

FINAL FOR PUBLICATION

Residential-Commercial Planned Development Number 643, As Amended Plan Of Development Statements

1. The area delineated herein as Residential-Commercial Planned Development Number 643, as amended (the "Planned Development") consists of approximately one-hundred ninety-one thousand five-hundred fourteen (191,514) square feet, or approximately 4.39 acres (net site area) of property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property") and is owned or controlled by 740 Fulton, L.L.C. (the "Applicant"), CMC Heartland Partners, Kinzie Station Condominium Association, R.T.A./Metra and Chicago Self Storage II, L.L.C. The purpose of this amendment is to remove Subarea E from the Planned Development. Subarea E is owned and controlled by Onni 357 North Green LLC.
2. The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant 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 title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 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) is made or authorized by the Applicant or any homeowner's association or similar property owner's association which is formed to succeed the Applicant.
4. This Plan of Development consists of seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map all prepared by Fitzgerald Associates Architects, dated July 18, 2002; a Site Plan for Subareas A -- D prepared by Pappageorge Haymes, Ltd. and dated January 25, 2001; a Landscape Plan for Subareas A -- D prepared by Pappageorge Haymes, Ltd. and dated January 25, 2001; and Building Elevations for Subareas A -- D prepared by Pappageorge Haymes, Ltd. and dated January 25, 2001; a Site/Landscape Plan for Subarea D and Building Elevations for Subarea D prepared by Fitzgerald Associates Architects, dated July 18, 2002. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

Applicant: Onni 357 North Green LLC
Address: 320 N. Jefferson; 650 W. Wayman; 740 W. Fulton Market; 331 N. Halsted
Date of Introduction: March 15, 2023
Plan Commission: June 15, 2023

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5. The Property within the Planned Development is divided into four (4) lettered Subareas (A-D) as indicated on the Subarea Boundary Map. Subject to the Bulk Regulations and Data Table, the following uses are permitted on the Property under this Planned Development:

Any portion of the Property may be utilized on an interim basis for construction staging, the storage of construction materials and non-accessory parking for the various phases of development of the Property.

Subarea A: Townhouses and multi-family residential units and accessory uses.

Subarea B: Multi-family residential units and accessory uses. In addition, all permitted uses in the B4-5 Restricted Service District and ground floor residential uses shall be allowed; provided, however, that non-residential uses shall be limited to levels one (1) through four (4) above the West Wayman Street and North Desplaines Street levels, or the top floor of any high-rise structure.

Subarea C: Public park and related uses.

Subarea D: Multi-family residential units (including, ground floor residential uses) and accessory uses; accessory parking; off-site accessory parking; non-accessory parking; and related uses. Further, all uses permitted in the M2-4 District shall be permitted in that portion of Subarea D currently used as a railroad right-of-way.

6. Temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. Except as specifically permitted in Subarea D, at no time shall parking spaces be sold or rented to persons not residing within the Planned Development boundaries. With respect to all residential units west of North Desplaines Street, a minimum of one (1) parking space shall be deeded along with each dwelling unit sold, with the exception of the twenty (20) affordable units sold under the City's CPAN program.

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8. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved, areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. In Subarea D, each unit purchaser, except the purchasers of any dwelling set aside by the Applicant as an affordable unit, shall be required to purchase a minimum of one (1) parking space.
9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The improvements on the Property, the landscaping along adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations.
11. The Applicant acknowledges that there is a lack of improved public open space in the immediate area and that the proposed development will create demand for new neighborhood parks and recreational facilities. The Applicant will therefore voluntarily donate to the City of Chicago a parcel of land containing approximately eleven thousand six hundred seven (11,607) square feet (zero and twenty-seven hundredths (0.27) acres), located generally at the northwest corner of North Union and West Wayman Streets, for use as a public park. The donation of said parcel of land shall be made at the time the City vacates or otherwise closes to traffic that part of North Union Avenue adjacent to said parcel of land.
12. For purposes of maximum 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 five thousand (5,000) square feet in a single location, regardless of placement in the building, shall be excluded.
13. 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 in nature, 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 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.

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14. 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 the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air Conditioning Engineers and the Illuminating Engineering Society.
15. 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 of 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.
16. In order to ensure that the Property is adequately served with school, library, police, fire and emergency services and facilities as it develops, the Applicant shall cooperate with the City in providing such information and documentation, from time to time upon the City's request, with regard to completed and anticipated development as may be appropriate to assist the City and other governmental bodies in assessing the need for such additional services and facilities.
17. With respect to Subarea D, unless substantial construction of the improvements contemplated by this amendment to R.B.P.D. Number 643 have commenced within six (6) years of the date of City Council approval of the amendment to R.B.P.D. Number 643, then the zoning of the Property within said Subarea D shall automatically revert to the former C3-5 Commercial-Manufacturing Zoning District. With respect to Subareas A, B and C, the provisions of the Statement Number 17 of R.B.P.D. Number 643, as approved on March 7, 2001 shall apply.

(Existing Zoning Map; Kinzie Station Phase II Site Plan; Building Elevations; Generalized Land-Use Plan; Existing Land-Use Map; Existing Land-Use Map -- Key Notes; Property Line and Right-of-Way Adjustment Map; Site Plan; and Basement Floor Plan referred to in these Plan of Development Statements printed on pages 91697 through 91712 of this Journal.]

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

Residential-Commercial Planned Development Number 643, As Amended.

Bulk Regulations And Data Table.

Gross Site Area, 267,146 square feet (6.13 acres) = Net Site Area, 191,514 square feet (4.39 acres) + Area Remaining in Public Right-of-Way, 75,632 square feet (1.73 acres)

Maximum Permitted
Floor Area Ratio

Subarea A:	1.58
Subarea B:	8.21
Subarea C:	1.00
Subarea D.	2.50

Maximum Number of
Dwelling Units:

Subarea A:	29
Subarea B:	421
Subarea C:	N/A
Subarea D.	132
Total:	582

Minimum Setbacks:

In accordance with the Site Plan.

Maximum Site Coverage:

In accordance with the Site Plan.

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Minimum Number of Off-
Street Parking Spaces:

Subarea A and B: Parking shall be provided at a minimum ratio of 1.15 parking spaces per dwelling unit.

Subarea C: None.

Subarea D: 208 plus 20 tandem parking spaces total.

65 surface parking spaces to serve 126 North Desplaines Street

142 + 20 tandem parking spaces within 740 West Fulton Street building.

31 parking spaces shall be non-accessory.

In the event fewer units are constructed, fewer parking spaces shall be required, however, a minimum 1:1 parking ratio to each dwelling unit shall be maintained.

Maximum Number of Off-
Street Loading Spaces:

Subarea A: 0

Subarea B: 2

Subarea C: N/A

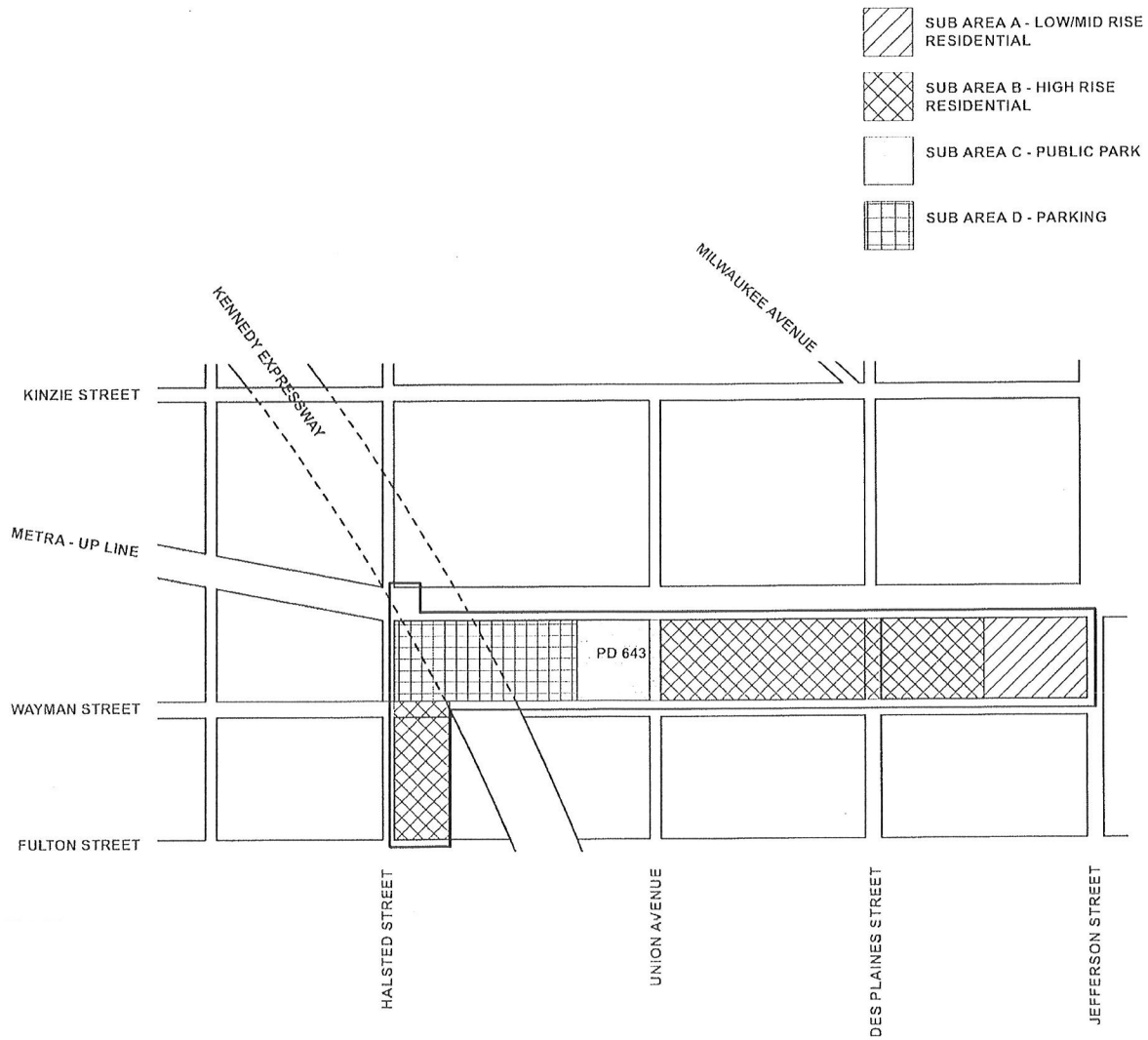
Subarea D: 1

Total: 3

Maximum Building Height:

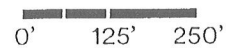
In accordance with the Building Elevations.

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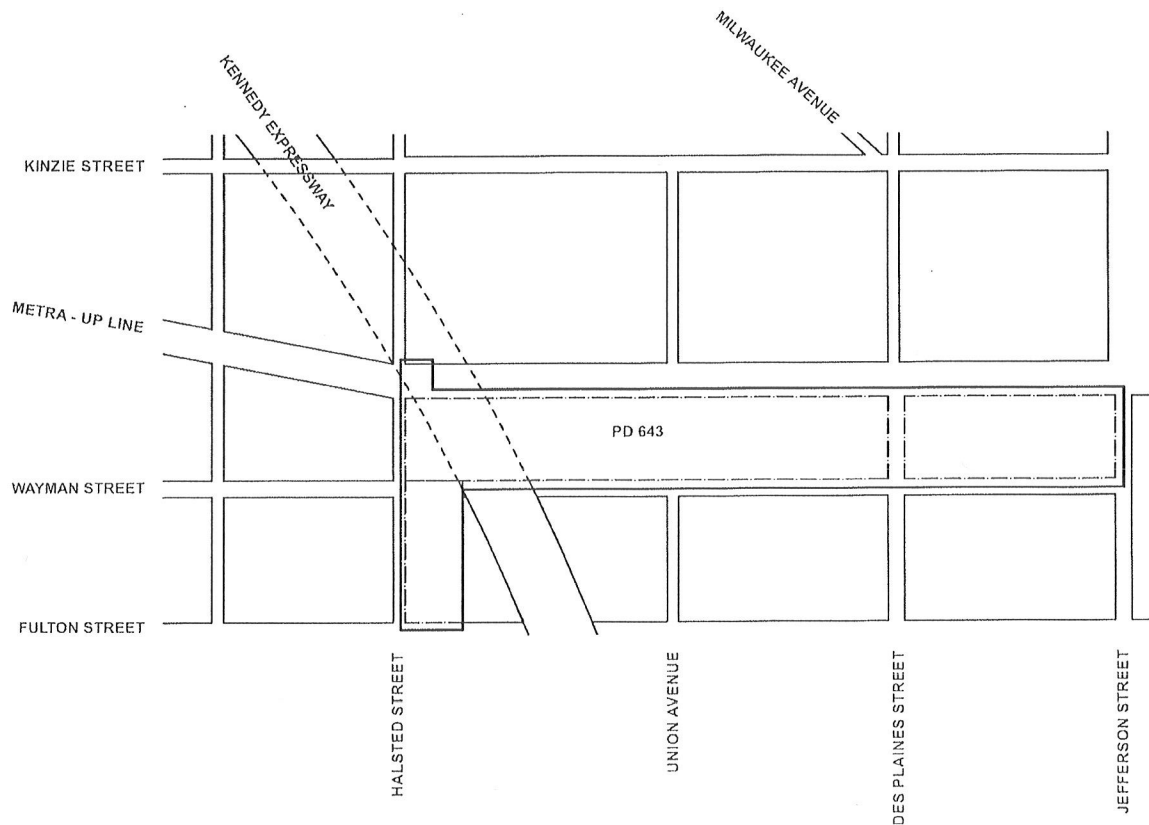
GENERAL LAND USE PLAN

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



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PD BOUNDARY AND PROPERTY LINE MAP

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

0' 125' 250'



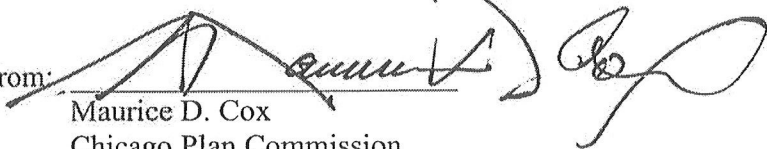
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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Carlos Ramirez-Rosa
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: June 15, 2023

Re: Proposed Residential-Business Planned Development Amendment 643

On June 15, 2023, the Chicago Plan Commission recommended approval of the proposed amendment to Planned Development 643, submitted by Onni 357 North Green LLC. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Joshua Son at 312-744-2780.

Cc: PD Master File (Original PD, copy of memo)