

# PD 915

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 28, 2016

John J. George  
Schulyer, Roche & Crisham, P.C.  
180 N. Stetson Ave., Suite 3700  
Chicago, IL 60601

**Re: Administrative Relief request for Planned Development No. 915  
Three additional residential units at 355 East Ohio Street**


Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 915 ("PD 915"), as amended, 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 915.

Your client and the owner of the building at 355 E. Ohio St., OGM Investors II LLC, is seeking administrative relief to increase the maximum number of residential units in their building from 481 to 484 units. As a result, the total number of residential units within PD 915 will increase from 961 to 964 units. OGM Investors II LLC are proposing to convert storage space on the 55<sup>th</sup> floor into three additional units. On the building's exterior, new glass will be installed to match the lower floors. PD 915 also includes the building at 345 E. Ohio St., which is owned by STRS Ohio IL Real Estate Investments, LLC, and they have provided their consent to this request.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed conversion and three additional residential units 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 Planned Development No. 915, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,  
  
Patricia A. Scudiero  
Zoning Administrator

C: Steven Luetgen, Mike Marmo, Erik Glass, Janice Hill, Main file

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

*Yeas* -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 50.

*Nays* -- None.

Alderman Beavers 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 Number 1-E.*

(As Amended)

(Application Number 15534)

RBP 915, aa

*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 915 symbols and indications as shown on Map Number 1-E in the area bounded by:

East Ohio Street; North McClurg Court; East Grand Avenue; and a line 433.0 feet west of and parallel to North McClurg Court,

to the designation of Residential-Business Planned Development Number 915, as amended, 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 2. This ordinance shall be in force and effect from and after its passage and due publication.

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

*Residential-Business Planned Development Number 915,  
As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 915, as amended, consists of approximately ninety-four thousand three hundred ninety-four (94,394) square feet (two and seventeen-hundredths (2.17) acres) and is controlled by the applicant, OGM Investors II, L.L.C.
2. 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 easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. 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 titleholder 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, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any 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) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners, the board of directors or any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change

until the applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.

4. This plan of development consists of these fifteen (15) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Surrounding Land-Use Plan; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Site Plan; a Landscape Plan; a Phase I -- Enlarged Ground Plan; a Site Plan -- Enlarged Detail at Phase I Parking Entry/Exit Plan; a Phase II -- Entry/Drop-off Plan; a Private Drive Plan; a Sidewalk Section at Grand Avenue Plan; a Phase I -- Roof Plan; a Phase I -- North/South Section; a Phase II -- North/South Section; a Phase I -- North Elevation; a Phase I -- South Elevation; a Phase I -- East Elevation; a Phase I -- West Elevation, dated June 15, 2006 prepared by Solomon Cordwell Buenz & Associates Inc.. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": all uses permitted in the DX-12 Downtown Mixed-Use District (with the exception of hotel uses and Special Uses) accessory and non-accessory parking and related uses.
6. Identification signs shall be permitted within the planned development 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.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. The applicant shall participate in the Illinois/Grand Corridor Transportation Management Association ("Association") and shall share in

the funding of the Association in a manner as determined by its Board of Directors. Participation shall begin within ninety (90) days of receiving Part II Approval for the Phase 1 construction. The Association shall provide services that enhance traffic flow in the corridor including but not limited to a trolley to convey residents and shoppers between developments, information to provide shoppers with alternate routes to corridor developments, and shall commit to a shared parking arrangement among Association members to minimize short vehicular trips between proximate developments.

8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical equipment in excess of one thousand (1,000) square feet in a single location regardless of placement in the building, and all rooftop floor area devoted to mechanical equipment irrespective of square footage, shall be excluded.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The applicant agrees that in the event that construction has not commenced upon the improvements within the Phase 2 property within one (1) year from the time of the issuance of the final Certificate of Occupancy for the residential building upon the Phase 1 property, the applicant shall construct the through block connection bounded by the eastern curb to the east elevation of the Phase 1 building. The applicant agrees that in the event that construction has not commenced upon the improvements within the Phase 2 property within one (1) year from the time of the issuance of the final Certificate of Occupancy for the residential building upon the Phase 1 property, the applicant shall construct the pocket-park and shall grade, seed and fence the remaining portion of the Phase 2 property until the commencement of construction upon the Phase 2 property. The pocket-park and remaining portion of the Phase 2 property shall be open and available to the public until the

commencement of the construction of the improvements upon the Phase 2 property at which time the pocket-park and remaining portion of the Phase 2 property can be closed to the public until the completion of the Phase 2 building at which time the pocket-park shall be re-established and again opened to the public. The pocket-park and the outdoor through-block connection shall not be gated.

11. The permitted floor area ratio identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of eighty-six thousand nine hundred fifty-five (86,955) square feet (one and nine hundred ninety-six thousandths (1.996) acres), a base floor area ratio of 12.00 and additional floor area ratio for a series of proposed amenities, as follows:

Description	Floor Area Ratio
Base Floor Area Ratio	12.00
Sidewalk Widening (McClurg Court)	0.722
Upper Story Setbacks	
Phase I Building = 1.876	
Phase II Building = <u>1.740</u>	
3.62>	3.00 cap
Sidewalk Widening (Grand Avenue)	0.375
Outdoor through-Block Connection	1.512
Green Roof	
Low Roof	0.294
High Roof	<u>0.091</u>
Total Floor Area Ratio	17.99

The calculation of the additional Floor Area Ratio obtained through the series of proposed amenities is as follows:

**Sidewalk Widening (McClurg Court):**

$$\begin{aligned}\text{Bonus Floor Area Ratio} &= 2,616 \text{ square feet} / 86,955 \text{ site area} \times 2 \times 12 \\ &= 0.722\end{aligned}$$

**Upper Story Setbacks:**

$$\begin{aligned}\text{Bonus Floor Area Ratio} &= (0.3 \times (15,543 \times 35 \text{ floors})) / 86,955 \text{ site area} \\ &= 1.876 \text{ (Phase I Building)} \\ &\text{plus} \\ &= (0.3 \times (14,066 \times 36 \text{ floors})) / 86,955 \text{ site area} \\ &= 1.74 \text{ (Phase II Building)} \\ &1.876 + 1.74 = 3.62 > 3.0 \text{ cap}\end{aligned}$$

**Sidewalk Widening (Grand Avenue):**

$$\begin{aligned}\text{Bonus Floor Area Ratio} &= 1,358 \text{ square feet} / 86,955 \text{ site area} \times 2 \times 12 \\ &= 0.375\end{aligned}$$

**Outdoor through-Block Connection:**

$$\begin{aligned}\text{Bonus Floor Area Ratio} &= (10,955 / 86,955) \times 1 \times 12 \\ &= 1.512\end{aligned}$$

**Green Roof:****Bonus Floor Area Ratio -- Low Roof:**

$$\begin{aligned}&= (7,100 / 86,955) \times 0.3 \times 12 \\ &= 0.294\end{aligned}$$

Bonus Floor Area Ratio -- High Roof:

$$= (2,200/86,955) \times 0.3 \times 12$$

$$= 0.091$$

12. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this planned development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design Green Building Rating System ("L.E.E.D."). The applicant agrees to provide a twenty-five percent (25%) green roof equaling approximately ten thousand five hundred seventy-five (10,575) square feet of net usable roof area.
14. 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permit shall be granted by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement proposed to be constructed pursuant to the permit.

15. Unless substantial construction of the Phase II improvements contemplated in this planned development has commenced within six (6) years following adoption of this planned development, and unless completion of Phase II is thereafter diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to the pre-existing Residential-Business Planned Development Number 915 designation.

[Existing Zoning Map; Land-Use Plan; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan; Landscape Plan; Ground Plan; Parking Entry Drive and Exit Plans; Sidewalk Section Plans; Roof Plans; and Phase I and Phase II Section and Elevation Plans referred to in these Plan of Development Statements printed on pages 82691 through 82716 of this *Journal*.]

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

*Residential-Business Planned Development Number 915,  
As Amended.*

*Bulk Regulations And Data Table.*

Gross Site Area:	133,736 square feet (3.07 acres)
	Total = Gross Site Area (133,736 square feet) - area in public and private streets and alleys (39,291 square feet) - area to be dedicated (7,490 square feet) = Net Site Area of 86,955 square feet (1.996 acres)
Net Site Area:	86,955 square feet (1.996 acres)
Maximum Floor Area Ratio:	17.99

Maximum Number of Residential Units:	961 dwelling units
Maximum Site Coverage:	In substantial accordance with the Site Plan
Minimum (Actual) Number of Residential Off-Street Parking Spaces:	Accessory parking spaces equal in number to 55% of the number of residential dwelling units
Minimum Number of Commercial/Retail Off-Street Parking Spaces:	0 spaces based on 50,000 square feet of retail floor area
Maximum Number of Non-Accessory Off-Street Parking Spaces:	432 spaces
Minimum Number of Off-Street Loading Areas:	6 total
Phase I:	3 berths at 10 feet by 25 feet
Phase II:	3 berths at 10 feet by 25 feet
Minimum Building Setbacks:	In substantial accordance with the Site Plan
Maximum Building Height:	In substantial accordance with the Building Elevations

Site Area assumed to be net area after right-of-way dedications on McClurg Court and Grand Avenue.

Floor Area Ratio Premium Calculations.

Base Floor Area Ratio for DX-12 Zoning District:	12.00
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## Public Amenity Premiums:

1. Sidewalk Widening (McClurg Court)  
 $2,616 \text{ square feet} / 86,955 \text{ site area}$   
 $\times 2 \times 12 \text{ Base Floor Area Ratio} = 0.722$
  
2. Upper Story Setbacks:
  - a. Phase I Building  
 $(0.3 \times (15,543 \times 35 \text{ floors}))$   
 $/ 86,955 \text{ Site Area} = 1.876$
  
  - b. Phase II Building  
 $(0.3 \times (14,066 \times 36 \text{ floors}))$   
 $/ 86,955 \text{ Site Area} = \underline{1.74}$

3.62 > 3.0 cap
  
3. Sidewalk Widening (Grand Avenue):  
 $1,358 \text{ square feet} / 86,955 \times 2 \times 12 = 0.375$
  
4. Outdoor through-Block Connection:  
 $(10,955 / 86,955) \times 1 \times 12 = 1.512$
  
5. Green Roof:
 

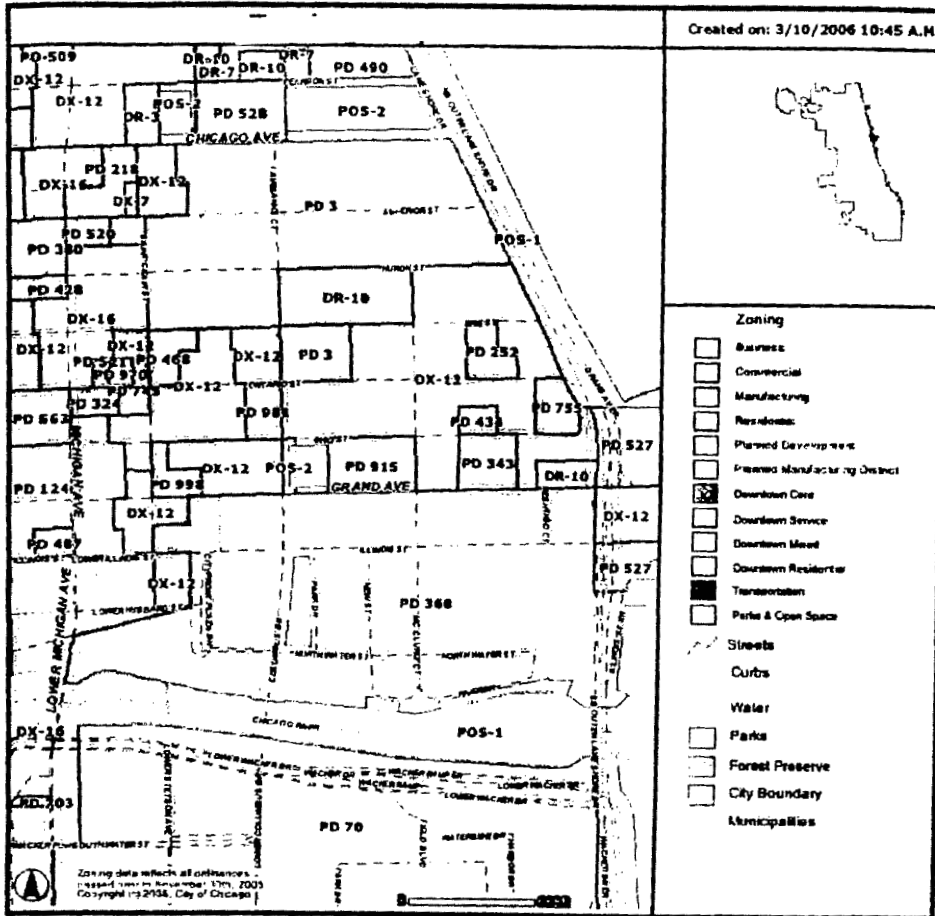
Low Roof  $(7,100 / 86,955) \times 0.3 \times 12 = 0.294$

High Roof  $(2,200 / 86,955) \times 0.3 \times 12 = 0.091$

Total Premiums 5.994

Total Floor Area Ratio: 17.99

Existing Zoning Map.



NOT TO SCALE

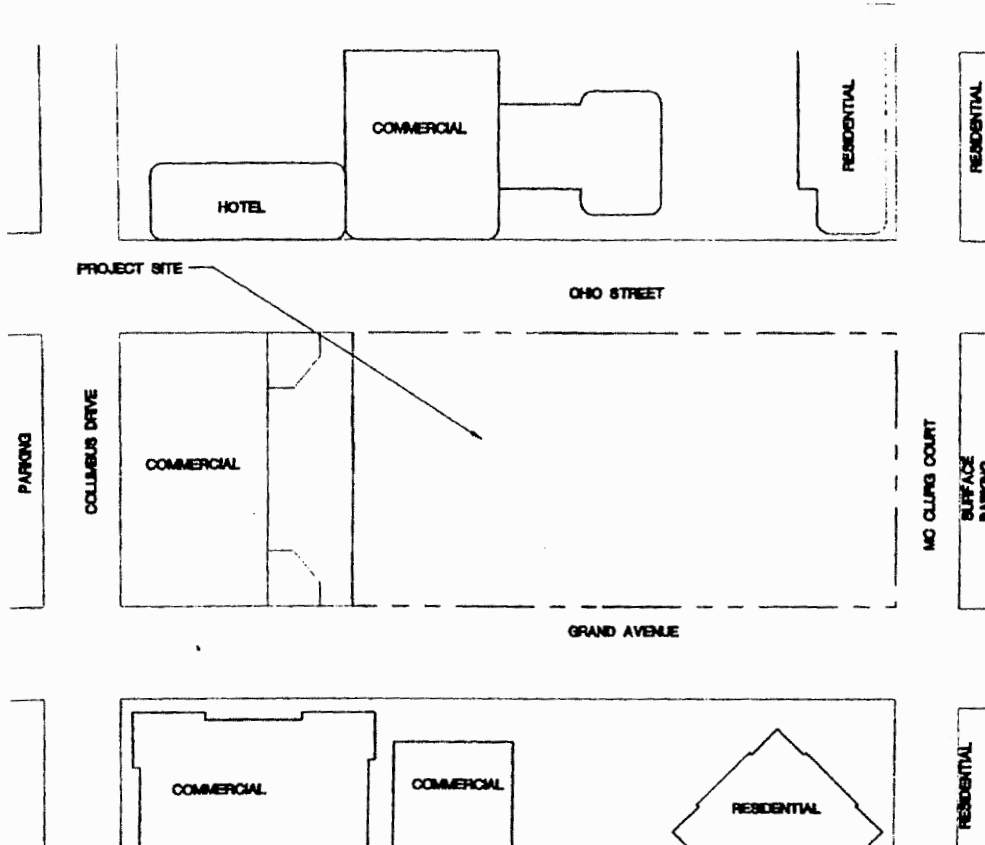
Applicant: O&M Investors II, LLC  
 Project: Ohio Grand McClurg Development Site  
 321-363 East Ohio Street  
 322-364 East Grand Avenue  
 530-548 North McClurg Court

Date: 03.24.2006  
 Revised: 06.15.2006



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Surrounding Land-Use Plan.



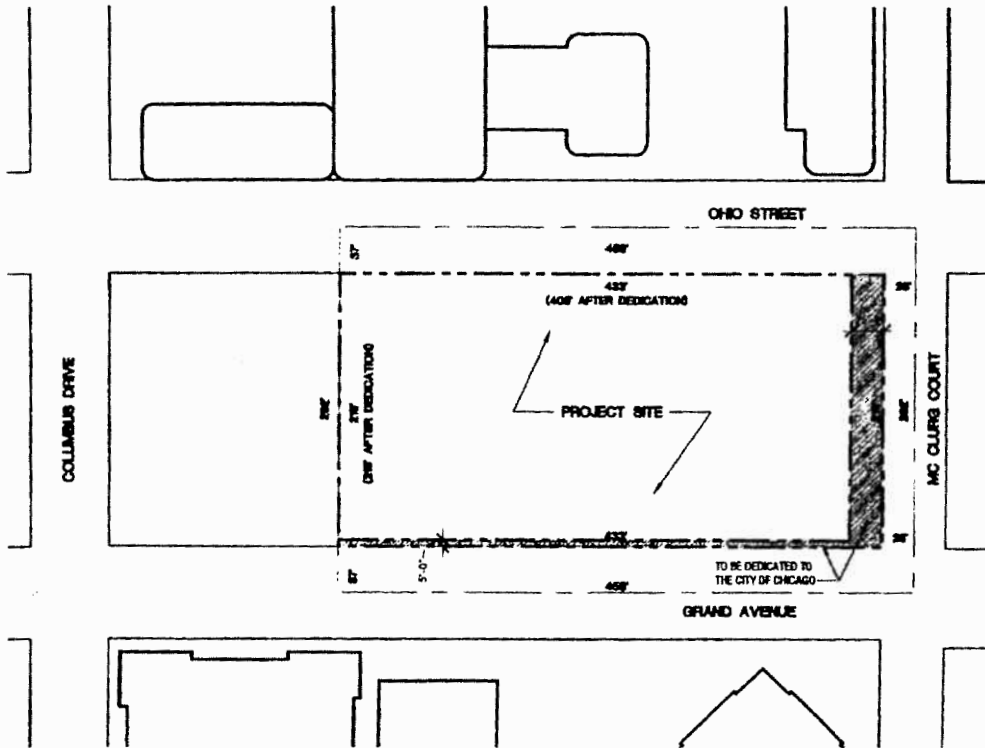
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Planned Development Boundary, Property Line And Right-Of-Way Adjustment Map.



PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE AND RIGHT OF WAY ADJUSTMENT MAP

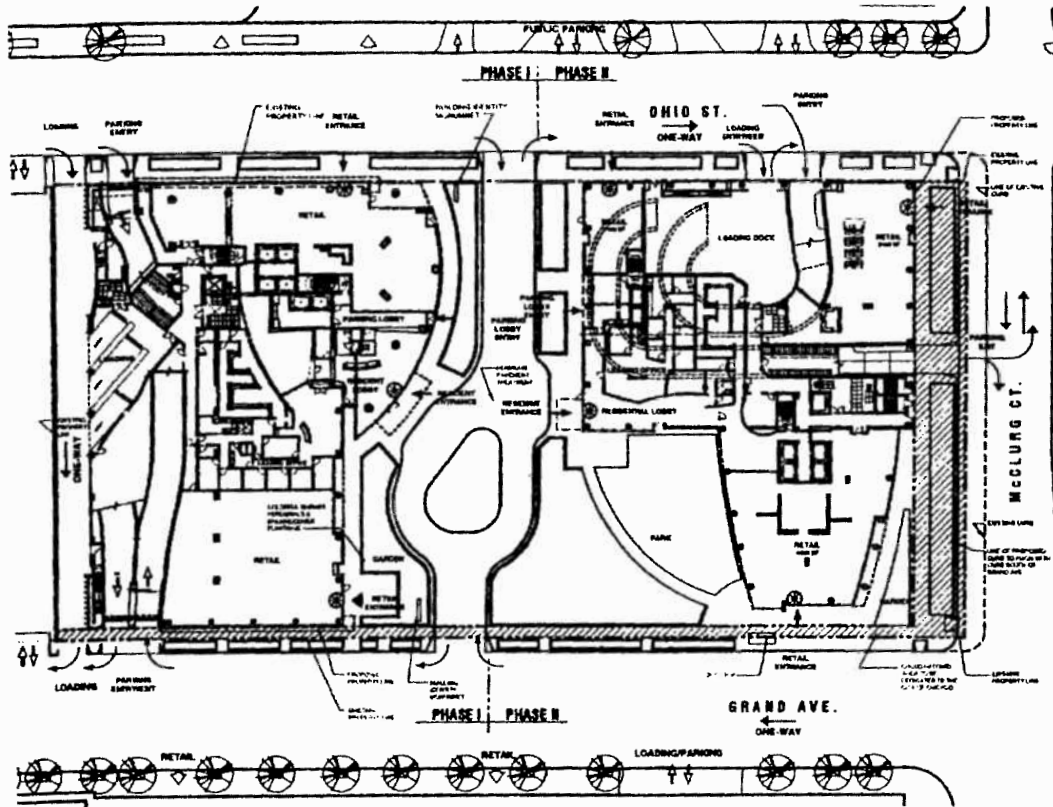
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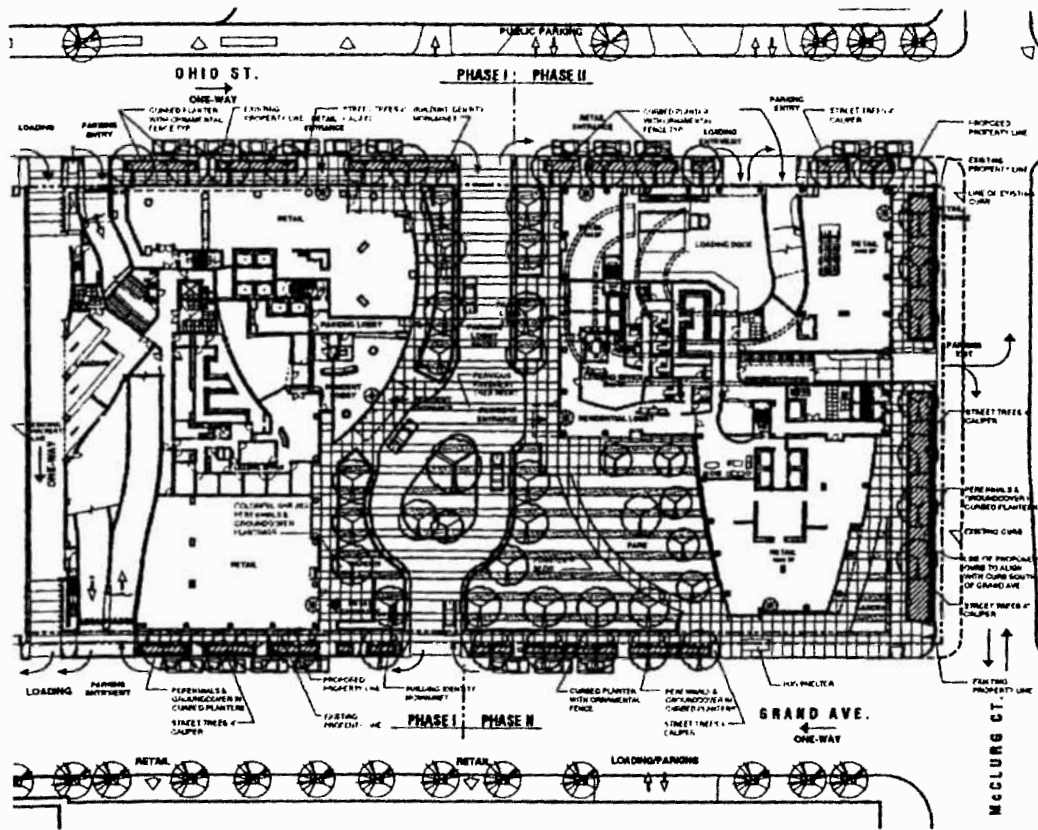
Site Plan.



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Landscape Plan.



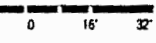
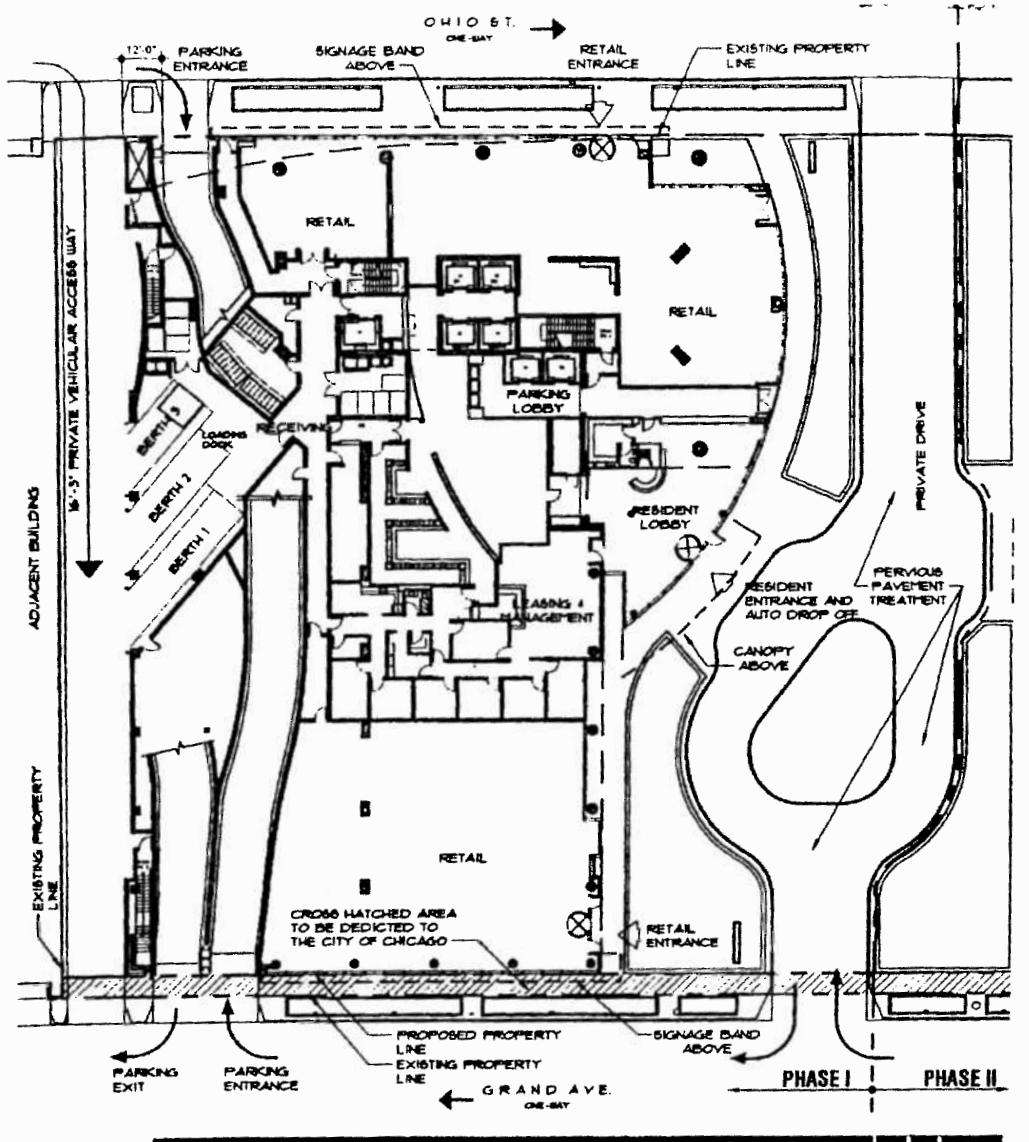
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Phase I -- Enlarged Ground Plan.

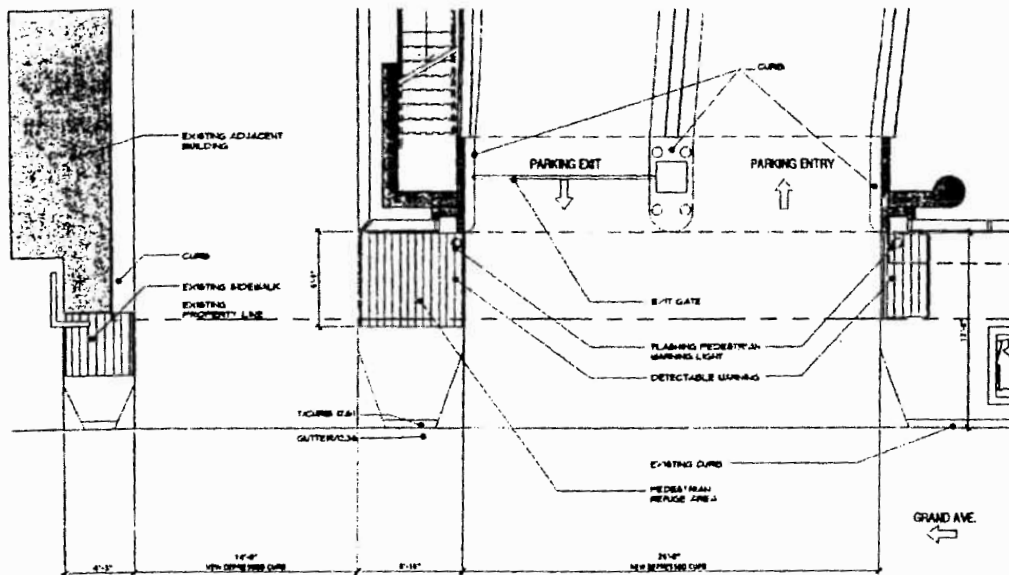


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Site Plan -- Enlarged Detail At Phase I Parking Entry/Exit.



SITE PLAN - ENLARGED DETAIL AT PHASE I PARKING ENTRY /EXIT

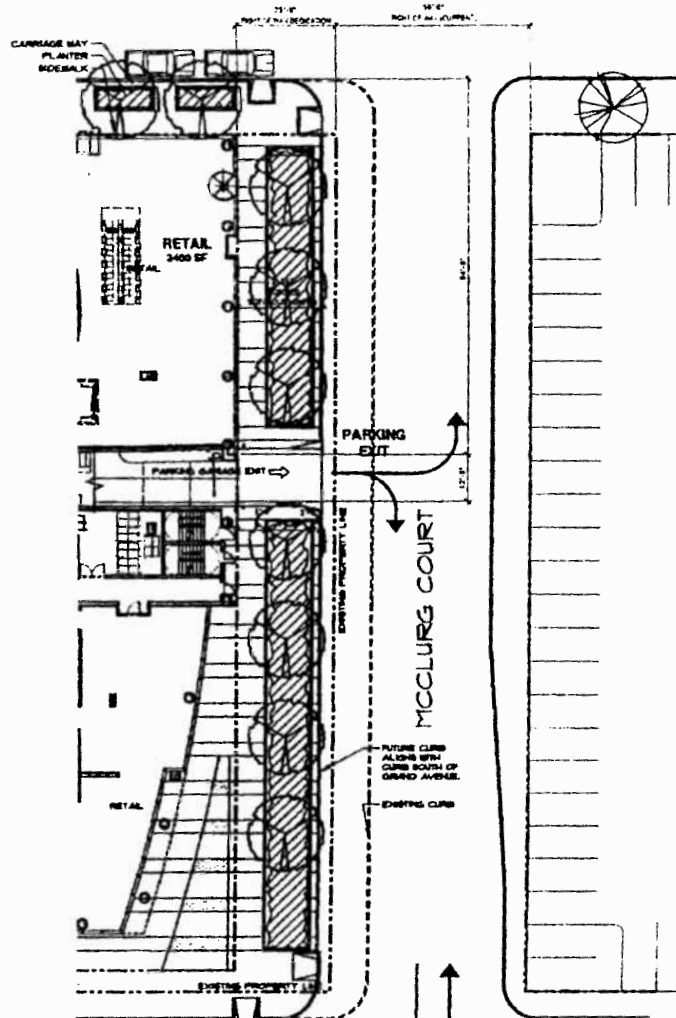
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Phase II -- Entry/Drop-Off.



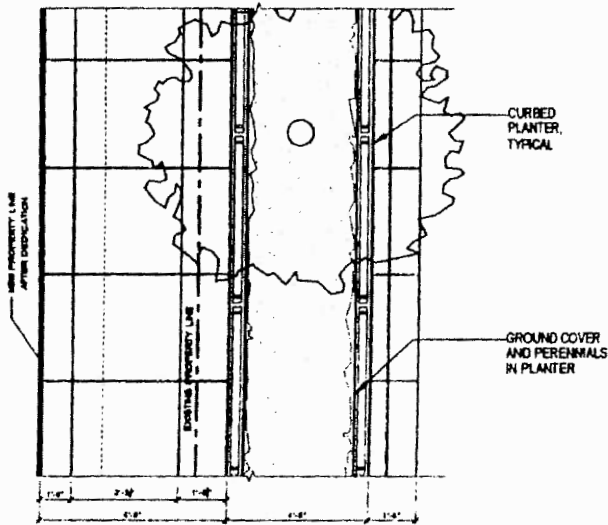
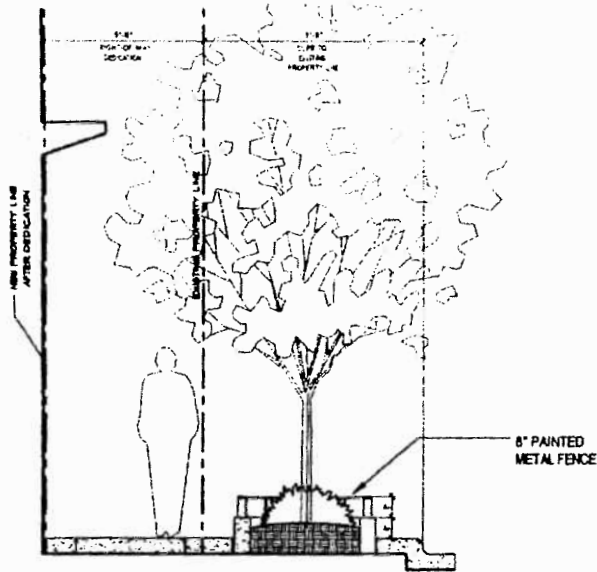
**Applicant:** OGM Investors II, LLC  
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Sidewalk Section At Grand Avenue.



0 16' 32'

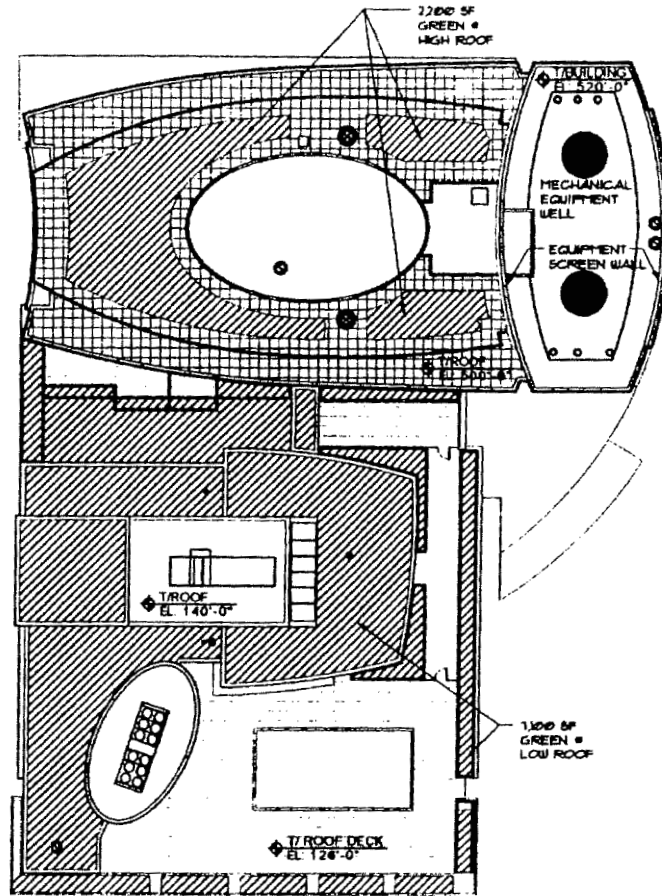
**SIDEWALK SECTION AT GRAND AVENUE**

**Applicant:** OGM Investors II, LLC  
**Project:** Ohio Grand McClurg Development Site  
 321-363 East Ohio Street  
 322-364 East Grand Avenue  
 530-548 North McClurg Court

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**Revised:** 06.15.2006



Phase I -- Roof Plan.



 DENOTES GREEN AREAS

0 16 32'

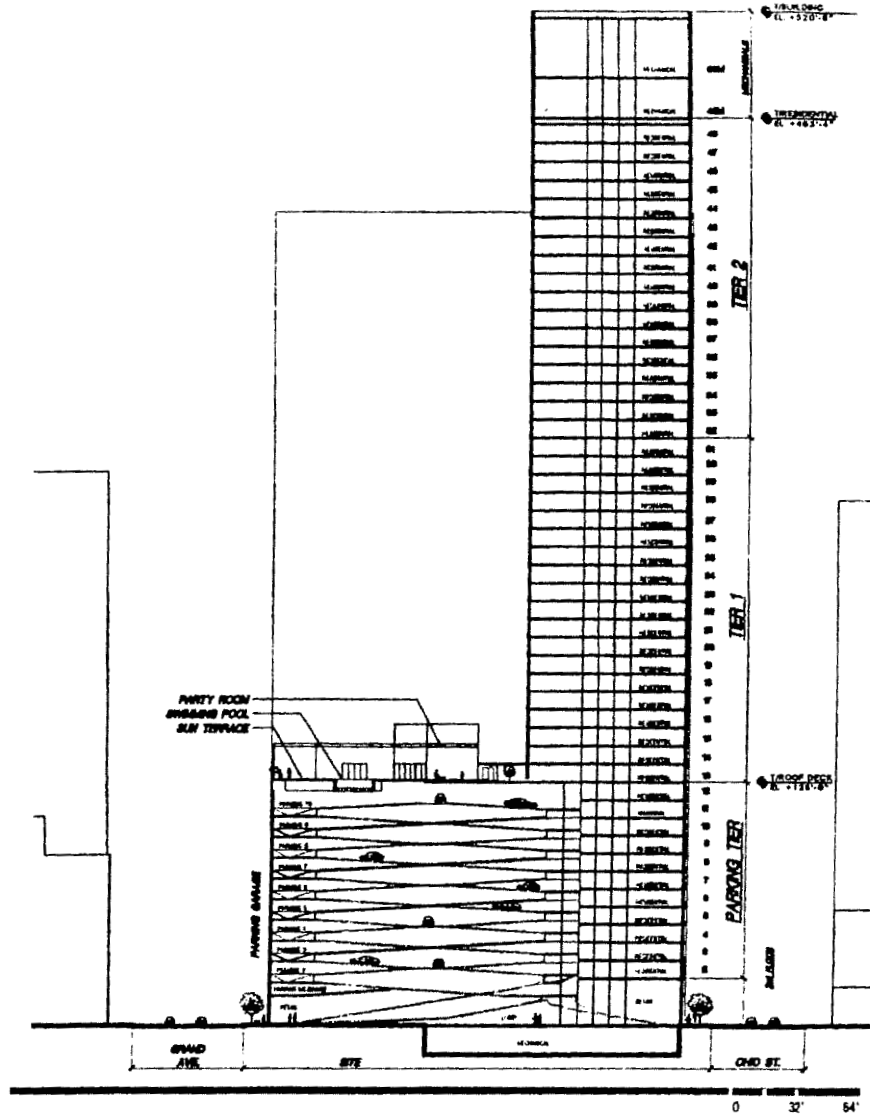


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-1-

Phase I -- North/South Section.

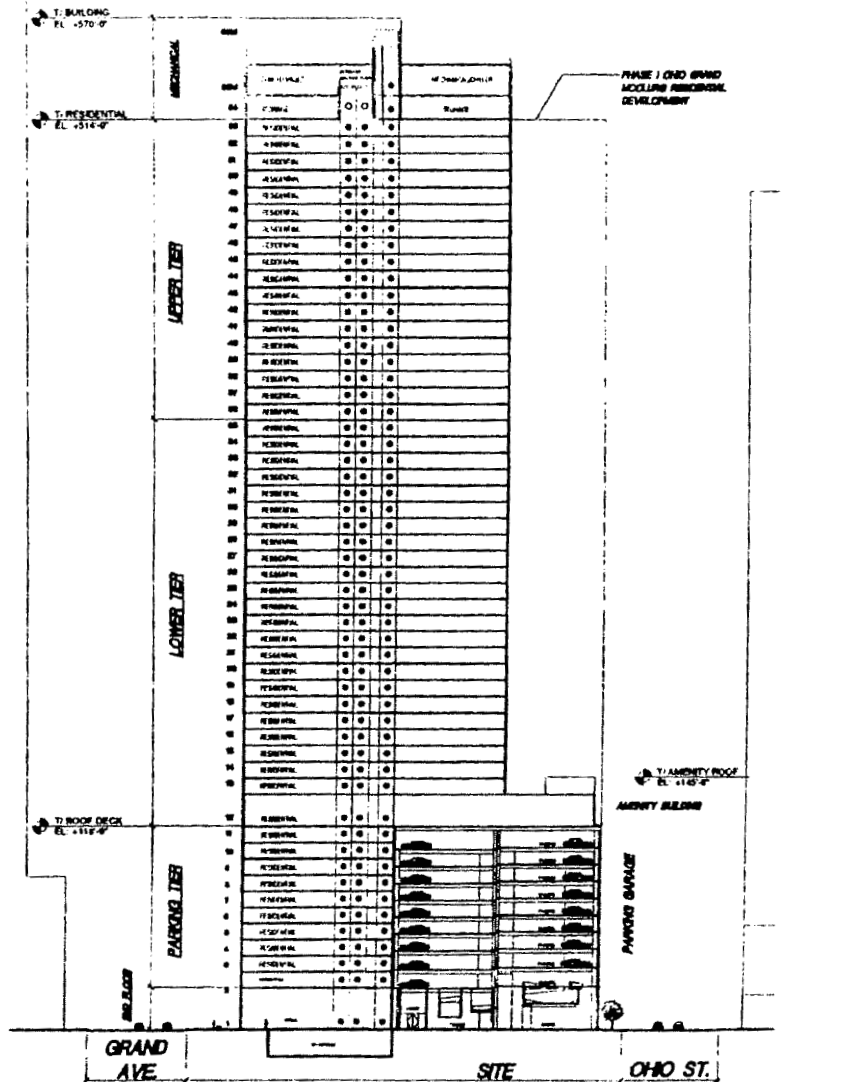


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Phase II -- North/South Section.



PHASE II NORTH SOUTH SECTION

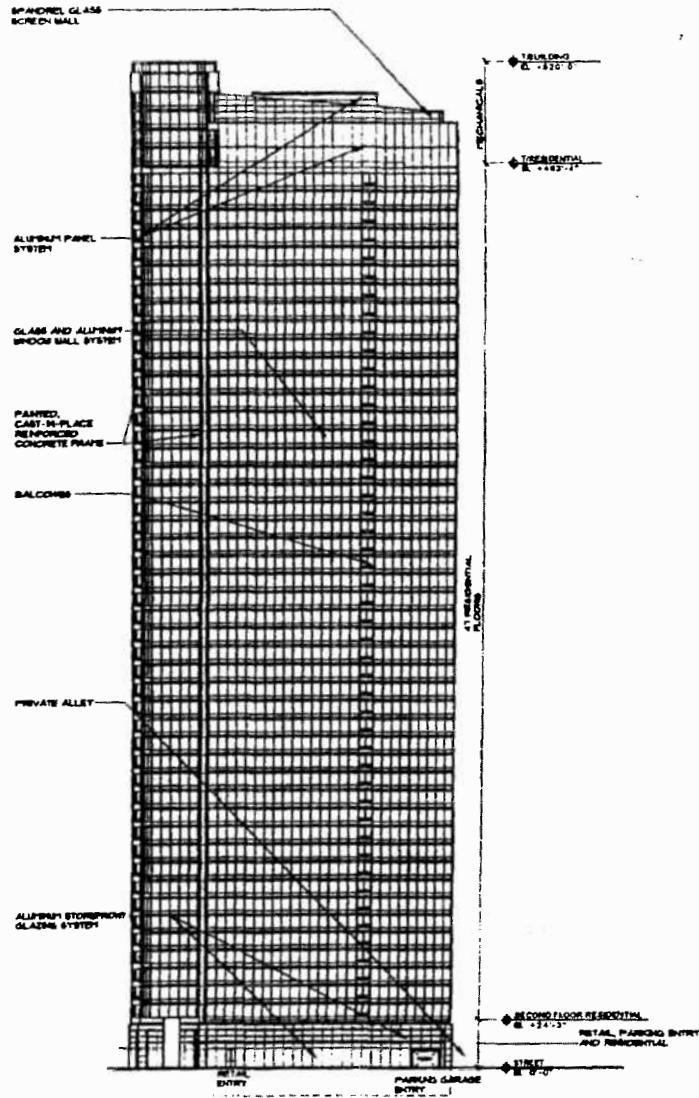
Applicant: OGM Investors II, LLC  
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Phase I -- North Elevation.



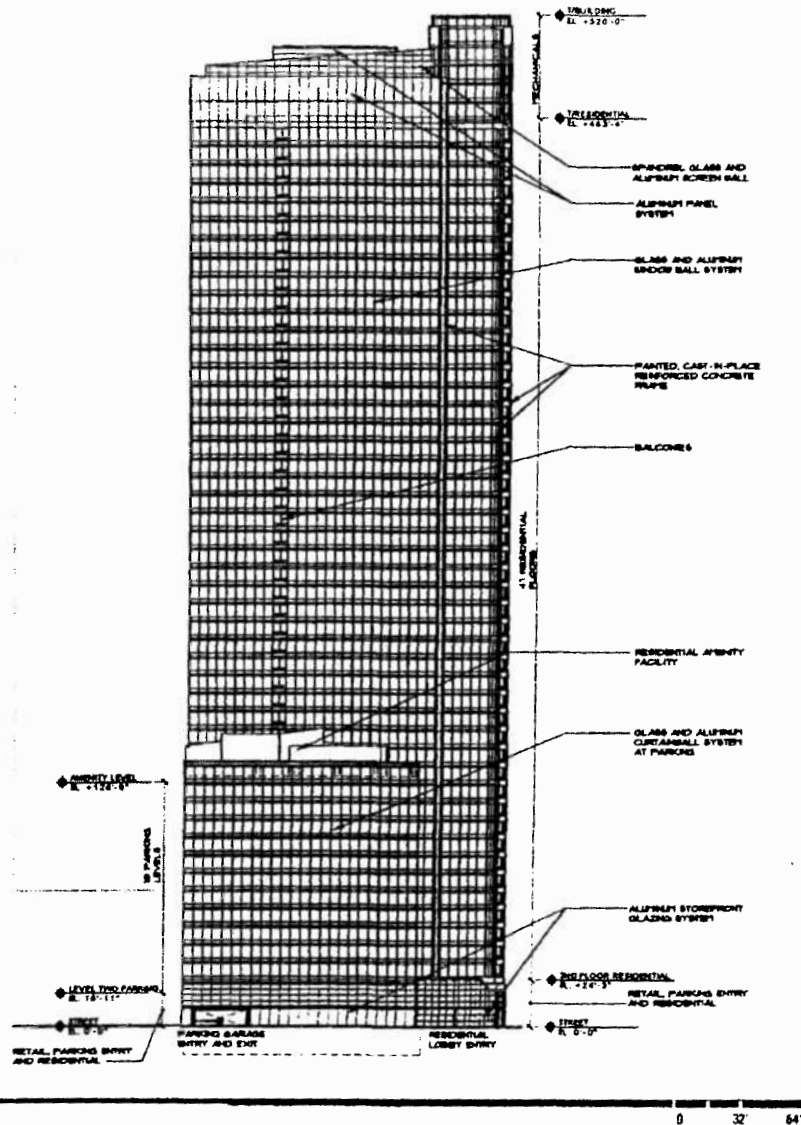
PHASE I - NORTH ELEVATION

Applicant: OGM Investors II, LLC  
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 Revised: 08.15.2006



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Phase I -- South Elevation.



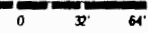
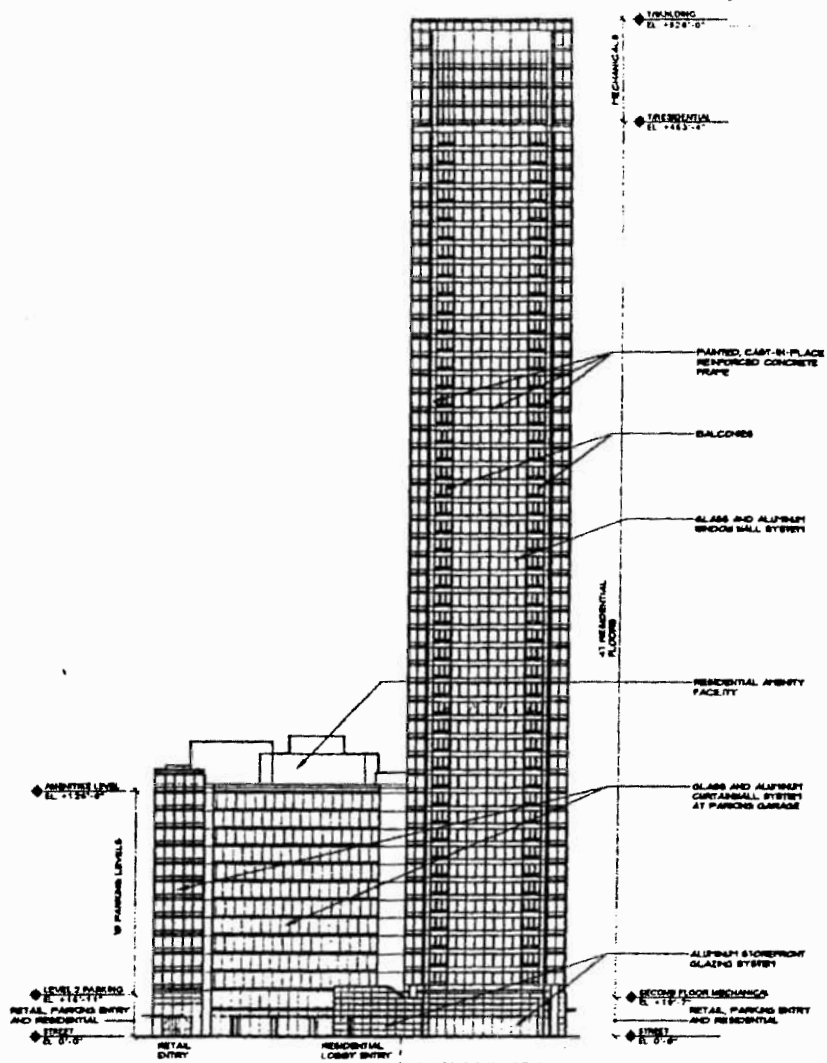
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Phase I -- East Elevation.

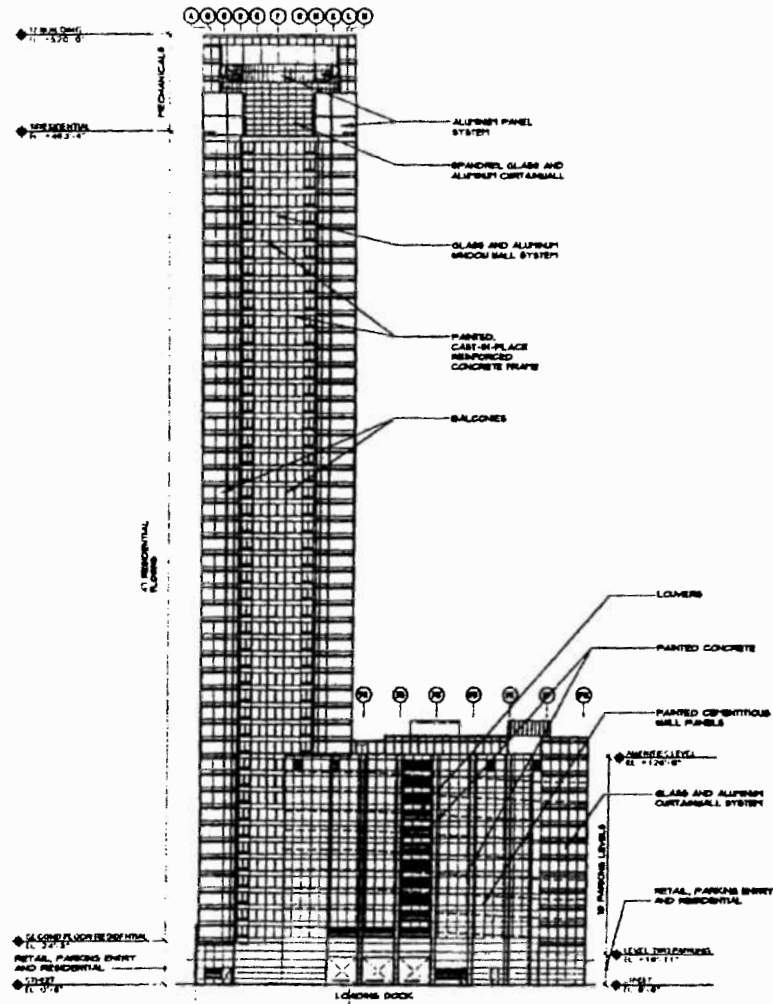


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Phase I -- West Elevation.



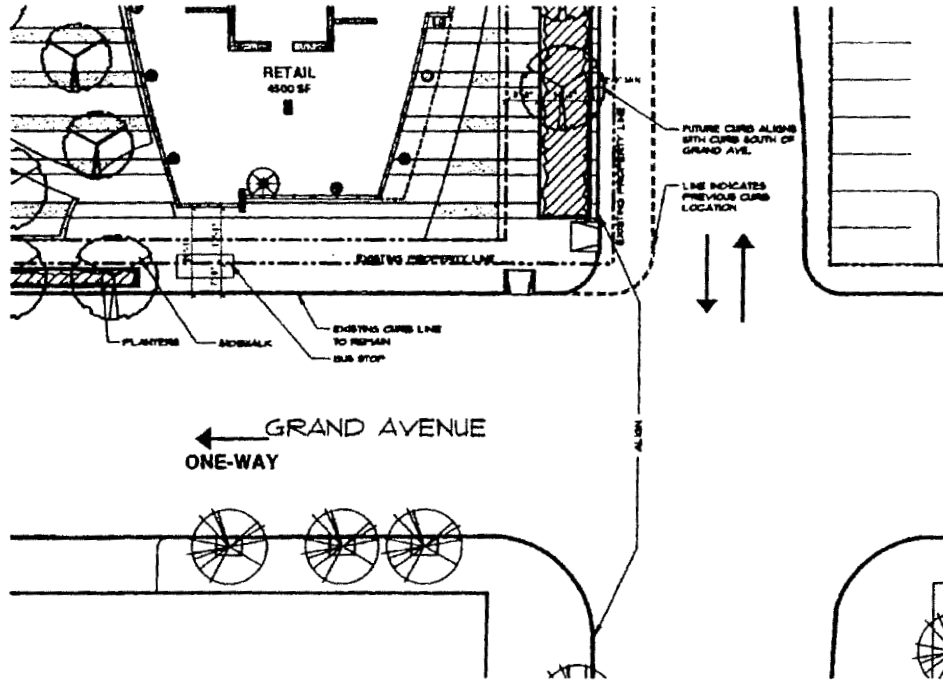
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**Date:** 03.24.2006  
**Revised:** 06.16.2006



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Phase II -- Setback At Grand Avenue.

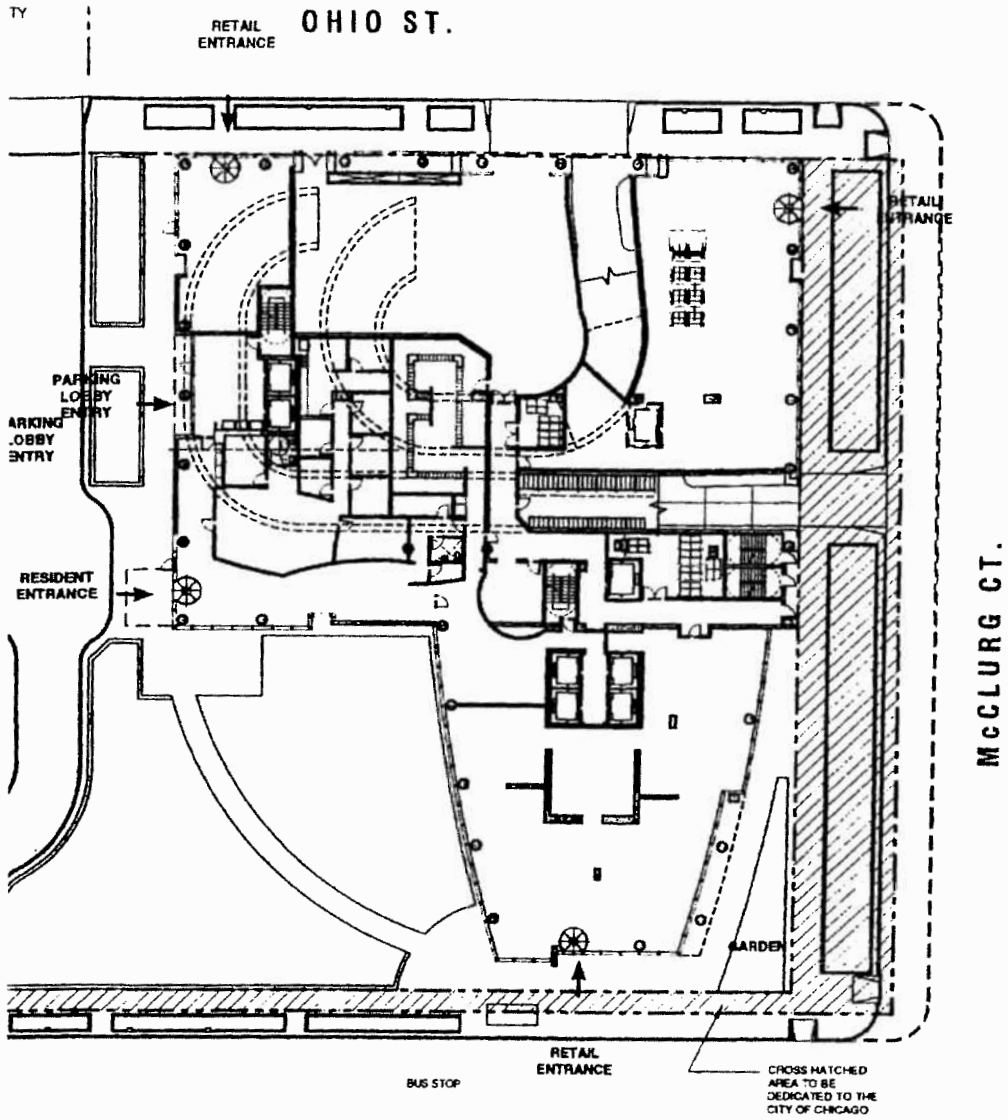


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**Applicant:** OGM Investors II, LLC  
**Project:** Ohio Grand McClurg Development Site  
321-363 East Ohio Street  
322-364 East Grand Avenue  
530-548 North McClurg Court  
**Date:** 03.24.2006  
**Revised:** 06.15.2006



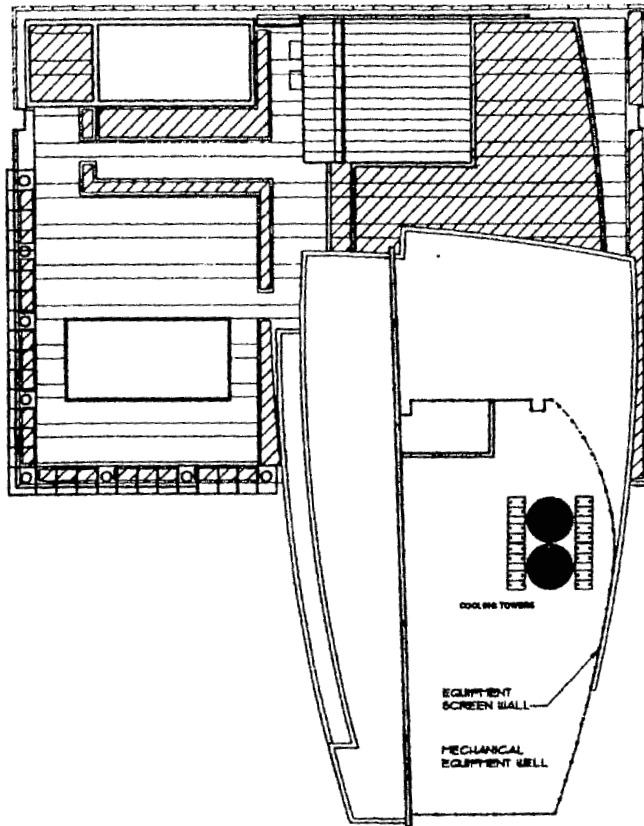
Phase II -- Enlarged Ground Plan.



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**Applicant:** OGM Investors II, LLC  
**Project:** Ohio Grand McClurg Development Site  
 321-363 East Ohio Street  
 322-364 East Grand Avenue  
 530-548 North McClurg Court  
**Date:** 03.24.2006  
**Revised:** 06.15.2006

Phase II -- Roof Plan.



 DENOTES GREEN AREAS

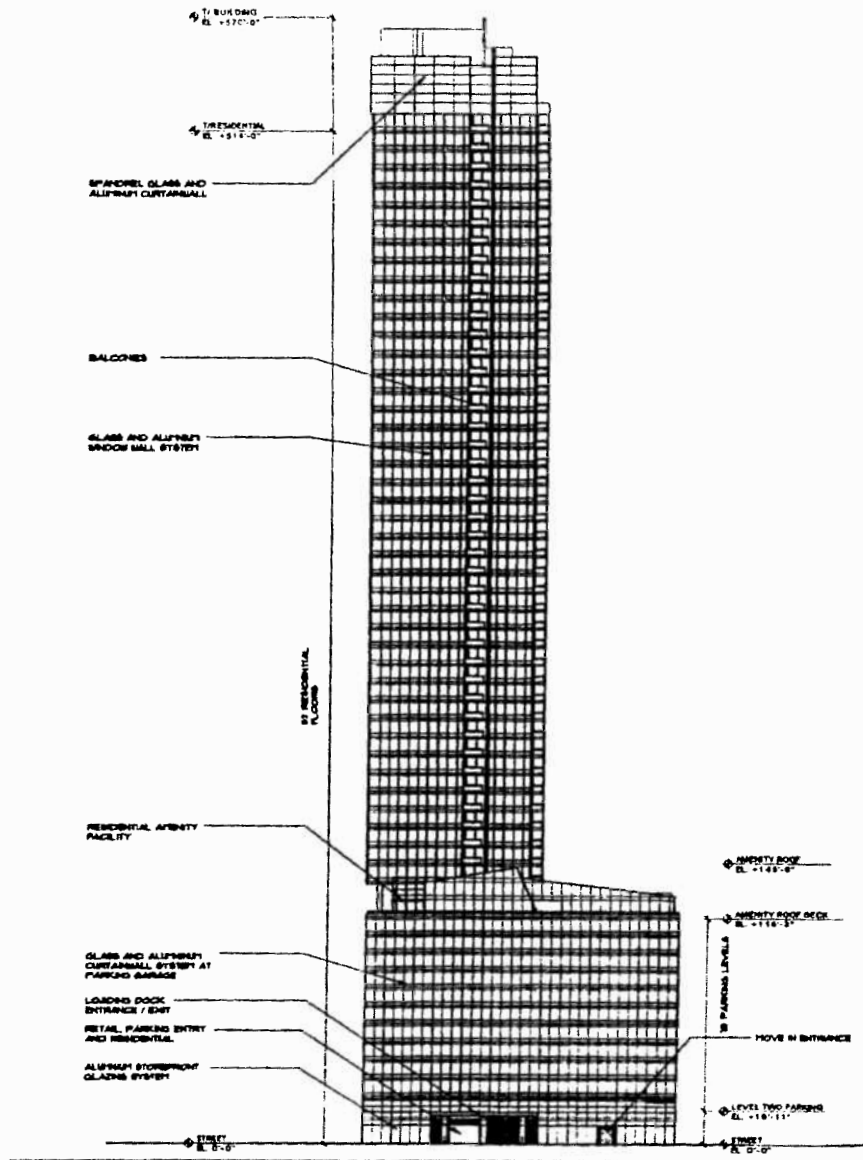
0 16' 32'

**Applicant:** OGM Investors II, LLC  
**Project:** Ohio Grand McClurg Development Site  
321-363 East Ohio Street  
322-364 East Grand Avenue  
530-548 North McClurg Court  
**Date:** 03.24.2006  
**Revised:** 06.15.2006



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Phase II -- North Elevation.



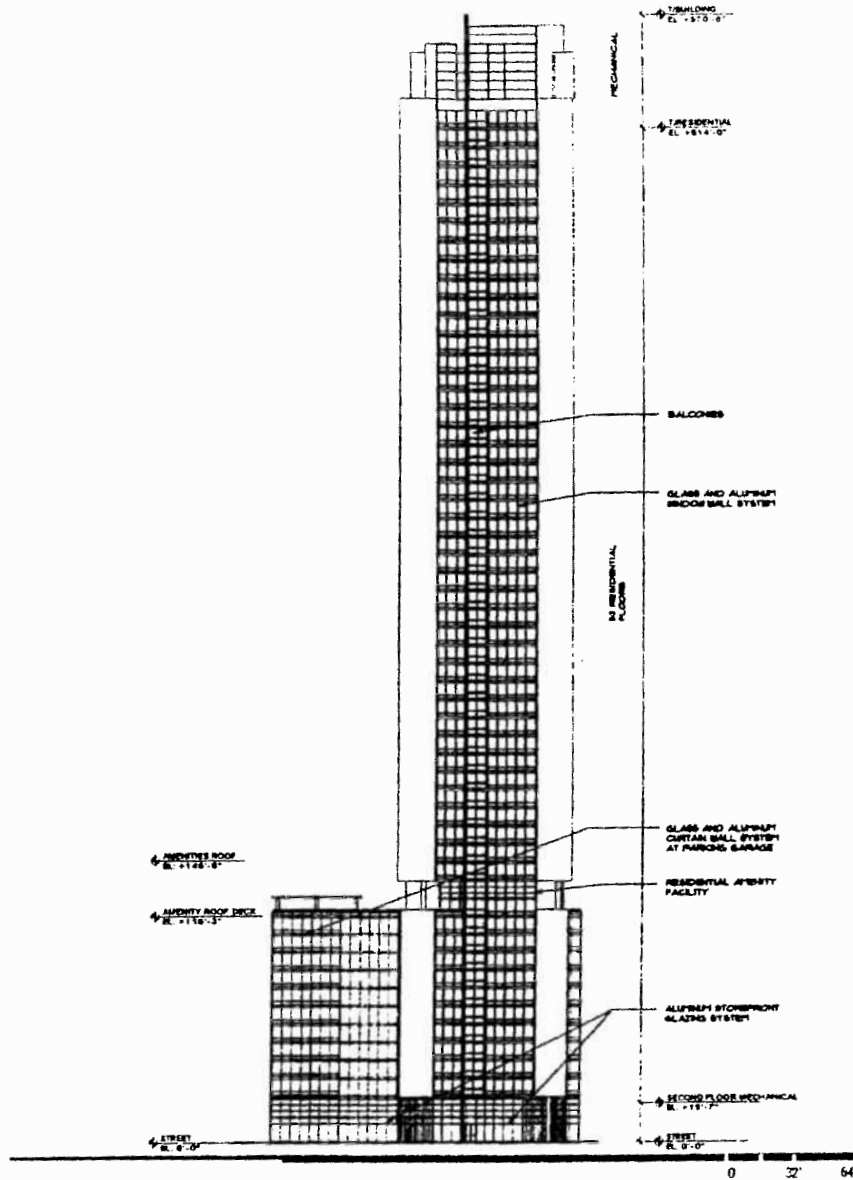
**Applicant:** OGM Investors II, LLC  
**Project:** Ohio Grand McClurg Development Site  
 321-363 East Ohio Street  
 322-364 East Grand Avenue  
 530-548 North McClurg Court  
**Date:** 03.24.2006  
**Revised:** 06.15.2006



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Phase II -- South Elevation.



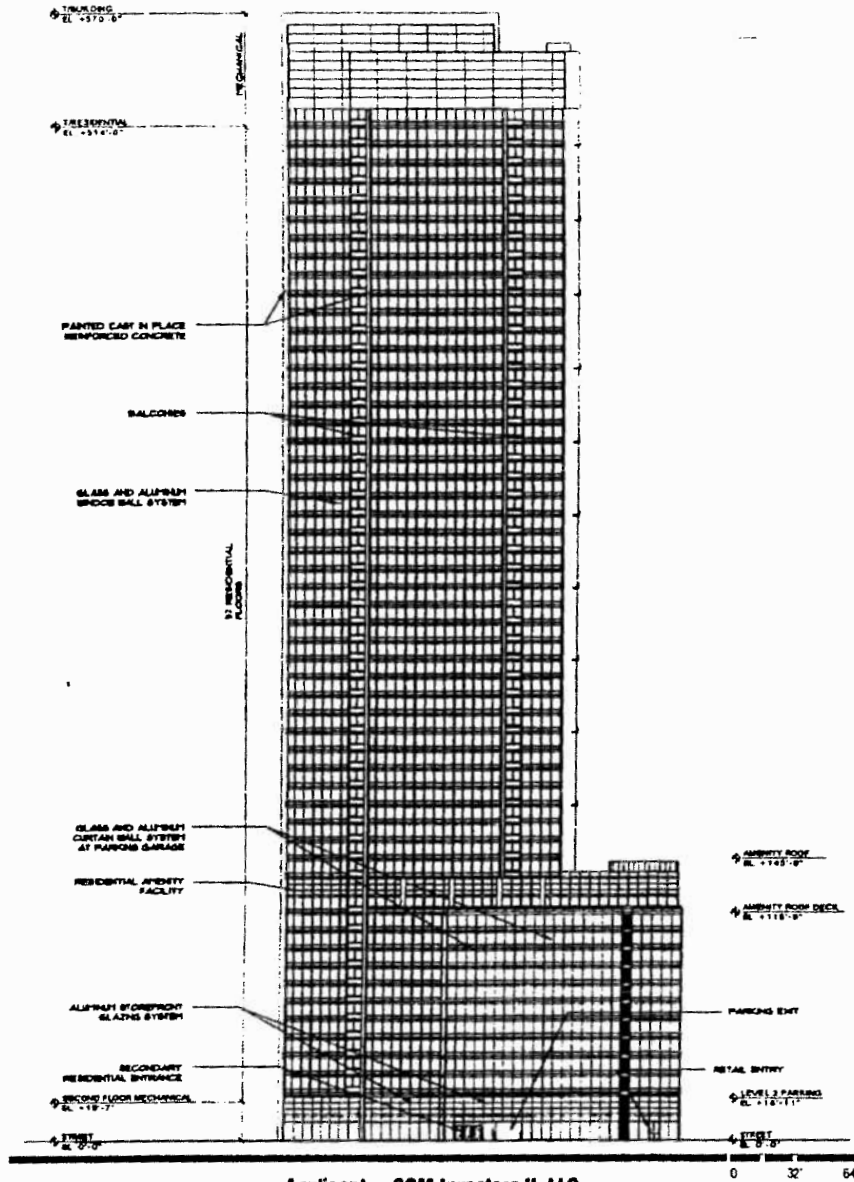
**Applicant:** OGM Investors II, LLC  
**Project:** Ohio Grand McClurg Development Site  
 321-363 East Ohio Street  
 322-364 East Grand Avenue  
 530-548 North McClurg Court  
**Date:** 03.24.2006  
**Revised:** 06.15.2006



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Phase II -- East Elevation.



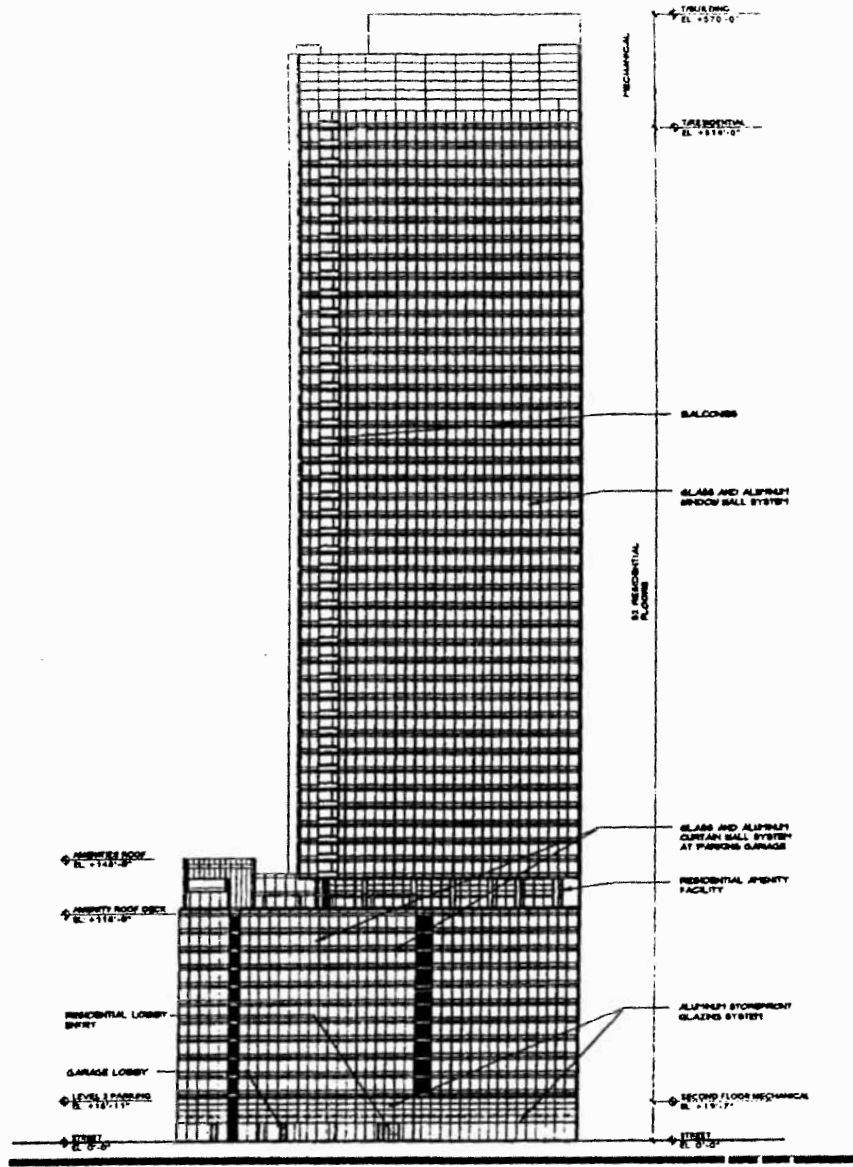
Applicant: OGM Investors II, LLC  
 Project: Ohio Grand McClurg Development Site  
 321-363 East Ohio Street  
 322-364 East Grand Avenue  
 530-548 North McClurg Court  
 Date: 03.24.2006  
 Revised: 08.15.2006



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Phase II -- West Elevation.



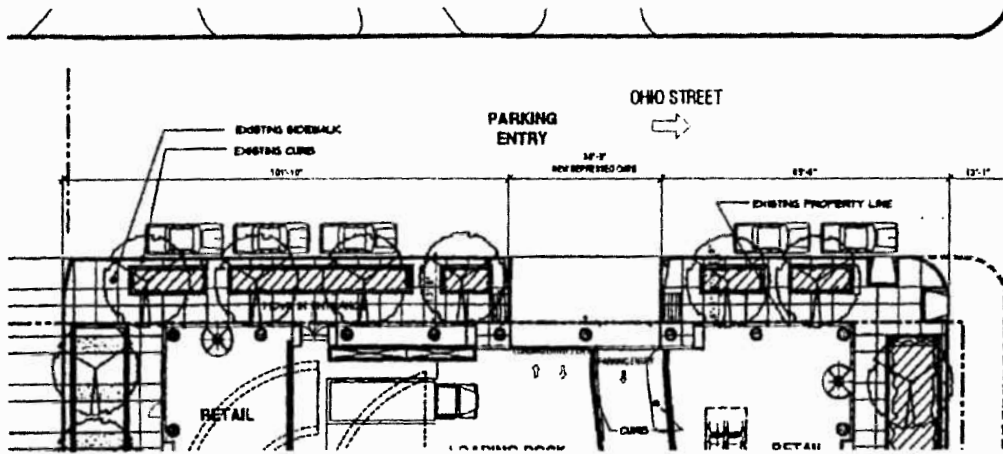
**Applicant:** OGM Investors II, LLC  
**Project:** Ohio Grand McClurg Development Site  
 321-363 East Ohio Street  
 322-364 East Grand Avenue  
 530-548 North McClurg Court  
**Date:** 03.24.2006  
**Revised:** 06.15.2006



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Phase II -- Load Entry/Exit.



0 16' 32'

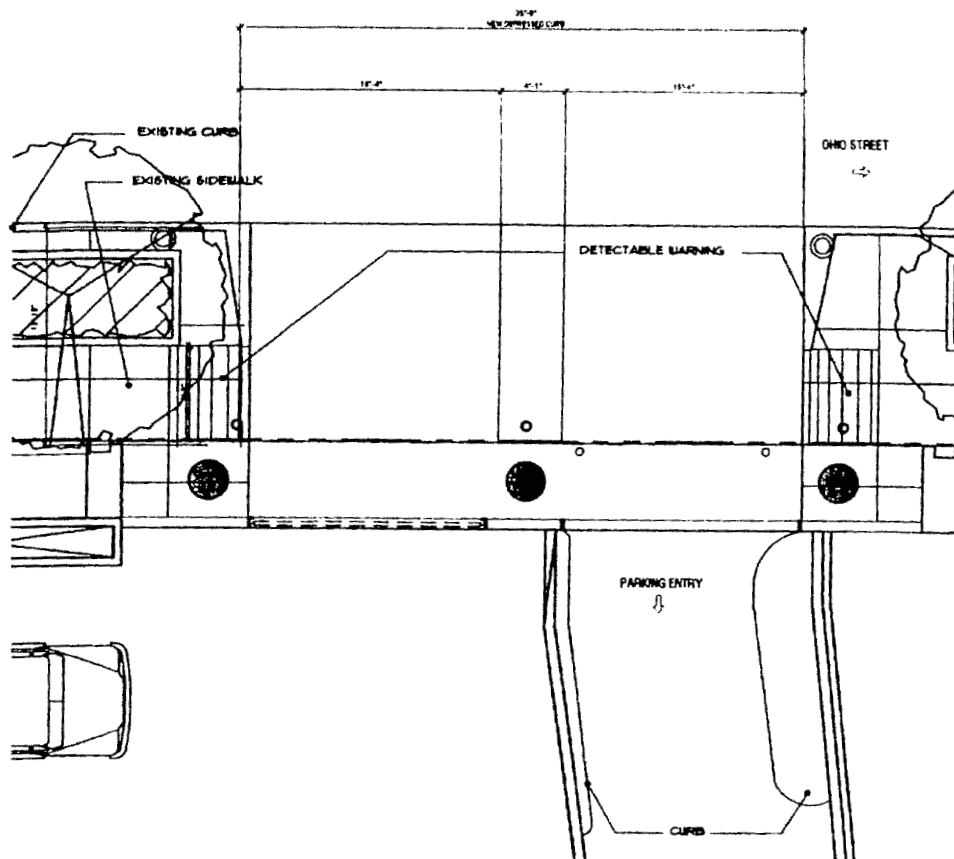
**Applicant:** OGM Investors II, LLC  
**Project:** Ohio Grand McClurg Development Site  
321-363 East Ohio Street  
322-364 East Grand Avenue  
530-548 North McClurg Court  
**Date:** 03.24.2006  
**Revised:** 06.15.2006



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Site Plan -- Enlarged Detail At Phase II.



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**Applicant:** OGM Investors II, LLC  
**Project:** Ohio Grand McClurg Development Site  
321-383 East Ohio Street  
322-364 East Grand Avenue  
538-548 North McClurg Court  
**Date:** 03.24.2006  
**Revised:** 06.15.2006

1

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

Yeas -- Aldermen Flores, **Tillman**, Preckwinkle, Hairston, Lyle, Beavers, Stroger, **Beale**, Pope, Baker, **Cardenas**, Olivo, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, **Muñoz**, Zalewski, Chandler, **Solis**, **Ocasio**, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colon, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Shiller, **Schulter**, Moore, Stone -- 46.

Nays -- None.

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

Alderman Burke invoked 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 Number 1-E.*

(As Amended)

(Application Number 139 15)

RBPD 915

*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 C3-6 Commercial-Manufacturing District symbols and indications as shown on Map Number 1-E in the area bounded by:

East Ohio Street; North **McClurg** Court; East Grand Avenue; and a line 433.0 feet west of and parallel to North **McClurg** Court,

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

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* 915

*Plan Of Development Statements.*

1. The area delineated herein as a Residential-Business Planned Development consists of approximately ninety-four thousand three hundred ninety-four (94,394) square feet (two and seventeen hundredths (2.17) acres) and is controlled by the applicant, OGM Investors, L.L.C.
2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. 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 titleholder 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, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 11.1 1-1 of the Chicago Zoning Ordinance, the property, at the time any 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) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners, the board of directors or any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.
4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Surrounding Land-Use Plan; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Site Plan; a Landscape Plan; a Phase I -- Enlarged Ground Plan; a Site Plan -- Enlarged Detail at Phase I Parking Entry/Exit Plan; a Phase II -- Setback at Grand Avenue Plan; a Phase II --Entry/Drop-off Plan; a Private Drive Plan; a Sidewalk Section at Grand Avenue Plan;

a Phase I -- Roof Plan; a Phase I -- North/South Section; a Phase II -- North/South Section; a Phase I -- North Elevation; a Phase I -- South Elevation; a Phase I -- East Elevation; and a Phase I -- West Elevation, dated June 10, 2004, prepared by Solomon Cordwell Buenz & Associates Inc. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": all uses permitted in the C3-6 Commercial-Manufacturing District (with the exception of hotel uses and special uses) accessory and non-accessory parking and related uses.
6. Identification signs shall be permitted within the planned development 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.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. The applicant shall participate in the Illinois/Grand Corridor Transportation Management Association ("Association") and shall share in the funding of the Association in a manner as determined by its Board of Directors. Participation shall begin within ninety (90) days of receiving Part II approval for the Phase I construction. The Association shall provide services that enhance traffic flow in the corridor including but not limited to a trolley to convey residents and shoppers between developments, information to provide shoppers with alternate routes to corridor developments, and shall commit to a shared parking arrangement among Association members to minimize short vehicular trips between proximate developments.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.

9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical equipment in excess of one thousand (1,000) square feet in a single location regardless of placement in the building, and all rooftop floor area devoted to mechanical equipment irrespective of square footage, shall be excluded.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The applicant agrees that in the event that construction has not commenced upon the improvements within the Phase II property within one (1) year from the time of the issuance of the final certificate of occupancy for the residential building upon the Phase I property, the applicant shall construct the through block connection bounded by the eastern curb to the east elevation of the Phase I building. The applicant agrees that in the event that construction has not commenced upon the improvements within the Phase II property within one (1) year from the time of the issuance of the final certificate of occupancy for the residential building upon the Phase I property, the applicant shall construct the pocket-park and shall grade, seed and fence the remaining portion of the Phase II property until the commencement of construction upon the Phase II property. The pocket-park and remaining portion of the Phase II property shall be open and available to the public until the commencement of the construction of the improvements upon the Phase II property at which time the pocket-park and remaining portion of the Phase II property can be closed to the public until the completion of the Phase II building at which time the pocket-park shall be reestablished and again opened to the public.
11. The property identified on the Site Plan as Phase II (the "Phase II Property") shall be developed with a building that, at a minimum, shall contain an enclosed (mechanically ventilated) garage. With respect to the Phase II property, the applicant shall submit a site plan, landscape plan and building elevations (collectively, a "site plan") to the Department of Planning and Development for site plan and Part II approval pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance. Site plan approval is intended to assure that the development proposal for the Phase II building is architecturally integrated and otherwise consistent with the remainder of the planned development ordinance and to assist the City in monitoring ongoing development. If a site plan substantially conforms with the provisions of this planned development ordinance, the Commissioner

shall approve the site plan and shall issue written approval thereof to the applicant within thirty (30) days of submission of the completed application. If the Commissioner determines within said thirty (30) day period that the site plan does not substantially conform with the provisions of the planned development ordinance, the Commissioner shall advise the applicant in writing regarding the specific reasons for such adverse determination and the specific areas in which the site plan does not conform to the provisions of this planned development ordinance within fourteen (14) days from the expiration of said thirty (30) day period. In the event of an adverse determination by the Commissioner, the applicant shall have the right to submit a supplemental or revised site plan for approval. The Commissioner shall thereafter review any resubmission within fourteen (14) days and make a final written determination within said period. The failure of the Commissioner to so advise the applicant in writing within the time period herein specified shall be deemed the Commissioner's approval of the submitted site plan. Following approval of the site plan by the Commissioner, the site plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this planned development ordinance. After the Commissioner approves the site plan, the approved site plan may be changed or modified pursuant to the provisions of this planned development ordinance. In the event of any inconsistency between an approved site plan and the terms of the planned development ordinance in effect at the time of approval of such site plan or of the modifications thereto, the terms of the planned development ordinance shall govern. The site plan for any building to be constructed within the Phase II Property shall, at a minimum, provide the following information:

- building footprint;
- dimensions of all setbacks;
- location and depiction of all driveway (including relevant dimensions);
- location and depiction of all signage;
- all building elevations; and
- statistics regarding the new building to be constructed, including:
  - (1) floor area and F.A.R. as presented on submitted drawings;
  - (2) number of parking spaces provided;
  - (3) number of loading berths provided;

- (4) the uses to occur in the buildings;
  - (5) maximum building height;
  - (6) setbacks and vertical setbacks, required and provided; and
  - (7) traffic generation data to update and supplement previously submitted traffic impact studies, if the Chicago Department of Transportation deems it necessary.
12. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
14. 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

15. Unless substantial construction of the improvements contemplated in this planned development has commenced within six (6) years following adoption of this planned development and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to the C3-6 Commercial-Manufacturing District.

[Existing Zoning Map; Surrounding Land-Use Plan; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan; Landscape Plan; Phase I -- Enlarged Ground Plan; Site Plan -- Enlarged Detail at Phase I Parking Entry/Exit Plan; Phase II -- Setback at Grand Avenue Plan; Phase II -- Entry/Drop-off Plan; Private Drive Plan; Sidewalk Section at Grand Avenue Plan; Phase I -- Roof Plan; Phase I -- North/South Section; Phase II -- North/South Section; Phase I -- North Elevation; Phase I -- South Elevation; Phase I -- East Elevation; and Phase I -- West Elevation referred to in these Plan of Development Statements printed on pages 28881 through 28898 of this Journal.]

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

*Residential-Business Planned Development Number 915.*

*Bulk Regulations And Data Table.*

Gross Site Area:	133,736 square feet (3.07 acres)
	Total = Gross Site Area (133,736 square feet) - Area in Public and Private Streets and Alleys (39,291 square feet) - Area to be Dedicated (7,490 square feet) = Net Site Area of 86,955 square feet (1.996 acres)
Net Site Area:	86,955 square feet (1.996 acres)
Maximum Floor Area Ratio:	18.93

Maximum Number of Residential Units:	900 dwelling units
Maximum Site Coverage:	In substantial accordance with the Site Plan
Minimum (Actual) Number of Residential Off-Street Parking Spaces:	Accessory parking spaces equal in number to 55% of the number of residential dwelling units
Minimum Number of Commercial/Retail Off-Street Parking Spaces:	0 spaces based on 50,000 square feet of retail floor area
Maximum Number of Non-Accessory Off-Street Parking Spaces:	405 spaces
Minimum Number of Off-Street Loading Areas:	7 total
Phase I:	3 berths at 10 feet x 25 feet
Phase II:	4 berths at 10 feet x 25 feet
Minimum Building Setbacks:	In substantial accordance with the Site Plan
Maximum Building Height:	In substantial according with the Building Elevations

Site Area assumed to be net area after right-of-way dedications on North McClurg Court and East Grand Avenue.

#### Floor Area Ratio Premium Calculation.

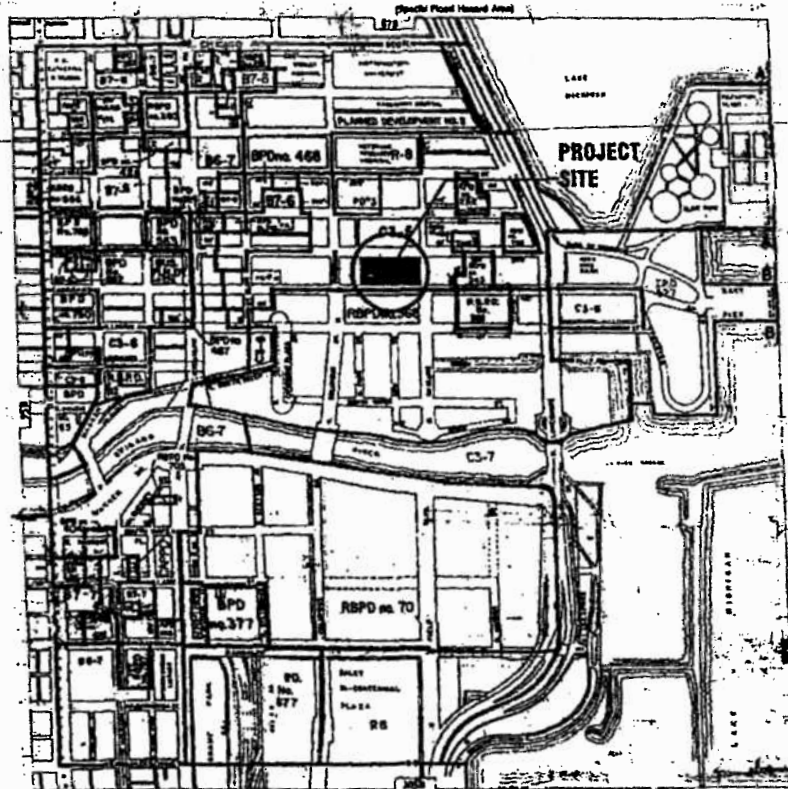
Base Floor Area Ratio for  
C3-6 Zoning District:

12.00

## Public Amenity Premiums:

1.	Pocket Park: (6,788 square feet/86,955 Site Area) x 1 x 12 Base Floor Area Ratio	=		<b>0.937</b>
2.	Sidewalk Widening (North McClurg Court): 2,616 square feet/86,955 Site Area x 2 x 12	=		0.722
3.	Upper Story Setbacks: a. Phase I Building: (0.3 x (15,543 x 35 floors))/86,955 Site Area	=	1.876	
	b. Phase II Building: (0.3 x (14,066 x 36 floors))/86,955 Site Area	=	<u>1.74</u> 3.62 >	3.0 cap
4.	Sidewalk Widening (East Grand Avenue): (1,358 square feet/86,955 Site Area x 2 x 12	=		0.375
5.	Outdoor Through Block Connection: (10,955/86,955) x 1 x 12	=		1.512
6.	Green Roof: Low roof (7,100/86,955) x 0.3 x 12	=		<b>0.294</b>
	High roof (2,200/86,955) x 0.3 x 12	=		0.091
	Total Premiums:			6.931
	Total Floor Area Ratio:			18.93

Existing Zoning Map.



**EXISTING ZONING MAP**  
 2003 C.O.C. ZONING MAP (PLATE 908)

NOT TO SCALE

**SCB**

cc., Inc. 2003

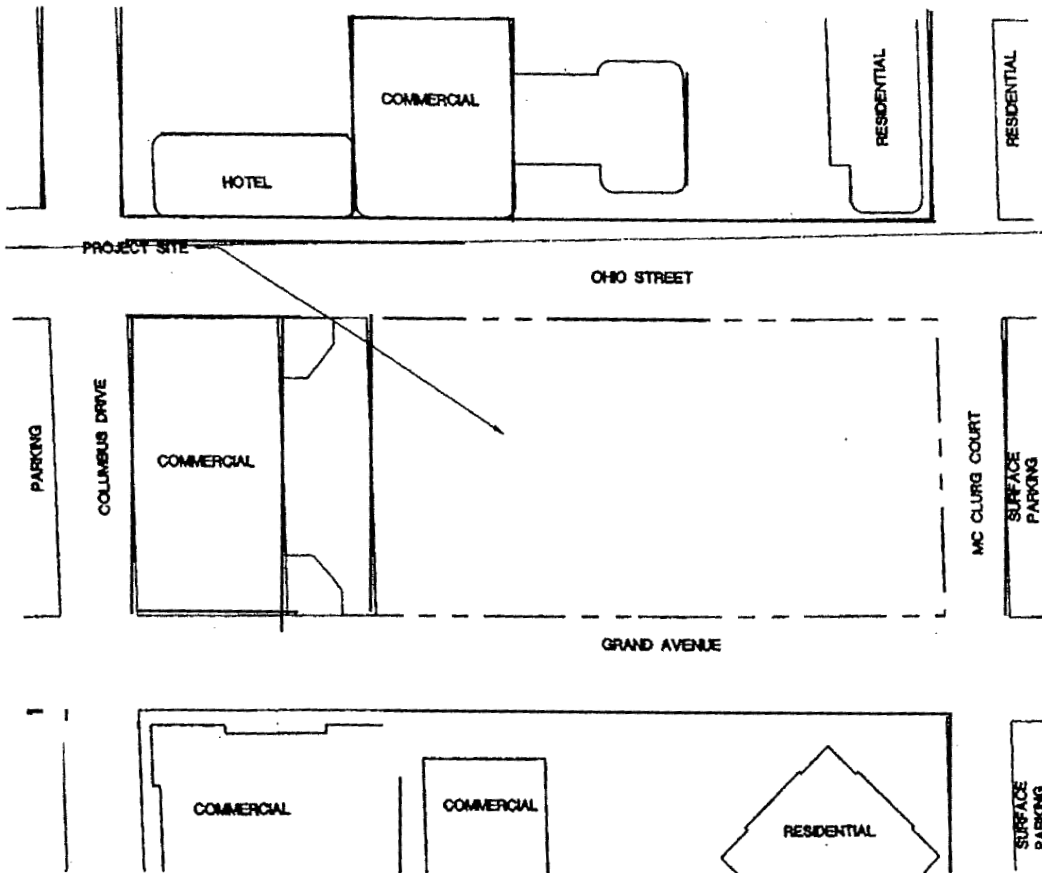
**Applicant: OGM Investors, LLC**

**Project: Ohio Grand McClurg Development Site**  
 321-363 East Ohio Street  
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 530-548 North McClurg Court

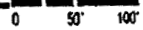
**Date: 02.28.2003**



Surrounding Land-Use Plan.



SURROUNDING LAND USE PLAN



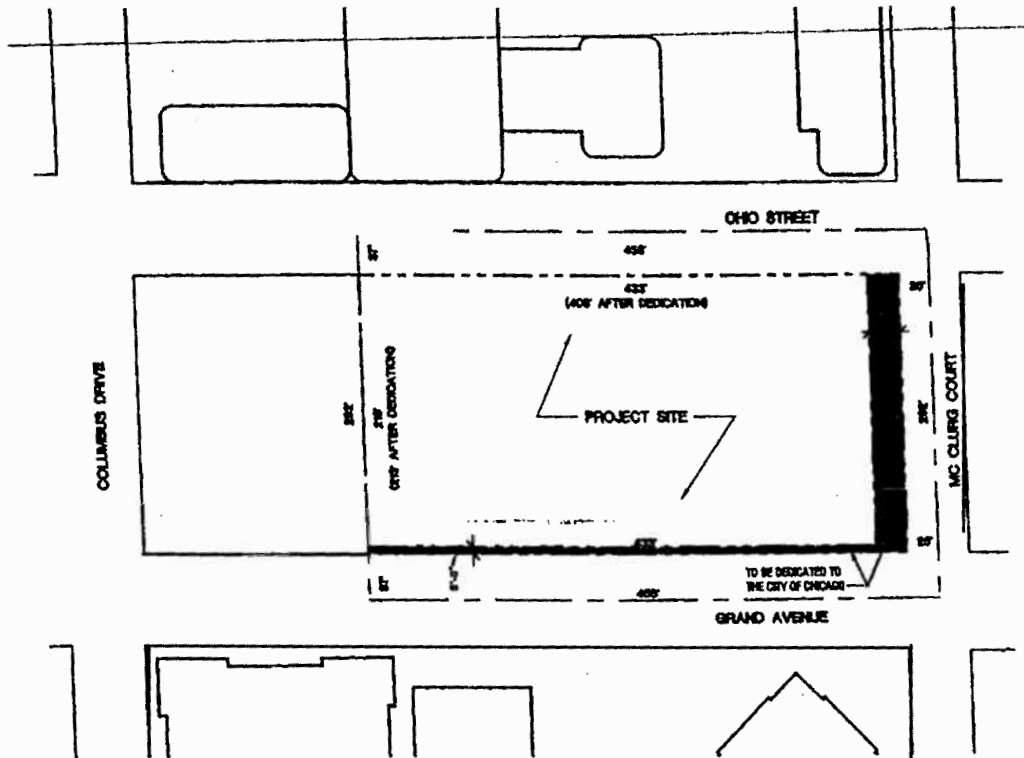
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321-363 East Ohio Street  
322-364 East Grand Avenue  
530-548 North McClurg Court  
**Date:** 02.28.2003  
**Revised:** 06.10.2004



Planned Development Boundary, Property Line  
And Right-Of-Way Adjustment Map.



PLANNED DEVELOPMENT BOUNDARY, PROPEGGY LINE AND RIGHT OF WAY ADJUSTMENT MAP

Applicant: OGM Investors, LLC  
 Project: Ohio Grand McClurg Development Site  
 321-363 East Ohio Street  
 322-364 East Grand Avenue  
 530-548 North McClurg Court

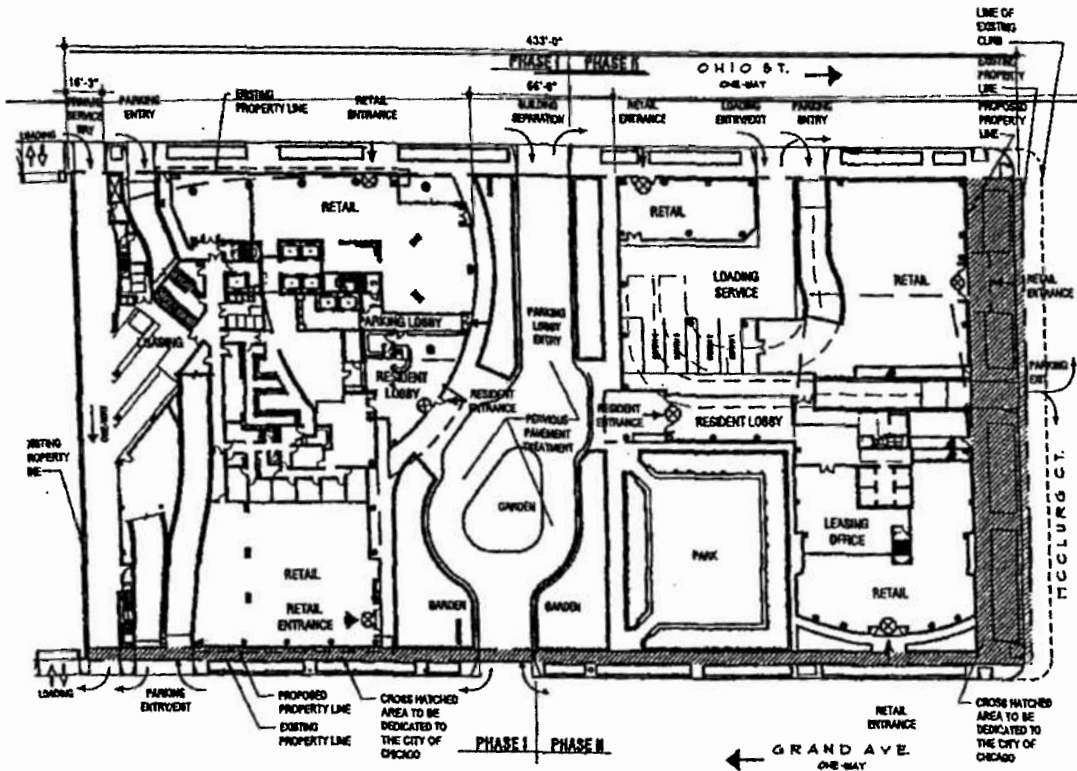
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Date: 02.28.2003  
 Revised: 06.10.2004

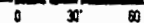
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Site Plan.



SITE PLAN



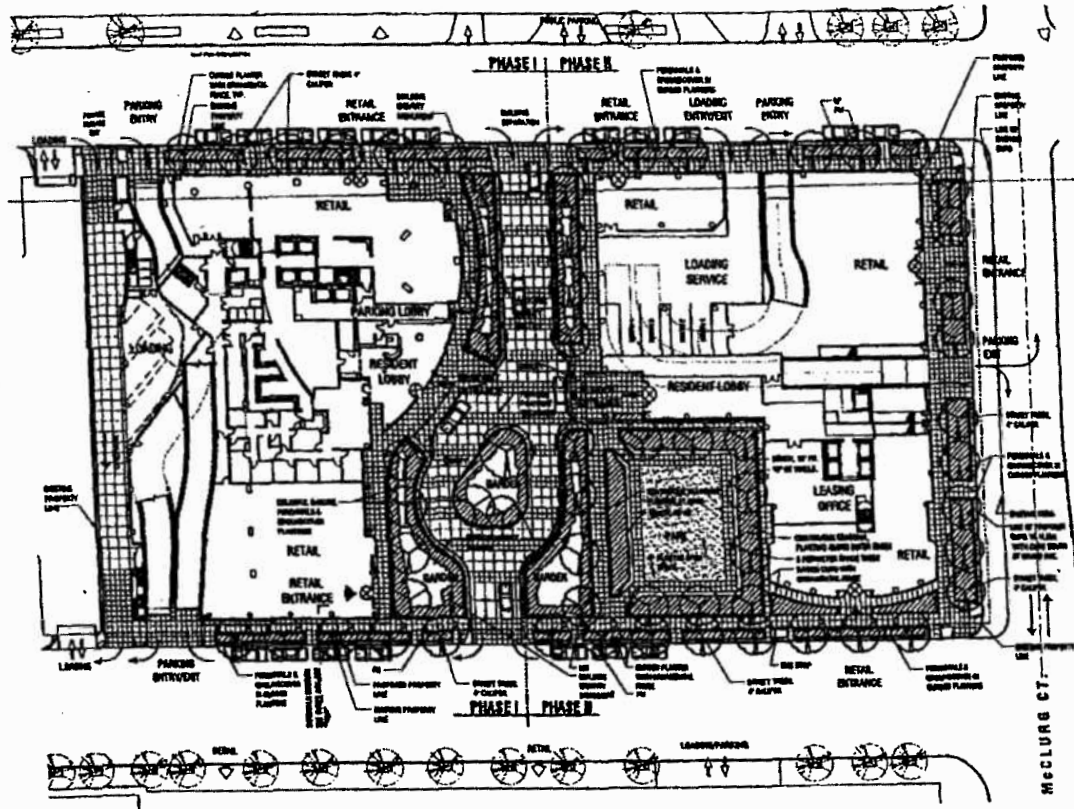
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 321-363 East Ohio Street  
 322-364 East Grand Avenue  
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 Date: 02.28.2003  
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Landscape Plan.



LANDSCAPE PLAN

Applicant: **OGM Investors, LLC**  
 Project: **Ohio Grand McClurg Development Site**  
 321-363 East Ohio Street  
 322-364 East Grand Avenue  
 530-548 Worth McClurg Court

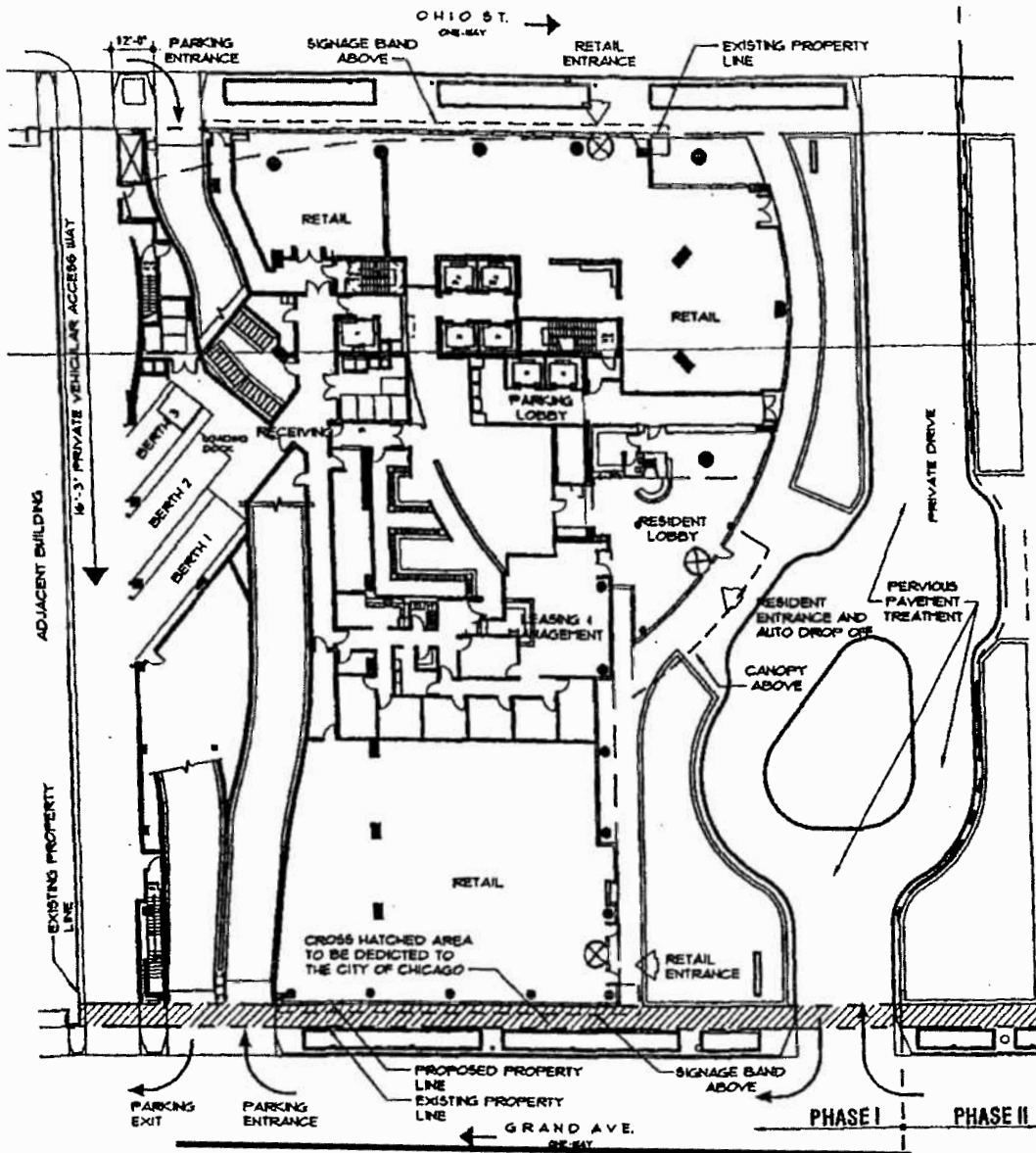
Date: 02.28.2003  
 Revised: 06.10.2004

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Phase I -- Enlarged Ground Plan.



PHASE I - ENLARGED GROUND PLAN

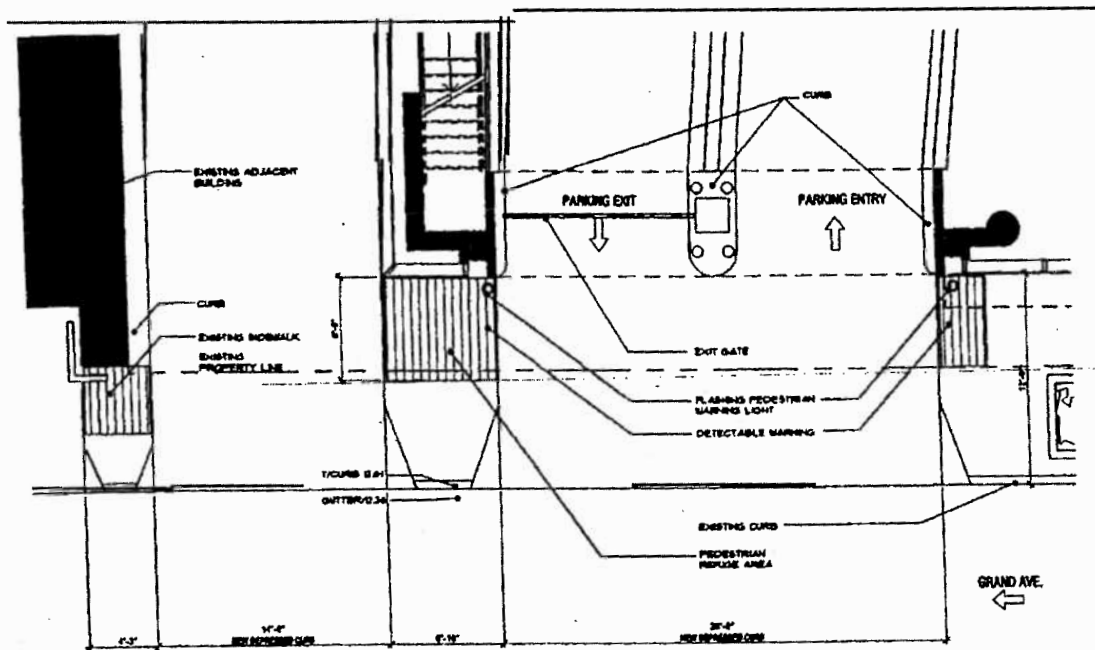
Applicant: **OGM Investors, LLC**  
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 321-363 East Ohio Street  
 322-364 East Grand Avenue  
 530-548 North McClurg Court  
 Date: **02.28.2003**  
 Revised: **06.10.2004**

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Site Plan -- Enlarged Detail At Phase I Parking Entry/Exit.



SITE PLAN - ENLARGED DETAIL AT PHASE I **PARKING ENTRY/EXIT**

Applicant: **OGM Investors, LLC**  
 Project: **Ohio Grand McClurg Development Site**  
 321-363 East Ohio Street  
 322-364 East Grand Avenue  
 530-548 North McClurg Court

**SCB**

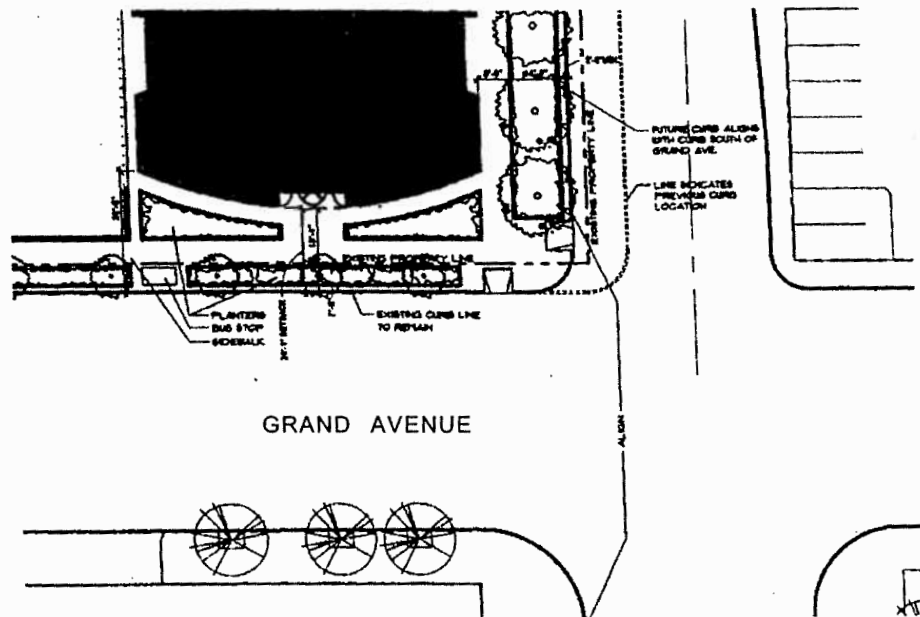
© SCB & Assoc., Inc. 2003

Date: 02.28.2003  
 Revised: 06.10.2004

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Phase II -- Setback At Grand Avenue.



PHASE II - SETBACK AT GRAND AVENUE

0 16 32'

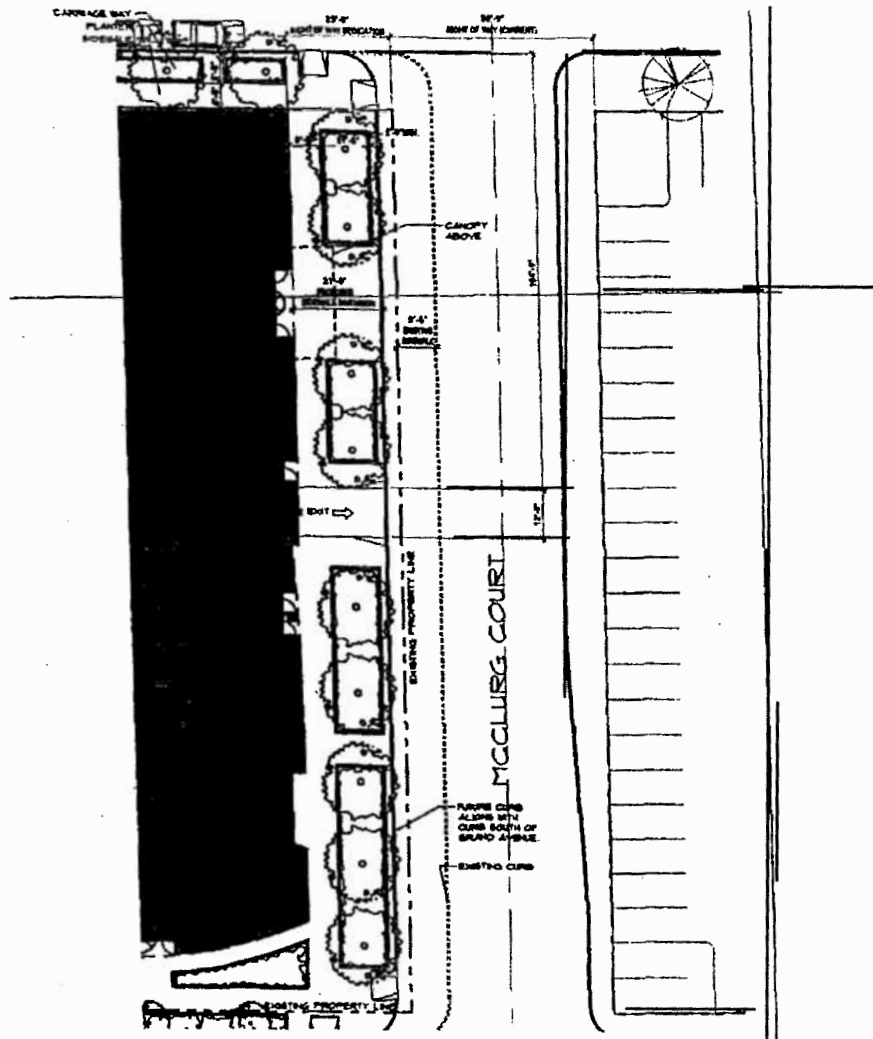
**Applicant:** OCM Investors, LLC  
**Project:** Ohio Grand McClurg Development Site  
 321-363 East Ohio Street  
 322-364 East Grand Avenue  
 530-548 North McClurg Court  
**Date:** 02.28.2003

SCB

DATE: 07/21/04



Phase II -- Entry/Dropoff Plan.



PHASE II • ENTRY / DROPOFF

0 16' 32

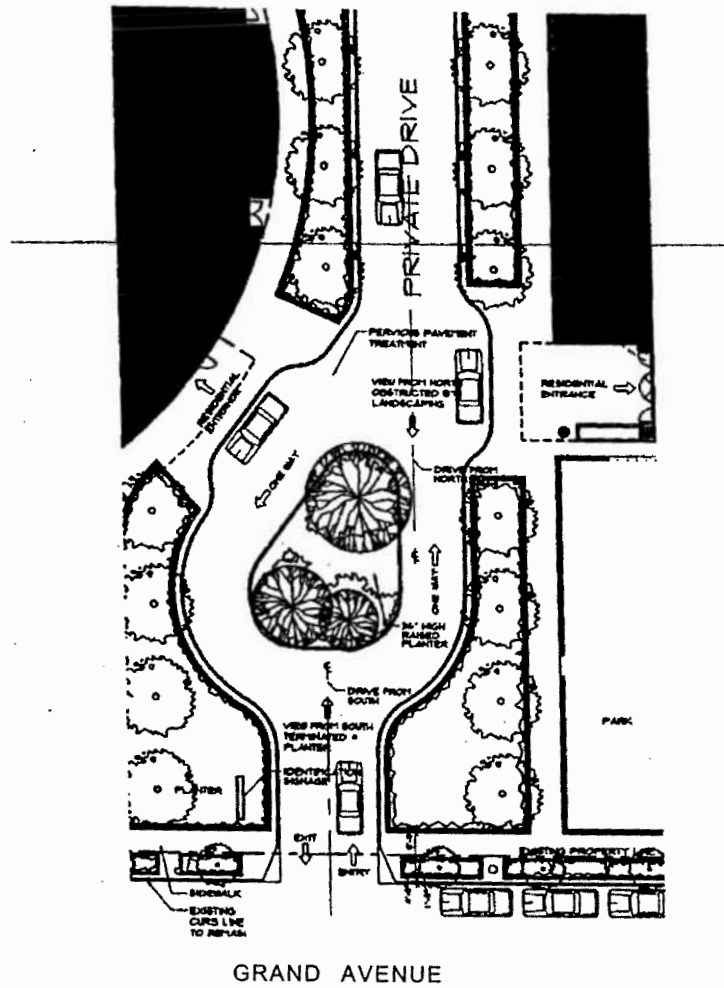
SCB

SSDC, INC. 2003

Applicant: OGM Investors, LLC  
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 322-364 East Grand Avenue  
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Private Drive Plan



PRIVATE DRIVE

0 16' 32'

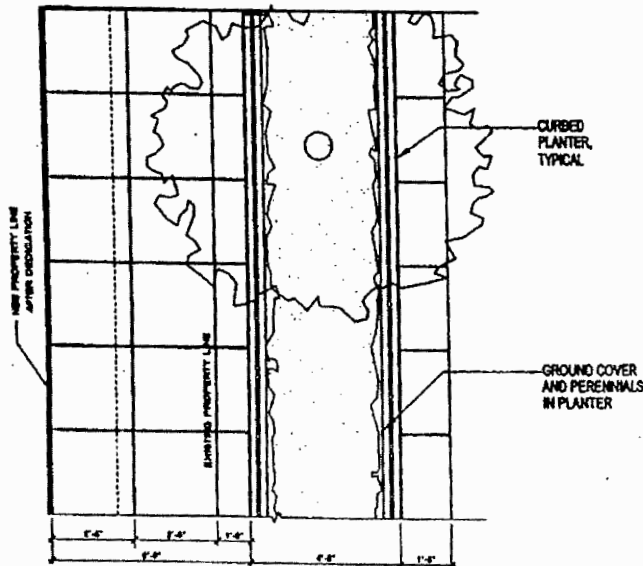
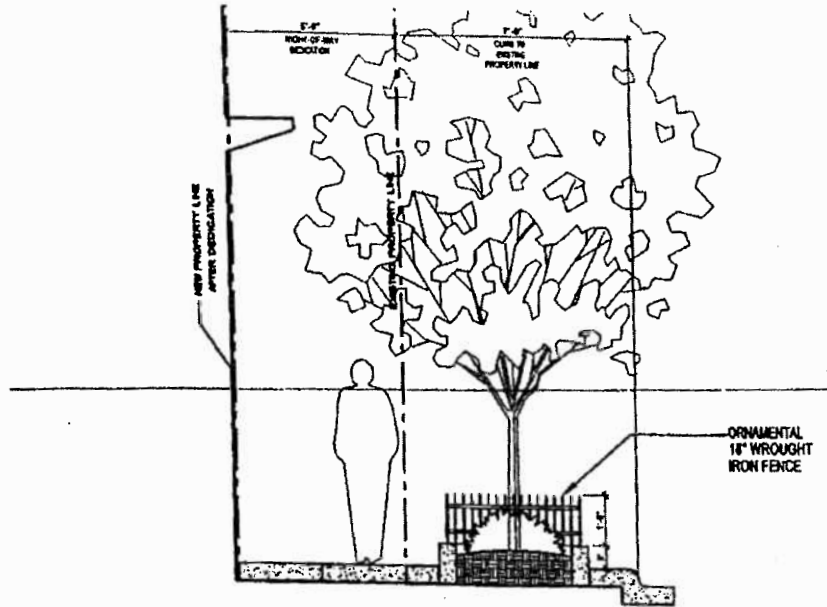
SCB

c. inc. 2003

Applicant: **OGM Investors, LLC**  
 Project: **Ohm Grand McClurg Development Site**  
 321-363 East Ohio Street  
 322-364 East Grand Avenue  
 530-548 North McClurg Court  
 Date: 02.28.2003  
 Revised: 06.10.2004



Sidewalk Section At Grand Avenue.



SIDEWALK SECTION AT GRAND AVENUE

0 16' 32'

SCB

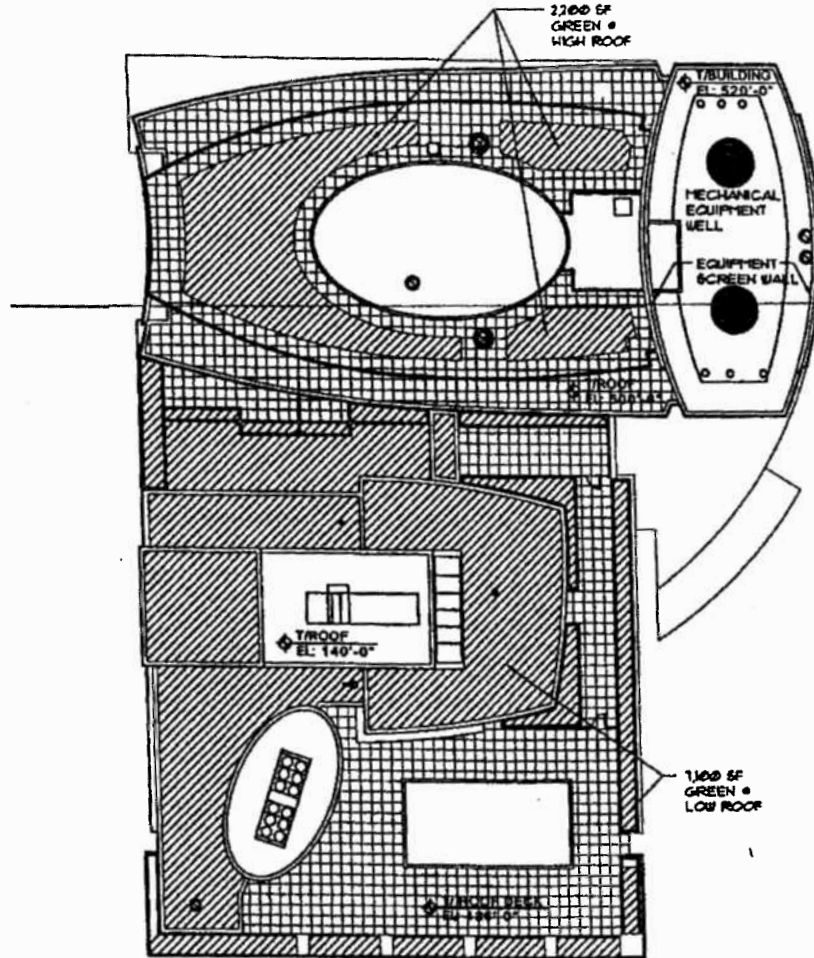
isc... inc 2003

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**Date:** 02.28.2003  
**Revised:** 06.10.2004



Phase I -- Roof Plan.



 DENOTES GREEN AREAS

PHASE I - ROOF PLAN

0 16' 32'

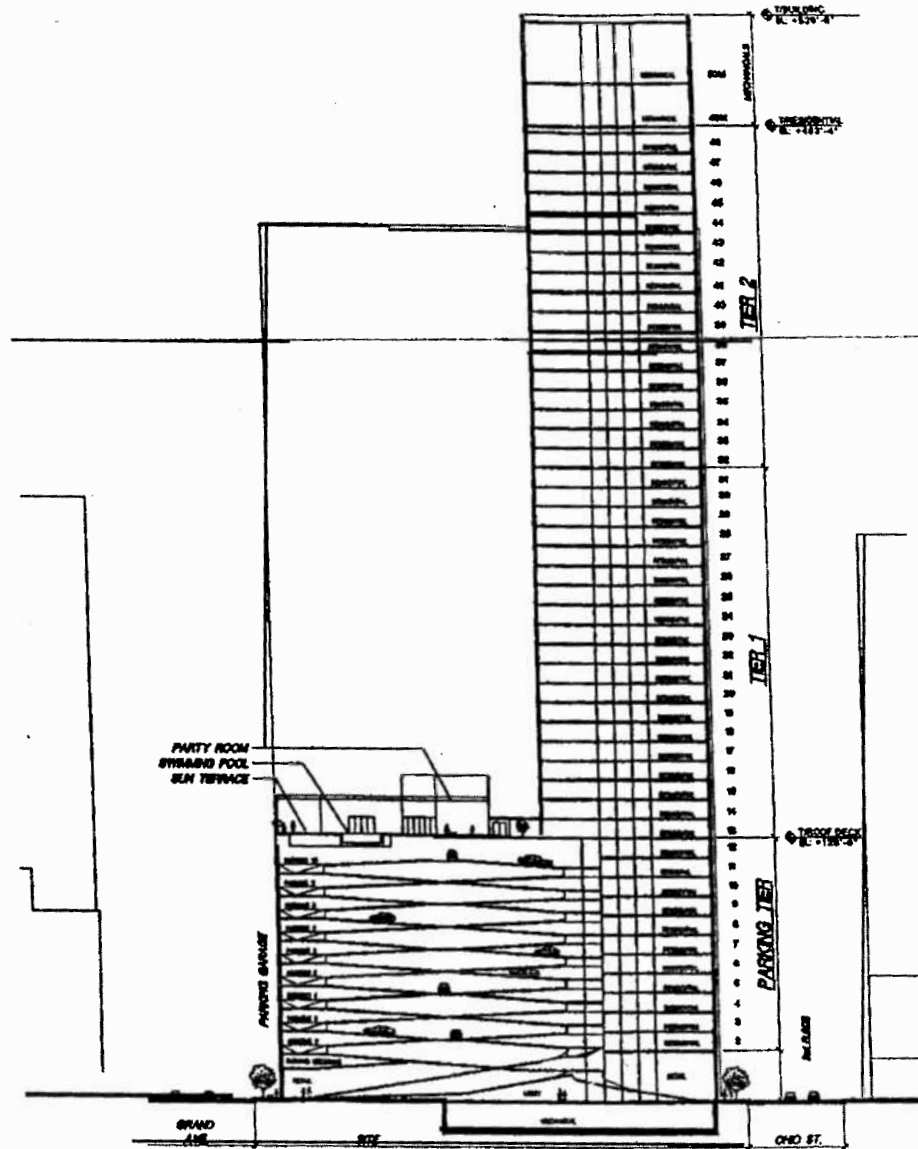
SCB

sc. inc. 2003

Applicant: **OGM Investors, LLC**  
 Project: **Ohio Grand McClurg Development Site**  
 321-363 East Ohio Street  
 322-364 East Grand Avenue  
 530-548 North McClurg Court  
 Date: 02.28.2003  
 Revised: 06.10.2004



Phase I -- North/South Section.



PHASE I - NORTH SOUTH SECTION

0 32' 64'

Applicant: OGM Investors, LLC  
 Project: Ohio Grand McClurg Development Site  
 321-363 East Ohio Street  
 322-364 East Grand Avenue

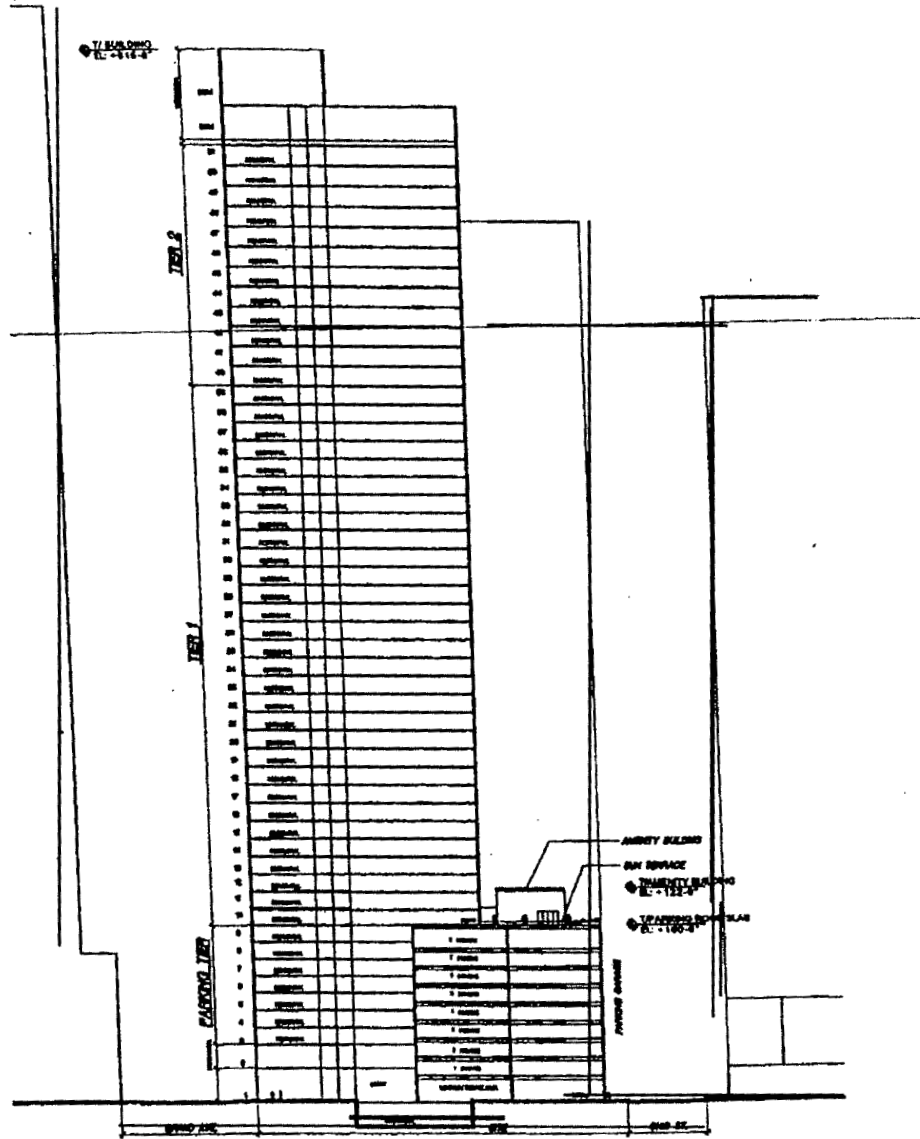
Date: 530-548 North McClurg Court  
 Revised: 02.28.2003  
 RC 10 90004

SCB

cc. inc. 2001



Phase II -- North/South Section.



PHASE II - NORTH SOUTH SECTION

Applicant: **OGM Investors, LLC**  
 Project: **Ohio Grand McClurg Development Site**  
 321-363 East Ohio Street  
 322-364 East Grand Avenue  
 530-548 North McClurg Court  
 Date: 02.28.2003  
 Revised: 06.10.2004

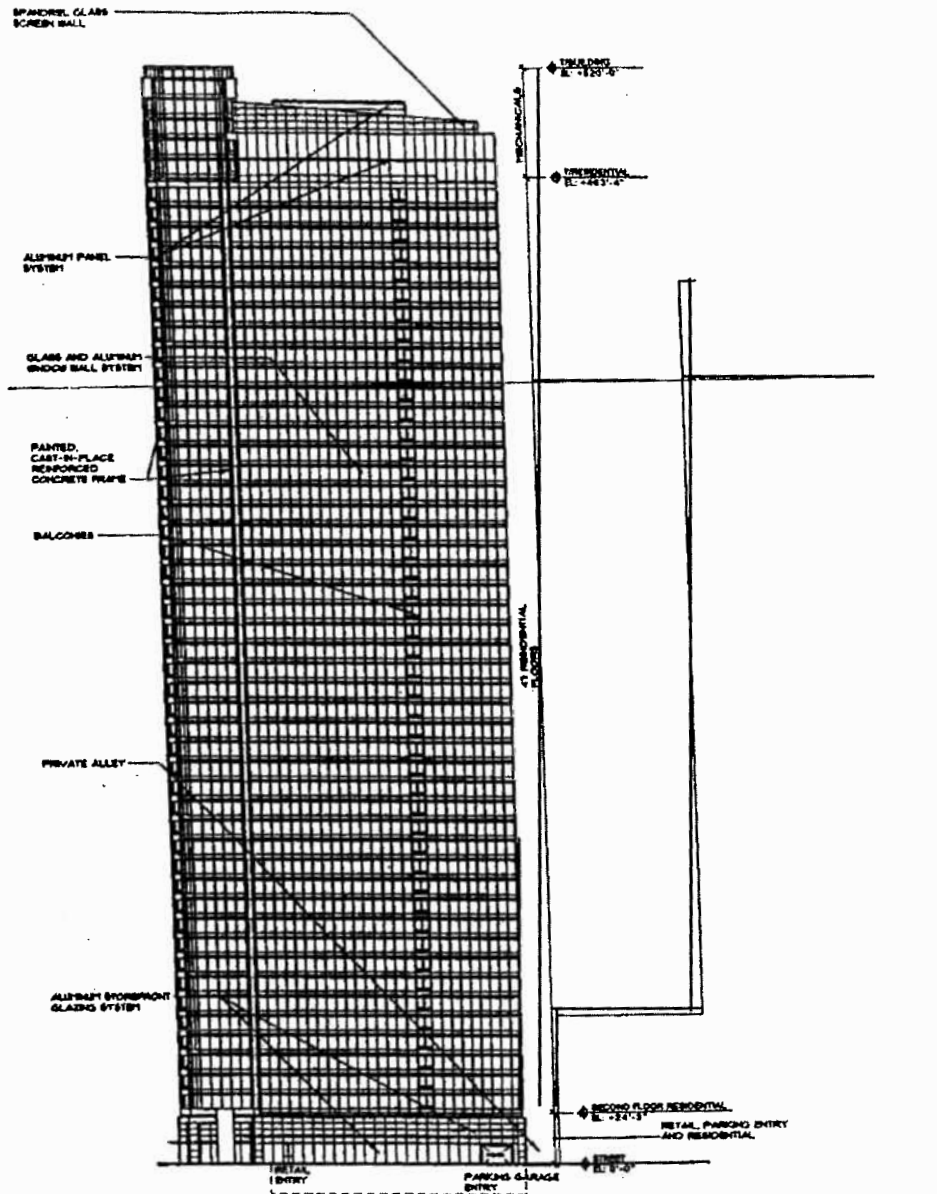
SCB

scb, inc. 2003

0 40' 80'



Phase I -- North Elevation.



PHASE I - NORTH ELEVATION

SCB

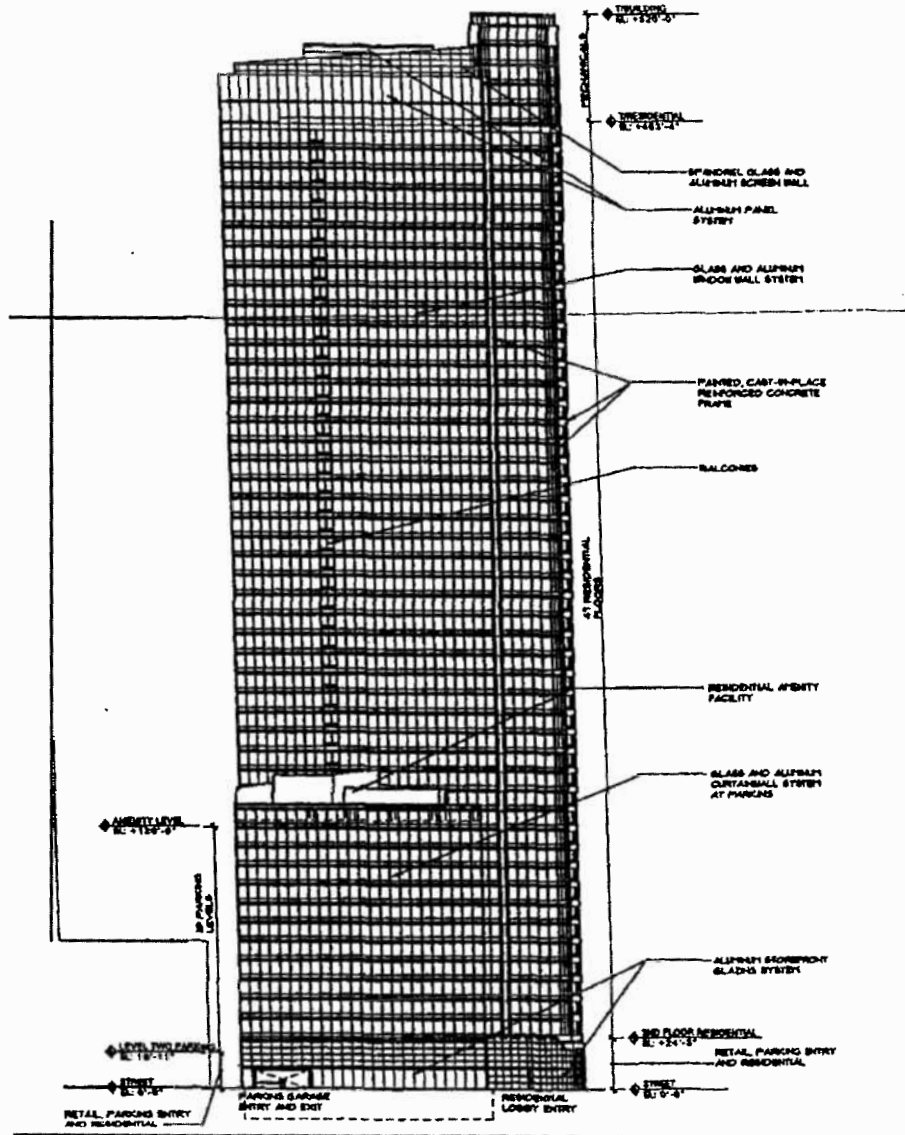
Assoc., Inc. 2003

Applicant: **OGM Investors, LLC**  
 Project: **Ohio Grand McClurg Development Site**  
 321-363 East Ohio Street  
 322-364 East Grand Avenue  
 530-548 North McClurg Court  
 Date: 02.28.2003  
 Revised: 06.10.2004

0 32 64'



Phase I -- South Elevation.



PHASE I - SOUTH ELEVATION

Applicant: **DGM Investors, LLC**  
 Project: **Ohio Grand McClurg Development Site**  
 321-363 East Ohio Street  
 322-364 East Grand Avenue  
 530-548 North McClurg Court  
 Date: **02.28.2003**  
 Revised: **06.18.2004**

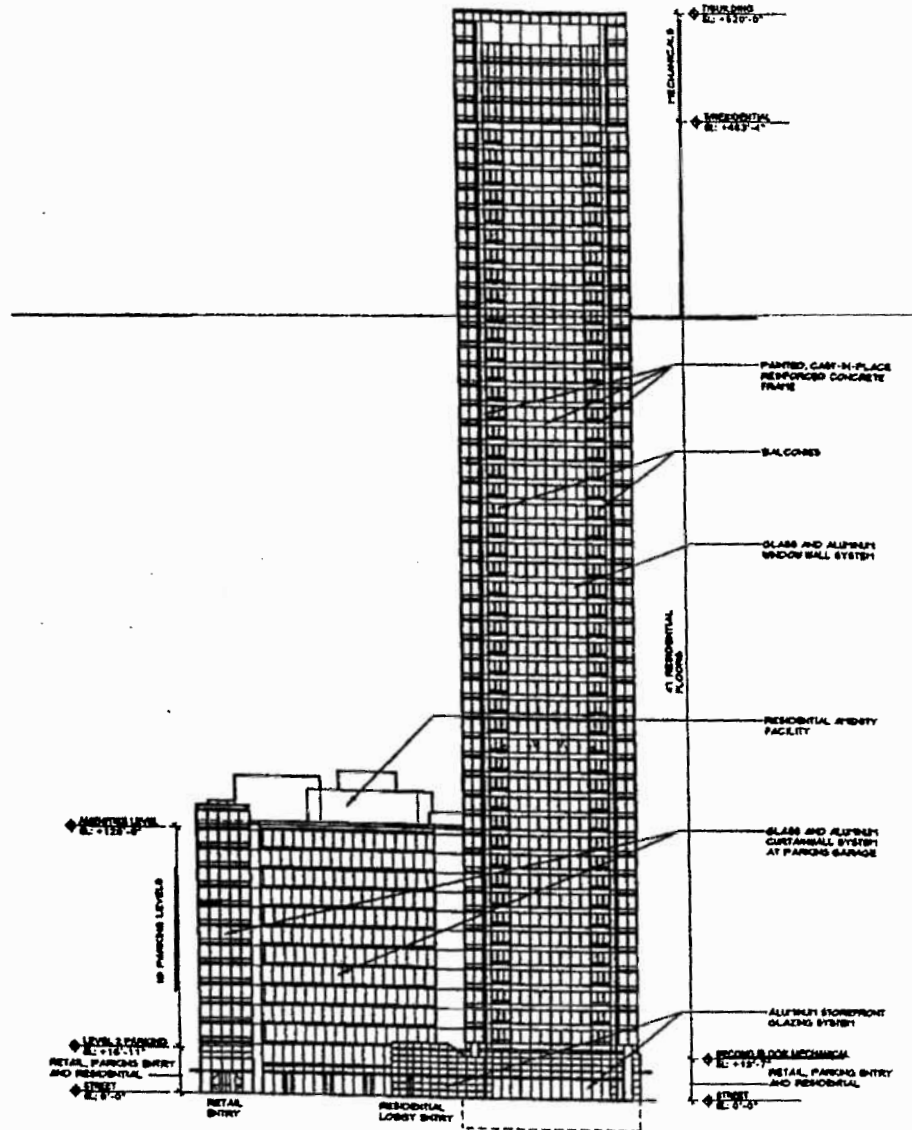
SCB

1. Dec. 2003

0 32' 64'



Phase I -- East Elevation.



PHASE I - EAST ELEVATION

0 32' 64

Applicant: OGM Investors, LLC  
 Project: Ohio Grand McClurg Development Site  
 321-363 East Ohio Street  
 322-364 East Grand Avenue  
 530-548 North McClurg Court

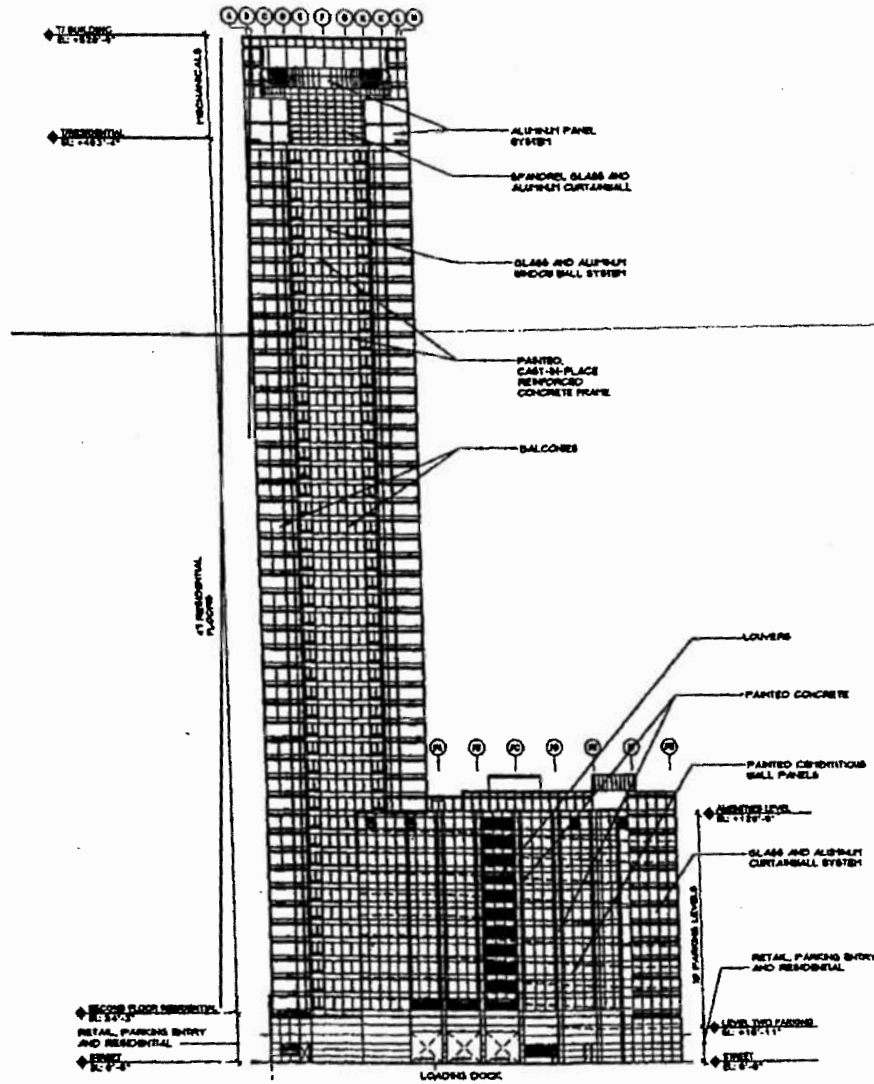
Date: 02.28.2003  
 Revised: 06.10.2004

SCB

K.C. INC. 2003



Phase I -- West Elevation.



PHASE I - WEST ELEVATION

Applicant: OGM Investors, LLC  
 Project: Ohio Grand McClurg Development Site  
 321-363 East Ohio Street  
 322-364 East Grand Avenue  
 530-548 North McClurg Court  
 Data: 02.28.2003  
 Revised: 06.10.2004

SCB

c.. Inc. 2003

0 32' 32

