

PD 1369

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 17, 2020

Jack George
Ackerman LLP
71 S. Wacker Dr., 47th Floor
Chicago, IL 60606

Re: Minor change approval for PD No. 1369, 110 N. Wacker Dr.


Dear Mr. George:

Please be advised that your request for a minor change to Waterway Business Planned Development No. 1369 ("PD 1369") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 13 of PD 1369.

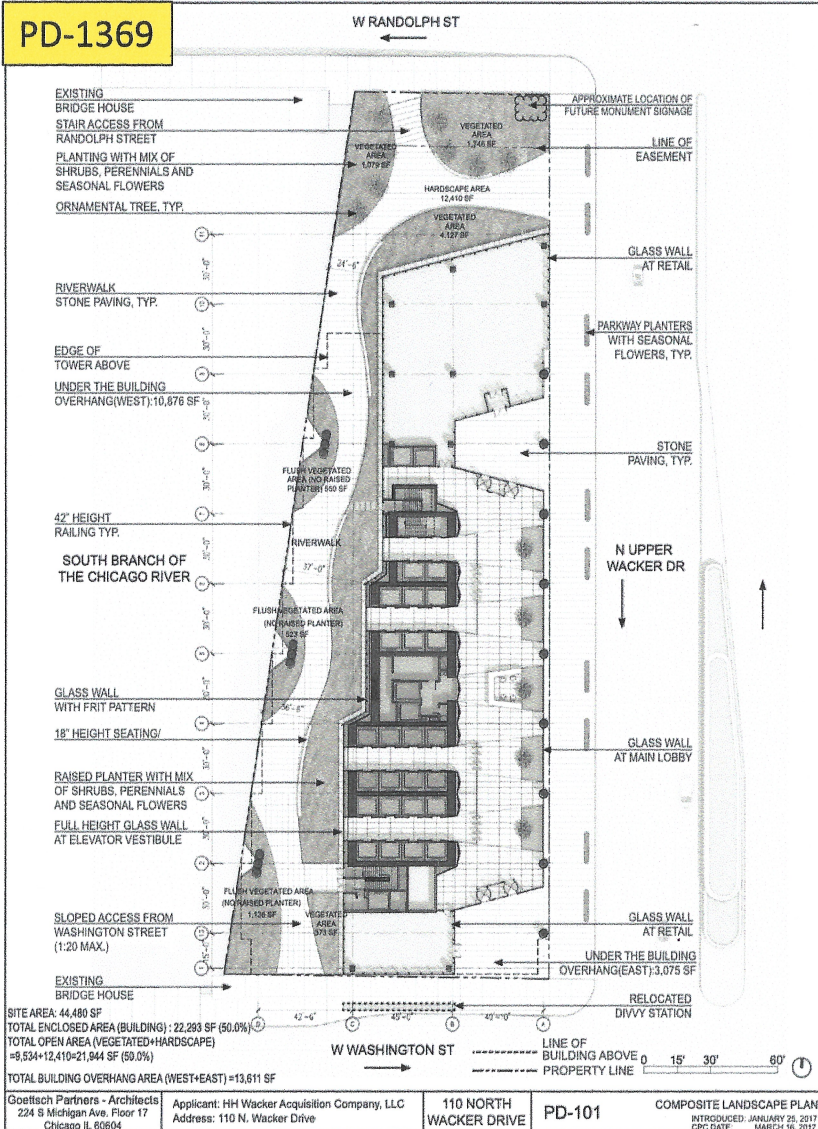
Your client and the sole owner of the property, 110 N Wacker Drive Titleholder LLC, is seeking a minor change to allow for modifications to the proposed riverfront plaza at the under construction commercial, high-rise building at 110 N. Wacker Dr. As shown on the attached exhibits, an emergency exit and outdoor dining patio have been added at the building's north end. Additionally, the plaza includes 5% more landscape area, 50% more trees (8 to 12), and 25% more riverwalk seating. All previously approved paving materials, planting species, etc., remain. Along with the requirements of Statement No. 11 of the PD, the plaza should be appropriately signed to indicate it is accessible to the public.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed 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 1369, 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,

Nancy Radzevich
Assistant Commissioner
C: Mike Marmo, Erik Glass, Main file

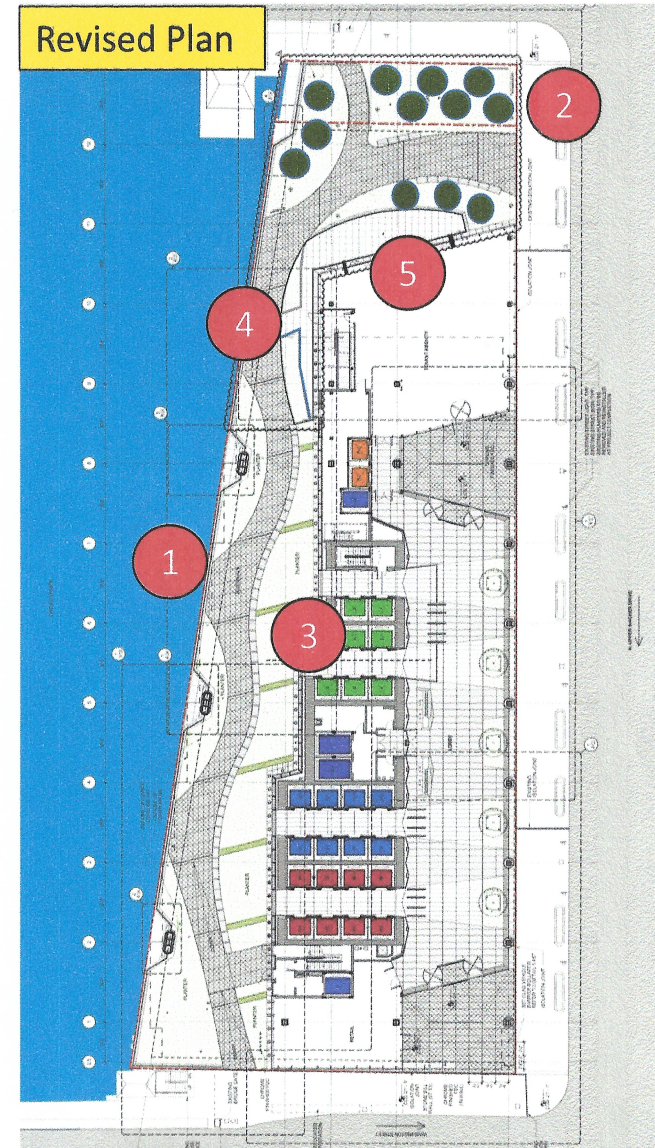
PD-1369



NOTES:

1. Net landscaped area has increased 5% in new plan
2. Tree count has increased 50% in new plan
3. Linear footage of seating increased by 25%
4. Required path of emergency egress added from fire stair
5. Public patio added for outdoor dining at restaurant per lease obligation
6. All paving materials, planting species, etc maintained per PD-1369

Revised Plan



PD-1369

W RANDOLPH ST

EXISTING
BRIDGE HOUSE
STAIR ACCESS FROM
RANDOLPH STREET
PLANTING WITH MIX OF
SHRUBS, PERENNIALS AND
SEASONAL FLOWERS
ORNAMENTAL TREE, TYP.

RIVERWALK
STONE PAVING, TYP.

EDGE OF
TOWER ABOVE
UNDER THE BUILDING
OVERHANG(WEST):10,876 SF

42" HEIGHT
RAILING TYP.

SOUTH BRANCH OF
THE CHICAGO RIVER

GLASS WALL
WITH FRIT PATTERN
18" HEIGHT SEATING/

RAISED PLANTER WITH MIX
OF SHRUBS, PERENNIALS
AND SEASONAL FLOWERS
FULL HEIGHT GLASS WALL
AT ELEVATOR VESTIBULE

SLOPED ACCESS FROM
WASHINGTON STREET
(1:20 MAX.)

EXISTING
BRIDGE HOUSE

SITE AREA: 44,480 SF
TOTAL ENCLOSED AREA (BUILDING): 22,293 SF (50.0%)
TOTAL OPEN AREA (VEGETATED+HARDSCAPE)
=9,534+12,410=21,944 SF (50.0%)
TOTAL BUILDING OVERHANG AREA (WEST+EAST)=13,611 SF

Goeltz Partners - Architects
224 S Michigan Ave. Floor 17
Chicago IL 60604

Applicant: HH Wacker Acquisition Company, LLC
Address: 110 N. Wacker Drive

110 NORTH
WACKER DRIVE

PD-101

COMPOSITE LANDSCAPE PLAN
INTRODUCED: JANUARY 25, 2017
CPC DATE: MARCH 16, 2017

APPROXIMATE LOCATION OF
FUTURE MONUMENT SIGNAGE
LINE OF
EASEMENT

GLASS WALL
AT RETAIL

PARKWAY PLANTERS
WITH SEASONAL
FLOWERS, TYP.

STONE
PAVING, TYP.

N UPPER
WACKER DR

GLASS WALL
AT MAIN LOBBY

GLASS WALL
AT RETAIL

UNDER THE BUILDING
OVERHANG(EAST):3,075 SF

RELOCATED
DRIVY STATION

W WASHINGTON ST

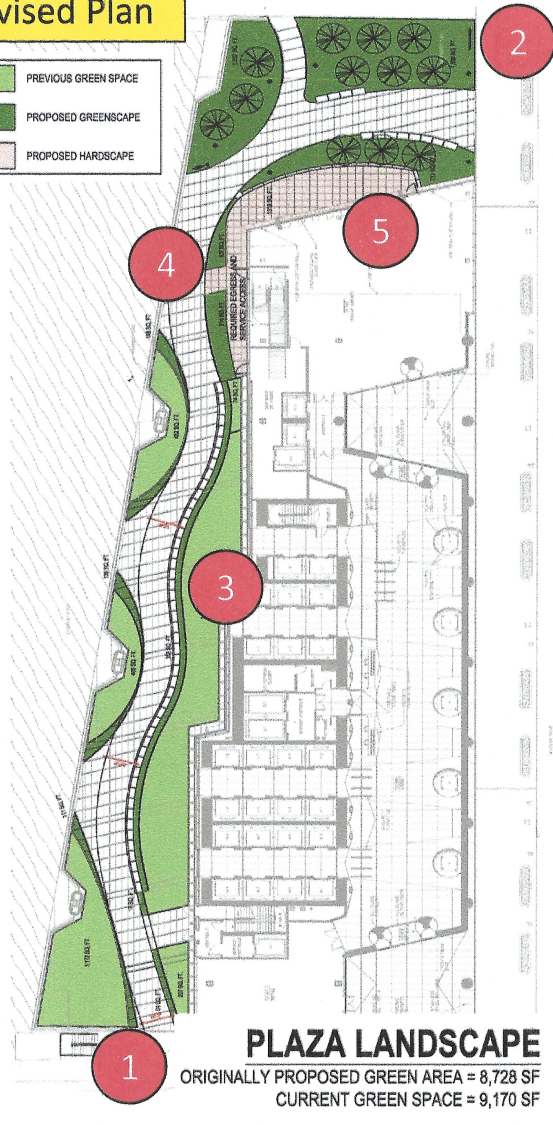
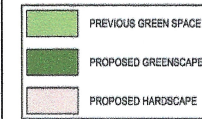
LINE OF
BUILDING ABOVE
PROPERTY LINE

0 15' 30' 60'

NOTES:

1. Net landscaped area has increased 5% in new plan
2. Tree count has increased 50% in new plan
3. Linear footage of seating increased by 25%
4. Required path of emergency egress added from fire stair
5. Public patio added for outdoor dining at restaurant per lease obligation
6. All paving materials, planting species, etc maintained per PD-1369

Revised Plan



PLAZA LANDSCAPE

ORIGINALLY PROPOSED GREEN AREA = 8,728 SF
CURRENT GREEN SPACE = 9,170 SF

GROUND FLOOR LANDSCAPE PLAN

Revised Plan

WASHINGTON STREET

RANDOLPH STREET



CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS
CAKF



CAREX 'ICE DANCE' VARIEGATED SEDGE
CID



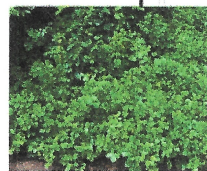
PACHYSANDRA TERMINALIS JAPANESE SPURGE
PACHYSANDRA
PT



EUONYMUS FORTUNEI 'COLORATUS' PURPLELEAF WINTERCREEPER
EFC



LIRIOPE MUSCARI 'VARIEGATA' LILY TURF
LMV



RHUS AROMATICA 'GRO LOW' GROW LOW SUMAC
RAGL



CALAMAGROSTIS BRACHYTRICHA REED GRASS
CB



BUXUS x 'GREEN MOUNTAIN' GREEN MOUNTAIN BOXWOOD
BGM



VINCA MINOR COMMON PERIWINKLE
VM



COTONEASTER HORIZONTALIS ROCK COTONEASTER
CH

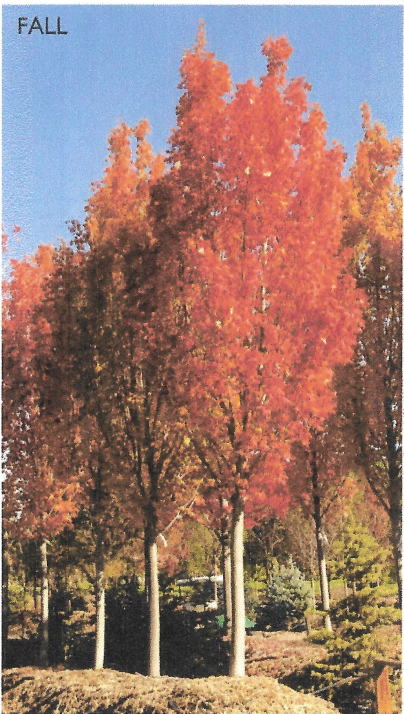


LANDSCAPE PLAN ENLARGEMENT



ACER RUBRUM 'ARMSTRONG'
'ARMSTRONG' RED MAPLE

Revised Plan



12/12/2018

REPORTS OF COMMITTEES

93327

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

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

(As Amended)

(Application No. 19817)

(Common Address: 110 N. Wacker Dr.)

WBPD 1369, 99

[SO2018-7736]

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 1369 symbols and indications as shown on Map Number 1-F in the area bounded by:

West Randolph Street; North Wacker Drive; West Washington Street; and the east bank of the south branch of the Chicago River,

to those of Waterway-Business Planned Development 1369, 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-Business Planned Development No. 1369, As Amended.

Planned Development Statements.

1. The area delineated herein as Waterway-Business Planned Development Number 1369 ("Planned Development") consists of approximately 44,480 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, 110 North Wacker Drive Titleholder LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if

different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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 Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Composite Landscape Plan; Riverwalk Plan; Lower Level Floor Plans; a Green Roof Plan; Building Section Plan and Building Elevations (North, South, East and West) prepared by Goettsch Partners -- Architects and dated November 15, 2018, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago 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 Chicago Zoning ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as the Planned Development: office, eating and drinking establishments, outdoor patio, food and beverage retail sales and retail sales, financial services, fitness facilities, accessory parking, co-located wireless communication facilities, boat dock and related and ancillary uses.
6. On-Premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago 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 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 44,480 square feet and a base FAR of 16.00.

The Applicant acknowledges that the project has received a bonus FAR of 21.10, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 37.10. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund, pursuant to Section 17-4-1003-D. Such funds will be utilized pursuant to Section 17-4-1004-B (Neighborhoods Opportunity), Section 17-4-1006-C (Citywide Adopt-a-Landmark) and Section 17-4-1005-C (Local Impact).

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The Applicant shall design and construct the open space plaza depicted in the attached exhibit to this Planned Development labeled the Composite Landscape Plan (hereinafter the "Plaza"), and shall be responsible to assure that the Plaza is clean, litter free and clear of snow and debris and that any landscaping or plant material is in a healthy condition. The Plaza shall be open to the public daily from 6:00 A.M. to 11:00 P.M. The Applicant agrees to cooperate with the City to permit the installation of mutually-approved public art or sculpture within the Plaza in a mutually agreed upon location in the general area of the northeast corner of the site.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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. The Applicant and the City of Chicago agree to cooperate to design a mutually acceptable future access to and from the street level riverwalk deck and the river level dock space when a river level riverwalk connection is made to the river level dock space from the adjacent properties to improve connectivity and access for the site, which does not adversely affect the building operations or security; such modifications that result from these discussions shall be made pursuant to Section 17-13-0611.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources.

The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

16. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contained in the Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to: (a) provide a landscaped 60-foot high arcaded street level river setback and continuous riverwalk that is between 25 feet and 45 feet as indicated on the Site Plan and Composite Landscape Plan ("Street Level Riverwalk Deck"); and (b) permit connection by others to the property's river level dock space to the setback and riverwalks of adjacent properties when the river edges of the adjacent properties are similarly improved. The Street Level Riverwalk Deck and river level dock space when connected to adjacent properties shall be un-gated and access thereto open to the public free of charge with signage indicating that the Street Level Riverwalk Deck is open to the public daily from 6:00 A.M. to 11:00 P.M. All improvements within the Street Level Riverwalk Deck and river level dock space setback must be substantially completed prior to receipt of a final Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.
17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the Waterway-Business Planned Development dated February 28, 2018.

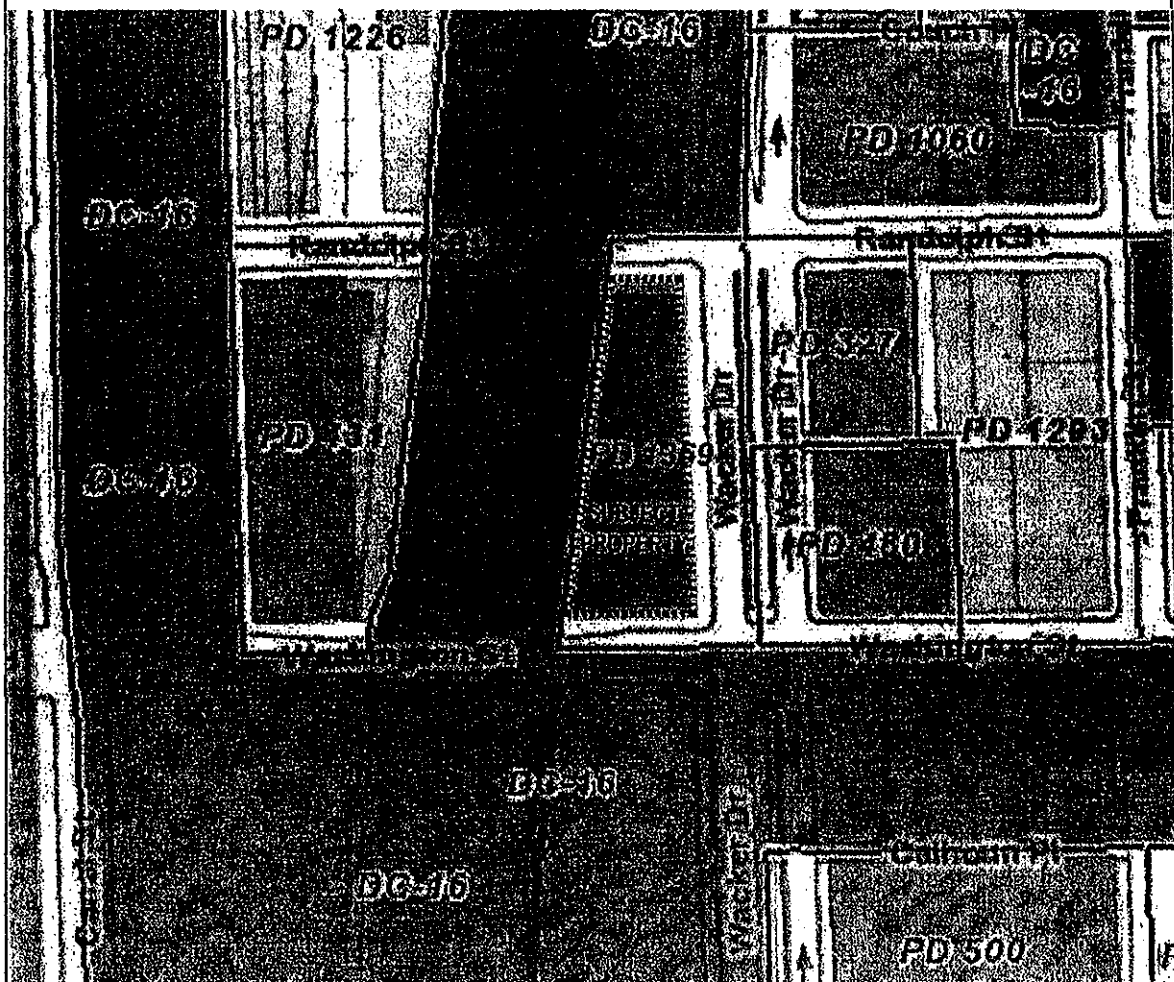
[Existing Zoning Map; Existing Land-Use Map and Existing Conditions; Boundary and Property Line Map; Site Plans; Riverwalk Level Plan; Lower Level 1 and 2 Plans; Green Roof Plan; West/East Building Sections; West/East Podium Sections; North, South, East and West Building Elevations; Composite Landscape Plan; Tree and Shrub Depiction; Perennials and Seasonal Flowers; and Sections referred to in these Plan of Development
Statements printed on pages 93333
through 93351 of this *Journal*.]

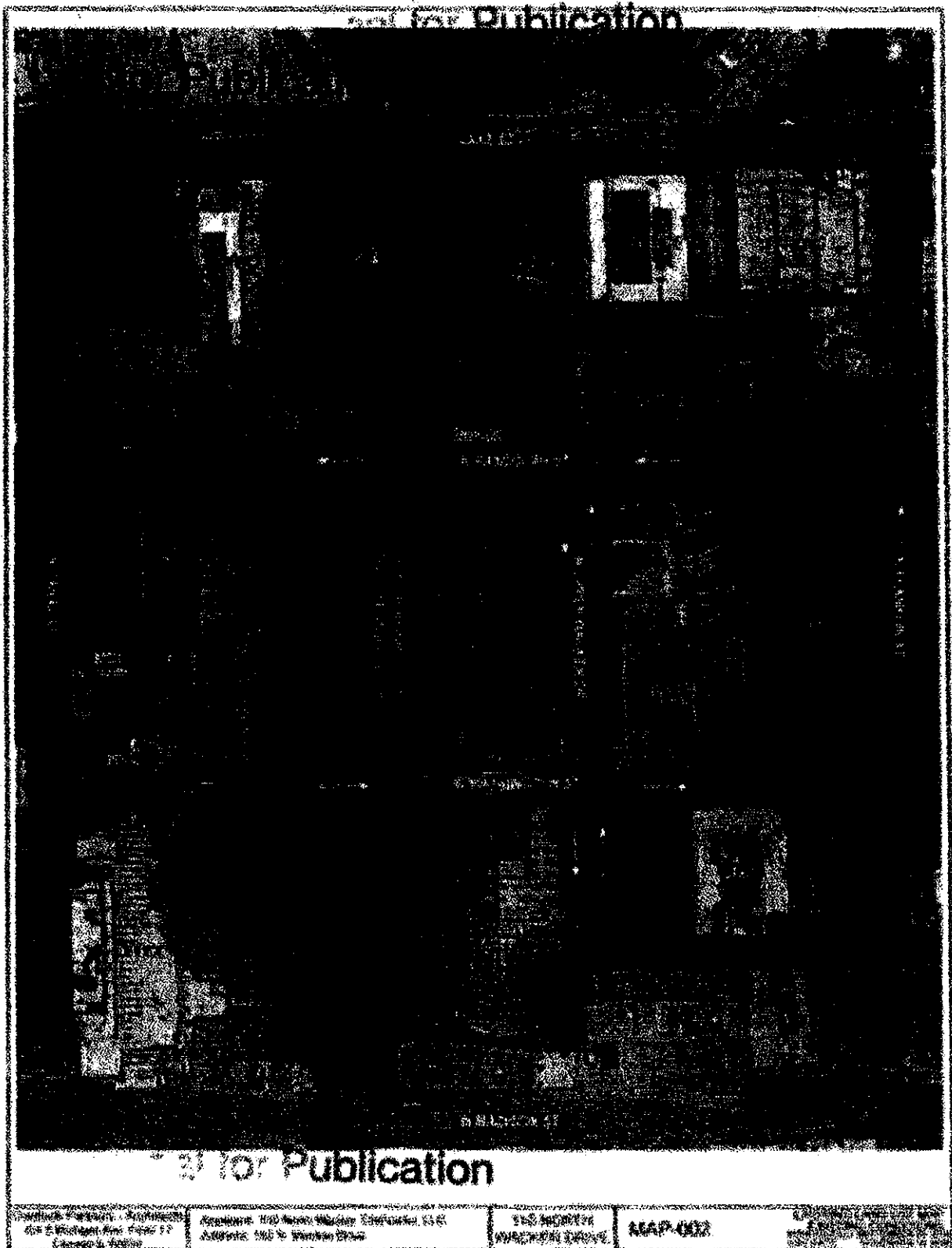
Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

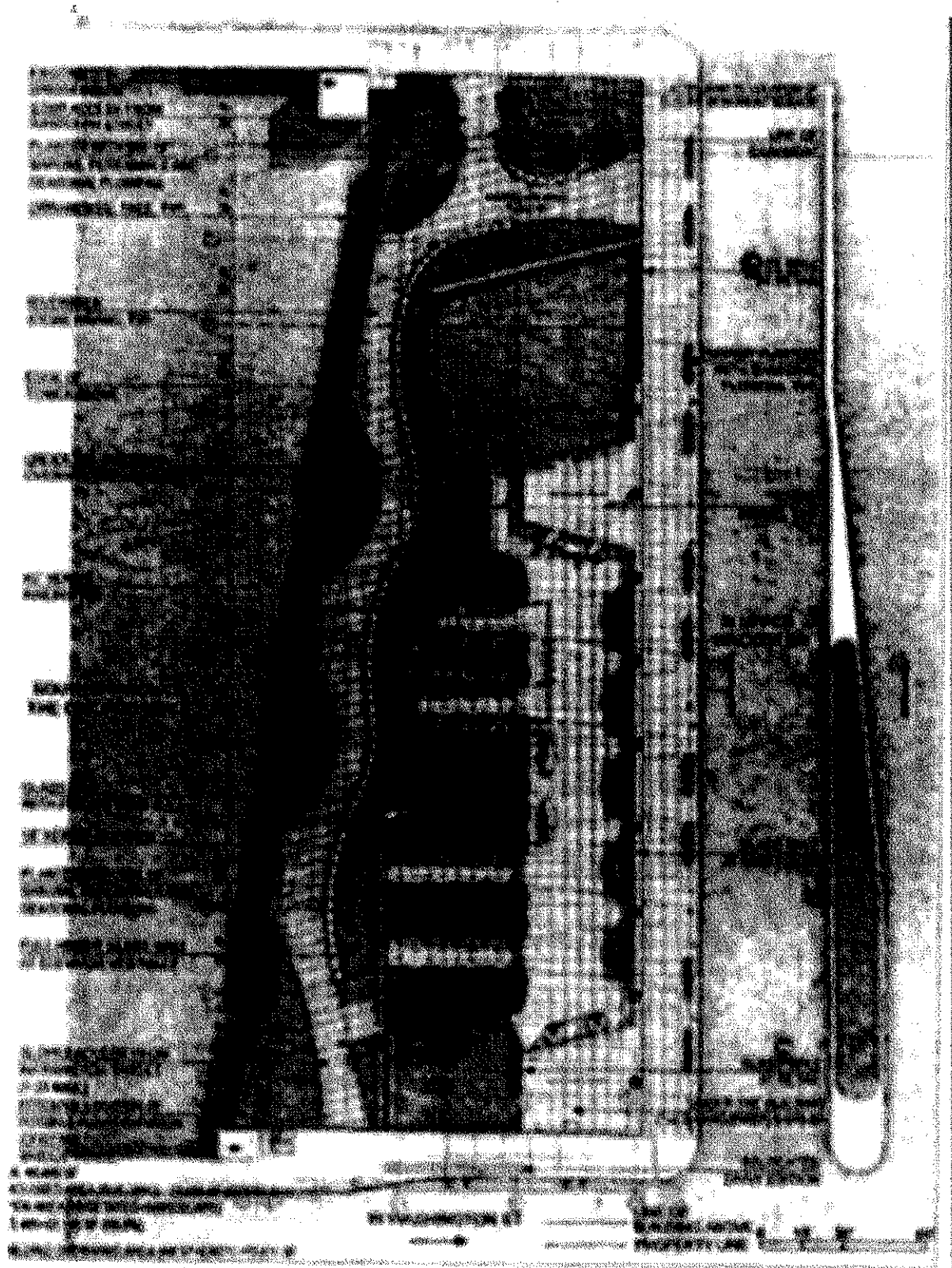
*Waterway-Business Planned Development No. 1369.**Bulk Regulations And Data Table.*

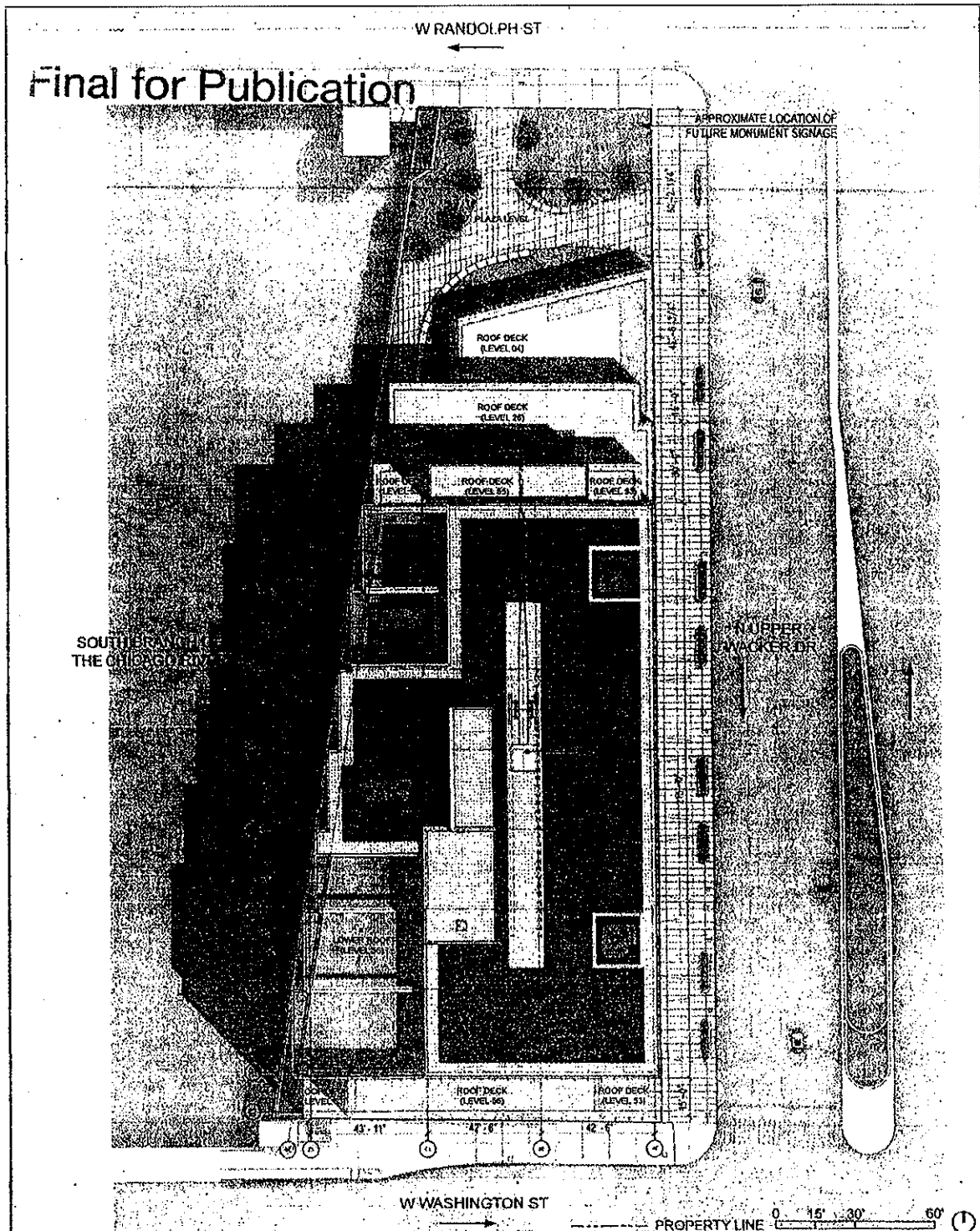
Gross Site Area:	133,088 square feet (3.05528 acres)
Area in Adjoining Right-of-Way:	88,608 square feet (2.03416 acres)
Net Site Area:	44,480 square feet (1.02112 acres)
Base Floor Area Ratio (FAR):	16 (711,680 square feet)
Bonus Floor Area Ratio (FAR):	21.10 (938,320 square feet)
Total Maximum FAR:	37.10 (1,650,000 square feet)
Maximum Accessory Parking Spaces:	87 spaces
Minimum Bike Parking Spaces:	25 bike spaces
Minimum Periphery Setbacks:	Per Site Plan
Maximum Building Height:	830 feet
Minimum Off-Street Loading Berths:	4 (10 feet by 25 feet)

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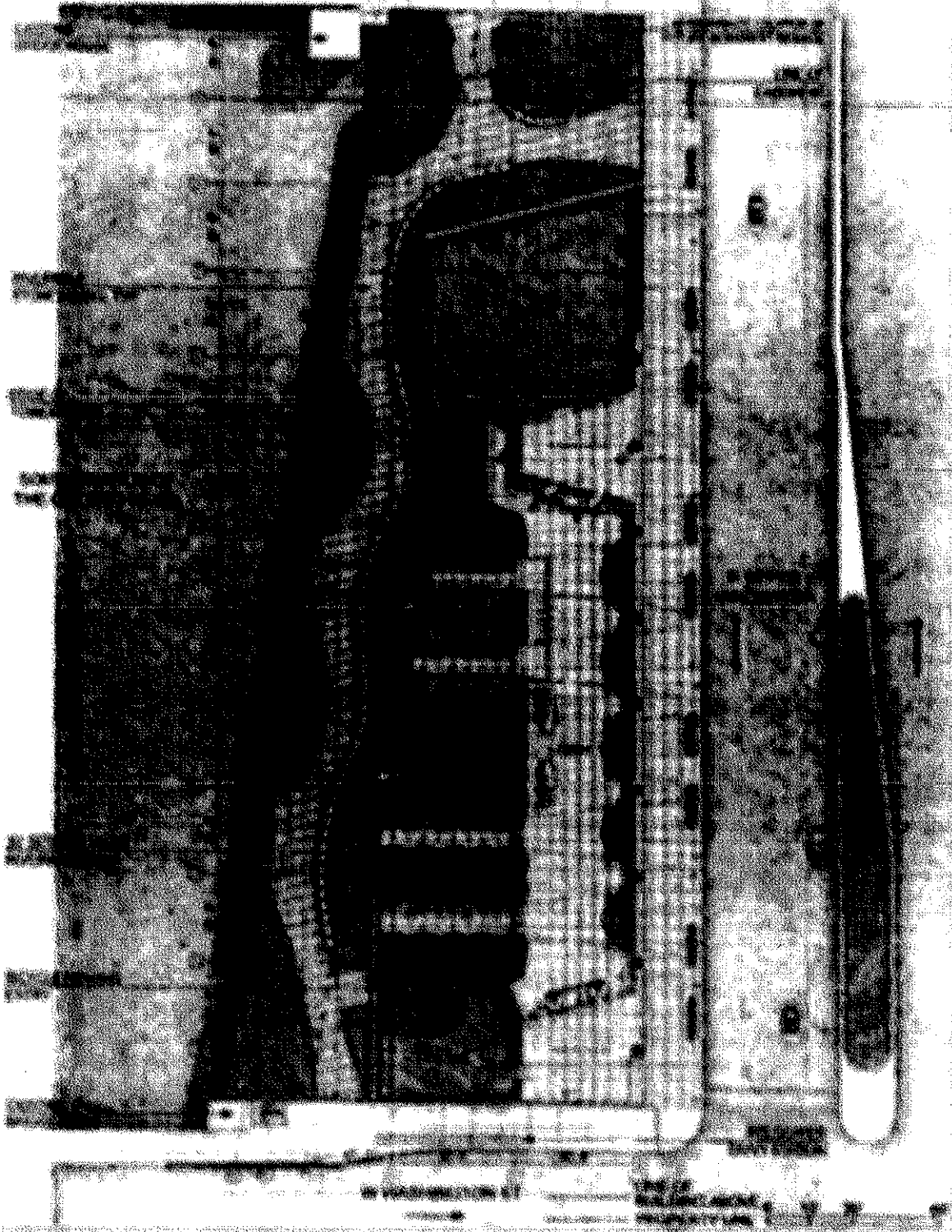


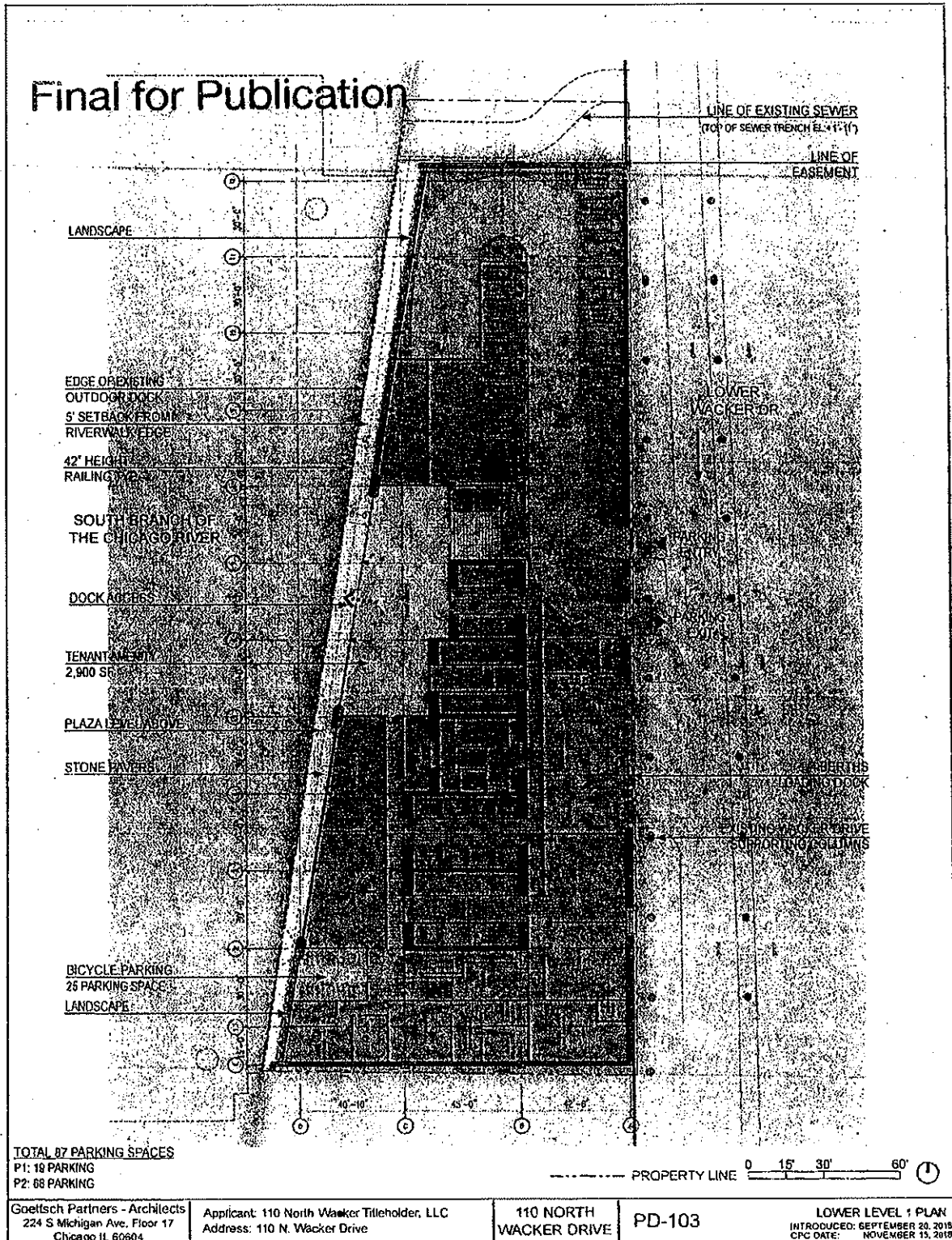




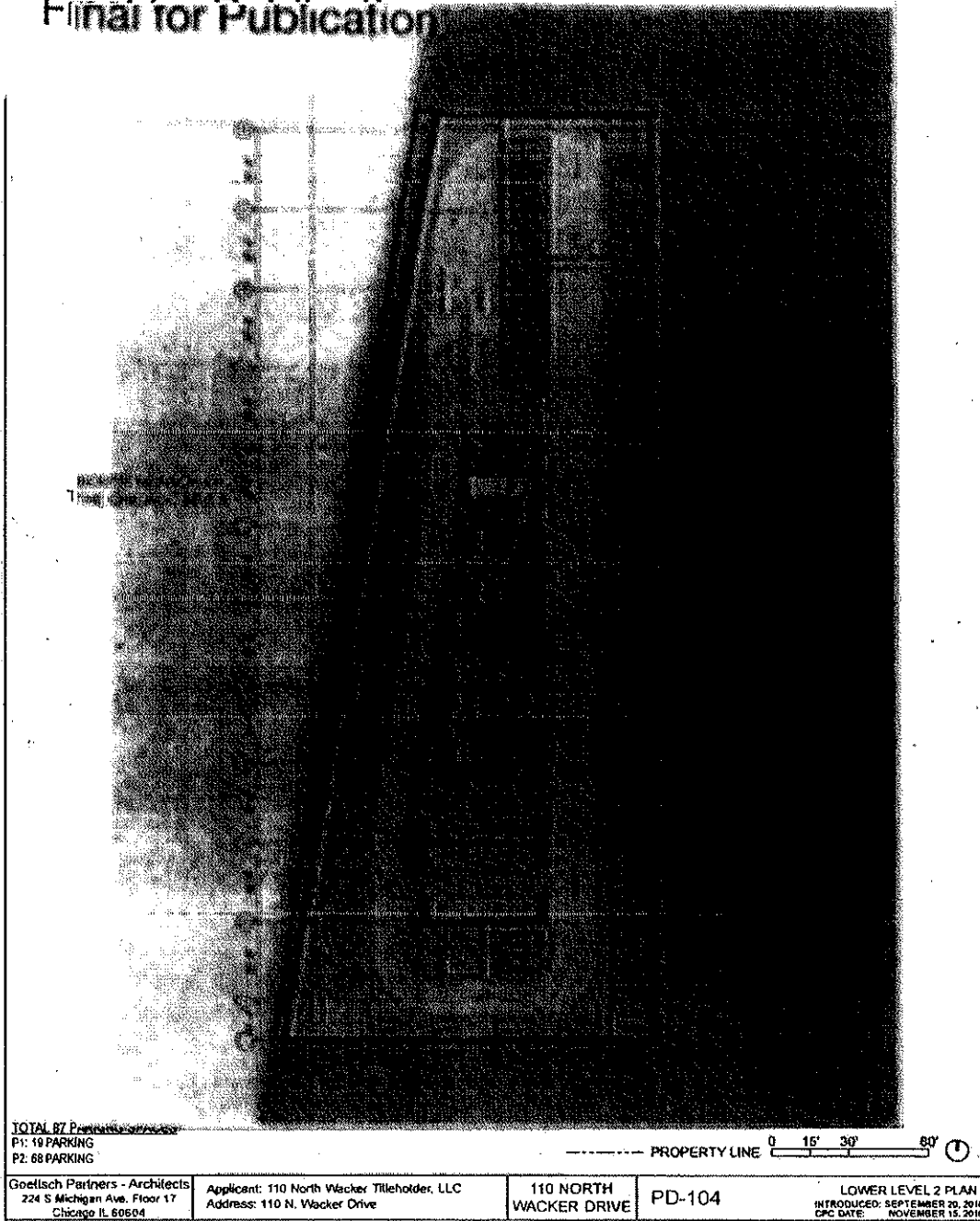
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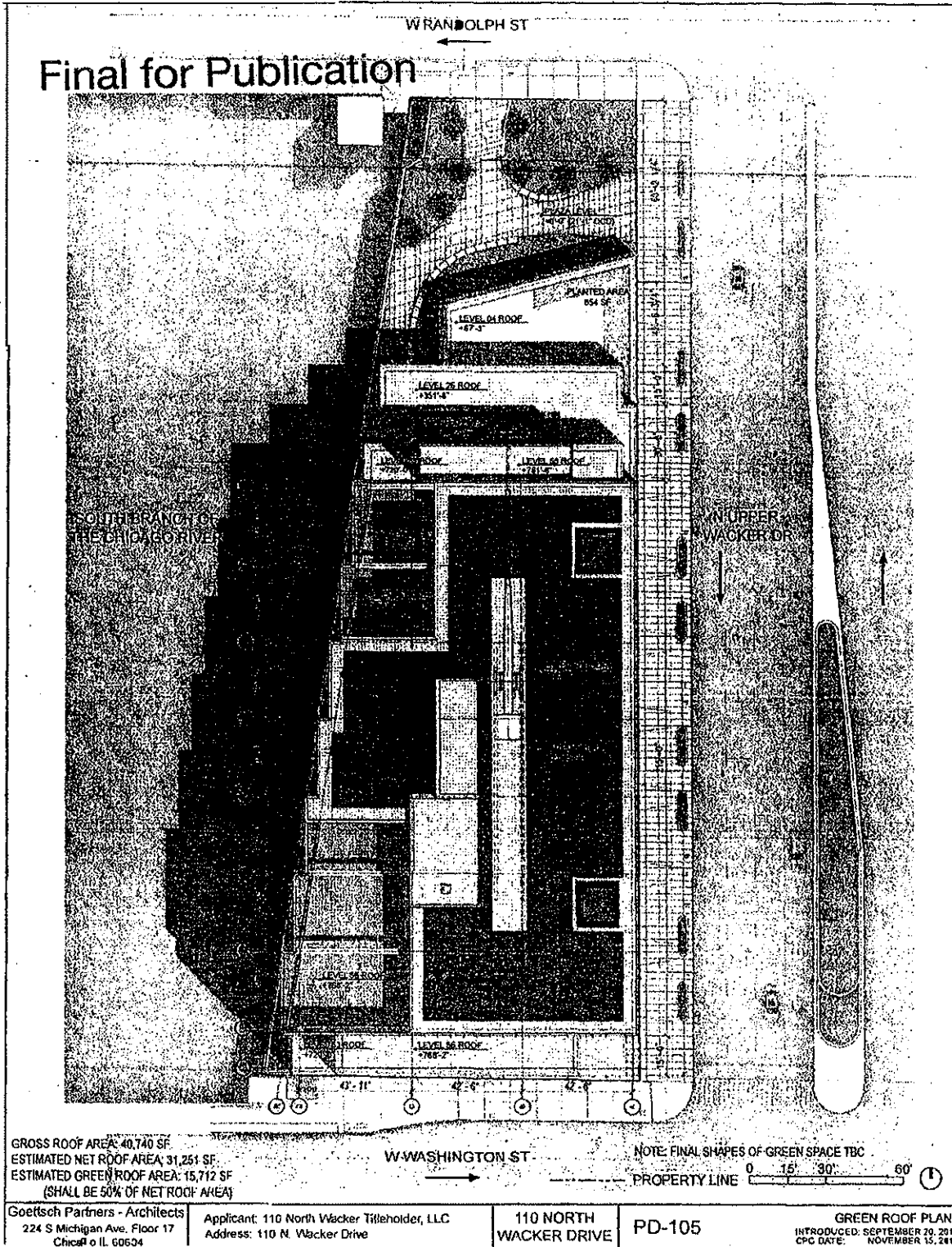
Final for Publication

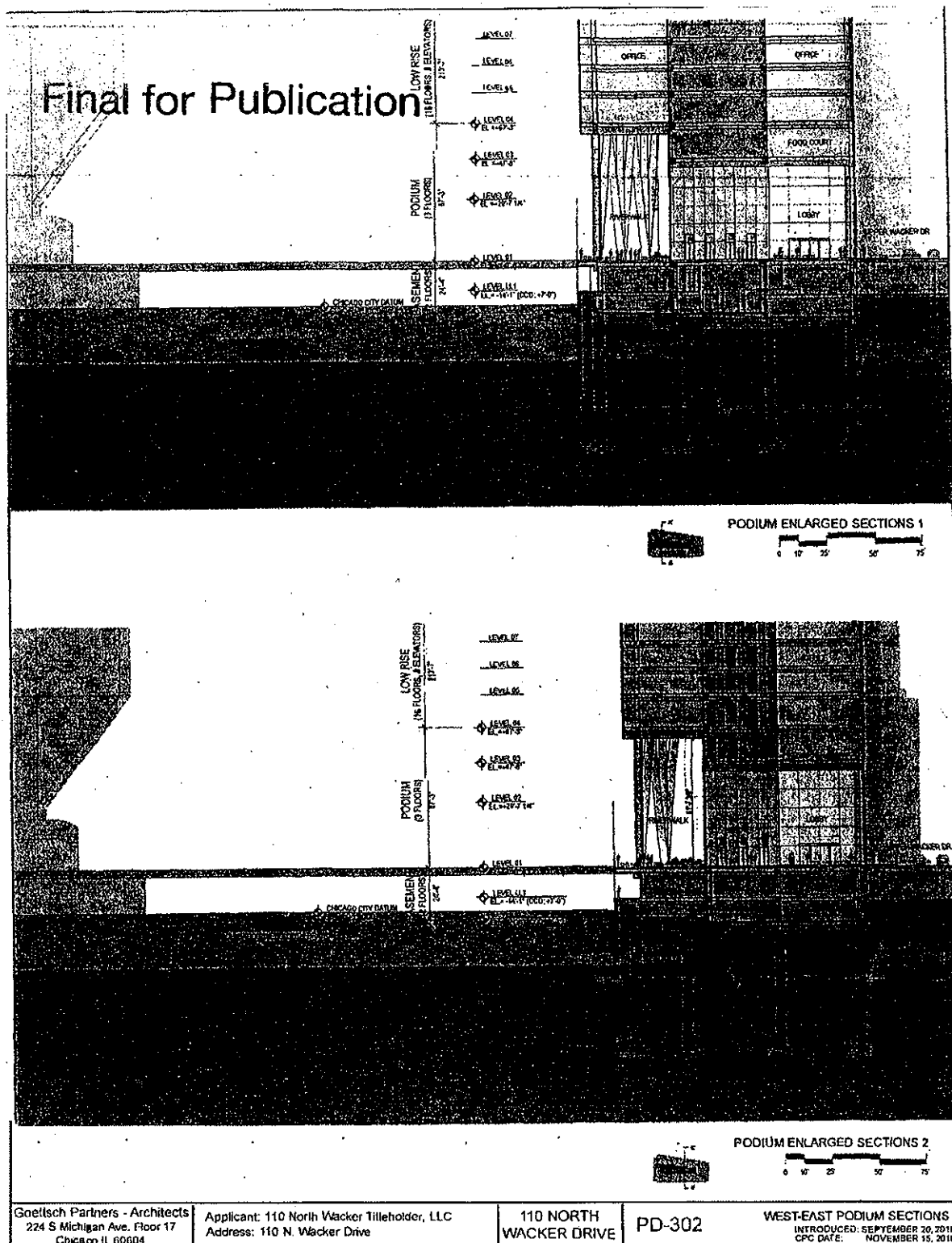




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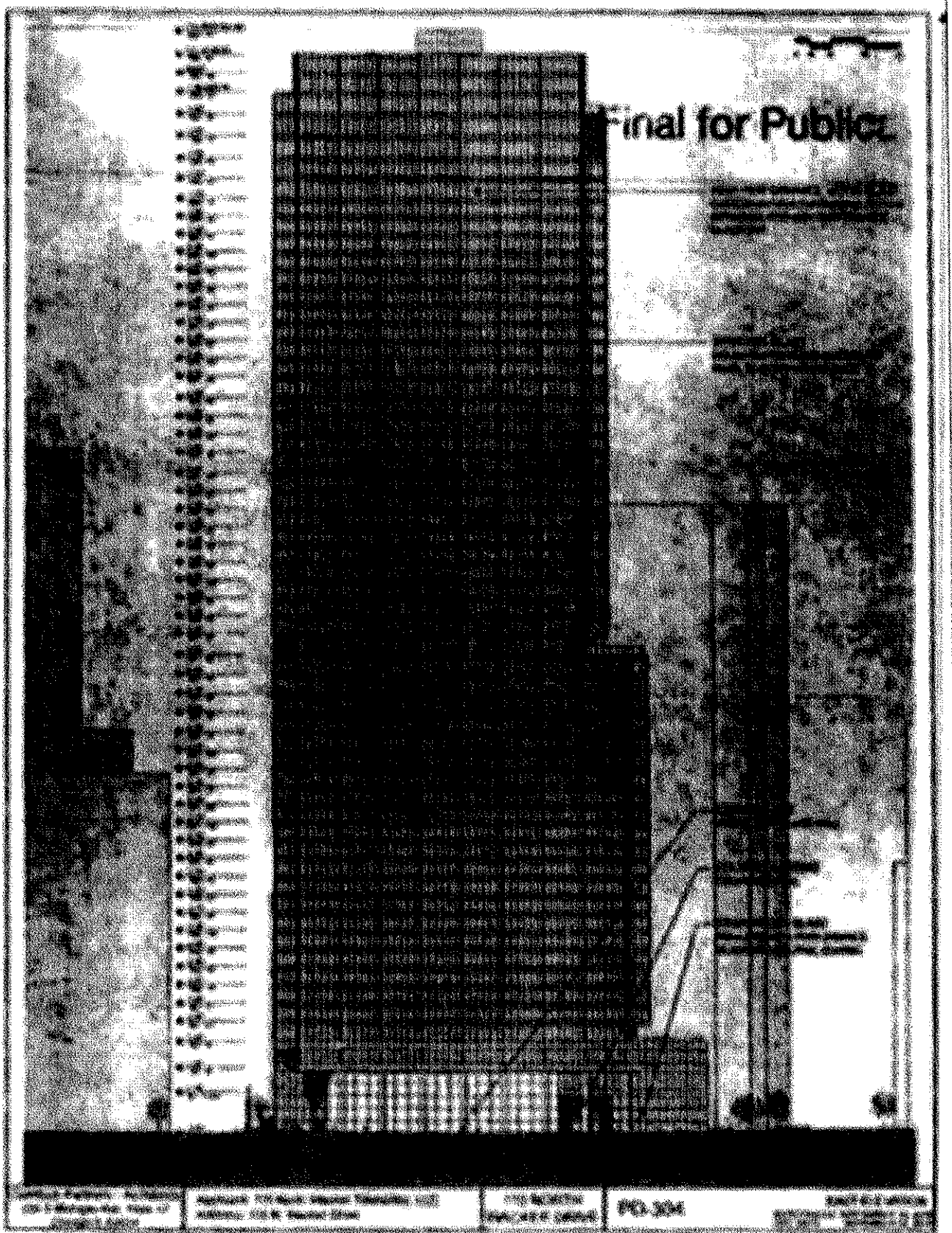


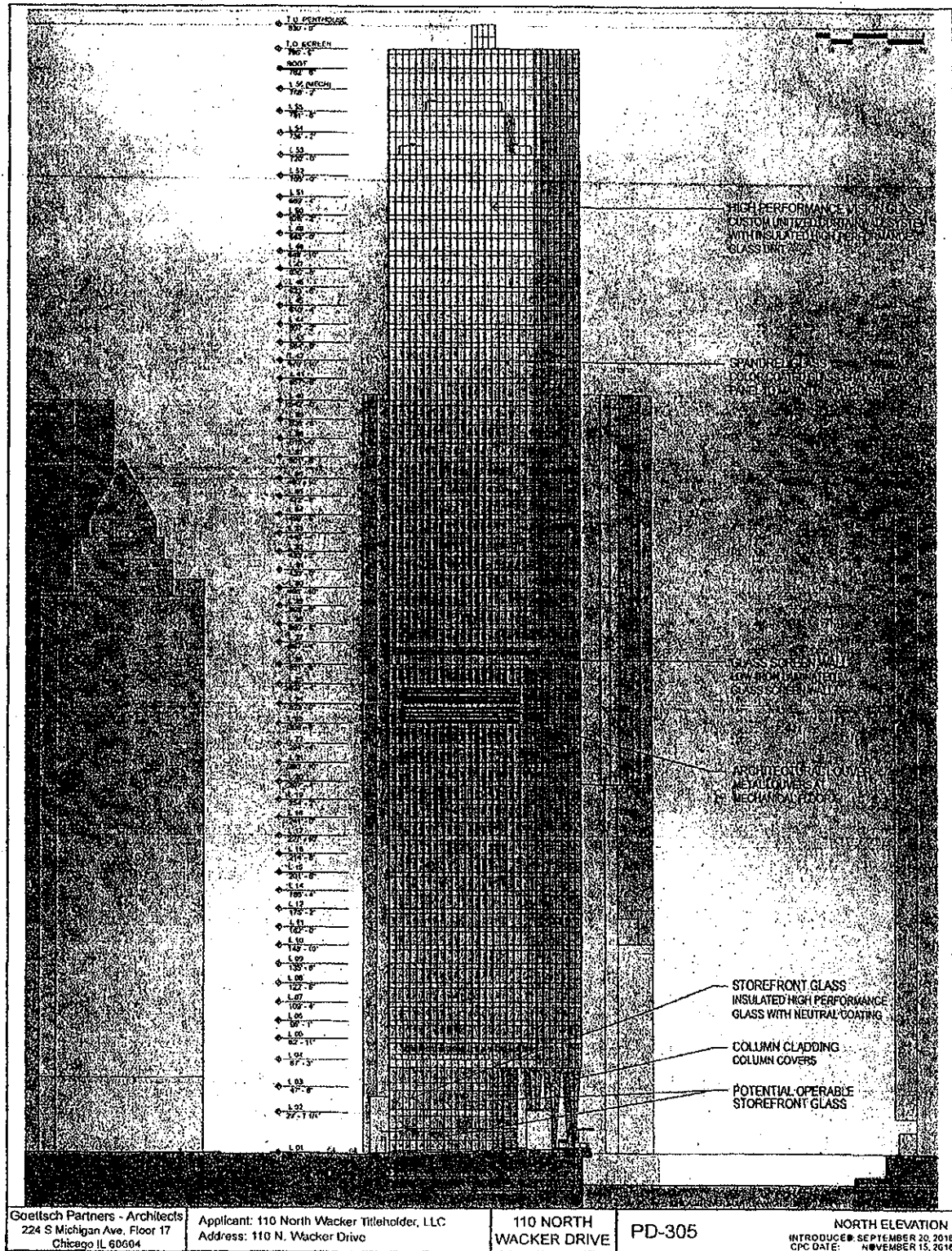


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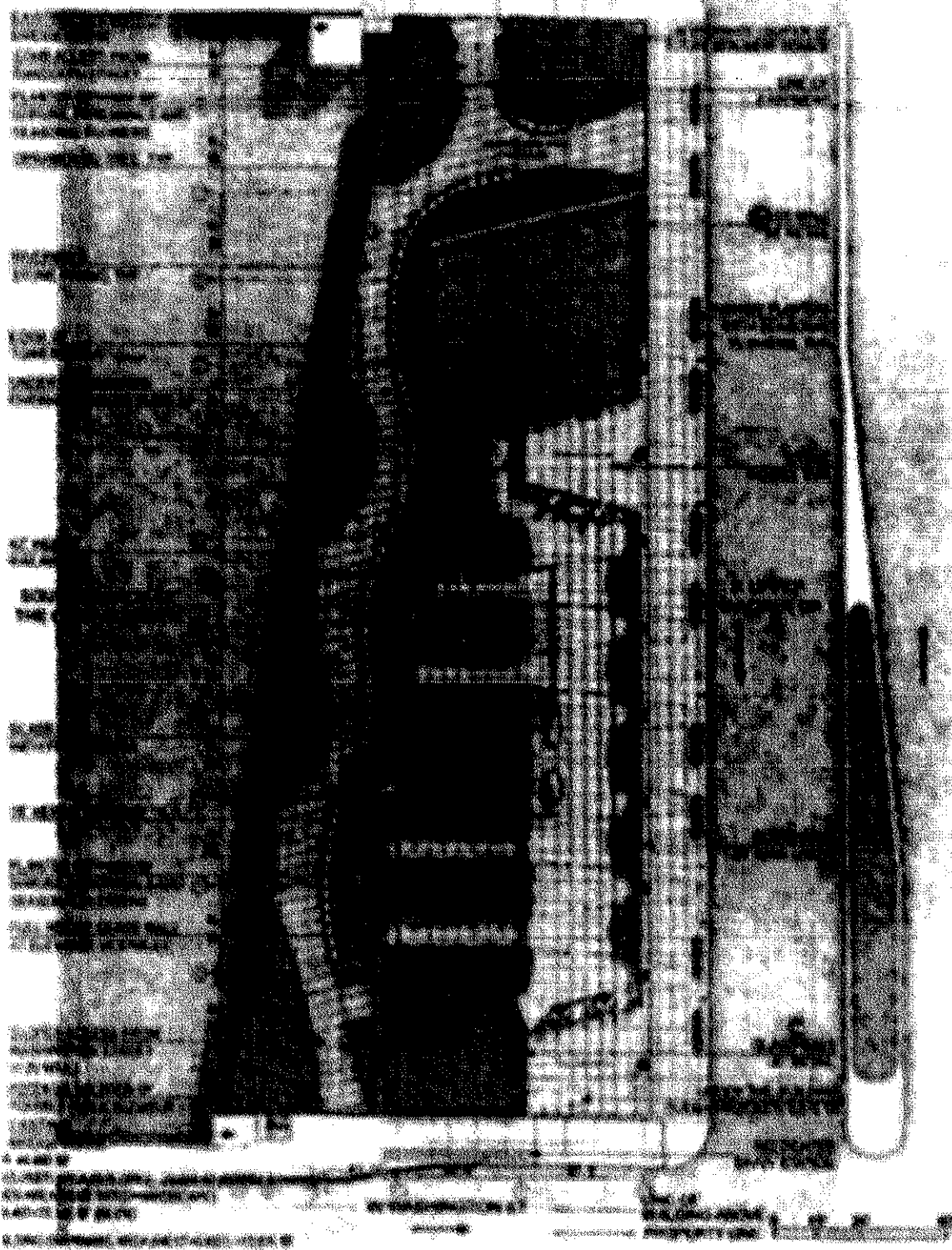
The image is a high-contrast, black and white architectural rendering of a skyscraper. The central building features a prominent grid-like facade of windows. To its left, a smaller building with a distinctive conical roof is visible. The rendering is framed by a thick black border. At the bottom, there is a series of small, illegible text boxes and a large, stylized number '1' on the right side.

<p>Project Name: [Illegible] Address: [Illegible] Date: [Illegible]</p>	<p>Architect: [Illegible] Address: [Illegible] Phone: [Illegible]</p>	<p>100 N. Wacker CHICAGO, ILLINOIS</p>	<p>FD-303</p>	<p>1</p>
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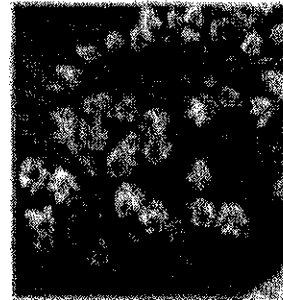


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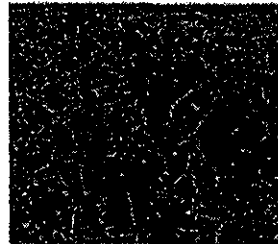
WHITE SPIRE BIRCH



OAKLEAF HYDRANGEA

DWARF PEE GEE
HYDRANGEA

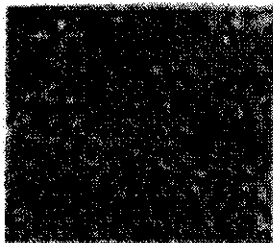
SPREADING YEW



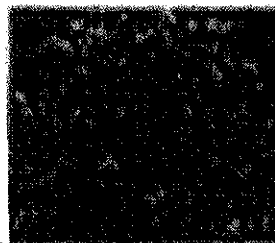
SPIREA



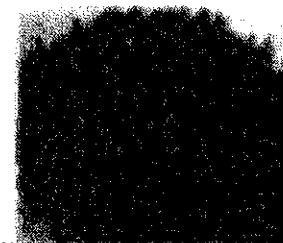
GRO-LOW SUMAC



WINTERBERRY



DWARF FOTHERGILLA



KOREAN BOXWOOD

Goellisch Partners - Architects
224 S Michigan Ave, Floor 17
Chicago IL 60604

Applicant: HH Wacker Acquisition Company, LLC
Address: 3355 Noel Rd, Dallas, TX 75240

110 NORTH
WACKER DRIVE

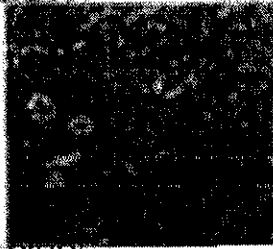
PD-L02

TREE AND SHRUB
INTRODUCED: SEPTEMBER 20, 2018
GPC DATE: NOVEMBER 15, 2018

Final for Publication



DWARF FOUNTAIN
GRASS



DAY LILY



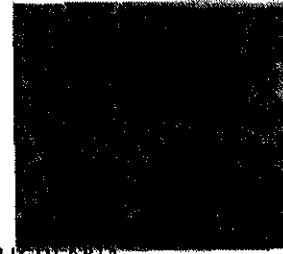
CATMINT



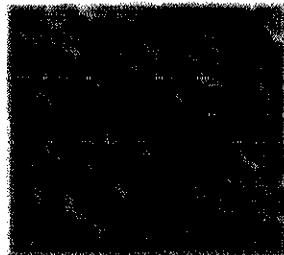
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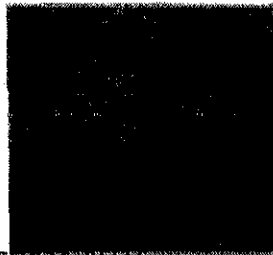
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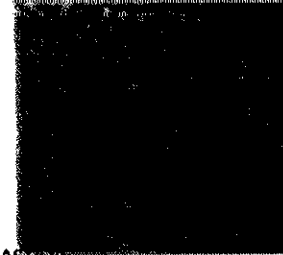
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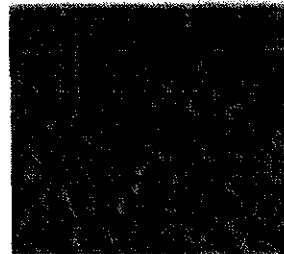
PERENNIAL GERANIUM



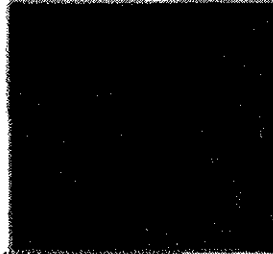
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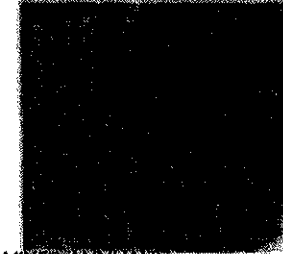
ASTILBE



IMPATIENS



MUMS



MIXED ANNUALS

Goettsch Partners - Architects
224 S Michigan Ave. Floor 17
Chicago IL 60604

Applicant: HH Wacker Acquisition Company, LLC
Address: 3355 Noel Rd, Dallas, TX 75240

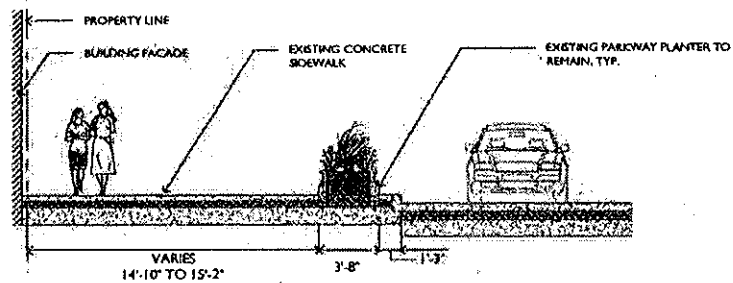
110 NORTH
WACKER DRIVE

PD-L03 PERENNIALS AND SEASONAL FLOWERS
INTRODUCED: SEPTEMBER 20, 2018
CPC DATE: NOVEMBER 15, 2018

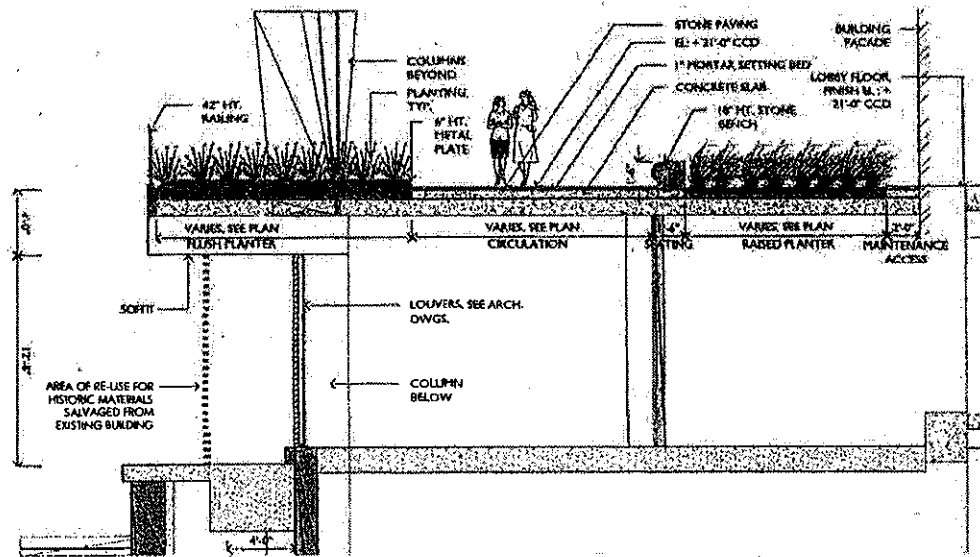
Final for Publication



1 KEY PLAN
NOT TO SCALE



2 SECTION THROUGH PARKWAY PLANTER
SCALE: 1/8" = 1'-0"



3 SECTION THROUGH RIVER PROMENADE
SCALE: 1/8" = 1'-0"

Goeltz Partners - Architects
224 S Michigan Ave. Floor 17
Chicago IL 60604

Applicant: HH Wacker Acquisition Company, LLC
Address: 3355 Noel Rd, Dallas, TX 75240

110 NORTH
WACKER DRIVE

PD-L04

SECTIONS
INTRODUCED: SEPTEMBER 20, 2018
CPC DATE: NOVEMBER 12, 2018

19463

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

(As Amended)

(Application No. 19463)

(Common Address: 110 N. Wacker Dr.)

WBPD1369,99

[SO2017-8762]

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 1369 symbols and indications as shown on Map Number 1-F in the area bounded by:

West Randolph Street; North Wacker Drive; West Washington Street and the east bank of the south branch of the Chicago River,

to those of a Waterway-Business Planned Development Number 1369, 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:

*Planned Development No. 1369, As Amended.**Planned Development Statements.*

1. The area delineated herein as Waterway-Business Planned Development Number 1369 ("Planned Development") consists of approximately 44,480 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, HH Wacker Acquisition Company LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400

of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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 Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Composite Landscape Plan; Riverwalk Plan; Lower Level Floor Plans; a Green Roof Plan; Building Section Plan and Building Elevations (North, South, East and West) prepared by Goettsch Partners -- Architects and dated January 18, 2018, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as the Planned Development: office, eating and drinking establishments, outdoor patio, food and

beverage retail sales and retail sales, financial services, fitness facilities, accessory parking, co-located wireless communication facilities, boat dock and related and ancillary uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago 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 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 44,480 square feet and a base FAR of 16.00.

The Applicant acknowledges that the project has received a bonus FAR of 19.97, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 35.97. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund, pursuant to Section 17-4-1003-D. Such funds will be utilized pursuant to Section 17-4-1004-B (Neighborhoods Opportunity), Section 17-4-1006-C (Citywide Adopt-a-Landmark) and Section 17-4-1005-C (Local Impact)

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the

Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The Applicant shall design and construct the open space plaza depicted in the attached exhibit to this Planned Development labeled the Composite Landscape Plan (hereinafter the "Plaza"), and shall be responsible to assure that the Plaza is clean, litter free and clear of snow and debris and that any landscaping or plant material is in a healthy condition. The Plaza shall be open to the public daily from 6:00 A.M. to 11:00 P.M. The Applicant agrees to cooperate with the City to permit the installation of mutually-approved public art or sculpture within the Plaza in a mutually agreed upon location in the general area of the northeast corner of the site.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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. The applicant and the city of Chicago agree to cooperate to design a mutually acceptable future access to and from the street level riverwalk deck and the river level dock space when a river level riverwalk connection is made to the river level dock space from the adjacent properties to improve connectivity and access for the site, which does not adversely affect the building operations or security; such modifications that result from these discussions shall be made pursuant to Section 17-13-0611.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources.

The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

16. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contained in the Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to: (a) provide a landscaped 60 foot high arcaded street level river setback and continuous riverwalk that is between 25 feet and 45 feet as indicated on the Site Plan and Composite Landscape Plan ("Street Level Riverwalk Deck"); and (b) permit connection by others to the property's river level dock space to the setback and riverwalks of adjacent properties when the river edges of the adjacent properties are similarly improved. The Street Level Riverwalk Deck and river level dock space when connected to adjacent properties shall be un-gated and access thereto open to the public free of charge with signage indicating that the Street Level Riverwalk Deck is open to the public daily from 6:00 A.M. to 11:00 P.M. All improvements within the Street Level Riverwalk Deck and river level dock space setback must be substantially completed prior to receipt of a final Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.
17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the Waterway-Business Planned Development dated March 29, 2017.

[Existing Zoning Map; Existing Land-Use Map -- Existing and Conditions; Boundary and Property Line Map; Site Plans; Riverwalk Level Plan; Lower Level 1 and 2 Plans; Green Roof Plan; West -- East Building Sections; West -- East Podium Sections; North, South, East and West Building Elevations; Composite Landscape Plan; Tree and Shrub Depiction; Perennials Seasonal Flower Depiction; and Sectional Depictions referred to in these Plan of Development Statements printed on pages 68730 through 68748 of this *Journal*.]

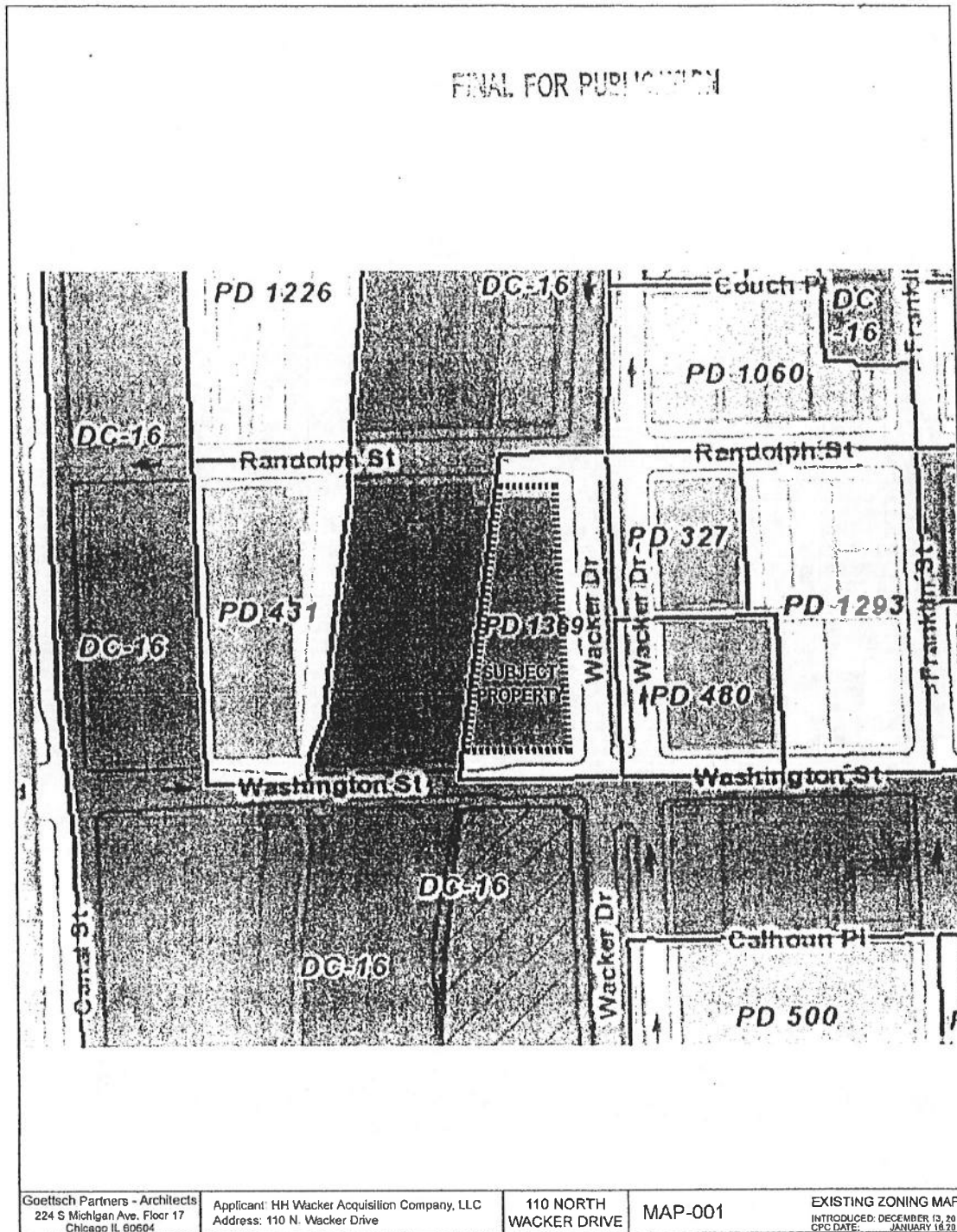
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

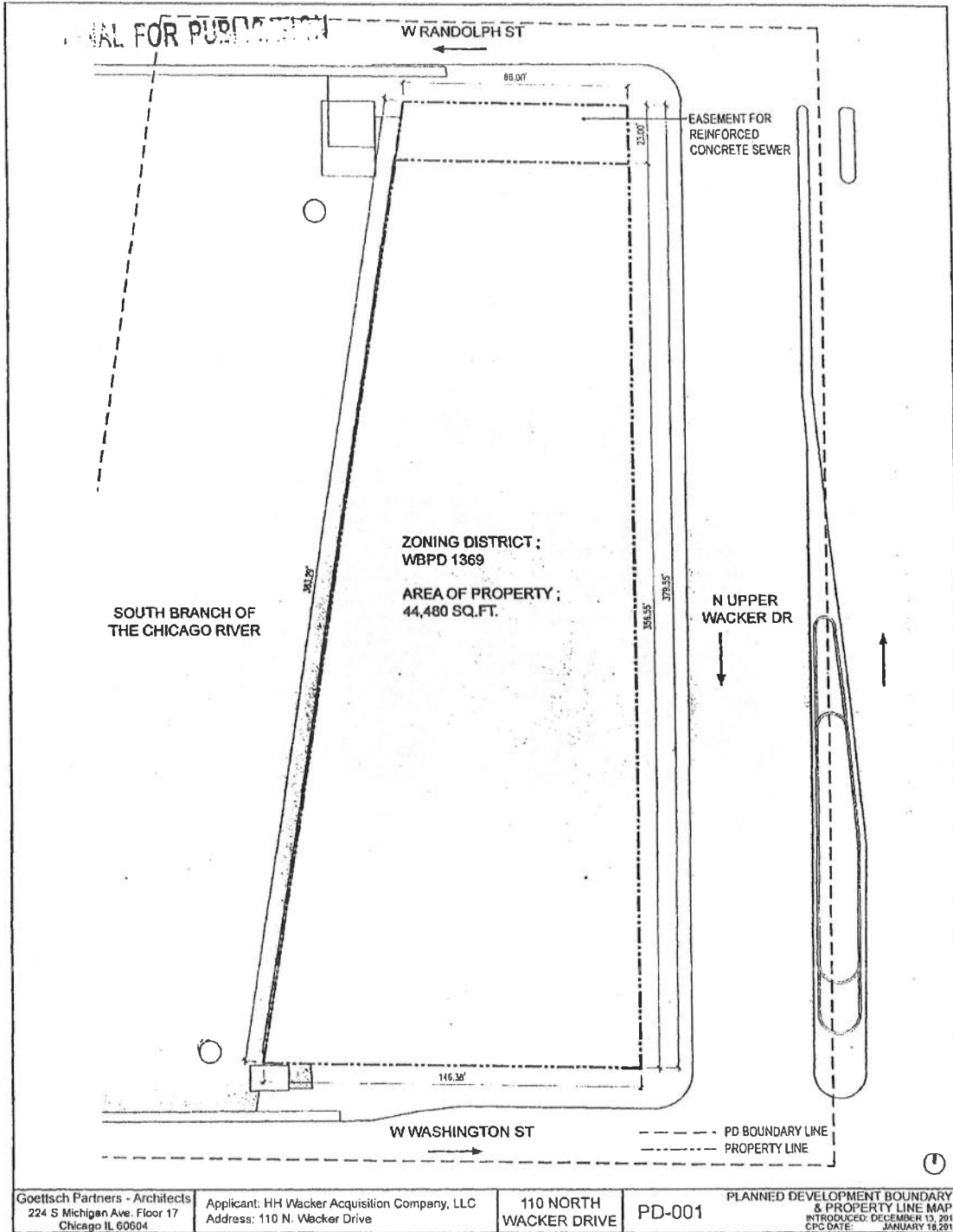
Waterway-Business Planned Development No. 1369, As Amended.

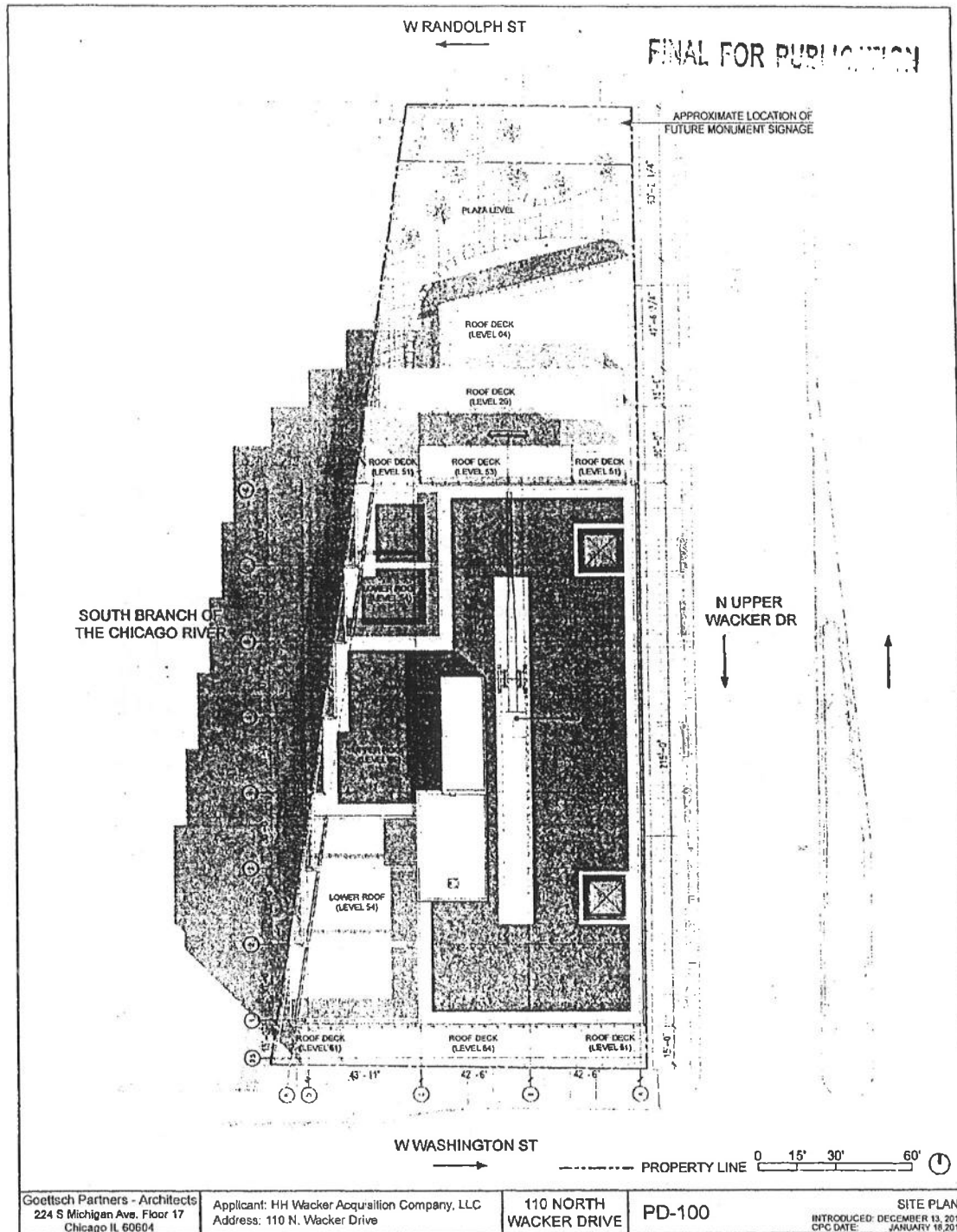
Bulk Regulations And Data Table.

Gross Site Area:	133,088 square feet (3.05528 acres)
Area in Adjoining Right-of-Way:	88,608 square feet (2.03416 acres)
Net Site Area Including Air Rights:	44,480 square feet (1.02112 acres)
Base Floor Area Ratio (FAR):	16.0 (711,680 square feet)
Bonus Floor Area Ratio (FAR):	19.97 (888,320 square feet)
Total Maximum FAR:	35.97 (1,600,000 square feet)
Maximum Accessory Parking Spaces:	87 spaces
Minimum Bike Parking Spaces:	25 bike spaces
Minimum Periphery Setbacks:	Per Site Plan
Maximum Building Height:	800 feet
Minimum Off-Street Loading Berths:	4 (10 feet by 25 feet)

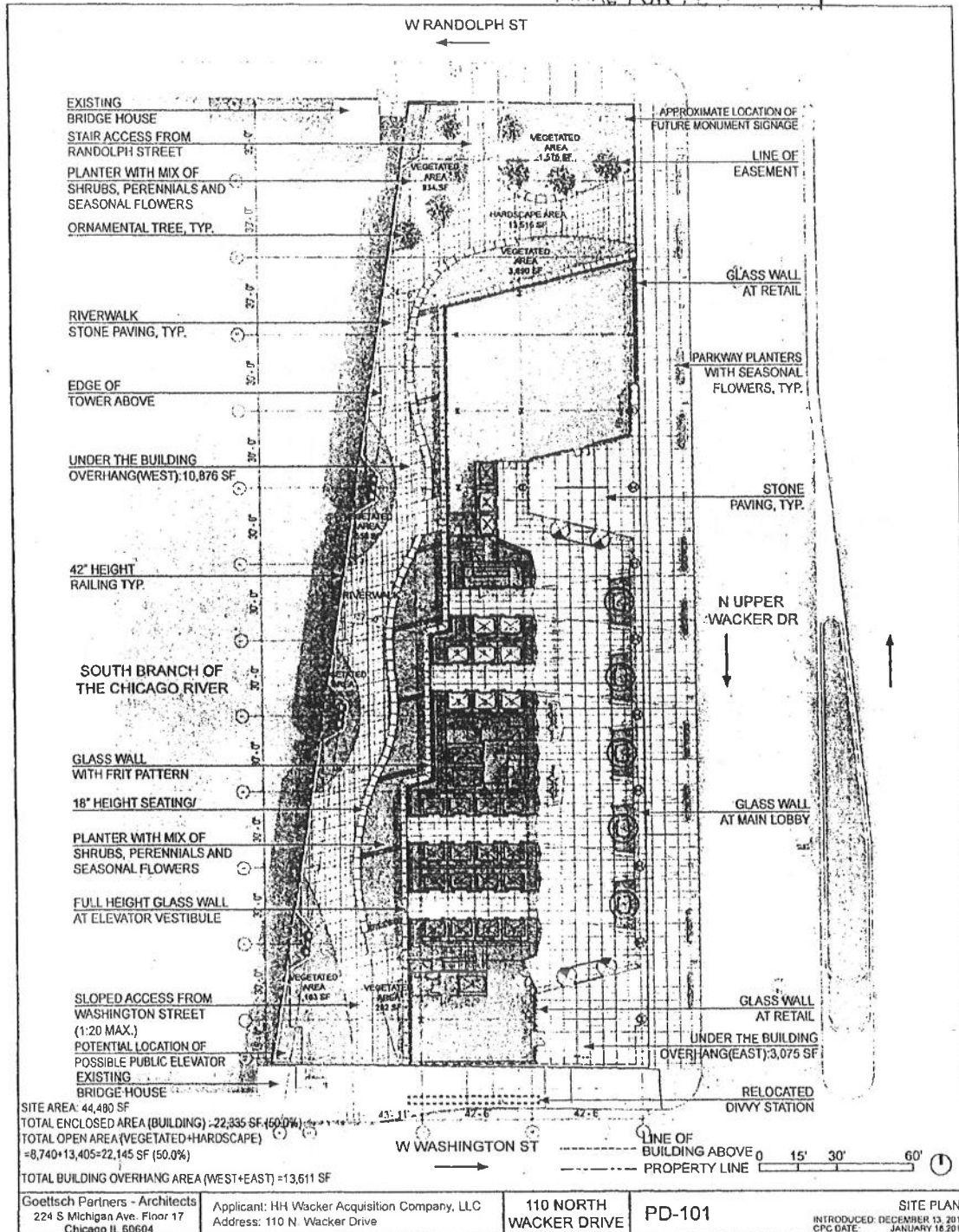
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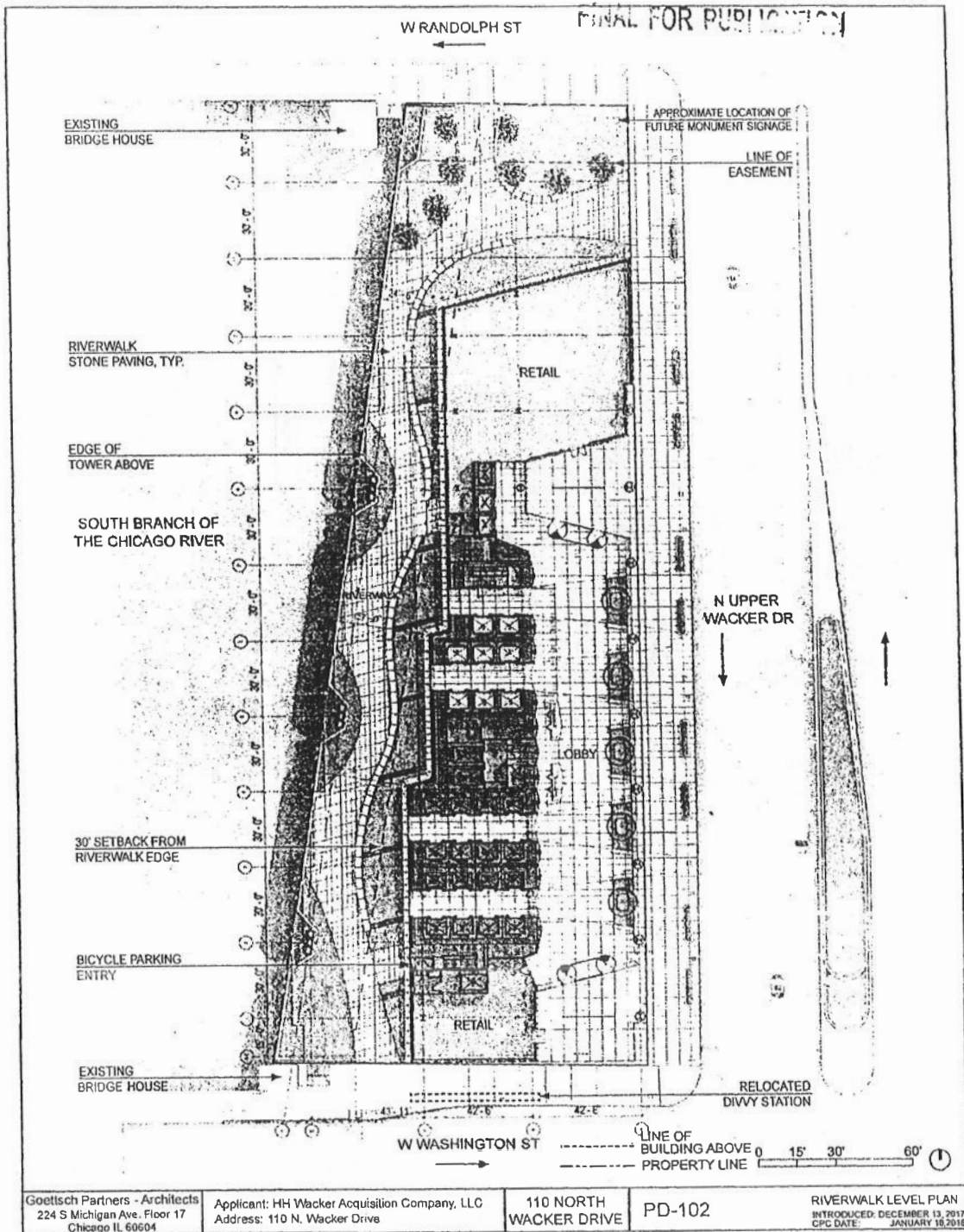


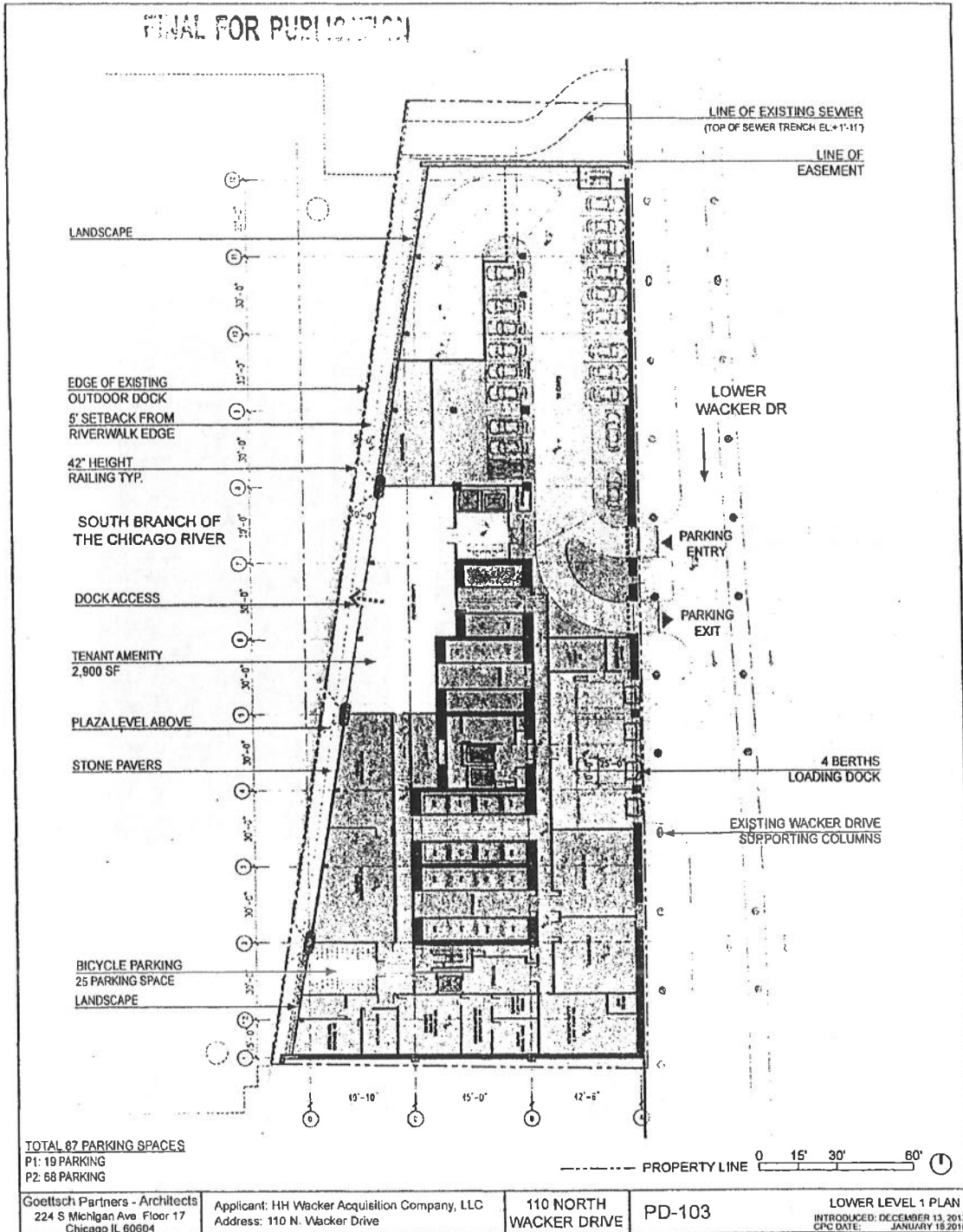


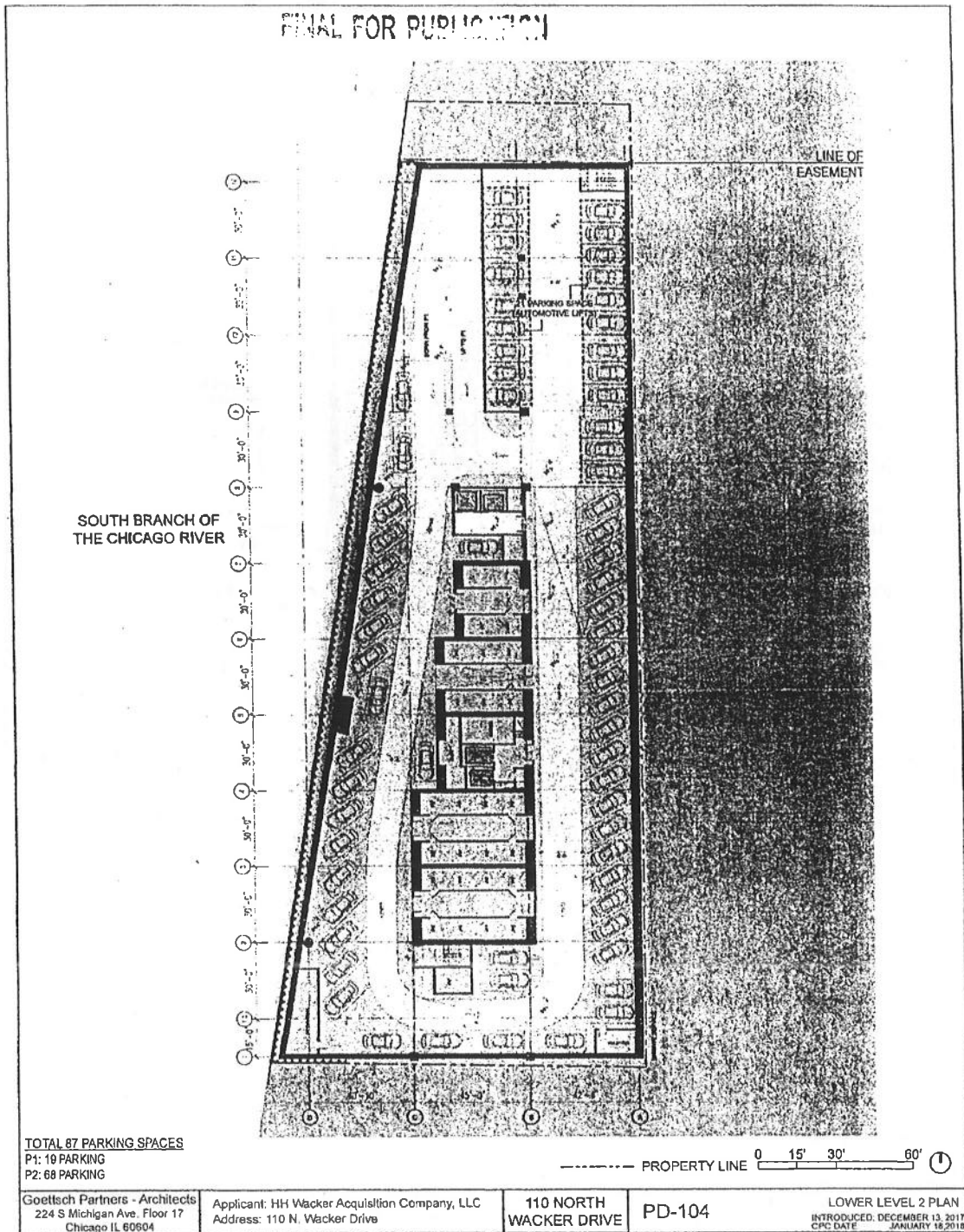


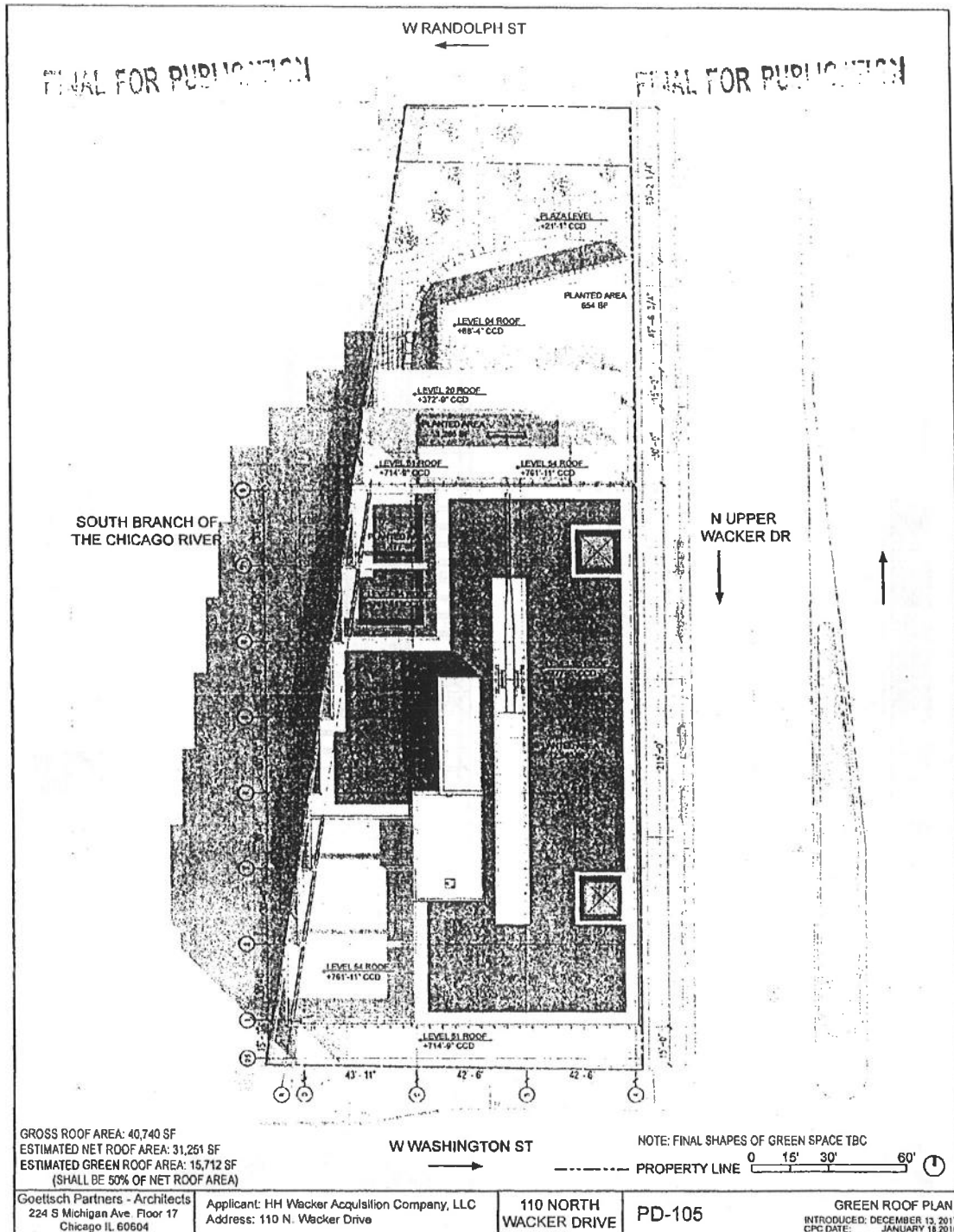
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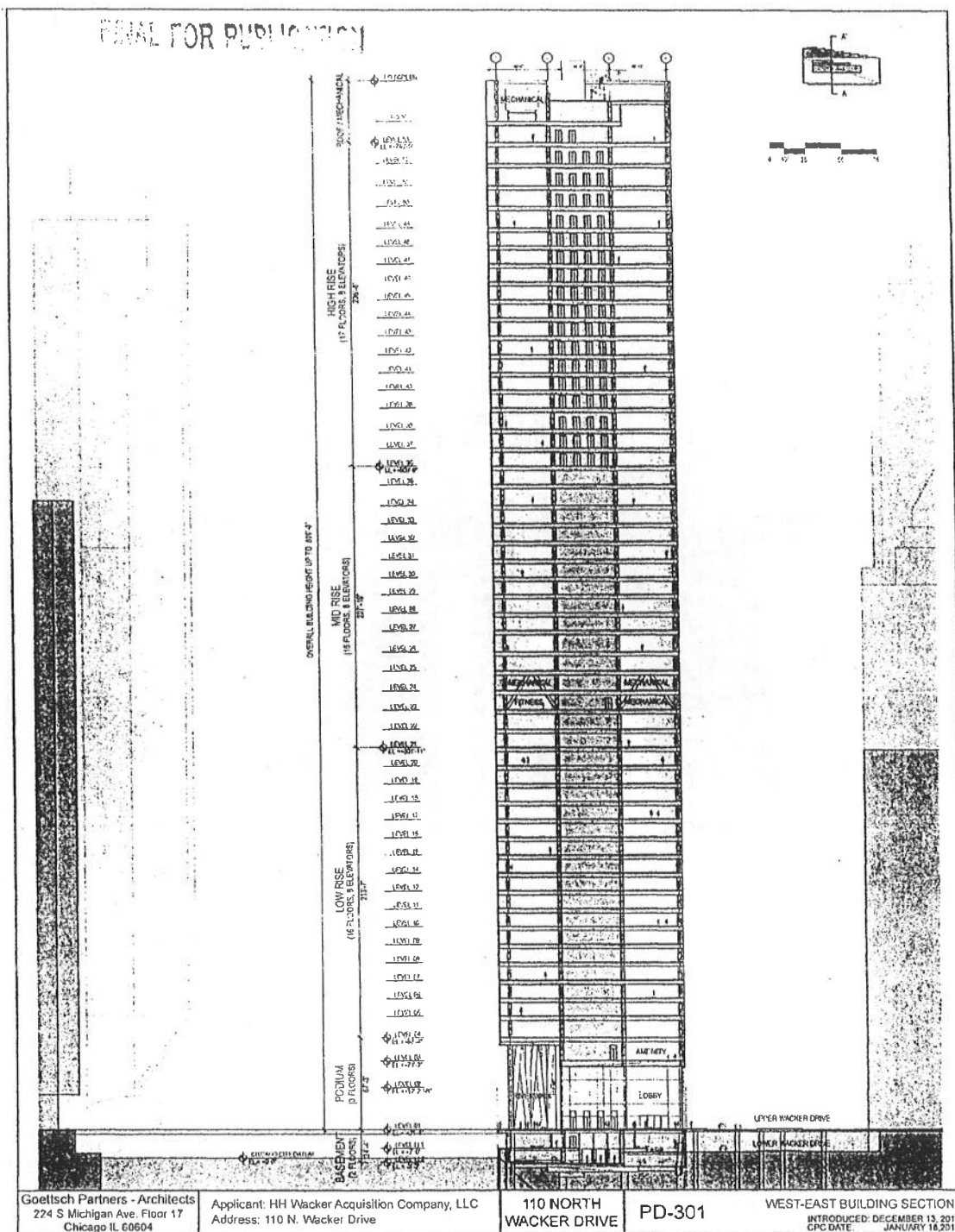


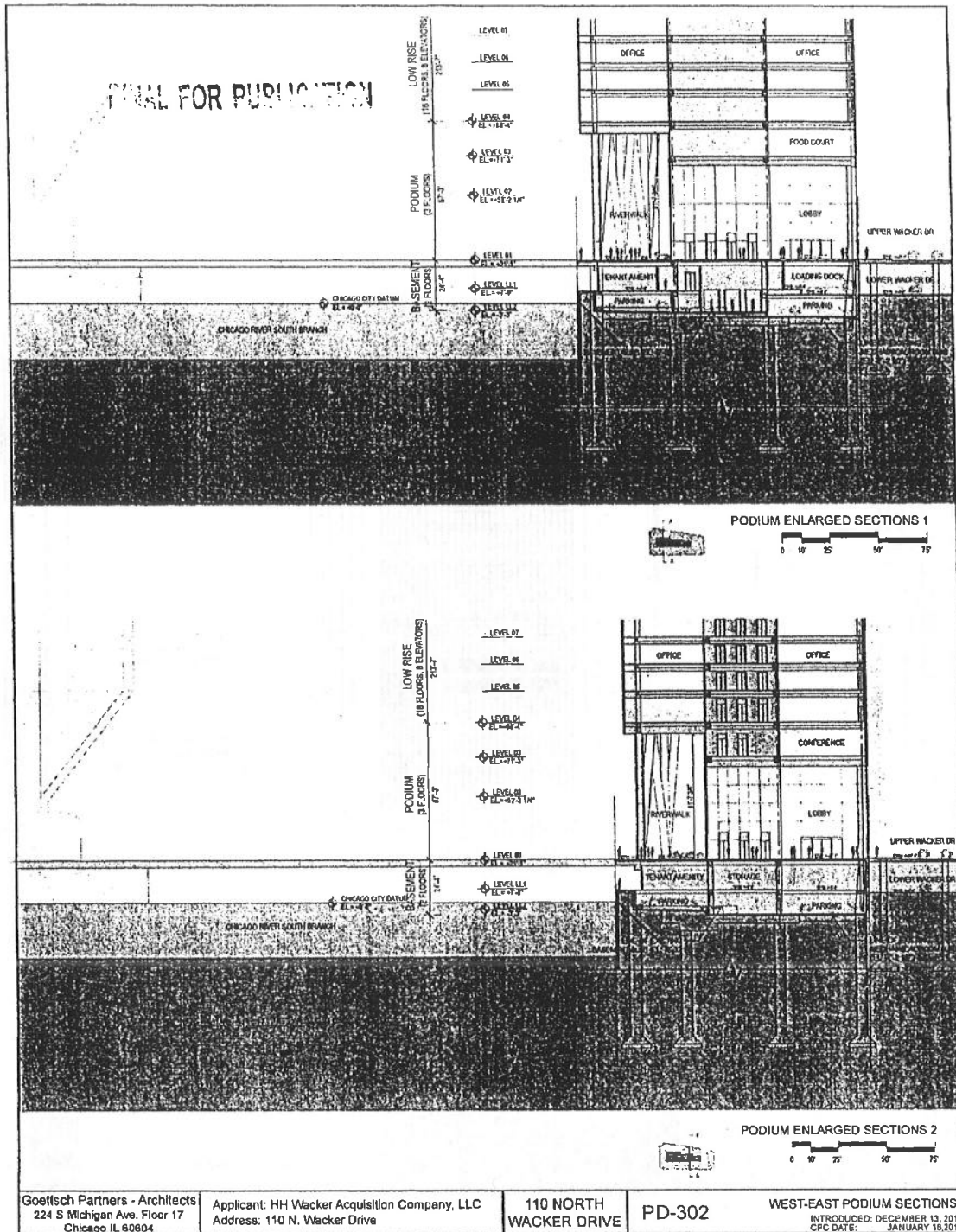


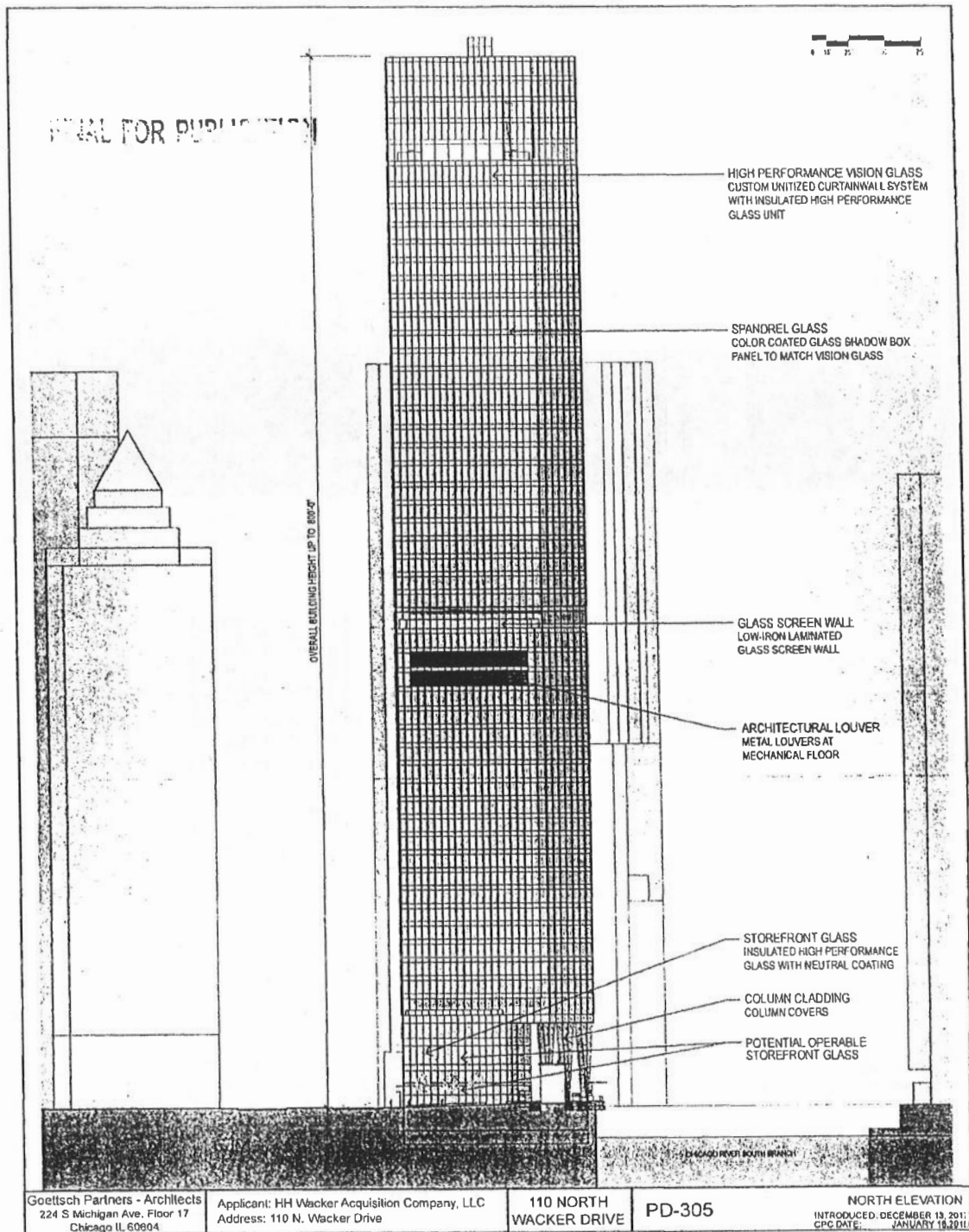


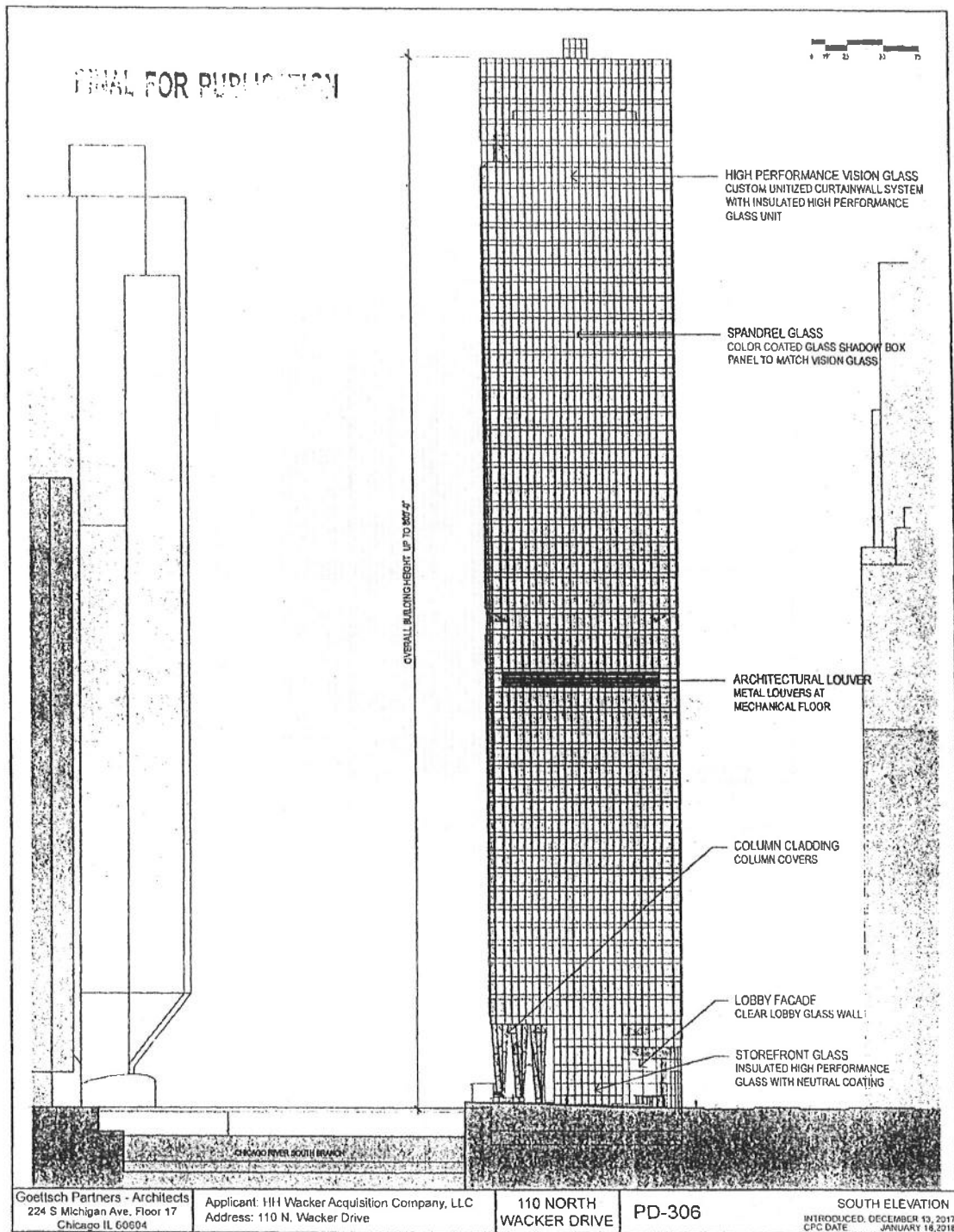


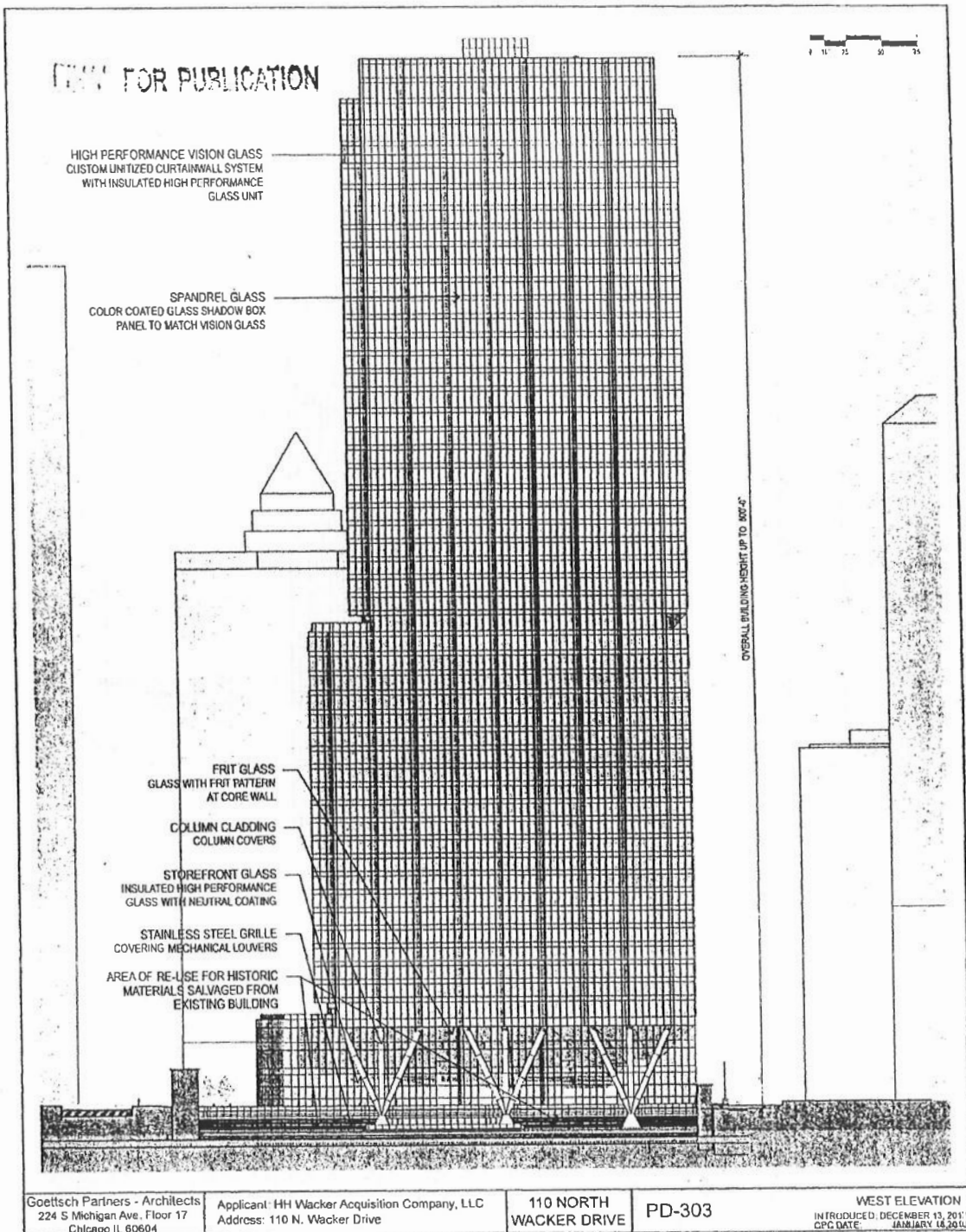


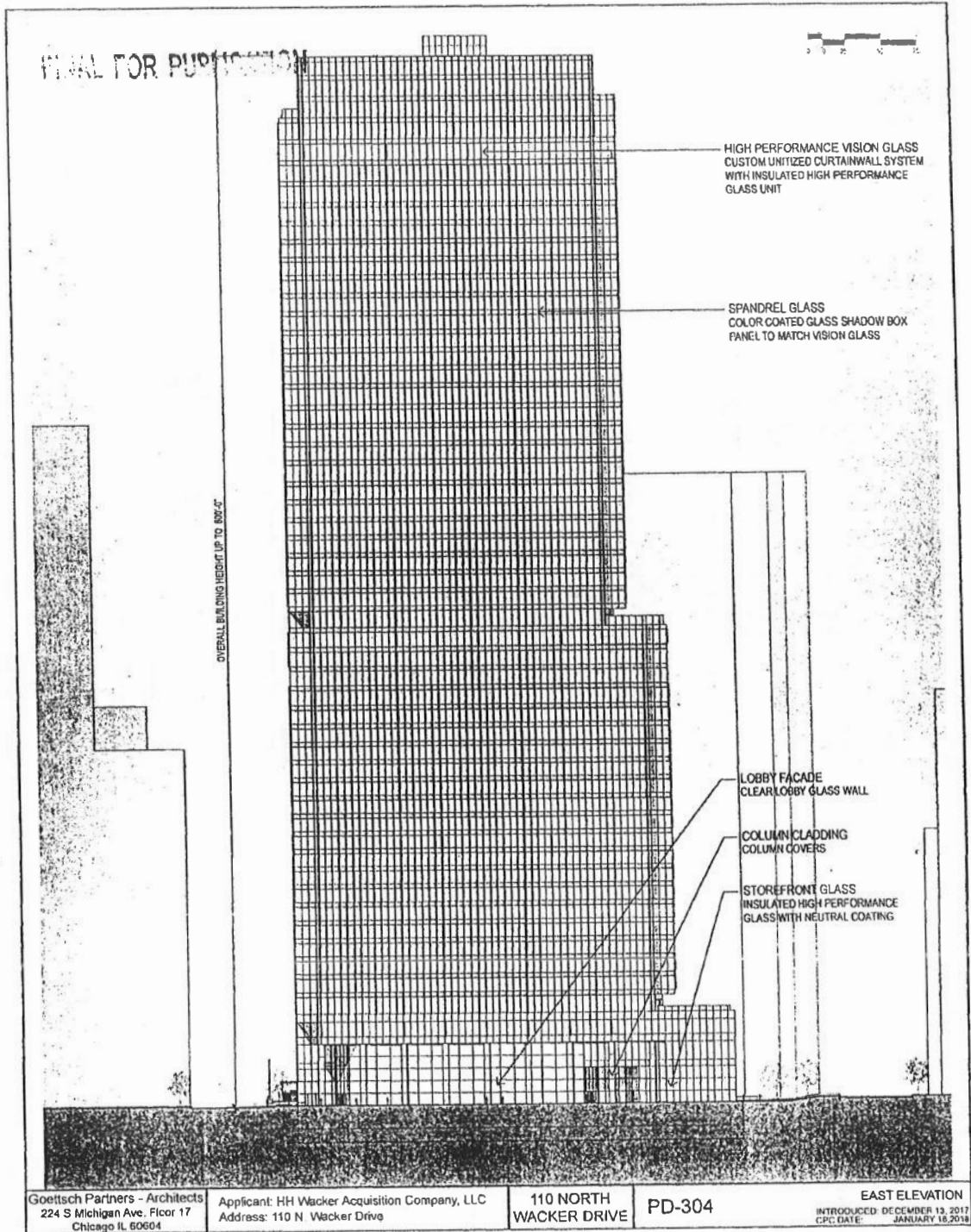


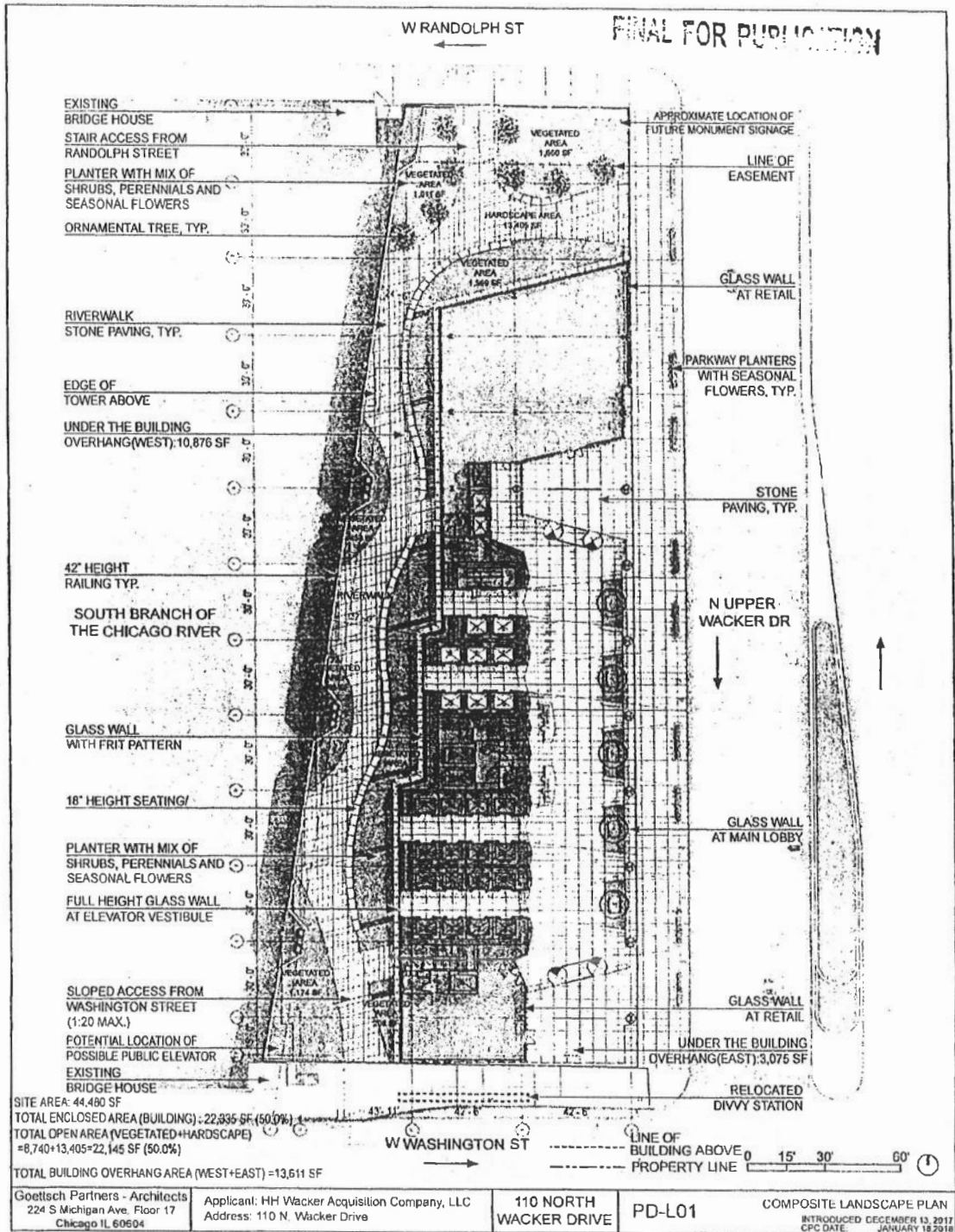








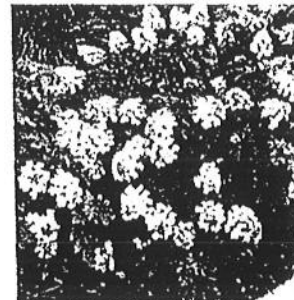




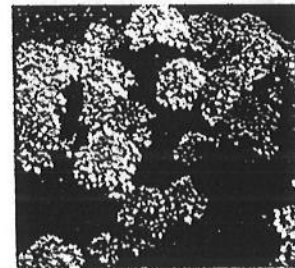
FINAL FOR PUBLICATION



WHITE SPIRE BIRCH



OAKLEAF HYDRANGEA



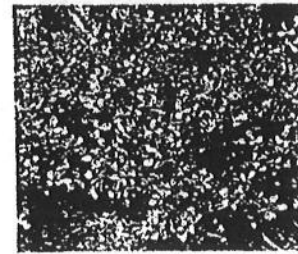
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HYDRANGEA



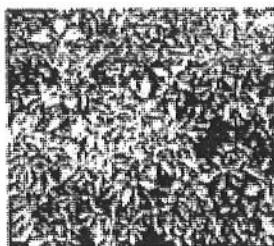
SPREADING YEW



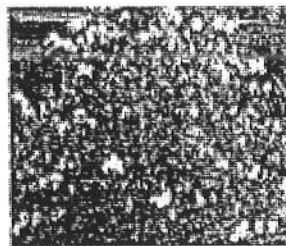
SPIREA



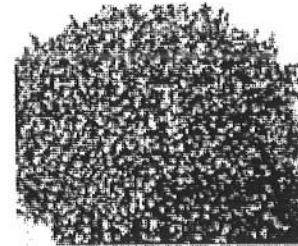
GRO-LOW SUMAC



WINTERBERRY



DWARF FOTHERGILLA



KOREAN BOXWOOD

Goettsch Partners - Architects
224 S Michigan Ave, Floor 17
Chicago IL 60604

Applicant: HH Wacker Acquisition Company, LLC
Address: 3355 Noel Rd, Dallas, TX 75240

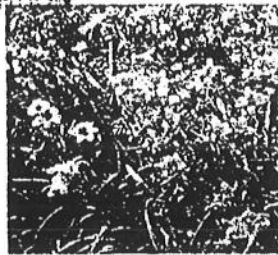
110 NORTH
WACKER DRIVE

PD-L02

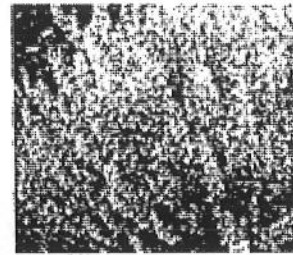
TREE AND SHRUB
INTRODUCED: DECEMBER 13, 2017
CFC DATE: JANUARY 16, 2018



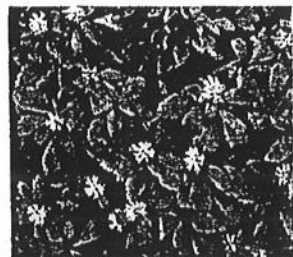
**DWARF FOUNTAIN
GRASS**



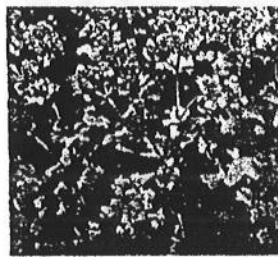
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CATMINT



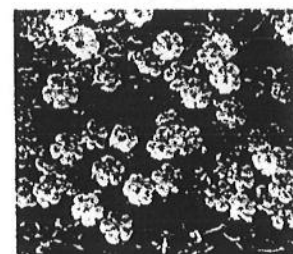
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LADY'S MANTLE



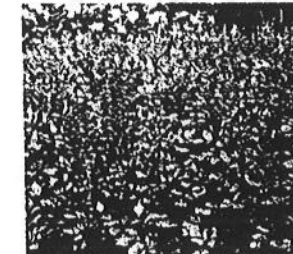
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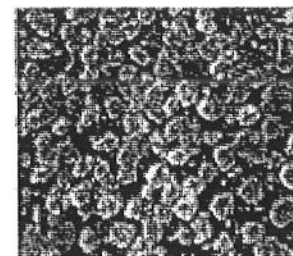
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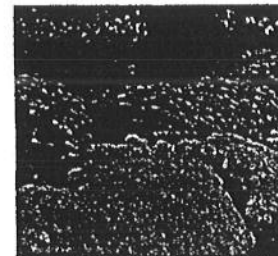
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ASTILBE



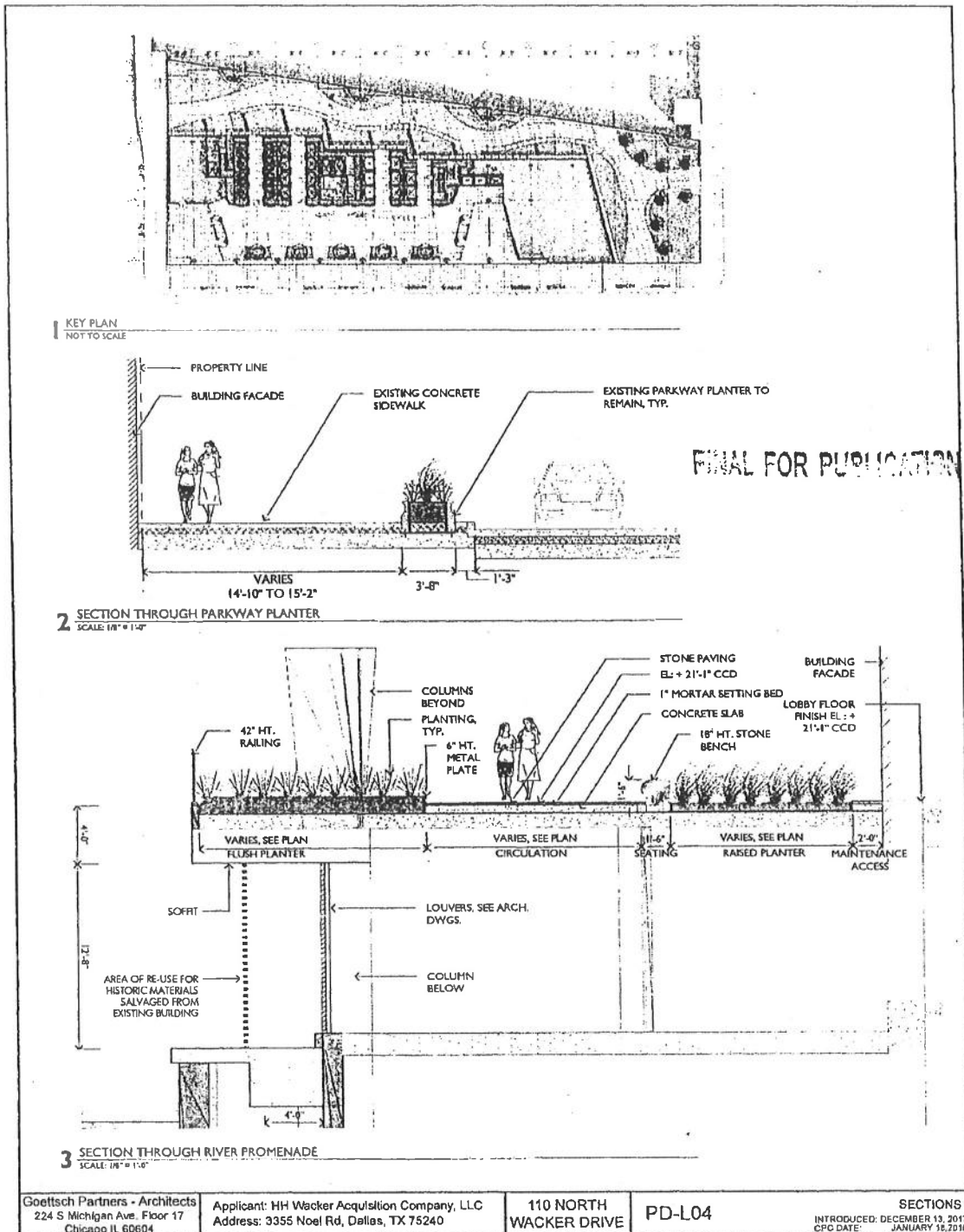
IMPATIENS



MUMS



MIXED ANNUALS





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 23, 2017

Jack George
Akerman LLP
71 South Wacker Drive
46th Floor
Chicago, IL 60606

**Re: Administrative Relief request for Planned Development No. 1369
110 N. Wacker Drive**

Dear Mr. George:

Please be advised that your request for a minor change to Waterway-Business Planned Development No. 1369 ("PD 1369"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1369.

Your client and the owner of all of the property within PD 1369, HH Wacker Acquisition Company LLC, is seeking administrative relief to allow for the following modifications to the proposed building at 110 N. Wacker Drive:

- Correct a floor count error – the PD identified 16 midrise floors but there are only 15, as shown on the attached, revised, West-East Building Section.
- Eliminate the 38th floor building setback and relocate the uppermost setback from the 54th floor to the 51st floor, as shown on the attached, revised, West, East, North and South Elevations. This modification is due to a tenant who is leasing approximately 30,000 square feet of office space in the building.
- Add a midblock building entrance on Wacker Dr., as shown on the attached, revised Composite Landscape Plan and Riverwalk Level Plan,
- Reconfigure the roof area, as shown on the attached, revised Site Plan and Green Roof Plan.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed 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 Waterway-Business Planned Development No. 1369, 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.

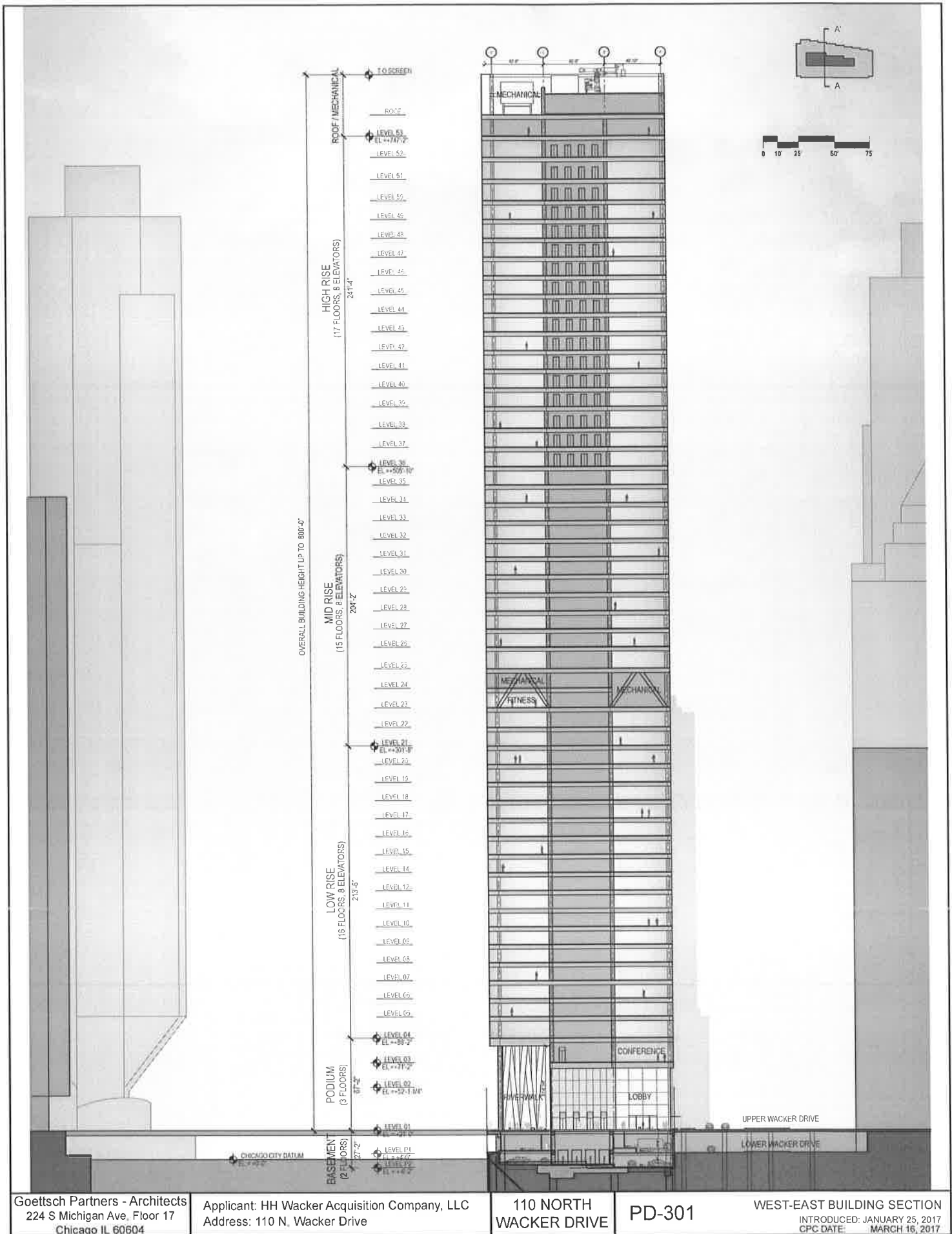
Sincerely,

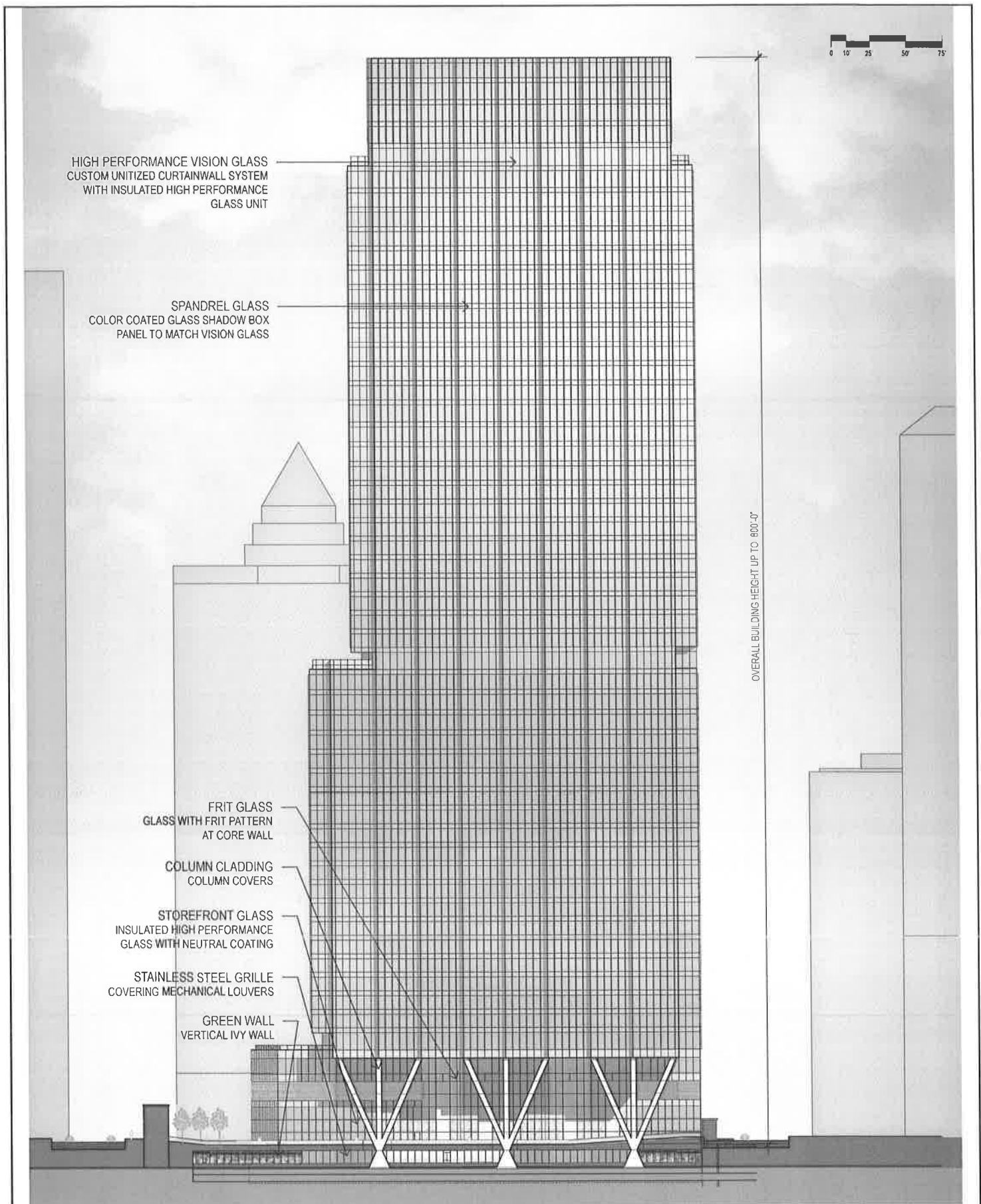
A handwritten signature in blue ink, appearing to read 'Patricia A. Scudiero', with a long horizontal flourish extending to the right.

Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Main file







OVERALL BUILDING HEIGHT UPTO 800'-0"

HIGH PERFORMANCE VISION GLASS
CUSTOM UNITIZED CURTAINWALL SYSTEM
WITH INSULATED HIGH PERFORMANCE
GLASS UNIT

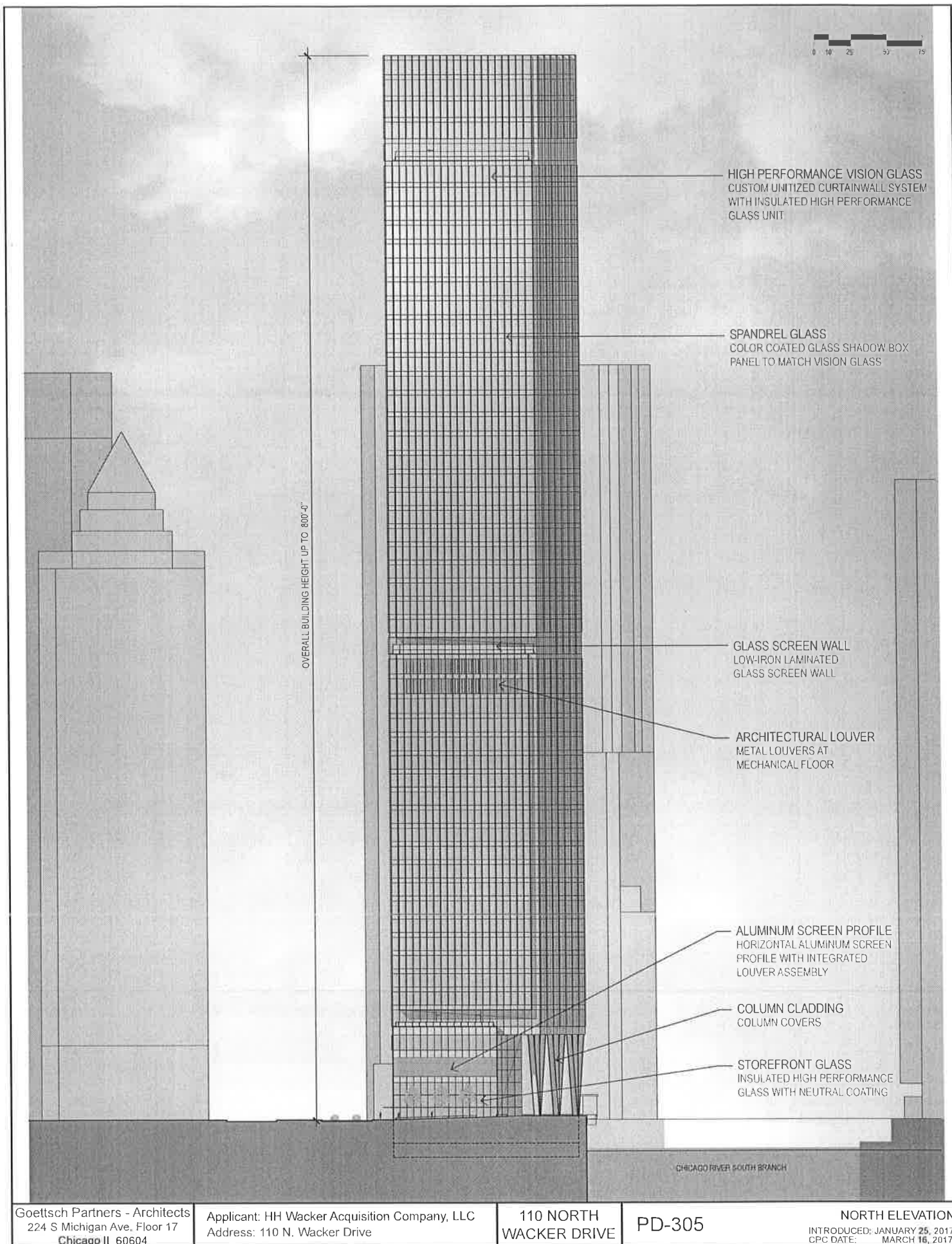
SPANDREL GLASS
COLOR COATED GLASS SHADOW BOX
PANEL TO MATCH VISION GLASS

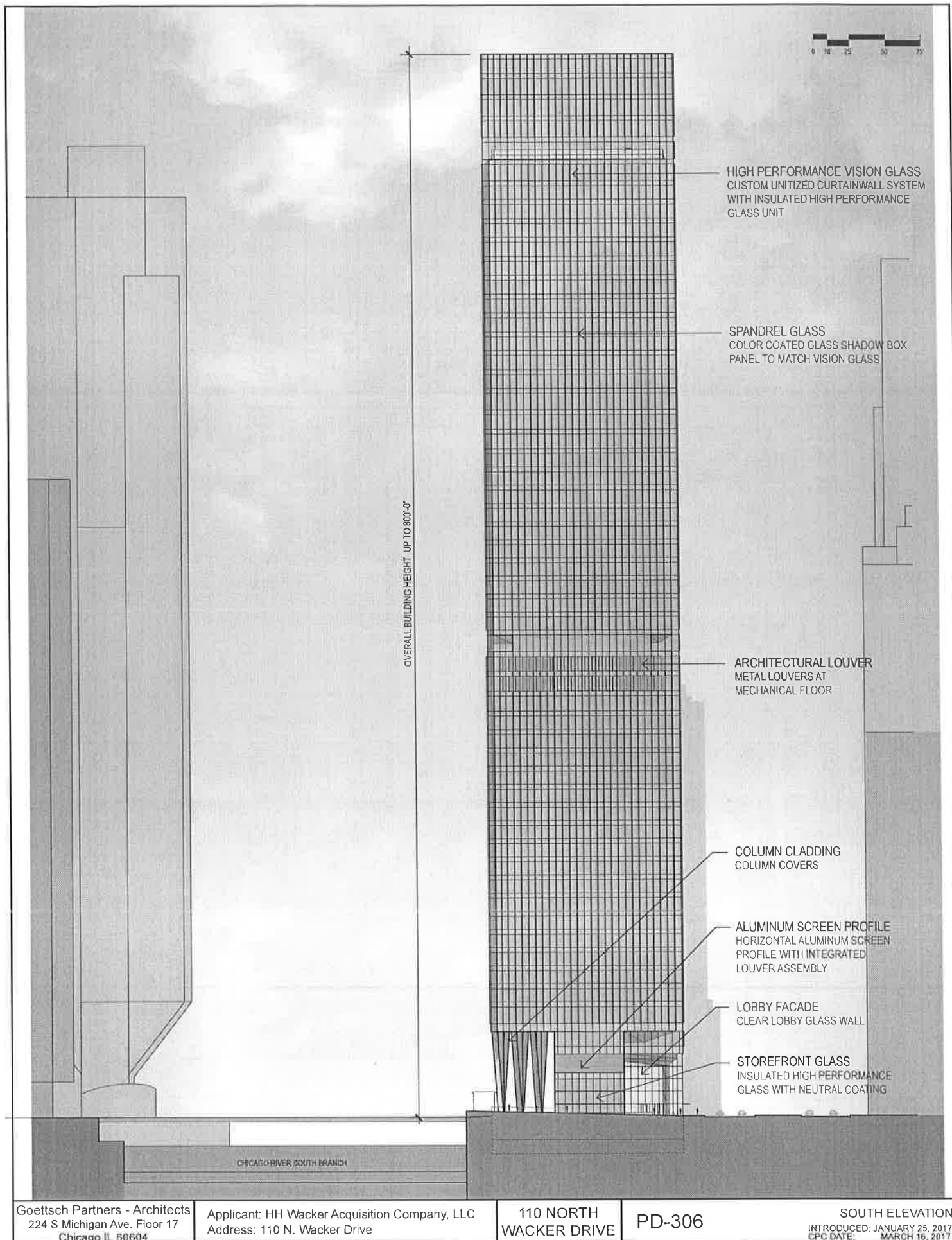
LOBBY FACADE
CLEAR LOBBY GLASS WALL

COLUMN CLADDING
COLUMN COVERS

STOREFRONT GLASS
INSULATED HIGH PERFORMANCE
GLASS WITH NEUTRAL COATING

ALUMINUM SCREEN PROFILE
HORIZONTAL ALUMINUM SCREEN
PROFILE WITH INTEGRATED
LOUVER ASSEMBLY





W RANDOLPH ST

EXISTING
BRIDGE HOUSE
STAIR ACCESS FROM
RANDOLPH STREET
PLANTER WITH MIX OF
SHRUBS, PERENNIALS AND
SEASONAL FLOWERS
ORNAMENTAL TREE, TYP.

APPROXIMATE LOCATION OF
FUTURE MONUMENT SIGNAGE

LINE OF
EASEMENT

HARDSCAPE AREA
13,516 SF

VEGETATED
AREA
3,075 SF

GLASS WALL
AT RETAIL

RIVERWALK
STONE PAVING, TYP.

EDGE OF
TOWER ABOVE
UNDER THE BUILDING

OVERHANG(WEST):10,876 SF

PARKWAY PLANTERS
WITH SEASONAL
FLOWERS, TYP.

STONE
PAVING, TYP.

42" HEIGHT
RAILING TYP.

SOUTH BRANCH OF
THE CHICAGO RIVER

N UPPER
WACKER DR

GLASS WALL
WITH FRIT PATTERN

18" HEIGHT SEATING/

GLASS WALL
AT MAIN LOBBY

PLANTER WITH MIX OF
SHRUBS, PERENNIALS AND
SEASONAL FLOWERS

FULL HEIGHT GLASS WALL
AT ELEVATOR VESTIBULE

SLOPED ACCESS FROM
WASHINGTON STREET
(1:20 MAX.)

GLASS WALL
AT RETAIL

UNDER THE BUILDING
OVERHANG(EAST):3,075 SF

EXISTING
BRIDGE HOUSE

RELOCATED
DIVVY STATION

SITE AREA: 44,480 SF
TOTAL ENCLOSED AREA (BUILDING): 22,315 SF (50.0%)
TOTAL OPEN AREA (VEGETATED+HARDSCAPE)
=8,649+13,516=22,165 SF (50.0%)
TOTAL BUILDING OVERHANG AREA (WEST+EAST) =13,611 SF

W WASHINGTON ST

LINE OF
BUILDING ABOVE
PROPERTY LINE

0 15' 30' 60'

Goettsch Partners - Architects
224 S Michigan Ave. Floor 17
Chicago IL 60604

Applicant: HH Wacker Acquisition Company, LLC
Address: 110 N. Wacker Drive

110 NORTH
WACKER DRIVE

PD-101

COMPOSITE LANDSCAPE PLAN
INTRODUCED: JANUARY 25, 2017
CPC DATE: MARCH 16, 2017



SOUTH BRANCH OF
THE CHICAGO RIVER

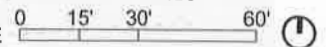
W RANDOLPH ST

N UPPER
WACKER DR

W WASHINGTON ST

NOTE: FINAL SHAPES OF GREEN SPACE TBC

----- PROPERTY LINE



GROSS ROOF AREA: 38,642 SF
ESTIMATED NET ROOF AREA: 29,930 SF
ESTIMATED GREEN ROOF AREA: 14,965 SF
(SHALL BE 50% OF NET ROOF AREA)

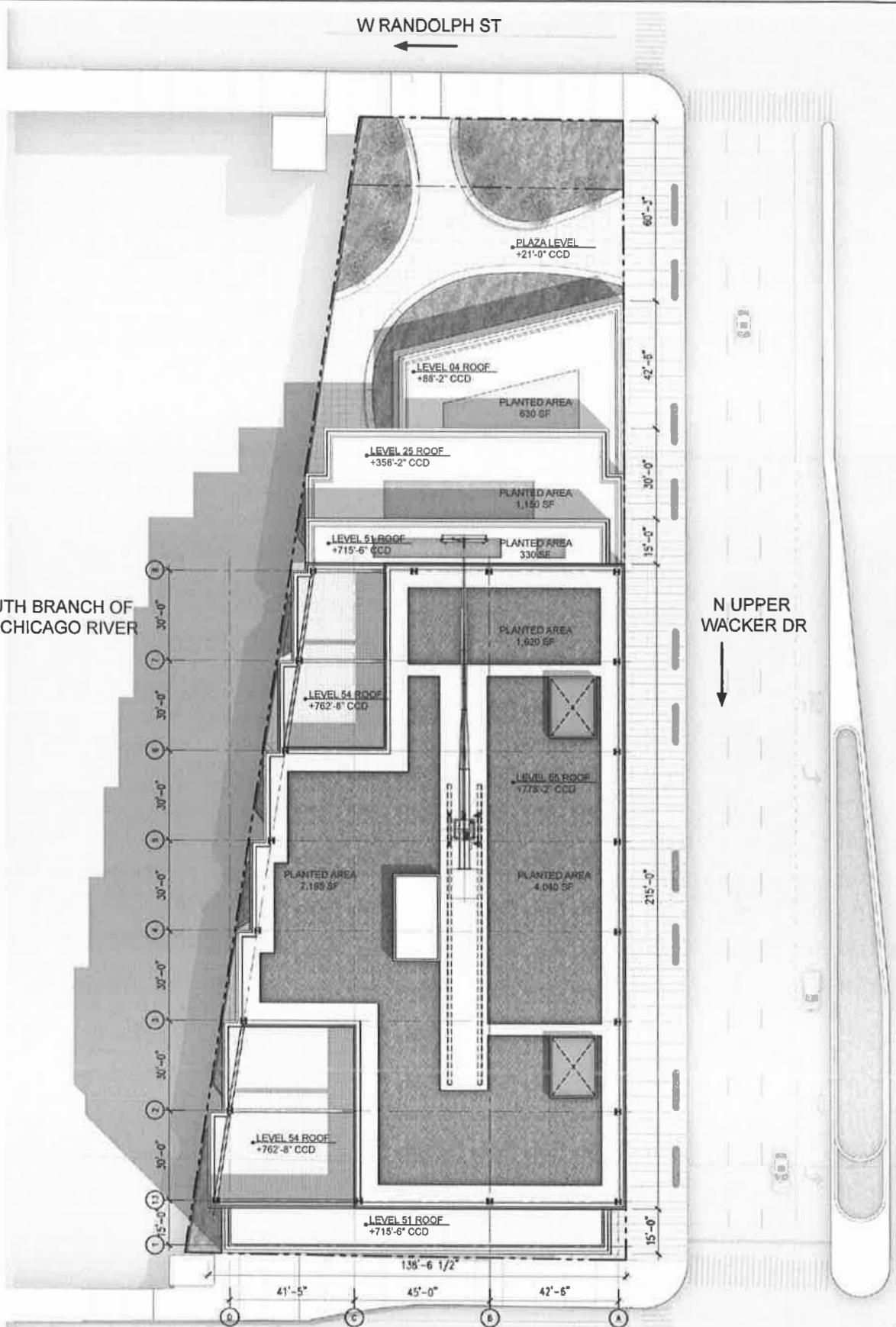
Goettsch Partners - Architects
224 S Michigan Ave. Floor 17
Chicago IL 60604

Applicant: HH Wacker Acquisition Company, LLC
Address: 110 N. Wacker Drive

110 NORTH
WACKER DRIVE

PD-105

GREEN ROOF PLAN
INTRODUCED: JANUARY 25, 2017
CPC DATE: MARCH 16, 2017



19106

3/29/2017

REPORTS OF COMMITTEES

45545

Reclassification Of Area Shown On Map No. 1-F.
(As Amended)
(Application No. 19106)
(Common Address: 110 N. Wacker Dr.)

WBPD 1369

[SO2017-156]

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

West Randolph Street; North Wacker Drive; West Washington Street and the east bank of the south branch of the Chicago River,

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

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

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

Planned Development Statements

1. The area delineated herein as Waterway-Business Planned Development Number 1369 ("Planned Development") consists of approximately 44,480 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, HH Wacker Acquisition Company LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to

this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.

3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assigns or grantees.

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

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

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 Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Composite Landscape Plan; Riverwalk Plan; Lower Level Floor Plans; a Green Roof Plan; Building Section Plan and Building Elevations (North, South, East and West) prepared by Goettsch Partners -- Architects and dated March 16, 2017, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as the Planned Development: office, eating and drinking establishments, outdoor patio, food and

beverage retail sales and retail sales, financial services, fitness facilities, accessory parking, ~~co-located~~ wireless communication facilities and related and ancillary uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago 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 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 44,480 square feet and a base FAR of 16.00.

The applicant acknowledges that the project has received a bonus FAR of 17.72, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 33.72. In exchange for the bonus FAR, the applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund, pursuant to Section 17-4-1003-D. Such funds will be utilized pursuant to Section 17-4-1004-B (Neighborhoods Opportunity), Section 17-4-1006-C (Citywide Adopt-a-Landmark) and Section 17-4-1005-C (Local Impact).

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The applicant shall design and construct the open space plaza depicted in the attached exhibit to this Planned Development labeled the Composite Landscape Plan (hereinafter the "Plaza"), and shall be responsible to assure that the Plaza is clean, litter free and clear of snow and debris and that any landscaping or plant material is in a healthy condition. The Plaza shall be open to the public daily from 5:00 A.M. to 11:00 P.M. The applicant agrees to cooperate with the City to permit the installation of mutually-approved public art or sculpture within the Plaza in a mutually agreed upon location in the general area of the northeast corner of the site.
12. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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. The applicant and the City of Chicago agree to cooperate to design a mutually acceptable future access to and from the street level riverwalk deck and river level dock space when a river level riverwalk connection is made to the river level dock space from the adjacent properties to improve connectivity and access for the site, which does not adversely affect the building operations or security; such modifications that result from these discussions shall be made pursuant to Section 17-13-0611.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor

environments, reduces operating costs and conserves energy and natural resources. The applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

16. The applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contained in the Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the applicant agrees to: (a) provide a landscaped 60-foot high arcaded street level river setback and continuous riverwalk that is between 25 feet and 45 feet as indicated on the Site Plan and Composite Landscape Plan ("Street Level Riverwalk Deck" and (b) permit connection by others to the property's river level dock space to the setback and riverwalks of adjacent properties when the river edges of the adjacent properties are similarly improved. The Street Level Riverwalk Deck and river level dock space when connected to adjacent properties shall be un-gated and access thereto open to the public free of charge with signage indicating that the Street Level Riverwalk Deck is open to the public daily from 5:00 A.M. to 11:00 P.M.

All improvements within the Street Level Riverwalk Deck and river level dock space setback must be substantially completed prior to receipt of a final Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the DC-16 Downtown Core District.

[Existing Zoning Map; Existing Land-Use Map/Existing Conditions; Boundary and Property Line Map; Site Plan; Composite Landscape Plans, Riverwalk Level Plan; Lower Level 1 and 2 Plans; Green Roof Plan; West/East Building Section; West/East Podium Sections; North, South, East and West Building Sections; Tree and Shrub; Perennials and Seasonal Flowers; and Sections referred to in these Plan of Development Statement printed on pages 45551 through 45570 of this *Journal*.]

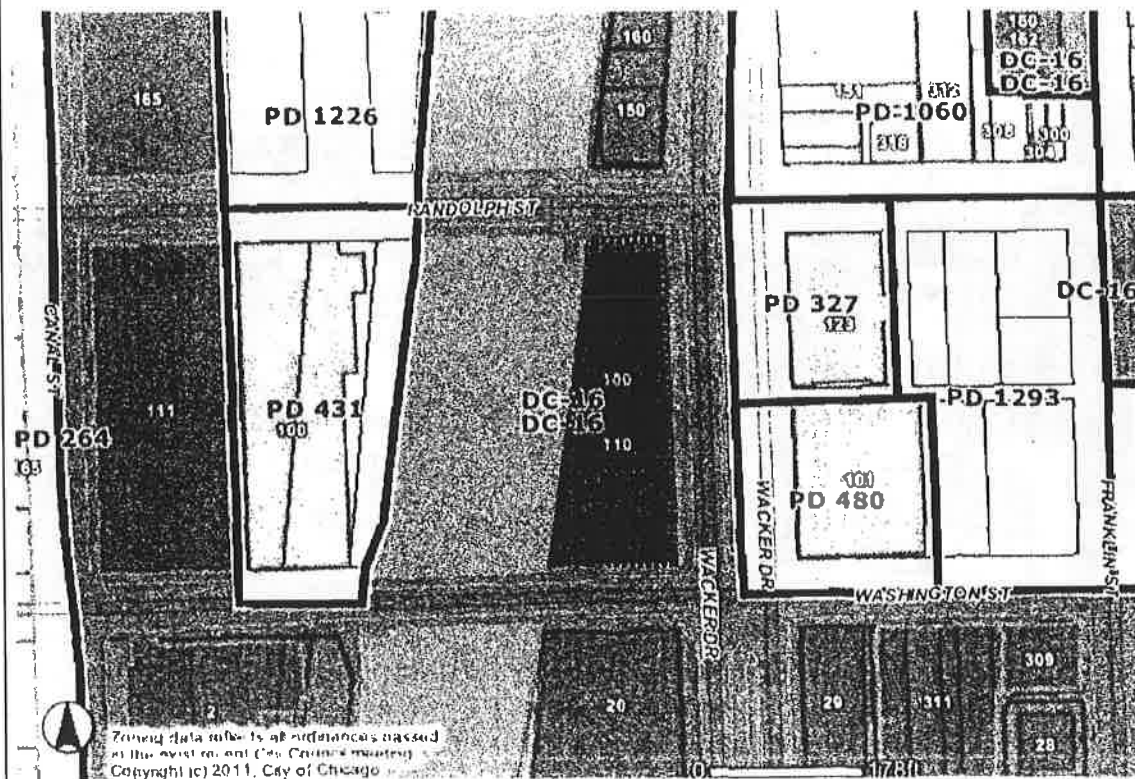
Bulk Regulations and Data Table Referred to in these Plan of Development Statements reads as follows:

Waterway-Business Planned Development.

Bulk Regulations And Data Table.

Gross Site Area:	133,088 square feet (3.05528 acres)
Area in Adjoining Right-of-Way:	88,608 square feet (2.03416 acres)
Net Site Area Including Air Rights:	44,480 square feet (1.02112 acres)
Base Floor Area Ratio (FAR):	16.0 (711,680 square feet)
Bonus Floor Area Ratio (FAR):	17.72 (788,320 square feet)
Total Maximum FAR:	33.72 (1,500,000 square feet)
Maximum Accessory Parking Spaces:	87 spaces
Minimum Bike Parking Spaces:	25 bike spaces
Minimum Periphery Setbacks:	Per Site Plan
Maximum Building Height:	800 feet
Minimum Off-Street Loading Berths:	4 (10 feet by 25 feet)

FINAL FOR PUBLICATION



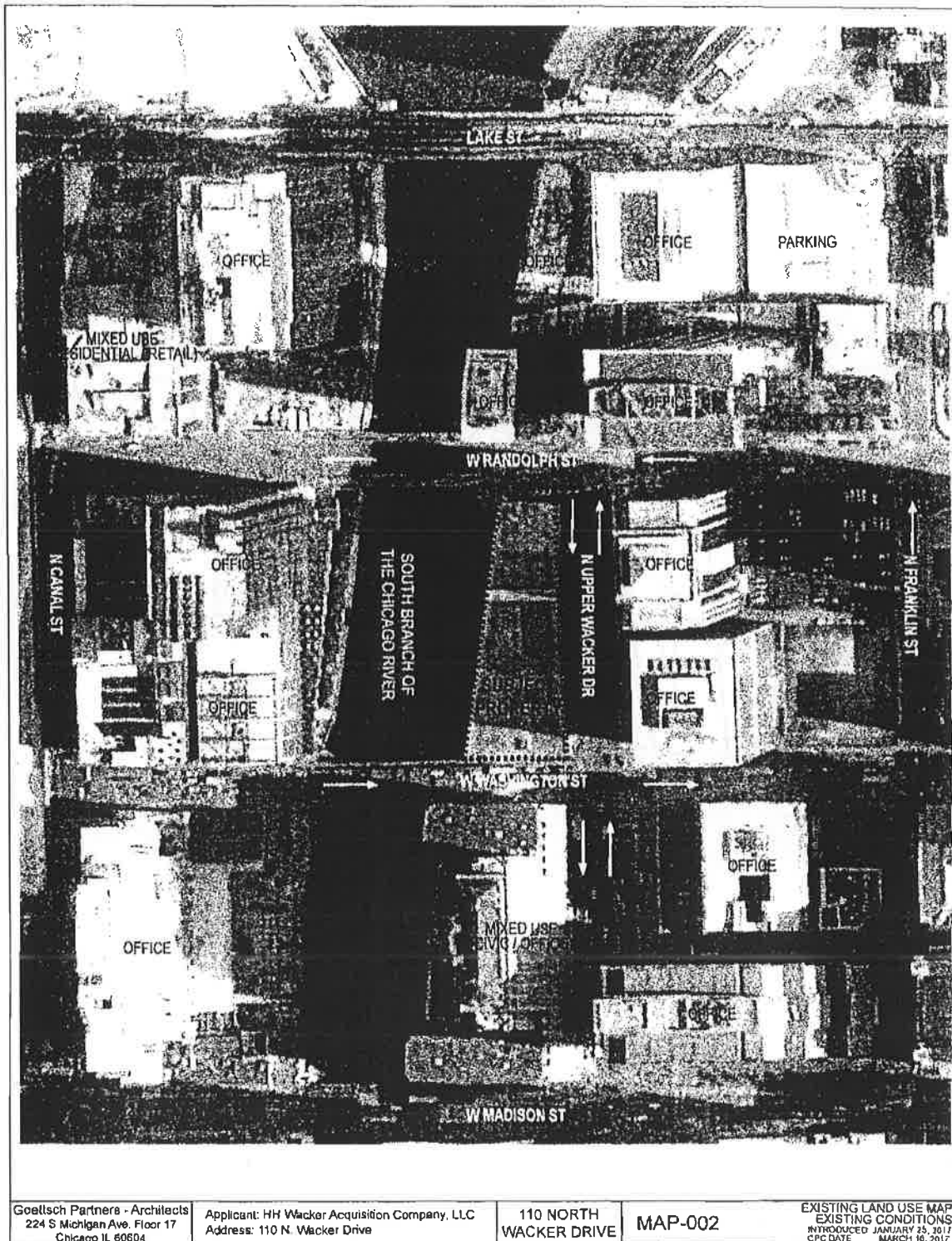
Goettlich Partners - Architects
224 S Michigan Ave. Floor 17
Chicago IL 60604

Applicant: HH Wacker Acquisition Company, LLC
Address: 110 N. Wacker Drive

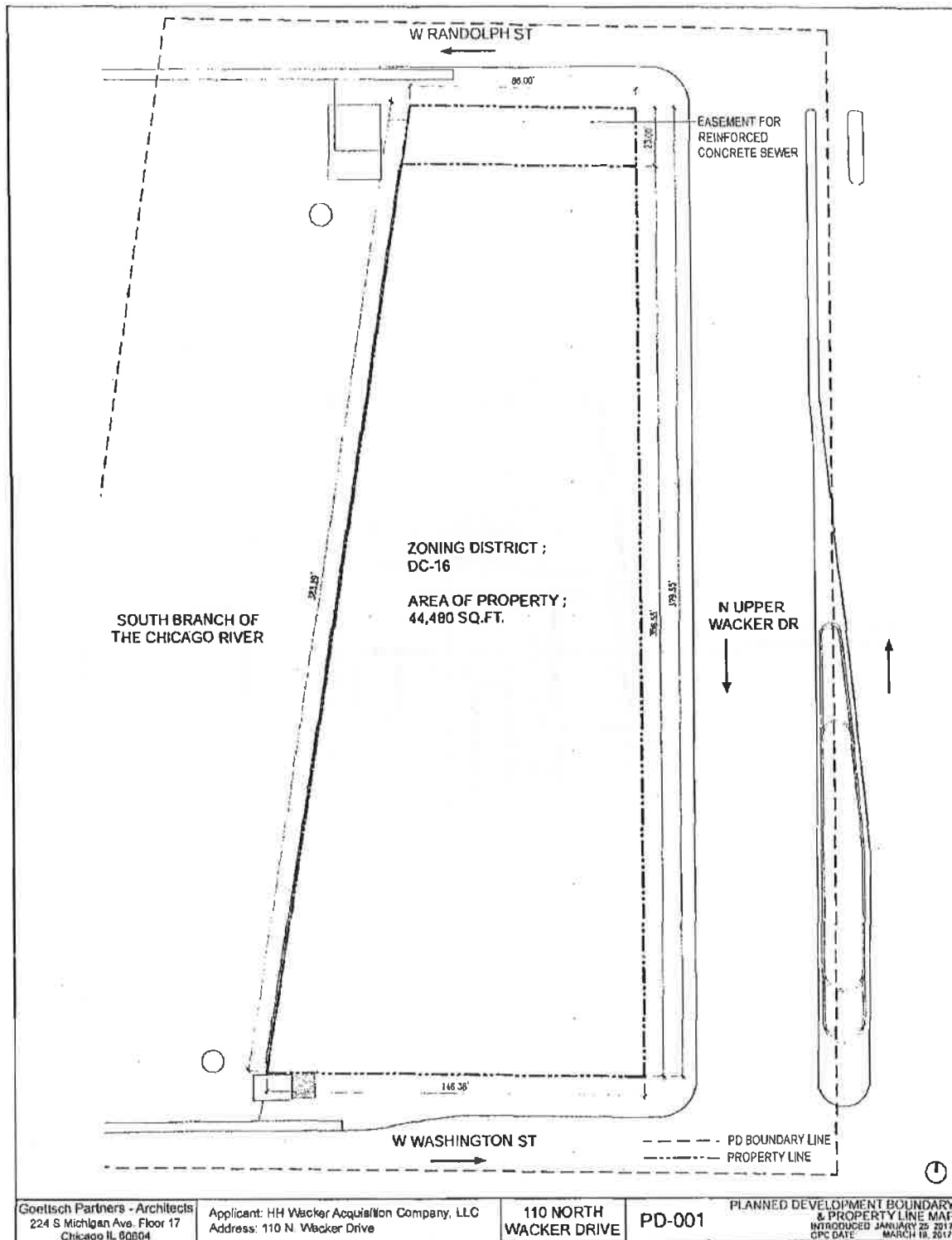
110 NORTH
WACKER DRIVE

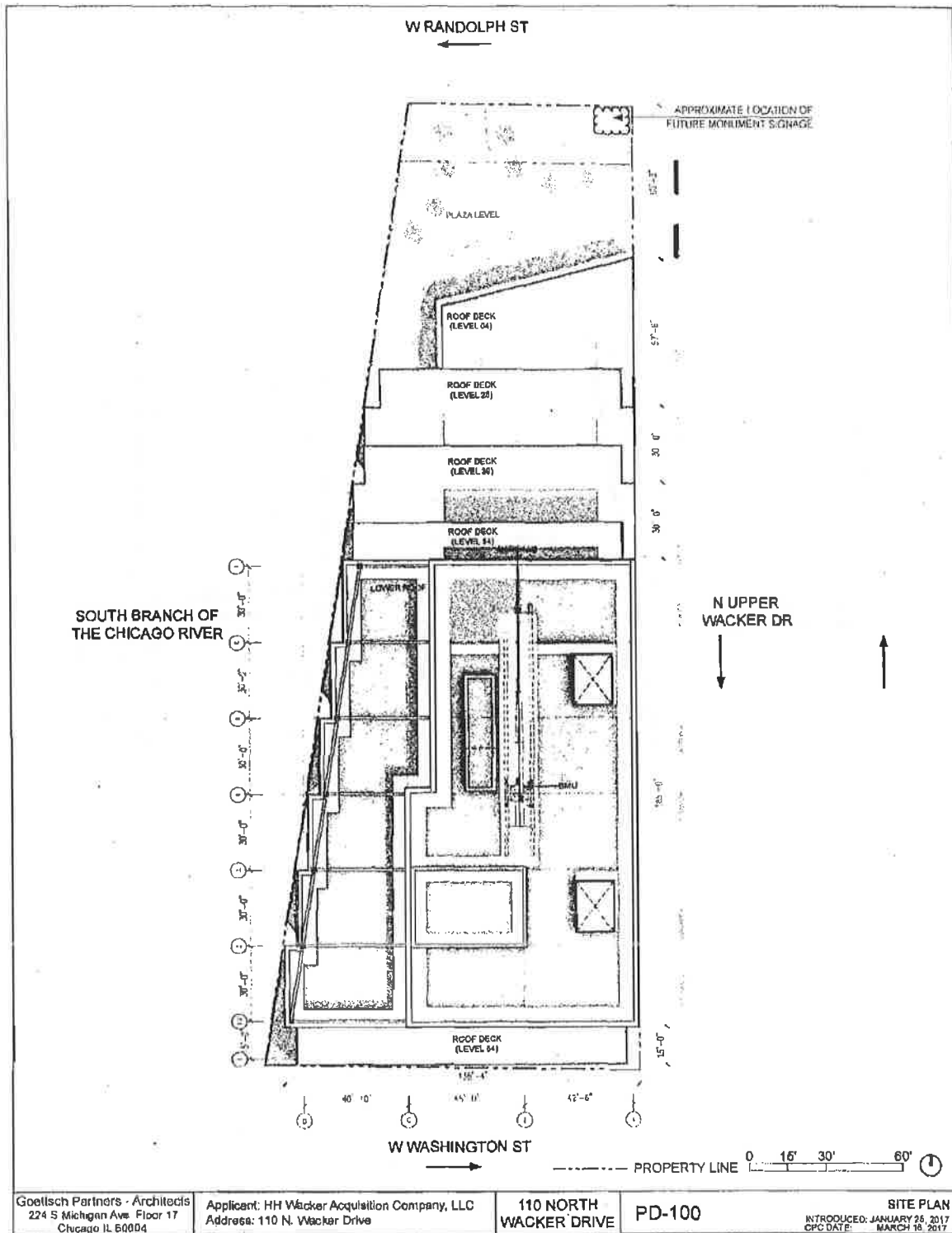
MAP-001

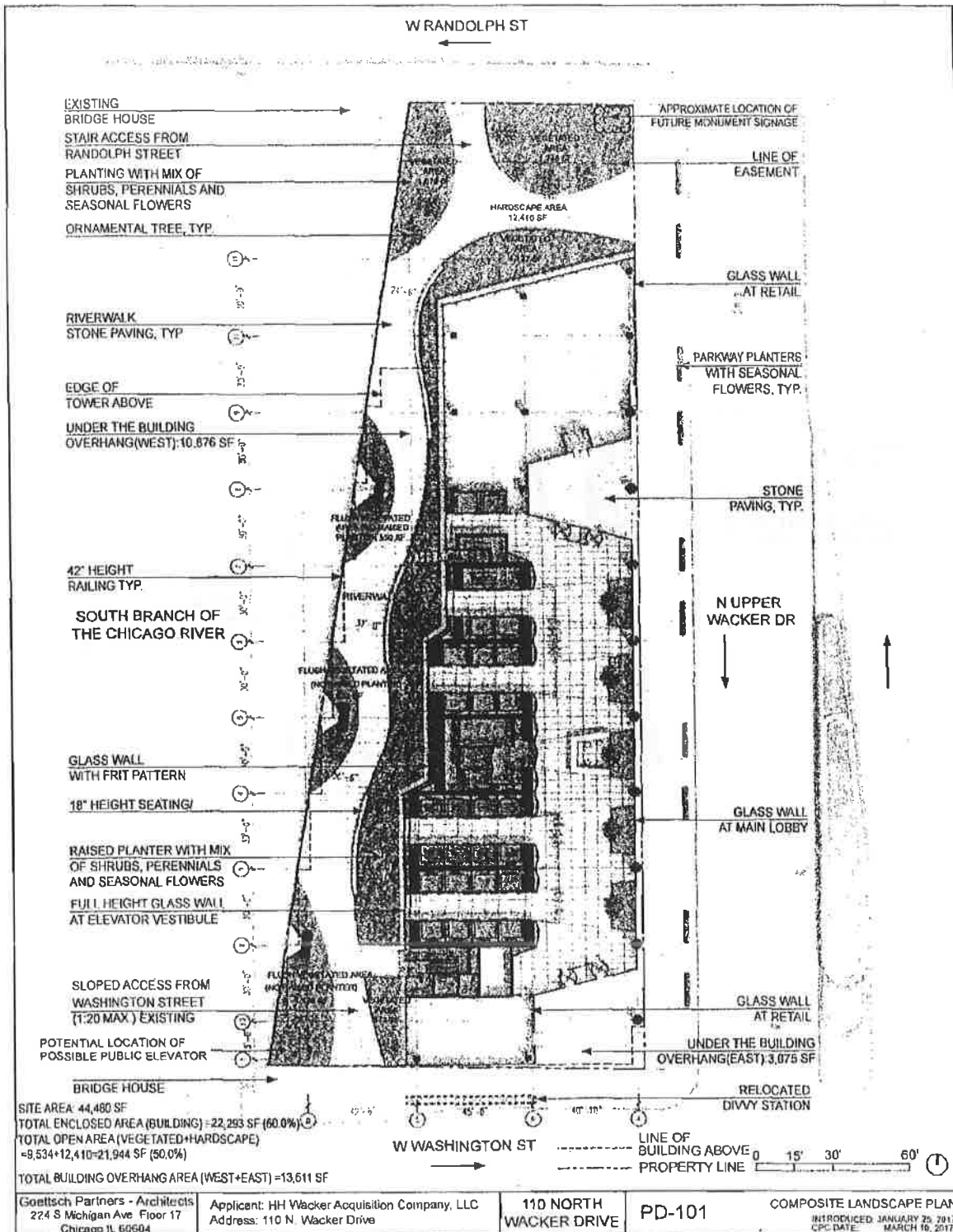
EXISTING ZONING MAP
INTRODUCED JANUARY 25, 2017
CPC DATE: MARCH 16, 2017

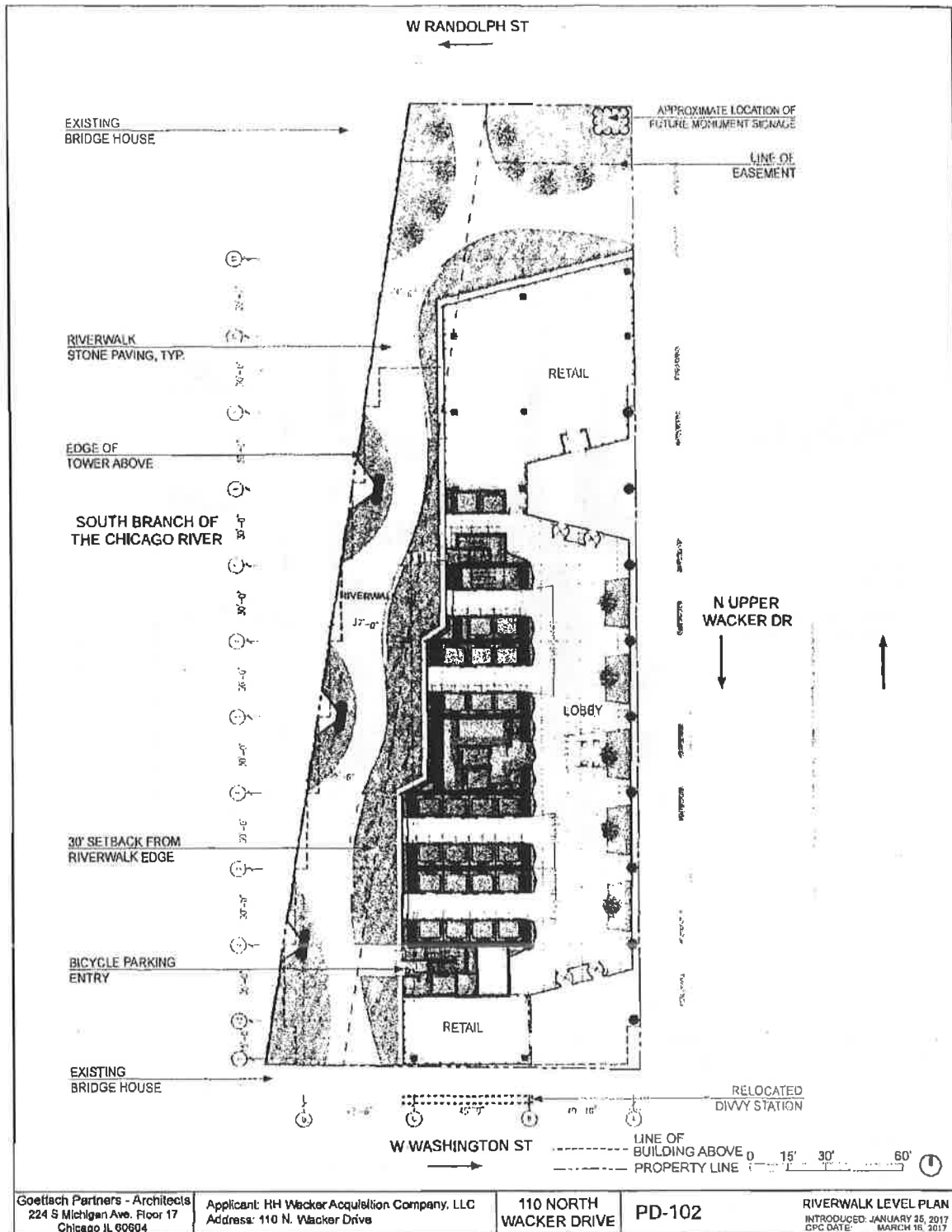


PLANNED DEVELOPMENT

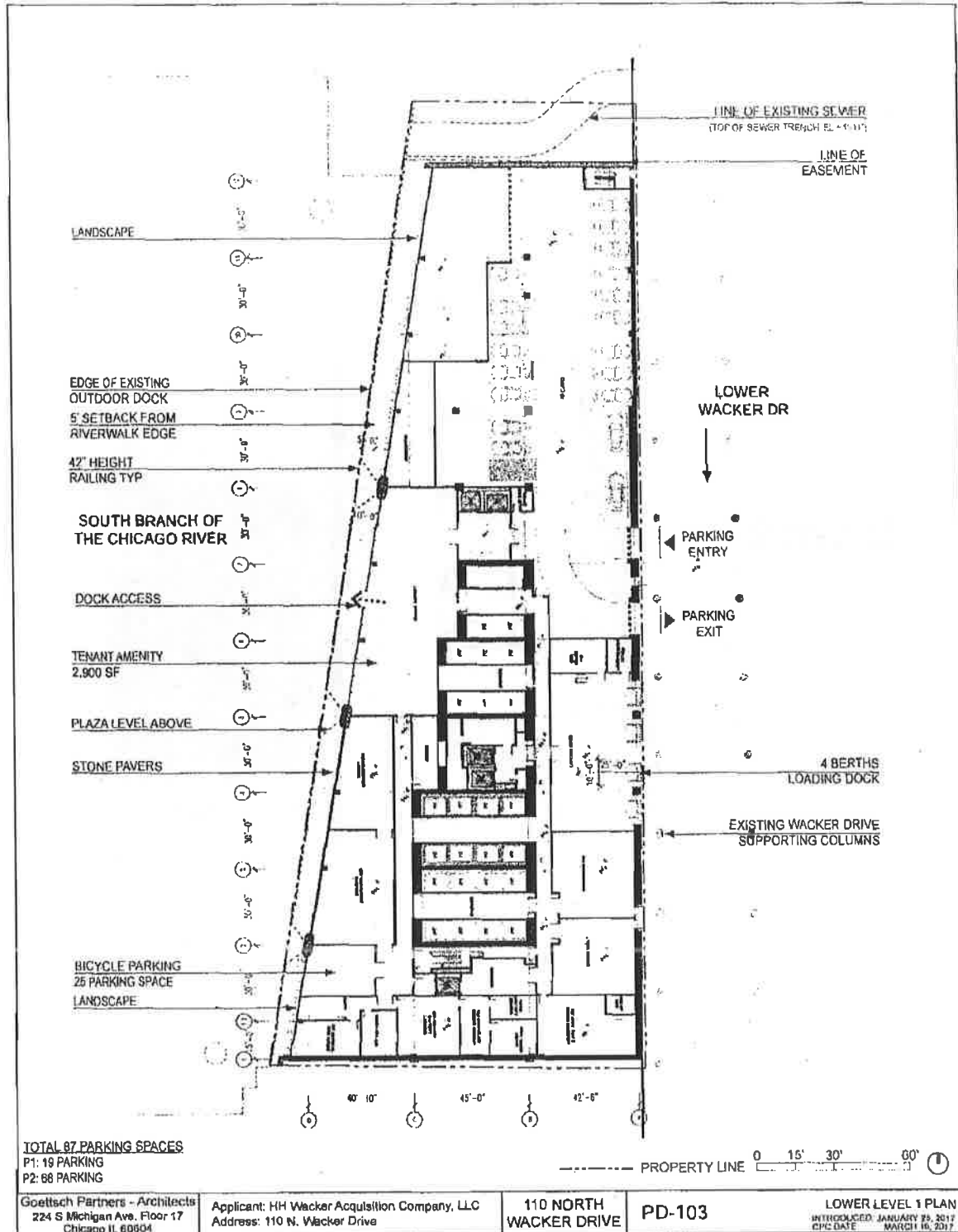


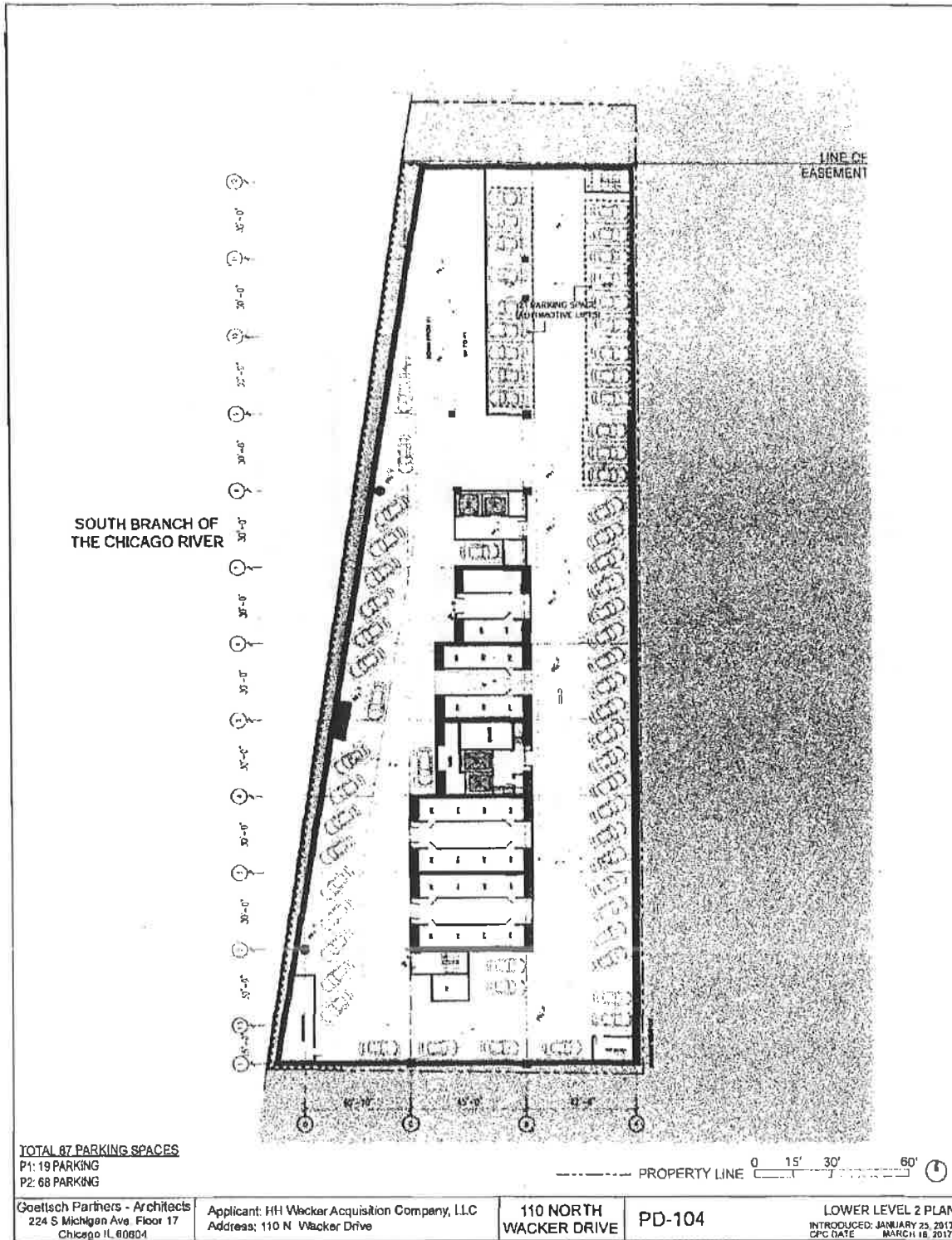


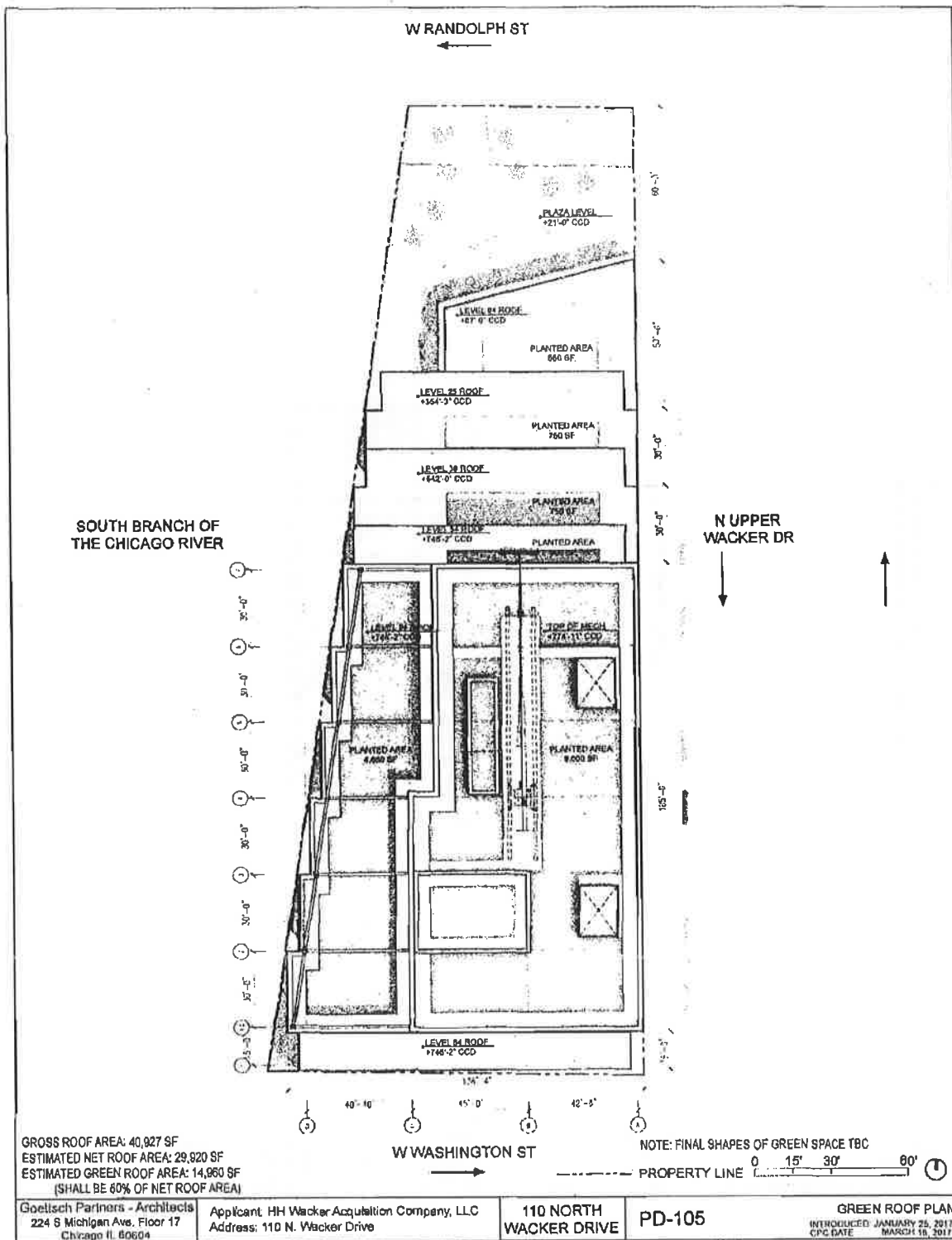


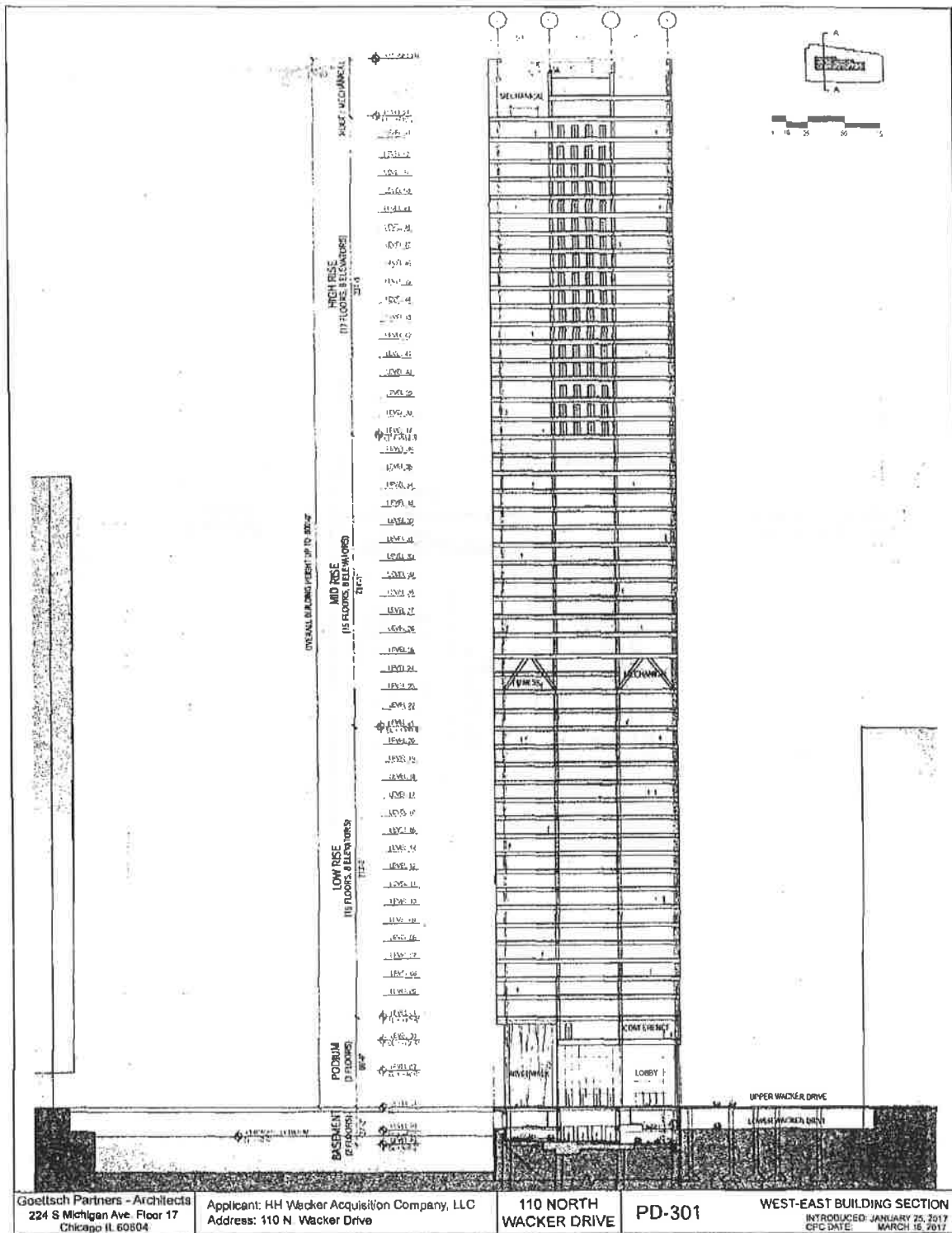


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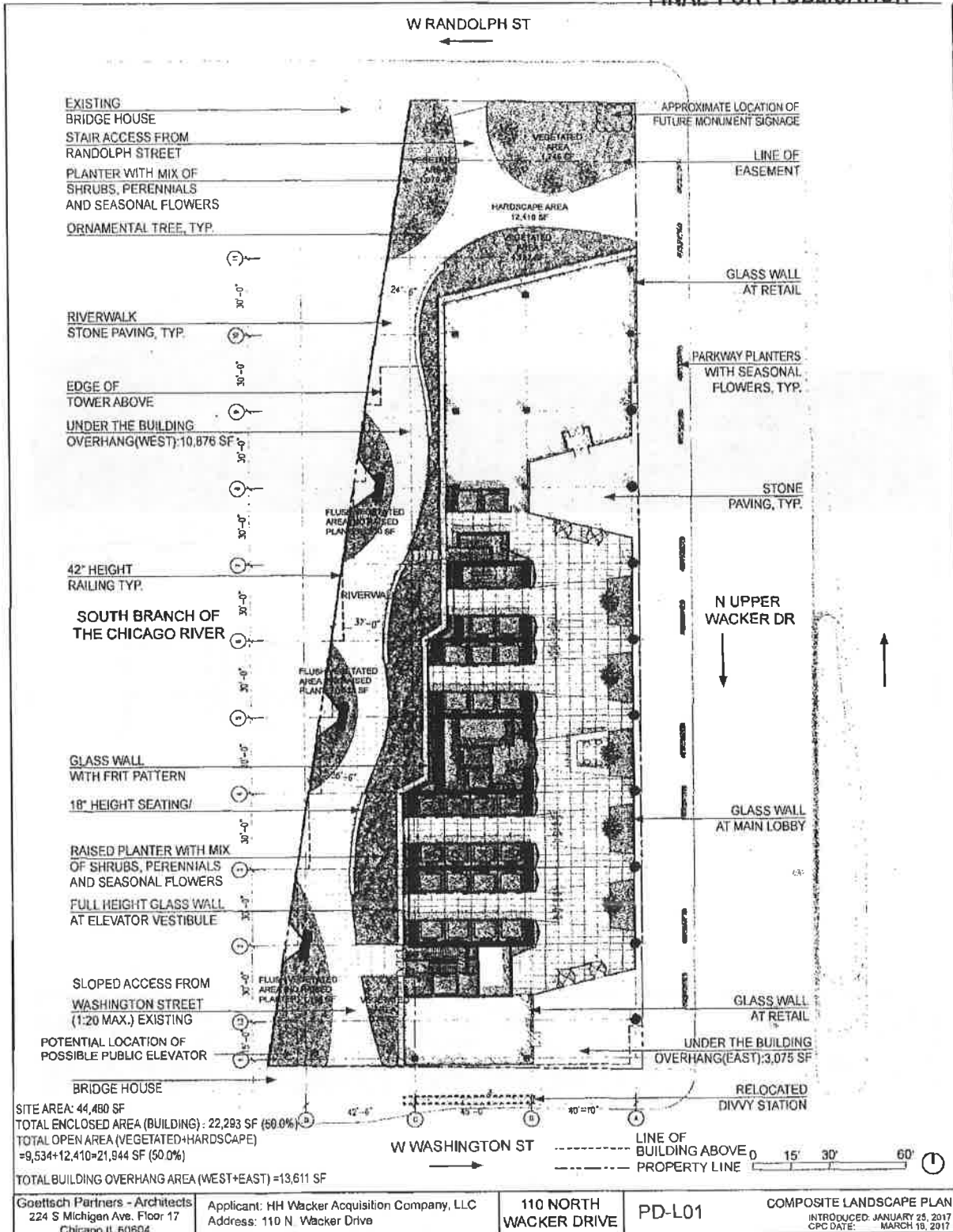




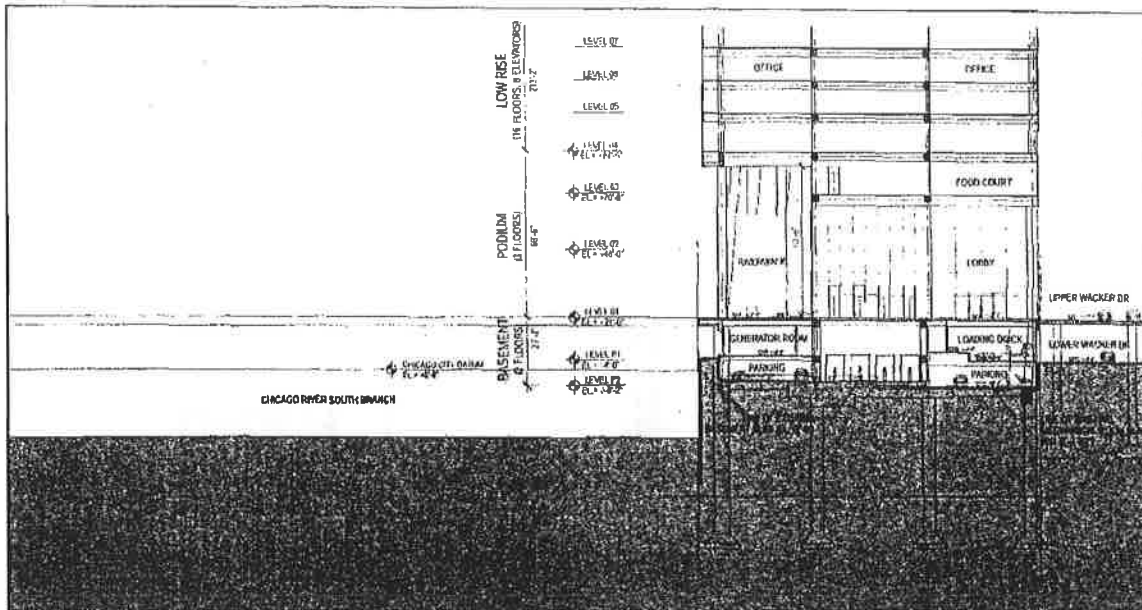




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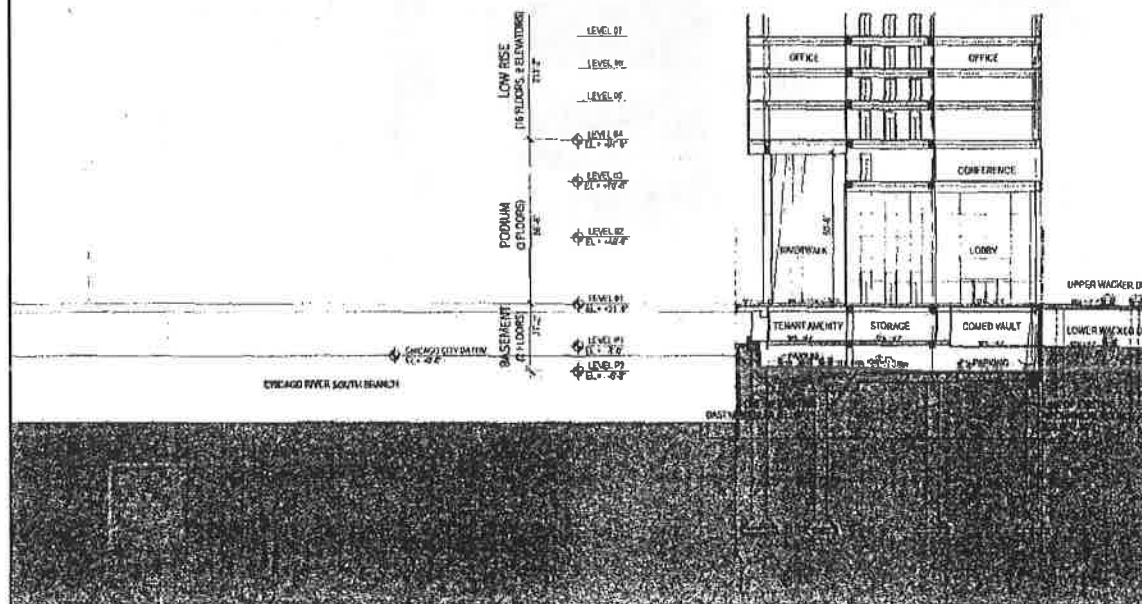


FINAL FOR PUBLICATION



PODIUM ENLARGED SECTIONS 1

0 10 25 50 75



PODIUM ENLARGED SECTIONS 2

0 10 25 50 75

Goettsch Partners - Architects
224 S Michigan Ave. Floor 17
Chicago IL 60604

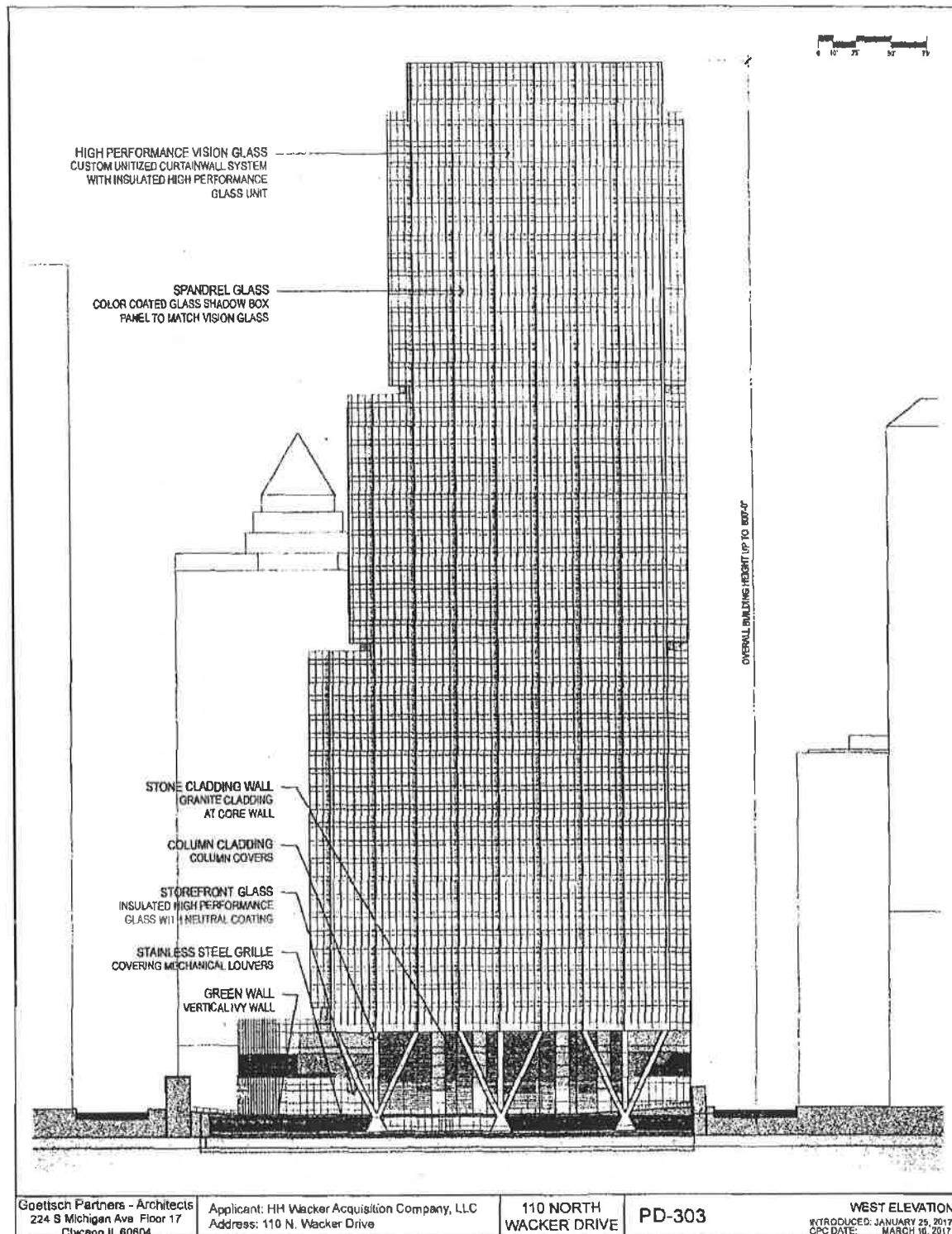
Applicant: HH Wacker Acquisition Company, LLC
Address: 110 N. Wacker Drive

110 NORTH
WACKER DRIVE

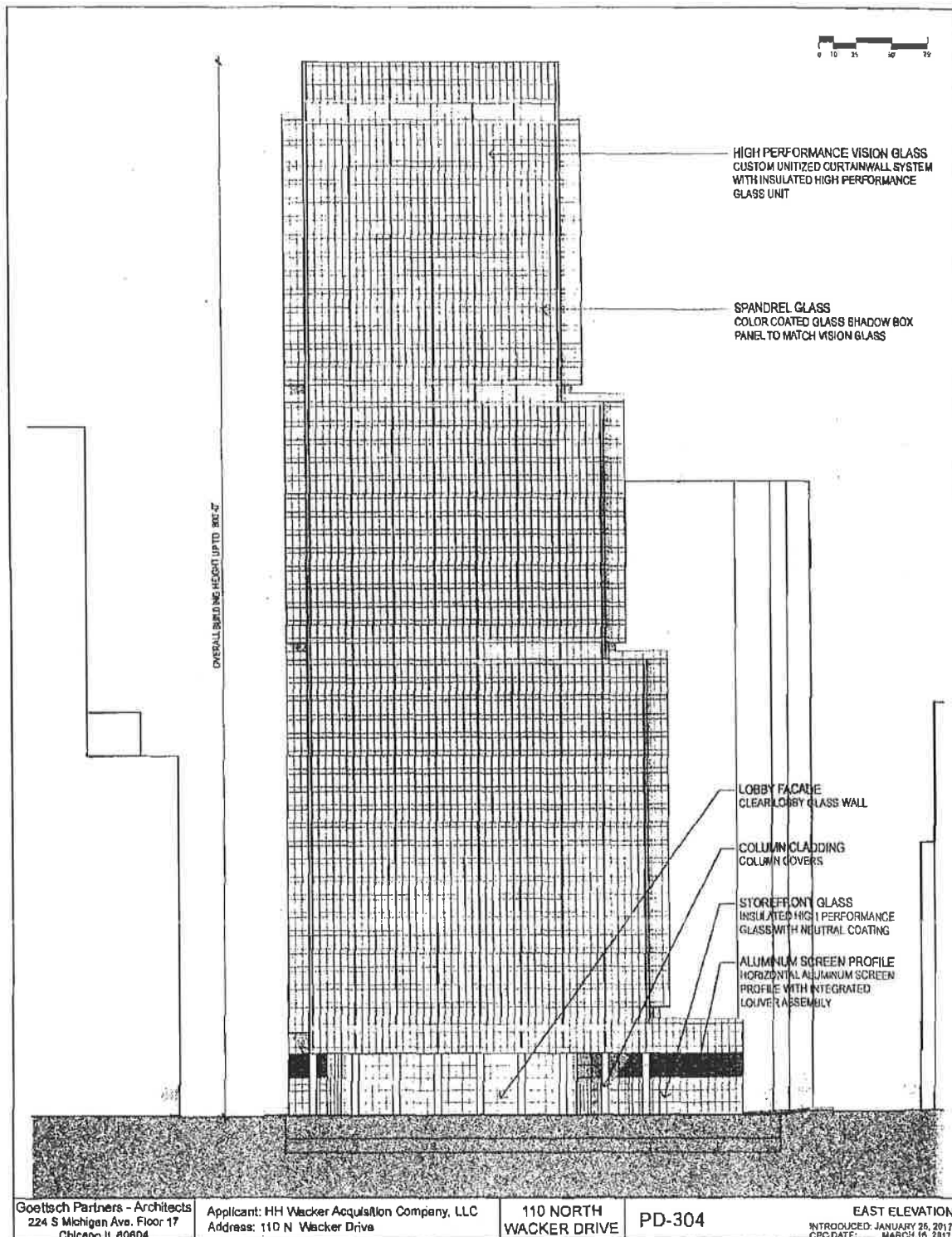
PD-302

WEST-EAST PODIUM SECTIONS
INTRODUCED: JANUARY 25, 2017
CPC DATE: MARCH 16, 2017

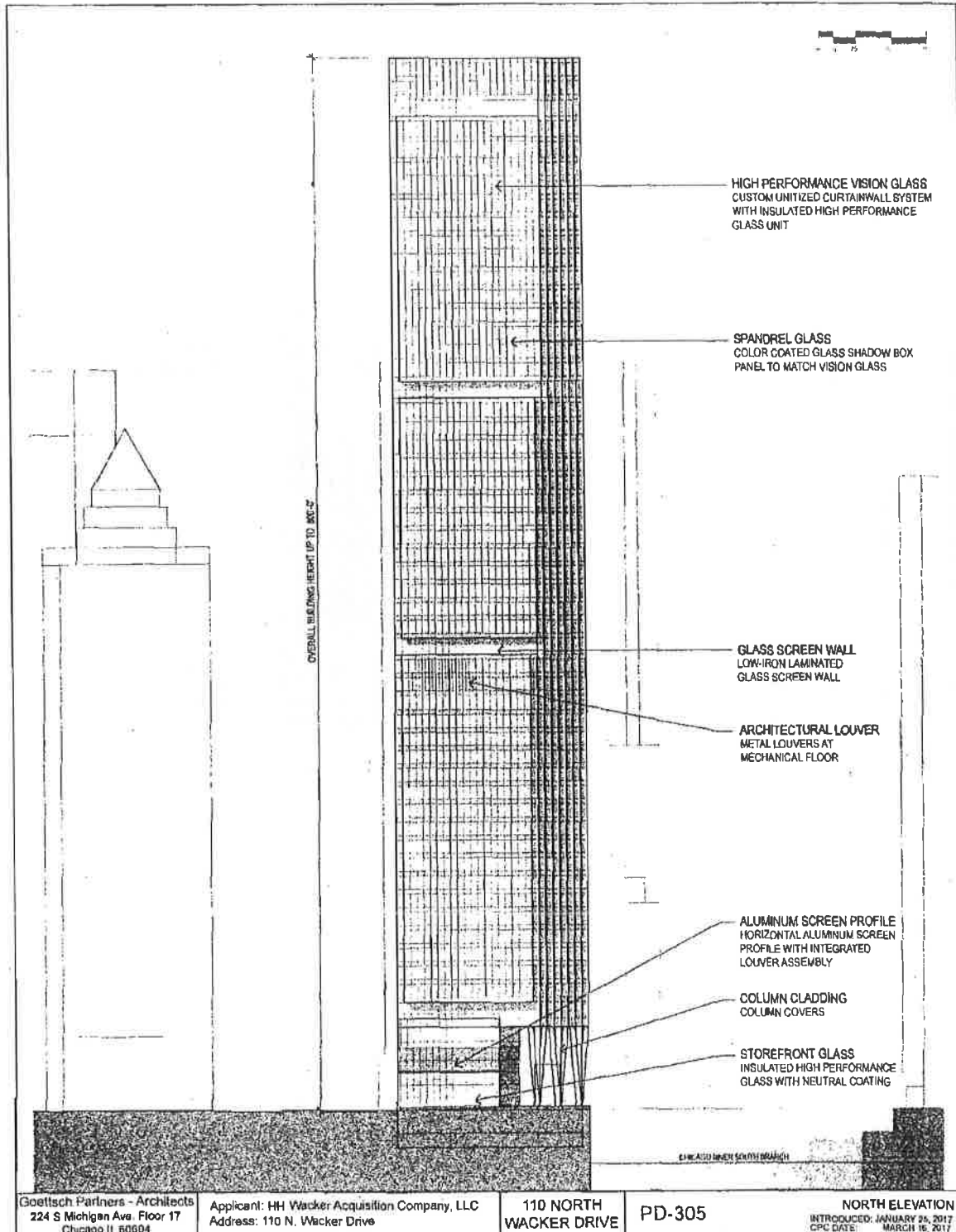
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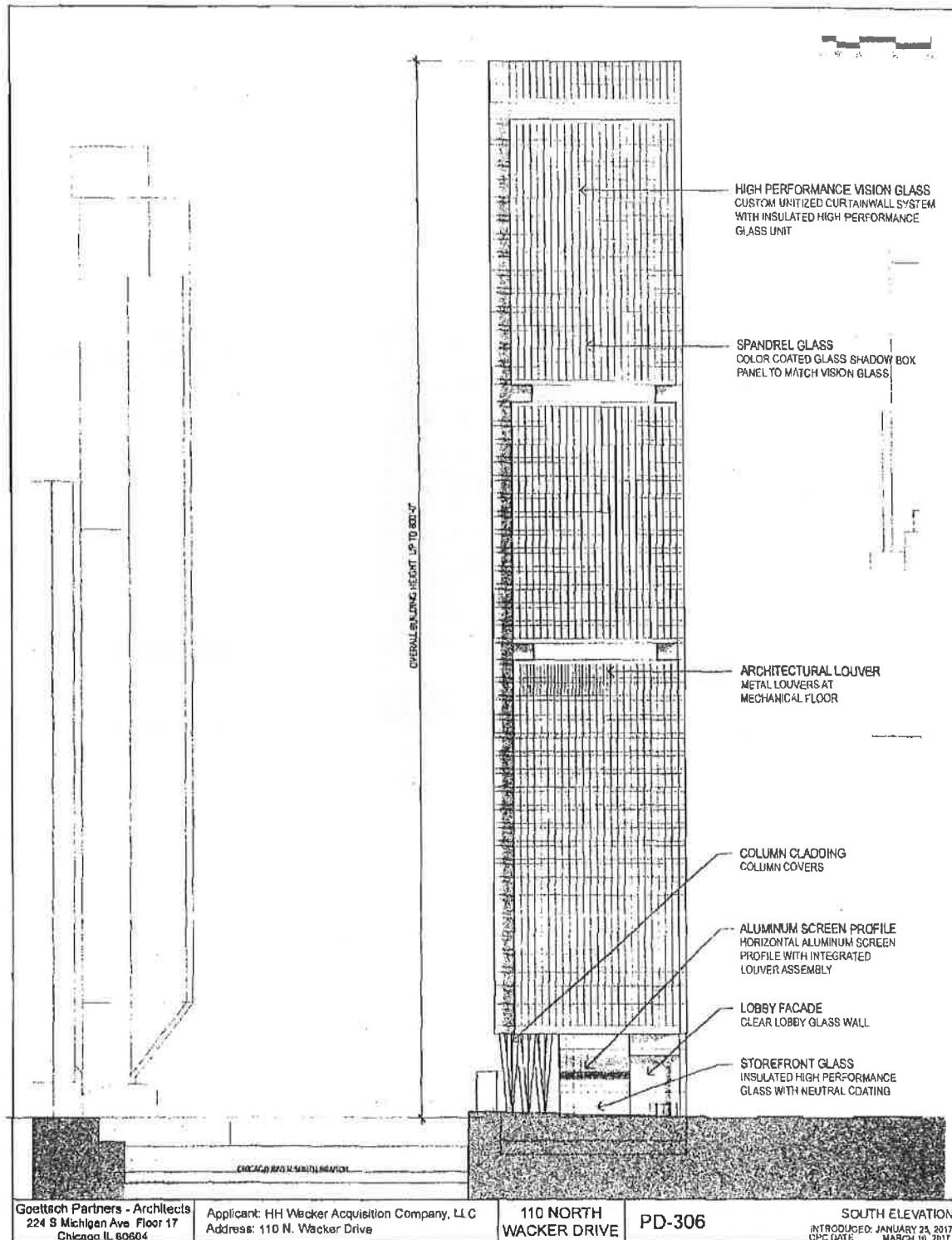
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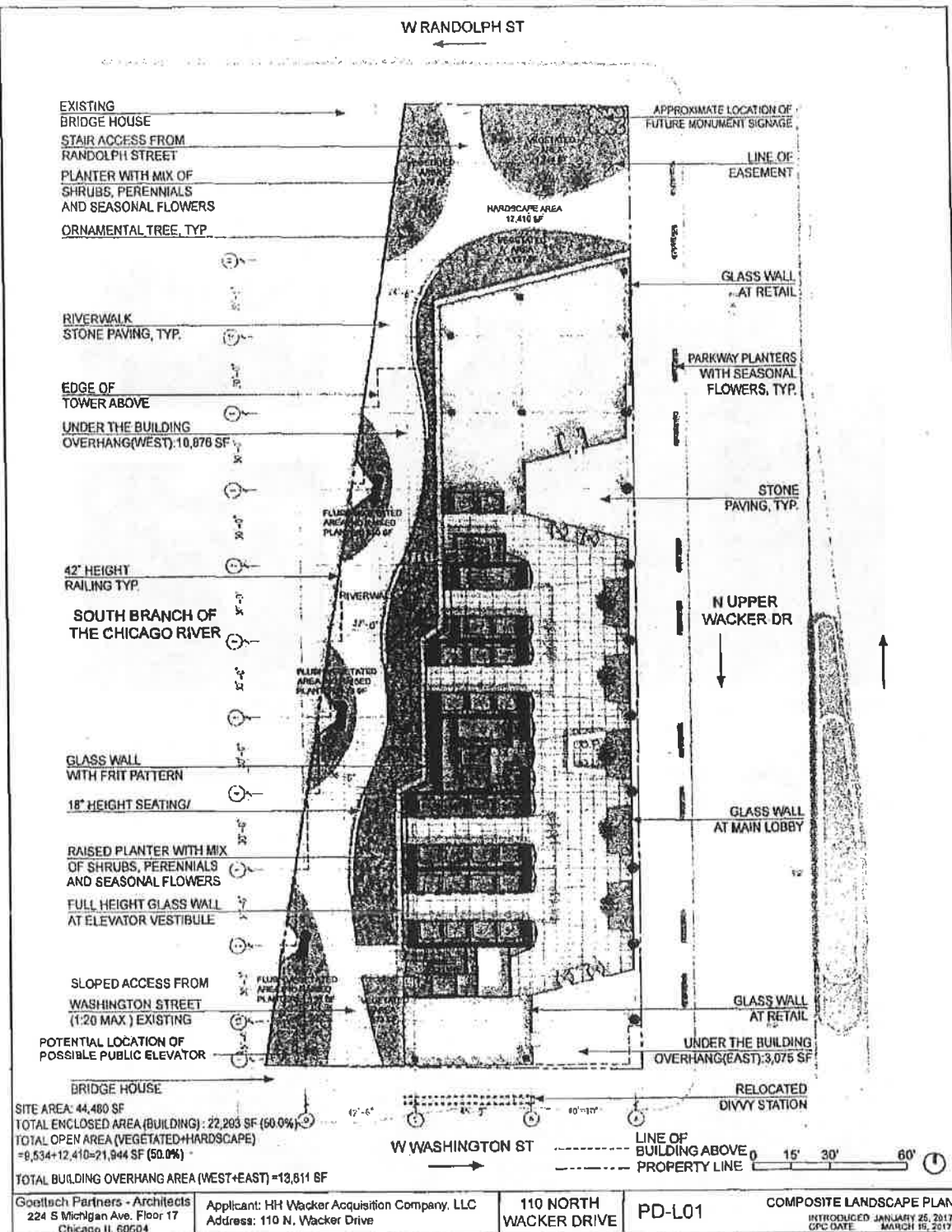
FINAL FOR PUBLICATION



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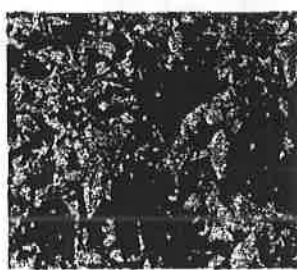
WHITE SPIRE BIRCH



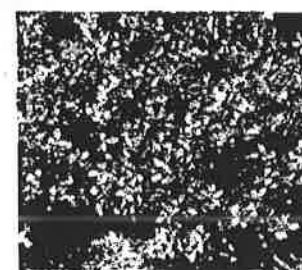
OAKLEAF HYDRANGEA

DWARF PEE GEE
HYDRANGEA

SPREADING YEW



SPIREA



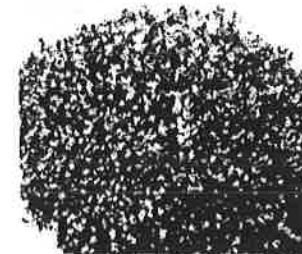
GRO-LOW SUMAC



WINTERBERRY

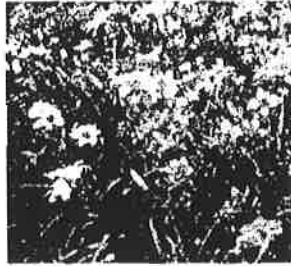


DWARF FOTHERGILLA

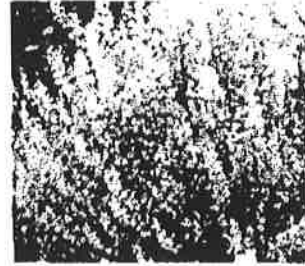


KOREAN BOXWOOD

FINAL FOR PUBLICATION

DWARF FOUNTAIN
GRASS

DAYLILY



CATMINT



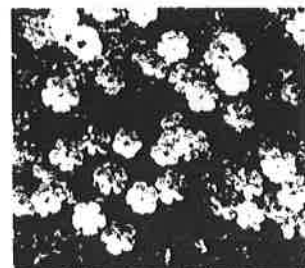
PACHYSANDRA



LADY'S MANTLE



LIGULARIA



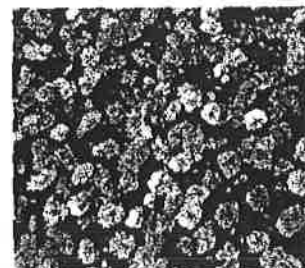
PERENNIAL GERANIUM



CORAL BELLS



ASTILBE



IMPATIENS



MUMS



MIXED ANNUALS

