

PD 1065

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 8, 2022

Paul L. Hagle
Senior Associate
Gensler
11 E. Madison St., Suite 300
Chicago, IL 60602

Re: Minor change to PD 1065, Subarea 1, Roof addition and deck, 433 W. Van Buren St.

Dear Mr. Hagle:

Please be advised that your request for a minor change to Waterway Business Residential Planned Development No. 1065 ("PD 1065") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 13 of PD 1065.

Your firm is seeking a minor change to allow Uber to construct a rooftop addition within their proposed roof deck area. Pursuant to building permit application no. 100964907, and as shown on the attached plans, elevations, and rendering, the proposed addition will measure 238 SF and is intended to be used as a serving and seating area for Uber staff. The sole property owner of the Subarea, 601 WCompanies Chicago LLC, has provided their consent to this request.

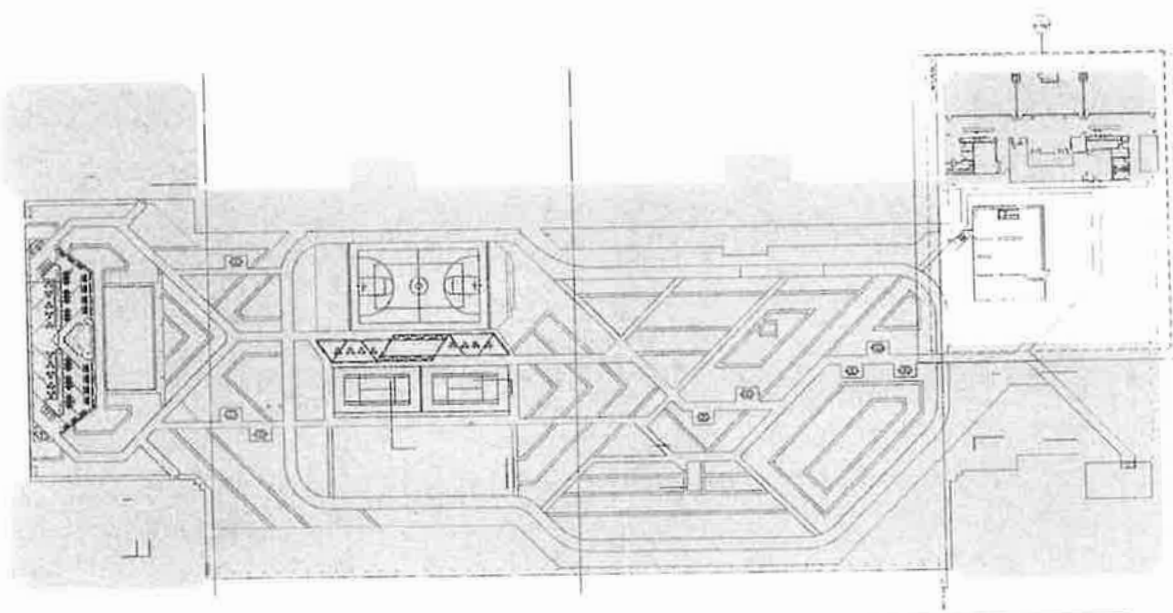
Regarding your request, the Department of Planning and Development has determined that allowing the proposed addition will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1065, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

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 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,


Noah Szafraniec
Assistant Commissioner

C: Heidi Sperry, Mike Marmo, Erik Glass, Janice Hill, Noah Szafraniec, Main file



1 OVERALL CONSTRUCTION PLAN - FIRST DECK
 1/11/11

**Uber
 Gensler**

1000 10th Avenue, Suite 1000
 New York, NY 10018
 Tel: 212 512 2000
 Fax: 212 512 2001
 www.ubergensler.com

ARCHITECT
 UBER GENSLER
 1000 10th Avenue, Suite 1000
 New York, NY 10018
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 www.ubergensler.com

MEP
 WSP
 1000 10th Avenue, Suite 1000
 New York, NY 10018
 Tel: 212 512 2000
 Fax: 212 512 2001
 www.wsp.com

MECHANICAL
 WSP
 1000 10th Avenue, Suite 1000
 New York, NY 10018
 Tel: 212 512 2000
 Fax: 212 512 2001
 www.wsp.com

ELECTRICAL
 WSP
 1000 10th Avenue, Suite 1000
 New York, NY 10018
 Tel: 212 512 2000
 Fax: 212 512 2001
 www.wsp.com

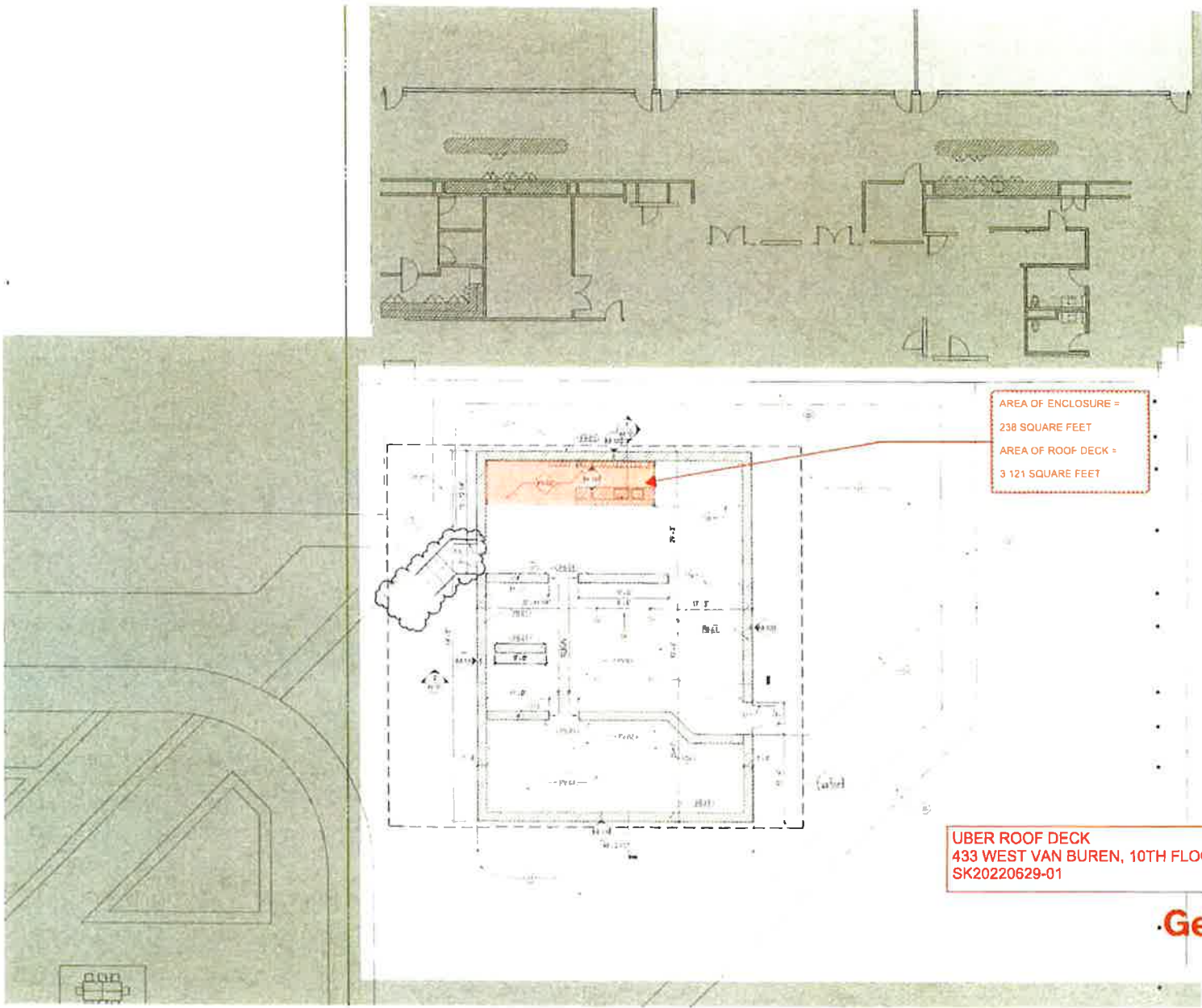
**NOT FOR
 CONSTRUCTION**

 Title

 Date

 Scale

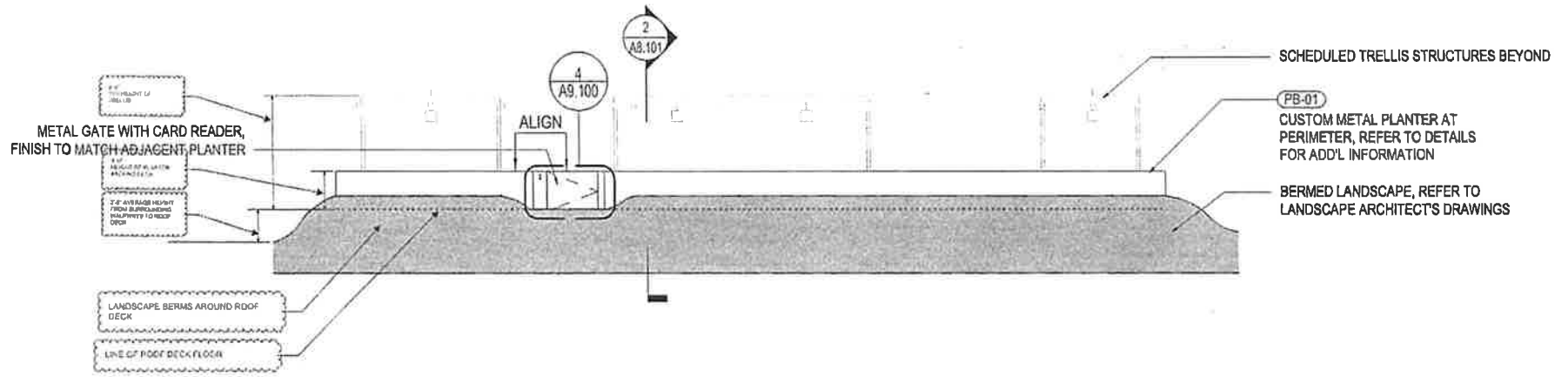
A1.100



AREA OF ENCLOSURE =
238 SQUARE FEET
AREA OF ROOF DECK =
3 121 SQUARE FEET

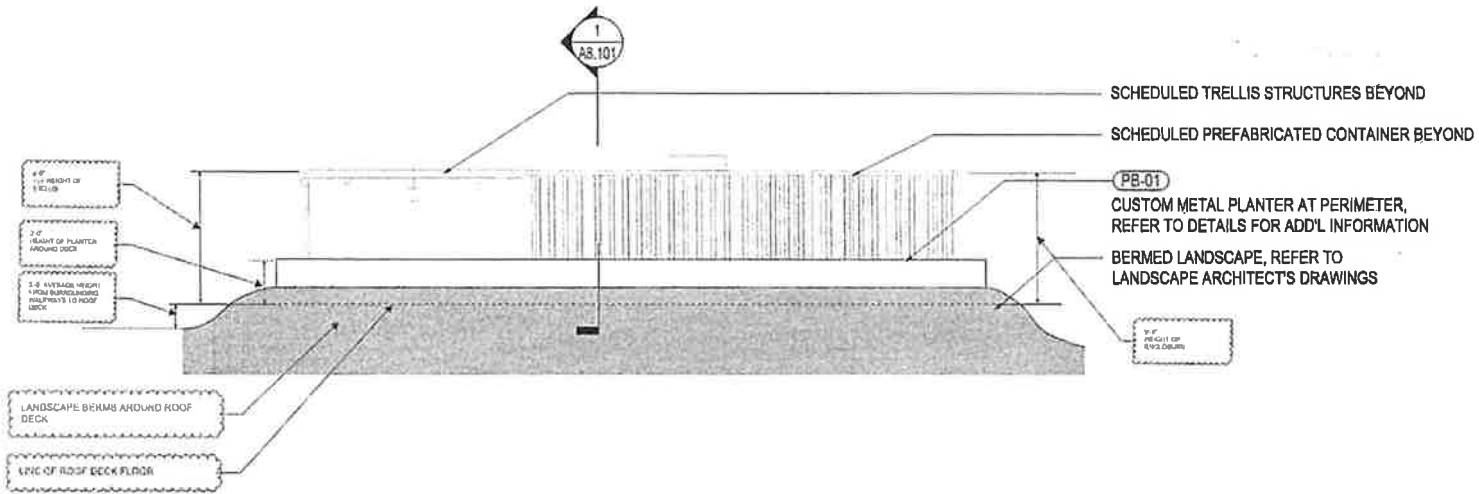
UBER ROOF DECK
433 WEST VAN BUREN, 10TH FLOOR
SK20220629-01

Gensler



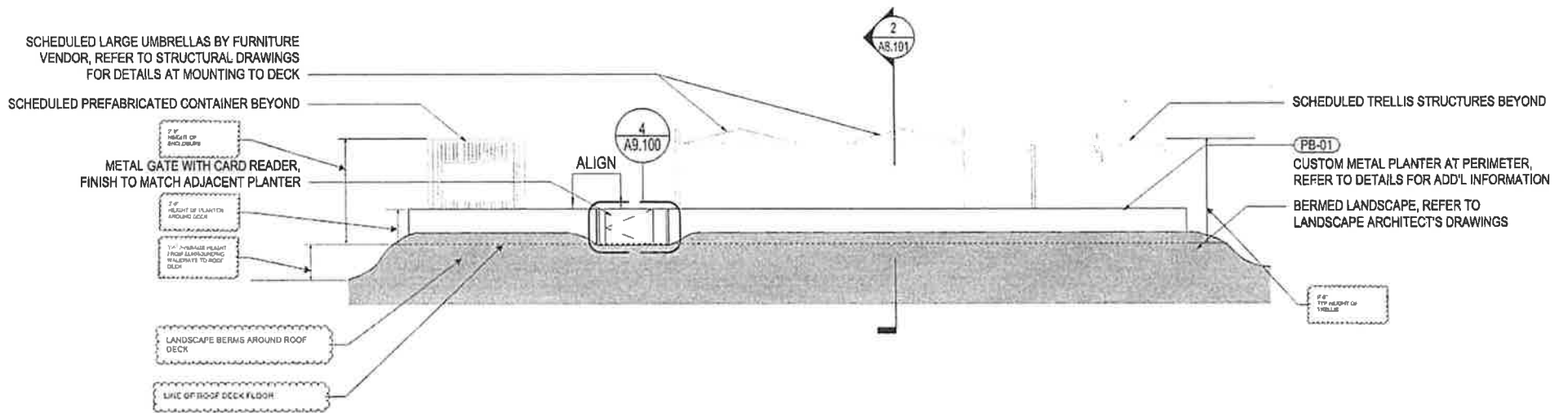
UBER ROOF DECK
 433 WEST VAN BUREN, 10TH FLOOR (ROOF DECK)
 SOUTH ELEVATION
 7/12/2022

Gensler



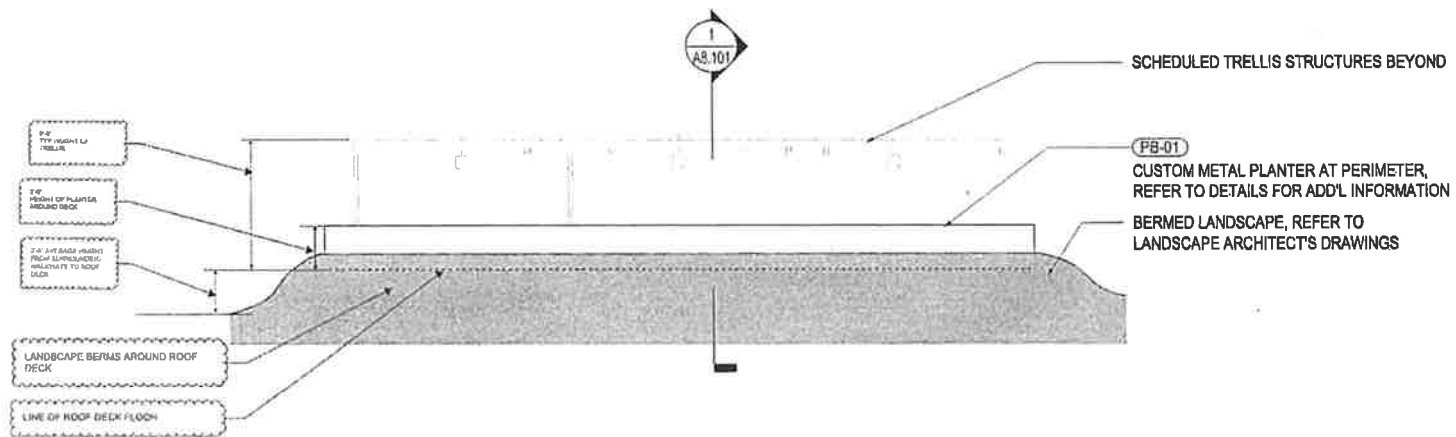
UBER ROOF DECK
 433 WEST VAN BUREN, 10TH FLOOR (ROOF DECK)
 EAST ELEVATION
 7/12/2022

Gensler



UBER ROOF DECK
 433 WEST VAN BUREN, 10TH FLOOR (ROOF DECK)
 NORTH ELEVATION
 7/12/2022

Gensler



UBER ROOF DECK
 433 WEST VAN BUREN, 10TH FLOOR (ROOF DECK)
 EAST ELEVATION
 7/12/2022

Gensler





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 25, 2022

Vincent P. Duet
Director
Nelson
30 W. Monroe St., Suite 200
Chicago, Illinois 60603

Re: **PD 1065, 433 W. Van Buren Ave.**

Dear Mr. Duet:

In response to your recent request, please be advised that the subject property is zoned Waterway Business Residential Planned Development No. 1065 ("PD 1065").

Per your request letter, an existing confectionary company currently occupies 92,500 SF of office space of the 6th floor of the Old Post Office building. They are seeking to renovate 13,042 SF of the space and add an innovation space and testing kitchen. The new space will contain a kitchen area, innovation area, storage rooms, etc., as shown on the attached, proposed 6th Floor Plan. The kitchen will be used only for research and development and will not be open to the public.

The existing office use is permitted pursuant to Statement No. 5 of PD 1065. Statement No. 5 also allows accessory and related uses. Based on the information submitted, it is our opinion that the proposed innovation center and test kitchen, which will occupy 14% of the tenant's overall square footage, is allowed as a permitted accessory use to the principal office use.

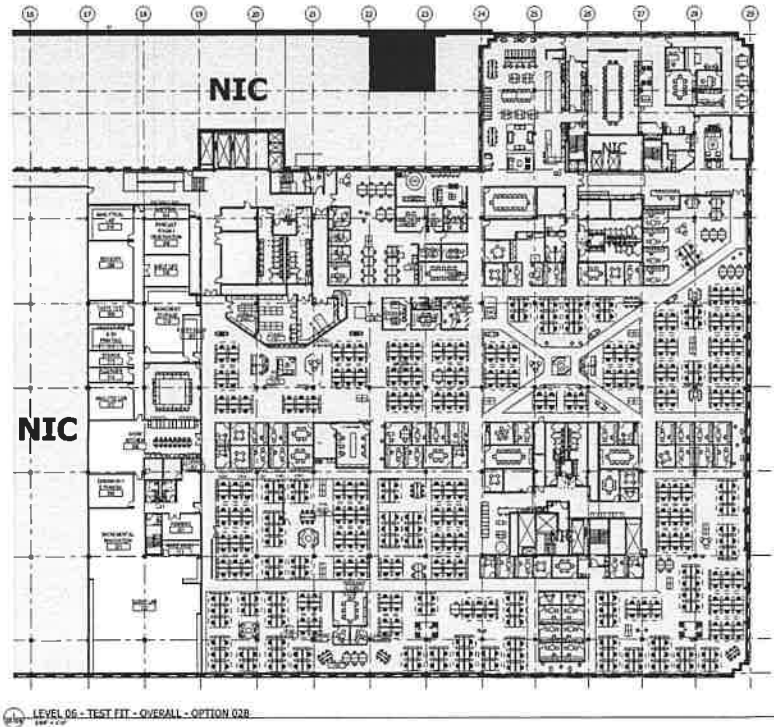
Sincerely,


Patrick Murphey
Zoning Administrator

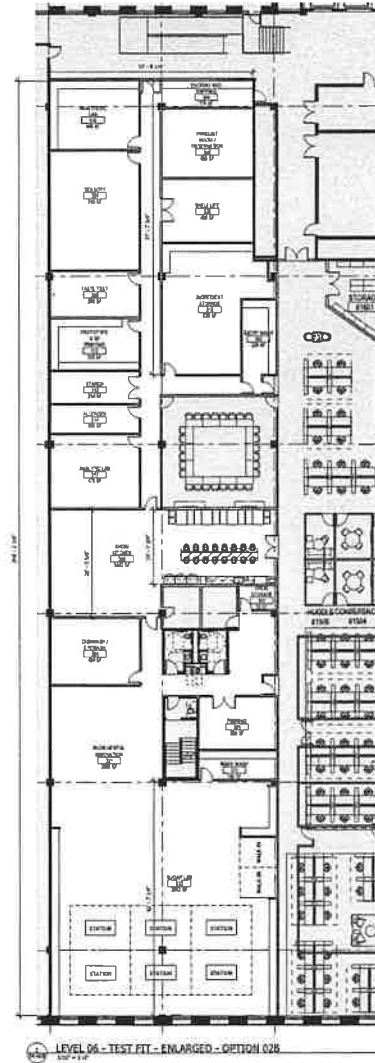
C: Scott Hill, Noah Szafraniec, Mike Marmo, Erik Glass, Janice Hill, Main file

CONFIDENTIAL CONFECTIONERY COMPANY

OPD
03/30/22



TEST FIT



NELSON



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 25, 2022

Vincent P. Duet
Director
Nelson
30 W. Monroe St., Suite 200
Chicago, Illinois 60603

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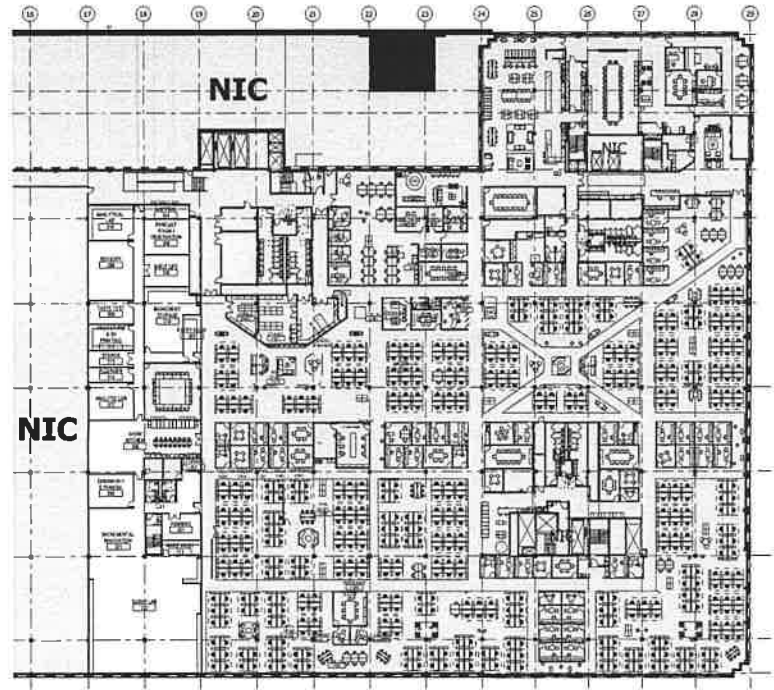
Sincerely,


Patrick Murphey
Zoning Administrator

C: Scott Hill, Noah Szafraniec, Mike Marmo, Erik Glass, Janice Hill, Main file

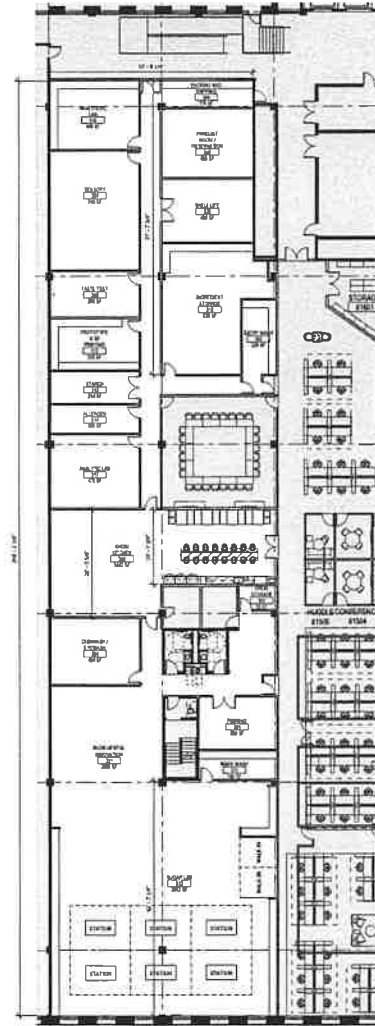
CONFIDENTIAL CONFECTIONERY COMPANY

OPD
03/30/22



44 LEVEL 06 - TEST FIT - OVERALL - OPTION 02B
100'-0" x 100'-0"

TEST FIT



44 LEVEL 06 - TEST FIT - ENLARGED - OPTION 02B
100'-0" x 100'-0"

NELSON



December 23, 2021

Mariah F. DiGrino
DLA Piper LLP
444 W. Lake St., Suite 900
Chicago, IL 60606-0089

Re: Minor Change to PD 1065 - Subarea 1 and Subarea 2

Dear Ms. DiGrino:

Please be advised that your request for a minor change to Waterway Business Residential Planned Development No. 1065 ("PD 1065") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1065.

601WCompanies Chicago, LLC, ("Applicant") is the owner of all the property within Subarea 1, Subarea 2, and the portion of Subarea 3 consisting of a surface parking lot generally located at 527 S. Clinton Street. The Applicant is seeking a minor change for the following:

- A reduction in the overall Net Site Area and the Net Site Area of Subarea 1, and a reduction in the amount of base floor area.

This reduction is the result of a 20-foot-wide area of the Canal Street right-of-way along the western boundary of Subarea 1, coinciding with a portion of the West Plaza structure located adjacent to the Old Post Office Building, being erroneously included in the overall Net Site Area and the Net Site Area of Subarea 1. Subarea 1 has been allocated enough base floor area to maintain the existing floor area of the Old Post Office Building. The remaining base floor area has been reallocated, while the base floor area allocated to Subarea 3 remains unchanged.

- Design modifications to the Subarea 1 plans. The rehabilitation plans for the Old Post Office Building include 224 accessory parking spaces.
- Clarification of the size and location of loading docks. While 13 loading docks were previously approved in Subarea 1, the revised Bulk Table and the Exhibit A and Exhibit B Loading Space Diagrams identify ten 10' x 25' spaces within Subarea 1, and the remaining three 10' x 25' spaces are reallocated to Phase 1b (the building base located in Subarea 2). The revised Bulk Table also identifies three 10' x 25' loading spaces in Subarea 3, which is consistent with what is depicted on the approved PD floor plans. A total of 16 loading spaces are still being provided within the PD.
- Relocation of the Water features and outdoor and indoor through-block connections due to the removal of the previously noted 20-foot area that was erroneously included in Subarea 1.
- Relocation of an indoor through-block connection that was previously planned on the 1st and 2nd floors of the Old Post Office. The current floor plan identifies the 2nd floor for office entry and tenant space, so the indoor through-block connection has been relocated on the 2nd floor of the building planned for Subarea 2. This relocated connection will also include a small segment of outdoor through-block connection and water features in public spaces and will connect with the previously approved Riverwalk and public plaza bonus features.

The revised exhibits depict the corrected Subarea 1 property line and boundaries. The revised Bulk Table reflects a reduction in overall Net Site Area and Subarea 1 Net Site Area along with the corresponding reduction in the amount of base floor area. The Department of Transportation has approved the redevelopment plans for the West Plaza, as shown on the attached exhibits. The following revised exhibits are attached:

- Bulk Regulations and Data Table
- Boundary Map and Property Line Map – Subarea 1
- Sub Area Map – Sub area 1
- Site/Ground Floor Plan – Subarea 1
- Landscape Plan – Subarea 1
- Green Roof Plan – Subarea 1
- Level 2 Plan – Subarea 1
- Level 3N/3/3E Plan – Subarea 1
- Level 4N/4/4E/5E Plans – Subarea 1
- Level 5N/8N/11N Plans – Subarea 1
- Level 6N/5/6E Plan – Subarea 1
- Level 7N/6 Plan – Subarea 1
- Level 9N/7 Plan- Subarea 1
- Level 10N/8 Plan – Subarea 1
- Level 12N/9 Plan- Subarea 1
- Level 13N/10/Roof Plan – Subarea 1
- Level 14 Plan – Subarea 1
- Level 15 Plan – Subarea 1
- Building Sections
- Overall Site Plan/Ground Floor Plan – Subarea 1& Subarea 2
- Indoor & Outdoor Through-Block Connections
- Water Features – FAR Bonus
- West Plaza Site Plans, Sheets C3.0 and C3.1
- Exhibit A and B Site Plans-Loading Space Diagrams

Regarding your request, the Department of Planning and Development has determined that allowing the proposed modifications 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 1065, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

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 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,



Steven Valenziano
Assistant Zoning Administrator

PD 1065 OLD POST OFFICE REDEVELOPMENT -- BULK REGULATIONS AND DATA TABLE
Minor Change - September 2021

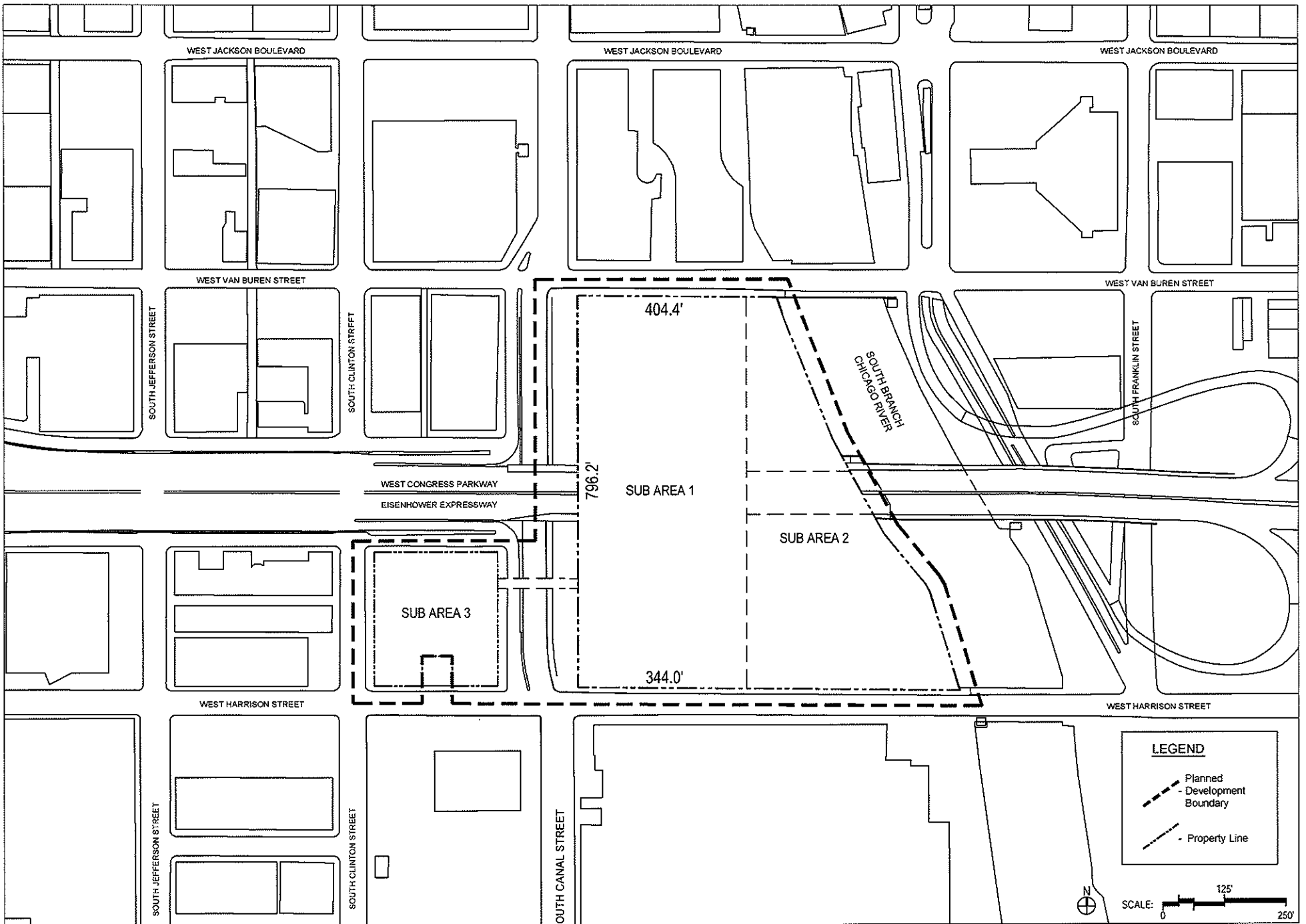
	Sub Area 1	Sub Area 2			Sub Area 3		Total
	Existing Old Post Office	Base	North Tower	South Tower	Base	West Tower	
	Phase 1A	Phase 1B	Phase 1C	Phase 2	Phase 1D	Phase 3	
Gross Site Area (Net Site Area + Area Remaining in Public Right of Way)	370,304 sf	211,387 sf			108,425 sf		690,116 sf
Net Site Area	273,196 sf	195,144 sf			64,465 sf		532,805 sf
Bonus FAR (Affordable Housing) *	-	-	0.99 193,646 sf	2.66 518,428 sf	-	4.18 269,371 sf	1.84 981,445 sf
Bonus FAR (Plazas & Pocket Parks) *	-	-	0.05 9,526 sf	0.13 25,503 sf	-	0.21 13,251 sf	0.09 48,280 sf
Bonus FAR (Riverwalk) *	-	-	0.03 6,630 sf	0.09 17,750 sf	-	0.14 9,222 sf	0.06 33,602 sf
Bonus FAR (Winter Garden) *	-	-	0.17 33,186 sf	0.47 88,845 sf	-	0.72 46,163 sf	0.32 168,194 sf
Bonus FAR (Outdoor Through Block Connection) *	-	-	0.02 3,706 sf	0.05 9,922 sf	-	0.08 5,155 sf	0.04 18,783 sf
Bonus FAR (Indoor Through Block Connection) *	-	-	0.63 122,079 sf	1.67 326,829 sf	-	2.63 169,817 sf	1.16 618,725 sf
Bonus FAR (Water Features in Public Spaces) *	-	-	0.48 93,105 sf	1.28 249,260 sf	-	2.01 129,514 sf	0.89 471,879 sf
Bonus FAR (Sidewalk Widening) *	-	-	0.14 26,473 sf	0.36 70,874 sf	-	0.57 36,826 sf	0.25 134,173 sf
Bonus FAR (Underground Parking) *	-	-	0.85 166,585 sf	2.29 445,981 sf	-	3.59 231,728 sf	1.58 844,294 sf
Total Bonus FAR *	-	-	3.36 654,936 sf	8.99 1,753,391 sf	-	14.13 911,048 sf	6.23 3,319,375 sf
Base FAR Allocation	9.26 2,530,000 sf	3.07 600,000 sf	3.53 689,810 sf	9.50 1,853,445 sf	0.33 21,453 sf	10.84 698,952 sf	12.00 6,393,660 sf
Masterplan Proposed FAR	9.26 2,530,000 sf	3.07 600,000 sf	6.89 1,344,747 sf	18.48 3,606,835 sf	0.33 21,453 sf	24.97 1,610,000 sf	18.23 9,713,035 sf
Maximum Number of Residential Units **	2,155 units	0	1,000 units	2,754 units	0	860 units	6,769 units
Maximum Number of Hotel Rooms	0	0	320 Rooms	600 Rooms	0	320 Rooms	1,240 Rooms
Maximum Number of Accessory & Non-Accessory Off Street Parking Spaces***	1,300 automated spaces	653 spaces	-	-	2,595 spaces	-	4,548 spaces
Minimum Number of Accessory Off Street Loading Spaces***	Ten 10'x25' spaces	3-10'x25' spaces	-	-	3-10'x25' spaces	-	16-10'x25' spaces
Building Setbacks	Per Site Plans						
Maximum Building Height	230'-0"	105'-0"	1,000'-0"	2,000'-0"	150'-0"	1,000'-0"	-
Minimum Number of Bicycle Racks	125	0	125	125	0	125	500

* NOTE: FAR Bonuses allocated to Subarea 3 remain unchanged from 2013 PD approval. Remaining FAR Bonus floor area divided between North and South towers pro rata in relation to total proposed FAR square-footage contained within each respective tower.

** NOTE: MLA figures calculated using 50% Standard Dwelling Units, 50% Efficiency units, & 15% reduction (17-4-0404-B) - see exhibits for standard residential sizing

*** NOTE: Minimum on-site accessory parking and loading space requirements for all uses, in all phases, will be subject to Planned Development Statement No. 5 and the parameters of the DX-12 zoning district, as listed in Section 17-10-0208 and may apply all applicable off-street accessory parking exemptions and reductions, as found in Sections 17-10-0102-B (1-3), 17-10-0102-C, and 17-10-0102-D.

GREEN FEATURES: New Buildings : LEED Certified and 50% Green Roof
APPLICANT: 601W Companies Chicago, LLC
ADDRESS: FORMER CHICAGO POST OFFICE SITE - 324 W. Harrison St, Chicago, IL
DATE: September 27, 2021 Minor Change

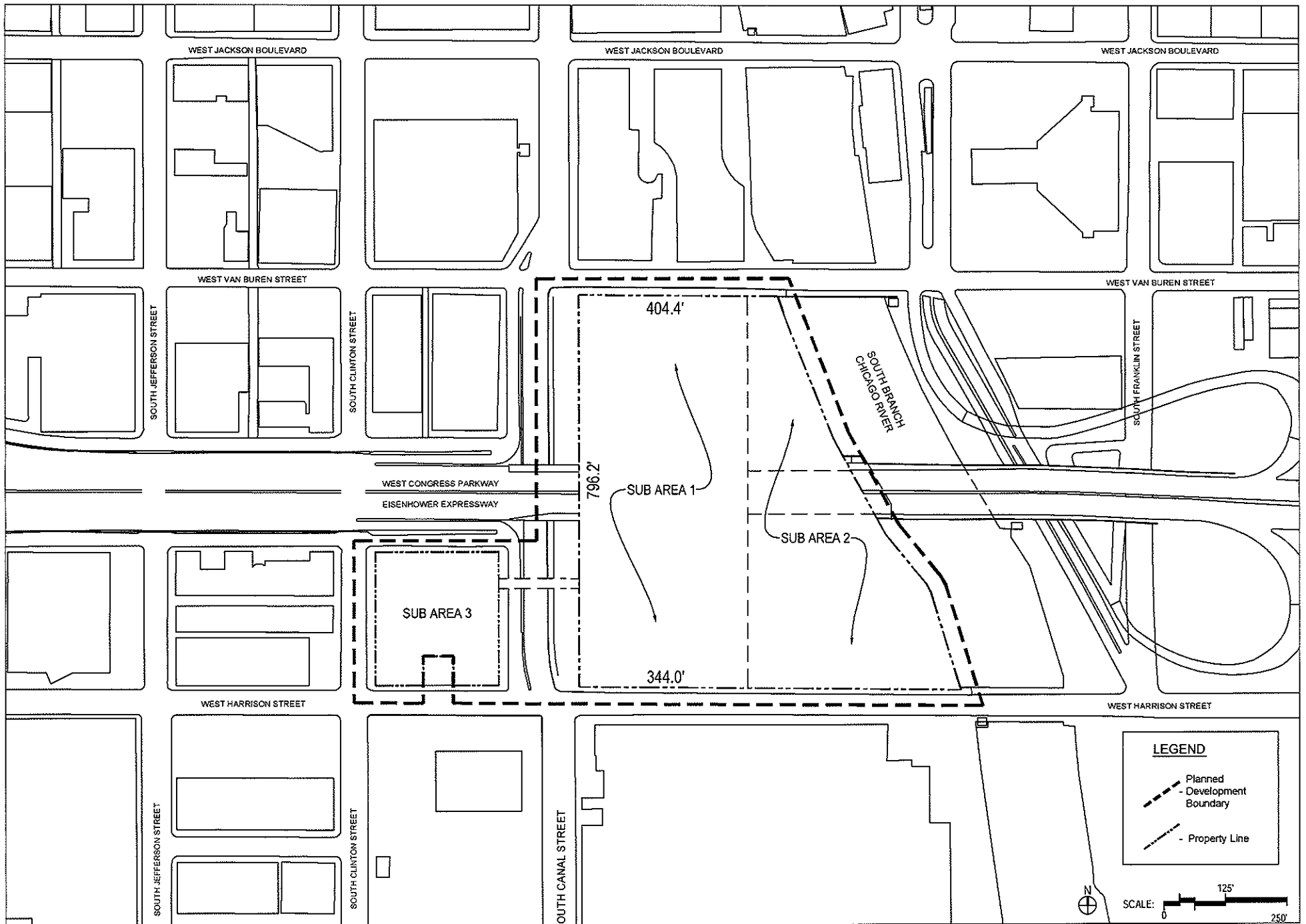


Waterway Business-Residential Planned Development #1065, as amended

Boundary Map and Property Line Map - Sub area 1

Applicant: 601W Companies Chicago, LLC
 Address: 433 West Van Buren Street

Minor Change: September 8, 2021

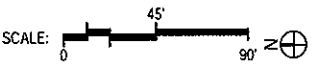
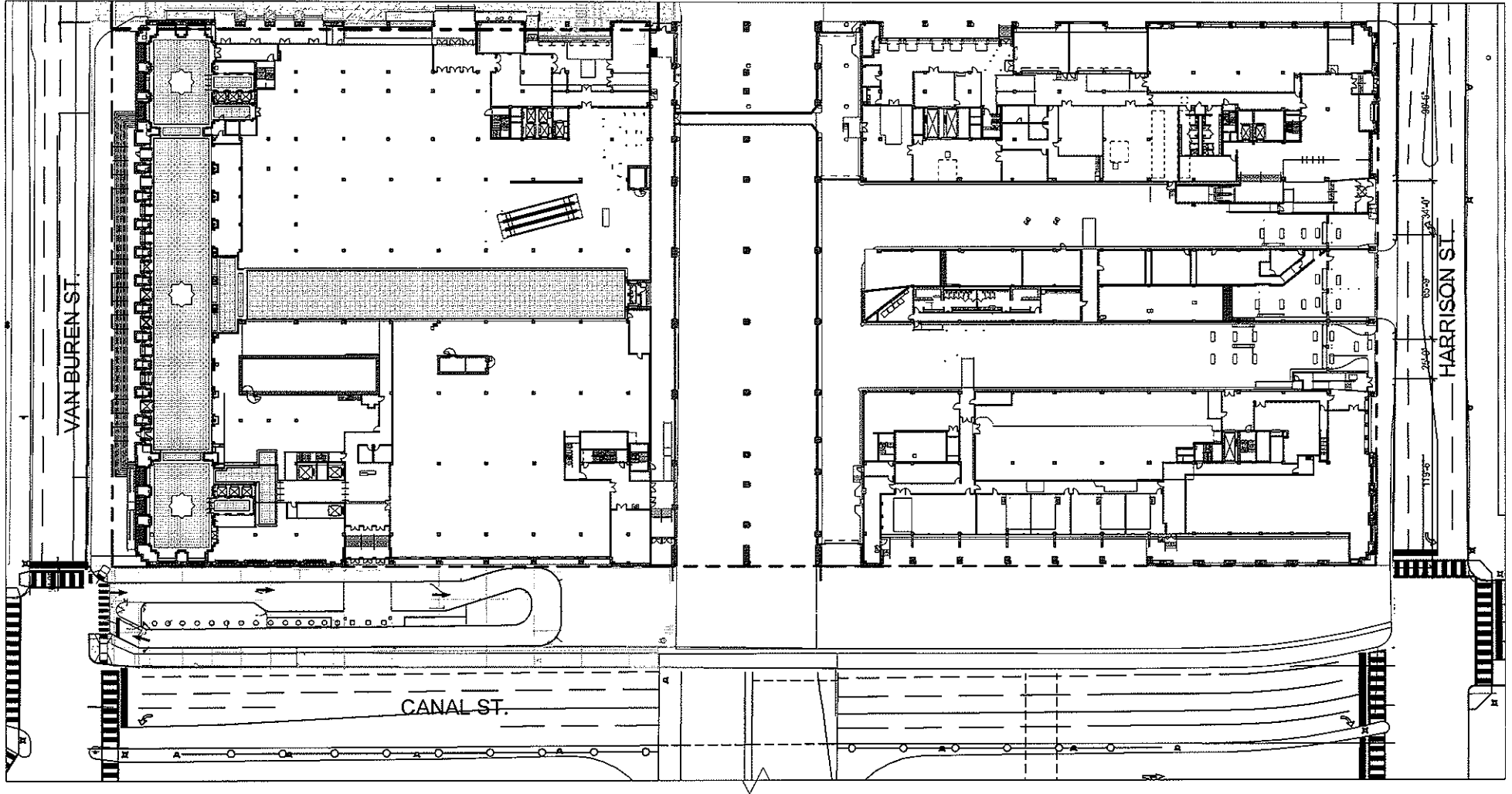


Waterway Business-Residential Planned Development #1065, as amended

Sub Area Map - Sub Area 1

Applicant: 601W Companies Chicago, LLC
 Address: 433 West Van Buren Street

Minor Change: September 8, 2021

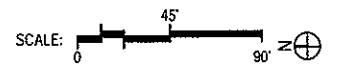
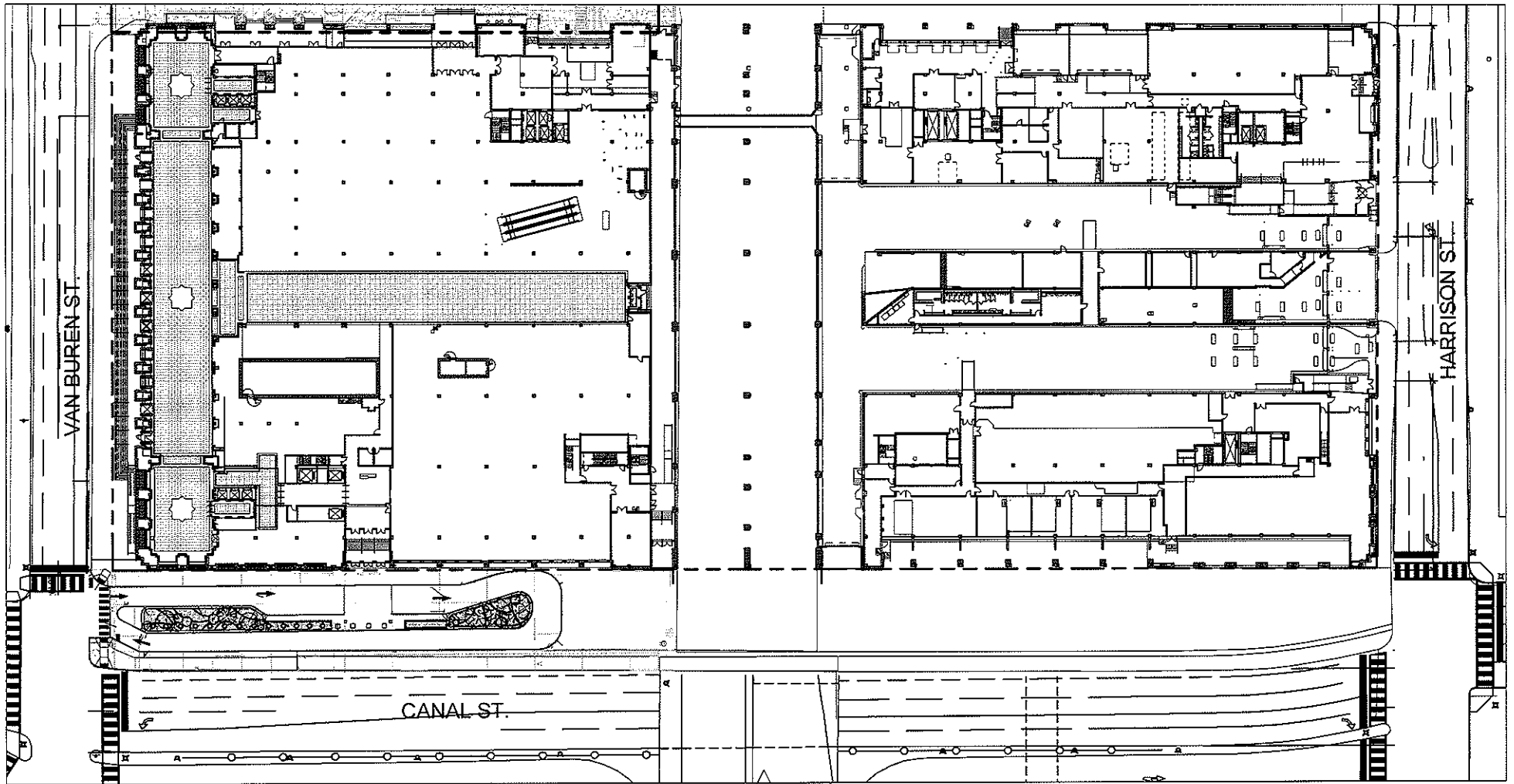


Waterway Business-Residential Planned Development #1065, as amended

Site / Ground Floor Plan - Sub-Area 1

Applicant: 601W Companies Chicago, LLC
 Address: 433 West Van Buren Street

Minor change: September 8, 2021

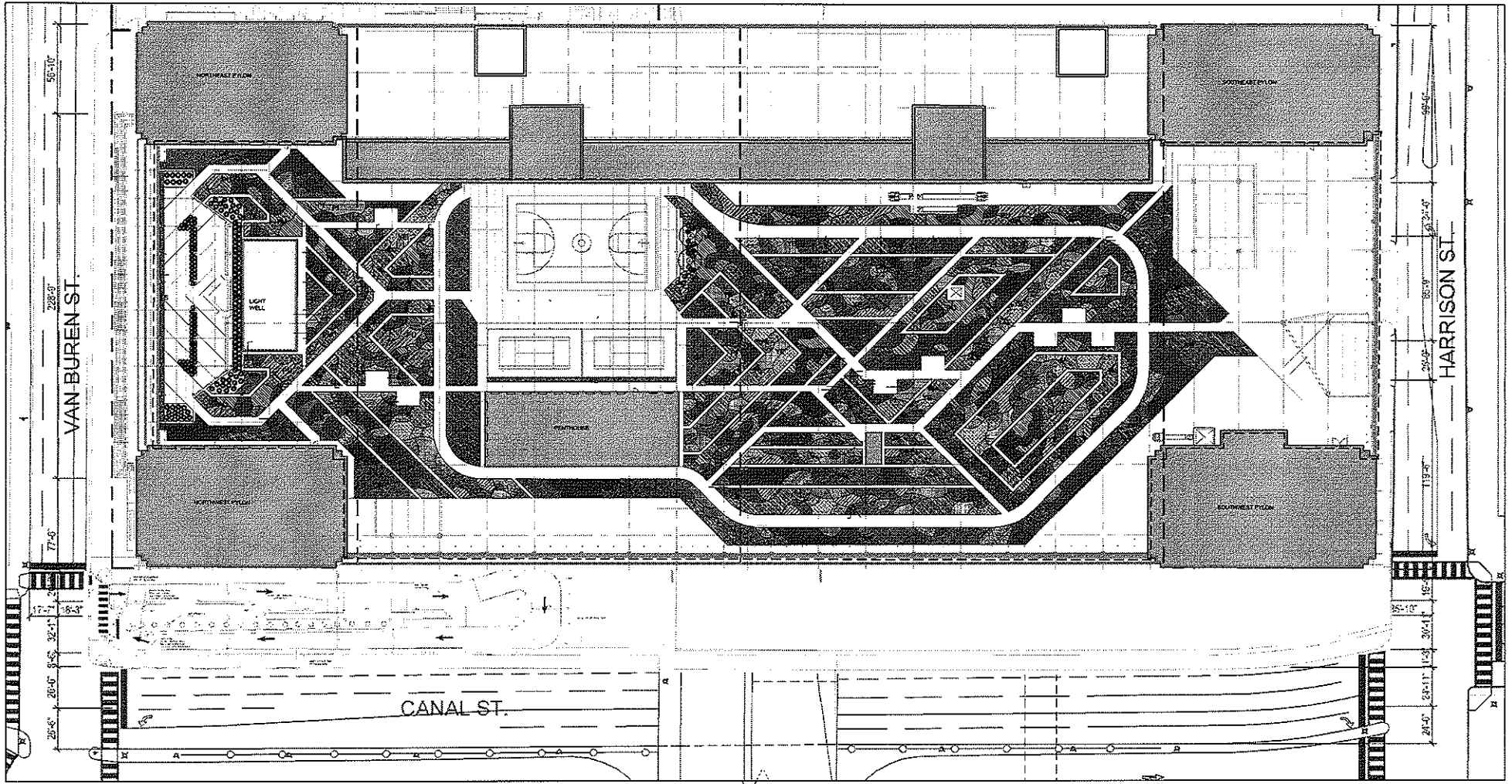


Waterway Business-Residential Planned Development #1065, as amended

Landscape Plan - Sub-Area 1

Applicant: 601W Companies Chicago, LLC
 Address: 433 West Van Buren Street

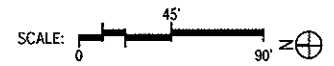
Minor Change: September 8, 2021



Green Roof Calculations

Gross Area	263,804 sf	50% Net Area	83,532 sf	Vegetated area	75,706 sf
Area Exclusions	96,739 sf	10% Net for hardscape	8,353 sf	Hardscape paver area	48,284 sf
Net Area	167,065 sf	Required Green Roof	75,179 sf		

MEP excluded roof
 Green roof

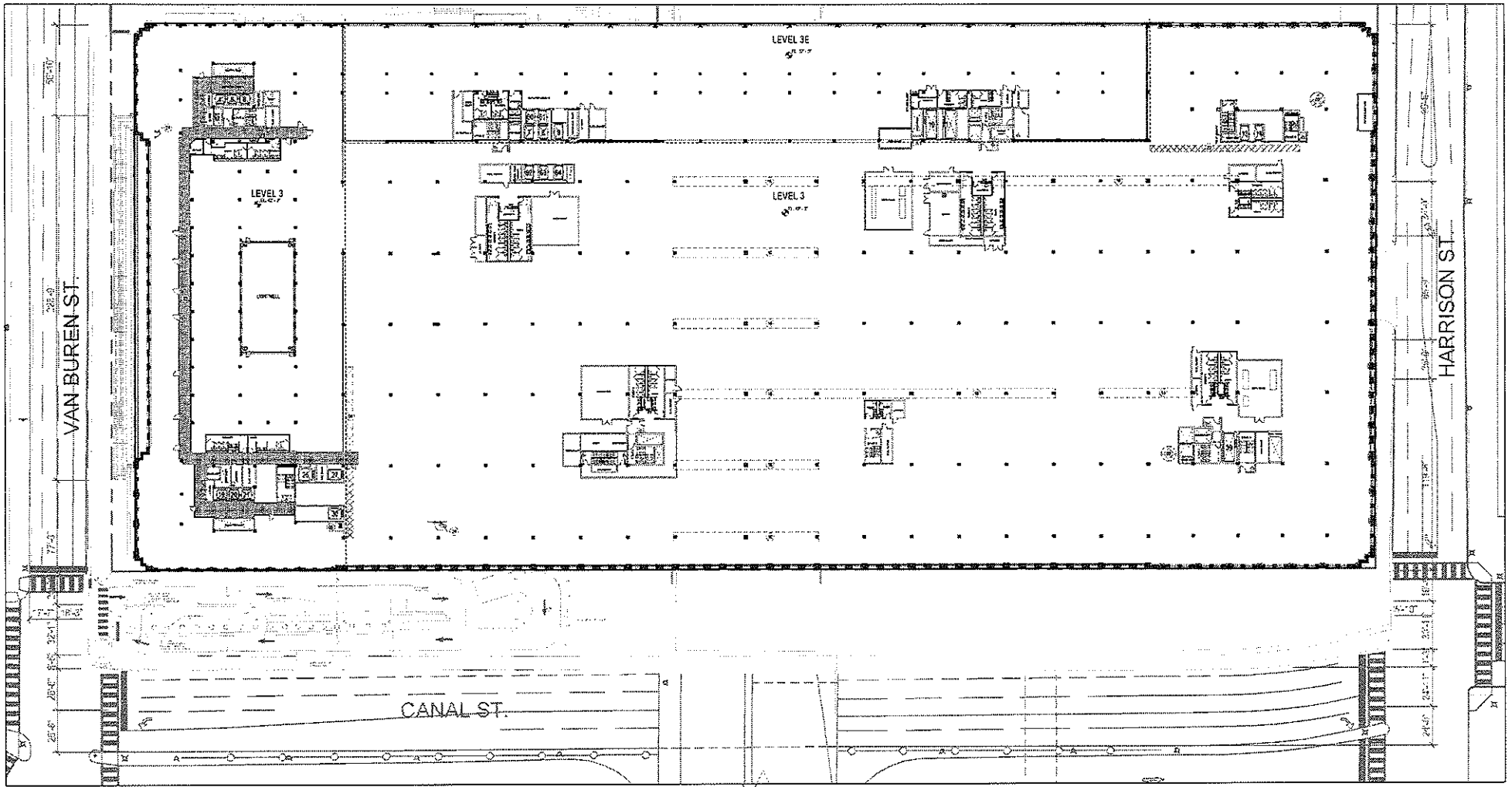


Waterway Business-Residential Planned Development #1065, as amended

Applicant: 601W Companies Chicago, LLC
 Address: 433 West Van Buren Street

Green Roof Plan - Sub-Area 1

Minor Change: September 8, 2021

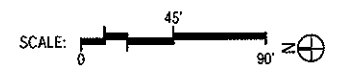
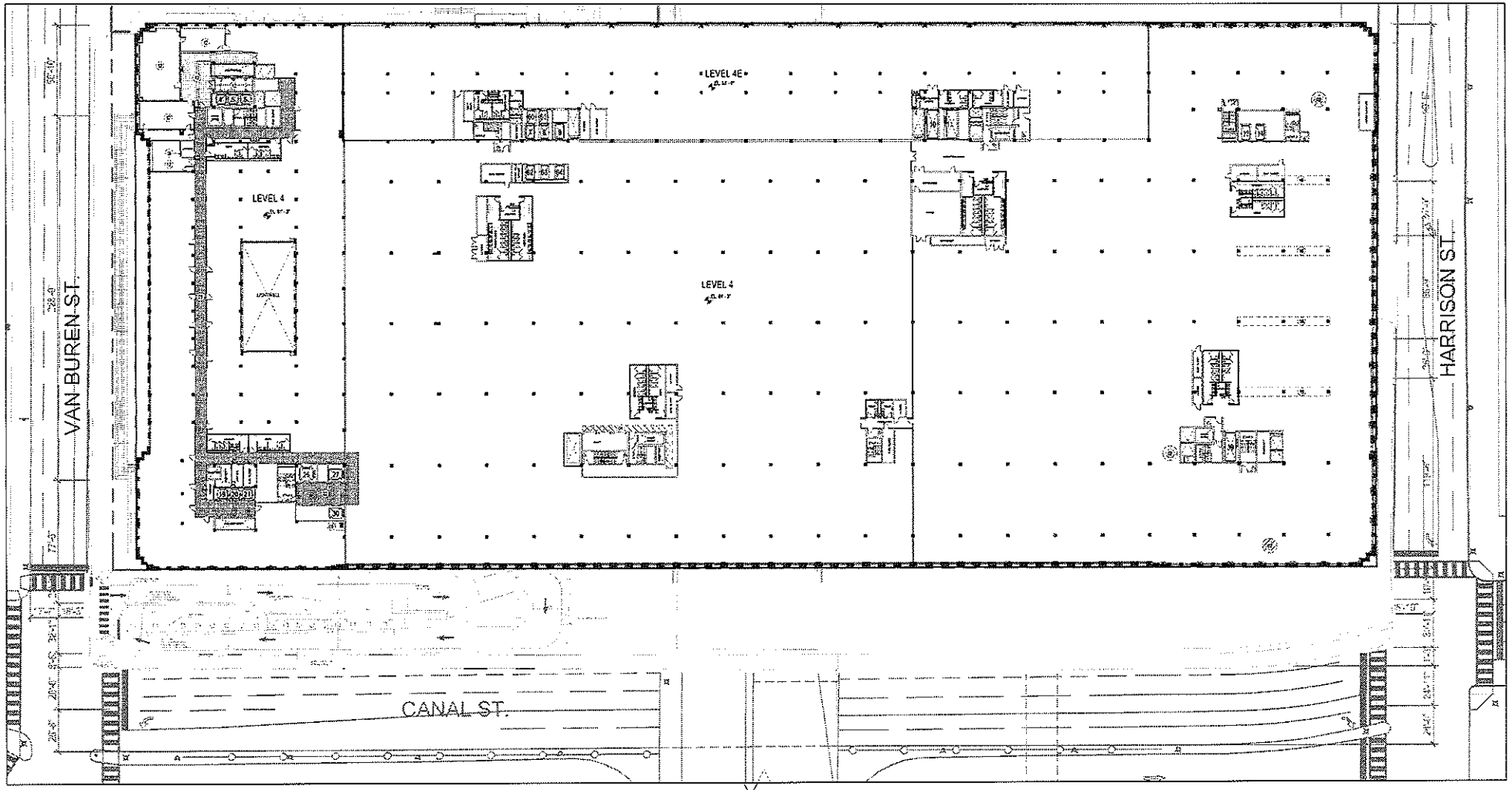
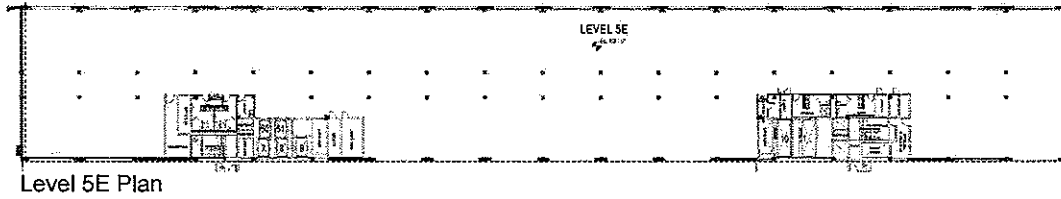


Waterway Business-Residential Planned Development #1065, as amended

Level 3N / 3 / 3E Plan - Sub-Area 1

Applicant: 601W Companies Chicago, LLC
 Address: 433 West Van Buren Street

Minor Change: September 8, 2021

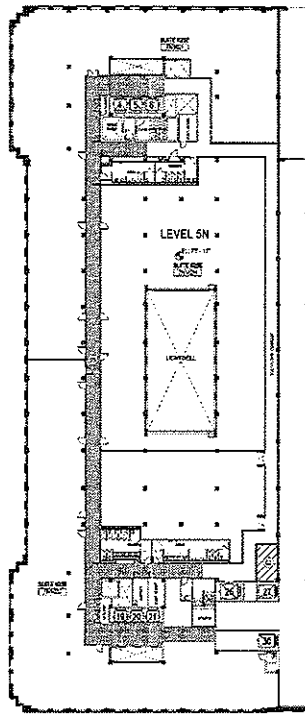


Waterway Business-Residential Planned Development #1065, as amended

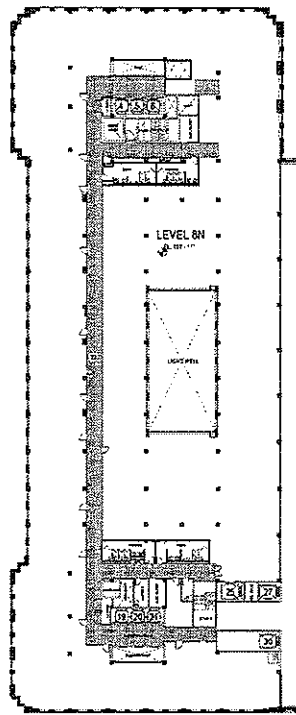
Level 4N / 4 / 4E / 5E Plans - Sub-Area 1

Applicant: 601W Companies Chicago, LLC
 Address: 433 West Van Buren Street

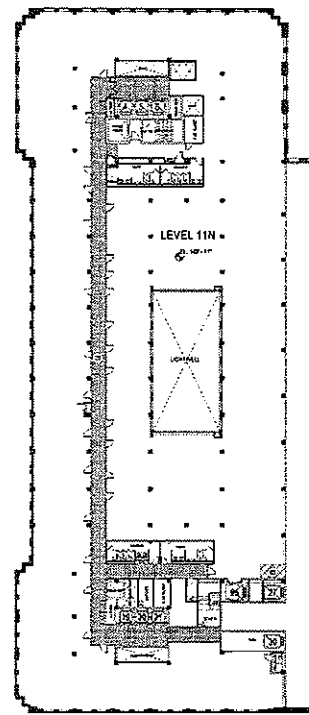
Minor Change: September 8, 2021



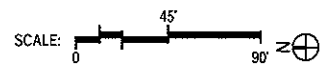
Level 5N

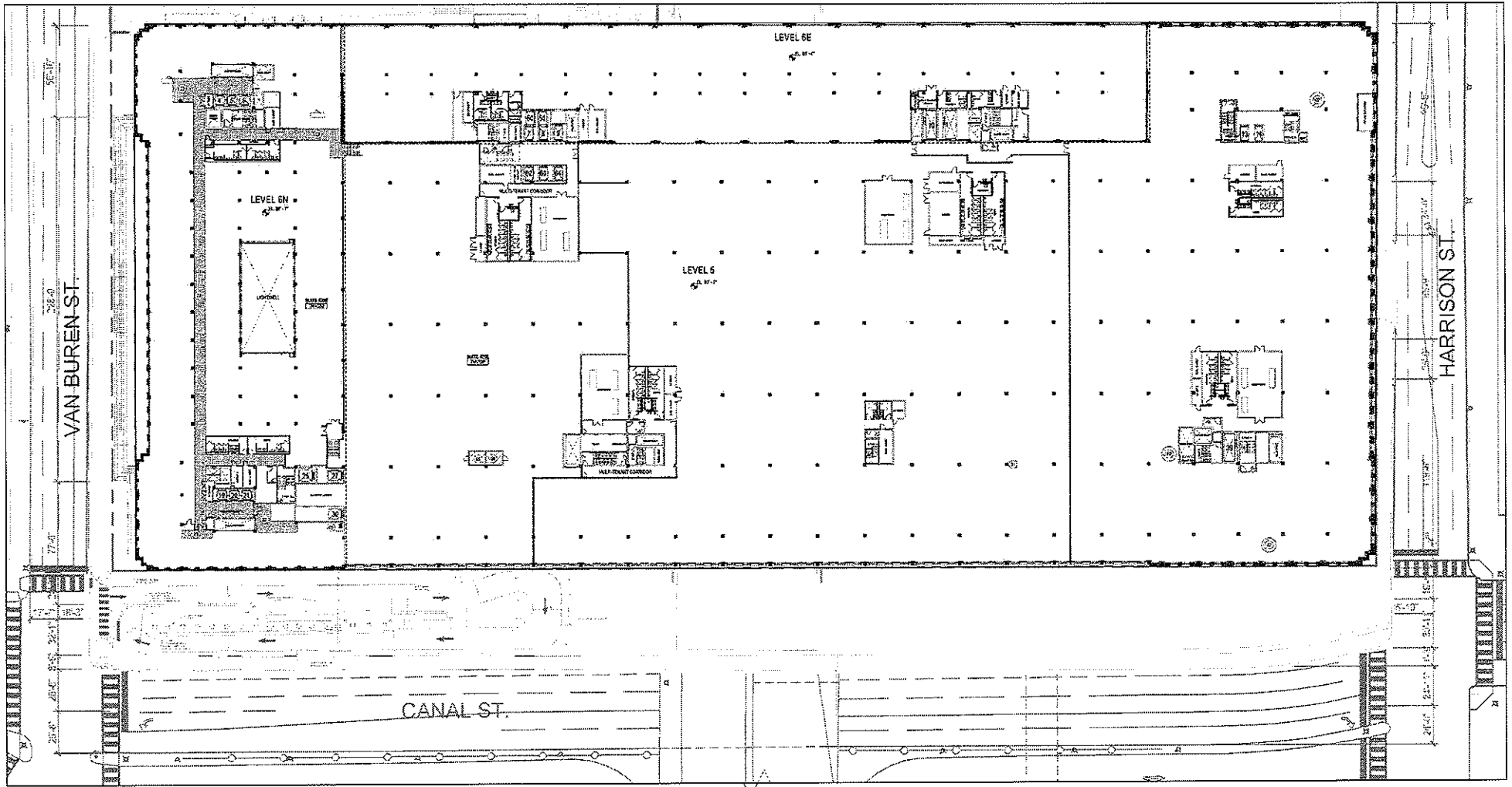


Level 8N



Level 11N



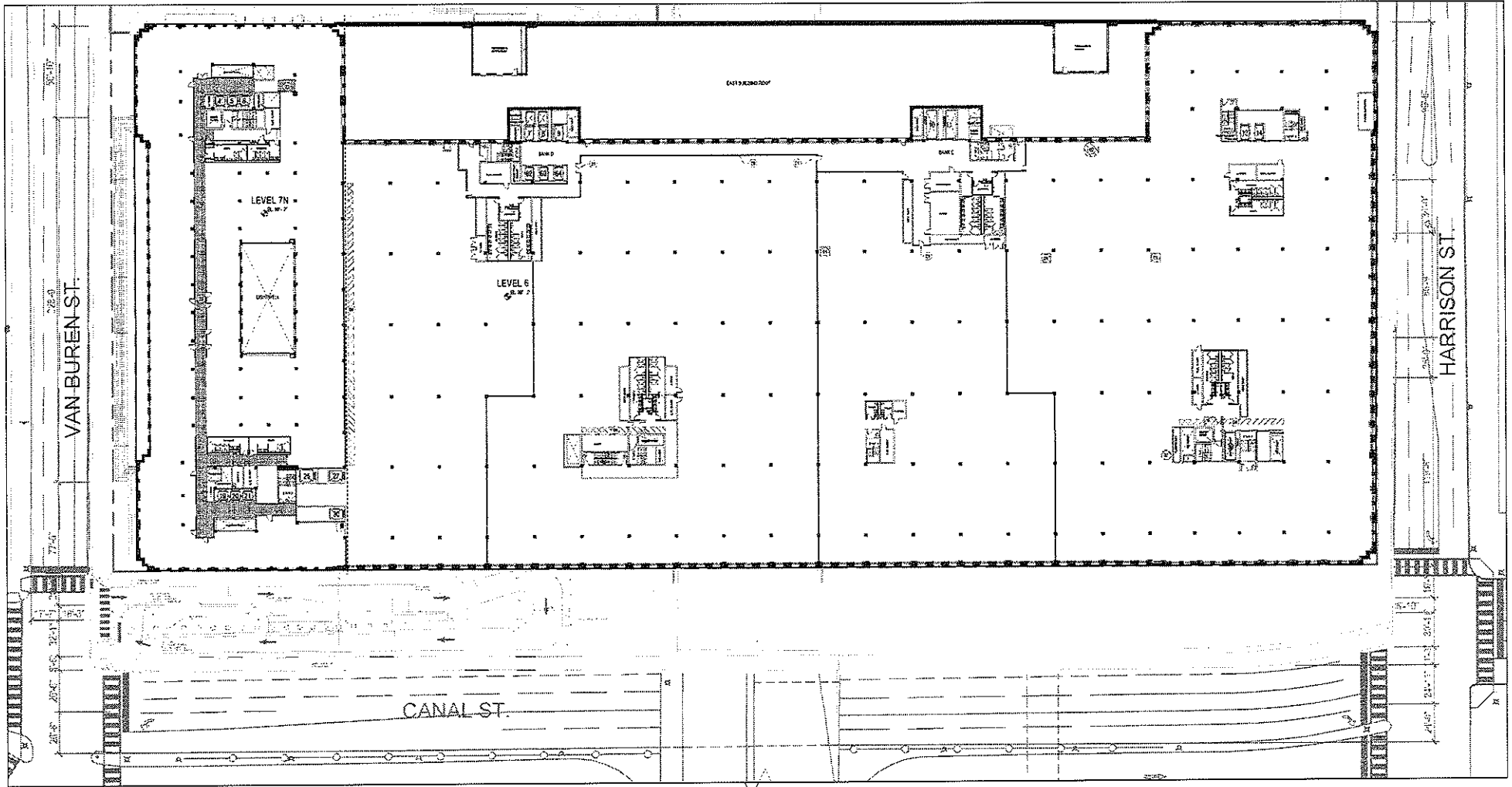


Waterway Business-Residential Planned Development #1065, as amended

Level 6N / 5 / 6E Plan - Sub-Area 1

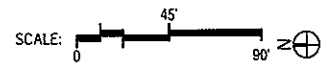
Applicant: 601W Companies Chicago, LLC
 Address: 433 West Van Buren Street

Minor Change: September 8, 2021



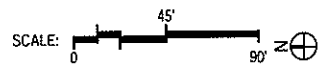
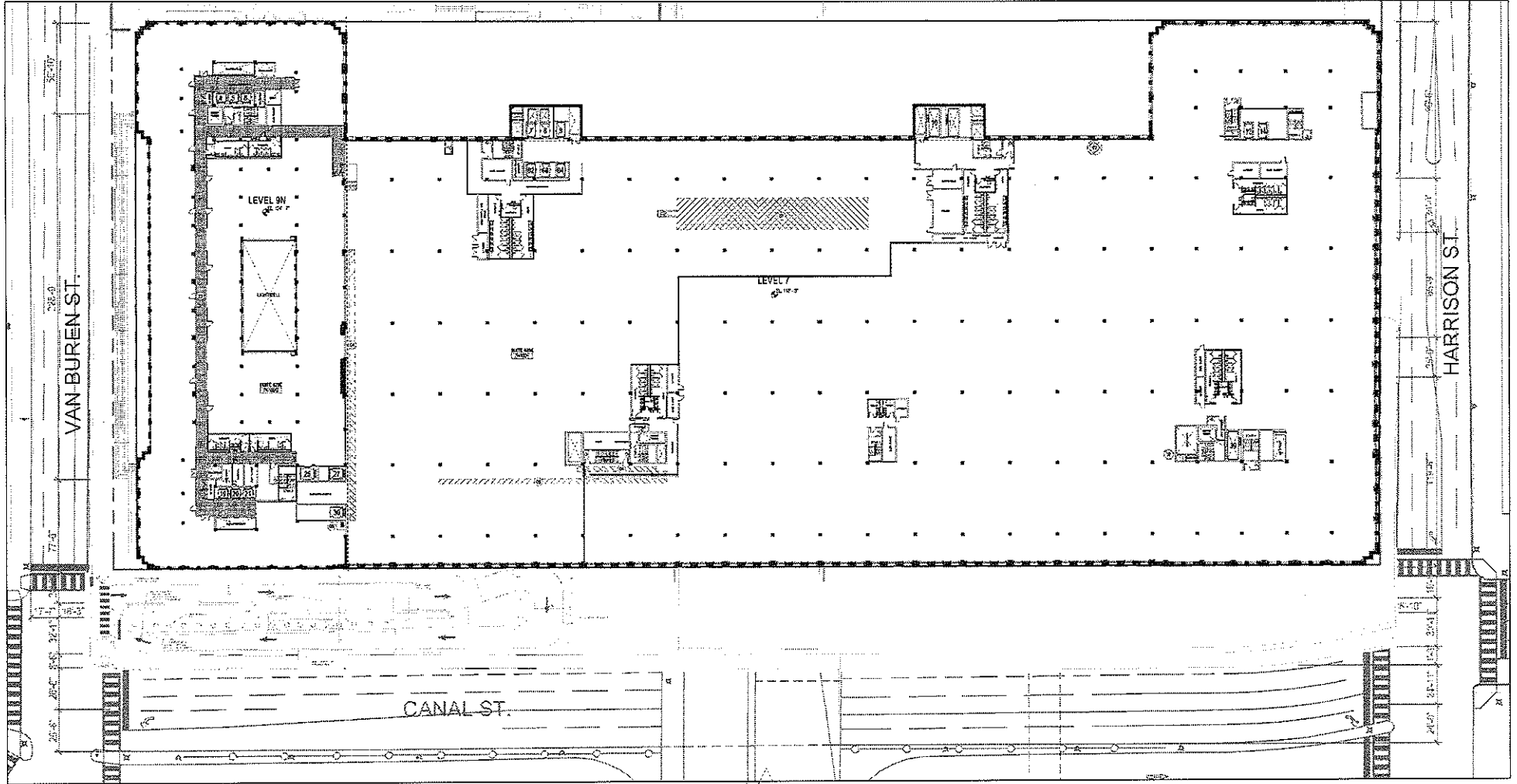
Waterway Business-Residential Planned Development #1065, as amended

Applicant: 601W Companies Chicago, LLC
 Address: 433 West Van Buren Street



Level 7N / 6 Plan - Sub-Area 1

Minor Change: September 8, 2021

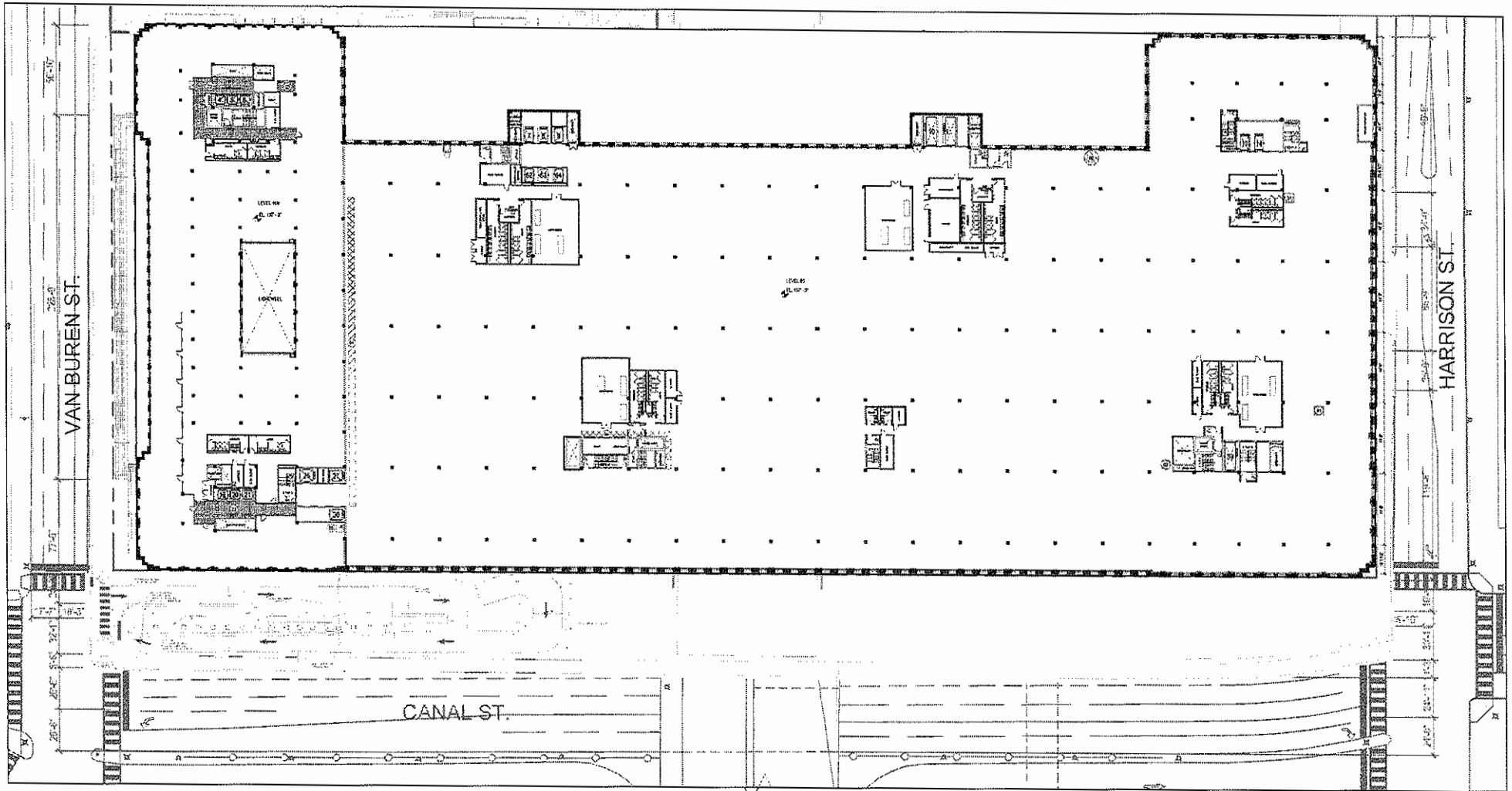


Waterway Business-Residential Planned Development #1065, as amended

Applicant: 601W Companies Chicago, LLC
 Address: 433 West Van Buren Street

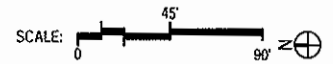
Level 9N / 7 Plan - Sub-Area 1

Minor Change: September 8, 2021



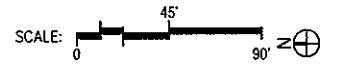
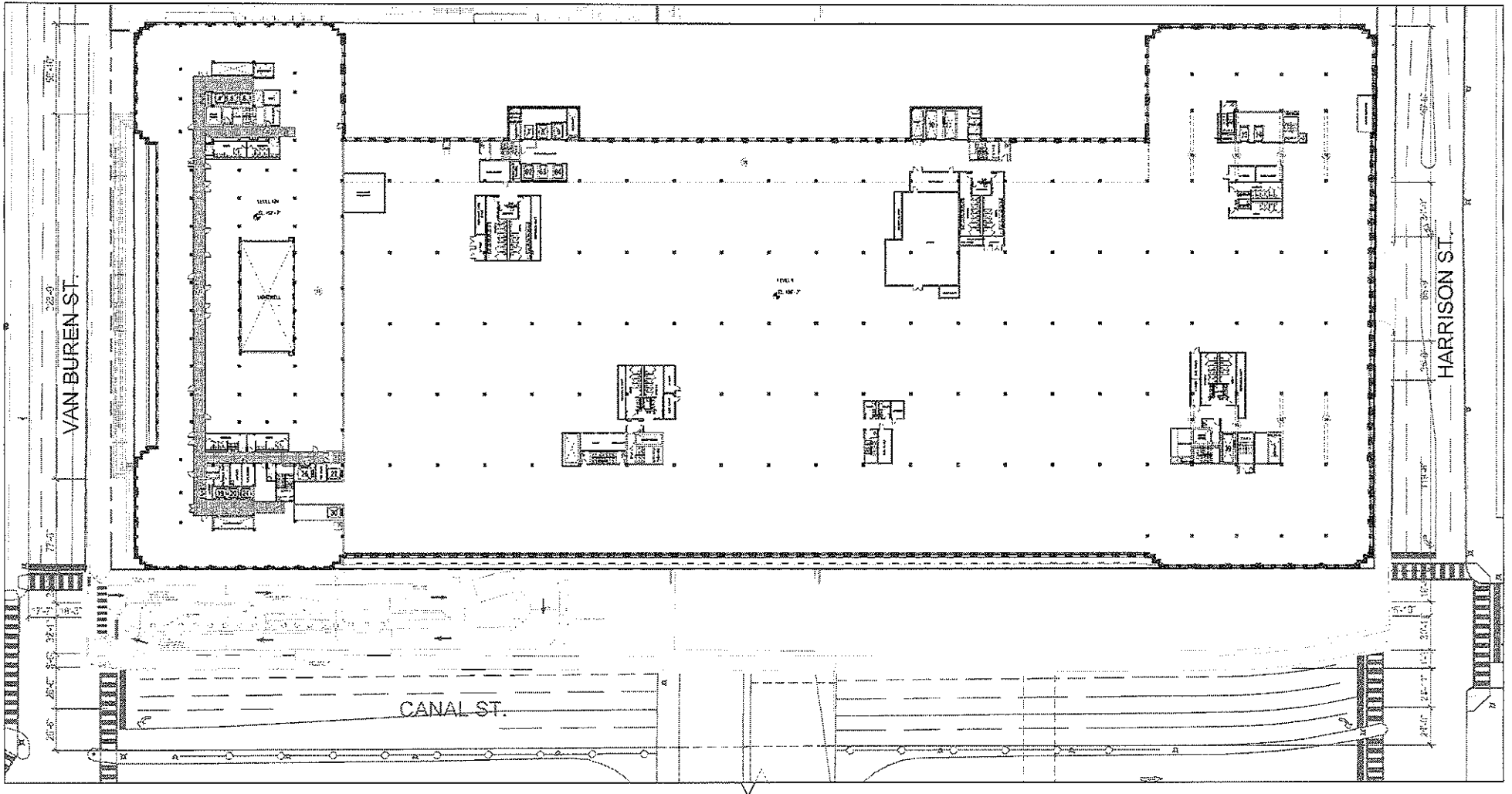
Waterway Business-Residential Planned Development #1065, as amended

Applicant: 601W Companies Chicago, LLC
 Address: 433 West Van Buren Street



Level 10N / 8 Plan - Sub-Area 1

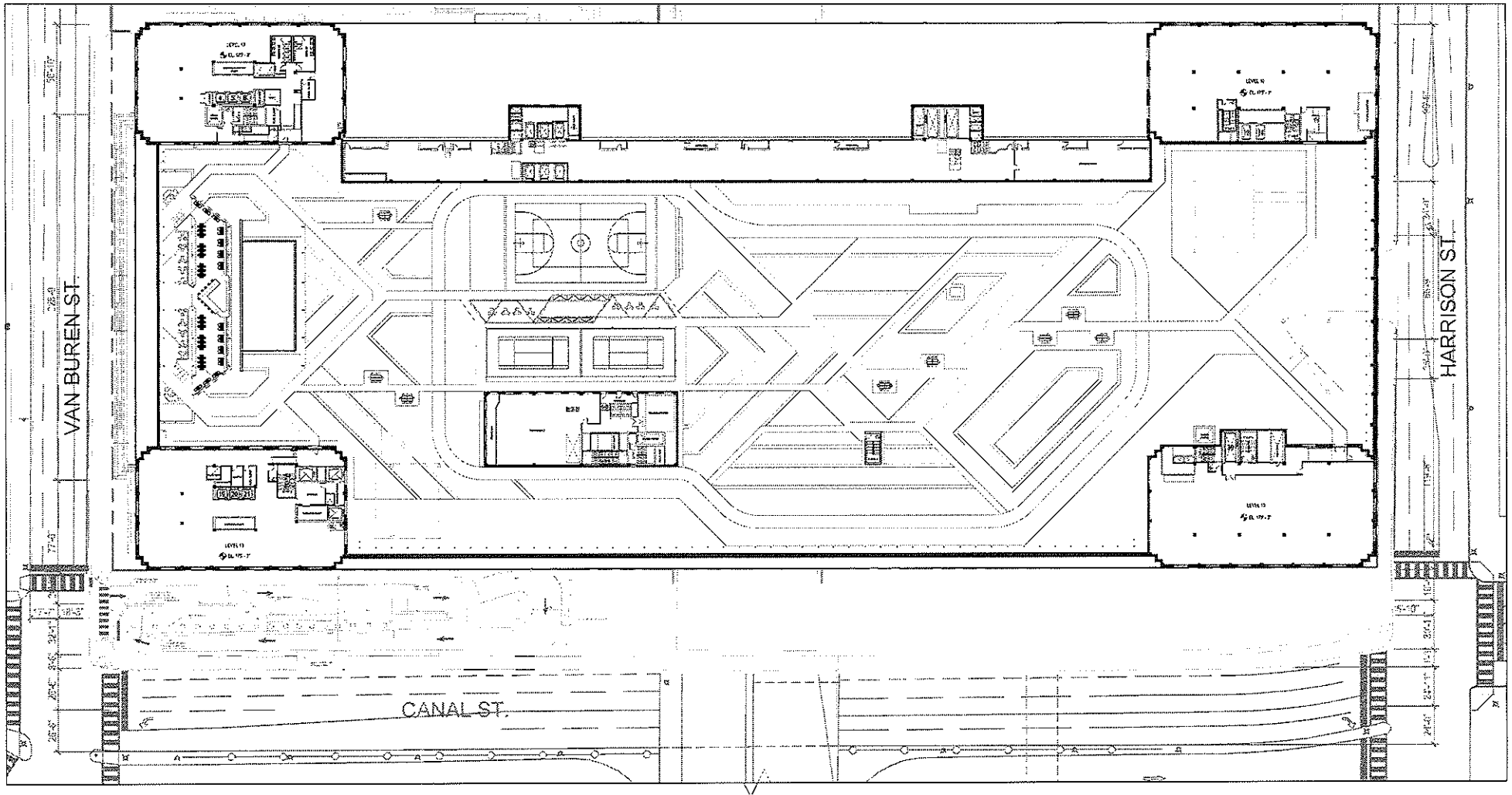
Minor Change: September 8, 2021



Waterway Business-Residential Planned Development #1065, as amended

Applicant: 601W Companies Chicago, LLC
 Address: 433 West Van Buren Street

Level 12N / 9 Plan - Sub-Area 1
 Minor Change: September 8, 2021

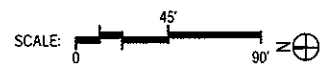
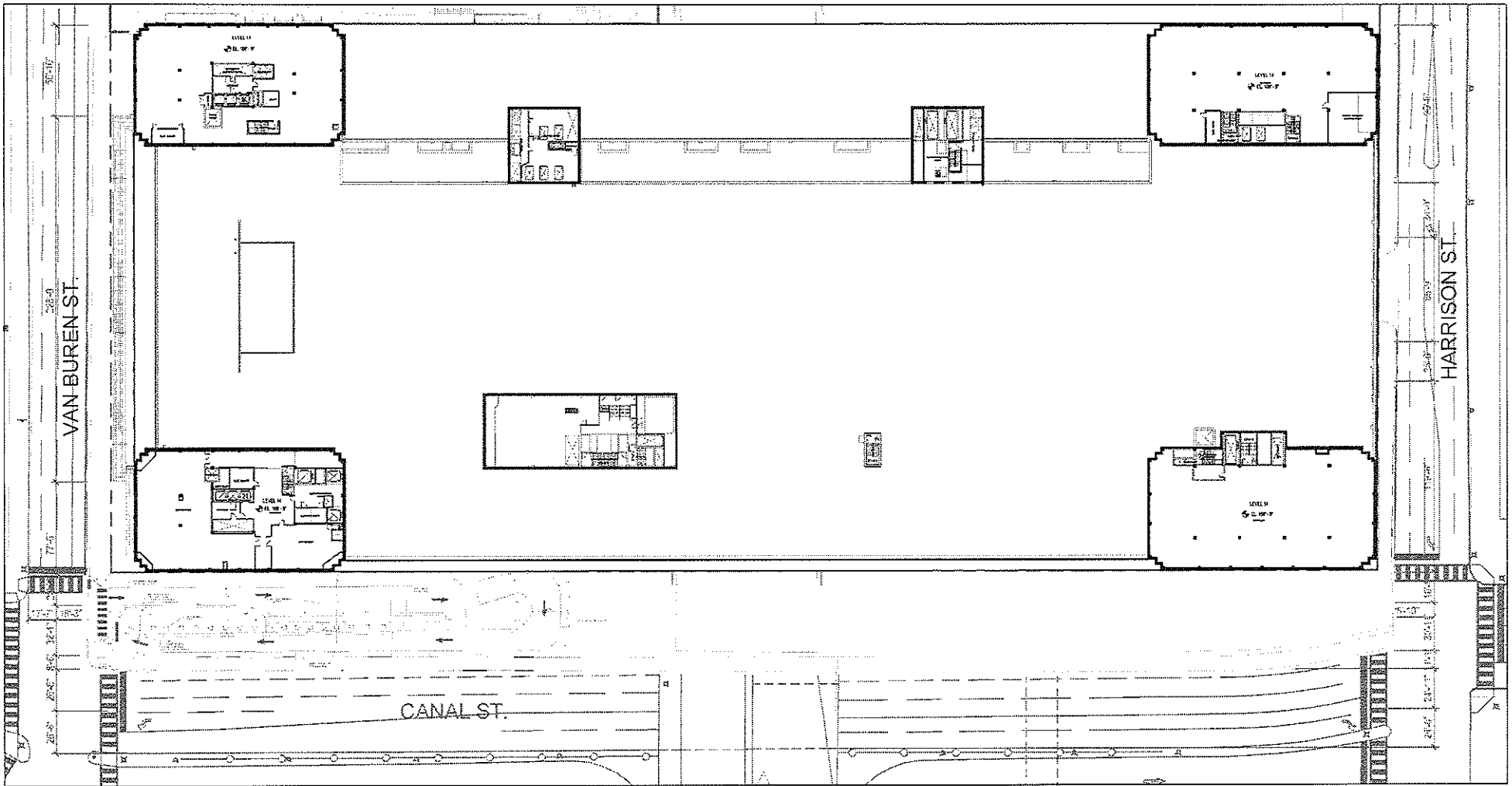


Waterway Business-Residential Planned Development #1065, as amended

Level 13N / 10 / Roof Plan - Sub-Area 1

Applicant: 601W Companies Chicago, LLC
 Address: 433 West Van Buren Street

Minor Change: September 8, 2021

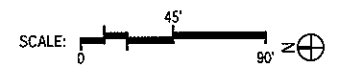
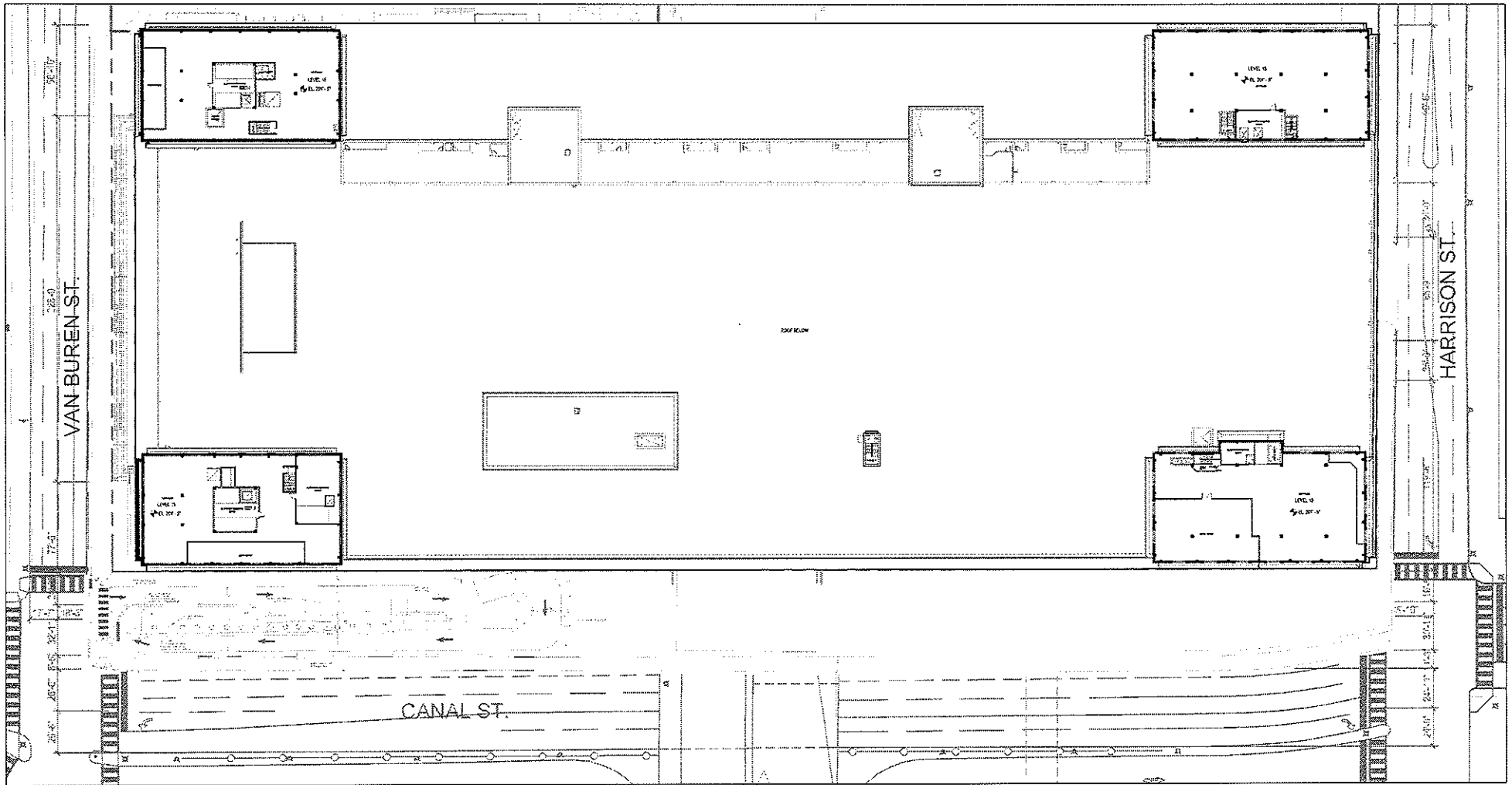


Waterway Business-Residential Planned Development #1065, as amended

Applicant: 601W Companies Chicago, LLC
 Address: 433 West Van Buren Street

Level 14 Plan - Sub-Area 1

Minor Change: September 8, 2021

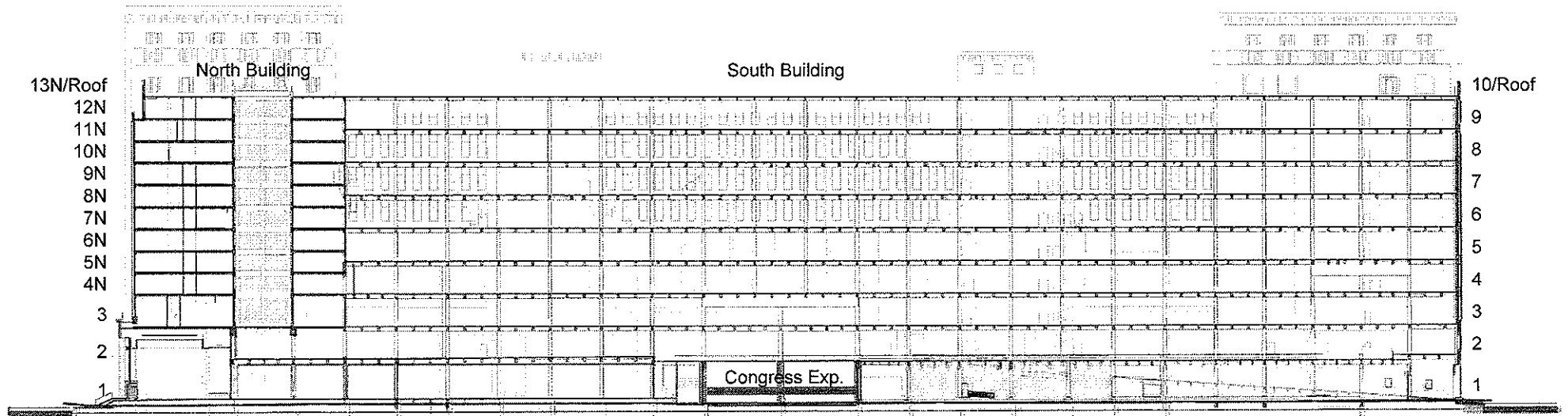


Waterway Business-Residential Planned Development #1065, as amended

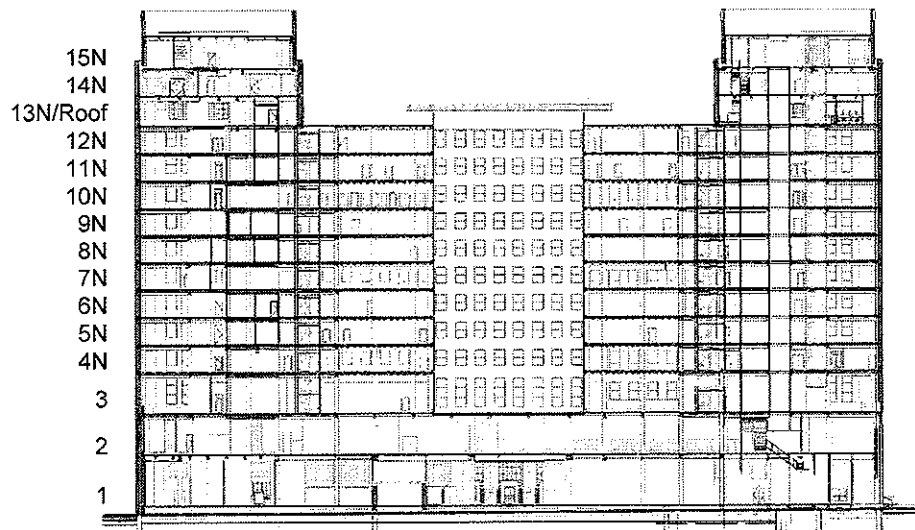
Level 15 Plan - Sub-Area 1

Applicant: 601W Companies Chicago, LLC
 Address: 433 West Van Buren Street

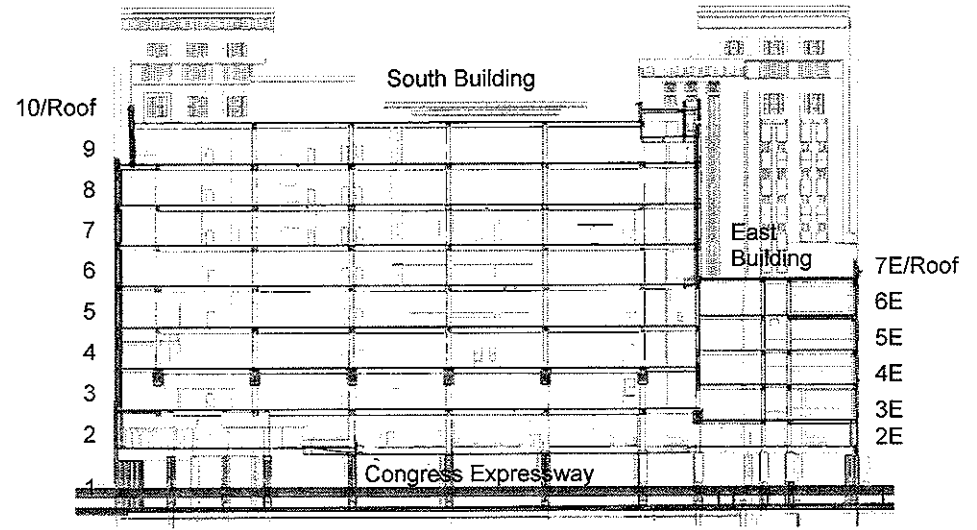
Minor Change: September 8, 2021



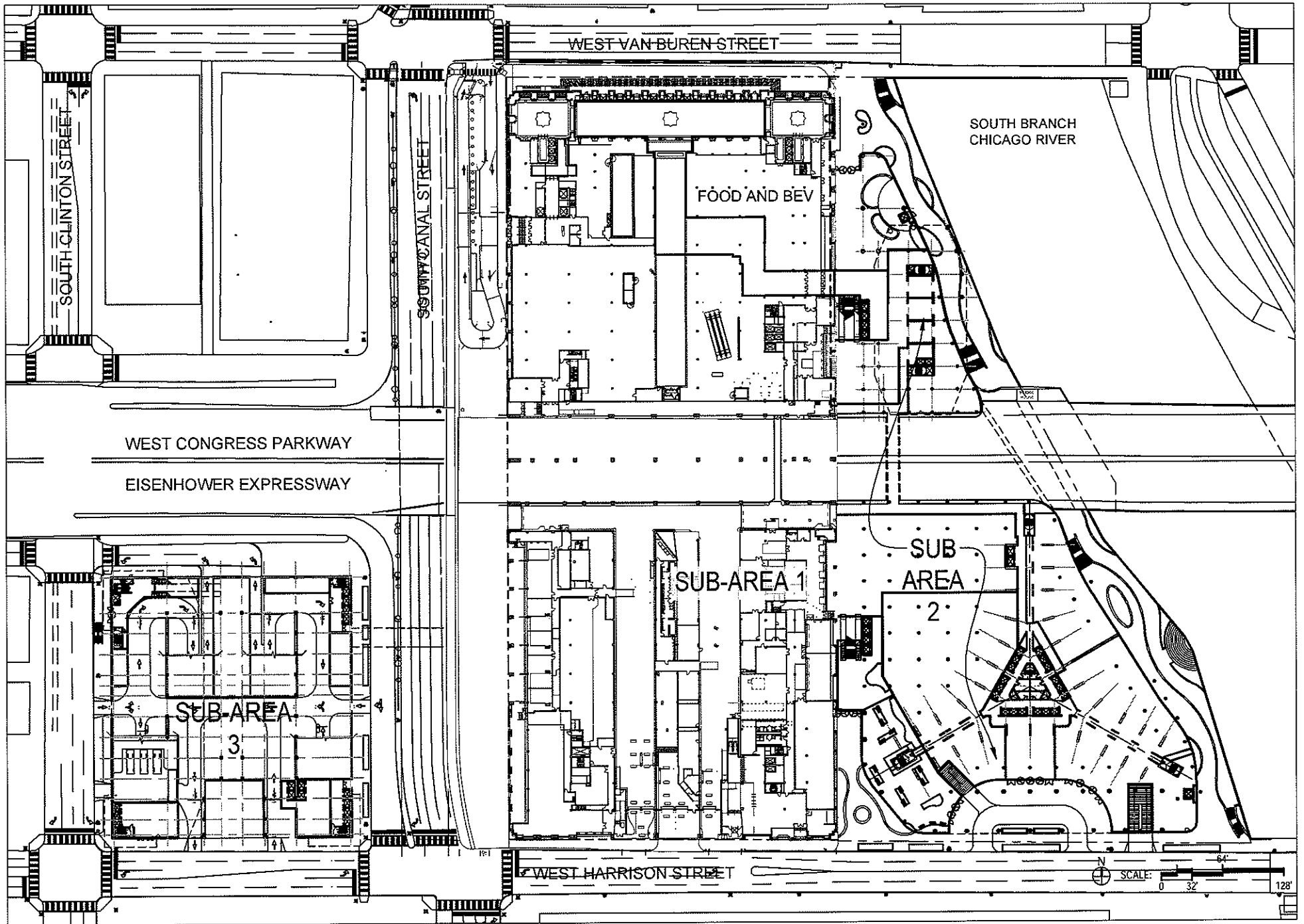
Longitudinal Building Section



Transverse Building Section through North Building



Transverse Building Section through South & East Buildings

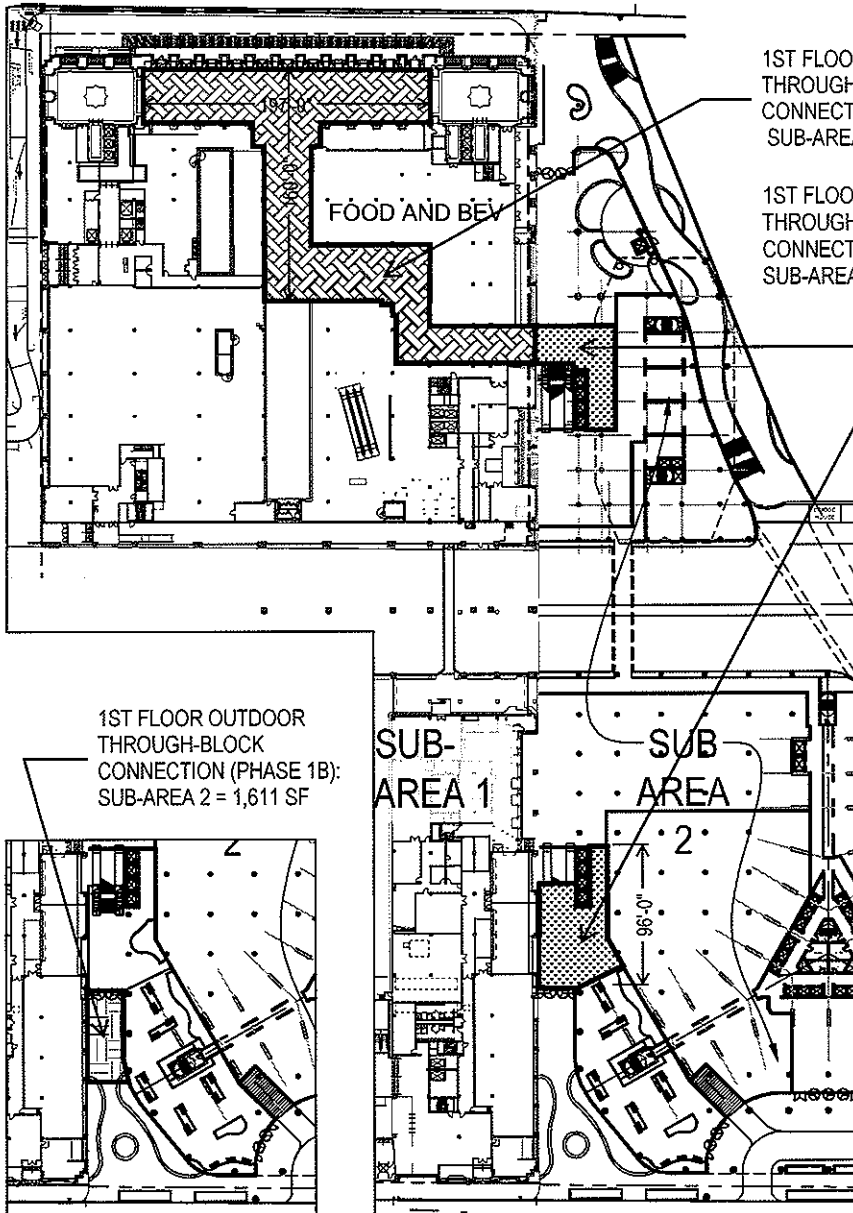


Waterway Business-Residential Planned Development #1065, as amended

Overall Site Plan / Ground Floor Plan - Sub Area 1 and Sub Area 2

Applicant: 601W Companies Chicago, LLC
 Address: 433 West Van Buren Street

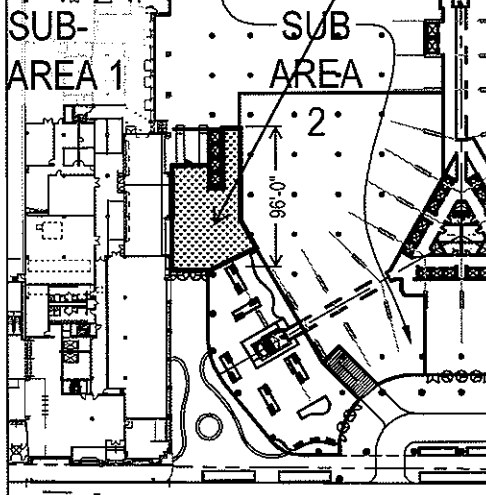
Minor Change: September 8, 2021



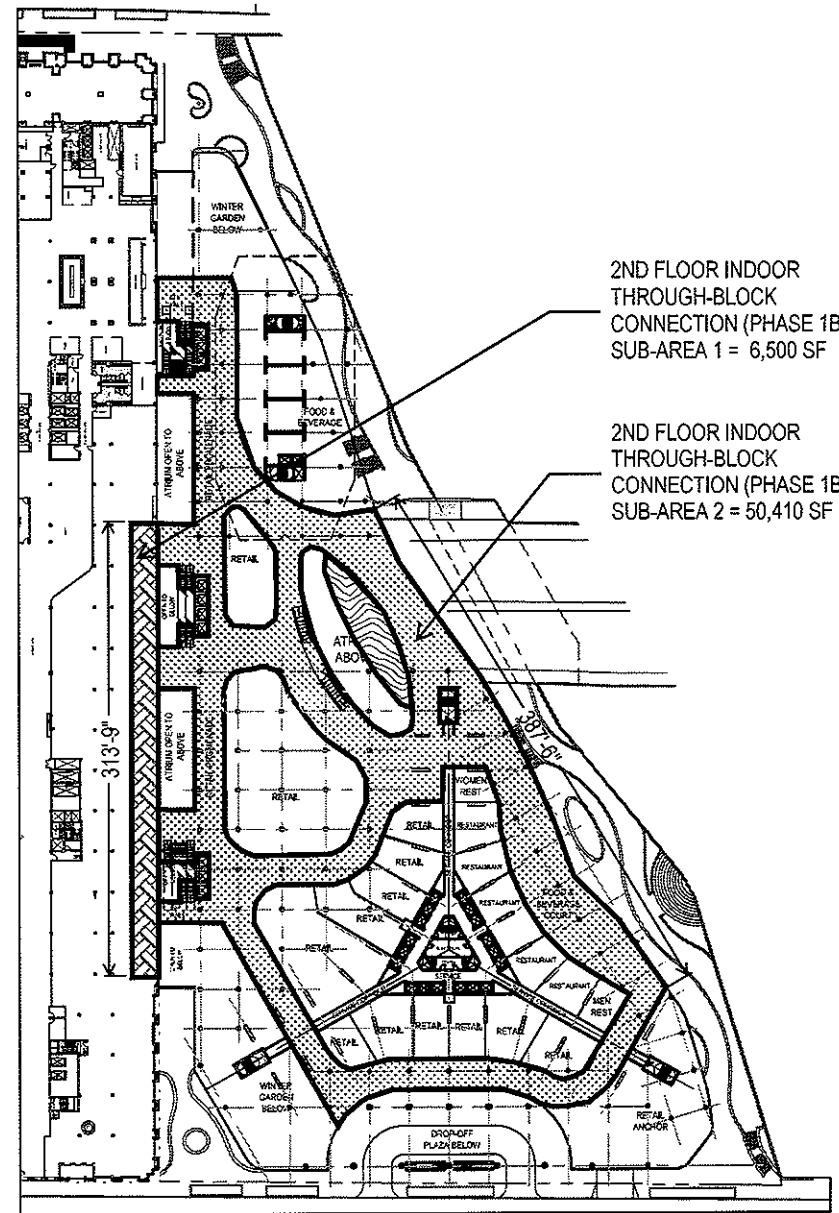
1ST FLOOR INDOOR THROUGH-BLOCK CONNECTION (PHASE 1B):
SUB-AREA 1 = 17,455 SF

1ST FLOOR INDOOR THROUGH-BLOCK CONNECTION (PHASE 1B):
SUB-AREA 2 = 5,945 SF

1ST FLOOR OUTDOOR THROUGH-BLOCK CONNECTION (PHASE 1B):
SUB-AREA 2 = 1,611 SF



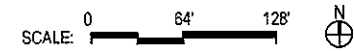
LEVEL 1 (1ST FLOOR)



2ND FLOOR INDOOR THROUGH-BLOCK CONNECTION (PHASE 1B):
SUB-AREA 1 = 6,500 SF

2ND FLOOR INDOOR THROUGH-BLOCK CONNECTION (PHASE 1B):
SUB-AREA 2 = 50,410 SF

LEVEL 2 (2ND FLOOR)



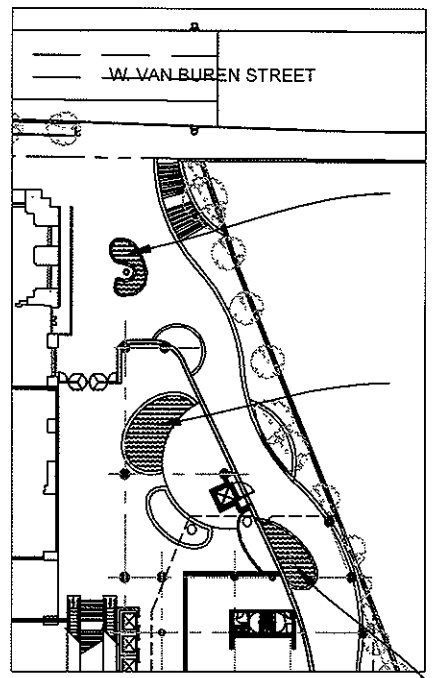
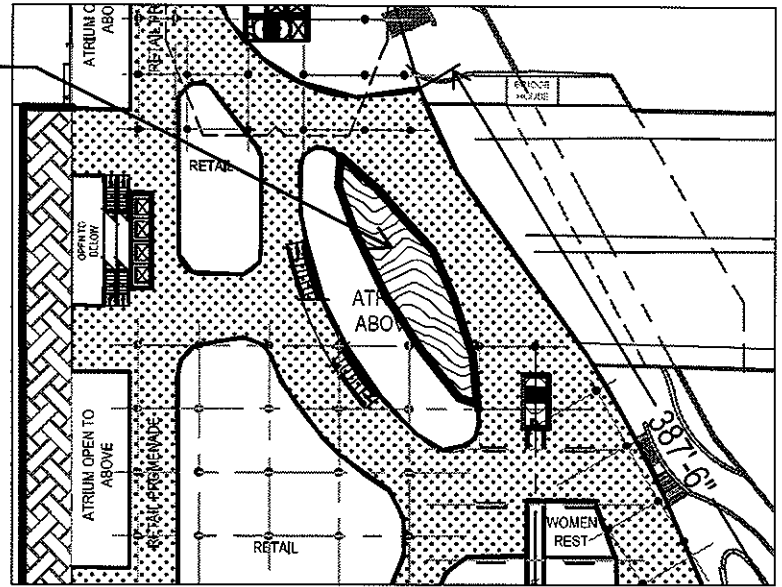
Waterway Business-Residential Planned Development #1065, as amended

Indoor & Outdoor Through-Block Connections

Applicant: 601W Companies Chicago, LLC
Address: 433 West Van Buren Street

Minor Change: September 8, 2021

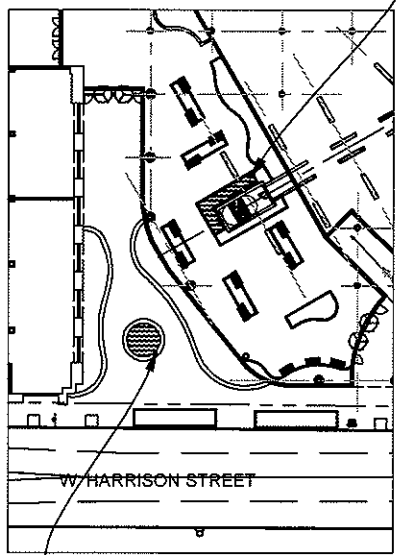
WATER FEATURE IN
"INDOOR THROUGH-BLOCK
CONNECTIONS"



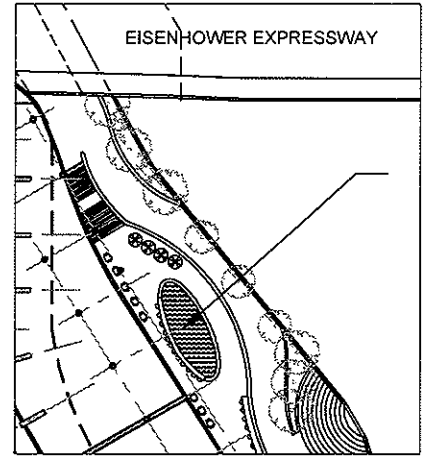
WATER FEATURES IN
"NORTH RIVERWALK
IMPROVEMENTS /
PLAZA"

WATER FEATURES IN
"NORTH WINTER
GARDEN"

WATER FEATURES IN "SOUTH
WINTER GARDEN"



WATER FEATURES IN "NORTH
RIVERWALK IMPROVEMENTS"

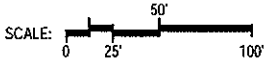


WATER FEATURES IN
"SOUTH RIVERWALK
IMPROVEMENTS"

ALL PUBLIC WATER
FEATURES TO BE SCALED
AND LOCATED TO
ENHANCE THE PUBLIC
OPEN SPACE.

SIZE OF PUBLIC SPACES CONTAINING PUBLIC WATER FEATURES:	
PUBLIC PLAZAS -	4,141 SF
RIVERWALK IMPROVEMENTS -	35,937 SF
WINTER GARDENS -	14,426 SF
INDOOR THROUGH-BLOCK CONNECTIONS -	80,406 SF
TOTAL -	134,910 SF

WATER FEATURES IN
"PUBLIC PLAZA"



Total of Public Spaces Containing "Water Features" - 134,910 SF

Old Chicago Post Office Development - Planned Development # 1065 Amendment Exhibits

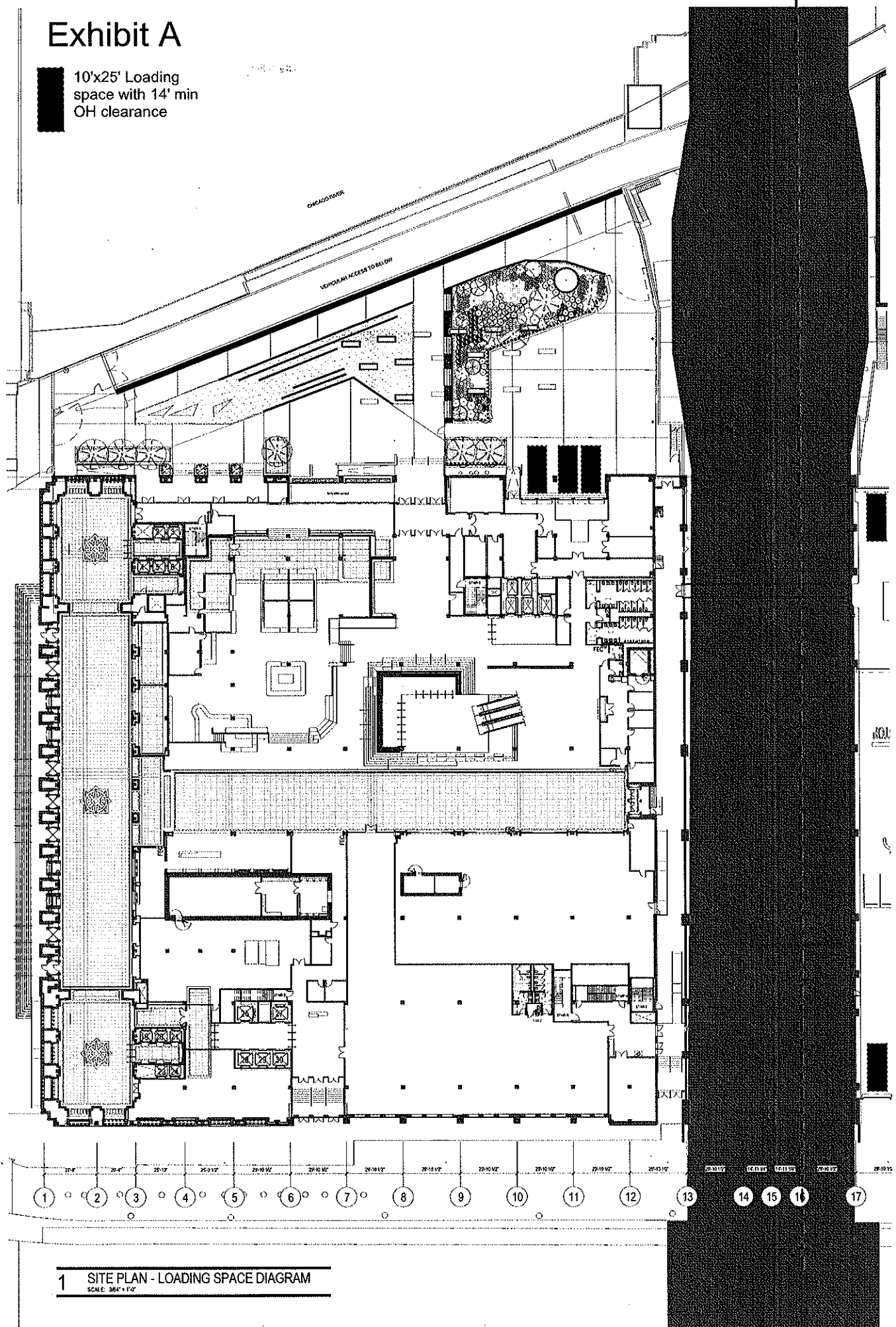
"Water Feature" - FAR Bonus

Applicant: International Property Developers International, Inc.
Address: 324 W. Harrison Street, Chicago, Illinois

Minor Change: September 8, 2021

Exhibit A

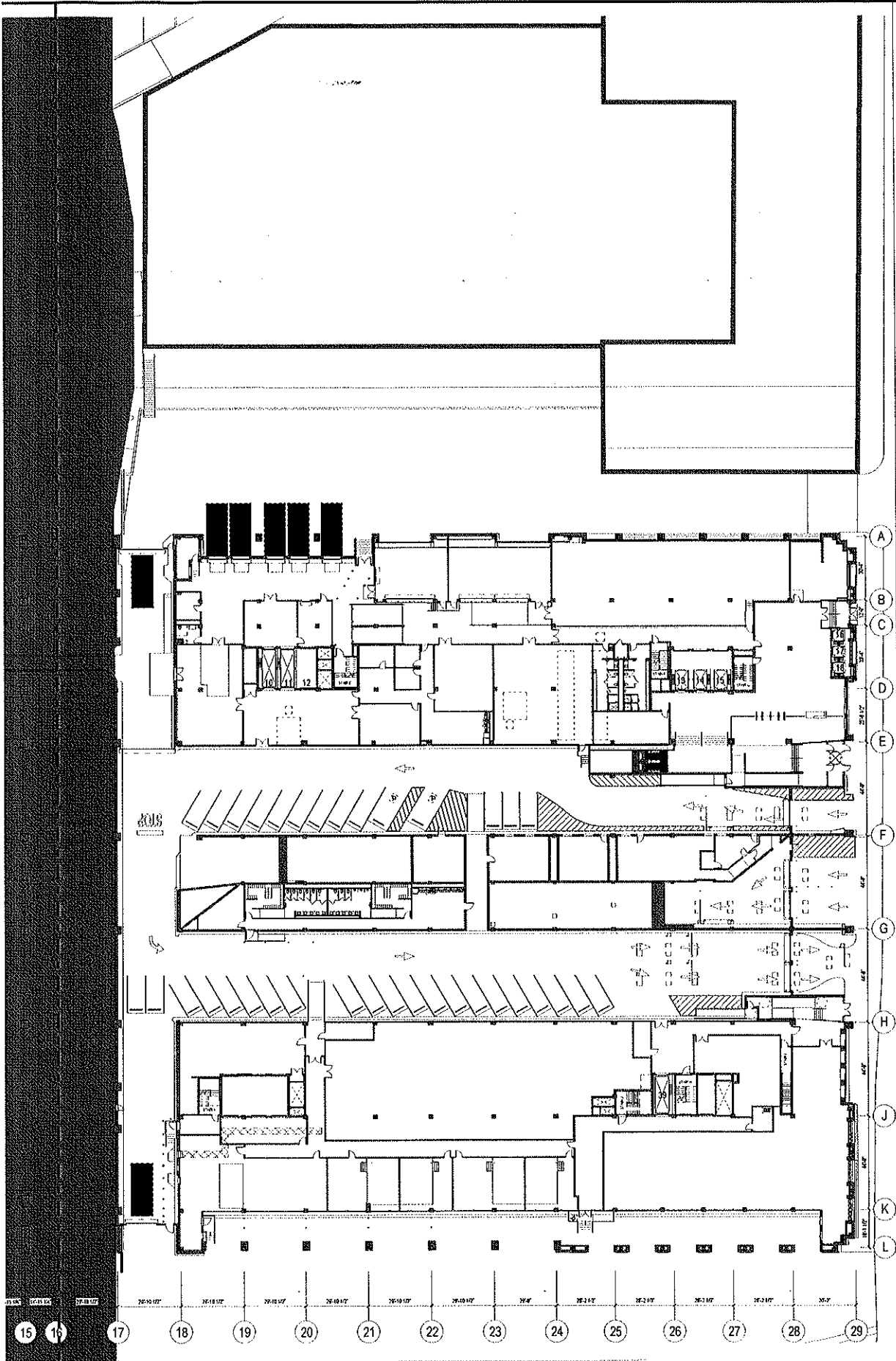
10'x25' Loading space with 14' min OH clearance



1 SITE PLAN - LOADING SPACE DIAGRAM
SCALE: 3/4" = 1'-0"

Exhibit B

10'x25' Loading space with 14' min OH clearance



Gensler

11 East Madison Street
Suite 300
Chicago, IL 60602
United States

Tel 312.456.0123
Fax 312.456.0124

June 8, 2021

Mariah F. DiGrino
DLA Piper LLP
444 West Lake Street
Suite 900
Chicago, IL 60606-0089

**Re: Minor Change to PD 1065
Amended Sign Plan and Modification to Approved Subarea 2 Interim Plan**

Dear Ms. DiGrino:

Please be advised that your request for a minor change to Waterway Business Residential Planned Development No. 1065 (“PD 1065”), as amended, has been considered by the Department of Planning and Development (“DPD”) pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1065.

601WCompanies Chicago, LLC is the owner of all the property within Subareas 1 and 2 of PD 1065. They are seeking a minor change to the previously approved sign plan and a modification to the approved Subarea 2 Interim Plan to allow a new, free-standing Uber identification sign to be installed in the East Plaza within the northern half of Subarea 2. Pursuant to Statement 6 of PD 1065, on-premise signage is subject to the review of DPD and off-premise signage is prohibited. Pursuant to Section 17-12-1104 of the Zoning Ordinance, this property is within the boundaries of the Chicago River Corridor Special Sign District.

On June 2, 2019, DPD approved a sign plan for the property, which included three, free-standing building and tenant identification signs within the East Plaza. On May 11, 2020, a minor change was granted which approved an interim plan to allow the existing structural deck to be improved as an outdoor plaza, pending implementation of the building improvements contemplated under the PD. Your client is now proposing the addition of a fourth free-standing, sign in the East Plaza. The new sign will provide business identification for Uber, measure 8’-0” in height by 23’-1” in width and have an area of approximately 185 square feet. Uber currently leases a total of 461,467 square feet of space on site and occupies 311,467 square feet of floor space within the building making them the building’s largest tenant.

The proposed total sign area is approximately 1,064 square feet, which is less than the maximum of 2,400 square feet allowed in the DX-12 base zoning district. The total sign area does not include wayfinding or incidental signage, which are also not included in the exhibits. The following exhibits are attached:

- Signage Area Total
- ID11-East Plaza Tenant Signage
- Sub Area 2 Interim Plan
- MT – Northeast Plaza Monument Signage Elevation
- PL1 – Entry Pylon North
- ID8 – Canopy Signage Tenant Entrance (G0.26)
- ID8 – Canopy Signage Tenant Entrance (G0.27)
- ID8 – Canopy Signage Tenant Entrance (G0.28)
- ID10 – Entry ID Northern Façade

Minor Change

PD 1065

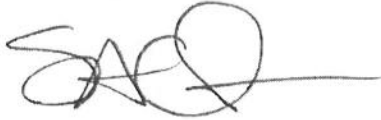
June 8, 2021

Page 2

Regarding your request, DPD has determined that allowing the proposed modifications 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 1065, I hereby approve the foregoing minor change, but no other changes to this Planned Development. 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 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,

A handwritten signature in black ink, appearing to read 'S. Valenziano', with a long horizontal line extending to the right.

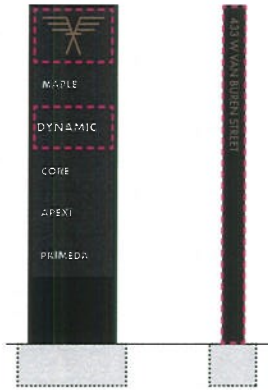
Steven Valenziano
Assistant Zoning Administrator

SV:tm

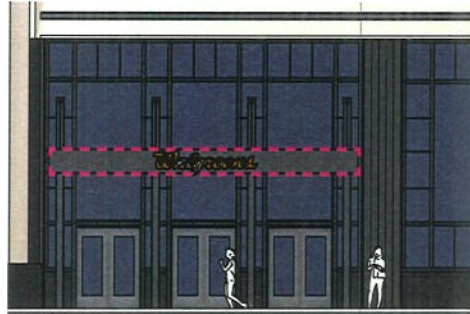
C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file

SIGNAGE AREA TOTAL

PL1: PYLON



ID8-1: 1 PANEL



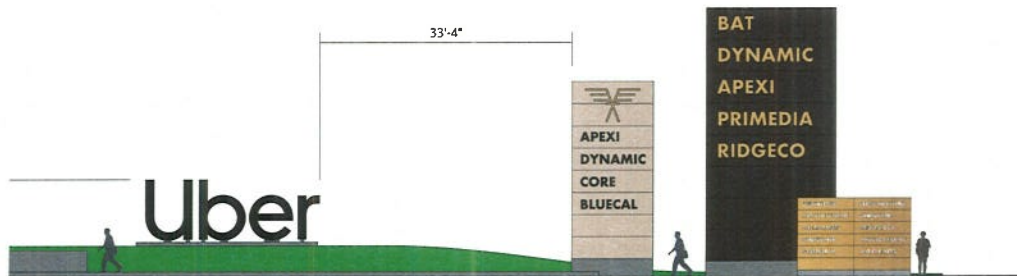
ID8-2: 1 PANEL



ID10: 2 LOGOS



ID11: EAST PLAZA TENANT SIGNAGE



MT-1, MT-2, MT-3: MONUMENT SIGNAGE

- MT-1 | 120 ft² total
- MT-2 | 360 ft² total
- MT-3 | 191 ft² total
- PL-1 | 84 ft² total
- ID-8 | 86 ft² total
- ID-10 | 38 ft² total
- ID-11 | 185 ft² total
-
- PROJECT TOTAL: 1064 ft²**

Old Post Office Exterior Signage



Gensler

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Suite 300
Chicago, IL 60602

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NOTES:

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SHOP DRAWINGS MUST BE PROVIDED TO GENSLER FOR REVIEW PRIOR TO FABRICATION, UNLESS OTHERWISE SPECIFIED.

Issue	Date & Description	By	QA/QC
00	2019-05-28		
01	2021-05-17		

Project Name
Old Post Office
Project Number
21.9839.000

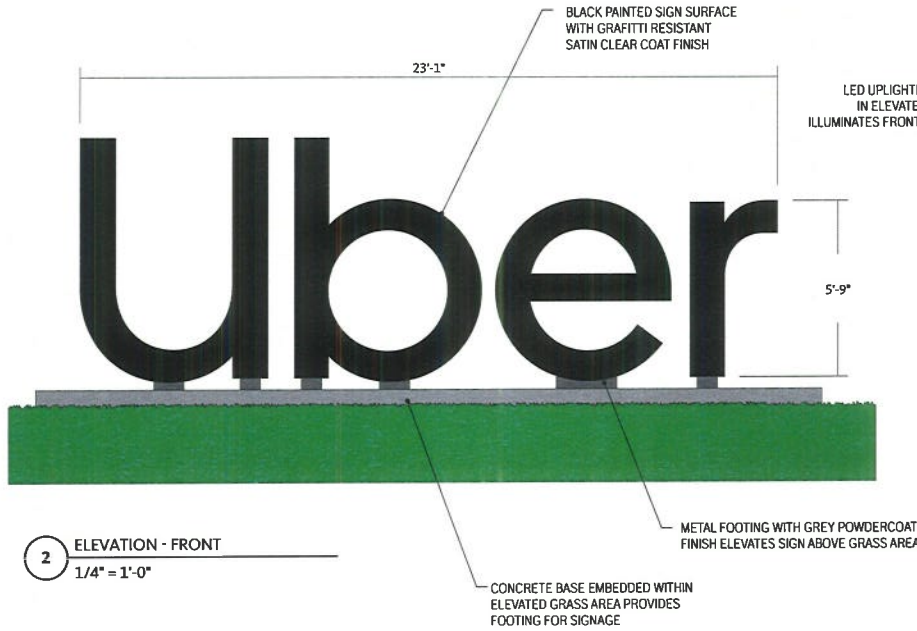
Scale
As Noted

If this drawing is not on an 11"x17" sheet, then it has been revised from its original size.

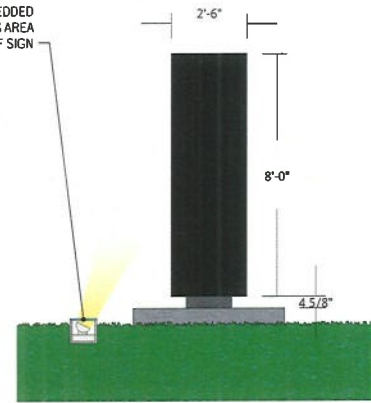
Sheet Description

ID11 - East Plaza Tenant Signage

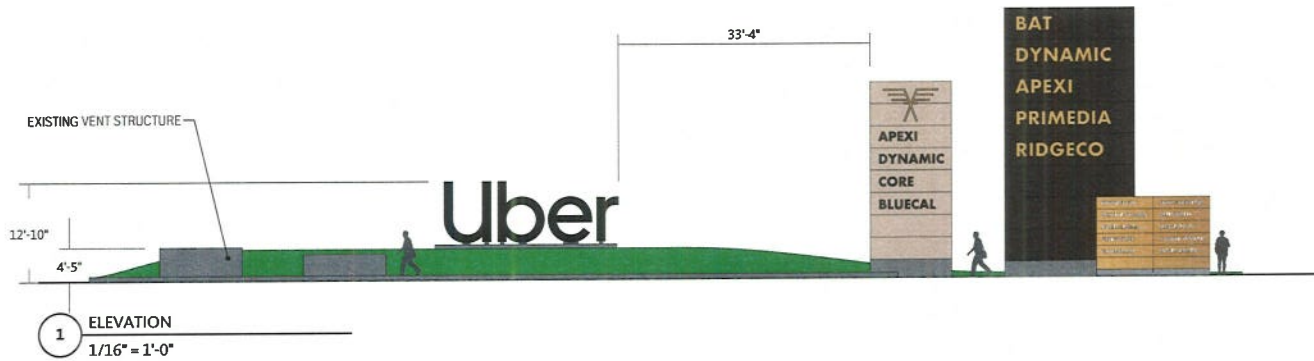
ID11 | EAST PLAZA TENANT SIGNAGE
 • 185 ft² total



2 ELEVATION - FRONT
 1/4" = 1'-0"



3 ELEVATION - SECTION
 1/4" = 1'-0"



1 ELEVATION
 1/16" = 1'-0"

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01	2021-05-17		

Project Name
 Old Post Office

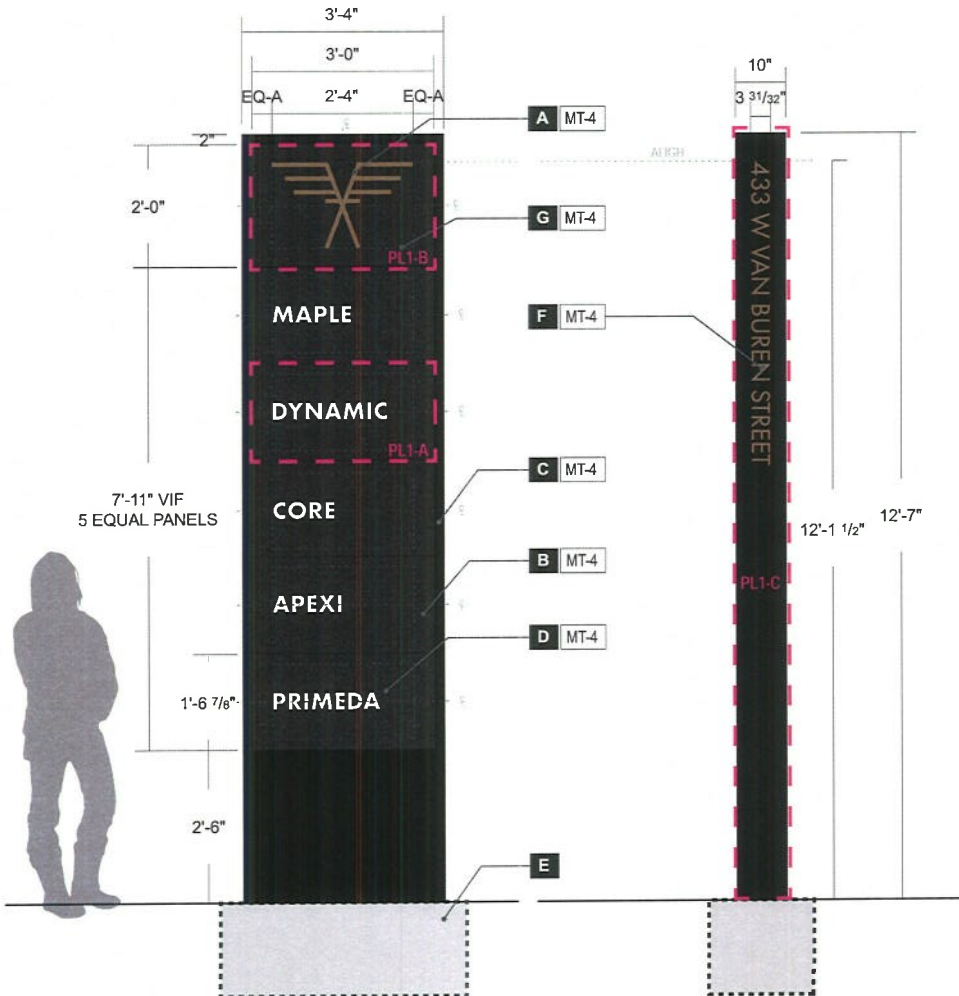
Project Number
 21.9839.000

Scale
 As Noted

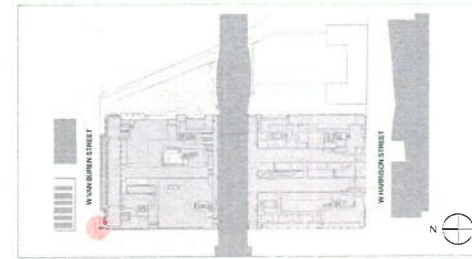
If this drawing is not on an 11"x17" sheet, then it has been revised from its original size.

Sheet Description

PL1 - ENTRY PYLON | NORTH



1 ELEVATION - NORTH ENTRY PYLON
SCALE: 1/2" = 1'-0"



2 OVERALL KEY PLAN
SCALE: NTS

- A** Push through, edge lit logo mark, metal plate MT-4 around acrylic AC-1, painted PT-1
- B** MT-4 steel panel, painted PT-5, removable panel to provide tenant changeability; *Richlite panel, PL-1 as alternate option
- C** MT-4 metal frame, painted PT-5
- D** Push through lit dimensional letters (T3), 1/8" thick metal plate MT-4 around acrylic AC-1, painted PT-6
- E** Footing to be attached to steel frame structure; In coordination with WJE & GC
- F** Push through lit dimensional letters (T1), 1/8" thick metal plate MT-4 around acrylic AC-1, painted PT-1. Final messages to be verified
- G** Push through lit dimensional letters (T4), 1/8" thick metal plate MT-4 around acrylic AC-1, painted PT-1
- H** Signage is present on all sides of pylon: front, back and sides

PL-1-A | TENANT LOGOS (DOUBLE SIDED)

- Panel size: 1'-6 7/8" x 3'-0"
- 10 panels each 5 ft²
- 50 ft² total

PL-1-B | BUILDING IDENTITY (DOUBLE SIDED)

- Panel size: 2'-0" x 3'-0"
- 2 panels each 6 ft²
- 12 ft² total

PL-1-C | BUILDING LOGOTYPE (DOUBLE SIDED)

- Panel size: 10" x 12'- 7"
- 2 panels each 11 ft²
- 22 ft² total

PL1-01 | ENTRY PYLON

- 84 ft² total

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01	2021-05-17		

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Old Post Office

Project Number
21.9839.000

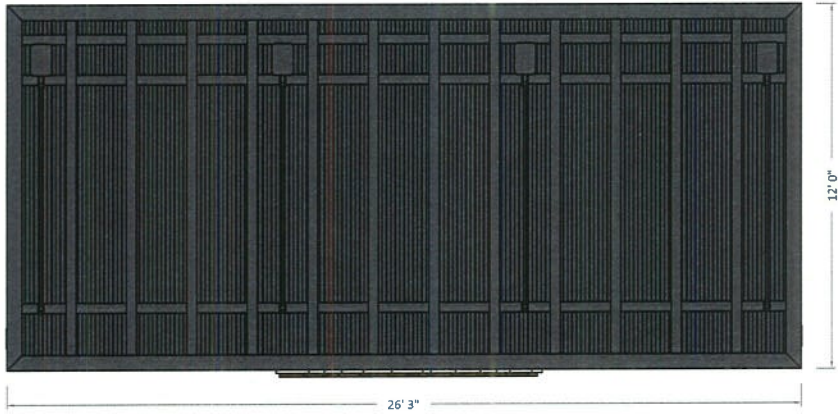
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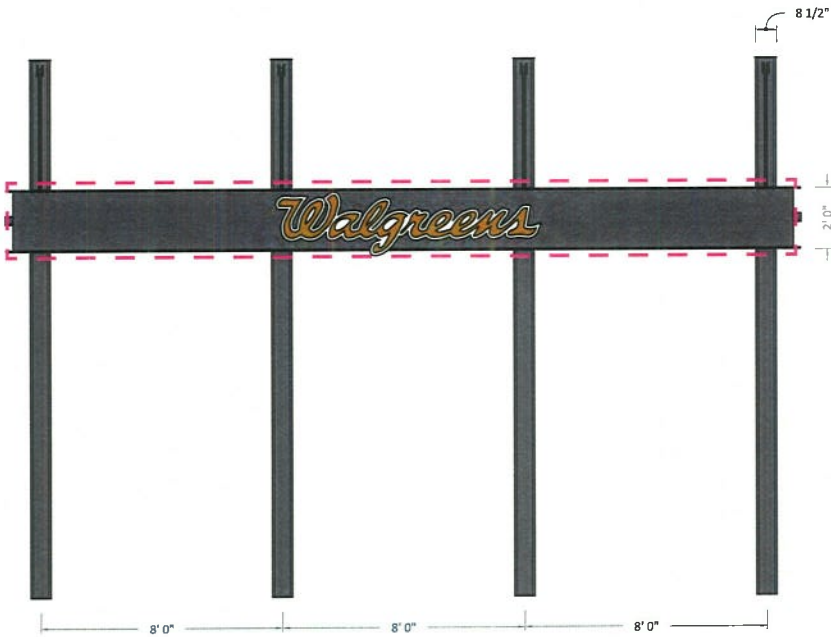
Sheet Description
Sign Details

G0.19

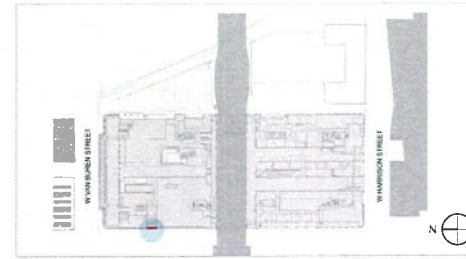
ID8 - CANOPY SIGNAGE | TENANT ENTRANCE



2 PLAN VIEW - ID8: CANOPY TENANT SIGNAGE
SCALE: 1/4"=1'-0"



3 FRONT ELEVATION - ID8: CANOPY TENANT SIGNAGE
SCALE: 1/4"=1'-0"



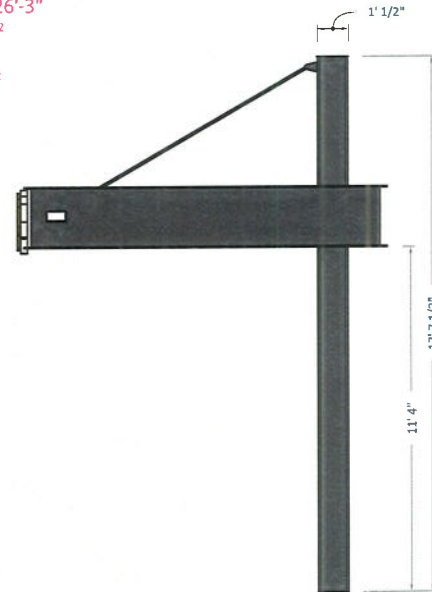
1 OVERALL KEY PLAN
SCALE: NTS

NOTE: * Signage designed by future tenant applied to the canopy channel element. Canopy to be a freestanding element and not attached to building. Anticipated signage size is 2' x 14'. Illuminated push through edge lit Logomark. Future scope to be reviewed by landmarks. Final drawings to be supplied by tenants, architect and fabricator.

ID-8-01 | CANOPY SIGNAGE

- Panel size: 2'-0" x 26'-3"
- 1 panel total: 53 ft²

TOTAL ID8-01 : 53 ft²



4 SIDE ELEVATION - ID8: CANOPY TENANT SIGNAGE
SCALE: 1/4"=1'-0"

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**ID-8 SIGNAGE BY TENANT.
INCLUDED IN SIGNAGE
PACKAGE FOR COMPREHENSIVE
OVERVIEW.**

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01	2021-05-17		

Project Name
Old Post Office
Project Number
21.9839.000

Scale
As Noted

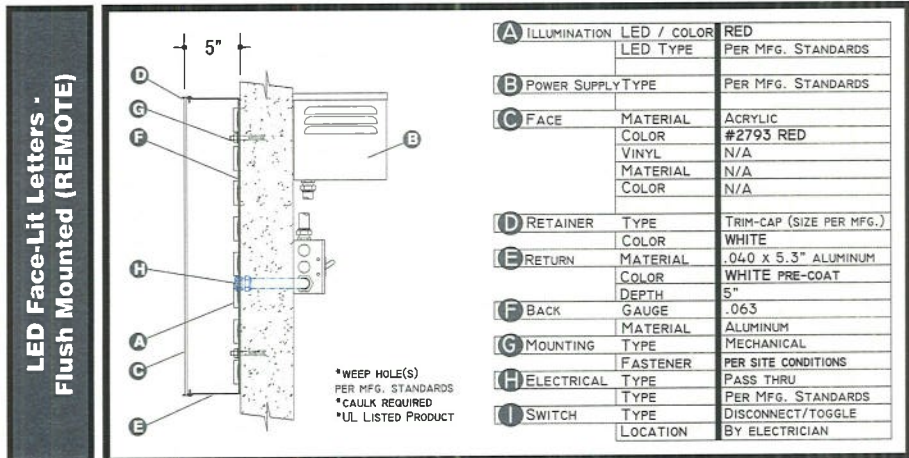
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Sheet Description
Sign Details

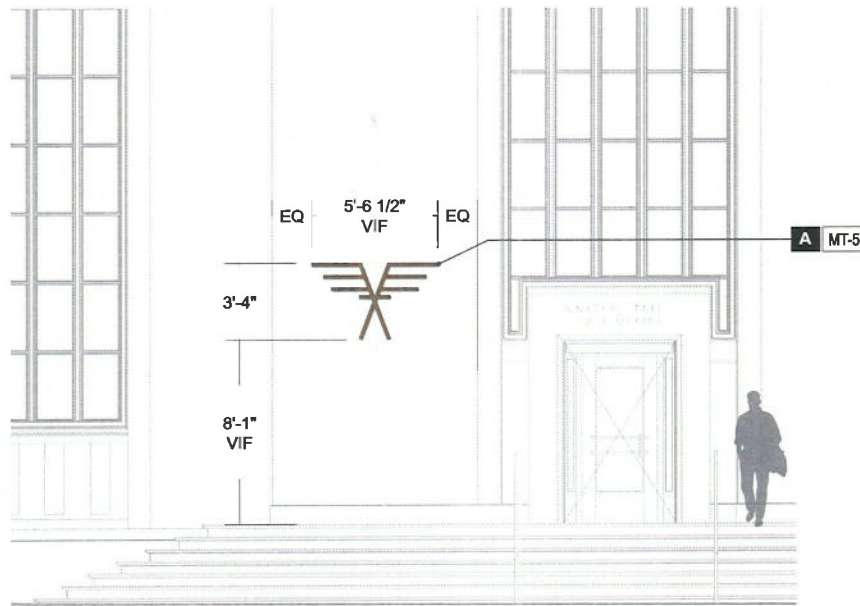
ID8 - CANOPY SIGNAGE | TENANT ENTRANCE



1 TENANT LOGO - IND. INTERNALLY ILLUMINATED 'WALGREENS' SCRIPT LETTER SET
RED FACES / WHITE RETURNS



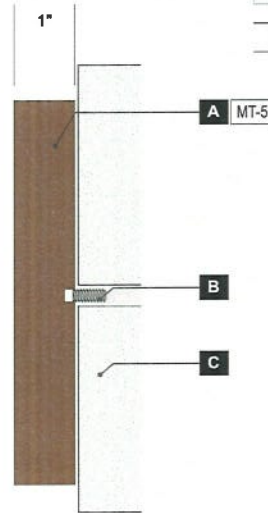
ID10 - ENTRY ID | NORTHERN FACADE



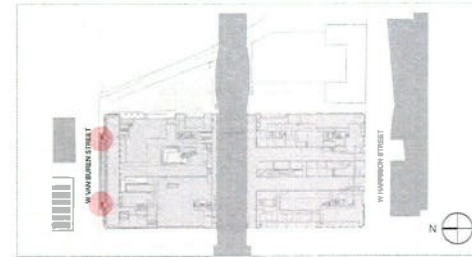
1 ELEVATION - NORTH ENTRY ID, ID8
SCALE: 1/32" = 1'-0"



2 ELEVATION - NORTH ENTRY ID, ID8
SCALE: 1/16" = 1'-0"



4 MOUNTING DETAIL
SCALE: 6" = 1'-0"



3 OVERALL KEY PLAN
SCALE: NTS

- A** 1" thick MT-5, waterjet cut with smooth polished edges, pin mounted to wall
- B** Pin mounted to grout lines only; Signage vendor to take field measurements of grout grid work and coordinate pin mount placement
- C** Stone Wall

ID-10 | BUILDING IDENTITY LOGO

- Logo size: 3'-4" x 5'-7"

TOTAL PER LOGO: 19 ft²

TOTAL ID10-01 & ID10-02: 38 ft²

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COMPANIES

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Suite 300
Chicago, IL 60602

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All drawings and written material appearing herein constitute original and unpublished work of the designer and may not be duplicated, used or disclosed without written consent of designer.

NOTES:

ALL SITE CONDITIONS, LOCATION AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR/INSTALLER PRIOR TO FABRICATION.

MATERIAL, FINISH AND COLOR SAMPLES MUST BE PROVIDED FOR GENSLER'S REVIEW AND APPROVAL UPON REQUEST PRIOR TO FABRICATION, UNLESS OTHERWISE SPECIFIED.

SHOP DRAWINGS MUST BE PROVIDED TO GENSLER FOR REVIEW PRIOR TO FABRICATION, UNLESS OTHERWISE SPECIFIED.

Issue	Date & Description	By	QA/QC
00	2019-05-28		
01	2021-05-17		

Project Name
Old Post Office
Project Number
21.9839.000

Scale
As Noted

If this drawing is not on an 11"x17" sheet, then it has been revised from its original size.

Sheet Description
Sign Details

G0.21



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 11, 2020

Mariah F. DiGrino
DLA Piper LLP
444 W. Lake St., Suite 900
Chicago, IL 60606-0089

Re: Administrative Relief for PD 1065, Subarea 2 Interim Plan, Old Main Post Office

Dear Ms. DiGrino:

Please be advised that your request for a minor change to Waterway Business Residential Planned Development No. 1065 ("PD 1065"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1065.

Your client, 601WCompanies Chicago, LLC, (the "applicant") is the owner of all of the property within Subarea 2, as well as Subarea 1 and the portion of Subarea 3 consisting of the surface parking lot generally located at 527 S. Clinton St. They are seeking a minor change to allow an interim plan for the portion of Subarea 2 located on the north side of W. Congress Parkway.

The interim plan would allow the existing structural deck to be improved as an outdoor plaza, pending implementation of the building improvements contemplated under the PD. The structured deck was previously used by the postal service for loading and truck circulation. The existing improvements include a vehicular ramp providing access to utilities, equipment, and areas underneath W. Congress Parkway. This ramp is gated at all times, and access to authorized personnel only, subject to authorization by the U.S. Postal Service.

Your client proposes to improve the existing deck as an outdoor plaza by installing landscaped areas and planters, and paved pathways. The improvements include landscaped mounds supporting three monument signs that were previously approved by our Department in an advisory opinion letter dated June 3, 2019. Building tenants will be able to access the plaza from entrances on the east elevation of the Old Post office building. Public access to the plaza will be provided via a gated entrance at the north end of the plaza from Van Buren St. After hours, the Van Buren St. entrance would be secured using a swing gate. The applicant will keep the swing gate open at all times on weekdays between 7:00 am and 6:00 pm, and on Saturdays between 8:00 am and 1:00 pm. If publicly-accessible restaurants or venues in the Old Post Office building have posted hours of operation that are longer than the aforementioned hours, the applicant will keep the swing gates open and allow access to the plaza from Van Buren St. to match those later operating hours.

The improvements include a 12-foot wide vehicular loading lane, providing loading access from Van Buren St. to a loading area and loading docks located at the south end of the plaza, immediately north of W. Congress Parkway. The loading area provides secondary loading for the Old Post Office building. Primary loading is located at the south end of the building, accessible from Harrison St. Due to the size and configuration of the building, and to accommodate the food service uses located in the northeast

quadrant of the building base, the applicant is reusing the existing loading docks at the south end of the plaza to supplement the primary loading areas at the south end of the building. Loading access will be restricted to early mornings and evenings when the plaza is not accessible to building patrons and pedestrians. Truck maneuvers will be coordinated through a signal system.

The attached interim plans, dated April 24, 2020, include the following features:

Reduction in the width of the existing Van Buren St. curb cut from 68'-6" wide to 34'-0" wide.

Replacement of the existing chain link fence and metal gate with a new powder coated steel and wire mesh fence system, providing separate gates from the maintenance ramp and the plaza. The fence will be setback from the Van Buren St. property line, behind the decorative northeast corner of the historic north lobby. The fence height will align with the top of the window sill of the historic north lobby, at a height of approximately 6'-4". The fence system will include a 15' wide swing gate to allow pedestrian access to the plaza directly from Van Buren St. The swing gate hinge will allow the gate to open 180 degrees. The existing gate to the maintenance ramp will be relocated further to the south, providing additional space for delivery maneuvering.

The 12' wide loading path includes installation of a truck crash rail line with integrated seating. The powder coated steel material will be extended to provide a guard rail above the crash wall. The integrated seating and guard rail will allow the loading path to be accessible by pedestrians when the plaza is open during the day.

Removal of overgrowth, shrubs and chain link fencing in the area adjacent to the river wall, and installation of new landscaping to screen the track-level rail operations.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications 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.

This approval is for an interim plan only to improve the current conditions, and not a substitution of or modification to the plans previously approved for Subarea 2. You are also seeking confirmation that the approval of this minor change will also satisfy the condition set forth in our advisory opinion letter dated June 3, 2019, pertaining to proposed signage. Approval of this minor change satisfies Statement No. 12 of PD 1065 for purposes of allowing issuance of signs permits.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1065, I hereby approve the foregoing minor change, but no other changes to this Planned Development. 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,



Nancy Radzevich
Assistant Commissioner

NR:tm

C: Cindy Roubik, Bill Higgins, Nelson Chueng, Mike Marmo, Erik Glass, Main file

**SUB AREA 2
INTERIM PLAN /
MINOR CHANGE**

**THE POST OFFICE
CHICAGO, IL**

2020.04.24



**Sub Area 2 Interim Plan / Minor Change -
Service Access Option: Site Plan**

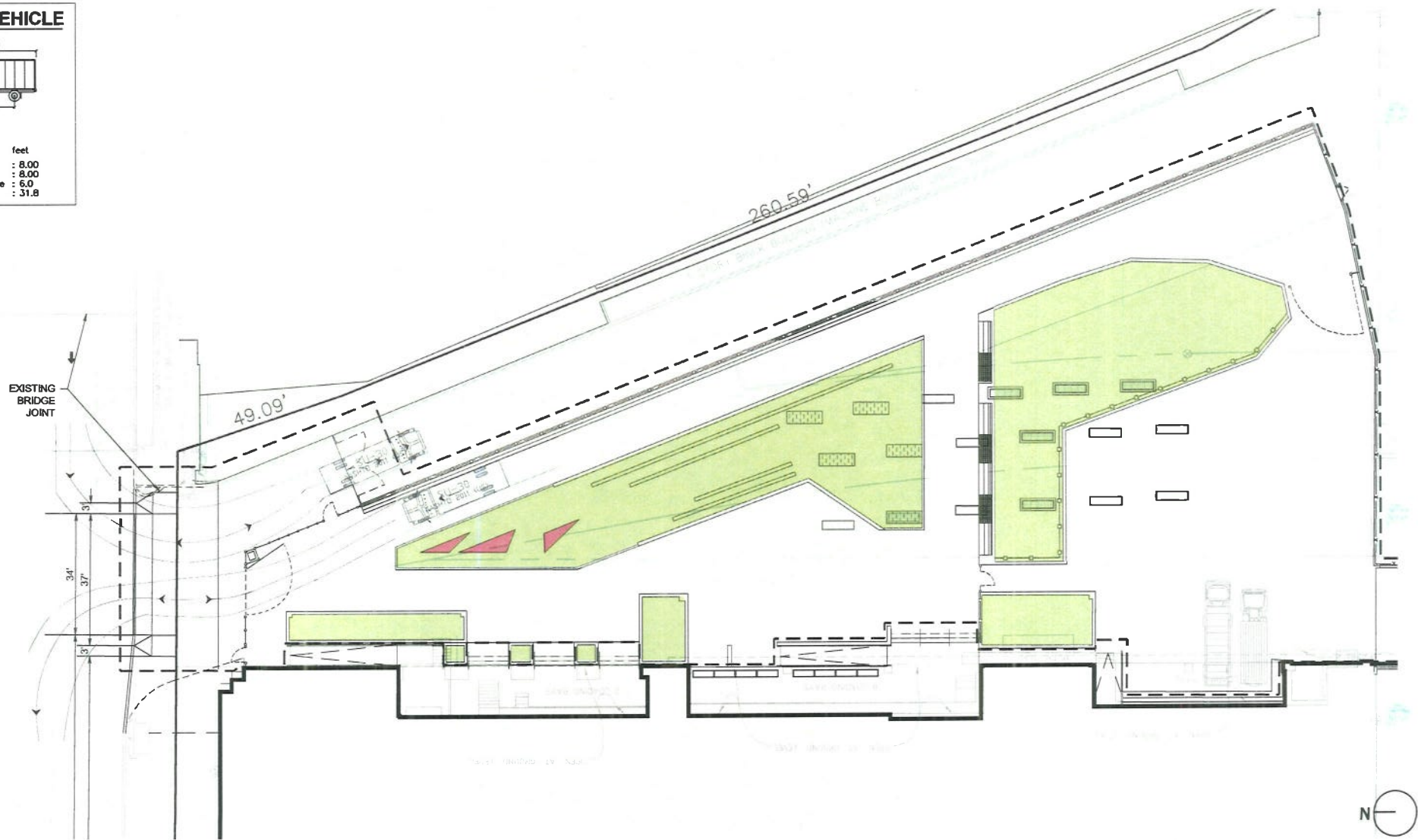
12' wide aisle along edge overlooking river;
Truck use after hours, pedestrian access during working hours

DESIGN VEHICLE



SU-30

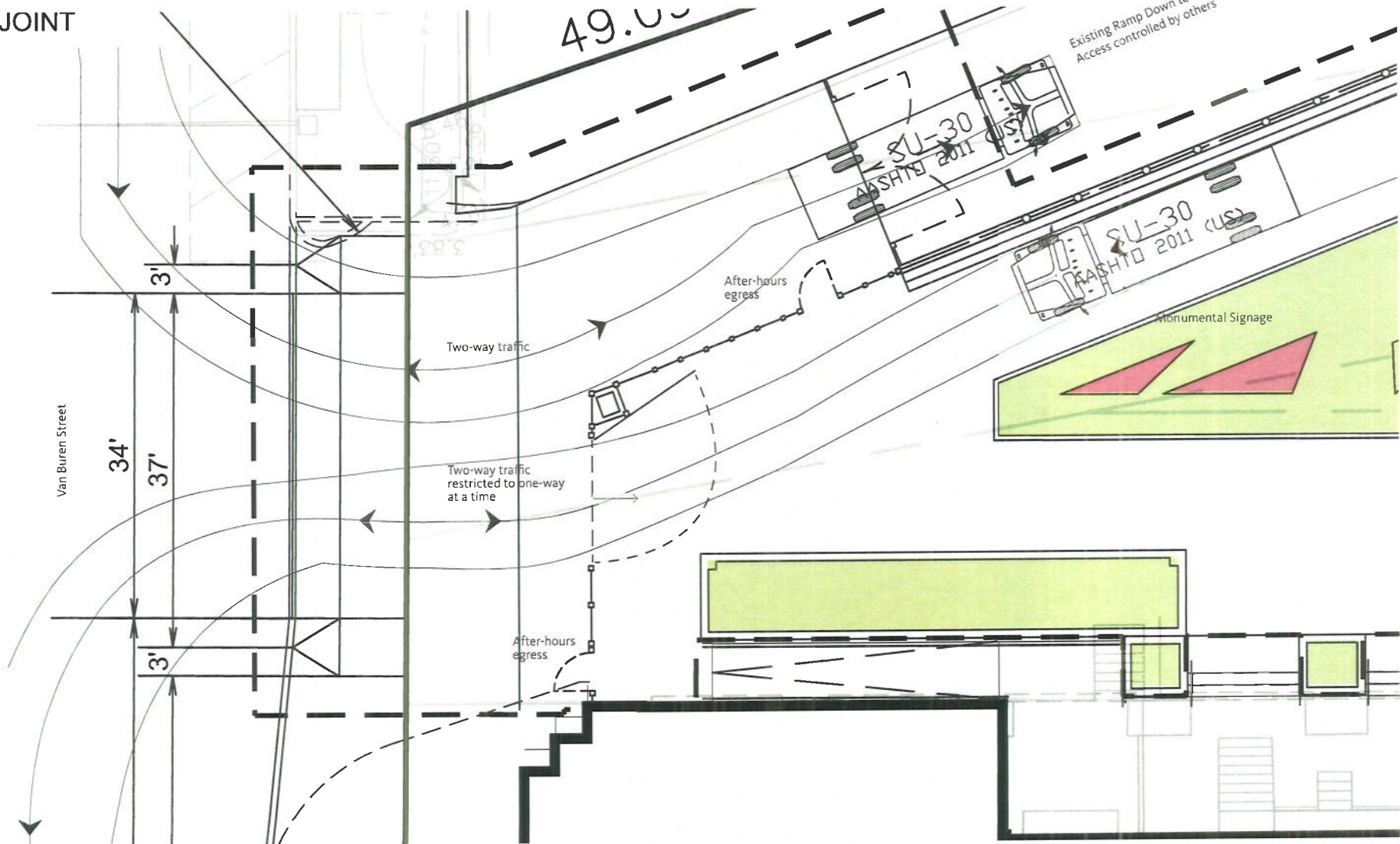
	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



**Sub Area 2 Interim Plan / Minor Change -
Service Access Option: Curb cut and gates at street entrance**

15'-0" wide swing gate opening into East Plaza;
Curb cut reduced approximately 37'

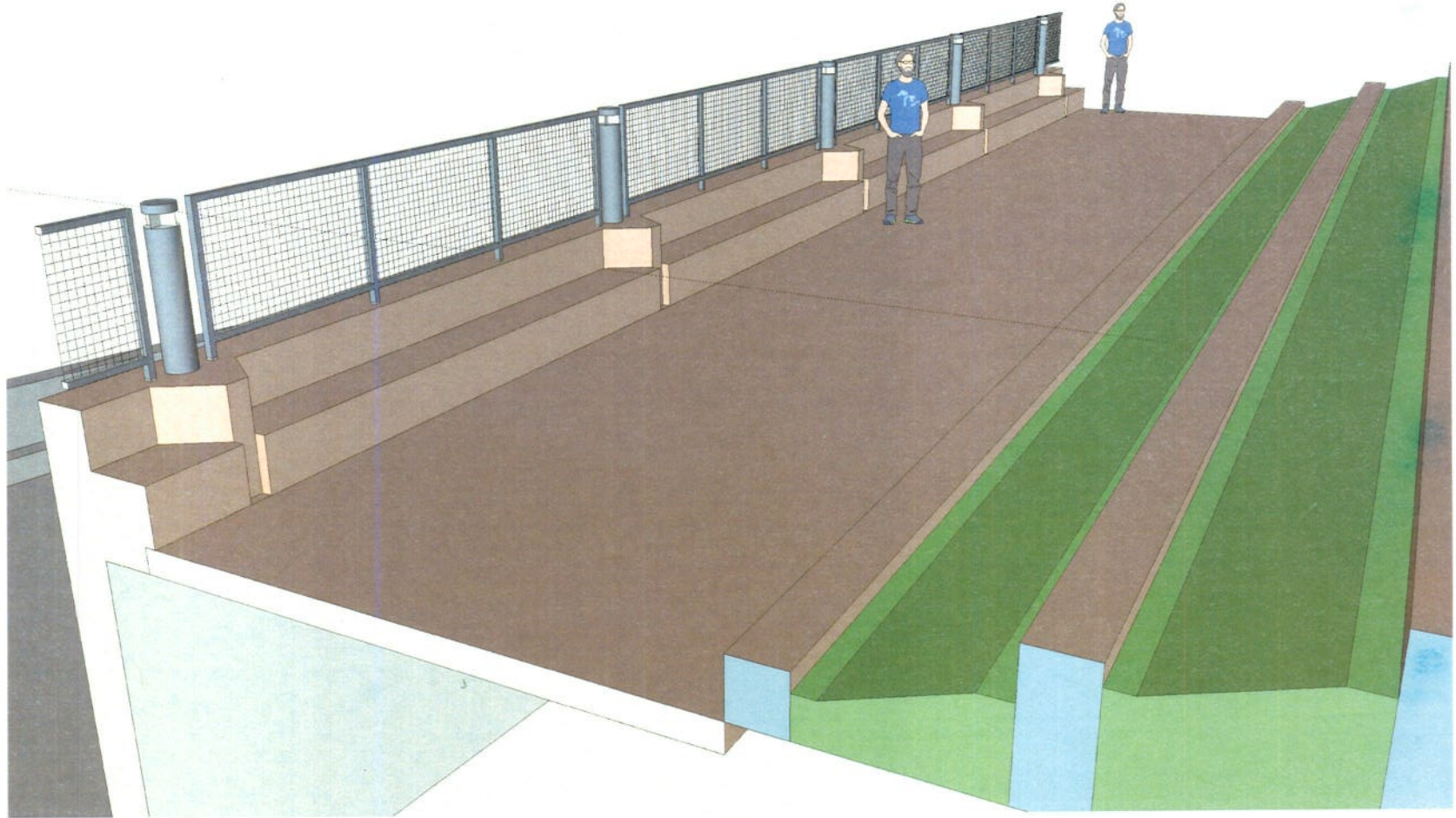
JOINT



**Sub Area 2 Interim Plan / Minor Change -
Service Access Option: Plaza Edge Crash Rail/Bench**

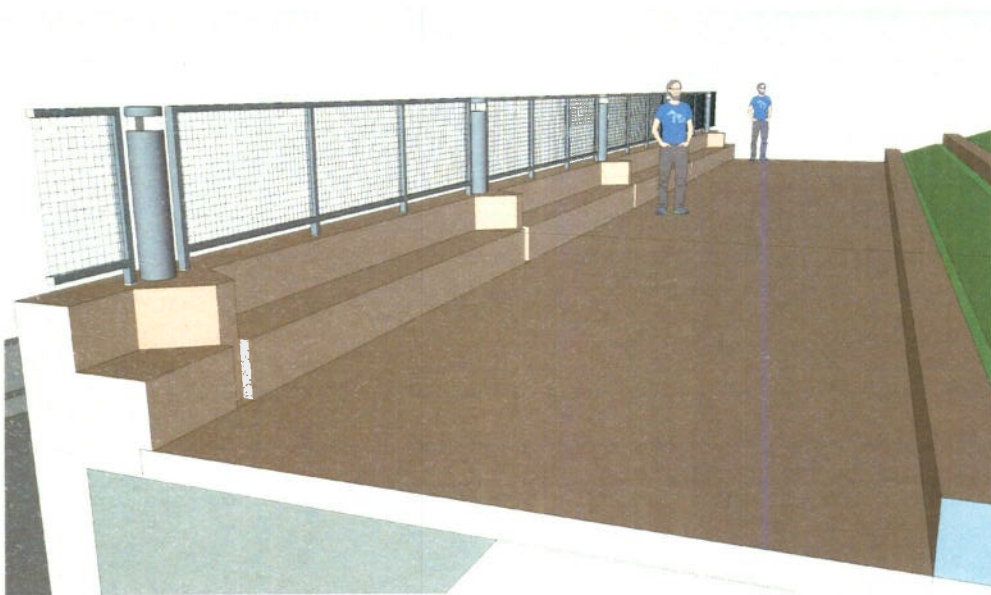
12' wide aisle along edge overlooking river;
Truck use after hours, pedestrian access during working hours

27" high truck crash rail required;
Concrete seating integrated into edge;
42" high guardrail measured from seat
height



**Sub Area 2 Interim Plan / Minor Change -
Service Access Option: Plaza Edge Crash Rail/Bench**

12' wide aisle along edge overlooking river;
Truck use after hours, pedestrian access during working hours

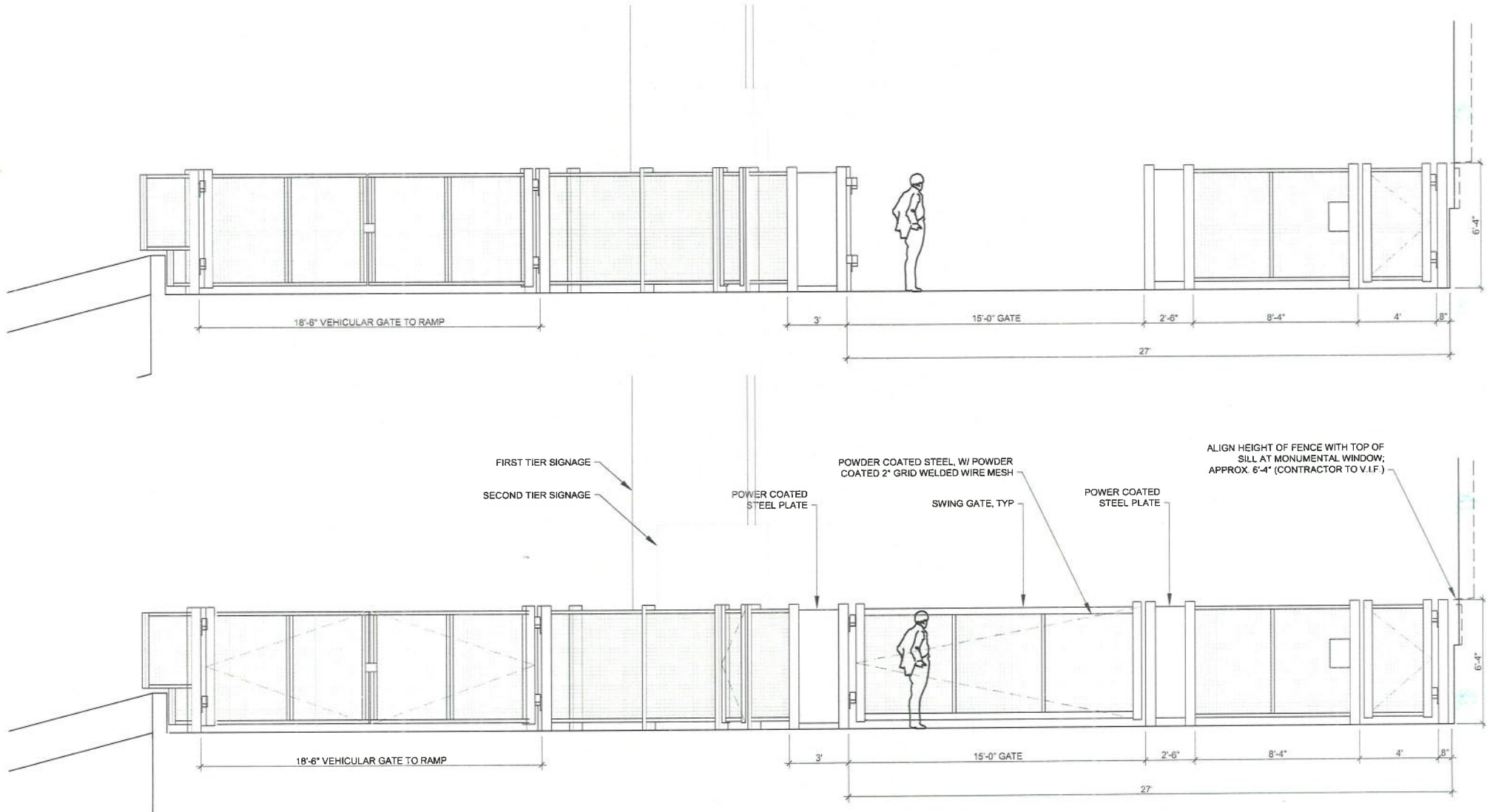


27" high truck crash rail with integrated seating and 42" high guard rail measured from seat height



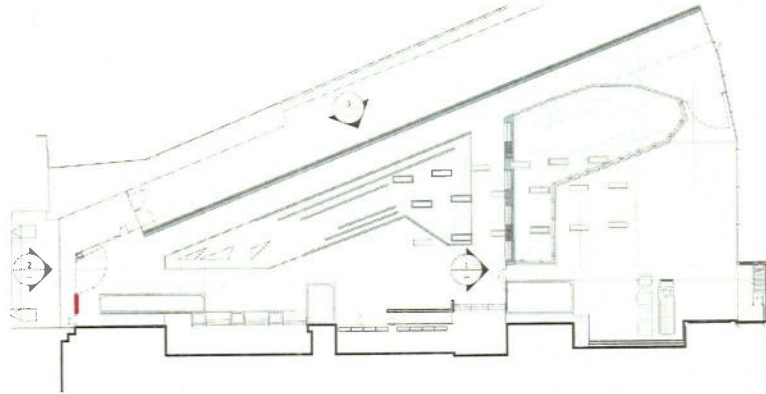
**Sub Area 2 Interim Plan / Minor Change -
Service Access Option: Gates at Van Buren Street entrance - Elevation**

6'-4" high fence; 15'-0" wide swing gate opening into East Plaza



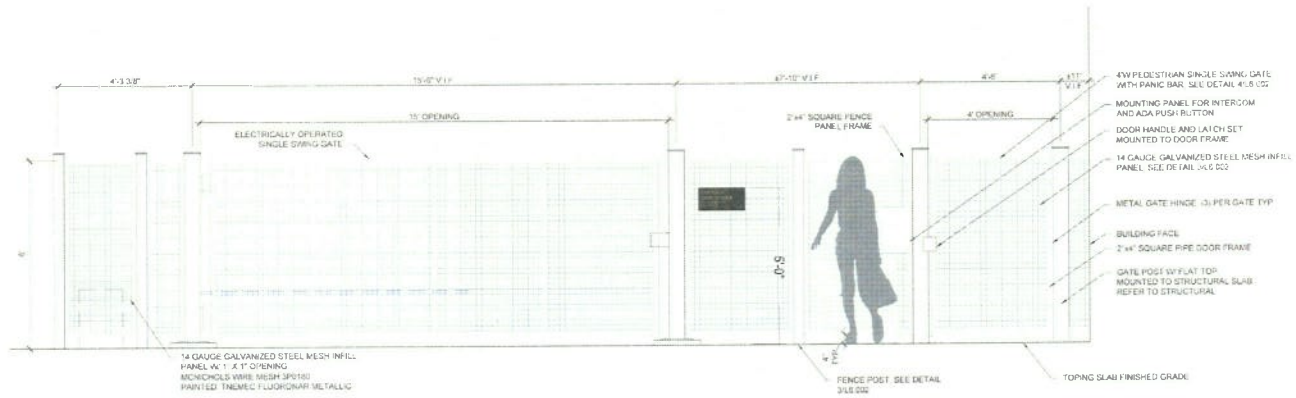
**Sub Area 2 Interim Plan / Minor Change -
Service Access Option: Plaza Opening Hours Signage**

Plaque sign hung adjacent to 14' swinging gate



3 PLAN
NTS

1 PLAZA OPENING HOURS - DETAIL
3" = 1'-0"



2 NORTH GATE METAL FENCE
1/4" = 1'-0"

**Sub Area 2 Interim Plan / Minor Change -
Service Access Option: River Level Landscape Concept**

Landscape screening at track level



Southwest view from Van Buren Street bridge. Groupings of small deciduous trees & upright evergreen shrubs are the structure for the landscape screening. Earth berming and shrub massing screen the amtrak avenue beyond, while groundcover with perennial accents fill out the space. Existing trees will be removed, and native ornamental grasses will extend southward towards the expressway.

Deciduous Tree Genus:

- Acer
- Amelanchier
- Carpinus
- Malus

Evergreen Shrub Genus:

- Juniperus
- Thuja

Deciduous Shrub Genus:

- Euonymus
- Sorbaria
- Viburnum

Ornamental Grass Options:

- Calamagrostis
- Panicum
- Miscanthus

Perennial Options:

- Asclepias
- Lysimachia
- Vernonia

Groundcover Options:

- Euonymus
- Parthenocissus
- Sedum





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 3, 2019

Ms. Mariah F. DiGrino
DLA Piper, LLP
444 West Lake Street
Suite 900
Chicago, Illinois 60606-0089

Re: 404 West Harrison Street

Dear Ms. DiGrino:

The subject site is zoned Planned Development 1065 (PD 1065). Pursuant to Statement 6 of PD 1065, on-premise signage is subject to the review of the Department of Planning and Development (Department) and off-premise signage is prohibited. Furthermore, this site falls into the boundaries of the Chicago River Corridor Special Sign District and is subject to strict compliance with the corresponding regulations and standards (Sections 17-12-1104-A & B of the Chicago Municipal Code).

Based on the information packet provided ("Old Post Office Exterior Signage Design Intent May 28, 2019") with your letter requesting our review, the details of PD 1065 and the applicable passages (as noted below) from Chapter 17-12 of the Municipal Code, the opinion of the Department is as follows:

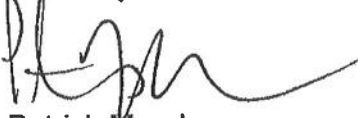
- 1) Specific to the aforementioned sign information packet, the Department finds that the following signs are in substantial compliance with the otherwise applicable sign standards of the Chicago Municipal Code and are permitted. However, VH2 and VH5 are projecting signs, which are not permitted in the Chicago River Corridor Special Sign District, pursuant to Section 17-12-1104-B.3(h)
 - a. MT (Northeast Plaza Monument) – the heights depicted (10', 25'-4" and 37'-3.5"), total size (671 square footage) and lighting are permitted
 - b. PLI (North Entry Pylons, G1.3, .4 & .5) – the height depicted (12'-7"), total size (168 square feet) and lighting are permitted
 - c. ID10 (Entry ID Northern Façade, G1.7) – the building identity logos (38 total square feet) are permitted
 - d. ID9 (Accessible Entrance Sign, G1.9 & .10) – the height (9") and total size (0.56 square feet) are permitted
 - e. RG7 (No Public Access Sign, G1.11) – the height (4'-6") and total size (0.28 square feet) are permitted

- f. ID8 (Canopy Signage, G1.12, .13 & .14) – the height (1'-6"), size (10.125 square feet) and lighting are permitted
- g. VH1 (Vehicular Directional Sign, G1.15) – the height (1'-6") and total size (7.875 square feet) are permitted
- h. ID8-2 (Potential Tenant Signage, G1.18) – the height (2') and total size (33 square feet) are permitted
- i. VH3 & 4 (Vehicular Directional Signage, G1.19 & .20) – the height (1') and total size (60 square feet) are permitted

All sign permit applications for this property must be individually reviewed and approved by the Department prior to the issuance of a permit. All signs, on-premise (a, b, c, f & h) or incidental (d, e, g & i), are required to be permitted and must be installed and maintained off the public right-of-way. Any encroachment onto or over the public way is subject to an additional grant of privilege review by the Department of Transportation, through the Department of Business Affairs & Consumer Protection.

As depicted in the MT Northeast Plaza Site Plan Zones and corresponding Views 1-6 of this sign information packet, the associated landscaped river setback and public access details are either insufficient for purposes of our review and/or do not satisfy the criteria of Statement 12 of PD 1065 nor the Department's interpretation and typical application of Section 17-8-0901. Until such time as the Department approves of your client's proposal to satisfy Statement 12 of PD 1065, no sign permits will be issued; please follow up with the Department for further discussions on these riverwalk obligations.

Sincerely,



Patrick Murphey
Zoning Administrator
Bureau of Zoning



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 4, 2015

John J. George
Schuyler, Roche & Crisham, P.C.
Two Prudential Plaza
180 North Stetson Avenue, Suite 3700
Chicago, IL 60601

Re: Administrative Relief request for Waterway Business Residential Planned Development No. 1065, Old Chicago Post Office

Dear Mr. George:


Please be advised that your request for a minor change to Waterway Business Residential Planned Development No. 1065 ("PD 1065"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1065.

Your client and the owner of all of the property within PD 1065, International Property Developers North America, Inc. is seeking administrative relief to allow a transfer of 420,000 SF of floor area from Sub-Area 3 to Sub-Area 1 in order to construct an additional three floors of office space on top of the existing Old Chicago Post Office building.

As you are aware, the Old Post Office was listed on the National Register of Historic Places in 2001 and is listed as a significant building (orange-rated) in the Chicago Historic Resources Survey. As stated in a letter to you from Eleanor Gorski on November 28, 2014, 'rooftop additions should be minimally visible and not overwhelm the historic building nor detract from its design or materials. In the case of the Old Post Office, it appears that a one-story addition would be possible and perhaps two-stories, if it is set back sufficiently from the parapet walls and has minimal visibility. Again, any proposal would need to be evaluated individually and staff evaluation would require a complete set of drawings and possibly a rooftop mock-up. This proposal would then be taken to the Permit Review Committee of the Commission on Chicago Landmarks for review and approval.'

At this time, the Department of Planning and Development cannot approve the proposed three-story addition and transfer of 420,000 SF of floor area from Sub-Area 3 to Sub-Area 1.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

C: Heather Gleason, Eleanor Gorski, Dijana Cuvalo, Main file

17308

7/24/2013

REPORTS OF COMMITTEES

58345

Reclassification Of Areas Shown On Map No 2-F.

(As Amended)

(Application No. 17308)

(Common Address: 324 -- 514 W. Harrison St., 522 -- 530 W. Harrison St., 511 --
537 S. Clinton St., 401 -- 439 W. Van Buren St., 508 -- 534 S. Canal St.,
401 -- 535 S. Canal St. And 700 -- 750 S. Wells St.)

WBRPD 1065, AA

[SO2011-6329]

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 Waterway Business Residential Planned Development Number 1065, Residential Planned Development 1163, DX-12 Downtown Mixed-Use District and DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 2-F in the area bounded by:

West Van Buren Street; the south branch of the Chicago River; West Harrison Street; a line 160.1 feet east of and parallel to South Clinton Street; a line 60 feet north of and parallel to West Harrison Street; a line 98.95 feet east of and parallel to South Clinton Street; West Harrison Street; South Clinton Street; West Congress Parkway; and South Canal Street,

to those of a DX-12 Downtown Mixed-Use District which is hereby established in the area above described.

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 2-F in the area bounded by:

West Van Buren Street; the south branch of the Chicago River; West Harrison Street; a line 160.1 feet east of and parallel to South Clinton Street; a line 60 feet north of and parallel to West Harrison Street; a line 98.95 feet east of and parallel to South Clinton Street; West Harrison Street; South Clinton Street; West Congress Parkway; and South Canal Street,

to those of Waterway Business-Residential Planned Development Number 1065, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the attached Plan of Development, which is made a part of this ordinance.

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:

Plan Of Development Statements.

Planned Development No. 1065, As Amended.

1. The area delineated herein as Planned Development Number 1065, as amended ("Planned Development") consists of approximately 548,752 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, International Property Developers North America, Inc.
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 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assigns or grantees.

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

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Housing and Economic 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 and the existing No-Build Restriction Ordinance (passed by the Chicago City Council January 21, 1931, and recorded as Document 15943542 with the Cook County Recorder of Deeds) must be rescinded, to the extent this proposed development conflicts with parameters of this No-Build Restriction Ordinance.

All applicable National Railroad Passenger Corporation ("Amtrak"), Chicago Union Station Company ("CUSC") and Commuter Rail Board ("Metra") reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or

grantees prior to the issuance of any Part II Approvals for only Phase IB of this proposed development, per Statement 9 of this Planned Development ordinance. Any development support infrastructure associated with the Planned Development, may require a separate submittal to, and review by, Amtrak, the CUSC or Metra on behalf of the applicant or its successors, assigns or grantees and any associated approvals shall be in compliance with the Planned Development.

The construction and delivery of: 1) an elevator shaft, reaching a depth of 18.378 feet below grade, in the area indicated on the attached Overall Site Plan; 2) the associated elevator to be used within said shaft; and, 3) the appropriate space for a doorway to be established within the elevator lobby in the area indicated on the attached Overall Site Plan, will be provided by the applicant, subject to review by the Chicago Transit Authority ("CTA") and must be designed in accordance with requirements as determined by the CTA and in compliance with the Municipal Code of Chicago. All applicable CTA reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees prior to the issuance of any Part II Approvals for only Phase ID of this proposed development, per Statement 9 of this Planned Development ordinance. Any public transit access infrastructure associated with the Planned Development, may require a separate submittal to, and review by, the CTA on behalf of the applicant or its successors, assigns or grantees and any associated approvals shall be in compliance with the Planned Development. These elevator shaft, elevator and doorway space improvements will exclusively serve the applicant's below grade parking structure and Indoor Through Block Connection, as detailed in the attached Overall Site Plan, Indoor Through Block Connection Downtown Floor Area Bonus Plan and Underground Parking Downtown Floor Area Bonus Plan, until such time that the CTA is prepared to provide the necessary infrastructure improvements to connect said elevator shaft, elevator and doorway space to the Clinton Street Blue Line Station. The funding, design and provision of the elevator shaft, elevator and doorway space improvements detailed in this statement 14 will be the sole responsibility of the applicant.

All applicable Illinois Department of Transportation ("IDOT") reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees prior to the issuance of any Part II Approvals for only Phase IB of this proposed development, per Statement 9 of this Planned Development ordinance. Any improvements associated with this Planned Development which impact IDOT-controlled real estate, infrastructure or other related interests, may require a separate submittal to, and review and approval by, IDOT on behalf of the applicant or its successors, assigns or grantees and any associated approvals shall be in compliance with the Planned Development.

4. This plan of development consists of 18 statements and the following exhibits: Bulk Regulations Table; Subarea Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Existing Zoning Map; Public Right-of-Way Adjustment Map; Overall Site Plan; Subarea I Site Plan; Subarea II Site Plan; Subarea III Site Plan; Overall Landscape Plan; Subarea I Landscape Plan; Subarea II Landscape Plan; Subarea III Landscape Plan; Roof Plan and Green Roof Plan; maps specific to Phase I (Second Floor Plan, Third Floor Plan, Fourth/Fifth Floor Plan, Sixth/Seventh Floor Plan, Eight/Ninth Floor Plan, Post Office Residential Layout Plan, Typical

Subarea II Tower Floor Plan, P1/P2 Floor Plan, P3 Floor Plan, P4 Floor Plan, Longitudinal Building Section, Transverse Building Section, South Elevation, East Elevation, North Elevation and West Elevation); Downtown Floor Area Bonus Plans (Public Plazas and Pocket Parks, Chicago Riverwalk Improvements, Winter Gardens, Outdoor Through-Block Connection, Indoor Through-Block Connection, Water Features in Public Open Spaces, Sidewalk Widening, Underground Parking Subarea II and Underground Parking Subarea III); Bonus Worksheet; Subarea I Interim Parking Plan; Subarea II Interim Parking Plan; Subarea III Interim Parking Plan; and, Area Infrastructure Improvements prepared by Antunovich Associates and dated July 18, 2013, submitted herein. Full-sized copies of the Site Plans, Landscape Plans and Building Elevations are on file with the Department of Housing and Economic 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 the Planned Development Ordinance and the Zoning Ordinance, the Planned Development Ordinance shall control.

5. The following uses are allowed in the area delineated herein as the Planned Development: elderly housing; multi-unit residential; assisted living (elderly custodial care); nursing home (skilled nursing care); eating and drinking establishments (all, including taverns); entertainment and spectator sports (all allowed or permitted); food and beverage retail sales (including liquor store package goods and liquor sales as accessory use); hotel; office; retail sales (general); sports and recreation, participant (all allowed or permitted); wireless communications facilities; accessory and non-accessory parking; and, accessory and related uses.

The maximum number of residential units allowed in the Planned Development will be 6,769. Of that, a maximum of 2,155 residential units will be provided in the former Chicago Main Post Office; a maximum of 1,000 residential units will be provided in the Phase I North Tower; a maximum of 2,754 units will be provided in the Phase II South Tower; and, a maximum of 860 units will be provided in the Phase III West Tower.

The maximum number of hotel rooms allowed in the Planned Development will be 1,240. Of that, a maximum of 320 hotel rooms will be provided in the Phase I North Tower; a maximum of 600 hotel rooms will be provided in the Phase II South Tower; and, a maximum of 320 hotel rooms will be provided in the Phase III West Tower. Any quantity of hotel rooms provided within the former Chicago Main Post Office will be deducted from the overall maximum within this Planned Development of 1,240; thereby, directly reducing the maximum allowed quantity of hotel rooms available to be provided within the Phase I North Tower, Phase II South Tower or Phase III West Tower.

Development of both the Phase II South Tower and the Phase III West Tower will be subject to Site Plan Approval by the Zoning Administrator, following review and comment by the Department of Housing and Economic Development and Chicago Plan Commission, subject to Statement Number 13 of this Planned Development and

Sections 17-13-0610, 17-13-0611-A and 17-13-0800 of the Chicago Zoning Ordinance. Minimum on-site accessory parking and loading space requirements for all uses, in all phases, will be subject to the parameters of the DX-12 zoning district, as listed in Section 17-10-0208. In addition, all such uses may apply all applicable off-street accessory parking exemptions and reductions, as found in Sections 17-10-0102-B (1-3), 17-10-0102-C and 17-10-0102-D. Minimum on-site accessory parking and loading space requirements for a certain phase (or for certain phases) may be satisfied through the provision of such space (or spaces) in another certain phase (or in other certain phases) of the Planned Development. Interim surface and structured accessory and non-accessory parking spaces may be provided in the Planned Development, provided such spaces meet the requirements of the Landscape Ordinance.

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 Housing and Economic Development. Off-Premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the 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 548,752 square feet of property and a base FAR of 12.0. The improvements to be constructed on the Property will utilize the following series of FAR bonuses:

Description (list of all bonuses applied for and calculations)	FAR
Base FAR:	12.00
Affordable Housing:	2.05
Public Plazas and Pocket Parks:	0.09
Chicago Riverwalk Improvements:	0.06
Winter Gardens:	0.32
Outdoor Through-Block Connection:	0.30
Indoor Through-Block Connection:	0.77
Water Features in Public Open Spaces:	0.80

Sidewalk Widening:	0.25
Underground Parking:	1.58
Total Bonus FAR:	6.23
Total FAR:	18.23

Pursuant to Section 17-4-1003-B, the Zoning Administrator may review and approve modifications to the aforementioned Floor Area Ratio Bonuses, made necessary due to unique circumstances that may arise throughout the provision of the project contemplated in this Planned Development Ordinance, provided the public benefit associated with the modifications is equal to, or of greater value than, the public benefit contained in this Planned Development Ordinance.

Pursuant to Section 17-4-1004-B of the Zoning Ordinance, the applicant has requested affordable housing bonus floor area ("Bonus FAR") for the North and South Towers in Subarea 2 and the West Tower in Subarea 3 (each, an "Eligible Building"), as set forth in the bonus worksheet attached hereto (the "Bonus Worksheet"). In accordance with the formulas set forth in Section 17-4-1004-C and the Bonus Worksheet, the applicant acknowledges and agrees that in exchange for the Bonus FAR it must either: (i) devote a minimum of 281,235 square feet in the Eligible Buildings to affordable housing ("Affordable Floor Area"); or (ii) make a cash payment in lieu of providing the Affordable Floor Area in the amount of \$26,098,631; or (iii) any combination of (i) and (ii); provided, however, the applicant shall provide a minimum of 10 percent of the required Affordable Floor Area in accordance with the chart below.

The applicant shall distribute the Affordable Floor Area among the Eligible Buildings proportionately based on the amount of Bonus FAR each building receives compared to the overall Bonus FAR in the Planned Development, as set forth in the chart below. If the applicant elects to make a cash payment in lieu of providing any Affordable Floor Area, such payment shall be determined by multiplying \$26,098,631 by a fraction, the numerator of which shall be the amount of undeveloped Affordable Floor Area and the denominator of which shall be 281,235 square feet (the "Pro Rata Cash Contribution").

	Subarea Two		Subarea Three	Totals
	North Tower	South Tower	West Tower	
Bonus FAR square feet (affordable housing)	224,988	599,969	299,984	1,124,941
Square footage of affordable units required	56,247	149,993	74,996	281,235
Minimum amount of affordable square footage required	5,625	14,999	7,500	28,124
In-lieu payment owed	\$5,219,722	\$13,919,280	\$6,959,629	\$26,098,631

Prior to the issuance of a building permit (including, without limitation, an excavation or foundation permit) for any Eligible Building, the applicant must make the required Pro Rata Cash Contribution for any undeveloped Affordable Floor Area (if any) and/or provide a performance bond or other security in an amount equal to the Pro Rata Cash Contribution for each affordable unit to be developed ensuring construction of such affordable units in accordance with Section 17-4-1004-E6. The applicant must also enter into an Affordable Housing Agreement with the City pursuant to Section 17-4-1004-E9 prior to the issuance of any building permits for the Eligible Building. The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Eligible Building and will constitute a lien against each affordable unit in an amount equal to the Pro Rata Cash Contribution for such unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each affordable unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such affordable unit. In addition to the Affordable Housing Agreement, the applicant acknowledges and agrees that, pursuant to Section 17-4-1003-D3, the Bonus Worksheet (as updated in accordance with this Statement) will serve as an official record of bonuses and amenities. The applicant must comply with the applicable affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference. Notwithstanding anything to the contrary contained in Section 17-4-1003-E, the Commissioner of the Department of Housing and Economic Development, or any successor department thereto, may enforce remedies for breach of the Affordable Housing 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. In addition, notwithstanding anything to the contrary contained in Section 17-4-1003-E, if the applicant subsequently reduces the size of any Eligible Building (resulting in a corresponding reduction in Bonus FAR), the Department may adjust the requirements of this Statement 8 (i.e., required Affordable Floor Area and/or in lieu cash payment) accordingly without amending the Planned Development; provided, however, the applicant must provide the minimum amount of Affordable Floor Area as set forth in the chart above. In order for any such changes to be effective, the applicant shall update and resubmit the Bonus Worksheet to the Department for review and approval.

Notwithstanding anything to the contrary contained herein, and although the applicant is not requesting Bonus FAR in connection with the existing Old Post Office in Subarea 1 (and such building is not otherwise subject to an affordable housing requirement under the Municipal Code), the applicant may elect to provide Affordable Floor Area in the existing Old Post Office as a component of the residential units constructed therein and may apply such Affordable Floor Area towards satisfying the amount of Affordable Floor Area required hereunder. Any affordable units provided in the Old Post Office pursuant to this paragraph must comply with all standards and requirements applicable to the affordable units in the Eligible Buildings, including, without limitation, the Design Guidelines set forth in Section 17-4-1004-E8.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic 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. Final landscape plan review and approval will be by the Department of Housing and Economic 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 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contain in the Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the applicant agrees to provide a landscaped river setback and continuous riverside trail as indicated on the Landscape Plan and River Walk Plan and Cross-Sections and permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. The applicant shall permit ungated public access to this aforementioned river setback and provide signage on the river walk that the river walk is open to the public during typical Chicago Park District hours. All improvements within the river setback must be substantially completed prior to receipt of Certificate of Occupancy for Phase IB of the Planned Development, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the Certificate of Occupancy. The applicant acknowledges that such request for any Phase IB Certificate of Occupancy must be made to the attention of, and approved by, the Commissioners of the Departments of Buildings, Housing and Economic Development and Transportation. The applicant also acknowledges the desirability of wildlife habitat and other natural features in or near the water's edge and shall work with the City and interested parties to provide such features to the extent practical. In particular, trees in the riverwalk area shall be primarily canopy (overstory) species planted in soil having sufficient depth, volume and permeable surface to promote robust growth.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to this Statement 13 and 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.

Prior to Part II Approval (per Section 17-13-0610) for the Phase II South Tower and the Phase III West Tower, the applicant shall submit, for Site Plan Approval (per Section 17-13-0800), the corresponding Bulk Table, Site Plan, Green Roof Plan, Tower Setbacks Plan and Building Elevations, for review and approval by the Department of Housing and Economic Development. Review and approval by the Department of Housing and Economic Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. The applicant shall also submit a traffic study that contemplates the actual extent of the specific phase proposed for development and which details the anticipated vehicular and pedestrian impact of such project on both the subject site and area infrastructure. Review and approval of such traffic study by the Department of Transportation is intended to assure that the proposed development will not establish an improperly mitigated burden on the existing infrastructure. If any such modifications are needed, the study shall detail the specific improvements, to be fully funded by the applicant, which will provide for the necessary infrastructure upgrades.

In addition, the applicant shall coordinate with the Fire Department and the Mayor's Office for People with Disabilities for their respective reviews of the specific phase and such plans are also to be presented to the Chicago Plan Commission for review and comment. Only after all comments generated by such departmental and Plan Commission reviews have been addressed shall the Department of Housing and Economic Development consider granting Site Plan Approval. Following such Site Plan Approval by the Department of Housing and Economic Development, the supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

All Site Plan Approval submittals shall, at a minimum, include the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned tower setbacks;
- fully-dimensioned green roof plan;
- fully-dimensioned downtown floor area bonus plan (as applicable);
- statistical information (bulk table) applicable to the specific phase, including floor area (both base and bonus FAR, as applicable), uses (and associated quantities of such) to be established, sustainable development amenities, parking projections, building heights and setbacks; and
- traffic study detailing the anticipated vehicular and pedestrian impact.

All Site Plan Approval submittals shall include all other information deemed necessary to illustrate substantial conformance to the Planned Development. Changes or modifications to the Planned Development must be made pursuant to the provisions of this Statement 13 and Section 17-13-0611-A. In the event of any inconsistency between submitted plans and the terms of the Planned Development, the terms of the Planned Development shall govern.

14. Applicant commits to provide and fully-fund the Phase I, Phase II and Phase III infrastructure improvements, as detailed in the attached Area Infrastructure Improvements exhibit. The funding, design and provision of all infrastructure improvements detailed in the Area Infrastructure Improvements exhibit will be the responsibility of the applicant, will be subject to review and installation scheduling 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.
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 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.
16. 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, conserves energy and maximizes the preservation of natural resources. The Phase I former Chicago Main Post Office and North Tower, and the podiums of the Phase II South Tower and Phase III West Tower (to be constructed in Phase I), will have a green roof system covering a minimum of 205,000 square feet (representing the total of 50 percent of each structure's roof net site area); in addition, all four structures will be Leadership in Energy and Environmental Design (LEED) certified, meeting the guidelines of the Sustainable Policy of the Department of Housing and Economic Development. The Phase II South Tower and Phase III West Tower will be required to adhere to the Sustainable Policy of the Department of Housing and Economic Development, at such time that the applicant is ready to actively pursue such construction.
17. The improvements shall be designed, installed and maintained in substantial conformance with the Bulk Regulations and Data Table, the Site Plan, Landscape Plan and Building Elevations attached hereto. The landscaping (including street trees in the adjacent right-of-way) shall be designed, installed and maintained in substantial conformance with the landscaping and parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines subject to the allowance for existing infrastructure. The applicant acknowledges that the Planned Development includes a building commonly known as the former Chicago Main Post Office and identified as potentially significant in the Chicago Historic Resources Survey. Pursuant

to the Zoning Ordinance, Section 17-8-0911 and Section 13-32-230 of the Municipal Code, the applicant acknowledges that planned developments should give priority to the adaptive reuse of historic buildings which have been designated as a "Chicago Landmark" or color-coded red or orange in the Chicago Historic Resources Survey. Therefore, the applicant agrees to retain, preserve and rehabilitate the character-defining features of the building as a condition of this Planned Development and consistent with the plans and drawings incorporated herein. The character-defining features are identified as the historic Van Buren Office lobby interior and the building's exterior elevations, except as modified or otherwise changed consistent with these plans and drawings, including the demolition of portions of the building depicted therein. A scope of work to rehabilitate the significant features shall be included as part of the Part II Submittal. In general, original features and materials of the character-defining features should be retained and preserved as much as reasonably possible, while any changes should be compatible with the building's historic character. Such work to the character-defining features shall be subject to the review and approval of the Department of Housing and Economic Development as a part of the Part II Review.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance; any such construction activity undertaken, and pursued with reasonable diligence, by the applicant pursuant to this section shall be deemed sufficient to vest the zoning authority contained within this Planned Development ordinance, in its entirety, on this Property. Should this Planned Development Ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to Planned Development 1065 (dated December 14, 2012).

[Bulk Regulations and Data Table; Subarea Map; Boundary Map and Property Line Map; Existing Land-Use Map; Existing Zoning Map; Right-of-Way Adjustment Map; Overall Site Plan/Ground Floor Plan; Site/Ground Floor Plan -- Subareas 1, 2 and 3; Overall Landscape Plan; Landscape Plan Subareas 1, 2 and 3; Roof Plan and Green Roof Plan; Floor Plans; Residential Layouts; Longitudinal Building Section; Transverse Building Section; North, South, East and West Building Elevations; Public Parks and Plazas; Riverwalk Improvements; North Winter Garden; Outdoor and Indoor through Block Connections; Water Feature; Sidewalk Widening; Underground Parking -- Subareas 2 and 3; Affordable Housing Profile; Density Bonus Calculation Worksheets; Subarea 1, Subarea 2, Subarea 3 Interim Parking Plans; and Area Infrastructure Improvements referred to in these Plan of Development Statements printed on pages 58356 through 58404 of this *Journal*.]

Bulk Regulations And Data Table.

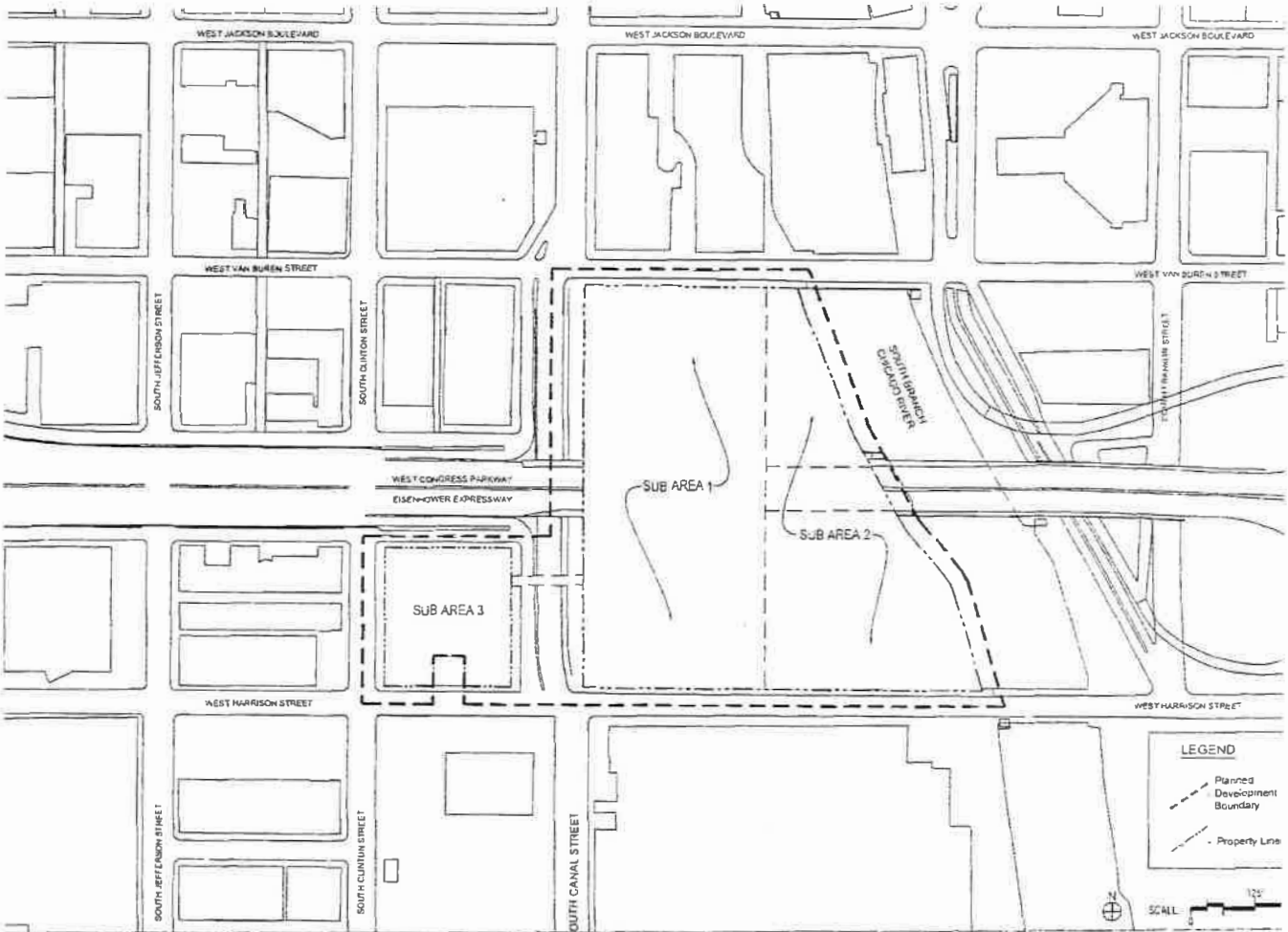
Based on Drawings filed with PD Submission - 07/18/2013

OLD CHICAGO POST OFFICE REDEVELOPMENT -- FINAL BULK REGULATIONS AND DATA TABLE							
	Sub Area 1	Sub Area 2			Sub Area 3		Total
	Existing Old Post Office	Base	North Tower	South Tower	Base	West Tower	
	Phase 1A	Phase 1B	Phase 1C	Phase 2	Phase 1D	Phase 3	
Gross Site Area (Net Site Area + Area Remaining in Public Right of Way)	370,304 sf	211,387 sf			108,425 sf		690,116 sf
Net Site Area	289,143 sf	195,144 sf			64,465 sf		548,752 sf
Bonus FAR (Affordable Housing) *	-	-	1.15	3.07	-	4.65	2.05
	-	-	224,988 sf	599,969 sf	-	299,984 sf	1,124,942 sf
Bonus FAR (Plazas & Pocket Parks) *	-	-	0.05	0.14	-	0.21	0.09
	-	-	9,938 sf	26,502 sf	-	13,251 sf	49,692 sf
Bonus FAR (Riverwalk) **	-	-	0.04	0.09	-	0.14	0.06
	-	-	6,917 sf	18,445 sf	-	9,222 sf	34,584 sf
Bonus FAR (Winter Garden) **	-	-	0.18	0.47	-	0.72	0.32
	-	-	34,622 sf	92,326 sf	-	46,163 sf	173,112 sf
Bonus FAR (Outdoor Through Block Connection) *	-	-	0.17	0.45	-	0.69	0.30
	-	-	33,122 sf	88,326 sf	-	44,163 sf	165,612 sf
Bonus FAR (Indoor Through Block Connection) *	-	-	0.43	1.16	-	1.75	0.77
	-	-	84,633 sf	225,688 sf	-	112,844 sf	423,166 sf
Bonus FAR (Water Features in Public Spaces) *	-	-	0.45	1.20	-	1.81	0.80
	-	-	87,649 sf	233,731 sf	-	116,866 sf	438,246 sf
Bonus FAR (Sidewalk Widening) *	-	-	0.14	0.38	-	0.57	0.25
	-	-	27,619 sf	73,651 sf	-	36,826 sf	138,096 sf
Bonus FAR (Underground Parking) *	-	-	0.89	2.37	-	3.59	1.58
	-	-	173,796 sf	463,456 sf	-	231,728 sf	868,980 sf
Total Bonus FAR **	-	-	3.50	9.34	-	14.13	6.23
	-	-	683,286 sf	1,822,096 sf	-	911,048 sf	3,416,429 sf
Masterplan Proposed FAR	8.75	3.07	7.30	19.55	0.33	24.97	18.23
	2,530,000 sf	600,000 sf	1,425,000 sf	3,815,000 sf	21,453 sf	1,610,000 sf	10,001,453 sf
Maximum Number of Residential Units **	2,155 units	0	1,000 units	2,754 units	0	860 units	6,769 units
Maximum Number of Hotel Rooms	0	0	320 Rooms	600 Rooms	0	320 Rooms	1,240 Rooms
Maximum Number of Accessory & Non-Accessory Off Street Parking Spaces***	1,300 automated spaces	653 spaces	-	-	2,595 spaces	-	4,548 spaces
Minimum Number of Accessory Off Street Loading Spaces***	13 berths	0	-	-	3 berths	-	16 berths
Building Setbacks	Per Site Plans						
Maximum Building Height	230'-0"	105'-0"	1,000'-0"	2,000'-0"	150'-0"	1,000'-0"	-
Minimum Number of Bicycle Racks	125	0	125	125	0	125	500

* NOTE: FAR Bonuses divided among North, South, and West towers per site in relation to total proposed FAR square footage contained within each respective tower.
 ** NOTE: MIA figures calculated using 50% Standard Dwelling Units, 50% Efficiency Units, & 15% reduction (17-0-04-B) - see schedule for standard residential sizing.
 *** NOTE: Minimum on-site accessory parking and loading space requirements for all uses in all phases, will be subject to Planned Development Statement No. 5 and the parameters of the DR-12 zoning district, as listed in Section 17-10-0208 and may apply all applicable off-street accessory parking exceptions and reductions, as found in Sections 17-10-0102-B (1-1), 17-10-0102-C, and 17-10-0102-D.

GREEN FEATURES: New Buildings : LEED Certified and 50% Green Roof
APPLICANT: International Property Developers North America Inc.
ADDRESS: FORMER CHICAGO POST OFFICE SITE - 324 W. Hamson St, Chicago, IL
DATE: July 18, 2013

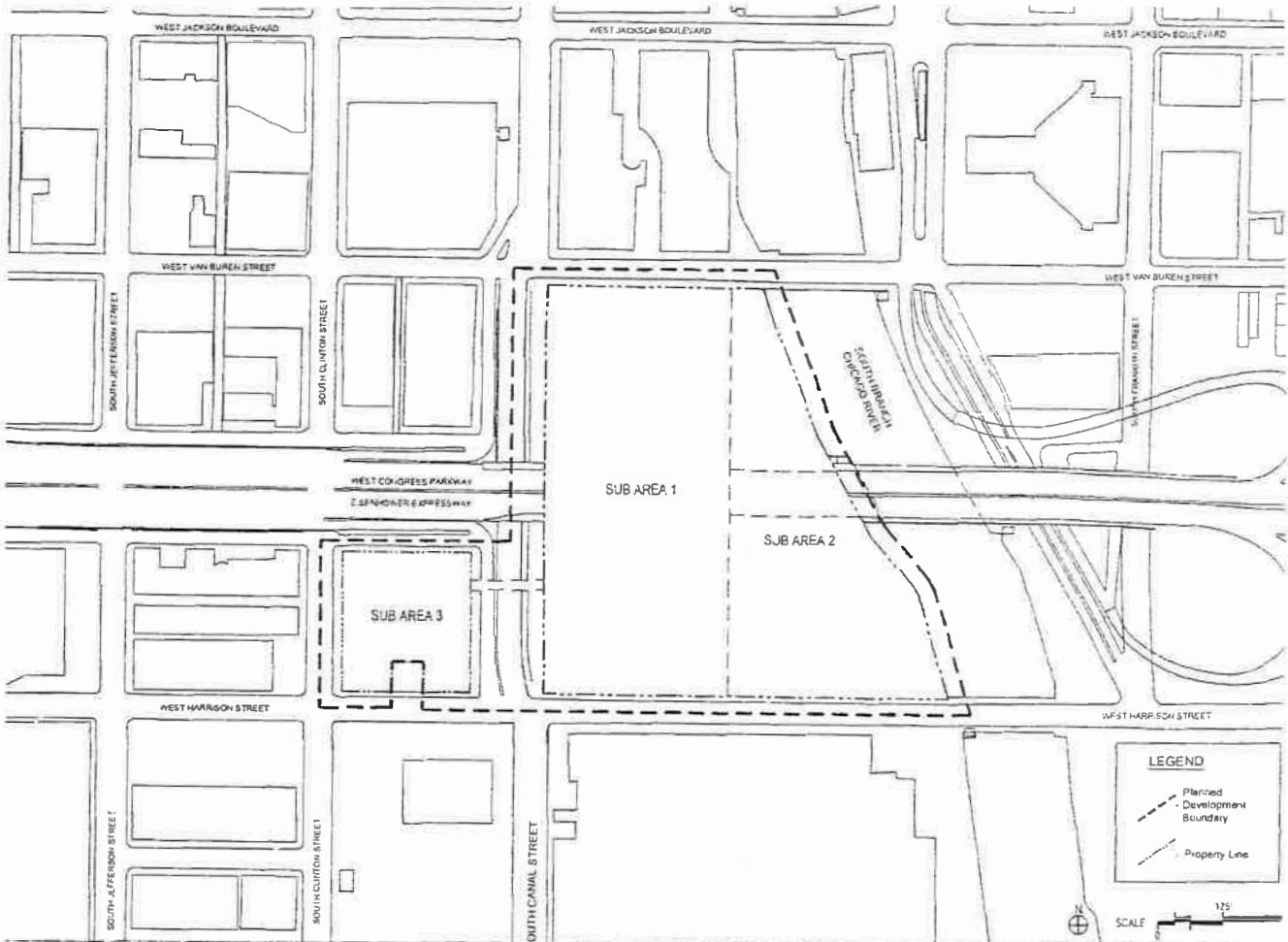
Subarea Map



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Sub Area

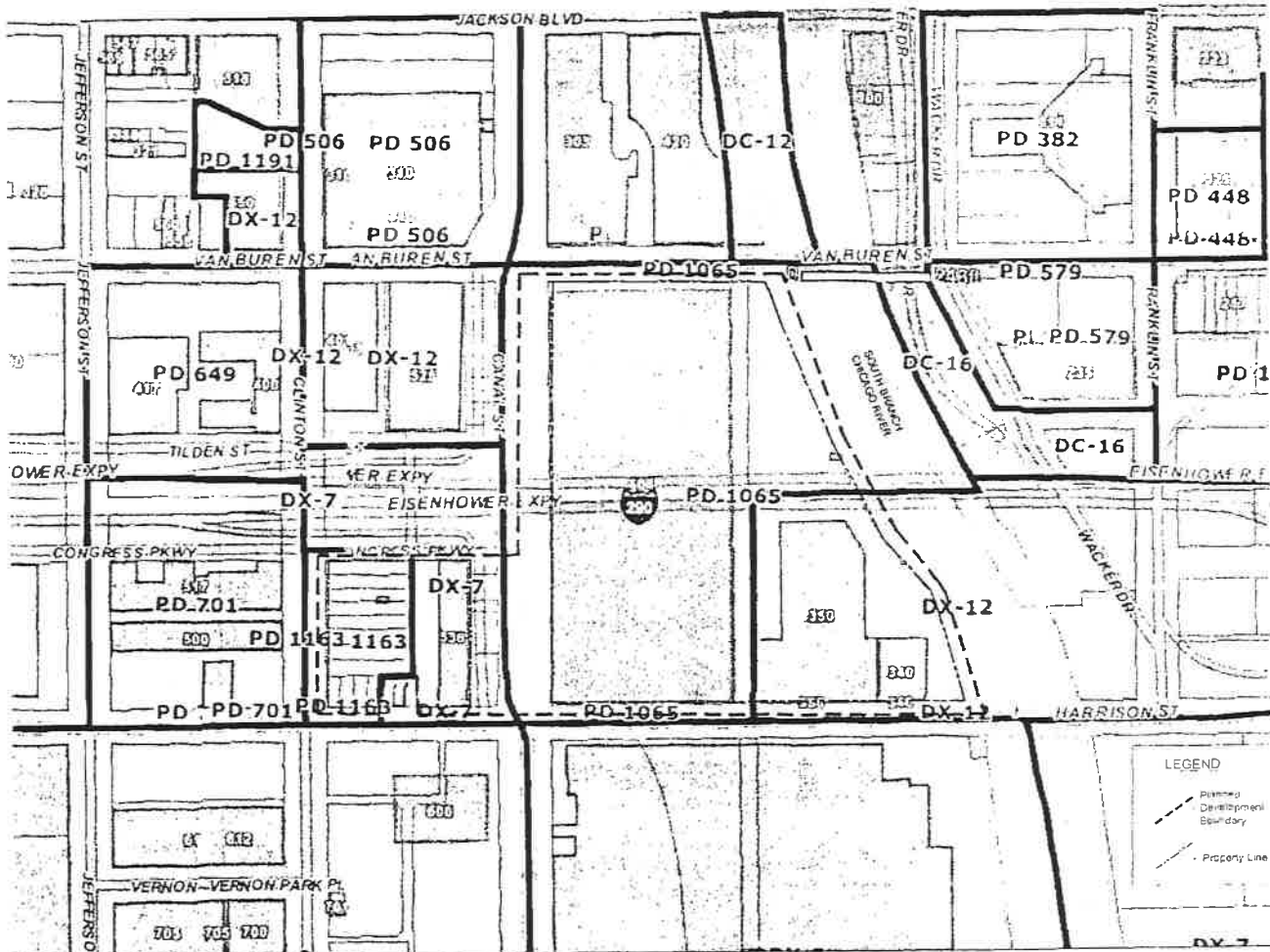
Boundary Map And Property Line Map.



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Boundary Map and Property Line Map

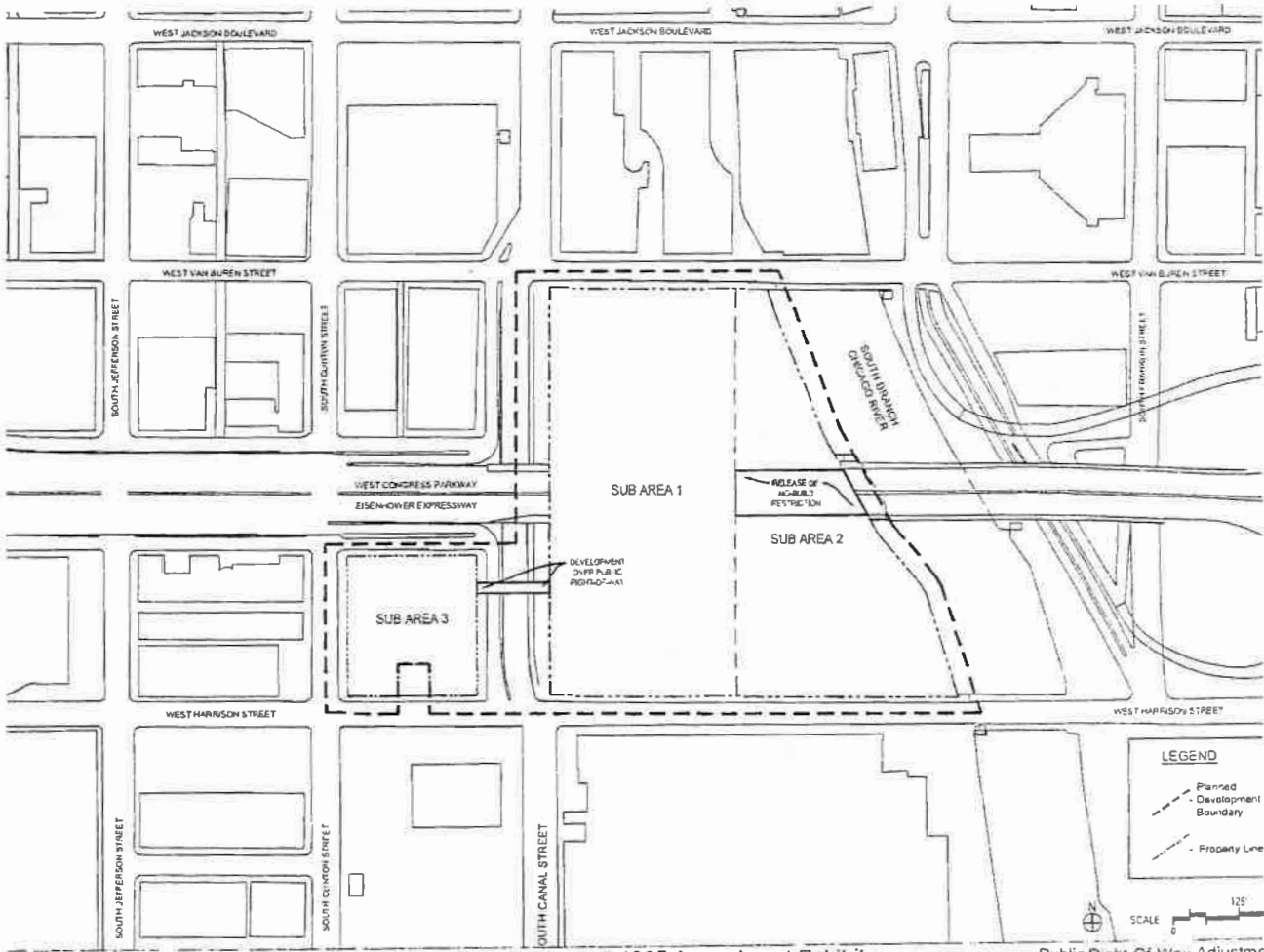
Existing Zoning Map.



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Existing Zoning

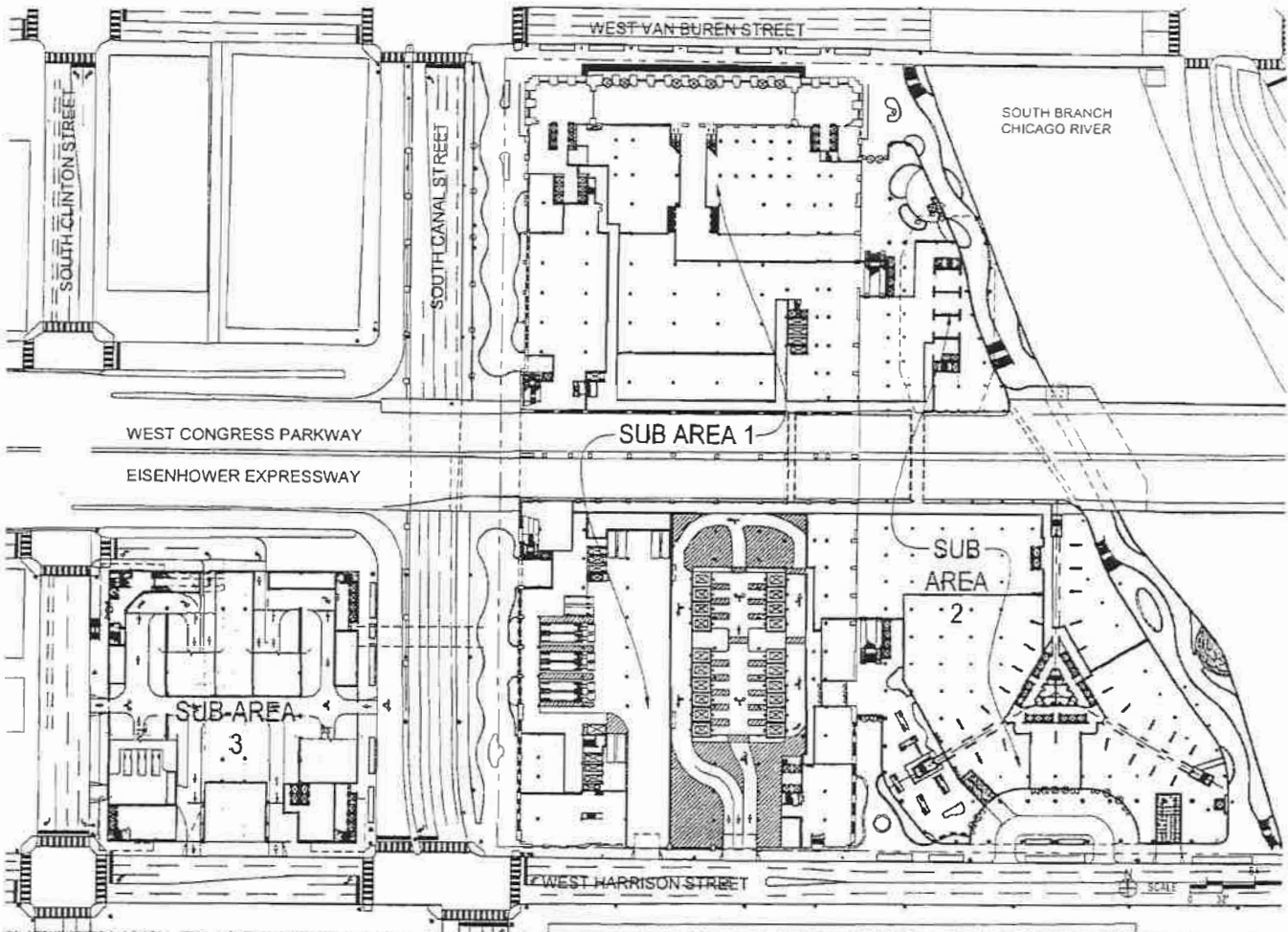
Public Right-Of-Way Adjustment Map.



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Public Right-Of-Way Adjustme

Overall Site Plan/Ground Floor Plan.



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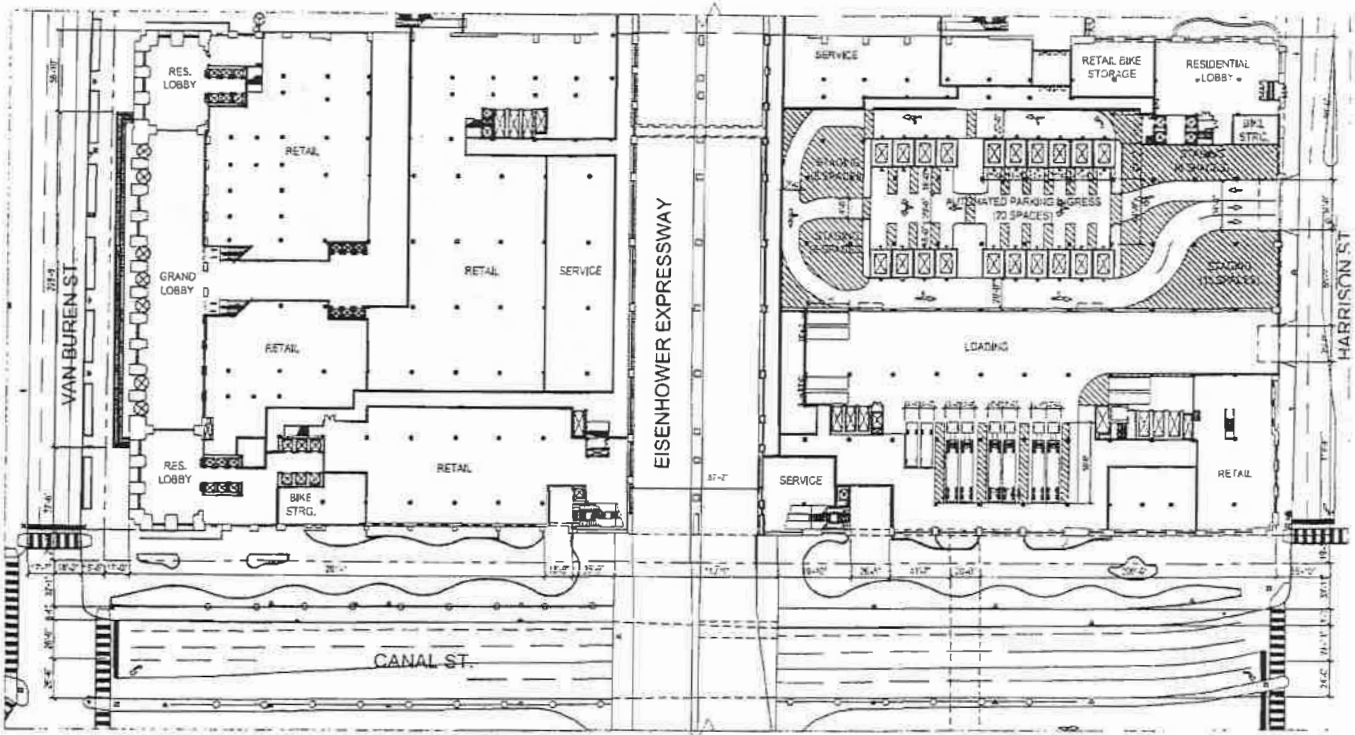
Overall Site Plan / Ground Flo

7/24/2013

REPORTS OF COMMITTEES

58363

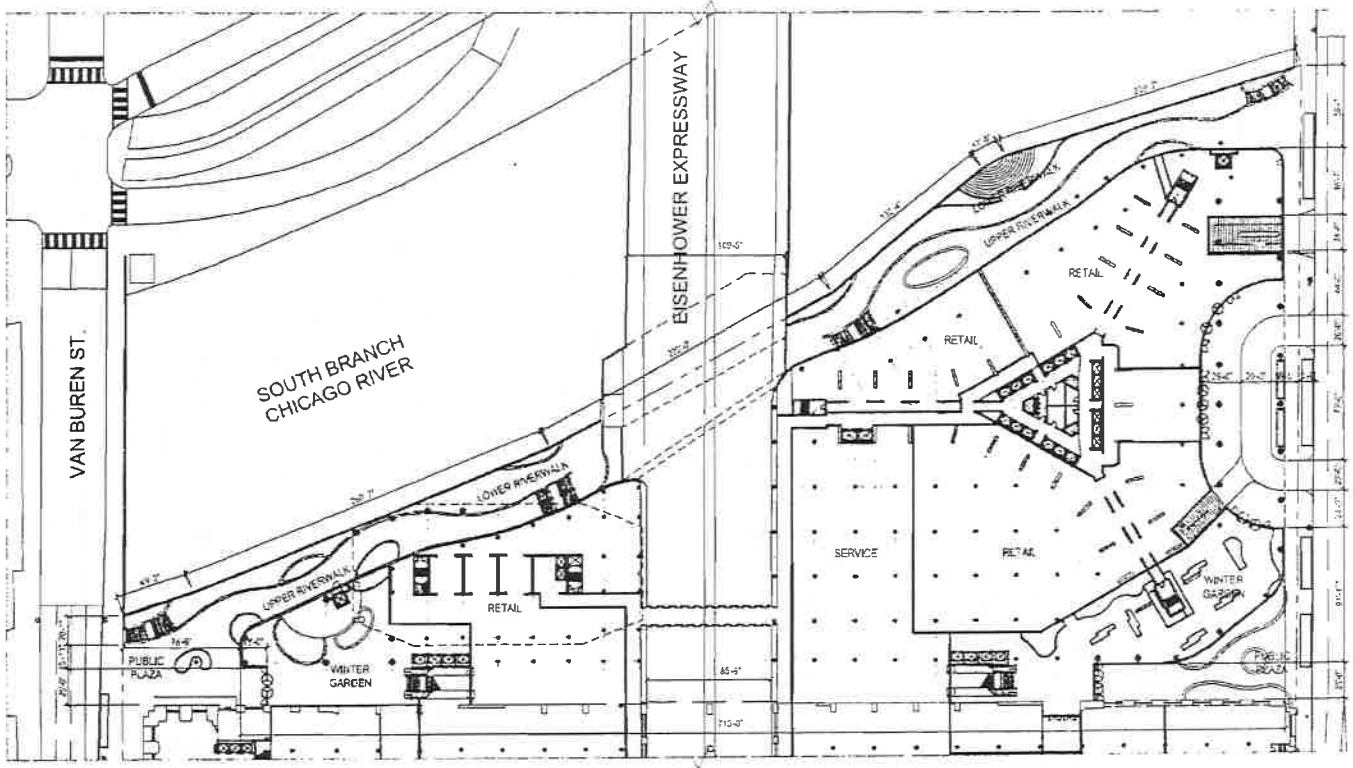
Site/Ground Floor Plan Subarea 1.



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SCALE 0 45 90
Site / Ground Floor Plan - Sub-

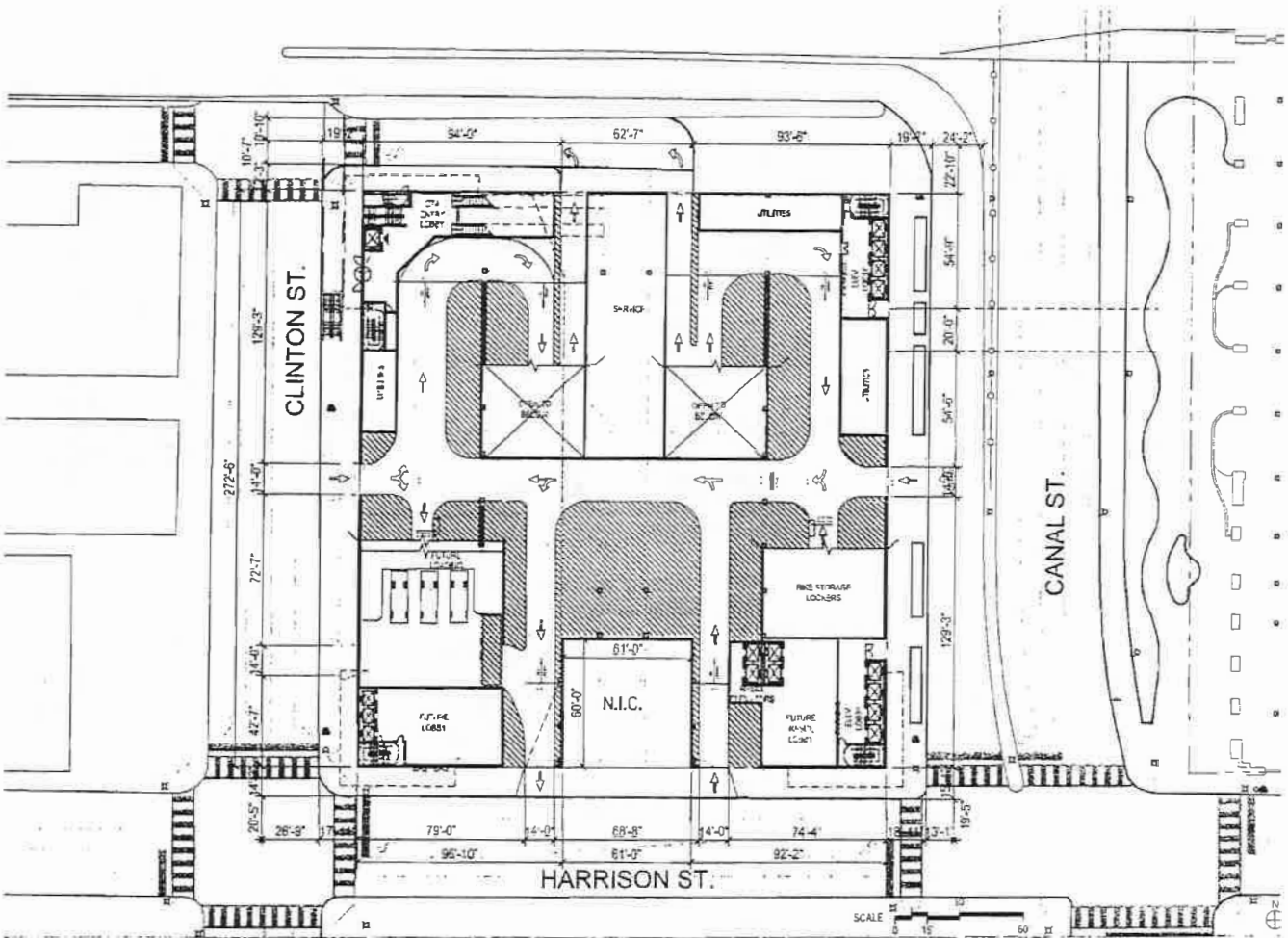
Site/Ground Floor Plan Subarea 2.



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SCALE 0 45 9
Site / Ground Floor Plan - Sub-

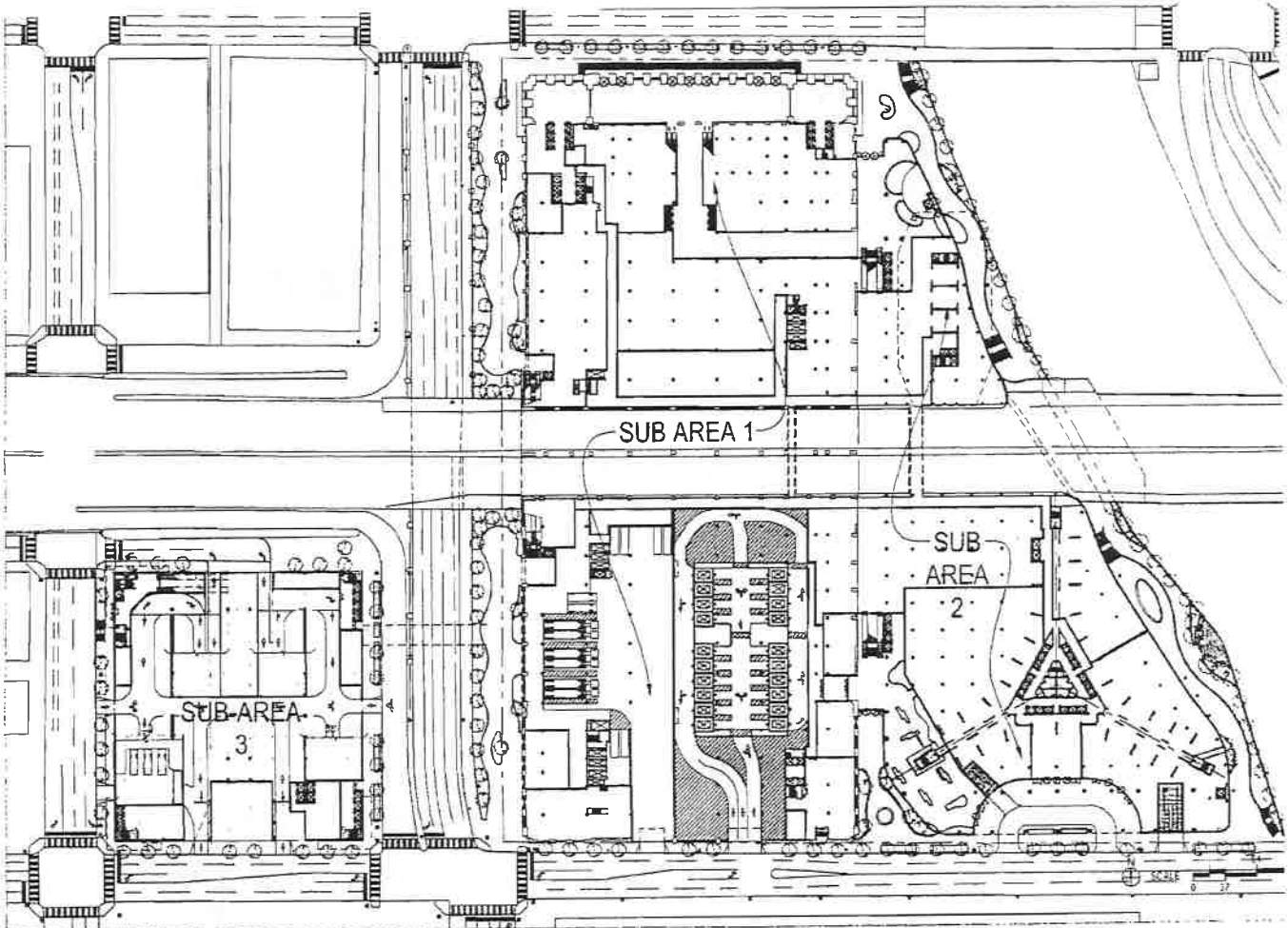
Site Ground Floor Plan Subarea 3



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Site / Ground Floor Plan - Sub-Area

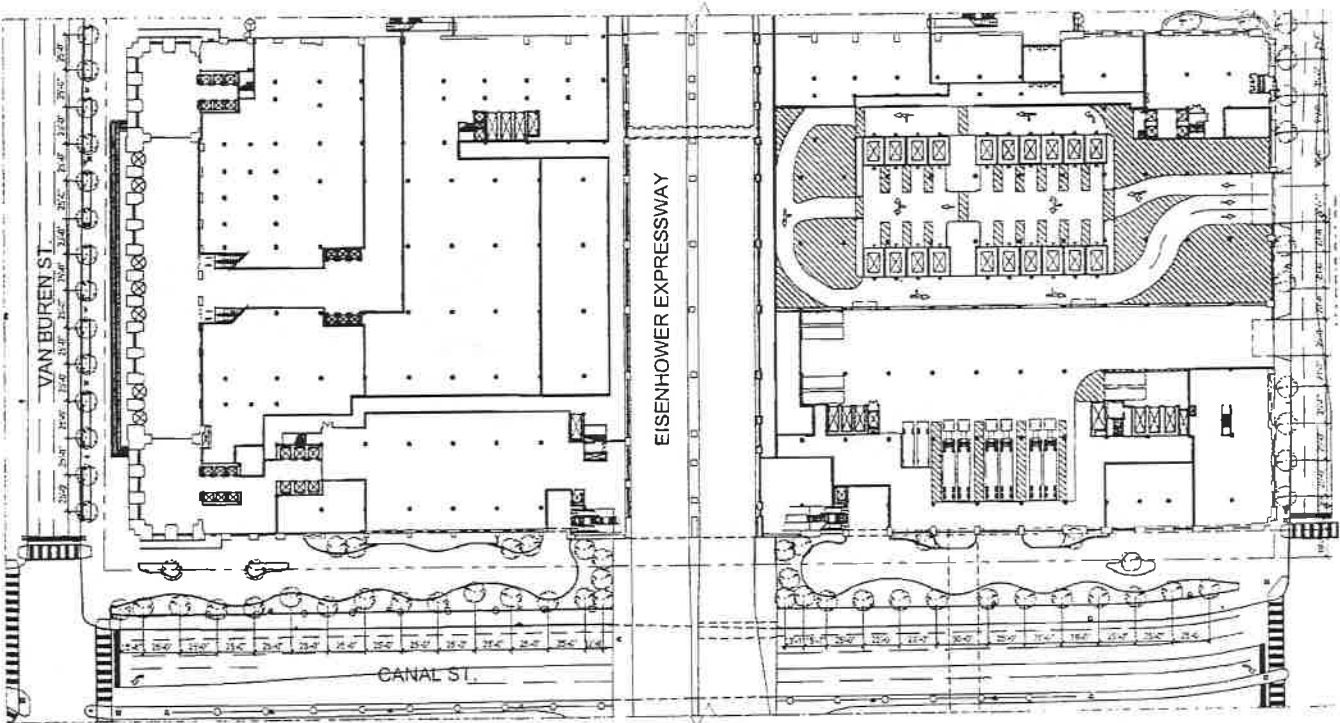
Overall Landscape Plan.



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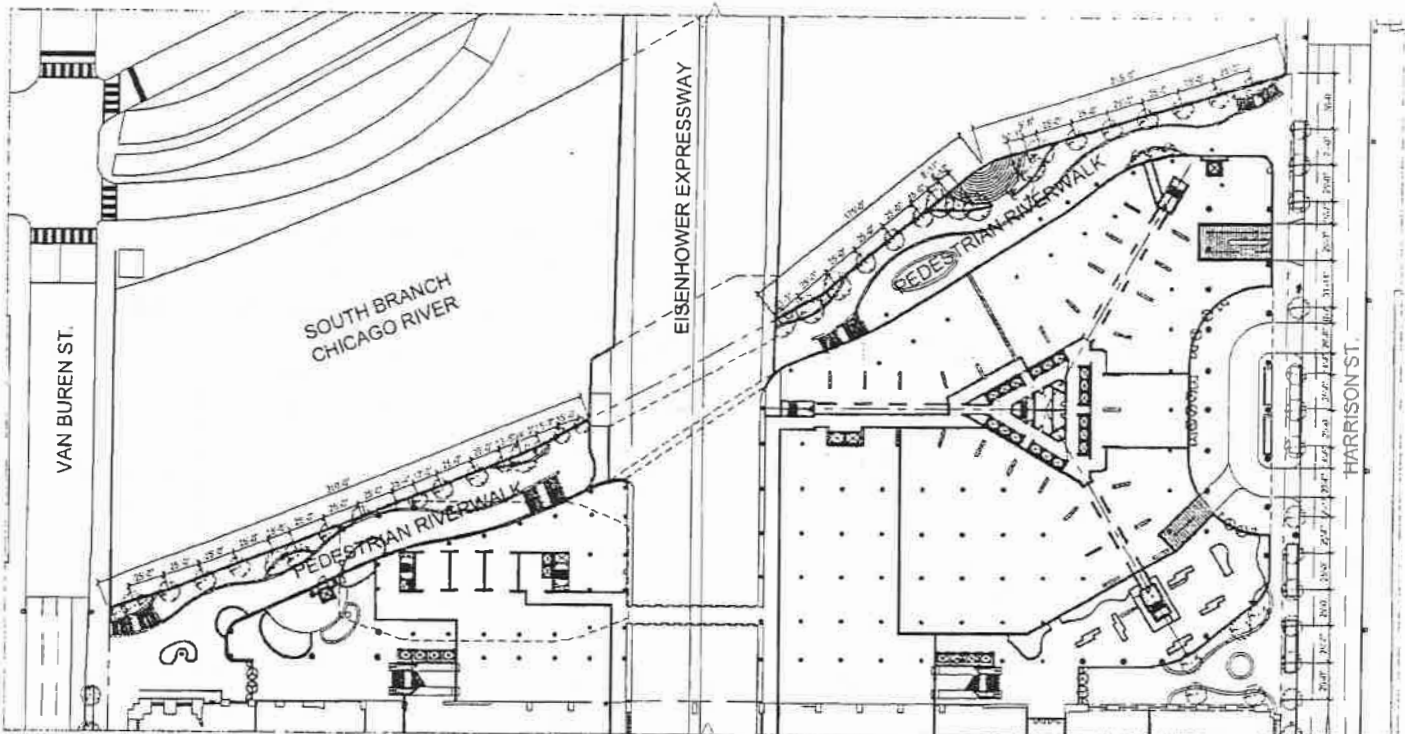
Overall Landscap

Landscape Plan Subarea 1.

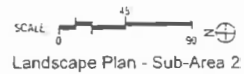


SCALE 0 25
Landscape Plan - Sub

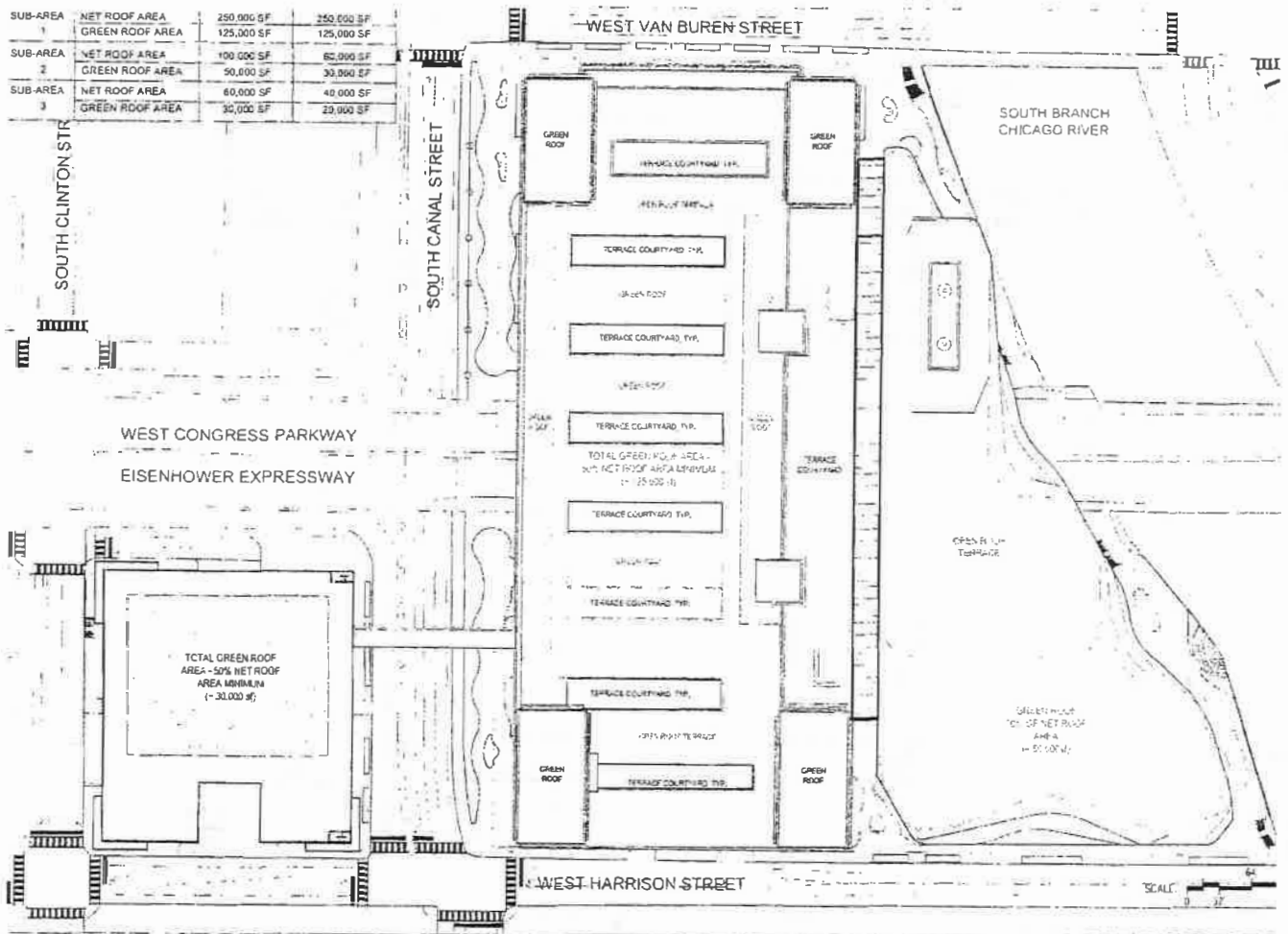
Landscape Plan Subarea 2.



PROPOSED: 1 TREE PER 25 LINEAL FEET OF RIVER FRONTAGE
 NORTH RIVER FRONTAGE: - 350'-0" / 25' = 14 TREES MIN.
 SOUTH RIVER FRONTAGE: - 390'-0" / 25' = 16 TREES MIN.
 FULL RIVER FRONTAGE TOTAL - 30 TREES MIN.



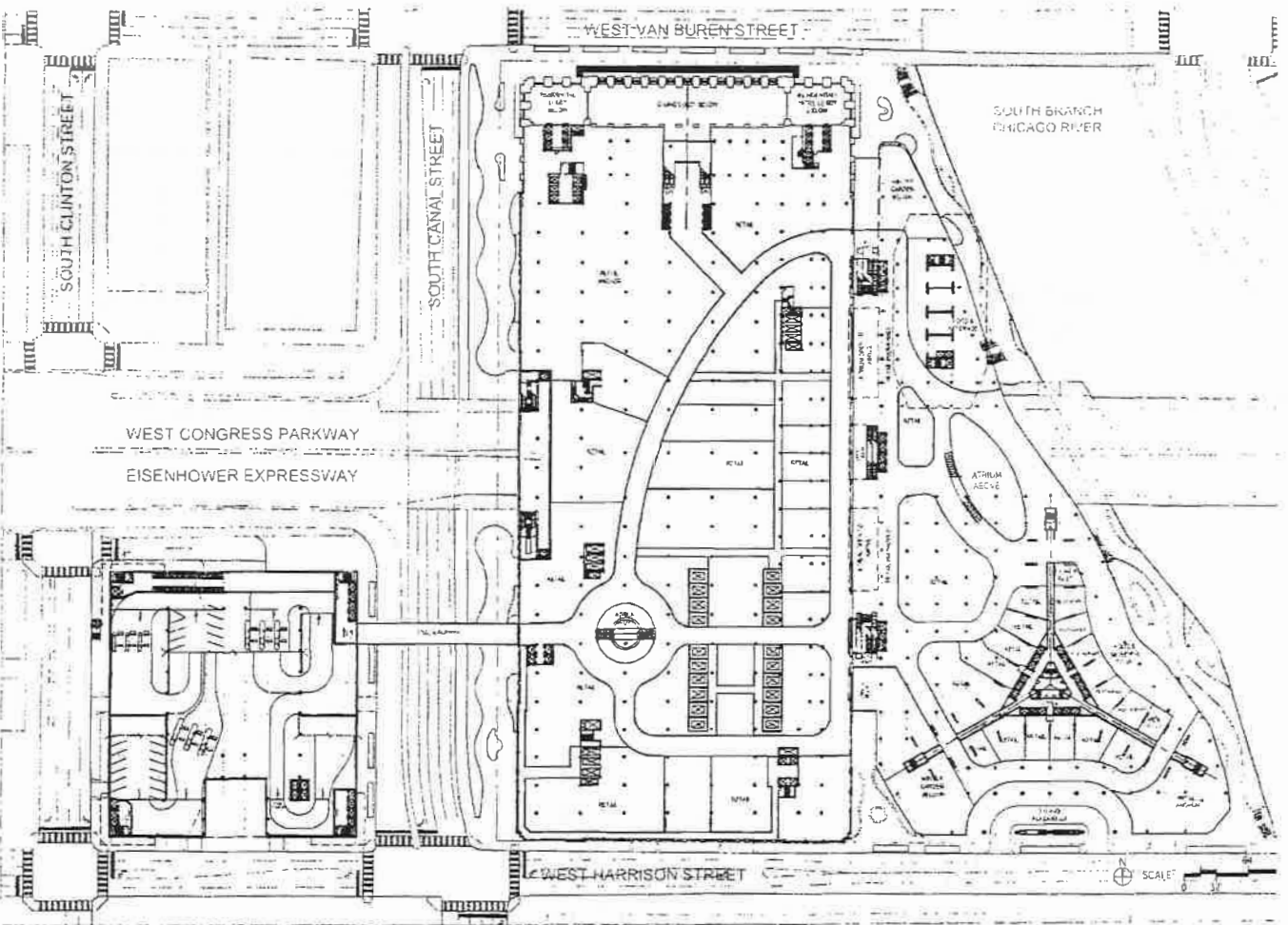
RooF Plan And Green RooF Plan.



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ROOF PLAN & GREEN ROOF

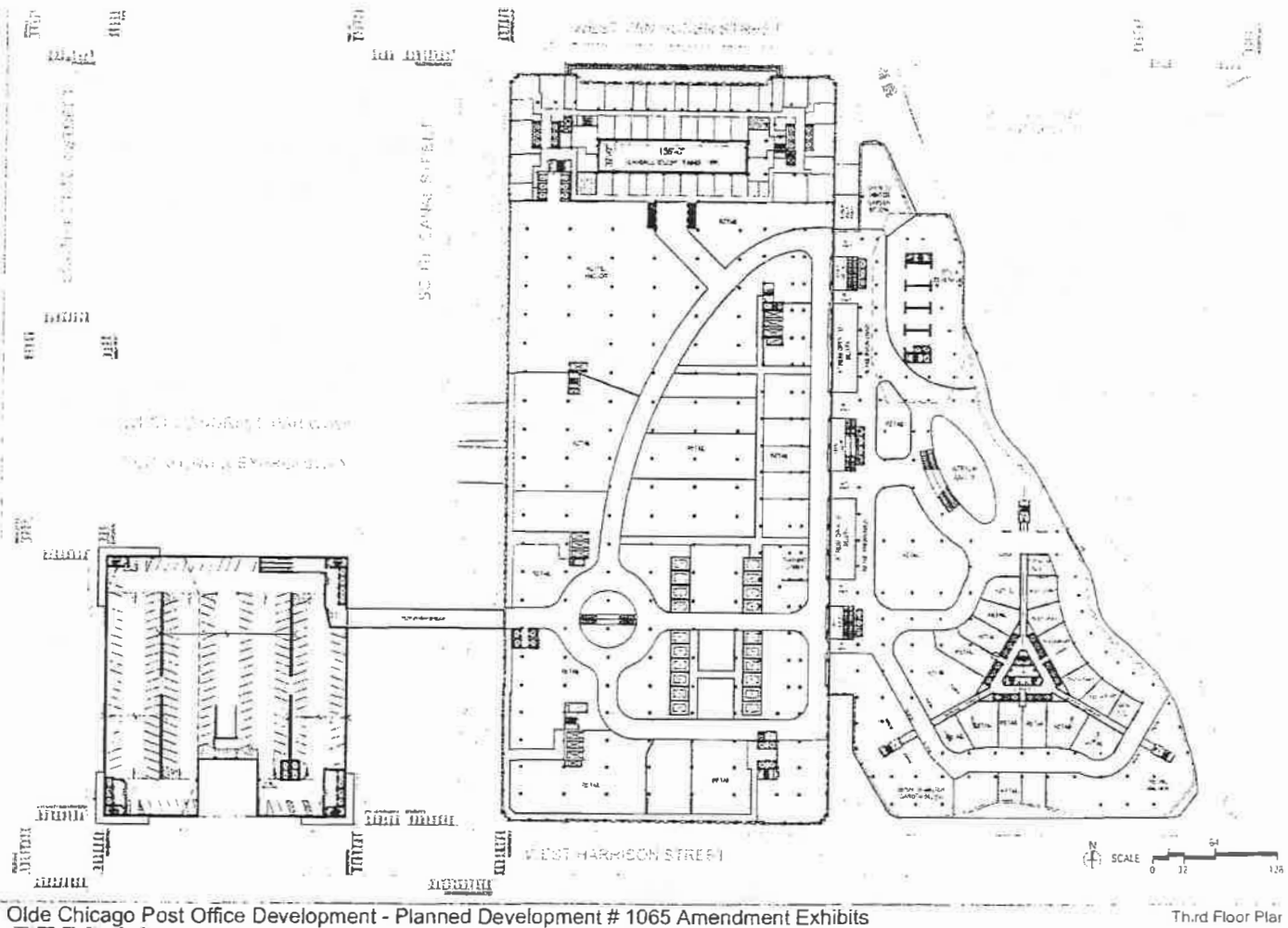
Second Floor Plan.



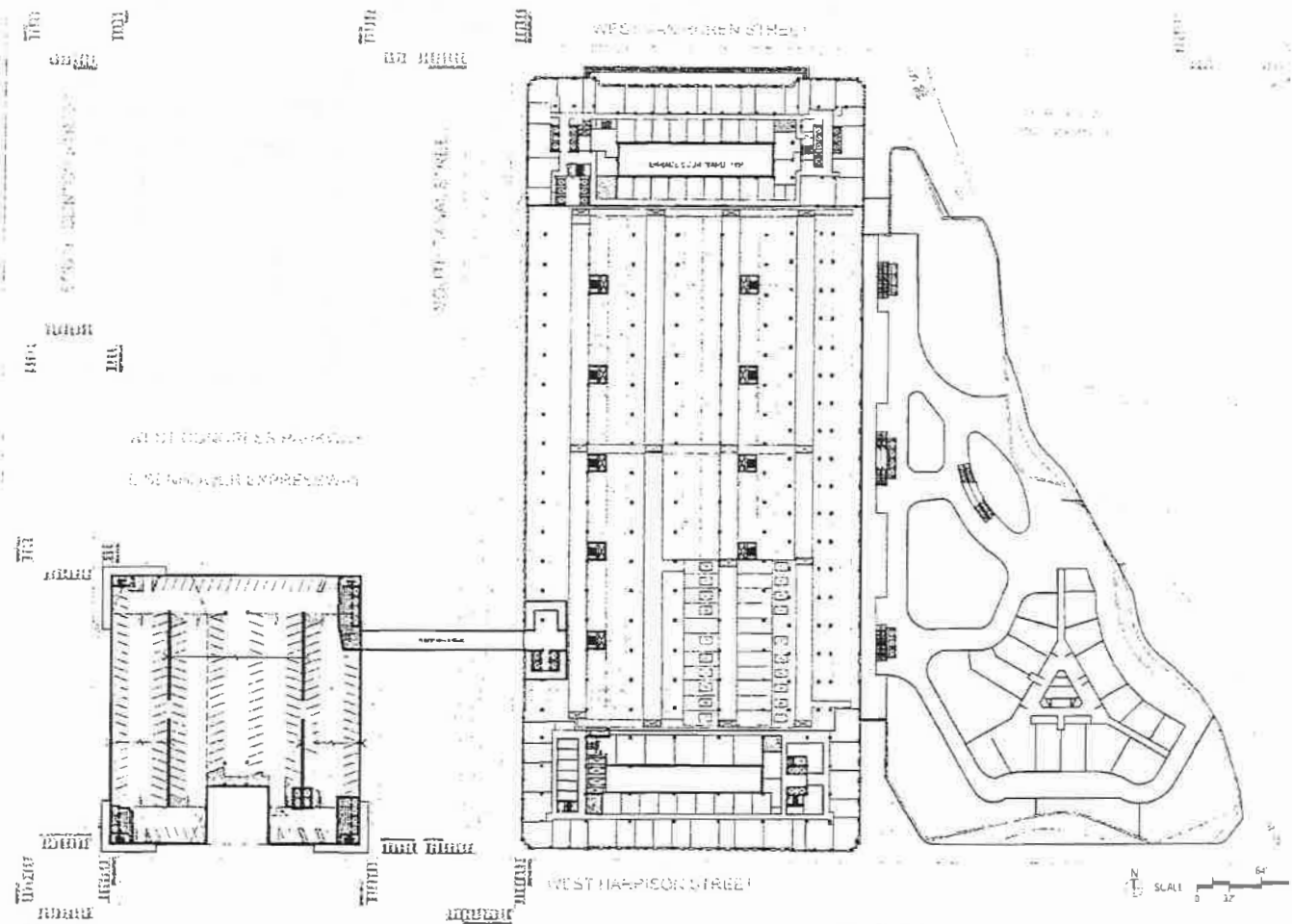
Olde Chicago Post Office Development - Planned Development # 1065 Amendment Exhibits

Second Floor

Third Floor Plan.



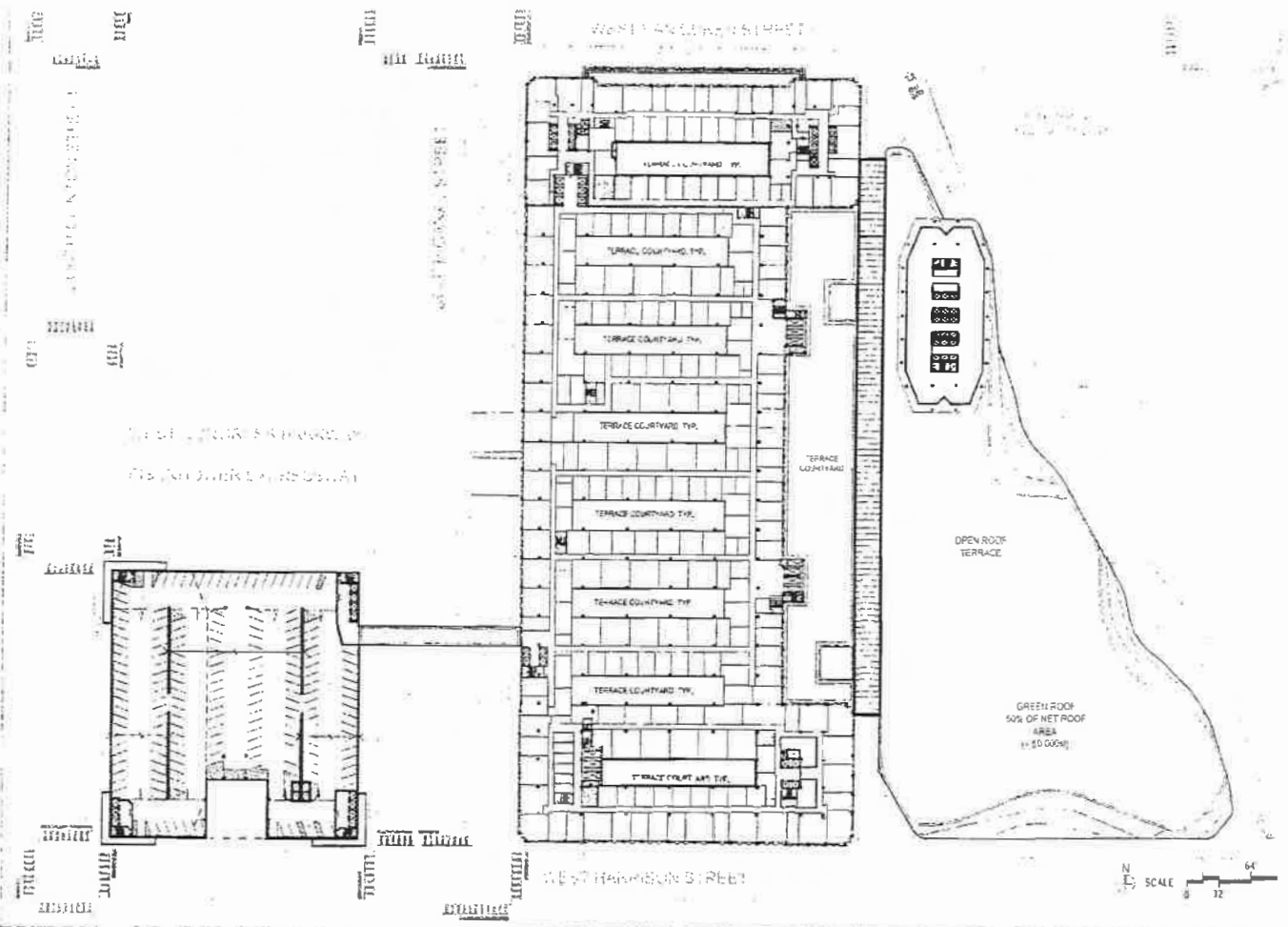
Fourth/Fifth Floor Plan.



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Fourth / Fifth Floor

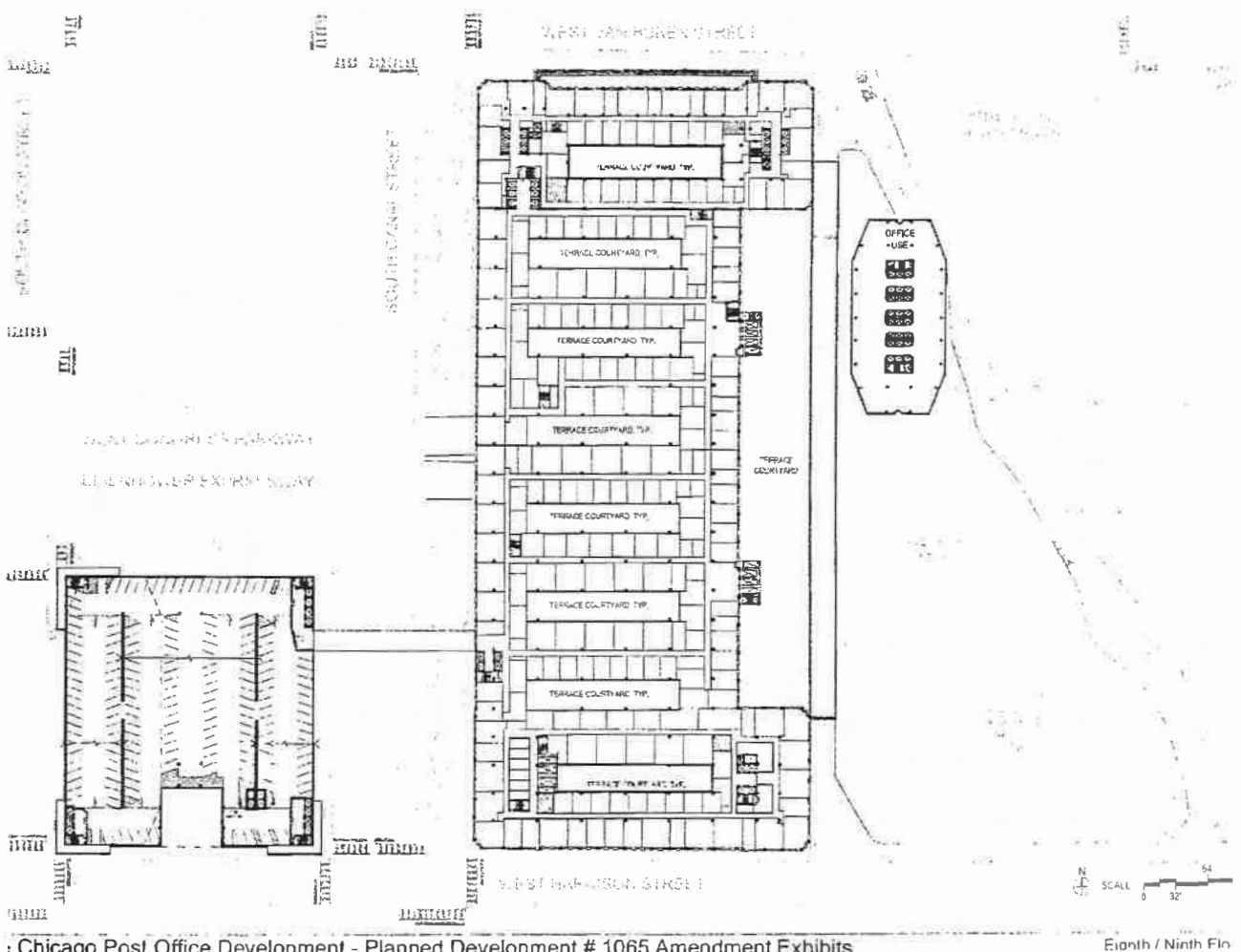
Sixth/Seventh Floor Plan.



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Sixth / Seventh Floor

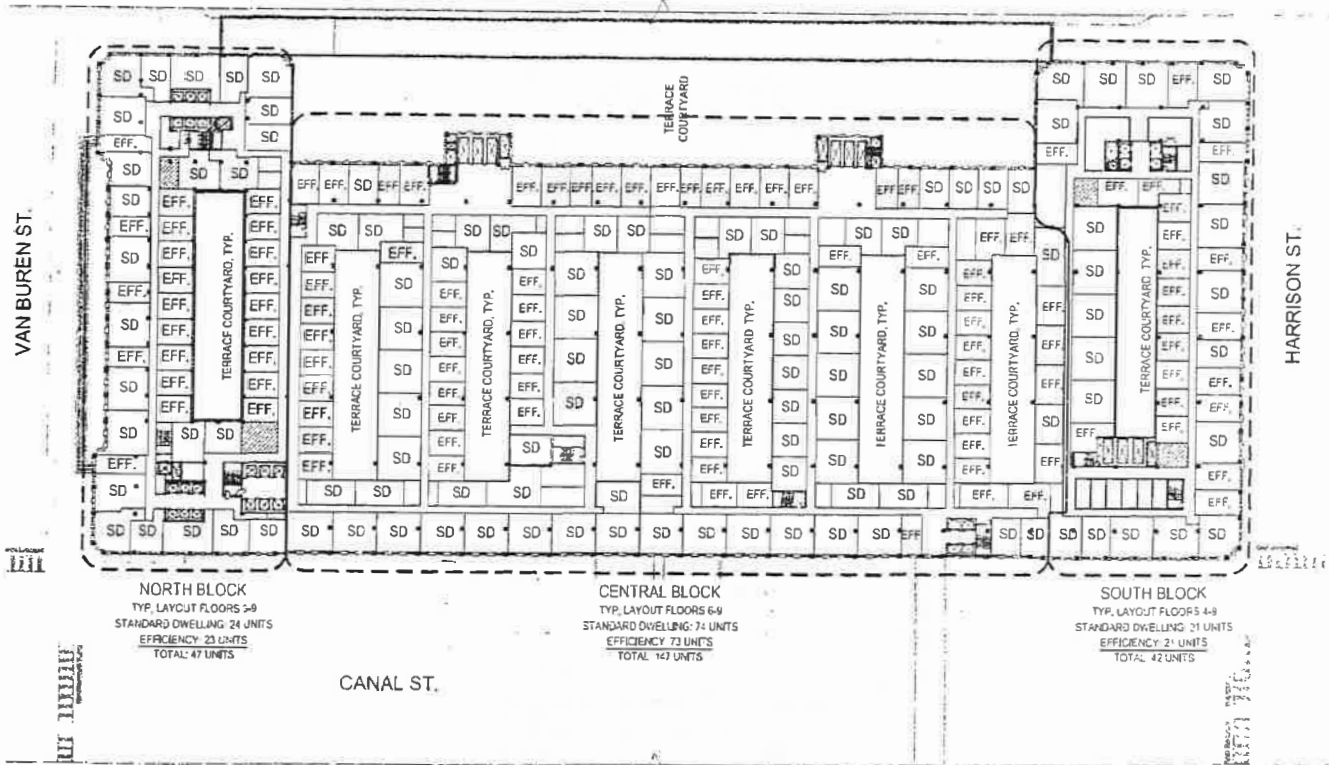
Eighth/Ninth Floor Plan.



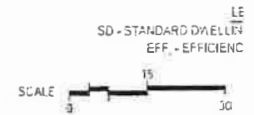
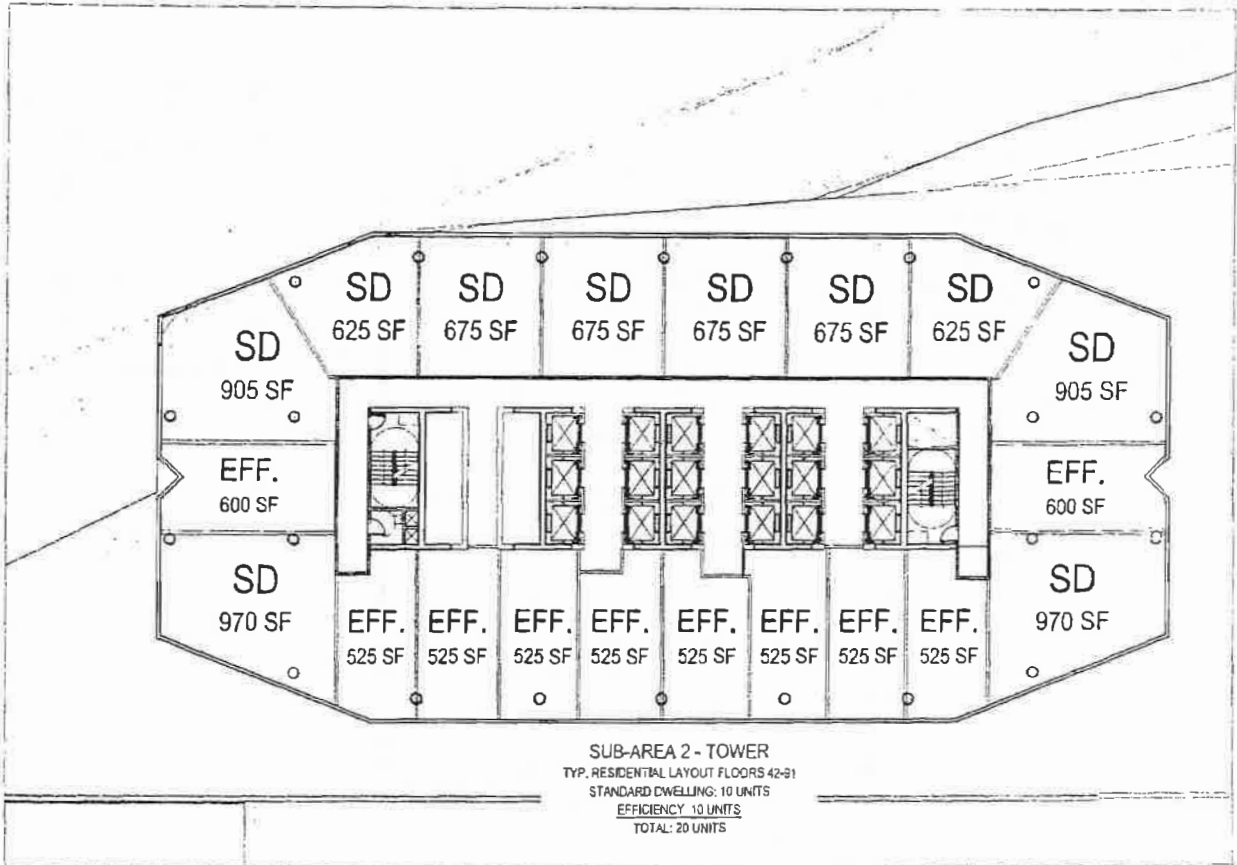
: Chicago Post Office Development - Planned Development # 1065 Amendment Exhibits

Eighth / Ninth Flo

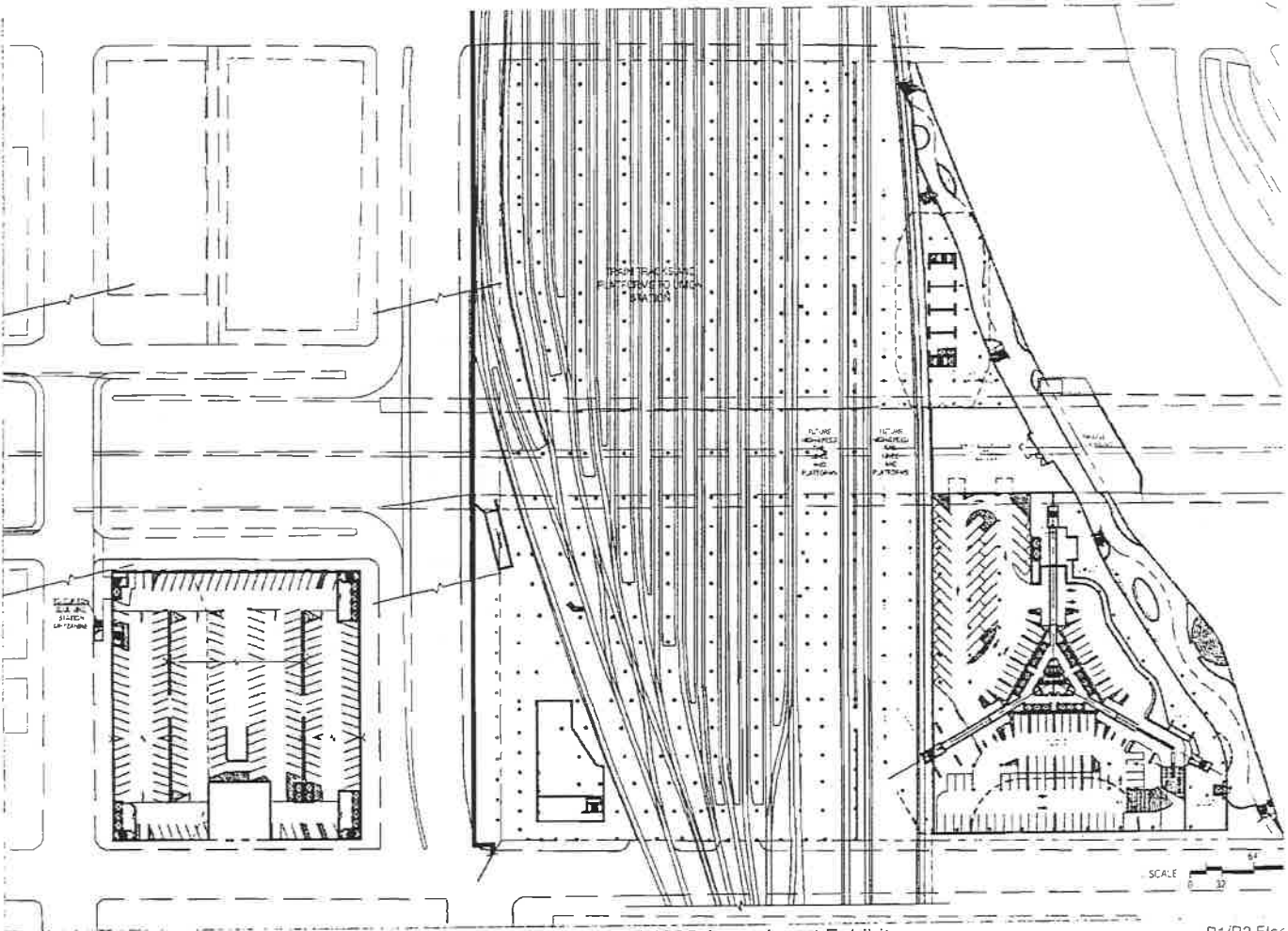
Residential Layouts



Typical Subarea 2 Tower Floor Plan.



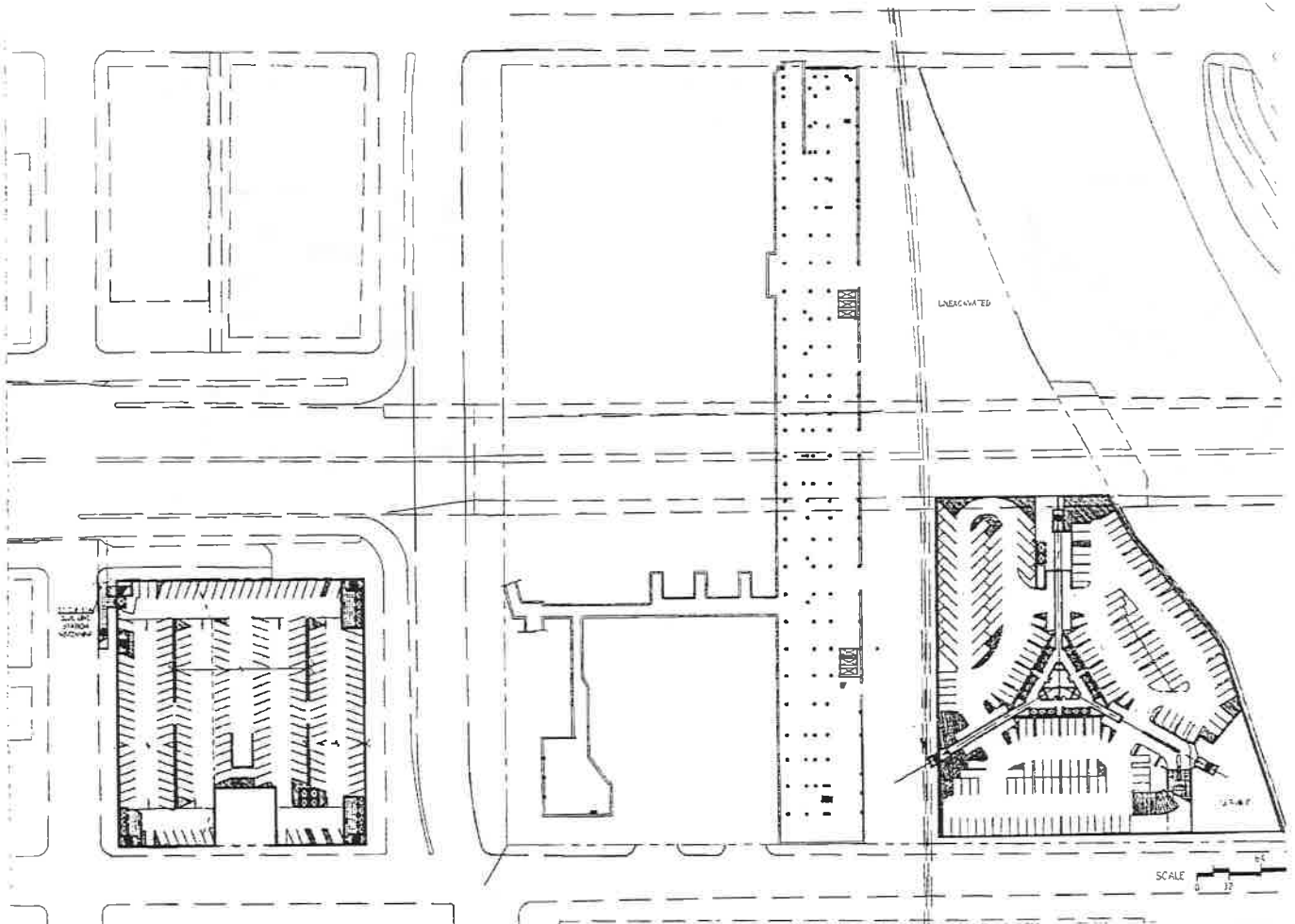
P1/P2 Floor Plan.



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P1/P2 Floor Plan

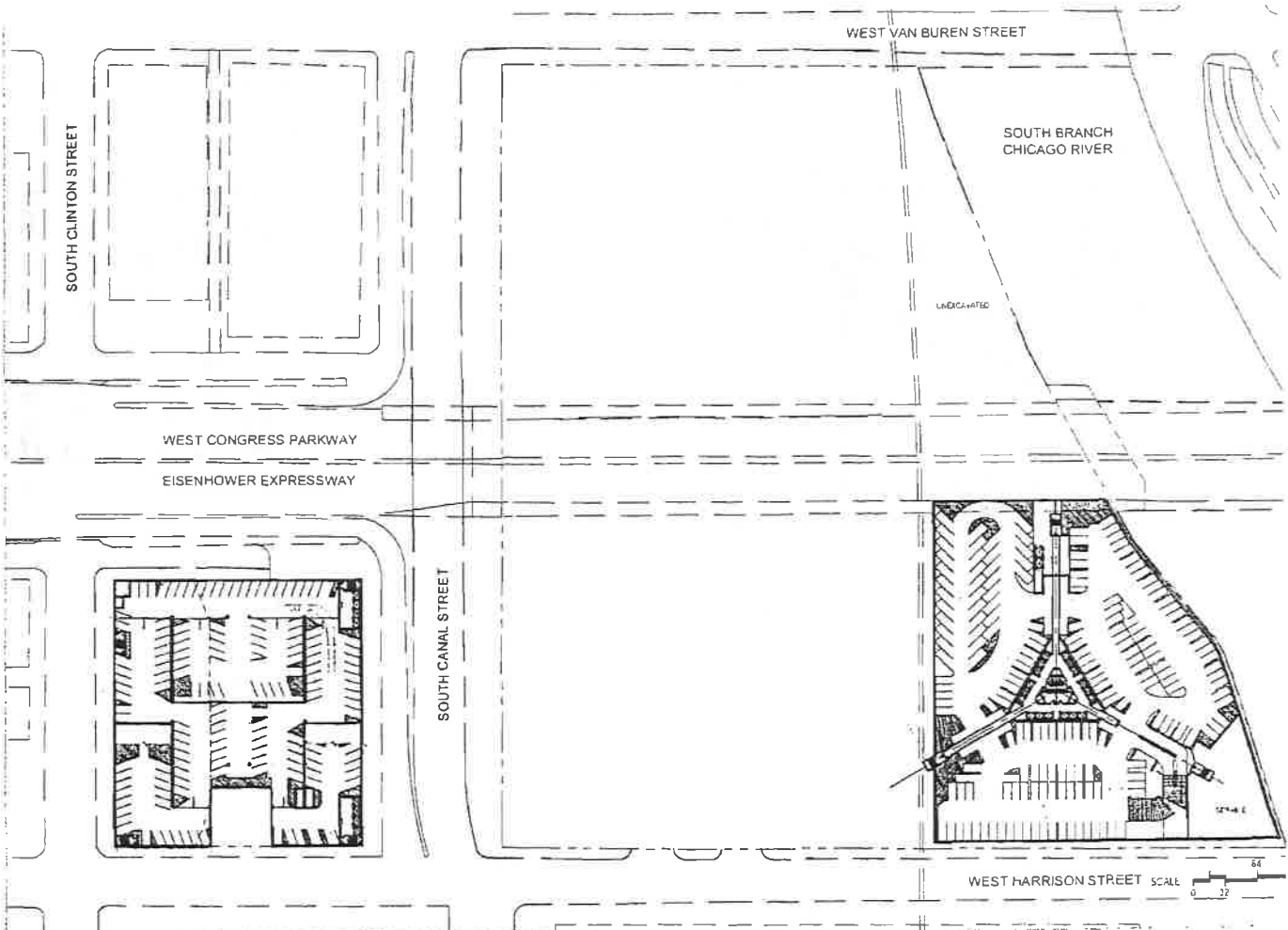
P3 Floor Plan.



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P3 Floor

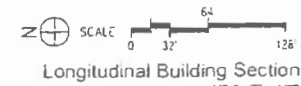
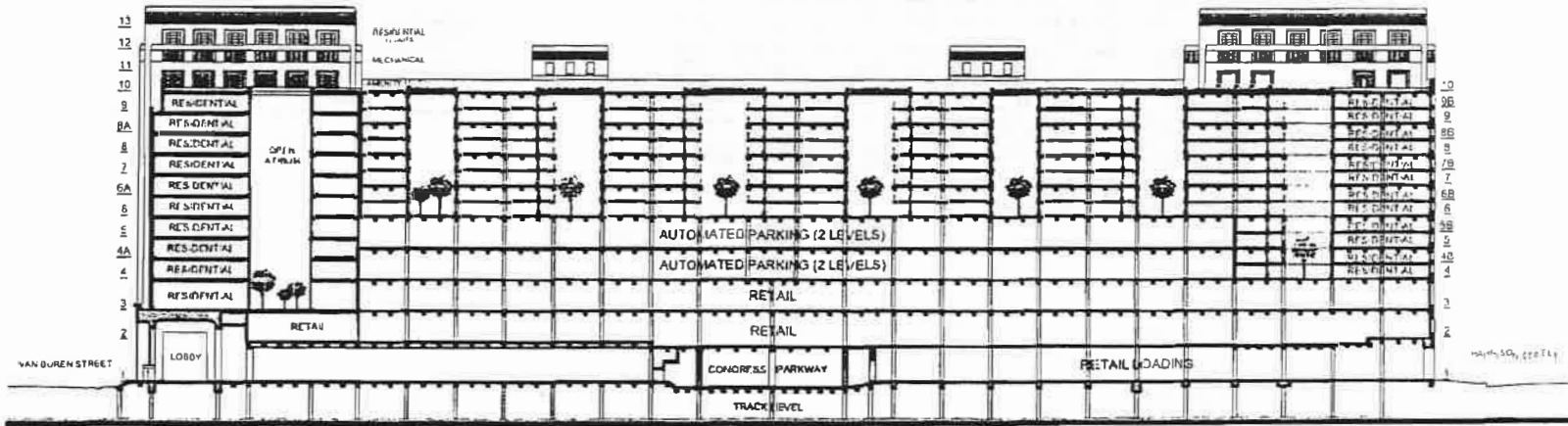
P4 Floor Plan



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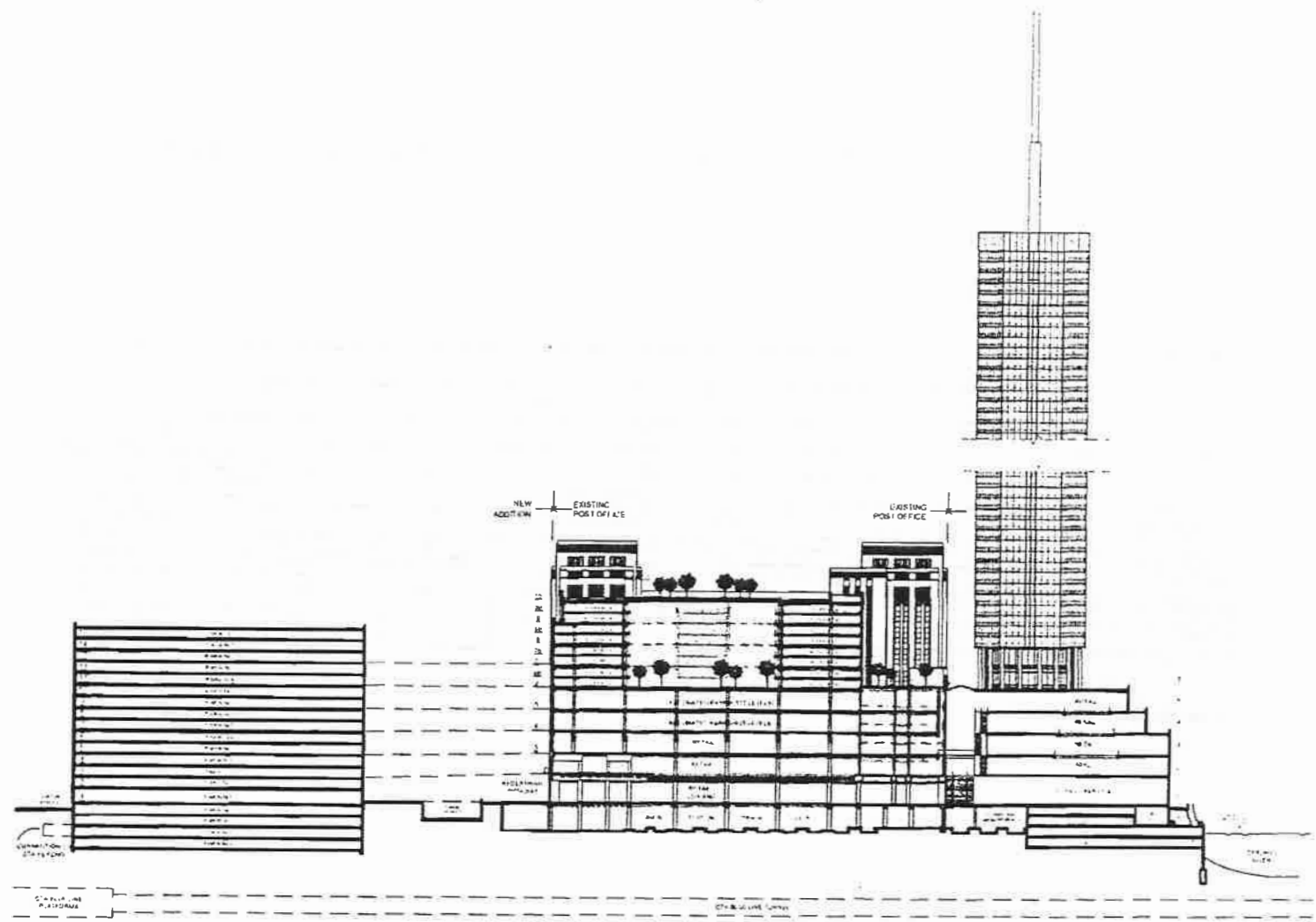
P4 Floor

Longitudinal Building Section

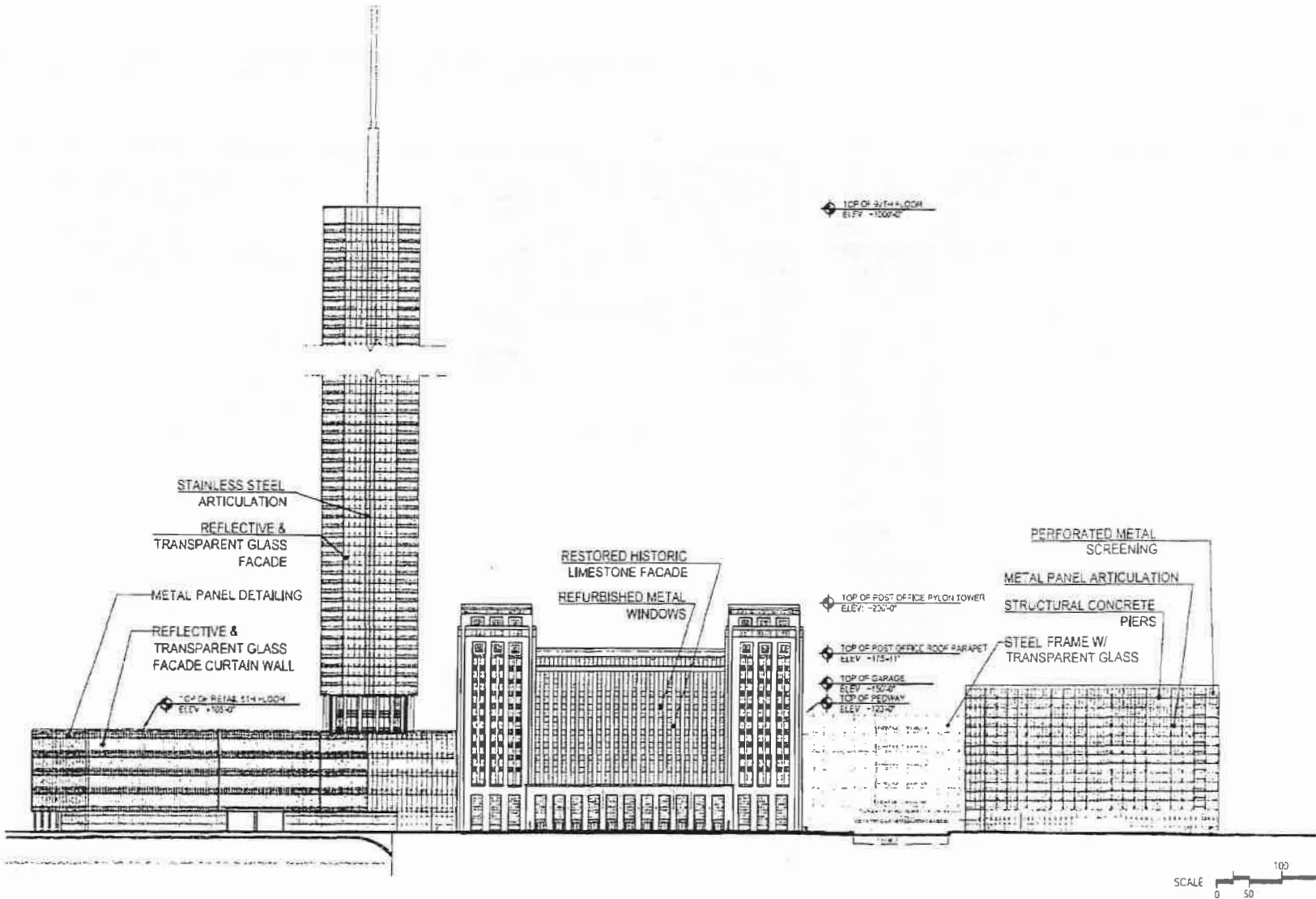


Olde Chicago Post Office Development - Planned Development # 1065 Amendment Exhibits

Transverse Building Section.

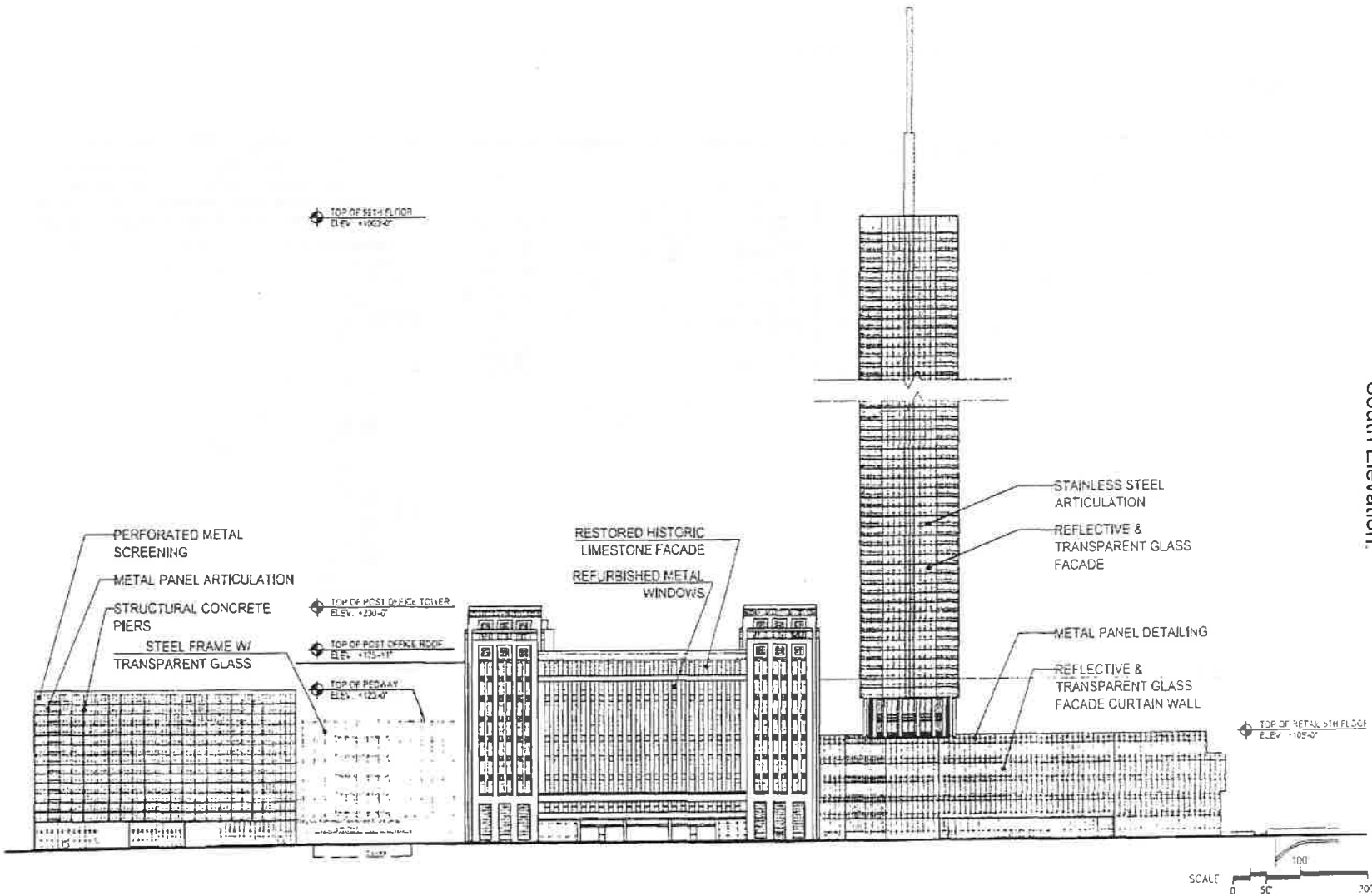


North Elevation.



Olde Chicago Post Office Development - Planned Development # 1065 Amendment Exhibits

South Elevation



SCALE 0 50' 100' 200'

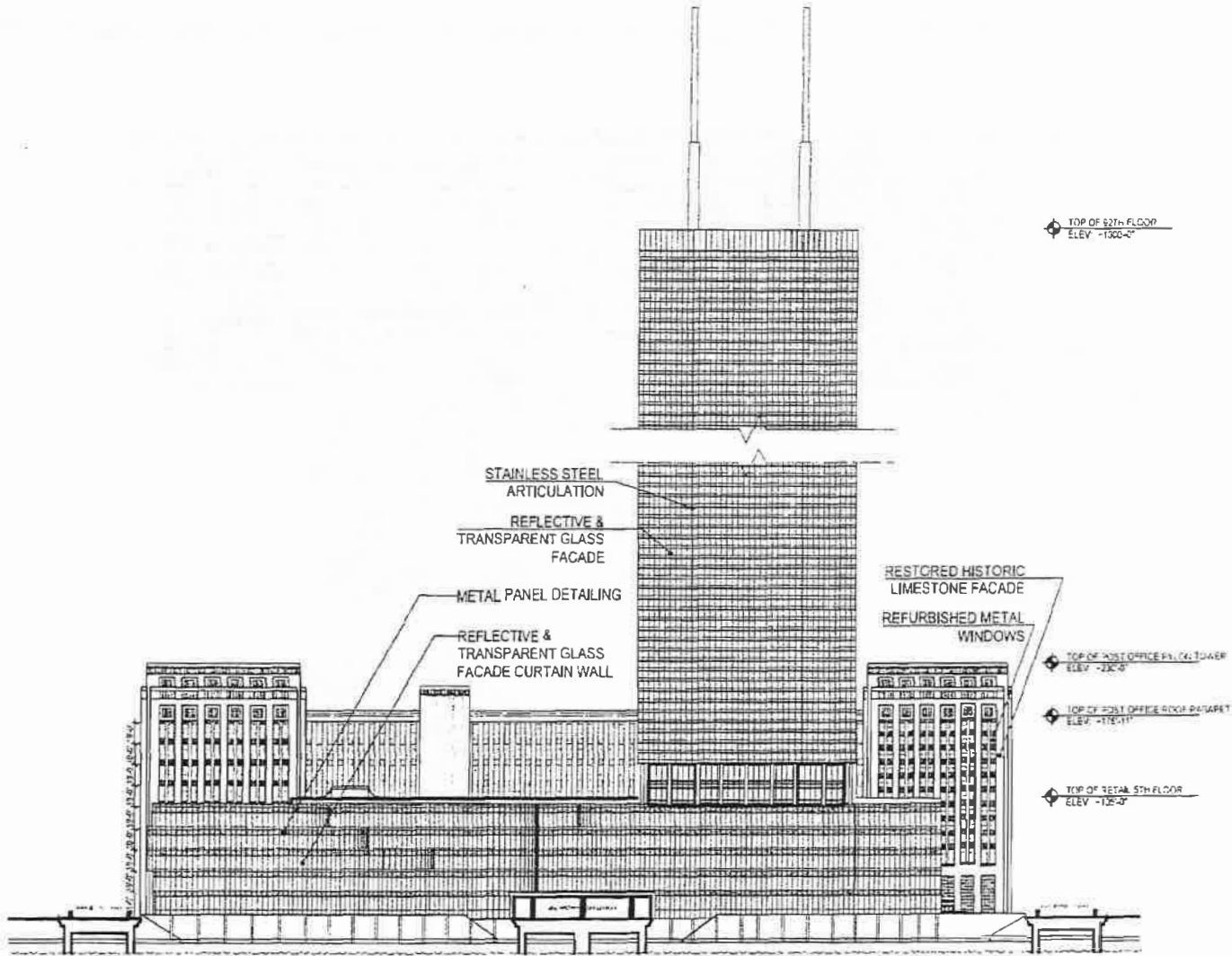
South Elevation

7/24/2013

REPORTS OF COMMITTEES

58385

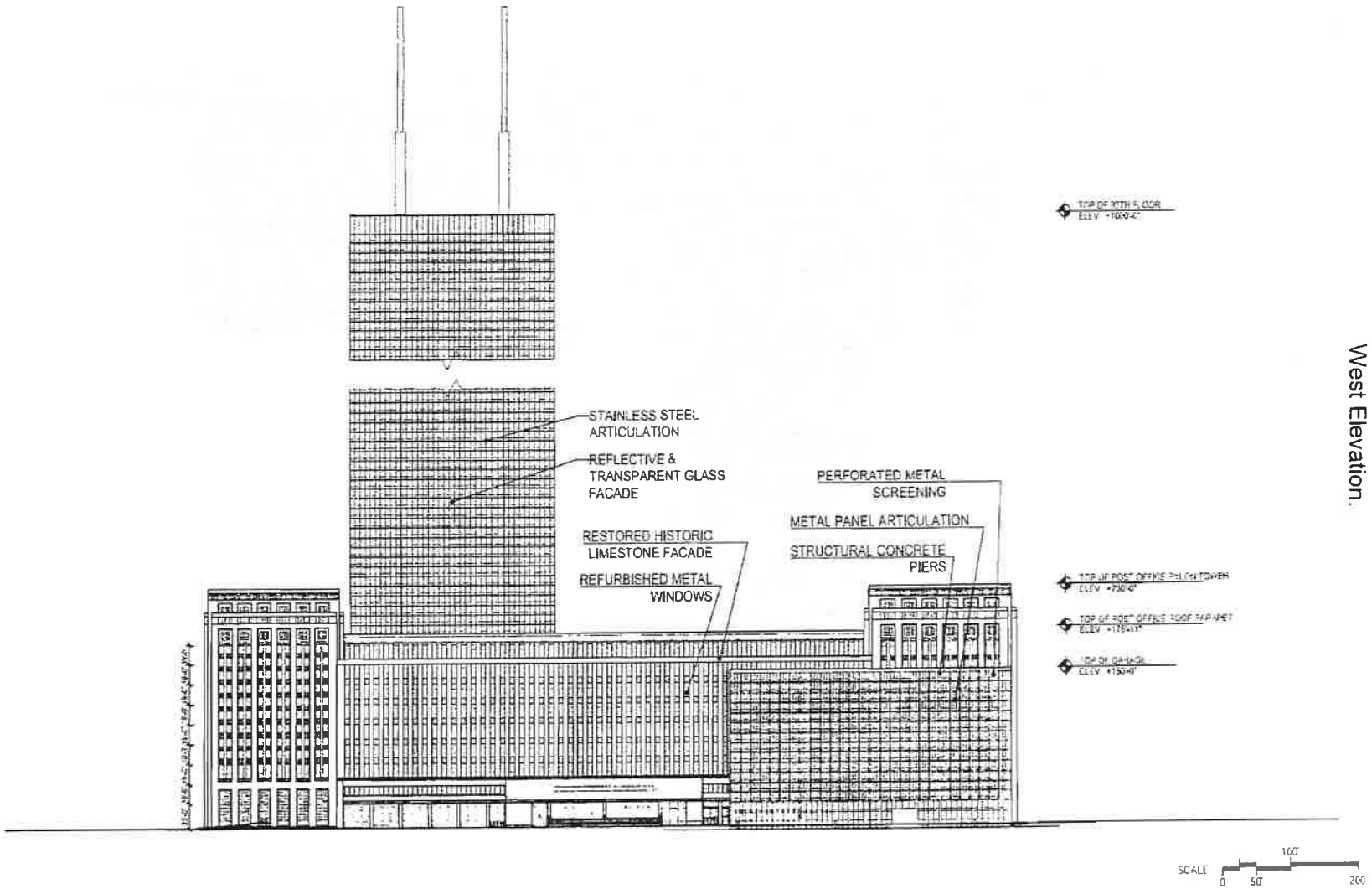
East Elevation.



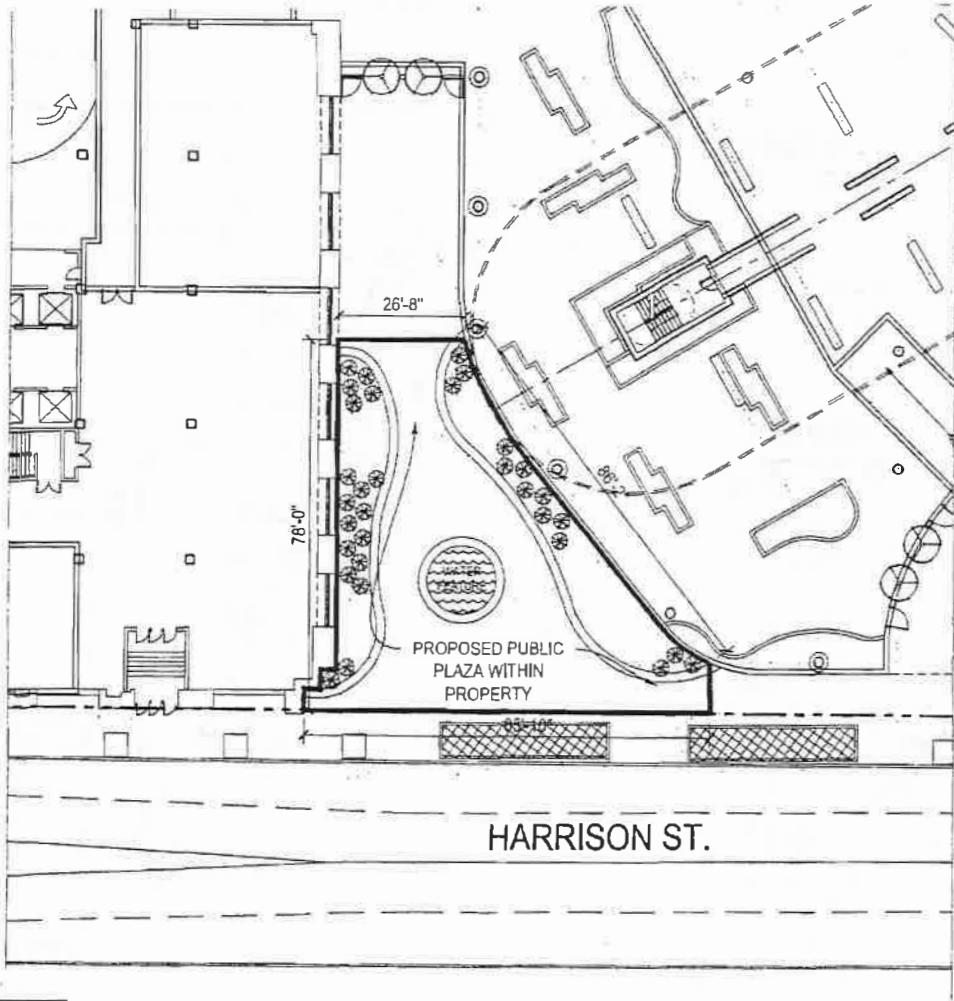
Olde Chicago Post Office Development - Planned Development # 1065 Amendment Exhibits

SCALE 0 50 100 200
East Elevation

West Elevation



Public Parks And Plazas

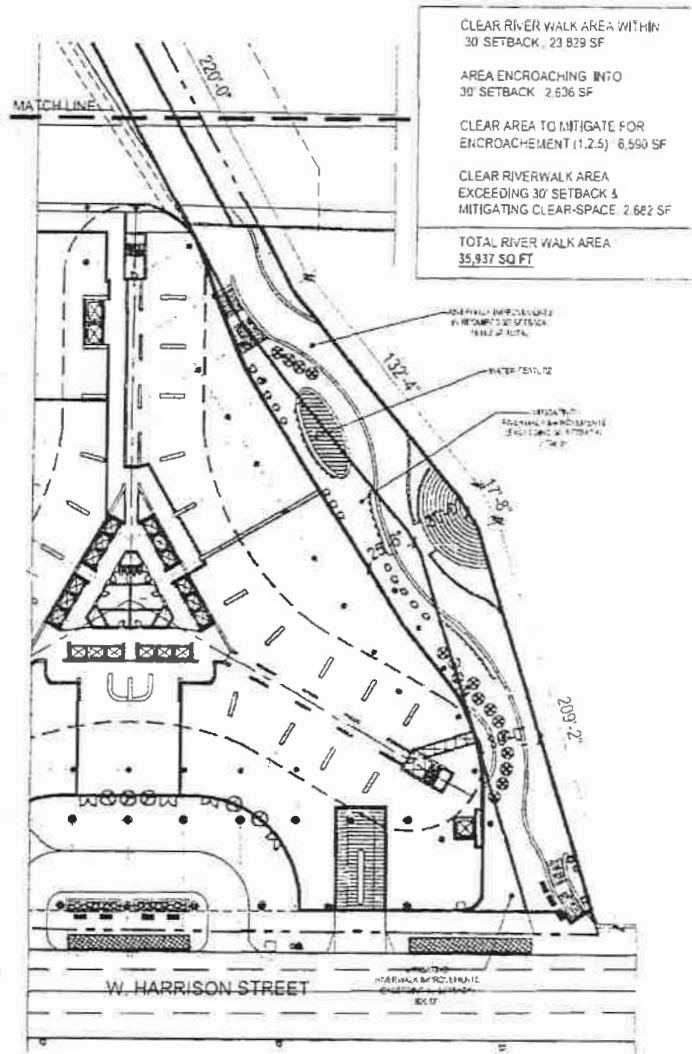
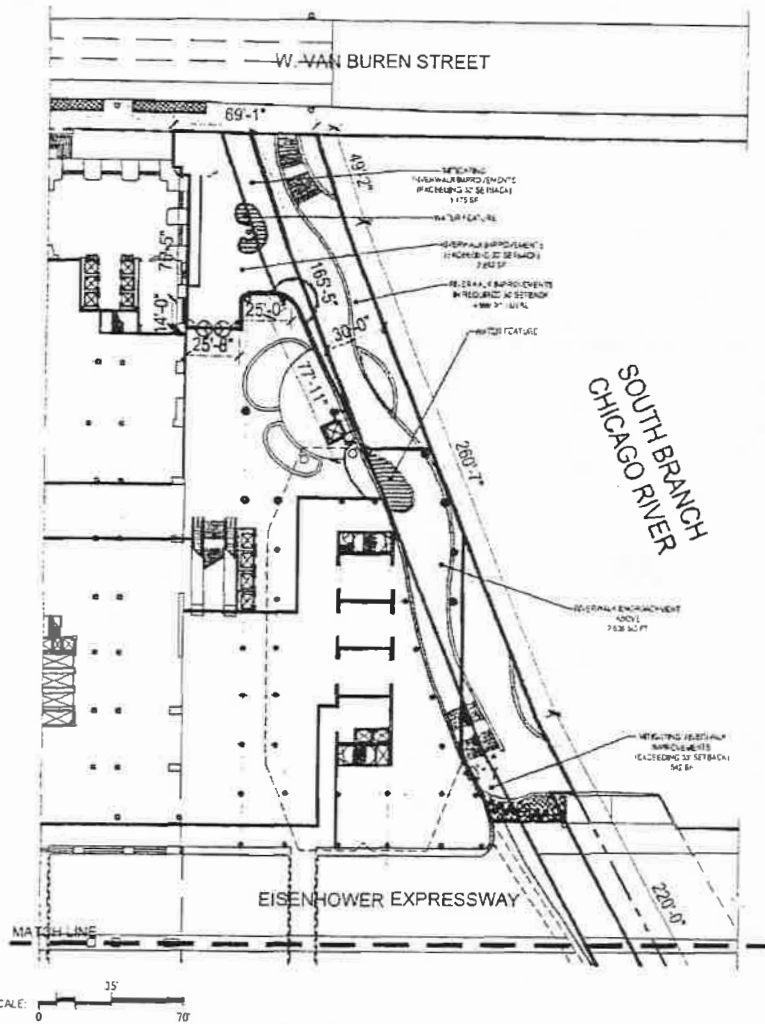


Minimum Landscaping Coverage - 1,241 s
 Minimum Park Trees - 5 trees
 Minimum Seating Area Lineal Feet - 138 LF

Total "Public Plaza" Area - 4,141 s
 "Public Parks and Plazas" - FAR Bon



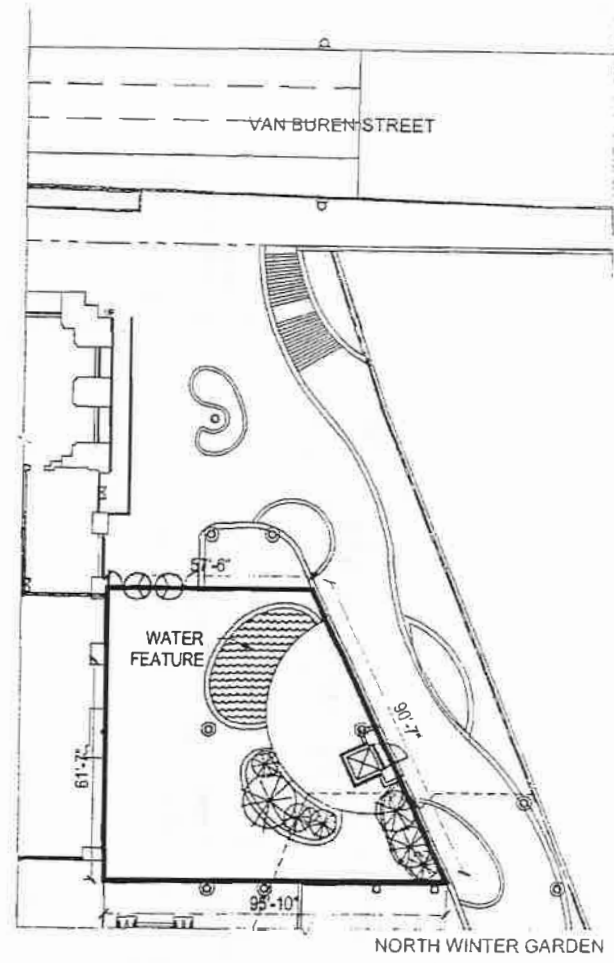
Riverwalk Improvements.



Olde Chicago Post Office Development - Planned Development # 1065 Amendment Exhibits

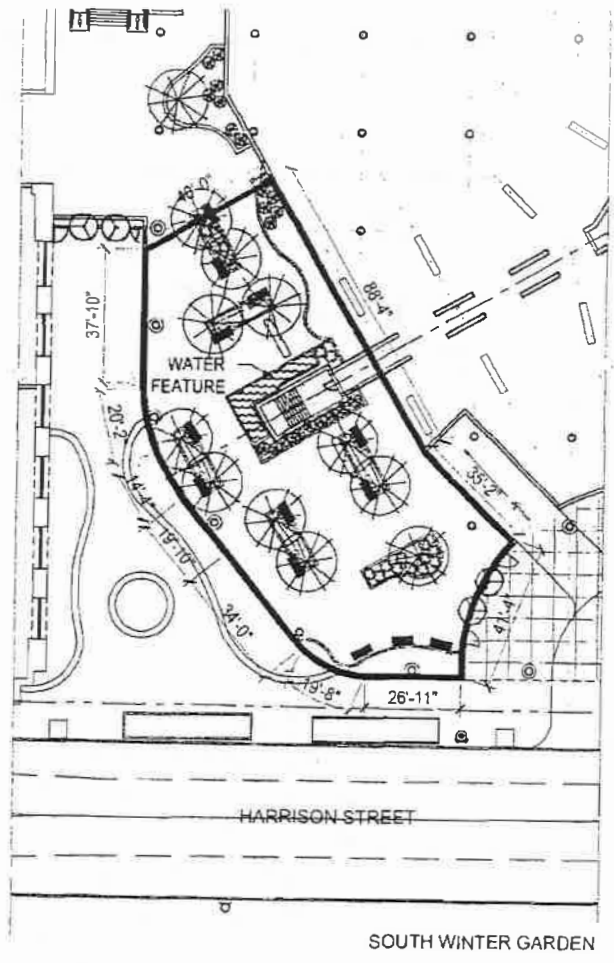
"Riverwalk Improvements" - FAR Bcn

North Winter Garden

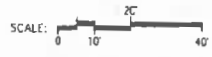


North Winter Garden: 5,296 sf
 South Winter Garden: 8,130 sf
 Total Winter Garden: 14,426 sf

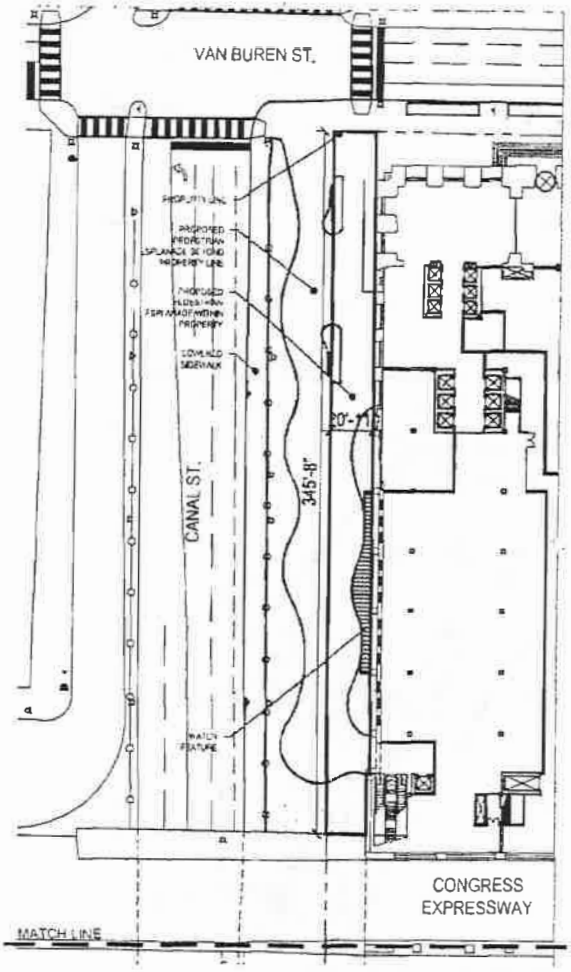
North "Winter Garden" - FAR Bonus



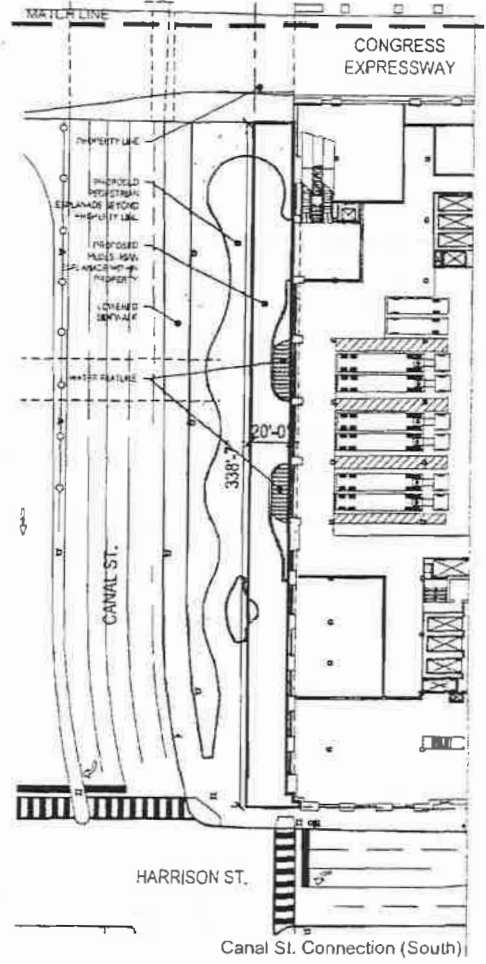
SOUTH WINTER GARDEN



Outdoor Through Block Connection.



Canal St. Connection (North)



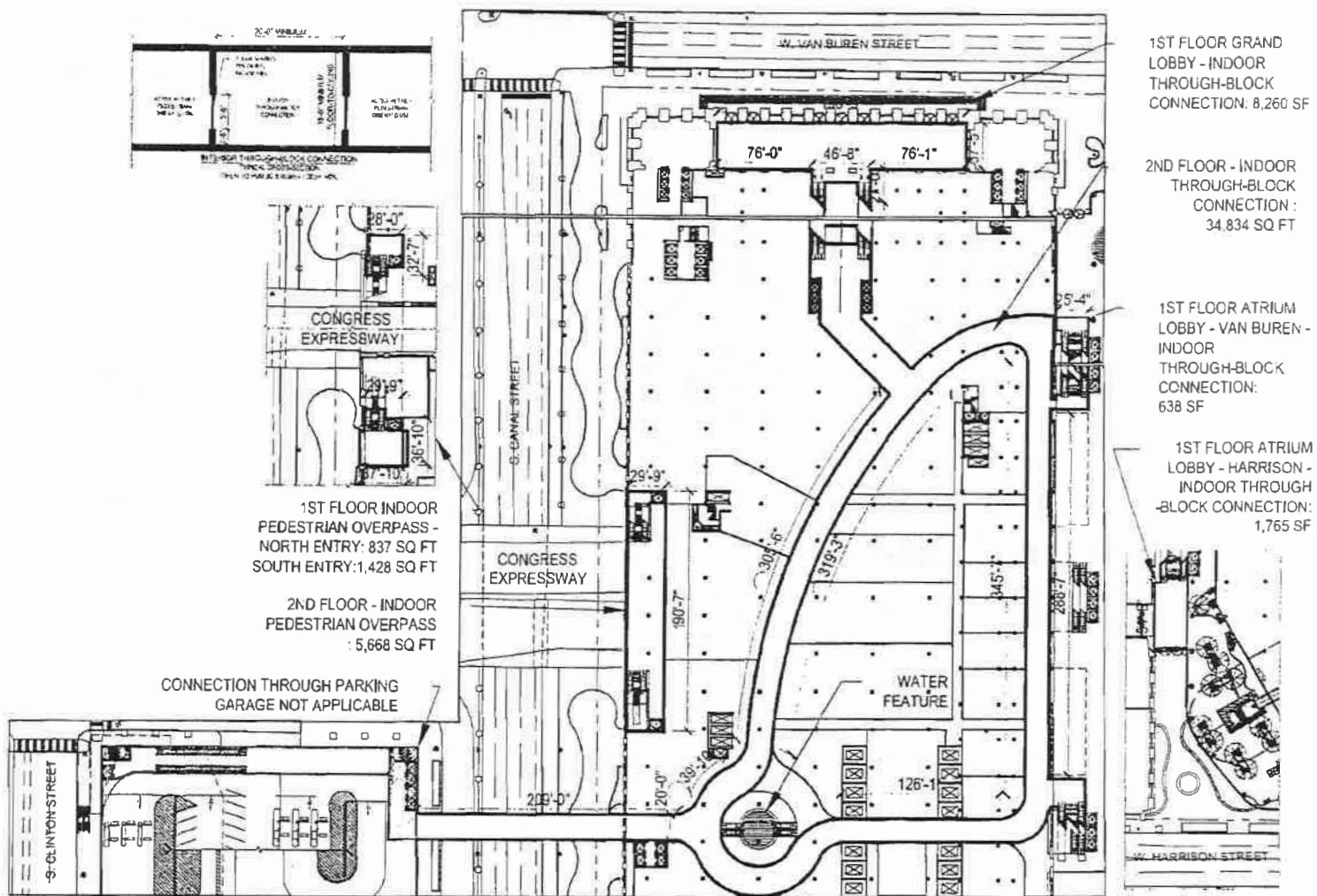
Canal St. Connection (South)

Canal St. Connection (North) - 7,1987 sf
 Canal St. Connection (South) - 6,603 sf
 Total - 13,801 sf

"Outdoor Through-Block-Connection" - FAR 501



Indoor Through Block Connection



1ST FLOOR GRAND LOBBY - INDOOR THROUGH-BLOCK CONNECTION: 8,260 SF

2ND FLOOR - INDOOR THROUGH-BLOCK CONNECTION: 34,834 SF

1ST FLOOR ATRIUM LOBBY - VAN BUREN - INDOOR THROUGH-BLOCK CONNECTION: 638 SF

1ST FLOOR ATRIUM LOBBY - HARRISON - INDOOR THROUGH-BLOCK CONNECTION: 1,765 SF

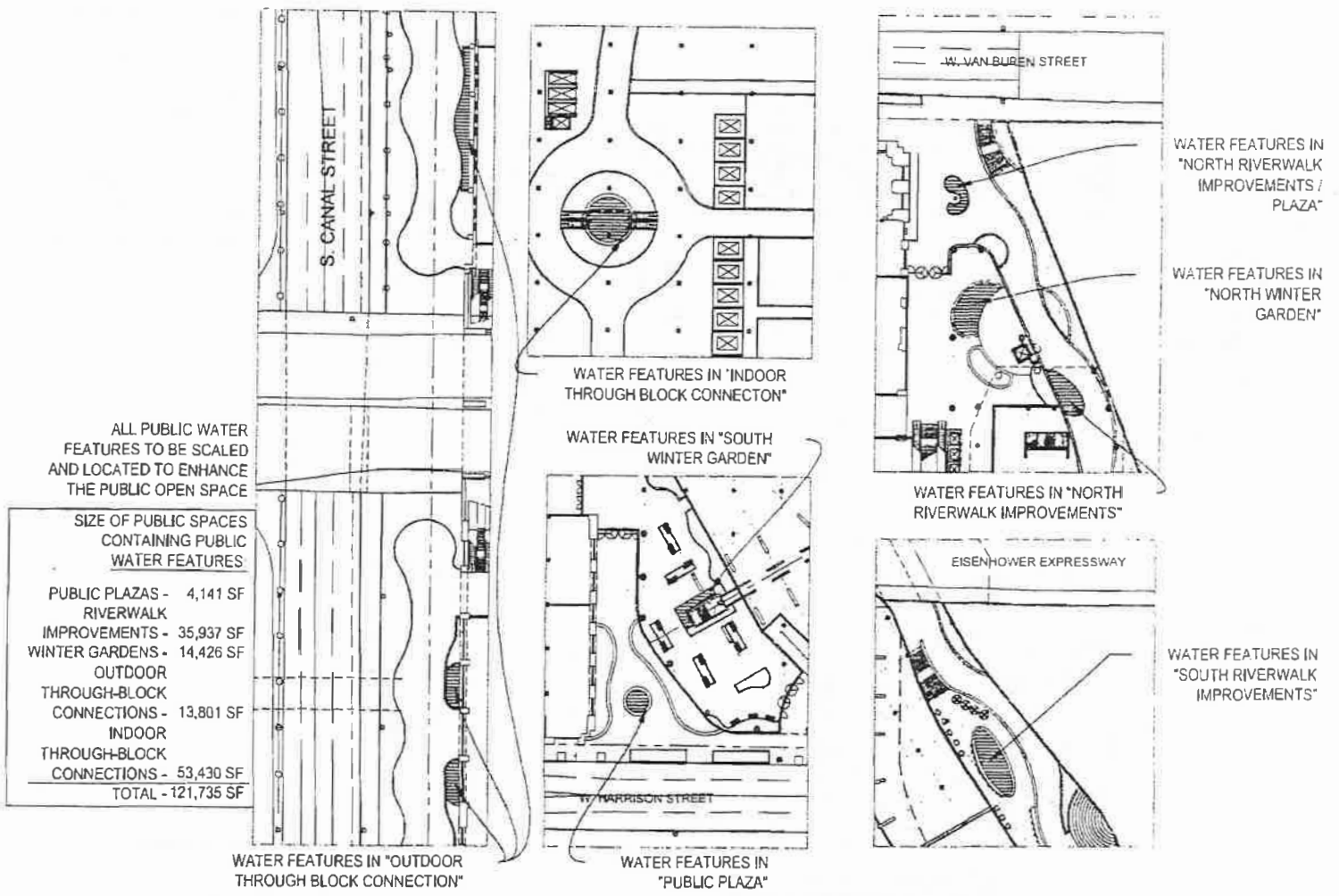
1ST FLOOR INDOOR PEDESTRIAN OVERPASS - NORTH ENTRY: 837 SQ FT SOUTH ENTRY: 1,428 SQ FT

2ND FLOOR - INDOOR PEDESTRIAN OVERPASS : 5,668 SQ FT

CONNECTION THROUGH PARKING GARAGE NOT APPLICABLE

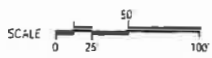
Total "Indoor Through Block Connection" Area - 53,430 sf (All Through-Block Connection Areas will contain "Water Features")

Water Feature.



ALL PUBLIC WATER FEATURES TO BE SCALED AND LOCATED TO ENHANCE THE PUBLIC OPEN SPACE

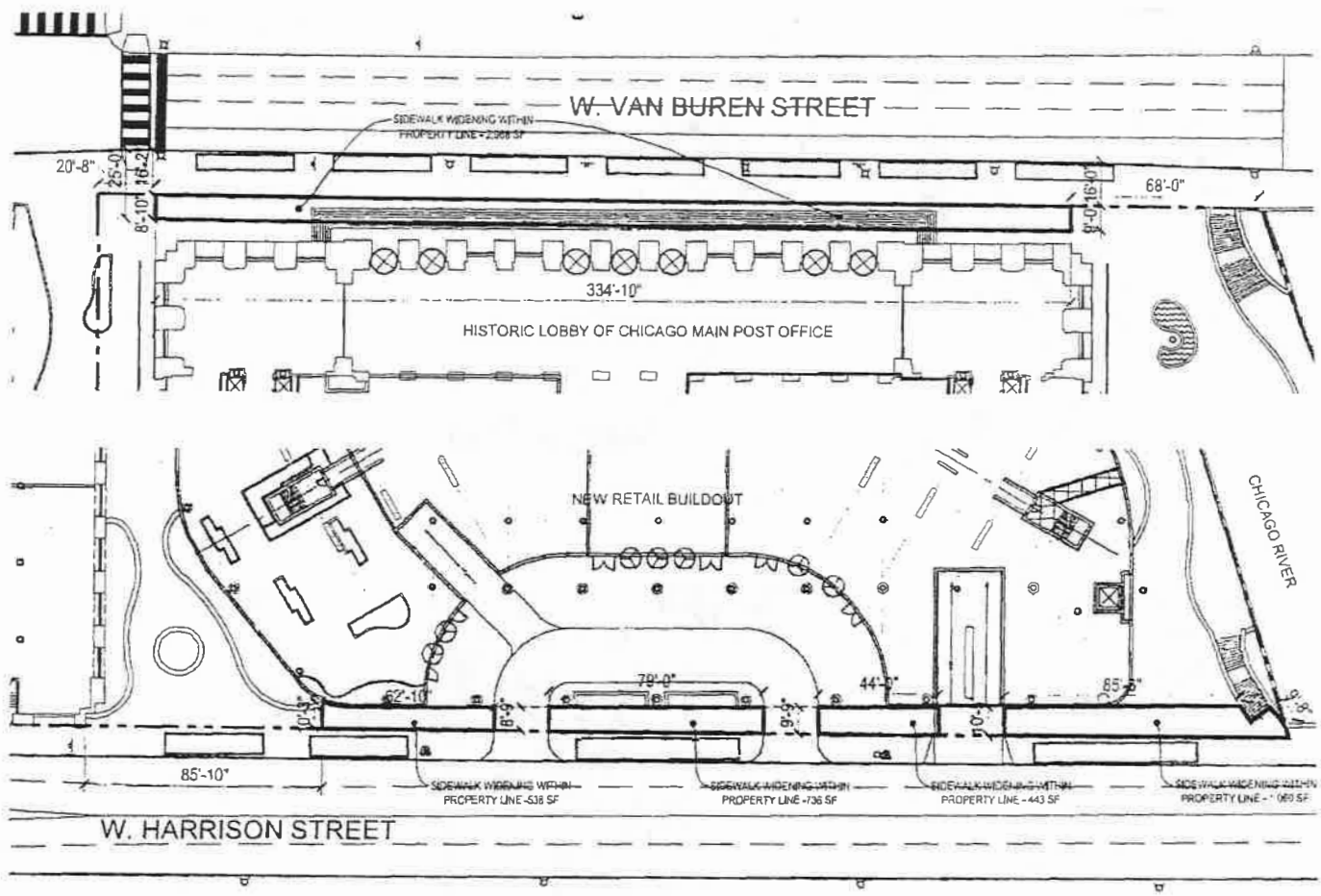
SIZE OF PUBLIC SPACES CONTAINING PUBLIC WATER FEATURES	
PUBLIC PLAZAS -	4,141 SF
RIVERWALK IMPROVEMENTS -	35,937 SF
WINTER GARDENS -	14,426 SF
OUTDOOR THROUGH-BLOCK CONNECTIONS -	13,801 SF
INDOOR THROUGH-BLOCK CONNECTIONS -	53,430 SF
TOTAL -	121,735 SF



Total of Public Spaces Containing "Water Features" - 121,735 sf

"Water Feature" - FAR Bonus

Sidewalk Widening.

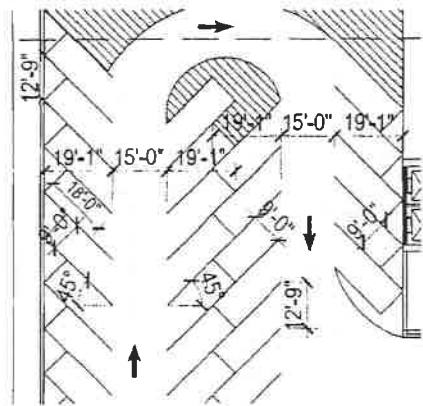


Total setback area devoted to "Sidewalk Widening" - 5

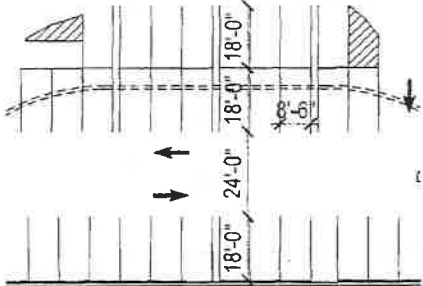
"Sidewalk Widening" - FA

Subarea 2 -- Underground Parking.

TYPICAL PARKING LAYOUT/DIMENSIONS



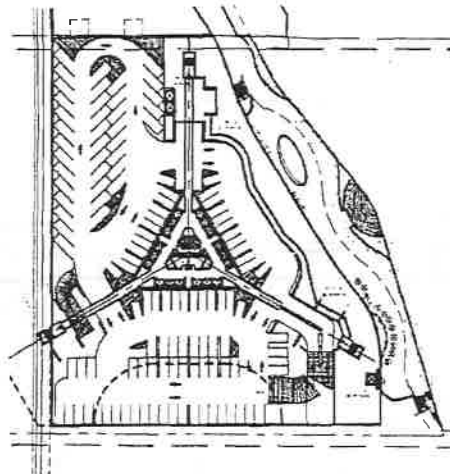
ONE-WAY ANGLED PARKING



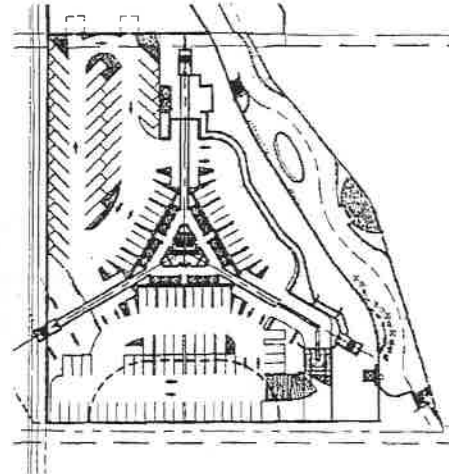
TWO-WAY 90-DEGREE PARKING

SCALE: 0 10 20 40

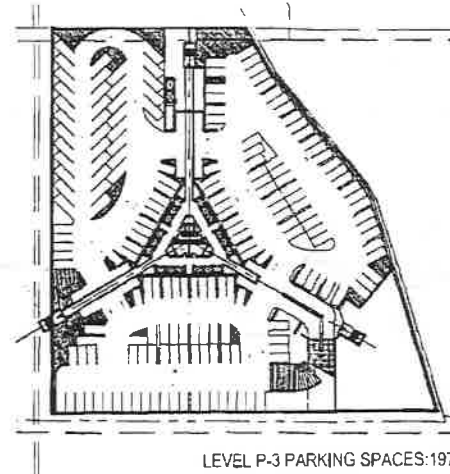
TOTAL PARKING -- LEVELS P-1 & P-2: 259 SPACES
TOTAL PARKING -- LEVELS P-3 & P-4: 394 SPACES



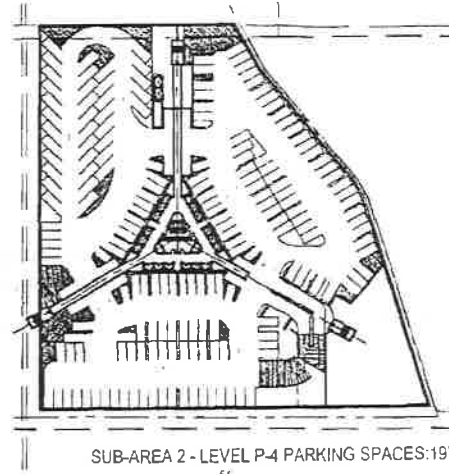
LEVEL P-1 PARKING SPACES:127



LEVEL P-2 PARKING SPACES:132



LEVEL P-3 PARKING SPACES:197



SUB-AREA 2 - LEVEL P-4 PARKING SPACES:197

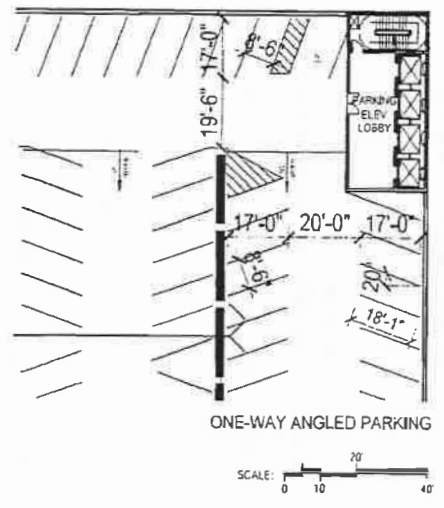
SCALE 0 32 64 128

SUB-AREA 2

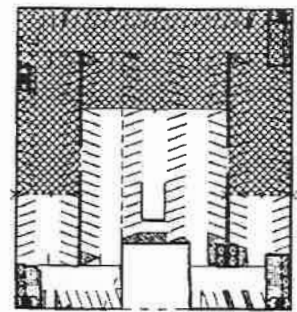
"Underground Parking" - FAR Bonus

Subarea 3 -- Underground Parking

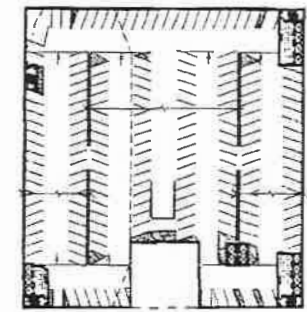
TYPICAL PARKING LAYOUT/DIMENSIONS



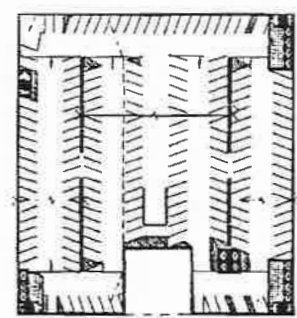
TOTAL PARKING – LEVELS P-1 & P-2: 255 SPACES
TOTAL PARKING – LEVELS P-3 & P-4: 255 SPACES



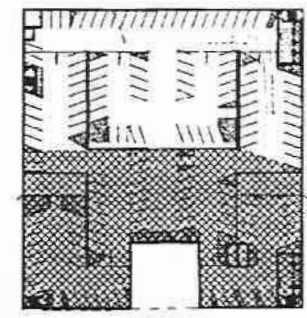
LEVEL P-1 PARKING SPACES:80



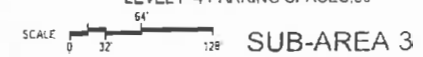
LEVEL P-2 PARKING SPACES:175



LEVEL P-3 PARKING SPACES:175



LEVEL P-4 PARKING SPACES:60



SUB-AREA 3

"Underground Parking" - FAR Bonus

Affordable Housing Profile
(Page 1 of 2)

Affordable Housing Profile Form (Rental)

Submit this form to the Department of Housing & Economic Development for each project that triggers an affordability requirement (including CPAN, ARO, and the Density Bonus).

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to: Kara Breems, Department of Housing & Economic Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: Kara.Breems@cityofchicago.org; Telephone: (312) 744-6746.

For information on these programs/requirements, visit www.cityofchicago.org/hed

Date: June 20, 2013

SECTION 1: DEVELOPMENT INFORMATION

Development Name: **Old Post Office**

Development Address: **324 W. Harrison Street, Chicago Illinois**

Ward: **25th Ward**

If you are working with a Planner at the City, what is his/her name? **Patrick Murphey**

Type of City involvement: Land write-down

(check all that apply) Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? *)

Zoning increase, PD, or City Land purchase

*if yes, please provide copy of the TIF Eligible Expenses

SECTION 2: DEVELOPER INFORMATION

Developer Name: **International Property Developers North America Inc.**

Developer Contact (Project Coordinator): **Sue Sadler, Sadler Management Services Limited**

Developer Address: **5th Floor, Orleans House; Edmund street, Liverpool L3 9NG, England**

Email address: **theteam@sadlermanagement.co.uk** May we use email to contact you? **Yes**

Telephone Number: **0151 236 6915**

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: x 10%* = (always round up)
Total units total affordable units required
*20% if TIF assistance is provided

For Density Bonus projects: **1,124,941 X 25% = 281,235**
Bonus Square Footage* Affordable sq. footage required

*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/zoning for zoning info).

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):
TBD

Cooking gas electric gas heat electric heat other (describe on back)

Is parking included in the rent for the: affordable units? **no** market-rate units? **no**
If parking is not included, what is the monthly cost per space? **TBD**

Affordable Housing Profile.
(Page 2 of 2)

Estimated date for the commencement of marketing: **TBD**

Estimated date for completion of construction of the affordable units: **TBD**

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
<i>Example</i>	1 bed/1 bath		1	800	\$1000	750	60%	
Affordable Units	TBD	TBD	TBD	TBD	TBD	TBD	60%	
Market Rate Units	TBD	TBD	TBD	TBD	TBD	N/A	N/A	
						N/A	N/A	
						N/A	N/A	

*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu?

(typically corresponds with issuance of building permits)

TBD
Month/Year

For **ARO** projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{(round up to nearest whole number)}}{\text{(round up to nearest whole number)}} \times \$100,000 = \$ \text{Amount owed}$$

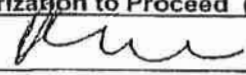
For **Density Bonus** projects, use the following formula to calculate payment owed:

$$1,124,941 \text{ Bonus Floor Area (sq ft)} \times 80\% \times \$29.00 \text{ median price per base FAR foot} = \$26,098,631.00^* \text{ Amount owed (from table below)}$$

*Please see attached schedule of the Density Bonus per each Phase of the Project

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Department of HED)


Kara Breems,
Department of Housing & Economic Development

6-14-13 - with attachment
date

Density Bonus Calculation Worksheet.
(Page 1 of 2)

Schedule of Density Bonus Per Phase of the Project**

Sub-Area Two: North Tower Phase 1C Density Bonus Calculation

Density Bonus formula to calculate payment owed:

$$\begin{array}{rclclcl} 56,247 & \times & 80\% & \times & \$29.00 & = & \$5,219,722^* \\ \text{Bonus Floor Area (sq ft)} & & & & \text{median price per base FAR foot} & & \text{Amount owed} \end{array}$$

*This amount owed represents the maximum in lieu payment if no affordable units were to be provided

The North Tower Phase 1 C requires a minimum amount of 5,625 square feet of affordable square footage to be provided in Phase 1C.

By way of example the amount of the cash in lieu payment for Phase 1C would be as follows with the minimum amount of affordable square footage being provided.***

$$\begin{array}{rclclcl} \$26,098,631 & \times & (50,622 / 281,235) & = & \$4,697,754 \\ \text{Max. In Lieu} & & \text{Undeveloped Affordable} & & \text{Amount owed} \\ \text{Payment} & & \text{Floor Area} & & \end{array}$$

Sub-Area Two: South Tower Phase 2 Density Bonus Calculation

Density Bonus formula to calculate payment owed:

$$\begin{array}{rclclcl} 149,993 & \times & 80\% & \times & \$29.00 & = & \$13,919,280^* \\ \text{Bonus Floor Area (sq ft)} & & & & \text{median price per base FAR foot} & & \text{Amount owed} \end{array}$$

*This amount owed represents the maximum in lieu payment if no affordable units were to be provided

The South Tower Phase 2 requires a minimum amount of 14,999 square feet of affordable square footage to be provided in Phase 2.

By way of example the amount of the cash in lieu payment for Phase 2 would be as follows with the minimum amount of affordable square footage being provided.

$$\begin{array}{rclclcl} \$26,098,631 & \times & (134,994 / 281,235) & = & \$12,527,342 \\ \text{Max. In Lieu} & & \text{Undeveloped Affordable} & & \text{Amount owed} \\ \text{Payment} & & \text{Floor Area} & & \end{array}$$

Density Bonus Calculation Worksheet
(Page 2 of 2)

Sub-Area Three: West Tower Phase 3 Density Bonus Calculation

Density Bonus formula to calculate payment owed:

$$74,496 \text{ Bonus Floor Area (sq ft)} \times 80\% \times \$29.00 \text{ median price per base FAR foot} = \$6,959,629^* \text{ Amount owed}$$

*This amount owed represents the maximum in lieu payment if no affordable units were to be provided

The West Tower Phase 3 requires a minimum amount of 7,500 square feet of affordable square footage to be provided in Phase 3.

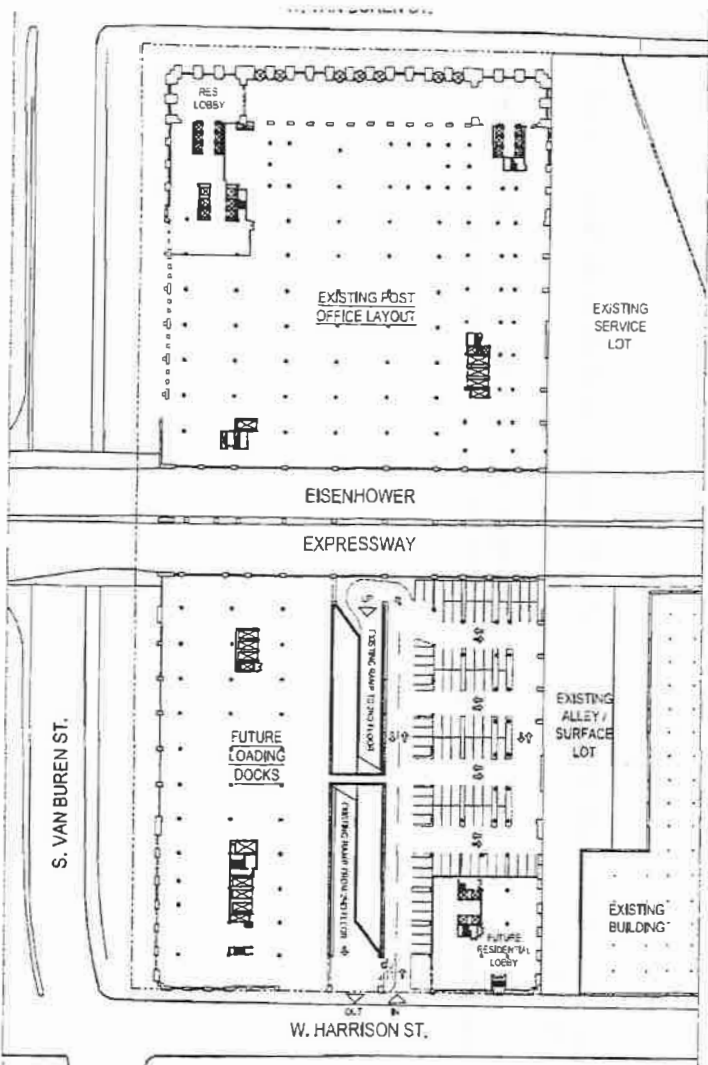
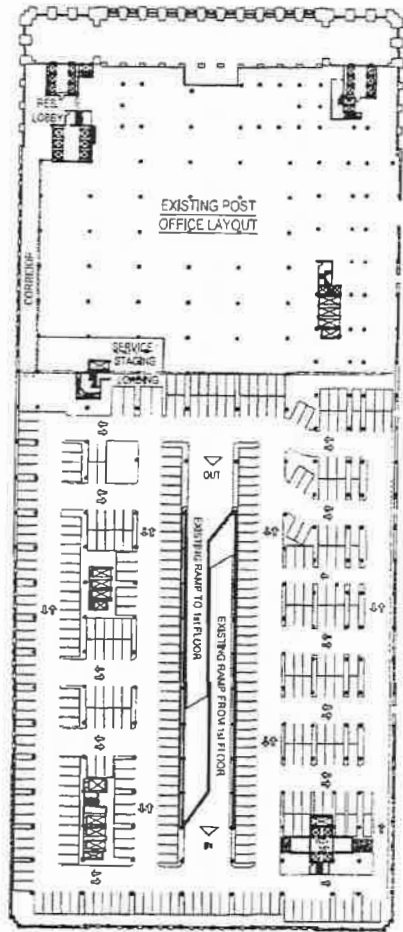
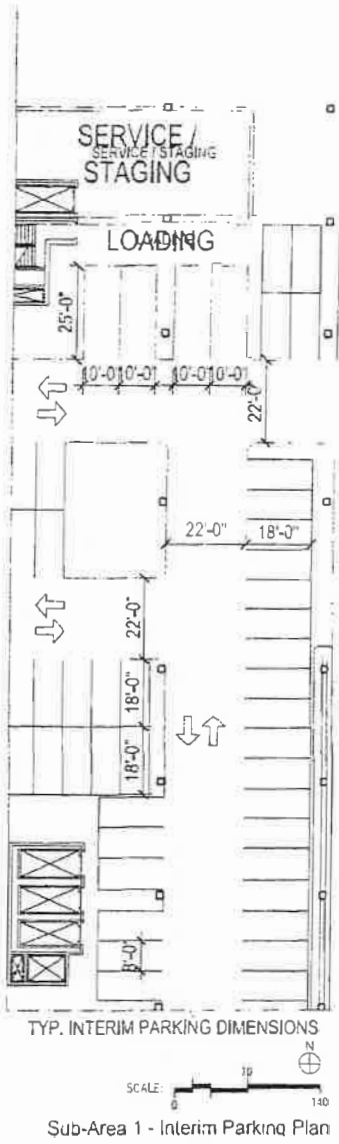
By way of example the amount of the cash in lieu payment for Phase 3 would be as follows with the minimum amount of affordable square footage being provided.

$$\begin{array}{l} \$26,098,631 \\ \text{Max. In Lieu} \\ \text{Payment} \end{array} \times \begin{array}{l} (67,496 / 281,235) \\ \text{Undeveloped Affordable} \\ \text{Floor Area} \end{array} = \$6,263,671 \text{ Amount owed}$$

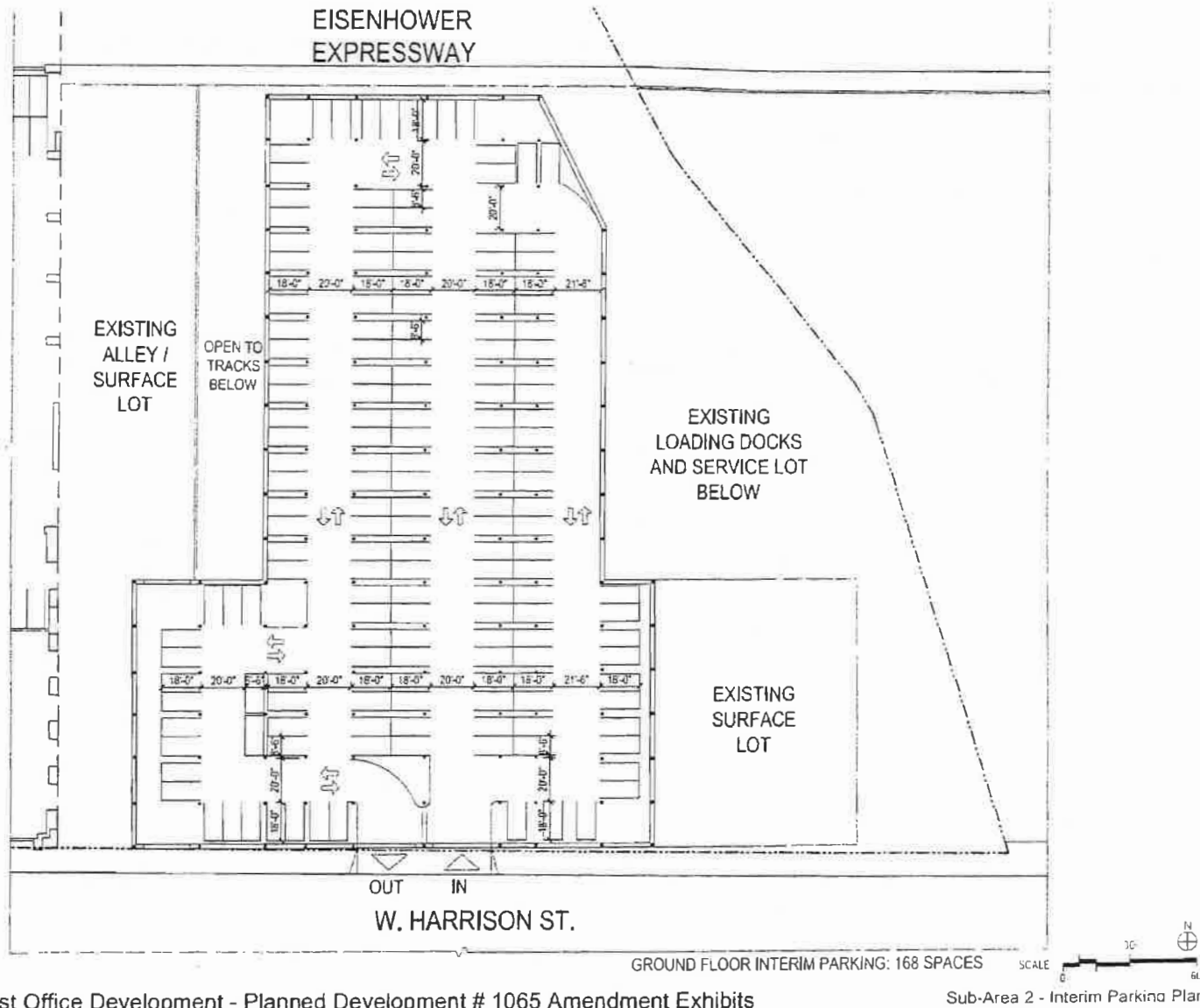
**** References to Phases corresponds to the Phases as set forth in the Bulk Regulation and Data Table.**

***** To calculate the cash in lieu payment for an individual Phase, it must be assumed that the Affordable Square Footage is fully provided the other two Phases.**

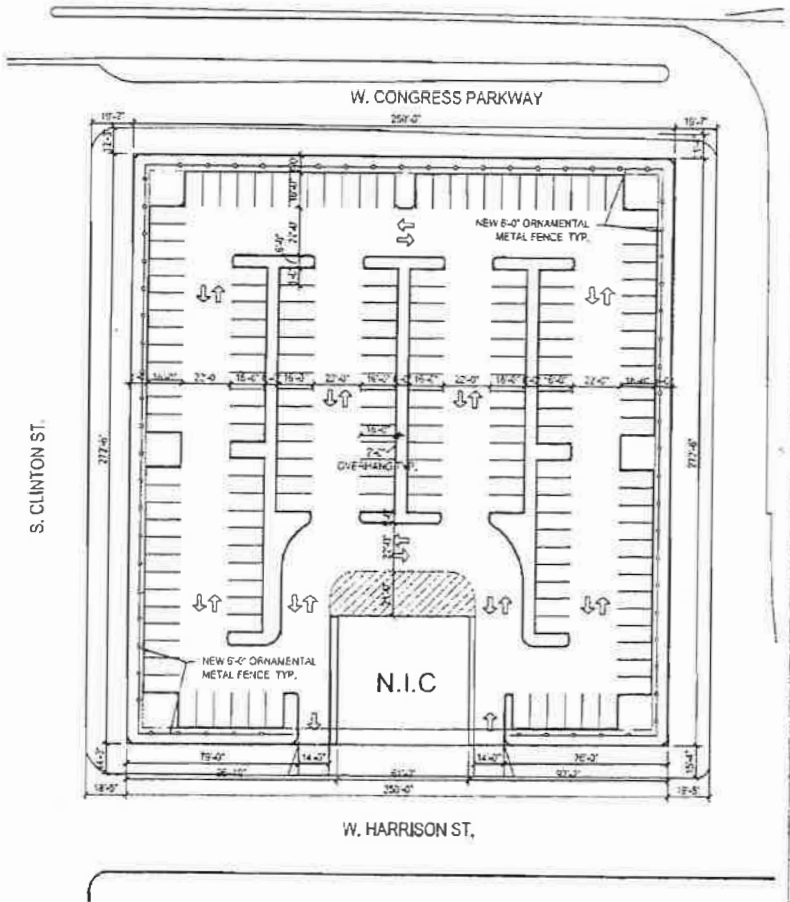
Subarea 1 Interim Parking Plan



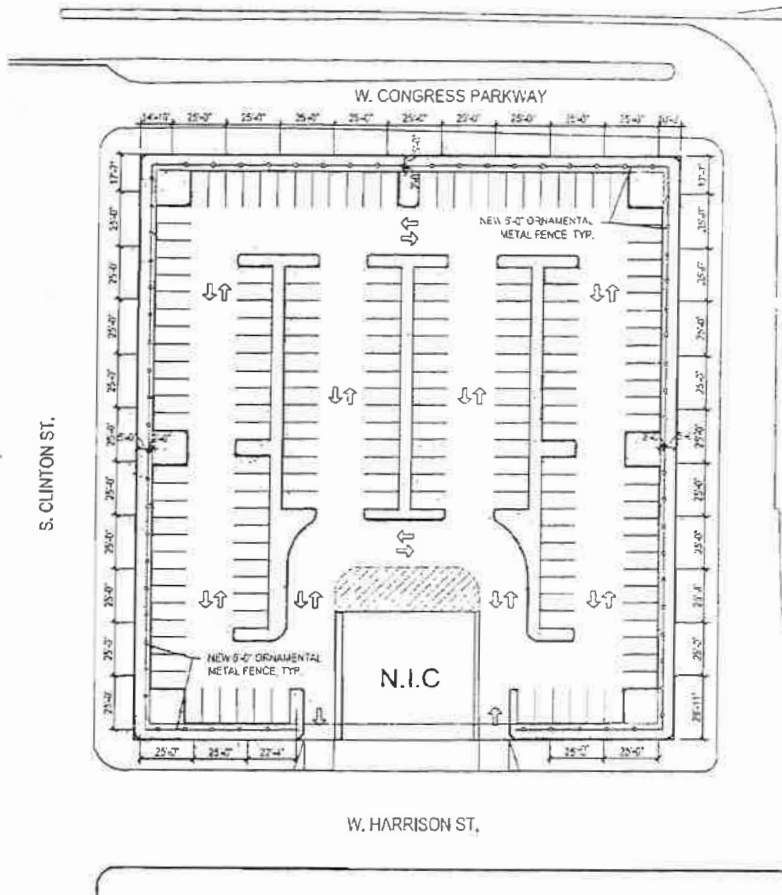
Subarea 2 Interim Parking Plan



Subarea 3 Interim Parking Plan.



"SUB-AREA 3" INTERIM SURFACE LOT - SITE PLAN
 PAVED AREA - 50,726 SF
 PARKING SPACES - 184



"SUB-AREA 3" INTERIM SURFACE LOT - LANDSCAPE PLAN
 PERIMETER LANDSCAPE AREA - 6,403 SF
 PERIMETER SHADE TREES - 36

INTERIOR LANDSCAPE AREA - 5,726 SF
 INTERIOR SHADE TREES - 46



Sub-Area 3 - Interim Parking Plan

AREA INFRASTRUCTURE IMPROVEMENTS EXHIBIT

INFRASTRUCTURE IMPROVEMENTS TO BE COMPLETED BY THE APPLICANT IN CONJUNCTION WITH THE DEVELOPMENT OF THE AUTOMATED PARKING GARAGE ACCESS ON HARRISON EAST OF CANAL

Intersection	Improvements
Harrison/Automated Garage Access Drive	<ul style="list-style-type: none"> Prior to receiving Part II approval for any submittal in which a threshold of 1,350 total residential units within the Planned Development is exceeded, the Applicant shall commence design of a traffic signal at the intersection of Harrison and the automated parking garage access driveway. The traffic signal must be constructed and operational prior to the granting of the Certificate of Occupancy for the portion of the development which causes the total number of residential units in the Planned Development to exceed 1,350.

INFRASTRUCTURE IMPROVEMENTS TO BE COMPLETED BY THE APPLICANT PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY FOR PHASE 1A

Intersection	Improvements
Harrison Street/Canal Street Harrison Street/Clinton Street Harrison Street/Jefferson Street Van Buren Street/Wacker Drive Van Buren Street/Canal Street Clinton Street/W. Congress Parkway Van Buren Street/Clinton Street Van Buren Street/Jefferson Street	<ul style="list-style-type: none"> Provide new or refresh existing crosswalks with continental style markings as directed by CDOT
Harrison Street/Clinton Street Harrison Street/Jefferson Street Van Buren Street/Wacker Drive Van Buren Street/Canal Street Van Buren Street/Clinton Street Van Buren Street/Jefferson Street	<ul style="list-style-type: none"> Install pedestrian countdown signals
Harrison Street, between Automated Garage Access Drive and Canal Street	<ul style="list-style-type: none"> Provide an eastbound left-turn lane via restriping

Area Infrastructure Improvements.
(Page 1 of 2)

7/24/2013

REPORTS OF COMMITTEES

58403

INFRASTRUCTURE IMPROVEMENTS TO BE COMPLETED BY THE APPLICANT PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY FOR PHASE ID (PARKING GARAGE IN SUB-AREA 3)

Intersection	Improvements
Harrison Street/Canal Street	<ul style="list-style-type: none"> Modify median on north leg of Canal as shown on site plan to provide expanded pedestrian refuge area.
Van Buren Street/Canal Street	<ul style="list-style-type: none"> Modify the traffic signal to provide a westbound to southbound left turn arrow
Clinton Street/W. Congress Parkway	<ul style="list-style-type: none"> Provide a traffic signal with pedestrian countdown signals Convert W. Congress Parkway to one-way westbound between garage access and Clinton Street Stripe the east approach to provide an exclusive left-turn lane and a right-turn lane Remove approximately 22 on-street parking on W. Congress Parkway east of Clinton Street
Clinton Street	<ul style="list-style-type: none"> Convert to two-way traffic between W. Congress Parkway and Van Buren Street Remove approximately nine on-street parking spaces on the east side between Congress and Harrison
Van Buren Street/Clinton Street	<ul style="list-style-type: none"> Modify the traffic signal to provide northbound phase Modify the traffic signal to provide left-turn arrows for northbound and southbound movements Provide right-turn lane on west leg by removing approximately five on-street parking spaces Restripe the south leg to provide a separate left-turn lane and a separate right-turn lane

Area Infrastructure Improvements.
(Page 2 of 2)

All Area Infrastructure Improvement must be substantially completed prior to receipt of Certificate of Occupancy for their associated phase of the Planned Development. The Applicant acknowledges that such request for any associated Certificate of Occupancy must be made to the attention of, and approved by, the Commissioners of the Departments of Buildings, Housing and Economic Development and Transportation.



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

CITY OF CHICAGO

December 14, 2012

John J. George
Schuyler Roche Crisham, P.C.
One Prudential Plaza, Suite 3800
130 East Randolph Street
Chicago, IL 60601

Re: Administrative Relief request for Waterway Business Residential Planned Development No. 1065

Dear Mr. George:

Please be advised that your request for a minor change to Waterway Business Residential Planned Development No. 1065 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development (PD).

You are requesting, on behalf of the property owner, International Property Developers North America, Inc., to:


- Relocate three hundred (300) residential units from the south end of the building (Harrison Street) to the north portion of the building (Van Buren Street).
- Convert the existing interior two level loading dock area along Harrison Street into parking spaces to accommodate 174 parking spaces for residential uses, along with residential loading docks.

The following drawings, prepared by Antunovich Associates, and dated December 11, 2012, shall be inserted into the main file: First Floor Plan, Second Floor Plan, Third Floor Plan, Fourth & Fifth Floor Plans, Sixth through Eighth Floor Plans, Ninth Floor Plan, North Building-Penthouse Floor Plans, Building Elevations-Van Buren Street, Harrison Street, Private Drive and Canal Street, Building Cross Sections-East, North, and South.

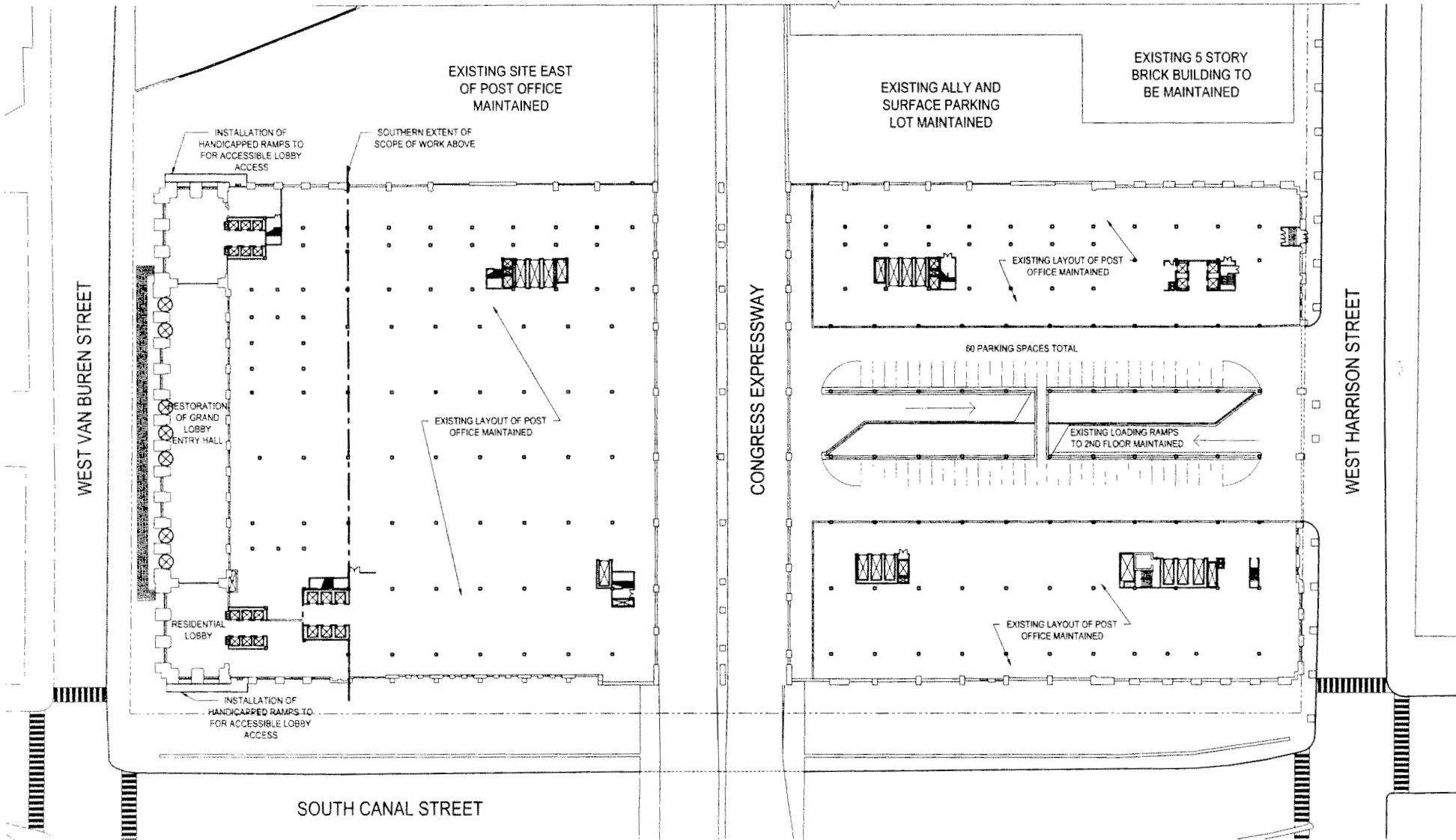
With regard to your request, the Department of Housing and Economic Development has determined that allowing these revisions will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Waterway Business Residential Planned Development No. 1065, I hereby approve the foregoing minor change, but no other changes to this Planned Development. **This minor change is valid for 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,


Patricia A. Scudiero
Zoning Administrator

C: Patrick Murphey, Mike Marmo, Erik Glass, Eleanor Gorski, Sarah Sheehan, Main file

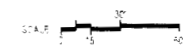


Chicago Post Office Redevelopment

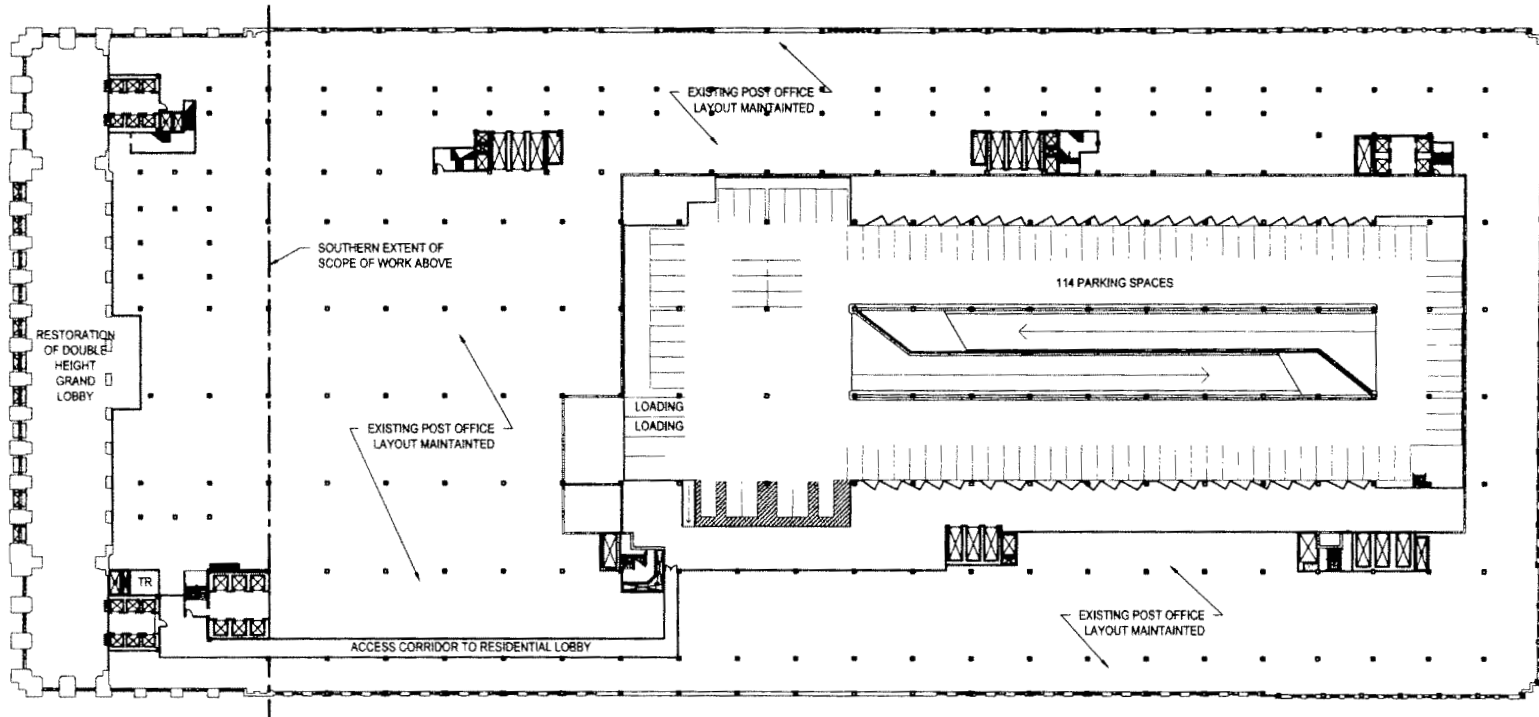
First Floor Plan

Chicago, Illinois

International Property Developers North America, Inc. Developer; Anfinovitch Associates Architects & Planners; Schuyler, Roche & Graham, P.C. - Zoning Counsel; KLOA - Traffic Engineers; Walker Parking - Parking Engineers; Thorton Tomasetti - Structural Engineers; Lester B. Knight & Associates - Civil Engineers; Wolf Landscape Architecture, Inc. - Landscape Architects



12.11.2012

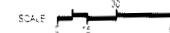


Chicago Post Office Redevelopment

Chicago, Illinois

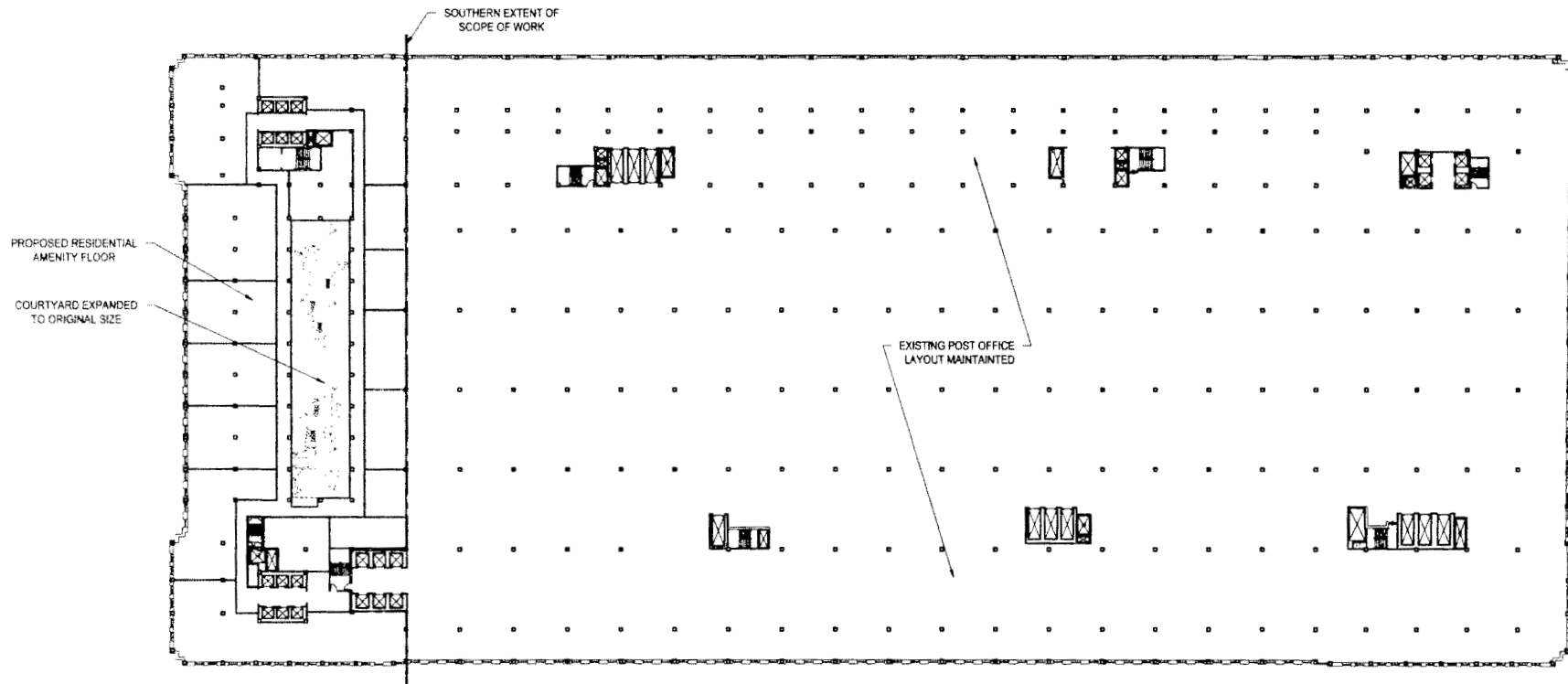
Second Floor Plan

International Property Developers North America, Inc. - Developer | Antunovich Associates - Architects & Planners | Schuyler, Roche & Olszansky, P.C. - Zoning Counsel | NLOA - Traffic Engineers | Walker Parking - Parking Engineers | Thornton Tomasetti - Structural Engineers | Lester B. Knight & Associates - Civil Engineers | Wolf Landscape Architecture, Inc. - Landscape Architects



12.11.2012

12.11.2012

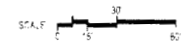


Chicago Post Office Redevelopment

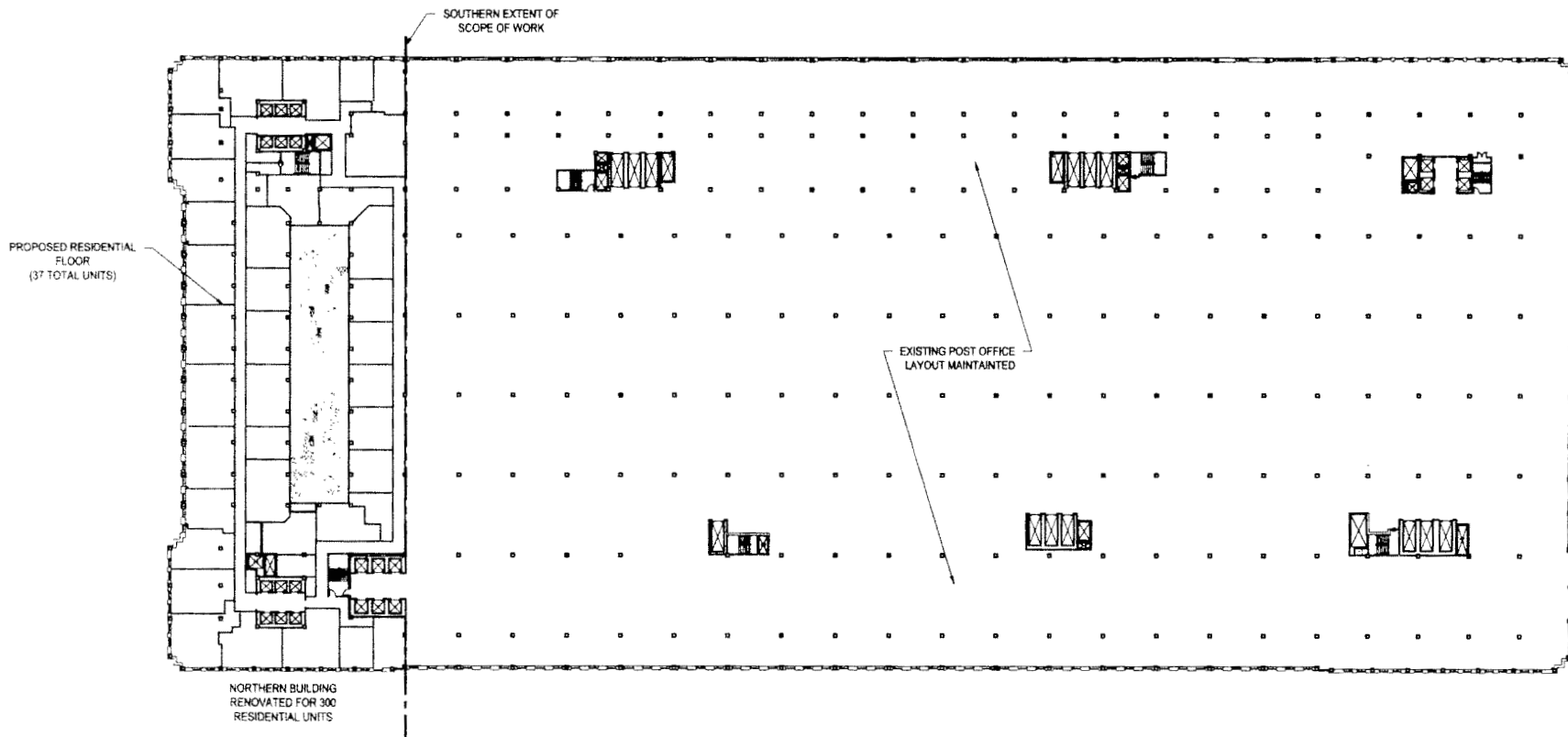
Chicago, Illinois

International Property Developers North America, Inc. - Developer | Arturhevich Associates - Architects & Planners | Schuyler, Roche & Orlinham, P.C. - Zoning Consultant | KLEDA - Traffic Engineers | Walker Parking - Parking Engineers | Thornton Tomasetti - Structural Engineers | Lester B. Knight & Associates - Civil Engineers | Wolf Landscape Architecture, Inc. - Landscape Architects

Third Floor Plan



12.11.2012

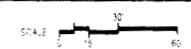


Chicago Post Office Redevelopment

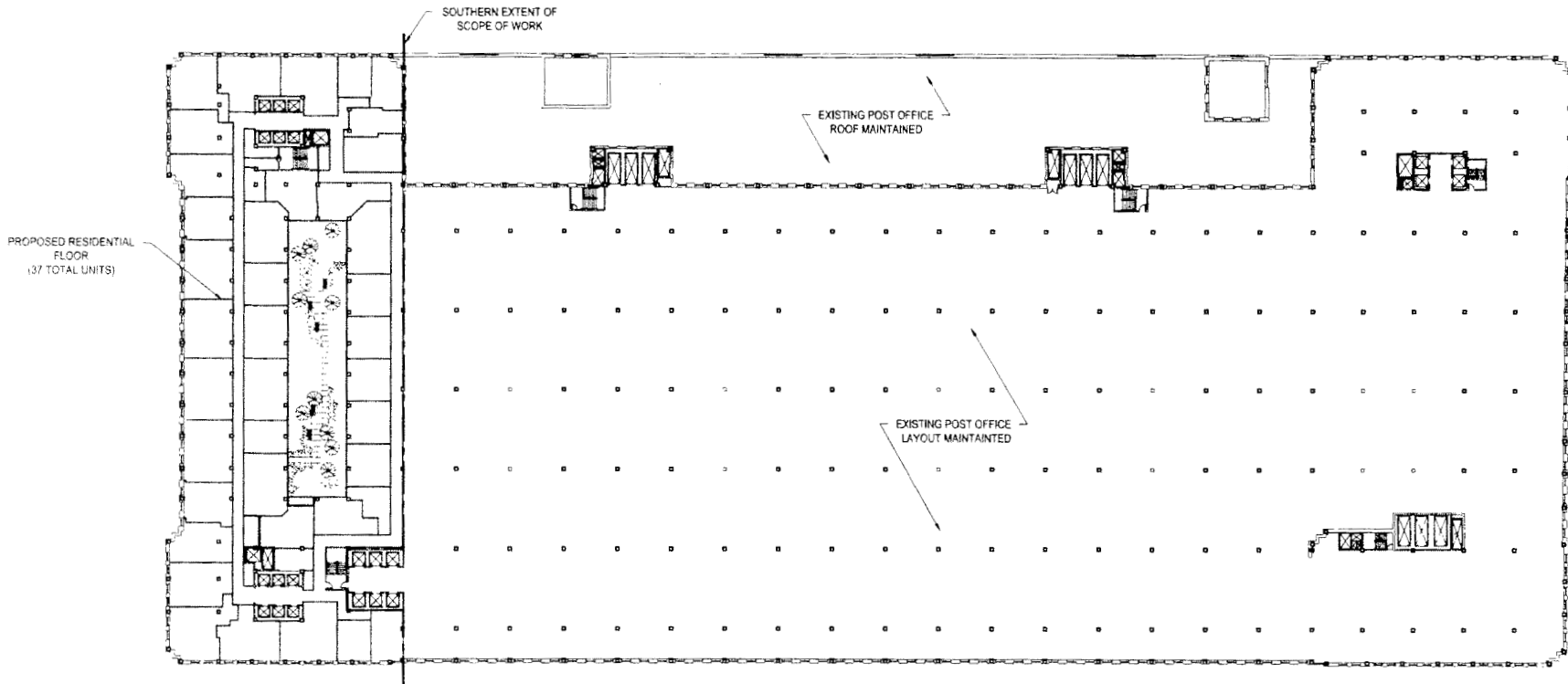
Chicago, Illinois

International Property Developers North America, Inc. - Developer Antunovich Associates - Architects & Planners Schuyler, Roche & Graham, P.C. - Zoning Counsel KLOA - Traffic Engineers Walker Parking - Parking Engineers Thornton Tomasetti - Structural Engineers Lester B. Knight & Associates - Civil Engineers Wolff Landscape Architecture, Inc. - Landscape Architects

Fourth & Fifth Floor Plans



12.11.2012



Chicago Post Office Redevelopment

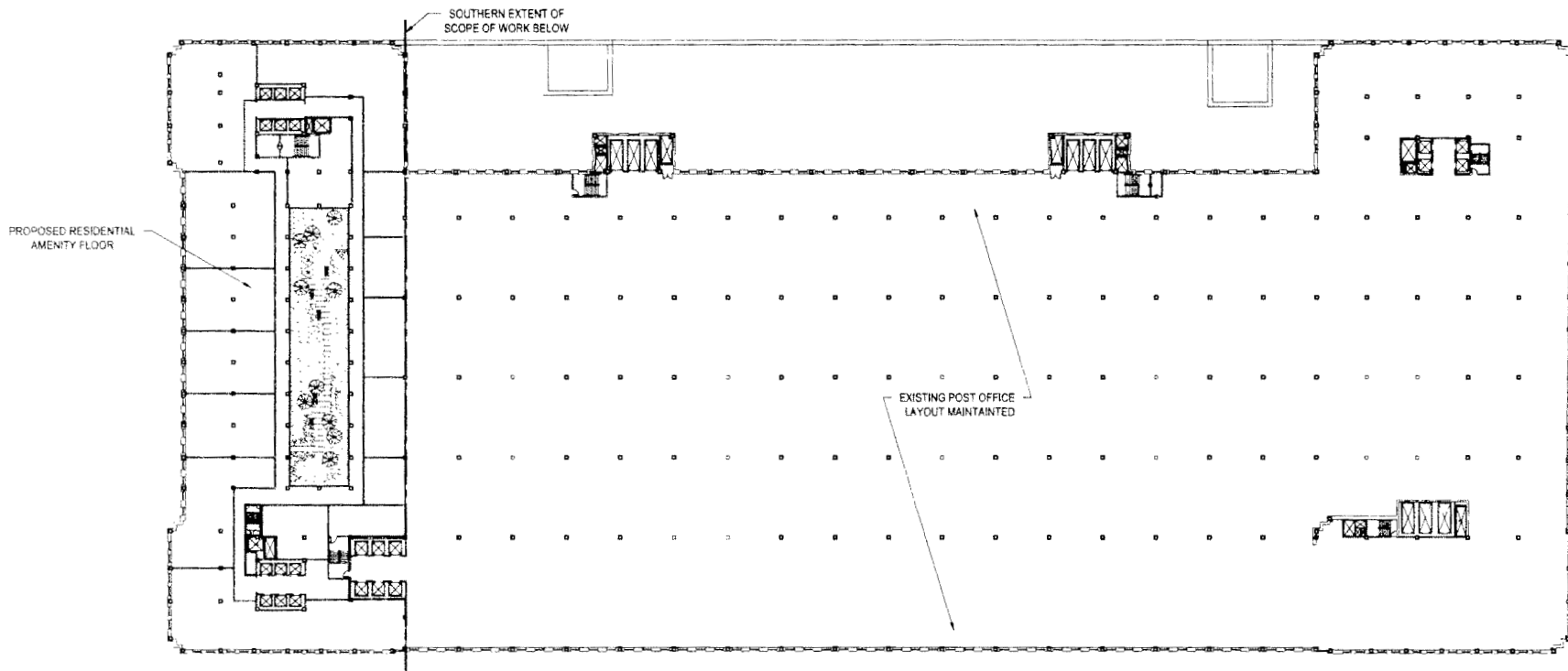
Chicago, Illinois

Sixth through Eighth Floor Plans

International Property Developers North America, Inc. - Developer | Antunovich Associates - Architects & Planners | Schuyler, Roche & Osham, P.C. - Zoning Counselor | KLOA - Traffic Engineers | Walker Parking - Parking Engineers | Thornton Tomasetti - Structural Engineers | Lester B. Knight & Associates - Civil Engineers | Wolf Landscape Architecture, Inc. - Landscape Architects



12.11.2012



Chicago Post Office Redevelopment

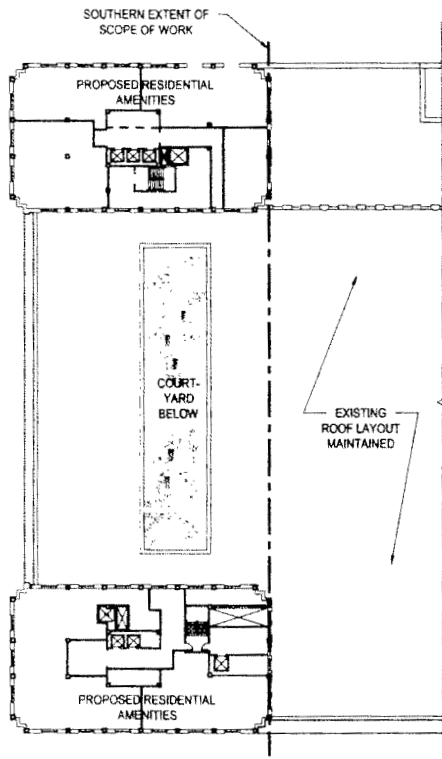
Chicago, Illinois

International Property Developers North America, Inc. - Developer | Antunovich Associates - Architects & Planners | Schuyler, Roche & Orsham, P.C. - Zoning Counselor | KLOA - Traffic Engineers | Walker Parking - Parking Engineers | Thornton Tomasetti - Structural Engineers | Lester B. Knight & Associates - Civil Engineers | Wolff Landscape Architecture, Inc. - Landscape Architects

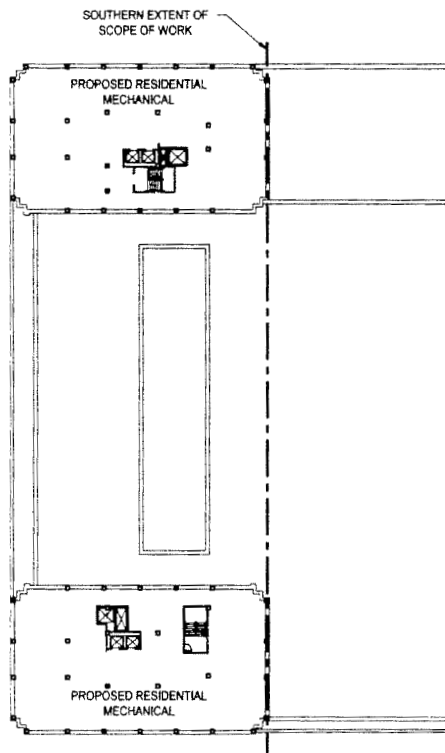
Ninth Floor Plan



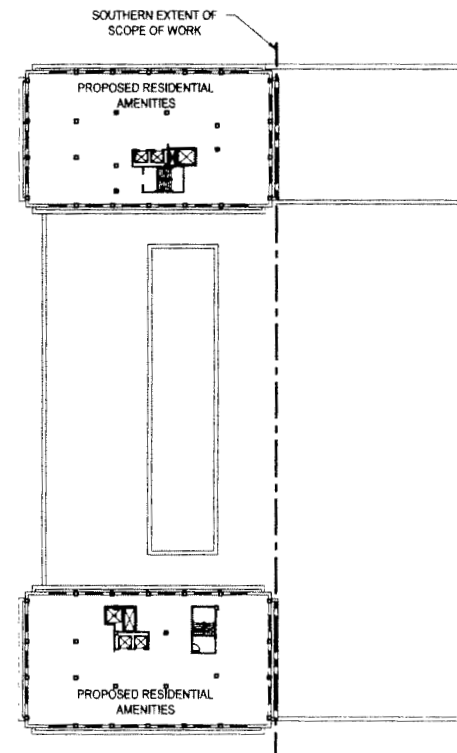
12.11.2012



10th Floor Plan



11th Floor Plan



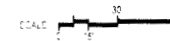
12th Floor Plan

Chicago Post Office Redevelopment

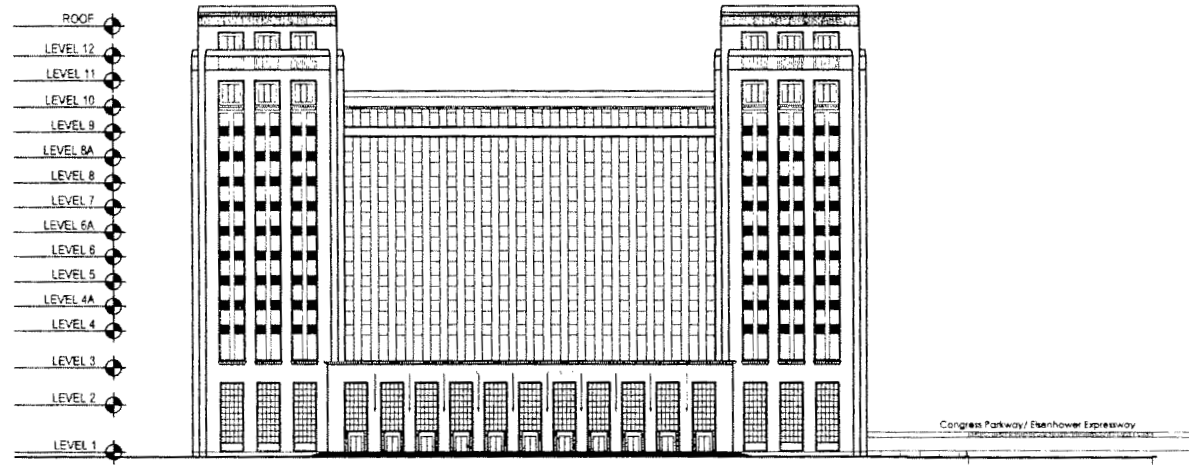
Chicago, Illinois

North Building - Penthouse Floor Plans

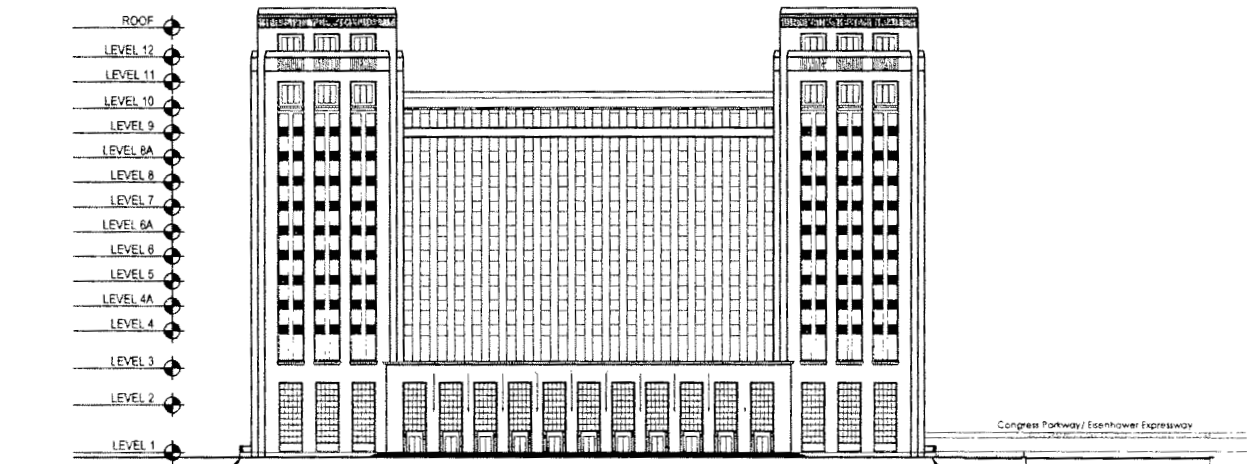
International Property Developers North America, Inc. - Developer; Antunovich Associates - Architects & Planners; Schuyler, Roche & Graham, P.C. - zoning Consultant; KLOA - Traffic Engineers; Walker Parking - Parking Engineers; Thornton Tomasetti - Structural Engineers; Lester B. Knight & Associates - Civil Engineers; Wolf Landscape Architecture, Inc. - Landscape Architects



12.11.2012



Existing Elevation



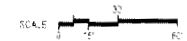
Proposed Elevation

Chicago Post Office Redevelopment

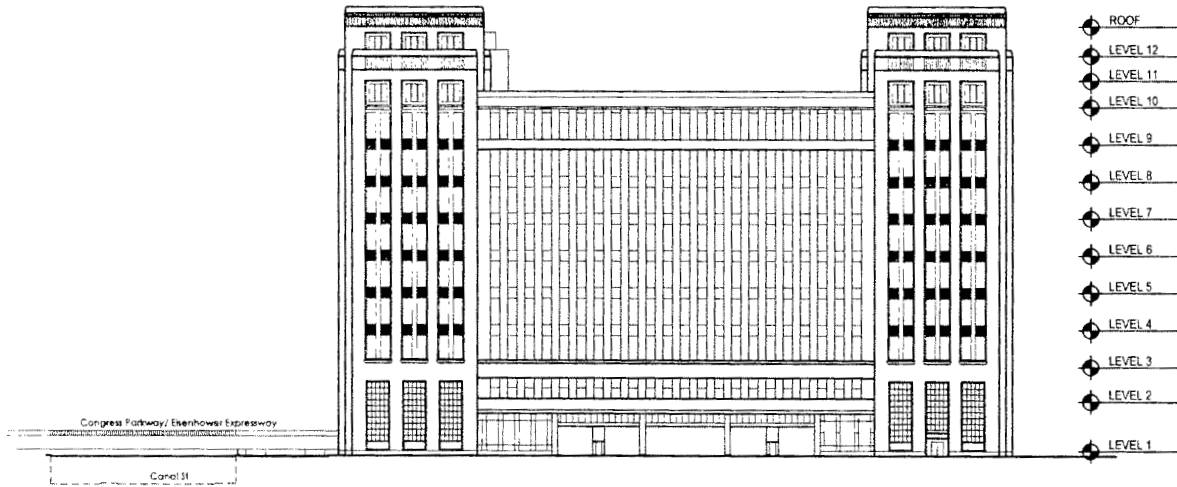
Chicago, Illinois

Building Elevations - Van Buren Street

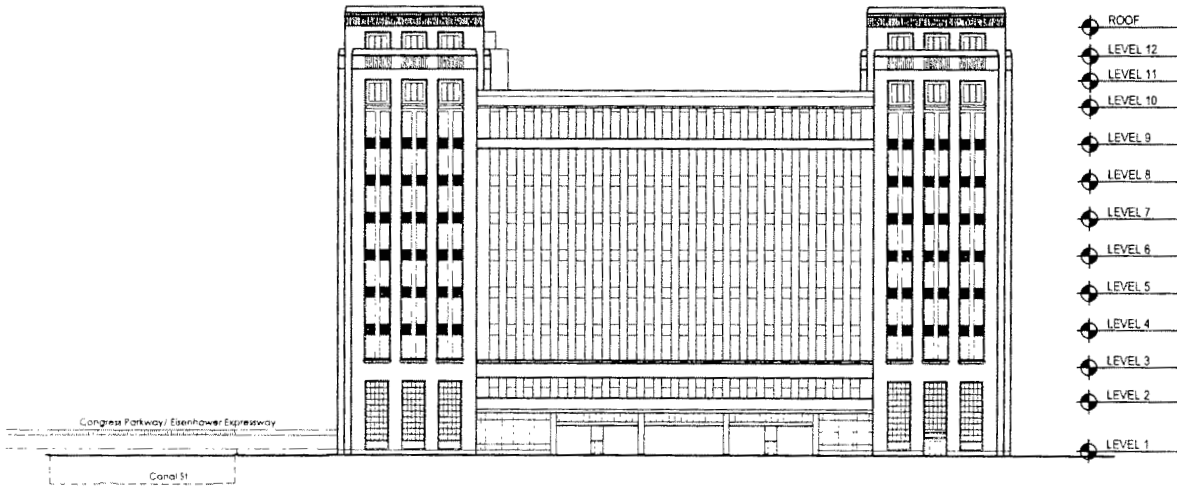
International Property Developers North America, Inc. - Developer | Antunovich Associates - Architect & Planners | Schwyer, Roche & Cushman, P.C. - Zoning Counsel | KLOA - Traffic Engineer | Walker Parking - Parking Engineers | Thorton Tomassetti - Structural Engineers | Lester B. Knight & Associates - Civil Engineers | Wolff Landscape Architecture, Inc. - Landscape Architects



12.11.2012



Existing Elevation

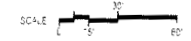


Proposed Elevation

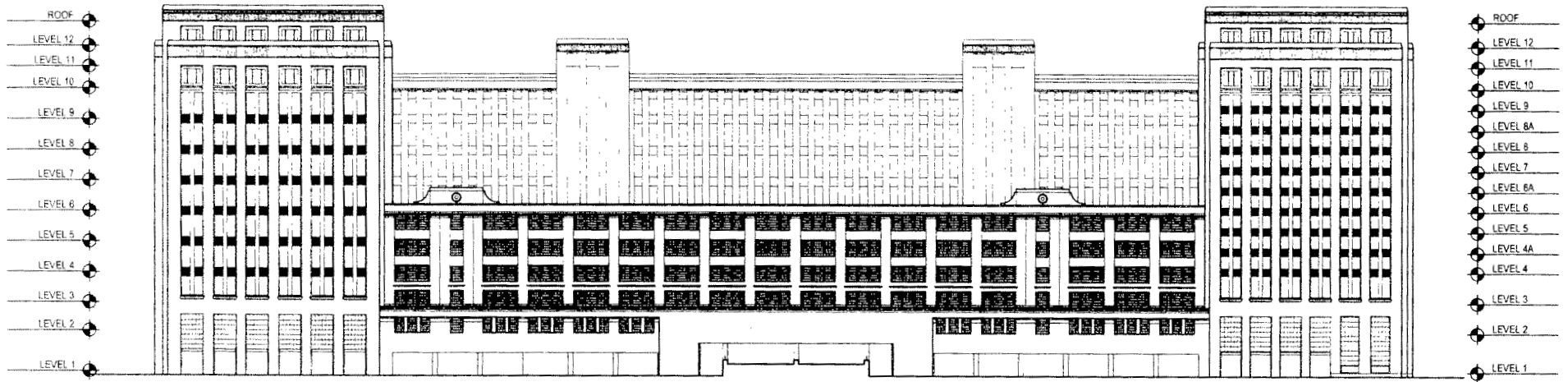
Chicago Post Office Redevelopment
Chicago, Illinois

Building Elevations - Harrison Street

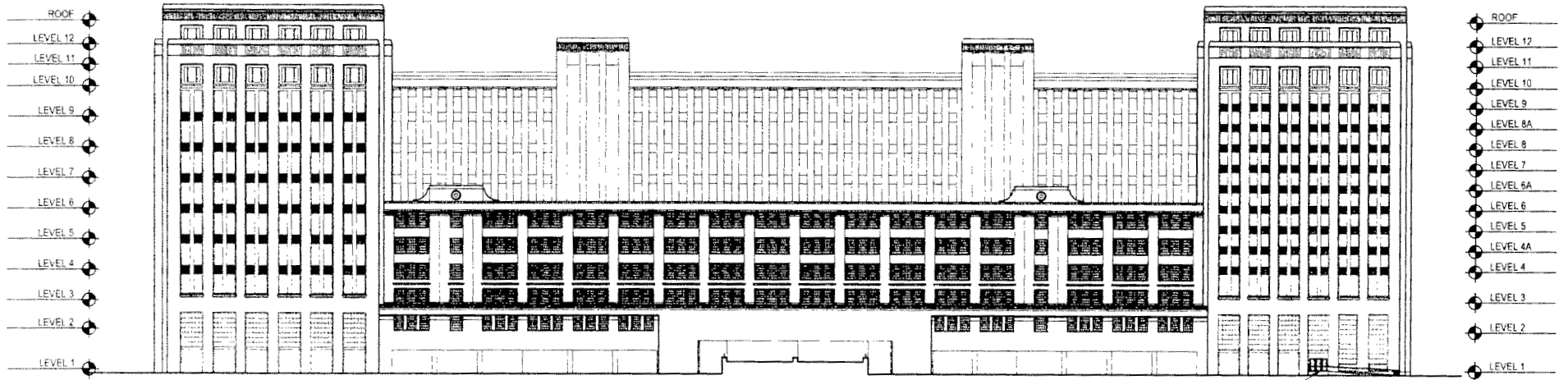
International Property Developers North America, Inc. Developer; Antonovich Associates Architects & Planners; Schuyler, Roche & Orlam, P.C. Zoning Counsel; KLOA Traffic Engineers; Walker Parking Parking Engineers; Thornton Tomasetti Structural Engineers; Lester B. Knight & Associates Civil Engineers; Wolf Landscape Architecture, Inc. Landscape Architects



12.11.2012



Existing Elevation



Proposed Elevation

INSTALLATION OF ACCESSIBLE RAMP
AND LOBBY ACCESS DOORS

Chicago Post Office Redevelopment

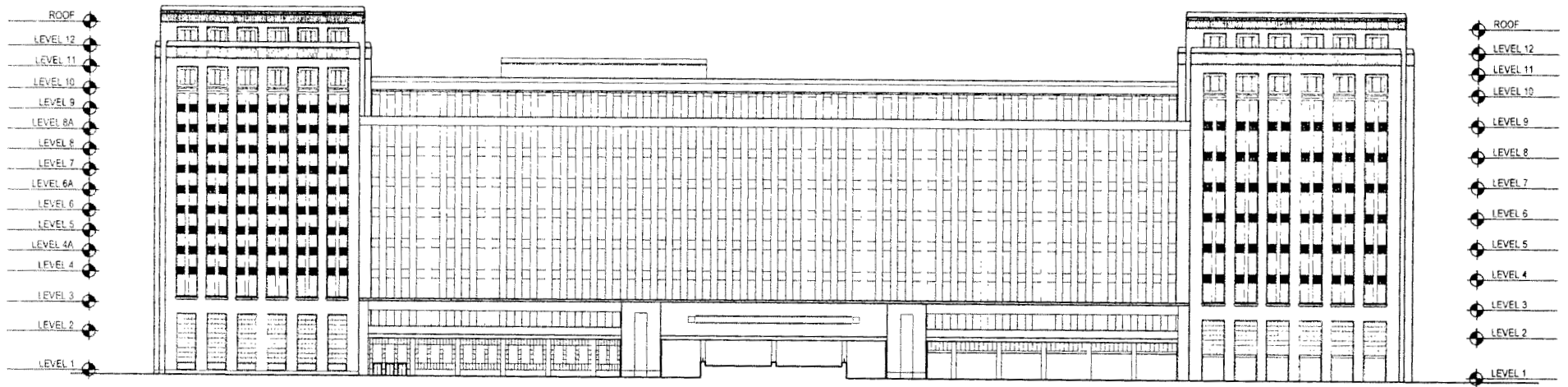
Chicago, Illinois

Building Elevations - Private Drive

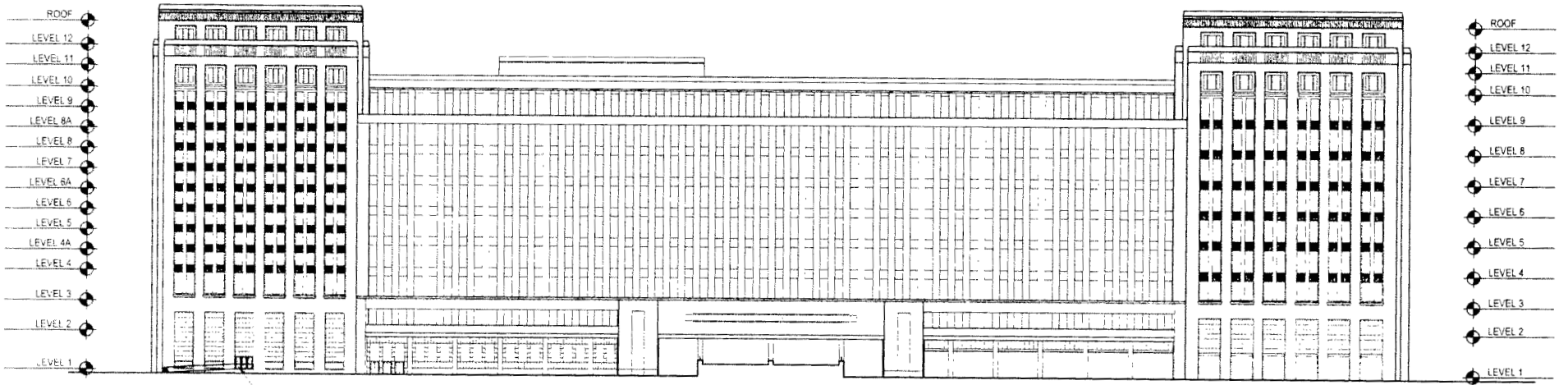
International Property Developers North America, Inc. - Director: Antunovich Associates - Architects & Planners: Schuyler, Roche & Graham, P.C. - zoning Counsel: KLOA - Traffic Engineers: Walker Parking - Parking Engineers: Thornton Tomasetti - Structural Engineers: Lester B. Knight & Associates - Civil Engineers: Wolf Landscape Architecture, Inc. - Landscape Architects



12.11.2012



Existing Elevation



INSTALLATION OF ACCESSIBLE RAMP
AND LOBBY ACCESS DOORS

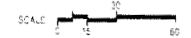
Proposed Elevation

Chicago Post Office Redevelopment

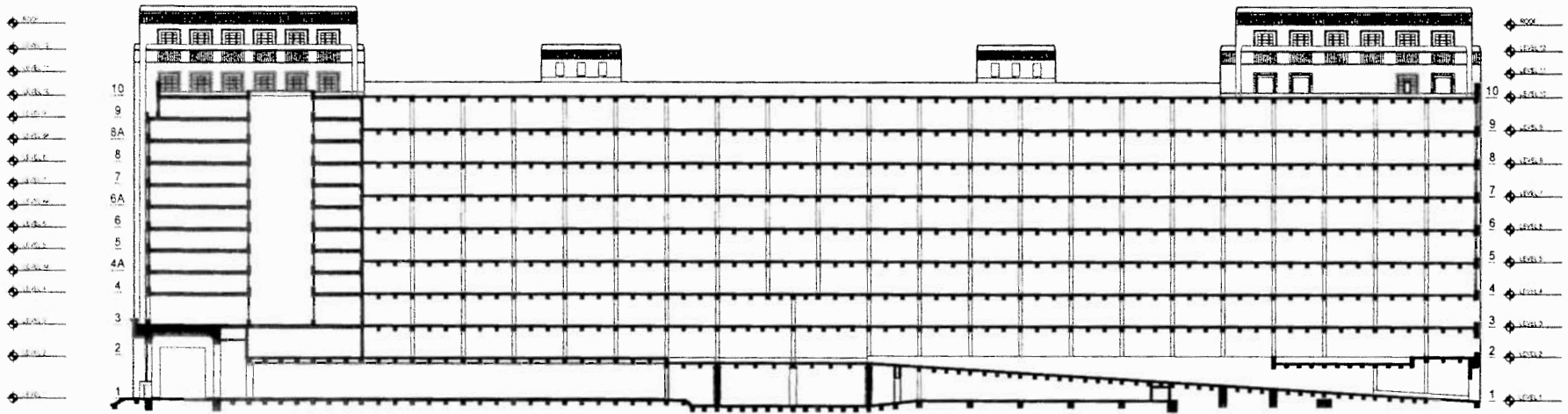
Chicago, Illinois

Building Elevations - Canal Street

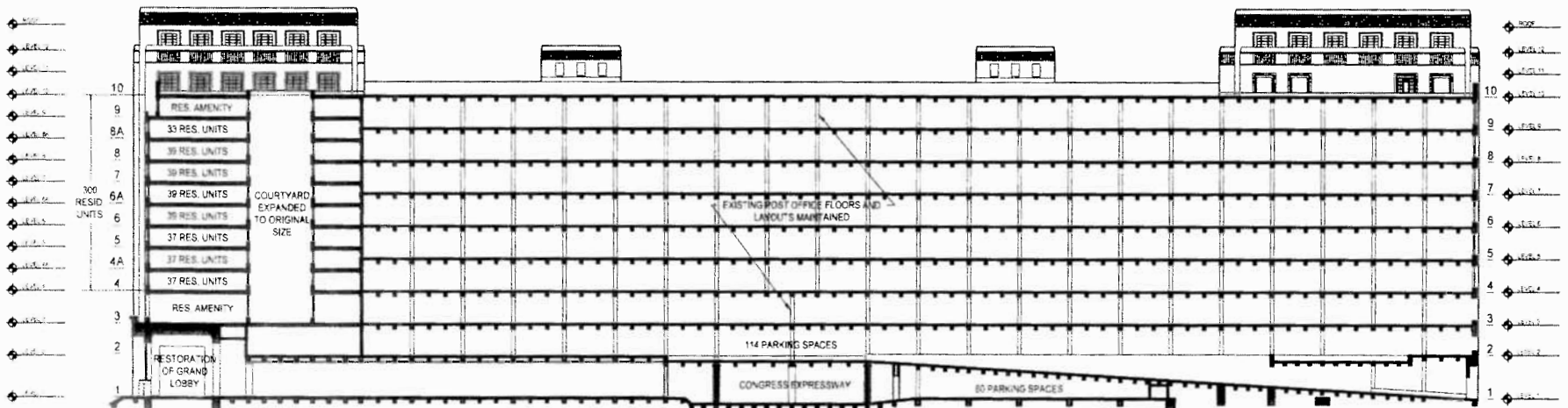
International Property Developers North America, Inc. - Developer | Antunovich Associates - Architect & Planner | Schuyler, Roche & Crisheim, P.C. - Zoning Counselor | KLOA - Traffic Engineers | Walker Parking - Parking Engineer | Thornton Tomasetti - Structural Engineers | Lester B. Knight & Associates - Civil Engineers | Wolf Landscape Architecture, Inc. - Landscape Architects



12.11.2012



EXISTING SECTION



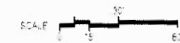
PROPOSED SECTION

Chicago Post Office Redevelopment

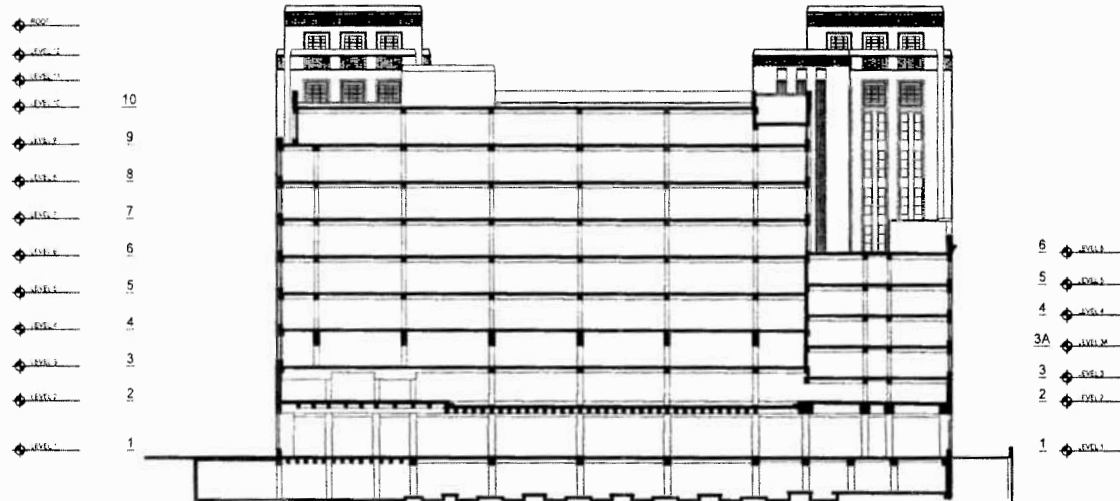
Chicago, Illinois

International Property Developers North America, Inc. | Developer | Artunovich Associates | Architects & Planners | Schryer, Roche & Crisman, P.C. | Zoning Consultant | KLOA | Traffic Engineers | Walker Parking | Parking Engineers | Thoron Tomasek | Structural Engineers | Latta B. Knight & Associates | Civil Engineers | Wolf Landscape Architecture, Inc. | Landscape Architect

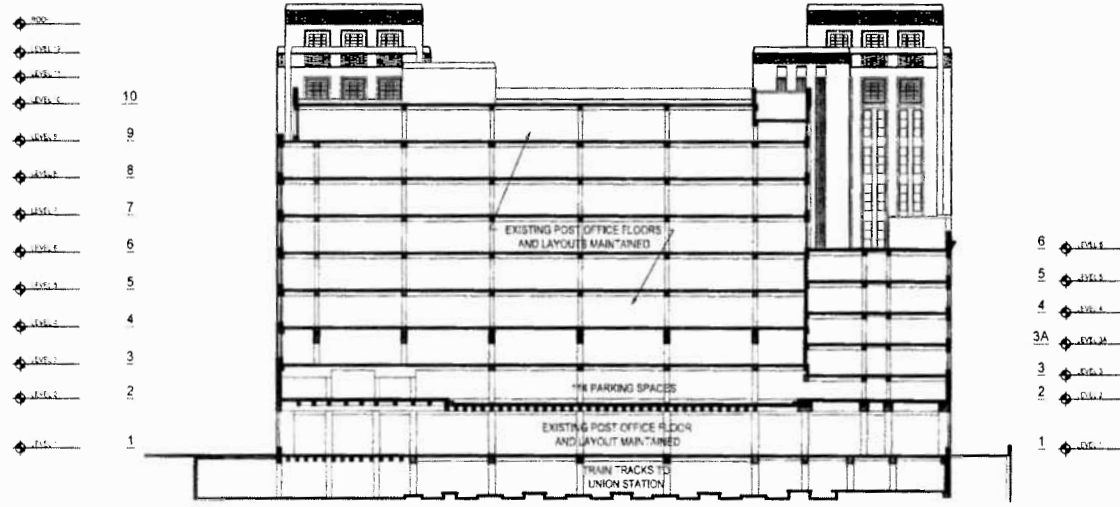
Building Cross Section - East



12.11.2012



EXISTING SECTION



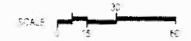
PROPOSED SECTION

Chicago Post Office Redevelopment

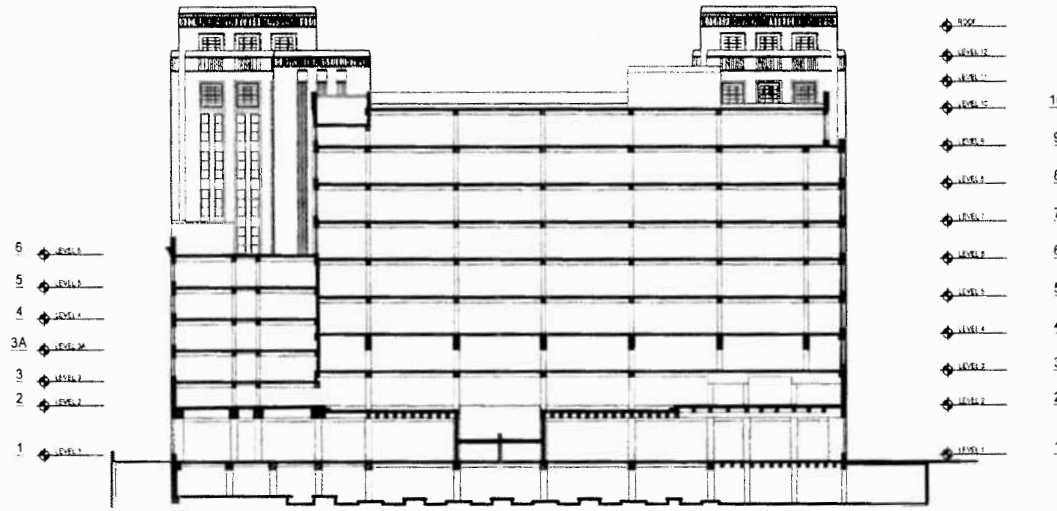
Chicago, Illinois

International Property Developers North America, Inc. - Developer | Antunovich Associates - Architects & Planners | Schuyler, Roche & Gilham, P.C. - zoning Counsel | KLOA - Traffic Engineers | Walker Parking - Parking Engineers | Thornton Tomasetti - Structural Engineers | Lester B. Knight & Associates - Civil Engineers | Wolf Landscape Architecture, Inc. - Landscape Architects

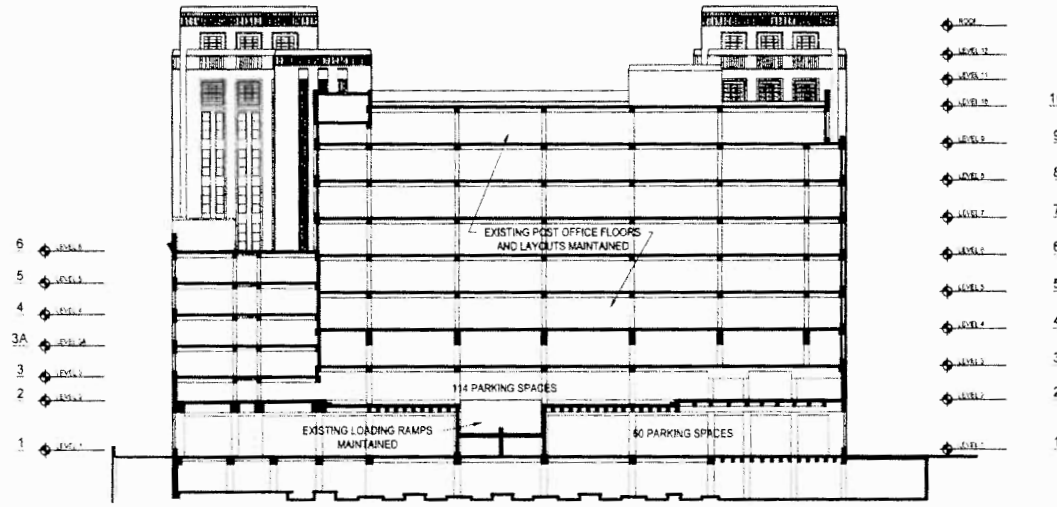
Building Cross-Section - North



12.11.2012



EXISTING SECTION



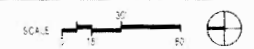
PROPOSED SECTION

Chicago Post Office Redevelopment

Chicago, Illinois

International Property Developers North America, Inc. - Developer | Antunovich Associates - Architects & Planners | Schuyler, Roche & Crisam, P.C. - Zoning Counsel | KLOA - Traffic Engineers | Walker Parking - Parking Engineers | Thornton Tomasetti - Structural Engineers | Lester B. Knight & Associates - Civil Engineers | Wolff Landscape Architecture, Inc. - Landscape Architects

Building Cross Section - South



12.11.2012

5/23/2007

REPORTS OF COMMITTEES

13060
1693

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 Number 2-F.
(As Amended)

(Application Number 13060) *WBRPD 1065*

Be It Ordained by the City Council of the City of Chicago:

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

West Van Buren Street; the west bank of the south branch of the Chicago River; a line 397.6 feet south of and parallel to West Van Buren Street; a line 394 feet east of and parallel to South Canal Street; West Harrison Street; and South Canal Street,

to the designation of a Waterway Business-Residential 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.

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

Waterway Business-Residential Planned Development Number 1065.

Plan Of Development Statements.

1. The area delineated herein as a Waterway Business-Residential Planned Development, consists of approximately three hundred fifty-seven thousand fifty (357,050) square feet (eight and one hundred ninety-five thousandths (8.195) acres) and is owned or controlled by the applicant, Chicago P.O. Associates, L.L.C.

2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication, vacation or closure 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 titleholder 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, including any homeowner's association(s) formed to succeed the applicant, the legal titleholder or any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago 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 the property or any homeowners association which may be formed to represent the owners with respect to zoning matters and any ground lessors. The applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.
4. This plan of development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; an Existing Land-Use Map; and a Site Plan, Landscape Plan and Building Elevations, dated April 19, 2007 prepared by Gensler. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply. The planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses shall be permitted within the area delineated herein as "Waterway Business-Residential Planned Development": all uses permitted as permitted or special uses in the DC-12, Downtown Core District; dwelling units; hotel; offices, business and professional; colleges and universities; dormitory housing; elderly housing; information technology establishments, including, but not limited to the research, education, training, design, production, assembly, transmission and sales of such technology; business support services; residential support services; training centers and laboratories, day care centers; health clubs; conference centers, restaurants; communication stations and offices, retail uses and open or enclosed accessory and non-accessory parking.
6. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development. Off-premise signage is prohibited.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and of the Department of Planning and Development. Closure of all or part of any public streets or alleys shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of any building and any appurtenance attached thereto prescribed in this planned development, the height of any improvement shall also be subject to the height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements shall be designed, installed and maintained in substantial conformance with the Bulk Regulations and Data Table, the Site Plan, Landscape Plan and Building Elevations attached hereto. The landscaping (including street trees in the adjacent right-of-way) shall be designed, installed and maintained in substantial accordance with the

landscaping and parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines subject to allowance for existing infrastructure. The former Post Office building, commonly known as 401 -- 439 West Van Buren Street, is historically significant and identified in the Chicago Historic Resources Survey. The applicant agrees to retain, preserve and rehabilitate the significant features of the building as a condition of this planned development and consistent with the plans and drawings incorporated herein. The significant features that shall be preserved are the historic Van Buren Office lobby interior and the building's exterior elevations, except as modified or otherwise changed consistent with these plans and drawings, including the demolition of portions of the building depicted therein. A scope of work to rehabilitate the significant features shall be included as part of the Part II submittal. In general, significant features and materials to be retained should be preserved and repaired, as reasonably possible, or replaced in kind as reasonably possible if beyond repair, while other changes should be compatible with the building's historic character.

11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and 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 Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The applicant agrees to provide the following green roof coverage: (1) a seventy-five percent (75%) green roof equaling approximately one hundred four thousand (104,000) square feet

of the net usable roof area or, if L.E.E.D. certification is obtained, the applicant agrees to provide a fifty percent (50%) green roof equaling approximately sixty-nine thousand five hundred (69,500) square feet of the net roof area over the parking garage and hotel and; (2) a one hundred percent (100%) green roof equaling approximately twenty thousand (20,000) square feet of the net usable roof area over the office tower and; (3) a fifty percent (50%) green roof equaling approximately fifteen thousand (15,000) square feet of the net usable roof area over the residential tower. A green roof over the residential tower will not be provided if L.E.E.D. certification is obtained.

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 ("M.O.P.D.") 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 to be constructed pursuant to the permit.
14. 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; and the zoning of the property shall automatically revert to the pre-existing DX-12, Downtown Mixed-Use District classification and the pre-existing DC-12, Downtown Core District classification.

[Existing Zoning Map; Boundary and Property Line Map; Generalized Land-Use Map; Existing Land-Use Map; Landscape Plan; Site Plan; First, Second and Third Floor Plans; Building Elevations; and Building Sections referred to in these Plan of Development Statements printed on pages 1699 through 1713 of this *Journal*.]

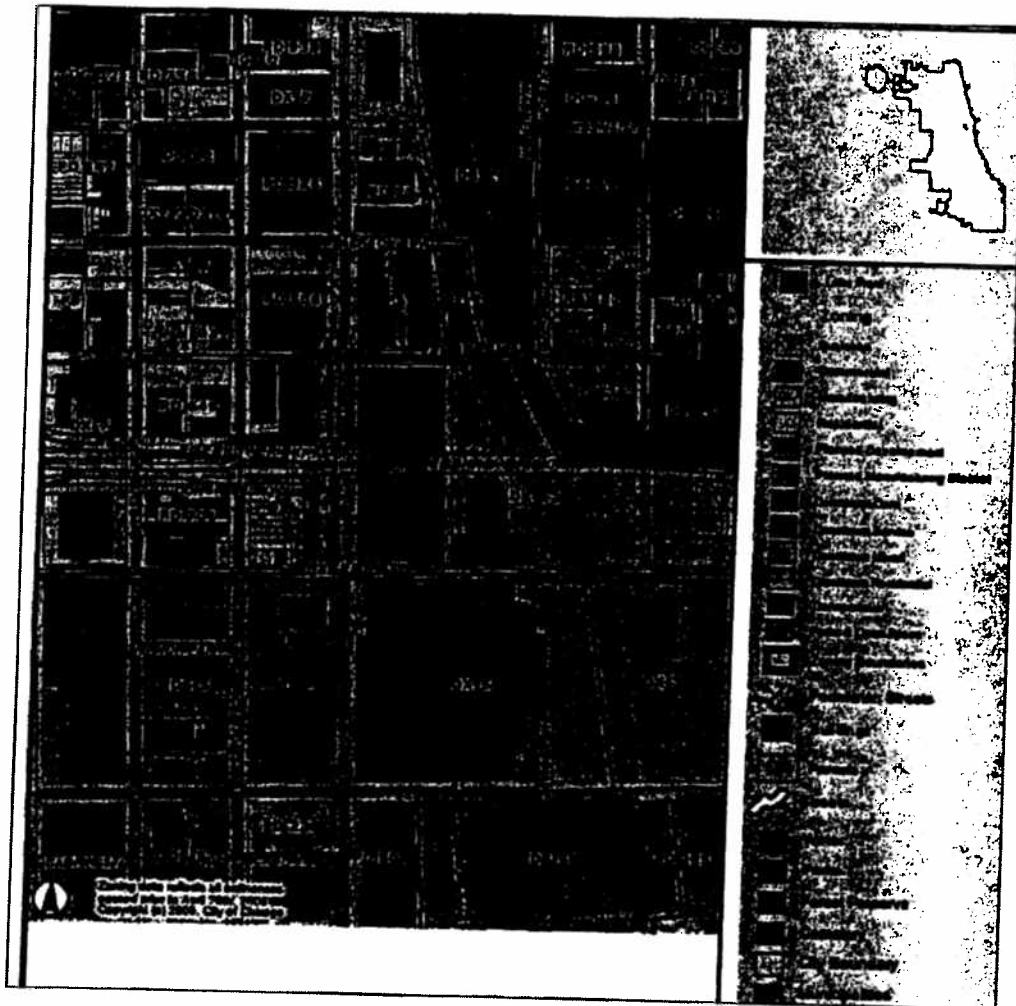
13060

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

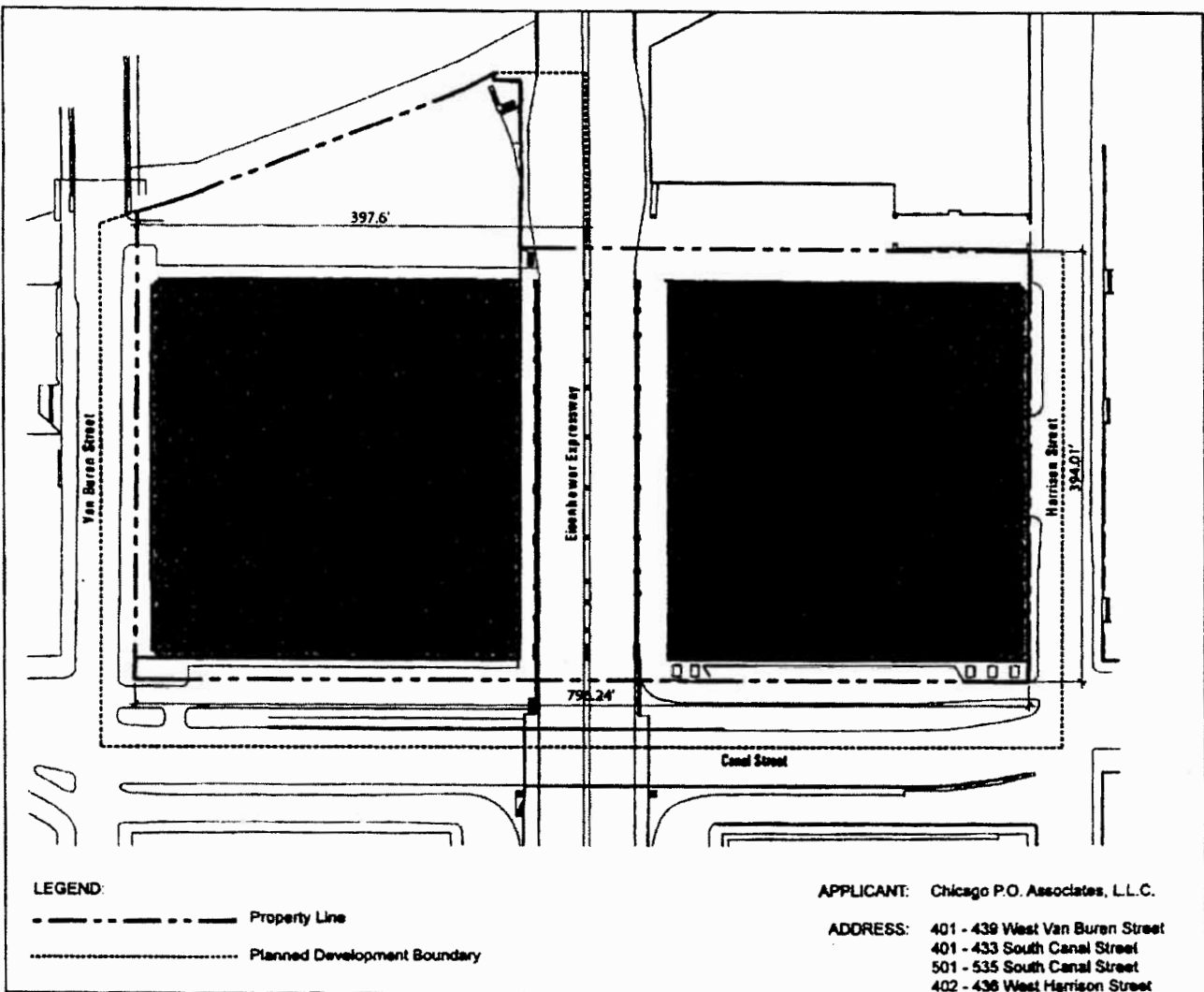
Bulk Regulations And Data Table.

Net Site Area:	357,050 square feet (8.195 acres)
Gross Site Area:	Net Site Area (357,050 square feet) + area in adjacent right-of-way = Gross Site Area of 432,320 square feet (9.923 acres)
Maximum Permitted Floor Area Ratio:	12.0 Floor Area Ratio
Setbacks from Property Line:	In General Conformance with the Site Plan and the Plan of the Development Statements
Percentage of Site Coverage:	In accordance with the Site Plan
Parking and Loading:	
Off-Street Parking:	Minimum of 400 spaces for all uses
Off-Street Loading:	Per approved Site Plan
Maximum Number of Non-Accessory Parking:	400 spaces
Maximum Number of Dwelling Units:	300 units
Maximum Number of Hotel Keys:	300 keys

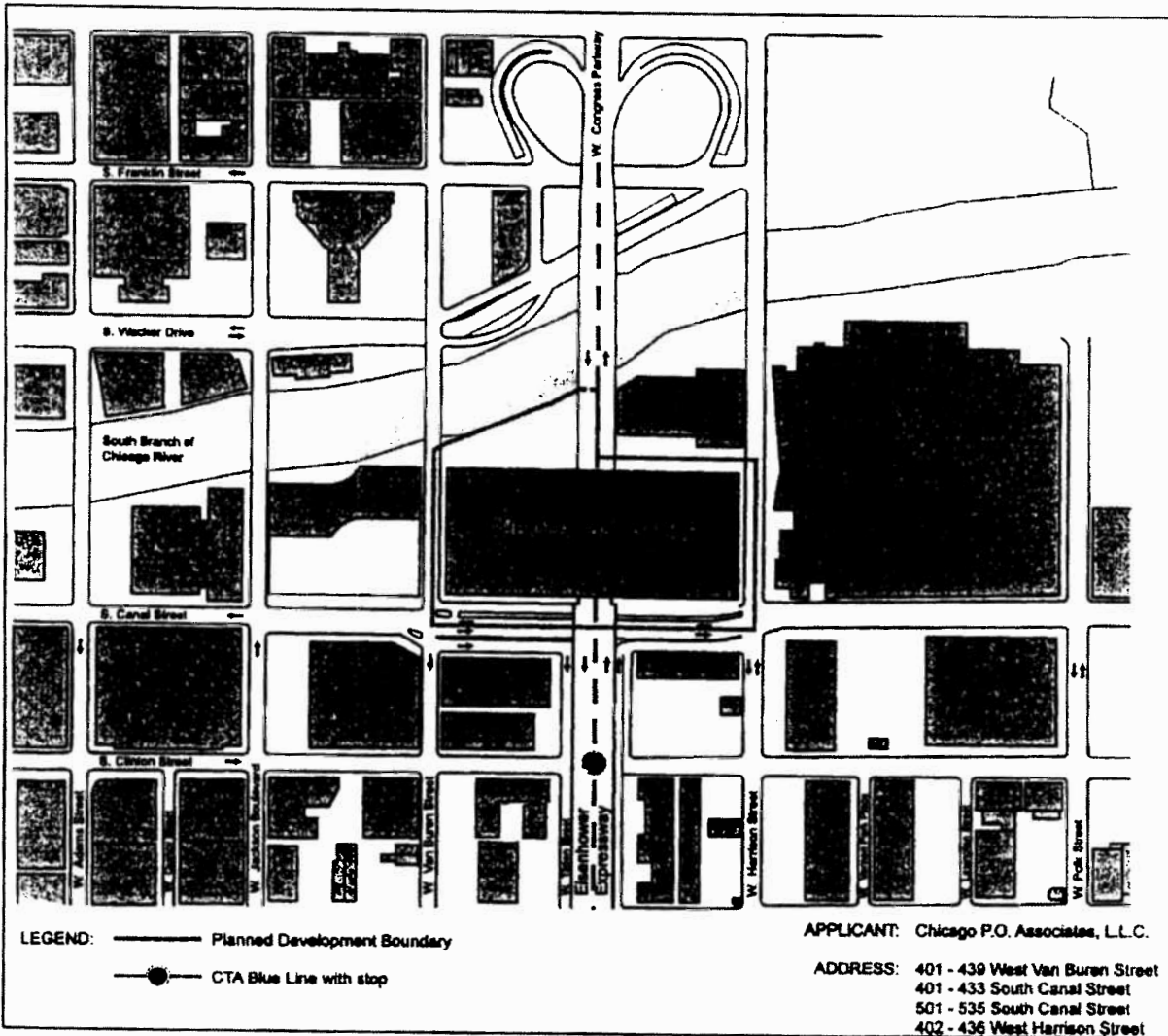
Existing Zoning Map.



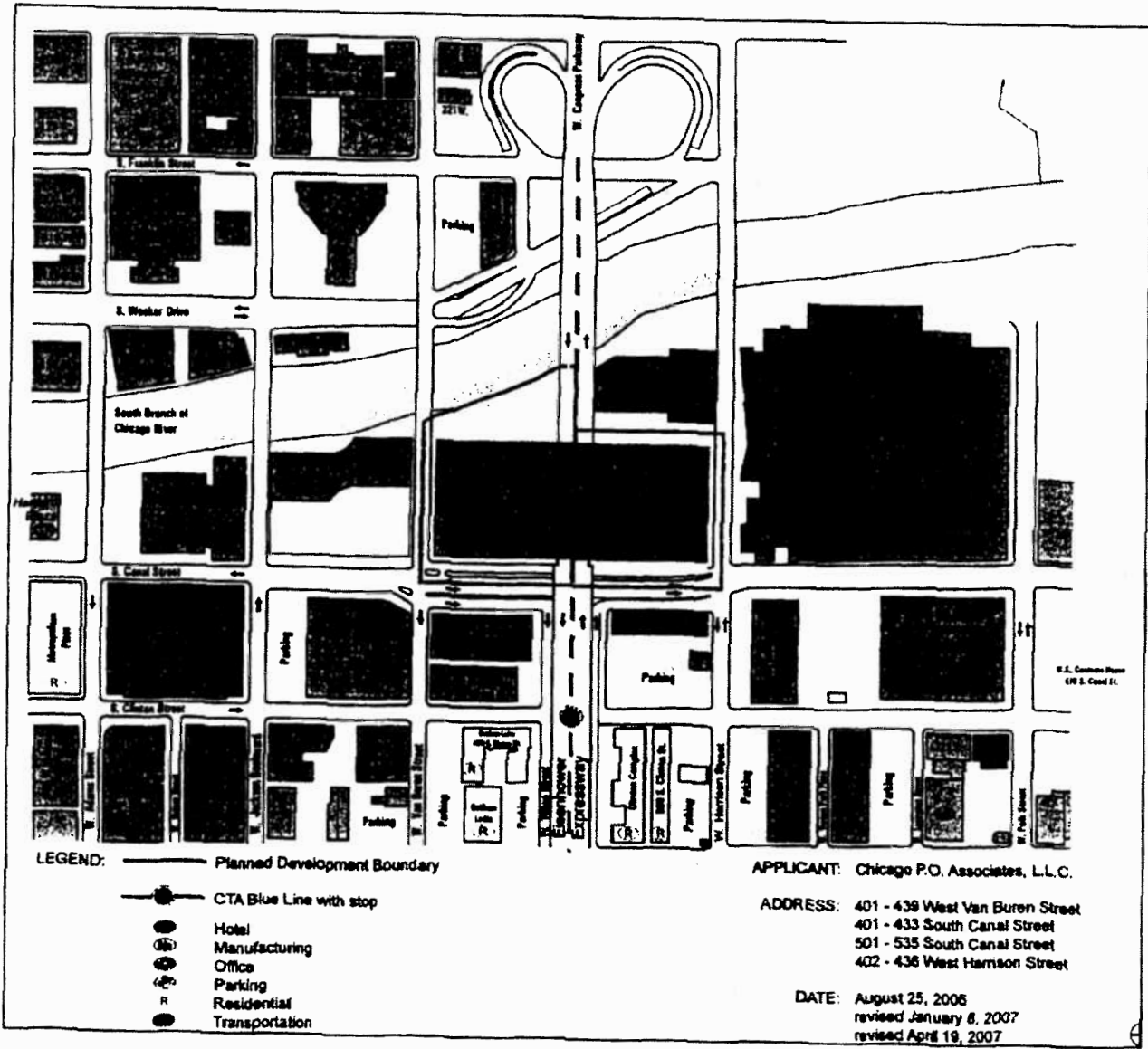
Boundary And Property Line Map.



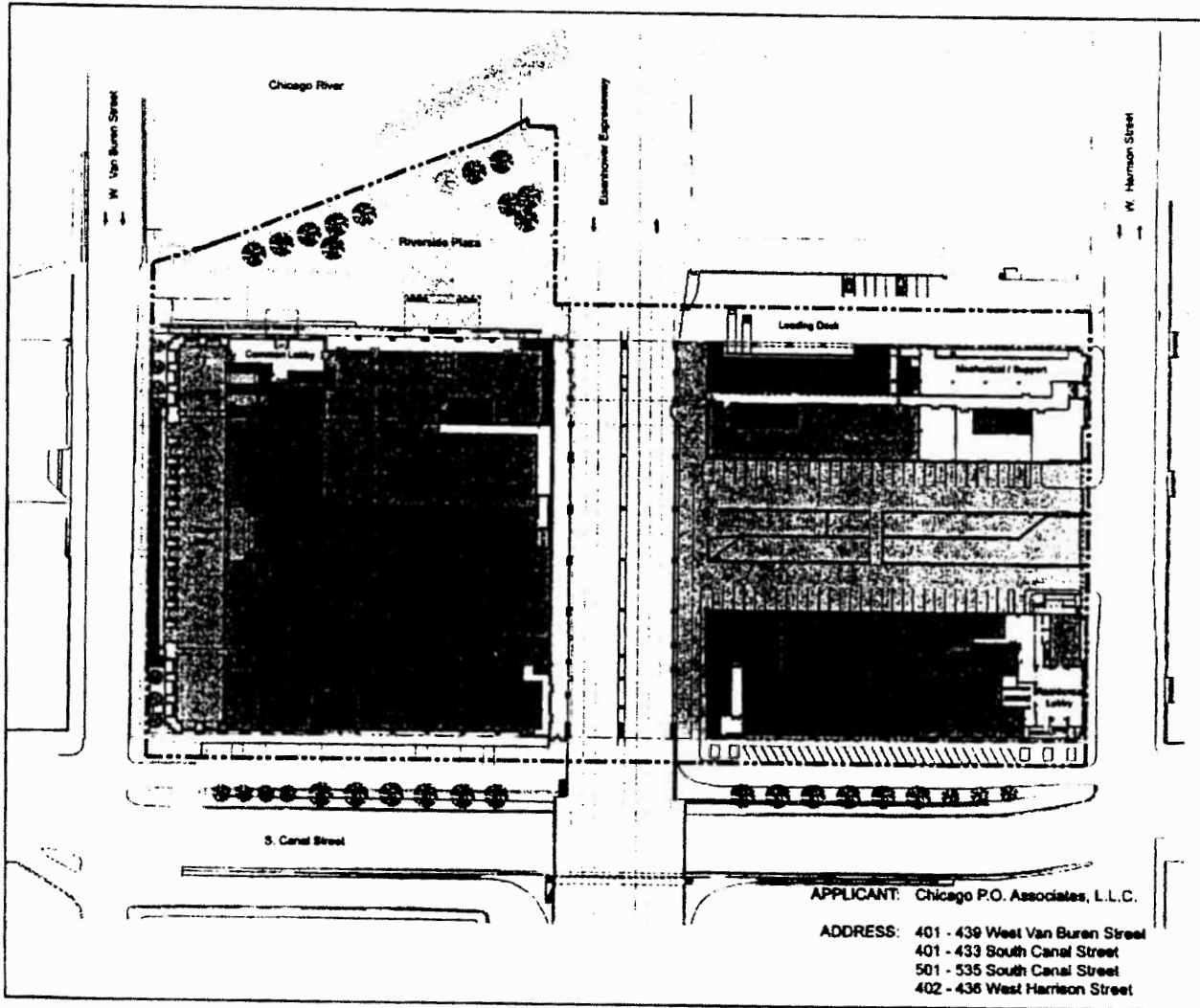
Generalized Land-Use Map.



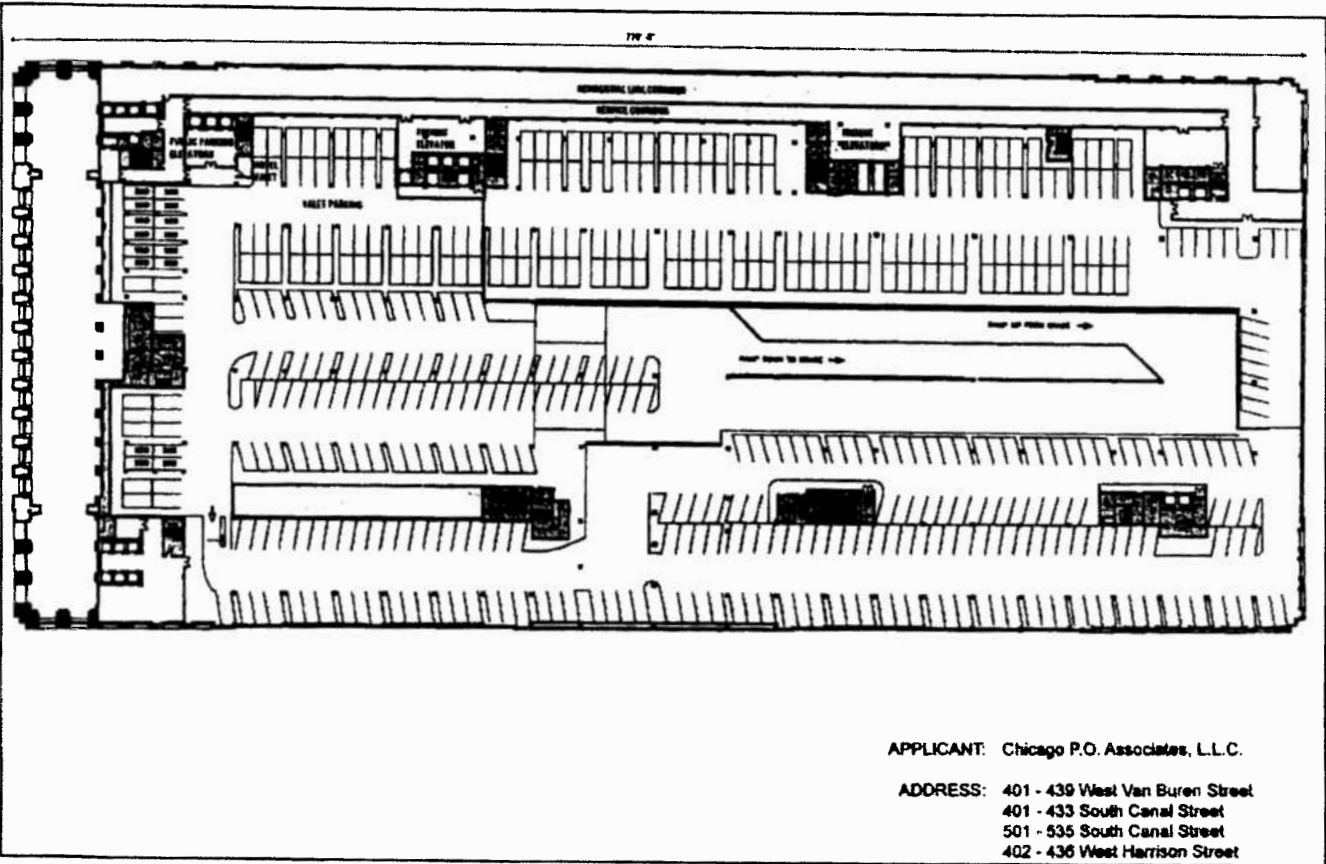
Existing Land-Use Map.



First Floor Plan/Site Plan.



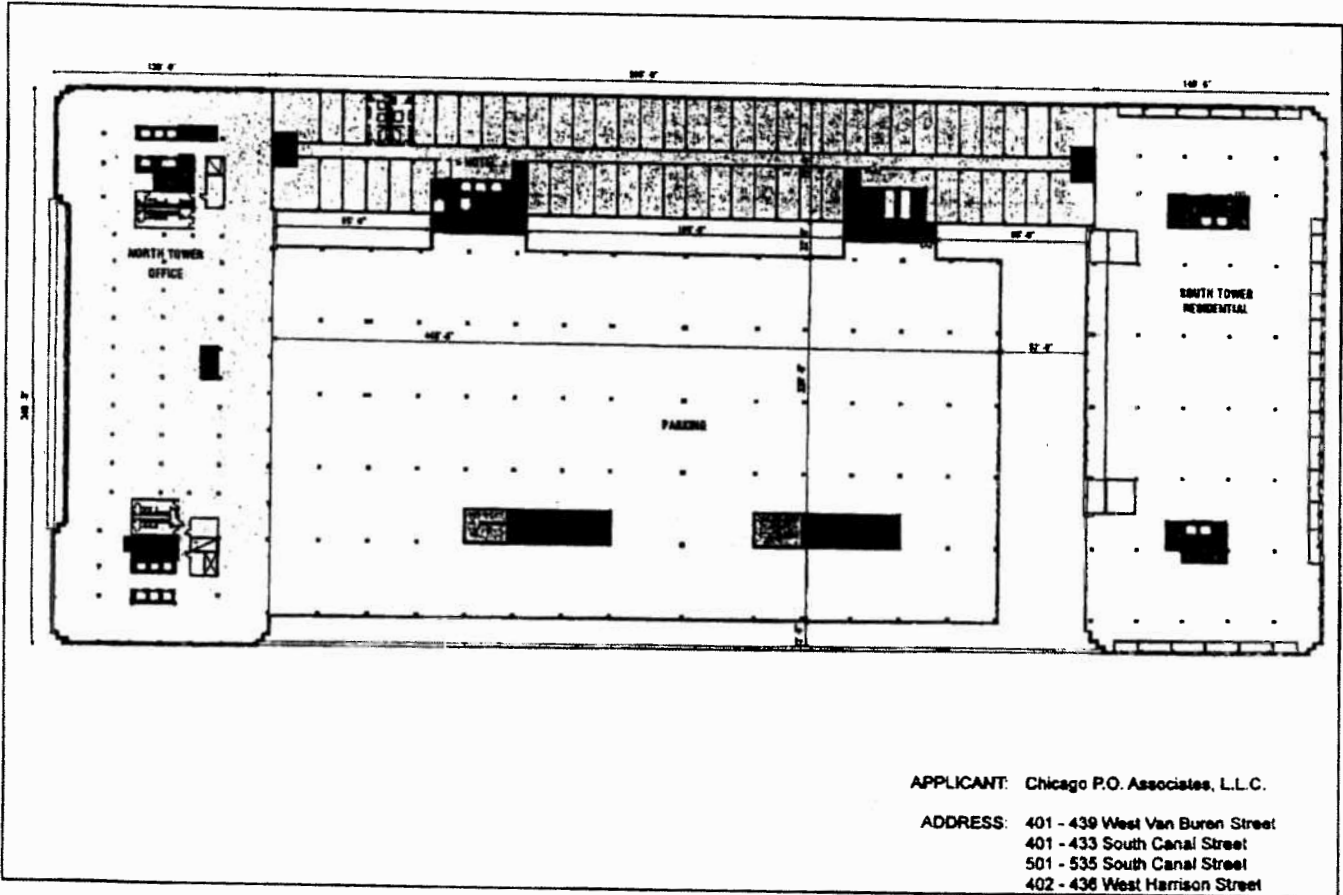
Second Floor Plan.



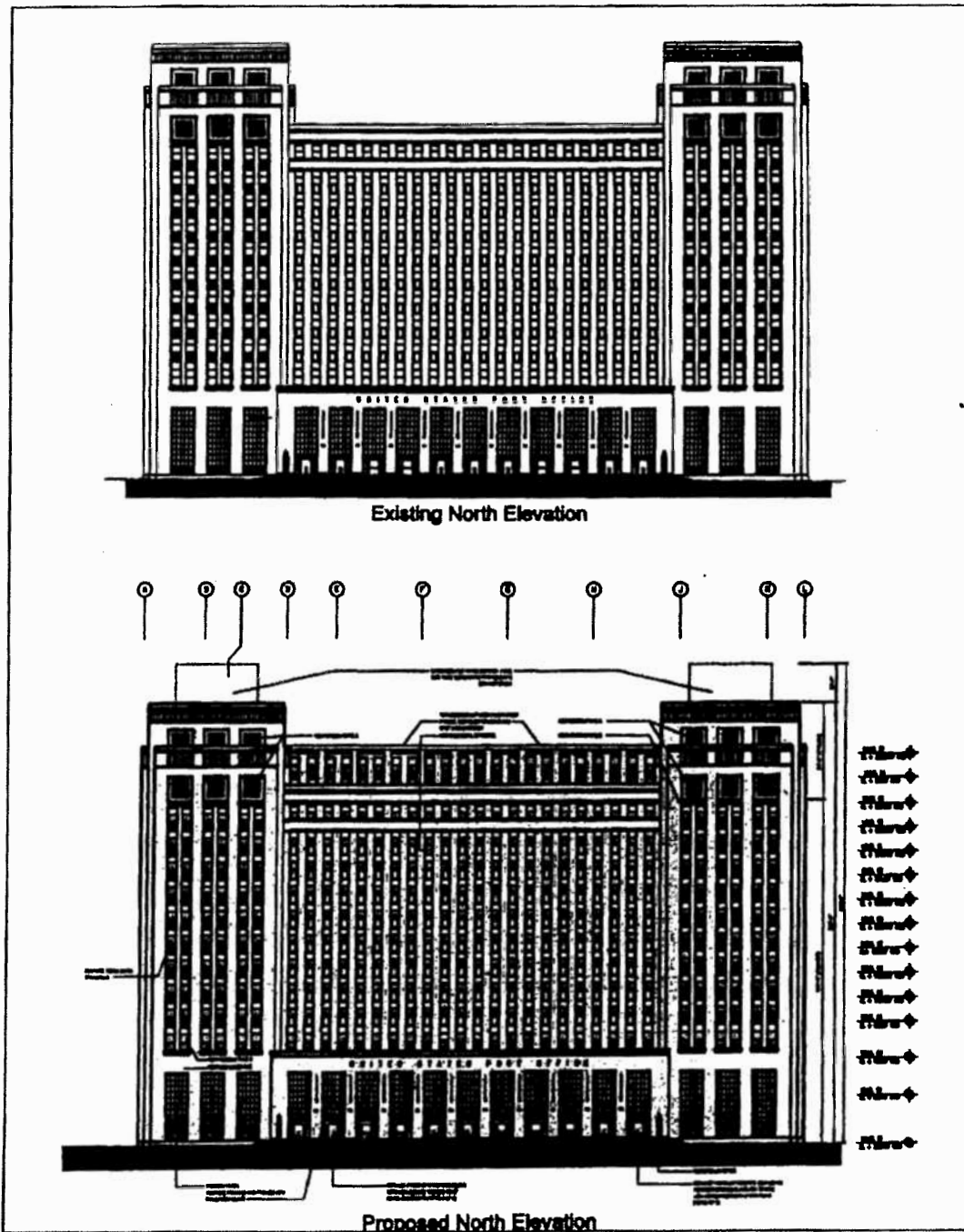
APPLICANT: Chicago P.O. Associates, L.L.C.

ADDRESS: 401 - 439 West Van Buren Street
401 - 433 South Canal Street
501 - 535 South Canal Street
402 - 436 West Harrison Street

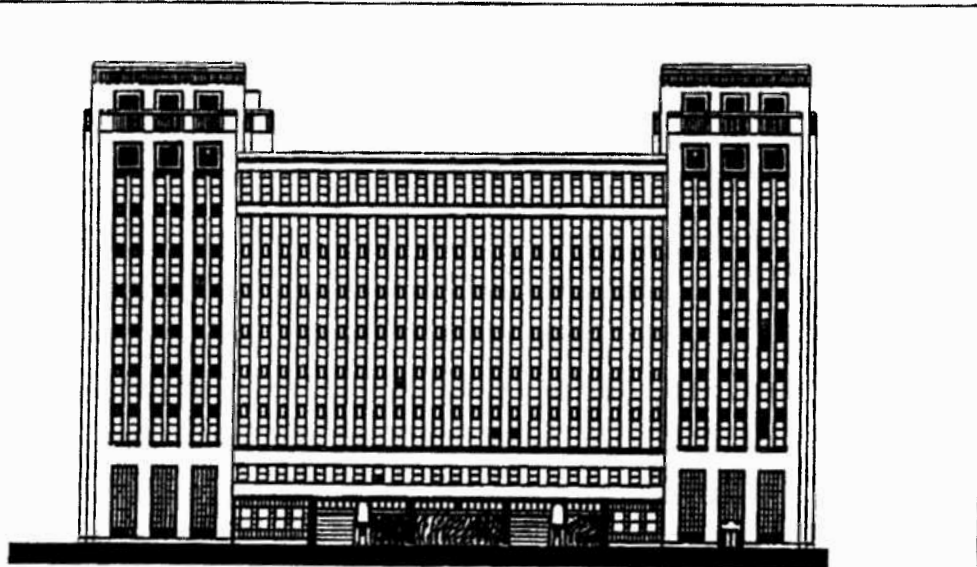
Third Floor Plan.



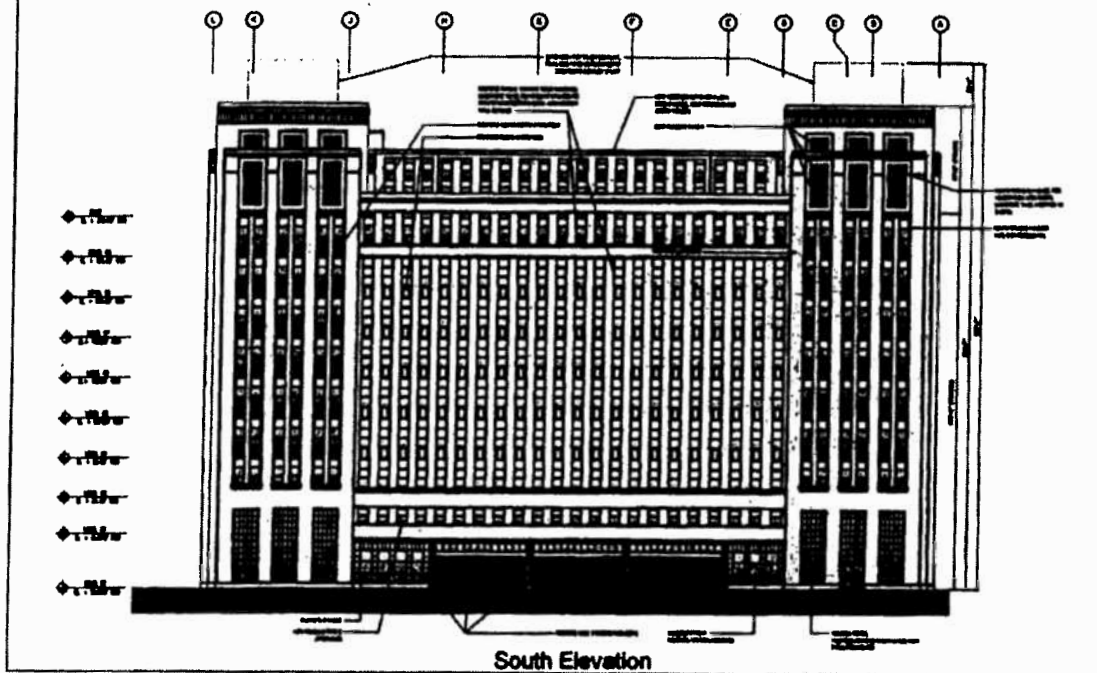
North Elevation.



South Elevation.



Existing South Elevation

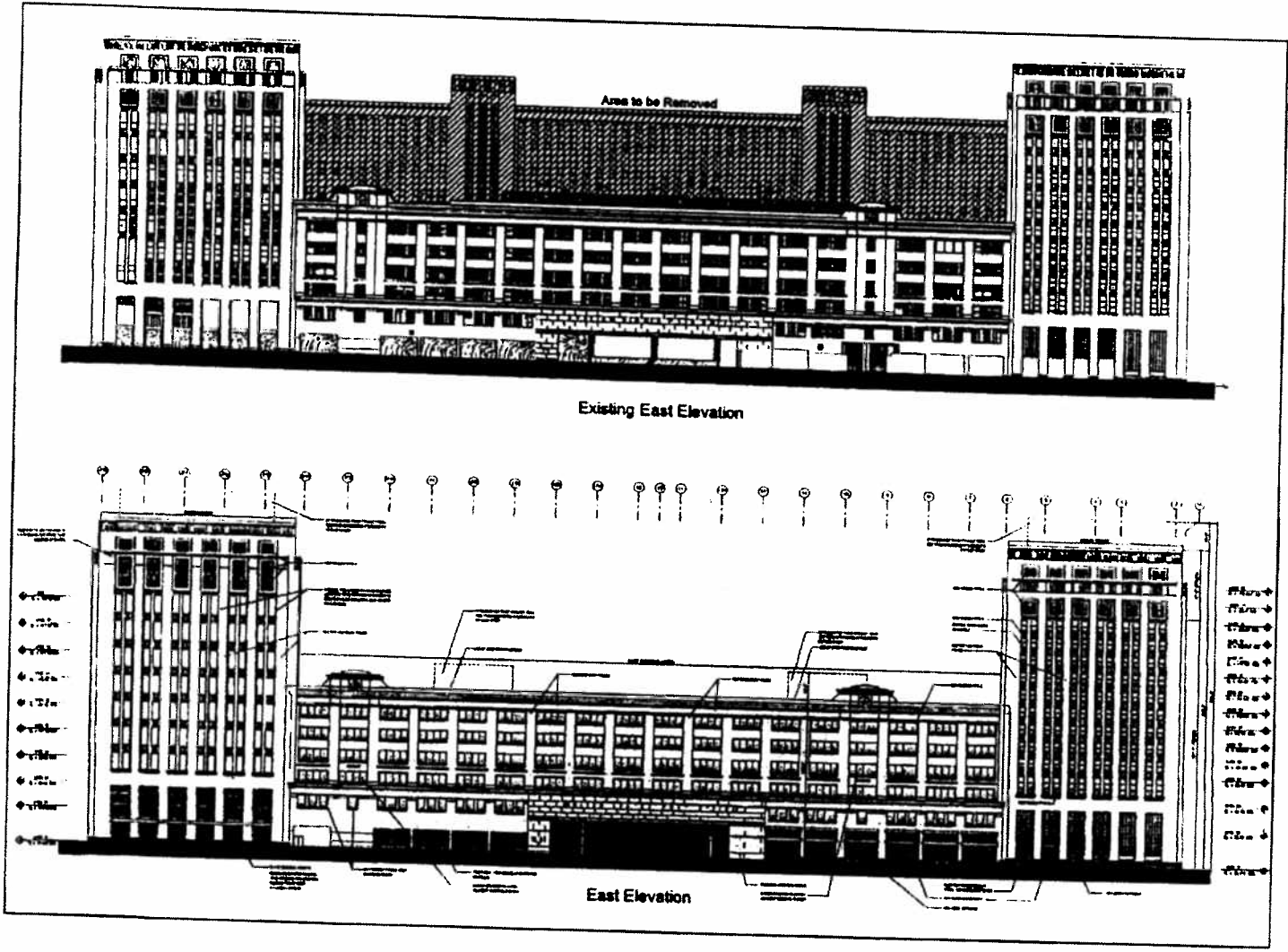


5/23/2007

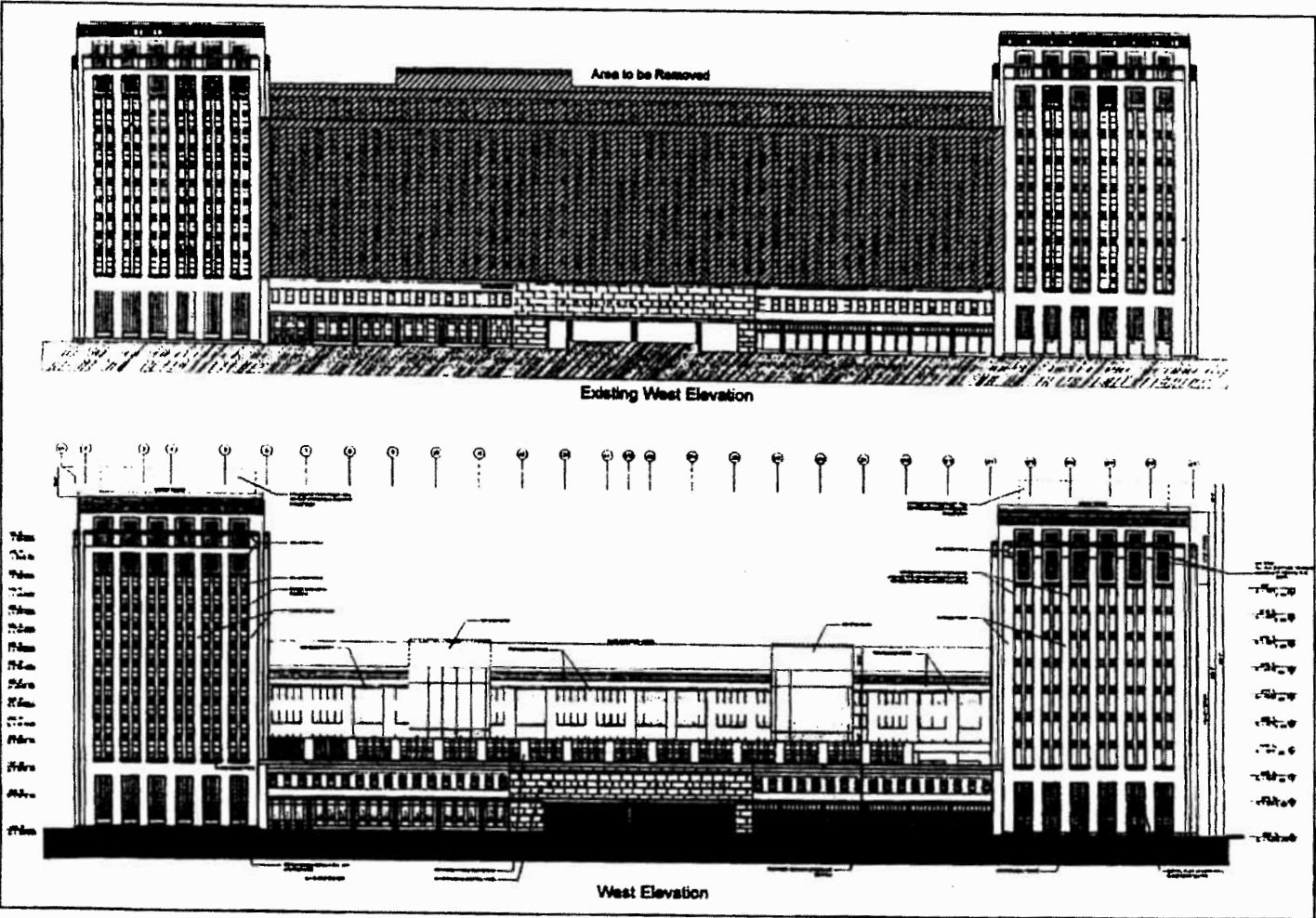
REPORTS OF COMMITTEES

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East Elevation.



East And West Elevation.

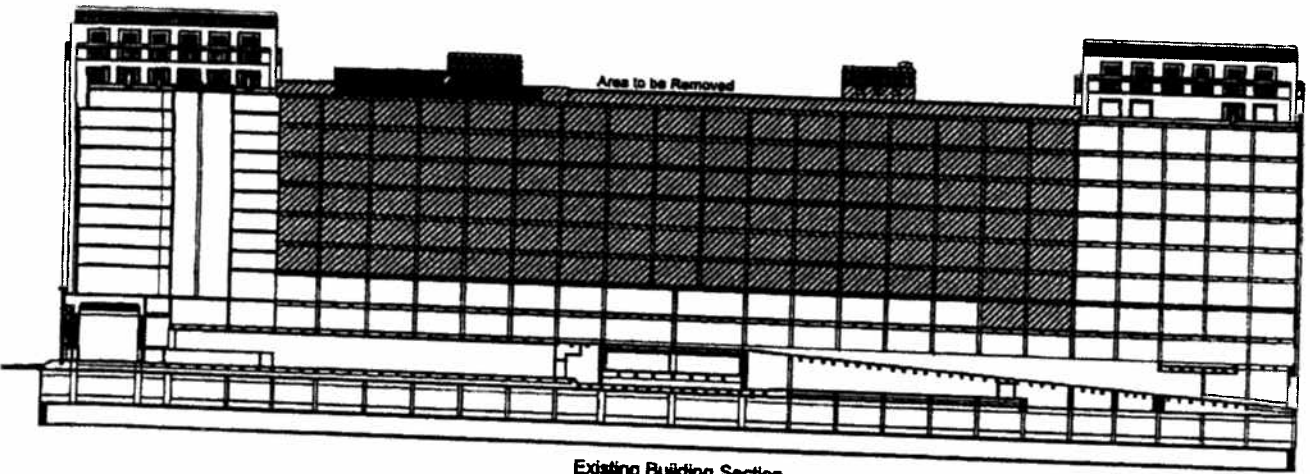


5/23/2007

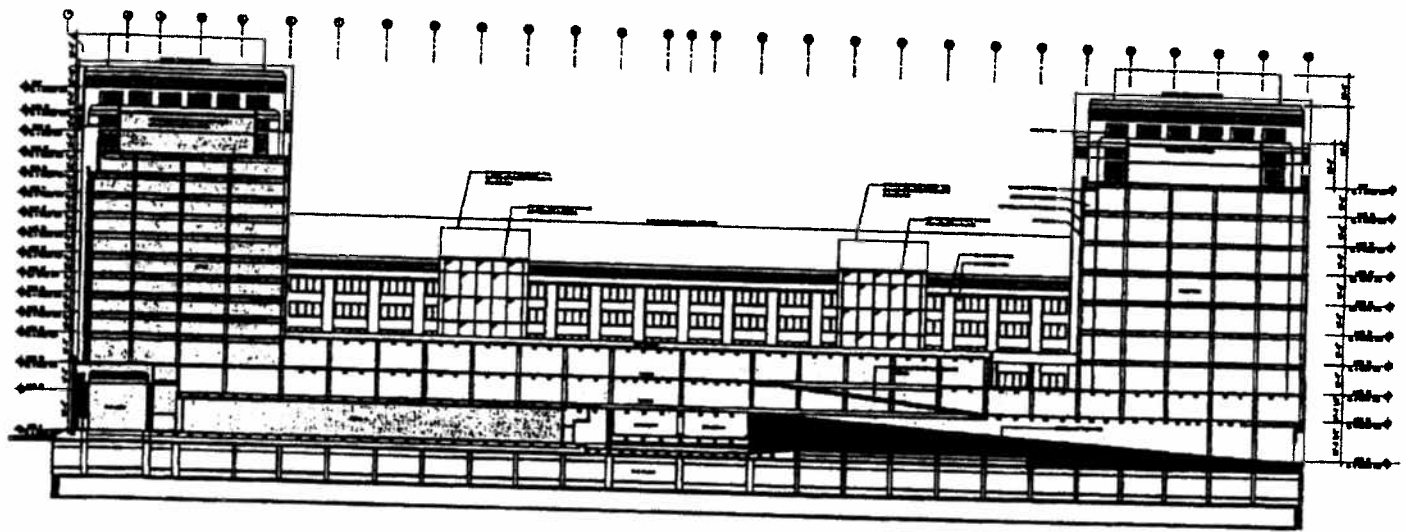
REPORTS OF COMMITTEES

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Building Section Looking East.

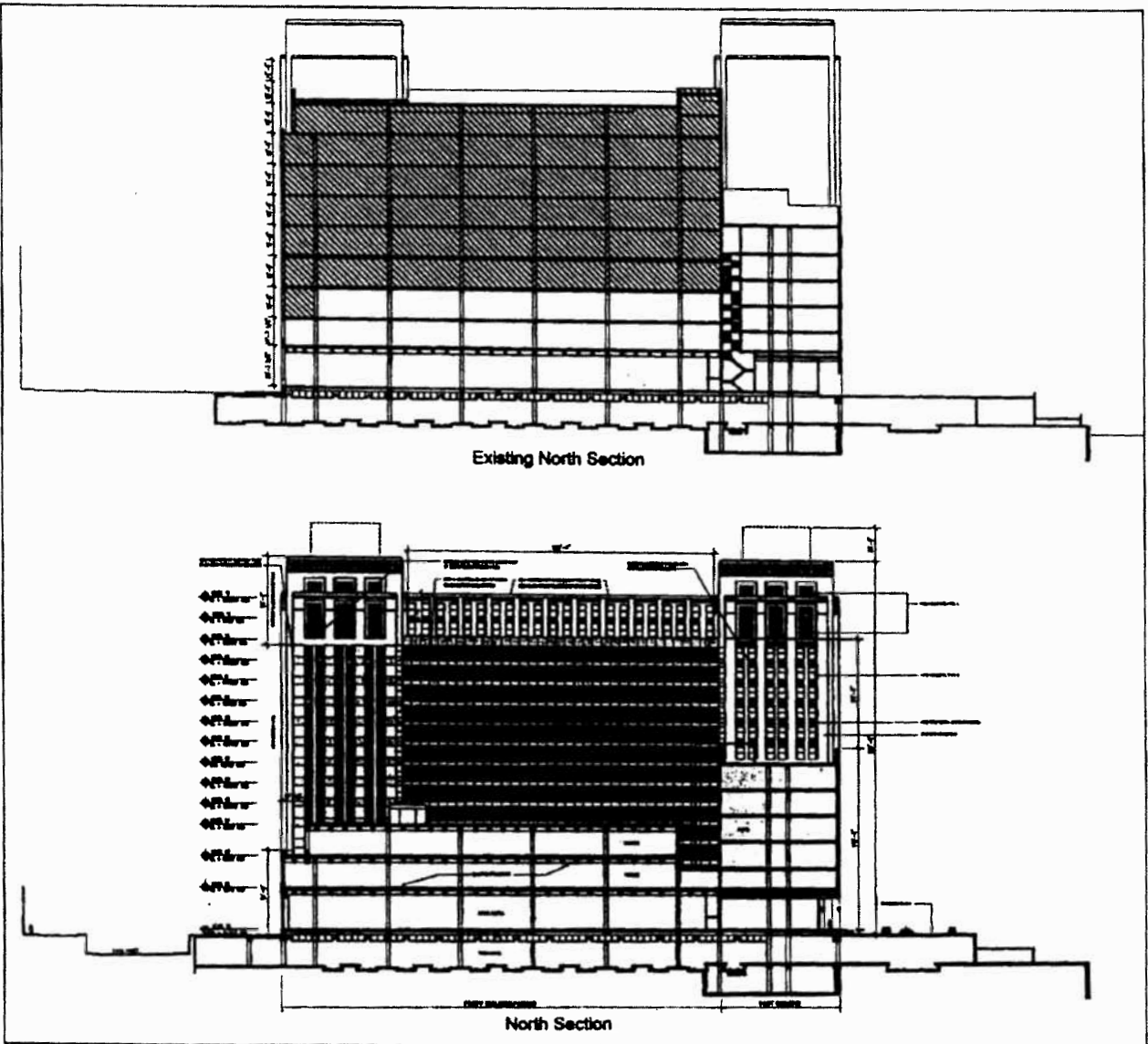


Existing Building Section



Proposed Building Section

North Section.



South Section.

