#22443
INTRO DATE
MAY 22, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

   357-359 North Green Street, Chicago, Illinois

2. Ward Number that property is located in: 27th

3. APPLICANT Onni 357 North Green LLC

   ADDRESS 200 North LaSalle, Suite 750 CITY Chicago

   STATE IL ZIP CODE 60601 PHONE (312) 485-6941

   EMAIL ppurewal@onni.com CONTACT PERSON Paul Purewal

4. Is the applicant the owner of the property? YES ☒ NO ☐

   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.

   OWNER Same as above

   ADDRESS _____ CITY _____

   STATE _____ ZIP CODE _____ PHONE _____

   EMAIL _____ CONTACT PERSON _____

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

   ATTORNEY Katie Jahnke Dale - DLA Piper LLP (US)

   ADDRESS 444 West Lake Street, Suite 900

   CITY Chicago STATE IL ZIP CODE 60606

   PHONE (312) 368-2153 FAX (312) 236-7516

   EMAIL katie.dale@dlapiper.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: See attached Economic Disclosure Statements

7. On what date did the owner acquire legal title to the subject property? 2019; 2022

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

9. Present Zoning District: Planned Development No. 1573

   Proposed Zoning District: Planned Development No. 1573, as amended

10. Lot size in square feet (or dimensions): 60,055 sf

11. Current Use of the Property: Vacant Land

12. Reason for rezoning the property: Amendment to the existing planned development

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 proposed building. (BE SPECIFIC): The Applicant requests an amendment to the existing planned development to permit the construction of a mixed-use building consisting of 698 dwelling units, 530 parking spaces, and commercial and retail uses with accessory and incidental uses. The overall FAR will be 11.5.

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☐ **Administrative Adjustment 17-13-1003:** _____

☐ **Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.** _____

15. 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? YES ☒ NO ☐

COUNTY OF COOK
STATE OF ILLINOIS

Onni 357 North Green LLC, 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.

Signature of Applicant

Subscribed and Sworn to before me this
7th day of May, 2024.

Athena Ramsaran
Notary Public

OFFICIAL SEAL
ATHENA RAMSARAN
Notary Public, State of Illinois
Commission No. 868536
My Commission Expires
July 18, 2027

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

LEGEND

- Storm MH
- Storm CB
- San Storm Combo MH
- Water Fire Hydrant
- Telephone MH
- Utility Pole
- Electric MH
- Electric Light Pole
- Tree – Deciduous
- Sign Post
- Bumper Post
- Unclassified Manhole
- Iron Pipe
- Iron Rod
- Cut Cross

GREMLEY & BIEDERMANN

A Division of PLCS Corporation

Lonnie R. Swanson

Professional Land Surveyors

4325 North Ravenswood Avenue, Chicago, IL 60613

Telephone: (773) 525-7632 Email: info@PLCS-Surveys.com

Plat of Survey

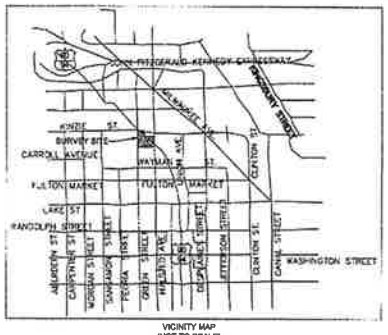
PARCEL 1
THAT PART OF LOTS 3 THROUGH 28 AND PART OF THE VACATED ALLEYS ADJOINING SAID LOTS TAKEN AS A TRACT (EXCEPT THAT PART OF SAID TRACT LYING SOUTH OF THE NORTHERLY RIGHT OF WAY OF CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD AS OCCUPIED AND EXCEPT FROM SAID TRACT THAT PART LYING SOUTH OF THE WESTERLY EXTENSION OF THE CENTERLINE OF A VACATED ALLEY AS PER DOCUMENT 1320 1133) ALL IN THE SUBDIVISION OF BLOCK 1 OF CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

CONTAINING 28,272 SQUARE FEET OR 0.65 ACRES MORE OR LESS.

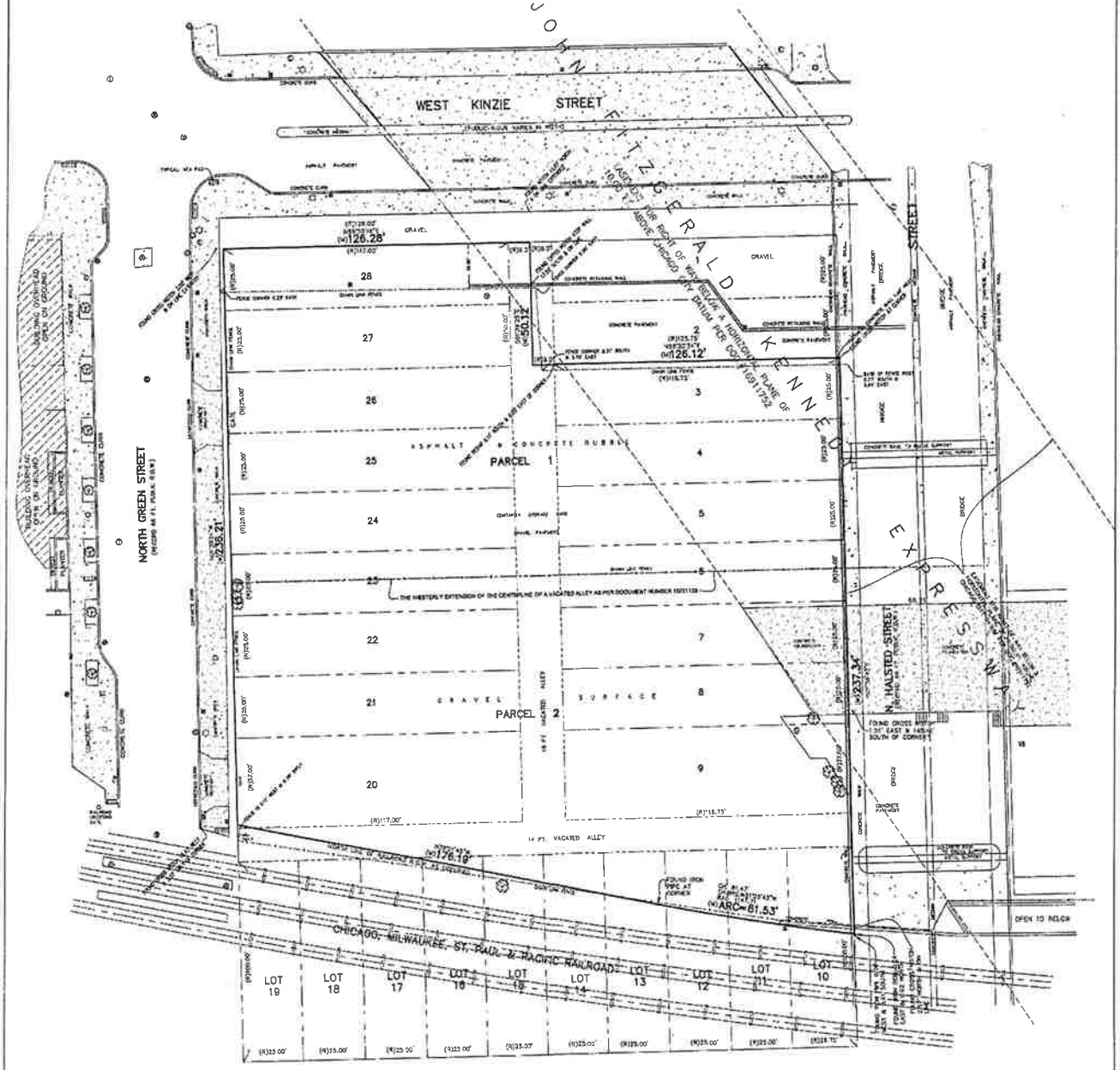
PARCEL 2:
THAT PART OF LOTS 1 THROUGH 29 AND PART OF VACATED ALLEYS ADJOINING SAID LOTS TAKEN AS A TRACT (EXCEPT THAT PART OF SAID TRACT LYING SOUTH OF THE NORTHERLY RIGHT OF WAY OF CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD AS OCCUPIED AND EXCEPT FROM SAID TRACT THAT PART LYING NORTH OF THE WESTERLY EXTENSION OF THE CENTERLINE OF A VACATED ALLEY AS PER DOCUMENT ALWHER 1320 1133) ALL IN THE SUBDIVISION OF BLOCK 1 OF CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

CONTAINING 31,783 SQ. FT. OR 0.73 ACRES MORE OR LESS.

TOTAL AREA BASED ON MEASURED DIMENSIONS= 60,026 SQUARE FEET OR 1.378 ACRES.
TOTAL AREA BASED ON RECORD DIMENSION= 60,097 SQUARE FEET OR 1.378 ACRES.



VICINITY MAP
(NOT TO SCALE)



ORDERED BY:	DRAWN BY:	CHECKED BY:	DRAWN
ADDRESS:	341 NORTH GREEN STREET		

GREMLEY & BIEDERMANN
PLCS Corporation
Lonnie R. Swanson
4325 North Ravenswood Ave., Chicago, IL 60613
Telephone: (773) 525-7632 Email: info@PLCS-Surveys.com

ORDER NO.	DATE	FACT NO.
2024-32022-001	APRIL 17, 2024	1 of 1

SURVEYOR'S LICENSE EXPIRES November 30, 2024

Note (R&M) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Base, Elevation Datum and Coordinate Datum if used is ASSUMED

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2024 "All Rights Reserved"

STATE OF ILLINOIS)
COUNTY OF COOK)SS

WE, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT

FIELD MEASUREMENTS COMPLETED ON APRIL 17, 2024.

SIGNED ON APRIL 25, 2024.

BY: _____

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DLA Piper LLP (US)
444 West Lake Street, Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Emily Becker
Emily.becker@us.dlapiper.com
T 312.368.3387

May 8, 2024

The Honorable Bennett Lawson, Acting Chairman
City of Chicago Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Laura Flores, Chairwoman
Chicago Plan Commission
Room 1000, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Re: Application for Planned Development 1573, as amended / Affidavit of Notice of Filing
357 N. Green, Chicago, IL

Dear Acting Chairman Lawson and Chairwoman Flores:

The undersigned, Emily Becker, an attorney with the law firm of DLA Piper LLP (US), which firm represents Onni 357 North Green LLC, the applicant for a proposal to amend the current planned development existing on the subject property to a Residential-Business Planned Development, states that they intend to comply with the requirements for 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. Said written notice will be sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contains the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; a statement that the applicant intends to file the application for change in zoning on approximately May 22, 2024; and a source for additional information on the application.

The undersigned certifies that they have made a bona fide 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.

Very truly yours,

DLA Piper LLP (US)

Emily Becker

Subscribed and sworn to before me
This 8th day of May, 2024.

Notary Public

Official Seal
ILLIANA SILVA
Notary Public, State of Illinois
Commission No. 824654
My Commission Expires August 12, 2027

DLA Piper LLP (US)
444 W. Lake Street Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Emily Becker
Emily.becker@us.dlapiper.com
T 312.368.3387

May 22, 2024

FIRST CLASS MAIL

Dear Sir or Madam:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about May 22, 2024 the undersigned, on behalf of Onni 357 North Green LLC (the "Applicant"), intends to file an application to amend the planned development relating to the property generally located at 357 North Green Street, Chicago, Illinois (the "Property") to a Residential-Business Planned Development. A map of the Property is printed on the reverse side of this letter.

The Property is currently vacant. The Applicant requests a rezoning of the subject property from the current planned development to a Residential-Business Planned Development to permit the construction of a mixed-use building with up to 698 residential dwelling units, 530 parking spaces, and commercial/retail space, together with accessory and incidental uses. The overall FAR will be approximately 11.5 and the property is located within 2,640' of the Chicago and Grand CTA stations.

Please note that the Applicant is not seeking to rezone or purchase your property. You are receiving this notice as required by the Chicago Municipal Code because the assessor's tax records indicate that you own property within 250 feet of the Property.

I am an authorized representative of the Applicant, and my address is 444 W. Lake Street, Suite 900, Chicago, IL 60606. The Applicant is Onni 357 North Green LLC and owns the Property. The address of the Applicant is 200 N. LaSalle Street, Suite 750, Chicago, Illinois.

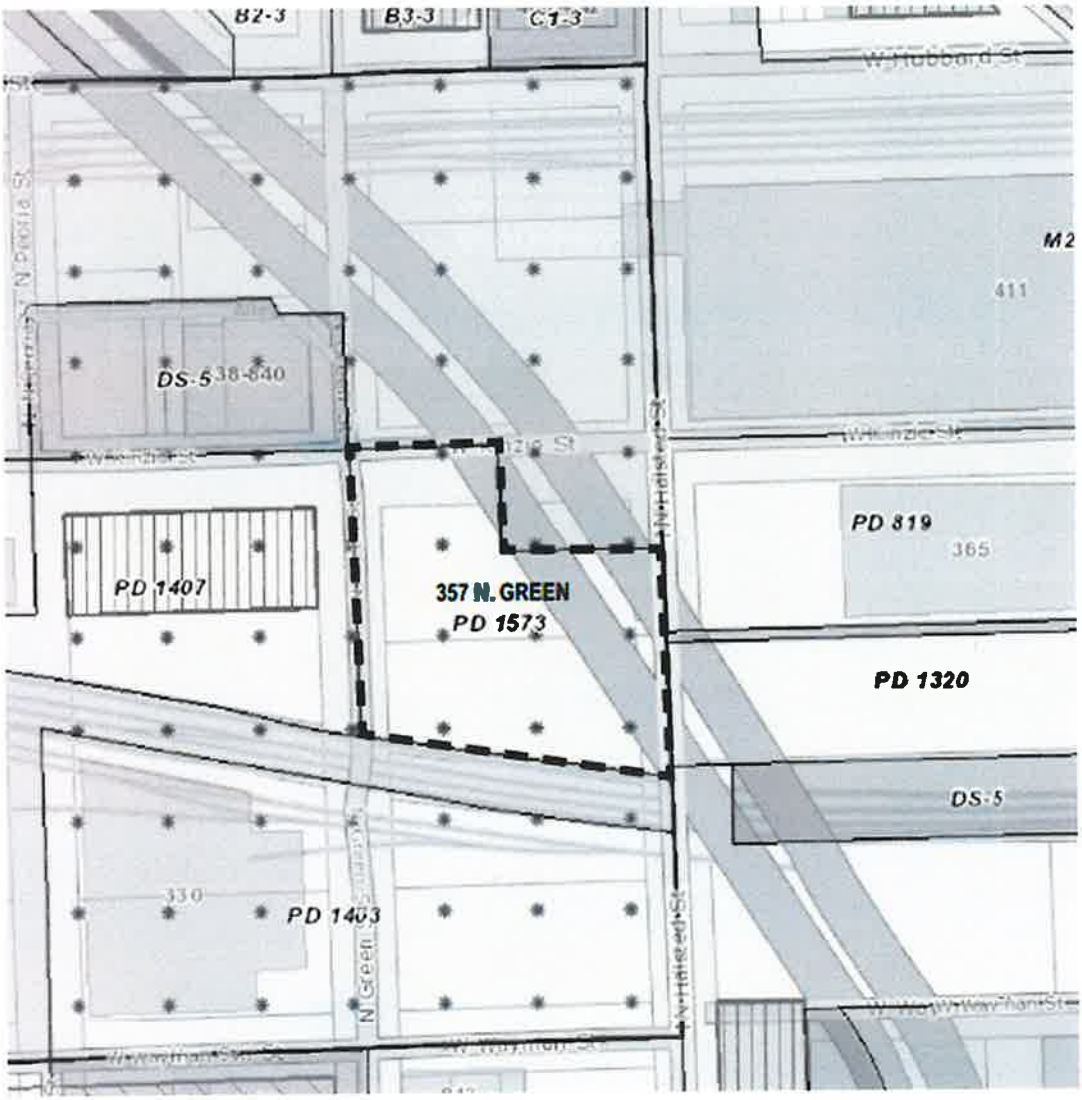
Please contact me at 312-368-2153 with questions or to obtain additional information.

Very truly yours,

DLA Piper LLP (US)

Emily Becker

MAP:



PINs: 17-08-407-013-0000; 17-08-407-015-0000