

PD 1226

- Table of Contents** **2**
- 12/11/2013 PD Adoption** **2**
 - Ordinance 2
 - Statements 3
 - Bulk Table 7
 - Exhibits 8

17817

71916

JOURNAL--CITY COUNCIL--CHICAGO

12/11/2013

On motion of Alderman Solis, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Holmes, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Burke, Foulkes, Thompson, Thomas, Lane, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Chandler, Solis, Maldonado, Burnett, Ervin, Graham, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 50.

Nays -- None.

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

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

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

(As Amended)

(Application No. 17817)

(Common Address: 400 -- 422 W. Randolph St. And 403 -- 423 W. Lake St.)

[SO2013-6089]

WBPD1226

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

SECTION 1. Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the DX-16 Downtown Mixed Use District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Lake Street; the south branch of the Chicago River; West Randolph Street; and the alley next east of and parallel to North Canal Street, including all air rights above all railroad-owned and railroad right-of-way property within such boundaries at and above varying elevations above the top of the existing rail (but excluding all railroad-owned property and railroad right-of-way property below the air rights within such boundaries),

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

SECTION 2. This ordinance shall take effect upon its passage and due publication.

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

Waterway-Business Planned Development Statements.

1. The area delineated herein as Waterway-Business Planned Development Number 1226 ("Planned Development") consists of approximately 85,694 net square feet (1.967 acres) of real property which is depicted on the attached Planned Development Boundary and Property Line Map (including the air rights diagrams) and generally bounded as follows:

West Lake Street; the south branch of the Chicago River; West Randolph Street; and the alley next east of and parallel to North Canal Street, including all air rights above all railroad-owned and railroad right-of-way property within such boundaries at and above varying elevations above the top of the existing rail, (but excluding all railroad-owned property and railroad right-of-way property below the air rights within such boundaries) (the "Property").

The Property is owned or controlled by the applicants, WR400 Acquisition LLC, WR400 Acquisition B LLC, and 400 West Randolph Investors LLC.

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 rights-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assign or grantees.

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

Ingress or egress shall be pursuant to the plans 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 11 Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 18 statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map (consisting of three pages, including two pages of air rights diagrams); a Right-of-Way Adjustment Map; Air Rights Overbuild Plan; Site Plan; Composite Landscape Plan; Plaza Level Plan; Lower Level 2 Plan; Lower Level 1 Plan; Level 2 Plan; Green Roof Plan; Section Plans; Building Elevations (North, South, East and West) Plans; Pedestrian Link Plan, Planting Area Species Plans and Planting Section Plans prepared by Goettsch Partners Architects and dated November 21, 2013, submitted herein. Full-sized copies of the Site Plan, Landscape Plan 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 this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Waterway-Business Planned Development: office, eating and drinking establishments, outdoor patio, food and beverage retail sales and retail sales, financial services, accessory parking and related and ancillary uses, but excluding hotel uses.
6. On-Premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of 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 Property shall be in accordance with the attached Bulk Regulations Table. For the purposes of floor area and FAR calculations and measurements, the definitions in the Zoning Ordinance in effect as of the date hereof shall apply, except that for purposes of Floor Area Ratio in this Planned Development, grade level is herein established as the curb level at the building entrance location on West Randolph Street. All floor area located below grade shall not be included for purposes of calculating FAR. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 85,694 square feet.
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 terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to 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 titleholders and any ground lessors.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. (At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Housing and Economic Development). The proposed Planned Development shall be in compliance with the Sustainable Development Policy by obtaining LEED Certification and by providing a green roof of at least fifty percent (50%) of the net roof area of the buildings with the Planned Development consisting of a tower green roof of 17,852 square feet and a podium green roof of 43,985 square feet.
15. 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 contained 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: (a) provide a landscaped 30-foot-wide river setback and continuous riverside trail as indicated on the Site Plan and Landscape Plan; and (b) 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.

In addition to the riverwalk, and subject to the receipt of all necessary permits and approvals, the applicant, at its own cost, shall design and construct the open space improvements as depicted on the Parking Garage Green Roof Plan, Plaza Level Plan and Composite Landscape Plan (hereinafter the Park). Upon completion of the Park, the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors, shall be responsible to assure that the Park is

maintained and managed for the purposes herein set forth, including assuring that the Park landscaping is well maintained and that the vegetation and plantings are kept in a healthy condition and that the Park facilities are clean, well lit, litter free and clear of snow (hardscaped areas) and debris. The maintenance and management obligations contained herein shall continue for the life of this Planned Development.

The riverwalk and Park shall be un-gated and access thereto open to the public free of charge with signage indicating that the riverwalk and Park are open to the public daily from 5:00 A.M. to 11:00 P.M. All improvements within the riverwalk setback and Park must be substantially completed prior to receipt of a final Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

16. The applicant commits to provide and fully-fund the following infrastructure improvements prior to issuance of the final occupancy certificate for the project:
 - a. Install a mid-block pedestrian traffic signal on Randolph Street west of the Chicago River. The signal shall be activated prior to the opening of the Riverwalk to pedestrian traffic;
 - b. Install a mid-block pedestrian traffic signal on Lake Street west of the Chicago River. The signal shall be activated prior to the opening of the Riverwalk to pedestrian traffic;
 - c. Install countdown pedestrian signals at the intersections of Lake/Milwaukee/Canal and Lake/Wells;
 - d. Install an actuated leading southbound left turn arrow at the Lake/Milwaukee/Canal traffic signal and the northbound left turn arrow shall be upgraded with video or wireless sensor vehicle actuation per the Department of Transportation's direction.; and
 - e. Install a lagging right turn arrow for westbound Randolph Street at Canal Street.

The funding, design and provision of all infrastructure improvements detailed in this statement 16: A) will be the responsibility of the applicant, B) will be subject to review and installation scheduling by the Department of Transportation, and C) must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way in compliance with the Municipal Code of the City of Chicago.

17. It is understood that this Planned Development includes air rights over operating railways and nothing in this Planned Development, either express or implied, is intended to qualify, override, modify or waive Amtrak's or its subsidiaries' or other railroads' statutory or regulatory rights, obligations, exemptions or other governmental rights or prerogatives.
18. Unless substantial construction of the improvements on the Property have commenced within four years of the date of the City Council approval of this Planned Development ordinance, then the zoning of the Property shall automatically revert to the

DX-16 Downtown Mixed Use District. Said four year period may be extended for up to one additional year if, before expiration, the commissioner of the Department of Housing and Economic Development determines that good cause for such an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Maps; Air Rights Overbuild Plan; Site Plan; Composite Landscape Plan; Plaza Level Plan; Lower Level 1 Plan; Lower Level 2 Plan; Level 2 Plan; Roof Plan; East/West Section; East/West Podium Sections; North Elevation; South Elevation; East Elevation; West Elevation; Pedestrian Link; Planting Areas; Planting Section; and Park Section referred to in these Plan of Development Statements printed on pages 71922 through 71945 of this *Journal*.]

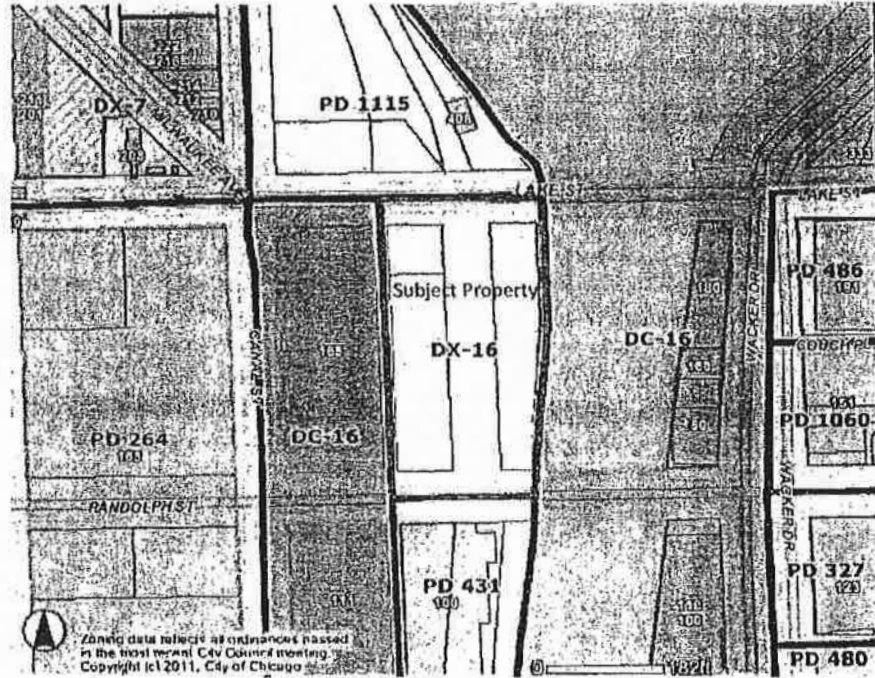
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Waterway-Business Planned Development.

Bulk Regulations And Data Table.

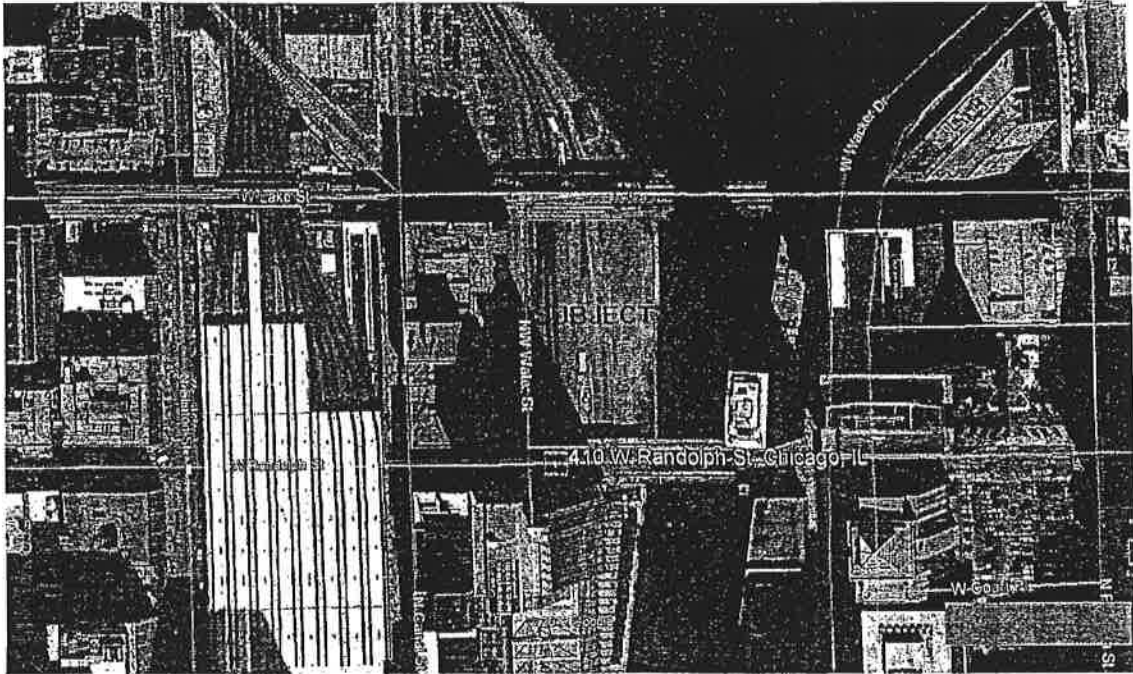
Gross Site Area:	107,568.0 square feet (2,469 acres)
Area in Adjoining Right-of-Way:	21,874.0 square feet (0.5017 acre)
Net Site Area Including Air Rights:	85,694.0 square feet (1.967 acres)
Maximum Floor Area Ratio (FAR):	16
Minimum Accessory Parking Spaces:	77 spaces
Minimum Bike Parking Spaces:	25 bike spaces
Minimum Periphery Setbacks:	Per Site Plan
Minimum Building Height:	747 feet
Minimum Off-Street Loading Berths:	3 (10 feet by 25 feet)

FINAL FOR PUBLICATION



Zoning data reflect all ordinances passed
 in the most recent City Council meeting.
 Copyright 1c1 2011, City of Chicago

FINAL FOR PUBLICATION



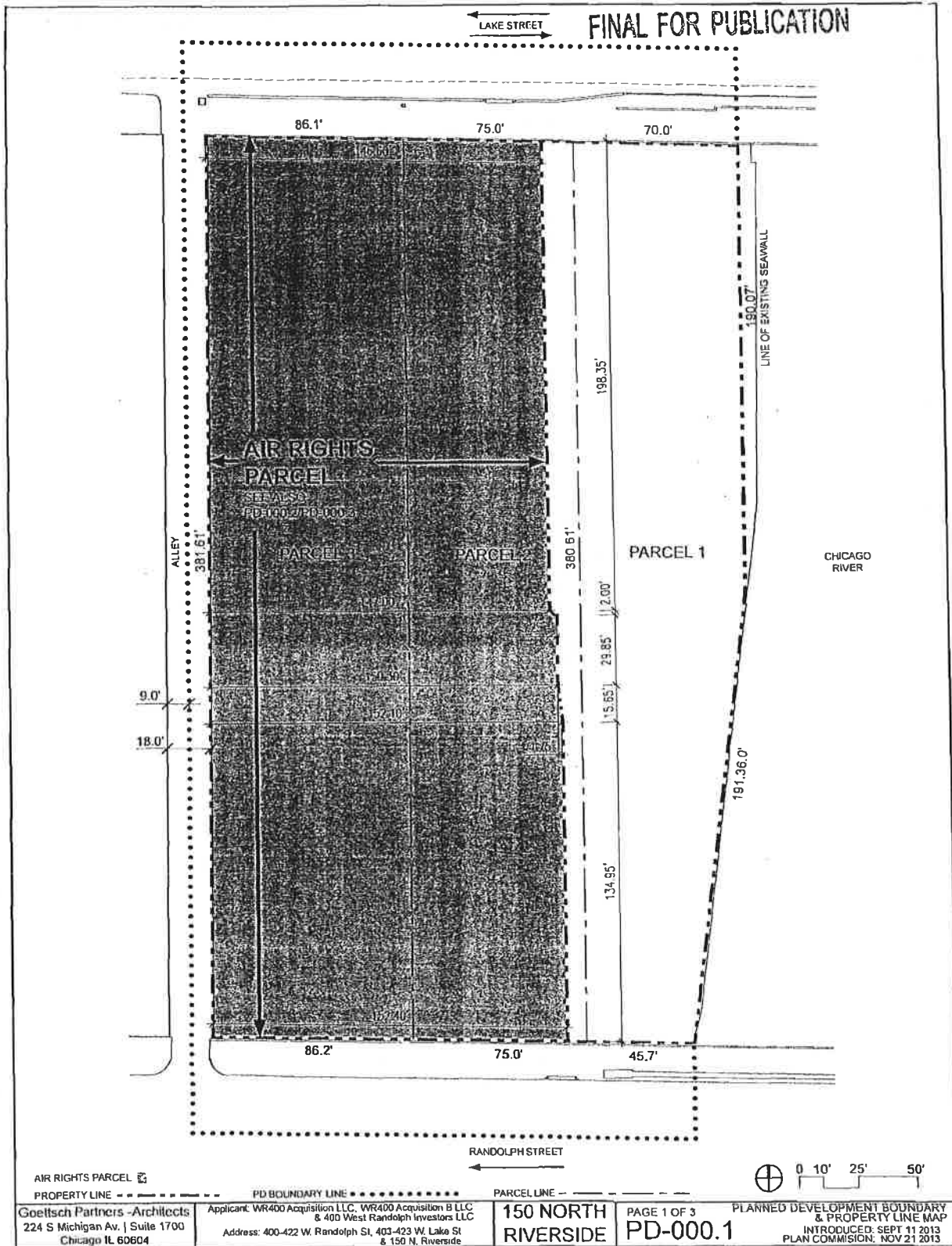
Goetsch Partners -Architects
224 S Michigan Av. | Suite 1700
Chicago IL 60604

Applicant: WR400 Acquisition LLC, WR400 Acquisition B LLC
& 400 West Randolph Investors LLC
Address: 400-422 W. Randolph St, 403-423 W. Lake St
& 150 N. Riverside

150 NORTH
RIVERSIDE

MAP-002

EXISTING LAND USE MAP
EXISTING CONDITIONS
INTRODUCED: SEPT 11 2013
PLAN COMMISSION: NOV 21 2013



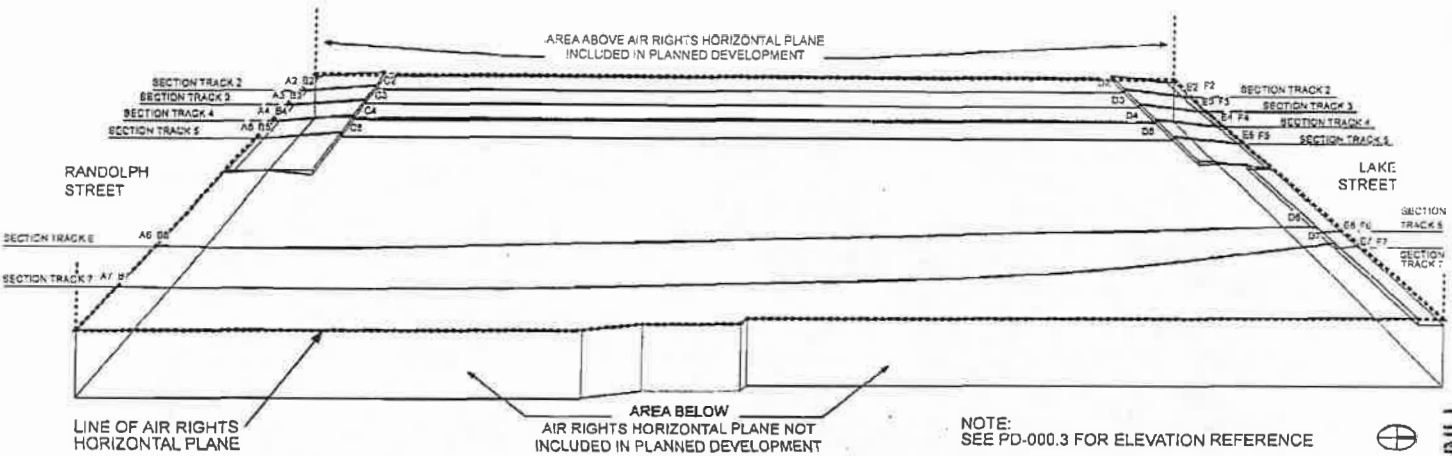
Goettsch Partners -Architects
 224 S Michigan Av. | Suite 1700
 Chicago IL 60604

Applicant: WR400 Acquisition LLC, WR400 Acquisition B LLC
 & 400 West Randolph Investors LLC
 Address: 400-422 W Randolph St, 403-423 W. Lake St
 & 150 N. Riverside

150 NORTH
 RIVERSIDE

PAGE 1 OF 3
 PD-000.1

PLANNED DEVELOPMENT BOUNDARY
 & PROPERTY LINE MAP
 INTRODUCED: SEPT 11 2013
 PLAN COMMISSION: NOV 21 2013



NOTE: SEE PD-000.3 FOR ELEVATION REFERENCE

FINAL FOR PUBLICATION

Goettsch Partners - Architects
 224 S Michigan Av, Suite 1700
 Chicago IL 60604

Applicant: Westco Acquisition LLC, Westco Acquisition B LLC
 Address: 400-427 W Randolph St, 400-423 W Lake St
 & 400 W N Riverside
 & 150 N Riverside

150 NORTH
 RIVERSIDE

PAGE 2 OF 3
 PD-000.2

P.D. BOUNDARY & PROJ. LINE MAP
 INTRODUCED SENT TO PLAN COMMISSION NOV 21 2013

FINAL FOR PUBLICATION

		LOCATION A	LOCATION B	LOCATION C	LOCATION D	LOCATION E	LOCATION F
SECTION TRACK 2	HEIGHT A	19'-6 1/8"	20'-4 1/2"	21'-2 3/8"	21'-2 1/2"	19'-11 1/8"	19'-3 1/2"
	HEIGHT B	1'-11 1/2"	1'-11 5/8"	1'-11 3/4"	2'-1 3/4"	2'-1 7/8"	2'-1 7/8"
	DISTANCE C	17'-6 5/8"	18'-4 7/8"	19'-2 3/4"	19'-0 3/4"	17'-9 1/4"	17'-1 5/8"
SECTION TRACK 3	HEIGHT A	19'-9"	20'-7 5/8"	21'-2 1/2"	21'-2 1/2"	19'-11 1/4"	19'-6 7/8"
	HEIGHT B	2'-0"	2'-0"	2'-0 1/8"	2'-2 1/4"	2'-2 1/2"	2'-2 1/2"
	DISTANCE C	17'-9"	18'-7 5/8"	19'-2 3/8"	19'-0 1/4"	17'-8 3/4"	17'-4 3/8"
SECTION TRACK 4	HEIGHT A	20'-0 1/4"	20'-10 3/4"	21'-2 1/2"	21'-2 1/2"	20'-0 3/4"	19'-7 7/8"
	HEIGHT B	2'-0 1/4"	2'-0 1/4"	2'-0 3/8"	2'-2 1/4"	2'-2 1/2"	2'-2 1/2"
	DISTANCE C	18'-0"	18'-10 1/2"	19'-2 1/8"	19'-0 1/4"	17'-10 1/4"	17'-5 3/8"
SECTION TRACK 5	HEIGHT A	20'-2 3/8"	20'-10 5/8"	21'-2 1/2"	21'-2 1/4"	20'-0 3/4"	19'-8 1/4"
	HEIGHT B	1'-11 5/8"	1'-11 5/8"	1'-11 3/4"	2'-2"	2'-2 1/8"	2'-2 1/8"
	DISTANCE C	18'-2 3/4"	18'-11"	19'-2 3/4"	19'-0 1/4"	17'-10 5/8"	17'-6 1/8"
SECTION TRACK 6	HEIGHT A	21'-6 1/2"	21'-2 1/2"		21'-2 1/2"	19'-5"	19'-5"
	HEIGHT B	1'-10 3/4"	1'-10 3/4"		1'-10 3/4"	1'-10 3/4"	1'-10 3/4"
	DISTANCE C	19'-7 3/4"	19'-3 3/4"		19'-3 3/4"	17'-6 1/4"	17'-6 1/4"
SECTION TRACK 7	HEIGHT A	21'-10 5/8"	21'-2 1/2"		21'-2 1/2"	19'-5"	19'-3"
	HEIGHT B	2'-0"	2'-0"		1'-11 5/8"	1'-11 5/8"	1'-11 5/8"
	DISTANCE C	19'-10 5/8"	19'-2 1/2"		19'-2 7/8"	17'-5 3/8"	17'-3 3/8"

HEIGHT A - HEIGHT OF UNDERSIDE OF OVERBUILT STRUCTURE
 HEIGHT B - HEIGHT OF TOP OF RAIL
 DISTANCE C - DISTANCE BETWEEN TOP OF RAIL TO UNDERSIDE OF OVERBUILT STRUCTURE

THE AREA INSCRIBED BY THE DASHED LINE (ON PD-000.2) IS A HORIZONTAL PLANE WITH A CONSTANT HEIGHT OF 21.20' ABOVE THE CHICAGO CITY DATUM, EXCEPTING AREAS OF VARYING ELEVATION SHOWN HEREIN ON ON PD-000.2.

THE VARYING CLEAR DIMENSIONS BETWEEN THE TOP OF THE RAIL AND THE UNDERSIDE OF THE OVERBUILT STRUCTURE IS A RESULT OF THE VARYING HEIGHTS OF THE RAIL.

IN THE EVENT OF ANY DIFFERENCE BETWEEN THE DIMENSIONS OF THE PLANS OF THIS PLANNED DEVELOPMENT AND THE DIMENSIONS CONTAINED IN A SUBSEQUENT PLAT OF SURVEY, THE PLAT OF SURVEY SHALL GOVERN.

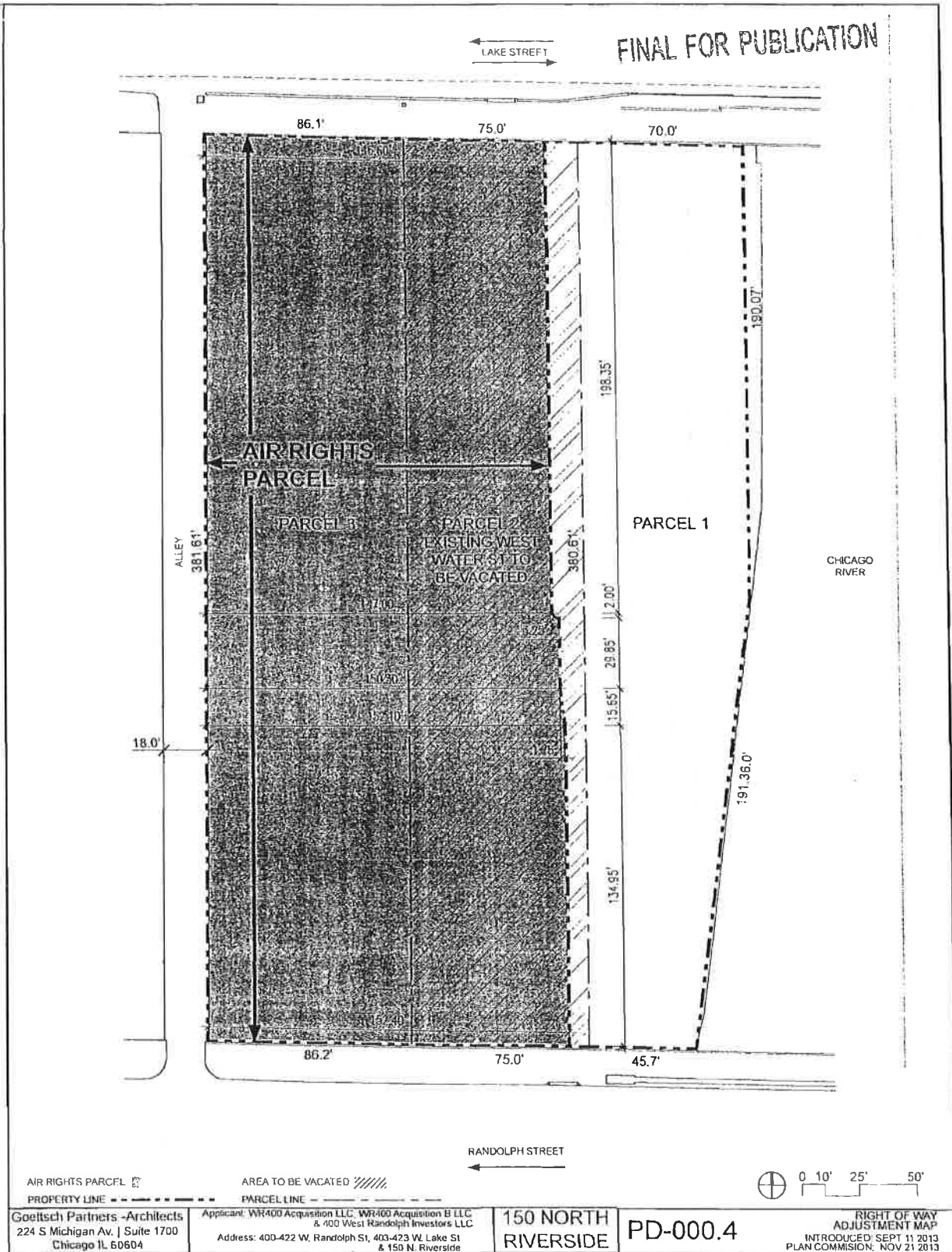
Geotisch Partners - Architects
 224 S Michigan Av. | Suite 1700
 Chicago IL 60604

Applicant: WH1400 Acquisition LLC, WH1400 Acquisition B LLC
 & 400 West Randolph Street, 400-423 W. Lake St
 Address: 400-423 W. Randolph St., 400-423 W. Lake St
 & 150 N. Riverside

150 NORTH
 RIVERSIDE

PAGE 3 OF 3
 PD-000.3

PLD, BOUNDARY & PROP. LINE MAP
 AIR RIGHTS DIAGRAM
 INTRODUCED SEPT 11 2013
 PLAN COMMISSION NOV 21 2013



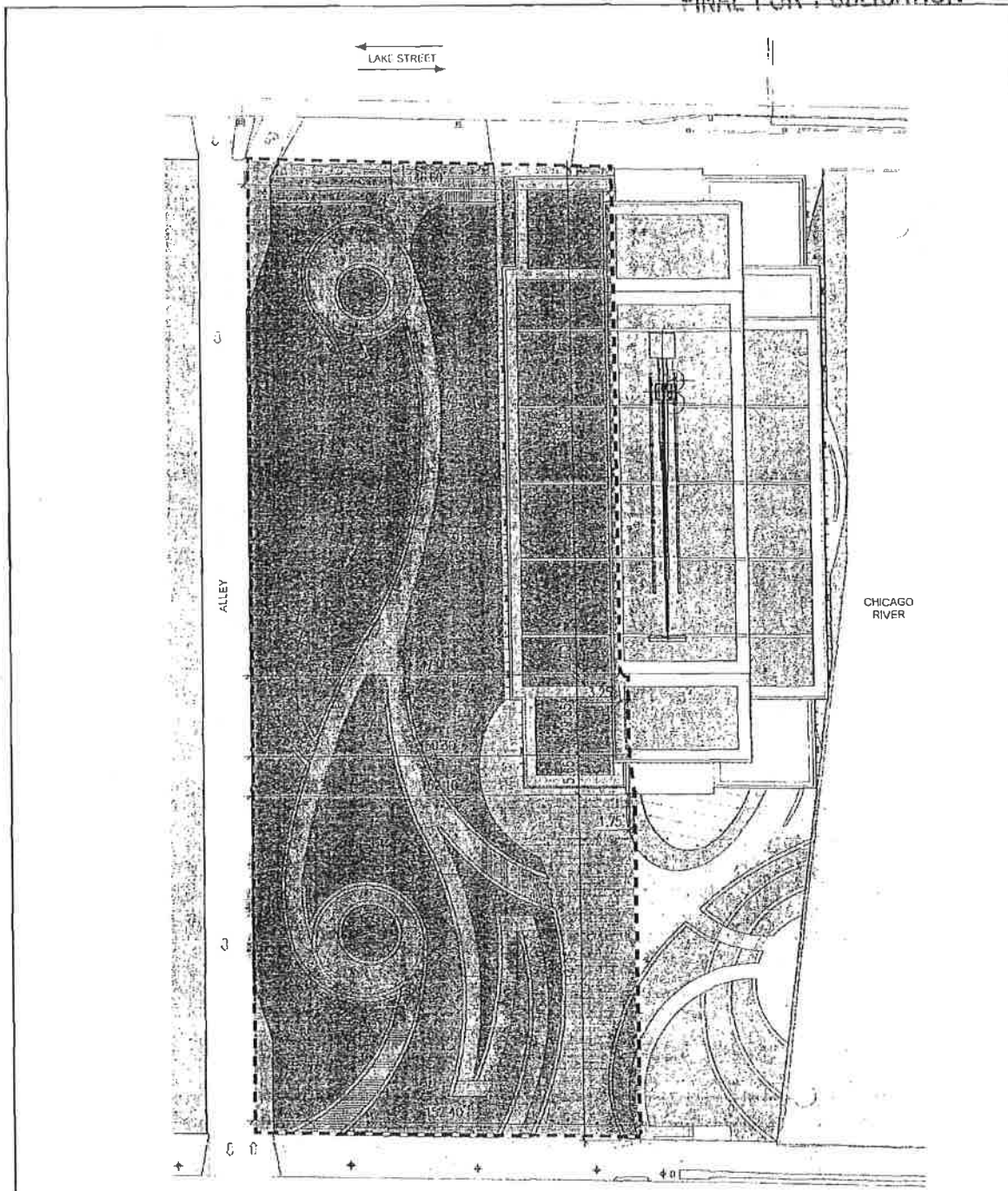
Goettsch Partners -Architects
 224 S Michigan Av. | Suite 1700
 Chicago IL 60604

Applicant: WR400 Acquisition LLC, WR400 Acquisition B LLC
 & 400 West Randolph Investors LLC
 Address: 400-422 W. Randolph St, 400-423 W. Lake St
 & 150 N. Riverside

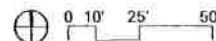
150 NORTH RIVERSIDE PD-000.4

RIGHT OF WAY ADJUSTMENT MAP
 INTRODUCED SEPT 11 2013
 PLAN COMMISSION, NOV 21 2013

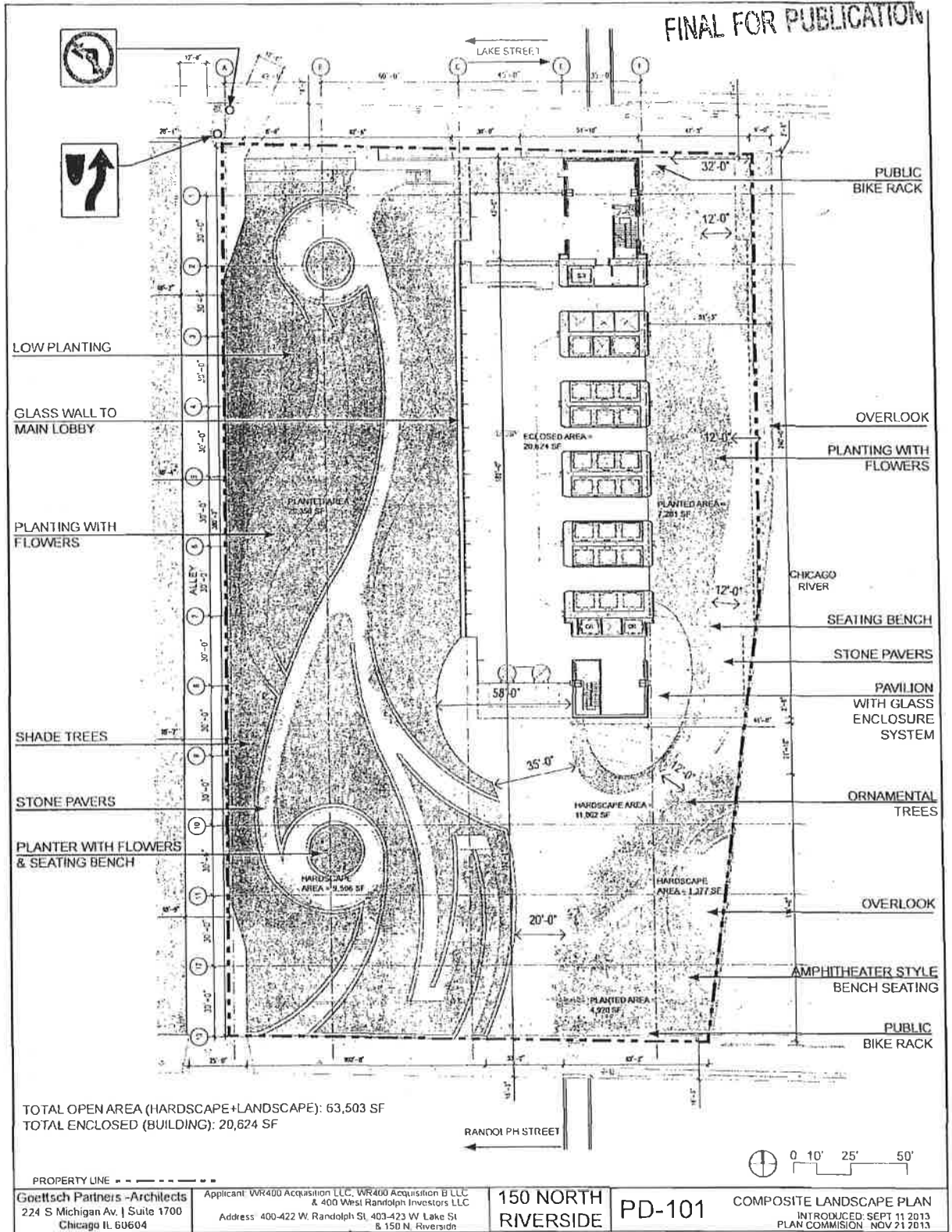
FINAL FOR PUBLICATION



RANDOLPH STREET



<p>OVERBUILD BOUNDARY LINE - - - - -</p> <p>Goetsch Partners -Architects 224 S Michigan Av. Suite 1700 Chicago IL 60604</p>	<p>Applicant: WR400 Acquisition LLC, WR400 Acquisition B LLC & 400 West Randolph Investors LLC Address: 400-422 W. Randolph St, 403-423 W Lake St & 150 N Riverside</p>	<p>150 NORTH RIVERSIDE</p>	<p>PD-000.5</p>	<p>AIR RIGHTS OVERBUILD PLAN INTRODUCED SEPT 11 2013 PLAN COMMISSION: NOV 21 2013</p>
---	---	----------------------------	-----------------	---



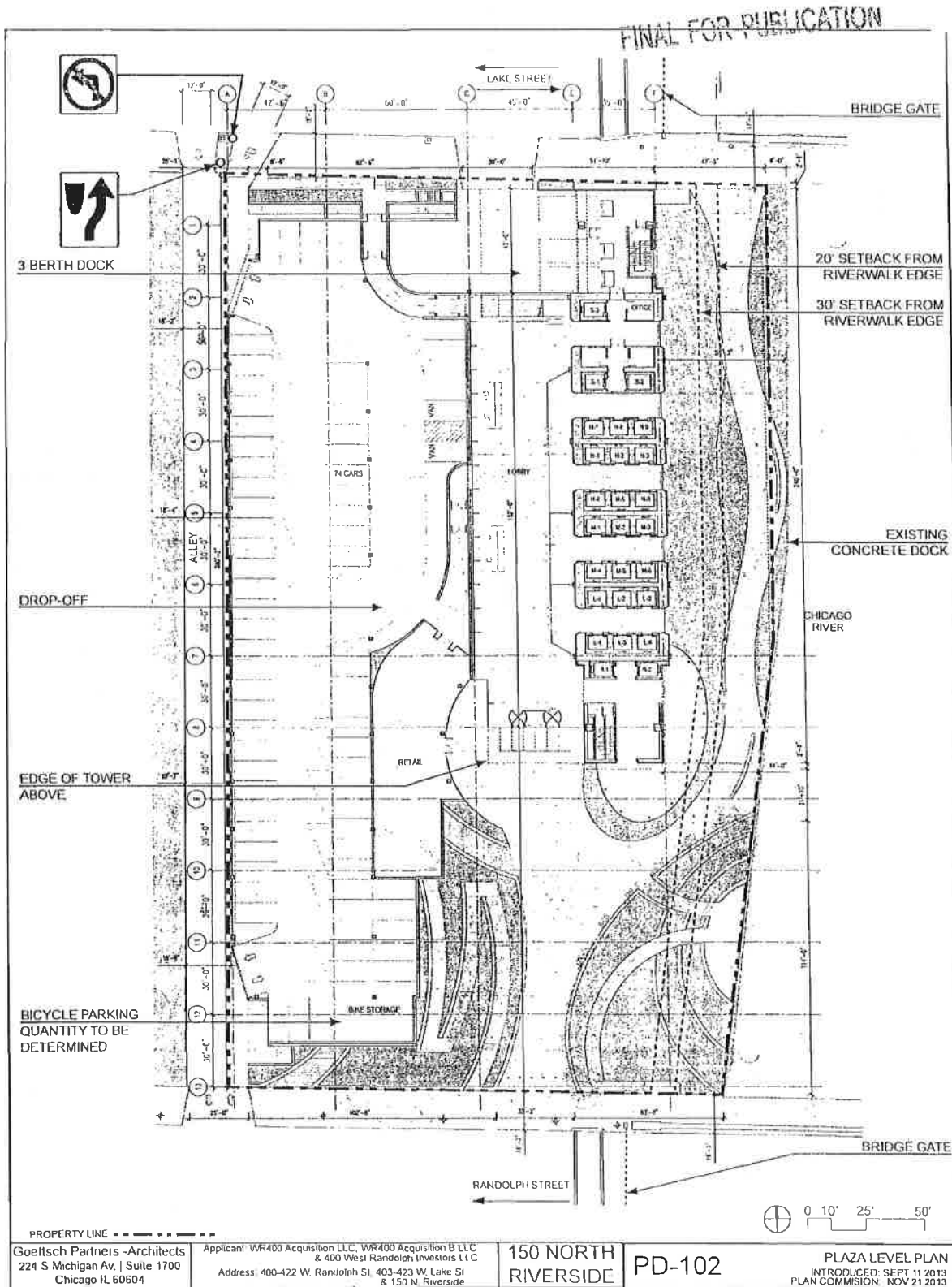
Goettlich Partners - Architects
 224 S Michigan Av. | Suite 1700
 Chicago IL 60604

Applicant WR400 Acquisition LLC, WR400 Acquisition B LLC
 & 400 West Randolph Investors LLC
 Address 400-422 W. Randolph St, 403-423 W Lake St
 & 150 N. Riverside

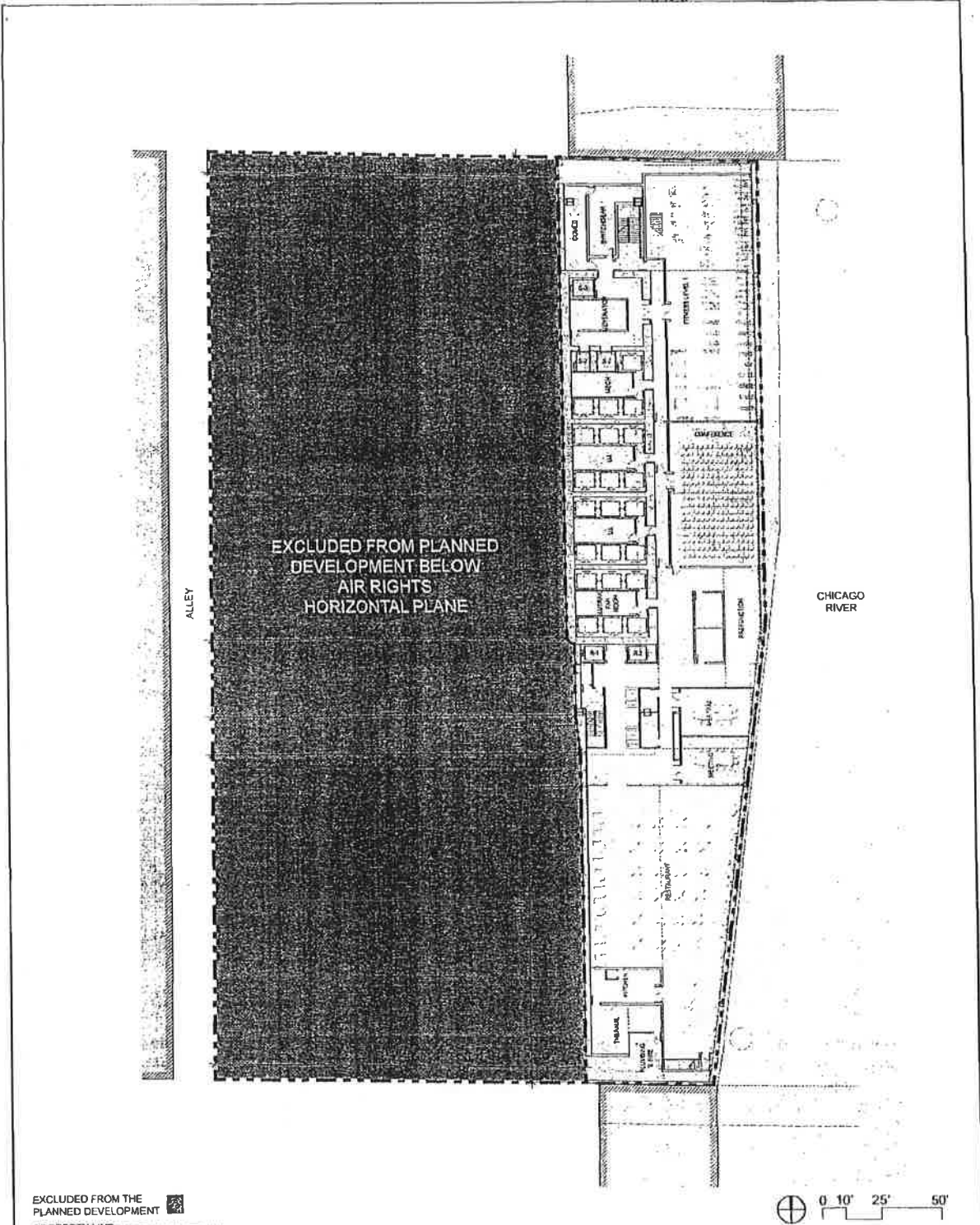
150 NORTH
 RIVERSIDE

PD-101

COMPOSITE LANDSCAPE PLAN
 INTRODUCED: SEPT 11 2013
 PLAN COMMISSION: NOV 21 2013

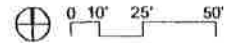


FINAL FOR PUBLICATION



EXCLUDED FROM THE
PLANNED DEVELOPMENT

PROPERTY LINE



Goettsch Partners - Architects
224 S Michigan Av. | Suite 1700
Chicago IL 60604

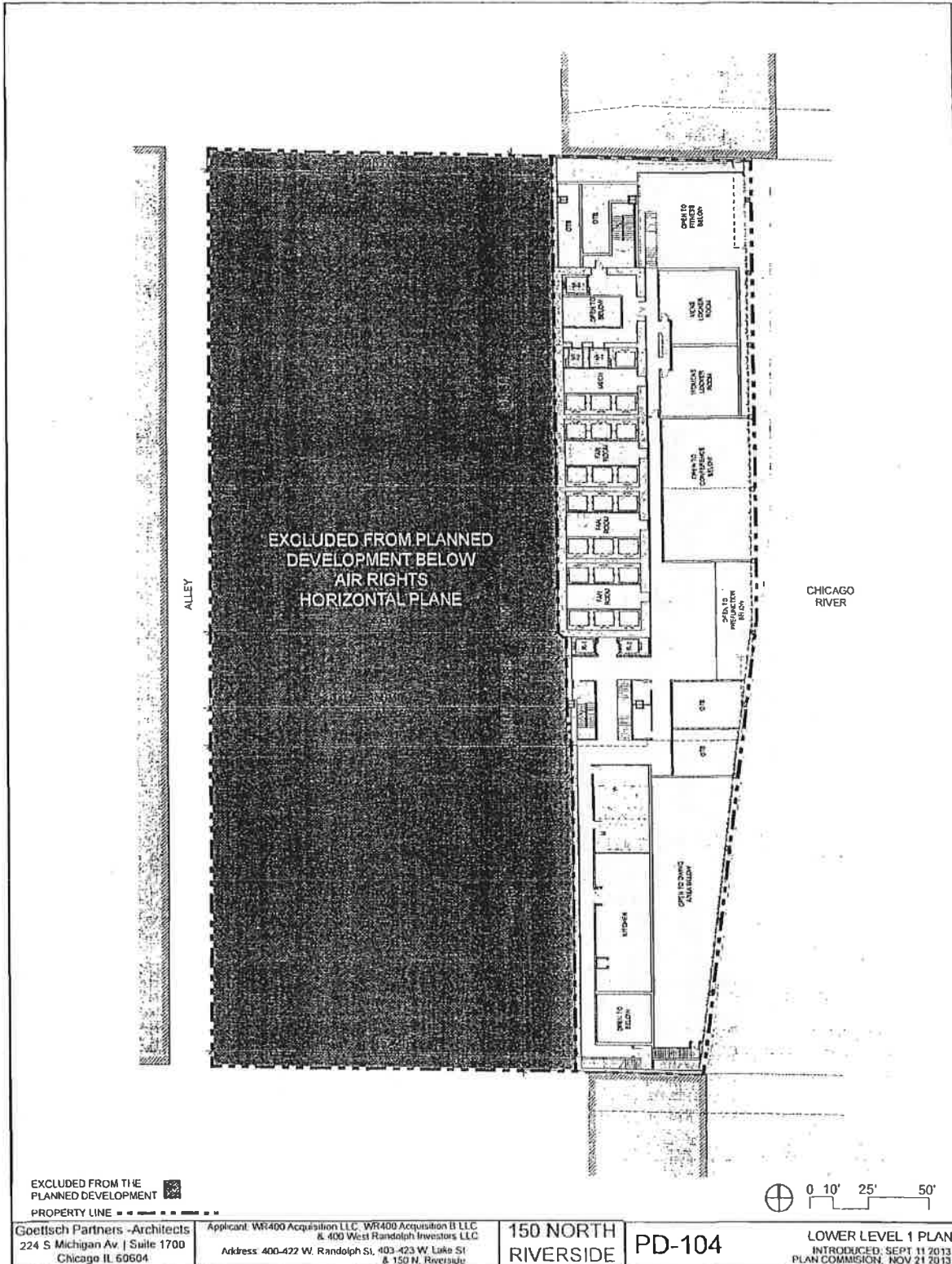
Applicant: WR400 Acquisition LLC, WR400 Acquisition B LLC
& 400 West Randolph Investors LLC
Address: 400-422 W. Randolph St, 403-423 W. Lake St
& 150 N. Riverside

150 NORTH
RIVERSIDE

PD-103

LOWER LEVEL 2 PLAN
INTRODUCED: SEPT 11 2013
PLAN COMMISSION: NOV 21 2013

FINAL FOR PUBLICATION



EXCLUDED FROM THE
 PLANNED DEVELOPMENT

PROPERTY LINE

Applicant: WR400 Acquisition LLC, WR400 Acquisition B LLC
 & 400 West Randolph Investors LLC
 Address: 400-422 W. Randolph St, 403-423 W. Lake St
 & 150 N. Riverside

150 NORTH
 RIVERSIDE

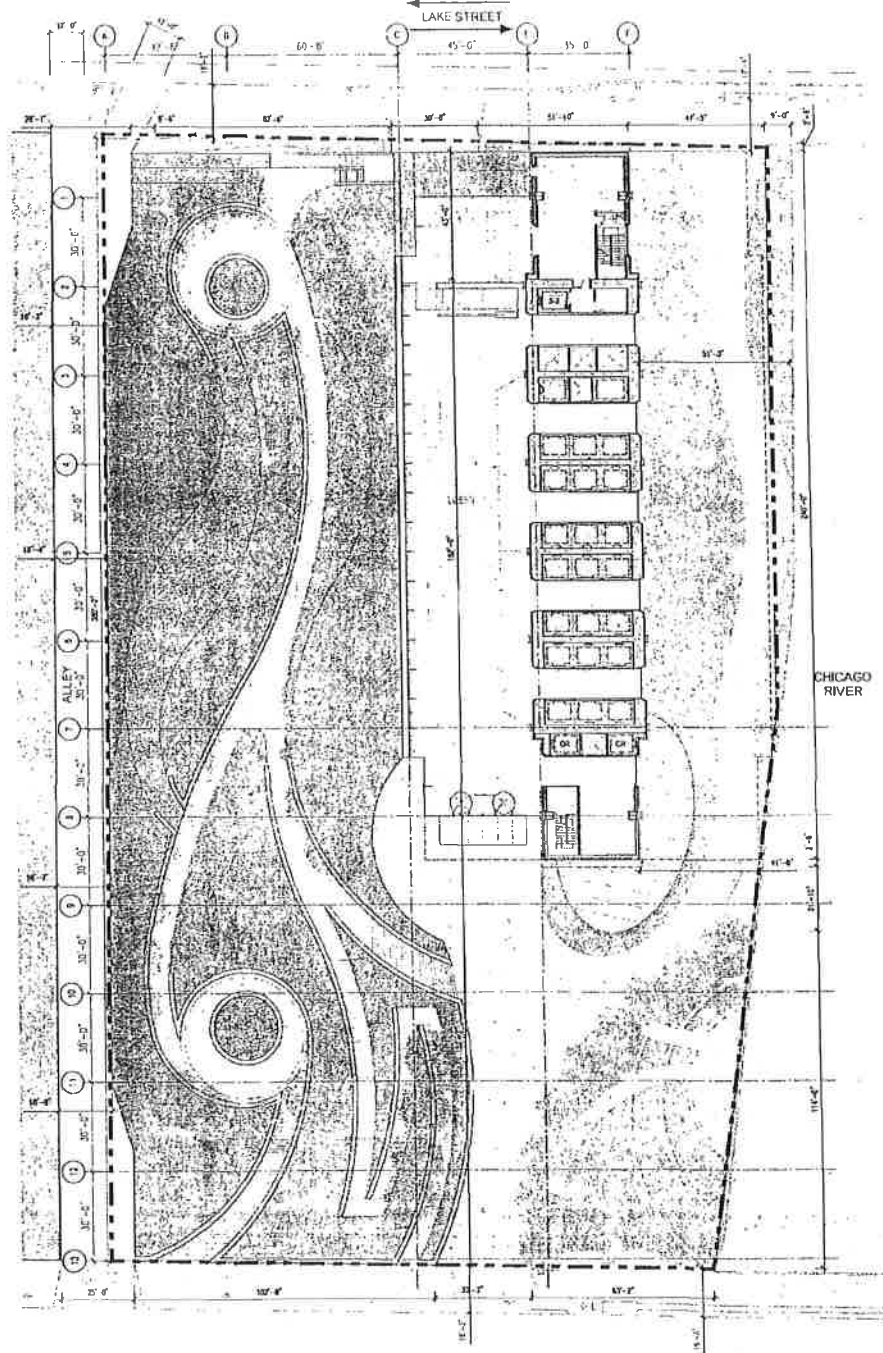
PD-104

0 10' 25' 50'

LOWER LEVEL 1 PLAN
 INTRODUCED: SEPT 11 2013
 PLAN COMMISSION: NOV 21 2013

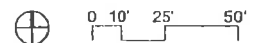
Goettsch Partners - Architects
 224 S Michigan Av. | Suite 1700
 Chicago IL 60604

FINAL FOR PUBLICATION



CHICAGO RIVER

RANDOLPH STREET



PROPERTY LINE - - - - -

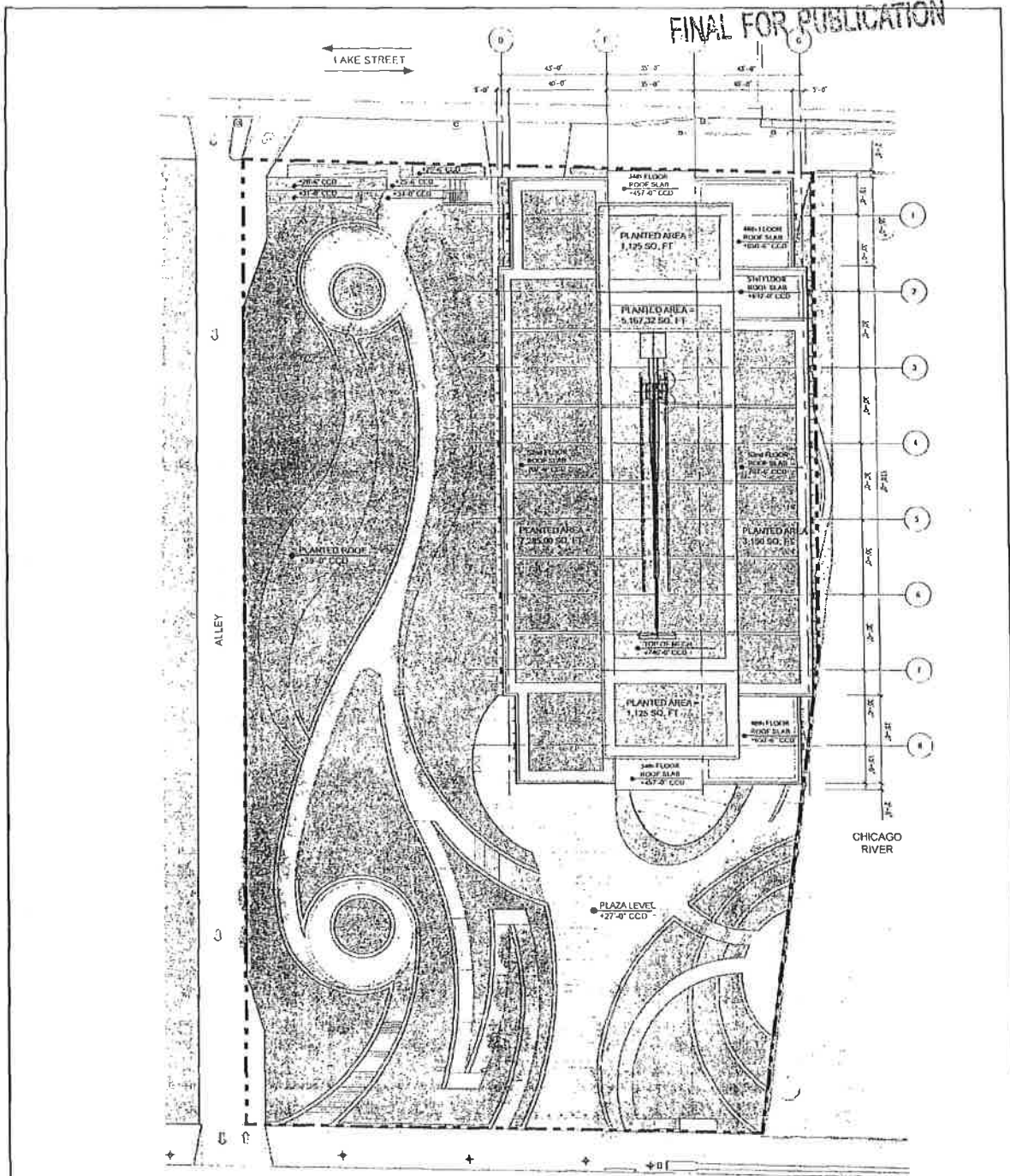
Goeltzsch Partners -Architects
 224 S Michigan Av. | Suite 1700
 Chicago IL 60604

Applicant: WH400 Acquisition LLC, WH400 Acquisition B LLC
 & 400 West Randolph Investors LLC
 Address: 400-422 W. Randolph St. 403-423 W. Lake St.
 & 150 N. Riverside

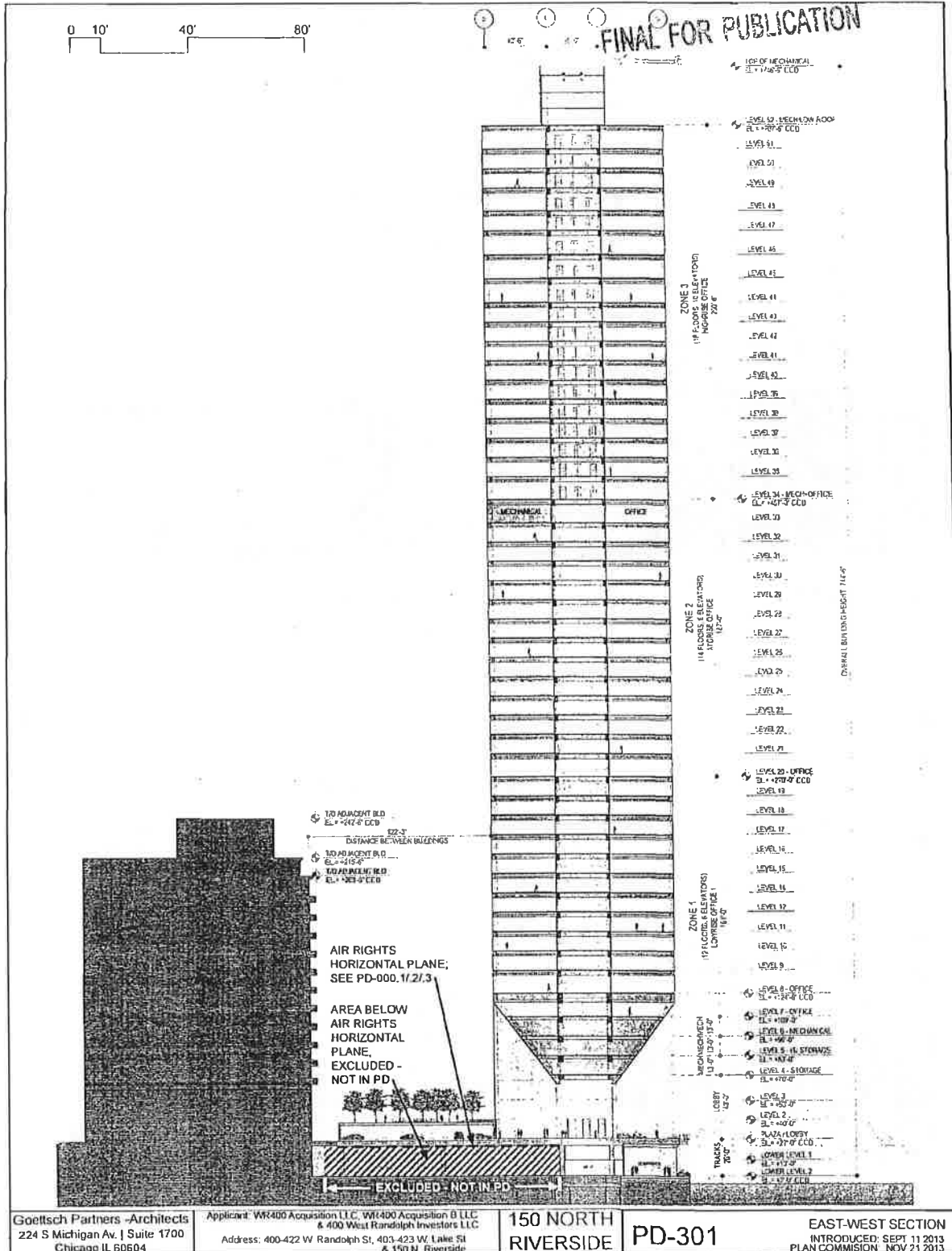
150 NORTH
 RIVERSIDE

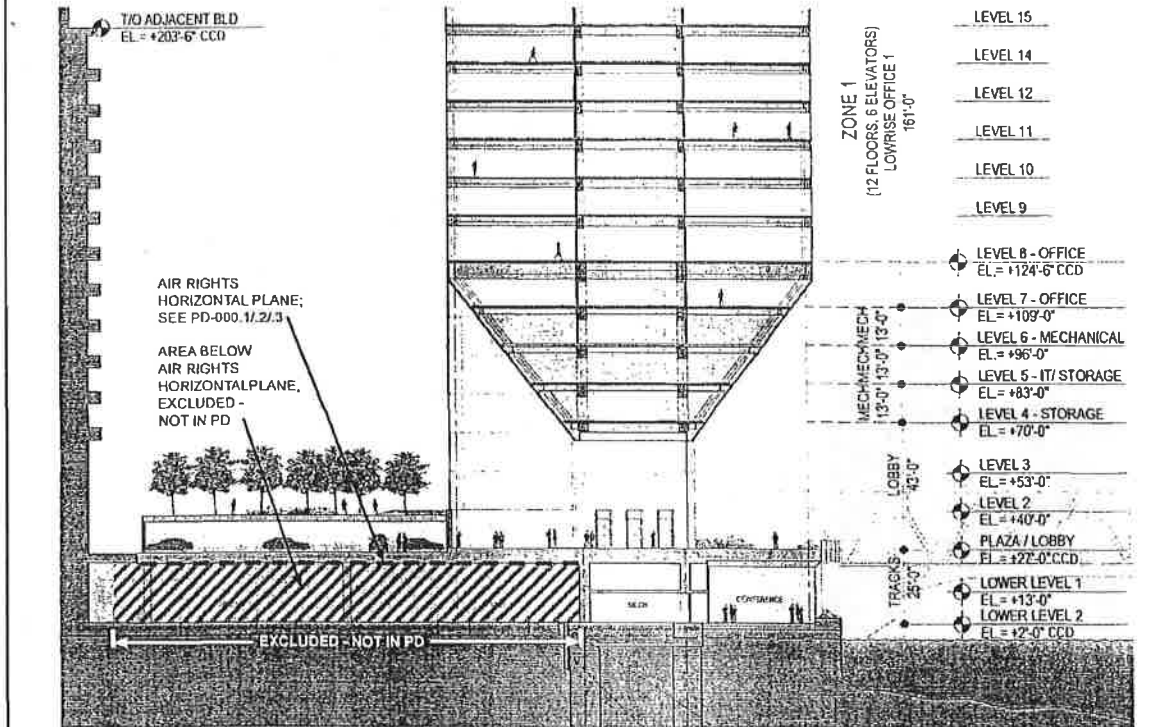
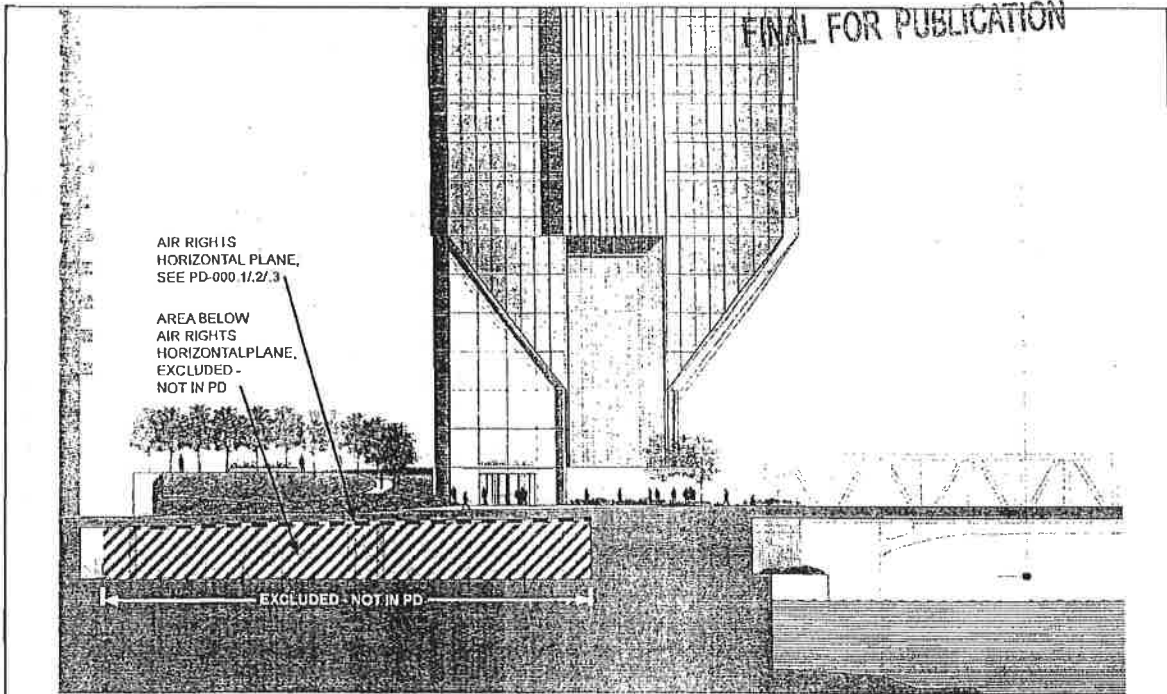
PD-105

LEVEL 2 PLAN
 INTRODUCED SEPT 11 2013
 PLAN COMMISSION NOV 21 2013

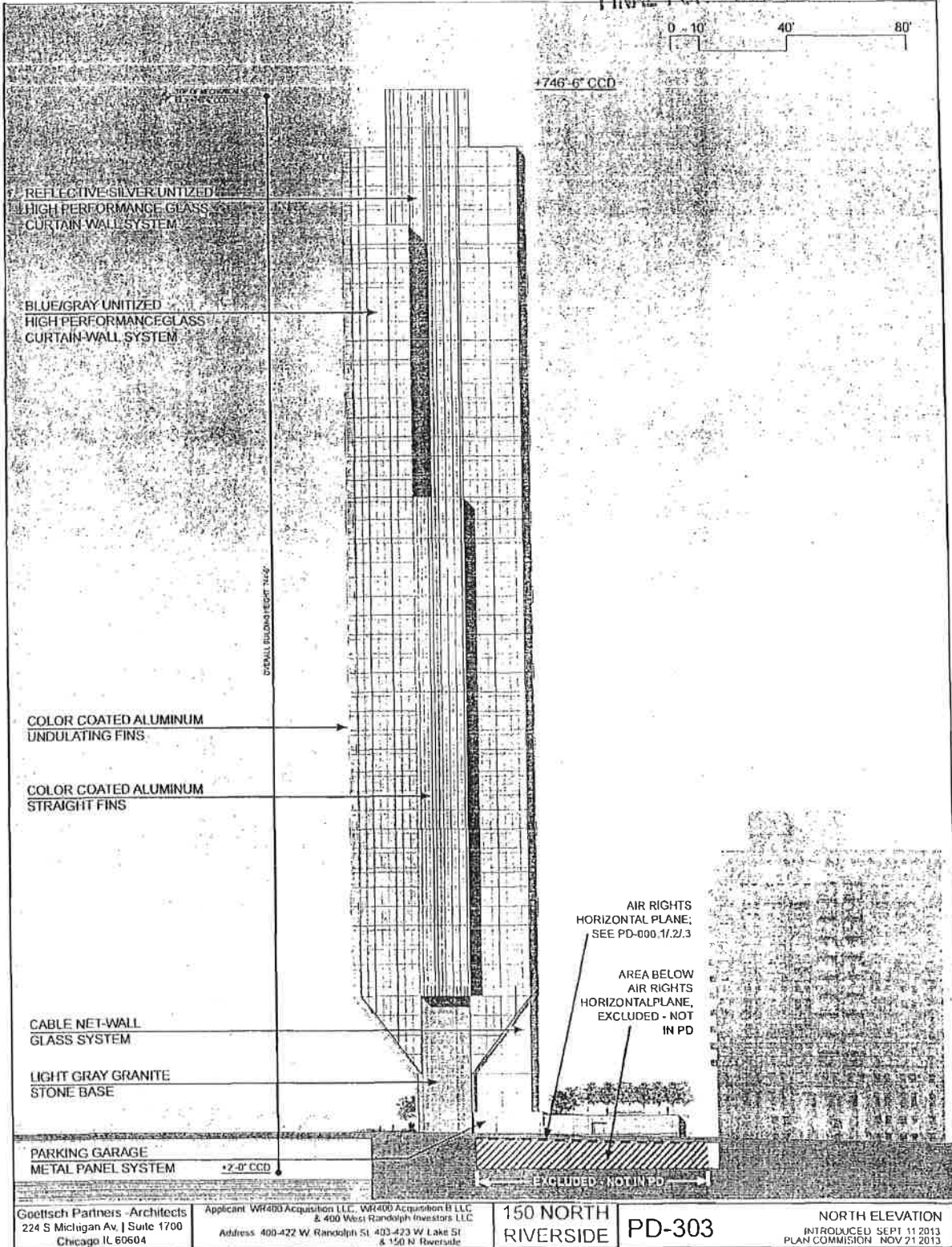


TOWER GREENROOF AREA: 17,852 SF
 PODIUM GREENROOF AREA: 41,558 SF
 T = 59,410 SF





FINAL FOR PUBLICATION



Goettsch Partners - Architects
 224 S Michigan Av. | Suite 1700
 Chicago IL 60604

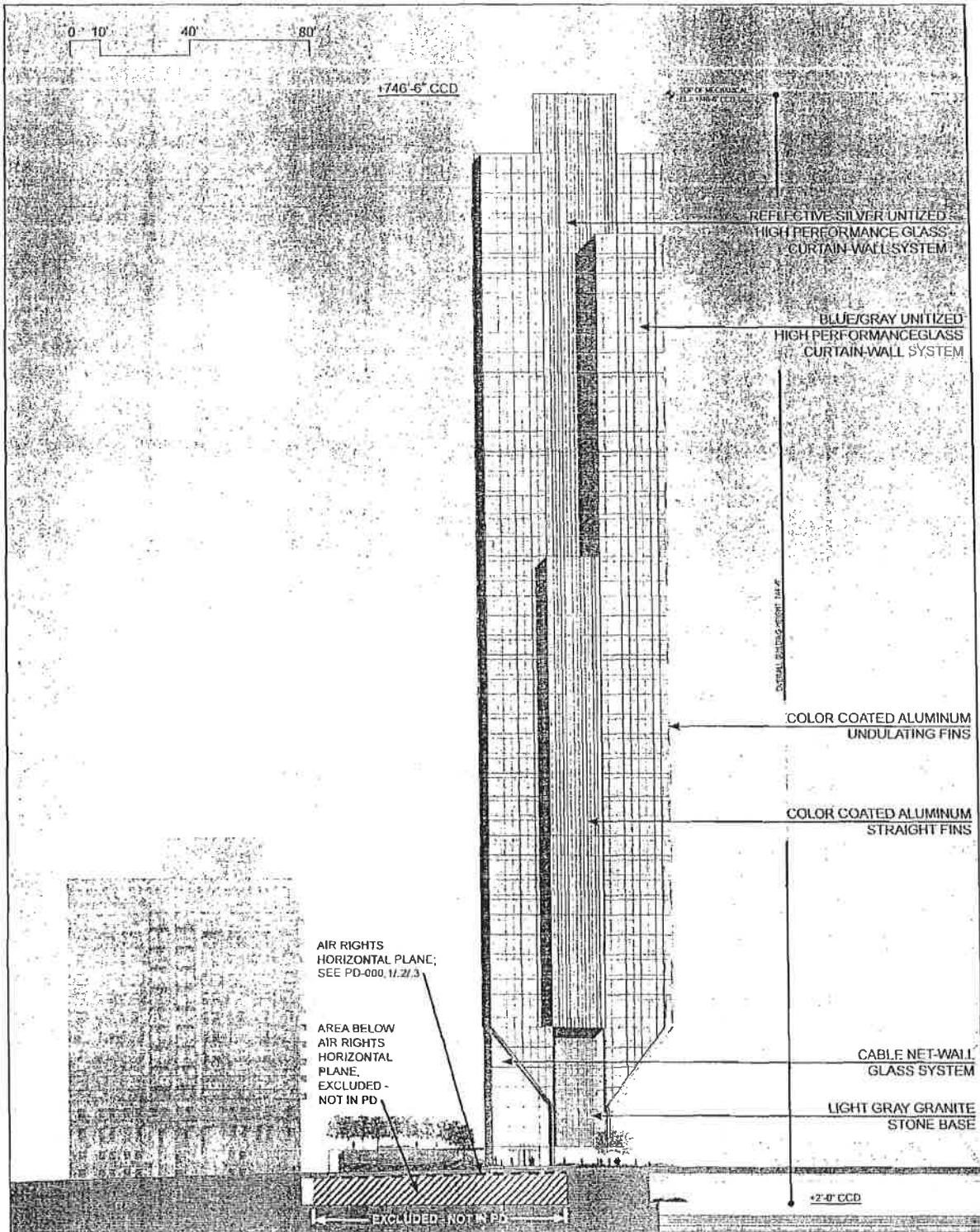
Applicant: WR400 Acquisition LLC, WR400 Acquisition B LLC & 400 West Randolph Investors LLC
 Address: 400-422 W Randolph St, 403-423 W Lake St & 150 N Riverside

150 NORTH RIVERSIDE

PD-303

NORTH ELEVATION
 INTRODUCED SEPT 11 2013
 PLAN COMMISSION NOV 21 2013

FINAL FOR PUBLICATION



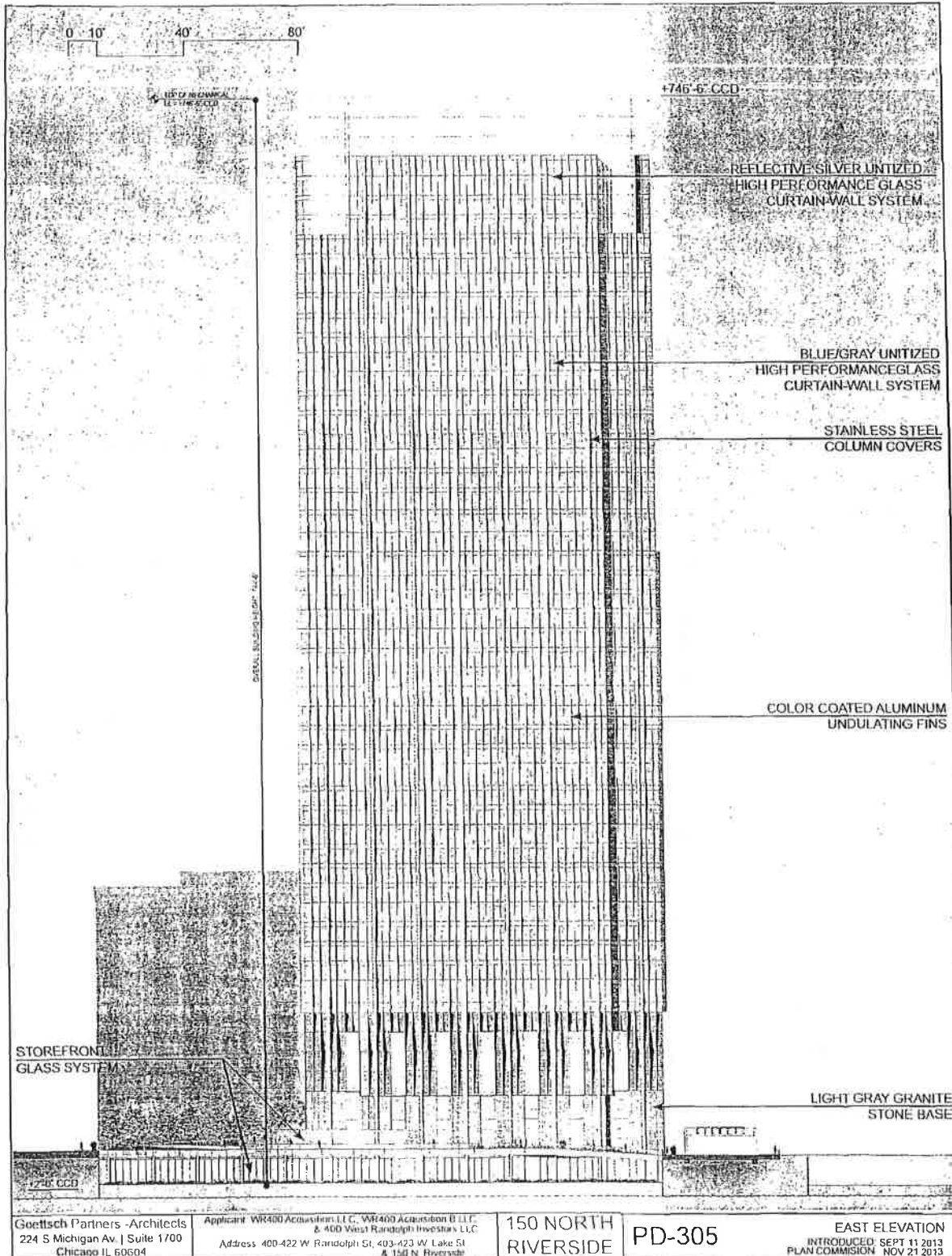
Goettsch Partners - Architects
 224 S Michigan Av | Suite 1700
 Chicago IL 60604

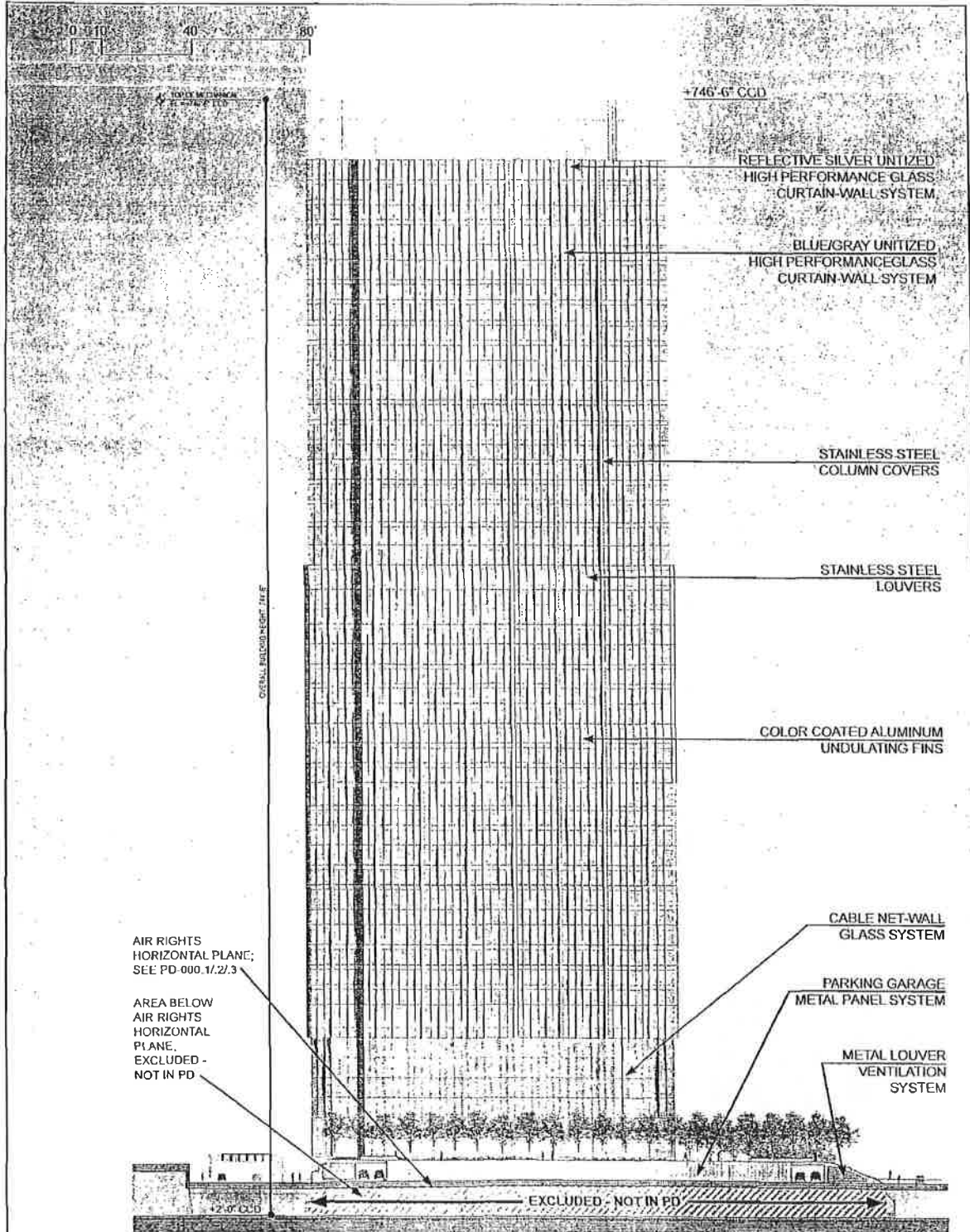
Applicant: WR400 Acquisition LLC, WR400 Acquisition B LLC
 & 400 West Randolph Investors LLC
 Address: 400-422 W. Randolph St. 403-423 W. Lake St
 & 150 N. Riverside

150 NORTH
 RIVERSIDE

PD-304

SOUTH ELEVATION
 INTRODUCED SEPT 11 2013
 PLAN COMMISSION NOV 21 2013



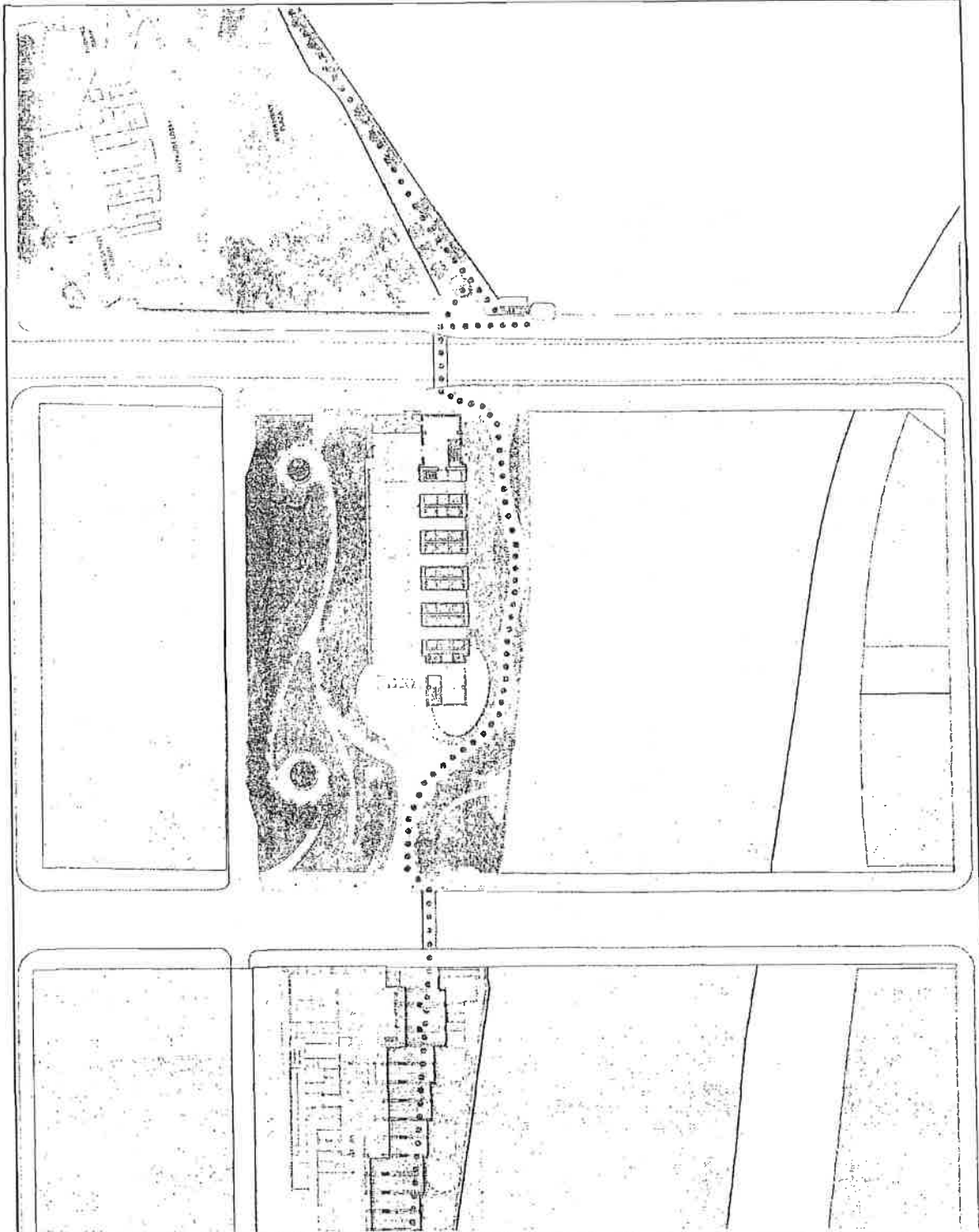


Goettsch Partners -Architects
 224 S Michigan Av. | Suite 1700
 Chicago IL 60604

Applicant: WR400 Acquisition LLC, WR400 Acquisition B LLC
 & 400 West Randolph Investors LLC
 Address: 400-422 W. Randolph St, 400-423 W. Lake St
 & 150 N. Riverside

150 NORTH RIVERSIDE PD-306

WEST ELEVATION
 INTRODUCED: SEPT 11 2013
 PLAN COMMISSION: NOV 21 2013



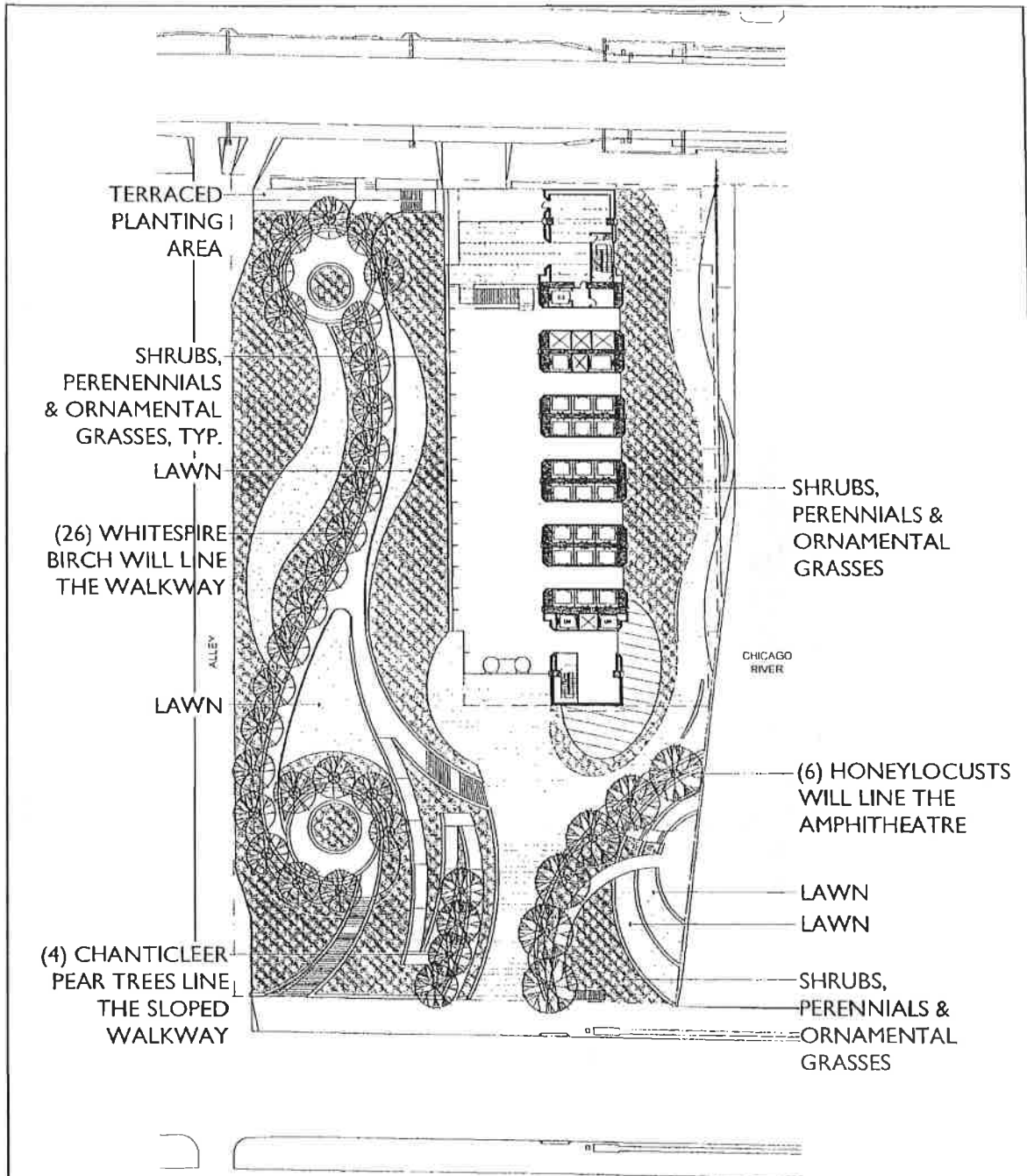
Goettsch Partners -Architects
 224 S Michigan Av. | Suite 1700
 Chicago IL 60604

Applicant WR400 Acquisition LLC, WR400 Acquisition B LLC
 & 400 West Randolph Investors LLC
 Address: 400-422 W. Randolph St, 403-423 W. Lake St
 & 150 N. Riverside

150 NORTH
 RIVERSIDE

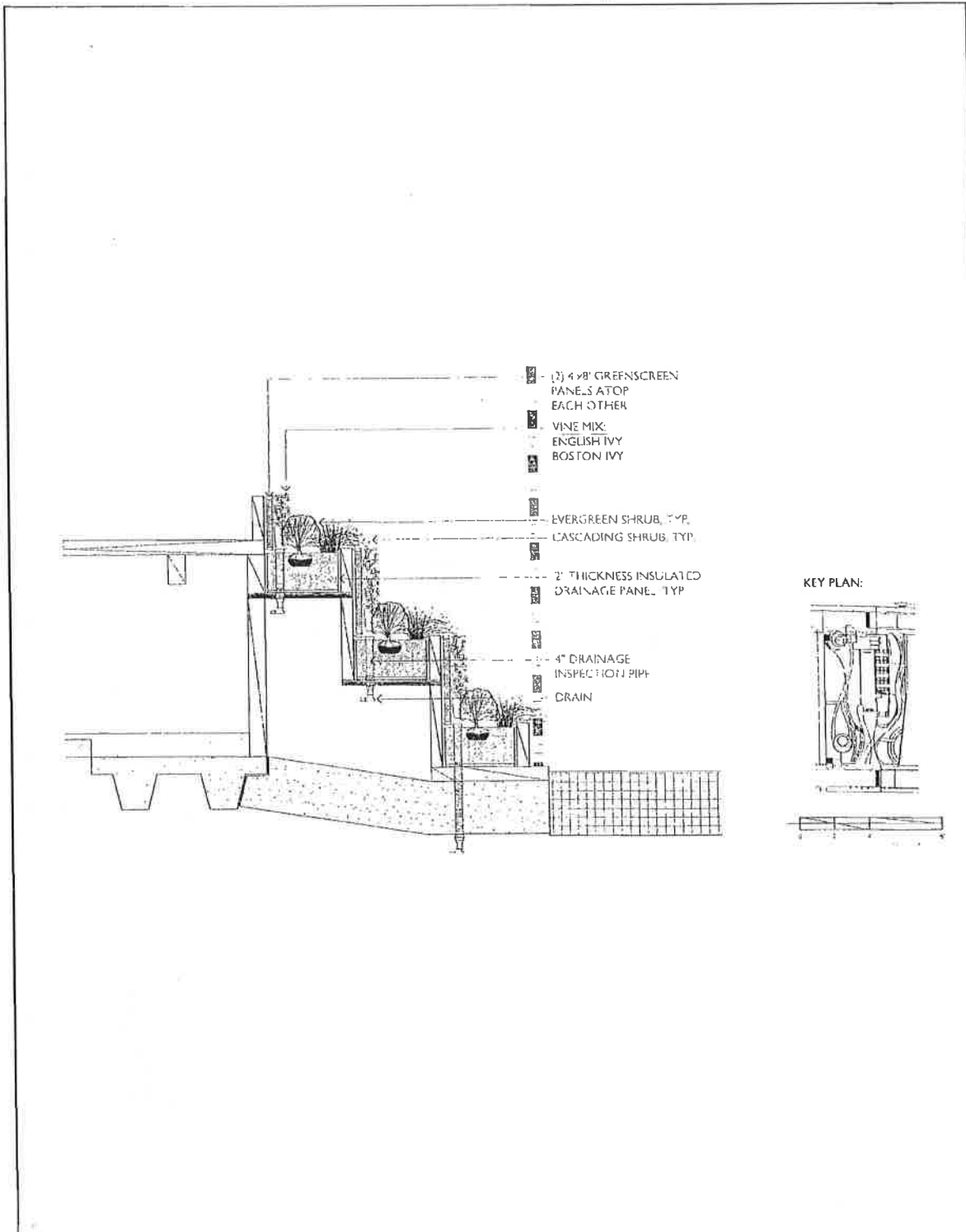
MAP-003

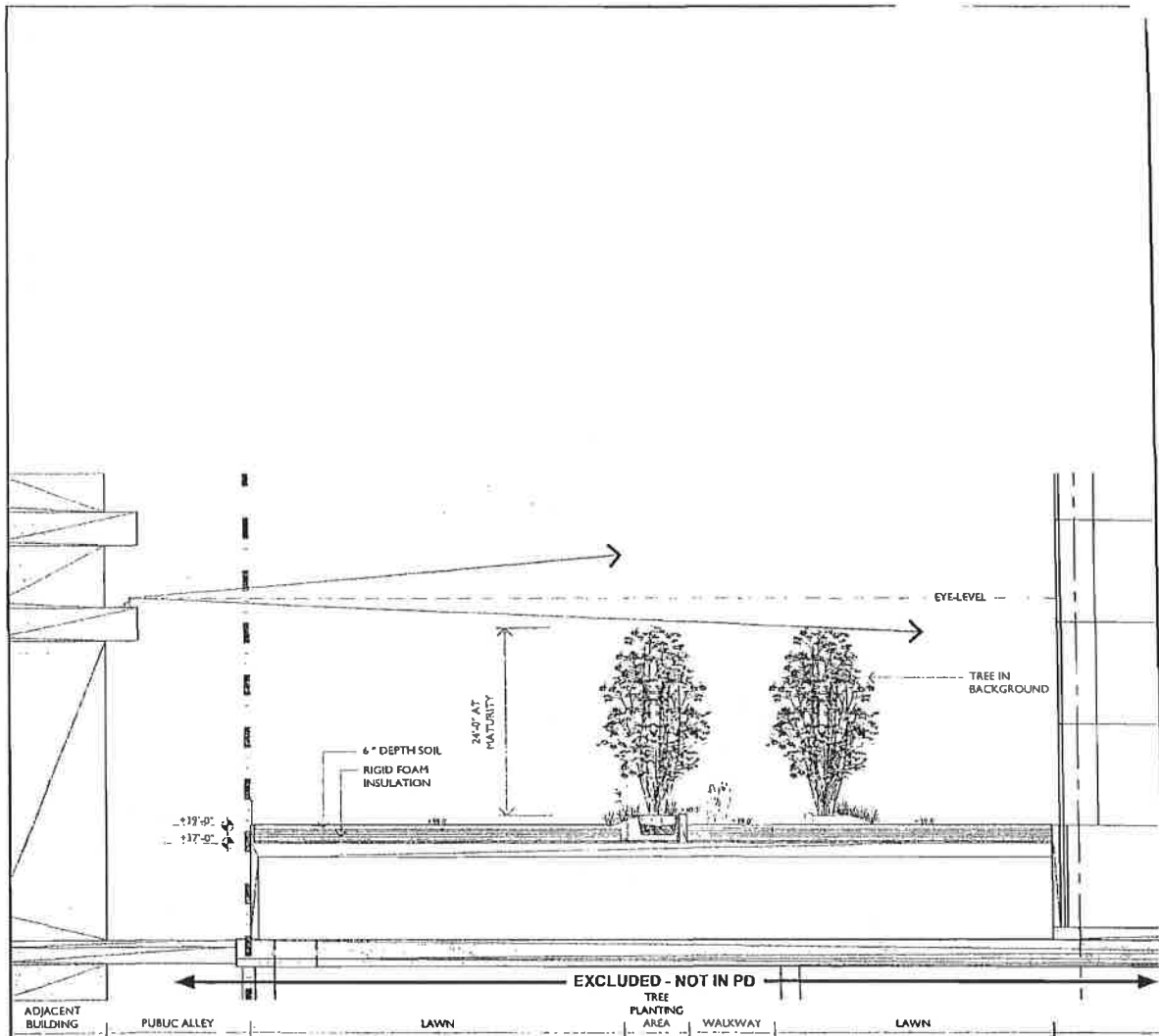
PEDESTRIAN LINK
 INTRODUCED SEPT 11 2013
 PLAN COMMISSION: NOV 21 2013



LANDSCAPE PLAN
SCALE 1"= 60'-0"







KEY PLAN:

