

PD 225

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

October 06, 2025

Katie Jahnke Dale
DLA Piper LLP
444 West Lake Street Ste. 900
Chicago, Illinois 60606

Re: Planned Development No. 225, 900 S Wells St Building B Site Plan Approval

To Ms. Dale:

Please be advised that your request for site plan approval for the property generally located at 900 S Wells Street in Residential Business Planned Development No. 225 (“PD 225”) has been considered by the Department of Planning and Zoning (“DPZ”), pursuant to Section’s 17-8-0800 and 17-13-0600 of the Chicago Zoning Ordinance and Statement No. 11 of PD No. 225.

The City of Chicago Department of Planning and Development (DPD) has reviewed the site plan request for approval submitted for the project identified above. The applicant, CMK Companies/900 S. Wells Devco, LLC, is requesting site plan approval to construct a new 28-story mixed-use commercial and residential building (Building B) with ground floor retail, 350 dwelling units, and 137 car parking spaces in PD No. 225. The proposed bulk, uses, and density of the proposal all remain compliant with the planned development ordinance reviewed and approved by the Chicago City Council and published in the City Council Journal dated May 7, 1980.

We have reviewed the following drawings and exhibits and those are made part of this planned development and accompany this letter:

- Exhibit 1: Development Analysis
- Exhibit 2: Site Plan
- Exhibit 3: CDOT/Fire Department Site Plan
- Exhibit 4: Landscape Plan
- Exhibit 5: Plant List (2 pages)
- Exhibit 6: Landscape Details
- Exhibit 7: Site Section
- Exhibit 8: East and South Elevations
- Exhibit 9: North and West Elevations
- Exhibit 10: Chicago River Design Guidelines Checklist (12 pages)

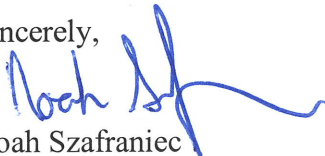
It is the obligation of the development team to remain compliant with height, density, bulk, setback and any other regulations of PD No. 225 and the Municipal Code of Chicago. Additional review of submitted documents will occur at the time of permitting to ensure compliance.

Regarding your request, DPD has determined that the proposed development will not create an adverse impact on the remainder of PD No. 225 or the surrounding neighborhood, will not result in an increase in the height, bulk or density as approved, and will not change the general character of the planned development.

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of Residential Business Planned Development No. 225. Additionally, the Site Plan has been approved by the Chicago Department of Transportation (CDOT), the Chicago Fire Department (CFD), the Mayor's Office for People with Disabilities (MOPD), and Stormwater. Accordingly, this Site Plan submittal for Building B within Residential Business Planned Development No. 225 is hereby approved.

This site plan approval 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 site plan approval, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then approval will lapse and become null and void.

Sincerely,



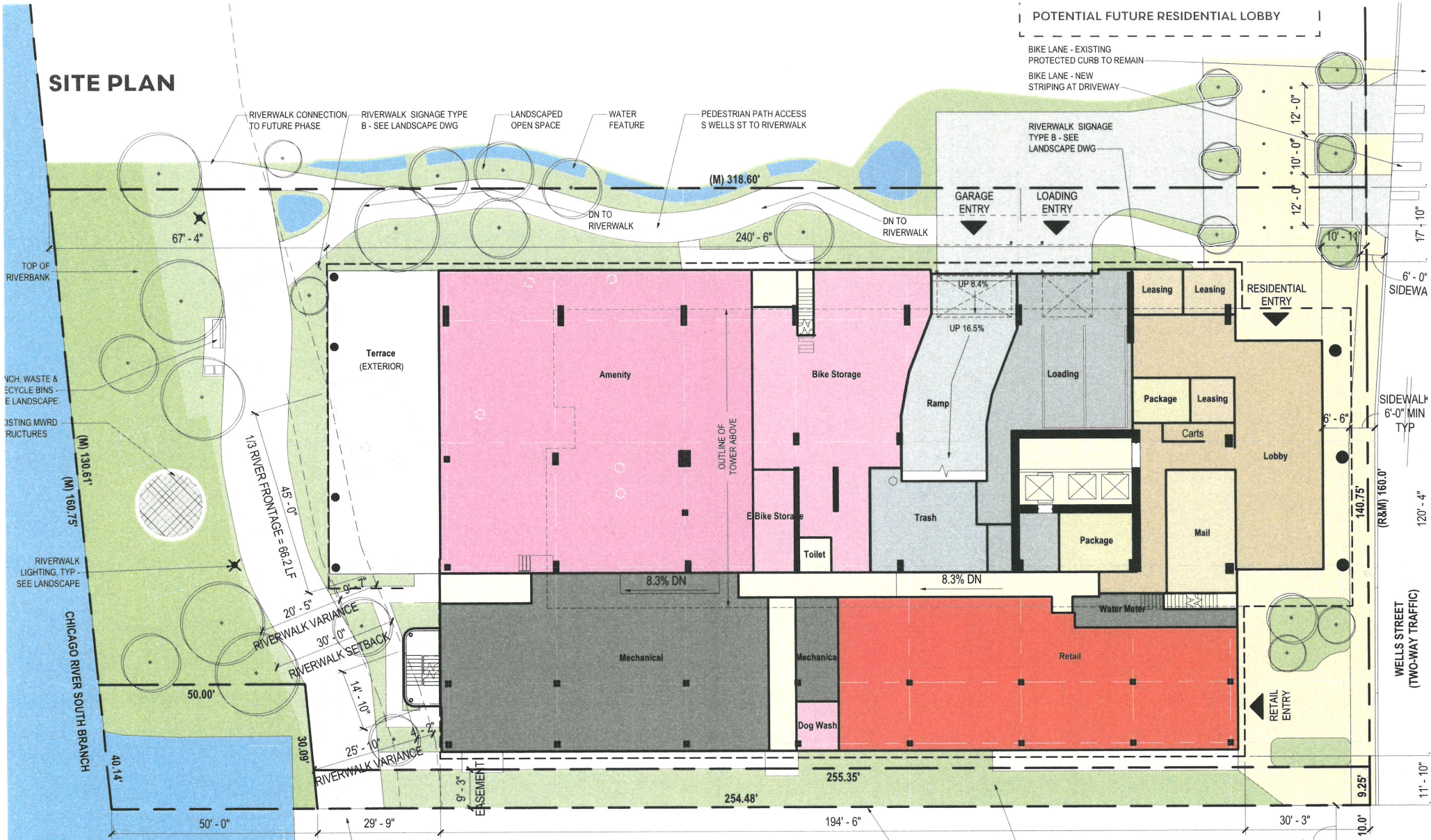
Noah Szafraniec
Assistant Commissioner
Department of Planning and Development

Cc: Noah Szafraniec, Mike Marmo, Janice Hill, Stephen Nutt, PD Main File

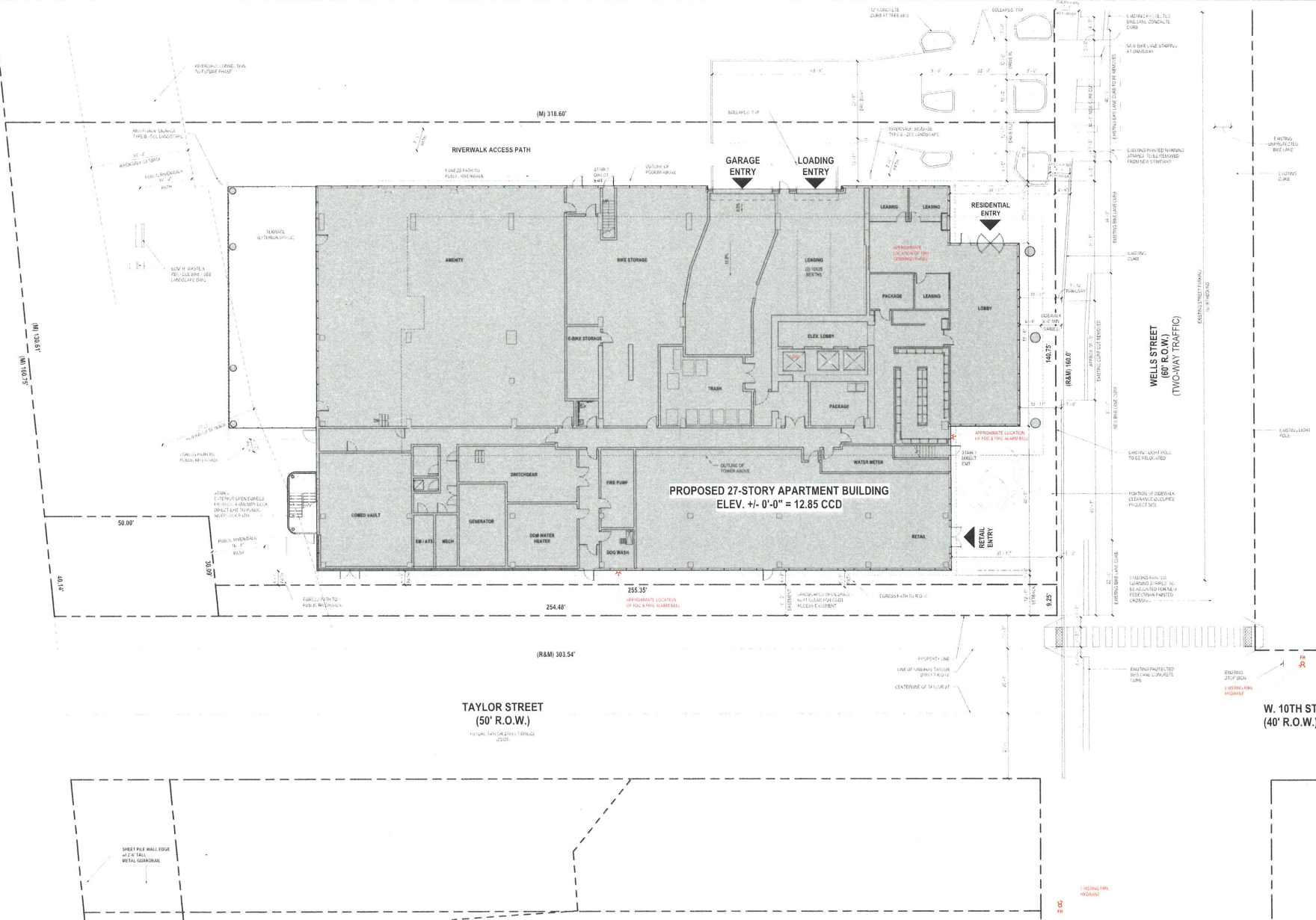
PD 225 DEVELOPMENT ANALYSIS

PD 225 DEVELOPMENT ANALYSIS					
	PD 225 Allowed/Required	River City	Building G	Proposed Building B	Remaining For Future Development
Net Site Area	534,015	174,584	53,795	46,744	258,892
Dwelling Units	1,500	446	386	350	318
FAR SF	2,860,000	718,562	332,746	359,024	1,449,668
Residential SF	1,800,000	460,119	329,842	355,732	654,307
Business/Commercial SF	400,000	258,045	2,904	3,292	135,759
Light Industrial	410,000	0	0	0	410,000
Covered Mall-Esplanade SF	250,000	16,958	0	0	233,042
Min. Parking	600	150	182	137	131
Max. Site Coverage %(2)	46.40%	16.48%	5.75%	4.84%	19.33%
Site Coverage SF	247,783	88,002	30,709	25,825	103,247

SITE PLAN



CHICAGO RIVERS SOUTH BRANCH



FIRE DEPARTMENT SITE REVIEW CHECKLIST / 910 S WELLS

ITEM	RESPONSE	ITEM	RESPONSE
1 MAIN ENTRANCE OF EACH BUILDING WHERE EMERGENCY UNITS WILL RESPOND	SEE PLAN	8 ALL SURROUNDING CITY STREETS, PARKING LOTS, AND DRIVEWAY	SEE PLAN
2 ADDRESS OF BUILDINGS IF THE ADDRESS HAS NOT BEEN DETERMINED, THEN INDICATE WHAT STREET WILL BE USED FOR THE ADDRESS IN THE FUTURE	910 S WELLS ST. (WELLS & TAYLOR ST)	10 ALL FIRE HYDRANTS, IDENTIFYING THEM AS CITY OR PRIVATE HYDRANTS, A 5-FOOT CLEARANCE ON ALL SIDES MUST BE MAINTAINED AROUND ALL HYDRANTS. PRIVATE HYDRANTS MUST BE PAINTED A "FEDERAL SAFETY" GREEN.	ALL FIRE HYDRANTS ARE CITY FIRE HYDRANTS
3 CONSTRUCTION TYPE PER CITY CODE OF ALL BUILDINGS	TYPE 1A	11 ALL PROPOSED FIRE LANES, INDICATE THE WIDTH AND SURFACE MATERIAL OF THE FIRE LANE. FIRE LANES MUST BE ABLE TO SUPPORT THE WEIGHT OF THE FIRE DEPARTMENT VEHICLES. FIRE LANES MUST BE MAINTAINED YEAR ROUND. THIS MUST BE NOTED ON THE PLAN. FIRE LANES ARE USUALLY NEEDED OVER A BUILDING IS.	NO LANES ARE REQUIRED OR PROPOSED
4 HEIGHT, AREA, AND NUMBER OF STORIES, PER CITY CODE OF ALL BUILDINGS	213'-10" TALL 27 STORY BUILDING, 413,590 USF	12 SHOW ALL CURB CUTS AND MOUNTABLE CURBS. IF USING A MOUNTABLE CURB, A DETAIL OF SUCH MUST BE SHOWN.	SEE PLAN FOR EXISTING CURB CUTS. NO MOUNTABLE CURBS ARE PROPOSED
5 OCCUPANCY TYPE PER CODE OF ALL FLOORS OF EACH BUILDING	MIXED: R-2 APARTMENTS AT 4TH-27TH FLOORS, A-3 ASSEMBLY AT 1ST, 4TH, 27TH FLOORS, M RETAIL AT 1ST FLOOR, S-2 PARKING GARAGE 1ST-3RD.	13 TURNING RADIUS FOR FIRE DEPARTMENT APPARATUS AROUND THE SITE	N/A
6 INDICATE WHICH BUILDINGS WILL HAVE A SPRINKLER SYSTEM. THE APPROXIMATE LOCATION OF THE FIRE DEPARTMENT (FD) & SHARBE CONNECTION	THE BUILDING WILL BE FULL SPRINKLERED. SEE PLAN FOR SHARBE CONNECTION LOCATIONS	14 ALL UTILITY POLES IF THE INCOMING SERVICES ARE NOT UNDERGROUND	OVERHEAD ELECTRICAL SERVICING STREETLIGHTS ONLY. NO OVERHEAD UTILITIES ARE PROPOSED
7 INDICATE WHICH BUILDINGS WILL HAVE STANDPIPES	THE BUILDING WILL HAVE STANDPIPES	15 FENCES AND GATES MUST INDICATE LOCKED OR UNLOCKED FOR THE FD GATES. GATES ARE TO BE LOCKED, CLARIFY HOW EMERGENCY UNITS WILL GAIN ACCESS.	N/A
8 INDICATE WHICH BUILDINGS WILL HAVE A FIRE ALARM SYSTEM. SHOW THE APPROXIMATE LOCATION OF THE ANNUNCIATOR PANEL	THE BUILDING WILL HAVE A FIRE ALARM SYSTEM. SEE PLAN FOR APPROXIMATE LOCATION OF	16 IF THE PROJECT INCLUDES WOOD FRAME PRIVATE GARAGES, THE REQUIRED CLEARANCES TO THE LOT LINES PER 413-36-2679 MUST BE SHOWN.	N/A

1 CDOT / FIRE DEPT SITE PLAN FOR APPROVAL

CITY OF CHICAGO
 Department of Transportation
 Plan Review Committee Approval
 Site Plan Over-sized Driveway
 Other:
 Signed: *[Signature]*
 Date: 8/15/2025
 Project Title: 910 S. Wells St. (PD 225)
 *Subject to acceptable construction drawings, addressing and other program approvals.
 Non-transferable, revocable if modified.

0'-0"=12.85 CCD

900 S. Wells Devco, LLC
 910 South Wells Street, Chicago, IL 60607

Gensler

1100 North Dearborn
 Suite 100
 Chicago, IL 60610
 312.525.2200
 www.gensler.com

500 W. Madison St.
 Suite 1000
 Chicago, IL 60601
 312.427.1200
 www.interface.com

1100 North Dearborn
 Suite 100
 Chicago, IL 60610
 312.525.2200
 www.ceaa.com

FOR REFERENCE ONLY

Project Name
 910 South Wells Street

Project Number
 21.1347.000

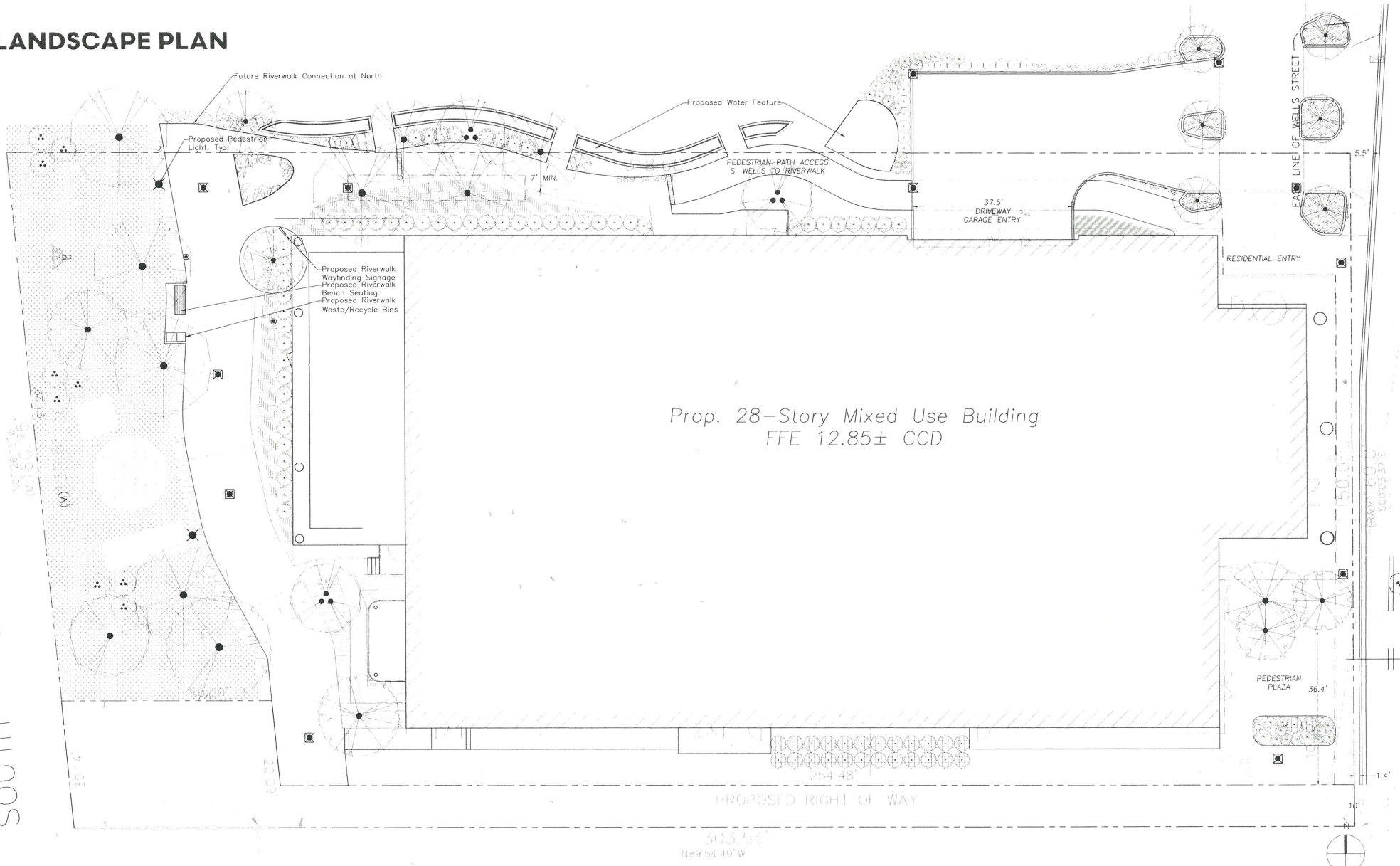
Description
 CFD & CDOT Site Plan

Scale
 1" = 10'-0"

AS1.001

LANDSCAPE PLAN

SOUTH BRANCH OF CHICAGO



Prop. 28-Story Mixed Use Building
FFE 12.85± CCD



Riverline Parcel F Building B





















PLANT LIST

PRELIMINARY TREE SCHEDULE : LEVEL 1









SYMBOL	CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
ORNAMENTAL TREES					
	ACE AGL	ACER RUBRUM 'JFS-KW78' / ARMSTRONG GOLD® MAPLE	B & B	3" CAL.	6
	GIN FAS	GINKGO BILOBA 'FASTIGIATA' / FASTIGIATE MAIDENHAIR TREE	B & B	3" CAL.	4
CANOPY TREES					
	BET CUL	BETULA NIGRA 'CULLY' / HERITAGE® RIVER BIRCH	B & B	4" CAL.	1
	GIN PSG	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE	B & B	3" CAL.	4
	NYS SYL	NYSSA SYLVATICA / TUPELO	B & B	4" CAL.	2
	PLA MO3	PLATANUS X ACERIFOLIA 'MORTON CIRCLE' / EXCLAMATION!™ LONDON PLANE TREE	B & B	4" CAL.	3
	QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	4" CAL.	2
	QUE PAL	QUERCUS PALUSTRIS / PIN OAK	B & B	4" CAL.	1
UNDERSTORY TREES					
	BET BBC	BETULA NIGRA 'CULLY' / HERITAGE RIVER BIRCH MULTI-TRUNK	B & B	8' HT.	3

PRELIMINARY SHRUB SCHEDULE : LEVEL 1




SYMBOL	CODE	BOTANICAL / COMMON NAME	COND.	SIZE
DECIDUOUS SHRUBS				
	COR TIP	CORNUS PUMILA / DWARF RED TIPPED DOGWOOD	B & B	24" HT.
	COR RES	CORNUS SERICEA / RED TWIG DOGWOOD	CONT.	#5
	DIE COP	DIERVILLA LONICERA 'COPPER' / COPPER LOW BUSH HONEYSUCKLE	3 GAL.	30" HT.
	HYD ANN	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE SMOOTH HYDRANGEA	B & B	36" HT.
	HYD LIM	HYDRANGEA PANICULATA 'LIMELIGHT' / LIMELIGHT HYDRANGEA	B & B	60" HT.
	HYD WEE	HYDRANGEA QUERCIFOLIA 'PEE WEE' / PEE WEE OAKLEAF HYDRANGEA	B & B	36" HT.
	HYD UUE	HYDRANGEA SERRATA 'MAKD'™ / TINY TUFF STUFF MOUNTAIN HYDRANGEA	B & B	24" HT.
	RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	24" HT.
	RHU TYP	RHUS TYPHINA / STAGHORN SUMAC	CONT.	#5
	VIB LEN	VIBURNUM LENTAGO / NANNYBERRY	CONT.	#5
EVERGREEN SHRUBS				
	JUN TTG	JUNIPERUS COMMUNIS 'SMNJCB' / TORTUGA® COMMON JUNIPER	CONT.	#5
	JUN HOR	JUNIPERUS HORIZONTALIS / CREEPING JUNIPER	B & B	18" HT.
	JUN XGG	JUNIPERUS X 'GREY OWL' / GREY OWL JUNIPER	CONT.	5 GAL.
	JUN MNS	JUNIPERUS X PFIZERIANA 'MONSAN' / SEA OF GOLD® PFIZER JUNIPER	CONT.	#5
	PIN MOP	PINUS MUGO 'MOPS' / MOPS MUGO PINE	B & B	30" HT.
	TAX DAR	TAXUS X MEDIA 'DARK GREEN SPREADER' / DARK GREEN SPREADER ANGLOJAP YEW	B & B	36" HT.
	TAX TAU	TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW	B & B	30" HT.
BROADLEAF EVERGREEN				
	ILE SHA	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	B & B	24" HT.

PLANT LIST

PRELIMINARY PLANT + MATERIAL AREAS

	PERENNIAL FESCUE MIX 1 <i>BOUTELOUA DACTYLOIDES</i> / BUFFALO GRASS <i>COREOPSIS LANCEOLATA</i> / LANCELEAF TICKSEED <i>FESTUCA RUBRA RUBRA</i> / CREEPING RED FESCUE	70 SF 82 15 22	PLUG PLUG QUART PLUG
	PERENNIAL FESCUE MIX 2 <i>ASTER NOVAE-ANGLIAE</i> "VIBRANT DOME" / VIBRANT DOME NEW ENGLAND ASTER <i>FESTUCA OVINA</i> / SHEEP FESCUE <i>FESTUCA RUBRA</i> / RED FESCUE <i>SESLERIA CAERULEA</i> / BLUE MOOR GRASS	187 SF 13 98 37 56	QUART PLUG PLUG PLUG
	PERENNIAL FESCUE MIX 3 <i>BOUTELOUA DACTYLOIDES</i> / BUFFALO GRASS <i>FESTUCA RUBRA FALLAX</i> / CHEWINGS FESCUE <i>FESTUCA RUBRA RUBRA</i> / CREEPING RED FESCUE <i>SESLERIA AUTUMNALIS</i> / AUTUMN MOOR GRASS	571 SF 534 89 148 118	PLUG PLUG PLUG PLUG
	PERENNIAL FORB MIX 1 <i>ALLIUM ANGULOSUM</i> "SUMMER BEAUTY" / SUMMER BEAUTY MOUSE GARLIC <i>GERANIUM SANGUINEUM</i> "MAX FREI" / MAX FREI BLOODRED GERANIUM <i>SESLERIA AUTUMNALIS</i> / AUTUMN MOOR GRASS	505 SF 68 101 168	QUART QUART QUART
	SHORELINE BANK PERENNIAL MIX <i>ASTER NOVAE-ANGLIAE</i> / NEW ENGLAND ASTER <i>CAREX COMOSA</i> / LONGHAIR SEDGE <i>CAREX CRISTATELLA</i> / CRESTED OVAL SEDGE <i>CAREX GRANULARIS</i> / MEADOW SEDGE <i>CAREX MUSKINGUMENSIS</i> / PALM SEDGE <i>ELYMUS CANADENSIS</i> / CANADA WILD RYE <i>ELYMUS VIRGINICUS</i> / VIRGINIA WILD RYE <i>JUNCUS EFFUSUS</i> / COMMON RUSH <i>VERBENA HASTATA</i> / BLUE VERVAIN <i>VERNONIA FASCICULATA</i> / IRONWEED	4,559 SF 237 474 474 474 474 711 711 474 474 105	PLUG PLUG PLUG PLUG PLUG PLUG PLUG PLUG PLUG PLUG
	UPLAND SHORELINE PERENNIAL MIX <i>ALLIUM CERNUUM</i> / NODDING ONION <i>ASTER NOVAE-ANGLIAE</i> / NEW ENGLAND ASTER <i>ECHINACEA PURPUREA</i> / CONEFLOWER <i>ELYMUS VIRGINICUS</i> / VIRGINIA WILD RYE <i>HOSTA X 'GUACAMOLE'</i> / GUACAMOLE HOSTA <i>PANICUM VIRGATUM</i> / SWITCH GRASS <i>SPOROBOLUS HETEROLEPIS</i> / PRAIRIE DROPSEED	629 SF 221 65 43 97 16 43 57	PLUG PLUG PLUG PLUG QUART PLUG PLUG
	DROUGHT TOLERANT TURF GRASS	1,500 SF	
	DECOMPOSED GRANITE	534 SF	

PRELIMINARY PLANT + MATERIAL SCHEDULE

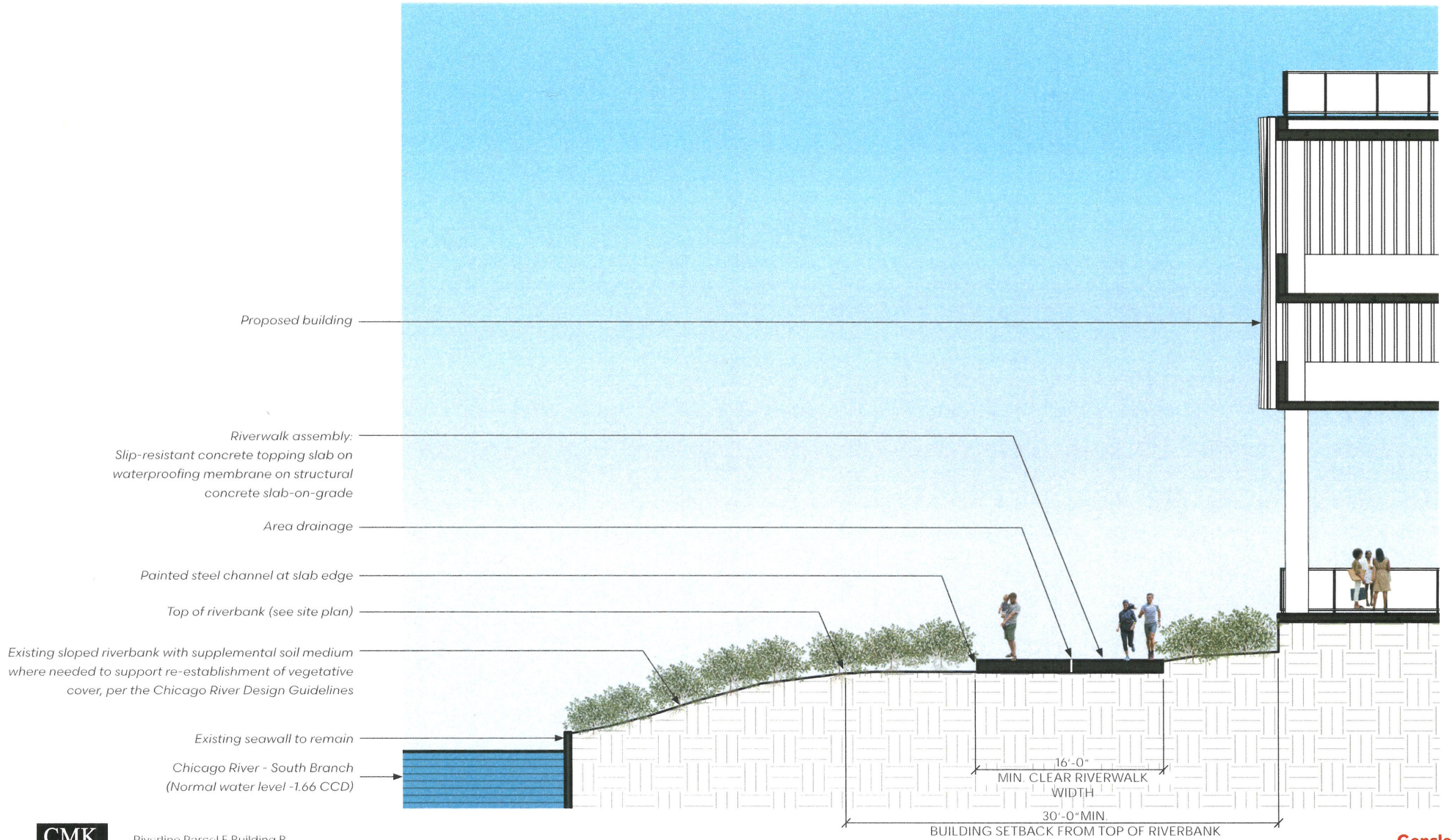
	DECIDUOUS SHRUBS	3,050 SF
	EVERGREEN SHRUBS	802 SF
	MIXED PERENNIALS	6,521 SF



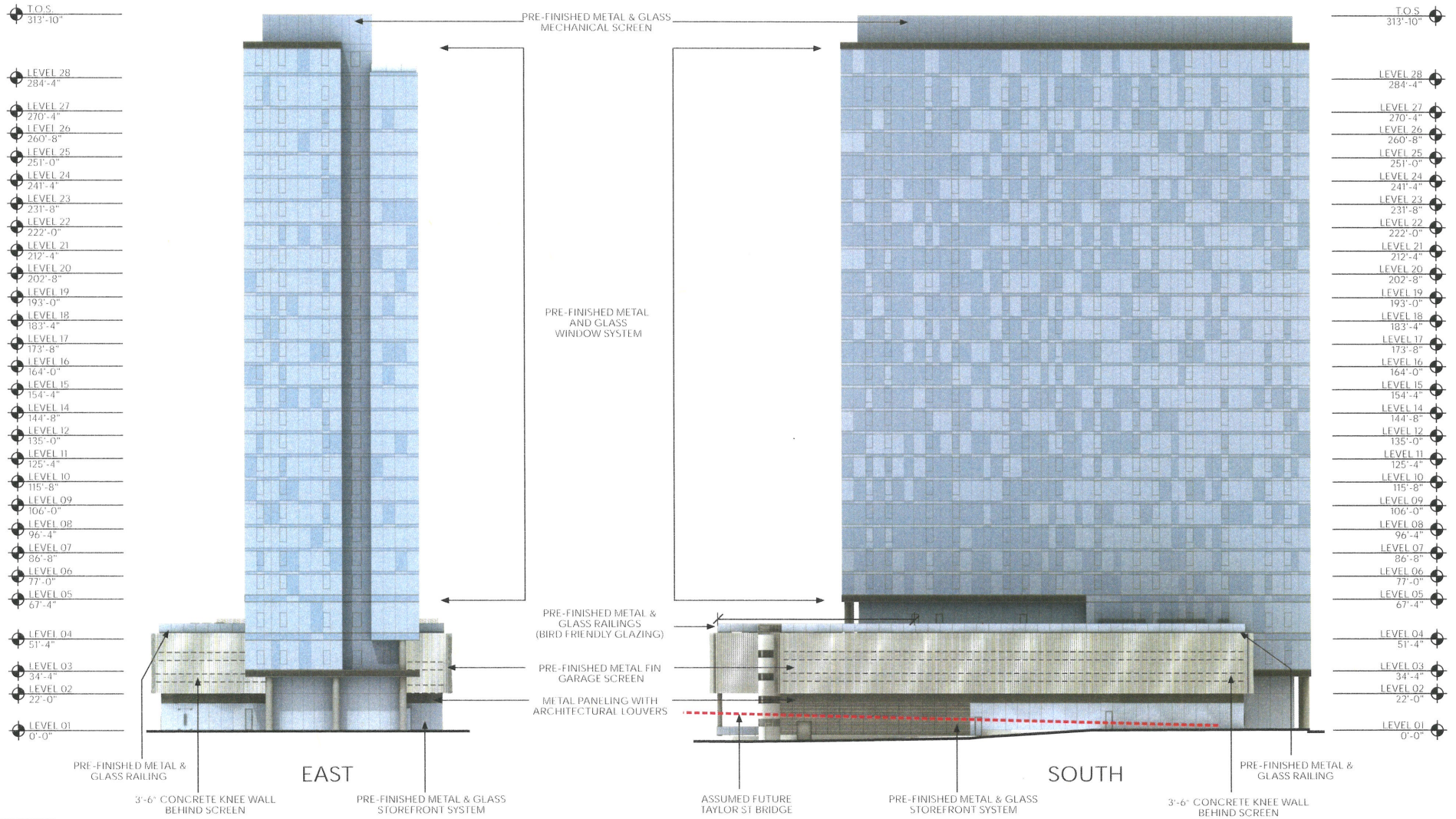
COMPANIES

Riverline Parcel F Building B

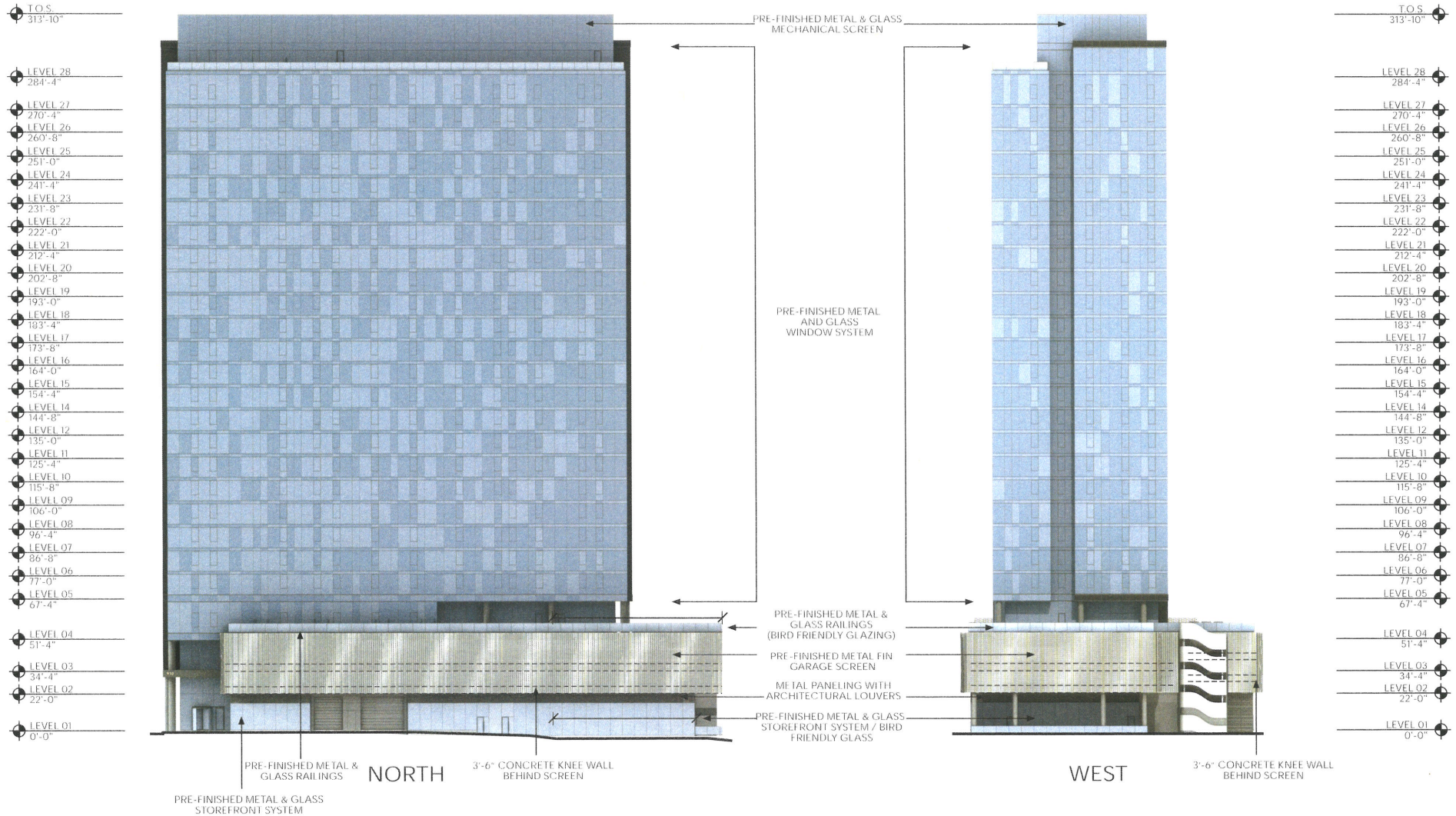
SITE SECTION



ELEVATIONS



ELEVATIONS



6.0 IMPLEMENTATION

Project Information

Project Location

Project Address	910 S. Wells
Type of Project (land use)	Mixed Used / Residential
Size of Project	Site Area 46,744 SF / Ground Floor Open Space 19,306 SF
Is this a river dependent or critical service use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Character Zone	<input type="checkbox"/> Northwest Zone <input checked="" type="checkbox"/> South Branch Zone' <input type="checkbox"/> North Branch Zone <input type="checkbox"/> Southwest Zone <input type="checkbox"/> Loop Zone <input type="checkbox"/> Bubbly Creek Zone
30 ft. river setback (as verified by plat of survey)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Public Access	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Chicago River Design Guidelines

3.2 Multi-Use Path

3.2.1 Design Criteria	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3.2.2 Public Access	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3.2.3 Minimum Path Width, select all that apply	<input type="checkbox"/> N/A, please describe <input type="checkbox"/> Separated 12' bicycle, 8' pedestrian <input checked="" type="checkbox"/> Combined, 16' <input type="checkbox"/> Combined, 10' <input type="checkbox"/> Combined, 10' with 2' paved, gravel, or mowed shoulders <input type="checkbox"/> Other, please describe below
3.2.4 Paving and Materials, select all that apply	<input type="checkbox"/> Granite <input type="checkbox"/> Architectural Granite <input checked="" type="checkbox"/> Poured-in-Place Concrete <input type="checkbox"/> Concrete Pavers <input type="checkbox"/> Unit Pavers <input type="checkbox"/> Permeable Pavers <input type="checkbox"/> Asphalt <input type="checkbox"/> Decomposed Aggregate <input type="checkbox"/> Other, please describe below

Comments, please not which section from the list above (e.g. 3.2.3) you're describing

3.3 Furnishings

3.3.1 Site Furnishing Guidelines

Materials, select all that apply

- Stainless Steel
- Galvanized Steel
- Powder Coated Steel

- Hardwoods, describe below
- Recycled Plastic Lumber, describe below
- Other, please describe below

Benches & Tables, on per 250 linear feet (LF) of river frontage.

LF of river frontage
Total Benches
Total Tables

200.68 Ln. Ft.
1
N/A

Trash and Recycling Receptacles, one metal trash and one metal recycling receptacles per 250 linear feet (LF) of river frontage

LF of river frontage
Total Trash Receptacles
Total Recycling Receptacles

200.68 Ln. Ft.
1
1

Railings

Yes

No

Comments, please note which section from the list above you're describing

Black Locust or Teak hardwood slats will be installed to steel framing attached to a concrete pad.

3.4 Seating and Gathering Areas

3.4.1 Seating Area Guidelines

Location, one per 500 linear feet (LF) of river frontage.

LF of river frontage
Total Seating Areas

200.68 Ln. Ft.
See Section 3.3

Furnishings, Each seating area should provide a minimum of two benches and one trash receptacle.

Total Benches
Total Trash Receptacles

See Section 3.3
See Section 3.3

3.5 Lighting

3.5.1 Lighting Guidelines, see follow pages for an example of an acceptable product data sheet.

Fixture Height, recommended between 14-30 feet tall

Yes, between 14-30'

Other, please describe below

Color Temperature, LED bulbs that provide white light with a color temperature of 3000K or below.

3000K or below

Other, please describe below

Light Pollution

Dark Sky Compliant

N/A

Additional Features

Yes, please describe below

No

Security Lighting

Yes

No

Comments, please note which section from the list above you're describing

Please review the preliminary selections on pages 10 -12 in this document.

3.6 Wayfinding and Signage

3.5.1 Lighting Guidelines 6.1 Signage Guidelines

Brand and Identity	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> No
Directional Signage, indicate total signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> No
Mile Marker, locate every quarter mile	<input type="checkbox"/> Yes <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> No
Regulatory Signage, indicate total signs	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> No
Identity Signage, indicate total signs	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> No

Comments, please note which section from the list above you're describing

(4) Directional Signs - "Type-B Identity"

3.7 Landscaping

3.7.1 Preservation and Restoration Guidelines

Preservation, preserve existing habitat and plantings	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> No
Disturbance, minimize site disturbance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> No
Protection, protect existing vegetation during construction by installing tree protection fence	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> No
Tree Preservation and Removal, preserve mature, healthy, native shade and evergreen trees	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> No

3.7.2 Plant Selection Guidelines

Plant Selection, per Appendix 7.4.	Submergent	<u>N/A</u>
Identify total number of plants selected from Appendix list.	Emergent	<u>N/A</u>
	Riparian	<u>42</u>
	Upland	<u>1370</u>
Fencing, 4-6' ornamental metal fence for vehicular use areas, 4' ornamental metal fence for non-vehicular use areas	<input type="checkbox"/> Yes, height _____ <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> No
Trees, 2 per 25 LF of river frontage for vehicular use areas, 1 per 25 LF for non-vehicular use areas	LF of river frontage	<u>200.68 Ln. Ft.</u>
	Total Vehicular Area Trees	<u>N/A</u>
	Total Non-Vehicular Area Trees	<u>9</u>
Hedges, continuous hedge on the river side of fence is required for vehicular use areas	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> No
Foundation Plantings, required for non-vehicular use areas	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> No

Comments, please note which section from the list above you're describing

3.8 Riverbank Treatments

3.8.1 Riverbank Guidelines

Existing sloped riverbank is to be retained and improved

Yes

No

3.9 River Edge Treatments

3.9.1 River Edge Guidelines

Describe the proposed river edge stabilization and enhancement treatments.

Existing seawall and existing sloped riverbank to remain with supplemental soil medium as needed to support vegetative cover.

3.10 Sloped Bank Treatments

3.10.1 Sloped Bank Guidelines

Describe the proposed sloped bank treatments.

Existing sloped river bank to remain with supplemental soil medium as needed to support vegetative cover. See site section exhibit as part of PD documents.

3.11 Vertical Bulkhead or Seawall Treatments

3.11.1 Vertical Bulkhead or Seawall Guidelines

Describe the proposed vertical bulkhead and seawall guidelines treatments.

Existing seawall to remain.

3.12 Guidelines for Improvements Outside of the Required Setback

3.12.1 Design, Orientation, and Massing of New Structures and Buildings

Placement, locate buildings and vehicular areas outside of the river setback

Yes, height 314'

No

N/A

River-facing façade, river-facing facade should be designed as a principal or major façade

Yes, height 314'

No

N/A

Massing and Articulation, locate lower buildings with active frontage adjacent to river setback area. Step back massing along river. Locate taller buildings behind low buildings

Yes

No

N/A

Neighborhood Transitions, step down height of buildings to transition to the scale of adjacent neighborhoods

Yes

No

N/A

First Floor, activate first floors of buildings with direct access to river and multi-use path

Yes

No

N/A

Wildlife, incorporate bird-friendly design standards into building designs

Yes

No

N/A

Sunlight, river corridor should have sunlight for approximately six (6) hours per day

Yes

No

N/A

3.12.2 Screening Guidelines

Outdoor Storage, if necessary, storage areas should be located beyond the minimum 30' setback area

- Yes, height _____
- N/A

No

Materials, select all that apply

- Poured-in-Place Concrete
- Split Face Concrete Masonry Units
- Ground Face Concrete Masonry Units

- Heavy Wood
- Other, please describe below

Walls and Fences, screening walls and fences should be planted with vines at the base

- Yes
- N/A

No

Access, fencing that separates the riverfront from the outside of the setback area should be avoided

- Yes
- N/A

No

3.13 Transition Between Adjacent Developments

Describe the proposed transitions and treatments between adjacent developments

Please refer to PD-225 exhibits

Menu of Improvements

4.1 Overview

4.1.1 Application

PD Project Size

- Large, >1,980 LF of riverfront
- Medium, 660-1,980 LF of riverfront

■ Others

Total Expected Menu Items

4

Required # of Priority Menu Items

N/A

4.3 Nature



4.3.2 New Naturalized Shoreline (priority)

Describe the proposed new naturalized shoreline improvements

N/A



4.3.3 Stormwater Management Best Practices (priority)

Describe the proposed stormwater management best practices

Incorporation of aggregate infiltration trench for all impervious area on site to provide water quality benefit and storage prior to discharge to river. All at-grade improvements are appropriately routed to a Best Management Practice, which consists of an infiltration trench with oversized HDPE sewer. The infrastructure is located on Parcel B, and serves the Parcel B improvements.



4.3.4 Aquatic Wildlife Habitats (priority)

Describe the proposed aquatic wildlife habitats

N/A



4.3.5 Robust Urban Habitats

Describe the proposed robust urban habitats

N/A



4.3.6 Increased Setback

Describe the proposed increased setback

N/A



4.3.7 Large Riverfront Park

Describe the proposed large riverfront park

N/A

4.4 Recreation



4.4.2 Access to Water and Docking Facilities

Describe the proposed access to water and docking facilities

N/A



4.4.3 Expanded Seating Areas

Describe the proposed expanded seating areas

N/A



4.4.4 Riverfront Overlooks

Describe the proposed riverfront overlooks

N/A



4.4.5 Recreational Areas

Describe the proposed recreational areas



4.4.6 Support Amenities

Describe the proposed support amenities

N/A

4.5 Connectivity



4.5.2 Underbridge Connections

Describe the proposed underbridge connections

N/A within the property



4.5.3 Enhanced Connections to Street & Transportation Network

Describe the proposed enhanced connections to the street and transportation network

One connecting path from Wells Street to Riverwalk



4.5.4 Elevator / Increased Accessibility

Describe the proposed elevator / increased accessibility

N/A - Riverwalk will be accessible through pedestrian walkways which will comply to the accessibility requirements



4.5.5 Cantilevered & Floating Walkways

Describe the proposed cantilevered and floating walkways

N/A



4.5.6 Interpretive Signage

Describe the proposed interpretive signage

Signage provided to indicate access to and from the Riverwalk to Wells Street. "Type-B Identity" signage is proposed to provide minor wayfinding and information.



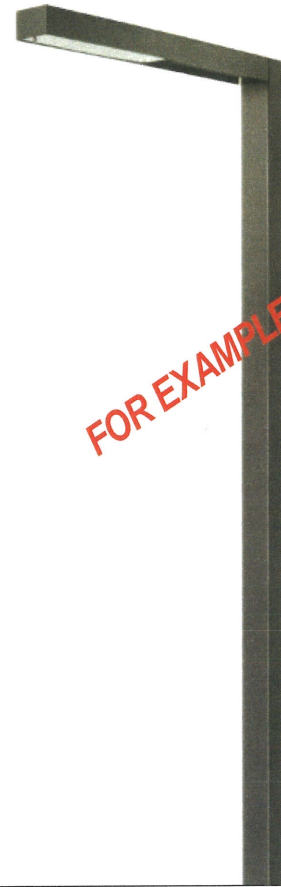
4.5.7 Public Art & Specialty Lighting

Describe the proposed public art and specialty lighting

N/A

LINEA 450 LVC Specification

The LINEA series features distinctly linear design qualities and exceptional versatility. Perceptively capturing today's minimal design philosophy, the reduced form is sure to retain its validity far into the future. It is available in three mounting heights in single or twin mounting configurations. The pedestrian-scale model is 15 feet, with intermediate and larger sizes at 20 and 26 feet, respectively, giving proper scale for a variety of applications. Units for bi-level mounting are available, where the street-side luminaire is mounted high and a second fixture is mounted on the sidewalk side at a lower height for pedestrian illumination. An LED illuminating bollard for low-level pathway illumination complements the family of products. CSA Listed for Wet Locations



For example only, use of this cut sheet does not imply approval of or preference for product shown. This sheet is for demonstration purposes only.

Model	LED Module	Color Temperature	Distribution	Volt	Mounting	Pole	Pole Mat	Finish	Option
LN450	2LVC - 2 modules	WW - 3000K	T2 - Type II	UNV - 120-277V	A - Single Mount	15SR - 15' Straight Rectangular	A - Aluminum	SG - Silver Grey	DIM - 0-10vDC Dimming
			T3 - Type III		B - Twin Mount	X - Other (specify)			S - Steel
		NW - 4000K	T4 - Type IV					GG - Graphite Grey	
								BLK - Matte Black	
							BRZ - Dark Bronze		
							CC - Custom Color		

Ordering Information

Specifications are subject to change without notification
 HessAmerica > Products > Lighting Products > Pole Mounted Luminaire > LINEA
https://www.hessamerica.com/Products/Lighting/Pole_Mounted_Luminaire/LINEA/



54w - 6193lm

IP65
Suitable for wet locations

IK08
Impact Resistant (Vandal Resistant)

EPA - 1.20

Weight 65 lbs

POLE INCLUDED

Construction

Aluminum

Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre_paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

BUG Rating

B1 - U0 - G1

Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes

The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process

After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits

- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Public realm contemporary column family. Stylish but technically precise area lighting solutions as part of a large flexible family.

Light Linear PT is an elegant minimalistic lighting column that is suitable for both modern and classic architecture. Ideal for creating visual guidance with exceptional visual comfort. The dual sealed optical chamber with integrated heat sinks houses a range of field interchangeable optically controlled LED's, providing Type II, III, IV & distribution, as well as variations of this for precise light distribution requirements.

An example of this, is using a combination of Type II and Type IV distribution optics inside the same fixture. This product range is available in multiple wattage options and as single & double head styles. Customer specific wattages can be provided, contact the factory for more information.

This luminaire complies to Dark Sky requirements.

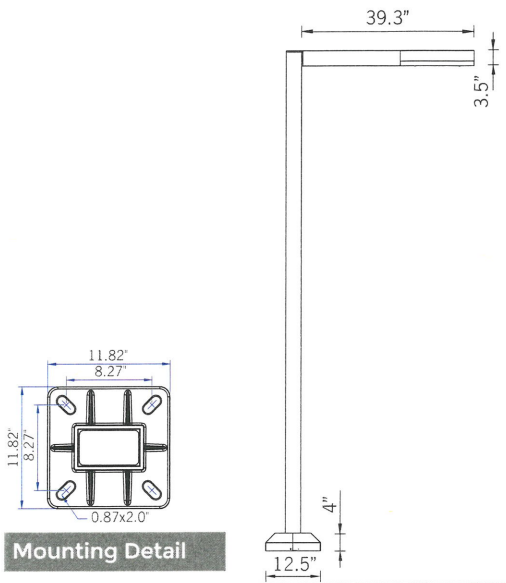
The sleek and minimalistic shape provides distinctive lighting effects by night and decorative urban effect during the day. Suitable for use in pedestrian precincts, building surrounds, shopping centers, squares, parks and parking lots.

This product range is complemented with high performance optics in the bollard and wall mounted luminaires, to provide a consistent range of design aesthetics for the project. See website for more information. Poles can be provided with GFCI boxes positioned to specific heights specified by the customer. A flat low profile hand hold cover with vandal resistant screws is provided for easy installation.

Internal house side shields are available as an option.

Available with a selection of integral electronic drivers and dimming electronic drivers as well as a provision to install wireless lighting controls to integrate with building management systems, as well as pole mounted occupancy sensors [contact the factory for more information] Easy access to the luminaire for maintenance. (WATT-ADJ) This luminaire is provided with a programmable driver so that specific wattage requirements can be achieved. These settings are done at the factory during assembly. (See options on page 2)

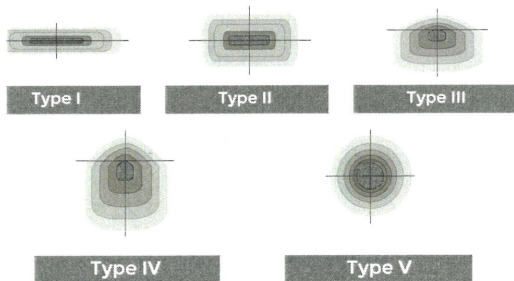
To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15° allowable to permit leveling).



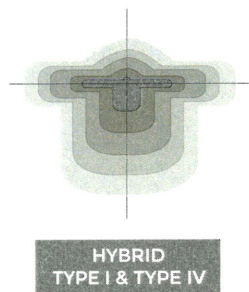
Mounting Detail



man's micro Variable Optical System provides the ability interchange, mix & rotate optics to provide specific light tributions for optimized spacing and uniformity.

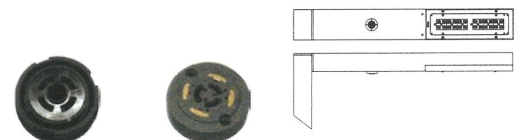


e variable optic system allows for the designer to create orid distributions for precise lighting requirements.



HYBRID TYPE I & TYPE IV

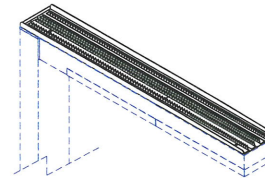
Additional Options (Consult Factory For Pricing)



A90991 Zhaga Book 18

A90891 NEMA 7

OS Occupancy Sensor



BSP Bird Spikes



LIGHTCONNECT IoT Ready Light Linear

(Shown with up & down configuration)

UPRA-10012

Prague 2 Medium Bollard



14w LED
1660 Lumens

IP65
Suitable for wet locations

IK08
Impact Resistant [Vandal Resistant]

Weight - 19.1 lbs



TURTLE FRIENDLY

Construction

Aluminum

Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre-paint

8 step de-grease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket

Provided with special injection molded “fit for purpose” long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management

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Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

BUC Rating

B0 - U0 - G0

Finishing

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Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

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The Coating Process

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Added Benefits

- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

A new contemporary bollard design family, meeting Dark Sky requirements, utilizing MicroVos Technology to get maximum spacing and excellent uniformity.

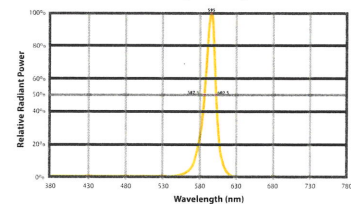
Small, medium and large size LED bollards incorporate optional symmetrical and asymmetrical light distributions, in a variety of different heights. Clean architectural design with no visible hardware, at the top of the luminaire are the further characteristics of this bollard. Ideal for lighting pathways, entrances, square, and terraces.

Color temperature from 2700K, 3000K, 3500K and 4000K, LED CRI >80. Aluminum housing and extruded aluminium column with high corrosion resistance. Stainless steel fasteners in grade 316. Durable silicone rubber gasket and clear toughened glass. Powder coating with high corrosion resistance and chemical chromated protection.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.

CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT

AMB Spectral Diagram



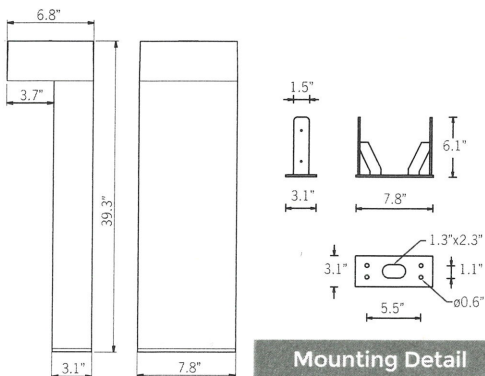
Narrow-Spectrum Amber LEDs

Peak wavelength between 585 & 595 nanometers and a full width of 50% power no greater than 15 nanometers.

Additional Options (Consult Factory For Pricing)



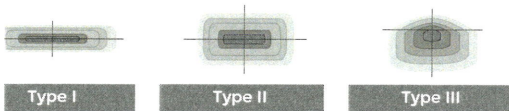
OS-Occupancy Sensor



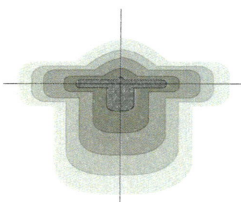
Mounting Detail



man's micro Variable Optical System provides the ability interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.



variable optic system allows for the designer to create varied distributions for precise lighting requirements.



HYBRID TYPE I & TYPE IV

PROJECT	910 S. Wells	DATE	
QUANTITY		TYPE	
		NOTE	

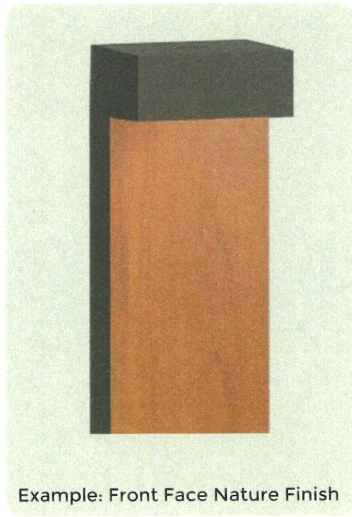
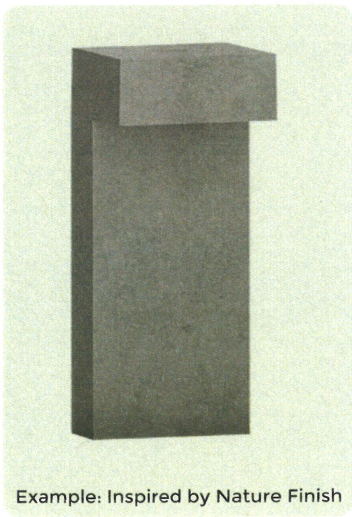
ORDERING EXAMPLE || UPRA - 10012 - 14w - T2 - W30 - 02 - 120/277v - Options

UPRA-10012				
LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
14w LED 1660 Lumens	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution M - Medium 32° W - Wide 52° VW - Very Wide 65° EW - Extra Wide 108°	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify
			INSPIRED BY NATURE FINISHES SW01 - OAK FINISH SW02 - WALNUT FINISH SW03 - PINE FINISH DF - DOUGLAS FIR FINISH CW - CHERRY WOOD FINISH NW - NATIONAL WALNUT FINISH SU01 - CONCRETE FINISH SU02 - SOFTSCAPE FINISH SU03 - STONE FINISH SU04 - CORTEN FINISH	THERE IS AN ADDITIONAL COST FOR THESE FINISHES

ADDITIONAL OPTIONS

- NAT - Natatorium Rated
- HGT - Custom Bollard Height
- AMB - Turtle Friendly Amber LED
- DIM - 0-10v Dimming
- GFCI - GFCI Box
- FNF - Front Face Nature Finish
- OS - Occupancy Sensor

Custom Finishes Available Upon Request
Consult factory for pricing and lead times





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 10, 2024

Katie Jahnke Dale
DLA Piper LLP
444 West Lake Street, Suite 900
Chicago, Illinois 60606

Re: Planned Development No. 225: Site Plan Approval Request for Building G, 1010 S. Wells Street (This Corrected and Revised Approval Supersedes and replaces the previous letter dated 09-04-2024.)

Dear Ms. Jahnke Dale,

Please be advised that your request on behalf of 1010 S. Wells Devco, LLC (the “Developer”) for site plan approval to Planned Development No. 225 (“PD 225”), Building G, generally located at 1010 S. Wells (the “Subject Property”) has been considered by the Department of Planning and Development pursuant to Section 17-13-0800 of the Chicago Zoning Ordinance and Statement 11 of PD 225.

A Site Plan Approval was previously issued on July 14, 2016, which included plans for Phase 1/Building G on the Subject Property. Since issuance of that Site Plan Approval, the plans for Building G have been modified as follows:

- The dwelling unit count increased from 282 condominium units to 386 apartment units.
- The floor Area (FAR) was reduced from 368,613 SF to 332,746 sf.
- The parking count was reduced from 240 to 182 parking spaces.
- Site coverage was reduced from 32,321 sf / 6.05% to 30,709 sf / 5.75% (percentage based on the overall PD-225 area).
- The liner units at the South and West podium sides have been substituted for building amenities and parking areas. The ground floor facades are proposed to remain with extensive full-height prefinished aluminum glass window system while the parking above ground level will be screened with multi-colored, perforated metal panels.
- The retail and parking entries have been pulled back to emphasize a tall, fully glazed residential lobby and to define an entry plaza at Wells and Taylor Street.
- The North building podium setback has been increased to maximize landscaped open space along the Taylor right-of-way and to dedicated area for a Dog Run.

The building pedestrian and vehicular access will remain on Wells Street, as previously approved. The current proposal also keeps the public riverwalk and the connecting accessible pedestrian paths to Wells Street along the north and south property boundaries. The retail location remains at the northeast building corner. The massing composition of a bar tower over a building podium is unchanged. The overall building height does not exceed the previous height of 245'. The tower's exterior envelope will remain as a full-height aluminum and glass window system.

The revised building consists of the following development, all of which complies with the PD:


- Floor Area: 332,746 SF FAR
- Unit Count: 386 units
- Parking Count: 182 spaces
- Zoning Height: 230' – 6", additional rooftop features may be included pursuant to 17-17-0311-B
- Setbacks:
 - Front Setback: 14'-2" to Podium / 2" to Tower
 - Rear Setback: 30'-5" min. to Podium / 3'-1" min. to Tower
 - Side Setback to North Property Line: 52'-5" min. to Podium / 65'-11" min. to Tower
 - Side Setback to South Property Line: 14'-1" min. to Podium / 48'-7" min. to Tower

With regard to the site plan approval request, DPD has determined that the plans meet the applicable requirements of PD 225. Accordingly, I approve the requested site plan approval letter for Building G, 1010 S. Wells Street. The following plans, prepared by Gensler and dated August 21, 2024 (except as otherwise noted), are hereby made part of PD 225:

- PD 225 Development Analysis – Dated 11/07/2023
- PD 255 – Riverwalk Key Plan
- PD 225 South – Taylor to Roosevelt
- PD 255 – East Elevations
- PD 255 – West Elevations
- PD 225 – Taylor Street Elevations
- South Elevation – Building G - Dated 4/10/2024
- North Elevation – Building G - Dated 4/10/2024
- East and West Elevation – Building G - Dated 4/40/2024
- PD 255 – Building G Site Plan.
- PD 225 – Building G Site Plan – Riverwalk Coverage
- Planting Plan at the street level – Dated 4/10/2024
- CDOT approved site plan with noted additional right of way area – signed 08-23-2024
- River Design Guidelines Checklist

Accordingly, pursuant to the authority granted by the Zoning Ordinance and PD 225, I hereby approve the foregoing site plan approval request, but no other changes to this Planned Development. The attached exhibits are in accordance with and satisfy the requirements of PD 225. Accordingly, the site plan approval is hereby approved.

Sincerely,



Patrick Murphey,
Zoning Administrator

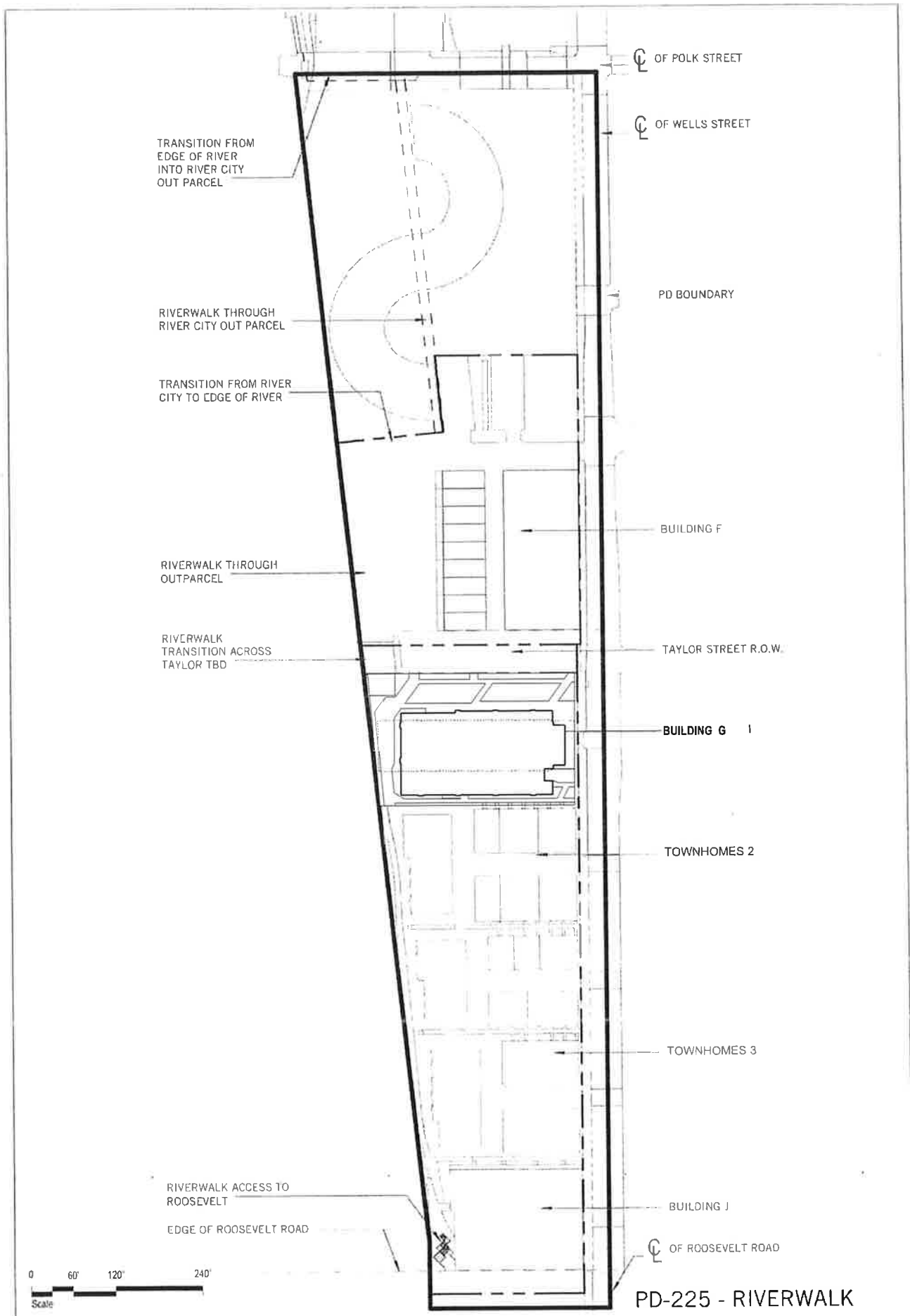
PD 225 DEVELOPMENT ANALYSIS

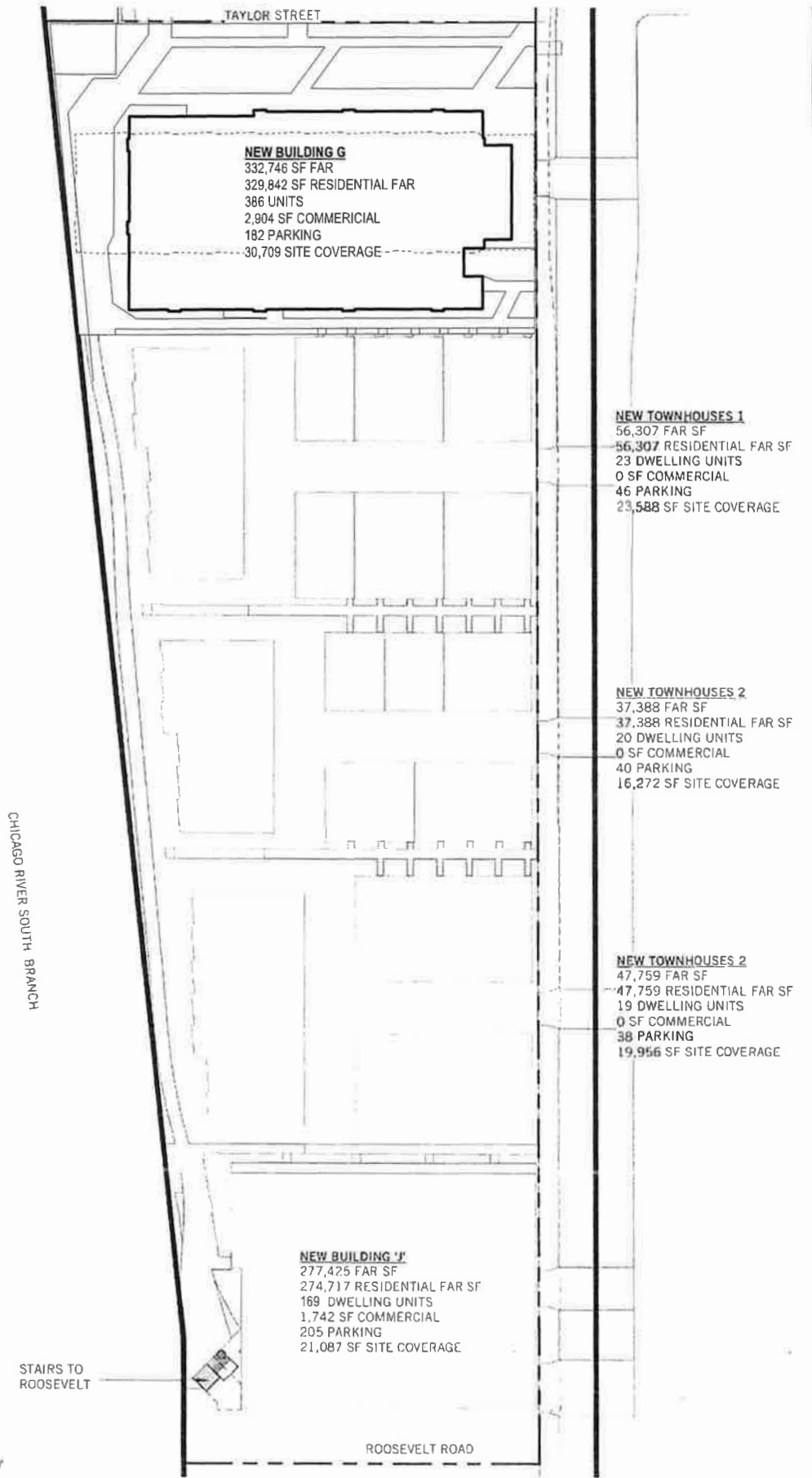
11/7/2023

	PD 225 Allowed/Required	River City	PD 225 Remaining
Net Site Area	534,015	174,584	359,431
Dwelling Units	1,500	446	1,054
FAR SF	2,860,000	718,562	2,141,438
Residential SF	1,800,000	460,119	1,339,881
Business/Commercial SF	400,000	258,045	141,955
Light Industrial	410,000	0	410,000
Covered Mall-Esplanade SF	250,000	16,958	233,042
Min. Parking	600	150	450
Max. Site Coverage %(2)	46.40%	16.48%	29.92%
Site Coverage SF	247,783	88,002	159,781

Building F	Building G	TH 1	TH 2	TH 3	Building J	Total	Remaining CMK Site Allowance
437	386	23	20	19	169	1,054	0
636,164	332,746	56,307	37,388	47,759	277,425	1,387,789	753,649
549,798	329,842	56,307	37,388	47,759	274,717	1,295,811	44,070
86,336	2,904	0	0	0	1,742	90,982	50,973
0	0	0	0	0	0	0	410,000
0	0	0	0	0	0	0	233,042
324	182	46	40	38	205	835	(385)
8.06%	5.75%	4.42%	3.05%	3.74%	3.95%	28.96%	0.96%
43,049	30,709	23,588	16,272	19,956	21,087	154,661	5,120

All lot coverages are shown against the total PD net site area of 534,015 SF

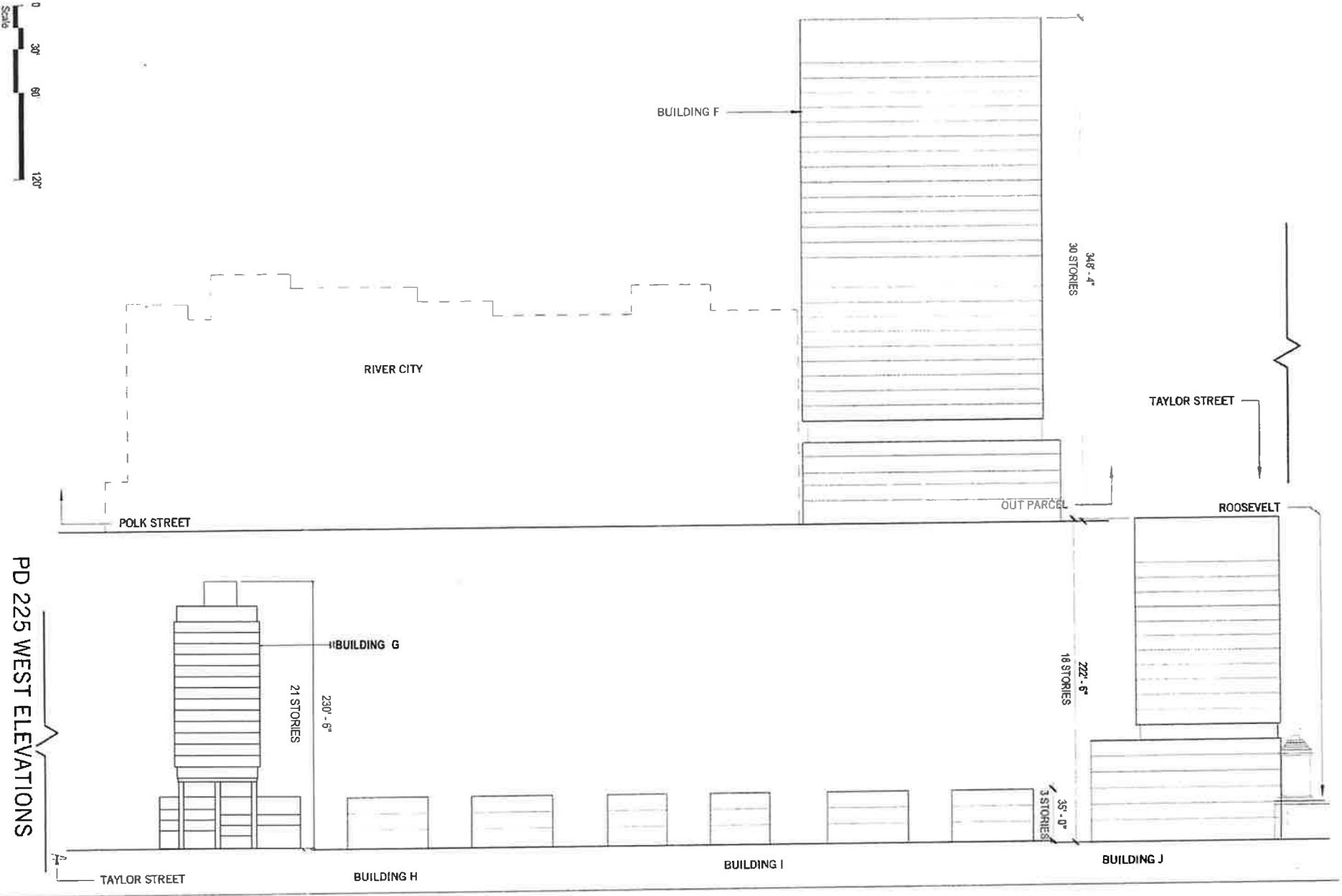


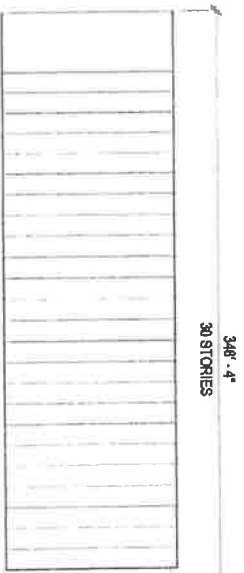


PD-225 SOUTH - TAYLOR TO ROOSEVELT



PD 225 EAST ELEVATIONS



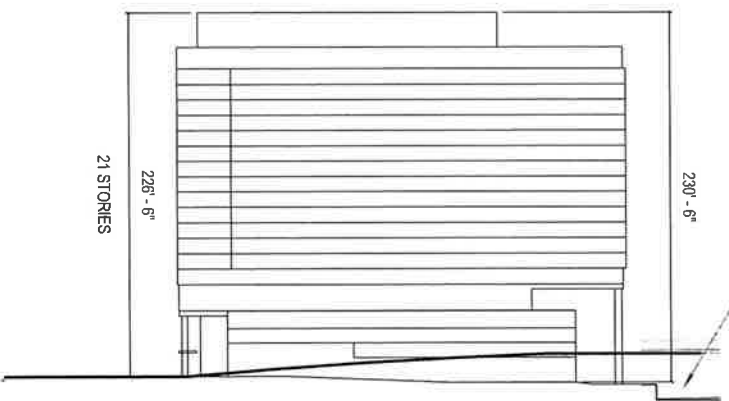


348'-4"
30 STORIES

BUILDING F

CHICAGO RIVER

TAYLOR STREET NORTH ELEVATION



230'-6"

226'-6"

21 STORIES

TAYLOR STREET SOUTH ELEVATIONS

WELLS STREET



PD 225 TAYLOR STREET ELEVATIONS

1010 S. Wells Devco, LLC

Riverline Parcel G

Revised: 11.07.2023

Gensler

PD-225

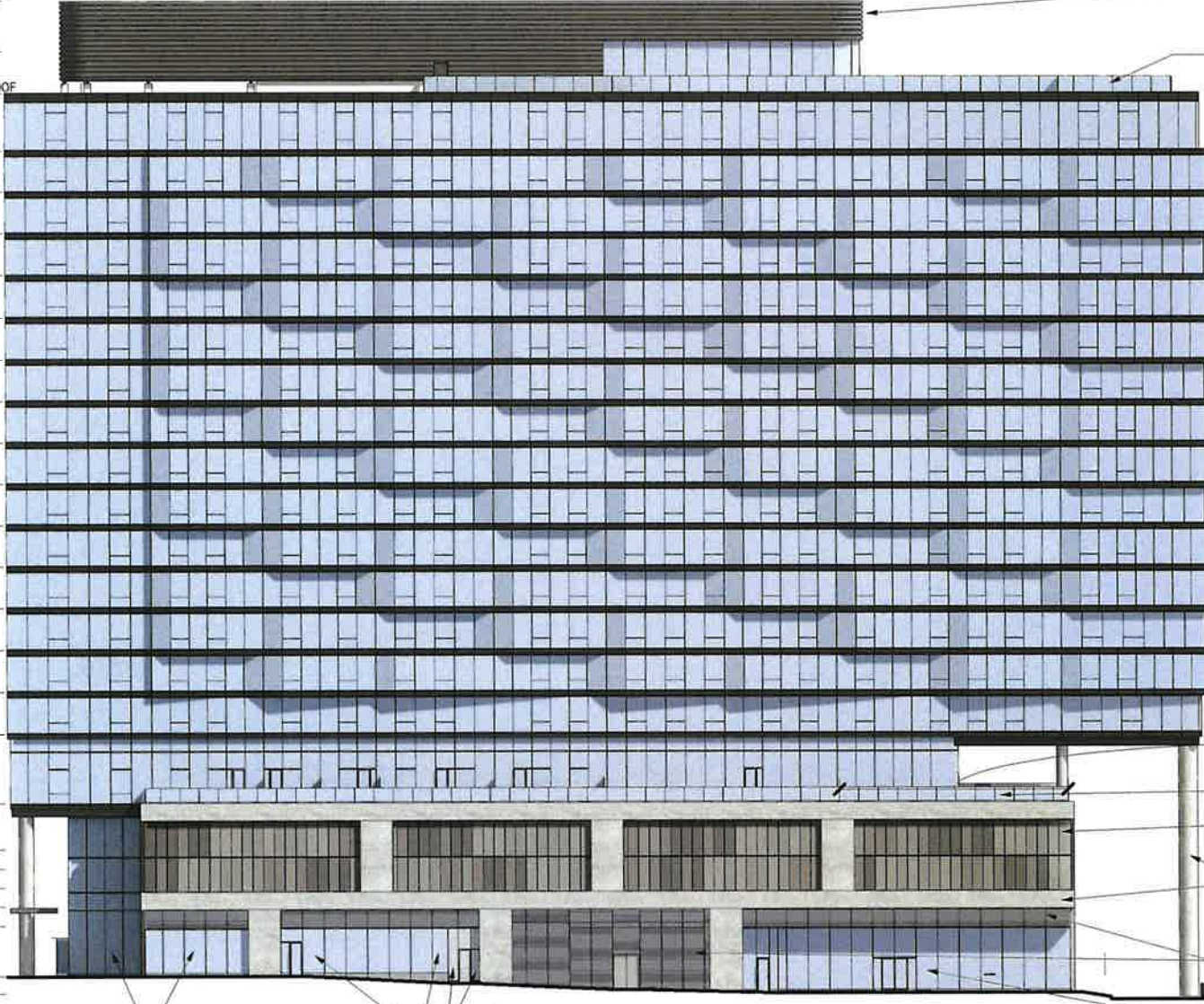
© 2023 Gensler

1010 S. Wells Devco, LLC

Riverline Parcel G

Revised: 04.10.2024

- 7/SCREEN WALL 226' - 6"
- UPPER ROOF 214' - 11"
- MECH. PH / ROOF 205' - 3"
- LEVEL 20 191' - 10"
- LEVEL 19 182' - 2"
- LEVEL 18 172' - 6"
- LEVEL 17 162' - 10"
- LEVEL 16 153' - 2"
- LEVEL 15 143' - 6"
- LEVEL 14 133' - 10"
- LEVEL 12 124' - 2"
- LEVEL 11 114' - 6"
- LEVEL 10 104' - 10"
- LEVEL 09 95' - 2"
- LEVEL 08 85' - 6"
- LEVEL 07 75' - 10"
- LEVEL 06 66' - 2"
- LEVEL 05 56' - 6"
- LEVEL 04 40' - 6"
- LEVEL 3U 29' - 8"
- LEVEL 03 25' - 2"
- LEVEL 02 U 20' - 6"
- LEVEL 02 16' - 2"
- LEVEL 01M 11' - 8"
- LEVEL 01 0' - 0"
- L 01 Lower -4' - 0"



CORRUGATED METAL RIB PANEL MECHANICAL SCREEN

ALUMINUM GLASS RAILING

ALUMINUM AND GLASS WINDOW SYSTEM

BIRD-FRIENDLY RAILING GLASS TO 1ST CONCRETE PIER BELOW

ALUMINUM GLASS RAILING PERFORATED METAL PANEL GARAGE SCREEN

ARCHITECTURAL CAST-IN-PLACE W/ FINISH GROUND CONCRETE

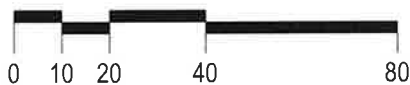
ARCHITECTURAL ALUMINUM LOUVERS INTEGRATED IN WINDOW SYSTEM

ALUM. WINDOW SYSTEM - VISION GLASS / BIRD FRIENDLY

ALUM. WINDOW SYSTEM - VISION GLASS

ALUM. WINDOW SYSTEM - TRANSLUCENT GLASS

NORTH ELEVATION



Revised: 04.10.2024

1010 S. Wells Devco, LLC

Riverline Parcel G

04.10.2024

Revised:

- TI/SCREEN WALL 226' - 6"
- UPPER ROOF 214' - 11"
- MECH. PH / ROOF 205' - 3"
- LEVEL 20 191' - 10"
- LEVEL 19 182' - 2"
- LEVEL 18 172' - 6"
- LEVEL 17 162' - 10"
- LEVEL 16 153' - 2"
- LEVEL 15 143' - 6"
- LEVEL 14 133' - 10"
- LEVEL 12 124' - 2"
- LEVEL 11 114' - 6"
- LEVEL 10 104' - 10"
- LEVEL 09 95' - 2"
- LEVEL 08 85' - 6"
- LEVEL 07 75' - 10"
- LEVEL 06 66' - 2"
- LEVEL 05 56' - 6"
- LEVEL 04 40' - 6"
- LEVEL 3U 29' - 8"
- LEVEL 03 25' - 2"
- LEVEL 02 U 20' - 8"
- LEVEL 02 16' - 2"
- LEVEL 01M 11' - 6"
- LEVEL 01 0' - 0"
- L 01 Lower -4' - 0"

ALUMINUM GLASS RAILING

CORRUGATED METAL RIB PANEL MECHANICAL SCREEN

ALUMINUM AND GLASS WINDOW SYSTEM

PERFORATED METAL PANEL GARAGE SCREEN

ARCHITECTURAL CAST-IN-PLACE W/ FINISH GROUND CONCRETE

ARCHITECTURAL ALUMINUM LOUVERS INTIGRATED IN WINDOW SYSTEM

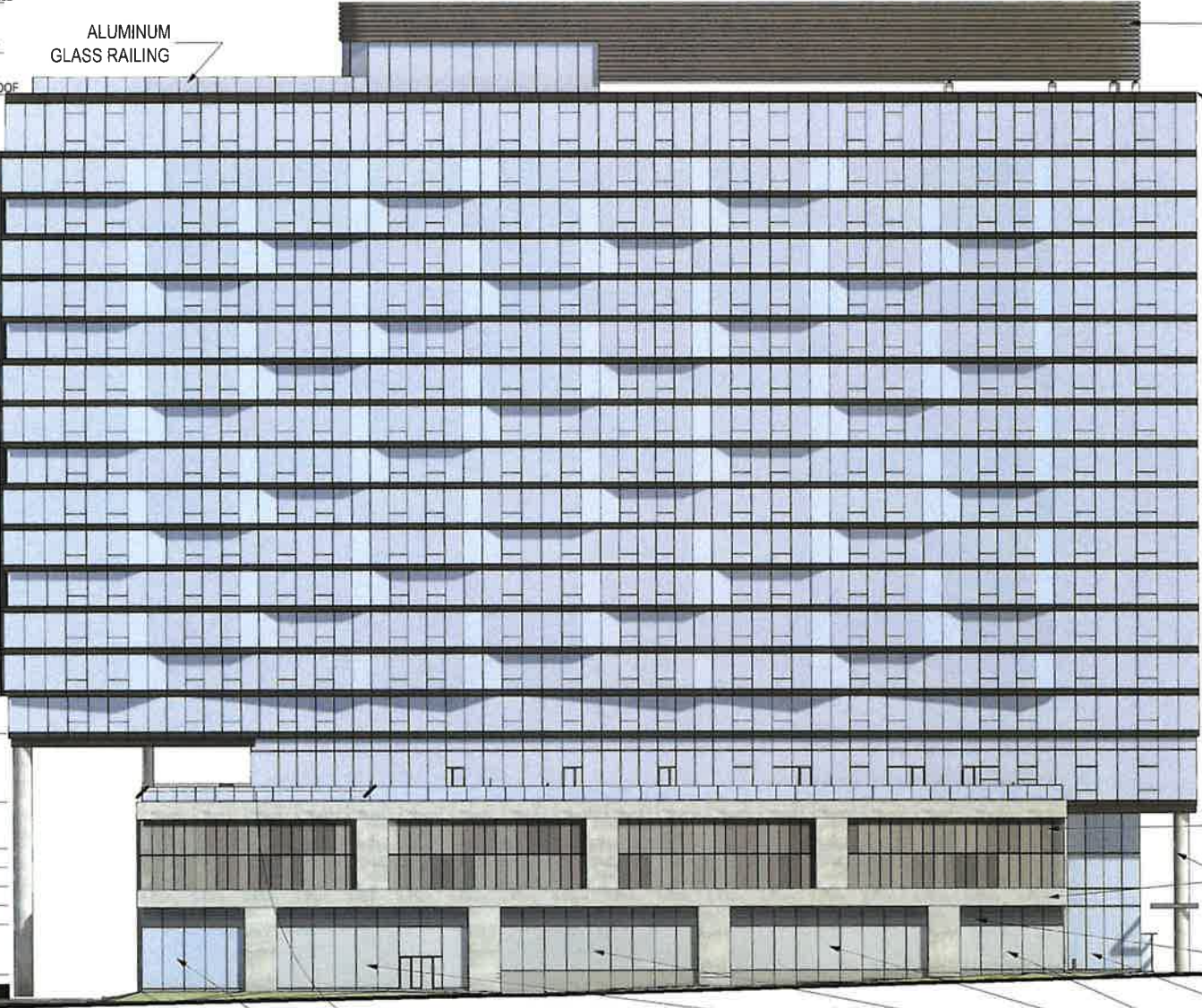
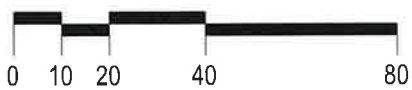
ALUM. WINDOW SYSTEM - VISION GLASS

ALUM. WINDOW SYSTEM - TRANSLUCENT GLASS

BIRD-FRIENDLY RAILING GLASS TO 1ST CONCRETE PIER BELOW

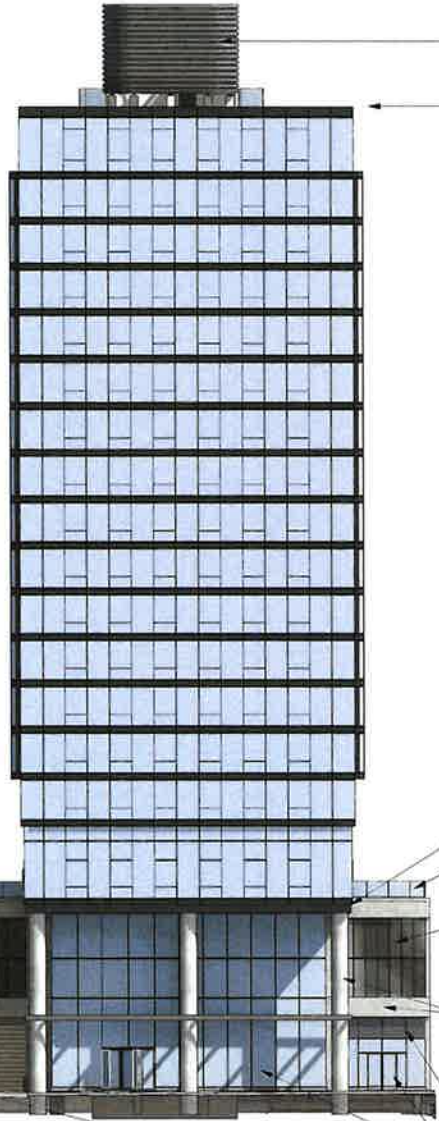
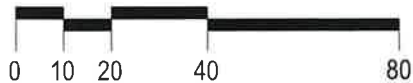
ALUM. WINDOW SYSTEM - VISION GLASS / BIRD FRIENDLY GLASS

SOUTH ELEVATION



↑	T/SCREEN WALL	228' - 6"
●	UPPER ROOF	214' - 11"
●	MECH. PH / ROOF	205' - 3"
●	LEVEL 20	191' - 10"
●	LEVEL 19	182' - 2"
●	LEVEL 18	172' - 6"
●	LEVEL 17	162' - 10"
●	LEVEL 16	153' - 2"
●	LEVEL 15	143' - 6"
●	LEVEL 14	133' - 10"
●	LEVEL 12	124' - 2"
●	LEVEL 11	114' - 6"
●	LEVEL 10	104' - 10"
●	LEVEL 09	95' - 2"
●	LEVEL 08	85' - 6"
●	LEVEL 07	75' - 10"
●	LEVEL 06	66' - 2"
●	LEVEL 05	56' - 6"
●	LEVEL 04	40' - 6"
●	LEVEL 3U	29' - 8"
●	LEVEL 03	25' - 2"
●	LEVEL 02 U	20' - 8"
●	LEVEL 02	16' - 2"
●	LEVEL 01M	11' - 8"
●	LEVEL 01	0' - 0"
●	L 01 Lower	-4' - 0"

EAST ELEVATION



CORRUGATED METAL RIB PANEL MECHANICAL SCREEN

ALUMINUM AND GLASS WINDOW SYSTEM

ALUMINUM GLASS RAILING

PERFORATED METAL PANEL GARAGE SCREEN

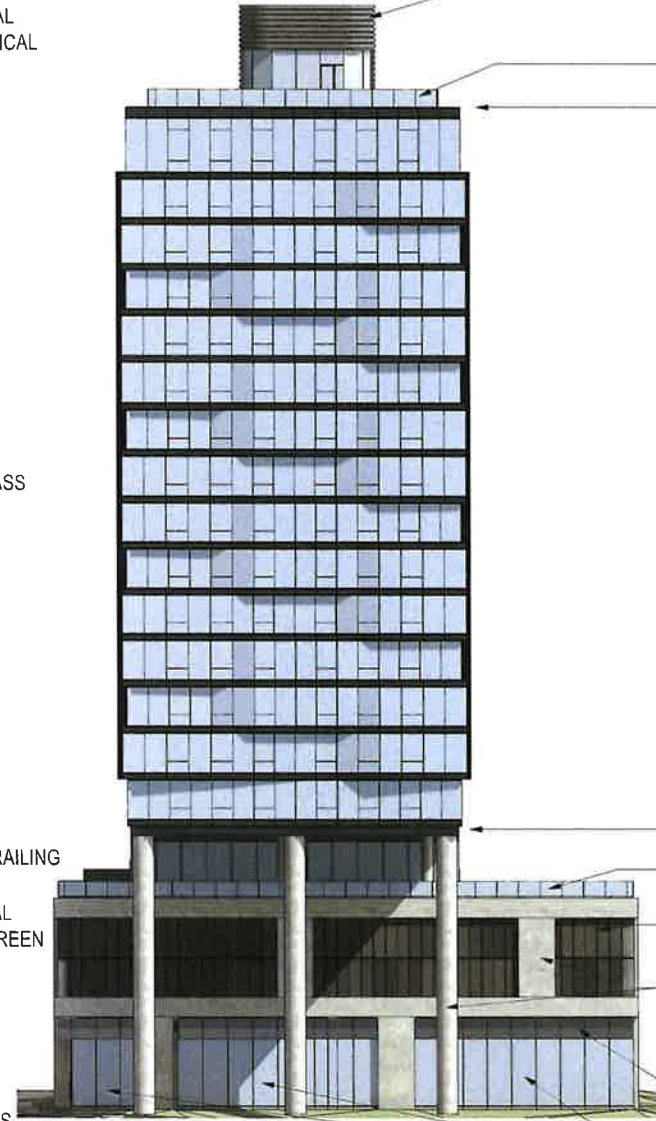
ARCHITECTURAL CAST-IN-PLACE W/ FINISH GROUND CONCRETE

ARCHITECTURAL ALUMINUM LOUVERS

ALUM. WINDOW SYSTEM - VISION GLASS

ALUM. WINDOW SYSTEM - TRANSLUCENT GLASS

WEST ELEVATION



CORRUGATED METAL RIB PANEL MECHANICAL SCREEN

ALUMINUM GLASS RAILING

ALUMINUM AND GLASS WINDOW SYSTEM

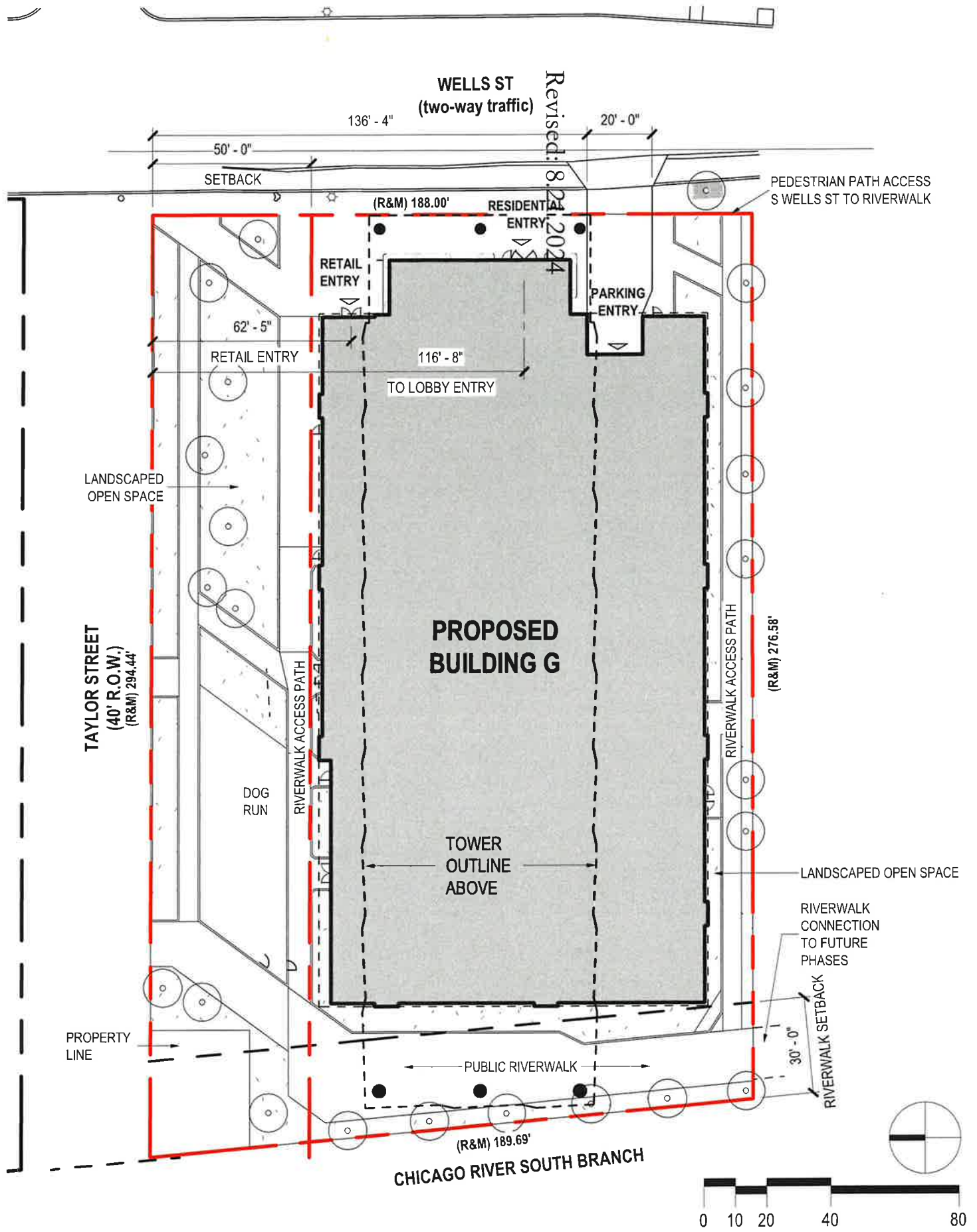
ALUMINUM GLASS RAILING (BIRD FRIENDLY GLAZING)

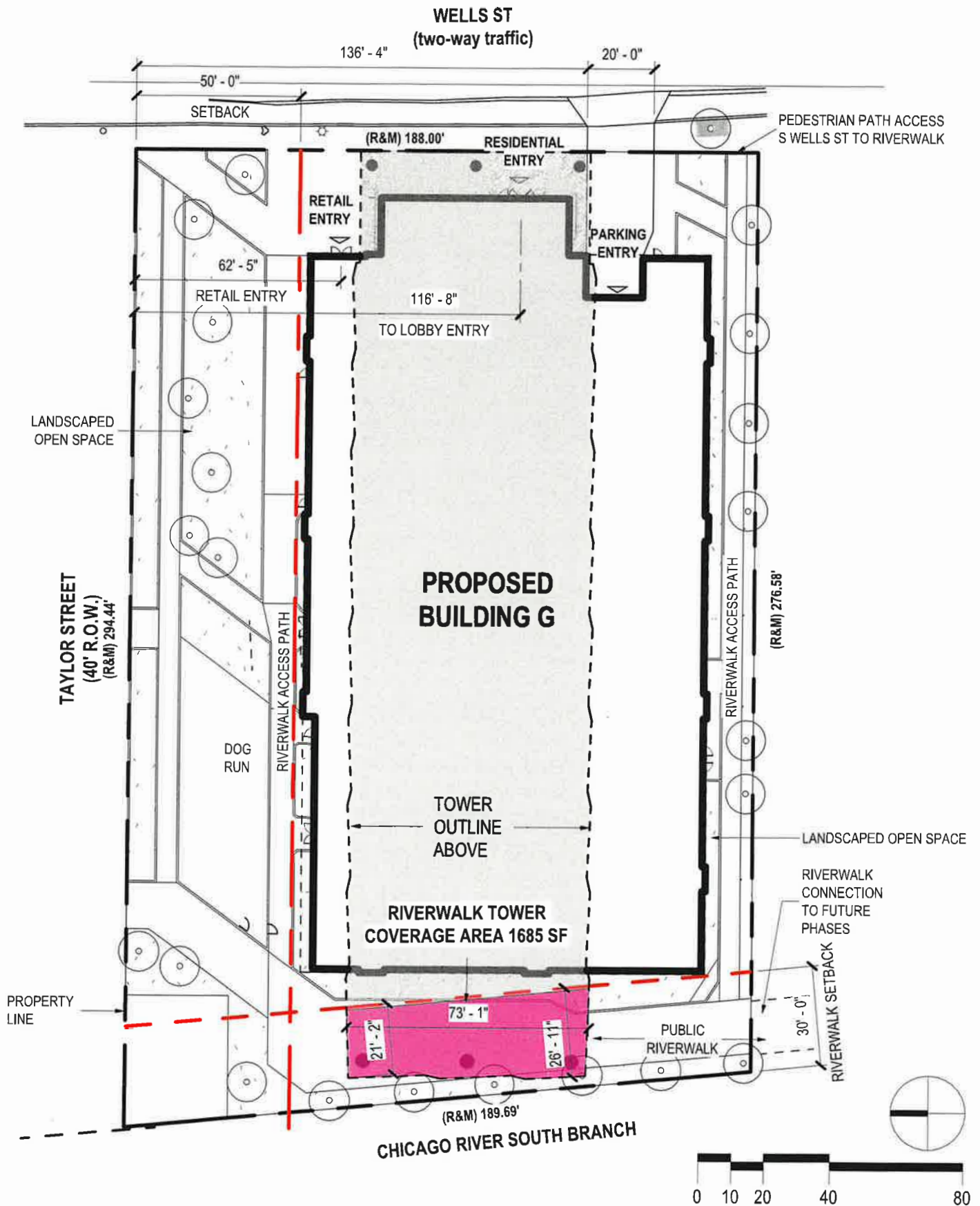
PERFORATED METAL PANEL GARAGE SCREEN

ARCHITECTURAL CAST-IN-PLACE W/ FINISH GROUND CONCRETE

ARCHITECTURAL ALUMINUM LOUVERS INTIGRATED IN WINDOW SYSTEM

ALUM. WINDOW SYSTEM - VISION / BIRD FRIENDLY GLASS

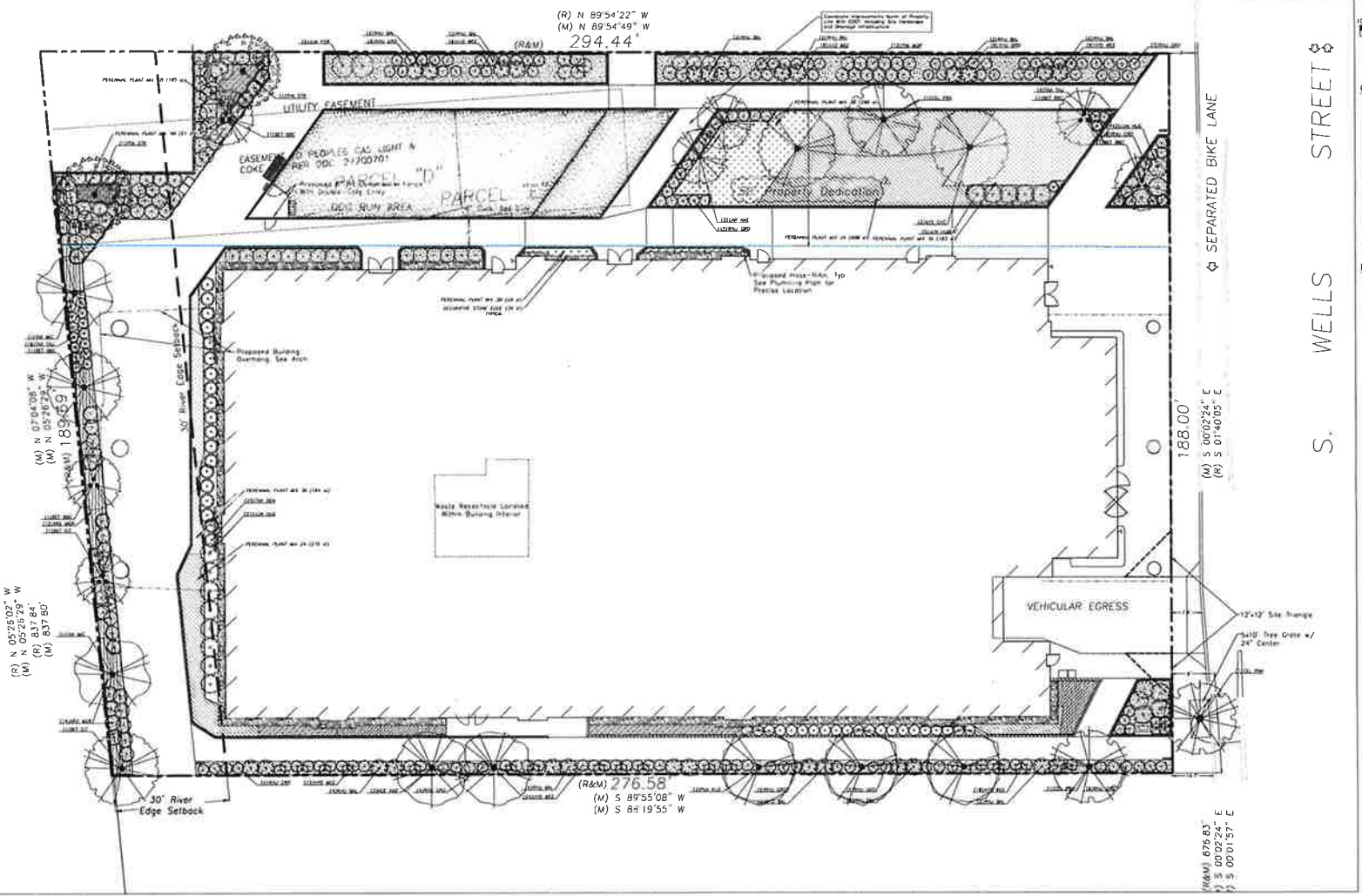
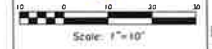




SOUTH BRANCH OF THE CHICAGO RIVER

S. TAYLOR STREET

SET CROSS NOTCH
23.07' NORTH & 6.8'



S. WELLS STREET &

SEPARATED BIKE LANE

188.00'
(M) S 00°02'24" E
(R) S 01°40'05" E
72'-12" Site Change
34'-10" Tree Crtr w/
24" Center
(M) W 87°56'31" E
(R) S 00°02'24" E
(M) S 01°40'05" E

GENERAL NOTES

1. REFER TO PLAN OF SURVEY FOR LEGAL DESCRIPTION, DIMENSIONS AND CORNER MARKERS.
2. VERIFY ALL DIMENSIONS, BEARINGS, DISTANCES AND LOCATIONS FOR ALL WORK AND ADJUSTMENTS.
3. VERIFY ALL DIMENSIONS, BEARINGS, DISTANCES AND LOCATIONS FOR ALL WORK AND ADJUSTMENTS.
4. VERIFY ALL DIMENSIONS, BEARINGS, DISTANCES AND LOCATIONS FOR ALL WORK AND ADJUSTMENTS.
5. VERIFY ALL DIMENSIONS, BEARINGS, DISTANCES AND LOCATIONS FOR ALL WORK AND ADJUSTMENTS.
6. VERIFY ALL DIMENSIONS, BEARINGS, DISTANCES AND LOCATIONS FOR ALL WORK AND ADJUSTMENTS.
7. VERIFY ALL DIMENSIONS, BEARINGS, DISTANCES AND LOCATIONS FOR ALL WORK AND ADJUSTMENTS.
8. VERIFY ALL DIMENSIONS, BEARINGS, DISTANCES AND LOCATIONS FOR ALL WORK AND ADJUSTMENTS.
9. VERIFY ALL DIMENSIONS, BEARINGS, DISTANCES AND LOCATIONS FOR ALL WORK AND ADJUSTMENTS.
10. VERIFY ALL DIMENSIONS, BEARINGS, DISTANCES AND LOCATIONS FOR ALL WORK AND ADJUSTMENTS.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE SUPPLIED FROM LOCAL SOURCES AND SHALL BE FREE FROM ANY DISEASES, INJURIES OR WEAKNESSES WHICH COULD BE TRANSMITTED TO OTHER PLANTS.
2. ALL PLANT MATERIAL SHALL BE SUPPLIED FROM LOCAL SOURCES AND SHALL BE FREE FROM ANY DISEASES, INJURIES OR WEAKNESSES WHICH COULD BE TRANSMITTED TO OTHER PLANTS.
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10. ALL PLANT MATERIAL SHALL BE SUPPLIED FROM LOCAL SOURCES AND SHALL BE FREE FROM ANY DISEASES, INJURIES OR WEAKNESSES WHICH COULD BE TRANSMITTED TO OTHER PLANTS.

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Tel: 312.427.0100
Fax: 312.427.0104

cea&a
STRUCTURAL
2110 N. LaSalle Avenue
10th Floor
Chicago, IL 60610
Tel: 312.427.1711

LEVEL 1 PLANT SCHEDULE

PLANT	QUANTITY	REMARKS
1.001	1	PLANT SCHEDULE
1.002	1	PLANT SCHEDULE
1.003	1	PLANT SCHEDULE
1.004	1	PLANT SCHEDULE
1.005	1	PLANT SCHEDULE
1.006	1	PLANT SCHEDULE
1.007	1	PLANT SCHEDULE
1.008	1	PLANT SCHEDULE
1.009	1	PLANT SCHEDULE
1.010	1	PLANT SCHEDULE
1.011	1	PLANT SCHEDULE
1.012	1	PLANT SCHEDULE
1.013	1	PLANT SCHEDULE
1.014	1	PLANT SCHEDULE
1.015	1	PLANT SCHEDULE
1.016	1	PLANT SCHEDULE
1.017	1	PLANT SCHEDULE
1.018	1	PLANT SCHEDULE
1.019	1	PLANT SCHEDULE
1.020	1	PLANT SCHEDULE
1.021	1	PLANT SCHEDULE
1.022	1	PLANT SCHEDULE
1.023	1	PLANT SCHEDULE
1.024	1	PLANT SCHEDULE
1.025	1	PLANT SCHEDULE
1.026	1	PLANT SCHEDULE
1.027	1	PLANT SCHEDULE
1.028	1	PLANT SCHEDULE
1.029	1	PLANT SCHEDULE
1.030	1	PLANT SCHEDULE
1.031	1	PLANT SCHEDULE
1.032	1	PLANT SCHEDULE
1.033	1	PLANT SCHEDULE
1.034	1	PLANT SCHEDULE
1.035	1	PLANT SCHEDULE
1.036	1	PLANT SCHEDULE
1.037	1	PLANT SCHEDULE
1.038	1	PLANT SCHEDULE
1.039	1	PLANT SCHEDULE
1.040	1	PLANT SCHEDULE
1.041	1	PLANT SCHEDULE
1.042	1	PLANT SCHEDULE
1.043	1	PLANT SCHEDULE
1.044	1	PLANT SCHEDULE
1.045	1	PLANT SCHEDULE
1.046	1	PLANT SCHEDULE
1.047	1	PLANT SCHEDULE
1.048	1	PLANT SCHEDULE
1.049	1	PLANT SCHEDULE
1.050	1	PLANT SCHEDULE

LEVEL 1 PLANT MIX + MATERIAL SCHEDULE

PLANT	QUANTITY	REMARKS
1.001	1	PLANT MIX + MATERIAL SCHEDULE
1.002	1	PLANT MIX + MATERIAL SCHEDULE
1.003	1	PLANT MIX + MATERIAL SCHEDULE
1.004	1	PLANT MIX + MATERIAL SCHEDULE
1.005	1	PLANT MIX + MATERIAL SCHEDULE
1.006	1	PLANT MIX + MATERIAL SCHEDULE
1.007	1	PLANT MIX + MATERIAL SCHEDULE
1.008	1	PLANT MIX + MATERIAL SCHEDULE
1.009	1	PLANT MIX + MATERIAL SCHEDULE
1.010	1	PLANT MIX + MATERIAL SCHEDULE
1.011	1	PLANT MIX + MATERIAL SCHEDULE
1.012	1	PLANT MIX + MATERIAL SCHEDULE
1.013	1	PLANT MIX + MATERIAL SCHEDULE
1.014	1	PLANT MIX + MATERIAL SCHEDULE
1.015	1	PLANT MIX + MATERIAL SCHEDULE
1.016	1	PLANT MIX + MATERIAL SCHEDULE
1.017	1	PLANT MIX + MATERIAL SCHEDULE
1.018	1	PLANT MIX + MATERIAL SCHEDULE
1.019	1	PLANT MIX + MATERIAL SCHEDULE
1.020	1	PLANT MIX + MATERIAL SCHEDULE
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1.022	1	PLANT MIX + MATERIAL SCHEDULE
1.023	1	PLANT MIX + MATERIAL SCHEDULE
1.024	1	PLANT MIX + MATERIAL SCHEDULE
1.025	1	PLANT MIX + MATERIAL SCHEDULE
1.026	1	PLANT MIX + MATERIAL SCHEDULE
1.027	1	PLANT MIX + MATERIAL SCHEDULE
1.028	1	PLANT MIX + MATERIAL SCHEDULE
1.029	1	PLANT MIX + MATERIAL SCHEDULE
1.030	1	PLANT MIX + MATERIAL SCHEDULE
1.031	1	PLANT MIX + MATERIAL SCHEDULE
1.032	1	PLANT MIX + MATERIAL SCHEDULE
1.033	1	PLANT MIX + MATERIAL SCHEDULE
1.034	1	PLANT MIX + MATERIAL SCHEDULE
1.035	1	PLANT MIX + MATERIAL SCHEDULE
1.036	1	PLANT MIX + MATERIAL SCHEDULE
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1.040	1	PLANT MIX + MATERIAL SCHEDULE
1.041	1	PLANT MIX + MATERIAL SCHEDULE
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1.043	1	PLANT MIX + MATERIAL SCHEDULE
1.044	1	PLANT MIX + MATERIAL SCHEDULE
1.045	1	PLANT MIX + MATERIAL SCHEDULE
1.046	1	PLANT MIX + MATERIAL SCHEDULE
1.047	1	PLANT MIX + MATERIAL SCHEDULE
1.048	1	PLANT MIX + MATERIAL SCHEDULE
1.049	1	PLANT MIX + MATERIAL SCHEDULE
1.050	1	PLANT MIX + MATERIAL SCHEDULE

Scale: 1"=10'
Date: 10/15/2014
Author: [Signature]
Checked: [Signature]
Reviewed: [Signature]
Approved: [Signature]



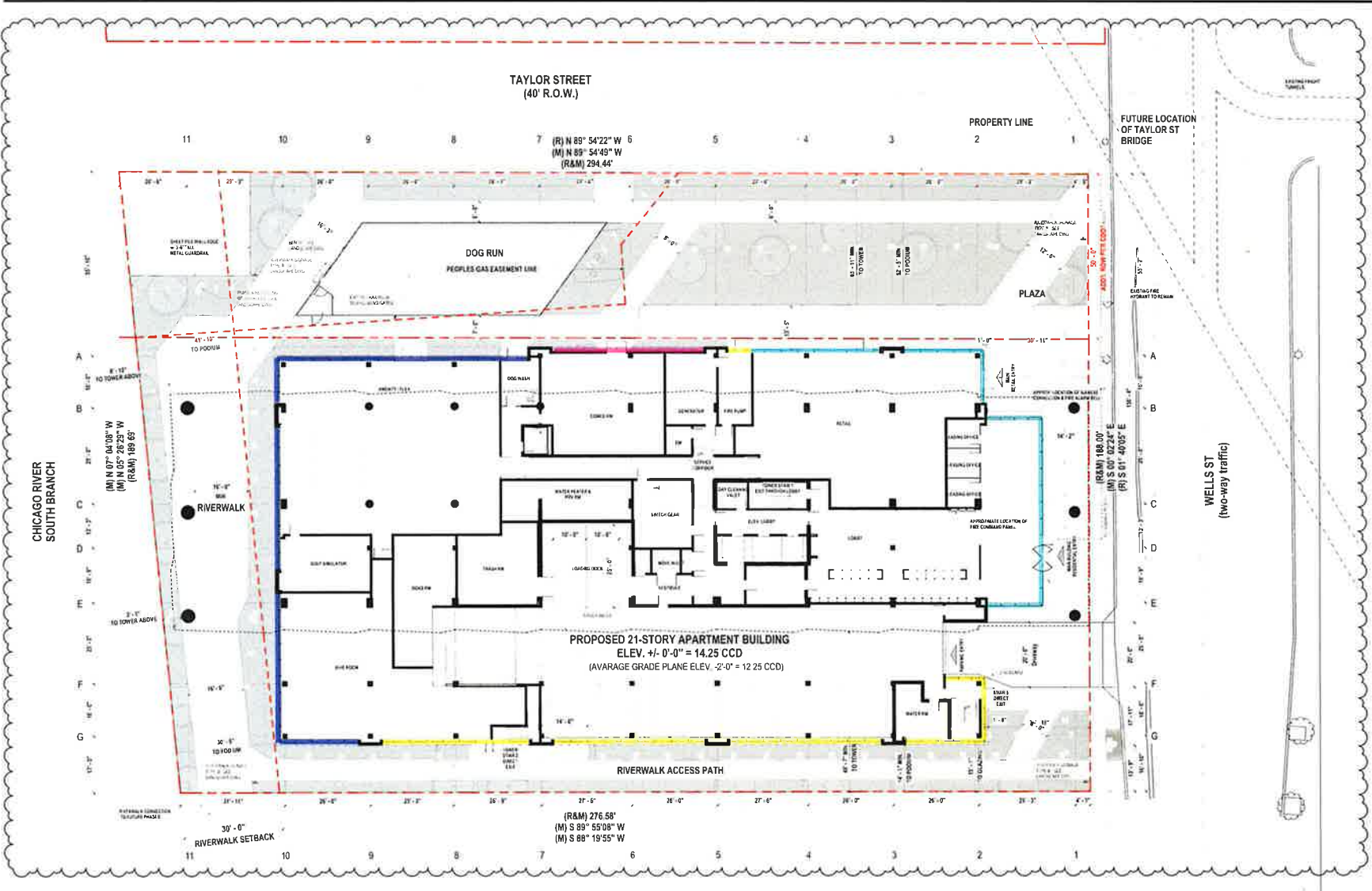
Refinement Parcel G

21.1254.000

PLANTING PLAN
STREET LEVEL

Scale: 1"=10'

L1.012



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1010 South Wells Street Chicago, IL 60616

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New York, NY 10017
Tel: 212 493 2000
Fax: 212 493 2001

1000 North Dearborn Street
Chicago, IL 60610
Tel: 312 467 4000
Fax: 312 467 4001

ceava
ARCHITECTURE

1117 Madison Avenue
New York, NY 10017
Tel: 212 493 2000
Fax: 212 493 2001

01 SITE PLAN - LEVEL 01

- SHEET NOTES**
- GLAZING LEGEND**
- VISION GLASS
 - VISION / BIRDFRIENDLY GLASS
 - TRANSLUCENT GLASS
 - LOUVERS

GENERAL NOTES

CITY OF CHICAGO
Department of Transportation
Plan Review Committee Approval*

Site Plan Over-sized Driveway

Other: _____

Signed: *[Signature]*

Date: 8/23/2024

Project Title: PD 225, Bldg G

*Subject to acceptable construction drawings, addressing and other program approvals. Non-transferable, revocable if modified.



Project Name: Riverline Parcel G

Project Number: 21 1254 000

Discipline: ARCHITECTURAL SITE PLAN

Scale: 1" = 10'-0"

AS1.000

0'-0"=14.25 CCD

6.0 IMPLEMENTATION

Project Information

Project Location

Project Address	1010 S Wells	
Type of Project (land use)	Mixed Used / Residential	
Size of Project	Site Area 359,431 sf / Ground Floor Open Space 24,241 sf	
Is this a river dependent or critical service use?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Character Zone	<input type="checkbox"/> Northwest Zone <input type="checkbox"/> North Branch Zone <input type="checkbox"/> Loop Zone	<input checked="" type="checkbox"/> South Branch Zone' <input type="checkbox"/> Southwest Zone <input type="checkbox"/> Bubbly Creek Zone
30 ft. river setback (as verified by plat of survey)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Public Access	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Chicago River Design Guidelines

3.2 Multi-Use Path

3.2.1 Design Criteria	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
3.2.2 Public Access	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
3.2.3 Minimum Path Width, select all that apply	<input type="checkbox"/> N/A, please describe <input type="checkbox"/> Separated 12' bicycle, 8' pedestrian <input checked="" type="checkbox"/> Combined, 16'	<input type="checkbox"/> Combined, 10' <input type="checkbox"/> Combined, 10' with 2' paved, gravel, or mowed shoulders <input type="checkbox"/> Other, please describe below
3.2.4 Paving and Materials, select all that apply	<input type="checkbox"/> Granite <input type="checkbox"/> Architectural Granite <input checked="" type="checkbox"/> Poured-in-Place Concrete <input type="checkbox"/> Concrete Pavers <input type="checkbox"/> Unit Pavers	<input type="checkbox"/> Permeable Pavers <input type="checkbox"/> Asphalt <input type="checkbox"/> Decomposed Aggregate <input type="checkbox"/> Other, please describe below

Comments, please not which section from the list above (e.g. 3.2.3) you're describing

3.3 Furnishings

3.3.1 Site Furnishing Guidelines

Materials, select all that apply

- Stainless Steel
- Galvanized Steel
- Powder Coated Steel

- Hardwoods, describe below
- Recycled Plastic Lumber, describe below
- Other, please describe below

Benches & Tables, one per 250 linear feet (LF) of river frontage.

LF of river frontage
Total Benches
Total Tables

189.69'
1
N/A

Trash and Recycling Receptacles, one metal trash and one metal recycling receptacles per 250 linear feet (LF) of river frontage

LF of river frontage
Total Trash Receptacles
Total Recycling Receptacles

189.69'
1
1

Railings

Yes

No

Comments, please note which section from the list above you're describing

Black Locust or Teak hardwood slats will be installed to steel framing attached to a concrete pad.

3.4 Seating and Gathering Areas

3.4.1 Seating Area Guidelines

Location, one per 500 linear feet (LF) of river frontage.

LF of river frontage
Total Seating Areas

189.69'
See Section 3.3

Furnishings. Each seating area should provide a minimum of two benches and one trash receptacle.

Total Benches
Total Trash Receptacles

See Section 3.3
See Section 3.3

3.5 Lighting

3.5.1 Lighting Guidelines, see follow pages for an example of an acceptable product data sheet.

Fixture Height, recommended between 14-30 feet tall

Yes, between 14-30'

Other, please describe below

Color Temperature, LED bulbs that provide white light with a color temperature of 3000K or below.

3000K or below

Other, please describe below

Light Pollution

Dark Sky Compliant

N/A

Additional Features

Yes, please describe below

No

Security Lighting

Yes

No

Comments, please note which section from the list above you're describing

Please review the preliminary selections on pages 10 -12 in this document.

3.6 Wayfinding and Signage

3.5.1 Lighting Guidelines 6.1 Signage Guidelines

Brand and Identity	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> No
Directional Signage, indicate total signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> No
Mile Marker, locate every quarter mile	<input type="checkbox"/> Yes <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> No
Regulatory Signage, indicate total signs	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> No
Identity Signage, indicate total signs	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> No

Comments, please note which section from the list above you're describing

(4) Directional Signs - Type-B Identity

3.7 Landscaping

3.7.1 Preservation and Restoration Guidelines

Preservation, preserve existing habitat and plantings	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> No
Disturbance, minimize site disturbance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> No
Protection, protect existing vegetation during construction by installing tree protection fence	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> No
Tree Preservation and Removal, preserve mature, healthy, native shade and evergreen trees	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> No

3.7.2 Plant Selection Guidelines

Plant Selection, per Appendix 7.4.	Submergent	<u>N/A</u>
Identify total number of plants selected from Appendix list,	Emergent	<u>N/A</u>
	Riparian	<u>42</u>
	Upland	<u>1370</u>
Fencing, 4-6' ornamental metal fence for vehicular use areas, 4' ornamental metal fence for non-vehicular use areas	<input type="checkbox"/> Yes, height _____ <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> No
Trees, 2 per 25 LF of river frontage for vehicular use areas, 1 per 25 LF for non-vehicular use areas	LF of river frontage	<u>190'</u>
	Total Vehicular Area Trees	<u>N/A</u>
	Total Non-Vehicular Area Trees	<u>9</u>
Hedges, continuous hedge on the river side of fence is required for vehicular use areas	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> No
Foundation Plantings, required for non-vehicular use areas	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> No

Comments, please note which section from the list above you're describing

3.8 Riverbank Treatments

3.8.1 Riverbank Guidelines

Existing sloped riverbank is to be retained and improved

Yes

No

3.9 River Edge Treatments

3.9.1 River Edge Guidelines

Describe the proposed river edge stabilization and enhancement treatments.

Proposed rip-rap stabilization of the embankment

3.10 Sloped Bank Treatments

3.10.1 Sloped Bank Guidelines

Describe the proposed sloped bank treatments.

Proposed rip-rap stabilization of the embankment / Pending Harbor Permit

3.11 Vertical Bulkhead or Seawall Treatments

3.11.1 Vertical Bulkhead or Seawall Guidelines

Describe the proposed vertical bulkhead and seawall guidelines treatments.

N/A

3.12 Guidelines for Improvements Outside of the Required Setback

3.12.1 Design, Orientation, and Massing of New Structures and Buildings

Placement, locate buildings and vehicular areas outside of the river setback

Yes, height 230'-6"

No

N/A

River-facing façade, river-facing facade should be designed as a principal or major façade

Yes, height 230'-6"

No

N/A

Massing and Articulation, locate lower buildings with active frontage adjacent to river setback area, Step back massing along river, Locate taller buildings behind low buildings

Yes

No

N/A

Neighborhood Transitions, step down height of buildings to transition to the scale of adjacent neighborhoods

Yes

No

N/A

First Floor, activate first floors of buildings with direct access to river and multi-use path

Yes

No

N/A

Wildlife, incorporate bird-friendly design standards into building designs

Yes

No

N/A

Sunlight, river corridor should have sunlight for approximately six (6) hours per day

Yes

No

N/A

3.12.2 Screening Guidelines

Outdoor Storage, if necessary, storage areas should be located beyond the minimum 30' setback area

- Yes, height _____
- N/A

No

Materials, select all that apply

- Poured-in-Place Concrete
- Split Face Concrete Masonry Units
- Ground Face Concrete Masonry Units

- Heavy Wood
- Other, please describe below

Walls and Fences, screening walls and fences should be planted with vines at the base

- Yes
- N/A

No

Access, fencing that separates the riverfront from the outside of the setback area should be avoided

- Yes
- N/A

No

3.13 Transition Between Adjacent Developments

Describe the proposed transitions and treatments between adjacent developments

Please refer to PD-225 exhibits

Menu of Improvements

4.1 Overview

4.1.1 Application

PD Project Size

- Large, >1,980 LF of riverfront
- Medium, 660-1,980 LF of riverfront

■ Others

Total Expected Menu Items

4

Required # of Priority Menu Items

N/A

4.3 Nature



4.3.2 New Naturalized Shoreline (priority)

Describe the proposed new naturalized shoreline improvements

N/A



4.3.3 Stormwater Management Best Practices (priority)

Describe the proposed stormwater management best practices

Incorporation of aggregate infiltration trench for all impervious area on site to provide water quality benefit and storage prior to discharge to river. All at-grade improvements are appropriately routed to a Best Management Practice, which consists of an infiltration trench with oversized HDPE sewer. The infrastructure is located on Parcel G, and serves the Parcel G improvements.



4.3.4 Aquatic Wildlife Habitats (priority)

Describe the proposed aquatic wildlife habitats

N/A



4.3.5 Robust Urban Habitats

Describe the proposed robust urban habitats

N/A



4.3.6 Increased Setback

Describe the proposed increased setback

N/A



4.3.7 :Large Riverfront Park

Describe the proposed large riverfront park

N/A

4.4 Recreation



4.4.2 Access to Water and Docking Facilities

Describe the proposed access to water and docking facilities

N/A



4.4.3 Expanded Seating Areas

Describe the proposed expanded seating areas

N/A



4.4.4 Riverfront Overlooks

Describe the proposed riverfront overlooks

N/A



4.4.5 Recreational Areas

Describe the proposed recreational areas

Dog park at north side of building.



4.4.6 Support Amenities

Describe the proposed support amenities

N/A

4.5 Connectivity



4.5.2 Underbridge Connections

Describe the proposed underbridge connections

N/A within the property



4.5.3 Enhanced Connections to Street & Transportation Network

Describe the proposed enhanced connections to the street and transportation network

Two connecting paths from Wells Street to Riverwalk



4.5.4 Elevator / Increased Accessibility

Describe the proposed elevator / increased accessibility

N/A - Riverwalk will be accessible through pedestrian walkways which will comply to the accessibility requirements



4.5.5 Cantilevered & Floating Walkways

Describe the proposed cantilevered and floating walkways

N/A



4.5.6 Interpretive Signage

Describe the proposed interpretive signage

Signage provided to indicate access to and from the Riverwalk to Wells Street. Type-B Identity signage is proposed to provide minor wayfinding and information.



4.5.7 Public Art & Specialty Lighting

Describe the proposed public art and specialty lighting

N/A

LINEA 450 LVC Specification

The LINEA series features distinctly linear design qualities and exceptional versatility. Perceptively capturing today's minimal design philosophy, the reduced form is sure to retain its validity far into the future. It is available in three mounting heights in single or twin mounting configurations. The pedestrian-scale model is 15 feet, with intermediate and larger sizes at 20 and 26 feet, respectively, giving proper scale for a variety of applications. Units for bi-level mounting are available, where the street-side luminaire is mounted high and a second fixture is mounted on the sidewalk side at a lower height for pedestrian illumination. An LED illuminating bollard for low-level pathway illumination complements the family of products. CSA Listed for Wet Locations

For example only, use of this cut sheet does not imply approval of or preference for product shown. This sheet is for demonstration purposes only.



Model	LED Module	Color Temperature	Distribution	Volt	Mounting	Pole	Pole Mat	Finish	Option
LN450	2LVC - 2 modules	WW - 3000K	T2 - Type II	UNV - 120-277V	A - Single Mount	15SR - 15' Straight Rectangular	A - Aluminum	SG - Silver Grey	DIM - 0-10vDC Dimming
		NW - 4000K	T3 - Type III		B - Twin Mount	X - Other (specify)	S - Steel	DG - Dark Grey	N - None
			T4 - Type IV					GG - Graphite Grey	
								BLK - Matte Black	
								BRZ - Dark Bronze	
								CC - Custom Color	

Ordering Information

Specifications are subject to change without notification

HessAmerica > Products > Lighting Products > Pole Mounted Luminaire > LINEA
https://www.hessamerica.com/Products/Lighting/Pole_Mounted_Luminaire/LINEA/



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 4, 2024

Katie Jahnke Dale
DLA Piper LLP
444 West Lake Street, Suite 900
Chicago, Illinois 60606

Re: Planned Development No. 225: Site Plan Approval Request for Building G, 1010 S. Wells Street

Dear Ms. Jahnke Dale,

Please be advised that your request on behalf of 1010 S. Wells Devco, LLC (the “Developer”) for site plan approval to Planned Development No. 225 (“PD 225”), Building G, generally located at 1010 S. Wells (the “Subject Property”) has been considered by the Department of Planning and Development pursuant to Section 17-13-0800 of the Chicago Zoning Ordinance and Statement 11 of PD 225.

A Site Plan Approval was previously issued on July 14, 2016, which included plans for Phase 1/Building G on the Subject Property. Since issuance of that Site Plan Approval, the plans for Building G have been modified as follows:

- The dwelling unit count increased from 282 condominium units to 386 apartment units.
- The floor Area (FAR) was reduced from 368,613 SF to 332,746 sf.
- The parking count was reduced from 240 to 182 parking spaces.
- Site coverage was reduced from 32,321 sf / 6.05% to 30,709 sf / 5.75% (percentage based on the overall PD-225 area).
- The liner units at the South and West podium sides have been substituted for building amenities and parking areas. The ground floor facades are proposed to remain with extensive full-height prefinished aluminum glass window system while the parking above ground level will be screened with multi-colored, perforated metal panels.
- The retail and parking entries have been pulled back to emphasize a tall, fully glazed residential lobby and to define an entry plaza at Wells and Taylor Street.
- The North building podium setback has been increased to maximize landscaped open space along the Taylor right-of-way and to dedicated area for a Dog Run.

The building pedestrian and vehicular access will remain on Wells Street, as previously approved. The current proposal also keeps the public riverwalk and the connecting accessible pedestrian paths to Wells Street along the north and south property boundaries. The retail location remains at the northeast building corner. The massing composition of a bar tower over a building podium is unchanged. The overall building height does not exceed the previous height of 245’. The tower’s exterior envelope will remain as a full-height aluminum and glass window system.

The revised building consists of the following development, all of which complies with the PD:

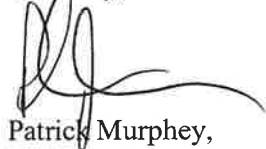
- Floor Area: 332,746 SF FAR
- Unit Count: 386 units
- Parking Count: 182 spaces
- Zoning Height: 205' – 3", additional rooftop features may be included pursuant to 17-17-0311-B
- Setbacks:
 - Front Setback: 14'-2" to Podium / 2" to Tower
 - Rear Setback: 30'-5" min. to Podium / 3'-1" min. to Tower
 - Side Setback to North Property Line: 52'-5" min. to Podium / 65'-11" min. to Tower
 - Side Setback to South Property Line: 14'-1" min. to Podium / 48'-7" min. to Tower

With regard to the site plan approval request, DPD has determined that the plans meet the applicable requirements of PD 225. Accordingly, I approve the requested site plan approval letter for Building G, 1010 S. Wells Street. The following plans, prepared by Gensler and dated August 21, 2024 (except as otherwise noted), are hereby made part of PD 225:

- PD 225 Development Analysis – Dated 11/07/2023
- PD 255 – Riverwalk Key Plan
- PD 225 South – Taylor to Roosevelt
- PD 255 – East Elevations
- PD 255 – West Elevations
- PD 225 – Taylor Street Elevations
- South Elevation – Building G - Dated 4/10/2024
- North Elevation – Building G - Dated 4/10/2024
- East and West Elevation – Building G - Dated 4/40/2024
- PD 255 – Building G Site Plan.
- PD 225 – Building G Site Plan – Riverwalk Coverage
- Planting Plan at the street level – Dated 4/10/2024
- CDOT approved site plan with noted additional right of way area – signed 08-23-2024
- River Design Guidelines Checklist

Accordingly, pursuant to the authority granted by the Zoning Ordinance and PD 225, I hereby approve the foregoing site plan approval request, but no other changes to this Planned Development. The attached exhibits are in accordance with and satisfy the requirements of PD 225. Accordingly, the site plan approval is hereby approved.

Sincerely,



Patrick Murphey,
Zoning Administrator

CC: Noah Szafranec, Omar Smailbegovic, Mike Marmo, Main File

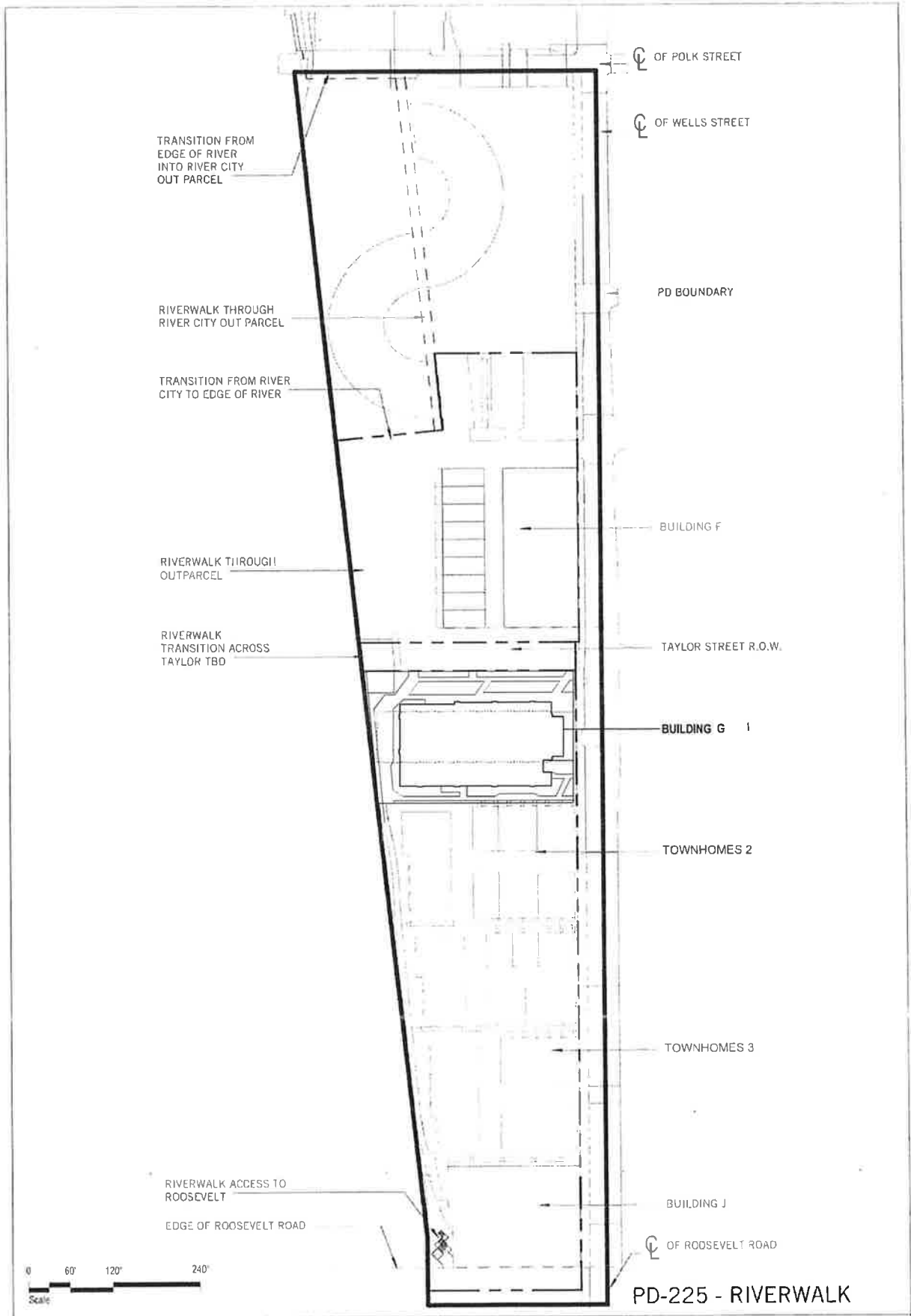
PD 225 DEVELOPMENT ANALYSIS

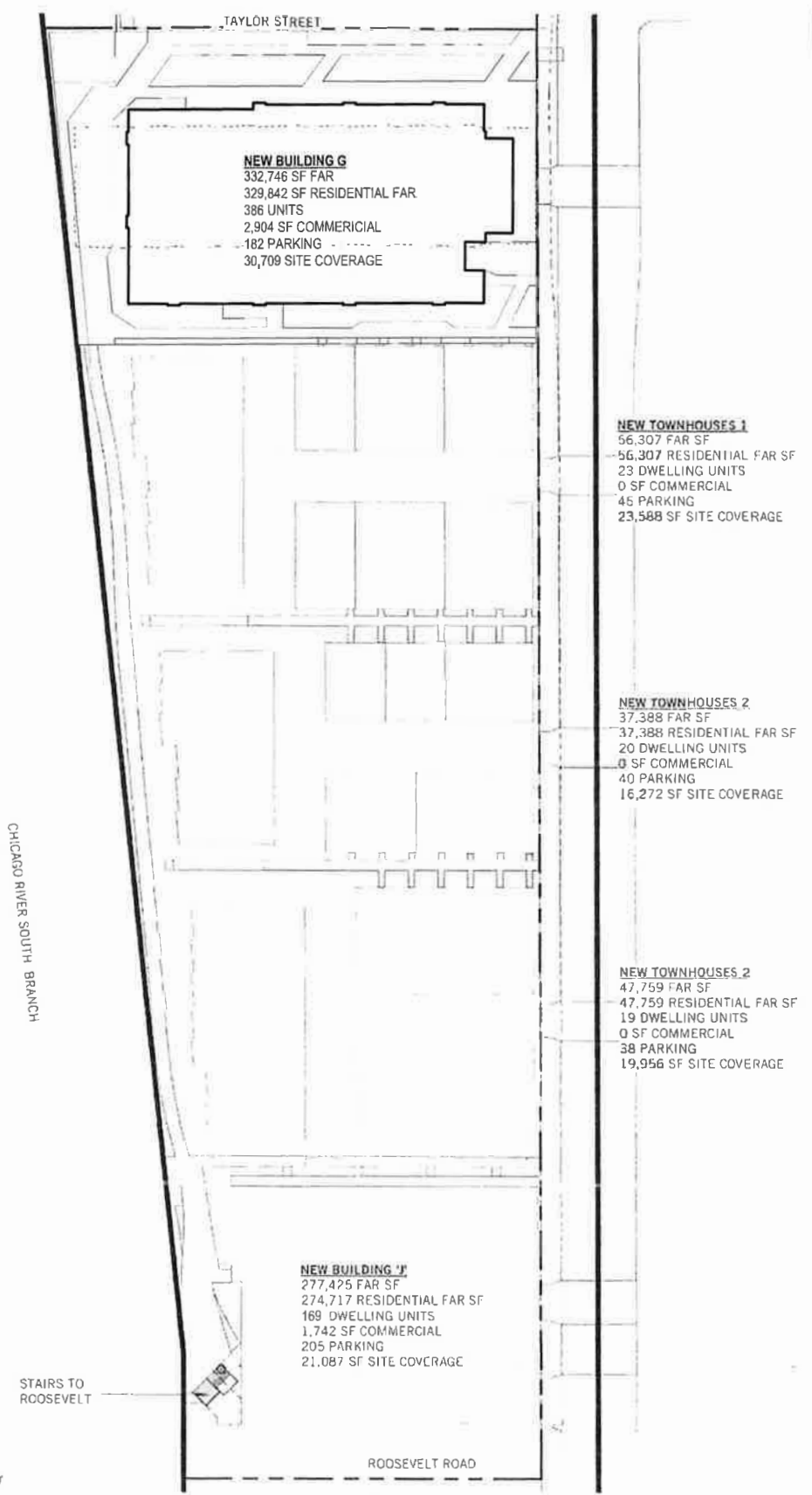
11/7/2023

	PD 225 Allowed/Required	River City	PD 225 Remaining
Net Site Area	534,015	174,584	359,431
Dwelling Units	1,500	446	1,054
FAR SF	2,860,000	718,562	2,141,438
Residential SF	1,800,000	460,119	1,339,881
Business/Commercial SF	400,000	258,045	141,955
Light Industrial	410,000	0	410,000
Covered Mall-Esplanade SF	250,000	16,958	233,042
Min. Parking	600	150	450
Max. Site Coverage %(2)	46.40%	16.48%	29.92%
Site Coverage SF	247,783	88,002	159,781

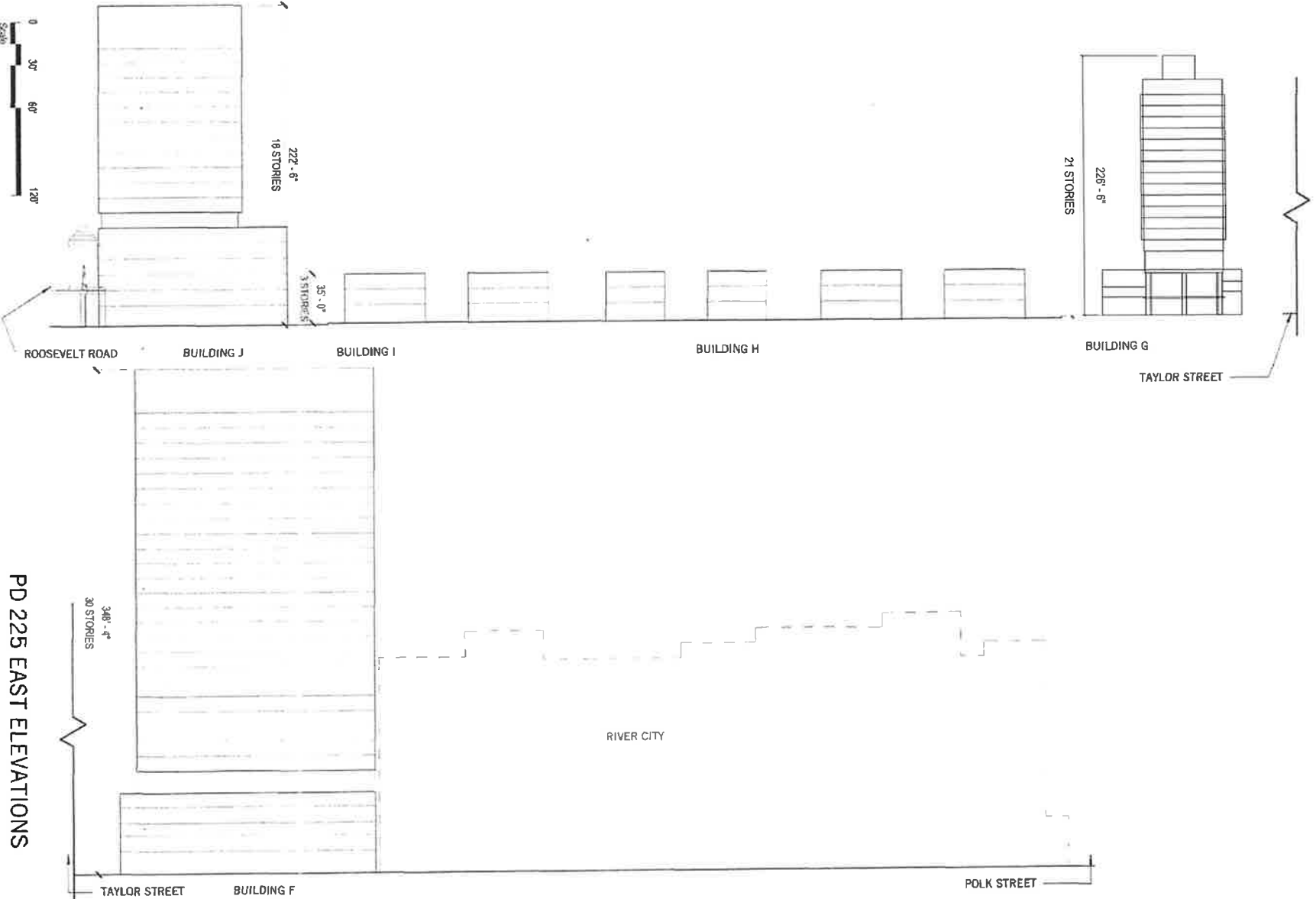
Building F	Building G	TH 1	TH 2	TH 3	Building J	Total	Remaining CMK Site Allowance
437	386	23	20	19	169	1,054	0
636,164	332,746	56,307	37,388	47,759	277,425	1,387,789	753,649
549,798	329,842	56,307	37,388	47,759	274,717	1,295,811	44,070
86,336	2,904	0	0	0	1,742	90,982	50,973
0	0	0	0	0	0	0	410,000
0	0	0	0	0	0	0	233,042
324	182	46	40	38	205	835	(385)
8.06%	5.75%	4.42%	3.05%	3.74%	3.95%	28.96%	0.96%
43,049	30,709	23,588	16,272	19,956	21,087	154,661	5,120

All lot coverages are shown against the total PD net site area of 534,015 SF





PD-225 SOUTH - TAYLOR TO ROOSEVELT



PD 225 EAST ELEVATIONS

1010 S. Wells Devco, LLC

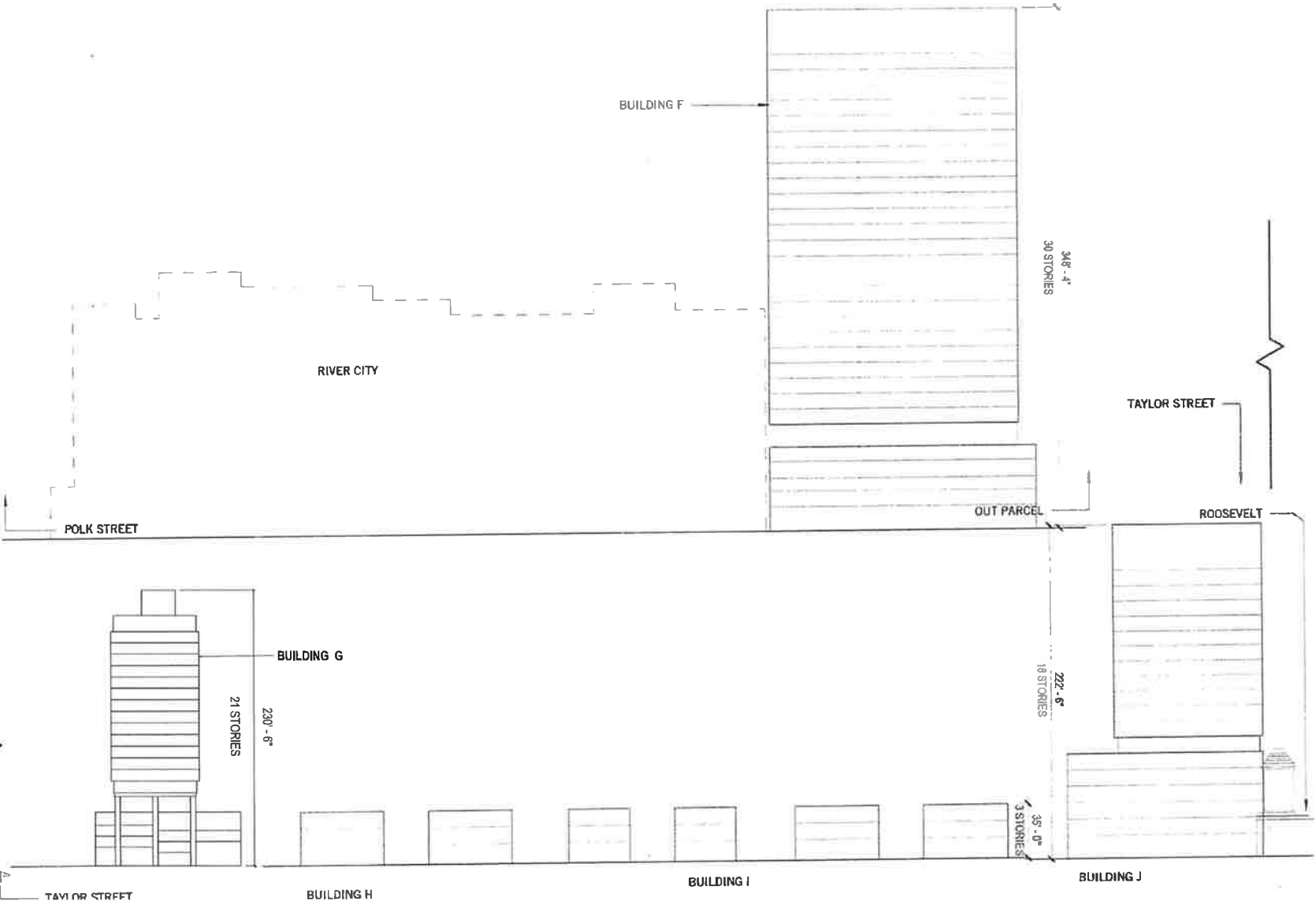
Riverline Parcel G

Revised: 11.07.2023

Gensler

PD-225

© 2023 Gensler



PD 225 WEST ELEVATIONS

1010 S. Wells Devco, LLC

Riverline Parcel G

Revised: 11.07.2023

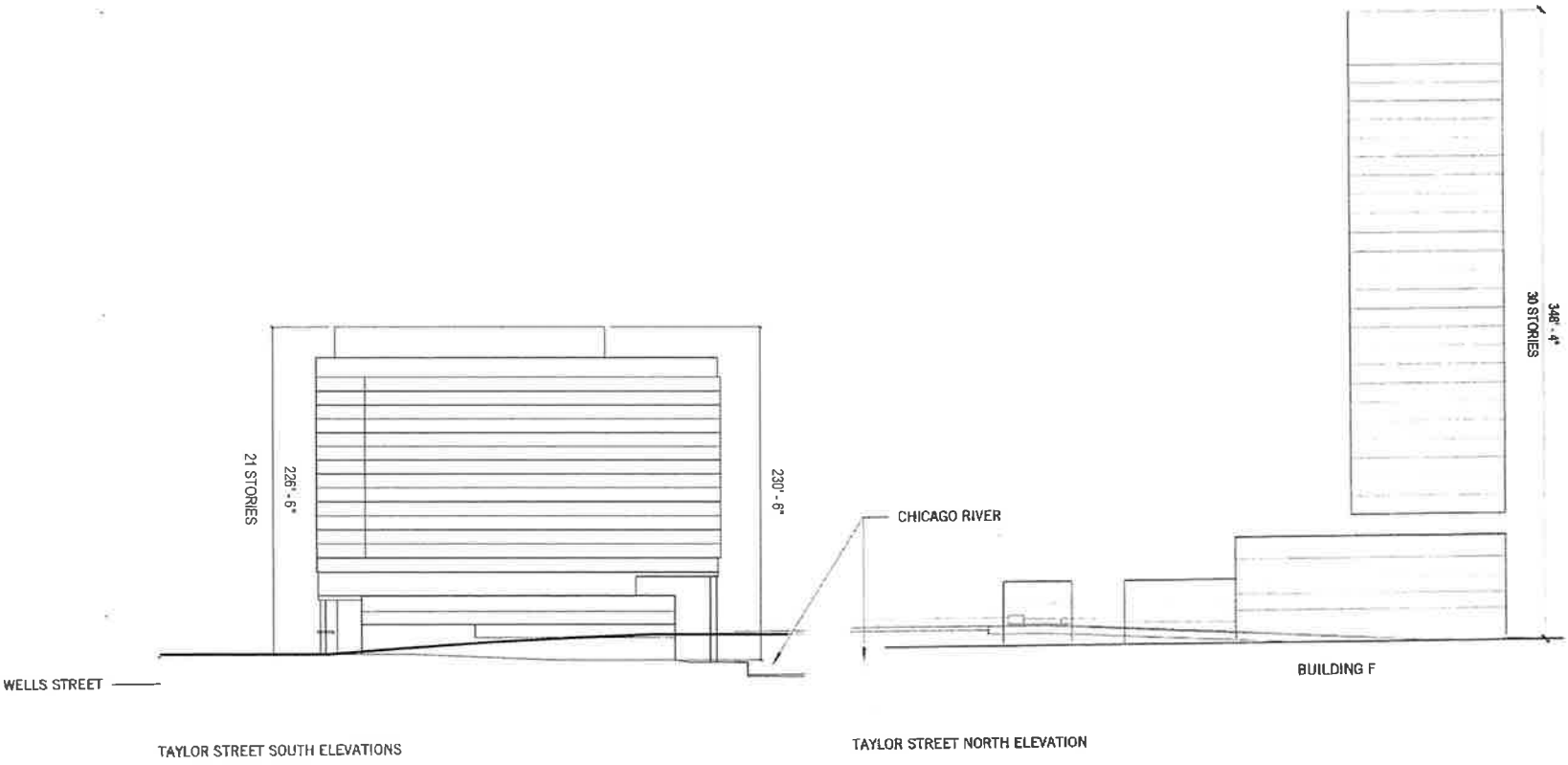
Gensler

PD-225

© 2023 Gensler



PD 225 TAYLOR STREET ELEVATIONS



1010 S. Wells Devco, LLC

Riverline Parcel G

Revised: 11.07.2023

Gensler

PD-225

© 2023 Gensler

1010 S. Wells Devco, LLC

Riverline Parcel G

04.10.2024

Revised:

- SCREEN WALL 226'-6"
- UPPER ROOF 214'-11"
- MECH. PH / ROOF 205'-3"
- LEVEL 20 191'-10"
- LEVEL 19 182'-2"
- LEVEL 18 172'-6"
- LEVEL 17 162'-10"
- LEVEL 16 153'-2"
- LEVEL 15 143'-6"
- LEVEL 14 133'-10"
- LEVEL 12 124'-2"
- LEVEL 11 114'-6"
- LEVEL 10 104'-10"
- LEVEL 09 95'-2"
- LEVEL 08 85'-6"
- LEVEL 07 75'-10"
- LEVEL 06 66'-2"
- LEVEL 05 56'-6"
- LEVEL 04 40'-6"
- LEVEL 3U 28'-8"
- LEVEL 03 25'-2"
- LEVEL 02B 20'-8"
- LEVEL 02 16'-2"
- LEVEL 01H 11'-8"
- LEVEL 01 0'-0"
- L 01 Lower -4'-0"

SOUTH ELEVATION



ALUMINUM GLASS RAILING

BIRD-FRIENDLY RAILING GLASS TO 1ST CONCRETE PIER BELOW

ALUM. WINDOW SYSTEM - VISION GLASS / BIRD FRIENDLY GLASS

CORRUGATED METAL RIB PANEL MECHANICAL SCREEN

ALUMINUM AND GLASS WINDOW SYSTEM

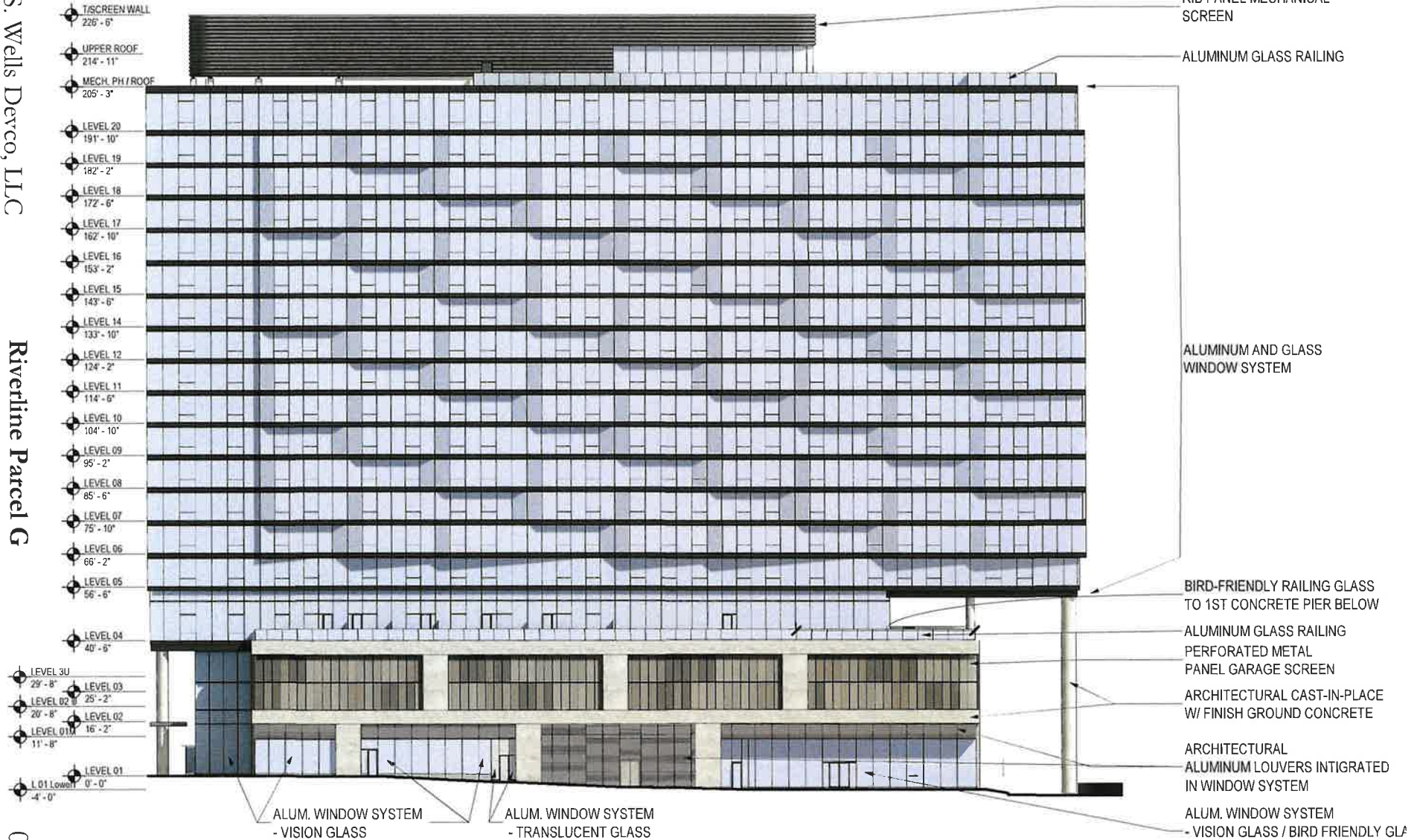
PERFORATED METAL PANEL GARAGE SCREEN

ARCHITECTURAL CAST-IN-PLACE W/ FINISH GROUND CONCRETE

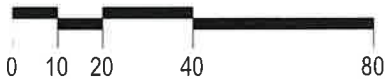
ARCHITECTURAL ALUMINUM LOUVERS INTEGRATED IN WINDOW SYSTEM

ALUM. WINDOW SYSTEM - VISION GLASS

ALUM. WINDOW SYSTEM - TRANSLUCENT GLASS

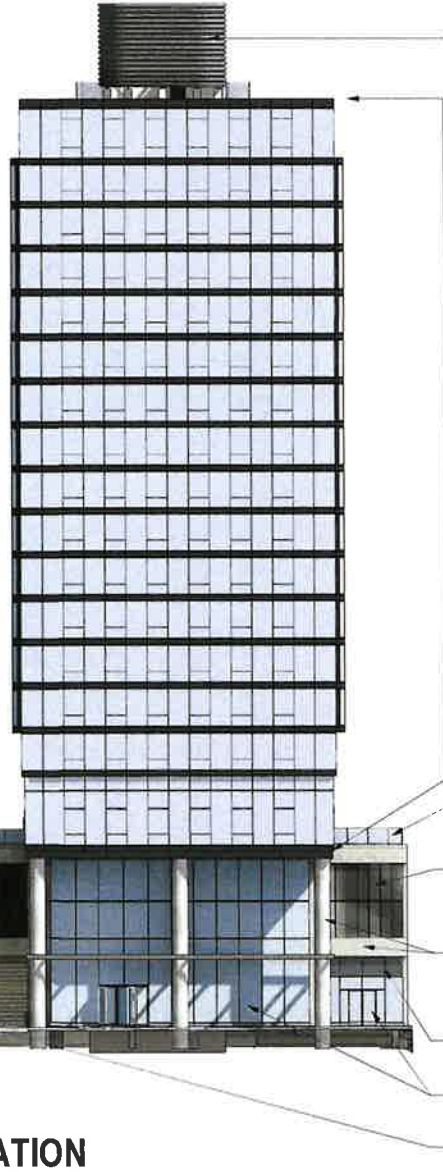


NORTH ELEVATION



- ↑ T/SCREEN WALL
226' - 6"
- ↑ UPPER ROOF
214' - 11"
- ↑ MECH. PH / ROOF
205' - 3"
- ↑ LEVEL 20
191' - 10"
- ↑ LEVEL 19
182' - 2"
- ↑ LEVEL 18
172' - 6"
- ↑ LEVEL 17
162' - 10"
- ↑ LEVEL 16
153' - 2"
- ↑ LEVEL 15
143' - 6"
- ↑ LEVEL 14
133' - 10"
- ↑ LEVEL 12
124' - 2"
- ↑ LEVEL 11
114' - 6"
- ↑ LEVEL 10
104' - 10"
- ↑ LEVEL 09
95' - 2"
- ↑ LEVEL 08
85' - 6"
- ↑ LEVEL 07
75' - 10"
- ↑ LEVEL 06
66' - 2"
- ↑ LEVEL 05
56' - 6"
- ↑ LEVEL 04
40' - 6"
- ↑ LEVEL 3U
29' - 8"
- ↑ LEVEL 03
25' - 2"
- ↑ LEVEL 02
20' - 8"
- ↑ LEVEL 02
16' - 2"
- ↑ LEVEL 01U
11' - 8"
- ↑ LEVEL 01
0' - 0"
- ↑ L 01 Lower
-4' - 0"

EAST ELEVATION



CORRUGATED METAL RIB PANEL MECHANICAL SCREEN

ALUMINUM AND GLASS WINDOW SYSTEM

ALUMINUM GLASS RAILING

PERFORATED METAL PANEL GARAGE SCREEN

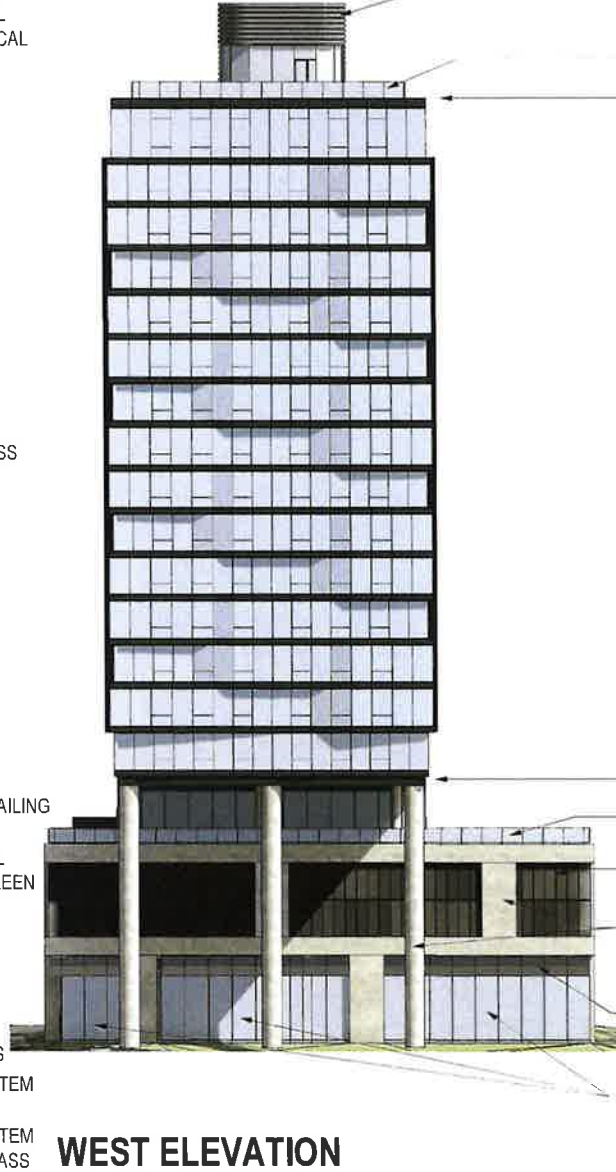
ARCHITECTURAL CAST-IN-PLACE W/ FINISH GROUND CONCRETE

ARCHITECTURAL ALUMINUM LOUVERS

ALUM. WINDOW SYSTEM - VISION GLASS

ALUM. WINDOW SYSTEM - TRANSLUCENT GLASS

WEST ELEVATION



CORRUGATED METAL RIB PANEL MECHANICAL SCREEN

ALUMINUM GLASS RAILING

ALUMINUM AND GLASS WINDOW SYSTEM

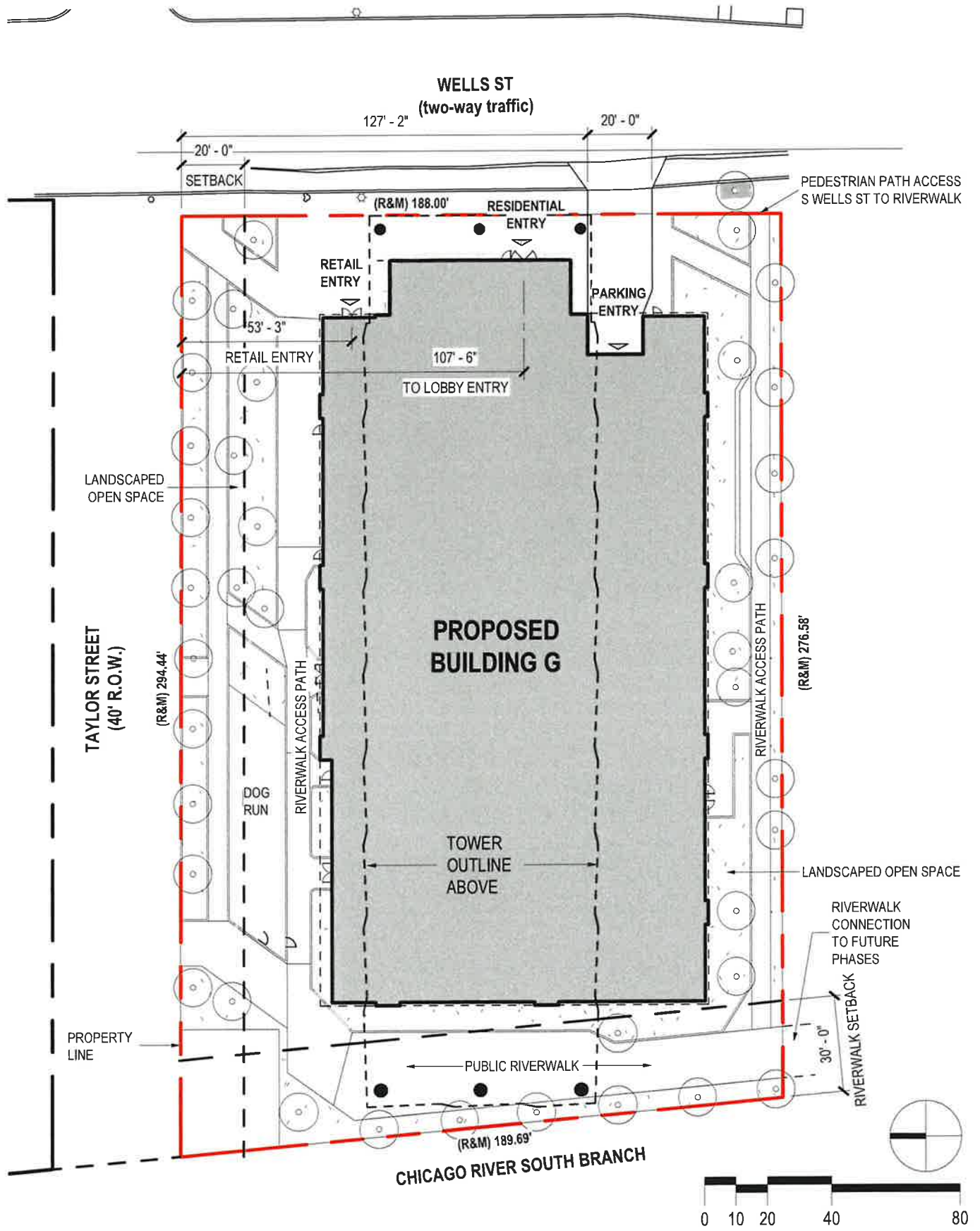
ALUMINUM GLASS RAILING (BIRD FRIENDLY GLAZING)

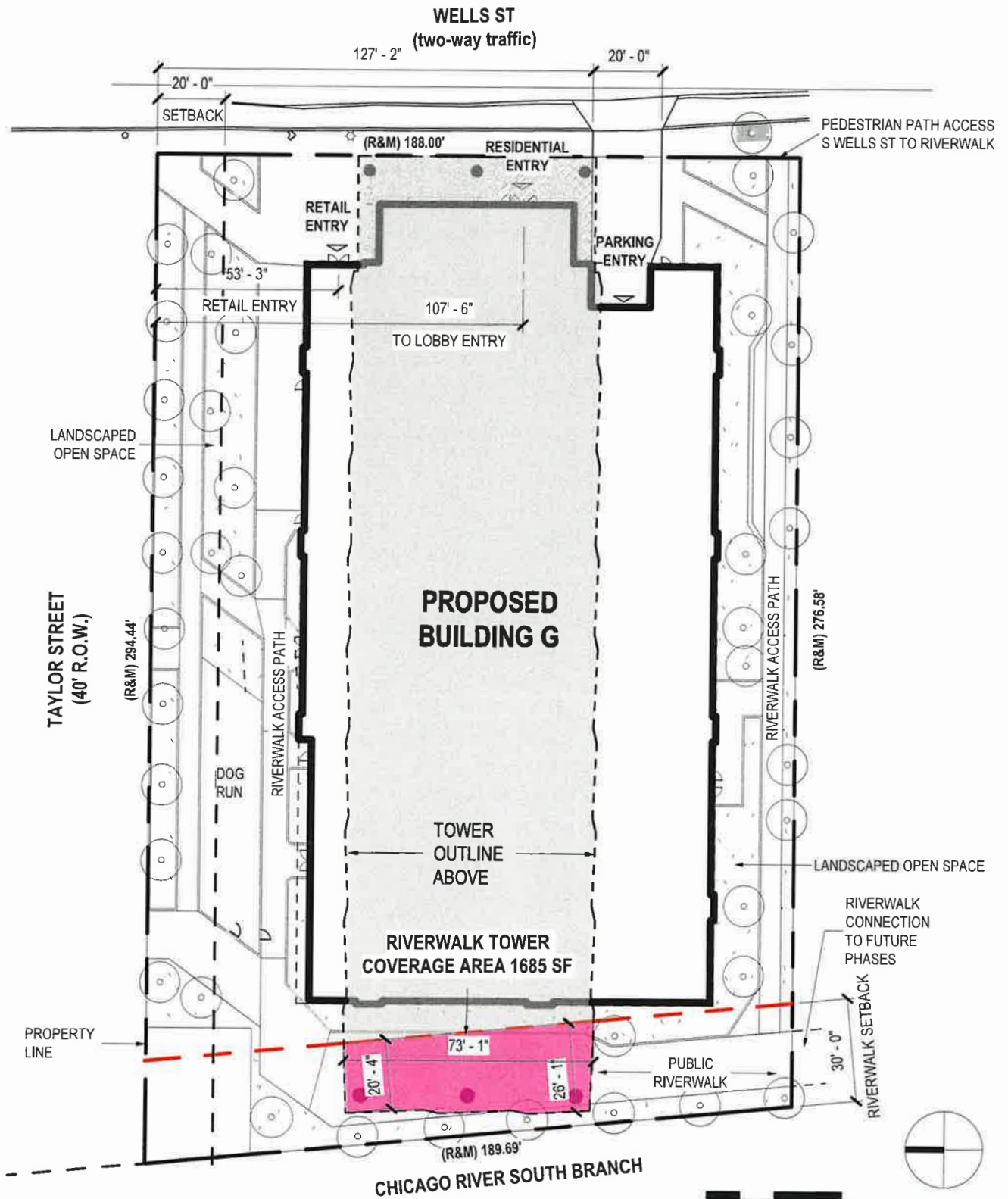
PERFORATED METAL PANEL GARAGE SCREEN

ARCHITECTURAL CAST-IN-PLACE W/ FINISH GROUND CONCRETE

ARCHITECTURAL ALUMINUM LOUVERS INTEGRATED IN WINDOW SYSTEM

ALUM. WINDOW SYSTEM - VISION / BIRD FRIENDLY GLASS





S. TAYLOR STREET

SET CROSS HUTCH
23.07' NORTH & 6.84'

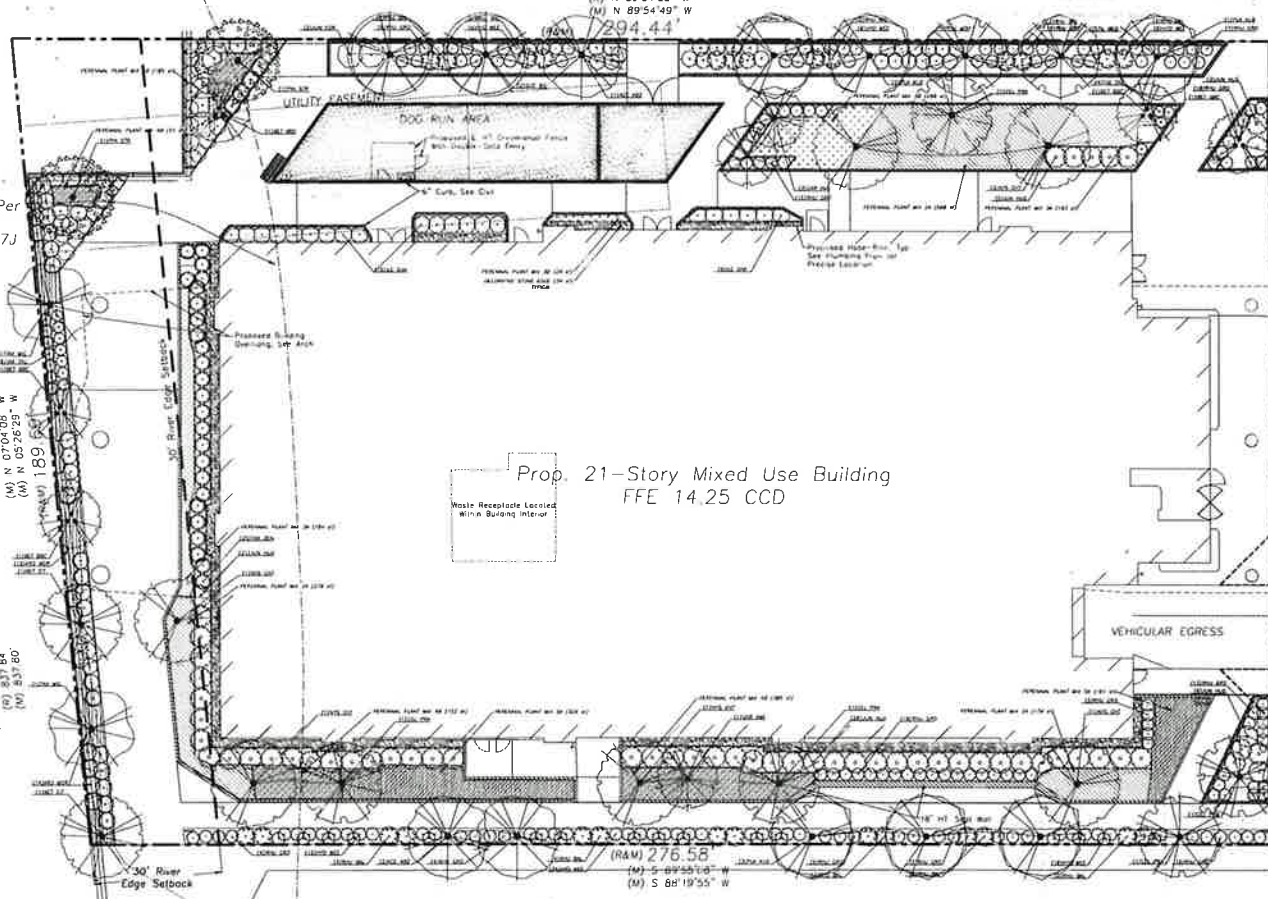


Scale 1"=10'

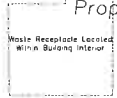
(R) N 89°54'22" W
(M) N 89°54'49" W
294.44'

SOUTH BRANCH OF THE CHICAGO RIVER

"ZONE A" Per
FEMA FIRM
17031C0507J



Prop. 21-Story Mixed Use Building
FFE 14.25 CCD



SEPARATED BIKE LANE

S. WELLS STREET

168.00'
(R) S 69°02'52" E
(M) S 69°04'05" E

VEHICULAR EGRESS

(RAM) 89°56'03" W
(M) S 69°02'24" E
(R) S 69°01'57" E

GENERAL NOTES

1. REVIEW ALL PLANS FOR CONFLICTS WITH EXISTING UTILITIES, EGRESS ROUTES, AND OTHER CONDITIONS.
2. VERIFY ALL DIMENSIONS AND LOCATIONS FOR ALL WORK AND CONDITIONS.
3. VERIFY ALL DIMENSIONS AND LOCATIONS FOR ALL WORK AND CONDITIONS.
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8. VERIFY ALL DIMENSIONS AND LOCATIONS FOR ALL WORK AND CONDITIONS.
9. VERIFY ALL DIMENSIONS AND LOCATIONS FOR ALL WORK AND CONDITIONS.
10. VERIFY ALL DIMENSIONS AND LOCATIONS FOR ALL WORK AND CONDITIONS.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND EGRESS ROUTES AND SHALL MAINTAIN THEM THROUGHOUT CONSTRUCTION.
2. ALL PLANT MATERIALS SHALL BE PLANTED AT THE LOCATIONS AND IN THE QUANTITIES SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.
3. PLANT MATERIALS SHALL BE PLANTED AT THE LOCATIONS AND IN THE QUANTITIES SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.
4. ALL PLANT MATERIALS SHALL BE PLANTED AT THE LOCATIONS AND IN THE QUANTITIES SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.
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10. ALL PLANT MATERIALS SHALL BE PLANTED AT THE LOCATIONS AND IN THE QUANTITIES SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.

LEVEL 1 PLANT SCHEDULE

SYMBOL	DESCRIPTION	QTY
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LEVEL 1 PLANT MIX + MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY
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Scale: 1"=10'

DATE: September 8, 2023

PROJECT: 21-Story Mixed Use Building

LOCATION: 1010 S. Wells Street, Chicago, IL

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: September 8, 2023

1010 S. Wells Devco, LLC
1010 South Wells Street Chicago, IL 60605

Gensler

1010 S. Wells Devco, LLC
1010 South Wells Street Chicago, IL 60605

CE&A

1010 S. Wells Devco, LLC
1010 South Wells Street Chicago, IL 60605

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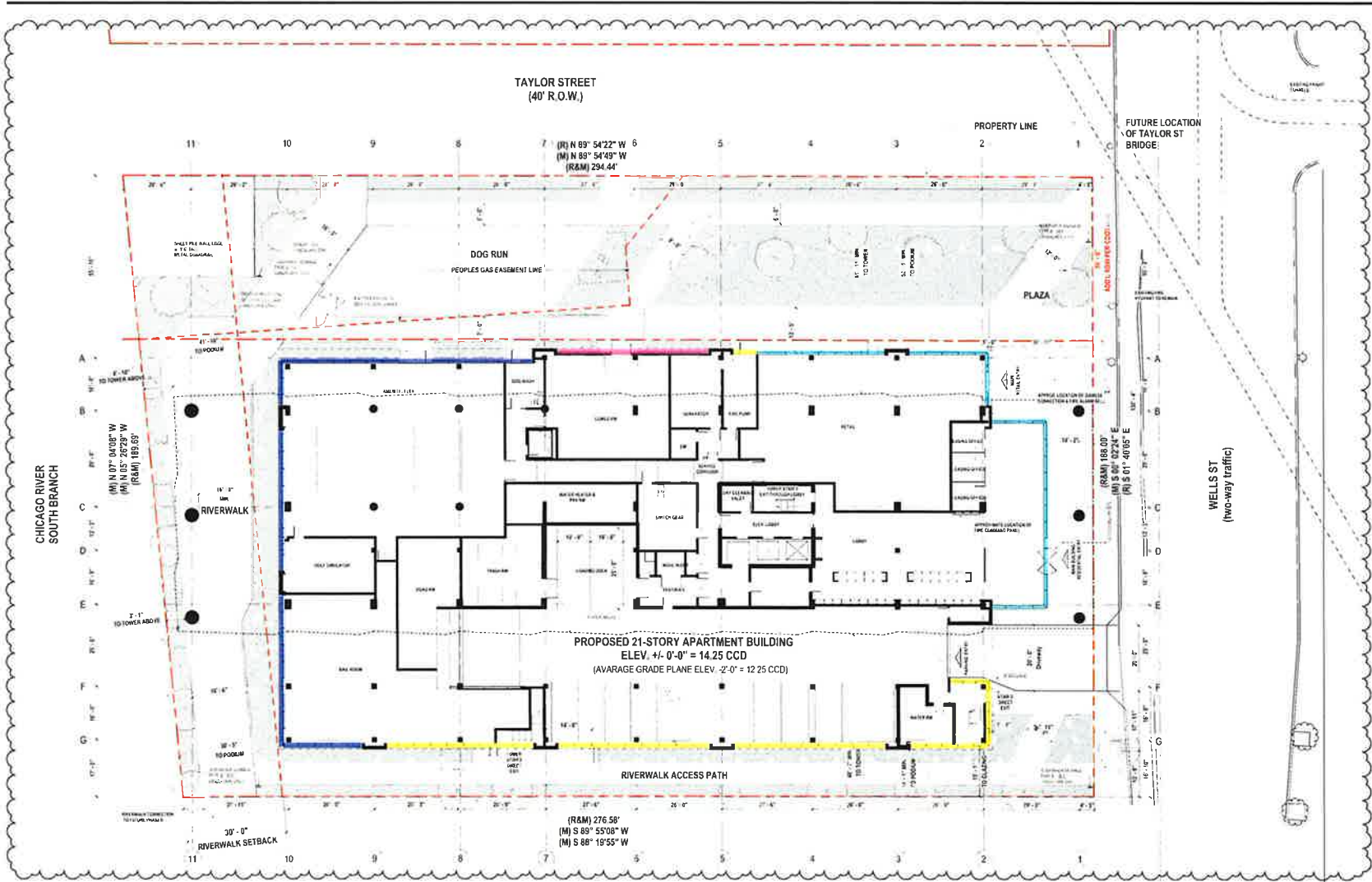
1010 S. Wells Devco, LLC
1010 South Wells Street Chicago, IL 60605

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1010 South Wells Street Chicago, IL 60605



1010 S Wells Devco, LLC
 1010 South Wells Street, Chicago, IL 60618

Gensler

1010 S Wells Devco, LLC
 1010 South Wells Street, Chicago, IL 60618

1010 S Wells Devco, LLC
 1010 South Wells Street, Chicago, IL 60618

01 SITE PLAN - LEVEL 01

- SHEET NOTES
- GLAZING LEGEND**
- VISION GLASS
 - VISION / BIRDFRIENDLY GLASS
 - TRANSLUCENT GLASS
 - LOUVERS

GENERAL NOTES

CITY OF CHICAGO
 Department of Transportation
 Plan Review Committee Approval*

Site Plan Over-sized Driveway

Other: _____

Signed: *[Signature]*

Date: 8/23/2024

Project Title: PD 225, Bldg G

*Subject to acceptable construction drawings, addressing and other program approvals. Non-transferable, revocable if modified.

Scale: _____

1" = 10'-0"

0'-0" = 14.25 CCD

AS1.000

Project Name: Rivertine Parcel G

Project Number: 21.1254.000

Description: ARCHITECTURAL SITE PLAN

6.0 IMPLEMENTATION

Project Information

Project Location

Project Address	1010 S Wells	
Type of Project (land use)	Mixed Used / Residential	
Size of Project	Site Area 359,431 sf / Ground Floor Open Space 24,241 sf	
Is this a river dependent or critical service use?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Character Zone	<input type="checkbox"/> Northwest Zone <input type="checkbox"/> North Branch Zone <input type="checkbox"/> Loop Zone	<input checked="" type="checkbox"/> South Branch Zone ¹ <input type="checkbox"/> Southwest Zone <input type="checkbox"/> Bubbly Creek Zone
30 ft. river setback (as verified by plat of survey)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Public Access	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Chicago River Design Guidelines

3.2 Multi-Use Path

3.2.1 Design Criteria	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
3.2.2 Public Access	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	N/A, please describe	
3.2.3 Minimum Path Width select all that apply	<input type="checkbox"/> Separated 12' bicycle 8' pedestrian <input checked="" type="checkbox"/> Combined 16'	<input type="checkbox"/> Combined 10' <input type="checkbox"/> Combined 10' with 2' paved gravel or mowed shoulders <input type="checkbox"/> Other please describe below
3.2.4 Paving and Materials, select all that apply	<input type="checkbox"/> Granite <input type="checkbox"/> Architectural Granite <input checked="" type="checkbox"/> Poured-in-Place Concrete <input type="checkbox"/> Concrete Pavers <input type="checkbox"/> Unit Pavers	<input type="checkbox"/> Permeable Pavers <input type="checkbox"/> Asphalt <input type="checkbox"/> Decomposed Aggregate <input type="checkbox"/> Other please describe below

Comments, please not which section from the list above (e.g. 3.2.3) you're describing

3.3 Furnishings

3.3.1 Site Furnishing Guidelines

Materials, select all that apply	<input type="checkbox"/> Stainless Steel <input type="checkbox"/> Galvanized Steel <input type="checkbox"/> Powder Coated Steel	<input checked="" type="checkbox"/> Hardwoods, describe below <input type="checkbox"/> Recycled Plastic Lumber, describe below <input type="checkbox"/> Other, please describe below
Benches & Tables, on per 250 linear feet (LF) of river frontage.	LF of river frontage	189.69'
	Total Benches	1
	Total Tables	N/A
Trash and Recycling Receptacles, one metal trash and one metal recycling receptacles per 250 linear feet (LF) of river frontage	LF of river frontage	189.69'
	Total Trash Receptacles	1
	Total Recycling Receptacles	1
Railings	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Comments, please note which section from the list above you're describing

Black Locust or Teak hardwood slats will be installed to steel framing attached to a concrete pad.

3.4 Seating and Gathering Areas

3.4.1 Seating Area Guidelines

Location, one per 500 linear feet (LF) of river frontage.	LF of river frontage	189.69'
	Total Seating Areas	See Section 3.3
Furnishings, Each seating area should provide a minimum of two benches and one trash receptacle.	Total Benches	See Section 3.3
	Total Trash Receptacles	See Section 3.3

3.5 Lighting

3.5.1 Lighting Guidelines, see follow pages for an example of an acceptable product data sheet.

Fixture Height, recommended between 14-30 feet tall	<input checked="" type="checkbox"/> Yes, between 14-30' <input type="checkbox"/> Other, please describe below	<input checked="" type="checkbox"/> Other, please describe below
Color Temperature, LED bulbs that provide white light with a color temperature of 3000K or below.	<input checked="" type="checkbox"/> 3000K or below <input type="checkbox"/> Other, please describe below	<input type="checkbox"/> Other, please describe below
Light Pollution	<input checked="" type="checkbox"/> Dark Sky Compliant <input type="checkbox"/> Yes, please describe below	<input type="checkbox"/> N/A <input type="checkbox"/> No
Additional Features	<input type="checkbox"/> Yes, please describe below <input type="checkbox"/> No	<input type="checkbox"/> No
Security Lighting	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> No

Comments, please note which section from the list above you're describing

Please review the preliminary selections on pages 10 -12 in this document.

3.6 Wayfinding and Signage

3.5.1 Lighting Guidelines 6.1 Signage

Guidelines

Brand and Identity	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	No
Directional Signage, indicate total signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	No
Mile Marker, locate every quarter mile	<input type="checkbox"/> Yes <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> No
Regulatory Signage, indicate total signs	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	No
Identity Signage, indicate total signs	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	No

Comments, please note which section from the list above you're describing

(4) Directional Signs - "Type-B Identity"

3.7 Landscaping

3.7.1 Preservation and Restoration Guidelines

Preservation, preserve existing habitat and plantings	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	No
Disturbance, minimize site disturbance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	No
Protection, protect existing vegetation during construction by installing tree protection fence	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	No
Tree Preservation and Removal, preserve mature, healthy, native shade and evergreen trees	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	No

3.7.2 Plant Selection Guidelines

Plant Selection, per Appendix 7.4, Identify total number of plants selected from Appendix list.	Submergent	N/A
	Emergent	N/A
	Riparian	42
	Upland	1370
Fencing, 4-6' ornamental metal fence for vehicular use areas, 4' ornamental metal fence for non-vehicular use areas	<input type="checkbox"/> Yes, height _____ <input checked="" type="checkbox"/> N/A	No
Trees, 2 per 25 LF of river frontage for vehicular use areas, 1 per 25 LF for non-vehicular use areas	LF of river frontage	190'
	Total Vehicular Area Trees	N/A
	Total Non-Vehicular Area Trees	9
Hedges, continuous hedge on the river side of fence is required for vehicular use areas	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	No
Foundation Plantings, required for non-vehicular use areas	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	No

Comments, please note which section from the list above you're describing

3.8 Riverbank Treatments

3.8.1 Riverbank Guidelines

Existing sloped riverbank is to be retained and improved

Yes

No

3.9 River Edge Treatments

3.9.1 River Edge Guidelines

Describe the proposed river edge stabilization and enhancement treatments.

Repair and installation of sheet wall pile as per Harbor Permit LRC-2015-00767

3.10 Sloped Bank Treatments

3.10.1 Sloped Bank Guidelines

Describe the proposed sloped bank treatments

N/A

3.11 Vertical Bulkhead or Seawall Treatments

3.11.1 Vertical Bulkhead or Seawall Guidelines

Describe the proposed vertical bulkhead and seawall guidelines treatments

vertical sheet pile walls installed per Harbor Permit LRC-2015-00767

3.12 Guidelines for Improvements Outside of the Required Setback

3.12.1 Design, Orientation, and Massing of New Structures and Buildings

Placement, locate buildings and vehicular areas outside of the river setback

Yes, height 230'-6"
 N/A

No

River-facing façade, river-facing facade should be designed as a principal or major façade

Yes, height 230'-6"
 N/A

No

Massing and Articulation, locate lower buildings with active frontage adjacent to river setback area. Step back massing along river. Locate taller buildings behind low buildings

Yes
 N/A

No

Neighborhood Transitions, step down height of buildings to transition to the scale of adjacent neighborhoods

Yes
 N/A

No

First Floor, activate first floors of buildings with direct access to river and multi-use path

Yes
 N/A

No

Wildlife, incorporate bird-friendly design standards into building designs

Yes
 N/A

No

Sunlight, river corridor should have sunlight for approximately six (6) hours per day

Yes
 N/A

No

3.12.2 Screening Guidelines

Outdoor Storage, if necessary, storage areas should be located beyond the minimum 30' setback area

- Yes , height
- N/A

No

Materials, select all that apply

- Poured-in-Place Concrete
- Split Face Concrete Masonry Units
- Ground Face Concrete Masonry Units

- Heavy Wood
- Other, please describe below

Walls and Fences, screening walls and fences should be planted with vines at the base

- Yes
- N/A

No

Access, fencing that separates the riverfront from the outside of the setback area should be avoided

- Yes
- N/A

No

3.13 Transition Between Adjacent Developments

Describe the proposed transitions and treatments between adjacent developments

Please refer to PD-225 exhibits

Menu of Improvements

4.1 Overview

4.1.1 Application

PD Project Size

- Large, >1,980 LF of riverfront
- Medium, 660-1,980 LF of riverfront

Others

Total Expected Menu Items

4

Required # of Priority Menu Items

N/A

4.3 Nature



4.3.2 New Naturalized Shoreline (priority)

Describe the proposed new naturalized shoreline improvements

N/A



4.3.3 Stormwater Management Best Practices (priority)

Describe the proposed stormwater management best practices

Incorporation of aggregate infiltration trench for all impervious area on site to provide water quality benefit and storage prior to discharge to river. All at-grade improvements are appropriately routed to a Best Management Practice, which consists of an infiltration trench with oversized HDPE sewer. The infrastructure is located on Parcel G, and serves the Parcel G improvements.



4.3.4 Aquatic Wildlife Habitats (priority)

Describe the proposed aquatic wildlife habitats

N/A



4.3.5 Robust Urban Habitats

Describe the proposed robust urban habitats

N/A



4.3.6 Increased Setback

Describe the proposed increased setback

N/A



4.3.7 Large Riverfront Park

Describe the proposed large riverfront park

N/A

4.4 Recreation



4.4.2 Access to Water and Docking Facilities

Describe the proposed access to water and docking facilities

N/A



4.4.3 Expanded Seating Areas

Describe the proposed expanded seating areas

N/A



4.4.4 Riverfront Overlooks

Describe the proposed riverfront overlooks

N/A



4.4.5 Recreational Areas

Describe the proposed recreational areas

Dog park at north side of building.



4.4.6 Support Amenities

Describe the proposed support amenities

N/A

4.5 Connectivity



4.5.2 Underbridge Connections

Describe the proposed underbridge connections

N/A within the property



4.5.3 Enhanced Connections to Street & Transportation Network

Describe the proposed enhanced connections to the street and transportation network

Two connecting paths from Wells Street to Riverwalk



4.5.4 Elevator / Increased Accessibility

Describe the proposed elevator / increased accessibility

N/A - Riverwalk will be accessible through pedestrian walkways which will comply to the accessibility requirements



4.5.5 Cantilevered & Floating Walkways

Describe the proposed cantilevered and floating walkways

N/A



4.5.6 Interpretive Signage

Describe the proposed interpretive signage

Signage provided to indicate access to and from the Riverwalk to Wells Street. "Type-B Identity" signage is proposed to provide minor wayfinding and information.



4.5.7 Public Art & Specialty Lighting

Describe the proposed public art and specialty lighting

N/A

LINEA 450 LVC Specification

The LINEA series features distinctly linear design qualities and exceptional versatility. Perceptively capturing today's minimal design philosophy, the reduced form is sure to retain its validity far into the future. It is available in three mounting heights in single or twin mounting configurations. The pedestrian-scale model is 15 feet, with intermediate and larger sizes at 20 and 26 feet, respectively, giving proper scale for a variety of applications. Units for bi-level mounting are available, where the street-side luminaire is mounted high and a second fixture is mounted on the sidewalk side at a lower height for pedestrian illumination. An LED illuminating bollard for low-level pathway illumination complements the family of products. CSA Listed for Wet Locations



For example only, use of this cut sheet does not imply approval of or preference for product shown. This sheet is for demonstration purposes only.

Model	LED Module	Color Temperature	Distribution	Volt	Mounting	Pole	Pole Mat	Finish	Option
LN450	2LVC - 2 modules	NW - 3000K	T2 - Type II	UNV - 120-277V	A - Single Mount	15SR - 15' Straight Rectangular	A - Aluminum	SG - Silver Grey	DIM - 0-10VDC Dimming
		NW - 4000K	T3 - Type III		B - Twin Mount	X - Other (specify)	S - Steel	DG - Dark Grey	N - None
			T4 - Type IV					GG - Graphite Grey	
								BLK - Matte Black	
								BRZ - Dark Bronze	
								CC - Custom Color	

Ordering Information

Specifications are subject to change without notification

HessAmerica > Products > Lighting Products > Pole Mounted Luminaire > LINEA
https://www.hessamerica.com/Products/Lighting/Pole_Mounted_Luminaire/LINEA/



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 1, 2019

Meg George
Akerman LLP
71 S. Wacker Drive
47th Floor
Chicago, IL 60606

Re: Advisory Opinion for 800 S. Wells St. (River City), PD No. 225

Dear Ms. George:

In response to your recent request, please be advised that the property located at 800 S. Wells St. is zoned Residential-Business Planned Development Number 225 ("PD 225"). Per Statement Number 3 of PD 225, the following uses shall be permitted: residential uses, business, commercial and light industrial uses; service-type business uses; professional and business offices; off-street parking and loading; recreational uses, including a riverfront marina, with lagoons and related water oriented recreational uses, a health club, educational and institutional uses and related uses. These uses are further restricted in the Bulk Regulations and Data Table.

Your client, Sonder, is interested in converting the 7th and 8th floors of River City from residential to approximately 80-100 hotel units. A hotel is not a permitted use in PD 225, therefore the Planned Development would need to be amended to allow for such use and proposed conversion.

Sincerely,

Patrick Murphey
Zoning Administrator

C: Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 2, 2019

Maria Cofano
The Planning & Zoning Resource Company
1300 South Meridian Ave., Suite 400
Oklahoma City, OK 73108

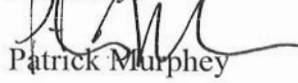
Re: Advisory Opinion for 800 S. Wells St. (River City), PD No. 225

Dear Ms. Cofano:

In response to your recent request, please be advised that the property located at 800 S. Wells St. is zoned Residential-Business Planned Development Number 225 ("PD 225"). The property to the north of PD 225 is zoned PD 1298. The property to the south is zoned DS-3. The property to the east is zoned PD633, DX-5 and PD 523 and the property to the west is zoned DS-5 and PD 960. Pursuant to Statement Number 3 of PD 225, the following uses are permitted: residential uses, business, commercial and light industrial uses; service-type business uses; professional and business offices; off-street parking and loading, recreational uses, including a riverfront marina, with lagoons and related water oriented recreational uses, a health club, educational and institutional uses and related uses. We are not aware of any zoning variations, special use approvals, or airport height restrictions for the subject property. In the event of casualty, the property can be rebuilt in compliance with the Planned Development.

A maximum of 1,500 dwelling units are permitted and a minimum of 600 off-street parking spaces are required. In a site plan approval letter dated July 14, 2016, we stated that River City contains 446 dwelling units and 150 parking spaces. You are seeking the following clarifications: (a) 150 parking spaces is the required parking count for River City; (b) the no. of parking spaces required could change from 150 based on future development of the remaining property, (c) if future development within PD 225 provided more than 600 parking spaces, would the entire PD be in conformance regardless of where the parking is provided, and (d) could River City's zoning compliance be adversely affected by development of the remaining property. The number of required parking spaces for the River City development is and remains the number required at the time of building permit issuance, regardless of other development within the PD boundaries. Finally, if other development encroached upon River City's lot, its zoning compliance could be adversely affected.

Sincerely,


Patrick Murphey
Zoning Administrator

C: Main file



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

July 14, 2016

Katie Jahnke Dale
DLA Piper LLP
203 North LaSalle Street, Suite 1900
Chicago, Illinois 60601-1293

Re: Site Plan Approval - Planned Development No. 225

Please be advised that your request on behalf of 1000 S. Wells (Chicago), LLC for Site Plan approval in connection with the development within Planned Development (PD) No. 225 has been considered by the Department of Planning and Development. The Applicant seeks approval of the attached Development Analysis, Site Plans, Riverwalk Plan and Building Elevations (collectively, the "Plans").

The project will be developed over several years and the first phase (Phase 1) will include a multi-story high rise building with 282 dwelling units identified on the plans as Building "G". Phase 1 will also include 62 Townhomes and open space and river walk improvements. The entire project at final build-out includes three (3) new high rise buildings, accessory parking and 62 townhouses, organized as 9 different buildings. A total of 1,054 dwelling units, 1,423,656 square feet of floor area (1,332,923 square feet of residential and 89,767 square feet of business/commercial), a minimum of 893 parking spaces, open space and river walk are proposed in several phases for this project.

Residential-Business PD No. 225 was originally approved by the City Council on May 7, 1980. The planned development permits a maximum of 1,500 dwelling units and 400,000 square feet of commercial space. A minimum of 600 parking spaces are required and a maximum Floor Area Ratio of 5.36 is permitted. To date 446 dwelling units and 150 accessory parking spaces have been built. The remaining development rights include 1,054 dwelling units and 450 minimum required accessory parking spaces. River City contains 446 dwelling units, 718,562 square feet of overall floor area (460,119 square feet of residential and 258,045 square feet of business/commercial) and 150 parking spaces.

I have reviewed the Plans and the applicable requirements of the Planned Development and find that:

- The Plans satisfy the requirements of PD No. 225. The Developer may submit further plans for future phases of the development to the Department. If they are deemed to be a significant change from the current Plans they must be reviewed and approved through the Site Plan Review.

Accordingly, for the reasons stated above, I hereby approve the requested Site Plan Approval for Planned Development No. 225, but no others. The following Plans, prepared by Perkins+Will Architecture, and dated November 19, 2015, are hereby made part of the Site Plan Approval: Development Analysis, Site Plans, Riverwalk Plan and Building Elevations.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS: fe

cc: Patrick Murphey, Mike Marmo, Erik Glass, Planned Development Files

PD 225 DEVELOPMENT ANALYSIS

6/17/2016

	PD 225 Allowed / Required	River City	PD 225 Remaining
Net Site Area	534,015	174,584	359,431
Dwelling Units	1,500	446	1,054
FAR SF	2,860,000	718,562	2,141,438
Residential SF	1,800,000	460,119	1,339,881
Business/Commercial SF	400,000	258,045	141,955
Light Industrial SF	410,000	-	410,000
Covered Mall-Esplanade SF	250,000	16,958	233,042
Min. Parking	600	150	450
Max. Site Coverage % (2)	46.40%	16.48%	29.92%
Site Coverage SF	247,783	88,002	159,781

1000 S. Wells (Chicago), LLC SITE DEVELOPMENT ANALYSIS

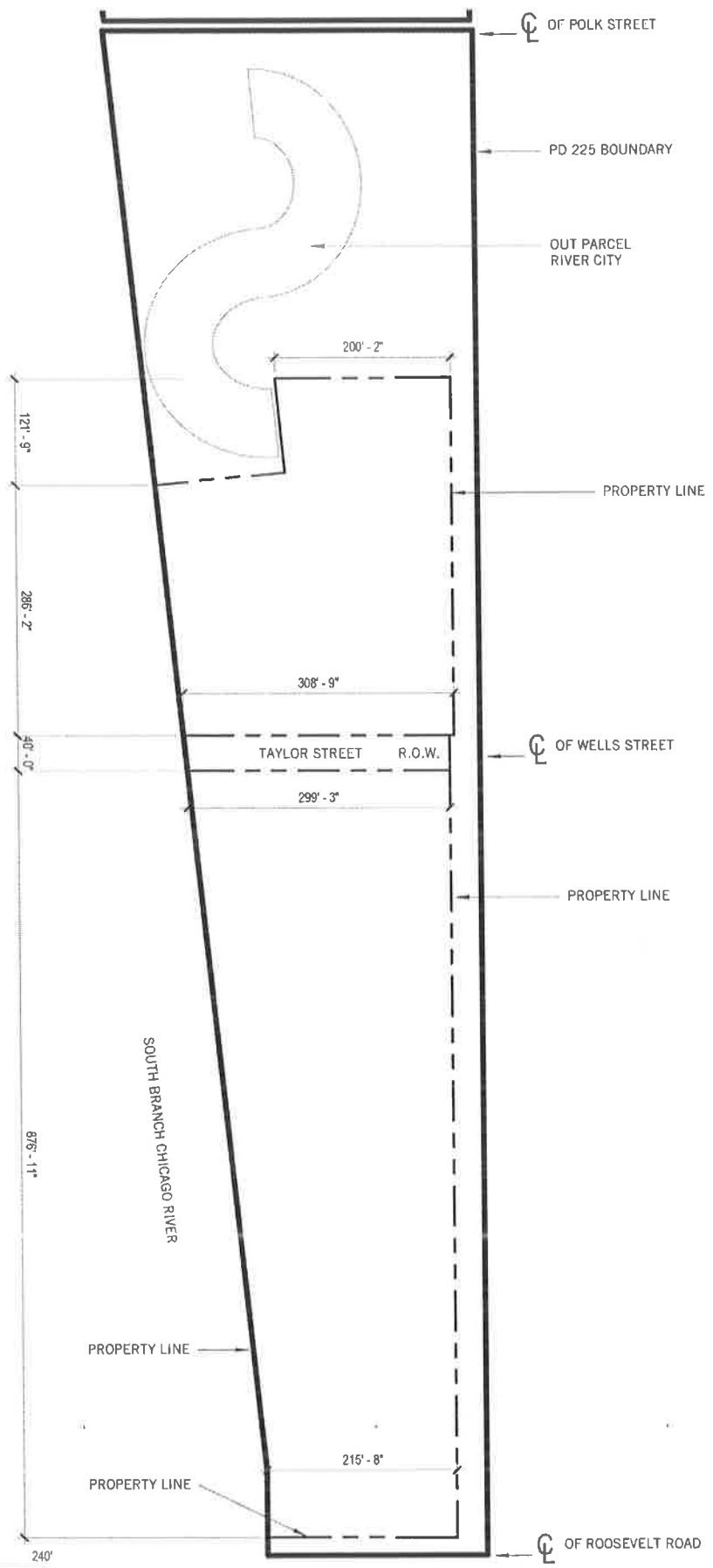
Building F	Building G	TH 1	TH 2	TH 3	Building J	Total	Remaining CMK Site Allowance
437	282	23	20	19	273	1,054	-
636,164	368,613	56,307	37,388	47,759	277,425	1,423,656	717,782.0
549,798	366,954	56,307	37,388	47,759	274,717	1,332,923	6,958.0
86,366	1,659	-	-	-	1,742	89,767	52,188.0
-	-	-	-	-	-	-	410,000.0
-	-	-	-	-	-	-	233,042.0
324	240	46	40	38	205	893	(443.0)
8.06%	6.05%	4.42%	3.05%	3.74%	3.95%	29.26%	0.66%
43,049	32,321	23,588	16,272	19,956	21,087	156,273	3,508.0

(1) All lot coverages are shown against the total PD net site area of 534,015 sf.

DEVELOPMENT ANALYSIS



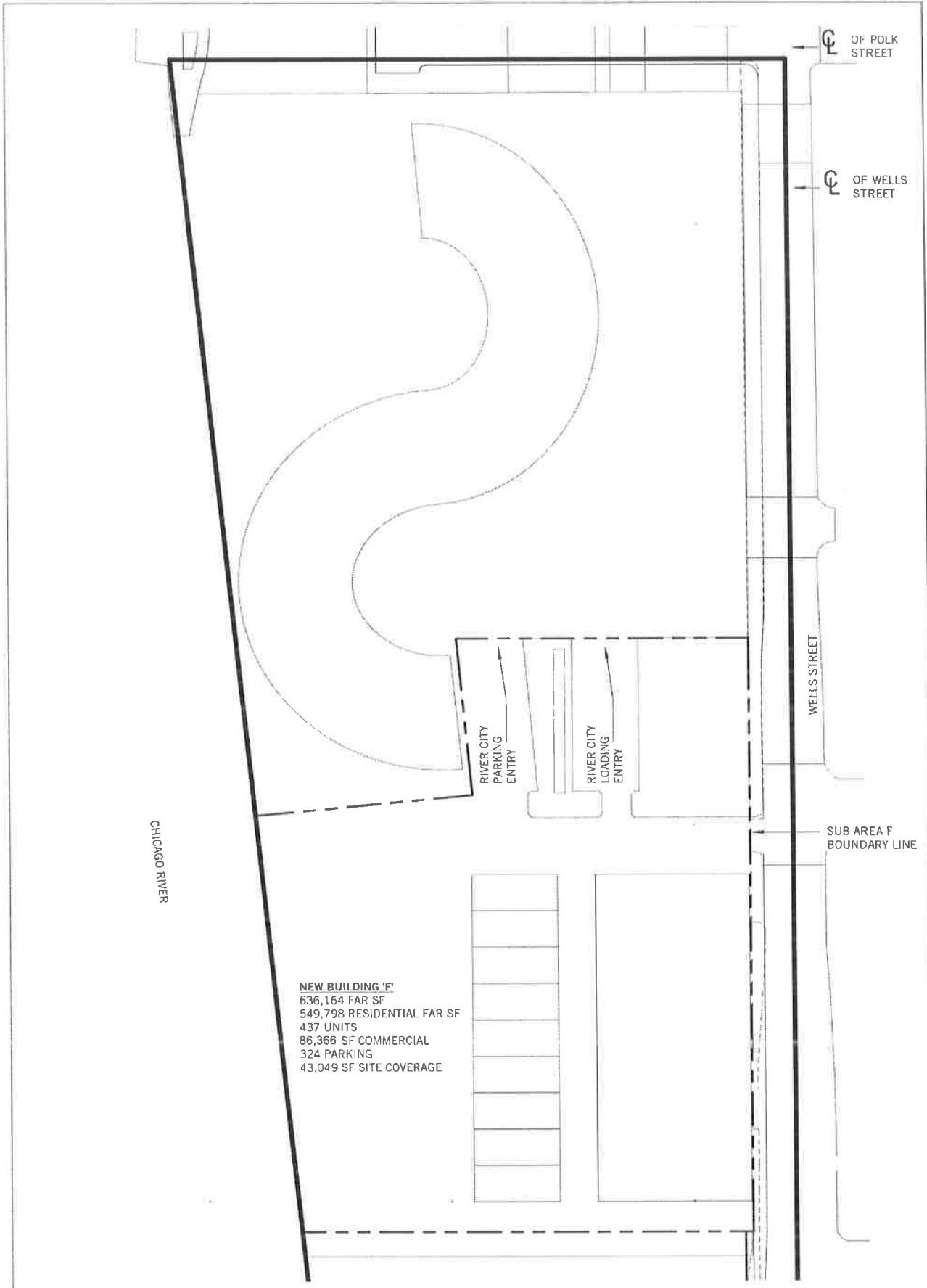
Applicant: 600 South Wells Chicago IL, LLC
 Address: 600-700 South Wells Street; 200-298 West Harrison Street; 201-299 West Polk Street
 City Council Introduction:
 Plan Commission Public Hearing: November 19, 2015



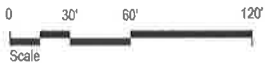
PD-225 BOUNDARY AND PROPERTY MAP

Applicant: 600 South Wells Chicago IL, LLC
 Address: 600-700 South Wells Street; 200-298 West Harrison Street; 201-299 West Polk Street
 City Council Introduction:
 Plan Commission Public Hearing: November 19, 2015



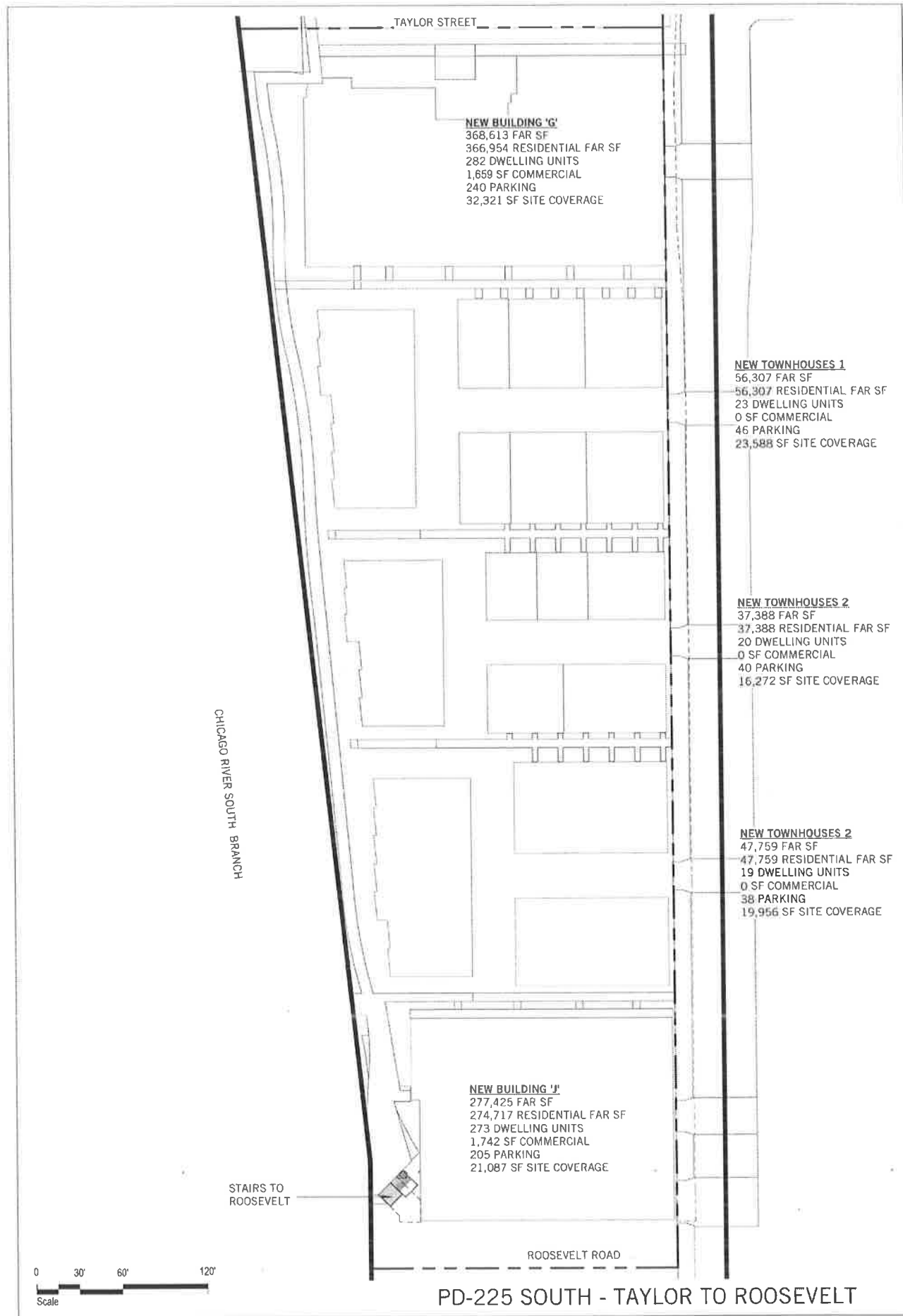


NEW BUILDING 'F'
 636,164 FAR SF
 549,798 RESIDENTIAL FAR SF
 437 UNITS
 86,366 SF COMMERCIAL
 324 PARKING
 43,049 SF SITE COVERAGE

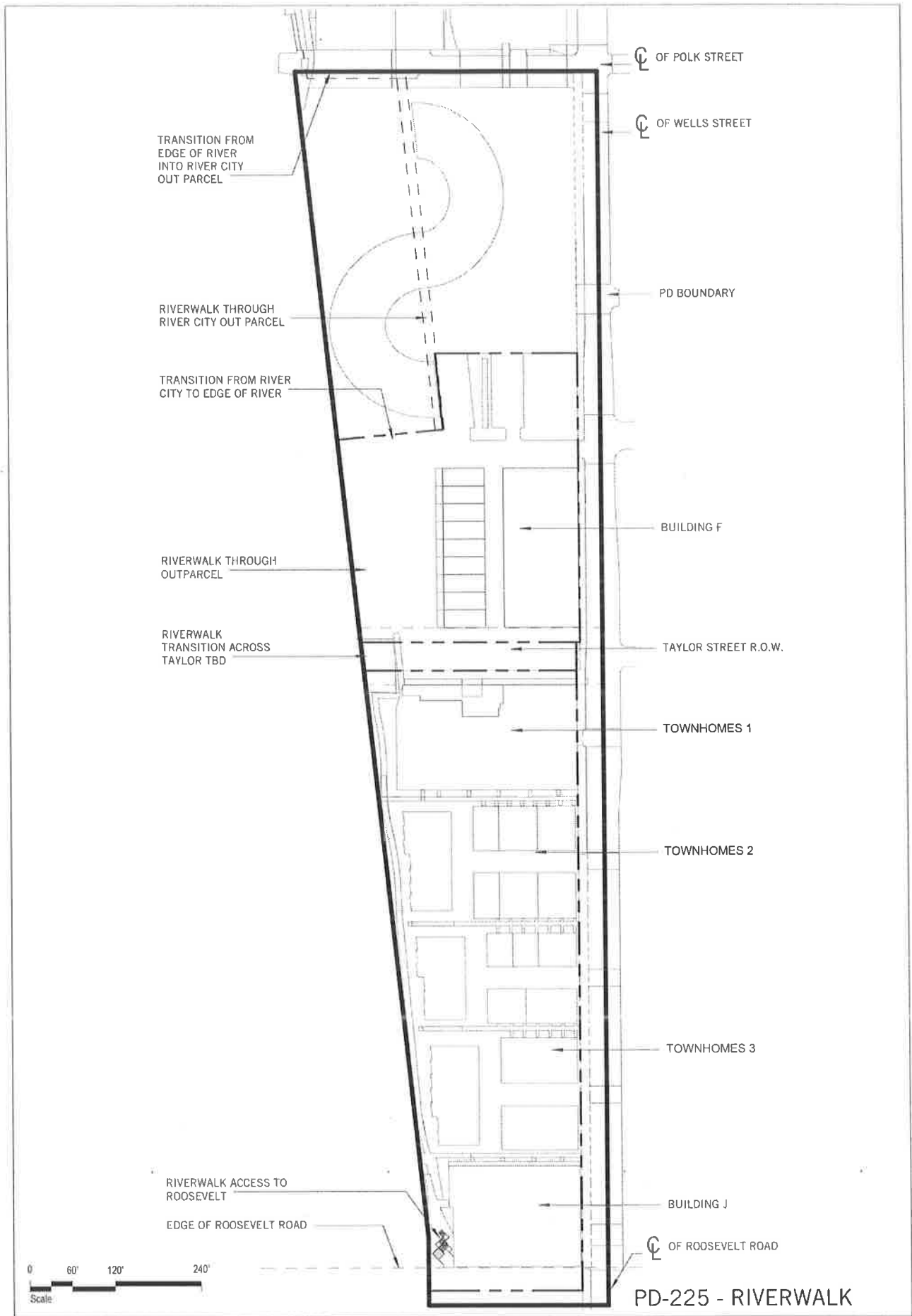


PD-225 NORTH - POLK TO TAYLOR

Applicant: 600 South Wells Chicago ILLCC
 Address: 600-700 South Wells Street; 200-298 West Harrison Street; 201-299 West Polk Street
 City Council Introduction:
 Plan Commission Public Hearing: November 19, 2015



Applicant: 600 South Wells Chicago IL, LLC
 Address: 600-700 South Wells Street; 200-298 West Harrison Street; 201-299 West Polk Street
 City Council Introduction:
 Plan Commission Public Hearing: November 19, 2015

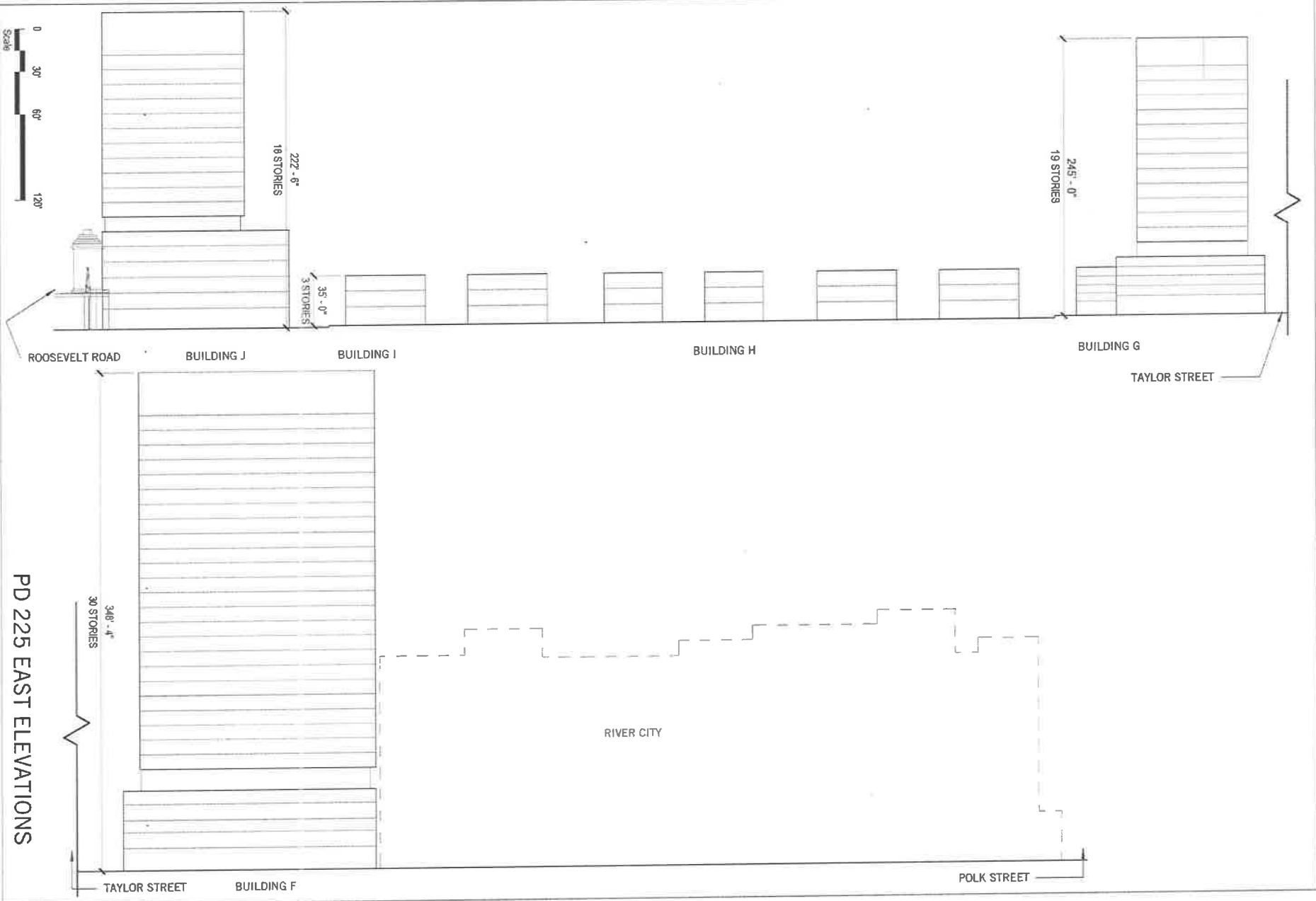


PD-225 - RIVERWALK

Applicant: 600 South Wells Chicago IL, LLC
 Address: 600-700 South Wells Street; 200-298 West Harrison Street; 201-299 West Polk Street
 City Council Introduction:
 Plan Commission Public Hearing: November 19, 2015

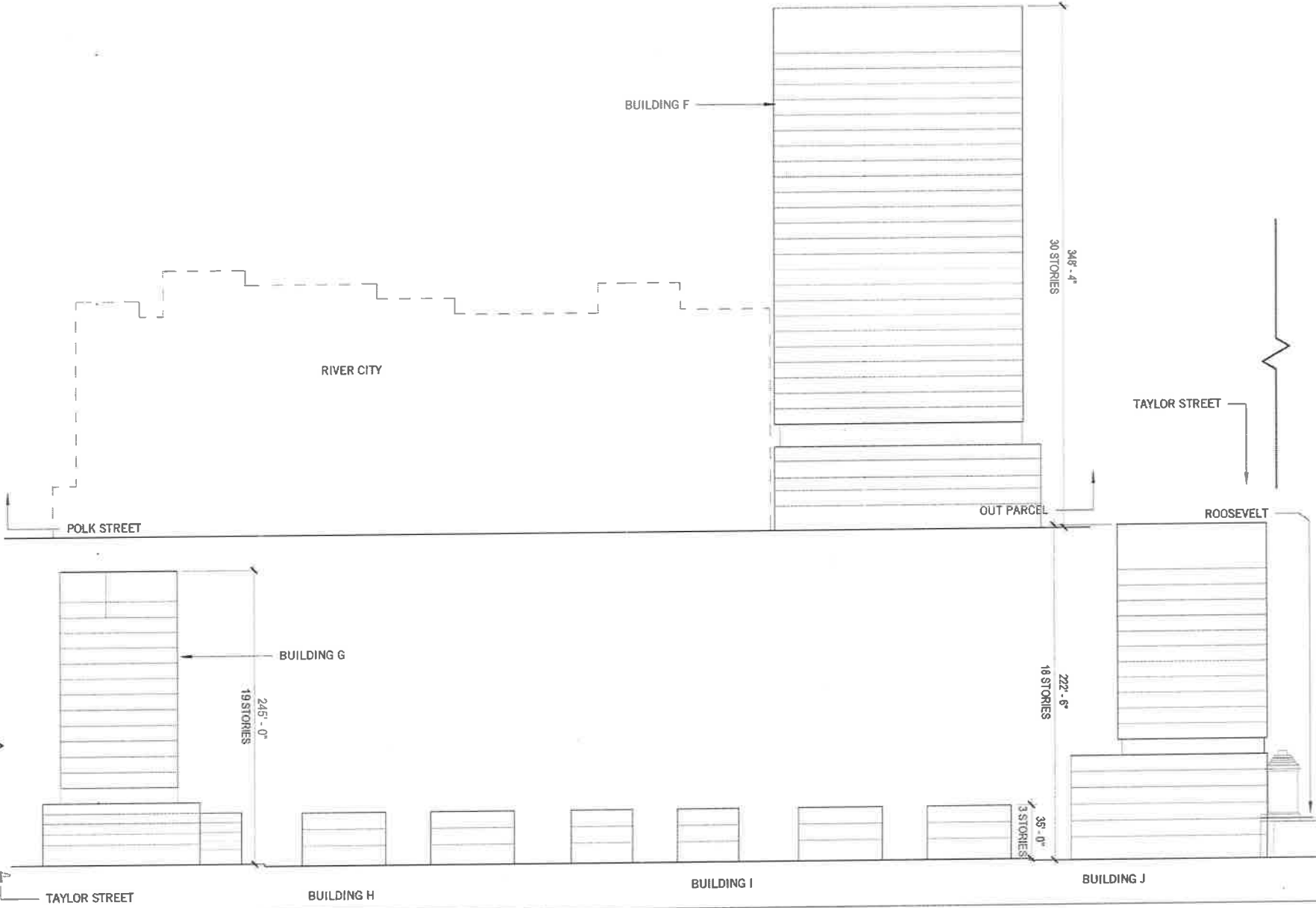


PERKINS+WILL
 June 30 2016



PD 225 EAST ELEVATIONS

Applicant: 600 South Wells Chicago IL, LLC
 Address: 600-700 South Wells Street; 200-298 West Harrison Street; 201-299 West Polk Street
 City Council Introduction:
 Plan Commission Public Hearing: November 19, 2015



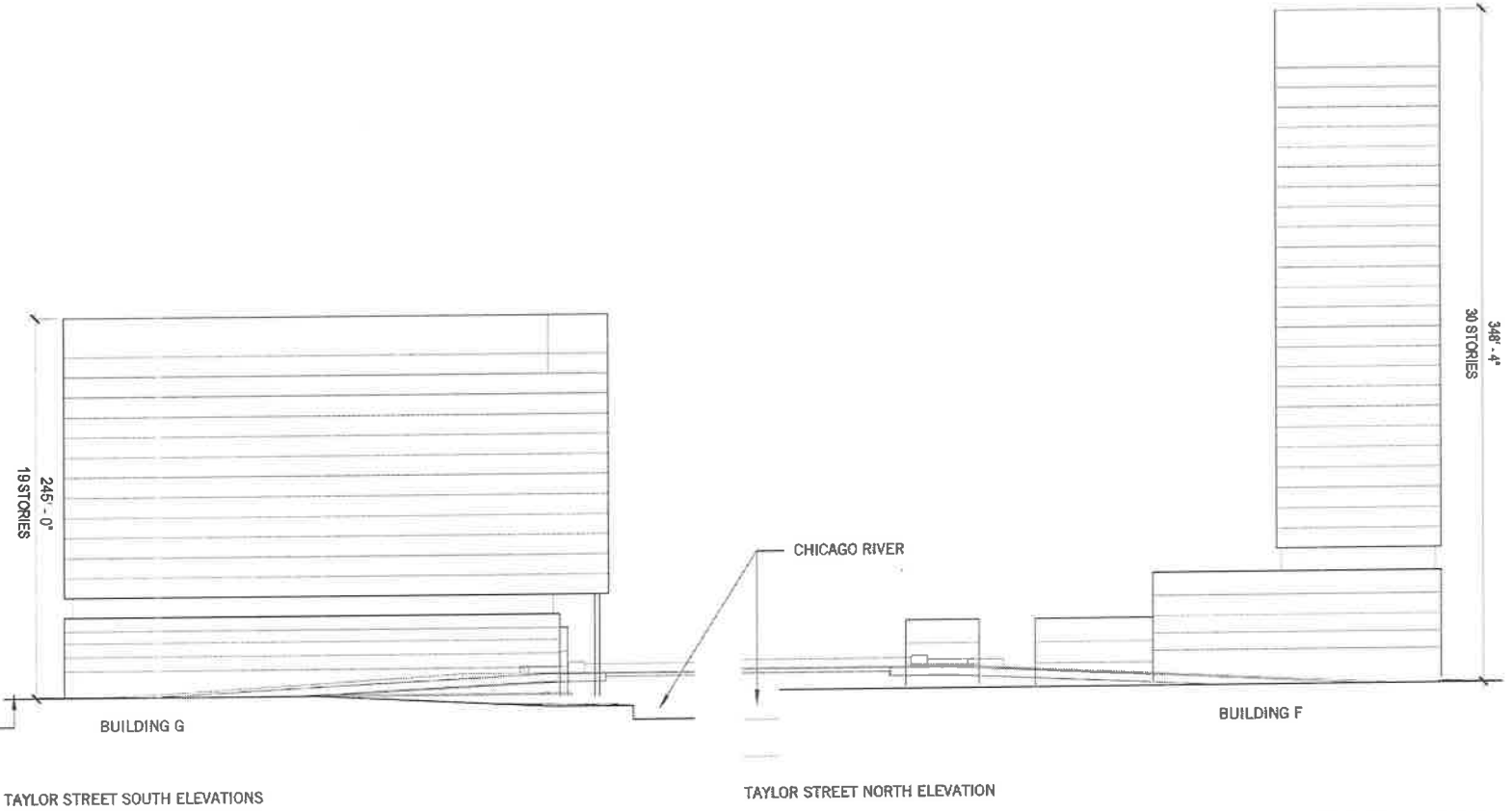
PD 225 WEST ELEVATIONS

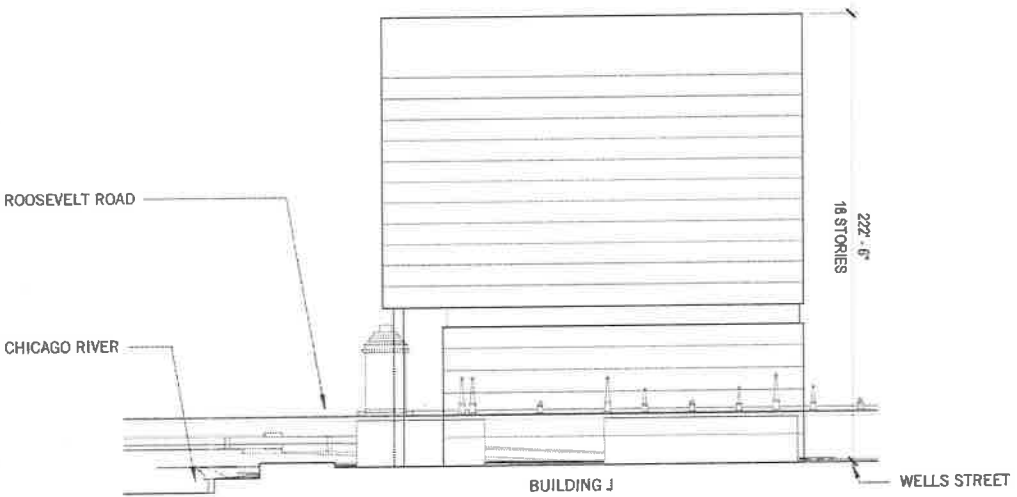
Applicant: 600 South Wells Chicago, LLC
 Address: 600-700 South Wells Street; 200-298 West Harrison Street; 201-299 West Polk Street
 City Council Introduction:
 Plan Commission Public Hearing: November 19, 2015



Applicant: 600 South Wells Chicago IL, LLC
 Address: 600-700 South Wells Street; 200-298 West Harrison Street; 201-299 West Polk Street
 City Council Introduction:
 Plan Commission Public Hearing: November 19, 2015

PD 225 TAYLOR STREET ELEVATIONS



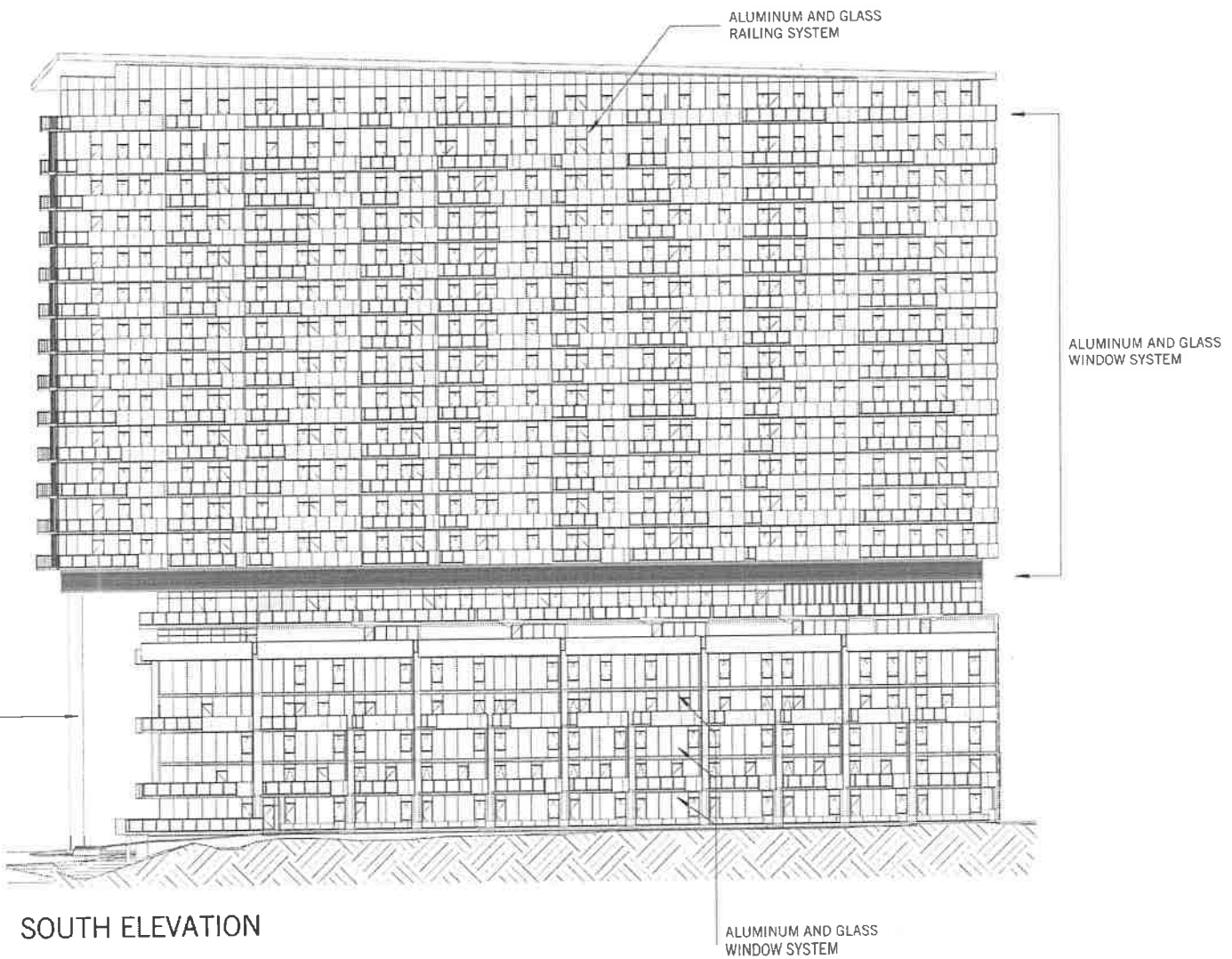


ROOSEVELT ROAD LOOKING SOUTH



PD 225 ROOSEVELT ELEVATION

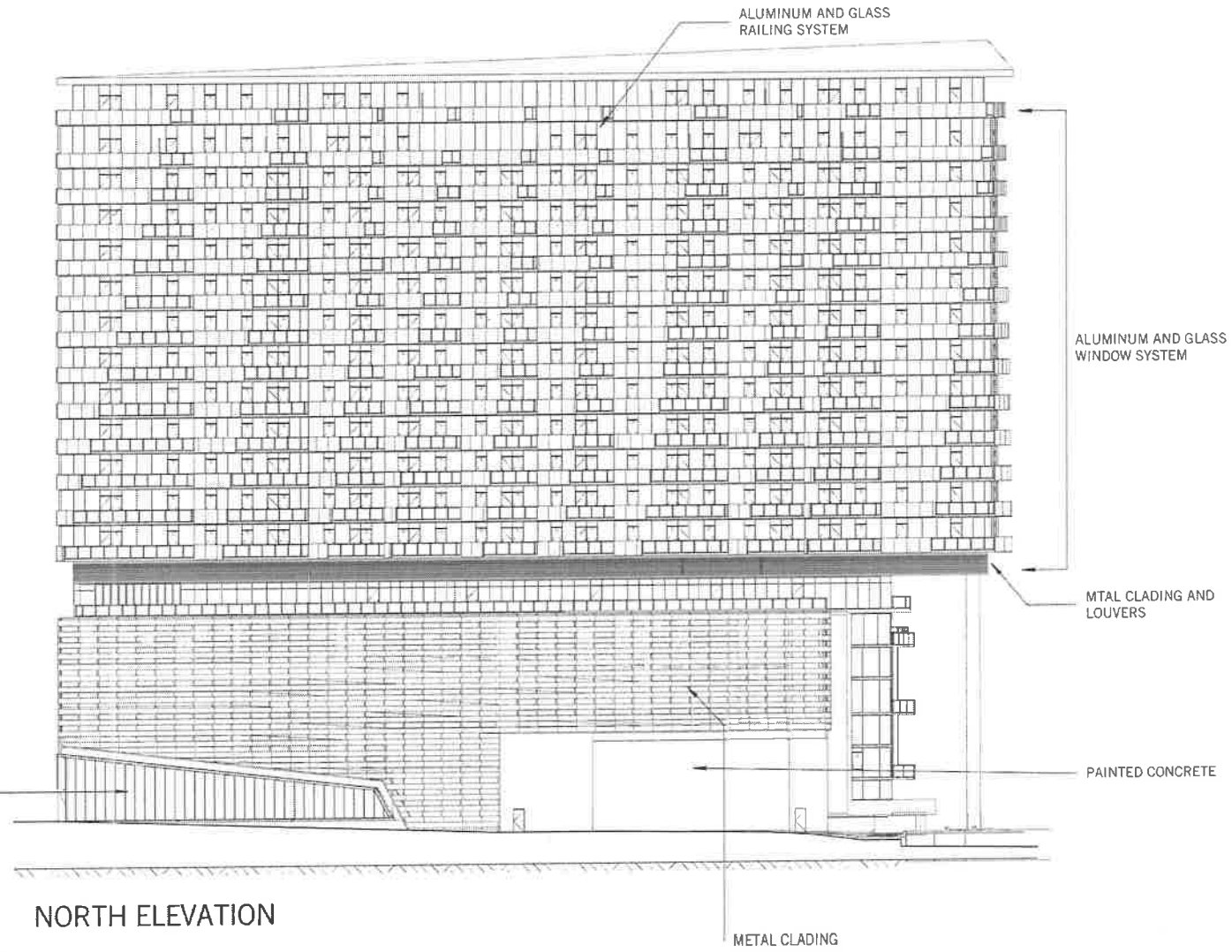
Applicant: 600 South Wells Chicago IL, LLC
 Address: 600-700 South Wells Street; 200-298 West Harrison Street; 201-299 West Polk Street
 City Council Introduction:
 Plan Commission Public Hearing: November 19, 2015



SOUTH ELEVATION

PD-225 BLDG G ELEVATION

Applicant: 600 South Wells Chicago IL, LLC
 Address: 600-700 South Wells Street; 200-298 West Harrison Street; 201-299 West Polk Street
 City Council Introduction:
 Plan Commission Public Hearing: November 19, 2015



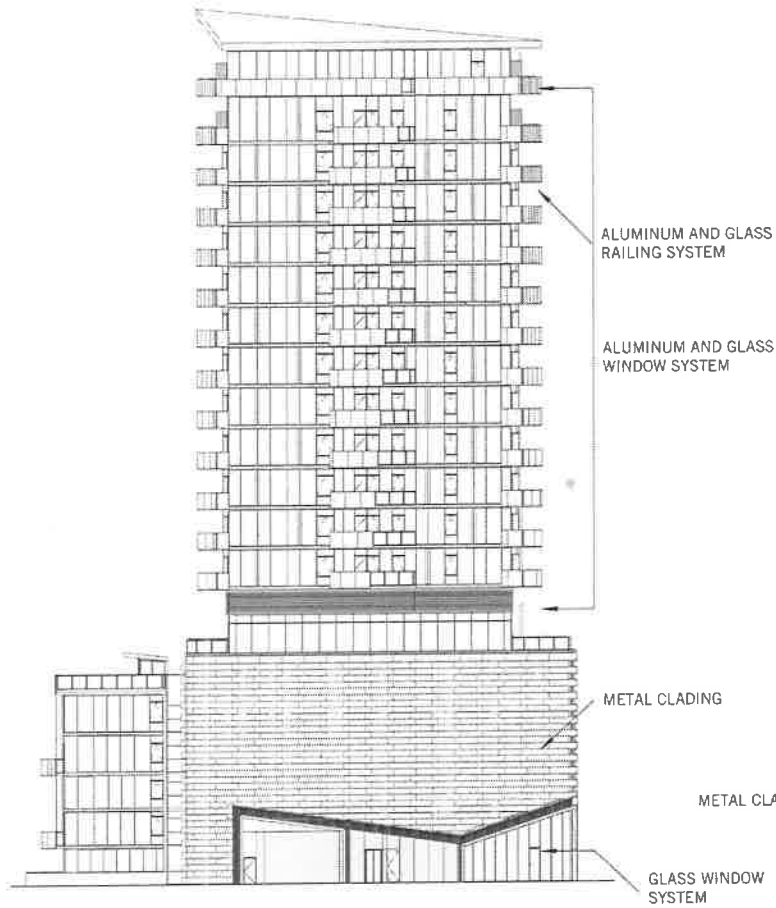
NORTH ELEVATION

PD-225 BLDG G ELEVATION

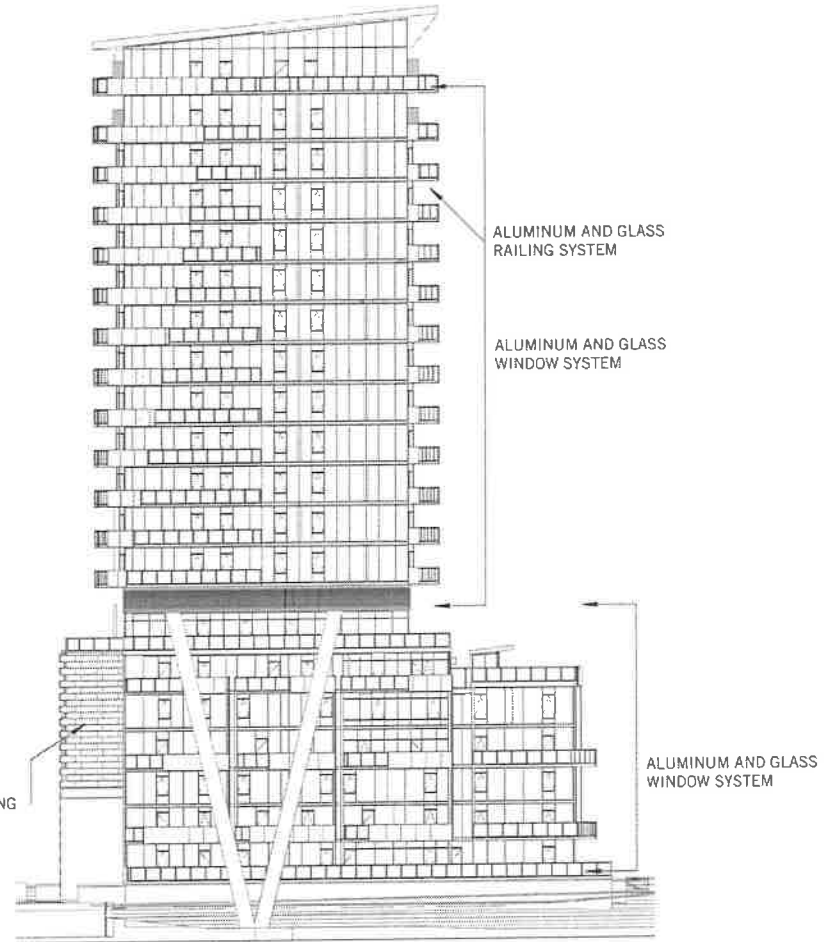
Applicant: 600 South Wells Chicago L, LLC
 Address: 600-700 South Wells Street; 200-298 West Harrison Street; 201-299 West Polk Street
 City Council Introduction:
 Plan Commission Public Hearing: November 19, 2015

Applicant: 600 South Wells Chicago LLC
Address: 600-700 South Wells Street; 200-298 West Harrison Street; 201-299 West Polk Street
City Council Introduction:
Plan Commission Public Hearing: November 19, 2015

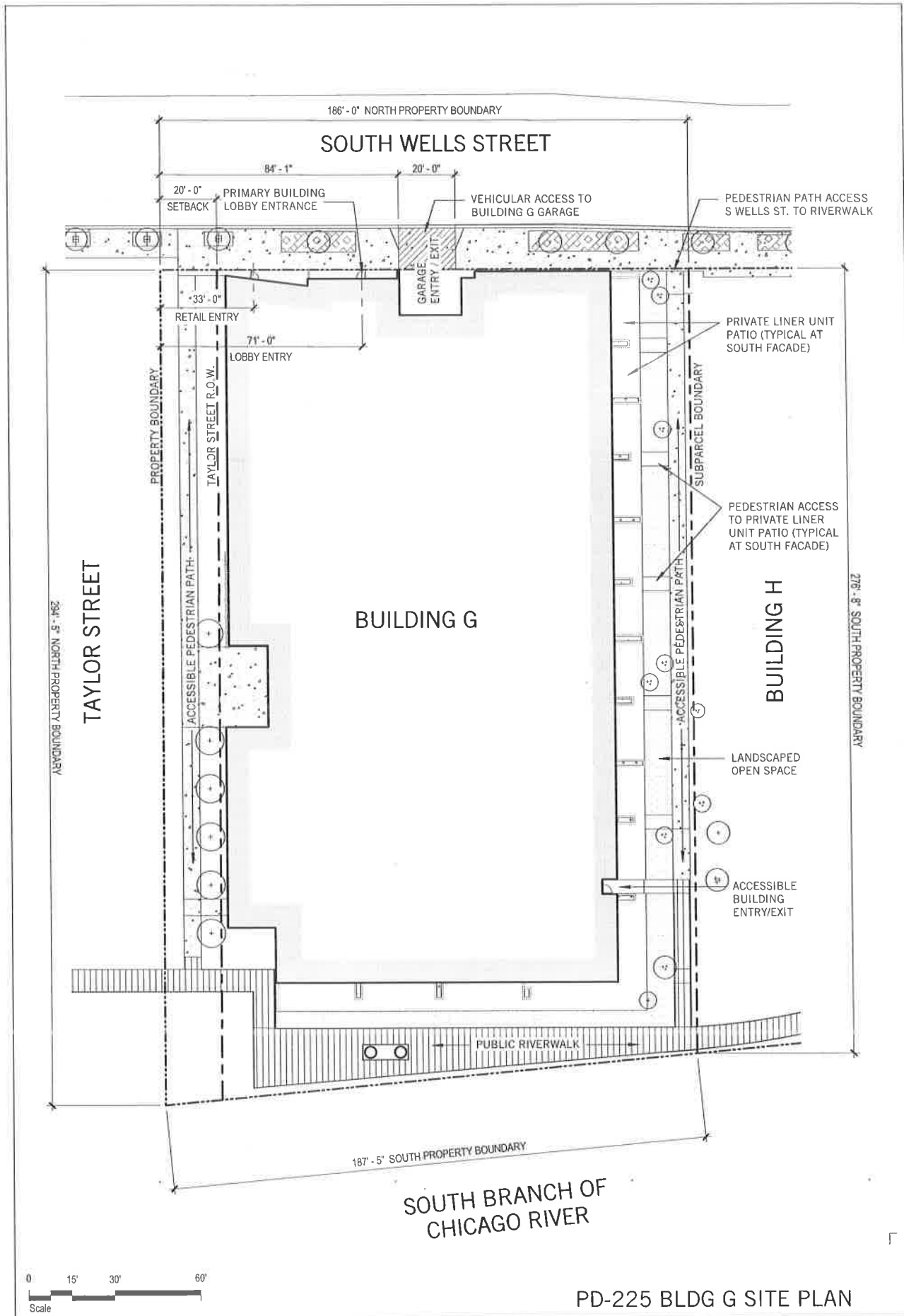
PD-225 BLDG G ELEVATION



EAST ELEVATION



WEST ELEVATION



PD-225 BLDG G SITE PLAN

Applicant: 1000 South Wells Chicago, LLC
 Address: 650-658 S. Wells and 700-758 S. Wells; 223-313 W. Harrison Street; 301-321 W. Polk Street and 201-249 W. Polk Street
 City Council Introduction: June 17, 2015
 Plan Commission Public Hearing: November 19, 2015



BY ALDERMAN NATARUS (42ND WARD):
 Green Homes Child Development (Chicago Youth Center), No. 1230 N. Larrabee Street.
 Lower North Child Development Center (Chicago Youth Center), No. 1000 N. Sedgwick Street.
 Olivet Day Care Center, No. 1441 N. Cleveland Avenue.

BY ALDERMAN OBERMAN (43RD WARD):
 Taylor Early Child Development Center (Chicago Youth Center), No. 1945 N. Sheffield Avenue.

BY ALDERMAN VOLINI (48TH WARD):
 Eastwood Day Care Center (Christopher House), No. 850 W. Eastwood Avenue.
 Lakeside Day Center (Christopher House), No. 920 W. Lakeside Place.

BY ALDERMAN STONE (50TH WARD):
 The Bernard Sachs Nursery School, No. 2800 W. North Shore Avenue.

Cancellation of Warrants for Collection:

BY ALDERMAN SHUMPERT (24TH WARD):
 Marcy-Newberry Association, Inc., No. 1539 S. Springfield Avenue—mechanical ventilation inspections.

BY ALDERMAN MELL (33RD WARD):
 Inner City Impact, No. 2704 W. North Avenue—elevator inspection.

BY ALDERMAN OBERMAN (43RD WARD):
 Children's Memorial Hospital, No. 2300 N. Children's Plaza—elevator inspections.

Cancellation of Existing Water Rates and for Exemption from Future Rates:

BY ALDERMAN MELL (33RD WARD):
 Inner City Impact, Nos. 2704-2710 W. North Avenue.

APPROVAL OF JOURNAL OF PROCEEDINGS.

Journal (April 28, 1980).

Alderman Laurino moved to *Correct* the printed Official Journal of the Proceedings of the regular meeting held April 28, 1980 as follows:

Page 2914—by deleting the words "Non Required" appearing in the sixteenth line from the bottom of the page and inserting the number and word "25 feet" in lieu thereof.

The motion *Prevailed*.

Journal (May 7, 1980).

The City Clerk submitted the printed Official Journal of the Proceedings of the regular meeting held on Wednesday, May 7, 1980, at 11:00 A.M. signed by him as such City Clerk.

Alderman Laurino moved to *Correct* said printed Official Journal as follows:

Page 3071—by inserting the language immediately following paragraph 9 as follows:

10. The River's edge shall be developed as a continuous pedestrian way available to the public, with a minimum width of 25'. This

pedestrian way shall be suitably paved and/or landscaped and shall be unobstructed except for columns or piers supporting upper stories or a roof. It may be developed partially or wholly at any elevation from +27 Chicago City Datum (grade level for this Planned Development) down to the water level.

The motion *Prevailed*.

Alderman Laurino moved to further *Correct* said printed Official Journal as follows:

Page 3071—by deleting the number "10" appearing in the thirteenth line from the bottom of the page and inserting the number "11" in lieu thereof.

Page 3071—by deleting the number "11" appearing in the sixth line from the bottom of the page and inserting the number "12" in lieu thereof.

The motion *Prevailed*.

Thereupon Alderman Laurino moved to *Approve* said printed Official Journal as *Corrected* and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

UNFINISHED BUSINESS.

MAYOR'S APPOINTMENTS TO CHICAGO BOARD OF EDUCATION.

On motion of Alderman Lipinski the City Council took up for consideration the report of the Committee on Education deferred and published in the Journal of the Proceedings of May 7, 1980, pages 3053-3054, recommending that the City Council approve the following appointments to the Board of Education of the City of Chicago;

Mr. Thomas G. Ayers
 Mr. Sol Brandzel
 Mr. Edwin Claudio
 Mr. Leon Davis
 Mr. John B. Foster

Miss Joyce Hughes
 Mrs. Martha Jantho
 Rev. Wilfred Reid
 Mr. Luis Salces
 Mr. Michael Scott
 Rev. Kenneth Smith.

After statements presented by twenty-five Council Members, Alderman Frost presented the following proposed resolution to amend the report of the Committee on Education.

WHEREAS, The Committee on Education of the City Council of the City of Chicago reported out recommendations to approve nominees to the Board

4261
corrected

License Fee Exemptions for Homes, Hospitals, Day Care Centers, Etc.:

- BY ALDERMAN MARZULLO (FOR THE 1ST WARD):
Alba Day Care Center (Chicago Housing Authority), No. 1342 S. Racine Avenue.
Chinese Christian Union Church Day Care Center, No. 2301 N. Wentworth Avenue.
Gentry Day Care Center (Chicago Housing Authority), No. 2326 S. Dearborn Street.
- BY ALDERMAN BARNETT (FOR THE 1ST WARD):
Cordi Marian Settlement Day Care Center Class I, No. 1100 S. May Street.
- BY ALDERMAN BARNETT (2ND WARD):
Horizon House Head Start Center (Chicago Housing Authority), No. 3542 S. State Street.
Robert Taylor Day Care Center—Apts. 101-102 East (Chicago Housing Authority), No. 4352 S. State Street.
Robert Taylor Day Care Center—Apts. 109-110 West (Chicago Housing Authority), No. 4352 S. State Street.
Stateway Gardens Early Childhood Learning Center (Centers for New Horizons, Inc.), No. 3500 S. State Street.
- BY ALDERMAN EVANS (4TH WARD):
Washington Park Day Care Center—Apts. 101-102 East (Chicago Housing Authority), No. 1130 E. 42nd Street.
Washington Park Day Care Center—Apts. 109-110 East (Chicago Housing Authority), No. 1130 E. 42nd Street.
Sojourner Truth Child Care Center, No. 4945 S. Dorchester Avenue.
- BY ALDERMAN BERTRAND (7TH WARD):
South Shore Community Church Day Care Center, No. 7401 S. Yates Boulevard.
- BY ALDERMAN HUMES (8TH WARD):
South Shore United Methodist Child Care Center, No. 7350 S. Jeffery Boulevard.
- BY ALDERMAN MADRZYK (13TH WARD):
Southwest Cooperative Preschool, No. 3500 W. 63rd Place.
- BY ALDERMAN BARDEN (16TH WARD):
Church of God Sunrise Headstart, No. 1540 W. 69th Street.
Shiloh Day Care Center, No. 7058 S. Racine Avenue.
- BY ALDERMAN McFOLLING (17TH WARD):
Englewood Manor Day Care Center and School for Special Children, Nos. 7730-7732 S. Halsted Street.

- BY ALDERMAN NARDULLI (26TH WARD):
Near North Montessori School, No. 1010 W. Chicago Avenue.
- BY ALDERMAN HAGOPIAN (FOR THE 36TH WARD):
Galewood Community Church Day Care Center, No. 1776 N. Narragansett Avenue.
- BY ALDERMAN LAURINO (39TH WARD):
North Park Covenant Church Day Care Center, No. 5250 N. Christiana Avenue.
Sauganash School for the Young Years, No. 4600 W. Peterson Avenue.
- BY ALDERMAN YOUNG (44TH WARD):
Lake View Child Care Center/Illinois Masonic Medical Center, No. 900 W. Oakdale Avenue.
- BY ALDERMAN VOLINI (48TH WARD):
The Admiral-Old People's Home, No. 909 W. Foster Avenue.
- BY ALDERMAN ORR (49TH WARD):
Rogers Park Day Care Center, No. 1545 W. Morse Avenue.

Cancellation of Warrants for Collection:

- BY ALDERMAN EVANS (4TH WARD):
Hales Franciscan High School, No. 4930 S. Cottage Grove Avenue—sign inspections.
Hales Franciscan High School, No. 4930 S. Cottage Grove Avenue—elevator inspections.
- BY ALDERMAN NATARUS (42ND WARD):
Catholic Charities, Nos. 719-721 N. La Salle Street—elevator inspection.
- BY ALDERMAN OBERMAN (43RD WARD):
Chicago Youth Center, No. 1945 N. Sheffield Avenue—building inspection.

Refunds of Fees:

- BY ALDERMAN BERTRAND (7TH WARD):
South Shore Community Church Day Care Center, No. 7401 S. Yates Boulevard—license fee.
- BY ALDERMAN MARCIN (35TH WARD):
Copernicus Senior Citizen Center, No. 3160 N. Milwaukee Avenue—building fee.
- BY ALDERMAN CASEY (37TH WARD):
St. Anne Hospital, No. 4950 W. Thomas Street—permit fees.
- BY ALDERMAN OBERMAN (43RD WARD):
Children's Memorial Hospital, No. 2300 N. Lincoln Avenue—permit fees.

APPROVAL OF JOURNAL OF PROCEEDINGS.

JOURNAL (April 28, 1980).

Alderman Burke moved to *Correct* the printed Official Journal of the Proceedings of the regular meeting held April 28, 1980, as follows:

Page 2913—by deleting lines 1 through 66 inclusive and by inserting the language and maps printed on pages 3070 through 3074 of this Journal.

The motion *Prevailed*.

JOURNAL (May 5, 1980).

The City Clerk submitted the printed Official Journal of the Proceedings of the regular meeting held on Monday, May 5, 1980, at 2:00 P.M., signed by him as such City Clerk.

Alderman Burke moved to *Approve* said printed Official Journal and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

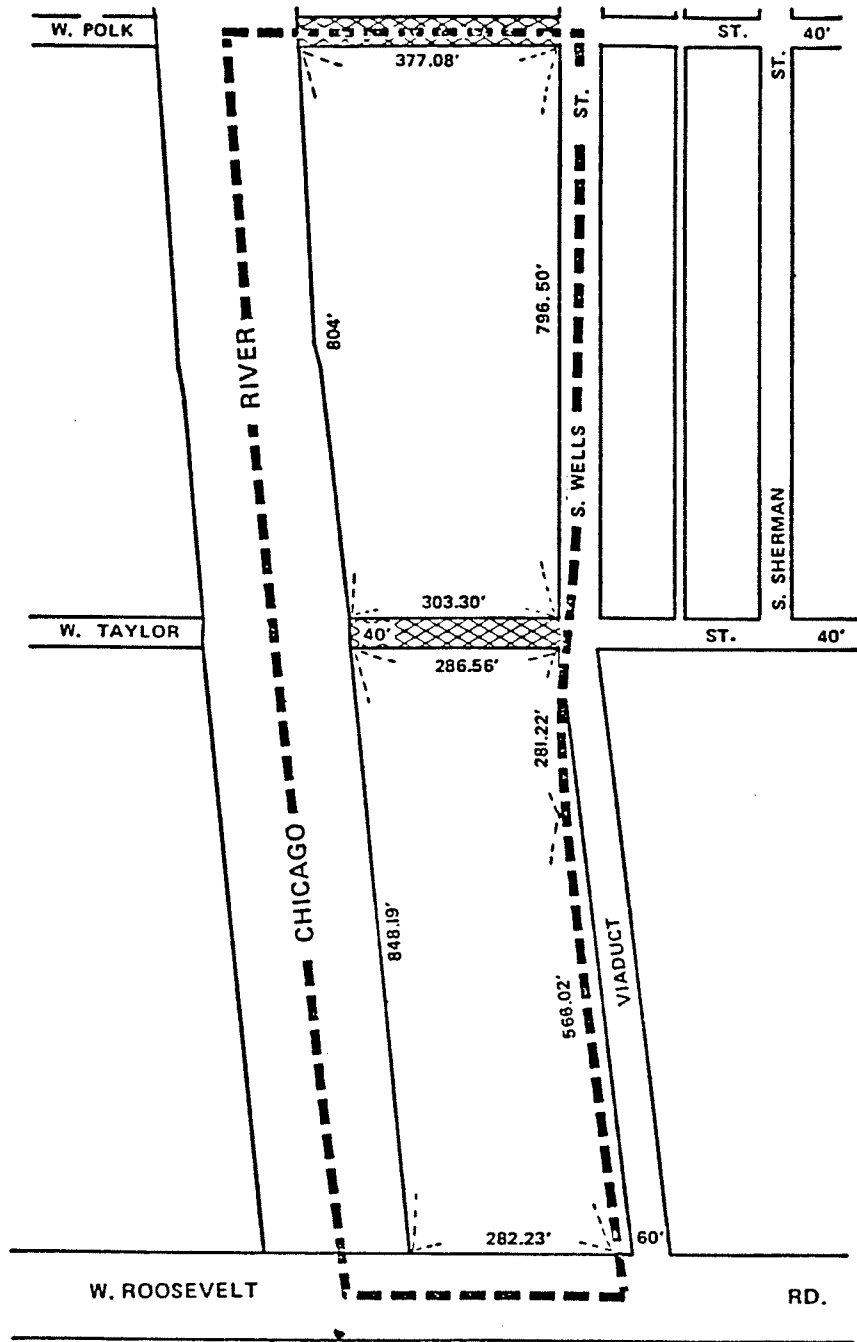
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" is presently controlled by Chessie Resources, Inc. The River City Corporation, an Illinois Corporation whose address is 300 North State Street, Chicago, Illinois, has a purchase option with Chessie Resources, Inc. to purchase the property.
2. The applicant, Chessie Resources, Inc., or its successors, assignees or grantees, shall obtain all official reviews, approvals, licenses and permits.
3. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": residential uses, business, commercial and light industrial uses; service-type business uses; professional and business offices; off-street parking and loading, recreational uses, including a riverfront marina, with lagoons and related water oriented recreational uses, a health club, educational and institutional uses and related uses.
4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant, Chessie Resources, Inc. or its successors, assignees, or grantees, and approval by the City Council.
5. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 16 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.



6. The height restriction of each building and any appurtenance attached thereto shall be subject to:
 - a. Height limitation as certified on form FAA-117 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and,
 - b. Airport Zoning Regulations as established by the Department of Planning, City and Community Development; Department of Aviation; and Department of Law and approved by the City Council.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning, City and Community Development.
8. The grade level of this "Residential-Business Planned Development" shall be established at +27 C.C.D.
9. Business and business identification signs may be permitted within the area delineated herein as "Residential-Business Planned Development" subject to review and approval by the Department of Buildings and the Department of Planning, City and Community Development.
10. The zoning ordinance information contained in the "Planned Development Use and Bulk Regulations" table attached hereto sets forth data concerning the generalized land-use plan of the area delineated herein as "Residential-Business Planned Development" and illustrates that development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
11. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Planning, City and Community Development.

APPLICANT: Chessie Resources, Inc.
Date: December 12, 1979

RESIDENTIAL—BUSINESS PLANNED DEVELOPMENT
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



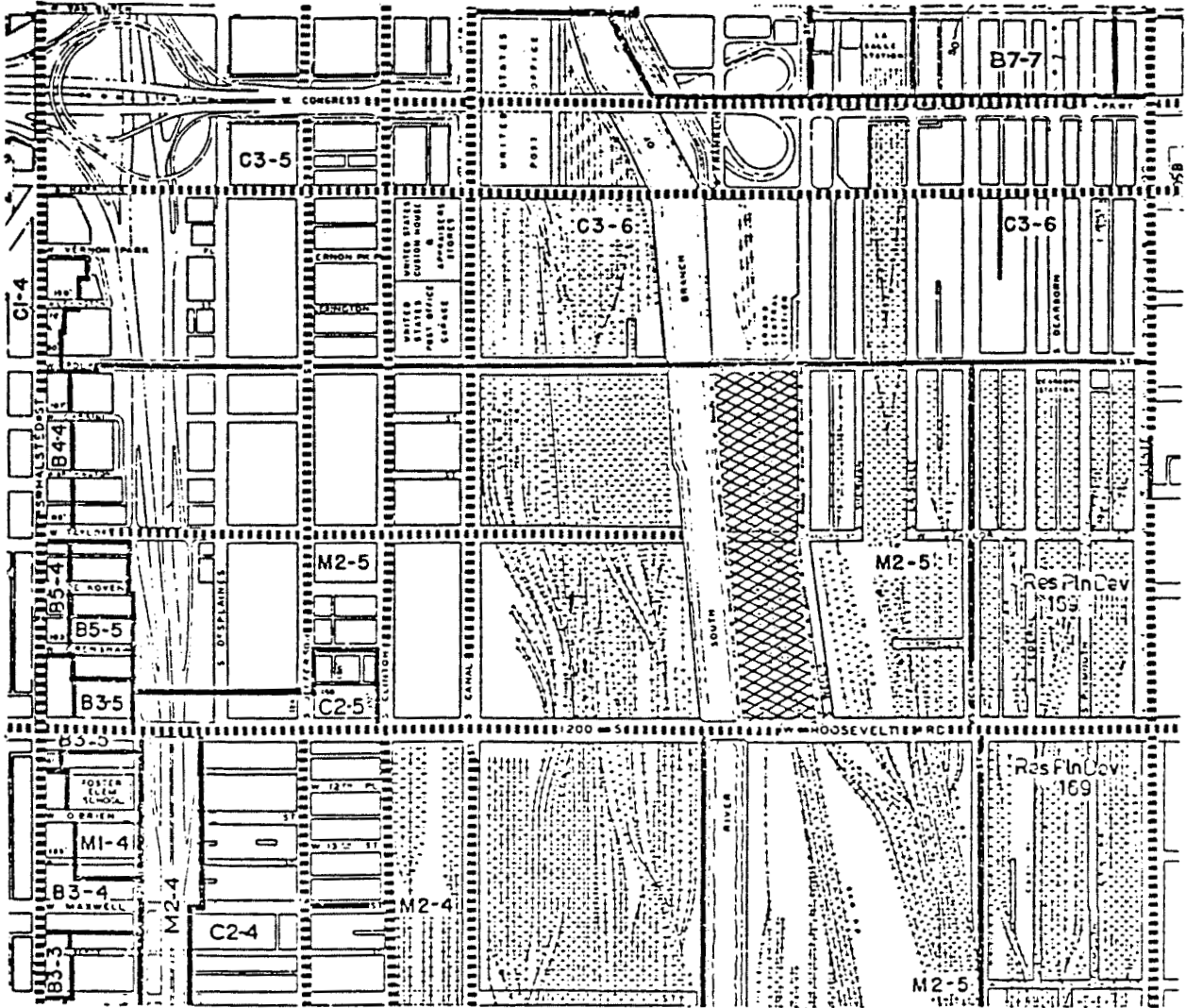
LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  STREETS PROPOSED TO BE VACATED






APPLICANT: CHESSIE RESOURCES, INC.
 DATE: DECEMBER 12, 1979

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
EXISTING ZONING AND PREFERENTIAL STREET MAP



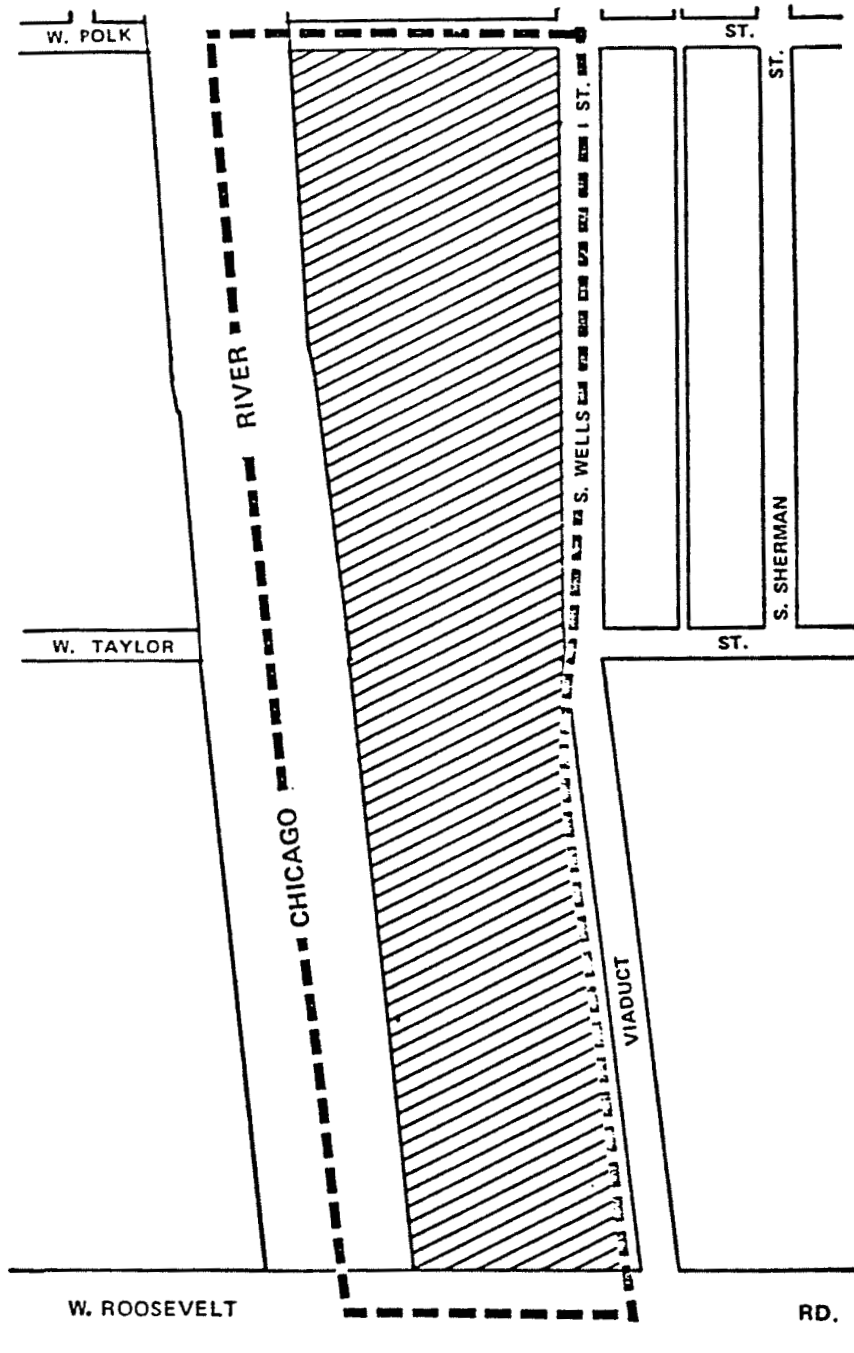
LEGEND

-  RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREETS

APPLICANT: CHESIE RESOURCES INC.
DATE: DECEMBER 12, 1979



RESIDENTIAL—BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE



LEGEND

--- PLANNED DEVELOPMENT BOUNDARY



RESIDENTIAL, BUSINESS—COMMERCIAL INCLUDING OFFICES,
LIGHT INDUSTRIAL, EDUCATIONAL AND INSTITUTIONAL USES,
AND PRIVATE RECREATIONAL



APPLICANT: CHESSIE RESOURCES, INC
DATE: DECEMBER 12, 1979

Reclassification of Area Shown on Map No. 1-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B6-7 Restricted Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Lake Street; the alley next east of N. Canal Street; W. Randolph Street; and N. Canal Street

to those of a B7-7 General Central Business District and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 1-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

the alley next north of and parallel to W. Superior Street; a line 42.10 feet east of and parallel to N. Franklin Street; W. Superior Street and N. Franklin Street

to those of a C3-6 Commercial Manufacturing District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 2-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-5 General Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Polk Street; S. Canal Street; W. Cabrini Street; and S. Clinton Street

to the designation of an Airport 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

[Plan of Development printed on pages 2908 to 2912 of this Journal]

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

Reclassification of Area Shown on Map No. 1-H.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 1-H in the area bounded by

W. Superior Street; a line 95.7 feet west of N. Leavitt Street; the alley next south of W. Superior Street; and a line 239.78 feet west of N. Leavitt Street

to those of a R4 General Residence District and a corresponding use district is hereby established in the area above described.

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

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Reclassification of Area Shown on Map No. 2-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-5 General Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Polk Street; S. Wells Street; the east property line lying between W. Taylor Street and W. Roosevelt Road of the Baltimore and Ohio Chicago Terminal Railroad Company property; W. Roosevelt Road; and the South Branch of the Chicago River

to the designation 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.

[Plan of Development printed on pages 2913 to 2914 of this Journal]

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

Reclassification of Area Shown on Map No. 3-E.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B7-6 General Central Business District symbols and indications as shown on Map No. 3-E in area bounded by

the alley next north of and parallel to E. Delaware Place; N. Wabash Avenue; E. Delaware Place; and a line 79.85 feet west of and parallel to N. Wabash Avenue

to those of a Planned Development District, and a corresponding use district is hereby established in the area above described.

[Plan of Development printed on pages 2915 to 2920 of this Journal]

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

Reclassification of Area Show non Map No. 3-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R7 General Residence District and B7-6 General Central Business District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 96.45 feet north of W. Tooker Place; a line 149.41 feet east of N. Dearborn Street; a line 62.40 feet north of West Tooker Place; a line 218.0 feet East of N. Dearborn Street; a line 42.28 feet North of W. Tooker Place or the line thereof extended where no such street exists; N. State Street; W.

(continued on page 2921)

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to be
revised

REPORT
to the
CHICAGO PLAN COMMISSION
George J. Cullen, Chairman
from
Martin R. Murphy
ACTING COMMISSIONER OF THE DEPARTMENT OF
PLANNING
February 21, 1980

AGENDA ITEM NO. 6

FOR APPROVAL: PROPOSED RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

APPLICANT: CHESSIE RESOURCES INC.

LOCATION: 12.25 acre site at W. Polk Street, S. Wells
Street, W. Roosevelt Road and the Chicago River

Pursuant to provisions of the Chicago Zoning Ordinance, I hereby submit a proposed Residential-Business Planned Development for your review and recommendation to the City Council as to its conformity with the planning and zoning objectives of the City of Chicago.

The application for this Amendment to the Chicago Zoning Ordinance was introduced into the City Council on December 12, 1979. Notice of this public hearing was published in the Chicago Sun-Times on December 26, 1979 and the Applicant was separately notified of this hearing date. The matter was continued at the last Plan Commission meeting to afford additional study of the proposal.

The proposed Residential-Business Planned Development is located on 12.25 acres of land in the South Loop area. Permitted uses would include residential business, commercial and light industrial uses; service-type business uses; professional and business offices; off-street parking and loading, recreational uses, including a riverfront marina, with lagoons and related water oriented recreational uses, a health club, educational and institutional uses and related uses, and parking.

The Plan of Development proposes a maximum of 1500 dwelling units, no more than 30% of which may be efficiencies, in a mid rise structure which will also contain 810,000 square feet of light industrial, business and commercial space. It will also include 600 off-street parking spaces.

The Plan of Development proposes a 5.36 Floor Area Ratio for the entire site. The Planned Development application has been reviewed by the Department of Planning, City and Community Development and copies have been forwarded to other City agencies for their review and no major objections have been received, other than an objection to the partial vacation and probable elimination of Polk Street between Wells Street and the Chicago River.

The staff of the Department of Planning, City and Community Development also reviewed the form and content of the Plan of Development portion of the application and has the following comments:

1. That the Residential-Business Planned Development Use and Bulk Regulations and Data be revised to correspond with the attached sheet captioned "Revised February 21, 1980."
2. The proposal as revised is in conformity with the planning and zoning objectives of the City of Chicago as set forth in the goals and policy statements of the Comprehensive Plan of Chicago.
3. The proposal as revised is in harmony with the guidelines for planned developments as set forth in Section 194A 11.11-2 of the Chicago Zoning Ordinance.

Recommendation:

Based on the foregoing report it is my recommendation that the substitute application for a proposed Residential-Business Planned Development for Chessie Resources, Inc., as revised, be approved, and that the recommendation of the Chicago Plan Commission to the City Council Committee on Buildings and Zoning be: "Passage Recommended."

MARTIN R. MURPHY
Acting Commissioner

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

() PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use	Maximum No. of Dwelling Units	Maximum No. of Sq. Ft.	Maximum F.A.R.
Square Feet	Acres				
534,015	12.25	Residential	1,500	1,800,000	
		Business-Commercial	-	400,000	
		Light Industrial	-	410,000	
		Covered Mall - Esplanade	-	250,000	
Total			1,500	2,860,000	5.36

NET SITE AREA of 514,600 sq. ft. + (Area of Taylor Street to be vacated)
11,827 sq. ft. + (south 1/2 of Polk Street to be vacated)
7,588 sq. ft. + (area of public rights-of-way) 229,156
sq. ft. = Gross Site Area of 763,171 sq. ft.

Maximum Number of Dwelling Units: 1,500

Maximum Number of Efficiency Units Permitted: 30%

Minimum Number of Off-street Parking Spaces: 600

Elevations

Grade Level = +27 C.C.D.
Industrial Area = -19 C.C.D.
Business-
Commercial Areas = + 6 and + 15 C.C.D.
Residential Areas = + 32 (First Level)

Maximum Percent of Site Coverage

Including Marina and Lagoons 32.8%
Excluding Marina and Lagoons 46.4%

Minimum Number of Off-street Loading Facilities

Residential
Business & Commercial > Per Corresponding Zoning District
Industrial

Minimum Distance Between Facing Window Walls: 40 Feet

Minimum Periphery Setbacks

Polk Street,
Wells Street (or extension thereof),
Roosevelt Road,
Chicago River: Non Required

APPLICANT: Chessie Resources, Inc.

DATE: December 12, 1979

REVISED: February 21, 1980

The regulations noted herein relate to the ultimate development within the Planned Development Area. Interim stages of development may exceed these permitted standards subject to the review and approval of the Department of Planning.

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of or architectural arrangement related to existing structures, or where necessary because of technical reasons, subject to the review and approval of the Department of Planning.

APPLICANT: Chessie Resources, Inc.

DATE: December 12, 1979

REVISED: February 21, 1980