

PD 1600

Table of Contents

12/11/2024_PD Adoption **2**

 Ordinance 2

 Statements 3

 Bulk Table 8

 ARO 9

 Exhibits 16

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

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

Nays -- None.

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

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

Reclassification Of Area Shown On Map No. 1-E.
(As Amended)
(Application No. 22575)
(Common Address: 65 E. Wacker Pl.)

RBPDI600

[SO2024-0012917]

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-16 District symbols and indications as shown on Map Number 1-E in the area bounded by:

East Wacker Place; North Garland Court; East Haddock Place; and a line 72.2 feet west of and parallel to North Garland Court,

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

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

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

*Residential-Business Planned Development No. 1600**Planned Development Statements.***FINAL FOR PUBLICATION**

1. The area delineated herein as Planned Development Number *1600* the "Planned Development" or "PD") consists of approximately 10,129 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned by the Applicant, 65 E Wacker Holdings II, 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 title holders 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 title holder 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 Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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.

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

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

The Perimeter Restoration Agreement must be executed prior to any CDOT and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules

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and Regulations and must be designed and constructed in accordance with CDOT's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow CDOT's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This Plan of Development consists of these 16 Statements and the following exhibits submitted herein: a Bulk Regulations and Data Table; an Existing Zoning Map; a Land Use Context Plan; an Upper Site Plan; a Lower Site Plan; a Property and Planned Development Boundary Map; First Floor and Roof Plans; Signage Details; and Building Elevations (North, West, South, and East), all prepared by Pappageorge Haymes Partners and dated November 21, 2024. 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 Residential-Business Planned Development: Dwelling Units Above the Ground Floor; Eating and Drinking Establishments; Financial Services (excluding Payday Loan Stores and Pawn Shops); Food and Beverage Retail Sales; Medical Service; Office; Personal Service; General Retail Sales; and Indoor Participant Sports and Recreation.
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. Notwithstanding any provision of the Zoning Ordinance, the existing projecting single-sided on-premises sign shown on the Signage Details exhibit may be maintained or reestablished provided that such sign's total area does not exceed 698 square feet. The balance of signs on the property shall conform to the total sign area limitations applicable to the Property under the Zoning Ordinance, excluding from such total sign area calculations the area of the sign referenced above in this Statement 6.
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 10,129 square feet and a base FAR of 16.

The Applicant acknowledges that, because the existing building at the Property predates existing regulations, for the purposes of this Planned Development, the Property is deemed to have received a bonus of approximately 8.6 FAR, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total overall FAR for the Planned Development is approximately 24.6.

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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, including Section 17-13-0800 of the Zoning Ordinance. 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 title holders 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 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.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's

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preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from the Downtown Mixed Used District to this Residential-Business Planned Development is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The PD is located in an "inclusionary area" within the meaning of the ARO and permits the construction of 252 dwelling units. The Applicant intends to construct a 252-unit rental building (the "Project").

Developers of rental projects in inclusionary areas with 30 or more units must provide between 10% and 20% of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25% of the affordable units on-site and another 25% on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20% option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 51 affordable units (20% of 252) and half of those affordable units are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing 51 affordable units in the rental building in the PD, as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80% of the AMI, (y) at least one-third (or 17 units) must be affordable to households at or below 50% of the AMI, of which one-sixth (or 3 of the 17 units) must be affordable to households at or below 40% of the AMI, and (z) all income levels must be multiples of 10% of the AMI.

FINAL FOR PUBLICATION

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this PD, DOH may adjust the AHP as requested, in accordance with the ARO, without amending the PD, provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement (the "IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the PD and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this PD. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to the DX-16 District.

[Existing Zoning Map; Land-Use Context Plan; Upper Site Plan; Lower Site Plan; Property and Boundary Map; 1st Floor and Roof Plan; North, South, East and West Building Elevations; and Signage Details referred to in these Plan of Development Statements printed on pages 21699 through 21709 of this *Journal*.]

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

12/11/2024

REPORTS OF COMMITTEES

22575
21691

Residential-Business Planned Development No. 1600

Bulk Regulations And Data Table.

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Gross Site Area (sf):	18,100
Area of Public Rights-of-Way (sf):	7,971
Net Site Area (sf):	10,129
Open Space (sf):	5,890
Maximum Floor Area Ratio:	24.6
Maximum Number of Dwelling Units:	252
Standard Units:	147
Efficiency Units:	105
Minimum Parking Spaces:	0
Minimum Bicycle Parking:	40
Minimum Loading Berths:	1
Maximum Building Height:	297'-5"
Minimum Setbacks:	0

* An official website of the City of Chicago. Here's how you know

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EFORMS ADMIN TOOL

MENU

Close Apply Action Email User Show Notes Print

ARO Intake Application

Submission ID: 913373

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at: https://codecitylibrary.amlegal.com/codes/chicago/latest/chicago_il/0-0-0-2598874

The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31/2023 and its requirements have been incorporated into this web form. More information is available in [Section 2-44-105 of the City's Municipal Code](#). PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function. Before starting the submission process, please gather and complete all the necessary documentation outlined in [Article 5.12 of the ARO Rules](#), and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for [download here](#). The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission. If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- Dimensional Floor Plans with affordable units highlighted
- If affordable units are proposed off-site, off-site unit application as detailed in Article 6.2.5 of the ARO Rules.
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency.

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOH staff.

The ARO Rules are available online at www.chicago.gov/ARO. If you have any questions about completing this application, please contact ARO@cityofchicago.

Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to ARO@cityofchicago.org.

Applicant Name * 65 E Wacker Holdings II, LLC	Applicant Contact Person * Adam Friedberg
Applicant Email * adam@navrekdevelopment.com	Applicant Phone * (753) 562-6149
Applicant Address * 2211 N. Elston Avenue	
Attorney Name * Katie Jahnke Dale	Attorney Email * katie.dale@us.dlapiper.com

Development Information

Development Address:

From * 65	To 65	Direction * E	Street Name * WACKER
Zip Code * 60601	Ward * 42	ARO Zone * Downtown	
Development Name * 65 East Wacker	If you are working with a Planner at the City, what is his/her/their name? Louis Clayton		
Zoning Application Number (if applicable) 22575	Council Introduction Date * 10/09/2024		

Is your project currently in, or do you plan to rezone to, a downtown zoning district? *

Yes No

ARO Trigger * Zoning Entitlement	Development Type * Rental
--	-------------------------------------

Total Units *

252

Is your Project in a Transit Served Location? *

Not TSL - or FAR doesn't exceed 3.5.

Estimated date marketing will begin *

01/01/2026

Estimated date of building permit (in-lieu fee, \$5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *

01/01/2025

ARO Requirements

ARO Option

- 20% at 60% average AMI
- 16% at 50% average AMI
- 13% at 40% AMI
- 10% at 30% AMI

ARO Option

- 20% at 100% AMI
- 16% at 80% AMI

ARO Option *

- 10% SET-ASIDE AT A WEIGHTED AVERAGE OF 60% OF THE AMI

ARO Option *

- 10% AT A WEIGHTED AVERAGE OF 100% AMI
- 8% AT A WEIGHTED AVERAGE OF 80% AMI

Affordable Units Required *

50.4

Minimum On-Site Units *

13

Maximum Units Paid For In-Lieu *

25

Proposed On-Site Units *

51

Proposed Off-Site Units *

0

Proposed In-Lieu Units *

0

In-Lieu Amount Owed *

\$0.00

On-Site Units To CLHHTF or CHA *

0

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in lieu fee or provide an additional unit to satisfy the fractional obligation. The in lieu fee for any fractional unit will be calculated as follows: [fractional unit] x [applicable in lieu fee].

Off Site Address:

From To Direction Street Name

Zip Code Ward ARO Zone

Off-Site Type

Select One

Off-Site Admin Fee

\$0.00

Forms

Unit Mix and Square Footage Spreadsheet *

[65EWACKER Unit Details and Square Footage_REV01.24.10.23.xlsx](#)

Dimensioned Floor Plans with affordable units highlighted

[65EWackerPlace-2024-10-23DistributionDiagrams_REV01.pdf](#)

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If ARD units are CLHTF or CHA, attach signed acceptance letter
If off-site units are new construction, attach:

- A. Schematic and design development drawings for on-site units
 - B. Schematic and design development drawings for off-site units
- If off-site units are rehab, please attach the following documents:
- A. Schematic and design development drawings for on-site units
 - B. Schematic and design development drawings for off-site units
 - C. A Physical Needs Assessment (PNA)
 - D. Surveys
 - E. Outstanding code violations
 - F. Scope of work and estimated cost of renovations

Off-Site Units Only: Documents Required for Architectural Approval Letter

- A. Owner Sworn Statement
- B. GC Sworn Statement
- C. Boundary Survey
- D. Draft permit application prior to submission to the Department of Buildings (DOB)
- E. Final construction drawings stamped by the architect of record prior to submission to DOB

OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

- A. A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH
- B. A copy of the front and back of each building permit for each property with all DOB signoffs
- C. A copy of the Certificate of Occupancy for each property (if applicable)
- D. Final GC and Owner Sworn Statements
- E. All final waivers of lien or a title report showing no liens for each property
- F. As built Survey (new construction)
- G. Final issued for Construction Permitted Construction Drawings
- H. List of any Buyer changes (if applicable, for-sale units only)

Signature

Developer or their Agent *

Katie Jahnke Dale

Managing Deputy Commissioner



Summary

Work Log

Submission Date: 10/24/2024 09:48:42 AM
 Amended Date:
 Admin Amended Date:
 Admin Amended By:
 Admin Amended Justification:

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Project Name	85 E Wacker Place
Zoning Application number, if applicable	
Address	85 E Wacker Place
Is this a For Sale or Rental Project?	Rental
Anticipated average per rent/price?*	
Total Units in Project	252
Total Affordable units	51

unit type	Market Rate			ARO			
	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordable v. market square footage*
studio	84	42%	826	21	41%	454	87%
one-bed	84	42%	843	21	41%	753	81%
two-bed	83	39%	863	9	18%	883	90%
three-bed	0	0%	0	0	0%	0	0%

*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios).
 **The average affordable square footage should be 85% or greater of market-rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines.

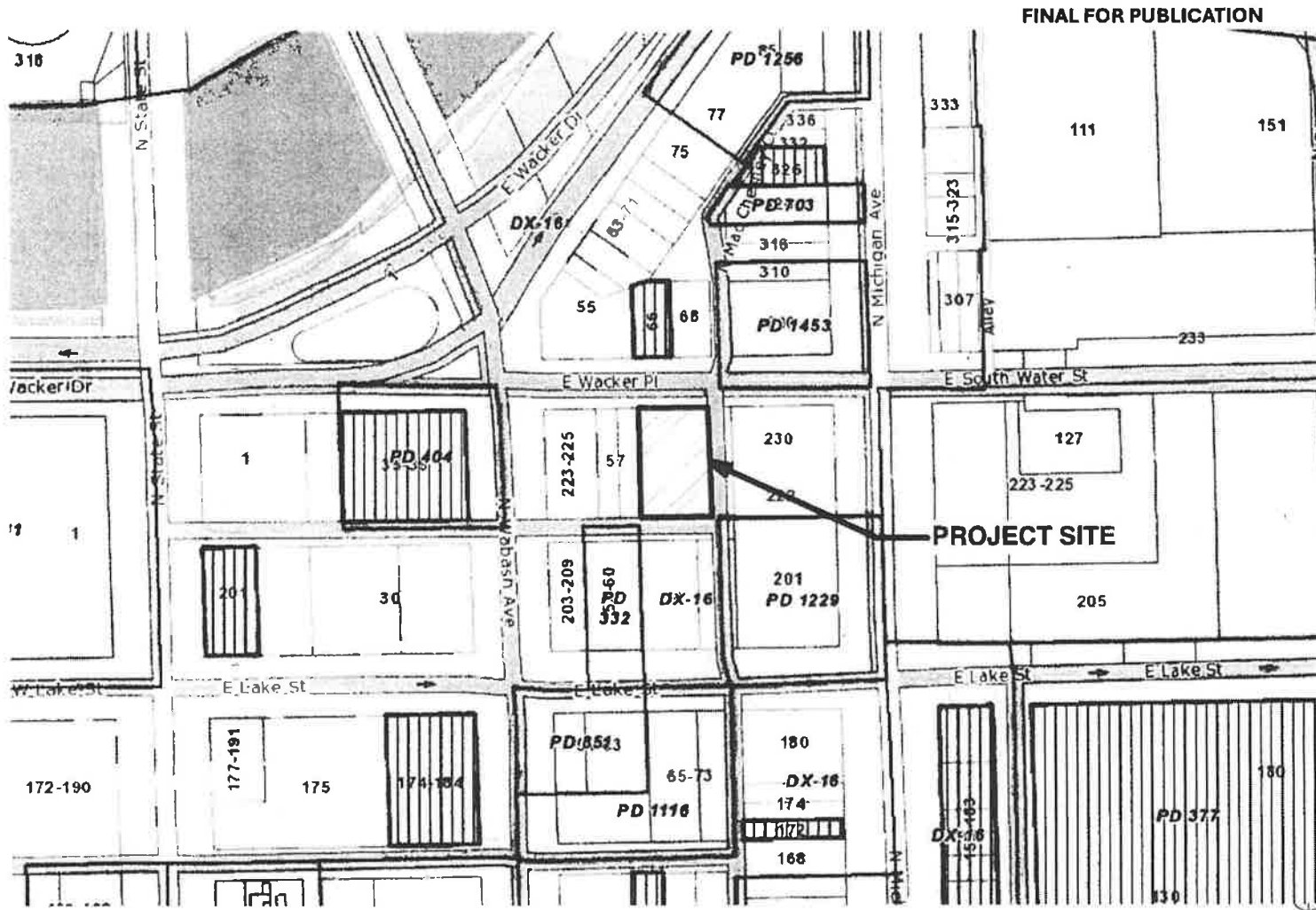
Features and Amenities

	Market Rate Units	Affordable Units
Parking		
Laundry	In-Unit	In-Unit
Appliances		
Refrigerator age/EnergyStar/make/model/color	None/Whisper/White	None/Whisper/White or Black
Dishwasher age/EnergyStar/make/model/color	None/Whisper/White	None/Whisper/White or Black
Stove/Oven age/EnergyStar/make/model/color	None/Black/Whisper/White	None/Whisper/White or Black
Microwave age/EnergyStar/make/model/color	None/Whisper/White	None/Whisper/White or Black
Bathroom(a) how many? Half bath? Full bath?	(1) / None-on	(1) / None-on
Kitchen countertops material	Quartz/White Surface	Laminate
Flooring material	LVT	LVT
HVAC	Central Water/Fan Coil/Heat	Central Water/Fan Coil/Heat
Other		

NOTE: DOH will review specific details for features and amenities for approval when they become available. The Applicant shall provide comparable unit finishes and amenities in affordable units as in market rate units as required by the ARO Rules.

AMI Mix for ARO Units

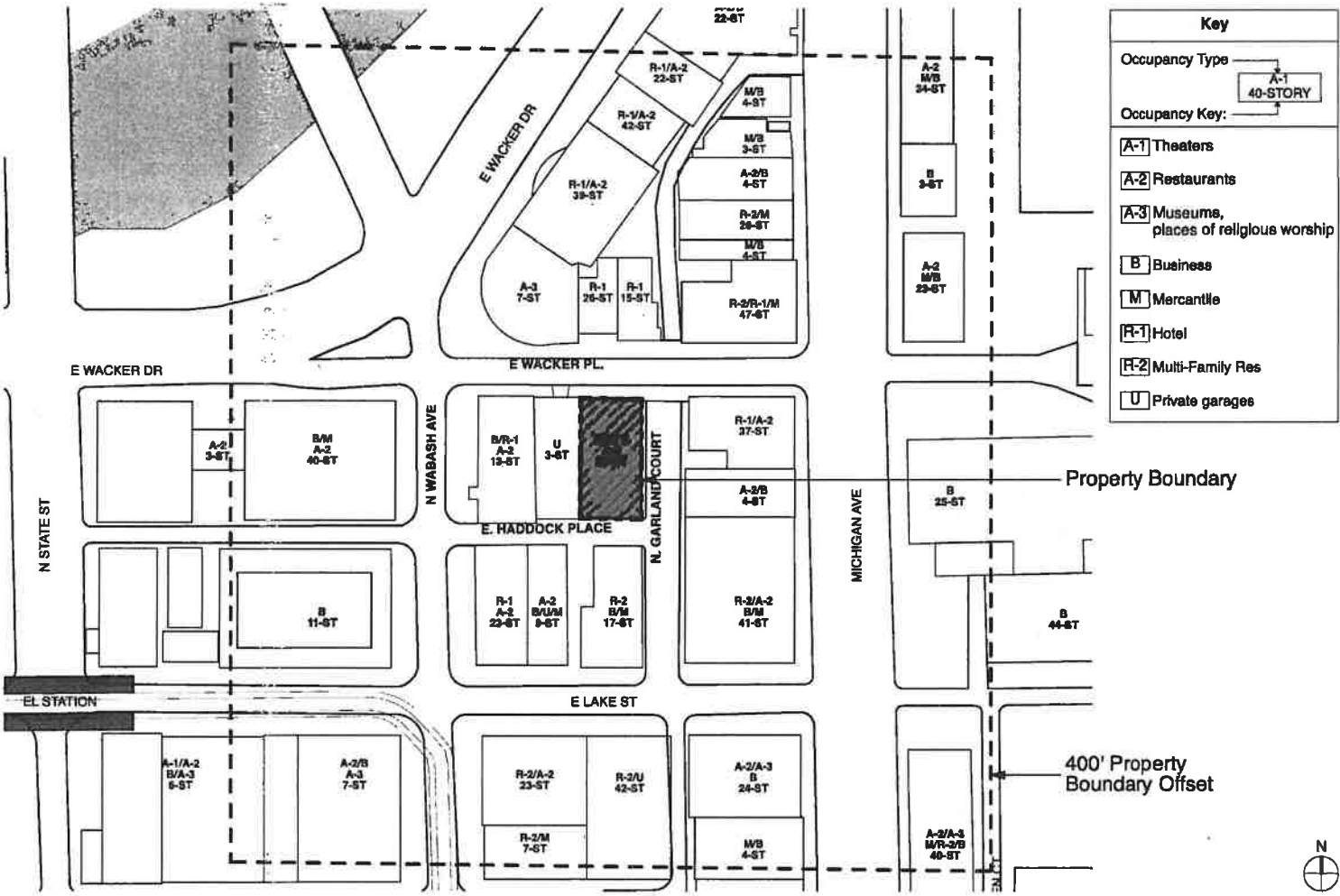
Unit Type	Affordable Units						Total Units	Average
	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI		
Studio	-	1	6	9	2	3	21	60.00%
1 bed	-	1	6	9	2	3	21	60.00%
2 bed	-	1	2	3	2	1	9	60.00%
3 bed	-	-	-	-	-	-	-	#DIV/0!
4 bed	-	-	-	-	-	-	-	#DIV/0!
	-	3	14	21	5	7	51	60.00%



Applicant: 65 E. Wacker Holdings II, LLC.
 Address: 65 E. Wacker Place, Chicago, IL 60654
 Introduction Date: October 9, 2024
 Plan Commission Date: November 21, 2024

EXISTING ZONING MAP
 Scale:
 Pappageorge Haymes Partners

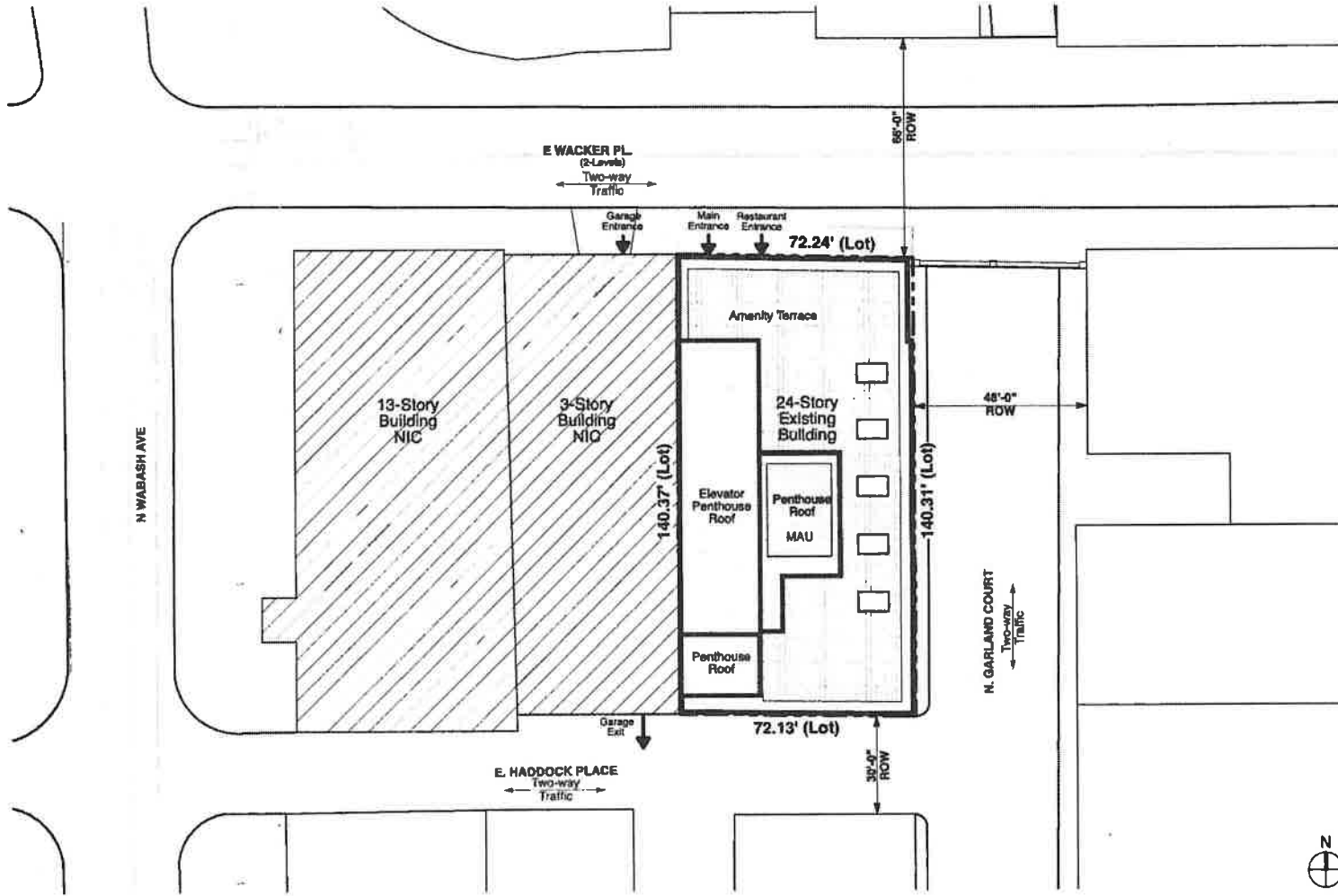
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Applicant: 65 E. Wacker Holdings II, LLC.
 Address: 65 E. Wacker Place, Chicago, IL 60654
 Introduction Date: October 9, 2024
 Plan Commission Date: November 21, 2024

LAND USE CONTEXT PLAN
 Scale:
 Peppageorge Haymes Partners

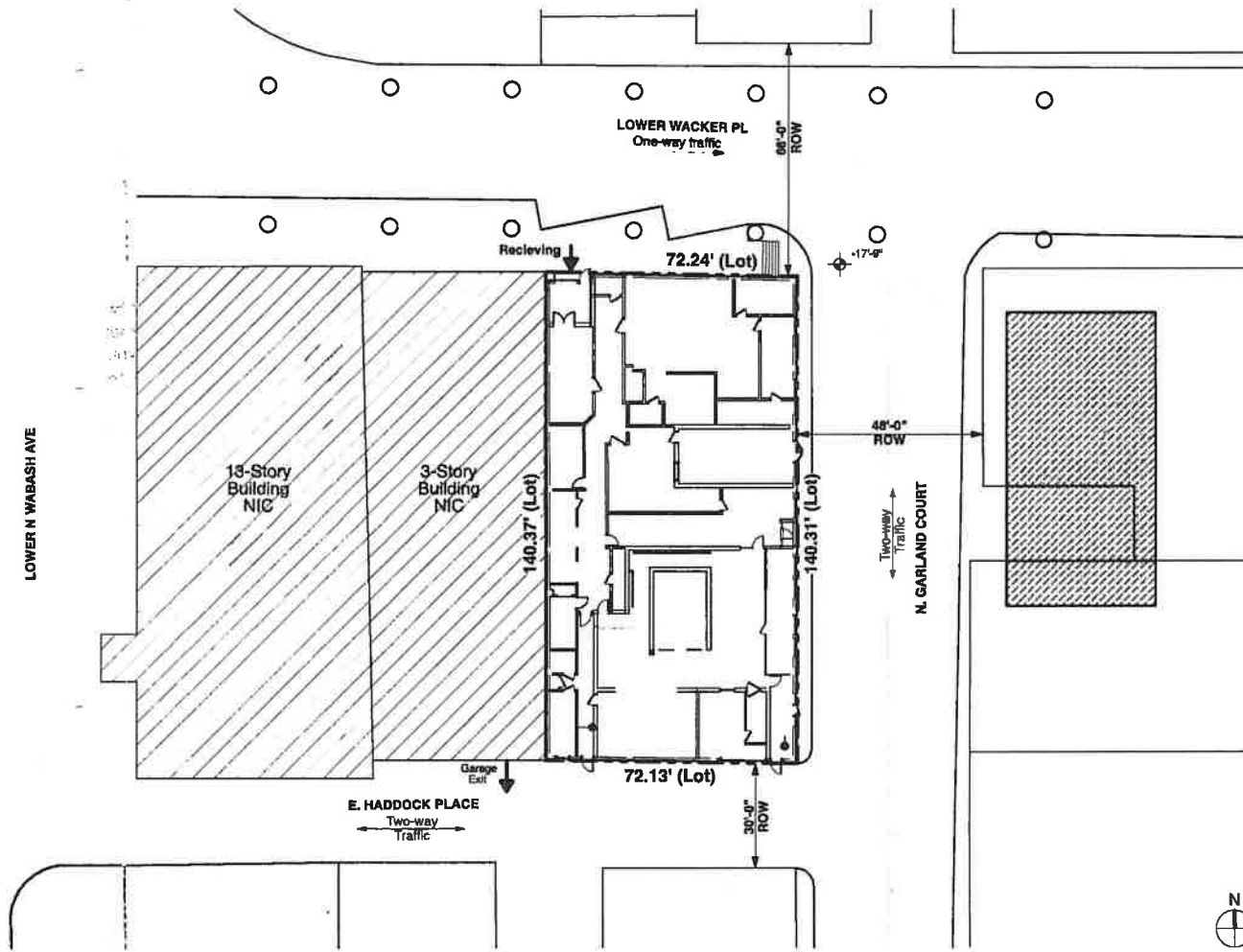
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Applicant: 65 E. Wacker Holdings II, LLC.
 Address: 65 E. Wacker Place, Chicago, IL 60654
 Introduction Date: October 9, 2024
 Plan Commission Date: November 21, 2024

UPPER SITE PLAN
 Scale: 1" = 40'
 Pappageorge Haynes Partners

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Applicant: 65 E. Wacker Holdings II, LLC.
 Address: 65 E. Wacker Place, Chicago, IL 60654
 Introduction Date: October 9, 2024
 Plan Commission Date: November 21, 2024

LOWER SITE PLAN
 Scale: 1" = 40'
 Pappageorge Haymes Partners

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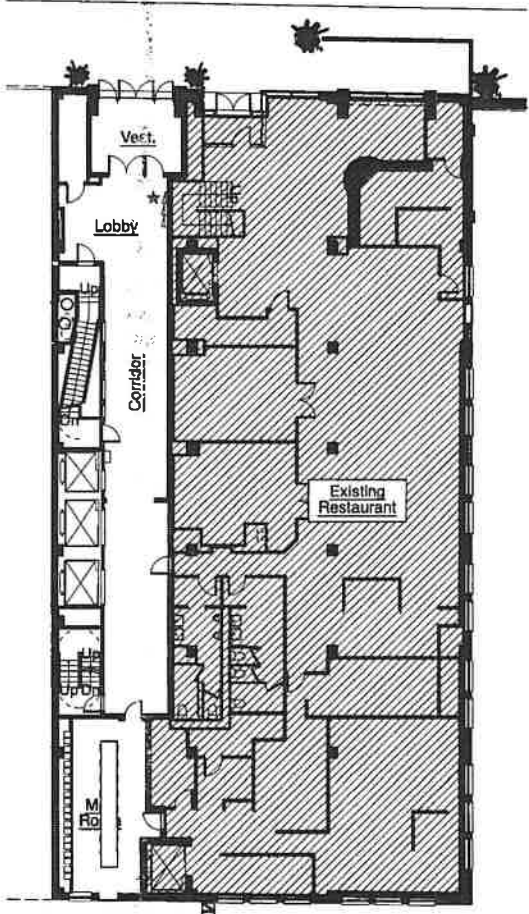
Legend

- Property Boundary
- PD Boundary

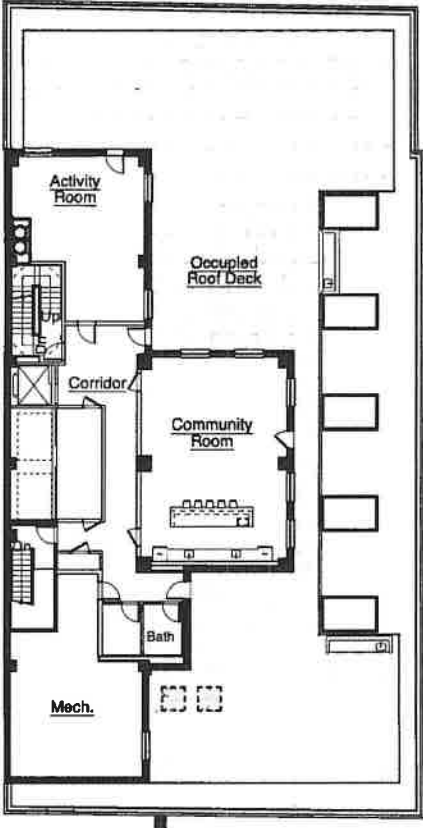


Applicant: 65 E. Wacker Holdings II, LLC.
 Address: 65 E. Wacker Place, Chicago, IL 60654
 Introduction Date: October 9, 2024
 Plan Commission Date: November 21, 2024

PROPERTY & PD BOUNDARY MAP
 Scale: 1" = 40'
 Pappageorge Haymes Partners



Proposed 1st Floor Plan

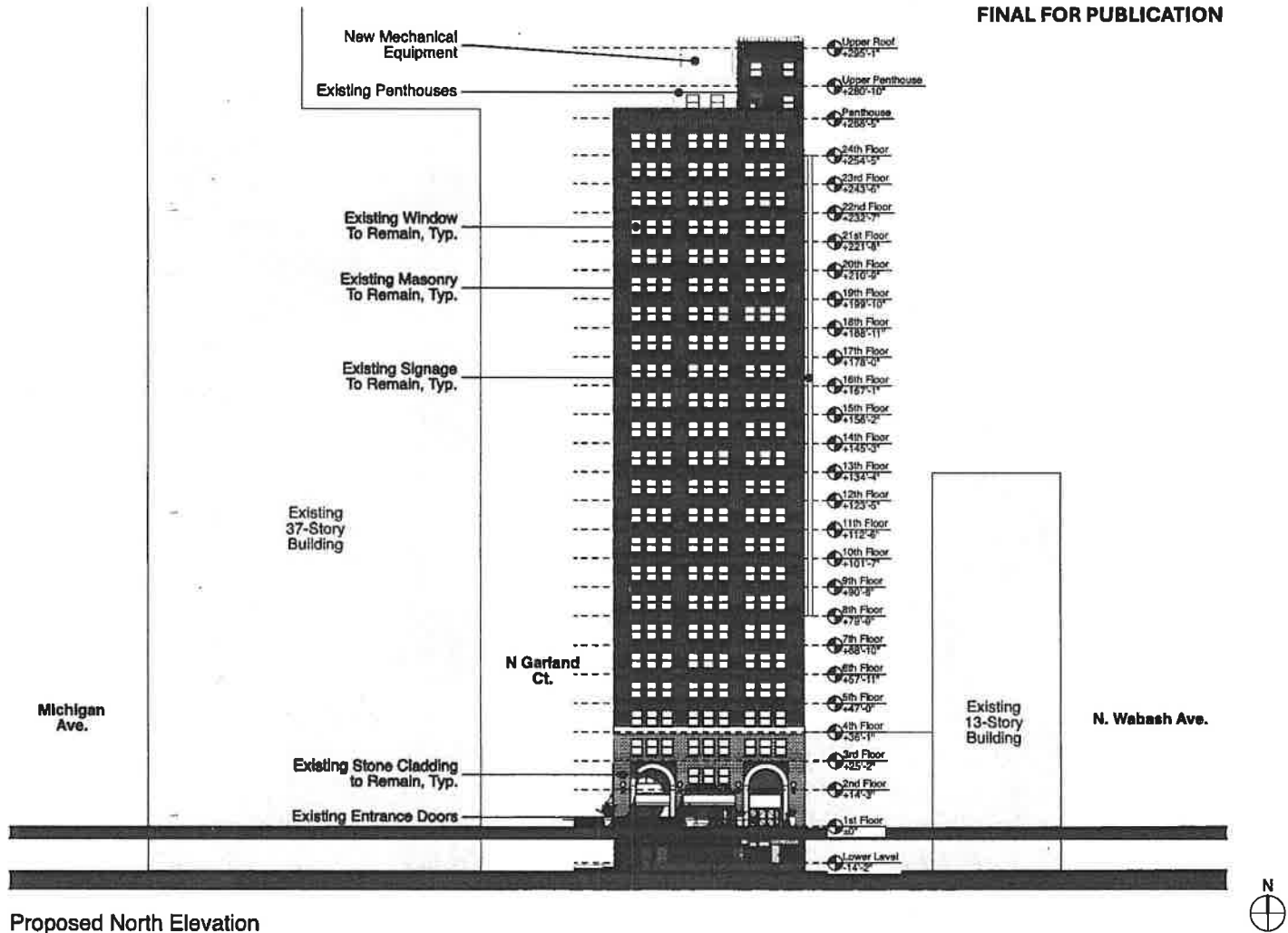


Proposed Roof Terrace Level



Applicant: 65 E. Wacker Holdings II, LLC.
 Address: 65 E. Wacker Place, Chicago, IL 60654
 Introduction Date: October 9, 2024
 Plan Commission Date: November 21, 2024

1ST FLOOR PLAN & ROOF PLAN
 Scale: 1"=25'
 Pappageorge Haymes Partners



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Proposed North Elevation

Applicant: 65 E. Wacker Holdings II, LLC.
 Address: 65 E. Wacker Place, Chicago, IL 60654
 Introduction Date: October 9, 2024
 Plan Commission Date: November 21, 2024

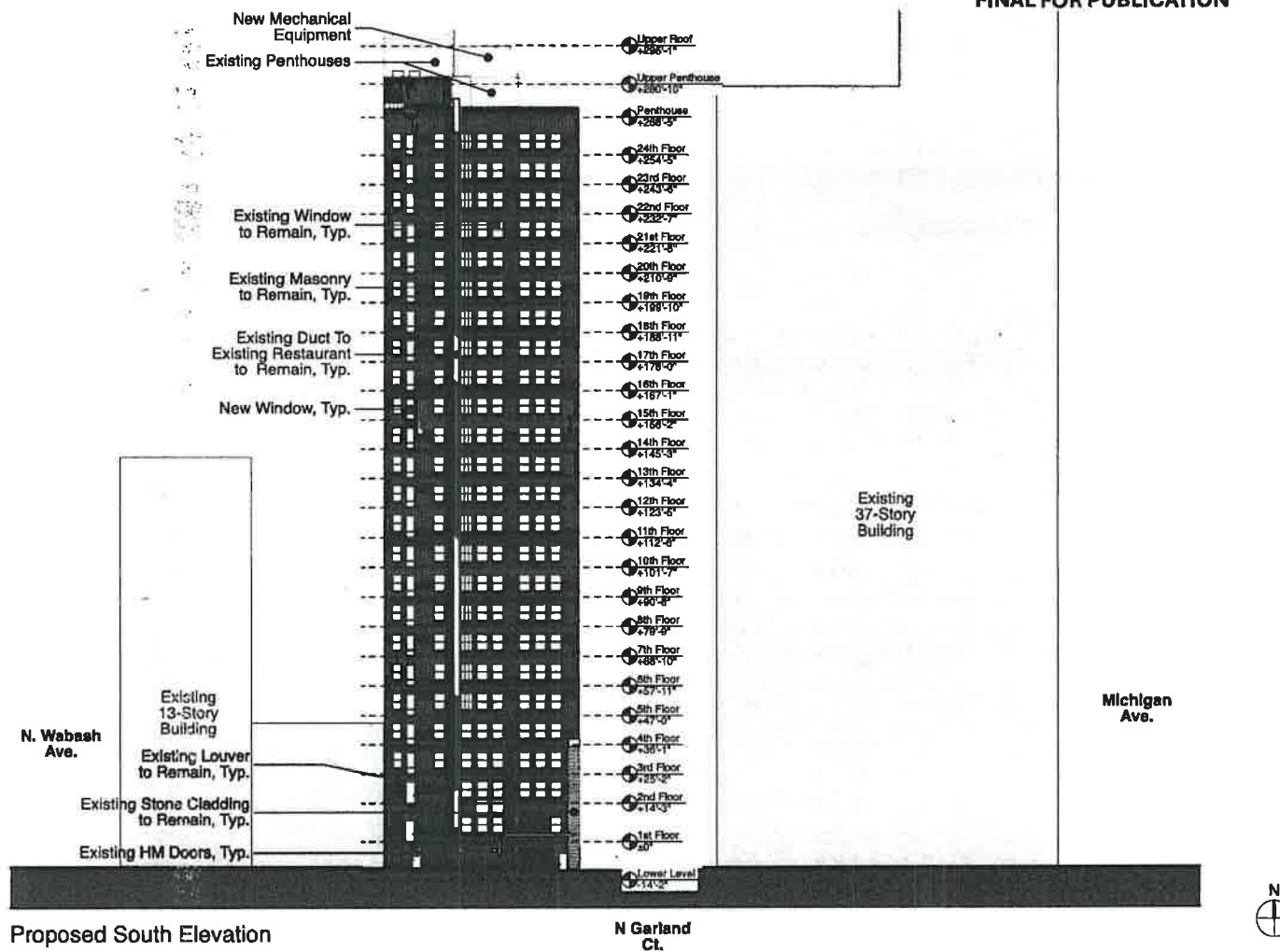
NORTH ELEVATION
 Scale: 1" = 50'
 Pappageorge Hymas Partners

12/11/2024

REPORTS OF COMMITTEES

21705

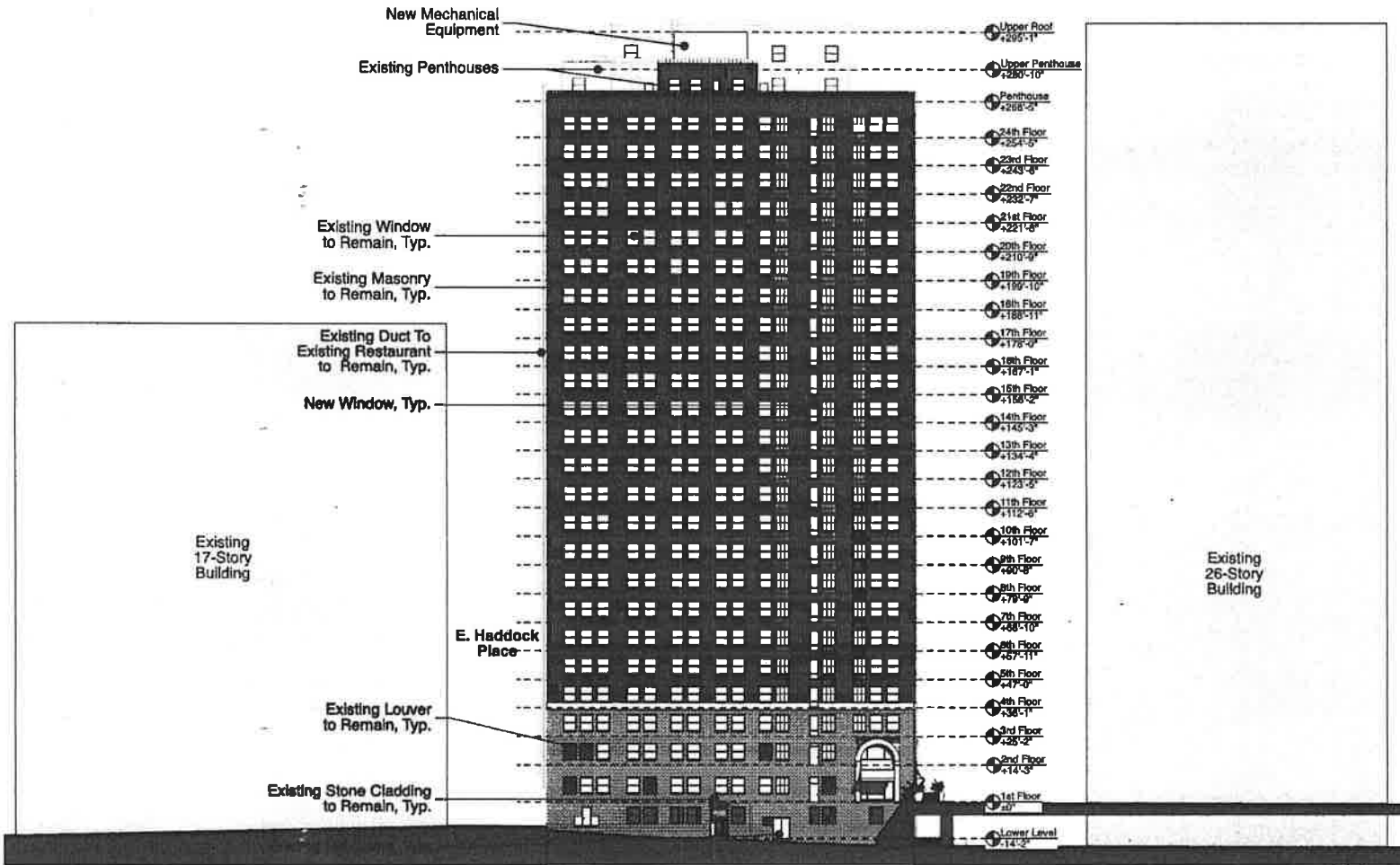
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Applicant: 65 E. Wacker Holdings II, LLC.
 Address: 65 E. Wacker Place, Chicago, IL 60654
 Introduction Date: October 9, 2024
 Plan Commission Date: November 21, 2024

SOUTH ELEVATION
 Scale: 1" = 50'
 Pappageorge Haymes Partners

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Proposed East Elevation

E. Wacker Place

Applicant: 65 E. Wacker Holdings II, LLC.
 Address: 65 E. Wacker Place, Chicago, IL 60654
 Introduction Date: October 9, 2024
 Plan Commission Date: November 21, 2024

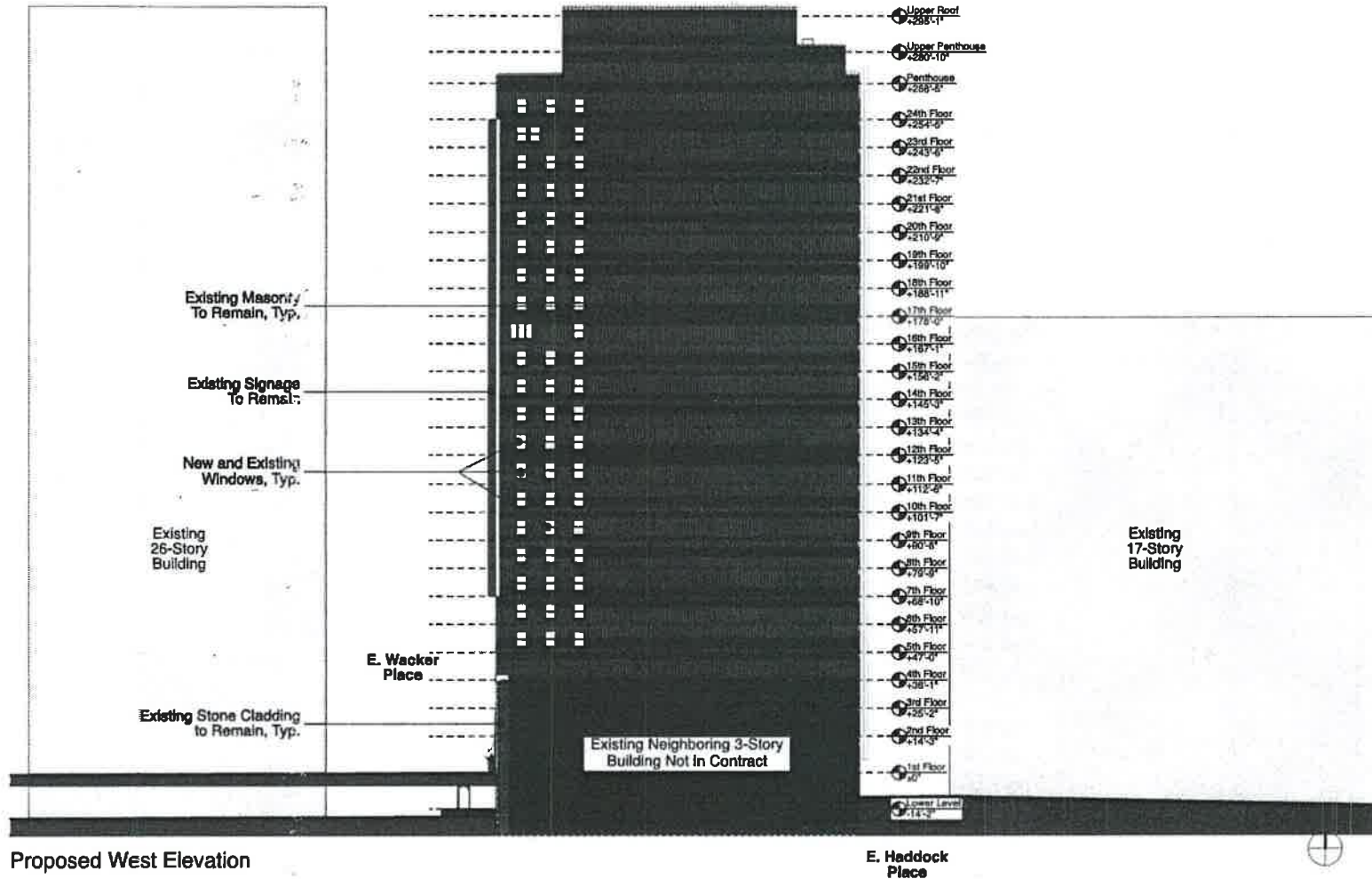
EAST ELEVATION
 Scale: 1" = 50'
 Pappageorge Haymes Partners

12/11/2024

REPORTS OF COMMITTEES

21707

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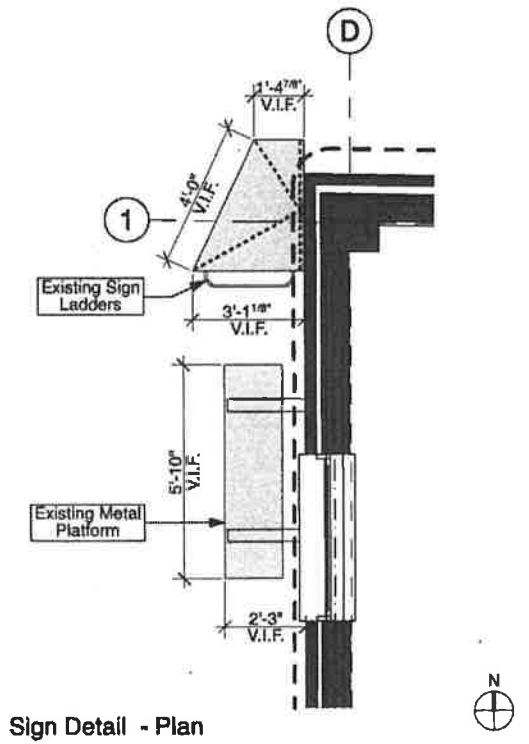
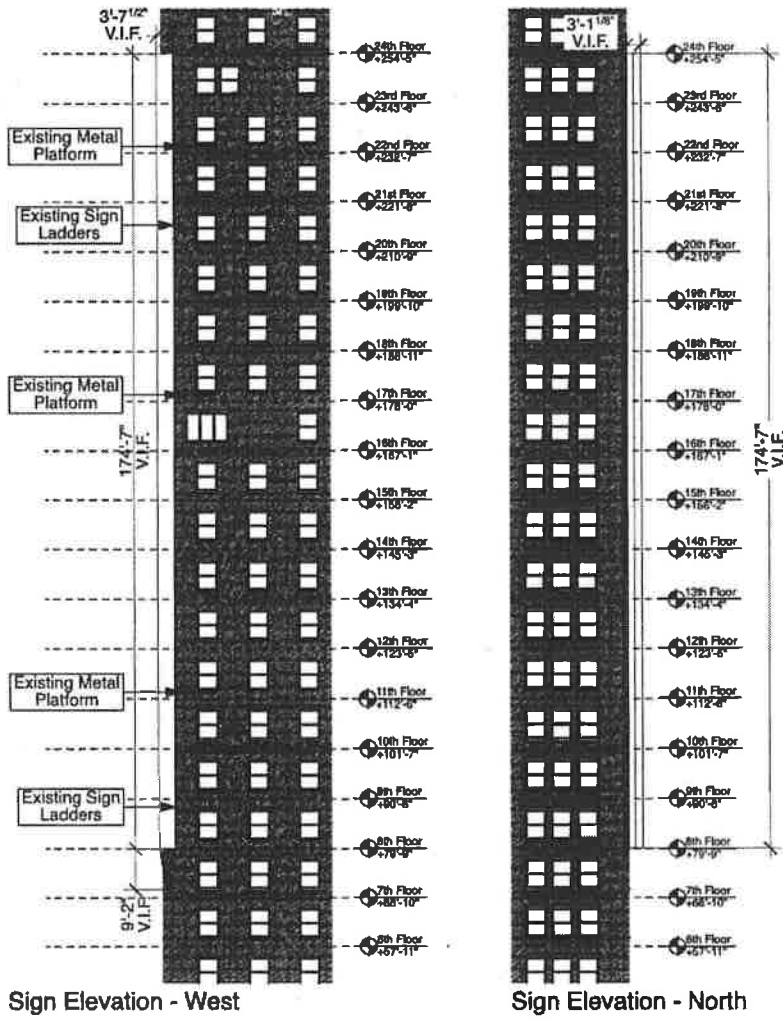
Proposed West Elevation

E. Haddock Place

Applicant: 65 E. Wacker Holdings II, LLC.
 Address: 65 E. Wacker Place, Chicago, IL 60654
 Introduction Date: October 9, 2024
 Plan Commission Date: November 21, 2024

WEST ELEVATION
 Scale: 1" = 50'
 Pappageorge Haymes Partners

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Applicant: 65 E. Wacker Holdings II, LLC.
 Address: 65 E. Wacker Place, Chicago, IL 60654
 Introduction Date: October 9, 2024
 Plan Commission Date: November 21, 2024

SIGNAGE DETAILS
 Scale: 1/32" = 1'-0"
 1/4" = 1'-0"
 Pappageorge Haymes Partners