

PD 968

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 4, 2021

Daniel B. Meyer
Meyer Law Group
30 N. LaSalle Street, Suite 1410
Chicago, IL 60602

Re: Revised minor change for PD 968, 303 W. Ohio St.

Dear Mr. Meyer:

Please be advised that your request for a minor change to PD 968, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 11 of PD 968.

Your client, Silver Tower Chicago Condominium Assoc., the owner of 303 W. Ohio St., was granted a minor change on Aug. 6, 2020, to allow for the addition of grey fencing on the 2nd through 11th floors of the parking garage's south (alley) elevation. As shown on the attached, galvanized strand parking garage barrier cables, chain link fencing and privacy decorative winged slats were approved to reduce the amount of light emitting from the parking garage onto the neighboring building. You are now seeking to change the color of the slats from grey to black. It is my understanding that this color change has been discussed with representatives of the neighboring building, and that they have no objection to the change.

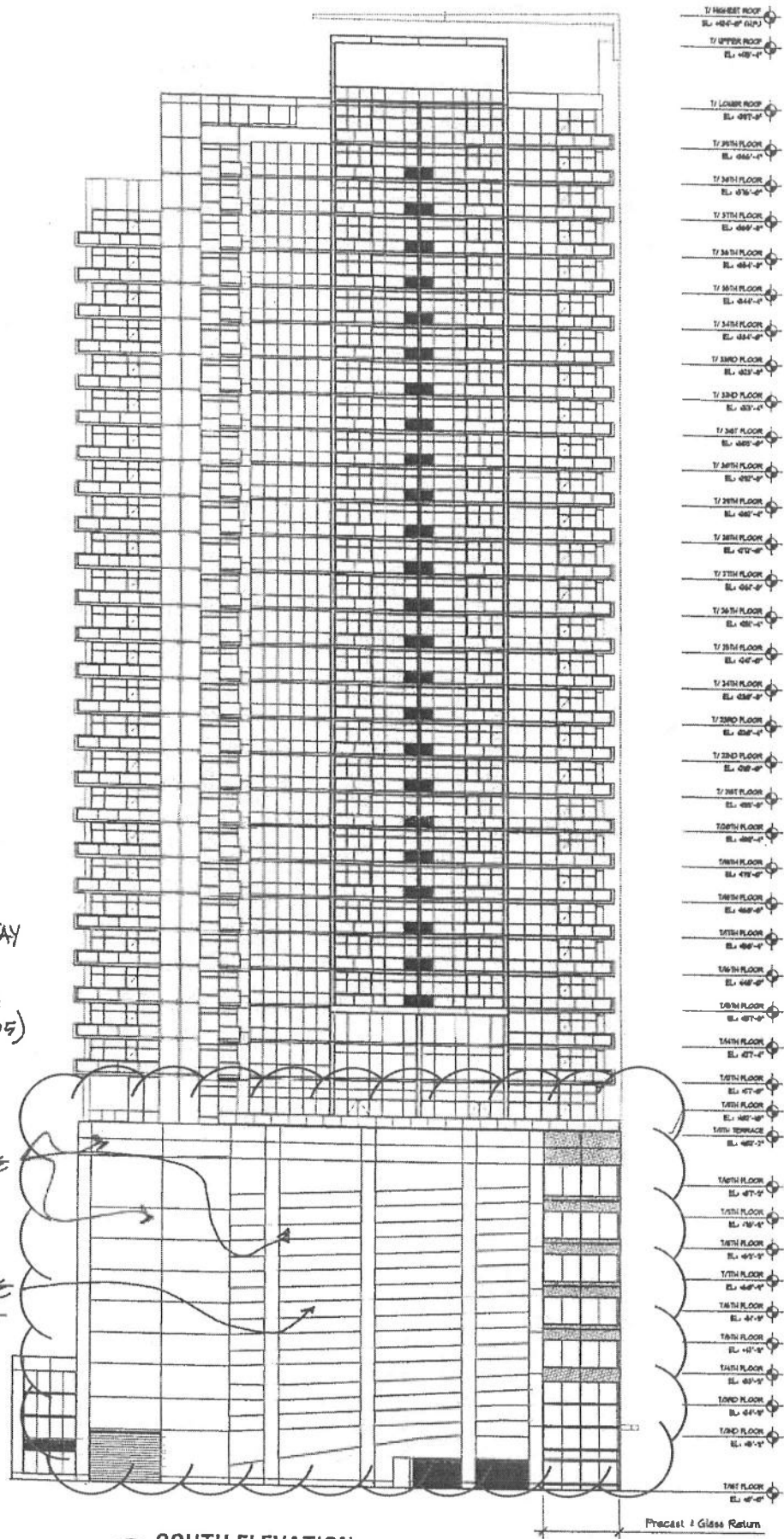
With regard to your request, the Department of Planning and Development has determined that allowing the garage cladding color change will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 968, I hereby approve the foregoing minor change, but no other changes to this PD. 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 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,

Steven Valenziano
Assistant Zoning Administrator

C: Joanna Angarone, Mike Marmo, Erik Glass, Janice Hill, Main file



*ALL OTHER MATERIALS STAY THE SAME - SEE SKETCH DBA - (5/19/05)

PAINTED CAST-IN PLACE CONCRETE

OPEN GARAGE (NO GLASS)

Add (a) 1/2 1x7 galvanized strand parking garage barrier cable; (b) 2-inch mesh, 9-gauge galvanized chain link fence from floor to ceiling and post to post; and (c) black privacy decorative winged slat with ninety-percent wind load and privacy factor, at Parking Garage Levels 2 through 11.

1 SOUTH ELEVATION SCALE: N.T.S.

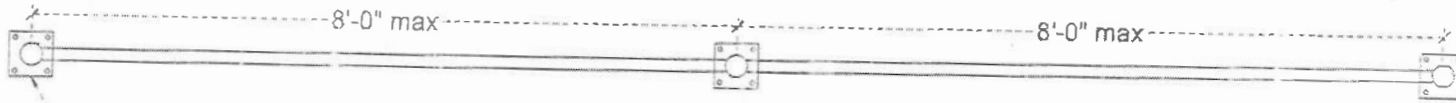
232 N. LaSalle
Chicago, IL 60607
p. 312.228.4486
f. 312.228.4486
www.harchitects.com
hartsorne + plunkard
architecture

CHICAGO
303 W. Ohio
ILLINOIS

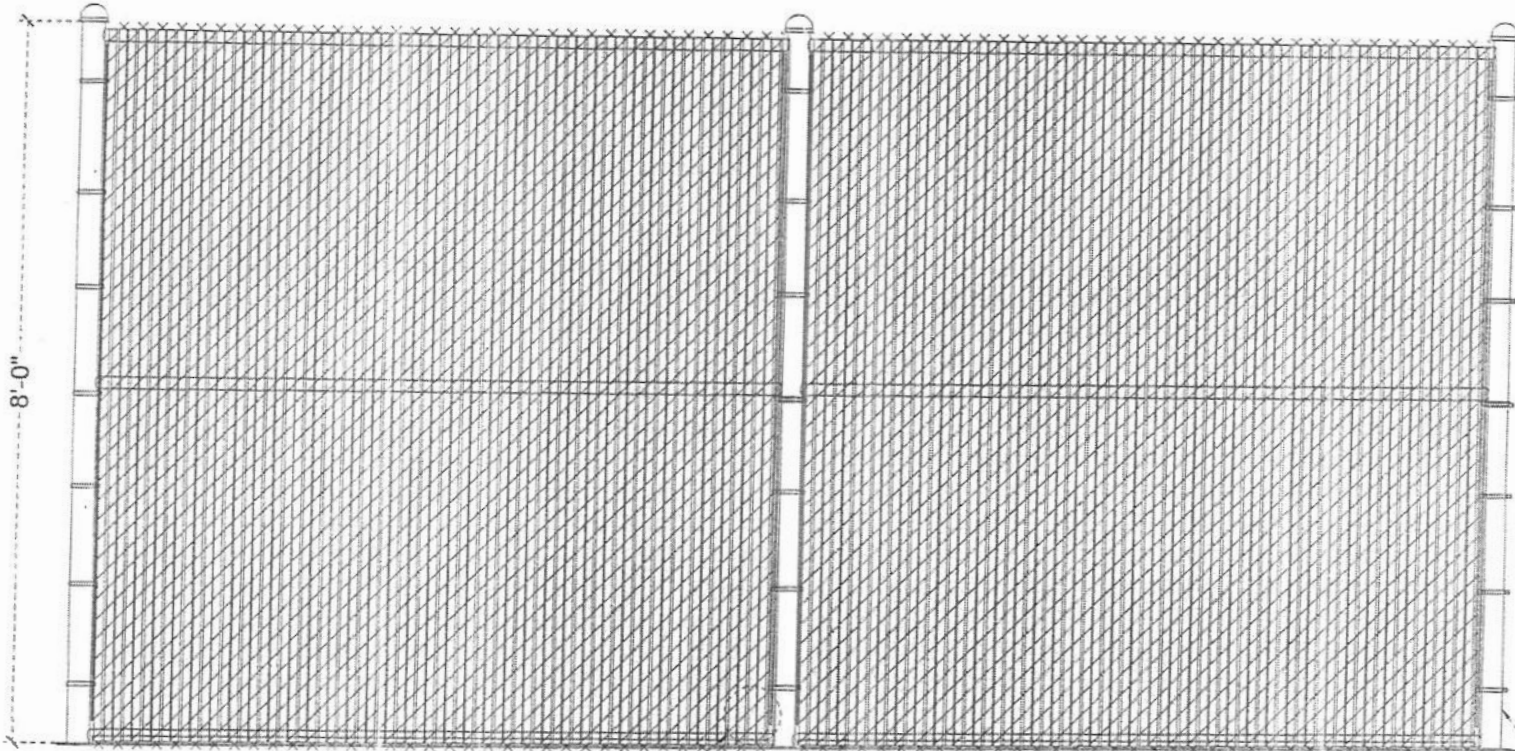
SCALE 1" = 40'	DRAWING	SK#
	DATE	

SOUTH ELEVATION
Attachment #3
Attachment #2

Top view



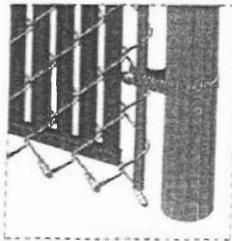
Plate



Front view

Ø 3" Post

NOTE: These dimensions are only an example



Detail PDS

TOP AND FRONT VIEW



Project's name:	Chain link fence w. PDS
Date:	30/04/20
Address:	----
Produced by:	OSCEOLA FENCE CORPORATION
Customer name:	----
Kind of product:	Chain link fence



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 6, 2020

Daniel B. Meyer
Meyer Law Group
30 N. LaSalle Street, Suite 1410
Chicago, IL 60602

Re: Minor change for PD 968, 303 W. Ohio St.

Dear Mr. Meyer:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 968 ("PD 968"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 11 of PD 968.

Your client, Silver Tower Chicago Condominium Assoc., the owner of 303 W. Ohio St., is seeking a minor change to allow for the addition of grey fencing on the 2nd through 11th floors of the parking garage's south (alley) elevation. As shown on the attached exhibits, a galvanized strand parking garage barrier cable, chain link fencing from floor to ceiling and a gray privacy decorative winged slat will be added to reduce the amount of light emitting from the parking garage onto the neighboring building.

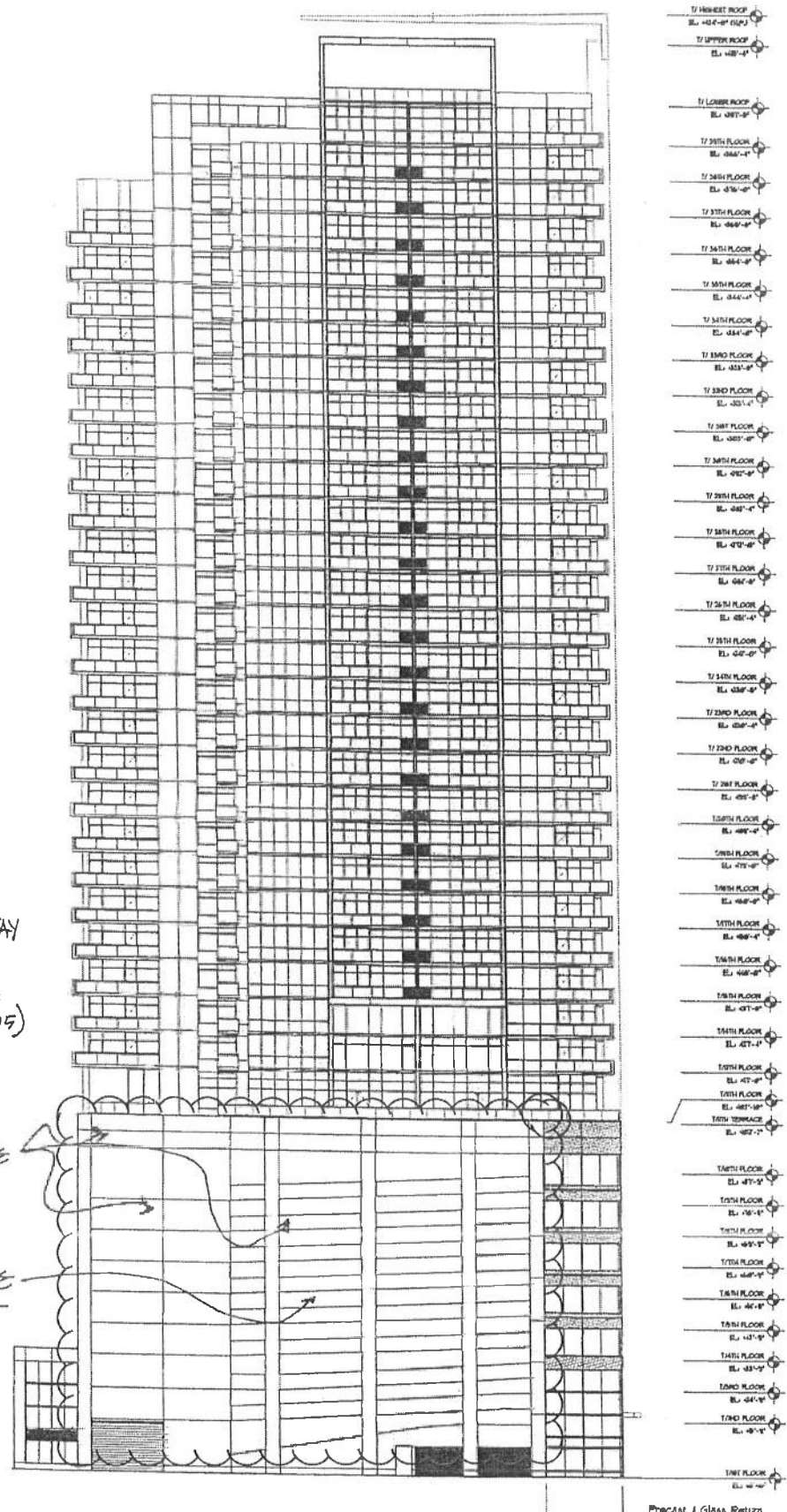
With regard to your request, the Department of Planning and Development has determined that allowing the revised parking garage cladding will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 66, 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,

Steven Valenziano
Assistant Zoning Administrator

C: Joanna Angarone, Mike Marmo, Erik Glass, Janice Hill, Main file



*ALL OTHER MATERIALS STAY THE SAME - SEE SKETCH OBA - (5/19/05)

PAINTED CAST-IN PLACE CONCRETE

OPEN GARAGE (NO GLASS)

Add (a) 1/2 1x7 galvanized strand parking garage barrier cable; (b) 2-inch mesh, 9-gauge galvanized chain link fence from floor to ceiling and post to post; and (c) gray privacy decorative winged slat with ninety-percent wind load and privacy factor, at Parking Garage Levels 2 through 11.

1 SOUTH ELEVATION
SCALE: N.T.S.

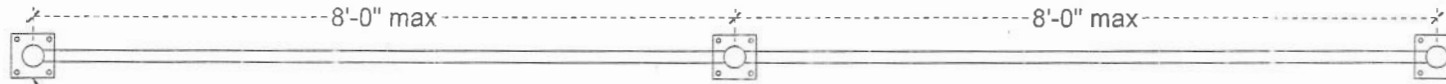
232 N. LaSalle
Chicago, IL 60607
p. 312.224.4488
f. 312.226.4488
www.jparckennedy.com
hartshorne + plunkard
architecture

CHICAGO
303 W. Ohio
ILLINOIS

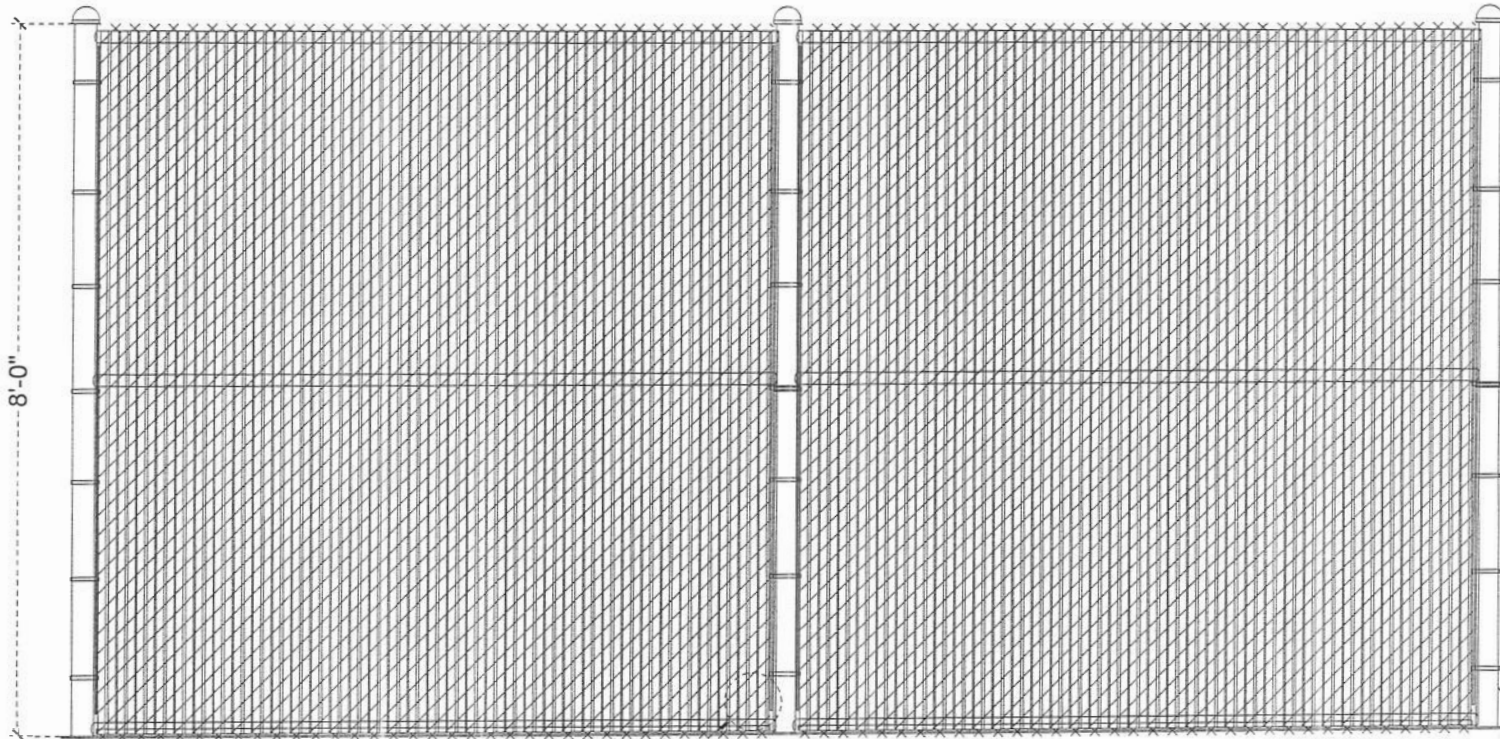
SCALE
1" = 40'
DATE
10/13/05

DRAWING
SOUTH ELEVATION
SK#
Attachment #3
EL-S

Top view



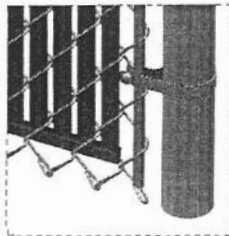
Plate



Front view

Ø 3" Post

NOTE: These dimensions are only an example



Detail PDS

TOP AND FRONT VIEW



Project's name:	Chain link fence w. PDS
Date:	30/04/20
Address:	----
Produced by:	OSCEOLA FENCE CORPORATION
Customer name:	----
Kind of product:	Chain link fence



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

May 25, 2011

Mr. Paul W. Shadle
DLA Piper US LLP
203 North LaSalle Street
Chicago, Illinois 60601-1293

Re: **Residential Business Planned Development No. 968, 325 West Ohio Street**

Dear Mr. Shadle:

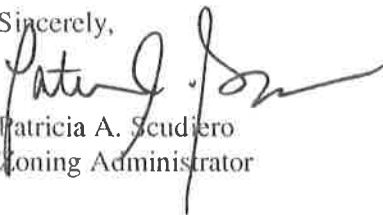
This letter is in response to your letter dated April 22, 2011, and as a follow-up to our response dated May 2, 2011. As you know, Residential Business Planned Development No. 968 ("PD") was passed by the City Council on June 8, 2005. The improvements located within the PD include the partially-sold Silver Tower condominium project and the vacant Bowne Building located at 325 W. Ohio St.

Your client seeks to renovate the existing vacant building and establish both warehousing, wholesaling and freight movement and office uses on the property through the construction of a storage facility and small, shared office spaces to be operated under the name Life Storage.

The PD permits all uses in the DX-10 Downtown Mixed-Use District and pursuant to Section 17-4-0207 of the Zoning Ordinance, Use Table and Standards, Commercial Use Categories JJ and VV, Office and Warehousing, Wholesaling and Freight Movement are permitted in the DX Zoning District. However, pursuant to Section 17-17-0105-E of the Zoning Ordinance, while the definition of Warehousing, Wholesaling and Freight Movement includes residential storage warehouses, this use is specifically not allowed in the Use Table and Standards, Commercial Use NN (Section 17-4-0207). Pursuant to Section 17-1-1002, if the provisions of the Zoning Ordinance are inconsistent with one another, the more restrictive provision will control.

Therefore, office, warehousing, wholesaling and freight movement are permitted uses within Residential Business Planned Development No. 968. However, residential storage warehouses are not allowed in Residential Business Planned Development No. 968. If you have any questions or require additional information, please contact Teresa McLaughlin of my staff at (312) 744-4891.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm
C: Main file



City of Chicago
Richard M. Daley, Mayor

Department of Housing
and Economic Development

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190 (Voice)
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

May 2, 2011

Mr. Paul W. Shadle
DLA Piper US LLP
203 North LaSalle Street
Chicago, Illinois 60601-1293

Re: **Residential Business Planned Development No. 968**
325 West Ohio Street

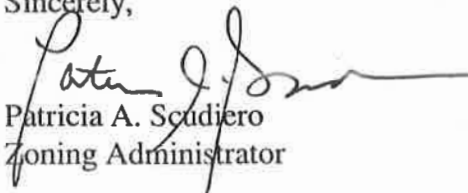
Dear Mr. Shadle:

In response to your request for opinion letter dated April 22, 2011, as you know, Residential Business Planned Development No. 968 ("PD") was passed by the City Council on June 8, 2005. The improvements located within the PD include the partially-sold Silver Tower condominium project and the vacant Bowne Building located at 325 W. Ohio St.

Your client seeks to renovate the existing vacant building and construct a storage facility and small, shared office spaces to be operated under the name Life Storage.

The PD permits all uses in the DX-10 Downtown Mixed-Use District, however, pursuant to Section 17-4-0207 of the Chicago Zoning Ordinance, Use Table and Standards, Commercial Use Category NN, a Residential Storage Warehouse is a prohibited use in the DX Zoning District. Therefore, the proposed use is not permitted within Residential Business Planned Development No. 968. If you have any questions or require additional information, please contact Teresa McLaughlin of my staff at (312) 744-4891.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm
C: Main file





U

City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

February 27, 2008

Mr. John J. George
Attorney At Law
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, IL 60603-1903

Re: **Administrative Relief request for Residential-Business Planned
Development No. 968, Silver Tower Building at 303 West Ohio Street**

Dear Mr. George:

Please be advised that your request for a minor change to Residential-Business
Planned Development No. 968 has been considered by the Department of
Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning
Ordinance and Statement No. 11 of the Planned Development.

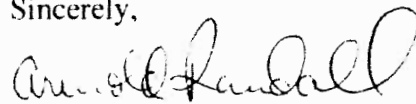
Specifically, you are requesting to:

- Add one garage floor of parking to the residential Silver Tower building
at the eleventh floor. The addition of one garage floor of parking will add
22 parking spaces for a total of 284 spaces. These spaces will replace
parking spaces that were lost due to prior design changes. This added
floor is shown on revised North, South, East and West Elevation drawings
prepared by Hartshorne Plunkard Architects and dated August 20, 2007.

With regard to your request, the Department of Planning and Development has
determined that the addition of 22 parking spaces does not create an adverse
impact on the Planned Development or surrounding neighborhood and would
constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance
and Residential-Business Planned Development No. 968, I hereby approve the
foregoing minor change, but no other changes to Residential-Business Planned
Development No. 968.

Sincerely,


Arnold L. Randall
Commissioner

ALR:SA:HG:tm

cc: Terri Haymaker, Mike Marmo, Pat Haynes, Erik Glass, DPD files

NEIGHBORHOODS





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

April 14, 2006

Mr. John J. George
Two First National Plaza
Suite 400
20 S. Clark Street
Chicago, IL 60603-1903

Re: **Administrative Relief request for Residential-Business Planned Development No. 968**

Dear Mr. George:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 968 has been considered by the Department of Planning and Development pursuant to Statement No. 11 of the Planned Development and as amended by the Administrative relief letter dated November 28, 2005.

Specifically, you requested:

- The elimination of the basement level resulting in all of the mechanical rooms being moved to the 1st floor and all of the storage areas being moved to the adjacent existing building.
- The removal of the secondary drive-isle and exit to Franklin Street and the removal of the Franklin Street curb cut to accommodate the mechanical rooms being moved to the 1st floor. The relocation of the mechanical rooms to the first floor also reduces the number of first floor parking spaces by one space as compared to the revised First Floor Plan per the November 28th Administrative Amendment. Additional sidewalk planters have been added along Franklin Street where the curb cut was previously located. The Department of Transportation has approved these changes; a stamped copy of the approved site plan will be part of the mainfile.
- The elimination of the connection to the existing building at the 2nd, 3rd and 4th floors and the addition of an elevator to service the commercial parking floors 1 thru 3. This change results in a reduction of 22 parking spaces (from 284 to 262). The revised plan allocates 56 parking spaces for commercial use and 206 parking spaces for residential use.
- The revision of the North and South elevations to reflect the separation from the existing buildings at the 2nd, 3rd, and 4th floors.



- The revision of the East elevation to reflect the removal of the drive-isle exit and curb cut to Franklin Street by extending the design of the curtain wall thru the previous garage door opening.
- The exemption of the mechanical room area from the FAR calculation. Due to the elimination of the basement level, relocation of the mechanical rooms, and the addition of a new elevator shaft to the first floor floors, the area subject to being calculated for FAR purposes has increased by 3,104 sq. ft. The mechanical space is fairly contiguous through out the 1st floor and the percentage increase in FAR is less than 1%.

Note: This increase in FAR does not alter the bulk table numbers; this additional square footage is allowed under the current Planned Development.

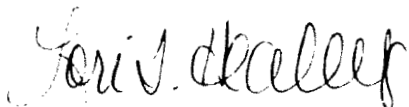
The following attachments (prepared by Hartshorne Plunkard Architecture, 1/23/06.) shall be substituted in place of the previously approved elevations and inserted into the main file in anticipation of Part II:

- Revised 1st Floor Plan
- Revised North Elevation
- Revised South Elevation
- Revised East Elevation

With regard to your request, the Department of Planning and Development has determined that these revisions do not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 968, I hereby approve the foregoing minor change, but no other changes to Residential-Business Planned Development No. 968.

Sincerely,



Lori T. Healey
Commissioner

LTH:MRD:tm
cc w/attachments: Mike Marmo, DPD files



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

For
File

November 28, 2005

Mr. John J. George
Two First National Plaza Suite 400
20 South Clark Street
Chicago, Illinois 60603

RE: Request for Administrative Relief on Residential Business Planned
Development No. 968

Dear Mr. George:

Please be advised that your request for minor changes to Residential Business Planned Development No. 968, on behalf of Woodlawn Development LLC, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested approval of a circulation change to the first floor plan, an increase in the number of parking spaces, a change to the south facade materials, and a decrease in height of the overall structure.

The Department has reviewed your request and has made the following determinations:


1. The change in circulation of the first floor actually eliminates ingress and egress onto Franklin Street, maintaining egress only. Throughout the planned development process, this was contemplated.
2. The change in circulation required eliminating 7 parking spaces from the first floor. You have added a floor of parking to accommodate the loss on the first floor and as a means of dealing with structural issues. There will be a net gain of 3 parking spaces in the overall development from 281 to 284 with the addition of one floor of parking.
3. Precast panels are being replaced with exposed painted concrete on the south facade elevation. This section of the building faces an 18' public alley and is not a main elevation of the building.
4. The approved height of the building was 455'. The change to 424' is being accomplished by reducing the typical floor to floor height.



The Department has reviewed your requests and has determined that the proposed changes would be appropriate and consistent with Section 17-13-0611 of the Zoning Ordinance. Accordingly, I hereby approve the requested minor changes to Residential-Business Planned Development No. 968, but no other changes to this development.

Very truly yours,



Lori T. Healey
Commissioner 

LTH:PAS

cc: DPD Files, Mike Marmo

6/8/2005

REPORTS OF COMMITTEES

14745
50703

At this time, I move for passage of the ordinance and substitute ordinance transmitted herewith.

Again, please let the record reflect that I abstain from voting on Application Numbers 14884, 14893, 14929, 14911, 14896, 14906 and 14721 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed ordinance and substitute ordinance 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, 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 -- 49.

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-F.

(As Amended)

(Application Number 14745)

RBPID 968

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

DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Ohio Street; North Franklin Street; the alley next south of and parallel to West Ohio Street; and North Orleans Street,

to those of a DX-10 Downtown Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the DX-10 Downtown Mixed-Use District symbols and indications established in Section 1 above 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 thereof and to no others.

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

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

Residential Business Planned Development Number 968.

Plan Of Development Statements.

1. The area delineated herein as a Residential Business Planned Development, consists of approximately thirty-two thousand three hundred thirty-five (32,335) square feet (.7423 acres) and is owned or controlled by the applicant, Woodlawn Development 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 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 then to the owners of record title to all of the property and to any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago 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) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners 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 fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; Landscape Plan; Floor Plans; and Building Elevations prepared by Hartshorne + Plunkard Architecture dated May 19, 2005. 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-10 Downtown Mixed-Use District with an Affordable Housing F.A.R. Bonus of two (2) for a total F.A.R. of twelve (12), including but not limited to: residential (two hundred thirty-five (235) dwelling units), office, retail, commercial, 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. 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. 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.

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.
10. The improvements in 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. Furthermore, should the demolition of the Bowne Building ever be proposed, the City of Chicago Department of Planning and Development shall be notified for its review and approval of such demolition proposal.
11. 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 17-13-0611 of the Chicago Zoning Ordinance.
12. 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 is meeting the green roof requirement by providing a green roof over twenty-five percent (25%) of the total roof area.

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 ("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 permits shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Pursuant to the affordable housing provision of the City of Chicago Zoning Ordinance, Title 17, Chapter 17-4-1004, et seq. ("Zoning Ordinance") the applicant has asked for an increase in the floor area ratio of the property. The applicant hereby acknowledges that according to Section 17-4-1004D of the Zoning Ordinance, the total floor area devoted to affordable housing units must equal at least twenty-five percent (25%) of the total increase in floor area allowed under the Affordable Housing Bonus or a cash payment must be made to the City of Chicago Affordable Housing Opportunity Fund based on the increase in allowable floor area multiplied by eighty percent (80%) of the median cost of land per buildable square foot. Based on Section 17-4-1004D the applicant has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount of One Million Two Hundred Sixteen Thousand Eight Hundred Sixty and no/100 Dollars (\$1,216,860.00). Prior to the issuance of permits, the applicant will enter into an affordable housing agreement with the Chicago Department of Housing or provide a letter of credit or other security device in an amount equal to the cash contribution. The applicant must comply with all of the applicable sections of the affordable housing provision 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.
15. Unless substantial construction 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. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of the DX-10 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line and Boundary Map; Site Plan; Landscape Plans; Building Elevations; and Floor Plans referred to in these Plan of Development Statements printed on pages 50709 through 50739 of this *Journal*.]

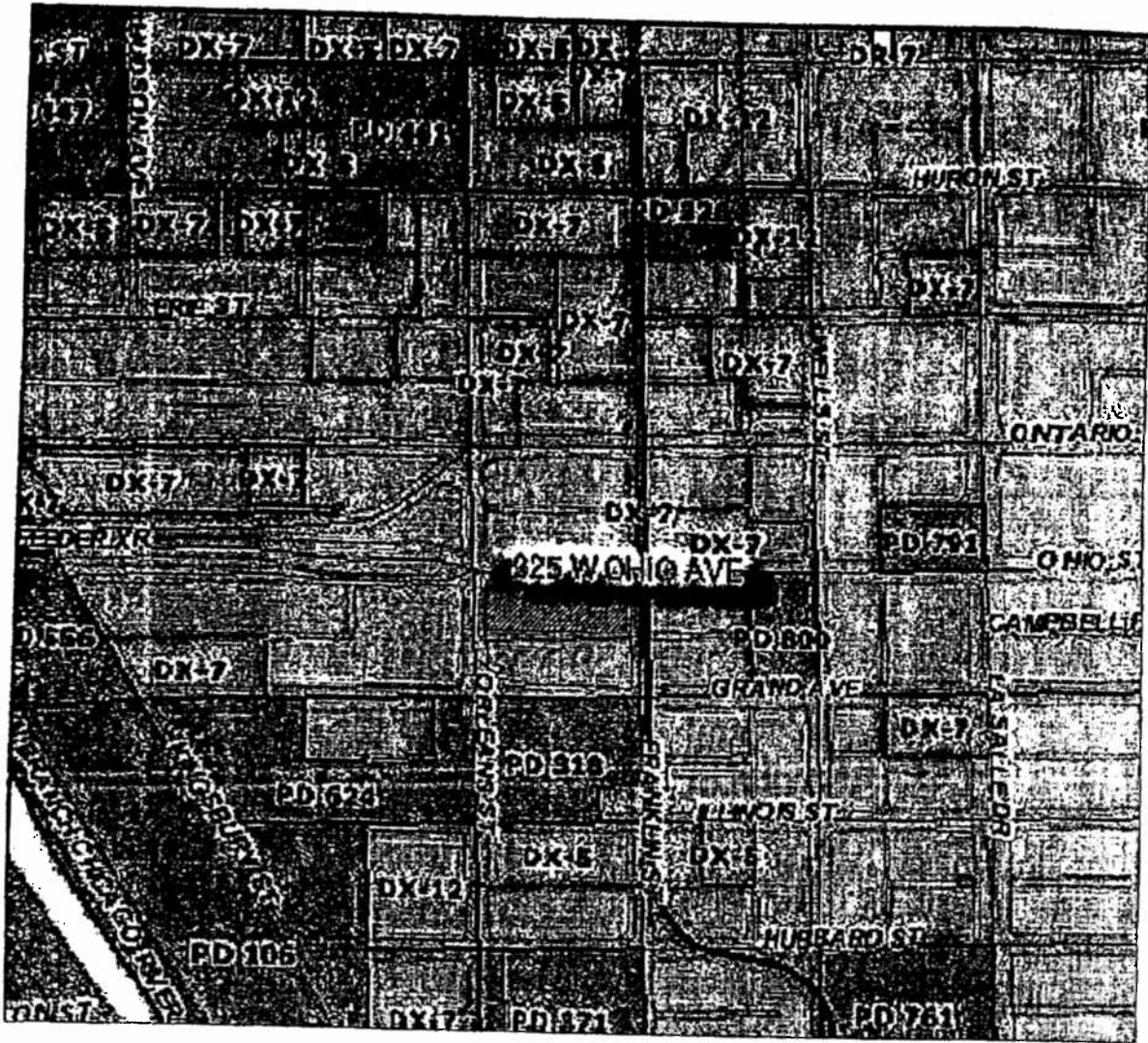
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential-Business Planned Development Number 968.

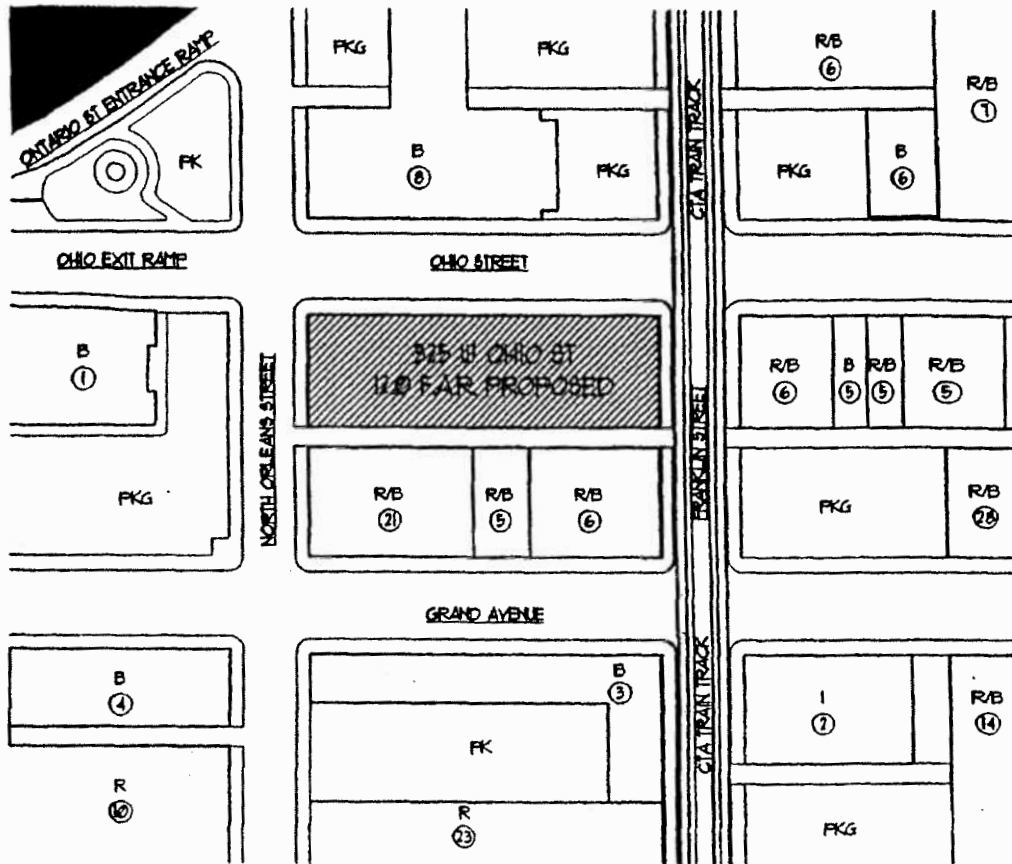
Bulk Regulations And Data Table.

Net Site Area:	32,335 square feet (0.7423 acres)
Gross Site Area:	Gross Site Area (60,900 square feet) = Area of Adjoining Public Streets and Alleys (28,565 square feet) + Net Site Area of 32,335 square feet
Maximum Floor Area Ratio:	12.0 (Base Floor Area Ratio of 10 plus Affordable Housing Bonus Floor Area Ratio of 2 for a Total Floor Area Ratio of 12)
Maximum Number of Residential Units:	235 units
Maximum Square Footage of Retail/ Commercial Space:	103,369 square feet
Maximum Site Coverage:	100%
Minimum Number of Accessory Off-Street Parking Spaces:	281
Minimum Number of Off-Street Loading Docks:	3
Minimum Building Setbacks:	None, set backs are not required
Maximum Building Height:	455 feet

Existing Zoning Map.

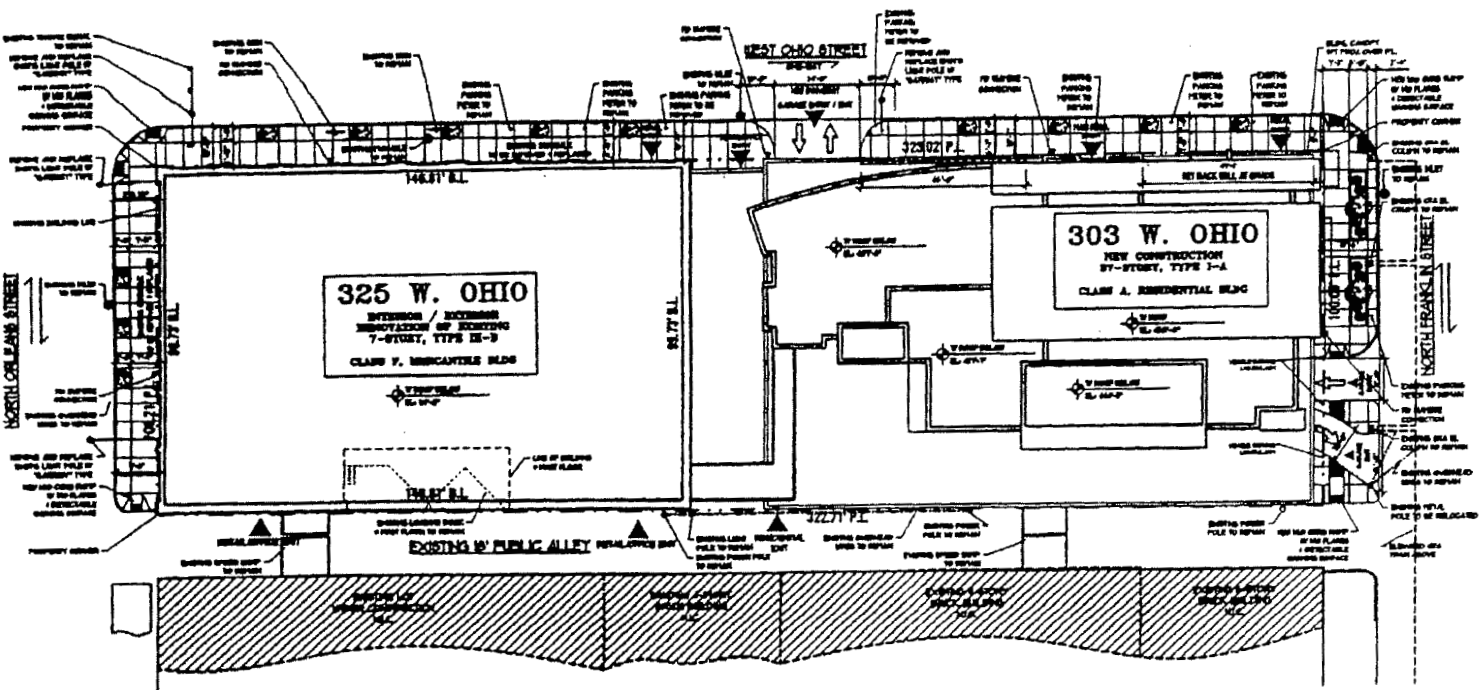


Existing Land-Use Map.

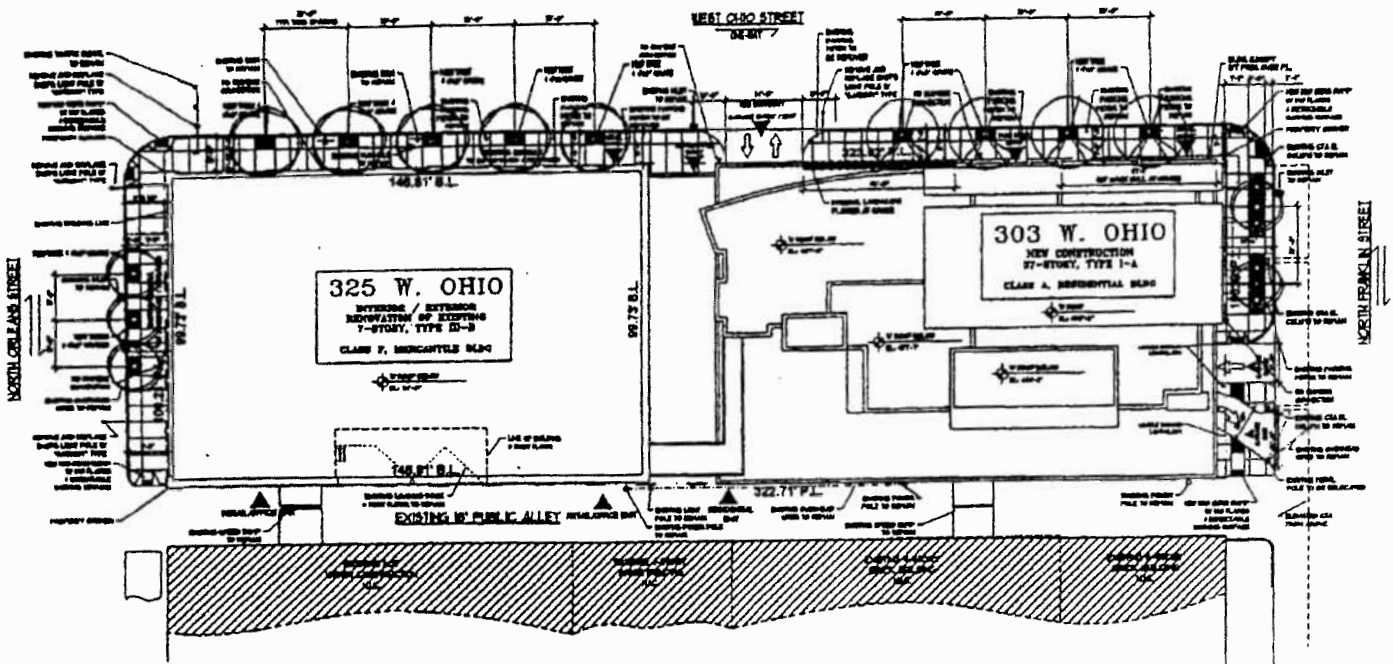


LEGEND	
R	RESIDENTIAL
B	BUSINESS
I	INDUSTRIAL/MANUFACTURING
R/B	RES./GROUND FL BUSINESS
PKG	PARKING
V	VACANT
(X)	BUILDING HEIGHT IN STORIES

Site Plan.



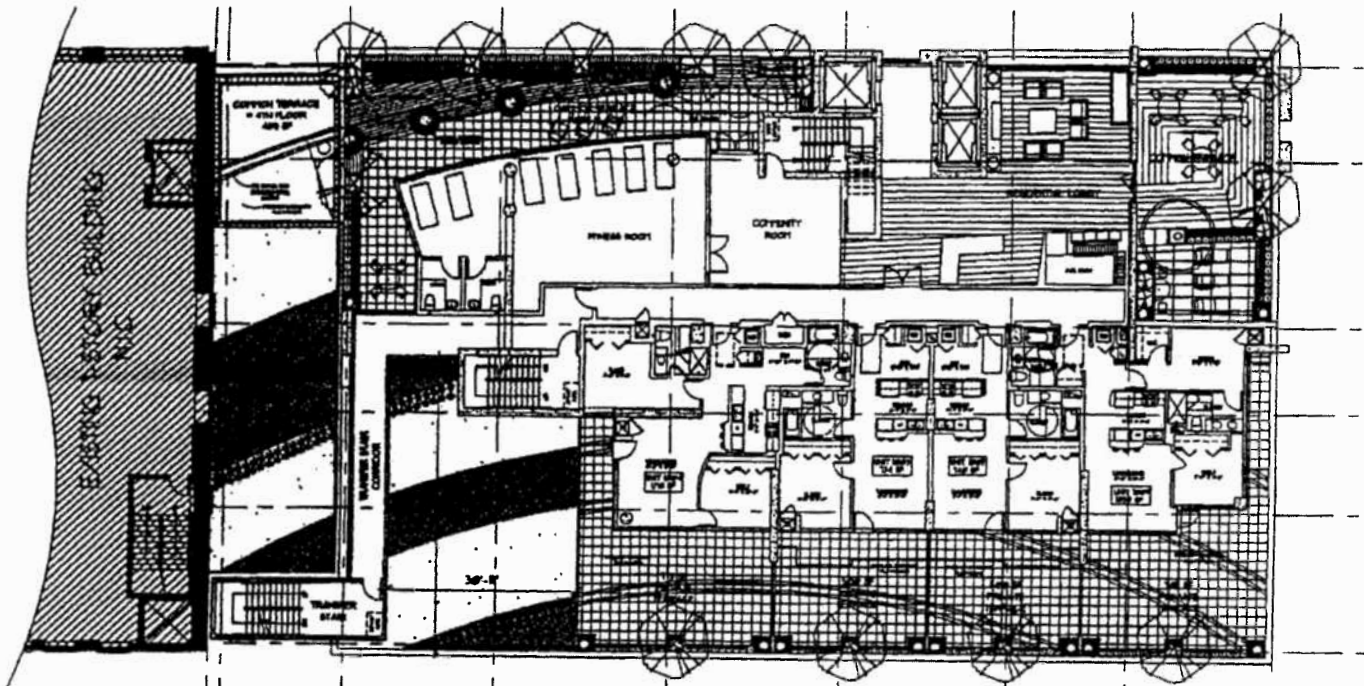
Landscape Plan -- Street Level.



Plant List

Common Name	Scientific Name	Common Name	Size	Quantity
DBM	<i>Salix integra</i>	'Hedgehog' tree	4'-Gal	4
DBM	<i>Gymnocladia dioica</i> 'Expresso'	Expresso Kentucky Coffeetree	4'-Gal	3
DBM	<i>Juniperus horizontalis</i> 'Pyramis Compacta'	Compact Pyramis Juniper	3P	4
PlantC	<i>Pyrus calleryana</i> 'Chantrelle'	Chantrelle Pear	4'-Gal	3
Plant	<i>Viburnum carolinense</i> 'Compactum'	Compact Carolina Viburnum	3P	11

Landscape Plan -- 4th Floor, 10th Floor.



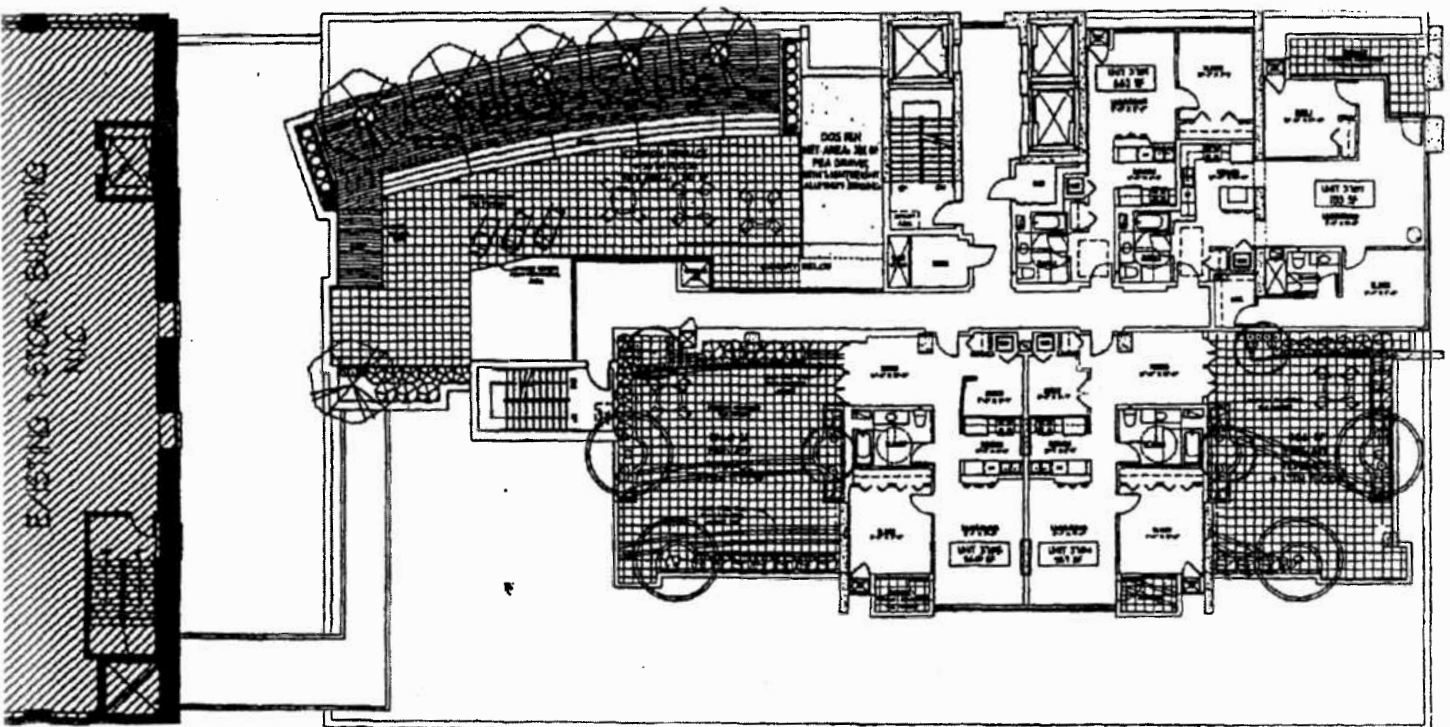
Code Name	Scientific Name	Cultivar Name	Size	Quantity
Crp	<i>Cornus amomifolia</i>	Golden Glory Cornelian Cherry	6'	13
Co	<i>Cornus alternifolia</i>	Purple Leaf Dogwood	6'	1
Br-W	<i>Buxbaumia fortunei</i> var. <i>colorata</i>	Purple Leaf Wintergreen	30"	163
Bu	<i>Buxbaumia obtata</i> 'Imperialis'	Compact Winged Buxbaum	30"	7
Ju	<i>Juniperus horizontalis</i>	Rocky Mountain Juniper	6'	13
Ly	<i>Lysichiton cuneatus</i>	Manystar	1 qt	167
Pa	<i>Parthenocissus vitacea</i>	Virginia Creeper	1 qt	37

Symbol	Scientific Name	Cultivar Name	Specs
●	<i>Prunella serotina</i>	Blue Tassels	7' e.s.
■	<i>Dracopis graminifolius</i>	Tiny Rubus	2" e.s.
■	<i>Sedum autumnale</i>	Liabaster	7' e.s.
■	<i>Sedum spurius</i>	Dragon's Blood	7' e.s.

General Roof Garden Mix

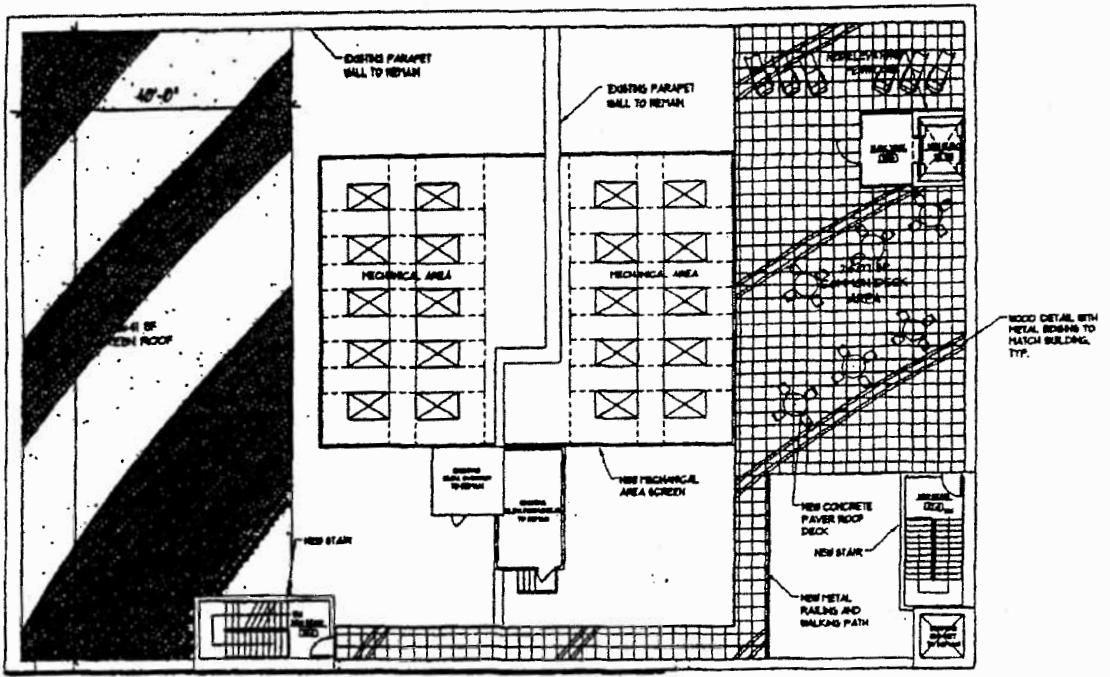
<i>Alum octoangulum</i>	<i>Taxum corymbosum</i>	<i>Delosperma rubiginum</i>	<i>Sedum spurius</i>
<i>Sedum album</i>	<i>Orostachys lanceolata</i>	<i>Delosperma cooperi</i>	<i>Sedum coccineum</i>
<i>Sedum griffoianum</i>	<i>Achillea millefolium</i>	<i>Panicum capillare</i>	<i>Sedum reflexum</i>
<i>Sedum obovatum</i>	<i>Prunella grandifolia</i>	<i>Carex lasiocarpa</i>	<i>Sedum caulecens</i>
<i>Sedum serotinum</i>	<i>Brechea byzantina</i>	<i>Phlox pilosa</i>	<i>Sedum floricolum</i>

Landscape Plan -- 36th Floor, 37th Floor.



Plant List				
Code Name	Botanical Name	Common Name	Size	Quantity
Cngg	<i>Cornus am. Barkers' Glory</i>	Golden Glory Cornelian Cherry	6"	6
Coal	<i>Cornus alba 'Elegantissima'</i>	Tatarian dogwood	6"	4
E/ovd	<i>Buaya fortunei var. 'Colorata'</i>	Purple Leaf Wintergreen	36"	50
Bals	<i>Buaya alba 'Compacta'</i>	Compact Marginal Buaya	36"	75
Juni	<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	6"	8
Lyrw	<i>Lysimachia nummularia</i>	Moneywort	1 qt.	46
Veah	<i>Viburnum carlesii 'Compactum'</i>	Compact Kowanshian Viburnum	36"	11
Vpr	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	36"	4

Landscape Plan -- 325 West Ohio Street
Green Roof Plan.



*SEE ARCHITECTURE PLANS FOR ALL ROOF STRUCTURE, MATERIALS, DRAINAGE, AND ALL OTHER RELATED ITEMS.

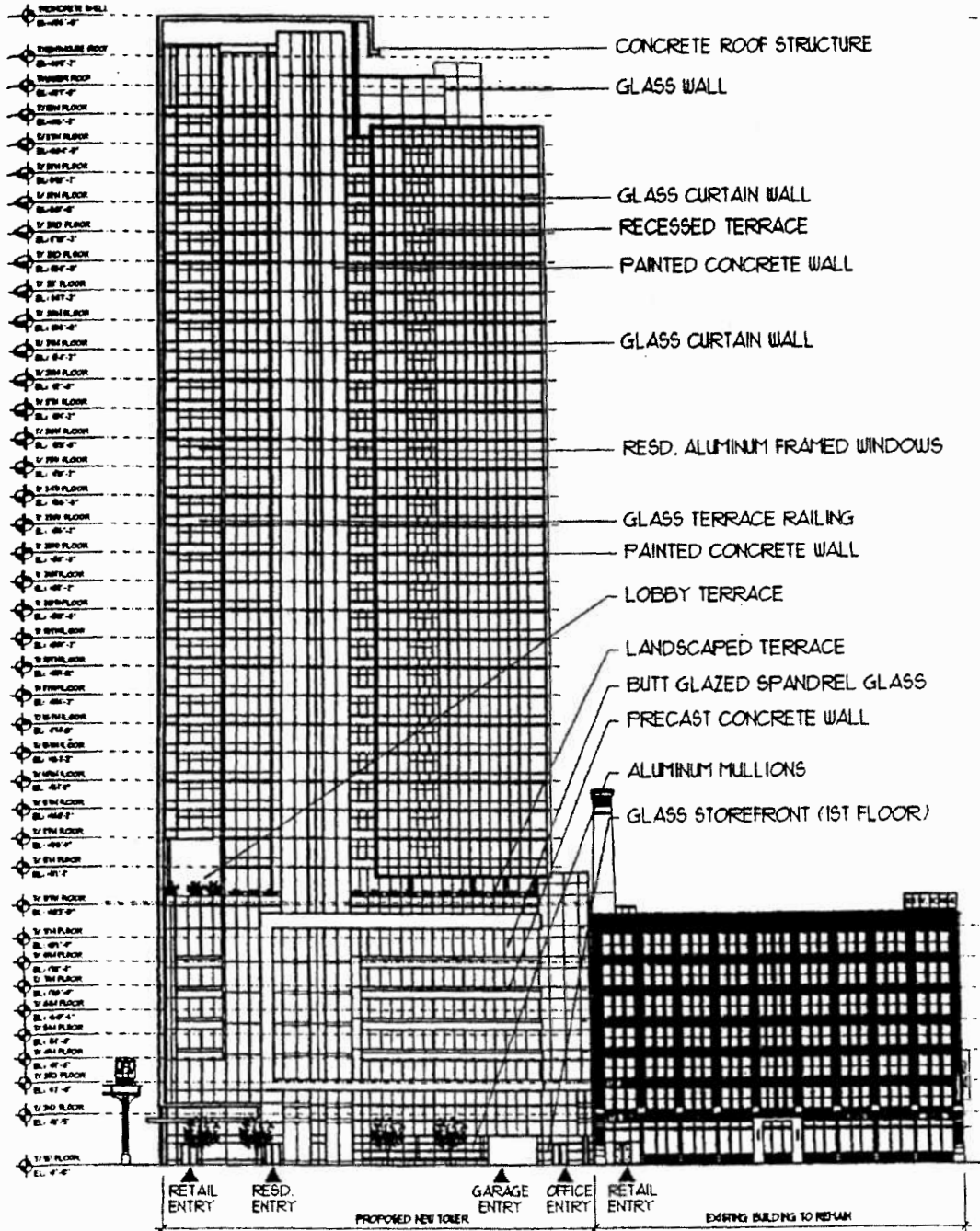
Plant List (SOil with general mix)

Symbol	Scientific Name	Common Name	Spaced
⊙	<i>Peucedanum officinale</i>	Blue Fescue	1' s.s.
⊙	<i>Oenothera biennis</i>	Cornflower	8" s.s.
⊙	<i>Sedum spectabile</i>	Stonecrop	1' s.s.
⊙	<i>Sedum spursum</i>	Turn-row Stonecrop	1' s.s.

General Roof Garden Mix

<i>Allyria schoenoprasum</i>	<i>Taraxacum officinale</i>	<i>Dodecatheon meadia</i>	<i>Sedum spursum</i>
<i>Sedum album</i>	<i>Oenothera biennis</i>	<i>Dodecatheon meadia</i>	<i>Sedum saxifraga</i>
<i>Sedum griffoidi</i>	<i>Achillea millefolium</i>	<i>Polygonum canadense</i>	<i>Sedum reflexum</i>
<i>Sedum spectabile</i>	<i>Prunella grandiflora</i>	<i>Carex buchanani</i>	<i>Sedum autotale</i>
<i>Sedum ternatum</i>	<i>Stachys byzantina</i>	<i>Phlox pilosa</i>	<i>Sedum floriferum</i> 'Wolfe's Best'

Building Elevations -- North Facade Overall.

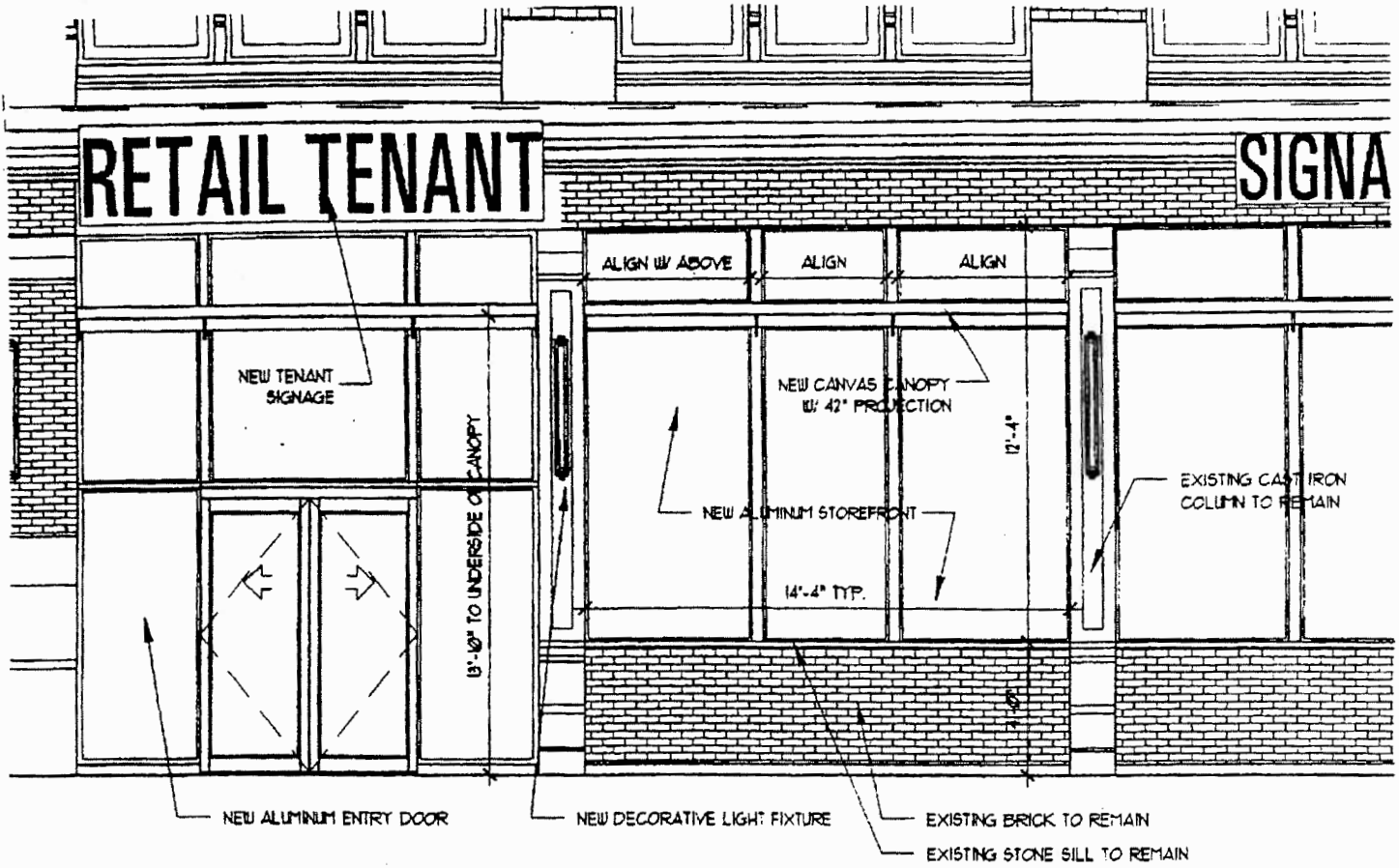


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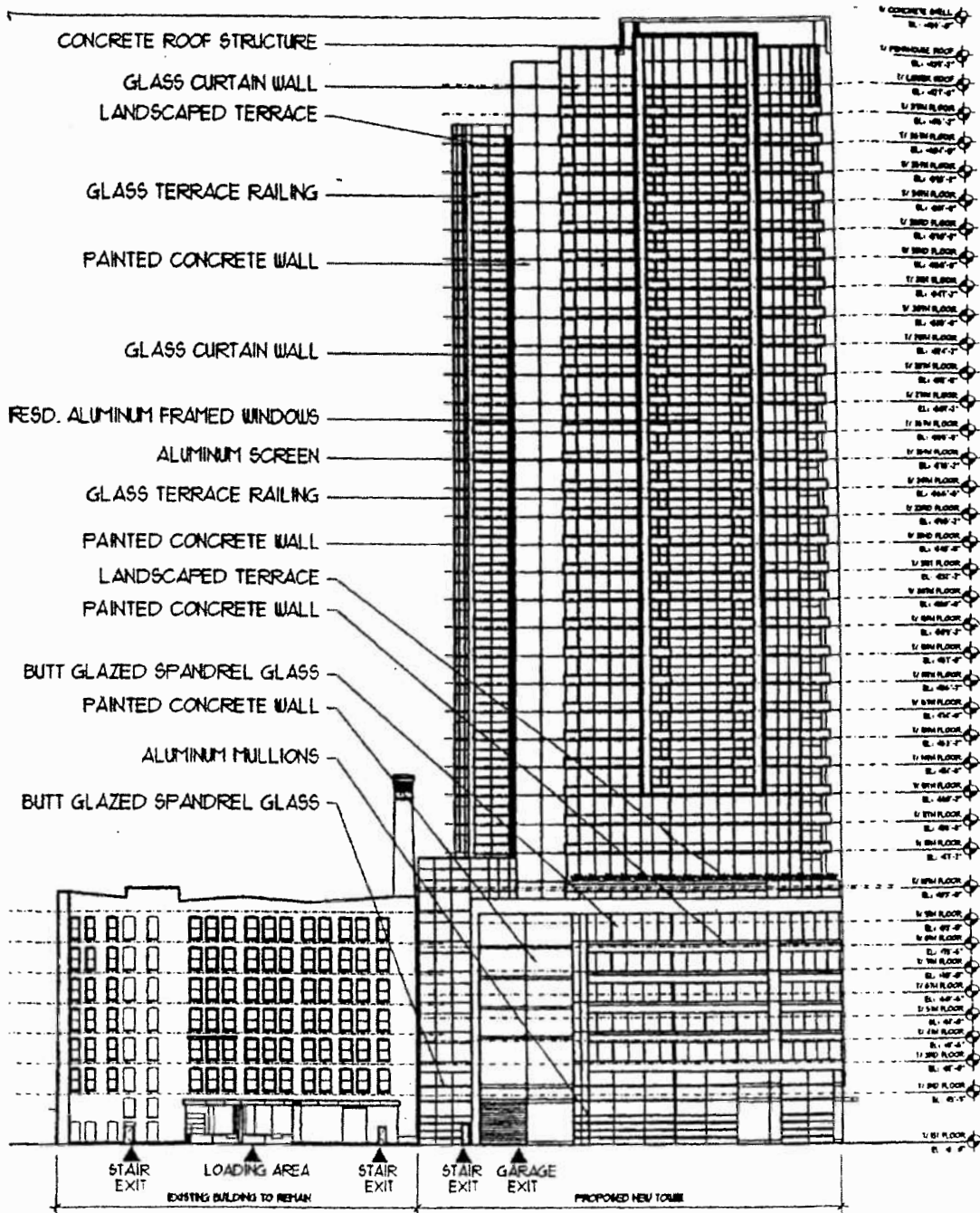
REPORTS OF COMMITTEES

50719

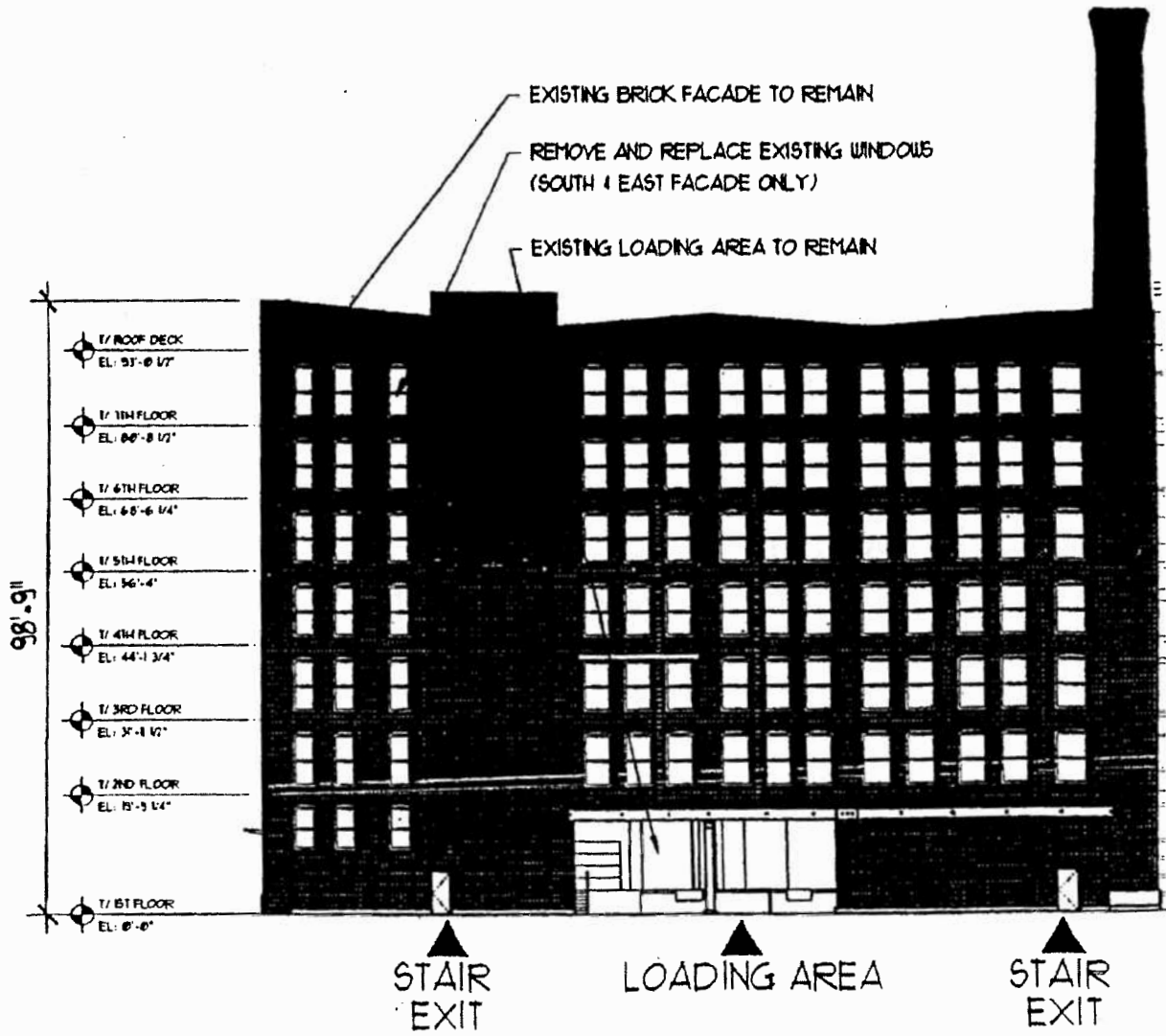
North Elevation -- Existing Building Blowup.



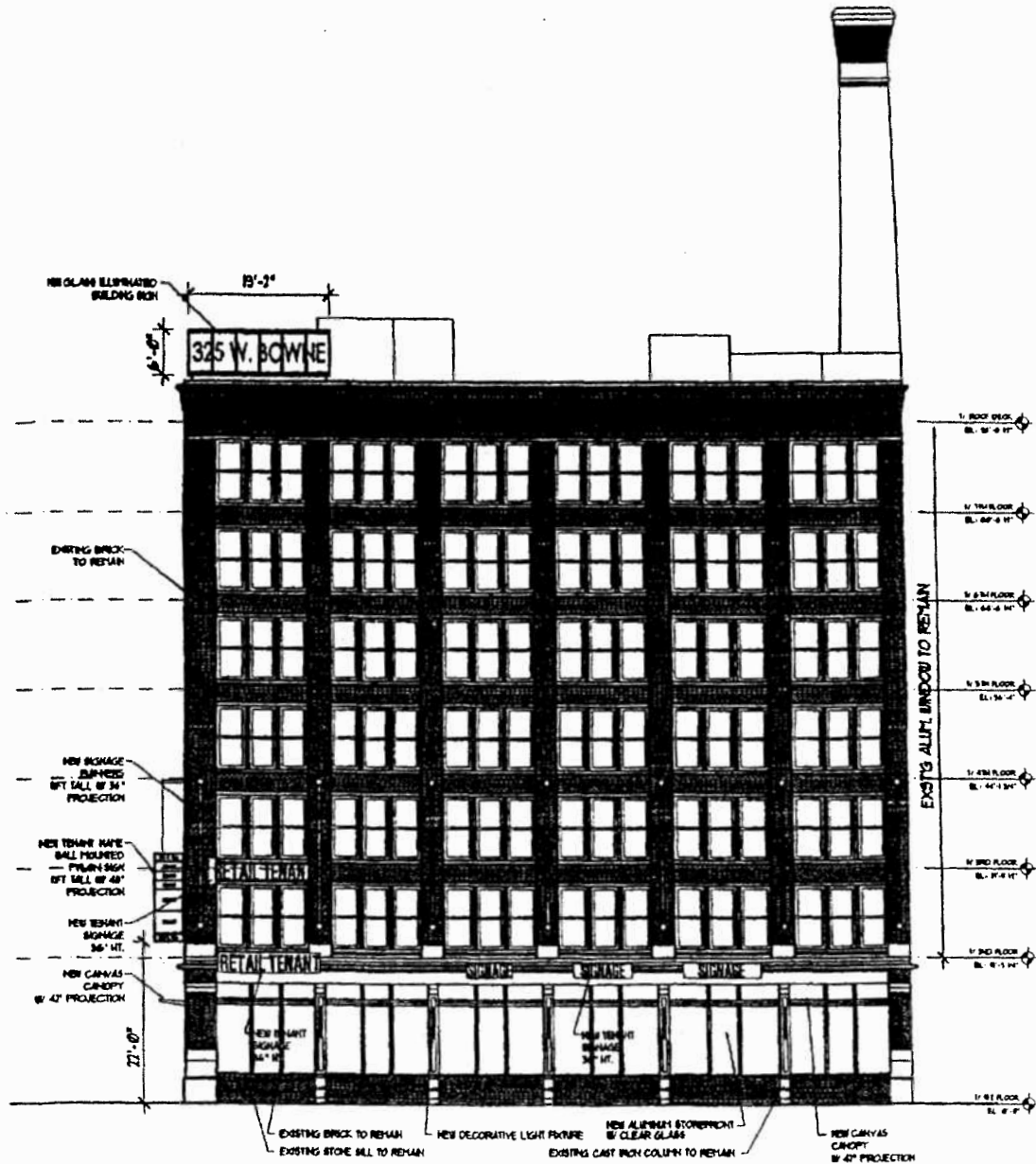
Building Elevation -- South Facade Overall.



Building Elevation -- South Facade
Of Existing Building.



Building Elevation -- West Facade Of Existing Building.

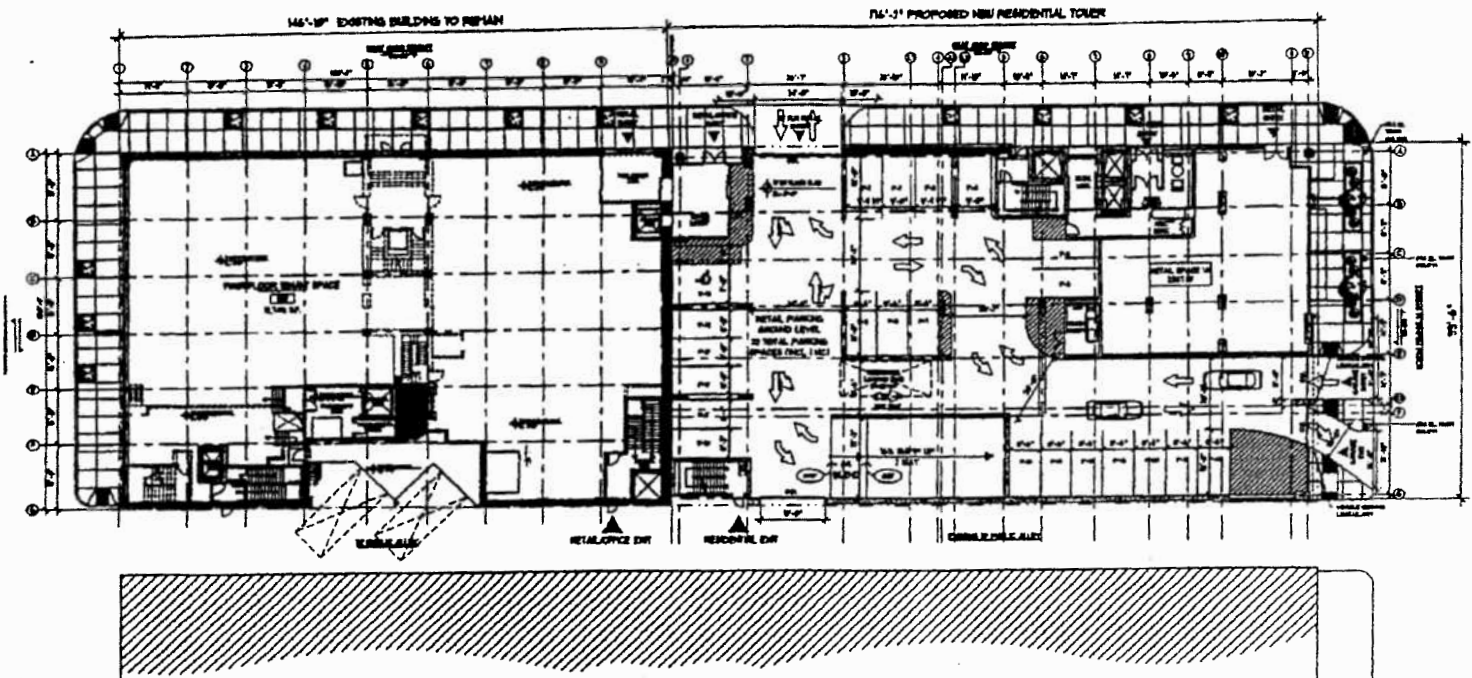


6/8/2005

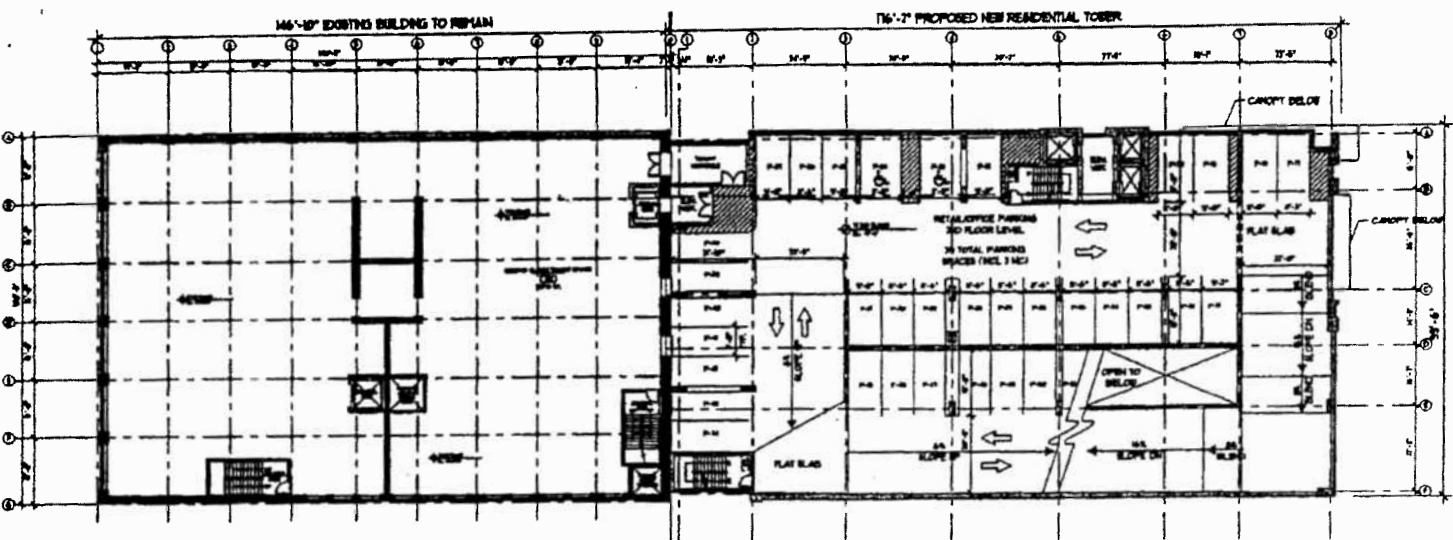
REPORTS OF COMMITTEES

50725

1st Floor Plan.



2nd Floor Plan.

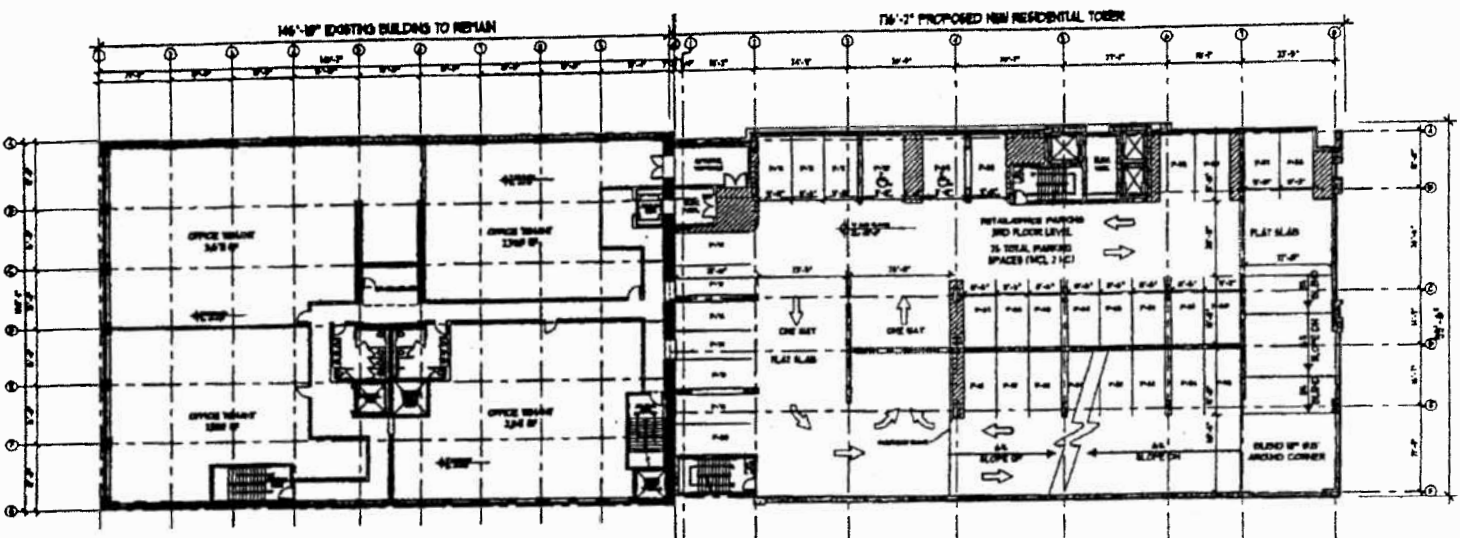


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REPORTS OF COMMITTEES

50727

3rd Floor Plan.

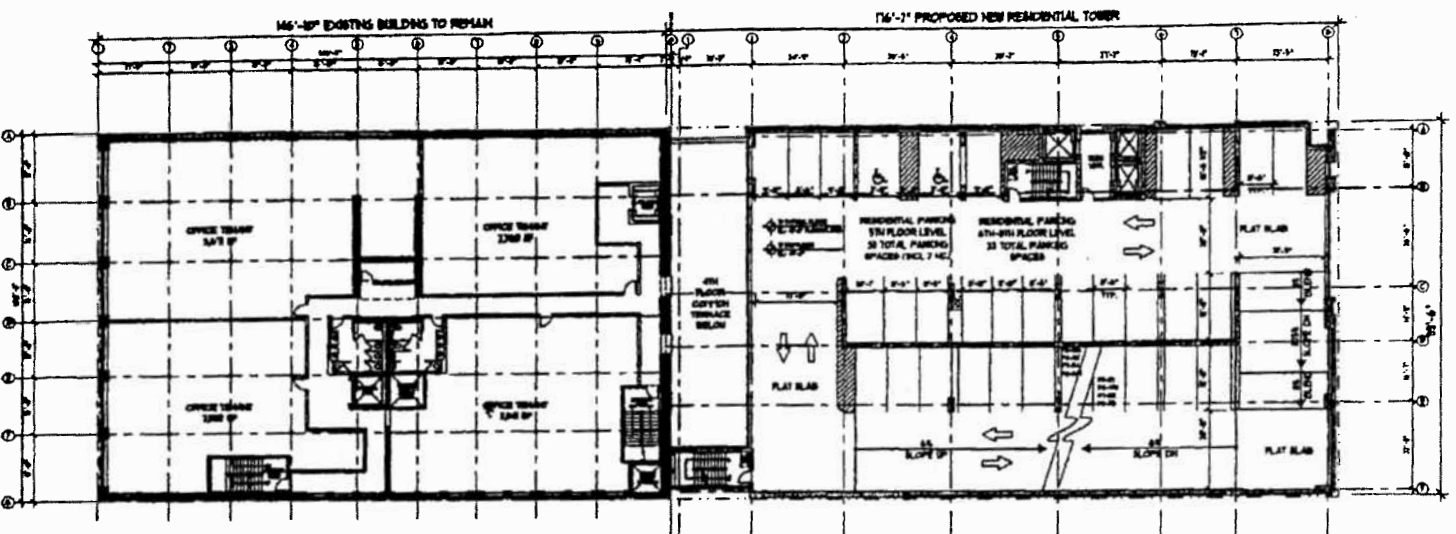


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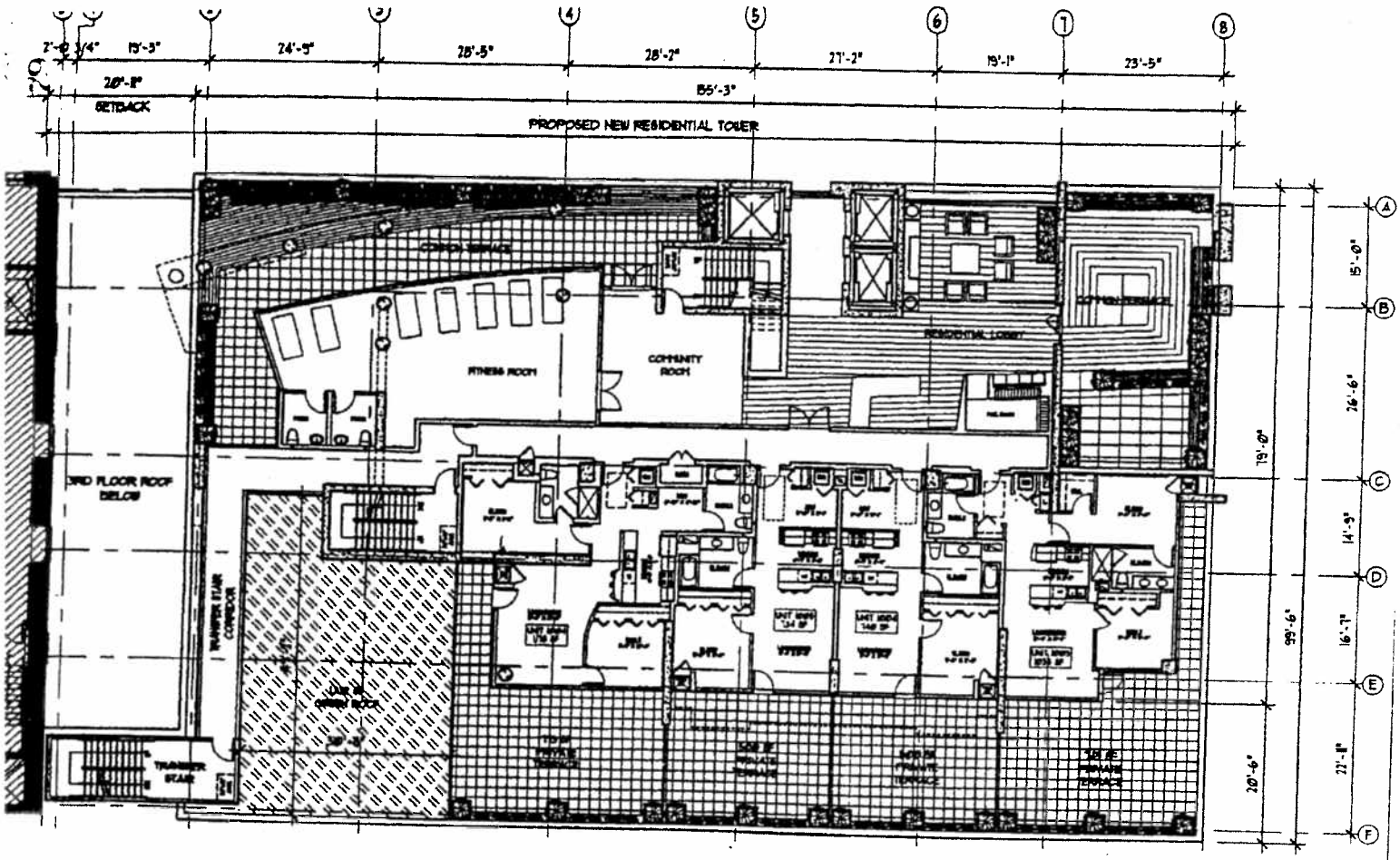
REPORTS OF COMMITTEES

50729

5th -- 8th (Tower) And 4th -- 7th (Existing Building).



10th Floor Plan.

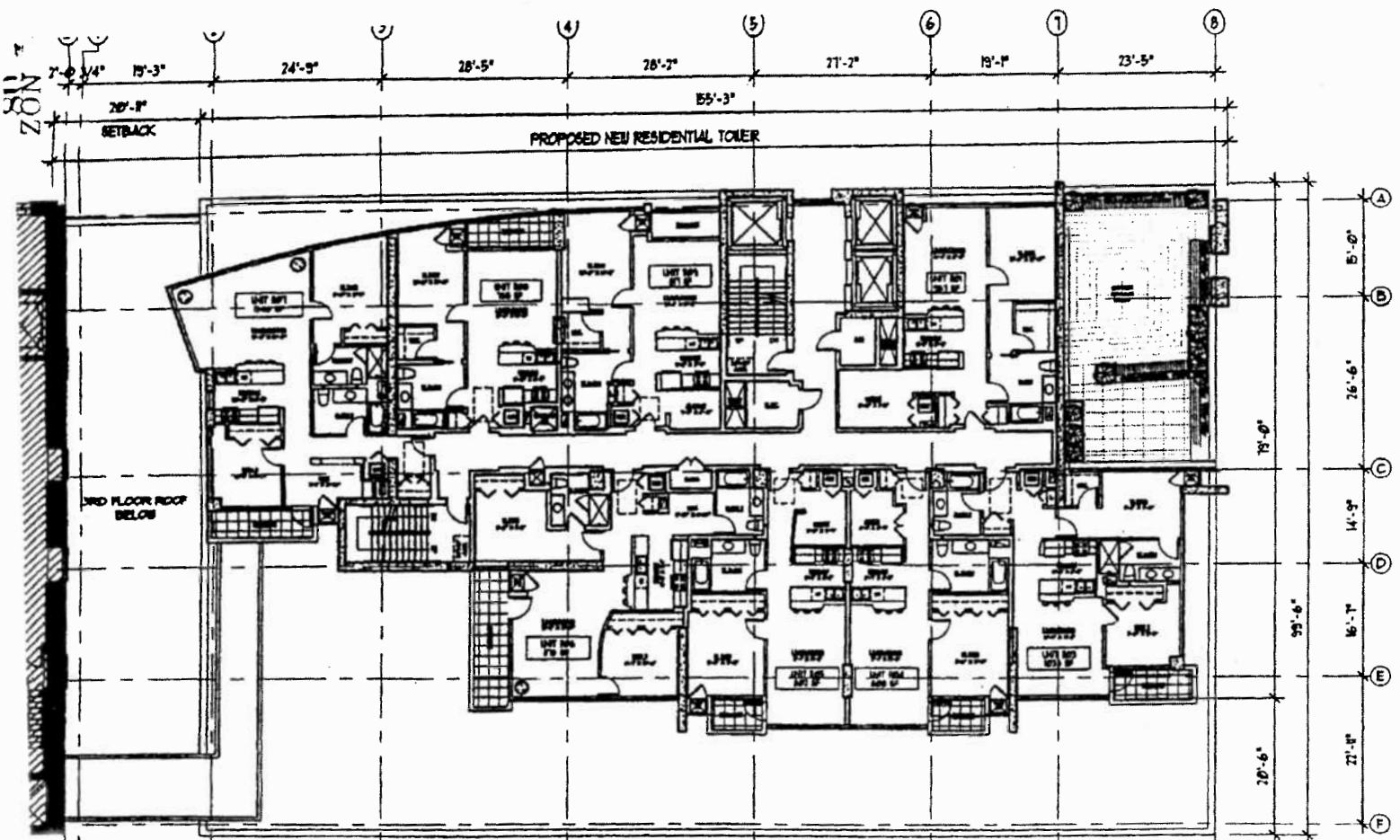


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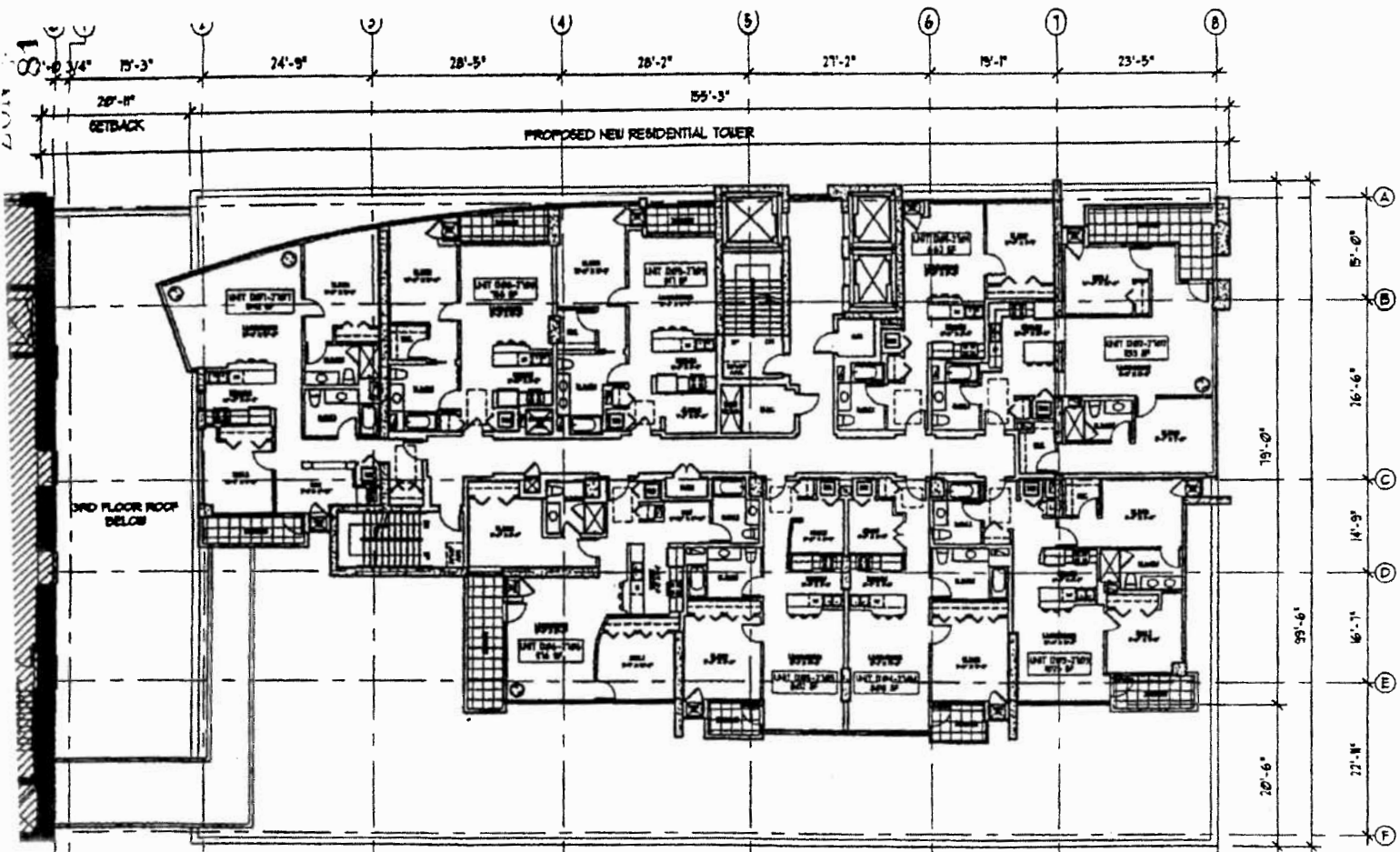
50733

11th Floor Plan.



NGZ

12th -- 27th Floor Plan.

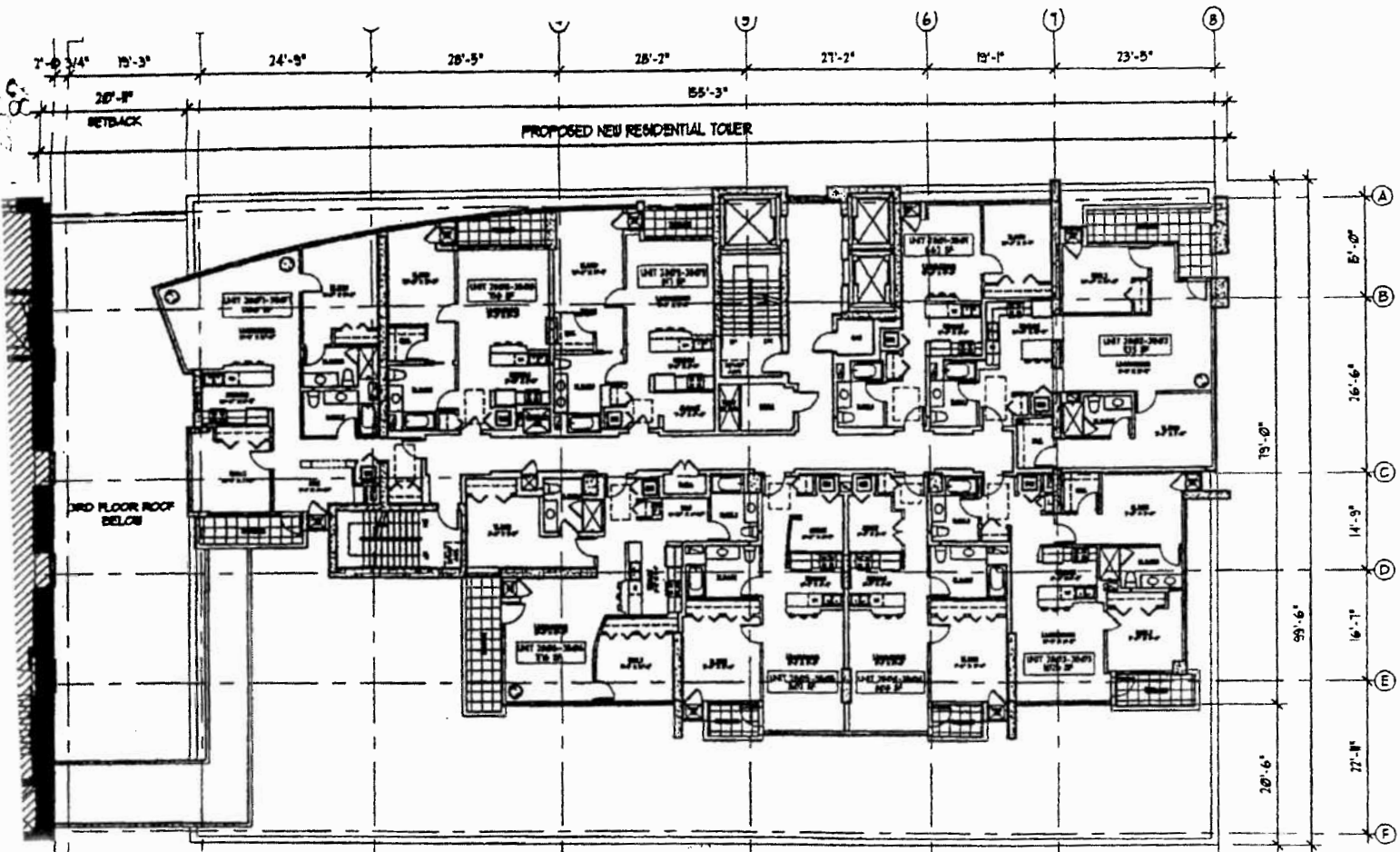


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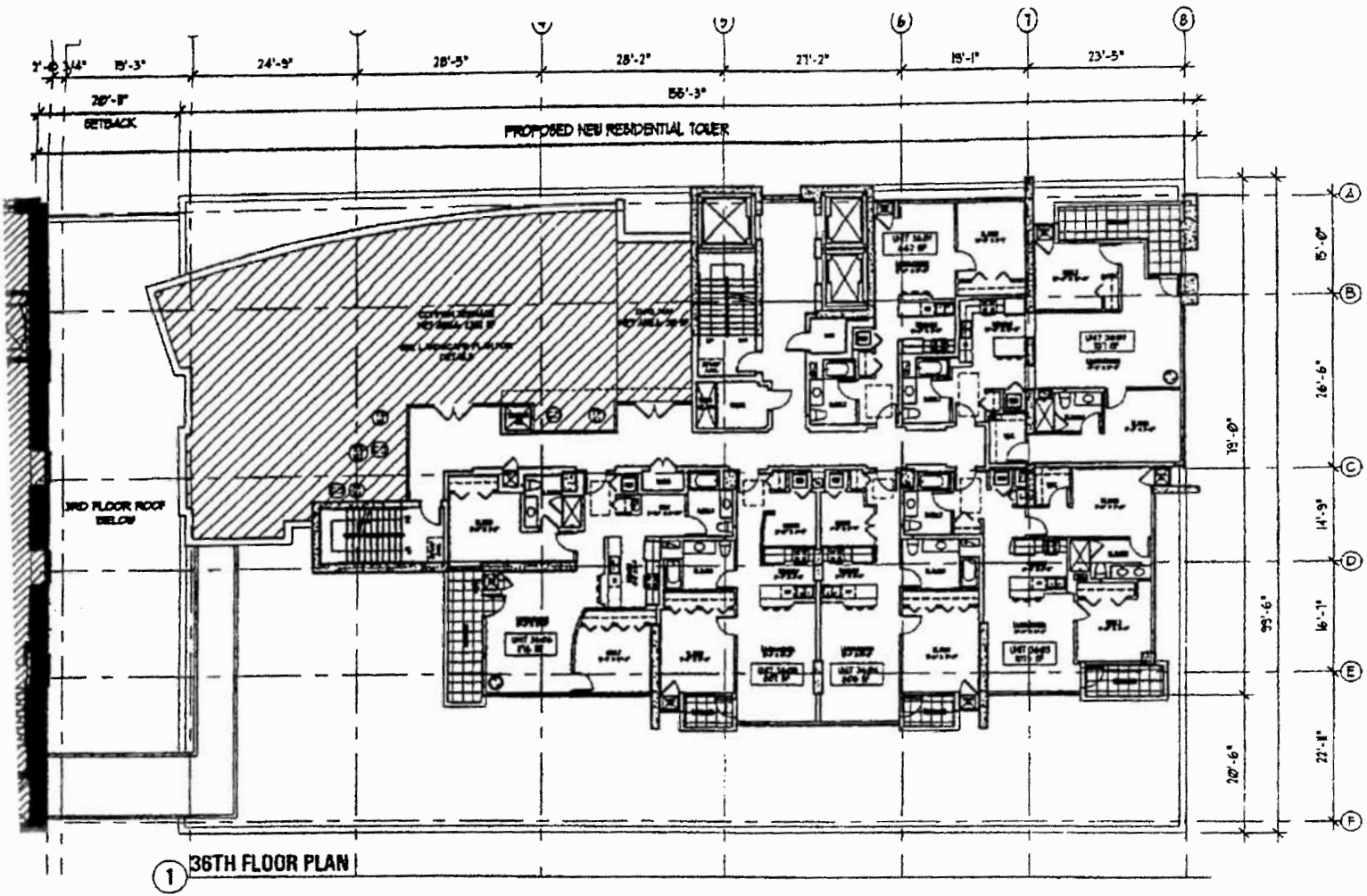
REPORTS OF COMMITTEES

50735

28th -- 35th Floor Plan.



36th Floor Plan.



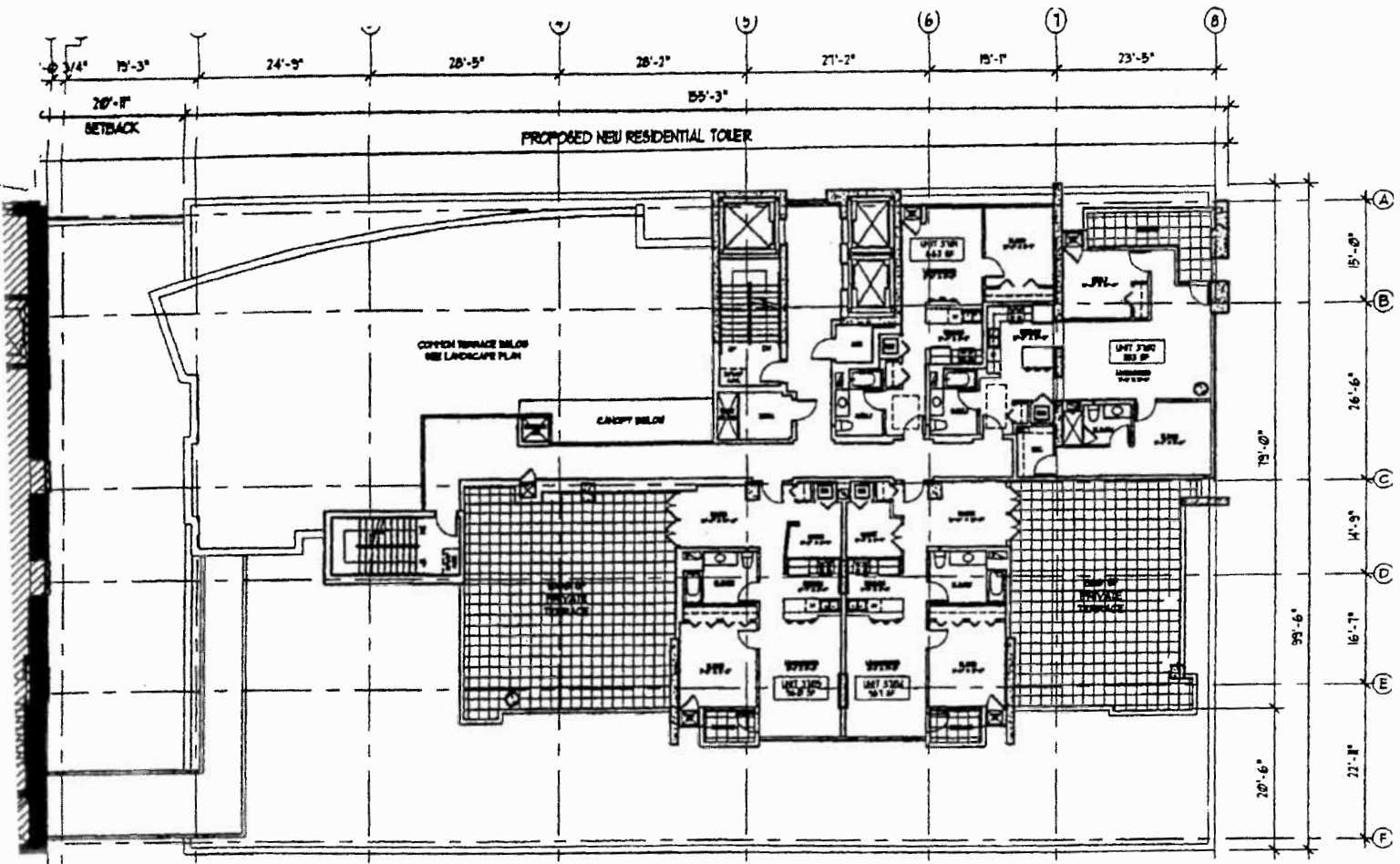
1 36TH FLOOR PLAN

6/8/2005

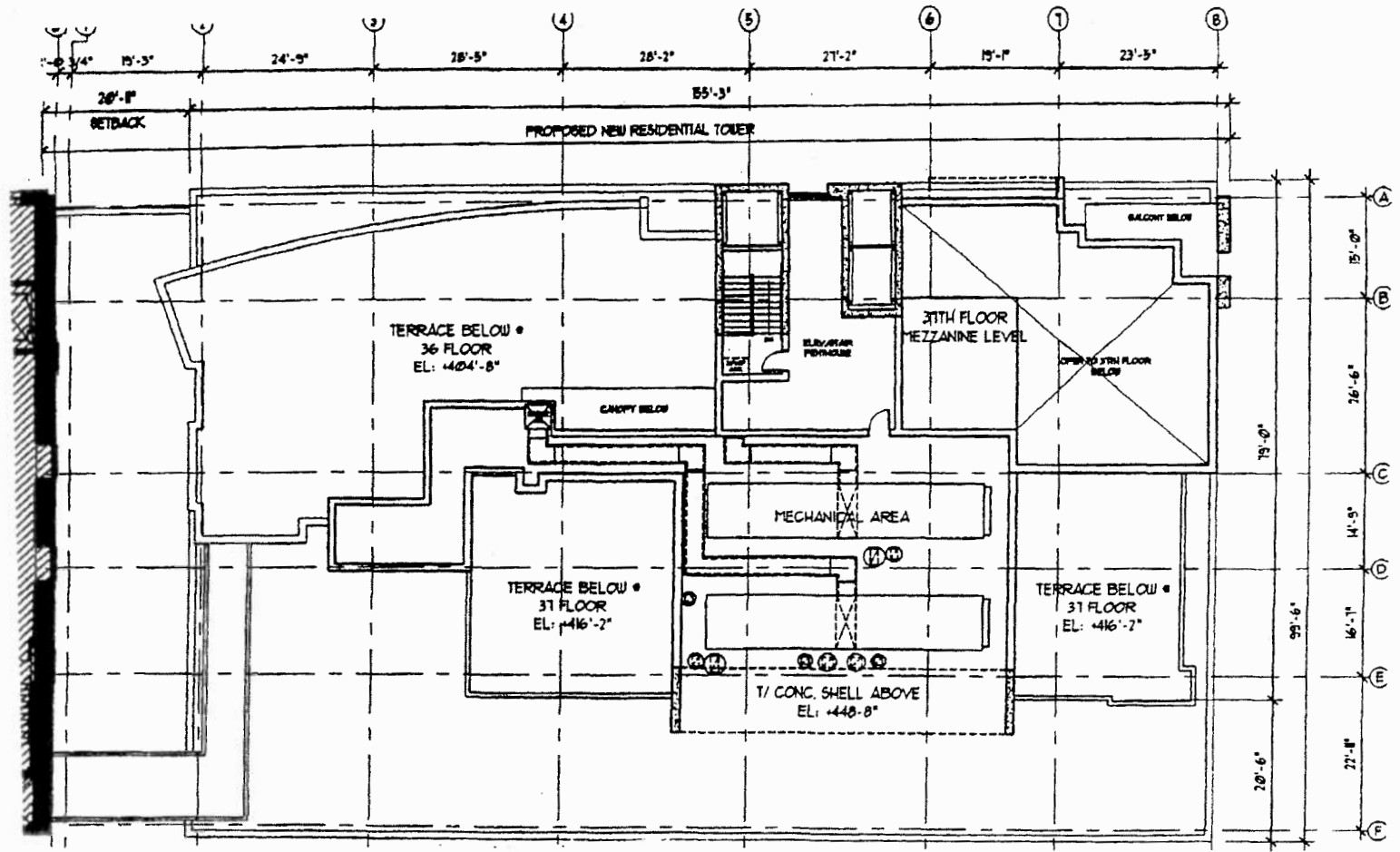
REPORTS OF COMMITTEES

50737

37th Floor Plan.



Lower Roof Plan.



6/8/2005

REPORTS OF COMMITTEES

50739

Upper Roof Plan.

