



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

May 25, 2021

Katherine C. Jahnke Dale  
DLA Piper  
444 W. Lake St., Suite 900  
Chicago, IL 60606

**Re:** Waterway Residential-Business Planned Development No.1298, Site Plan Approval  
Request: Subarea 3, 234 W Polk Street.

Dear Ms. Jahnke Dale:

Please be advised that your request for site plan approval to Planned Development No. 1298 ("PD 1298"), Subarea 3, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 14 of PD 1298. The building is proposed with 440 dwelling units, a maximum height of 446'-2" and sits atop a parking podium. You are requesting on behalf of your clients, SB Polk Street Development, LLC, SB Polk Street Multifamily, LLC, and River South Properties, LLC, the property owners of Subarea 3 the following design revisions to the proposed building to be located at 234 West Polk Street:

**Ground Floor/Site:** The design of the ground-floor lobby includes floor-to-ceiling windows overlooking the adjacent waterway. The building is cantilevered above a pathway along Polk Street, connecting to an outdoor plaza with seating, landscaping, and river views. The walkway, wraps around the entire western side of the building, creating a connection between the Riverwalk and West Polk Street. The bottom three stories of the building on the west elevation are set back 30' from the river's edge.

**Parking Podium:** The parking podium, housed on floors three through seven, is screened and naturally ventilated. Thin metal tubes at the south and west façade of the parking podium screen the garage floors from public view. On the east and north facades, the parking floors are screened with a fritted glass panel screen cladding system. In all parking levels, a concrete crash rail is extended to guardrail height to mask headlights shining into neighboring properties.

**Sustainable Development Features:**

The tower is designed for LEED Gold and Fitwel certification, which will be achieved through the use of eco-friendly materials and integration of additional elements such as a green rooftop

growing vegetables, fruits and flowers. Additional sustainability features in Southbank Park include an on-site stormwater management system designed to mimic natural wetlands while mitigating runoff.

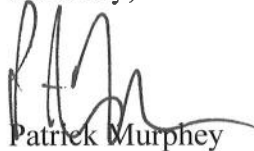
We have reviewed the following drawings and exhibits for Subarea 3 - Building E:

- Rendering – North facade view (11/11/20)
- Existing Zoning and Land (11/20/20)
- Property Line and Boundary Map (5/5/21)
- Site/Landscape Plan (5/24/21)
- LV-01 Ground Floor (5/3/21)
- LVL 07 - Typ. Parking Plan (5/5/21)
- North, South, East, and West Elevations (5/25/21)
- Zoning Matrix – Subarea 3 (5/24/21)
- Renderings – Parking Podium East Façade (11/5/2000)

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 height, bulk or density of Subarea 3, and will not change the character of the development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1298, I hereby approve the foregoing site plan approval request, but no other changes to this Planned Development. The attached exhibits are in accordance with and satisfy the requirements of PD 1298. Accordingly, this site plan approval is hereby approved.

Sincerely,



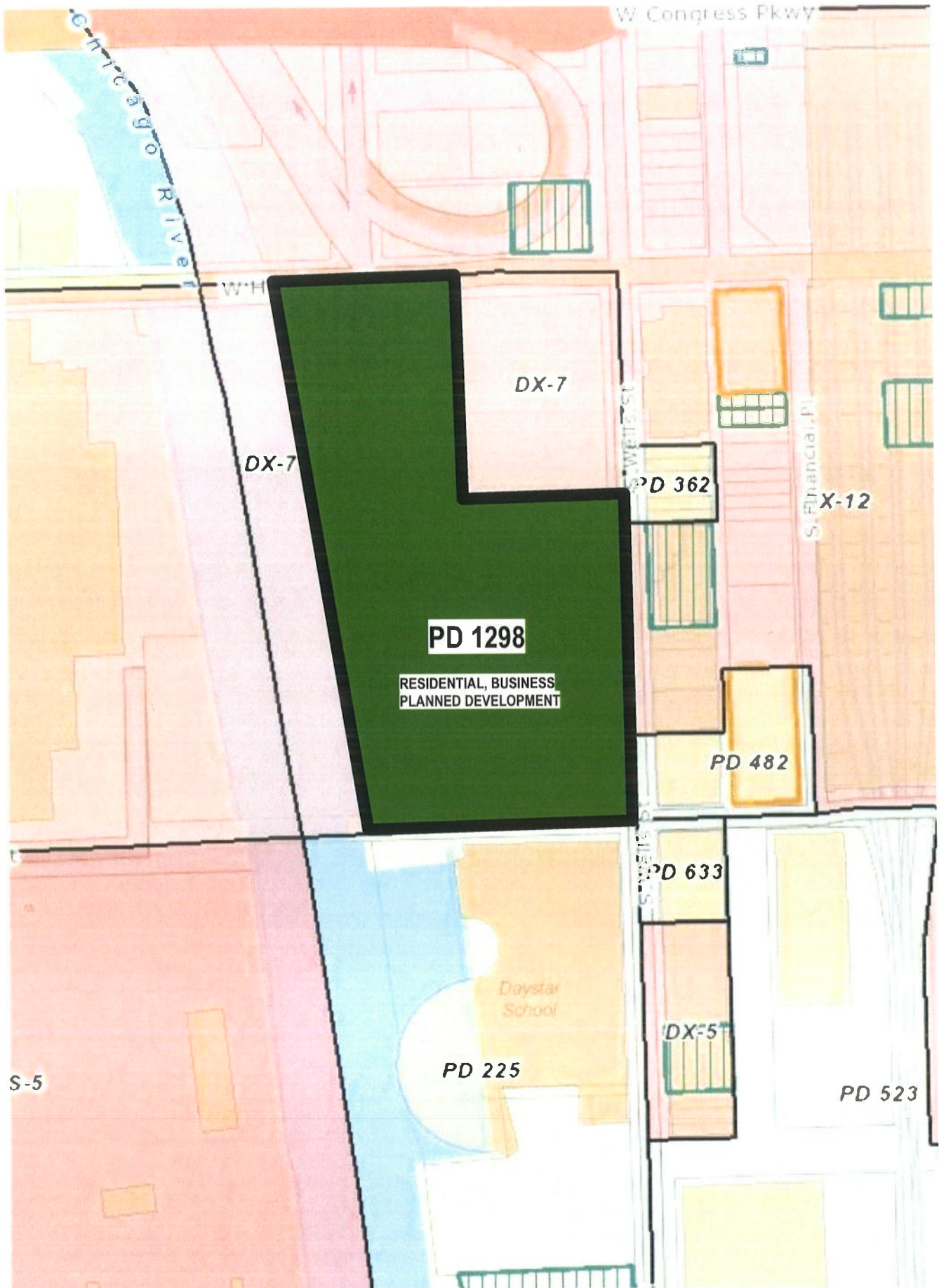
Patrick Murphey  
Zoning Administrator  
PM:fe

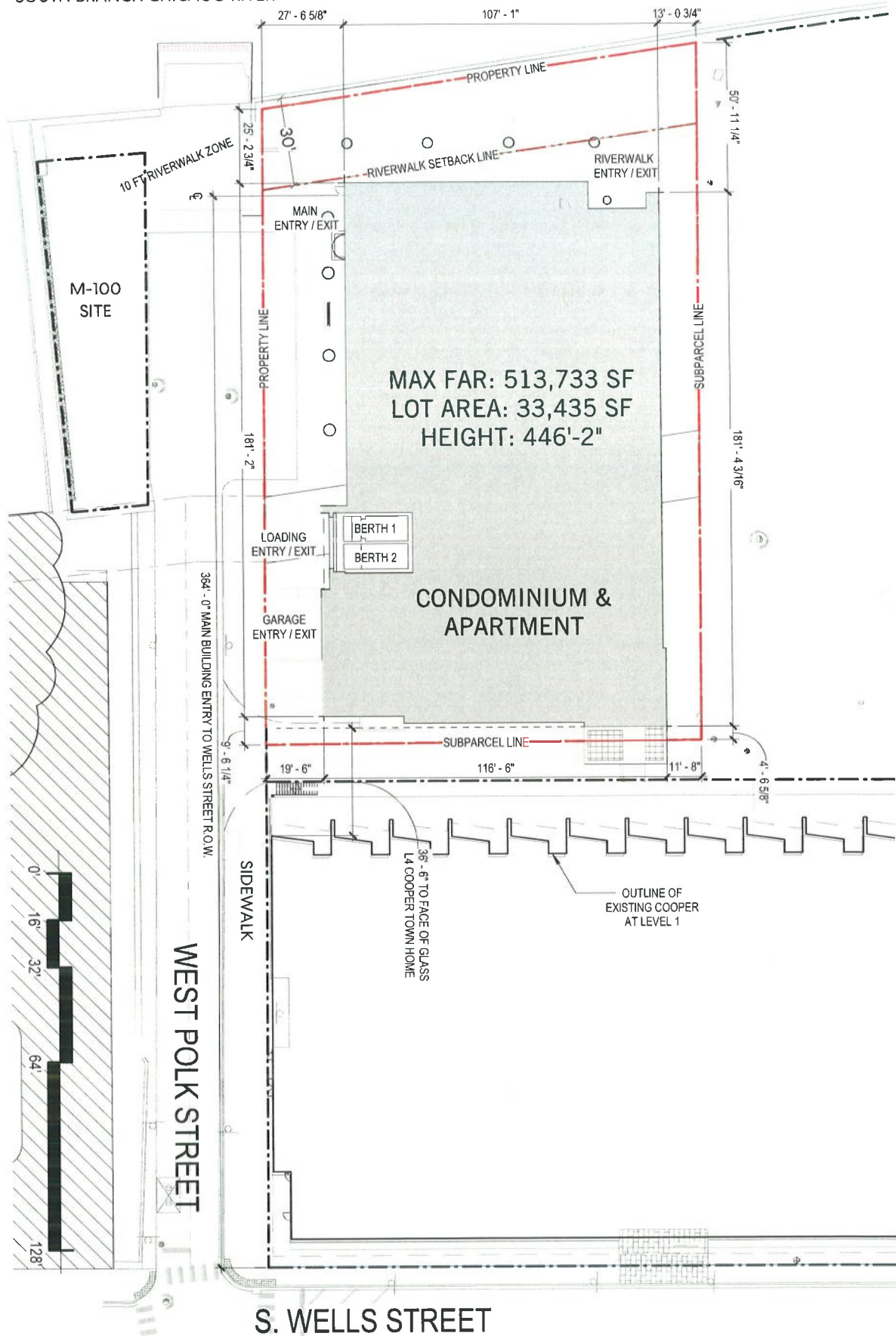
C: Alderman Sigcho-Lopez, Melvin Wesley, Cindy Roubik, Noah Szafraniec, Mike Marmo, Erik Glass, Main file

**BUILDING E @ SOUTHBANK  
234 W POLK STREET, CHICAGO IL**











SOUTH BRANCH CHICAGO RIVER

PROPOSED  
WATER TAXI  
STOP

PUBLIC PLAZA

BUILDING IMPROVEMENTS  
ALLOWED OVER RIVERWALK  
FROM LEVEL 04 ABOVE GRADE  
TO TOP OF BUILDING

PROPERTY LINE

DASHED LINE OF BUILDING ABOVE

RIVERWALK ZONE

RIVERWALK  
ENTRY / EXIT

RIVERWALK

M-100  
SITE

VEHICULAR  
TURNAROUND  
ZONE

MAIN  
ENTRY / EXIT

DASHED LINE OF BUILDING ABOVE

SUBPARCEL LINE

**BUILDING E**  
**42 STORY**  
**RESIDENTIAL**  
**BUILDING**

PUBLIC WALK

PUBLIC PLAZA

SUBPARCEL LINE

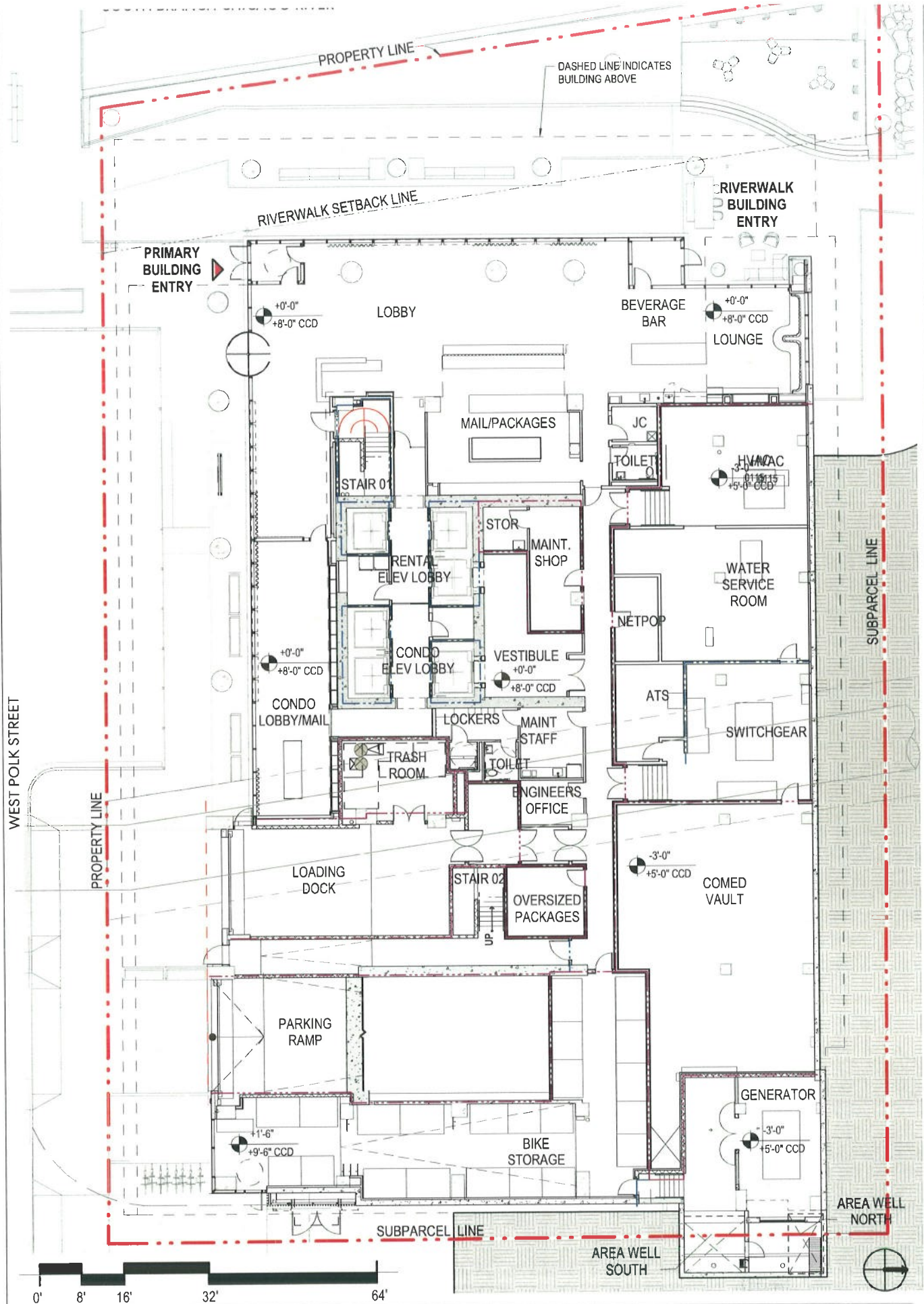
WEST POLK STREET

SIDEWALK

**THE COOPER**  
**LEVEL 01**  
**(EXISTING - NIC)**

SOUTH WELLS STREET



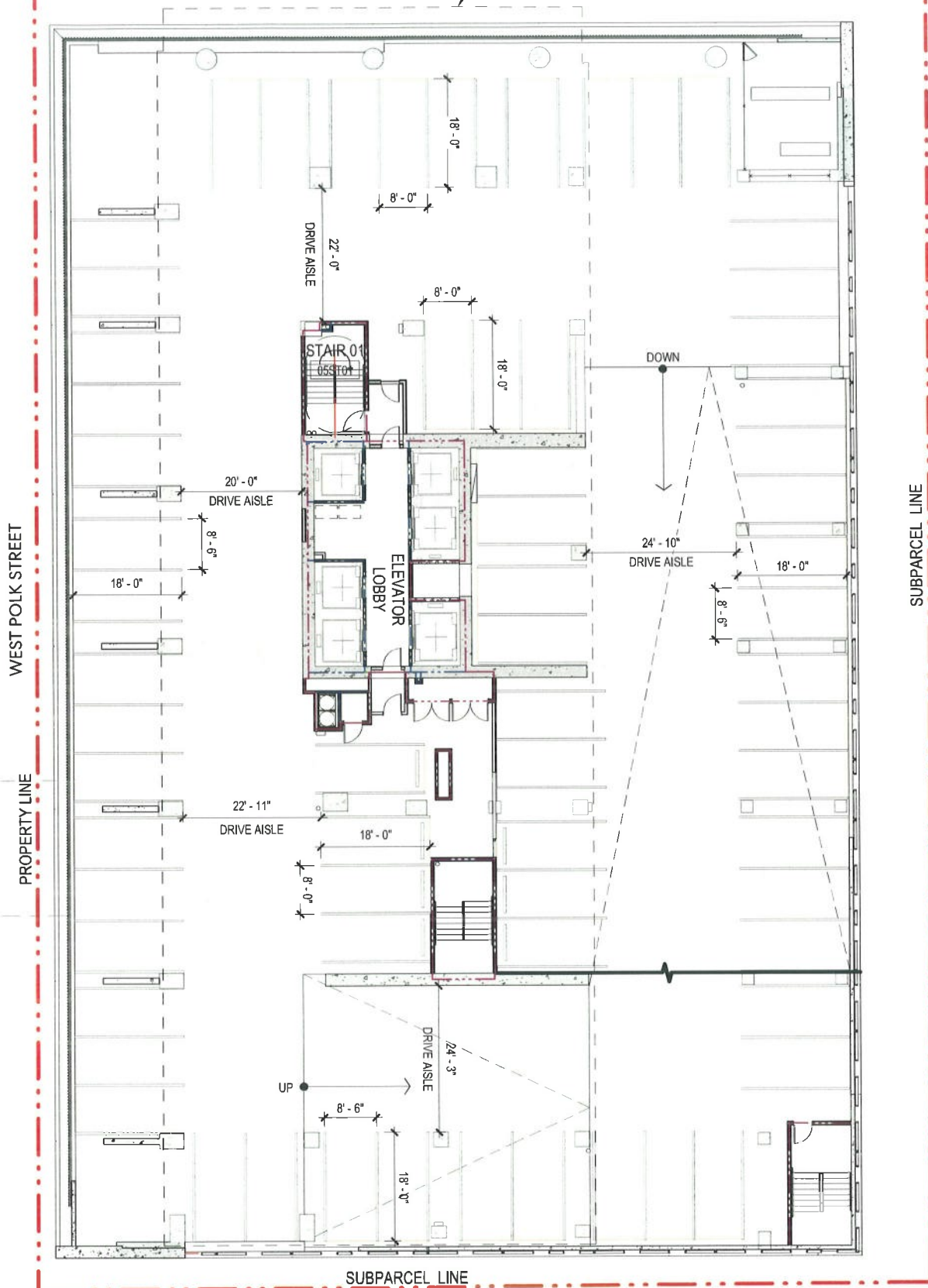




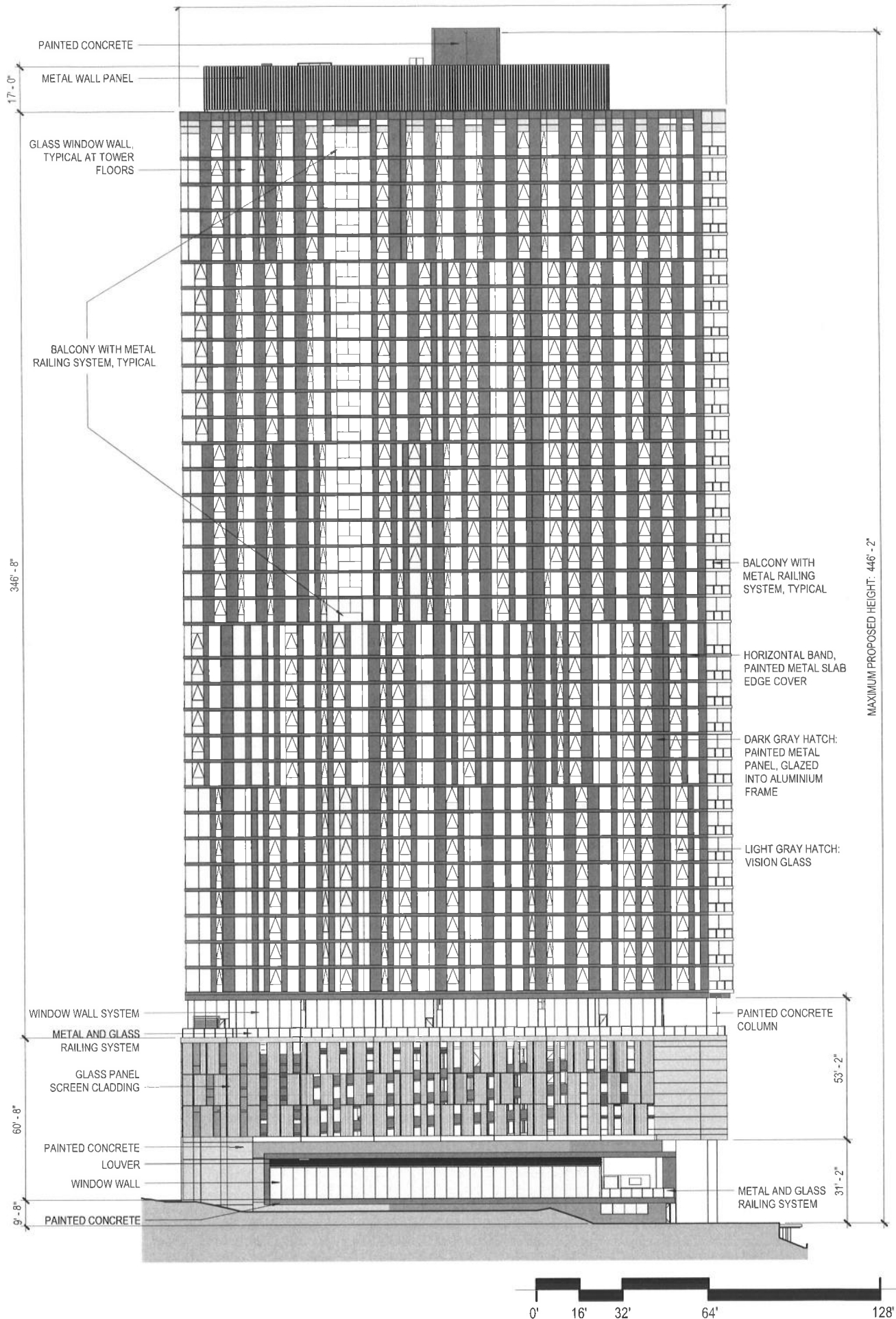
PROPERTY LINE

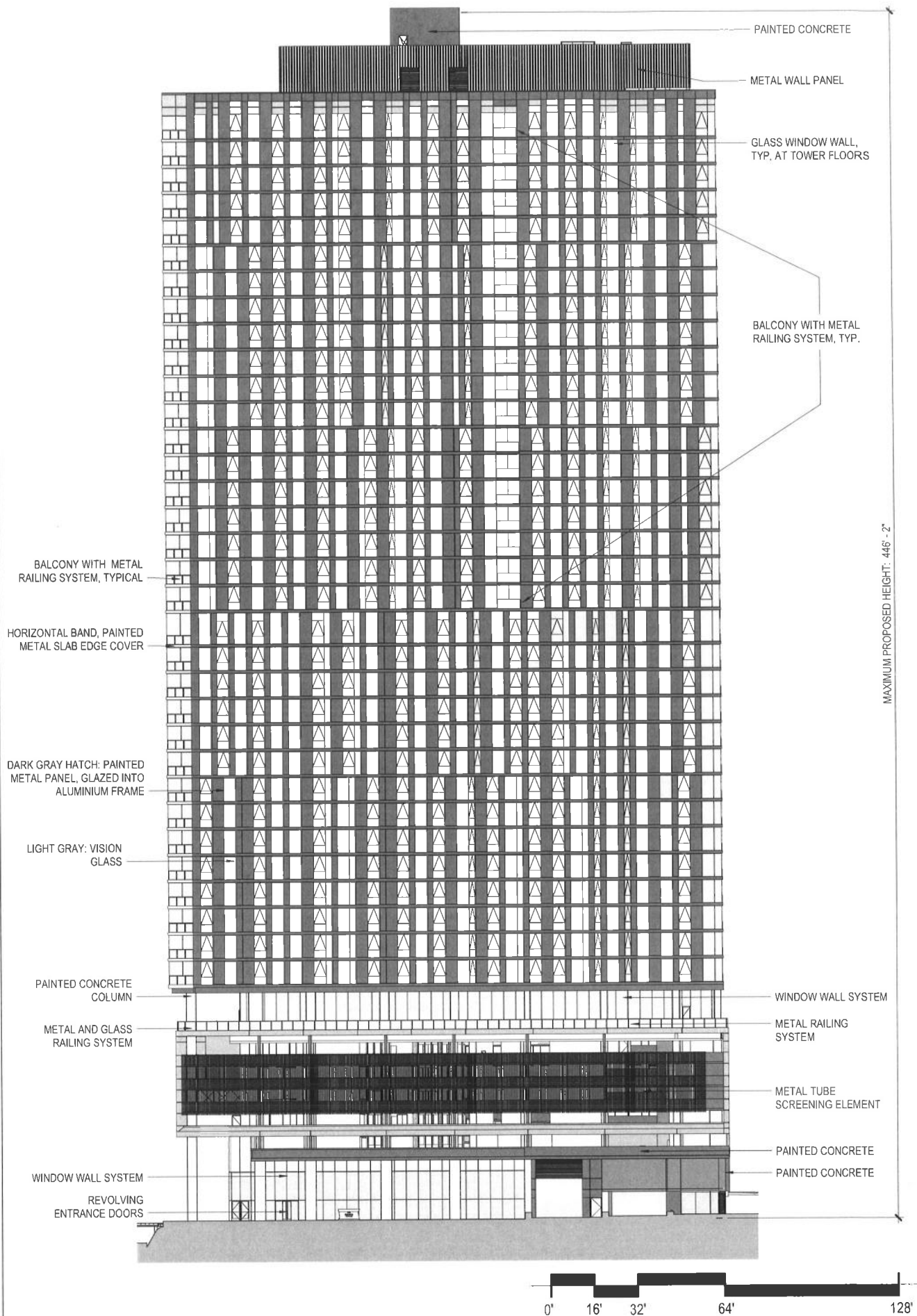
\*ALL OFF-STREET PARKING COMPLIES WITH 17-10-1000 (PARKING AREA DESIGN).

DASHED LINE INDICATES TOWER ABOVE

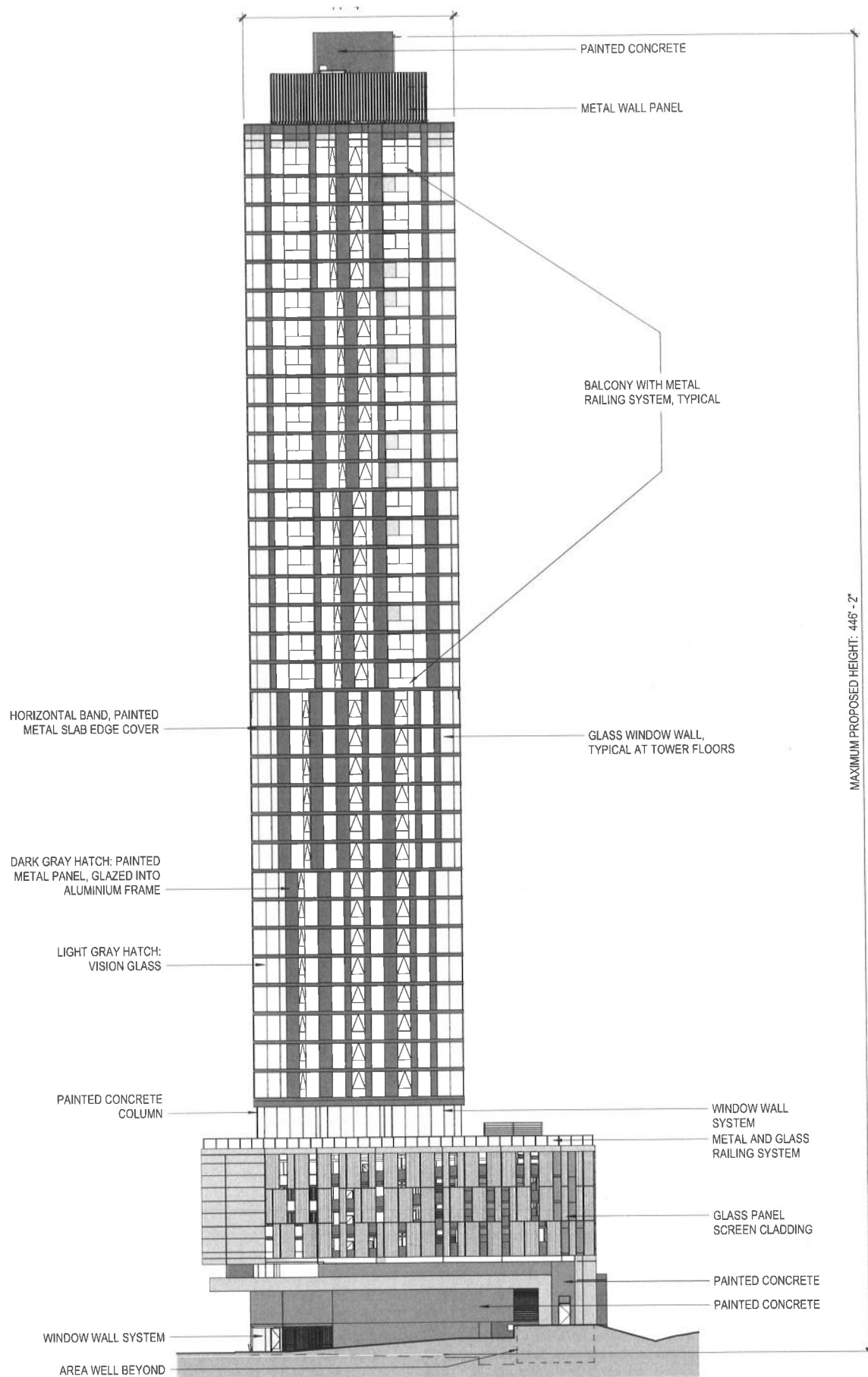


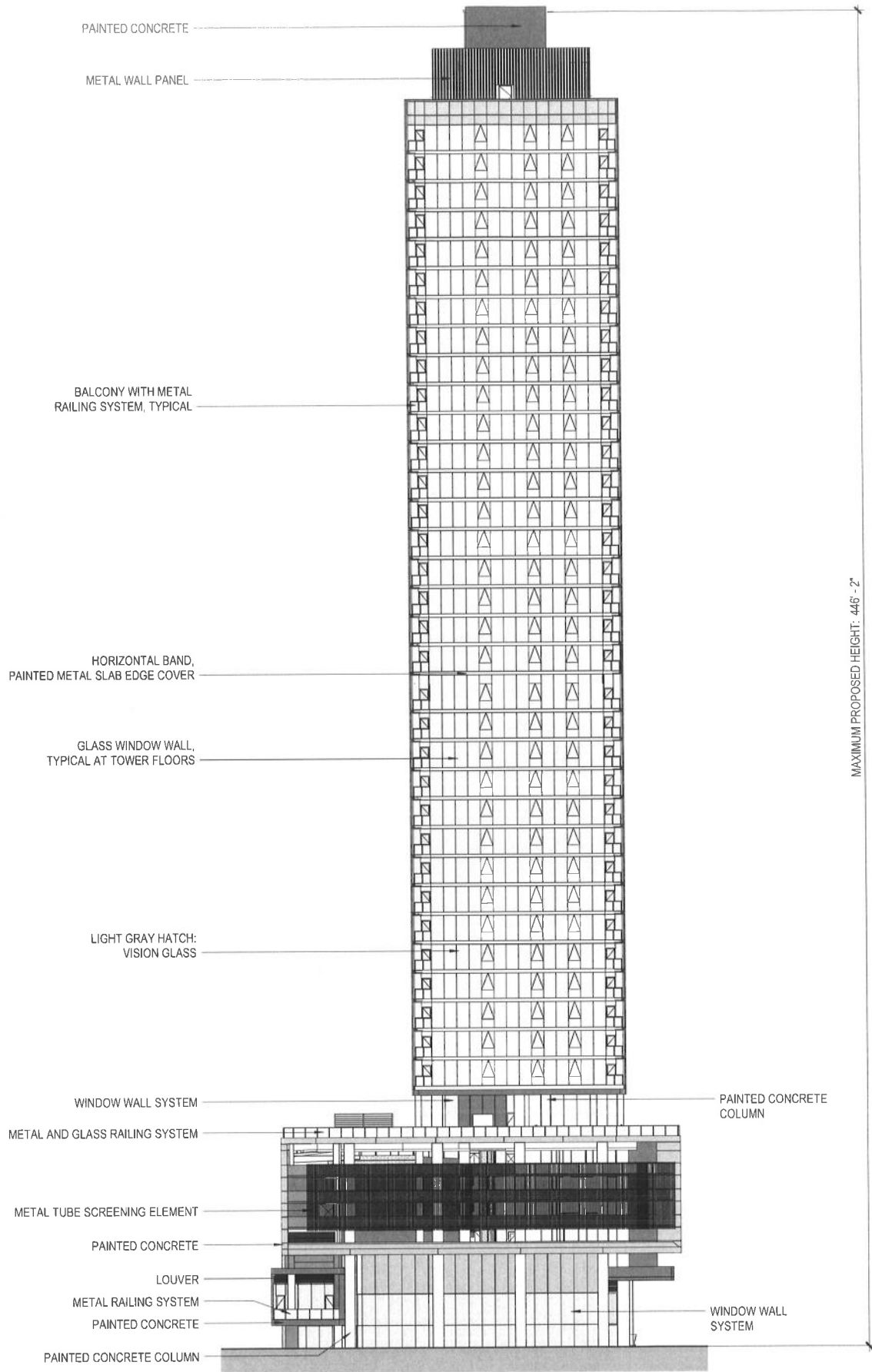














ZONING MATRIX - SUBAREA 3		
	ALLOWABLE/REQUIRED (PD 1298)	PROPOSED

LAND USE	RESIDENTIAL, BUSINESS	MULTI-UNIT RESIDENTIAL
F.A.R.	15.37	15.35
MAX. HEIGHT	500'	446' - 2"
RIVERWALK SETBACK	30'	30'
PARKING	0.45 SPACES / DWELLING UNIT	MEETS PD MIN. PROPOSED (0.67 PROVIDED)
BIKE PARKING	1 PER EVERY 2 PARKING SPACES	MEETS PD MIN. PROPOSED (1.23 PER EVERY 2 PROVIDED)
LOADING	(min 1) 10' w X 25' d 14' h	(2) 10' w X 25' d 14' h
UNITS	541 UNITS MAXIMUM	440 DWELLING UNITS

18422

15890

JOURNAL--CITY COUNCIL--CHICAGO

12/9/2015

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

(Application No. 18542)

(Common Address: 2629 W. Superior St.)

[O2015-7340]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing the RS3 Residential Single-Unit District designation as shown on Map Number 1-I in the area bounded by:

West Superior Street; a line located 340.81 feet west of the western right-of-way of North Rockwell Street extending south to the first alley south of West Superior Street; and a line located 365.81 feet west of the western right-of-way of North Rockwell Street extending north to West Superior Street,

to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

*Reclassification Of Area Shown On Map No. 2-F.*

(As Amended)

(Application No. 18422)

(650 -- 658 S. Wells St., 700 -- 758 S. Wells St., 223 -- 313 W. Harrison St.,  
301 -- 321 W. Polk St. And 201 -- 249 W. Polk St.)

WRBPD 1298

[SO2015-4644]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 2-F in the area bounded by:

West Harrison Street; a line 220 feet west of and parallel to North Wells Street; a line 306.25 feet south of and parallel to West Harrison Street; North Wells Street; West Polk Street; and the east boundary line of the south branch of the Chicago River,

to those of a Waterway Residential-Business Planned Development subject to the statements and bulk regulations and data table attached hereto.

SECTION 2. This ordinance shall be in force and effect from and after its passage and publication.



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

*Waterway Residential-Business Planned Development No. TBD. 1298*

1. The area delineated herein as Waterway Residential-Business Planned Development Number ~~1300~~ ("Planned Development") consists of approximately 282,710 square feet of net site area (after right-of-way adjustments contemplated herein) together with certain portions of adjacent rights-of-way, as depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 1000 South Wells (Chicago) LLC (the "Applicant") is the owner of a portion of the Property and has requested this Planned Development with the authorization of the owner of the remainder of the property, Franklin Point Equities LLC. This Planned Development is divided into Subareas (each, a "Subarea" and collectively, the "Subareas") as indicated on the attached Subarea Map.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assignees 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 Department of Planning and Development (the "Department" or "DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with the CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by CDOT.

Prior to issuance of any Part II Approvals for the Open Space Subarea, the Applicant shall submit an updated traffic study to CDOT that reviews the intersections of Harrison/LaSalle, Harrison/Clark, and Congress/Clark and reviews the feasibility of converting Clark, between Congress and Harrison to two-way; provided, however, the Applicant shall not be responsible for the cost of any additional infrastructure that may be recommended in the updated traffic study to be provided prior to Part II Approval.

Simultaneous with the construction of the improvements in the Open Space Subarea, and subject to issuance of all necessary permits by all governmental or quasi-governmental authorities having jurisdiction over such improvements, Applicant shall construct or cause to be constructed, at its sole cost, the following infrastructure improvements:

- (a) install a traffic signal at Wells Street/Polk Street prior to issuance of any certificate of occupancy;
  - (b) modify signal timings at Harrison Street/Wacker Drive/Franklin Street/Access Drive to accommodate a split phase for northbound and southbound to provide access for Building A or Building B (whichever is constructed first); and
  - (c) provide a perpetual easement for pedestrian passage on Wells Street in the width shown on the site plan (notwithstanding any building columns) with a height clearance that will meet CDOT standards (currently anticipated to be 15 feet, 3 inches, but in no event less than 12 feet) prior to issuance of any certificate of occupancy.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessees. 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 lessees. 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 for purposes of this statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground/air-rights lessors of the Property, subject, however, to the following exceptions and conditions: (a) any changes or modifications to this Planned Development applicable to or in a given Subarea need only be made or authorized by the owners and/or any ground/air-rights lessors of such Subarea; provided, however, that 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 additionally authorized by the Applicant and (b) 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 including any ground or air-rights leases. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein including any ground or air-rights leases (but not including 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 in clause (a) of 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 18 Statements, a Bulk Regulations Table and the following plans all prepared by Perkins + Will dated November 19, 2015 (collectively, the "Plans"):
  - a. Existing Zoning Map.
  - b. Planned Development Boundary and Property Line Map.
  - c. Existing Land-Use Map.
  - d. Subarea Map.
  - e. Overall Site and Landscape Plan.
  - f. Site Plan (Subareas 1 -- 3).
  - g. Landscape/Plantings + Roof Plan (Subareas 1 -- 3).
  - h. Building Elevations (Subareas 1 -- 3).

Where applicable, full-sized copies of the Plans are on file with the Department. 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 this Planned Development:
  - a. Residential uses (both on and above the ground floor): multi-unit residential.
  - b. Public and civic uses: day care, public safety services.
  - c. Business and commercial uses: animal services, artist work or sales space, building maintenance services, business support services, communication service establishment, eating and drinking establishments, financial services, food and beverage retail sales, medical service, office, accessory parking, personal service, repair or laundry service, consumer, retail sales, general.



The following uses are permitted in Subareas 1 and 3 only and in conjunction with Site Plan Approval:

- a. Residential: artist and business live/work space.
- b. Public and civic uses:
  - i. Cultural exhibits and libraries (including, without limitation, museums).
  - ii. Parks and recreation (incidental or accessory to the open space or other uses on the site; including, without limitation, community centers, recreation buildings and similar assembly uses).

The following uses are permitted in Buildings A and B only and in conjunction with Site Plan Approval:

- a. Public and civic uses: schools.
- b. Business and commercial uses: lodging (hotel/motel and vacation rental).
- c. Residential uses: elderly housing, assisted living.

The following uses are permitted in Buildings A and E and the open space Subarea only and in conjunction with Site Plan Approval:

- a. Business and commercial uses: participant sports and recreation (outdoor).

As contemplated by Section 17-10-0503 of the Zoning Ordinance, up to 45 percent of the minimum required accessory parking spaces may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees, or guests of the principal use.

- 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. Off-premises signs are prohibited within the boundary of the Planned Development.
- 7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
- 8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and

measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 282,710 square feet.

9. The Applicant shall obtain approvals from MWRD as may be required in order to release any stormwater from the development into the Chicago River. Stormwater detention facilities on the property shall be privately owned and maintained.
10. 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, as set forth in the Plans, to: (a) provide a minimum 30-foot building setback from the river with a continuous riverwalk as shown on the Landscape Plans, not including encroachments for structural columns or other structural support necessary for extending buildings and other building elements above the riverwalk beginning at a height of three (3) stories minimum above the lowest finished floor and extending to the top of such improvements, and will be landscaped in accordance with the Plans, and (b) permit connection of such riverwalk and landscaping with similar facilities on adjacent properties when adjacent properties are improved or redeveloped. The Applicant shall permit un-gated public access to the river setback and provide signage on the riverwalk and at riverwalk entries indicating that the riverwalk is open to the public during typical Chicago Park District hours. All riverwalk and landscaping improvements within the river setback must be substantially completed within 18 months of the issuance of all necessary permits by all governmental or quasi-governmental authorities having jurisdiction over such improvements including, without limitation, the Army Corps of Engineers, Metropolitan Water Reclamation District, IDNR-OWR, Coast Guard and CDOT, and provided that construction and planting may be delayed due to delays or inability to perform such acts due to causes beyond the reasonable control of the Applicant and provide that completion may be delayed if consistent with good landscape practice or if necessary to accommodate construction of later phases of development, but not longer than one year following receipt of the final occupancy certificate.

In addition to the riverwalk, and subject to the receipt of all necessary permits and approvals, the Applicant or its successors and assigns, at its sole cost, shall design and construct the open space improvements as depicted on the 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 for maintaining and managing the Park for the purposes set forth herein, including ensuring that the Park's landscaping is well maintained, 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 and may, at the Applicant's election, be delegated or

assigned to a homeowners association or master association. The Park shall be privately owned maintained and, subject to occasional partial closure for private use but subject to the foregoing, shall remain accessible to the public during hours in which public parks are accessible to the public. All improvements within the Park must be substantially completed within the 18-month period set forth in this Statement 10 above, provided that plantings may be delayed if consistent with good landscape practice, but not longer than one year following the construction of the open space improvements set forth herein.

11. 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. 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.
12. The Plans are deemed to be in conformance with the Landscape Ordinance and other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
13. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
14. 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 lessees, subject to Statement 3 above.

Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) in Subareas 1 and 3, the Applicant shall submit a site plan, landscape plan and building elevations for the specific Subareas for review and approval by the Department. Review and approval by the Department is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest Subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II Approval for Subareas 1 or 3 shall be granted until Site Plan approval has been granted. If the Subarea Site Plan Approval Submittals substantially conform to the provisions of the Planned Development, the Department shall approve the submittal



in a prompt and timely manner. Following approval by the Department, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 14. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and
- statistical information applicable to the subject Subarea, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
16. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all new buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of Site Plan Approval, all new buildings must demonstrate substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development.
17. The Applicant acknowledges and agrees that the rezoning of the Property from DX-7 Mixed-Use District to this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (a) develop affordable housing units as part of the residential housing project; (b) pay a fee in lieu of the development of affordable housing units; or (c) any combination of (a) and (b). The Applicant further acknowledges and agrees that the Planned Development has received bonus floor area pursuant to Section 17-4-1004-B

of the Zoning Ordinance ("Bonus FAR"), and as a result is also subject to the requirements of Section 17-4-1004-D of the Zoning Ordinance (the "Density Bonus Provisions"). Like the ARO, the Density Bonus Provisions require the Applicant to either provide on-site affordable housing or pay a fee in lieu of providing affordable housing, but the formulas for calculating the required number of affordable units and the amount of the in lieu fee are different under the Density Bonus Provisions. If a Planned Development is subject to both the ARO and the Density Bonus Provisions, the Applicant may elect to comply with either. In this case, the Applicant has elected to comply with the Density Bonus Provisions. Accordingly, pursuant to the formulas set forth in Section 17-4-1004-C of the Zoning Ordinance and the attached Bonus Worksheet, the Applicant acknowledges and agrees that in exchange for the receipt of 494,743 square feet in Bonus FAR it must either: (x) devote a minimum of 123,686 square feet to affordable housing ("Affordable Floor Area"); or (y) make a cash payment in lieu of providing the Affordable Floor Area in the amount of \$8,707,477 (the "Cash Payment"); or (z) any combination of (x) and (y), in which event the amount of Affordable Floor Area and the amount of the Cash Payment shall be adjusted to account for the combination selected.

The Bonus FAR this Planned Development has been allocated to Subareas 1 -- 3 as follows:

Subarea	Total FAR (square feet)	Maximum Bonus FAR (square feet)	Subarea FAR (square feet)/ Overall Planned Development FAR (square feet)	Affordable Floor Area (square feet) Required	Cash Payment Required
1	1,518,610	303,722	0.613899	75,931	\$5,345,513.81
2	441,369	88,274	0.178424	22,069	\$1,553,620.80
3	513,733	102,747	0.207677	25,687	\$1,808,342.39
Open Space	0	0	0.0000	0	\$0
TOTAL	2,473,712	494,743	1.0000	123,686	\$8,707,477

The Applicant may not transfer Bonus FAR between Subareas, but may apply the Bonus FAR in Subarea 1 to one or more buildings in such Subarea. The Cash Payment and Affordable Floor Area for the Planned Development as a whole shall be prorated among the individual buildings in the Planned Development based on the amount of Bonus FAR each building receives compared to the overall Bonus FAR in the Planned Development. For example, if the Applicant elects to make a Cash Payment in lieu of providing Affordable Floor Area for a building, such payment shall be calculated by multiplying \$8,707,477 (the total Cash Payment due for the Planned Development) by a fraction, the numerator of which shall be the amount of Bonus FAR such building receives and the denominator of which shall be 494,743 square feet (the total amount of Bonus FAR in the Planned Development).

Prior to the issuance of any building permit (including, without limitation, an excavation or foundation permit, but not including any site preparation or mass grading permit that is not specific to a building) for any building receiving Bonus FAR, the Applicant must either enter into an affordable housing agreement with the City pursuant to Section 17-4-1004-E9 ("Affordable Housing Agreement") committing to provide the required Affordable Floor Area or make the required Cash Payment. If the Applicant elects to provide the Affordable Floor Area, the terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant must comply with the applicable affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference. Notwithstanding anything to the contrary contained in Section 17-4-1003-E, the Commissioner of the Department of Planning and Development, or any successor department thereto, may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development. In addition, notwithstanding anything to the contrary contained in Section 17-4-1003-E, if the Applicant subsequently reduces the overall floor area of the Planned Development (resulting in a corresponding reduction in Bonus FAR), the Department may adjust the requirements of this Statement 17 on a going forward basis (i.e., in calculating the required Affordable Floor Area and/or in lieu Cash Payment due for future construction) without amending the Planned Development; provided, however, the Department shall have no obligation to make retroactive adjustments to previous calculations of required Affordable Floor Area and/or Cash Payments for buildings that have received Part II Approval (per Section 17-13-0610 of the Zoning Ordinance). In order for any such changes to be effective, the Applicant shall update and resubmit the Bonus Worksheet to the Department for review and approval. The Applicant acknowledges and agrees that, pursuant to Section 17-4-1003-D3, the Bonus Worksheet (as updated in accordance with this statement) will serve as an official record of bonuses and amenities.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development Ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to the DX-7 Downtown Mixed-Use District.

[Existing Zoning Map; Boundary and Property Line Map; Existing Land-Use Map; Subarea Map; Phasing Plan; Overall Site Plan; Landscape Plantings and Details; Buildings A, B, C and D Site Plans; Buildings A, B, C and D Roof Plans; Buildings A, B, C and D Landscape Plans; and Buildings A, B, C and D Elevations referred to in these Plan of Development Statements printed on pages 15902 through 15945 of this *Journal*.]



Bulk Regulations and Data Table and Affordable Housing Profile Form (Rental) referred to in these Plan of Development Statements read as follows:

*Waterway Residential-Business Planned Development No. 1298.*

*Bulk Regulations And Data Table.*

Gross Site Area:	317,968 square feet
Area of Public Rights-of-Way:	35,258 square feet
Net Site Area:	
Total:	282,710 square feet
Subarea 1:	127,022 square feet
Subarea 2:	48,029 square feet
Subarea 3:	33,435 square feet
Open Space:	74,224 square feet
Base Floor Area Ratio:	7.0
Affordable Housing Bonus:	1.75
Total Maximum Floor Area Ratio:	8.75
Per Subarea 1:	11.96
Per Subarea 2:	9.19
Per Subarea 3:	15.37
Open Space:	0

## Maximum Number of Dwelling Units:

Total:	2,699
Subarea 1:	1,706
Subarea 2:	452
Subarea 3:	541
Open Space:	0

## Minimum Off-Street Parking Spaces:

Subarea 2:	230
All Other Subareas:	.45 parking spaces per dwelling unit
	None required for non-residential uses

Minimum Bicycle Parking Spaces: 1 for every 2 parking spaces

Minimum Off-Street Loading Spaces: 1 (10 feet by 25 feet) per building

## Maximum Building Height:

Subarea 1:	600 feet
Subarea 2:	380 feet
Subarea 3:	500 feet
Open Space:	0

Minimum Setbacks: In accordance with Plans.

### Affordable Housing Profile Form (Rental)

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

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to: Marcia Baxter, Department of Planning & Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [Marcia.Baxter@cityofchicago.org](mailto:Marcia.Baxter@cityofchicago.org); Telephone: (312) 744-0696.

For information on these programs/requirements, visit [www.cityofchicago.org/dpd](http://www.cityofchicago.org/dpd)

Date: \_\_\_\_\_

#### SECTION 1: DEVELOPMENT INFORMATION

Development Name: Franklin Point

Development Address: 650 South Wells

Ward: 25th Ward

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

Type of City involvement: \_\_\_\_\_ Land write-down  
(check all that apply) \_\_\_\_\_ Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? \_\_\_\_\_) \*If yes, please provide copy of the TIF Eligible Expenses  
\_\_\_\_\_ X \_\_\_\_\_ Zoning increase, PD, or City Land purchase

#### SECTION 2: DEVELOPER INFORMATION

Developer Name: 1000 S. Wells (Chicago), LLC

Developer Contact (Project Coordinator): Colln Kihnke

Developer Address: 225 West Ohio Street, Chicago, IL 60654

Email address: [cmk@cmkdev.com](mailto:cmk@cmkdev.com)

May we use email to contact you? ☒ Yes ☐ No

Telephone Number: 312-376-2020

#### SECTION 3: DEVELOPMENT INFORMATION

##### a) Affordable units required

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

For Density Bonus projects:  $\frac{494,743}{\text{Bonus Square Footage}^*} \times 25\% = \frac{123,686}{\text{Affordable sq. footage required}}$

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

##### b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):  
Cooking gas    electric    gas heat    electric heat    other (describe on back)

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

Estimated date for the commencement of marketing: \_\_\_\_\_



Estimated date for completion of construction of the affordable units: N/A

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

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
Example	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units								
Market Rate Units						N/A	N/A	
						N/A	N/A	
						N/A	N/A	

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

#### SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu? Fall/Winter 2015  
(typically corresponds with issuance of building permits) Month/Year

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

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times \$100,000 = \$ \text{Amount owed}$$

(round up to nearest whole number)

**\*\*NOTE: See attached chart for breakdown by sub-area**  
For Density Bonus projects, use the following formula to calculate payment owed:

$$\frac{494,743}{\text{Bonus Floor Area (sq ft)}} \times 80\% \times \$ \frac{22}{\text{median price per base FAR foot (from table below)}} = \$ 8,707,477 \text{ Amount owed}$$

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

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

Marcia Baxter  
Department of Planning & Development

Date

11-17-15

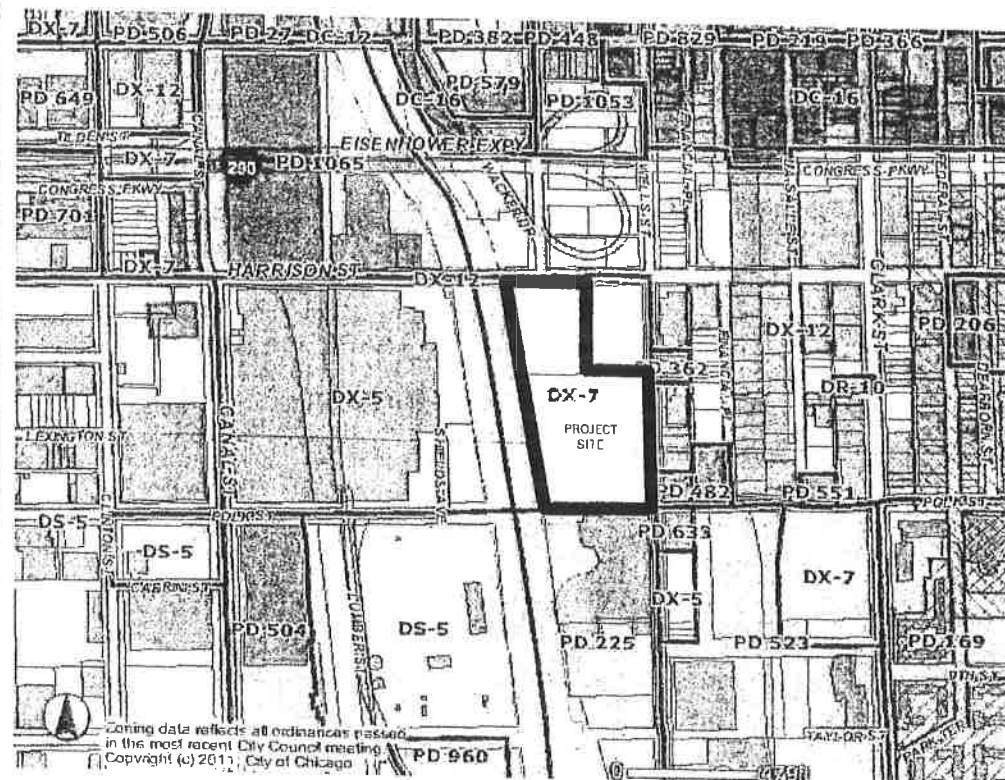
Developer/Project Manager

Date

11-17-15

By: Colin H. Kibuka  
President of CMF Investments, portion,  
Manager of CMF Paper Products, LLC,  
115 co-managers

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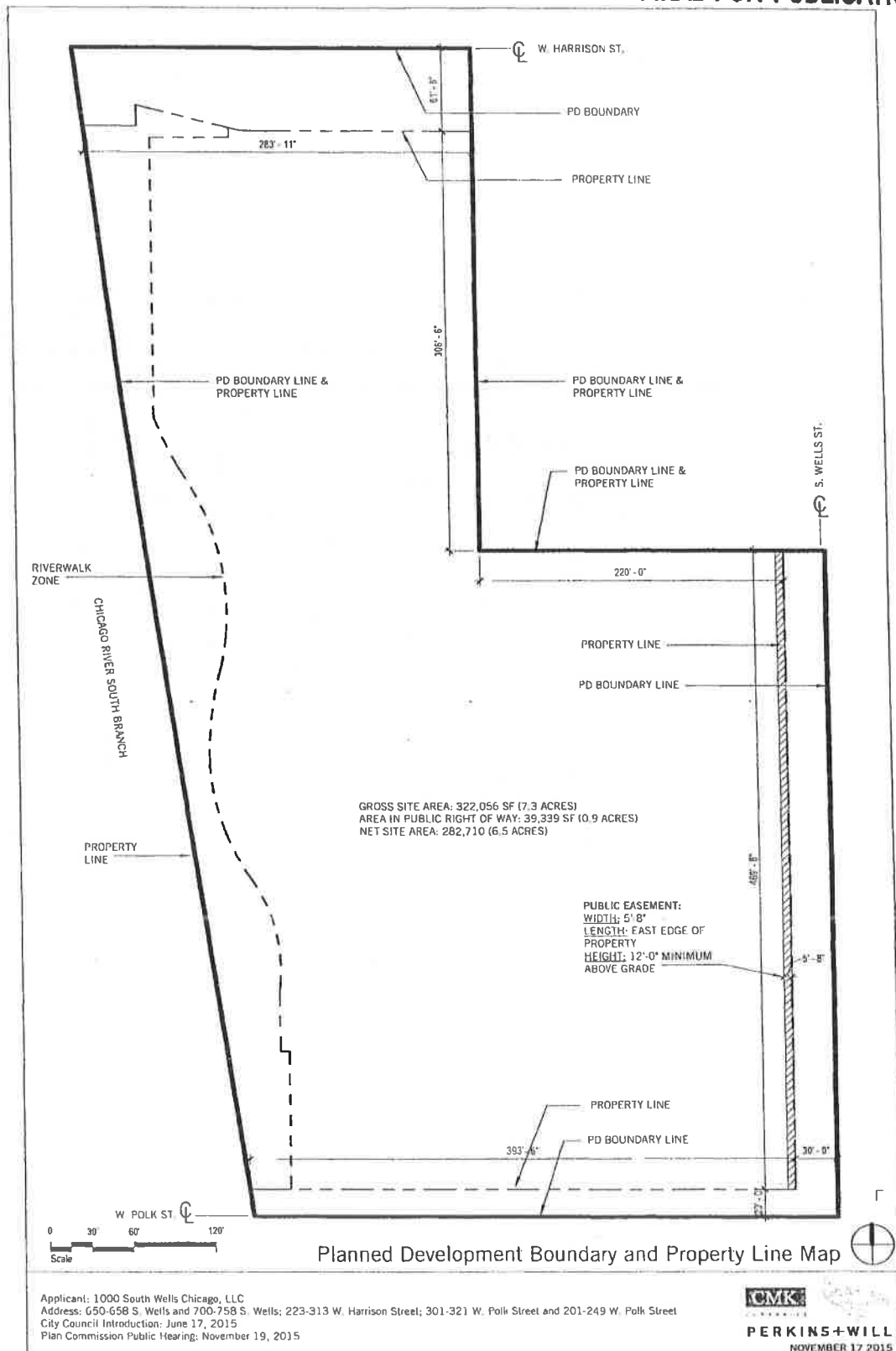
Existing Zoning Map

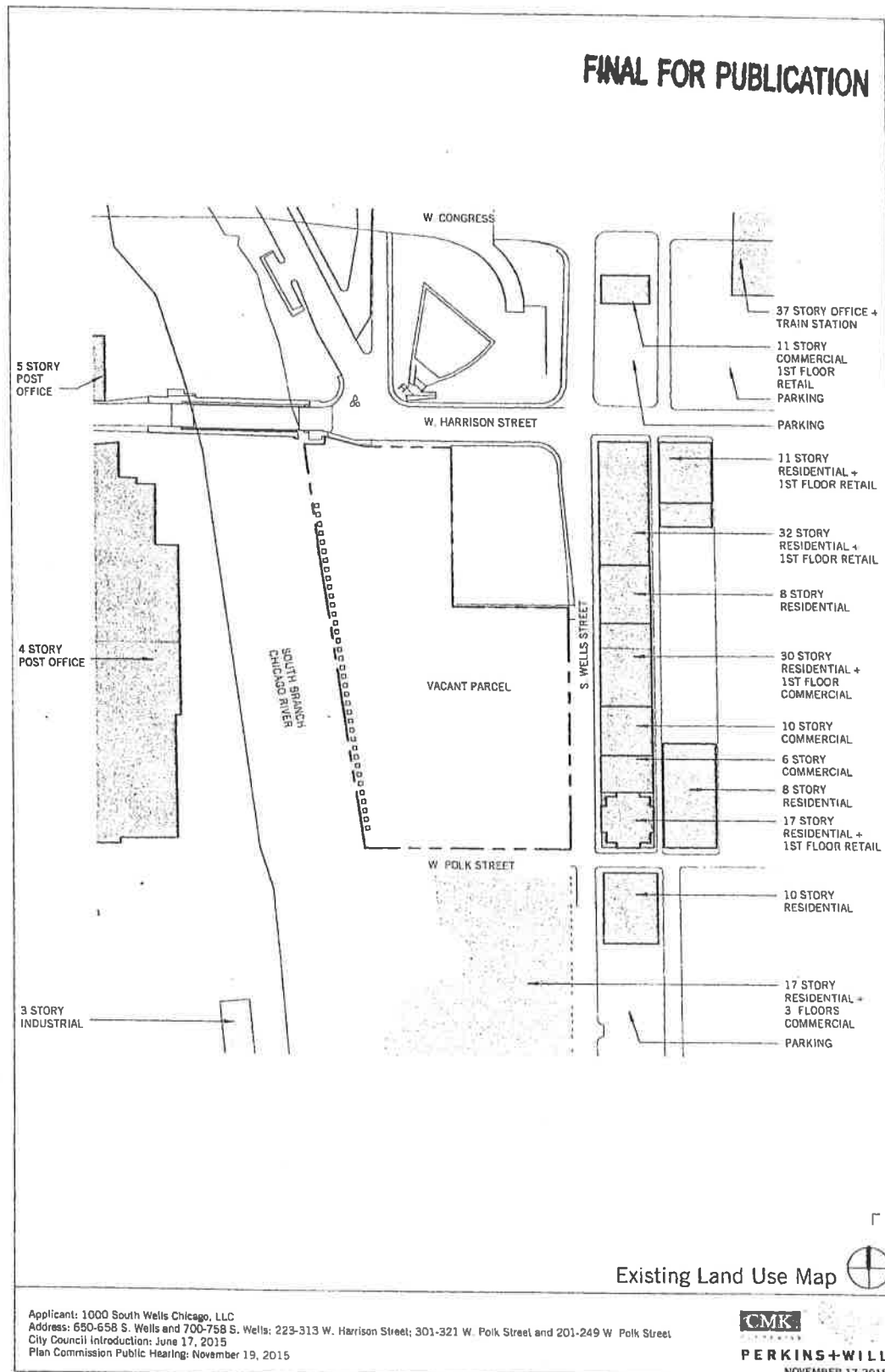


Applicant: 1000 South Wells Chicago, LLC  
 Address: 650-658 S. Wells and 700-758 S. Wells; 223-313 W. Harrison Street; 301-321 W. Polk Street and 201-249 W. Polk Street  
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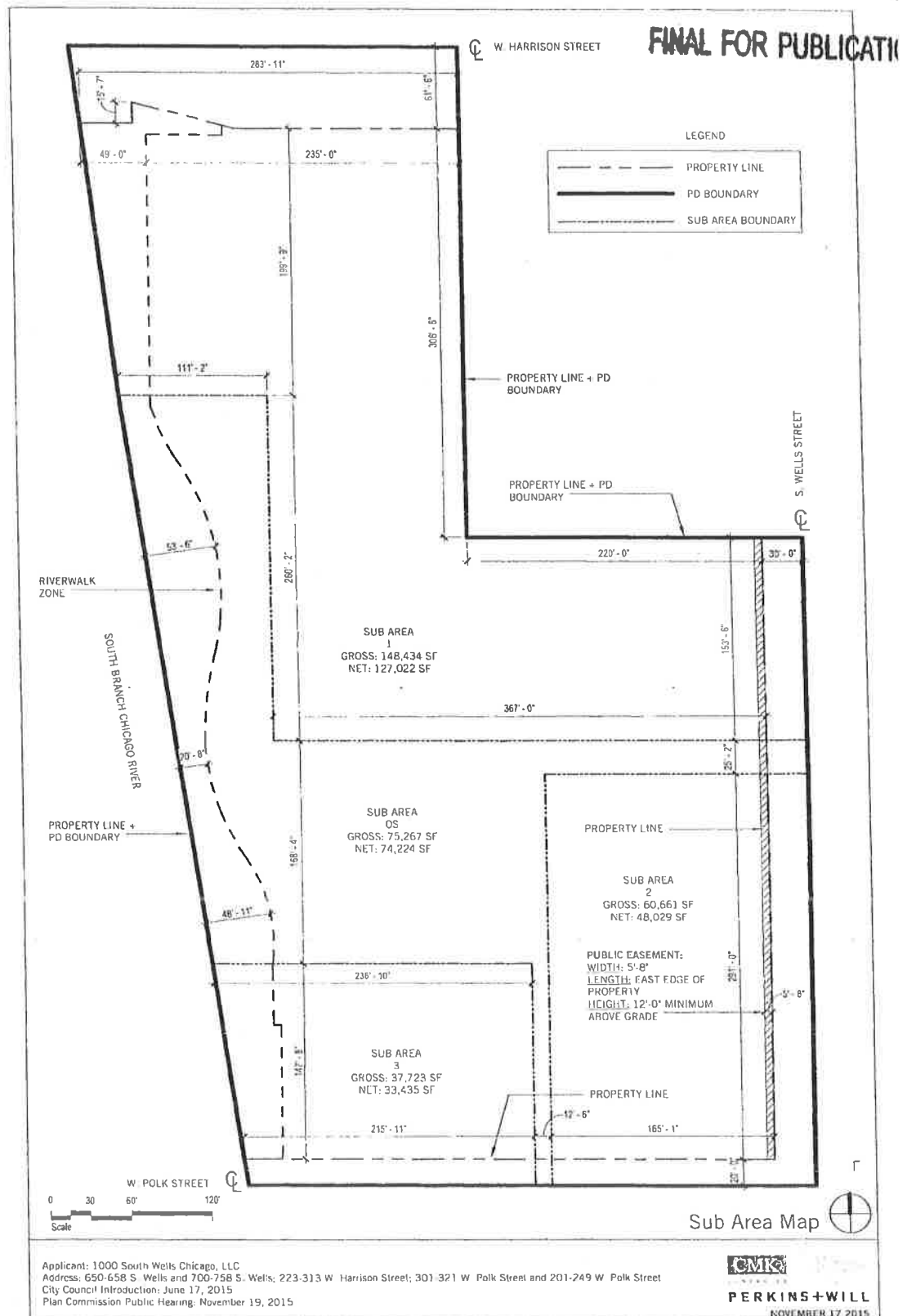
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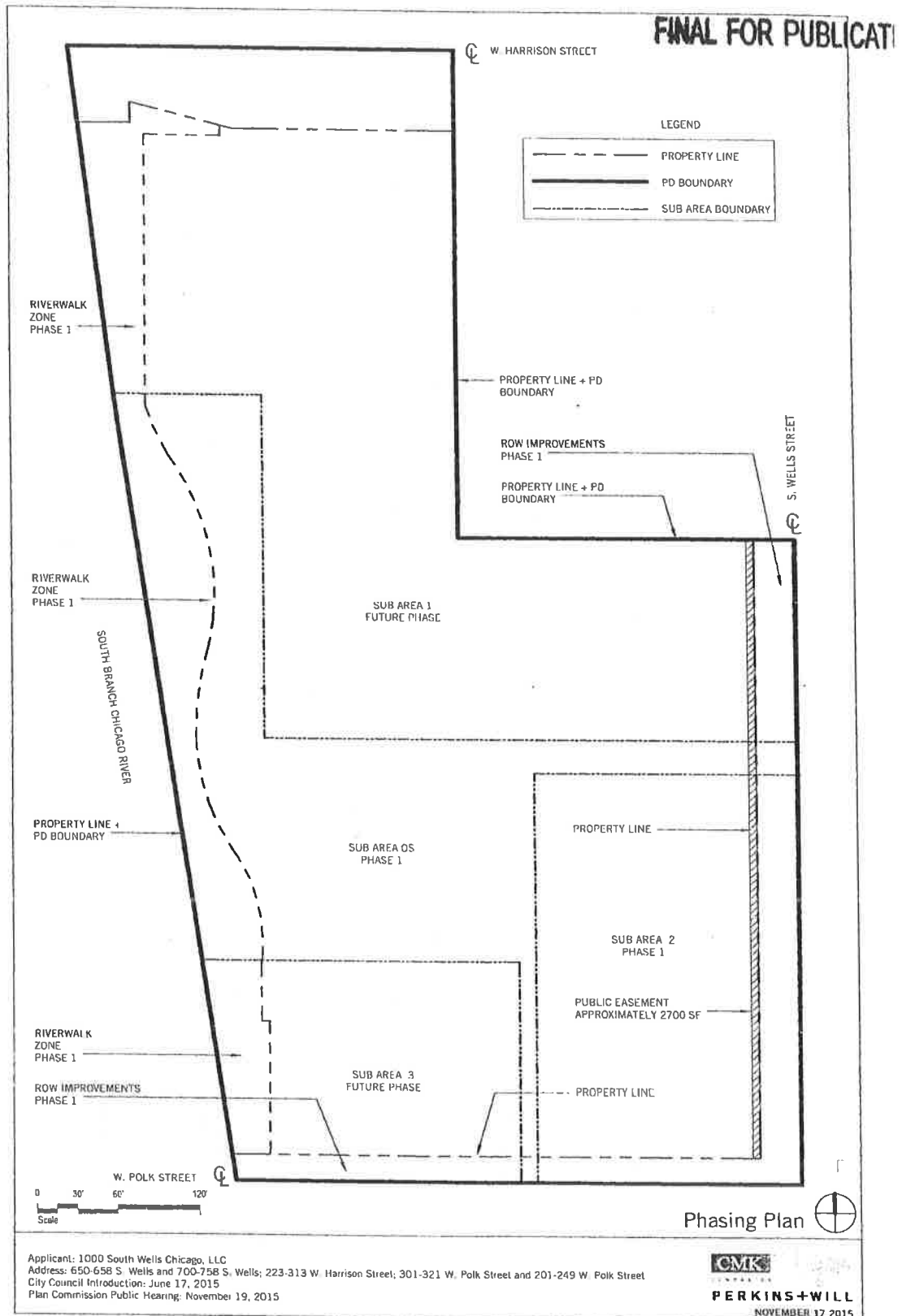
PERKINS+WILL  
 NOVEMBER 17 2015

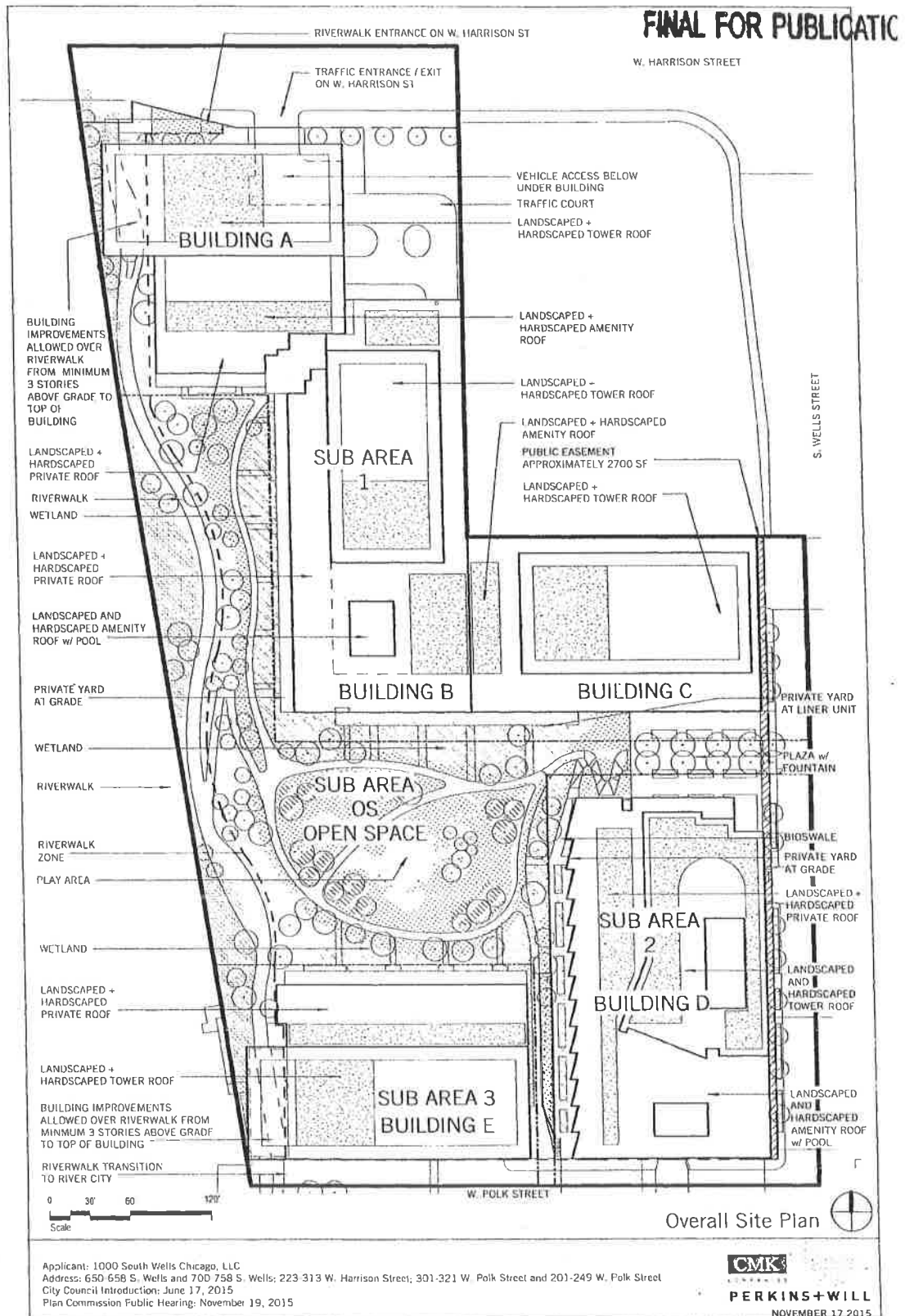
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PLANTING SCHEDULE

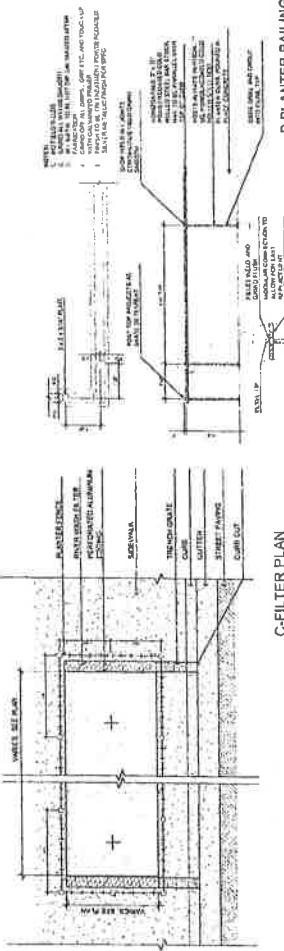
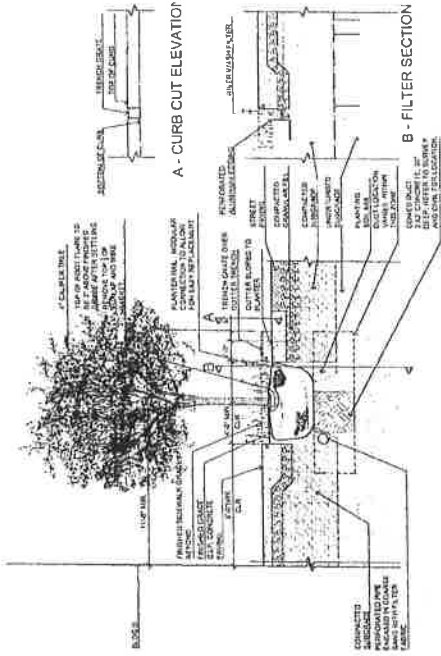
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KEY	SCIENTIFIC NAME	COMMON NAME	Size	NOTES
ACU	Aster nelsonii	Red Maple	4"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	8-10"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	12"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	14"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	16"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	18"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	20"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	22"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	24"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	26"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	28"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	30"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	32"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	34"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	36"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	38"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	40"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	42"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	44"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	46"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	48"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	50"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	52"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	54"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	56"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	58"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	60"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	62"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	64"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	66"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	68"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	70"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	72"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	74"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	76"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	78"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	80"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	82"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	84"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	86"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	88"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	90"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	92"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	94"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	96"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	98"	TRANSITION AREAS
ACU	Aster nelsonii	Red Maple	100"	TRANSITION AREAS

R.O.W. PLANTING SCHEDULE

TREES				
KEY	SCIENTIFIC NAME	COMMON NAME	Size	NOTES
CEG	Celtis occidentalis	Chicago Elm	4"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	8"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	12"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	16"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	20"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	24"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	28"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	32"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	36"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	40"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	44"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	48"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	52"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	56"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	60"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	64"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	68"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	72"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	76"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	80"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	84"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	88"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	92"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	96"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	100"	TRANSITION AREAS

R.O.W. MIX				
KEY	SCIENTIFIC NAME	COMMON NAME	Size	NOTES
CEG	Celtis occidentalis	Chicago Elm	4"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	8"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	12"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	16"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	20"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	24"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	28"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	32"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	36"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	40"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	44"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	48"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	52"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	56"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	60"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	64"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	68"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	72"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	76"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	80"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	84"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	88"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	92"	TRANSITION AREAS
CEG	Celtis occidentalis	Chicago Elm	96"	TRANSITION AREAS
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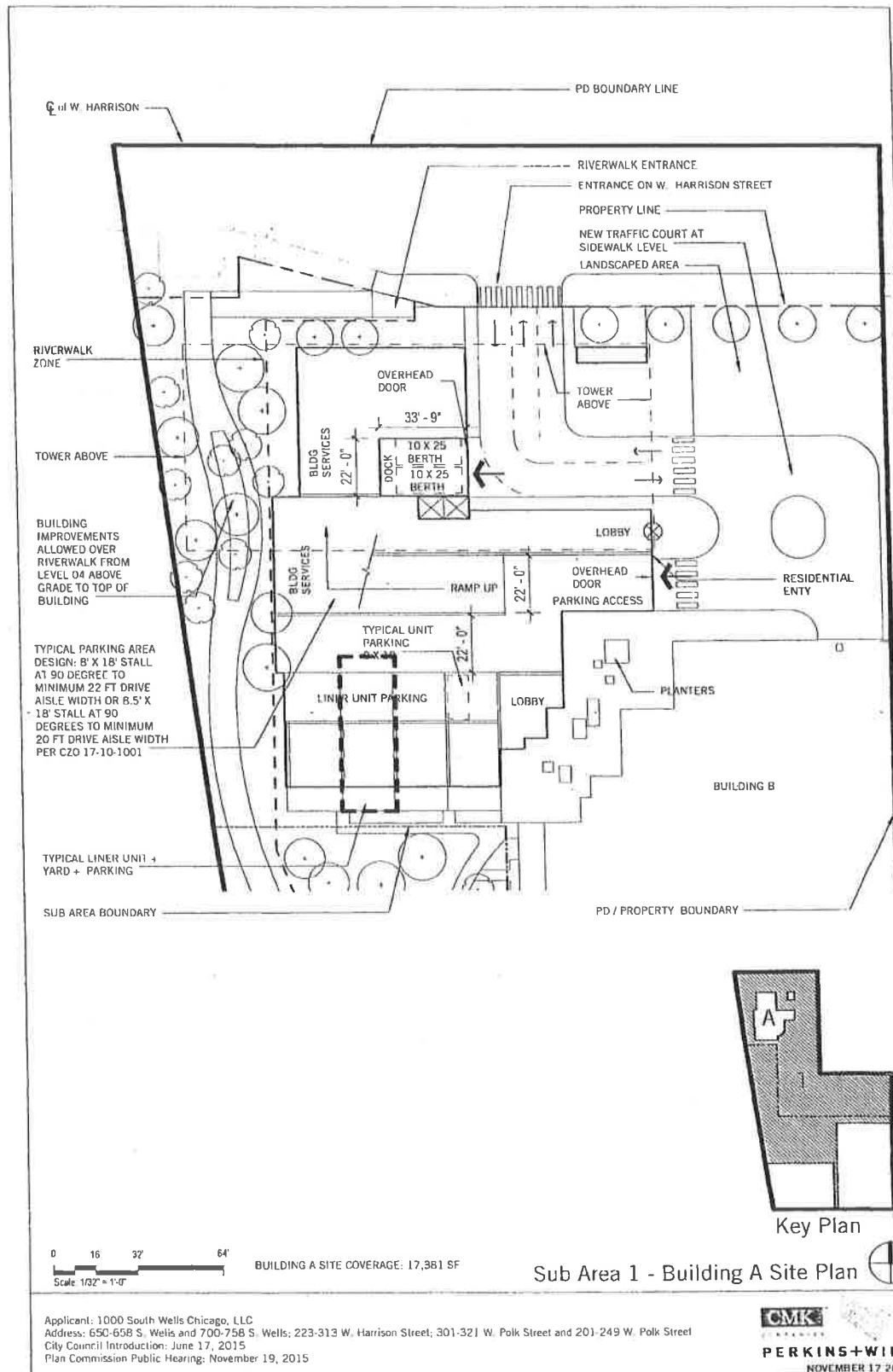
Landscape Plantings and Details



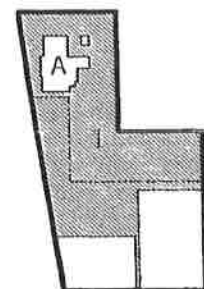
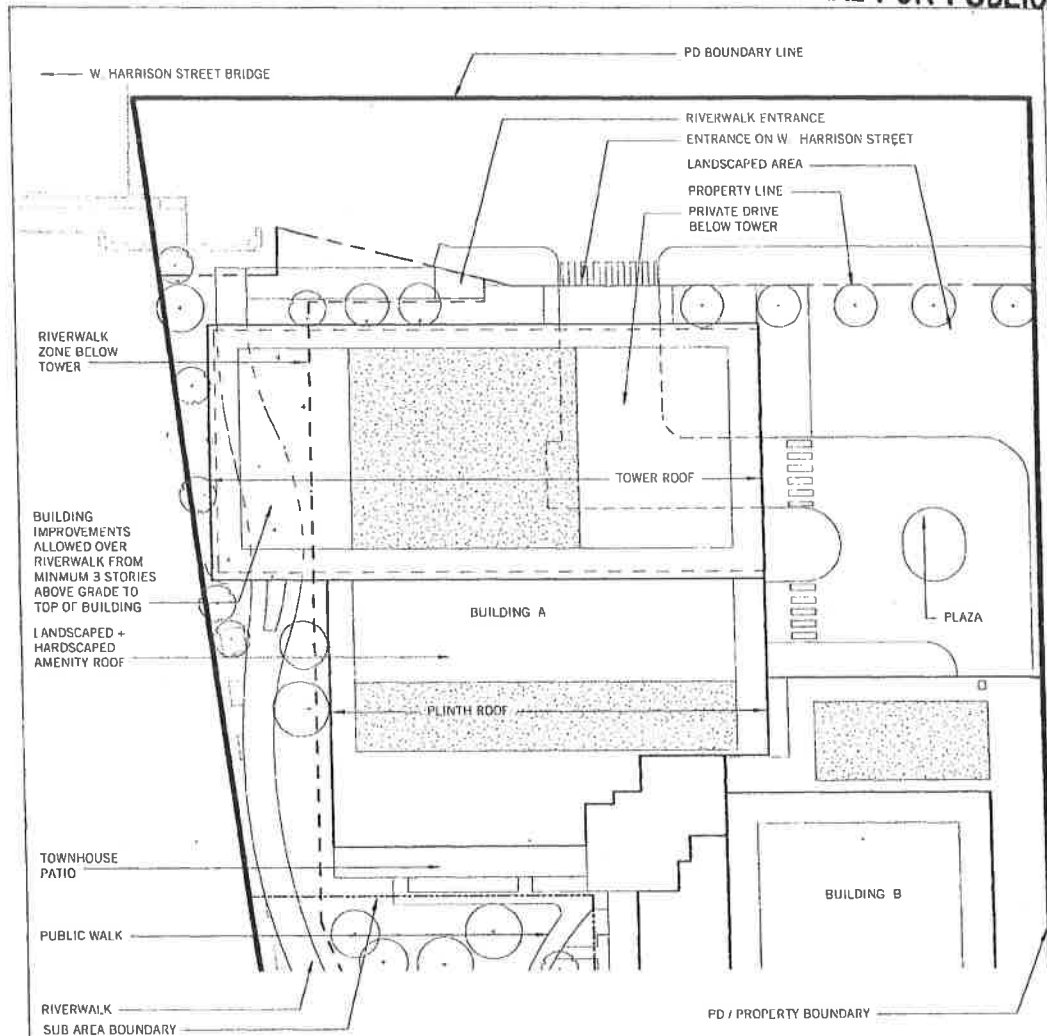
STANDARD STREESCAPE INFILTRATION PLANTER DERAIL

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**FINAL FOR PUBLICATK****Key Plan**

GREEN ROOF: 7000 SF / 50% NET MINIMUM

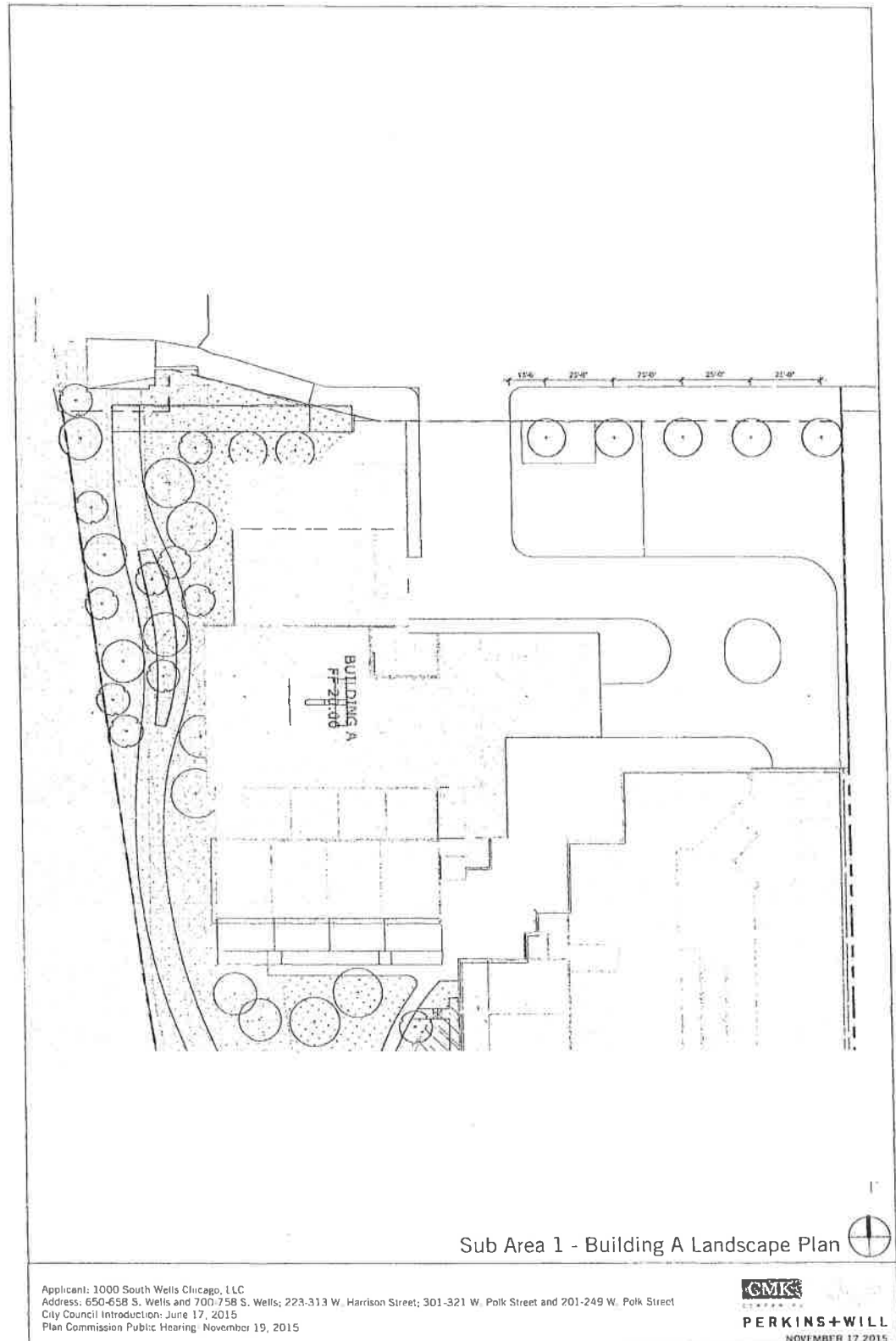
**Sub Area 1 - Building A Roof Plan**

Applicant: 1000 South Wells Chicago, LLC  
 Address: 650-658 S. Wells and 700-758 S. Wells; 223-313 W. Harrison Street; 301-321 W. Polk Street and 201-249 W. Polk Street  
 City Council Introduction: June 17, 2015  
 Plan Commission Public Hearing: November 19, 2015

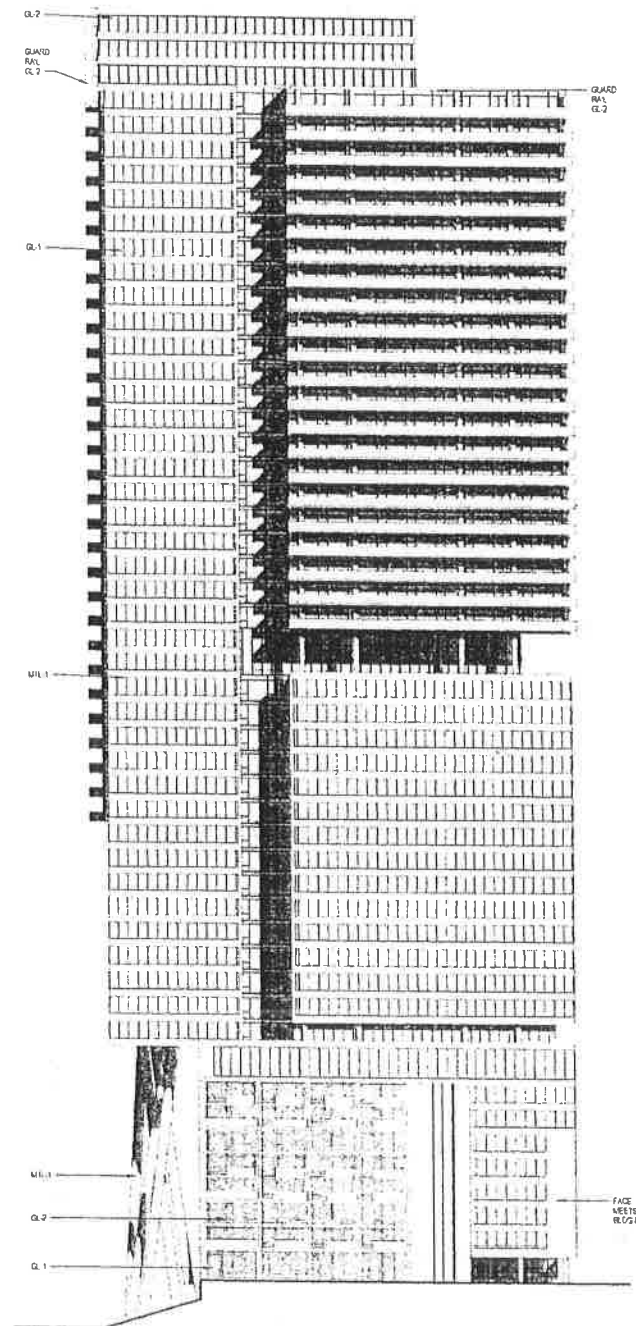
**CMK****PERKINS+WILL**

NOVEMBER 17 2015

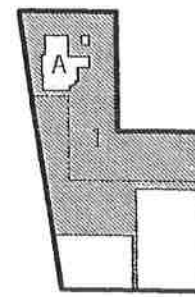
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**MATERIAL LEGEND:**  
 GL-1 CLEAR GLASS COLOR 1  
 GL-2 GLASS STYRENE PANEL; MATCH COLOR 1  
 GL-3 CLEAR GLASS COLOR 2  
 MTL-1 METAL PANEL; METAL COPING, METAL TRIM  
 MTL-2 ALUMINUM FRAME  
 MTL-3 BALCONY GUARDRAIL  
 MTL-4 METAL PANEL PENTHOUSE  
 LV-1 ARCHITECTURAL LOUVER



Key Plan

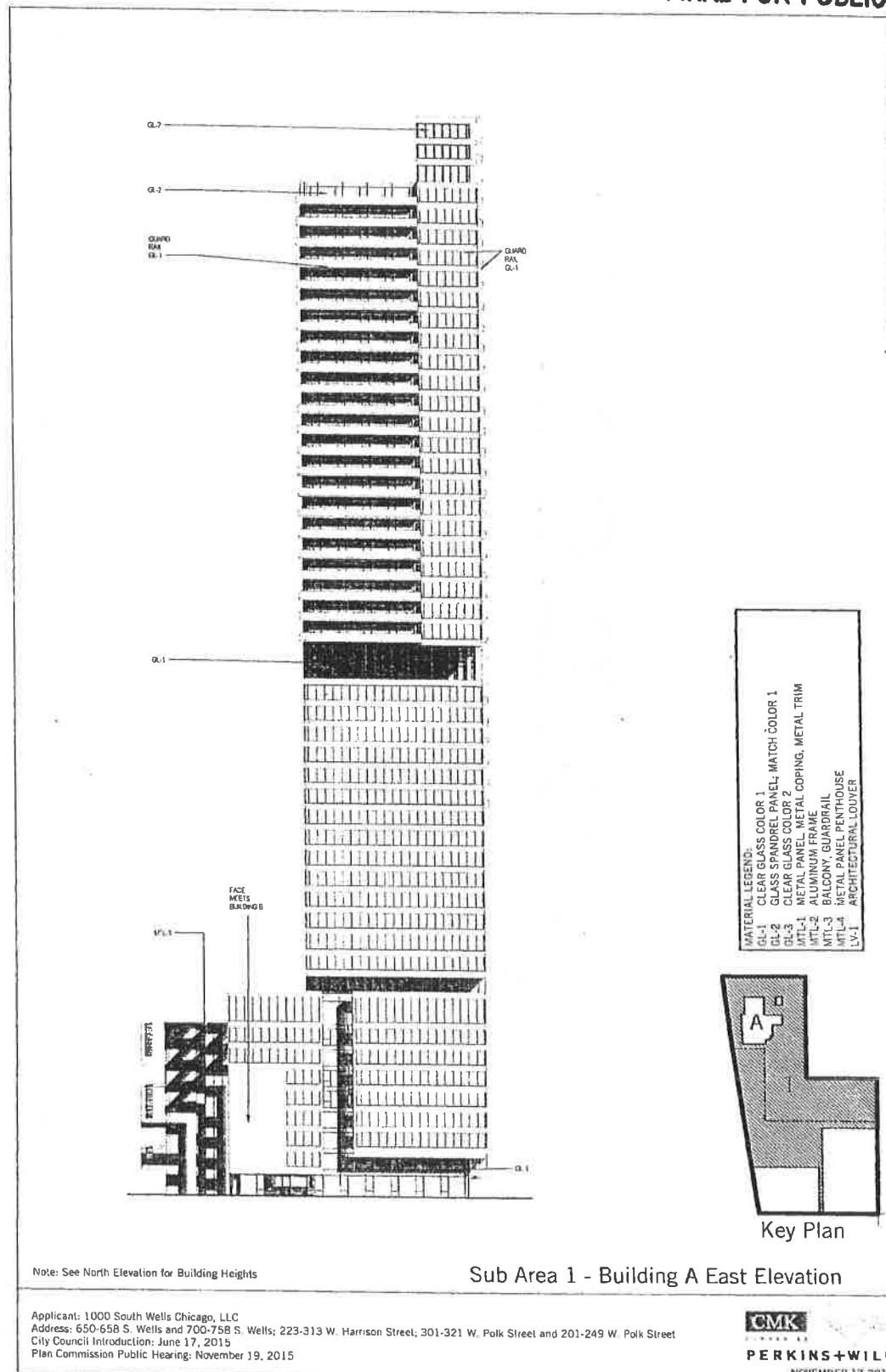
Note: See North Elevation for Building Heights

Sub Area 1 - Building A South Elevation

Applicant: 1000 South Wells Chicago, LLC  
 Address: 650-658 S. Wells and 700-758 S. Wells; 223-313 W. Harrison Street; 301-321 W. Polk Street and 201-249 W. Polk Street  
 City Council Introduction: June 17, 2015  
 Plan Commission Public Hearing: November 19, 2015

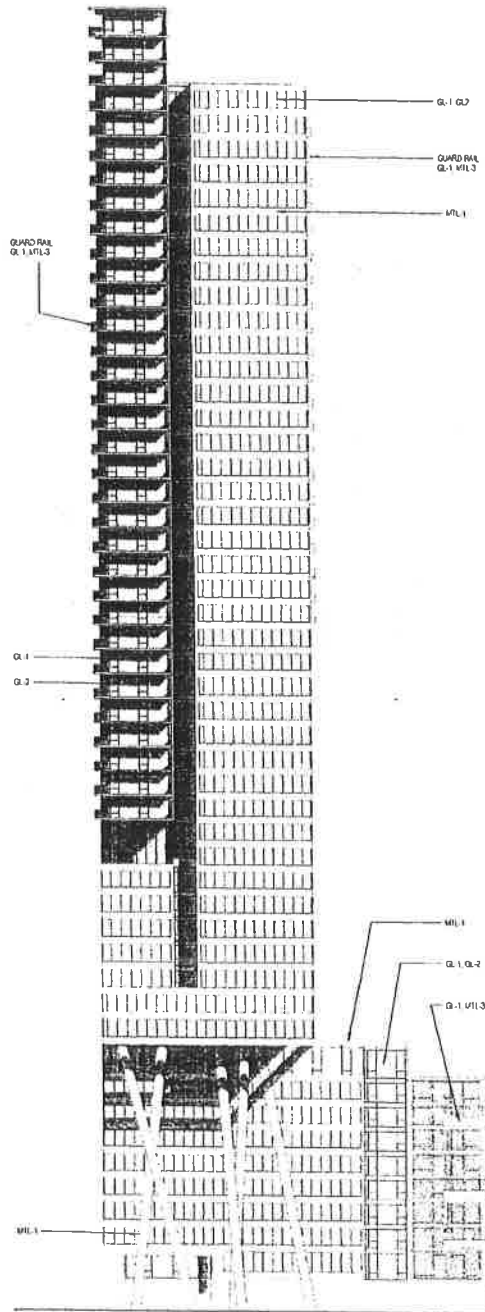
**CMK**  
 CHICAGO METRO KIN  
**PERKINS+WILL**  
 NOVEMBER 17 2015

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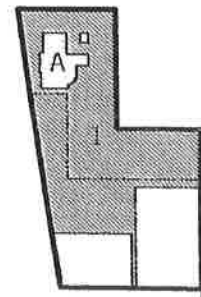


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MATERIAL LEGEND:

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- GL-2 CLEAR SPANDREL PANEL MATCH COLOR 1
- GL-3 CLEAR GLASS COLOR 2
- UNT-1 METAL PANEL METAL COPING, METAL TRIM
- UNT-2 ALUMINUM FRAME
- UNT-3 BALCONY GUARDRAIL
- UNT-4 METAL PANEL PENTHOUSE
- UNT-5 ARCHITECTURAL LOUVER



Key Plan

Note: See North Elevation for Building Heights

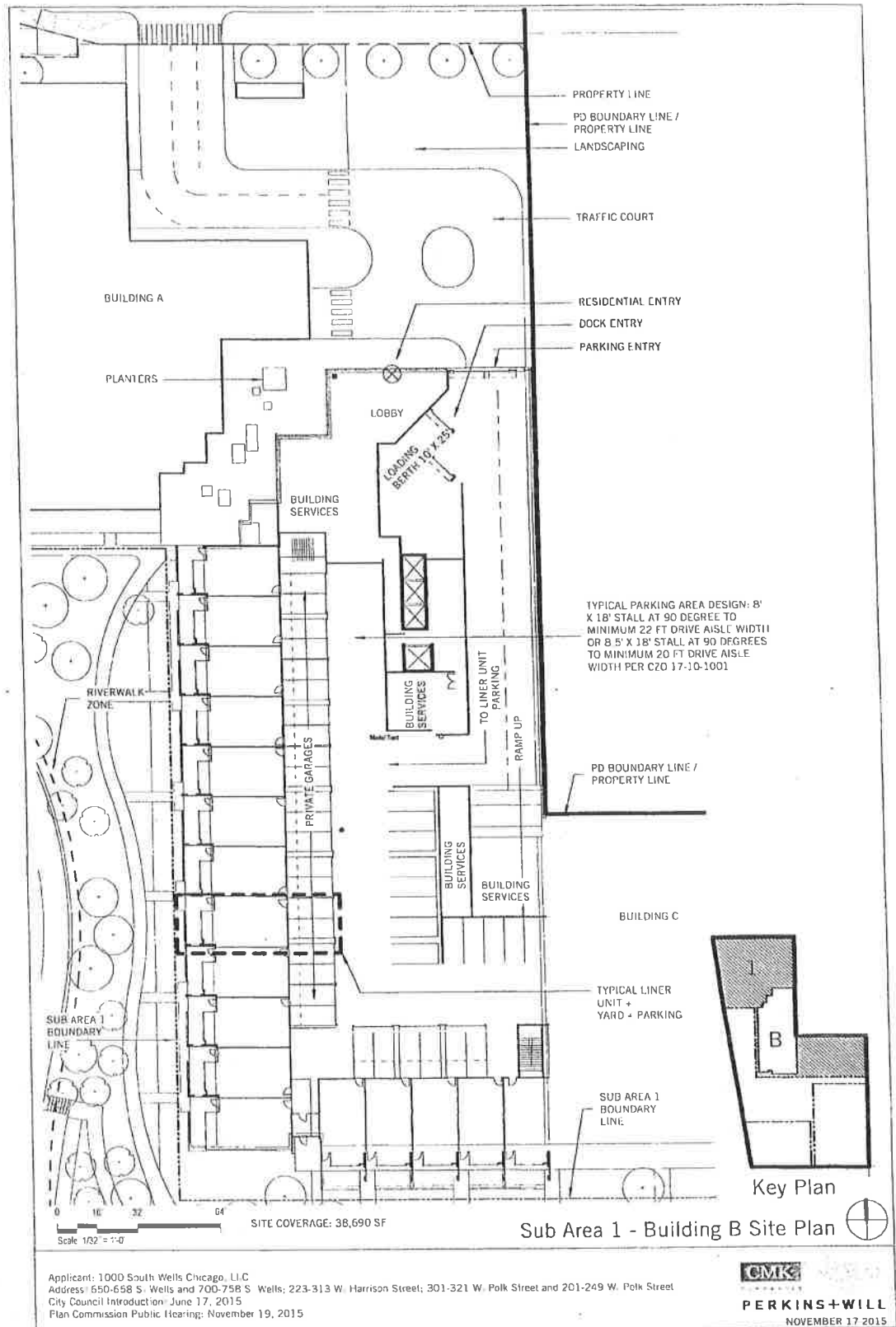
Sub Area 1 - Building A West Elevation

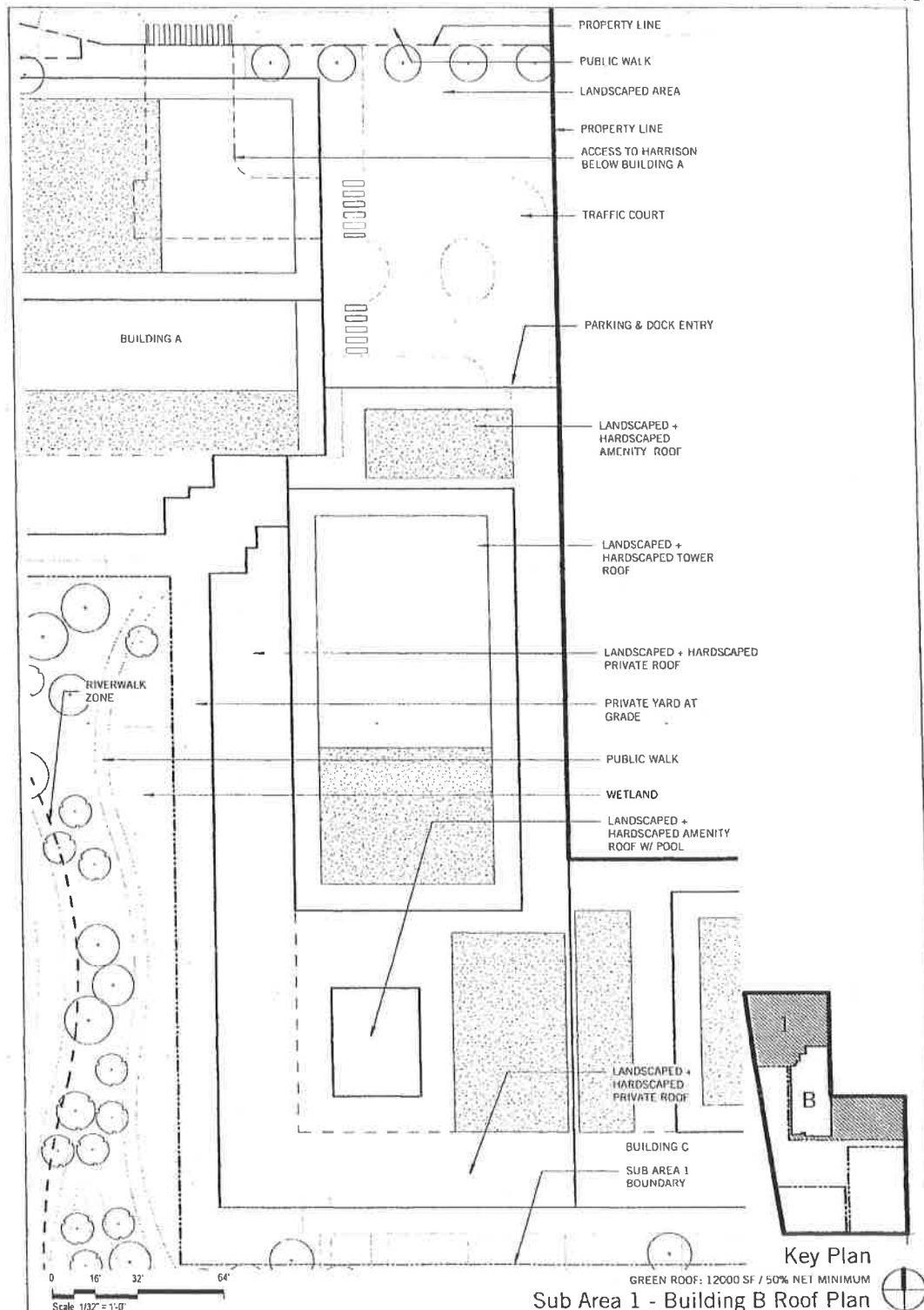
Applicant: 1000 South Wells Chicago, LLC  
 Address: 650-658 S. Wells and 700-758 S. Wells; 223-313 W. Harrison Street; 301-321 W. Polk Street and 201-249 W. Polk Street  
 City Council Introduction: June 17, 2015  
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CMK

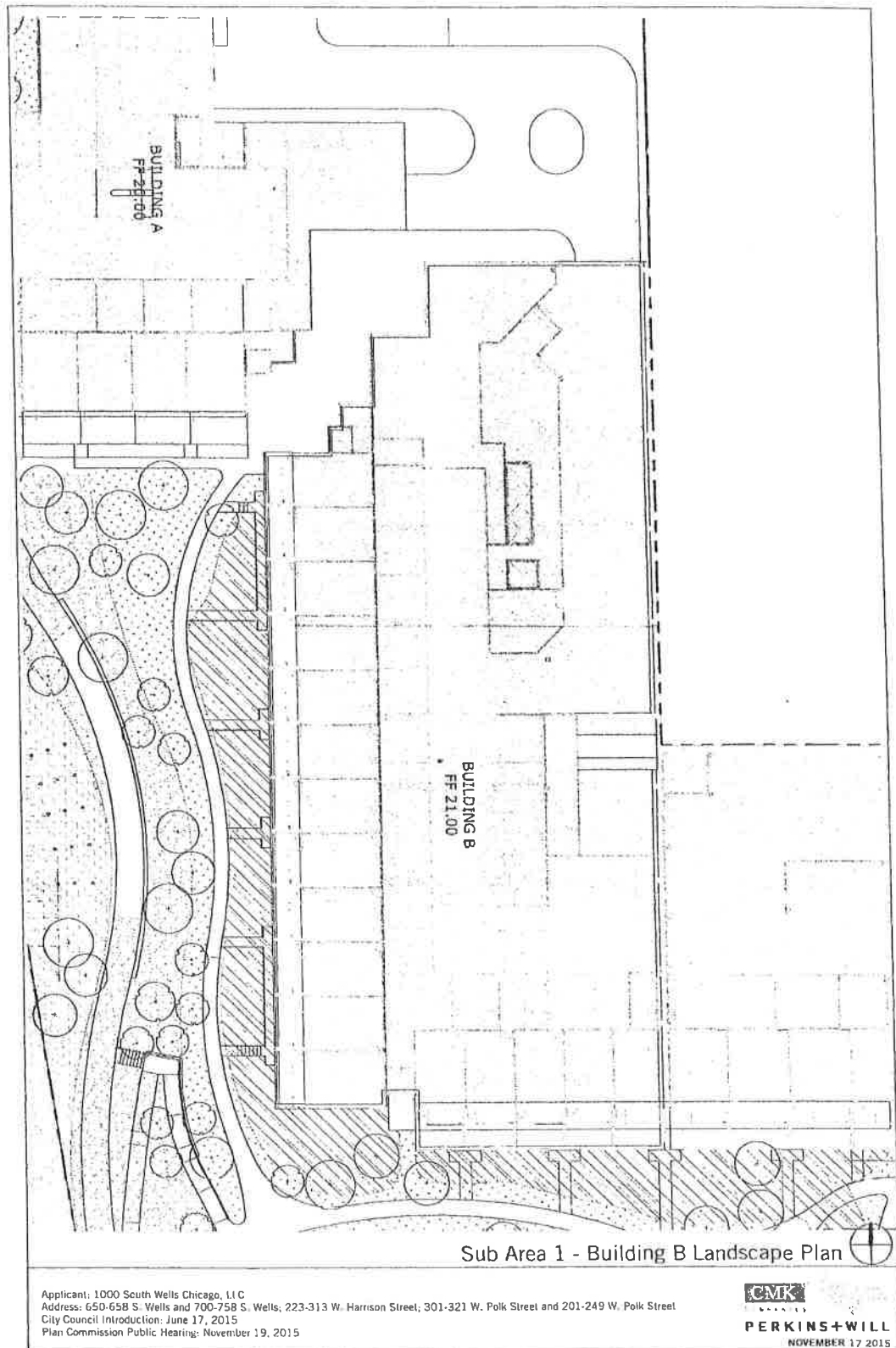
PERKINS+WILL

NOVEMBER 17 2015

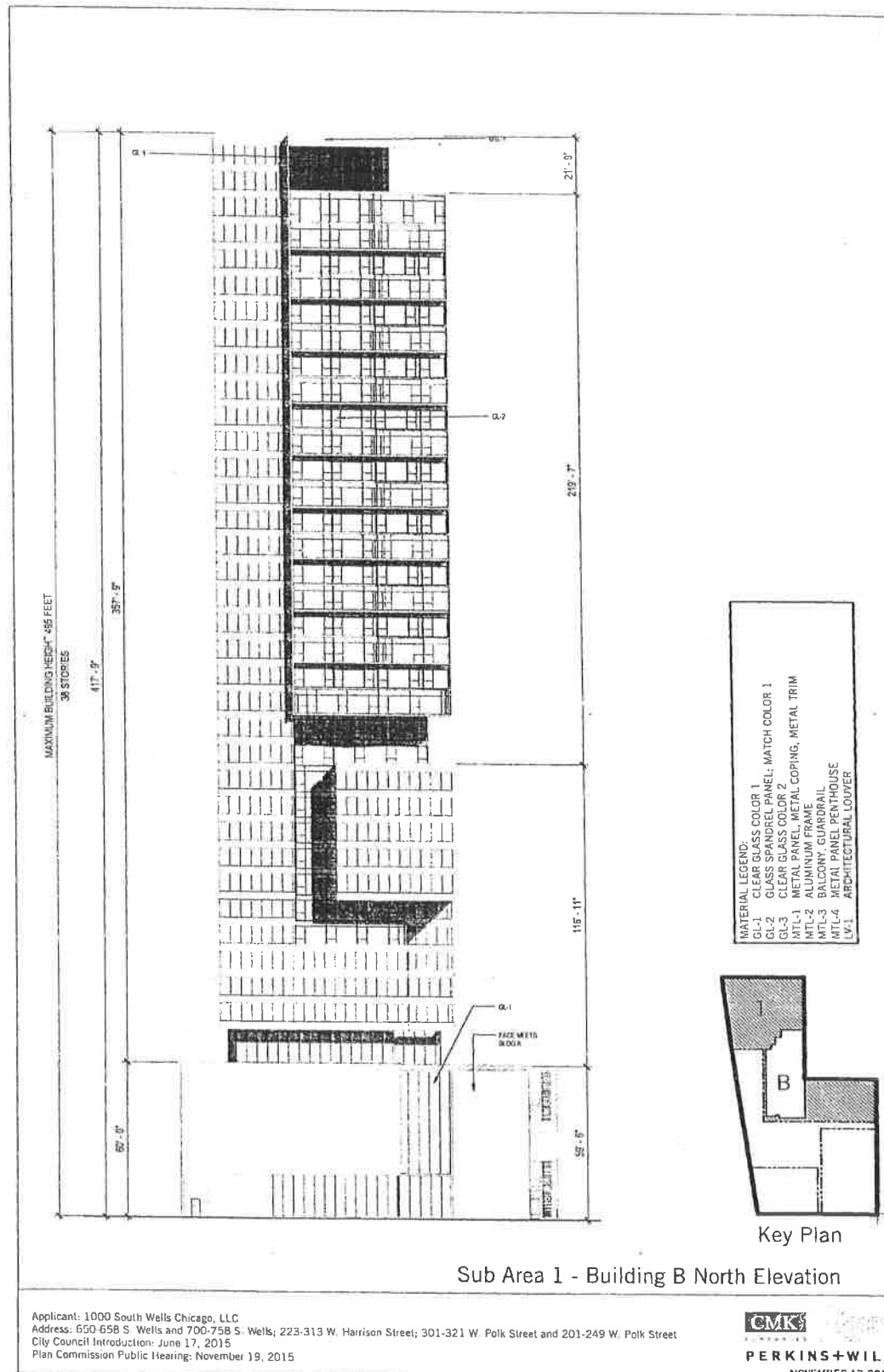
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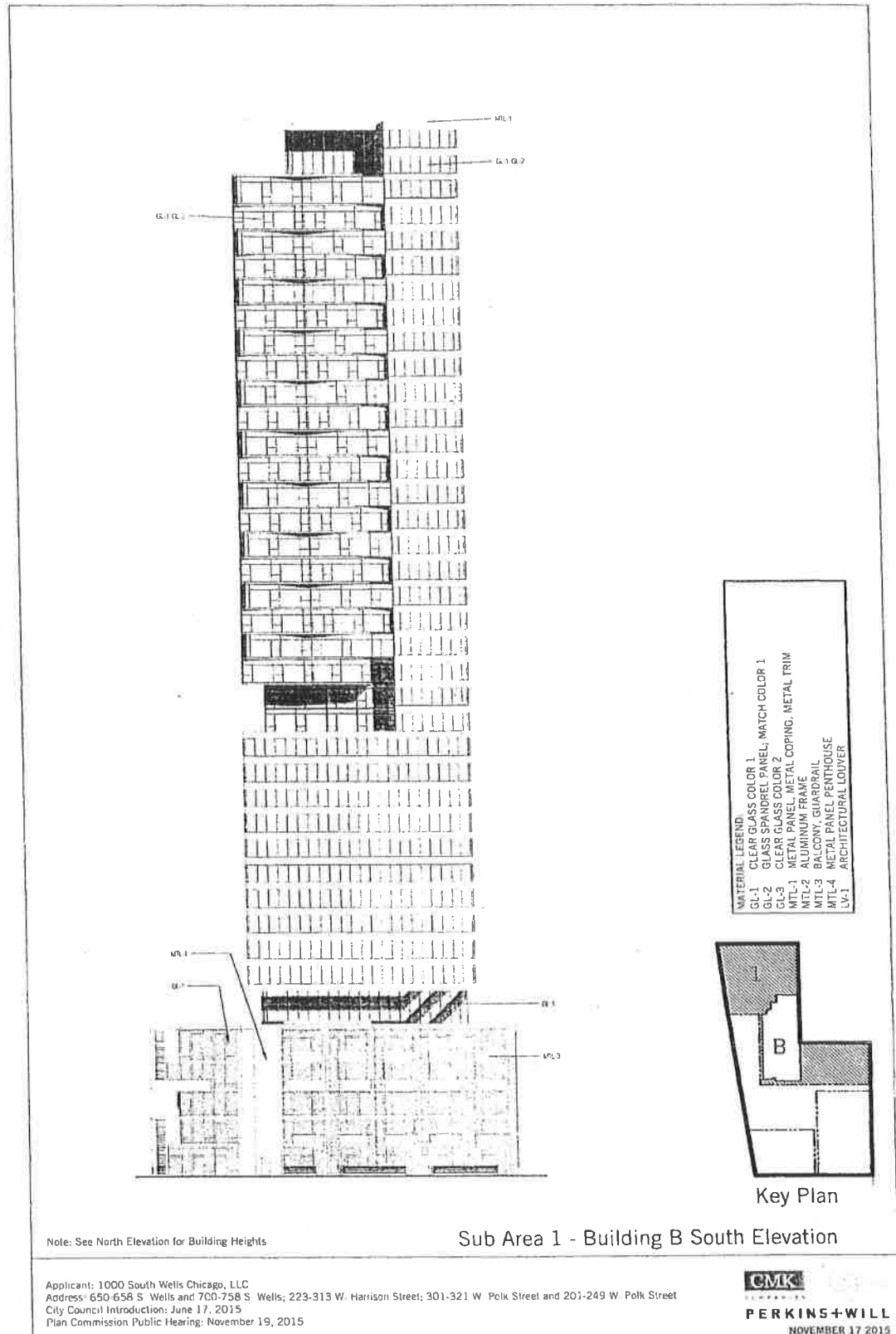


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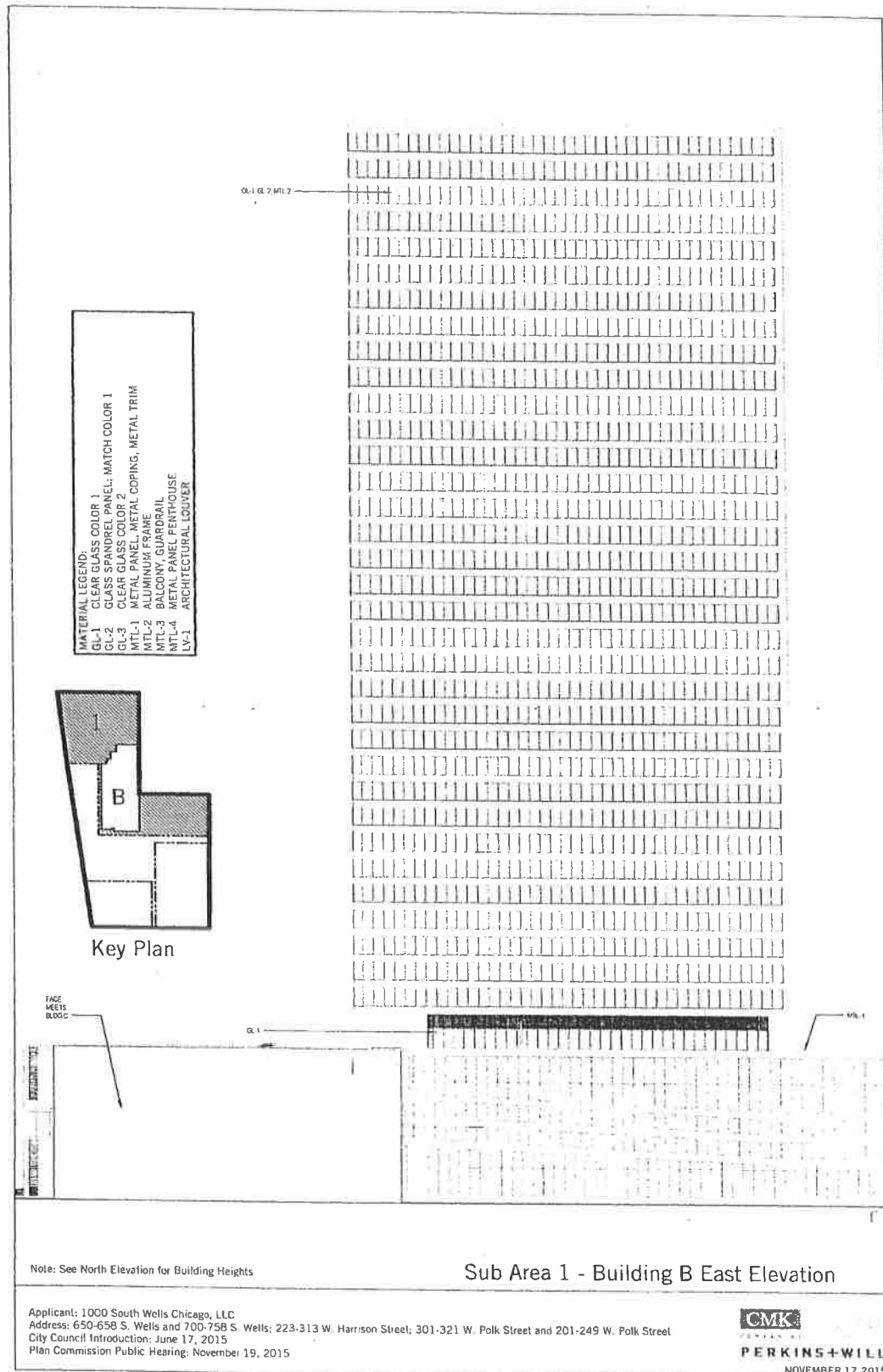




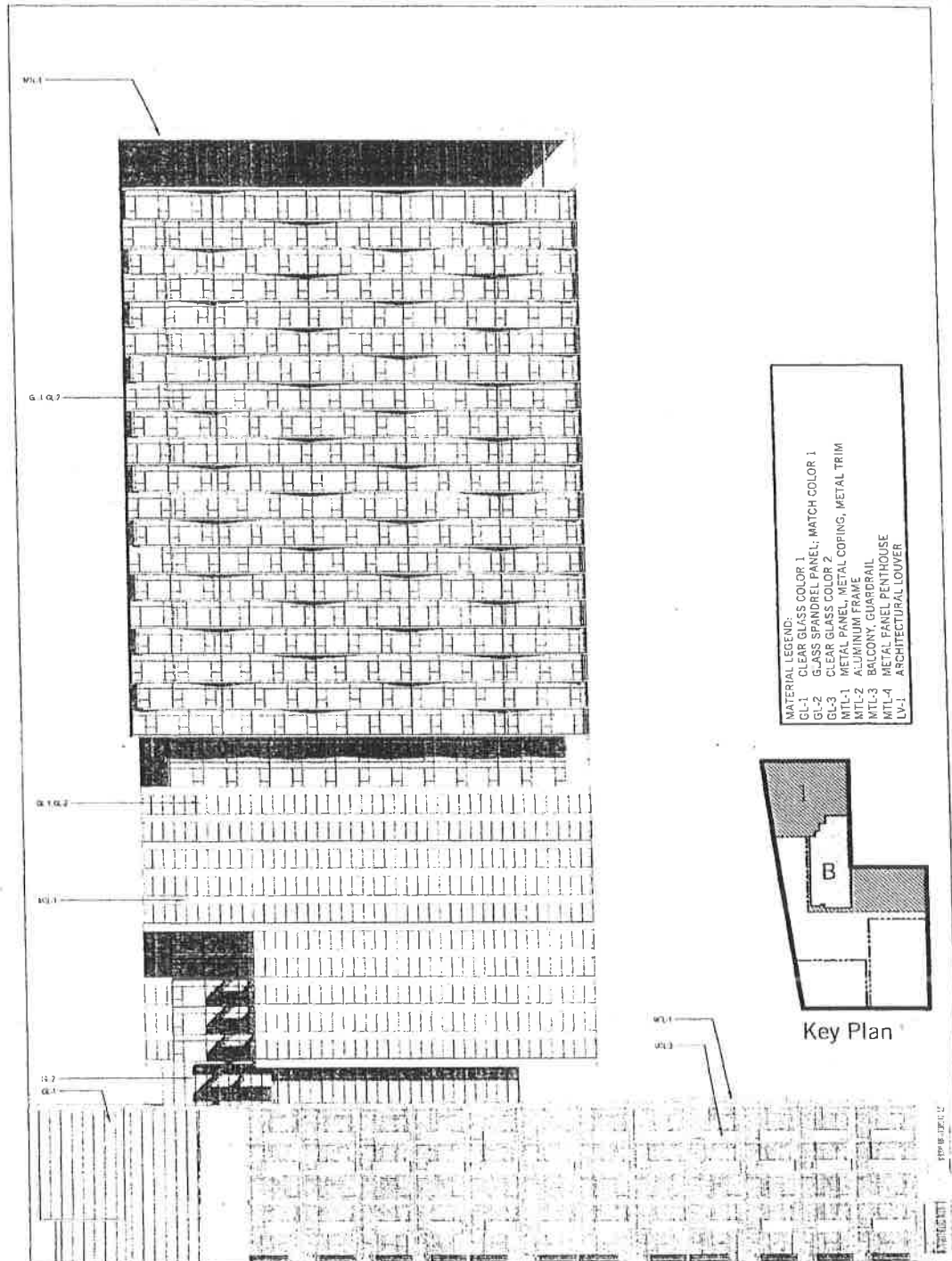
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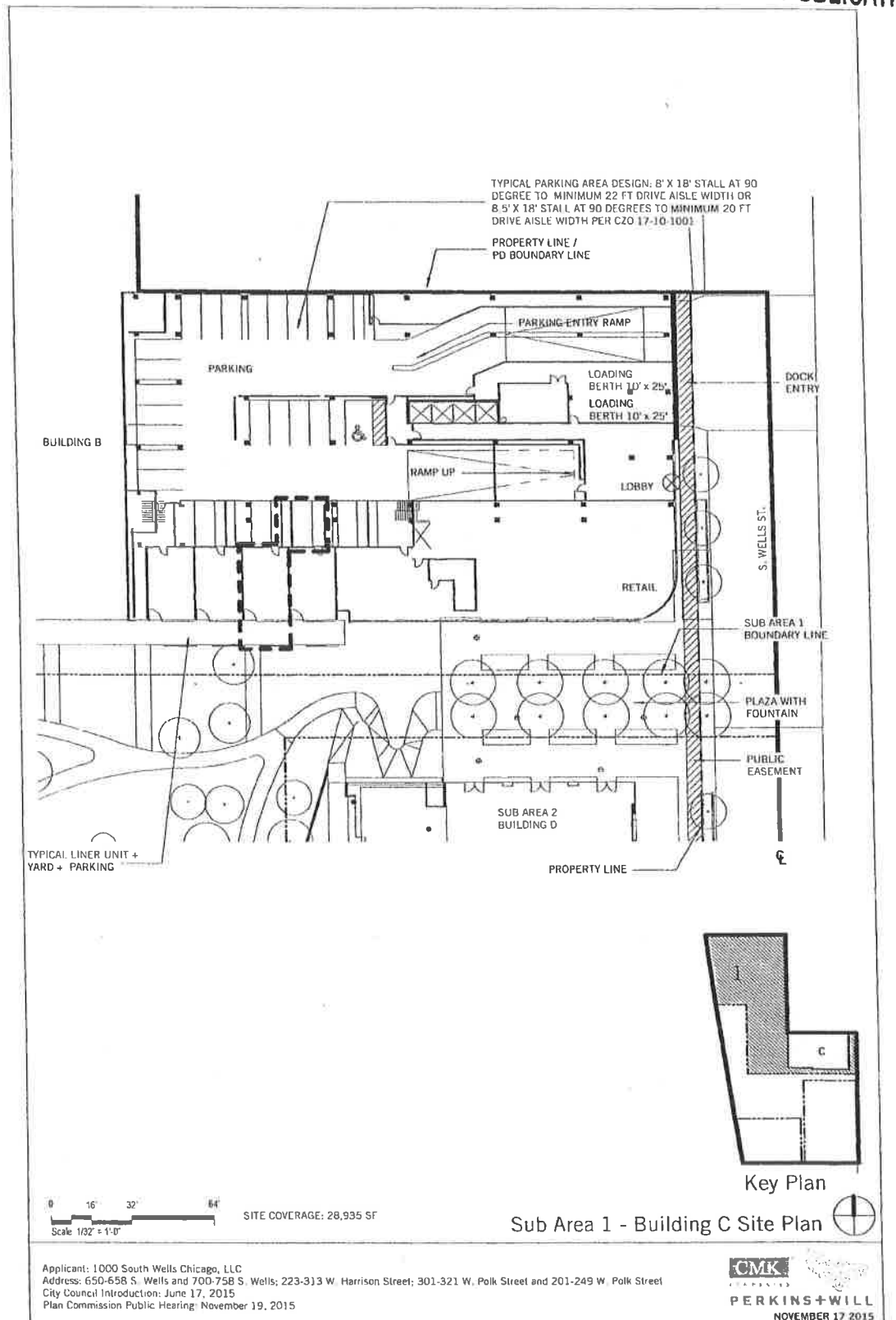
Note: See North Elevation for Building Heights

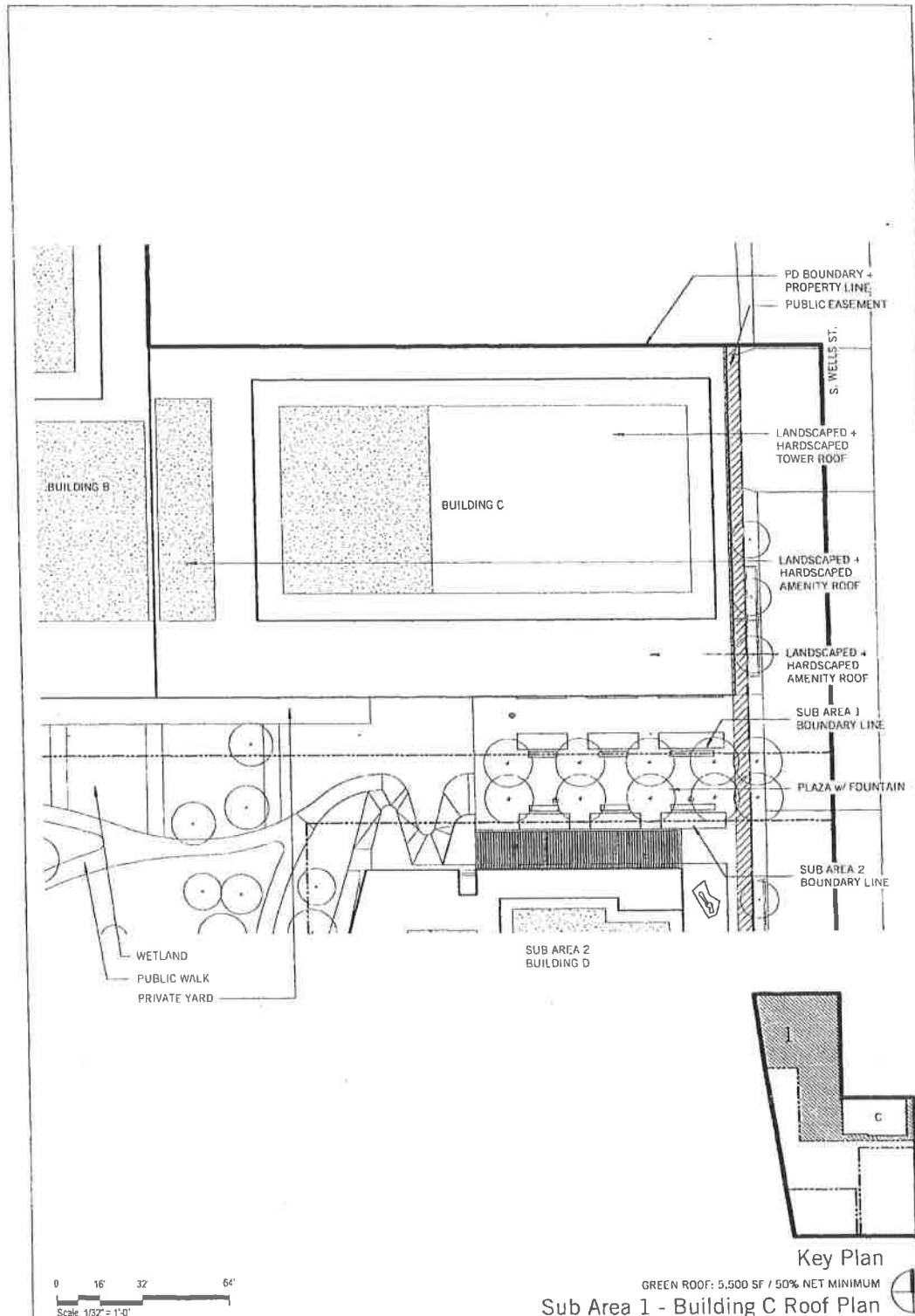
Sub Area 1 - Building B West Elevation

Applicant: 1000 South Wells Chicago, LLC  
 Address: 650-658 S. Wells and 700-758 S. Wells; 223-313 W. Harrison Street; 301-321 W. Polk Street and 201-249 W. Polk Street  
 City Council Introduction: June 17, 2015  
 Plan Commission Public Hearing: November 19, 2015

**CMK**  
**PERKINS+WILL**  
 NOVEMBER 17 2015

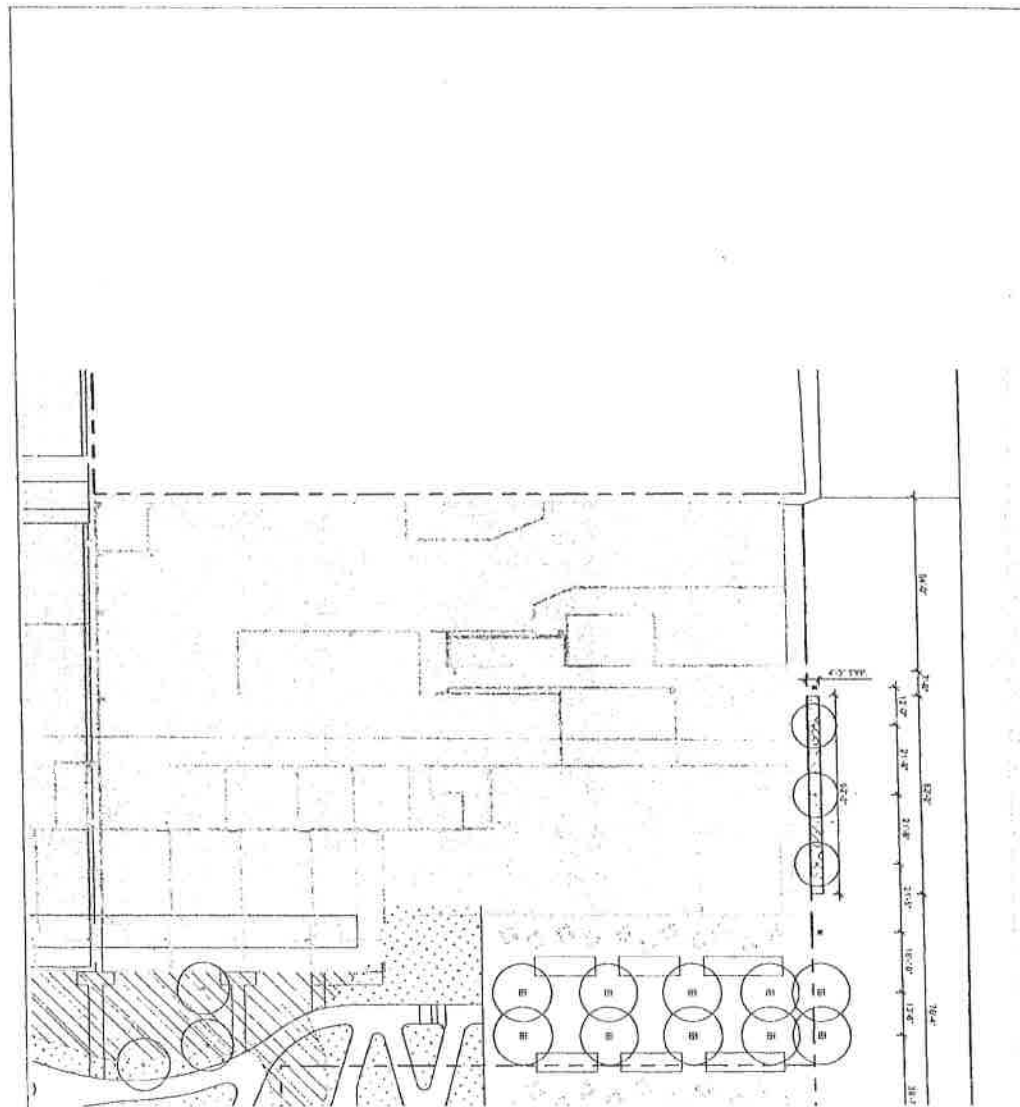
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**FINAL FOR PUBLICATIC**



FINAL FOR PUBLICATION



Sub Area 1 - Building C Landscape Plan



Applicant: 1000 South Wells Chicago, LLC  
Address: 650-658 S. Wells and 700-758 S. Wells; 223-313 W. Harrison Street; 301-321 W. Polk Street and 201-249 W. Polk Street  
City Council Introduction: June 17, 2015  
Plan Commission Public Hearing: November 19, 2015

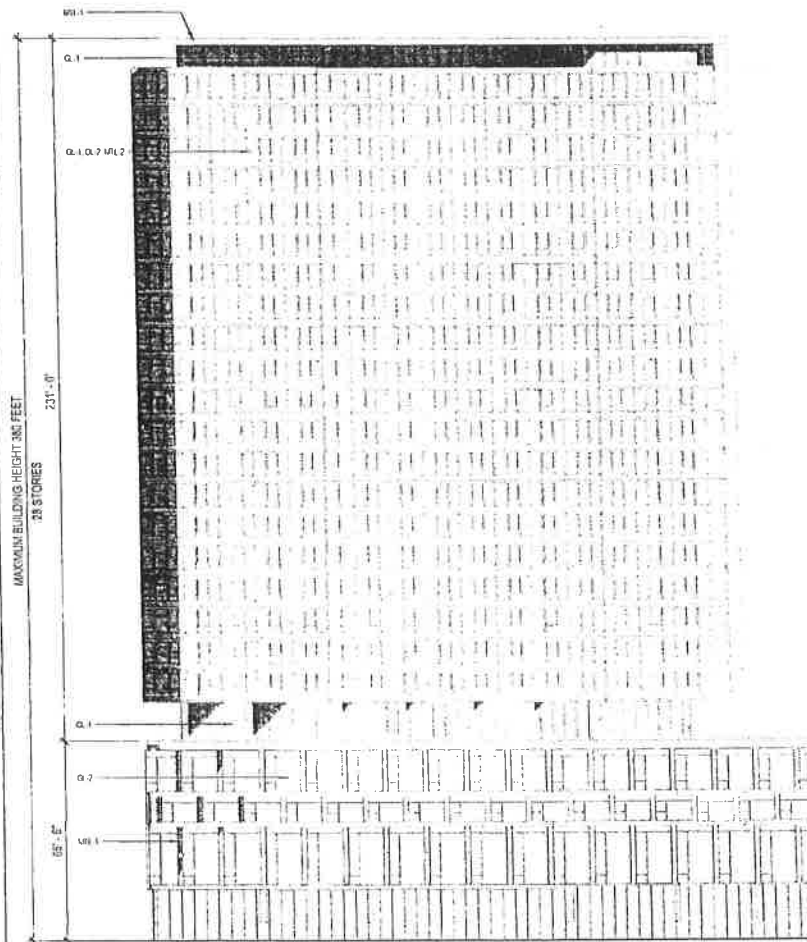
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NOVEMBER 17, 2015

**MATERIAL LEGEND:**  
 GL-1 CLEAR GLASS COLOR 1  
 GL-2 GLASS SPANDREL PANEL: MATCH COLOR 1  
 GL-3 CLEAR GLASS COLOR 2  
 MTL-1 METAL PANEL, METAL COPING, METAL TRIM  
 MTL-2 ALUMINUM FRAME  
 MTL-3 BALCONY, GUARDRAIL  
 MTL-4 METAL PANEL PENTHOUSE  
 LV-1 ARCHITECTURAL LOUVER

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Key Plan

Sub Area 1 - Building C North Elevation

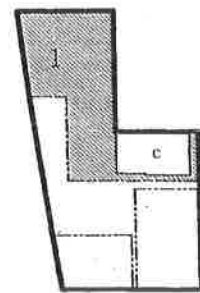
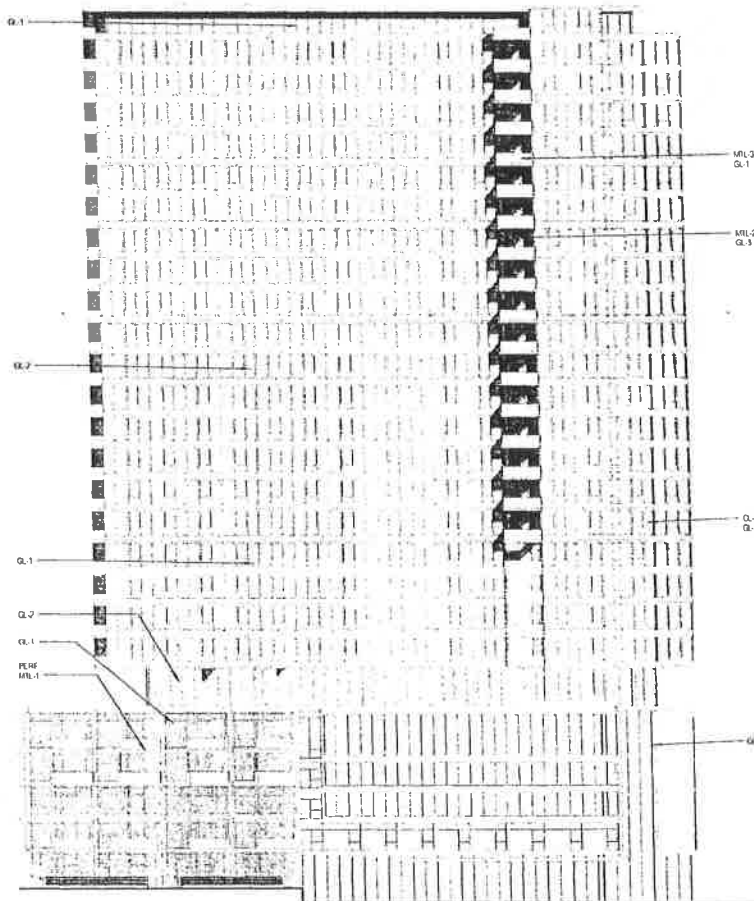
Applicant: 1000 South Wells Chicago, LLC  
 Address: 650-658 S. Wells and 700-756 S. Wells; 223-313 W. Harrison Street; 301-321 W. Polk Street and 201-249 W. Polk Street  
 City Council Introduction: June 17, 2015  
 Plan Commission Public Hearing: November 19, 2015



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**MATERIAL LEGEND:**  
 GL-1 CLEAR GLASS COLOR 1  
 GL-2 GLASS SPANDREL PANEL; MATCH COLOR 1  
 GL-3 CLEAR GLASS COLOR 2  
 MTL-1 METAL PANEL, METAL COPING, METAL TRIM  
 MTL-2 ALUMINUM FRAME  
 MTL-3 BALCONY GUARDRAIL  
 MTL-4 METAL PANEL PENTHOUSE  
 LV-1 ARCHITECTURAL LOUVER



Key Plan

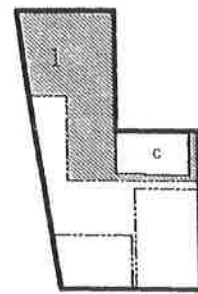
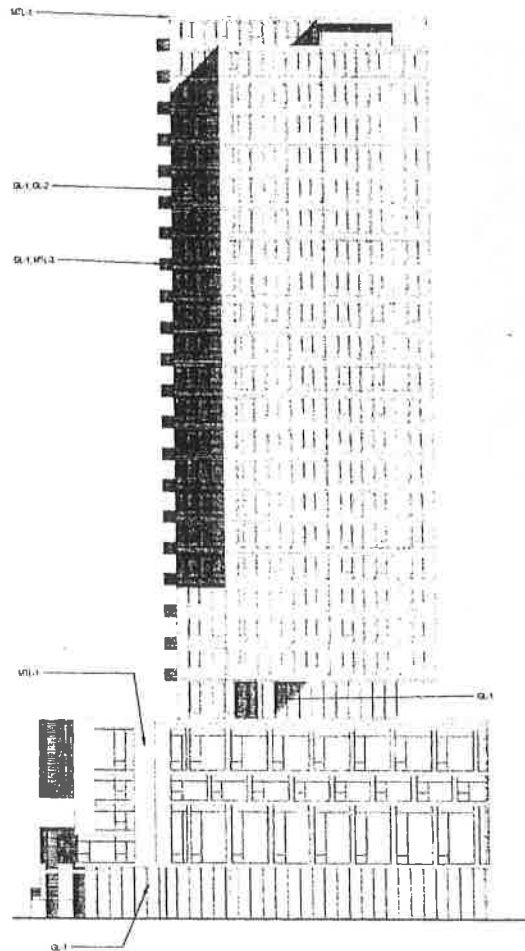
Note: See North Elevation for Building Heights

Sub Area 1 - Building C South Elevation

Applicant: 1000 South Wells Chicago, LLC  
 Address: 650-658 S. Wells and 700-758 S. Wells; 223-313 W. Harrison Street; 301-321 W. Polk Street and 201-249 W. Polk Street  
 City Council Introduction: June 17, 2015  
 Plan Commission Public Hearing: November 19, 2015

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MATERIAL LEGEND	
GL-1	CLEAR GLASS COLOR 1
GL-2	GLASS SPANDREL PANEL; MATCH COLOR 1
GL-3	CLEAR GLASS COLOR 2
MTL-1	METAL PANEL, METAL COPING, METAL TRIM
MTL-2	ALUMINUM FRAME
MTL-3	BALCONY, GUARDRAIL
MTL-4	METAL PANEL PENTHOUSE
LV-1	ARCHITECTURAL LOUVER

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Key Plan

Note: See North Elevation for Building Heights

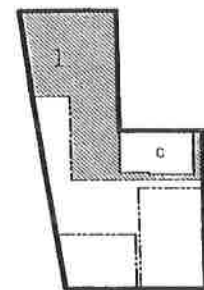
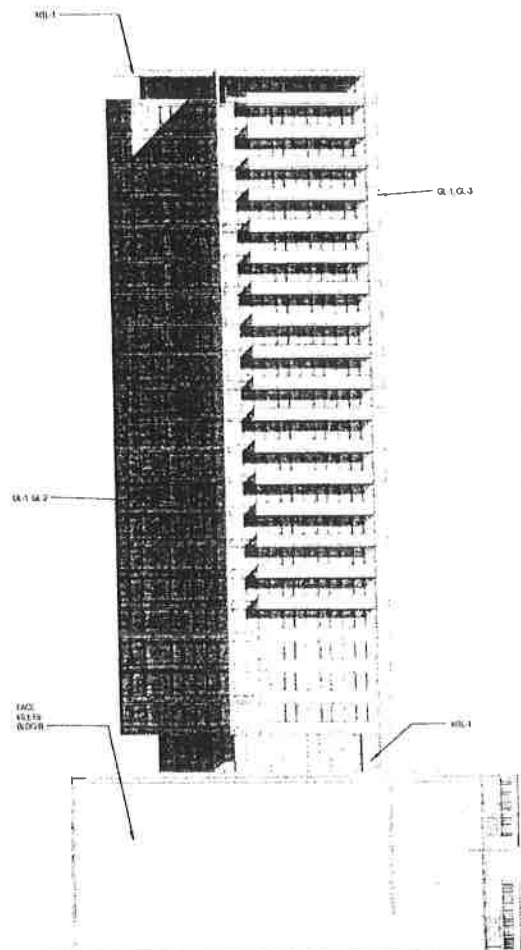
Sub Area 1 - Building C East Elevation

Applicant: 1000 South Wells Chicago, LLC  
 Address: 650-658 S. Wells and 700-758 S. Wells; 223-313 W. Harrison Street; 301-321 W. Polk Street and 201-249 W. Polk Street  
 City Council Introduction: June 17, 2015  
 Plan Commission Public Hearing: November 19, 2015

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**MATERIAL LEGEND:**  
 GL-1 CLEAR GLASS COLOR 1  
 GL-2 GLASS SPANDREL PANEL; MATCH COLOR 1  
 GL-3 CLEAR GLASS COLOR 2  
 MTL-1 METAL PANEL, METAL COPING, METAL TRIM  
 MTL-2 ALUMINUM FRAME  
 MTL-3 BALCONY, GUARDRAIL  
 MTL-4 METAL PANEL PENTHOUSE  
 LV-1 ARCHITECTURAL LOUVER



Key Plan

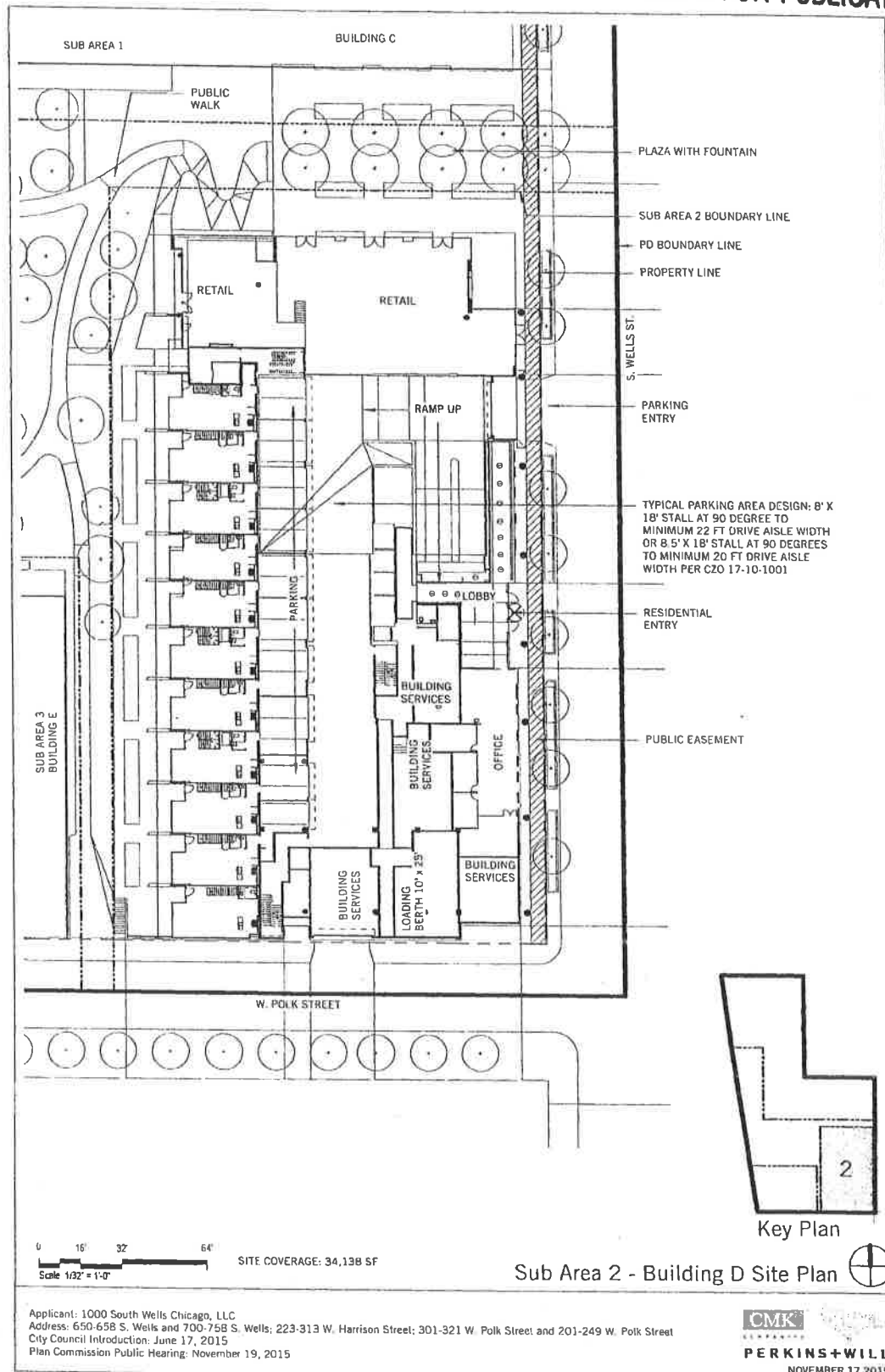
Note: See North Elevation for Building Heights

Sub Area 1 - Building C West Elevation

Applicant: 1000 South Wells Chicago, LLC  
 Address: 650-658 S. Wells and 700-758 S. Wells; 223-313 W. Harrison Street; 301-321 W. Polk Street and 201-249 W. Polk Street  
 City Council Introduction: June 17, 2015  
 Plan Commission Public Hearing: November 19, 2015

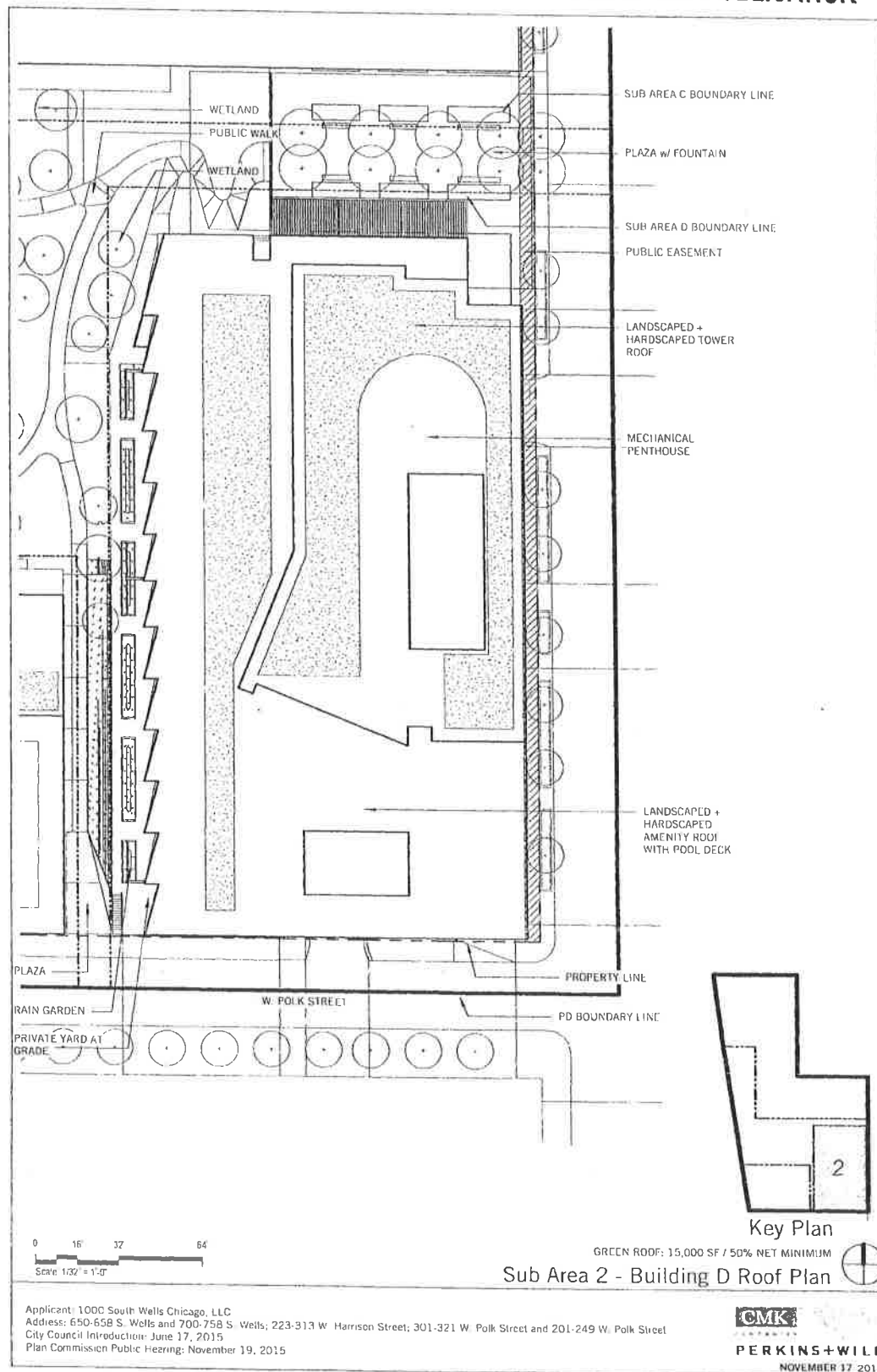
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**PERKINS+WILL**  
 NOVEMBER 17, 2015

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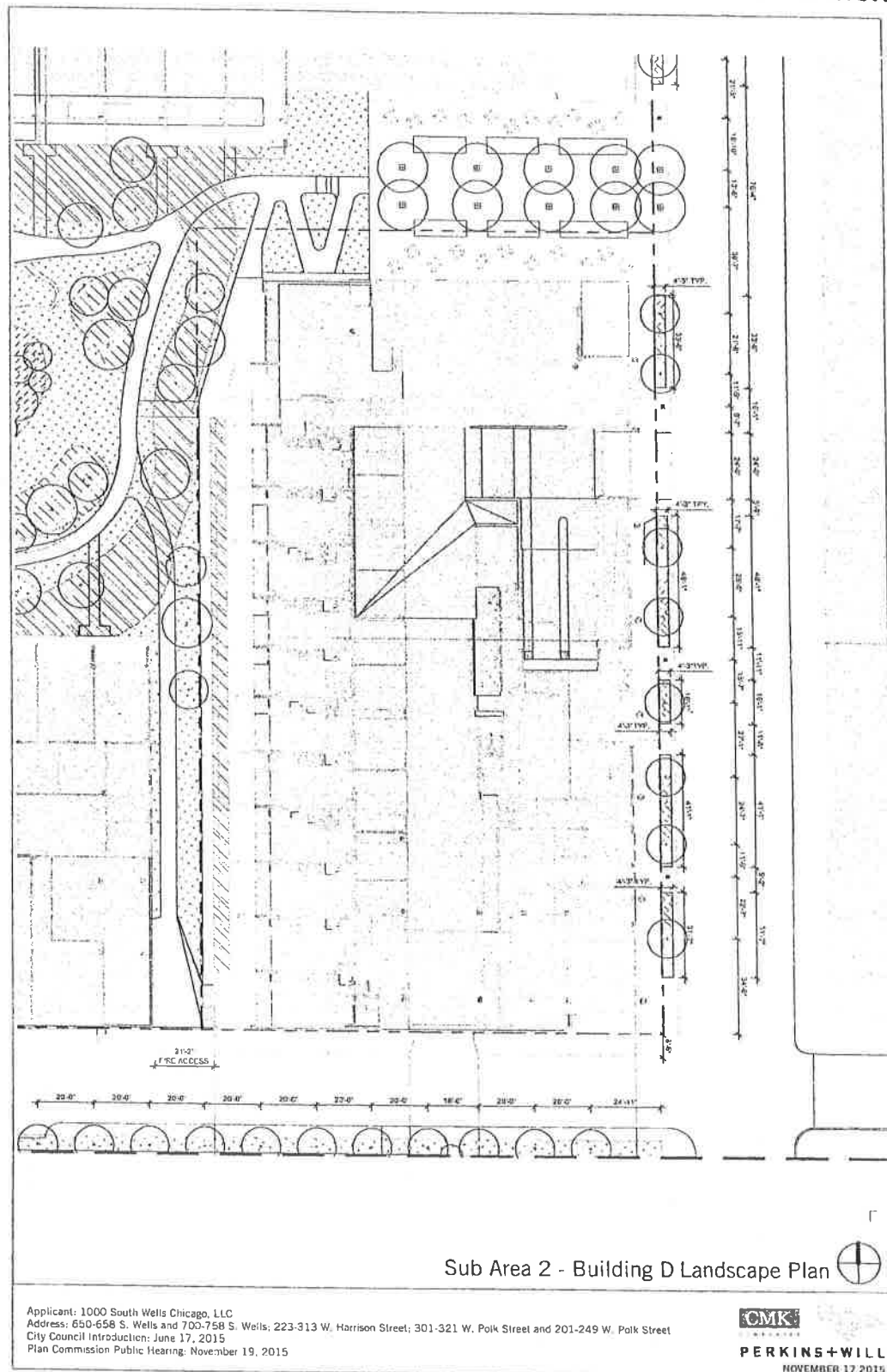




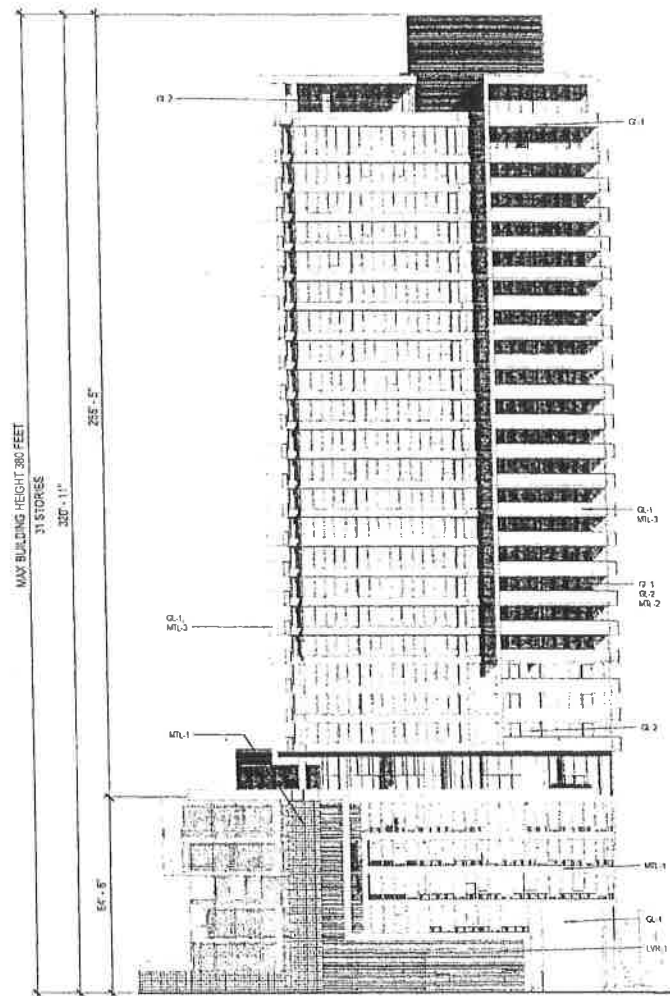
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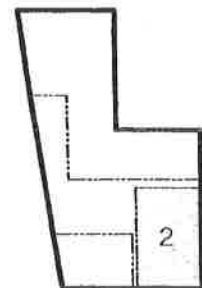
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**MATERIAL LEGEND:**  
 GL-1 CLEAR GLASS COLOR 1  
 GL-2 GLASS SPANDREL PANEL; MATCH COLOR 1  
 GL-3 CLEAR GLASS COLOR 2  
 MTL-1 METAL PANEL, METAL COPING, METAL TRIM  
 MTL-2 ALUMINUM FRAME  
 MTL-3 BALCONY, GUARDRAIL  
 MTL-4 METAL PANEL PENTHOUSE  
 LV-1 ARCHITECTURAL LOUVER



Key Plan

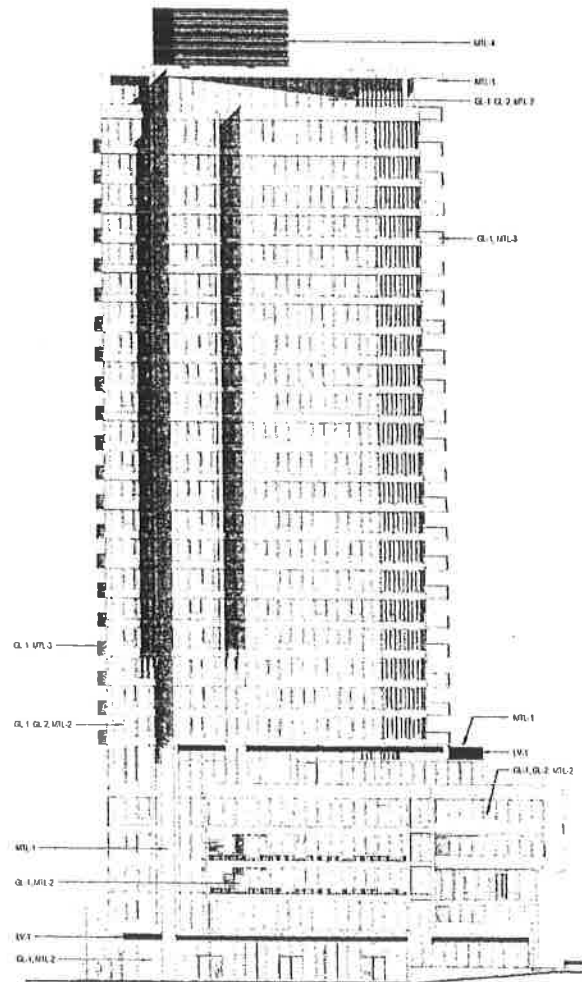
Sub Area 2 - Building D North Elevation

Applicant: 1000 South Wells Chicago, LLC  
 Address: 650-658 S. Wells and 700-758 S. Wells; 223-313 W. Harrison Street; 301-321 W. Polk Street and 201-249 W. Polk Street  
 City Council Introduction: June 17, 2015  
 Plan Commission Public Hearing: November 19, 2015

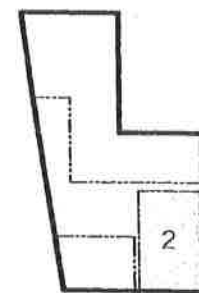


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MATERIAL LEGEND:	
GL-1	CLEAR GLASS COLOR 1
GL-2	GLASS SPANDREL PANEL; MATCH COLOR 1
GL-3	CLEAR GLASS COLOR 2
MTL-1	METAL PANEL, METAL COPING, METAL TRIM
MTL-2	ALUMINUM FRAME
MTL-3	BALCONY, GUARDRAIL
MTL-4	METAL PANEL PENTHOUSE
LV-1	ARCHITECTURAL LOUVER



Key Plan

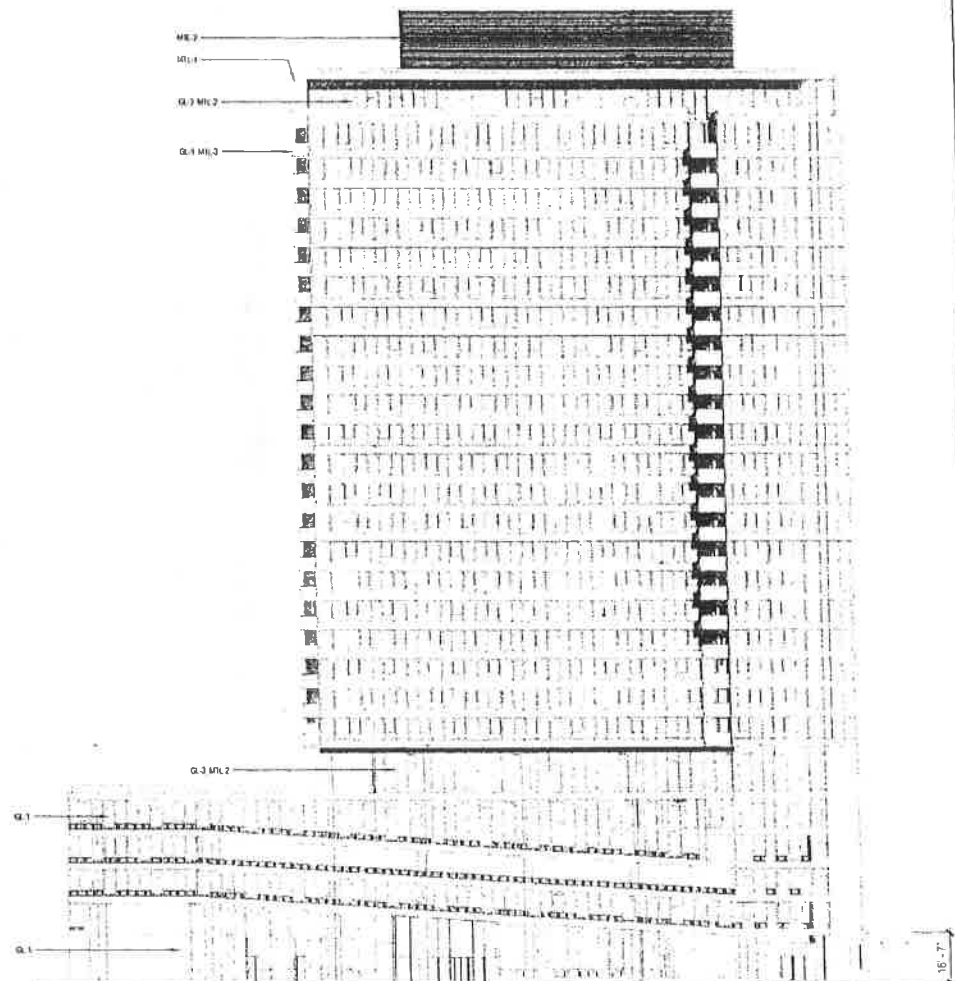
Note: See North Elevation for Building Heights

Sub Area 2 - Building D South Elevation

Applicant: 1000 South Wells Chicago, LLC  
 Address: 650-658 S. Wells and 700-758 S. Wells; 223-313 W. Harrison Street; 301-321 W. Polk Street and 201-249 W. Polk Street  
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 Plan Commission Public Hearing: November 19, 2015

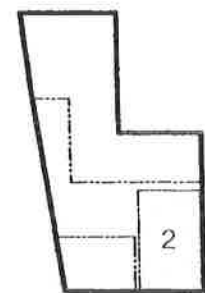
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MATERIAL LEGEND:

- GL-1 CLEAR GLASS COLOR 1
- GL-2 GLASS SPANDREL PANEL; MATCH COLOR 1
- GL-3 CLEAR GLASS COLOR 2
- MTL-1 METAL PANEL, METAL COPING, METAL TRIM
- MTL-2 ALUMINUM FRAME
- MTL-3 BALCONY, GUARDRAIL
- MTL-4 METAL PANEL PENTHOUSE
- LV-1 ARCHITECTURAL LOUVER



Key Plan

Note: See North Elevation for Building Heights

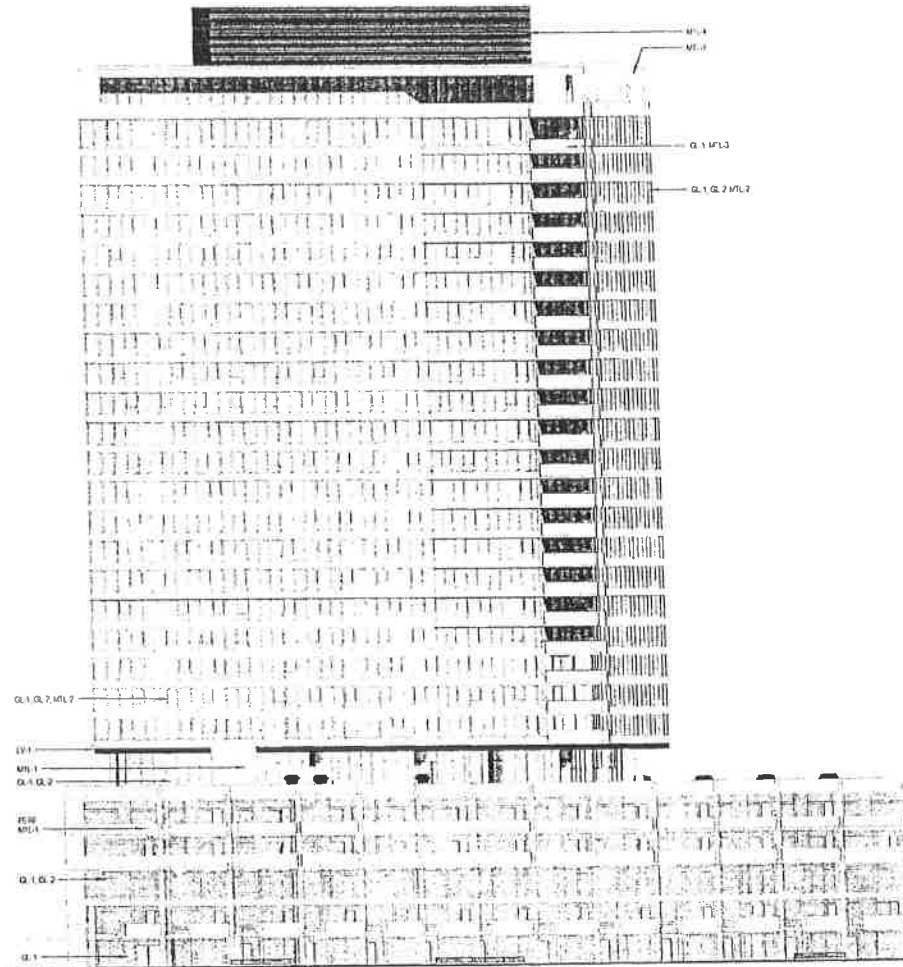
## Sub Area 2 - Building D East Elevation

Applicant: 1000 South Wells Chicago, LLC  
 Address: 650-658 S. Wells and 700-758 S. Wells; 223-313 W. Harrison Street; 301-321 W. Polk Street and 201-249 W. Polk Street  
 City Council Introduction: June 17, 2015  
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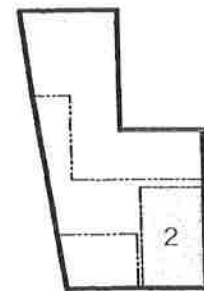


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MATERIAL LEGEND:	
GL-1	CLEAR GLASS COLOR 1
GL-2	GLASS SPANDREL PANEL; MATCH COLOR 1
GL-3	CLEAR GLASS COLOR 2
MTL-1	METAL PANEL, METAL COPING, METAL TRIM
MTL-2	ALUMINUM FRAME
MTL-3	BALCONY, GUARDRAIL
MTL-4	METAL PANEL PENTHOUSE
LV-1	ARCHITECTURAL LOUVER



Key Plan

Note: See North Elevation for Building Heights

## Sub Area 2 - Building D West Elevation

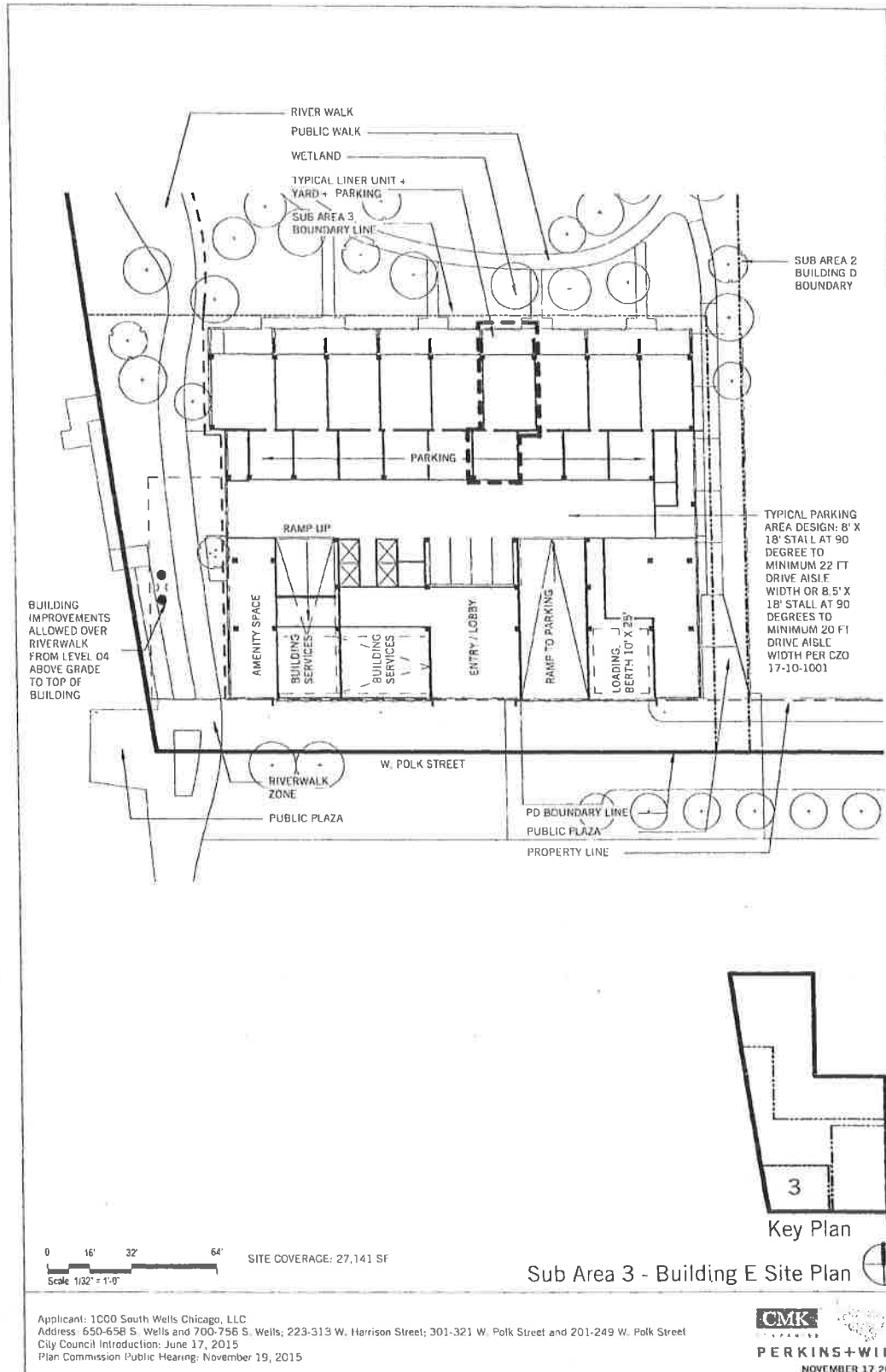
Applicant: 1000 South Wells Chicago, LLC  
 Address: 650-658 S. Wells and 700-758 S. Wells; 223-313 W. Harrison Street; 301-321 W. Polk Street and 201-249 W. Polk Street  
 City Council Introduction: June 17, 2015  
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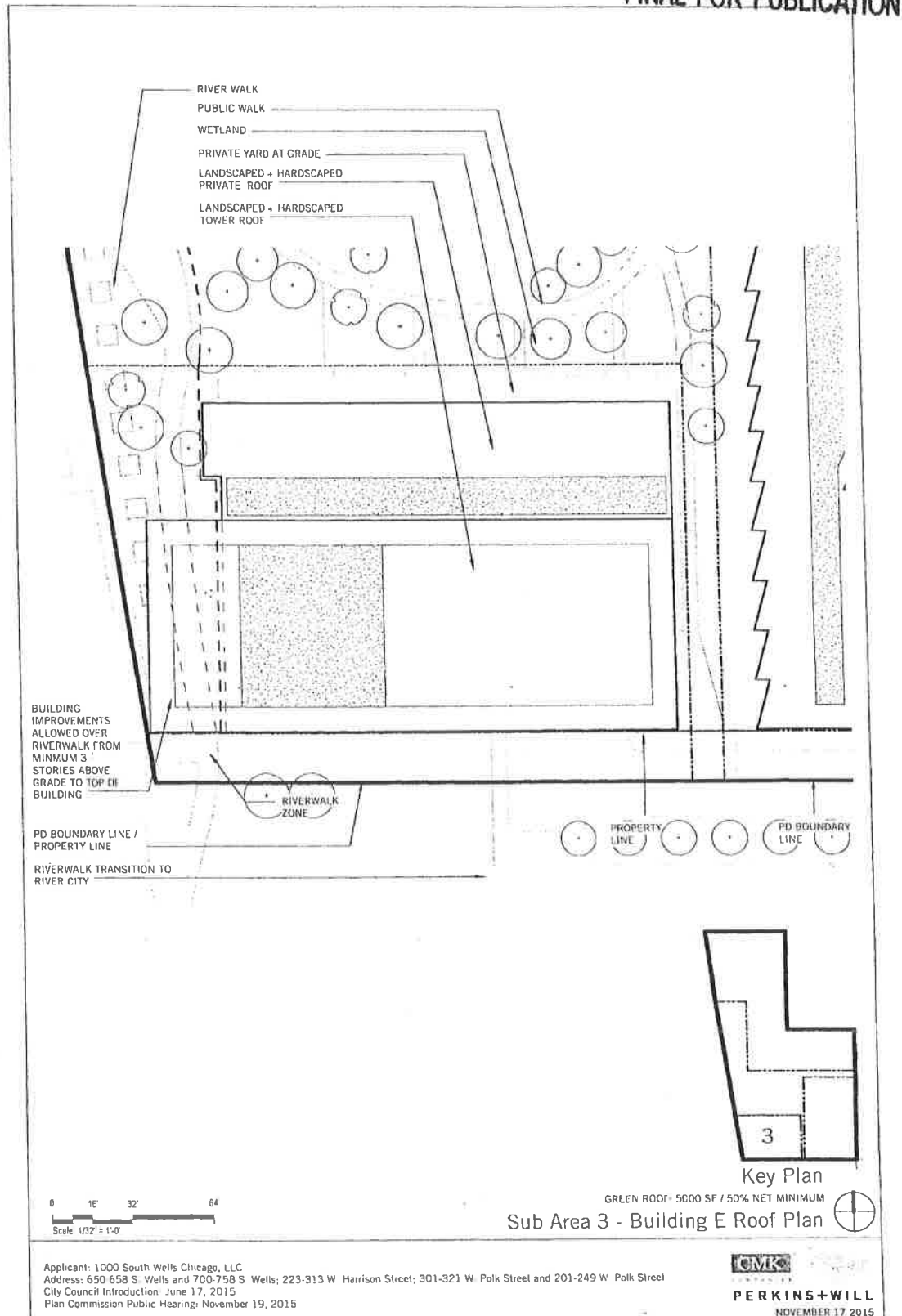
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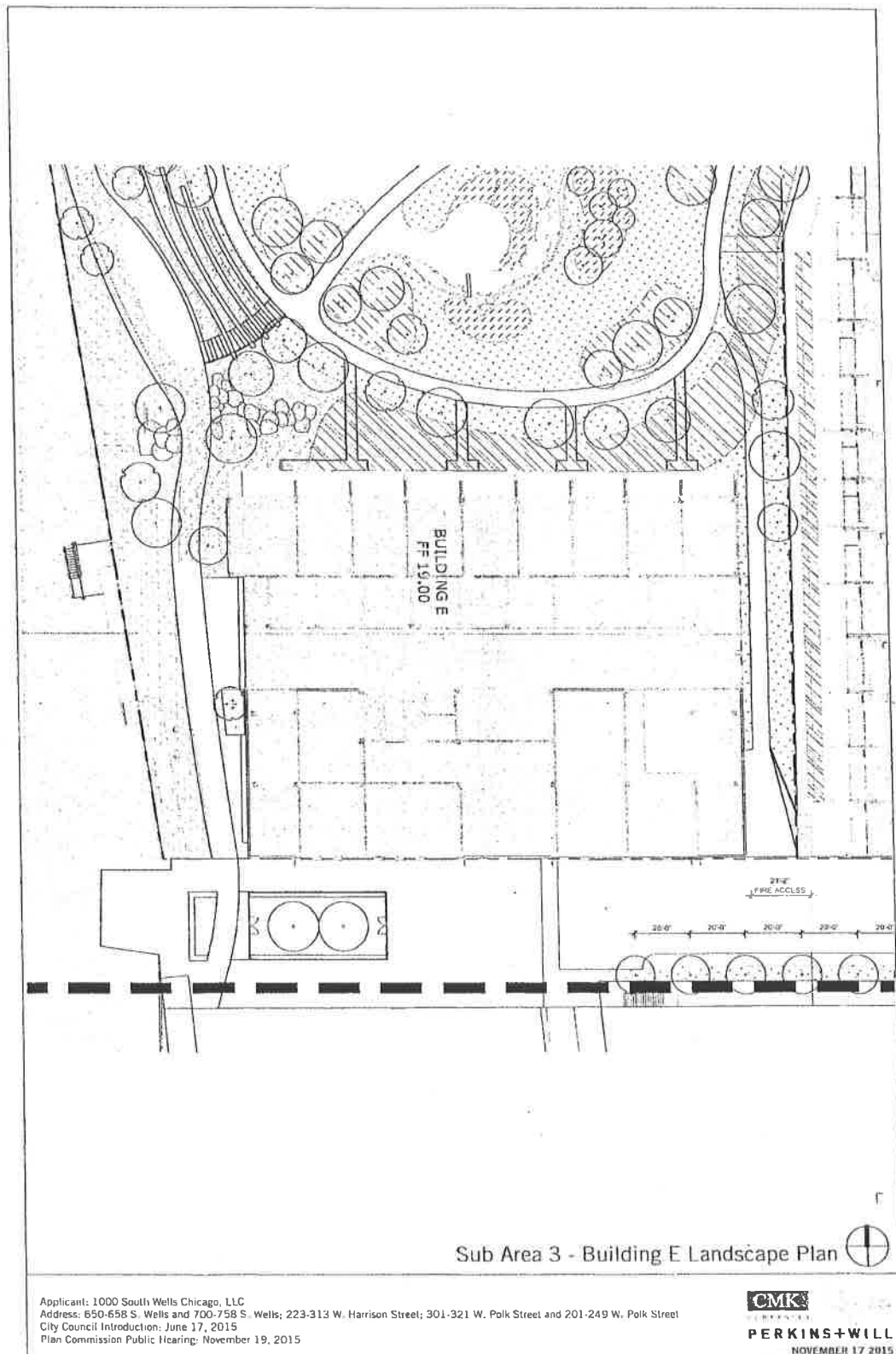
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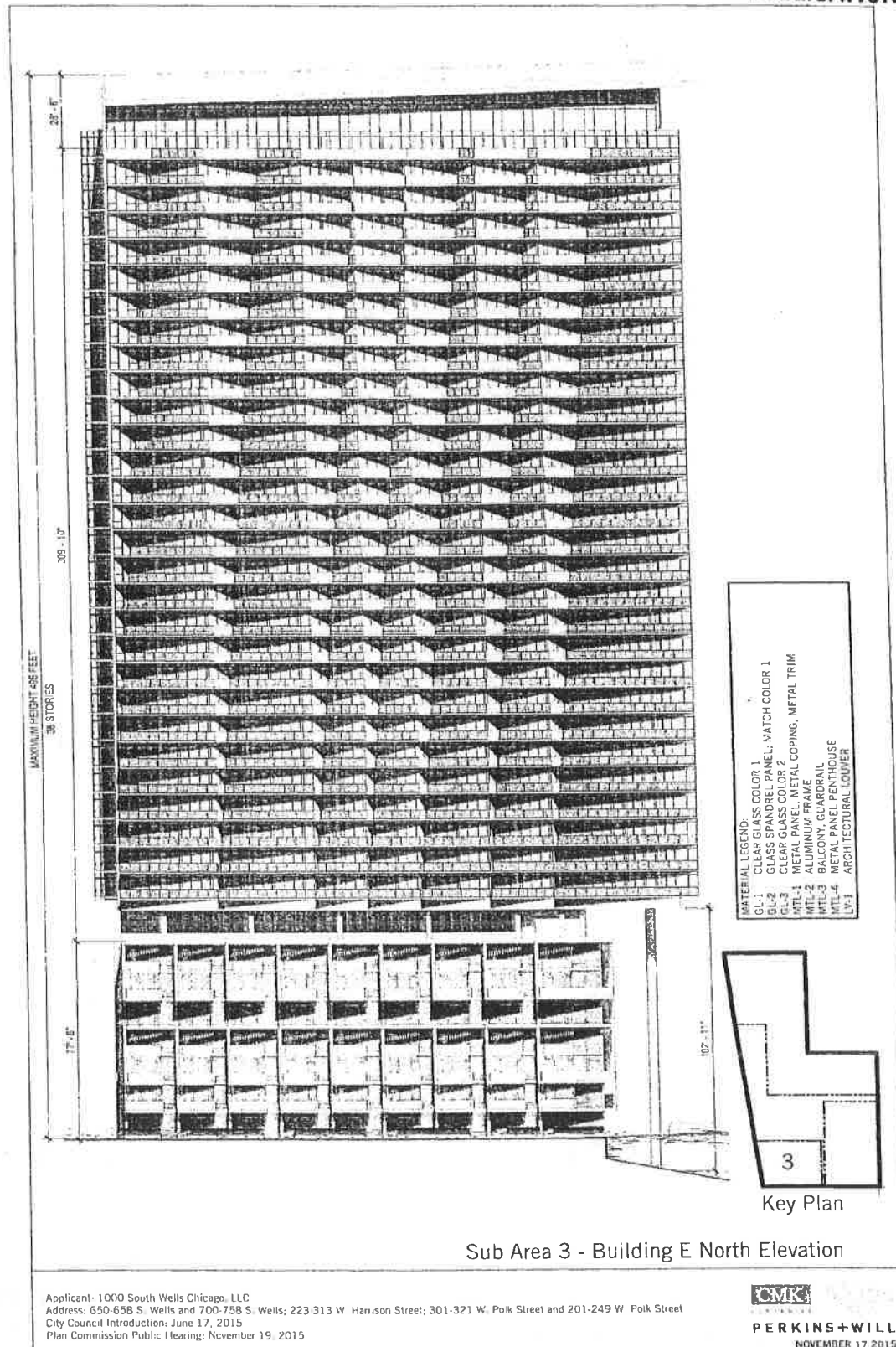
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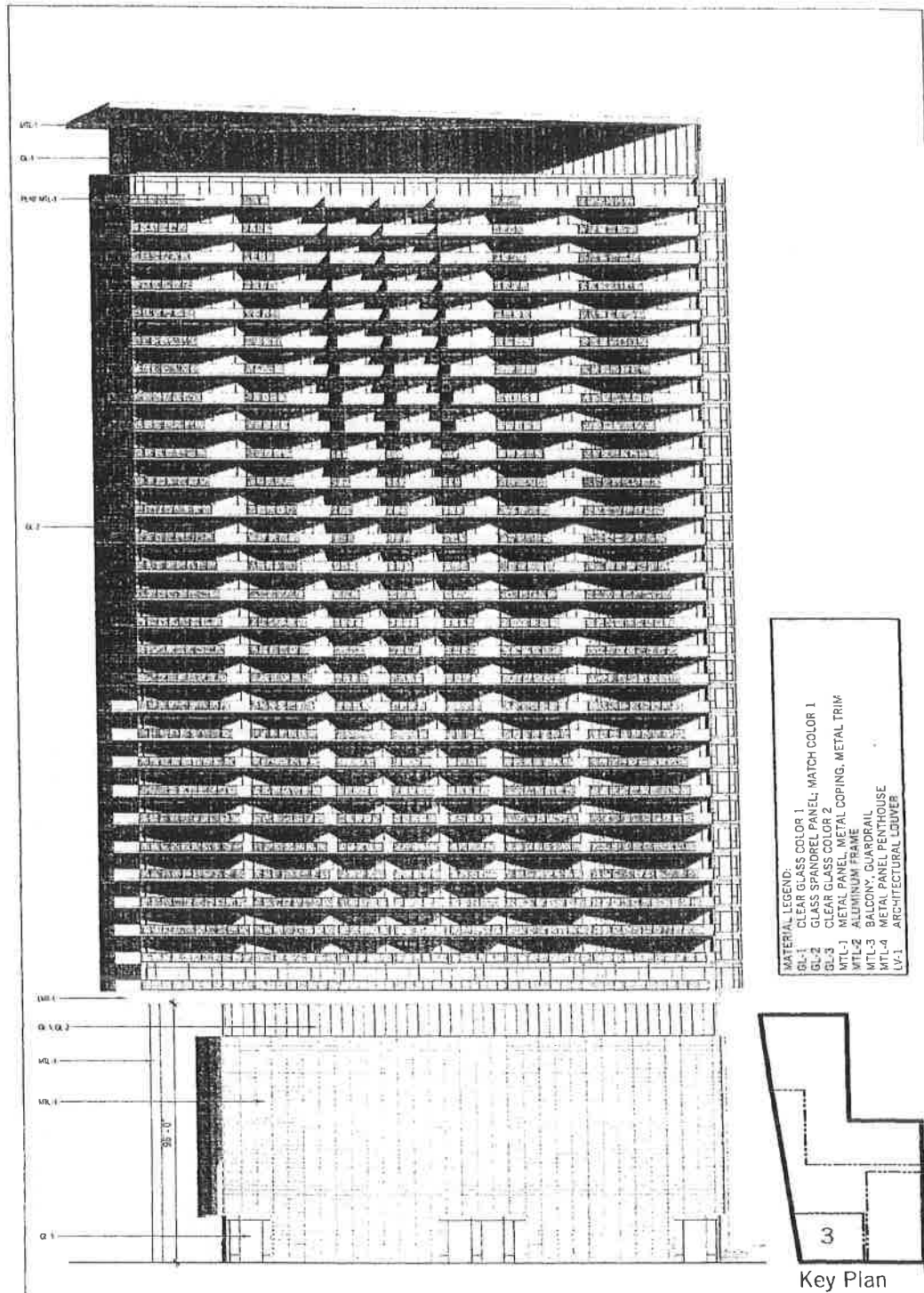
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Note: See North Elevation for Building Heights

Sub Area 3 - Building E South Elevation

Applicant: 1000 South Wells Chicago, LLC  
 Address: 650-658 S. Wells and 700-758 S. Wells; 223-313 W. Harrison Street; 301-321 W. Polk Street and 201-249 W. Polk Street  
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GL-1

GL-2

PERF. VTL-2

MTL-1

GL-3

QUARTZ BAL. GL-3

MTL-2

3

**MATERIAL LEGEND:**

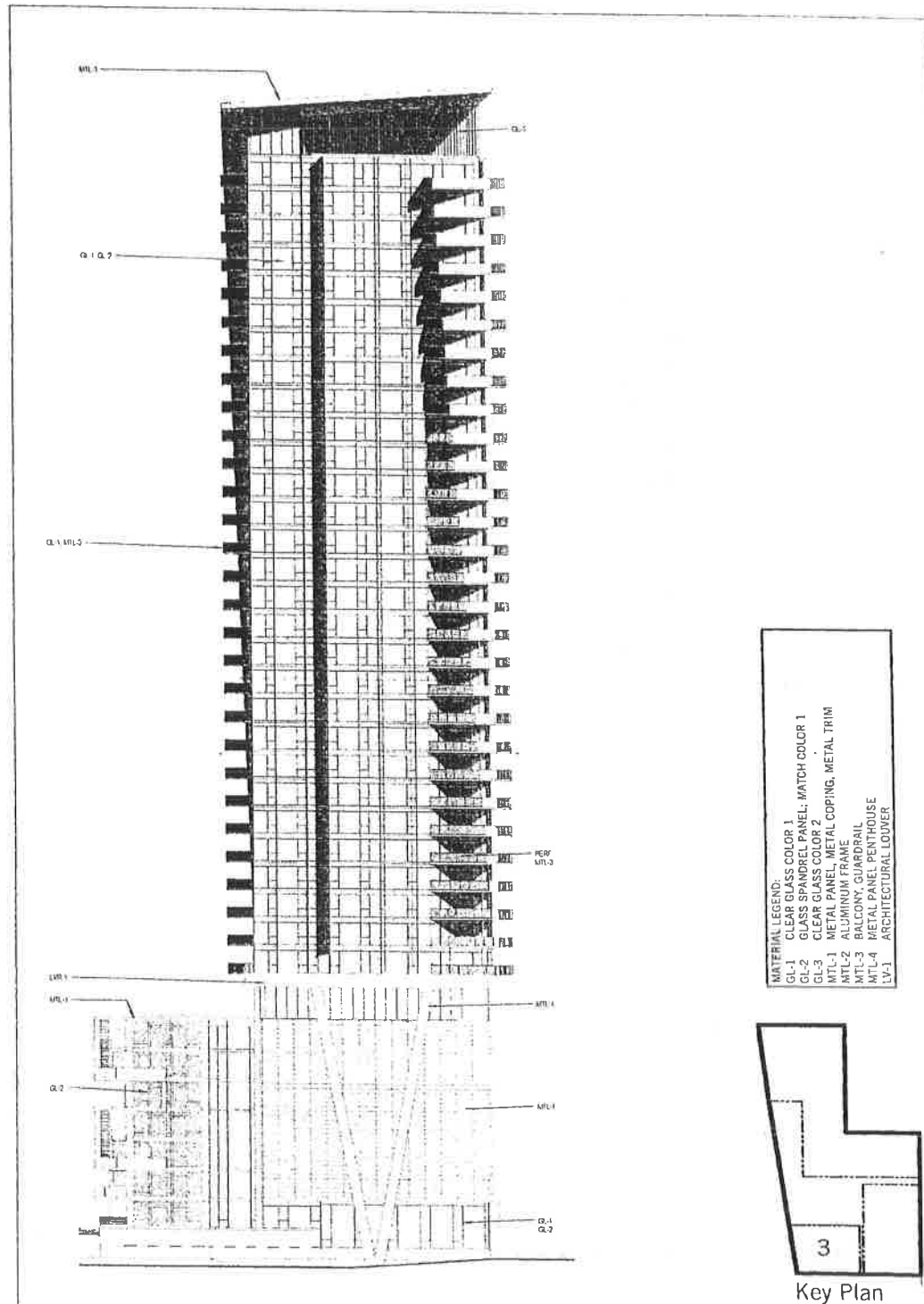
- GL-1 CLEAR GLASS COLOR 1
- GL-2 GLASS SPANDREL PANEL MATCH COLOR 1
- GL-3 CLEAR GLASS COLOR 2
- MTL-1 METAL PANEL METAL COPING, METAL TRIM
- MTL-2 ALUMINUM FRAME
- MTL-3 BALCONY GUARDRAIL
- MTL-4 METAL PANEL PENTHOUSE
- LV-1 ARCHITECTURAL LOUVER

Sub Area 3 - Building E East Elevation

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Note: See North Elevation for Building Heights

Sub Area 3 - Building E West Elevation