

# PD 1344

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

March 28, 2023

Sheila Z. Snyder  
Normandy Properties, LLC.  
Normandy Place, Suite 300  
107 Patton Drive  
Moon Township, PA 15108

**RE: Request for Minor Change to Planned Development No. 1344  
110 N. Carpenter Street**

Dear Ms. Snyder:

Please be advised that your request for a minor change to Planned Development No. 1344 (“PD 1344”) has been reviewed by the Department of Planning and Development (“DPD”) pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance. The sole property owner, 110 NC LLC, is seeking approval for modifications to the ground level of the existing building at 110 North Carpenter Street. The property is improved with a nine-story, office building with ground-floor retail and underground parking. The property serves as the global headquarters for the McDonalds’ Corporation.

The owner is seeking a minor change to allow the enclosure of ground-level outdoor patio space along the western elevation for use as equipment storage. The addition will be clad in materials matching the existing building façade. The proposed addition will add 1,824 square feet of floor area; however, the development’s maximum permitted floor area ratio (FAR) and height remain unchanged. Additional neighborhood bonus funds for the additional FAR beyond what was originally permitted will need to be paid pursuant to the obligations contained within the planned development ordinance.

The Department has determined that allowing the proposed addition 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 1344, I hereby approve the foregoing minor change but no other changes to this Planned Development.

The following attached exhibits, created by Interior Architects, will be incorporated, and made part of PD 1344:

- PARTIAL FLOOR PLAN
- PARTIAL ROOF PLAN
- ELEVATIONS, SECTION, AXON
- 1<sup>ST</sup> FLOOR OVERVIEW PLAN
- ROOF PLAN
- WEST ELEVATION

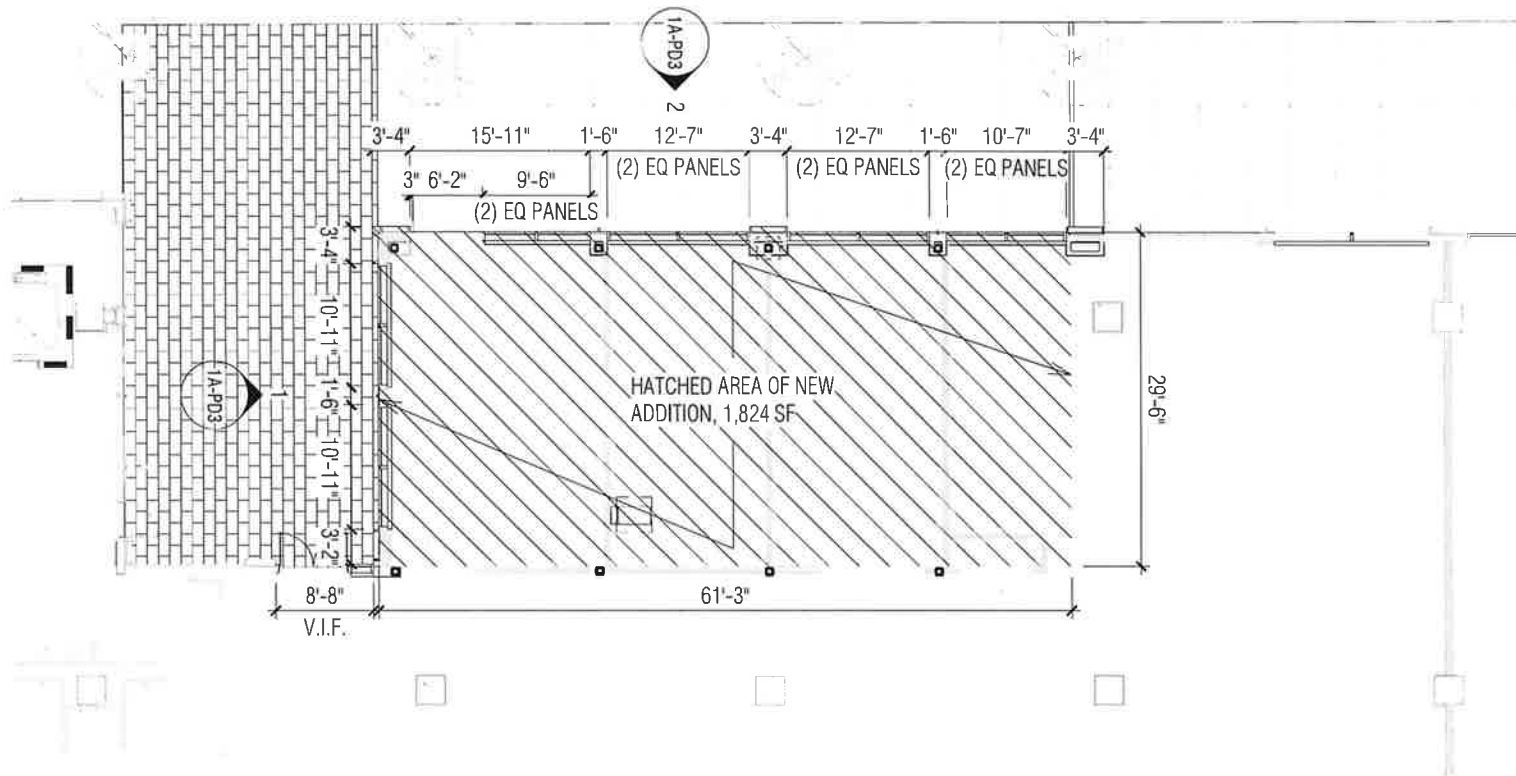
This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building 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,



Noah Szafraniec  
Assistant Commissioner  
Planned Developments and Plan Commission

CC: Mike Marmo, Erik Glass, Janice Hill, Patrick Murphey, Max Lyon, Main file



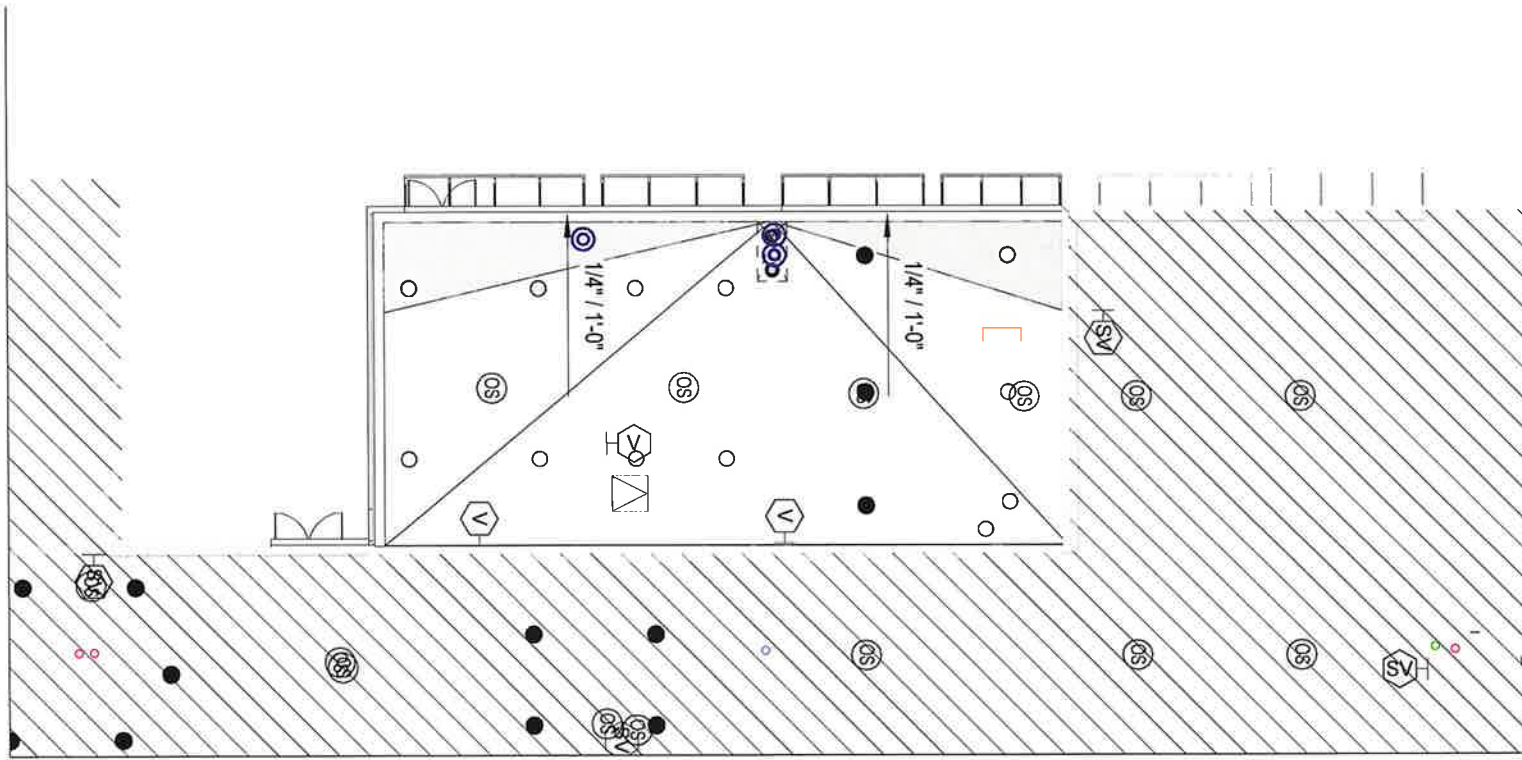
**IA** | INTERIOR ARCHITECTS  
CHICAGO

Project Name: MCDONALD'S HQ  
Job Number: 05MCDC.0060.000  
Drawing Title: PARTIAL FLOOR PLAN

Date: 03/16/23  
Scale: 1/16" = 1'-0"  
Sheet: **1A-PD1**

104 S. MICHIGAN AVE., #1200  
CHICAGO, IL 60603  
TEL 312-488-5200

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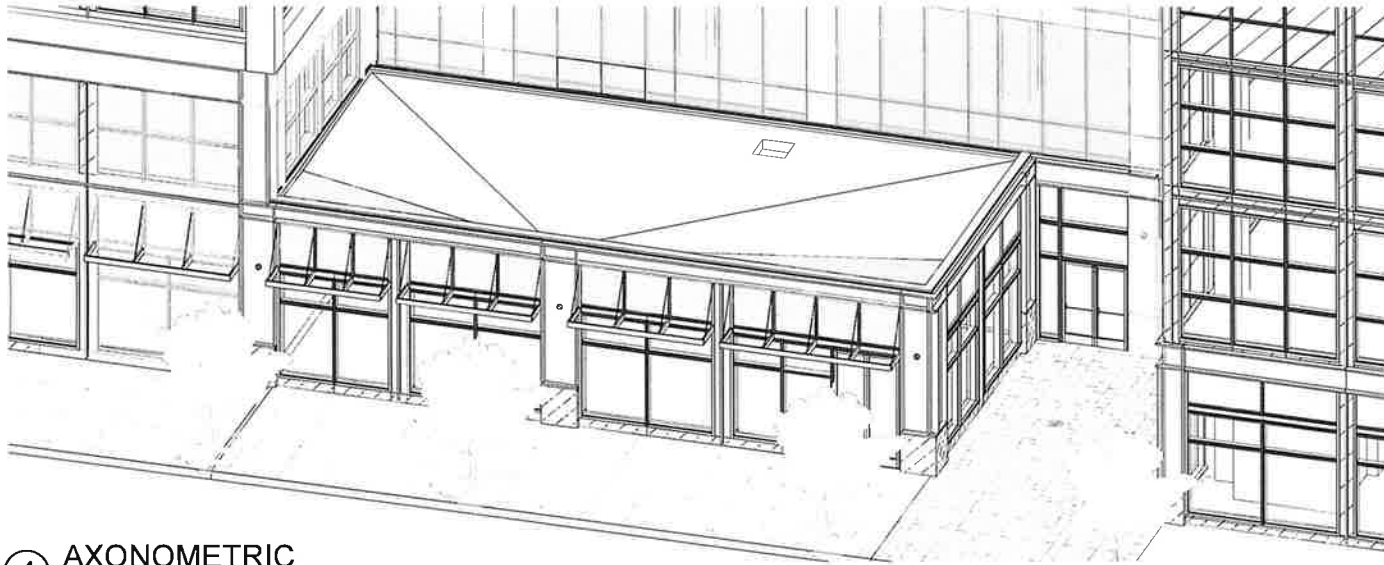
**IA** | INTERIOR ARCHITECTS  
CHICAGO

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 Job Number: 05MCDC.0060.000  
 Drawing Title: PARTIAL ROOF PLAN

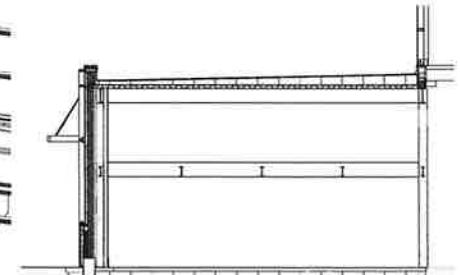
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 CHICAGO, IL 60603  
 TEL.312-488-5200

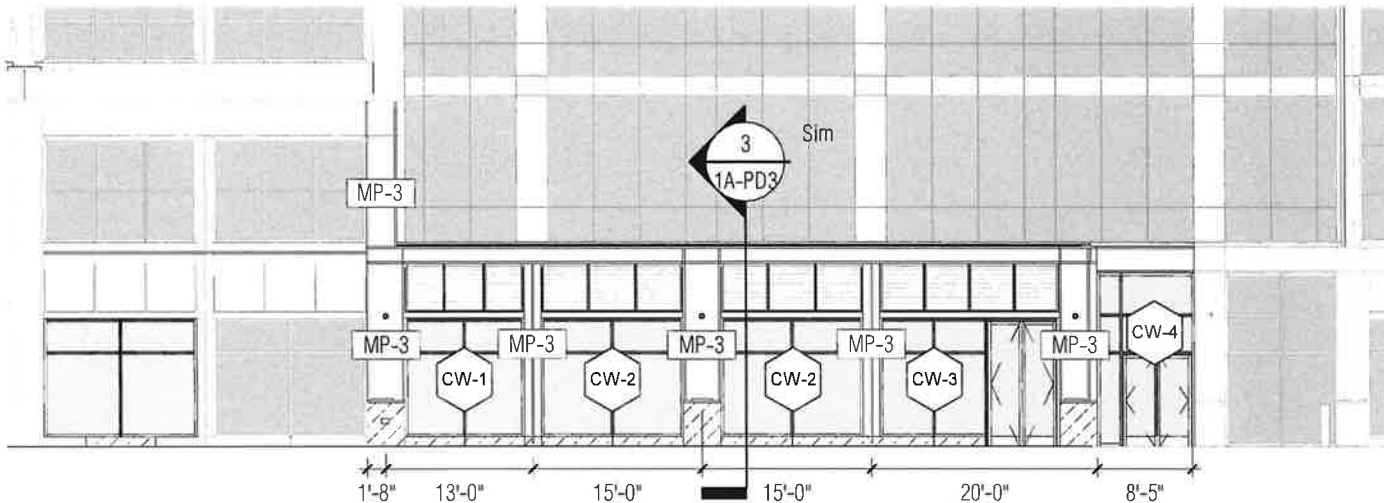
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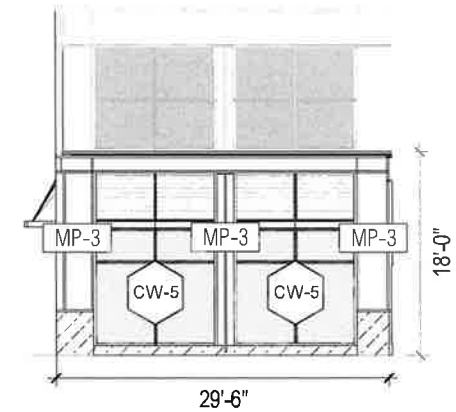
④ AXONOMETRIC



③ BUILDING SECTION  
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② WEST ELEVATION  
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① SOUTH ELEVATION  
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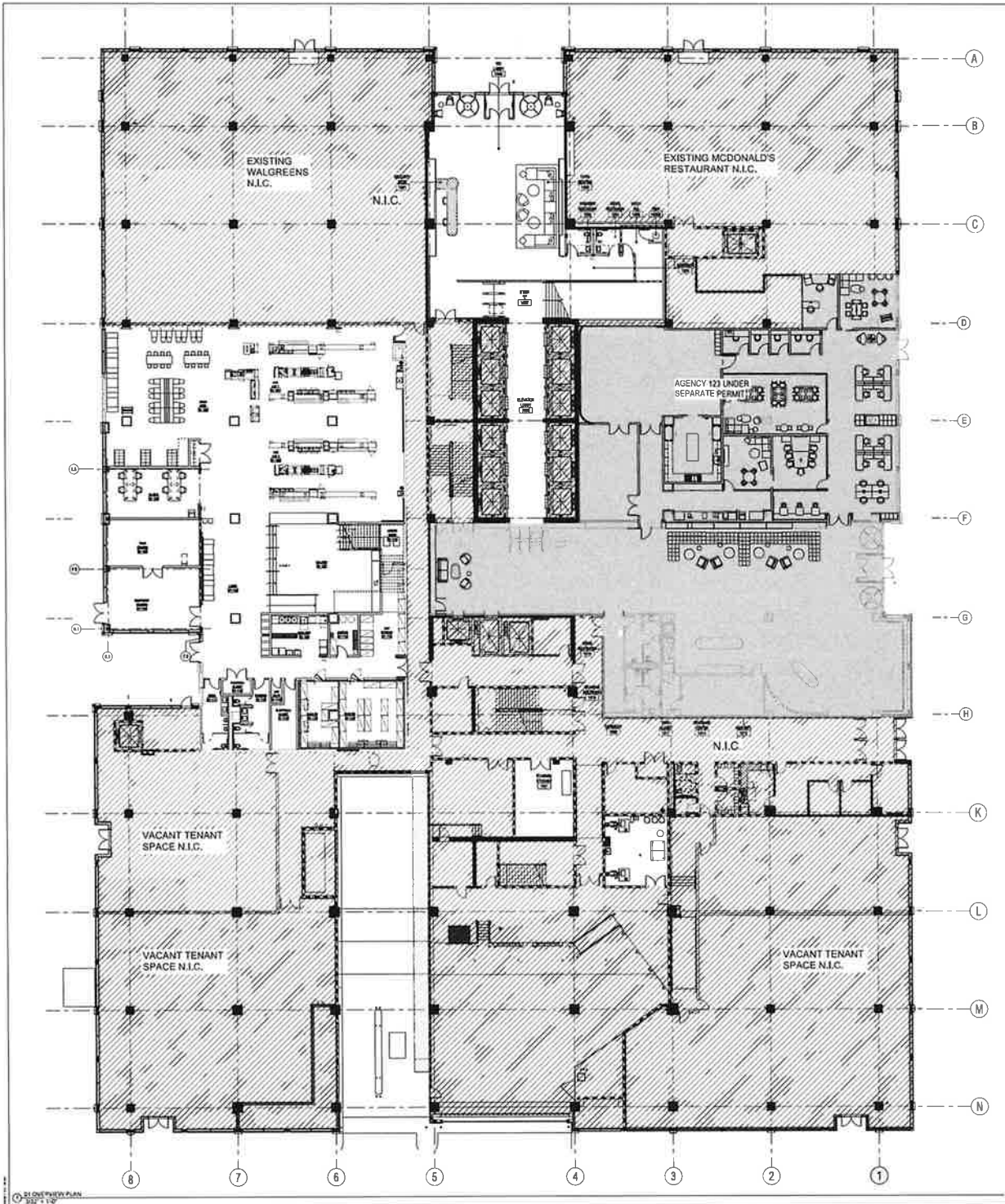
**IA** INTERIOR ARCHITECTS  
CHICAGO

Project Name: MCDONALD'S HQ  
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Drawing Title: ELEVATIONS, SECTION, AXON

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TEL 312-488-5200

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Date: 03/16/23  
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**110 N CARPENTER ST.**  
**CHICAGO, IL 60607**

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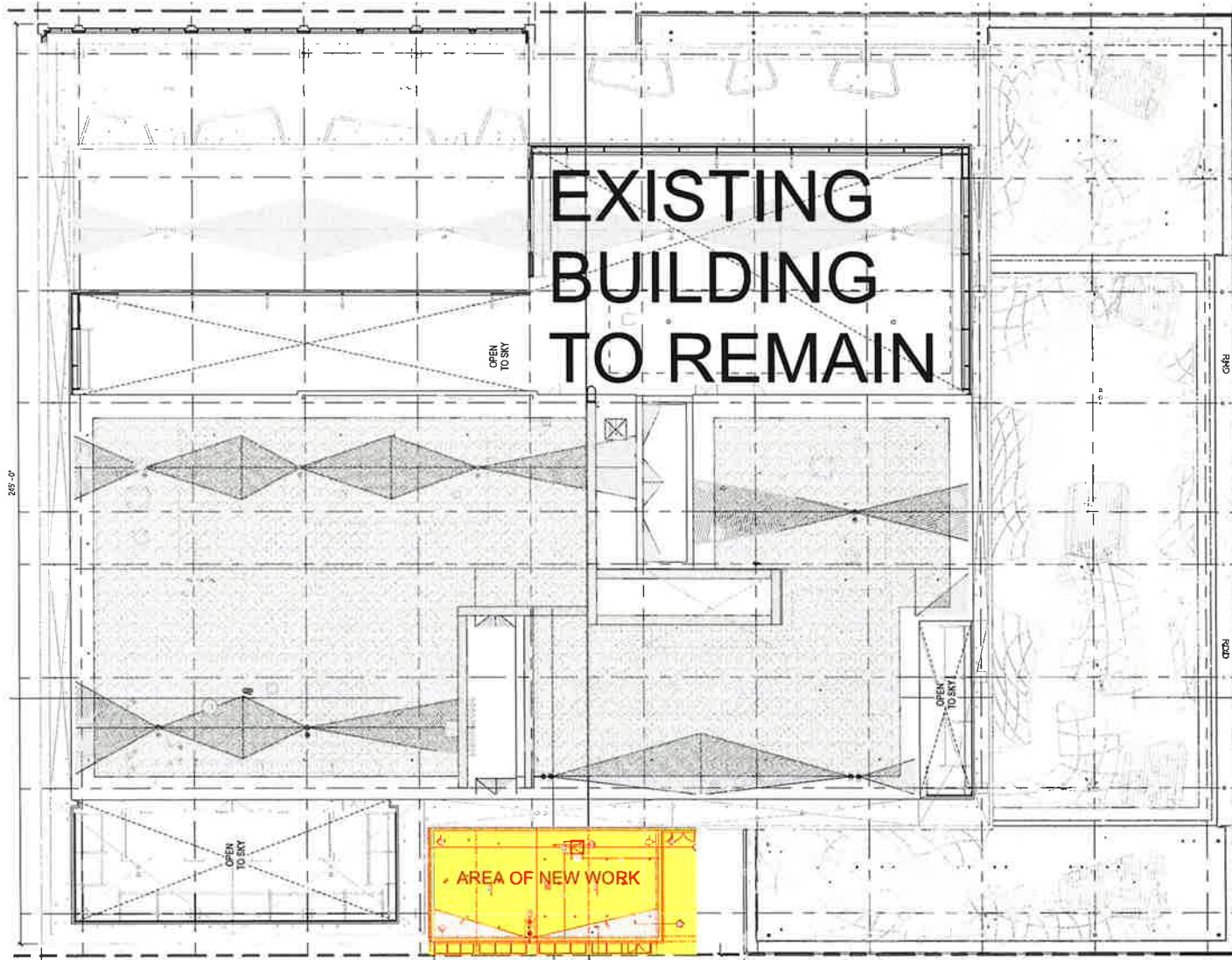
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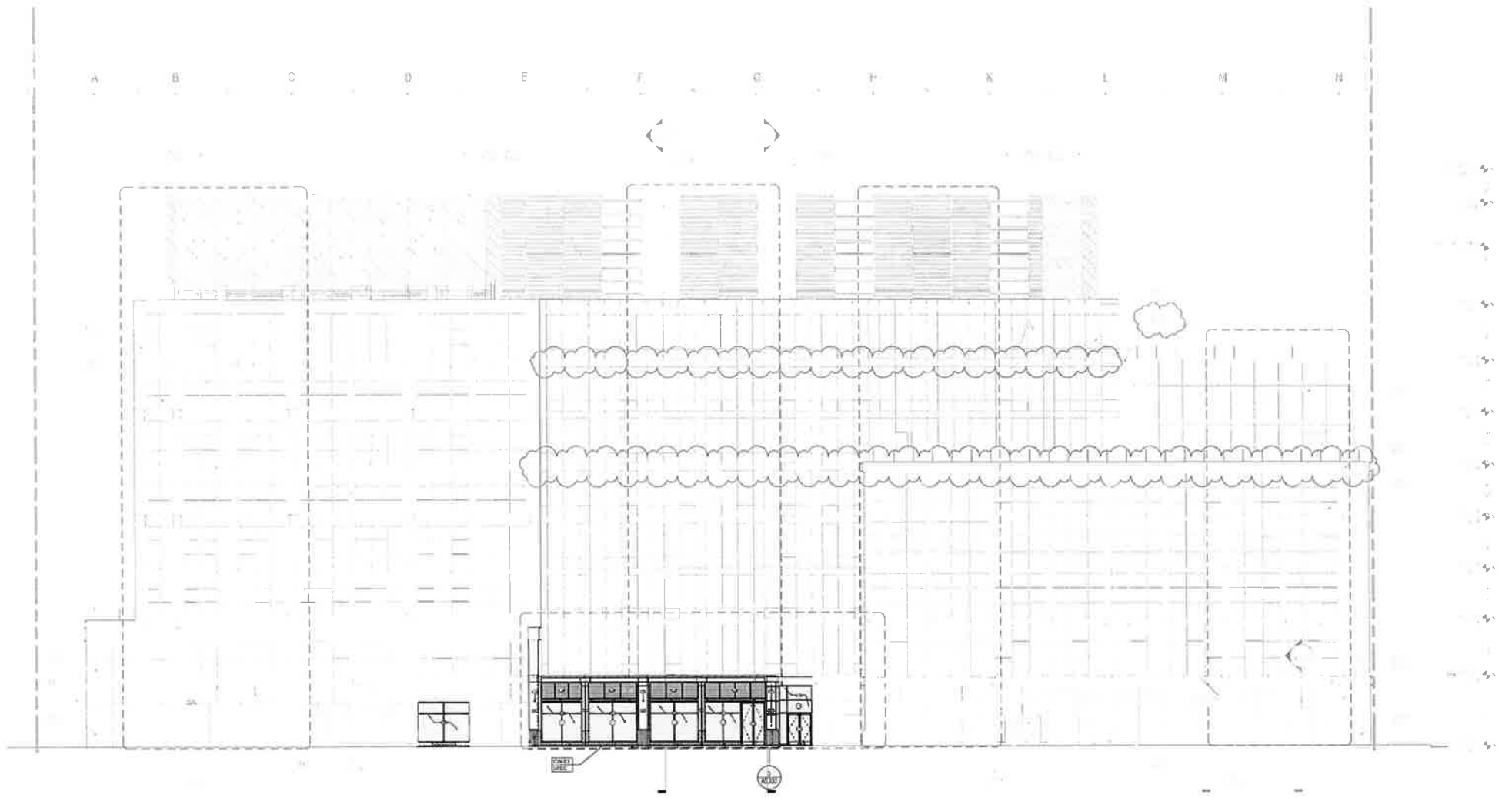
  
  
 THOMAS C. DWYER  
 PROFESSIONAL ENGINEER NO. 001-013355

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**IA | INTERIOR ARCHITECTS**  
 CHICAGO  
 104 SOUTH MICHIGAN AVENUE,  
 SUITE 1200  
 CHICAGO, IL 60603  
 TEL 312-468-5200 FAX 888-292-8361

**1ST FLOOR OVERVIEW PLAN**  
**01A-1.100**





**IA** INTERIOR  
ARCHITECTS  
CHICAGO

Project Name: PROJECT ROMULUS  
Job Number: 05MDCD.0060.000  
Drawing Title: West Elevation

104 SOUTH MICHIGAN AVENUE,  
SUITE 1200  
CHICAGO, IL 60603

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1000003



**DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO**

January 27, 2017

Richard Klawiter  
DLA Piper LLP  
203 N. LaSalle St., Suite 1900  
Chicago, Illinois 60601-1293

**Re: Site Plan Approval Letter Pursuant to Planned Development Statement 15 of PD #1344 –  
Approximately 110 N. Carpenter St.**

Dear Mr. Klawiter:


The City of Chicago Department of Planning and Development (DPD) has reviewed the plans and elevations submitted for the project identified above. The project consists of the construction of a new nine-story office building with ground level retail and a minimum of 300 parking spaces in two levels of subterranean parking located at approximately 110 N. Carpenter St. within Planned Development #1344. Pursuant to the terms set forth in Planned Development Statement 15 of Planned Development #1344, the request for approval includes the following attached documents:

- A1.000 – Composite Plan – Site Plan (12.20.2016)
- A3.100 – East Elevation Overall (1.26.2017)
- A3.101 – North Elevation Overall (1.26.2017)
- A3.102 – West Elevation Overall (1.26.2017)
- A3.103 – South Elevation Overall (1.26.2017)

Upon review of the materials submitted, DPD has determined that above-referenced plans and elevations are consistent with, and satisfy, the requirements of the Planned Development. Accordingly, this submittal for Business Planned Development #1344 is hereby approved as conforming to the Planned Development as passed by the Chicago City Council (9-14-2016) and shall respectively replace City Council Journal pages 32077, 32081, 32802, 32083 and 32084.

As indicated in Planned Development Statement #3 of Planned Development #1344, adjustment of the public-right-of-way requires a separate submittal by the applicant to the Chicago Department of Transportation.

Sincerely,



Patricia A. Scudiero,  
Zoning Administrator

Originated by: Heidi Sperry  
cc: Mike Marmo (DPD)  
Erik Glass (DPD)  
William Higgins (CDOT)  
Planned Development files

**121 NORTH LASALLE STREET, ROOM 1000, CHICAGO ILLINOIS 60602**



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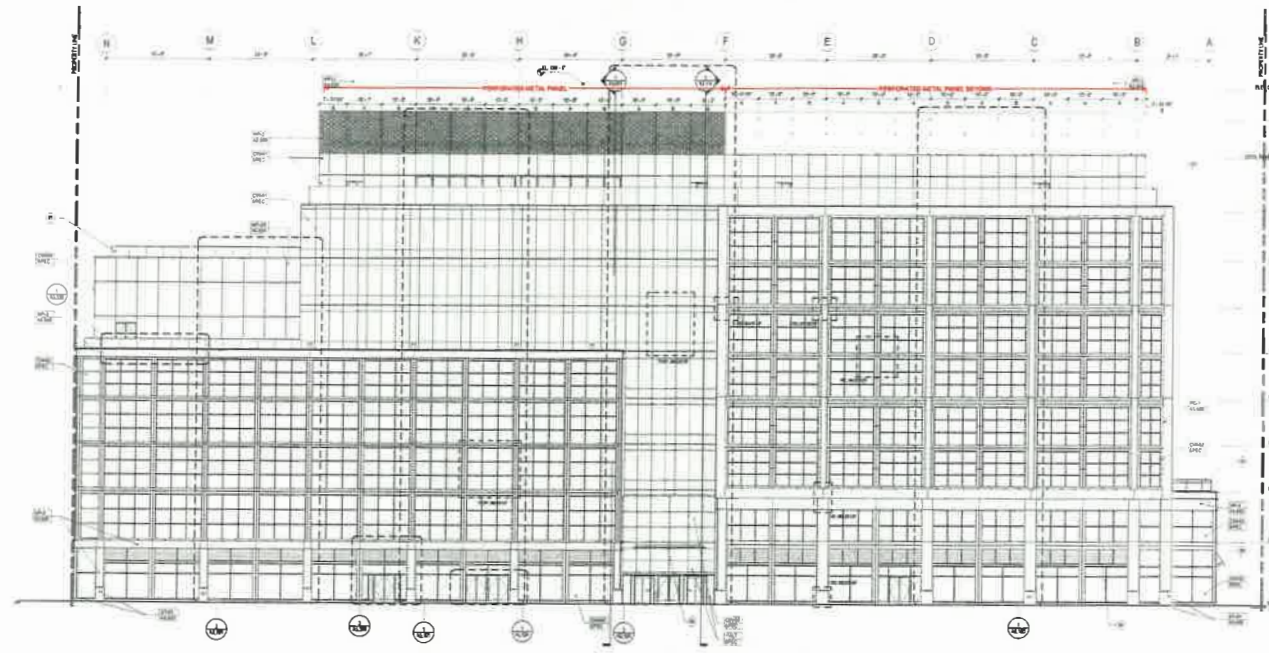
STERLING BAY  
 100 CANTON ST. CHICAGO, IL 60601

**Gensler**

250 West Madison Street, Suite 2000  
 Chicago, IL 60601  
 Tel: 312.235.5000  
 Fax: 312.235.5001

**TERESA**  
 ARCHITECTS  
 1000 North Dearborn Street, Suite 1000  
 Chicago, IL 60610  
 Tel: 312.235.5000  
 Fax: 312.235.5001

**MAGNUSON**  
 KLEINER  
 1000 North Dearborn Street, Suite 1000  
 Chicago, IL 60610  
 Tel: 312.235.5000  
 Fax: 312.235.5001



**EXTERIOR LEGEND**

- EXTERIOR LEGEND**
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01.26.17 SITE PLAN REVIEW

**A3.100**

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- 2. IF DIMS NOT GIVEN, QUANTIFY AND
- 3. SHALL BE MAINTAINED THROUGHOUT
- 4. UNLESS OTHERWISE NOTED
- 5. ALL DIMENSIONS TO FACE UNLESS
- 6. OTHERWISE, REFER TO THE DRAWING

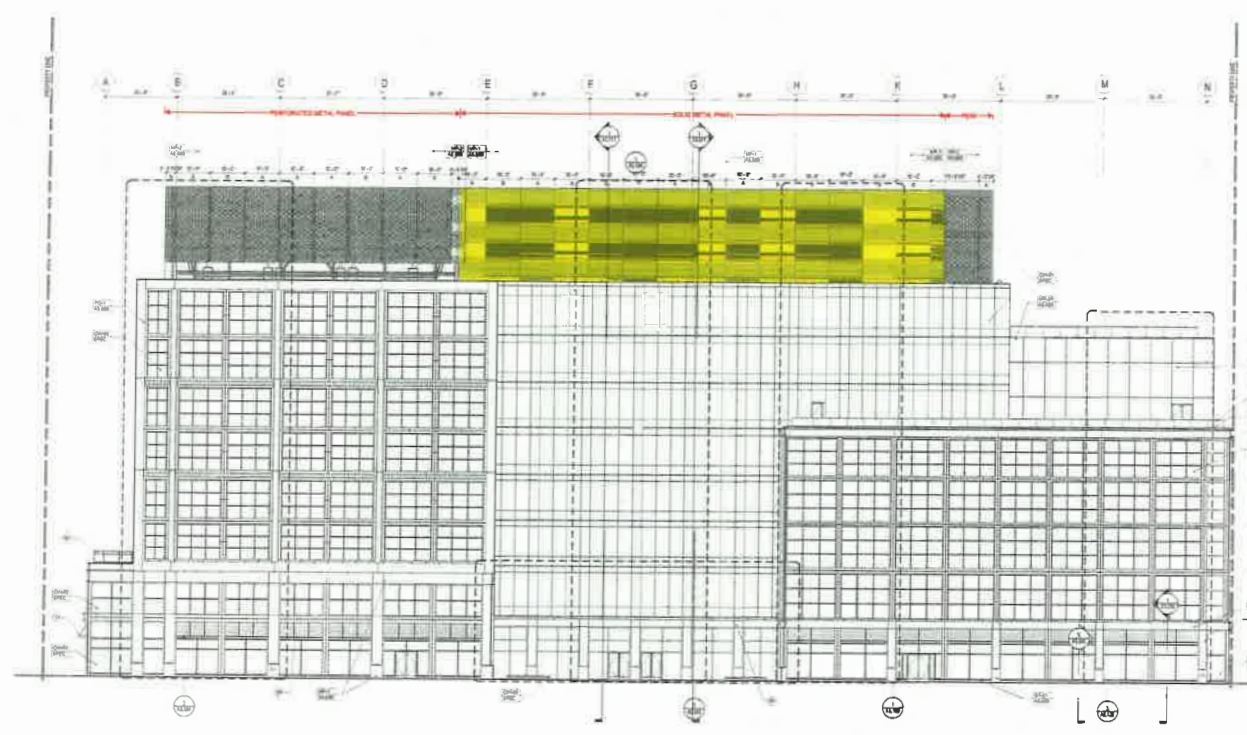
**STERLING BAY**  
100 COLUMBIA STREET, L.L.P.

**Genster**

11 East Madison Street Chicago, IL 60601  
Tel: 312.467.1000  
Fax: 312.467.1001

**TERRA**  
Civil Engineering  
200 West Madison Street, Suite 1000  
Chicago, IL 60601  
Tel: 312.467.1000  
Fax: 312.467.1001

**MAGALINSKY KLEMENCIC**  
Magalinsky Klemencic  
200 West Madison Street, Suite 1000  
Chicago, IL 60601  
Tel: 312.467.1000  
Fax: 312.467.1001



**EXTERIOR LEGEND**

- EXTERIOR LEGEND**
- 1 PERFORATED METAL PANEL
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01.26.17 SITE PLAN REVIEW

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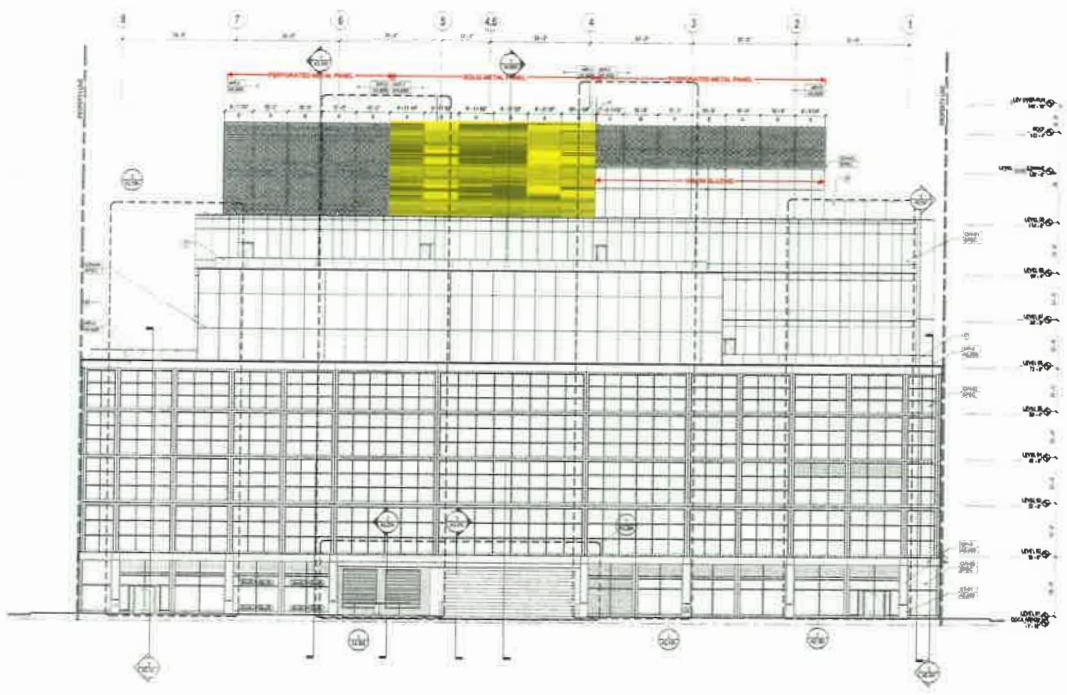
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STERLING BAY  
 1000 WEST 10TH AVENUE, SUITE 1000  
 DENVER, CO 80202

**Gensler**  
 1111 Market Street, Suite 2000  
 San Francisco, CA 94102  
 Tel: 415.774.3000  
 Fax: 415.774.3001

**TERRA**  
 1000 Broadway, Suite 1000  
 Denver, CO 80202  
 Tel: 303.733.4400  
 Fax: 303.733.4401

**MADENSON KLEMMENIC**  
 1111 Market Street, Suite 2000  
 San Francisco, CA 94102  
 Tel: 415.774.3000  
 Fax: 415.774.3001



**EXTERIOR LEGEND**

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**CLASS TYPES**

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 01-98: EXTERIOR WALLS  
 01-99: EXTERIOR WALLS  
 01-100: EXTERIOR WALLS

01.26.17 SITE PLAN REVIEW

A3.103

0'-0"=14.40 CCD



**DLA Piper LLP (US)**  
203 North LaSalle Street, Suite 1900  
Chicago, Illinois 60601-1293  
www.dlapiper.com

Richard F. Klawiter  
richard.klawiter@dlapiper.com  
T 312.368.7243  
F 312.630.7337

December 20, 2016  
VIA E-MAIL AND MESSENGER

Patrick Murphey  
Assistant Commissioner  
Department of Planning and Development  
City of Chicago  
121 North LaSalle Street, Room 905  
Chicago, Illinois 60602

**Re: Request for Site Plan Approval  
Business Planned Development No. 1344 (the "PD")**

Dear Patrick:

This firm represents 110 North Carpenter LLC (the "Applicant"), which is the owner of 110 North Carpenter.

The PD was approved on September 14, 2016. At that time, the Applicant and Department of Planning and Development acknowledged that the building design may continue to evolve subsequent to the approval of the PD.

Accordingly, pursuant to Section 17-13-0800 of the Zoning Ordinance and Statement 15 of the PD, the Applicant hereby requests site plan approval of the enclosed plans and elevations, which reflect the following changes:

- 1) The design of the innovation center (or "jewel box") on the 6<sup>th</sup> floor of the building has evolved slightly but still maintains the original design intent of a clean glass box.
- 2) Two parking spaces have been eliminated on Randolph Street in front of the building entrance for ease of shuttle access. A dedicated shuttle drop off/pick up at the Carpenter entry has been added.
- 3) The loading dock configuration has been revised to provide five berths instead of three. Note that the size of the curb cut on Washington will not change.
- 4) Louvers have been added on the third floor south elevation to allow for exhaust from a tenant-proposed test kitchen.
- 5) Either louvers or spandrel glass have been added adjacent to the loading and parking entries on the south elevation to accommodate a ComEd substation in the building.
- 6) Two trees have been removed on Carpenter Street closest to the main building entrance and the tree grates on all streets surrounding the property have been replaced with 5'x5' tree grates instead of 5'x10' grates to improve the pedestrian experience.
- 7) The architectural massing on the rooftop has been adjusted to decrease the scale of the mechanical areas. The simple metal panel portion has been changed to corrugated metal panel.



Patrick Murphey  
December 20, 2016  
Page Two

- 8) The mechanical and amenity space on the ninth floor has been expanded by approximately twenty feet to the north.

Thank you for your attention to this matter. Please call me with any questions.

Very truly yours,

**DLA Piper LLP (US)**

A handwritten signature in blue ink, appearing to read 'R. Klawiter', written over the printed name.

Richard F. Klawiter  
Partner

**Enclosures**

cc (via e-mail): Patti Scudiero  
Noah Szafraniec  
Teresa McLaughlin  
Mike Marmo  
Paul Turilli  
Anthony Hrusovsky

EAST138105289.2

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-G.*

(As Amended)

(Application No. 18861)

(Common Address: 100 -- 136 N. Carpenter St., 1033 -- 1057 W. Randolph St.,  
101 -- 137 N. Aberdeen St. And 1032 -- 1056 W. Washington Blvd.)

[SO2016-4779]

BPD1344

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the DX-3 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

North Carpenter Street; West Randolph Street; North Aberdeen Street; and West Washington Boulevard,

to those of a DX-5 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

North Carpenter Street; West Randolph Street; North Aberdeen Street; and West Washington Boulevard,

to those of a Business Planned Development.

SECTION 3. This ordinance shall be in force and effect from and after its passage and signature by the mayor.

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

*Business Planned Development No. 1344.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1344 ("Planned Development") consists of approximately 86,804 square feet of property which is

depicted on the attached Planned Development Boundary and Property Line Map (the "Property"); 110 North Carpenter LLC is the owner of the Property and the "Applicant" for this Planned Development.

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 "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, 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 Chicago Department of Transportation ("CDOT") 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 Plans (defined below).

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

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

4. This Planned Development consists of these 16 Statements; a Bulk Regulations and Data Table and the following exhibits and Plans attached hereto prepared by Gensler and dated July 21, 2016 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a P.D. Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Landscape Plant List and Details; a Green Roof Diagram; Building Elevations (North, South, East and West) and Wall Sections (Randolph Street Detail and Carpenter Street Detail 01 and 02). 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 thereof, 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 Business Planned Development: all uses allowed in the DX-5 Downtown Mixed-Use District, including, without limitation, office; high technology office; daycare; animal services; business equipment sales and service; business support services; urban farm (rooftop operation); communication service establishments; eating and drinking establishments (all, including taverns and outdoor patios); indoor special event including incidental liquor sales; financial services; small and medium venues, banquet or meeting halls; food and beverage retail sales; liquor sales; medical service; personal service; general retail sales; participant sports and recreation; car wash; limited and artisan manufacturing, production and industrial services; co-located wireless communication facilities and incidental and accessory uses and non-accessory and accessory parking.
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 DPD. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations 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 86,804 square feet and a base FAR of 5.0. The improvements to be constructed on the Property will be subject to the following Neighborhood Opportunity Fund floor area bonus criteria; otherwise more specifically described in Sections 16-14-010, 17-4-1000 and other referenced portions of the Chicago Municipal Code as follows:

Description	FAR
Base FAR	5.00
Neighborhoods Opportunity	2.00
Total FAR:	7.00

#### Neighborhoods Opportunity Bonus Calculation

$$2.0 \times 86,804 = 173,608 \text{ square feet}$$

$$173,608 \text{ square feet} \times \$29.00 \text{ per square foot} \times 0.80 = \$4,027,705.60 \text{ contribution}$$

Pursuant to Section 17-4-1003-C, prior to the issuance of the first building permit for any building or buildings within the Planned Development, the Neighborhoods Opportunity Fund floor area bonus payment, as further described in this Statement 8 and Section 16-14-010, shall be paid in full; provided, however, if the Planned Development is constructed in phases, the bonus payment shall be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued.

The Applicant, its successors or assigns, shall contribute the amount of Four Million Twenty-seven Thousand Seven Hundred Five and 60/100 Dollars (\$4,027,705.60) to the City of Chicago prior to the issuance of the "Part II Approval" as follows: Three Million Two Hundred Twenty-two Thousand One Hundred Sixty-four and 48/100 Dollars (\$3,222,164.48) into the Neighborhoods Opportunity Fund and Four Hundred Two Thousand Seven Hundred Seventy and 56/100 Dollars (\$402,770.56) into each of the Citywide Adopt-a-Landmark Fund and Local Impact Fund. The amount of bonus floor area and corresponding payment may be modified prior to issuance of a building permit in accordance with Section 17-4-1003-C of the Zoning Ordinance, provided that the total FAR does not exceed the maximum FAR set forth in this Planned Development. The funds contributed pursuant to this Statement 8 shall be utilized as set forth in Section 17-4-1004 (Neighborhoods Opportunity Fund), 17-4-1005 (Local Impact Bonus) and 17-4-1006 (Citywide Adopt-a-Landmark) of the Zoning Ordinance. The Applicant's obligations pursuant to this Statement 8 shall be fully satisfied upon payment of the amounts set forth herein (as modified pursuant to Section 17-4-1003-C).

It is currently anticipated that the Four Hundred Two Thousand Seven Hundred Seventy and 56/100 Dollars (\$402,770.56) contribution to the Local Impact Fund (as such amount shall be adjusted in accordance with Section 17-4-1003-C at the time of building permit) will be utilized for a public library within one (1) mile of the Planned Development site. Any modification of the allocation of the Local Impact Fund contribution shall be subject to Section 17-4-1005-G but in no event shall such modification cause a delay in the issuance of a Part II Approval, building permit or certificate of occupancy for the Planned Development.

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 DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall seek LEED certification (or equivalent alternative certification, such as Energy Star) and provide a 50 percent green roof equivalent to an actual total of 23,455 square feet.
15. The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the Plans, other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance). Applicant and DPD, at either party's request, may continue to evolve the design of the building elevations or materials and changes to such elevations or materials, if any, shall, if mutually agreed upon, be reviewed by DPD pursuant to Section 17-13-0800.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to the DX-5 Downtown Mixed-Use District.

9/14/2016

## REPORTS OF COMMITTEES

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[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plan; Landscape Plan; Landscape Plant Lists and Details; Green Roof Diagram; North, South, East and West Building Elevations; and Wall Sections referred to in these Plan of Development Statements printed on pages 32074 through 32087 of this *Journal*.]

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

*Business Planned Development No. 1344*

*Bulk Regulations And Data Table.*

Gross Site Area (square feet):	143,424
Area of Public Rights-of-Way (square feet):	56,620
Net Site Area (square feet):	86,804
Maximum Floor Area Ratio:	7.0
Minimum Off-Street Parking Spaces:	300
Minimum Off-Street Loading Spaces:	1 (10 feet by 50 feet) 2 (10 feet by 25 feet)
Maximum Building Height:	In conformance with the Plans
Minimum Setbacks:	In conformance with the Plans

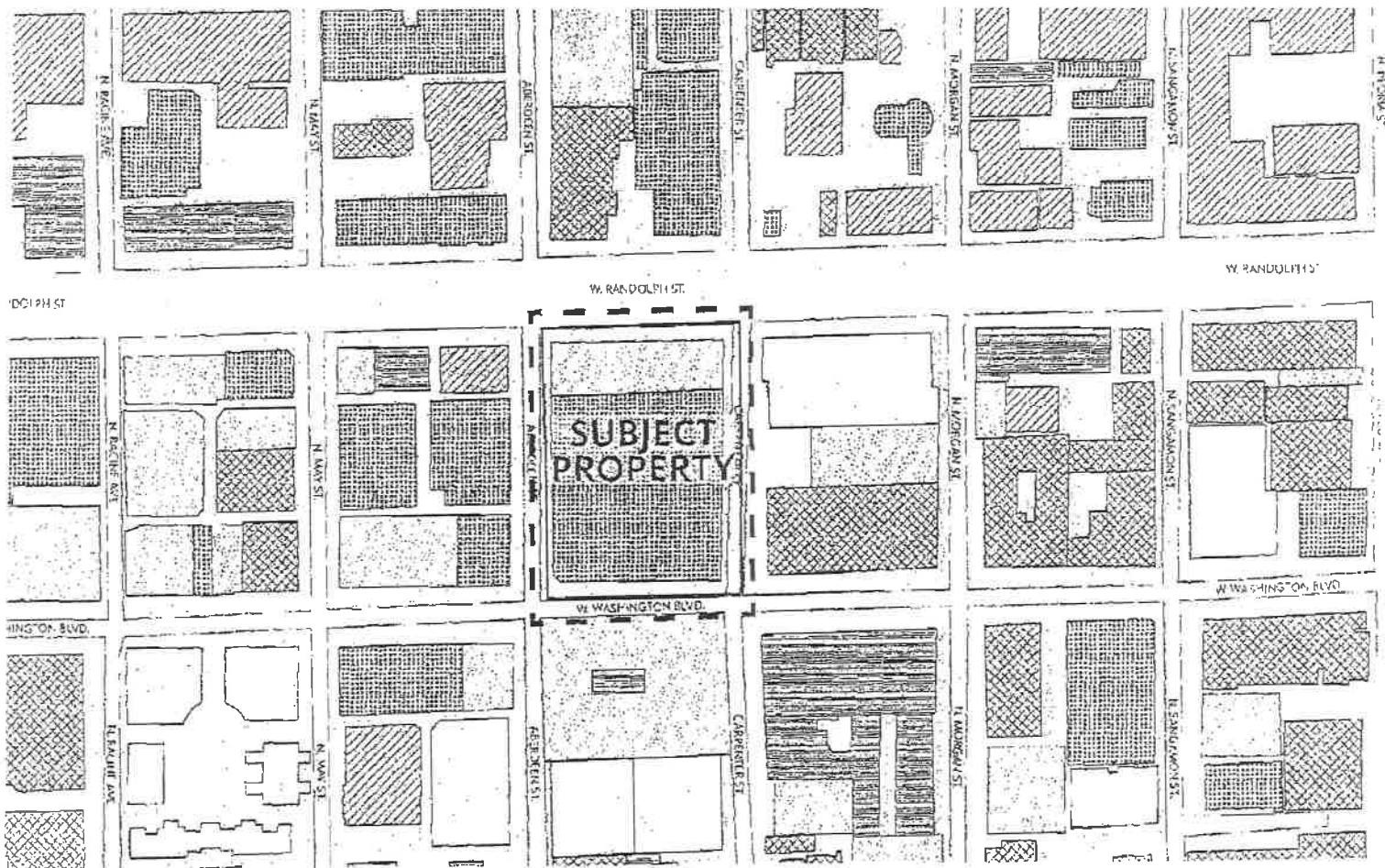
# EXISTING ZONING MAP



Applicant: 110 N. Carpenter, LLC  
 Address: 100-136 North Carpenter Street; 1033-1037 West Randolph Street; 101-137 North Aberdeen Street; 1052-2050 West Washington Boulevard  
 Introduction Date: June 22, 2016  
 Plan Commission: July 21, 2016

PD Exhibit 07.20.2015  
 Gensler

# EXISTING LAND USE MAP



Applicant: 110 N. Carpenter, LLC  
 Address: 100-136 North Carpenter Street, 1033-1057 West Randolph Street, 101-137 North Aberdeen Street, 1032-1056 West Washington Boulevard  
 Introduction Date: June 21, 2016  
 Plan Commission: July 21, 2016

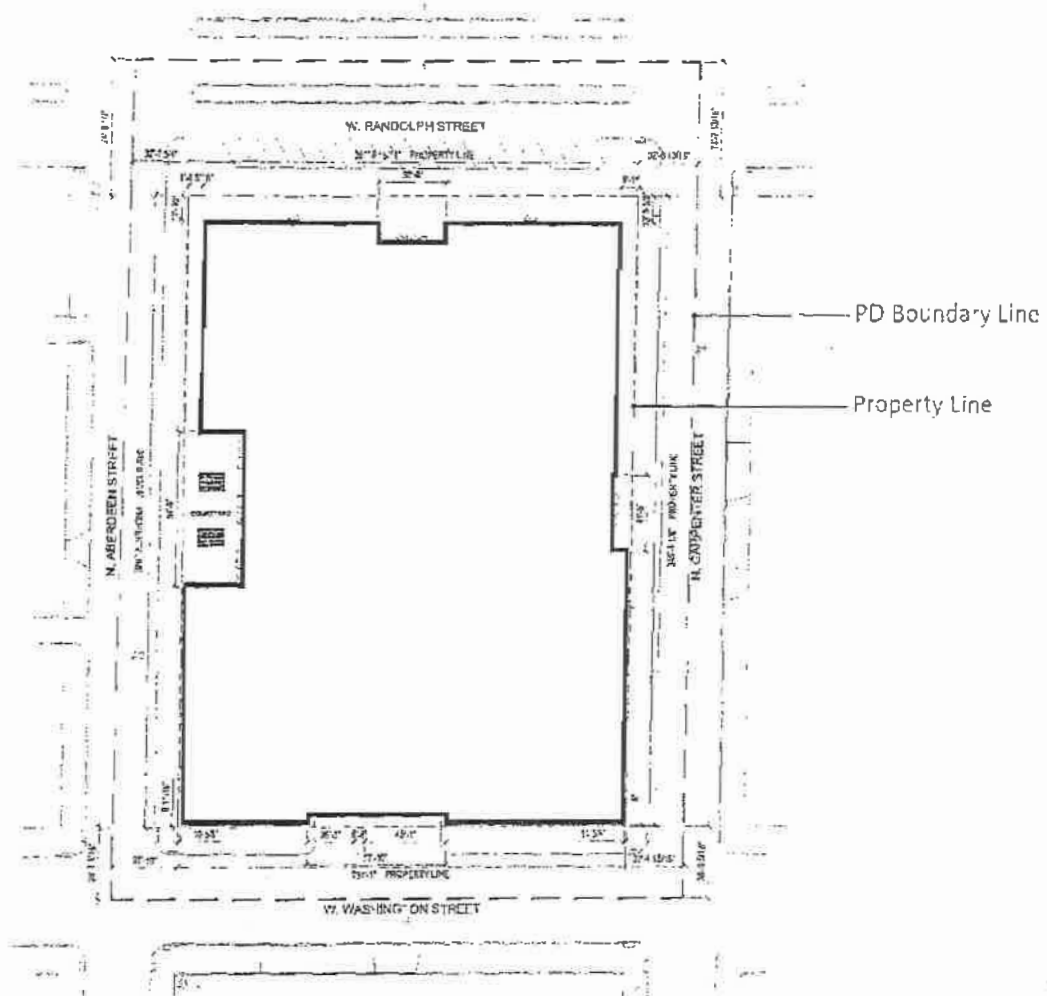


9/14/2016

REPORTS OF COMMITTEES

32075

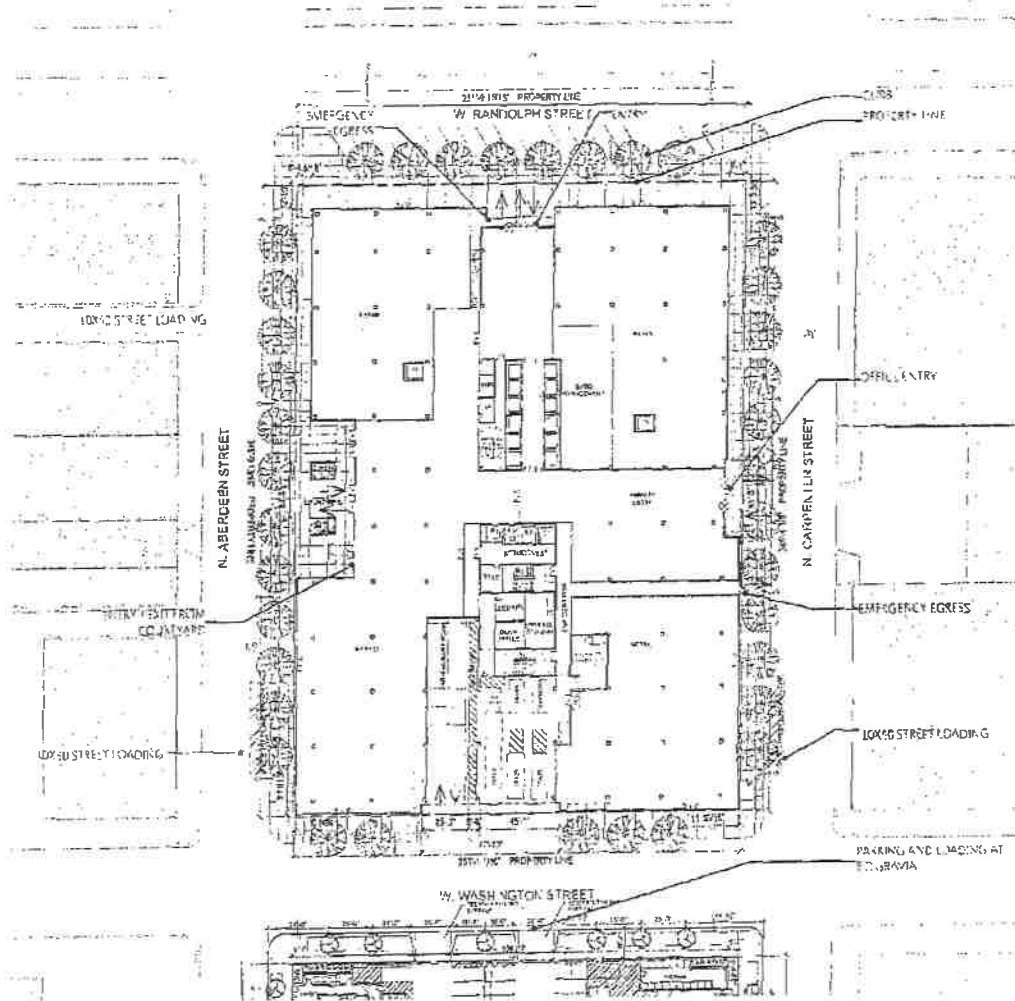
# PD BOUNDARY AND PROPERTY LINE MAP



Applicant: 110 N. Carpenter, L.C.  
Address: 100-136 North Carpenter Street; 1033-1057 West Randolph Street; 101-137 North Aberdeen Street; 1032-1056 West Washington Boulevard  
Introduction Date: June 22, 2016  
Plan Commission: July 21, 2016

PD Exhibit 07.20.2016  
 Gensler

# SITE PLAN



Applicant: 110 N. Carpenter, LLC  
 Address: 100-126 North Carpenter Street; 1043-1057 West Randolph Street; 101-137 North Aberdeen Street; 1032-1056 West Washington Boulevard  
 Introduction Date: June 22, 2016  
 Plan Commission: July 21, 2016

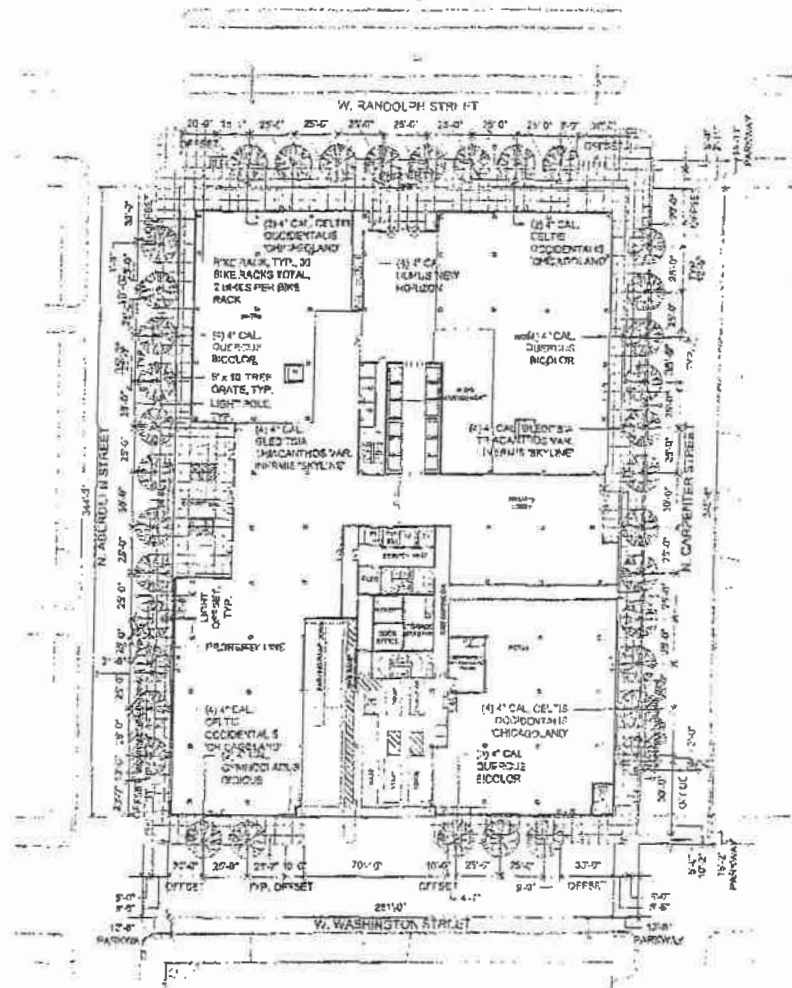


9/14/2016

REPORTS OF COMMITTEES

32077

# LANDSCAPE PLAN



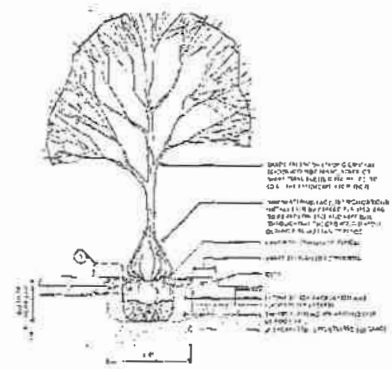
Applicant: 136 N. Carpenter, LLC  
 Address: 136-126 North Carpenter Street; 1039-1057 West Randolph Street; 101-137 North Ashland Street; 1032-1056 West Washington Boulevard  
 Introduction Date: June 22, 2016  
 Plan Commission: July 21, 2016



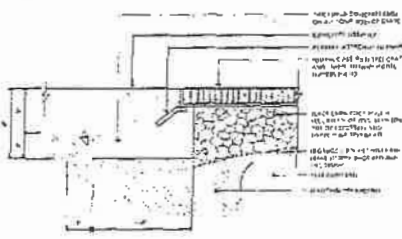
# LANDSCAPE PLANT LIST AND DETAILS

TYPE	SYMBOL	SYMBOL NAME	COMMON NAME	QTY	CAL	HT	SPR	ROOT	REMARKS
Tree	(Symbol)	...	...	...	...	...	...	...	...
Shrub	(Symbol)	...	...	...	...	...	...	...	...
Plant	(Symbol)	...	...	...	...	...	...	...	...

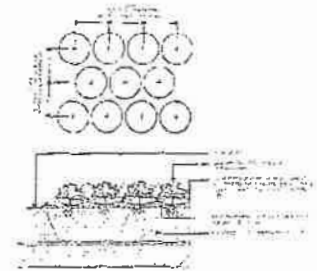
PLANT LIST



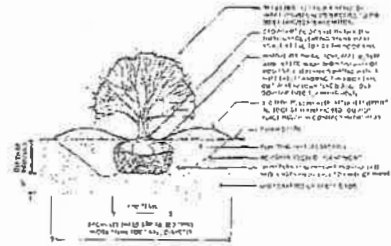
2 TREE IN TREE CRATE DETAIL



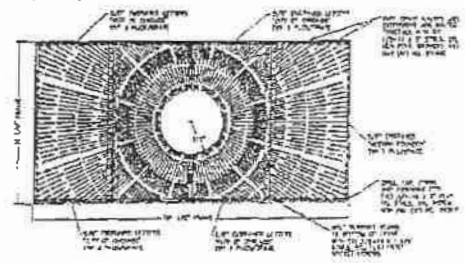
3 TREE CRATE DETAIL



4 GENERAL TREE PLANTING AND CRATE DETAIL



5 TREE PLANTING DETAIL



6 TREE IN TREE CRATE WITH 2" OPENING DETAIL

Applicant: 210 N. Carpenter, LLC  
 Address: 100-175 North Carpenter Street; 1033-1057 West Randolph Street; 101-137 North Aberdeen Street; 1332-1356 West Washington Boulevard  
 Introduction Date: June 22, 2015  
 Plan Commission: July 21, 2016

PD Exhibit 07.20.2016  
 Gensler

9/14/2016

REPORTS OF COMMITTEES

32079

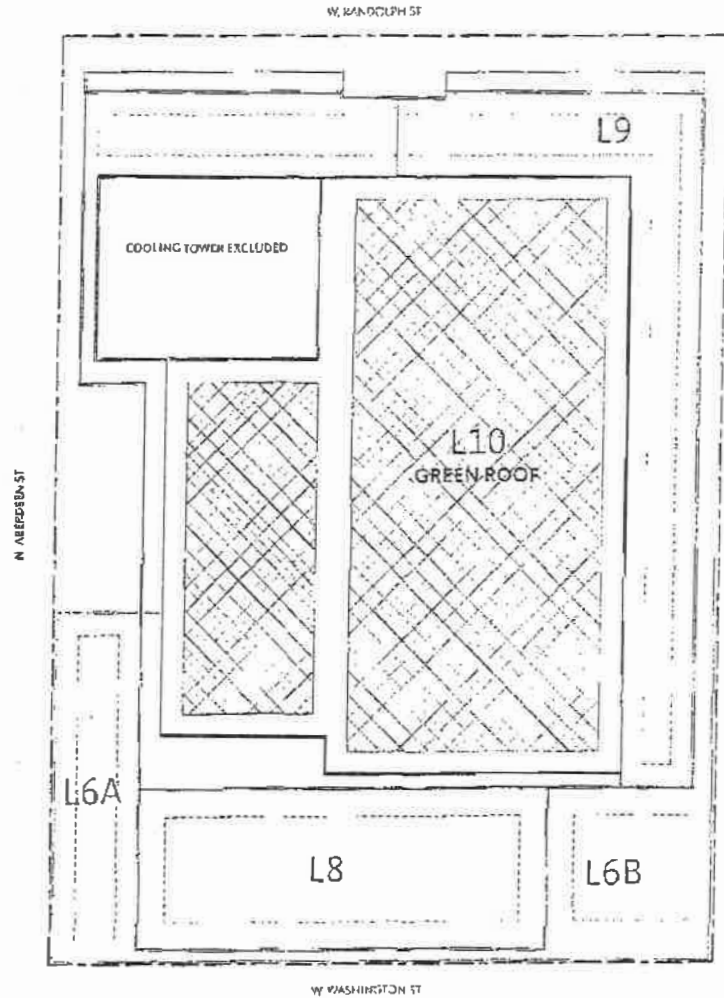
# GREEN ROOF DIAGRAM

Level	Net Roof (SF)	Green Roof (SF)
L10	25,497	25,497
L9	7,008	0
	5,732	0
L8	5,257	
L6A	1,735	
L6B	1,681	
<b>TOTAL</b>	<b>46,910</b>	<b>25,497</b>

REQUIRED GREEN ROOF AREA PFR CITY OF CHICAGO SUSTAINABLE DEVELOPMENT POLICY = 50% (46,910 SF) = 23,455 SF

PROPOSED GREEN ROOF AREA = 25,497 SF

EXTENT OF PROPOSED GREEN ROOF



Applicant: J.C.N. Carpenter, LLC  
 Address: 100-126 North Carpenter Street; 1033-1037 West Randolph Street; 101-117 North Aberdeen Street; 1032-1055 West Washington East, Evar. I  
 Introduction Date: June 22, 2015  
 Plan Commission: July 23, 2016

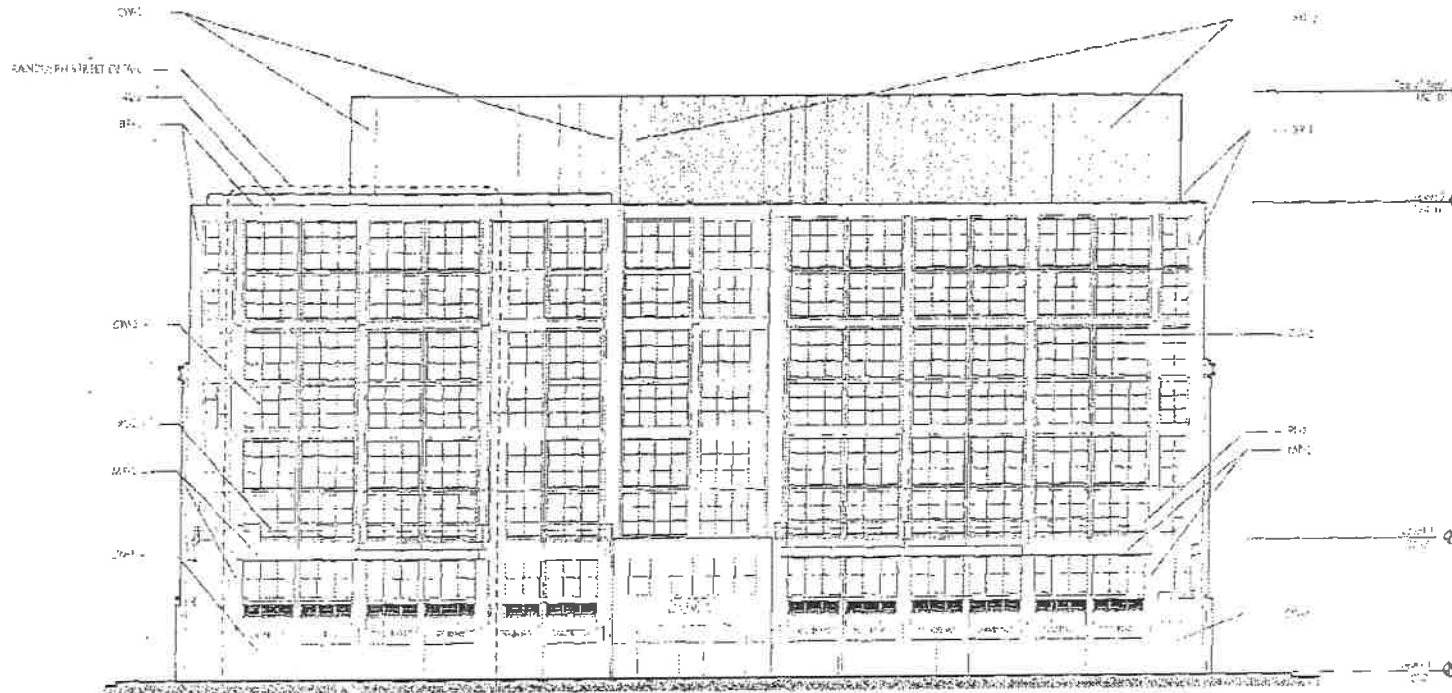
PD Exhibit 07.29.2016



Gensler

# BUILDING ELEVATIONS

## North Elevation



**SIGNAGE LOCATION:**

- Applied graphic signage - type 1b2
- Awning sign and/or signage applied to face - type 1b2
- Signs between perpendicular to face - type 1b2

**EXTERIOR WALL TYPES:**

- EW-1:** Brick core/clay panel
- CW-1:** Cast-in-place concrete system with water and spandrel glass
- CW-2:** Cast-in-place concrete system with glass, spandrel glass and insulated formed metal panel infill
- CW-3:** Cast-in-place concrete system with glass, spandrel glass and insulated formed metal panel infill

- CW-3:** Cast-in-place concrete system with glass, spandrel glass and insulated formed metal panel infill
- MP-1:** Insulated formed metal panel infill
- MP-2:** Metal panel system

- RI-1:** Clear glass curtain wall
- RL-1:** Metal framing system

Applicant: LHO North Tower, LLC

Address: 100-126 North Carpenter Street; 103-105 West Randolph Street; 101-117 North Aberdeen Street; 103-106 West Washington Boulevard

Introduction Date: June 24, 2016

Plan Commission: July 21, 2016

PD Exhibit 07.20.2016



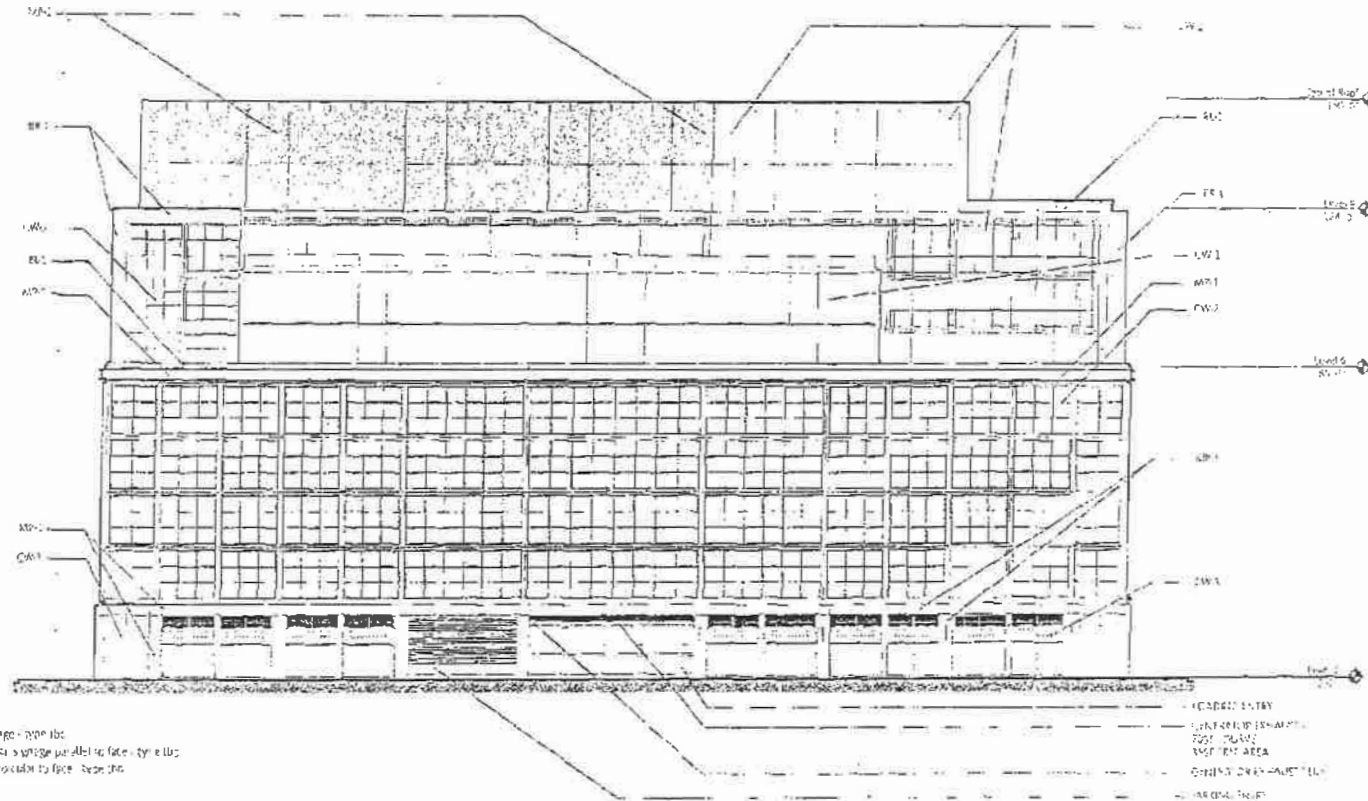
9/14/2016

REPORTS OF COMMITTEES

32081

# BUILDING ELEVATIONS

## South Elevation



**SIGNAGE LOCATION:**

- Applied glass and signage type 1b
- Applied mounted glass signage parallel to face type 1b
- Glass signage perpendicular to face type 1b

**EXTERIOR WALL TYPES:**

- BR-1: 5" brick masonry
- CW-1: Curtain wall system with vision and spandrel glass
- CW-2: Curtain wall system with vision glass and insulated formed metal panel fills
- CW-3: Curtain wall system with vision and spandrel glass

- CW-3: Applied aluminum curtain wall system with vision glass, insulated formed metal panel fills, and insulated formed metal panel fills
- MP-1: Insulated formed metal panel fills
- MP-2: ACM / Metal panel system

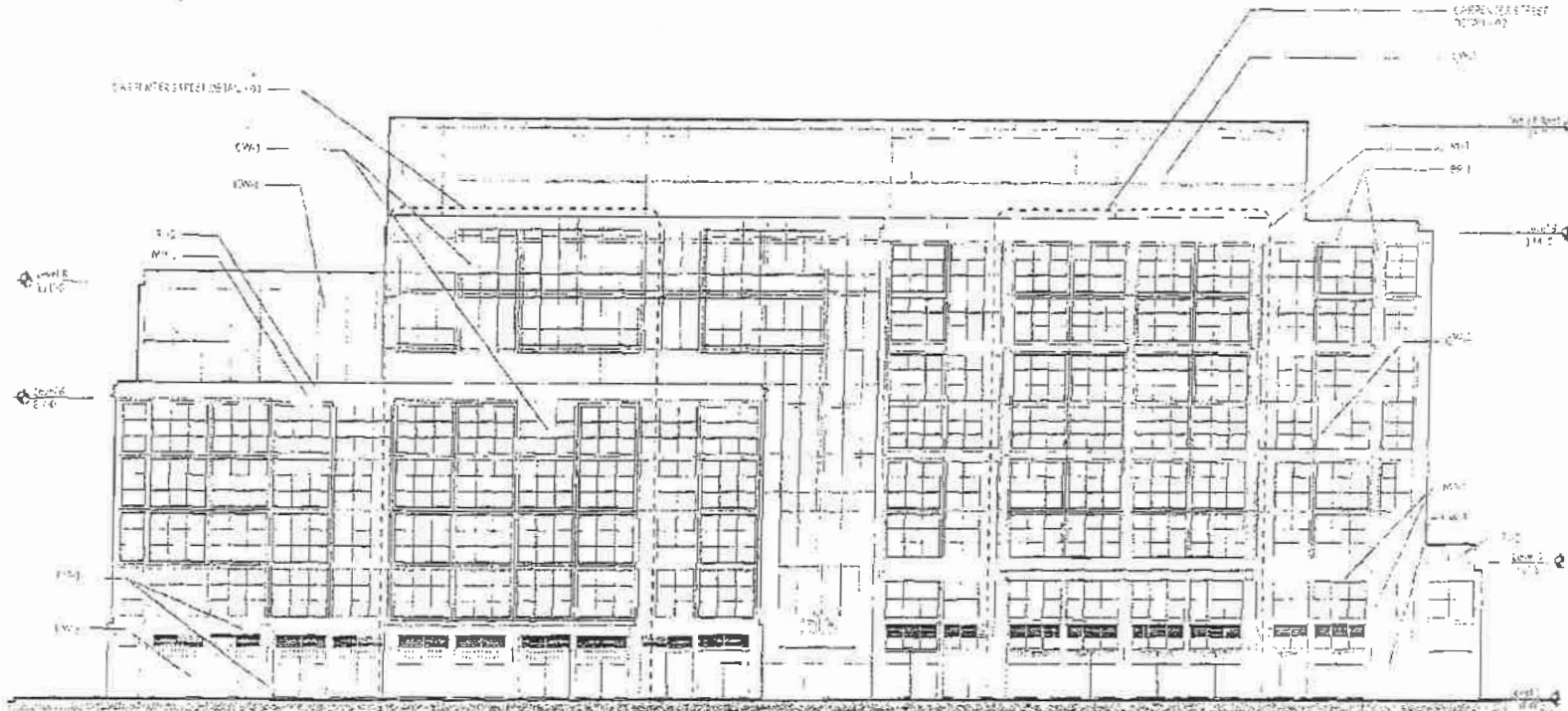
- RL-1: Glass railing system
- RL-2: Metal railing system

Applicant: 110 N. DuPage, LLC  
 Address: 100-136 North Carpenter Street; 1033-1057 West Randolph Street; 101-137 North Aberdeen Street; 1032-1056 West Washington Boulevard  
 Introduction Date: June 22, 2016  
 Plan Commission: July 21, 2016

PD EKH bit 07.20.2016  
 **Gensler**

# BUILDING ELEVATIONS

## East Elevation



**SIGNAGE LOCATION:**  
 1. Above entrance  
 2. Above entrance  
 3. Above entrance  
 4. Above entrance  
 5. Above entrance  
 6. Above entrance  
 7. Above entrance  
 8. Above entrance  
 9. Above entrance  
 10. Above entrance  
 11. Above entrance  
 12. Above entrance  
 13. Above entrance  
 14. Above entrance  
 15. Above entrance  
 16. Above entrance  
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 41. Above entrance  
 42. Above entrance  
 43. Above entrance  
 44. Above entrance  
 45. Above entrance  
 46. Above entrance  
 47. Above entrance  
 48. Above entrance  
 49. Above entrance  
 50. Above entrance

**EXTERIOR WALL TYPES:**  
 BR-1: Brick  
 BR-2: Brick  
 BR-3: Brick  
 BR-4: Brick  
 BR-5: Brick  
 BR-6: Brick  
 BR-7: Brick  
 BR-8: Brick  
 BR-9: Brick  
 BR-10: Brick  
 BR-11: Brick  
 BR-12: Brick  
 BR-13: Brick  
 BR-14: Brick  
 BR-15: Brick  
 BR-16: Brick  
 BR-17: Brick  
 BR-18: Brick  
 BR-19: Brick  
 BR-20: Brick  
 BR-21: Brick  
 BR-22: Brick  
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 BR-43: Brick  
 BR-44: Brick  
 BR-45: Brick  
 BR-46: Brick  
 BR-47: Brick  
 BR-48: Brick  
 BR-49: Brick  
 BR-50: Brick

CW-1: Concrete  
 CW-2: Concrete  
 CW-3: Concrete  
 CW-4: Concrete  
 CW-5: Concrete  
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 CW-36: Concrete  
 CW-37: Concrete  
 CW-38: Concrete  
 CW-39: Concrete  
 CW-40: Concrete  
 CW-41: Concrete  
 CW-42: Concrete  
 CW-43: Concrete  
 CW-44: Concrete  
 CW-45: Concrete  
 CW-46: Concrete  
 CW-47: Concrete  
 CW-48: Concrete  
 CW-49: Concrete  
 CW-50: Concrete

MP-1: Metal panel system  
 MP-2: Metal panel system  
 MP-3: Metal panel system  
 MP-4: Metal panel system  
 MP-5: Metal panel system  
 MP-6: Metal panel system  
 MP-7: Metal panel system  
 MP-8: Metal panel system  
 MP-9: Metal panel system  
 MP-10: Metal panel system  
 MP-11: Metal panel system  
 MP-12: Metal panel system  
 MP-13: Metal panel system  
 MP-14: Metal panel system  
 MP-15: Metal panel system  
 MP-16: Metal panel system  
 MP-17: Metal panel system  
 MP-18: Metal panel system  
 MP-19: Metal panel system  
 MP-20: Metal panel system  
 MP-21: Metal panel system  
 MP-22: Metal panel system  
 MP-23: Metal panel system  
 MP-24: Metal panel system  
 MP-25: Metal panel system  
 MP-26: Metal panel system  
 MP-27: Metal panel system  
 MP-28: Metal panel system  
 MP-29: Metal panel system  
 MP-30: Metal panel system  
 MP-31: Metal panel system  
 MP-32: Metal panel system  
 MP-33: Metal panel system  
 MP-34: Metal panel system  
 MP-35: Metal panel system  
 MP-36: Metal panel system  
 MP-37: Metal panel system  
 MP-38: Metal panel system  
 MP-39: Metal panel system  
 MP-40: Metal panel system  
 MP-41: Metal panel system  
 MP-42: Metal panel system  
 MP-43: Metal panel system  
 MP-44: Metal panel system  
 MP-45: Metal panel system  
 MP-46: Metal panel system  
 MP-47: Metal panel system  
 MP-48: Metal panel system  
 MP-49: Metal panel system  
 MP-50: Metal panel system

Applicant: 110 N. Carpenter, LLC  
 Address: 100-136 North Carpenter Street; 1033-1057 West Randolph Street; 101-137 North Aberdeen Street; 1012-1056 West Washington Boulevard  
 Introduction Date: June 22, 2016  
 Plan Commission: July 21, 2016

PD Exhibit 07.20.2016  
 Gensler

9/14/2016

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32083

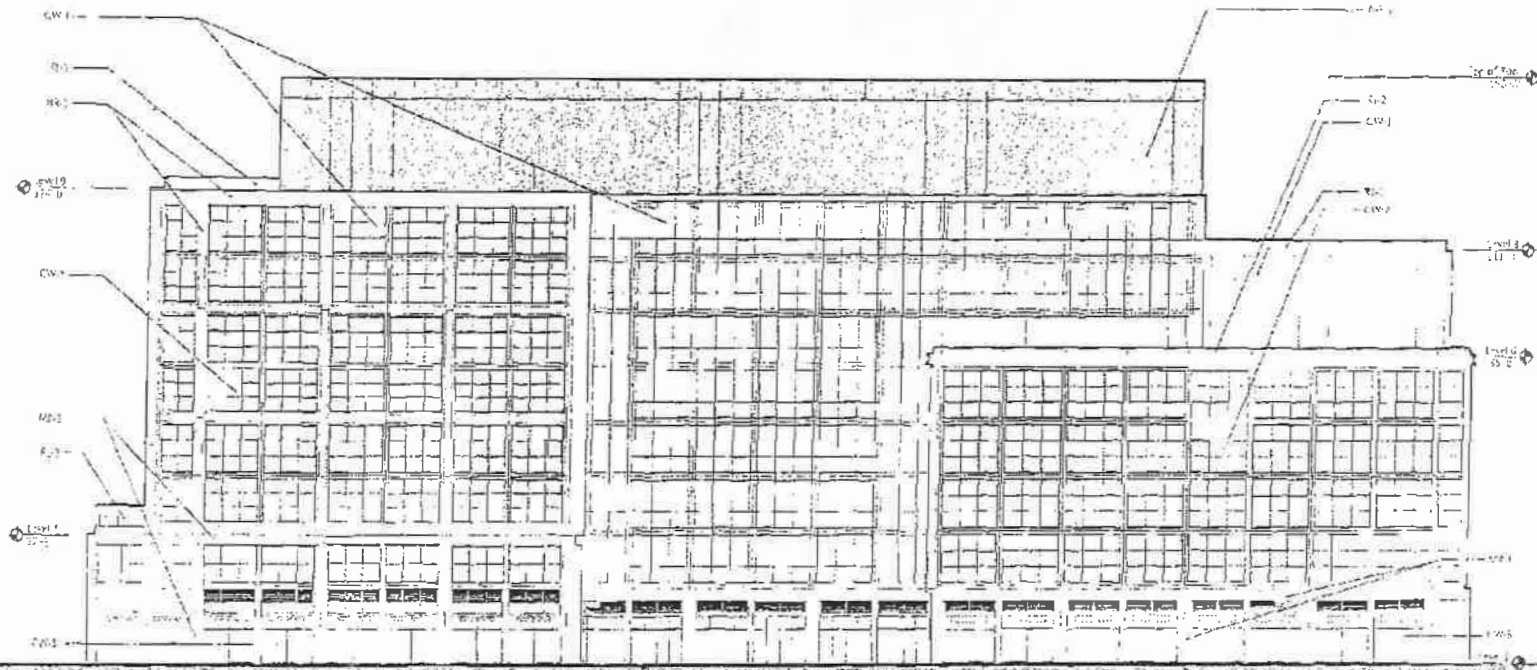
# BUILDING ELEVATIONS

## West Elevation

32084

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**SIGNAGE LOCATION:**

- Applied glass signage type 100
- Applied mounted metal signage panel type 100
- Block signage panel exterior face type 100

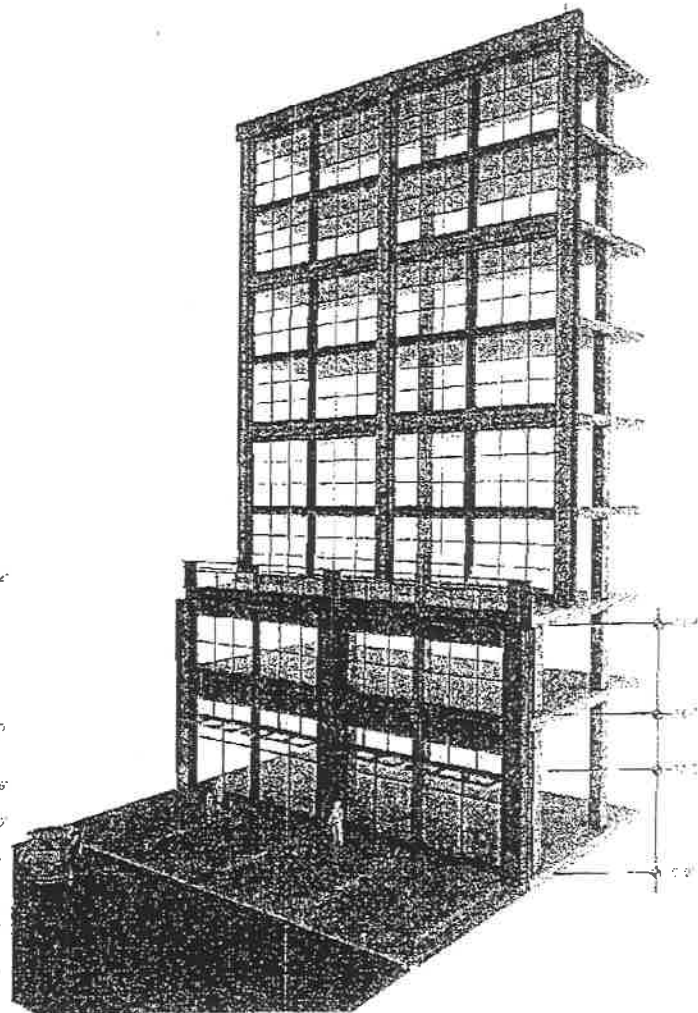
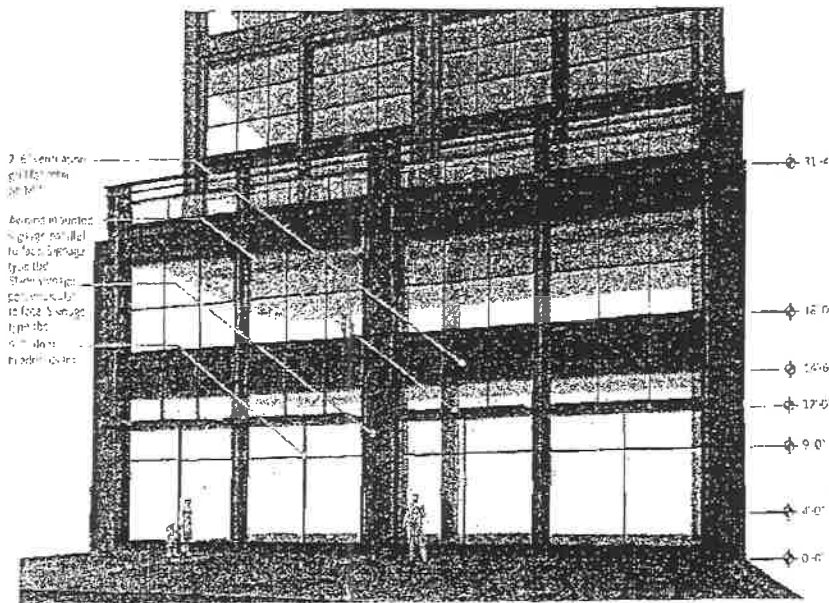
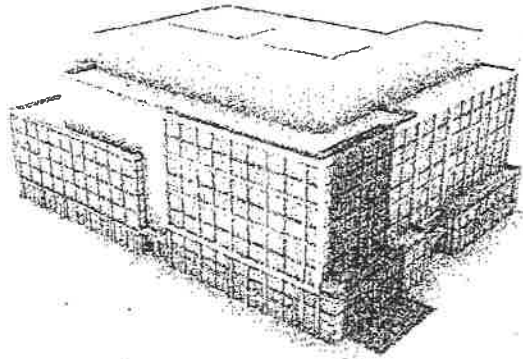
**EXTERIOR WALL TYPES:**

- BR-1:** 1/2" thick metal panel
- CW-1:** Coated aluminum curtain wall system with vision glass, integrated drainage and gaskets, and insulated formed metal panel mullin
- CW-2:** Coated aluminum curtain wall system with vision glass, spandrel glass and insulated formed metal panel mullin
- CW-3:** Coated aluminum curtain wall system with vision glass, integrated drainage and gaskets, and insulated formed metal panel mullin
- MP-1:** 1/2" thick formed metal panel mullin
- MP-2:** ACM? Metal panel system
- RL-1:** Coated glass curtain wall system
- RL-2:** Metal cladding system

Applicant: L.C.N. Carpenter, LLC  
 Address: 130-136 North Carpenter Street, 1033-1057 West Randolph Street, 101-137 North Aberdeen Street, 1032-1056 West Washington Boulevard  
 Introduction Date: June 22, 2016  
 Plan Commission: July 21, 2016

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# WALL SECTION - Randolph Street detail



Applicant: E.C. N. Carpenter, Jr.  
 Address: 100-126 North Carpenter Street; 1033-1057 West Randolph Street; 101-137 North Aberdeen Street; 1032-1056 West Washington Boulevard  
 Introduction Date: June 22, 2016  
 Plan Commission: July 21, 2016

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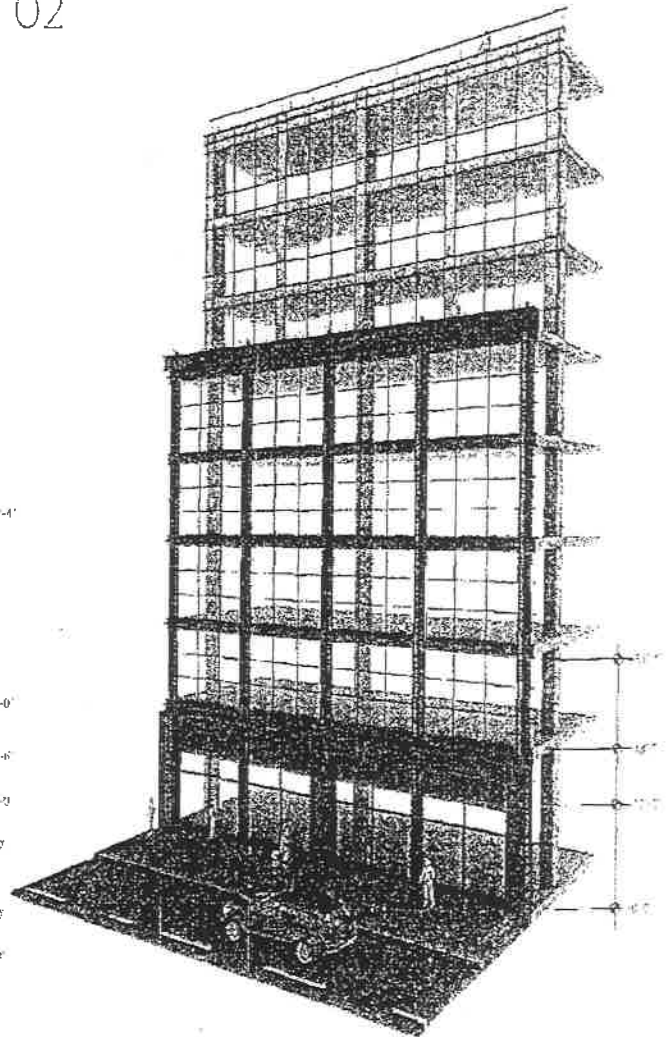
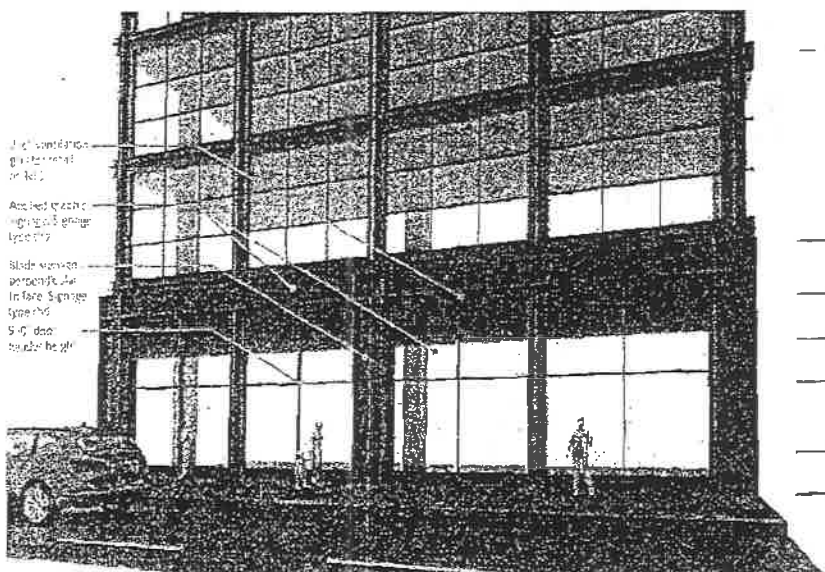
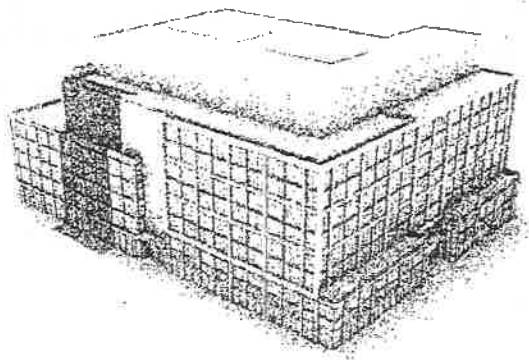
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# WALL SECTION - Carpenter Street detail - 02



Applicant: 110 N. Carpenter, LLC  
 Address: 100-126 North Carpenter Street; 1033-1057 West Randolph Street; 101-117 North Aberdeen Street; 1032-1056 West Washington Boulevard  
 Introduction Date: June 14, 2016  
 Plan Completion: July 21, 2016

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 Gensler

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