

Reclassification Of Area Shown On Map No. 3-F. R B P D 252, 00
 (As Amended)
 (Application No. 21044)
 (Common Address: 426 -- 448 E. Ontario St. And 427 -- 441 E. Erie St.)
 [SO2022-1836]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the Residential-Business Planned Development Number 252 symbols and indications as shown on Map Number 3-F in the area bounded by:

East Erie Street; a line 407.5 feet east of and parallel to North McClurg Court; a line 109.13 feet south of and parallel to East Erie Street; a line 507.5 feet east of and parallel to North McClurg Court; East Ontario Street; and a line 245 feet east of and parallel to North McClurg Court,

to those of Residential-Business Planned Development Number 252, as amended, which is hereby established in the area described subject to such use and bulk regulations as are set forth in the Plan of Development attached herewith and made a part thereof and to no others.

SECTION 2. This ordinance shall take effect upon its passage and due publication.

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

Residential-Business Planned Development No. 252, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Planned Development Number 252, as amended, ("Planned Development") consists of approximately 46,376 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, AH-441 Erie 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.

4. This plan of development consists of 17 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; Planned Development Boundary and Property Line Map; Overall Site Plan; Open Area Calculations; FAR Calculations; Landscape Plan; Ground Floor Plan; Floor Plans (Sixth through Tenth); Green Roof Plan; Sixth Floor Rooftop Landscape Details; and, Building Elevations (North, South, East and West) prepared by NORR Architects, dated March 16, 2023, submitted herein. This amendment makes no change to the previously approved P.D. Number 252 Exhibit Dog Run Plan -- Auxiliary Tower 12th Floor plan dated April 11, 2007 (the *Journal of the Proceedings of the City Council of the City of Chicago*, page 103568) which is incorporated herein by reference. 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 Number 252, as amended: dwelling units located above the ground floor, general retail sales, office, hotel, eating and drinking establishments, co-located wireless communication facilities, food and beverage retail sales, medical service, personal service, day care, financial services, accessory parking and non-accessory parking (adherent to Section 17-10-0503) and accessory and related uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 46,376 square feet and based on a FAR of 17.0.
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. The Applicant shall provide a minimum of twenty-eight and five-tenths percent (28.5%) green roof (three thousand six hundred sixteen (3,616) square feet) as depicted on the plans.

- 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. It is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals pursuant hereto.**
- 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 and agrees that the rezoning of the Property from the Residential-Business Planned Development Number 252 to the Residential-Business Planned Development Number 252, as amended, is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in a "downtown district" within the meaning of the ARO and permits the construction of 45 additional units. The 671 dwelling units previously permitted plus the 45 additional dwelling units permits the construction of 716 total dwelling units in the P.D., of which 615 units have been built. The Applicant intends to construct 101 hotel rooms (the "Project"). If hotel rooms are converted to residential dwelling units, the ARO may apply and the Applicant must consult with DOH to determine their ARO obligation.
17. 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 Residential-Business Planned Development Number 252, dated April 11, 2007.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Overall Site Plan; Open Area Calculations; FAR Calculations; Landscape Plan; Ground, Sixth, Seventh, Eighth, Ninth and Tenth Floor Plans; Green Roof Plan; Sixth Floor Rooftop Landscape Details; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 62846 through 62864 of this *Journal*.]

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

4/19/2023

REPORTS OF COMMITTEES

21044
62843

Residential-Business Planned Development Number 252 As Amended.

Bulk Regulations and Data Table.

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Gross Site Area, 62,101 square feet (1.42 acres) = Net Site Area, 46,376 square feet (1.06 acres)
+ Area Remaining in Public Right-of-Way, 15,725 square feet (0.36 acres).

Net Site Area:	46,376 square feet (1.06 acres)
Maximum Floor Area Ratio:	17.0
Maximum Number of Dwelling Units:	716
Maximum Number of Hotel Keys:	101*
Maximum Site Coverage:	In accordance with Site Plan (existing)
Minimum Building Setbacks:	None (existing)
Minimum Number of Off-Street Parking Spaces:	369
Minimum Bicycle Parking:	75 Spaces
Minimum Number of Street Loading Berths:	4 at 10 feet by 25 feet (existing)
Maximum Building Height:	570 feet (existing)

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Green Roof Calculations

Roof Level	Roof Areas
Auxiliary Roof:	
Gross Area:	3,585 square feet
Mechanical Area:	360 square feet excluded
Net Area:	3,225 square feet
Green Grid:	104 count at 15 square feet each = 1,560 square feet
	1,560 square feet (48% of net)
Main Roof:	
Gross Area:	10,954 square feet
Mechanical Area:	5,577 square feet excluded
Net Area:	5,377 square feet
Planters:	30 count at 30- square feet each = 900 square feet
	900 square feet = 17% of Net Roof Area
6th Floor Roof North:	
Net Area:	2,042 square feet
Green Roof:	1,120 square feet
	1,120 square feet = 55% of Net Roof Area
6th Floor Roof South:	
Net Area:	2,042 square feet
Green Roof:	940 square feet
	940 square feet = 46% of Net Roof Area

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Main Roof:	5,377 square feet net
Auxiliary Roof:	3,225 square feet net
6th Floor North Roof:	2,042 square feet net
6th Floor South Roof:	2,042 square feet net
Net Roof Total Area:	12,686 square feet net

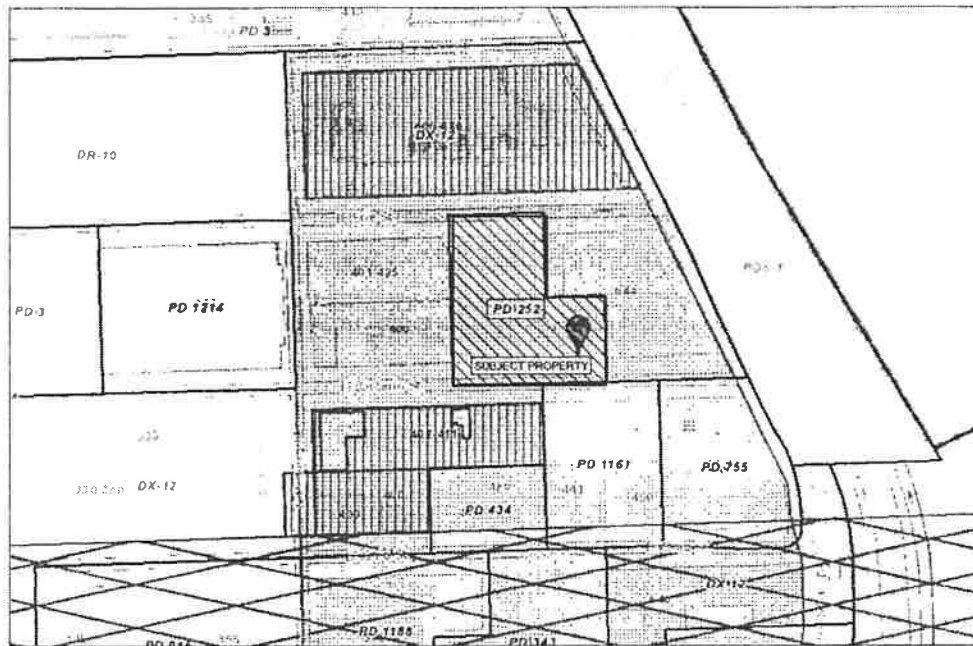
Green Roof:

Main Roof:	900 square feet (17% of net)
Auxiliary Roof:	1,560 square feet (48% of net)
6th Floor Roof North:	1,120 square feet (55% of net)
6th Floor Roof South:	940 square feet (46% of net)

Total Area Provided: **4,520 square feet**
= 35.6% of Net Roof Area

Green Roof Required: **3,616 square feet**
= 28.5% of Net Roof Area

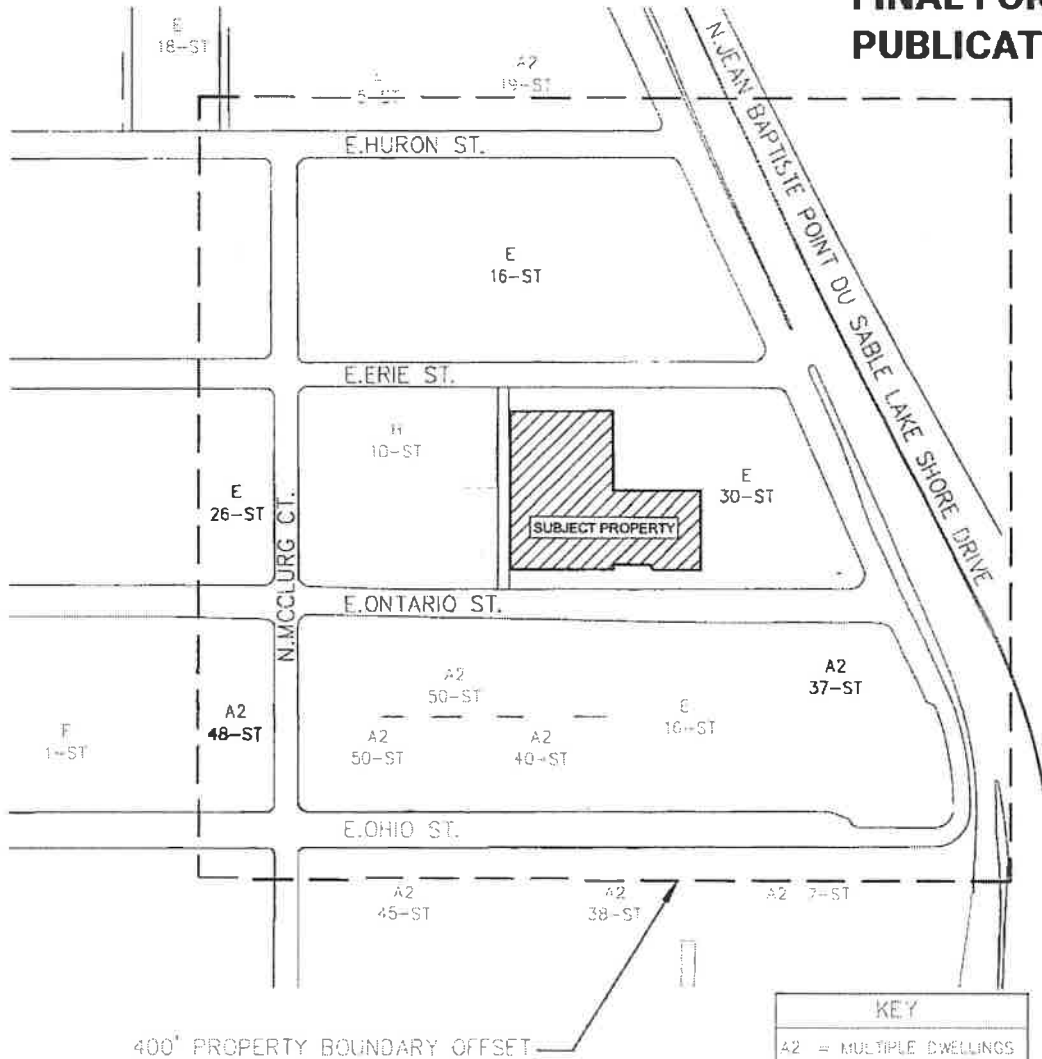
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APPLICANT:	AH-441 Erie LLC
ADDRESS OF PROJECT:	426-448 E Ontario St. & 427-441 E. Erie St.
INTRODUCTION DATE:	June 22, 2022
PLAN COMMISSION DATE:	March 16, 2023

EXISTING ZONING MAP

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KEY	
A2	= MULTIPLE DWELLINGS
B	= INSTITUTIONAL USES
C	= ASSEMBLY USES
E	= BUSINESS USES
F	= MERCANTILE USES
G	= INDUSTRIAL USES
H	= STORAGE USES

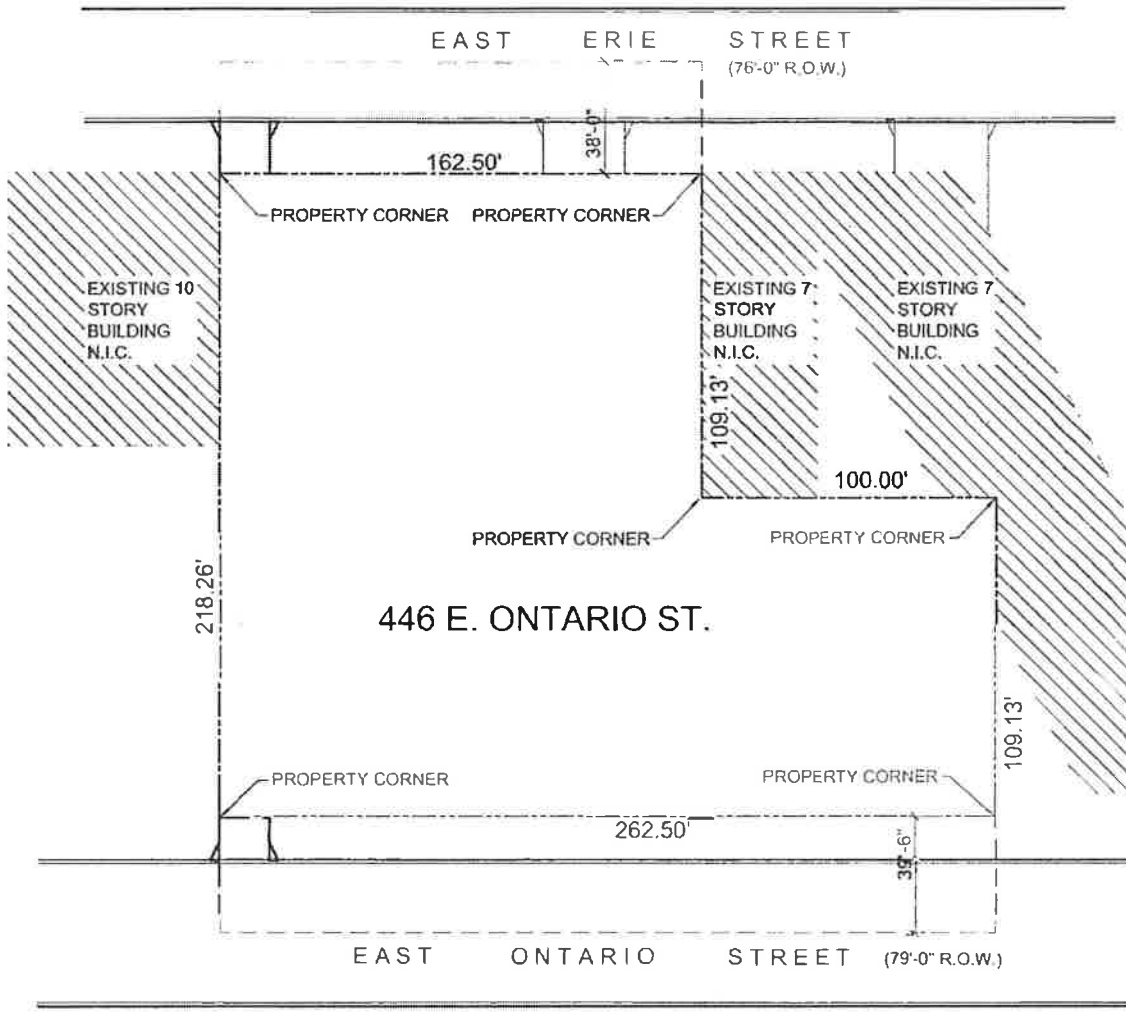


SCALE: 1" = 200'



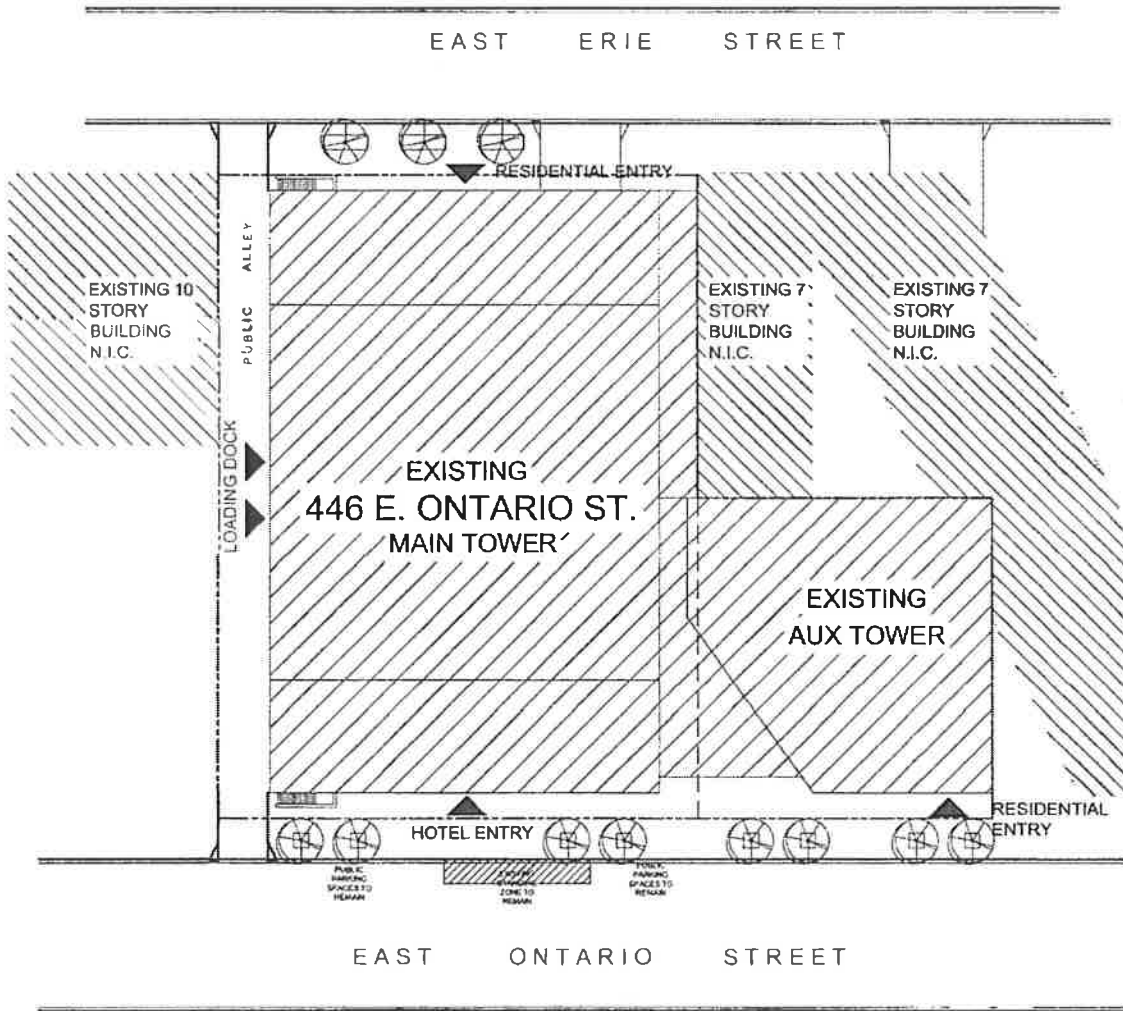
APPLICANT:	AH-441 Erie LLC	EXISTING LAND USE MAP
ADDRESS OF PROJECT:	426-448 E. Ontario St. & 427-441 E. Erie St.	
INTRODUCTION DATE:	June 22, 2022	
PLAN COMMISSION DATE:	March 16, 2023	

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APPLICANT:	AH-441 Erie LLC	PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP
ADDRESS OF PROJECT	426-448 E. Ontario St. & 427-441 E. Erie St.	
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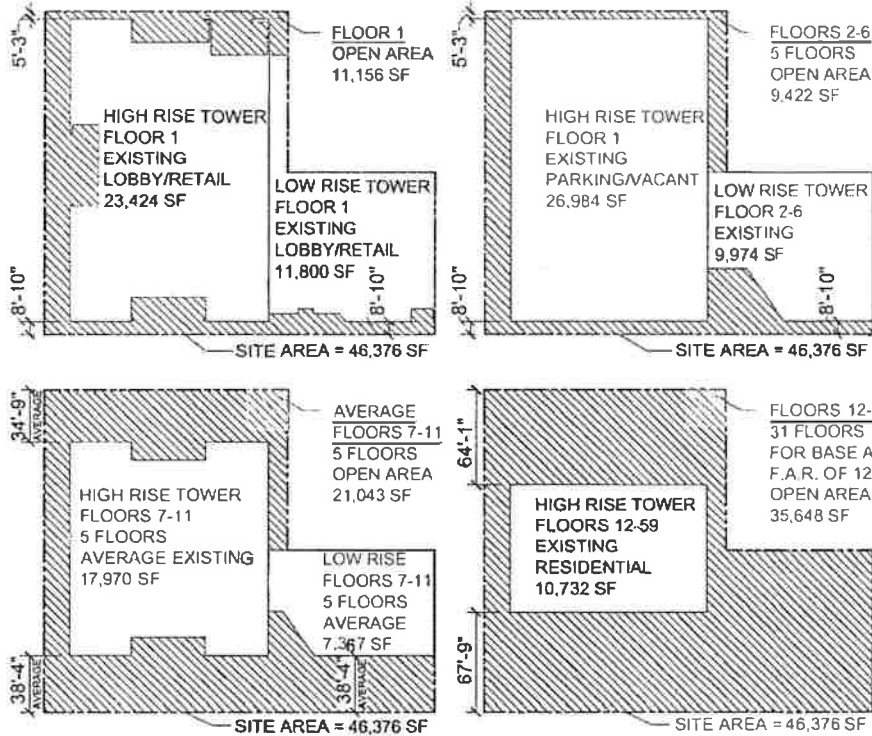
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APPLICANT:	AH-441 Erie LLC	OVERALL SITE PLAN
ADDRESS OF PROJECT:	426-448 E. Ontario St. & 427-441 E. Erie St.	
INTRODUCTION DATE:	June 22, 2022	
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OPEN AREA ON SITE =  SITE AREA = 46,376 SF



ALLOWABLE F.A.R. BONUS CALCULATION:	
BASIC F.A.R.	12.0
PREMIUM FOR OPEN AREA AT GRADE LEVEL (2 X 11 / 46,376):	0.48
PREMIUM FOR OPEN AREA ABOVE GRADE LEVEL:	
LEVELS 2-6 5 FLOORS (.30 X 9,422 / 46,376 X 5):	0.30
LEVELS 7-11 5 FLOORS (.30 X 21,043 / 46,376 X 5):	0.68
LEVELS 12-59 31 LEVELS ALLOWABLE FOR BASE F.A.R. OF 12.0 (.30 X 35,648 / 46,376 X 31):	7.14
POTENTIAL TOTAL ALLOWABLE F.A.R. WITH BONUS:	20.60

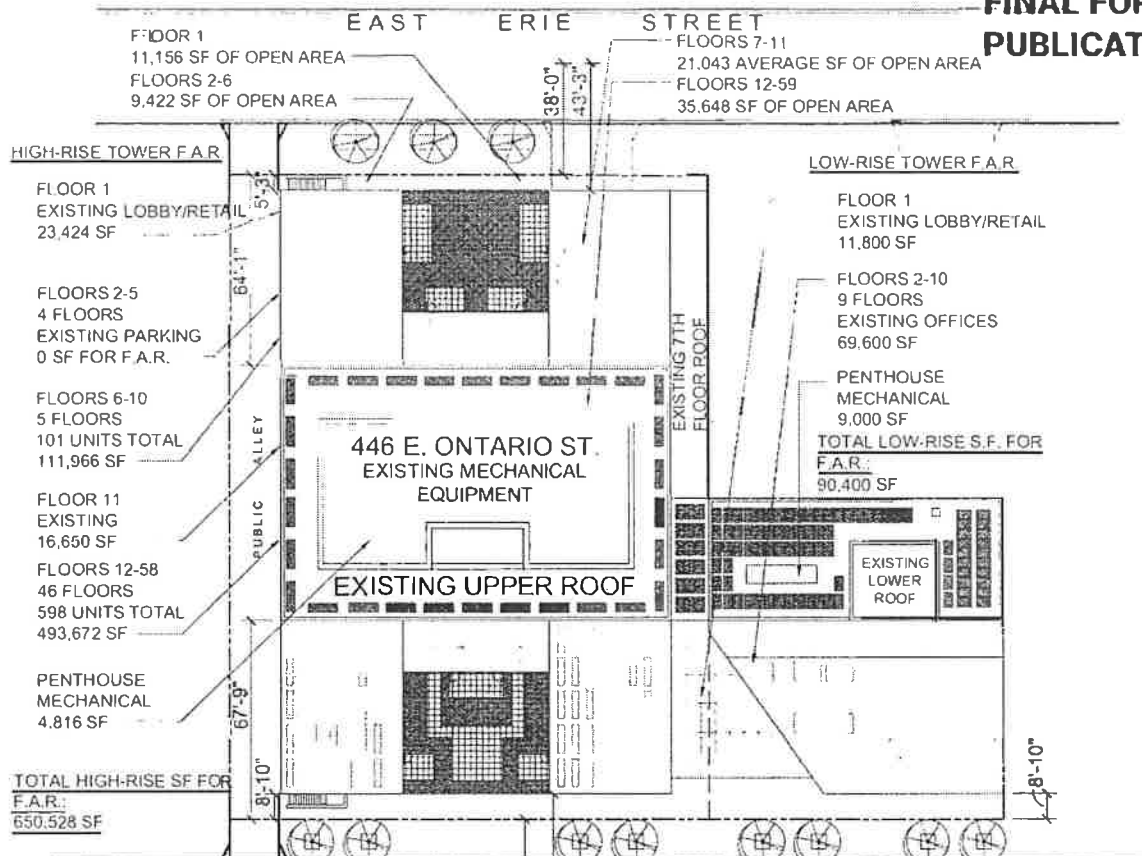
ACTUAL ALLOWABLE F.A.R.:	
ALLOWABLE F.A.R. PER PD:	17.0

ACTUAL F.A.R. CALCULATIONS:	
HIGH RISE TOWER SF FOR F.A.R.:	650,528 SF
LOW RISE TOWER SF FOR F.A.R.:	90,400 SF
TOTAL SF FOR F.A.R. PROPOSED:	740,928 SF
SITE AREA:	46,376 SF
ACTUAL F.A.R.:	
GROSS BUILDING AREA / SITE AREA =	740,928 / 46,376
	15.98

APPLICANT:	AH-441 Erie LLC	OPEN AREA CALCULATIONS
ADDRESS OF PROJECT:	426-448 E. Ontario St. & 427-441 E. Erie St.	
INTRODUCTION DATE:	June 22, 2022	
PLAN COMMISSION DATE	March 16, 2023	



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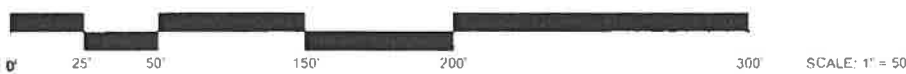
ALLOWABLE F.A.R. BONUS CALCULATION:

BASIC F.A.R.:	12.0
PREMIUM FOR OPEN AREA AT GRADE LEVEL (2 X 11 / 46,376):	0.48
PREMIUM FOR OPEN AREA ABOVE GRADE LEVEL:	
LEVELS 2-6 5 FLOORS (.30 X 9,422 / 46,376 X 5):	0.30
LEVELS 7-11 5 FLOORS (.30 X 21,043 / 46,376 X 5):	0.68
LEVELS 12-59 31 LEVELS ALLOWABLE FOR BASE F.A.R. OF 12.0 (.30 X 35,648 / 46,376 X 31):	7.14
POTENTIAL TOTAL ALLOWABLE F.A.R. WITH BONUS	20.60

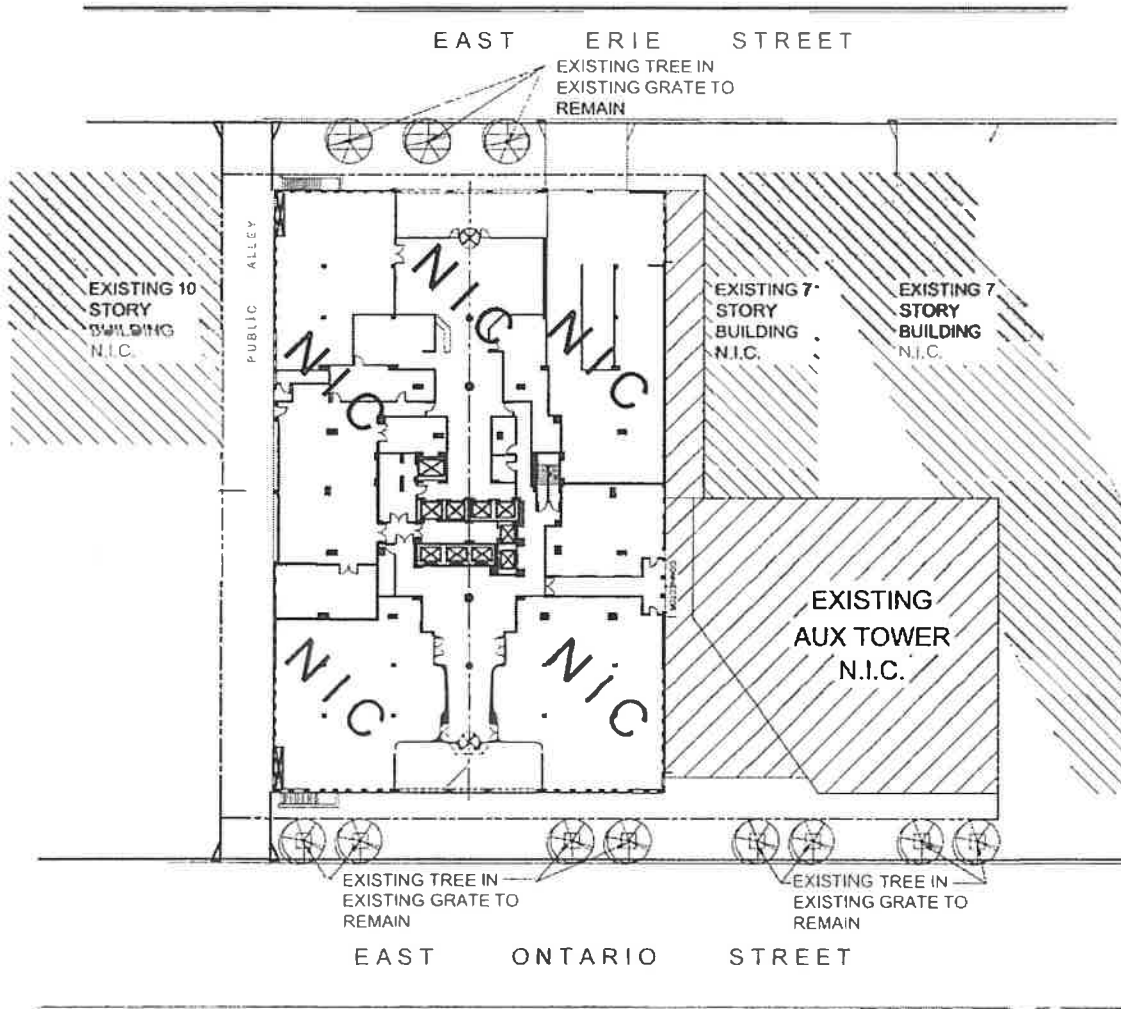
ACTUAL ALLOWABLE F.A.R.:

ALLOWABLE F.A.R. PER PD:	17.0
ACTUAL F.A.R. CALCULATIONS:	
HIGH RISE TOWER SF FOR F.A.R.:	650,528 SF
LOW RISE TOWER SF FOR F.A.R.:	90,400 SF
TOTAL SF FOR F.A.R. PROPOSED:	740,928 SF
SITE AREA:	46,376 SF
ACTUAL F.A.R.:	
GROSS BUILDING AREA / SITE AREA = 740,928 / 46,376	15.98

APPLICANT:	AH-441 Erie LLC	F.A.R CALCULATIONS
ADDRESS OF PROJECT:	426-448 E. Ontario St. & 427-441 E. Erie St.	
INTRODUCTION DATE:	June 22, 2022	
PLAN COMMISSION DATE:	March 16, 2023	



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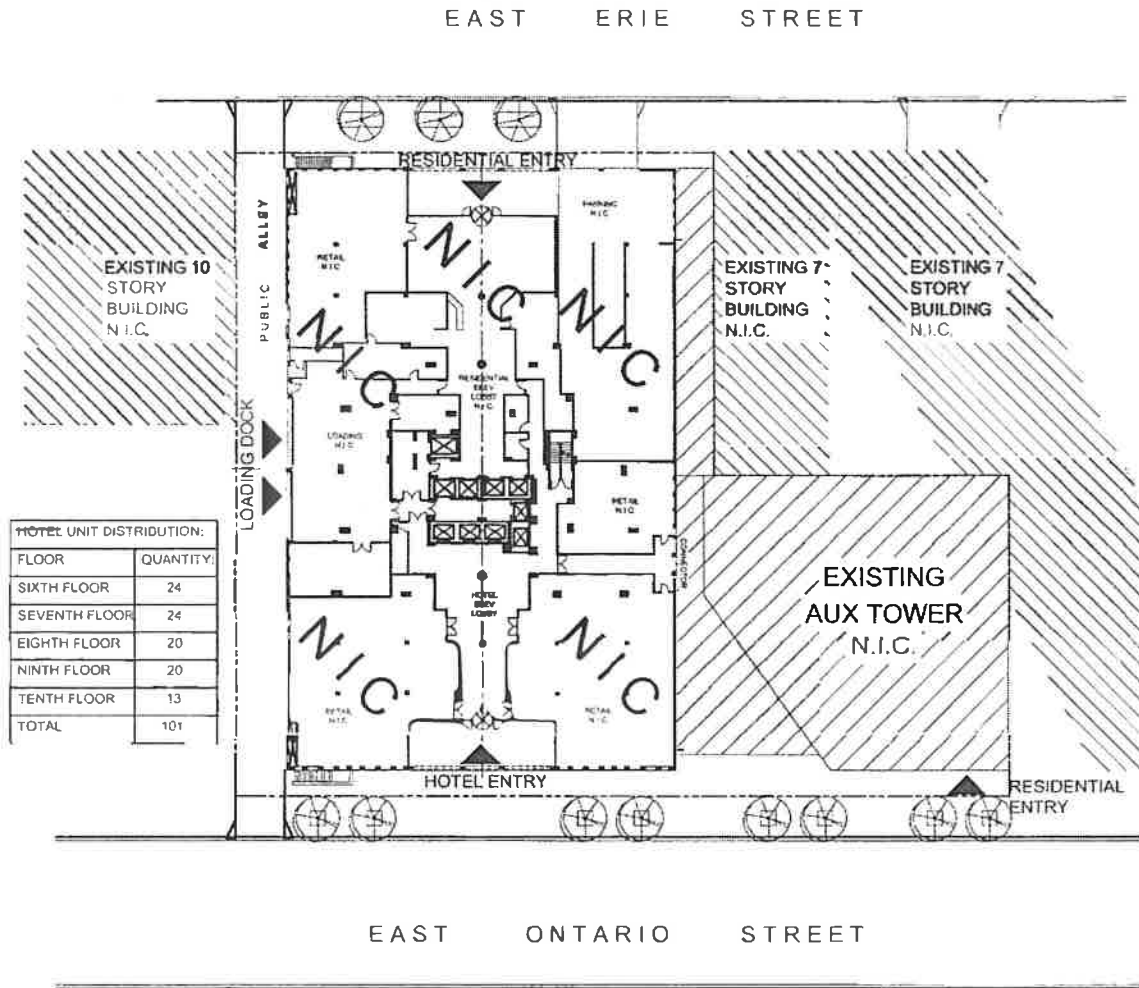


SCALE: 1" = 50'



APPLICANT:	AH-441 Erie LLC	LANDSCAPE PLAN
ADDRESS OF PROJECT:	426-448 E. Ontario St. & 427-441 E. Erie St.	
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HOTEL UNIT DISTRIBUTION:

FLOOR	QUANTITY
SIXTH FLOOR	24
SEVENTH FLOOR	24
EIGHTH FLOOR	20
NINTH FLOOR	20
TENTH FLOOR	13
TOTAL	101



SCALE: 1" = 50'

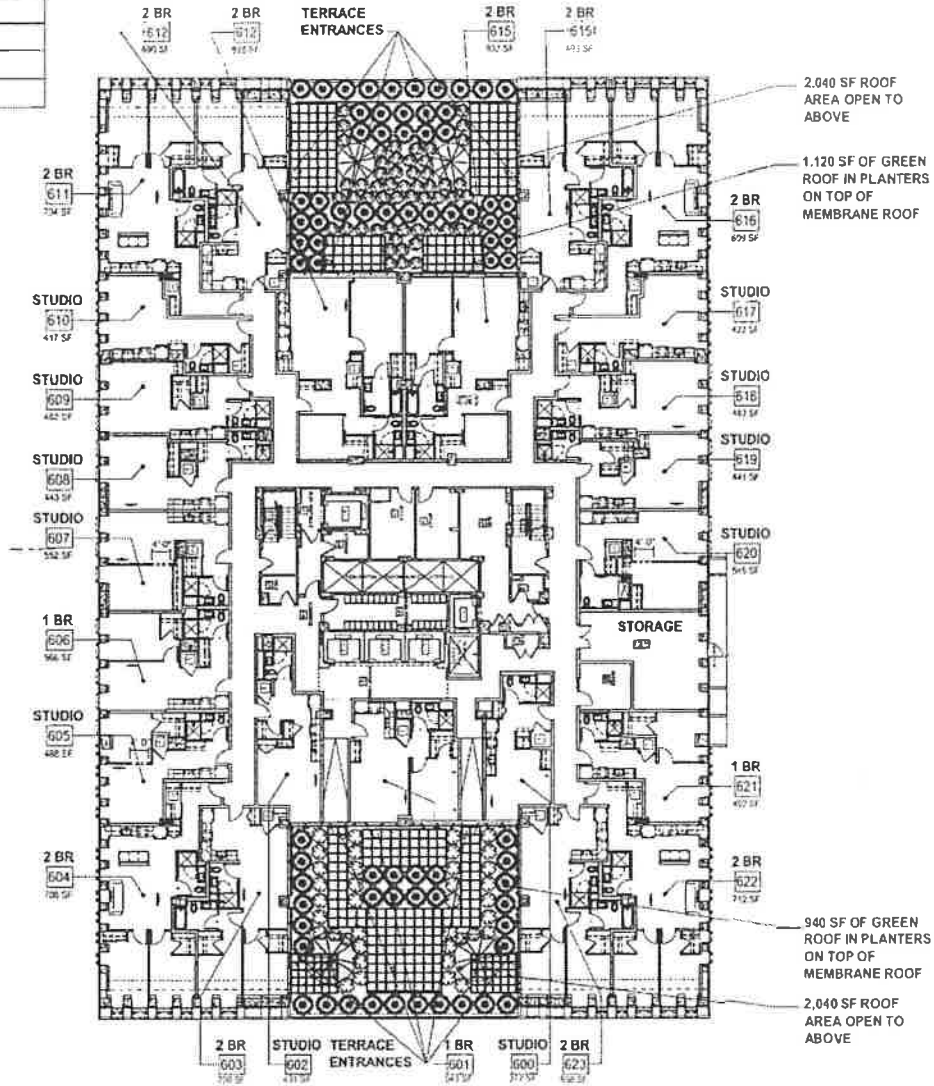
APPLICANT:	AH-441 Erie LLC
ADDRESS OF PROJECT:	426-448 E. Ontario St. & 427-441 E. Erie St.
INTRODUCTION DATE:	June 22, 2022
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GROUND FLOOR PLAN

SIXTH FLOOR UNIT DISTRIBUTION:

UNIT TYPE:	QUANTITY:
STUDIO	11
ONE BEDROOM	3
TWO BEDROOM	10
THREE BEDROOM	0
TOTAL	24

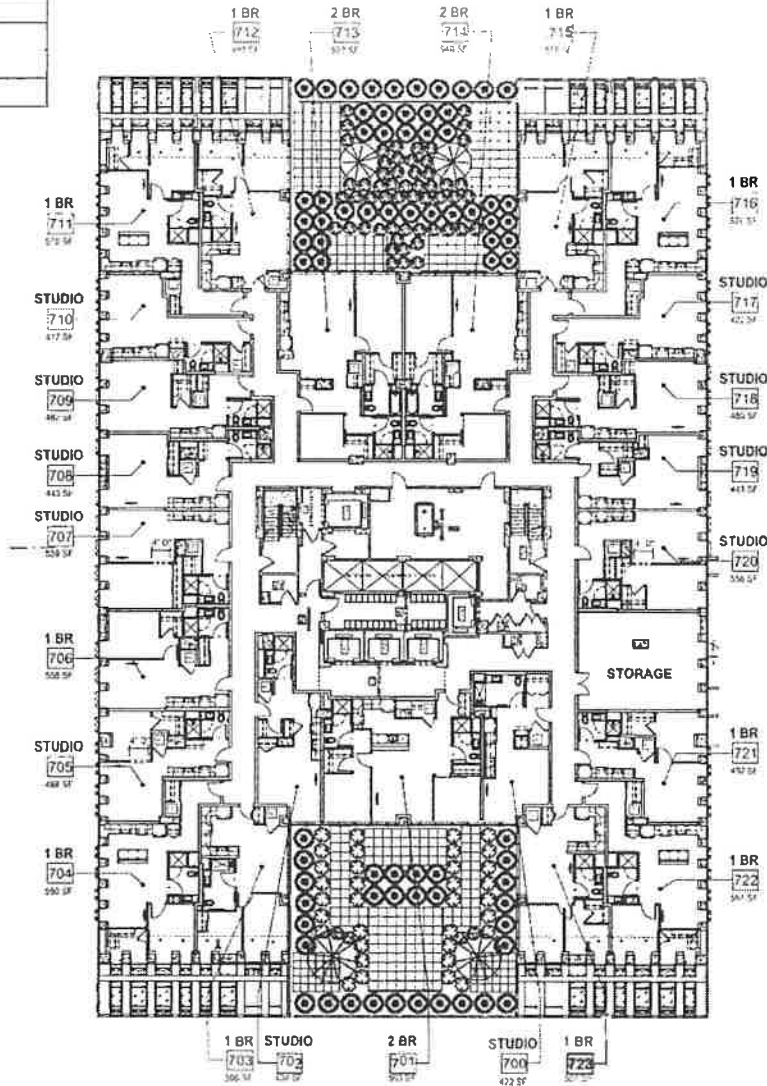
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APPLICANT:	AH-441 Erie LLC	SIXTH FLOOR PLAN
ADDRESS OF PROJECT:	426-448 E. Ontario St. & 427-441 E. Erie St.	
INTRODUCTION DATE:	June 22, 2022	
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SEVENTH FLOOR UNIT DISTRIBUTION	
UNIT TYPE	QUANTITY
STUDIO	11
ONE BEDROOM	10
TWO BEDROOM	3
THREE BEDROOM	0
TOTAL	24

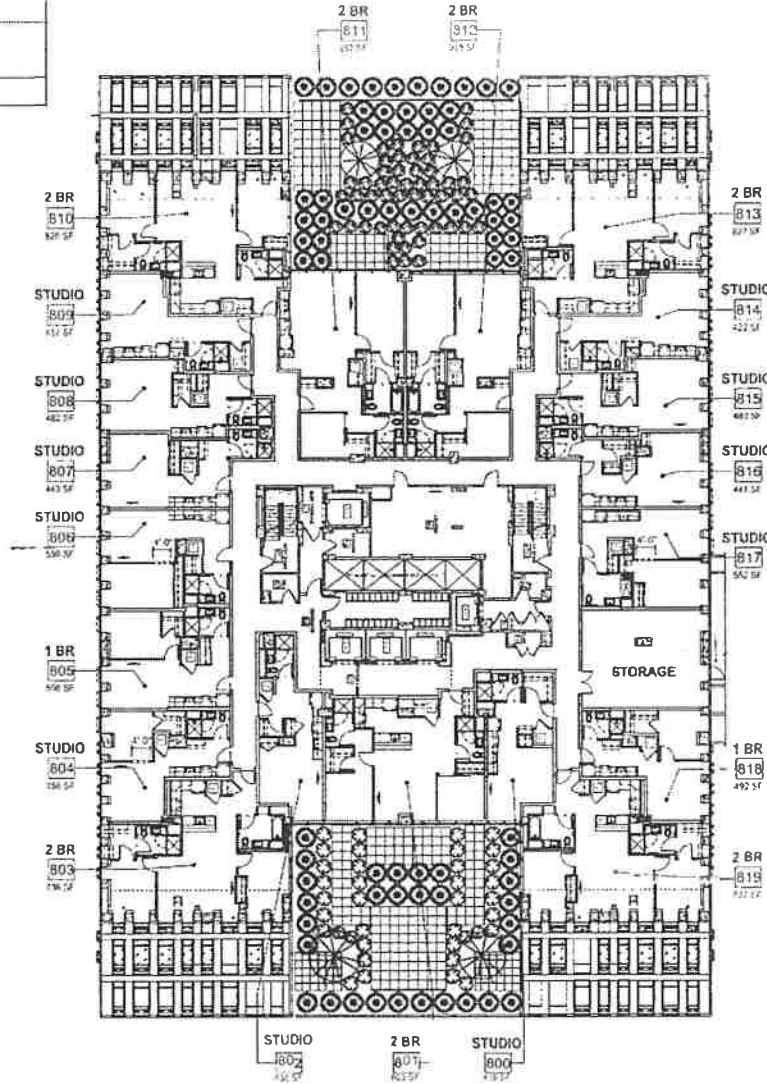
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APPLICANT:	AH-441 Erie LLC	SEVENTH FLOOR PLAN
ADDRESS OF PROJECT:	426-448 E Ontario St. & 427-441 E. Erie St.	
INTRODUCTION DATE:	June 22, 2022	
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EIGHTH FLOOR UNIT DISTRIBUTION	
UNIT TYPE:	QUANTITY:
STUDIO	11
ONE BEDROOM	2
TWO BEDROOM	7
THREE BEDROOM	0
TOTAL	20

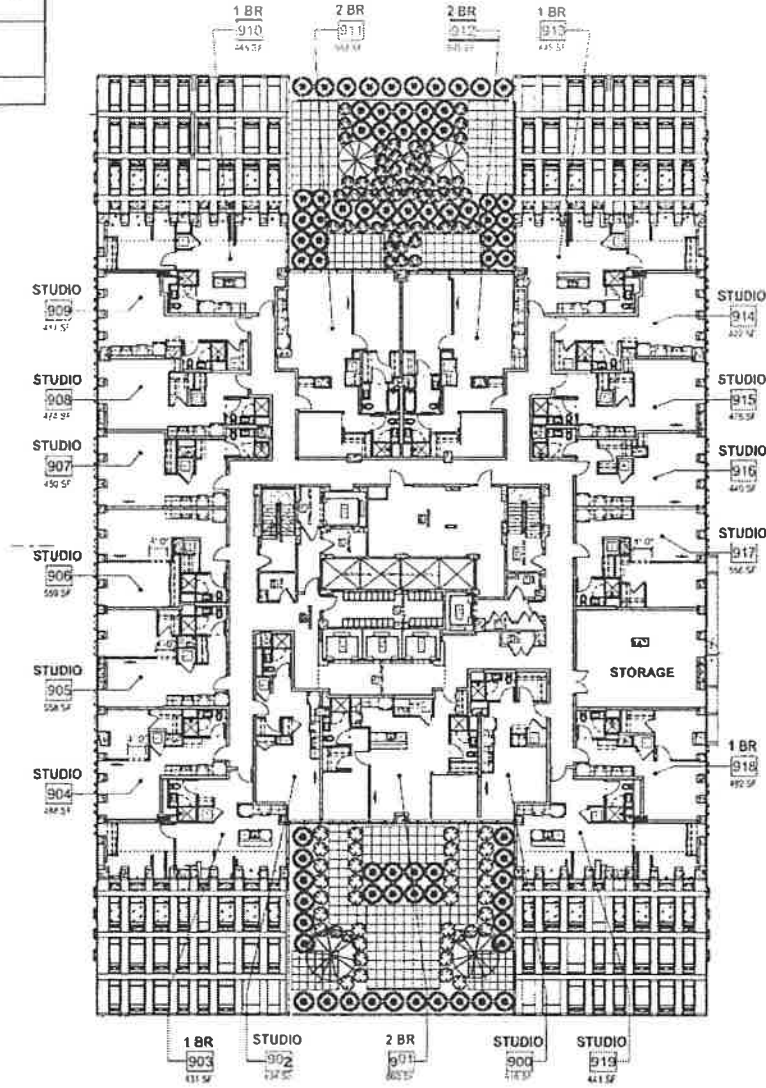
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APPLICANT:	AH-441 Erie LLC	EIGHTH FLOOR PLAN
ADDRESS OF PROJECT:	426-448 E. Ontario St. & 427-441 E. Erie St	
INTRODUCTION DATE:	June 22, 2022	
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NINTH FLOOR UNIT DISTRIBUTION:	
UNIT TYPE:	QUANTITY:
STUDIO	13
ONE BEDROOM	4
TWO BEDROOM	3
THREE BEDROOM	0
TOTAL	20

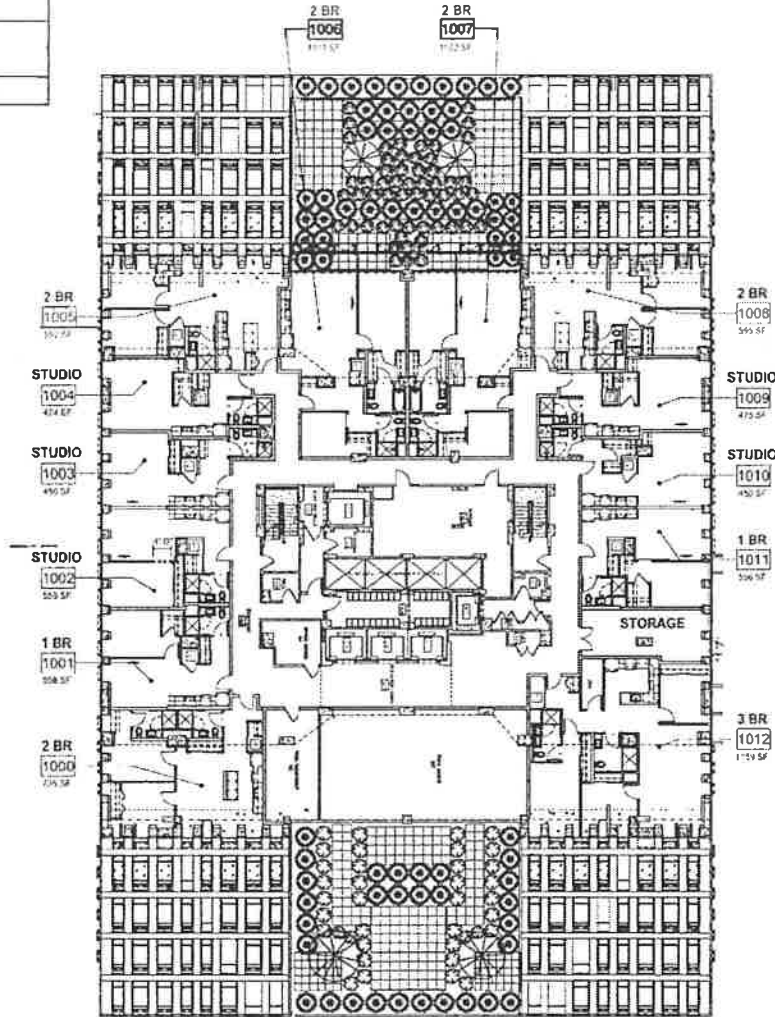
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APPLICANT:	AH-441 Erie LLC	NINTH FLOOR PLAN
ADDRESS OF PROJECT	426-448 E. Ontario St. & 427-441 E. Erie St.	
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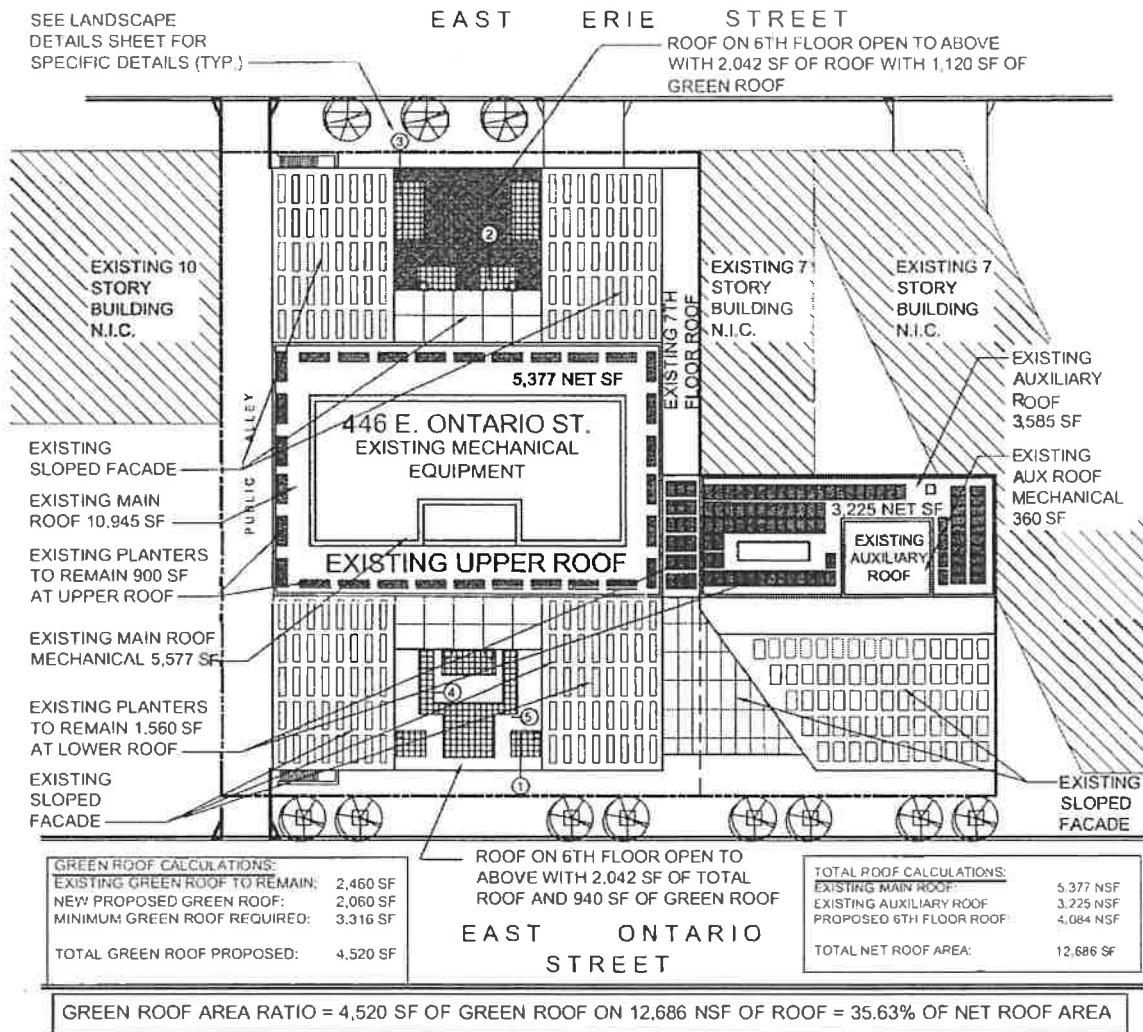
TENTH FLOOR UNIT DISTRIBUTION:	
UNIT TYPE:	QUANTITY:
STUDIO	5
ONE BEDROOM	2
TWO BEDROOM	5
THREE BEDROOM	1
TOTAL	13

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APPLICANT:	AH-441 Erie LLC	TENTH FLOOR PLAN
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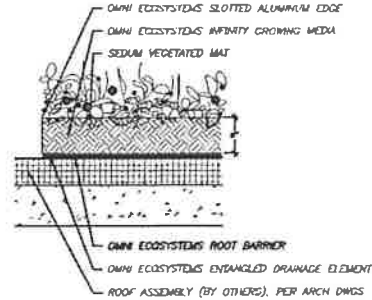
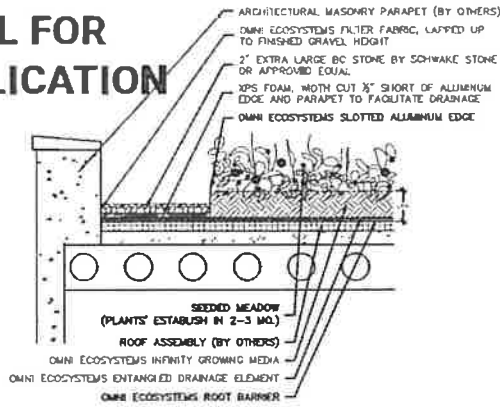


SCALE: 1" = 50'



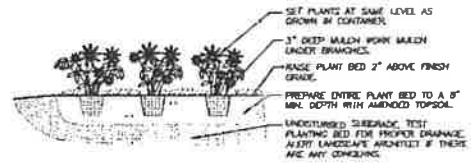
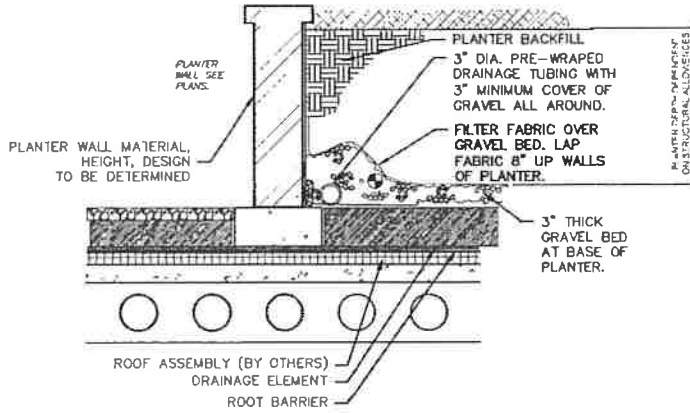
APPLICANT:	AH-441 Erie LLC	GREEN ROOF PLAN
ADDRESS OF PROJECT:	426-448 E. Ontario St. & 427-441 E. Erie St.	
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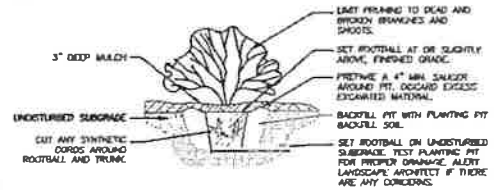


1. BUILT-UP GREEN ROOF - BALLAST EDGE
Not To Scale P-448-02

2. BUILT-UP GREEN ROOF - 6\"/>



4. ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL
Not To Scale P-449-03



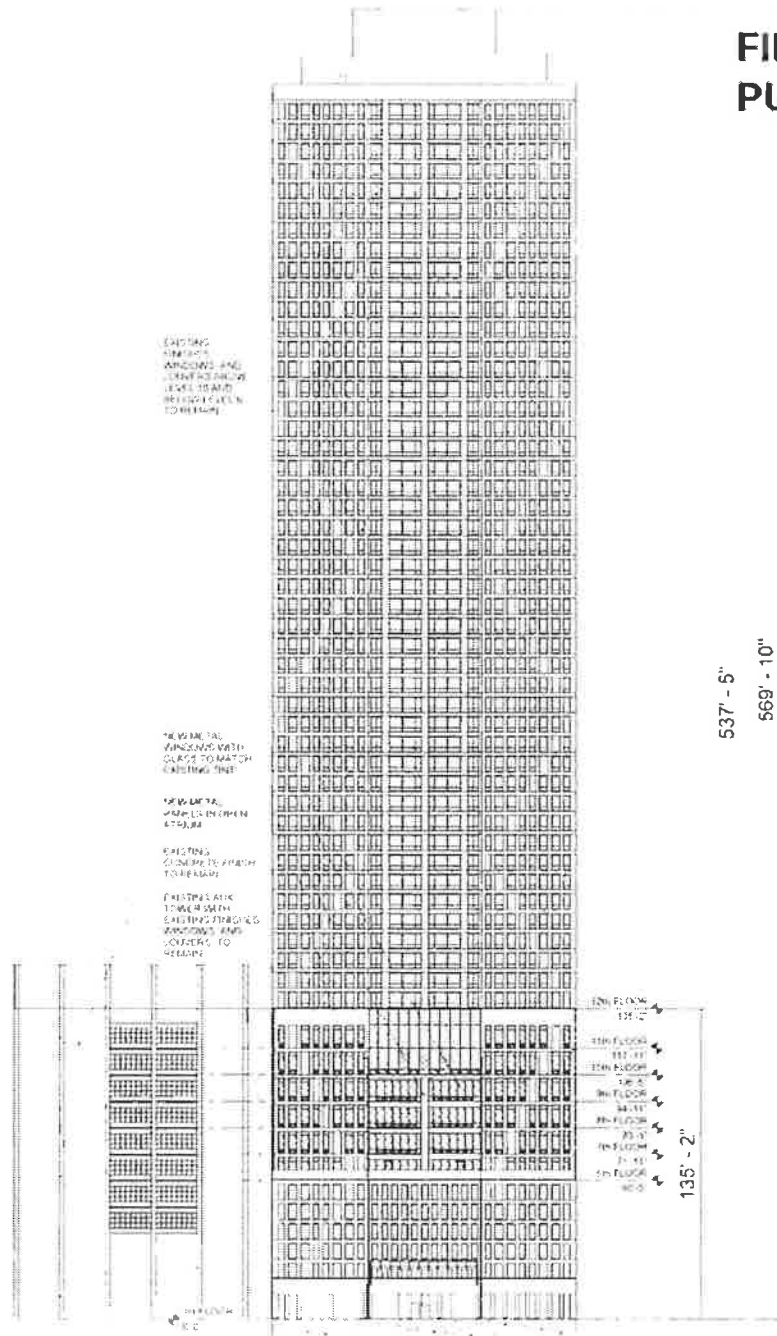
5. SHRUB PLANTING DETAIL
Not To Scale P-449-04

3. RAIS & ROOFTOP PLANTER
1\"/>

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
6TH FLOOR SHRUBS			
bush honeysuckle	Dianella ionicera	B&B	24
mapleleaf viburnum	Viburnum acerifolium	B&B	4
Japanese yew 'Capitata'	Taxus cuspidata 'capitata'	B&B	24
Japanese yew 'Dwarf Bright Gold'	Taxus cuspidata 'dwarf bright gold'	B&B	24
6TH FLOOR GROUNDCOVER			
allium 'Summer Beauty'	Allium lusitanicum 'Summer Beauty'	quart	100
black-eyed Susan	Rudbeckia fulgida	quart	100
blue star 'Blue Ice'	Amsinon 'blue ice'	quart	100
brome tussock sedge	Carex bromoides	quart	100
palm sedge	Carex muskingumensis	quart	100
prairie dropseed 'Tara'	Sporobolus heterolepis 'Tara'	quart	100
stonecrop 'Carl'	Hylotelephium 'Carl'	plug	100
cliff stonecrop	Sedum caucasicola	plug	100
stonecrop 'Lime Twister'	Sedum 'lime twister'	plug	100
stonecrop 'Dragons Blood'	Sedum spurnum 'dragons blood'	plug	100

APPLICANT:	AH-441 Erie LLC	SIXTH FLOOR ROOFTOP LANDSCAPE DETAILS
ADDRESS OF PROJECT:	426-448 E. Ontario St. & 427.441 E. Erie St.	
INTRODUCTION DATE:	June 22, 2022	
PLAN COMMISSION DATE:	March 16, 2023	

FINAL FOR PUBLICATION

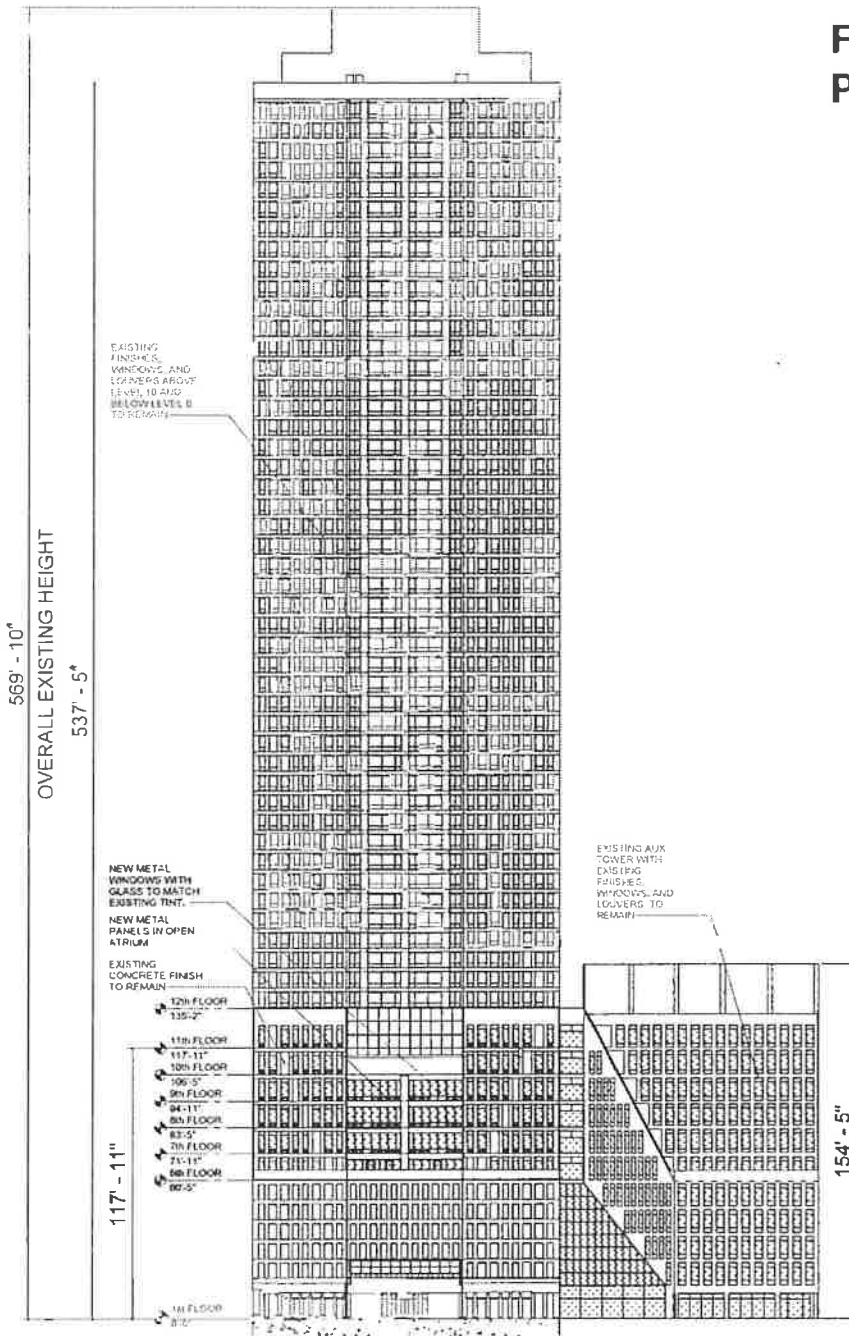


APPLICANT	AH-441 Erie LLC
ADDRESS OF PROJECT	426-448 E. Ontario St & 427-441 E. Erie St
INTRODUCTION DATE	June 22, 2022
PLAN COMMISSION DATE	March 16, 2023

NORTH ELEVATION



FINAL FOR PUBLICATION

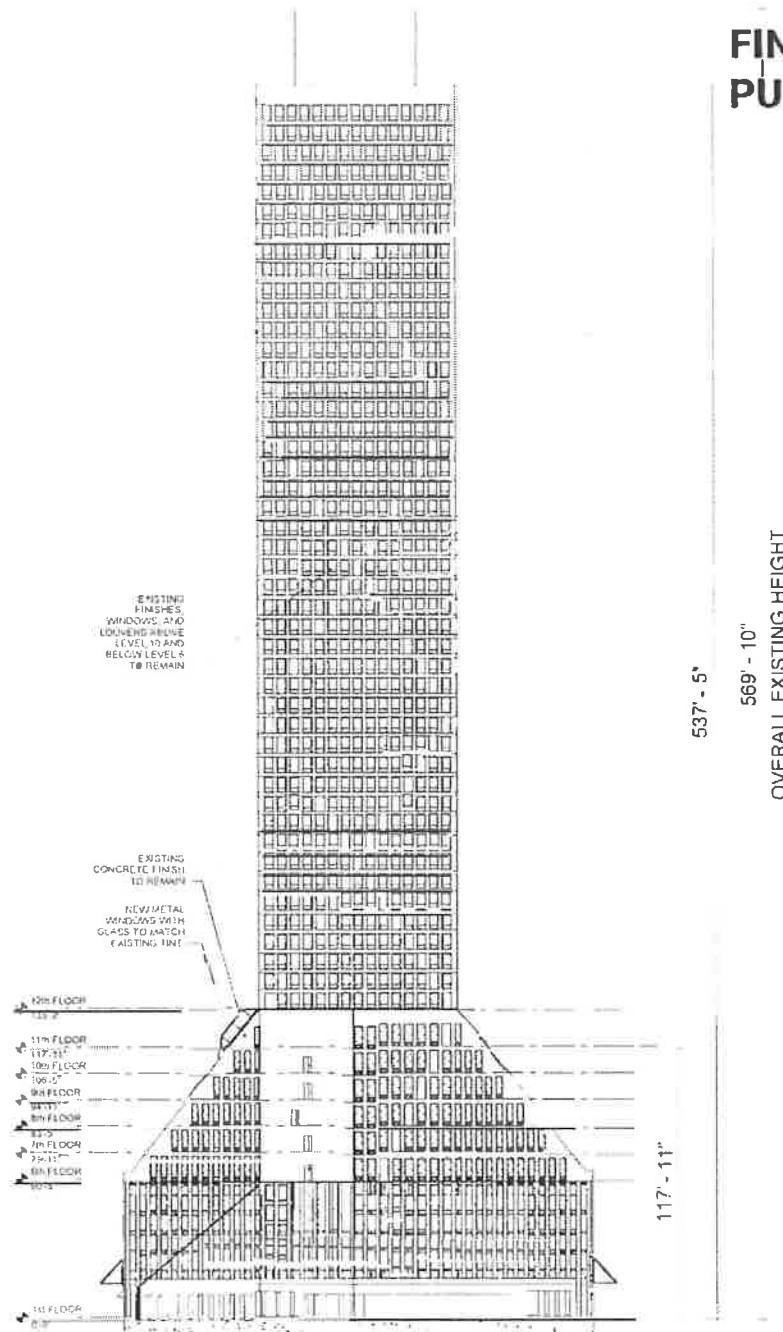


APPLICANT:	AH-441 Erie LLC	SOUTH ELEVATION
ADDRESS OF PROJECT:	426-448 E. Ontario St. & 427-441 E. Erie St.	
INTRODUCTION DATE:	June 22, 2022	
PLAN COMMISSION DATE:	March 16, 2023	



SCALE: 1/64" = 1'-0"

FINAL FOR PUBLICATION

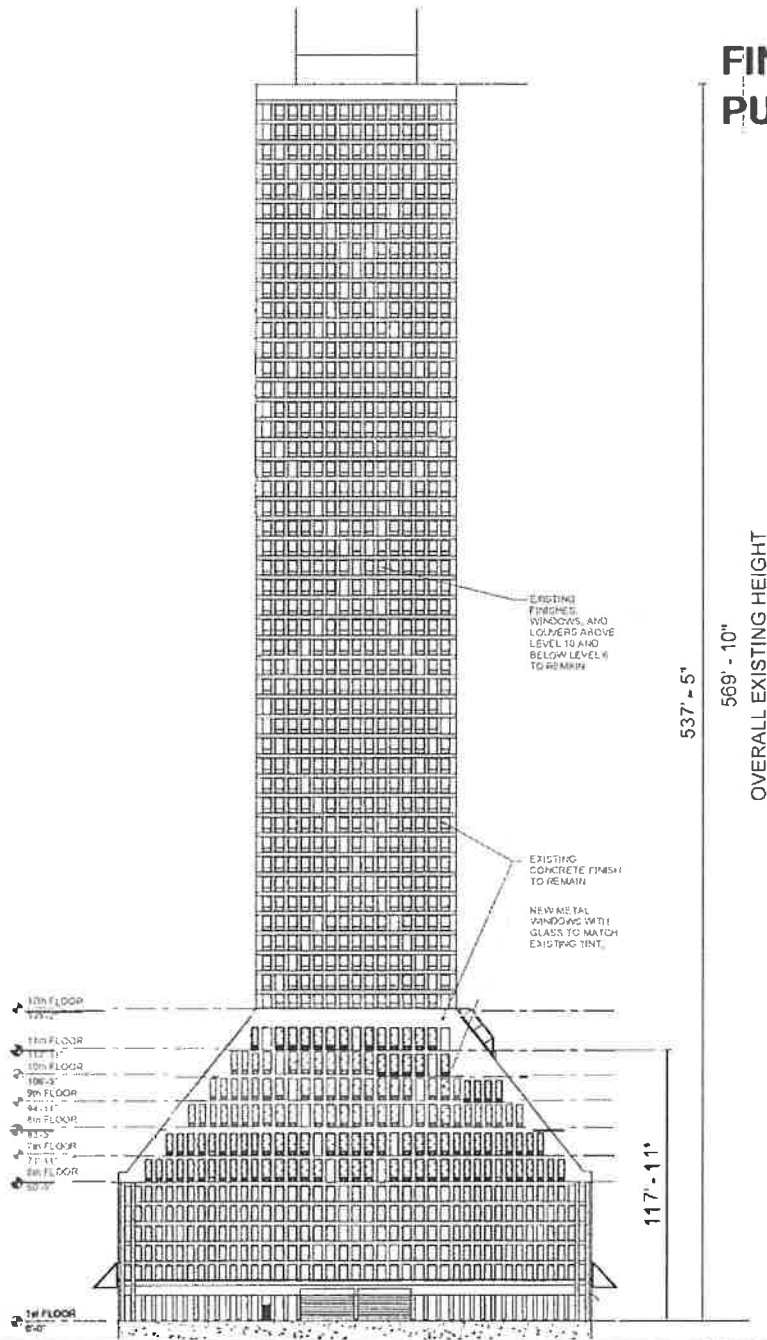


APPLICANT:	AH-441 Erie LLC
ADDRESS OF PROJECT	426-448 E. Ontario St. & 427-441 E. Erie St.
INTRODUCTION DATE:	June 22, 2022
PLAN COMMISSION DATE:	March 16, 2023

EAST ELEVATION



FINAL FOR PUBLICATION



APPLICANT:	AH-441 Erie LLC	WEST ELEVATION
ADDRESS OF PROJECT:	426-448 E. Ontario St. & 427-441 E. Erie St.	
INTRODUCTION DATE:	June 22, 2022	
PLAN COMMISSION DATE:	March 16, 2023	



4/11/2007

REPORTS OF COMMITTEES

15963
103551

*Reclassification Of Area Shown On Map Number 1-E.
(As Amended)
(Application Number 15963)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential-Business Planned Development Number 252 symbols and indications as shown on Map Number 1-E in the area bounded by:

East Erie Street; a line 407.5 feet east of North McClurg Court; a line 109.13 feet south of East Erie Street; a line 507.5 feet east of North McClurg Court; East Ontario Street; and a line 245 feet east of North McClurg Court,

to those of Residential-Business Planned Development Number 252, as amended.

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

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

*Residential-Business Planned Development Number 252,
As Amended*

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development, (the "Planned Development") consists of approximately forty-six thousand three hundred eighty and twenty-five hundredths (46,380.25) net square feet (one and six-hundredths (1.06) acres) of real property generally located at 446 East Ontario Street and bounded as follows:

East Erie Street; a line 407.5 feet east of North McClurg Court; a line 109.13 feet south of East Erie Street; a line 507.5 feet east of North McClurg Court; East Ontario Street; and a line 245 feet east of North McClurg Court (the "Property").

MPA Onterie Center, L.L.C. (the "Applicant"), is the applicant for this Planned Development and the owner of the Property.

2. The Applicant or its successors, assignees or grantees shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors, lessees, designees and assignees and, if different than the Applicant, the legal titleholders and any ground lessors, except as specifically provided in this Statement Number 3. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors, lessees, designees and assignees and, if different than the Applicant, the legal titleholders and any lessees, designees, assignees and their respective successors and assignees. Pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single-ownership or under single-designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) is made or authorized by all the owners of the Property and any ground lessees of the Property. For purposes of this Planned Development, where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein; provided, however, that for so long as the Applicant or any affiliate thereof owns or controls any part of the Property, any application to the City for any such changes or modifications (administrative, legislative or otherwise) must in all cases be authorized by the Applicant (but, for the purposes of this Statement Number 3 only, such right shall only extend to the Applicant but not its successors or assigns unless such right is specifically conveyed or assigned by Applicant). Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the

portion of the Property so transferred, the term "Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder; provided, however, that the Applicant's right to authorize changes or modifications to this Planned Development for so long as it owns or controls all or any portion of the Property as set forth above in this Statement Number 3 above shall not be deemed amended or transferred to apply to a transferee (or its beneficiaries as aforesaid) unless expressly assigned in a written instrument executed by the original Applicant hereunder.

4. This Plan of Development consists of these thirteen (13) statements; a Bulk Regulations and Data Table; and the following plans prepared by Hartshorne Plunkard Architecture, all dated February 15, 2007 (collectively, the "Plans"): Existing Zoning Map, Existing Land-Use Map, Planned Development Boundary and Property Line Map, Site Plan, Landscape Plan, Building Elevations (South, North, East, and West), Green Roof Plan, Green Roof Calculations and Dog Run Plan. Full-sized copies of the Plans are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. In any instance where a provision of the 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.
5. Subject to the Bulk Regulations and Data Table, the following uses are permitted on the Property under this Planned Development: multi-family dwelling units, general retail sales, office, parking and all other uses permitted in the DX-16 Downtown Mixed-Use District except hotels.
6. Identification and business signs shall be permitted subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. No approvals shall be required for any signage located in and designed to be viewed solely from the interior of any improvements on the Property. Off-premises signs are prohibited.
7. The height of each building and free-standing structure located upon the Property, and any appurtenances attached thereto, shall be subject to the

Bulk Regulations and Data Table as well as any height limitations established by the Federal Aviation Administration.

8. For purposes of floor area, floor area ratio ("F.A.R.") and building height calculations, the definitions of the Zoning Ordinance in effect as of the date hereof shall apply. The calculation of F.A.R. shall be made based on the net site area of the Planned Development.
9. The requirements of the Planned Development may be modified administratively by the Commissioner upon application and a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Zoning Ordinance, notwithstanding the specific limitations of such section. It is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals pursuant hereto.
10. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. Handicapped parking shall be provided in accordance with applicable code.
11. The Applicant shall provide a twenty-eight and five-tenths percent (28.5%) green roof (two thousand four hundred sixty (2,460) square feet) as depicted on the Plans.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the improvements of the Property in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with

Disabilities ("M.O.P.D.") at the time of application for a building permit to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

13. The Applicant has agreed to provide affordable units on the Property equal to ten percent (10%) of the number of dwelling units existing at any time on the Property in excess of five hundred ninety-four (594). By way of example, if six hundred fifty-four (654) dwelling units are constructed on the Property, then six (6) affordable units must be provided; if the number of dwelling units on the Property is subsequently increased to six hundred sixty-four (664), then one (1) additional affordable unit must be provided. Prior to the issuance of permits, the Applicant will enter into an Affordable Housing Agreement with the Chicago Department of Housing. The Applicant must comply with all of the applicable sections of the Affordable Housing provisions of the Zoning Ordinance, which sections are hereby incorporated into this Planned Development. The Affordable Housing Agreement required by Section 17-4-1004-E9 is also incorporated into this Planned Development.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; North, South, East and West Building Elevations; Green Roof Plan; and Dog Run Plan referred to in these Plan of Development Statements printed on pages 103558 through 103568 of this *Journal*.]

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

*Residential-Business Planned Development Number 252,
As Amended.*

*Plan Of Development Bulk Regulations
And Data Table.*

Gross Site Area, 62,105.25 square feet (1.42 acres) = Net Site Area, 46,380.25 square feet (1.06 acres) + Area Remaining in Public Right-of-Way, 15,725 square feet (0.36 acres)

103556

JOURNAL--CITY COUNCIL--CHICAGO

4/11/2007

Net Site Area:	46,380.25 square feet (1.06 acres)
Maximum Floor Area Ratio:	17.0 (existing)
Permitted Uses:	Multi-family dwelling units, general retail sales, office, parking and all other uses permitted in the DX-16 Downtown Mixed-Use District except hotels
Maximum Number of Dwelling Units:	671
Maximum Site Coverage:	In accordance with the Site Plan (existing)
Minimum Building Setbacks:	None (existing)
Minimum Number of Off-Street Parking Spaces:	369
Minimum Bicycle Parking:	50 spaces
Minimum Number of Off-Street Loading Berths:	4 at 10 feet by 25 feet (existing)
Maximum Building Height:	570 feet (existing)

Green Roof Calculations.

Roof Level	Roof Areas
Auxiliary Roof:	
Gross Area:	3,585 square feet
Mechanical Area:	360 square feet excluded

4/11/2007

REPORTS OF COMMITTEES

103557

Net Area: 3,225 square feet
Green Grid: 104 count at 15 square feet each = 1,560 square feet

1,560 square feet = 48% of Net Roof Area

Main Roof:

Gross Area: 10,954 square feet

Mechanical Area: 5,577 square feet excluded

Net Area: 5,377 square feet

Planters: 30 count at 30 square feet each = 900 square feet

900 square feet = 17% of Net Roof Area

Green Roof Totals:

Main Roof: 5,377 square feet net

Auxiliary Roof: 3,225 square feet net

Total Area: 8,602 square feet net

Green Roof:

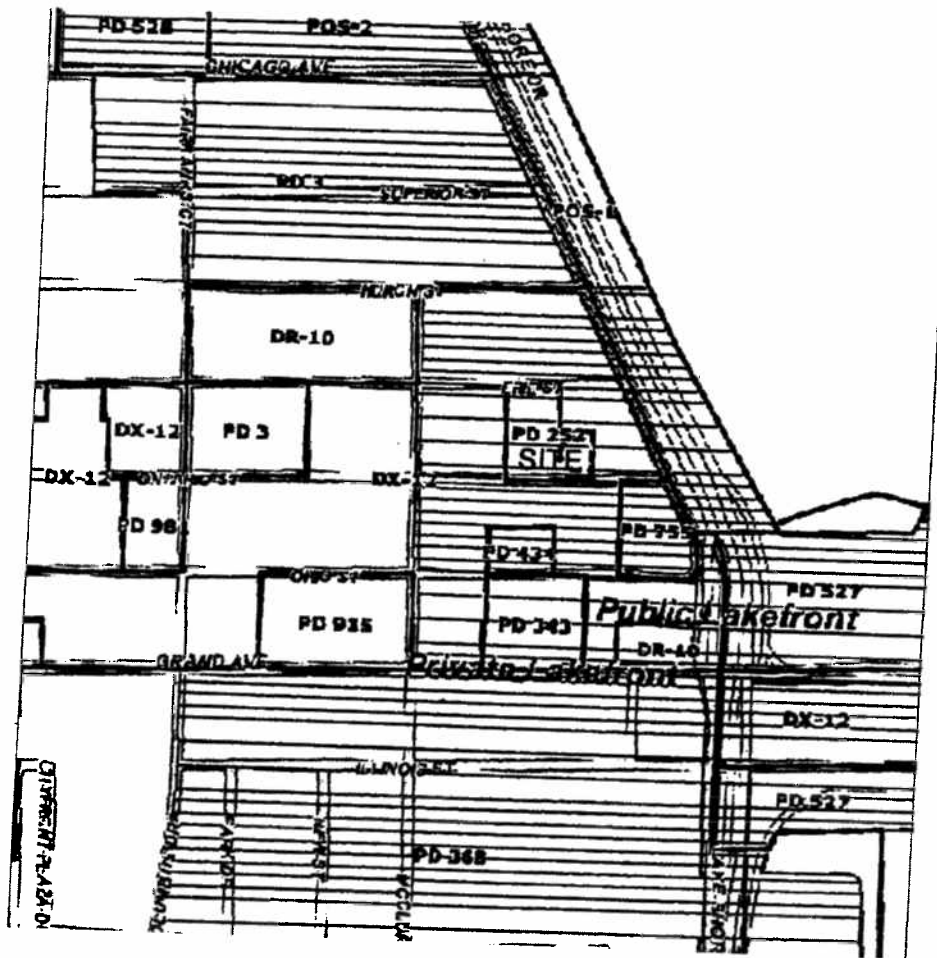
Main Roof: 900 square feet (17% of net)

Auxiliary Roof: 1,560 square feet (48% of net)

Total Area: 2,460 square feet

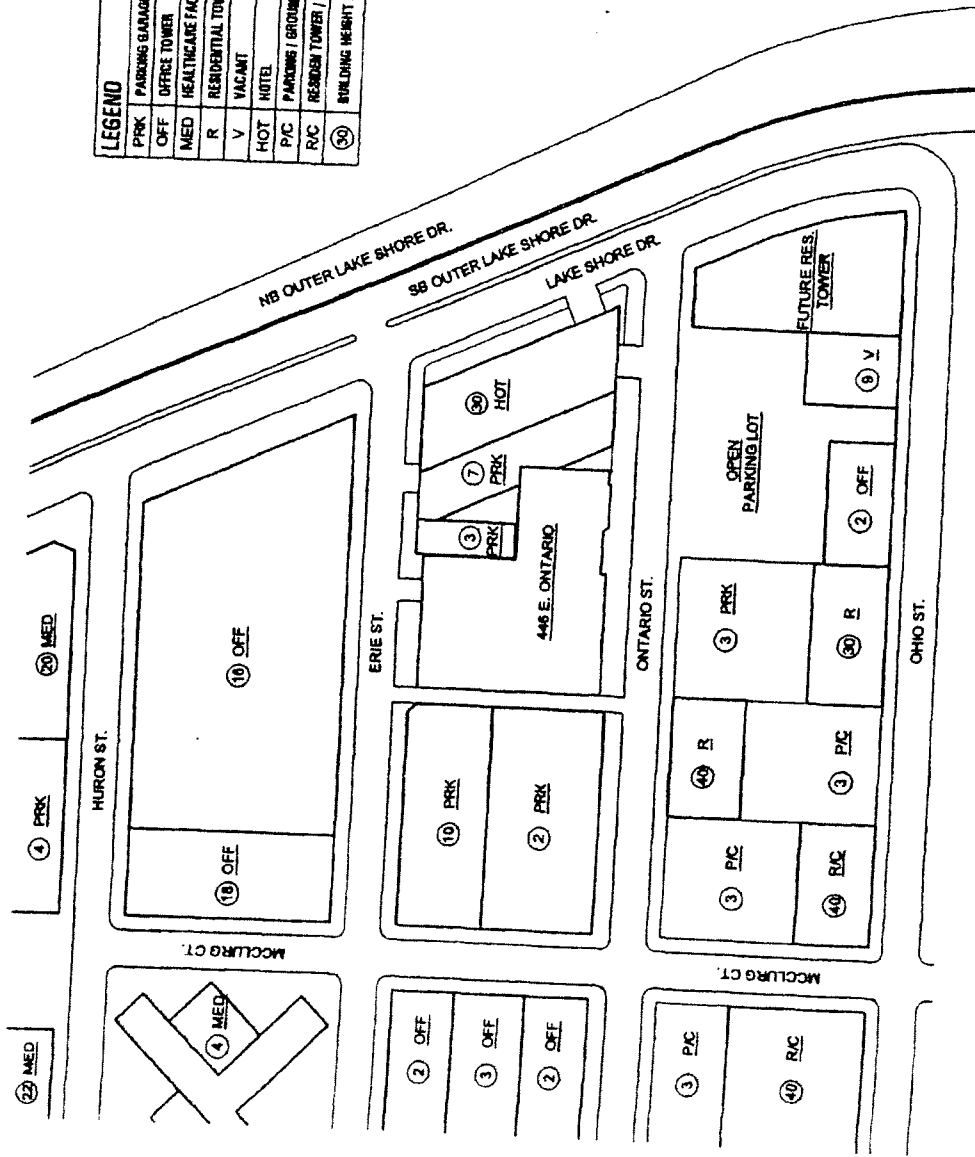
= 28.5% of Net Roof Area

Existing Zoning Map.

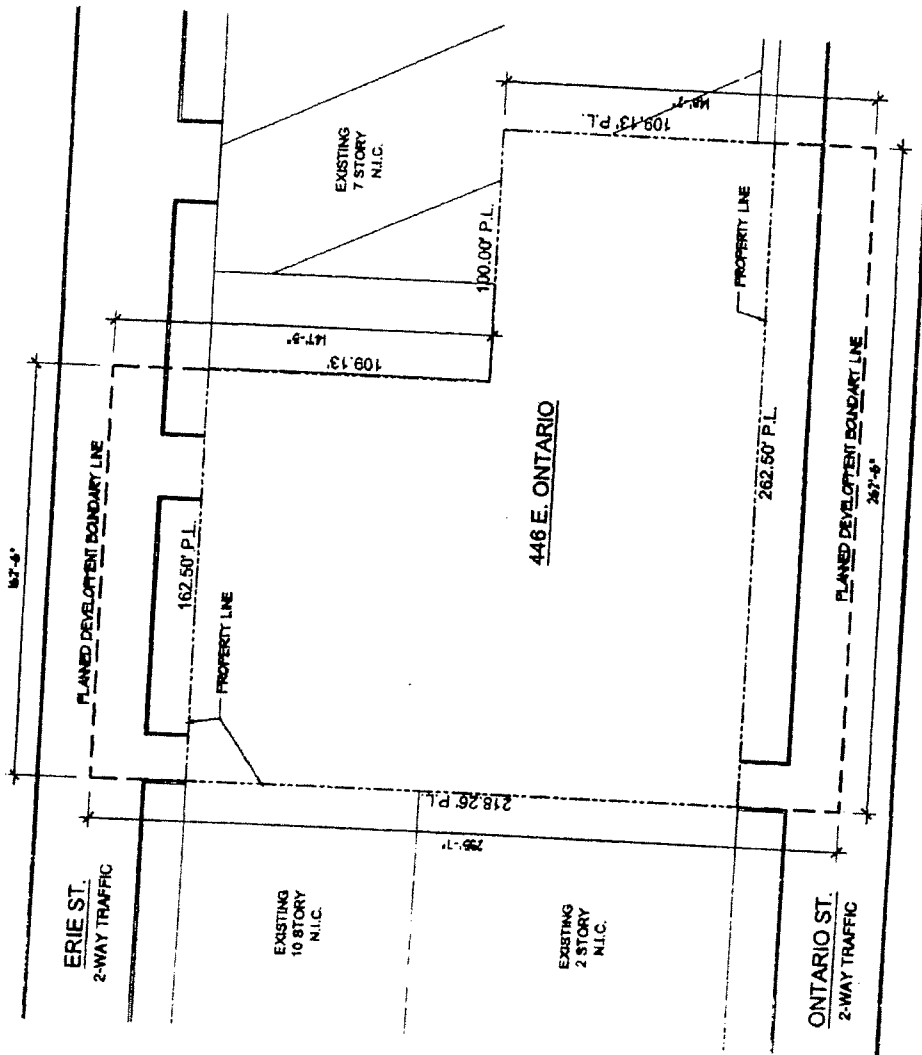


Existing Land-Use Map.

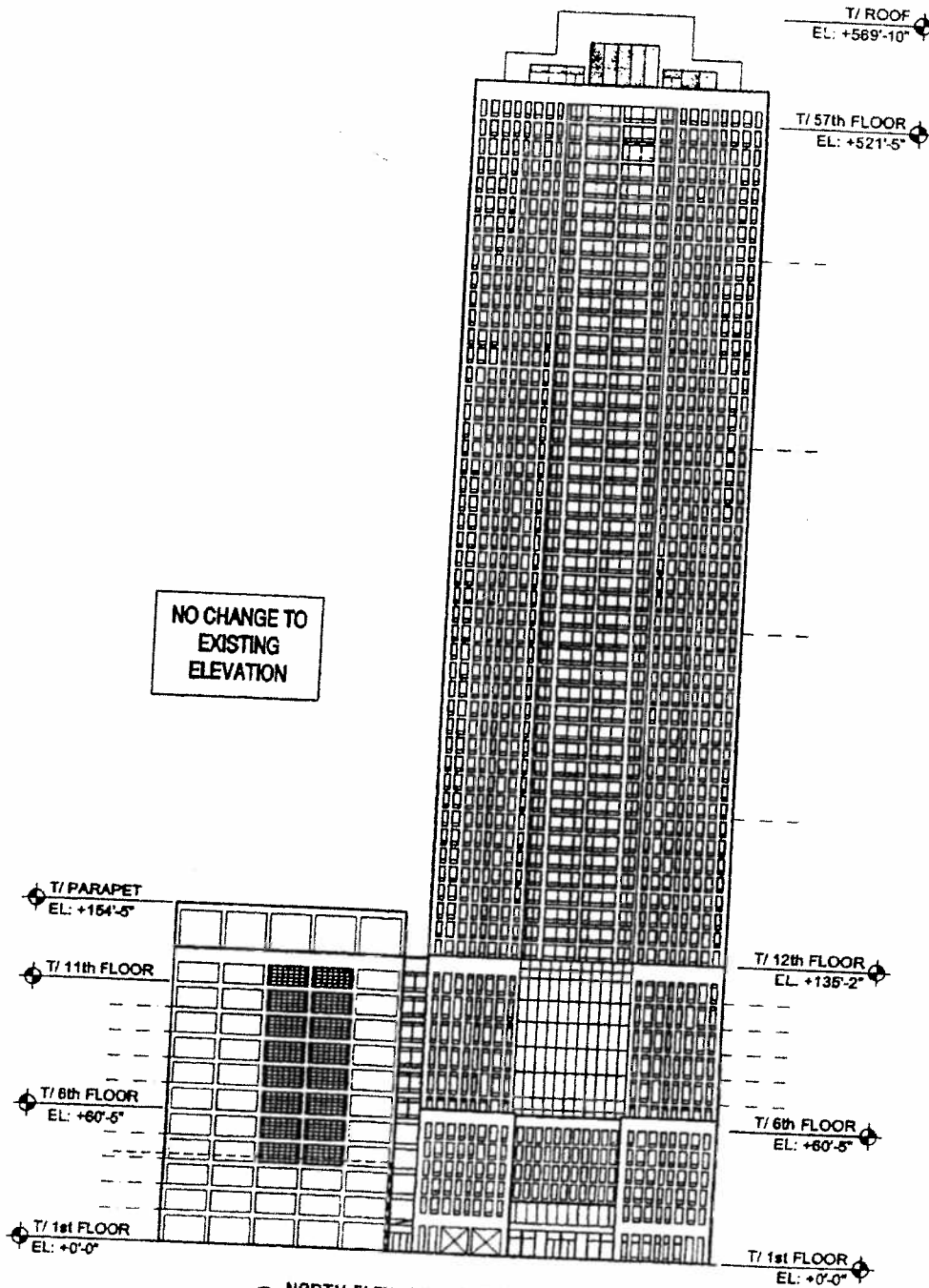
LEGEND	
PRK	PARKING GARAGE
OFF	OFFICE TOWER
MED	HEALTHCARE FACILITY
R	RESIDENTIAL TOWER
V	VAC-AMT
HOT	HOTEL
P/C	PARKING / GROUND FLR COMMERCIAL
R/C	RESIDENT TOWER / GROUND FLR COMM.
(50)	BUILDING HEIGHT IN STORES



Planned Development Boundary
And Property Line Map.

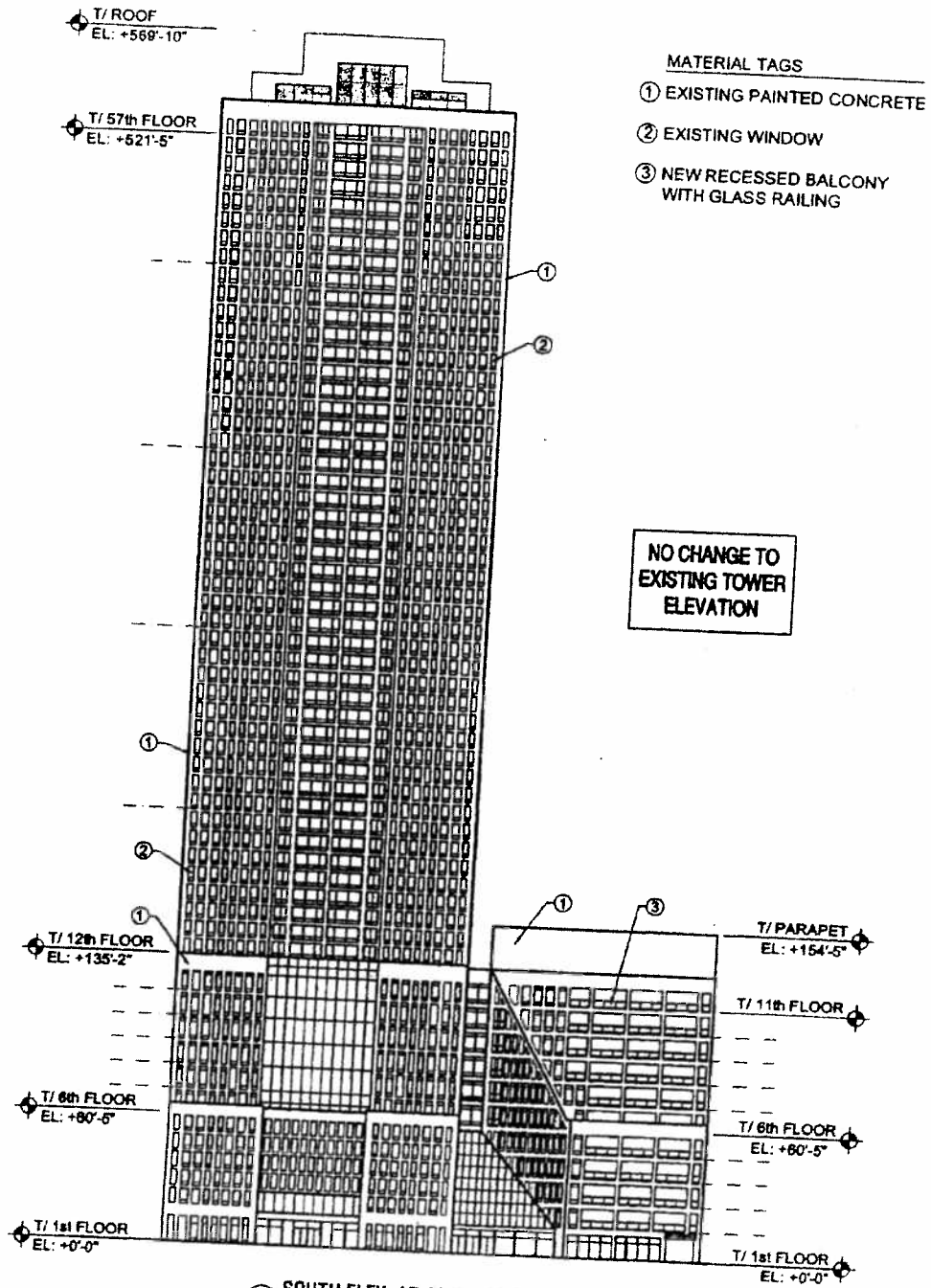


North Elevation At East Erie Street.



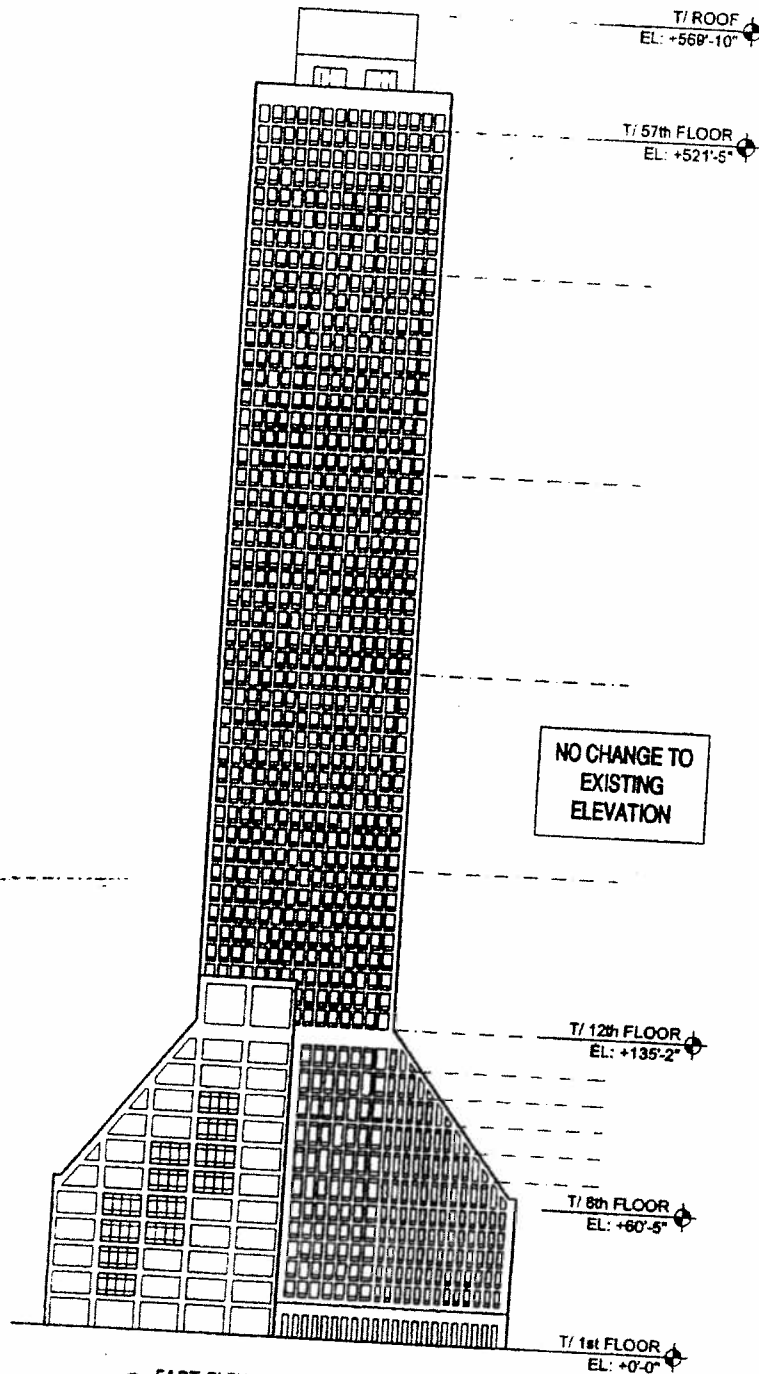
① NORTH ELEV. AT ERIE ST.
NTS

South Elevation At East Ontario Street.



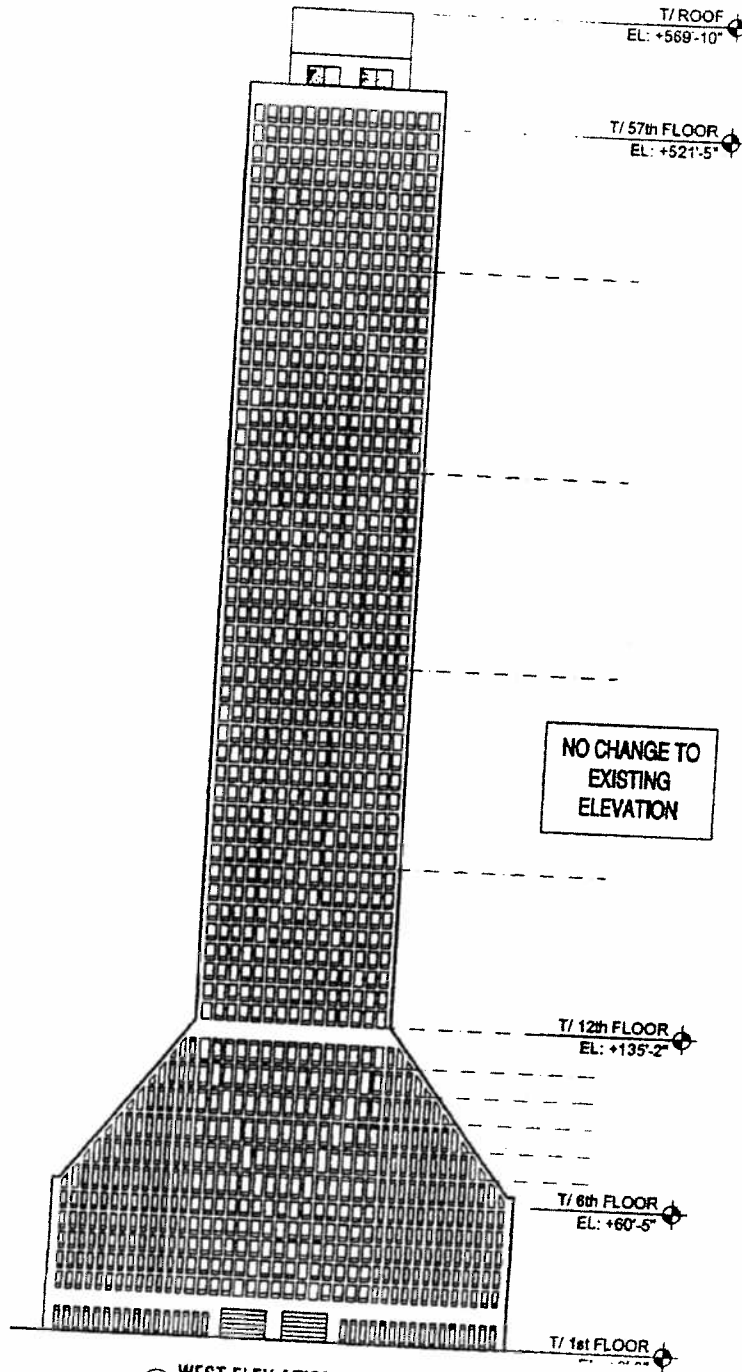
① SOUTH ELEV. AT ONTARIO ST.
MTC

East Elevation.



1 EAST ELEVATION
MTC

West Elevation.



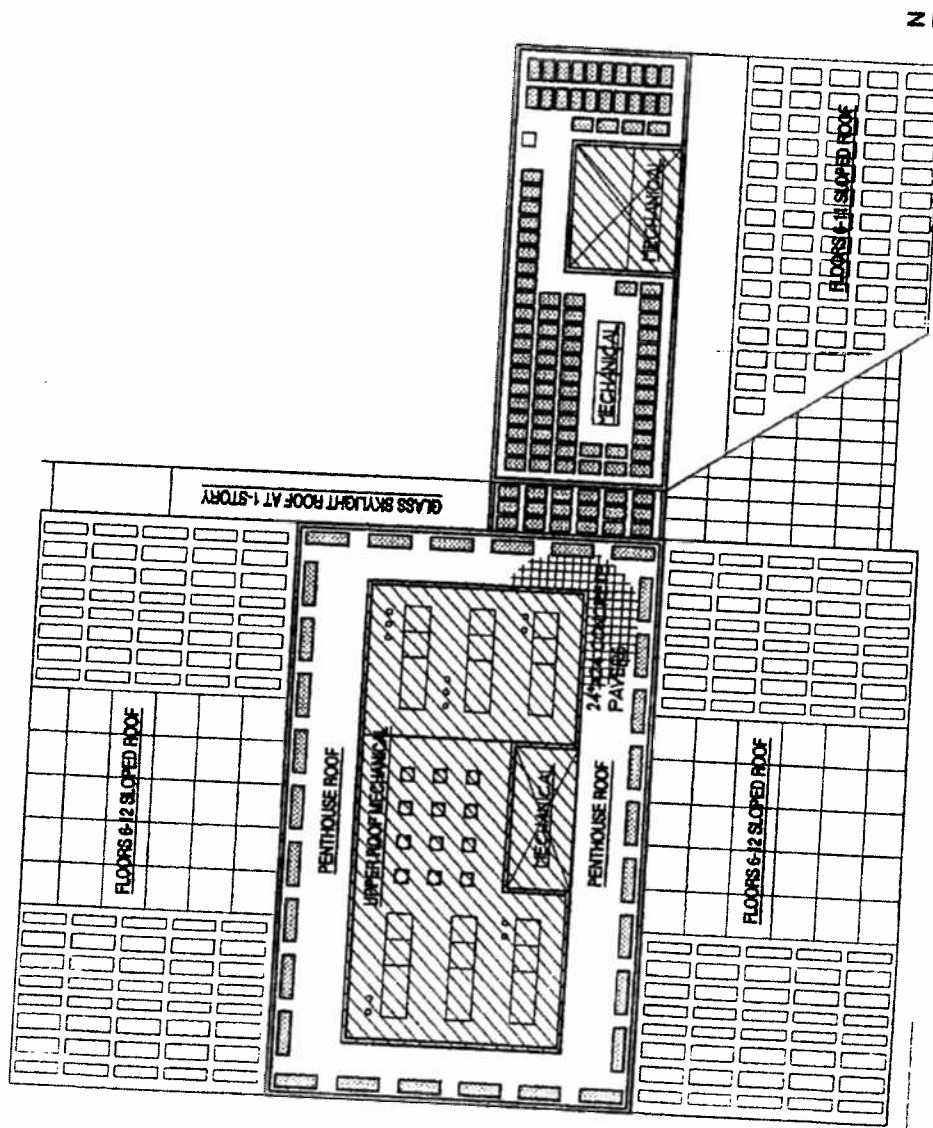
1 WEST ELEVATION
etc

4/11/2007

REPORTS OF COMMITTEES

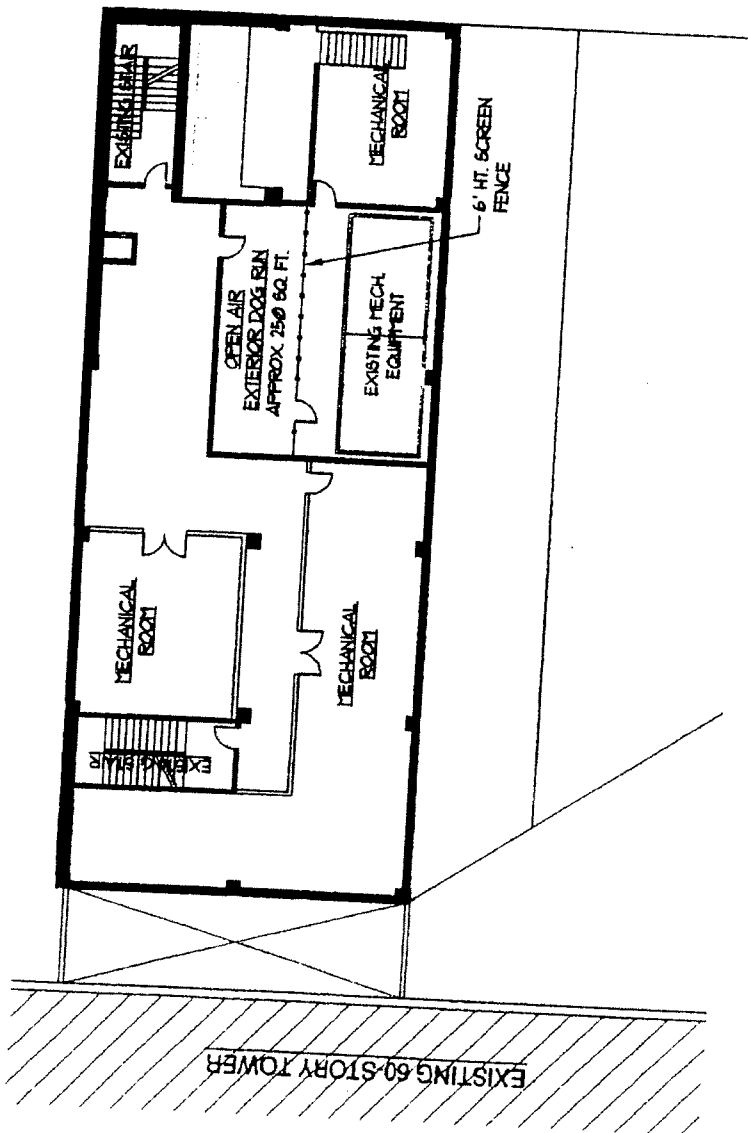
103567

Green Roof Plan.



1 GREEN ROOF PLAN
HTS

Dog Run Plan -- Auxiliary Tower 12th Floor.



1 DOG RUN PLAN - AUXILIARY TOWER 12TH FLOOR
MTS

Reclassification of Area Shown on Map No. 1-E.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by rescinding the Business Planned Development as shown on Map No. 1-E for the area bounded by

E. Erie Street; a line 407.5 feet east of N. McClurg Court; a line 109.13 feet south of E. Erie Street; a line 507.5 feet east of N. McClurg Court; E. Ontario Street; and a line 245 feet east of N. McClurg Court

and establishing a Residential/Commercial Planned Development, and a corresponding use district is hereby established in the area above described.

[Plan of Development printed on pages 5222-5227 of this Journal]

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

Reclassification of Area Shown on Map No. 2-G.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 2-G in the area bounded by

W. Taylor Street; the alley next east of and parallel to S. Ashland Avenue; W. Fillmore Street; S. Lavin Street; the alley next south of and parallel to W. Fillmore Street; S. Loomis Street; W. Roosevelt Road; and S. Ashland Avenue

to the designation of a Residential 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.

[Plan of Development printed on pages 5228-5232 of this Journal]

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

Reclassification of Area Shown on Map No. 5-H.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map No. 5-H in the area bounded by

W. Medill Avenue; N. Leavitt Street; a line 72.31 feet south of and parallel to W. Medill Avenue; and the alley next west of N. Leavitt Street

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 6-K.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-2 Restricted Retail and R3 General Residence District symbols and

indications as shown on Map No. 6-K in the area bounded by

a line 25 feet north of and parallel to the alley next north of W. 31st Street; the alley next west of S. Tripp Avenue; the alley next north of W. 31st Street; a line 32.51 feet west of S. Tripp Avenue; W. 31st Street; and S. Kildare Avenue

to those of a C1-2 Restricted Commercial District and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 8-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 8-F in the area bounded by

W. 32nd Street; S. Canal Street; W. 33rd Street; and the alley next west of and parallel to S. Canal Street

to those of R4 General Residence District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 9-G.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map No. 9-G in area bounded by

W. Grace Street; N. Sheffield Avenue; a line 50 feet south of and parallel to W. Grace Street; and a line 120 feet West of and parallel to N. Sheffield Avenue

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 9-J.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-1 Restricted manufacturing District symbols and indications as shown on Map No. 9-J in area bounded by

W. Addison Street; a line 506.42 feet east of the alley next west of N. Kimball Avenue or the line thereof if extended where no alley exists; a line 383.38 feet south of the south line of W. Addison Street; a line 444.42 feet east of the line of the alley, if extended where no alley exists, next west of N. Kimball Avenue; a line 473.38 feet south of the south line of W. Addison Street; a line from a point 473.38 feet south of the south line of W.

RESIDENTIAL/COMMERCIAL DEVELOPMENT No. 252
PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as "Residential/Commercial Development" is controlled by P.S.M. International Corporation, whose address is 200 W. Monroe Street, Chicago, Illinois.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. The applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.
4. Any dedication or vacating of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the city council.
5. The following uses shall be permitted within the area delineated herein as "Residential/Commercial Planned Development": elevator apartment structure, rental office space including medical office facilities, retail service type business uses and required parking.
6. Business and business identification signs may be permitted within the area delineated herein as "Residential/Commercial Planned Development" subject to the review and approval of the Department of Development and Planning.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall provide required ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
8. The height restriction of each building and any appurtenance attached thereto shall be subject to:
 - a. Height limitations as required and approved by the Federal Aviation Administration; and,
 - b. Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.
9. The information in the plan of development attached hereto sets forth data concerning the area delineated herein as "Residential/Commercial Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
10. The plan of development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Development and Planning.

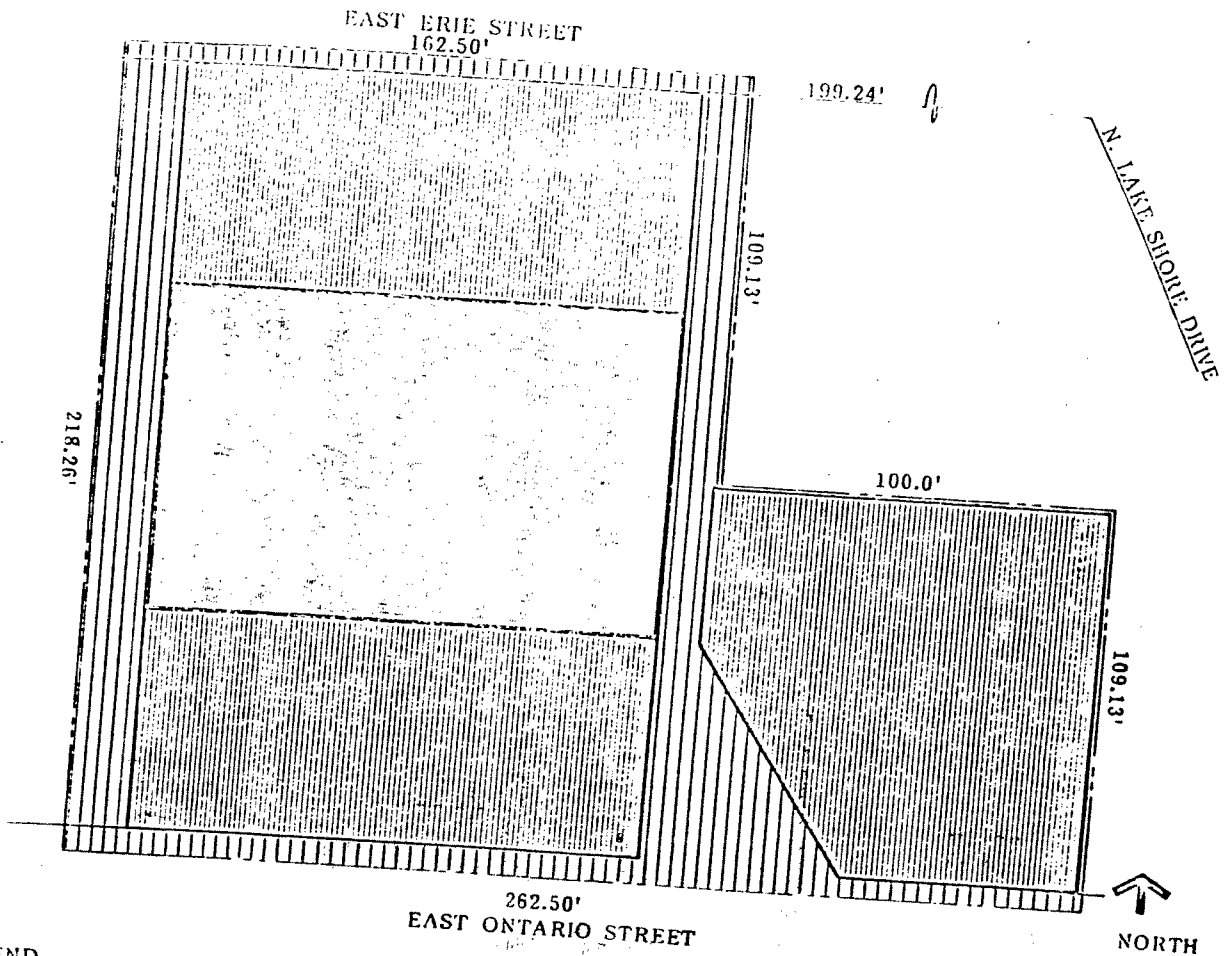
Applicant: P.S.M. International Corporation
Date: November 10, 1980

December 30, 1980

UNFINISHED BUSINESS

5223

COMMERCIAL RESIDENTIAL DEVELOPMENT
GENERALIZED LAND USE PLAN-PROPOSED



Legend



Parking; 1 Level Below Grade Over Entire Site; 5 Additional Floors Above Grade in Main Tower

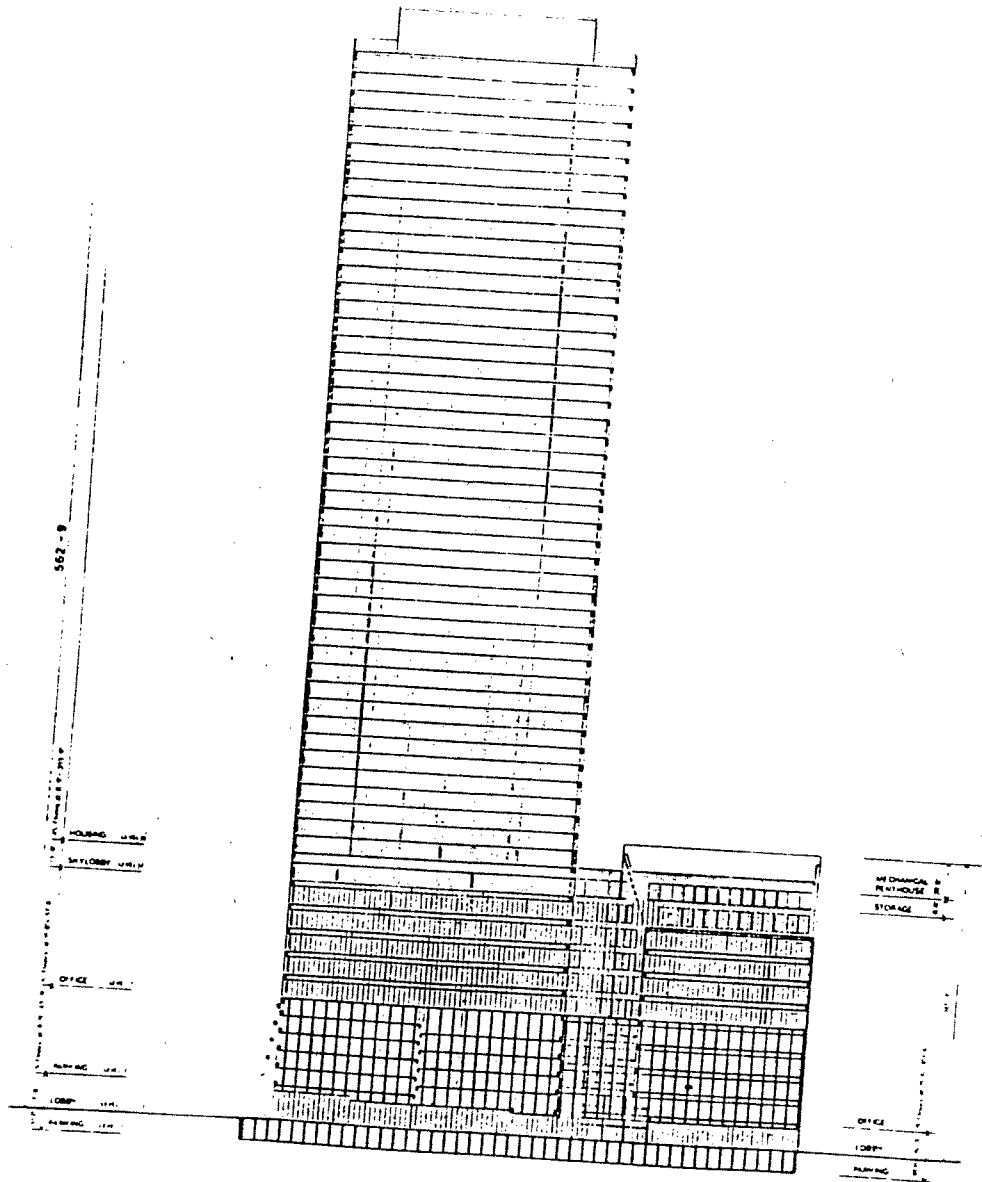


Commercial, Ground Floor in Both Main Tower & Aux. Bldg. Office; 5 Floors in Main Tower, 9 Floors in Aux. Bldg.

Apartments; 46 Floors w/One Skylobby Floor

APPLICANT: P.S.M. INTERNATIONAL CORPORATION
200 WEST MONROE STREET
CHICAGO, ILLINOIS 60606

DATED: NOVEMBER 20, 1980



444 East Ontario

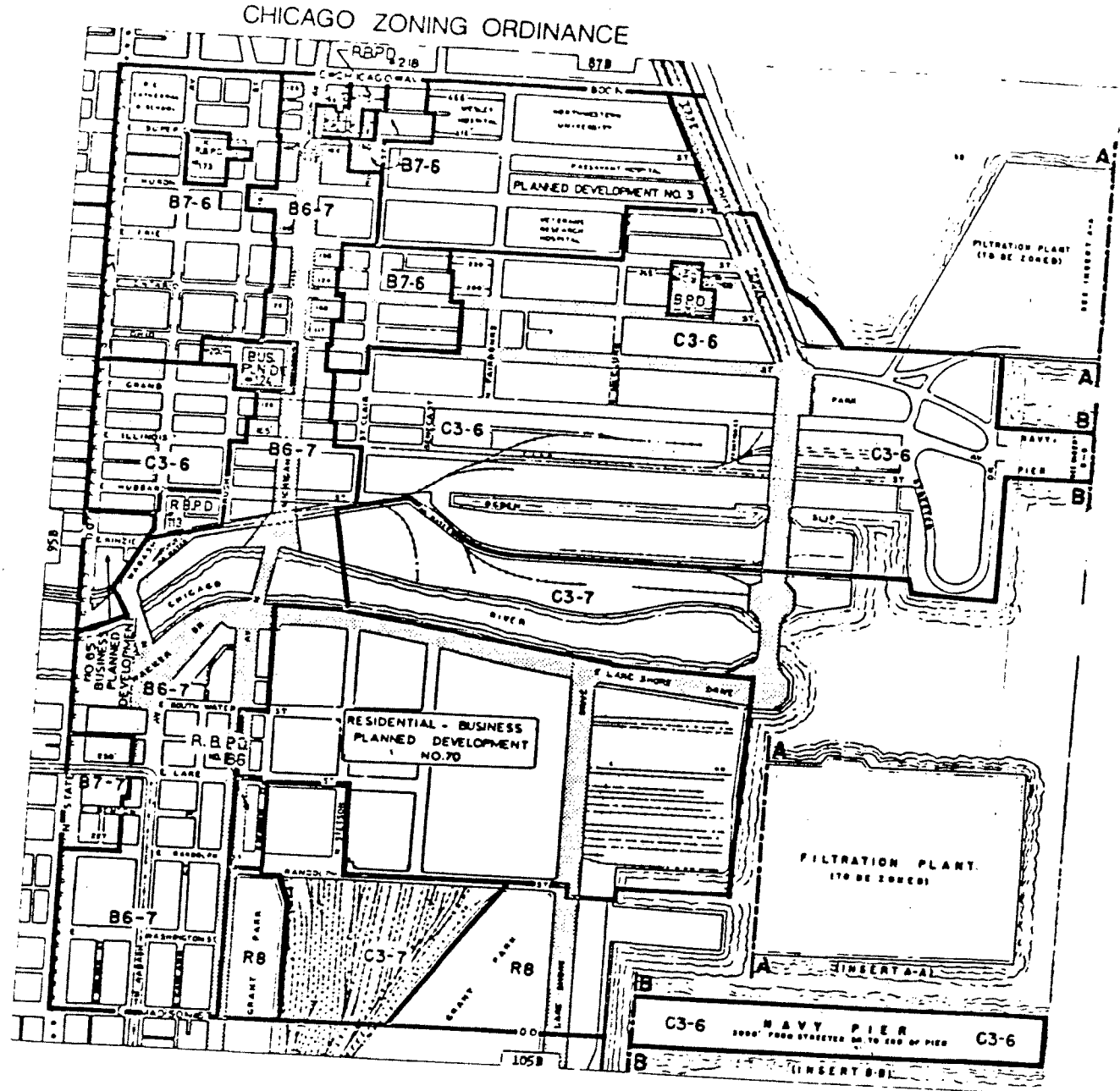
Chicago, Ill.

East-West Section
Figure 9-2

P.S.M. International Corporation
Developer

Skidmore Owings & Merrill
Architects & Engineers

RESIDENTIAL/COMMERCIAL PLANNED DEVELOPMENT
EXISTING ZONING MAP & MAP OF PREFERENTIAL STREETS

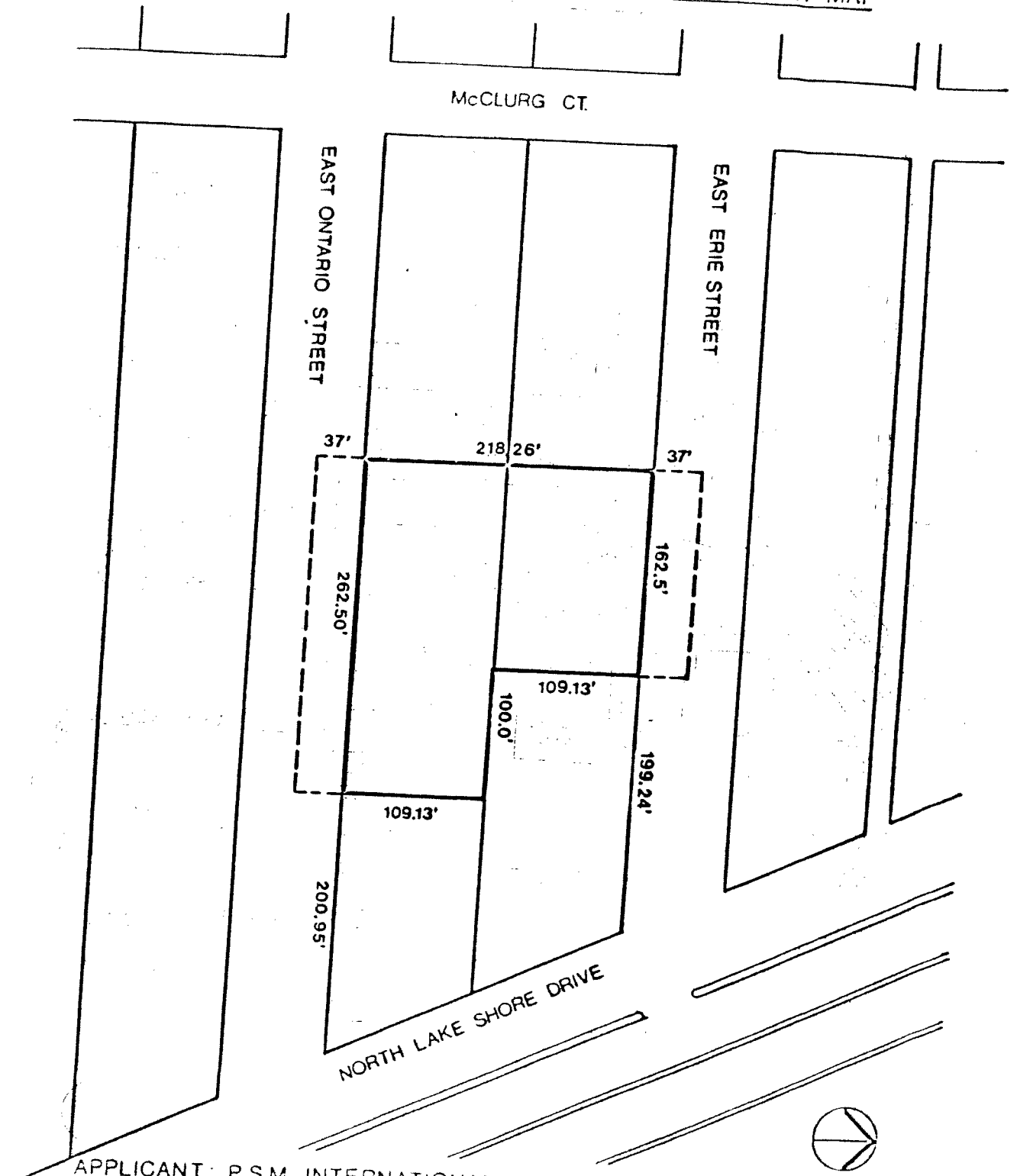


- PREFERENTIAL STREETS
- PROPOSED RESIDENTIAL/COMMERCIAL PLANNED DEVELOPMENT

APPLICANT: P.S.M. INTERNATIONAL CORPORATION
 200 W. Monroe St. Chicago, Ill. 60606
 DATE: NOVEMBER 10, 1980



PROPERTY LINE AND RIGHTS OF WAY ADJUSTMENT MAP



APPLICANT: P.S.M. INTERNATIONAL CORPORATION

DATE: NOVEMBER 10, 1980

MAP NO. 2

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA
RESIDENTIAL/COMMERCIAL PLANNED DEVELOPMENT

Net Site At Grade Level (Sq. Feet)	Acres	General Description Of Land Use	Max. No. of Apartment Units	Max. Per Cent Of Coverage At Grade Level	Max. No. of Off-Street Parking Spaces	Max. F.A.R.
46,380.25	1.06	Residential, Office, Parking & Related Uses	594	100%	432	17.0

Gross Site Area - Net Site Area of 46,380.25 Sq. Ft. (1.06 Acres) plus Public Area of 15,725 Sq. Ft. (0.36 Acre) = 62,105.25 Sq. Ft. (1.42 Acres)

- Maximum Percentage of Land Coverage at Grade Level For Total Net Site Area 100%
- Maximum Floor Area Ratio For Total Net Site Area 17.0
- Maximum Number of Apartment Units 594
- Maximum Number of Off-Street Parking Spaces 432
- Minimum Number of Off-Street Loading Berths 4 @ 10' X 25'
- Minimum Perimeter Setbacks at Grade Level 0

Applicant: P.S.M. International Corporation
 200 W. Monroe Street, Chicago, IL. 60606

Date: November 10, 1980