

FINAL FOR PUBLICATION

BUSINESS PLANNED DEVELOPMENT No. _____

1. The area delineated herein as Industrial Planned Development Number _____, (Planned Development) consists of approximately 60,055 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is under the designated control of the Applicant, Onni 357 North Green LLC.
2. The requirements, obligations and condition 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 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks

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- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

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

4. This Plan of Development consists of 16 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Floor Plans; Landscape Plan; and Building Elevations prepared by Solomon Cordwell & Benz, dated June 15, 2023 submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: office; retail; daycare, provided the Applicant submits for Site Plan Approval; eating and drinking establishments, including taverns; outdoor patio; financial services (excluding payday loan shops; title loan shops; and pawnshops); medical services; personal services; accessory and incidental uses; and accessory parking. Pursuant to Section 17-10-0503 of the Chicago Zoning Ordinance, up to 45% of the total number of parking spaces may be leased out to the general public if reviewed and approved as a Minor Change in accordance with Section 17-13-0611 of the Chicago Zoning Ordinance.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

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7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 60,055 square feet and a base FAR of 7.0.

The Applicant acknowledges that the project has received a bonus FAR of 4.5, pursuant to Section 17-4-1000 of the Chicago Zoning Ordinance. With this bonus FAR, the total overall FAR for the Planned Development is 11.5. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a *pro rata* basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based upon changes in median land values in accordance with Section 17-4-1003-C (3).

The bonus payment will be split between three separate funds as follows: 80% to the Neighborhoods Opportunity Fund; 10% to the Citywide Adopt-a-Landmark Fund; and 10% to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; or, (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

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12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may

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request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges that a portion of the Property is located in the Kinzie Industrial Corridor Conversion Area, and has undergone a “rezoning” within the meaning of Chapter 16-8 of the Municipal Code (the “Industrial Corridor System Fund Ordinance”). As a result of this rezoning, the Planned Development is subject to the conversion fee provisions of the Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the city's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the conversion fee may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The amount of the conversion fee due prior to the issuance of a building permit shall be calculated based on the fee rate in effect at the time of payment. The Applicant shall record a notice against the Property to ensure that the requirements of the Industrial Corridor System Fund Ordinance are enforced in accordance with Section 16-8-100.

17. Prior to issuance of building permits, the Applicant will enter into a development and maintenance agreement (“DEMA”) with the City for the construction, maintenance, and management of approximately 7,313.24 square feet of plaza space as depicted on the Plans. The DEMA obligations shall be binding on the Applicant, its successors and assigns. The Commissioner is hereby authorized to enter into a DEMA and all other documents contemplated by this Statement 17 and, in his/her sole discretion, may modify by minor change the foregoing requirements, without further City Council approval of the DEMA, so as to permit alternate forms of achieving compliance with the Applicant’s construction, maintenance and management obligations, including but not limited to, a restrictive covenant or owner’s reciprocal easement and operation agreement in form and substance acceptable to the City which expressly grant the City necessary enforcement, self-help, and lien rights as may be necessary to assure compliance with this Statement.

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

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

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BUSINESS PLANNED DEVELOPMENT NO. _____ BULK REGULATIONS AND DATA TABLE

Gross Site Area:	83,598 Square Feet
Area of Public Rights-of-Way:	23,543 Square Feet
Net Site Area:	60,055 Square Feet
Maximum Floor Area Ratio:	11.5
Base Floor Area Ratio:	7.0
Bonus Floor Area Ratio:	4.5
Maximum Number of Off-Street Parking Spaces:	319 329 (if Restaurant Use)
Minimum Loading Berths:	3 (10'x25')
Maximum Building Height:	495'
Minimum Setbacks:	In accordance with plans
Bicycle Parking Spaces:	50 +/-
Public Plaza Open Space:	7,313.24 Square Feet +/-

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EXISTING ZONING MAP

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

0' 50' 100'



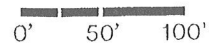
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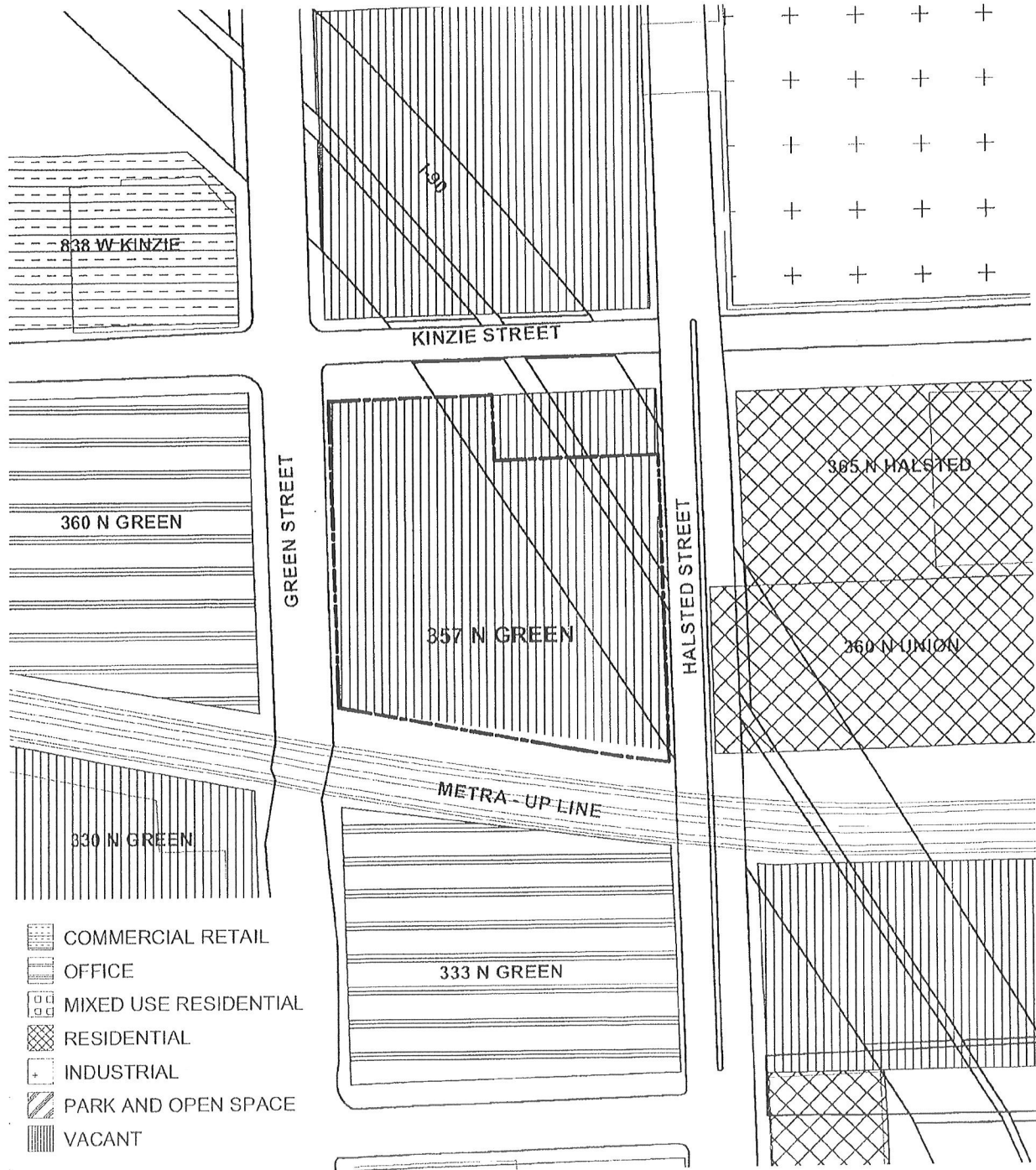
PD BOUNDARY AND PROPERTY LINE MAP

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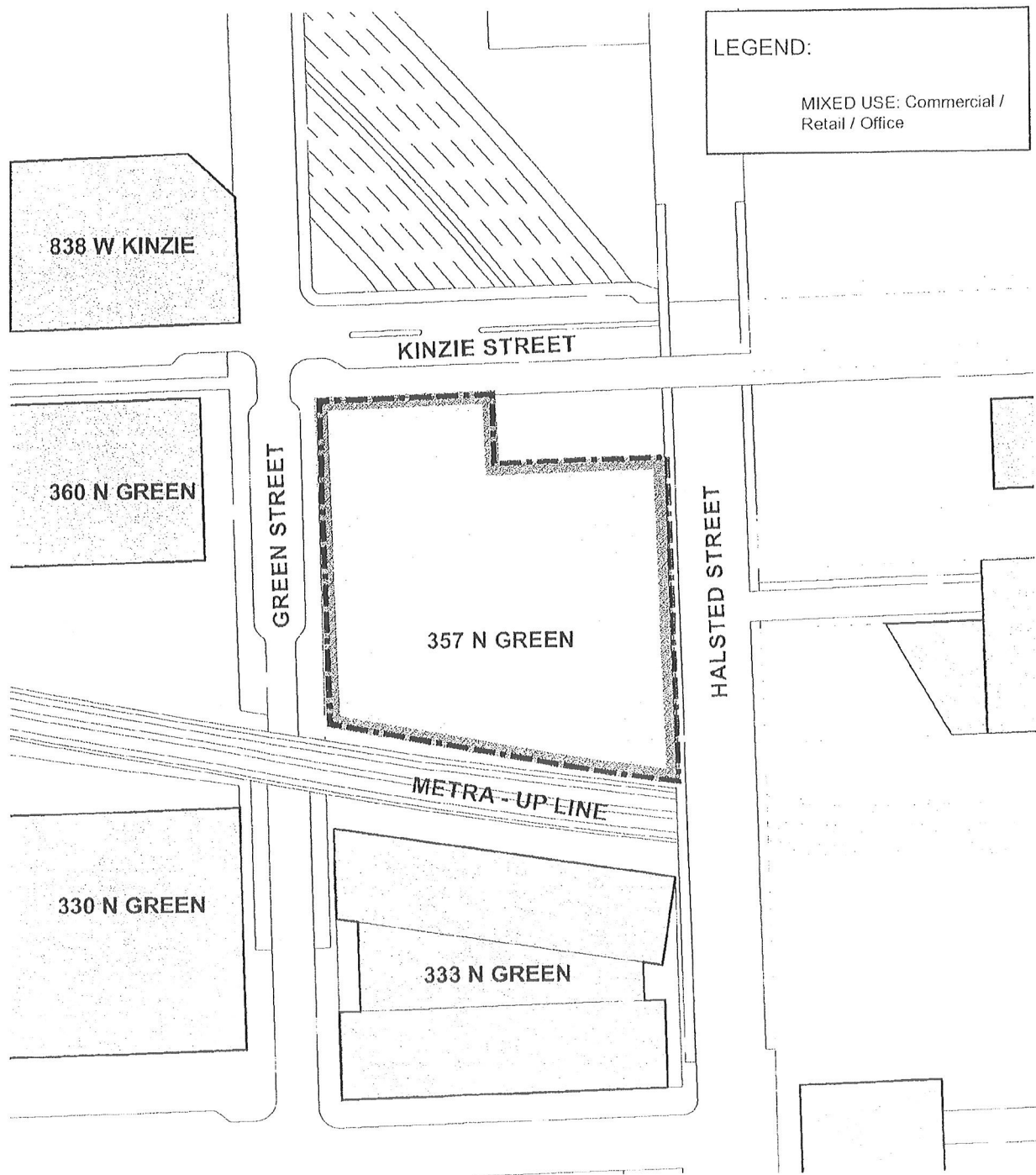
EXISTING LAND USE PLAN

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

0' 50' 100'

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GENERAL LAND USE PLAN

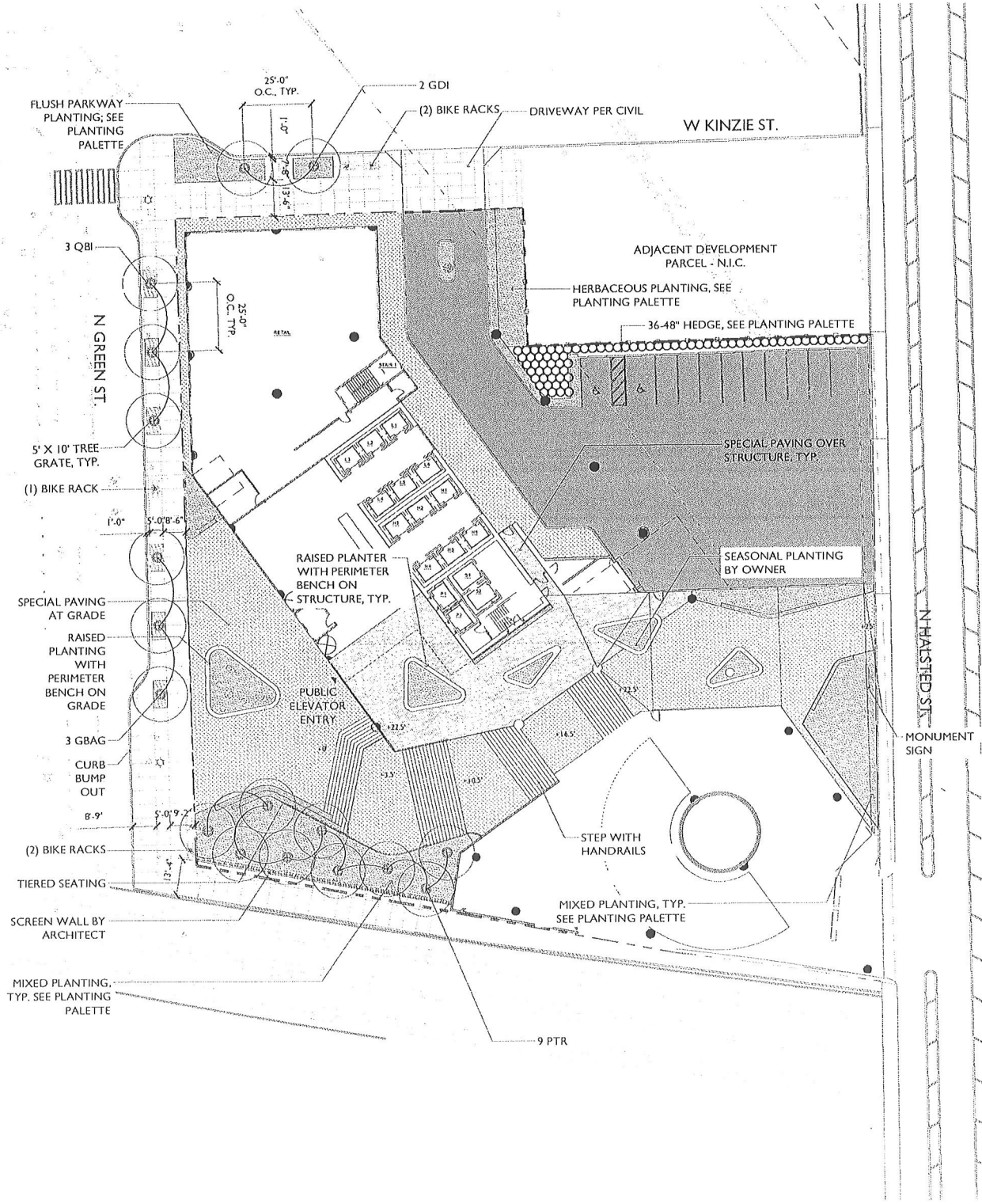
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0' 50' 100'



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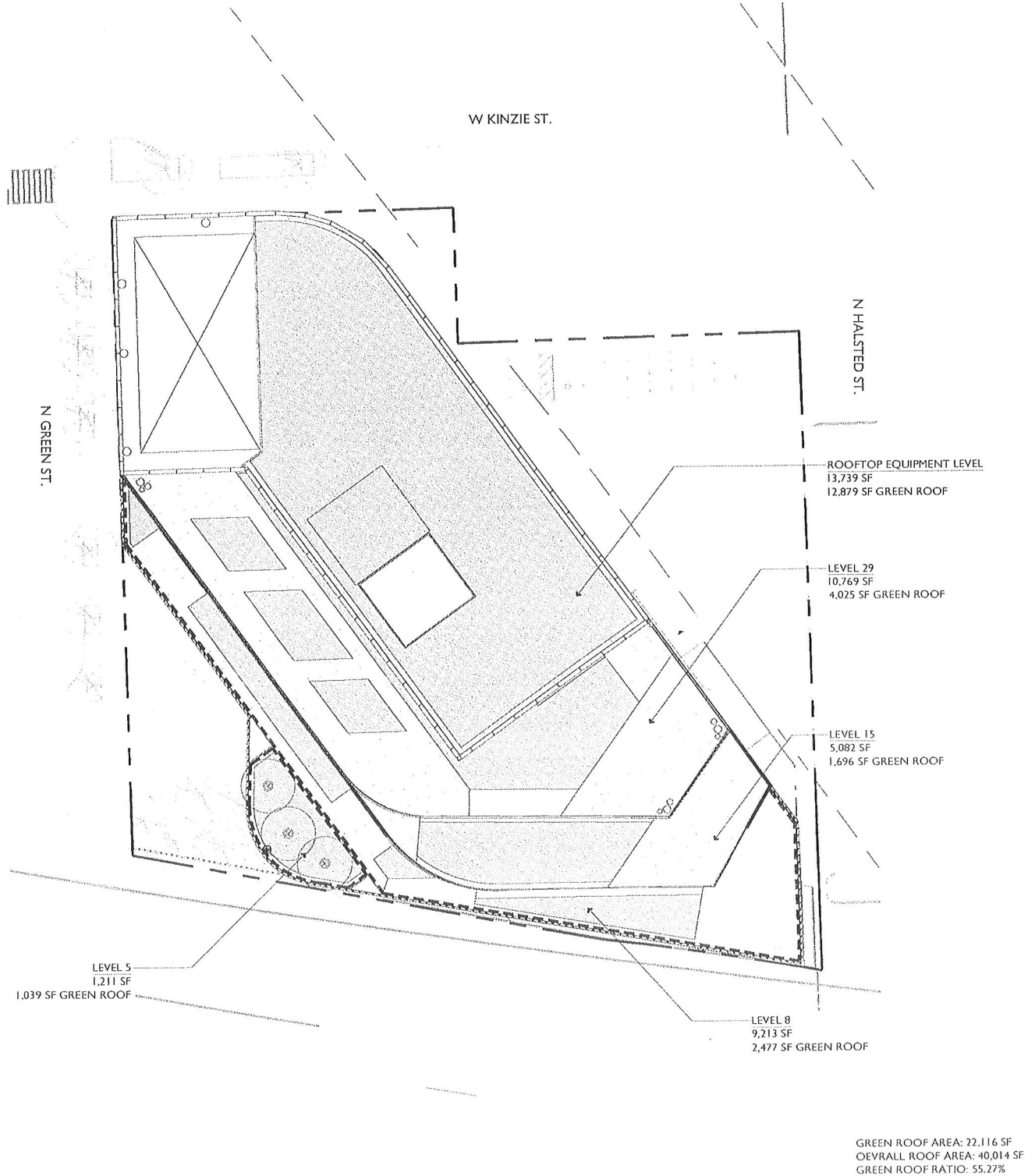
LANDSCAPE SITE PLAN

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 ADDRESS: 357-359 NORTH GREEN STREET
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0' 25' 50'

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LANDSCAPE ROOF PLAN

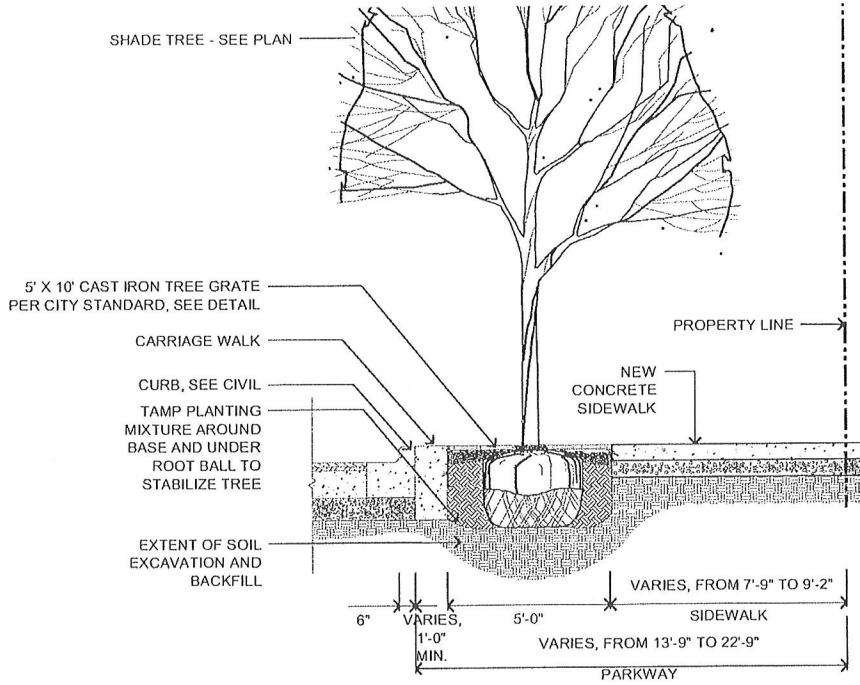
APPLICANT: ONNI 357 NORTH GREEN LLC
 ADDRESS: 357-359 NORTH GREEN STREET
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0' 25' 50'

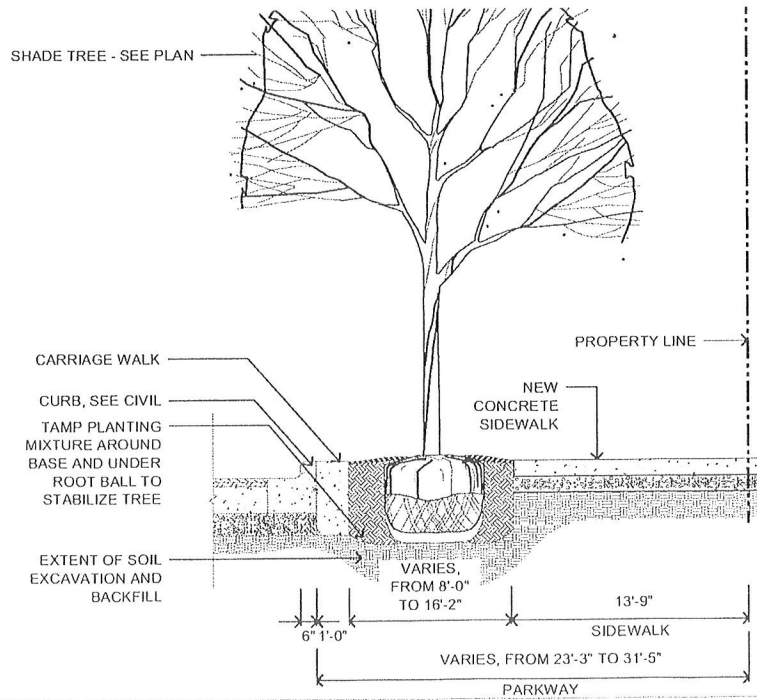


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1 TYPICAL PARKWAY SECTION @ N GREEN ST N.T.S.



2 TYPICAL PARKWAY SECTION @ W KINZIE ST N.T.S.

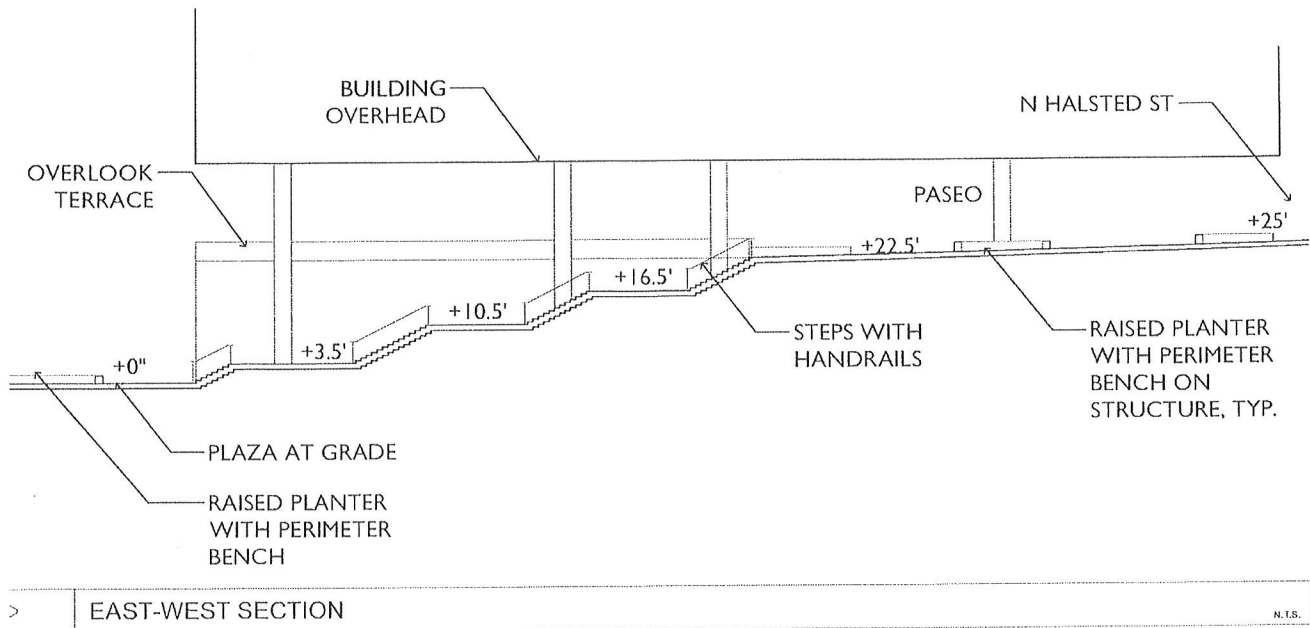
LANDSCAPE SECTIONS

APPLICANT: ONNI 357 NORTH GREEN LLC
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 DATE OF INTRODUCTION: June 15, 2023
 PLAN COMMISSION: TBD



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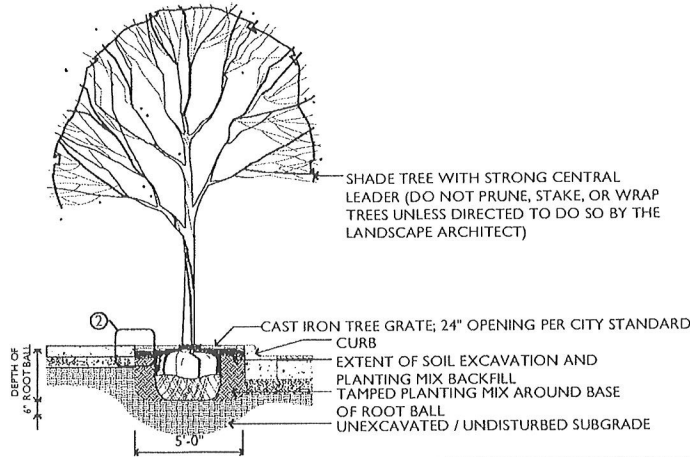


LANDSCAPE SECTIONS

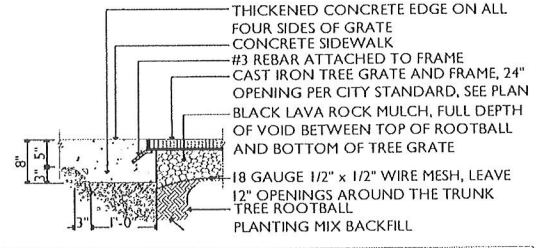
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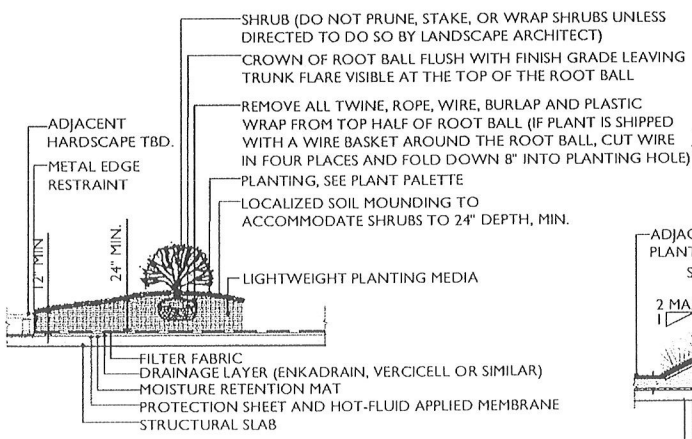
1 NEW TREE IN TREE GRATE N.T.S.



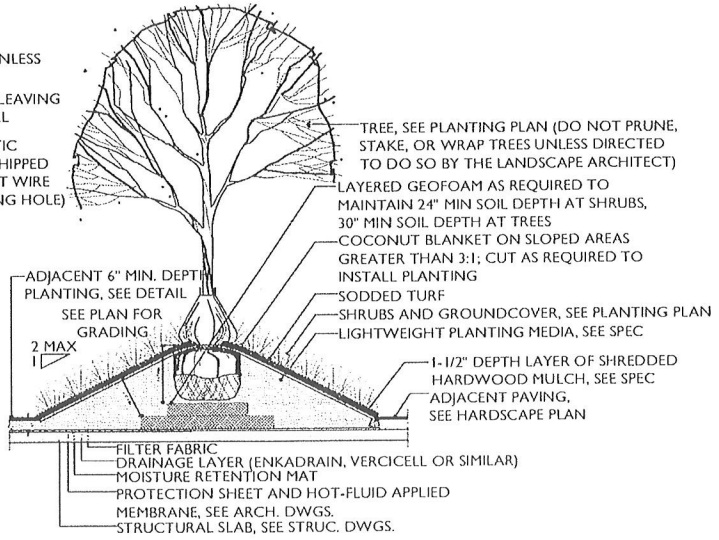
2 TREE GRATE ENLARGEMENT N.T.S.



3 5 X 10 TREE GRATE N.T.S.



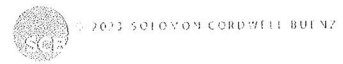
4 GREEN ROOF PLANTING N.T.S.



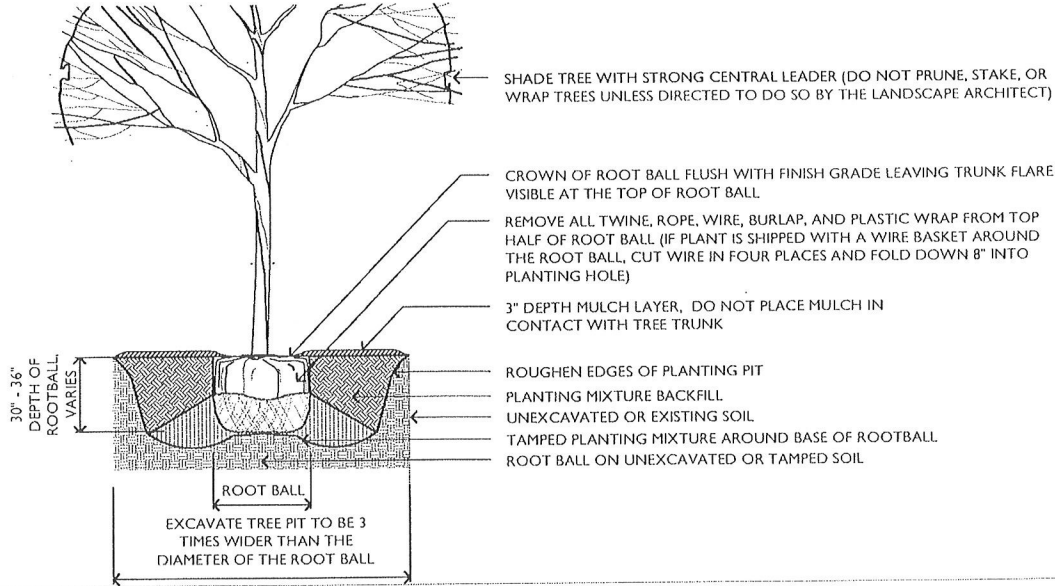
5 RAISED TREE PLANTING ON STRUCTURE N.T.S.

LANDSCAPE DETAILS

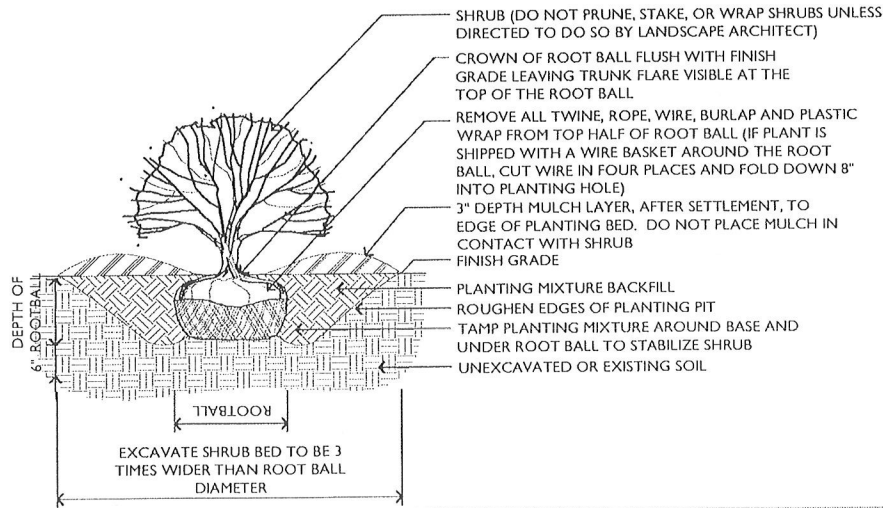
APPLICANT: ONNI 357 NORTH GREEN LLC
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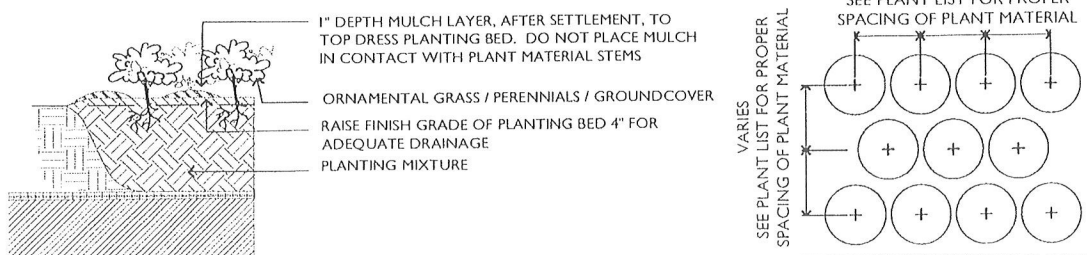
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> 1 NEW TREE IN MULCH PLANTER DETAIL N.T.S.



> 2 SHRUB INSTALLATION DETAIL N.T.S.



> 3 PERENNIALS INSTALLATION N.T.S.

LANDSCAPE DETAILS

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	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL.	HT.	SPRD	ROOT	REMARKS
A	PARKWAY TREES								
	GDI	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	2	4"	-	-	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	QBI	QUERCUS BICOLOR	SWAMP WHITE OAK	3	4"	-	-	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	GBAG	GINKGO BILOBA AUTUMN GOLD	AUTUMN GOLD GINKGO	3	4"	-	-	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
B	TREES - WITHIN PROPERTY LINE BOUNDARY								
	PTR	POPULUS TREMULOIDES	QUAKING ASPEN	9	-	10-12'	-	B&B	MULTISTEM, 3-5 TRUNKS
C	SHRUBS								
	BGV	BUXUS 'GREEN VELVET'	'GREEN VELVET' BOXWOOD	-	-	-	-	#5	2'-6" ON CENTER
	HPL	HYDRANGEA PANICULATA 'LITTLE LIME'	'LITTLE LIME' PANICLE HYDRANGEA	-	-	-	-	#5	2'-6" ON CENTER
	DKO	DIERVILLA 'KODIAK ORANGE'	KODIAK ORANGE BUSH HONEYSUCKLE	73	-	-	-	#5	2'-6" ON CENTER
	RAGL	RHUS AROMATICA 'GRO-LOW'	'GRO-LOW' FRAGRANT SUMAC	-	-	-	-	#5	2'-6" ON CENTER
	SCH	SYMPHORICARPOS CHENAULTII 'HANCOCK'	'HANCOCK' SNOWBERRY	-	-	-	-	#5	2'-6" ON CENTER
	TMT	TAXUS X MEDIA 'TAUNTONII'	'TAUNTONII' SPREADING YEW	-	-	-	-	#5	2'-6" ON CENTER
D	GRASSES								
	SPO	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED	-	-	-	-	#1	1'-6" ON CENTER, TRIANGULAR SPACING
	PVC	PANICUM VIRGATUM "CHEYENNE SKY"	CHEYENNE SKY SWITCHGRASS	-	-	-	-	#1	1'-6" ON CENTER, TRIANGULAR SPACING
	CAA	CALAMAGROSTIS ACUTIFLORA	OVERDAM FEATHER REED GRASS	216	-	-	-	#1	1'-6" ON CENTER, TRIANGULAR SPACING
	DEC	DESCHAMPSIA CESPITOSA	TUFFED HAIRGRASS	52	-	-	-	#1	1'-6" ON CENTER, TRIANGULAR SPACING
E	PERENNIALS AND GROUNDCOVER								
	PDT	PENSTEMON 'DARK TOWERS'	DARK TOWER PENSTEMON	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	LSK	LIATRIS SPICATA 'KOBOLD'	KOBOLD GAYFEATHER	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	ASB	ALLIUM 'SUMMER BEAUTY'	SUMMER BEAUTY ALLIUM	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	EPKH	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	PURPLE CONEFLOWER	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	MBR	MONARDA BRADBURIANA	BRADBURY BEE BALM	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	PT	PACHYSANDRA TERMINALIS	JAPANESE PACHYSANDRA	-	-	-	-	QT	8" ON CENTER, TRIANGULAR SPACING
	VM	VINCA MINOR	COMMON PERIWINKLE	-	-	-	-	QT	8" ON CENTER, TRIANGULAR SPACING
F	BULBS								
	APS	ALLIUM 'PURPLE SENSATION'	GIANT ALLIUM	-	-	-	-	BULB	1'-3" ON CENTER, TRIANGULAR SPACING
	NAT	NARCISSUS THALIA	THE ORCHID NARCISSUS	-	-	-	-	BULB	1'-3" ON CENTER, TRIANGULAR SPACING
ALG	ALLIUM GLOBEMASTER	ALLIUM GLOBEMASTER	-	-	-	-	BULB	1'-3" ON CENTER, TRIANGULAR SPACING	

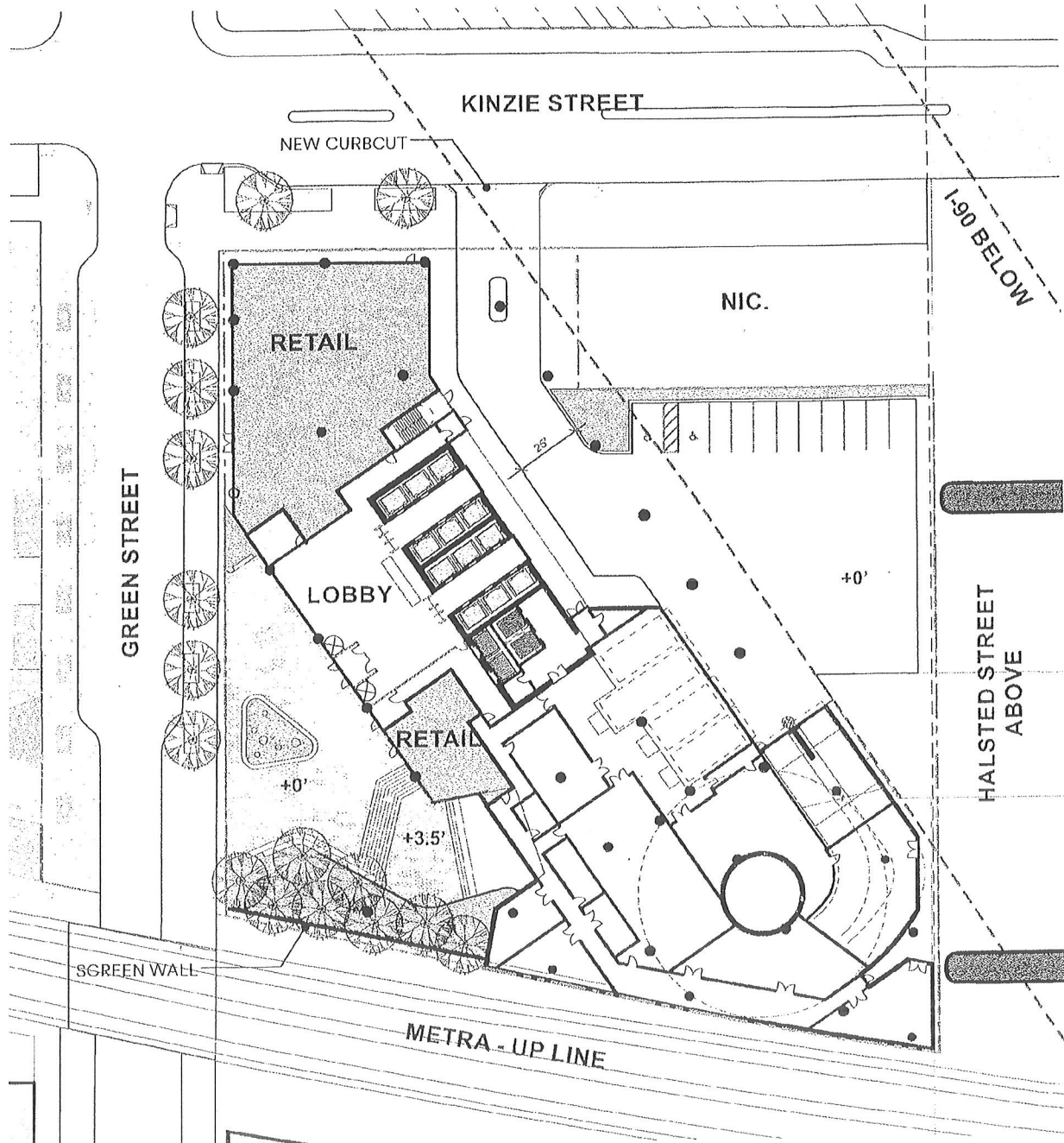
PLANTING PALETTE

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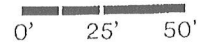
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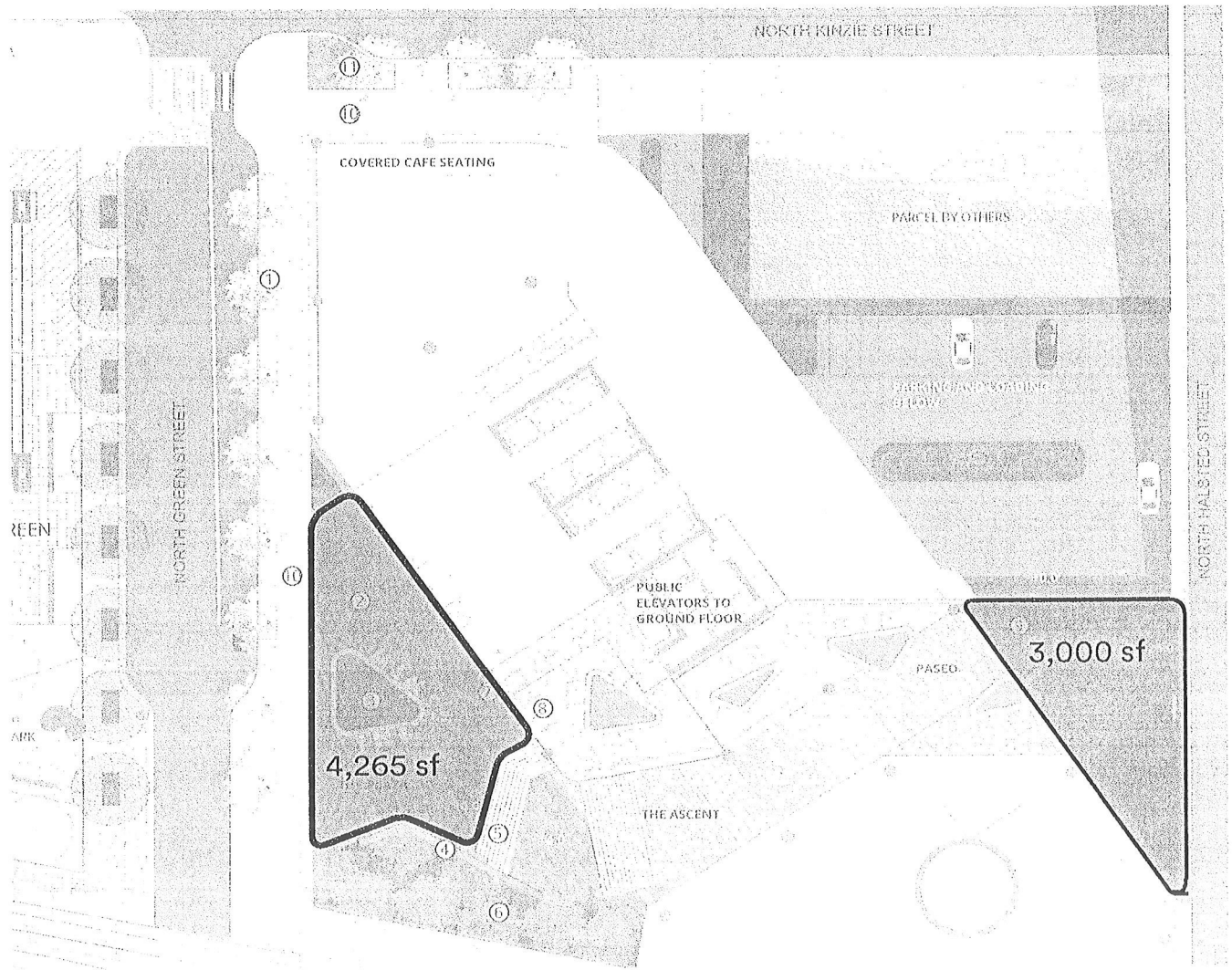
GROUND PLAN

Applicant: ONNI 357 NORTH GREEN, LLC.
Address: 357-369 NORTH GREEN STREET
Introduced: March 15, 2023
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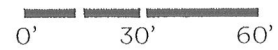
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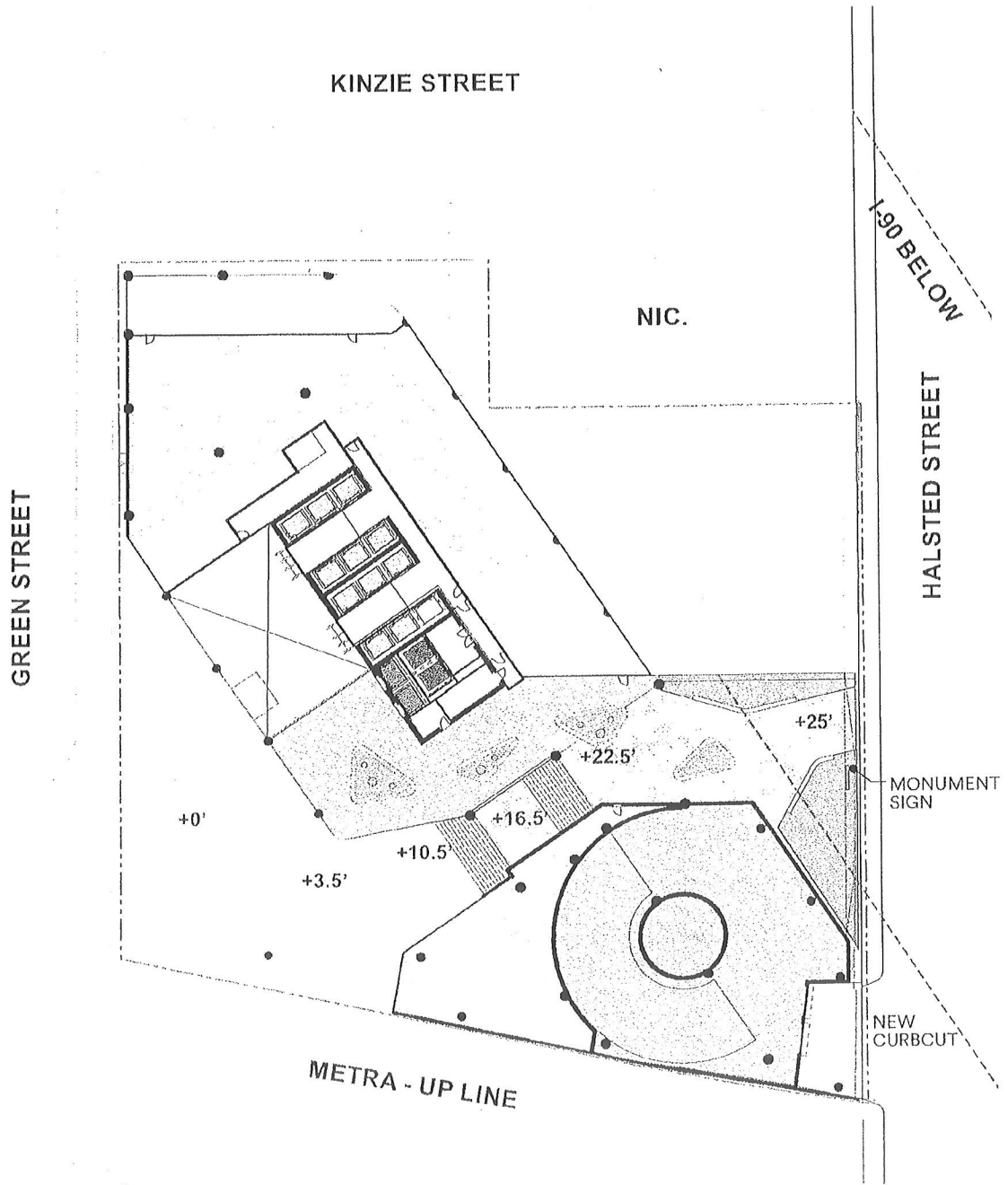
OPEN PLAZA AREA

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Introduced: March 15, 2023
Plan Commission: JUNE 15, 2023



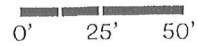
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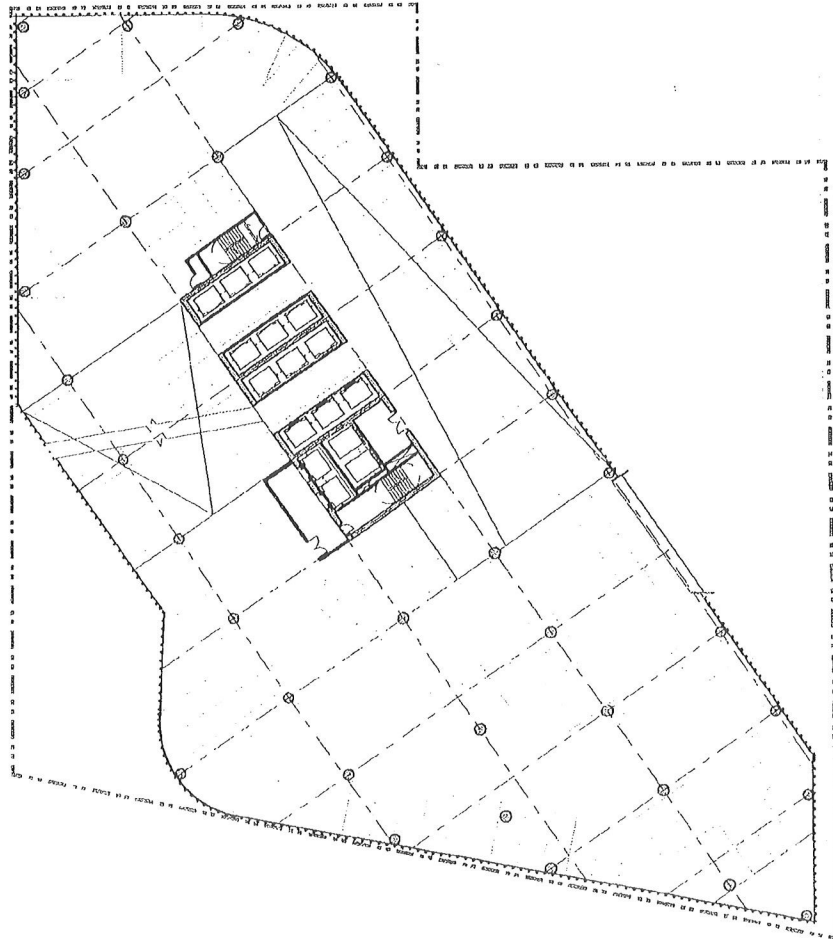
LEVEL 2 PLAN

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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TYPICAL PARKING LEVEL PLAN

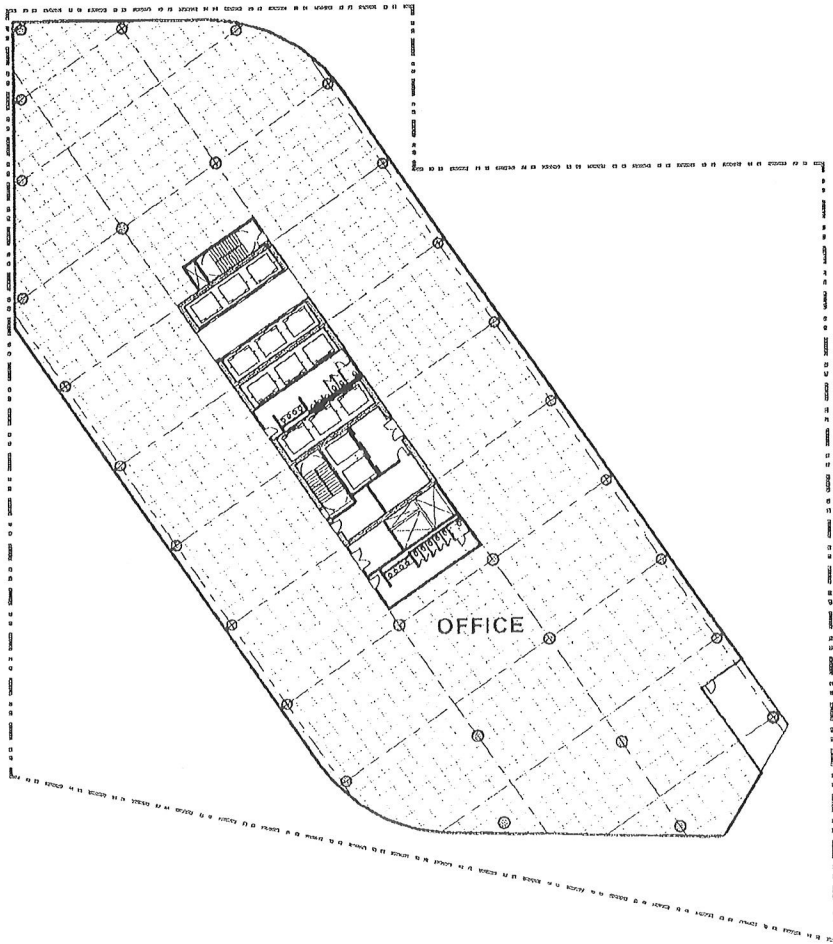
Applicant: ONNI 357 NORTH GREEN, LLC.
Address: 357-359 NORTH GREEN STREET
Introduced: March 15, 2023
Plan Commission: JUNE 15, 2023

0' 25' 50'



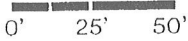
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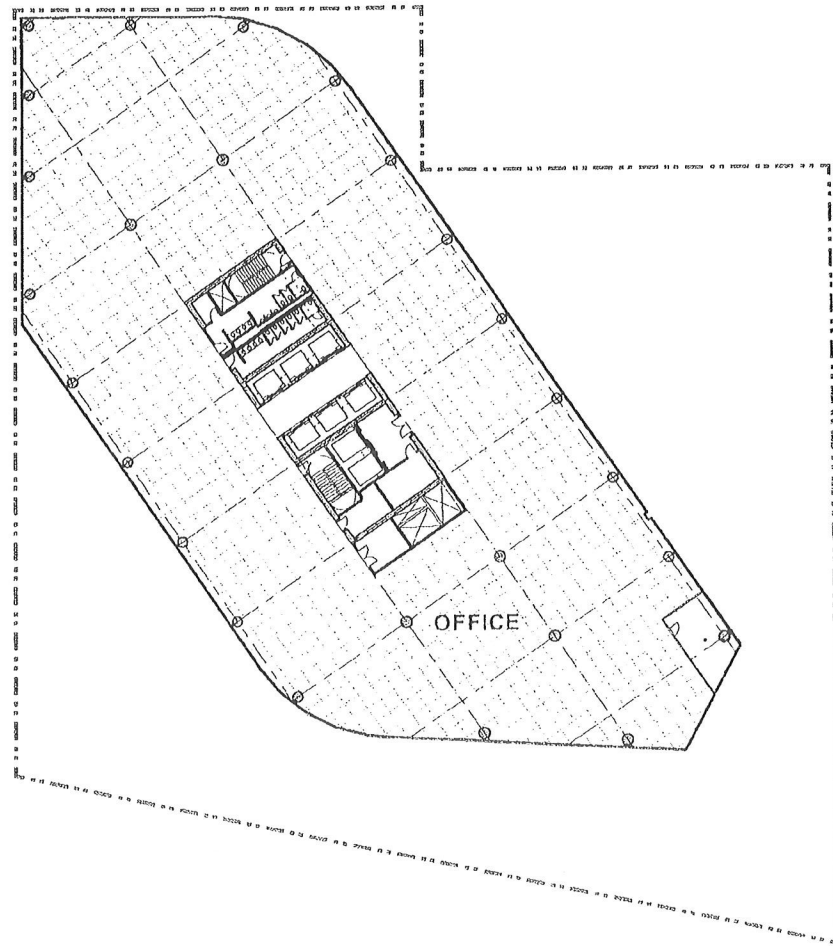
LOW RISE OFFICE PLAN

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



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HIGH RISE OFFICE PLAN

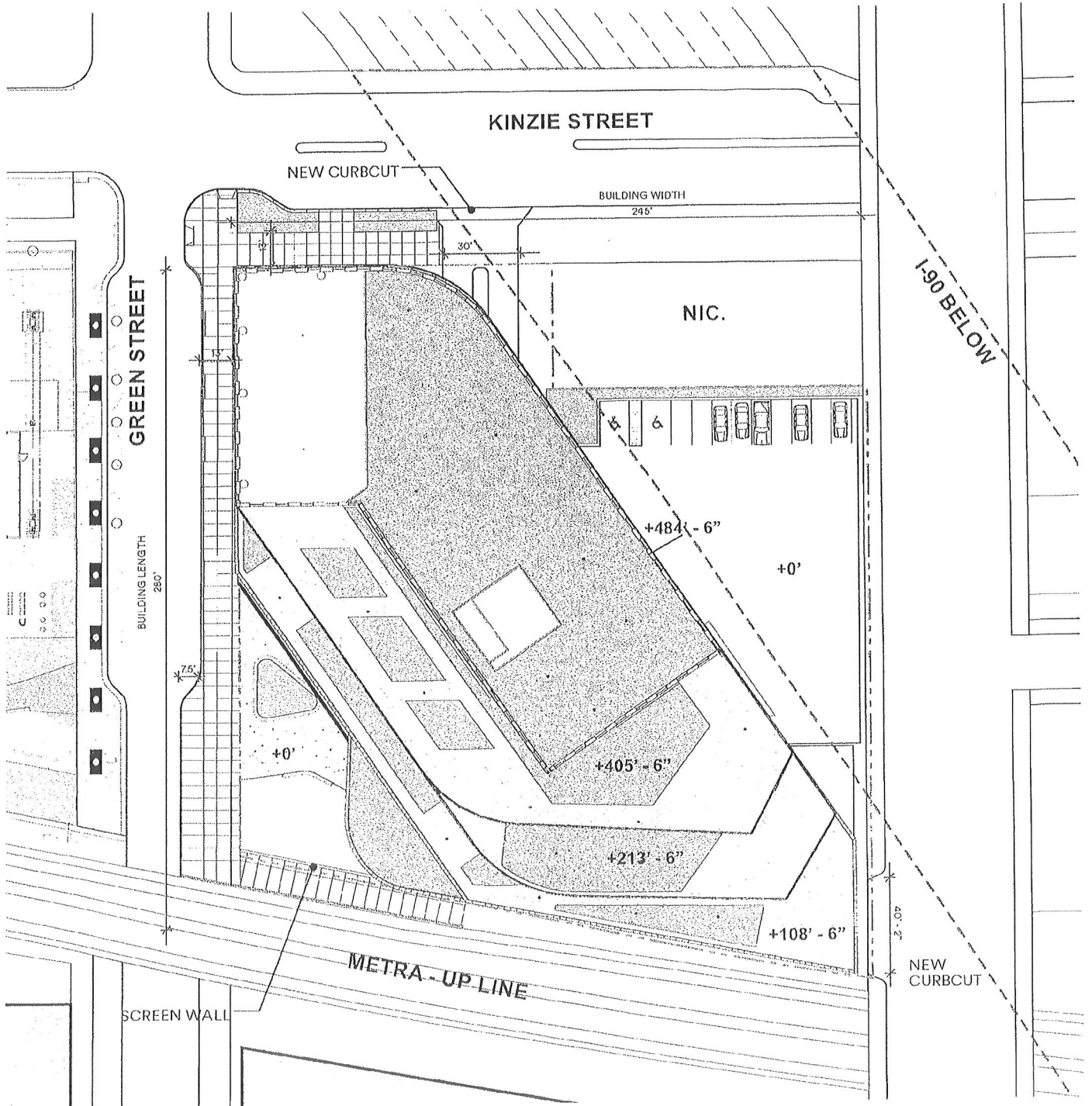
Applicant: ONNI 357 NORTH GREEN, LLC.
Address: 357-359 NORTH GREEN STREET
Introduced: March 15, 2023
Plan Commission: JUNE 15, 2023

0' 25' 50'



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SITE PLAN

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

0' 25' 50'



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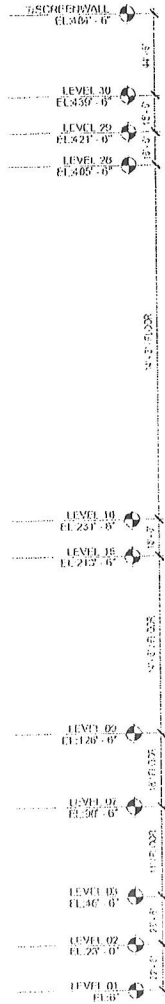
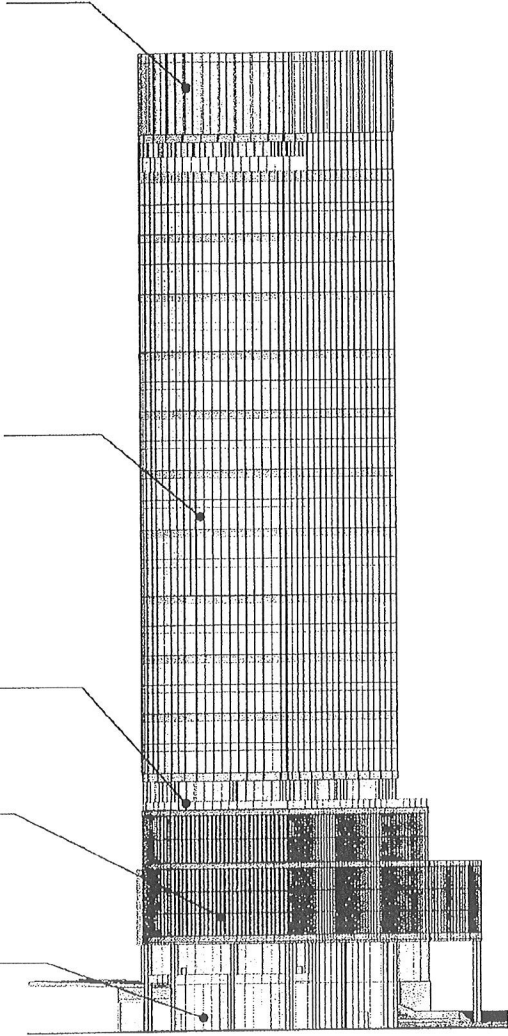
ARCHITECTURAL GLASS AND METAL PANEL SYSTEM

ARCHITECTURAL GLASS AND METAL PANEL SYSTEM

GLASS GUARDRAIL

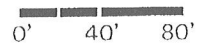
ARCHITECTURAL GLASS AND METAL PANEL

ARCHITECTURAL GLASS



NORTHWEST ELEVATION

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



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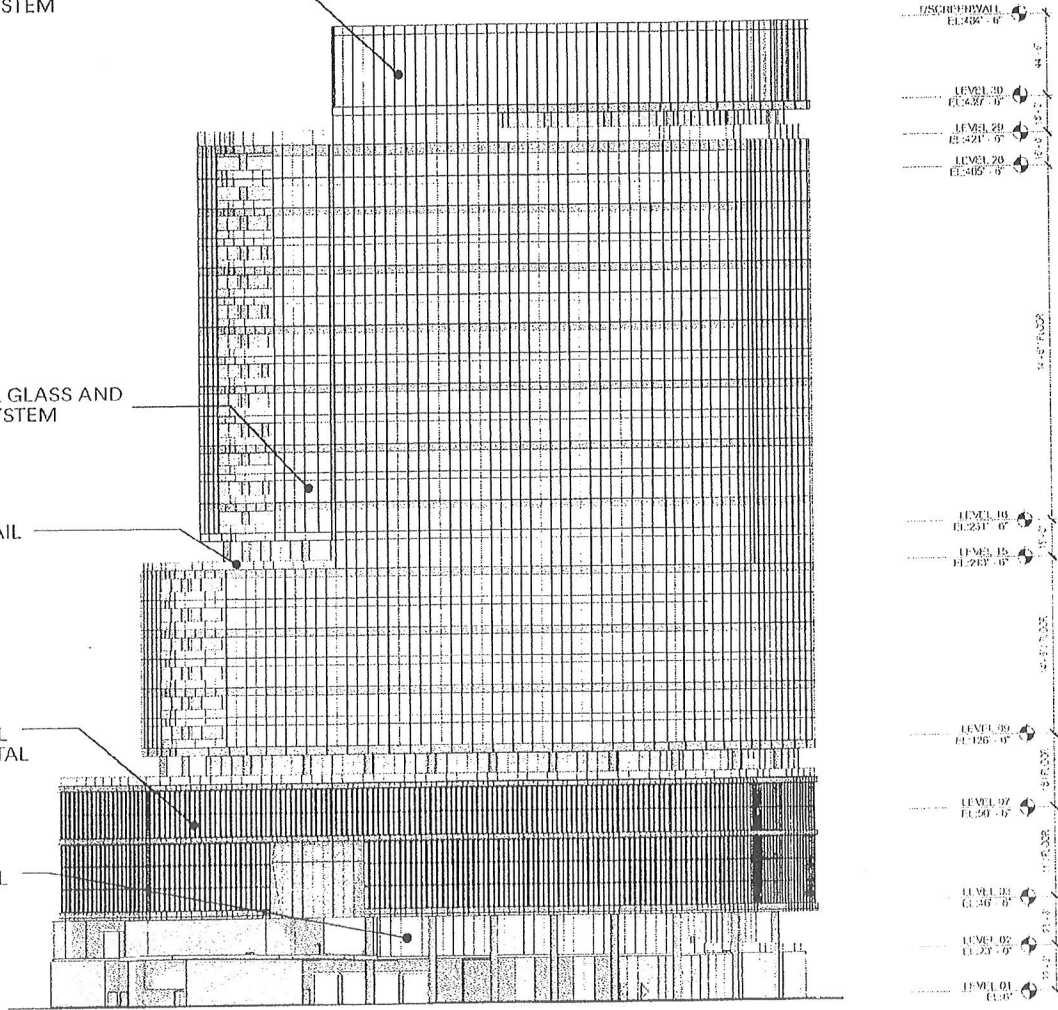
ARCHITECTURAL GLASS AND METAL PANEL SYSTEM

ARCHITECTURAL GLASS AND METAL PANEL SYSTEM

GLASS GUARDRAIL

ARCHITECTURAL GLASS AND METAL PANEL

ARCHITECTURAL GLASS



NORTHEAST ELEVATION

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

0' 40' 80'



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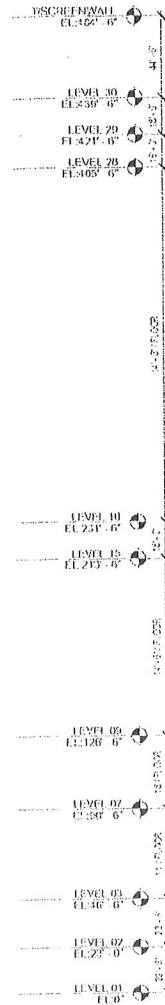
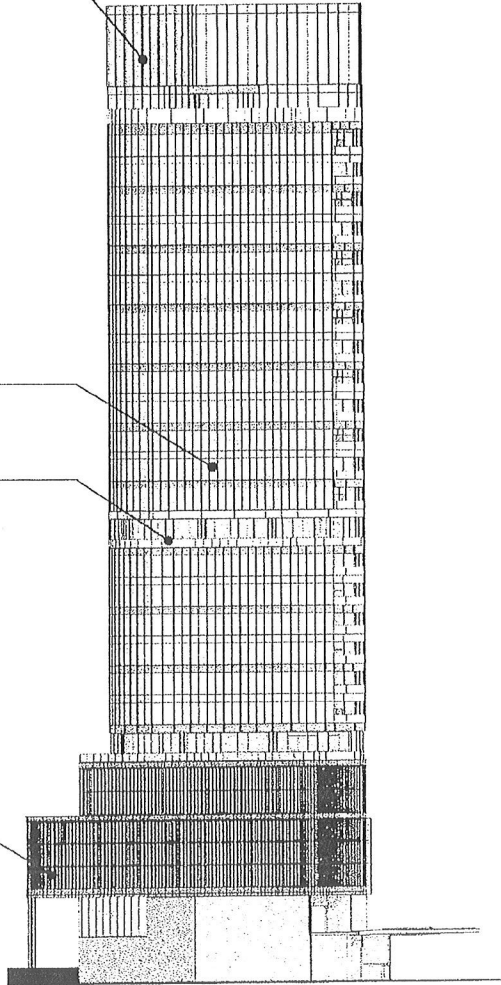
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ARCHITECTURAL GLASS AND METAL PANEL SYSTEM

ARCHITECTURAL GLASS AND METAL PANEL SYSTEM

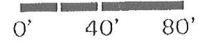
GLASS GUARDRAIL

ARCHITECTURAL GLASS AND METAL PANEL



SOUTHEAST ELEVATION

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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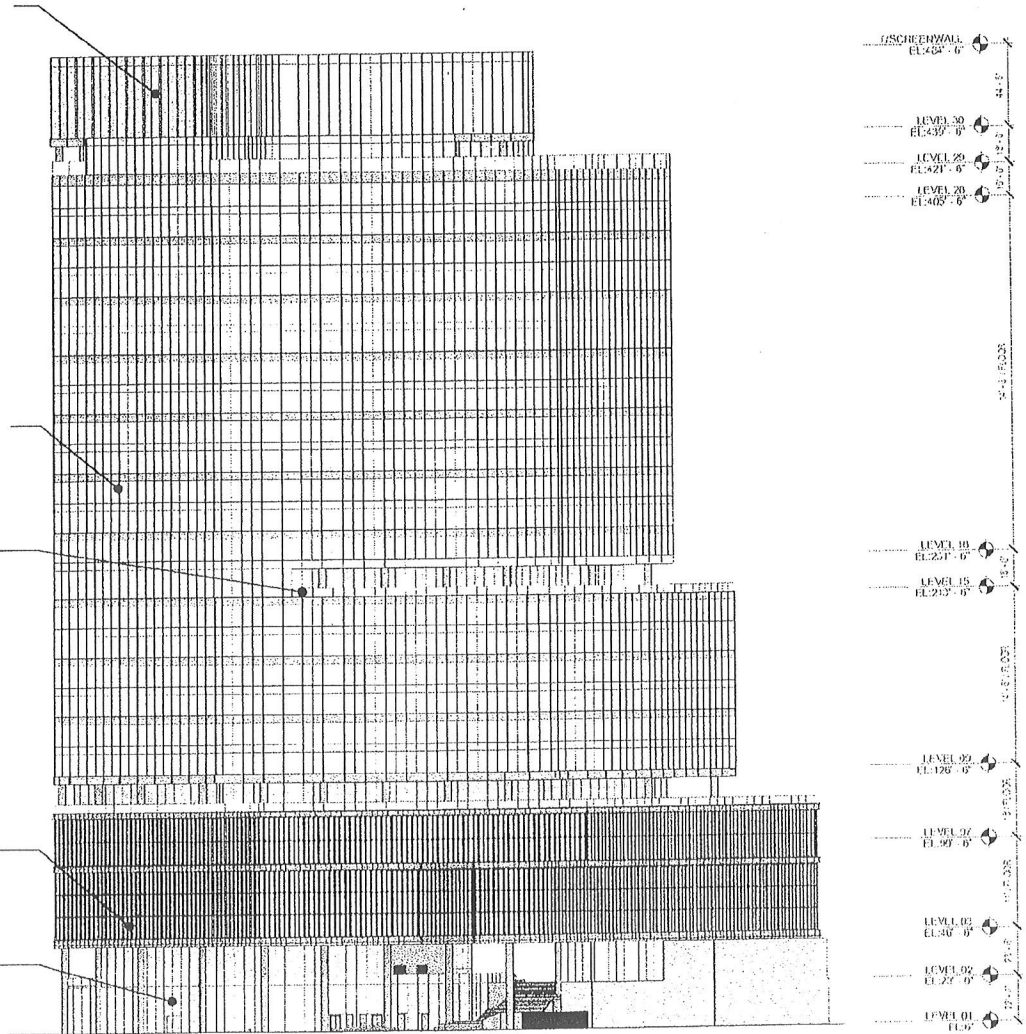
ARCHITECTURAL
GLASS AND METAL
PANEL SYSTEM

ARCHITECTURAL
GLASS AND METAL
PANEL SYSTEM

GLASS GUARDRAIL

ARCHITECTURAL
GLASS AND METAL
PANEL

ARCHITECTURAL
GLASS



SOUTHWEST ELEVATION

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

0' 40' 80'



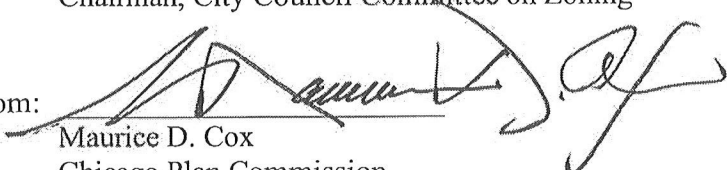
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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

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 Business Planned Development – 357 N. Green St.

On June 15, 2023, the Chicago Plan Commission recommended approval of the proposed Planned Development, 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)