

PD 1303

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20437

9/9/2020

REPORTS OF COMMITTEES

20735

Reclassification Of Area Shown On Map No. 3-F.

(As Amended)

(Application No. 20437)

(Common Address: 200 -- 208 W. Chicago Ave./800 -- 820 N. Wells St./
201 -- 209 W. Institute Pl.)

RBPD 1303,99

[SO2020-3757]

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, is hereby amended by changing all of the Residential-Business Planned Development Number 1303 symbols and indications as shown on Map Number 3-F in the area bounded by:

West Institute Place; North Wells Street; West Chicago Avenue; a line 90.21 feet west of North Wells Street; a line 109.29 feet north of and parallel to West Chicago Avenue; and the alley next west of North Wells Street,

to those of a DX-7 Downtown Mixed-Use District which is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 3-F in the area bounded by:

West Institute Place; North Wells Street; West Chicago Avenue; a line 90.21 feet west of North Wells Street; a line 109.29 feet north of and parallel to West Chicago Avenue; and the alley next west of North Wells Street,

to those of Residential-Business Planned Development Number 1303, as amended, which is hereby established in the area described above.

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

Plan of Development Statements attached to this ordinance read as follows:

Residential-Business Planned Development No. 1303, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1303 ("Planned Development") consists of approximately 20,802 square feet of property which is

depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, 808 North Wells Street Devco, 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 right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of seventeen (17) Statements; a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Ground Floor Plan; and Building Elevations all prepared by Hartshorne Plunkard Ltd., dated December 20, 2018, as published in the January 23, 2019 *Journal of the Proceedings of the City Council of the City of Chicago*, pages 95090 to 95112, inclusive. 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 Residential-Business Planned Development: dwelling units located above the ground floor; hotel, animal sales and grooming (no kennels or stables); artist work or sales space; business equipment sales and service; business support services (except as more specifically regulated); eating and drinking establishments (all, including at-grade and above-grade outdoor patio and incidental liquor sales); financial services (excluding payday loan stores, pawn shops and drive-through facilities); food and beverage retail sales (including incidental liquor sales); medical service; office; personal service; repair or laundry service, consumer (including dry-cleaning drop-off/pick-up, no plant on premises); retail sales; co-located wireless communications facilities; accessory parking and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the 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 Applicant acknowledges that the project has received a bonus FAR of 4.25, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 11.25. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to

Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

In this case, the Applicant will contribute the Local Impact portion of the bonus payment for construction of a project to be identified by the alderman (the "Project"). The Project will be located within one mile of the Planned Development site, as required by Section 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

9. The Applicant acknowledges and agrees that the rezoning of the Property from Residential-Business Planned Development Number 1303 to DX-7 and then to this Planned Development ("P.D."), triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (ARO Units) as affordable units, or with the Commissioner of the Department of Planning and Development's ("DPD") approval, provide the ARO Units in an approved off-site location; (ii) pay a fee in lieu of the development of the ARO Units ("Cash Payment"); or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the ARO Units on-site or off-site ("Required Units"). If the developer elects to provide Required Units off-site, the off-site affordable ARO Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a downtown district, within the meaning of the ARO, and the project has a total of 318 units. As a result, the Applicant's affordable housing obligation is 32 affordable units (10 percent of 318 rounded up), 8 of which are Required Units (25 percent of 32). Applicant has agreed to satisfy its affordable housing obligation by providing 100 percent (32 units) of the ARO Units on site in the rental building to be constructed in the P.D., as set forth in the Affordable Housing Profile Form attached hereto as Exhibit (to be determined). The Applicant agrees that the ARO Units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI),

as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the P.D., or elects to build a for-sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval, and DPD may adjust the requirements and number of Required Units without amending the P.D. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The Cash Payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in the consumer price index in accordance with Section 2-45-115. The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the P.D., or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 9, including any breach of any 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 P.D.

10. 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 Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. 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.
14. 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.

15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

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

- 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 the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the previously approved P.D. Number 1303, as approved by the City Council on January 13, 2016.

[Affordable Housing Profile Form referred to in these Plan of Development Statements unavailable at time of printing.]

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

Residential-Business Planned Development No.1303, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	41,747.00 square feet
Net Site Area:	20,802.00 square feet
Area Remaining in the Public Ways:	20,945.00 square feet
Maximum FAR:	11.25
Setbacks from Property Line:	Per the attached Site Plan
Maximum Number of Dwelling Units:	318*
Maximum Hotel Key Count:	44
Minimum Number of Accessory	Off-Street Parking: 16
Minimum Number of Off-Street Loading:	two (10 feet by 25 feet)
Maximum Building Height:	225 feet
Bicycle Parking:	318

* Maximum Number of Dwelling Units: 318 (up to 44 of which may be dedicated to hotel use).

19820

95090

JOURNAL--CITY COUNCIL--CHICAGO

1/23/2019

Reclassification Of Area Shown On Map No. 3-F.

(As Amended)

(Application No. 19820)

(Common Address: 200 -- 208 W. Chicago Ave./800 -- 820 N. Wells St./
201 -- 209 W. Institute Pl.)

RBPD 1303,99

[SO2018-7750]

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, is hereby amended by changing all of the Residential-Business Planned Development Number 1303 symbols and indications as shown on Map Number 3-F in the area bounded by:

West Institute Place; North Wells Street; West Chicago Avenue; a line 90.21 feet west of North Wells Street; a line 109.29 feet north of and parallel to West Chicago Avenue; and the alley next west of North Wells Street,

to those of a DX-7 Downtown Mixed-Use District which is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 3-F in the area bounded by:

West Institute Place; North Wells Street; West Chicago Avenue; a line 90.21 feet west of North Wells Street; a line 109.29 feet north of and parallel to West Chicago Avenue; and the alley next west of North Wells Street,

to those of Residential-Business Planned Development Number 1303, as amended, which is hereby established in the area described above.

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

Planned Development Statements attached to this ordinance read as follows:

Residential-Business Planned Development No. 1303, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1303 ("Planned Development") consists of approximately 20,802 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, 808 North Wells Street Devco 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 right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of seventeen (17) Statements; a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Ground Floor Plan; and Building Elevations submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the 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 Residential Business Planned Development: dwelling units located above the ground floor; animal sales and grooming (no kennels or stables); artist work or sales space; business equipment sales and service; business support services (except as more specifically regulated); eating and drinking establishments (all, including at-grade and above-grade outdoor patio and incidental liquor sales); financial services (excluding payday loan stores, pawn shops and drive-thru facilities); food and beverage retail sales (including incidental liquor sales); medical service; office; personal service; repair or laundry service, consumer (including dry-cleaning drop-off/pick-up, no plant on premises); retail sales; co-located wireless communications facilities; accessory parking and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the 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 Applicant acknowledges that the project has received a bonus FAR of 4.25, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 11.25. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the

Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3. The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

In this case, the Applicant will contribute the Local Impact portion of the bonus payment for construction of a project to be identified by the alderman (the "Project"). The Project will be located within one mile of the Planned Development site, as required by Section 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

9. The Applicant acknowledges and agrees that the rezoning of the Property from RBPB 1303 to DX-7 and then to this Planned Development ("P.D."), triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (ARO Units) as affordable units, or with the Commissioner of the Department of Planning and Development's ("DPD") approval, provide the ARO Units in an approved off-site location; (ii) pay a fee in lieu of the development of the ARO Units ("Cash Payment"); or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the ARO Units on-site or off-site ("Required Units"). If the developer elects to provide Required Units off-site, the off-site affordable ARO Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a downtown district, within the meaning of the ARO, and the project has a total of 318 units. As a result, the Applicant's affordable housing obligation is 32 affordable units (10 percent of 318 rounded up), 8 of which are Required Units (25 percent of 32). Applicant has agreed to satisfy its affordable housing obligation by providing 100 percent (32 units) of the ARO Units on site in the rental building to be constructed in the P.D., as set forth in the Affordable Housing Profile Form attached hereto as exhibit to be determined. The Applicant agrees that the ARO units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the P.D., or elects to build a for-sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD

for review and approval, and DPD may adjust the requirements and number of Required Units without amending the P.D. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The cash payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in the consumer price index in accordance with Section 2-45-115. The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the P.D., or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 9, including any breach of any 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 P.D.

10. 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 Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final Landscape Plan Review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. 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.
14. 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.

15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II Permit Review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

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

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 the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the previously approved P.D. 1303, as approved by City Council on January 13, 2016.

[Existing Zoning Map; Existing Land-Use Map; Property and Boundary Map; Site Plan; Ground Floor Plan; North, South, East and West Building Elevations; Typical Bay 1 Storefront; Typical Bay 3 Podium Window Wall; and Typical Bay 3 Window Wall referred to in these Plan of Development Statements printed on pages 95101 through 95112 of this *Journal*.]

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

Residential-Business Planned Development No. 1303, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	41,747.00 square feet
Net Site Area:	20,802.00 square feet
Area Remaining in the Public Way:	20,945.00 square feet
Maximum FAR:	11.25
Setbacks from Property Line:	Per the attached Site Plan
Maximum Number of Dwelling Units:	318
Minimum Number of Accessory Off-Street Parking:	16
Minimum Number of Off-Street Loading:	two 10 feet by 25 feet
Maximum Building Height:	225 feet
Bicycle Parking:	318



ARO Web Form

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Applicant Contact Information

Name: Jennifer Wolf
Email: jwolf@amli.com

Development Information

Address

Printed Date: 11/27/2018

Number From: 800 Number To: 820 Direction: N
Street Name: Wells Street Postal Code: 60610

Development Name

808 N. Wells

Are you rezoning to downtown?: Yes
Is your project subject to the ARO Pilots?: 2015 ARO REQUIREMENTS APPLY

Information

Ward: 27 ARO Zone: Downtown

Details

ARO trigger: DP
Total units 318
Development type: Rent
TSL project: TSL-or FAR doesn't exceed 3.5
Date submitted: 09/20/2018

Requirements
Affordable units: 32 *On-site aff. Units: 8
How do you intend to meet your required obligation
On-Site: 32 Off-Site: 0
On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0
Total Units: 32 In-Lieu Fee Owed: 0

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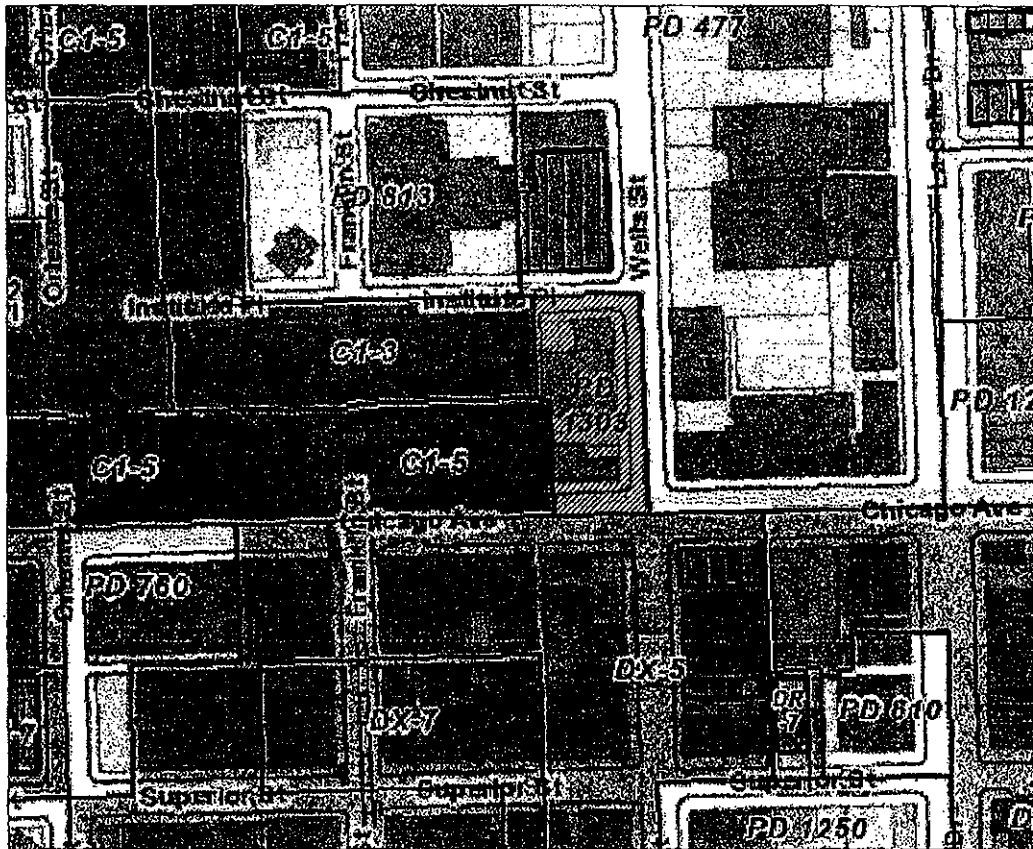
All projects with proposed ARD units must complete this tab

Parking	
Laundry	
Appliances	
Refrigerator age/EnergyStar/make/model/color	
Dishwasher age/EnergyStar/make/model/color	
Stove/Oven age/EnergyStar/make/model/color	
Microwave age/EnergyStar/make/model/color	
Bathroom(s) how many?	
Half bath? Full bath?	
Kitchen countertops material	
Flooring material	
HVAC	
Other	

Project Name	808 N Wells							
Zoning Application number, if applicable								
Address	808 N Wells Street Chicago, IL 60610							
Is this a For-Sale or Rental Project?	Rental							
Anticipated average per rent/price?								
Total Units in Project	328							
Total Affordable units	32							

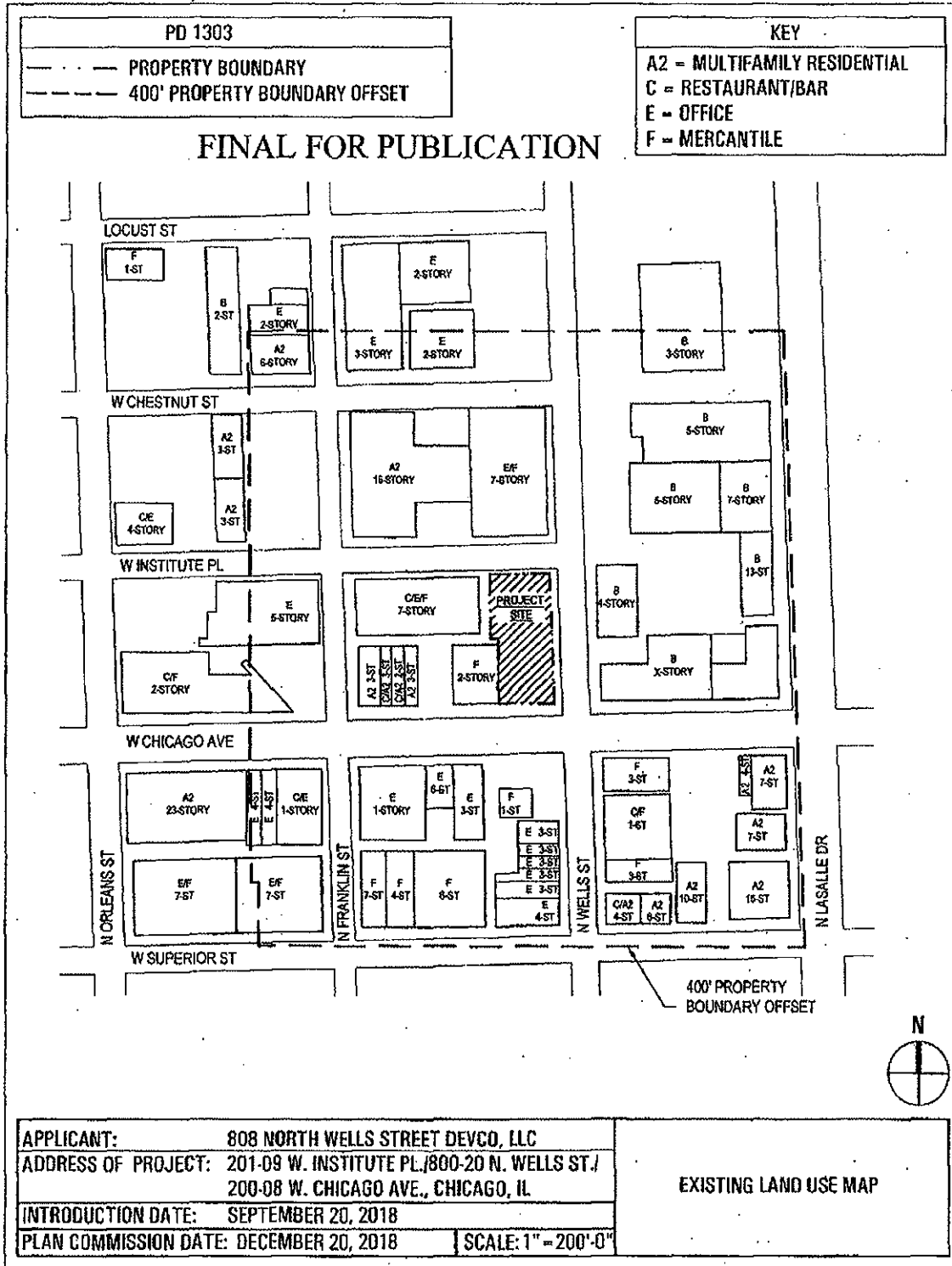
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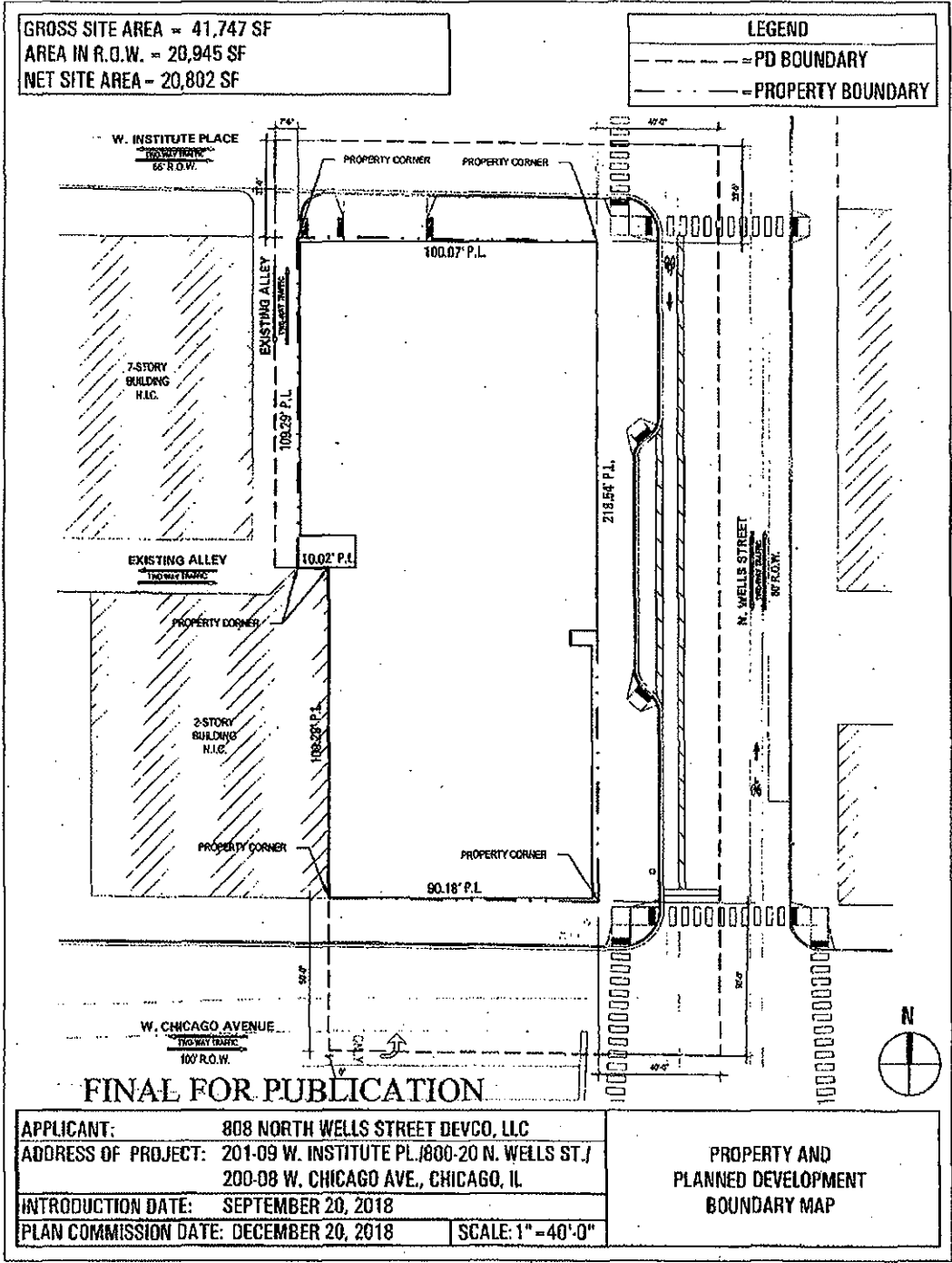
LEGEND	
	SUBJECT PREMISES

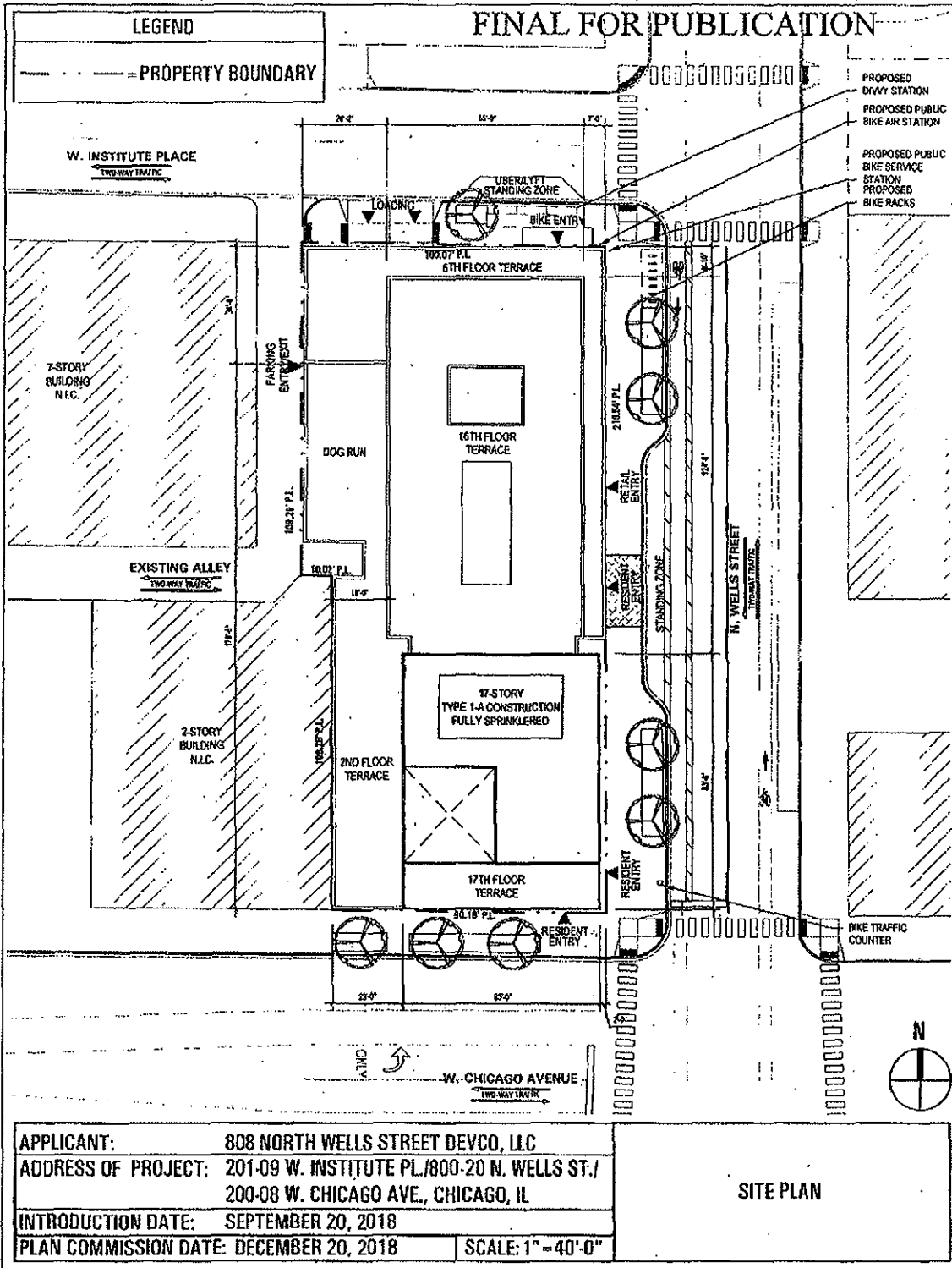


APPLICANT:	808 NORTH WELLS STREET DEVCO, LLC
ADDRESS OF PROJECT:	201-09 W. INSTITUTE PL./800-20 N. WELLS ST./ 200-08 W. CHICAGO AVE., CHICAGO, IL
INTRODUCTION DATE:	SEPTEMBER 20, 2018
PLAN COMMISSION DATE:	DECEMBER 20, 2018
	SCALE: N.T.S.

EXISTING ZONING MAP

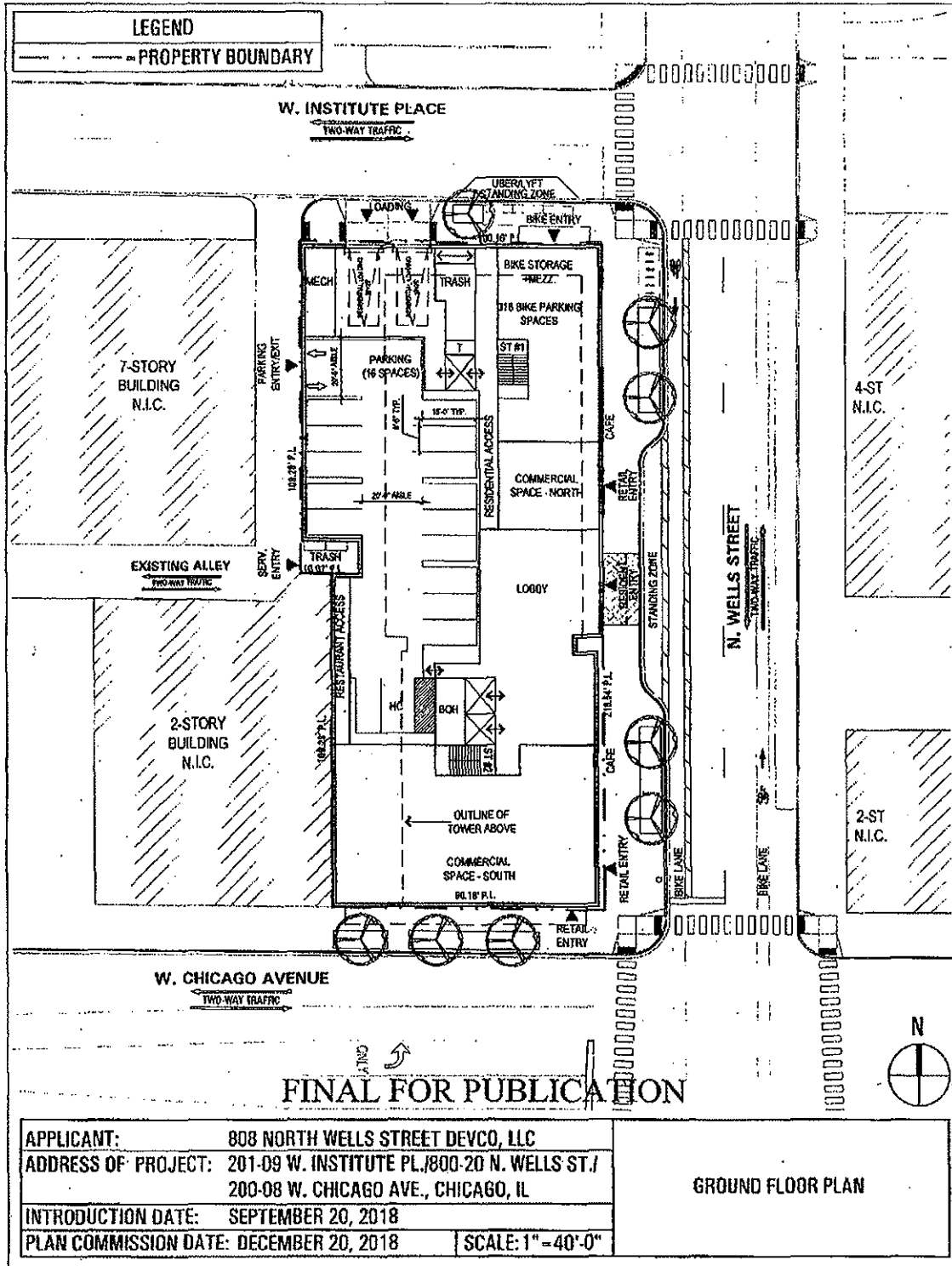




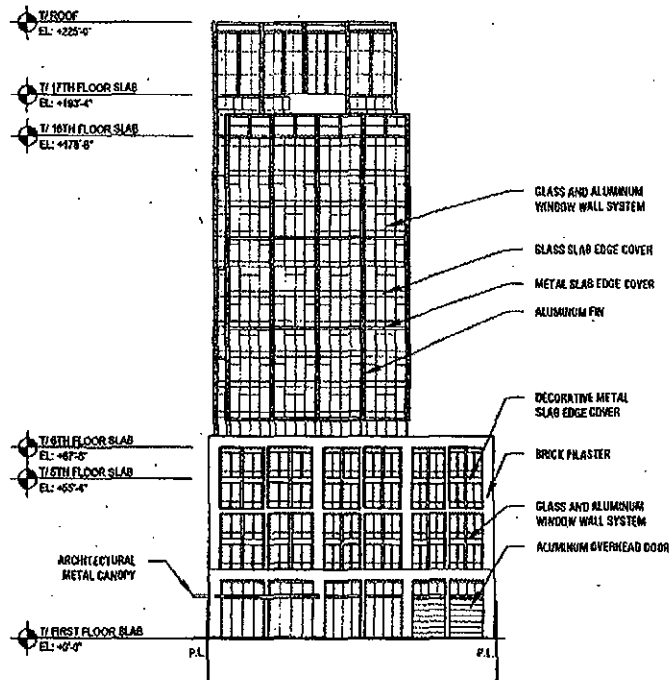


APPLICANT:	808 NORTH WELLS STREET DEVCO, LLC
ADDRESS OF PROJECT:	201-09 W. INSTITUTE PL./800-20 N. WELLS ST./ 200-08 W. CHICAGO AVE., CHICAGO, IL
INTRODUCTION DATE:	SEPTEMBER 20, 2018
PLAN COMMISSION DATE:	DECEMBER 20, 2018
SCALE:	1" = 40'-0"

SITE PLAN

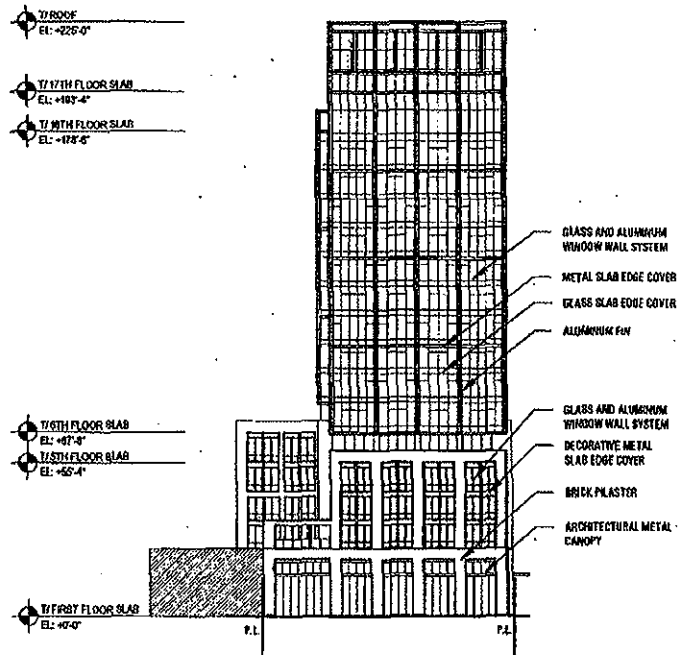


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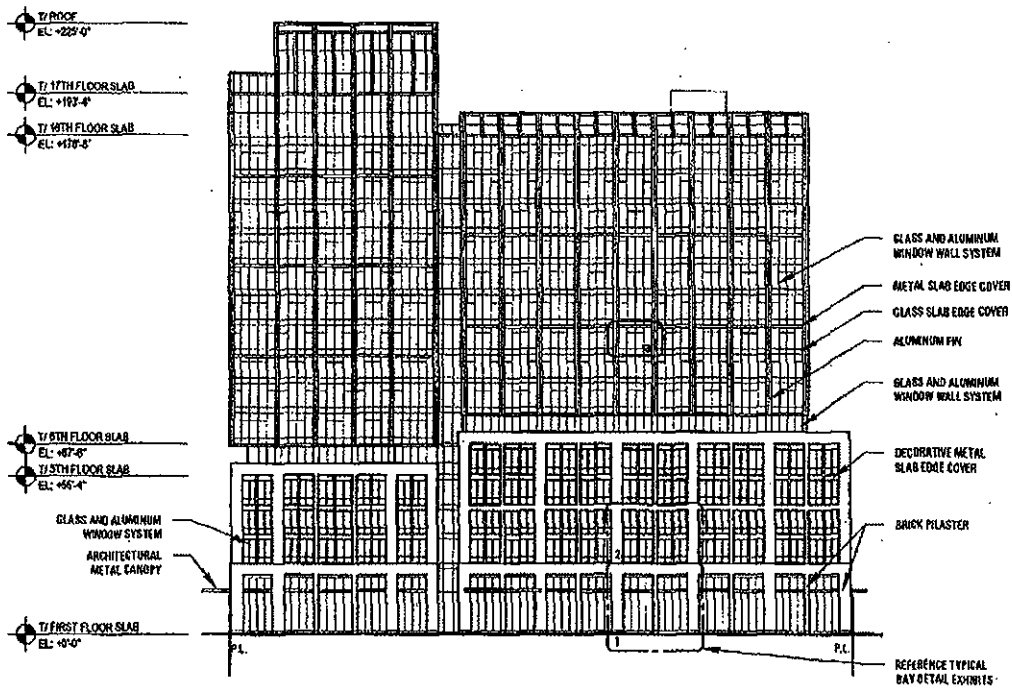
APPLICANT:	808 NORTH WELLS STREET DEVCO, LLC	NORTH ELEVATION
ADDRESS OF PROJECT:	201-09 W. INSTITUTE PL./800-20 N. WELLS ST./ 200-08 W. CHICAGO AVE., CHICAGO, IL	
INTRODUCTION DATE:	SEPTEMBER 20, 2018	
PLAN COMMISSION DATE:	DECEMBER 20, 2018	
	SCALE: 1" = 50'-0"	

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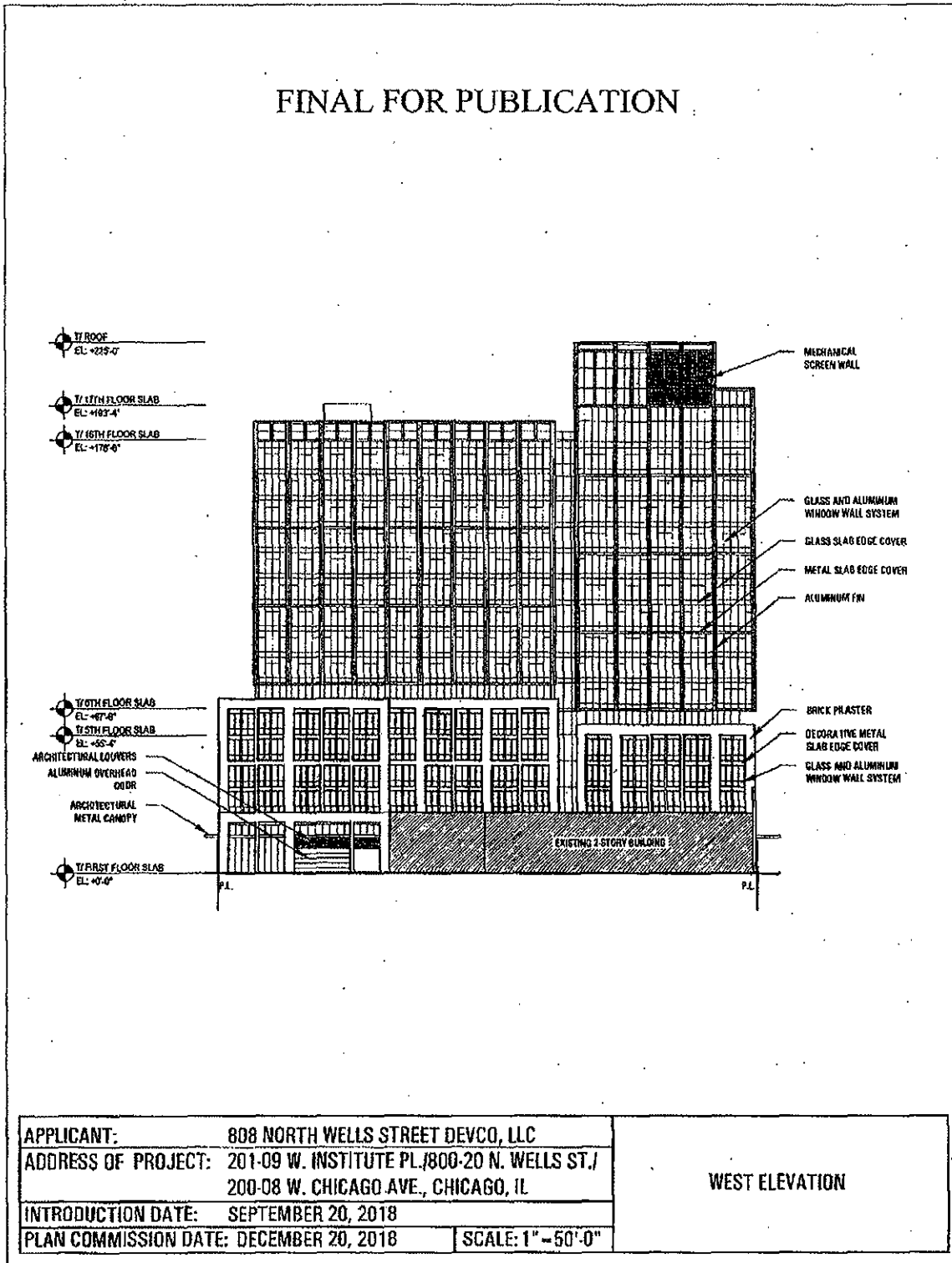
APPLICANT:	808 NORTH WELLS STREET DEVCO, LLC	SOUTH ELEVATION
ADDRESS OF PROJECT:	201-09 W. INSTITUTE PL./800-20 N. WELLS ST./ 200-08 W. CHICAGO AVE., CHICAGO, IL	
INTRODUCTION DATE:	SEPTEMBER 20, 2018	
PLAN COMMISSION DATE:	DECEMBER 20, 2018	SCALE: 1" = 50'-0"

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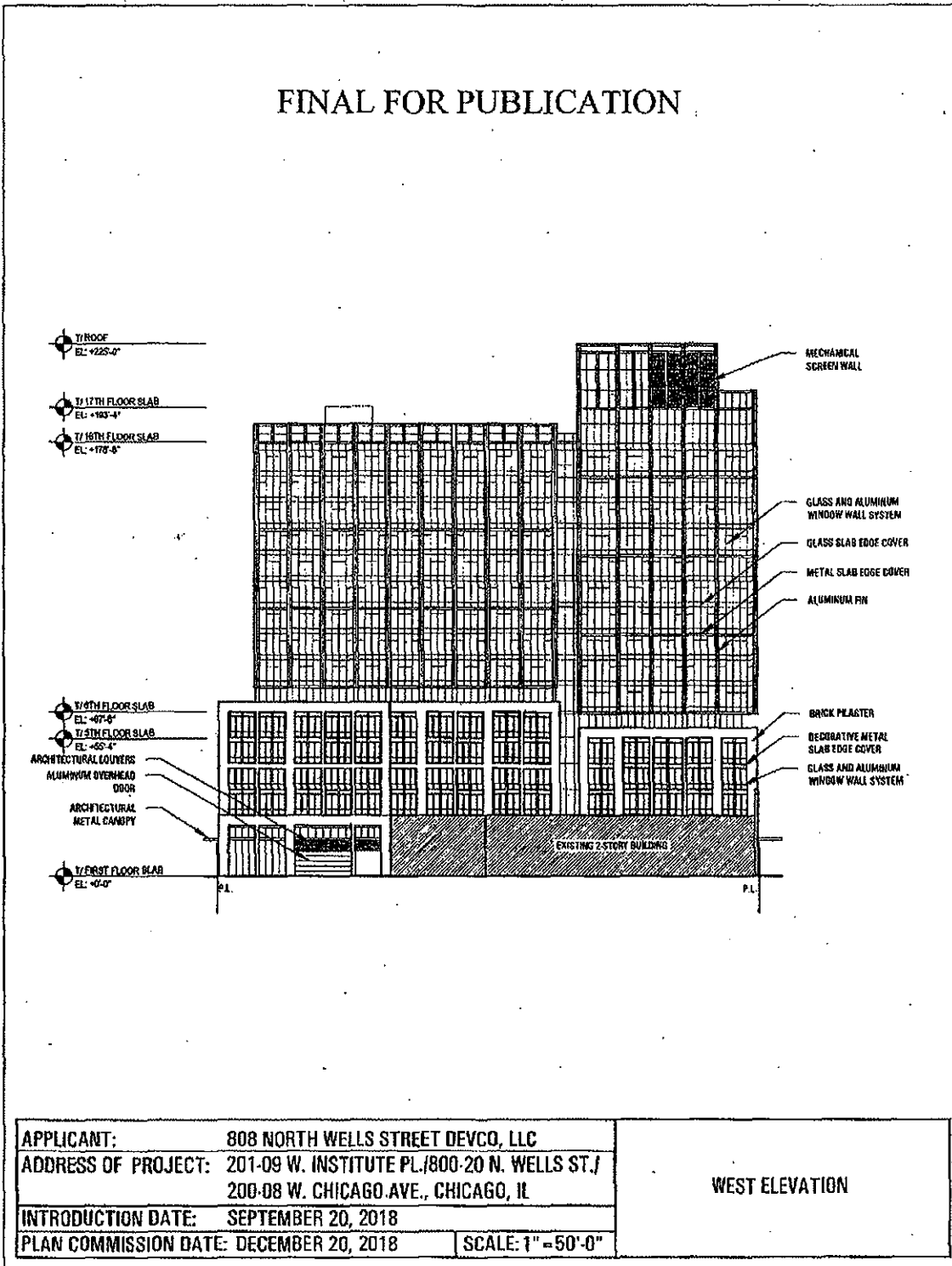
APPLICANT:	808 NORTH WELLS STREET DEVCO, LLC	EAST ELEVATION
ADDRESS OF PROJECT:	201-09 W. INSTITUTE PL./800-20 N. WELLS ST./ 200-08 W. CHICAGO AVE., CHICAGO, IL	
INTRODUCTION DATE:	SEPTEMBER 20, 2018	
PLAN COMMISSION DATE:	DECEMBER 20, 2018	
		SCALE: 1" = 50'-0"

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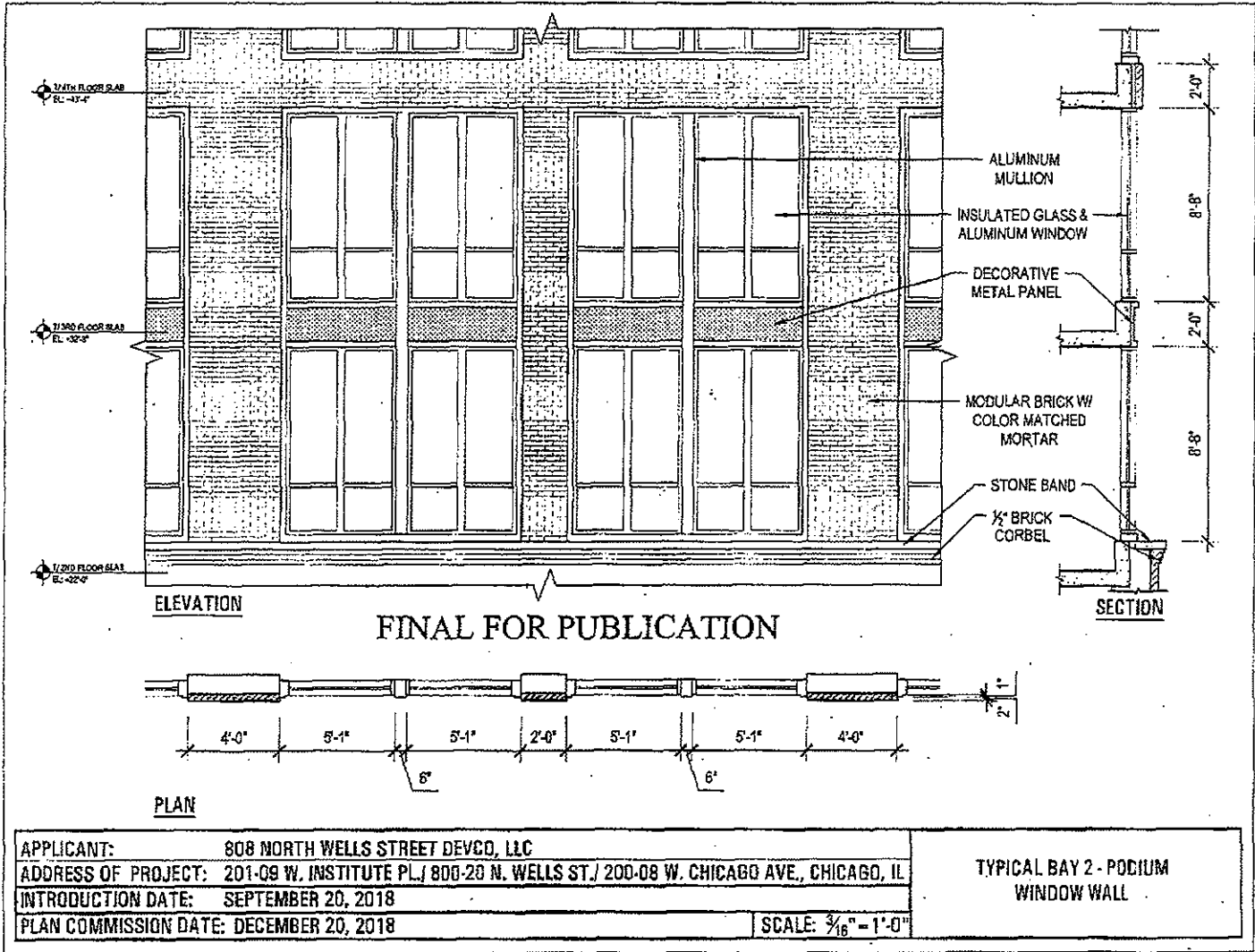
APPLICANT:	808 NORTH WELLS STREET DEVCO, LLC	WEST ELEVATION
ADDRESS OF PROJECT:	201-09 W. INSTITUTE PL./800-20 N. WELLS ST./ 200-08 W. CHICAGO AVE., CHICAGO, IL	
INTRODUCTION DATE:	SEPTEMBER 20, 2018	
PLAN COMMISSION DATE:	DECEMBER 20, 2018	
	SCALE: 1" = 50'-0"	

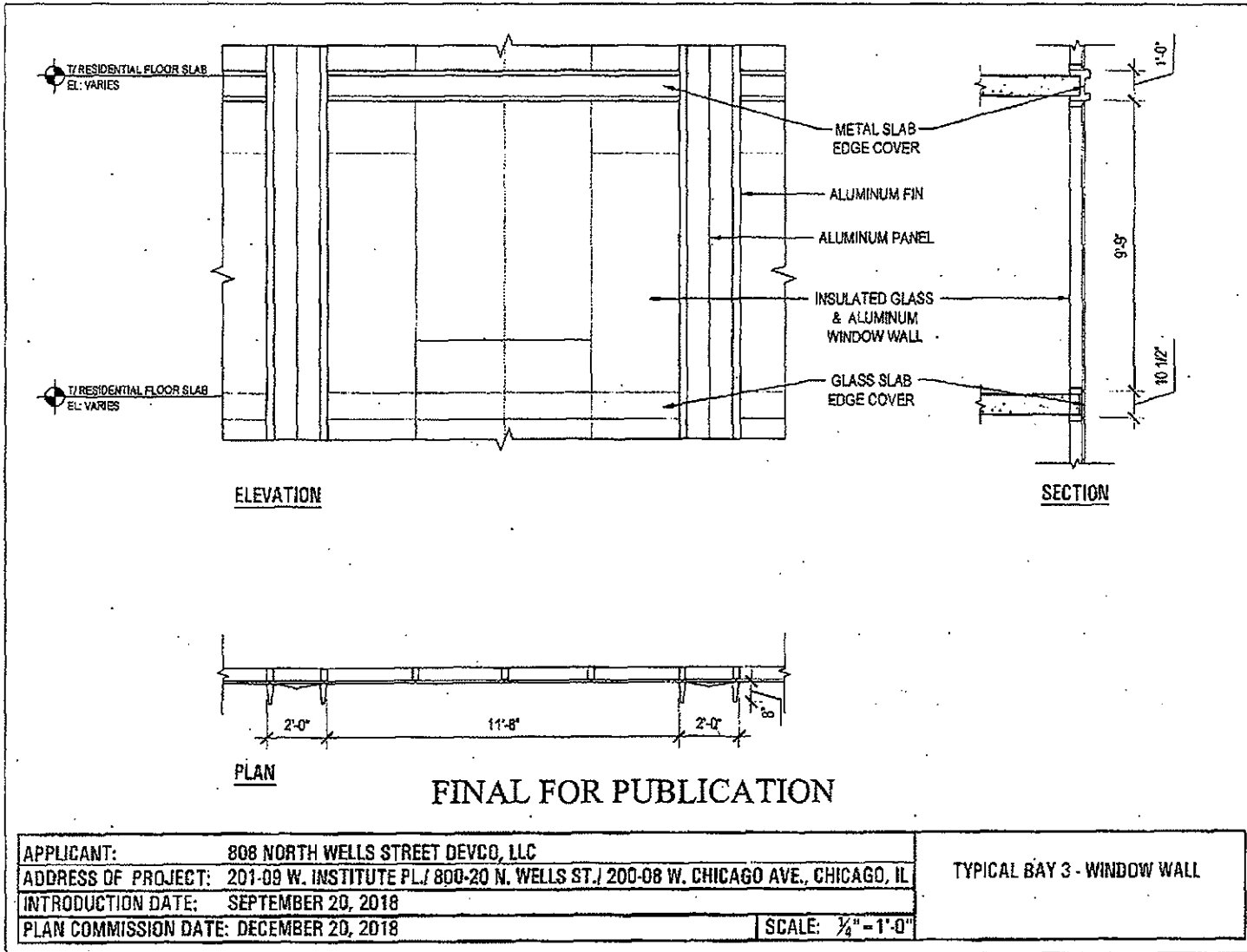
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APPLICANT:	808 NORTH WELLS STREET DEVCO, LLC
ADDRESS OF PROJECT:	201-09 W. INSTITUTE PL./800-20 N. WELLS ST./ 200-08 W. CHICAGO AVE., CHICAGO, IL
INTRODUCTION DATE:	SEPTEMBER 20, 2018
PLAN COMMISSION DATE:	DECEMBER 20, 2018
	SCALE: 1" = 50'-0"

WEST ELEVATION





18456

*Reclassification Of Area Shown On Map No. 3-F.
(As Amended)
(Application No. 18456)*

RBPD 1303

(Common Address: 200 -- 206 W. Chicago Ave., 800 -- 820 N. Wells St.
And 201 -- 209 W. Institute Pl.)

[SO2015-5340]

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, is hereby amended by changing all the C2-5 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 3-F in an area bounded by:

West Institute Place; North Wells Street; West Chicago Avenue; a line 90.18 feet west of and parallel to North Wells Street; a line 109.29 feet north of and parallel to West Chicago Avenue; and the alley next west of and parallel to North Wells Street,

to the designation of an RM6.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RM6.5 Residential Multi-Unit District symbols and indications as shown on Map Number 3-F in an area bounded by:

West Institute Place; North Wells Street; West Chicago Avenue; a line 90.18 feet west of and parallel to North Wells Street; a line 109.29 feet north of and parallel to West Chicago Avenue; and the alley next west of and parallel to North Wells Street,

to the designation of Residential-Business Planned Development Number *1303* which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the plan of development herewith attached and made a part thereof and to no others.

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

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

Residential-Business Planned Development No. 1303

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number *1303* consists of approximately 20,789 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Chicago Wells Development 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 applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control 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 adjustments of right-of-way, shall require a separate submittal to the Department of Transportation 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 Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

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

4. This plan of development consists of these fifteen (15) Statements; a Bulk Regulations and Data Table; an Existing Land-Use Map; Existing Zoning Map; a Property Line and Right-of-Way Adjustment Map; a Site Plan/Landscape Plan; a Green Roof Diagram; and Building Elevations prepared by architect Antunovich Associates dated December 17, 2015. Full-size copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and 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 shall be allowed within the area herein delineated as Residential-Business Planned Development: multi-unit residential, retail/commercial uses, office, accessory parking, related facilities, and accessory uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the 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 and Data 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 and Data Table has been determined using a Net Site Area of 20,789 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 Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part 11 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 Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment 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 and agrees that the rezoning of the Property from C2-5 to RM6.5 for construction of the residential project triggers the requirements of Section 2-44-090 of the Municipal Code (the "2007 Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance must: (i) develop affordable housing units as part of the residential housing project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as Exhibit A, the applicant has agreed to provide [10 percent if affordable at 100 percent AMI, lesser percentage if affordable at 80 percent AMI] affordable housing units in the residential project for households

earning up to [80 percent] [100 percent] of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), and/or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment"). At the time of each Part II Review for the residential project, applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval. If the applicant subsequently reduces the number of dwelling units in the residential project, DPD may adjust the requirements of this Statement Number 13 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending this Planned Development. Prior to the issuance of a building permit for the residential project, the applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement in substantially the form attached hereto as Exhibit B in accordance with Section 2-45-110(i)(2). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Property and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. Notwithstanding anything to the contrary contained in Section 17-4-1003-E, the Commissioner of the Department of Planning and Development 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 ordinance.

14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enable 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 accessibility.
15. 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 Planning and Development. The project will be eligible for Building Certification and will provide a green roof to cover at least 50 percent of the net roof area of the building. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.
16. Unless construction of the new improvements contemplated in this Planned Development has commenced within six years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this

Planned Development shall expire and the zoning of the Property shall automatically revert to the RM6.5 Residential Multi-Unit District classification.

[(Sub)Exhibit "A" (Affordable Housing Profile Form) and (Sub)Exhibit "B" (Affordable Housing Agreement) referred to in these Plan of Development Statements unavailable at time of printing.]

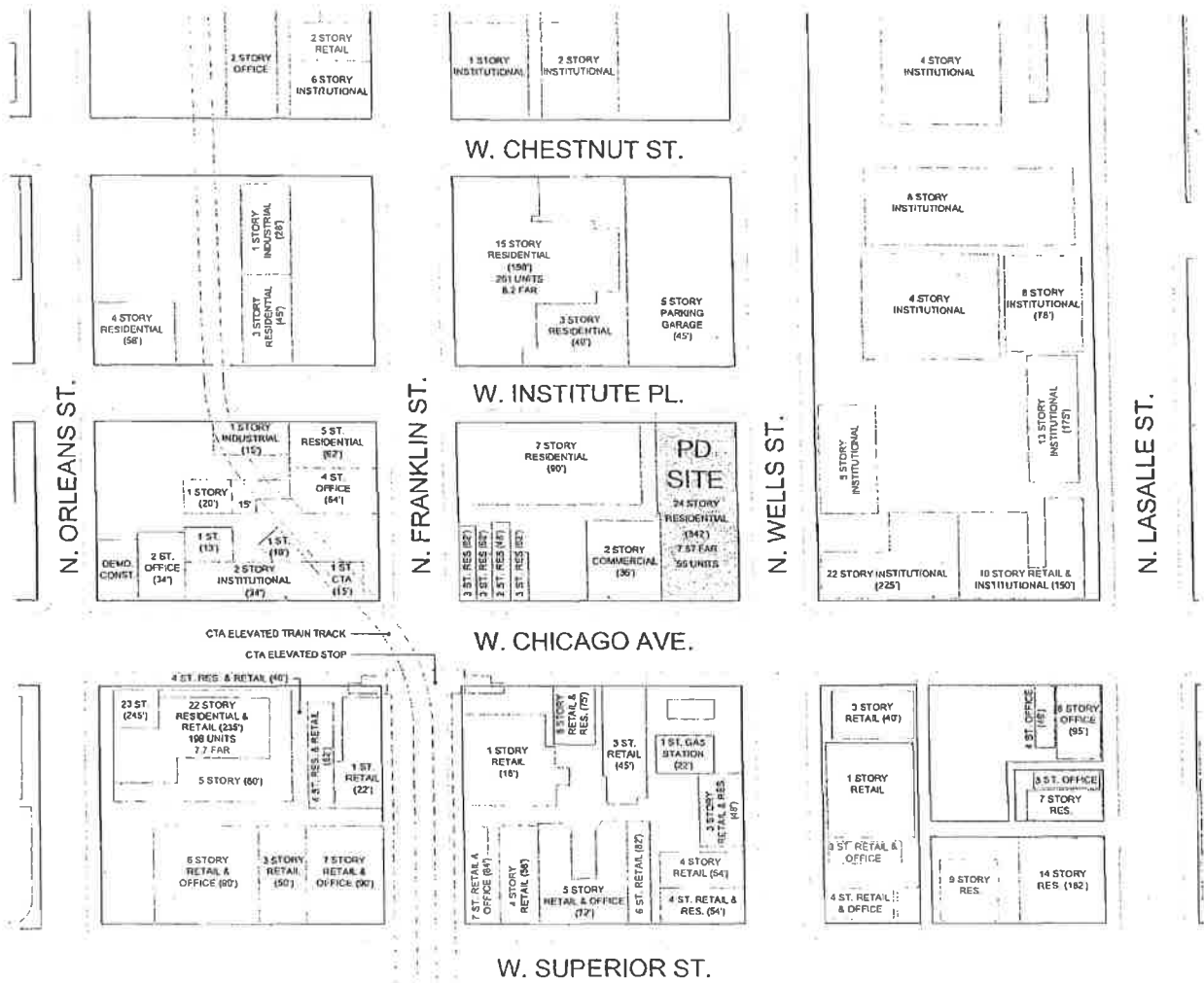
[Existing Land-Use Map; Existing Zoning Map; Property Line and Right-of-Way Adjustment Map; Site Plan; Landscape Plan; Plant List and Details; Green Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 17411 through 17421 of this *Journal*.]

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

Bulk Regulation And Data Table.

Net Site Area:	20,789 square feet
Public Right-of-Way:	20,940 square feet
Gross Site Area:	41,729 square feet
Base Allowable FAR:	6.6 FAR
Maximum FAR with Premium:	7.57 FAR
Maximum Number of Dwelling Units:	55
Accessory Parking:	105 spaces
	All standard 8 feet, 6 inches by 18 feet, 0 inches
Loading Berths:	One (10 feet by 25 feet)
Minimum Setbacks from Property Line:	Per approved Site Plan
Proposed Building Height:	342 feet, 0 inches
Bicycle Storage:	50 spaces

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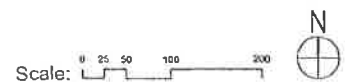


B. EXISTING LAND-USE MAP

CHICAGO + WELLS - Planned Development Exhibits

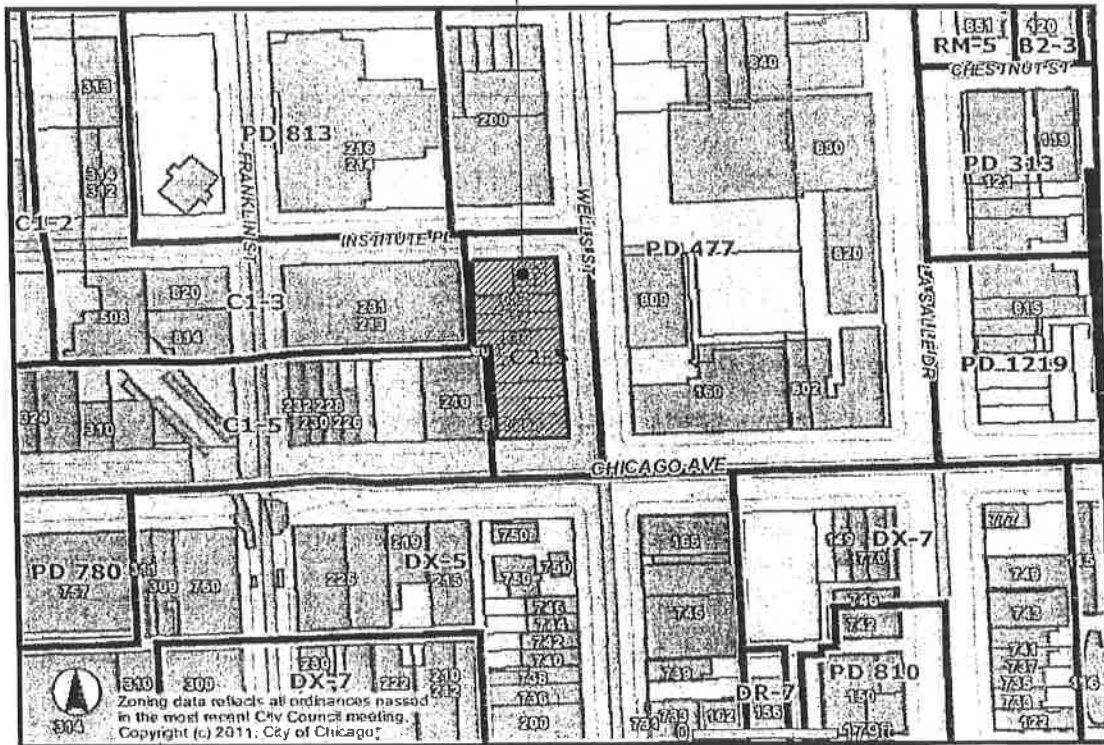
Applicant: Chicago Wells Development LLC
 Address: 200-206 West Chicago Avenue, 800-820 North Wells Street,
 201-209 West Institute Place, Chicago, Illinois

City Council Introduction Date: July 29, 2015
 Chicago Plan Commission Date: December 17, 2015



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SUBJECT PROPERTY



C. EXISTING ZONING MAP

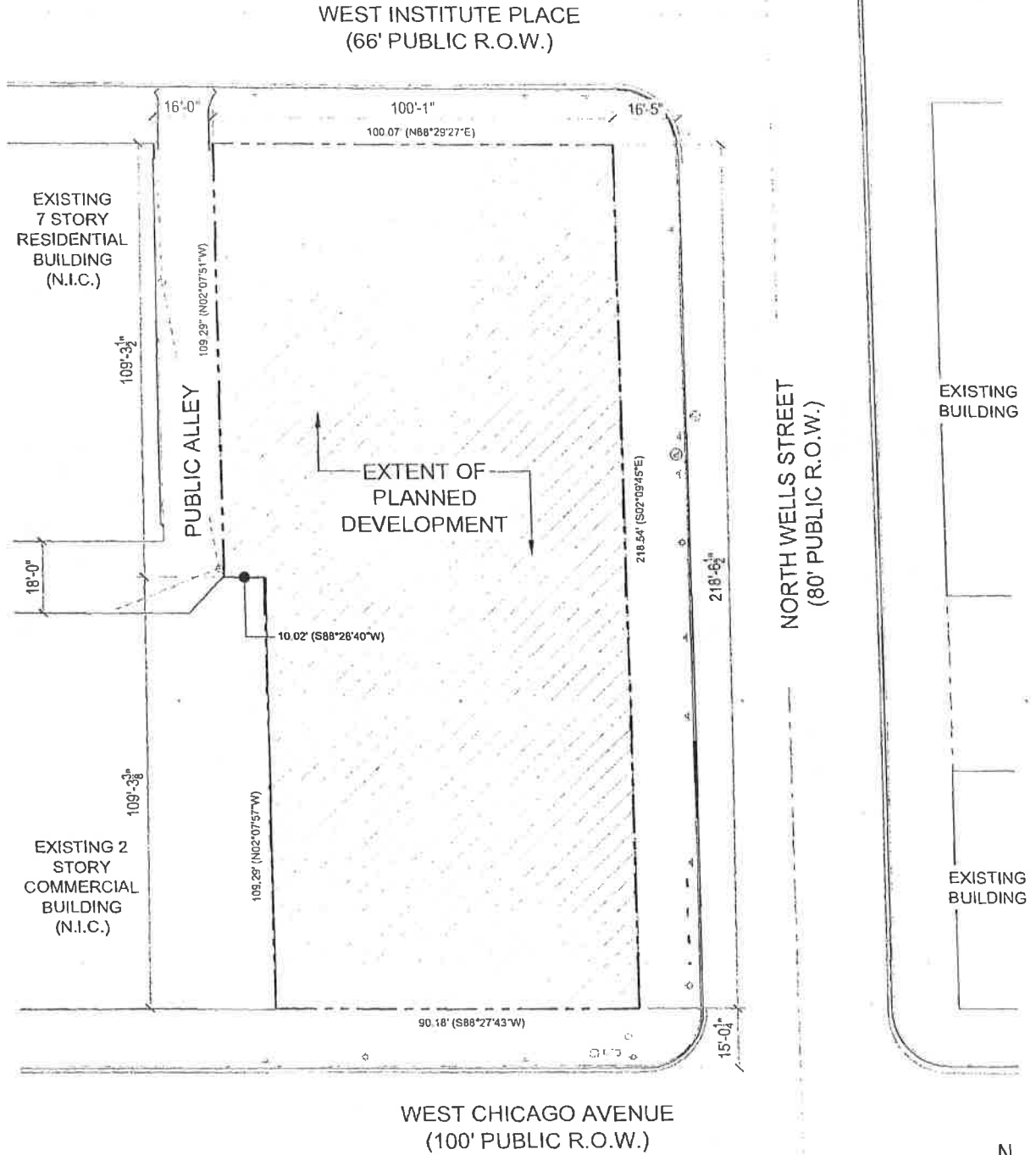
CHICAGO + WELLS - Planned Development Exhibits

Applicant: Chicago Wells Development LLC
 Address: 200-206 West Chicago Avenue, 800-820 North Wells Street,
 201-209 West Institute Place, Chicago, Illinois

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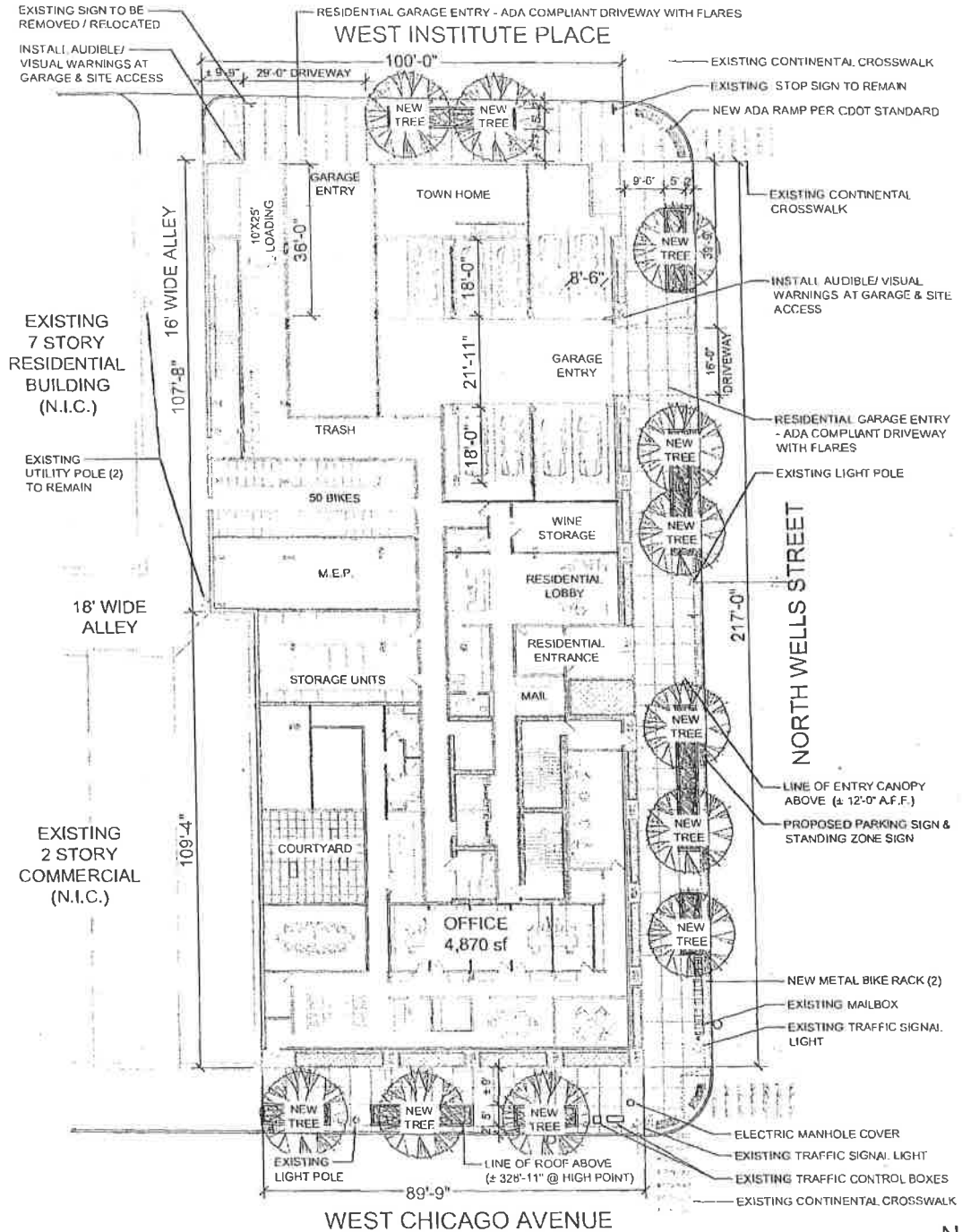
D. PROPERTY LINE AND RIGHT OF WAY ADJUSTMENT MAP

CHICAGO + WELLS - Planned Development Exhibits

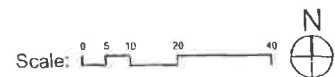
Applicant: Chicago Wells Development LLC
 Address: 200-206 West Chicago Avenue, 800-820 North Wells Street,
 201-209 West Institute Place, Chicago, Illinois

City Council Introduction Date: July 29, 2015
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E. SITE PLAN



CHICAGO + WELLS - Planned Development Exhibits

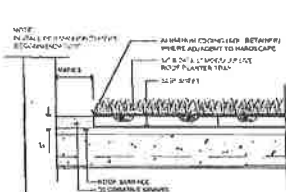
Applicant: Chicago Wells Development LLC
 Address: 200-206 West Chicago Avenue, 800-820 North Wells Street,
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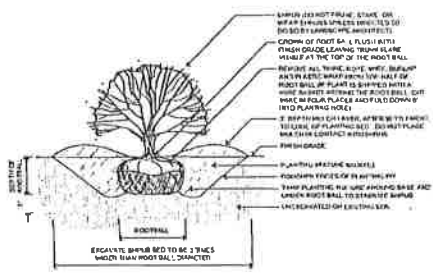
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CODE	COMMON NAME	COMMON NAME	HTY	CAV	HT	SPRD	ROOT	REMARKS
001	COMMON NAME	COMMON NAME	HTY	CAV	HT	SPRD	ROOT	REMARKS
002	COMMON NAME	COMMON NAME	HTY	CAV	HT	SPRD	ROOT	REMARKS
003	COMMON NAME	COMMON NAME	HTY	CAV	HT	SPRD	ROOT	REMARKS
004	COMMON NAME	COMMON NAME	HTY	CAV	HT	SPRD	ROOT	REMARKS
005	COMMON NAME	COMMON NAME	HTY	CAV	HT	SPRD	ROOT	REMARKS
006	COMMON NAME	COMMON NAME	HTY	CAV	HT	SPRD	ROOT	REMARKS
007	COMMON NAME	COMMON NAME	HTY	CAV	HT	SPRD	ROOT	REMARKS
008	COMMON NAME	COMMON NAME	HTY	CAV	HT	SPRD	ROOT	REMARKS
009	COMMON NAME	COMMON NAME	HTY	CAV	HT	SPRD	ROOT	REMARKS
010	COMMON NAME	COMMON NAME	HTY	CAV	HT	SPRD	ROOT	REMARKS
011	COMMON NAME	COMMON NAME	HTY	CAV	HT	SPRD	ROOT	REMARKS
012	COMMON NAME	COMMON NAME	HTY	CAV	HT	SPRD	ROOT	REMARKS
013	COMMON NAME	COMMON NAME	HTY	CAV	HT	SPRD	ROOT	REMARKS
014	COMMON NAME	COMMON NAME	HTY	CAV	HT	SPRD	ROOT	REMARKS
015	COMMON NAME	COMMON NAME	HTY	CAV	HT	SPRD	ROOT	REMARKS
016	COMMON NAME	COMMON NAME	HTY	CAV	HT	SPRD	ROOT	REMARKS
017	COMMON NAME	COMMON NAME	HTY	CAV	HT	SPRD	ROOT	REMARKS
018	COMMON NAME	COMMON NAME	HTY	CAV	HT	SPRD	ROOT	REMARKS
019	COMMON NAME	COMMON NAME	HTY	CAV	HT	SPRD	ROOT	REMARKS
020	COMMON NAME	COMMON NAME	HTY	CAV	HT	SPRD	ROOT	REMARKS

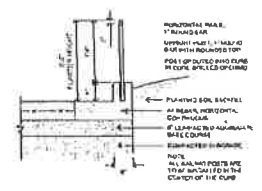
1. PLANT PALETTE
 2. NOTE: COMMON NAME IS IN ITALIC (AND PLANT IS IN PARENTHESIS). PLANT SPECIES IS IN CAPS. COMMON NAME IS IN ITALIC IN THE LIST OF PLANTS TO BE USED IN THE PLANTING PLAN. PLANT SPECIES IS IN CAPS IN THE LIST OF PLANTS TO BE USED IN THE PLANTING PLAN.



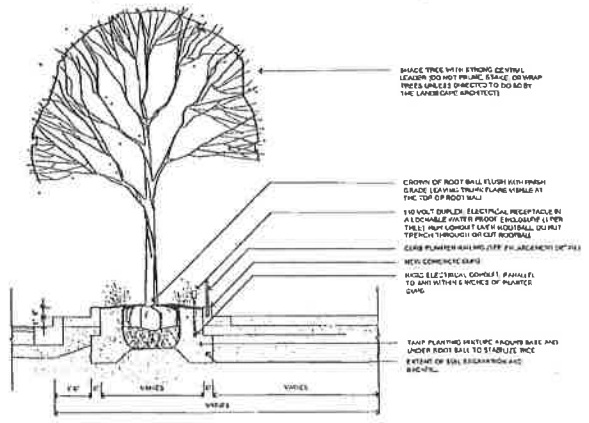
2 GREEN ROOF INSTALLATION DETAIL
 SCALE: 1/8" = 1'-0"



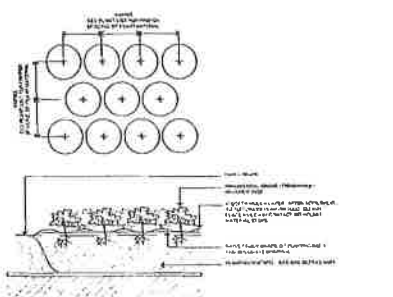
5 SHRUB INSTALLATION DETAIL
 SCALE: 1/8" = 1'-0"



3 RAILING POST DETAIL
 SCALE: 1/8" = 1'-0"



6 PARKWAY PLANTER AND TREE PLANTING DETAIL
 SCALE: 1/8" = 1'-0"



4 ORNAMENTAL GRASS PERENNIAL AND GROUNDCOVER INSTALLATION
 SCALE: 1/8" = 1'-0"

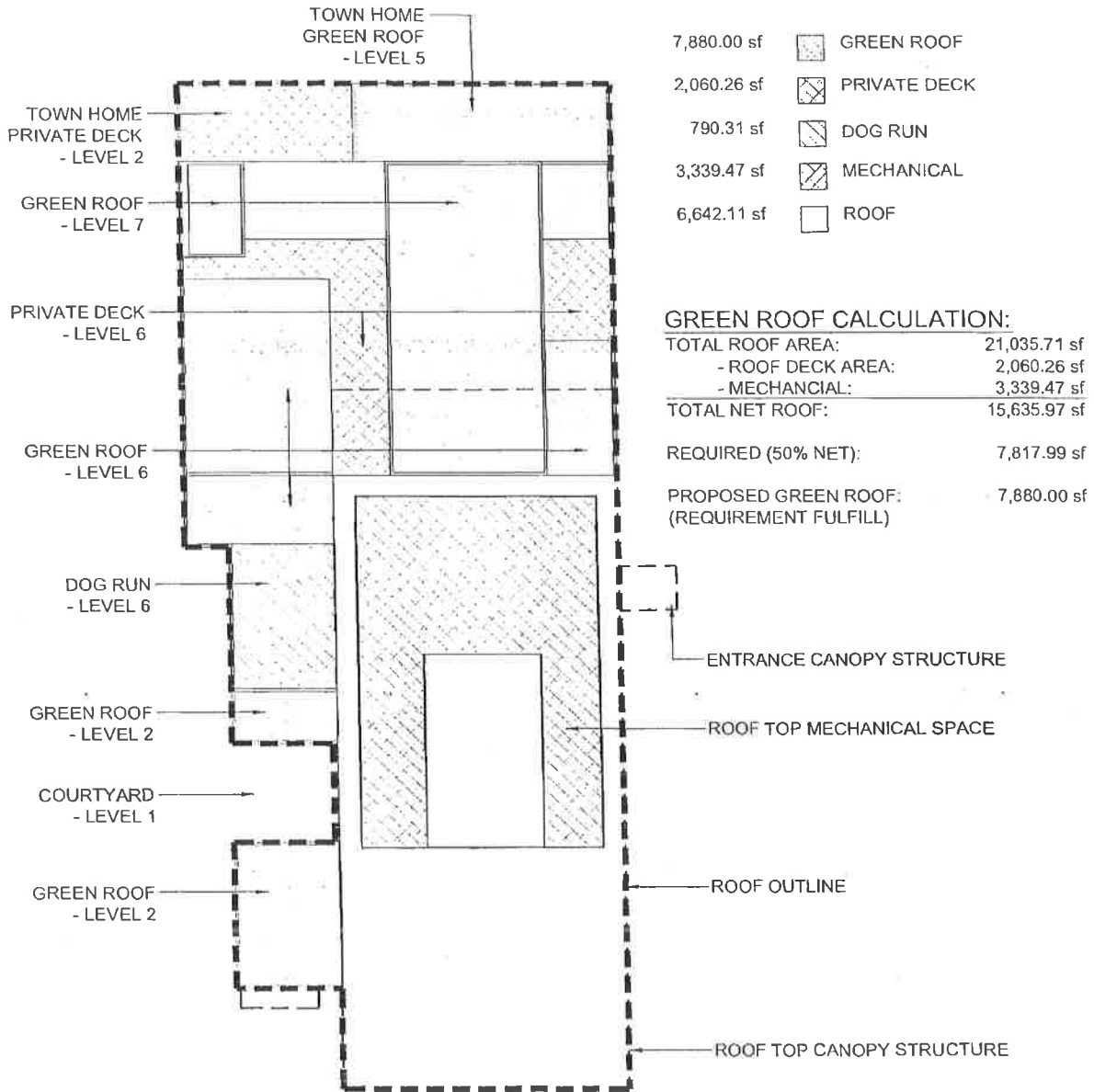
G. PLANT LIST & DETAILS

CHICAGO + WELLS - Planned Development Exhibits

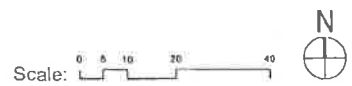
Applicant: Chicago Wells Development LLC
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H. GREEN ROOF PLAN

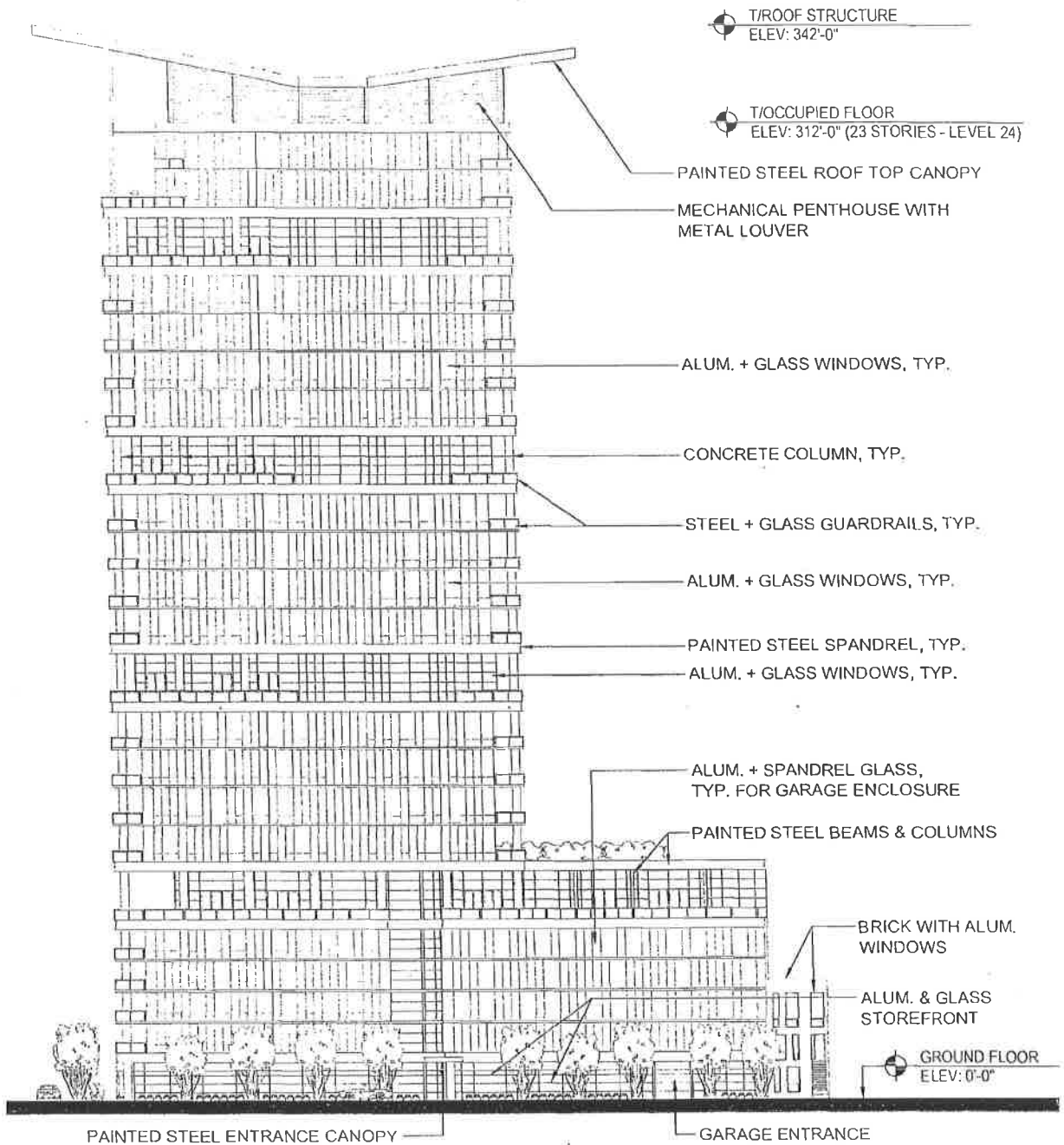


CHICAGO + WELLS - Planned Development Exhibits

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 Chicago Plan Commission Date: December 17, 2015

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J1. EAST BUILDING ELEVATION ALONG NORTH WELLS STREET

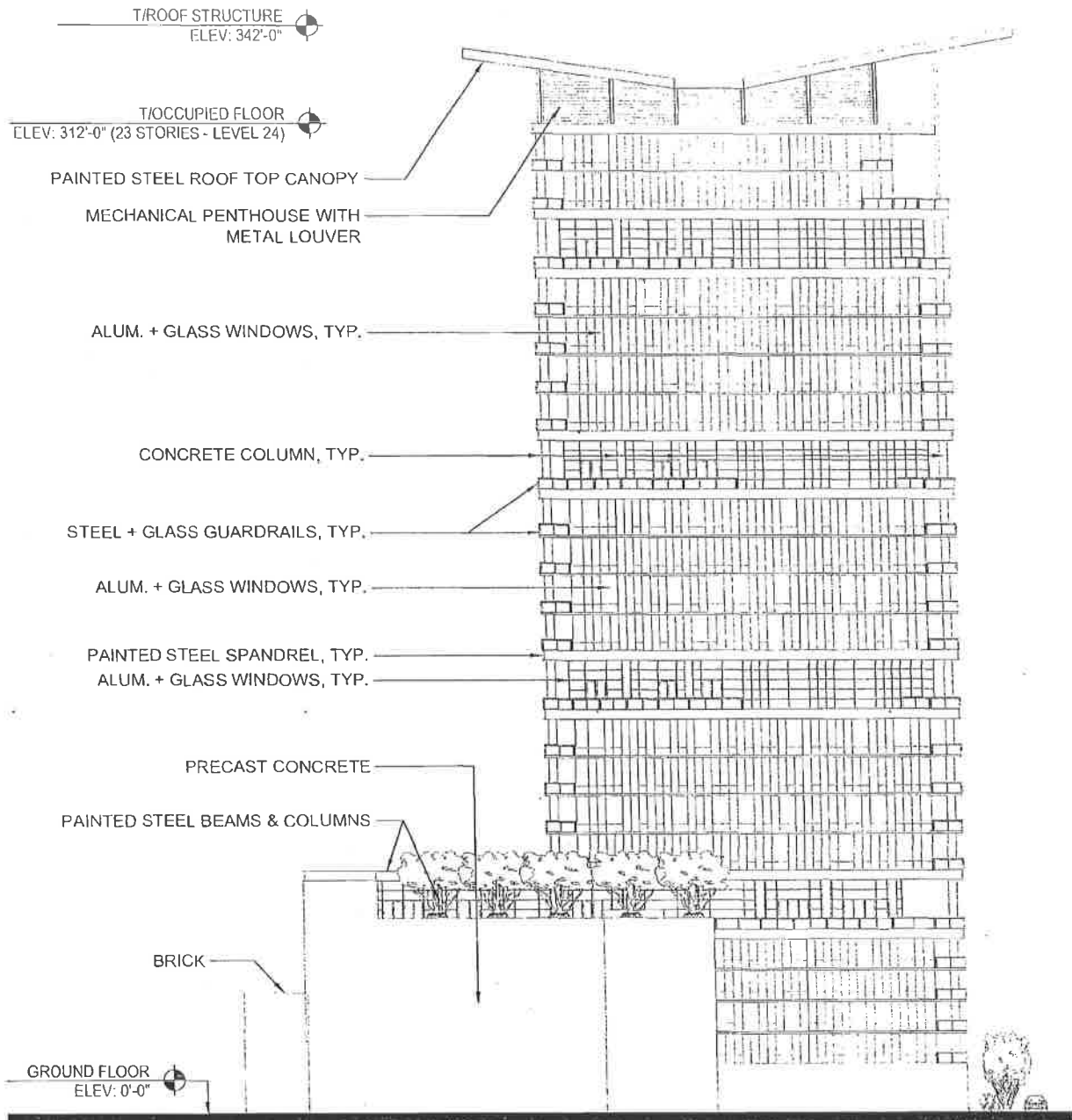
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CHICAGO + WELLS - Planned Development Exhibits

Applicant: Chicago Wells Development LLC
 Address: 200-206 West Chicago Avenue, 800-820 North Wells Street,
 201-209 West Institute Place, Chicago, Illinois

City Council Introduction Date: July 29, 2015
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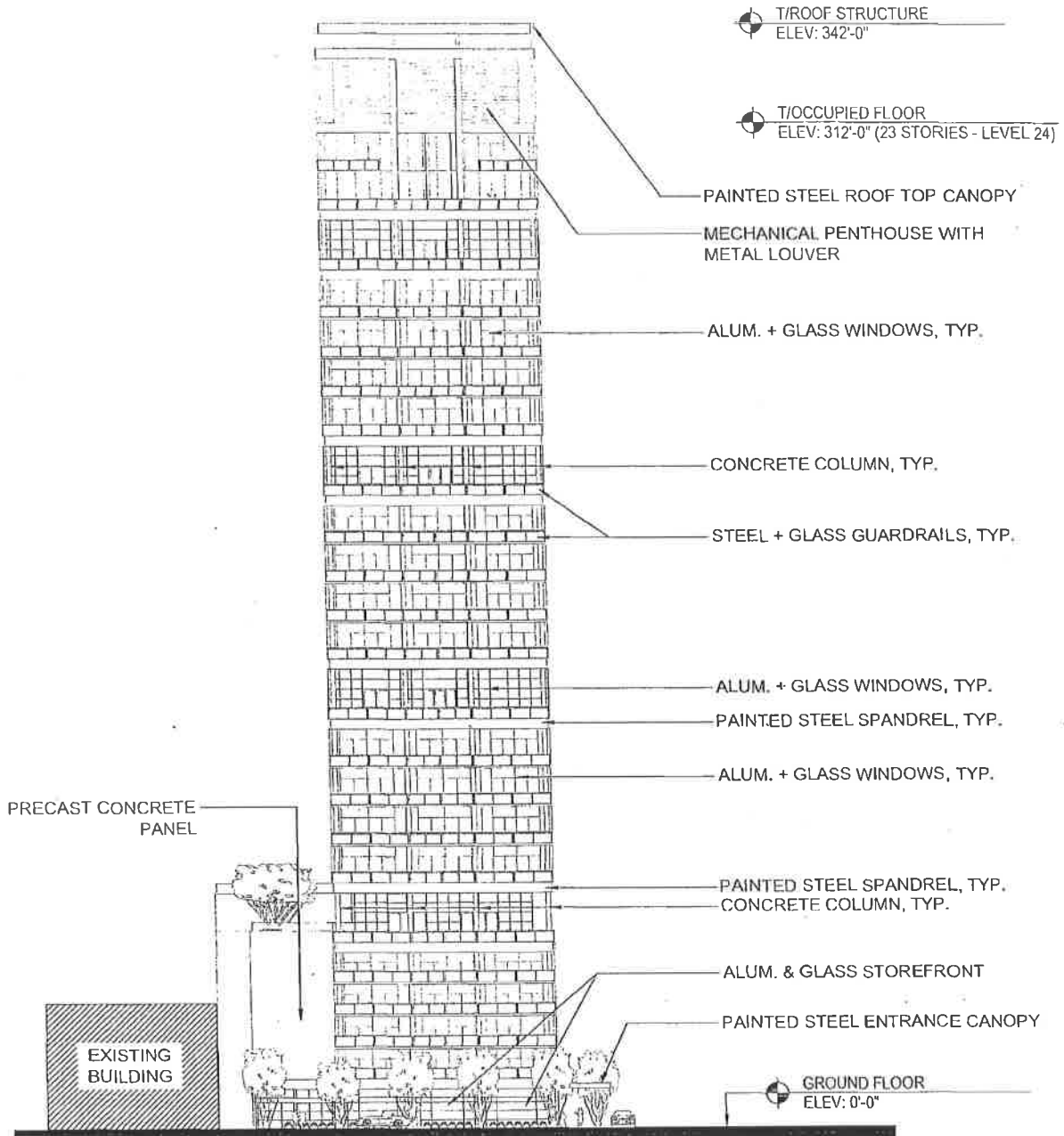


J2. WEST BUILDING ELEVATION ALONG ALLEY

Scale: 0 5 10 20 40

CHICAGO + WELLS - Planned Development Exhibits			
Applicant:	Chicago Wells Development LLC	City Council Introduction Date:	July 29, 2015
Address:	200-206 West Chicago Avenue, 800-820 North Wells Street, 201-209 West Institute Place, Chicago, Illinois	Chicago Plan Commission Date:	December 17, 2015

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J3. SOUTH BUILDING ELEVATION ALONG WEST CHICAGO AVENUE

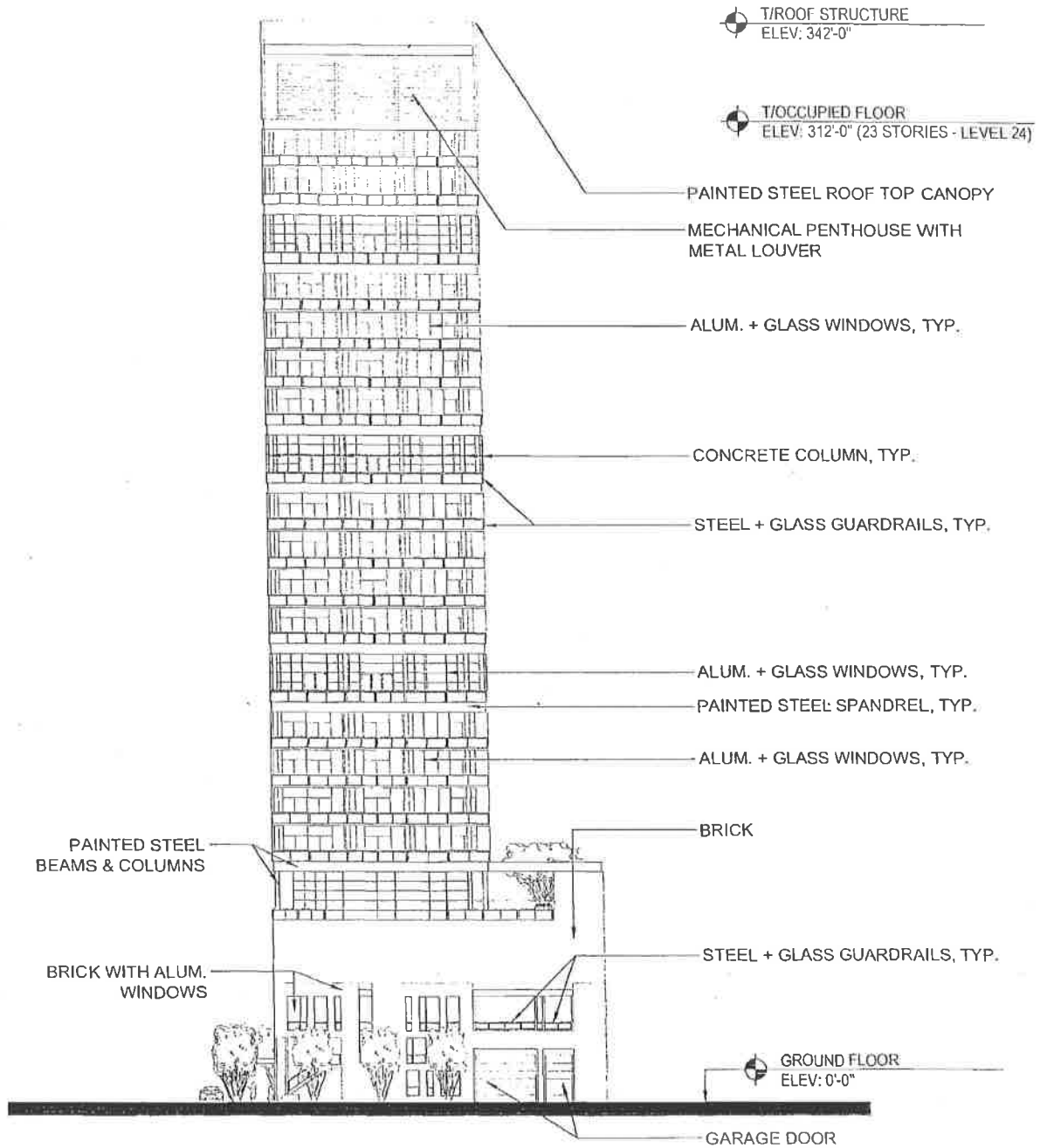
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J4. NORTH BUILDING ELEVATION ALONG WEST INSTITUTE PLACE

Scale: 0 5 10 20 40

CHICAGO + WELLS - Planned Development Exhibits

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