

PD 1115

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 11, 2024

Lia Caton
President-Managing Broker
Aria Real Estate Inc.
444 W. Lake St., Suite 1700
Chicago, IL 60606

Re: PD 1115, 444 W. Lake Street

Dear Ms. Caton:

In response to your recent request, please be advised that the subject property is currently zoned Waterway Residential-Business Planned Development Number 1115 ("PD 1115") and located within Subarea A of PD 1115.

Pursuant to Statement No. 5 of PD 1115, the following uses are permitted within Subareas A and C: all uses permitted in the DC-Downtown Core District including but not limited to office; retail; hotels and motels; multi-unit residential; private clubs and lodges; schools; accessory parking; and all accessory uses; provided, however, the following uses shall not be permitted in Subareas A and C: vehicles sales and service; manufacturing, production and industrial services; and recycling facilities.

A real estate office is a permitted use within Subarea A, and therefore, is permitted at the subject site.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C: Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 7, 2016

Greg Van Schaack
River Point LLC
c/o Hines
1 S. Dearborn St., Suite 2000
Chicago, IL 60603

Re: Administrative Relief request for Waterway Residential Planned Development No. 1115, River Point at Lake and Canal Streets, Restaurant modifications

Dear Mr. Van Schaack:

Please be advised that your request for a minor change to Waterway Residential Planned Development No. 1115 ("PD 1115"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of PD 1115. PD 1115 and the subject site was previously granted administrative relief on October 3, 2012 and February 24, 2014.

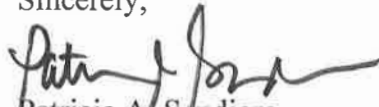
You are requesting on behalf of the property owner, River Point LLC, an administrative relief to allow the following modifications for the restaurant at the north end of the site: a change to the vestibule entrance from Canal St., the addition of a glass enclosed rooftop space which will increase the restaurant footprint by approximately 2,100 square feet, and landscape modifications. The following revised drawings, prepared by Pickard Chilton Architects and dated March 14, 2106, shall be inserted into the main file:

- Site Development Plan
- Site Plan – Sub Area A and Sub Area C Office Tower – Level 1
- Site Plan – Sub Area B Plaza Overbuild – Level 1
- Site Plan – Sub Area A and Sub Area C Office Tower – Level 2
- Site Plan – Sub Area B Plaza Overbuild – Level 2
- Building Elevation Office Tower – North
- Building Elevation Office Tower – South
- Building Elevation Office Tower – East
- Building Elevation Office Tower – West
- Plaza Landscape Plan Level 2
- Plaza Landscape Plan Level 2 – Legend
- Green Roof Plan
- Site Access Plan

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.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Waterway Residential Planned Development No. 1115, 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.

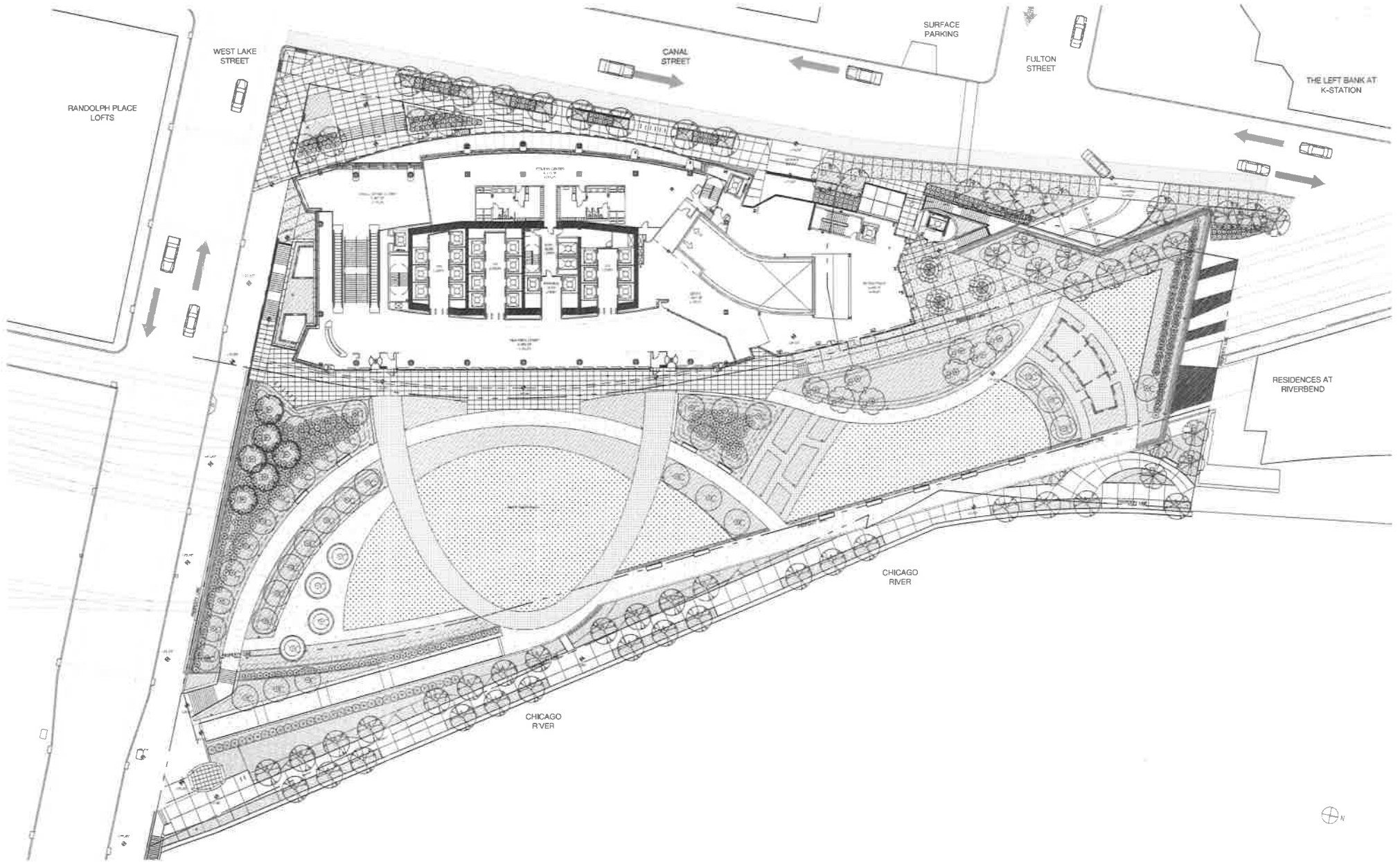
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Patrick Murphey, Ron Daye, Main file



RIVER POINT

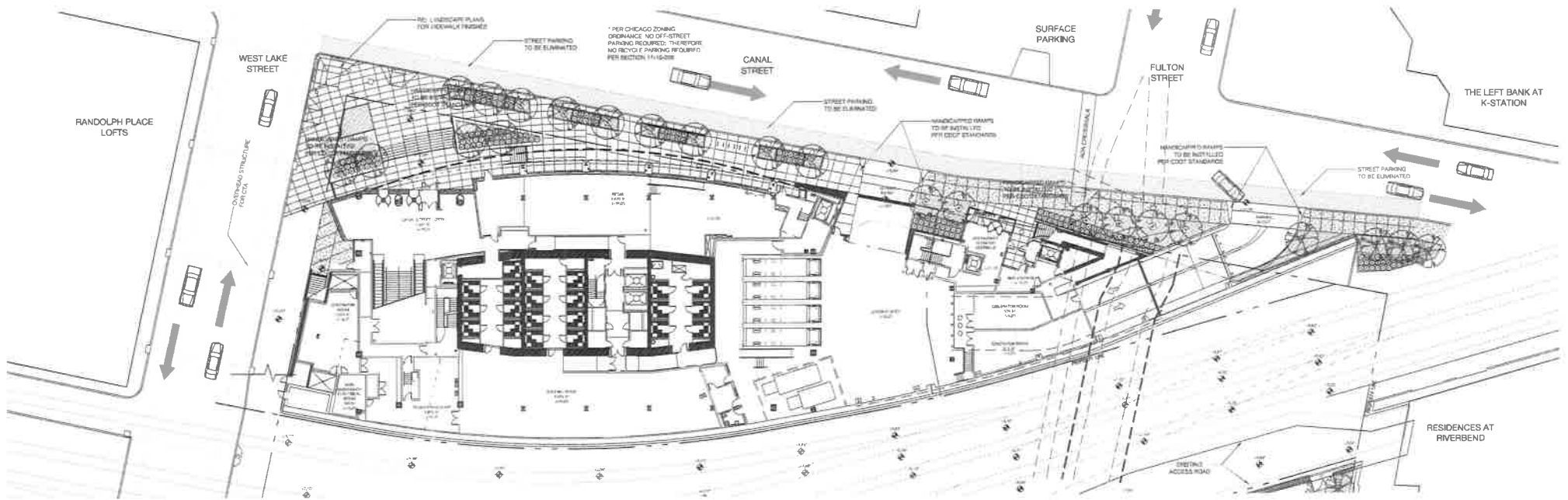
PICKARD CHILTON Architects Inc

APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET; CHICAGO, ILLINOIS
 DATE: 19 SEPTEMBER 2012
 REVISED: 1 MARCH 2016

SITE DEVELOPMENT PLAN

COPYRIGHT 2016

SITE PLAN (OFFICE TOWER, PLAZA, OVERBUILD) DRAWING TITLE
 1208 PROJECT NO.
 14 MARCH 2016 DATE
 1" = 20'-0" SCALE

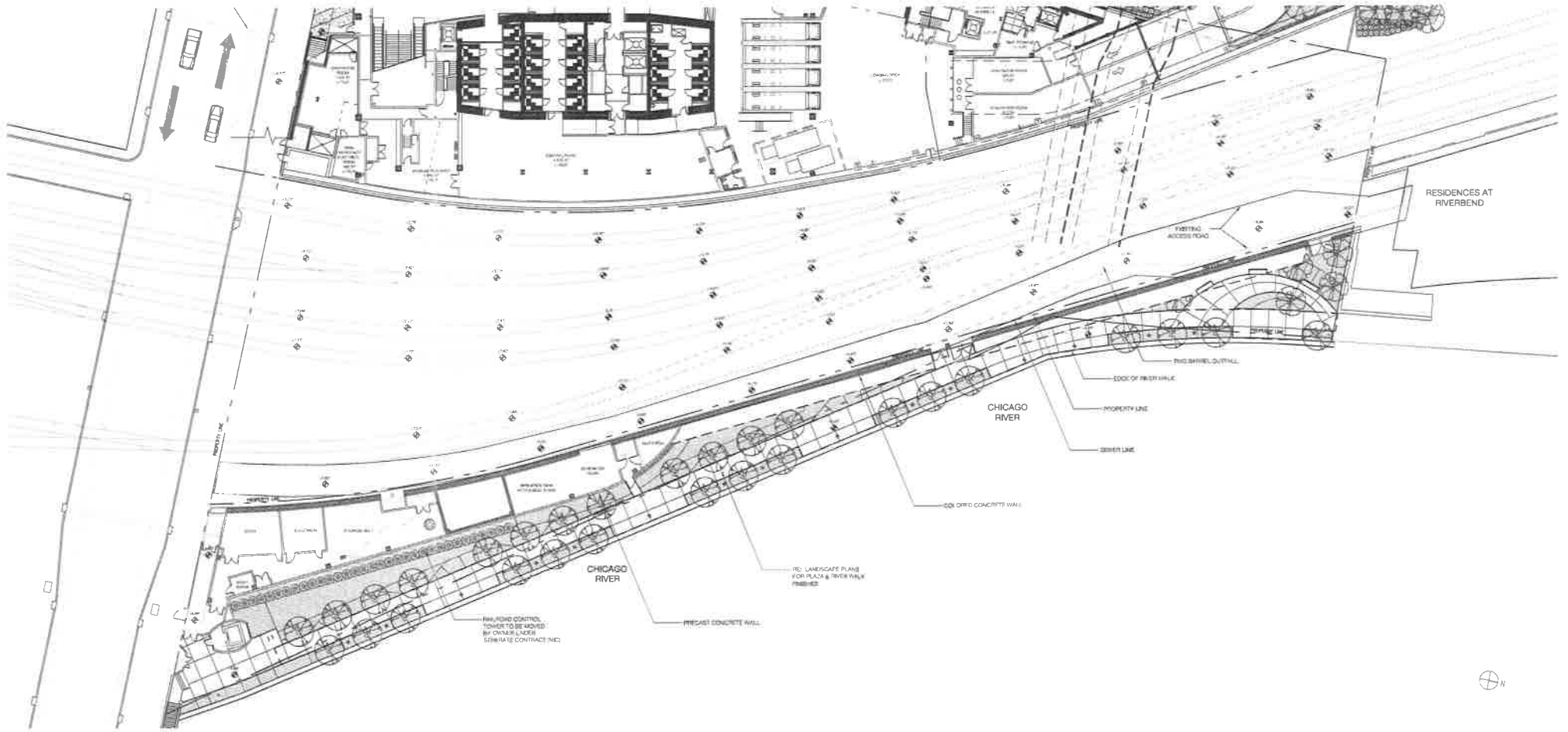


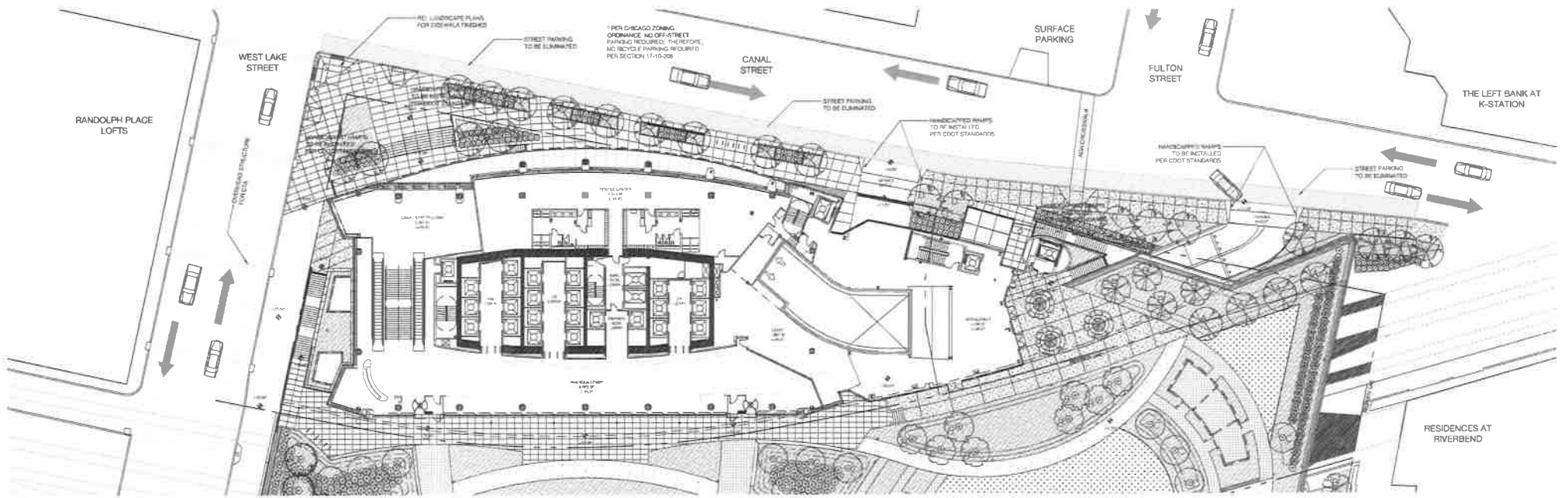
APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET; CHICAGO, ILLINOIS
 DATE: 19 SEPTEMBER 2012
 REVISED: 1 MARCH 2016

SITE PLAN - SUB-AREA A AND SUB-AREA C
 OFFICE TOWER - LEVEL 1
 COPYRIGHT 2016

PICKARD CHILTON Architects Inc

SITE PLAN (OFFICE TOWER) DRAWING TITLE
 1208 PROJECT NO.
 14 MARCH 2016 DATE
 1" = 20'-0" SCALE



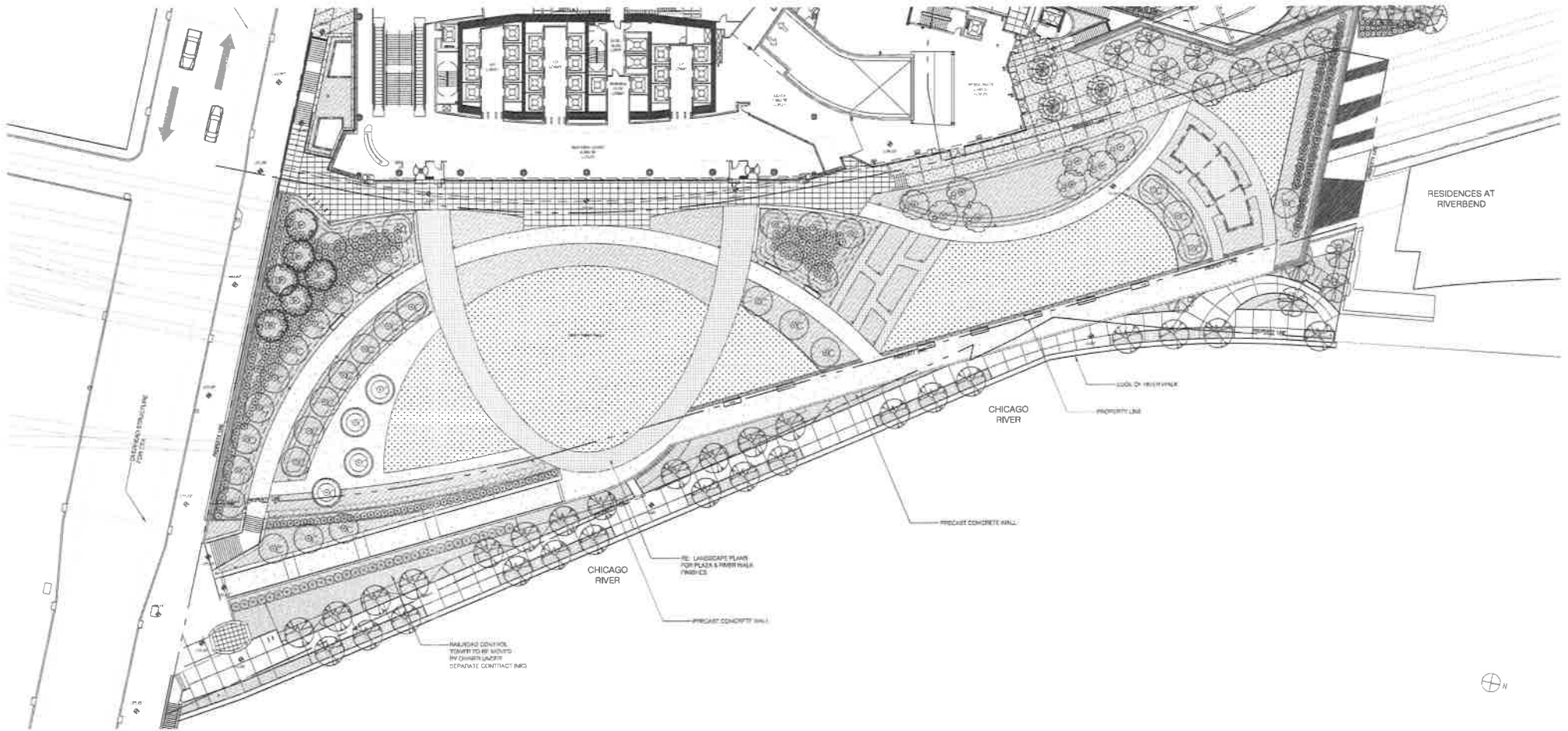


APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET; CHICAGO, ILLINOIS
 DATE: 19 SEPTEMBER 2012
 REVISED: 1 MARCH 2016

SITE PLAN - SUB-AREA A AND SUB-AREA C
 OFFICE TOWER - LEVEL 2
 COPYRIGHT 2016



SITE PLAN (OFFICE TOWER) DRAWING TITLE
 1208 PROJECT NO.
 14 MARCH 2016 DATE
 1' = 20'-0" SCALE



APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET; CHICAGO, ILLINOIS
 DATE: 19 SEPTEMBER 2012
 REVISED: 1 MARCH 2016

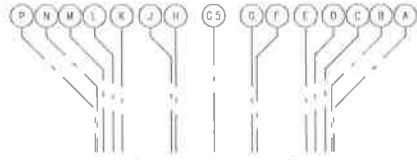
SITE PLAN - SUB-AREA B
 PLAZA OVERBUILD - LEVEL 2
 COPYRIGHT 2016

PICKARD CHILTON Architects Inc
 SITE PLAN (PLAZA/OVERBUILD) DRAWING TITLE
 1208 PROJECT NO.
 14 MARCH 2016 DATE
 1' = 20'-0" SCALE

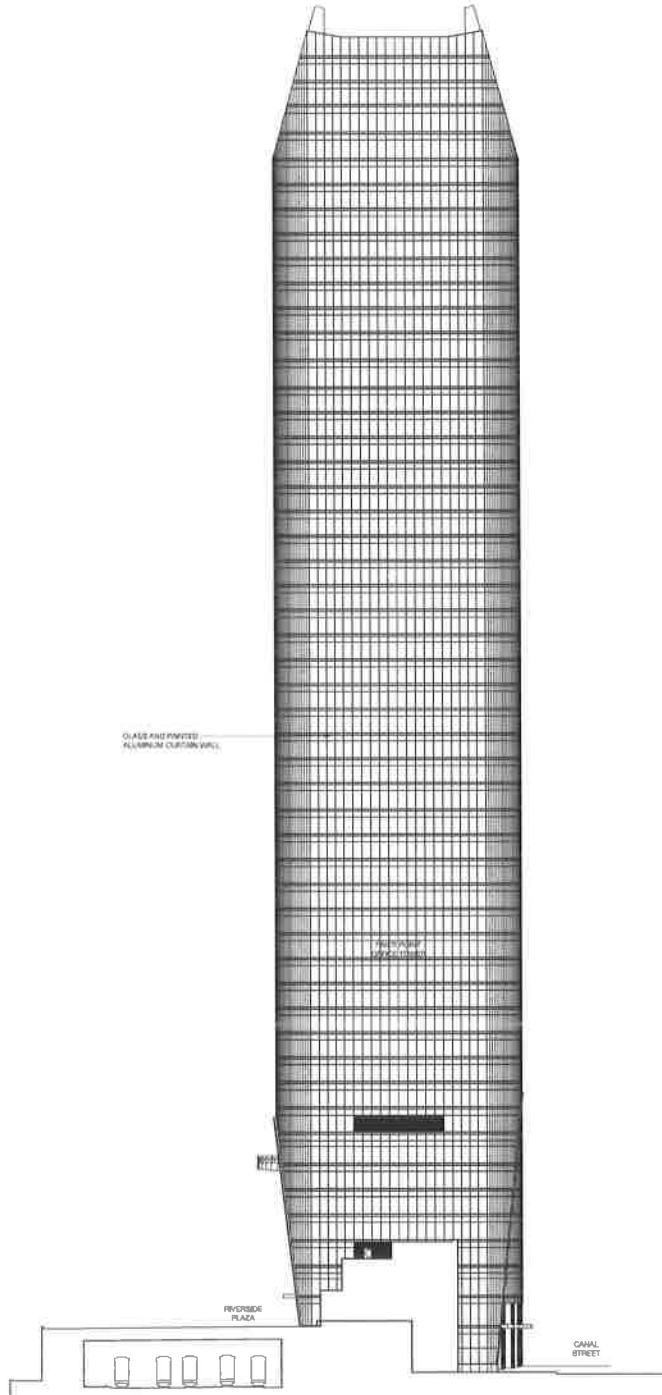
APPLICANT: RIVER POINT LLC
ADDRESS: 444 WEST LAKE STREET, CHICAGO, ILLINOIS
DATE: 19 SEPTEMBER 2012
REVISED: 1 MARCH 2016

BUILDING ELEVATION
OFFICE TOWER - NORTH
COPYRIGHT 2016

PICARD & CHILTON Architects Inc
NORTH ELEVATION DRAWING TITLE
1208 PROJECT NO.
14 MARCH 2016 DATE
1" = 30'-0" SCALE



20'-4"	EL. +729'-0"
17'-0"	LEVEL 33 EL. +722'-0"
17'-0"	LEVEL 34 EL. +509'-0"
17'-0"	LEVEL 31 EL. +477'-0"
14'-0"	LEVEL 30 EL. +445'-0"
14'-0"	LEVEL 29 EL. +445'-0"
11'-0"	LEVEL 28 EL. +435'-0"
11'-0"	LEVEL 27 EL. +422'-0"
11'-0"	LEVEL 26 EL. +409'-0"
11'-0"	LEVEL 25 EL. +396'-0"
11'-0"	LEVEL 24 EL. +383'-0"
11'-0"	LEVEL 23 EL. +370'-0"
11'-0"	LEVEL 22 EL. +357'-0"
11'-0"	LEVEL 21 EL. +344'-0"
11'-0"	LEVEL 20 EL. +331'-0"
11'-0"	LEVEL 19 EL. +318'-0"
11'-0"	LEVEL 18 EL. +305'-0"
11'-0"	LEVEL 17 EL. +292'-0"
11'-0"	LEVEL 16 EL. +279'-0"
11'-0"	LEVEL 15 EL. +266'-0"
11'-0"	LEVEL 14 EL. +253'-0"
11'-0"	LEVEL 13 EL. +240'-0"
11'-0"	LEVEL 12 EL. +227'-0"
11'-0"	LEVEL 11 EL. +214'-0"
11'-0"	LEVEL 10 EL. +201'-0"
11'-0"	LEVEL 9 EL. +188'-0"
11'-0"	LEVEL 8 EL. +175'-0"
11'-0"	LEVEL 7 EL. +162'-0"
11'-0"	LEVEL 6 EL. +149'-0"
11'-0"	LEVEL 5 EL. +136'-0"
11'-0"	LEVEL 4 EL. +123'-0"
11'-0"	LEVEL 3 EL. +110'-0"
11'-0"	LEVEL 2 EL. +97'-0"
11'-0"	LEVEL 1 EL. +84'-0"
11'-0"	LEVEL 0 EL. +71'-0"
11'-0"	CANAL STREET DRIVE EL. +18'-0"

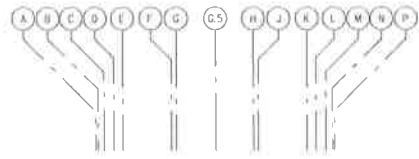


APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET- CHICAGO, ILLINOIS
 DATE: 19 SEPTEMBER 2012
 REVISED: 1 MARCH 2016

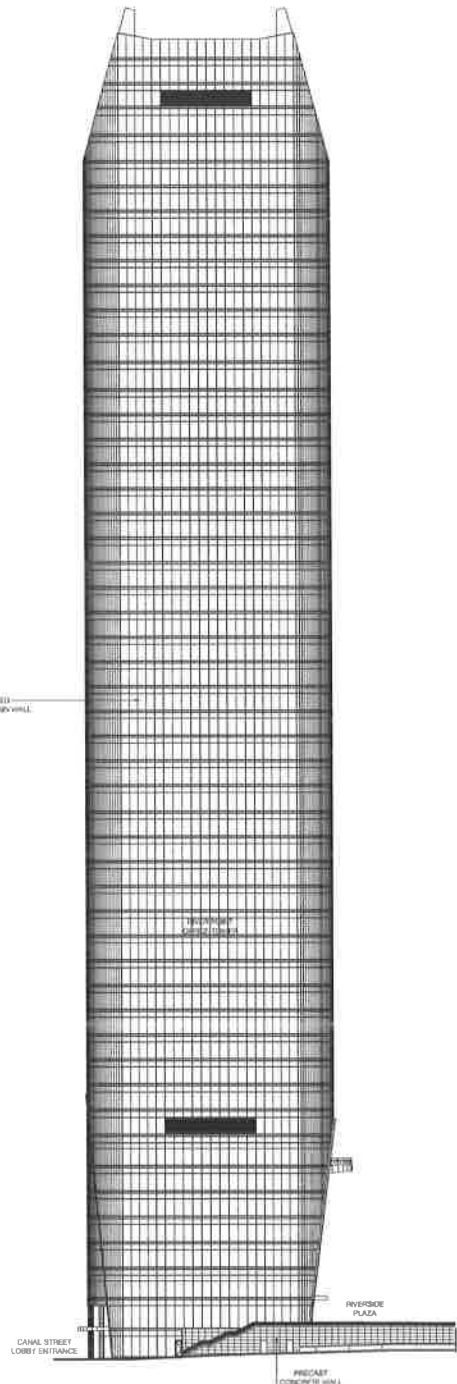
BUILDING ELEVATION
 OFFICE TOWER - SOUTH
 COPYRIGHT 2016

SOUTH ELEVATION
 DRAWING TITLE
 PROJECT NO. 1208
 DATE 14 MARCH 2016
 SCALE 1" = 30'-0"

P I C K A R D & ASSOCIATES, INC.



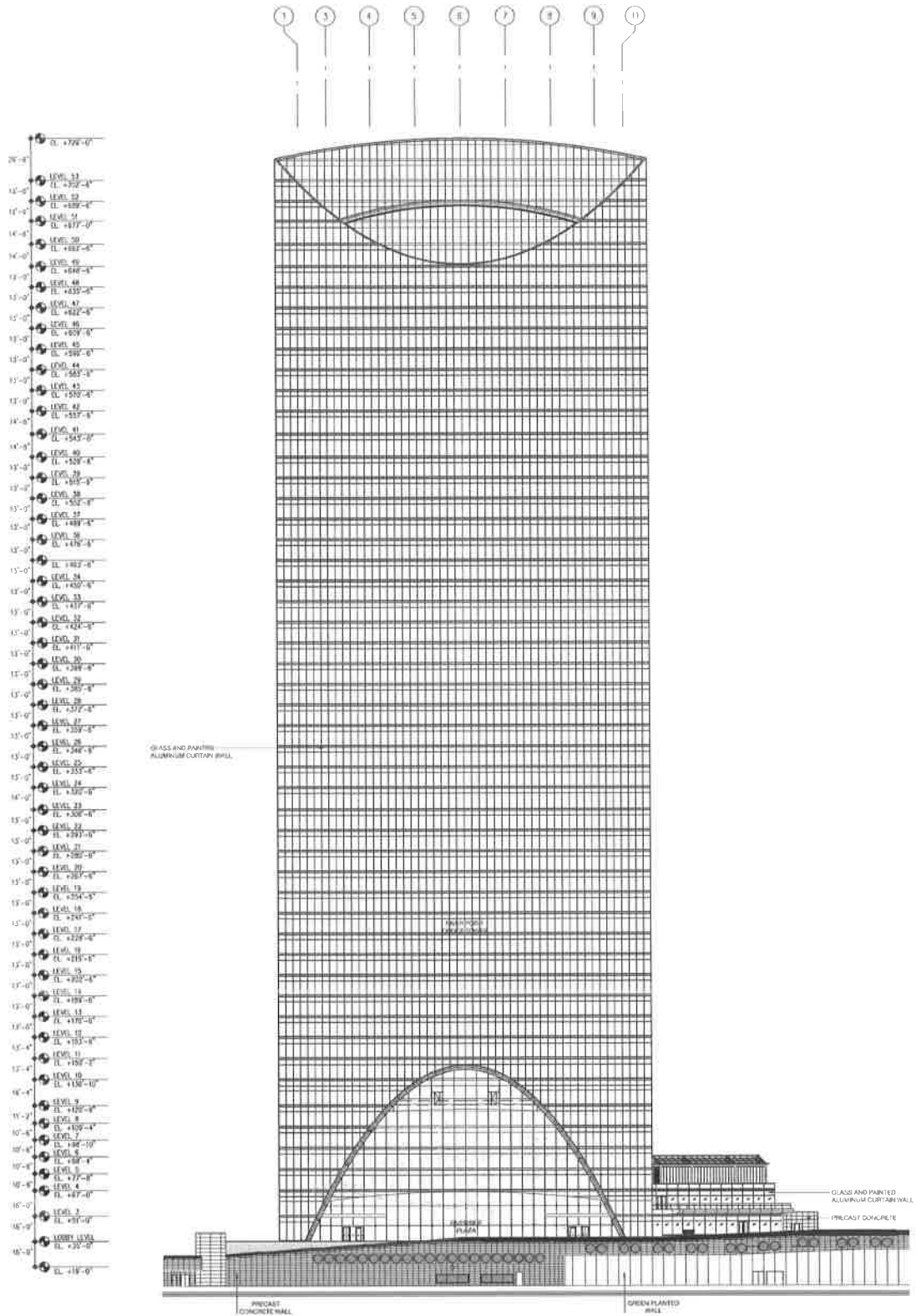
26'-4"	EL. +722'-0"
25'-0"	LEVEL 31 CL. +702'-3"
24'-0"	LEVEL 32 CL. +688'-3"
23'-0"	LEVEL 31 CL. +677'-0"
22'-4"	LEVEL 33 CL. +662'-4"
21'-0"	LEVEL 48 CL. +649'-4"
20'-0"	LEVEL 49 CL. +635'-4"
19'-0"	LEVEL 49 CL. +622'-0"
18'-0"	LEVEL 48 CL. +609'-4"
17'-0"	LEVEL 48 CL. +596'-0"
16'-0"	LEVEL 44 CL. +583'-0"
15'-0"	LEVEL 43 CL. +570'-4"
14'-0"	LEVEL 43 CL. +557'-4"
13'-4"	LEVEL 41 CL. +543'-0"
12'-0"	LEVEL 40 CL. +530'-4"
11'-0"	LEVEL 38 CL. +517'-0"
10'-0"	LEVEL 38 CL. +504'-4"
9'-0"	LEVEL 36 CL. +491'-4"
8'-0"	LEVEL 35 CL. +478'-4"
7'-0"	LEVEL 34 CL. +465'-4"
6'-0"	LEVEL 33 CL. +452'-4"
5'-0"	LEVEL 32 CL. +439'-4"
4'-0"	LEVEL 30 CL. +426'-4"
3'-0"	LEVEL 29 CL. +413'-4"
2'-0"	LEVEL 28 CL. +400'-4"
1'-0"	LEVEL 27 CL. +387'-4"
0'-0"	LEVEL 26 CL. +374'-4"
0'-0"	LEVEL 25 CL. +361'-4"
0'-0"	LEVEL 24 CL. +348'-4"
0'-0"	LEVEL 23 CL. +335'-4"
0'-0"	LEVEL 22 CL. +322'-4"
0'-0"	LEVEL 21 CL. +309'-4"
0'-0"	LEVEL 20 CL. +296'-4"
0'-0"	LEVEL 19 CL. +283'-4"
0'-0"	LEVEL 18 CL. +270'-4"
0'-0"	LEVEL 17 CL. +257'-4"
0'-0"	LEVEL 16 CL. +244'-4"
0'-0"	LEVEL 15 CL. +231'-4"
0'-0"	LEVEL 14 CL. +218'-4"
0'-0"	LEVEL 13 CL. +205'-4"
0'-0"	LEVEL 12 CL. +192'-4"
0'-0"	LEVEL 11 CL. +179'-4"
0'-0"	LEVEL 10 CL. +166'-4"
0'-0"	LEVEL 9 CL. +153'-4"
0'-0"	LEVEL 8 CL. +140'-4"
0'-0"	LEVEL 7 CL. +127'-4"
0'-0"	LEVEL 6 CL. +114'-4"
0'-0"	LEVEL 5 CL. +101'-4"
0'-0"	LEVEL 4 CL. +88'-4"
0'-0"	LEVEL 3 CL. +75'-4"
0'-0"	LEVEL 2 CL. +62'-4"
0'-0"	LEVEL 1 CL. +49'-4"
0'-0"	LEVEL 0 CL. +36'-4"
0'-0"	CANAL STREET LOBBY CL. +19'-0"



APPLICANT: RIVER POINT LLC
ADDRESS: 194 STATE STREET, CHICAGO, ILLINOIS
DATE: 19 SEPTEMBER 2012
REVISED: 1 MARCH 2016

BUILDING ELEVATION
OFFICE TOWER - EAST
COPYRIGHT 2016

PETER HILTON Architects Inc
EAST ELEVATION DRAWING TITLE
1208 PROJECT NO.
14 MARCH 2016 DATE
1" = 30'-0" SCALE

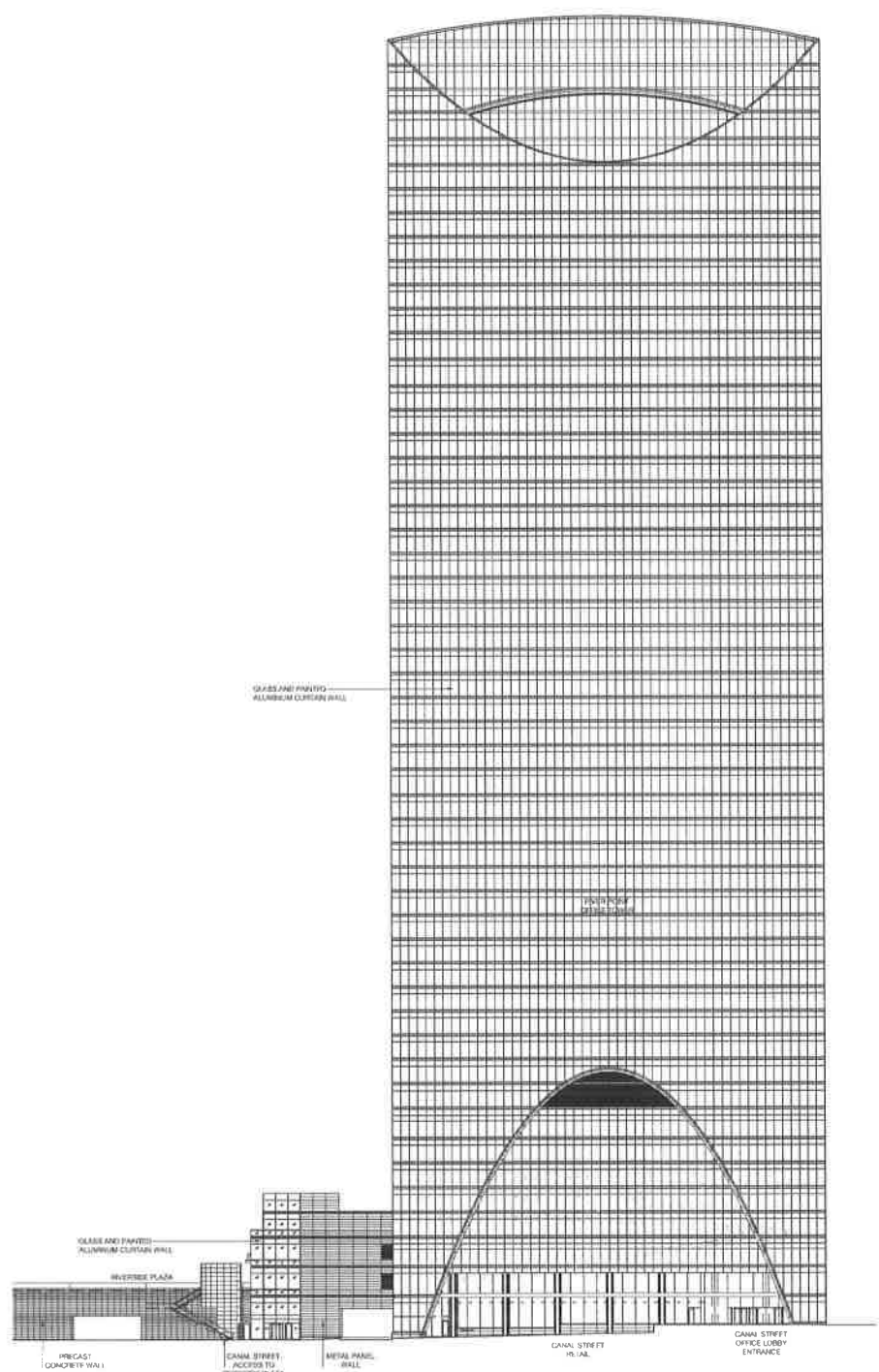
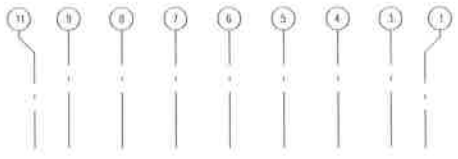


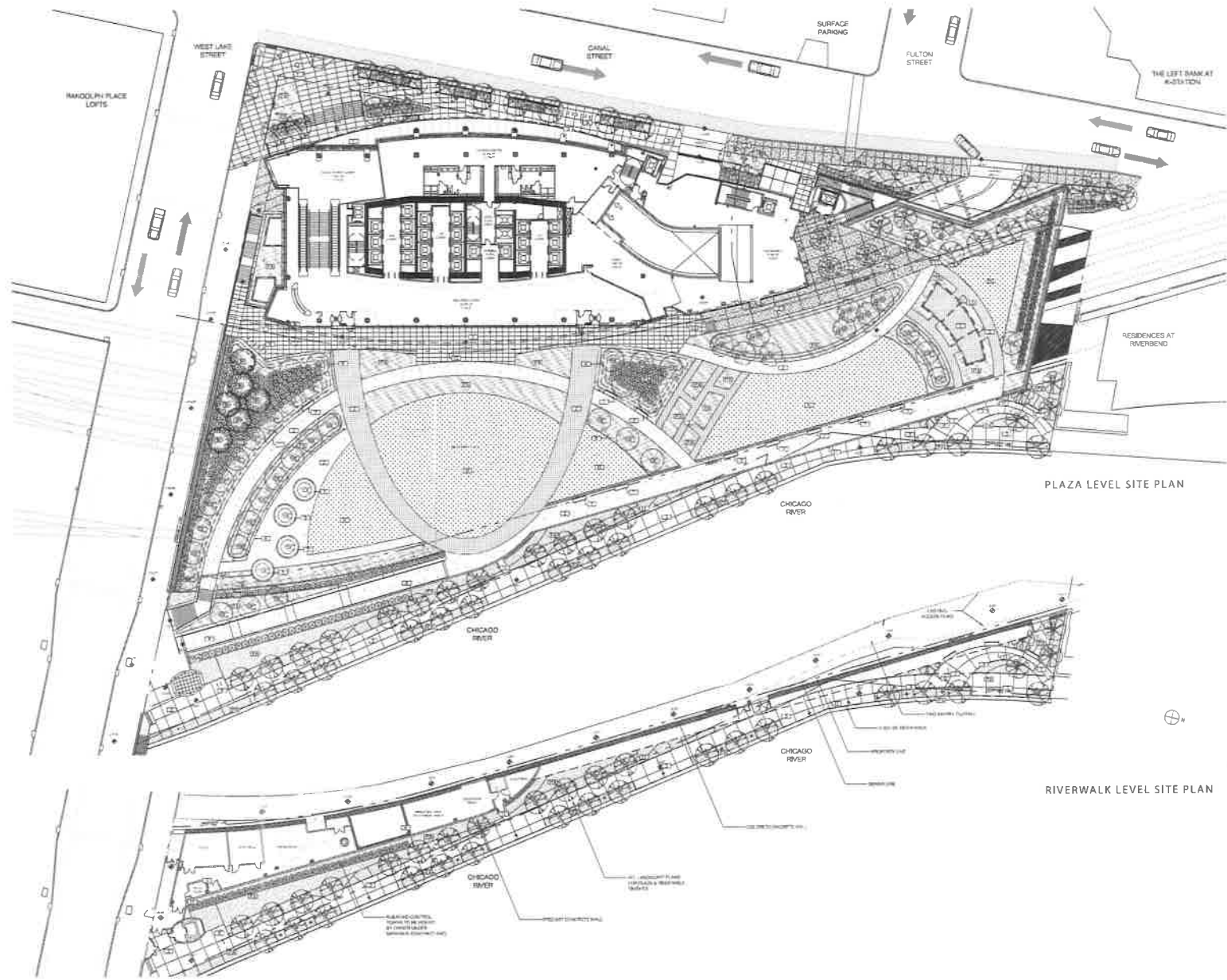
APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET, CHICAGO, ILLINOIS
 DATE: 19 SEPTEMBER 2012
 REVISED: 1 MARCH 2016

BUILDING ELEVATION
 OFFICE TOWER - WEST
 COPYRIGHT 2016

WEST ELEVATION DRAWING TITLE
 1208 PROJECT NO.
 14 MARCH 2016 DATE
 1" = 30'-0" SCALE

28'-5"	EL. +229'-0"
27'-5"	LEVEL 33 CL. +207'-3"
26'-5"	LEVEL 32 CL. +209'-4"
25'-5"	LEVEL 31 CL. +177'-0"
24'-5"	LEVEL 30 CL. +202'-5"
23'-5"	LEVEL 29 CL. +248'-0"
22'-5"	LEVEL 28 CL. +235'-0"
21'-5"	LEVEL 27 CL. +222'-0"
20'-5"	LEVEL 26 CL. +209'-0"
19'-5"	LEVEL 25 CL. +238'-4"
18'-5"	LEVEL 24 CL. +201'-4"
17'-5"	LEVEL 23 CL. +232'-0"
16'-5"	LEVEL 22 CL. +257'-4"
15'-5"	LEVEL 21 CL. +241'-0"
14'-5"	LEVEL 20 CL. +238'-4"
13'-5"	LEVEL 19 CL. +205'-0"
12'-5"	LEVEL 18 CL. +202'-0"
11'-5"	LEVEL 17 CL. +228'-4"
10'-5"	LEVEL 16 CL. +215'-0"
9'-5"	LEVEL 15 CL. +222'-0"
8'-5"	LEVEL 14 CL. +209'-0"
7'-5"	LEVEL 13 CL. +236'-4"
6'-5"	LEVEL 12 CL. +212'-0"
5'-5"	LEVEL 11 CL. +238'-0"
4'-5"	LEVEL 10 CL. +194'-0"
3'-5"	LEVEL 9 CL. +192'-4"
2'-5"	LEVEL 8 CL. +109'-4"
1'-5"	LEVEL 7 CL. +188'-0"
0'-5"	LEVEL 6 CL. +177'-0"
0'-0"	LEVEL 5 CL. +177'-0"
0'-0"	LEVEL 4 CL. +177'-0"
0'-0"	LEVEL 3 CL. +177'-0"
0'-0"	LEVEL 2 CL. +177'-0"
0'-0"	LOBBY LEVEL CL. +33'-0"
0'-0"	CL. +19'-0"





SCALE: 1" = 20'-0"



APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET; CHICAGO, ILLINOIS
 DATE: 19 SEPTEMBER 2012
 REVISED: 1 MARCH 2016

PLAZA LANDSCAPE PLAN
 LEVEL 2
 COPYRIGHT 2016



PLAZA LANDSCAPE PLAN - LEVEL 2 DRAWING TITLE
 1208 PROJECT NO
 14 MARCH 2016 DATE
 NTS SCALE

HARDSCAPE LEGEND

- 1 GRANITE PAVING
- 2 COLORED CONCRETE
- 3 STANDARD CONCRETE
- 4 COLORED CONCRETE ADA RAMP
- 5 PRECAST CONCRETE PLANTER
- 6 PRECAST CONCRETE PLANTER WALL
- 7 8' BENCH WITH BACK
- 8 TRASH RECEPTACLE
- 9 BIKE RACK
- 10 SOUND WALL
- 11 OVERBUILD WALL
- 12 LIMIT OF OVERBUILD STRUCTURE
- 13 SHADE STRUCTURE

LIGHTING LEGEND

PROVIDE POLE MOUNTED PEDESTRIAN FIXTURES, BOLLARDS, STEP LIGHTS, AND TREE UPLIGHTS.

LANDSCAPE LEGEND

STREET TREE REQUIREMENTS:
 Canal Street:
 1 Parkway tree per 25 lineal feet of frontage = 18 trees per 453 lineal feet (19 provided)
 Lake Street:
 Trees not required within 50' of an elevated rail structure = 0 trees (0 provided)

CHICAGO RIVER TREE REQUIREMENT:
 River Walk:
 1 tree per 25 lineal feet of river frontage = 22 trees per 545 lineal feet (22 provided)

OVERBUILD TREES

- A Chanticleer Pear / *Pyrus calleryana* 'Chanticleer' 4.5" CALIPER MINIMUM B&B
- B Robinson Crabapple / *Malus* 'Red Jewel' 4.5" CALIPER MINIMUM B&B
- C River Birch / *Betula nigra* 'Heritage' 4.5" CALIPER MINIMUM B&B
- D Austrian Pine / *Pinus nigra* 4.5" CALIPER MINIMUM B&B
- E Green Arborvitae / *Thuja occidentalis* 'Nigra' 4.5" CALIPER MINIMUM B&B

TOWER TREES

- A(T) Autumn Blaze Maple / *Acer freemanii* 4.5" CALIPER MINIMUM B&B
- B(T) Chanticleer Pear / *Pyrus calleryana* 'Chanticleer' 4.5" CALIPER MINIMUM B&B
- C(T) Maidenhair Tree / *Ginkgo biloba* 'Princeton Sentry' 4.5" CALIPER MINIMUM B&B
- D(T) Skyline Honey Locust / *Gleditsia triacanthos* Var. *inermis* 'Skyline' 4.5" CALIPER MINIMUM B&B



ORNAMENTAL PLANTING - 50% 1 GAL. MATERIAL @ 18" O.C., 40% 5 GAL. MATERIAL @ 30" O.C., 10% 15 GAL. MATERIAL @ 4' O.C.

SHRUBS

Hicks Yew / *Taxus X Media*
Dwarf Red Twig Dogwood / *Cornus* 'Arctic Fire'
Dwarf Korean Lilac / *Syringa meyeri* 'Palibin'
Forsythia / *Forsythia x intermedia* 'Mandor'

PERENNIALS

Rudbeckia / *Rudbeckia fulgida* 'Goldstrum'
Yarrow / *Achillea* 'Coronation Gold'
Caesar's Brother Siberian Iris / *Iris sibirica*
Meadow Sage / *Salvia nemorosa* 'East Friesland'
Russian Sage / *Perovskia atriplicifolia* 'Lisscett'
Hybrid Wild Indigo / *Baptisia* 'Purple Smoke'
Coreopsis Moonbeam / *Coreopsis verticillata* 'Moonbeam'
Purple Cone Flower / *Echinacea purpurea*
Gay Feather / *Liatris spicata*
White Blazing Star Gay Feather / *Liatris spicata* 'Floristan White'
Rusty Foxglove / *Digitalis ferruginea*

GRASSES

Korean Feather Reed Grass / *Calamagrostis brachytricha*
Blue Fescue / *Festuca glauca*
Switch Grass / *Panicum virgatum*
Little Bluestem / *Schizachyrium scoparium*
Prairie Dropseed / *Sporobolus heterolepis*
Fountain Grass / *Pennisetum alopecuroides* 'Piglet'
Fountain Grass / *Pennisetum alopecuroides* 'Cassian'

VINES

English Ivy / *Hedera helix*

BULBS

Allium / *Allium giganteum*
Spring Green Tulip / *Tulipa* 'Spring Green'
Lady Jane Tulip / *Tulipa Clusiana* 'Lady Jane'
Queen of the Night Tulip / *Tulipa* 'Queen of the Night'

GROUNDCOVERS

Winter Creeper / *Euonymus fortunei*

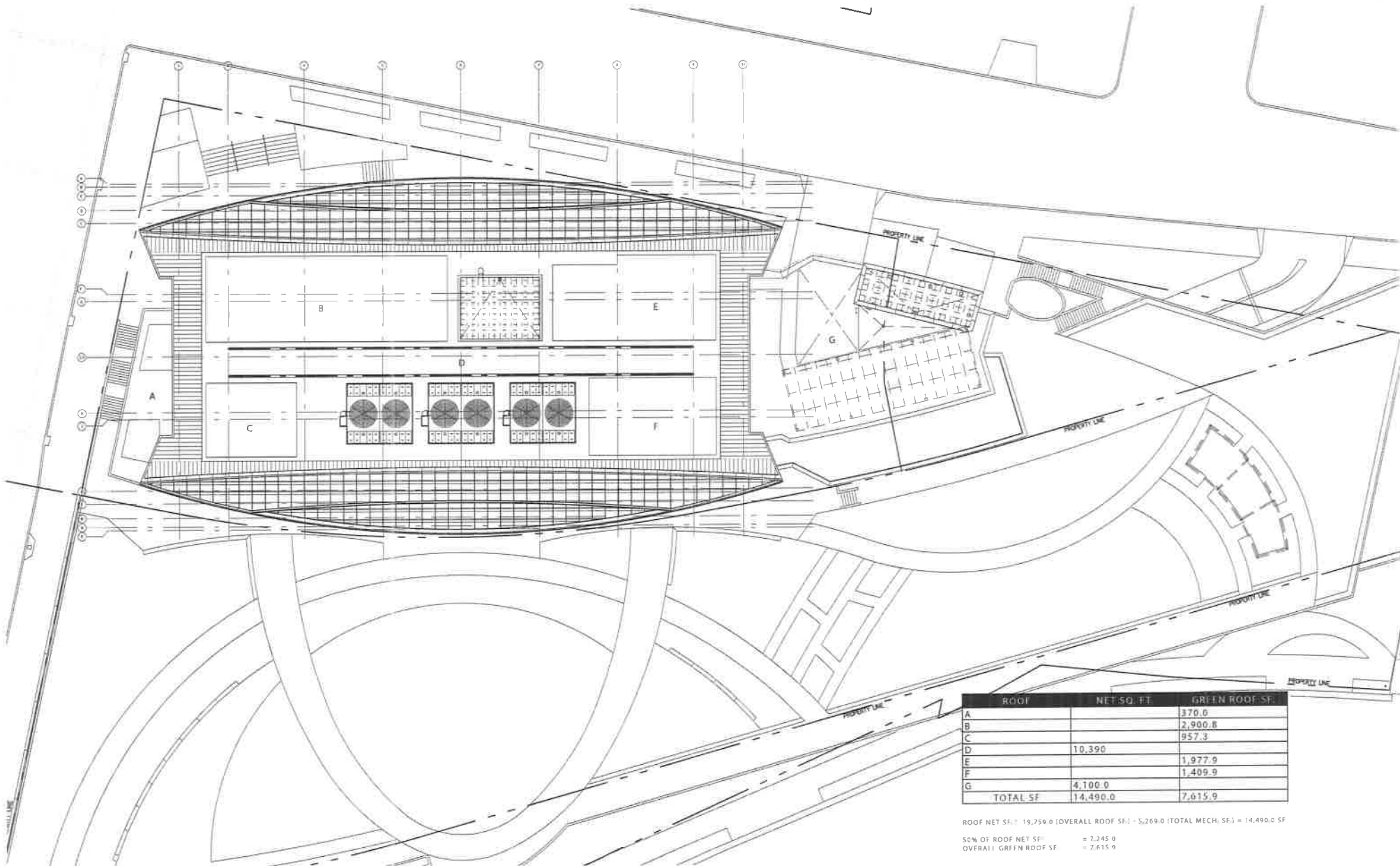
GREEN ROOF

Common Yarrow / *Achillea millefolium*
Blue Grama Grass / *Bouteloua gracilis*
Barrelhead Gayfeather / *Liatris cylindracea*



SOLID SOD - Kentucky Bluegrass / *Poa pratensis*

100% DRIP IRRIGATION COVERAGE FOR ALL AREAS. WATER SUPPLIED FROM CISTERN LOCATED IN LOWER LEVEL OF BUILDING.



ROOF	NET SQ. FT.	GREEN ROOF SF.
A		370.0
B		2,900.8
C		957.3
D	10,390	
E		1,977.9
F		1,409.9
G	4,100.0	
TOTAL SF	14,490.0	7,615.9

ROOF NET SF: 19,759.0 (OVERALL ROOF SF) - 5,269.0 (TOTAL MECH. SF) = 14,490.0 SF
 50% OF ROOF NET SF = 7,245.0
 OVERALL GREEN ROOF SF = 7,615.9

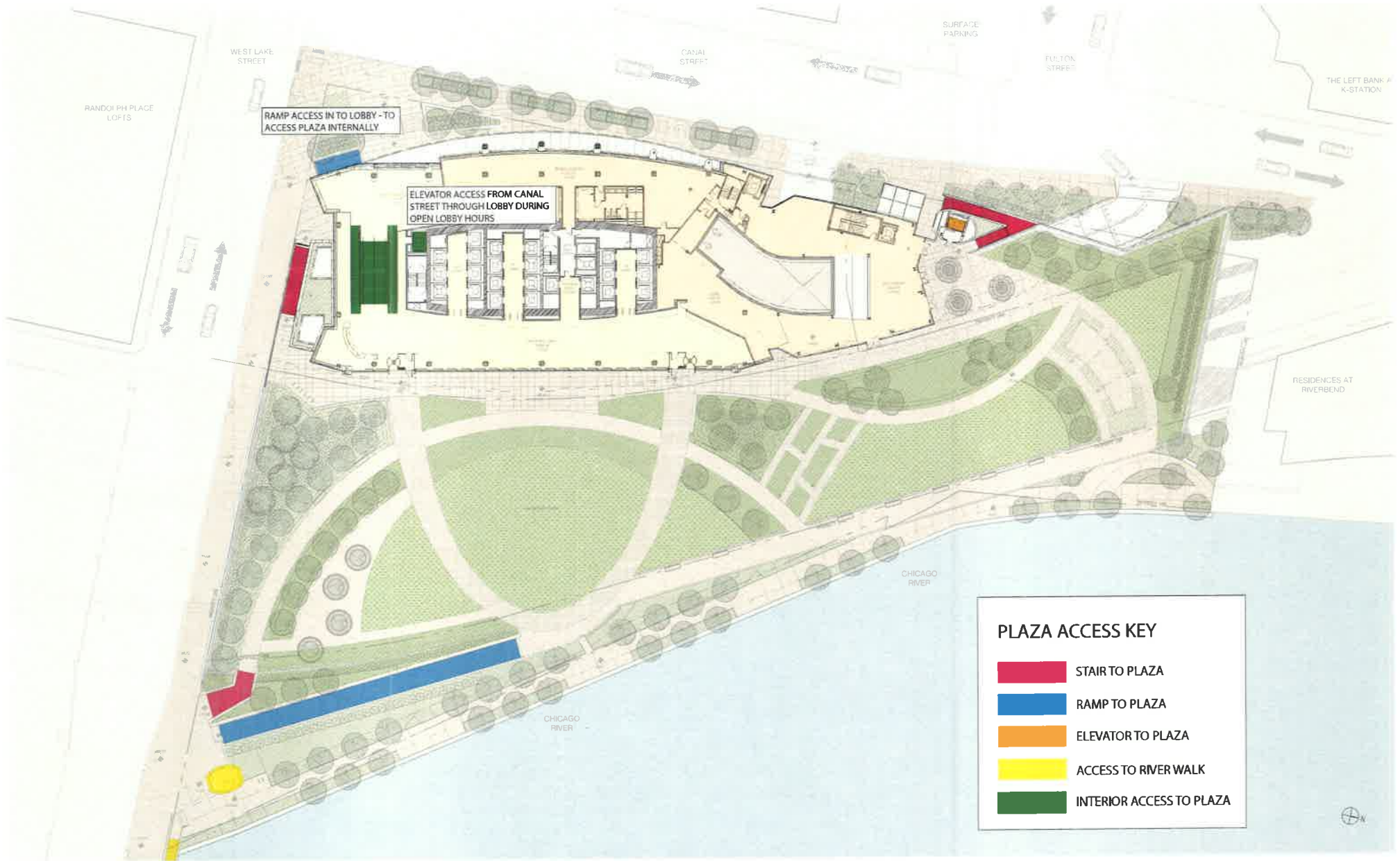


APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET; CHICAGO, ILLINOIS
 DATE: 19 SEPTEMBER 2012
 REVISED: 1 MARCH 2016

GREEN ROOF PLAN
 COPYRIGHT 2016

PICKARD CHILTON Architects Inc.

GREEN ROOF PLAN DRAWING TITLE
 1208 PROJECT NO
 14 MARCH 2016 DATE
 NTS SCALE



PLAZA ACCESS KEY

- STAIR TO PLAZA
- RAMP TO PLAZA
- ELEVATOR TO PLAZA
- ACCESS TO RIVER WALK
- INTERIOR ACCESS TO PLAZA



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 24, 2014

Greg Van Schaack
River Point LLC
c/o Hines
1 South Dearborn Street
Suite 2000
Chicago, IL 60603

Re: Administrative Relief request for Waterway Residential Planned Development No. 1115, River Point at Lake and Canal Streets

Dear Mr. Van Schaack:

Please be advised that your request for a minor change to Waterway Residential Planned Development No. 1115 ("PD 1115"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of PD 1115.

You are requesting on behalf of the property owner, River Point LLC, an administrative relief to allow the following design modifications: landscape revisions to the north end of the plaza, the redesign of the public access stairway and elevator at the northwest entrance along Canal Street, refinements to the southeast access point to the plaza on Lake Street, refinements to the Lake Street wall, and modifications for a proposed two-story restaurant at the north end of the building. Some of the modifications are needed to accommodate a future 4th track realignment. The following revised drawings, prepared by Pickard Chilton Architects and dated November 19, 2013, shall be inserted into the main file:


- Site Development Plan
- Site Plan – Sub Area A and Sub Area C Office Tower – Level 1
- Site Plan – Sub Area B Plaza Overbuild – Level 1
- Site Plan – Sub Area A and Sub Area C Office Tower – Level 2
- Site Plan – Sub Area B Plaza Overbuild – Level 2
- Building Elevation Office Tower – North
- Building Elevation Office Tower – South
- Building Elevation Office Tower – East
- Building Elevation Office Tower – West
- Plaza Landscape Plan Level 2
- Plaza Landscape Plan Level 2 – Legend
- Green Roof Plan

Site Access Plan
Lake Street Elevation
Enlarged Lake Street Elevation
Enlarged Detail Lake Street

With regard to your request, the Department of Planning and Development has determined that allowing the proposed design 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 Waterway Residential Planned Development No. 1115, 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.

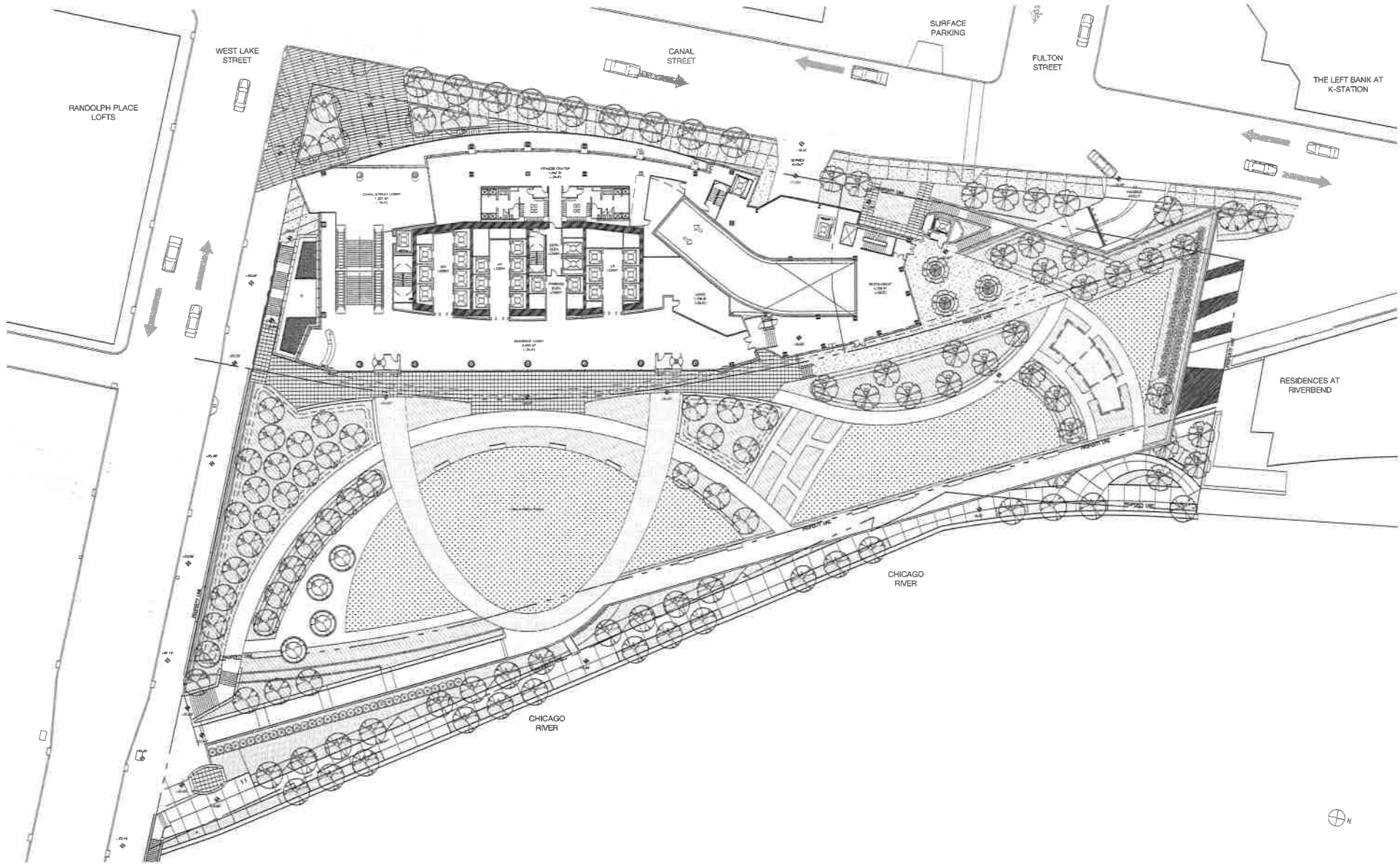
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

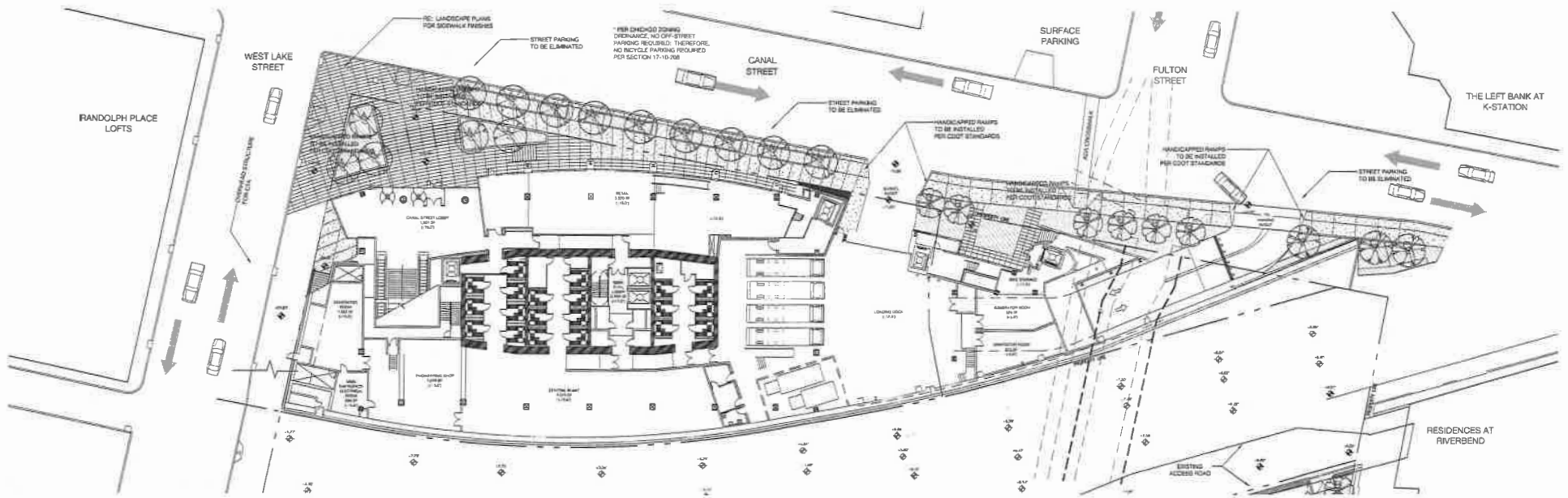
C: Mike Marmo, Erik Glass, Ron Daye, Main file



APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET; CHICAGO, ILLINOIS
 DATE: 19 SEPTEMBER 2012
 REVISED: 19 NOVEMBER 2013

SITE DEVELOPMENT PLAN
 COPYRIGHT 2013

PICKARD CHILTON Architects Inc
 SITE PLAN (OFFICE TOWER, PLAZA, OVERBUILD) DRAWING TITLE
 1208 PROJECT NO.
 19 NOVEMBER 2013 DATE
 1" = 20'-0" SCALE

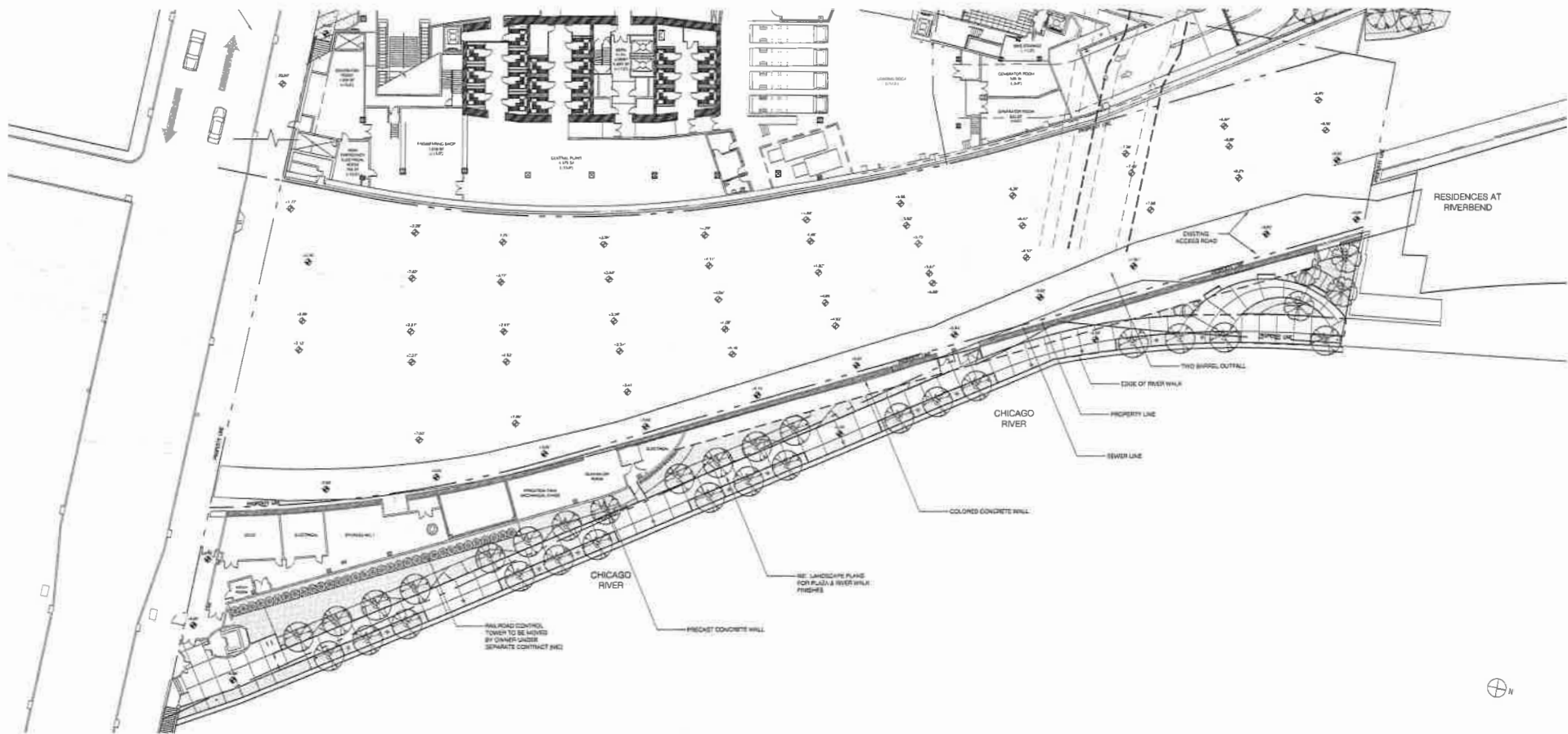


RIVER POINT

APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET; CHICAGO, ILLINOIS
 DATE: 19 SEPTEMBER 2012
 REVISED: 19 NOVEMBER 2013

SITE PLAN - SUB-AREA A AND SUB-AREA C
 OFFICE TOWER - LEVEL 1
 COPYRIGHT 2013

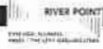
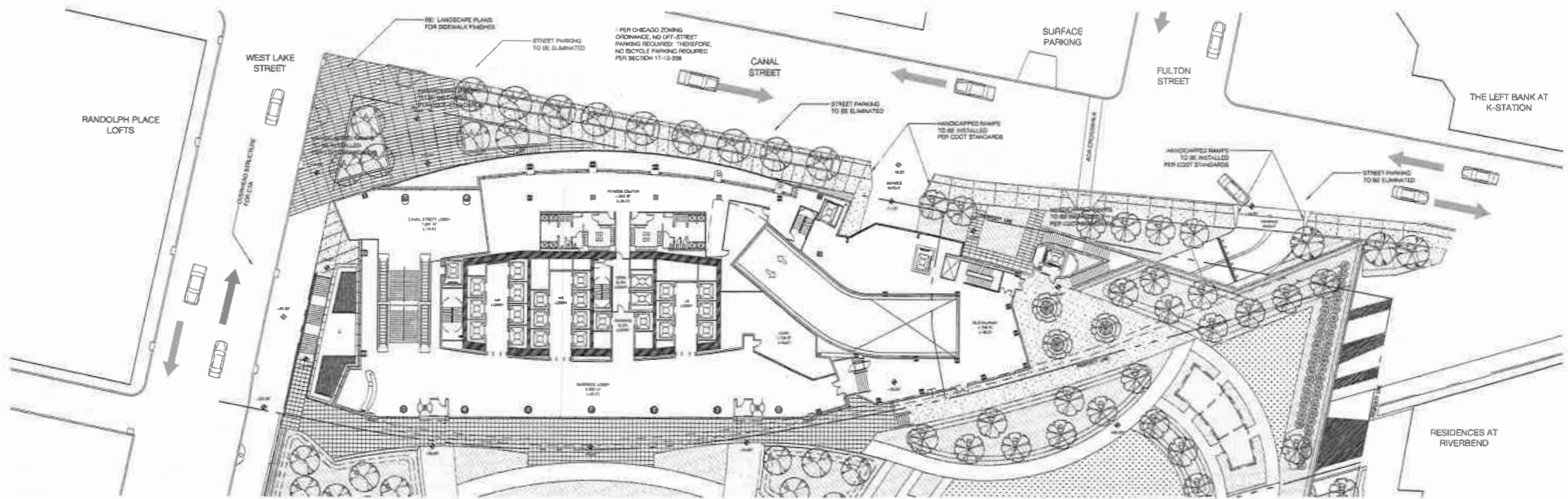
PICKARD CHILTON Architects Inc
 SITE PLAN (OFFICE TOWER) DRAWING TITLE
 1208 PROJECT NO.
 19 NOVEMBER 2013 DATE
 1" = 20'-0" SCALE



APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET; CHICAGO, ILLINOIS
 DATE: 19 SEPTEMBER 2012
 REVISED: 19 NOVEMBER 2013

SITE PLAN - SUB-AREA B
 PLAZA OVERBUILD - LEVEL 1
 COPYRIGHT 2013

PICKARD CHILTON Architects Inc
 SITE PLAN (PLAZA/OVERBUILD) DRAWING TITLE
 1208 PROJECT NO.
 19 NOVEMBER 2013 DATE
 1" = 20'-0" SCALE

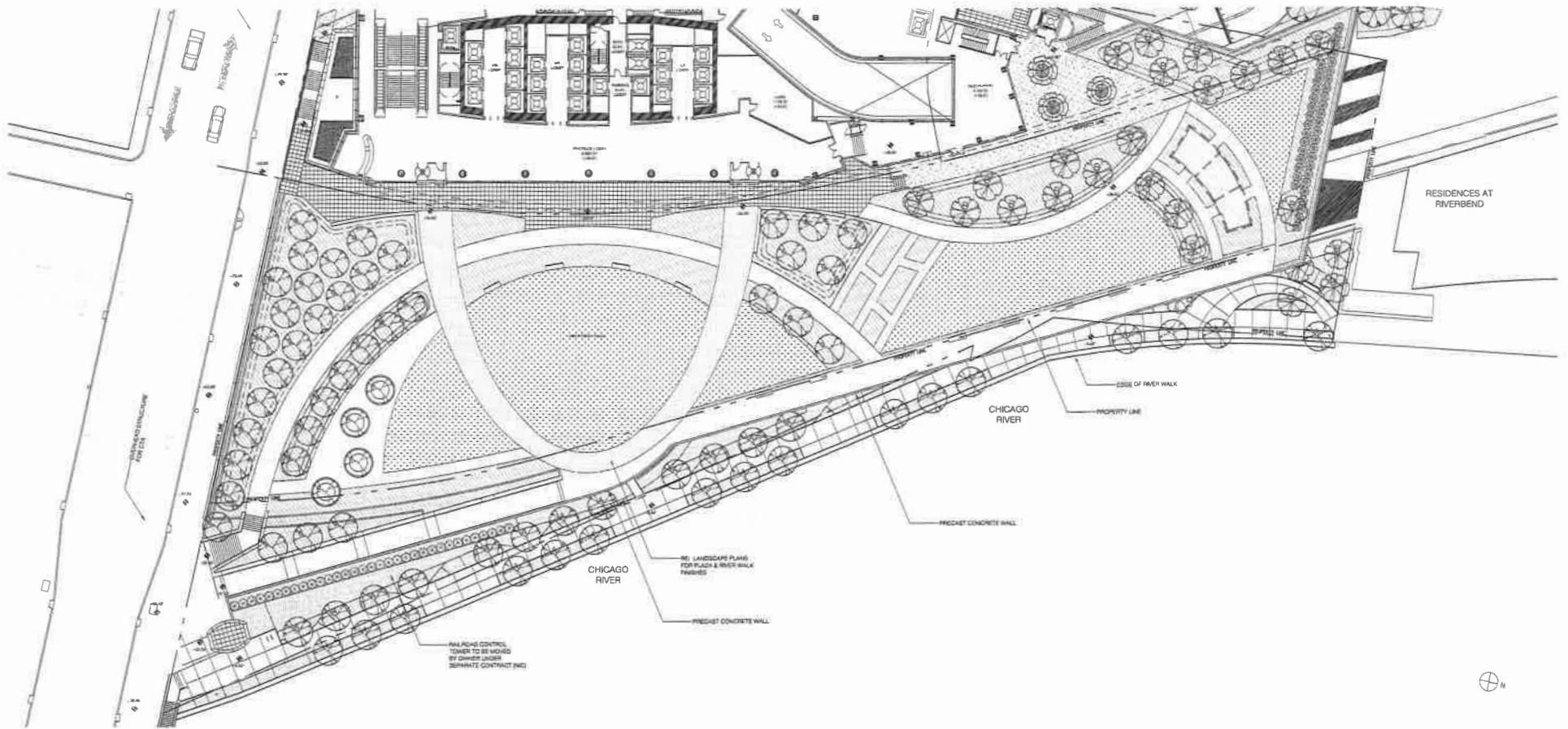


APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET; CHICAGO, ILLINOIS
 DATE: 19 SEPTEMBER 2012
 REVISED: 19 NOVEMBER 2013

SITE PLAN - SUB-AREA A AND SUB-AREA C
 OFFICE TOWER - LEVEL 2
 COPYRIGHT 2013



SITE PLAN (OFFICE TOWER) DRAWING TITLE
 1208 PROJECT NO.
 19 NOVEMBER 2013 DATE
 1" = 20'-0" SCALE

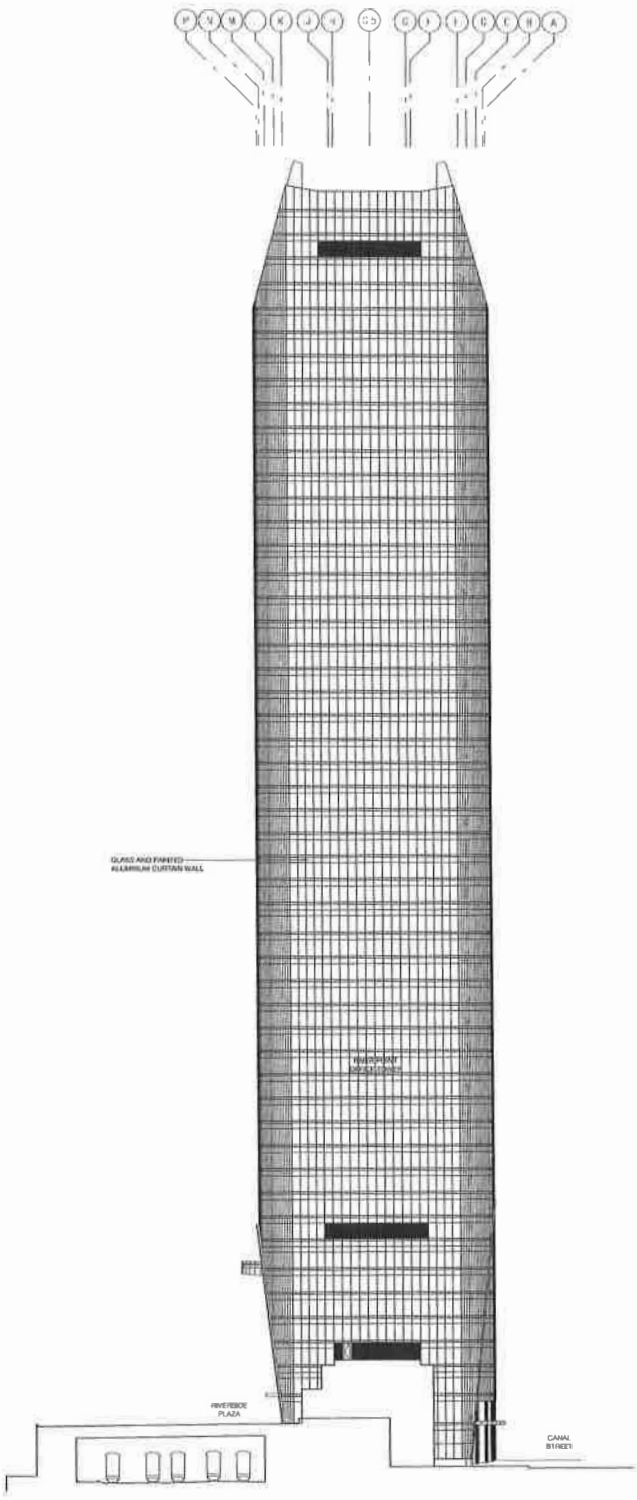


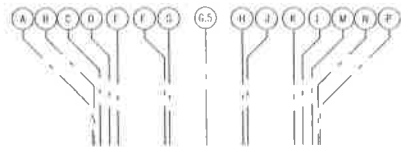
APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET; CHICAGO, ILLINOIS
 DATE: 19 SEPTEMBER 2012
 REVISED: 19 NOVEMBER 2013

SITE PLAN - SUB-AREA B
 PLAZA OVERBUILD - LEVEL 2
 COPYRIGHT 2013

PICKARD CHILTON Architects Inc
 SITE PLAN (PLAZA/OVERBUILD) DRAWING TITLE
 1208 PROJECT NO.
 19 NOVEMBER 2013 DATE
 1" = 20'-0" SCALE

26'-6"	TOP OF CORONA WALL	E. 4732'-0"
25'-0"	ROOF LEVEL 53	E. 4732'-4"
18'-0"	LEVEL 52	E. 4732'-4"
15'-0"	LEVEL 51	E. 4677'-8"
14'-0"	LEVEL 50	E. 4643'-8"
14'-0"	LEVEL 49	E. 4647'-8"
13'-0"	LEVEL 48	E. 4638'-8"
13'-0"	LEVEL 47	E. 4632'-8"
13'-0"	LEVEL 46	E. 4632'-8"
13'-0"	LEVEL 45	E. 4632'-8"
13'-0"	LEVEL 44	E. 4632'-8"
13'-0"	LEVEL 43	E. 4577'-8"
13'-0"	LEVEL 42	E. 4568'-8"
12'-0"	LEVEL 41	E. 4545'-8"
12'-0"	LEVEL 40	E. 4522'-8"
11'-0"	LEVEL 39	E. 4514'-0"
10'-0"	LEVEL 38	E. 4505'-8"
10'-0"	LEVEL 37	E. 4497'-4"
10'-0"	LEVEL 36	E. 4477'-4"
10'-0"	LEVEL 35	E. 4468'-8"
10'-0"	LEVEL 34	E. 4451'-4"
10'-0"	LEVEL 33	E. 4438'-4"
10'-0"	LEVEL 32	E. 4435'-4"
10'-0"	LEVEL 31	E. 4417'-4"
10'-0"	LEVEL 30	E. 4398'-4"
10'-0"	LEVEL 29	E. 4388'-4"
10'-0"	LEVEL 28	E. 4380'-4"
10'-0"	LEVEL 27	E. 4354'-4"
10'-0"	LEVEL 26	E. 4338'-4"
10'-0"	LEVEL 25	E. 4328'-4"
10'-0"	LEVEL 24	E. 4322'-4"
10'-0"	LEVEL 23	E. 4301'-8"
10'-0"	LEVEL 22	E. 4292'-4"
10'-0"	LEVEL 21	E. 4279'-4"
10'-0"	LEVEL 20	E. 4266'-4"
10'-0"	LEVEL 19	E. 4253'-4"
10'-0"	LEVEL 18	E. 4246'-4"
10'-0"	LEVEL 17	E. 4237'-4"
10'-0"	LEVEL 16	E. 4214'-4"
10'-0"	LEVEL 15	E. 4201'-8"
10'-0"	LEVEL 14	E. 4184'-4"
10'-0"	LEVEL 13	E. 4175'-4"
10'-0"	LEVEL 12	E. 4162'-4"
10'-0"	LEVEL 11	E. 4149'-4"
10'-0"	LEVEL 10	E. 4136'-4"
10'-0"	LEVEL 9	E. 4129'-4"
10'-0"	LEVEL 8	E. 4119'-4"
10'-0"	LEVEL 7	E. 4110'-10"
10'-0"	LEVEL 6	E. 409'-4"
10'-0"	LEVEL 5	E. 477'-8"
10'-0"	LEVEL 4	E. 467'-8"
10'-0"	LEVEL 3	E. 450'-8"
10'-0"	RIVERVIEW LOBBY	E. 450'-8" TOP OF FIN. FLR.
10'-0"	CANAL STREET LOBBY	E. 418'-0" TOP OF FIN. FLR.





20'-0"	TOP OF COURSEWORK	EL. +132'-0"
19'-0"	TOP LEVEL 53	EL. +130'-0"
18'-0"	LEVEL 52	EL. +129'-0"
17'-0"	LEVEL 51	EL. +128'-0"
16'-0"	LEVEL 50	EL. +127'-0"
15'-0"	LEVEL 49	EL. +126'-0"
14'-0"	LEVEL 48	EL. +125'-0"
13'-0"	LEVEL 47	EL. +124'-0"
12'-0"	LEVEL 46	EL. +123'-0"
11'-0"	LEVEL 45	EL. +122'-0"
10'-0"	LEVEL 44	EL. +121'-0"
9'-0"	LEVEL 43	EL. +120'-0"
8'-0"	LEVEL 42	EL. +119'-0"
7'-0"	LEVEL 41	EL. +118'-0"
6'-0"	LEVEL 40	EL. +117'-0"
5'-0"	LEVEL 39	EL. +116'-0"
4'-0"	LEVEL 38	EL. +115'-0"
3'-0"	LEVEL 37	EL. +114'-0"
2'-0"	LEVEL 36	EL. +113'-0"
1'-0"	LEVEL 35	EL. +112'-0"
0'-0"	LEVEL 34	EL. +111'-0"
-1'-0"	LEVEL 33	EL. +110'-0"
-2'-0"	LEVEL 32	EL. +109'-0"
-3'-0"	LEVEL 31	EL. +108'-0"
-4'-0"	LEVEL 30	EL. +107'-0"
-5'-0"	LEVEL 29	EL. +106'-0"
-6'-0"	LEVEL 28	EL. +105'-0"
-7'-0"	LEVEL 27	EL. +104'-0"
-8'-0"	LEVEL 26	EL. +103'-0"
-9'-0"	LEVEL 25	EL. +102'-0"
-10'-0"	LEVEL 24	EL. +101'-0"
-11'-0"	LEVEL 23	EL. +100'-0"
-12'-0"	LEVEL 22	EL. +99'-0"
-13'-0"	LEVEL 21	EL. +98'-0"
-14'-0"	LEVEL 20	EL. +97'-0"
-15'-0"	LEVEL 19	EL. +96'-0"
-16'-0"	LEVEL 18	EL. +95'-0"
-17'-0"	LEVEL 17	EL. +94'-0"
-18'-0"	LEVEL 16	EL. +93'-0"
-19'-0"	LEVEL 15	EL. +92'-0"
-20'-0"	LEVEL 14	EL. +91'-0"
-21'-0"	LEVEL 13	EL. +90'-0"
-22'-0"	LEVEL 12	EL. +89'-0"
-23'-0"	LEVEL 11	EL. +88'-0"
-24'-0"	LEVEL 10	EL. +87'-0"
-25'-0"	LEVEL 9	EL. +86'-0"
-26'-0"	LEVEL 8	EL. +85'-0"
-27'-0"	LEVEL 7	EL. +84'-0"
-28'-0"	LEVEL 6	EL. +83'-0"
-29'-0"	LEVEL 5	EL. +82'-0"
-30'-0"	LEVEL 4	EL. +81'-0"
-31'-0"	LEVEL 3	EL. +80'-0"
-32'-0"	LEVEL 2	EL. +79'-0"
-33'-0"	LEVEL 1	EL. +78'-0"
-34'-0"	MEZZANINE LOBBY	EL. +77'-0"
-35'-0"	CONCRETE FLOOR	EL. +76'-0"
-36'-0"	CONCRETE FLOOR	EL. +75'-0"
-37'-0"	CONCRETE FLOOR	EL. +74'-0"
-38'-0"	CONCRETE FLOOR	EL. +73'-0"
-39'-0"	CONCRETE FLOOR	EL. +72'-0"
-40'-0"	CONCRETE FLOOR	EL. +71'-0"
-41'-0"	CONCRETE FLOOR	EL. +70'-0"
-42'-0"	CONCRETE FLOOR	EL. +69'-0"
-43'-0"	CONCRETE FLOOR	EL. +68'-0"
-44'-0"	CONCRETE FLOOR	EL. +67'-0"
-45'-0"	CONCRETE FLOOR	EL. +66'-0"
-46'-0"	CONCRETE FLOOR	EL. +65'-0"
-47'-0"	CONCRETE FLOOR	EL. +64'-0"
-48'-0"	CONCRETE FLOOR	EL. +63'-0"
-49'-0"	CONCRETE FLOOR	EL. +62'-0"
-50'-0"	CONCRETE FLOOR	EL. +61'-0"
-51'-0"	CONCRETE FLOOR	EL. +60'-0"
-52'-0"	CONCRETE FLOOR	EL. +59'-0"
-53'-0"	CONCRETE FLOOR	EL. +58'-0"
-54'-0"	CONCRETE FLOOR	EL. +57'-0"
-55'-0"	CONCRETE FLOOR	EL. +56'-0"
-56'-0"	CONCRETE FLOOR	EL. +55'-0"
-57'-0"	CONCRETE FLOOR	EL. +54'-0"
-58'-0"	CONCRETE FLOOR	EL. +53'-0"
-59'-0"	CONCRETE FLOOR	EL. +52'-0"
-60'-0"	CONCRETE FLOOR	EL. +51'-0"
-61'-0"	CONCRETE FLOOR	EL. +50'-0"
-62'-0"	CONCRETE FLOOR	EL. +49'-0"
-63'-0"	CONCRETE FLOOR	EL. +48'-0"
-64'-0"	CONCRETE FLOOR	EL. +47'-0"
-65'-0"	CONCRETE FLOOR	EL. +46'-0"
-66'-0"	CONCRETE FLOOR	EL. +45'-0"
-67'-0"	CONCRETE FLOOR	EL. +44'-0"
-68'-0"	CONCRETE FLOOR	EL. +43'-0"
-69'-0"	CONCRETE FLOOR	EL. +42'-0"
-70'-0"	CONCRETE FLOOR	EL. +41'-0"
-71'-0"	CONCRETE FLOOR	EL. +40'-0"
-72'-0"	CONCRETE FLOOR	EL. +39'-0"
-73'-0"	CONCRETE FLOOR	EL. +38'-0"
-74'-0"	CONCRETE FLOOR	EL. +37'-0"
-75'-0"	CONCRETE FLOOR	EL. +36'-0"
-76'-0"	CONCRETE FLOOR	EL. +35'-0"
-77'-0"	CONCRETE FLOOR	EL. +34'-0"
-78'-0"	CONCRETE FLOOR	EL. +33'-0"
-79'-0"	CONCRETE FLOOR	EL. +32'-0"
-80'-0"	CONCRETE FLOOR	EL. +31'-0"
-81'-0"	CONCRETE FLOOR	EL. +30'-0"
-82'-0"	CONCRETE FLOOR	EL. +29'-0"
-83'-0"	CONCRETE FLOOR	EL. +28'-0"
-84'-0"	CONCRETE FLOOR	EL. +27'-0"
-85'-0"	CONCRETE FLOOR	EL. +26'-0"
-86'-0"	CONCRETE FLOOR	EL. +25'-0"
-87'-0"	CONCRETE FLOOR	EL. +24'-0"
-88'-0"	CONCRETE FLOOR	EL. +23'-0"
-89'-0"	CONCRETE FLOOR	EL. +22'-0"
-90'-0"	CONCRETE FLOOR	EL. +21'-0"
-91'-0"	CONCRETE FLOOR	EL. +20'-0"
-92'-0"	CONCRETE FLOOR	EL. +19'-0"
-93'-0"	CONCRETE FLOOR	EL. +18'-0"
-94'-0"	CONCRETE FLOOR	EL. +17'-0"
-95'-0"	CONCRETE FLOOR	EL. +16'-0"
-96'-0"	CONCRETE FLOOR	EL. +15'-0"
-97'-0"	CONCRETE FLOOR	EL. +14'-0"
-98'-0"	CONCRETE FLOOR	EL. +13'-0"
-99'-0"	CONCRETE FLOOR	EL. +12'-0"
-100'-0"	CONCRETE FLOOR	EL. +11'-0"
-101'-0"	CONCRETE FLOOR	EL. +10'-0"
-102'-0"	CONCRETE FLOOR	EL. +9'-0"
-103'-0"	CONCRETE FLOOR	EL. +8'-0"
-104'-0"	CONCRETE FLOOR	EL. +7'-0"
-105'-0"	CONCRETE FLOOR	EL. +6'-0"
-106'-0"	CONCRETE FLOOR	EL. +5'-0"
-107'-0"	CONCRETE FLOOR	EL. +4'-0"
-108'-0"	CONCRETE FLOOR	EL. +3'-0"
-109'-0"	CONCRETE FLOOR	EL. +2'-0"
-110'-0"	CONCRETE FLOOR	EL. +1'-0"
-111'-0"	CONCRETE FLOOR	EL. 0'-0"
-112'-0"	CONCRETE FLOOR	EL. -1'-0"
-113'-0"	CONCRETE FLOOR	EL. -2'-0"
-114'-0"	CONCRETE FLOOR	EL. -3'-0"
-115'-0"	CONCRETE FLOOR	EL. -4'-0"
-116'-0"	CONCRETE FLOOR	EL. -5'-0"
-117'-0"	CONCRETE FLOOR	EL. -6'-0"
-118'-0"	CONCRETE FLOOR	EL. -7'-0"
-119'-0"	CONCRETE FLOOR	EL. -8'-0"
-120'-0"	CONCRETE FLOOR	EL. -9'-0"
-121'-0"	CONCRETE FLOOR	EL. -10'-0"
-122'-0"	CONCRETE FLOOR	EL. -11'-0"
-123'-0"	CONCRETE FLOOR	EL. -12'-0"
-124'-0"	CONCRETE FLOOR	EL. -13'-0"
-125'-0"	CONCRETE FLOOR	EL. -14'-0"
-126'-0"	CONCRETE FLOOR	EL. -15'-0"
-127'-0"	CONCRETE FLOOR	EL. -16'-0"
-128'-0"	CONCRETE FLOOR	EL. -17'-0"
-129'-0"	CONCRETE FLOOR	EL. -18'-0"
-130'-0"	CONCRETE FLOOR	EL. -19'-0"
-131'-0"	CONCRETE FLOOR	EL. -20'-0"
-132'-0"	CONCRETE FLOOR	EL. -21'-0"
-133'-0"	CONCRETE FLOOR	EL. -22'-0"
-134'-0"	CONCRETE FLOOR	EL. -23'-0"
-135'-0"	CONCRETE FLOOR	EL. -24'-0"
-136'-0"	CONCRETE FLOOR	EL. -25'-0"
-137'-0"	CONCRETE FLOOR	EL. -26'-0"
-138'-0"	CONCRETE FLOOR	EL. -27'-0"
-139'-0"	CONCRETE FLOOR	EL. -28'-0"
-140'-0"	CONCRETE FLOOR	EL. -29'-0"
-141'-0"	CONCRETE FLOOR	EL. -30'-0"

GLAZING FINISHED - ALUMINUM CLADDING WALL

RIVER POINT CONSTRUCTION

RIVERSIDE PLAZA

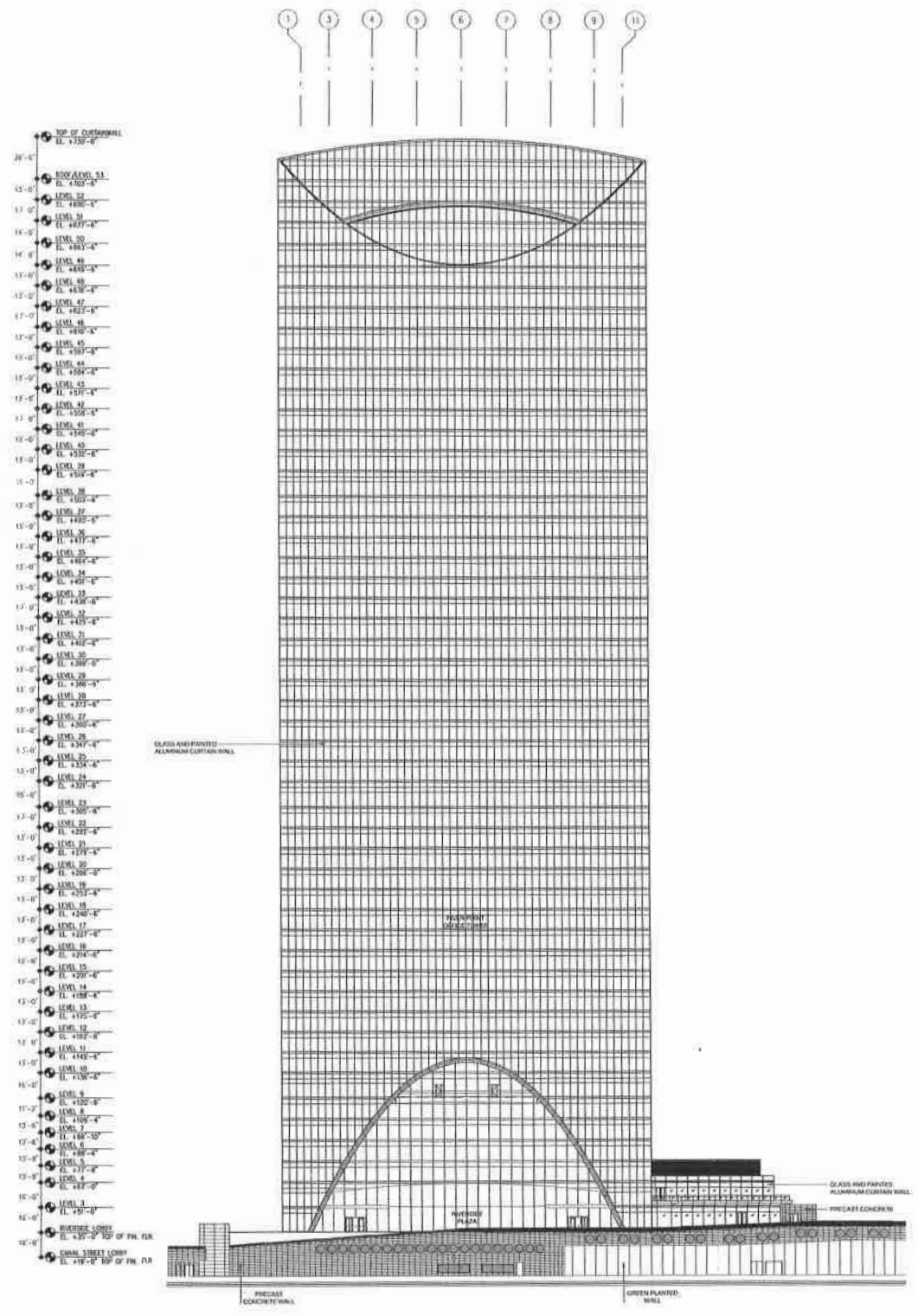
DANAL STREET LOBBY ENTRANCE

FINISH CONCRETE WALL

APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET, CHICAGO, ILLINOIS
 DATE: 19 SEPTEMBER 2012
 REVISED: 19 NOVEMBER 2013

BUILDING ELEVATION
 OFFICE TOWER - SOUTH
 COPYRIGHT 2013

P I C K A R D C H I L T O N Architects Inc
 SOUTH ELEVATION DRAWING TITLE
 1208 PROJECT NO.
 19 NOVEMBER 2013 DATE
 1" = 30'-0" SCALE



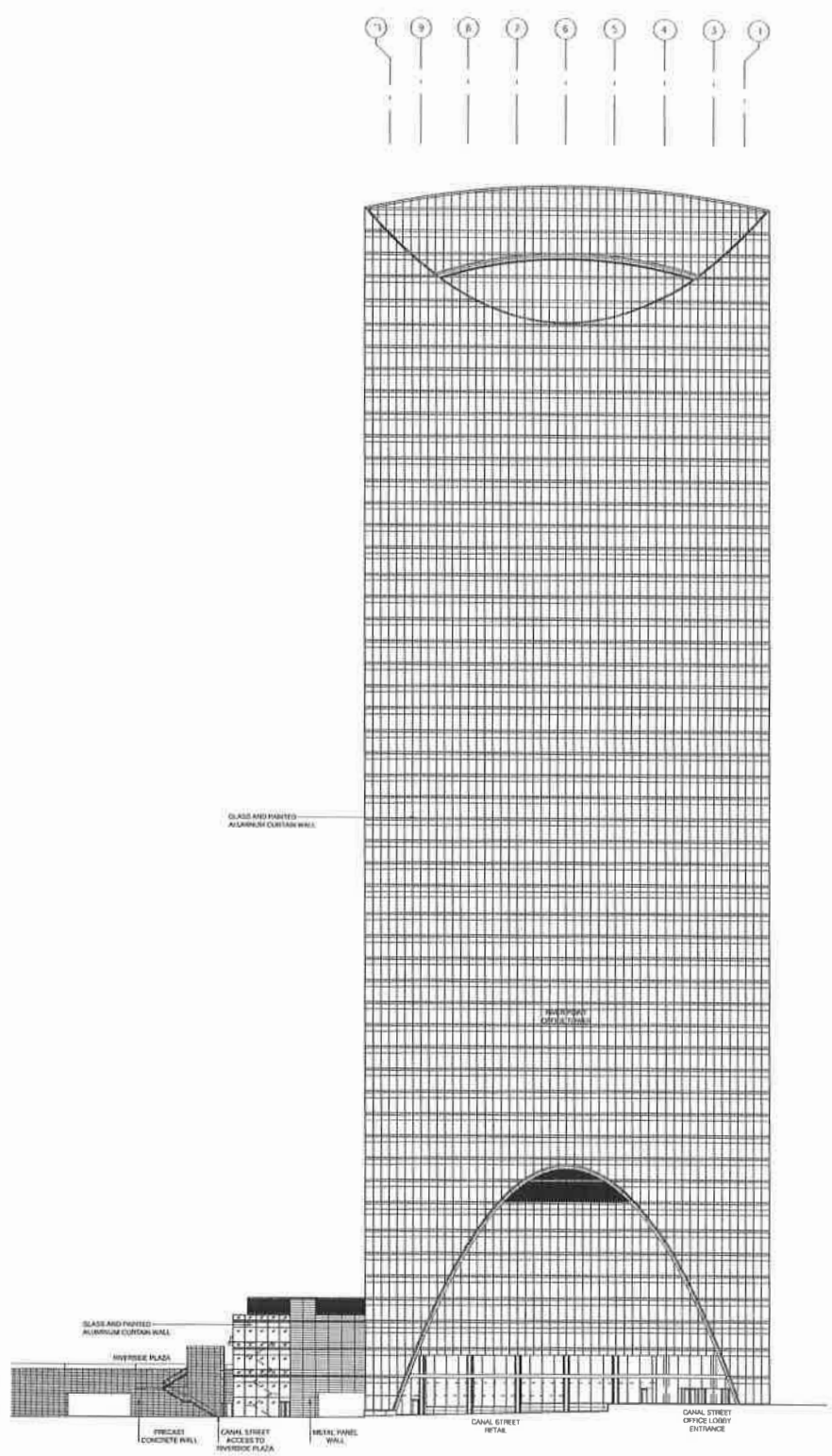
APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET, CHICAGO, ILLINOIS
 DATE: 19 SEPTEMBER 2012
 REVISED: 19 NOVEMBER 2013

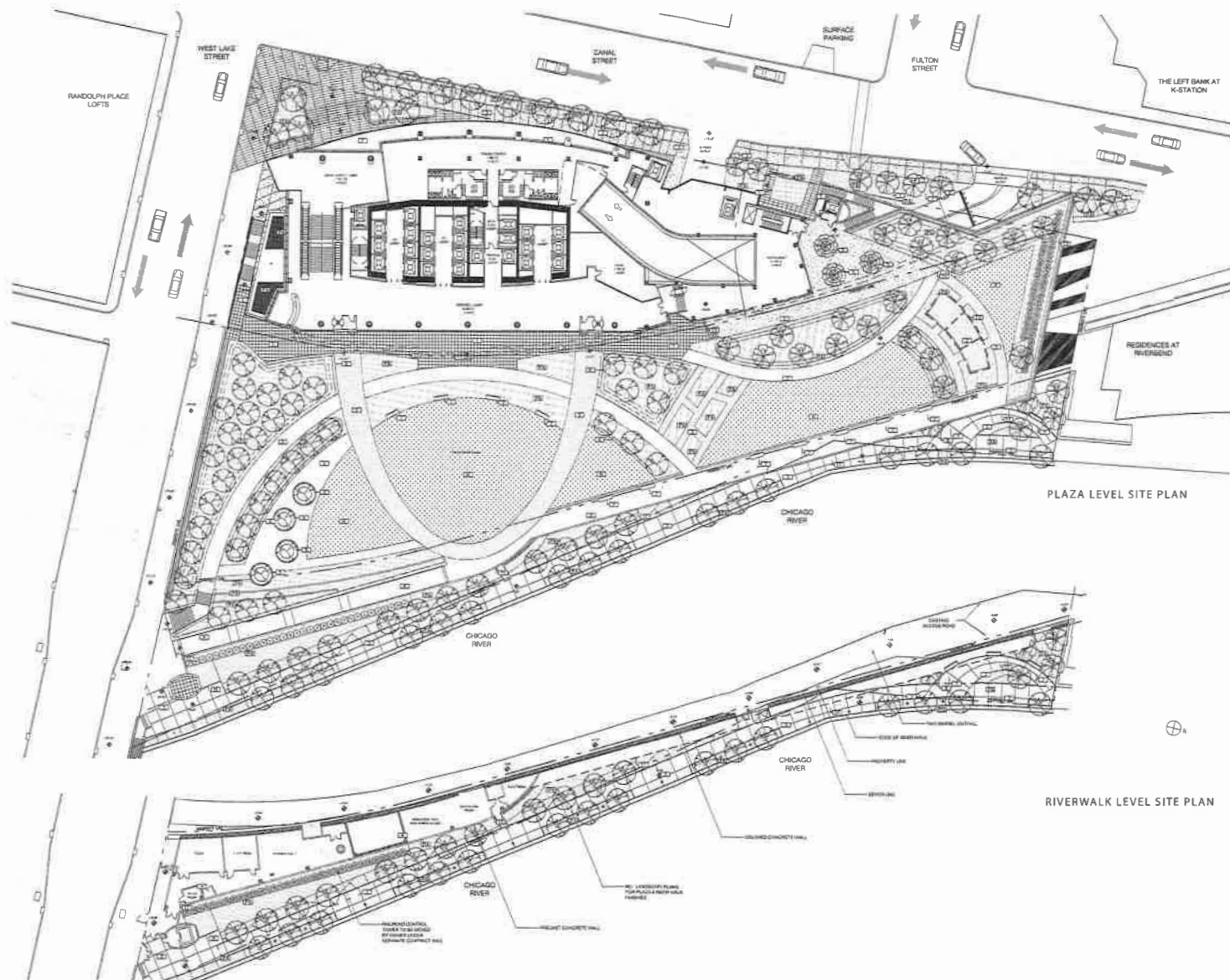
BUILDING ELEVATION
 OFFICE TOWER - WEST
 COPYRIGHT 2013

WEST ELEVATION DRAWING TITLE
 1208 PROJECT NO.
 19 NOVEMBER 2013 DATE
 1" = 30'-0" SCALE

RIVER POINT
 PICKARD CHILTON ARCHITECTS INC

- TOP OF CURTAINWALL
EL. +730'-0"
- 26'-6"
- ROOF / LEVEL 51
EL. +703'-0"
- 13'-0"
- LEVEL 52
EL. +690'-0"
- 13'-0"
- LEVEL 51
EL. +677'-0"
- 14'-0"
- LEVEL 50
EL. +663'-0"
- 14'-0"
- LEVEL 49
EL. +649'-0"
- 14'-0"
- LEVEL 48
EL. +635'-0"
- 14'-0"
- LEVEL 47
EL. +621'-0"
- 14'-0"
- LEVEL 46
EL. +607'-0"
- 14'-0"
- LEVEL 45
EL. +593'-0"
- 14'-0"
- LEVEL 44
EL. +579'-0"
- 14'-0"
- LEVEL 43
EL. +565'-0"
- 14'-0"
- LEVEL 42
EL. +551'-0"
- 14'-0"
- LEVEL 41
EL. +537'-0"
- 14'-0"
- LEVEL 40
EL. +523'-0"
- 14'-0"
- LEVEL 39
EL. +509'-0"
- 14'-0"
- LEVEL 38
EL. +495'-0"
- 14'-0"
- LEVEL 37
EL. +481'-0"
- 14'-0"
- LEVEL 36
EL. +467'-0"
- 14'-0"
- LEVEL 35
EL. +453'-0"
- 14'-0"
- LEVEL 34
EL. +439'-0"
- 14'-0"
- LEVEL 33
EL. +425'-0"
- 14'-0"
- LEVEL 32
EL. +411'-0"
- 14'-0"
- LEVEL 31
EL. +397'-0"
- 14'-0"
- LEVEL 30
EL. +383'-0"
- 14'-0"
- LEVEL 29
EL. +369'-0"
- 14'-0"
- LEVEL 28
EL. +355'-0"
- 14'-0"
- LEVEL 27
EL. +341'-0"
- 14'-0"
- LEVEL 26
EL. +327'-0"
- 14'-0"
- LEVEL 25
EL. +313'-0"
- 14'-0"
- LEVEL 24
EL. +299'-0"
- 14'-0"
- LEVEL 23
EL. +285'-0"
- 14'-0"
- LEVEL 22
EL. +271'-0"
- 14'-0"
- LEVEL 21
EL. +257'-0"
- 14'-0"
- LEVEL 20
EL. +243'-0"
- 14'-0"
- LEVEL 19
EL. +229'-0"
- 14'-0"
- LEVEL 18
EL. +215'-0"
- 14'-0"
- LEVEL 17
EL. +201'-0"
- 14'-0"
- LEVEL 16
EL. +187'-0"
- 14'-0"
- LEVEL 15
EL. +173'-0"
- 14'-0"
- LEVEL 14
EL. +159'-0"
- 14'-0"
- LEVEL 13
EL. +145'-0"
- 14'-0"
- LEVEL 12
EL. +131'-0"
- 14'-0"
- LEVEL 11
EL. +117'-0"
- 14'-0"
- LEVEL 10
EL. +103'-0"
- 14'-0"
- LEVEL 9
EL. +89'-0"
- 14'-0"
- LEVEL 8
EL. +75'-0"
- 14'-0"
- LEVEL 7
EL. +61'-0"
- 14'-0"
- LEVEL 6
EL. +47'-0"
- 14'-0"
- LEVEL 5
EL. +33'-0"
- 14'-0"
- LEVEL 4
EL. +19'-0"
- 14'-0"
- LEVEL 3
EL. +5'-0"
- 14'-0"
- REVERSE LOBBY
EL. +35'-0" TOP OF FIN. FLR.
- 14'-0"
- CANAL STREET LOBBY
EL. +19'-0" TOP OF FIN. FLR.





PLAZA LEVEL SITE PLAN

RIVERWALK LEVEL SITE PLAN



APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET; CHICAGO, ILLINOIS
 DATE: 19 SEPTEMBER 2012
 REVISED: 19 NOVEMBER 2013

PLAZA LANDSCAPE PLAN
 LEVEL 2
 COPYRIGHT 2013

PICKARD CHILTON Architects Inc

PLAZA LANDSCAPE PLAN - LEVEL 2 DRAWING TITLE
 1208 PROJECT NO.
 19 NOVEMBER 2013 DATE
 NTS SCALE

HARDSCAPE LEGEND

- 1 GRANITE PAVING
- 2 COLORED CONCRETE
- 3 STANDARD CONCRETE
- 4 COLORED CONCRETE ADA RAMP
- 5 PRECAST CONCRETE PLANTER
- 6 PRECAST CONCRETE PLANTER WALL
- 7 8' BENCH WITH BACK
- 8 TRASH RECEPTACLE
- 9 BIKE RACK
- 10 SOUND WALL
- 11 OVERBUILD WALL
- 12 LIMIT OF OVERBUILD STRUCTURE
- 13 SHADE STRUCTURE

LIGHTING LEGEND

PROVIDE POLE MOUNTED PEDESTRIAN FIXTURES, BOLLARDS, STEP LIGHTS, AND TREE UPLIGHTS.

LANDSCAPE LEGEND

STREET TREE REQUIREMENTS:
 Canal Street:
 1 Parkway tree per 25 lineal feet of frontage = 18 trees per 453 lineal feet (19 provided)
 Lake Street:
 Trees not required within 50' of an elevated rail structure = 0 trees (0 provided)
CHICAGO RIVER TREE REQUIREMENT:
 River Walk:
 1 tree per 25 lineal feet of river frontage = 22 trees per 545 lineal feet (22 provided)

TREES

- A Chanticleer Pear / *Pyrus calleryana* 'Chanticleer'
4.5" CALIPER MINIMUM B&B
- B Malus 'Red Jewel' / Robinson Crabapple
4.5" CALIPER MINIMUM B&B
- C River Birch / *Betula nigra*
4.5" CALIPER MINIMUM B&B
- D Austrian Pine / *Pinus nigra*
4.5" CALIPER MINIMUM B&B
- E Ginkgo biloba 'Princeton Sentry' / Maidenhair Tree
4.5" CALIPER MINIMUM B&B
- F Acre freemanii/Aurum Blaze Maple
4.5" CALIPER MINIMUM B&B

PA ORNAMENTAL PLANTING - 50% 1 GAL. MATERIAL @ 18" O.C., 40% 5 GAL. MATERIAL @ 30" O.C., 10% 15 GAL. MATERIAL @ 4' O.C.

SHRUBS

Hicks Yew / *Taxus X Media*
 Northern Bayberry / *Myrica pennsylvania*
 Butterfly Bush / *Buddleia davidii*
 Burning Bush / *Euonymus alatus*
 Sargeant Juniper / *Juniperus sargentii* 'Glaucous'
 Panicum Hydrangea / *Hydrangea paniculata*
 Ninebark / *Physocarpus opulifolius*
 Forsythia / *Forsythia* spp.
 Miss Kim Lilac / *Syringa patula* 'Miss Kim'
 Winterberry / *Ilex verticillata*
 Indigo Bush / *Amorpha fruticosa*
 Mockorange / *Philadelphus coronarius*
 Shrubby St. Johns Wort / *Hypericum prolificum*
 Saltspray Rose / *Rosa rugosa*
 Heather / *Erica* spp.

PERENNIALS

Rudbeckia / *Rudbeckia fulgida goldstrom*
 False Indigo / *Baptisia australis*
 Russian Sage / *Perovskia atriplicifolia*
 Opium / *Sedum telephium* 'Matrona'
 October Skies Aster / *Aster oblongifolius* 'October Skies'
 Sulphoreum / *Epimedium x versicolor*
 Meadow Sage / *Salvia x sylvestris* 'Amethyst'
 Coreopsis Moonbeam / *Coreopsis verticillata* 'Moonbeam'
 Plantain Lily / *Hosta sieboldiana*
 Purple Cone Flower / *Echinacea purpurea*
 Stella D'Oro Daylily / *Hemerocallis* 'Stella D' Oro'
 Gay Feather / *Liatris spicata*
 Siberian Iris / *Iris sibirica*
 Lamb's Ear / *Stachys byzantina*

GRASSES

Korean Feather Reed Grass / *Calamagrostis brachytricha*
 Blue Fescue / *Festuca glauca*
 Switch Grass / *Panicum virgatum*
 Little Blueslem / *Schizachyrium scoparium*
 Prairie Dropseed / *Sporobolus heterolepis*

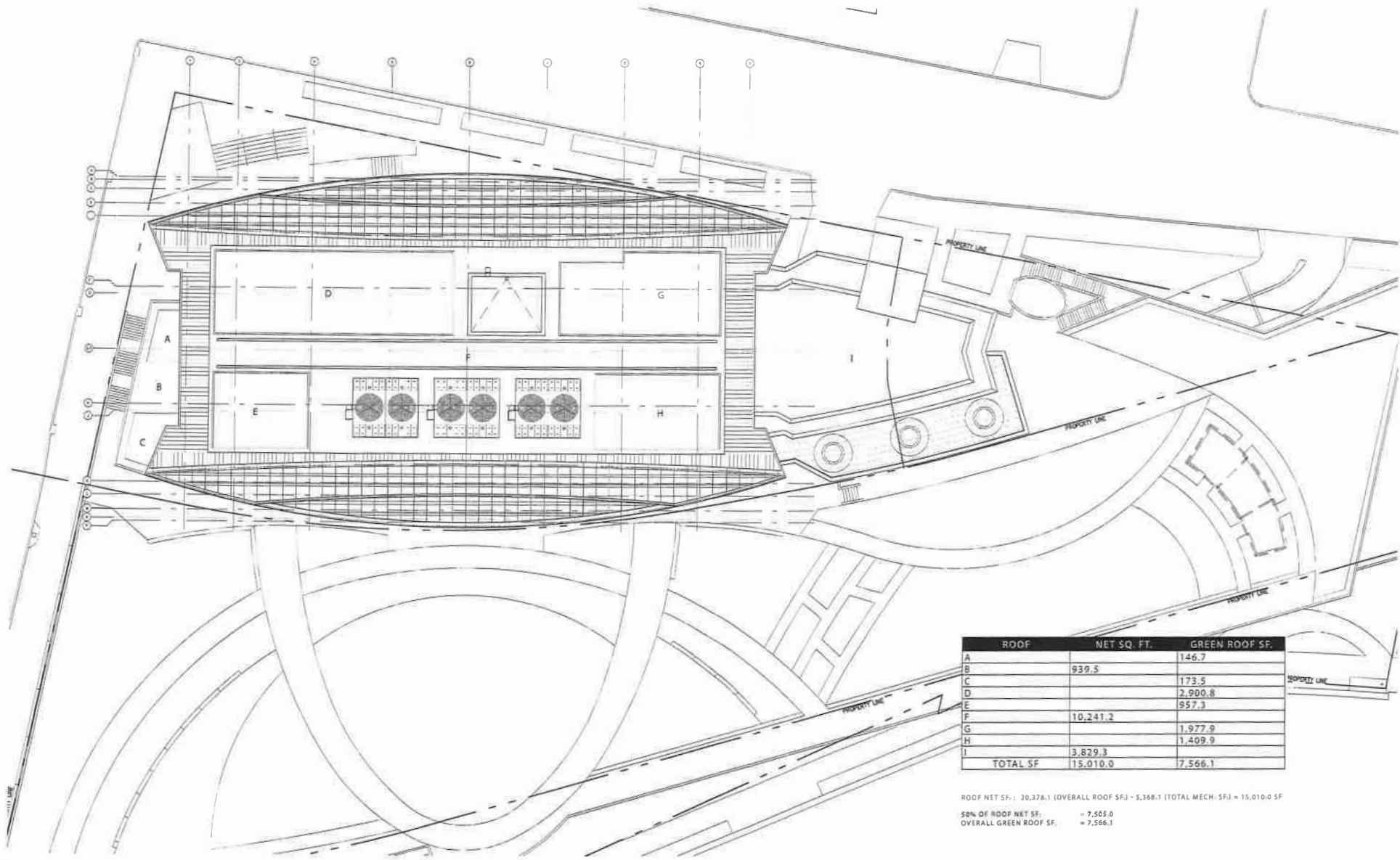
VINES

Virginia Creeper / *Parthenocissus quinquefolia*
 English Ivy / *Hedera helix*
 Boston Ivy / *Parthenocissus tricuspidata*

H SOLID SOD - Kentucky Bluegrass / *Poa pratensis*

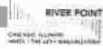
PG PARIIE GARDEN

100% DRIP IRRIGATION COVERAGE FOR ALL AREAS. WATER SUPPLIED FROM CISTERN LOCATED IN LOWER LEVEL OF BUILDING.



ROOF	NET SQ. FT.	GREEN ROOF SF.
A		146.7
B	939.5	173.5
C		2,900.8
D		957.3
E	10,241.2	1,977.9
F		1,409.9
G		
H		
I		
TOTAL SF	15,010.0	7,566.1

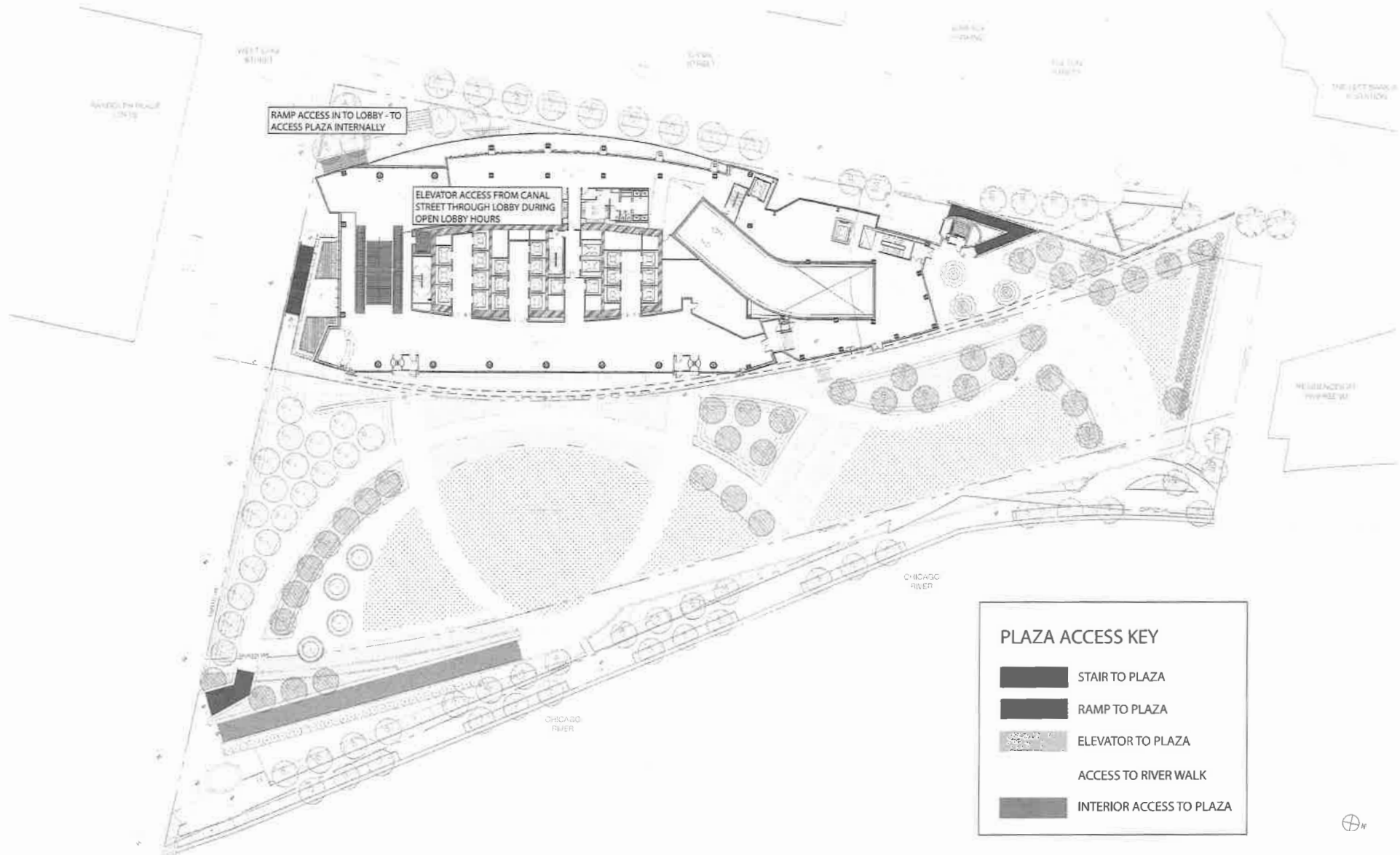
ROOF NET SF: 20,378.1 (OVERALL ROOF SF) - 5,368.1 (TOTAL MECH. SF) = 15,010.0 SF
 50% OF ROOF NET SF: = 7,505.0
 OVERALL GREEN ROOF SF: = 7,566.1







APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET, CHICAGO, ILLINOIS
 DATE: 19 SEPTEMBER 2012
 REVISED: 19 NOVEMBER 2013

GREEN ROOF PLAN
 COPYRIGHT 2013

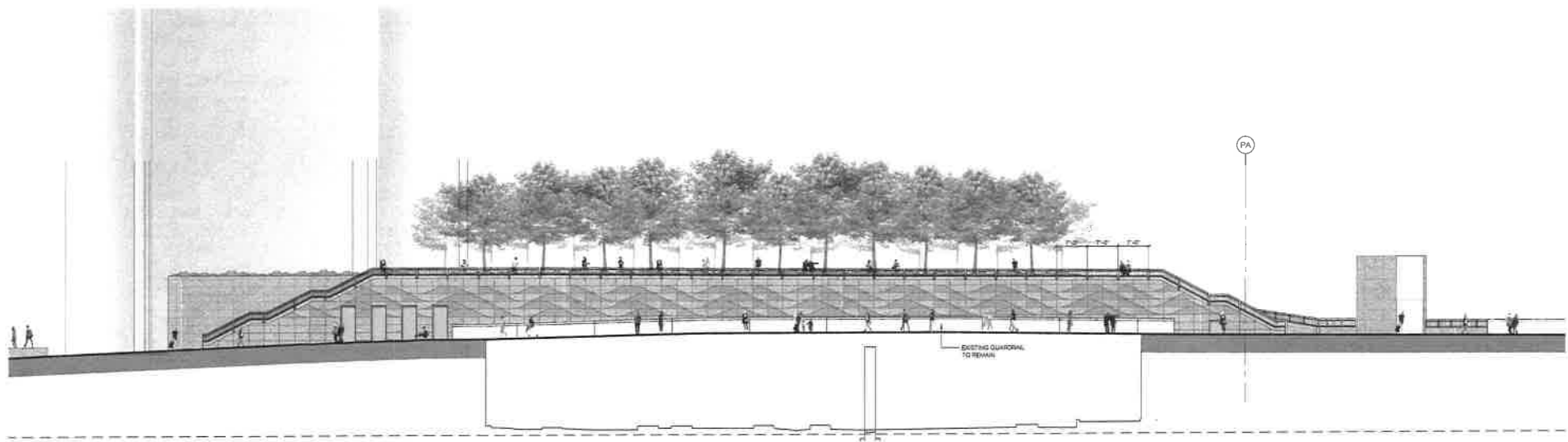
PICKARD CHILTON Architects, Inc.
 GREEN ROOF PLAN
 1208
 19 NOVEMBER 2013
 DATE
 NTS SCALE



PLAZA ACCESS KEY

-  STAIR TO PLAZA
-  RAMP TO PLAZA
-  ELEVATOR TO PLAZA
- ACCESS TO RIVER WALK
-  INTERIOR ACCESS TO PLAZA

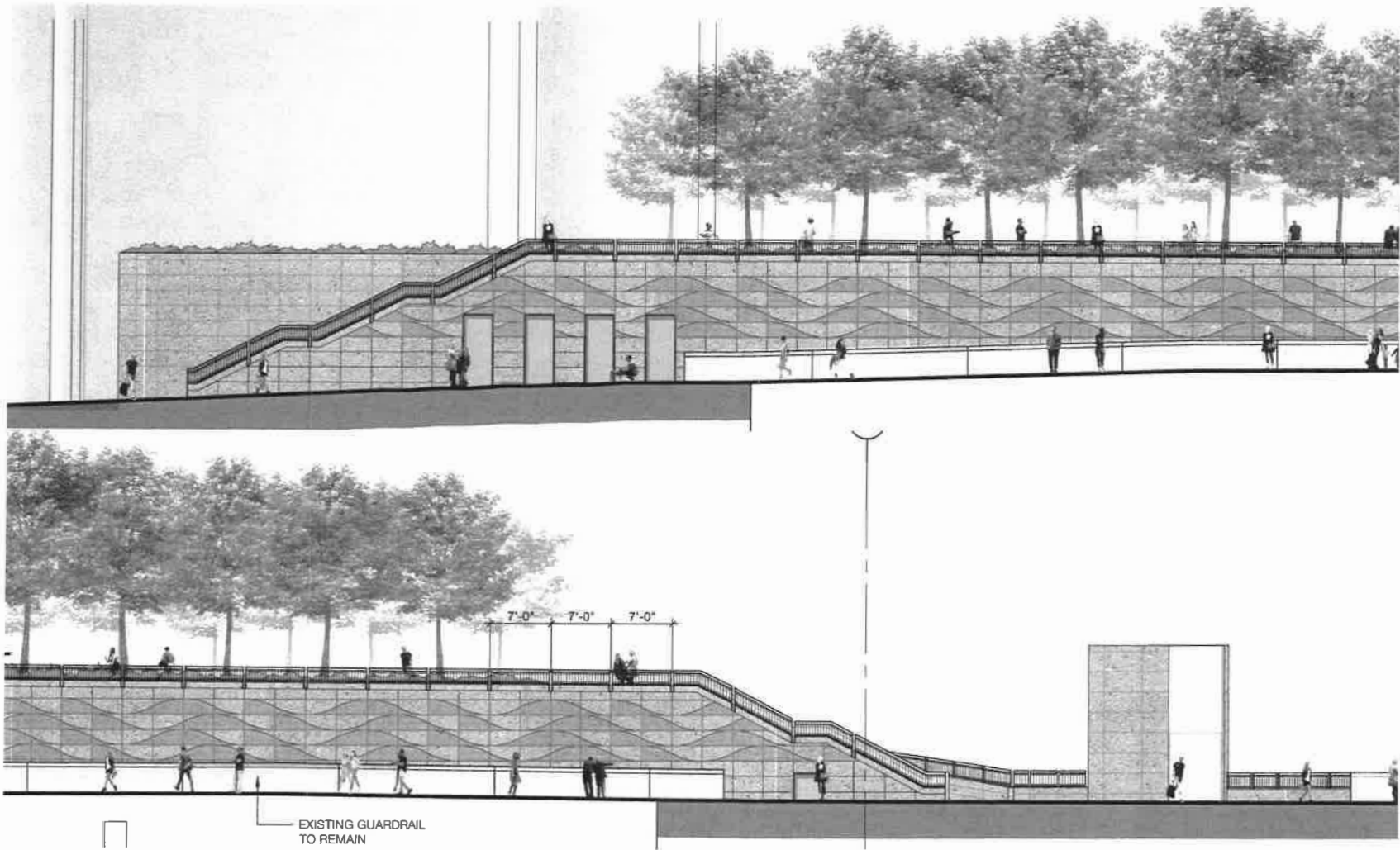




APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET; CHICAGO, ILLINOIS
 DATE: 19 SEPTEMBER 2012
 REVISED: 19 NOVEMBER 2013

LAKE STREET ELEVATION
 COPYRIGHT 2013

PICKARD CHILTON Architects Inc
 LAKE STREET ELEVATION DRAWING TITLE
 1208 PROJECT NO.
 19 NOVEMBER 2013 DATE
 NTS SCALE



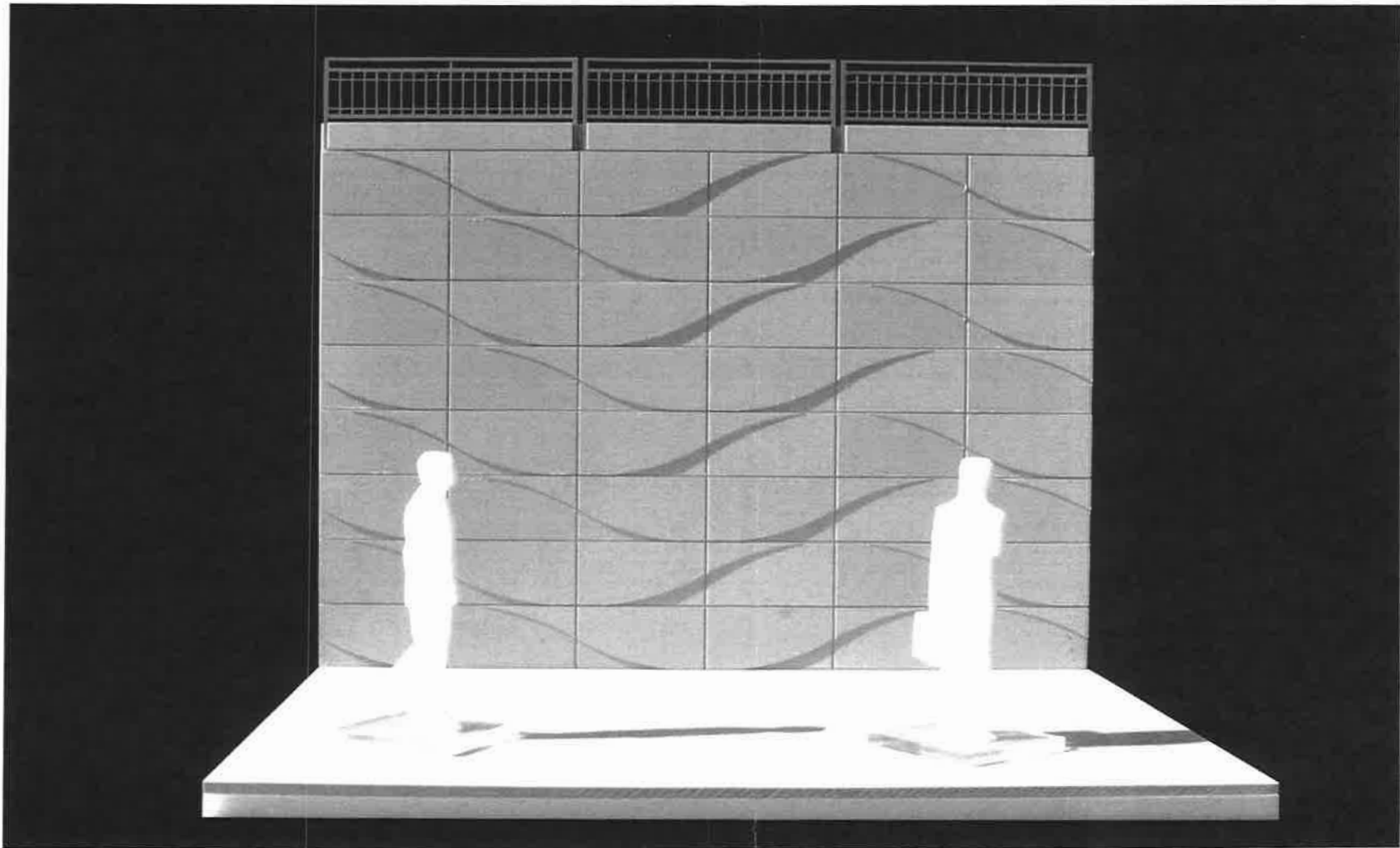
APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET; CHICAGO, ILLINOIS
 DATE: 19 SEPTEMBER 2012
 REVISED: 19 NOVEMBER 2013

ENLARGED LAKE STREET ELEVATION

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PICKARD CHILTON Architects Inc

ENLARGED LAKE STREET ELEVATION DRAWING TITLE
 1208 PROJECT NO.
 19 NOVEMBER 2013 DATE
 NTS SCALE



RIVER POINT

APPLICANT: RIVER POINT LLC
ADDRESS: 444 WEST LAKE STREET, CHICAGO, ILLINOIS
DATE: 19 SEPTEMBER 2012
REVISED: 19 NOVEMBER 2013

ENLARGED DETAIL
LAKE STREET
COPYRIGHT 2013

PICKARD CHILTON Architects Inc

ENLARGED DETAIL - LAKE STREET
1208
19 NOVEMBER 2013
NTS

DRAWING TITLE
PROJECT NO.
DATE
SCALE



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

October 3, 2012

Jesse W. Dodson
DLA Piper LLP (US)
203 North LaSalle Street
Suite 1900
Chicago, IL 60601-1293

Re: Administrative Relief request for Waterway Residential Business Planned Development No. 1115, River Point at West Lake and North Canal Streets

Dear Mr. Dodson:

Please be advised that your request for a minor change to Waterway Residential Business Planned Development No. 1115 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. 14 of the Planned Development (PD).

You are requesting, on behalf of the property owner, River Point LLC, the following modifications:

1. A future 4th railroad track realignment beneath the site has resulted in the Canal St. elevator vestibule being relocated adjacent to the stairs, which have been modified to include a switchback in order to preserve area in the pocket park along Canal St.
2. A reduction in building height for the proposed office building from 53 stories (overall height of approximately 736 feet) to 45 stories plus penthouse (overall height of approximately 650 feet). You have also requested the right to increase the height of the office building (while maintaining the same architecture) by up to four floors to a revised height of 49 stories (with an overall height of approximately 702 feet) and as shown on a drawing referenced below. The height of the office building can be increased up to the maximum of 740 feet as allowed in the PD, without the need for a further administrative approval as long as the design remains in substantial compliance with the approved elevations.
3. Revisions to public access points to the plaza and to the Lake Street wall. In an effort to minimize the Lake Street wall's length and height, it will include a pattern or relief. The Lake Street drawings referenced below indicate niches along the wall, however, these drawings are for illustrative purposes only. The final pattern or relief has not been decided as of yet.

The following revised drawings, prepared by Pickard Chilton Architects Inc., and dated September 19, 2012, shall be inserted into the main file:

- Site Development Plan
- Site Plan - Sub Area A and Sub Area C – Office Tower – Level 1
- Site Plan - Sub Area B – Plaza/Overbuild – Level 1
- Site Plan – Sub Area A and Sub Area C – Office Tower – Level 2
- Site Plan - Sub Area B – Plaza/Overbuild – Level 2
- Building Elevations (North, South, East and West)
- Building Elevation with 4 Added Floors
- Plaza Landscape Plan – Level 2
- Plaza Landscape Plan – Level 2 – Legend
- Green Roof Plan
- Site Access Plan
- Lake Street Enlarged Elevations
- Lake Street Elevation
- Lake Street Enlarged Detail

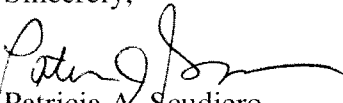
We understand that you are in discussions with the Mayor’s Office for People with Disabilities, the Department of Water Management, the Department of Transportation and Amtrak officials. Please notify us if these discussions result in any changes to the drawings referenced above.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these 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, 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 Residential Business Planned Development No. 1115, 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.

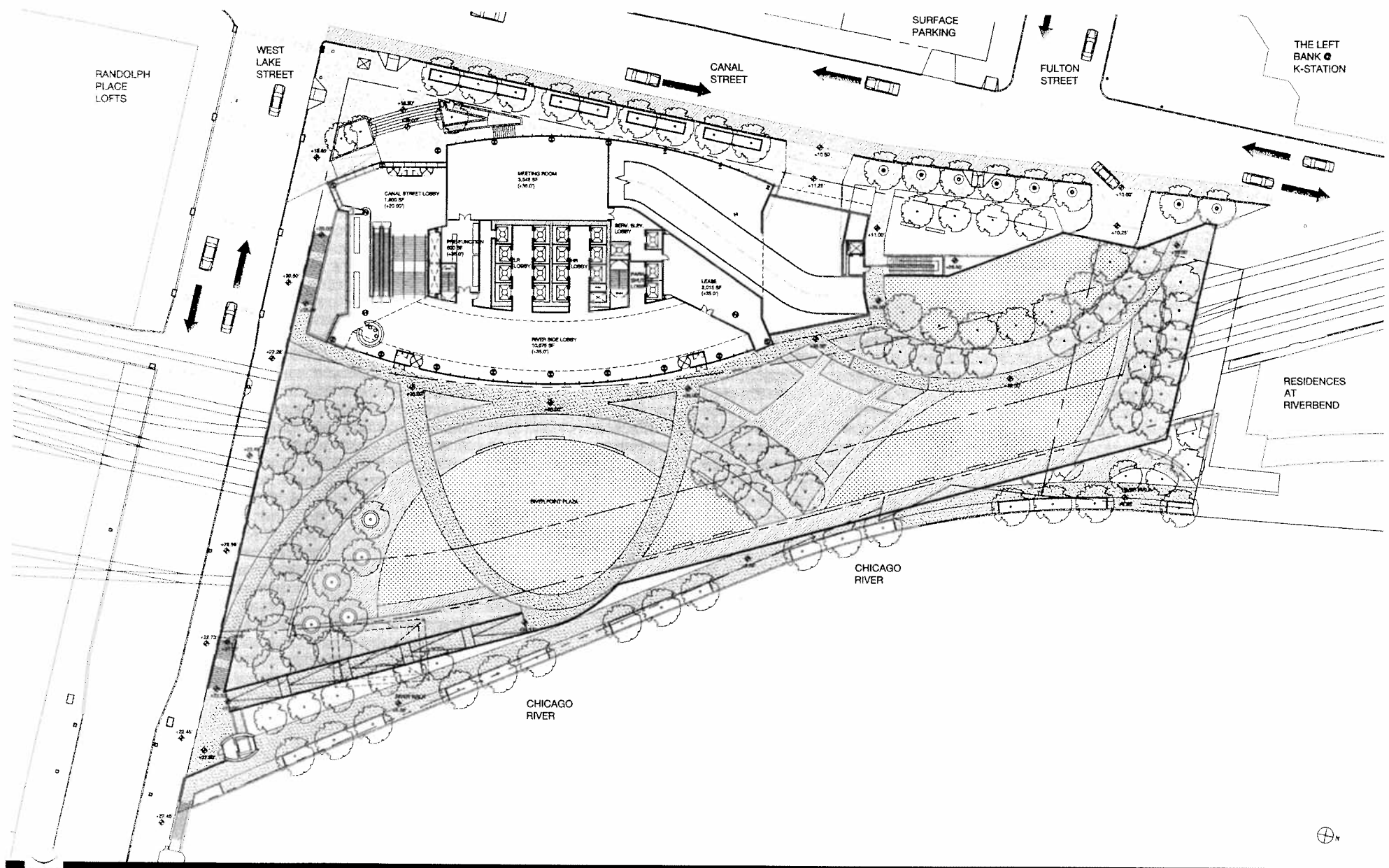
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Paul Shadle, Maureen West, Mike Marmo, Erik Glass, Ron Daye, Fred Deters, Main file



APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET, CHICAGO, ILLINOIS
 DATE: 12 MARCH 2008
 REVISED: 19 SEPTEMBER 2012

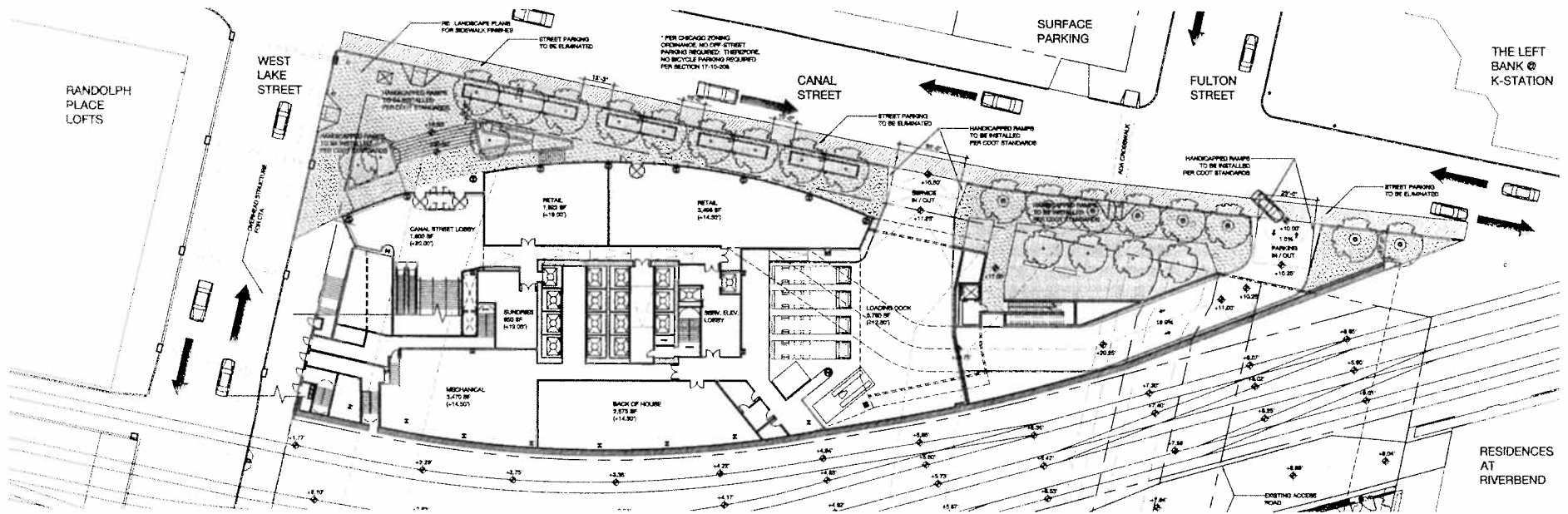
SITE DEVELOPMENT PLAN

COPYRIGHT 2012

PICKARD CHILTON
 SITE PLAN (OFFICE TOWER, PLAZA / OVERBUILD)
 1208
 19 SEPTEMBER 2012
 1" = 20'-0"

DRAWING TITLE
 PROJECT NO
 DATE
 SCALE

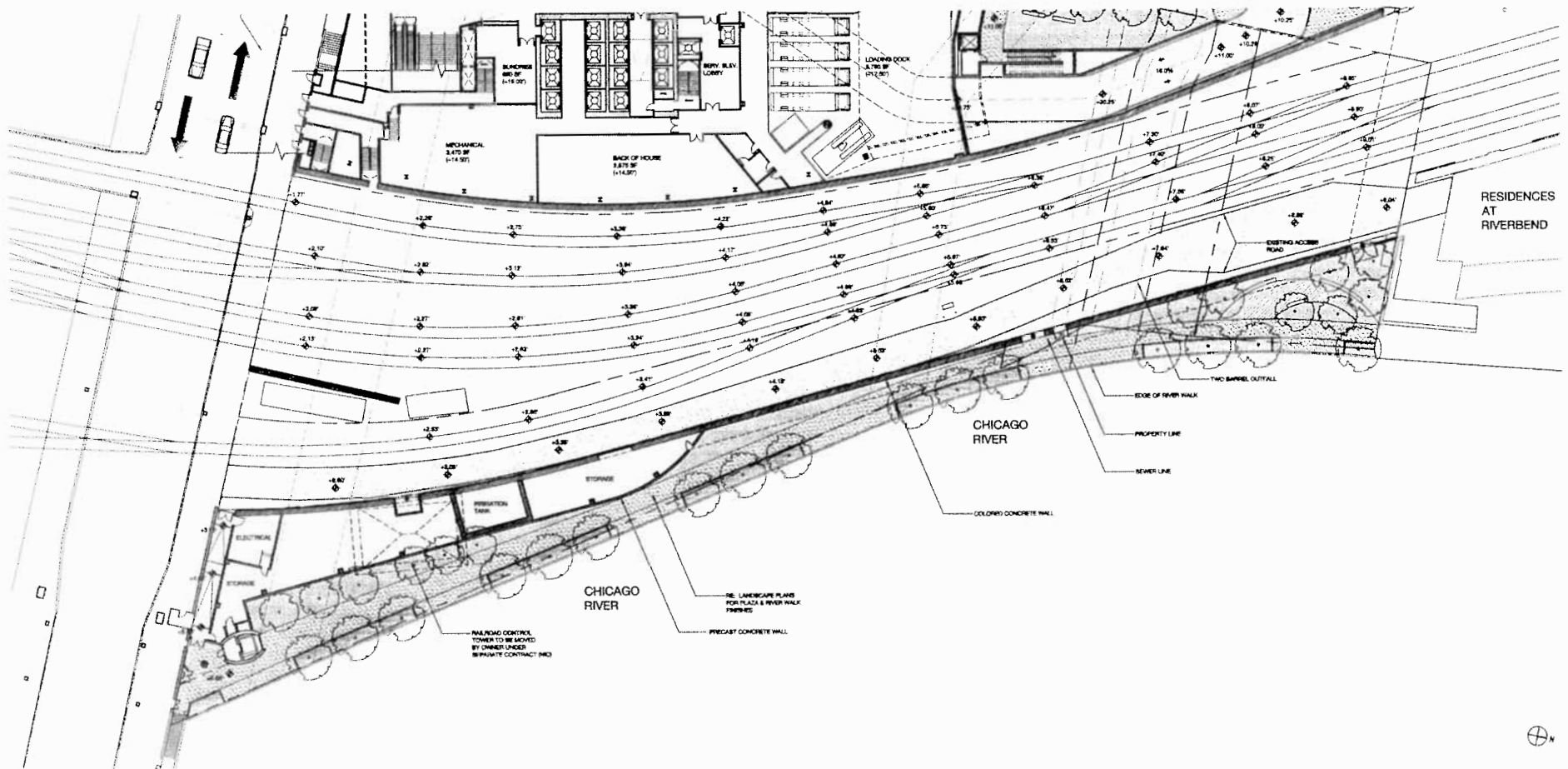




APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET, CHICAGO, ILLINOIS
 DATE: 12 MARCH 2008
 REVISED: 19 SEPTEMBER 2012

SITE PLAN - SUB-AREA A AND SUB-AREA C
 OFFICE TOWER - LEVEL 1

PICKARD CHILTON
 SITE PLAN (OFFICE TOWER) DRAWING TITLE
 1208 PROJECT NO
 19 SEPTEMBER 2012 DATE
 1" = 20'-0" SCALE

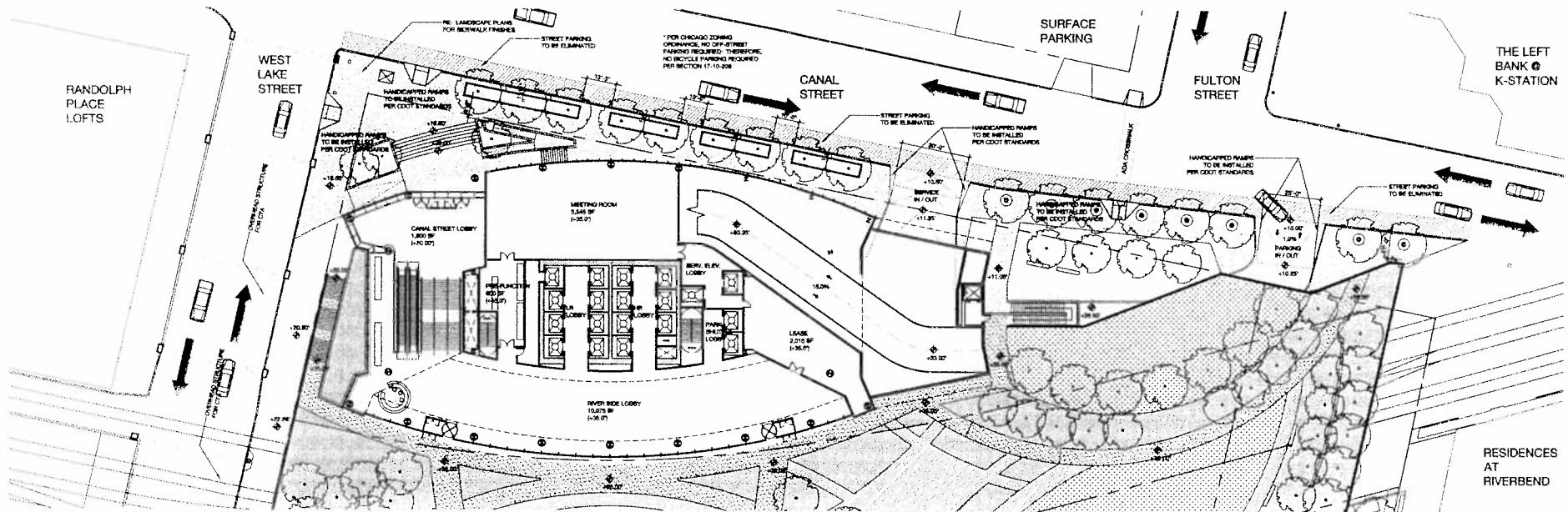


APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET, CHICAGO, ILLINOIS
 DATE: 12 MARCH 2008
 REVISED: 19 SEPTEMBER 2012

SITE PLAN - SUB-AREA B
 PLAZA / OVERBUILD - LEVEL 1

SEPTEMBER 2012

PICKARD CHILTON
 SITE PLAN (PLAZA / OVERBUILD) DRAWING TITLE
 1208 PROJECT NO.
 19 SEPTEMBER 2012 DATE
 1" = 20'-0" SCALE

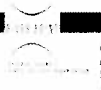
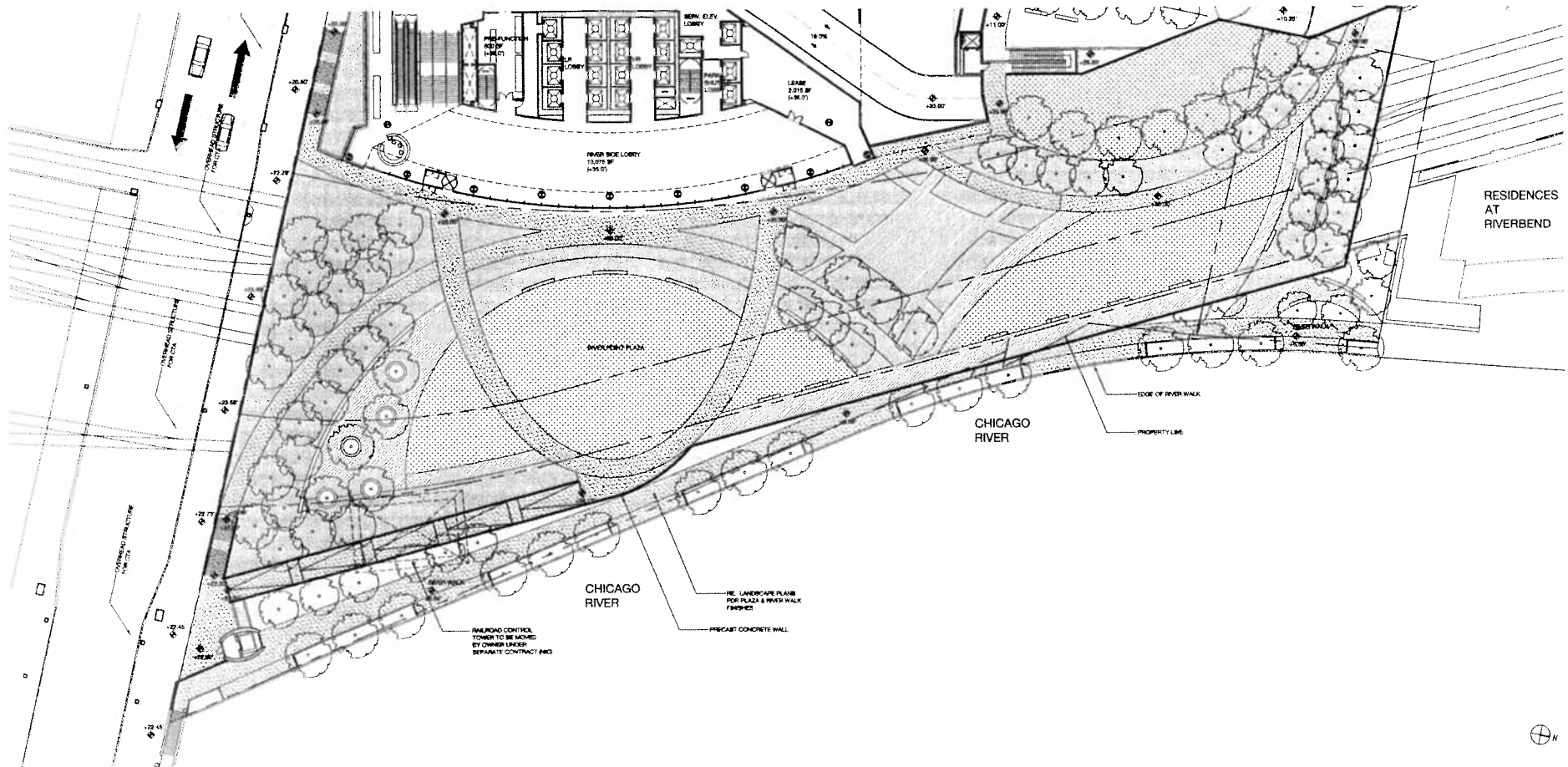


APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET, CHICAGO, ILLINOIS
 DATE: 12 MARCH 2008
 REVISED: 19 SEPTEMBER 2012

SITE PLAN - SUB-AREA A AND SUB-AREA C
 OFFICE TOWER LEVEL 2

(REVISED 2012)

PICKARD CHILTON ARCHITECTS
 SITE PLAN (OFFICE TOWER) DRAWING TITLE
 1208 PROJECT NO
 19 SEPTEMBER 2012 DATE
 1" = 20' 0" SCALE



APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET; CHICAGO, ILLINOIS
 DATE: 12 MARCH 2008
 REVISED: 19 SEPTEMBER 2012

SITE PLAN - SUB AREA B
 PLAZA / OVERBUILD - LEVEL 2

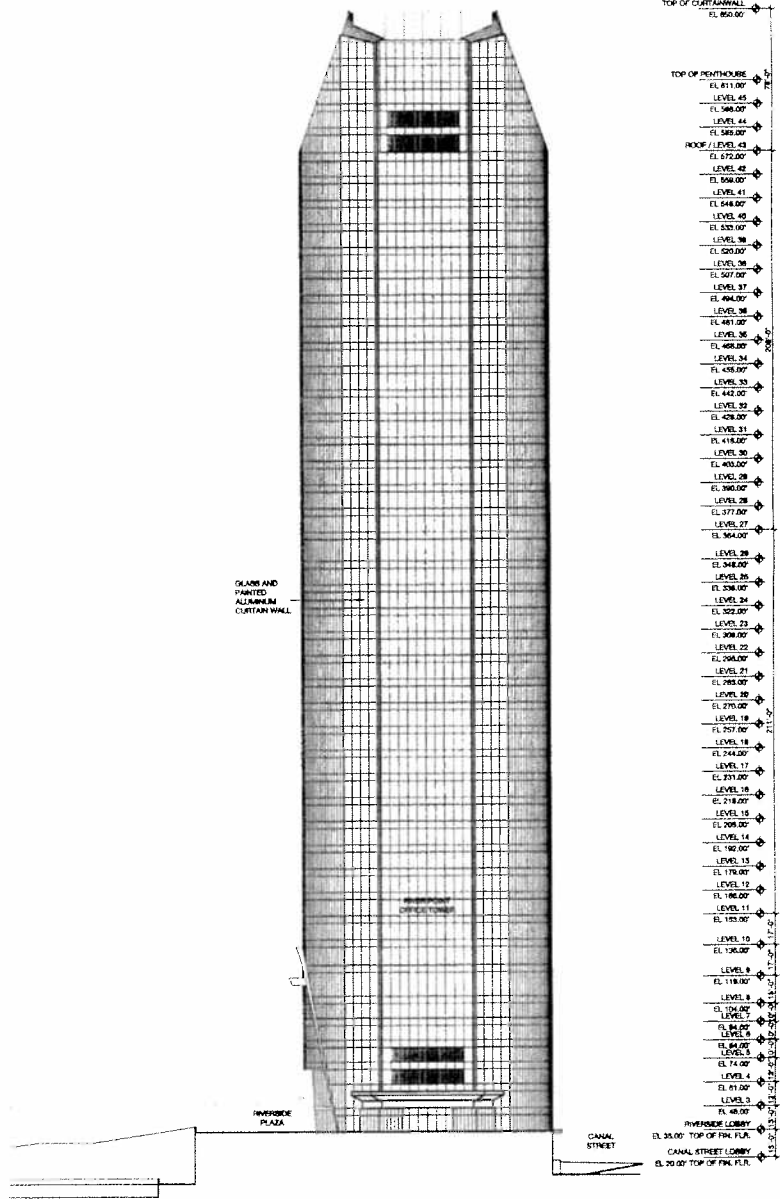
COPYRIGHT 2012

PICKARD CHILTON ARCHITECTS
 SITE PLAN (PLAZA / OVERBUILD) DRAWING TITLE
 1208 PROJECT NO.
 19 SEPTEMBER 2012 DATE
 1" = 20'-0" SCALE

APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET, CHICAGO, ILLINOIS
 DATE: 12 MARCH 2009
 REVISED: 19 SEPTEMBER 2012

BUILDING ELEVATION
 OFFICE TOWER - NORTH
 (REVISED 2012)

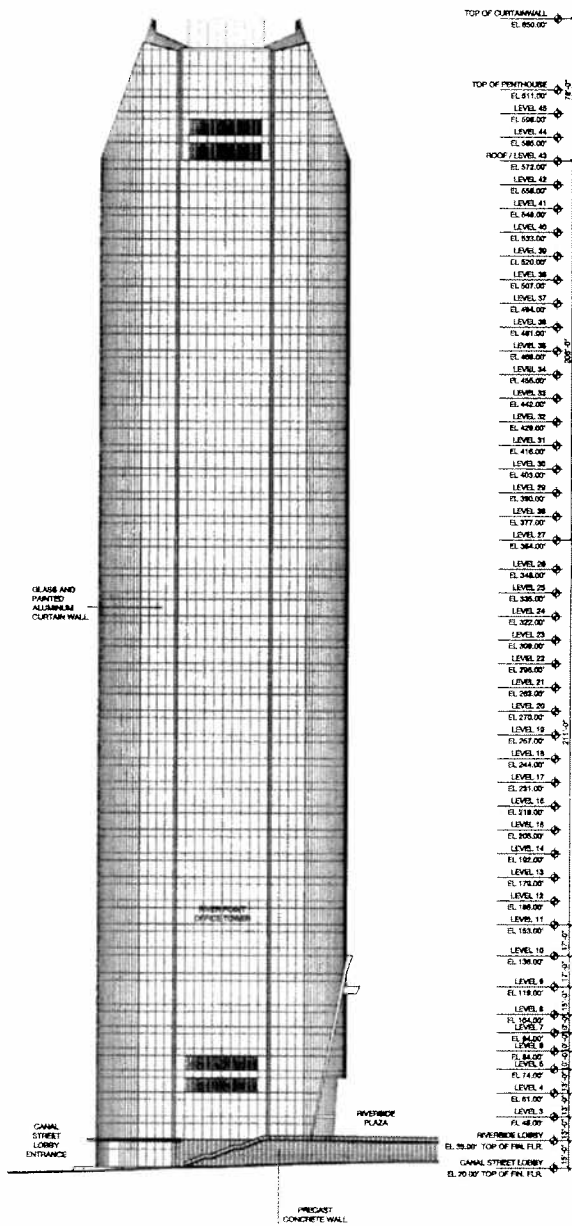
PICKARD CHILTON
 NORTH ELEVATION DRAWING TITLE
 1208 PROJECT NO.
 19 SEPTEMBER 2012 DATE
 1" = 30'-0" SCALE



APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WESTLAKE STREET, CHICAGO, ILLINOIS
 DATE: 12 MARCH 2008
 REVISED: 19 SEPTEMBER 2012

BUILDING ELEVATION
 OFFICE TOWER - SOUTH
 COPYRIGHT 2012

PICKARD CHILTON
 SOUTH ELEVATION DRAWING TITLE
 1208 PROJECT NO
 19 SEPTEMBER 2012 DATE
 1" = 30'-0" SCALE



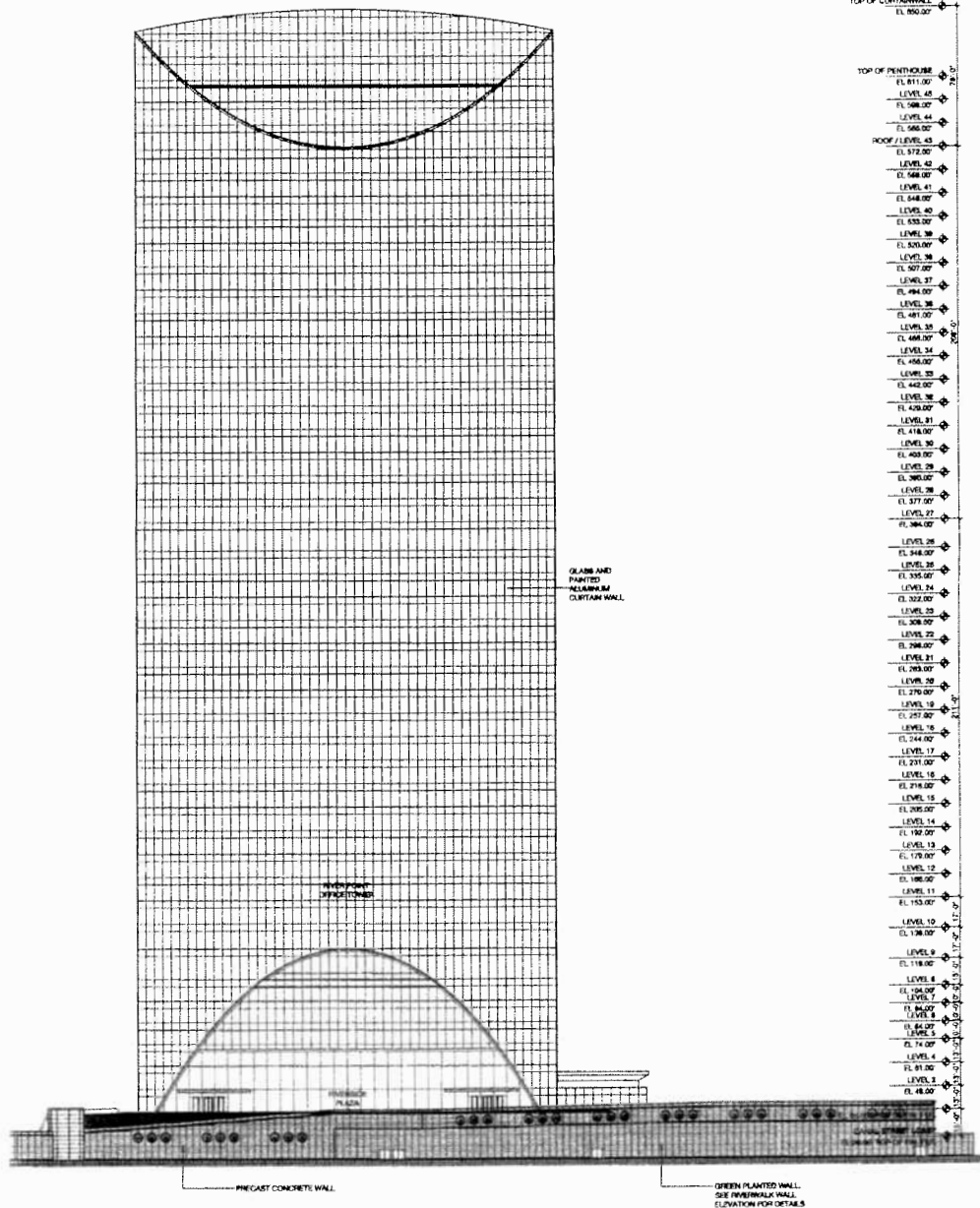
APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET, CHICAGO, ILLINOIS
 DATE: 12 MARCH 2008
 REVISED: 19 SEPTEMBER 2012

BUILDING ELEVATION
 OFFICE TOWER - EAST

PROFESSIONAL SEAL

EAST ELEVATION DRAWING TITLE
 1208 PROJECT NO
 19 SEPTEMBER 2012 DATE

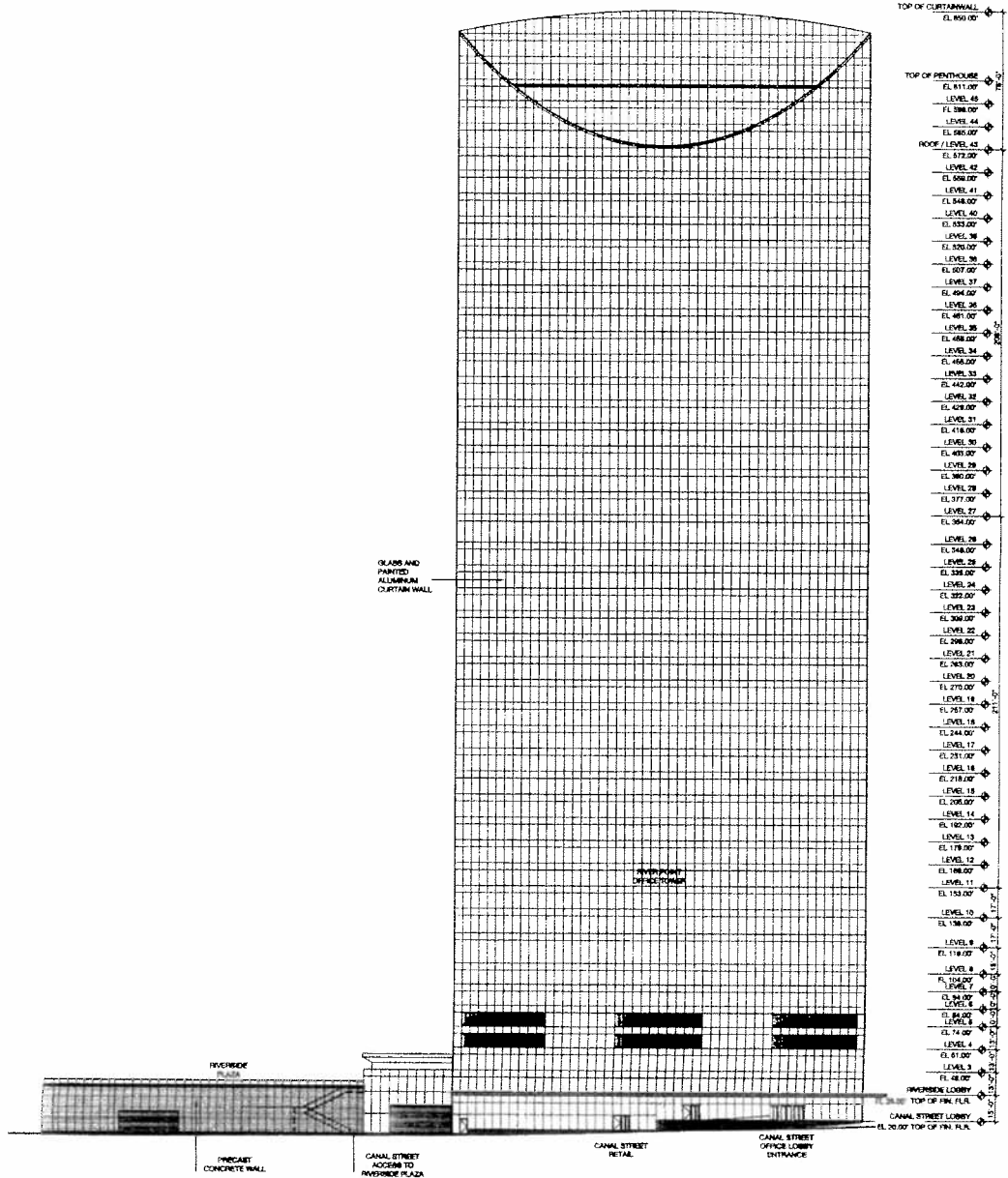
PICKARD CHILTON



APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET, CHICAGO, ILLINOIS
 DATE: 12 MARCH 2008
 REVISED: 19 SEPTEMBER 2012

BUILDING ELEVATION
 OFFICE TOWER - WEST
 (COPYRIGHT 2012)

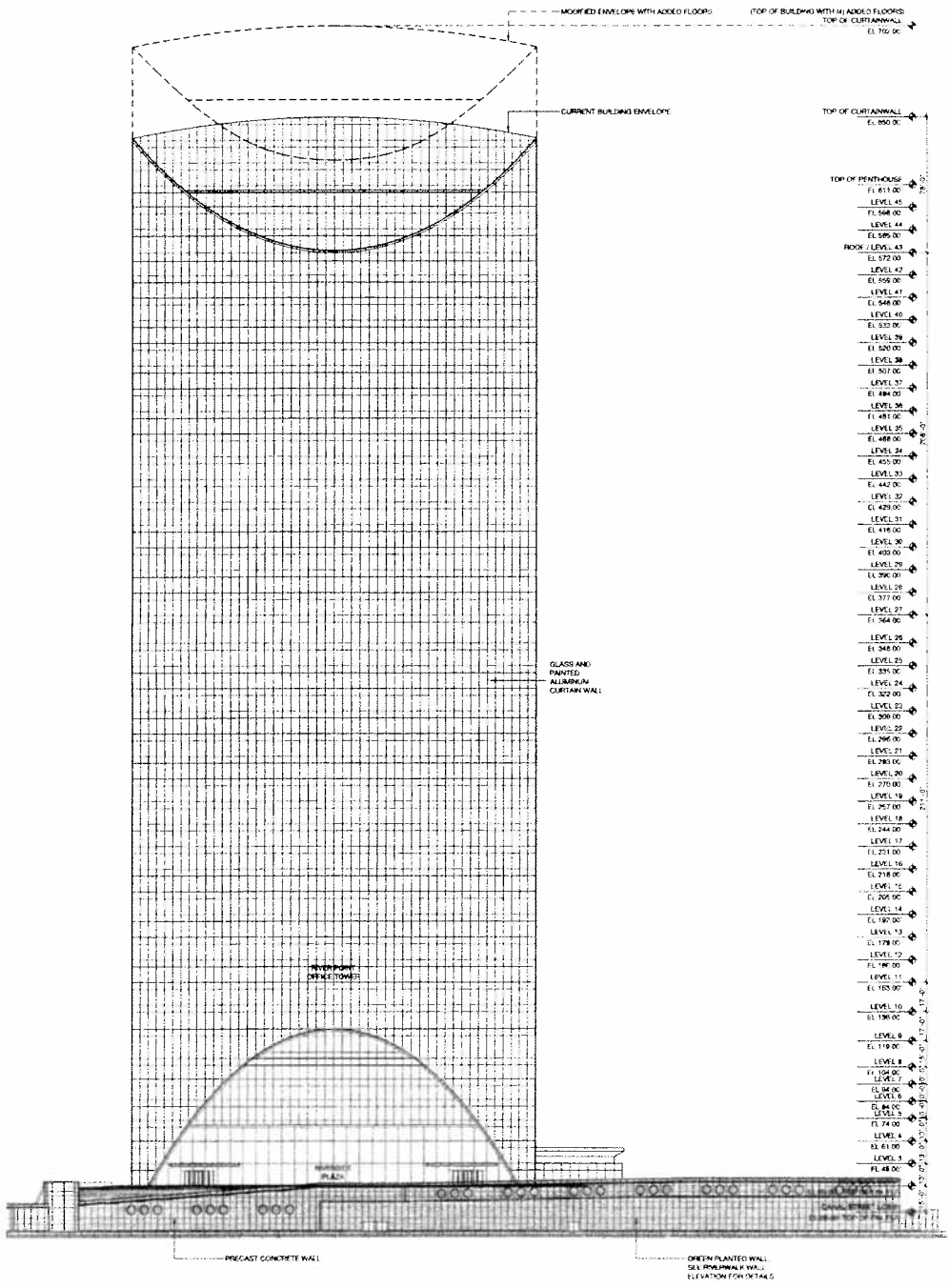
PICKARD CHILTON
 WEST ELEVATION DRAWING TITLE
 19 SEPTEMBER 2012 DATE
 1 - 30'-0" SCALE

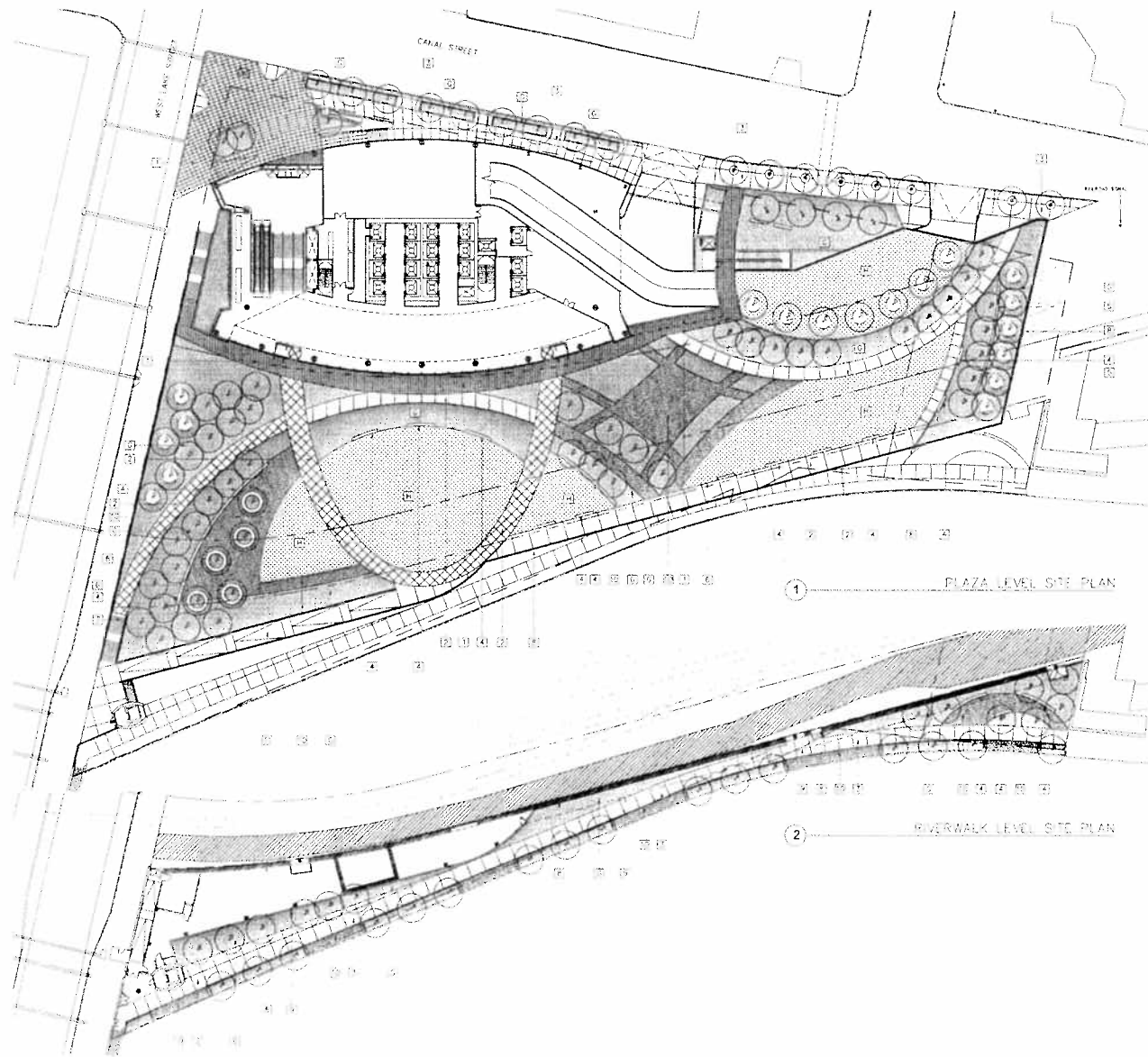


APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET, CHICAGO, ILLINOIS
 DATE: 12 MARCH 2008
 REVISED: 19 SEPTEMBER 2012

BUILDING ELEVATION WITH 4 ADDED FLOORS
 OFFICE TOWER - EAST
 COPYRIGHT 2012

PICKARD CHILTON ARCHITECTS
 EAST ELEVATION DRAWING TITLE
 1208 PROJECT NO
 19 SEPTEMBER 2012 DATE
 1" = 30'-0" SCALE





1 PLAZA LEVEL SIDE PLAN

2 RIVERWALK LEVEL SIDE PLAN

APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET, CHICAGO, ILLINOIS
 DATE: 12 MARCH 2008
 REVISED: 19 SEPTEMBER 2012

PLAZA LANDSCAPE PLAN
 LEVEL 2
 COPYRIGHT 2012

PICKARD CHILTON
 PLAZA LANDSCAPE PLAN - LEVEL 2 DRAWING TITLE
 1208 PROJECT NO.
 19 SEPTEMBER 2012 DATE
 NTS SCALE

HARDSCAPE LEGEND

- 1 GRANITE PAVERS AS INDICATED ON PLANS
- 2 COLORED CONCRETE WALK
- 3 STANDARD CONCRETE WALK
- 4 18" WIDE X 18" HIGH X LENGTH INDICATED ON PLAN
PRECAST CONCRETE BENCH.
- 5 SPLIT FACE CMU SOUND WALL
- 6 PRECAST CONCRETE PLANTER.
- 7 CONCRETE STEPS
- 8 OVERBUILD WALL
- 9 LIMIT OF OVERBUILD STRUCTURE
- 10 DECOMPOSED GRANITE GRAVEL WITH FILTER FABRIC
- 11 COLORED CONCRETE ADA RAMP

LANDSCAPE LEGEND

100% DRIP IRRIGATION COVERAGE FOR ALL AREAS. WATER TO COME FROM ADJACENT CISTERN

TREES

STREET TREE REQUIREMENTS

Canal Street:
1 Parkway tree per 25 lineal feet of frontage =
18 trees per 453 lineal feet (19 provided).

Lake Street:
Trees not required within 50' of an elevated rail structure =
0 trees (0 provided).

CHICAGO RIVER TREE REQUIREMENT:

River Walk:
1 tree per 25 lineal feet of river frontage =
26 trees per 545 lineal feet (27 provided).

- A Chanticleer Pear / *Pyrus calleryana* 'Chanticleer'
4.5" CALIPER MINIMUM B&B
- B Robinson Crabapple / *Malus* 'Robinson'
4.5" CALIPER MINIMUM B&B
- C River Birch / *Betula nigra* 'Heritage'
4.5" CALIPER MINIMUM B&B
- D Austrian Pine / *Pinus nigra*
15' MINIMUM HEIGHT B&B
- E Maidenhair Tree / *Ginkgo biloba*
4.5" CALIPER MINIMUM B&B
- F Autumn Blaze Maple / *Acer freemanii*
4.5" CALIPER MINIMUM B&B

G

ORNAMENTAL PLANTING

SHRUBS

Hicks Yew / *Taxus X Media*
Red Twig Dogwood / *Cornus stolonifera*
Miss Kim Lilac / *Syringa patula* 'Miss Kim'
Shrubby St. Johns Wort / *Hypericum prolificum*

PERENNIALS

Rudbeckia / *Rudbeckia fulgida goldstrom*
Hybrid Wild Indigo / *Baptisia* 'Purple Smoke'
Russian Sage / *Perovskia atriplicifolia*
Meadow Sage / *Salvia x sylvestris* 'Amethyst'
Coreopsis Moonbeam / *Coreopsis verticillata* 'Moonbeam'
Purple Cone Flower / *Echinacea purpurea*
Gay Feather / *Liatris spicata*
White Blazing Star Gay Feather / *Liatris spicata* 'Alba'
Siberian Iris / *Iris sibirica* 'Ana Dasi'
Yarrow / *Achillea* 'Credo'
Rusty Foxglove / *Digitalis ferruginea*

GRASSES

Korean Feather Reed Grass / *Calamagrostis brachytricha*
Switch Grass / *Panicum virgatum* 'Shenandoah'
Fountain Grass / *Pennisetum alopecuroides* 'Cassian'

VINES

English Ivy / *Hedera helix*
(To be planted 24" O.C. along entire face of overbuild wall and sound wall).

H

SOLID SOD -

Kentucky Blue Grass / *Poa pratensis*

BULBS

Allium / *Allium giganteum*
Spring Green Tulip / *Tulipia* 'Spring Green'

GROUND COVER

Winter Creeper / *Euonymus Fortunei*

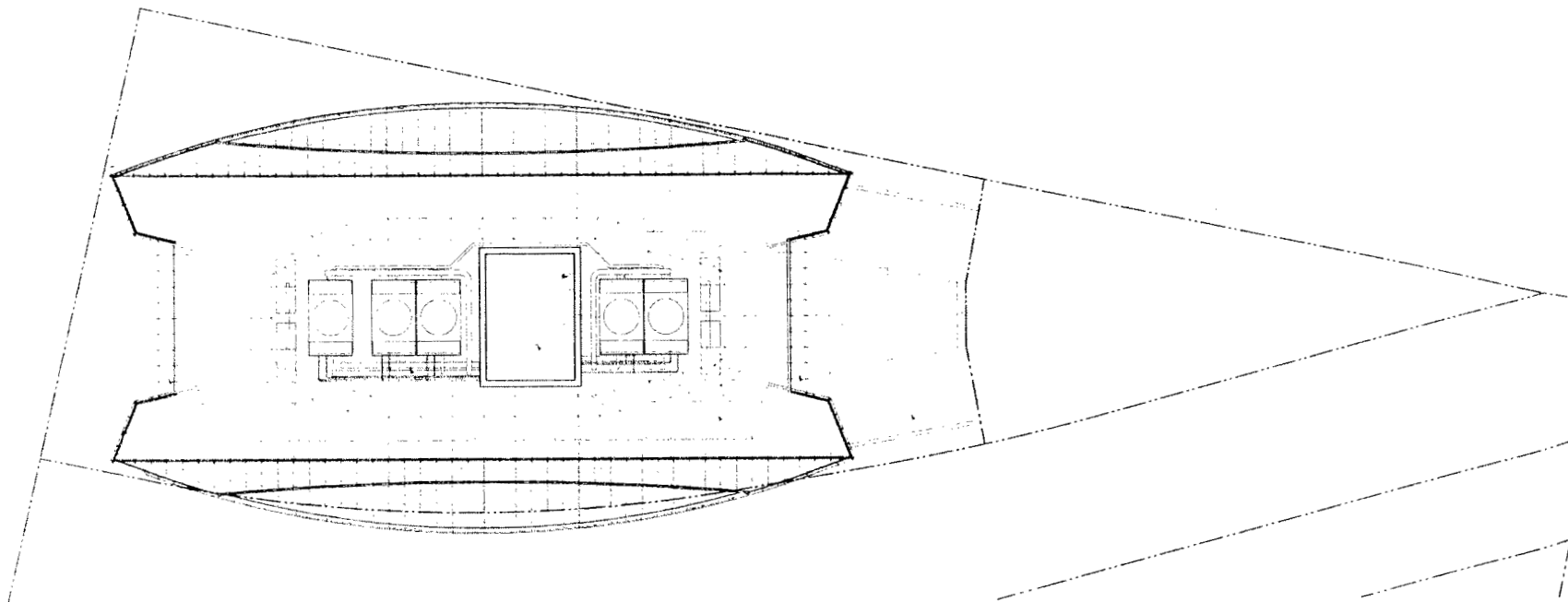
APPLICANT: RIVER POINT LLC
ADDRESS: 444 WEST LAKE STREET, CHICAGO, ILLINOIS
DATE: 12 MARCH 2008
REVISED: 19 SEPTEMBER 2012

PLAZA LANDSCAPE PLAN
LEVEL 2 - LEGEND

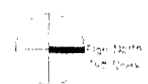
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PLAZA LANDSCAPE PLAN - LEVEL 2 - LEGEND
1208
19 SEPTEMBER 2012
DRAWING TITLE
PROJECT NO
DATE
SCALE



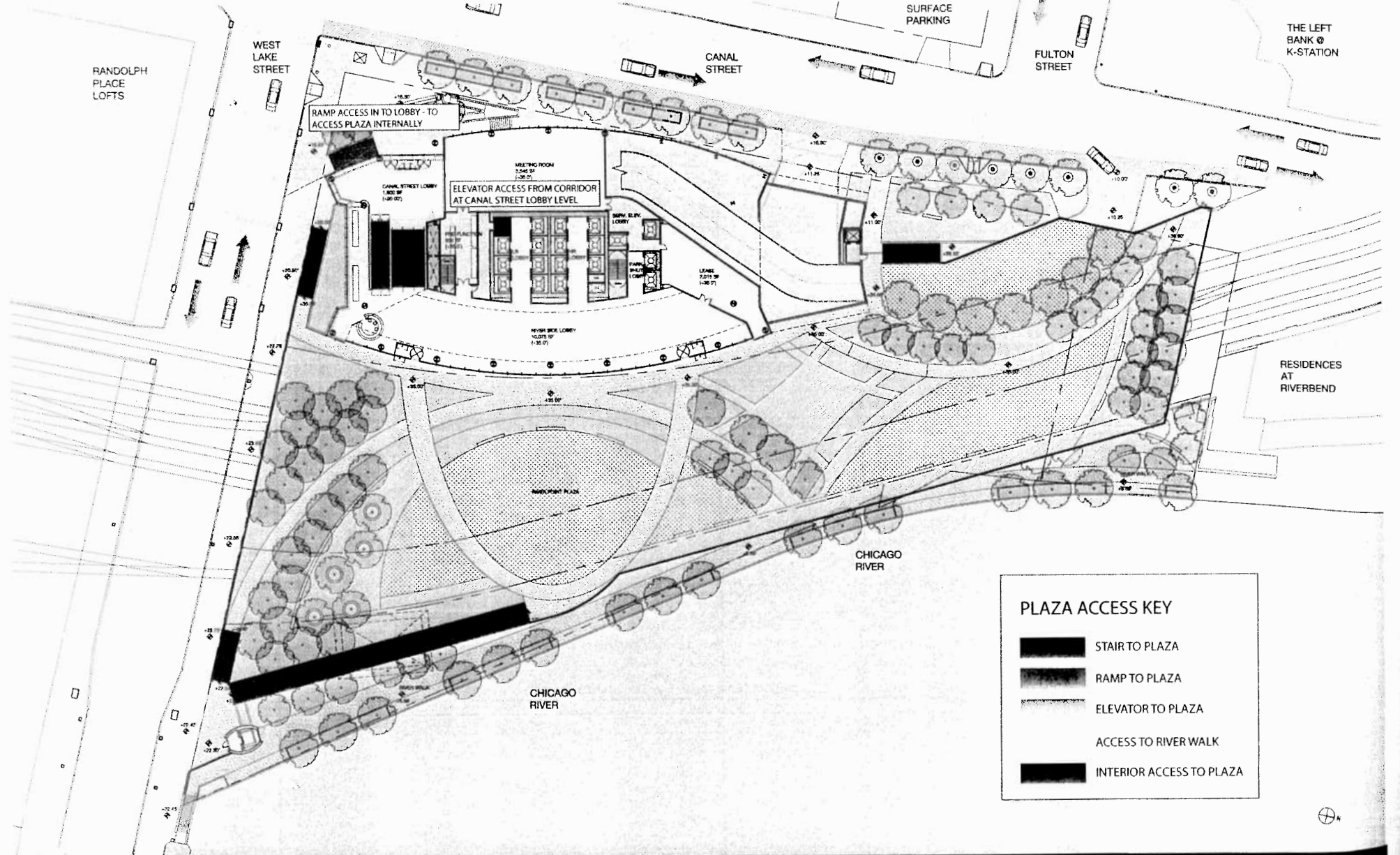
ROOF	SQ. FT.	GREEN ROOF
A	1,693.78	
B	263.74	
B	263.74	
C	3,345.11	3,345.11
C	1,122.37	1,122.37
D	3,099.77	
TOTAL S.F. =	11,750.42	4,467.48



PICKARD CHILTON
 GREEN ROOF PLAN DRAWING TITLE
 1208 PROJECT NO
 19 SEPTEMBER 2012 DATE
 WTC CPATE

APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET; CHICAGO, ILLINOIS
 DATE: 12 MARCH 2008
 REVISED: 19 SEPTEMBER 2012

GREEN ROOF PLAN
 COPYRIGHT 2012



RAMP ACCESS IN TO LOBBY - TO ACCESS PLAZA INTERNALLY

ELEVATOR ACCESS FROM CORRIDOR AT CANAL STREET LOBBY LEVEL

MEETING ROOM
2,546 SF
1-28-07

CANAL STREET LOBBY
1,802 SF
1-28-07

NEW BLVD LOBBY

LEAZE
2,215 SF
1-28-07






RIVER BEND LOBBY
1,425 SF
1-28-07

RAMPOUT PLAZA

CHICAGO RIVER

CHICAGO RIVER

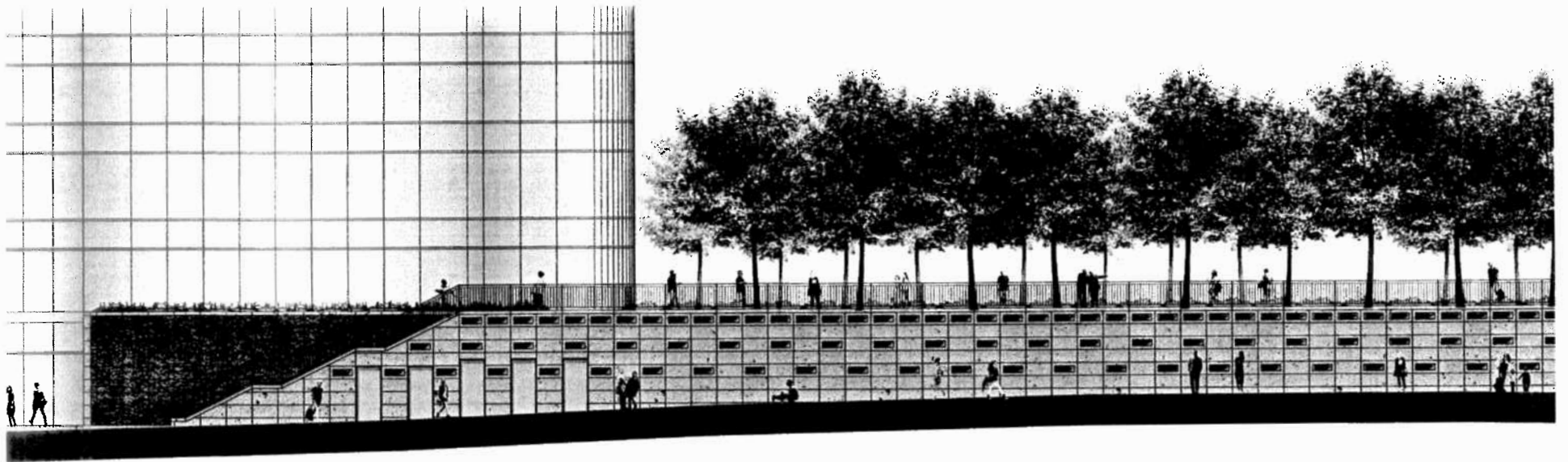
PLAZA ACCESS KEY

-  STAIR TO PLAZA
-  RAMP TO PLAZA
-  ELEVATOR TO PLAZA
-  ACCESS TO RIVER WALK
-  INTERIOR ACCESS TO PLAZA

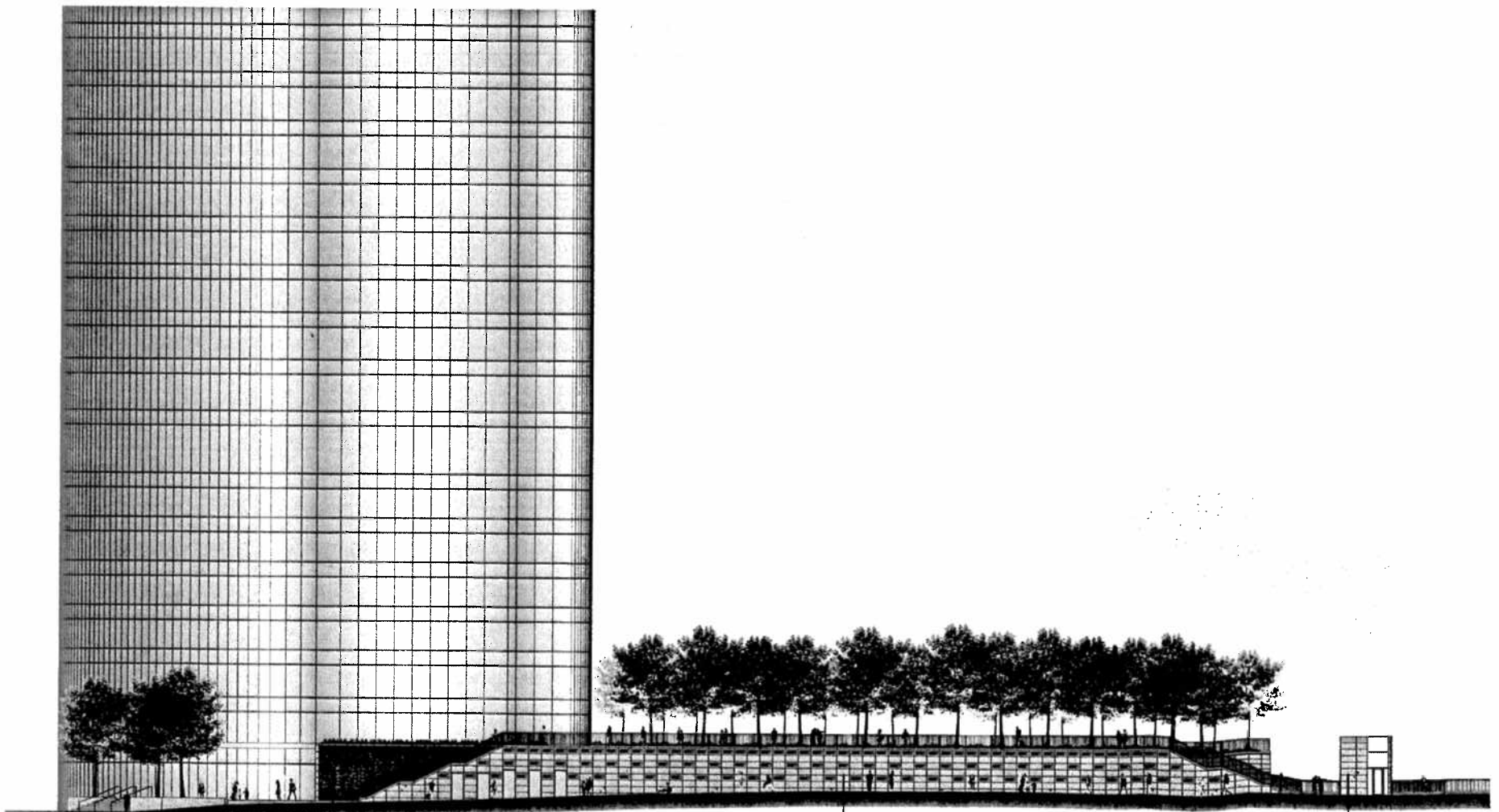
APPLICANT: RIVER POINT LLC
 ADDRESS: 444 WEST LAKE STREET, CHICAGO, ILLINOIS
 DATE: 12 MARCH 2008
 REVISED: 19 SEPTEMBER 2012

SITE ACCESS PLAN
 (S)EPT/19/12

PICKARD CHILTON Architects LLP
 SITE ACCESS PLAN DRAWING TITLE
 1208 PROJECT NO
 19 SEPTEMBER 2012 DATE
 1" = 20'-0" SCALE



LAKE STREET ENLARGED ELEVATIONS

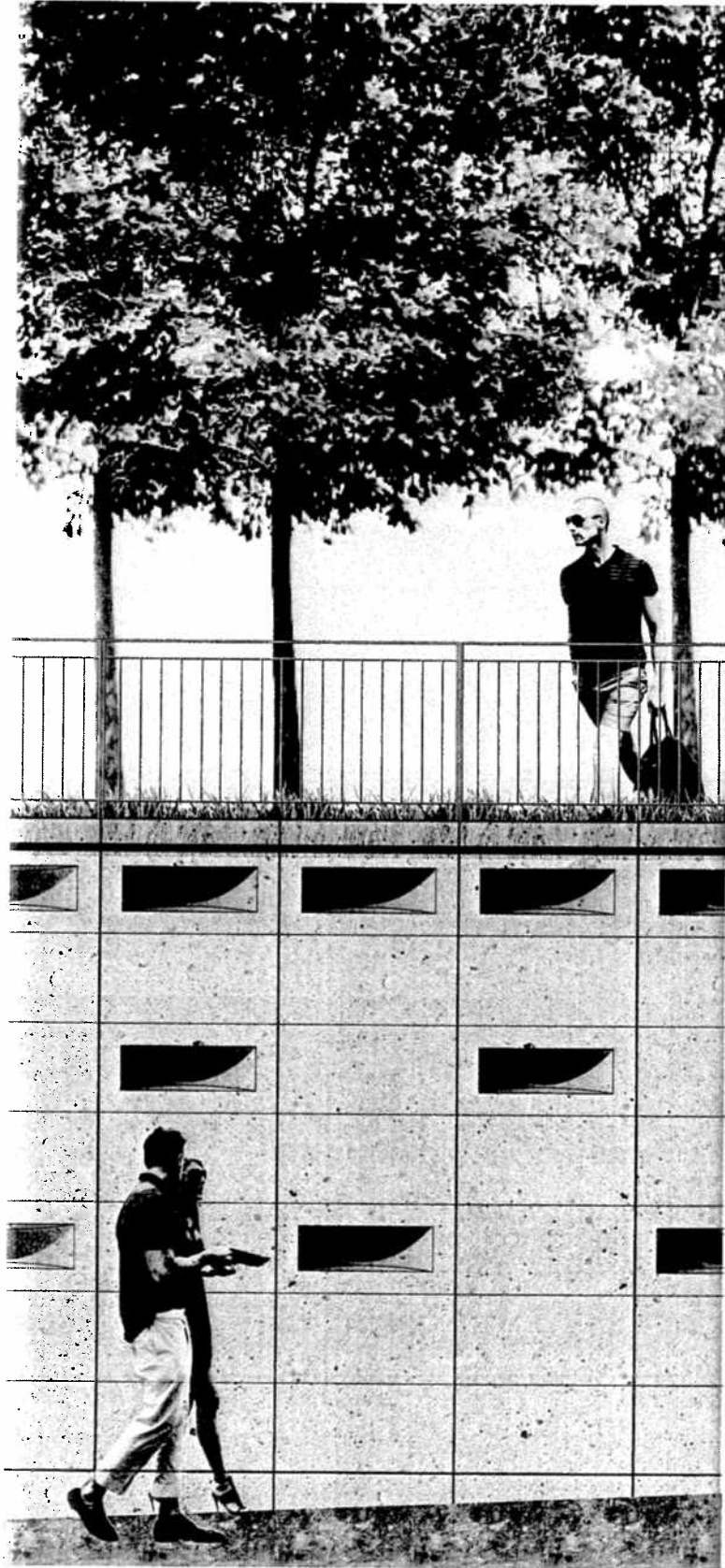


GREEN PLANTED WALL

PRECAST PANEL WALL

PRECAST ELEVATOR ENCLOSURE

LAKE STREET ELEVATION



LAKE STREET ENLARGED DETAIL

16573

Yeas -- Aldermen Flores, Fioretti, Dowell, Hairston, Lyle, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, Foulkes, Thompson, Thomas, Lane, Rugai, Cochran, Muñoz, Dixon, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Reilly, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 46.

Nays -- None.

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

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

*Reclassification Of Area Shown On Map Number 1-F.
(As Amended)
(Application Number 16573)*

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 current DC-16 Downtown Core District symbols and indications as shown on Map Number 1-F in the area bounded by:

a line 477.90 feet north of the north line of West Lake Street; the Chicago River; West Lake Street; and North Canal Street (but excluding all railroad-owned property and railroad right-of-way within such boundaries),

to those of Waterway Residential-Business Planned Development.

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 Residential-Business Planned Development Number 115.

Plan Of Development Statements.

1. The area delineated herein as Waterway Residential-Business Planned Development Number 115 (the "Planned Development") consists of approximately one hundred eleven thousand two hundred one (111,201) net square feet (two point fifty-five (2.55) acres) of real property located at the northeast corner of North Canal Street and West Lake Street and generally bounded as follows:

a line 477.90 feet north of the north line of West Lake Street; the west bank of the north branch of the Chicago River; West Lake Street; and North Canal Street (but excluding all railroad-owned property and railroad right-of-way within such boundaries, as such property may be established from time to time) (the "Property").

The Property is currently owned by L & M Riverbend Venture (the "Applicant").

2. The Applicant or its successors, assignees or grantees shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way 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 assignees 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 assignees and, if different than the Applicant, the legal titleholders and any ground lessors and their respective successors and assignees. 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 of Chicago (the "City") for any amendment to this Planned Development or any other modification or change hereto (administrative, legislative or otherwise) shall be made or authorized by all owners of the Property and any ground lessors of the Property (but exclusive of easement beneficiaries), subject to the following exceptions and conditions: (a) any changes or modifications to this Planned Development applicable to or in a given subarea designated by this Planned Development or pursuant to Statement Number 14 below need only be made or authorized by the owners and or ground lessors of such subarea so long as such change or modification does not materially and adversely affect one or more other subareas; (b) for so long as the Applicant or any affiliate thereof owns or controls any part of the Property, any application to the City for any such changes or modifications (administrative, legislative or otherwise) must in all cases be authorized by the Applicant; and (c) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the

Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder; provided, however, that the Applicant's right to authorize changes or modifications to this Planned Development for so long as it owns or controls all or any portion of the Property as set forth above in this Statement Number 3 above shall not be deemed amended or transferred to apply to a transferee (or its beneficiaries as aforesaid) unless expressly assigned in a written instrument executed by the original Applicant hereunder.

4. This plan of development consists of these twenty (20) statements; a Bulk Regulations and Data Table; and the following plans prepared by Pickard Chilton Architects Inc., all dated June 19, 2008 (collectively, the "Plans"): Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Map; Subarea Map; Site Plan, Subarea A and Subarea C/Office Tower and Hotel/Level 1; Site Plan, Subarea A and Subarea C, Office Tower and Hotel/Level 2; Subarea B Site Plan (Plaza/Overbuild), Level 1; Subarea B Site Plan (Plaza/Overbuild), Level 2; Plaza Landscape Plan, Level 2; Plaza Landscape Plan, Level 02 Without Hotel; Plaza Landscape Plan Level 02, Legend; Building Elevation/Office and Hotel/East; Building Elevation, Office and Hotel/West; Building Elevation Office Tower/North; Building Elevation Office Tower/South; Building Elevation Hotel/South; Conceptual Green Roof Plan; and the Interim Hotel Site Development Plan. These and no other zoning controls shall apply to the Property. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development. The Subarea Plan depicts three (3) Subareas A, B and C. References to Subareas A, B or C shall include any subsequently created subareas from such initial subareas.

5. The following uses are permitted within the Planned Development:

Subareas A and C: all uses permitted in the DC Downtown Core District including but not limited to office; retail; hotels and motels; multi-unit residential; private clubs and lodges; schools; accessory parking; and accessory uses; provided, however, the following uses shall not be permitted in Subarea A or C: vehicle sales and service; manufacturing, production and industrial services; and recycling facilities.

Subarea B: public park, pedestrian access, recreation, programmed civic and other special events. Fully enclosed mechanical and equipment facilities for the benefit of the improvements on Subareas A and C shall be permitted in the areas below the decking on Subarea B. Seasonal outdoor seating and service incidental and solely

related to restaurant uses which may be established in Subarea C shall be permitted within Subarea B generally adjacent to the improvements on Subarea C only upon the granting by the City of customary permits to occupy the public way.

6. Subject to the receipt of all necessary permits and approvals, Applicant shall design and construct the improvements depicted on the Park and Plaza Plan on Subarea B (the "Park"). Upon completion of the Park, the Applicant shall be responsible to assure that the Public Park is maintained and managed for the purposes herein set forth, including assuring that the Park and facilities are clean, litter free and clear of snow and debris and that any landscaping or plant material is in a healthy condition. The maintenance and management obligations, together with other Park operational matters, shall be memorialized in a development and maintenance agreement between the City and Developer.
7. Temporary signs such as construction and marketing signs shall be permitted subject to the reasonable review and approval of the department. All other on-premise signs shall be permitted within the Planned Development subject to the review and approval of the department, consistent with the provisions of Section 17-12-01 0, et seq., of the Chicago Municipal Code. Off-premise signs shall not be permitted in the Planned Development.
8. Ingress and egress for the Property shall be provided in substantial compliance with the Plans and relevant City ordinances and regulations.
9. For purposes of height measurement and determination, the definitions in the Chicago Zoning Ordinance shall apply. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. For purposes of floor area, floor area ratio ("F.A.R.") and building height calculations, the definitions of the Chicago Zoning Ordinance in effect as of the date hereof shall apply. For the purposes of this Planned Development, the calculation of F.A.R. and bonuses, including as shown for individual subareas on the Bulk Regulations and Data Table, shall be based on a net site area of one hundred eleven thousand two hundred one (111,201) square feet.
11. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Plans described in Statement Number 4, above. It is acknowledged that the Applicant intends to construct an office building and a hotel building, together with incidental improvements, on Subarea A and C. If the Applicant has not commenced construction of the hotel building within thirty-six (36) months of the publication of this Planned Development, then the Applicant shall construct the improvements set forth on the Interim Hotel Site Development Plan and maintain such improvements until such time as construction commences on an alternate development plan for the hotel building site.

12. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department of Planning and Development during the actual Part II Review. The fee as determined by the Department of Planning and Development staff at that time is final and binding on the Applicant and must be paid to the Department of Planning and Development prior to the issuance of any Part II approval.
13. The Applicant has divided the Property into three subareas, Subarea A, Subarea B and Subarea C. City consent shall be required for any consolidation and/or redesignation of Subarea B.
14. The requirements of the Planned Development may be modified administratively by the Commissioner upon application and a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner shall be deemed to be a minor change to the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. It is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals pursuant hereto.
15. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. Handicapped parking shall be designed and provided in accordance with all applicable code requirements.
16. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. All buildings located on the Property shall be Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System certified. In addition, fifty percent (50%) of the net roof area of all principal buildings on the Property shall be green; provided, however, that the Applicant shall be permitted to allocate the required green roof area to a single building or divide it among the buildings as the Applicant deems appropriate.
17. The Applicant acknowledges that it is in the public interest to design, construct and maintain the improvements of the Property in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and

improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") at the time of application for a building permit to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

18. 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 provided in the waterway planned development guidelines contained in the Chicago Zoning Ordinance (Section 17-8-1912). To further these goals, the Applicant agrees to: (a) a continuous river walk as indicated on the Site Plan, Landscape Plan and Park and Plaza Plan; provided that such continuous river walk shall be subject to the receipt of all necessary government approvals to expand into the Chicago River; and (b) permit connection of such river walk to the setbacks and river walks trails of adjacent properties when the river edges of the adjacent properties are similarly improved.
19. Upon the exercising of any option to convert to or otherwise create resident dwelling units in the Planned Development, and subsequently ten (10) or more residential dwelling units are converted or created, the developer of the residential units shall be subject to the Affordable Requirements Ordinance ("A.R.O."), Section 2-44-090, and pursuant to Subsection 2-44-090(b)(4)(iii) shall establish ten percent (10%) of the units as affordable housing or the equivalent as provided in subsection (d) of the ordinance. All units converted or created, whether at the same or different times, during the term of the Planned Development shall be counted as one project and all the dwelling units, regardless of when they were converted or created, shall be subject to the A.R.O. requirements.
20. Unless substantial construction of the improvements on the Property has commenced within six (6) years of the date of City Council approval of this Planned Development Ordinance, then the zoning of the Property shall automatically revert to the DC-16 Downtown Core District. Said six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for such an extension is shown.

[Zoning Map; Land-Use Map; Planned Development Boundary and Property Line Map; Subarea Map; Site Plans; Plaza Landscape Plans; Building Elevations; Conceptual Green Roof Plan; and Interim Hotel Site Development Plan referred to in these Plan of Development Statements printed on pages 35847 through 35864 of this *Journal*.]

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

16573

*Waterway Residential-Business Planned
Development Number 115.*

Plan Of Development

Bulk Regulations And Data Table.

Net Site Area:	111,201 square feet (2.55 acres)
Maximum Floor Area Ratio:	14.5 (1,612,415 square feet)
Subarea A Maximum F.A.R.:	12.43 (1,382,415 square feet)
Subarea B Maximum F.A.R.:	0 (0 square feet)
Subarea C Maximum F.A.R.:	2.07 (230,000 square feet)
Maximum Number of Dwelling Units:	30
Maximum Number of Hotel Keys ⁽¹⁾ :	250
Maximum Site Coverage:	In accordance with the Site Plan
Minimum Building Setbacks:	In accordance with the Site Plan
Minimum Number of Off-Street Parking Spaces:	140
Minimum Number of Off-Street Loading Berths:	4
Maximum Building Height:	740 feet C.C.D. (Subarea A) 346 feet C.C.D. (Subarea C)

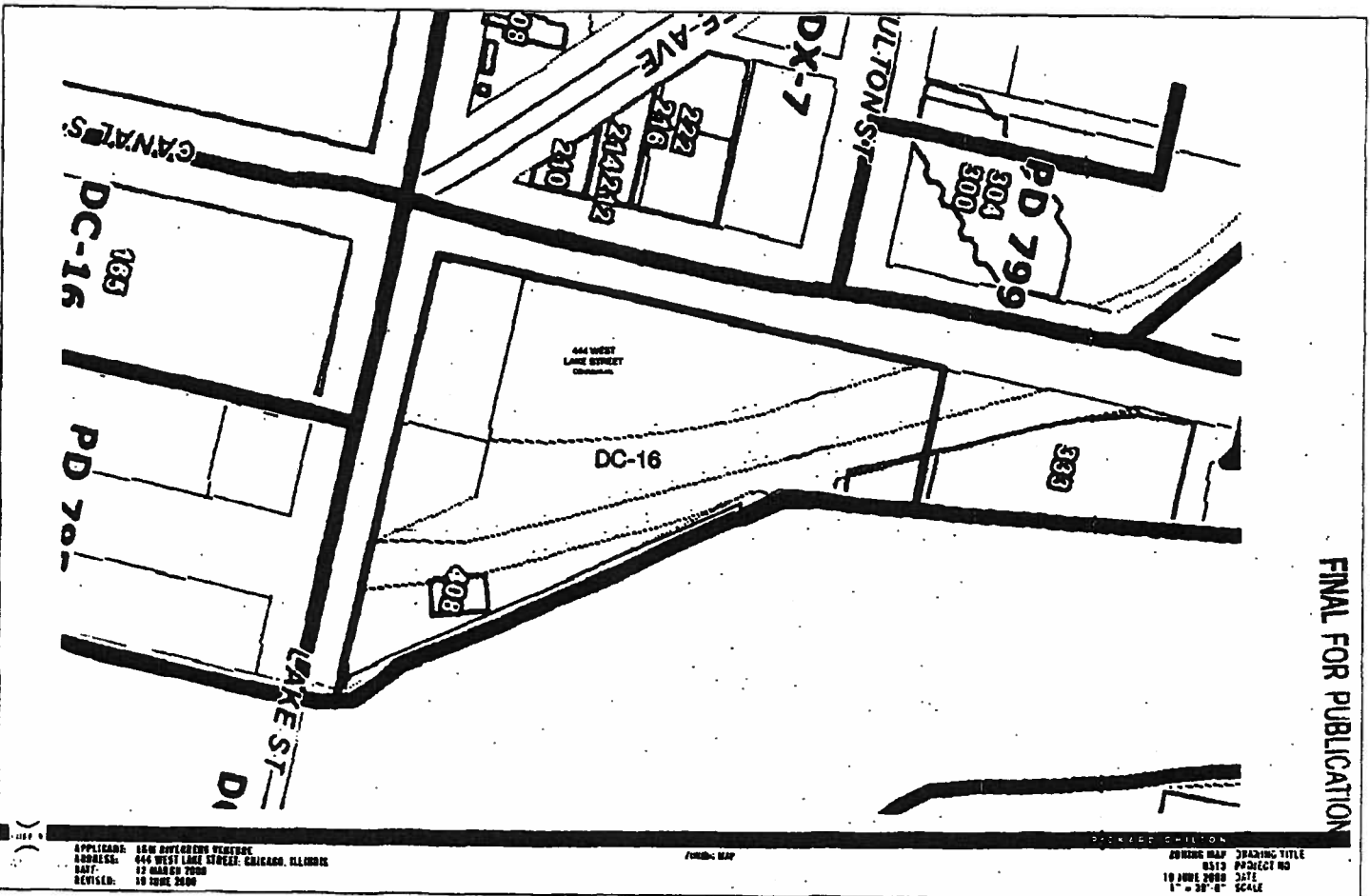
(1) The maximum number of hotel rooms/keys may be increased to two hundred eighty (280) as long as there is a corresponding decrease in the maximum number of dwelling units.

7/30/2008

REPORTS OF COMMITTEES

35847

Zoning Map



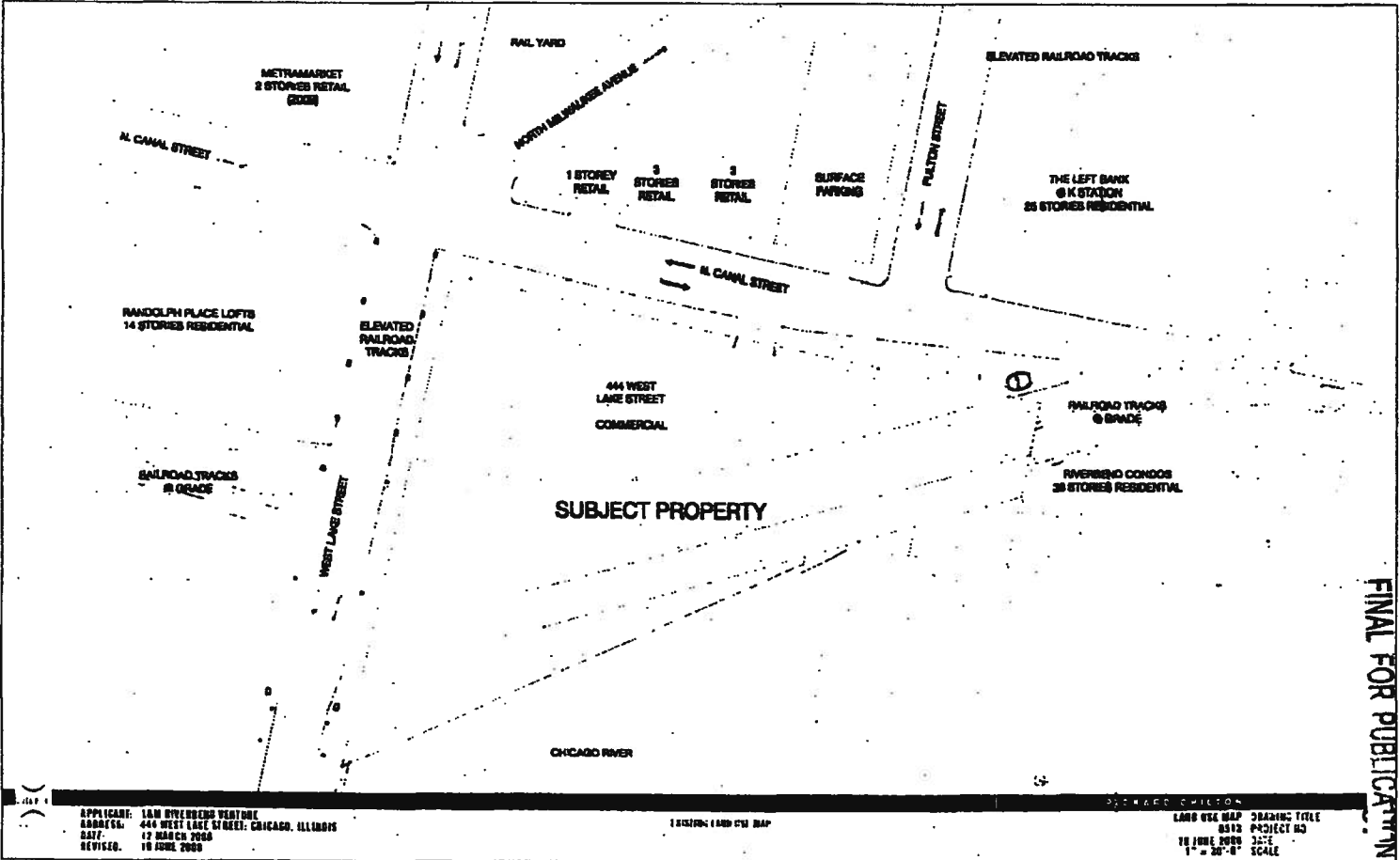
APPLICANT: SAH OFFICE/DRY RENOVATE
 ADDRESS: 446 WEST LAKE STREET, CHICAGO, ILLINOIS
 DAY: 12 MAR 09 7000
 REVISED: 10 JUNE 2008

FINDING MAP

PROJECT: CHILTON
 DRAWING NO: 0310
 19 JUNE 2008 DATE
 1" = 30'-0" SCALE

Land-Use Map

FINAL FOR PUBLICATION



APPLICANT: 1200 RIVERBANK PARTNERSHIP
 ADDRESS: 444 WEST LAKE STREET, CHICAGO, ILLINOIS
 DATE: 17 MARCH 2008
 REVISED: 18 JUNE 2008

EXISTING LAND USE MAP

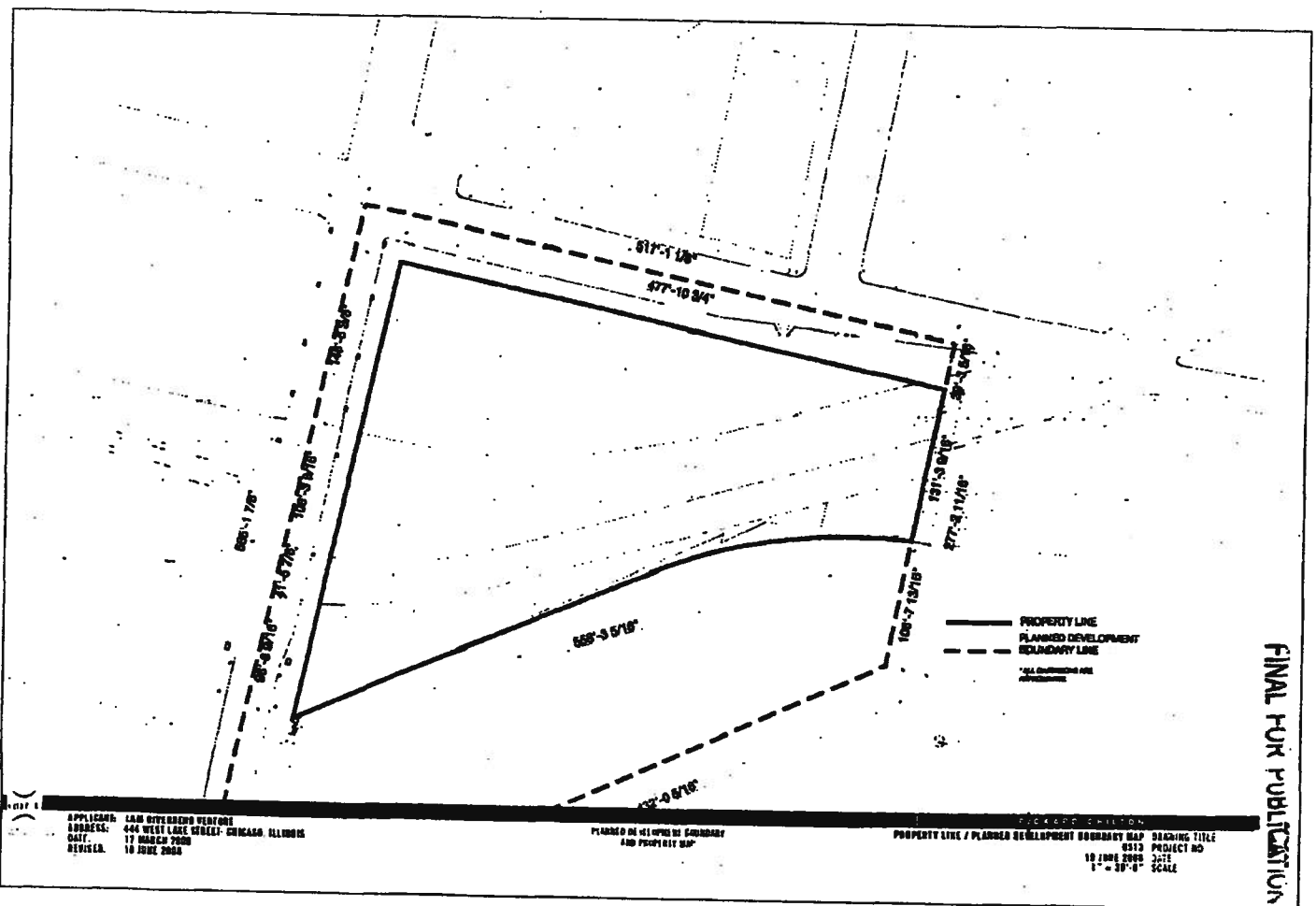
PREPARED BY: CHILTON
 LAND USE MAP DRAWING TITLE
 0510 PROJECT NO
 18 JUNE 2008 DATE
 1" = 30'-0" SCALE

7/30/2008

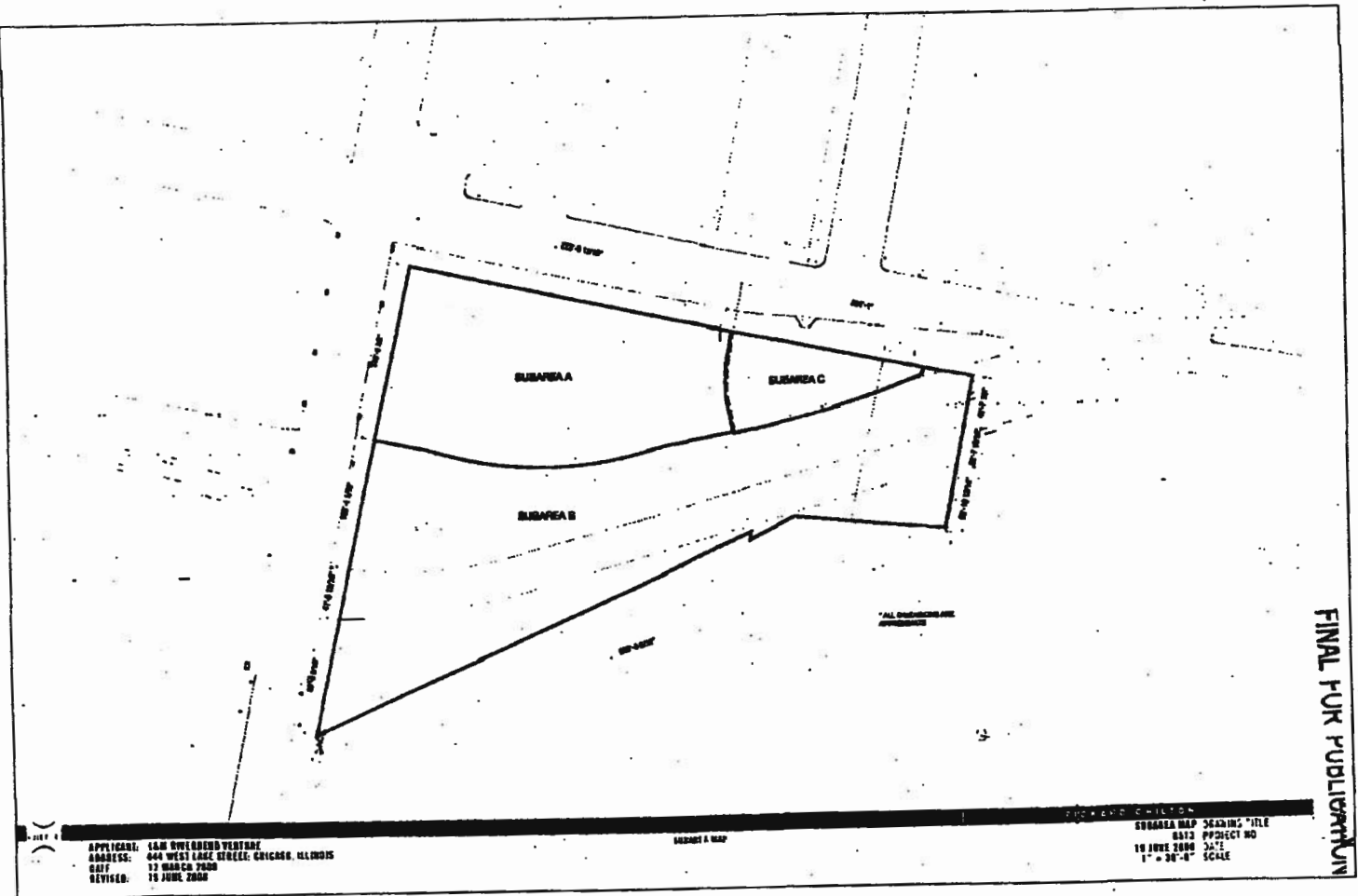
REPORTS OF COMMITTEES

35849

Planned Development Boundary
And Property Line Map.



Subarea A Map.



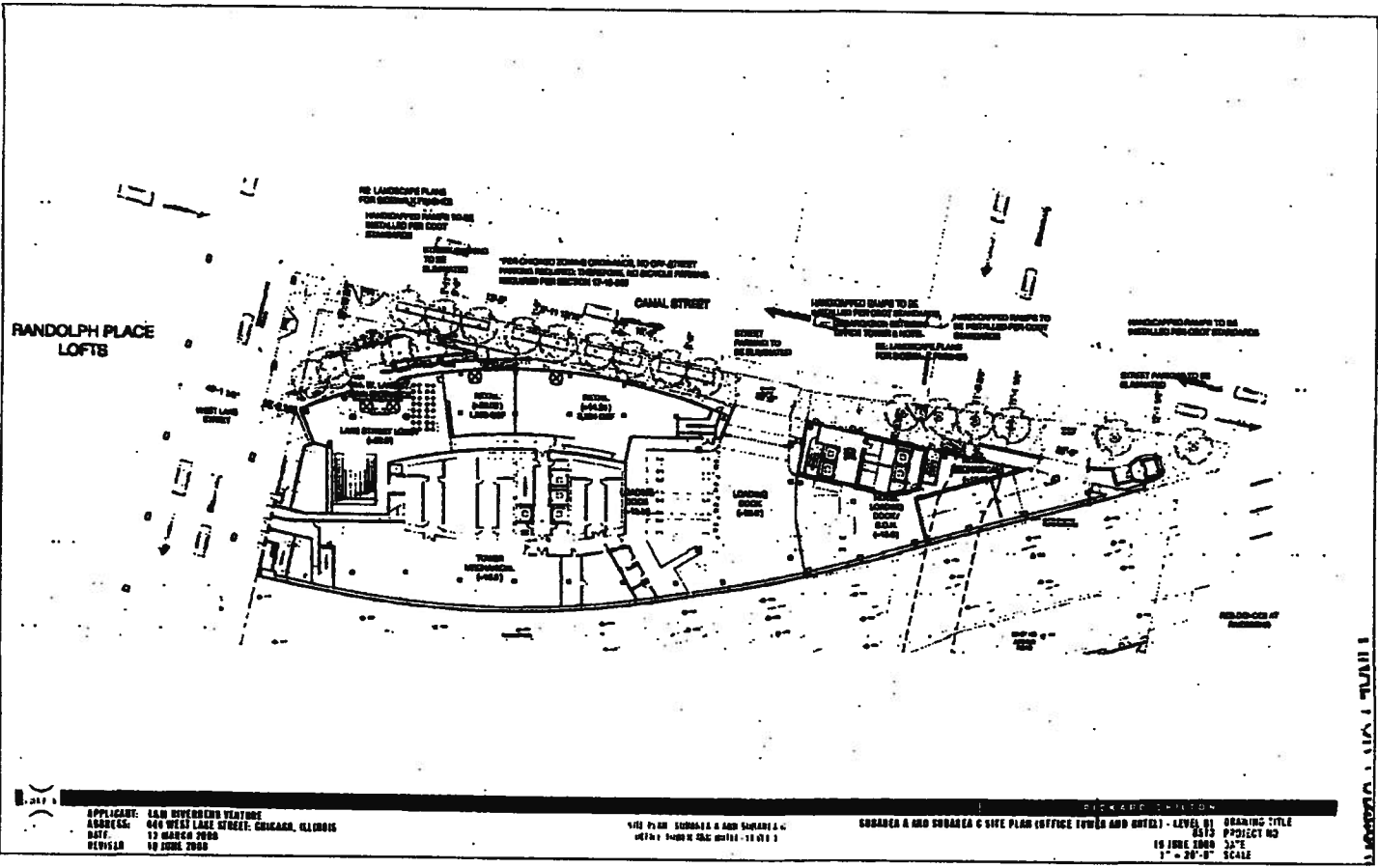
FINAL FOR PUBLICATION

7/30/2008

REPORTS OF COMMITTEES

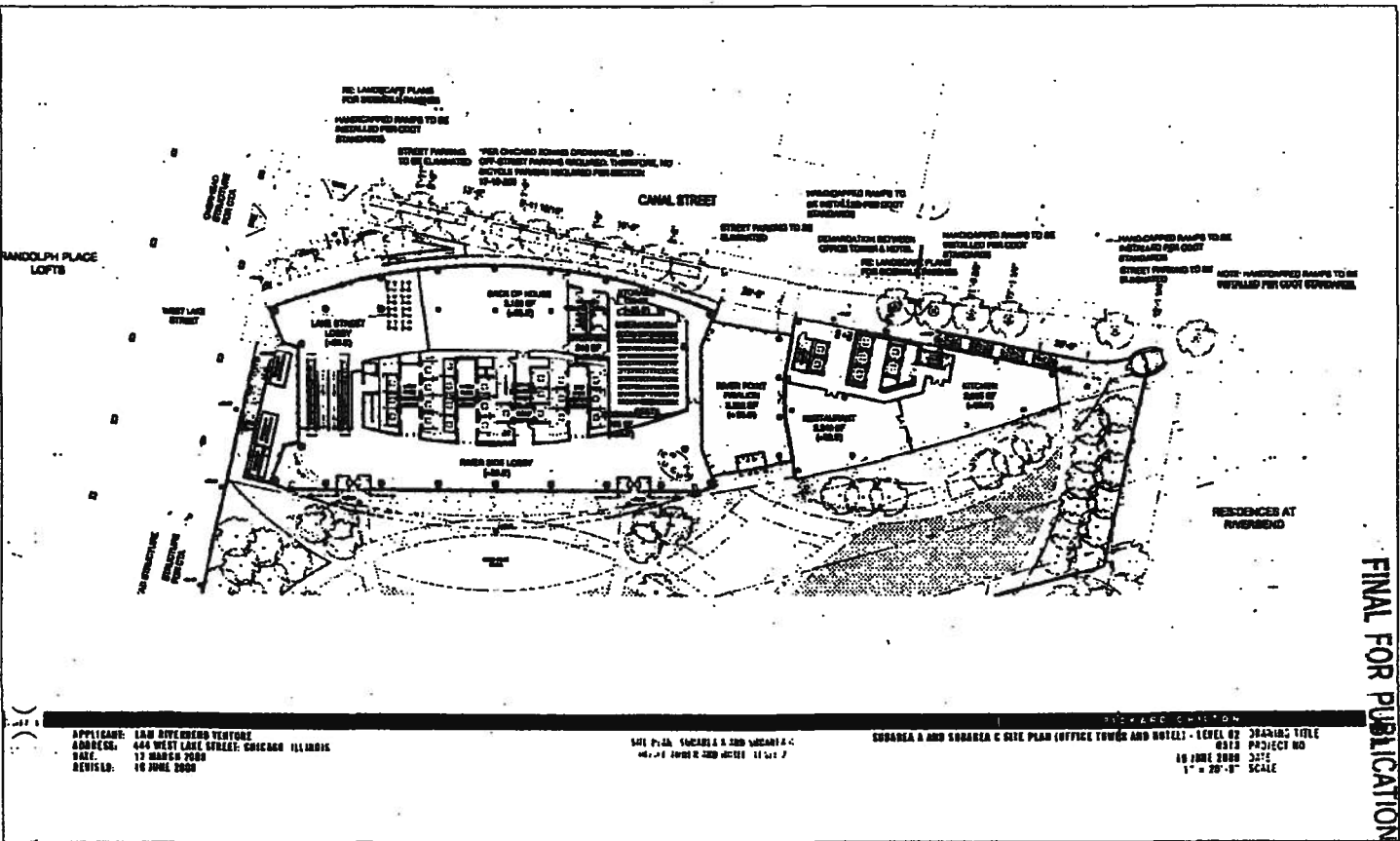
35851

Subarea A And Subarea C Site Plan
(Office Tower And Hotel) - Level 01.



<p>APPLICANT: LAM RIVERSIDE VENTURE ADDRESS: 640 WEST LAKE STREET, CHICAGO, ILLINOIS DATE: 13 MARCH 2008 REVISED: 10 JUNE 2008</p>	<p>142 PLM SUBAREA A AND SUBAREA C 142 PLM SUBAREA A AND SUBAREA C 142 PLM SUBAREA A AND SUBAREA C</p>	<p>SUBAREA A AND SUBAREA C SITE PLAN (OFFICE TOWER AND HOTEL) - LEVEL 01 BOARDING TITLE PROJECT NO. 10 JUNE 2008 1" = 20'-0" SCALE</p>
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Subarea A And Subarea C Site Plan
(Office Tower And Hotel) - Level 02.



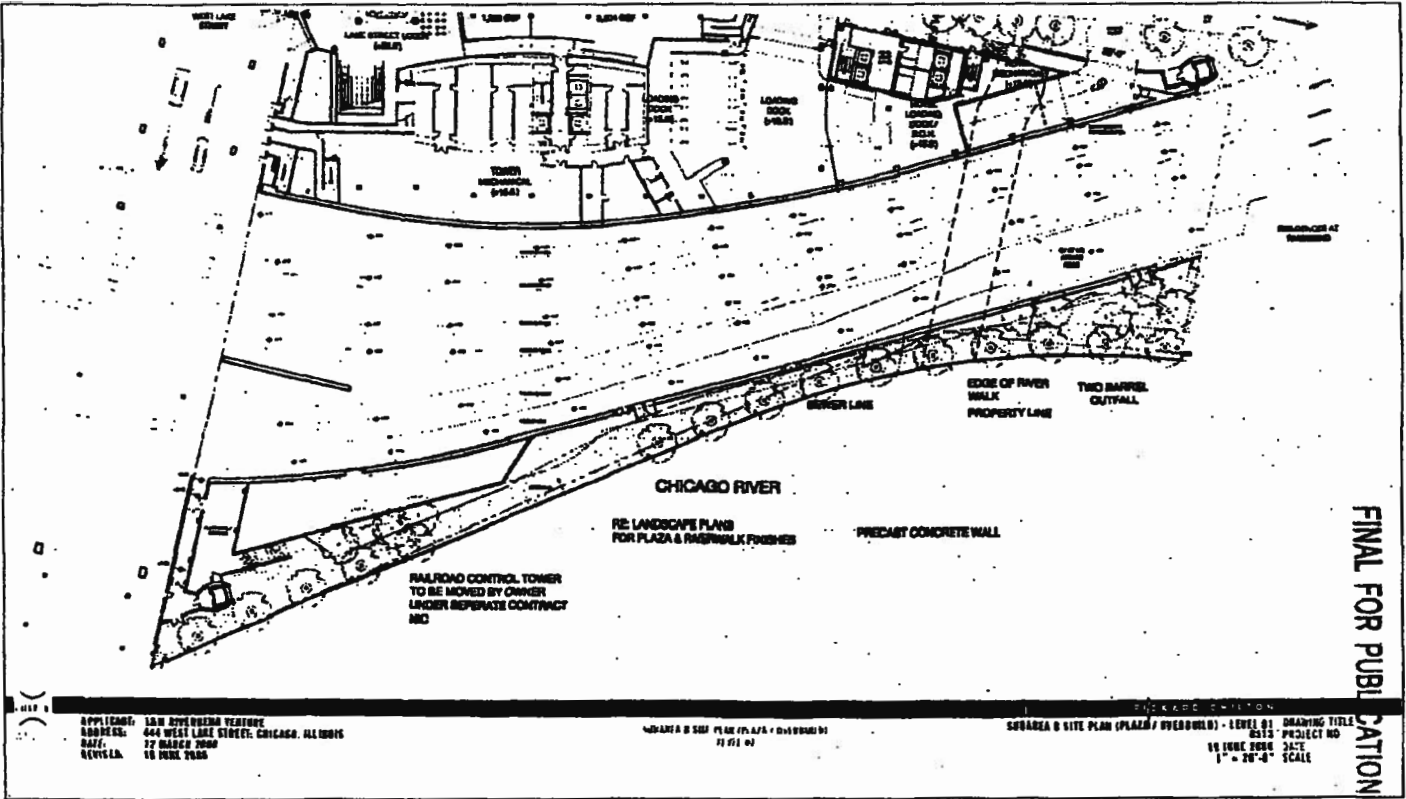
APPLICANT: LAW OFFICES TERTRE
 ADDRESS: 446 WEST LAKE STREET, CHICAGO, ILLINOIS
 DATE: 13 JUNE 2008
 REVISED: 16 JUNE 2008

SITE PLAN, SUBAREA A AND SUBAREA C
 446 WEST LAKE STREET, CHICAGO, ILLINOIS

STEWART CHILTON
 SUBAREA A AND SUBAREA C SITE PLAN (OFFICE TOWER AND HOTEL) - LEVEL 02
 16 JUNE 2008
 1" = 20'-0" SCALE

FINAL FOR PUBLICATION

Subarea B Site Plan (Plaza/Overbuild) -- Level 01.



FINAL FOR PUBLICATION

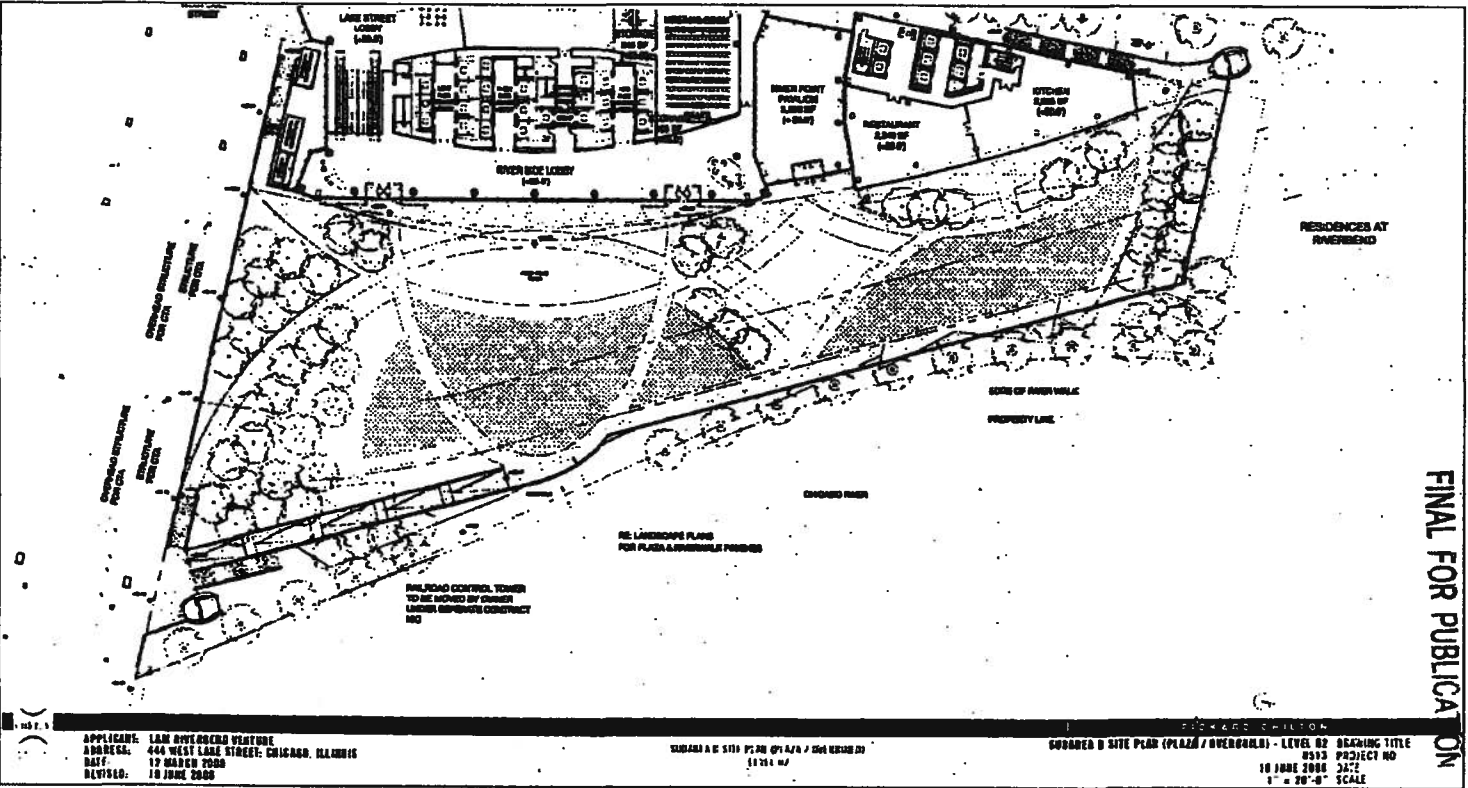
APPLICANT: L&N RIVERSIDE VENTURE
 ADDRESS: 444 WEST LAKE STREET, CHICAGO, ILLINOIS
 DATE: 27 MARCH 2008
 REVISED: 16 JUNE 2008

SUBAREA B SITE PLAN (PLAZA / OVERBUILD)
 11.01.01

PACKAGE DIVISION
 SUBAREA B SITE PLAN (PLAZA / OVERBUILD) - LEVEL 01
 10 JUNE 2008 DATE
 1" = 20'-0" SCALE

Subarea B Site Plan (Plaza/Overbuild) -- Level 02.

FINAL FOR PUBLICATION

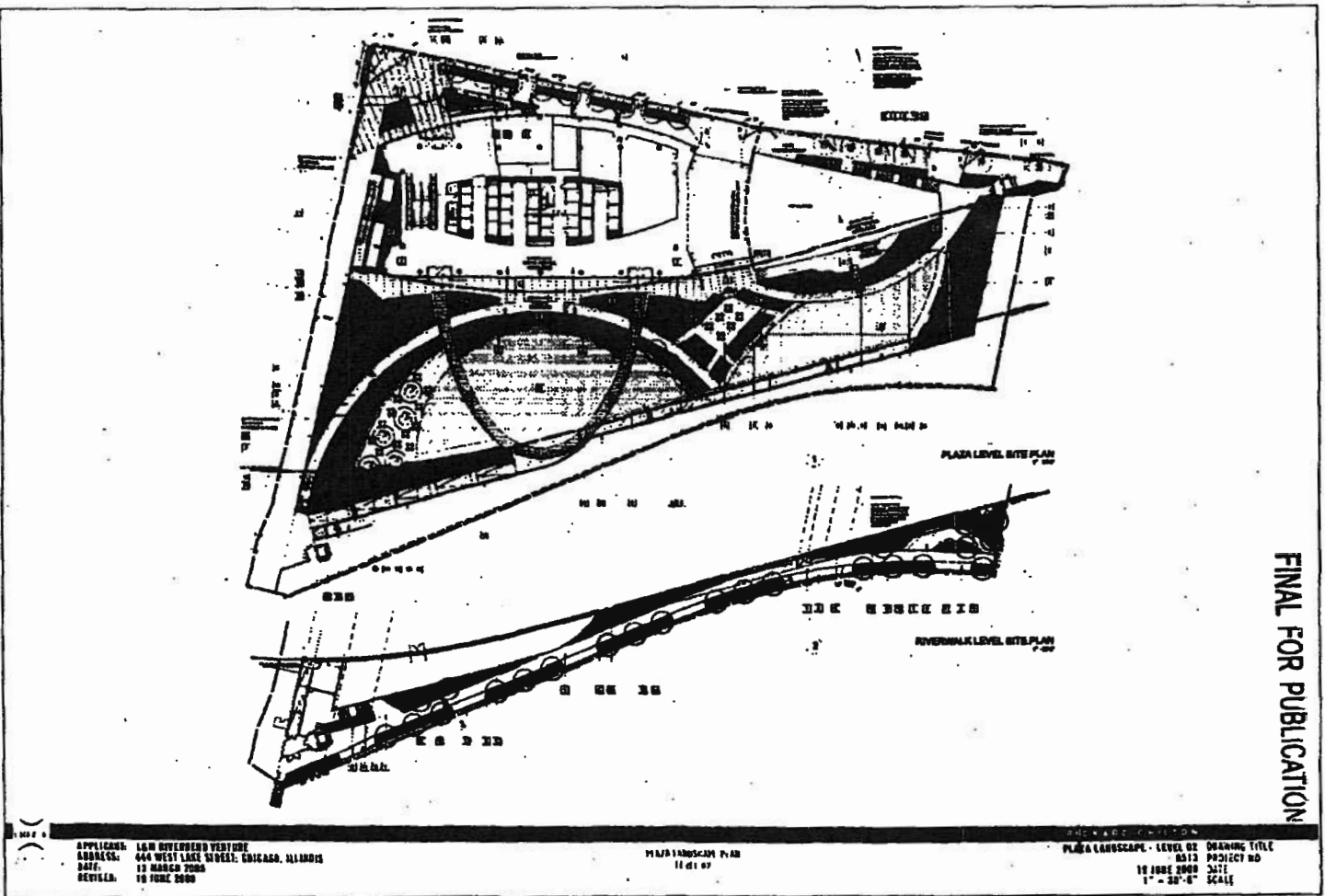


7/30/2008

REPORTS OF COMMITTEES

35855

Plaza Landscape Plan -- Level 02.

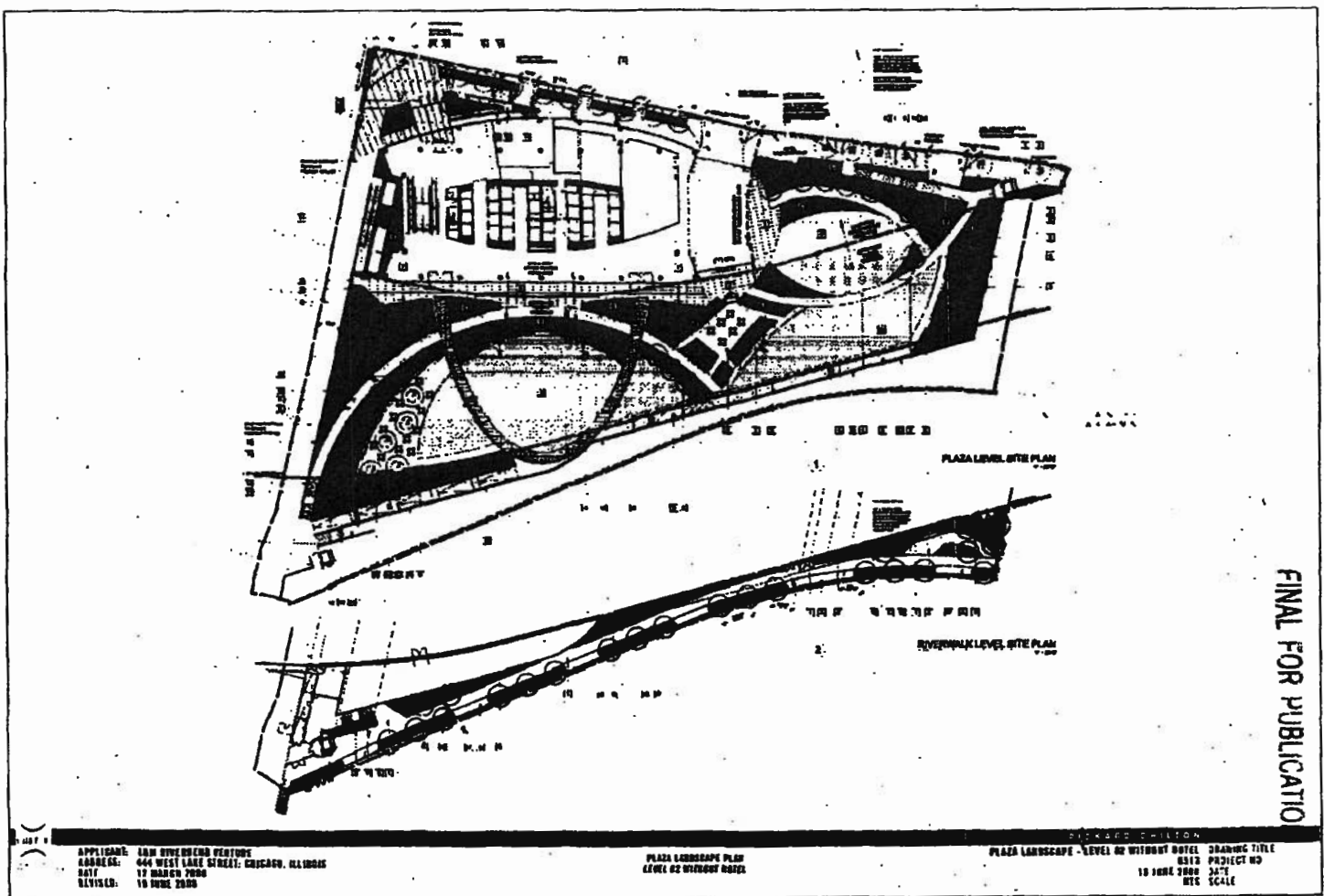


35856

JOURNAL--CITY COUNCIL--CHICAGO

7/30/2008

Plaza Landscape Plan -- Level 02 Without Hotel.



FINAL FOR PUBLICATION

<p>APPLICANT: 12th DIVISION OF RESTAURANTS ADDRESS: 444 WEST LAKE STREET, CHICAGO, ILLINOIS DATE: 17 MARCH 2008 REVISED: 18 JUNE 2008</p>	<p>PLAZA LANDSCAPE PLAN LEVEL 02 WITHOUT HOTEL</p>	<p>STURGEON & SMITH PLAZA LANDSCAPE - LEVEL 02 WITHOUT HOTEL 10 JUNE 2008 RHC SCALE</p>	<p>DRAWING TITLE PROJECT NO DATE RHC SCALE</p>
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Plaza Landscape Plan -- Level 02 -- Legend.

FINAL FOR PUBLICATION

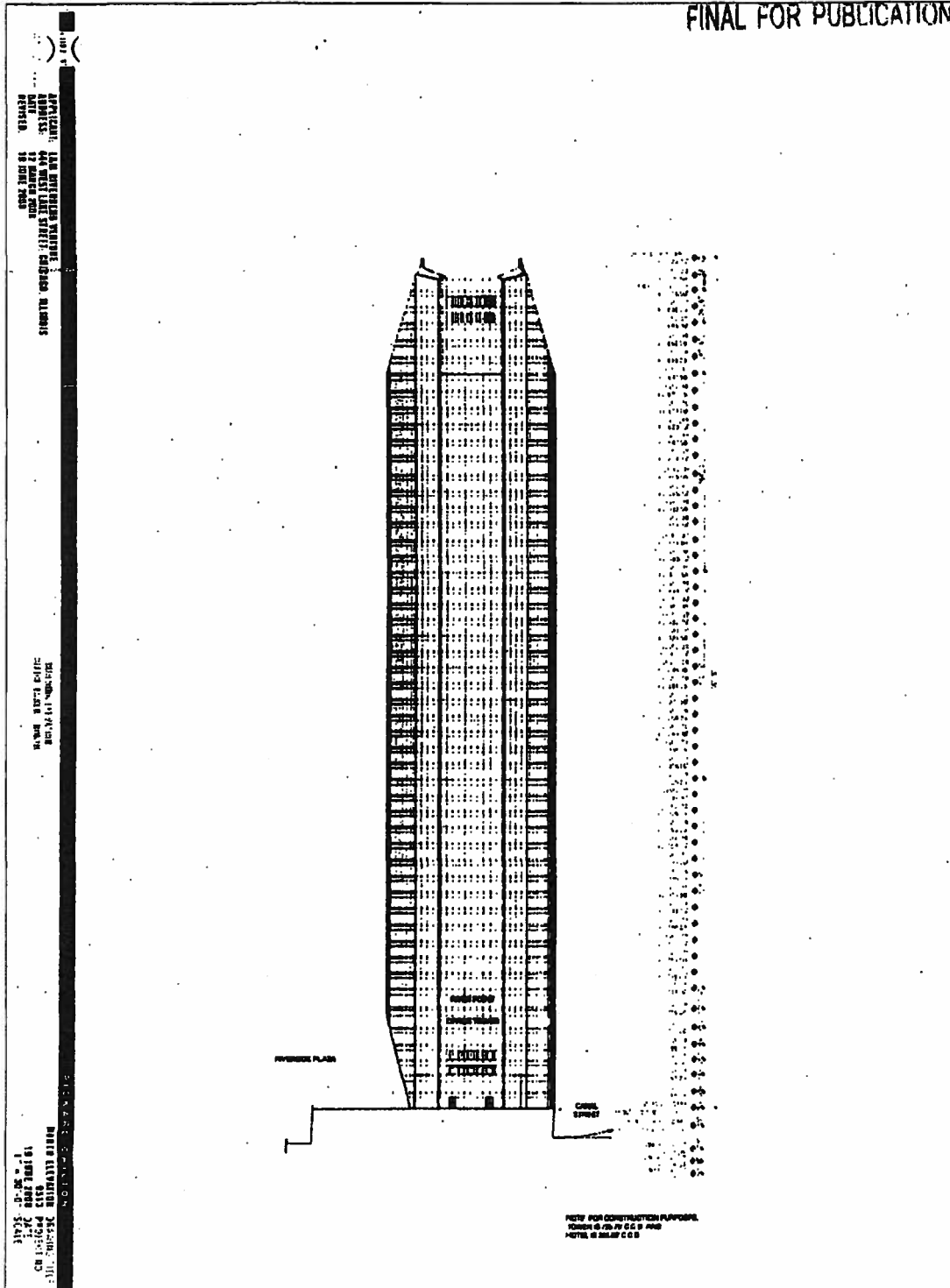
<p>HARDSCAPE LEGEND</p> <ul style="list-style-type: none"> 1 6" STANDARD CONCRETE. 2 4" COLORED CONCRETE, COLOR A. 3 12" X 12" GRANITE UNIT PAVERS. 4 4" COLORED CONCRETE, COLOR B. 5 4" DECOMPOSED GRANITE GRAVEL. 6 18" WIDE X 18" HIGH PRECAST CONCRETE BENCH. 7 18" WIDE X 18" HIGH PRECAST CONCRETE SEAT WALL. 8 CONCRETE SOUND WALL. 9 9" DIA. TREE GRATE. 10 CONCRETE PLANTER. 11 CONCRETE STEPS WITH HANDRAILS. 12 PROVIDE RAIL SYSTEM ALONG PERIMETER OF PLAZA DECK. 13 ENTRY SIGN. 14 POURED IN PLACE CONCRETE ADA RAMP. 15 NOT USED. 16 OVERBUILD WALL STRUCTURE, RESTRUCTURAL. 17 RIVER WALL STRUCTURE, RESTRUCTURAL. 	<p>LANDSCAPE LEGEND</p> <p>STREET TREE REQUIREMENTS: <i>Canal Street:</i> 1 Parkway tree per 25 linear feet of coverage = 10 trees per 400 linear feet (10 provided) <i>Lake Street:</i> Trees not required within 60' of an elevated rail structure = 0 trees (0 provided)</p> <p>CHICAGO RIVER TREE REQUIREMENT: <i>River Street:</i> 1 tree per 25 linear feet of their footage = 22 trees per 548 linear feet (22 provided)</p> <p>TREES</p> <ul style="list-style-type: none"> A Autumn Blaze Maple / Acer buergeri. B Charter Oak / Pyrus celtica 'Chancellor'. C Madagascar Tree / Gleditsia triacanthos 'Imperial Beauty'. D Purple Prince Crabapple / Malus Purple Prince E River Birch / Betula nigra F Autumn Plum / Prunus sp. 	<p>C ORNAMENTAL PLANTING - 50% 1 GAL. MATERIAL @ 18" O.C., 40% 0 GAL. MATERIAL @ 24" O.C., 10% 16 GAL. MATERIAL @ 6' O.C.</p> <p>GRUBS</p> <ul style="list-style-type: none"> Hales Yew / Taxus X Media Red-twig Dogwood / Cornus coccinea Spotted Bush / Buddleja davidii Shantung Bush / Euonymus alatus Japanese Spindle / Euonymus japonicus 'Cherry' Pinkish Hypericum / Hypericum punctatum Shrubland / Physocarpus opulifolius Parrotilla / Parrotilla spp. Iron Rich Lime / Syzygium neri 'Iron Rich' Witchhazel / Hamamelis Wedge Shrub / Thuja occidentalis Wintergreen / Gaultheria procumbens Shrubland / Picea canadensis Shrubland / Juniperus procumbens Shrubland / Yucca rigida Yucca / Yucca spp. <p>PERENNIALS</p> <ul style="list-style-type: none"> Red-twig Dogwood / Cornus coccinea Pinkish Hypericum / Hypericum punctatum Spotted Bush / Buddleja davidii Cydonia / Cydonia oblonga 'Golden Wonder' Autumn Blaze Maple / Acer buergeri 'Imperial Beauty' Shrubland / Euonymus alatus Shrubland / Euonymus alatus Shrubland / Euonymus alatus Shrubland / Euonymus alatus Shrubland / Euonymus alatus Shrubland / Euonymus alatus Shrubland / Euonymus alatus Shrubland / Euonymus alatus <p>GRASSES</p> <ul style="list-style-type: none"> Manzanita / Arctostaphylos uva-ursi Blue Fescue / Festuca ovina Red-twig Dogwood / Cornus coccinea Lake Umbrella / Schizanthus luteus Purple Prince Crabapple / Malus Purple Prince <p>WOODS</p> <ul style="list-style-type: none"> Virginia Creeper / Parthenocissus vitacea English Ivy / Hedera helix Boston Ivy / Parthenocissus vitacea <p>D SOLID SOU - Kentucky Bluegrass / Foa pattern</p> <p>100% DWP IRRIGATION COVERAGE FOR ALL AREAS. WATER SUPPLIED FROM CISTERN LOCATED IN LOWER LEVEL OF BUILDING.</p>
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APPLICANT: IAN STEPHEN WATSON
 ADDRESS: 440 WEST LAKE STREET, CHICAGO, ILLINOIS
 DATE: 12 MARCA 2008
 REVISED: 10 JUNE 2008

PLAZA LANDSCAPE PLAN
 LEVEL 02 - LEGEND

PLAZA LANDSCAPE PLAN - LEVEL 02 - LEGEND
 DRAWING TITLE
 0410 PROJECT NO
 10 JUNE 2008 DATE
 NTC SCALE

Building Elevations -- North.



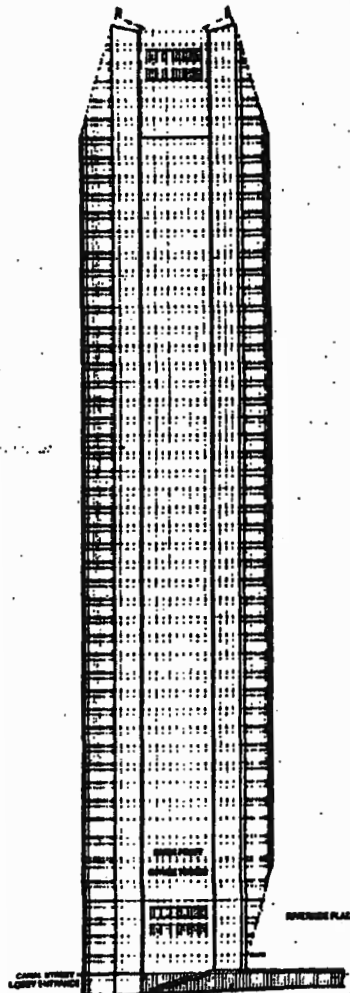
Building Elevations -- South.

FINAL FOR PUBLICATION

APPLICANT: SAN ANTONIO ARCHITECTURE
PROJECT: 10 MARSH ROAD
DIVISION: 10 MARSH ROAD
19 2008 2008

DATE: 07/30/08
SCALE: 1/8" = 1'-0"

DATE: 07/30/08
SCALE: 1/8" = 1'-0"



NOTE FOR CONSTRUCTION PURPOSES:
THIS IS FOR P.C.C.D. AND
HOTEL & RESIDENCES

Building Elevations -- East.

FINAL FOR PUBLICATIO

APPLICANT: LAW OFFICES OF JEFFREY M. HARRIS
 ARCHITECT: JEFFREY M. HARRIS ARCHITECTS
 PROJECT: 1111 N. STATE STREET, CHICAGO, ILLINOIS
 SHEET: 1111-01
 DATE: 1/14/08

GLASS AND PAINTED ALUMINUM CURTAIN WALL

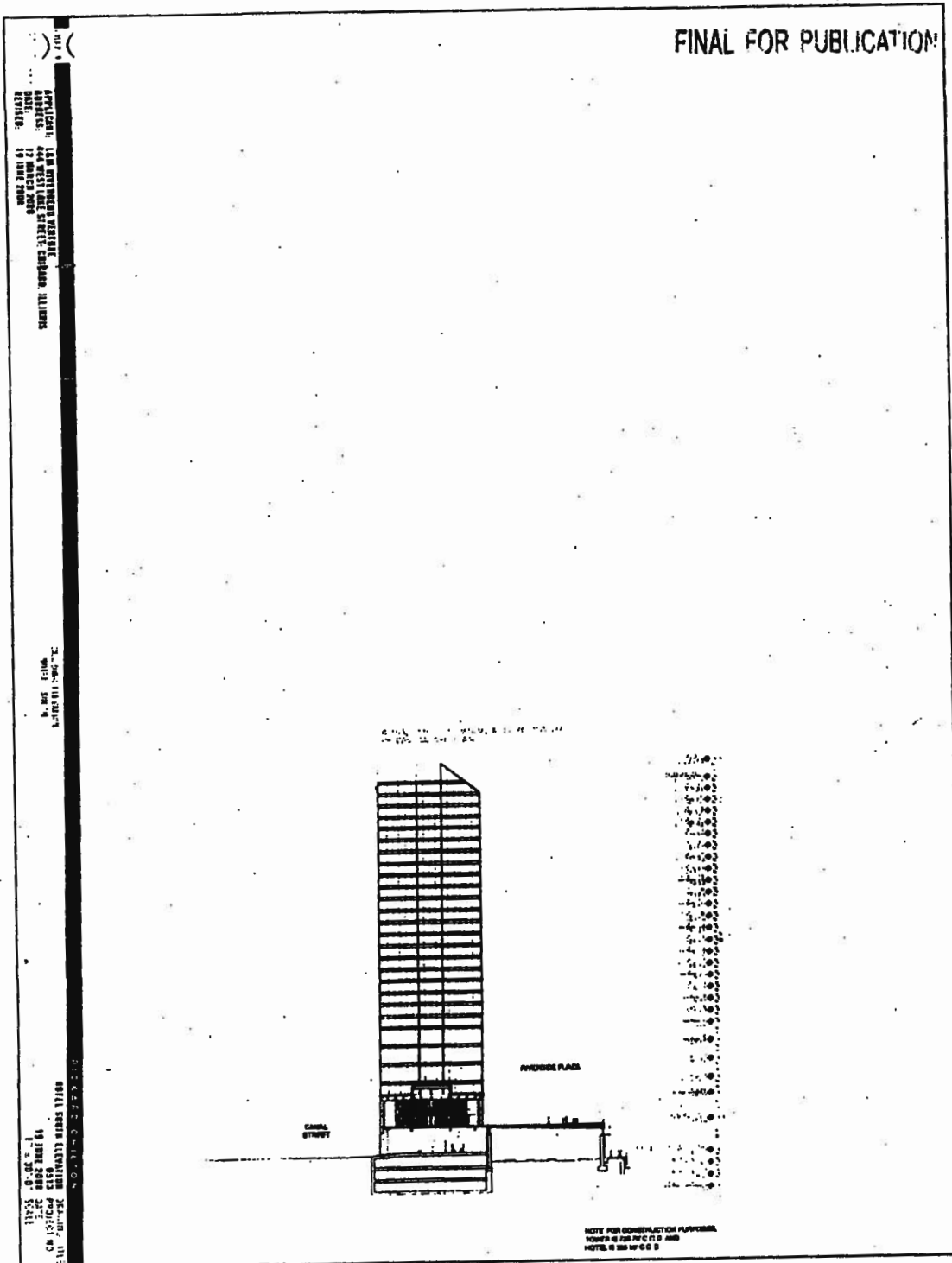
GLASS PAINTED ALUMINUM AND ARCHITECTURAL FORMER CONCRETE WALL

ADMINISTRATIVE OFFICE BUILDING

RENDERING SCALE: 1/8" = 1'-0"

NOTES FOR CONSTRUCTION: REFER TO SHEETS 1111-02 AND 1111-03 FOR DETAILS.

Hotel -- South Elevation.

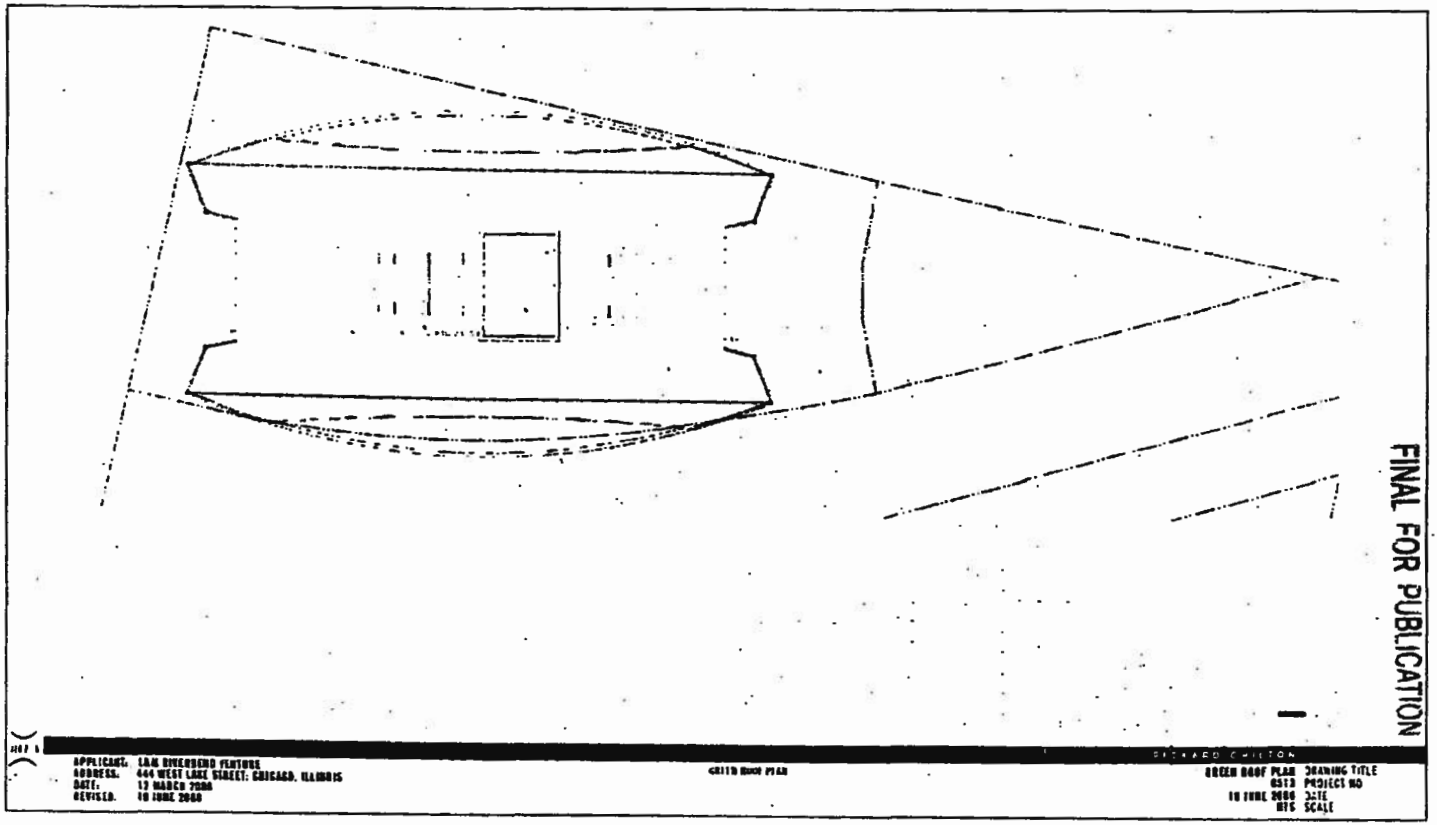


7/30/2008

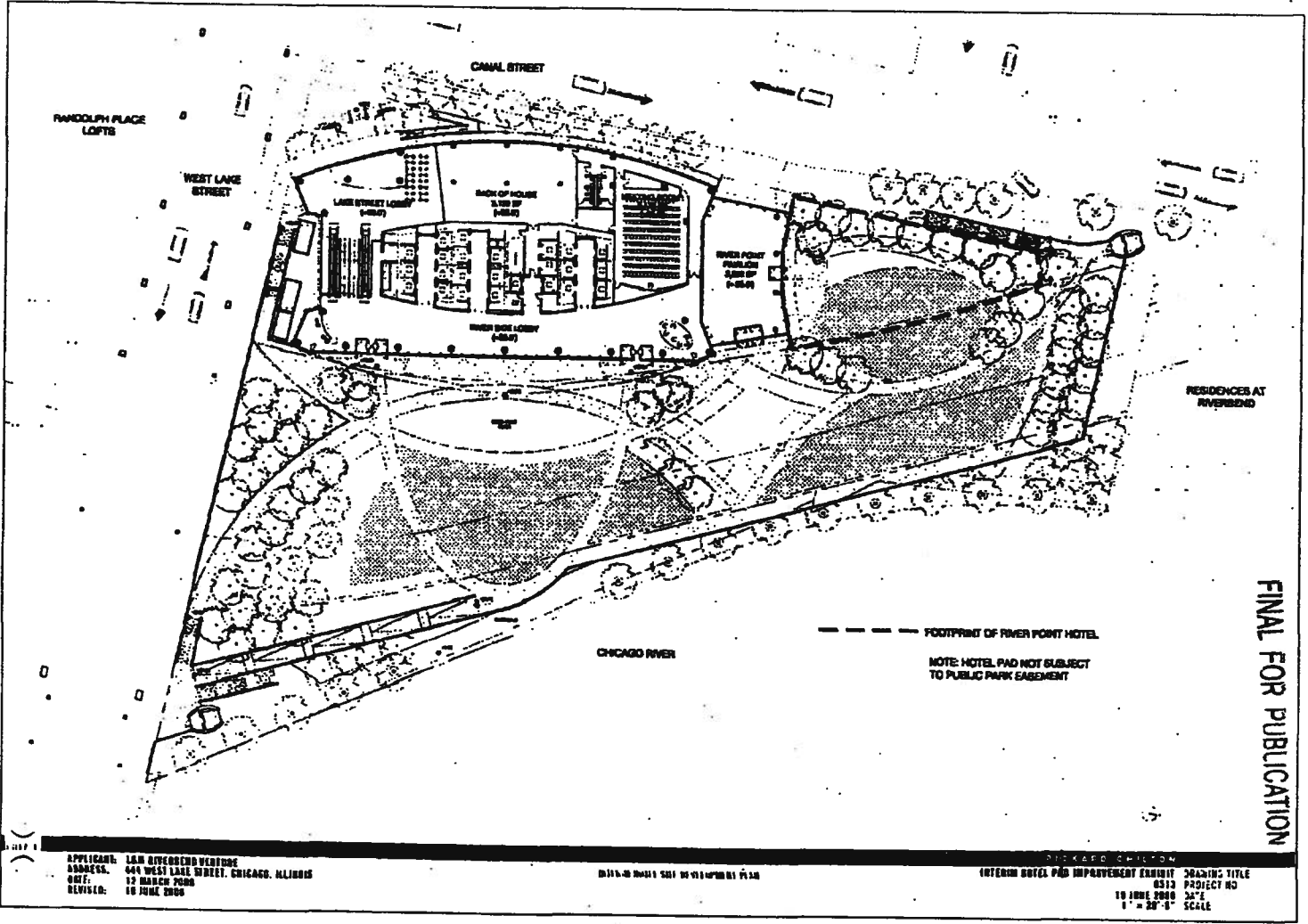
REPORTS OF COMMITTEES

35863

Green Roof Plan.



Interim Hotel Site Development Plan.



APPLICANT: LAM GIOVONCHI VENTURE
 ADDRESS: 644 WEST LAKE STREET, CHICAGO, ILLINOIS
 DATE: 12 MARCH 2008
 REVISED: 18 JUNE 2008

INTERIM HOTEL SITE DEVELOPMENT PLAN

DICKARD CHILTON
 INTERIM HOTEL PAD IMPROVEMENT EXHIBIT
 SHEETING TITLE: 0512
 PROJECT NO: 3476
 18 JUNE 2008
 1" = 20'-0" SCALE