

April 6, 2021

Paul Shadle  
DLA Piper LLP  
444 W. Lake Street  
Suite 900  
Chicago, IL 60606-0089

**Re: Minor Change to PD No. 1401 Signage Plan**

Dear Mr. Shadle:

Please be advised that your request for a minor change to Planned Development No. 1401 ("PD 1401") has been considered by the Department of Planning and Development ("Department") pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the PD.

You are requesting on behalf of the sole property owner of the PD, OCS Property Owner LLC, a minor change to allow the attached signage plan. Statement 6 of the PD states that on-premise signs shall be permitted subject to the review and approval of the Department. Based on the PD's base zoning district, size, and number of street frontages the Department has determined that PD 1401 should be allowed a maximum sign area of 3,250 square feet. Provided no sign above the second floor shall exceed a maximum area of 200 square feet. However, portions of individual letters and/or elements, which makeup an individual sign may extend beyond the dimensions of the smallest box that otherwise encapsulates sign's letters and/or elements provided the total area of such extensions does not exceed 10% of the square footage contained within such box. Detailed measurements are provided on the attached exhibits: One Chicago Signage Package and One Chicago Anchor Tenant Signs.

With regard to your request, the Department has determined that allowing the proposed signage will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1401, I hereby approve the foregoing minor change request to establish a sign plan exhibit to this PD, but no other changes to PD 1401. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Steve Valenziano  
Assistant Zoning Administrator

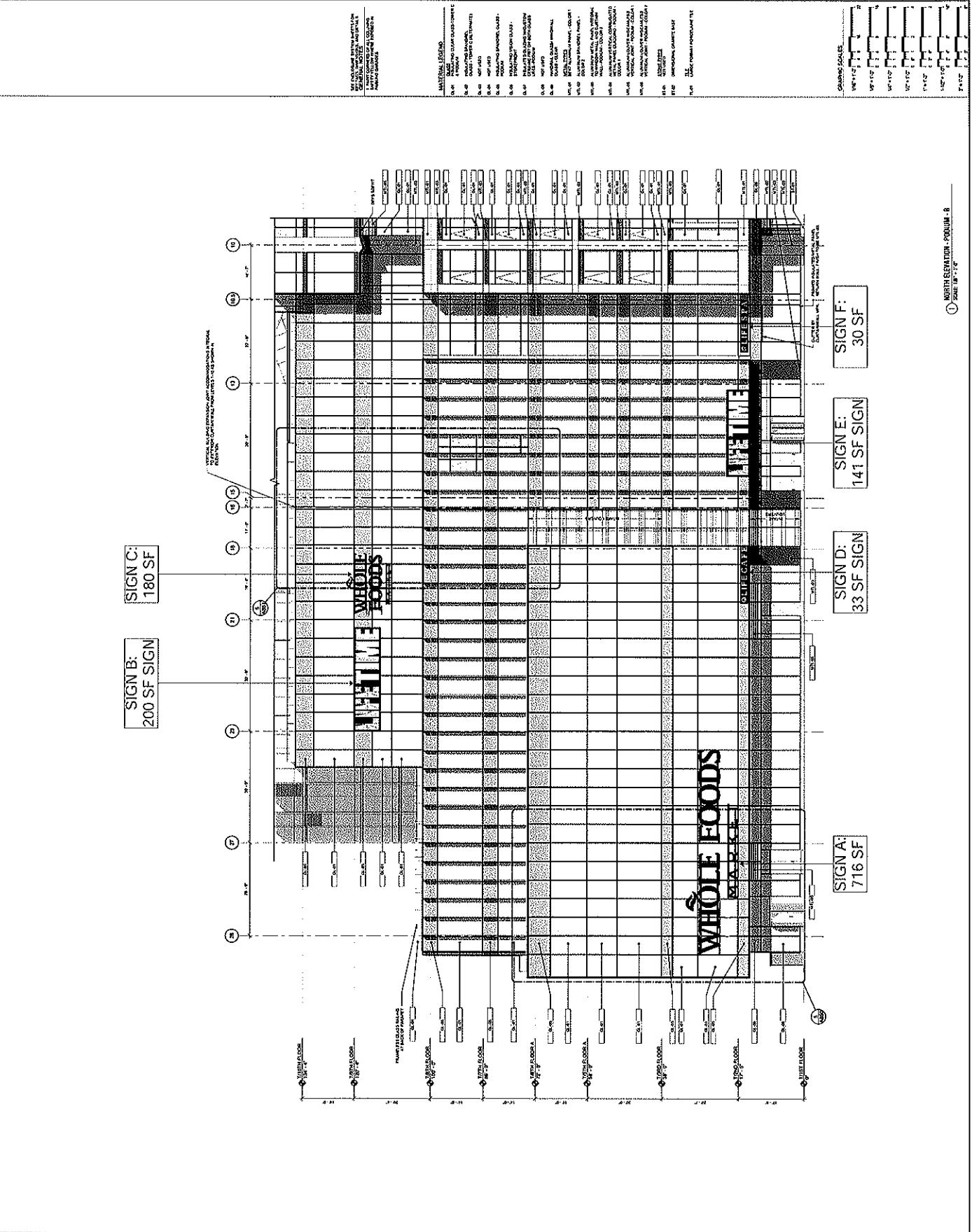
C: Mike Marmo, Erik Glass, Noah Szafranec, Main file



# ONE CHICAGO SIGNAGE PACKAGE

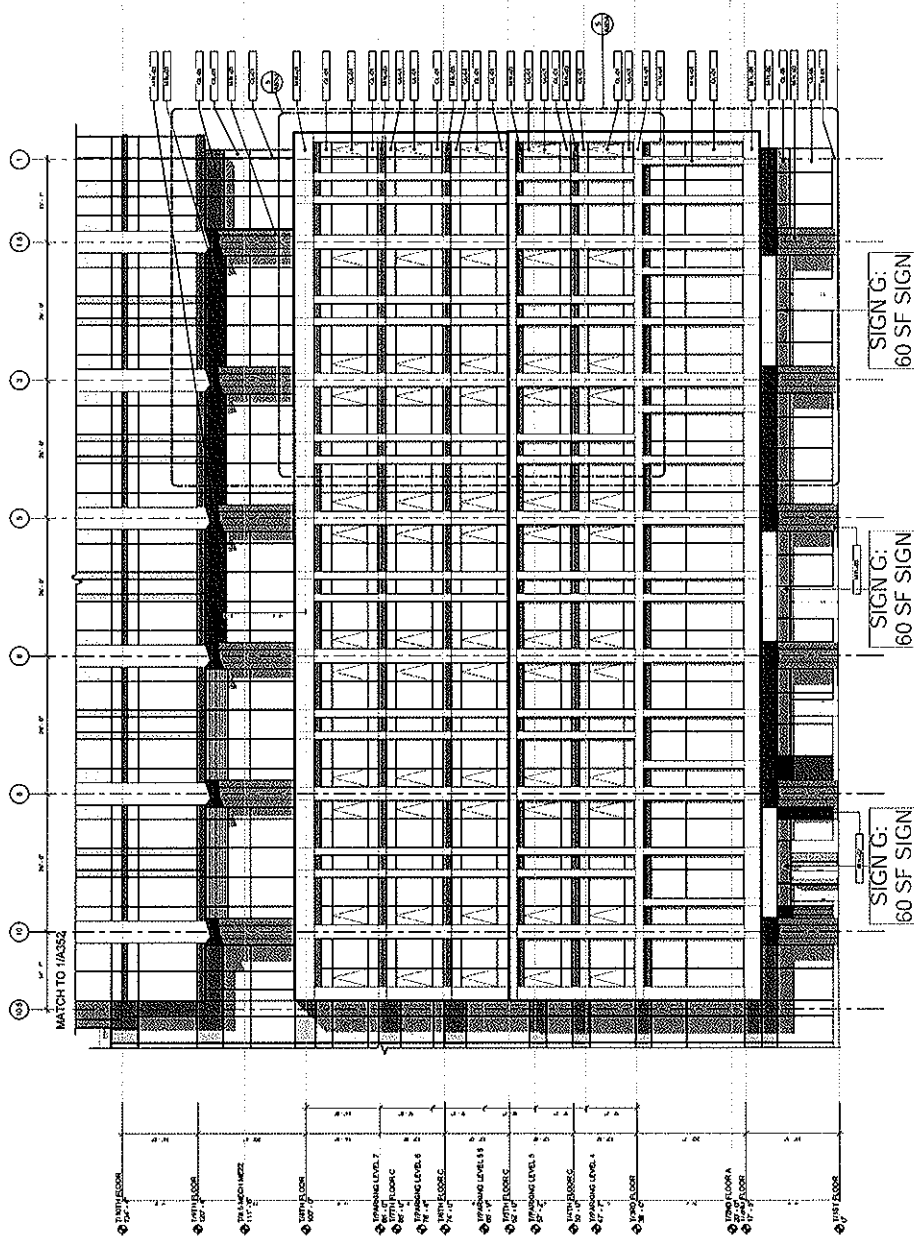
03-02-2021

CITY NAME ONE CHICAGO SQUARE 23 W Chicago Avenue Chicago, IL 60654		DEVELOPER jdl. 1000 North Dearborn Street Chicago, IL 60610 312.733.7337	ARCHITECT GOETSCH PARTNERS 11 E. Wacker Drive, Suite 200 Chicago, IL 60601 312.248.0900	ENGINEER S.P. Adams, Inc. 230 North Dearborn Street, Suite 100 Chicago, IL 60610 312.733.7337	MECHANICAL ENGINEER The HNT Group, LLC 141 W. Jackson Street, Suite 100 Chicago, IL 60604 312.248.0900	ELECTRICAL ENGINEER S.P. Adams, Inc. 230 North Dearborn Street, Suite 100 Chicago, IL 60610 312.733.7337	PLUMBING ENGINEER S.P. Adams, Inc. 230 North Dearborn Street, Suite 100 Chicago, IL 60610 312.733.7337	STRUCTURAL ENGINEER S.P. Adams, Inc. 230 North Dearborn Street, Suite 100 Chicago, IL 60610 312.733.7337	LANDSCAPE ARCHITECT S.P. Adams, Inc. 230 North Dearborn Street, Suite 100 Chicago, IL 60610 312.733.7337
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# ONE CHICAGO SIGNAGE PACKAGE

03-02-2021



- 1.1 CHICAGO SIGNAGE PACKAGE  
 1.2 CHICAGO SIGNAGE PACKAGE  
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GRAPHIC SCALES

1/4" = 1'-0"	1/8" = 1'-0"	1/16" = 1'-0"	1/32" = 1'-0"
1/64" = 1'-0"	1/128" = 1'-0"	1/256" = 1'-0"	1/512" = 1'-0"

**DEVELOPER**  
 ONE CHICAGO SQUARE  
 23 W Chicago Avenue, Chicago, IL  
 60654

**ARCHITECT**  
 GP GOETTSCH PARTNERS  
 ARCHITECT - TORONTO

**ARCHITECTURE FIRM**  
 JDL  
 45 Desmarces  
 Suite 200  
 Toronto, ON M5G 1S9

**CONTRACTOR**  
 THE WIT GROUP, LLC

**GENERAL NOTES**  
 1. SEE CHICAGO SIGNAGE PACKAGE FOR ALL SIGNAGE DETAILS.  
 2. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO SIGNAGE ORDINANCES.  
 3. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO SIGNAGE ORDINANCES.

**DATE**  
 03-02-2021

**PROJECT**  
 ONE CHICAGO SIGNAGE PACKAGE

**NO. OF SHEETS**  
 11

**SHEET NO.**  
 11

**SHEET TITLE**  
 NORTH ELEVATION PODIUM

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

**PROJECT NUMBER**  
 A351

# ONE CHICAGO SIGNAGE PACKAGE

03-02-2021

**ONE CHICAGO SQUARE**  
231 W Chicago Avenue, Chicago, IL 60654

**DEVELOPER**  
jdl.

**ARCHITECT**  
GOETTSCH PARTNERS

**ENGINEER**  
E. E. Jones, Inc.

**MECHANICAL ENGINEER**  
M. J. O'Connell & Associates

**ELECTRICAL ENGINEER**  
E. E. Jones, Inc.

**PLUMBING ENGINEER**  
E. E. Jones, Inc.

**STRUCTURAL ENGINEER**  
E. E. Jones, Inc.

**ENVIRONMENTAL ENGINEER**  
E. E. Jones, Inc.

**LANDSCAPE ARCHITECT**  
E. E. Jones, Inc.

**INTERIOR ARCHITECT**  
E. E. Jones, Inc.

**MARKETING**  
E. E. Jones, Inc.

**LEGAL**  
E. E. Jones, Inc.

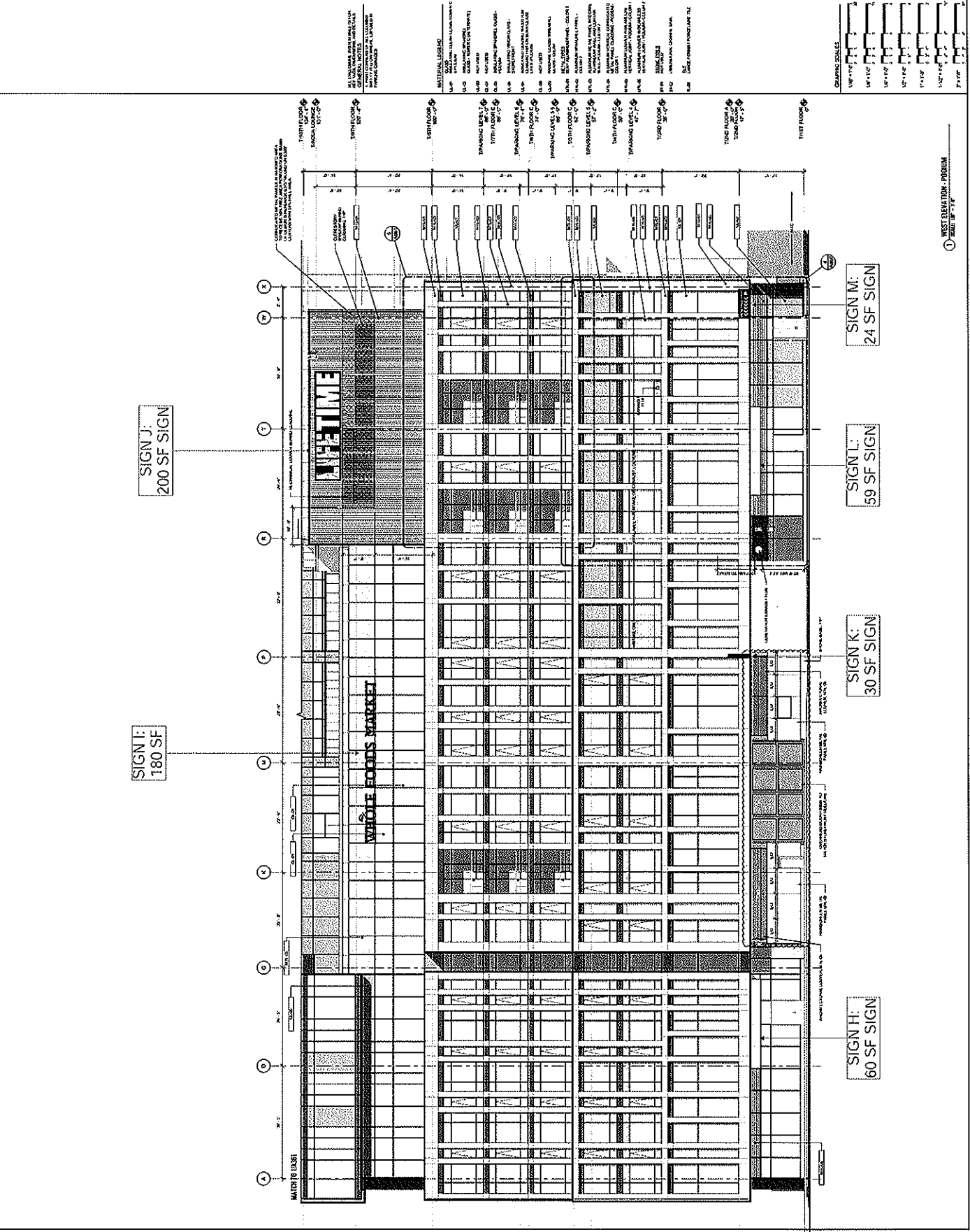
**FINANCIAL**  
E. E. Jones, Inc.

**OPERATIONAL**  
E. E. Jones, Inc.

**CONSTRUCTION**  
E. E. Jones, Inc.

**WEST ELEVATION PODIUM**

**A360**



**GRAPHIC SCALES**

1/8" = 1'-0"	1/4" = 1'-0"	1/2" = 1'-0"	3/4" = 1'-0"	1" = 1'-0"
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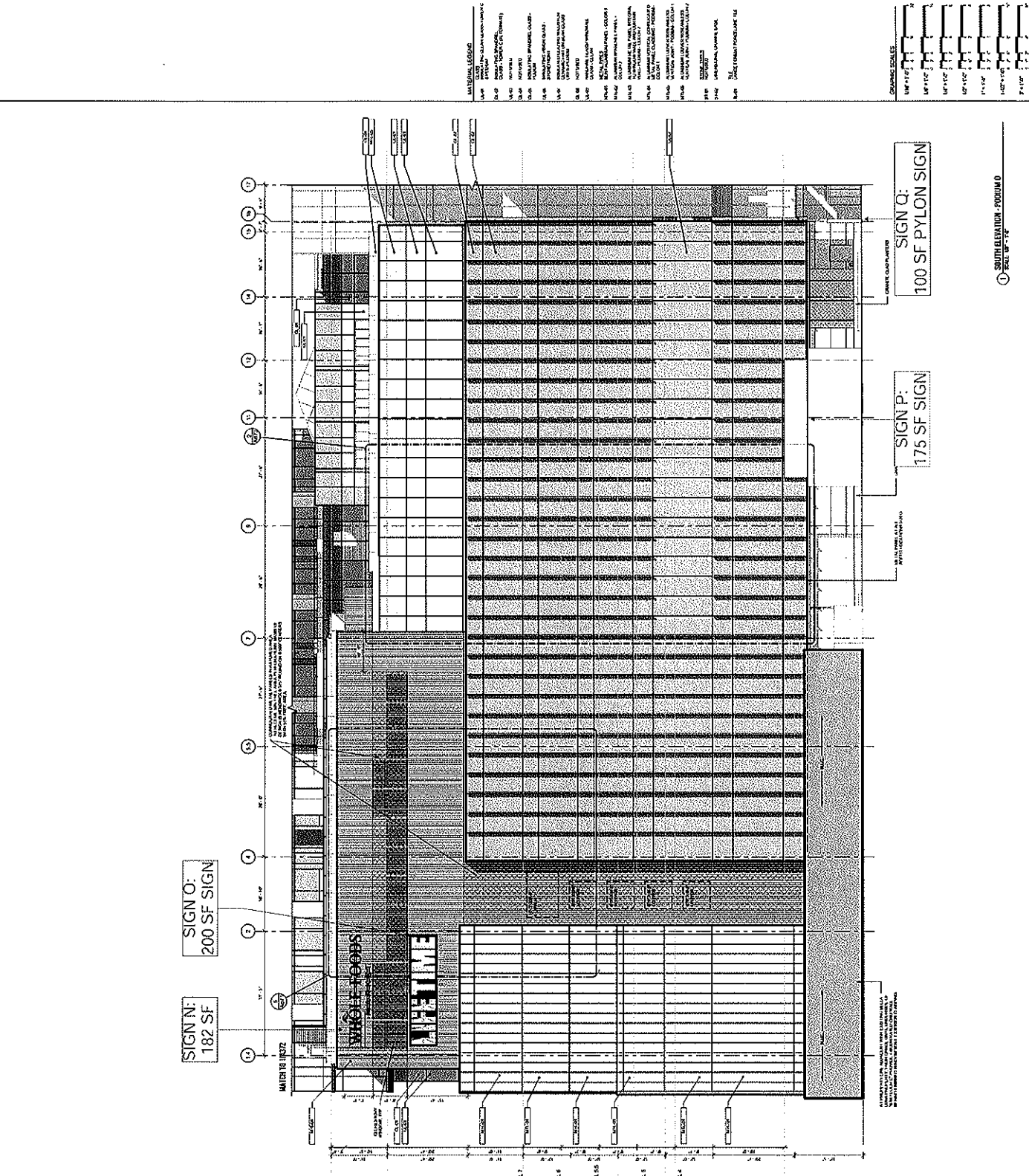
**WEST ELEVATION - PODIUM**

**DATE: 03-02-2021**

# ONE CHICAGO SIGNAGE PACKAGE

03-02-2021

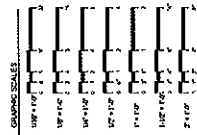
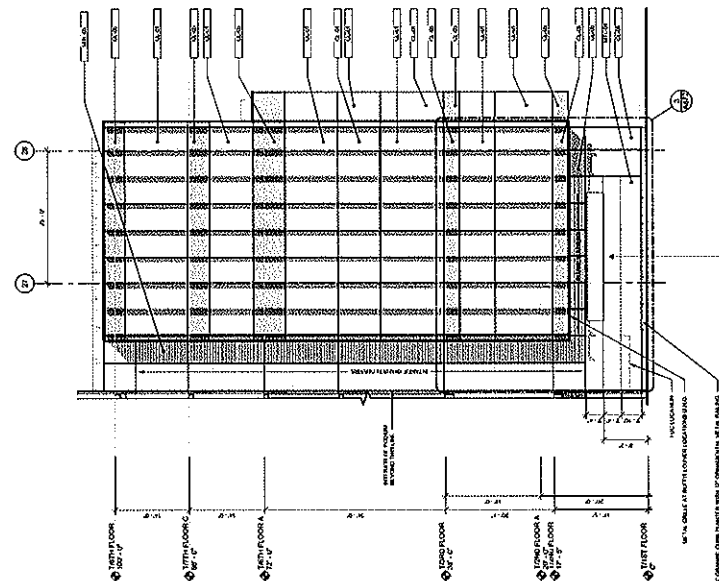
ONE CHICAGO SQUARE 231 W Chicago Avenue, Chicago, IL 60654	DEVELOPER: <b>JDJ</b> J.D. Jones Development 1000 N Dearborn Street Chicago, IL 60610	ARCHITECT: <b>TOWERS PENNYBERNARD</b> 1111 W Madison Street, Suite 1000 Chicago, IL 60604	<b>GP GOETTSCH PARTNERS</b> 111 W Madison Street, Suite 1000 Chicago, IL 60604	MATERIAL LEGEND: 1. GLASS CURTAIN WALL 2. BRICK 3. ALUMINUM CLADDING 4. CONCRETE 5. STAINLESS STEEL 6. CEMENTitious plaster 7. POLYURETHANE INSULATION 8. 1/2" GYPSUM BOARD 9. 1/2" GYPSUM BOARD 10. 1/2" GYPSUM BOARD 11. 1/2" GYPSUM BOARD 12. 1/2" GYPSUM BOARD 13. 1/2" GYPSUM BOARD 14. 1/2" GYPSUM BOARD 15. 1/2" GYPSUM BOARD 16. 1/2" GYPSUM BOARD 17. 1/2" GYPSUM BOARD 18. 1/2" GYPSUM BOARD 19. 1/2" GYPSUM BOARD 20. 1/2" GYPSUM BOARD 21. 1/2" GYPSUM BOARD 22. 1/2" GYPSUM BOARD 23. 1/2" GYPSUM BOARD 24. 1/2" GYPSUM BOARD 25. 1/2" GYPSUM BOARD 26. 1/2" GYPSUM BOARD 27. 1/2" GYPSUM BOARD 28. 1/2" GYPSUM BOARD 29. 1/2" GYPSUM BOARD 30. 1/2" GYPSUM BOARD 31. 1/2" GYPSUM BOARD 32. 1/2" GYPSUM BOARD 33. 1/2" GYPSUM BOARD 34. 1/2" GYPSUM BOARD 35. 1/2" GYPSUM BOARD 36. 1/2" GYPSUM BOARD 37. 1/2" GYPSUM BOARD 38. 1/2" GYPSUM BOARD 39. 1/2" GYPSUM BOARD 40. 1/2" GYPSUM BOARD 41. 1/2" GYPSUM BOARD 42. 1/2" GYPSUM BOARD 43. 1/2" GYPSUM BOARD 44. 1/2" GYPSUM BOARD 45. 1/2" GYPSUM BOARD 46. 1/2" GYPSUM BOARD 47. 1/2" GYPSUM BOARD 48. 1/2" GYPSUM BOARD 49. 1/2" GYPSUM BOARD 50. 1/2" GYPSUM BOARD 51. 1/2" GYPSUM BOARD 52. 1/2" GYPSUM BOARD 53. 1/2" GYPSUM BOARD 54. 1/2" GYPSUM BOARD 55. 1/2" GYPSUM BOARD 56. 1/2" GYPSUM BOARD 57. 1/2" GYPSUM BOARD 58. 1/2" GYPSUM BOARD 59. 1/2" GYPSUM BOARD 60. 1/2" GYPSUM BOARD 61. 1/2" GYPSUM BOARD 62. 1/2" GYPSUM BOARD 63. 1/2" GYPSUM BOARD 64. 1/2" GYPSUM BOARD 65. 1/2" GYPSUM BOARD 66. 1/2" GYPSUM BOARD 67. 1/2" GYPSUM BOARD 68. 1/2" GYPSUM BOARD 69. 1/2" GYPSUM BOARD 70. 1/2" GYPSUM BOARD 71. 1/2" GYPSUM BOARD 72. 1/2" GYPSUM BOARD 73. 1/2" GYPSUM BOARD 74. 1/2" GYPSUM BOARD 75. 1/2" GYPSUM BOARD 76. 1/2" GYPSUM BOARD 77. 1/2" GYPSUM BOARD 78. 1/2" GYPSUM BOARD 79. 1/2" GYPSUM BOARD 80. 1/2" GYPSUM BOARD 81. 1/2" GYPSUM BOARD 82. 1/2" GYPSUM BOARD 83. 1/2" GYPSUM BOARD 84. 1/2" GYPSUM BOARD 85. 1/2" GYPSUM BOARD 86. 1/2" GYPSUM BOARD 87. 1/2" GYPSUM BOARD 88. 1/2" GYPSUM BOARD 89. 1/2" GYPSUM BOARD 90. 1/2" GYPSUM BOARD 91. 1/2" GYPSUM BOARD 92. 1/2" GYPSUM BOARD 93. 1/2" GYPSUM BOARD 94. 1/2" GYPSUM BOARD 95. 1/2" GYPSUM BOARD 96. 1/2" GYPSUM BOARD 97. 1/2" GYPSUM BOARD 98. 1/2" GYPSUM BOARD 99. 1/2" GYPSUM BOARD 100. 1/2" GYPSUM BOARD	SOUTH ELEVATION - PODIUM SHEET NO. A370
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SIGN N: 182 SF SIGN O: 200 SF SIGN SIGN P: 175 SF SIGN SIGN Q: 100 SF PYLON SIGN	SOUTH ELEVATION - PODIUM SHEET NO. A370
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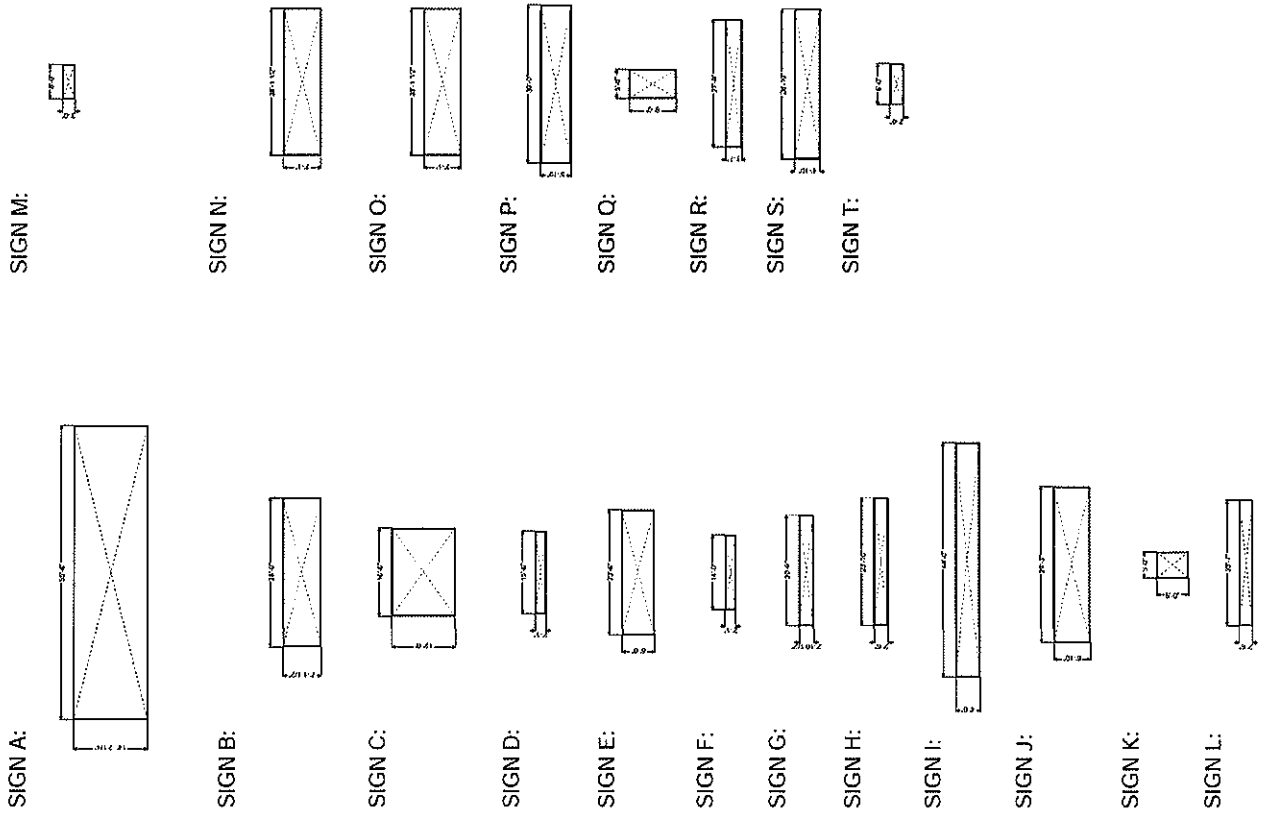
ONE CHICAGO SIGNAGE PACKAGE  
03-02-2021

ONE CHICAGO SQUARE 23 W Chicago Avenue, Chicago, IL 60654	<b>DEVELOPER:</b> 	<b>ARCHITECT:</b> <b>GOETISCH PARTNERS</b> ARCHITECTS 115 N. Dearborn Street, Suite 1000 Chicago, IL 60610
<b>MATERIAL LEGEND:</b> 1010 3/8" DIA. ANCHOR BOLTS 1020 1/2" DIA. ANCHOR BOLTS 1030 3/4" DIA. ANCHOR BOLTS 1040 1" DIA. ANCHOR BOLTS 1050 1 1/4" DIA. ANCHOR BOLTS 1060 1 1/2" DIA. ANCHOR BOLTS 1070 1 3/4" DIA. ANCHOR BOLTS 1080 2" DIA. ANCHOR BOLTS 1090 2 1/4" DIA. ANCHOR BOLTS 1100 2 1/2" DIA. ANCHOR BOLTS 1110 3" DIA. ANCHOR BOLTS 1120 3 1/2" DIA. ANCHOR BOLTS 1130 4" DIA. ANCHOR BOLTS 1140 4 1/2" DIA. ANCHOR BOLTS 1150 5" DIA. ANCHOR BOLTS 1160 5 1/2" DIA. ANCHOR BOLTS 1170 6" DIA. ANCHOR BOLTS 1180 6 1/2" DIA. ANCHOR BOLTS 1190 7" DIA. ANCHOR BOLTS 1200 7 1/2" DIA. ANCHOR BOLTS 1210 8" DIA. ANCHOR BOLTS 1220 8 1/2" DIA. ANCHOR BOLTS 1230 9" DIA. ANCHOR BOLTS 1240 9 1/2" DIA. ANCHOR BOLTS 1250 10" DIA. ANCHOR BOLTS	<b>CONTRACTOR:</b> CHICAGO SIGNAGE 111 N. Dearborn Street, Suite 1000 Chicago, IL 60610	<b>DATE:</b> 03/02/2021



# ENLARGED SIGNAGE ELEVATIONS

03-02-2021



## AREA CHART:

TYPE:	QTY:	FULL BOX	SMALLEST BOX
SIGN A	2	788 SF	716 SF
SIGN B	1	200 SF	182 SF
SIGN C	1	198 SF	180 SF
SIGN D	1	33 SF	30 SF
SIGN E	1	141 SF	128 SF
SIGN F	1	30 SF	27 SF
SIGN G	3	60 SF	54 SF
SIGN H	1	60 SF	54 SF
SIGN I	1	198 SF	180 SF
SIGN J	1	200 SF	182 SF
SIGN K	1	30 SF	27 SF
SIGN L	1	59 SF	54 SF
SIGN M	1	24 SF	22 SF
SIGN N	1	200 SF	182 SF
SIGN O	1	200 SF	182 SF
SIGN P	1	175 SF	159 SF
SIGN Q	1	100 SF	91 SF
SIGN R	1	100 SF	91 SF
SIGN S	1	140 SF	127 SF
SIGN T	1	12 SF	11 SF
<b>TOTAL AREA:</b>		<b>3,856 SF</b>	<b>3,503 SF</b>

ONE CHICAGO SQUARE  
23 W Chicago Avenue, Chicago, IL  
60654

DEVELOPER  
jdl.  
100 LaSalle Street  
Chicago, IL 60601

ARCHITECT  
200 N. Dearborn Street  
Chicago, IL 60610

ARCHITECT: TOWN & COUNTRY  
**GP** GOETTSCH PARTNERS  
200 N. Dearborn Street  
Chicago, IL 60610

ENGINEER: TOWN & COUNTRY  
111 N. Dearborn Street  
Chicago, IL 60610

CONTRACTOR: TOWN & COUNTRY  
111 N. Dearborn Street  
Chicago, IL 60610

PAINTER: TOWN & COUNTRY  
111 N. Dearborn Street  
Chicago, IL 60610

INSTALLER: TOWN & COUNTRY  
111 N. Dearborn Street  
Chicago, IL 60610

RENDERING: TOWN & COUNTRY  
111 N. Dearborn Street  
Chicago, IL 60610

PHOTOGRAPHY: TOWN & COUNTRY  
111 N. Dearborn Street  
Chicago, IL 60610

LANDSCAPE ARCHITECT: TOWN & COUNTRY  
111 N. Dearborn Street  
Chicago, IL 60610

INTERIOR DESIGNER: TOWN & COUNTRY  
111 N. Dearborn Street  
Chicago, IL 60610

MECHANICAL ENGINEER: TOWN & COUNTRY  
111 N. Dearborn Street  
Chicago, IL 60610

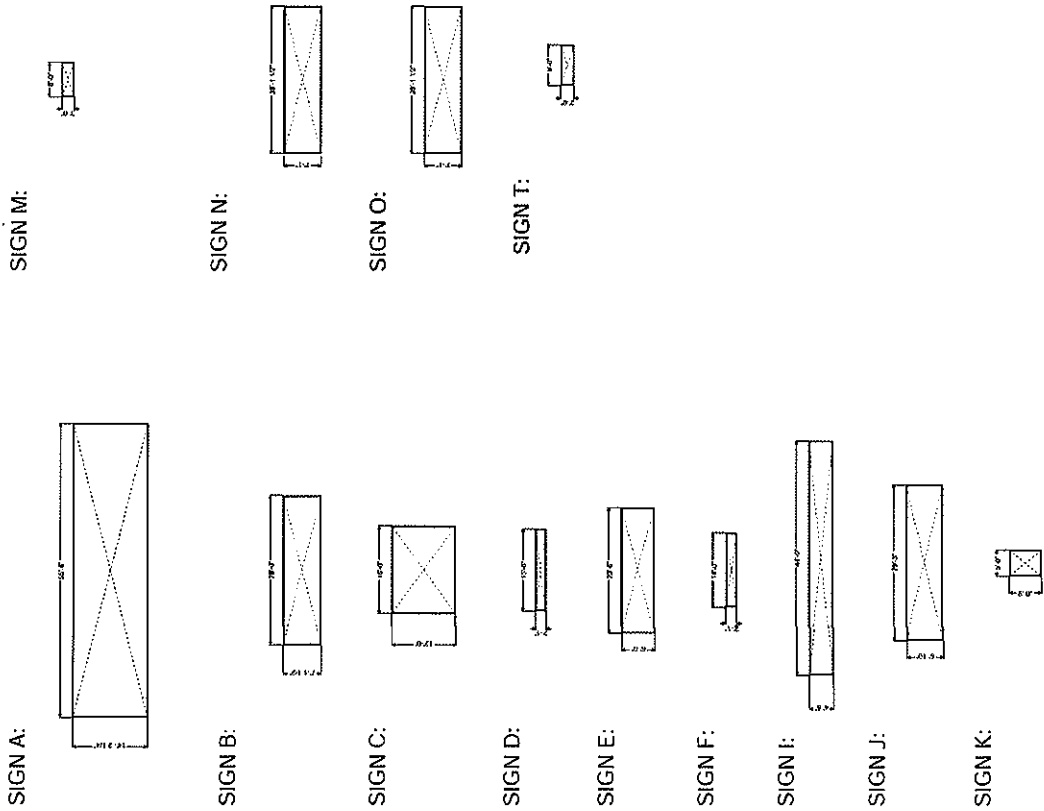
ELECTRICAL ENGINEER: TOWN & COUNTRY  
111 N. Dearborn Street  
Chicago, IL 60610

CIVIL ENGINEER: TOWN & COUNTRY  
111 N. Dearborn Street  
Chicago, IL 60610

PLUMBING ENGINEER: TOWN & COUNTRY  
111 N. Dearborn Street  
Chicago, IL 60610



# ONE CHICAGO ANCHOR TENANT SIGNS 03-02-2021



AREA CHART FOR ANCHOR TENANT SIGNS:

TYPE:	QTY:	FULL BOX	SMALLEST BOX
SIGN A	2	788 SF	716 SF
SIGN B	1	200 SF	182 SF
SIGN C	1	198 SF	180 SF
SIGN D	1	33 SF	30 SF
SIGN E	1	141 SF	128 SF
SIGN F	1	30 SF	27 SF
SIGN G	1	198 SF	180 SF
SIGN H	1	200 SF	182 SF
SIGN I	1	30 SF	27 SF
SIGN J	1	24 SF	22 SF
SIGN K	1	200 SF	182 SF
SIGN L	1	200 SF	182 SF
SIGN M	1	12 SF	11 SF
<b>TOTAL AREA:</b>		<b>3,042 SF</b>	<b>2,765 SF</b>

ONE CHICAGO SQUARE  
 23 W Chicago Avenue, Chicago, IL  
 60654

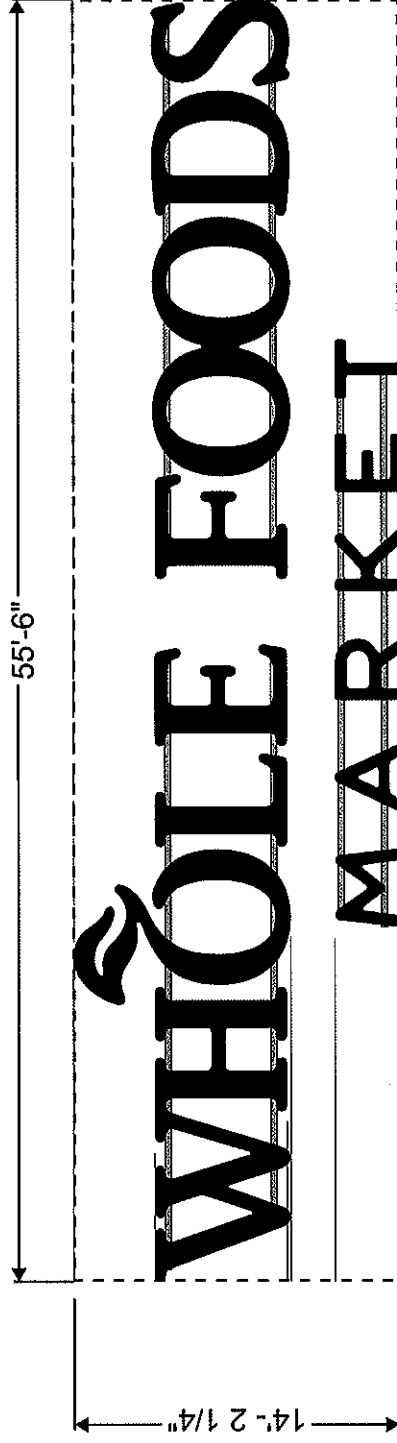
**jdL**  
 JACOBS DESIGN  
 ARCHITECTS

**GP**  
**GOETTSCH PARTNERS**  
 ARCHITECTS

SIGNAGE AND PAVILION  
 1170 N. PULASKI, SUITE 200, CHICAGO, IL 60642  
 TEL: 312.467.1234  
 WWW.GOETTSCHPARTNERS.COM

PROJECT NUMBER: 1709  
 DATE: 03/02/2021  
 DRAWING: SIGNAGE

PROJECT: ONE CHICAGO SQUARE  
 ARCHITECT: JACOBS DESIGN ARCHITECTS  
 CONTRACTOR: [REDACTED]  
 DATE: 03/02/2021

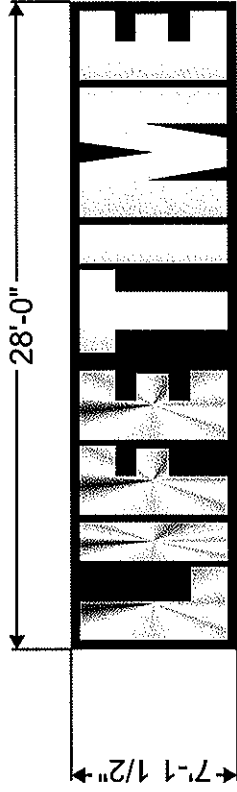


PROJECT: ONE CHICAGO

DATE: 03/02/2021

SCALE: N.T.S.

ANCHOR TENANT SIGN A



PROJECT: ONE CHICAGO		ANCHOR TENANT SIGN B	
DATE: 03/02/2021		SCALE: N.T.S.	

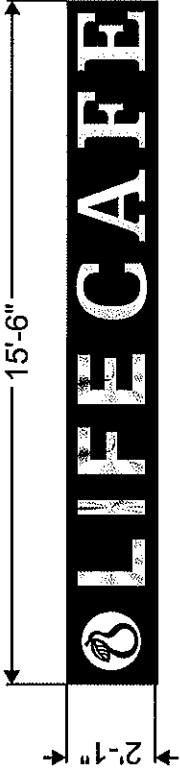


PROJECT: ONE CHICAGO

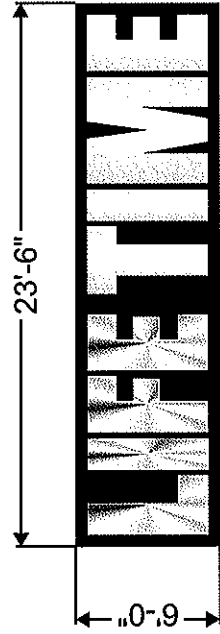
DATE: 03/02/2021

SCALE: N.T.S.

ANCHOR TENANT SIGN C



PROJECT: ONE CHICAGO		ANCHOR TENANT SIGN D	
DATE: 03/02/2021		SCALE: N.T.S.	

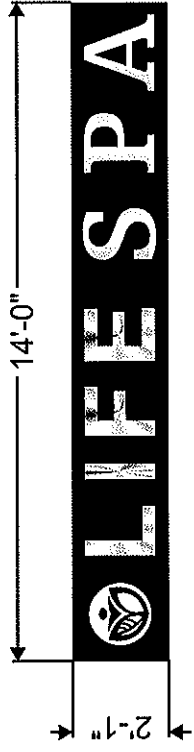


PROJECT: ONE CHICAGO

DATE: 03/02/2021

SCALE: N.T.S.

ANCHOR TENANT SIGN E

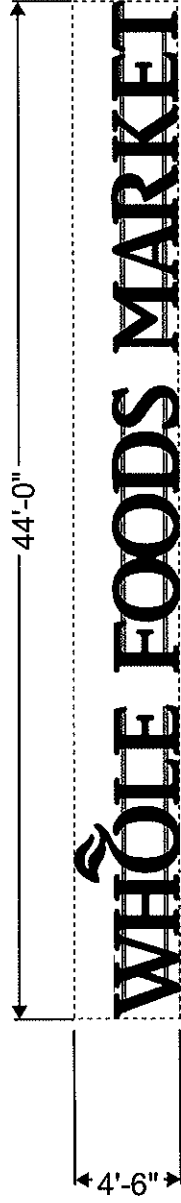


PROJECT: ONE CHICAGO

DATE: 03/02/2021

SCALE: N.T.S.

ANCHOR TENANT SIGN F



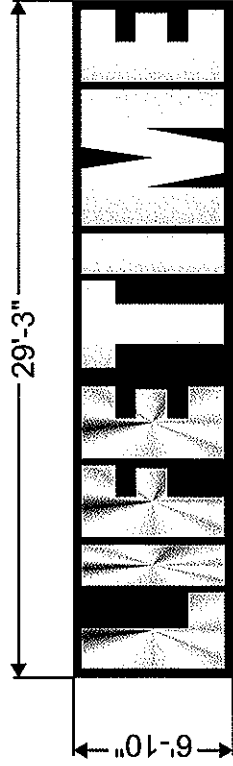
PROJECT: ONE CHICAGO

DATE: 03/02/2021

SCALE: N.T.S.

ANCHOR TENANT SIGN I



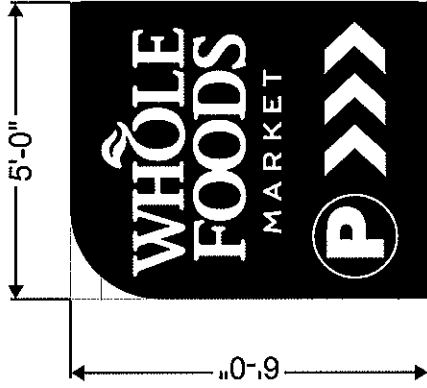


PROJECT: ONE CHICAGO

DATE: 03/02/2021

ANCHOR TENANT SIGN J

SCALE: N.T.S.

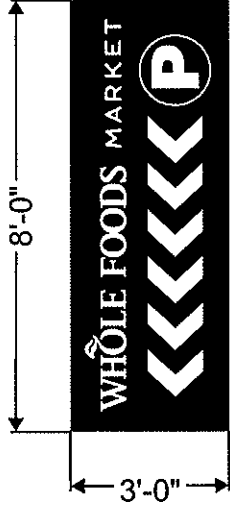


PROJECT: ONE CHICAGO

DATE: 03/02/2021

SCALE: N.T.S.

ANCHOR TENANT SIGN K

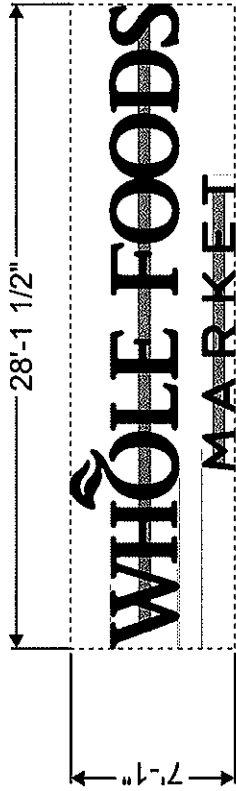


PROJECT: ONE CHICAGO

DATE: 03/02/2021

SCALE: N.T.S.

ANCHOR TENANT SIGN M

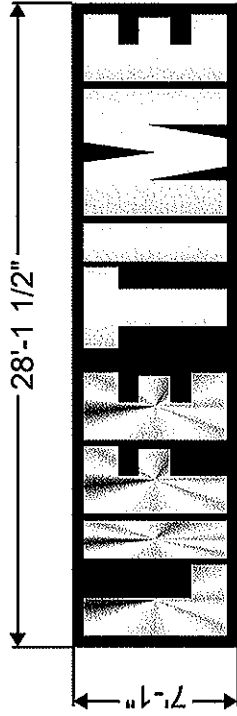


PROJECT: ONE CHICAGO

DATE: 03/02/2021

SCALE: N.T.S.

ANCHOR TENANT SIGN N



PROJECT: ONE CHICAGO

DATE: 03/02/2021

SCALE: N.T.S.

ANCHOR TENANT SIGN O



PROJECT: ONE CHICAGO

DATE: 03/02/2021

SCALE: N.T.S.

ANCHOR TENANT SIGN T



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

April 18, 2018

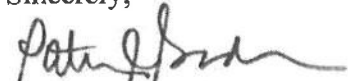
Katherine C. Jahnke Dale  
DLA Piper LLP  
203 N. LaSalle Street  
Suite 1900  
Chicago, IL 60601-1293

**Re: Parking clarification for Planned Development Number 1401  
740 N. State St./1 W. Chicago Ave.**

Dear Ms. Jahnke Dale:

This letter is in response to your recent request for clarification in regards to the minimum number of parking spaces required in Planned Development Number 1401. The approved Bulk Regulations and Data Table ("Bulk Table") requires a minimum of 865 parking spaces. However, during the review and approval process for PD 1401, it was understood that some of these spaces would be valet spaces and therefore, would not comply with the dimension requirements of the Zoning Ordinance. Therefore, for clarification purposes, the attached, revised Bulk Table identifies 725 minimum parking spaces along with 140 spaces expected to be provided via valet operations. When combined, a total of 865 parking spaces will still be provided.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS:tm

C: Noah Szafraniec, Mike Marmo, Erik Glass, Main File

REV. 4/18

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1401**  
**BULK REGULATIONS AND DATA TABLE**

Gross Site Area (sf):	147,133
Area of Public Rights-of-Way (sf):	50,915
Net Site Area (sf):	96,218
Maximum Floor Area Ratio:	16.0
Maximum Number of Dwelling Units:	869
Minimum Accessory Off-Street Parking Spaces:	725*
Maximum Non-Accessory Off-Street Parking Spaces:	225
Minimum Off-Street Loading Spaces:	5 (10'x25')
Maximum Building Height:	Per plans
Minimum Setbacks:	Per plans

\* 140 parking spaces are expected to be provided via valet operation to increase parking capacity to 865.



19379

Yeas -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, Cochran, Brookins, Muñoz, Zalewski, Scott, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 48.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map No. 1-F.*

(As Amended)

(Application No. 19379)

(Common Address: 2 -- 24 W. Superior St./733 -- 755 N. Dearborn St./

1 -- 35 W. Chicago Ave./728 -- 754 N. State St.)

RBPD 1401

[SO2017-7020]

*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 DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Chicago Avenue; the 12-foot vacated alley west of and parallel to North State Street; West Superior Street; the west boundary line of the 12-foot public alley east of and parallel to North Dearborn Street; a line 251.60 feet south of and parallel to West Chicago Avenue; and North Dearborn Street,

to those of a DX-12 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-12 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Chicago Avenue; North State Street; West Superior Street; the west boundary line of the 12-foot public alley east of and parallel to North Dearborn Street; a line 251.60 feet south of and parallel to West Chicago Avenue; and North Dearborn Street,

to those 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 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Residential-Business Planned Development No. 1401.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1401 ("Planned Development") consists of approximately 96,218 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). JDL Superior LLC is the "Applicant" for this Planned Development, pursuant to authorization from the Property owner.
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 titleholders 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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

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 Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

- a. Prior to issuance of the final Certificate of Occupancy, Applicant shall (i) pay any necessary fees up to \$40,000 for the relocation of the bus shelter on the southeast corner of Dearborn and Chicago Avenue to an alternative location to be identified by CDOT and the CTA and (ii) install or cause to be installed a concrete bus pad for the new bus stop location on Dearborn north of Chicago Avenue in accordance with specifications of CDOT and the CTA.
- b. The Applicant commits to fully fund and implement the following infrastructure improvements prior to issuance of the final Certificate of Occupancy. All infrastructure improvements will be subject to review and approval by the Department of Transportation and 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.
  - Installation of video-actuated left turn arrows for the northbound, southbound, eastbound, and westbound approaches at Chicago Avenue and LaSalle Street.
  - Installation of lagging left-turn arrows for the eastbound approach of Superior Street at State Street.
  - Sponsorship and provision of a Divvy bikeshare station within the Planned Development boundaries.
  - Installation of video-actuated left turn arrows for the eastbound, westbound, northbound, and southbound approaches at Chicago Avenue and State Street.
  - Installation of lagging northbound left-turn and northbound right-turn arrows on Dearborn Street at Chicago Avenue.
  - Installation of video actuation for the existing eastbound left-turn arrows on Chicago Avenue at Dearborn Street.
  - Installation of video actuation for the existing westbound left-turn arrows on Chicago Avenue at Clark Street.
  - Installation of video-actuated left-turn arrows for the southbound approach on LaSalle Street at Superior Street.
  - Installation of lagging left-turn arrows for the eastbound approach of Superior Street at Dearborn Street.

- In the interest of improving eastbound traffic flow on Chicago Avenue, the Applicant agrees to fund the relocation of the eastbound CTA bus stop and shelter from the southwest corner of Michigan Avenue and Chicago Avenue to the southeast corner and install pavement markings and traffic signal equipment necessary to provide an eastbound right turn overlap signal phase pending coordination and final concurrence from CTA.
- Replacement of current traffic signal controller with an ATC 1000 controller at the following intersections:
  - Chicago and LaSalle
  - Chicago and Clark
  - Chicago and Dearborn
  - Chicago and State
  - Chicago and Wabash
  - Chicago and Rush
  - Chicago and Michigan
  - Superior and LaSalle
  - Superior and Clark
  - Superior and Dearborn
  - Superior and State
- c. The Applicant acknowledges that the addition of left-turn and right-turn arrows to the intersections stated above will necessitate retiming of all 14 traffic signals in the study area as outlined in the Traffic Impact Study, One Chicago Square, dated December 8, 2017, prepared by KLOA. The Applicant will also include the following intersections -- not originally included in the One Chicago Square Traffic Impact Study -- to be retimed. If timing/capacity analyses demonstrate that additional traffic signal improvements such as turn arrows or ATC controllers are needed, these will be implemented as part of this project:
  - Chicago Avenue and Michigan Avenue
  - Chicago Avenue and Wells Street
  - Chicago Avenue and Franklin Street

- Chicago Avenue and Orleans Street
- Chicago Avenue and Kingsbury Street/Cambridge Avenue
- Chicago Avenue and Larrabee Street

The Applicant agrees to contract with a professional engineering consulting firm to add the six aforementioned intersections, finalize the Synchro models prepared by KLOA for the Traffic Impact Study, revise traffic signal timing plans for all 20 intersections, and submit to CDOT for review/approval. The finalized Synchro files (A.M. and P.M. peak hour) shall be submitted to CDOT prior to Part II Approval. The revised traffic signal and timing plans in CAD and PDF formats shall be submitted to and approved to CDOT and, once approved, the Applicant agrees to hire a contractor to install the recommended timings, turn arrows, video actuations, signs, and pavement markings prior to issuance of the final Certificate of Occupancy.

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Property and Planned Development Boundary Map; a Site Plan; a Landscape Plan; a Green Roof Plan; a Ground Floor Plan; a Right-of-Way Adjustment Plan; and Building Elevations (North, South, East and West) prepared by Hartshorne Plunkard Architects and dated January 18, 2018, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: dwelling units located above the ground floor; colleges and universities; day care; religious assembly; animal services; artist work or sales space; eating and drinking establishments (all); entertainment and spectator sports (all, except inter-track wagering facility); indoor special event including incidental liquor sales; financial services; food and beverage retail sales; lodging; medical service; office; consumer repair or laundry service; personal service; repair or laundry service, consumer; general retail sales; participant sports and recreation; valuable objects dealer; co-located wireless communications facilities; accessory and non-parking and related, incidental and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 96,218 square feet and a base FAR of 12.0.

The Applicant acknowledges that the project has received a bonus FAR of 4.0, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 16.0. 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 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 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. The Local Impact Fund portion of the bonus payment currently is designated to fund improvements to Seneca Park. 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, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of 26 percent MBE and six percent WBE participation (measured against the total construction budget for the project or any phase thereof), and \*(ii) 50 percent 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

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\* Editor's Note: Numbering sequence error; (i) missing in original document.

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 foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from the DX-7 and DX-12 Downtown Mixed-Use Districts to a unified DX-12 Downtown Mixed-Use District and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project ("ARO Units") as affordable units, or with the approval of the Commissioner of the Department of Planning and Development ("DPD"), provide the ARO Units in an approved off-site location; (ii) pay a fee in lieu of the development of the ARO Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the ARO Units on-site or off-site ("Required Units"). If the developer elects to provide ARO Units off-site, the off-site ARO Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a "downtown district" within the meaning of the ARO, and the project has a total of 865 units. As a result, the Applicant's affordable housing obligation is 87 ARO Units (10 percent of 865 rounded up), 22 of which are Required Units (25 percent of 87, rounded up). Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$175,000 per unit for 75 percent of the ARO Units, or 65 units ("Cash Payment"), and providing the 22 Required Units in an off-site building located at 30 West Chicago Avenue (the "Off-Site Project"), as set forth in the Affordable Housing Profile Form attached hereto. The Off-Site Project constitutes the rehabilitation and preservation of an historic Single Room Occupancy ("SRO") building that serves a hard-to-house population in a high cost area, and as such, has been identified by the City as a funding priority. The Applicant shall make a



payment in the amount of \$277,219.35 per Required Unit (the "Off-Site Payment") to an escrow account ("Escrow Account") for the benefit of the developer of the Off-Site Project or a not-for-profit entity affiliated with the developer of the Off-Site Project (the "SRO Developer"). The Applicant shall further enter into an Assignment and Assumption Agreement (the "Assignment and Assumption Agreement") with the SRO Developer, pursuant to which the Applicant shall assign to the SRO Developer, and the SRO Developer shall assume from the Applicant, all of the Applicant's obligations hereunder with respect to the Required Units. The Assignment and Assumption Agreement shall include a provision requiring the SRO Developer to enter into an affordable housing agreement ("ARO Agreement") with the City as a condition to the receipt of the Off-Site Payment. The City shall be identified as a third-party beneficiary of the Assignment and Assumption Agreement. Upon the Applicant's execution of the Assignment and Assumption Agreement and deposit of the Off-Site Payment in the Escrow Account, the Applicant shall have satisfied all requirements with respect to the Required Units and the Off-Site Project. The City acknowledges and agrees that the Off-Site Project will not meet the requirement set forth in Section 2-45-115 (U) that affordable units be comparable to market rate units in terms of unit type and number of bedrooms per unit, and further acknowledges and agrees that the Off-Site Project may not be completed prior to the issuance of the Certificate of Occupancy for this Property, as required by Section 2-45-115 (V)(2). In addition, neither the Applicant nor the SRO Developer will be required to make a \$5,000 per-unit fee for the off-site units placed at 30 West Chicago Avenue. The City wishes to waive these requirements in order to support a rare opportunity to revitalize an SRO building. The disbursement of funds from the Escrow Account shall be governed by a construction escrow agreement between the City, the SRO Developer and the escrow agent (the "Construction Escrow Agreement"). The Construction Escrow Agreement shall provide, among other things, that if the Off-Site Project does not proceed as anticipated, the escrow agent shall release the Off-Site Payment to the City for deposit in the City's Affordable Housing Opportunity Fund immediately upon receipt of notice from the City.

The Applicant agrees that the ARO Units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval, and DPD may adjust the requirements and number of required ARO Units without amending the Planned Development; provided, however, in no event shall the SRO Developer or the City have any obligation to return any portion of the Off-Site Payment to the Applicant. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must (a) make the required Cash Payment to the City, (b) deposit the required Off-Site Payment in the Escrow Account, and (c) execute an Assignment and Assumption Agreement with the SRO Developer. The terms of the ARO Agreement between the SRO Developer and the City, and any amendments thereto, will be recorded against the Off-Site Project, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this

Statement 16, including any breach of the ARO Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

- 17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the DX-12 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Property and Planned Development Boundary Map; Right-of-Way Adjustment Plan; Site Plan; Green Roof Plan; Ground Floor and Landscape Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 68713 through 68723 of this *Journal*.]

Bulk Regulations and Data Table, 2015 Affordable Housing Profile Form and ARO Web Form referred to in these Plan of Development Statements read as follows:

*Residential-Business Planned Development No. 1401.*

*Bulk Regulations And Data Table.*

Gross Site Area (square feet):	147,133
Area of Public Rights-of-Way (square feet):	50,915
Net Site Area (square feet):	96,218
Maximum Floor Area Ratio:	16.0
Maximum Number of Dwelling Units:	869
Minimum Accessory Off-Street Parking Spaces:	865
Maximum Non-Accessory Off-Street Parking Spaces:	225
Minimum Off-Street Loading Spaces:	5 (10 feet by 25 feet)
Maximum Building Height:	Per Plans
Minimum Setbacks:	Per Plans

**2015 Affordable Housing Profile Form (AHP)**

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO).

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [kara.breems@cityofchicago.org](mailto:kara.breems@cityofchicago.org)

Date: 1/10/2018

**FINAL FOR PUBLICATION**

**DEVELOPMENT INFORMATION**

Development Name: One Chicago Square

Development Address: 740 N State

Zoning Application Number, if applicable: 19379

Ward2nd

If you are working with a Planner at the City, what is his/her name? Noah Szafranec

**Type of City Involvement**

check all that apply

City Land

Financial Assistance

Zoning increase

Planned Development (PD)

Transit Served Location (TSL) project

**REQUIRED ATTACHMENTS:** the AHP will not be reviewed until all required docs are received

ARO Web Form completed and attached - or submitted online on

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)

If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)

If ARO units proposed are off-site, required attachments are included (see next page)

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

**DEVELOPER INFORMATION**

Developer Name JDL Superior LLC

Developer Contact Jim Letchinger

Developer Address 908 N Halsted

Email [jim@jdlcorp.com](mailto:jim@jdlcorp.com)

Developer Phone 312-642-7005

Attorney Name Paul Shadle/Katie Dale

Attorney Phone 312-368-7243 / -2153

**TIMING**

Estimated date marketing will begin

Estimated date of building permit\* Q4 2018

Estimated date ARO units will be complete

\*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

**PROPOSED UNITS MEET REQUIREMENTS** (to be executed by Developer & ARO Project Manager)

Kara Breems, DPD

Date

01/12/2018

Developer/Project Manager

Date

1/17/18

## ARO Web Form

FINAL FOR PUBLICATION

**Development Information****Address**

Submitted Date: 01/12/2018

Address Number From :740    Address Number To: null    Street Direction: N  
Street :State    Postal Code: 60654

**Development Name, if applicable**

One Chicago Square

**Information**

Ward :2    ARO Zone: Downtown

**Details**

Type of city involvement :Downtown Planned Development  
Total Number of units in development: 865  
Type of development: Rent  
Is this a Transit Served Location Project : N

**Requirements**

Required affordable units :87    Required \*On-site aff. Units: 22

How do you intend to meet your required obligation

On-Site: 0    Off-Site: 22

On-Site to CHA or Authorized agency: 0    Off-Site to CHA or Authorized agency: 0

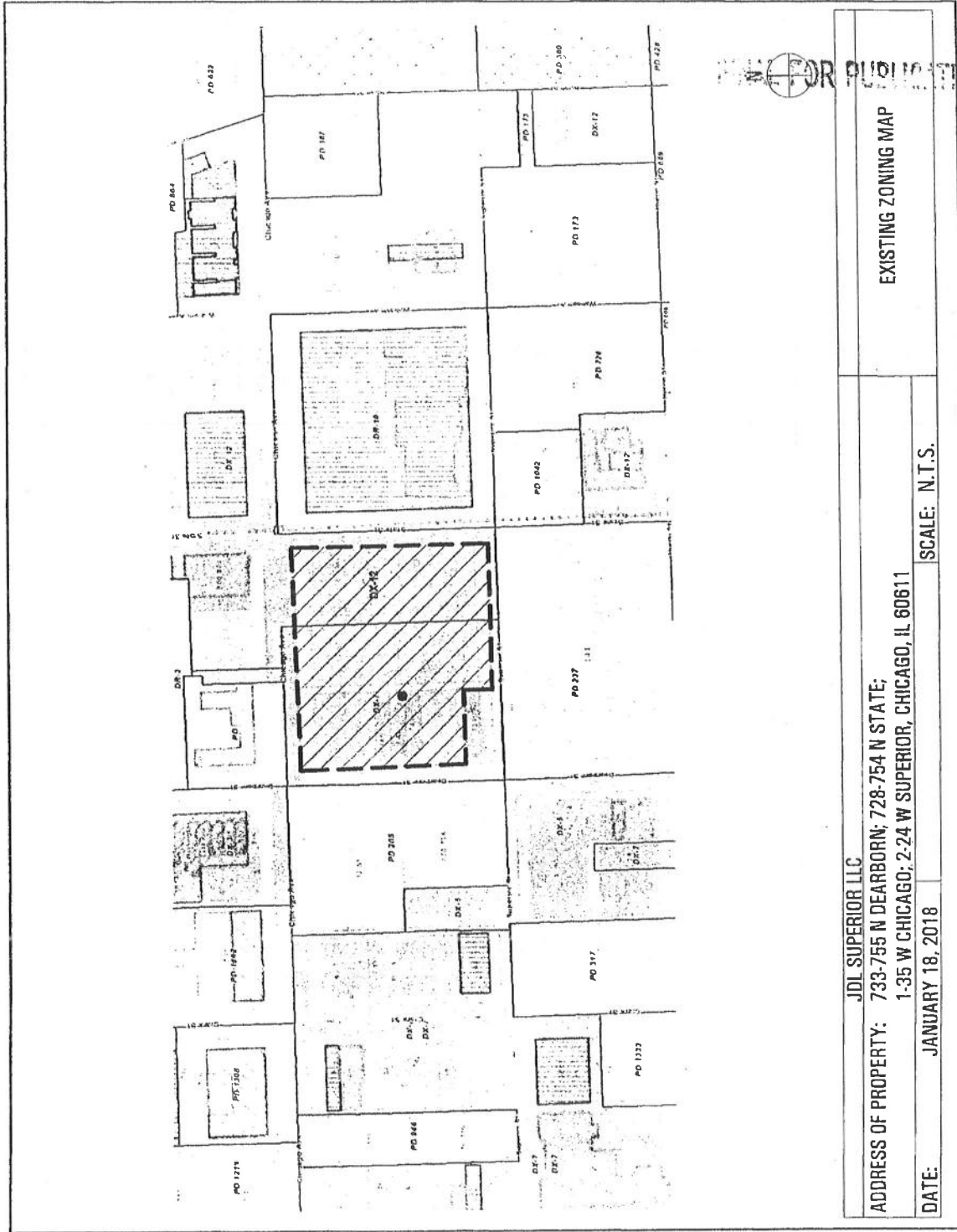
Total Units Committed: 22 Remaining In-Lieu Fee Owed: 11,375,000

**Off-Site Unit Information****Address**

Address Number :30 Street Direction: W  
Street :Chicago Postal Code: 60654

**Information**

Zone of Off-site Units :Downtown Ward of Off-site Units: 02  
Distance to Primary Development :0.1 Miles Off-site Administrative Fee: ~~110000~~ n/a

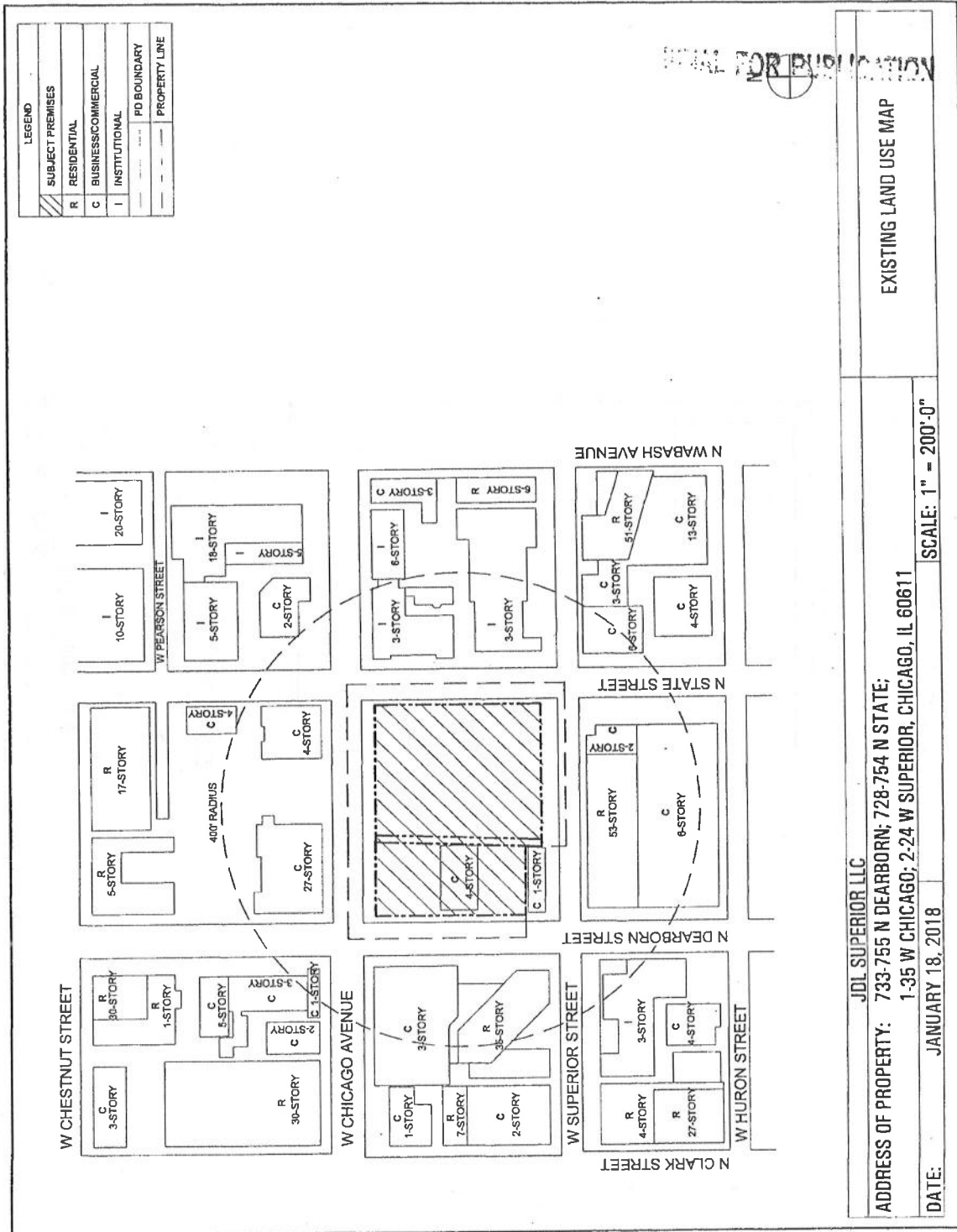


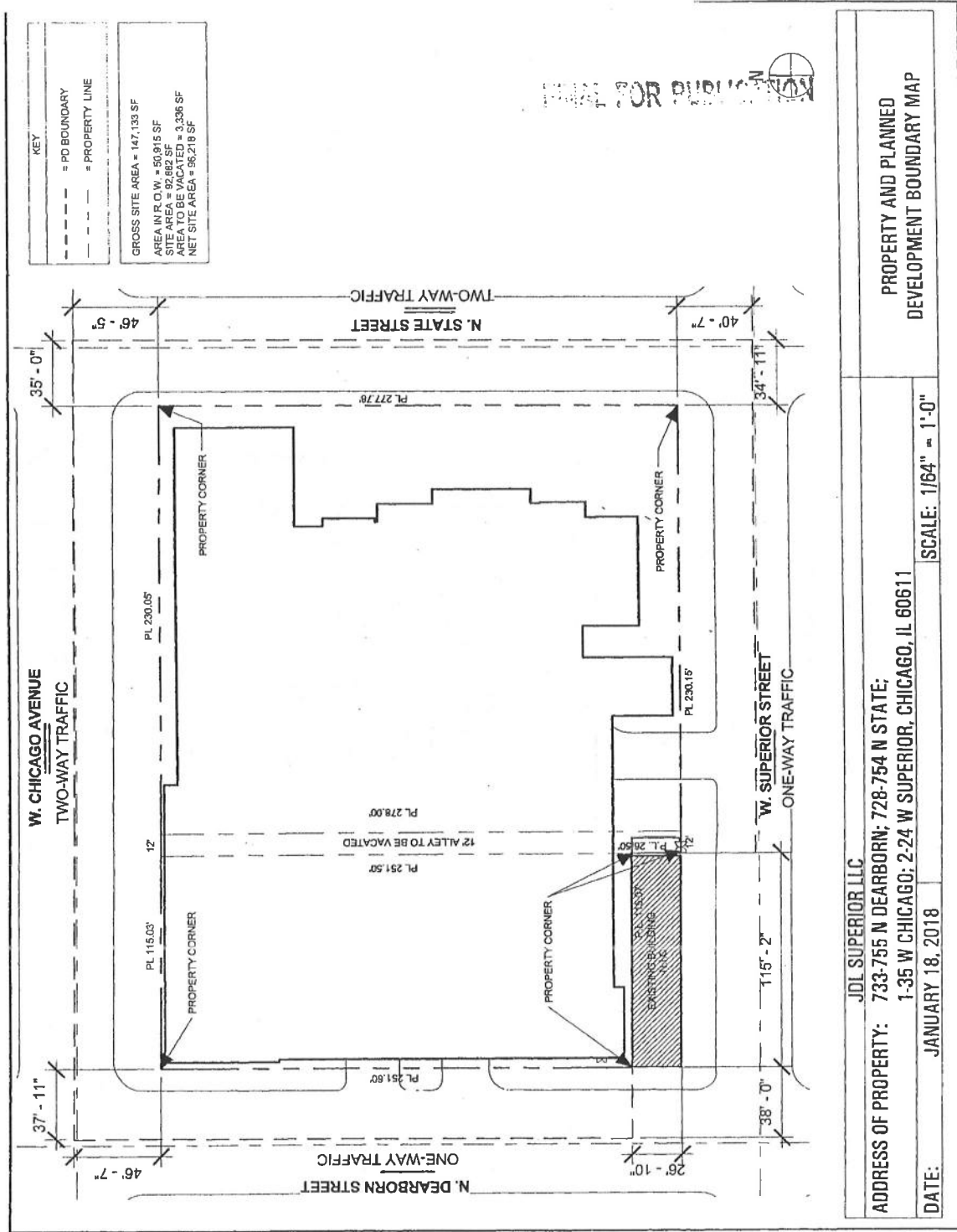
JDL SUPERIOR LLC

ADDRESS OF PROPERTY: 733-755 N DEARBORN; 728-754 N STATE;  
1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611

DATE: JANUARY 18, 2018 SCALE: N.T.S.

EXISTING ZONING MAP





**KEY**

— PD BOUNDARY

- - - PROPERTY LINE

GROSS SITE AREA = 147,133 SF

AREA IN R.O.W. = 80,915 SF

SITE AREA = 92,802 SF

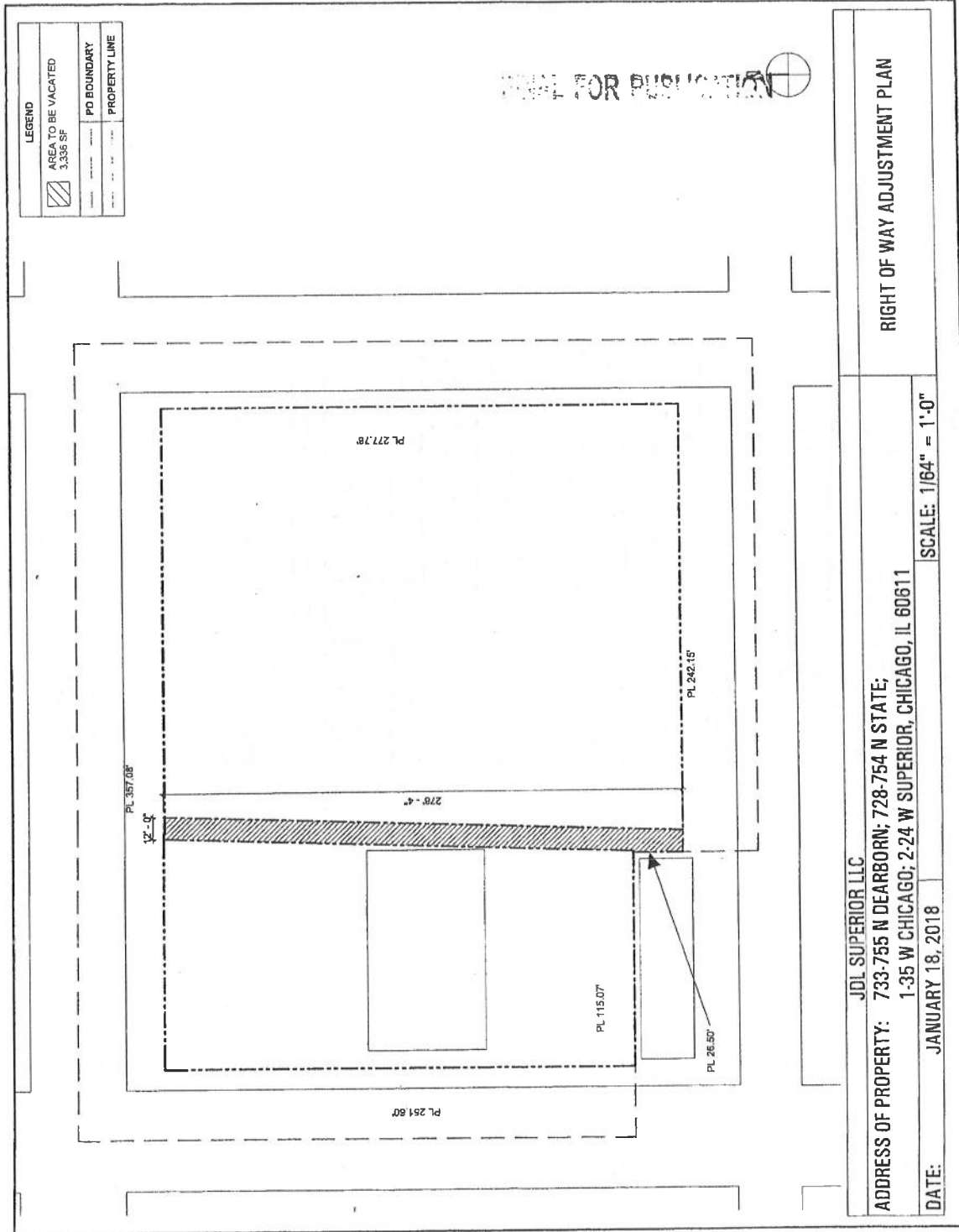
NET SITE AREA = 3,336 SF

NET SITE AREA = 86,218 SF

FINAL FOR PUBLICATION

<p>JOL SUPERIOR LLC</p> <p>ADDRESS OF PROPERTY: 733-755 N DEARBORN; 728-754 N STATE; 1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611</p> <p>DATE: JANUARY 18, 2018</p>		<p>PROPERTY AND PLANNED DEVELOPMENT BOUNDARY MAP</p>
<p>SCALE: 1/64" = 1'-0"</p>		





LEGEND	
	AREA TO BE VACATED 3,336 SF
	PD BOUNDARY
	PROPERTY LINE

FINAL FOR PUBLICATION

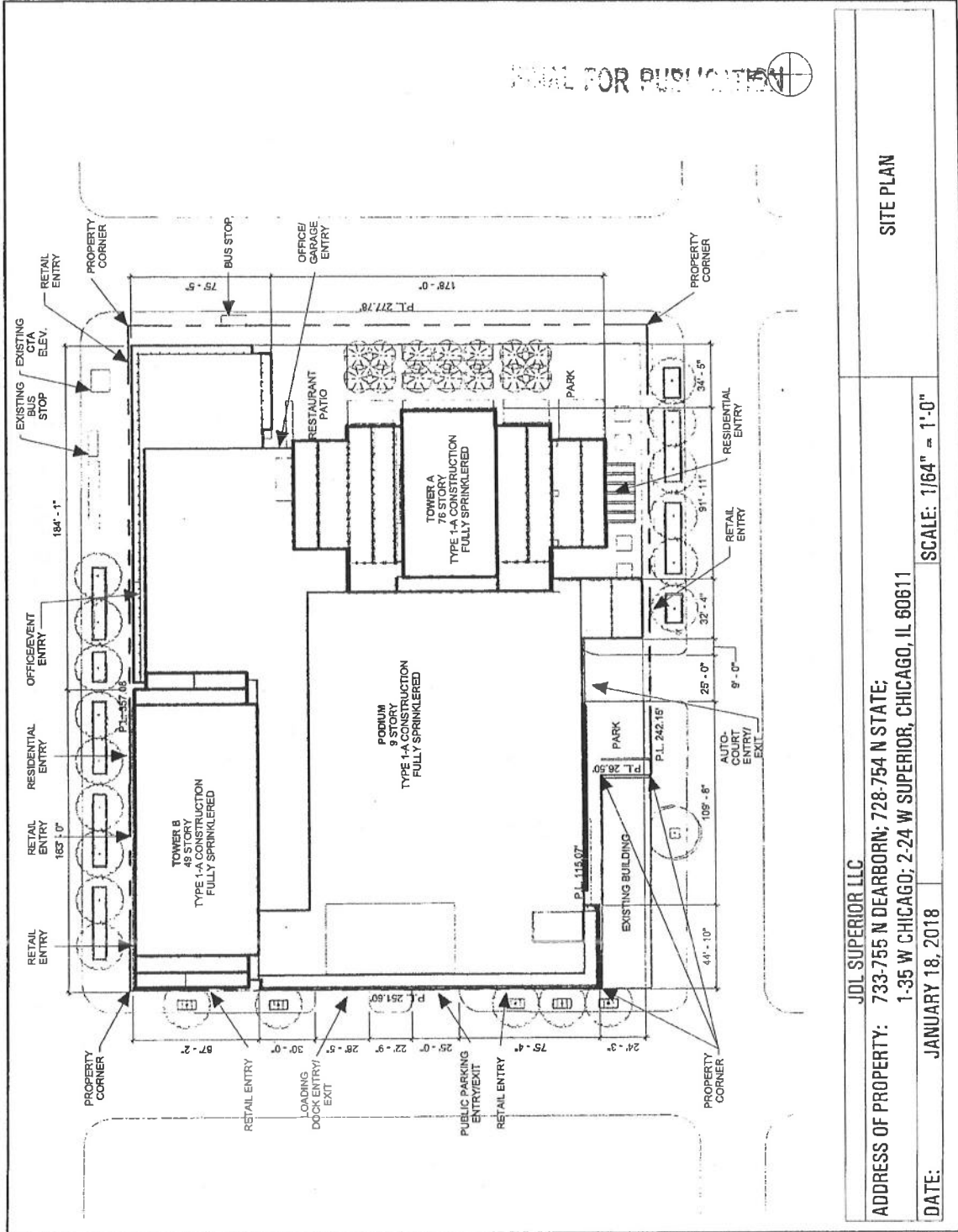
RIGHT OF WAY ADJUSTMENT PLAN

JDL SUPERIOR LLC

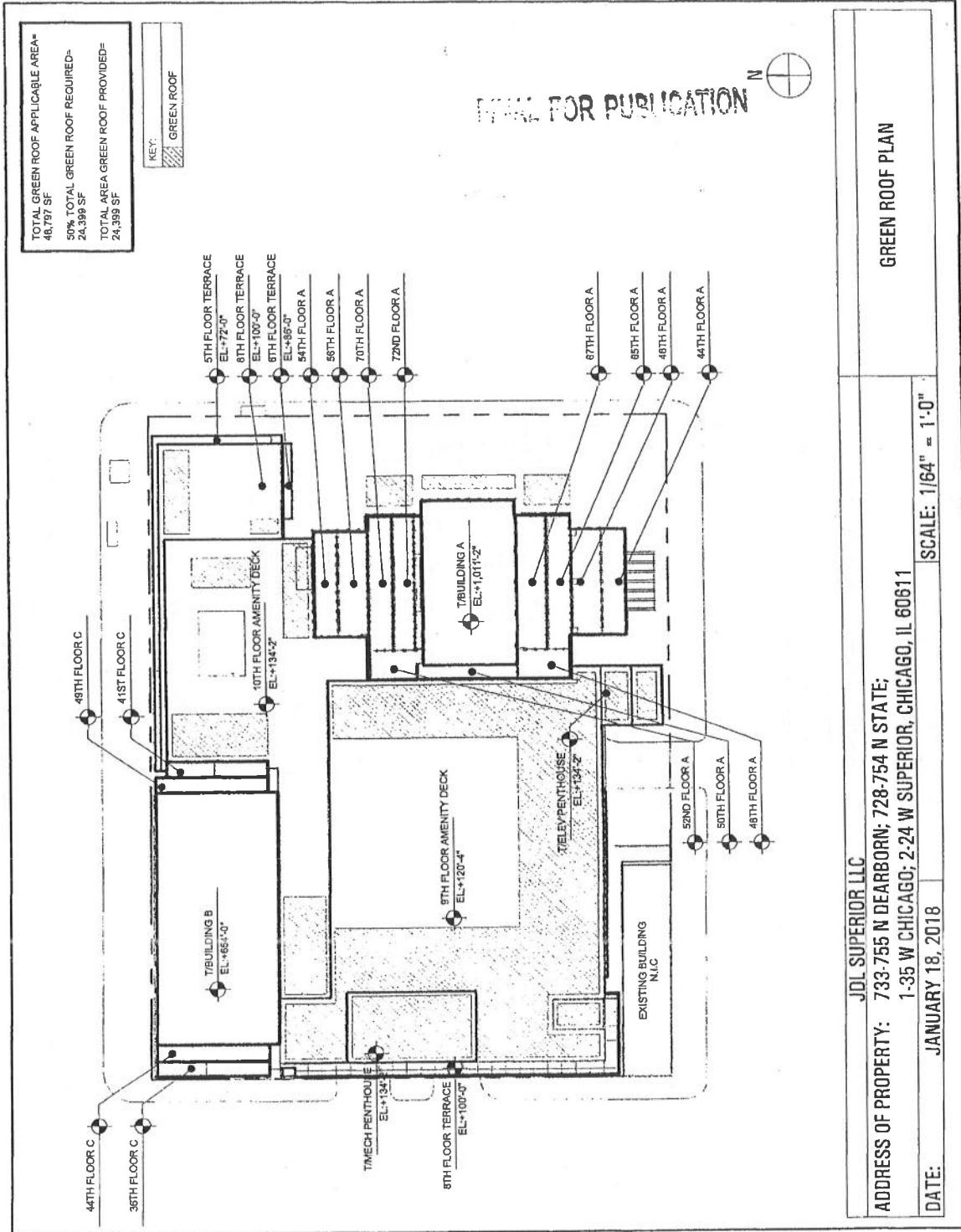
ADDRESS OF PROPERTY: 733-755 N DEARBORN; 728-754 N STATE;  
1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611

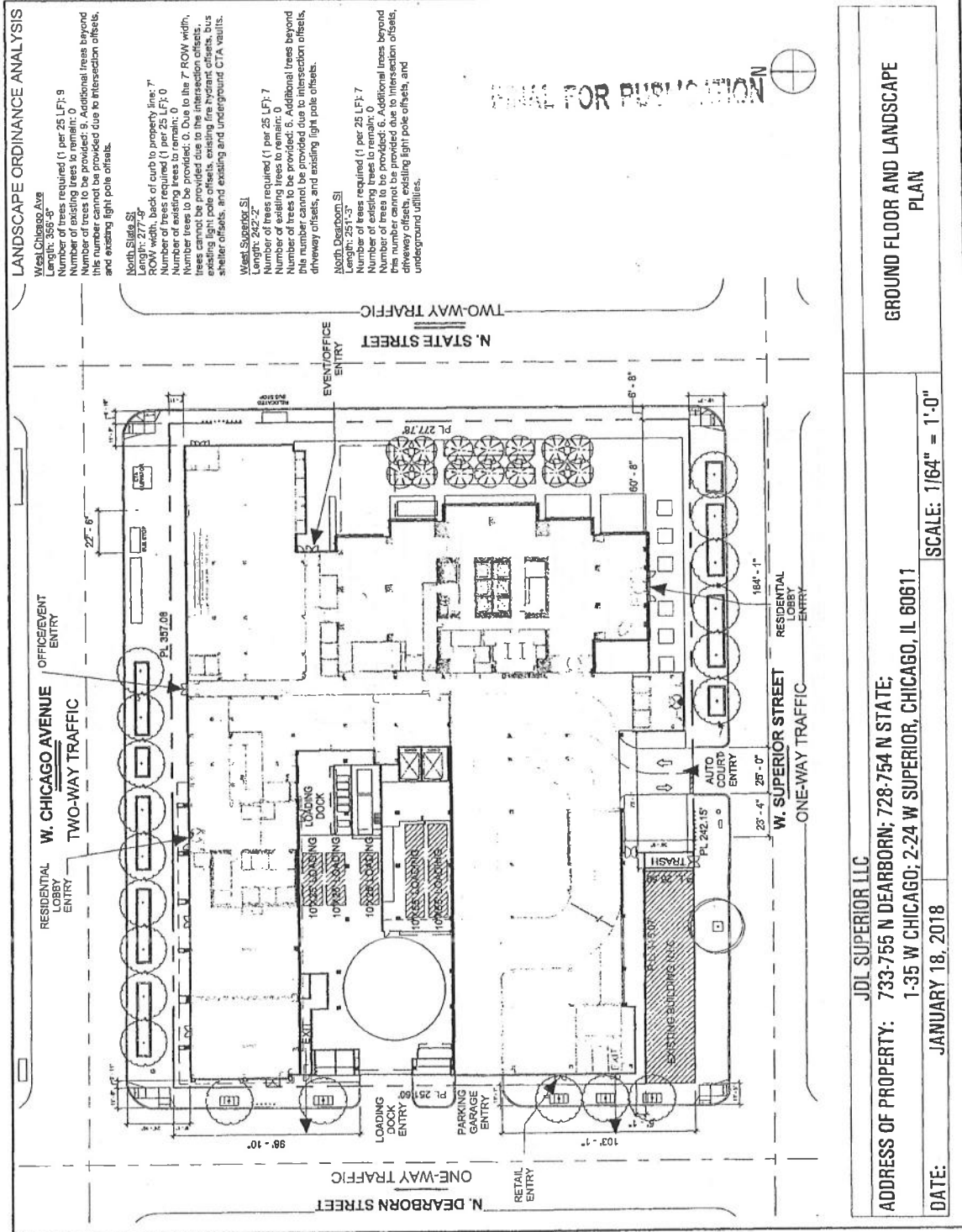
DATE: JANUARY 18, 2018

SCALE: 1/64" = 1'-0"



<b>SITE PLAN</b>		
JDL SUPERIOR LLC ADDRESS OF PROPERTY: 733-755 N DEARBORN; 728-754 N STATE; 1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611		
DATE:	JANUARY 18, 2018	SCALE: 1/64" = 1'-0"





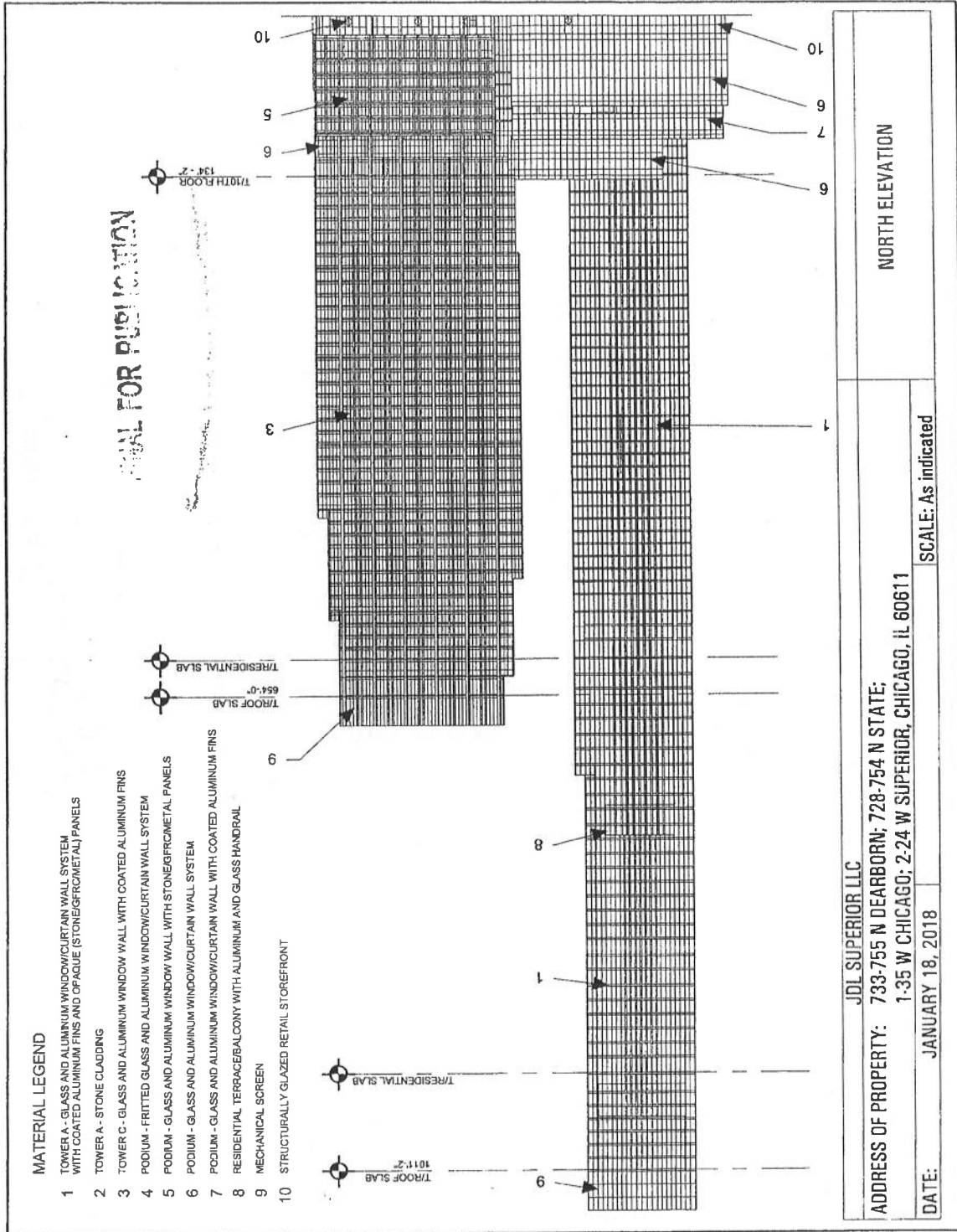
JDL SUPERIOR LLC

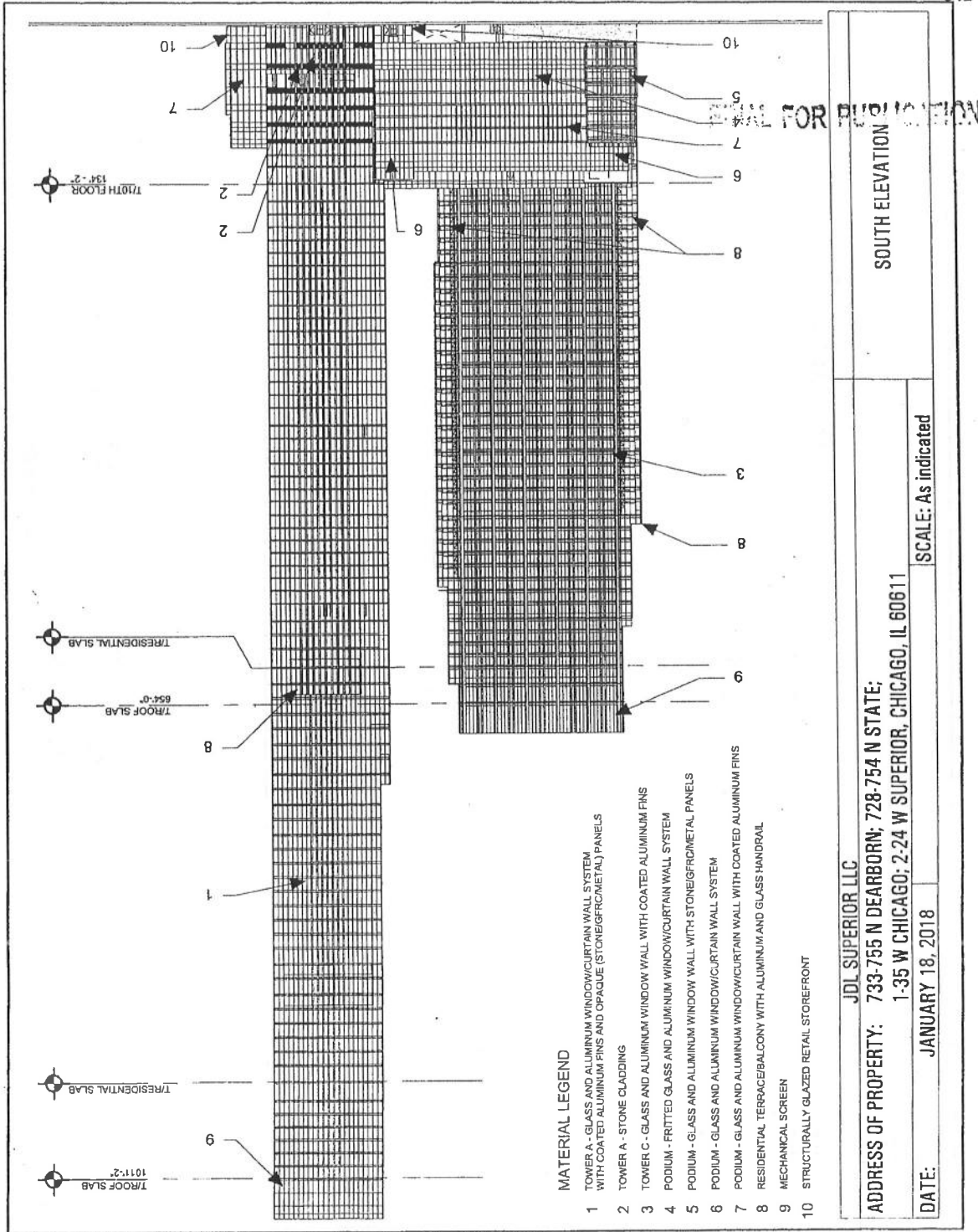
ADDRESS OF PROPERTY: 733-755 N DEARBORN; 728-754 N STATE;  
 1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611

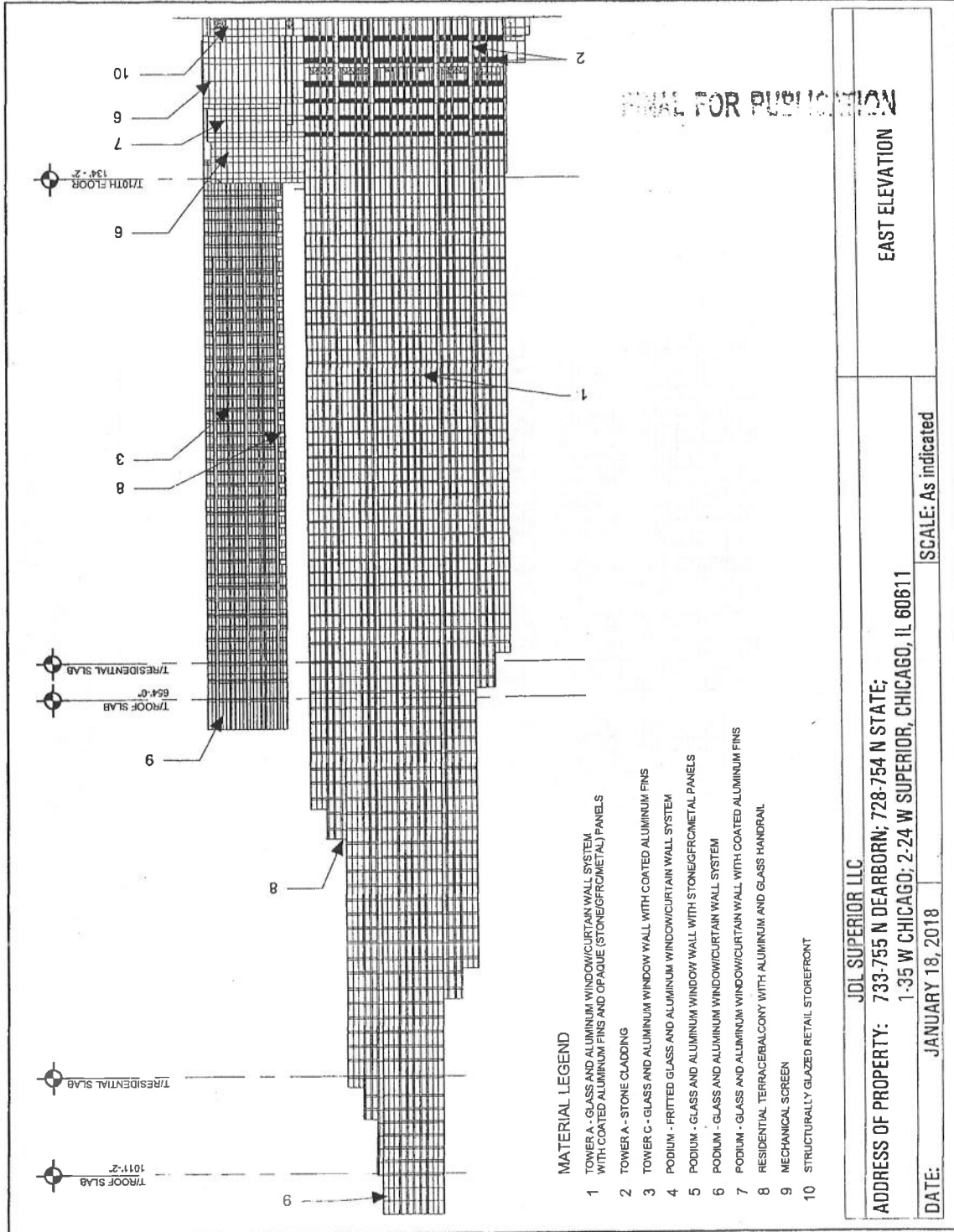
DATE: JANUARY 18, 2018

SCALE: 1/164" = 1'-0"

GROUND FLOOR AND LANDSCAPE PLAN







<b>JDL SUPERIOR LLC</b>	
<b>ADDRESS OF PROPERTY: 733-755 N DEARBORN; 728-754 N STATE; 1-35 W CHICAGO; 2-24 W SUPERIOR, CHICAGO, IL 60611</b>	
<b>DATE: JANUARY 18, 2018</b>	<b>SCALE: As indicated</b>
<b>EAST ELEVATION</b>	

