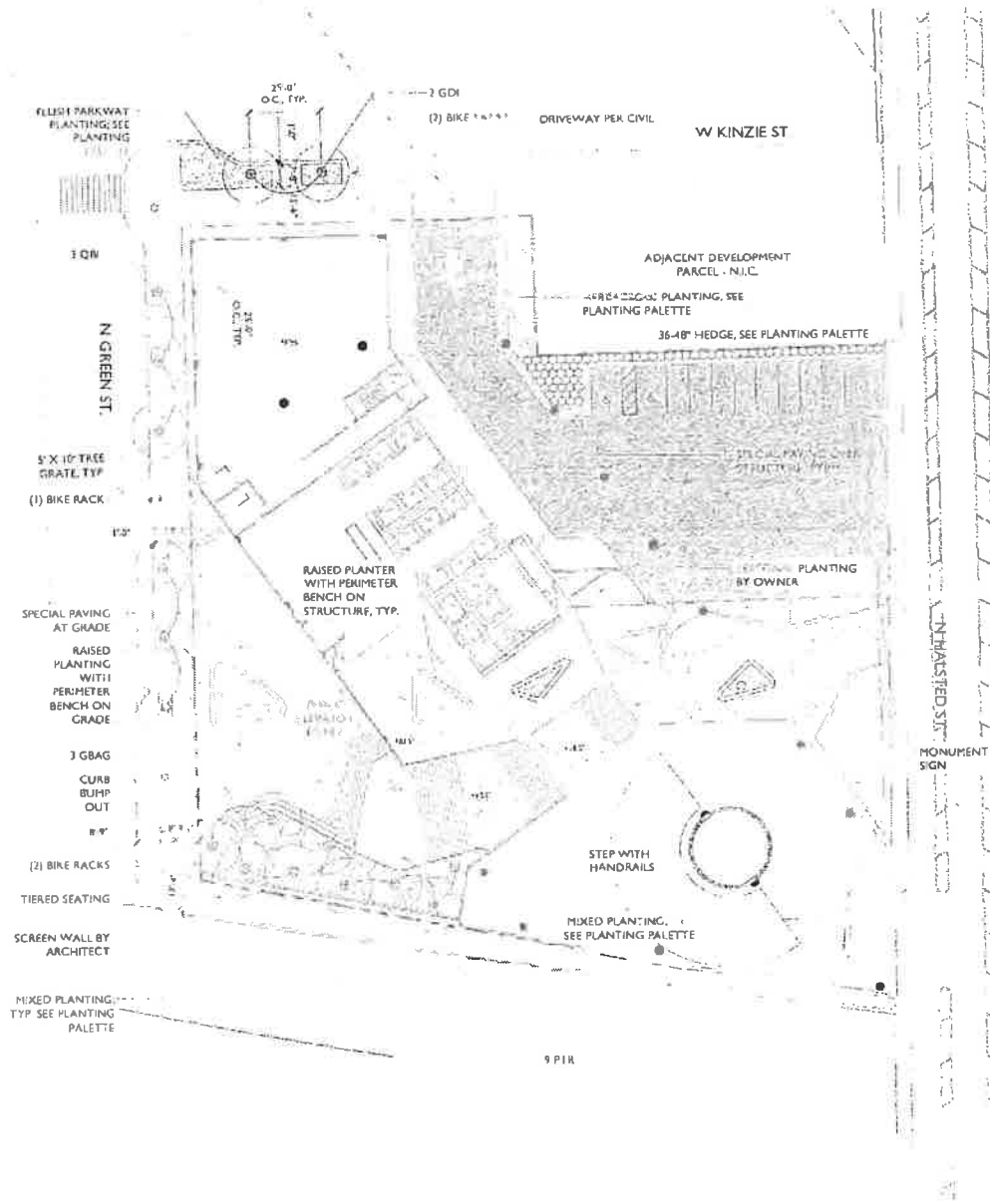
**GENERAL LAND USE PLAN**

Applicant: ONNI 357 NORTH GREEN, LLC.  
Address: 357-359 NORTH GREEN STREET  
Introduced: March 15, 2023  
Plan Commission: JUNE 15, 2023

0' 50' 100'



# FINAL FOR PUBLICATION



### LANDSCAPE SITE PLAN

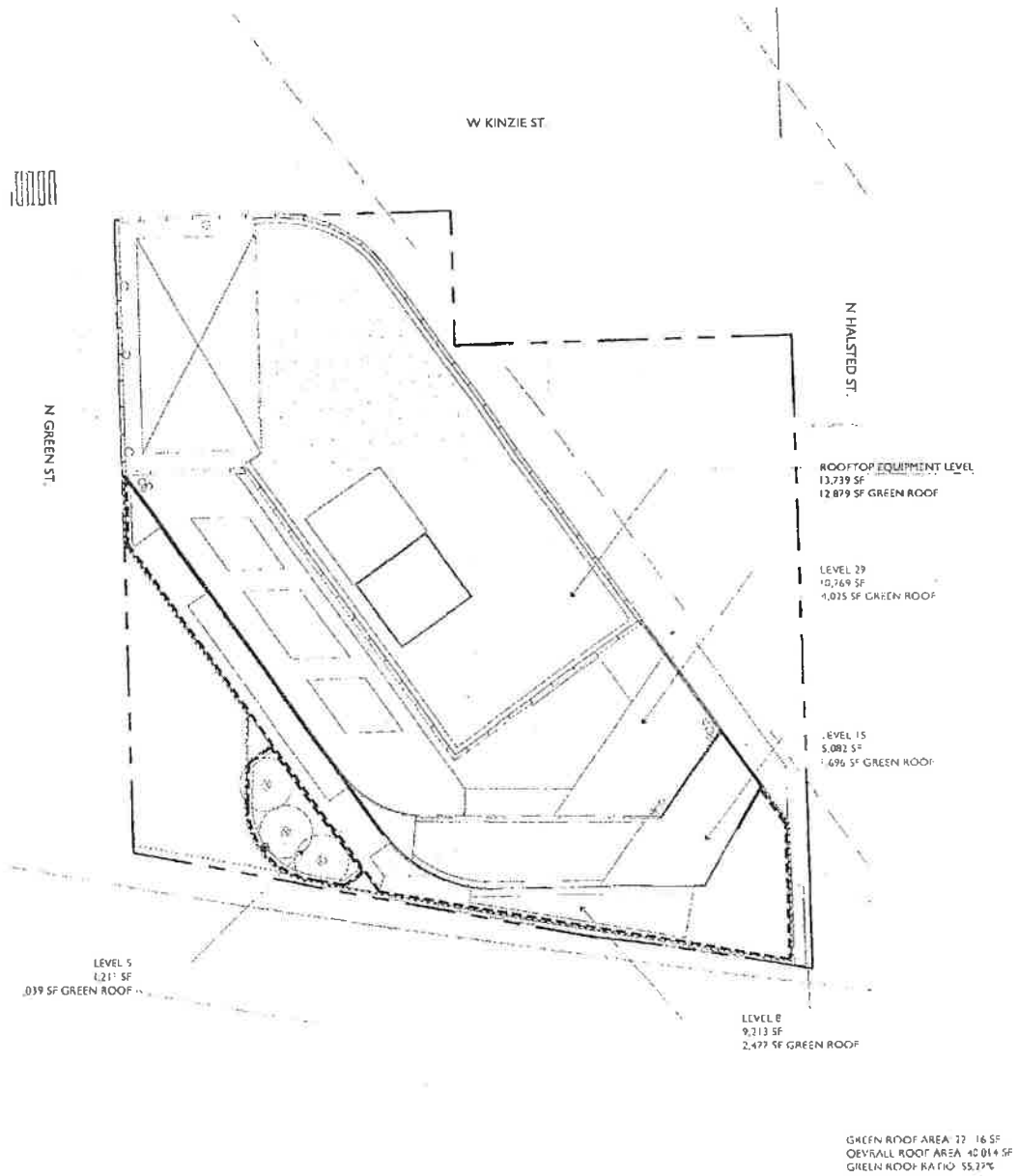
APPLICANT: ONNI 357 NORTH GREEN LLC  
 ADDRESS: 357-359 NORTH GREEN STREET  
 DATE OF: June 5, 2023  
 PLAN COMMISSION: TBD

0' 25' 50'  
 SCALE



25' NORTH

**FINAL FOR PUBLICATION**



**LANDSCAPE ROOF PLAN**

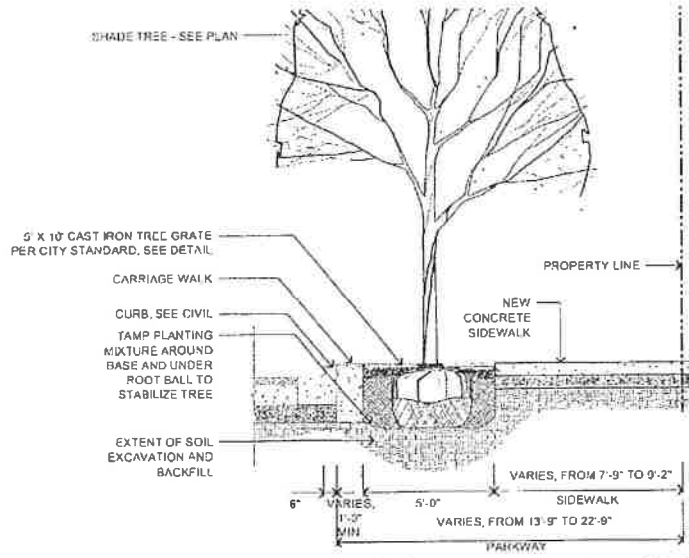
APPLICANT: ONNI 357 NORTH GREEN LLC  
 ADDRESS: 357-359 NORTH GREEN STREET  
 DATE OF INTRODUCTION: June 5, 2023  
 PLAN COMMISSION TBD

GRAPHIC SCALE: 0' 25' 50'



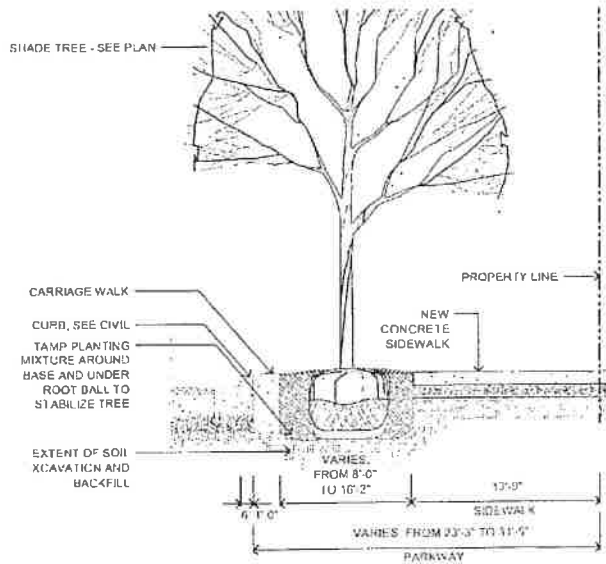
DATE: 06/21/2023

**FINAL FOR PUBLICATION**



1 TYPICAL PARKWAY SECTION @ N GREEN ST

415



2 TYPICAL PARKWAY SECTION @ W KINZIE ST

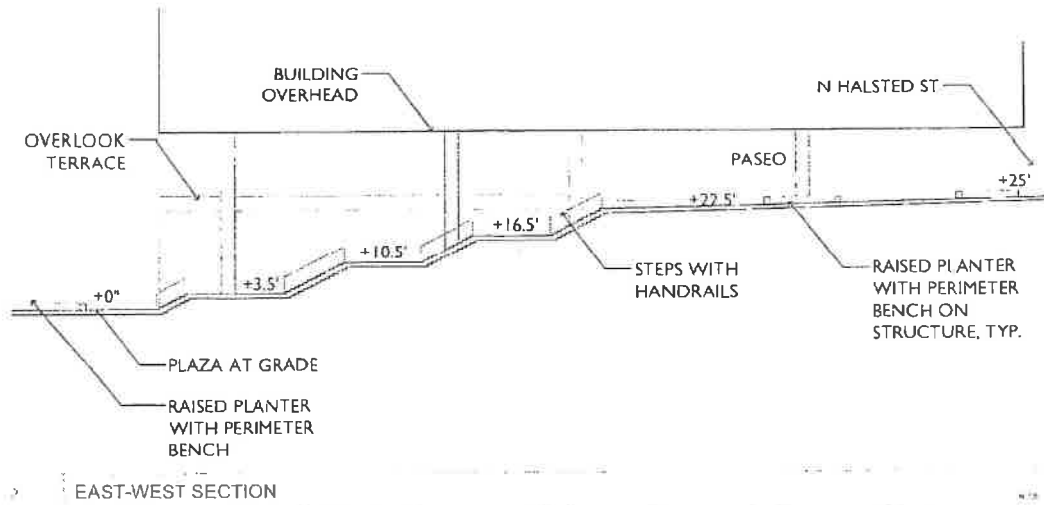
416

**LANDSCAPE SECTIONS**

APPLICANT: CONN: 357 NORTH GREEN LLC  
ADDRESS: 357 359 NORTH GREEN STREET  
DATE OF INTRODUCTION: DATE 15 2023  
PLAN COMMISSION: TBD



# FINAL FOR PUBLICATION



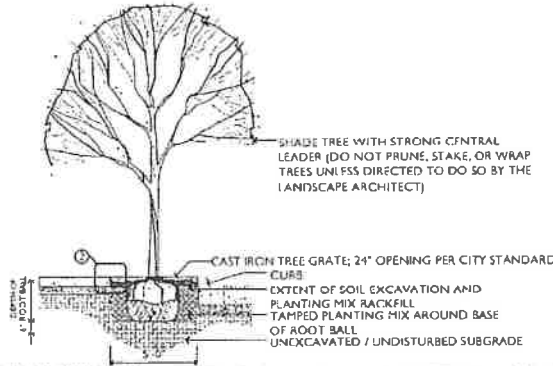
## LANDSCAPE SECTIONS

APPLICANT: ORNI 357 NORTH GREEN LLC  
ADDRESS: 357-359 NORTH GREEN STREET  
DATE OF INTRODUCTION: June 15, 2023  
PLAN COMMISSION: TBD

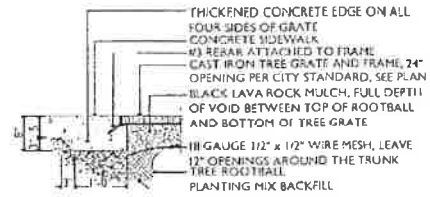


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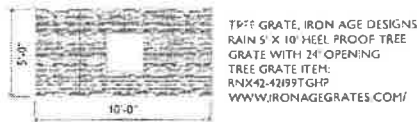
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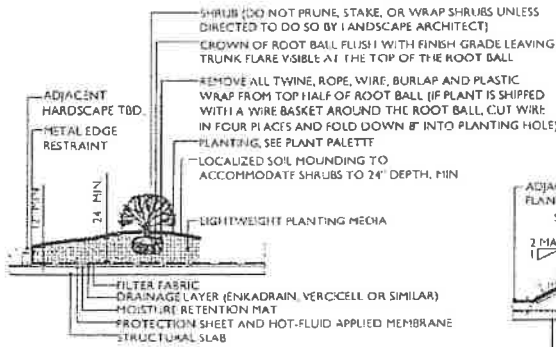
1 NEW TREE IN TREE GRATE



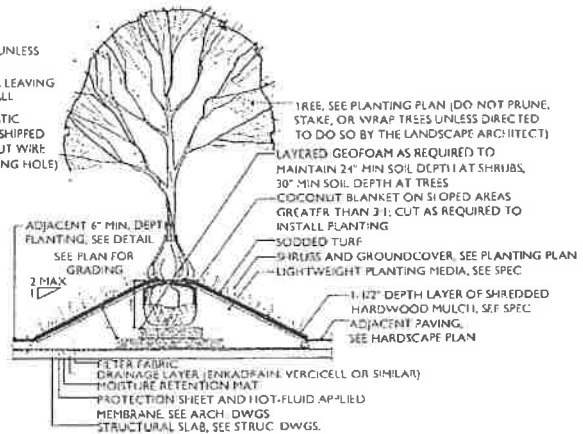
2 TREE GRATE ENLARGEMENT



3 5 X 10 TREE GRATE



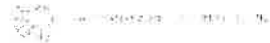
4 GREEN ROOF PLANTING



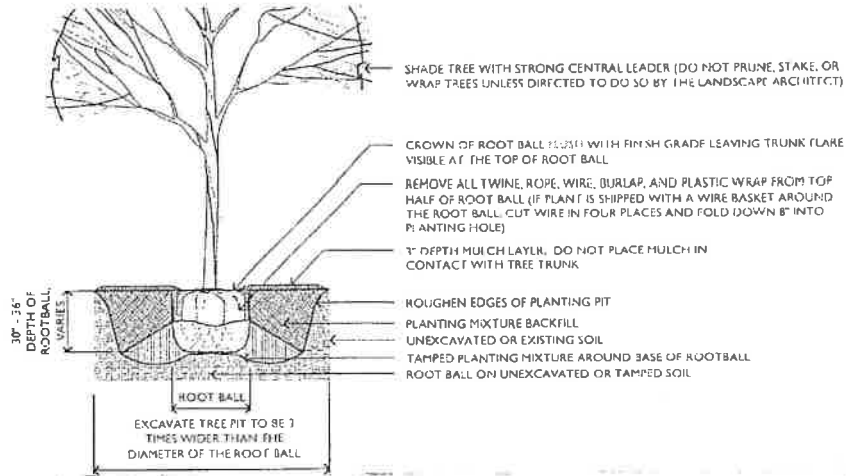
5 RAISED TREE PLANTING ON STRUCTURE

## LANDSCAPE DETAILS

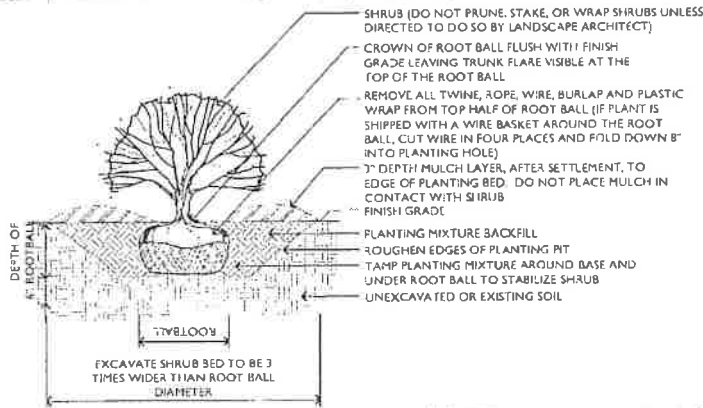
APPLICANT: ONNI 357 NORTH GREEN LLC  
 ADDRESS: 357-359 NORTH GREEN STREET  
 DATE OF INTRODUCTION: June 5, 2023  
 PLAN COMMISSION: TRD



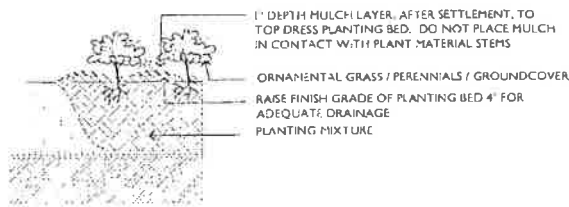
**FINAL FOR PUBLICATION**



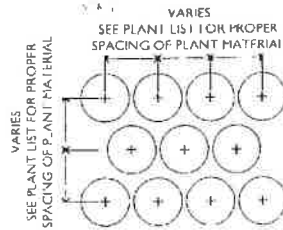
**1 NEW TREE IN MULCH PLANTER DETAIL**



**2 SHRUB INSTALLATION DETAIL**



**3 PERENNIALS INSTALLATION**



**LANDSCAPE DETAILS**

APPLICANT: ONNI 357 NORTH GREEN ST  
ADDRESS: 357-359 NORTH GREEN STREET  
DATE OF INTRODUCTION: June 15, 2023  
PLAN COMMISSION: TBD



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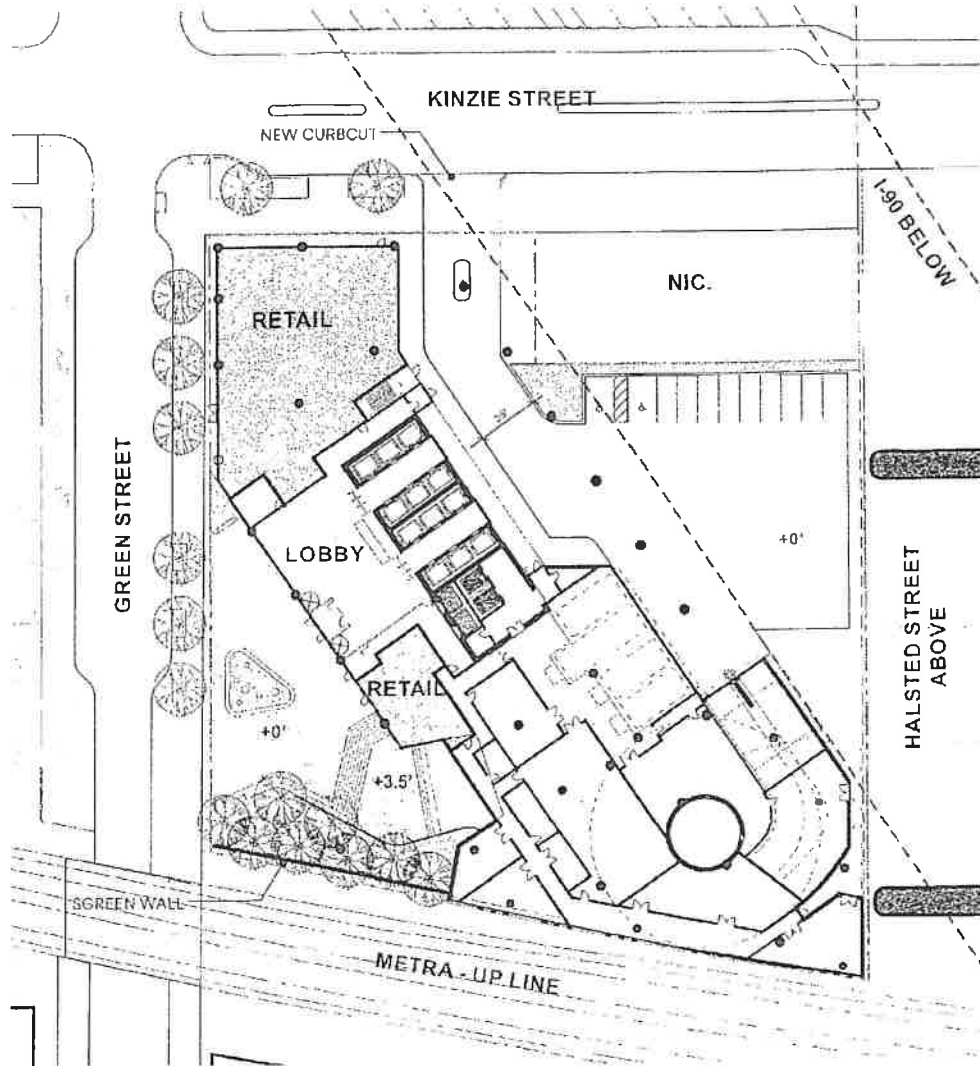
	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
A	PKWY	TREES							
	GN	GYMNOCLEADUS DIOICUS	KENTUCKY COFFEE TREE	7	4"			DBB	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	7	4"			DBB	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	GRAC	GINGKO BIOMORPHIC AUTUMN GOLD	AUTUMN GOLD GINGKO	7	4"			DBB	SINGLE TRUNK, 7' HEIGHT TO CANOPY
B	PTA	POPPULUS TREMULOIDES	QUAKING ASPEN	5		10-12'		DBB	MULTI-TRUNK, 3-5 TRUNKS
C	GRAC								
	BLV	BIJOU GREEN VELVET	GREEN VELVET SORROWOOD					DBB	2-4" ON CENTER
	HT	HYPERICUM PANICULATA LITTLE SPICE	TUTTLEBEE PANICLED HYPERICUM					DBB	2-4" ON CENTER
	OR	ORANGE SCISSOR GRASS	KODIAL ORANGE FLUSH HONEYBUCKLE	25				DBB	2-4" ON CENTER
	SH	SHRUBS							
	SH	SHRUBS							
D	GRAC								
	SPC	SPOROCLEADUS HETEROPHYLLUS	FRANK DROPPED					DBB	1-3" ON CENTER, TRIANGULAR SPACING
	SPC	SPOROCLEADUS HETEROPHYLLUS	FRANK DROPPED					DBB	1-3" ON CENTER, TRIANGULAR SPACING
	SPC	SPOROCLEADUS HETEROPHYLLUS	FRANK DROPPED					DBB	1-3" ON CENTER, TRIANGULAR SPACING
E	GRAC								
	EDY	EDENIA DANK TOWER	DANK TOWER PEACOCK					DBB	1-3" ON CENTER, TRIANGULAR SPACING
	LLA	LEUCOPHYLLA DANK TOWER	DANK TOWER PEACOCK					DBB	1-3" ON CENTER, TRIANGULAR SPACING
	ALL	ALLIUM SUMMER BEAUTY	SUMMER BEAUTY ALLIUM					DBB	1-3" ON CENTER, TRIANGULAR SPACING
	ALL	ALLIUM SUMMER BEAUTY	SUMMER BEAUTY ALLIUM					DBB	1-3" ON CENTER, TRIANGULAR SPACING
	ALL	ALLIUM SUMMER BEAUTY	SUMMER BEAUTY ALLIUM					DBB	1-3" ON CENTER, TRIANGULAR SPACING
F	GRAC								
	ALL	ALLIUM SUMMER BEAUTY	SUMMER BEAUTY ALLIUM					DBB	1-3" ON CENTER, TRIANGULAR SPACING
	ALL	ALLIUM SUMMER BEAUTY	SUMMER BEAUTY ALLIUM					DBB	1-3" ON CENTER, TRIANGULAR SPACING
	ALL	ALLIUM SUMMER BEAUTY	SUMMER BEAUTY ALLIUM					DBB	1-3" ON CENTER, TRIANGULAR SPACING

**PLANTING PALETTE**

APPLICANT: ONNI 357 NORTH GREEN LLC  
 ADDRESS: 357-359 NORTH GREEN STREET  
 DATE OF INTRODUCTION: June 15, 2023  
 PLAK COMMISSION TBD



**FINAL FOR PUBLICATION**

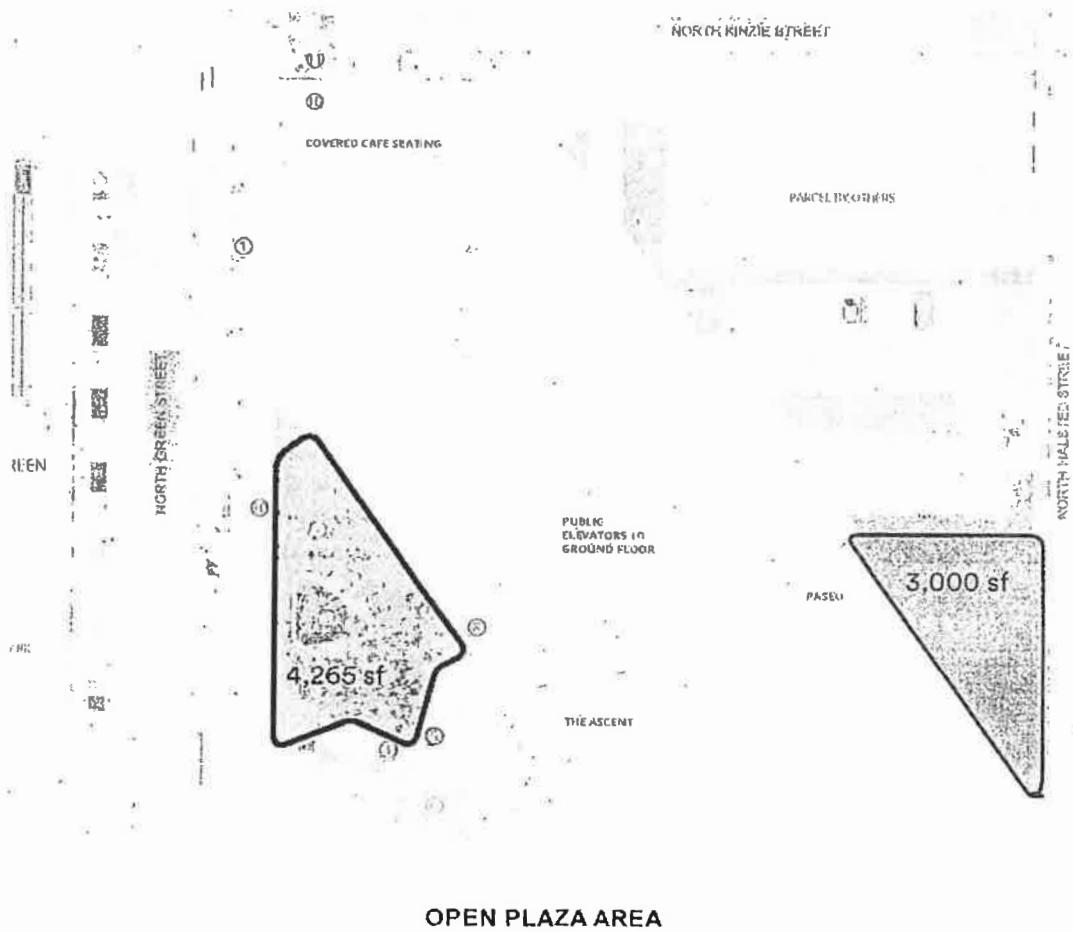


**GROUND PLAN**

Applicant: ONNI 357 NORTH GREEN, LLC  
 Address: 357-359 NORTH GREEN STREET  
 Introduced: March 15, 2023  
 Plan Commission: JUNE 15, 2023



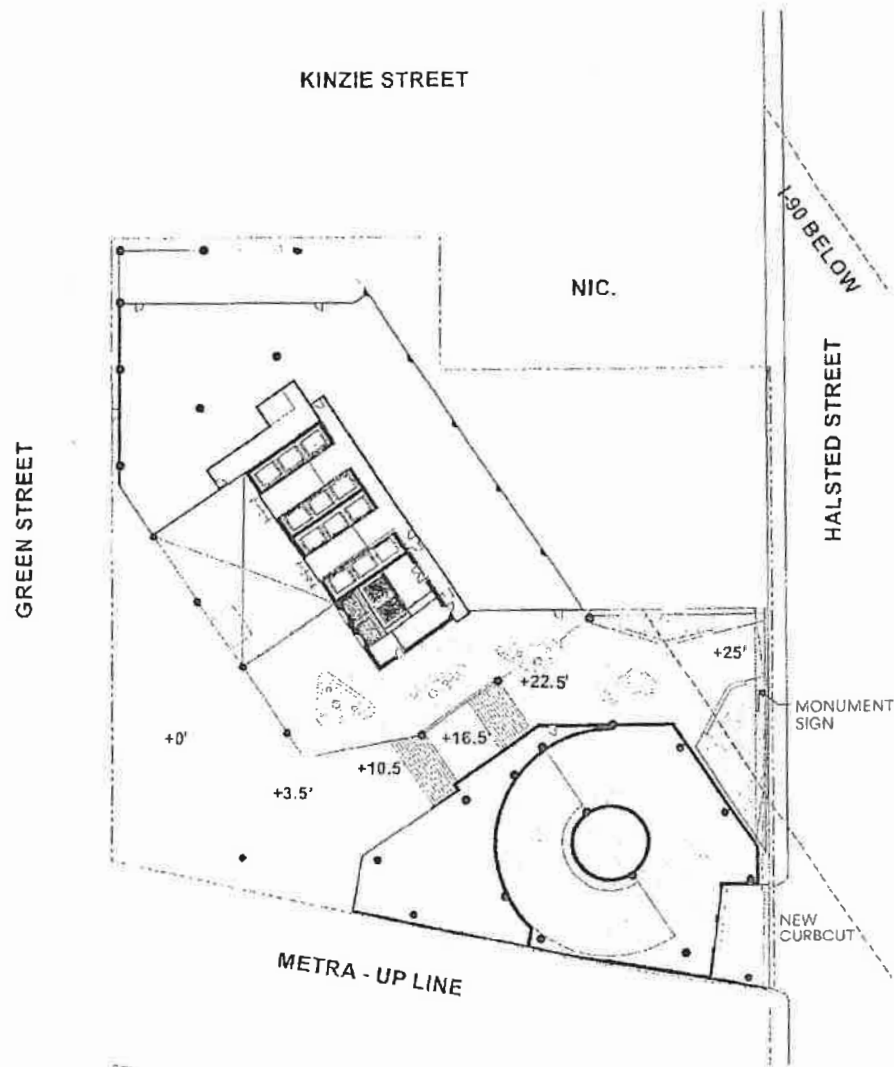
**FINAL FOR PUBLICATION**



Applicant: ONNI 357 NORTH GREEN, LLC.  
 Address: 357-359 NORTH GREEN STREET  
 Introduced: March 15, 2023  
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PUBLICATION**



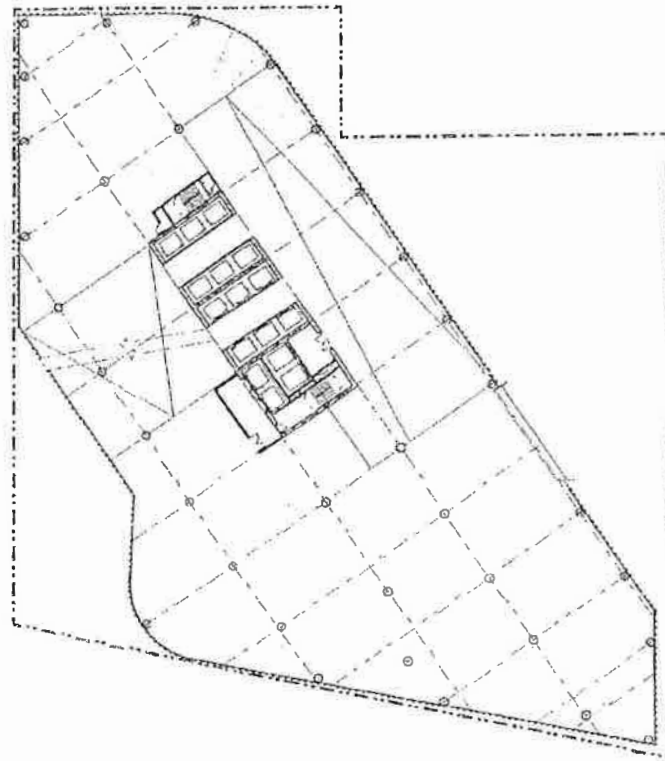
LEVEL 2 PLAN

Applicant: ONNI 357 NORTH GREEN, LLC.  
Address: 357-359 NORTH GREEN STREET  
Introduced: March 15, 2023  
Plan Commission: JUNE 15, 2023

0' 25' 50'



**FINAL FOR  
PUBLICATION**



**TYPICAL PARKING LEVEL PLAN**

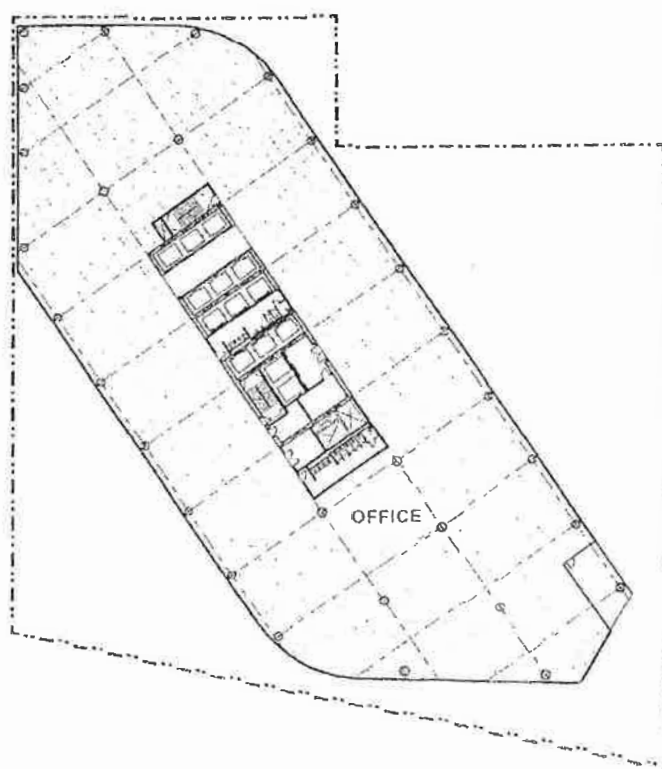
Applicant: ONNI 357 NORTH GREEN, LLC.  
Address: 357-359 NORTH GREEN STREET  
Introduced: March 15, 2023  
Plan Commission: JUNE 15, 2023

0' 25' 50'



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PUBLICATION**



**LOW RISE OFFICE PLAN**

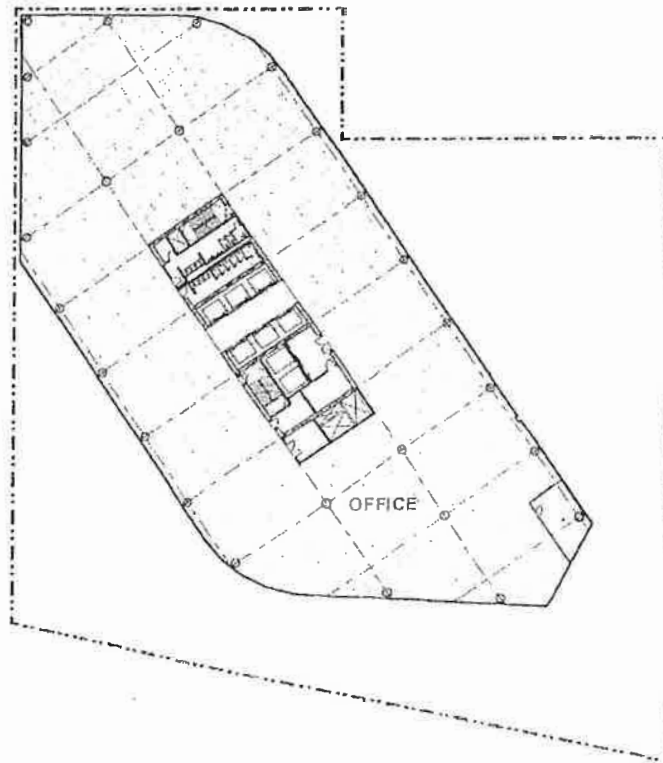
Applicant: ONNI 357 NORTH GREEN, LLC.  
Address: 357 359 NORTH GREEN STREET  
Introduced: March 15, 2023  
Plan Commission: JUNE 15, 2023

0' 25' 50'



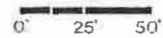
OFFICE OF THE CITY CLERK

**FINAL FOR  
PUBLICATION**

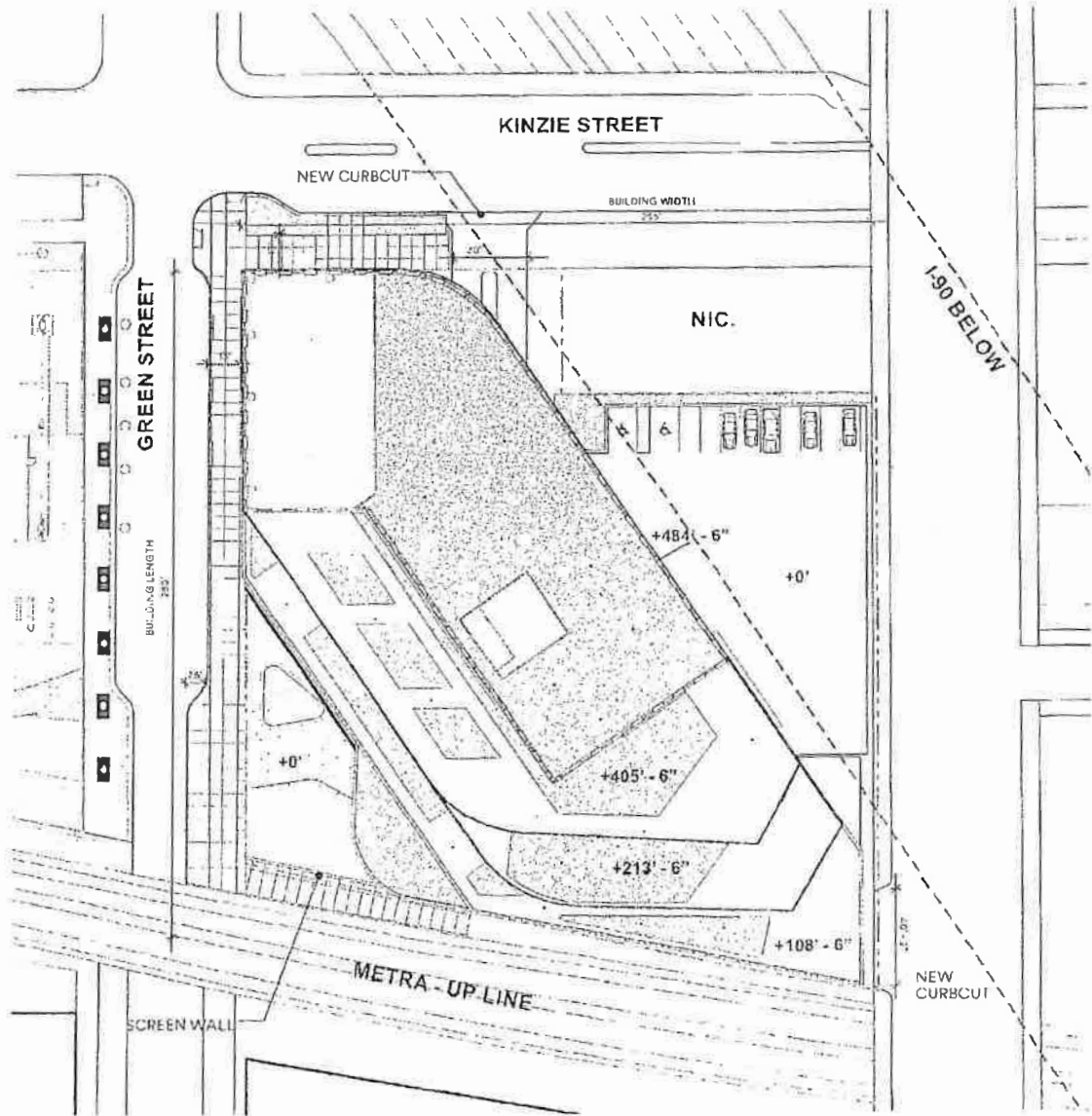


**HIGH RISE OFFICE PLAN**

Applicant: ONNI 357 NORTH GREEN, LLC  
Address: 357 359 NORTH GREEN STREET  
Introduced: March 15, 2023  
Plan Commission: JUNE 15, 2023

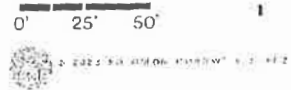


**FINAL FOR PUBLICATION**

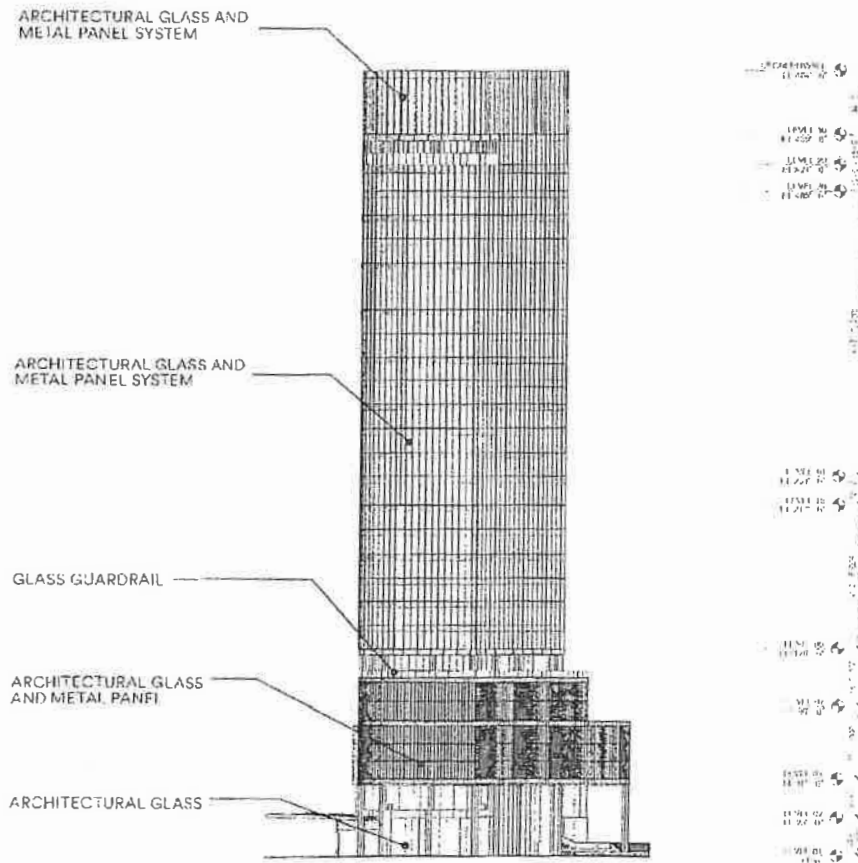


**SITE PLAN**

Applicant: ONNI 357 NORTH GREEN, LLC.  
 Address: 357-359 NORTH GREEN STREET  
 Introduced: March 15, 2023  
 Plan Commission: JUNE 15, 2023



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NORTHWEST ELEVATION

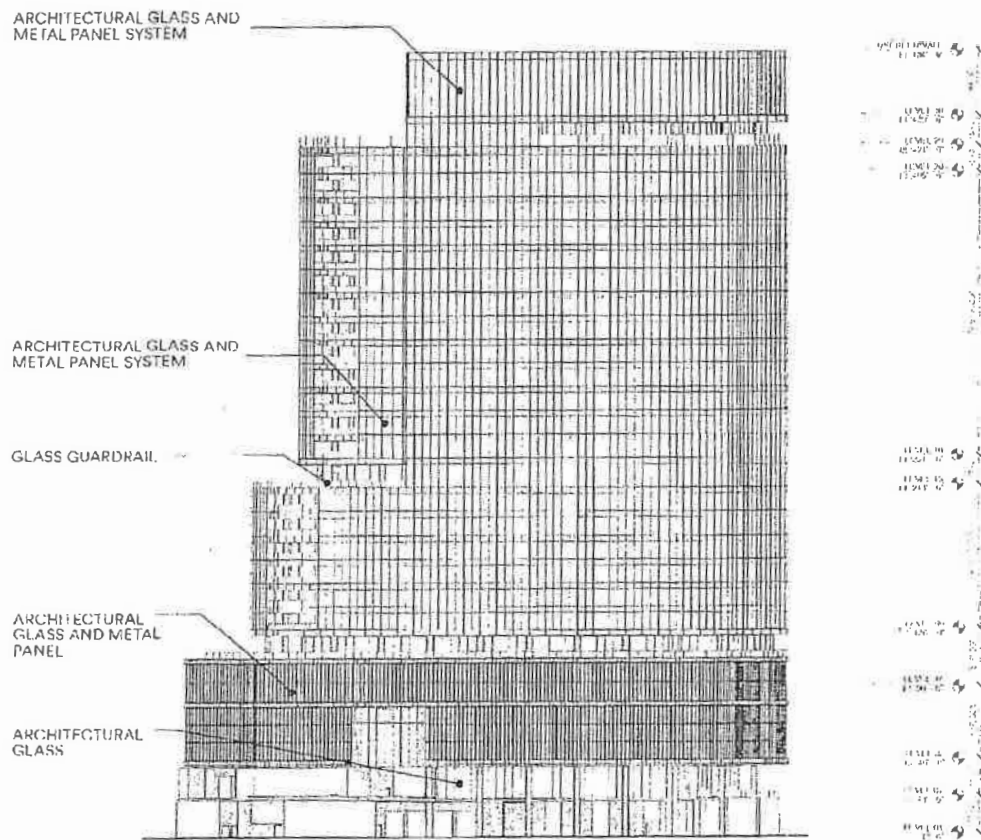
Applicant: ONNI 357 NORTH GREEN, LLC  
Address: 357-359 NORTH GREEN STREET  
Introduced: March 15, 2023  
Plan Commission: JUNE 15, 2023

0' 40' 80'



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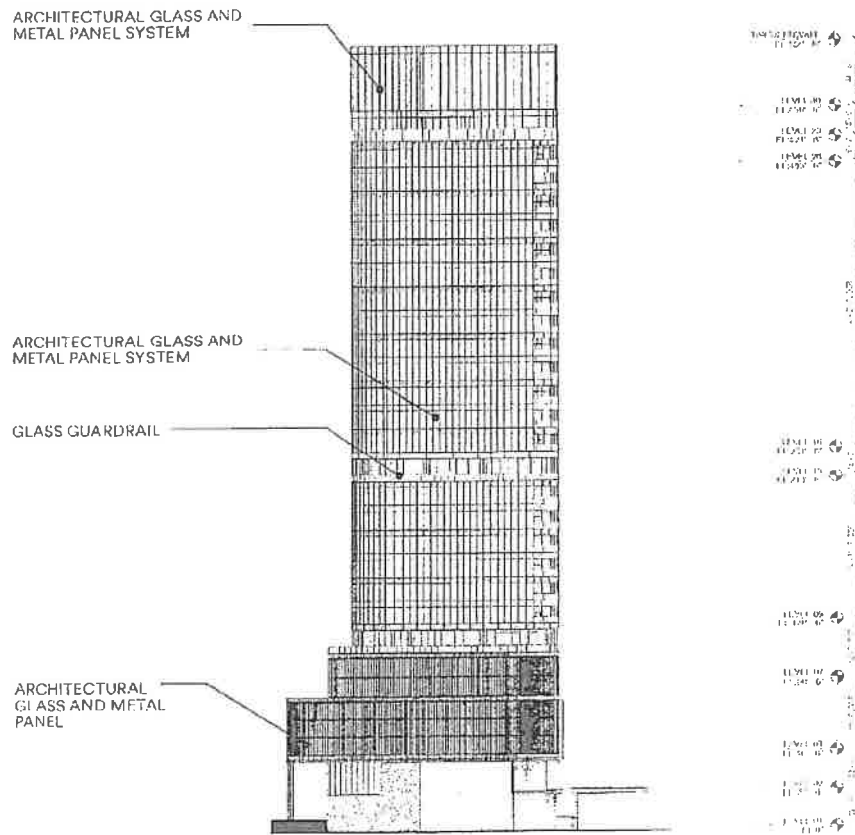


NORTHEAST ELEVATION

Applicant: ONNI 357 NORTH GREEN, LLC.  
 Address: 357-359 NORTH GREEN STREET  
 Introduced: March 15, 2023  
 Plan Commission: JUNE 15, 2023

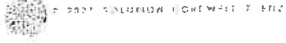
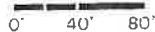


**FINAL FOR PUBLICATION**

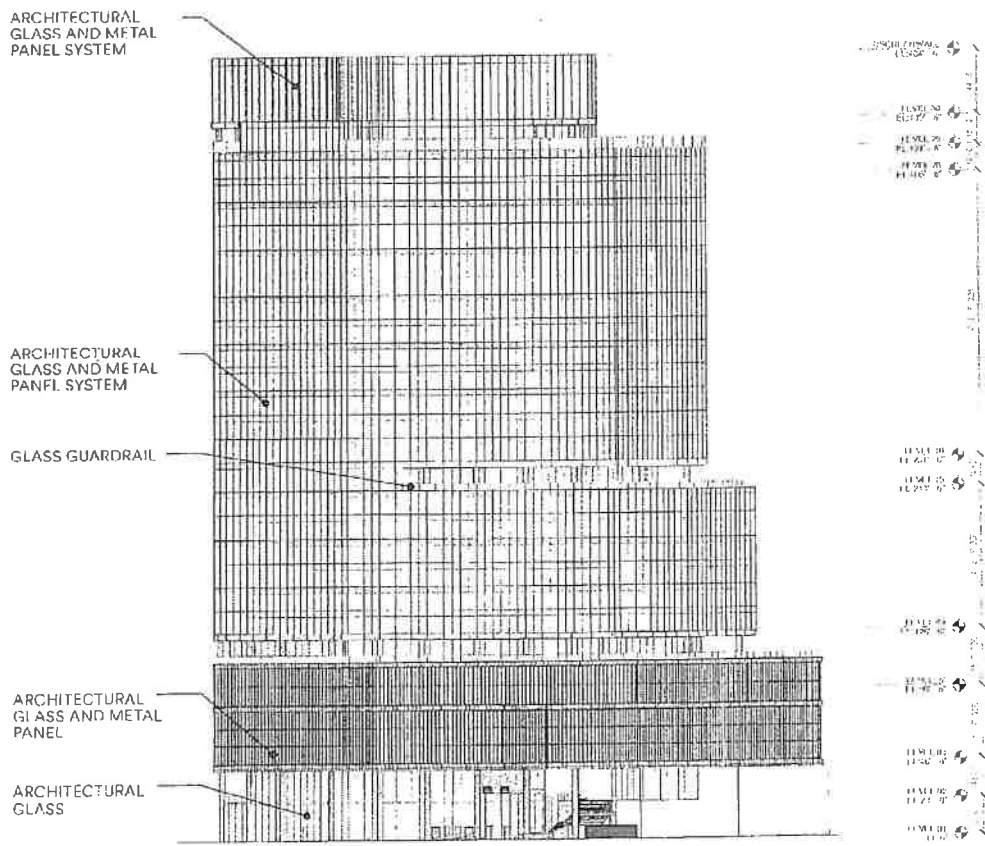


**SOUTHEAST ELEVATION**

Applicant: ONNI 357 NORTH GREEN, LLC.  
 Address: 357-359 NORTH GREEN STREET  
 Introduced: March 15, 2023  
 Plan Commission: JUNE 15, 2023



**FINAL FOR PUBLICATION**



**SOUTHWEST ELEVATION**

Applicant: ONNI 357 NORTH GREEN, LLC.  
 Address: 357-359 NORTH GREEN STREET  
 Introduced: March 15, 2023  
 Plan Commission: JUNE 15, 2023

