



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2019-328
Type: Ordinance
File created: 1/23/2019
Status: Passed
In control: City Council
Final action: 7/24/2019
Title: Zoning Reclassification Map No. 1-F at 151 W Illinois St, 450-500 N LaSalle St - App No. 19944
Sponsors: Misc. Transmittal
Indexes: Map No. 1-F
Attachments: 1. O2019-328.pdf, 2. SO2019-328.pdf, 3. O2019-328.pdf

Date	Ver.	Action By	Action	Result
7/24/2019	2	City Council	Passed as Substitute	Pass
1/23/2019	1	City Council	Referred	

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 as shown on Map No. 1-F in the area bounded by

The public alley next north of West Illinois Street; North LaSalle Street; a line 40 feet north of the public alley next south of West Illinois Street; a line 60.06 feet west of North LaSalle Street; the public alley next south of West Illinois Street; the public alley next west of North LaSalle Street; a line 92.40 feet west of and parallel to North LaSalle Street; a line 54.19 feet south of and parallel to the public alley next north of West Illinois Street to the point of the beginning.

SECTION 2: To those of a Business Planned Development

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

Common Address of Property: 151 West Illinois Street/450-500 North LaSalle Street

**BUSINESS PLANNED DEVELOPMENT NO
PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Business Planned Development Number , ("Planned Development") consists of approximately 21,625.59 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, 430 North LaSalle, LLC.
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 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 Plans.

Ingress or egress shall be pursuant to the Plans 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:

Applicant:
Address:
Introduced:
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Full width of streets Full width of alleys Curb and gutter Pavement markings
430 North LaSalle LLC 430-500 N. LaSalle; 151 W. January 23,2019

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- 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 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. 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 Plans.

Ingress or egress shall be pursuant to the Plans 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.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

5. This Plan of Development consists of 16 Statements: a Bulk Regulations Table; an Existing Zoning and Land Use Map; a Planned Development Boundary, Sub-Area and Property Line Map; Site/Right of Way Adjustment Map; Landscape Plan; Building Elevations (North, South, East and West); Floor Plans; and Building Sections prepared by Lamar Johnson

Collaborative and dated _____, 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 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 Zoning Ordinance, this Planned Development Ordinance shall control.

Applicant: 430 North LaSalle LLC

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6. The following uses are permitted in the Sub Area A and Sub Area B delineated herein as the Planned Development: all permitted and special uses identified within the DX-7 district classification pursuant to Section 17-3-0200 of the Zoning Ordinance,

including accessory uses and accessory parking and loading, which include without limitation, retail, restaurant, and office uses.

7. 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.

8. 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.

9. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 21,625.59 square feet.

The Applicant acknowledges that the project has received a bonus FAR of 2.326, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 9.236. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to 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 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 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund, pursuant to Section 17-4-1003-D. Such funds will be utilized pursuant to Section 17-4-1004-B (Neighborhoods Opportunity), Section 17-4-1006-C (Citywide Adopt-a-Landmark) and Section 17-4-1005-C (Local Impact).

10. 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 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.

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11. 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 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 Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

13. 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.

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. No building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.

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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development.

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 (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

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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.

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 the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to DX-7 Downtown Mixed-Use District.

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151 W. Illinois / 430 - 500 N LaSalle Dr.
Planned Development Exhibit 1.15.2019

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430 N LASALLE, LLC | LAMAR JOHNSON COLLABORATIVE

NET SITE AREA:

EXISTING BUILDING AREA:

AREA OF EXISTING BUILDING (SUB AREA A):
AREA OF PROPOSED BUILDING (SUB AREA B):
AREA TO PURCHASE:
SUB AREA A FAR:
SUBAREA B FAR:
FAR TO PURCHASE:
PROJECT FAR:
MAXIMUM ALLOWABLE FAR AREA:

AREA OF RETAIL/EATING & DRINKING ESTABLISHMENTS:
ACCESSORY PARKING:
BICYCLE PARKING:
OFF-STREET LOADING:
PROPOSED BUILDING HEIGHT:
BULK REGULATION TABLE

SUB AREAA- 151 W ILLINOIS
PARCELS 1+2 15,472 SF
SUB AREA B - 430 - 500 N LASALLE DR
PARCELS 1+2 6,153.59 SF
TOTAL NET SITE AREA: 21,625.59 SF
SUB AREAA-151 W ILLINOIS
PARCELS 1+2 15,600 SF
SUB AREA B - 430 - 500 N LASALLE DR
PARCELS 1+2 0SF
TOTAL EXISTING BUILDING AREA: 15,600 SF
5,600 SF (EXISTING)
186,081 SF
50,301.87 SF
0.721 (EXISTING)
8.605
2.326
9.326
SUB AREAA- 186,081 SF
SUB AREA B - 15,600 SF
TOTAL ALLOWABLE AREA-201,681 SF
SUBAREAA-7,500 SF SUB AREA B- 15,600 SF
TOTAL AREA OF RETAIL/RESTAURANT EST-23,100 SF SUBAREAA 0
SUB AREA B EXISTING NO CHANGE (0)
SUBAREAA 50 SPACES
SUB AREA B EXISTING NO CHANGE(O)
SUB AREA A 1(10X25)
SUB AREA B EXISTING NO CHANGE (0)
188'-0"

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SUB AREA A (151 W ILLINOIS):
PARCEL 1+2 - 15,472.00 SF

SUB AREA B (430 - 500 N LASALLE DR): PARCEL 1+2 - 6,153.59 SF
TOTAL: -21,625.59 SF

W. HUBBARD ST.

PARCEL DIAGRAM

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VICINITY PLAN

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EXISTING LAND USE MAP

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W. ILLINOIS ST.

S2

m EXISTING ALLEY

FIRST FLOOR PLAN

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MEZZANINE PLAN

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NET ROOF AREA 5,050 SF GREEN ROOF AREA 2,600 SF

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IV. ILLINOIS ST.
ONE UIA1-►

^3
-DEPRESSED CURB PROPERTY LINE -
EXISTING 3 STORY BUILDING, NOT IN PD
IL

ALL 4 EXISTING PARKWAY TREES ARE TO BE REMOVED. THE TREES ON ILLINOIS ARE IN OPEN PITS, THE TREE ON LASALLE IS IN A 5'x5' TREE GRATE. THERE ARE ALSO 2 EMPTY TREE PITS ON ILLINOIS AND AN EMPTY TREE GRATE ON LASALLE.

1

PARKWAY TREE REMOVAL LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
1	GLEDITSIA TRIACANTHOS	INERMIS THORNLESS	HONEYLOCUST	11" CAL. GOOD
2	GLEDITSIA TRIACANTHOS	INERMIS THORNLESS	HONEYLOCUST	11" CAL. GOOD
3	GLEDITSIA TRIACANTHOS	INERMIS THORNLESS	HONEYLOCUST	13" CAL. GOOD
4	ULMUS SPECIES	ELM VARIETY	8" CAL.	GOOD

LANDSCAPE TREE REMOVAL

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PROPOSED PARKWAY DIMENSIONS:

WEST ILLINOIS STREET APPROXIMATE PARKWAY WIDTH = 10'-6" PROPERTY LINE TO TREE GRATE = 5'-6" TREE GRATE WIDTH = 4'-0" CARRIAGE WALK WIDTH = 1'-0"

NORTH LA SALLE DRIVE

APPROXIMATE PARKWAY WIDTH = 11'-6"

PROPERTY LINE TO LAWN STRIP = 8'-6"

LAWN STRIP WIDTH = 8'-0"

NOTES: PARKWAY TREES ON LA SALLE ARE TO BE SET WITH CENTER OF TRUNKS 5' OFF OF EDGE OF 24" WATER MAIN, AND 30" OFF OF BACK OF CURB. LAWN STRIPS ALONG LA SALLE TO BE 20' LONG AND 8' WIDE, CENTERED ON TREES. LAWN STRIPS TO BE EXCAVATED TO A DEPTH OF 24" AND BACKFILLED WITH PREMIUM TOPSOIL LAWN GRASS TO BE A TALL FESCUE SOD BLEND SUCH AS BLACK BEAUTY.

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PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	TOTAL COMMENTS
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PA PLATANUS ACERIFOLIA 'MORTON CIRCLE' EXCLAMATION PLANTREE 4"
CAL. 2 BRANCHED UP b'
OR QUERCUS X WAREI 'LONG' REGAL PRINCE OAK 4" CAL.
2 BRANCHED UP £>'
UM ULMUS MINOR NEW HORIZON' NEW HORIZON ELM 4" CAL.
2 BRANCHED UP b'

LANDSCAPE PLAN

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LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. FOR TREES UP TO 4" CALIPER OR 12' HEIGHT, REMOVE APPROXIMATELY b% -12% OF THE OVERALL BRANCHING. FOR TREES OVER 4" CALIPER OR 12' HEIGHT, REMOVE APPROXIMATELY 15*-20% OF THE OVERALL BRANCHING. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH THE PLANTING MIX. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO REMOVE ALL TWINE, ROPE, BASKET WIRE AND BURLAP FROM THE TOP HALF OF THE ROOT BALL.

GF.I. ELECTRICAL OUTLET, PER CODE, SEE ELECTRICAL DRAWINGS.

BLACK LAVA ROCK, 2" DEPTH.

STAINLESS STEEL WIRE MESH TO COVER ENTIRE OPENING.

PLANTING MIX TO BE A BLEND OF 15% TOPSOIL AND 25% PM35 PLANTER MIX.

ROOT BALL.

TAMPED SOIL AROUND BASE OF ROOT BALL.

ADJACENT CONCRETE SIDEWALK TO HAVE DEEPER HEIGHT AROUND TREE

GRATE TO SUPPORT TREE GRATE FRAME AS SHOWN.

SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

LANDSCAPE DETAILS

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NORTH ELEVATION

ELEVATIONS

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^SoSgai EXISTING" i^TSg-a; BUILDING, SJJSSi-jJ
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ELEVATIONS

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CONTEXTUAL RENDERINGS

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CONTEXTUAL RENDERINGS

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SURVEY SUB AREA

Applicant: 430 North LaSalle LLC

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| Zoning Information | [Vicinity Map |

| Significant Observations

Cemeteries Corresponding to Schedule 0

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Miscellaneous Notes

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SURVEY SUB AREA B

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EXISTING PHOTO - LOOKING WEST EXISTING PHOTO - LOOKING NORTH

EXISTING SITE PHOTOS

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EXISTING PHOTO - LOOKING SOUTHWEST

EXISTING SITE PHOTOS

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430 North LaSalle LLC

151 W Illinois, 430 - 500 N LaSalle Drive

January 23, 2019

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January 16, 2019

Honorable Daniel S. Solis Chairman, Committee on Zoning 121 North LaSaUe Street
Room 304

'Chicago, Illinois 60602 Dear Committee Members:

The undersigned, Tyler Manic, being first duly sworn on oath, deposes and states the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of intended use of said property; the name and address of the applicant; the name and address of the owners; and a statement that the applicant intends to file an application for a change in zoning on approximately January 16, 2019.

The undersigned certifies that the applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Tyler Manic Attorney for Applicant

Subscribed and Sworn to before me
this 16th day of January 2019

SCHAINIBANKS

SCHAIN BANKS KENNY & SCHWARTZ LTD

70 W. Madison Street Suite 5300 Chicago, IL 60602

Main 312.345.5700 Fax 312.345.5701 www.schainbanks.com

January 16, 2019

Dear Sir/Madam:

In accordance with the Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A of the Chicago Zoning Ordinance, please be advised that on or about January 16, 2019, the undersigned, will file applications for a change in zoning for the property located at 151 West Illinois/450-500 North LaSalle Street from DX-7 Downtown Mixed-Use District to a Business Planned Development.

The owner of the property located at 151 West Illinois/450 North LaSalle is ATG Trust Company located at 150 South Wacker Drive, Suite 30245, Chicago, IL 60606. The owner of the property located at 500 North LaSalle Street is 500 North LaSalle LLC located at 520 West Erie Street, Suite 430E, Chicago, IL 60654. The applicant of the Planned Development is 430 North LaSalle, LLC located at 520 West Erie Street, Suite 430E, Chicago, IL 60654.

The purpose of the Business Planned Development is to construct a 12 story commercial building with ground floor retail and 11 stories of office space above. The building will be 183.50 feet high. This is a transit served location. No parking spaces will be provided.

I am the duly authorized attorney for the applicant. My address is 70 West Madison, Suite 5300, Chicago, Illinois 60602. My telephone number is (312) 345-5700.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU OWN PROPERTY LOCATED WITHIN 250 FEET OF THE SUBJECT PROPERTY.

Very truly yours,

Tyler Manic Attorney for Applicant

January 16, 2019

Patrick Murphey Acting Zoning Administrator 121 North LaSalle Street Room 905
Chicago, Illinois 60602

Dear Mr. Murphey:

I, Deirdre Santana, Authorized Signatory for Bank of America, N.A. and John F. Cuneo, Jr., Co-Trustees of the Frank Cuneo Trust Under Will Dated October 29, 1940, sole beneficiary of ATG Trust Company, successor to The Northern Trust Company, as Trustee under Trust Agreement dated November 2, 1981 and known as Trust Number TH0221 ("ATG"), state that ATG is the owner of 488 North LaSalle Street, Chicago, Illinois.

I understand that Tyler Manic of Schain Banks has filed a sworn affidavit identifying ATG as the owner of 488 North LaSalle Street, which is the property subject to the proposed Planned Development. I further understand that 430 North LaSalle, LLC has been identified as the applicant of the proposed Planned Development Application.

Deirdre Santana/Authorized Signatory as aforesaid

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"OFFICIAL SEAL"
MCHELEKIMUS Notary Public S«» of nBnoto

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

ADDRESS of the property Applicant is seeking to rezone: 151 W Illinois St/450-500
North LaSalle Street

Ward Number that property is located in: ^

APPLICANT430 North LaSalle, LLC

ADDRESS 520 W. Erie Street, Suite 430E CITY Chicago

STATE11- ZIP CODE60654 PHONE(312) 337-3700 ext. 12

EMAIL jjj@mpgre.net CONTACT PERSON Jaime Javors

Is the applicant the owner of the property? YES_

If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed. ATG Trust Company

OWNER 150 S. Wacker Drive, Suite 3025 Chicago

ADDRESS CITY

IL 60606 312-580-3358--

STATE ZIP CODE PHONE

Alan Madans

EMAIL CONTACT PERSON

If the Applicant/Owner of the property has obtained a lawyer as their representative for the

rezoning, please provide the following information:

Tyler Manic, Schain Banks Kenny & Schwartz, Ltd.

ATTORNEY

70 W Madison #5300

ADDRESS

CITY Chicago STATE IL ZIP CODE

PHONE (312) 345-5700 FAX (312)345-5701 EMAIL tmanic@schainbanks.com

If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements. Jaime Javors

7. On what date did the owner acquire legal title to the subject property? 11/10/81

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District DX-7 Proposed Zoning District PD
10. Lot size in square feet (or dimensions) 21,377 sf
11. Current Use of the property Sub-Area A non-accessory surface parking. Sub-Area B existing commercial
12. Reason for rezoning the property To construct a 12 story commercial building with ground floor retail space and 11 stories of office space above.
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
After rezoning, the building will be a 12 story commercial building with ground floor retail and 11 stories of office space above. The building will be 183.50 feet high. This is a transit served location. No parking spaces will be provided.

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

NO 0

COUNTY OF COOK STATE OF ILLINOIS

, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

OFFICIAL SEAL KAITUNM MURPHY

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/18/21

For Office Use Only

Date of Introduction:

File Number:

Ward: