



# City of Chicago



SO2018-7749

Office of the City Clerk

## Document Tracking Sheet

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<b>Meeting Date:</b>	9/20/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-F at 353 W Grand Ave - App No. 19819
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# Final for Publication

## SUBSTITUTE ORDINANCE

### ***BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:***

**SECTION 1.** Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the DX-7 Downtown Mixed-Use District symbols and indications as shown on Map No. 1-F in the area bounded by:

West Grand Avenue; North Orleans Street; the alley next south of and parallel to West Grand Avenue; a line 150 feet west of and parallel to North Orleans Street; a line 99.94 feet south of and parallel to West Grand Avenue; a line 215.51 feet west of and parallel to North Orleans Street; a line 109.21 feet south of and parallel to West Grand Avenue; and a line 359.61 feet west of and parallel to North Orleans Street

to the designation of a Residential-Business Planned Development, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

**SECTION 2.** This ordinance takes effect after its passage and due publication.

## RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

1. The area delineated herein as Planned Development Number \_\_\_\_\_, (Planned Development) consists of approximately 37,260 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is under the single-designated control of the Applicant, Onni Grand Limited Partnership.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal 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
- ADA crosswalk ramps

Applicant: Onni Grand Limited Partnership  
Address: 353 West Grand Avenue  
Introduced: September 20, 2018  
Plan Commission: October 18, 2018

- 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.

4. This Plan of Development consists of Eighteen Statements: a Bulk Regulations Table; an Aerial Map; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape and Roof Plan; Landscape Details; Building Elevations (North, East, South and West); Large Detail Drawings prepared by Brininstool+Lynch and dated October 18, 2018; and the Affordable Housing Profile Form, 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 Planned Development \_\_\_\_: Multi-Unit residential; Eating and Drinking Establishments; Hotel; Office; Personal Service; Retail Sales; Accessory Parking; Accessory and related uses. The following uses shall be prohibited: Taverns. The green space located along North Orleans Street shall be a park and will be maintained by the Applicant.
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.
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

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Address: 353 West Grand Avenue  
Introduced: September 20, 2018  
Plan Commission: October 18, 2018

identified in the Bulk Regulations and Data Table has been determined using a net site area of 37,260 square feet and a base FAR of 7.0.

9. The Applicant acknowledges that the project has received a bonus FAR of 4.5, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total 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 & C, 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 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 on 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; (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.

In this case, the Applicant will contribute \$400,000.00 of the Local Impact portion of the bonus payment for Chicago Transit Authority Brown Line painting (the "Project"). The project is located within one mile of the Planned Development site, as required by Section 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The City must enter into an intergovernmental agreement regarding the manner in which funds will be used. The remainder of the Local Impact bonus payment will be allocated at a later date.

10. 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.
11. 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.
12. 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

Applicant: Onni Grand Limited Partnership  
Address: 353 West Grand Avenue  
Introduced: September 20, 2018  
Plan Commission: October 18, 2018

Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

13. 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.
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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. 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.
16. 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 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

Applicant: Onni Grand Limited Partnership  
 Address: 353 West Grand Avenue  
 Introduced: September 20, 2018 ~  
 Plan Commission: October 18, 2018

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 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.

17. The Applicant acknowledges and agrees that the rezoning of the Property from DX-7 to this Planned Development (PD), triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago ("Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (ARO Units) as affordable units, or with the approval of the Commissioner of the Department of Planning and Development (DPD), provide the ARO Units in an approved off-site location; (ii) pay a fee in lieu of the development of the ARO Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the ARO Units on-site or off-site ("Required Units"). If the developer elects to provide ARO Units off-site, the off-site ARO Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a downtown district within the meaning of the ARO, and the project has a total of 356 units. As a result, the Applicant's affordable housing obligation is 36 ARO Units (10% of 356 rounded up), 9 of which are Required Units (25% of 36). Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$179,857 per unit (Cash Payment) and/or providing 36 ARO Units in the rental building to be constructed in the Planned Development and/or 36 ARO Units in an off-site building located at a location to be determined and/or entering into an agreement with the Chicago Housing Authority ("CHA") to provide ARO Units in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The Applicant agrees that the ARO Units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income ("AMI"), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, or elects to build a for-sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval, and DPD may adjust the requirements and number of required ARO Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The Cash Payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in the consumer price index in accordance with Section 2-45-115. The terms of the affordable housing agreement and any

Applicant: Onni Grand Limited Partnership  
Address: 353 West Grand Avenue  
Introduced: September 20, 2018  
Plan Commission: October 18, 2018

amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

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

Applicant: Onni Grand Limited Partnership  
Address: 353 West Grand Avenue  
Introduced: September 20, 2018  
Plan Commission: October 18, 2018



**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_**  
**BULK REGULATIONS AND DATA TABLE**

<b>Gross Site Area:</b>	58,732 Square Feet
<b>Area of Public Right-of-Way:</b>	21,472 Square Feet
<b>Net Site Area:</b>	37,260 Square Feet
<b>Maximum Floor Area Ratio:</b>	11.5
<b>Maximum Number of Dwelling Units:</b>	356
<b>Minimum Number of Off-Street Parking Spaces:</b>	261
<b>Minimum Number of Bicycle Parking Spaces:</b>	125
<b>Minimum Number of Loading Berths:</b>	2 (10'x25')
<b>Maximum Building Height:</b>	452'
<b>Minimum Setbacks:</b>	In accordance with plans

Applicant: Onni Grand Limited Partnership  
Address: 353 West Grand Avenue  
Introduced: September 20, 2018  
Plan Commission: October 18, 2018

**2015 ARO Affordable Housing Profile Form (AHP)**

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO). This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [kara.breems@cityofchicago.org](mailto:kara.breems@cityofchicago.org)

Date: 10.04.18

**DEVELOPMENT INFORMATION**

Development Name: 353 W Grand Avenue

Development Address: 353 W Grand Avenue, Chicago, IL 60654

Zoning Application Number, if applicable:

Ward: 42

If you are working with a Planner at the City, what is his/her name? Emily Thrun

**Type of City Involvement**

check all that apply

☐ City Land☒ Planned Development (PD)☐ Financial Assistance☐ Transit Served Location (TSL) project☐ Zoning increase

**REQUIRED ATTACHMENTS:** the AHP will not be reviewed until all required docs are received:

- ☒ ARO Web Form completed and attached - or submitted online on
- ☒ ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- ☒ If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- ☐ If ARO units proposed are off-site, required attachments are included (see next page)
- ☐ If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

**DEVELOPER INFORMATION**

Developer Name Onni Group

Developer Contact Paul Purewal

Developer Address 200 N LaSalle St Unit 300, Chicago, IL 60601

Email [ppurewal@onni.com](mailto:ppurewal@onni.com)

Developer Phone 312-346-1400

Attorney Name Edward J Kus

Attorney Phone 312-836-4080

**TIMING**

Estimated date marketing will begin 04.16.21

Estimated date of building permit\* 04.03.19

Estimated date ARO units will be complete 04.16.21

\*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

**PROPOSED UNITS MEET REQUIREMENTS** (to be executed by Developer & ARO Project Manager)

  
Kara Breems, DPD  
Sustaining Foot  
Paul Purewal

Developer/Project Manager

Date

10.10.18

Date



AFFORDABLE REQUIREMENTS ORDINANCE

Last updated September 4, 2018



AFFORDABLE REQUIREMENTS ORDINANCE

## ARO Web Form

Final for Publication

### Applicant Contact Information

Name: Paul Purewal

Email: ppurewal@onni.com

### Development Information

#### Address

Printed Date: 10/12/2018

Number From: 353    Number To: N/A    Direction: W

Street Name: Grand

Postal Code: 60654

#### Development Name

353 W Grand

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: 2015 ARO REQUIREMENTS APPLY

#### Information

Ward: 42

ARO Zone: Downtown

#### Details

ARO trigger: DP Zoning Change

Total units 356

Development type: Rent

TSL project: TSL-or FAR doesn't exceed 3.5

Date submitted: 10/12/2018

## Requirements

Affordable units: 36 \*On-site aff. Units: 9

How do you intend to meet your required obligation

On-Site: 36 Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units: 36 In-Lieu Fee Owed: 0

All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units
Parking		
Laundry		
Appliances	In Unit Stacked	In Unit Stacked
Refrigerator	New Bosch	New Whirlpool
age/EnergyStar/make/model/color		
Dishwasher	New Bosch	New Whirlpool
age/EnergyStar/make/model/color		
Stove/Oven	New Gas Cooktop	New Whirlpool (Electric)
age/EnergyStar/make/model/color		
Microwave	New	New Whirlpool
age/EnergyStar/make/model/color		
Bathroom(s)	Unit layout dependent. Same for each unit type.	Unit layout dependent. Same for each unit type.
how many?		
Half bath? Full bath?		
Kitchen countertops	Stone	Stone
material		
Flooring	LVT	LVT
material		
HVAC	Same	Same
Other		

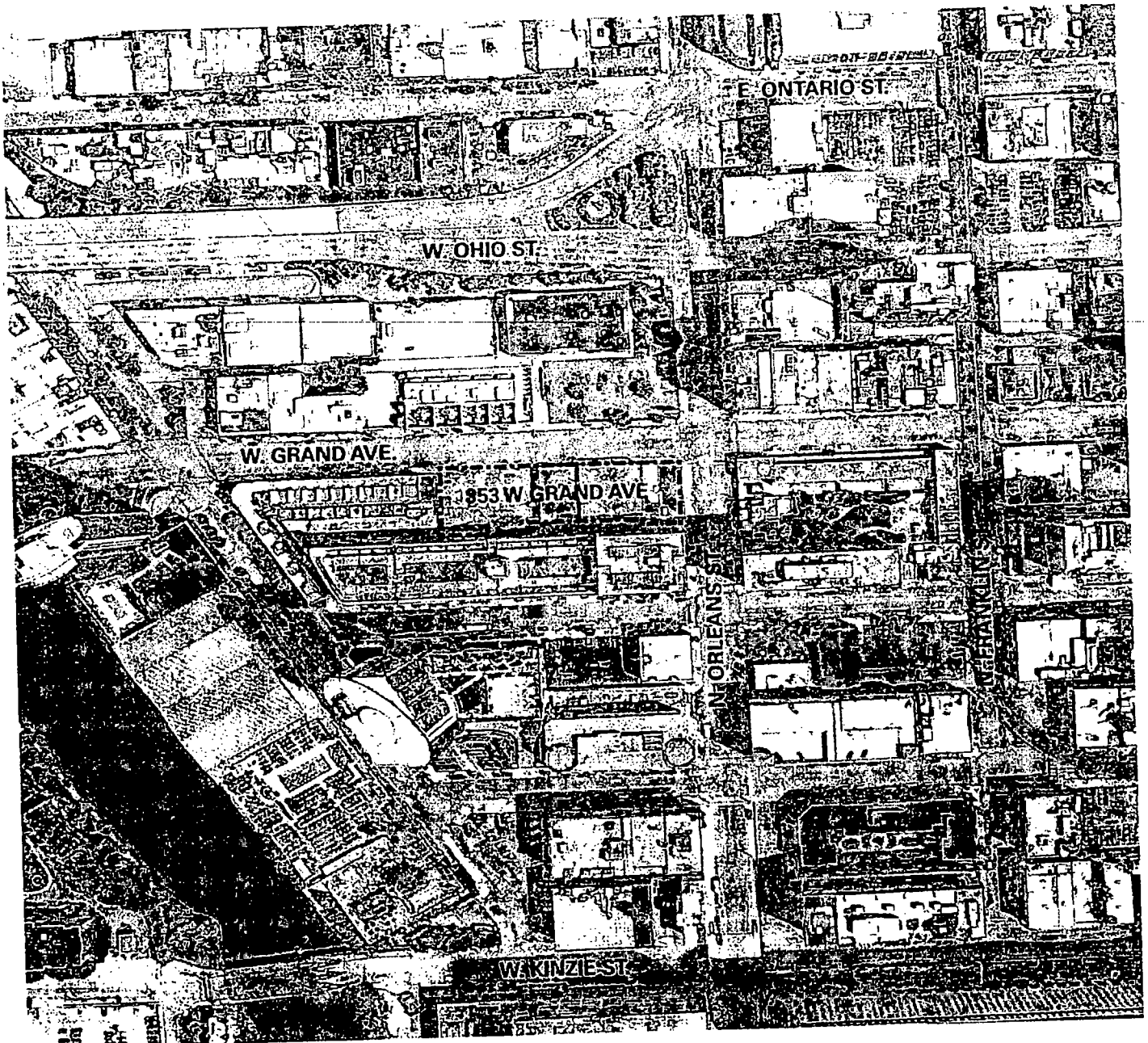
Project Name  
Zoning Application number, if applicable

Project Name	unit type	how many?	market rate	Summary	ARO	affordabl e v. market square footage*
353 W Grand Ave						
353 W Grand Avenue, Chicago, IL 60654	studio one-bed	128	40%	avg. square footage	39%	609
Rental	two-bed	71	22%	% of total	22%	827
	three-bed	114	36%	how many?*	36%	1,086
	four-bed	7	2%	avg. square footage	3%	1,476
		2	1%	% of total	0	78%
				#VALUE!	#DIV/0!	#DIV/0!

Address  
Is this a For Sale or Rental Project?  
Anticipated average psf rent/price?\*

Total Units in Project  
Total Affordable units

356  
36



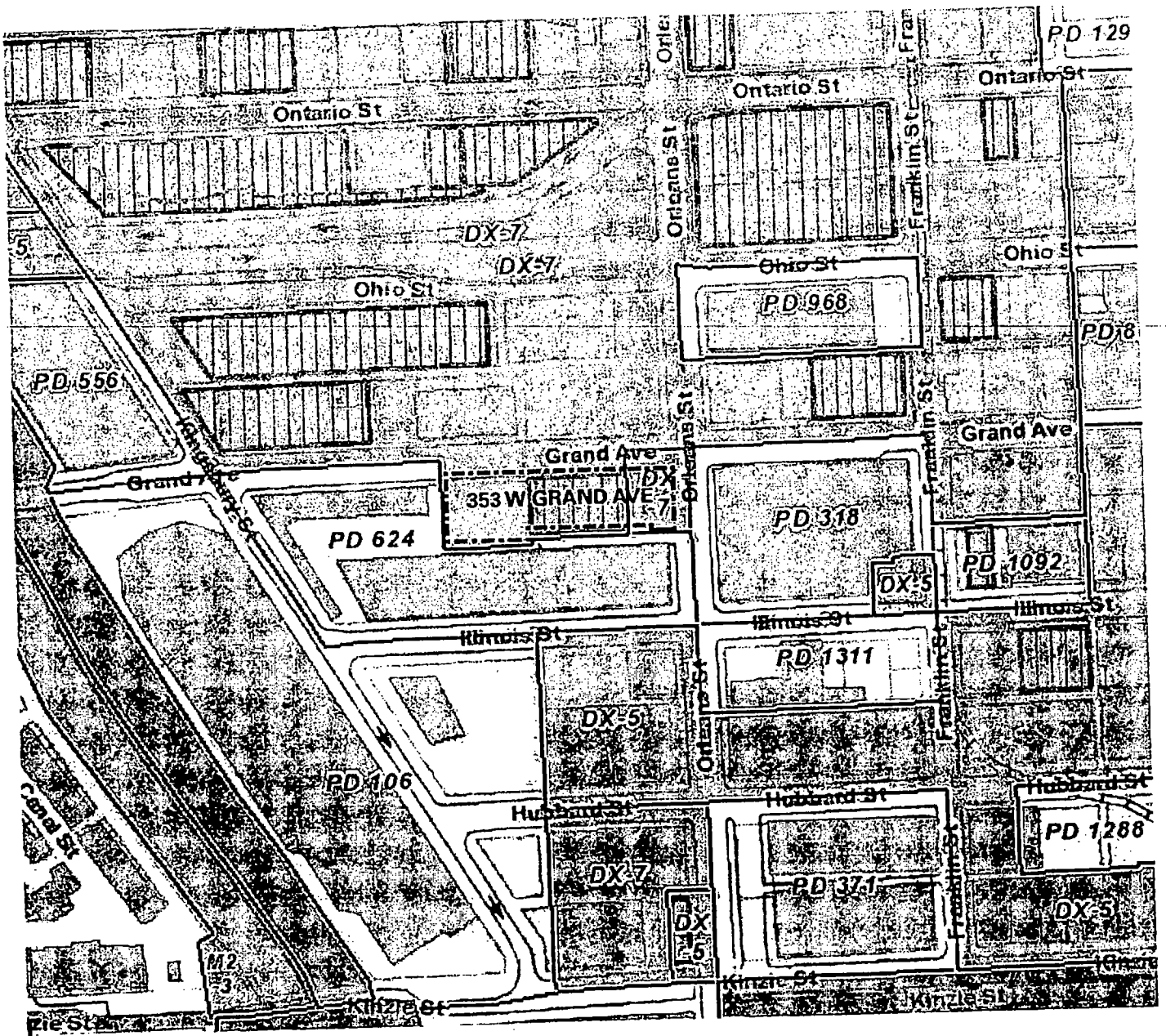
**Legend**

----- Property Line



AERIAL MAP  
SCALE: NOT TO SCALE

Applicant: ONNI Grand Limited Partnership  
Address: 353 W. Grand Ave.  
Introduced: September 20, 2018  
Plan Commission: October 18, 2018



**Legend**

----- Property Line



EXISTING ZONING MAP  
SCALE: NOT TO SCALE

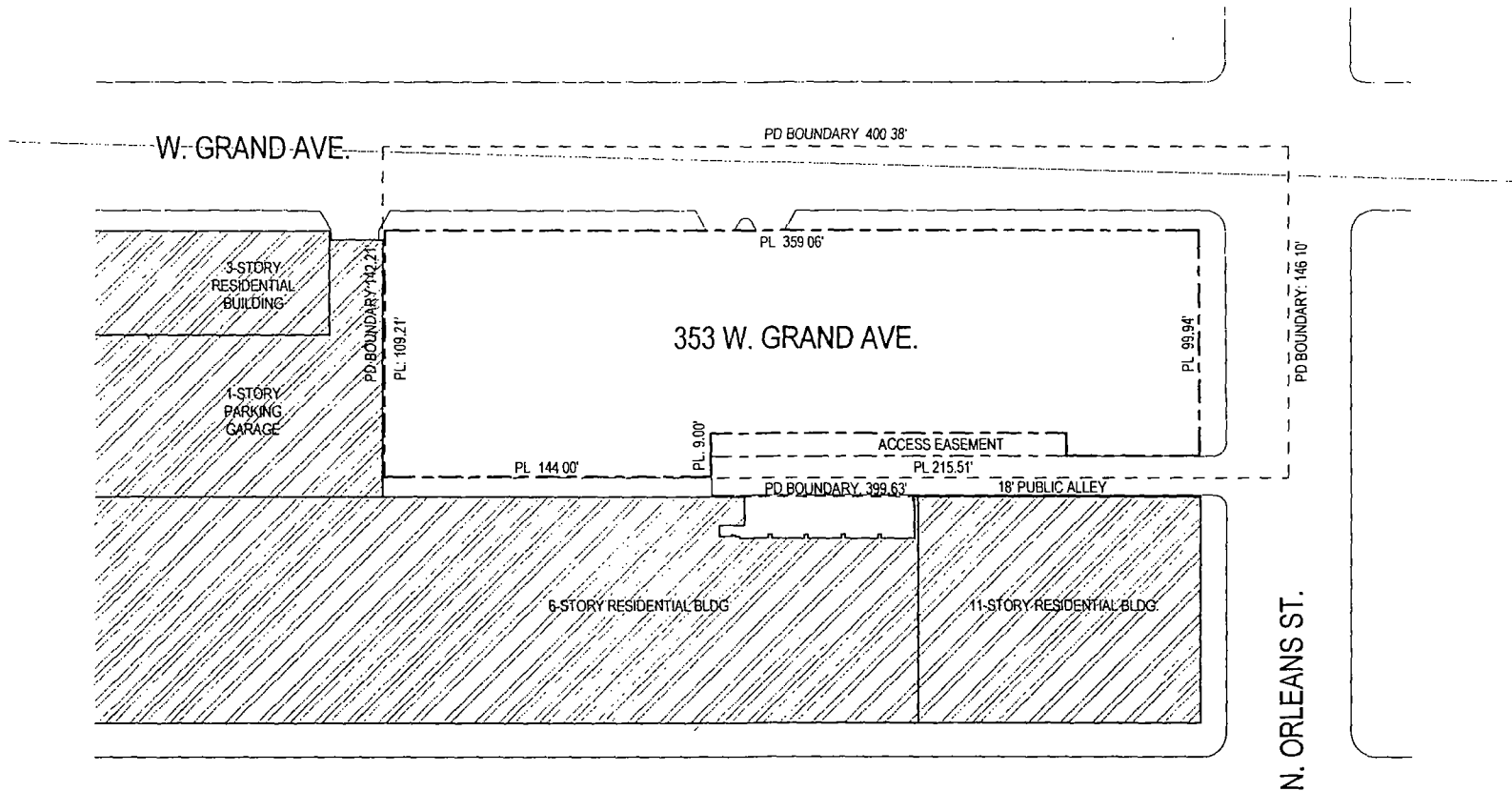
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-----	Property Line
R	Residential
C	Commercial
P	Parking
I	Institutional

3

**BRININSTOOL  
+ LYNCH**  
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## Legend

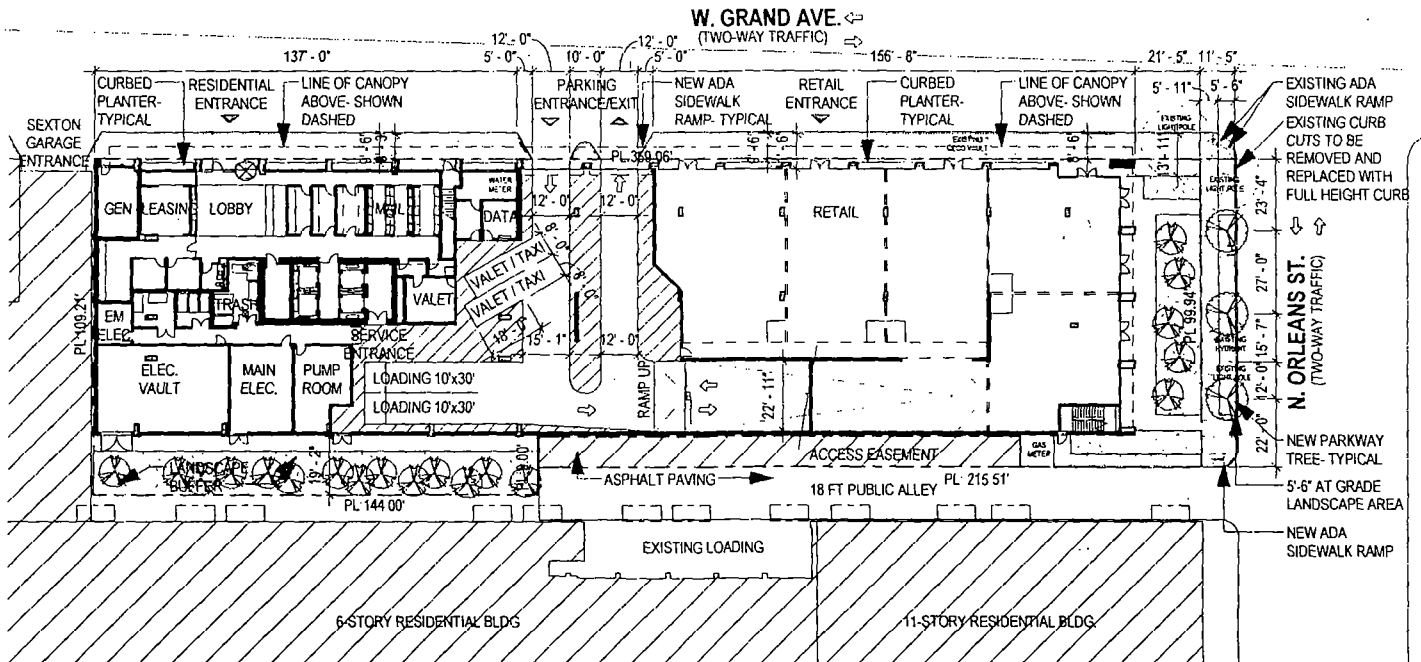
- +---+--- Property Line
- PD Boundary Line

Gross Site Area (PD Boundary Line):	58,732 SF
Area of Public Rights-of-Way:	21,472 SF
Net Site Area (Property Line):	37,260 SF



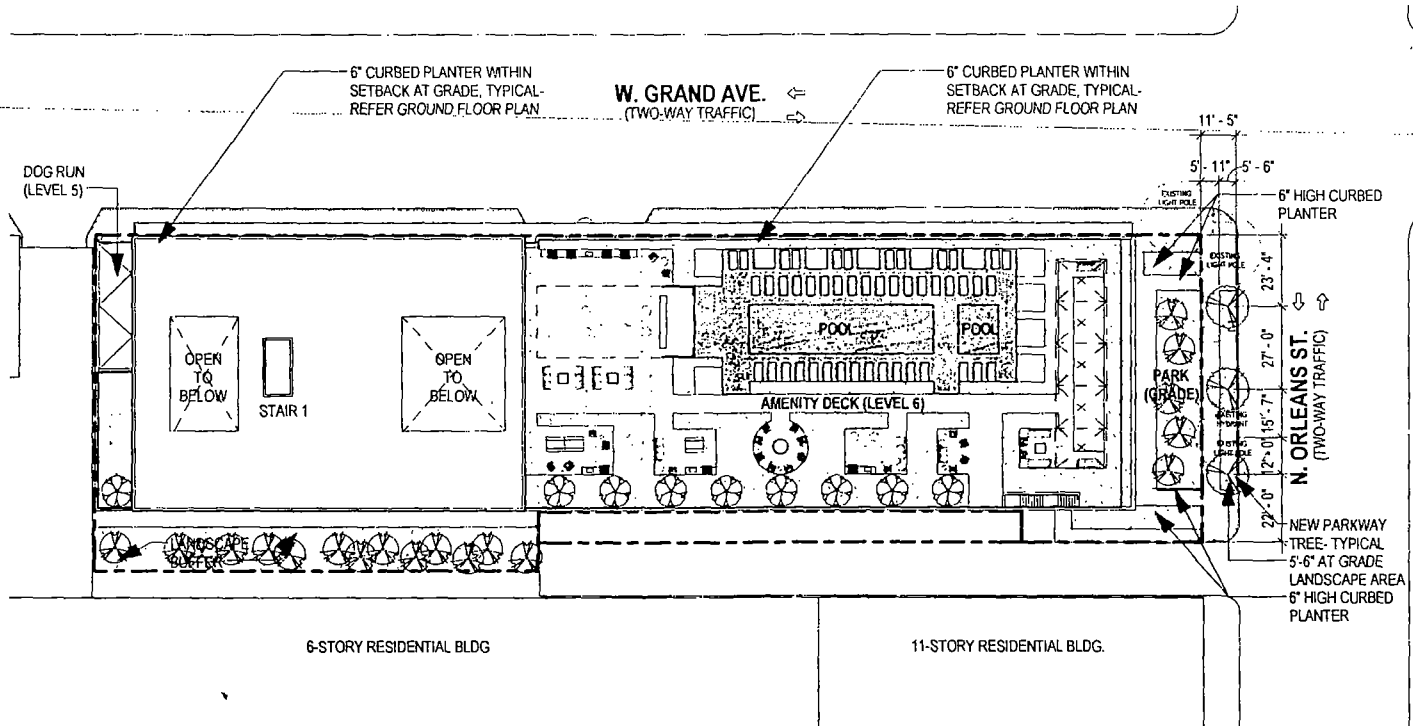
PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE  
SCALE: 1" = 80'-0"

Applicant: ONNI Grand Limited Partnership  
Address: 353 W. Grand Ave.  
Introduced: September 20, 2018  
Plan Commission: October 18, 2018



SITE PLAN - GROUND FLOOR  
SCALE: 1" = 60'-0"

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Address: 353 W. Grand Ave  
Introduced: September 20, 2018  
Plan Commission: October 18, 2018



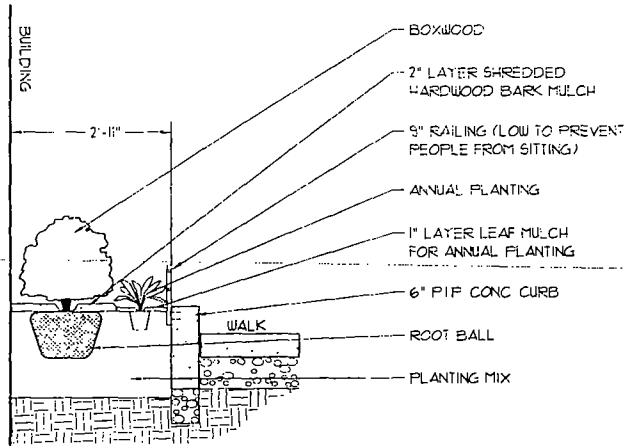
## LANDSCAPE NOTES:

1. THE PROJECT WILL MEET THE LANDSCAPING STANDARDS IN THE CHICAGO ZONING ORDINANCE AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE.

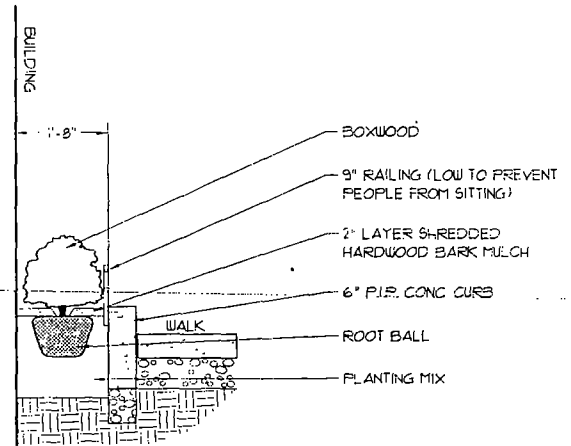


LANDSCAPE AND ROOF PLAN  
SCALE: 1" = 60'-0"

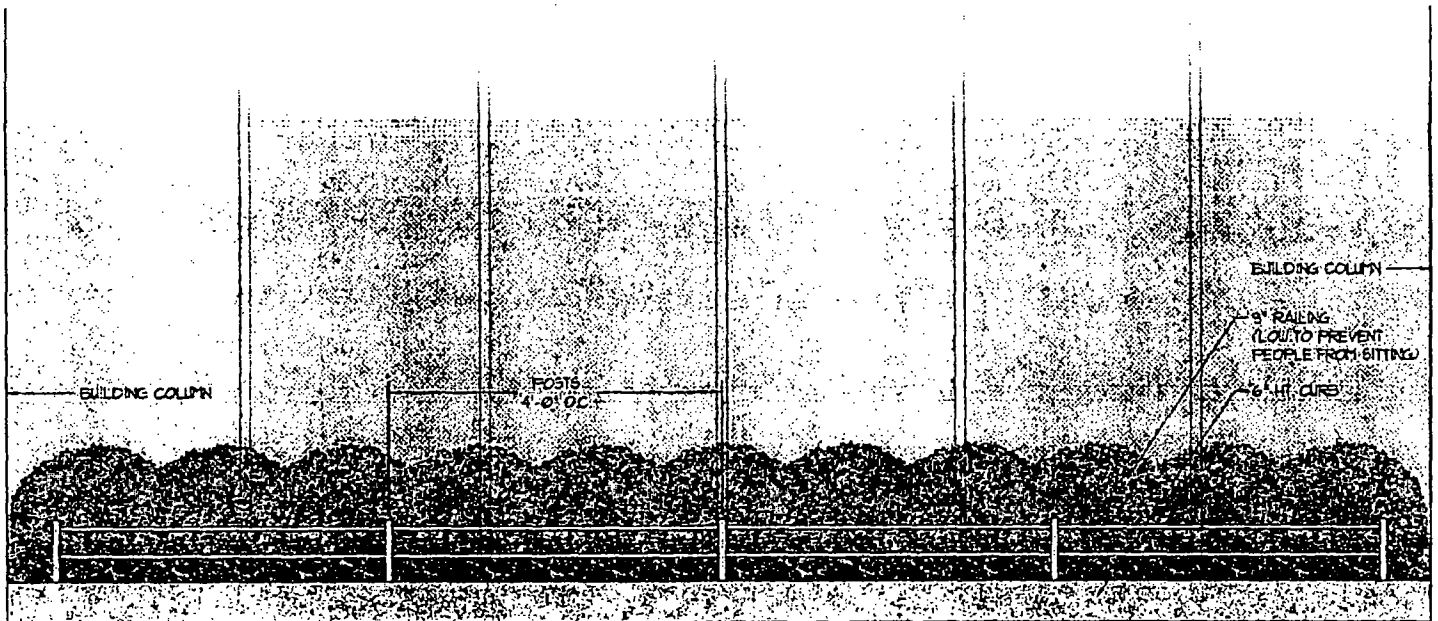
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Introduced: September 20, 2018  
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1 GRAND AVENUE - TYPICAL WEST PLANTER SECTION  
NOT TO SCALE



2 GRAND AVENUE - TYPICAL EAST PLANTER SECTION  
NOT TO SCALE



GRAND AVENUE - TYPICAL PLANTER ELEVATION  
NOT TO SCALE

## LANDSCAPE DETAILS

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PREFINISHED METAL PANEL  
FRITTED GLASS

B/O STRUCTURE  
452'-0"

SPANDREL GLASS 02

ALUM. WINDOW WALL SYSTEM  
W/ CLEAR INSULATED GLASS

SPANDREL GLASS 01

ALUMINUM AND GLASS HANDRAIL  
AT RECESSED BALCONY- TYPICAL

SPANDREL GLASS 02

ALUM. STOREFRONT  
SYSTEM

PREFINISHED METAL  
COLUMN COVER

BRICK MASONRY-  
COLOR 1

ALUM. AND GLASS  
HANDRAIL

PREFINISHED METAL  
PANEL SYSTEM

ALUM. WINDOW SYSTEM  
WITH FRITTED GLASS

PREFINISHED  
LOUVER

STONE CLADDING AT  
RETAIL COLUMNS

PREFINISHED  
METAL CANOPY

PARKING  
EXIT

PARKING  
ENTRANCE

PREFINISHED  
LOUVER

ALUM. STOREFRONT  
SYSTEM

HORIZONTAL  
METAL SCREEN

PREFINISHED  
LOUVER

T/ 1ST FLR SLAB  
0'-0"

NORTH ELEVATION  
SCALE: 1" = 50'-0"

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PREFINISHED METAL PANEL

FRITTED GLASS

ALUMINUM AND GLASS HANDRAIL  
AT RECESSED BALCONY

FRITTED GLASS

ALUM. WINDOW WALL SYSTEM  
W/CLEAR INSULATED GLASS

SPANDREL GLASS 01

ALUMINUM AND GLASS HANDRAIL  
AT RECESSED BALCONY

PREFINISHED METAL COLUMN COVER

ALUM. STOREFRONT SYSTEM

ALUM. AND GLASS HANDRAIL

BRICK MASONRY - COLOR 1

ALUM. WINDOW WALL SYSTEM  
WITH FRITTED GLASS

PREFINISHED SIGHTPROOF  
LOUVER - TYPICAL

ALUM. STOREFRONT SYSTEM  
WITH TRANSLUCENT GLASS

ALUM. STOREFRONT SYSTEM  
WITH CLEAR GLASS

B/O STRUCTURE  
452'-0"

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PROPERTY LINE

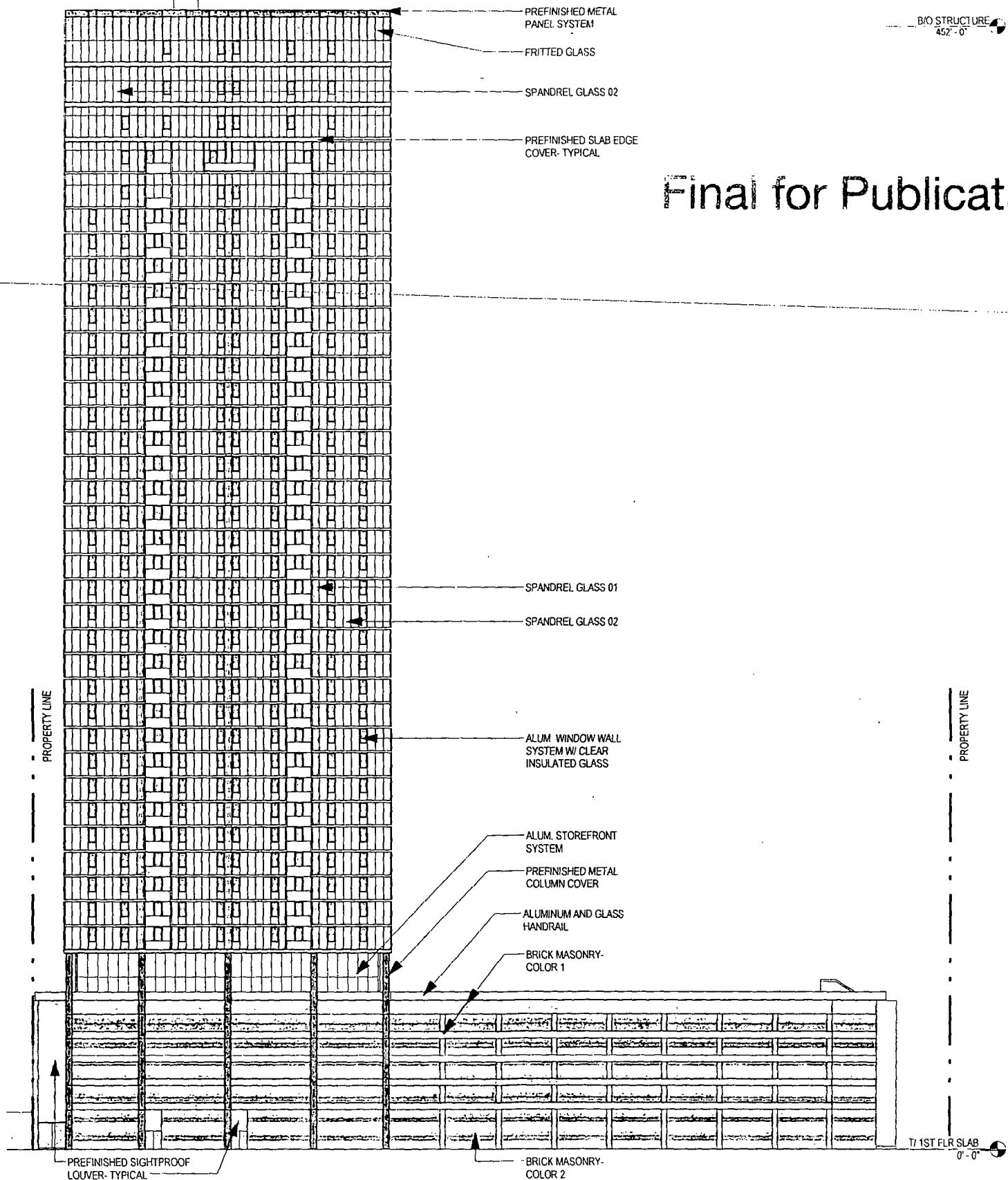
PROPERTY LINE

T/ 1ST FLR SLAB  
0'-0"

EAST ELEVATION  
SCALE: 1" = 50'-0"

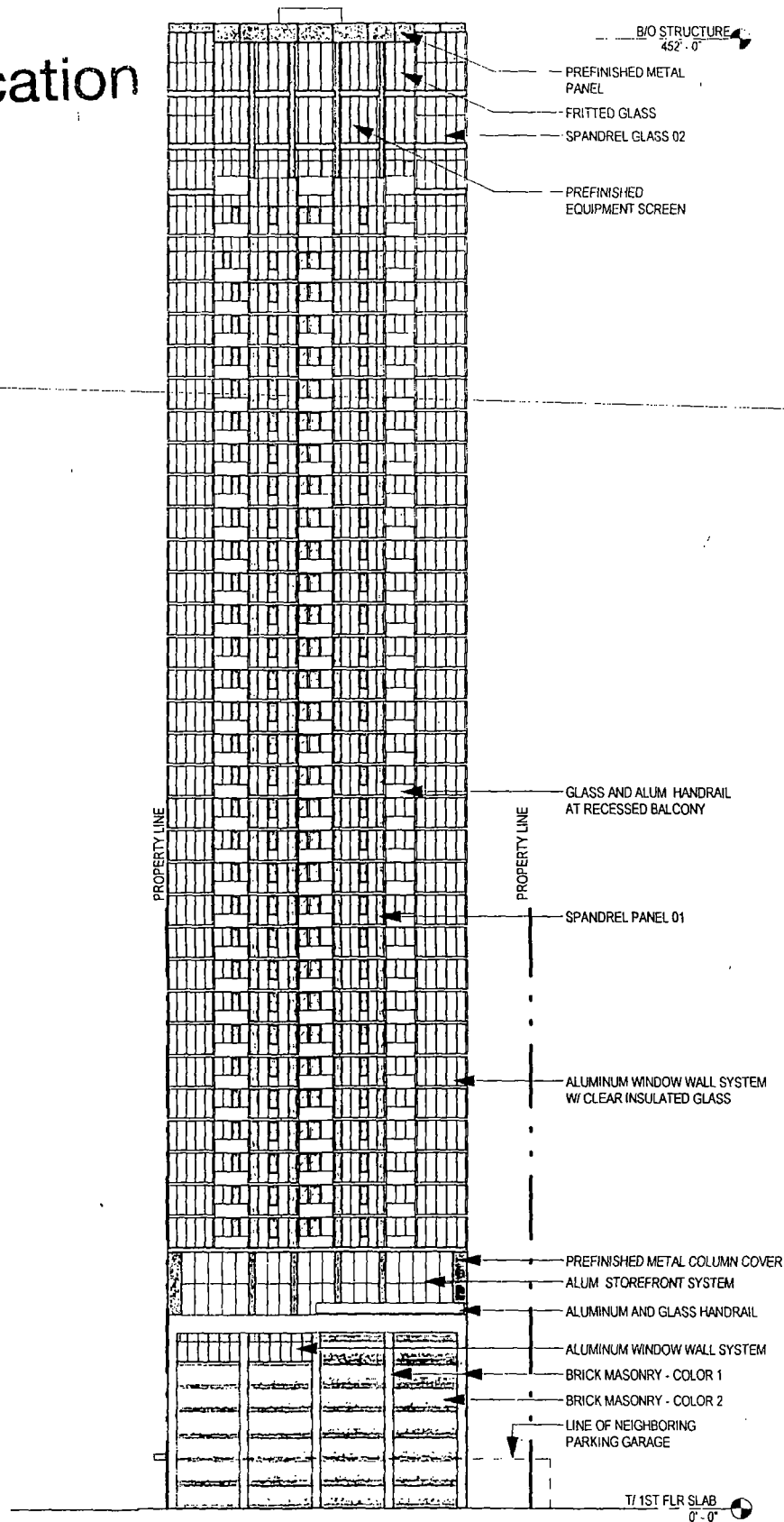
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SOUTH ELEVATION  
SCALE 1" = 50'-0"

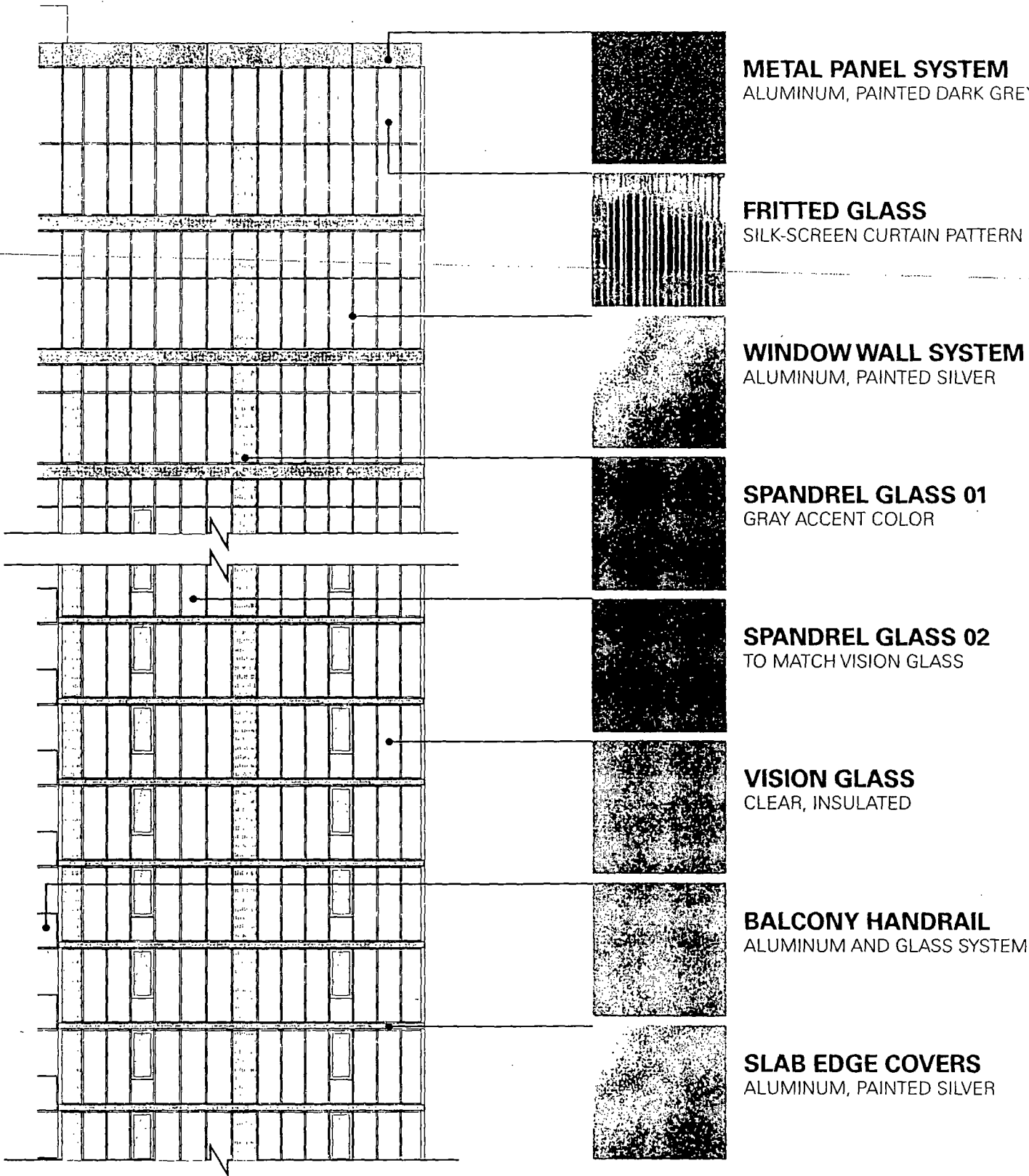
Applicant: ONNI Grand Limited Partnership  
Address: 353 W. Grand Ave.  
Introduced: September 20, 2018  
Plan Commission: October 18, 2018



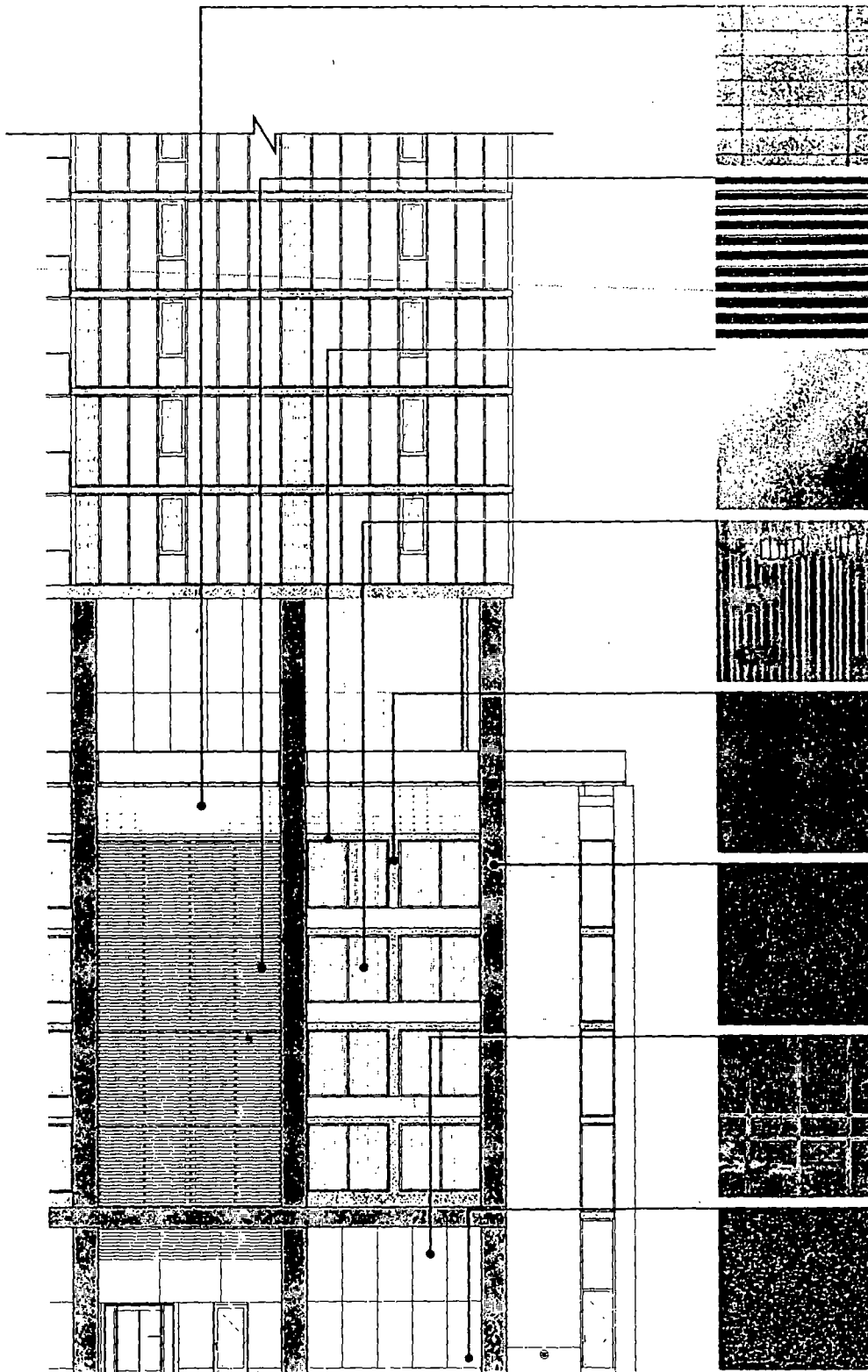
WEST ELEVATION  
SCALE: 1" = 50'-0"

Applicant: ONNI Grand Limited Partnership  
Address: 353 W. Grand Ave.  
Introduced: September 20, 2018  
Plan Commission: October 18, 2018





Applicant: ONNI Grand Limited Partnership  
 Address: 353 W Grand Ave  
 Introduced: September 20, 2018  
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**BRICK MASONRY**  
SMOOTH, WHITE STACKED BOND

**METAL SCREEN**  
PAINTED WHITE

**WINDOW WALL SYSTEM**  
ALUMINUM, PAINTED SILVER

**FRITTED GLASS**  
SILK SCREEN CURTAIN PATTERN

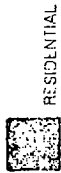
**METAL PANEL SYSTEM**  
ALUMINUM, PAINTED MEDIUM GRAY

**METAL PANEL SYSTEM**  
ALUMINUM, PAINTED DARK GRAY

**STOREFRONT SYSTEM**  
ALUMINUM WITH CLEAR, INSULATED GLASS

**STONE CURB**  
FLAMED BLACK ABSOLUTE GRANITE

Applicant: ONNI Grand Limited Partnership  
Address: 353 W. Grand Ave.  
Introduced: September 20, 2018  
Plan Commission: October 18, 2018



RESIDENTIAL

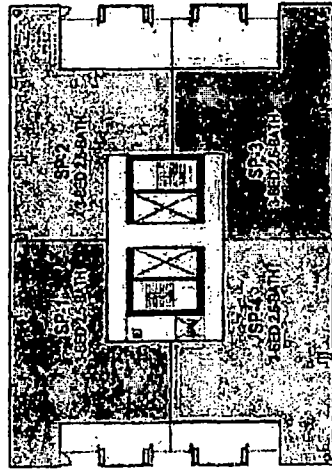
COMMON



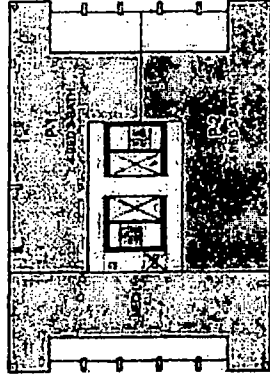
BUILDING SERVICES

EXTERIOR RESIDENTIAL

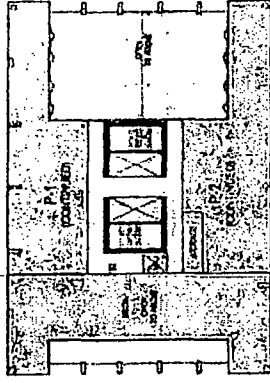
Units / m²	Studio				1-Bed				2-Bed				3-Bed				4-Bed			
	Totals				Affordable															
	142	14	8	79	127	0	2	356												
								36												



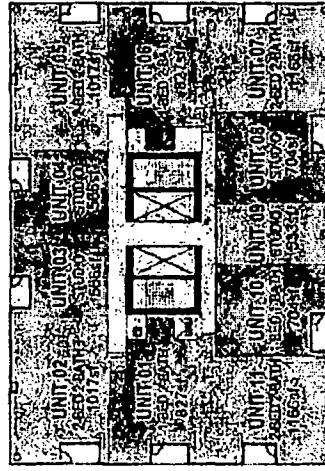
SUB-PENTHOUSE(39)



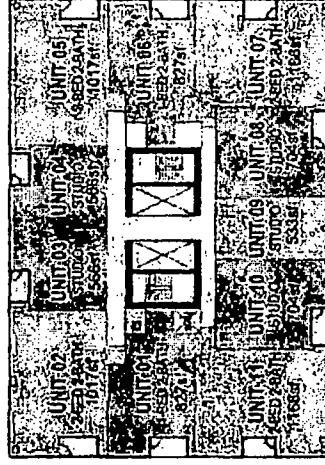
PENTHOUSE 11:401



PENTHOUSE 12:401

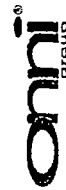


TYPICAL RESIDENTIAL (25-38)



TYPICAL RESIDENTIAL (7-24)

Final for Publication



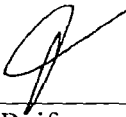
# Preliminary Tower Floor Plans



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis  
Chairman, City Council Committee on Zoning

From:   
David Reifman  
Commissioner  
Department of Planning and Development

Date: October 18, 2018

Re: Proposed Planned Development (353 W. Grand)

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On October 18, 2018, the Chicago Plan Commission recommended approval of a proposed Planned Development submitted by ONNI Grand Limited Partnership. The site is currently zoned DX-7 (Downtown Mixed-Use District) and the Applicant is proposing to rezone the site to a Planned Development prior to constructing a 452' tall building with ground floor commercial space, 356 dwelling units, and 261 accessory, vehicular parking spaces. The applicant will seek to utilize 4.5 F.A.R. of bonus floor area through the Neighborhood Opportunity Bonus. 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 and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-0756.

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

TO: CLERK

ET