



City of Chicago



SO2021-4578

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/14/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 360 N Green St - App No. 20853
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Business Planned Development No. 1407 symbols and indications as shown on Map 1-G in the area bounded by:

West Kinzie Street; North Green Street; the north line of Metra (formerly known as the Chicago, Milwaukee, St. Paul & Pacific Railroad); North Morgan Street; a line 6.94 feet north of the north line of Metra (formerly known as the Chicago, Milwaukee, St. Paul & Pacific Railroad) and parallel to West Kinzie Street; and North Peoria Street

to those of Business Planned Development No. 1407, as amended

SECTION 2. This Ordinance shall be in force and effect from and after its passage and publication.

BUSINESS PLANNED DEVELOPMENT NO. 1407, AS AMENDED
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number 1407, (“Planned Development”) consists of approximately 61,900 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the “Property”). 360 N. Green, LLC is the owner of the Property and the “Applicant” for this Planned Development.
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 “Zoning Ordinance”), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
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
- Parkway & landscaping

Applicant: 360 N. Green, LLC
Address: 360 North Green, Chicago, IL
Introduced: October 14, 2021
Plan Commission: March 17, 2022

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.

As part of this project, the Applicant agrees to contribute \$250,000 to CDOT towards the cost of railroad crossing upgrades and signal improvements prior to the issuance of a certificate of occupancy.

4. This Planned Development consists of these 17 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Gensler and dated March 17, 2022 (the "Plans"): an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary; a Site/Landscape Plan and Building Elevations (North, South, East and West). 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 Zoning Ordinance, and all requirements thereof, 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 Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Business Planned Development: Office; Animal Services; Business Equipment Sales and Service; Business Support Services; Urban Farm (rooftop operation); Communication Service Establishments; Eating and Drinking Establishments (all, including Taverns); Entertainment and Spectator Sports (excluding inter-track wagering facilities); Indoor Special Event including incidental liquor sales; Financial Services (excluding drive-throughs, payday loan and pawn shops); Food and Beverage Retail Sales; Medical Service; Personal Service; General Retail Sales; Participant Sports and Recreation (excluding outdoor); Limited and Artisan Manufacturing, Production and Industrial Services; Co-located Wireless Communication Facilities and incidental and accessory uses and accessory and non-accessory parking.
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 DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the 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 purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 61,900 square feet.

The Applicant acknowledges that the project has received a bonus FAR of 3.1, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 8.1.

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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.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by DPD. 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.

The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the Plans, other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance). Further, the Applicant shall be permitted to construct surface non-accessory parking lots on the Property prior to commencement of construction of the project shown in the Plans.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. 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 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance 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.

Applicant: 360 N. Green, LLC
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Plan Commission: March 17, 2022

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 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 the Property is located in the Kinzie Corridor 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

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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.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to the DX-5 Downtown Mixed-Use District.

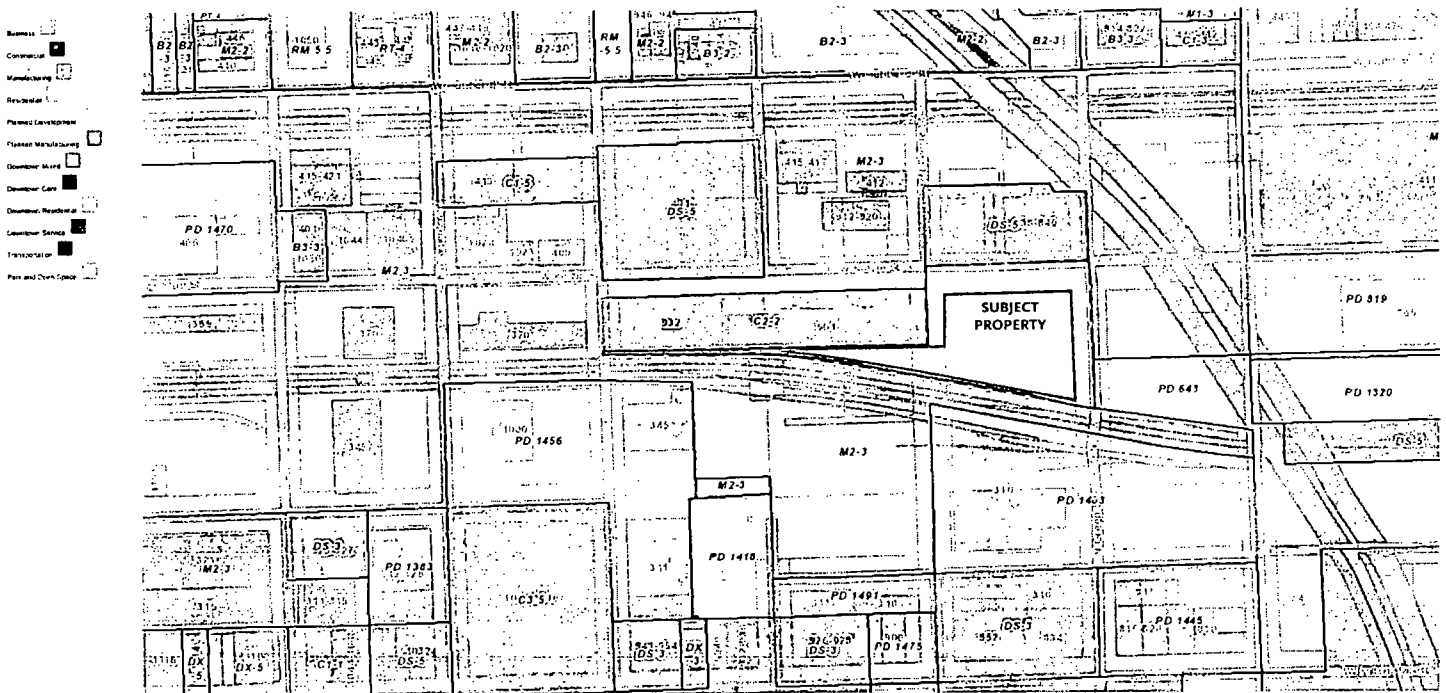
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**BUSINESS PLANNED DEVELOPMENT NO. 1407, AS AMENDED
BULK REGULATIONS AND DATA TABLE**

Gross Site Area (sf):	96,635
Area of Public Rights-of-Way (sf):	34,735
Net Site Area (sf):	61,900
Maximum Floor Area Ratio:	8.1
Maximum Dwelling Units:	0
Minimum Off-Street Parking Spaces:	90
Minimum Off-Street Loading Spaces:	2 (10'x25')
Maximum Building Height:	399'
Minimum Setbacks:	In conformance with the Plans

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Existing Zoning Map N

Scale: NTS

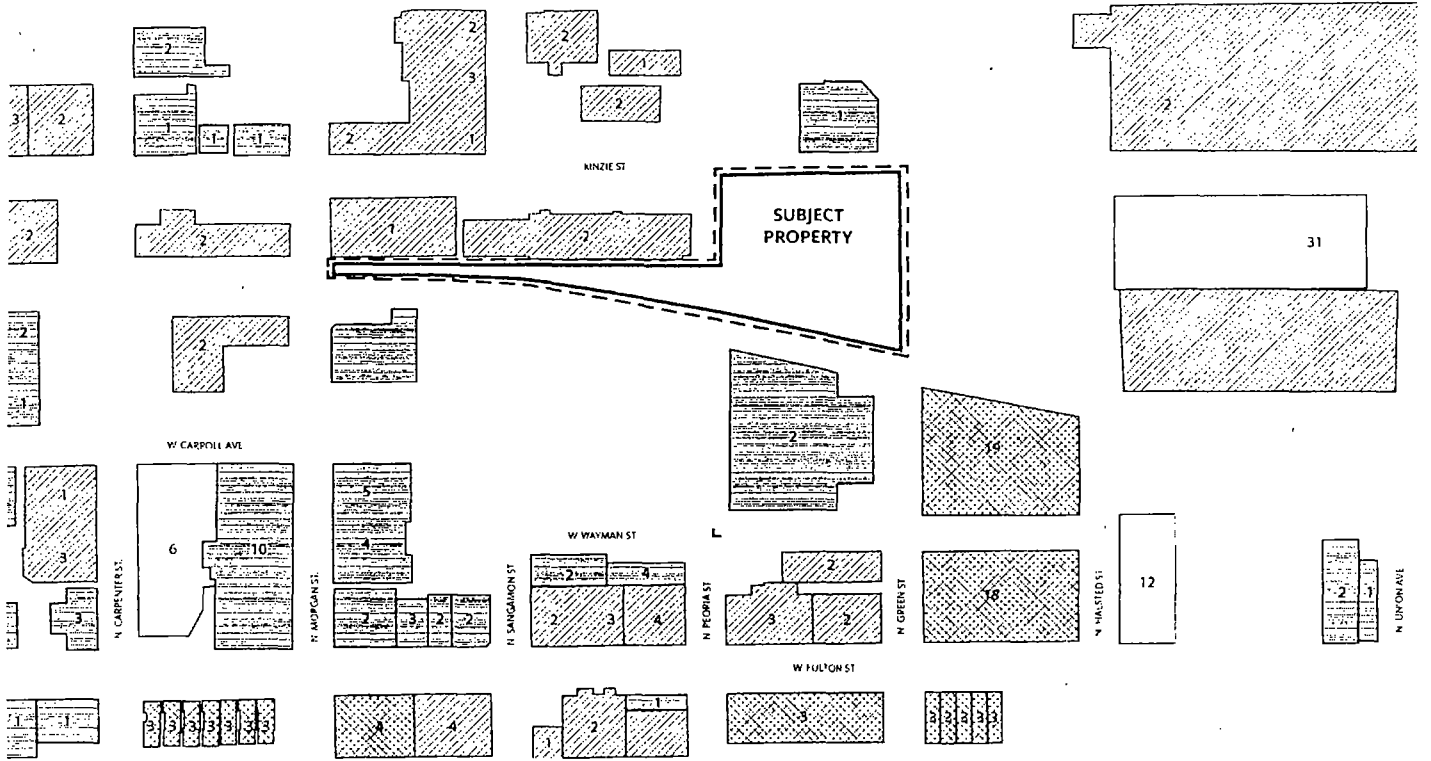


EXISTING ZONING MAP

Gensler



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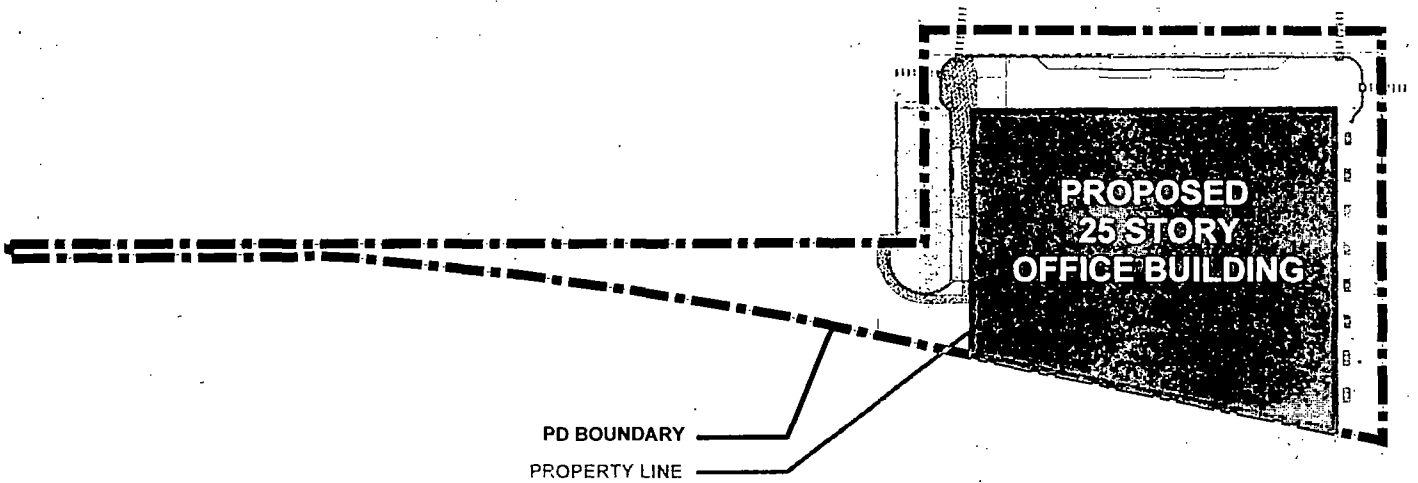
Existing Land Use Map
Scale: NTS



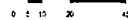
EXISTING LAND USE MAP



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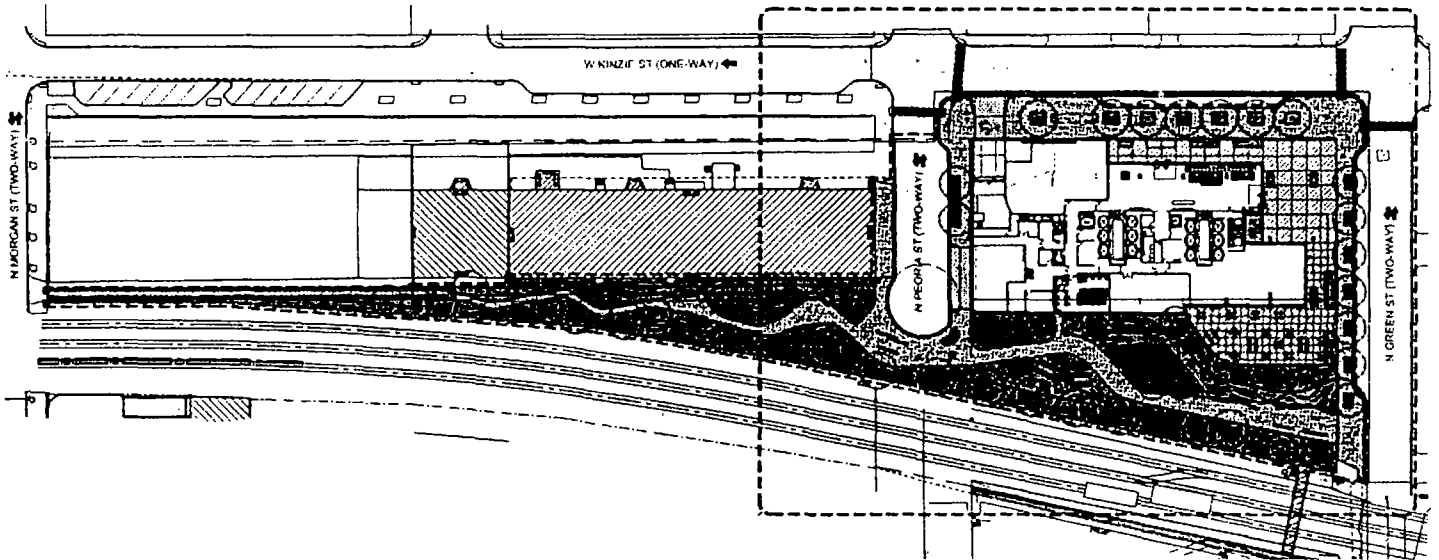
NET SITE AREA	61,900 SF
AREA IN RIGHT OF WAY	40,677 SF
GROSS SITE AREA	102,577 SF



PLANNED DEVELOPMENT BOUNDARY



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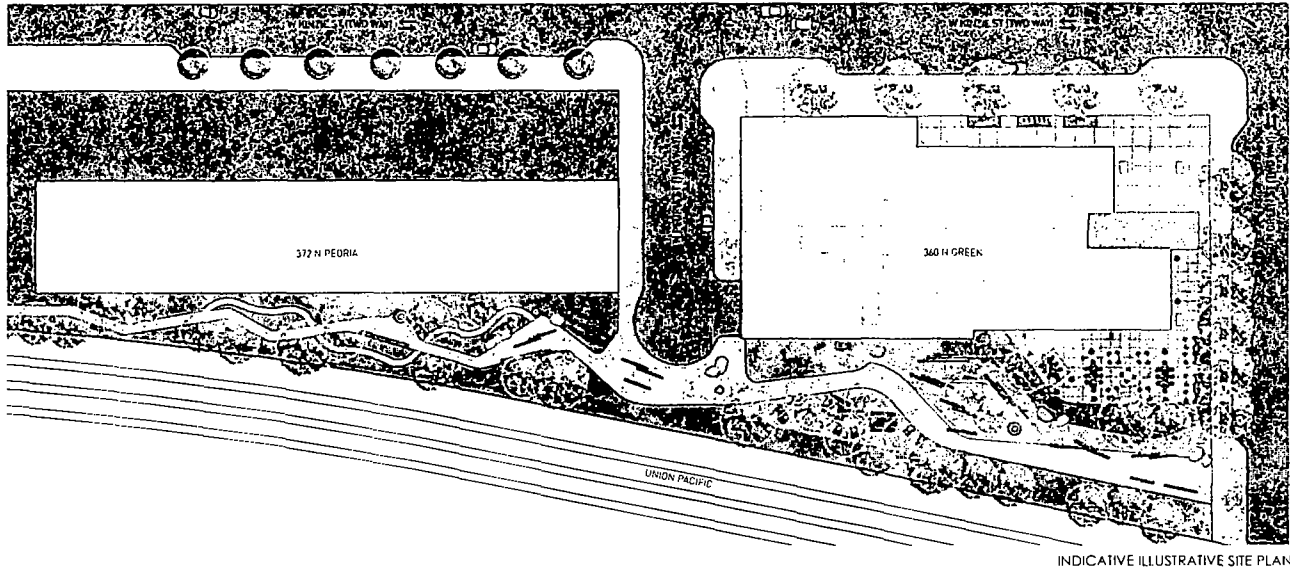
LEGEND

	PROPERTY LINE		SPECIALTY PAVING		CONCRETE CURB		BIKIL HACKS
	PROJECT LIMIT LINE (OFFSET 2' FOR CLARITY)		AGGREGATE PAVING		CONCRETE SEAT WALL		SHADE TREE
	CONCRETE PAVING		STONE MULCH		BENCH ELEMENT		SOD
	COLORS CONCRETE PAVING		CONCRETE UNIT PAVERS		BOULDERIS		SHRUBS PERENNIALS / GROUND COVER / RUBUS

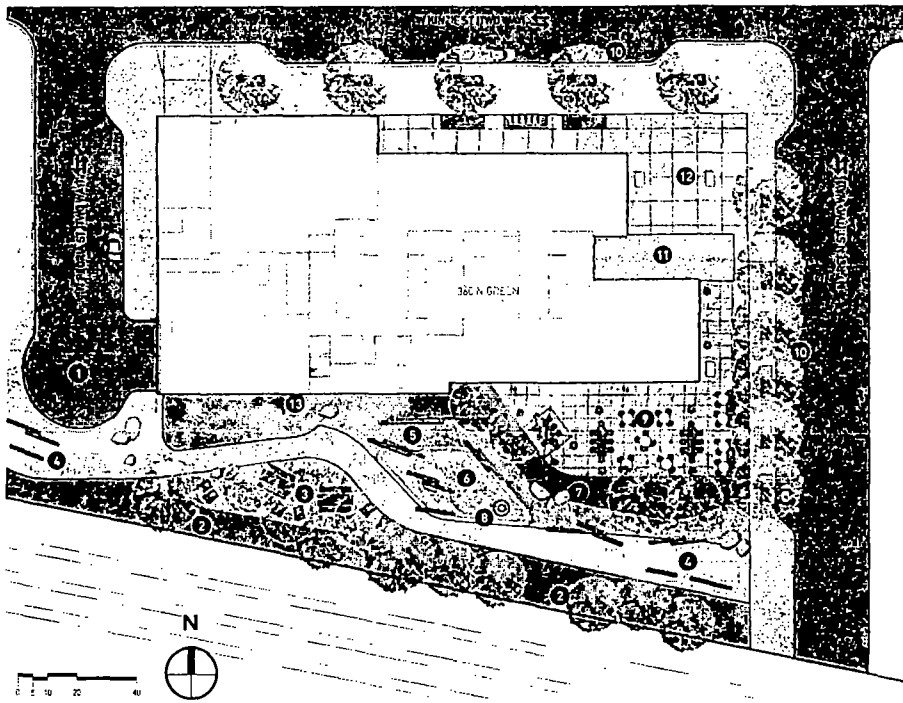
OVERALL LANDSCAPE PLAN



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INDICATIVE ILLUSTRATIVE SITE PLAN



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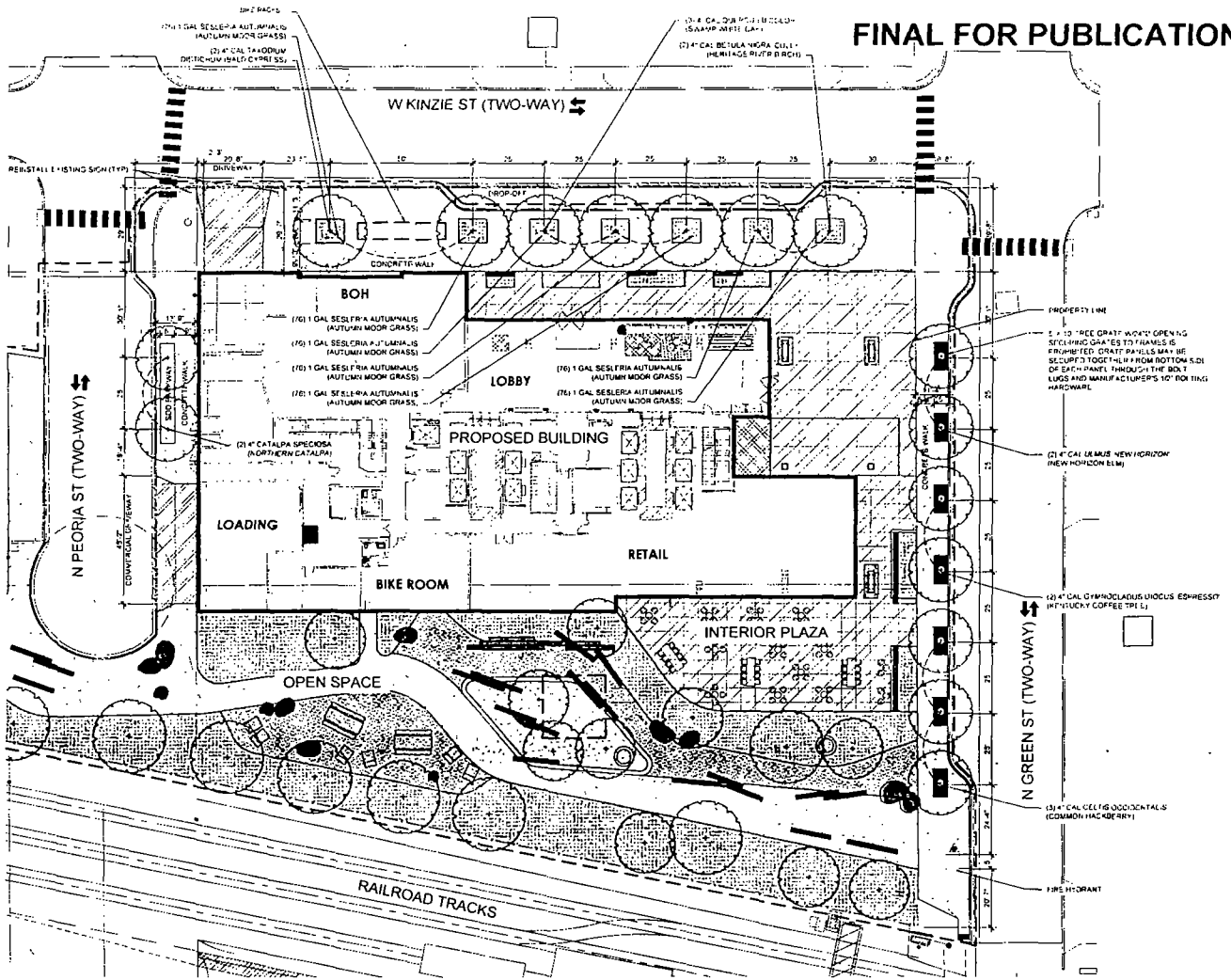
LEGEND.

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|-------------------------------|--------------------------|
| 1 Vehicular Turnaround | 8 Public Art Opportunity |
| 2 Landscape Buffer | 9 Outdoor Dining Area |
| 3 Gathering Space w/ Site | 10 Street Trees |
| 4 Furniture Bench | 11 Landscape Feature |
| 5 Terraced Seating Area | 12 Entrance Plaza |
| 6 Gathering Space (Open Lawn) | 13 Ivy & Planting bed |
| 7 Outcropping Stone | |

ILLUSTRATIVE LANDSCAPE PLAN



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 Plan Commission: March 17, 2022



LEGEND

	PROPERTY LINE		SPECIALTY PAVING		CONCRETE CURB		BIKE RACKS
	PROJECT LIMIT LINE (OF 5:12 FOR CLARITY)		AGGREGATE PAVING		CONCRETE SEATWALL		SHADE TREE
	CONCRETE PAVING		STONE MULCH		BENCH ELEMENT		SOD
	COLORS CONCRETE PAVING		CONCRETE UNIT PAVERS		BOULDERS		SHRUBS/PERENNIALS/ GROUNDCOVER/BULBS

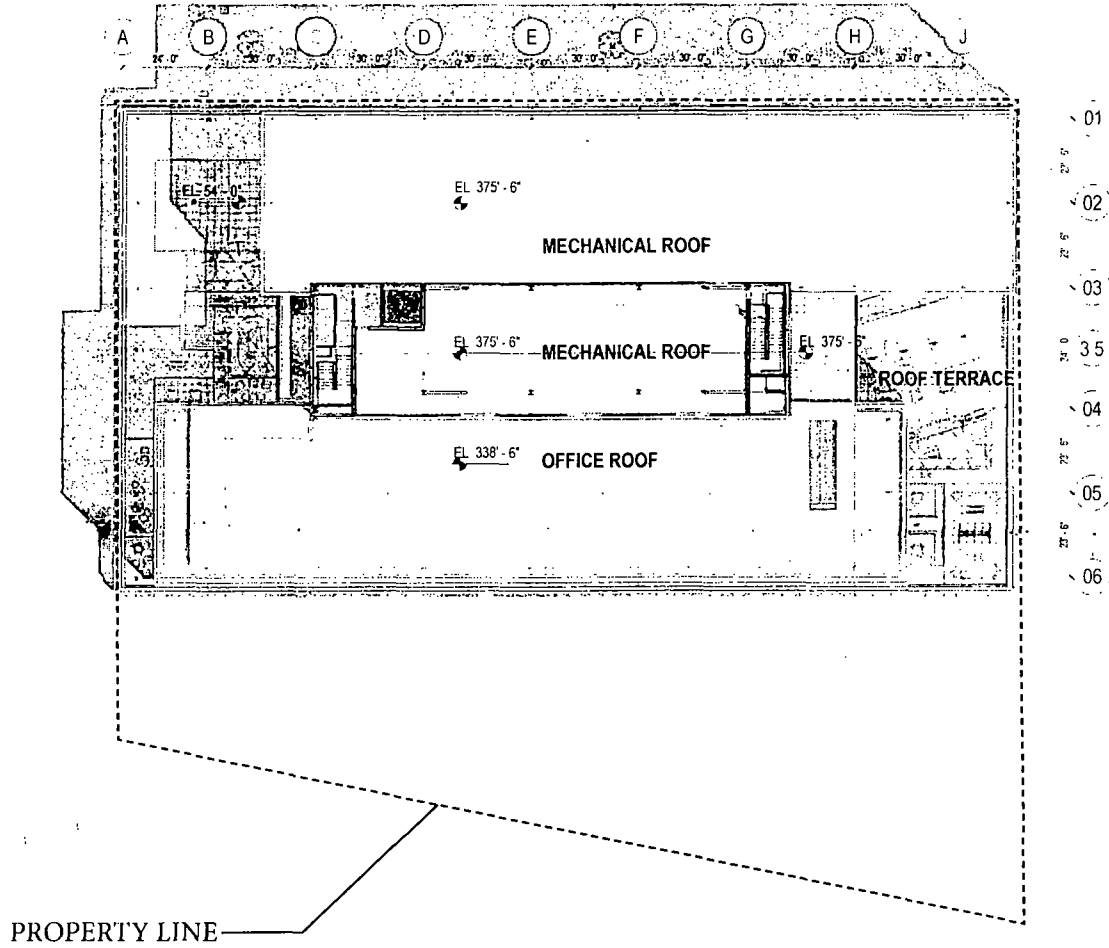
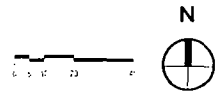
RIGHT OF WAY PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	CSDP 4.1 WORKING LANDSCAPES	
							NATIVE/NATVAR (Y/N)	PLANT TYPE (T/S/F/G)
SHADE TREES								
BE CU	2	<i>Betula nigra</i> 'Cully' HERITAGE	Heritage River Birch	B&B	4" cal	6' T clear branch height	Y	T
CA SP	2	<i>Catalpa speciosa</i>	Northern Catalpa Tree	B&B	4" cal	6' T clear branch height	Y	T
CE OC	3	<i>Celtis occidentalis</i>	Common Hackberry	B&B	4" cal	6' T clear branch height	Y	T
GY ES	2	<i>Gymnocladus dioica</i> 'Espresso'	Kentucky Coffeetree	B&B	4" cal	6' T clear branch height	Y	T
QU BI	3	<i>Quercus bicolor</i>	Swamp White Oak	B&B	4" cal	6' T clear branch height	Y	T
TA DI	2	<i>Taxodium distichum</i>	Bald Cypress	B&B	4" cal	6' T clear branch height	Y	T
UL NH	2	<i>Ulmus x</i> 'New Horizon'	New Horizon Elm	B&B	4" cal	6' T clear branch height	N	T
ORNAMENTAL GRASSES, PERENNIALS, AND GROUNDCOVER								
SE AU	532	<i>Sesleria autumnalis</i>	Autumn Moor Grass	cont	#1	12" oc	N	G

ARCHITECTURAL SITE PLAN



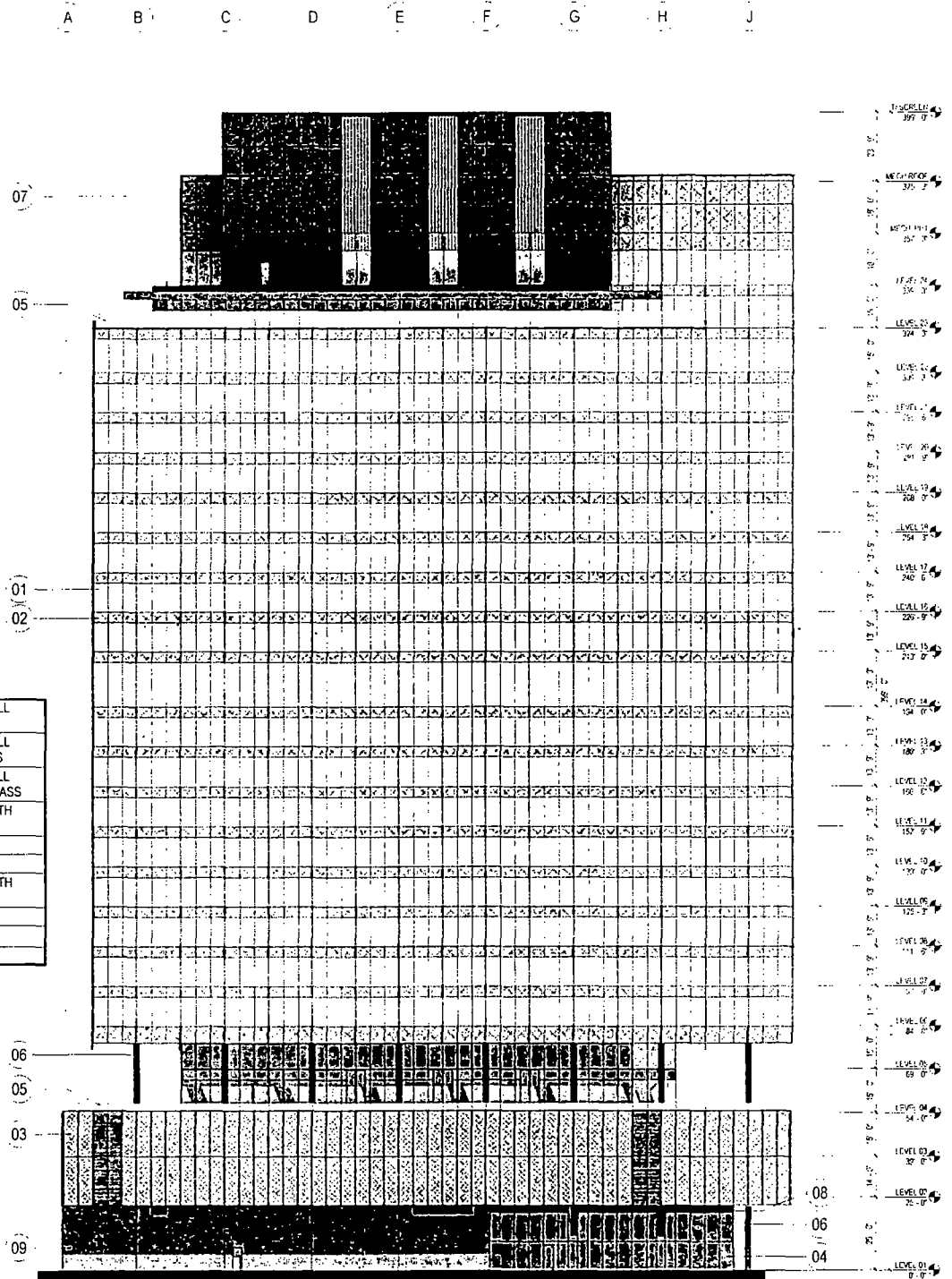
Applicant: 360 N Green, LLC
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ROOF PLAN



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01	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH VISION GLASS
02	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH SPANDREL GLASS
03	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH BACKPAINTED GLASS
04	CURTAIN WALL SSG SYSTEM WITH VISION GLASS
05	GLASS RAILING
06	METAL COLUMN CLADDING
07	CURTAIN WALL SSG SYSTEM WITH BACK-PAINTED GLASS
08	TRELLIS BAND
09	GREY BRICK
10	METAL PANEL

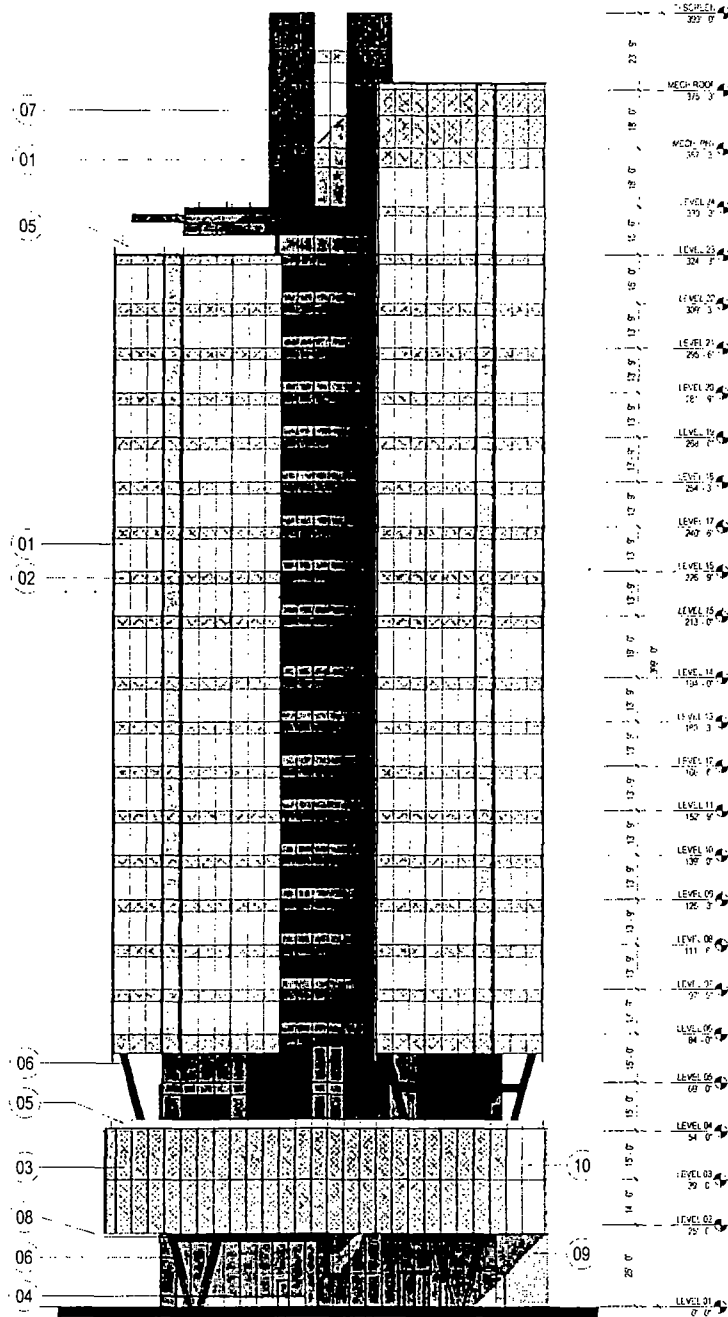
SOUTH ELEVATION



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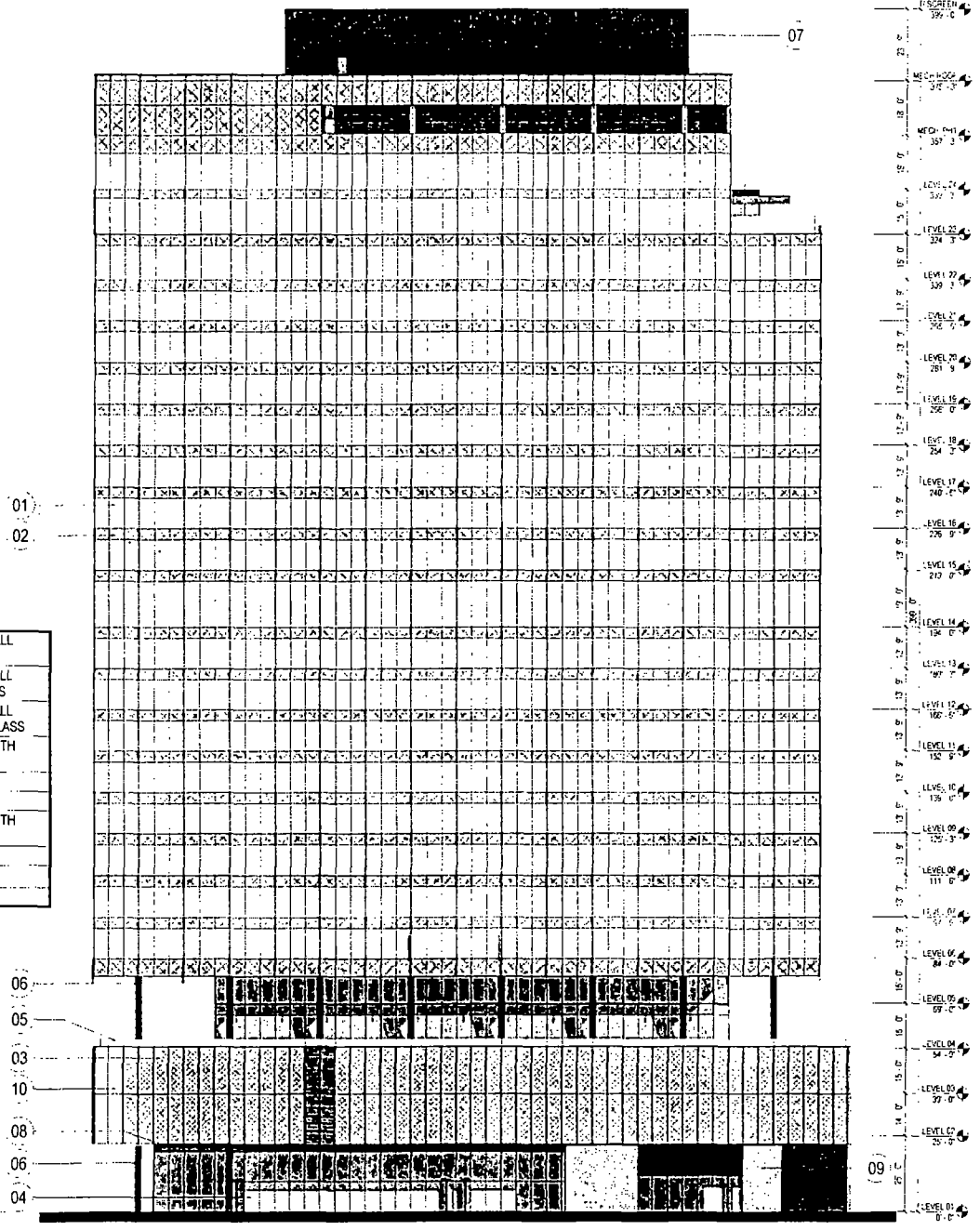


EAST ELEVATION



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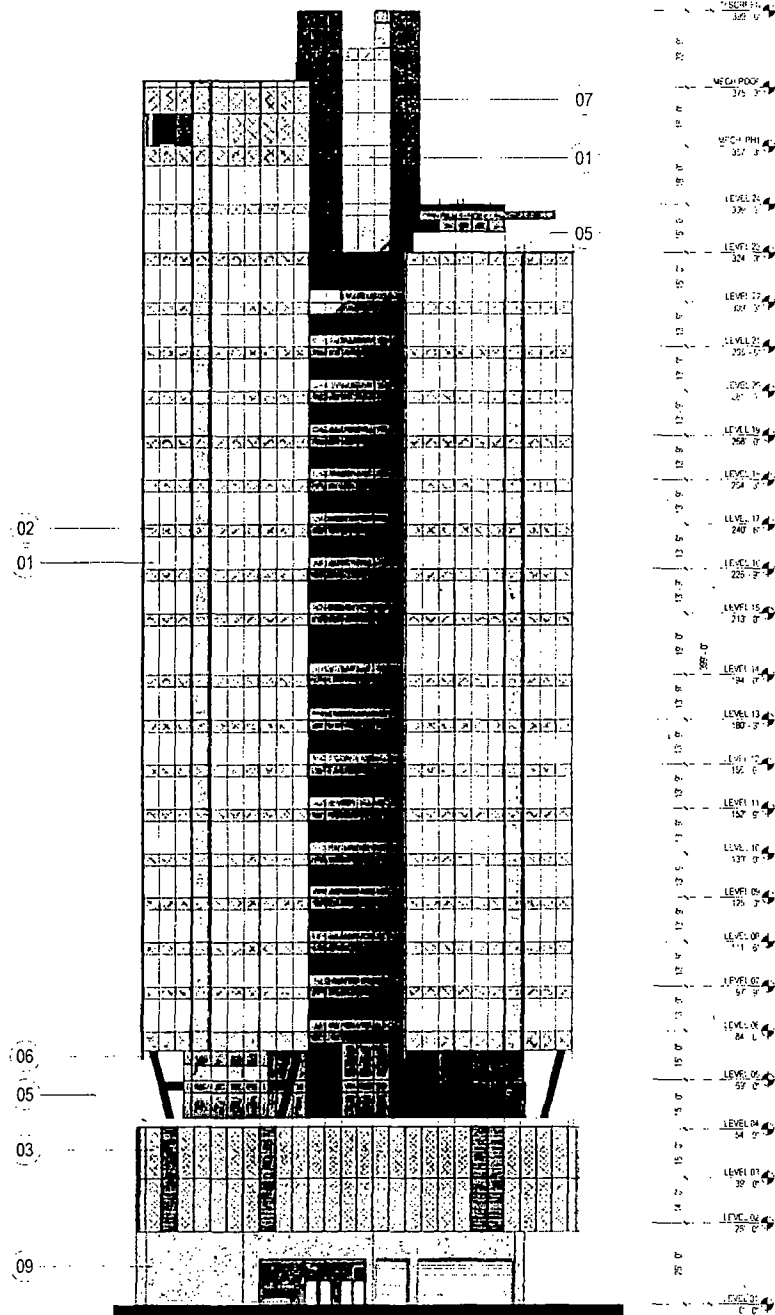
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NORTH ELEVATION



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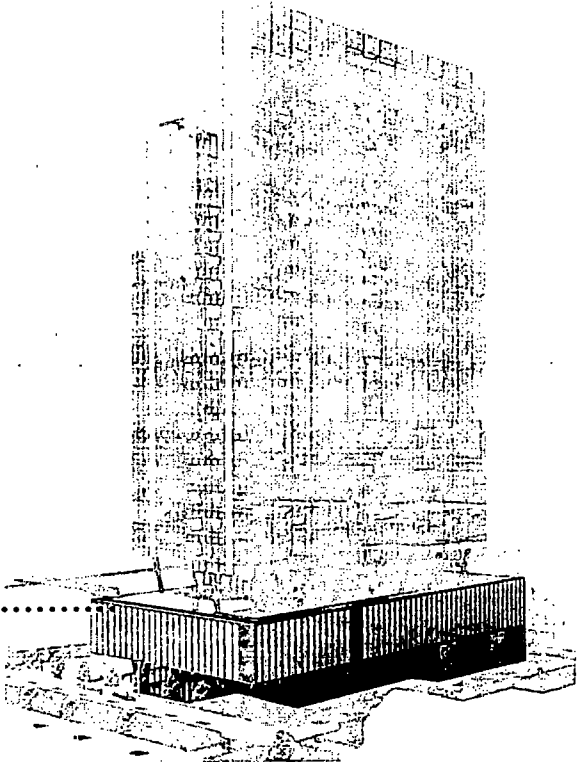
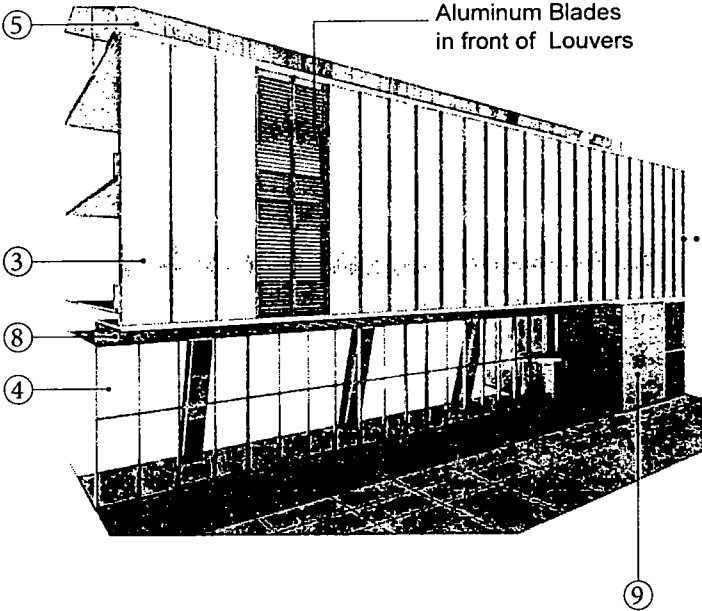
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WEST ELEVATION



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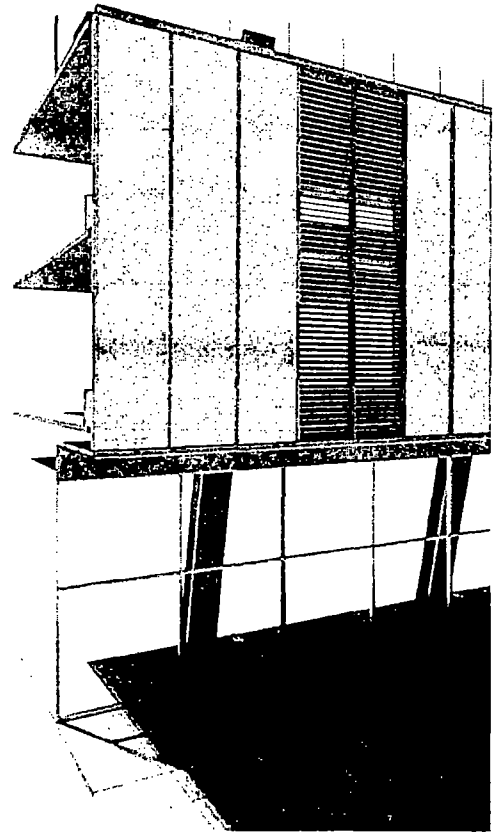
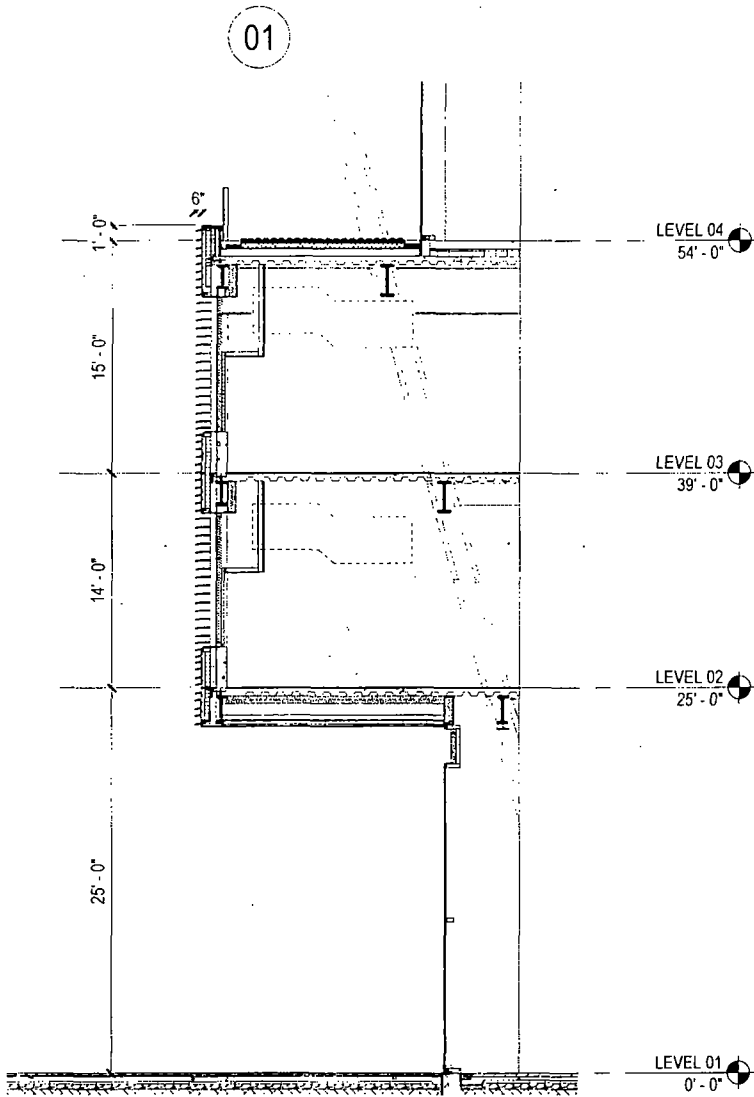


PODIUM FACADE



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ALUMINUM BLADES AND LOUVERS DETAIL

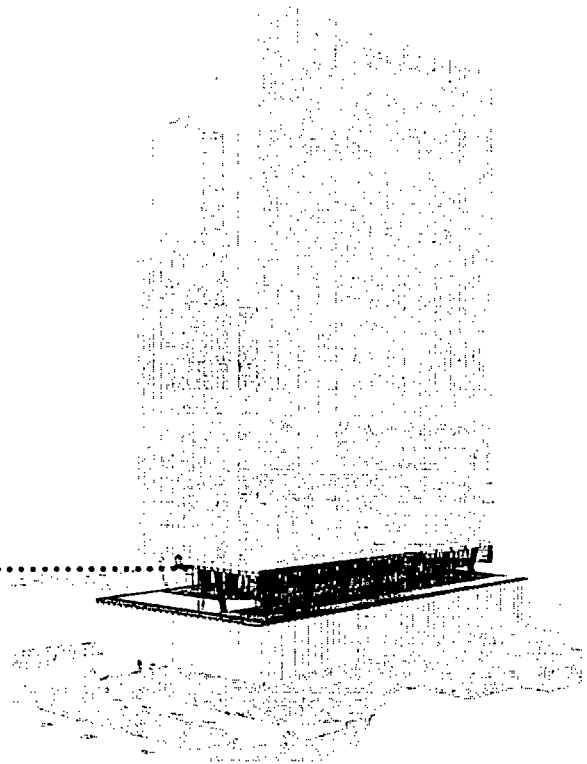
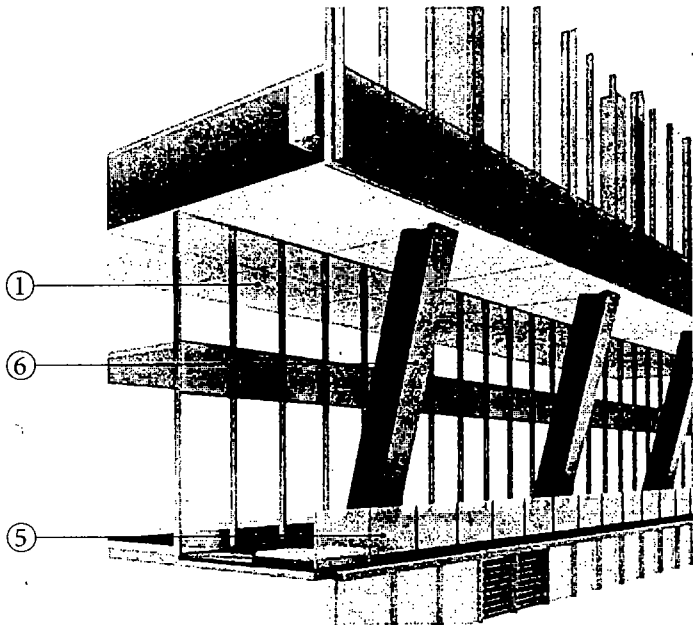


PODIUM FACADE



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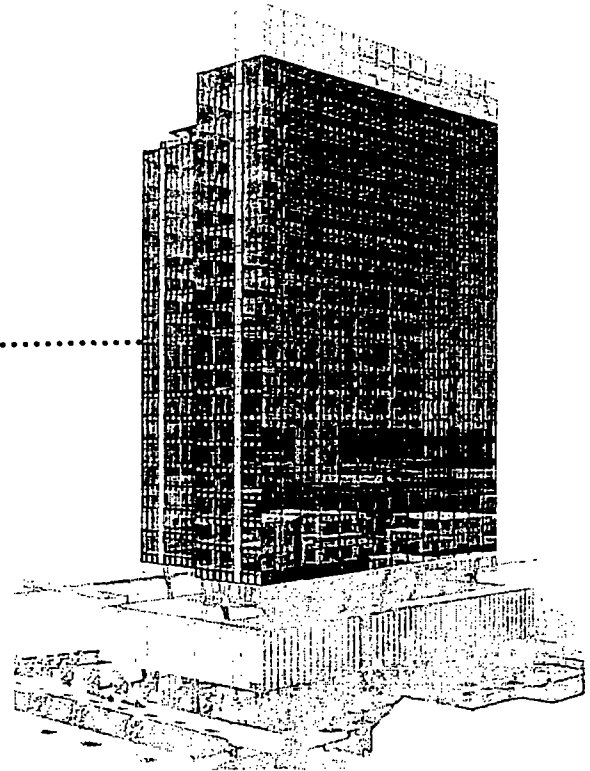
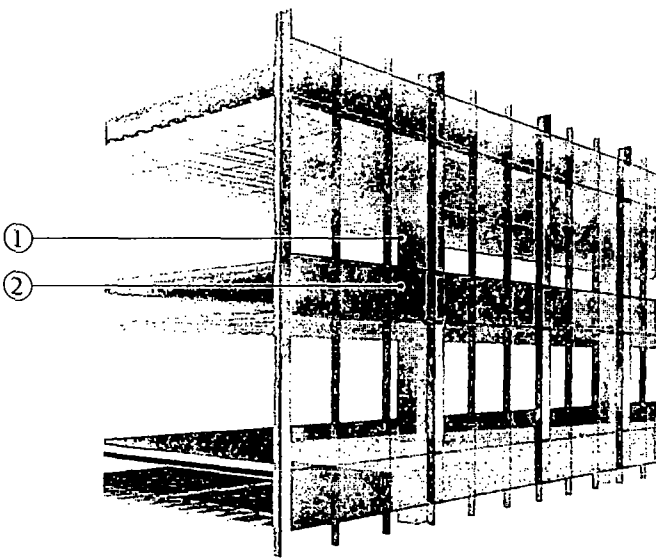


AMENITY FACADE



Applicant 360 N. Green, LLC
Address: 360 North Green, Chicago, IL
Introduced: October 14, 2021
Plan Commission: March 17, 2022

01	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH VISION GLASS
02	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH SPANDREL GLASS
03	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH BACKPAINTED GLASS
04	CURTAIN WALL SSG SYSTEM WITH VISION GLASS
05	GLASS RAILING
06	METAL COLUMN CLADDING
07	CURTAIN WALL SSG SYSTEM WITH BACK-PAINTED GLASS
08	TRELLIS BAND
09	GREY BRICK
10	METAL PANEL

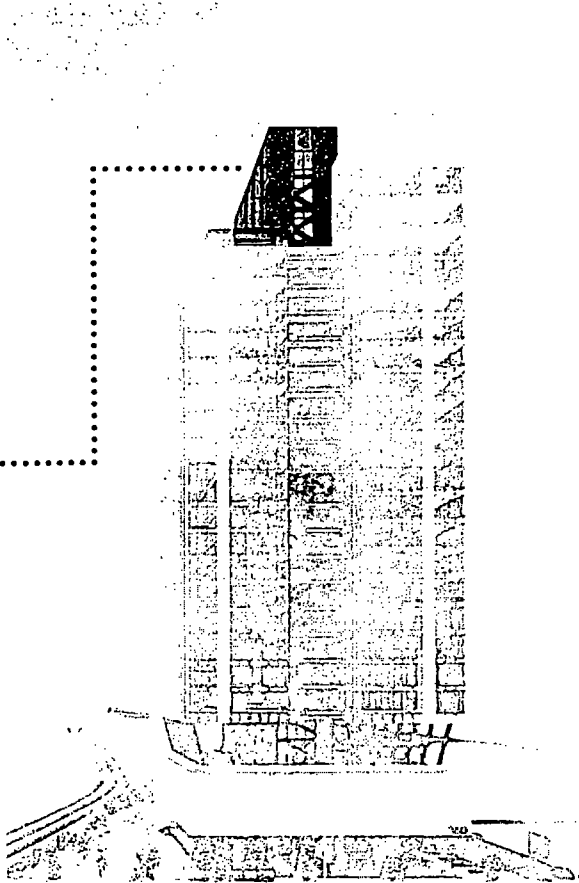
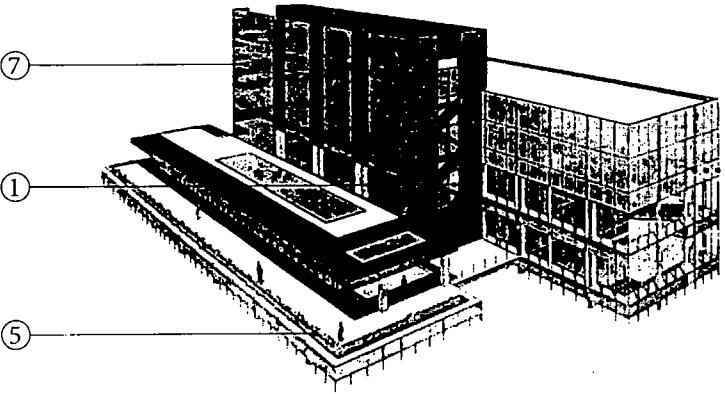


OFFICE TOWER FACADE



Applicant: 360 N. Green, LLC
Address: 360 North Green, Chicago, IL
Introduced: October 14, 2021
Plan Commission: March 17, 2022

01	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH VISION GLASS
02	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH SPANDREL GLASS
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OFFICE TOWER FACADE



Applicant: 360 N. Green, LLC
Address: 360 North Green, Chicago, IL
Introduced: October 14, 2021
Plan Commission: March 17, 2022

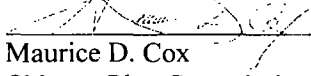


Application #20853

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: March 17, 2021

Re: Proposed Amendment to Business Planned Development No. 1407, 360 N. Green Street
(Application #20853)

On March 17, 2022, the Chicago Plan Commission recommended approval of a proposed amendment to Business Planned Development No. 1407, submitted by 360 N. Green LLC. A copy of the proposed ordinance, planned development statements, bulk table and exhibits is 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 Max Lyon at 744-8429.

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