



City of Chicago



SO2018-7612

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/20/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-F at 303 W Division St/1140 N Wells St/202 W Hill St - App No. 19816
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

ORDINANCE

19816
INTRO DATE
SEPT 20, 2018

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 Planned Development No. 136 symbols in Subarea A as shown on Map No. 3-F for the property located in the area generally bounded by

West Division Street; a line 285.93 feet east of the CTA right-of-way; a line 95.20 feet south of and parallel to West Division Street extended in a southeasterly direction to a point 95.37 feet south of and parallel to West Division Street; a line 209.92 feet west of and parallel to North Wells Street; West Division Street; North Wells Street; West Hill Street; and the CTA right-of-way

to the designation of DX-5, Downtown Mixed-Use District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the DX-5 symbols as shown on Map No. 3-F in the area described above in Section 1 of this Ordinance, and by changing all of the Planned Development No. 136 symbols as shown on Map No. 3-F to the designation of Planned Development No. 136, as amended, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 3. This ordinance takes effect after its passage and publication.

PLANNED DEVELOPMENT No. 136, as amended

1. The area delineated herein as Planned Development Number 136, as amended, (Planned Development) consists of approximately 370,789 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property). The Planned Development includes two Subareas – Subarea A and Subarea B. It is the intent of this ordinance to amend Subarea A only. Subarea A is under the single-designated control of the Applicant, Onni Atrium Apartments 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

Applicant: Onni Atrium Apartments Limited Partnership
Address: 303 West Division/1140 North Wells/202 West Hill
Introduced: September 20, 2018
Plan Commission: December 20, 2018

Final for Publication

- Sidewalks
- 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 the 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 acknowledges that the site traffic impact study completed by KLOA, Inc. on behalf of the Applicant identifies the need for certain traffic control improvements in the immediate vicinity. Accordingly, the Applicant agrees, subject to approval of CDOT, to fund the design and installation of left-turn arrows on the east and west approaches of West Division Street at North Wells Street; to fund the installation of countdown pedestrian signals at the intersections of Division Street and Wells Street; and Division Street and Orleans Street; and to fund the modification of pavement markings on Division Street necessary to provide left-turn lanes at Wells Street. This work must be completed prior to the completion of Phase I. Additionally, the Applicant agrees, subject to the approval of CDOT, to fund the design and installation of a new traffic signal at the intersection of North Orleans Street and West Hill Street. This work must be completed prior to the completion of Phase II.

Applicant agrees to update the traffic impact study prior to starting each subsequent phase, and acknowledges that additional traffic control improvements may be identified by CDOT during the subsequent phases. Accordingly, subject to the approval of CDOT, Applicant agrees to fund the design and installation of traffic control improvements as identified by CDOT in the subsequent phases.

4. This Plan of Development consists of Nineteen Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; a Subarea A Map; CTA Easement Area Map; Floor Plans for Phase 3/Subarea A4; Landscape Plan for Phase 3/Subarea A4; a Green Roof Plan for Phase 3/Subarea A4; Building Elevations (North, South, East and West) for Phase 3/Subarea A4, prepared by Hartshorne Plunkard Architecture and dated December 20, 2018; and copies of Minor Change Approvals dated May 27, 2015 and July 20, 2017. 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

Applicant: Onni Atrium Apartments Limited Partnership
Address: 303 West Division/1140 North Wells/202 West Hill
Introduced: September 20, 2018
Plan Commission: December 20, 2018

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 Subarea A of Planned Development 136, as amended: Multi-Unit buildings with residential units on and above the ground floor; Townhouses; Day Care; Eating and Drinking Establishments; Office; Personal Service; Retail Sales; Grocery stores; Accessory Parking; Non-accessory parking if located below-grade; Financial Services; Public transit-related uses; Accessory and related uses.

The following uses shall be permitted within Subarea B of Planned Development 136, as amended: residential dwelling units; community centers; daycare facilities; accessory church offices; accessory parking; and other accessory church-related facilities; and accessory uses.

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 identified in the Bulk Regulations and Data Table has been determined using a net site area of 313,379 square feet for Subarea A and a base FAR of 5.0. The permitted FAR in Subarea B is 4.94 based upon a net site area of 57,410 square feet.

The Applicant acknowledges that the project has received a bonus FAR of 1.35 for Subarea A4, pursuant to Sec. 17-4-1000 of the Zoning Ordinance and based upon a net site area of 60,064 square feet in Subarea A4. 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 Subarea A4; provided, however, if Subarea A4 is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent 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

Applicant: Onni Atrium Apartments Limited Partnership
Address: 303 West Division/1140 North Wells/202 West Hill
Introduced: September 20, 2018
Plan Commission: December 20, 2018

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.
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

Applicant: Onni Atrium Apartments Limited Partnership
Address: 303 West Division/1140 North Wells/202 West Hill
Introduced: September 20, 2018
Plan Commission: December 20, 2018

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 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.

16. The Applicant acknowledges and agrees that the rezoning of the Property from Planned Development No. 136, as amended 1992, to Planned Development No. 136 as amended July 25, 2012, for the construction of the Residential Project triggers the requirements of Section 2-45-110 of the Municipal Code ("The Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance must (i) develop affordable housing units as part of the residential housing project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements, the Applicant has agreed to provide 10 percent affordable housing units in the Residential Project for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment"). At the time of each Part II review for the Residential Project, Applicant shall update and resubmit an Affordable Housing profile Form to the Department of Planning and Development for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, the Department of Planning and Development may adjust the requirements of this Statement (*i.e.*, number of Affordable Units and/or amount of Cash Payment) accordingly without amending this Planned Development. The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges

Applicant: Onni Atrium Apartments Limited Partnership
Address: 303 West Division/1140 North Wells/202 West Hill
Introduced: September 20, 2018
Plan Commission: December 20, 2018

and agrees that the Affordable Housing Agreement will be recorded against the Property and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. Notwithstanding anything to the contrary contained in Section 17-4-1003-E, the Commissioner of the Department of Planning and Development may enforce remedies for breach of the 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 ordinance.

The Applicant acknowledges and agrees that this Planned Development is subject to that certain Affordable Housing Covenant and Agreement dated February 27, 2017, and recorded in the Office of the Cook County Recorder of Deeds as Document No. 1705822156; and by that certain Memorandum of Agreement Regarding Phase 2, dated October 23, 2017, and recorded in the Office of the Cook County Recorder of Deeds as Document No. 1729744033.

17. The development of Subarea B is located adjacent to a Chicago Landmark Building (the Sexton School). Accordingly the owner of Subarea B shall provide a landscaped pedestrian walkway within the buffer zone between the landmark building and the apartment building as a means of increasing visual access to the west and north façades of the landmark building. The apartment building shall be set back from the southern boundary of Subarea B as depicted on the Subarea B Site Plan. The owner of Subarea B shall install and maintain an illuminated, paved pedestrian walkway no less than six (6) feet in width within this setback area. The pedestrian walkway shall not be closed off by any gate or other obstruction unless the owner of Subarea B determines that public safety requires otherwise; any such decision to restrict access for public safety reasons shall be subject to approval by the commander of the local district of the Chicago Police Department, with notice of any such decision provided to the Department of Planning and Development.
18. The Applicant acknowledges that the City of Chicago and the Chicago Transit Authority ("CTA") are studying the possibility of a future CTA station near the intersection of West Division Street and North Orleans Street in accordance with the "Central Area Action Plan" adopted by the Chicago Plan Commission on August 20, 2009. The Applicant recognizes the value that convenient access to public transportation would offer the residents of this Planned Development and agrees to grant the CTA a permanent easement (the "Station Easement") in, on, over and under the area labeled "Future Transit Station" as generally depicted on the Site Plan and on the CTA Easement Areas exhibit (the "CTA Exhibit") for the purpose of constructing, operating and maintaining a rail station and related public transportation facilities. The Applicant must record the Station Easement prior to the issuance of any Part II approval for the Project. The transit station has not been fully designed as of the date of this Planned Development. Accordingly, prior to the issuance of Part II approval for the transit station, the CTA shall submit a site plan ("Transit Station Site Plan") to the Commissioner of the Department of Planning and Development (the "Commissioner") for approval. Review and approval of the Transit Station Site Plan by the Commissioner is intended to assure that

Applicant: Onni Atrium Apartments Limited Partnership
Address: 303 West Division/1140 North Wells/202 West Hill
Introduced: September 20, 2018
Plan Commission: December 20, 2018

specific development proposals substantially conform to this Planned Development and to assist the City in monitoring on-going development. The CTA shall share copies of the Transit Station Site Plan with the Applicant for informational purposes only. The Department shall convene meetings between the CTA and the Applicant, if necessary and at the Department's own discretion, to discuss the station plans prior to final site plan approval of the station. Following approval of the Transit Station Site Plan by the Commissioner, the plan and such supporting data and materials as the Commissioner had requested shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development. The approved Transit Station Site Plan may be changed or modified pursuant to the provisions of Statement 12 hereof. In the event of any inconsistency between the approved Transit Station Site Plan and the terms of this Planned Development in effect at the time of approval of such plan or of the modifications or changes thereto, the terms of this Planned Development shall govern. Applicant shall bear no costs associated with the proposed transit station.

The Applicant acknowledges and agrees that this Planned Development is subject to that certain Grant of Easements and Release of Easement dated November 8, 2013, and recorded in the Office of the Cook County Recorder of Deeds as Document No. 1401444043, by and between the Applicant and the Chicago Transit Authority ("CTA"), a municipal corporation. The grant of easement is a permanent, non-exclusive easement (the "Maintenance Easement") in, on, over, under, through and across the western portion of the Property to the extent necessary to create a buffer (clear zone) of at least 14 feet along, and parallel to, the eastern edge of the CTA elevated track structures for access to, and maintenance, repair, renovation and replacement of any CTA transit facilities now or hereafter located within the CTA's Brown Line right-of-way, and for safety reasons.

19. 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 Planned Development No. 136, as amended July 25, 2012, and as modified administratively thereafter.

Applicant: Onni Atrium Apartments Limited Partnership
Address: 303 West Division/1140 North Wells/202 West Hill
Introduced: September 20, 2018
Plan Commission: December 20, 2018

Final for Publication

PLANNED DEVELOPMENT NO. 136, as amended BULK REGULATIONS AND DATA TABLE

Total Gross Site Area:	453,189 Square Feet
Subarea A:	375,455 Square Feet
Subarea B:	77,734 Square Feet
Area of Public Right-of-Way (Total):	82,400 Square Feet
Total Net Site Area:	370,789 Square Feet
Subarea A (Total):	313,379 Square Feet
Subarea A1:	48,277 Square Feet
Subarea A2:	31,494 Square Feet
Subarea A3:	51,762 Square Feet
Subarea A4:	60,064 Square Feet
Subarea A5:	121,782 Square Feet
Subarea B:	57,410 Square Feet
Maximum Floor Area Ratio:	5.0
Subarea A:	5.0 (overall)
Subarea A4:	FAR Bonus of 1.35**
Subarea B:	4.94
Total Maximum Number of Dwelling Units:	1,844
Subarea A (Total):	1,500
Subarea A1:	405
Subarea A2:	0
Subarea A3:	428
Subarea A4:	456
Subarea A5:	211
Subarea B:	344
Minimum Number of Off-Street Parking Spaces:	1,122
Subarea A (Total):	1,007
Subarea A1:	400
Subarea A2:	N/A
Subarea A3:	413
Subarea A4:	194
Subarea A5:	0

Applicant: Onni Atrium Apartments Limited Partnership
Address: 303 West Division /1140 North Wells/202 West Hill
Introduced: September 20, 2018
Plan Commission: TBD

Final for Publication

Subarea B:	115
Minimum Number of Loading Berths:	6
Subarea A1:	1
Subarea A2:	N/A
Subarea A3:	1
Subarea A4:	2
Subarea A5:	0
Subarea B:	2
Maximum Building Height:	
Subarea A1:	341' - 8"
Subarea A2:	N/A
Subarea A3:	430' - 0"
Subarea A4:	447' - 2"
Subarea A5:	As built
Subarea B:	As built
Bicycle Storage Spaces:	
Subarea A1:	88
Subarea A2:	N/A
Subarea A3:	62
Subarea A4:	185
Subarea A5:	0
Subarea B:	As built
Minimum Setbacks:	Per Site Plan

Notes:

*Residential Units, parking spaces and FAR may be allocated among the five subareas in Subarea A through the Minor Change process in accord with Section 17-13-0611 of the Chicago Zoning Ordinance.

** The FAR Bonus in Subarea A-4 is based upon a Net Site Area of 60,064 Square Feet. The total floor area bonus is 81,086 square feet.

Applicant: Onni Atrium Apartments Limited Partnership
Address: 303 West Division /1140 North Wells/202 West Hill
Introduced: September 20, 2018
Plan Commission: TBD

Final for Publication



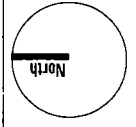
APPLICANT: ONNI ATRIUM APARTMENTS LIMITED PARTNERSHIP

ADDRESS: 303 WEST DIVISION ST. / 1140 NORTH WELLS ST. / 202 WEST HILL ST.

INTRODUCED: 09/20/18

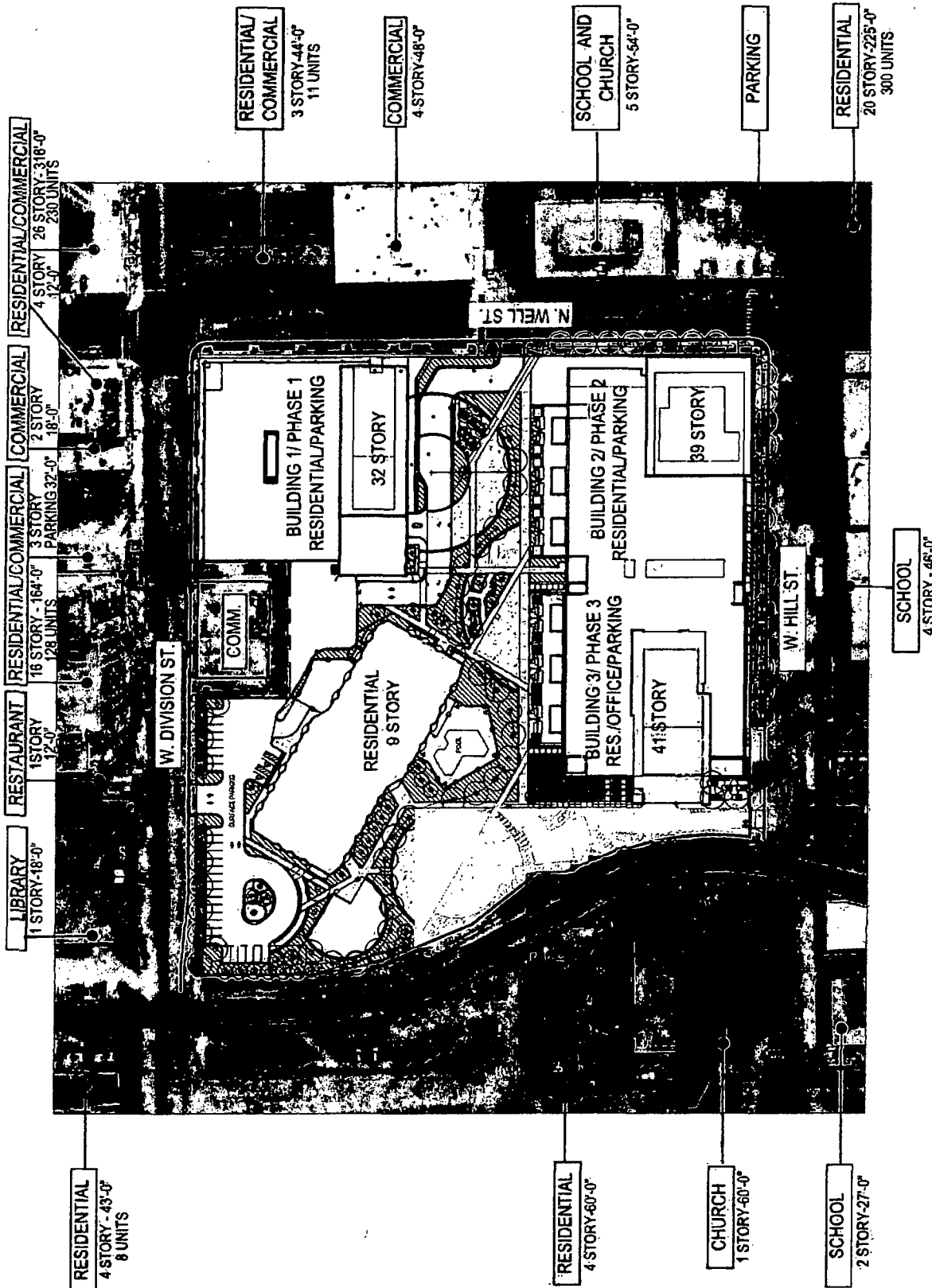
PLAN COMMISSION: 12/20/18

SCALE: (NTS)



ZONING MAP

Final for Publication

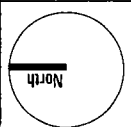


LIBRARY 1 STORY - 18'-0"
 RESTAURANT 1 STORY - 17'-0"
 RESIDENTIAL/COMMERCIAL 16 STORY - 164'-0" 178 UNITS
 RESIDENTIAL/COMMERCIAL 3 STORY PARKING 32'-0"
 COMMERCIAL 2 STORY 18'-0"
 RESIDENTIAL/COMMERCIAL 4 STORY 172'-0" 26 STORY - 318'-0" 230 UNITS

RESIDENTIAL COMMERCIAL 3 STORY - 44'-0" 11 UNITS
 COMMERCIAL 4 STORY - 48'-0"
 SCHOOL AND CHURCH 5 STORY - 64'-0"
 PARKING
 RESIDENTIAL 20 STORY - 225'-0" 300 UNITS

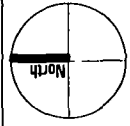
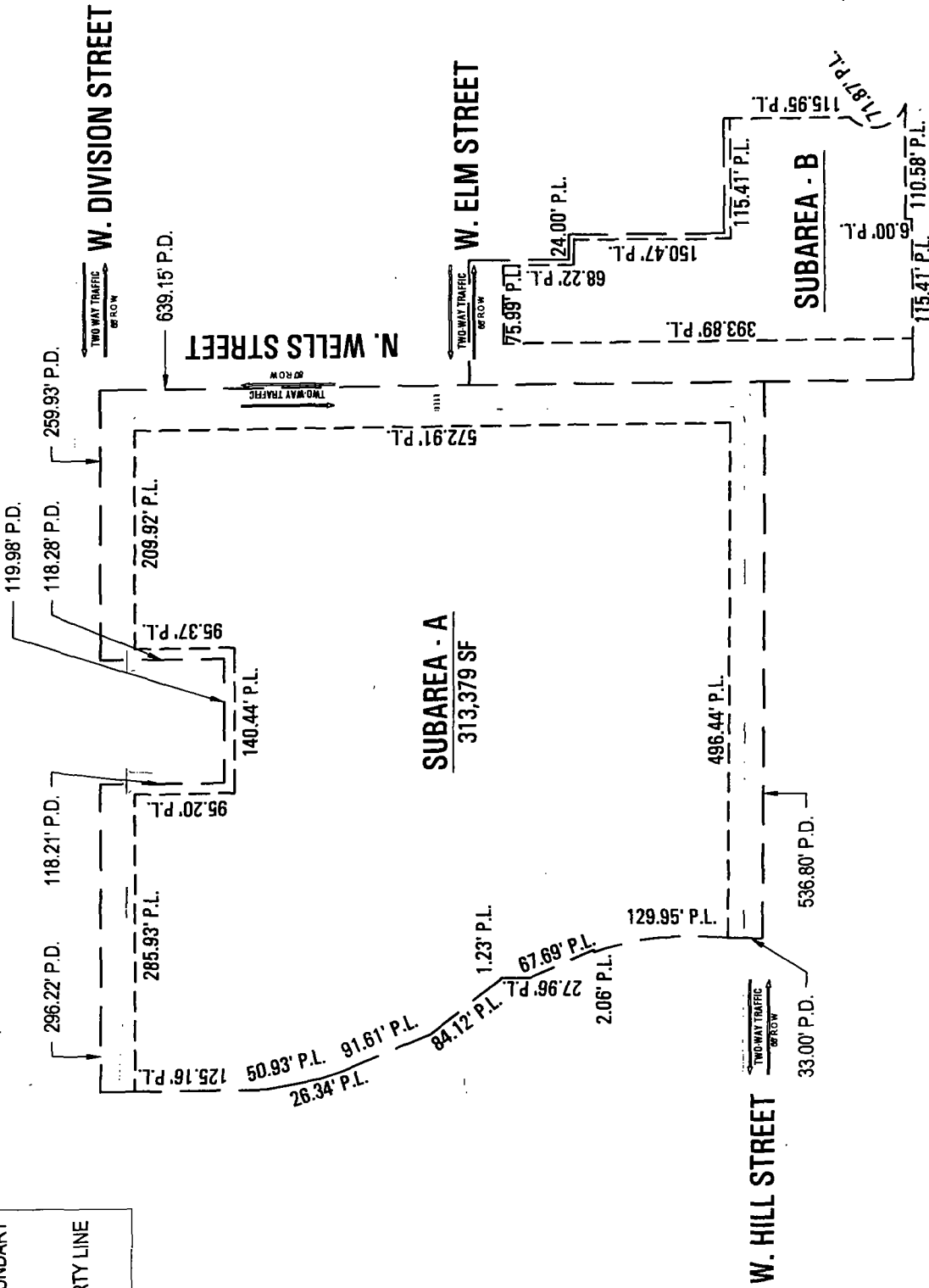
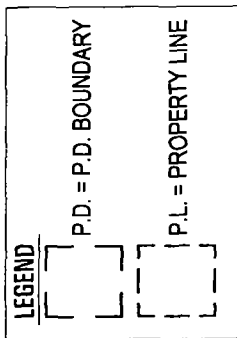
RESIDENTIAL 4 STORY - 49'-0" 8 UNITS
 RESIDENTIAL 4 STORY - 60'-0"
 CHURCH 1 STORY - 60'-0"
 SCHOOL 2 STORY - 27'-0"
 SCHOOL 4 STORY - 46'-0"

APPLICANT: ONNI ATRIUM APARTMENTS LIMITED PARTNERSHIP
 ADDRESS: 303 WEST DIVISION ST. / 1140 NORTH WELLS ST. / 202 WEST HILL ST.
 INTRODUCED: 09/20/18 PLAN COMMISSION: 12/20/18 SCALE: N.T.S.



LAND USE MAP

Final for Publication

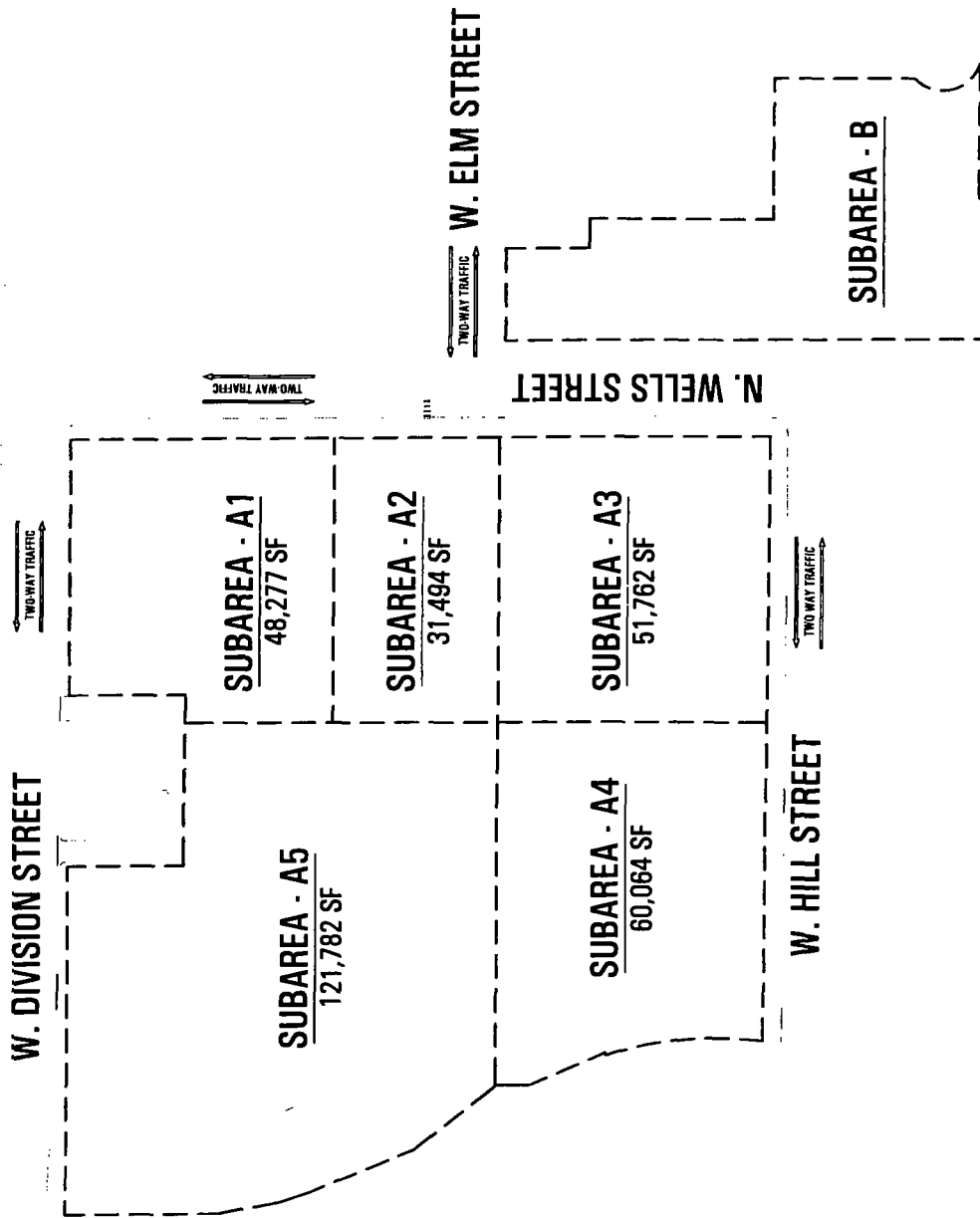


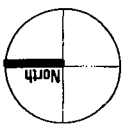
APPLICANT: ONNI ATRIUM APARTMENTS LIMITED PARTNERSHIP ADDRESS OF PROJECT: 303 W. DIVISION ST. / 1140 N. WELLS ST. / 202 W. HILL ST. INTRODUCED: 9/20/18 PLAN COMMISSION: 12/20/18 SCALE: 1" = 150'	
P.D. BOUNDARY / PROPERTY LINE	

Final for Publication

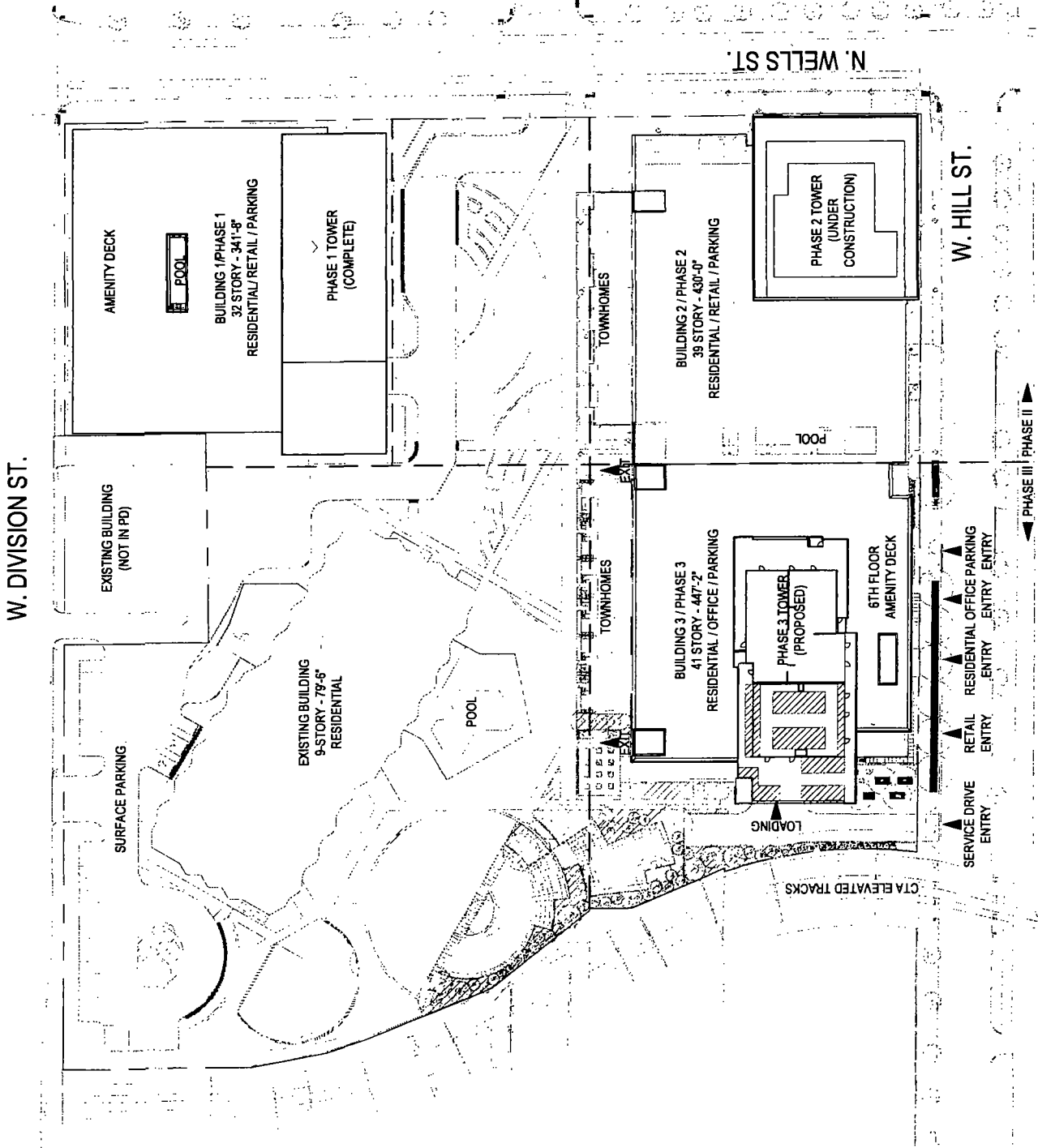
LEGEND

— — — — —
SUB AREA LOT LINES

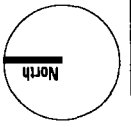


APPLICANT: ONNI ATRIUM APARTMENTS LIMITED PARTNERSHIP ADDRESS OF PROJECT: 303 W. DIVISION ST. / 1140 N. WELLS ST. / 202 W. HILL ST. INTRODUCED: 9/20/18 PLAN COMMISSION: 12/20/18			SUB AREA LOT LINES
SCALE: 1" = 150'			

Final for Publication

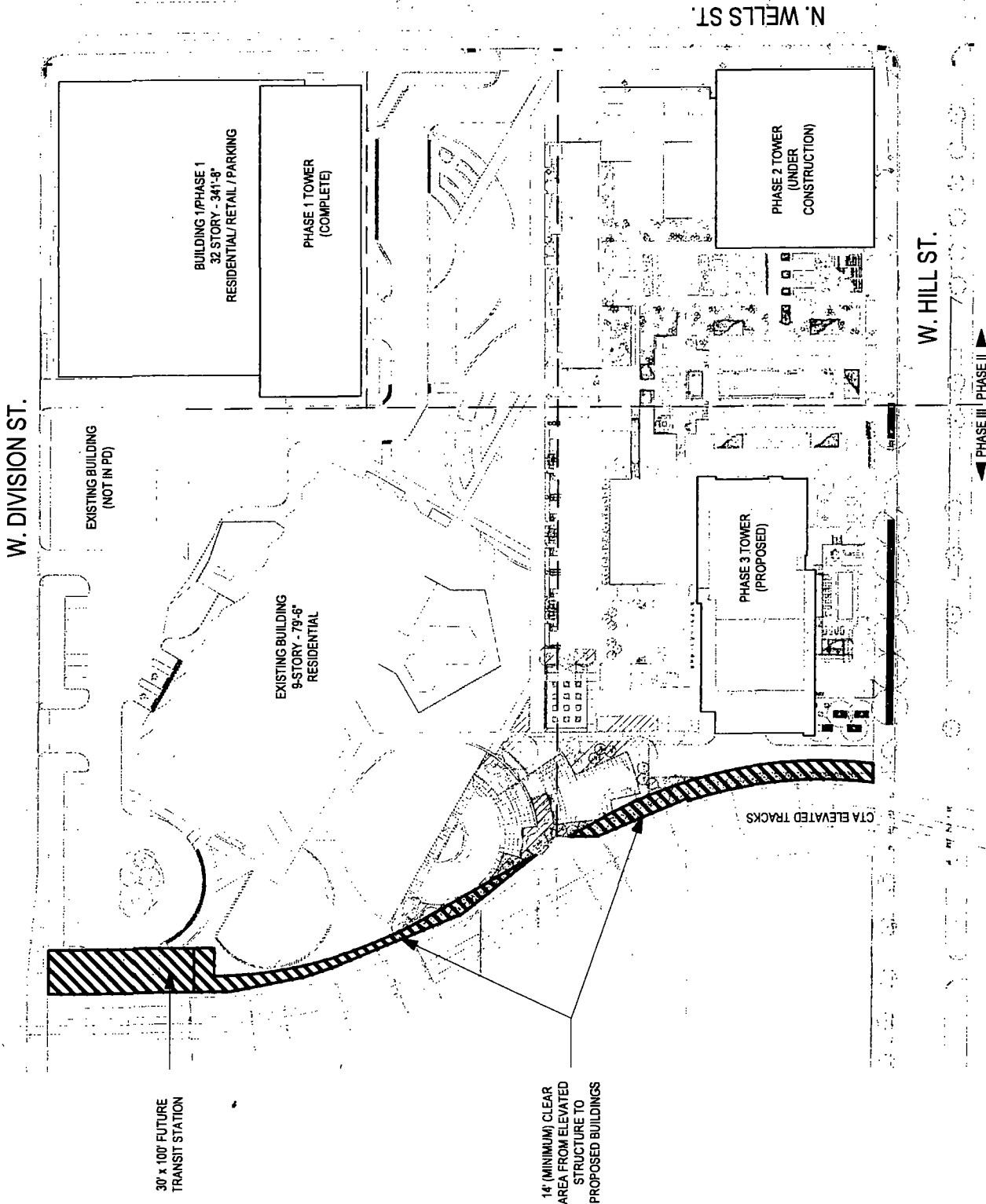


SITE PLAN



APPLICANT: ONNI ATRIUM APARTMENTS LIMITED PARTNERSHIP
 ADDRESS: 303 WEST DIVISION ST. / 1140 NORTH WELLS ST. / 202 WEST HILL ST.
 INTRODUCED: 09/20/18 PLAN COMMISSION: 12/20/18 SCALE: 1" = 100'-0"

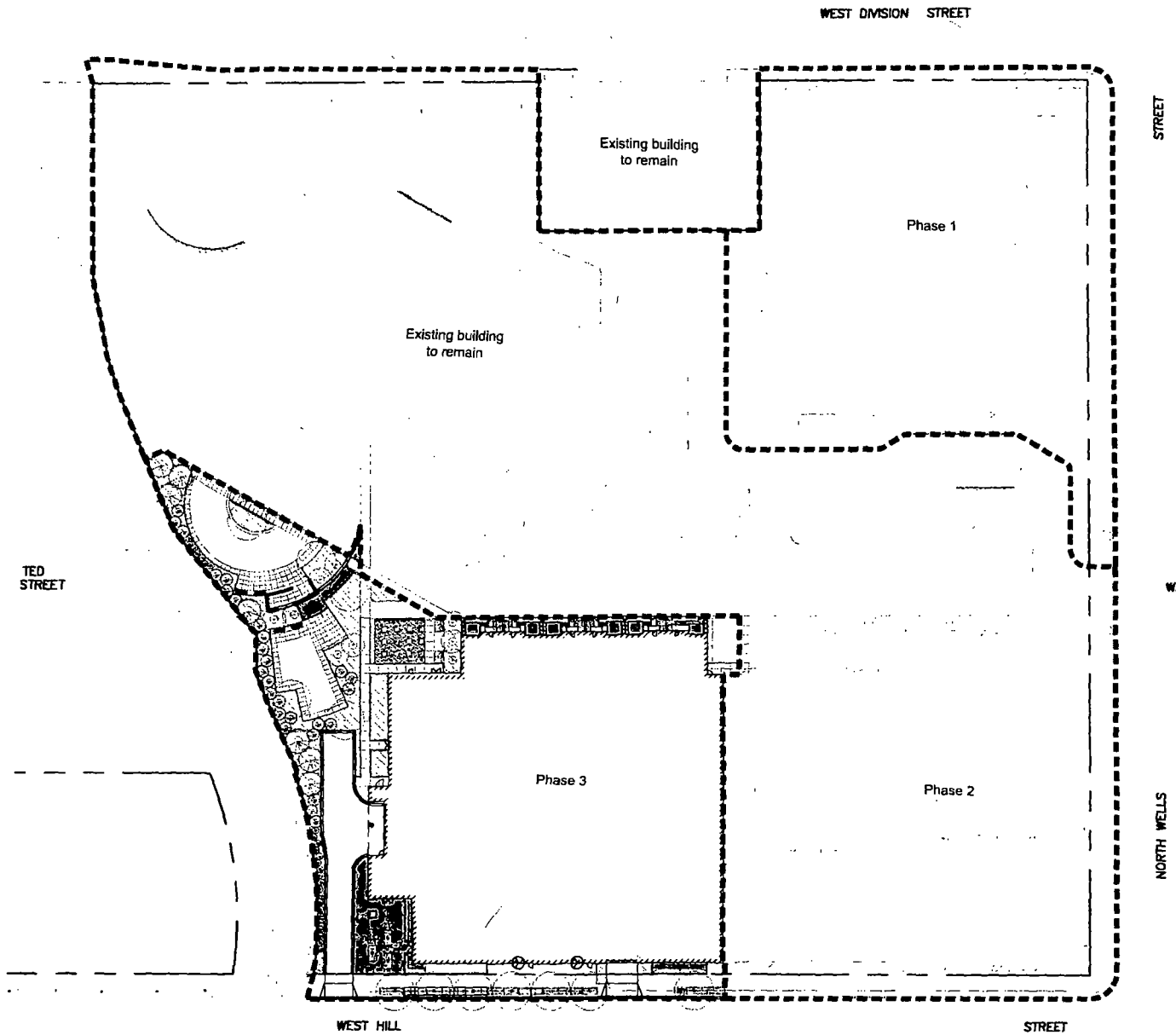
Final for Publication



CTA EASEMENT AREAS
(SITE PLAN)

APPLICANT: ONNI ATRIUM APARTMENTS LIMITED PARTNERSHIP
 ADDRESS: 303 WEST DIVISION ST. / 1140 NORTH WELLS ST. / 202 WEST HILL ST.
 INTRODUCED: 09/20/18 PLAN COMMISSION: 12/20/18 SCALE: 1" = 100'-0"

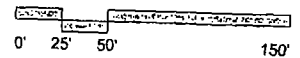
Final for Publication



Overall Landscape Plan

Old Town Park - Phase 3

ONNI Group



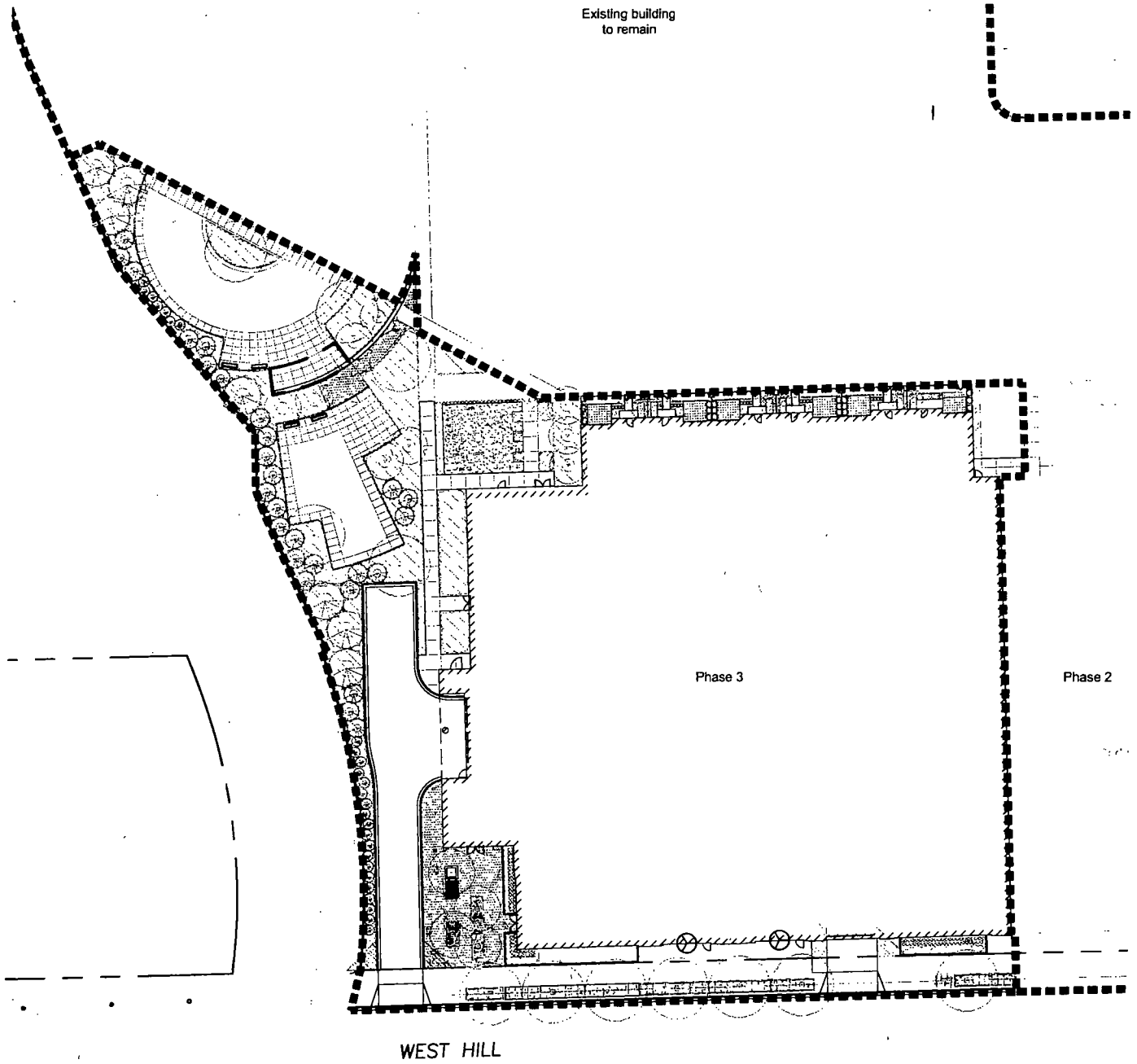
SCALE: 1" = 100'

ISSUE DATE
12/12/2018

All drawings are preliminary
and subject to change.
© 2018 Hitchcock Design Group

Final for Publication

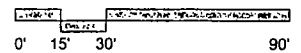
Existing building
to remain



Landscape Plan

Old Town Park - Phase 3

ONNI Group



SCALE: 1" = 60'

ISSUE DATE
12/12/2018

All drawings are preliminary
and subject to change
© 2018 Hitchcock Design Group

Final for Publication

Code	Botanical Name	Common Name	Size	Qty	Notes
Shade Trees					
GDI4.0	<i>Gymnocladus dioicus</i> (male)	Kentucky Coffeetree	4" C		

Ornamental Trees

APH.06	<i>Acer palmatum</i> 'Hefner's Red Select'	Hefner's Red Select Japanses Maple	6' HT		Multi-stem
AMA.08	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' HT		Multi-stem
BNH.08	<i>Betula nigra</i> 'Cully'	Heritage Birch	8' HT		Multi-stem
HVM.06	<i>Hamamelis virginiana</i> 'Harvest Moon'	Harvest Moon Common Witch Hazel	6' HT		Multi-stem

Evergreen Trees

PAB.08	<i>Picea abies</i>	Norway Spruce	8' HT		
PIG.08	<i>Picea glauca</i>	White Spruce	8' HT		

Evergreen Shrubs

BWN24	<i>Buxus</i> 'Wilson'	Northern Charm Boxwood	24" HT		Plant 3'-0" O.C.
PMU36	<i>Pinus mugo</i>	Mugo Pine	36" HT		Plant 8'-0" O.C.
TMR24	<i>Taxus x media</i> 'Tauntonii'	Taunton Intermediate Yew	24" HT		Plant 3'-0" O.C.
TOW36	<i>Thuja occidentalis</i> 'Woodwardii'	Woodward Arborvitae	36" HT		Plant 8'-0" O.C.

Shrubs

CSA36	<i>Cornus sericea</i> 'Alleman's Compact'	Alleman's Compact Red-Osier Dogwood	36" HT		Plant 4'-0" O.C.
CSK36	<i>Cornus sericea</i> 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	36" HT		Plant 4'-0" O.C.
HPL36	<i>Hydrangea paniculata</i> 'Jane'	Little Lime Hydrangea	36" HT		Plant 4'-0" O.C.
HYL36	<i>Hydrangea paniculata</i> 'Limelight'	Limelight Hydrangea	36" HT		Plant 5'-0" O.C.

Perennials

ATS6	<i>Allium tanguticum</i> 'Summer Beauty'	Summer Beauty Ornamental Chive	1 GAL		Plant 12" O.C.
CAK6	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 GAL		Plant 18" O.C.
CBR6	<i>Carex brevior</i>	Plains Oval Sedge	1 GAL		Plant 12" O.C.
CFL6	<i>Carex flacca</i>	Blue Green Sedge	1 GAL		Plant 12" O.C.
CPE6	<i>Carex pensylvanica</i>	Pennsylvania Sedge	1 GAL		Plant 12" O.C.
GSU6	<i>Geranium sanguineum</i> 'Album'	White Bloody Cranesbill Geranium	1 GAL		Plant 12" O.C.
HBS6	<i>Hosta</i> 'Brother Stefan'	Brother Stefan Hosta	1 GAL		Plant 18" O.C.
HRS6	<i>Hosta</i> 'Royal Standard'	Royal Standard Plaintain Lily	1 GAL		Per plan
HMA6	<i>Hakonechloa macra</i> 'Aureola'	Aureola Japanese Forest Grass	1 GAL		Plant 12" O.C.
HPD6	<i>Heuchera</i> 'Plum Pudding'	Plum Pudding Coralbells	1 GAL		Plant 12" O.C.
NFP6	<i>Nepeta x faassenii</i> 'Blue Wonder'	Blue Wonder Catmint	1 GAL		Plant 12" O.C.
POA6	<i>Polystichum acrostichoides</i>	Christmas Fern	1 GAL		Per plan
SES6	<i>Sesleria autumnalis</i>	Autumn Moor Grass	1 GAL		Plant 12" O.C.
SHE6	<i>Sporobolus heterolepis</i>	Prairie Dropseed	1 GAL		Plant 18" O.C.
SOH6	<i>Stachys officinalis</i> 'Hummelo'	Alpine Betony	1 GAL		Plant 12" O.C.

Bulbs

ALM0	<i>Allium moly</i>	Lily Leek	BULB		Per plan
CMQ0	<i>Camassia quamash</i>	Small Camas	BULB		Per plan
NLBO	<i>Narcissus</i> 'Lemon Beauty'	Lemon Beauty Daffodil	BULB		Per plan
NTQ0	<i>Narcissus triandrus</i> 'Quail'	Quail Daffodil	BULB		Per plan



Plant List

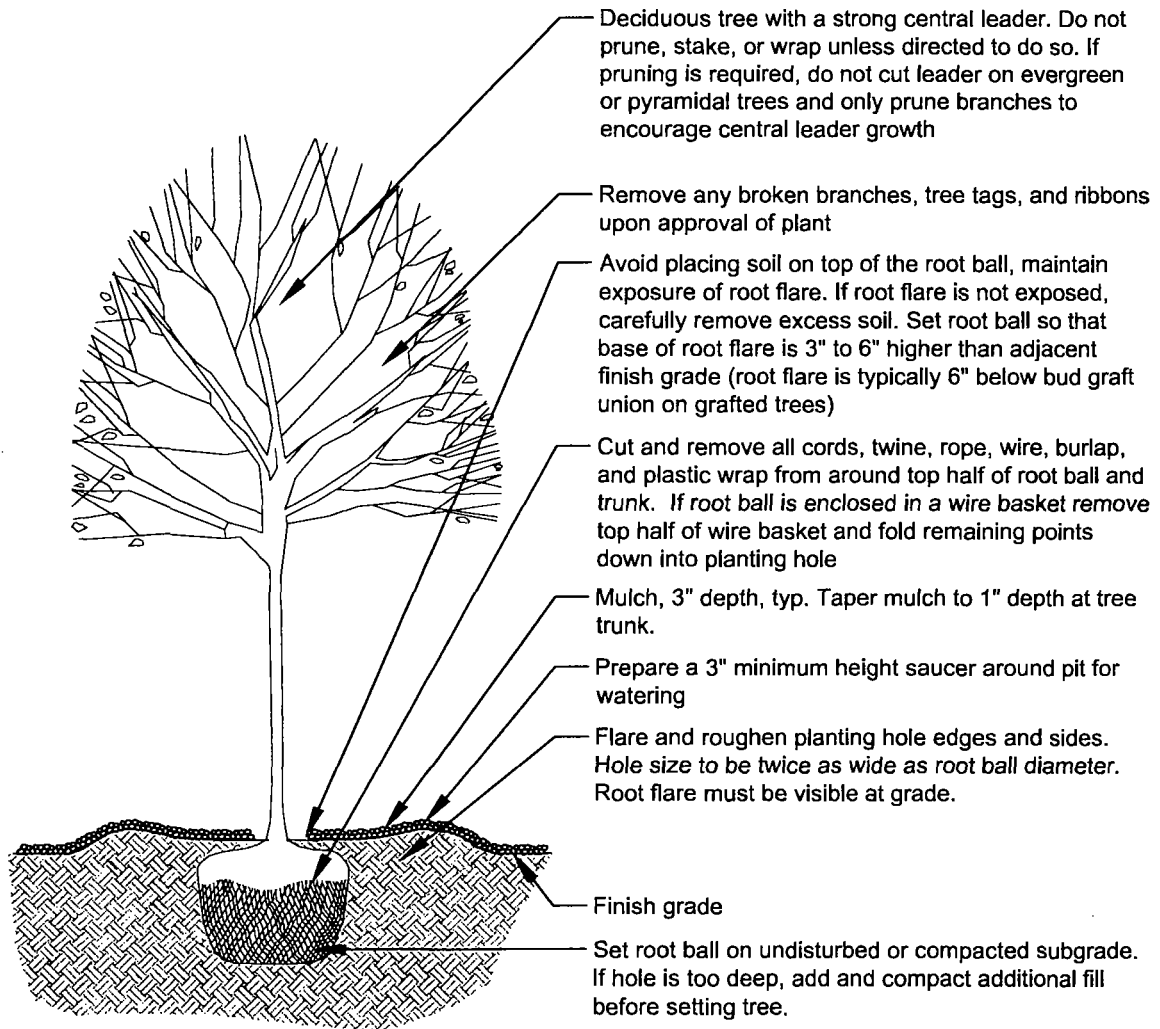
Old Town Park - Phase 3

ONNI Group

ISSUE DATE
12/12/2018

All drawings are preliminary
and subject to change
© 2018 Hitchcock Design Group

Final for Publication



Shade Tree

Old Town Park - Phase 3

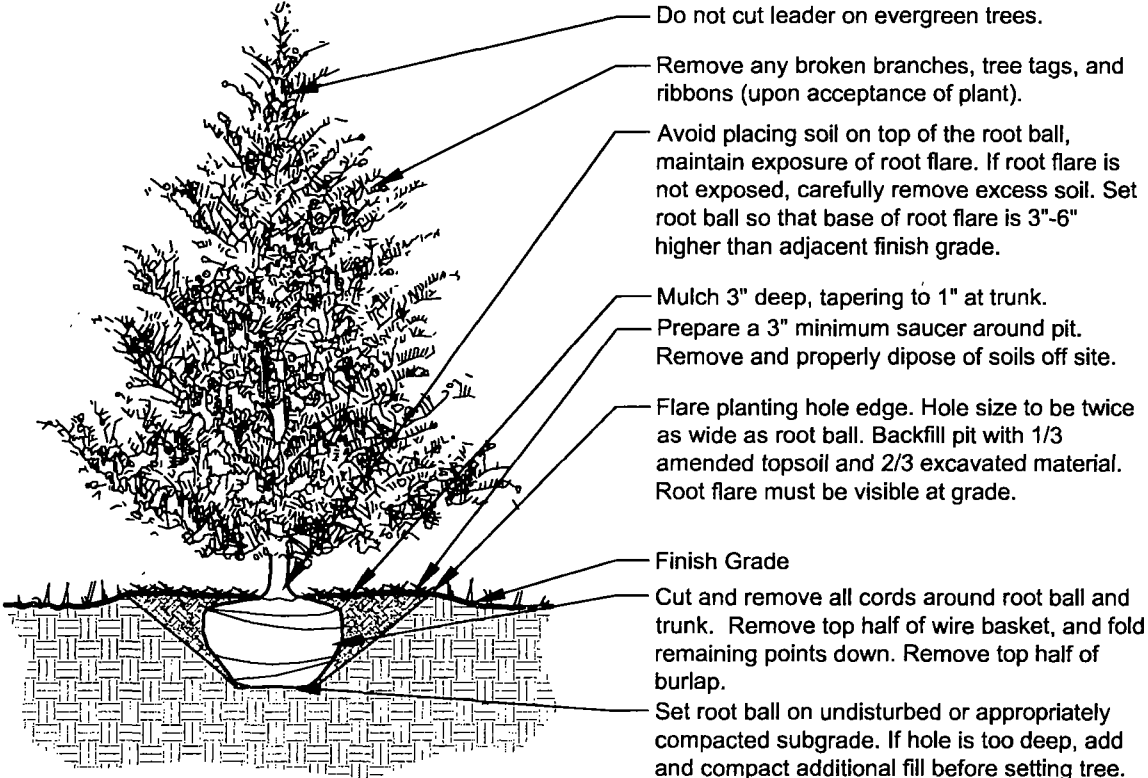
ONNI Group

SCALE: NTS

ISSUE DATE
12/12/2018

All drawings are preliminary
and subject to change
© 2018 Hitchcock Design Group

Final for Publication



Evergreen Tree

Old Town Park - Phase 3

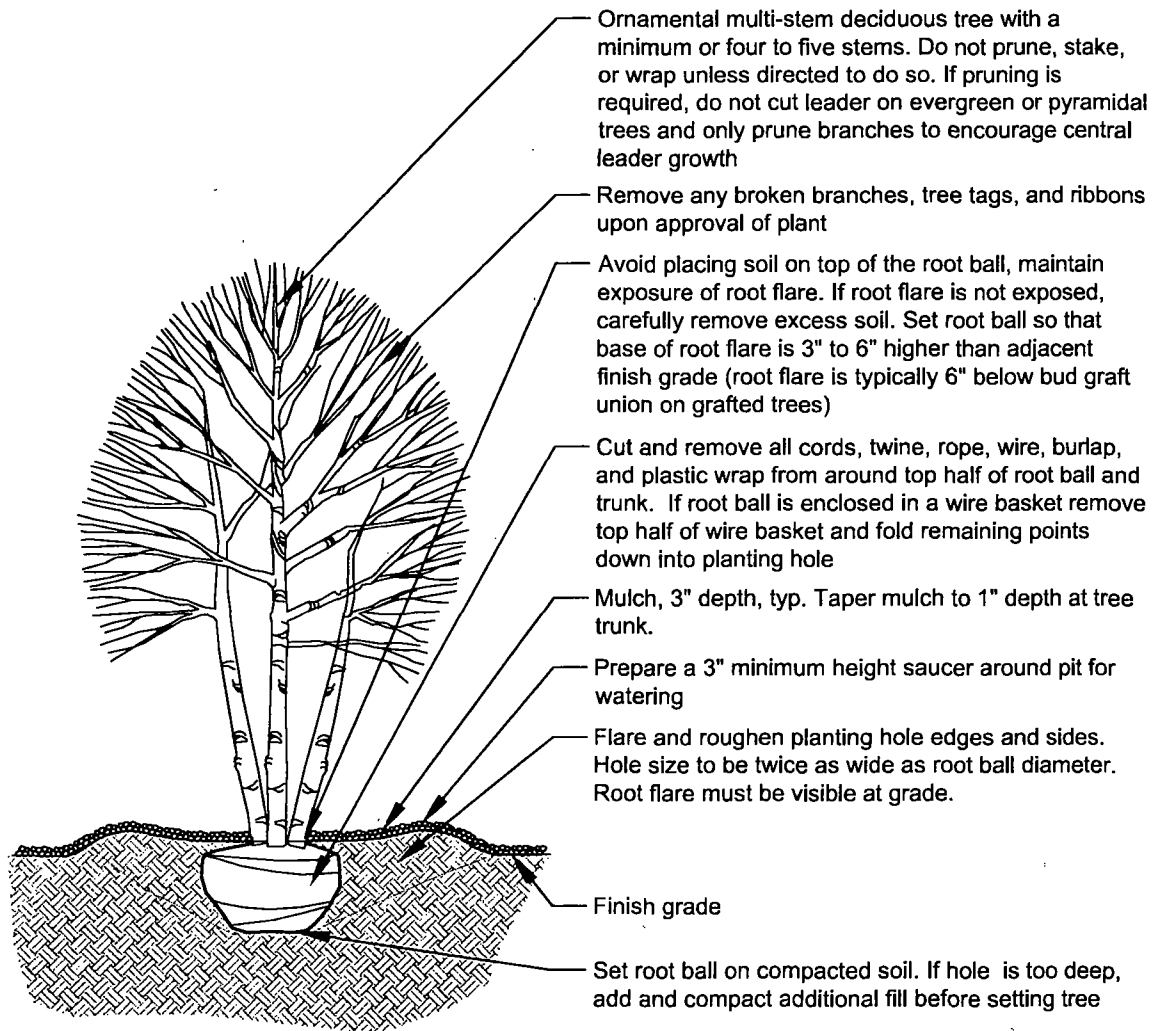
ONNI Group

SCALE: NTS

ISSUE DATE
12/12/2018

All drawings are preliminary
and subject to change.
© 2018 Hitchcock Design Group

Final for Publication



Ornamental Tree

Old Town Park - Phase 3

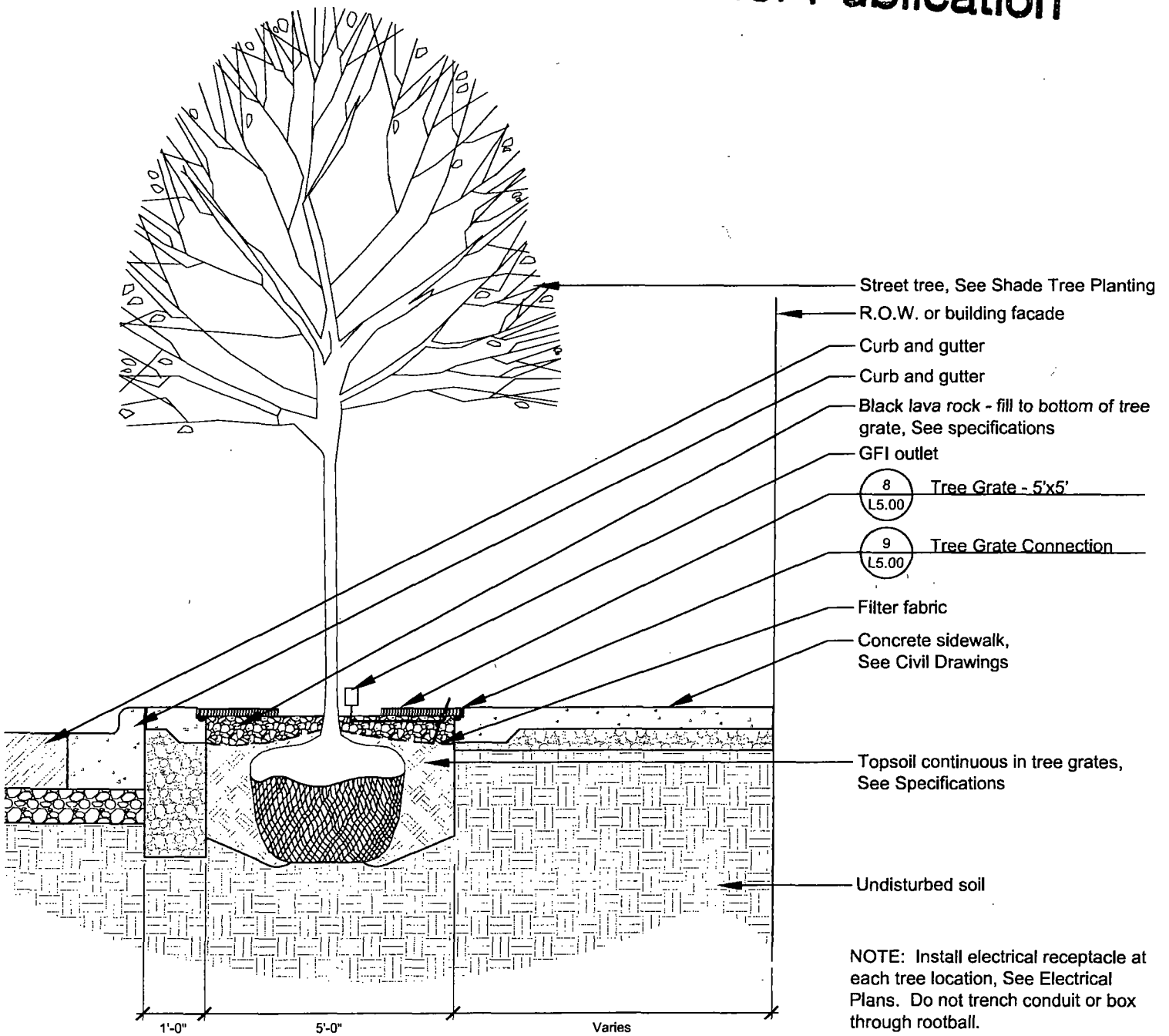
ONNI Group

SCALE: NTS

ISSUE DATE
12/12/2018

All drawings are preliminary
and subject to change.
© 2018 Hitchcock Design Group

Final for Publication



Shade Tree in Tree Grate

Old Town Park - Phase 3

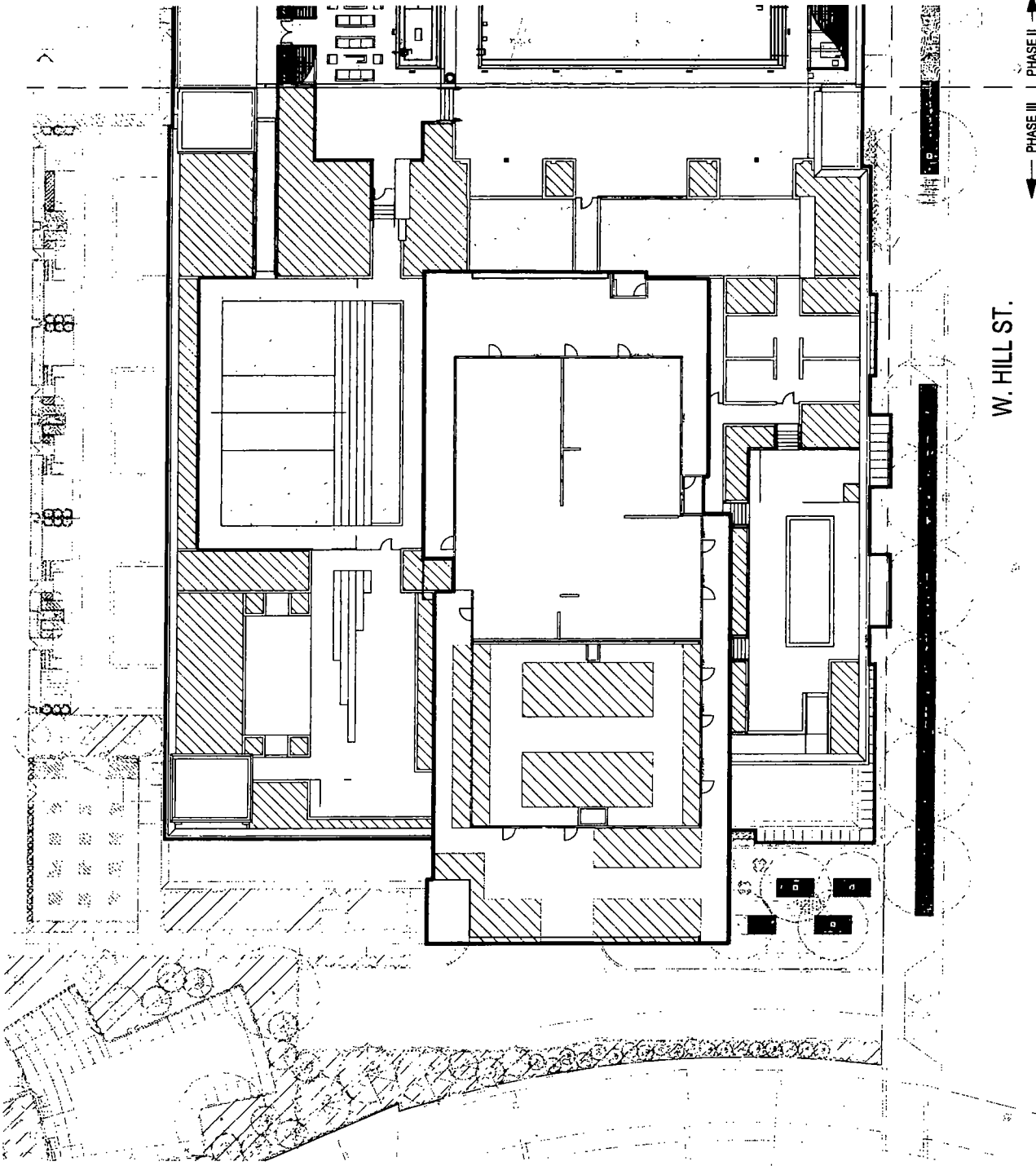
ONNI Group

SCALE: NTS

ISSUE DATE
12/12/2018

All drawings are preliminary
and subject to change.
©2018 Hitchcock Design Group

Final for Publication



GREEN ROOF SUMMARY

GROSS ROOF AREA = 44,208 S.F.

MECHANICAL EXCLUSION = 5,023 S.F.

NET ROOF AREA = 39,185 S.F.

GREEN ROOF AREA = 10,509 S.F.

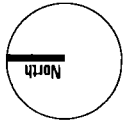
APPLICANT: ONNI ATRIUM APARTMENTS LIMITED PARTNERSHIP

ADDRESS: 303 WEST DIVISION ST. / 1140 NORTH WELLS ST. / 202 WEST HILL ST.

INTRODUCED: 09/20/18

PLAN COMMISSION: 12/20/18

SCALE: 1" = 40'-0"

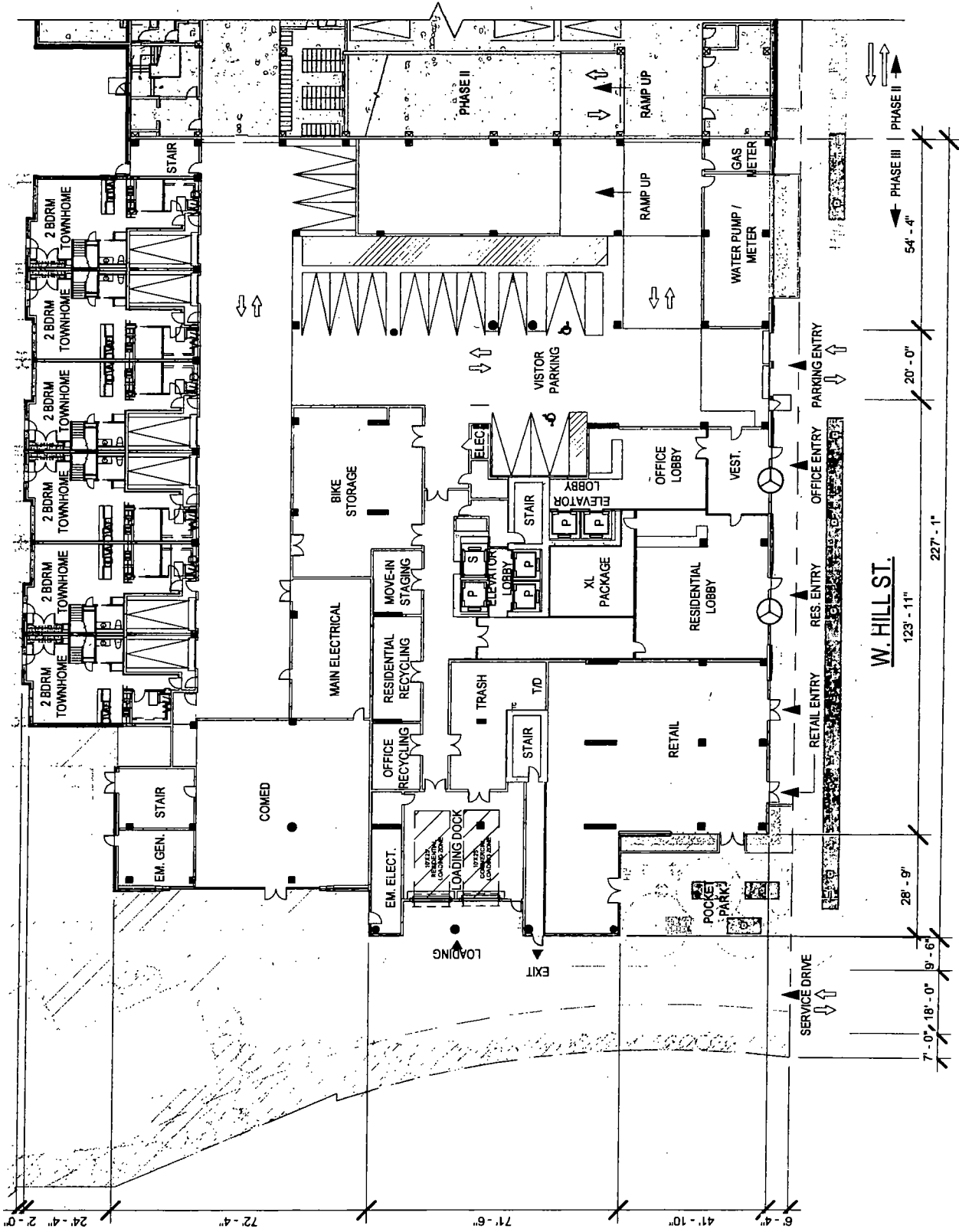


GREEN ROOF PLAN - PHASE III

W. HILL ST.

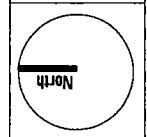
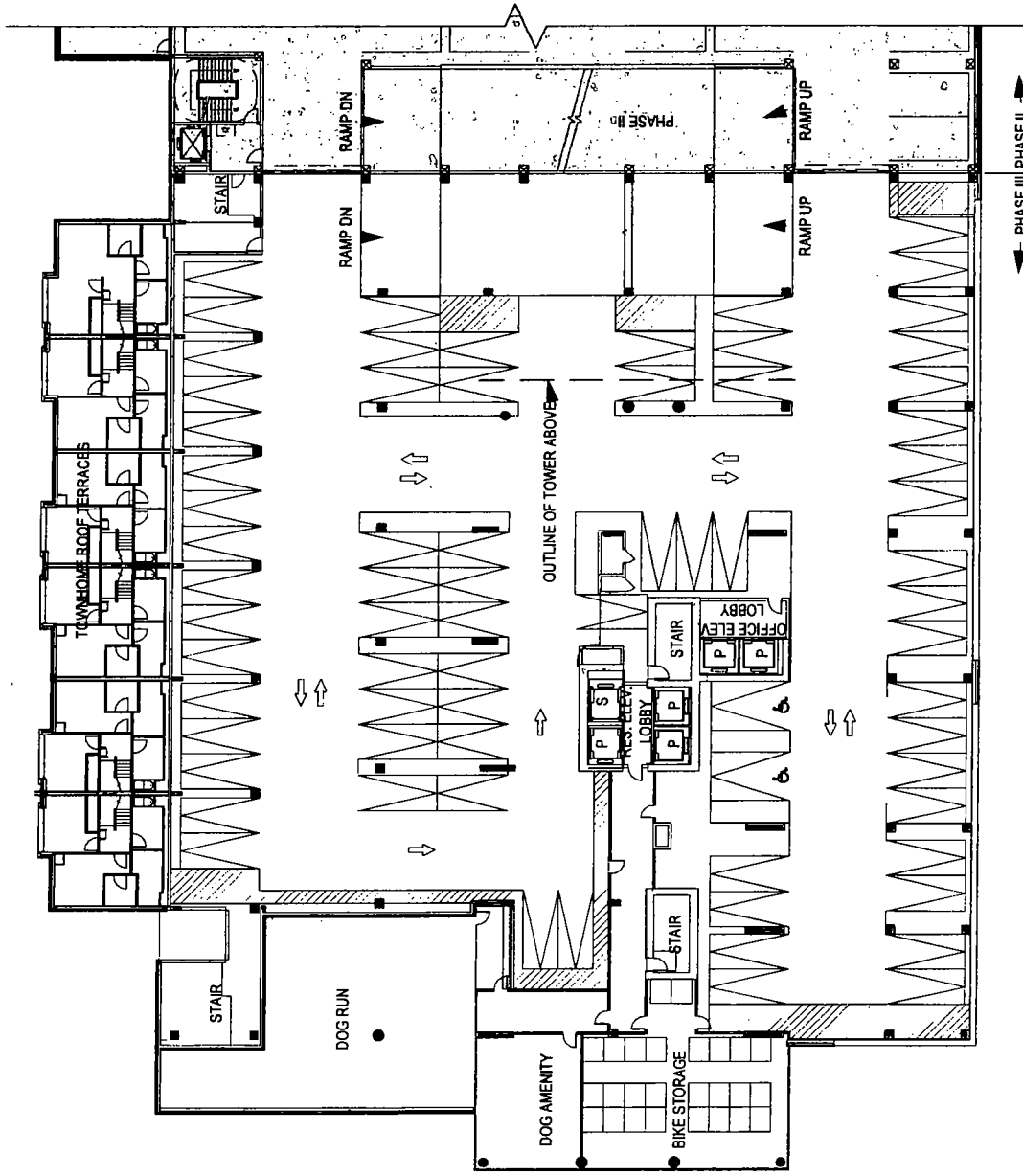
← PHASE II | PHASE III →

Final for Publication



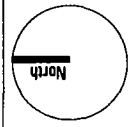
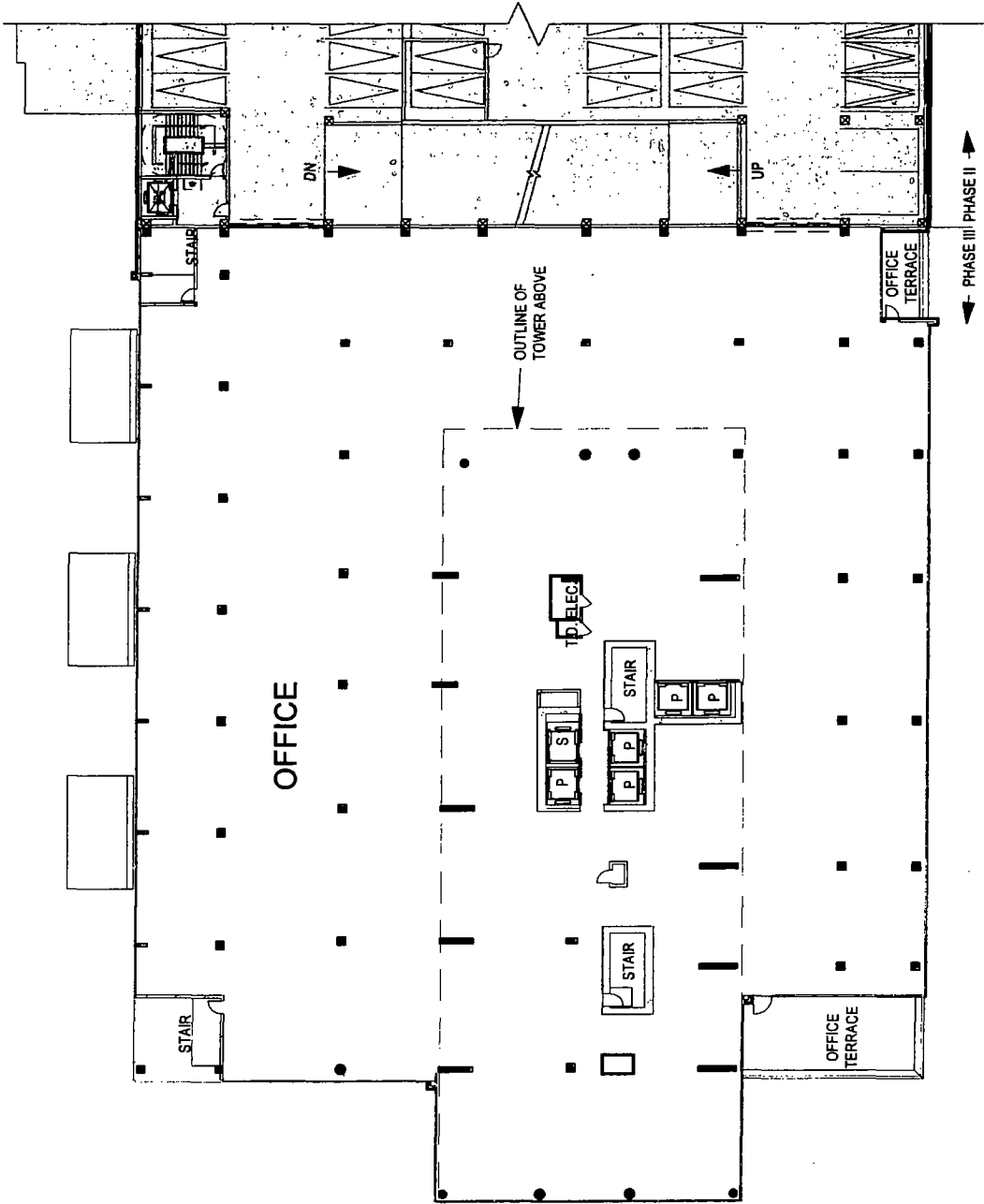
	1ST FLOOR PLAN - PHASE III	
APPLICANT: ONNI ATRIUM APARTMENTS LIMITED PARTNERSHIP		
ADDRESS: 303 WEST DIVISION ST. / 1140 NORTH WELLS ST. / 202 WEST HILL ST.		
INTRODUCED: 09/20/18	PLAN COMMISSION: 12/20/18	SCALE: 1" = 40'-0"

Final for Publication



APPLICANT: ONNI ATRIUM APARTMENTS LIMITED PARTNERSHIP
 ADDRESS: 303 WEST DIVISION ST. / 1140 NORTH WELLS ST. / 202 WEST HILL ST.
 INTRODUCED: 09/20/18 PLAN COMMISSION: 12/20/18 SCALE: 1" = 40'-0"
 PARKING PLAN - PHASE III

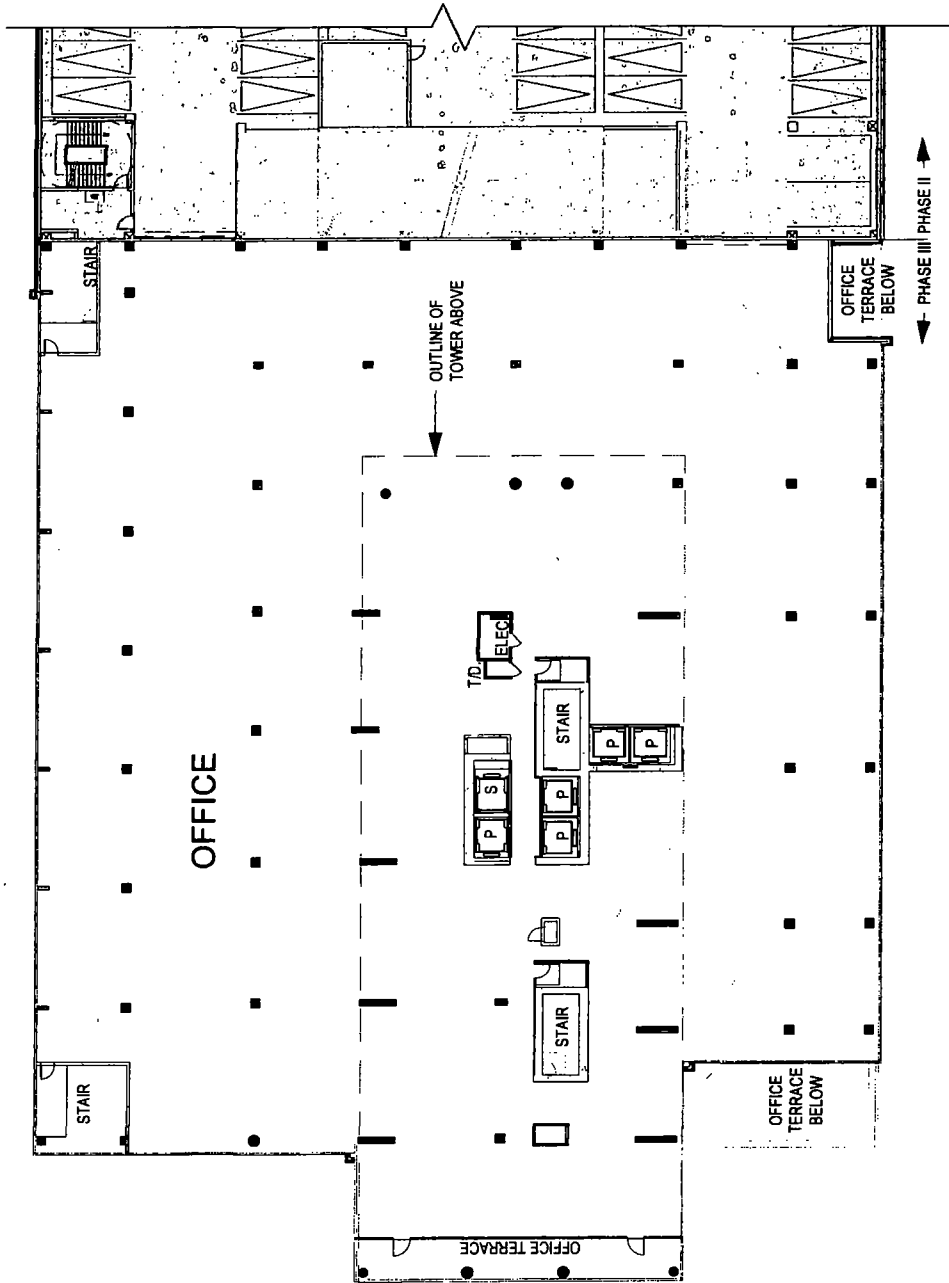
Final for Publication



APPLICANT: ONNI ATRIUM APARTMENTS LIMITED PARTNERSHIP
ADDRESS: 303 WEST DIVISION ST. / 1140 NORTH WELLS ST. / 202 WEST HILL ST.
INTRODUCED: 09/20/18 PLAN COMMISSION: 12/20/18 SCALE: 1" = 40'-0"

4TH FLOOR PLAN - PHASE III

Final for Publication



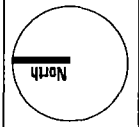
APPLICANT: ONNI ATRIUM APARTMENTS LIMITED PARTNERSHIP

ADDRESS: 303 WEST DIVISION ST. / 1140 NORTH WELLS ST. / 202 WEST HILL ST.

INTRODUCED: 09/20/18

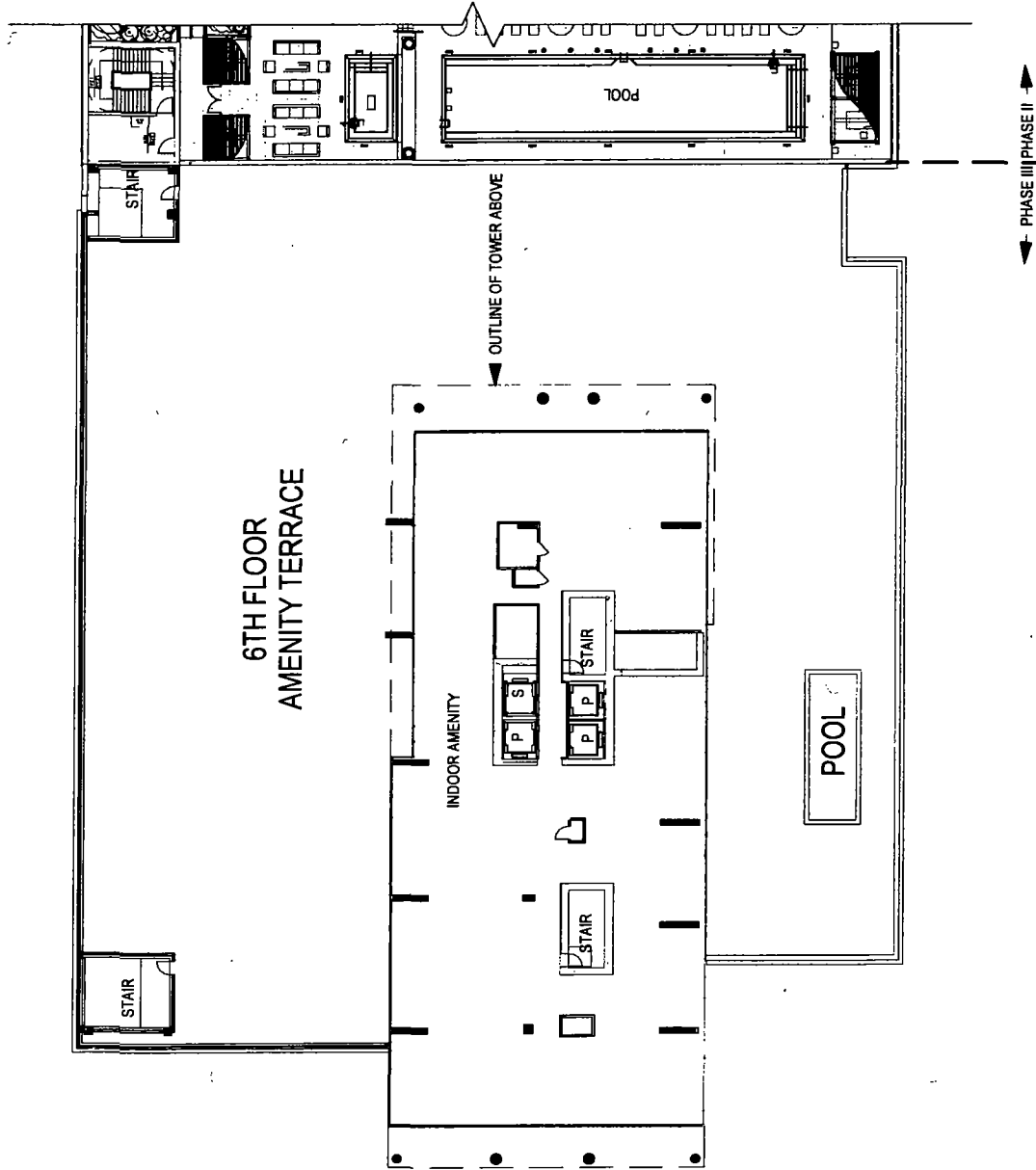
PLAN COMMISSION: 12/20/18

SCALE: 1" = 40'-0"



5TH FLOOR PLAN - PHASE III

Final for Publication



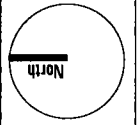
APPLICANT: ONNI ATRIUM APARTMENTS LIMITED PARTNERSHIP

ADDRESS: 303 WEST DIVISION ST. / 1140 NORTH WELLS ST. / 202 WEST HILL ST.




INTRODUCED: 09/20/18

PLAN COMMISSION: 12/20/18

SCALE: 1" = 40'-0"




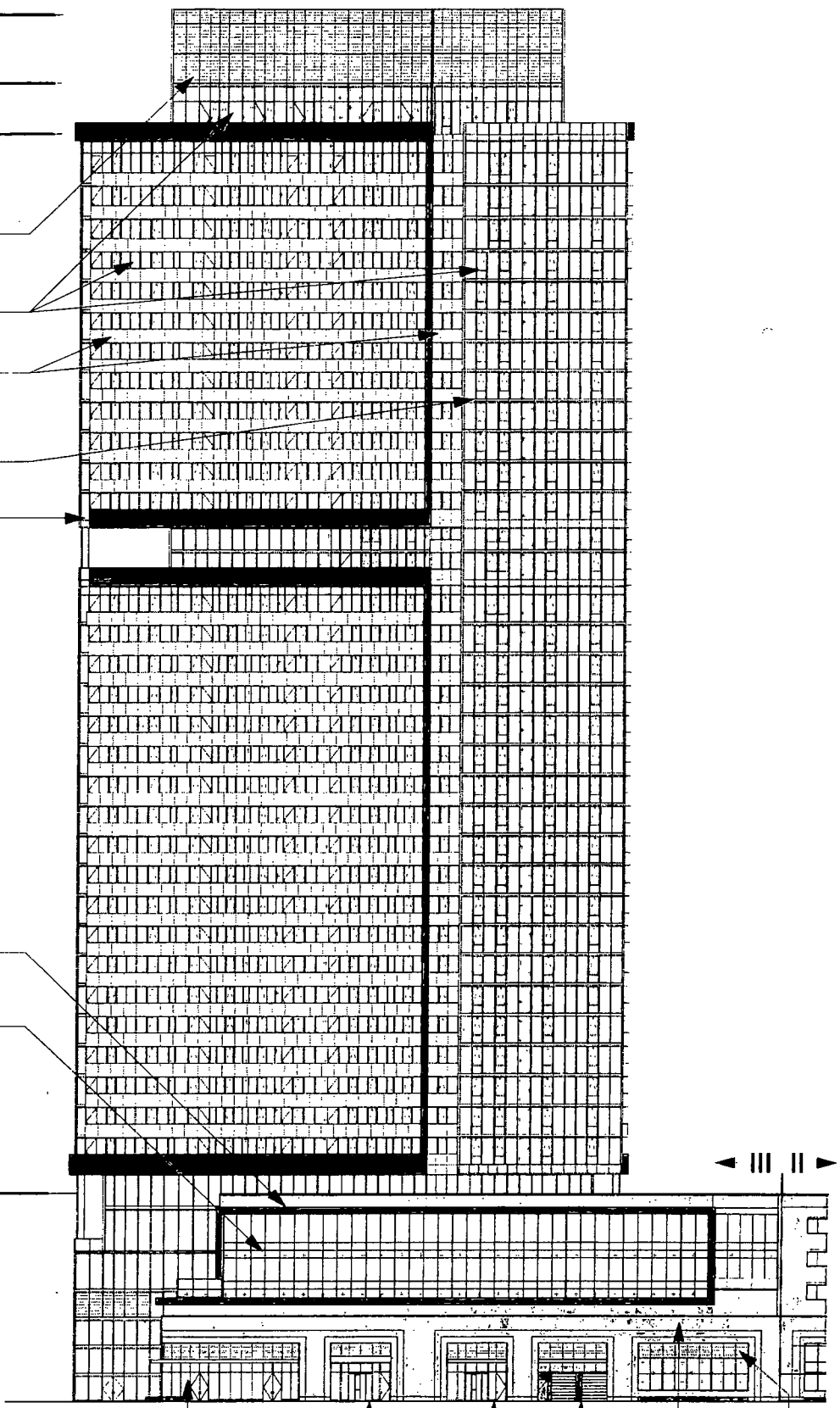
6TH FLOOR PLAN - PHASE III

- 
 T/MECH. PENTHOUSE
 EL: +445' - 2"
- 
 T/41ST FLOOR SLAB
 EL: +423' - 2"
- 
 T/40TH FLOOR SLAB (PH)
 EL: +406' - 10"

- MECHANICAL SCREEN WALL
- ALUMINUM & GLASS WINDOW WALL
- GLASS RAILING
- METAL SLAB EDGE COVER
- METAL PANEL

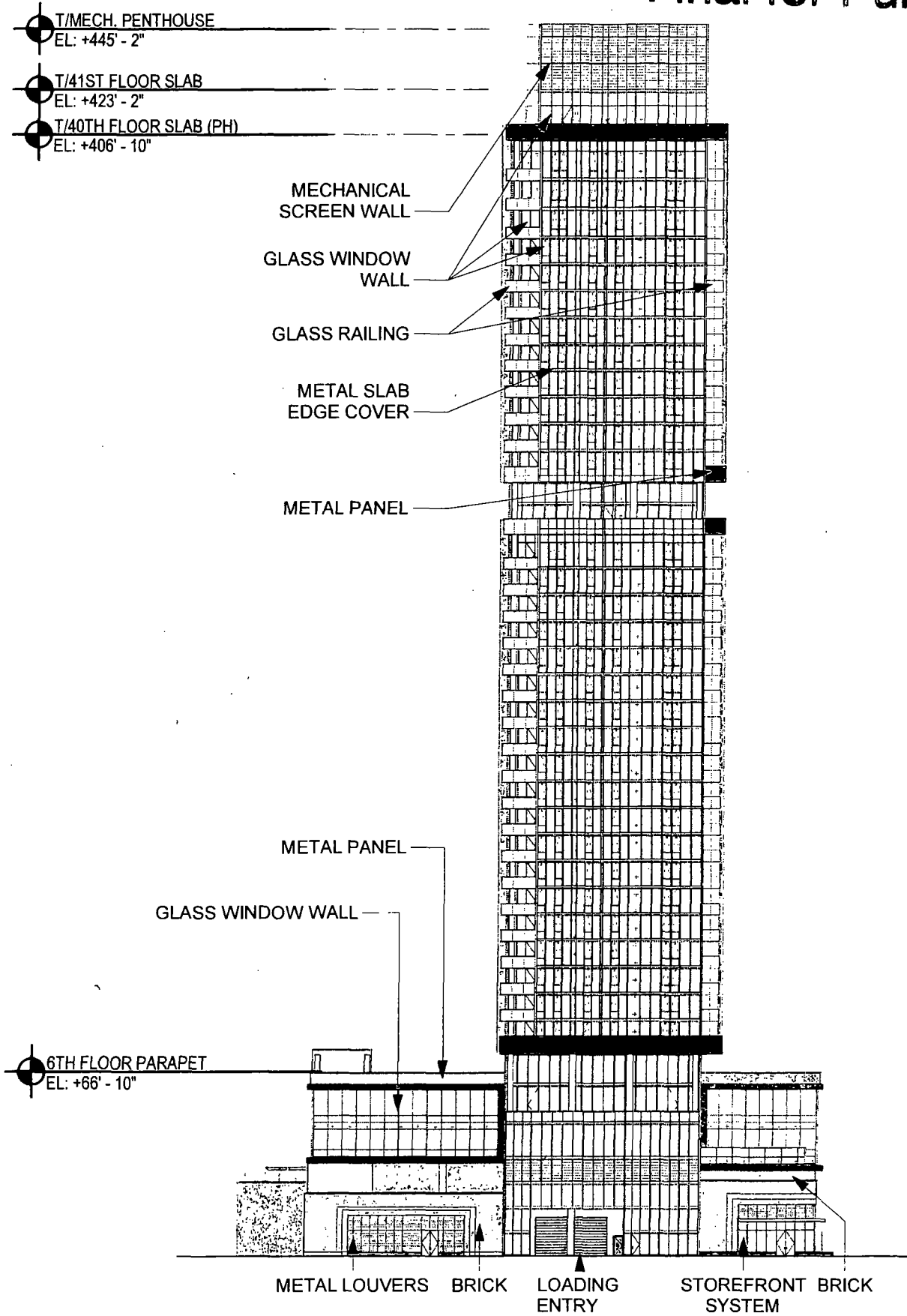
- METAL PANEL
- GLASS WINDOW WALL

- 
 6TH FLOOR PARAPET
 EL: +66' - 10"



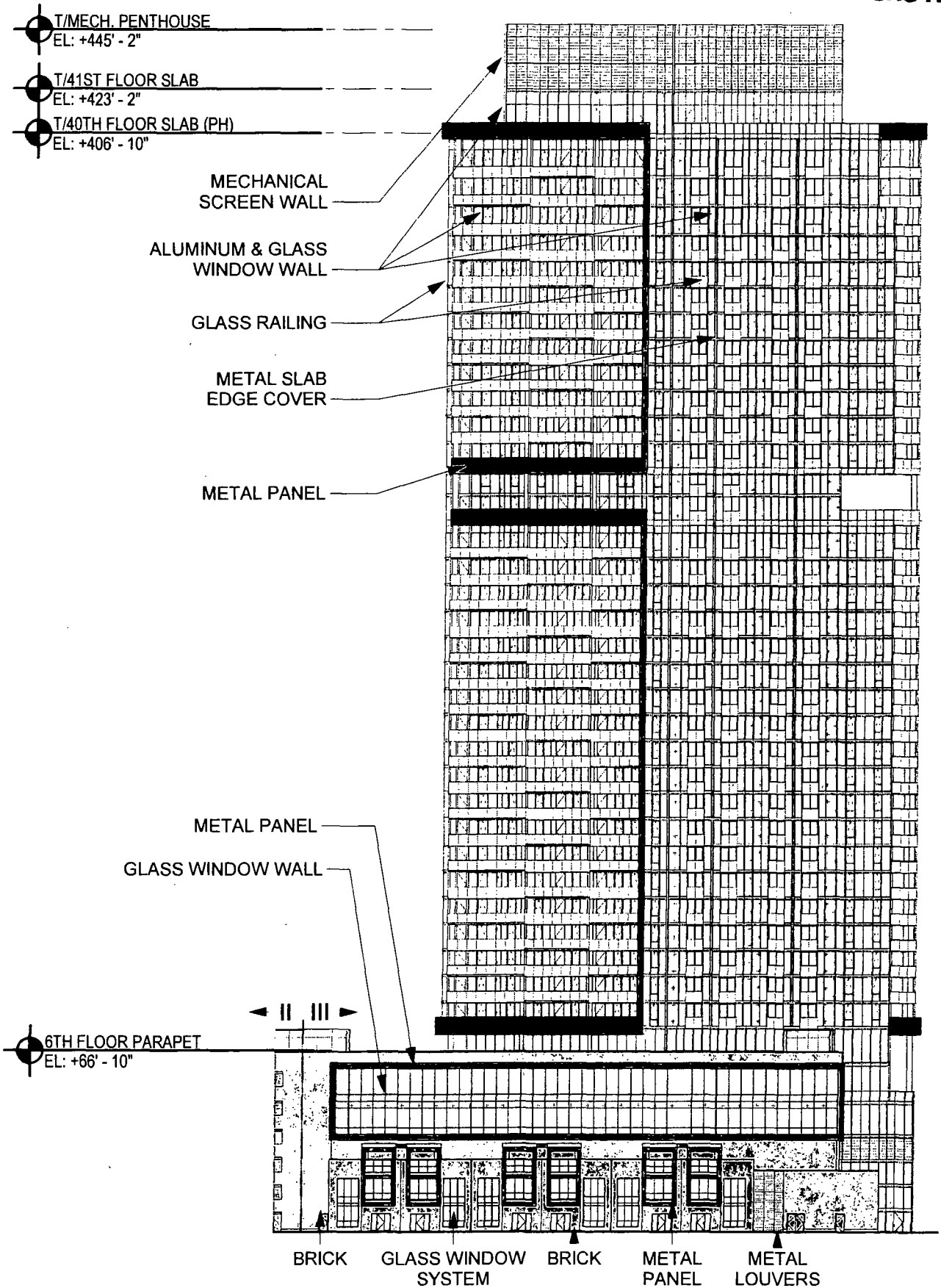
STOREFRONT SYSTEM RESIDENTIAL ENTRY OFFICE ENTRY PARKING ENTRY BRICK METAL LOUVERS

APPLICANT: ONNI ATRIUM APARTMENTS LIMITED PARTNERSHIP ADDRESS: 303 W. DIVISION ST. / 1140 N. WELLS ST. / 202 W. HILL ST.			SOUTH ELEVATION PHASE III
INTRODUCED: 09/20/18	PLAN COMMISSION: 12/20/18	SCALE: 1" = 50'-0"	



APPLICANT: ONNI ATRIUM APARTMENTS LIMITED PARTNERSHIP		
ADDRESS: 303 W. DIVISION ST. / 1140 N. WELLS ST. / 202 W. HILL ST.		
INTRODUCED: 09/20/18	PLAN COMMISSION: 12/20/18	SCALE: 1" = 50'-0"

**WEST ELEVATION
PHASE III**

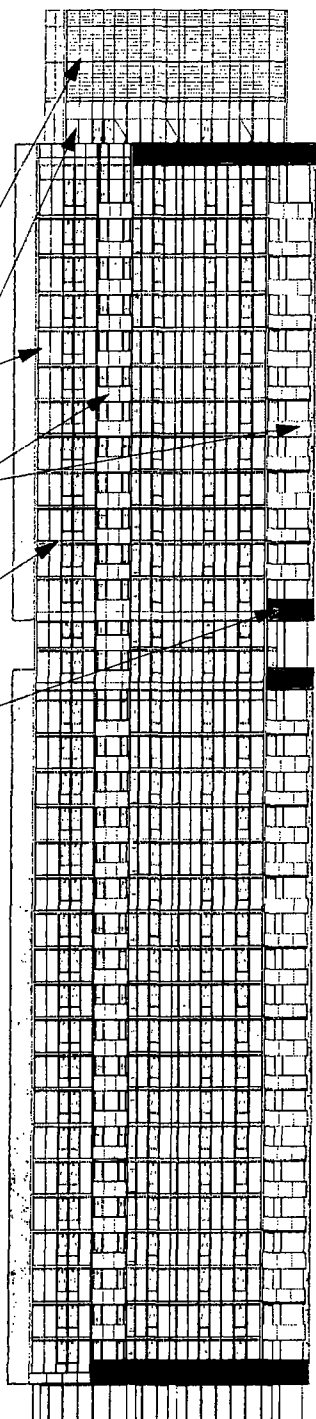


APPLICANT: ONNI ATRIUM APARTMENTS LIMITED PARTNERSHIP
 ADDRESS: 303 W. DIVISION ST. / 1140 N. WELLS ST. / 202 W. HILL ST.
 INTRODUCED: 09/20/18 PLAN COMMISSION: 12/20/18 SCALE: 1" = 50'-0"

**NORTH ELEVATION
 PHASE III**

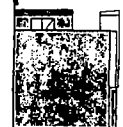
- T/MECH. PENTHOUSE
EL: +445' - 2"
- T/41ST FLOOR SLAB
EL: +423' - 2"
- T/40TH FLOOR SLAB (PH)
EL: +406' - 10"

- MECHANICAL SCREEN WALL
- ALUMINUM & GLASS WINDOW WALL
- GLASS RAILING
- METAL SLAB EDGE COVER
- METAL PANEL



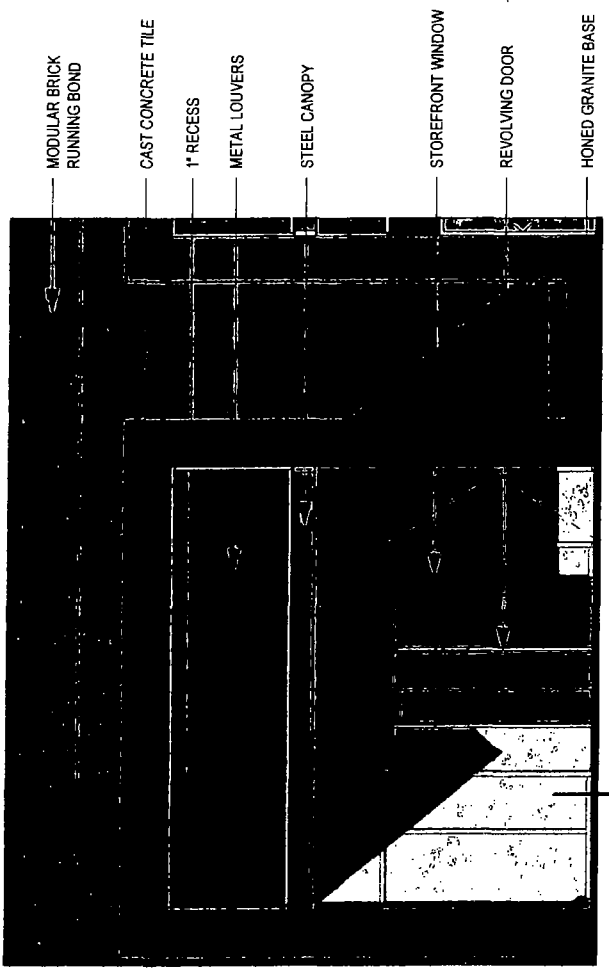
- 6TH FLOOR PARAPET
EL: +66' - 10"

(PHASE II BUILDING)



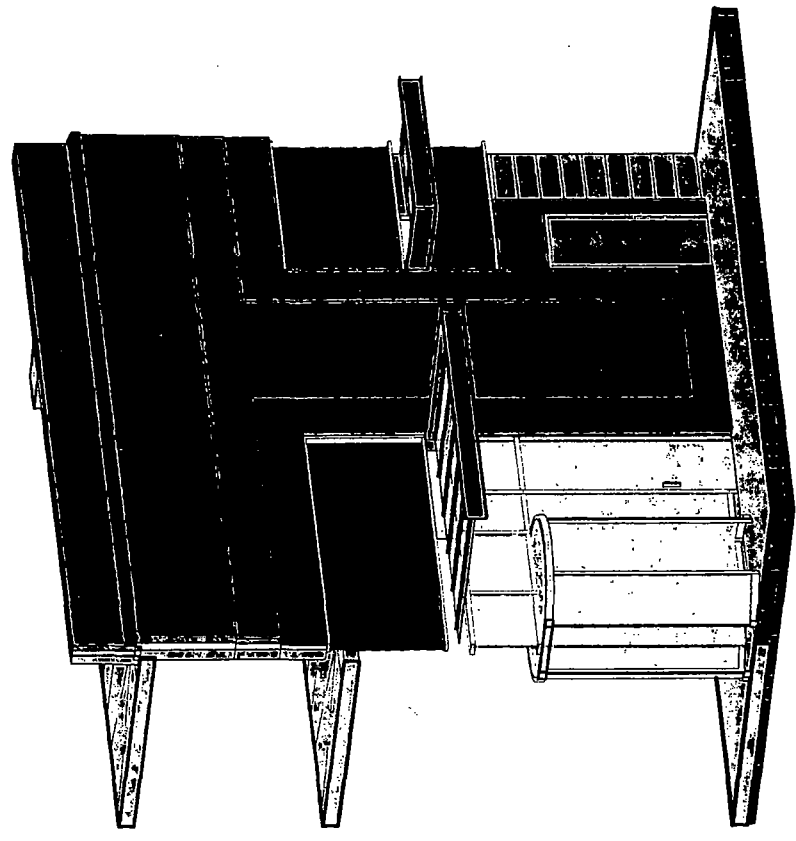
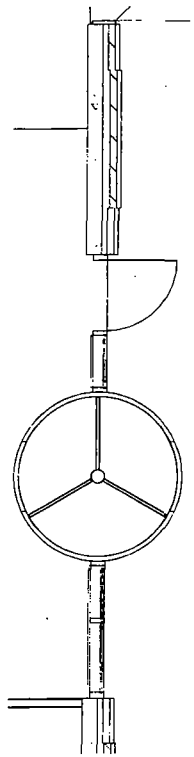
APPLICANT: ONNI ATRIUM APARTMENTS LIMITED PARTNERSHIP		
ADDRESS: 303 W. DIVISION ST. / 1140 N. WELLS ST. / 202 W. HILL ST.		
INTRODUCED: 09/20/18	PLAN COMMISSION: 12/20/18	SCALE: 1" = 50'-0"

EAST ELEVATION
PHASE III



MODULAR BRICK RUNNING BOND
 CAST CONCRETE TILE
 1" RECESS
 METAL LOUVERS
 STEEL CANOPY
 STOREFRONT WINDOW
 REVOLVING DOOR
 HONED GRANITE BASE

②

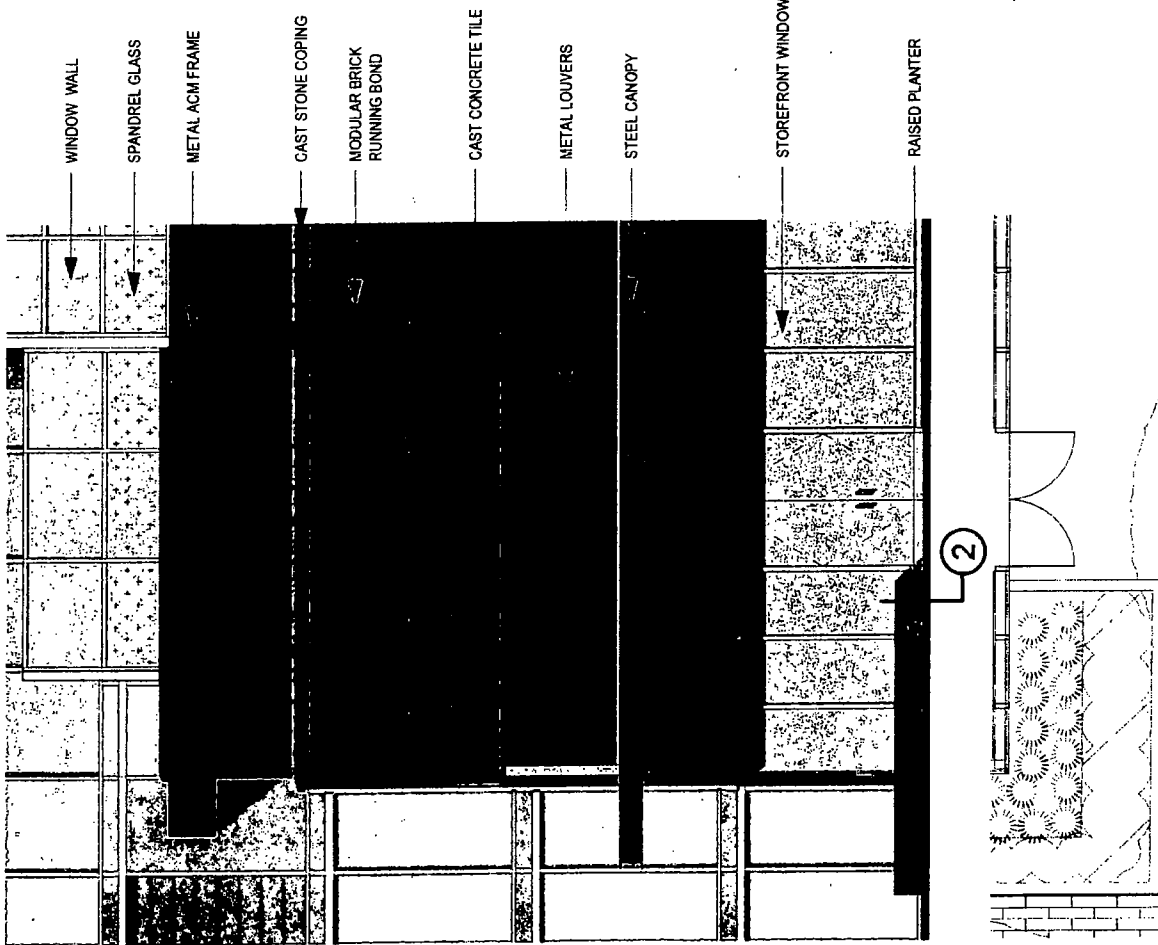


① ENLARGED TYP. BAY @ OFFICE ENTRY

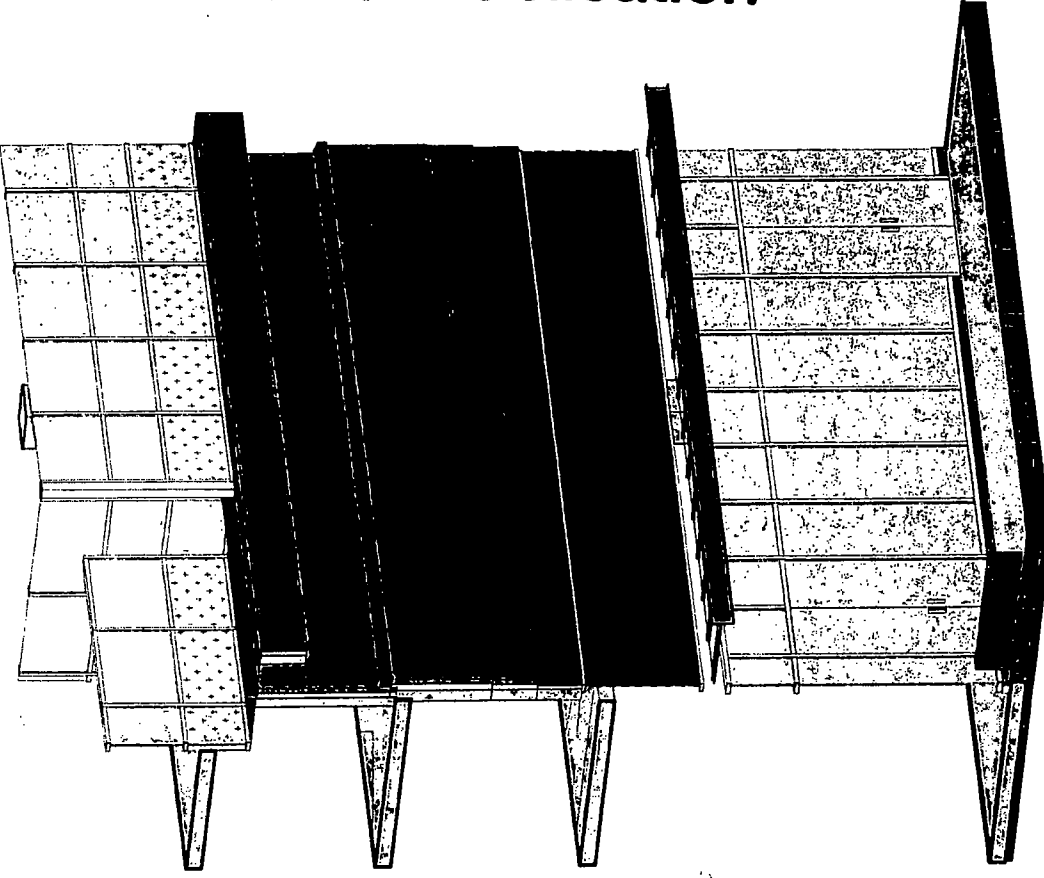
② AXONOMETRIC SECTION @ OFFICE ENTRY

APPLICANT: ONNI ATRIUM APARTMENTS LIMITED PARTNERSHIP ADDRESS: 303 WEST DIVISION ST. / 1140 NORTH WELLS ST. / 202 WEST HILL ST. INTRODUCED: 09/20/18		ENLARGED TYPICAL BAY @ OFFICE ENTRY - PHASE III
PLAN COMMISSION: 12/20/18	SCALE: 1/8" = 1'-0"	

Final for Publication



3 ENLARGED TYP. BAY @ RETAIL ENTRY



2 AXONOMETRIC SECTION @ RETAIL ENTRY

APPLICANT: ONNI ATRIUM APARTMENTS LIMITED PARTNERSHIP

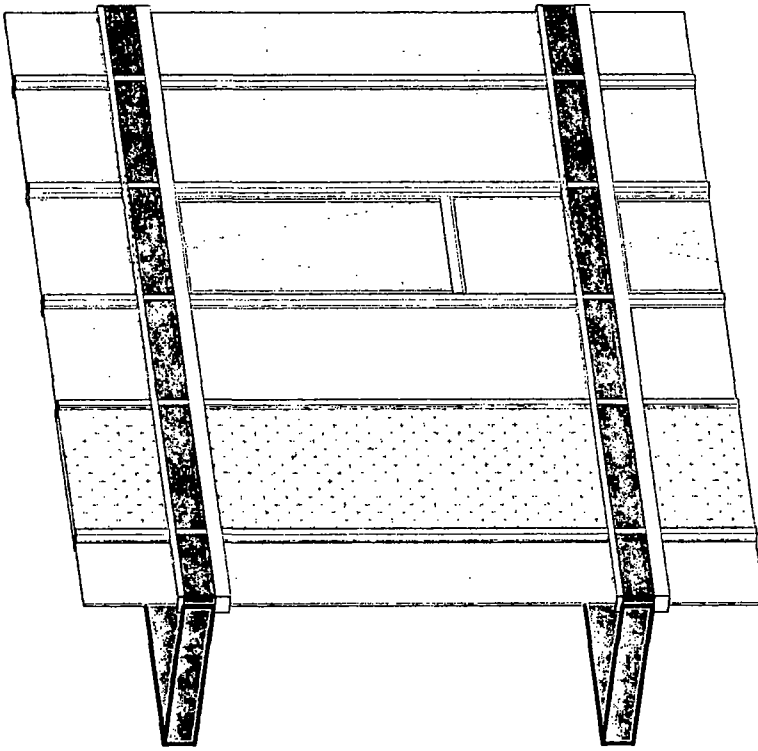
ADDRESS: 303 WEST DIVISION ST. / 1140 NORTH WELLS ST. / 202 WEST HILL ST.

INTRODUCED: 09/20/18

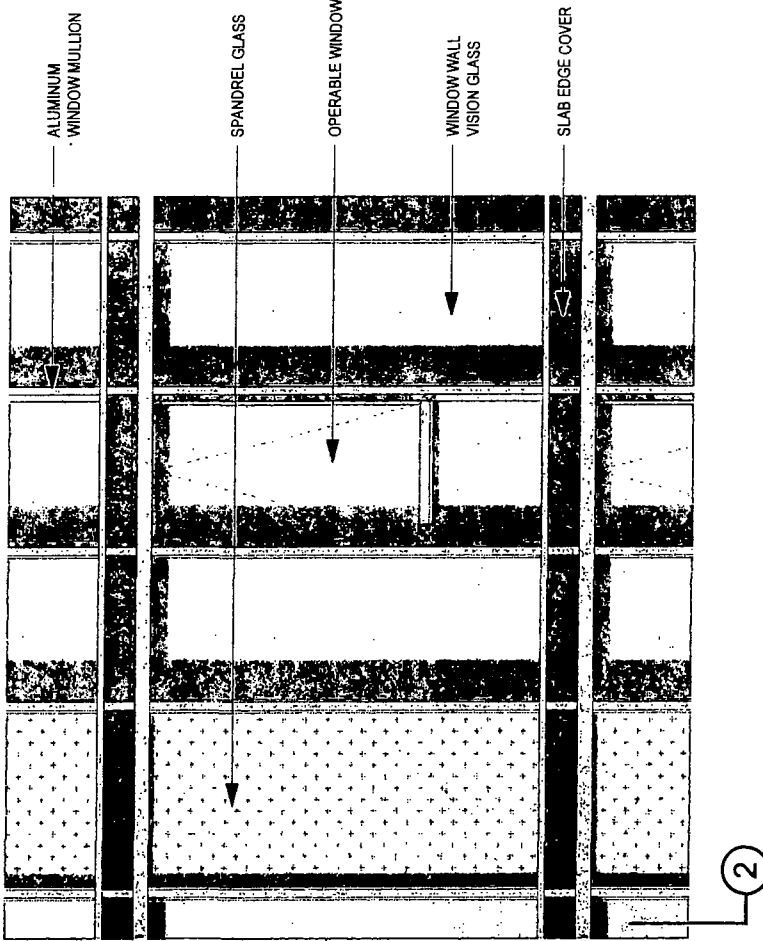
PLAN COMMISSION: 12/20/18

SCALE: 1/8" = 1'-0"

ENLARGED TYPICAL BAY @
RETAIL ENTRY - PHASE III

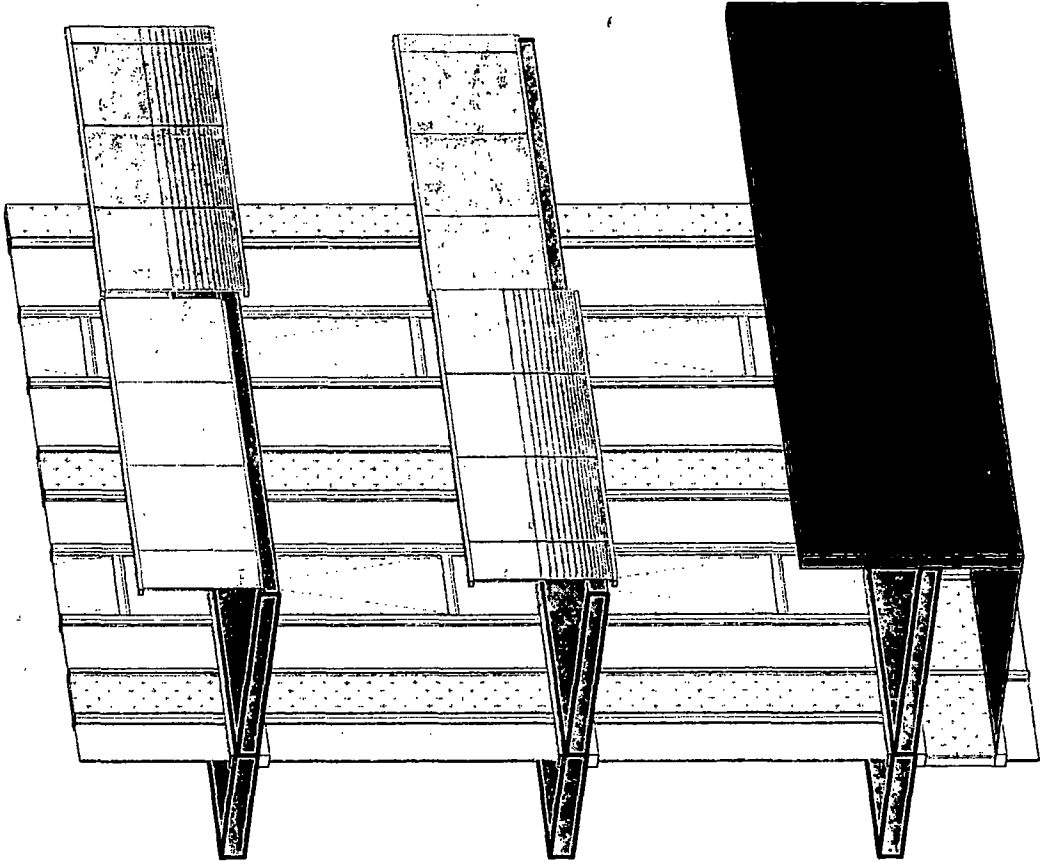


② AXONOMETRIC SECTION @ WINDOW WALL

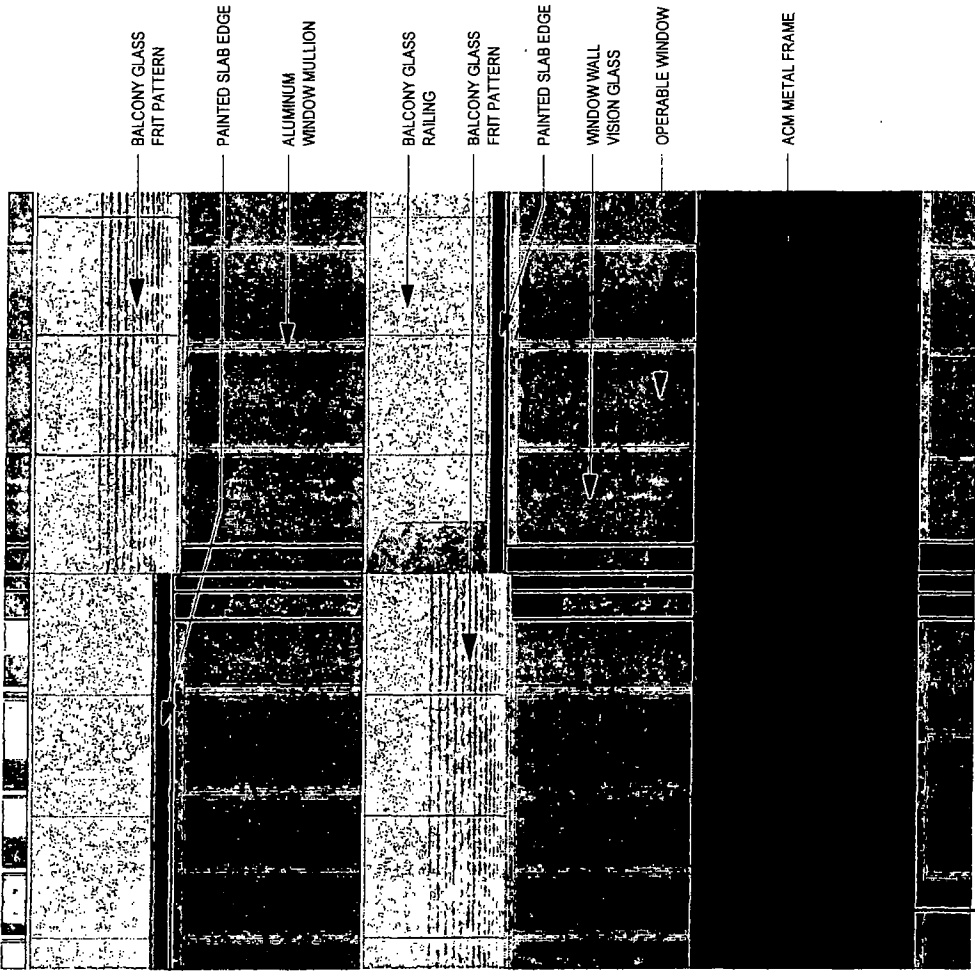


① ENLARGED TYPICAL BAY @ WINDOW WALL

APPLICANT: ONNI ATRIUM APARTMENTS LIMITED PARTNERSHIP	
ADDRESS: 303 WEST DIVISION ST. / 1140 NORTH WELLS ST. / 202 WEST HILL ST.	
INTRODUCED: 09/20/18	PLAN COMMISSION: 12/20/18
SCALE: 1/4" = 1'-0"	
ENLARGED TYPICAL BAY @ WINDOW WALL - PHASE III	



2 AXONOMETRIC SECTION @ TERRACE



- BALCONY GLASS FRIT PATTERN
- PAINTED SLAB EDGE
- ALUMINUM WINDOW MULLION
- BALCONY GLASS RAILING
- BALCONY GLASS FRIT PATTERN
- PAINTED SLAB EDGE
- WINDOW WALL VISION GLASS
- OPERABLE WINDOW
- ACM METAL FRAME

1 ENLARGED TYPICAL BAY @ TERRACE

APPLICANT: ONNI ATRIUM APARTMENTS LIMITED PARTNERSHIP
 ADDRESS: 303 WEST DIVISION ST. / 1140 NORTH WELLS ST. / 202 WEST HILL ST.
 INTRODUCED: 09/20/18 PLAN COMMISSION: 12/20/18 SCALE: 3/16" = 1'-0"

ENLARGED TYPICAL BAY @ TERRACE
 PHASE III