

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

400-18 E. Grand Ave; 529-549 N. McClurg Ct.; 401-29 E. Ohio St.

2. Ward Number that property is located in: 42nd

3. APPLICANT GHB 630 LLC

ADDRESS 625 N. Michigan Ave. CITY Chicago

STATE IL ZIP CODE 60611 PHONE 312-440-8800

EMAIL lgolub@goco.com CONTACT PERSON Lee Golub

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 _____

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 John J. George

ADDRESS 20 S. Clark St., Suite 400

CITY Chicago STATE IL ZIP CODE 60603

PHONE 312-726-8797 FAX 312-726-8819 EMAIL jgeorge@daleygeorge.com

6. 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.

7. On what date did the owner acquire legal title to the subject property? 12/14/2009

8. Has the present owner previously rezoned this property? If yes, when?

No

9. Present Zoning District DX-12 Proposed Zoning District Residential Business Planned Development

10. Lot size in square feet (or dimensions) 54,530 sq. ft.

11. Current Use of the property surface parking lot

12. Reason for rezoning the property to establish a Residential Business Planned Development for a mixed use 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 the proposed building. (BE SPECIFIC)
Proposed 452' 42 story apartment building containing 443 dwelling units and ground floor retail space and a 135' 10 story apartment building containing 87 dwelling units and ground floor retail space and 297 on site parking spaces.

14. On May 14th, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES X NO _____

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.

Signature of Applicant

Subscribed and Sworn to before me this
_____ day of _____ July _____, 20 11 _____.

Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

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 DX-12 Downtown Mixed Use District symbols and designations as shown on Map No. 1-E in the area bounded by

East Ohio Street; a line 300.06 feet east of and parallel to North McClurg Court; a line 109.02 feet south of and parallel to East Ohio Street; a line 200.02 feet east of and parallel to North McClurg Court; East Grand Avenue; and North McClurg Court,

to the designation of a Residential Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. _____
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as a Residential Business Planned Development, consists of property commonly known as 400-18 E. Grand Ave.; 529-549 N. McClurg Ct.; and 401-29 E. Ohio St. The Property consists of a net site area of 51,894 square feet (1.19 acres). The property is owned or controlled by the Applicant, GHB 630 LLC (referred to herein as "Applicant").
2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
3. 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 then to the owners of record title to all of the Property and to any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of

APPLICANT: GHB 630 LLC
ADDRESS: 400-18 E. Grand Ave.; 529-549 N. McClurg Ct.; and 401-29 E. Ohio St.,
DATE: July 21, 2011
REVISED: July 21, 2011

the Property and any ground lessors. An agreement among property owners or a covenant binding property owners may designate the authorized party for any future amendment, modification or change.

4. This Plan of Development consists of seventeen (17) Statements; Bulk Regulations and Data Table; an Existing Zoning Map; Existing Land Use Map; a Planned Development Boundary and Property Line Map; and a Site Plan, Landscape Plans, Roof Plan, Section Plan and Building Elevations prepared by Solomon Cordwell Buenz dated July 21, 2011. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area herein delineated as the Residential Business Planned Development: multi-unit residential (maximum of 530 dwelling units, retail sales (general), a maximum of 297 accessory parking spaces and related uses and services and all uses permitted in the DX Downtown Mixed Use District.
6. On premise Business Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Housing and Economic Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Housing and Economic Development. No off premise signs shall be permitted.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation Bureau of Traffic, and the Department of Housing and Economic Development. All work proposed in the Public Way must be designed and constructed in

APPLICANT: GHB 630 LLC

ADDRESS: 400-18 E. Grand Ave.; 529-549 N. McClurg Ct.; and 401-29 E. Ohio St.,

DATE: July 21, 2011

REVISED: July 21, 2011

accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.

8. For the purposes of measuring height, the definition in the Zoning Ordinance shall apply. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of Floor Area Ratio (FAR) calculations, the definitions in the Zoning Ordinance shall apply.
10. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code or any other provision of that Code.
11. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot of the total buildable square footage (floor area). The Part II Review Fee will be assessed by the Department of Housing and Economic Development during the actual Part II Review. The fee as determined by the Department of Housing and Economic Development staff at that time is final and binding on the applicant and must be paid to the Department of Housing and Economic Development prior to the issuance of the Part II approval.
12. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and

APPLICANT: GHB 630 LLC

ADDRESS: 400-18 E. Grand Ave.; 529-549 N. McClurg Ct.; and 401-29 E. Ohio St.,

DATE: July 21, 2011

REVISED: July 21, 2011

in accordance with the parkway tree provisions of the Zoning Ordinance and corresponding regulations and guidelines. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Zoning Ordinance governing landscaping and screening. In any instance where a provision of this Planned Development conflicts with landscape and screening provisions of the Zoning Ordinance, the Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Zoning Ordinance.

13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively pursuant to Section 17-13-0611 of the Zoning Ordinance by the Commissioner of the Department of Housing and Economic Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Housing and Economic Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Housing and Economic Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Zoning Ordinance.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall construct the building under the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. The

APPLICANT: GHB 630 LLC

ADDRESS: 400-18 E. Grand Ave.; 529-549 N. McClurg Ct.; and 401-29 E. Ohio St.,

DATE: July 21, 2011

REVISED: July 21, 2011

Applicant shall provide a vegetated (“green”) roof of fifty percent (50%) of the building’s net roof area in the amount of 22,674 square feet. “Net roof area” is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.

15. 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 new buildings and improvements on the property shall be reviewed and approved by the Mayor’s Office for People with Disabilities (MOPD) 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 approvals shall be granted pursuant to Section 17-13-0610 of the Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.
16. Pursuant to the Affordable Requirements Ordinance of the Municipal Code, Title 2 Chapter 2-45-110 et seq. (ARO), the Applicant seeks to rezone the site from the DX-12 District to a Residential Business Planned Development District permitting a residential development within the Planned Development. The Applicant hereby acknowledges that the ARO requires that at least 10 percent of the housing units approved in the Part II Review must be affordable units or a cash payment must be made to the City of Chicago Affordable Housing Opportunity Fund in accordance with Section 2-45-110 (d)(1)(ii). In such case, prior to the issuance of building permits for this Planned Development, the developer must enter into an Affordable Housing Agreement with the Department of

Housing and Economic Development. Prior to the issuance of building permits for any

APPLICANT: GHB 630 LLC

ADDRESS: 400-18 E. Grand Ave.; 529-549 N. McClurg Ct.; and 401-29 E. Ohio St.,

DATE: July 21, 2011

REVISED: July 21, 2011

residential housing project developed as part of this Planned Development, the developer must make a payment-in-lieu or, if providing affordable units, must provide a letter of credit or other security device in an amount equal to the cash contribution. The Applicant must comply with all of the applicable Sections of the Affordable Requirements Ordinance which Sections are hereby incorporated into this Planned Development.

17. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the property within the Planned Development shall automatically covert to that of the DX-12 Downtown Mixed Use District.

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE

Gross Site Area: (Gross Site Area = Area to be Dedicated + Net Site Area)	54,530 SF (1.25 Acres)
Area to be Dedicated:	2,636 SF (0.06 Acres)
Net Site Area:	51,894 SF (1.19 Acres)
Maximum Floor Area Ratio (FAR):	12.00
Base FAR:	12.00
FAR Bonues:	0
Maximum Percentage of Land Coverage:	Per Site Plan
Maximum Number of Dwelling Units:	530 Dwelling Units
Minimum Number of Off-Street Parking Spaces, Residential:	0.55 per Dwelling Unit
Minium Number of Off-Street Parking Spaces, Commercial/Retail:	none
Maximum Number of Non-Accessory Parking Spaces:	none
Minimum Number of Bike Parking Spaces:	149 spaces
Minimum Periphery Setbacks:	Per Site Plan
Maximum Building Height:	428' (plus 24' for mechanical pent-house, roof mechanical units, roof access stairs and similar appurtenances.
Minumum Number of Off-Street Loading Berths:	3 (10'x25') Spaces

**BULK REGULATIONS AND
DATA TABLE**



© 2011 Solomon Cordwell Buenz

Applicant: GHB 630 LLC
Address: 410 E. Grand

Date: 07.14.2011

DRAFT



EXISTING ZONING MAP

NTS

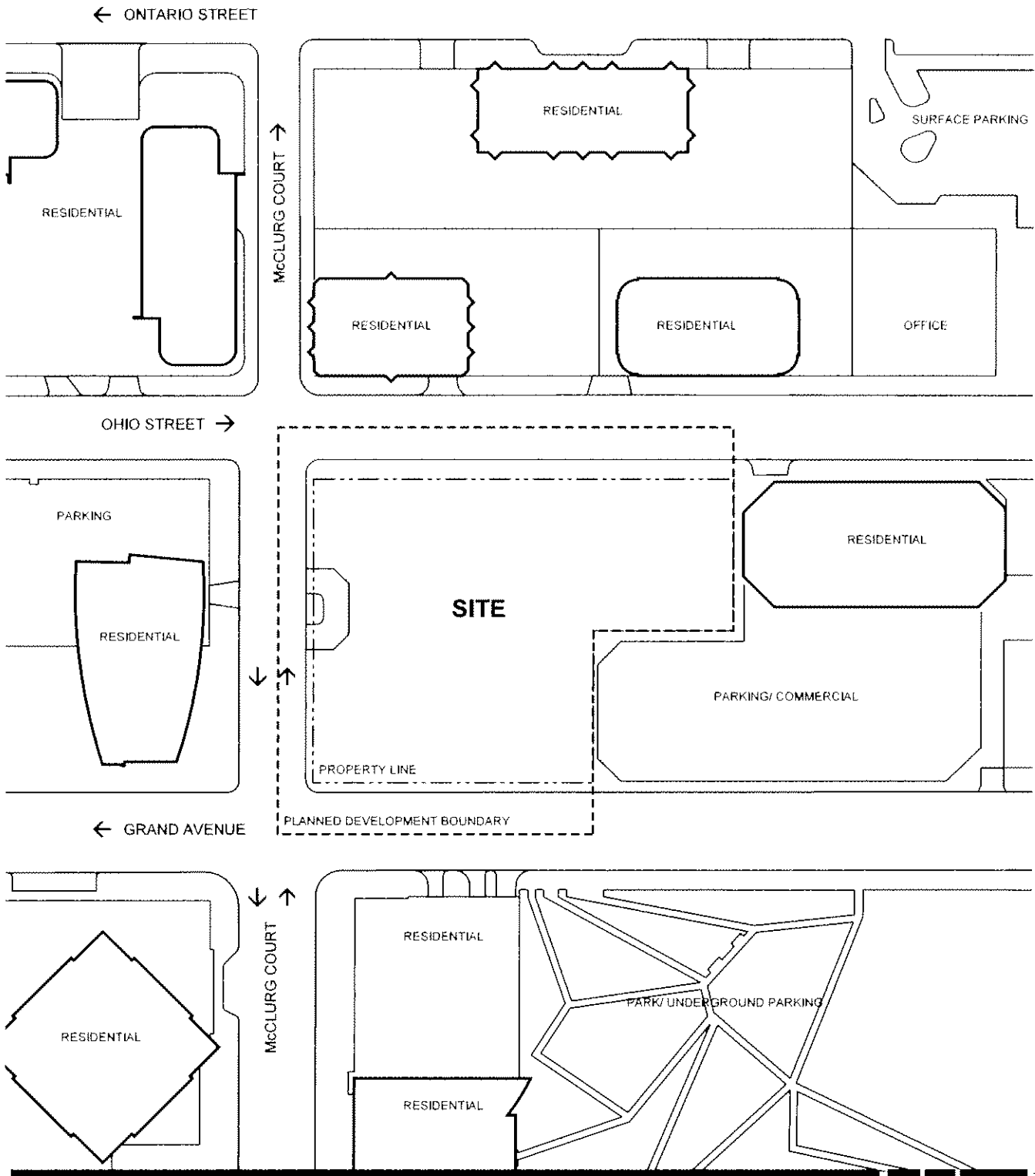


© 2011 Solomon Cordwell Buenz

Applicant: GHB 630 LLC
Address: 410 E. Grand

Date: 07.14.2011

DRAFT



SURROUNDING LAND USE PLAN

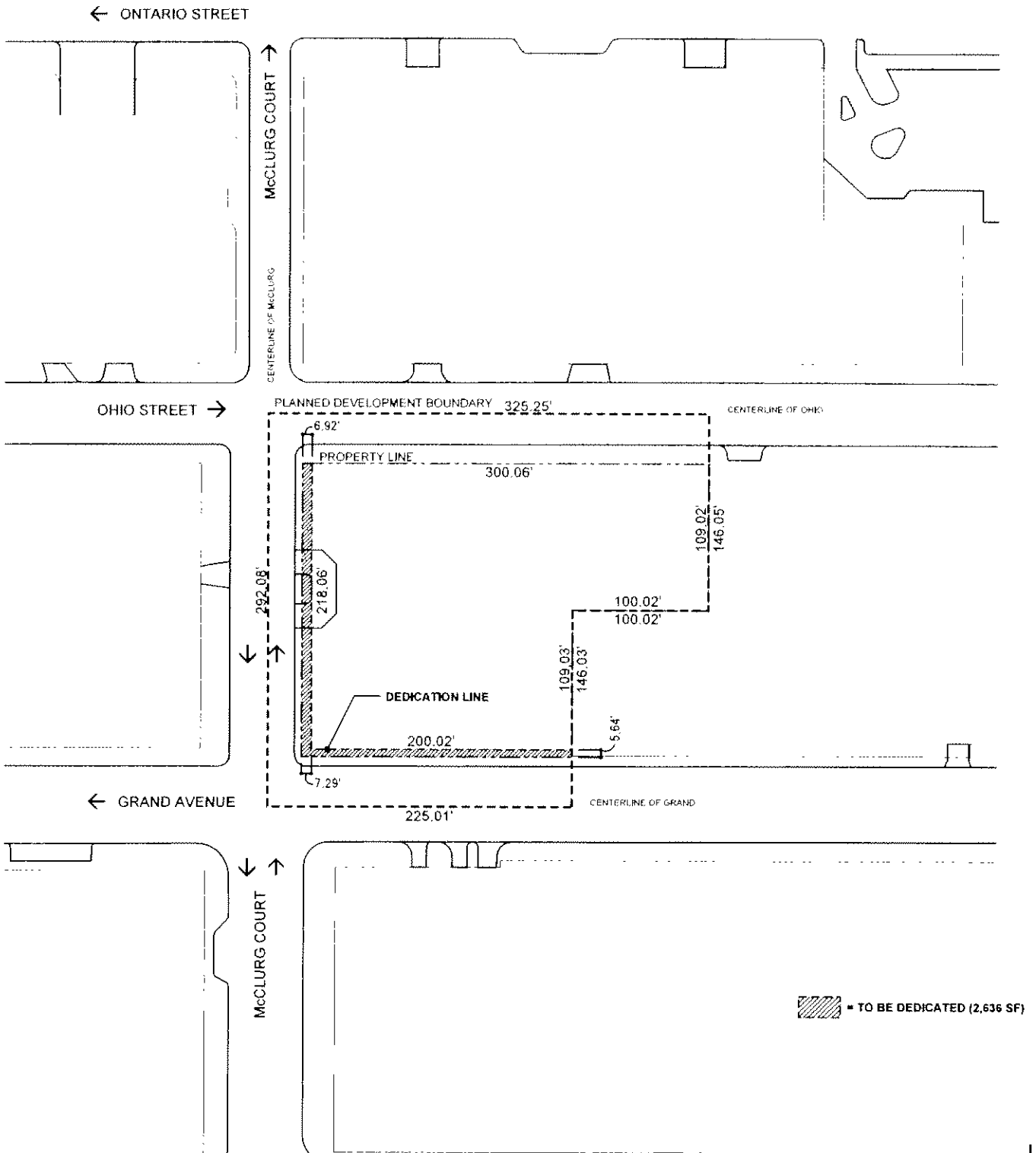
Applicant: GHB 630 LLC
Address: 410 E. Grand



© 2011 Solomon Cordwell Buenz

Date: 07.14.2011

DRAFT



**PLANNED DEVELOPMENT
BOUNDARY AND
PROPERTY LINE**

Applicant: GHB 630 LLC
Address: 410 E. Grand

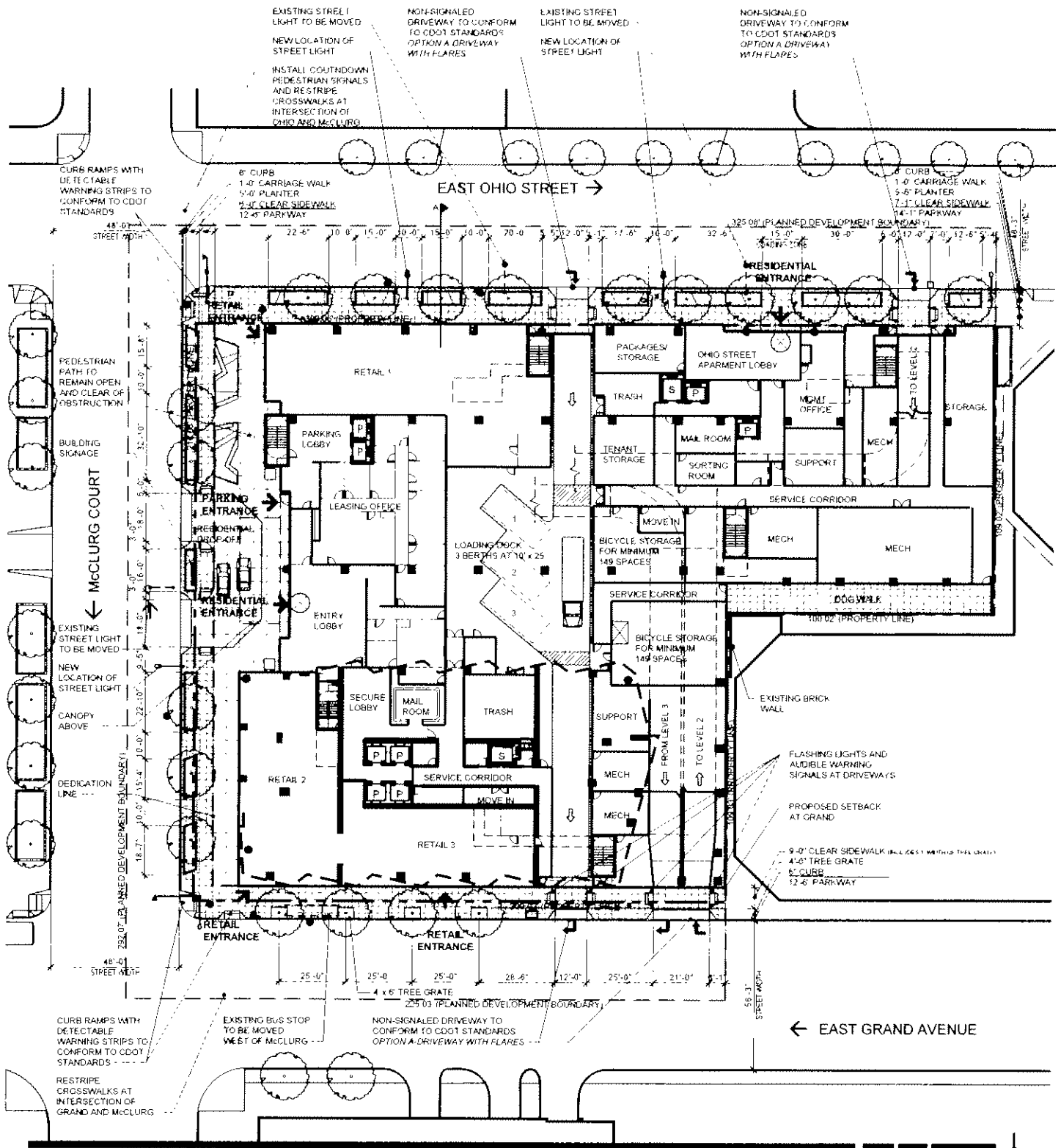
Date: 07.14.2011



© 2011 Solomon Cordwell Buenz

DRAFT

0' 50' 100'



SITE PLAN

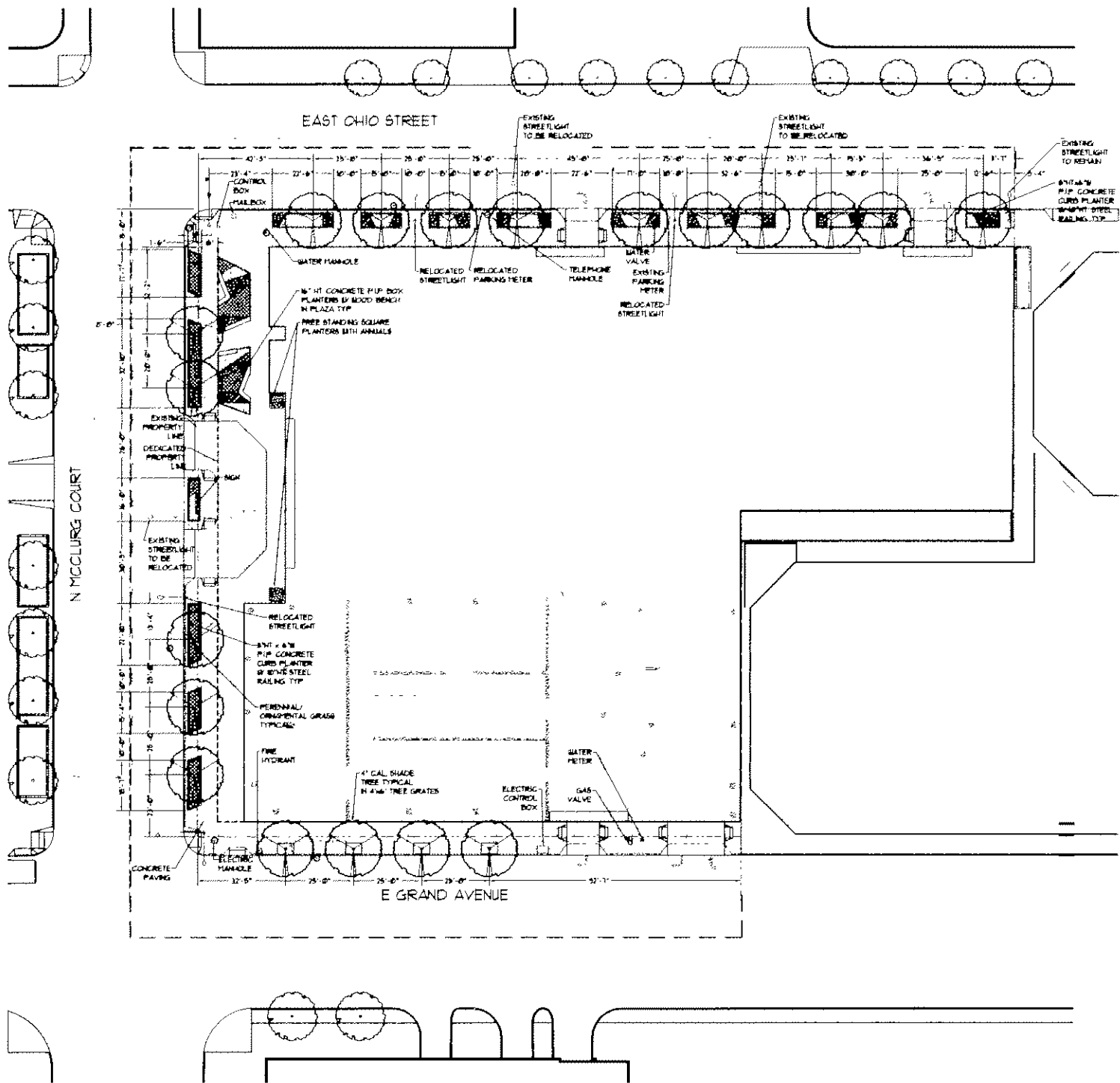
Applicant: GHB 630 LLC
Address: 410 E. Grand

Date: 07.14.2011



© 2011 Solomon Cordwell Buenz

DRAFT



**LANDSCAPE PLAN
STREET LEVEL**

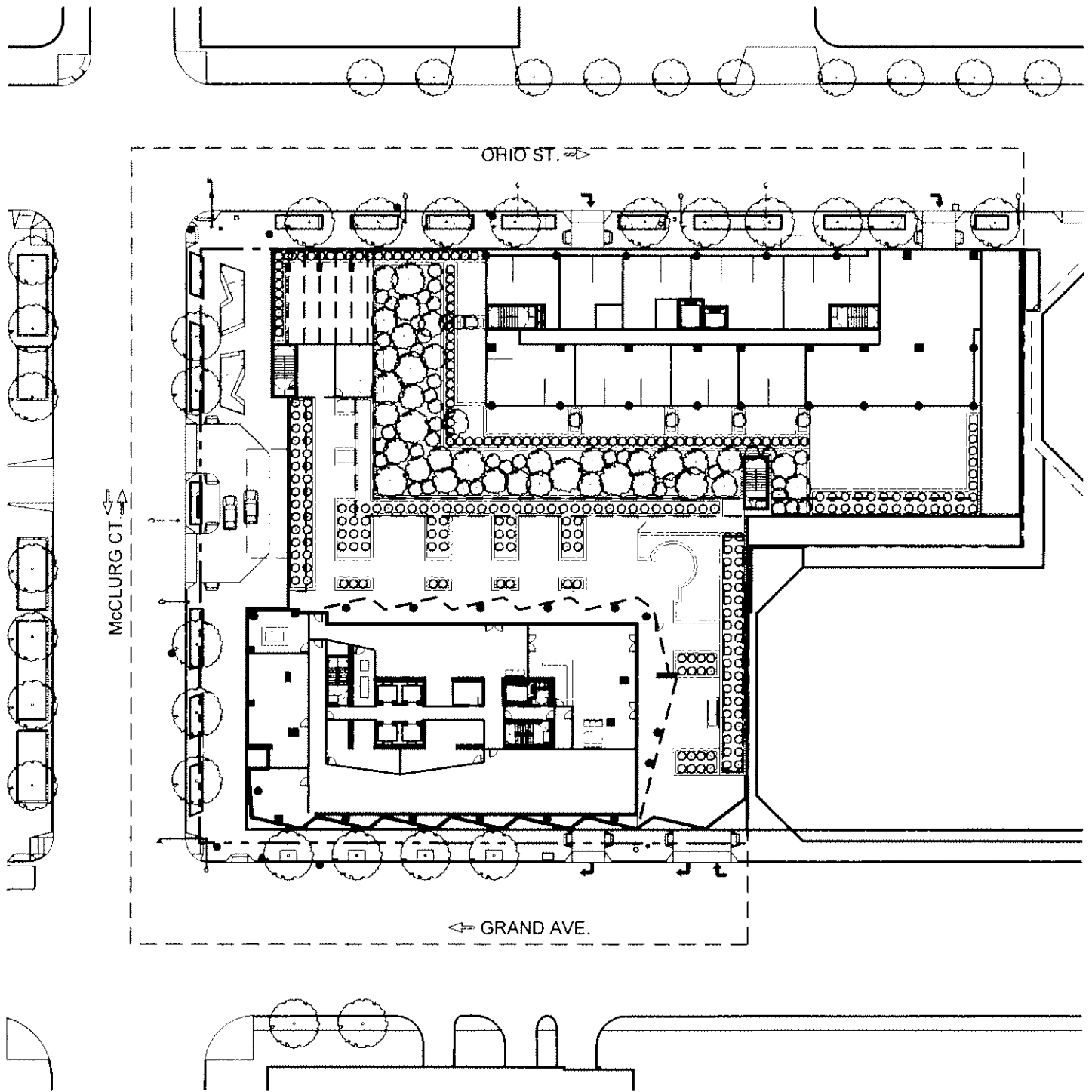
**Applicant: GHB 630 LLC
Address: 410 E. Grand**



© 2011 Soloman Cordwell Buenz

Date: 07.14.2011

DRAFT



**LANDSCAPE PLAN
AMENITY LEVEL**

Applicant: GHB 630 LLC
Address: 410 E. Grand

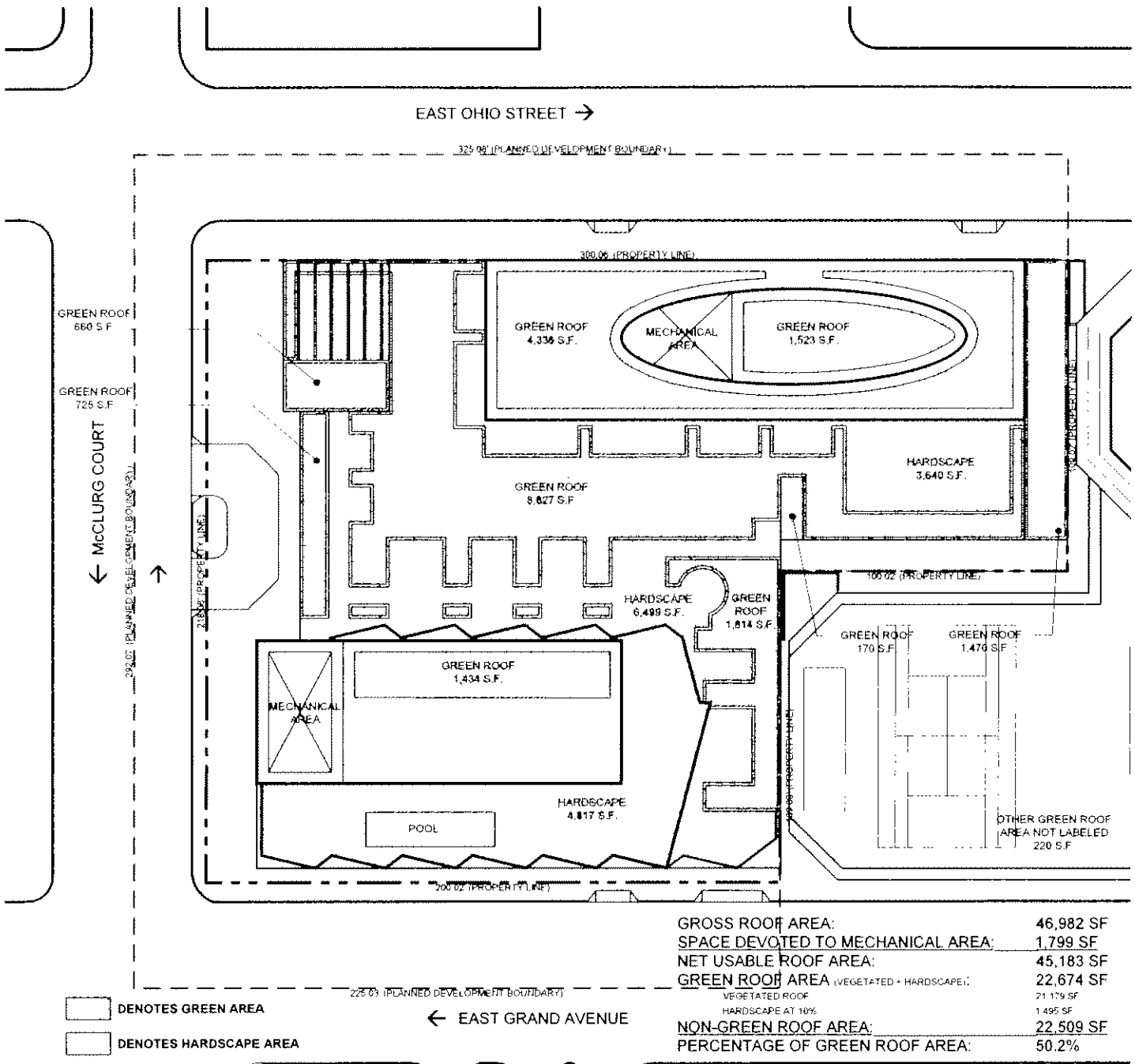
0' 25' 50'



© 2011 Solomon Cordwell Buenz

Date: 07.14.2011

DRAFT



GROSS ROOF AREA:	46,982 SF
SPACE DEVOTED TO MECHANICAL AREA:	1,799 SF
NET USABLE ROOF AREA:	45,183 SF
GREEN ROOF AREA (VEGETATED + HARDSCAPE):	22,674 SF
VEGETATED ROOF	21,179 SF
HARDSCAPE AT 10%	1,495 SF
NON-GREEN ROOF AREA:	22,509 SF
PERCENTAGE OF GREEN ROOF AREA:	50.2%

- DENOTES GREEN AREA
- DENOTES HARDSCAPE AREA

ROOF PLAN

0' 25' 50'

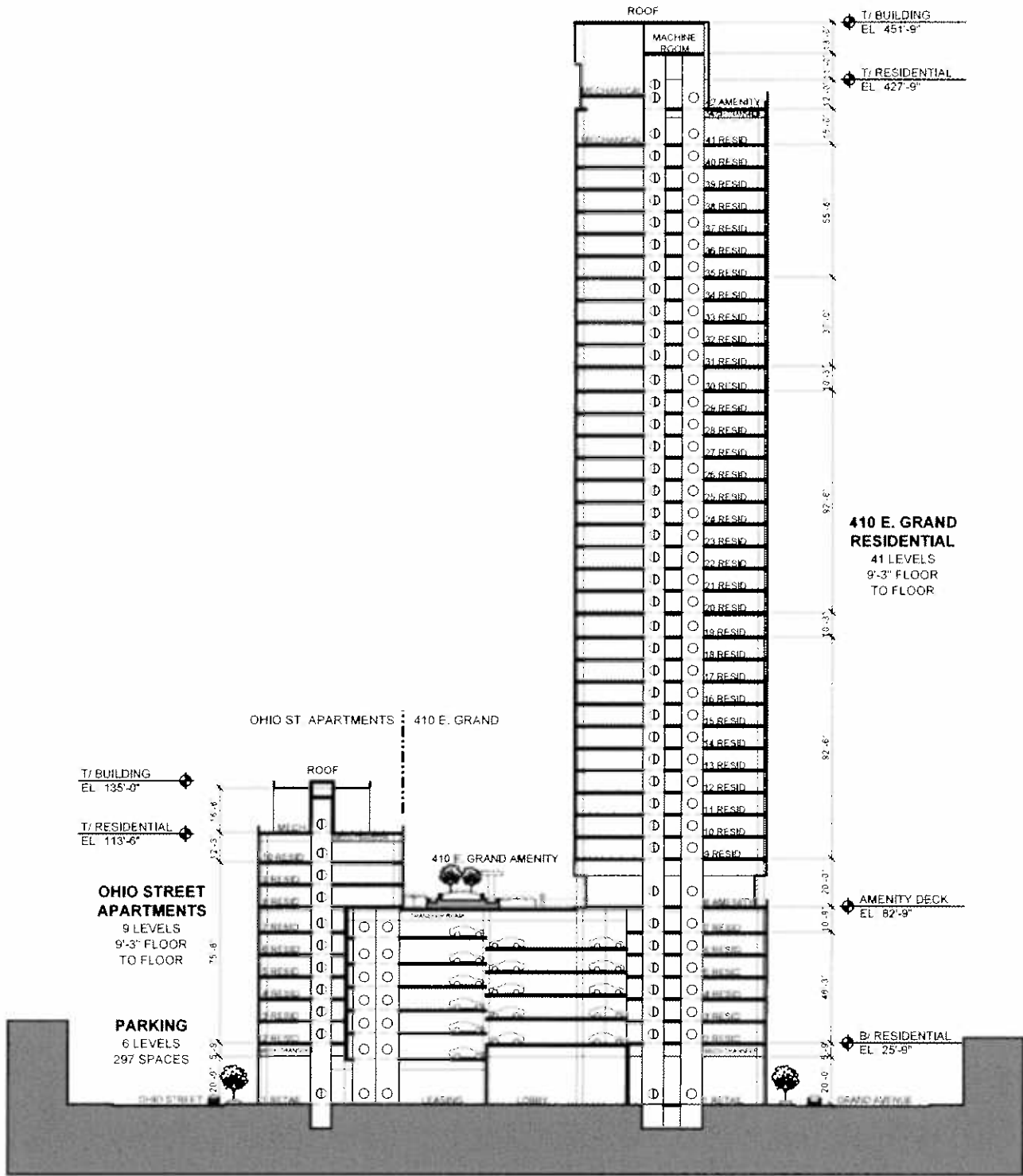
Applicant: GHB 630 LLC
Address: 410 E. Grand



© 2011 Solomon Cordwell Buenz

Date: 07.14.2011

DRAFT



OVERALL SECTION A

0 30 60

Applicant: GHB 630 LLC
Address: 410 E. Grand



© 2011 Solomon Cordwell Buenz

Date: 07.14.2011

DRAFT

T/BUILDING
EL. 451'-9"

HIGH-PERFORMANCE
VISION / SPANDREL
GLASS AND METAL
WALL SYSTEM

BALCONY

ARCHITECTURAL
METAL PANEL
SYSTEM

ARCHITECTURAL
METAL LOUVERS

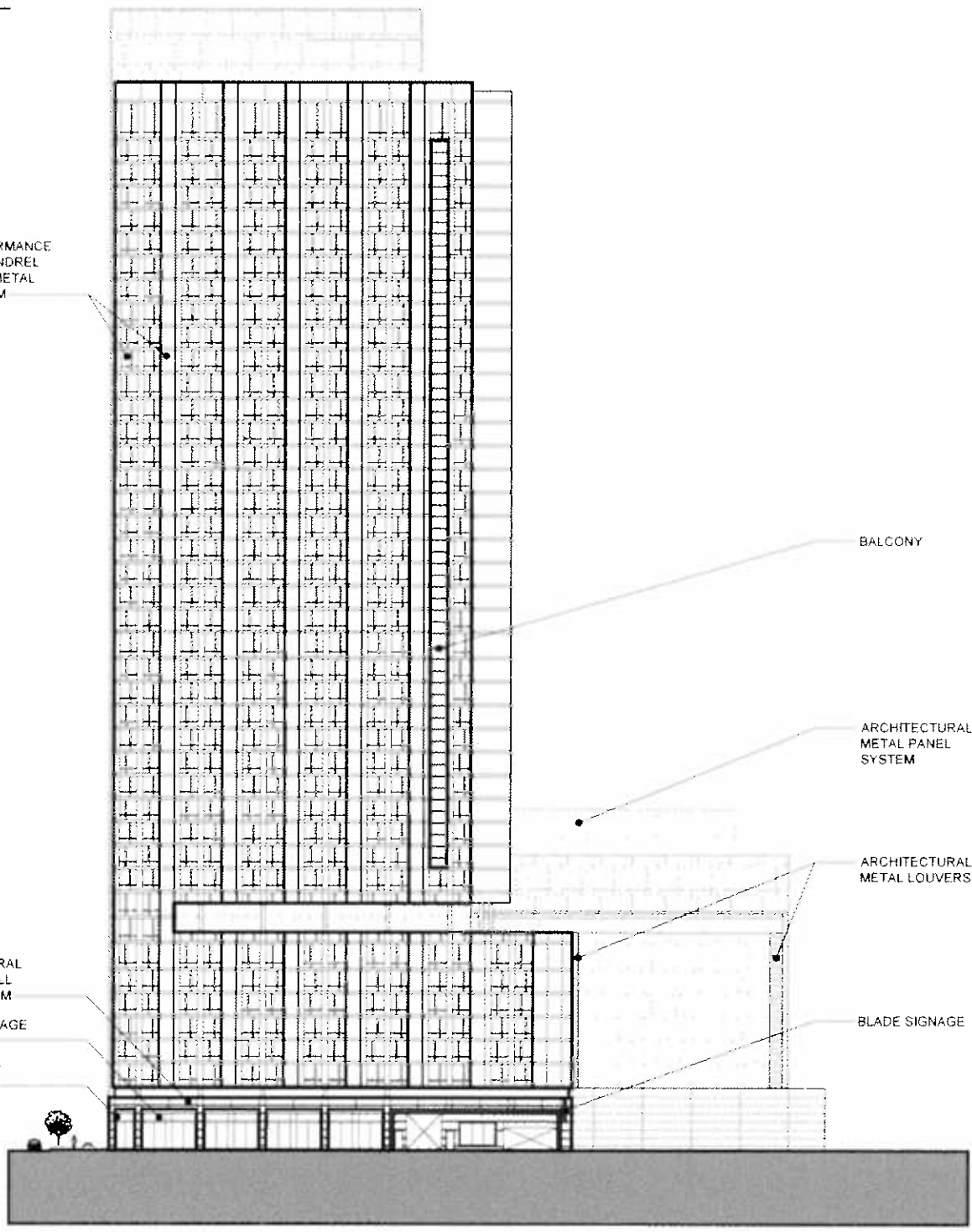
ARCHITECTURAL
PRECAST WALL
PANEL SYSTEM

TENANT SIGNAGE
BANDS

STOREFRONT
GLASS

BLADE SIGNAGE

STREET
EL. 0'-0"



SOUTH ELEVATION

0 30 60

Applicant: GHB 630 LLC
Address: 410 E. Grand

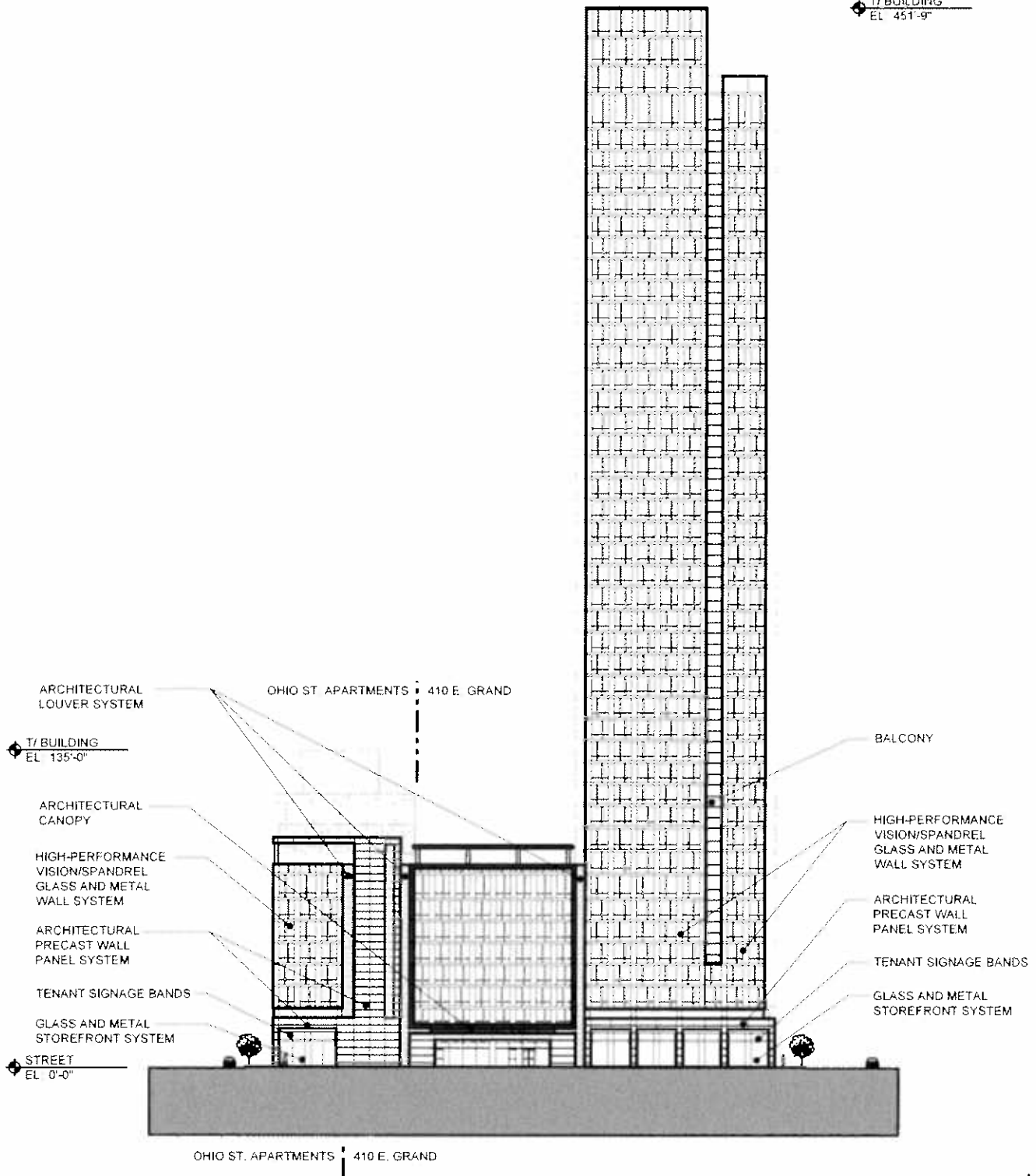


© 2011 Solomon Cordwell Buenz

Date: 07.14.2011

DRAFT

T/ BUILDING
EL. 451'-9"



WEST ELEVATION

0' 30' 50'

Applicant: GHB 630 LLC
Address: 410 E. Grand



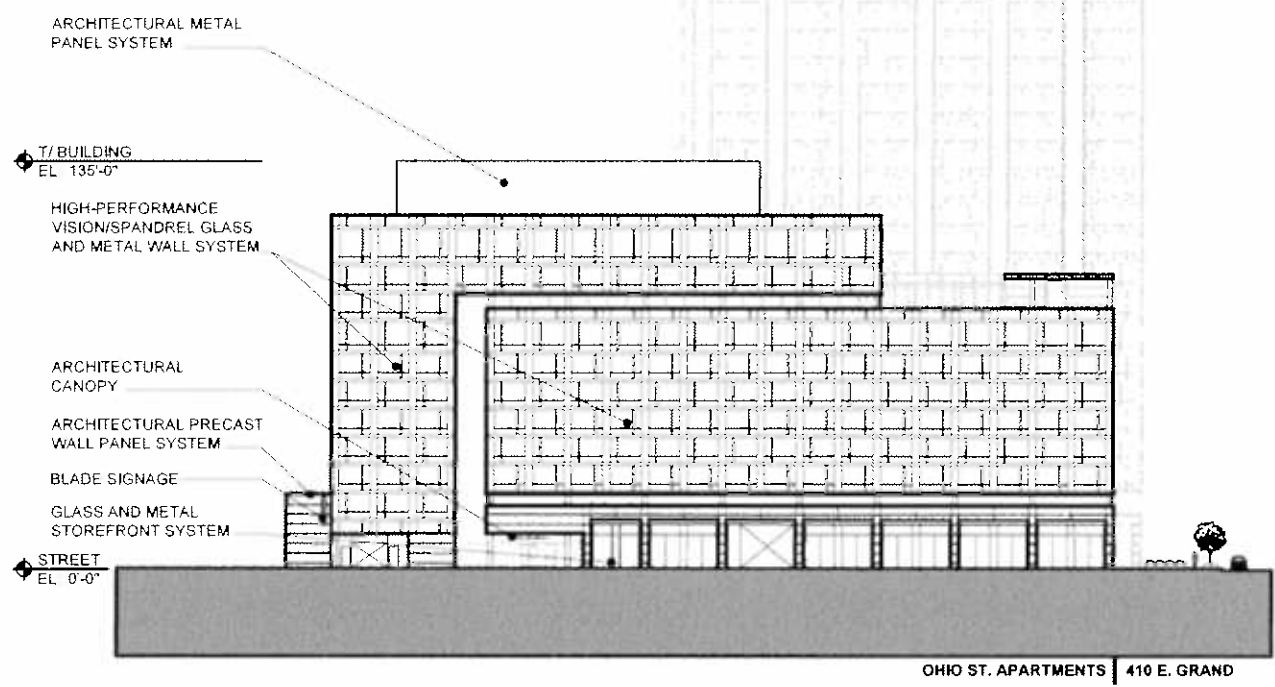
© 2011 Solomon Cordwell Buenz

Date: 07.14.2011

DRAFT

OHIO ST. APARTMENTS | 410 E. GRAND

T/ BUILDING
EL. 451'-9"



NORTH ELEVATION

Applicant: GHB 630 LLC
Address: 410 E. Grand

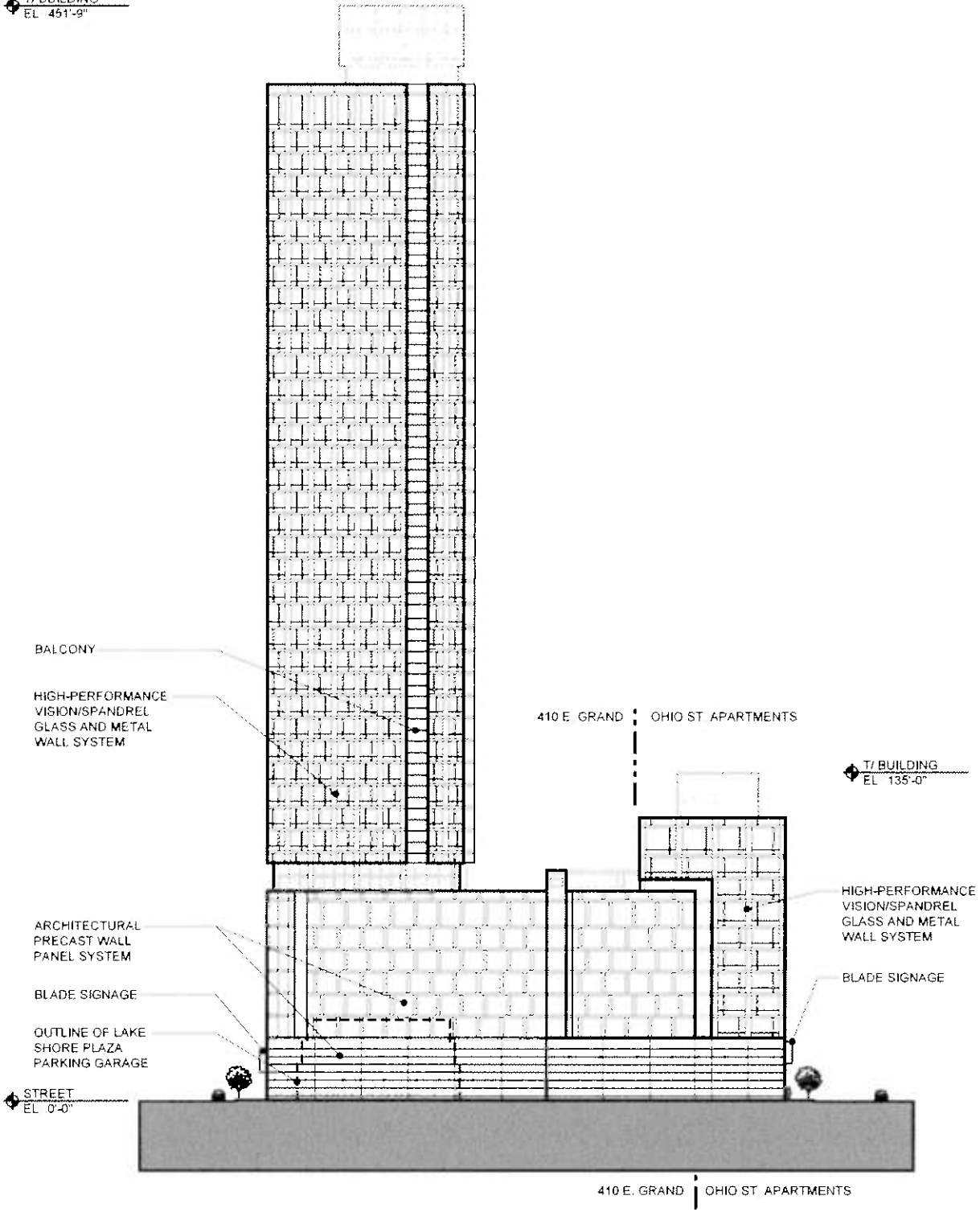


© 2011 Solomon Cordwell Buenz

Date: 07.14.2011

DRAFT

T/ BUILDING
EL. 451'-9"



BALCONY

HIGH-PERFORMANCE
VISION/SPANDREL
GLASS AND METAL
WALL SYSTEM

410 E. GRAND | OHIO ST APARTMENTS

T/ BUILDING
EL. 135'-0"

ARCHITECTURAL
PRECAST WALL
PANEL SYSTEM

BLADE SIGNAGE

OUTLINE OF LAKE
SHORE PLAZA
PARKING GARAGE

STREET
EL. 0'-0"

HIGH-PERFORMANCE
VISION/SPANDREL
GLASS AND METAL
WALL SYSTEM

BLADE SIGNAGE

410 E. GRAND | OHIO ST APARTMENTS

EAST ELEVATION

0 30 60

Applicant: GHB 630 LLC
Address: 410 E. Grand



© 2011 Solomon Cordwell Buenz

Date: 07.14.2011

DRAFT

JOHN J. GEORGE
ATTORNEY AT LAW
TWO FIRST NATIONAL PLAZA
SUITE 400
20 SOUTH CLARK STREET
CHICAGO, ILLINOIS 60603-1903

(312) 726-8797

July 21, 2011

USPS First Class Mail

Re: 400-18 E. Grand Ave.; 529-549 N. McClurg Ct.;
and 401-29 E. Ohio St., Chicago, Illinois

Dear Property Owner or Resident:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, please be informed that on or about July 21, 2011, I, the undersigned attorney, will file an application for a change in zoning from a DX-12 District to a Residential Business Planned Development on behalf of the Applicant for the property located at 400-18 E. Grand Ave.; 529-549 N. McClurg Ct.; and 401-29 E. Ohio St., Chicago, Illinois and bounded by East Ohio Street; a line 300.06 feet east of and parallel to North McClurg Court; a line 109.02 feet south of and parallel to East Ohio Street; a line 200.02 feet east of and parallel to North McClurg Court; East Grand Avenue; and North McClurg Court.

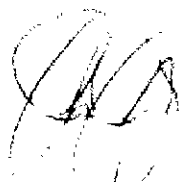
The purpose of the proposed amendment is to redevelop the property with a 452 foot 42 story residential tower containing 443 dwelling units with ground floor retail space and a 135 foot 10 story residential building containing 87 dwelling units with ground floor retail space and 297 on site accessory parking spaces.

The Applicant is GHB 630 LLC, whose address is 625 N. Michigan Avenue, Chicago, Illinois 60611.

I am the attorney for the Applicant. My address is 20 South Clark Street, Suite 400, Chicago, Illinois 60603.

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 proposed development.

Very Truly Yours,



John J. George

July 21, 2011

Chairman, Committee on Zoning
City Hall – Room 304
121 N. LaSalle St.
Chicago, Illinois 60602

Re: Zoning Amendment Application
400-18 E. Grand Ave.; 529-549 N. McClurg Ct.;
and 401-29 E. Ohio St., Chicago, Illinois

The undersigned, Chris A. Leach, being first duly sworn, states as follows:

The undersigned certifies that he has complied with the requirements of § 17-13-0107 of the Chicago Zoning Ordinance by sending the attached letter by USPS first class mail to property owners of the subject property and to property owners of all property within 250 feet of the property lines of the subject property, excluding public roads, streets, alleys, and other public ways, up to a maximum of 400 feet including public ways.

The undersigned certifies that the notice contained: the common street address and boundaries of the subject property; a description of the nature, scope and purpose of the application; the name and address of the applicant; the date that the applicant intends to file the application; and a source for additional information on the application.

The undersigned certifies that he has made a *bona fide* effort to determine the names and last known addresses of the persons to be provided with notice by obtaining ownership information from the most recent authentic tax records of Cook County.

The undersigned certifies that the accompanying list is a complete list containing the names and last known addresses of the persons provided with notice.

The undersigned certifies compliance with all applicable written notice requirements.

Chris A. Leach

Subscribed and sworn to
before me this July 21, 2011.

Notary Public