

# PD 1342

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

*Yeas* -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Curtis, O'Shea, Taylor, Mosley, Rodriguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 49.

*Nays* -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

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

*Reclassification Of Area Shown On Map No. 1-F.*      **WBPD 1342,99**  
(As Amended)  
(Application No. 22102)  
(Common Address: 314 -- 332 N. Clark St., 315 -- 333 N. LaSalle St.  
And 101 -- 131 W. Carrol Ave.)

[SO2023-1183]

*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 amended by changing all the Waterway-Business Planned Development Number 1342 symbols and indications as shown on Map Number 1-F in the area bounded by:

a line from the west line of North Clark Street, 275.28 feet north of and parallel to the north bank of the Chicago River; North Clark Street; the north bank of the Chicago River; North LaSalle Street; a line from the east line of North LaSalle Street, 211.92 feet north of and parallel to the north bank of the Chicago River; a line 149.82 feet west of and parallel to North Clark Street; a line 231.80 feet north of and parallel to the north bank of the Chicago River; a line 93.82 feet west of and parallel to North Clark Street; a line 251.74 feet north of and parallel to the north bank of the Chicago River; and a line 80.20 feet west of and parallel to North Clark Street,

to those of Waterway-Residential-Business Planned Development Number 1342, as amended, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the Plan of Development attached herewith and made a part thereof and to no others.

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

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

*Waterway-Residential-Business Planned Development No. 1342.*

*Plan Of Development Statements.*

1. The area delineated herein as Waterway-Residential-Business Planned Development Number 1342 consists of approximately 69,840 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, 322 North Clark LLC.
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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders 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.
4. 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. The submitted plans must be approved by the Department of Transportation. Applicant shall make the following improvements:

To facilitate consistent and desirable street grade development and promote vehicular and public access, the Applicant shall design and construct a structure to deck over lower Carroll Avenue to provide one-way vehicular access entering on Clark Street, exiting onto LaSalle Street. The City shall take into consideration the proposed deck structure over lower Carroll Avenue when planning or designing proposed improvements to LaSalle and Clark Streets at their intersections with Carroll Avenue. The area of the upper level of the deck that is not occupied by the vehicular access but is within the public way, including that portion outside the P.D. boundary, shall be, subject to CDOT review and site plan approval, improved, landscaped and maintained as a public plaza by the Applicant, open to public access

6:00 A.M. -- 11:00 P.M. (standard Chicago Park District hours), subject to reasonable regulations agreed to by the Applicant, DPD, CDOT, and the local alderman. The lower level shall be repaved by the Applicant and will maintain unobstructed vehicular access and the Applicant shall provide lighting, ventilation and other public improvements as needed. Long-term maintenance agreements shall be executed, and applicable permits issued before Part II approval is granted and, a final certificate of occupancy will not be issued for the project until the deck system outside the PD is complete.

Prior to issuance of Certificate of Occupancy, the Applicant agrees to remove the existing traffic signal at 320 North Clark Street and to perform a traffic signal warrant study to determine whether a new mid-block pedestrian traffic signal should be provided on Clark adjacent to the project's proposed entrance driveway. If warranted, the Applicant agrees to fully fund, install, and activate the traffic signal prior to issuance of the Certificate of Occupancy. The Applicant also agrees to install countdown pedestrian signals at the intersection of Clark Street and Kinzie Street prior to the issuance of the Certificate of Occupancy.

5. This plan of development consists of these eighteen (18) Statements; a Bulk Regulations and Data Table; an Existing Land-Use Map; Existing Zoning Map; and Property Line and Planned Development Boundary Map, Site Plan, Green Roof Plan, Riveredge Plan, Riveredge Section, and Building Elevations prepared by HKS Architects dated April 20, 2023. Full size copies of the Site 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 and the Zoning Ordinance, this Planned Development ordinance shall control.
6. The following uses shall be allowed within the area herein delineated a Waterway-Residential-Business Planned Development: dwelling units located above the ground floor; cultural exhibits; day care; lodge or private club; artist work or sales space; building maintenance services; business equipment sales and service; business support services; communication service establishments; eating and drinking establishments (all); entertainment and spectator sports, small and medium venue; financial services; food and beverage retail sales; hotel; medical service; office; personal service; repair and laundry services, consumer; retail sales, general; indoor participant sports and recreation; children's play center; valuable objects dealer; light equipment sales/rentals; artisan manufacturing, production and industrial services; wireless communication facilities; riveredge docking; accessory parking.
7. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs, shall be permitted subject to the review and approval of the Department of Planning and Development.

8. Any service drives or other ingress or egress (including ramps from Clark Street and/or LaSalle Street to Carroll Avenue) shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency area. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose 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 69,840 square feet and a base FAR of 12.0.
11. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan, the Riveredge Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. All physical improvements to the exterior of the designated historic Reid Murdoch Building including, but not limited to roof top additions, infill additions, signage, awnings, window replacement, cleaning and restoration, shall require approval of the Commission on Chicago Landmarks.
12. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance and quality of and accessibility to the Chicago River, as provided for in the Waterway Planned Development Guidelines set forth in Section 17-8-0509 of the Chicago Zoning Ordinance. To further these goals, the Applicant may pursue a permit from the Army Corps of Engineers to extend the existing deck running east to west along the property at the river level ("River Deck") in accordance with the plan attached hereto. Applicant's application for permit will provide for extending the River Deck southward to a point aligned with the south edge of the existing dolphins adjacent to the Clark and LaSalle Street bridge houses. Following its extension, the River Deck shall include a publicly accessible walkway ("Riveredge Walkway"). When completed, the Riveredge Walkway shall be open and available for use by the general public, free of charge, during normal Chicago Park District hours and such other hours as may be designated by Applicant; provided, however, Applicant may from time to time close off public access to the Riveredge Walkway for repairs and to prevent the

establishment of any public, prescriptive or constructive easements to such area or portion thereof. Until such time as the Applicant secures the permit from the Army Corps of Engineers and the related approvals for the extension of the River Deck, Applicant shall continue to maintain the River Deck and provide a street level walkway connection between LaSalle and Clark Streets ("Street Level Deck"). From the Street Level Deck, Applicant also provides stairways to the River Deck, one on the west end (LaSalle Street) and one on the east end (Clark Street). Until such time as the Applicant secures the permit from the Army Corps of Engineers and the related approvals for the extension of the River Deck, the Street Level Deck and River Deck and at least one stairway shall be open, unobstructed, and available for use by the general public, free of charge, during normal Chicago Park District hours; provided, however, Applicant may from time to time close off public access to the Street Level Deck and the River Deck for repairs and to prevent establishment of any public, prescriptive or constructive easements. Notwithstanding the foregoing and provided the public ingress and egress is not blocked, the Applicant and any lessee, shall be permitted to operate outdoor dining areas on the River Deck and Street Level Deck.

13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all new buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards. Applicant will achieve building certification for the new building area and will provide a 50 percent green roof on all new net roof area.
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 ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0611 until the Director of MOPD has approved detailed construction drawings for each building or improvement.

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.
17. The Applicant acknowledges and agrees that the rezoning of the Property from Waterway-Business Planned Development Number 1342 to Waterway-Residential-Business Planned Development Number 1342, as amended, is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in a downtown district within the meaning of the ARO and is being amended to allow residential uses. Since this P.D. did not previously allow residential uses, any future ARO obligation will be based on the total number of dwelling units in the project.

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

18. Unless substantial construction of the new improvements contemplated in this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to Waterway-Business Planned Development Number 1342 dated September 14, 2016.

[Existing Land-Use Map; Existing Zoning Map; Planned Development Exhibits; Property Line and Boundary Map; Site Plan; Green Roof Plan; Riveredge Plan; Riveredge Section; and Building Elevations referred to in these Plan of Development Statements printed on pages 170 through 181 of this *Journal*.]

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

*Waterway-Residential-Business Planned Development No. 1342.*

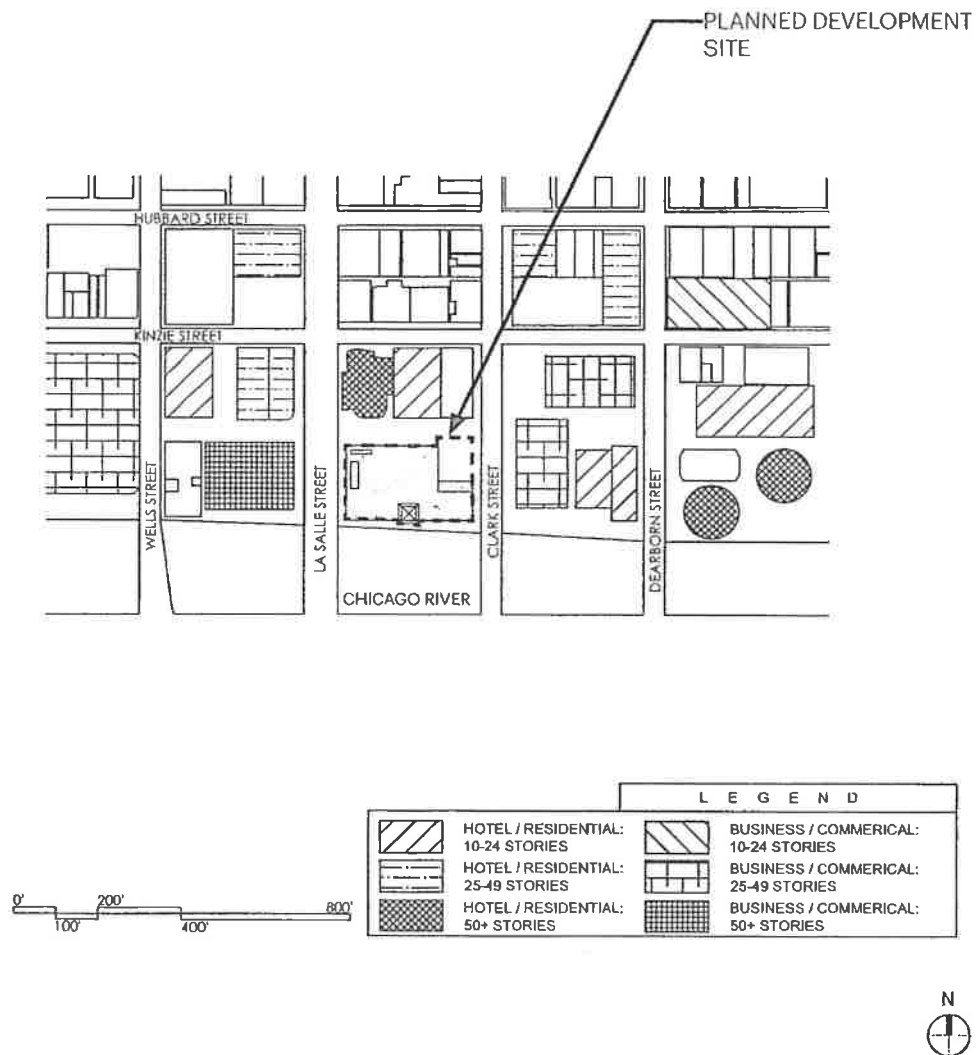
*Bulk Regulations And Data Table.*

Gross Site Area:	98,893 square feet
Area of Public Right-of-Way:	29,053 square feet
Net Site Area:	69,840 square feet
Maximum Allowable FAR:	12.0
Total FAR Square Footage Allowed:	838,080 square feet
Existing Building Area:	328,213 Square feet
Loading Berths:	2 Existing
	2 Proposed (12 feet, 0 inches by 35 feet, 0 inches)
Maximum Building Height:	395 feet, 0 inches
Minimum Number of Parking Spaces:	48
Maximum Number of Dwelling Units:	0



## FINAL FOR PUBLICATION

## B. EXISTING LAND-USE MAP

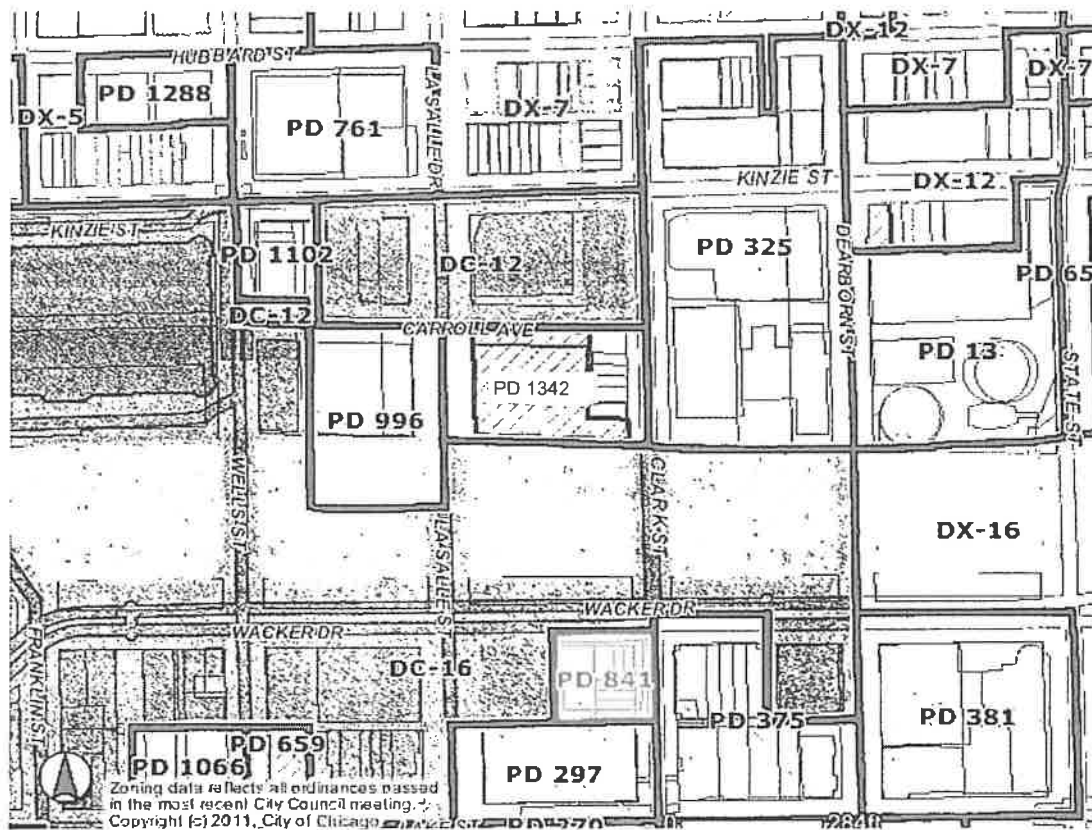


## 330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: March 15, 2023  
Plan Commission Date: April 20, 2023

FINAL FOR PUBLICATION  
C. EXISTING ZONING MAP



### 330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: March 15, 2023  
Plan Commission Date: April 20, 2023

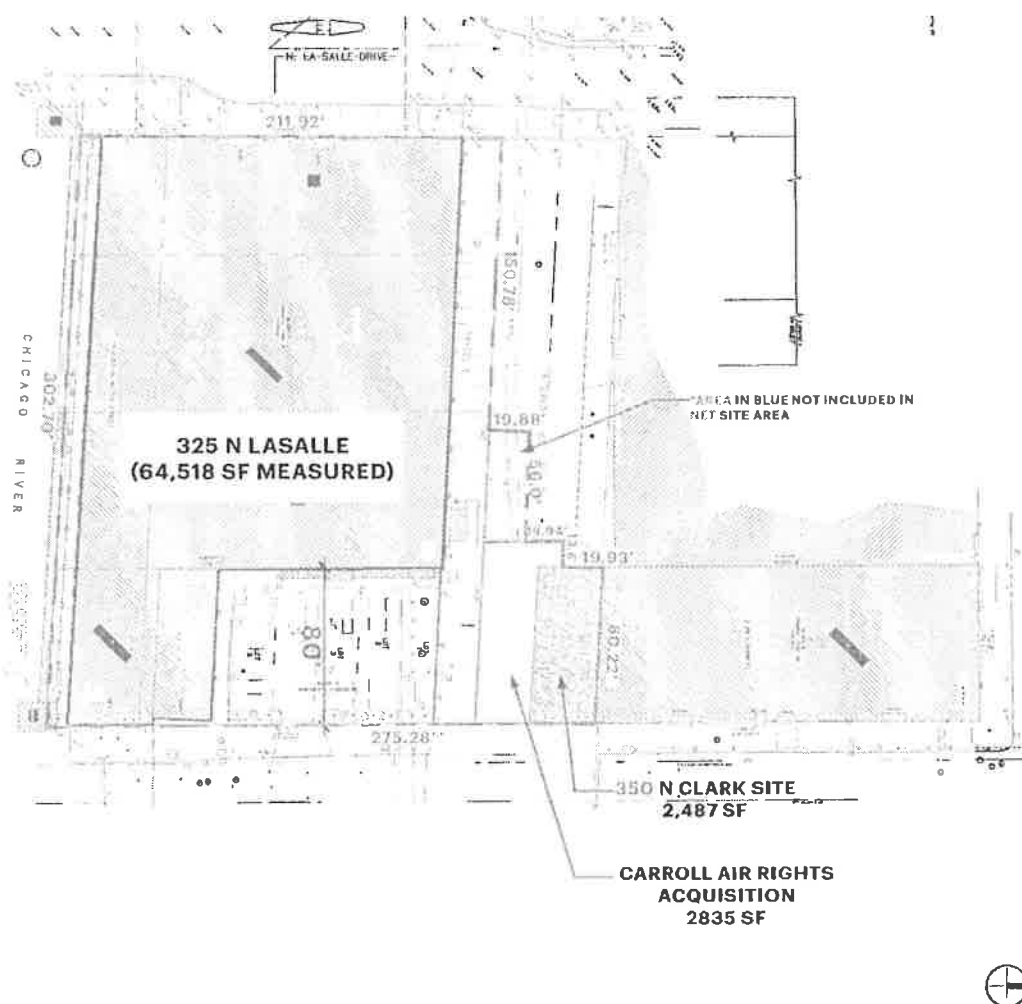


Applicant: 322 North Clark, LLC

Address: 350 N. Clark St., Chicago, IL

## FINAL FOR PUBLICATION

#### D. PROPERTY LINE AND PLANNED DEVELOPMENT BOUNDARY MAP



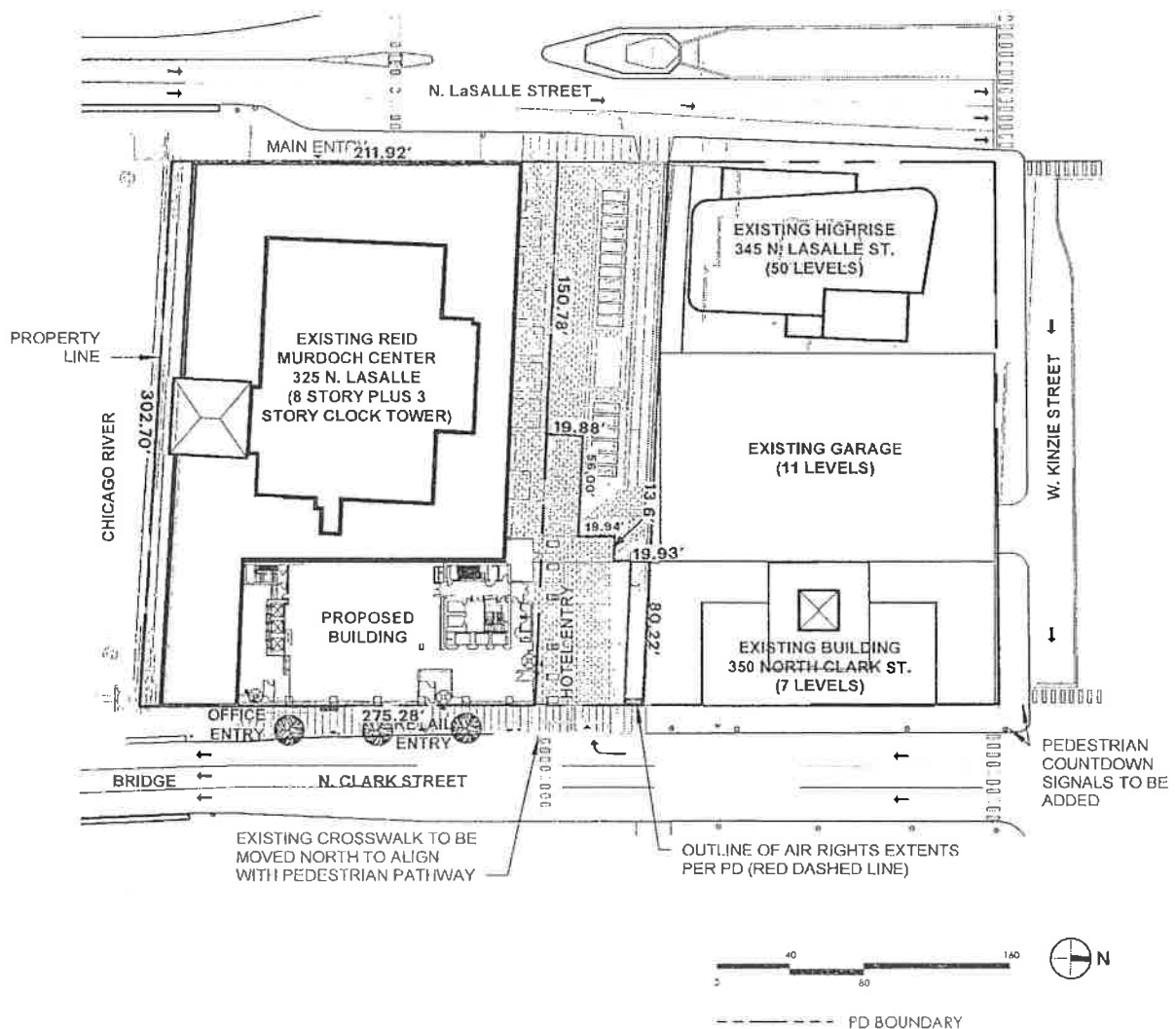
### 330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: March 15, 2023  
Plan Commission Date: April 20, 2023

## FINAL FOR PUBLICATION

## E1. SITE PLAN



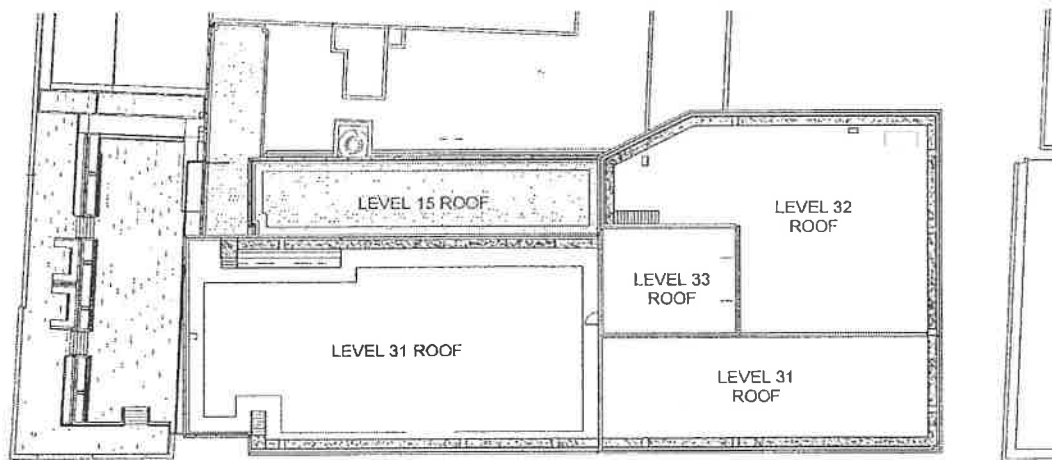
## 330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: March 15, 2023  
Plan Commission Date: April 20, 2023

## FINAL FOR PUBLICATION

## E2. GREEN ROOF PLAN



ESTIMATED ROOF AREA (NET): 12,290 SF  
GREEN ROOF AREA (50%): 6,230 SF



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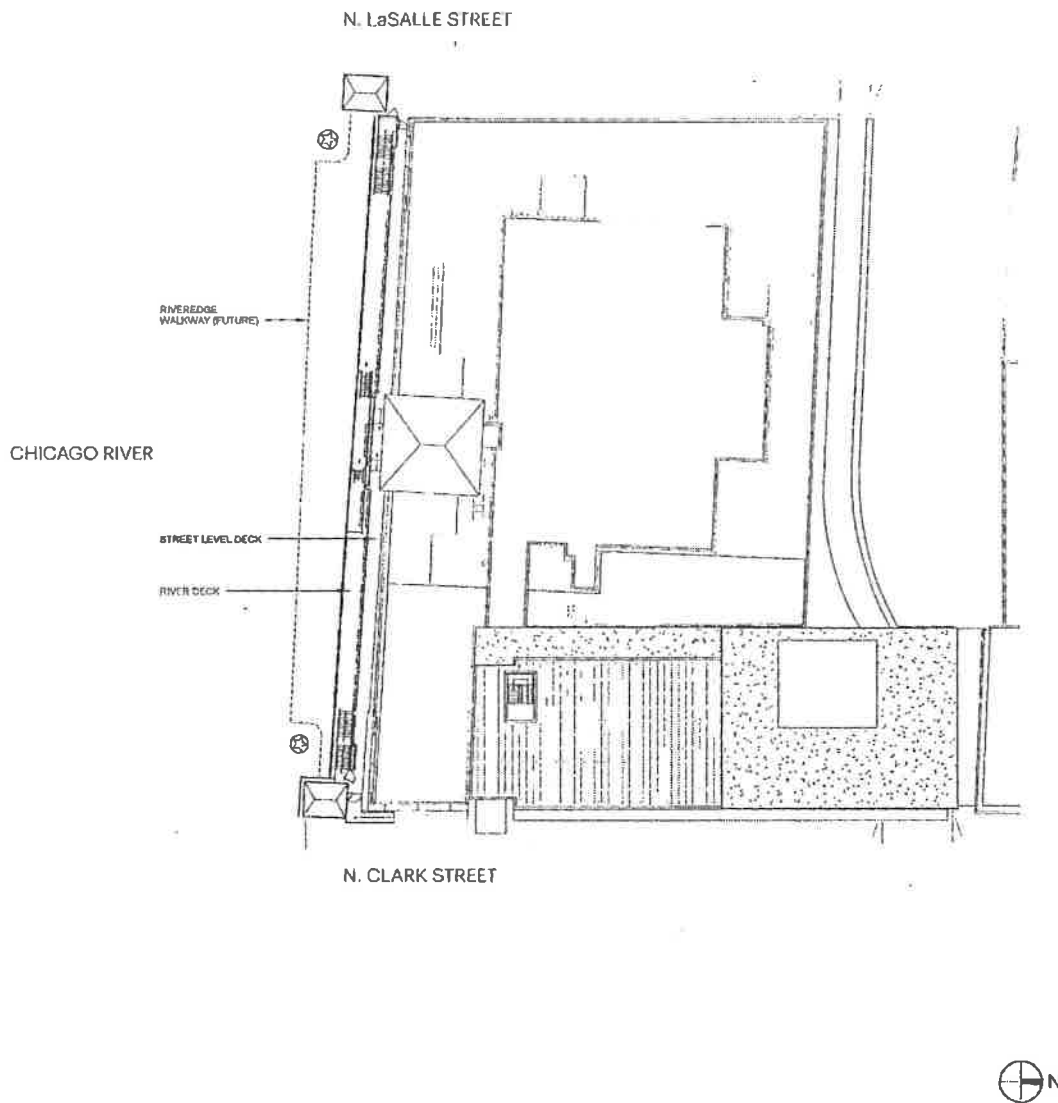
330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: March 15, 2023  
Plan Commission Date: April 20, 2023

## FINAL FOR PUBLICATION

## E3. RIVEREDGE PLAN



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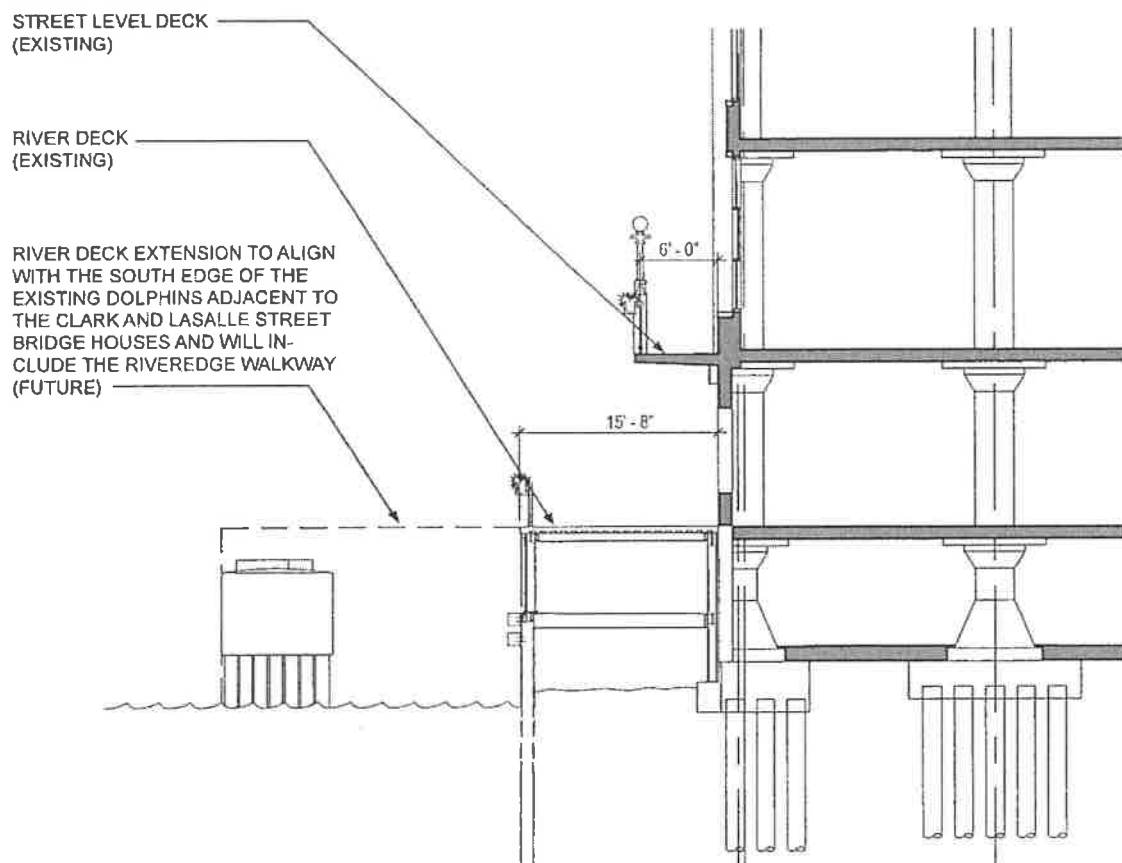
330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: March 15, 2023  
Plan Commission Date: April 20, 2023

## FINAL FOR PUBLICATION

## E4. RIVEREDGE SECTION



## 330 NORTH CLARK - Planned Development Exhibits

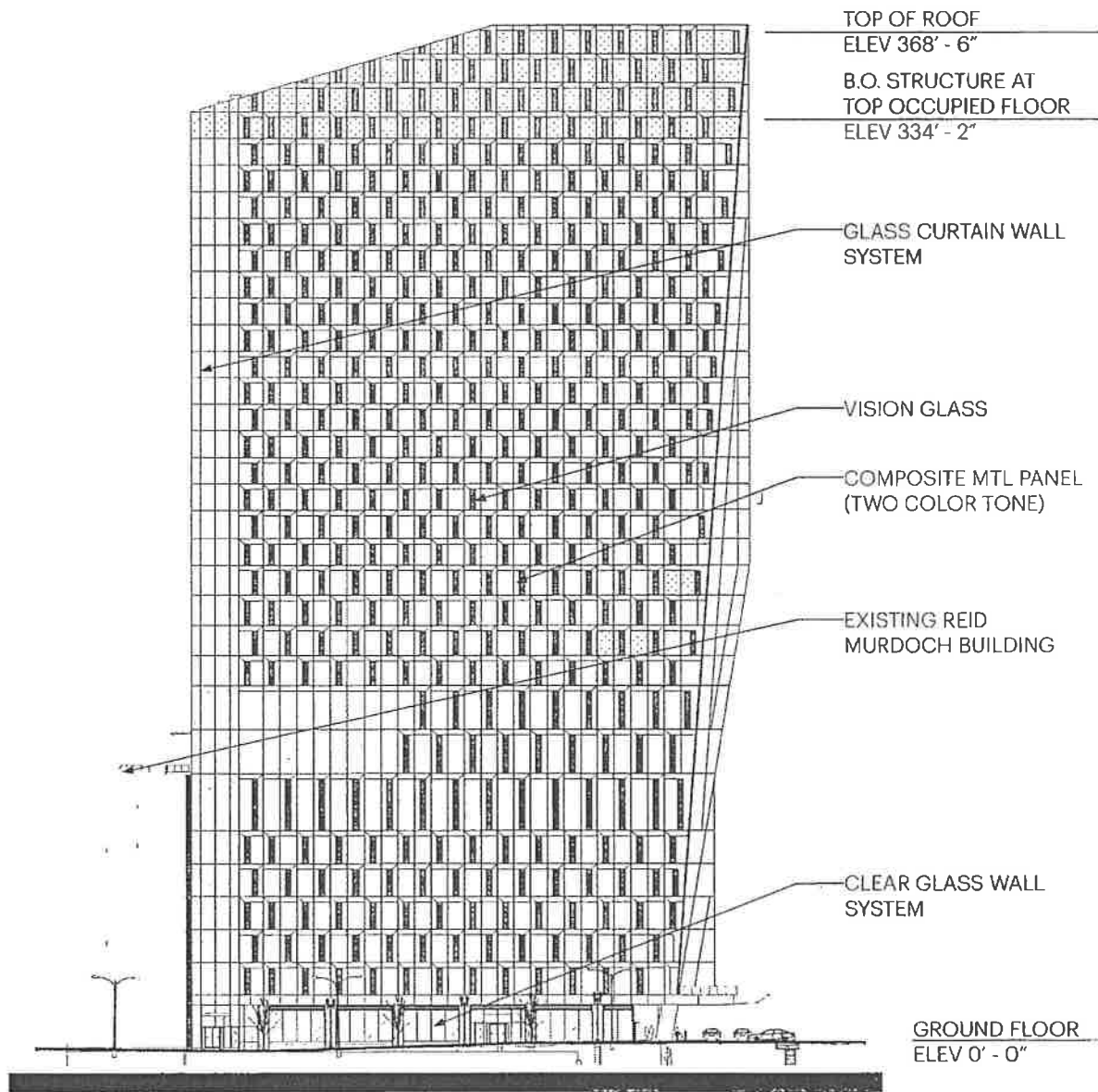
Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: March 15, 2023  
Plan Commission Date: April 20, 2023



## FINAL FOR PUBLICATION

## F1. EAST ELEVATION ALONG NORTH CLARK ST

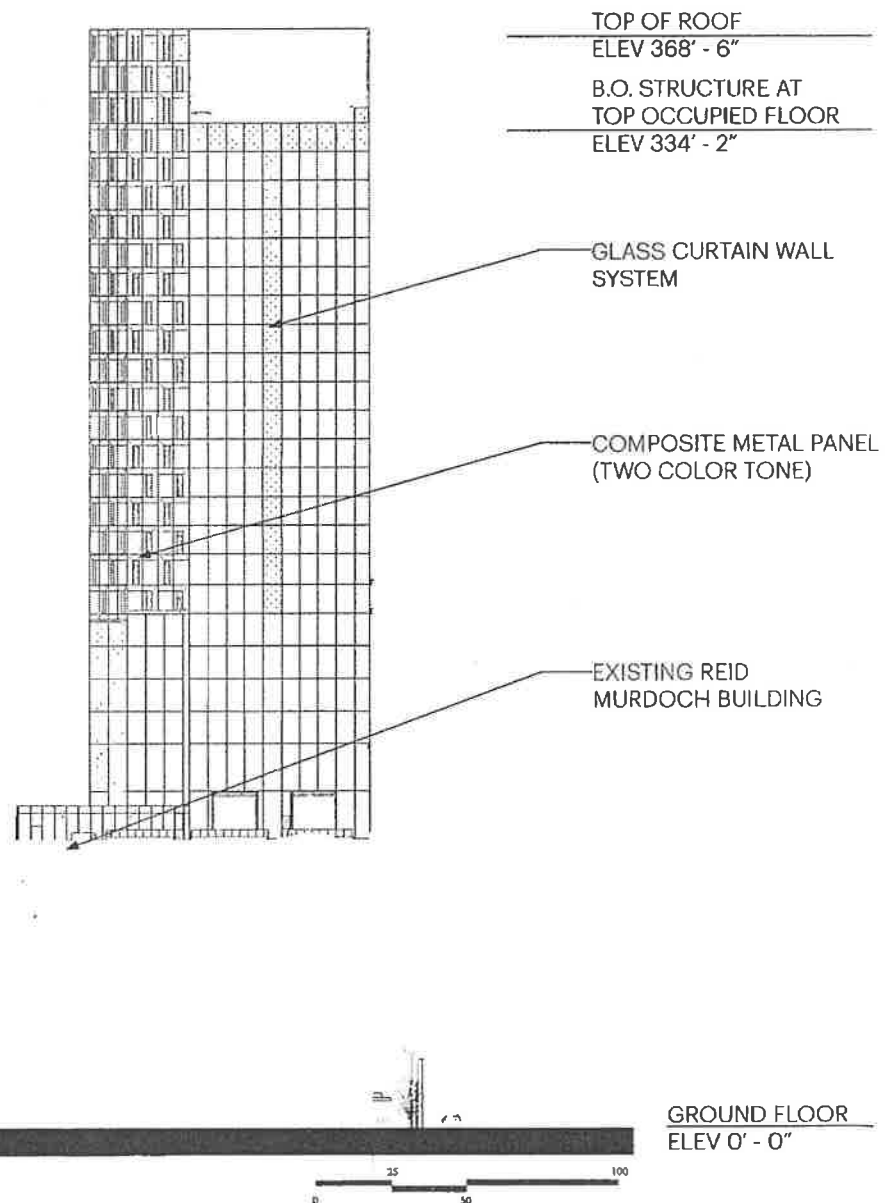


## 330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: March 15, 2023  
Plan Commission Date: April 20, 2023

FINAL FOR PUBLICATION  
F2. SOUTH ELEVATION ALONG CHICAGO RIVER



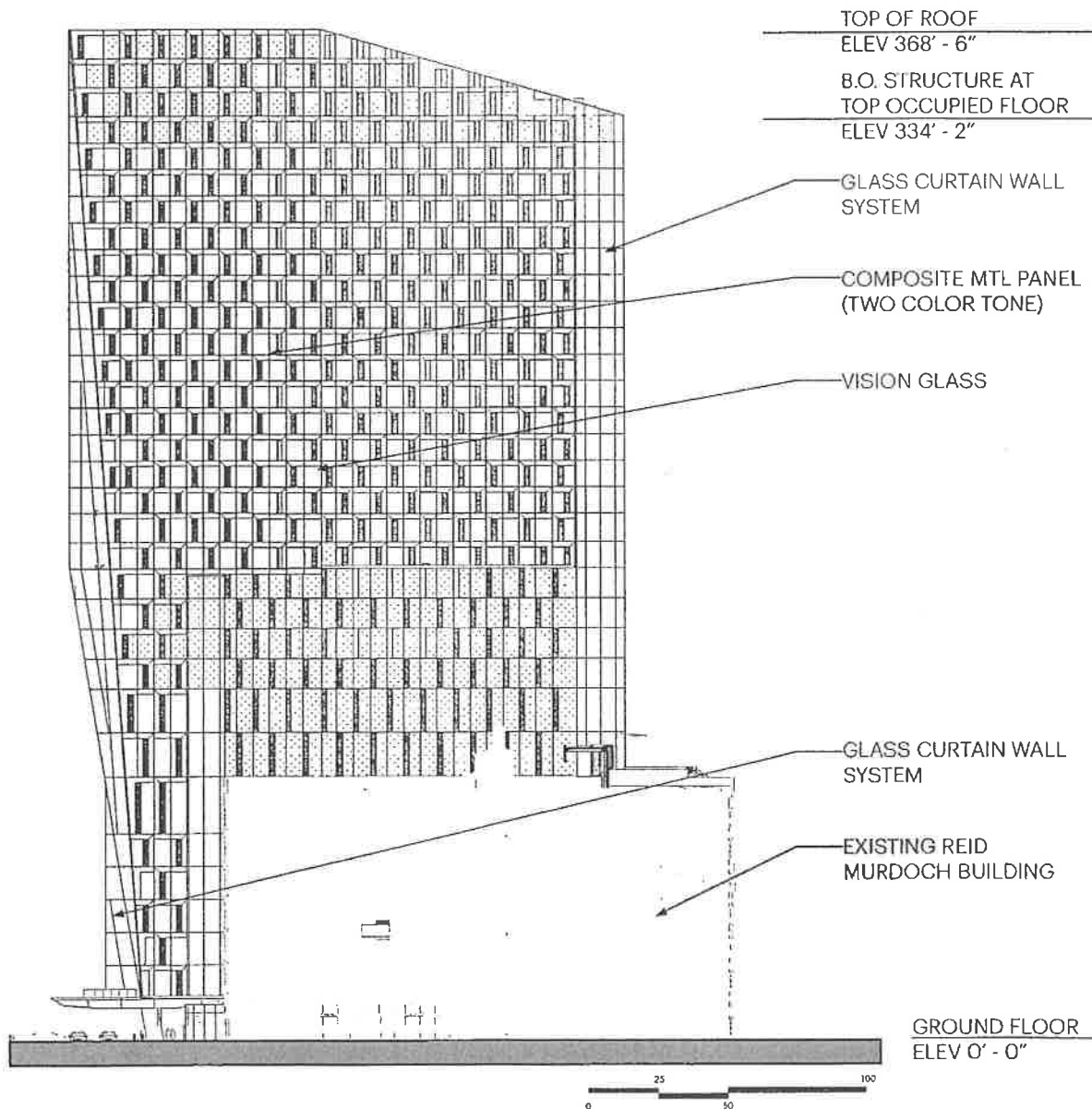
330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: March 15, 2023  
Plan Commission Date: April 20, 2023

## FINAL FOR PUBLICATION

## F3. WEST ELEVATION



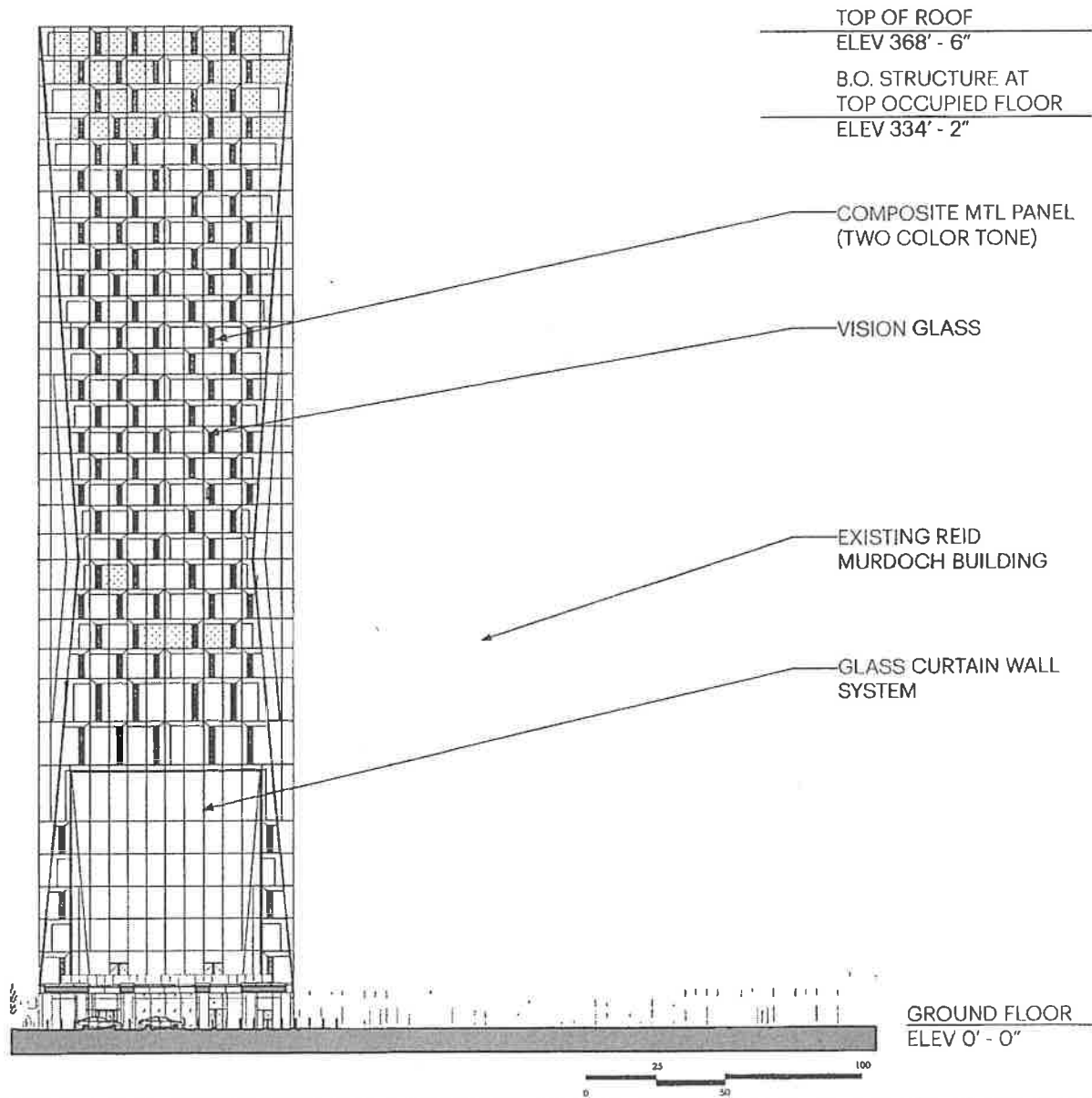
330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
 Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: March 15, 2023  
 Plan Commission Date: April 20, 2023

## FINAL FOR PUBLICATION

## F4. NORTH ELEVATION ALONG CARROLL AVE



## 330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
 Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: March 15, 2023  
 Plan Commission Date: April 20, 2023



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

May 18, 2022

Liz Butler  
Elrod Friedman  
325 N. LaSalle Street  
Suite 450  
Chicago, IL 60654

Re: Minor Change to PD No. 1342  
330 N. Clark Street and 325 N. LaSalle Street

Dear Ms. Butler:

Please be advised that your request for a minor change to Waterway Business Planned Development No. 1342 ("PD 1342") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 13 of PD 1342.

In November of 2020, a minor change to PD 1342 was granted. However, the applicant never took action to implement the project, and therefore the minor change has lapsed. The applicant and sole property owner, 322 North Clark LLC, now desires to develop the Property in accordance with the plans approved as part of the 2020 Minor Change. Accordingly, the applicant is concurrently seeking approval of a new minor change to the PD to authorize the same revisions that were previously granted under the 2020 Minor Change (and no other changes) including:

- Correction to the PD boundary description to accurately reflect the proposed partial vacation and consequent shift in the centerline of Carroll Avenue, which was not accounted for in the PD. The updated boundary description would read as follows:  
  
a line 194.91 feet south of and parallel to West Kinzie Street; North Clark Street; the north bank of the Chicago River; North LaSalle Street; West Carroll Avenue;  
a line 150.85 west of and parallel to North Clark Street; a line 210.13 feet south of and parallel to West Kinzie Street; and a line 80.20 feet west of and parallel to North Clark Street.
- Reduction in the minimum parking requirement from 55 to 48 spaces because of changes to the column spacing within the proposed development.
- Amendment of the Bulk Regulations Table to reflect reductions that correspond to the adjusted boundary description and column spacing.

Along with the revised Bulk Regulations Table, the following revised exhibits dated October 14, 2020, are attached:

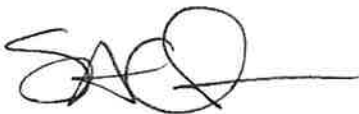
- PD Survey
- D. Property Line and Planned Development Boundary Map
- E1. Site Plan
- F1. East Elevation Along North Clark Street
- F2. South Elevation Along the Chicago River
- F3. West Elevation
- F4. North Elevation Along Carroll Avenue.

In addition to the above-described revisions to the PD, the following modifications were reviewed and approved by the Landmarks Commission's Permit Review Committee on May 3, 2019: revisions to the north elevation of the Reid Murdoch building at 325 N. LaSalle Street, reflecting a small encroachment at the northeast corner of the facade and a small building cantilever located within the adjusted PD boundary; revisions to the 8th floor exterior terrace; revisions to the existing rooftop enclosed penthouse space on the east and north side of the existing penthouse; reconfiguration of the existing rooftop exterior deck on the east side of the clock tower; revisions to the existing freight elevator; modifications to the north facade of the Reid Murdoch building to respond to the new proposed public plaza, which will be constructed directly adjacent to PD 1342. On May 17, 2022, a Landmark extension to the 2019 approval was granted until May 3, 2023.

Regarding your request, the Department of Planning and Development has determined that allowing the proposed boundary correction, parking reduction, and design modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1342, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

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

Steven Valenziano  
Assistant Zoning Administrator

## A. BULK REGULATIONS TABLE

GROSS SITE AREA:	98,893 sf
AREA IN PUBLIC R.O.W.:	29,053 sf
NET SITE AREA:	69,840 sf
MAXIMUM ALLOWABLE FAR:	12.0
TOTAL FAR SQUARE FOOTAGE ALLOWED:	838,080 sf
EXISTING BUILDING AREA:	328,213 sf
LOADING BERTHS:	2 EXISTING 2 PROPOSED (12'-0" x 35'-0")
MAX BUILDING HEIGHT:	395' - 0"
MINIMUM NUMBER OF PARKING SPACES:	48

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### 330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

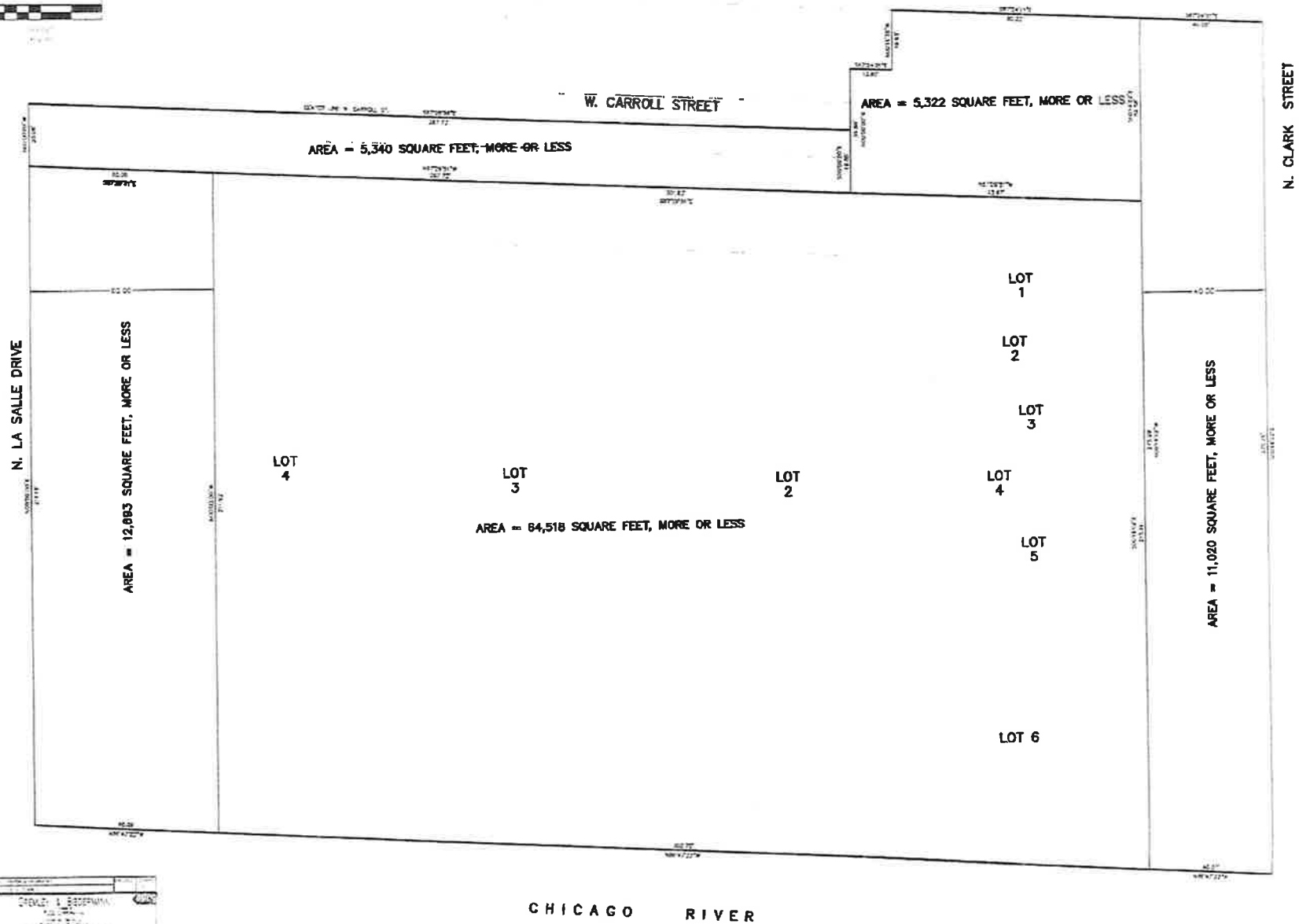
City Council Introduction Date: April 13, 2016  
Plan Commission Date: August 18, 2016

REVISED: 10.14.20

GRAPHIC SCALE



# EXHIBIT

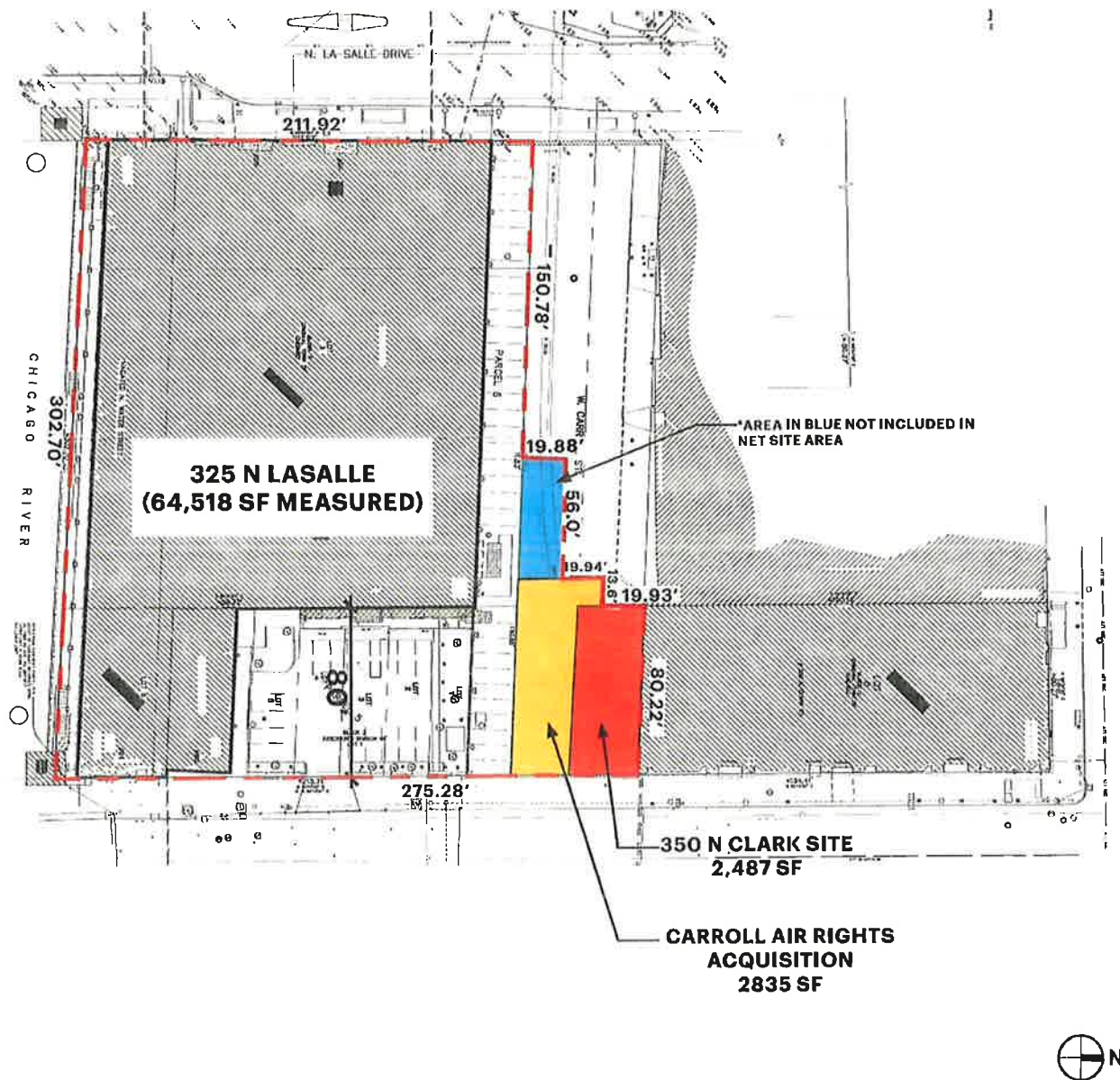


2019-27303-001	
1 of 1	

REVISED 10.14.20



## D. PROPERTY LINE AND PLANNED DEVELOPMENT BOUNDARY MAP



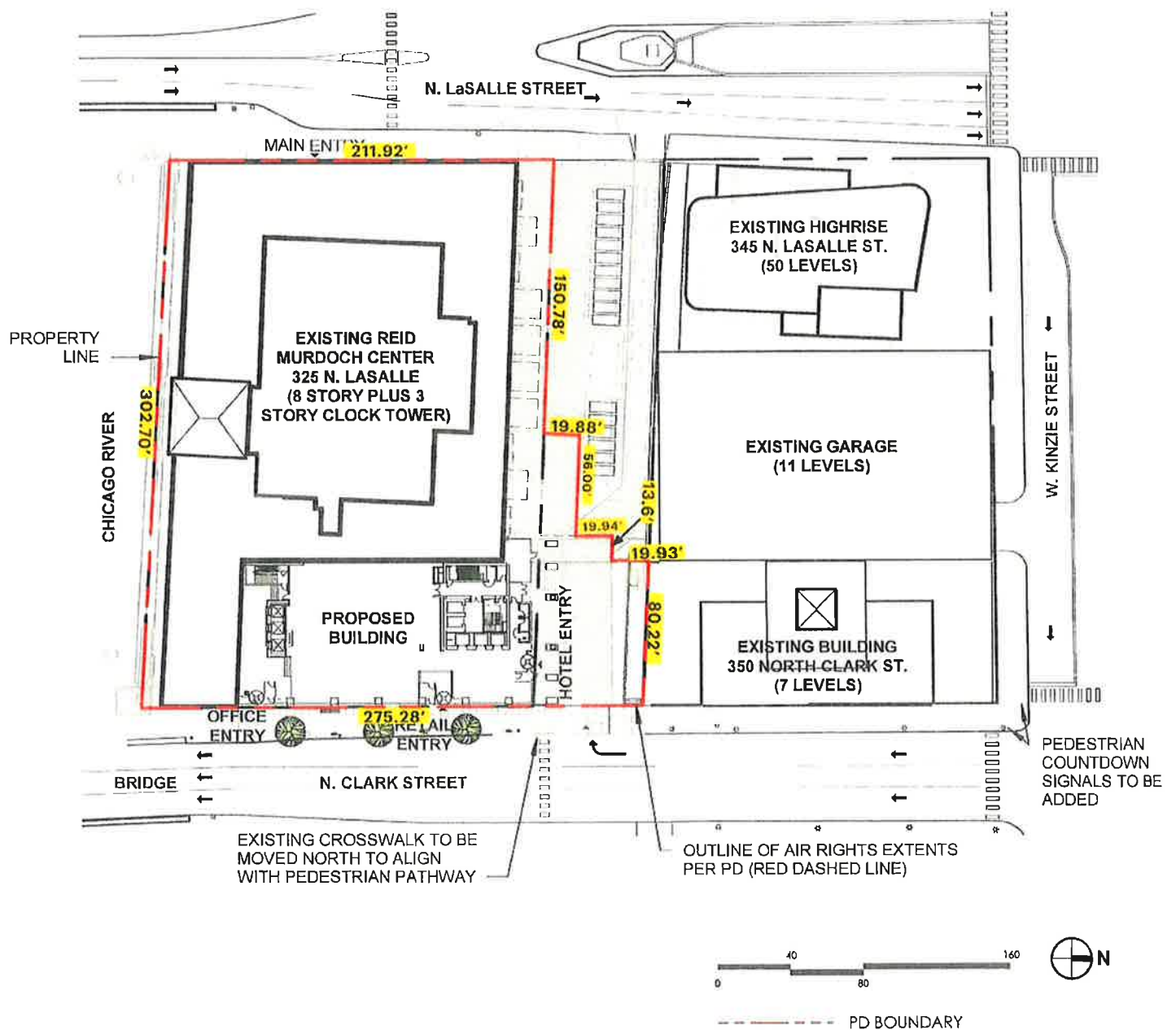
### 330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: April 13, 2016  
Plan Commission Date: August 18, 2016

REVISED: 10.14.20

# E1. SITE PLAN



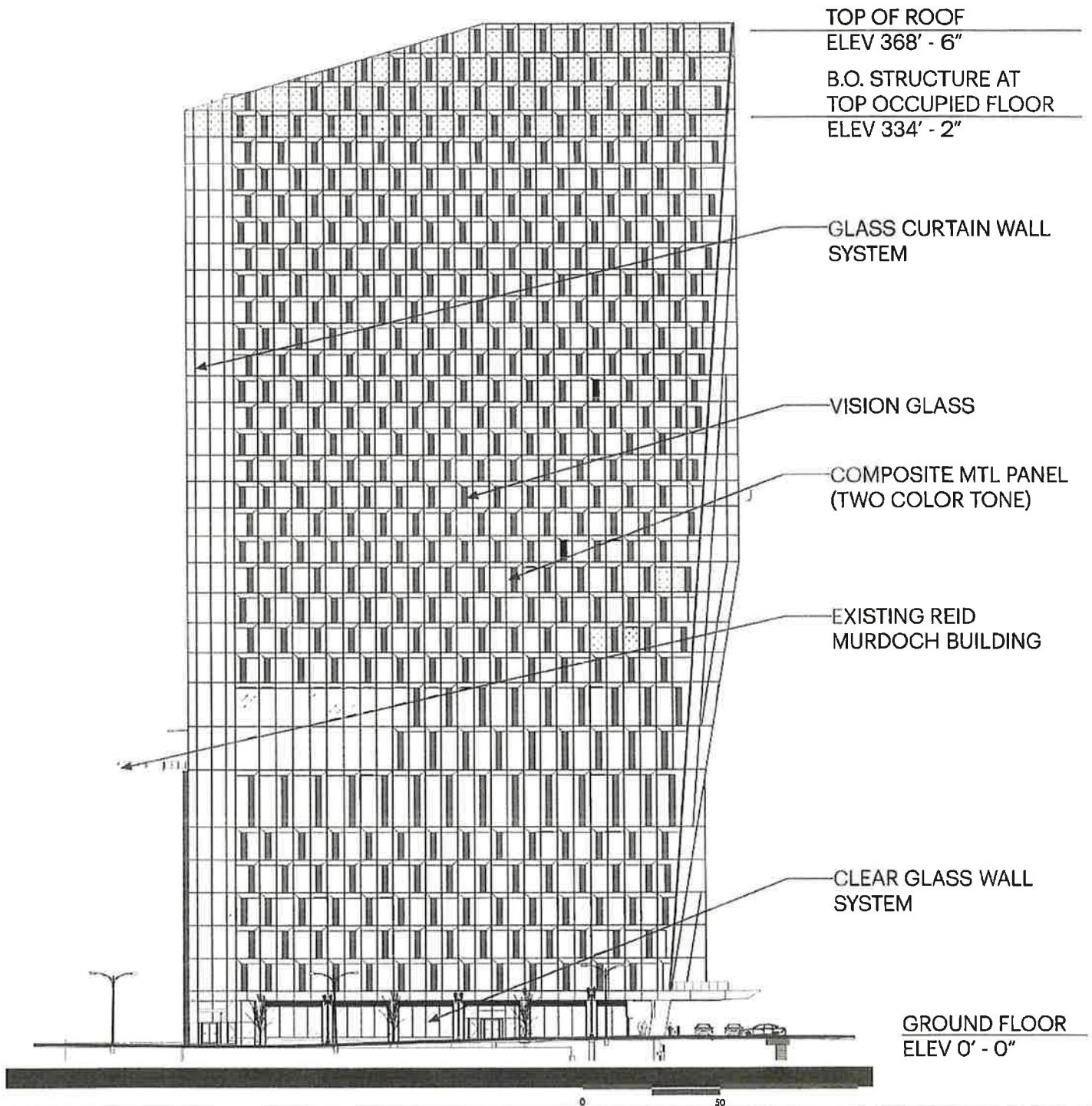
## 330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: April 13, 2016  
Plan Commission Date: August 18, 2016

REVISED 10.14.20

## F1. EAST ELEVATION ALONG NORTH CLARK ST



### 330 NORTH CLARK - Planned Development Exhibits

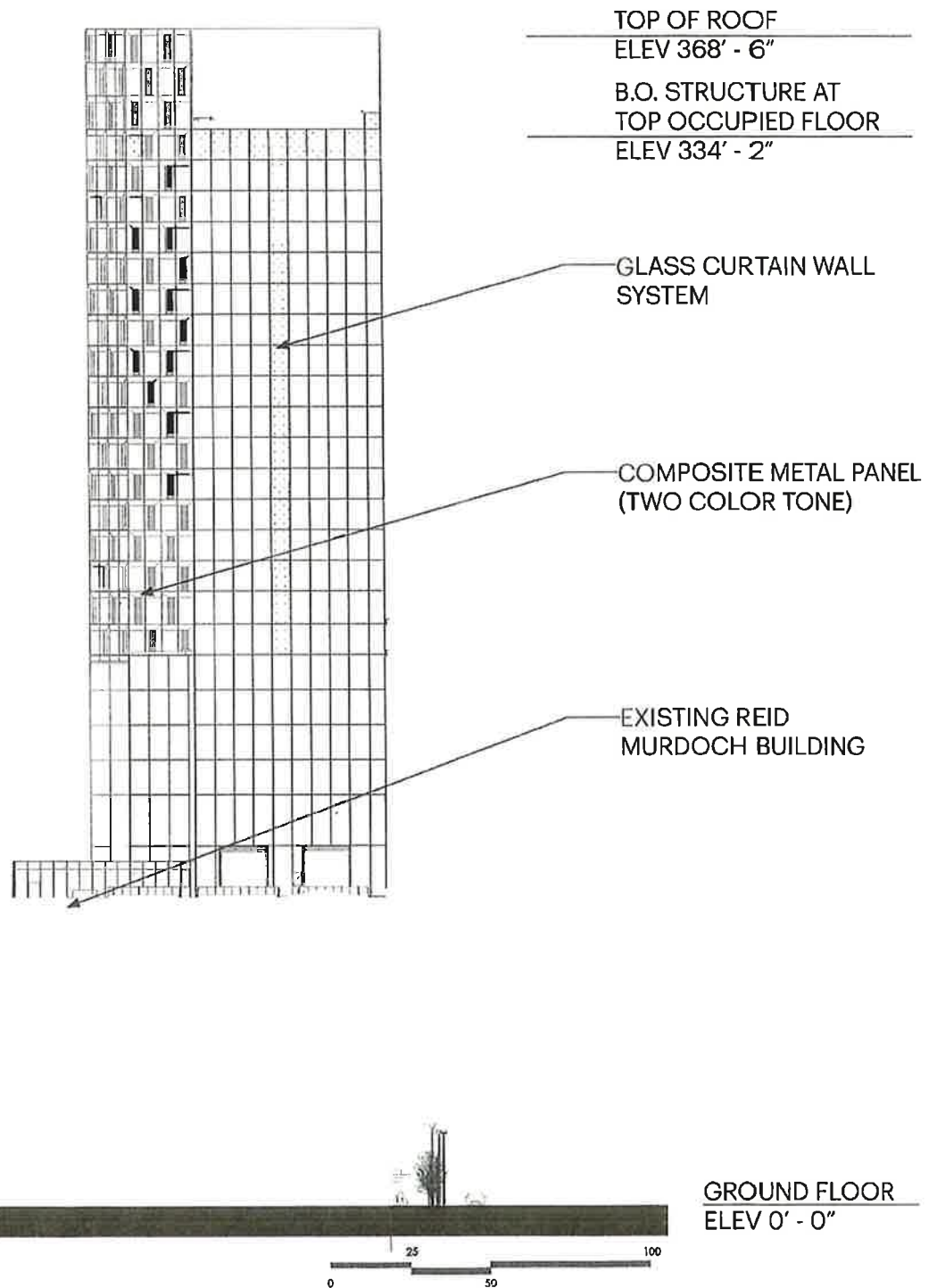
Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: April 13, 2016  
Plan Commission Date: August 18, 2016

REVISED: 10.14.20



## F2. SOUTH ELEVATION ALONG CHICAGO RIVER



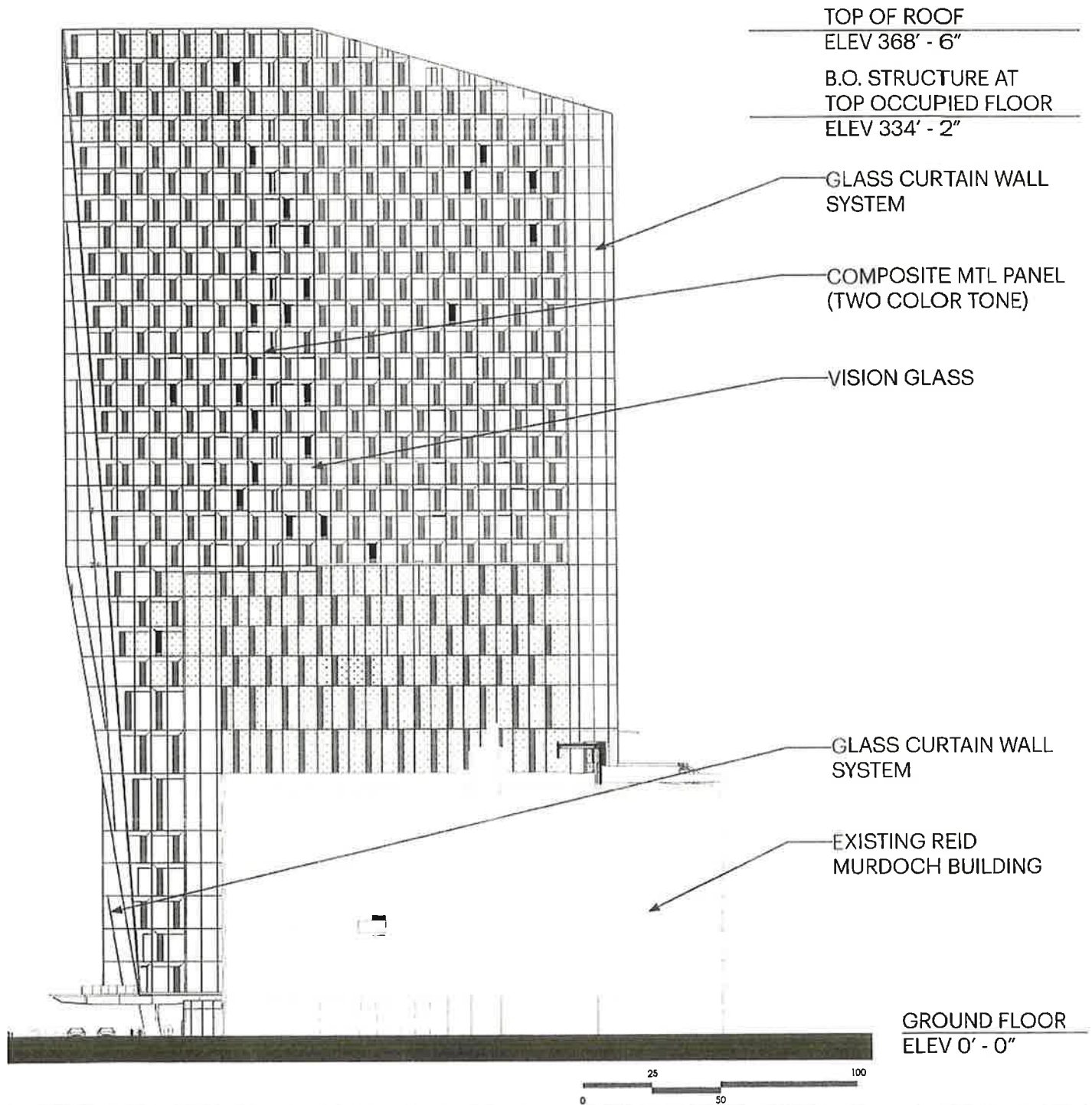
### 330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: April 13, 2016  
Plan Commission Date: August 18, 2016

REVISED: 10.14.20

## F3. WEST ELEVATION



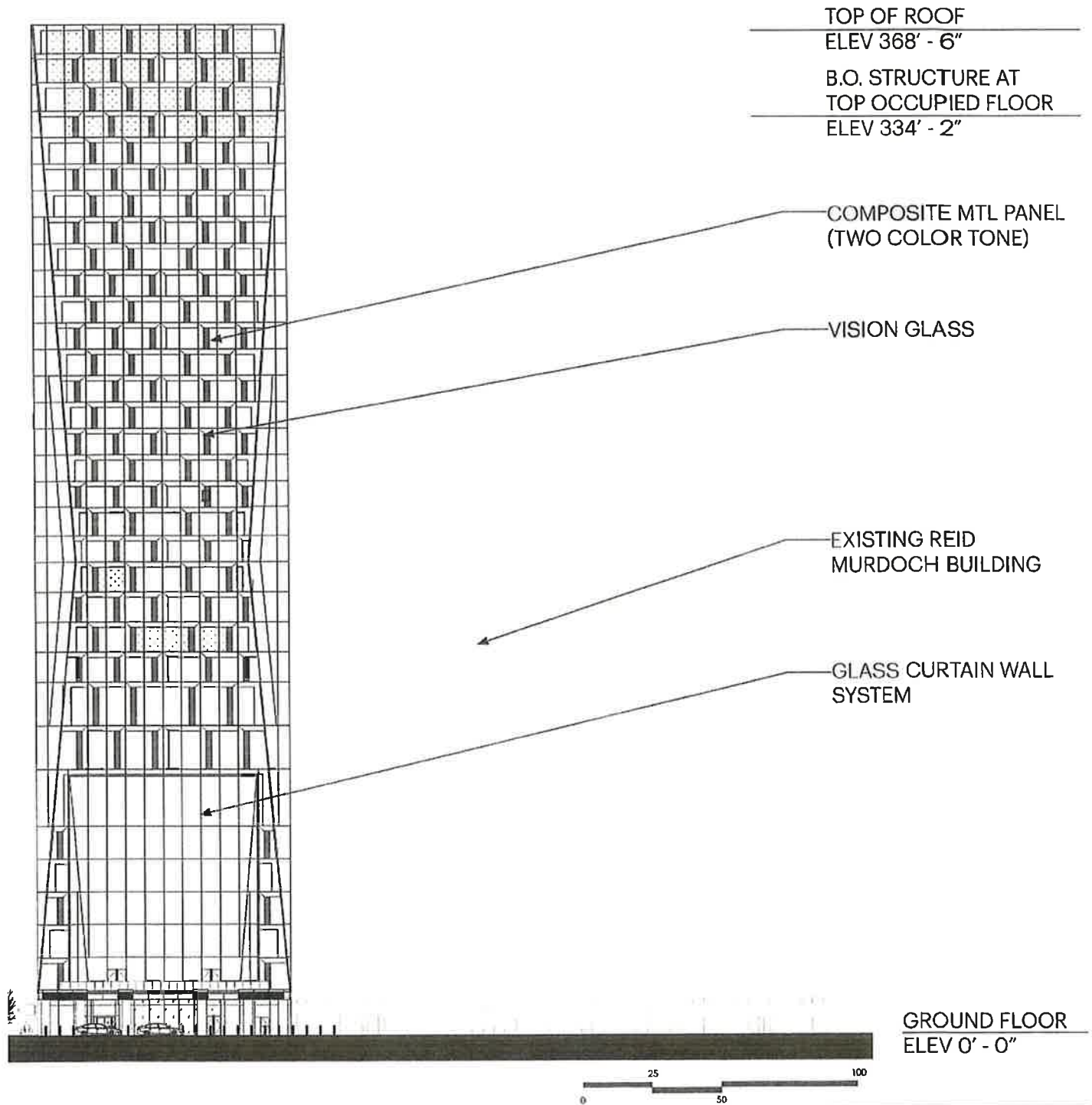
### 330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: April 13, 2016  
Plan Commission Date: August 18, 2016

REVISED: 10.14.20

## F4. NORTH ELEVATION ALONG CARROLL AVE



### 330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: April 13, 2016  
Plan Commission Date: August 18, 2016

REVISED 10.14.20



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

May 2, 2022

Liz Butler  
Elrod Friedman LLP  
325 N. LaSalle St., Suite 450  
Chicago, IL 60654

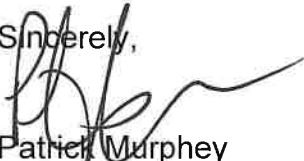
**Re: One-year sunset extension for PD 1342, 330 N. Clark Street**

Dear Ms. Butler:

Please be advised that your request for a one-year extension to the six-year construction period for Waterway Business Planned Development No. 1342 ("PD 1342") has been considered by the Department of Planning and Development pursuant to Section 17-13-0612-B of the Zoning Ordinance and Statement No. 16 of the Planned Development. Your client, 322 North Clark LLC, is the sole property owner of PD 1342.

PD 1342 was approved by the Chicago City Council on September 14, 2016. Statement No. 16 of the PD states that unless substantial construction has been commenced within six years following adoption of the PD, and unless completion is thereafter diligently pursued, then the PD shall expire, and the zoning shall automatically revert to DC-16. Pursuant to Section 17-13-0612-B of the Zoning Ordinance, the 6-year period may be extended by up to one additional year if, before expiration, the Zoning Administrator receives a written request from the applicant stating the reasons for the proposed extension, and the Zoning Administrator determines that good cause for an extension is shown.

According to your request letter, construction of the proposed hotel development at 330 N. Clark St. has been delayed due to the economic conditions resulting from the COVID-19 public health crisis. Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1342, I hereby approve a one-year sunset extension from September 14, 2022, to September 14, 2023.

Sincerely,  
  
Patrick Murphey  
Zoning Administrator

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



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

November 4, 2020

John J. George  
Akerman LLP  
71 South Wacker Drive  
47<sup>th</sup> Floor  
Chicago, IL 60606

**Re: Minor change request for PD No. 1342, 330 N. Clark Street and 325 N. LaSalle Street**

Dear Mr. George:

Please be advised that your request for a minor change to Waterway Business Planned Development No. 1342, ("PD 1342") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 13 of PD 1342.

On November 1, 2019 a minor change to PD 1342 was granted to: 1) correct the planned development ("PD") boundary description; 2) reduce the parking requirement from 55 to 48 spaces; and 3) make design modifications to both the existing Reid Murdoch building and the proposed hotel to be located at 330 N. Clark Street. Action to implement the minor change has not commenced and the minor change has expired effective November 1, 2020. As stated in your request, 322 North Clark LLC ("Applicant") is still interested in moving forward with the project and is seeking a new minor change.

The new minor change seeks to allow: 1) a PD boundary description correction that accurately reflects the centerline of Carroll Avenue; 2) a parking requirement reduction from 55 to 48 spaces; and 3) design modifications to both the existing Reid Murdoch Building and the proposed hotel to be located at 330 N. Clark Street.

At the time PD 1342 was approved, the Applicant proposed vacating portions of Carroll Avenue and the approved PD did not take into account this shifting of the centerline of Carroll Avenue. Accordingly, you are requesting that the PD boundary be updated to read as follows:

a line 194.91 feet south of and parallel to West Kinzie Street; North Clark Street; the north bank of the Chicago River; North LaSalle Street; West Carroll Avenue; a line 150.85 west of parallel to North Clark Street; a line 210.13 feet south of and parallel to West Kinzie Street; a line 80.20 feet west of and parallel to North Clark Street.

As a result of the boundary correction, the area calculations on the attached revised Bulk Regulations Table have changed slightly. Additionally, as a result of changes to column spacing, the minimum number of required parking spaces has been reduced from 55 to 48 spaces. Along with the revised Bulk Regulations Table, the following revised exhibits dated October 14, 2020, are attached:

- PD Survey
- D. Property Line and Planned Development Boundary Map
- E1. Site Plan



- F1. East Elevation Along North Clark Street
- F2. South Elevation Along the Chicago River
- F3. West Elevation
- F4. North Elevation Along Carroll Avenue

The Applicant has continued to work on the design of the proposed hotel and the existing building Since the PD was approved in 2016. The following modifications were reviewed and approved by the Landmarks Commission's Permit Review Committee ("PRC") on May 2, 2019: 1) revisions to the north elevation of the Reid Murdoch building reflecting a small encroachment at the northeast corner of the Reid Murdoch facade and a small building cantilever located within the adjusted PD boundary; 2) revisions to the 8th floor exterior terrace; 3) revisions to the existing enclosed rooftop penthouse space on the east and north side of the existing penthouse; 4) reconfiguration of the existing unenclosed rooftop deck on the east side of the clock tower; 5) revisions to the existing freight elevator; and 6) modifications to the north facade of the Reid Murdoch building to respond to the new proposed public plaza, which will be constructed directly adjacent to PD 1342. Please be advised that the PRC conditional approval is valid for two years from the date of the meeting. Upon receipt of an extension request, the Historic Preservation Division staff may extend the conditional approval for an additional year provided the circumstances of the original approval, including the project and the applicable criteria, standards, and guidelines of the Commission, are substantially the same.

With regard to your request for a minor change, the Department of Planning and Development has determined that allowing the proposed PD boundary correction, parking reduction, and design modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1342, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Steven Valenziano  
Zoning Administrator

SV:tm

cc: Dijana Cuvalo, Bill Higgins, Mike Marmo, Erik Glass, Main file

## A. BULK REGULATIONS TABLE

GROSS SITE AREA:	98,893 sf
AREA IN PUBLIC R.O.W.:	29,053 sf
NET SITE AREA:	69,840 sf
MAXIMUM ALLOWABLE FAR:	12.0
TOTAL FAR SQUARE FOOTAGE ALLOWED:	838,080 sf
EXISTING BUILDING AREA:	328,213 sf
LOADING BERTHS:	2 EXISTING 2 PROPOSED (12'-0" x 35'-0")
MAX BUILDING HEIGHT:	395' - 0"
MINIMUM NUMBER OF PARKING SPACES:	48

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### 330 NORTH CLARK - Planned Development Exhibits

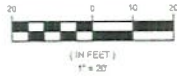
Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: April 13, 2016  
Plan Commission Date: August 18, 2016

REVISED: 10.14.20

# EXHIBIT

GRAPHIC SCALE



N. LA SALLE DRIVE

AREA = 12,893 SQUARE FEET, MORE OR LESS

LOT 4

LOT 3

AREA = 64,518 SQUARE FEET, MORE OR LESS

LOT 2

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

W. CARROLL STREET

AREA = 5,340 SQUARE FEET, MORE OR LESS

AREA = 5,322 SQUARE FEET, MORE OR LESS

AREA = 11,020 SQUARE FEET, MORE OR LESS

N. CLARK STREET

CHICAGO RIVER

PROJECT: 2019-27303-001		DATE: OCTOBER 4, 2019	SCALE: 1" = 100'
DRAWN BY: GREWLEY & BIEDERMANN		CHECKED BY: [Signature]	DATE: [Blank]
PROJECT: 2019-27303-001		DATE: OCTOBER 4, 2019	SCALE: 1" = 100'

REVISED: 10.14.20

**325 N LASALLE**  
**(64,518 SF MEASURED)**

**350 N CLARK SITE**  
**2,487 SF**

**CARROLL AIR RIGHTS**  
**ACQUISITION**  
**2835 SF**

AREA IN BLUE NOT INCLUDED IN NET SITE AREA



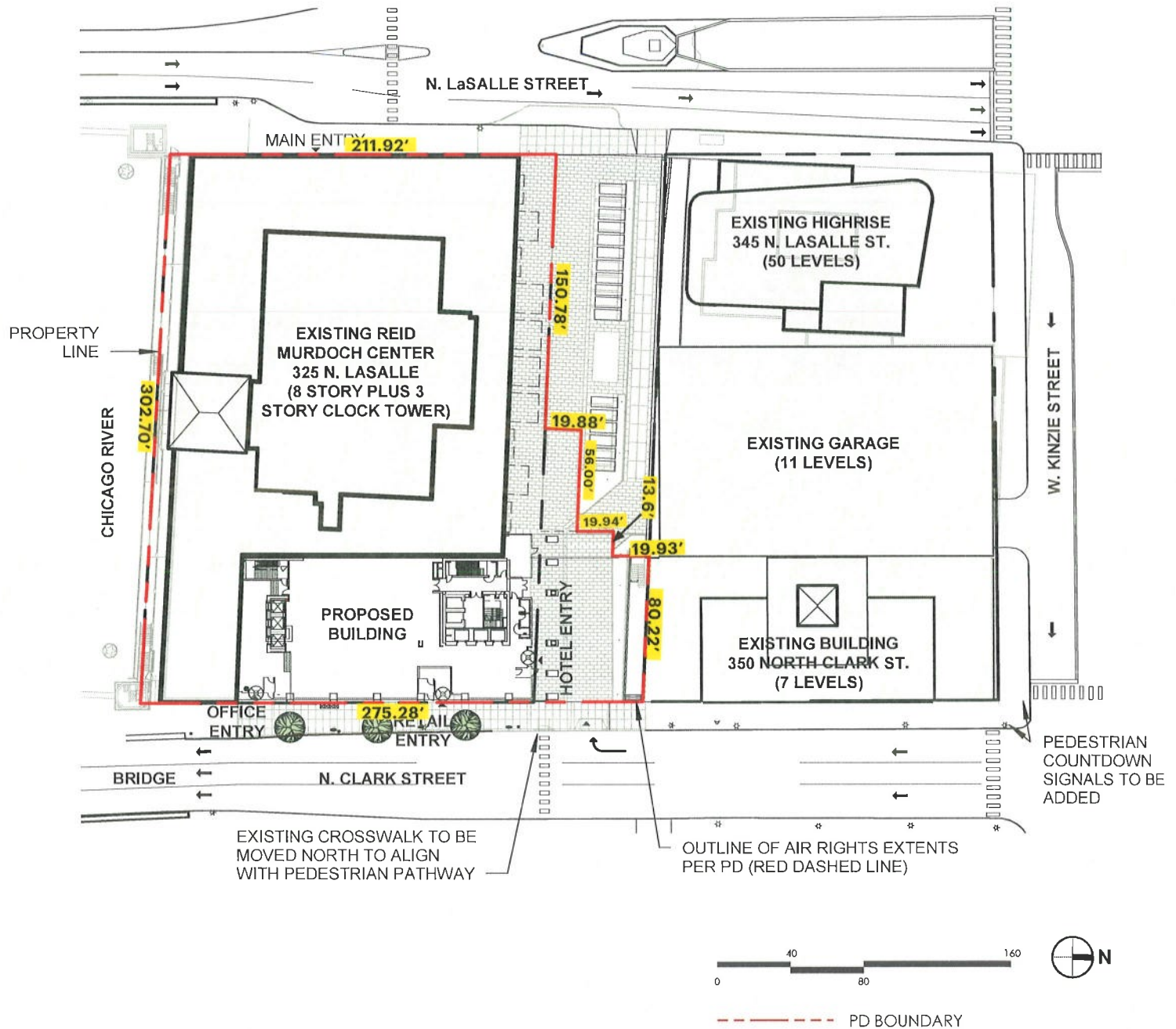
Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: April 13, 2016  
Plan Commission Date: August 18, 2016

REVISED: 10.14.20



# E1. SITE PLAN



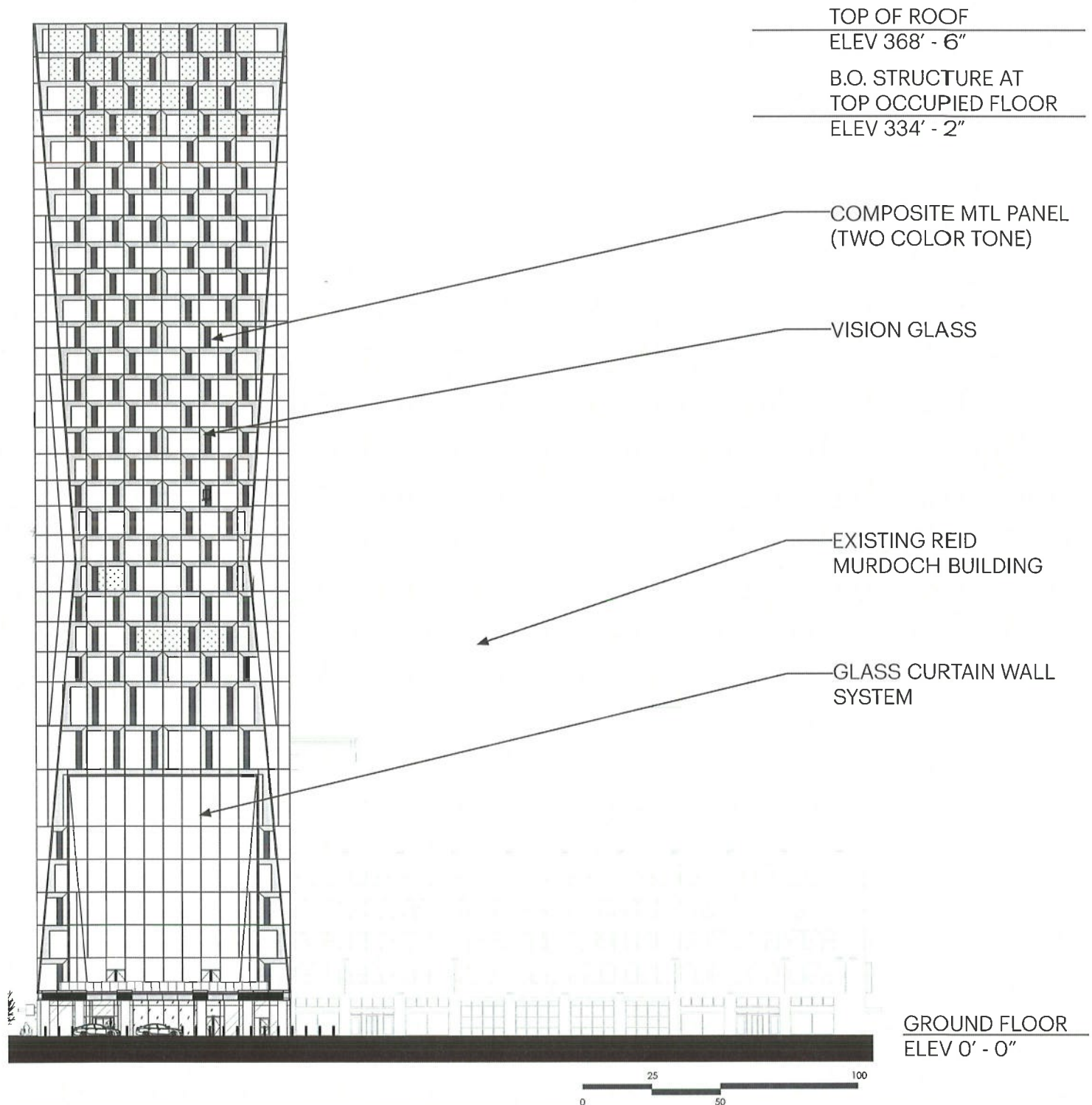
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Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: April 13, 2016  
Plan Commission Date: August 18, 2016

REVISED: 10.14.20

## F4. NORTH ELEVATION ALONG CARROLL AVE



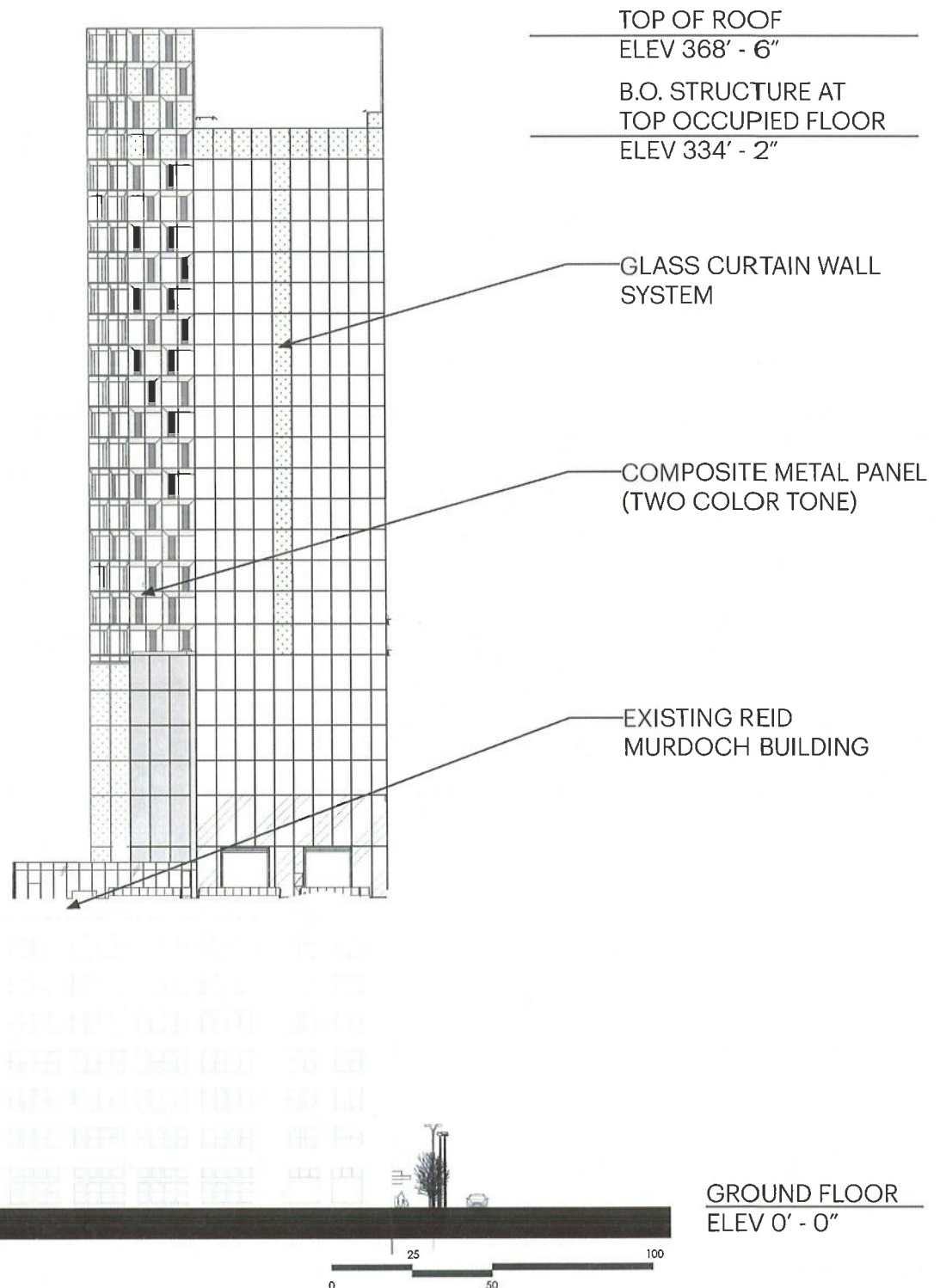
### 330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: April 13, 2016  
Plan Commission Date: August 18, 2016

REVISED: 10.14.20

## F2. SOUTH ELEVATION ALONG CHICAGO RIVER



330 NORTH CLARK - Planned Development Exhibits

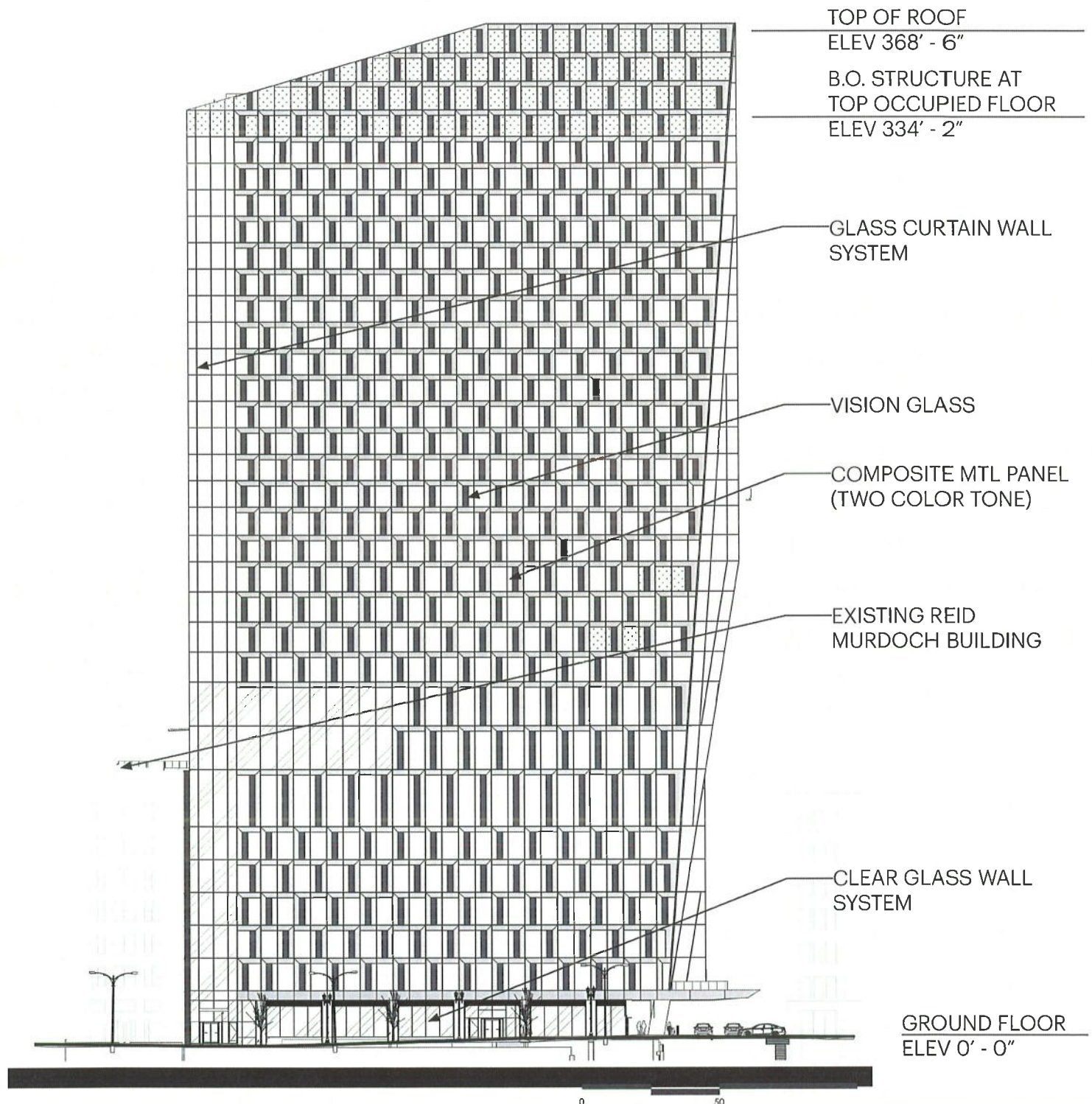
Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: April 13, 2016  
Plan Commission Date: August 18, 2016

REVISED: 10.14.20



# F1. EAST ELEVATION ALONG NORTH CLARK ST



330 NORTH CLARK - Planned Development Exhibits

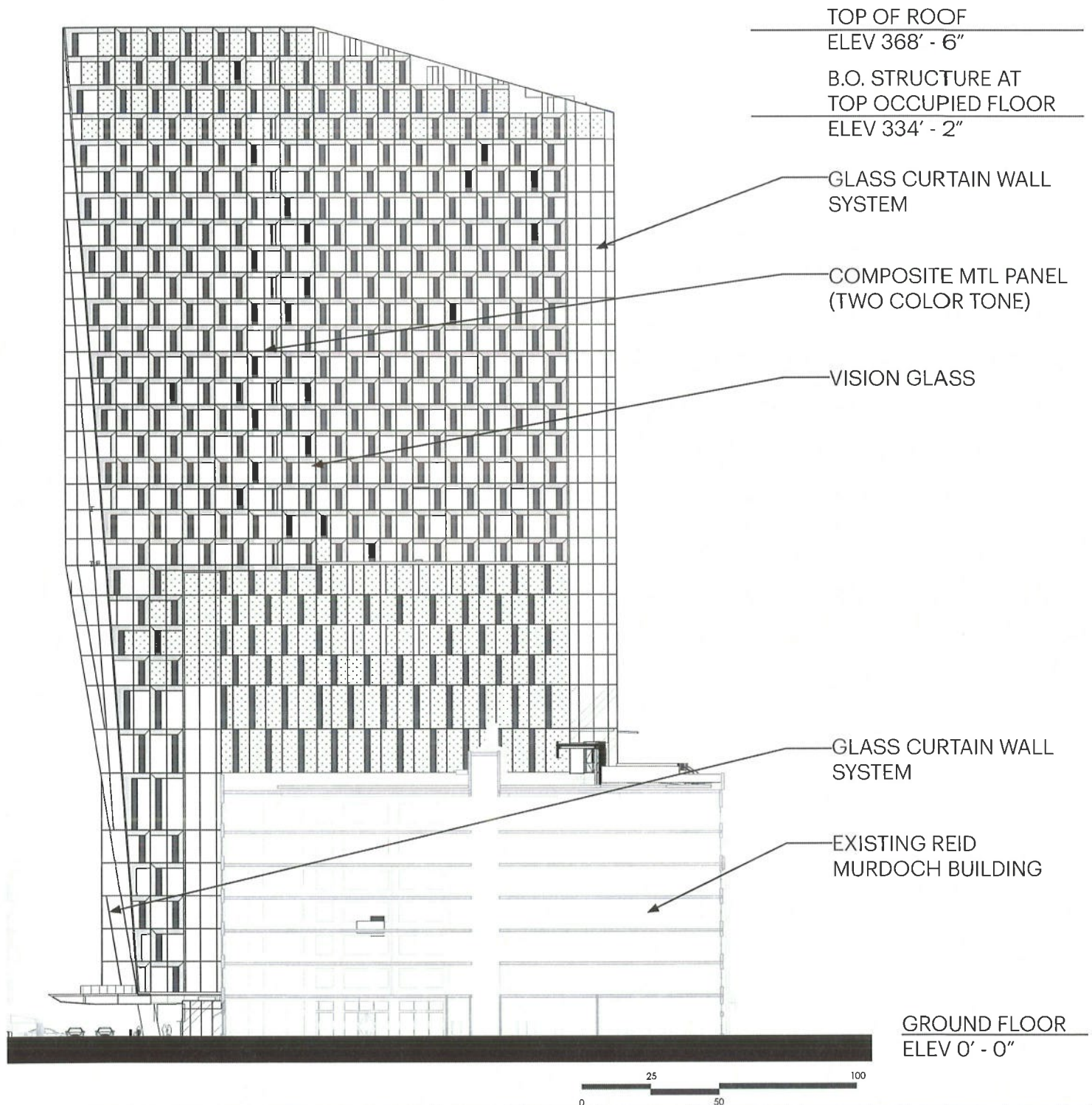
Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: April 13, 2016  
Plan Commission Date: August 18, 2016

REVISED: 10.14.20



### F3. WEST ELEVATION



#### 330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: April 13, 2016  
Plan Commission Date: August 18, 2016

REVISED: 10.14.20



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

November 1, 2019

John J. George  
Akerman LLP  
71 S. Wacker Drive  
47<sup>th</sup> Floor  
Chicago, IL 60606

**Re: Minor change request for PD No. 1342, 330 N. Clark St. and 325 N. LaSalle St.**

Dear Mr. George:

Please be advised that your request for a minor change to Waterway Business Planned Development No. 1342, ("PD 1342") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 13 of PD 1342.

Your client and the owner of all of the property within PD 1342, 322 North Clark LLC, (the "Applicant") is seeking a minor change to allow for a boundary correction so that it accurately reflects the centerline of Carroll Ave. as the boundary of the PD, a parking reduction from 55 to 48 spaces, and design modifications to both the existing Reid Murdoch building at 325 N. LaSalle St. and the proposed hotel to be located at 330 N. Clark St.

At the time PD 1342 was approved, the Applicant proposed vacating portions of Carroll Ave. and the approved PD did not take into account this shifting of the centerline of Carroll Ave. The proposed modification does not exceed the centerline of Carroll Ave. that will result from the proposed vacation of portions of Carroll Ave. Accordingly, you are requesting that the PD boundary be updated to read as follows:

a line 194.91 feet south of and parallel to West Kinzie Street; North Clark Street; the north bank of the Chicago River; North LaSalle Street; West Carroll Avenue; a line 150.85 west of parallel to North Clark Street; a line 210.13 feet south of and parallel to West Kinzie Street; a line 80.20 feet west of and parallel to North Clark Street

As a result of the boundary correction, the area calculations on the attached, revised Bulk Regulations Table have changed slightly. Additionally, as a result of changes to column spacing, the minimum no. of parking spaces has been reduced from 55 to 48 spaces. Along with the revised Bulk Table, the following revised exhibits, dated October 16, 2019, are attached: PD Survey, Property Line and Planned Development Boundary Map, Site Plan, North Elevation Along Carroll Ave., South Elevation Along Chicago River, East Elevation Along North Clark St., and West Elevation.

Secondly, since the PD was approved in 2016, the Applicant has continued to work on the design of the proposed hotel and the existing building. The following modifications were reviewed and approved by the Landmarks Commission's Permit Review Committee on May 2, 2019: revisions to the north elevation of the Reid Murdoch building at 325 N. LaSalle St., reflecting a small encroachment at the northeast corner of the Reid Murdoch facade and a small building cantilever located within the adjusted PD boundary; revisions to the 8<sup>th</sup> floor exterior terrace; revisions to the existing rooftop enclosed penthouse space on the east and north side of the existing penthouse; reconfiguration of the existing rooftop exterior deck on the east side of the clock tower; revisions to the existing freight elevator; modifications to the north facade of the Reid Murdoch building to respond to the new proposed public plaza which will be constructed directly adjacent to PD 1342.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed boundary correction, parking reduction, and design modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1342, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patrick Murphey  
Zoning Administrator

PM:tm

C: Dijana Cuvalo, Bill Higgins, Mike Marmo, Erik Glass, Main file

## A. BULK REGULATIONS TABLE

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LOADING BERTHS:	2 EXISTING 2 PROPOSED (12'-0" x 35'-0")
MAX BUILDING HEIGHT:	395' - 0"
MINIMUM NUMBER OF PARKING SPACES:	48

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### 330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: April 13, 2016  
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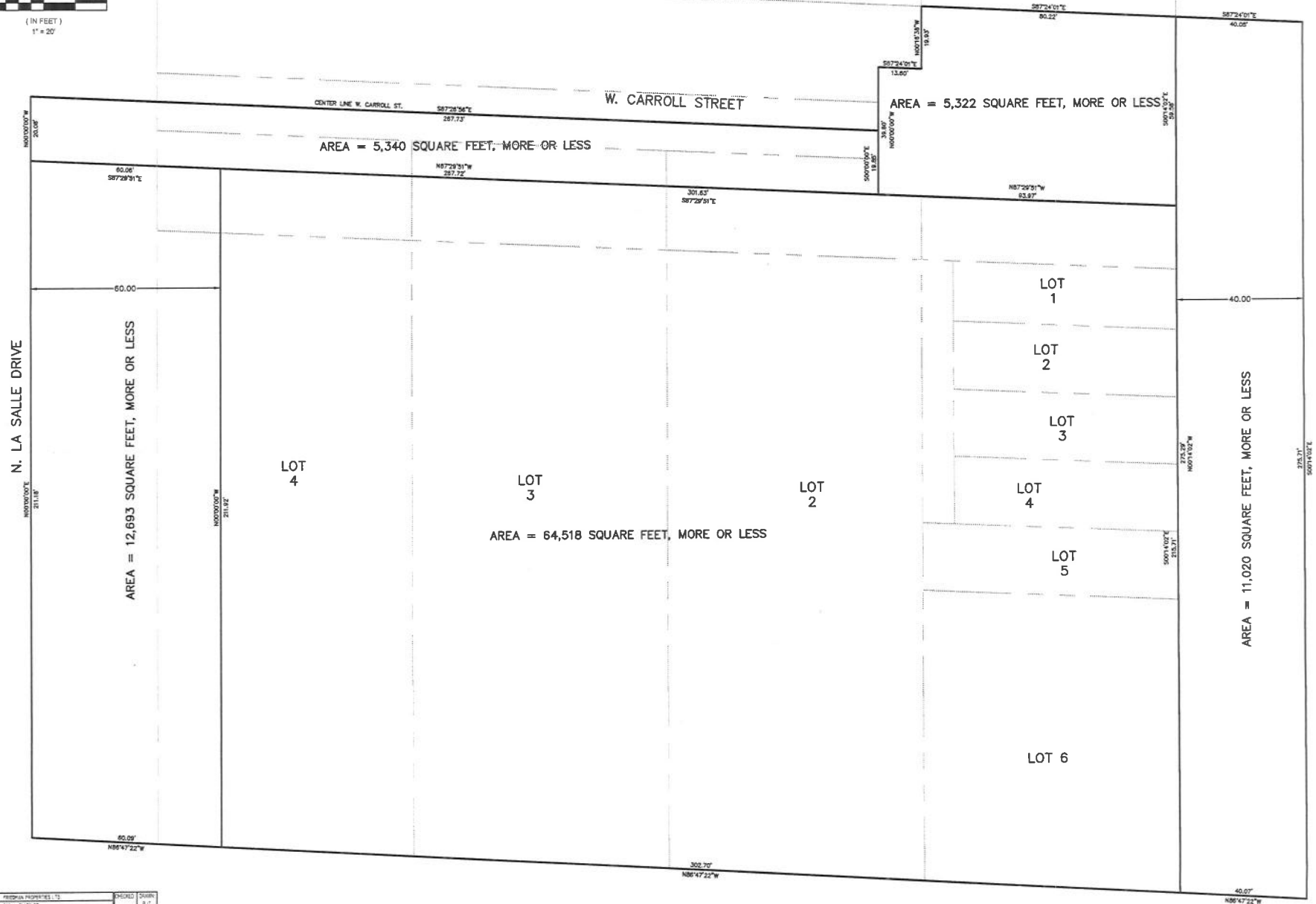
REV. 10-16-19

# EXHIBIT

GRAPHIC SCALE



(IN FEET)  
1" = 20'



CHICAGO RIVER

PREPARED BY 2019-27303-001	CHECKED BY 2019-27303-001	DRAWN BY 2019-27303-001
GREINLEY & BIEDERMANN P.L.L.C. CORPORATION 4202 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TEL: (773) 485-2800 FAX: (773) 485-2801		
DATE 1/14/20	SCALE 1" = 20'	SHEET NO. 1 of 1



**325 N LASALLE**  
**(64,518 SF MEASURED)**

**350 N CLARK SITE**  
**2,487 SF**

**CARROLL AIR RIGHTS**  
**ACQUISITION**  
**2835 SF**

AREA IN BLUE NOT INCLUDED IN NET SITE AREA

CHICAGO RIVER

N. LA SALLE DRIVE

W. CLARK ST

N. CLARK ST

PARCEL 6

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

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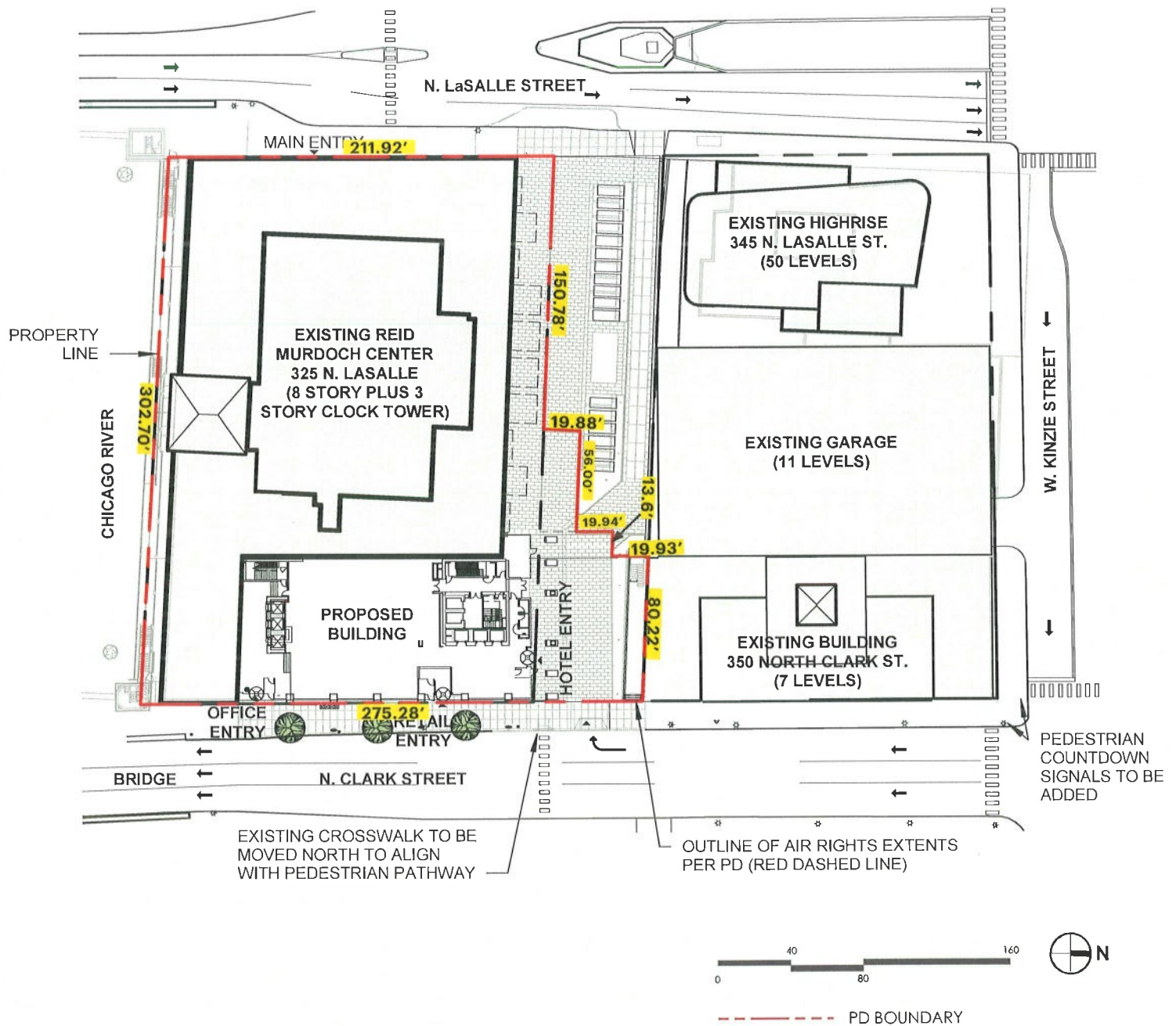
LOT 351

LOT 352

LOT 353

REV. 10.16.19

# E1. SITE PLAN



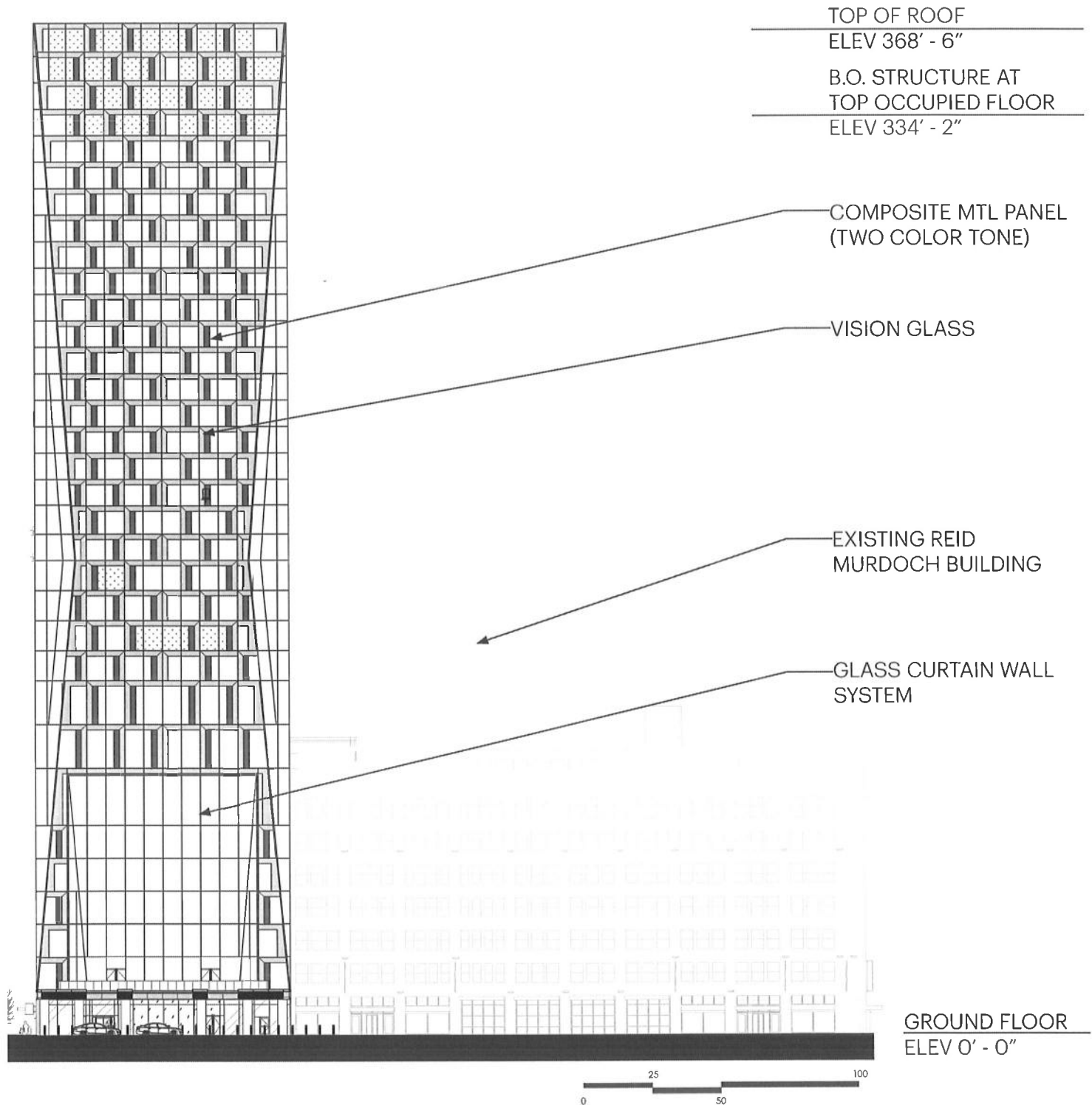
## 330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: April 13, 2016  
Plan Commission Date: August 18, 2016

REV. 10.16.19

## F4. NORTH ELEVATION ALONG CARROLL AVE



330 NORTH CLARK - Planned Development Exhibits

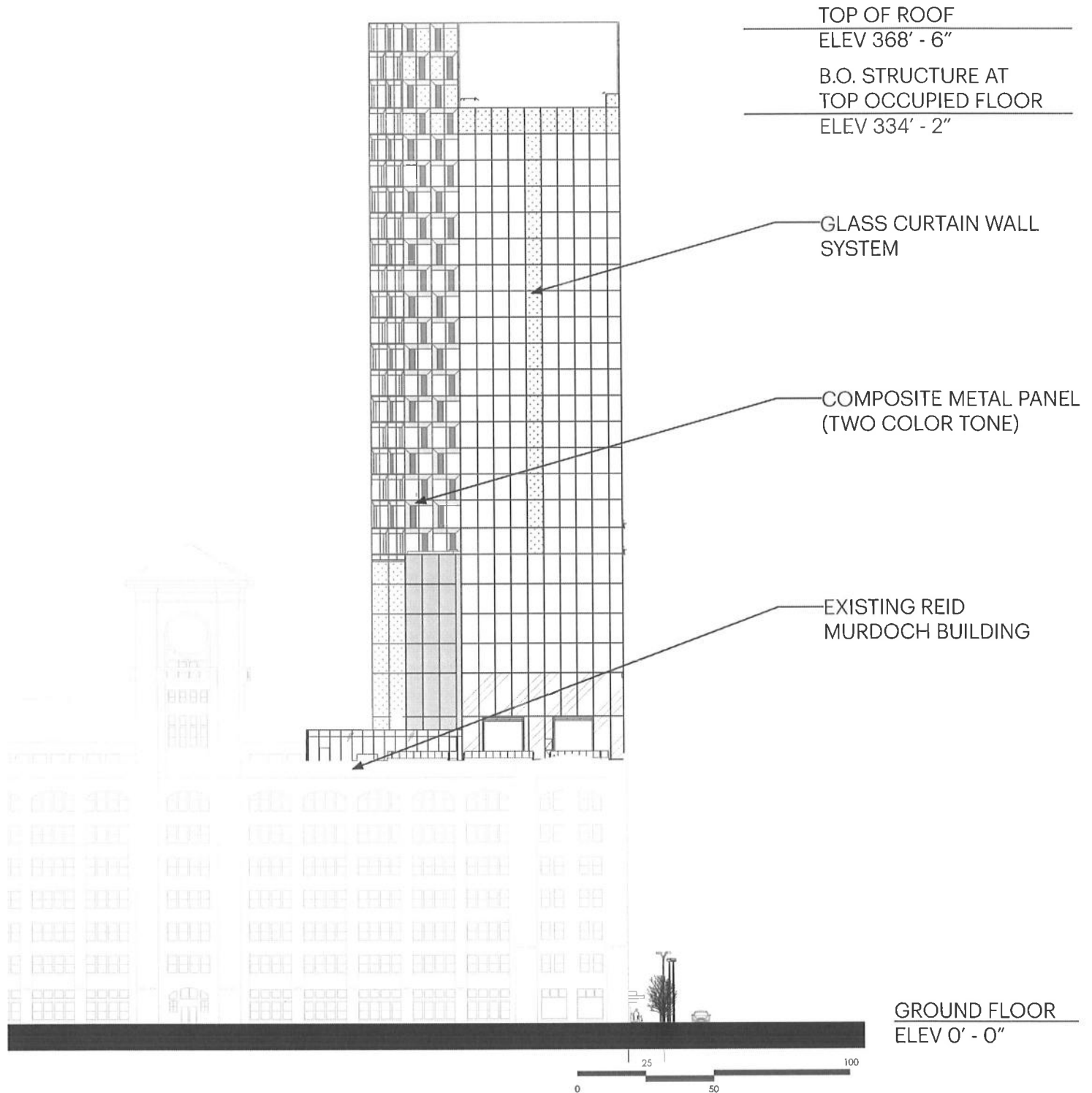
Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: April 13, 2016  
Plan Commission Date: August 18, 2016

REV. 10.16.19



## F2. SOUTH ELEVATION ALONG CHICAGO RIVER



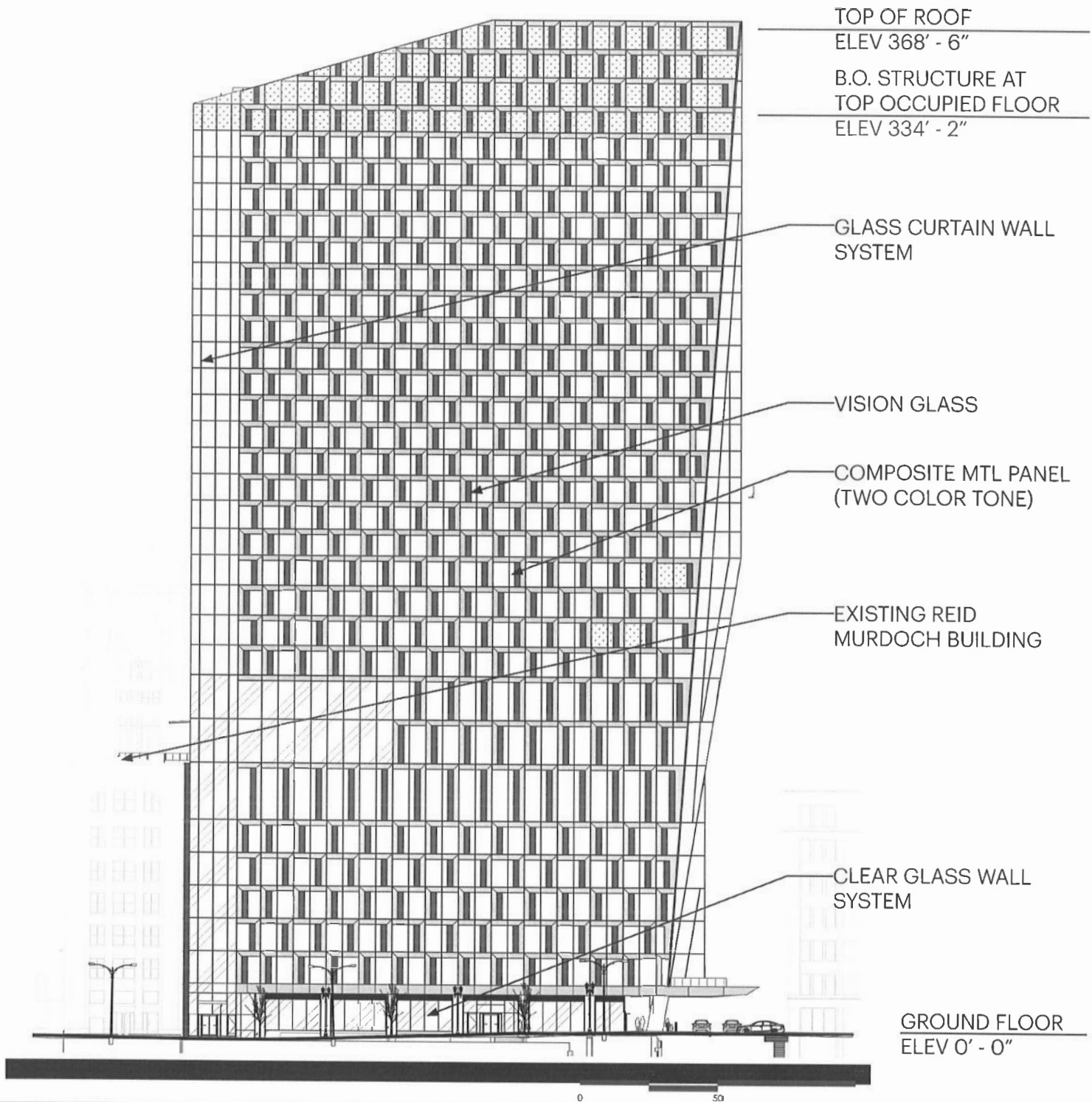
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Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: April 13, 2016  
Plan Commission Date: August 18, 2016

REV. 10.16.19

# F1. EAST ELEVATION ALONG NORTH CLARK ST



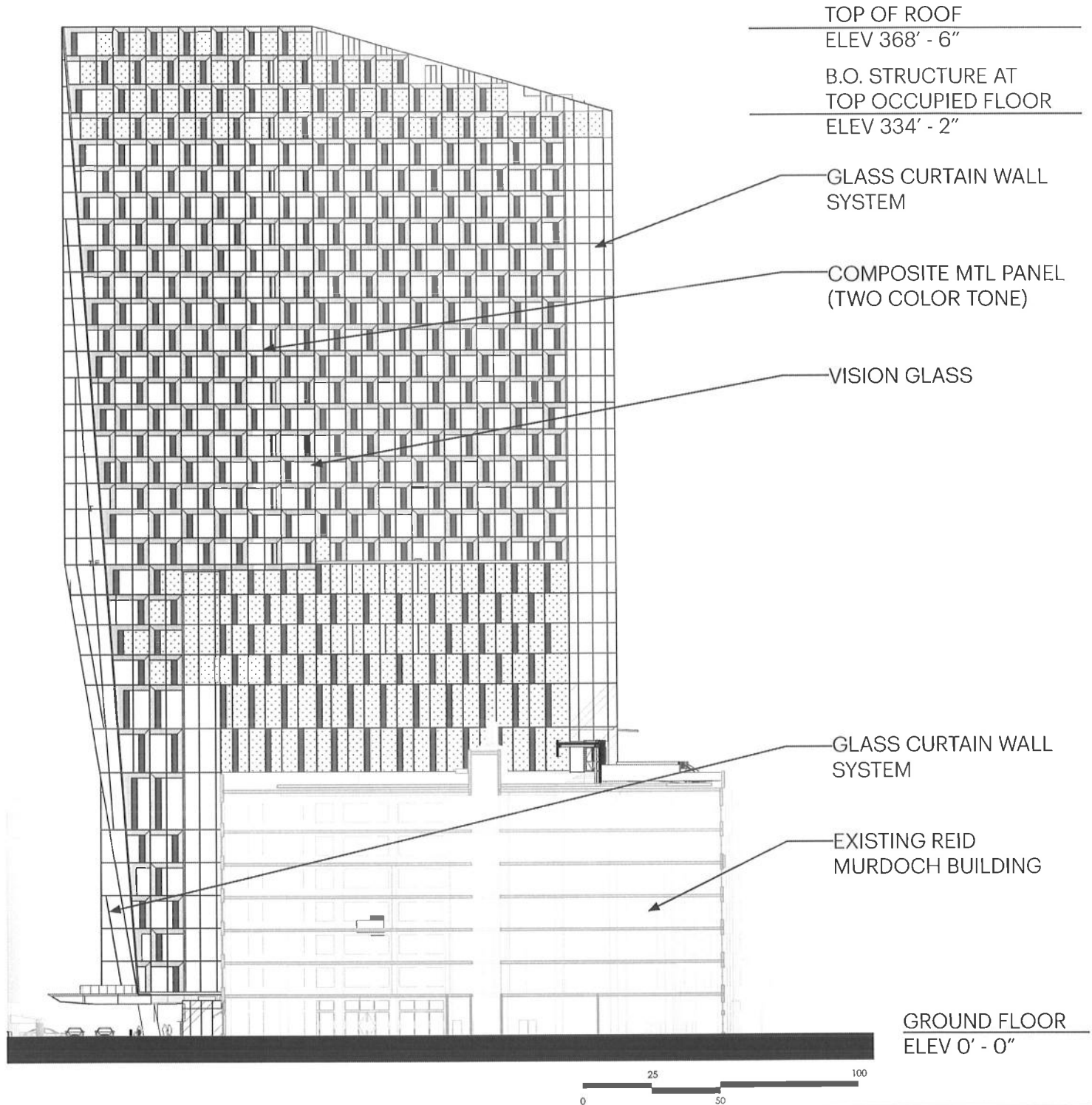
## 330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: April 13, 2016  
Plan Commission Date: August 18, 2016

REV. 10.16.19

# F3. WEST ELEVATION



## 330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: April 13, 2016  
Plan Commission Date: August 18, 2016

REV. 10.16.19

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

(As Amended)

(Application No. 18731)

(Common Address: 314 -- 332 N. Clark St., 315 -- 333 N. LaSalle St.  
And 101 -- 131 W. Carroll Ave.)

WBPD 1342

[SO2016-2607]

*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 DC-12 Downtown Core District and DC-16 Downtown Core District symbols and indications as shown on Map Number 1-F in an area bounded by:

a line 194.91 feet south of and parallel to West Kinzie Street; North Clark Street; the north bank of the Chicago River; North LaSalle Street; West Carroll Avenue; a line 149.48 feet west of and parallel to North Clark Street; a line 234.77 feet south of and parallel to West Kinzie Street; and a line 80.22 feet west of and parallel to North Clark Street,

to the designation of Waterway Business Planned Development Number 1342 and a corresponding use district is hereby established in the area above described.

SECTION 2. 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:

*Waterway Business Planned Development No. 1342**Plan Of Development Statements.*

1. The area delineated herein as Waterway Business Planned Development Number 1342 consists of approximately 70,690.85 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, 322 North Clark LLC.
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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees, or grantees and approval by the City Council.

3. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders 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.
4. 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. The submitted plans must be approved by the Department of Transportation. Applicant shall make the following improvements:

Prior to issuance of Certificate of Occupancy, the applicant agrees to remove the existing traffic signal at 320 North Clark Street and to perform a traffic signal warrant study to determine whether a new mid-block pedestrian traffic signal should be provided on Clark Street adjacent to the project's proposed entrance driveway. If warranted, the applicant agrees to fully fund, install, and activate the traffic signal prior to issuance of the Certificate of Occupancy. The applicant also agrees to install countdown pedestrian signals at the intersection of Clark Street and Kinzie Street prior to the issuance of the Certificate of Occupancy.

5. This plan of development consists of these sixteen (16) Statements; a Bulk Regulations and Data Table; an Existing Land-Use Map; Existing Zoning Map; a Planned Development Boundary Map, a Green Roof Plan, a Property Line and Right-of-Way Adjustment Map; a Site Plan/First Floor; and Building Elevations prepared by HKS Architects dated, August 18, 2016. Full size copies of the Site 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.
6. The following uses shall be allowed within the area herein delineated as Waterway Business Planned Development: cultural exhibits; day care; lodge or private club; artist work or sales space; building maintenance services; business equipment sales and service; business support services; communication service establishments; eating, and drinking establishments (all); entertainment and spectator sports, small and medium venue; financial services; food and beverage retail sales; hotel; medical service; office; personal service; repair and laundry services, consumer; retail sales, general; indoor participant sports and recreation; children's play center; valuable

objects dealer; light equipment sales/rentals; artisan manufacturing, production and industrial services; wireless communication facilities; riveredge docking; accessory parking.

7. Business identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs, shall be permitted subject to the review and approval of the Department of Planning and Development.
8. Any service drives or other ingress or egress (including ramps from Clark Street and/or LaSalle Street to Carroll Avenue) shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. For purposes of Floor Area Ratio ("FAR") calculations the definitions in the Zoning Ordinance shall apply.
11. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan, the Riveredge Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. All physical improvements to the exterior of the designated historic Reid Murdoch Building including, but not limited to roof top additions, infill additions, signage, awnings, window replacement, cleaning and restoration, shall require approval of the Commission on Chicago Landmarks.
12. The applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance and quality of and accessibility to the Chicago River, as provided for in the Waterway Planned Development Guidelines set forth in Section 17-8-0509 of the Chicago Zoning Ordinance. To further these goals, the applicant may pursue a permit from the Army Corps of Engineers to extend the existing deck running east to west along the Property at the river level. ("River Deck") in accordance with the plan attached hereto. Applicant's application for permit will provide for extending the River Deck southward to a point aligned with the south edge of the existing dolphins adjacent to the Clark and LaSalle Street bridge houses. Following its extension, the River Deck shall include a publicly accessible walkway ("Riveredge Walkway").

When completed, the Riveredge Walkway shall be open and available for use by the general public, free of charge, during normal Chicago Park District hours and such other hours as may be designated by applicant; provided, however, applicant may from time to time close off public access to the Riveredge Walkway for repairs and to prevent the establishment of any public, prescriptive or constructive easements to such area or portion thereof. Until such time as the applicant secures the permit from the Army Corps of Engineers and the related approvals for the extension of the River Deck, applicant shall continue to maintain the River Deck and provide a street level walkway connection between LaSalle and Clark Streets ("Street Level Deck"). From the Street Level Deck, applicant also provides stairways to the River Deck, one on the west end (LaSalle Street) and one on the east end (Clark Street). Until such time as the applicant secures the permit from the Army Corps of Engineers and the related approvals for the extension of the River Deck, the Street Level Deck and River Deck and at least one stairway shall be open, unobstructed, and available for use by the general public, free of charge, during normal Chicago Park District hours; provided, however, applicant may from time to time close off public access to the Street Level Deck and the River Deck for repairs and to prevent establishment of any public, prescriptive or constructive easements. Notwithstanding the foregoing and provided the public ingress and egress is not blocked, the applicant and any lessee, shall be permitted to operate outdoor dining areas on the River Deck and Street Level Deck.

13. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all new buildings located within this planned development in an energy efficient manner, generally consistent with the most current energy efficiency standards. Applicant will achieve building certification for the new building area and will provide a 50 percent green roof on all new net roof area.
15. 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 ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of

accessibility. No approvals shall be granted pursuant to Section 17-13-0611 until the Director of MOPD has approved detailed construction drawings for each building or improvement.

16. Unless substantial construction of the new improvements contemplated in this planned development has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the Property shall automatically revert to DC-16 Downtown Core District.

[Existing Land-Use Map; Existing Zoning Map; Property Line and Boundary Map; Site Plan; Green Roof Plan; Riveredge plan; Riveredge Section; and Building Elevations referred to in these Plan of Development Statements printed on pages 31885 through 31896 of this *Journal*.]

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

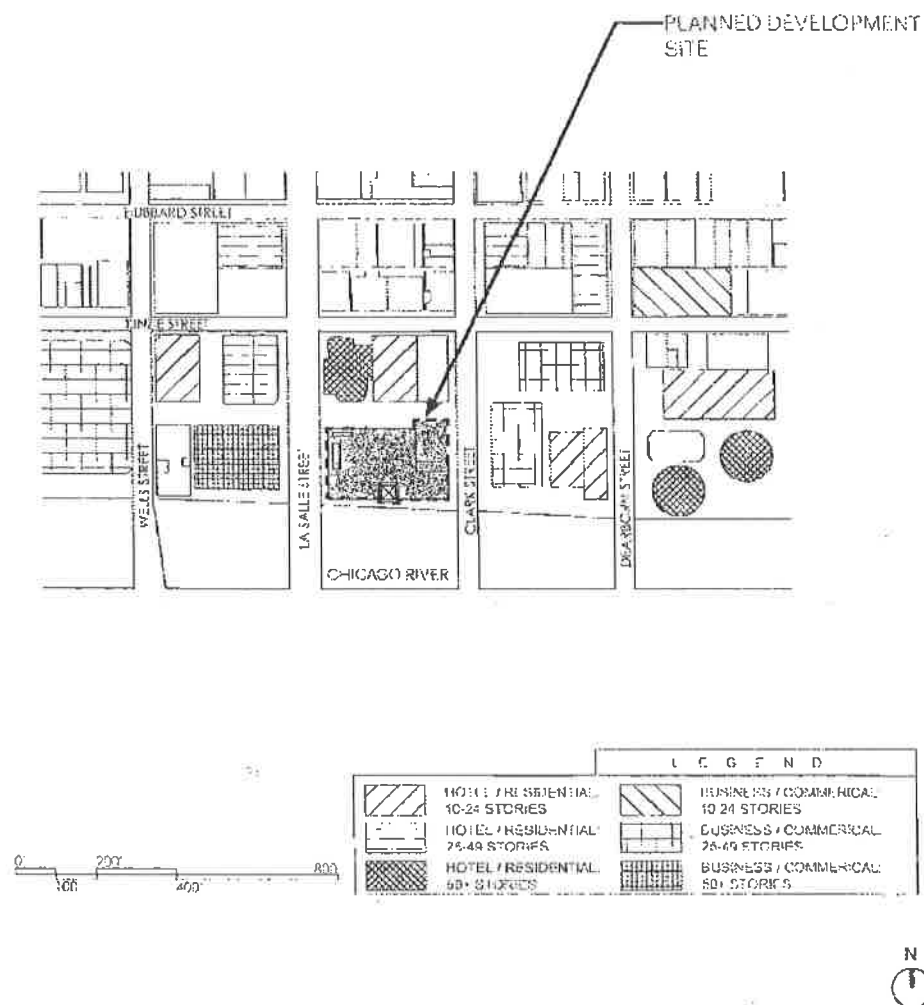
*Waterway Business Planned Development No. 1342*

*Bulk Regulations And Data Table.*

Gross Site Area:	98,715.08 square feet
Area in Public Right-of-Way:	28,024.23 square feet
Net Site Area:	70,690.85 square feet
Maximum Allowable FAR:	12.0
Total FAR Square Footage Allowed:	848,290.2 square feet
Existing Building Area:	328,213 square feet
Loading Berths:	2 existing
	2 proposed (12 feet by 35 feet)
Maximum Building Height:	395 feet, 0 inches
Minimum Number of Parking Spaces:	55



## B. EXISTING LAND-USE MAP



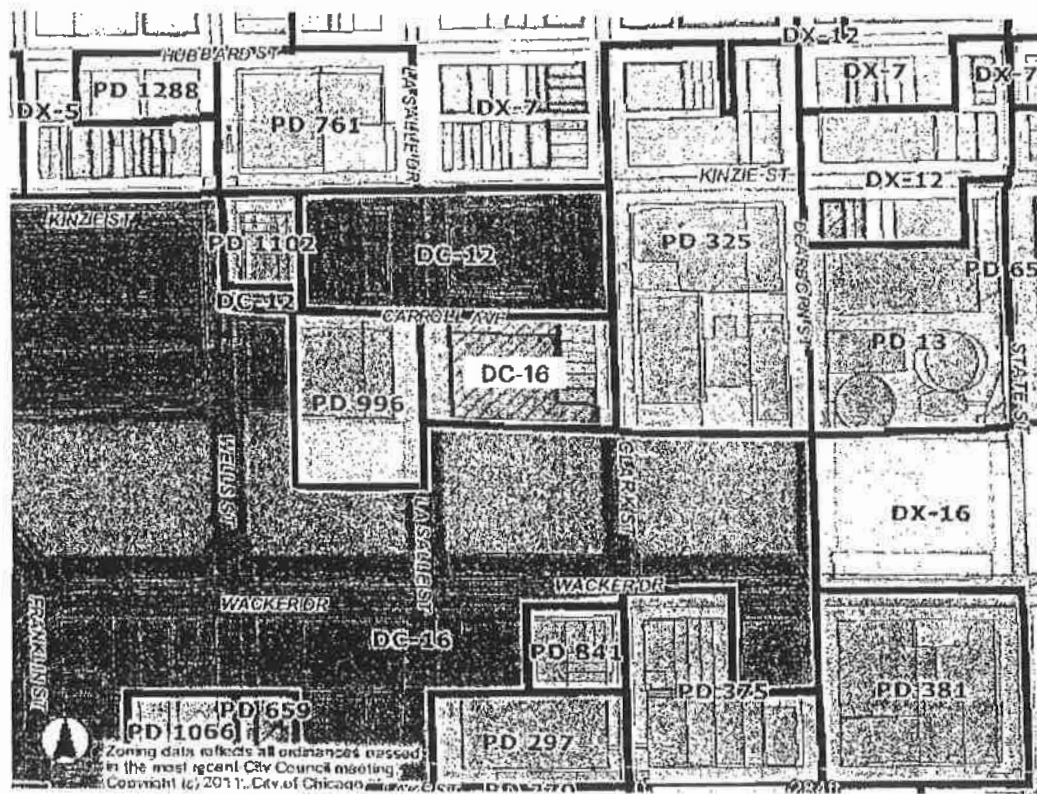
## 330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
 Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: April 13, 2016  
 Plan Commission Date: August 18, 2016

## C. EXISTING ZONING MAP

FINAL FOR PUBLICATION

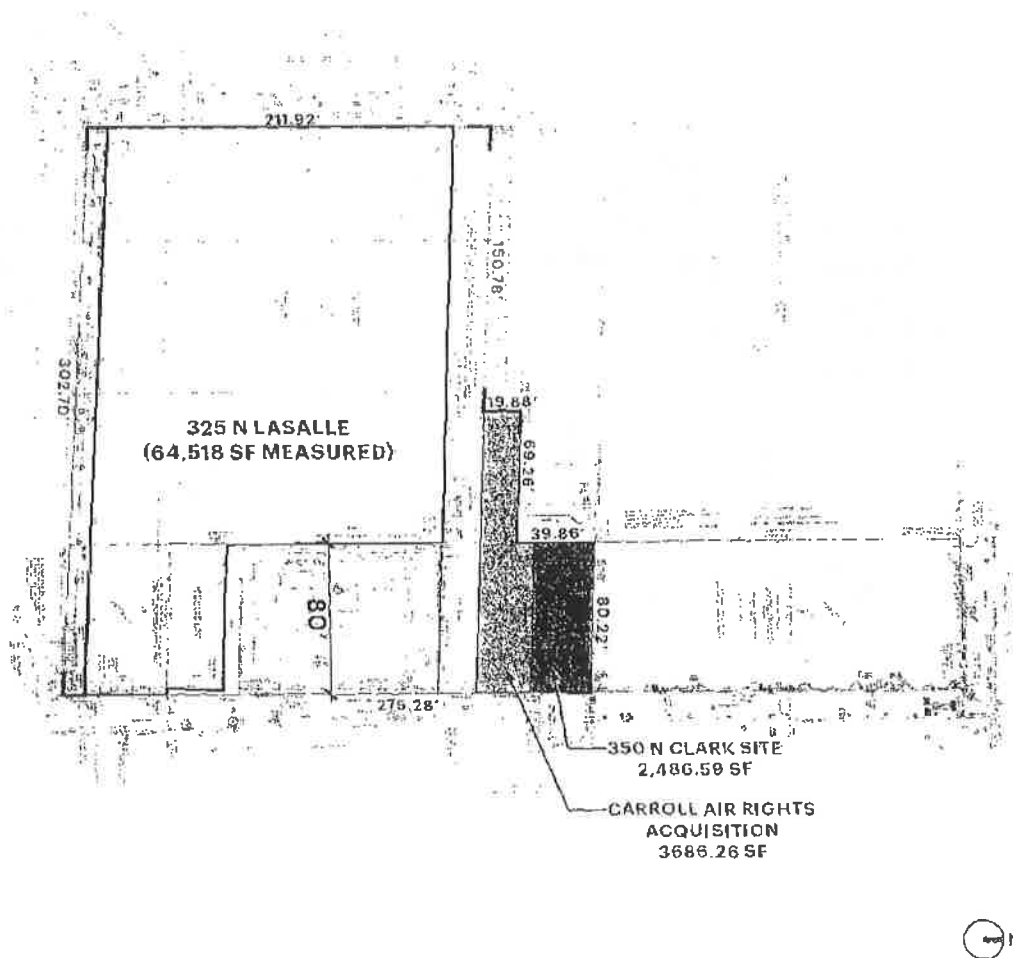


## 330 NORTH CLARK - Planned Development Exhibits

Applicant: 322 North Clark, LLC  
 Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date:  
 Plan Commission Date:

April 13, 2016  
 August 19, 2016

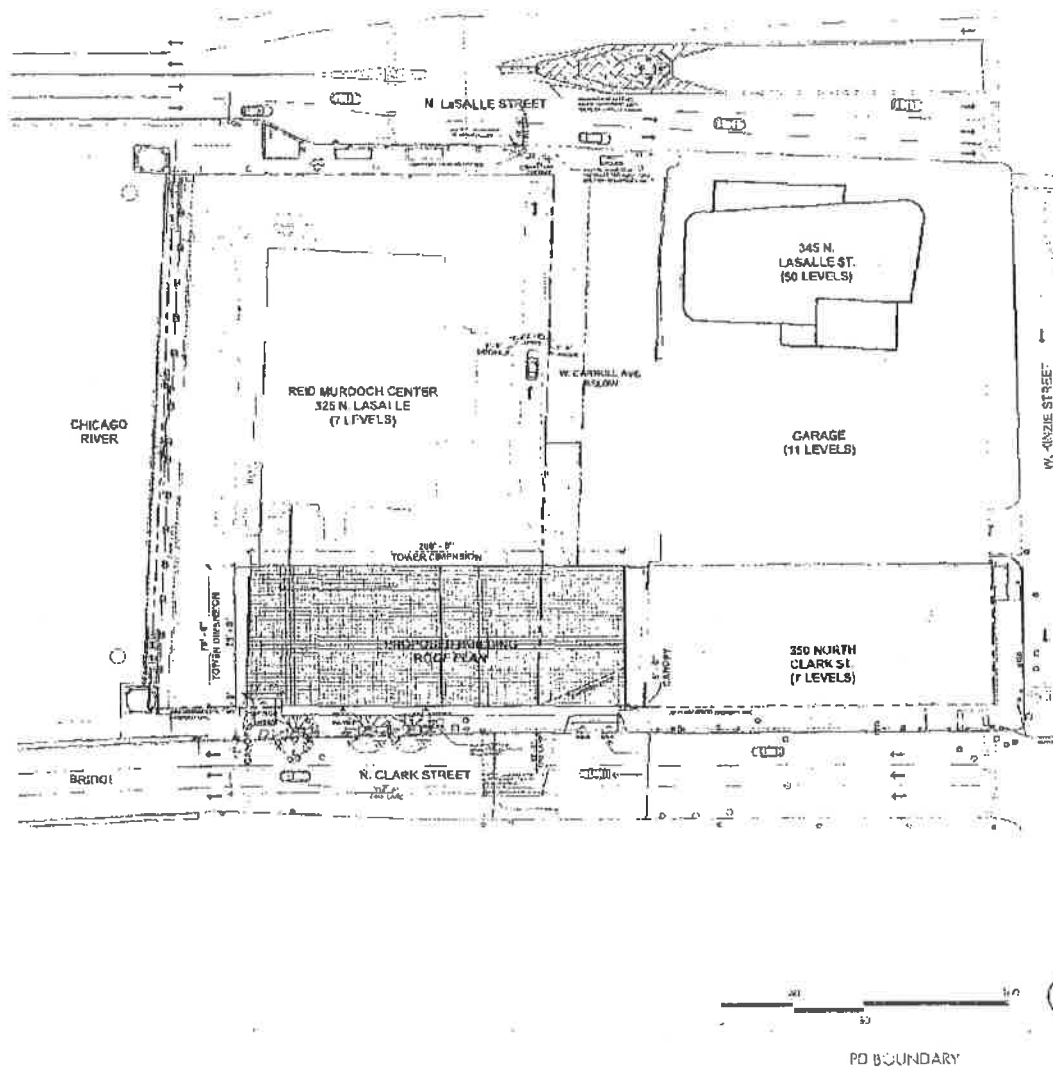
**D. PROPERTY LINE AND PLANNED DEVELOPMENT BOUNDARY MAP****330 NORTH CLARK - Planned Development Exhibits**

Applicant: 322 North Clark, LLC  
Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: April 13, 2016  
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FINAL PVA FOR REVIEW

## E1. SITE PLAN

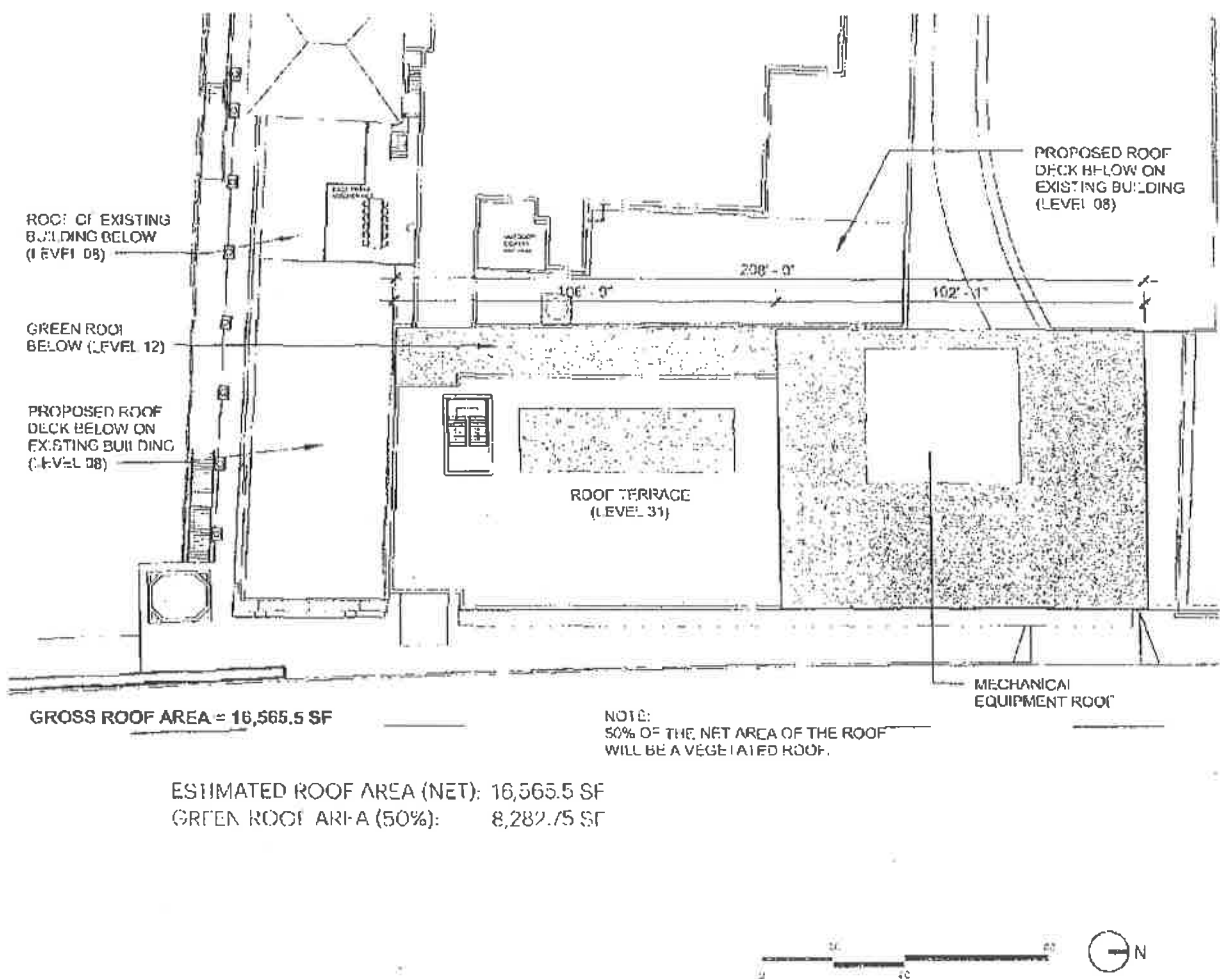


## 330 NORTH CLARK - Planned Development Exhibits

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## E2. GREEN ROOF PLAN

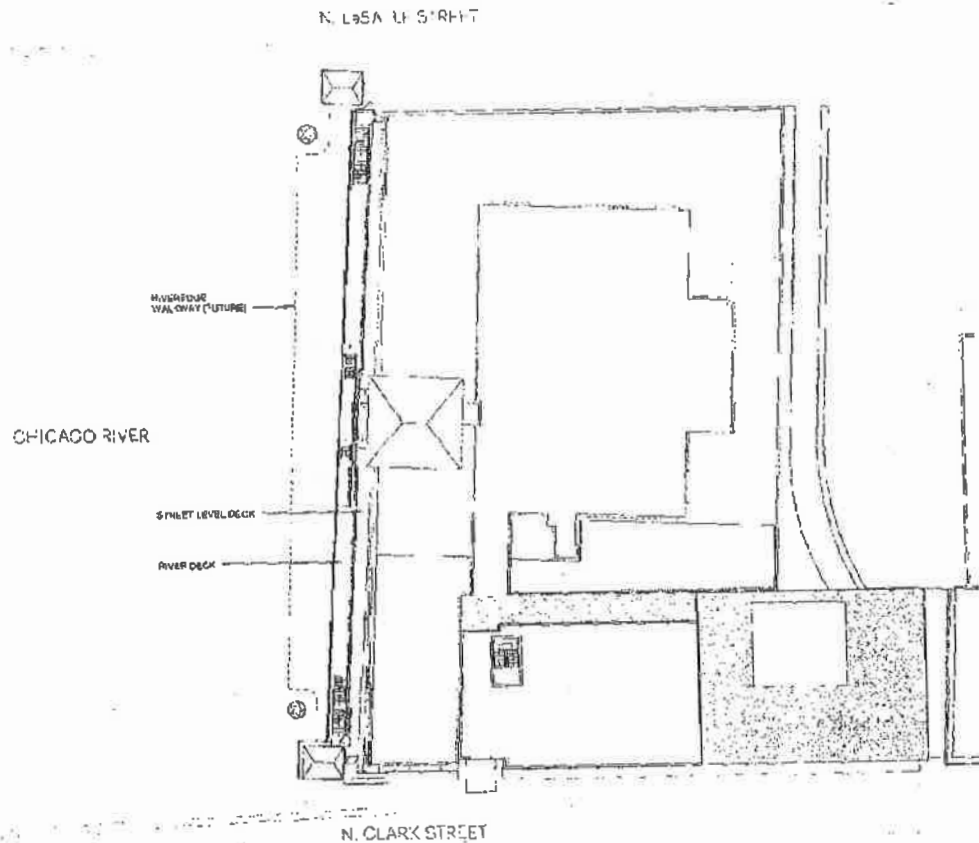


330 NORTH CLARK - Planned Development Exhibits

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 Address: 350 N. Clark St, Chicago, IL

City Council Introduction Date: April 13, 2016  
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PLANNED DEVELOPMENT EXHIBITS

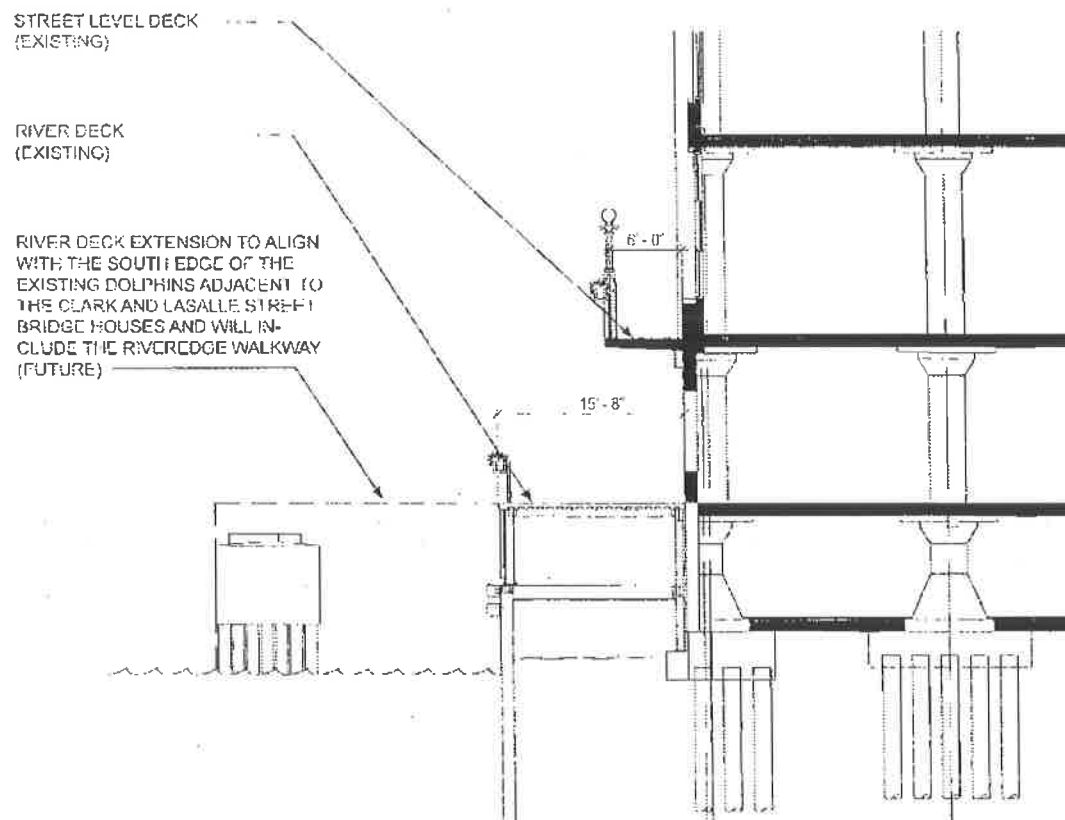
**E3. RIVEREDGE PLAN****330 NORTH CLARK - Planned Development Exhibits**

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Address: 350 N. Clark St, Chicago, IL

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## E4. RIVEREDGE SECTION

FINAL FOR PUBLICATION

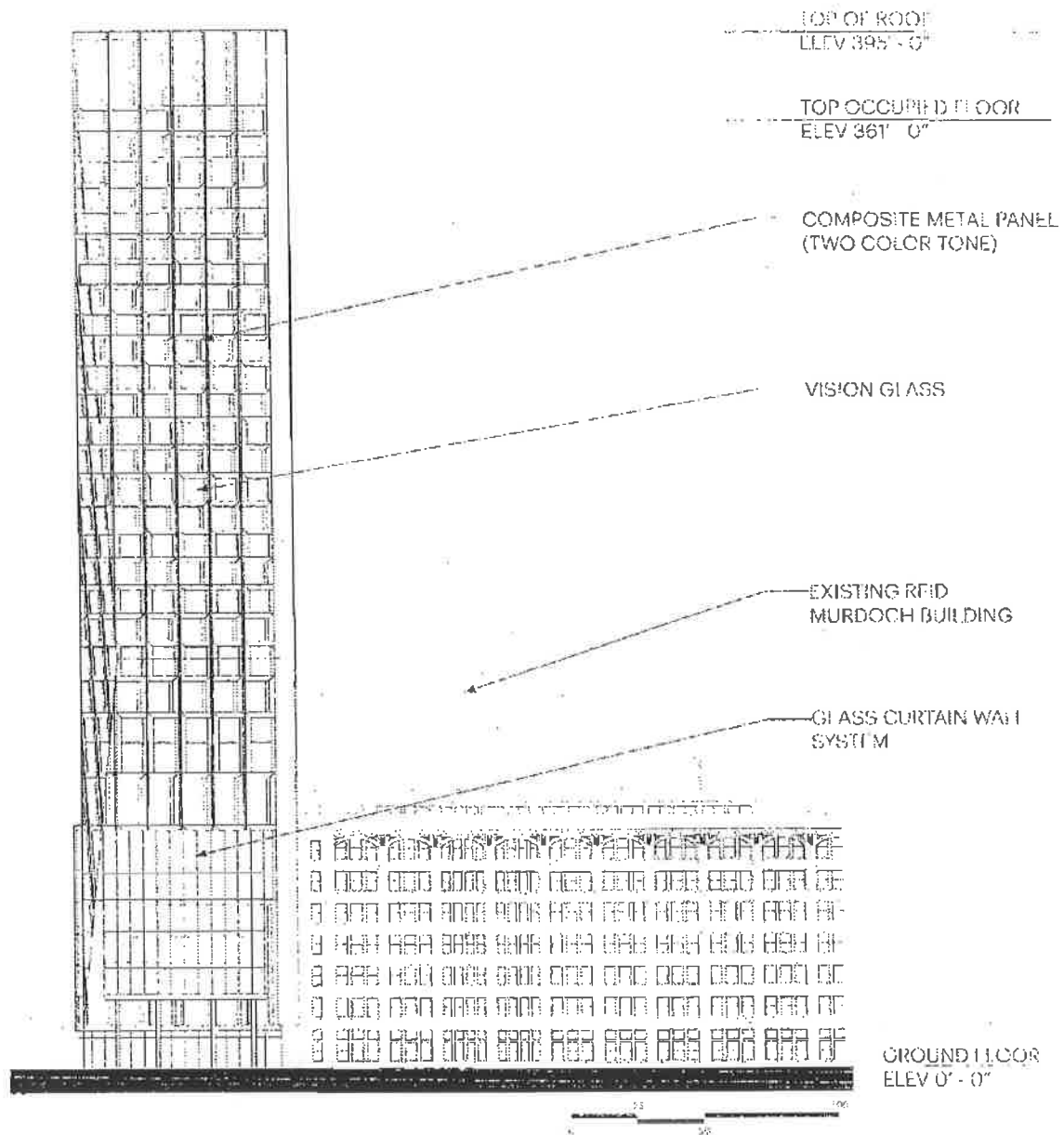


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# F4. NORTH ELEVATION ALONG CARROLL AVE



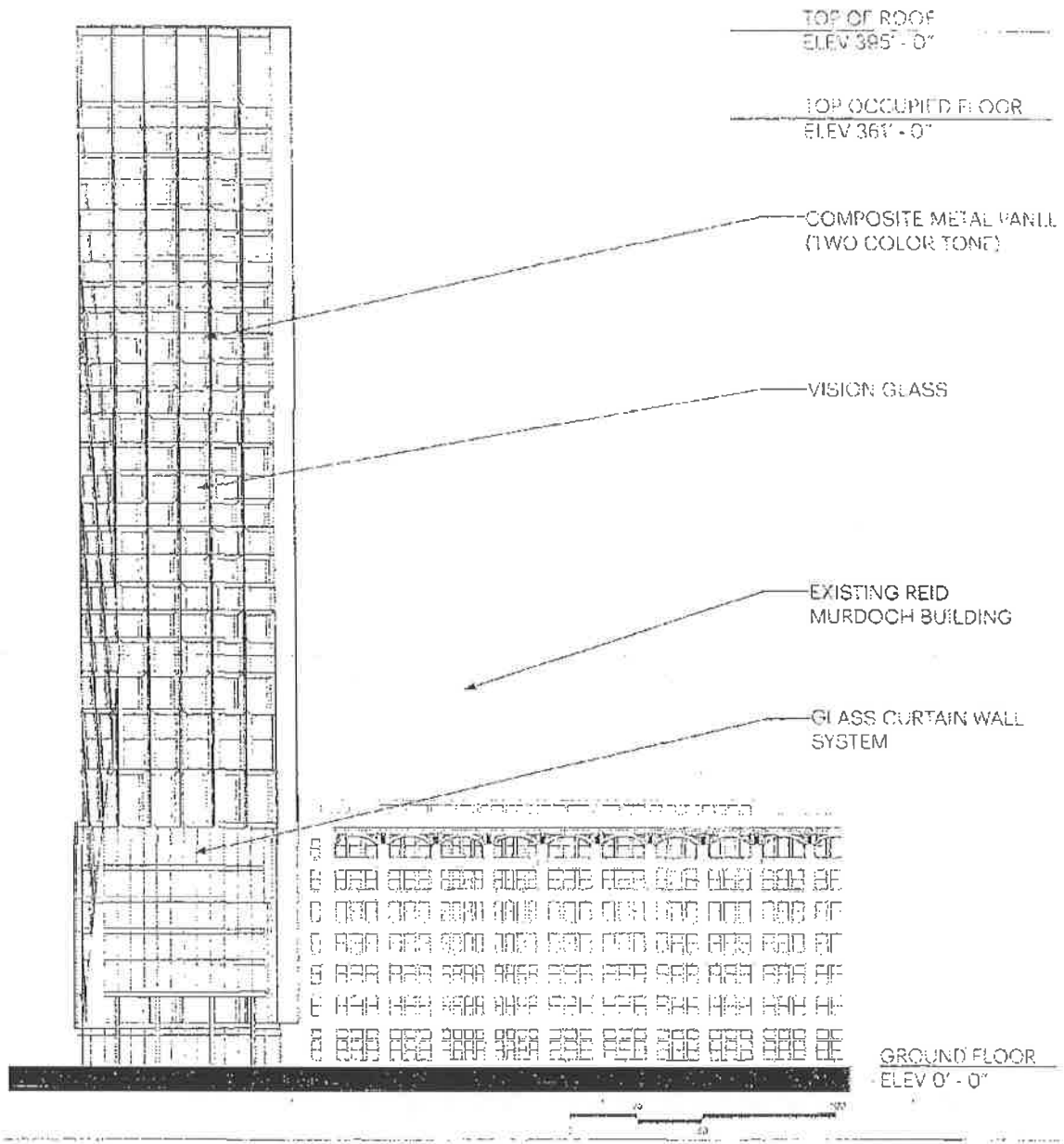
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## F4. NORTH ELEVATION ALONG CARROLL AVE

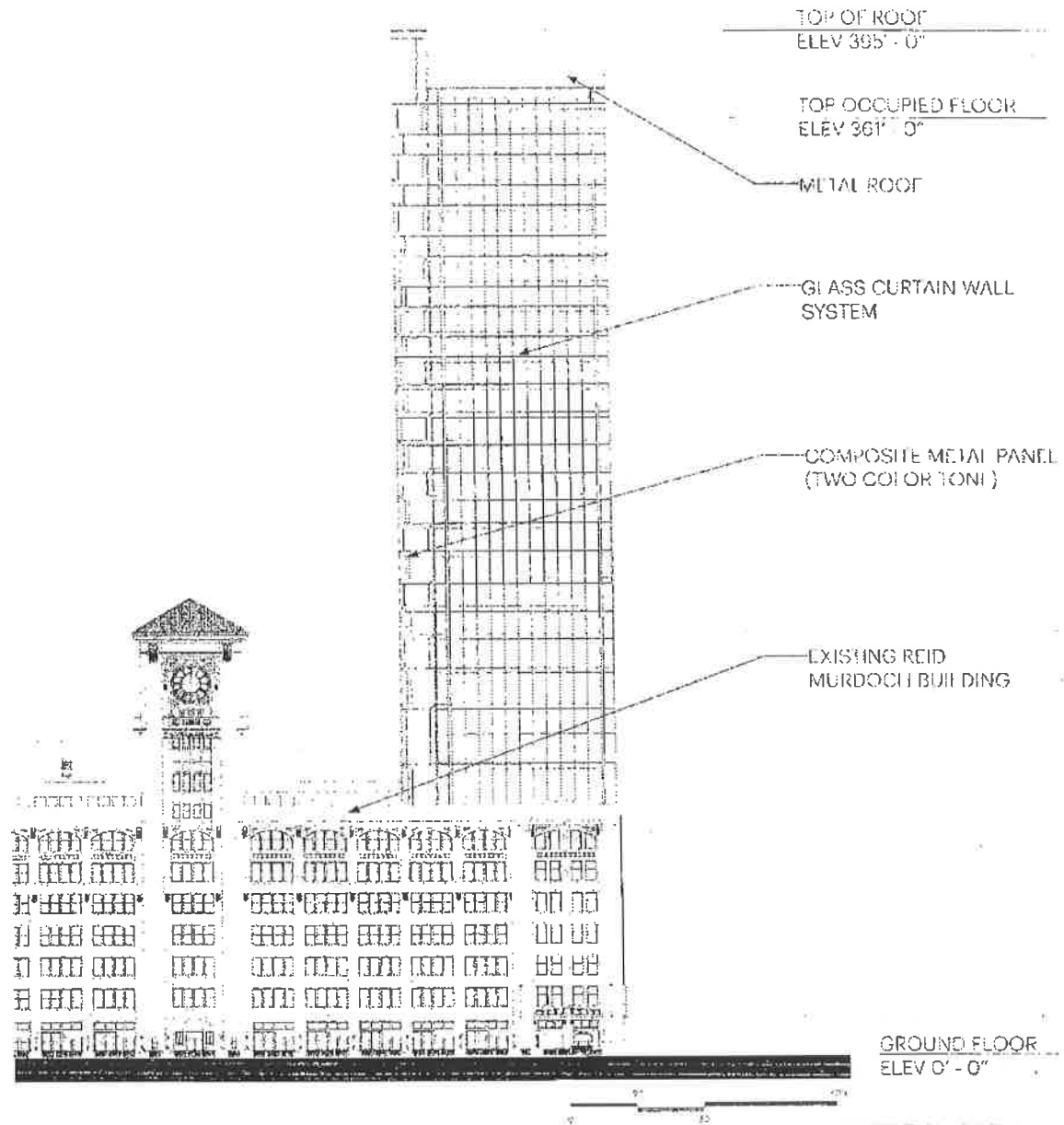


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## F2. SOUTH ELEVATION ALONG CHICAGO RIVER

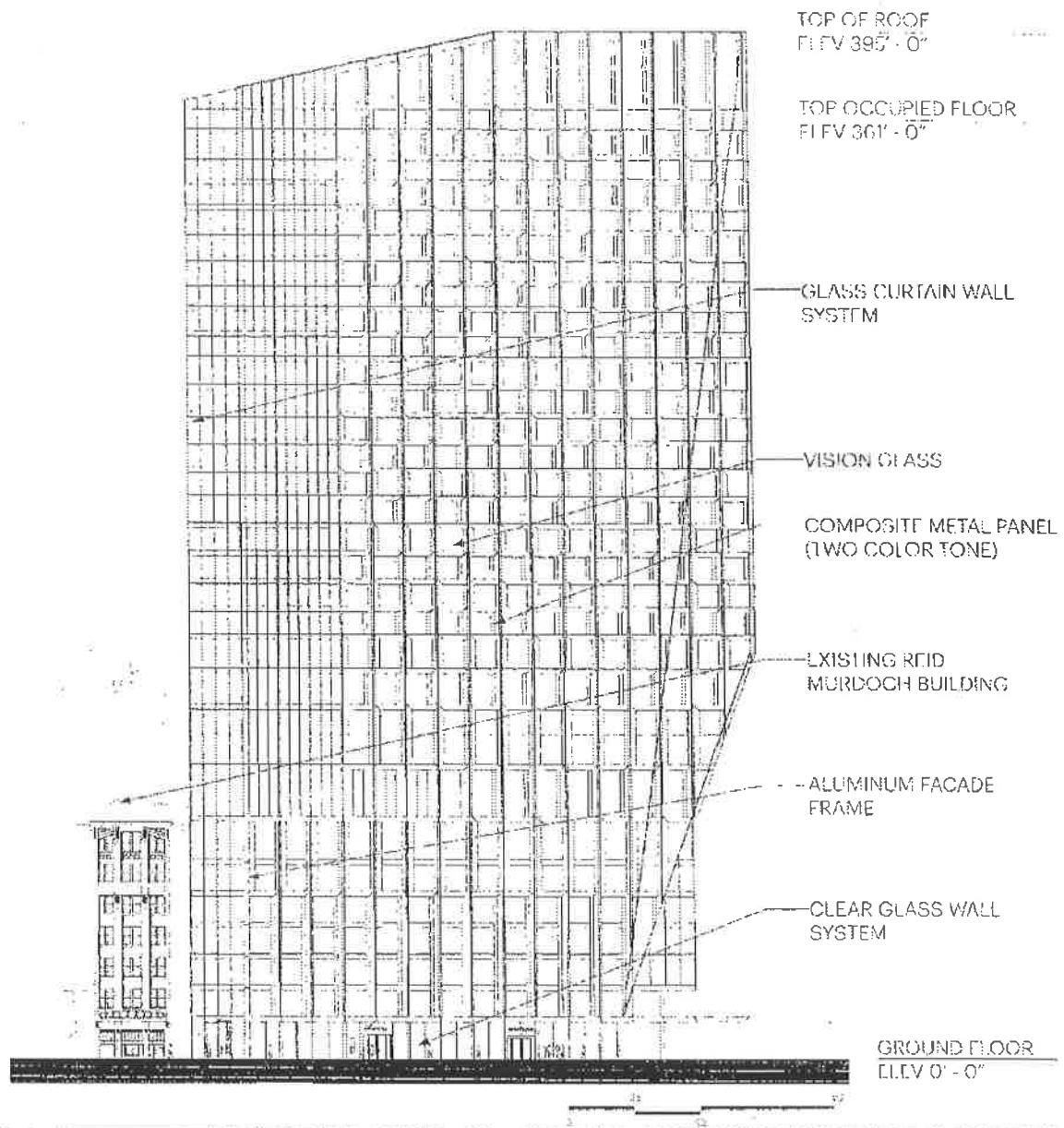


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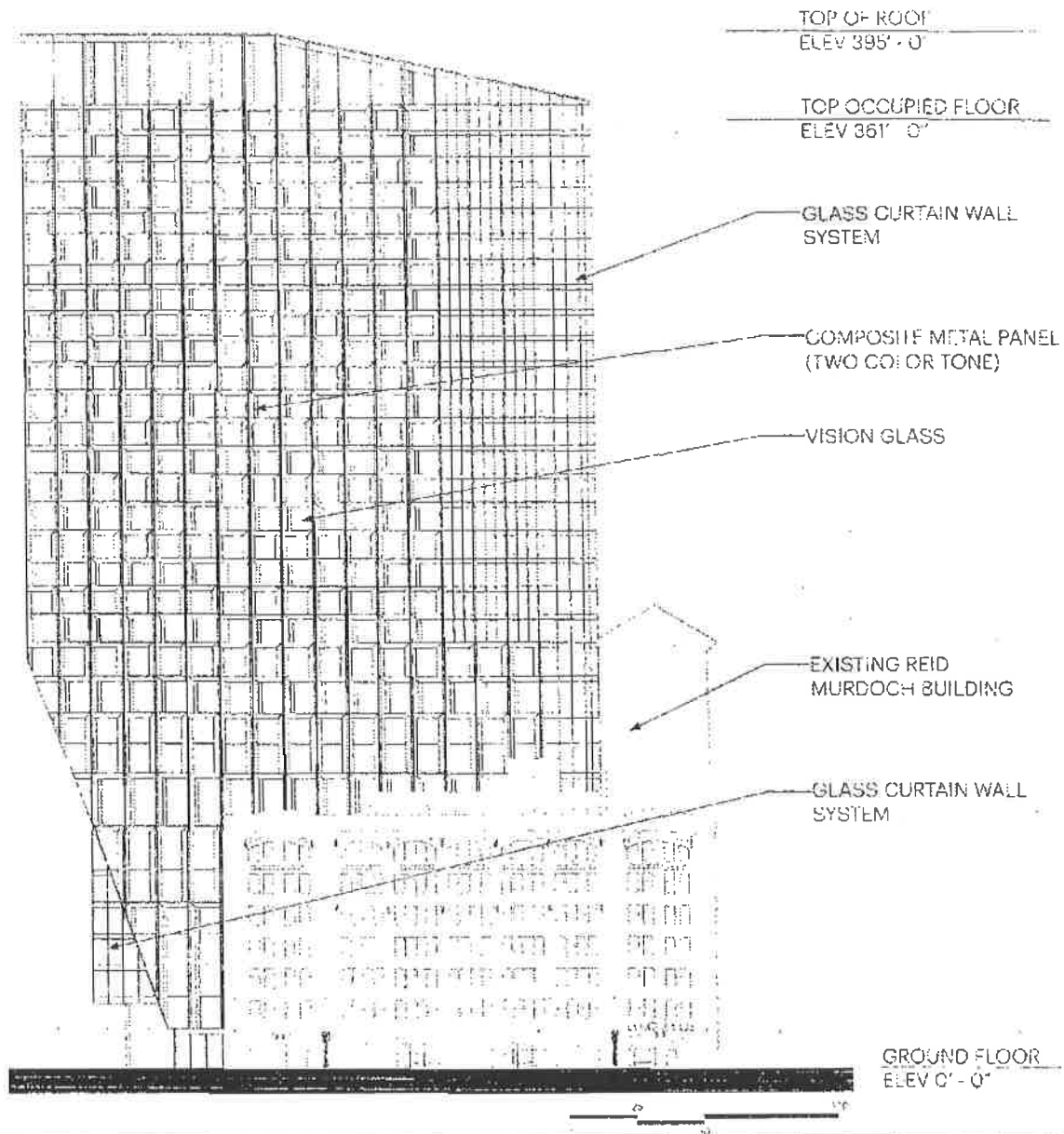
## F1. EAST ELEVATION ALONG NORTH CLARK ST



## 330 NORTH CLARK - Planned Development Exhibits

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City Council Introduction Date: April 13, 2016  
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**F3. WEST ELEVATION****330 NORTH CLARK - Planned Development Exhibits**

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