DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

March 20, 2025

Tyler Manic
Schain Banks
70 W. Madison St., Suite 5400
Chicago, IL 60602

**Re: PD 70, Subarea E, 333 E. Benton Place**

Dear Mr. Manic:

In response to your recent request, please be advised that the subject property is zoned Residential Business Planned Development No. 70 ("PD 70") and within Subarea E. According to your request, your client, Pup Social, is seeking to activate 3,498 SF of vacant commercial space within the existing mixed-use building located at 333 E. Benton Pl. Pup Social's proposed services will include dog grooming, dog boarding, dog walking and general retail use. Per your request letter, all of the proposed uses will take place indoors. You are seeking clarification if these uses are permitted.

Pursuant to Statement No. 5(B) of PD 70, within Subarea E, the following uses are permitted: public parks; public school; commercial uses, retail uses, hotel uses, residential uses, business uses, office uses, religious and institutional uses, warehousing and storage and accessory uses. Additionally, pursuant to Statement 5(C), the following uses shall be permitted in all subareas and at all levels subject to the review and approval of our Department: broadcast and telecommunication structures, equipment and installations including parabolic transmitting and receiving antennae; townhouses and any land-use accessory to a principal use at any level and not specifically authorized in Statements 5(A) and 5(B); public utility and public service uses necessary to serve the development including, but not limited to district electrical generation and utility substations under this Planned Development; and district cooling and heating.

Pursuant to Section 17-4-0207-Q of the Zoning Ordinance, animal services is within the commercial use category and is permitted within the DX district. Animal services include shelter and boarding kennels along with sales and grooming. Pursuant to Statement 5(B) of PD 70 and Section 17-4-0207-Q of the Zoning Ordinance, it is our opinion that Pup Social's proposed uses are permitted commercial use within Subarea E and therefore, are permitted at the subject site.

Sincerely,

Kyle Bartlett
Assistant Zoning Administrator

KB:tm

C: Kyle Bartlett, Noah Szafraniec, Mike Marmo, Janice Hill

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

October 1, 2024

Catherine Carlson
Property Manager
Jones Lang LaSalle
200 E. Randolph Dr.
Chicago, IL 60601

**Re: PD 70, Subarea B, AON Center, 200 E. Randolph St.**
**Proposed banquet hall on the 80th Floor**

Dear Ms. Carlson:

In response to your recent request, please be advised that the subject property is currently zoned Residential Business Planned Development No. 70 ("PD 70") and located within Subarea B. According to your request, the 80th floor of the subject building has been vacant since the Mid America Club closed in June 2022. Your letter states the Mid America Club was opened in 1974 and consisted of offices, conference rooms, restaurant, waiting area, storage areas, washrooms, dining rooms, meeting rooms, boardroom, library and a ballroom on the 80th floor. The 80th floor has been vacant since the club closed in June 2022.

The property owner, 601 W Companies LLC, would like to rent the 7,548 SF ballroom for non-ticketed private events only, such as corporate holiday parties, weddings, etc. Per your request letter, these events would be catered by 3rd party vendors, and they would be responsible for their own licensing. There would be no cooking in the existing kitchen. Attached are existing floor plans of the 80th floor and of the ballroom.

Pursuant to Statement No. 5(A) of PD 70, within Subarea B, the following uses are permitted at the upper level (+53.0 feet and above), provided these elevations may be varied by plus or minus five (+/-5) feet or as otherwise necessary to meet existing conditions, and subject to the condition in Statement 12 and in the Bulk Regulations and Date Table: apartment, office, mixed-use (apartment-office) and hotel buildings; accessory uses including retail sales and service uses; related uses; and pedestrian walkways (Vehicular Right-of-Way and Access Level). Additionally, pursuant to Statement 5(C), in addition to the uses stated above, the following uses shall be permitted in Subarea B: general retail sales, eating and drinking establishments (all), liquor sales (as accessory use), observatory, entertainment and spectator sports, sports and recreation, participant, indoor special events, including liquor sales, food and beverage retail sales, and related and ancillary uses.

Lastly, the following uses shall be permitted in all subareas and at all levels subject to the review and approval of our Department: broadcast and telecommunication structures, equipment and installations including parabolic transmitting and receiving antennae; townhouses and any land-use accessory to a principal use at any level and not specifically authorized in Statements 5(A) and 5(B); public utility and public service uses necessary to serve the development including, but not limited to district electrical generation and utility substations under this Planned Development; and district cooling and heating.

Please be advised that a banquet hall is an entertainment and spectator sports use and pursuant to Statement 5(C), entertainment and spectator sports is permitted within Subarea B.

Sincerely,

Kyle Bartlett
Assistant Zoning Administrator

KB:tm

C: Kyle Bartlett, Noah Szafraniec, Mike Marmo, Janice Hill, Main file

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

September 10, 2024

Joe Glorioso
Windy City Consulting
641 N. Western
Chicago, IL 60612

**Re: PD 70, Subarea E, 345 E. Wacker Drive**

Dear Mr. Glorioso:

In response to your recent request, please be advised that the subject property is zoned Residential Business Planned Development No. 70 ("PD 70") and within Subarea E. According to your request, your client is seeking to convert an existing, 11,000 SF condominium showroom on the ground floor of the existing building at 345 E. Wacker Dr. into a dog day care. Boarding and grooming services for dogs, including overnight stays, would be provided and the facility would be open every day of the year. You are seeking clarification if this use is permitted.

Pursuant to Statement No. 5(B) of PD 70, within Subarea E, the following uses are permitted: public parks; public school; commercial uses, retail uses, hotel uses, residential uses, business uses, office uses, religious and institutional uses, warehousing and storage and accessory uses. Additionally, pursuant to Statement 5(C), the following uses shall be permitted in all subareas and at all levels subject to the review and approval of our Department: broadcast and telecommunication structures, equipment and installations including parabolic transmitting and receiving antennae; townhouses and any land-use accessory to a principal use at any level and not specifically authorized in Statements 5(A) and 5(B); public utility and public service uses necessary to serve the development including, but not limited to district electrical generation and utility substations under this Planned Development; and district cooling and heating.

Pursuant to Section 17-4-0207-Q of the Zoning Ordinance, animal services is within the commercial use category and is permitted within the DX district. Animal services include a shelter and boarding kennel, and it is our opinion that a dog day care is defined as a shelter and boarding kennel. Pursuant to Statement 5(B) of PD 70 and Section 17-4-0207-Q of the Zoning Ordinance, it is our opinion that an indoor shelter and boarding kennel is a permitted commercial use within Subarea E and therefore, is permitted at the subject site.

Sincerely,

Kyle Bartlett
Assistant Zoning Administrator

KB:tm

C: Kyle Bartlett, Noah Szafraniec, Mike Marmo, Janice Hill

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

September 6, 2023

William W. Tippens
340 E. Randolph Retail LLC
350 W. Hubbard Street
Suite 300
Chicago, IL 60654

**Re: PD 70, Sub area E, Proposed dental office at 340 E. Randolph Street**

Dear Mr. Tippens:

In response to your recent request, please be advised the subject property is located within Sub area E of Residential Business Planned Development No. 70 ("PD 70"). You are seeking confirmation that a dental office is a permitted use at the subject property.

Pursuant to PD 70, Statement 5(B), within Sub area E, the following uses are permitted: public parks, public school, commercial uses, retail uses, hotel uses, residential uses, business uses, office uses, religious and institutional uses, warehousing and storage and accessory uses.

A dental office is defined as a medical service use and is a permitted use within Sub area E of PD 70.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C: Noah Szafraniec, Janice Hill, Main file

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

April 11, 2023

Shelley Stunard
Berkshire Hathaway
400 E. Randolph St., 504
Chicago, IL 60601

**Re: PD 70, Subarea C, 400 E. Randolph St., 6th Floor**

Dear Ms. Stunard:

In response to your recent request, please be advised that the subject property is currently zoned Residential Business Planned Development No. 70 ("PD 70") and within Subarea C. According to your request, the 5th -7th floors of the existing, 41-story building contain commercial and building amenity space. You are seeking clarification on permitted residential and lodging uses for the 6th floor.

While you describe the 6th floor as a story above upper Randolph St., a Building Section with Chicago City Datum benchmarks is required in order to verify the 6th floor is on the upper level, as described below. The Planned Development identifies specific permitted uses for each level. Pursuant to Statement No. 5(A) of PD 70, within Subareas A, B, C, D, F and G, at the elevations above Chicago City Datum indicated, provided that these elevations may be varied by plus or minus five (+/- 5) feet or as otherwise necessary to meet existing conditions, and subject to the conditions in Statement 12 and in the Bulk Regulations and Data Table, the following uses are permitted at the upper level (+53.0 feet and above): apartment, office, mixed-use (apartment-office) and hotel buildings; accessory uses including retail sales and service uses; related uses; and pedestrian walkways (Vehicular Right-of-Way and Access Level).

Additionally, pursuant to Statement 5(C), the following uses shall be permitted in all subareas and at all levels subject to the review and approval of our Department: broadcast and telecommunication structures, equipment and installations including parabolic transmitting and receiving antennae; townhouses and any land-use accessory to a principal use at any level and not specifically authorized in Statements 5(A) and 5(B); public utility and public service uses necessary to serve the development including, but not limited to district electrical generation and utility substations under this Planned Development; and district cooling and heating.

Pursuant to Statement No. 12(B)5, to the extent the Planned Development does not cover all items required for development, the Chicago Zoning Ordinance shall apply as follows: warehousing and storage shall be in general conformance with the DX-16 Downton Mixed-Use District regulations; permitted office, hotel and retail uses shall be in general conformity with the DX-16 Downtown

Mixed-Use District regulations; and residential uses shall be in general conformity with the DR-10 Downtown Residential District regulations.

While dwelling units are allowed at the upper level, please refer to Statement 12 for information about maximum square footage and unit amounts allowed in the PD, along with use conversion formulas. According to the PD's Bulk Table, 1,682 of the maximum 9,050 residential units are allocated to Subarea C. Subarea C consists of the subject building (referred to as Outer Drive East in the PD) and Harbor Point at 155 N. Harbor Dr.

Please refer to the lodging type definitions, including hotel/motel, vacation rental, and shared housing unit, in Section 17-17-0104-S of the Zoning Ordinance. While a hotel is a permitted use at the upper level, it is defined as containing 7 or more guest rooms. An Airbnb is defined as a shared housing unit, which is a dwelling unit containing 6 or fewer sleeping rooms. Pursuant to Statement 12(B)5 and Section 17-4-0207-II4 of the Zoning Ordinance, a shared housing unit is permitted use at the upper level. Lastly, for information regarding taxes and PINs if a portion of the 6th floor use is changed, please contact the Cook County Tax Assessors Office.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C: Main file

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

April 11, 2023

Shelley Stunard
Berkshire Hathaway
400 E. Randolph St., 504
Chicago, IL 60601

**Re: PD 70, Subarea C, 400 E. Randolph St., 7th Floor**

Dear Ms. Stunard:

In response to your recent request, please be advised that the subject property is currently zoned Residential Business Planned Development No. 70 ("PD 70") and within Subarea C. According to your request, the 5th -7th floors of the existing, 41-story building contain commercial and building amenity space. You are seeking clarification regarding converting some of the 7th floor commercial space to residential or lodging use.

Per your request, the 7th floor contains a restaurant and bar, condominium amenity space, several commercial offices, and a public restroom. A Building Section with Chicago City Datum benchmarks is required in order to verify the 7th floor is on the upper level, as described below. The PD identifies specific permitted uses for each level. Pursuant to Statement No. 5(A) of PD 70, within Subareas A, B, C, D, F and G, at the elevations above Chicago City Datum indicated, provided that these elevations may be varied by plus or minus five (+/- 5) feet or as otherwise necessary to meet existing conditions, and subject to the conditions in Statement 12 and in the Bulk Regulations and Data Table, the following uses are permitted at the upper level (+53.0 feet and above): apartment, office, mixed-use (apartment-office) and hotel buildings; accessory uses including retail sales ands service uses; related uses; and pedestrian walkways (Vehicular Right-of-Way and Access Level).

Additionally, pursuant to Statement 5(C), the following uses shall be permitted in all subareas and at all levels subject to the review and approval of our Department: broadcast and telecommunication structures, equipment and installations including parabolic transmitting and receiving antennae; townhouses and any land-use accessory to a principal use at any level and not specifically authorized in Statements 5(A) and 5(B); public utility and public service uses necessary to serve the development including, but not limited to district electrical generation and utility substations under this Planned Development; and district cooling and heating.

Pursuant to Statement No. 12(B)5, to the extent the Planned Development does not cover all items required for development, the Chicago Zoning Ordinance shall apply as follows: warehousing and storage shall be in general conformance with the DX-16 Downton Mixed-Use District regulations;

permitted office, hotel and retail uses shall be in general conformity with the DX-16 Downtown Mixed-Use District regulations; and residential uses shall be in general conformity with the DR-10 Downtown Residential District regulations.

While dwelling units are allowed at the upper level, please refer to Statement 12 for information about maximum square footage and unit amounts allowed in the PD, along with use conversion formulas. According to the PD's Bulk Table, 1,682 of the maximum 9,050 residential units are allocated to Subarea C. Subarea C consists of the subject building (referred to as Outer Drive East in the PD) and Harbor Point at 155 N. Harbor Dr.

Please refer to the lodging type definitions, including hotel/motel, vacation rental, and shared housing unit, in Section 17-17-0104-S of the Zoning Ordinance. While a hotel is a permitted use at the upper level, it is defined as containing 7 or more guest rooms. An Airbnb is defined as a shared housing unit, which is a dwelling unit containing 6 or fewer sleeping rooms. Pursuant to Statement 12(B)5 and Section 17-4-0207-II4 of the Zoning Ordinance, a shared housing unit is a permitted use at the upper level. Lastly, for information regarding taxes and PINs if a portion of the 7th floor use is changed, please contact the Cook County Tax Assessors Office.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C: Main file

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

May 16, 2022

Patrick N. Wartan
Taft Stettinius & Hollister
111 E. Wacker, Suite 2800
Chicago, IL 60601

**Re: PD 70, Subarea B, 200 E. Randolph St.**

Dear Mr. Wartan:

In response to your recent request, please be advised that the subject property is currently zoned Residential Business Planned Development No. 70 ("PD 70") and within Subarea B. Coffee & Tea Bar Hospitality, LLC d/b/a Remedy at Aon Center currently operates a café on the 70th floor of the property selling food and beverages to customers. Per your request, the company holds a retail food establishment license and an incidental activity consumption on premises liquor license. They would like to operate an outdoor patio in the Arcade Level in which they would sell and serve retail food and beverages (including alcoholic beverages) for consumption within the outdoor area. They intend to expand their current license to cover the outdoor area and apply for an outdoor patio license.

A Building Section with Chicago City Datum benchmarks is required in order to confirm the proposed outdoor space is located within the Arcade Level. Pursuant to Statement No. 5(A) of PD 70, the following uses are permitted within the Arcade Level: pedestrian walkways; public park; and accessory uses including retail sales, service uses, automobile parking and hotel uses. Pursuant to Statement 5(C), the following uses are also permitted in Subarea B: general retail sales, eating and drinking establishments (all), liquor sales (as accessory use), observatory, entertainment and spectator sports, sports and recreation, participant, indoor special events, including liquor sales, food and beverage retail sales, and related and ancillary uses. Therefore, the proposed outdoor patio eating and drinking establishment is permitted at the subject site.

Sincerely,

Patrick Murphey
Zoning Administrator

C: Main file

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

March 30, 2022

Alex Hartman
alex@locallocker.com

Re: **Local Locker use classification**

Dear Mr. Hartman:

This letter is in response to your recent request pertaining to the Zoning Ordinance use classification for your Local Locker business. Local Locker provides rentable storage units /lockers for individuals and companies needing storage space in other cities and is seeking to expand in Chicago. Per your request, you convert existing, unused space in buildings (for ex., vacant basement, ground floor retail, and parking garage space) into storage units available to existing building tenants and the public. The typical footprint is approximately 1,000 to 2,500 SF, averaging between 25-75 units, and each unit measures approximately 16 SF each. Locations are leased and customers are charged a flat monthly fee, typically, $50-$125 per month, based on location and unit size. The locker units are prefabricated and then assembled on site. Entry doors are secured and only customers with a locker have access.

It is our opinion that proposed use is an accessory use. Pursuant to Section 17-17-0206 of the Zoning Ordinance ("Ordinance"), an accessory use is defined as a use that is subordinate in area, extent and purpose to the principal use on the zoning lot and that is customarily found in conjunction with a permitted principal use.

Pursuant to Section 17-9-0201-B of the Ordinance, unless otherwise expressly stated in this Zoning Ordinance, accessory uses, buildings, and structures are permitted in conjunction with allowed principal uses. The Zoning Administrator is authorized to determine when a use, building or structure meets the definition of an accessory use, accessory building, or accessory structures. In order to classify a use, building or structure as "accessory", the Zoning Administrator must determine that the use, building or structure:

1. is subordinate to the principal building or principal use in terms of area, extent and purpose;
2. contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served; and

3. is located on the same zoning lot as the principal building or principal use served, with the single exception of accessory off-street parking facilities that are permitted to locate elsewhere than on the same zoning lot with the building or use served.

Please be advised that accessory uses are limited to occupants of the principal building or principal use served. Local Lockers can only be leased to building occupants and are not permitted to be leased to the public. Additionally, accessory uses cannot replace required accessory parking spaces nor can they be placed in view from any adjacent public way or property. Pursuant to Section 17-17-0307-B of the Ordinance, required setbacks must be unobstructed and unoccupied, and therefore, accessory uses cannot be located in required setbacks.

You identified the following four addresses as Chicago lease opportunities: 540 N. Lake Shore Dr., 165 N. Field Blvd., 2907 N. Broadway St., and 1250 N. Dearborn St. The property at 540 N. Lake Shore Dr. is currently zoned DX-12 and you are seeking to lease 2,500 SF of space in the existing building's basement. The existing building is a 7-story, mixed use building with ground floor commercial space and dwelling units above. It is our opinion that the proposed Local Locker meets the definition of a permitted, accessory use at this location.

The property at 165 N. Field Blvd. is zoned PD 70 Sub area C, and you are seeking to place lockers on 7 parking spaces within an area measuring approximately 1,400 SF. Pursuant to Statement No. 5(A) of PD 70, within Subareas A, B, C, D, F and G, at the elevations above Chicago City Datum indicated, provided that these elevations may be varied by plus or minus five (+/- 5) feet or as otherwise necessary to meet existing conditions, and subject to the conditions in Statement 12 and in the Bulk Regulations and Data Table, the following uses are permitted: Lower Level: (+8.0 feet) Illinois Central Gulf tracks and facilities; warehousing and storage; trucking; public esplanade park along the Chicago River; and accessory uses including automobile parking and hotel uses. (Major service access level). The following uses either individually, in whole or in combination with each other are permitted within the Property (Lower Level of Subarea C), as defined in Statement 5, accessory parking; trucking and warehousing; storage and/or self-storage; and accessory electric vehicle charging stations. Pursuant to Statement No. 12(B1), warehousing and storage uses permitted as principal uses in Statement No. 5 shall be limited to 400,000 square feet and shall be established in accordance with the DX-16 Downtown Mixed-Use District regulations existing on the effective date of the Planned Development, as amended in 2018. It is our opinion that if the 7 parking spaces are not required parking for the existing, mixed-use, building at 400 E. Randolph St., then the proposed Local Locker meets the definition of a permitted, accessory use at this location.

The property at 2907 N. Broadway St. is currently zoned B3-2 Community Shopping District and located along a Pedestrian St. You are seeking to lease 2,000 SF of ground floor space in the existing mixed-use, 4-story building. It is our opinion that the

proposed Local Locker use meets the definition of a permitted, accessory use at this location. Please refer to Section 17-3-0504 for additional standards for designated Pedestrian Streets.

The property at 1250 N. Dearborn St. is currently zoned PD 423 and you are seeking to lease 6 parking spaces within an area measuring approximately 900 SF. It is our opinion that if the 6 parking spaces are not required parking for the existing, high-rise residential building, then the proposed Local Locker meets the definition of a permitted, accessory use at this location.

Sincerely,

Patrick Murphey
Zoning Administrator

C: Noah Szafraniec, Kyle Bartlett, Esau Orduno, PD 70 Main file, PD 423 Main file

DPD
Department of Planning and Development

February 22, 2022

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

**Re: Minor Change to PD 70**
**Subarea E - Parcels I, J, K/L**

Dear Mr. George:

Please be advised that your request for a minor change to Planned Development No. 70 ("PD 70") Subarea E, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 14 of PD 70.

Lendlease Development, under three different LLCs, owns parcels I, J, and K/L. They are seeking a minor change to reallocate parking spaces among the parcels. Building K/L has been completed and contains 503 dwelling units and 351 parking spaces. Only 201 parking spaces are required. Building J is nearing completion and will contain 350 dwelling units and 241 parking spaces. Only 140 parking spaces are required. The parking base and lower-level spine of Building I has been completed. Lendlease is proposing the following changes:

- Transfer of 41 parking spaces from Building J to Building I.
- Transfer of 167 parking spaces from Building K/L to Building J.
- Allow Building K/L to use 17 of the 41 spaces that Building J will transfer to Building I.

PD 70 allows for required parking to be located within 500 feet of the building it serves. All the subject parking spaces are within the allowed distance since the parking at the base of all three buildings functions as one large parking garage. Building I is not yet fully constructed, and its parking demand is yet unknown. However, Lendlease estimates that it will have more parking than will be required, and acknowledges that it will need to accommodate the 17 additional spaces required for Building K/L. The following plans are attached: Ground Level Plan, Lower Level 01 Plan, Lower Level 02 Plan, Lower Level 03 Plan, Lower Level 04 Plan, and Lower Level 05 Plan.

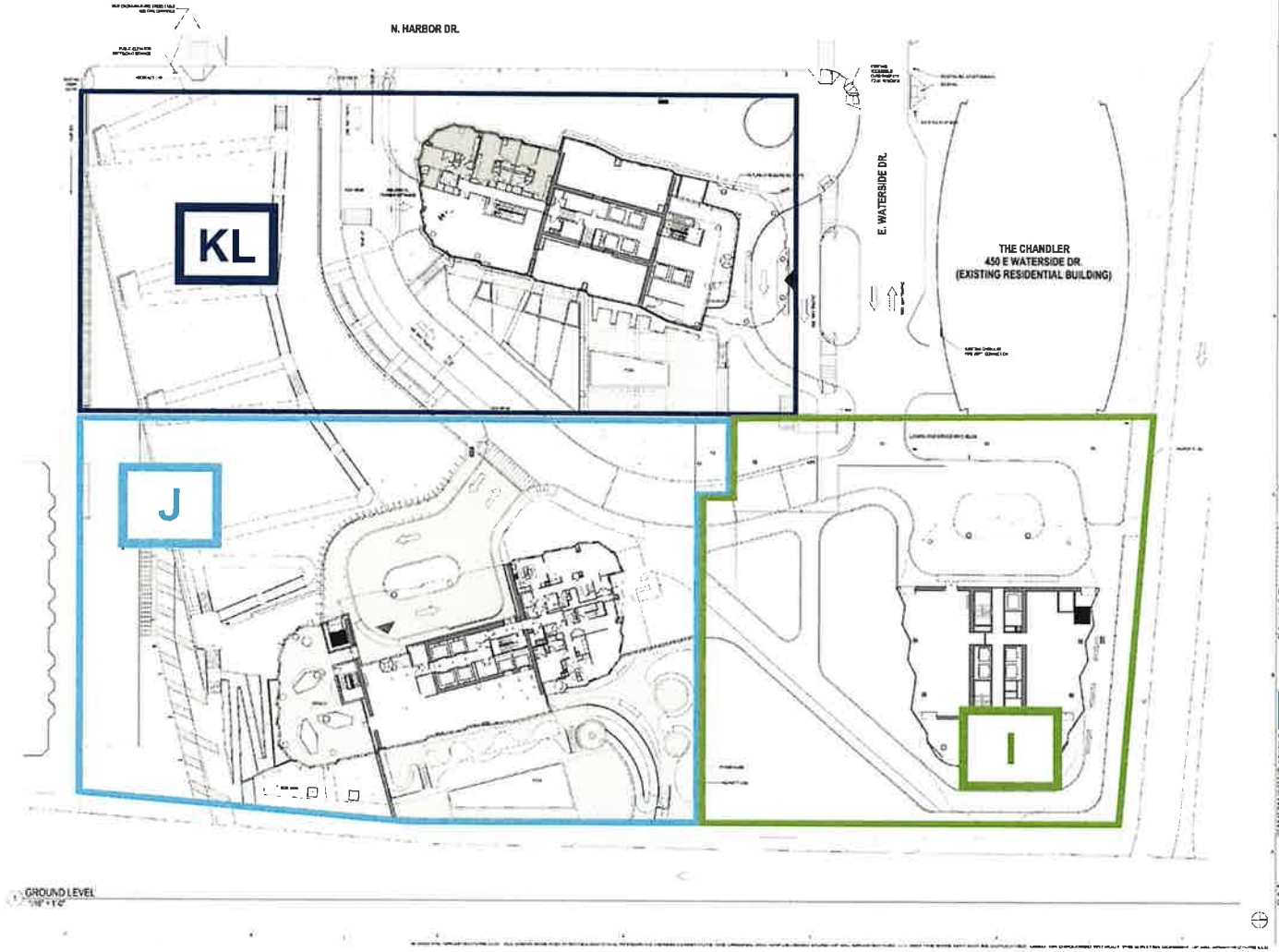
The Department of Planning and Development has determined that allowing these parking space reallocations will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 70, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

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

Sincerely,

Steven Valenziano
Assistant Zoning Administrator

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




PARCEL KL BUILDING
AT LAKESHORE EAST

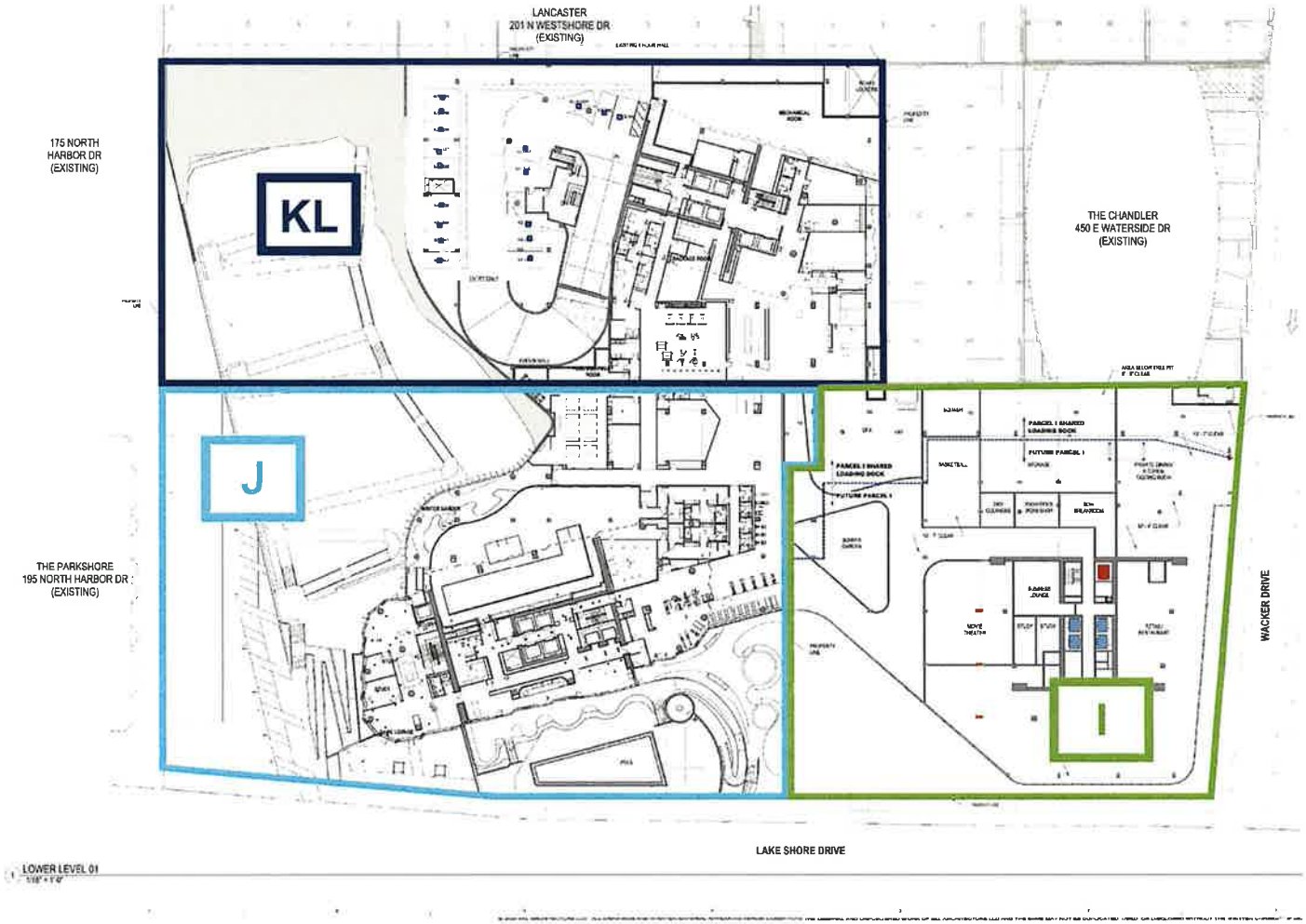
bKL

K/L

GROUND LEVEL PLAN

L01

1 - Cascade - 17 EA




PARCEL KL BUILDING
AT LAKESHORE EAST

bKL

K/L

LOWER LEVEL 01 PLAN

LL01

1 - Cascade - 51 EA
2 - Cirrus - 58 EA
3 - Building I - 127 EA

PARCEL KL BUILDING
AT LAKESHORE EAST

bKL

K/L

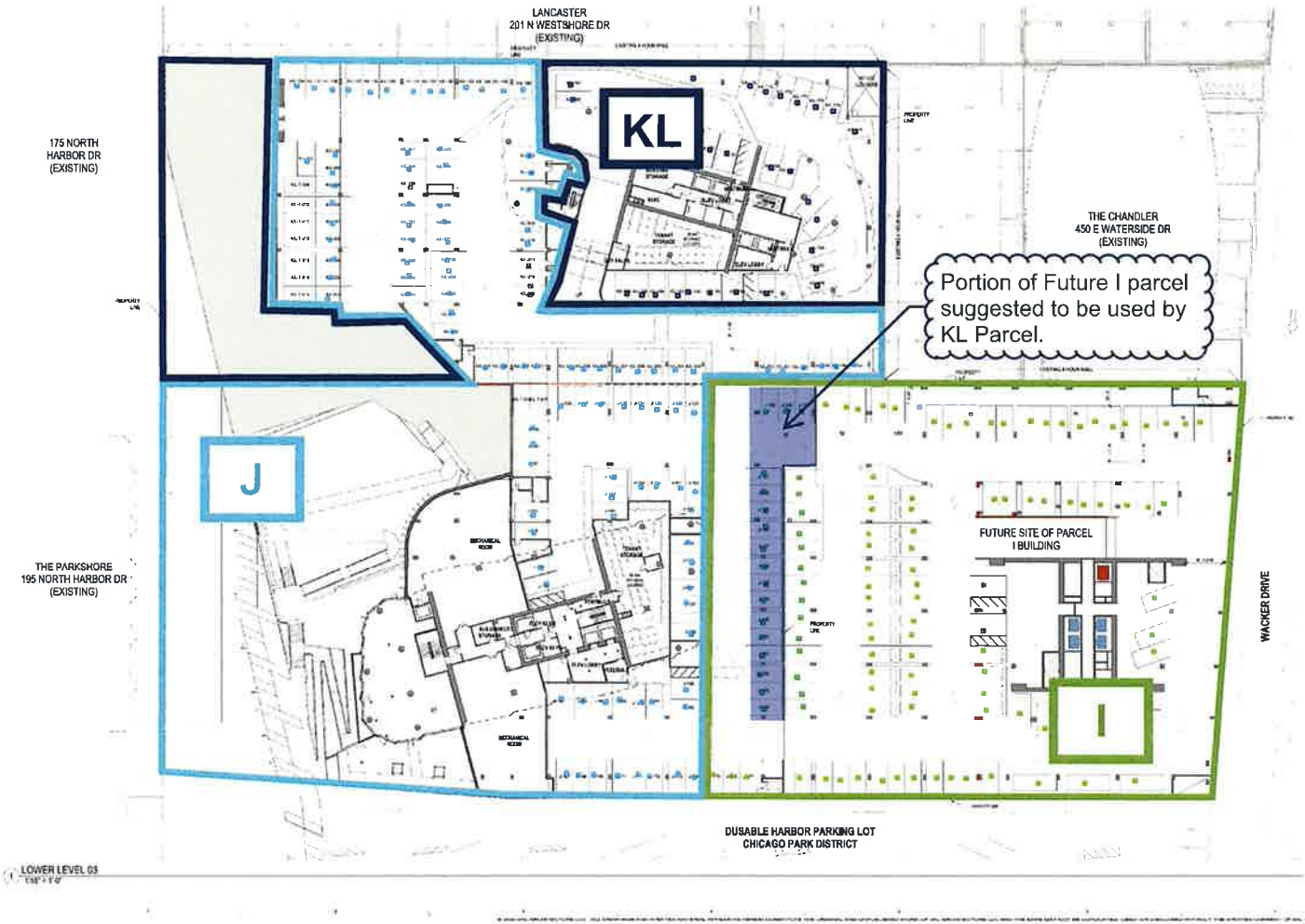
LOWER LEVEL 02 PLAN

LL02

1 - Cascade - 30 EA

2 - Cirrus - 112 EA

3 - Building I - 123 EA




PARCEL KL BUILDING
431 LAKESHORE EAST
445 EAST WATERSIDE DRIVE
OWNER, LLC

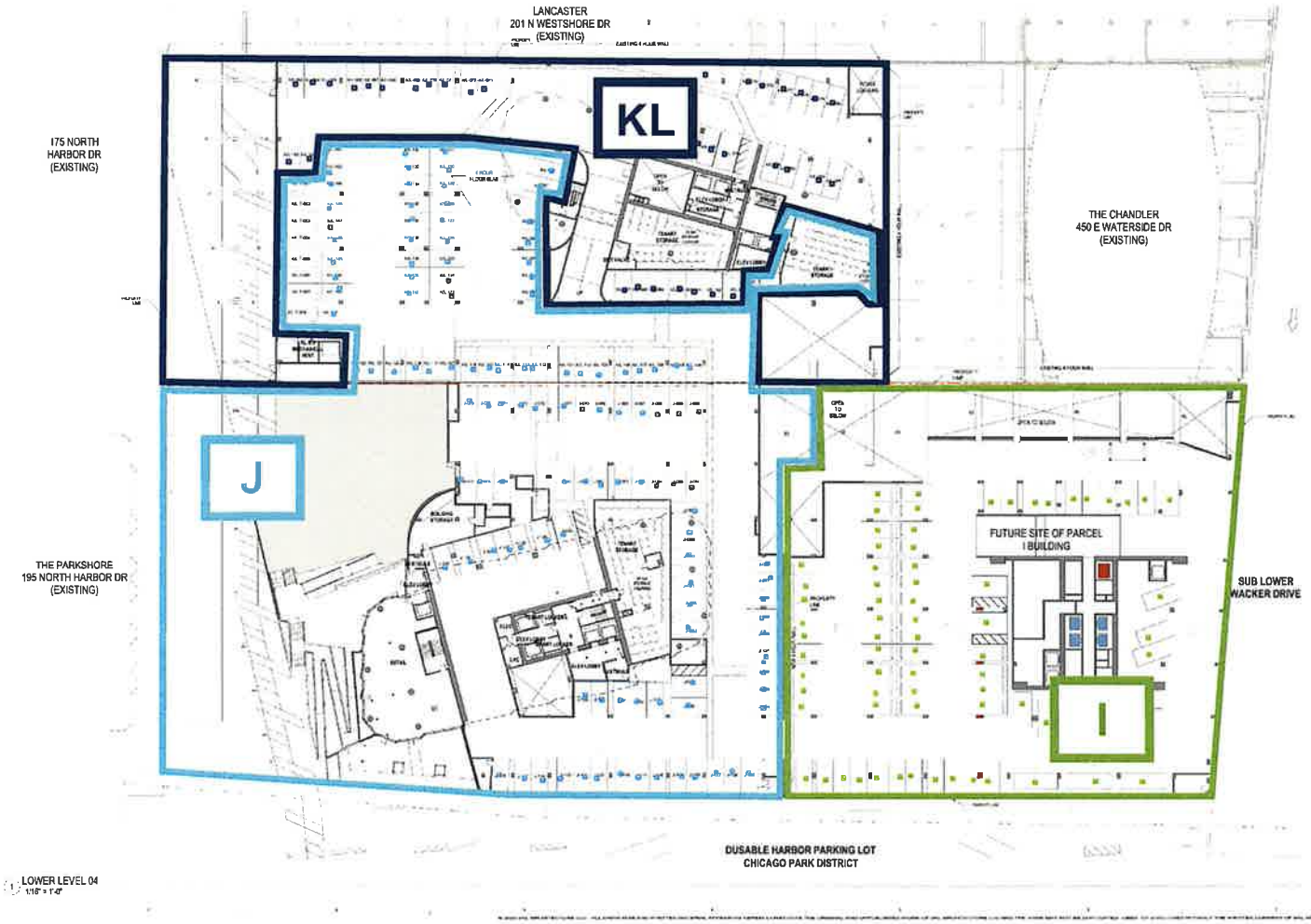
bKL

K/L

LOWER LEVEL 03 PLAN

LL03

1 - Cascade - 36 EA
2 - Cirrus - 122 EA
3 - Building I - 75 EA




1 LOWER LEVEL 04
1/16" = 1'-0"

PARCEL KL BUILDING
AT LAKESHORE EAST

bKL

K/L

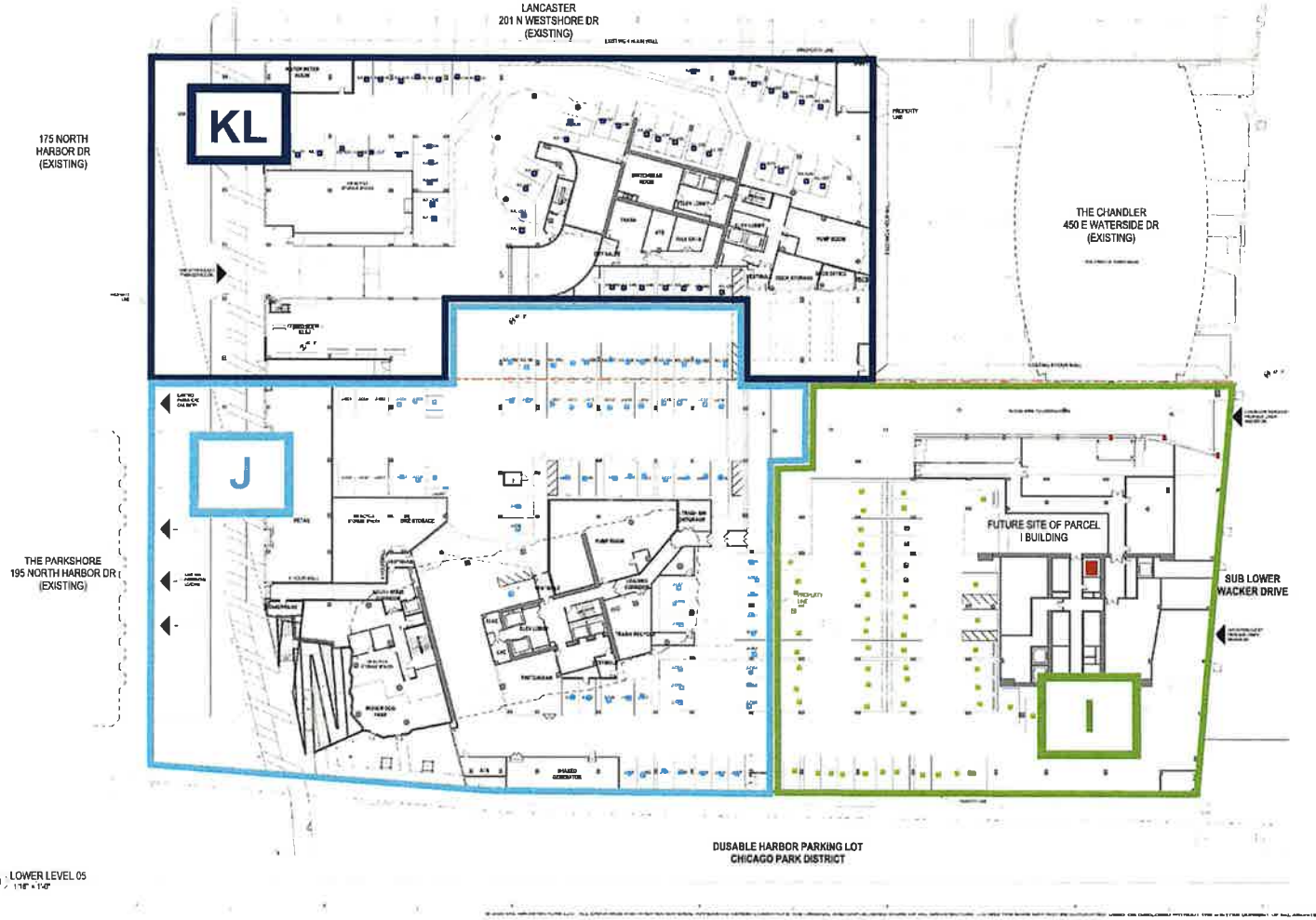
LOWER LEVEL 04 PLAN

LL04

1 - Cascade - 50 EA

2 - Cirrus - 69 EA

3 - Building I - 59 EA




1 LOWER LEVEL 05
1/16" = 1'-0"

PARCEL KL BUILDING
AT LAKESHORE EAST

b KL

K/L

LOWER LEVEL 05 PLAN

LL05

November 3, 2021

David J. Carlins
Parcel C LLC
225 N. Columbus Dr., Suite 100
Chicago, IL 60601

**Re: Minor Change to PD No. 70, Subarea E, Sub-Parcel D2 and G2, Floor Area Transfer**

Dear Mr. Carlins:

Please be advised that your request for a minor change to Planned Development No. 70 ("PD 70"), Subarea E, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 14 of PD 70.

With the consent of Lakeshore East LLC, the controlling entity of Subarea E, you are seeking a minor change to allow a transfer of 815 square feet ("SF") of floor area within Subarea E. The 815 SF will be transferred from Sub-Parcel G2, Building O to Sub-Parcel D2, the St. Regis-Chicago Hotel and Residences (aka Wanda Visa), to allow for the addition of a restaurant mezzanine level offering private dining. As a result of the transfer, the floor area of the existing St. Regis building located at 363 E. Wacker Drive will increase from 1,599,957 SF to 1,600,772 SF. As identified on the October 28, 2021, revised Part II for Village Market, the total Subarea E floor area allocated to date is 8,118,670 SF and the total Subarea E remaining floor area is 1,634,422 SF. Two buildings, I and O, have not been issued Part II approval or building permits as of yet.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed transfer of 815 SF among Subarea E parcels will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 70, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Steven Valenziano
Assistant Zoning Administrator

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

CITY OF CHICAGO

DEPARTMENT OF PLANNING AND DEVELOPMENT

August 12, 2021

C. Harrison Cooper
Akerman LLP
71 S. Wacker Drive
47th Floor
Chicago, IL 60606

**RE: PD 70-Subarea E**
**360 E. South Water Street**
**400 E. South Water Street**

Dear Mr. Cooper:

In response to your recent request, please be advised that the subject properties are zoned Planned Development Number 70-Subarea E.

Regarding 360 E. South Water Street, on March 31, 2006 a foundation-only, building permit No.100080630 was issued for a 51-story, mixed-use building with 607 dwelling units, a 388 space parking garage, and mercantile space. On April 6, 2006, the Department of Planning and Development ("DPD") issued a Part II approval for the construction of a 52-story residential building comprised of 608 dwelling units, 357 parking spaces, 3 loading spaces and 4,620 square feet of retail space on the first floor. On July 5, 2006, conditional permit No. 100120255 was issued for a mixed-use tower with 608 dwelling units and a 5-story parking garage. Several interior renovation permits have been issued since the building was constructed, and we cannot confirm the amount of existing commercial space. In addition, we cannot confirm the existing number of bicycle parking spaces. Regarding signage for this site, attached is a list of 26 sign permits issued for the subject property since its construction. The department cannot confirm the status of those signs.

Regarding 400 E. South Water Street, on Dec. 29, 2003, DPD issued a Part II approval for the construction of a 44-story, residential building comprised of 549 dwelling units, 381 parking spaces, 3 loading spaces, and retail space on the first floor. On November 7, 2003, building permits No. 185279, 185280 and B20222084 were issued for the construction of a 47-story, residential building with 550 dwelling units and retail space on the first floor. On May 5, 2005, a revised Part II approval was issued for a 47-story, residential building comprised of 548 dwelling units, 372 parking spaces, 3 loading spaces and retail space on the first floor. This Part II approval superseded the previous Part II approval dated Dec. 29, 2003 and reduced the number of dwelling units and parking spaces. We cannot confirm the number of bicycle parking spaces. Regarding signage for this site, attached is a list of 22 sign permits issued for the subject property. The department cannot confirm the status of those signs.

Based on the foregoing information, it is the opinion of this office that:

- 360 E. South Water Street is lawfully improved with a 52-story residential building comprised of 608 dwelling units, ground-floor commercial space, a 357 space parking garage, and 3 loading spaces.

- 400 E. South Water Street is lawfully improved with a 47-story residential building comprised of 548 dwelling units, ground-floor commercial space, a 372 space parking garage, and 3 loading spaces.

Sincerely,

Steven Valenziano
Assistant Zoning Administrator

C: Meg George, Main file

DPD
Department of Planning and Development

July 6, 2021

Patrick N. Wartan
Taft Stettinius & Hollister LLP
111 E. Wacker, Suite 2800
Chicago, IL 60601

**Re: Opinion for PD No. 70, Sub area C, lower level, 165 N. Field Blvd.**

Dear Mr. Wartan:

In response to your recent request, please be advised the property at 165 N. Field Dr. is located within Sub area C of Planned Development No. 70 ("PD 70"). Your firm represents Neighborhood Property Acquisitions, LLC, the contract purchaser of 407 parking condominium units and other improvements (the "Property") located on the lower level of the buildings at the common addresses of 165 N. Field Dr. and 400 E. Randolph St. (the "Building"). According to your request, in addition to the Property, the Building contains 956 dwelling units and 645 parking spaces (for a total of 1,052 parking spaces in the Building, including the Property).

Your client may desire to use some or all of the Property (not the entire Building) for the following uses either individually, in whole, or in combination with each other: (1) commercial accessory parking; (2) last mile fulfillment trucking and warehousing; (3) storage and/or self-storage; and (4) accessory electric vehicle charging stations (collectively, the "Potential Uses"). You are seeking an opinion that (A) if your client used all of the Property for uses other than automobile parking, the Building would continue to satisfy applicable minimum parking requirements; and (b) each or all of the Potential Uses, individually, in whole or in combination with each other, are permitted on the Property.

Pursuant to Statement No. 12(E) of PD 70, residential buildings are required to provide parking spaces equal to 55% of the dwelling units, including efficiency units. If the Building is improved with 956 legal dwelling units, then a minimum of 526 parking spaces are required. If the 956-unit Building contains 645 parking spaces, it would exceed the minimum required 0.55 parking ratio, and all of the lower-level Property could be used for uses other than automobile parking, in compliance with the Planned Development.

Pursuant to Statement No. 5(A), within Subareas A, B, C, D, F and G, at the elevations above Chicago City Datum indicated, provided that these elevations may be varied by plus or minus five (+/- 5) feet or as otherwise necessary to meet existing conditions, and subject to the conditions in Statement 12 and in the Bulk Regulations and Data Table, the following uses are permitted: Lower Level: (+8.0 feet) Illinois Central Gulf tracks and facilities; warehousing and storage; trucking; public esplanade park along the Chicago River; and accessory uses including automobile parking and hotel uses. (Major service access level).

The following uses either individually, in whole or in combination with each other are permitted within the Property (Lower Level of Subarea C), as defined in Statement 5, accessory parking; trucking and warehousing; storage and/or self-storage; and accessory electric vehicle charging stations. Pursuant to Statement No. 12(B1), warehousing and storage uses permitted as principal uses in Statement No. 5 shall be limited to 400,000 square feet and shall be established in accordance with the DX-16 Downtown Mixed-Use District regulations existing on the effective date of the Planned Development, as amended in 2018. At the time of permit submittal for the conversion of any of the lower-level parking condominium units, proof of the existing number of legal dwelling units and parking spaces will need to be included and verified.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Janice Hill, Main file

DPD
Department of Planning and Development

May 12, 2021

Karl D. Camillucci
Taft Stettinius & Hollister LLP
111 E. Wacker, Suite 2800
Chicago, IL 60601

**Re: Opinion for PD No. 70, Sub area C, lower level, 165 N. Field Blvd.**

Dear Mr. Camillucci:

In response to your recent request, please be advised the property at 165 N. Field Dr. is located within Sub area C of Planned Development No. 70 ("PD 70"). Your firm represents Neighborhood Property Acquisitions, LLC, the contract purchaser of 407 parking condominium units and other improvements (the "Property") located on the lower level of the buildings at the common addresses of 165 N. Field Dr. and 400 E. Randolph St. (the "Building"). According to your request, in addition to the Property, the Building contains 956 dwelling units and 645 parking spaces (for a total of 1,052 parking spaces in the Building, including the Property).

Your client may desire to use some or all of the Property (not the entire Building) for the following uses either individually, in whole, or in combination with each other: (1) commercial accessory parking; (2) last mile fulfillment trucking and warehousing; (3) storage and/or self-storage; and (4) accessory electric vehicle charging stations (collectively, the "Potential Uses"). You are seeking an opinion that (A) if your client used all of the Property for uses other than automobile parking, the Building would continue to satisfy applicable minimum parking requirements; and (b) each or all of the Potential Uses, individually, in whole or in combination with each other, are permitted on the Property.

Pursuant to Statement No. 12(E) of PD 70, residential buildings are required to provide parking spaces equal to 55% of the dwelling units, including efficiency units. If the Building is improved with 956 legal dwelling units, then a minimum of 526 parking spaces are required. If the 956-unit Building contains 645 parking spaces, it would exceed the minimum required 0.55 parking ratio, and all of the lower-level Property could be used for uses other than automobile parking, in compliance with the Planned Development.

Pursuant to Statement No. 5(A), within Subareas A, B, C, D, F and G, at the elevations above Chicago City Datum indicated, provided that these elevations may be varied by plus or minus five (+/- 5) feet or as otherwise necessary to meet existing conditions, and subject to the conditions in Statement 12 and in the Bulk Regulations and Data Table, the following uses are permitted: Lower Level: (+8.0 feet) Illinois Central Gulf tracks and facilities; warehousing and storage; trucking; public esplanade park along the Chicago River; and accessory uses including automobile parking and hotel uses. (Major service access level).

The following uses either individually, in whole or in combination with each other are permitted within the Property (Lower Level of Subarea C), as defined in Statement 5, accessory parking; trucking and warehousing; storage and/or self-storage; and accessory electric vehicle charging stations. Pursuant to Statement No. 12(B1), warehousing and storage uses permitted as principal uses in Statement No. 5 shall be limited to 400,000 square feet and shall be established in accordance with the DX-16 Downtown Mixed-Use District regulations existing on the effective date of the Planned Development, as amended in 2018. At the time of permit submittal for the conversion of any of the lower-level parking condominium units, proof of the existing number of legal dwelling units and parking spaces will need to be included and verified.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Janice Hill, Main file

# DEPARTMENT OF PLANNING AND DEVELOPMENT

## CITY OF CHICAGO

February 5, 2021

John J. George
Akerman LLP
71 S. Wacker Drive
46th Floor
Chicago, IL 60606

**Re: Site Plan Review request for Planned Development No. 70, Subarea E, Parcel O**
**193 North Columbus Drive**

Dear Mr. George:

Please be advised that your request for Site Plan Review to Planned Development No. 70 ("PD70"), as amended, Subarea E, Parcel O, has been considered by the Department of Planning and Development pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance and Statement No. 13 of PD 70. The project is a 52-story mixed-used building located at the southwest corner of Lakeshore East Park. The site is currently a vacant lot bounded on the west by Columbus Drive, on the east by North Park Dr., on the south by Blue Cross Blue Shield Plaza, and on the north by the Aqua building.

The design and massing of the building is modified from the approved Plan Commission design (Lakefront Application) dated October 18, 2018 to a proposed sawtooth design. The total dwelling units have been reduced from 640 to 629 which includes 192 efficiency units. The hotel keys have been reduced from 570 hotel keys to 269 hotel keys and also includes three levels of co-working space. Adjacent to Upper Columbus Drive is 5,500 square feet of retail and 3,500 square feet of retail adjacent to North Park Drive. The podium contains hotel and residential lobbies, food and beverage outlets, hotel meeting rooms, a ballroom, and amenity spaces. Vehicular access to the building occurs at Upper Columbus Drive, the drop-off plaza to the north of the site, and on North Park Drive to the east of the site. Loading access occurs at Lower Columbus Drive. The project will also provide 25 parking spaces located below Upper Columbus Drive. The parking level is constructed as an extension of the existing Aqua parking structure and is accessed through the existing Aqua garage entries and ramps. The project is designed to comply with LEED Silver Certification.

DPD has reviewed the drawings and exhibits you submitted, all dated 1-6-2021. Attached here

- NW and NE Aerial views – Current Perspective View - Parcel O.
- NW Corner view from upper Columbus Drive
- Building Data (1 Sheet) and Parking Calculations (1 Sheet)
- Site Vicinity – Lakeshore East (3 Sheets) and Existing Photos (1 Sheet)
- Building Elevations - East and North (1 Sheet) and West and South (1 Sheet)
- Surveys - Upper N. Columbus Dr., Intermediate N. Columbus Dr., and Lower N. Columbus Dr.
- Accessible Elevator Access - West Elevation
- Pedestrian Improvements (4 Sheets) and Landscape Plan and Detail Sheet (2 Sheets)
- Pedway Circulation (2 Sheets) and Pedestrian Circulation (1 Sheet)

- L01, LL01 and LL02 Attendant Parking Access

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the PD No. 70 or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development. Upon review of the materials submitted, DPD has determined that the aforementioned project is consistent with, and satisfies the requirements of, the PD No. 70.

This site plan submittal (and associated documents) for PD No. 70 (Parcel O) is hereby approved as conforming to this Planned Development. Additionally, Alderman Reilly has reviewed the modifications and does not have any objection. This site plan approval does not cover any signage, which must be covered by a separate application process. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD No. 70, I hereby approve the foregoing Site Plan Review request, but no other changes to this Planned Development.

Sincerely,

Steve Valenziano
Assistant Zoning Administrator

SV:fe

C: Alderman Reilly
Mike Marmo
Erik Glass
Fernando Espinoza
Cindy Roubik
Bill Higgins
Main file

# PARCEL O

## SITE PLAN APPROVAL

## JANUARY 6, 2021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NW AERIAL VIEW

NE VIEW FROM LAKESHORE EAST PARK



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NW CORNER VIEW FROM UPPER COLUMBUS DRIVE



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## Parcel O - Building Data

| | |
|---|---|
| Residential Units | |
| Dwelling Units | 437 |
| Efficiency Units | 192 |
| Total | 629 |
| Hotel Guestrooms | 269 |
| Maximum Height | 600'ccd |
| Building Area (FAR) | 702,256sf |
| Site Area | 32,837sf |
| FAR | 21.39 |
| Parking | |
| Aqua (existing) | 328 |
| Parcel O (new) | 25 |
| Required | 353 |
| Loading Docks | 6 |


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| SUB-PARCEL | OFFICE/COMMERCIAL/RETAIL | | HOTEL | | RESIDENTIAL | |
|---|---|---|---|---|---|---|
| | PROVIDED | REQUIRED 1/3500 S.F. | PROVIDED | REQUIRED 1/3 KEYS | PROVIDED | REQUIRED .55/DU AND 1/TH prior to 2016 after 2016 .4/DU & 1/TH |
| A3/G3 - AQUA | 30 SPACES | 11 SPACES | 210 SPACES | 111 SPACES | 936 SPACES | 406 SPACES |

| | |
|---|---|
| **TOTAL PROVIDED** | 1,176 SPACES |
| **TOTAL REQUIRED** | 528 SPACES |
| **TOTAL AVAILABLE** | 648 SPACES |

| SUB-PARCEL | OFFICE/COMMERCIAL/RETAIL | | HOTEL | | RESIDENTIAL | |
|---|---|---|---|---|---|---|
| | PROVIDED | REQUIRED 1/3500 S.F. | PROVIDED | REQUIRED 1/3 KEYS | PROVIDED | REQUIRED .55/DU AND 1/TH prior to 2016 after 2016 .4/DU & 1/TH |
| G2 - Building O | 11 SPACES | 11 SPACES | 90 SPACES | 90 SPACES | 252 SPACES | 252 SPACES |

| | |
|---|---|
| **TOTAL PROVIDED AT BUILDING O** | 25 SPACES |
| **TOTAL REQUIRED** | 353 SPACES |
| **PROPOSED TOTAL PROVIDED FROM AQUA** | 328 SPACES |


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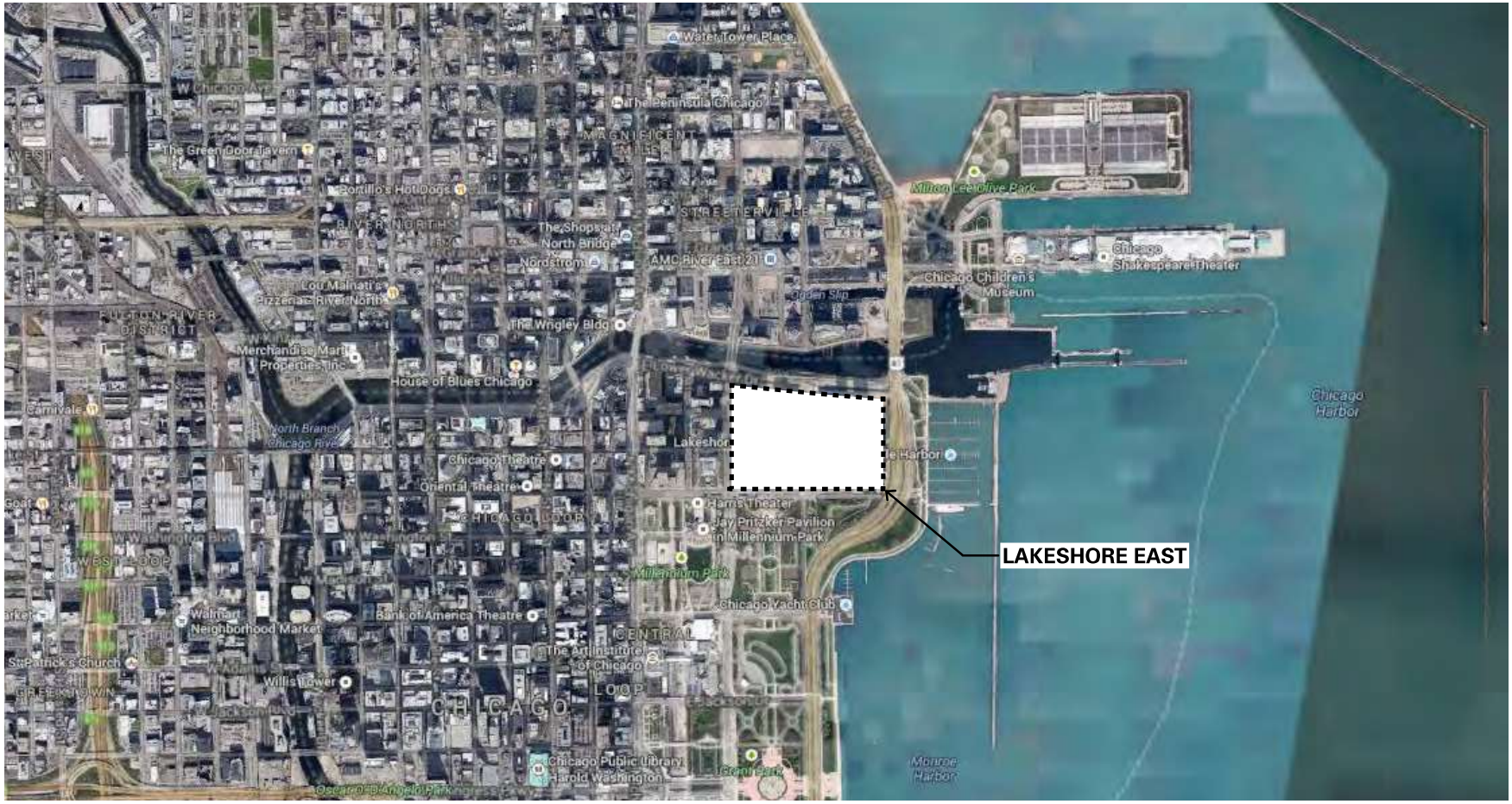


N.T.S.


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N.T.S.



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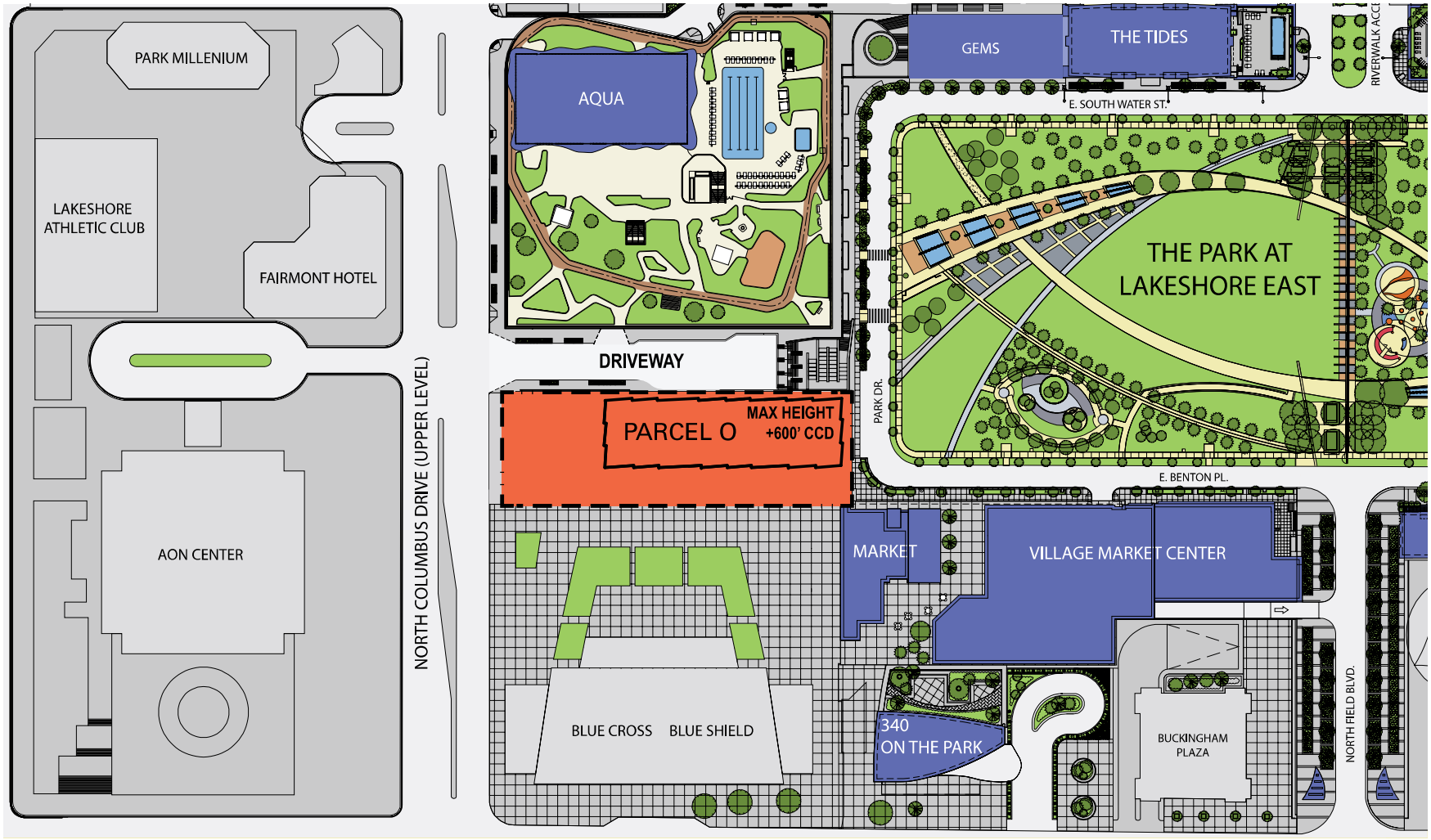


N.T.S.



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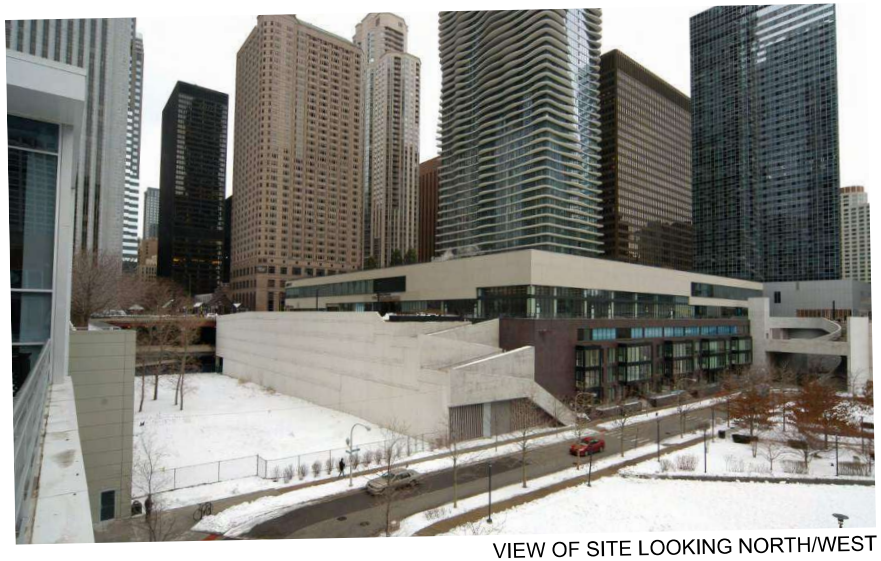

VIEW OF SITE LOOKING NORTH/WEST

VIEW OF SITE LOOKING SOUTH/WEST

VIEW OF SITE LOOKING SOUTH/EAST

VIEW OF SITE LOOKING NORTH/EAST



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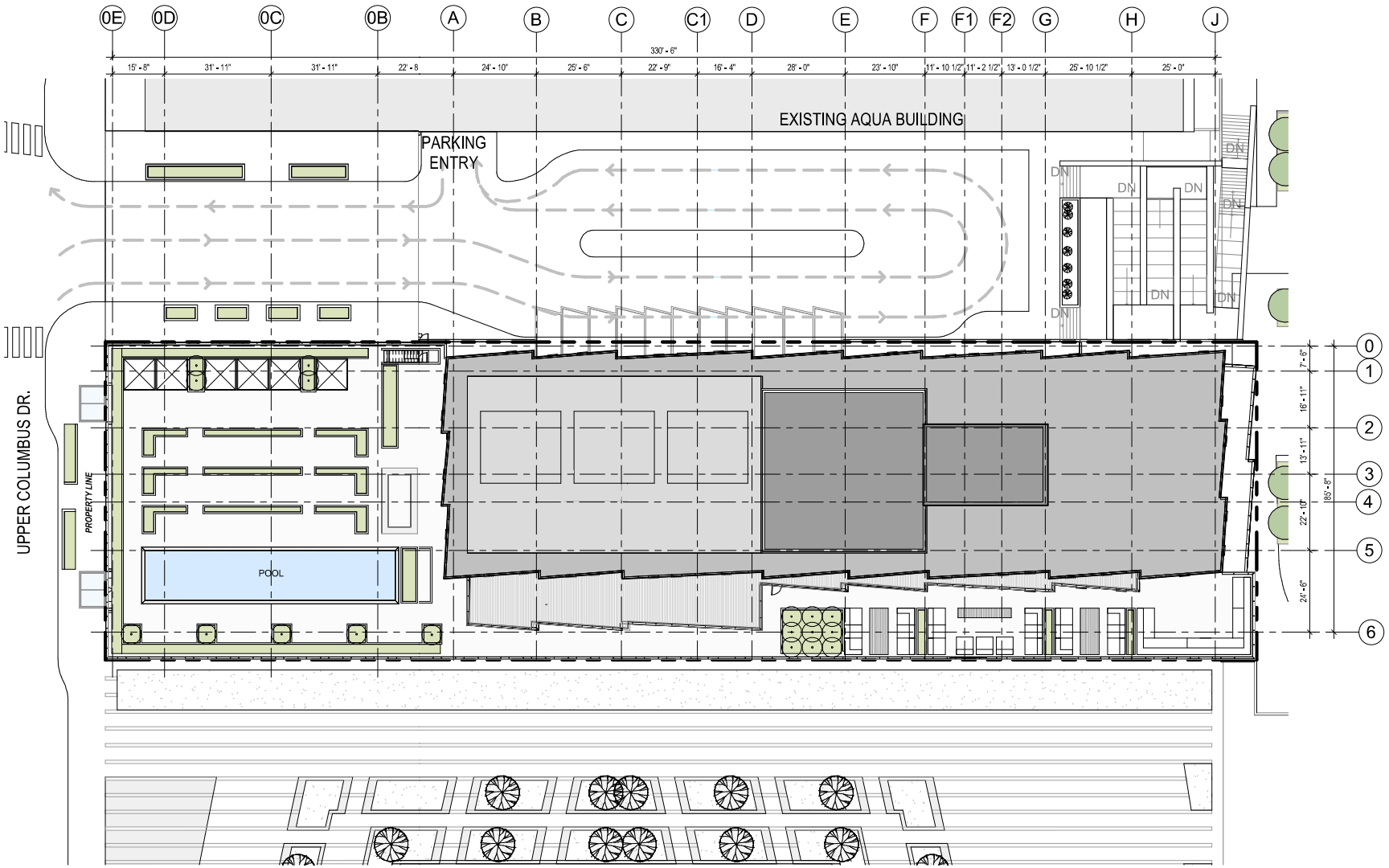


SCALE: 1" = 30'-0"




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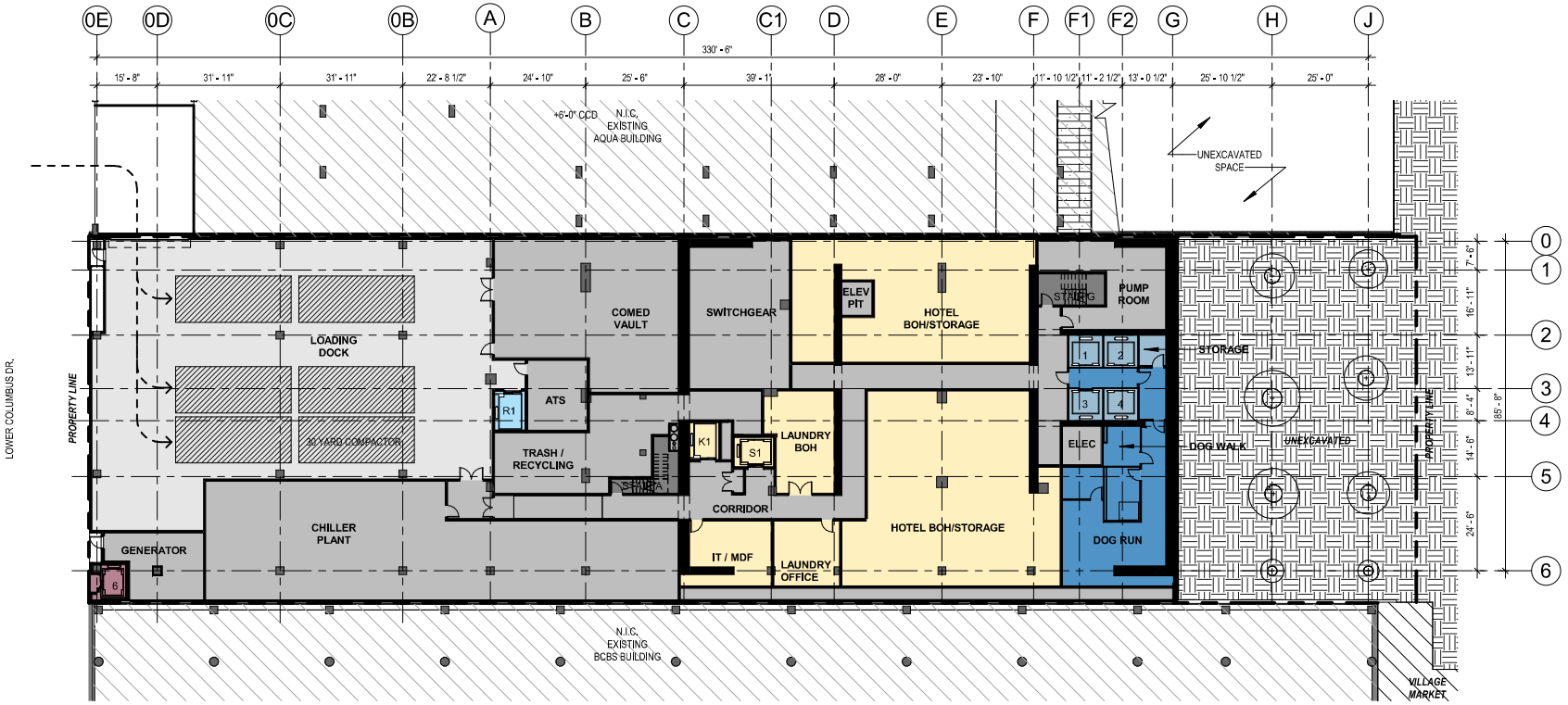


**PROGRAM KEY:**

| | | |
|---|---|---|
| HOTEL BOH | RETAIL | PARKING & LOADING |
| RESIDENTIAL FOH | COMMON BLDG FOH | STAIRS |
| RESIDENTIAL BOH | COMMON BLDG BOH | |

SCALE: 1" = 30'-0"




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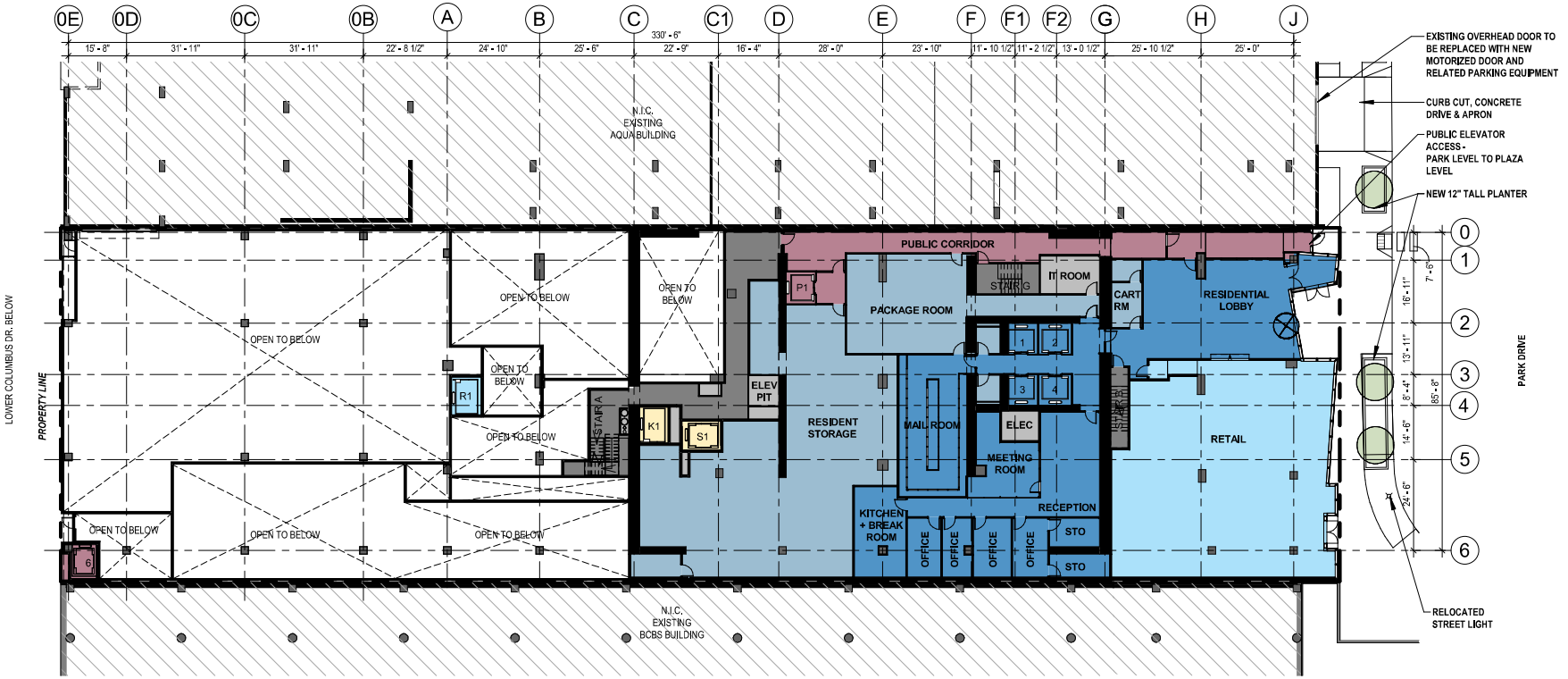


**PROGRAM KEY:**

| | | |
|---|---|---|
| HOTEL BOH | RETAIL | STAIRS |
| RESIDENTIAL FOH | COMMON BLDG FOH | |
| RESIDENTIAL BOH | COMMON BLDG BOH | |

SCALE: 1" = 30'-0"




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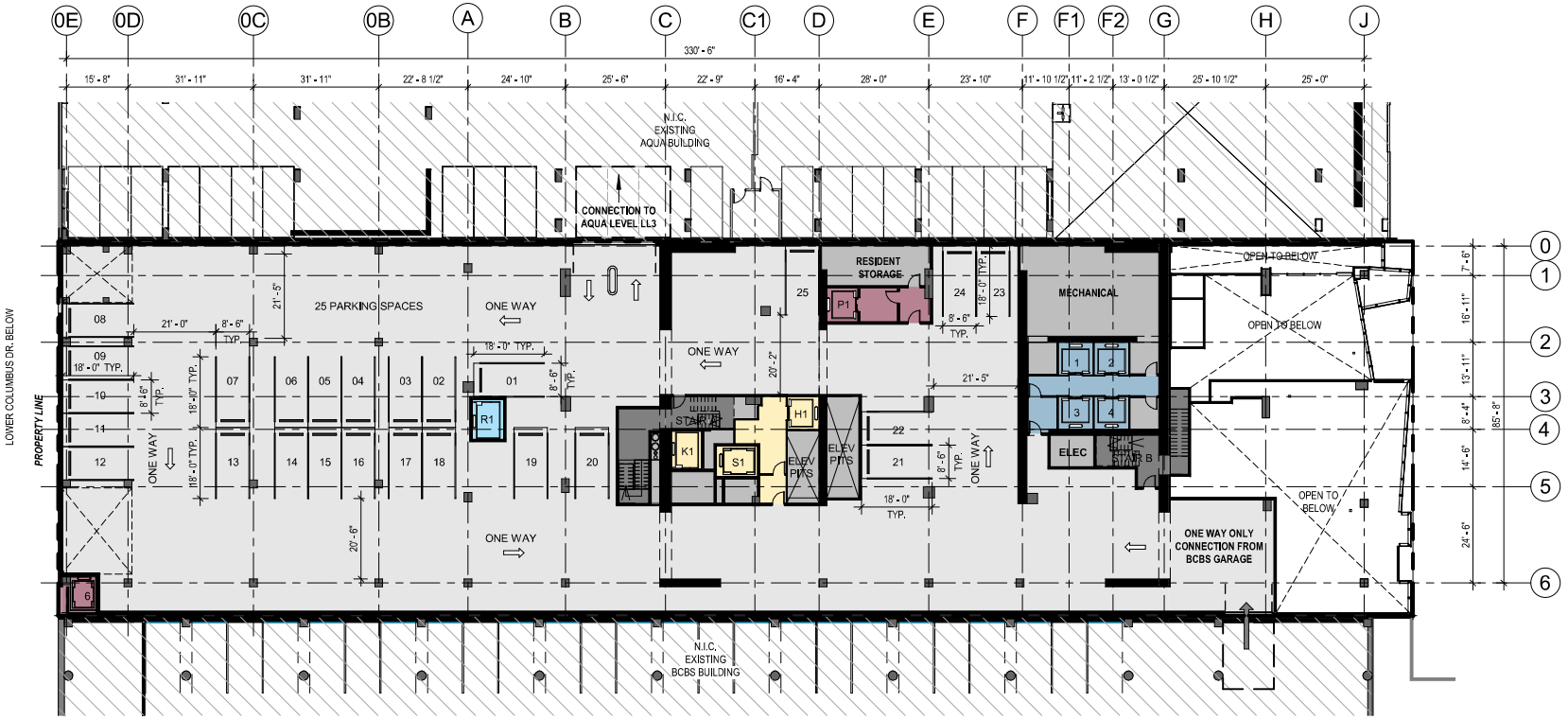


PARKING DESIGN TO MEET THE REQUIREMENTS OF CZO SECTION 17-10-1001

**PROGRAM KEY:**

- HOTEL BOH
- RESIDENTIAL BOH
- RETAIL
- COMMON BLDG FOH
- COMMON BLDG BOH
- PARKING & LOADING
- STAIRS

SCALE: 1" = 30'-0"

MAGELLAN DEVELOPMENT GROUP

**PROPOSED PLAN - LOWER LEVEL 03**

PARCEL O
PROJECT NO. 13002
01.06.2021


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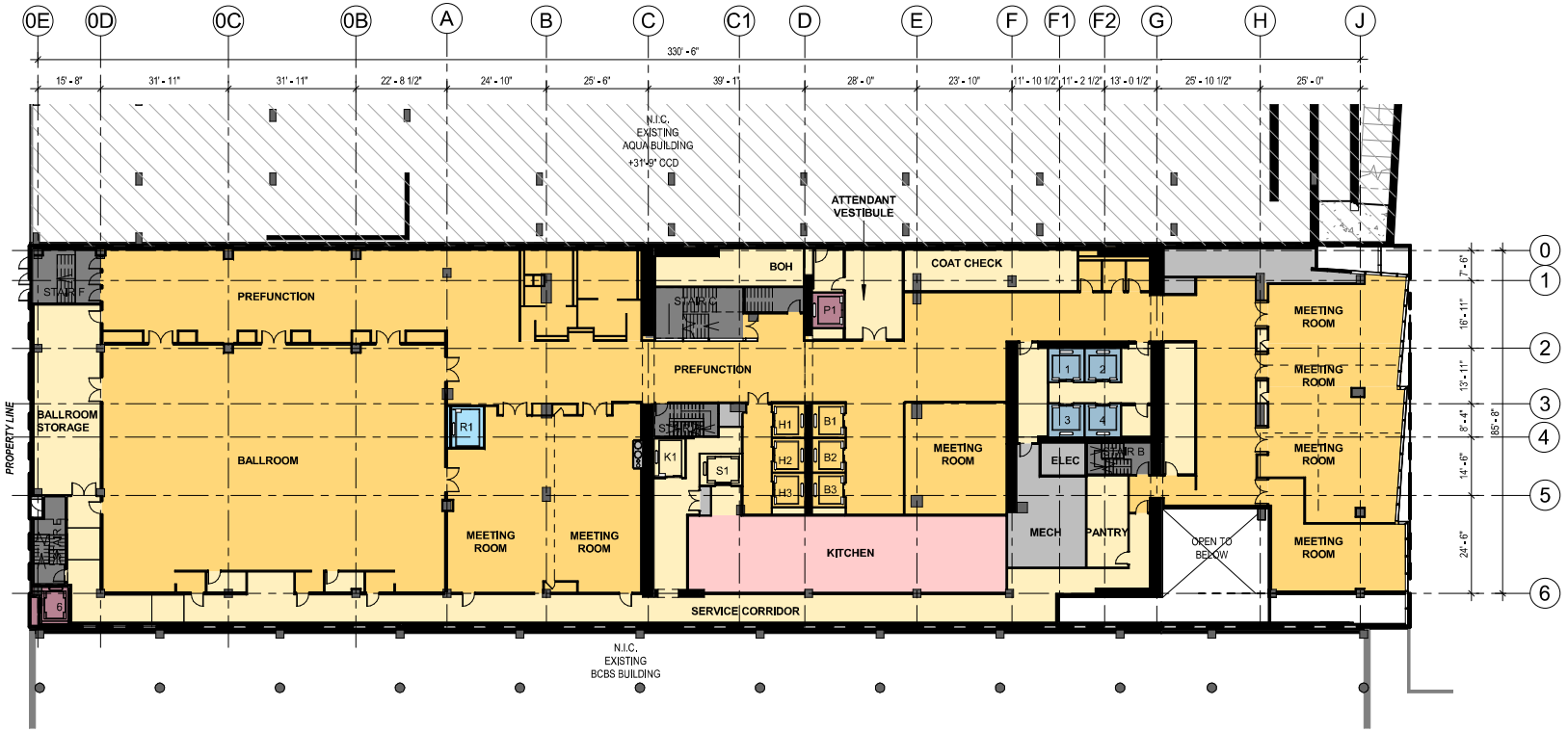


**PROGRAM KEY:**

| | | |
|---|---|---|
| HOTEL BOH | RETAIL | STAIRS |
| HOTEL FOH | COMMON BLDG FOH | F&B BOH |
| RESIDENTIAL BOH | COMMON BLDG BOH | |

SCALE: 1" = 30'-0"


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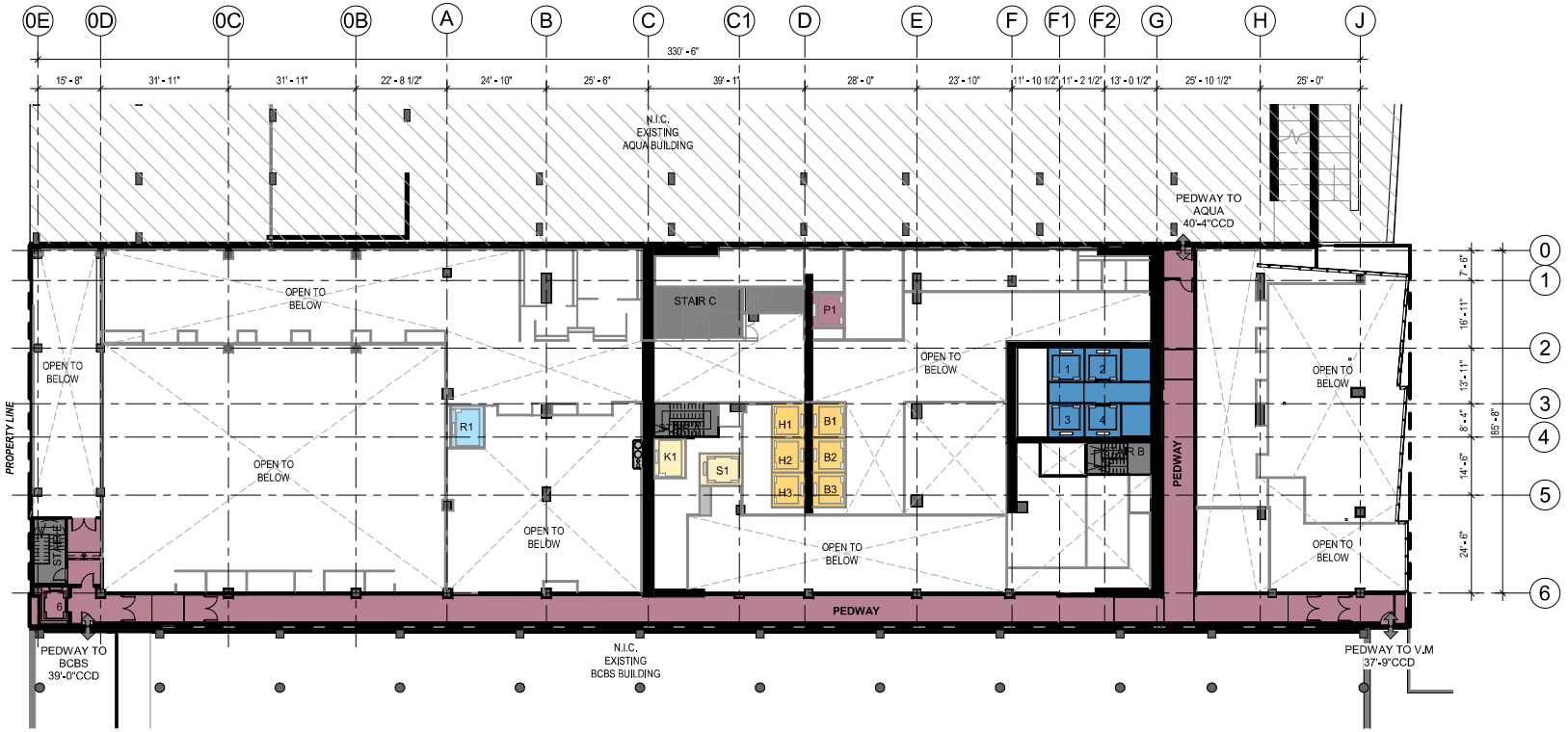


**PROGRAM KEY:**

| | | |
|---|---|---|
| HOTEL BOH | RETAIL | STAIRS |
| HOTEL FOH | COMMON BLDG FOH | |
| RESIDENTIAL FOH | COMMON BLDG BOH | |

SCALE: 1" = 30'-0"




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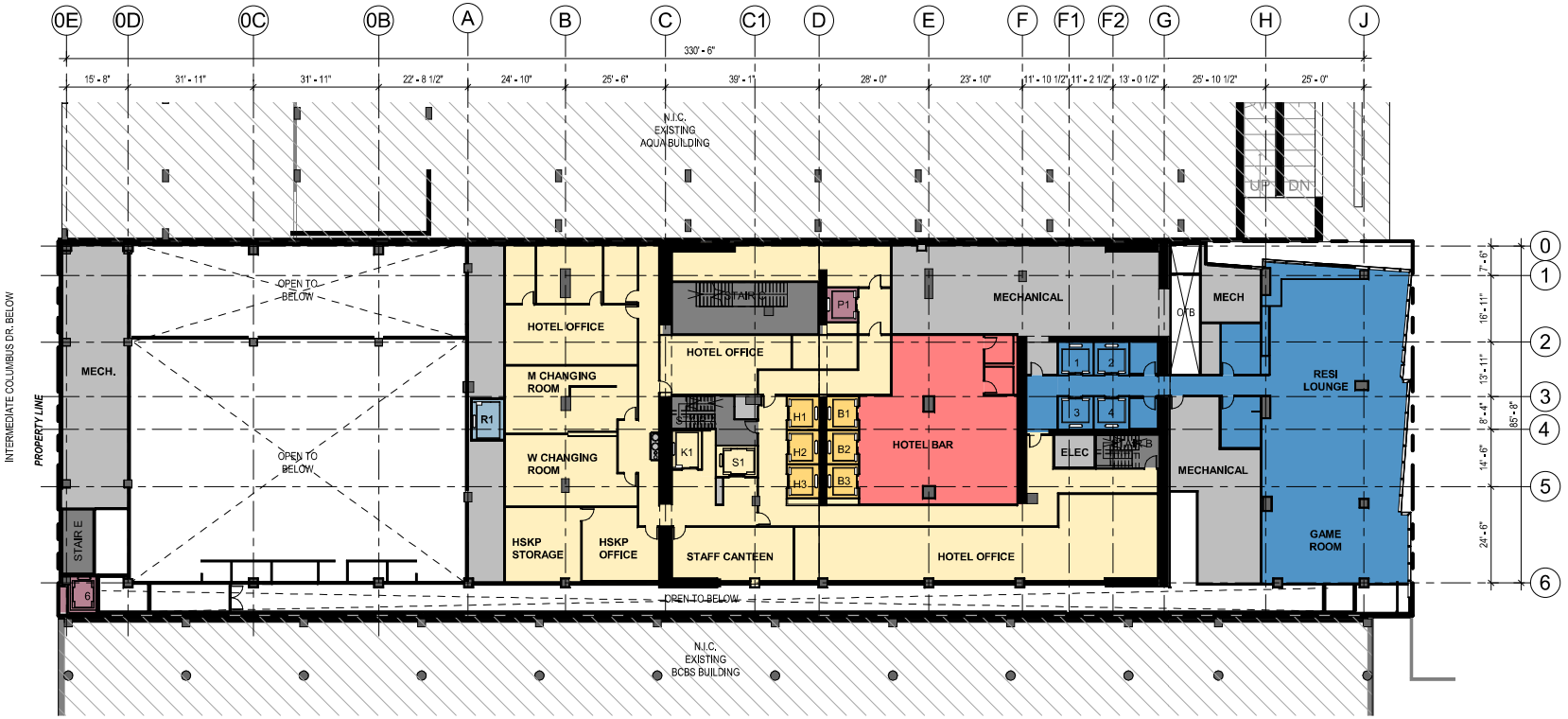


**PROGRAM KEY:**

| | | |
|---|---|---|
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| HOTEL FOH | COMMON BLDG FOH | F&B FOH |
| RESIDENTIAL FOH | COMMON BLDG BOH | |

SCALE: 1" = 30'-0"


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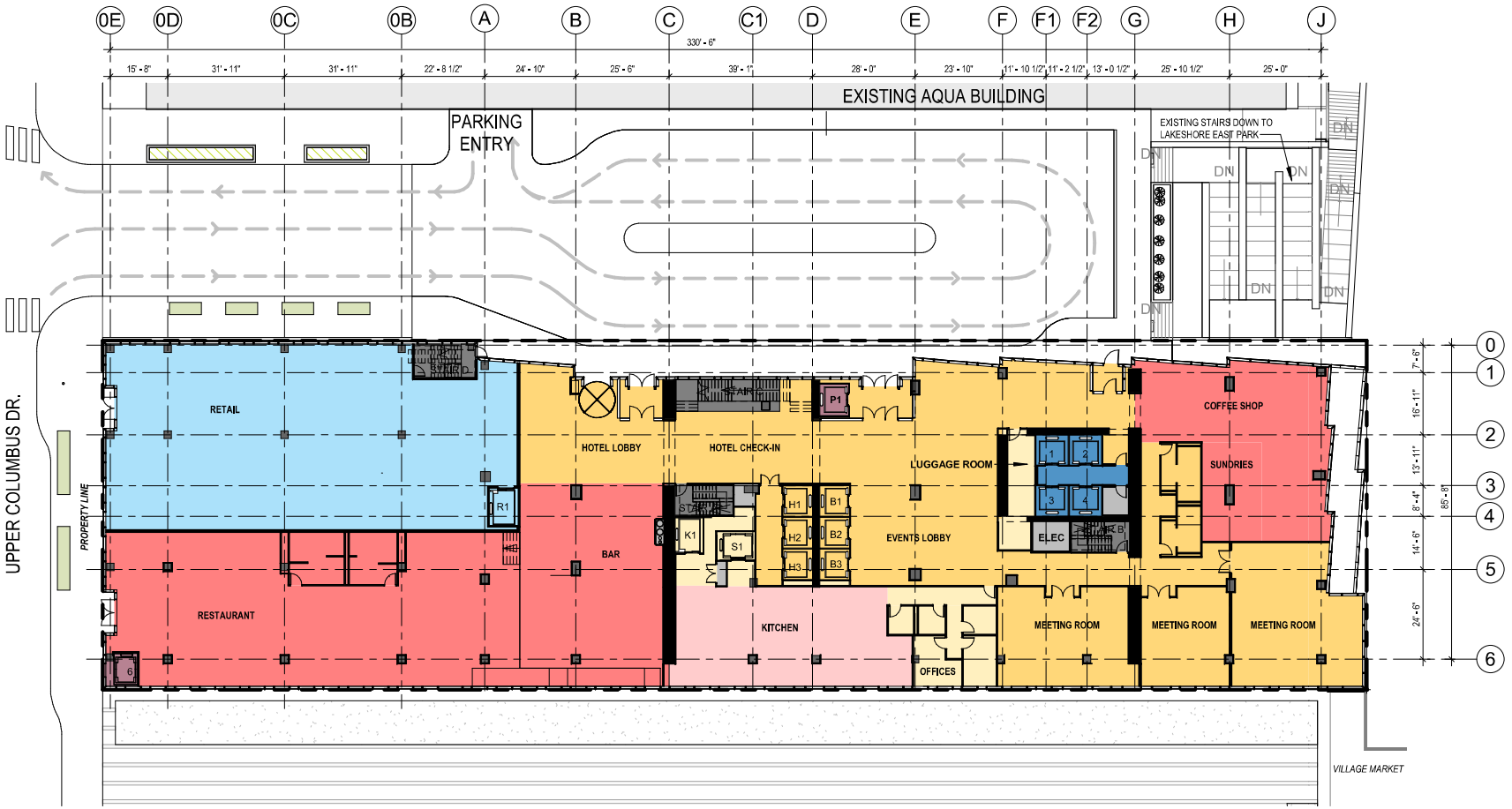


**PROGRAM KEY:**

| | | |
|---|---|---|
| HOTEL BOH | RETAIL | STAIRS |
| HOTEL FOH | COMMON BLDG FOH | F&B FOH |
| RESIDENTIAL FOH | COMMON BLDG BOH | F&B BOH |

SCALE: 1" = 30'-0"




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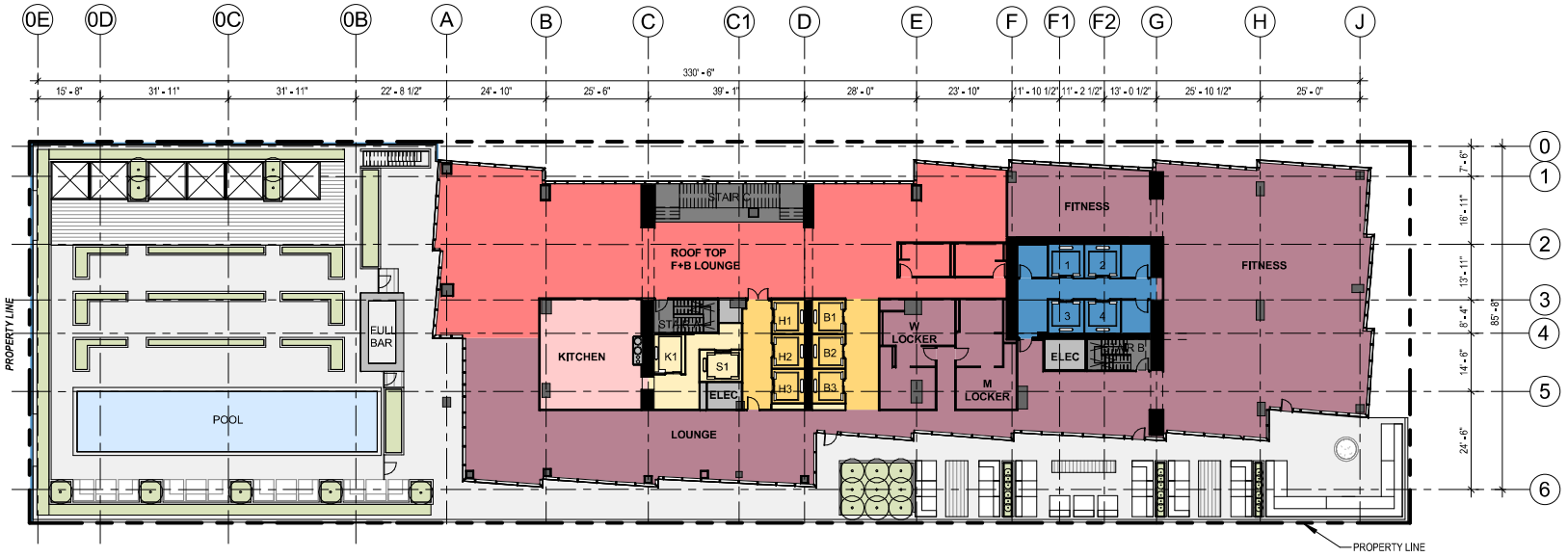


UPPER COLUMBUS DR.

**PROGRAM KEY:**

| | | |
|---|---|---|
| HOTEL BOH | COMMON BLDG FOH | F&B FOH |
| HOTEL FOH | COMMON BLDG BOH | F&B BOH |
| RESIDENTIAL FOH | STAIRS | |

SCALE: 1" = 30'-0"




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**PROGRAM KEY:**

| | | |
|---|---|---|
| HOTEL BOH | COMMON BLDG BOH | CO-WORKING BOH |
| HOTEL FOH | STAIRS | |
| RESIDENTIAL BOH | CO-WORKING | |

SCALE: 1" = 30'-0"




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Total Hotel Keys - 269

**PROGRAM KEY:**

- HOTEL BOH
- HOTEL FOH
- RESIDENTIAL BOH
- COMMON BLDG BOH
- STAIRS

SCALE: 1" = 30'-0"

MAGELLAN DEVELOPMENT GROUP

## PROPOSED PLAN - TYPICAL HOTEL LEVEL - L06-L14

PARCEL O
PROJECT NO. 13002
01.06.2021


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Total Flex Units - 30

**PROGRAM KEY:**

- HOTEL BOH
- HOTEL FOH
- RESIDENTIAL BOH
- COMMON BLDG BOH
- STAIRS
- FLEX FOH
- FLEX BOH

SCALE: 1" = 30'-0"



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Total Residential Units - 599
2-Bed - 10%
1-Bed - 60%
Conv. - 15%
Studio - 15%

**PROGRAM KEY:**

- RESIDENTIAL FOH
- RESIDENTIAL BOH
- STAIRS

SCALE: 1" = 30'-0"




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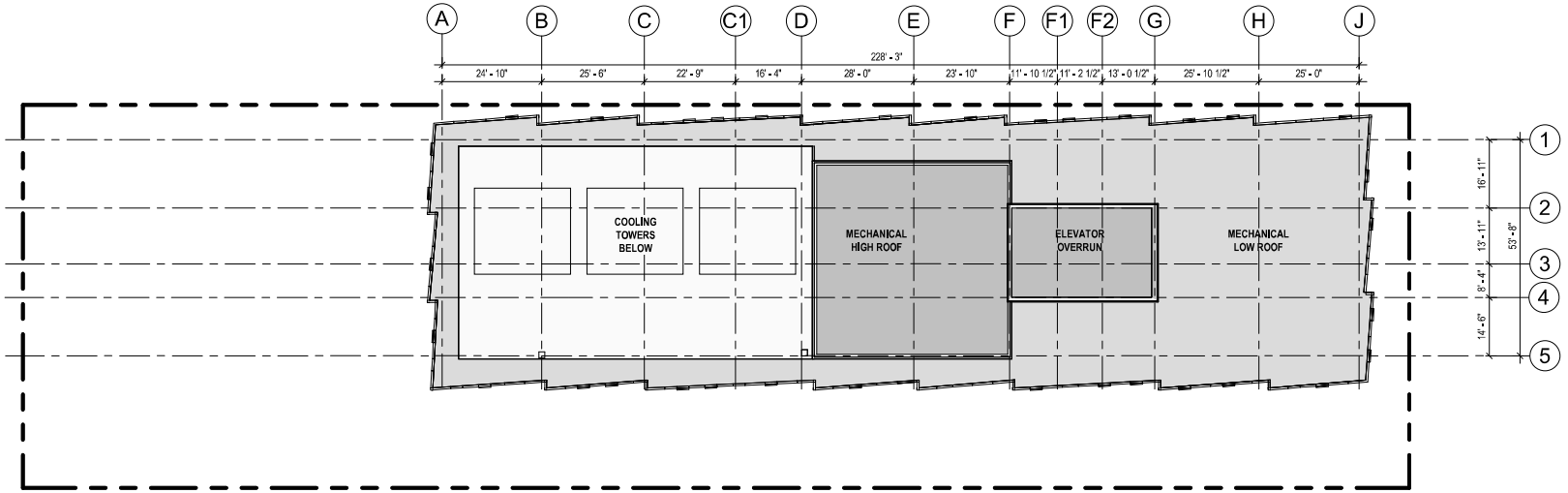


SCALE: 1" = 30'-0"

MAGELLAN DEVELOPMENT GROUP

# PROPOSED ROOF PLAN

PARCEL O
PROJECT NO. 13002
01.06.2021


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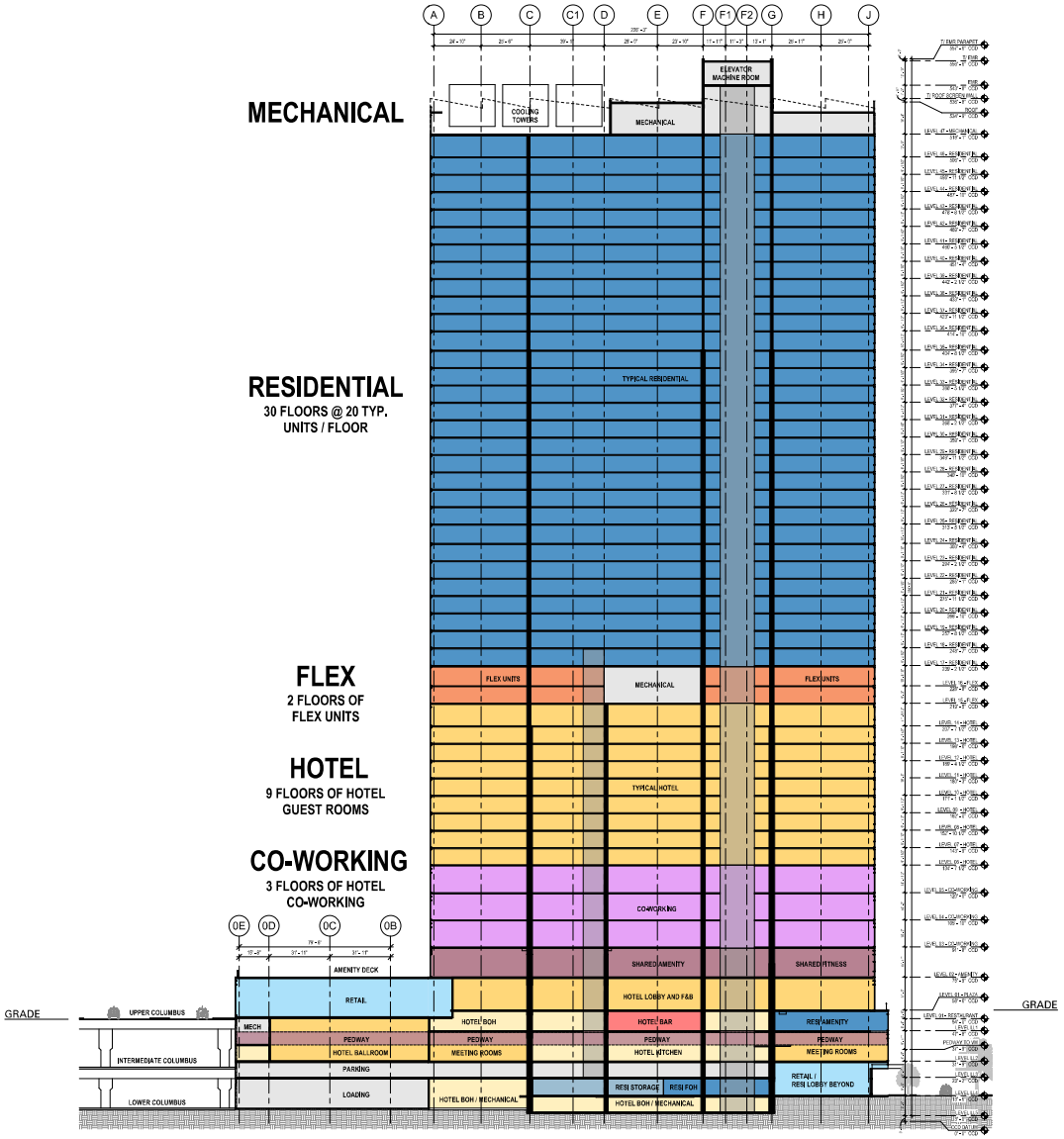


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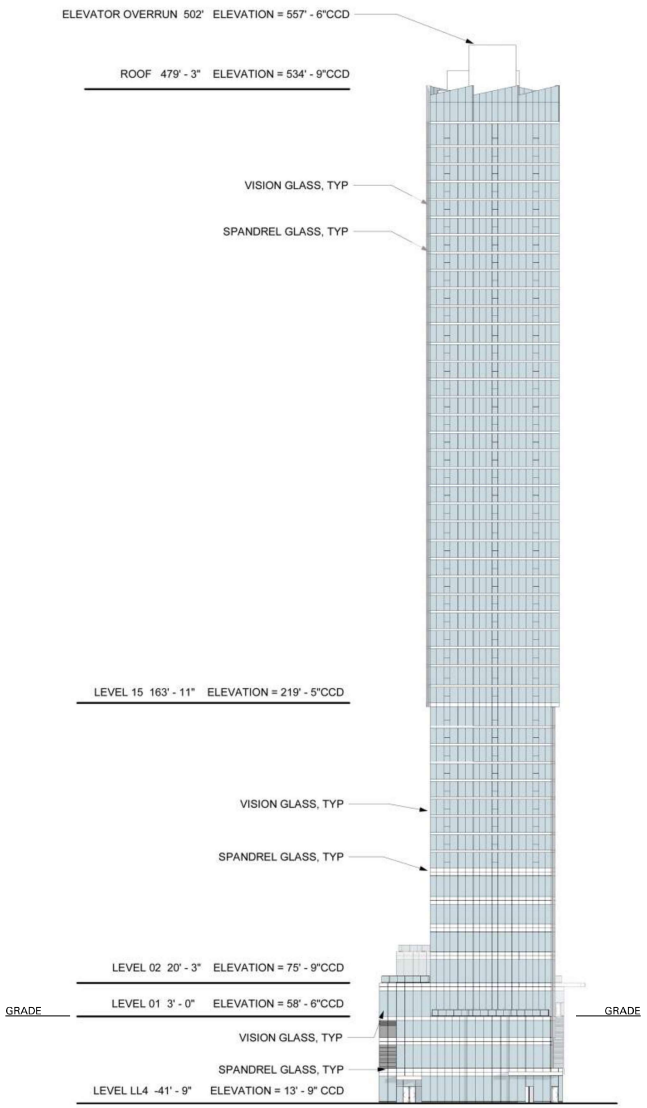
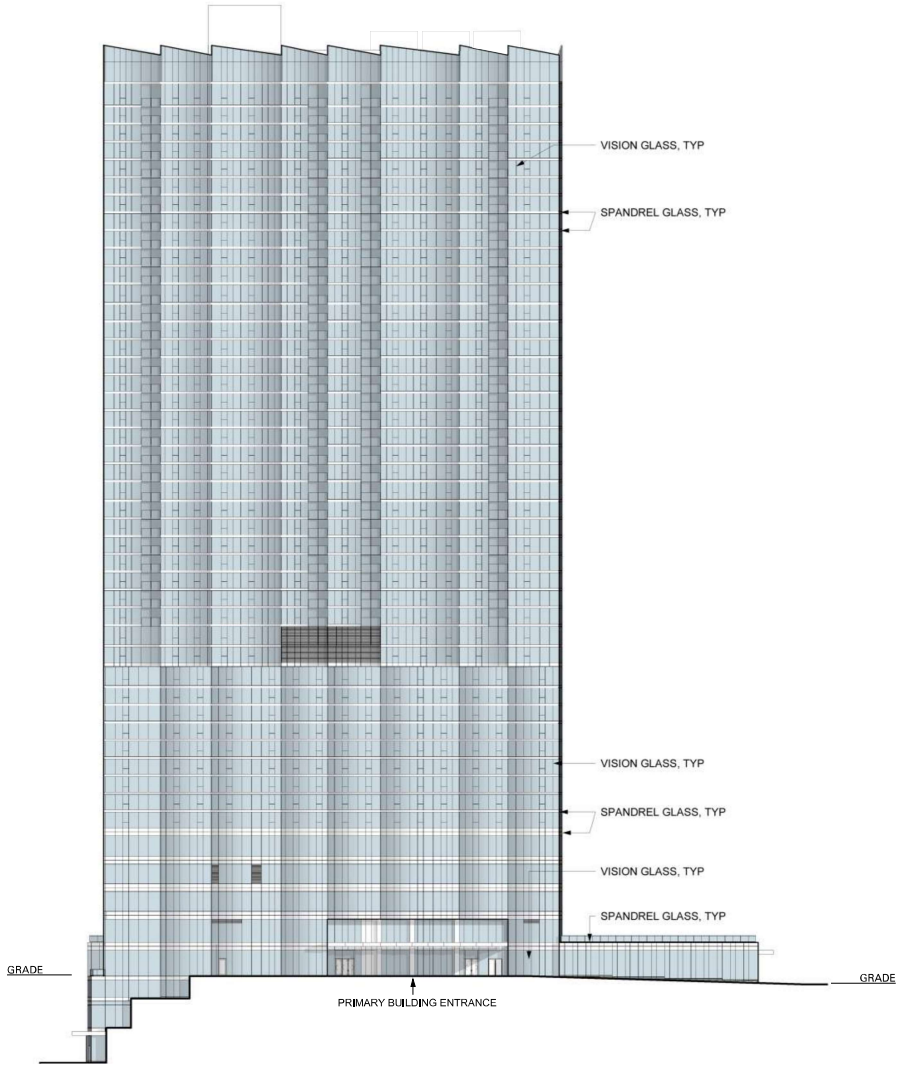



**EAST ELEVATION**




**NORTH ELEVATION**

SCALE: 1/64" = 1'-0"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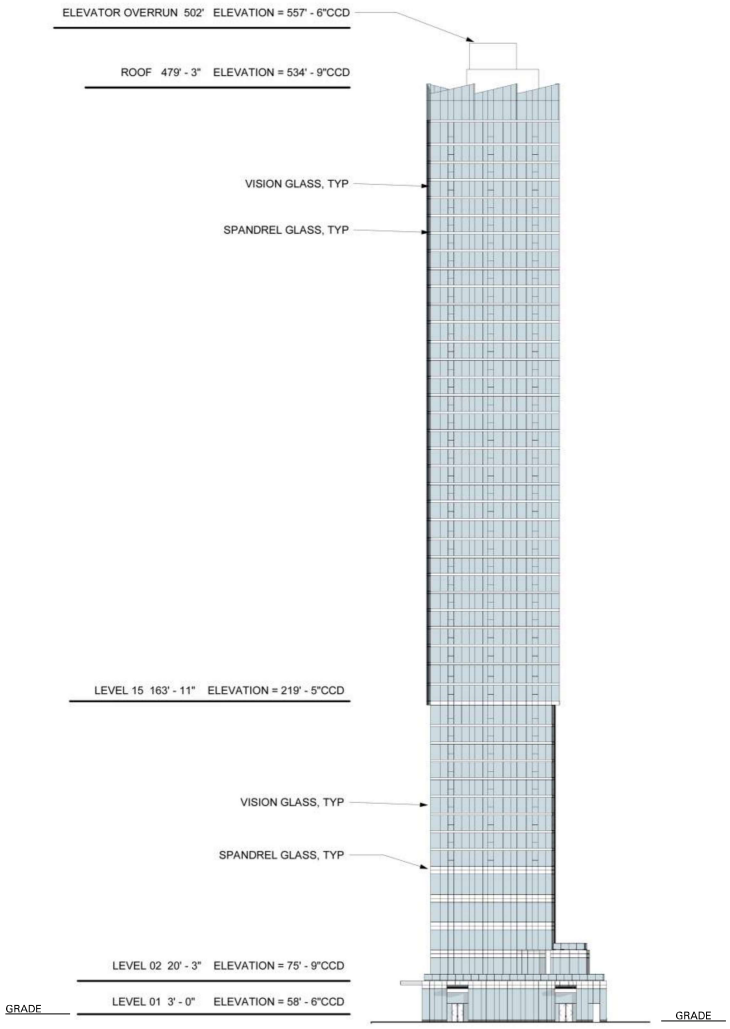
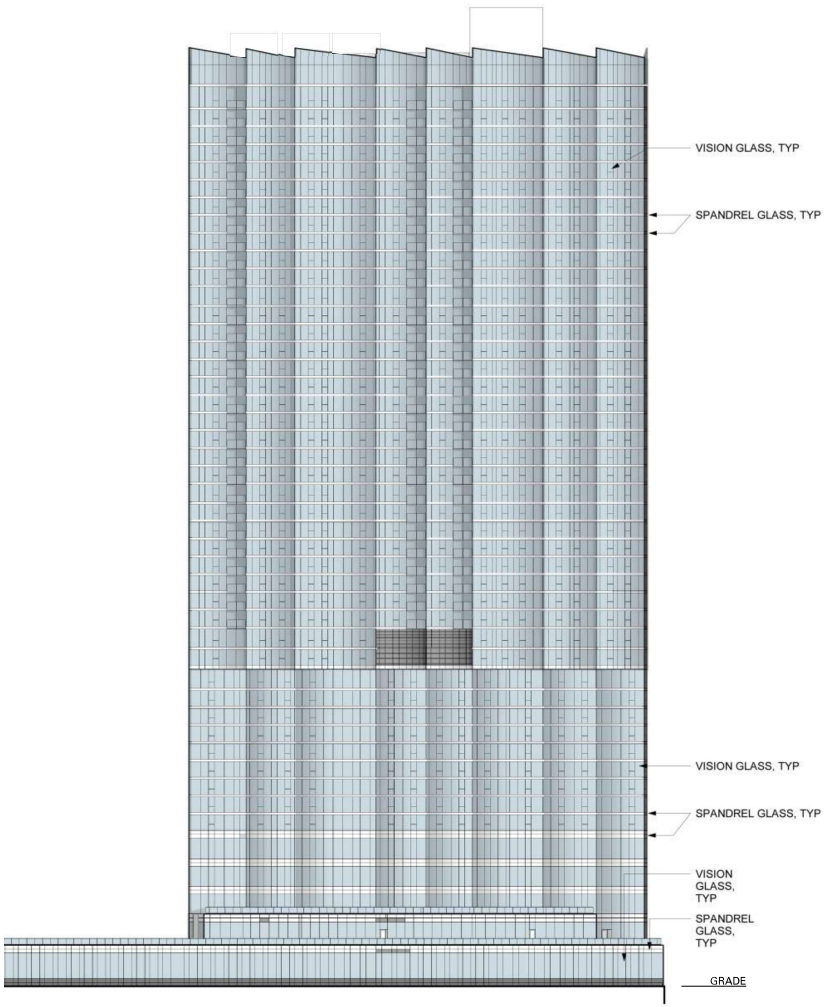



**WEST ELEVATION**




**SOUTH ELEVATION**

SCALE: 1/64" = 1'-0"



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# APPENDIX


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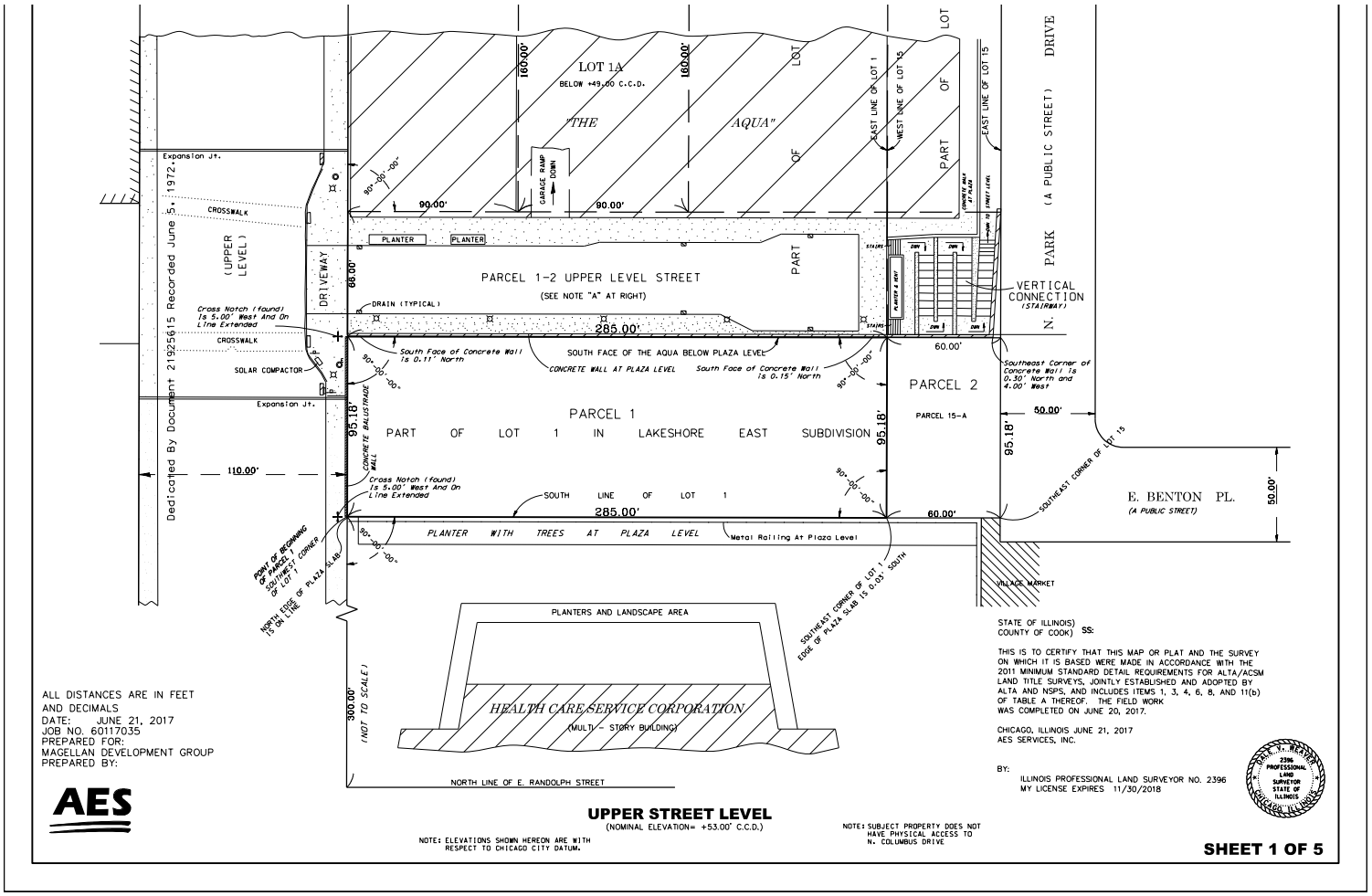


ALL DISTANCES ARE IN FEET AND DECIMALS
DATE: JUNE 21, 2017
JOB NO. 60117035
PREPARED FOR:
MAGELLAN DEVELOPMENT GROUP
PREPARED BY:

AES

STATE OF ILLINOIS)
COUNTY OF COOK) SS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6, 8, AND 11(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 20, 2017.

CHICAGO, ILLINOIS JUNE 21, 2017
AES SERVICES, INC.

BY:
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2396
MY LICENSE EXPIRES 11/30/2018

2396 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

**UPPER STREET LEVEL**
(NOMINAL ELEVATION= +53.00' C.C.D.)

NOTE: ELEVATIONS SHOWN HEREON ARE WITH RESPECT TO CHICAGO CITY DATUM.

NOTE: SUBJECT PROPERTY DOES NOT HAVE PHYSICAL ACCESS TO N. COLUMBUS DRIVE

**SHEET 1 OF 5**

N.T.S.


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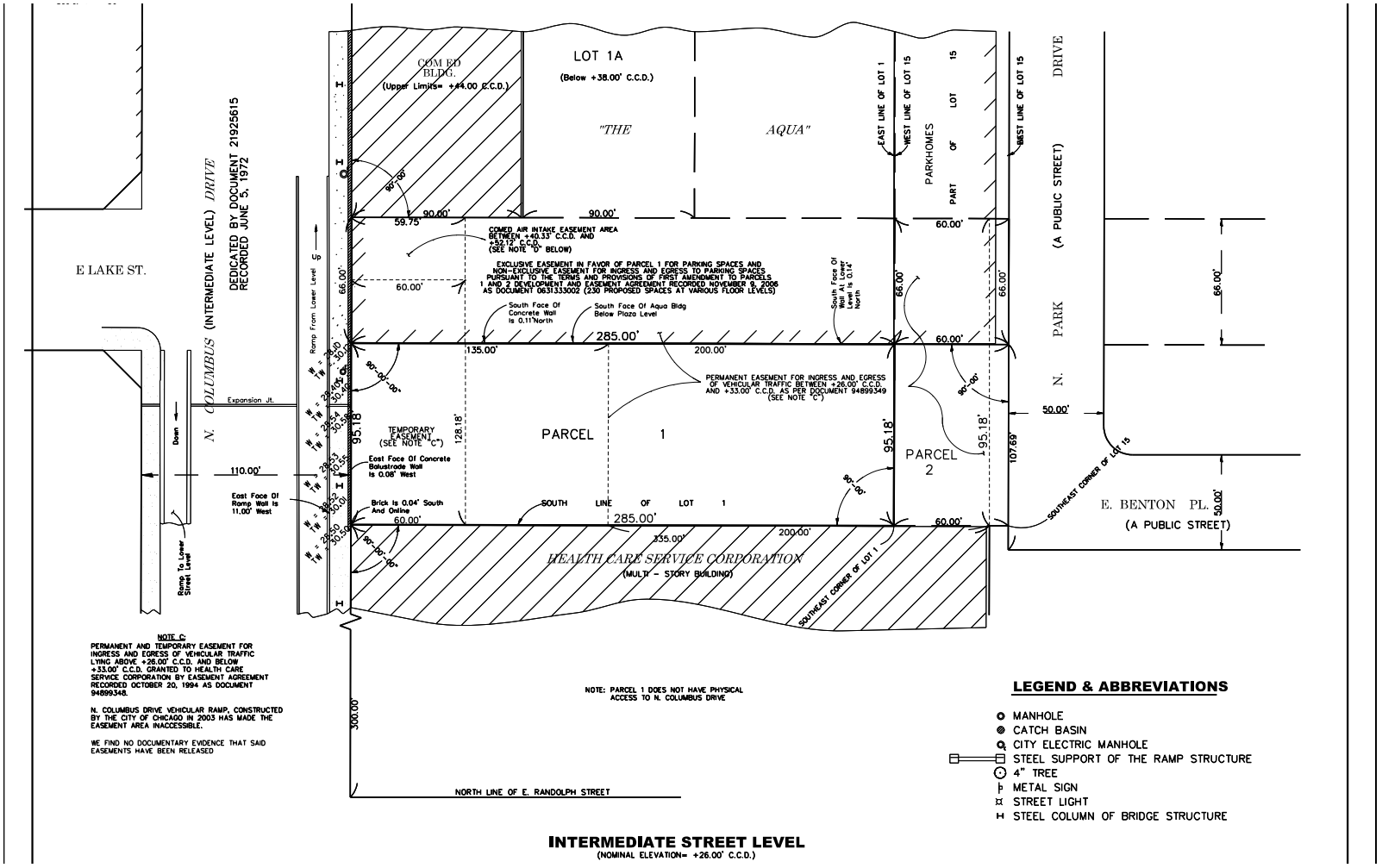


**INTERMEDIATE STREET LEVEL**
(NOMINAL ELEVATION= +26.00' C.C.D.)

N.T.S.


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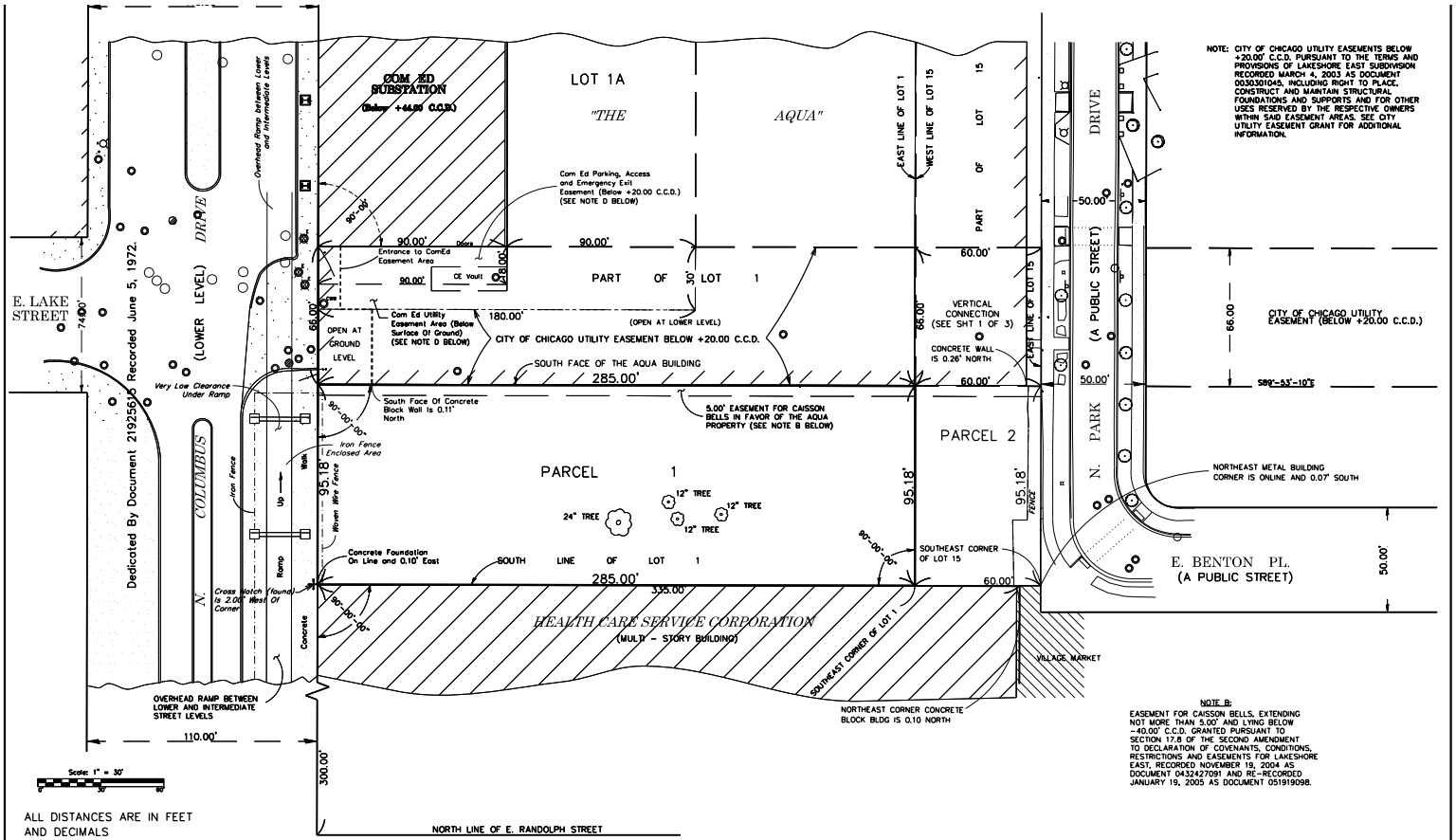


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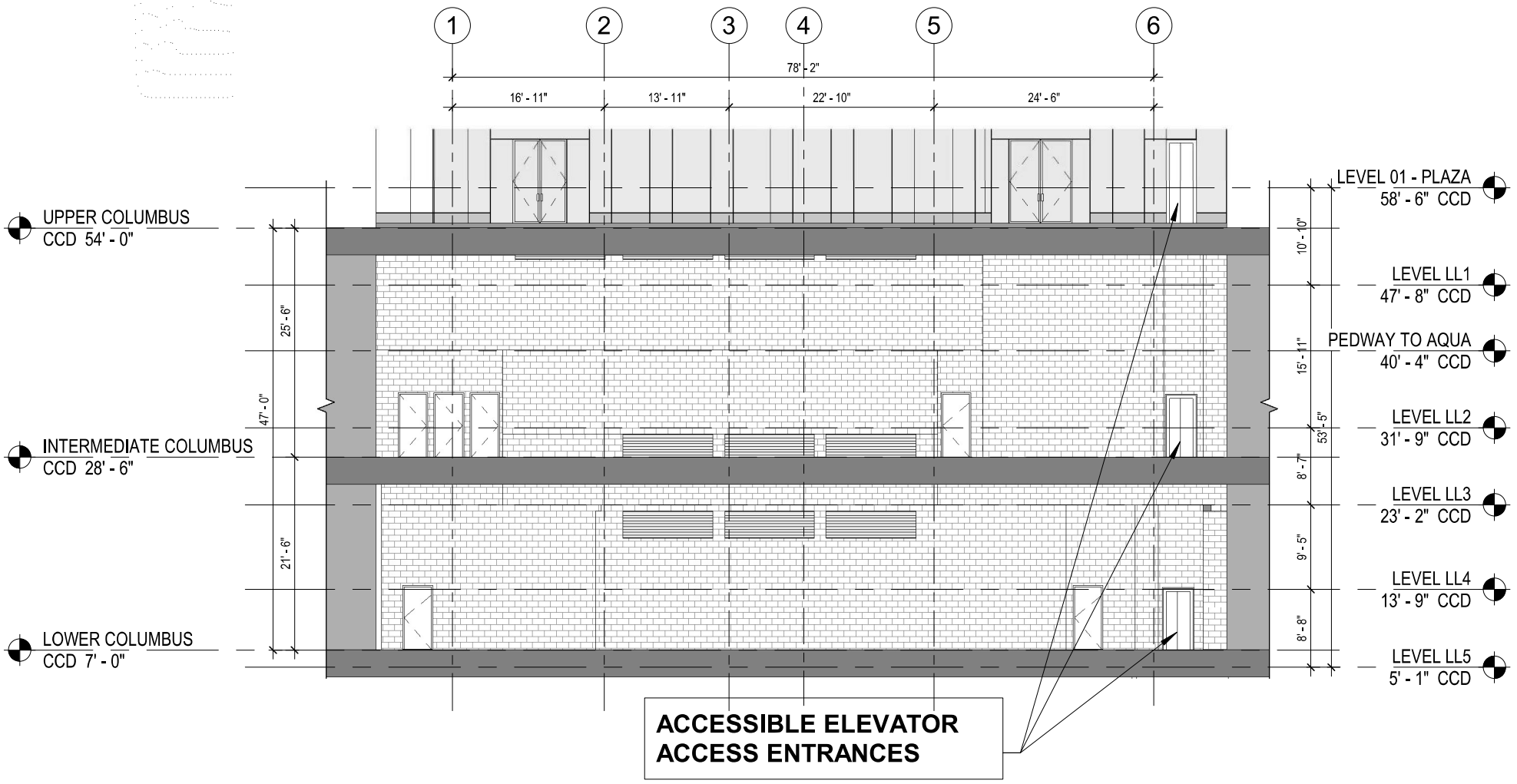


SCALE: 3/32" = 1'-0"


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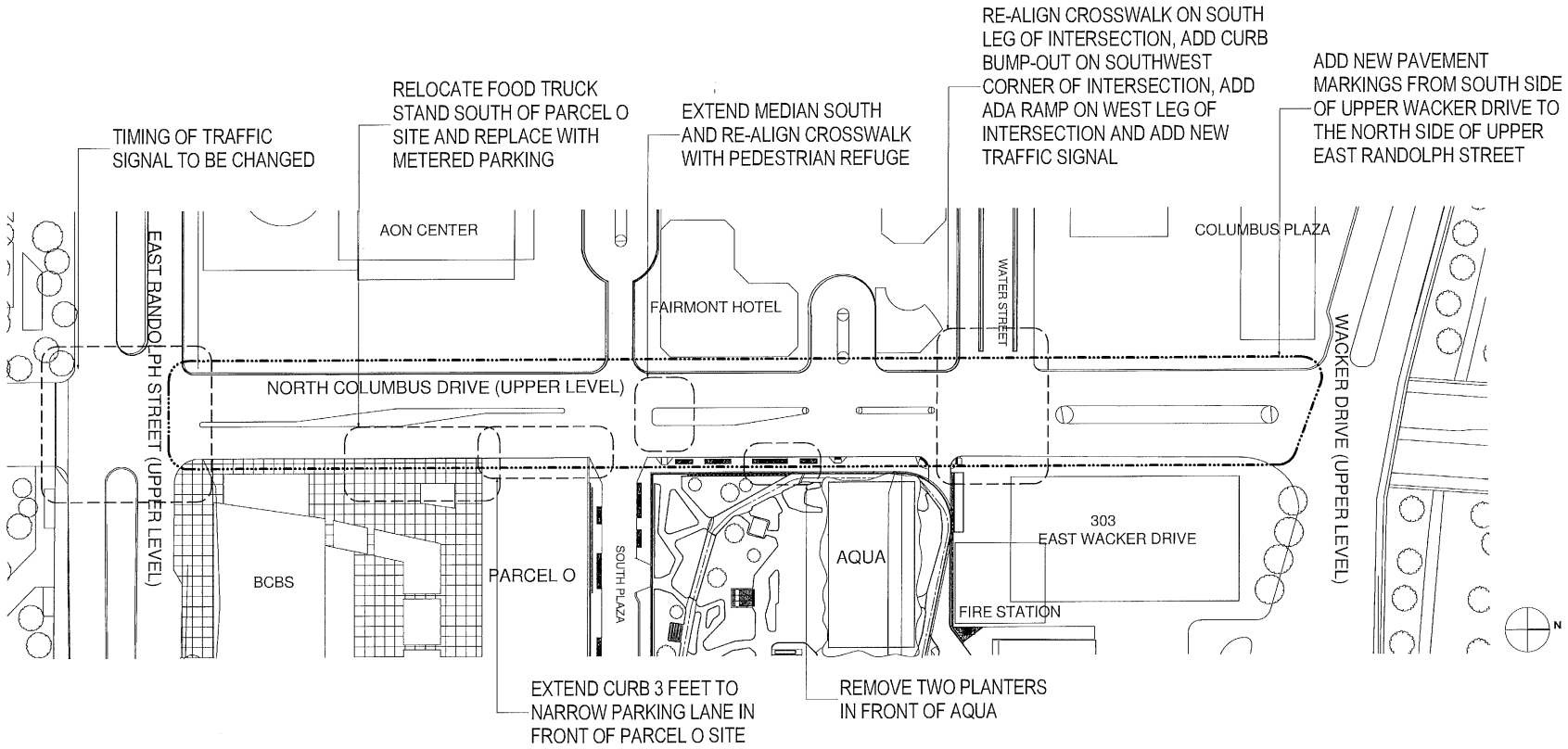



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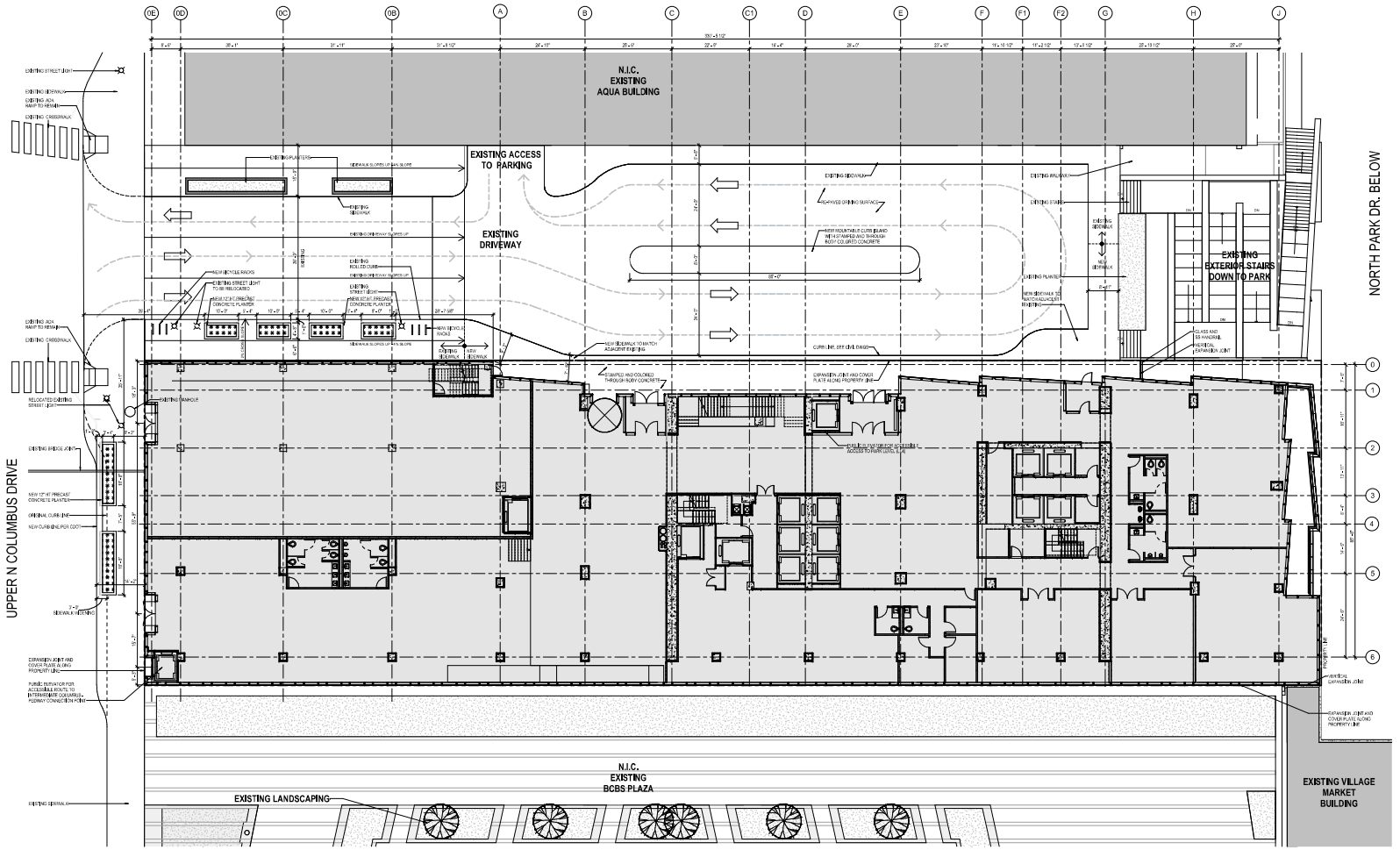


N.T.S.

MAGELLAN
DEVELOPMENT GROUP

**PEDESTRIAN IMPROVEMENTS**

PARCEL O
PROJECT NO. 13002
01.06.2021


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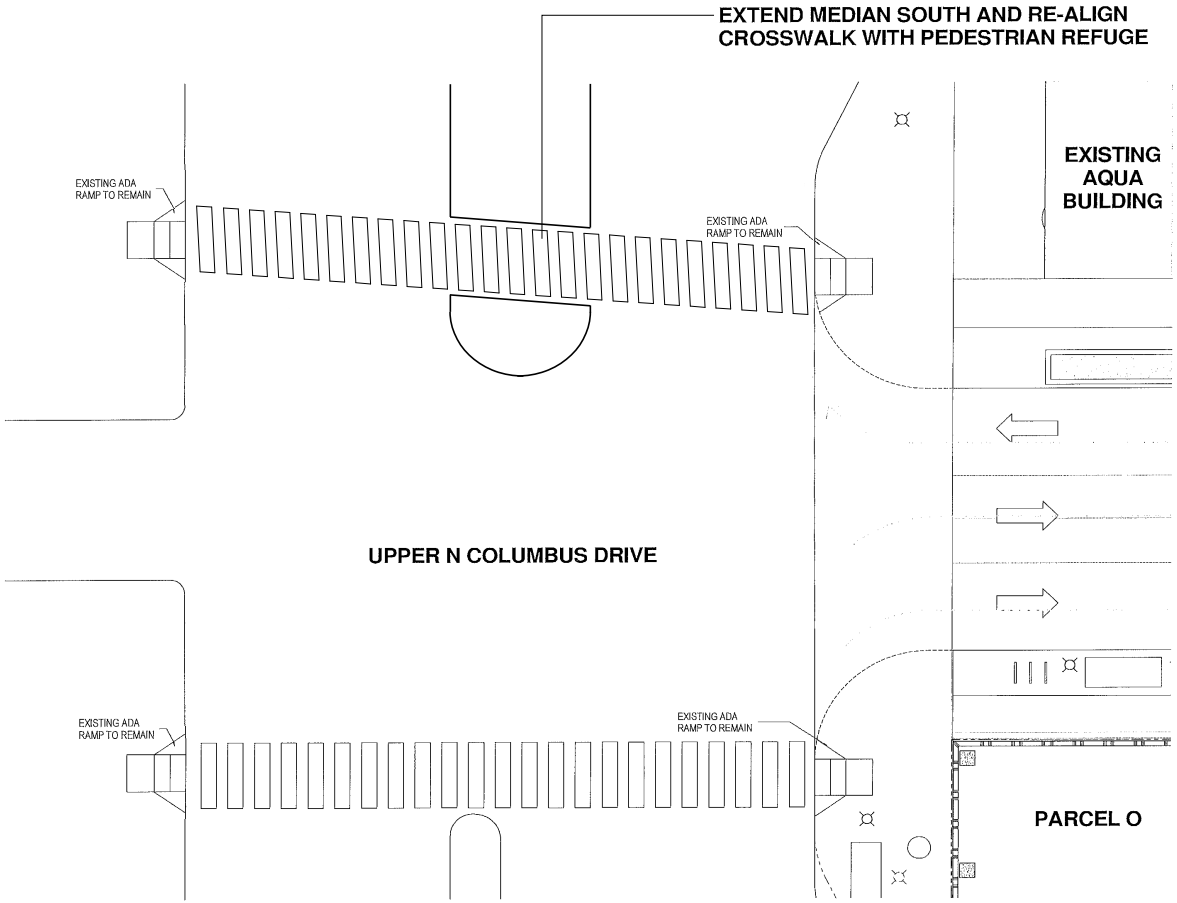


**CROSSWALK DESIGN SUBJECT TO FULL ENGINEERING**



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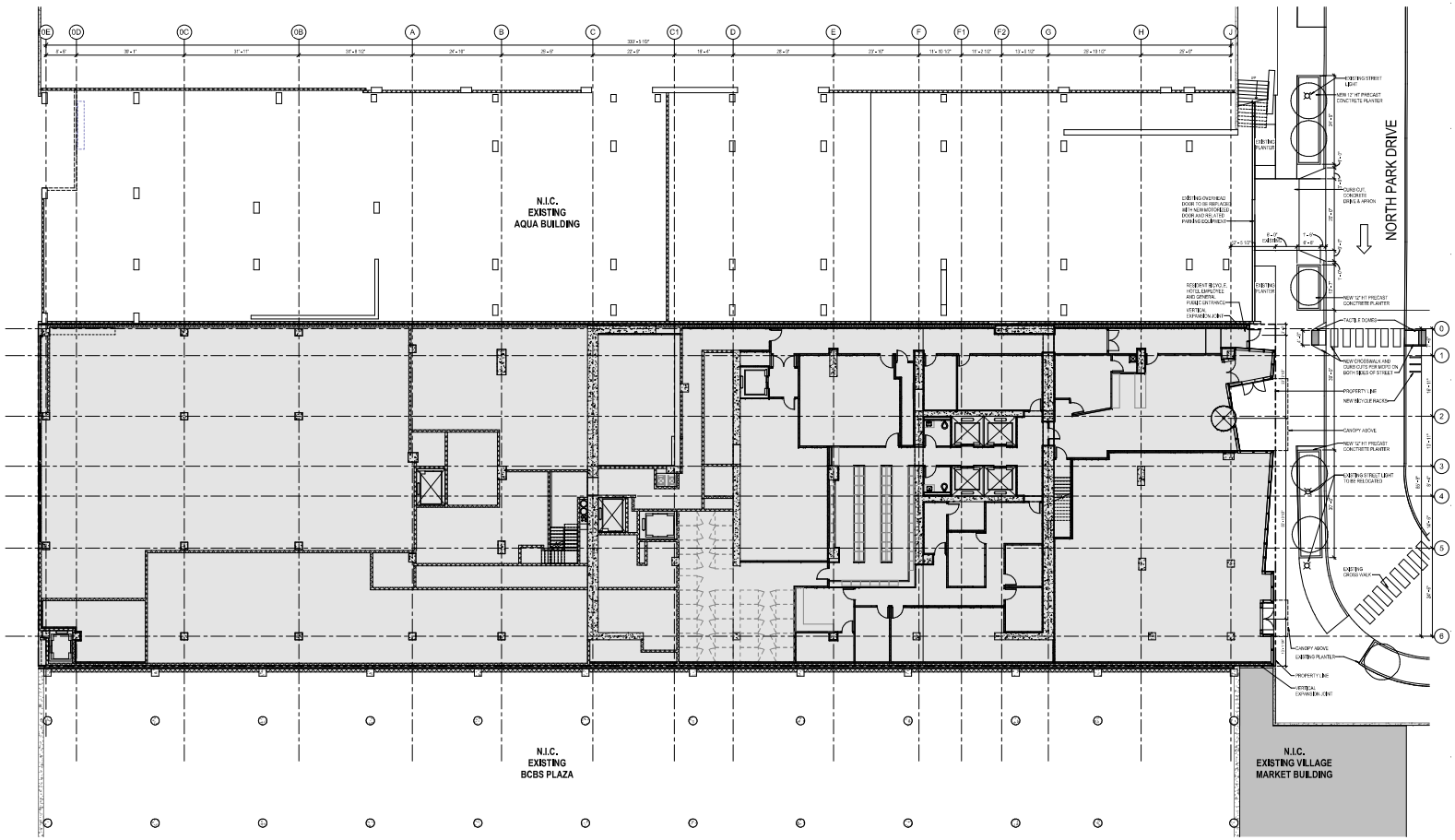


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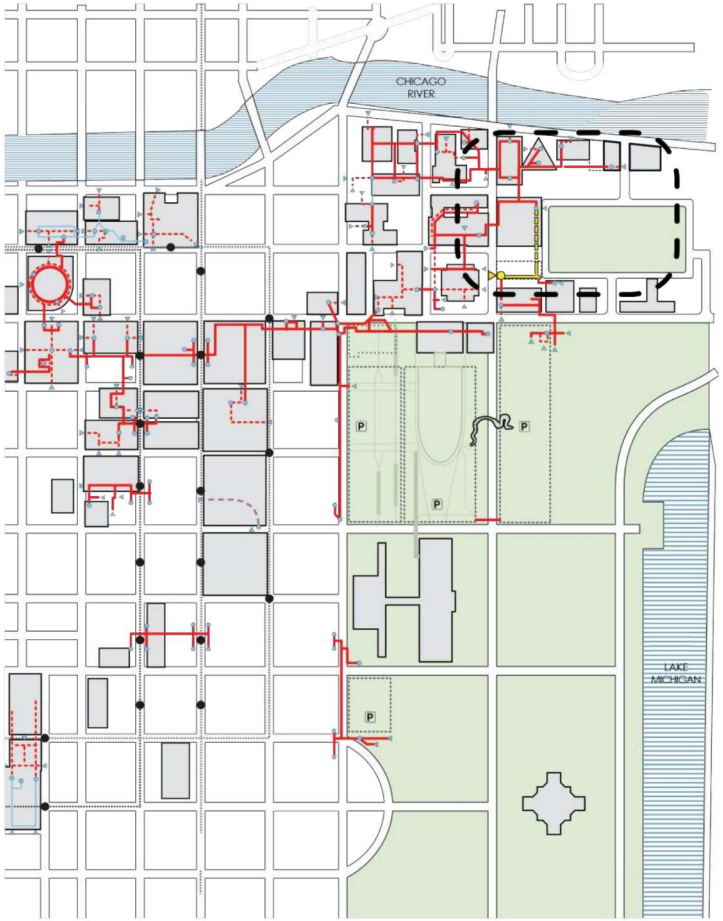
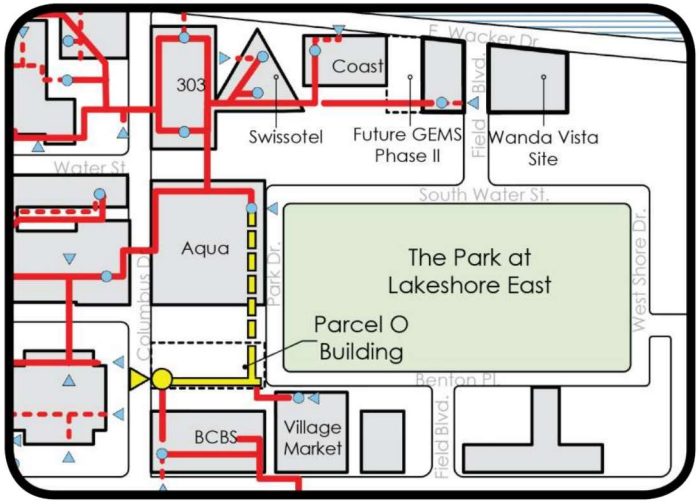
# Parcel O Circulation
through Pedway

## Chicago Pedway Connections




## Parcel O Connection

Existing Street Level
ExistingUnderground
Door Access
Elevator/ Escalator
New Pedway (Garage)
New Pedway Addition
Parcel O Door Access
Parcel O Elevator Access



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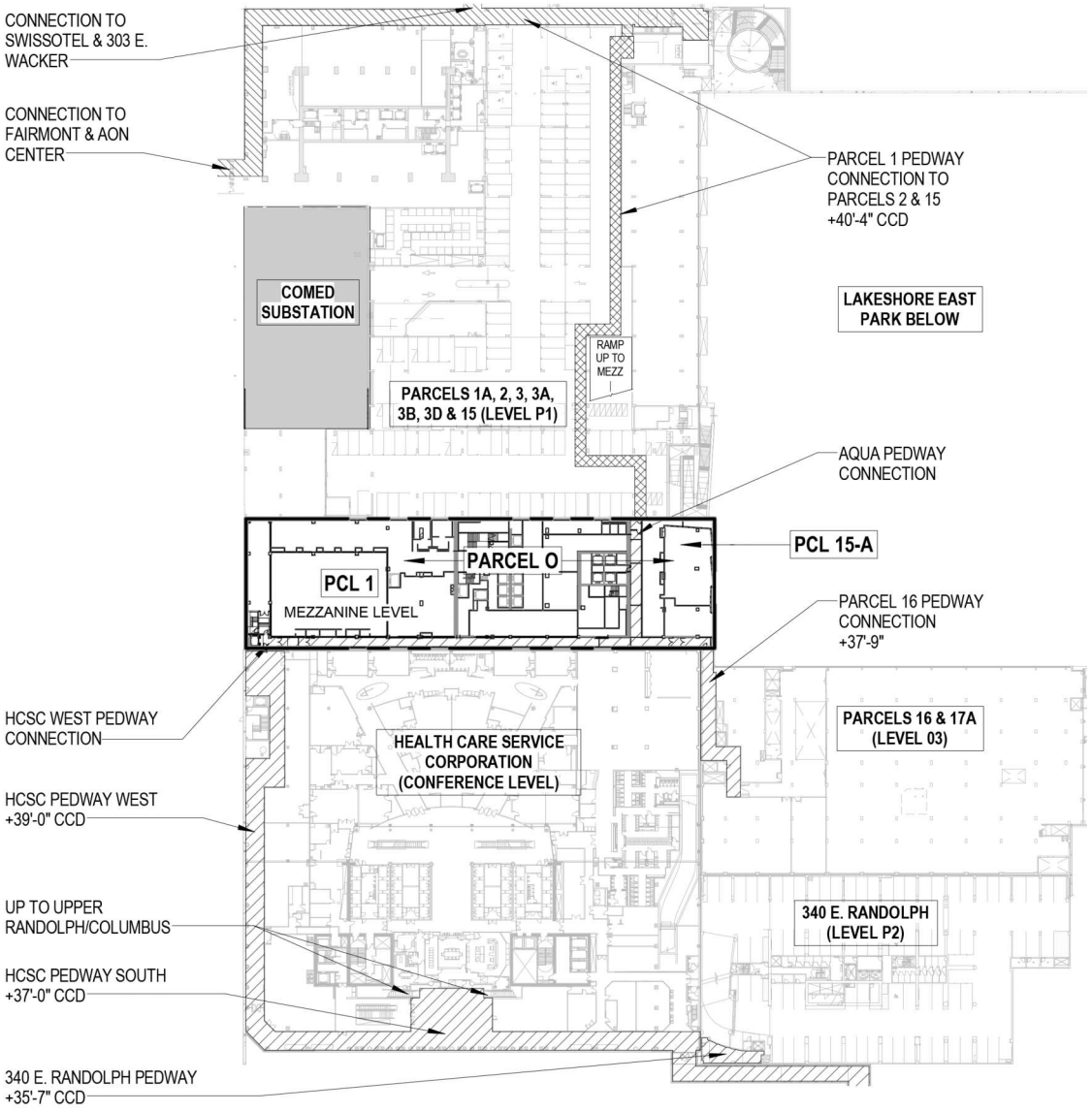


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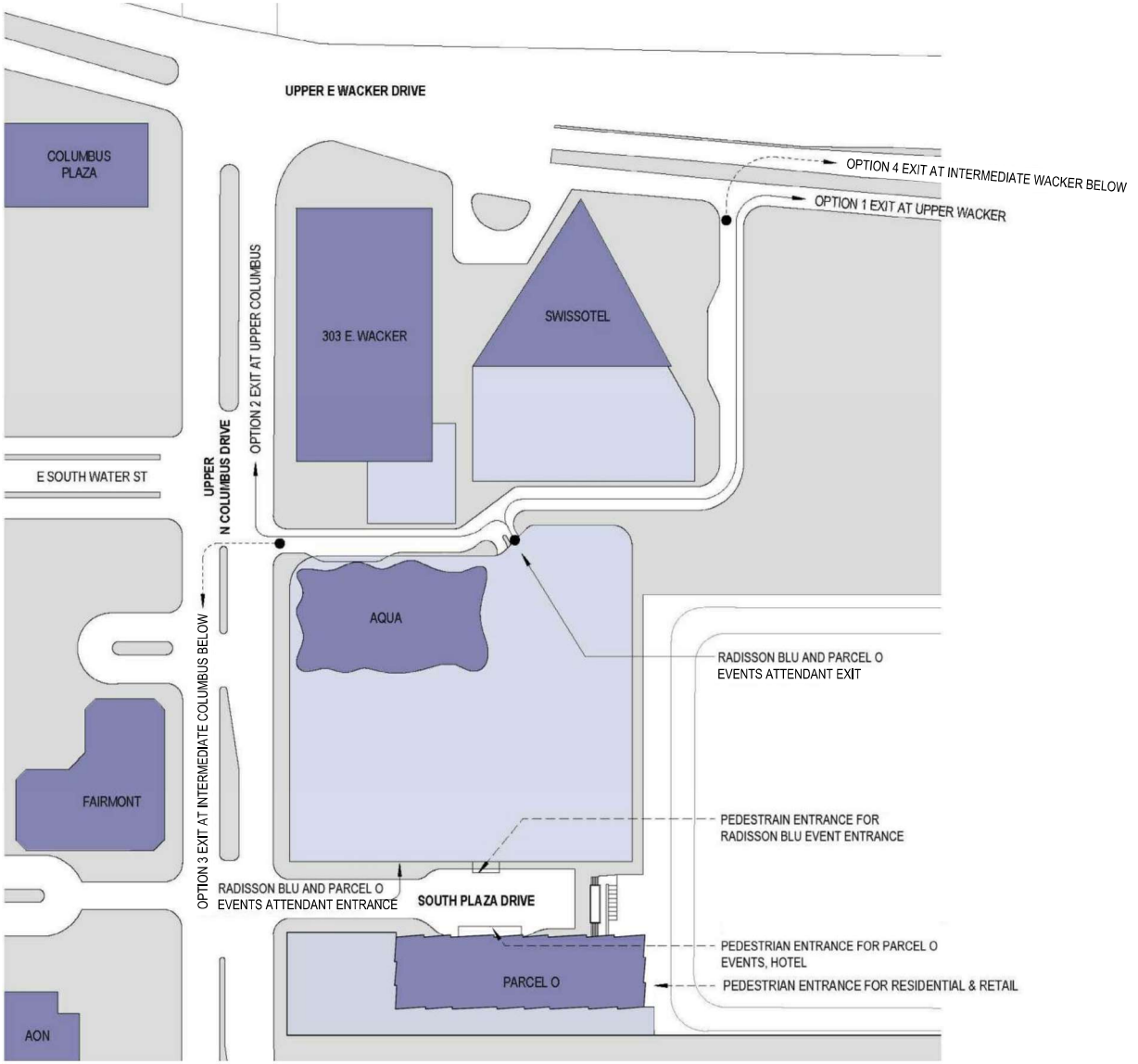


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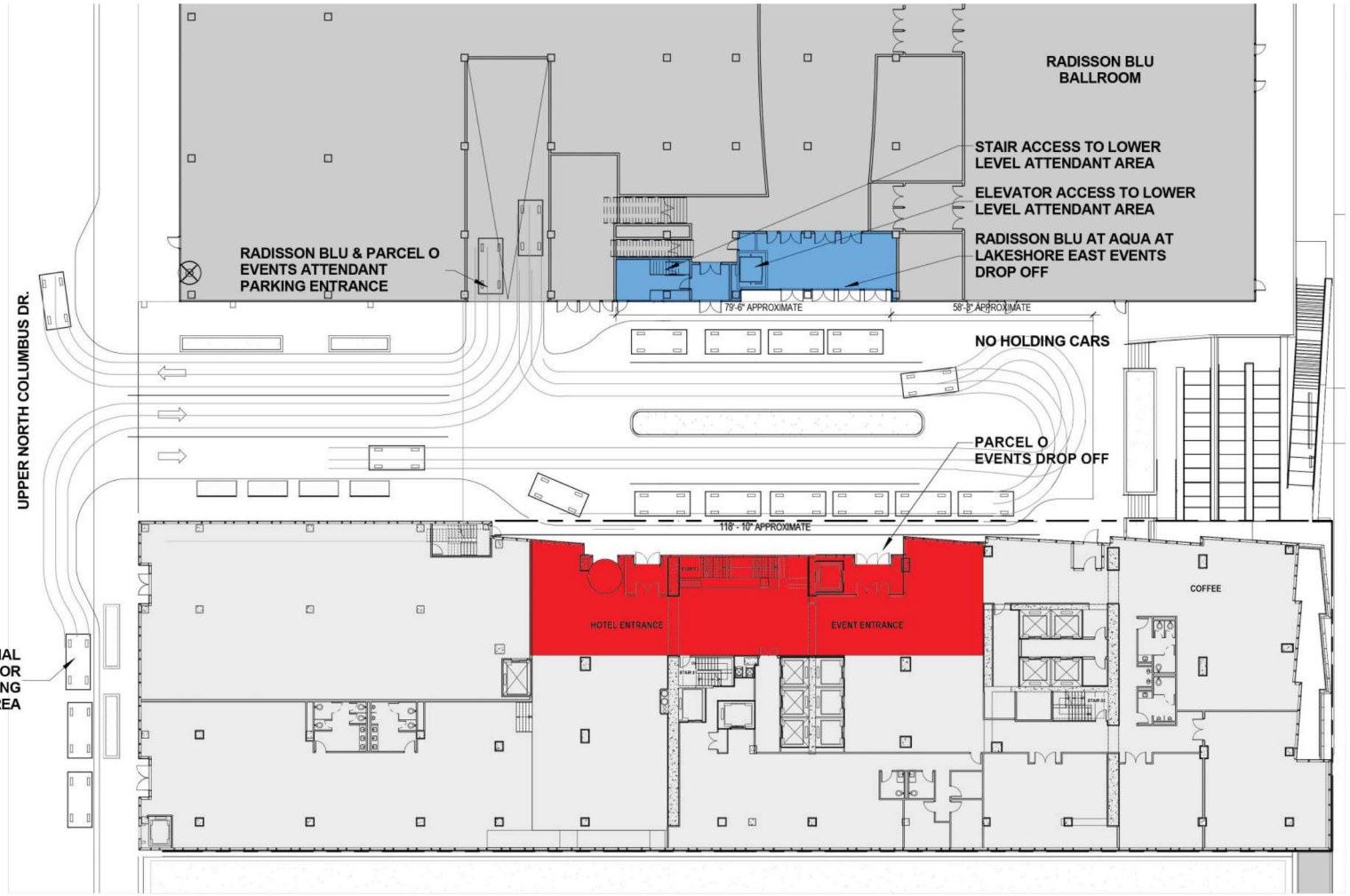


N.T.S.


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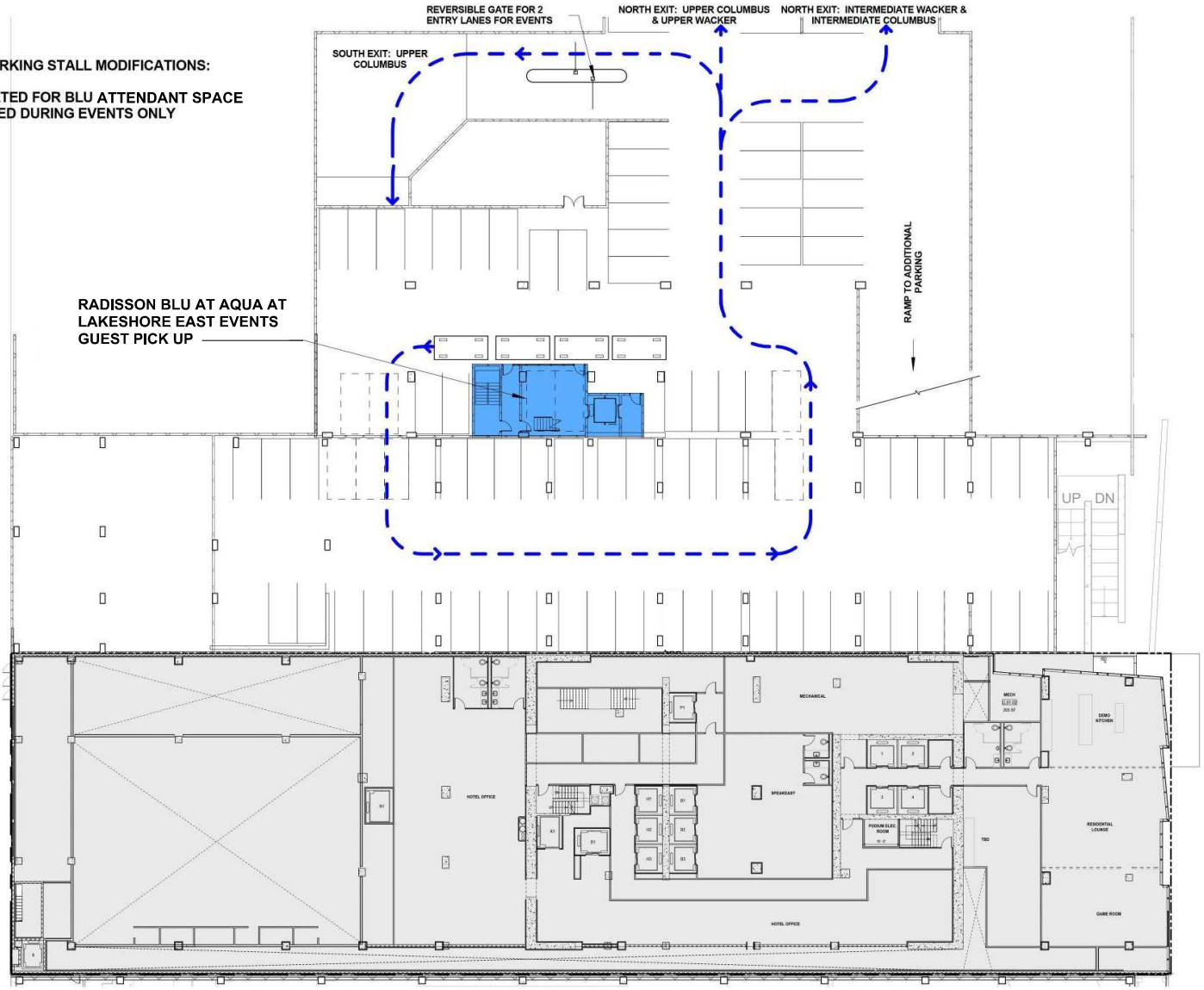
**LOWER LEVEL 01 PARKING STALL MODIFICATIONS:**

- (2) STALLS ELIMINATED FOR BLU ATTENDANT SPACE
- (7) STALLS IMPACTED DURING EVENTS ONLY




N.T.S.

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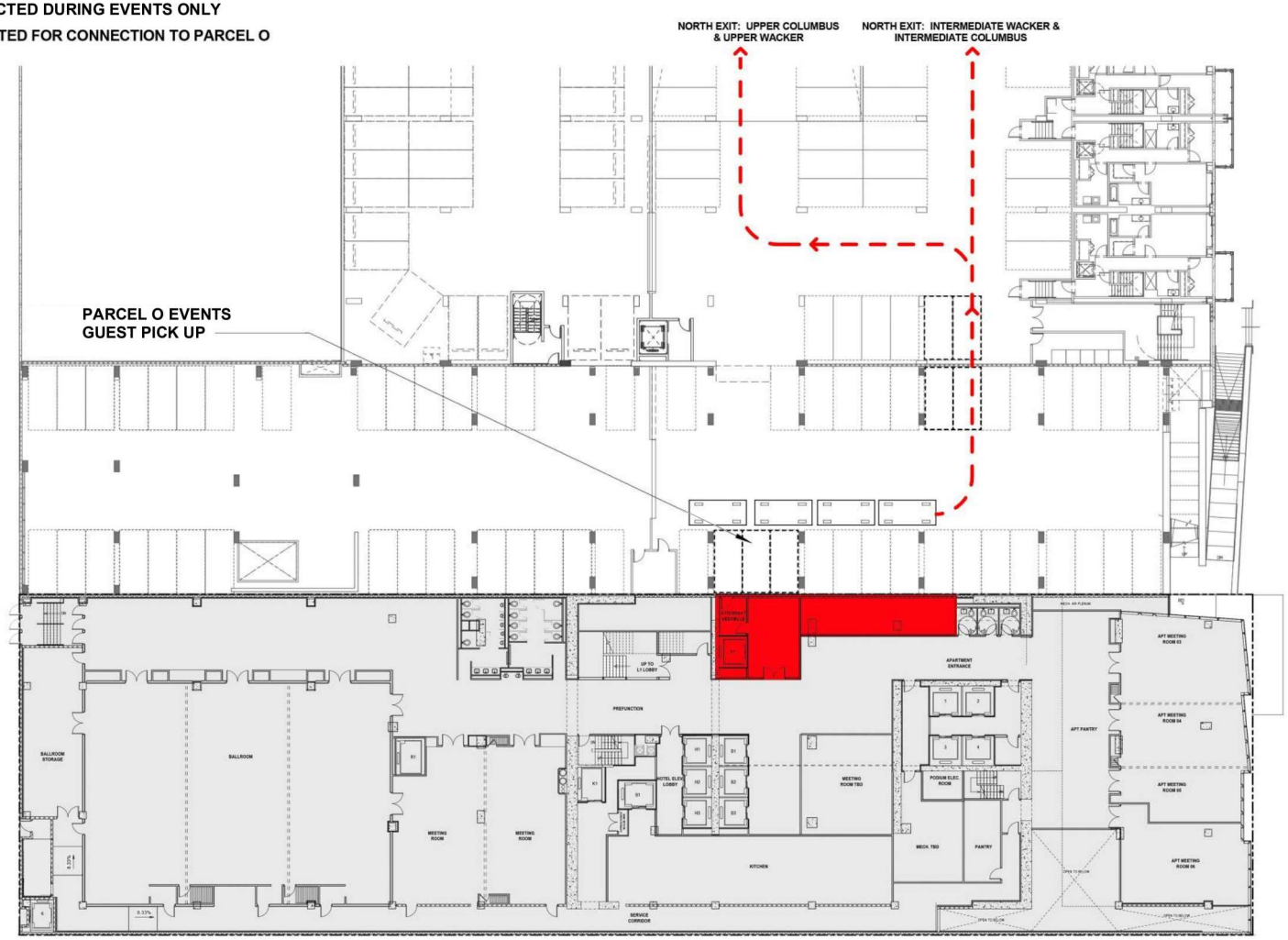
**LOWER LEVEL 02 PARKING STALL MODIFICATIONS:**

- **(6) STALLS IMPACTED DURING EVENTS ONLY**
- **(1) STALL ELIMINATED FOR CONNECTION TO PARCEL O GARAGE**

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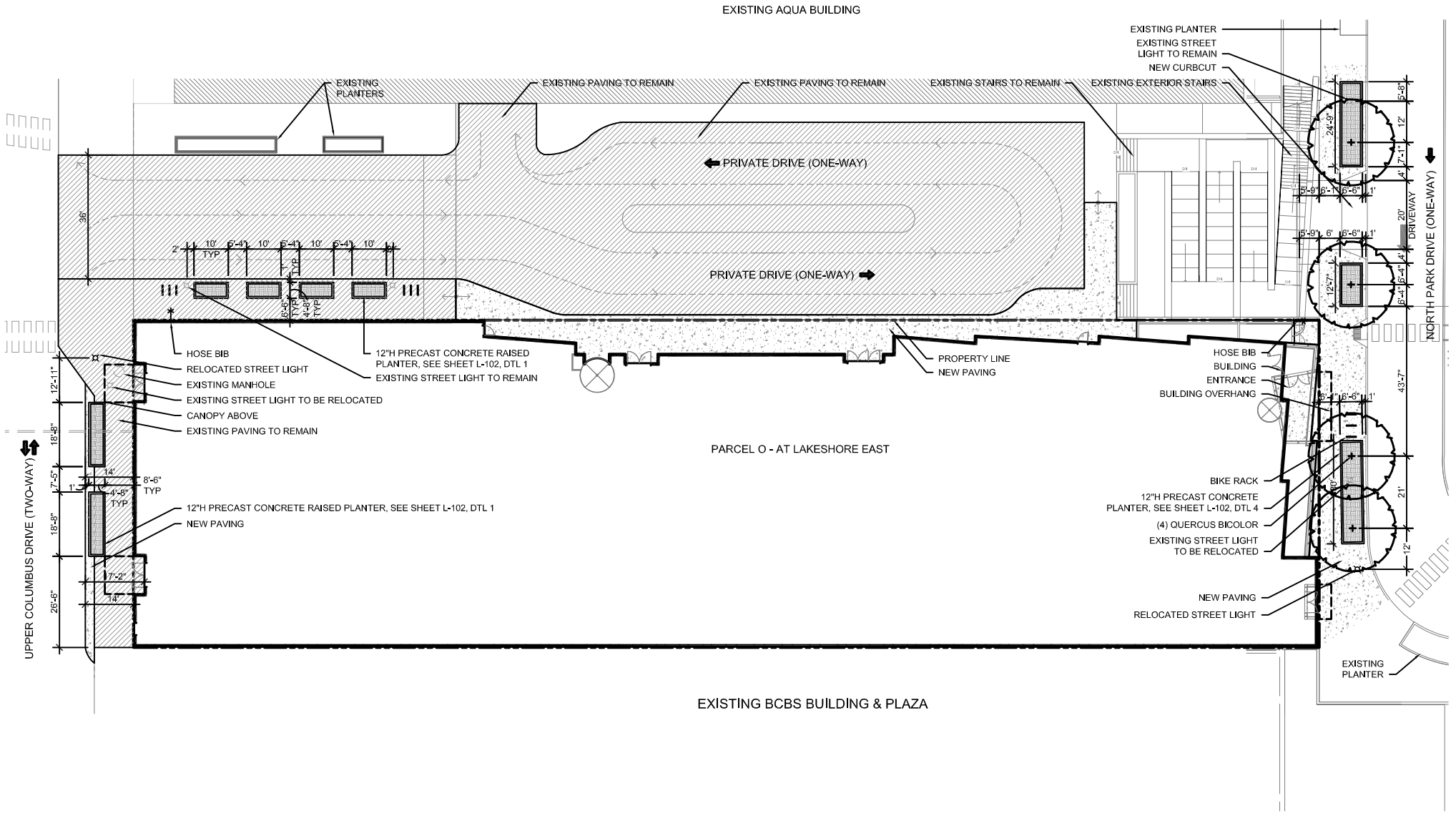
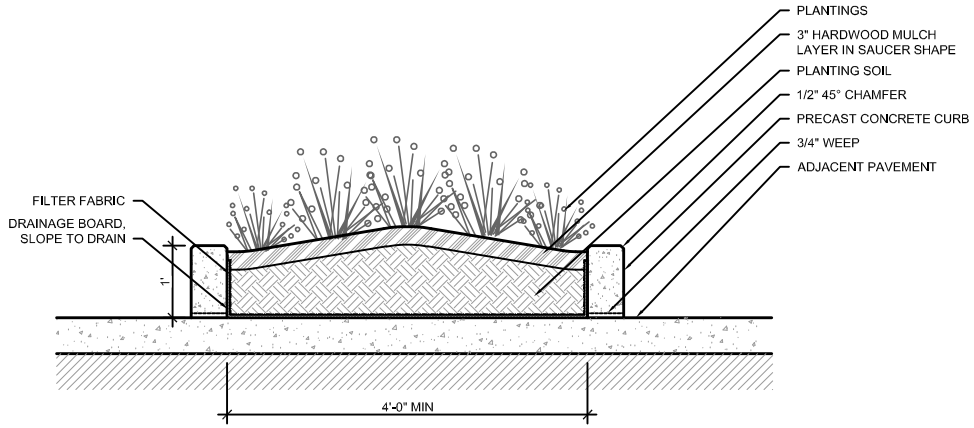


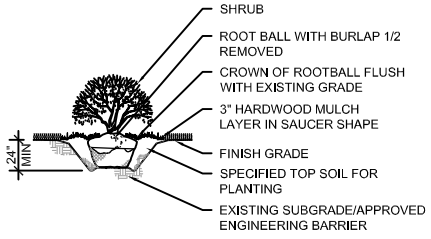

site

# PARCEL O - AT LAKESHORE EAST
01.20.2021

L-101
LANDSCAPE PLAN

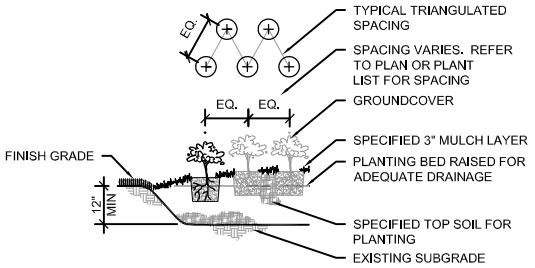



1 PERENNIALS IN 12"H PRECAST CONCRETE PLANTER DETAIL AT UPPER COLUMBS DRIVE
NOT TO SCALE

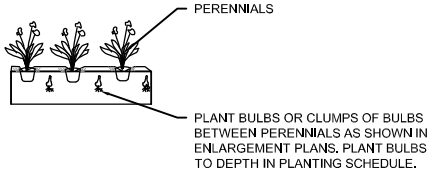



NOTE:
1. ADJACENT MULCH IS TO BE 3" HARDWOOD MULCH.

2 SHRUB PLANTING SECTION
NOT TO SCALE



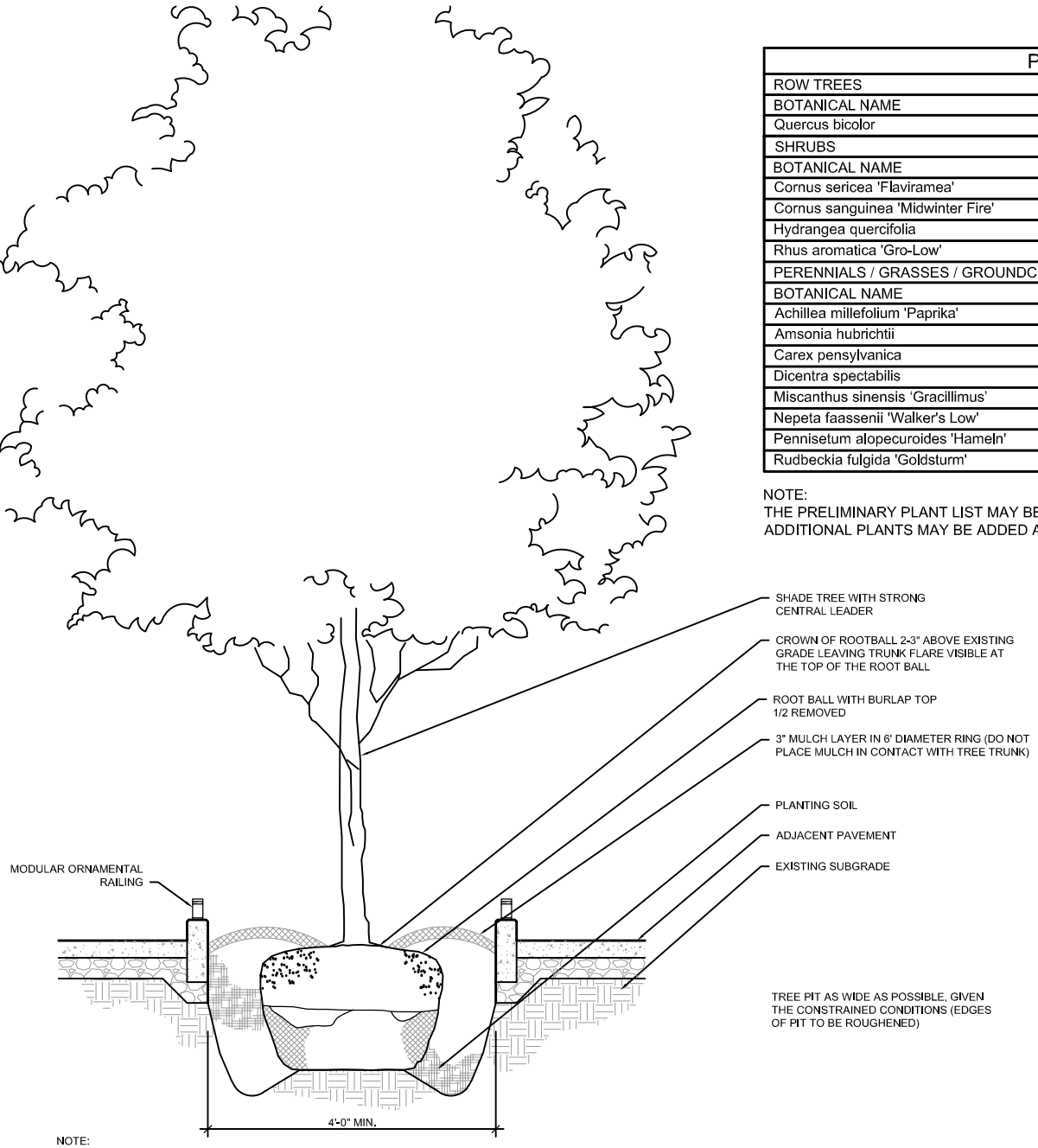

3 PERENNIAL PLANTING SECTION
NOT TO SCALE




4 BULB INSTALLATION DETAIL
NOT TO SCALE

| PRELIMINARY PLANT PALETTE | | | | |
|---|---|---|---|---|
| ROW TREES | | | | |
| BOTANICAL NAME | COMMON NAME | SIZE | ROOT | REMARKS |
| Quercus bicolor | Swamp White Oak | 4" cal. | B&B | matching heads |
| SHRUBS | | | | |
| BOTANICAL NAME | COMMON NAME | SIZE | ROOT | REMARKS |
| Cornus sericea 'Flaviramea' | Yellowtwig Redosier Dogwood | 3'H | B&B | per plan |
| Cornus sanguinea 'Midwinter Fire' | Midwinter Fire Bloodtwig Dogwood | #5 | pot | per plan |
| Hydrangea quercifolia | Oakleaf Hydrangea | #5 | pot | per plan |
| Rhus aromatica 'Gro-Low' | Gro-Low Fragrant Sumac | #2 | pot | per plan |
| PERENNIALS / GRASSES / GROUNDCOVERS | | | | |
| BOTANICAL NAME | COMMON NAME | SIZE | ROOT | REMARKS |
| Achillea millefolium 'Paprika' | Paprika Yarrow | #1 | pot | 36" o.c. |
| Amsonia hubrichtii | Narrow Leaf Blue Star Amsonia | #1 | pot | 24" o.c. |
| Carex pensylvanica | Pennsylvania Sedge | #1 | pot | 12" o.c. |
| Dicentra spectabilis | Bleeding Heart | #1 | pot | 12" o.c. |
| Miscanthus sinensis 'Gracillimus' | Eulalia Grass | #1 | pot | 36" o.c. |
| Nepeta faassenii 'Walker's Low' | Walker's Low Faassen's Catmint | #1 | pot | 24" o.c. |
| Pennisetum alopecuroides 'Hameln' | Hameln Dwarf Fountain Grass | #1 | pot | 24" o.c. |
| Rudbeckia fulgida 'Goldsturm' | Goldsturm Black-Eyed Susan | #1 | pot | 12" o.c. |

NOTE:
THE PRELIMINARY PLANT LIST MAY BE REVISED AS THE PROJECT DEVELOPS. NOT ALL PLANTS MAY BE USED AND ADDITIONAL PLANTS MAY BE ADDED AS THE DESIGN DEVELOPS.




NOTE:
1. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL (IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT WIRE IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE).

1 SHADE TREE IN AT GRADE PLANTER AT NORTH PARK DRIVE
NOT TO SCALE

DPD
Department of Planning and Development

January 27, 2021

Paul W. Shadle
DLA Piper LLP
444 W. Lake St.
Suite 900
Chicago, IL 60606-0089

Re: **PD 70, Proposed high-rise sign at 303 E. Wacker Dr.**

Dear Mr. Shadle:

As a follow-up to our letter dated January 22, 2021, your client's request for approval of a proposed high-rise sign has been considered by the Department of Planning and Development ("DPD") pursuant to Statement No 6 of Residential-Business Planned Development No. 70 ("PD 70") and Chapter 17-12 of the Zoning Ordinance ("Ordinance").

The subject property is zoned PD 70 and is within the Chicago River Corridor Special Sign District. PD 70 has a prior zoning district of DC-16 Downtown Core District. Your client, James Hardie Industries plc, is proposing to establish their US headquarters within the existing office building at 303 E. Wacker Dr.

According to your request letter, the building contains approximately 861,000 sq. ft. of floor area and measures approximately 420'-10" in height. Your client is proposing to establish one, approximately 180 square foot business identification high-rise sign on the north elevation. The individual letter, illuminated sign, as shown on the attached, would be located approximately 400 feet above grade, just below the highest roof line of the building. The sign will comply with PD 70 and the Zoning Ordinance, including Section 17-12-1005-D High-Rise Building Signs and Section 17-12-1104 Chicago River Corridor Special Sign District.

Accordingly, pursuant to the authority granted by the Zoning Ordinance and PD 70, DPD hereby approves the proposed high-rise building sign, subject to submittal and approval of a sign permit application.

Sincerely,

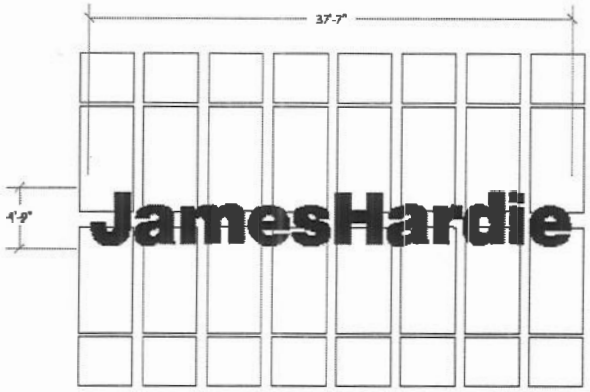
Patrick Murphey
Zoning Administrator

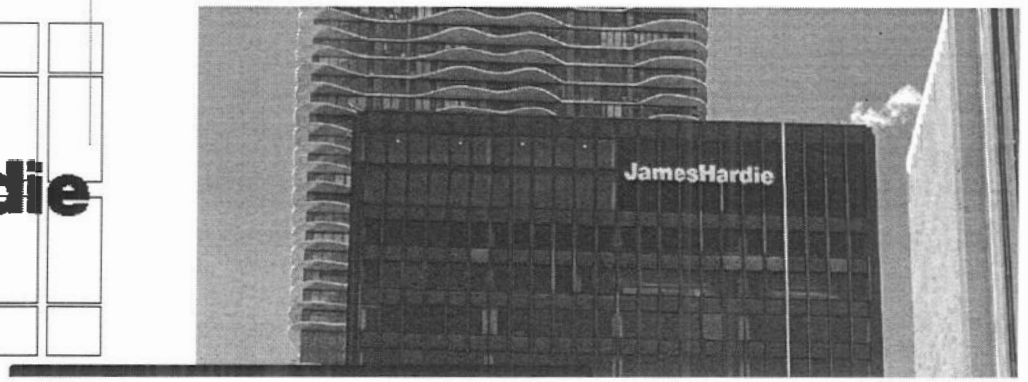
PM:tm

C: Main file

303 E Wacker High Rise Sign - approx. 180 sq. ft.

- Fabricated from Aluminum and Acrylic
- White LED Illumination



DPD
Department of Planning and Development

January 22, 2021

Paul W. Shadle
DLA Piper LLP
444 W. Lake St.
Suite 900
Chicago, IL 60606-0089

Re: **PD 70, Proposed high-rise sign at 303 E. Wacker Dr.**

Dear Mr. Shadle:

In response to your recent request, and as you are aware, the subject property is zoned Residential-Business Planned Development No. 70 and is within the Chicago River Corridor Special Sign District. You are seeking our approval of a proposed 180 square-foot, high-rise sign for your client, James Hardie Industries.

Based on the letter and exhibit submitted, we cannot approve the proposed sign. A complete sign permit application is required, which would include additional information such as the square footage of existing signage, the wall width, building owner support, etc., along with the required drawings.

The property is also located within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. Pursuant to Section 16-4-150 of the Lake Michigan and Chicago Lakefront Protection Ordinance, the proposed sign would be exempt from Plan Commission review.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C: Main file

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

January 2, 2020

Peter Eric Siegal
Landlease Development, Inc.
30 S. Wacker Dr., 24th Floor
Chicago, IL 60606

**Re: Minor Change for PD 70, Loading vertical clearance at 211 N. Harbor Dr. and 455 and 460 E. Waterside Dr.**

Dear Mr. Siegal:

Please be advised that your request for a minor change to Planned Development No. 70 ("PD 70"), Subarea E, Parcels I, J, K and L, at 211 N. Harbor Dr. and 455 and 460 E. Waterside Dr. has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 14 of PD 70.

Lendlease has a controlling interest in the subject parcels and is seeking a minor change to reduce the 14 foot vertical clearance requirement for off-street loading areas to 13'-6" or less as shown on the attached drawings. The off street loading area for all three buildings proposed for Parcels I, J, K and L will be accessed from Sub Lower Level Wacker Dr. However, the approach to your property from Lower Level Wacker Dr. requires driving below the existing structure supporting the Intermediate Level of Wacker Dr. above. Numerous locations along this access route, including the girder parallel to your property line, limit the height clearance to 13'-6" or less.

With regard to your minor change request, the Department of Planning and Development has determined that allowing the vertical clearance reduction will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Also, the Department of Transportation is aware of this existing condition and has no objection to this request.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 70, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Main file

Detail Area #1

SUB-LOWER WACKER DRIVE

EXISTING WACKER DRIVE STRUCTURE

ENTRANCE
PARCEL I, J, K, & L
OFF-STREET
LOADING AREA

FUTURE BUILDING "I"

BUILDING "K/L"

BUILDING "J"

SECTION

LOWER HARBOR DRIVE

N. LAKESHORE DRIVE

Detail Area #2

Detail Area #3

13' 6"

13' 6"

12' 4" MIN | 13' 6" MAX

13' 6"

GROUND LEVEL 0'-0"
LOWER LEVEL 01 -9'-0"
LOWER LEVEL 02 -19'-0"
LOWER LEVEL 03 -29'-0"
LOWER LEVEL 04 -39'-0"
LOWER LEVEL 05 -49'-0"

EXISTING WACKER STRUCTURE

SECTION LOADING DOCK SPINE LONGITUDINAL SECTION

N

SCALE 1" = 80'
0 20 40

GRADING PLAN GENERAL NOTES

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON SEPTEMBER 27, 2017. CONSTRUCTION MANAGER SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
2. ALL DISTURBED AREAS SHALL BE RESTORED PER THE PAVING PLAN.
3. EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE IDOT DETAILED SPECIFICATIONS AND THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND SOILS REPORT.
4. GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONSTRUCTION MANAGER SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.
5. DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE WHERE REQUIRED.
6. CONSTRUCTION MANAGER SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSION HAS BEEN OBTAINED.
7. REFER TO STRUCTURAL DRAWINGS FOR DETAILS OF THE BUILDING FOUNDATION AND PARKING GARAGE.

GENERAL NOTES

ISSUES

| REV # | DATE | DESCRIPTION |
|---|---|---|
| | 11.16.27 | ISSUED FOR PERMIT |
| | 12.05.27 | FOUNDATION PERMIT |
| | 12.05.27 | ISSUED FOR BIDDING - GMP |
| | | #1 |
| | 12.19.27 | ISSUED FOR GMP |
| 5 | 12.20.27 | ISSUED FOR BULLETIN 16 |
| | 12.05.28 | ISSUED FOR FINAL GMP |

PARCEL I BUILDING AT LAKESHORE EAST

UNL, LLC

MICHAEL RAY MORALES 062-067660 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

SEAL

UNL ARCHITECTURE LLC
225 N Columbus Drive Ste 100
Chicago, IL 60601
T 312 740 8100
F 312 740 8101
www.unlarc.com

ENGINEER CONSULTANTS LLC
CIVIL ENGINEER
CHRISTOPHER B. BURKE ENGINEERING, LTD.
LANDSCAPE ARCHITECT
OLIN
STRUCTURAL ENGINEER
THORNTON TOMASETTI
MEP/FP ENGINEER
KJWW ENGINEERING CONSULTANTS
ELECTRICAL ENGINEER
KLEIN AND HOFFMAN, INC.
VERTICAL TRANSPORTATION
JENSEN HUGHES
CODE CONSULTANT
WIGHT & COMPANY
GEOTECHNICAL ENGINEER
GEOTECHNOLOGY, INC.

PROJECT NUMBER 17174

SHEET TITLE
GRADING PLAN - GROUND LEVEL (LL05)

C-401

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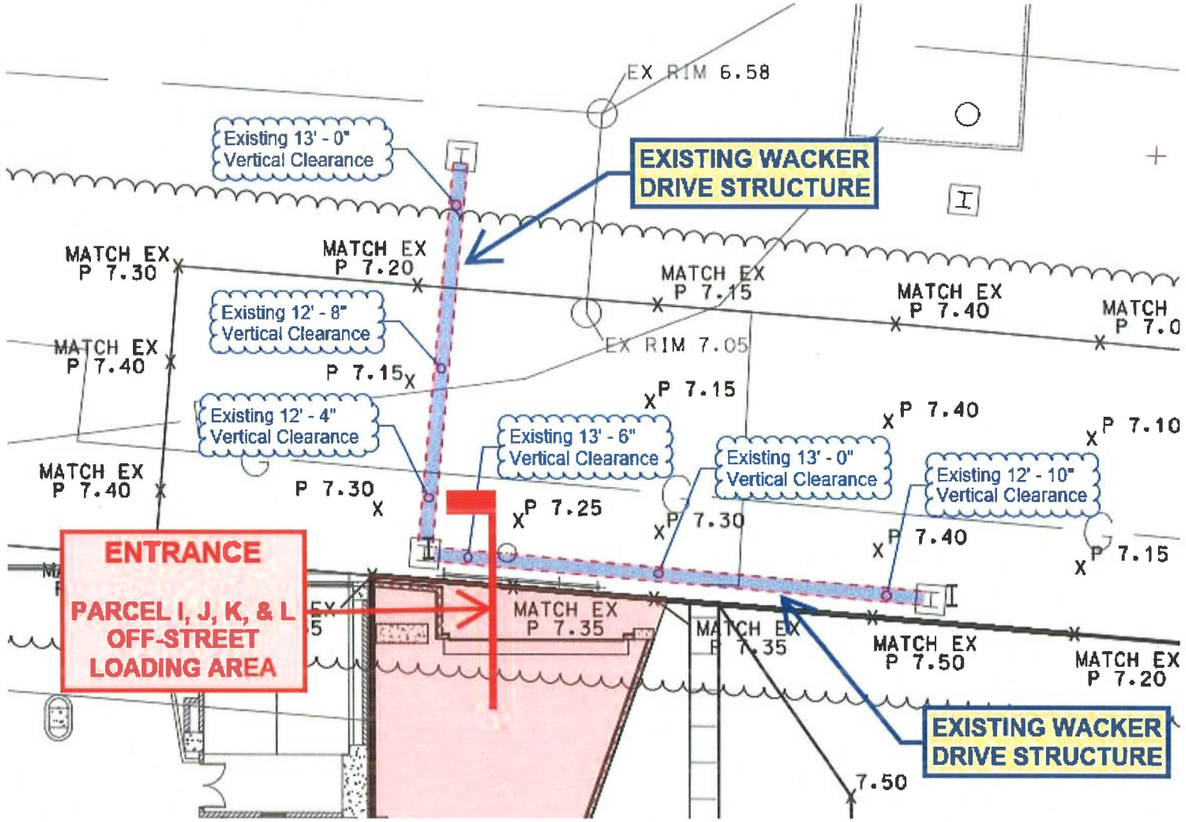
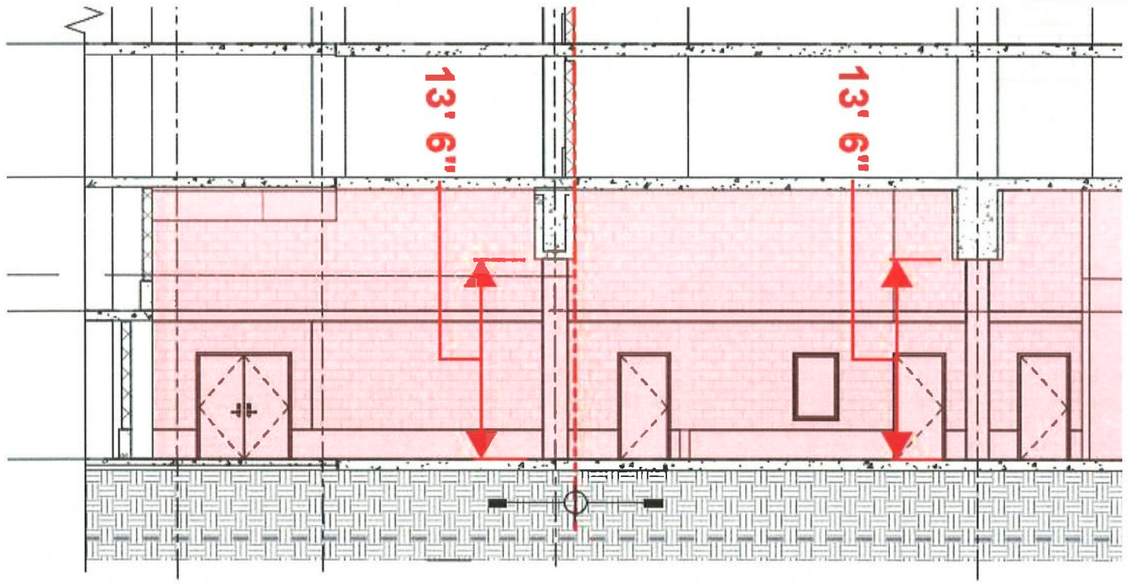
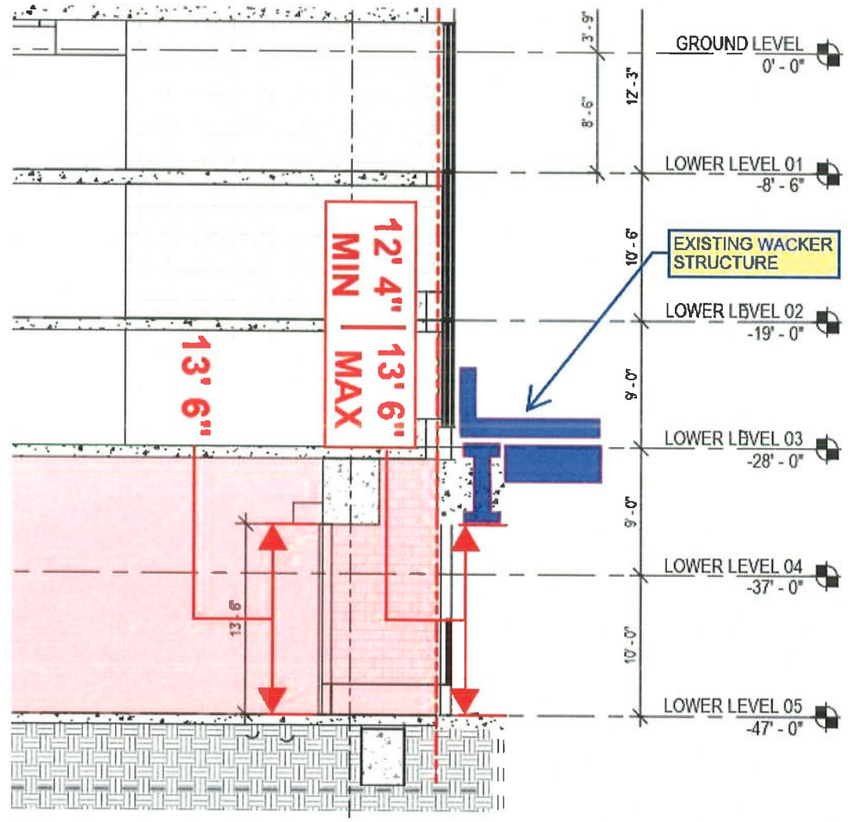
Detail Area #1




Detail Area #2




Detail Area #3



DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

November 1, 2019

Ms. Shelly Ng
400 E. Randolph St., #2A
Chicago, Illinois 60601

Re: PD 70, Sub area C, 400 E. Randolph St.

Dear Ms. Ng:

In response to your recent request, please be advised that the subject property is located within Sub area C of Planned Development No. 70 ("PD 70"). Per your request letter, you are the owner of commercial condominium unit 2A at 400 E. Randolph St., which is located at approximately +13.0 feet above Chicago City Datum ("CCD"). You are seeking clarification that retail sales and service uses are accessory permitted uses and also that a pet shop, animal care facility and veterinary hospital are permitted uses at this location.

Pursuant to Statement No. 5A of PD 70, within Sub area C, at the elevations above CCD indicated, provided that these elevations may be varied by +/-5 feet or as otherwise necessary to meet existing conditions, and subject to the conditions in Statement 12 and in the Bulk and Data Table, the following uses are permitted: Lower Level (+8.0 feet): Illinois Central Gulf tracks and facilities; warehousing and storage; trucking; public esplanade park along the Chicago River; and accessory uses including automobile parking and hotel uses. (Major service access level). In addition, the following uses are permitted in all subareas and at all levels, subject to our review and approval: broadcast and telecommunication structures, equipment and installations including parabolic transmitting and receiving antennae; townhouses and any land use accessory to a principal use at any level and not specifically authorized in statements 5(A) and (B); public utility and public service uses necessary to serve the development including, but not limited to district electrical generation and utility substations under this PD; and district cooling and heating. Statement 12 restricts the size of warehousing and storage uses, office, hotel and residential uses and retail and service uses.

General retail sales, as defined in Section 17-17-0104-Z of the Zoning Ordinance is a permitted accessory use. However, pet shops, animal care facilities, and a veterinary hospital are not defined as general retail sales. Pursuant to Section 17-17-0104-B, animal services include shelters and boarding kennels, sales and grooming, a veterinary and stables. Animal services are not a permitted accessory use to the principal uses located within the lower level of PD 70, Sub area C.

Sincerely,

Patrick Murphey
Zoning Administrator

C: Teresa McLaughlin, Janice Hill, Main File

# DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

August 20, 2019

Jack George
Akerman LLP
71 S. Wacker Drive
47th Floor
Chicago, Illinois 60606

**Re: Minor Change and Site Plan Review Approval for Planned Development No. 70 Subarea D, Parcel BTE, 210 N. Stetson Ave.**

Dear Mr. George:

Please be advised that your request dated April 30, 2019 for a minor change and site plan review approval to Planned Development No. 70 ("PD 70"), Subarea D, Parcel BTE at 210 N. Stetson Ave., has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Numbers 13 and 14 of PD 70.

You are requesting on behalf of your client and the contract purchaser of the property, CA Residential N Stetson Property Owner, LLC, (the "Applicant"), a minor change to reduce the minimum number of parking spaces and the minimum distance between building facades for the proposed 639-unit residential building at 210 N. Stetson Ave. The sole property owner of Subarea D Parcel BTE is 215 North Michigan Owner LLC and they have provided their consent to this request.

You are seeking a reduction from 351 accessory parking spaces (.55 spaces x 639 units) to 135 accessory parking spaces, based on the property being a transit-served location as well as being underground/ below the grade of Upper Stetson (per Sections 17-10-0102-B and 17-10-0102-C of the Chicago Zoning Ordinance) . Along with the 135 accessory spaces designated for the residential units proposed in the building, the owner will be providing, as required pursuant to existing private agreements and prior zoning requirements, an additional 127 accessory parking spaces for the adjacent BTN and BTS office buildings. If all of the 127 spaces are not utilized by the BTN and BTS properties, they will be available to the BTE residents. To be clear, all of the proposed total of 262 parking spaces to be provided as mentioned above are accessory parking spaces as opposed to non-accessory parking spaces under the Chicago Zoning Ordinance.

You are also seeking a reduction in the minimum distance between building facades at the upper level from 80 feet to 69 feet, four inches, pursuant to Statement 12(D) of the Ordinance. Statement 12(D) also states that the distance provisions may be adjusted where required to allow flexibility of architectural or site design arrangement.

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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 70, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

In regards to your second request, pursuant to Statement No. 13 of PD 70, you are also seeking site plan review approval for the proposed building. In summary, the project consists of the development of an approximately 600,732 square foot residential building with 639 dwelling units, approximately 26% of which (166) are proposed to be efficiencies. Pursuant to footnote 4 of the Use and Bulk Regulations and Data Table for PD 70 and PD 70 Statement 12(B) 3, the BTE Parcel is converting 639,000 square feet of Future Allowed Office into 639 dwelling units (i.e. 1,000 s.f. office space = 1 dwelling unit). The building will also contain approximately 18,250 square feet of retail space on the lower floors with a Pedway system connection between the BTS building to the west and the Lakeshore Athletic Club building to the east, as reviewed and approved by the Chicago Department of Transportation (CDOT) and DPD. Moreover, the proposed plan also includes covering over the existing open area above intermediate Water Street as requested by DPD and the provision for 160 bicycle spaces. In addition, although not required by DPD, your client plans to deploy various sustainable strategies throughout the project that will achieve 100 points pursuant to the Chicago Sustainability Policy.

We have reviewed the drawings and exhibits you submitted, all dated 4-29-2019. The attached

- Context Diagram - Setbacks and Zoning (Page 7)
- Elevation – East (Page 10)
- Elevation – West (Page 11)
- Elevation – North (Page 12)
- Elevation – South (Page 13)
- Elevation – Streetscape Elevation (Page 14)
- Exterior Renderings – (Pages 15-23)
- Building Section A and Tower Plans (Page 24)
- Plans (Pages 25-37)
- Material Matrix (Page 39)

are in accordance with and satisfy the requirements of PD 70.

Additionally, as you are aware, the subject real estate is encumbered with an easement that allows for the development of a transit subway over a portion of the property as well as other properties in the immediate area by the City of Chicago (the "City") and or the Chicago Transit Authority. It is further understood that a vacation of this easement may be required to be initiated by the Applicant or its successors or assigns, with compensation paid to the City, prior to the City granting a building permit for the proposed project. Alternatively, the City may require that the Applicant obtain a Grant of Privilege from the City, with compensation paid to the City, prior to the City granting a building permit for the proposed project. Finally, the Site Plan has or will be approved by CDOT, the Chicago Fire Department and the Mayor's Office for People with Disabilities at or prior to Part II time.

Accordingly, this site plan review request is hereby approved, subject to the specific requirements as detailed in this letter.

Sincerely,

Patrick Murphey
Zoning Administrator

C: Mike Marmo, Erik Glass, Dan Klaiber, Main file

## CONTEXT DIAGRAM | SETBACKS & ZONING

### ZONING REQUIREMENTS

MASSING

Site Area: 44,091 SF
FAR: 20.43
Allowable Area: 900,671 SF(designated office)

Zoning Ordinances:
- PD-70
- Chicago Zoning Ordinance

RESIDENTIAL

Current PD designated site as office use, allows conversion of 1,000 SF of office to 1 dwelling unit.

Dwelling Unit Conversion
Pursuant to Footnote 4 of the Amended Planned Development Use and Bulk Regulation and Data for PD 70, the BTE Parcel of Subarea D is converting 639,000 square feet of Future Allowed Office Space into 639 dwelling units (i.e. 1,000 s.f. office space = 1 dwelling unit).

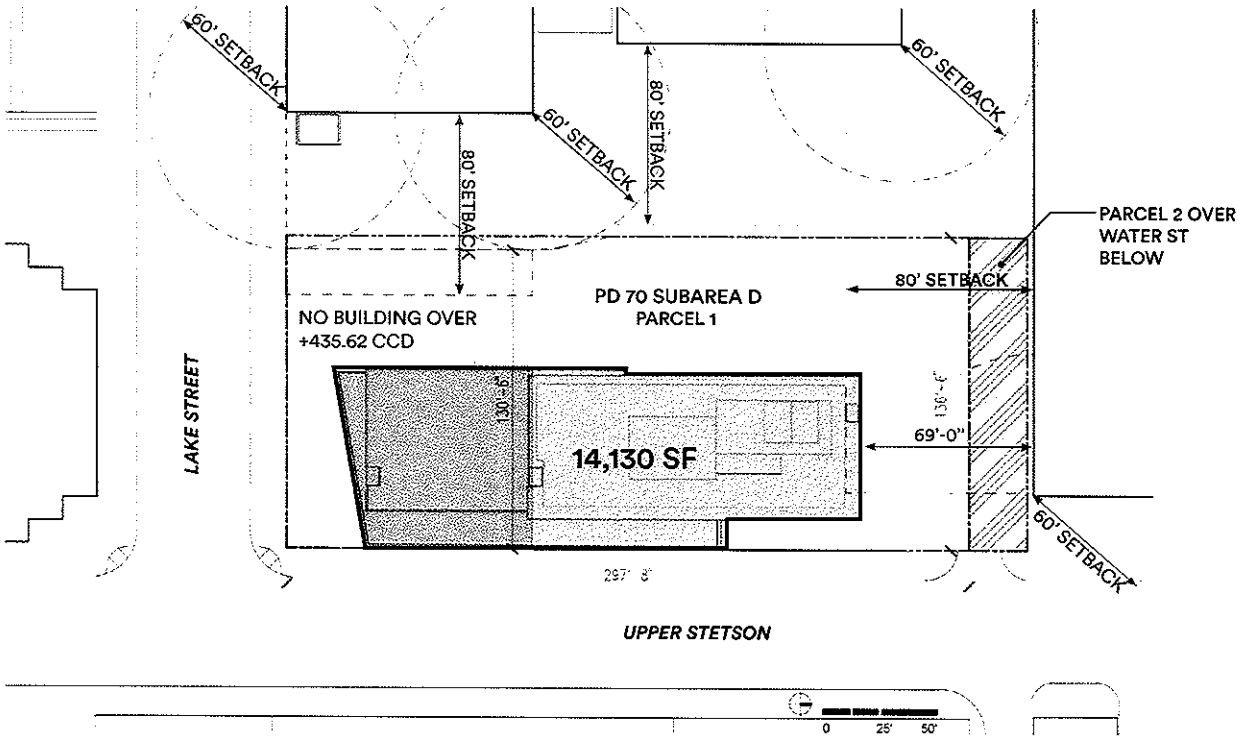
Allowable units:
- **900671 sf / 1000 sf per 1 residential unit = 900 units**
- Up to 30% can be efficiency units
- Provide 36 SF of useable open space per unit

LOADING & PARKING

Loading:
- 1 berth per 200,000 SF of residential or fraction thereof

Parking"
- Must be below Upper Level
- .55 spaces per dwelling unit, 2% accessible
- Admin Relief sought for Residential parking reduction for transit served location per 07-10-0102-B (50% of req.)

Bicycle:
- 1 space per 2 car spaces

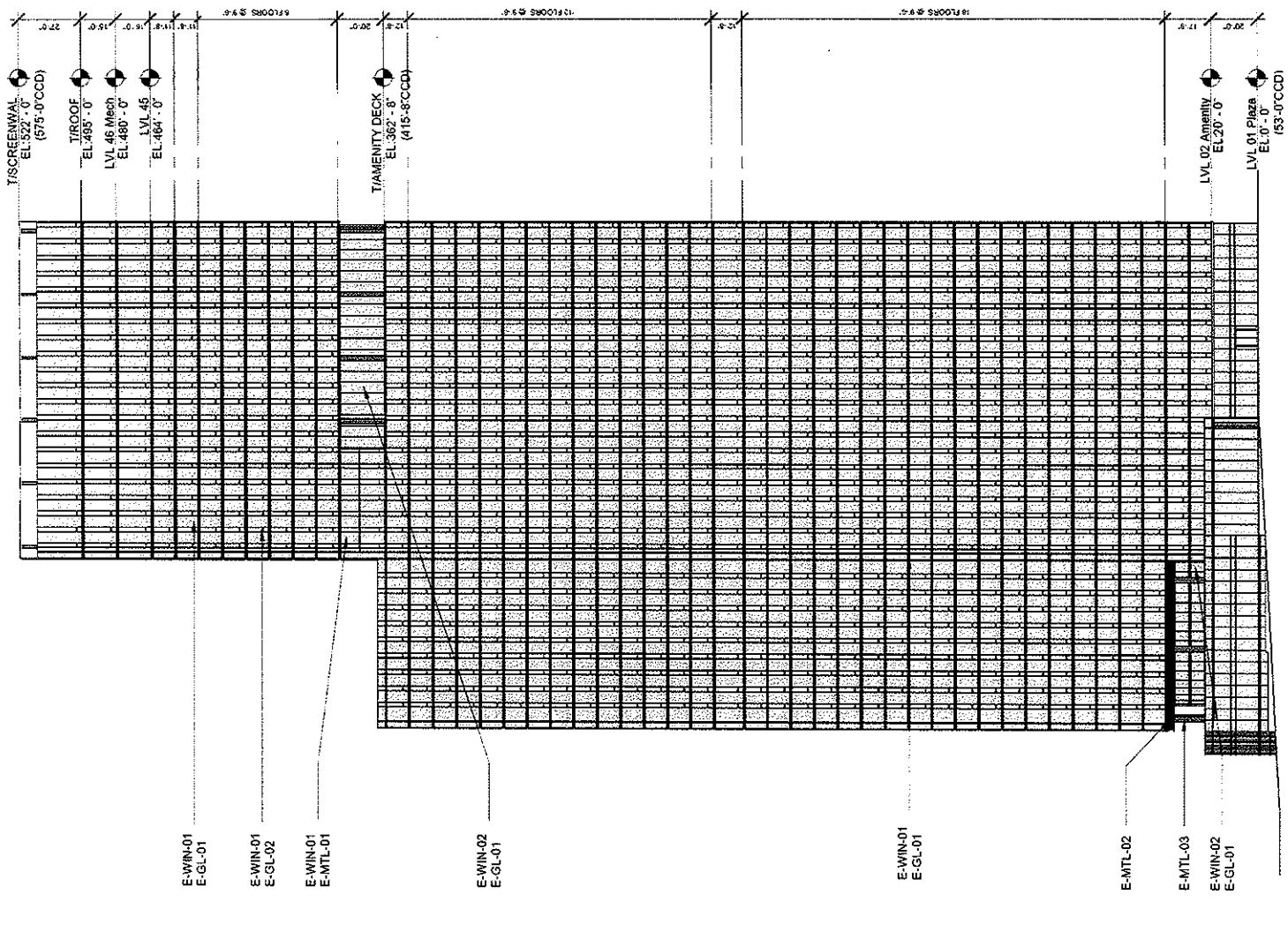



| | |
|---|---|
| **PD 70 SUBAREA D SITE AREA:** | **44,091 SF** |
| **ALLOWABLE BUILDING AREA:** in Subarea D (designated office)* | **900,671 SF** |
| **REMAINING ALLOWABLE UNITS:** in PD 70: | **917 UNITS** |

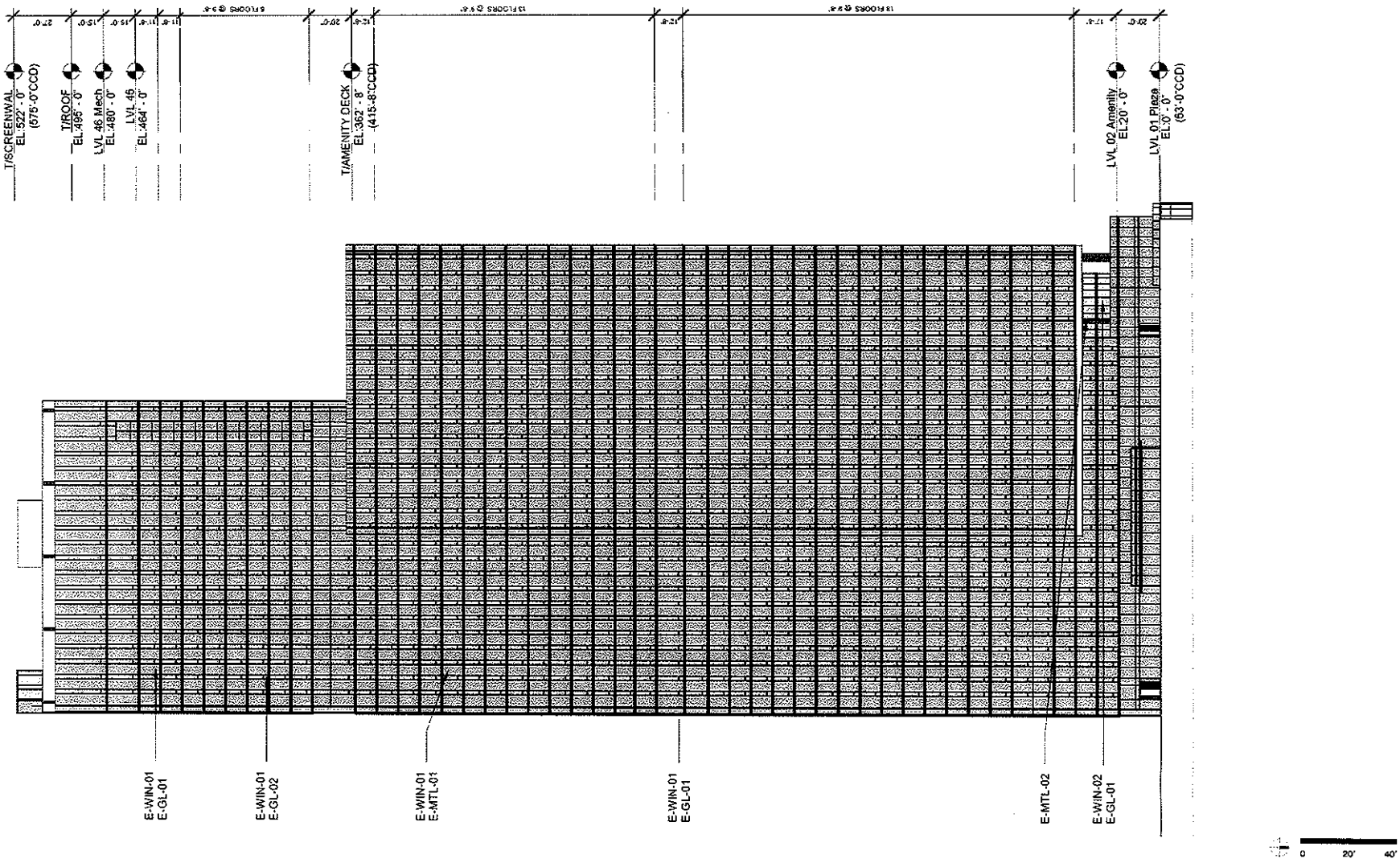
**PROPOSED PROGRAM SUMMARY**

| | |
|---|---|
| **PROPOSED FAR:** in Subarea D | **13.62** |
| **FAR AREA:** | **600,732 SF** |
| **BUILDING HEIGHT** | **522'-0" (575' CCD) 46 FLOORS** |
| RESIDENTIAL: | 578,571 GSF<br>459,133 NRSF<br>639 UNITS<br>719 SF AVG |
| RETAIL: | 18,249 GSF |
| PARKING: | TOTAL REQ'D = 351<br>TOTAL PROVIDED = 271 |
| LOADING: | 4 BERTHS |
| BICYCLE SPACE: | 160 |
| MECH/BOH: | 25,741 GSF |
| AMENITY: | INDOOR<br>25,530 GSF<br>OUTDOOR<br>8,120 GSF |

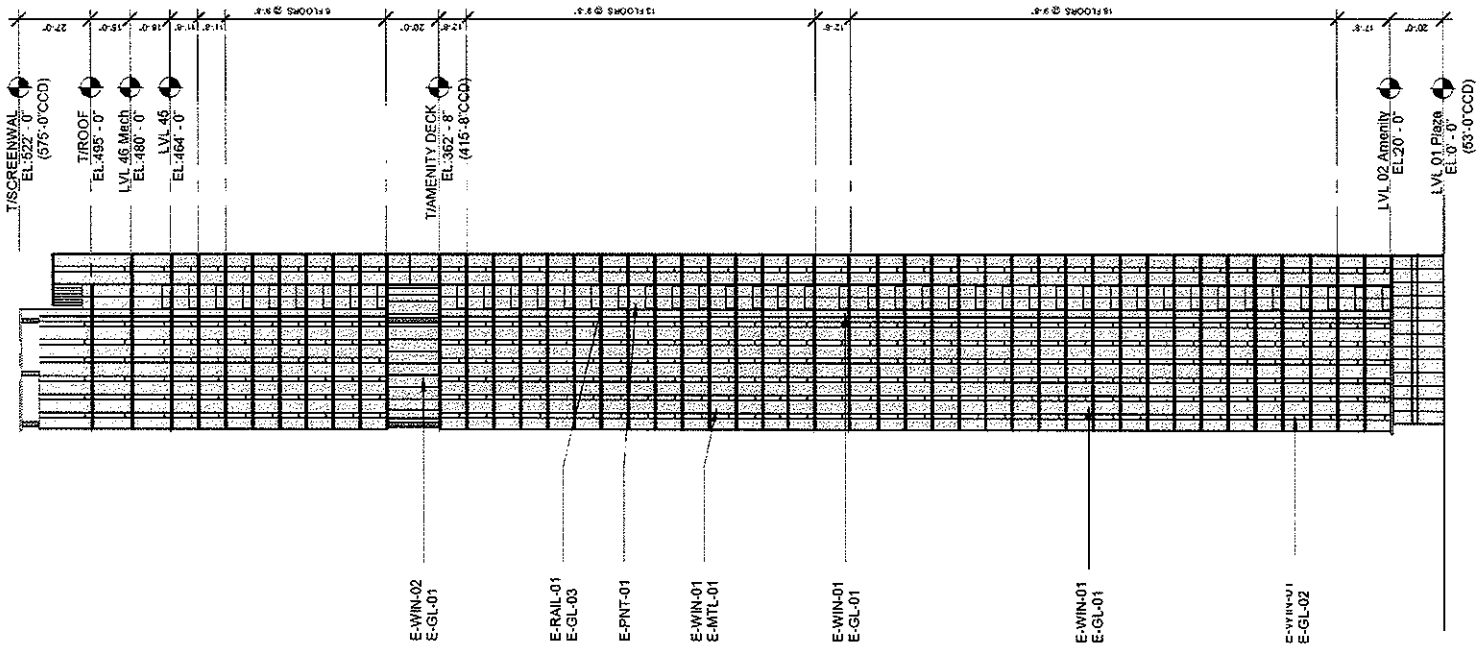
## ELEVATION | EAST



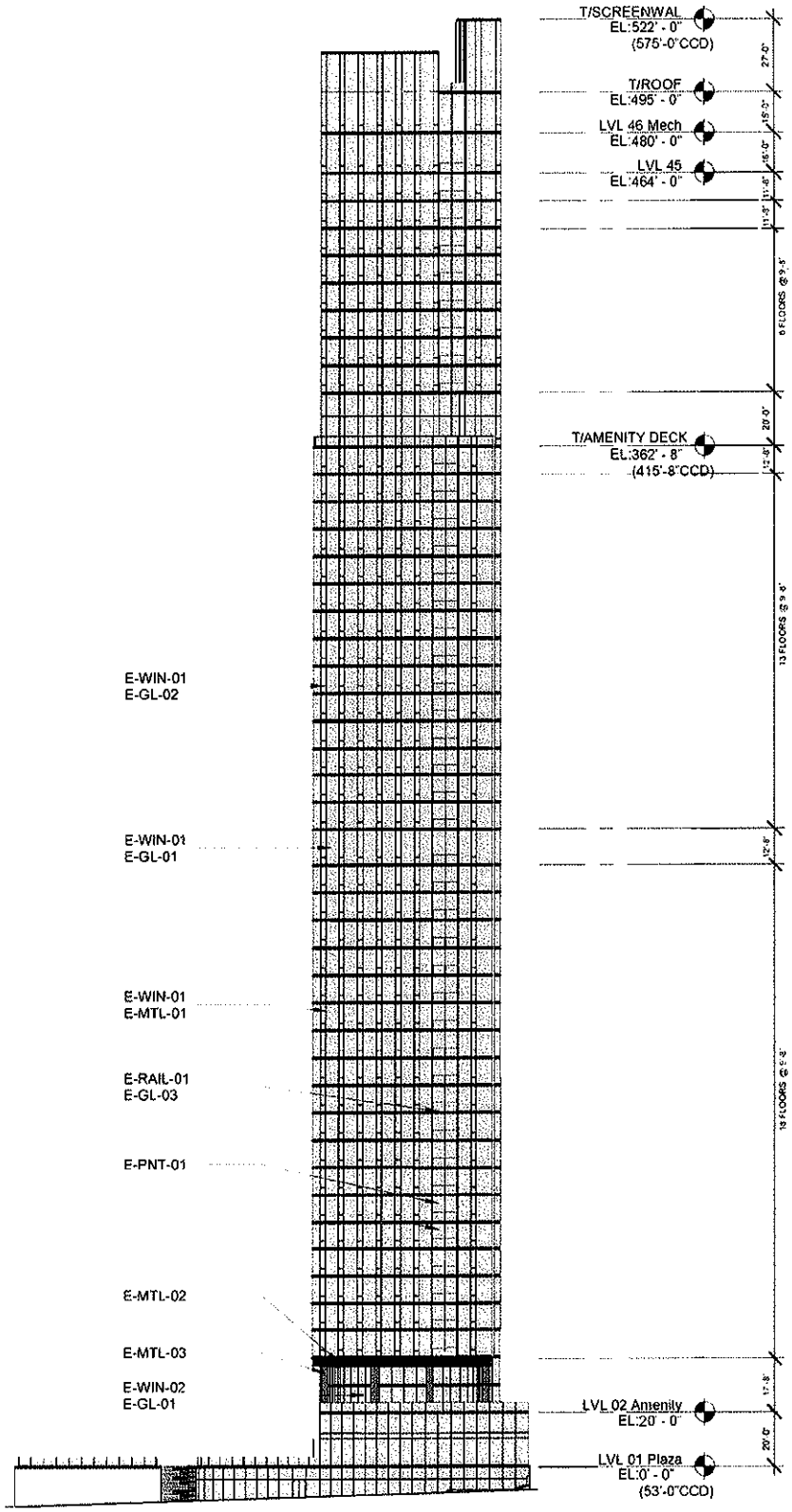
**ELEVATION** | WEST



**ELEVATION** | NORTH

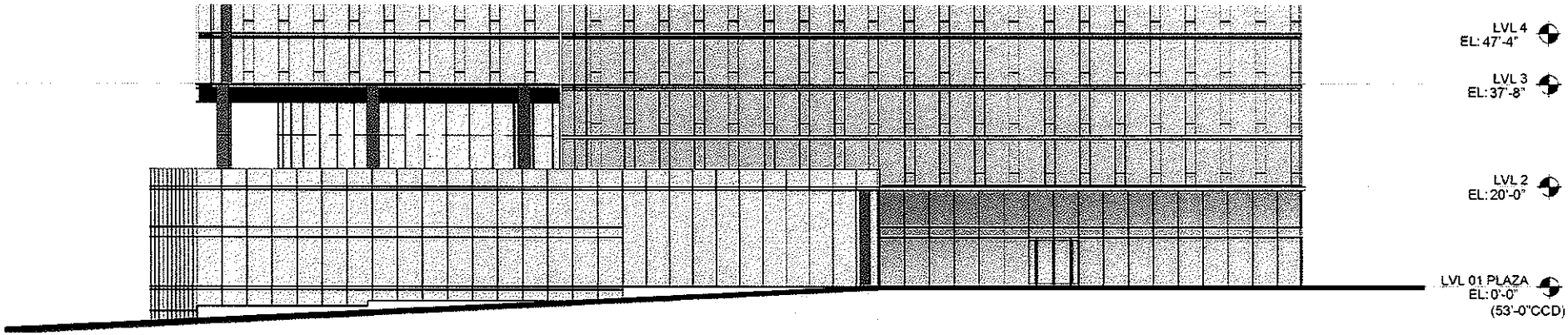



0 20' 40'

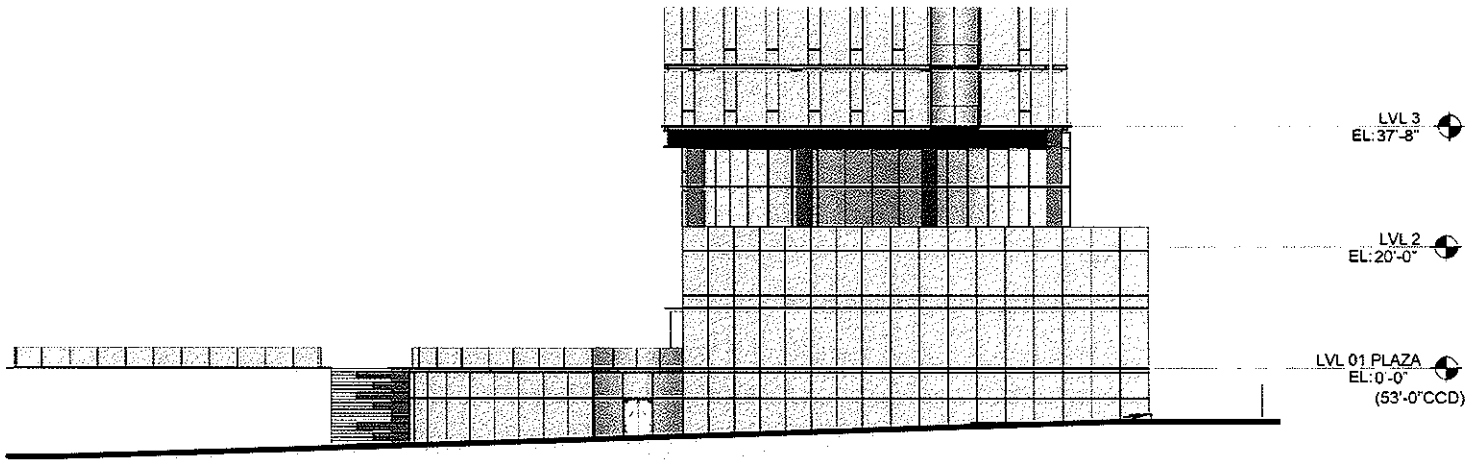

T/SCREENWAL
EL:522' - 0"
(575'-0"CCD)
T/ROOF
EL:495' - 0"
LVL 46 Mech
EL:480' - 0"
LVL 45
EL:464' - 0"
6 FLOORS @ 9'-5"
T/AMENITY DECK
EL:362' - 8"
(415'-8"CCD)
13 FLOORS @ 9'-8"
E-WIN-01
E-GL-02
E-WIN-01
E-GL-01
E-WIN-01
E-MTL-01
E-RAIL-01
E-GL-03
E-PNT-01
19 FLOORS @ 9'-8"
E-MTL-02
E-MTL-03
E-WIN-02
E-GL-01
LVL 02 Amenity
EL:20' - 0"
LVL 01 Plaza
EL:0' - 0"
(53'-0"CCD)



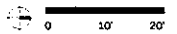
0 20' 40'



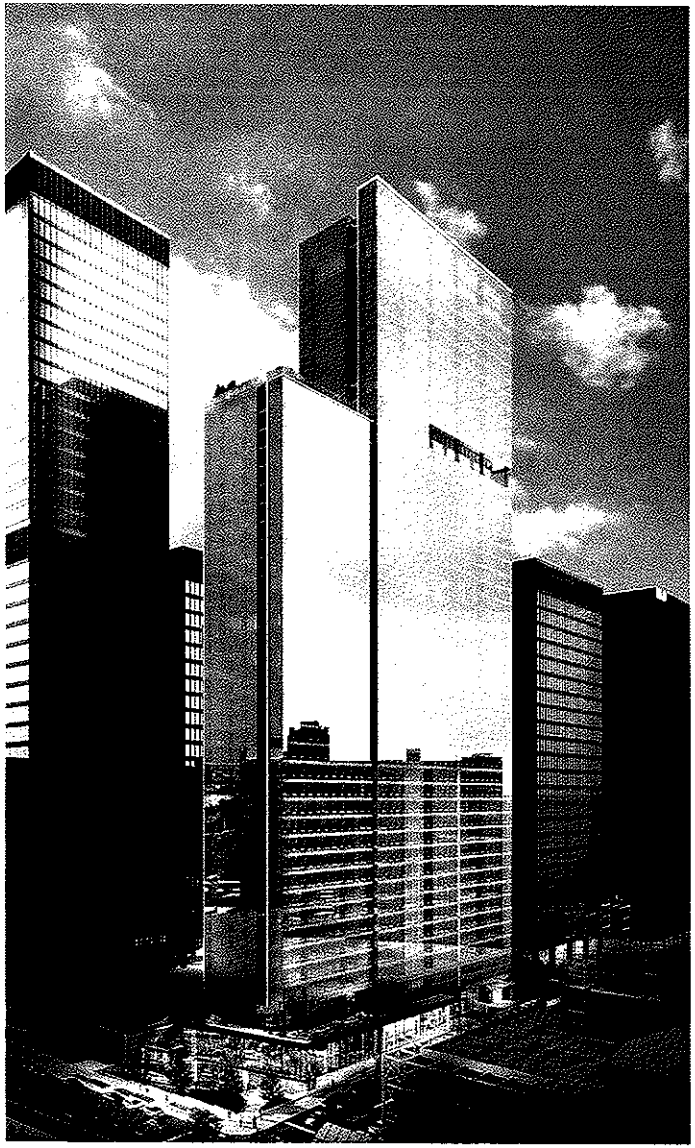

EAST ELEVATION

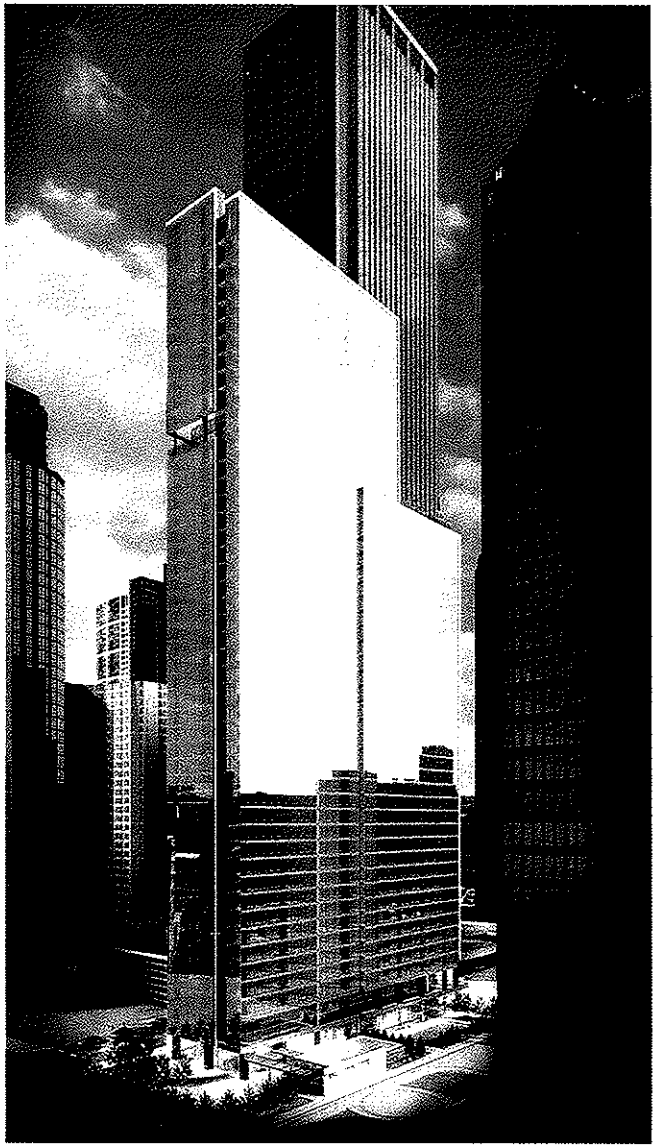



SOUTH ELEVATION



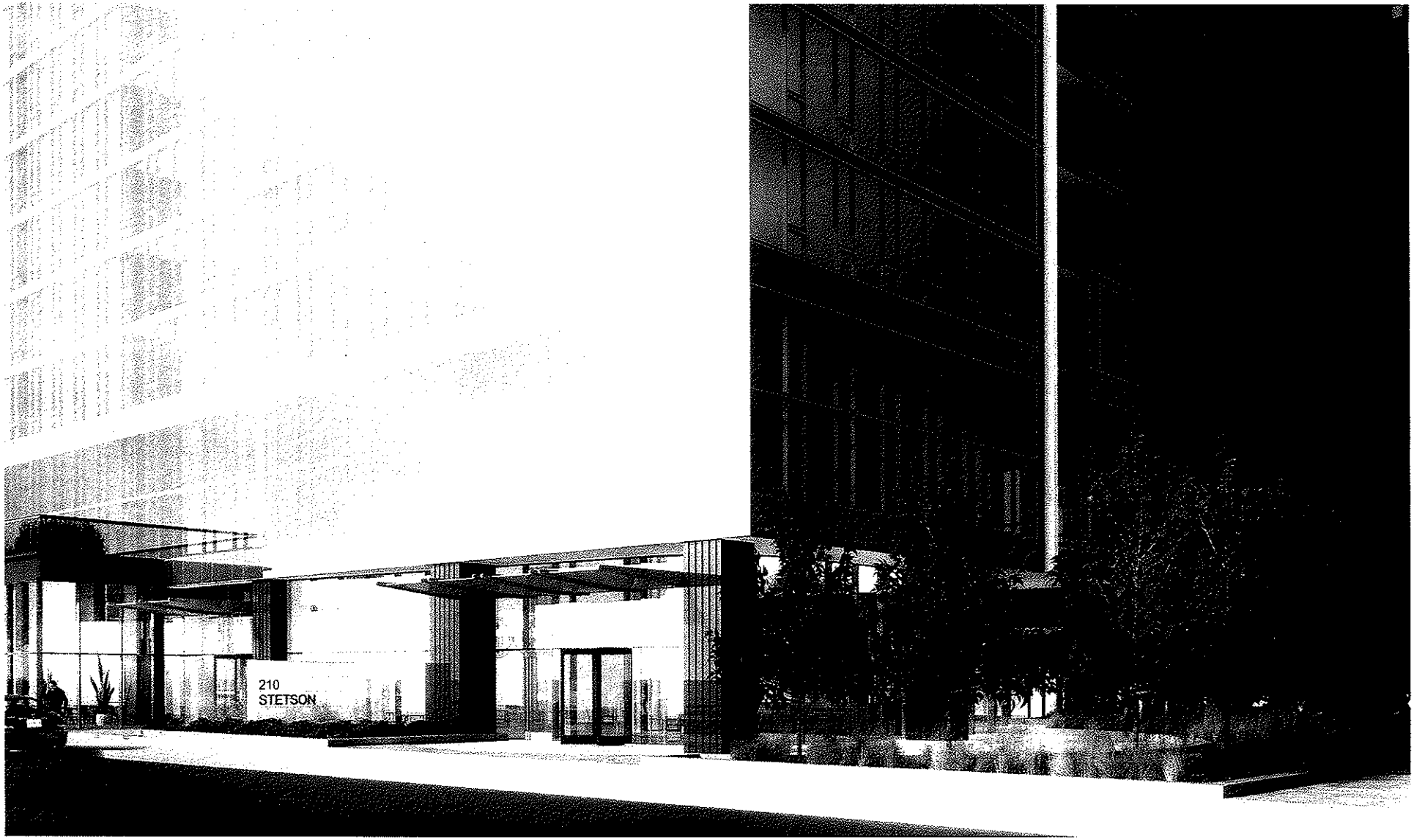
**EXTERIOR RENDERINGS** | SOUTHEAST VIEW ON WATER ST & NORTHWEST VIEW OF N STETSON AVE + E LAKE ST



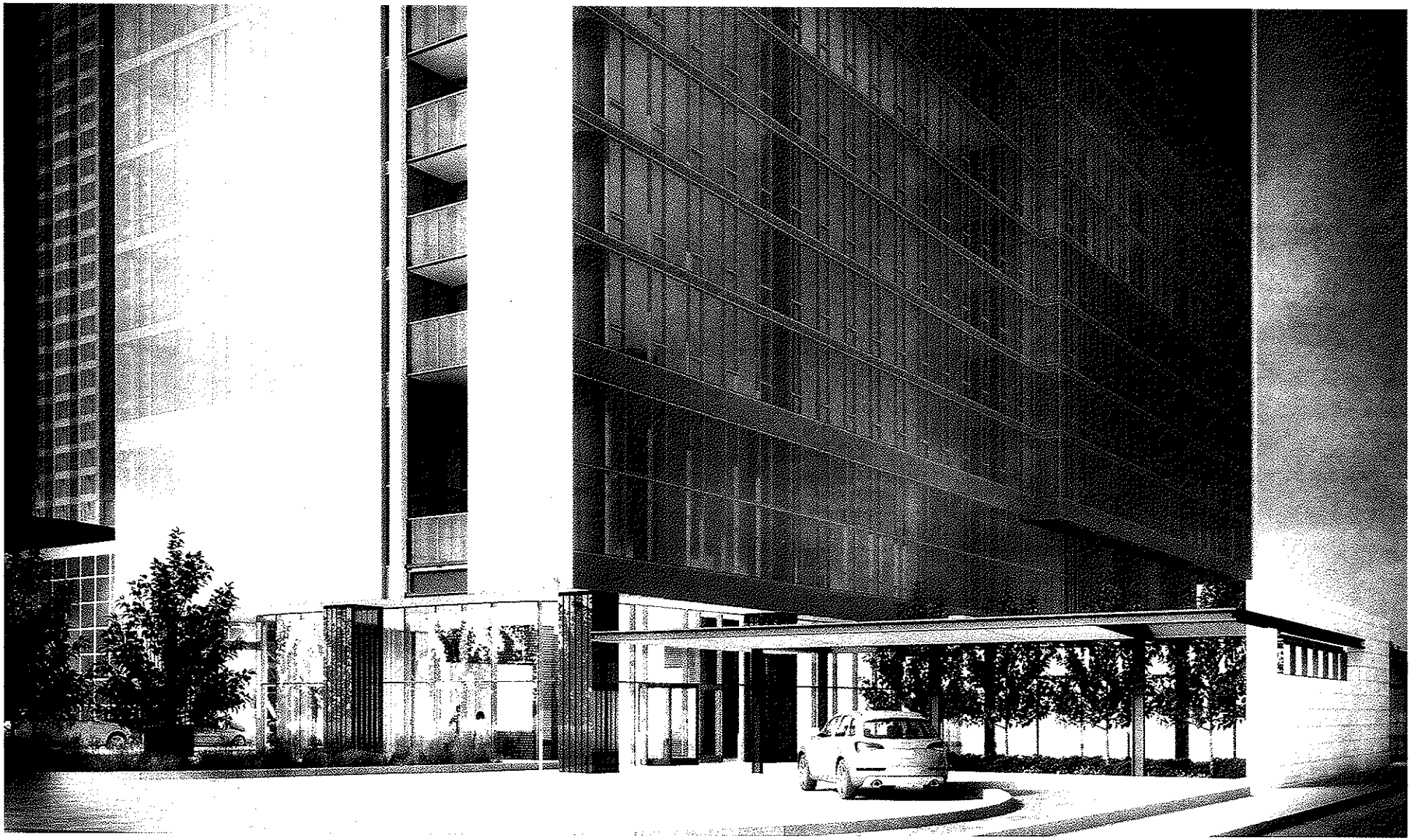


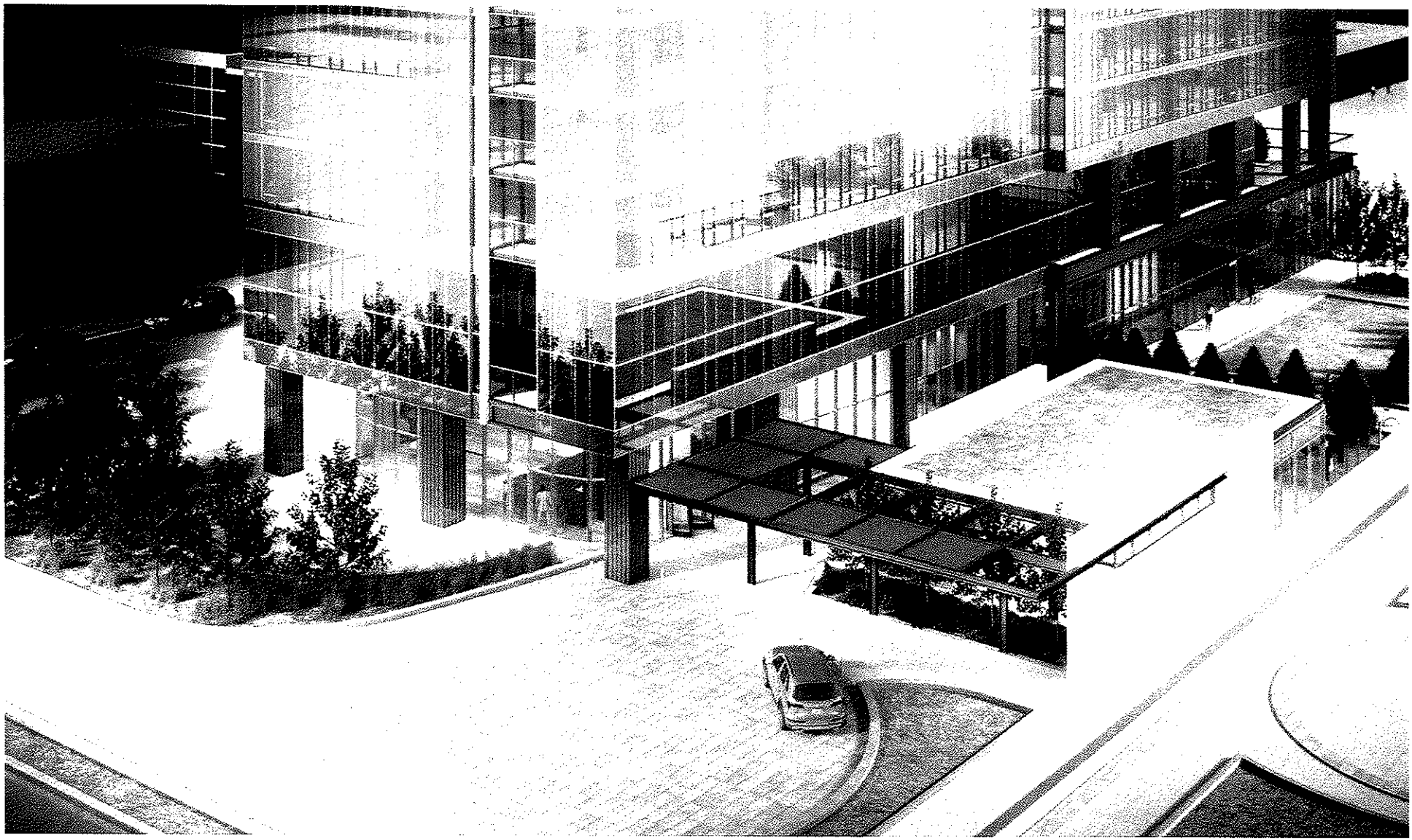
**EXTERIOR RENDERINGS** | NORTHWEST AT CORNER OF N STETSON AVE + E LAKE ST

**EXTERIOR RENDERINGS** | VIEW NORTHEAST ALONG E LAKE ST

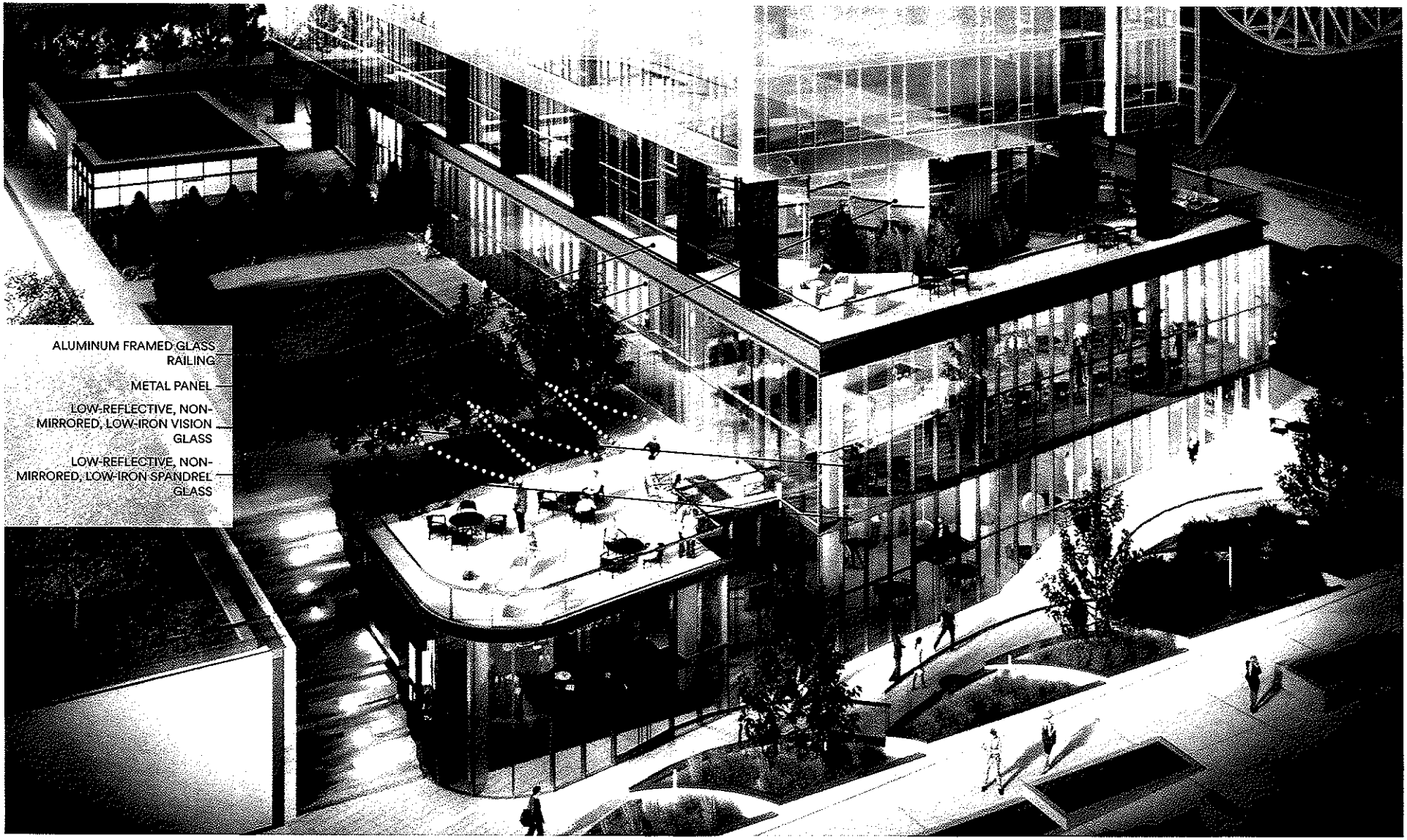

210
STETSON

210
STETSON

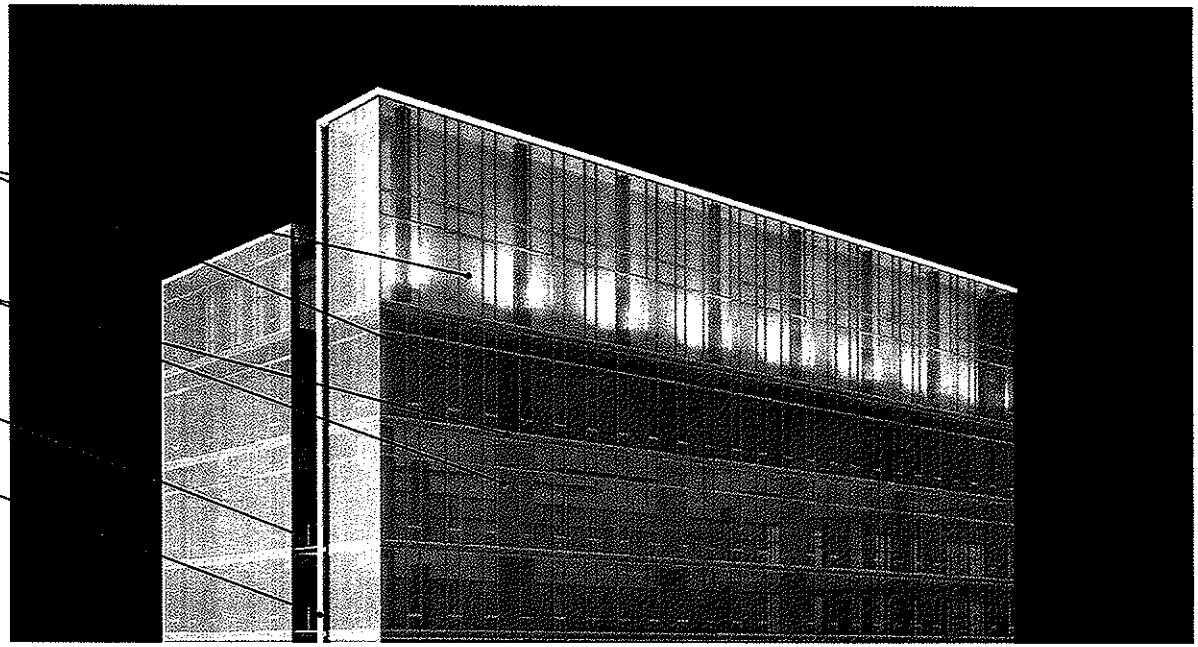


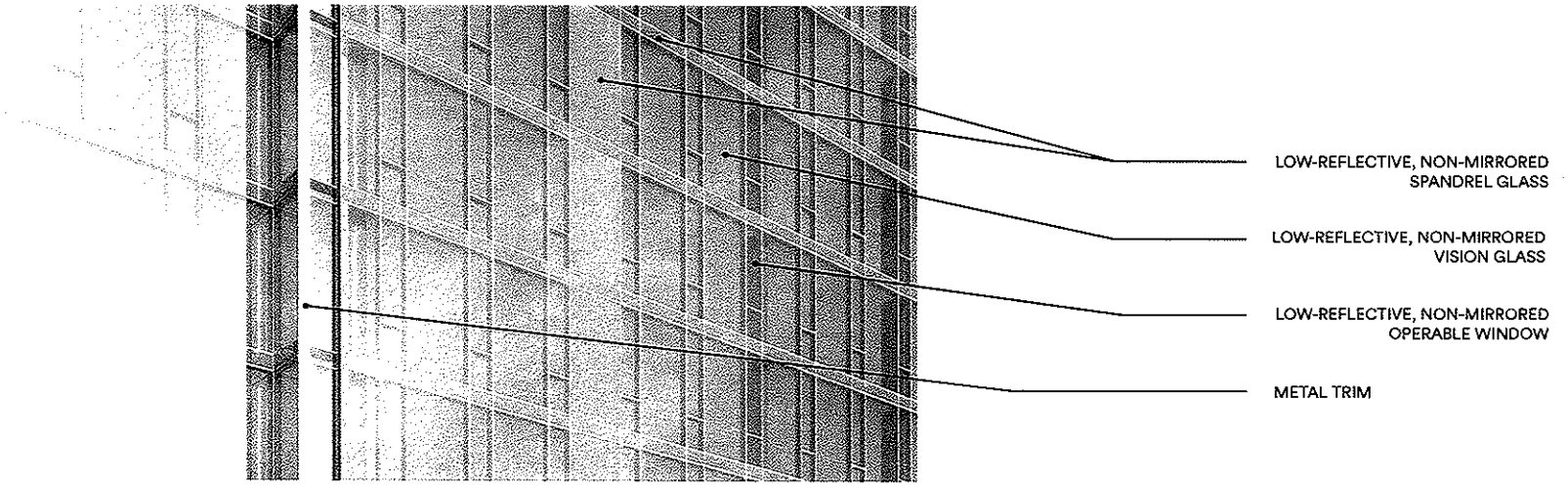


**EXTERIOR RENDERINGS** | BIRDS-EYE VIEW OF PLAZA

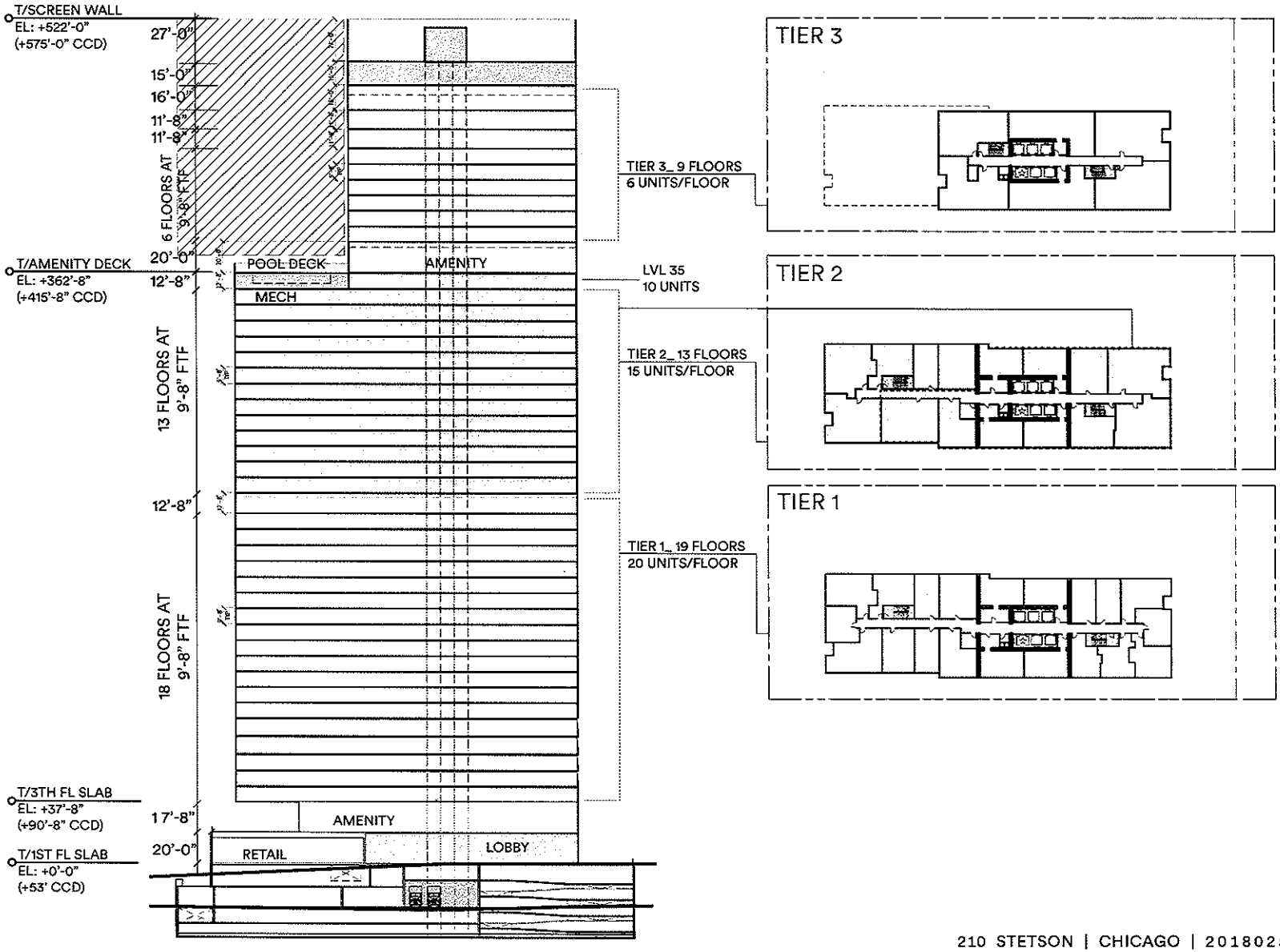


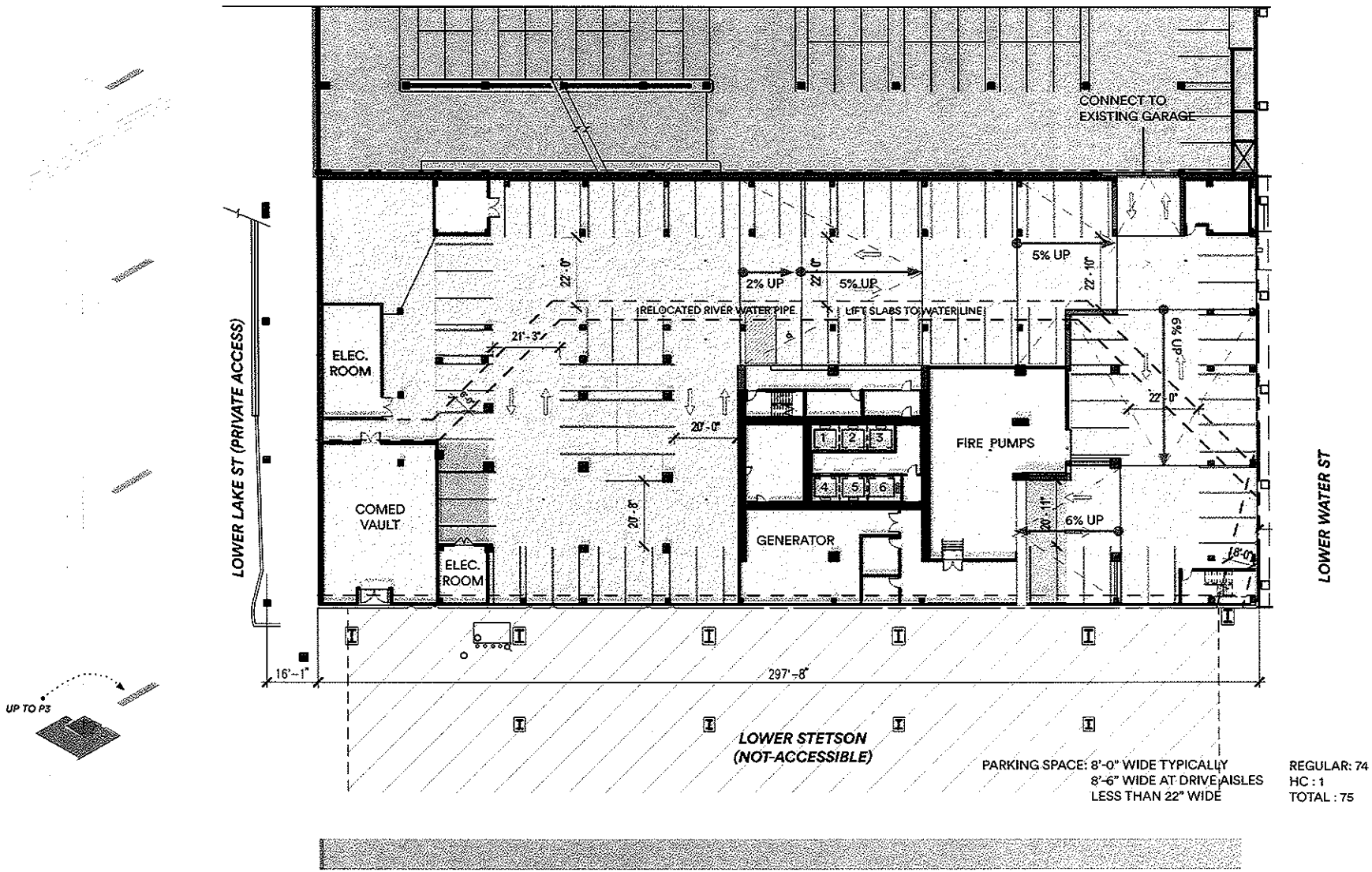
## EXTERIOR RENDERINGS | SHADOW BOX & WINDOW WALL



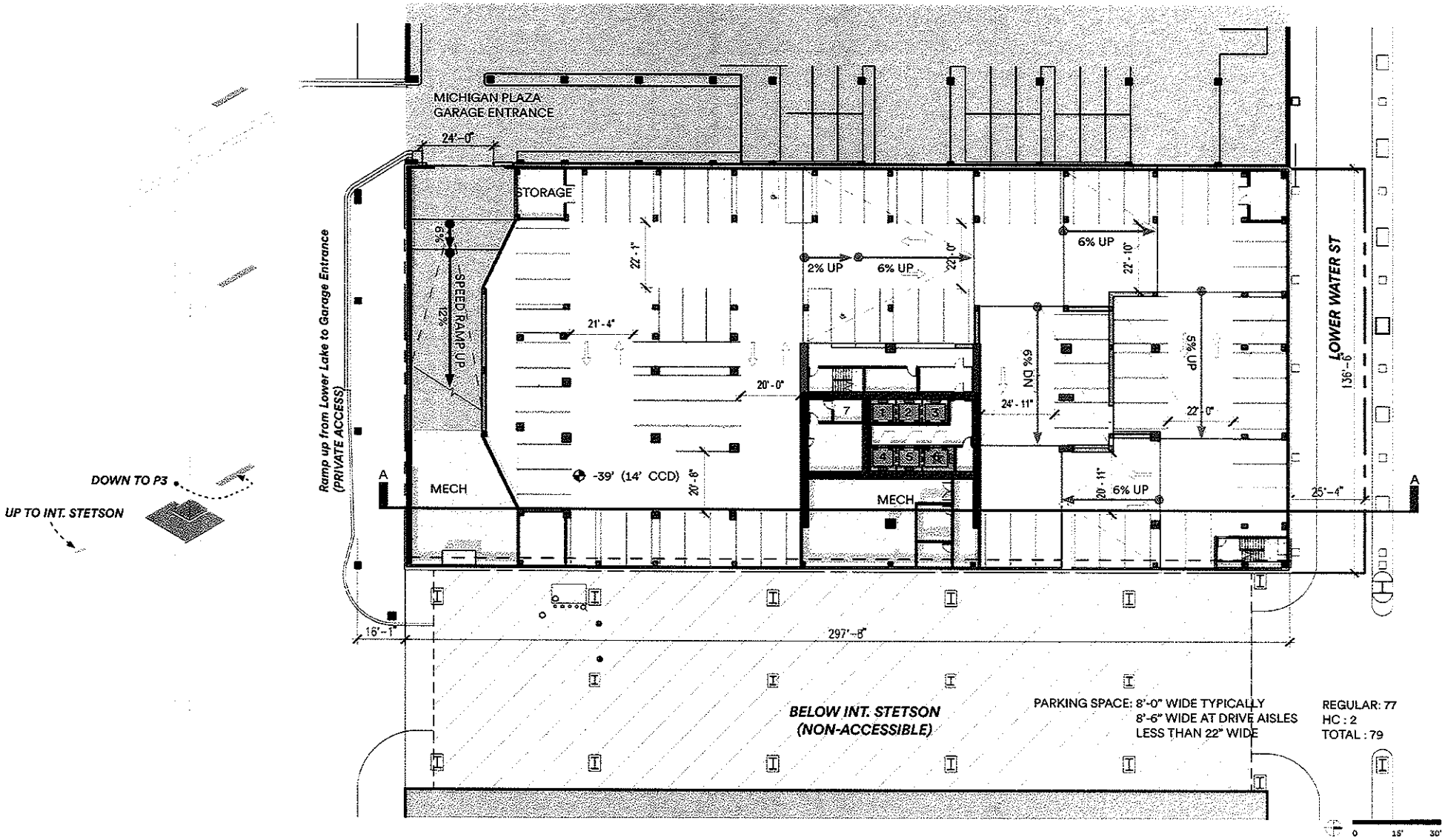
## BUILDING SECTION A & TOWER PLANS

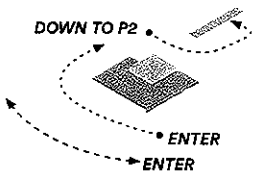


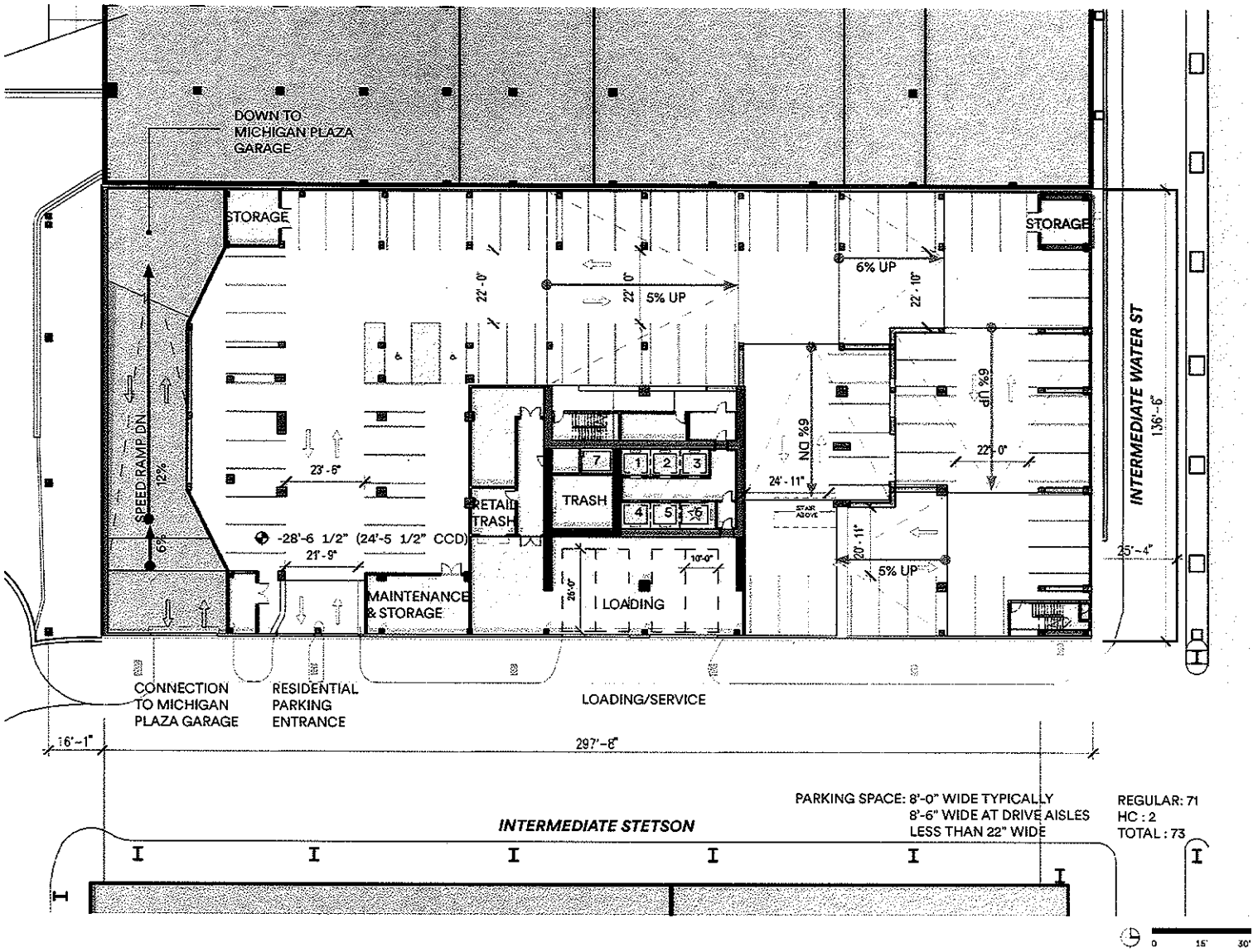



PARKING SPACE: 8'-0" WIDE TYPICALLY
8'-6" WIDE AT DRIVE AISLES
LESS THAN 22" WIDE

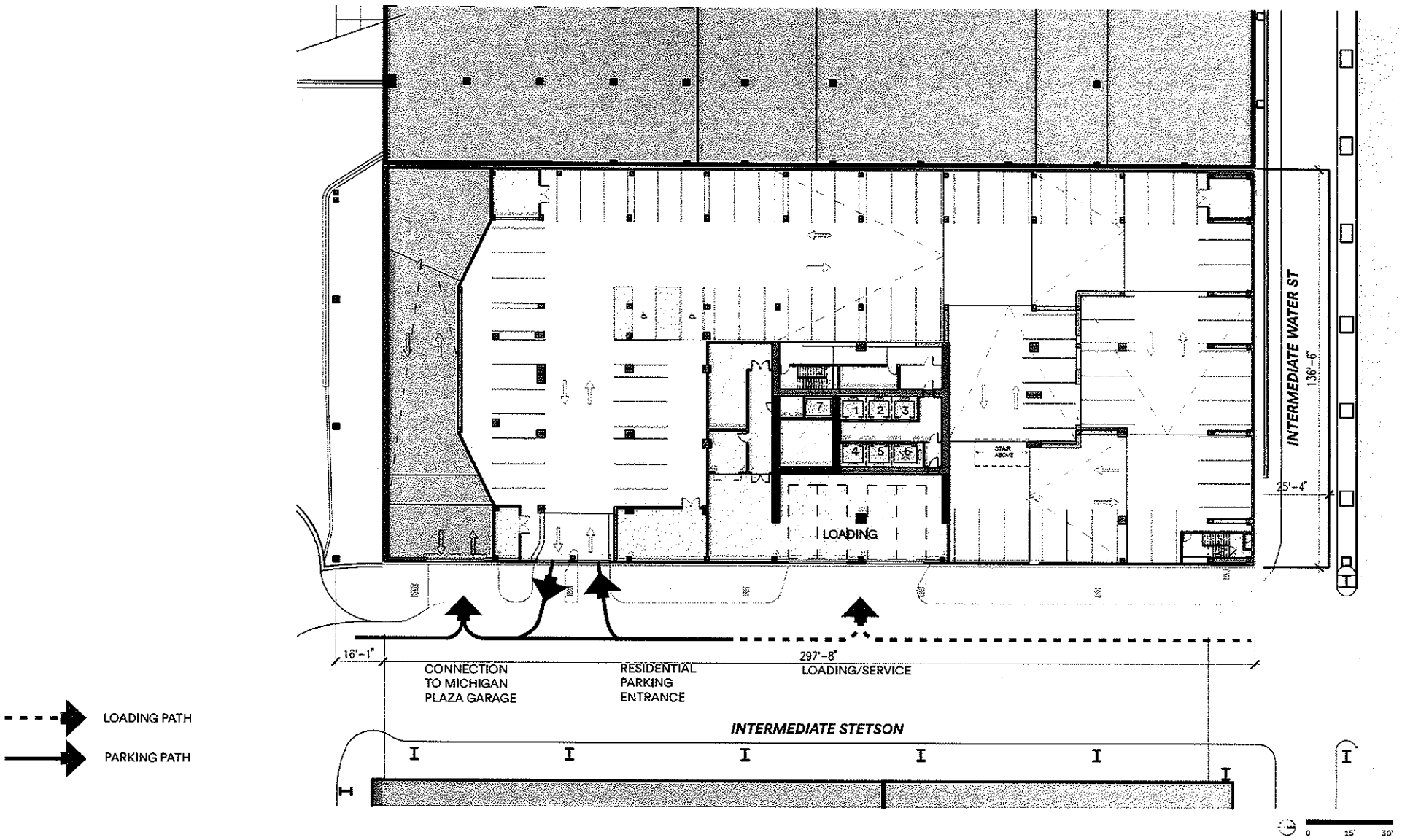
REGULAR: 74
HC : 1
TOTAL : 75

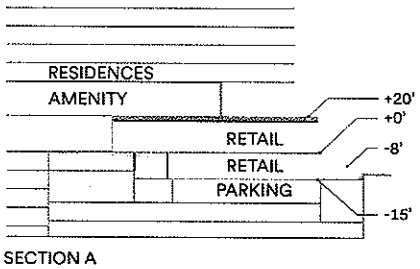

MICHIGAN PLAZA
GARAGE ENTRANCE
24'-0"
STORAGE
6%
SPEED RAMP UP
12%
Ramp up from Lower Lake to Garage Entrance
(PRIVATE ACCESS)
22'-1"
2% UP
6% UP
22'-0"
6% UP
22'-10"
LOWER WATER ST
136'-6"
21'-4"
20'-0"
7
NO 6%
24'-11"
5% UP
22'-0"
A
MECH
-39' (14' CCD)
20'-6"
MECH
20'-11"
6% UP
25'-4"
A
DOWN TO P3
UP TO INT. STETSON
15'-1"
297'-8"
BELOW INT. STETSON
(NON-ACCESSIBLE)
PARKING SPACE: 8'-0" WIDE TYPICALLY
8'-6" WIDE AT DRIVE AISLES
LESS THAN 22" WIDE
REGULAR: 77
HC : 2
TOTAL : 79
0
15'
30'


DOWN TO P2
ENTER
ENTER

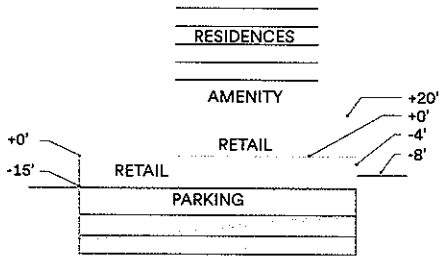

DOWN TO MICHIGAN PLAZA GARAGE
STORAGE
STORAGE
SPEED RAMP DN
12%
6%
22'-0"
22'-0"
5% UP
6% UP
22'-10"
6% DN
6% UP
INTERMEDIATE WATER ST
136'-6"
22'-0"
24'-11"
23'-6"
RETAIL TRASH
TRASH
7
1
2
3
4
5
6
-28'-6 1/2" (24'-5 1/2" CCD)
21'-9"
MAINTENANCE & STORAGE
LOADING
10'-0"
25'-0"
20'-11"
5% UP
25'-4"
CONNECTION TO MICHIGAN PLAZA GARAGE
RESIDENTIAL PARKING ENTRANCE
LOADING/SERVICE
16'-1"
297'-8"
INTERMEDIATE STETSON
PARKING SPACE: 8'-0" WIDE TYPICALLY
8'-6" WIDE AT DRIVE AISLES
LESS THAN 22" WIDE
REGULAR: 71
HC : 2
TOTAL : 73
0
15'
30'

## VEHICLE ACCESS | PARKING LEVEL P2

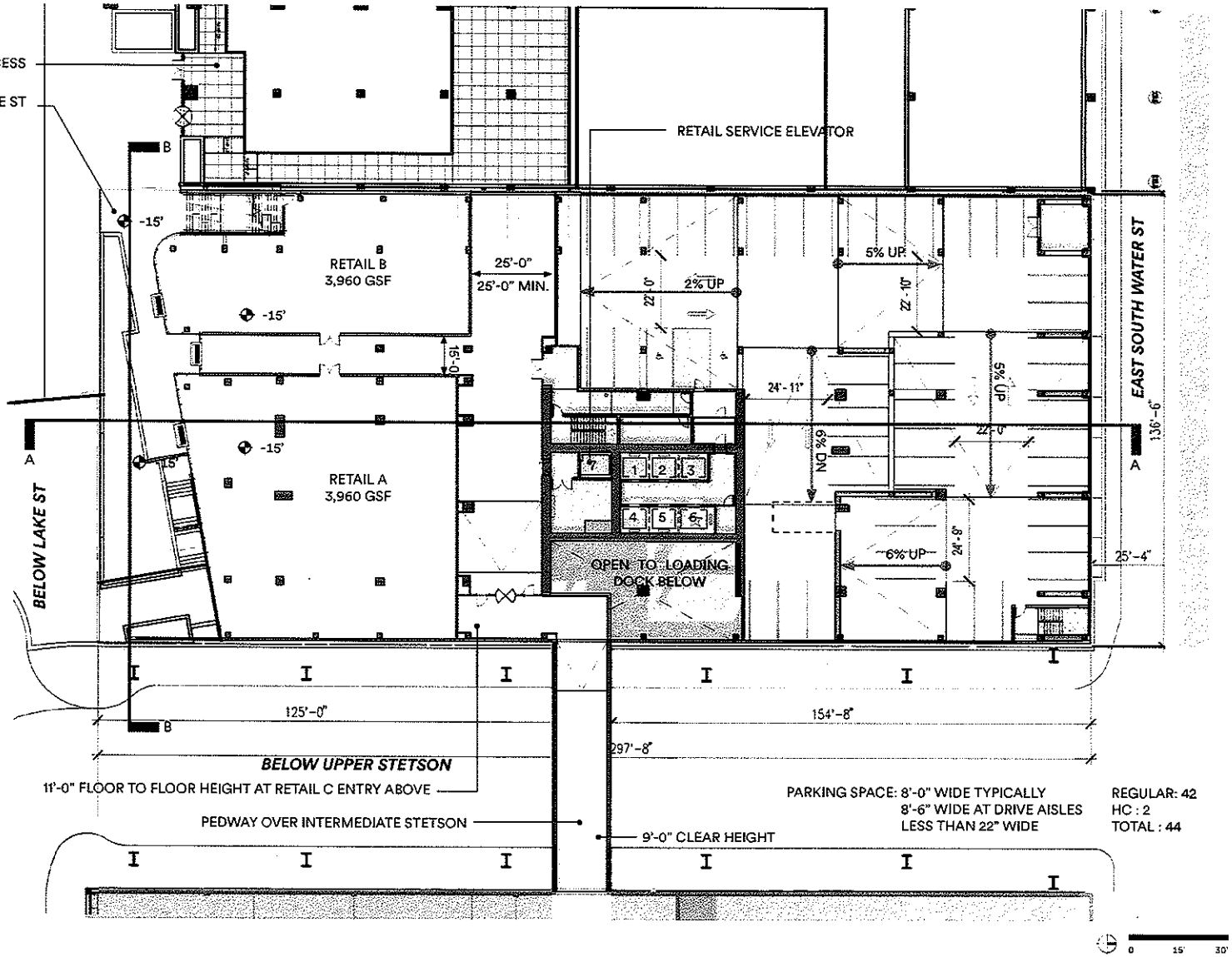




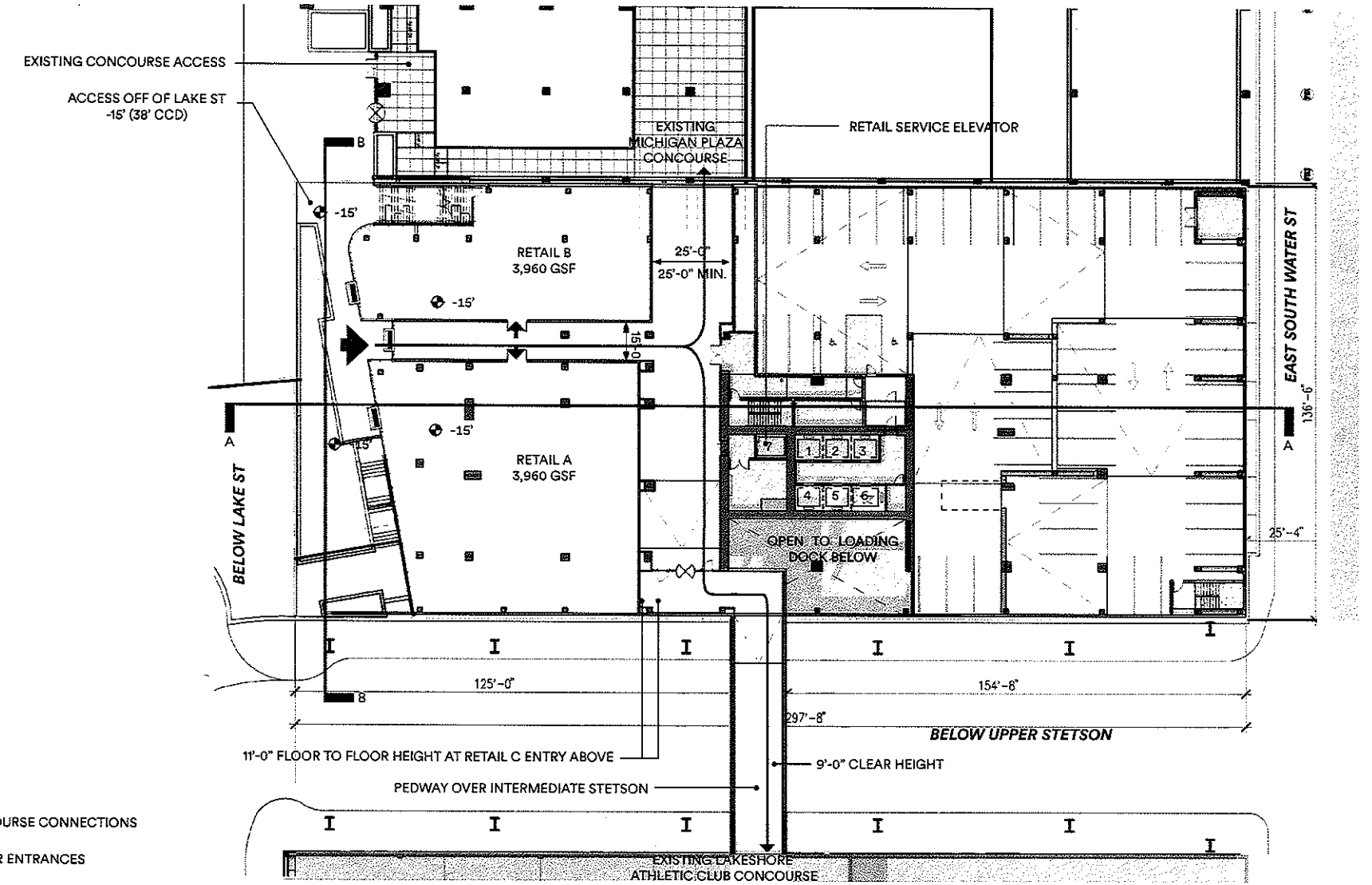

SECTION A



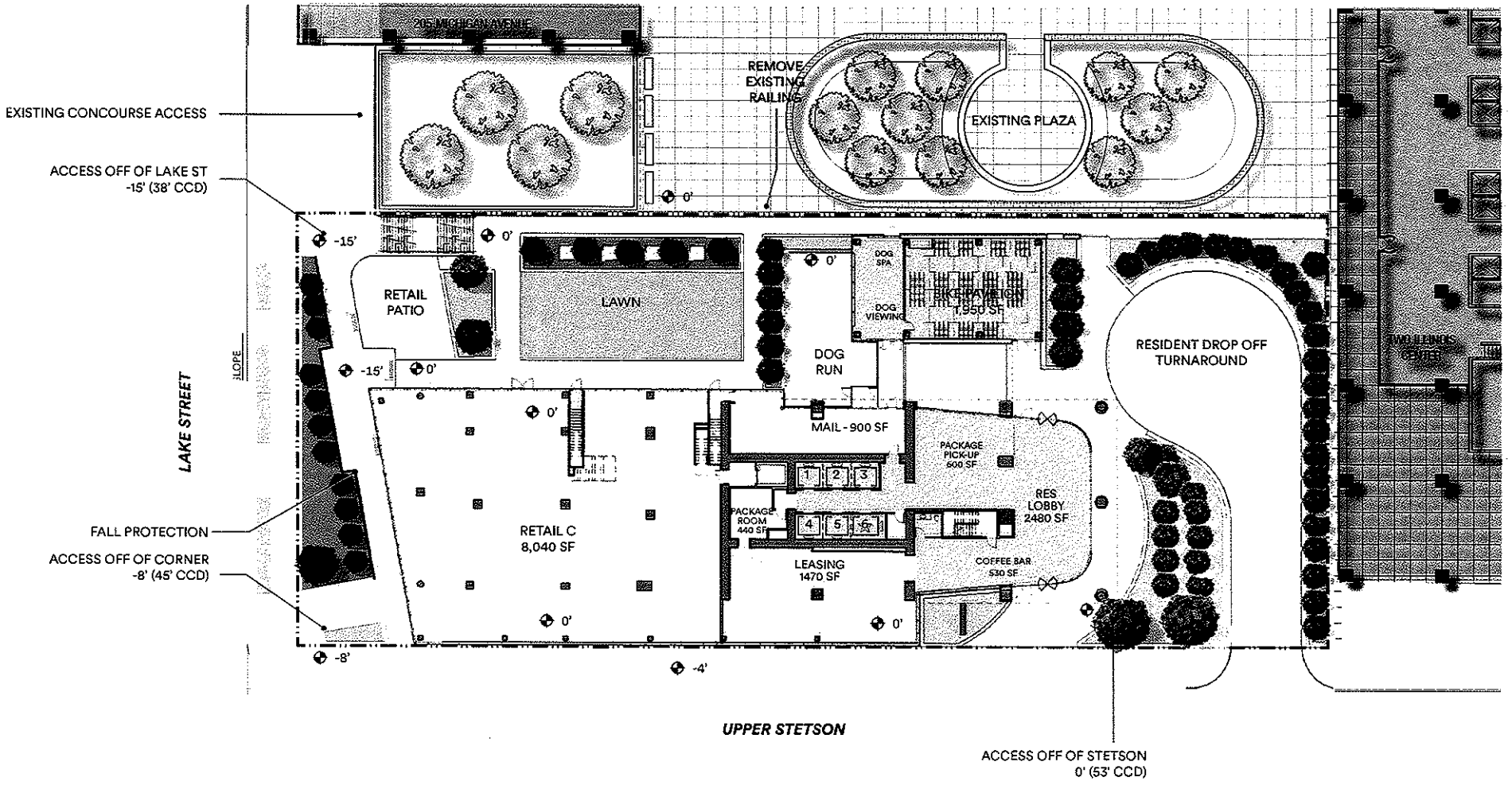

SECTION B



**PEDESTRIAN ROUTES** | CONCOURSE LEVEL

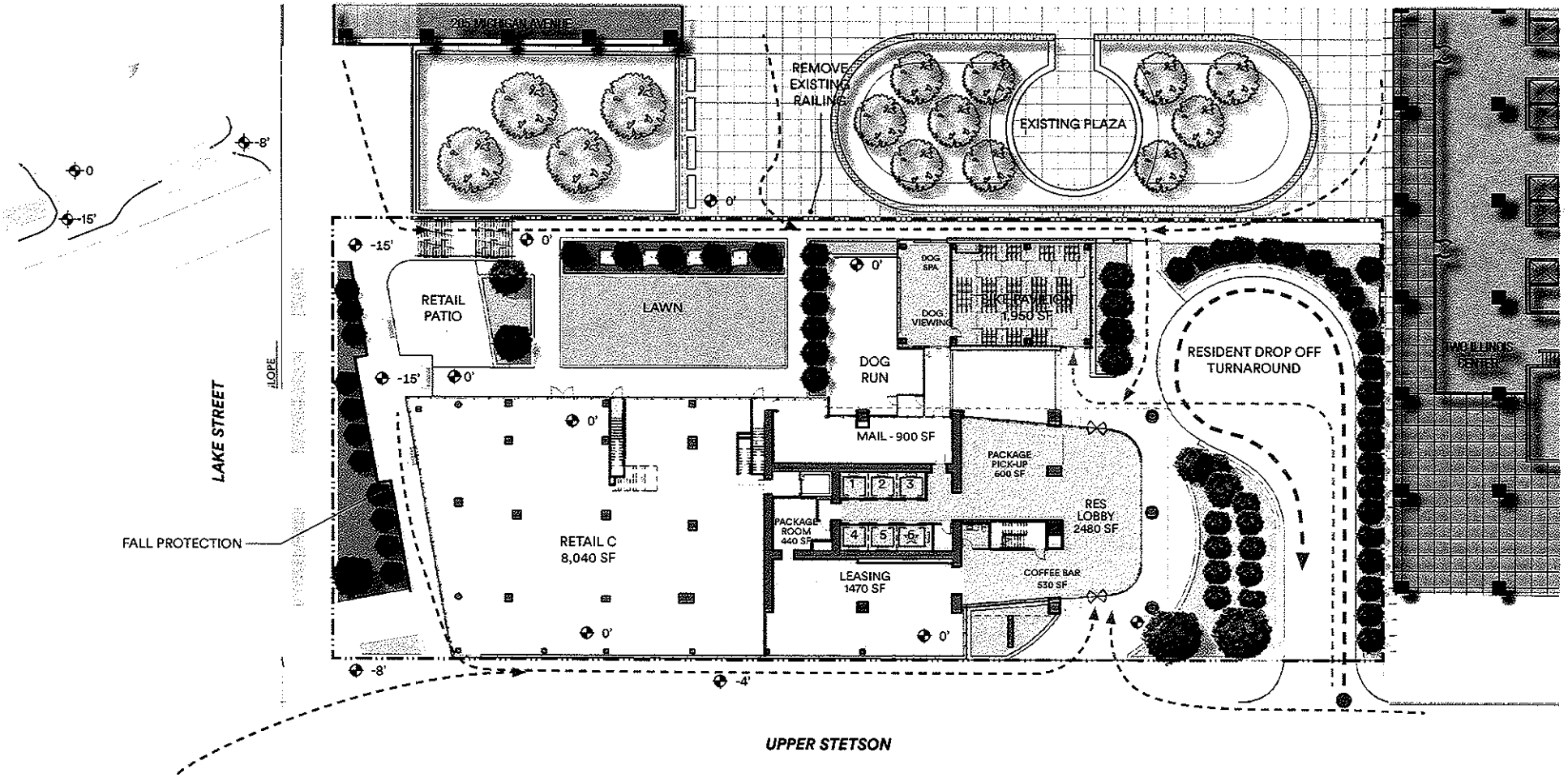


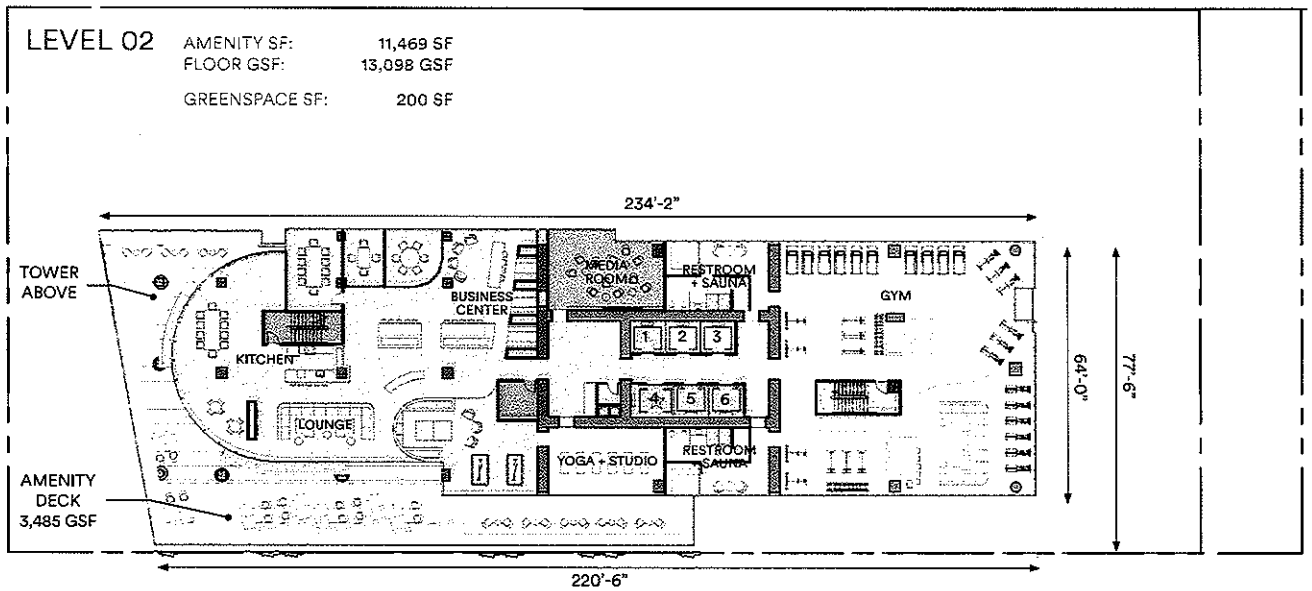
## UPPER STETSON SITE AND LANDSCAPE PLAN




0 15' 30'

## PEDESTRIAN ROUTES | PLAZA LEVEL

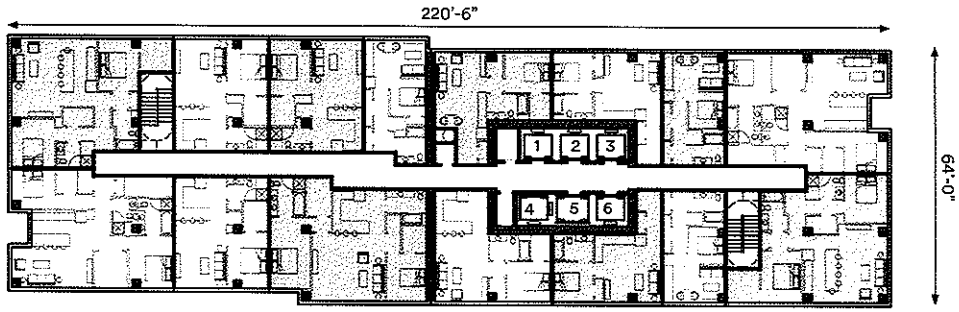



LEVEL 02
AMENITY SF: 11,469 SF
FLOOR GSF: 13,098 GSF
GREENSPACE SF: 200 SF
234'-2"
TOWER ABOVE
AMENITY DECK 3,485 GSF
KITCHEN
LOUNGE
BUSINESS CENTER
MEDIA ROOMS
RESTROOM + SAUNA
GYM
YOGA + STUDIO
RESTROOM + SAUNA
1
2
3
4
5
6
64'-0"
77'-9"
220'-6"

0 15' 30'

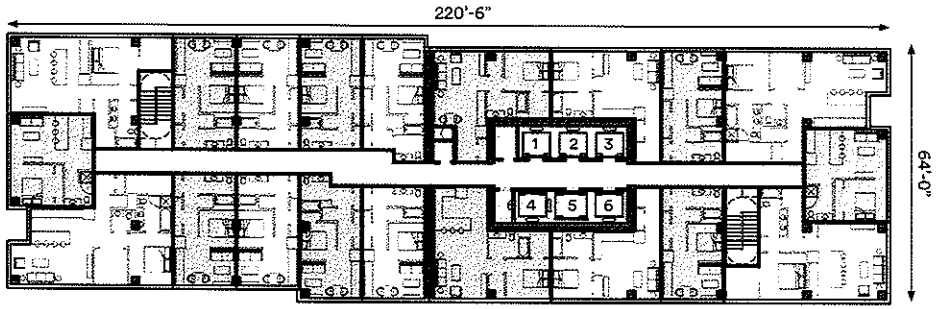
## TIER 2

FLOOR GSF: 14,130 GSF
FLOOR NSF: 11,839 NSF




## TIER 1

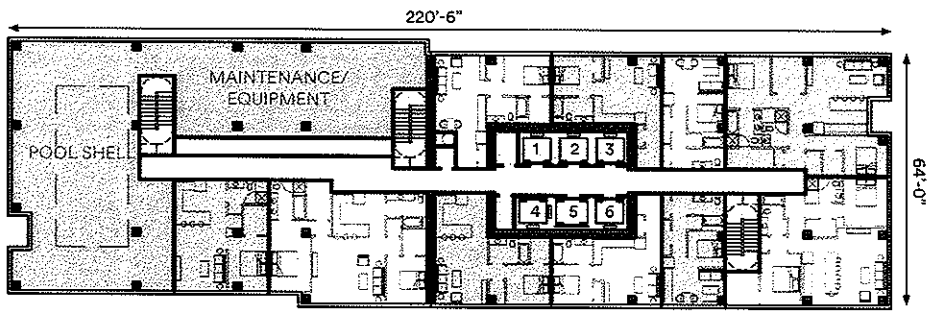
FLOOR GSF: 14,130 GSF
FLOOR NSF: 11,842 NSF




0 15' 30'

## LEVEL 35 TRANSFER FLOOR

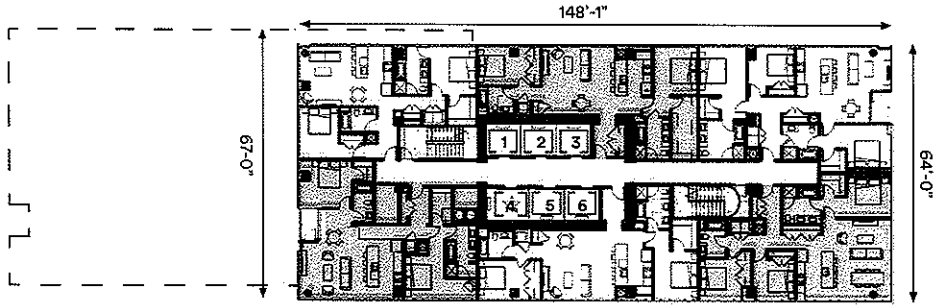
FLOOR GSF: 14,130 GSF
FLOOR NSF: 7,600 NSF




0 15' 30'

## TIER 3

FLOOR GSF: 9,394 GSF
FLOOR NSF: 7,656 NSF

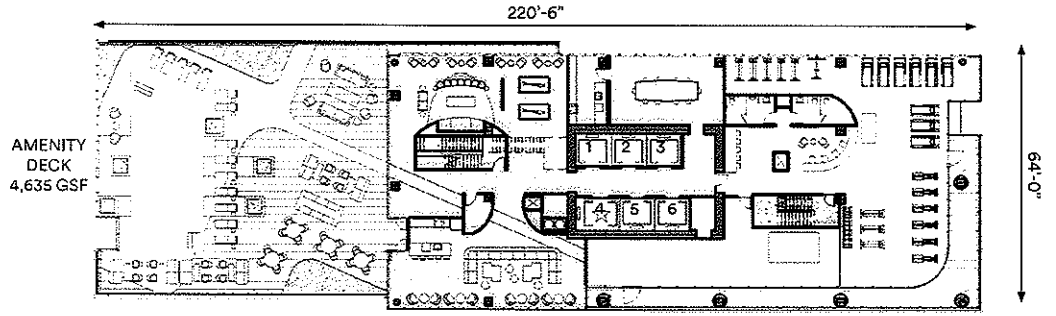



## ROOFTOP AMENITY

+371'-8"

AMENITY SF: 7,073 NSF

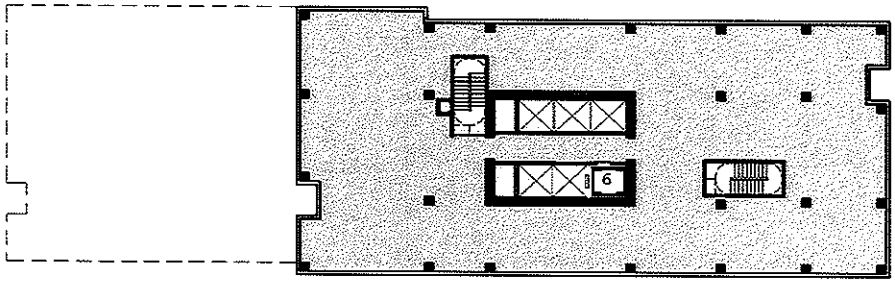
GREENSPACE SF: 700 SF



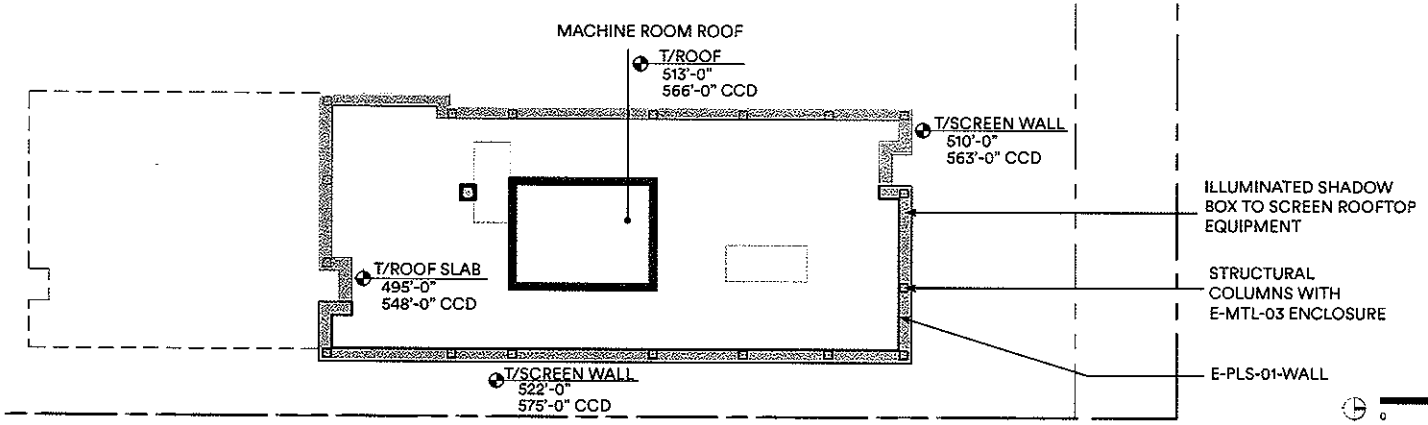

0 15' 30'

## MECHANICAL PH

+371'-8"




## MECHANICAL ROOF



## MATERIAL MATRIX

| MATERIAL CODE | DESCRIPTION | MANUFACTURER | MODEL/STYLE/PATTERN | COLOR NAME/NUMBER | REMARKS/LOCATION |
|---|---|---|---|---|---|
| **COLOR** | | | | | |
| E-COL-01 | Color | | TBD | Silver | |
| E-COL-02 | Color | | TBD | Dark Gray | |
| **PAINT** | | | | | |
| E-PNT-01 | Elastomeric Coating | | TBD | to match E-COL-02 | balcony slab edge |
| **WINDOW SYSTEMS** | | | | | |
| E-WIN-01 | Window Wall System - 4-sided structural silicone glazed | Reflection Window+Wall | basis of design: 9000 Series<br>alternate: 9500 Series | EXT: 2-coat mica PVDF 70% Kynar<br>INT: polyester powder coat | tower |
| E-WIN-02 | Curtain Wall System - 4-sided structural silicone glazed w/vertical extruded alum. mullion caps | Kawneer | Clearwall 55 | EXT: 2-coat mica PVDF 70% Kynar<br>INT: polyester powder coat | podium retail and amenity floors |
| **GLASS** | | | | | |
| E-GL-01 | Insulating Tempered Low-E Vision Glass | | TBD | Clear (0.23 SHGC) | tower window wall |
| E-GL-01S | Insulating Tempered Low-E Spandrel or Shadow Box | | TBD | Clear (0.23 SHGC) | tower window wall |
| E-GL-02 | Insulating Tempered Low-E Vision Glass | | TBD | Clear low-iron (0.30 SHGC) | curtain wall |
| E-GL-03 | Clear Monolithic Fully Tempered Safety Glass | | TBD | Clear to match E-GL-01 | balcony railings |
| **METAL** | | | | | |
| E-MTL-01 | Extruded Aluminum | | Light Metal | to match E-COL-01 | tower mullions |
| E-MTL-02 | Extruded Aluminum | | Dark Metal | to match E-COL-02 | metal panel accent |
| E-MTL-03 | Extruded Aluminum | | Light Metal | to match E-COL-01 | column covers |
| **RAILING SYSTEMS** | | | | | |
| E-RAIL-01 | Aluminum Framed Glass Railing | | 2-coat mica PVDF 70% Kynar | Match E-MTL-01, E-GL-03 | |
| **PAVERS** | | | | | |
| E-PAV-01 | Porcelain Tile Pavers | | TBD | TBD | |
| **ROOF** | | | | | |
| E-RF-01 | TPO Roofing | | UltraPly TPO | White | |
| **INSULATION** | | | | | |
| E-INSUL-01 | Polystyrene Insulation | | | | |
| E-INSUL-02 | Polyisocyanurate Insulation | | | | |
| **WATERPROOFING** | | | | | |
| E-WP-01 | Pedestrian Traffic Coating | | TBD | TBD | balconies |
| **EXTERIOR DOORS** | | | | | |
| E-DOOR-01 | Aluminum Framed Terrace Door | | | Match E-WIN-01, E-MTL-01, E-GL-01 | |
| E-DOOR-02 | Aluminum Entrance Door | | | Match E-WIN-01, E-MTL-01, E-GL-01 | |

# Department of Planning and Development

City of Chicago

July 23, 2019

Paul A. Kolpak
Kolpak, Lerner & Grcic
6767 N. Milwaukee Ave.
Niles, IL 60714

**Re: Revised Advisory Opinion for PD No. 70, Sub area C**
**Proposed self-storage facility at 165 N. Field Blvd. /400 E. Randolph St.**

Dear Mr. Kolpak:

In response to your revised request, the property at 165 N. Field Blvd. and 400 E. Randolph St. is located within Sub area C of Planned Development No. 70 ("PD 70"). On April 8, 2019, the Department issued an opinion response that the conversion of 75 of the existing 645 lower level parking spaces into a self-storage facility was permitted, pursuant to Statement No. 5 of PD 70 and that the building would still comply with the .55 parking ratio pursuant to Statement No. 12(E)1. Additionally, pursuant to Statement No. 12(B)1, storage uses permitted as principal uses are limited to 400,000 square feet and have to be established in accordance with the DX-16 Downtown Mixed-Use District regulations in existence on October 31, 2018.

You are now seeking a new opinion response for the conversion of 400 lower level parking spaces into a self-storage facility. Included with your most recent request is a letter dated April 25, 2019, from The 400 Condominium Association, stating that the building at 400 E. Randolph St. contains 956 dwelling units and 645 parking spaces and there is an additional, separate garage, located below 400 E. Randolph. Per your request, the property at 165 N. Field Blvd. consists of 400 individually deeded parking stalls located on the lowest of the three levels below the building and that it has completely separate means of access, ingress and egress from the building's 645 car parking lot. Based on this, the conversion of the 400-car parking lot into a self-storage facility would result in the 400 E. Randolph building having a parking ratio of 0.67 (645 spaces for 956 units ), still in excess of the required 0.55.

The 400 spaces are located on the lower level, and pursuant to Statement No 12(A), the floor area below the upper level shall not be included in calculating the total number of square feet of development unless the principal entrance to the building is located below the upper level and, in that event, the level of the principal entrance to the building shall be considered "curb level" for purposes of the Zoning Ordinance.

The conversion of the 400 car lower level parking garage into a self-storage facility is permitted, provided that it is limited to 400,000 square feet and is established in accordance with the DX-16 Downtown Mixed-Use District regulations in existence on October 31, 2018. At the time of permit submittal, proof of the existing number of dwelling units and parking spaces will need to be included and verified.

Sincerely,

Patrick Murphey
Zoning Administrator

C: Mike Marmo, Erik Glass, Terry Robinson, Main file

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

April 8, 2019

Paul A. Kolpak
Kolpak, Lerner & Grcic
6767 N. Milwaukee Ave.
Niles, IL 60714

**Re: Advisory Opinion for PD No. 70, Sub area C**
**Proposed self-storage facility at 165 N. Field Dr./400 E. Randolph St.**

Dear Mr. Kolpak:

In response to your request, the property at 165 N. Field Dr. and 400 E. Randolph St. is located within Sub area C of Planned Development No. 70 ("PD 70"). Your client is seeking to convert 75 parking spaces on the lower level into a residential storage warehouse. According to the information submitted, the building originally contained 955 apartment units and now contains 928 condominium units. A total of 645 parking spaces are located on three indoor and one outdoor lower levels. Pursuant to Statement No. 12(E) 1, the minimum number of required parking spaces for this property is .55 spaces per dwelling unit. Therefore, a min. of 510 parking spaces is required for 928 dwelling units.

Pursuant to Statement No. 5 of PD 70, warehousing and storage is a specific permitted use on the lower level. Additionally, pursuant to Statement 12(B) 1, warehousing and storage uses permitted as principal uses in Statement No. 5 shall be limited to 400,000 square feet and shall be established in accordance with the DX-16 Downtown Mixed-Use District regulations in existence on October 31, 2018. The 75 subject parking spaces are located on the lower level, and pursuant to Statement No 12(A), the floor area below the upper level shall not be included in calculating the total number of square feet of development unless the principal entrance to the building is located below the upper level and, in that event, the level of the principal entrance to the building shall be considered "curb level" for purposes of the Chicago Zoning Ordinance.

Based on the information submitted, the conversion of 75 of the existing 645 parking spaces into a self-storage facility at the lower level is a permitted use, provided that it is limited to 400,000 square feet and is established in accordance with the DX-16 Downtown Mixed-Use District regulations in existence on October 31, 2018. At the time of permit submittal, proof of the existing number of dwelling units and parking spaces will need to be included.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C:Dan Klaiber, Mike Marmo, Erik Glass, Terry Robinson, Main file

19869



Page 13 further contains one historical landmark designation for the Cook County Hospital Administration Building located at 1835 West Harrison Street.

I hereby move for passage of the proposed ordinances and substitute ordinances transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
*Chairman.*

RBPD 70,99

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

*Yeas* -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Tabares, Scott, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 48.

*Nays* -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

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

*Reclassification Of Area Shown On Map No. 1-E.*
(As Amended)
(Application No. 19869)
(Common Address: 200 E. Randolph St.)

[SO2018-8006]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Residential-Business Planned Development Number 70, as amended, symbols and indications as shown on Map Number 1-E in an area bounded by:

the south right-of-way line of East Wacker Drive or the line thereof extended where no street exists; a line 3,095 feet east of the west line of North Michigan Avenue; a line 140 feet south of the north line of East Randolph Street, or the line thereof if extended where no street exists; a line 2,022 feet east of the west line of North Michigan Avenue; the north line of East Randolph Street; the east line of North Stetson Avenue; the north line of East Lake Street; North Michigan Avenue; the north line of East South Water Street; a line 55.53 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; the south line of the alley next north of and parallel to East South Water Street; the east line of the alley next east of and parallel to North Michigan Avenue; a line 138.74 feet north of the north line of the alley next north of and parallel to East South Water Street, or the line thereof if extended where no alley exists; a line 55.53 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; a line 428.773 feet north of the north line of East South Water Street; a line 19.69 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; a line 468.819 feet north of East South Water Street; and a line 68.43 feet east of the east line of North Beaubien Court, or the line thereof if extended where no street exists,

to the designation of Residential-Business Planned Development Number 70, as amended 2019, which is hereby established in the area above described subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

*Residential-Business Planned Development No. 70, As Amended 2019.*

*Planned Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 70, as amended ("the Planned Development") consists of approximately one million eight hundred fifty-eight thousand nine hundred twenty-two (1,858,922) square feet (forty-two and sixty-seven hundredths (42.67) acres) of property (the "Property") which is divided into seven (7) subareas as depicted in the attached subarea map. Subareas A, B, C, D, F and G have been substantially developed in a manner consistent with this Planned Development. Subarea B is owned and controlled by 601W Companies LLC, hereinafter referred to as the Subarea B Applicant for this amendment to the Planned Development. This amendment only amends the Planned Development with respect to Subarea B. This amendment does not affect or modify any of the provisions or obligations of the applicants in prior amendments to the Planned Development, specifically with respect to Subarea E which is controlled by Lakeshore East LLC. IJKL LLC and Lakeshore East are co-applicants of the 2018 planned development amendment.

2. All necessary official reviews, approvals or permits are required to be obtained by the Subarea B Applicant as to Subarea B and by the respective applicants and owners of the property to Subareas A, C, D, E, F and G.

3. The requirements, obligations and conditions contained within the Planned Development shall be binding upon the respective applicants, their successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors with respect to Subarea E and to the respective owners, their successors and assigns with respect to Subareas A, B, C, D, F and G. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and if different than the applicant, then to the owners of record title to all of the Property and any ground lessors with respect to Subarea E and to the respective owners, their successors and assigns with respect to Subareas A, B, C, D, F and G. With respect to Subarea E, Lakeshore East LLC is hereby designated as the controlling entity for purposes of this Planned Development.

4. The Subarea B plan of development consists of these twenty (20) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Generalized Land-Use Plan; a Planned Development Boundary Map; a Subarea Map; Subarea B Site Plan; Subarea B Enlarged Landscape Plan; Planter Detail; Subarea B Plaza Plan; Subarea B Concourse Plan, Subarea B Lower Level 01 Plan; Subarea B Lower Level 03 Plan; Subarea B Level 81 Plan; Subarea B Level 82 Plan; Subarea B Level 82.5 Plan; Subarea B Level 83 Plan; Elevator Machine Room and BMU Plan; Thrill Ride; Pavilion Elevation Plans (North, South, East and West); Lower Level Bus Entry Elevation; Observatory Elevation Plans (North, South, East and West); Overall Building Elevation Plans (North, South, East and West); dated December 20, 2018, prepared by Solomon Cordwell Buenz. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply to the Property.

   The Subarea E plan of development consists of the following exhibits that are part of the 2018 Amendment to P.D. 70 (The IJKL Project) approved in 2018 and found at October 31, 2018 *Journal of the Proceedings of the City Council of the City of Chicago* at pages 87906 -- 88089 and incorporated by reference into this 2019 Amendment: an Existing Zoning Map; a Planned Development Boundary Map; a Subarea Map; a Net Developable Area Map for Subarea E; a Generalized Land-Use Plan for Subarea E; a Pedestrian Walkway System -- Pedway Level Plan; a Subarea E Parcelization Plans (Upper Level, Intermediate Level and Lower Level); Subarea E Right-of-Way Adjustment Maps (Upper, Intermediate, Lower); Subarea E Public Park Zone Map; Maximum Building Envelope Site Plan; Parcel C Overall Site Plan; Parcel C Buildings I, J, K/L Enlarged Site Plans; Enlarged Site Plan -- Chandler Gates; Site Plan -- Phasing; Lower Level Five Plan; Parcel C Overall Landscape Plan; Parcel C Buildings I, J, K/L Enlarged Landscape Plans; Enlarged Valley Park/Dog Park Site Plans; Parcel C Overall Vehicular Access Plan (Lower, Intermediate, Upper); Parcel C Overall Pedestrian Access Plan; Parcel C Lower Harbor Drive Service Road Plan Detail, Roadway Cross-Section, Level Five Building Base Elevation Detail: Lake Shore Drive Underpass and Rendering; Parcel C

Buildings I, J, K/L Elevations (Base, Middle and Top, East, West, North and South); dated October 18, 2018, prepared by bKL Architecture. (In addition, the exhibits approved in 2015 and found at December 9, 2015 *Journal of the Proceedings of the City Council of the City of Chicago* at pages 15713 -- 15723 are incorporated by reference in the 2018 Amendment and all DPD-issued "Minor Change letters" approved after that date.) The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply to the Property, provided, however, that the development of the Property shall also be subject to an ordinance adopted by the City Council and known as the 2000 Amendatory Lakefront Ordinance and also subject to the Lakeshore East Master Plan and Design Standards dated October 18, 2018, prepared by bKL Architecture.

5. (A) Within Subareas A, B, C, D, F and G at the elevations above Chicago City Datum indicated, provided that these elevations may be varied by plus or minus five (+/- 5) feet or as otherwise necessary to meet existing conditions, and subject to the condition in Statement 12 and in the Bulk Regulations and Data Table, the following uses are permitted:

Lower Level:

(+8.0 feet) Illinois Central Gulf tracks and facilities; warehousing and storage; trucking; public esplanade park along the Chicago River; and accessory uses including automobile parking and hotel uses. (Major service access level).

Interim Level: Accessory uses including automobile parking and hotel uses.

Intermediate Level:

(+26.0 feet) Accessory uses including automobile parking and hotel uses. (Vehicular Access Level).

Interim Level: Accessory uses including retail sales, service used automobile parking and hotel uses.

Arcade Level: Pedestrian walkways; public park; and accessory uses including retail sales, service uses, automobile parking and hotel uses.

Upper Level:

(+ 53.0 feet) and above Apartment, office, mixed use (apartment-office) and hotel buildings; accessory uses including retail sales and service uses; related uses; and pedestrian walkways (Vehicular Right-of-Way and Access Level).

(B) Within Subarea E, the following uses are permitted: public parks; public school; commercial uses, retail uses, hotel uses, residential uses, business uses, office uses, religious and institutional uses, warehousing and storage and accessory uses.

(C) In addition to the uses stated above, the following uses shall be permitted in Subarea B: general retail sales, eating and drinking establishments (all), liquor sales (as accessory use), observatory, entertainment and spectator sports, sports and recreation, participant, indoor special events, including liquor sales, food and beverage retail sales, and related and ancillary uses.

In addition, the following uses shall be permitted in all subareas and at all levels subject to the review and approval of the Department of Planning and Development:

(i) broadcast and telecommunication structures, equipment and installations including parabolic transmitting and receiving antennae;

(ii) townhouses and any land-use accessory to a principal use at any level and not specifically authorized in statements 5(A) and (B);

(iii) public utility and public service uses necessary to serve the development including, but not limited to district electrical generation and utility substations under this Planned Development; and

(iv) district cooling and heating.

6. Business identification signs affixed to the face of or recessed into a building or structure shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Temporary construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. No advertising signs shall be permitted within the Planned Development.

7. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant if within Subarea E, and the respective owners of the property within Subareas A, B, C, D, F and G if within those subareas, and approval by the City Council.

8. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development, in parking structures or areas developed after the effective date hereof, shall be designated and designed for parking for the handicapped.

9. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas except where provided in public street areas as permitted by the Department of Transportation. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of Planning and Development.

10. In addition to the maximum height of the buildings and any appurtenances thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.

11. This Planned Development shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.

12. Subareas A, B, C, D, F and G already have been substantially developed. The further development or redevelopment of properties within Subareas A, B, C, D, F and G shall be subject only to the regulations in Subsections A through G below. The development of Subarea E shall be completed in accordance with all of the regulations contained herein and in accordance with the Guidelines of the Lakeshore East Master Plan and Design Standards dated October 18, 2018.

(A) Net Developable Area.

For purposes of Floor Area Ratio calculations, the definitions in the Chicago Zoning Ordinance shall apply, provided, however, that "Net Developable Area" refers to the net site area at the Upper Level. The Upper Level is typically at approximately + 53.0 feet above Chicago City Datum but may be lower or higher depending on factors such as road levels and the location of building entrances and exits as determined by the applicant. Floor Area below the Upper Level shall not be included in calculating the total number of square feet of development unless the principal entrance to the building is located below the Upper Level and, in that event, the level of the principal entrance to the building shall be considered "curb level" for purposes of the Chicago Zoning Ordinance.

(B) Bulk And Density Regulations.

1) Warehousing and storage uses permitted as principal uses in Statement Number 5 shall be limited to four hundred thousand (400,000) square feet and shall be established in accordance with the DX-16 Downtown Mixed-Use District regulations existing on the effective date of this Planned Development, as amended 2018.

2) With regard to areas devoted as a principal use to office, hotel and residential uses and retail sales and service uses, the following maximums shall apply:

Office, maximum floor area = 12,000,000 square feet

Hotel, maximum number of rooms/keys = 5,550

Residential maximum number of dwelling units = 9,050 units

Retail sales and service, maximum floor area = 1,420,773 square feet

provided, however, that in calculating these maximums, ballrooms, meeting rooms, exhibition space and eating facilities associated with a hotel use and located at or above the established Upper Level shall be chargeable against the maximum permitted floor area for principal retail sales and service uses.

3) The applicant may increase the maximum number of dwelling units allowed by up to three thousand one hundred eighty-three (3,183) dwelling units by converting a portion of the maximum allowed office space and/or a portion of the maximum allowed hotel rooms/keys. The applicant may increase the maximum amount of office space by up to two million (2,000,000) square feet by converting a portion of the maximum dwelling units and/or a portion of the maximum number of hotel rooms/keys. The applicant may increase the maximum number of hotel rooms/keys by up to one thousand (1,000) rooms/keys by converting a portion of the maximum allowed office space and/or a portion of the maximum allowed dwelling units.

For purposes of this conversion one thousand (1,000) square feet of office space shall be equal to one (1) dwelling unit, two (2) hotel rooms/keys shall be equal to one (1) dwelling unit, and one thousand (1,000) square feet of the office space shall be equal to two (2) hotel rooms/keys.

4) Except for Subarea E, the number of efficiency units within this Planned Development shall not exceed thirty percent (30%) of the number of permitted dwelling units. The number of efficiency units in Subarea E shall not exceed fifteen percent (15%).

5) To the extent this Planned Development does not cover all items required for development, the Chicago Zoning Ordinance shall apply as follows: warehousing and storage shall be in general conformity with the DX-16 Downtown Mixed-Use District regulations; permitted office, hotel and retail uses shall be in general conformity with the DX-16 Downtown Mixed-Use

District regulations; and residential uses shall be in general conformity with the DR-10 Downtown Residential District regulations.

(C) Maximum Permitted Site Coverage.

1) East of North Stetson Avenue: (except for Subarea E) fifty percent (50%) between Upper Level and plus thirty (+30) feet above the Upper Level (sixty percent (60%) on a single parcel provided that a single parcel may contain multiple buildings); and forty percent (40%) above plus thirty (+30) feet above the Upper Level.

2) West of North Stetson Avenue: eighty percent (80%) between the Upper Level and plus seventy-five (+75) feet above the Upper Level; and sixty percent (60%) above plus seventy-five (+75) feet above the Upper Level.

3) Subarea E: Site coverage is controlled by the Parcel Design Criteria as described in the Master Plan and Design Standards dated October 18, 2018.

(D) Periphery Setbacks And Minimum Distance Between Buildings.

1) For Subareas A, B, C, D, F and G:

Minimum Distance Between Building Faces at Upper Level: eighty and zero-tenths (80.0) feet.

Minimum Distance between Building Corners or Building Face-to-Corner at Upper Level: sixty and zero-tenths (60.0) feet.

Periphery setback and distance provisions may be adjusted where required to allow flexibility of architectural or site design arrangement, subject to the approval of the Department of Planning and Development.

2) For Subarea E: Setbacks are controlled by the Master Plan and Design Standards dated October 18, 2018.

(E) Parking.

1) Minimum requirements for other uses:

Office building: one (1) space per three thousand five hundred (3,500) square feet.

Hotel: one (1) space per three (3) rooms/keys.

Residential building: spaces equal to fifty-five percent (55%) of the dwelling units including efficiency units, provided that with respect to townhome units a minimum of one (1) parking space per dwelling unit shall be required. Subarea E shall require spaces equal to forty percent (40%) of the dwelling units including efficiency units.

2) Location.

All parking spaces required to serve buildings or uses shall be located on the same parcel as the building or use served, or (i) if a residential use, within five hundred (500) feet walking distance measured from the property line; or (ii) if a non-residential use, within one thousand (1,000) feet walking distance measured from the property line.

3) Vehicular entrances and exits to accessory automobile parking areas shall be located in conformance with the Automobile Entrance Zone Maps attached hereto. Provided, however, that temporary driveways shall be permitted within the restricted areas depicted on the Automobile Entrance Zone Maps when necessitated by division of parcels and subject to the review and approval of the Department of Transportation.

4) The location, geometries and operation of all interior or local ramps adjoining any structure at the Upper Level shall be subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

(F) Loading.

Minimum off-street loading shall be provided in accordance with the regulations applicable in the DR-10 Downtown Residential District and DX-12 Downtown Mixed-Use District of the Chicago Zoning Ordinance existing on the effective date hereof. The location of loading berths shall be subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

(G) Construction Of Public Improvements.

No certificate of occupancy shall be issued for any improvement located within a parcel in the development until such time as the applicant for the certificate produces evidence that construction of public improvements related to the improvement located within a parcel in said development has been completed, is under construction or is under contract for construction, or that adequate access can be provided, all as certified by the Department of Transportation and approved by the Department of Planning and Development. The vertical

connections (handicap accessible) adjacent to the Neighborhood Park shall be installed prior to the issuance of a certificate of occupancy for the building containing said vertical connection. In addition, the applicant shall use its best efforts to provide landscaping in the parkway area of North Columbus Drive along the frontage of said street adjacent to Subarea E subject to the review and approval of the Department of Planning and Development and the Department of Transportation.

(H) Public Park.

Applicant has provided the Neighborhood Park depicted on the Public Park Zone Map and has dedicated the fee simple title of the Neighborhood Park to the Chicago Park District. The City of Chicago acknowledges that this satisfies all open space impact fee requirements of the applicant in the development of Subarea E.

(I) Public Elementary School.

Provided the applicant is instructed to proceed by the City of Chicago, the Chicago Board of Education and the Chicago Park District, the applicant shall be responsible for the construction of a forty-five thousand (45,000) square foot portion of a fifty-three thousand (53,000) square foot structure to contain a public elementary school with space to be shared with the Chicago Park District to be substantially completed on or before June 30, 2025.

(J) Pedestrian Walkways.

The pedestrian walkways depicted on the Pedway Level Pedestrian Walkway System Map shall consist of an enclosed all-weather walkway (as depicted on the Pedway Level Pedestrian Walkway System Map), designed to accommodate pedestrian movement at the Arcade Level and/or other levels as depicted in the Pedway Level Pedestrian Walkway System Map attached hereto. It shall be the responsibility of the applicant to provide continuous pedestrian walkways at the Arcade Level and/or other levels within Subarea E pursuant to the Master Plan and Design Standards dated October 18, 2018 subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

(K) In addition to other requirements contained within these statements, the Applicant shall cause the following design principles to be implemented:

1) Improve the connection from East South Water Street to Wacker Drive, including pedestrian safety measures and traffic calming measures at the intersection of Field Boulevard and Sub Wacker Drive.

2) Create a roadway connection from Waterside Drive (upper level) to Wacker Drive, including traffic calming and pedestrian safety measures.

3) Create a pedestrian connection at the upper level from Parcel A2 (Tides) to Parcel B2 (Shoreham), which shall include a terrace overlook with specialty paving, landscaping and accent lighting.

4) Create a pedestrian connection at the upper level from the east end of Wacker Drive to Parcel B1 (Regatta), which shall include specialty paving, landscaping and accent lighting.

5) Create a pedestrian terrace overlook at the new Wacker Drive extension (upper level), which shall include specialty paving, pedestrian seating, accent lighting and significant landscape planters.

6) Create a pedestrian connection at the Pedway level from the east property line of the parcel occupying the western portion of Parcel D1 (GEMS) to the property occupying the eastern portion of Parcel D1.

7) Create a Vertical Connection from the Upper Level to the Lower Level, with access to the Pedway level as well.

8) The character of the through-building public pedestrian connections to Wacker Drive, at both the upper and lower levels, shall be pedestrian friendly, including adequate lighting for safety, decorative paving and a clear marked pedestrian zone.

9) Create a pedestrian connection including a vertical connection/public elevator and park from Harbor Drive sloping down to lower Lake Shore Drive adjacent to Parcel C within Subarea E (as depicted on the Enlarged Site Plans). The pedestrian connection shall cross under Lake Shore Drive to connect with the Chicago Park District lakefront park system.

10) Create a vertical connection/public elevator from Upper Level Parcel C within Subarea E to the lowest level with access across Sub Wacker Drive to connect with the Riverwalk.

11) Applicant agrees, in conjunction with the Master Association, to 24/7, 365 days per year security staffing in the guard booth and patrols in and around Lakeshore East. These patrols would be a combination of automobile, bike and walking patrols. From May through October the patrols would be two (2) people from 4:00 P.M. through 2:00 A.M. and one (1) person the rest of the day. From November through April the patrol would be one (1) person. This staffing level for the patrols would remain in place until such time as new technology is put into place that

can provide off-site 24-hour monitoring by a private security company. Even when this new technology is implemented Applicant would agree to provide 24-hour patrols for special events such as Taste of Chicago and Lollapalooza. This staffing would begin upon completion of the guard station and the valley park. In no event shall staffing of the guard booth be eliminated nor hours decreased.

12) Applicant agrees that there shall not be a hotel in Building I.

13) Applicant agrees that it shall deliver the park in Phase 1 of the IJKL project, along with Building J and Building K/L. Included in this will be the pedestrian and bike paths to the lakefront as well as the security booth, cameras, fence screening, dog park, buffer zones, and all traffic improvements on the service drive in accordance with the attached site plans.

14) Applicant shall commit $115,000 (total budgeted cost) to lighting improvements and cameras on Lower Harbor and Intermediate Randolph in accordance with the attached site plan.

15) The IJKL internal road will be one-way northbound and the garage access from this internal road will be ingress only.

16) Applicant has agreed to commit to the following baseline approach to the treatment of Chandler's east blank facade: the painting of the exposed portions of the concrete facade with Modac or some other similar elastomeric coating. Chandler will approve a color that is complimentary to the existing building, pending mock-up. Initial painting will occur around the time of the completion of Building I. Periodic repainting with similar material shall occur when the service life of the coating is visibly or technically compromised, or every 10 years, whichever comes first. Maintenance of this facade shall be at the sole expense of the Building I development entity, or assigned to the Building I condominium association (collectively "Building I"). Chandler shall determine whether Chandler or Building I will perform the work. If Building I is to cause the performance of such work, then Chandler will grant access to its window washing equipment as required but in such case all expenses shall be borne by Building I. If Chandler performs the work, the Board will solicit three bids from qualified vendors. The Chandler shall then have their choice bidders so long as the lowest bidder (with a complete scope of work) is within 5 percent of the nearest bidder and Building I shall promptly reimburse for actual expenses within 60 days. Also note that Chandler and Applicant will consider reasonable alternate treatment for the wall (including landscaping screening of the lower portion) but Building I's financial responsibility will be limited to the cost of the baseline treatment as described above.

17) Applicant shall be responsible for maintaining the dog park adjacent to Building J.

18) Applicant shall install screening/fence shielding to the area under Lake Shore Drive in accordance with the attached site plans.

19) Applicant shall provide the improvements for the access road, bike and pedestrian paths for the lower level access road at the south of the site in accordance with the attached site plans.

20) Applicant shall continue to work with CDOT and the local alderman regarding the location of the upper Harbor Drive crosswalk. The local alderman will have final approval on crosswalk location.

21) Applicant shall contribute $10,000 to the Chandler toward the cost of a gate and shall construct a new gate of mutually agreeable design at the east property line upon completion of Building I in accordance with the attached site plans with reasonable input from DPD, CDOT and the local alderman.

22) Publicly accessible open space in Parcel C will be open during hours consistent with the Chicago Park District hours for Lakeshore East Park. The Master Association may establish a wayfinding and other appropriate informational signage system, including open space/ pedestrian walkway hours, throughout Lakeshore East, subject to approval by DPD and CDOT. In addition, the Master Association may establish a unified system of fencing or other physical additions to restrict access to open space/pedestrian walkways to times consistent with the hours that Chicago Park District facilities are open upon input from DPD and CDOT and the local alderman.

23) After granting of the Certificate(s) of Occupancy by the City of Chicago for the improvements proposed in Subarea B as part of this 2019 Amendment to P.D. 70, the Applicant, and/or its successors and assigns, will not and shall not object to DPD initiating the landmark designation process for the building.

24) The general hours of operation for the various Subarea B attractions/events are 10:00 A.M. to 10:00 P.M. If there are small private events the observatory may be open later for the event but not to the general public. The Subarea B Applicant, and/or its successors and assigns, shall assign at least one staff person, from 8:00 A.M. to 10:00 P.M, and additional staff personnel as needed if CDOT or DPD or the local alderman determines that additional personnel is needed, to monitor and manage the drop-off and loading operations of the Upper-Level Columbus Drive southbound curb lane.

25) The glass shaft and elevator cab in Subarea B will not be illuminated when the roof top venue is closed.

26) The Subarea B Applicant shall provide the following public way improvements and restoration adjacent to the property, as shall be reviewed and determined by the DPD and CDOT:

-- New planters along the Columbus Street frontage;

-- Upgraded ADA ramps at the northwest, southwest, and southeast corners of Randolph and Columbus and at the northwest and southwest at East Lake Street and Columbus need to be upgraded;

-- Extend west curb of Upper-Level Columbus Drive approximately 15 feet east from Randolph Street through Lake Service Street;

-- Restripe southbound Upper-Level Columbus Drive from Lake Service Street to provide a left-turn lane (11 feet wide), shift the right-turn lane east (11 feet wide), and maintain a curbside lane (11 feet wide);

-- Convert the existing loading zone along the west side of Upper-Level Columbus Drive adjacent to the site into a no standing zone for Taxi/TNC loading (150 feet) and tour bus/trolley loading (100 feet);

-- Establish a school/charter bus loading zone (100 feet) along the north side of Sublevel Randolph Street west of Columbus Drive;

-- Install a new high-visibility international-style crosswalk on Sublevel Randolph Street west of Columbus Drive;

-- Restripe the east and west international-style crosswalks for the eastbound direction on Upper-Level Randolph Street at Columbus Drive;

-- Post signs permitting eastbound to westbound u-turns at the Upper-Level Columbus/Randolph intersection; and

-- Re-stripe the hatched median on Upper-Level Columbus Drive at Lake Service Street to re-establish the northbound left-turn lane into the auto court on the north side of AON.

27) The Subarea B Applicant shall make improvements to the pedway navigational signage within the segment of publicly accessible pedway within the AON building, in coordination with CDOT and DPD.

All the above items shall be subject to further coordination and input with/from the Chicago Department of Transportation and the Department of Planning and Development.

13. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for development or redevelopment of any development parcels within the Planned Development, other than alterations to existing buildings which do not increase their height or alter their footprints, a Site Plan for the proposed development, including parking areas, shall be submitted to the Commissioner of the Department of Planning and Development for approval. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals conform with the general design standards in Statement 12, is consistent with the intent of the Lakeshore East Master Plan and Design Standards dated October 18, 2018 and to ensure coordination of public improvements described in statements 12(G), 12(H), 12(I), 12(J) and 12(K). No Part II Approval for work for which a Site Plan must be submitted to the Commissioner shall be granted until the Site Plan has been approved by the Commissioner. Further, all Part II Submittals shall be in compliance with the Chicago Landscape Ordinance. Following approval of a Site Plan by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. The approved Site Plan may be changed by the provisions of Section 17-13-0611 of the Chicago Zoning Ordinance. A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

(1) the boundaries of the Property;

(2) the footprint of the improvements;

(3) location and dimensions of all loading berths;

(4) preliminary landscaping plan prepared by a landscape architect with final landscaping plan to be approved at Part II Stage;

(5) all pedestrian circulation routes;

(6) the location of any adjacent public improvements;

(7) a signage plan for any building where retail or theater uses would be present above the ground level;

(8) preliminary building sections and elevations of the improvements with a preliminary building materials list; and

(9) statistical information applicable to the Property limited to the following:

(a) floor area and floor area ratio;

(b) uses to be established;

(c) building heights; and

(d) all setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development.

14. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

15. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within Subarea E of this Planned Development in an energy efficient manner, generally consistent with LEED Certification or its equivalent. Applicant shall provide a green roof to cover at least 25 percent of the net roof area of a building. "Net roof area" is defined as a total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment. The Co-Applicants shall comply with the City of Chicago Sustainability Policy in effect at the time of submission for Part II Approval for the IJKL Project and the Project proposed as part of the 2019 Amendment to Planned Development 70 involving the AON Building located in Subarea B at 200 East Randolph Street.

16. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.

17. With respect to the proposed project that is the subject of this 2019 Amendment to Planned Development 70 (Subarea B Project) and the 2018 Amendment to Planned Development 70 (The IJKL Project), the applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-Owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II Permit Review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department reasonably determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

18. With respect to Subarea B, the maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 136,819 square feet and a base FAR of 19.72.

| | |
|---|---|
| Base FAR: | 19.72 |
| NOF Far Bonus: | 0.70 |
| Total Subarea B FAR: | 20.42 |

The Subarea B Applicant acknowledges that the project has received a bonus FAR of 0.70 (95,773 square feet), pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for Subarea B is 20.42 or 2,794,081 buildable square feet. In exchange for the bonus FAR, the Subarea B Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3. The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund.

19. The Subarea B Applicant's amendment includes locating an exterior glass elevator to the northwest corner of the existing building. The Subarea B Applicant agrees to eliminate the LED lights on the exterior of the elevator cabs and to limit the lux level of the interior elevator cab lighting to 30 lux as measured 50 feet from the building, which equates to 170 lux as measured from the interior of the elevator cab. Furthermore, administrative relief shall not be sought in the future to add any lighting to the exterior and interior of the elevator cabs.

20. All minimum construction within Subarea B has been completed and with respect to Subarea E all minimum construction as set forth in Statement Number 17 of the 2002 version of Residential-Business Planned Development Number 70 has been completed.

[Existing Zoning Map; Generalized Land-Use Map; Planned Development Boundaries; Subarea Map; Site Plan; Plaza Plan; Enlarged Landscape Plan; Planter Detail; Concourse Plan; Lower Levels 1 and 3 Plans; Levels 81, 82, 82.5 and 83 Plans; Elevator Tower Machine Room and BMU Plan; Thrill Ride; and Building Elevations referred to in these Plan of Development Statements printed on pages 95038 through 95064 of this *Journal*.]

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

1/23/2019 REPORTS OF COMMITTEES 95037

Final for Publication

Residential - Business Planned Development Number 70

## Amended Planned Development Use and Bulk Regulations and Data

December 20, 2018

| Subarea | Net Development Area (1) | | Building Area | | Max Net F.A.R. | Residential Dwelling Units | | Office (s.f.) | | Hotel Rooms (# of Keys) | | Retail Sales/Service Area | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | sf | acres | Existing/Under Construction | Future Allowed | | Existing/Under Construction | Future Allowed | Existing/Under Construction | Future Allowed | Existing/Under Construction | Future Allowed | Existing/Under Construction | Future Allowed |
| Subarea A | | | | | | | | | | | | | |
| One Illinois Center | 66,104 | 1.52 | | | | | | | | | | | |
| Hyatt West | 52,256 | 1.20 | | | | | | | | | | | |
| Two Illinois Center | 80,085 | 1.84 | | | | | | | | | | | |
| Hyatt East | 73,000 | 1.68 | | | | | | | | | | | |
| Columbus Plaza | 38,154 | 0.88 | | | | | | | | | | | |
| Three Illinois Center | 52,560 | 1.21 | | | | | | | | | | | |
| Subtotal | 362,159 | 8.33 | 4,419,468 | - | 12.20 | 552 | - | 1,762,906 | - | 2,041 | - | 153,958 | - |
| Subarea B | | | | | | | | | | | | | |
| AON Building/Amoco | 136,819 | 3.14 | 2,688,308 | 95,773 | 20.42 | | | 2,614,308 | | | | 84,000 | 95,773 |
| Subarea C | | | | | | | | | | | | | |
| Outer Drive East | 88,463 | 2.03 | | | | | | | | | | | |
| Harbor Point | 79,950 | 1.84 | | | | | | | | | | | |
| Subtotal | 168,413 | 3.87 | 2,004,225 | - | 11.90 | 1,682 | - | - | - | - | - | 42,668 | - |
| Subarea D | | | | | | | | | | | | | |
| Buckingham | 34,825 | 0.80 | | | | | | | | | | | |
| 175 Harbor Dr. | 50,249 | 1.15 | | | | | | | | | | | |
| Park Shore | 41,672 | 0.96 | | | | | | | | | | | |
| Swissotel | 34,000 | 0.78 | | | | | | | | | | | |
| Fairmont | 43,169 | 0.99 | | | | | | | | | | | |
| Athletic Club | 21,943 | 0.50 | | | | | | | | | | | |
| BTE | 44,091 | 1.01 | | 900,671 | | | | | 900,671 | | | | |
| BTN | 63,660 | 1.46 | | | | | | | | | | | |
| BTS | 53,778 | 1.23 | | | | | | | | | | | |
| Subtotal | 387,387 | 8.88 | 5,707,385 | 900,671 | 17.06 | 1,390 | - | 2,699,000 | 900,671 | 1,337 | - | 221,369 | - |
| Subarea E | | | | | | | | | | | | | |
| Public School | 31,583 | 0.73 | | 53,000 | 1.68 | | | | | | | | |
| Private Development | 825,455 * | 18.95 | 7,126,103 | 2,573,897 | 11.75 | 4,029 (4) | 3,167 (4) | 286,567 (4) | 76,153 (4) | 544 (4) | 597 (4) | 185,162 | 587,843 |
| Subtotal | 857,038 | 19.67 | 7,126,103 | 2,626,897 (3) | 11.88 | 4,029 (4) | 3,167 (4) | 286,567 (4) | 76,153 (4) | 544 (4) | 597 (4) | 185,162 | 587,843 |
| Subarea F | | | | | | | | | | | | | |
| BCBS | 100,905 | 2.32 | 1,813,819 | | 17.98 | | | 1,813,819 | | | | | |
| Subarea G | | | | | | | | | | | | | |
| Park Millennium | 40,641 | 0.93 | 582,503 | | 14.34 | 480 | | | - | | | 50,000 | |
| SUBTOTAL | 2,053,362 * | 47.14 * | 24,952,206 | 3,623,341 | 11.86 | 8,133 | 3,167 | 9,176,800 | 976,830 | 3,922 | 597 | 737,157 | 683,616 |
| | | | Building Area | | Max Net F.A.R. | Residential Dwelling Units | | Office (s.f.) | | Hotel Rooms (# of Keys) | | Retail Sales/Service Area | |
| ORDINANCE MAXIMUMS (existing and future, prior to conversion) | | | | 27,975,547 | 13.62 | | 9,050 | | 12,000,000 | | 5,500 | | 1,420,775 |

(1) Net developable areas for individual parcel components (A, B, C, or D) are taken from original survey as prepared by Dale Weaver

(2) Areas outside of Subarea E provided by the City of Chicago & J E Consultants, Surveyors

(3) Future Allowed figures are subject to potential modifications/transfers provided for in PD 70 and include I, J, K, L, Building O and other future development in Subarea E.

(4) Future Allowed figures have been adjusted to reflect an allowed PD conversion of keys and office space to dwelling units (1,000 s.f. office space = 1 dwelling unit and 2 hotel keys = 1 dwelling unit)

1,760,099 sf office space converted 981 hotel keys converted

* Private developable area include public spaces not dedicated. This PD eliminates 10,469 sf of dedicated ROW. Note that 17,898sf of public streets not dedicated has been added to the program (included in the Net Developbale Area).

19869

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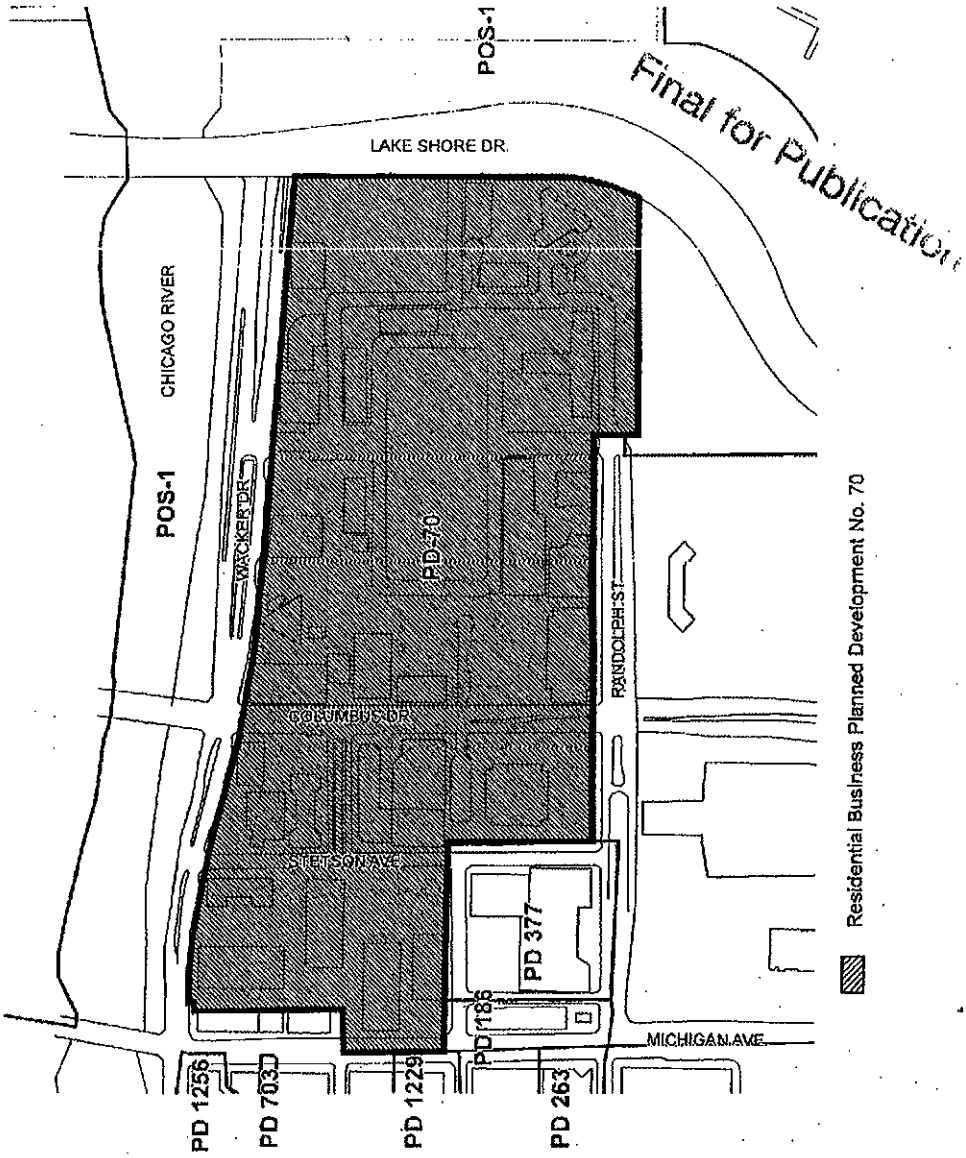


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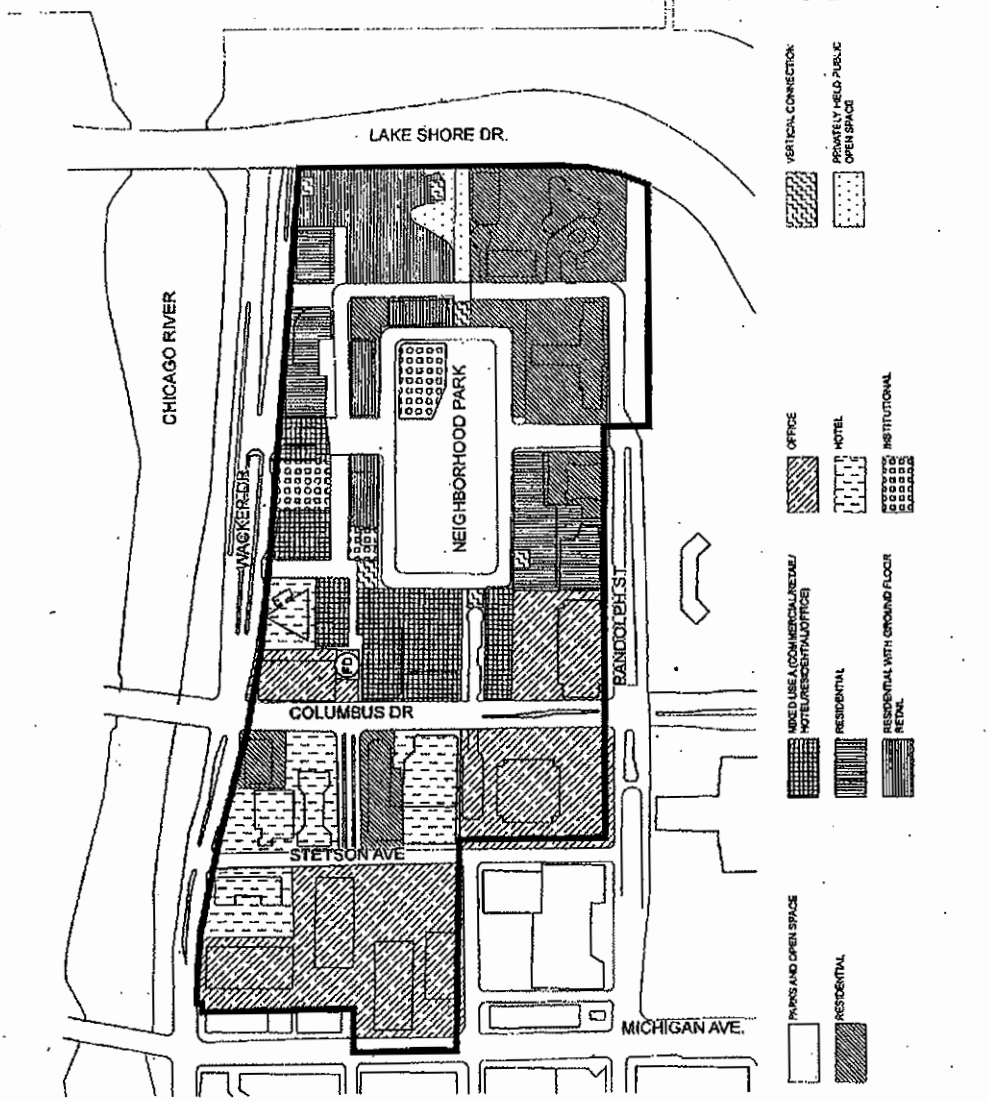


SCB

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**GENERALIZED LAND USE**

| | |
|---|---|
| **Applicant:** | 601W Companies, LLC |
| **Address:** | 200 E Randolph St Chicago, IL 60601 |
| **Intro Date:** | October 24, 2018 |
| **CPC:** | 12/20/2018 |

2

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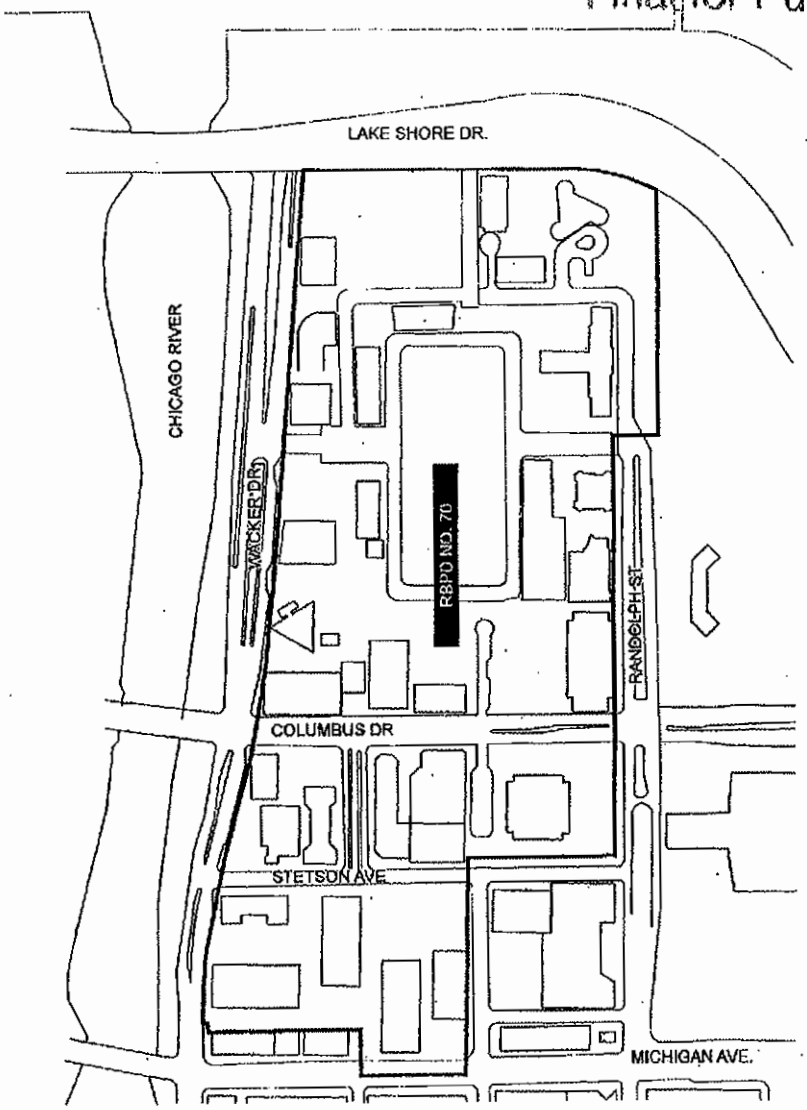


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**PLANNED DEVELOPMENT BOUNDARIES**

| | |
|---|---|
| **Applicant:** | 601W Companies, LLC |
| **Address:** | 200 E Randolph St Chicago, IL 60601 |
| **Intro Date:** | October 24, 2018 |
| **CPC:** | 12/20/2018 |

3

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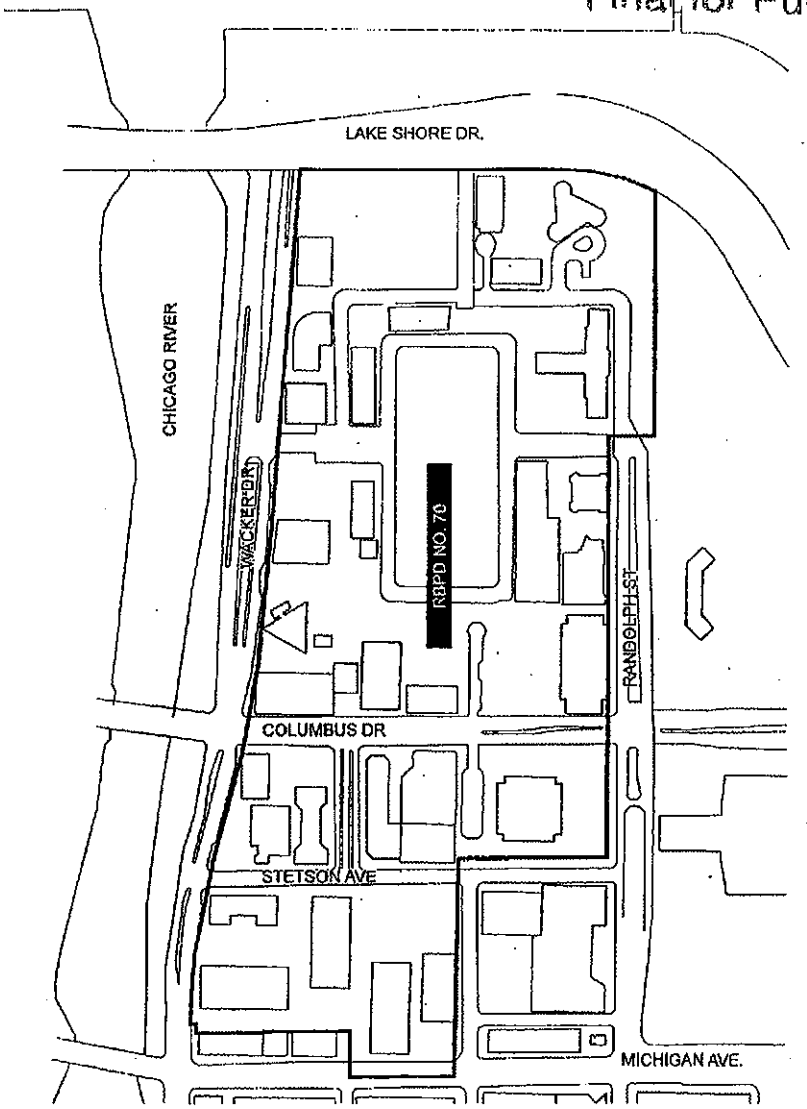


SCB

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**PLANNED DEVELOPMENT BOUNDARIES**

| | |
|---|---|
| **Applicant:** | 601W Companies, LLC |
| **Address:** | 200 E Randolph St Chicago, IL 60601 |
| **Intro Date:** | October 24, 2018 |
| **CPC:** | 12/20/2018 |

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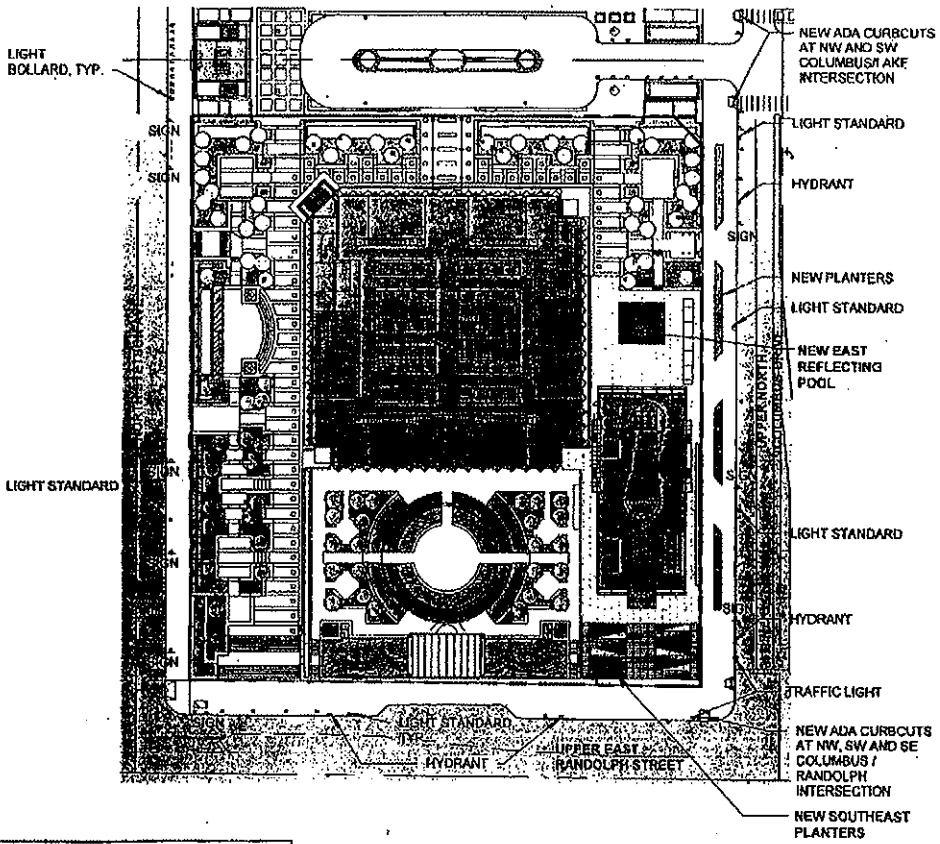


**Plant List (new)**
New Southeast Planter:
- Purpleleaf Wintercreeper

0 40' 80'

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**SITE PLAN**

| | |
|---|---|
| Applicant: | 601W Companies, LLC |
| Address: | 200 E Randolph St Chicago, IL 60601 |
| Intro Date: | October 24, 2018 |
| CPC: | 12/20/2018 |

5

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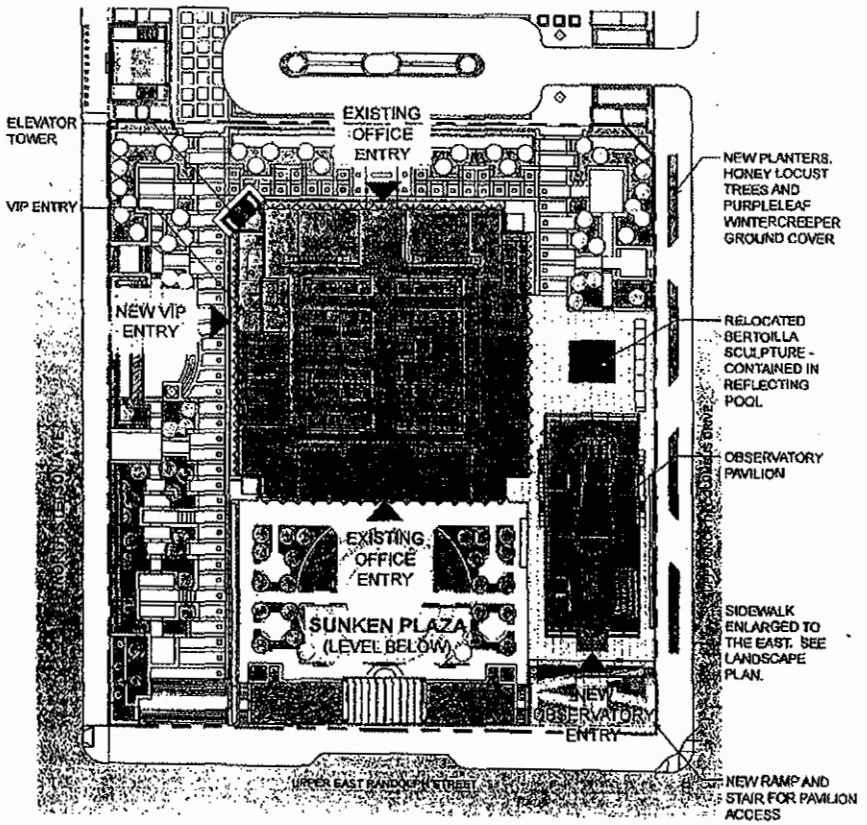


SCB

0 40' 80'

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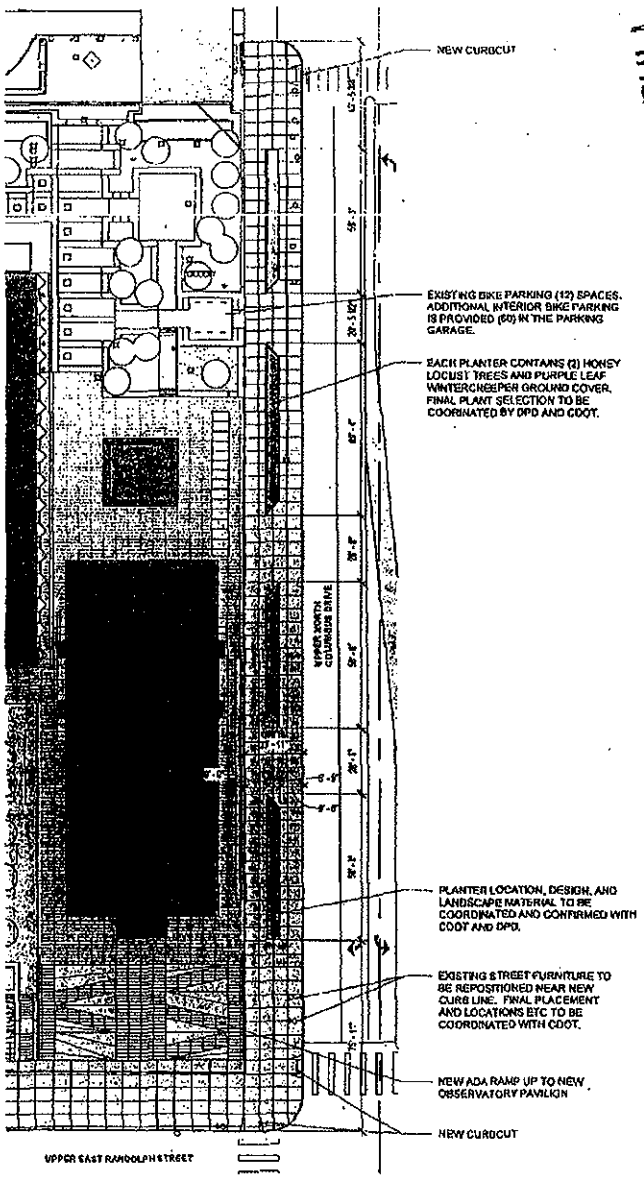
PLAZA PLAN

Applicant: 601W Companies, LLC
Address: 200 E Randolph St Chicago, IL 60601
Intro Date: October 24, 2018
CPC: 12/20/2018

6

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**ENLARGED LANDSCAPE PLAN**

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**CPC:** 12/20/2018

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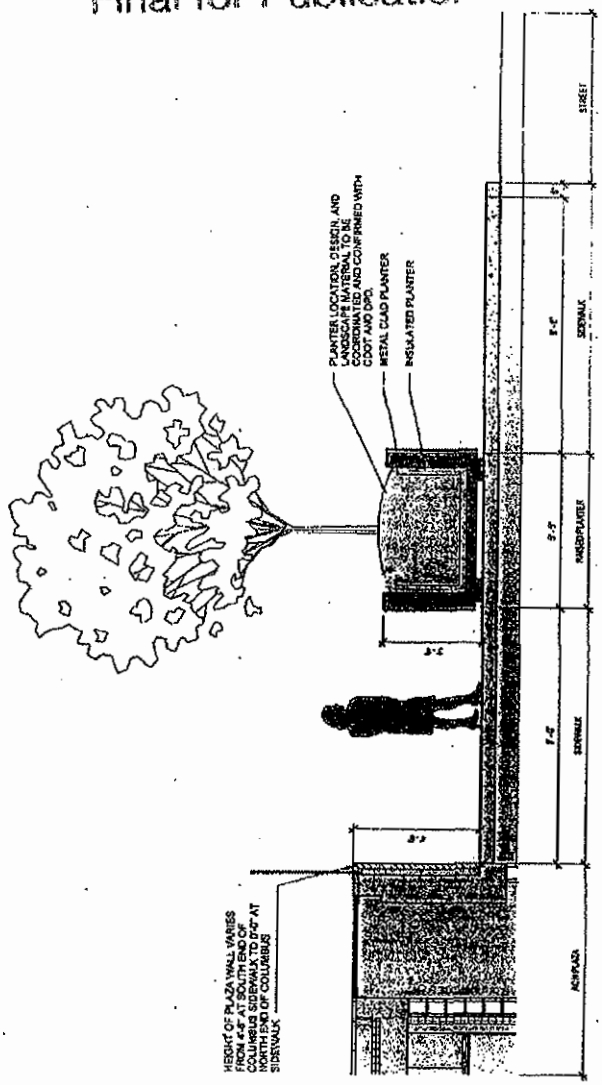


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**PLANTER DETAIL**

| | |
|---|---|
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| **CPC:** | 12/20/2018 |

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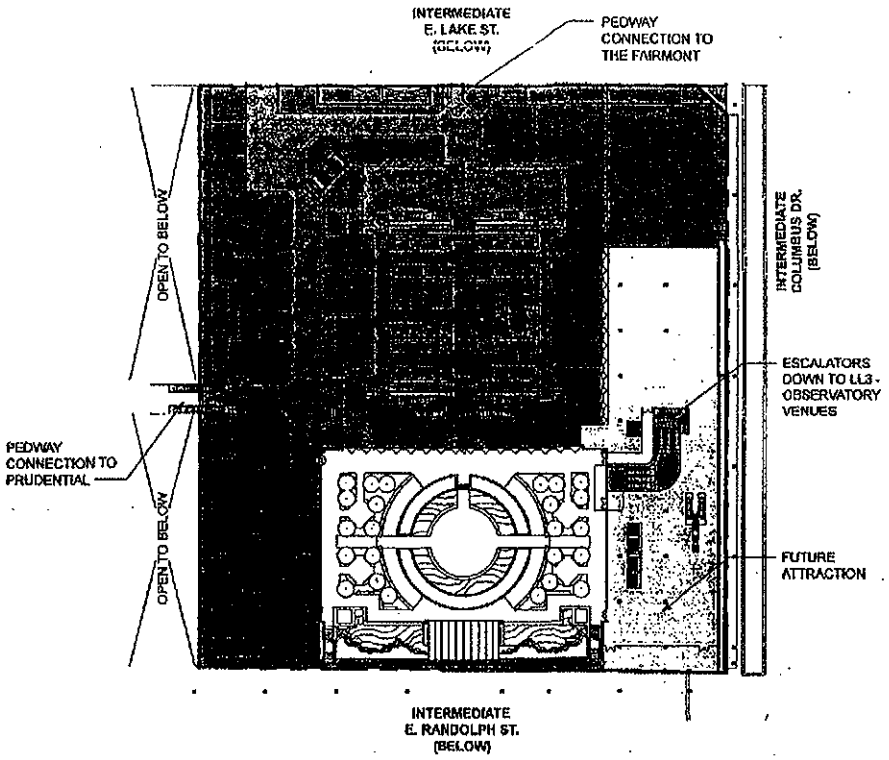


SCB

0 40' 80'

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CONCOURSE PLAN

| | |
|---|---|
| **Applicant:** | 601W Companies, LLC |
| **Address:** | 200 E Randolph St Chicago, IL 60601 |
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| **CPC:** | 12/20/2018 |

9

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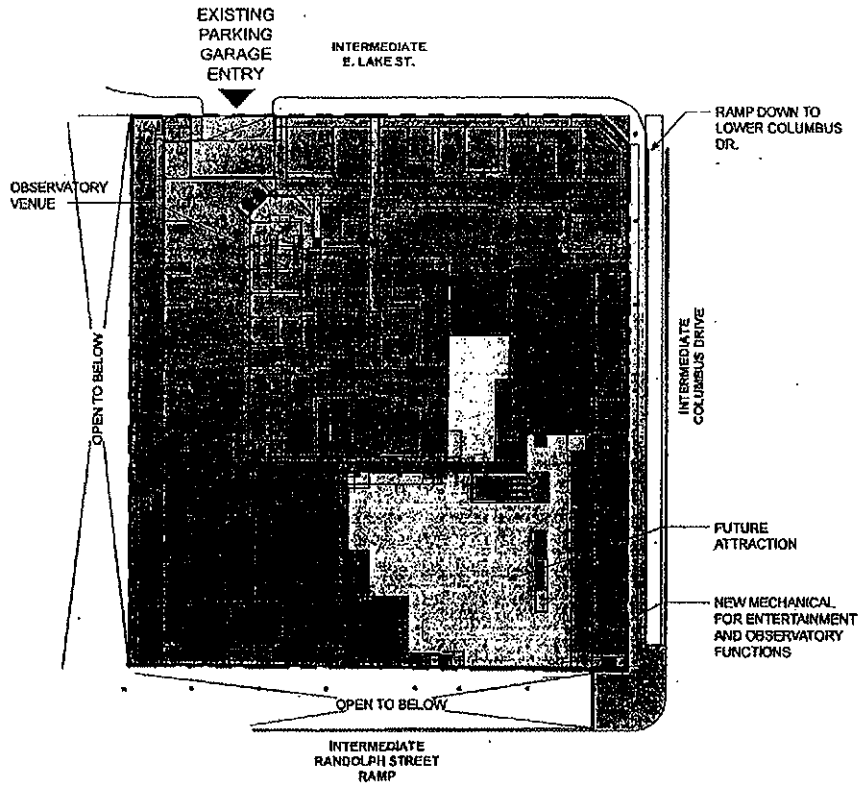


SCB

0 40' 80'

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LOWER LEVEL 01 PLAN

Applicant: 601W Companies, LLC
Address: 200 E Randolph St Chicago, IL 60601
Intro Date: October 24, 2018
CPC: 12/20/2018

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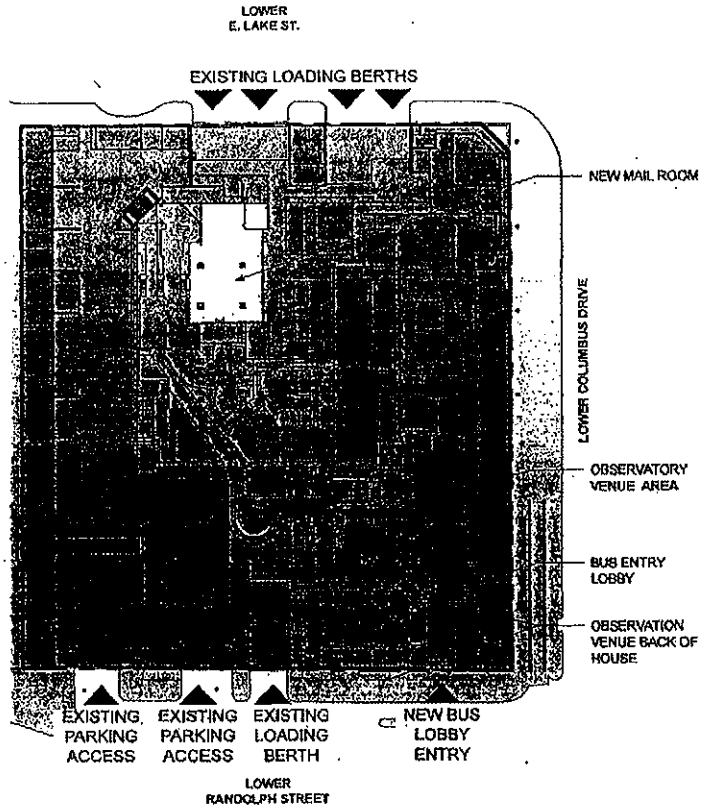


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0 40' 80'

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**LOWER LEVEL 03 PLAN**

| | |
|---|---|
| **Applicant:** | 601W Companies, LLC |
| **Address:** | 200 E Randolph St Chicago, IL 60601 |
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| **CPC:** | 12/20/2018 |

11

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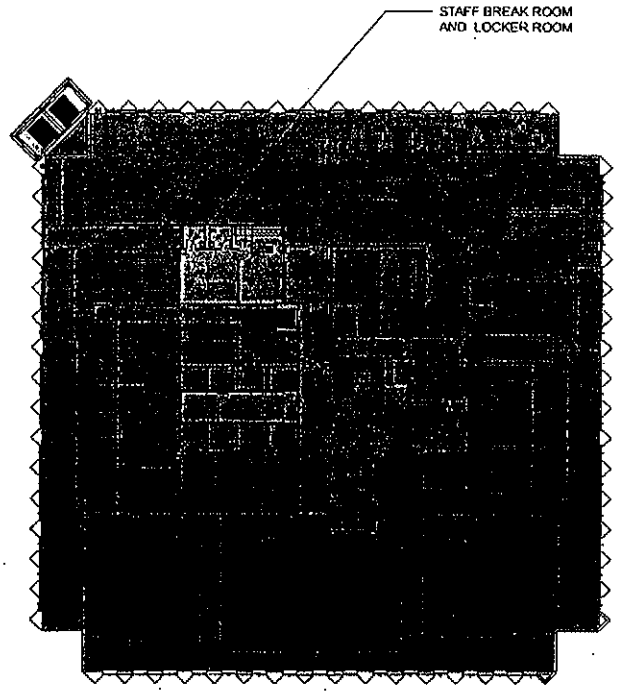


SCB

0 20' 40'

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LEVEL 61 PLAN

Applicant: 601W Companies, LLC
Address: 200 E Randolph St Chicago, IL 60601
Intro Date: October 24, 2018
CPC: 12/20/2018

12

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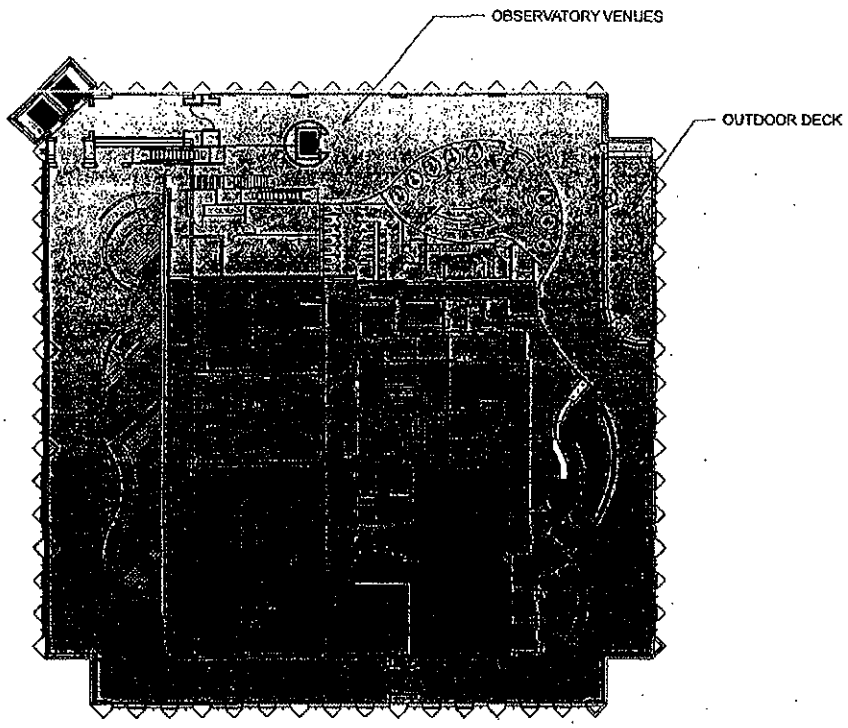


SCB

0 20' 40'

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**LEVEL 82 PLAN**

**Applicant:** 601W Companies, LLC
**Address:** 200 E Randolph St Chicago, IL 60601
**Intro Date:** October 24, 2018
**CPC:** 12/20/2018

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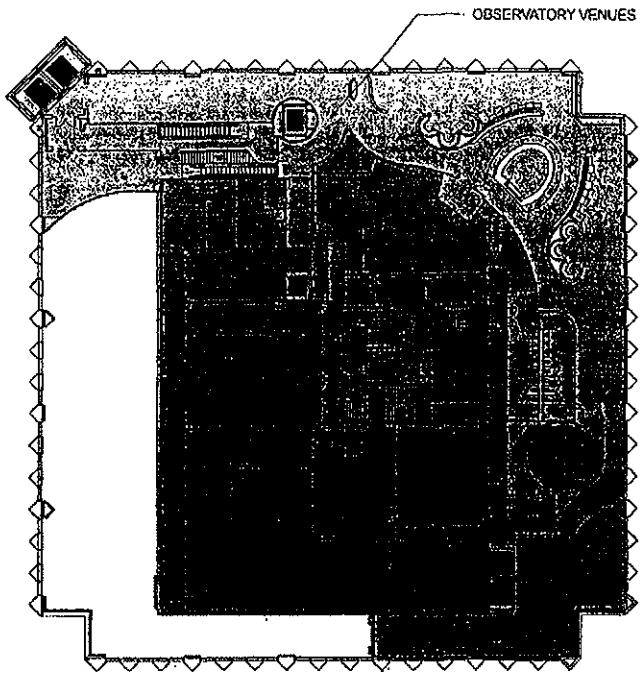


SCB

0 20' 40'

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LEVEL 82.5 PLAN

**Applicant:** 601W Companies, LLC
**Address:** 200 E Randolph St Chicago, IL 60601
**Intro Date:** October 24, 2018
**CPC:** 12/20/2018

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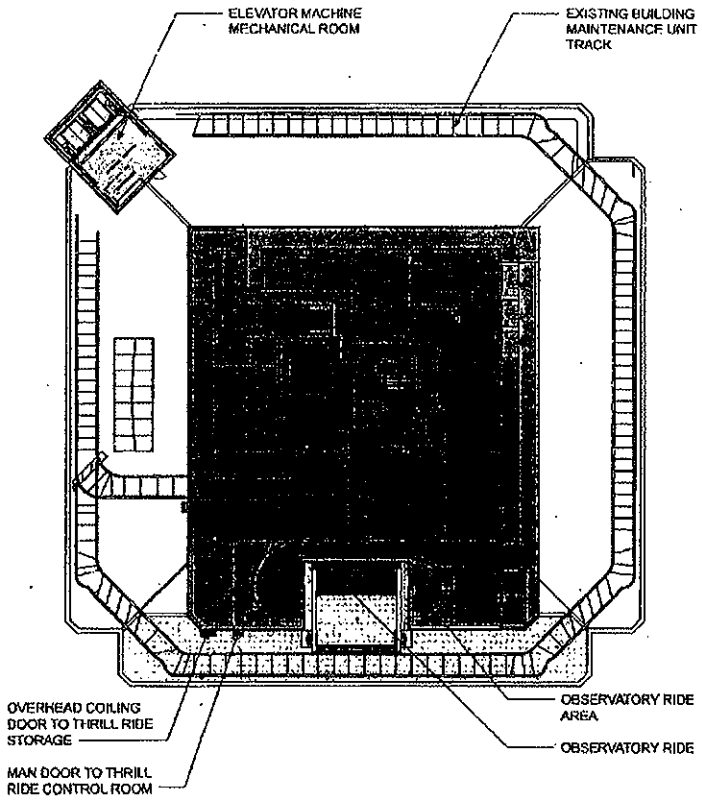


SCB

0 20' 40'

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LEVEL 83 PLAN

**Applicant:** 601W Companies, LLC
**Address:** 200 E Randolph St Chicago, IL 60601
**Intro Date:** October 24, 2018
**CPC:** 12/20/2018

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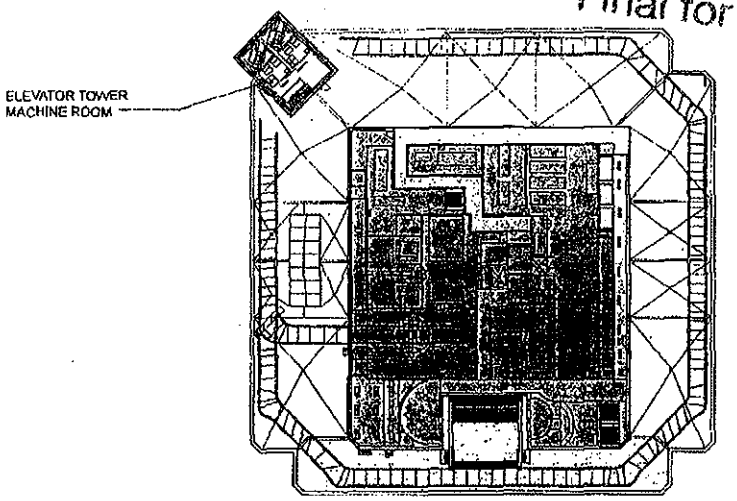
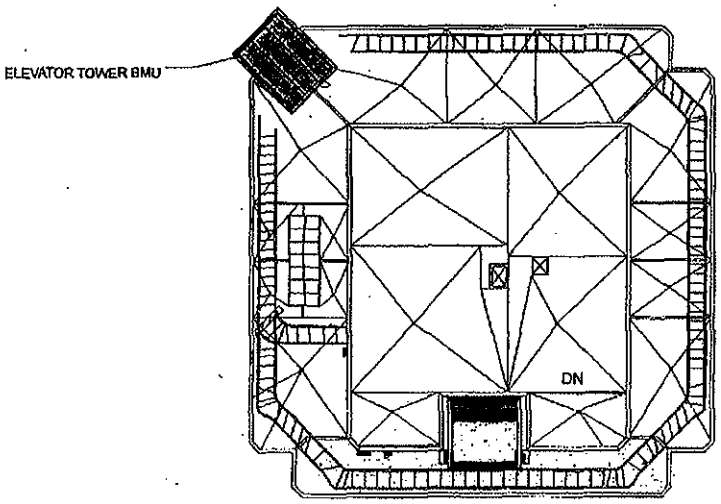



**ELEVATOR MACHINE ROOM LEVEL**




**ELEVATOR TOWER BMU**

0 25' 50'

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**ELEVATOR TOWER MACHINE ROOM AND BMU PLAN**

| | |
|---|---|
| **Applicant:** | 601W Companies, LLC |
| **Address:** | 200 E Randolph St Chicago, IL 60601 |
| **Intro Date:** | October 24, 2018 |
| **CPC:** | 12/20/2018 |

16

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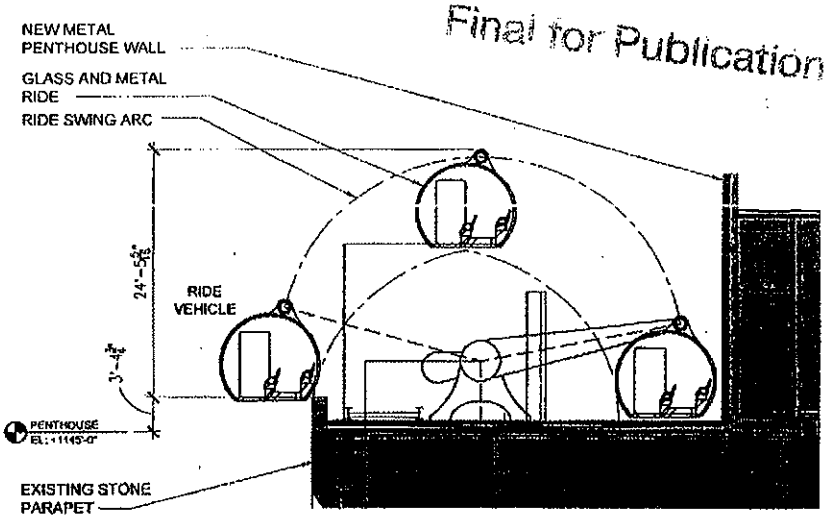
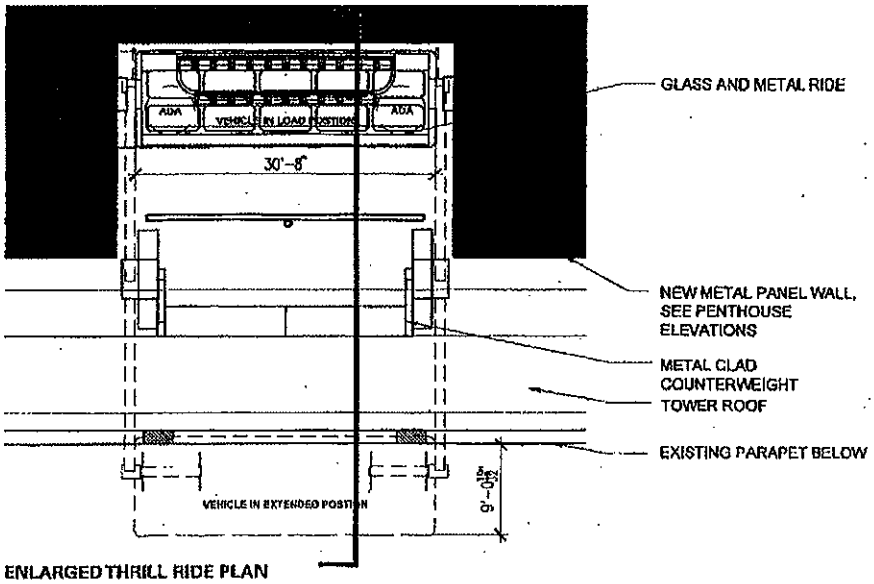



THRILL RIDE SECTION




ENLARGED THRILL RIDE PLAN

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THRILL RIDE

Applicant: 601W Companies, LLC
Address: 200 E Randolph St Chicago, IL 60601
Intro Date: October 24, 2018
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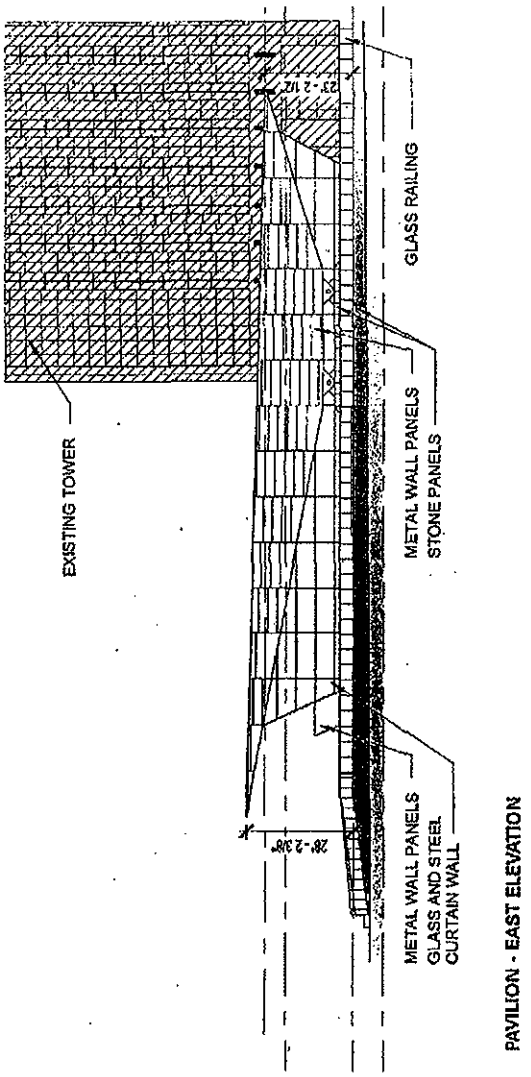


0 16' 32'

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**PAVILION - EAST ELEVATION**

| | |
|---|---|
| **Applicant:** | 601W Companies, LLC |
| **Address:** | 200 E Randolph St Chicago, IL 60601 |
| **Intro Date:** | October 24, 2018 |
| **CPC:** | 12/20/2018 |

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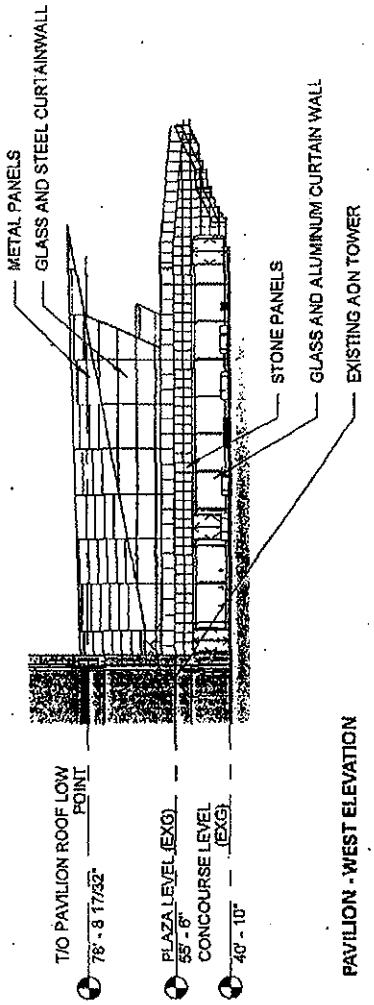


SCB

0 16' 32'

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**PAVILION - WEST ELEVATION**

| | |
|---|---|
| **Applicant:** | 601W Companies, LLC |
| **Address:** | 200 E Randolph St Chicago, IL 60601 |
| **Intro Date:** | October 24, 2018 |
| **CPC:** | 12/20/2018 |

19

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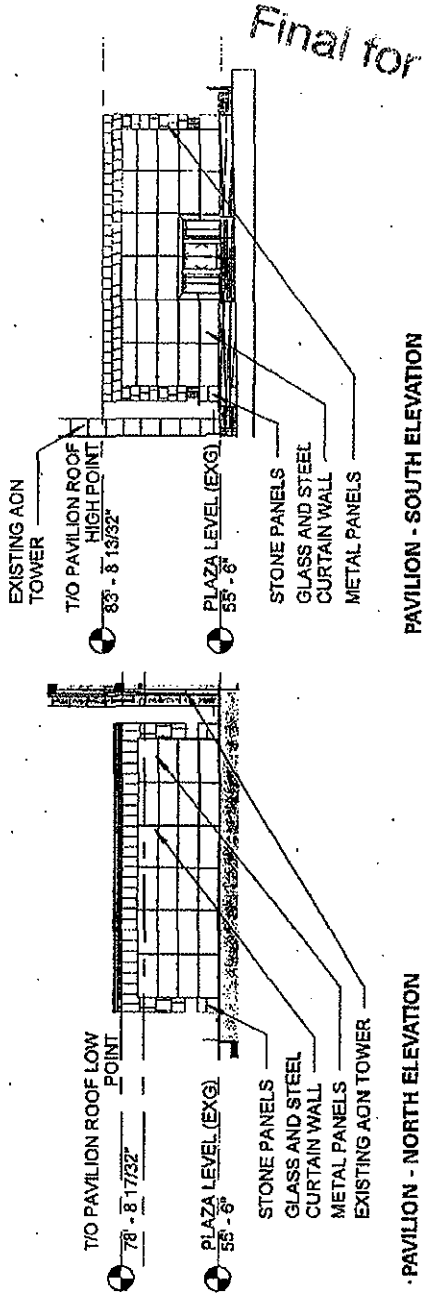


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0 16' 32'

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PAVILION - NORTH AND SOUTH ELEVATIONS

| | |
|---|---|
| Applicant: | 601W Companies, LLC |
| Address: | 200 E Randolph St Chicago, IL 60601 |
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| CPC: | 12/20/2018 |

20

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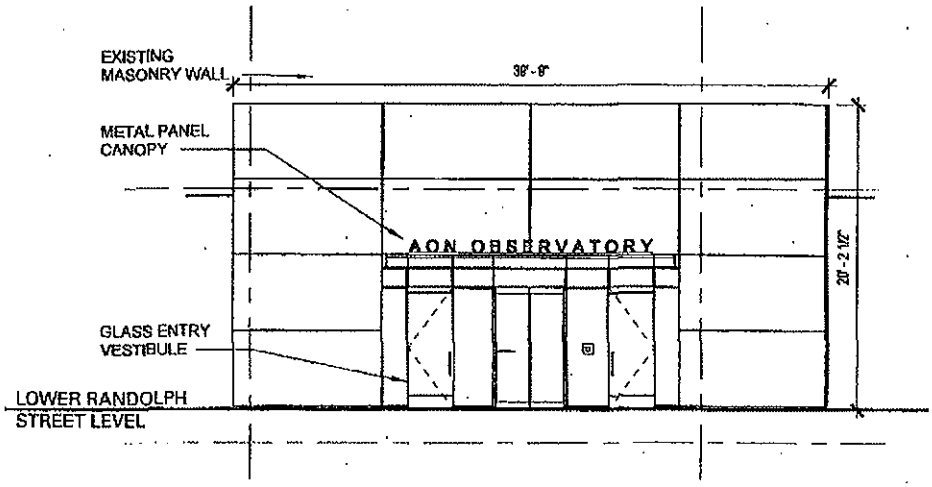


SCB

0 4' 8'

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ELEVATION LOWER LEVEL 3 - BUS ENTRY

| | |
|---|---|
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21

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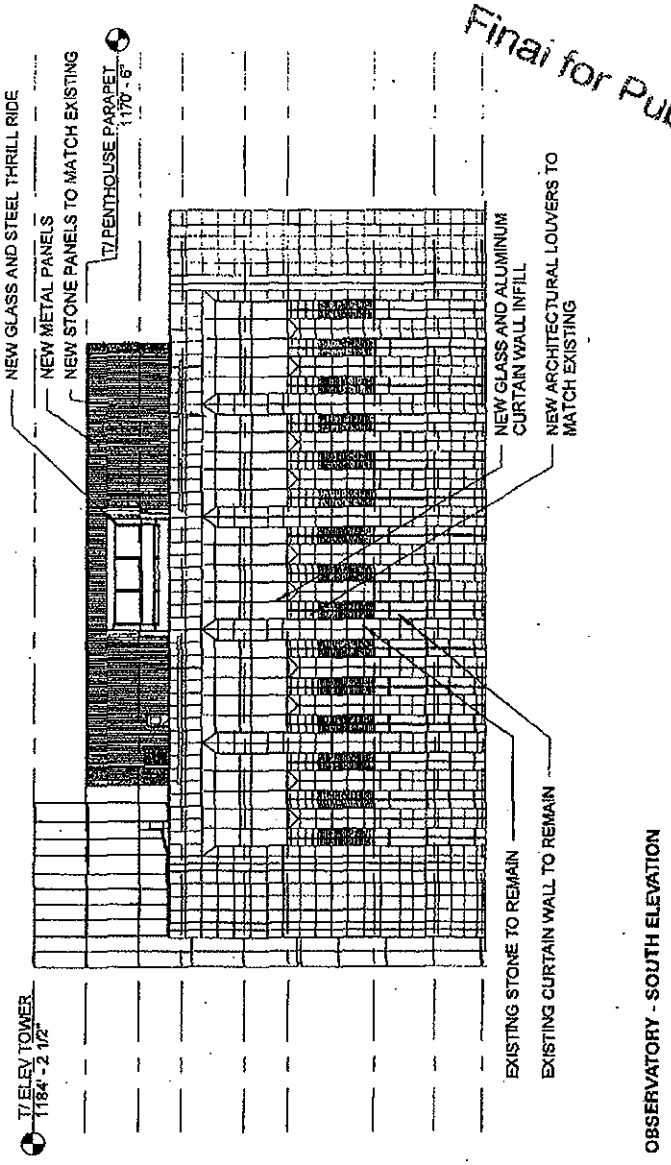


OBSERVATORY - SOUTH ELEVATION

0 16' 32'

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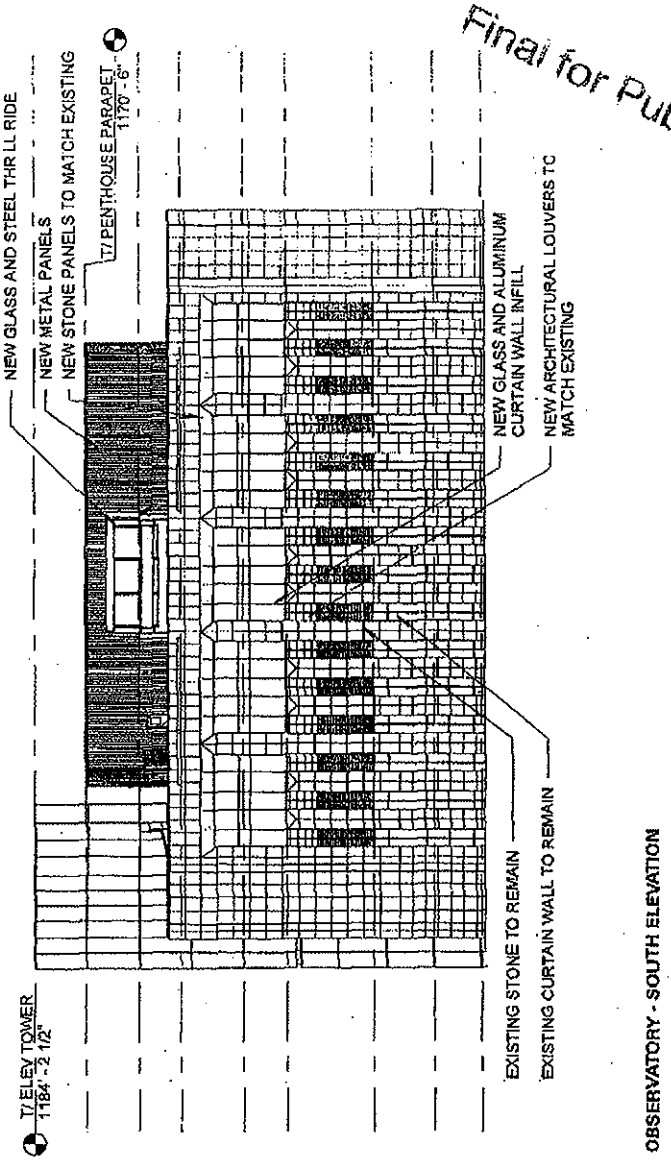
OBSERVATORY - SOUTH ELEVATION

Applicant: 601W Companies, LLC
Address: 200 E Randolph St Chicago, IL 60601
Intro Date: October 24, 2018
CPC: December 20, 2018

Final for Publication

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0 16' 32'

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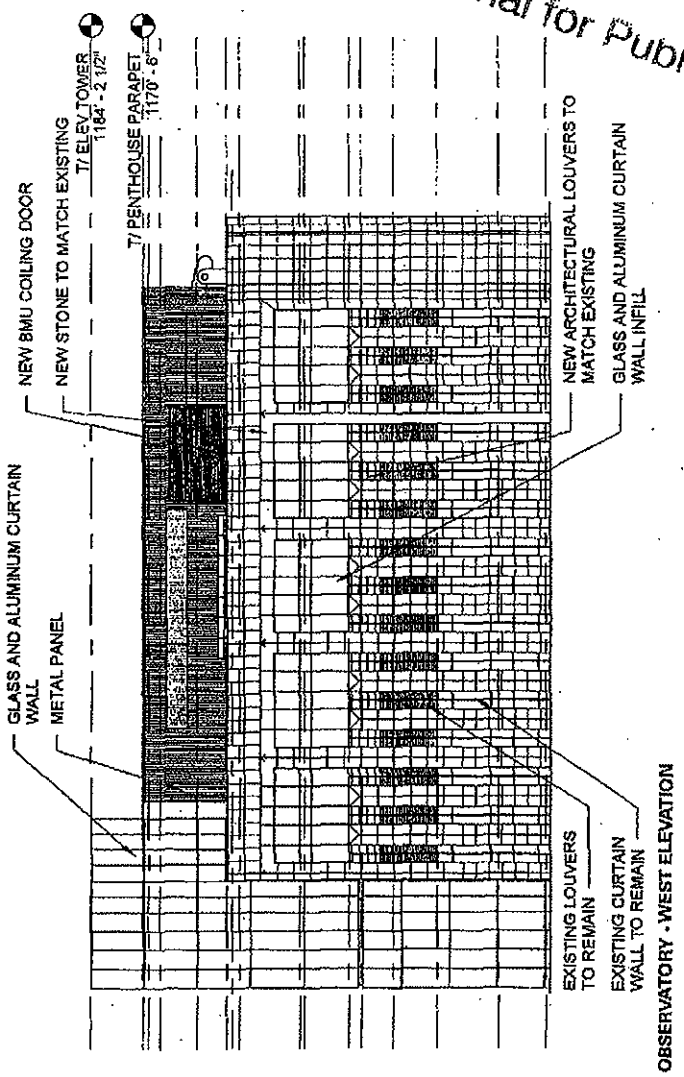
OBSERVATORY - SOUTH ELEVATION

Applicant: 601W Companies, LLC
Address: 200 E Randolph St Chicago, IL 60601
Intro Date: October 24, 2018
CPC: December 20, 2018

22

Final for Publication




SCB

0 16' 32'

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OBSERVATORY - WEST ELEVATION

| | |
|---|---|
| **Applicant:** | 601W Companies, LLC |
| **Address:** | 200 E Randolph St Chicago, IL 60601 |
| **Intro Date:** | October 24, 2018 |
| **CPC:** | 12/20/2018 |

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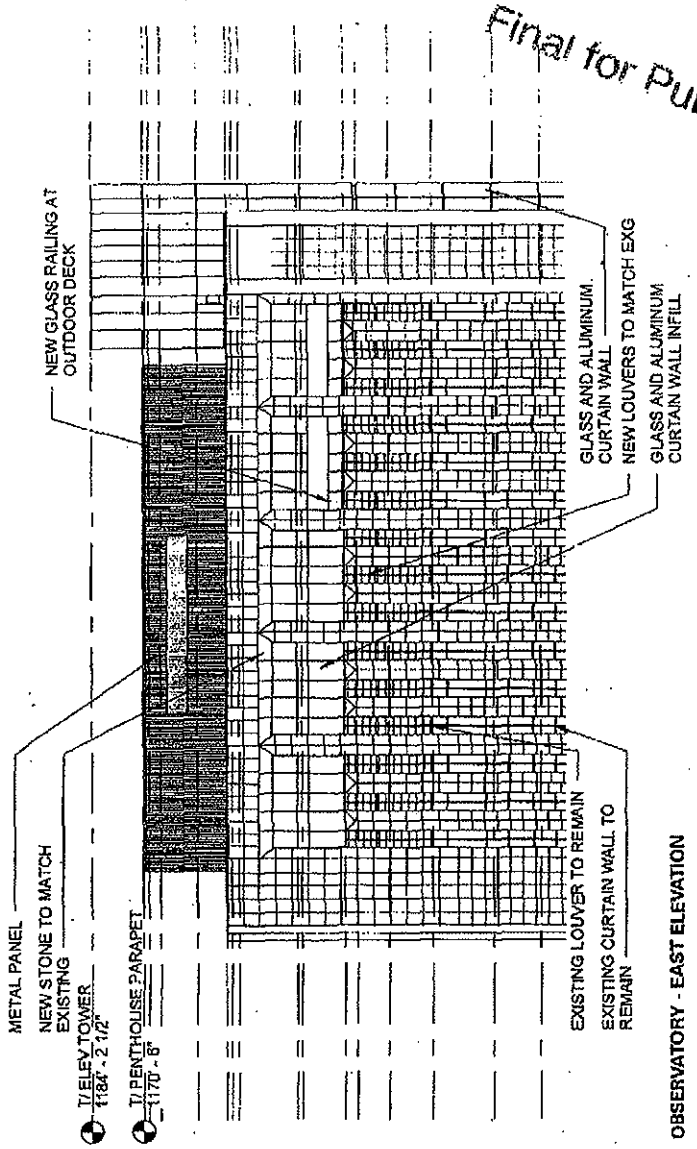


0 16' 32'

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**OBSERVATORY - EAST ELEVATION**

| | |
|---|---|
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| **Address:** | 200 E Randolph St Chicago, IL 60601 |
| **Intro Date:** | October 24, 2018 |
| **CPC:** | 12/20/2018 |

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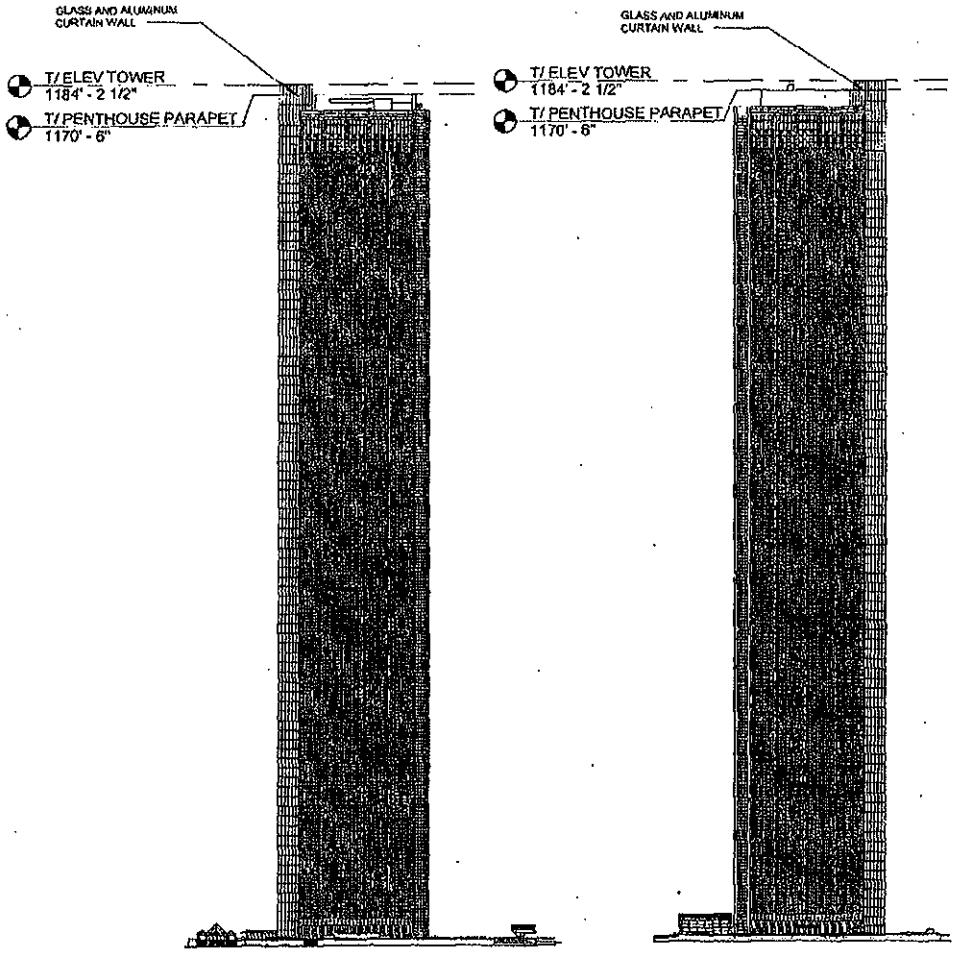


**WEST ELEVATION** **NORTH ELEVATION**

SCB

0 80' 160'

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**OVERALL ELEVATIONS**

| | |
|---|---|
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| **CPC:** | 12/20/2018 |

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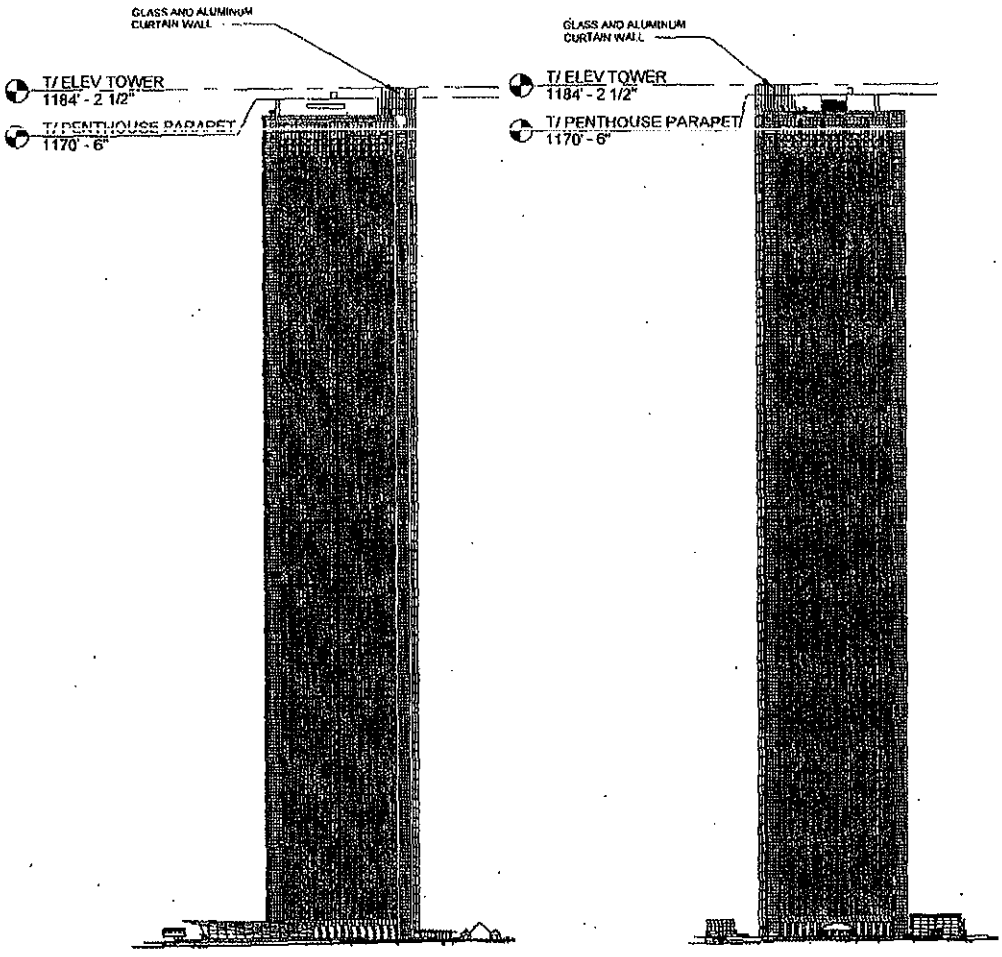


EAST ELEVATION

SOUTH ELEVATION

SCB

0 80' 160'

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OVERALL ELEVATIONS

Applicant: 601W Companies, LLC
Address: 200 E Randolph St Chicago, IL 60601
Intro Date: October 24, 2018
CPC: 12/20/2018

27

# Department of Planning and Development

City of Chicago

March 5, 2019

Paul W. Shadle
DLA Piper LLP
444 W. Lake St., Suite 900
Chicago, IL 60606-0089

**Re: Advisory Opinion for Planned Development No. 70, Subarea D, Floor area corrections**

Dear Mr. Shadle:

This letter is in response to your recent request regarding available floor area in Sub area D of Planned Development No. 70 ("PD 70"). Your client owns the property at 211 N. Stetson Ave, which is currently improved with an athletic facility and is seeking to replace it with a high-rise building. It has long been the opinion of this Department that there is no remaining floor area in any of the parcels within Subarea D, except for the 900,671 SF allocated to the Boulevard Tower East ("BTE") site at 210 N. Stetson/215 N. Michigan and our recent research confirms this. An error was made in 2000 which allocated an additional 900,671 SF to Subarea D for the still unbuilt BTE site. That error remains in the most recently approved Bulk Table and it was not discovered until we researched your request.

The Subarea D floor area calculations first identified in 1988 by Fujikawa, Johnson & Associates, a firm involved in most of the PD's initial construction, remain mostly unchanged since that time. The first reference of Subarea D floor area within the PD Ordinance itself occurred in the 1993 amendment. A total of 5,705,841 SF was identified as built or under construction within Subarea D. While the BTE building was not yet under construction at this time, there were multiple references to the proposed building in documents dated between the 1970s and 1990s. As such, the building's allocated 900,671 SF of floor area was included in the total square footage built or under construction identified in the 1993 amendment Bulk Table. In 1996, a minor change was approved which transferred 1,544 SF of floor area from Subarea E to Subarea D, to allow for a 1-story addition to the Swissotel. This resulted in an increase in the overall Subarea D floor area to 5,707,385 SF.

In 1999, Fujikawa, Johnson & Associates submitted a revised bulk table analysis and noted that the 5.7 million SF built or under construction included 900, 671 SF of office area for the BTE site. However, in April, 2000, a minor change was granted which mistakenly noted on the revised Bulk Table that the BTE floor area was not included. This error was not corrected and as a result, the 2002 amendment added another 900,671 SF of floor area to Subarea D and thereby, both the Subarea D FAR and overall FAR had to be increased accordingly. As stated previously, these errors have continued to be reflected in all subsequent amendments and were not discovered until we reviewed your request. We will be seeking a technical amendment to correct this error in the near future.

Sincerely,

Patrick Murphey
Zoning Administrator

C: Dan Klaiber, Mike Marmo, Erik Glass, Main file

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

November 26, 2018

Paul Shadle
DLA Piper LLP
444 West Lake Street, Suite 900
Chicago, Illinois 60606

Re: **Site Plan Approval Request for Sub Area A – Residential Business Planned Development #70/Lake Michigan and Chicago Lakefront Protection District Exemption Request – 303 E. Wacker Drive Project**

Dear Mr. Shadle:

The City of Chicago Department of Planning and Development (DPD) has reviewed the documents submitted for the project identified above. The project consists of the interior rehabilitation of the two upper-most floors (floors 29 and 30) of the building located at 303 East Wacker Drive. The rehabilitation will result in an effective decrease of approximately 4,120 square feet of floor space which is planned to be converted from mechanical space to tenant amenity space. In addition, the project will replace a portion of the mechanical louvers located on the north, south and east facades of the building at the 29th and 30th floors with glass that will match the building's existing glass in finish, tint and reflectivity to the most reasonable extent possible. Finally, the project will include the internal extension of the elevators to the 29th and 30th floors of the building, necessitating an elevator overrun on the roof of the building approximately 19'6' above the existing parapet. DPD has reviewed the following documents in conjunction with this request:

- Elevations: East, West, North and South (10-28-18, Revised 11-21-18)
- Proposed Area Plan; Roof and Upper Roof (10-28-18, Revised 11-21-18)
- Roof Mechanical Area Details (10-28-18, Revised 11-21-18)
- Exterior Wall System - Operable Panels (10-28-18, Revised 11-21-18)

Upon review of the materials submitted, DPD has determined that the aforementioned project is consistent with, and satisfies the requirements of, the planned development. Accordingly, this site plan submittal (and associated documents) for Residential Business Planned Development #70 (Subarea A) is hereby approved as conforming to the Amended Planned Development as passed by the Chicago City Council (2018 version). This site plan approval does not cover any signage, which must be covered by a separate application.

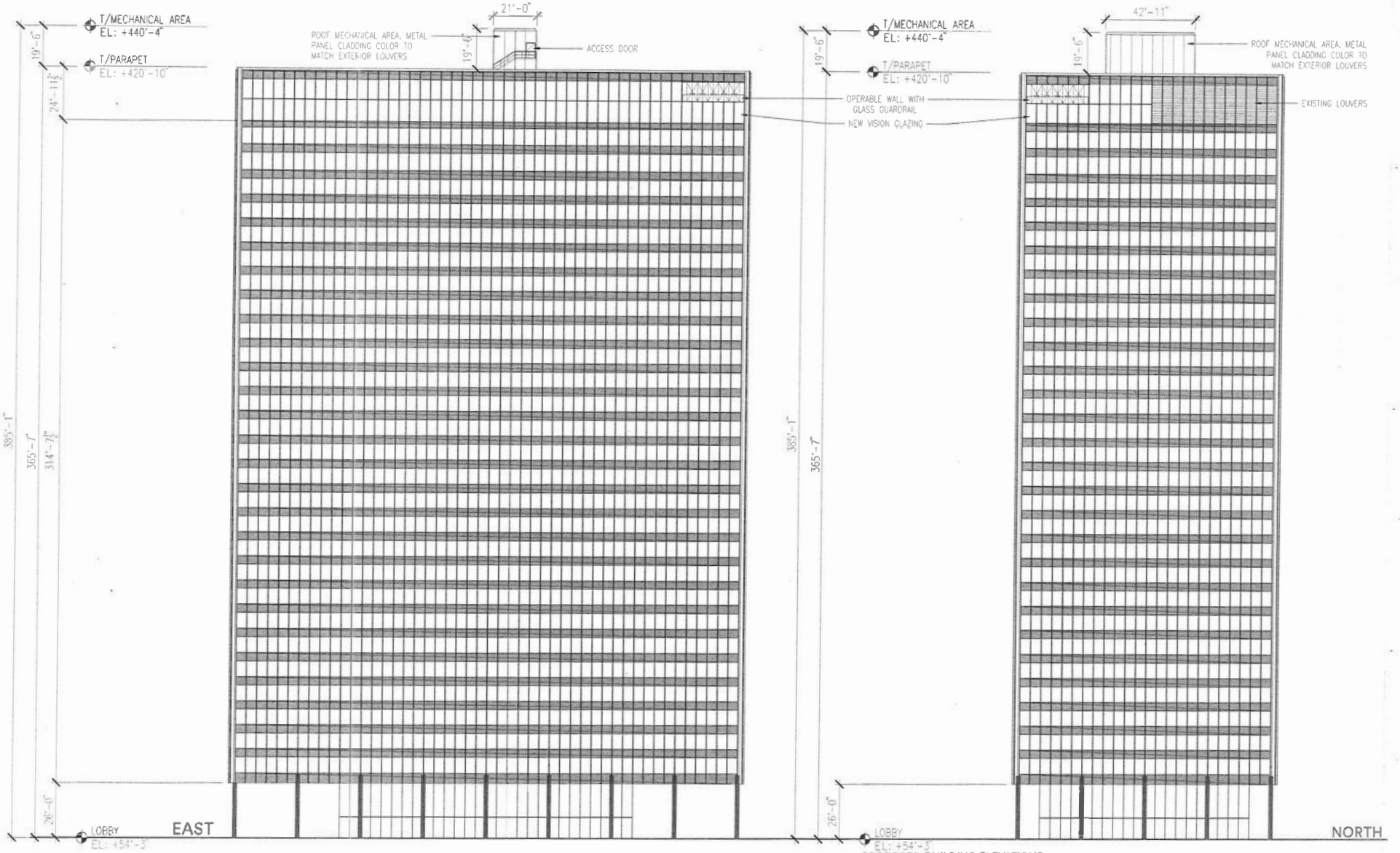
In addition, the project lies within the boundary of the Lake Michigan and Chicago Lakefront Protection District. However, pursuant to Section 16-4-150 of the Chicago Municipal Code, the project involves a repair or rehabilitation which does not exceed 50% of the replacement cost of the structure. Therefore, pursuant to the Lake Michigan and Chicago Lakefront Protection District Ordinance, it is exempt from Chicago Plan Commission review.

Sincerely,

Patrick Murphey
Zoning Administrator

Originated by: Dan Klaiber

cc: Mike Marmo (DPD); Erik Glass (DPD); Planned Development files

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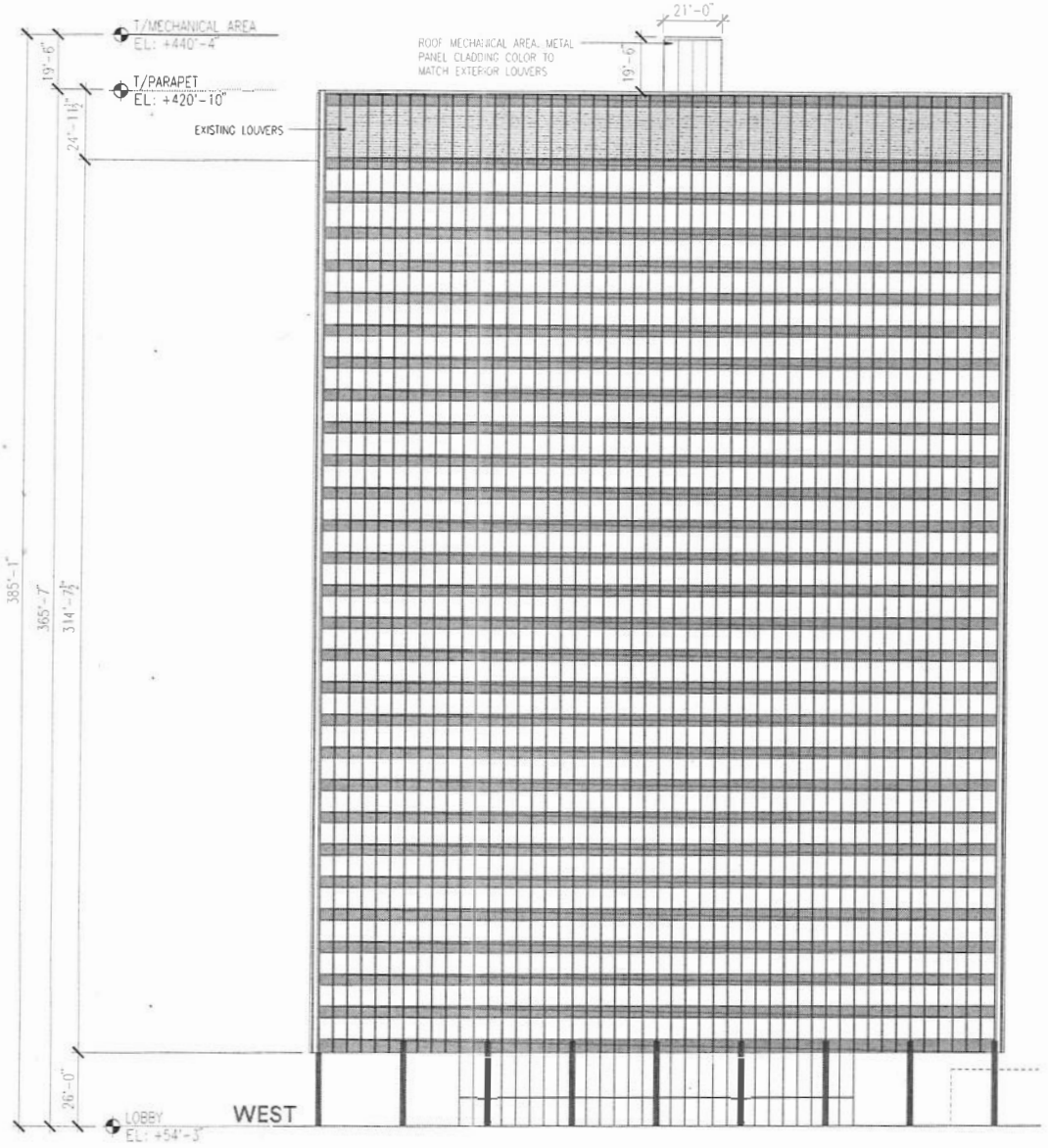
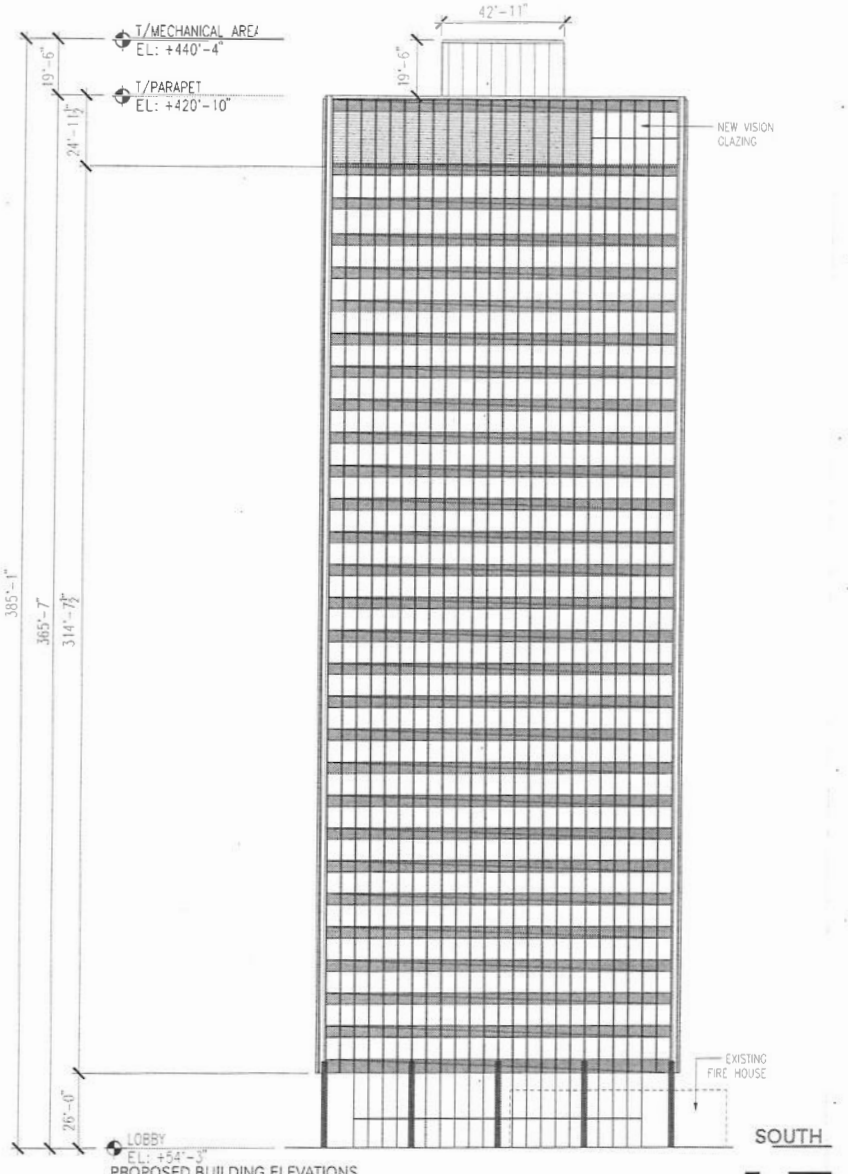
BEACON
CAPITAL PARTNERS

PROPOSED BUILDING ELEVATIONS
PLANNING REVIEW
303 E WACKER DRIVE
BEACON CAPITAL PARTNERS

10 - 26 - 2018
11 - 21 - 2018 REVISED
PROJECT: 2018-026

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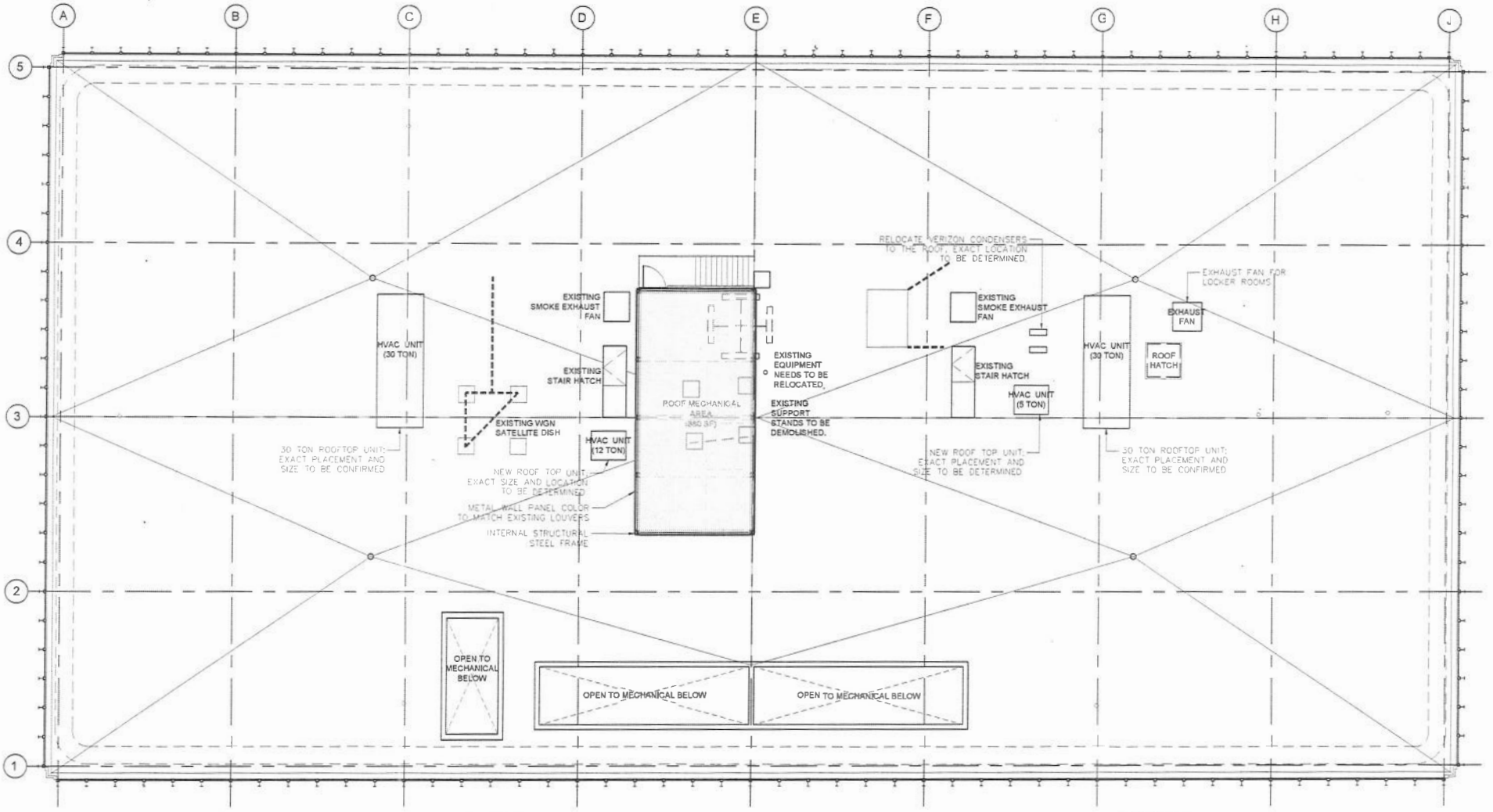
BEACON
CAPITAL PARTNERS

PROPOSED BUILDING ELEVATIONS
PLANNING REVIEW
303 E WACKER DRIVE
BEACON CAPITAL PARTNERS

10 - 26 - 2018
11 - 21 - 2018 REVISED
PROJECT: 2018-026

0 5' 15' 30'




PROPOSED AREA PLAN - ROOF LEVEL

PLANNING REVIEW

303 E WACKER DRIVE

BEACON CAPITAL PARTNERS

0 5' 15' 30'

10 - 26 - 2018

11 - 21 - 2018 REVISED

PROJECT: 2018-026

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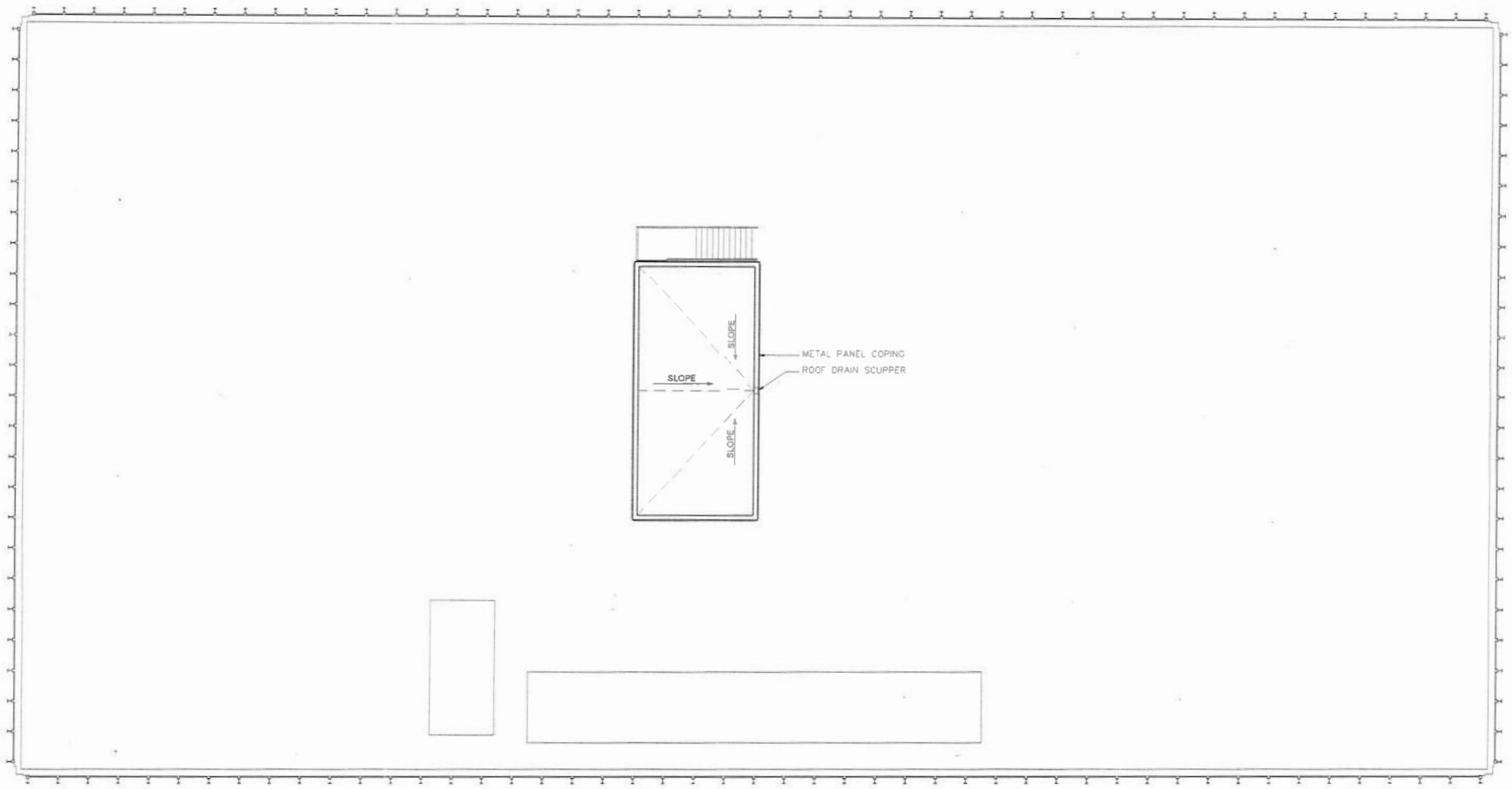
BEACON
CAPITAL PARTNERS




0 5' 15' 30'

BEACON
CAPITAL PARTNERS

PROPOSED AREA PLAN - UPPER ROOF
PLANNING REVIEW
303 E WACKER DRIVE
BEACON CAPITAL PARTNERS

10 - 26 - 2018
11 - 21 - 2018 REVISED
PROJECT: 2018-026

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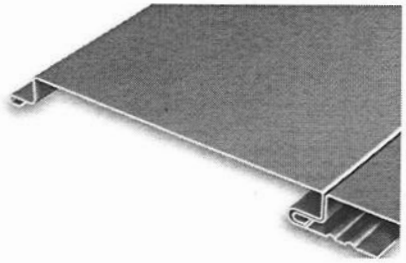
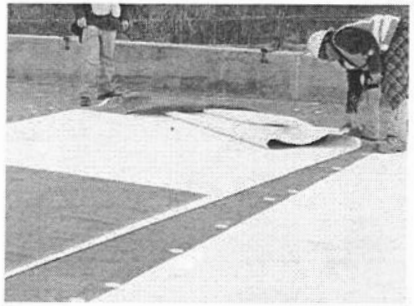
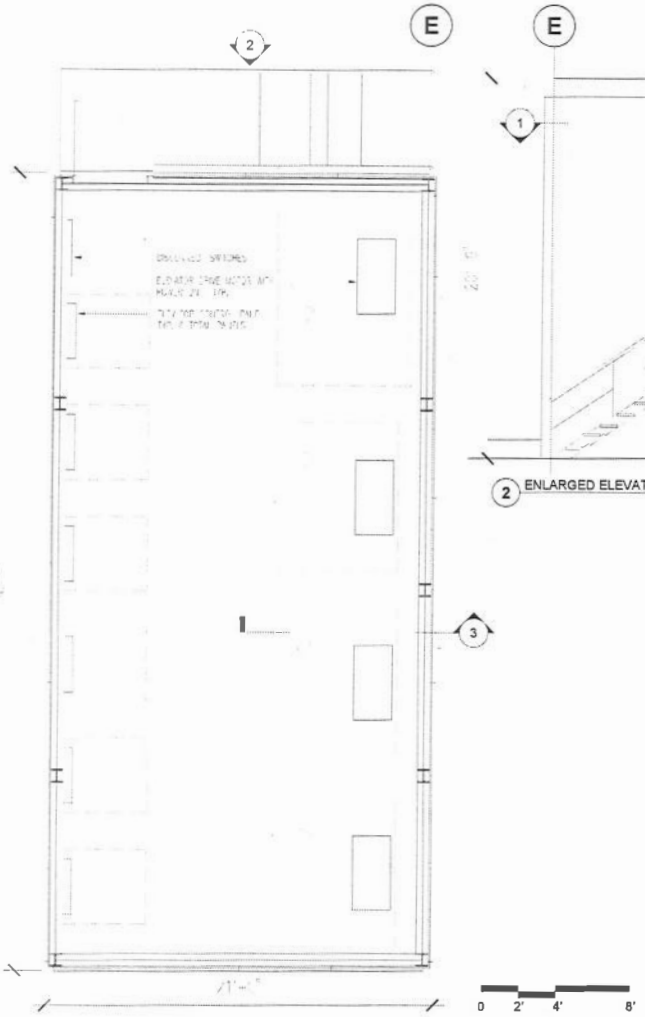


ANODIZED ALUMINUM PANEL

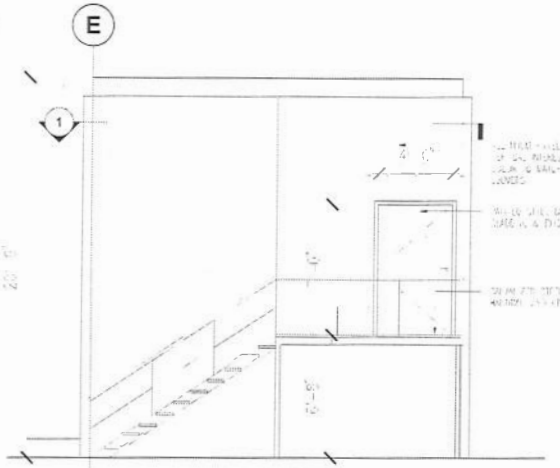


WHITE EPDM ROOFING

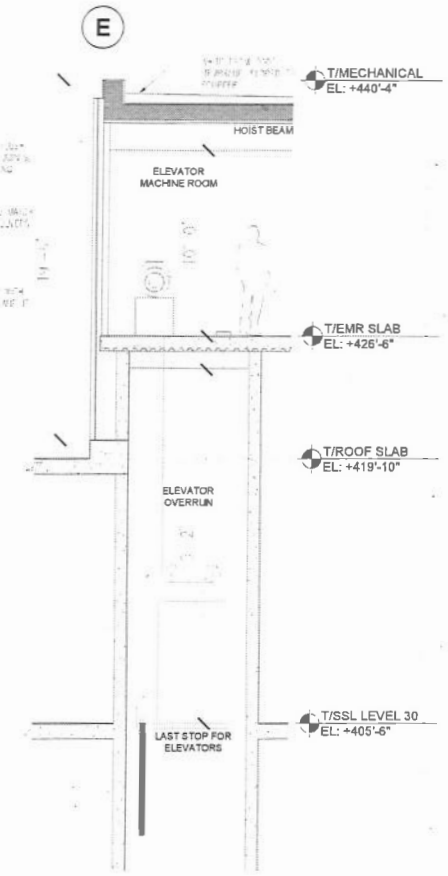
GALVANIZED STEEL STAIR




1 ENLARGED PLAN - ROOF MECHANICAL AREA




2 ENLARGED ELEVATION - ROOF MECHANICAL AREA




3 WALL SECTION - ROOF MECHANICAL AREA

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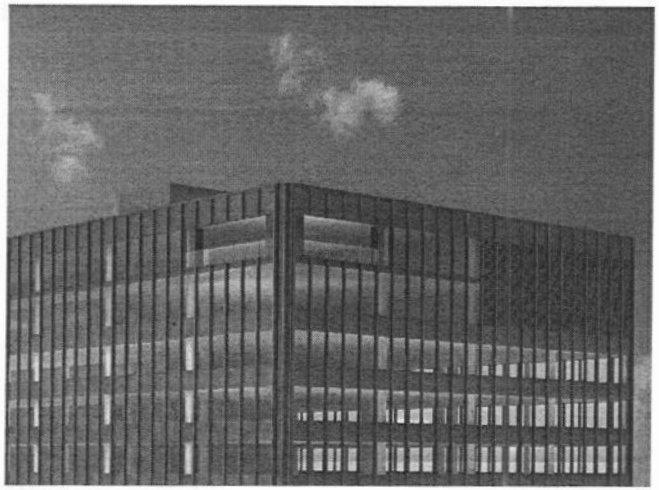
BEACON
CAPITAL PARTNERS

ROOF MECHANICAL AREA DETAILS
PLANNING REVIEW
303 E WACKER DRIVE
BEACON CAPITAL PARTNERS

10 - 26 - 2018
11 - 21 - 2018 REVISED
PROJECT: 2018-026



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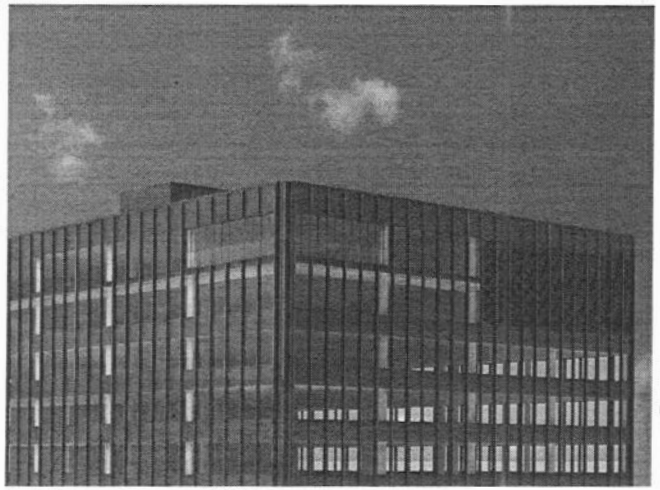

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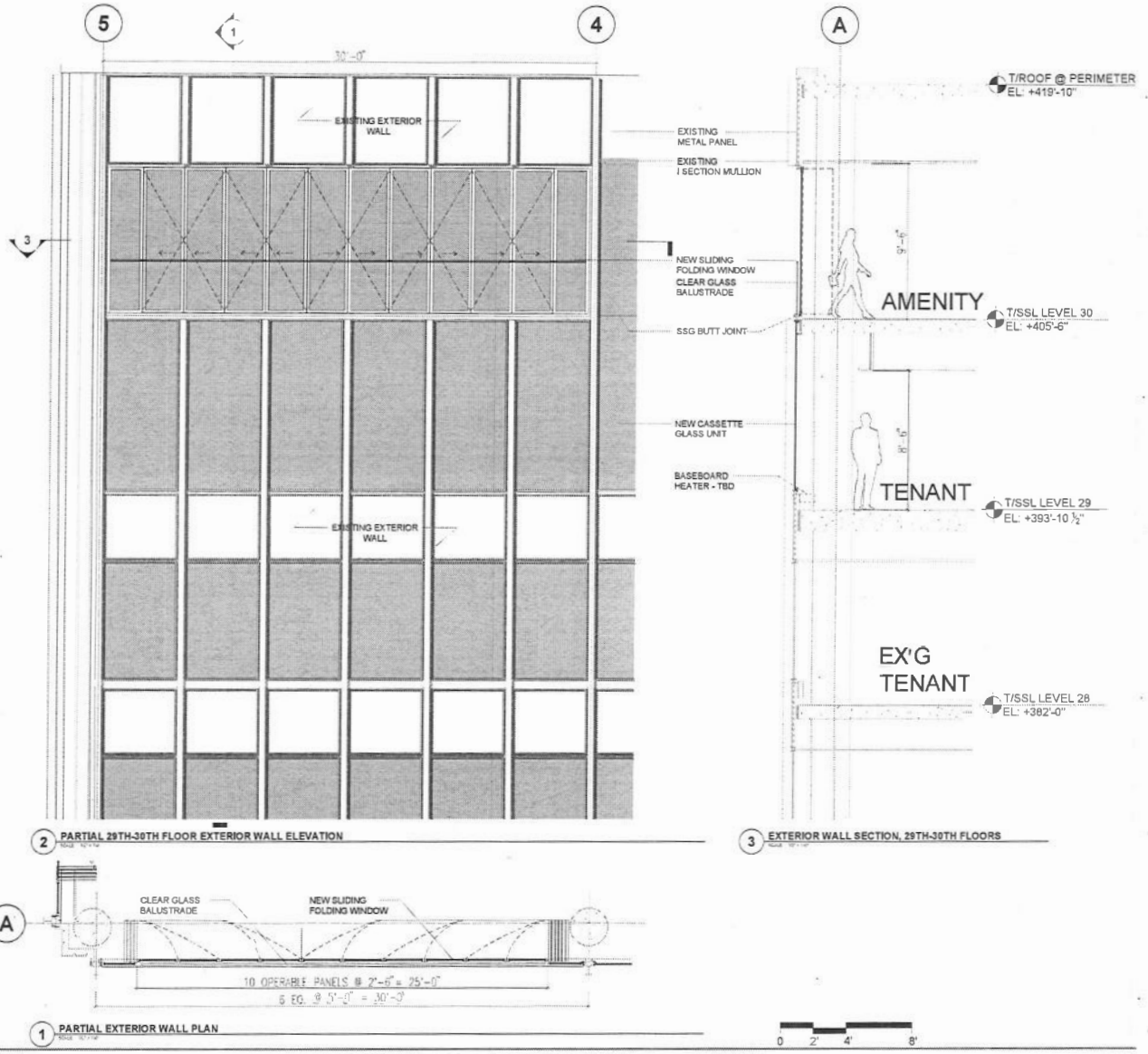


2 PARTIAL 29TH-30TH FLOOR EXTERIOR WALL ELEVATION

3 EXTERIOR WALL SECTION, 29TH-30TH FLOORS

1 PARTIAL EXTERIOR WALL PLAN

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BEACON
CAPITAL PARTNERS

EXTERIOR WALL SYSTEM - OPERABLE PANELS
PLANNING REVIEW
303 E WACKER DRIVE
BEACON CAPITAL PARTNERS

10 - 26 - 2018
11 - 21 - 2018 REVISED
PROJECT: 2018-026

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

December 7, 2018

Jack George
Akerman LLP
71 S. Wacker Dr.
47th Flor
Chicago, IL 60606

RE: **Revised Site Plan Approval for PD 70, Sub area E, Parcel D1**
**GEMS School, 355 E. Wacker Drive**

Dear Mr. George:

Your revised site pan approval request submitted on behalf of GEMS Education has been considered by the Department of Planning and Development. They are seeking to reduce the amount of primary colors on the façade of the Upper School building since it is a secondary education facility that needs to project a high level of academics. Therefore, they wish to substitute blue metal panels in place of the previously approved red panels as shown on the attached Alternate Design Elevations.

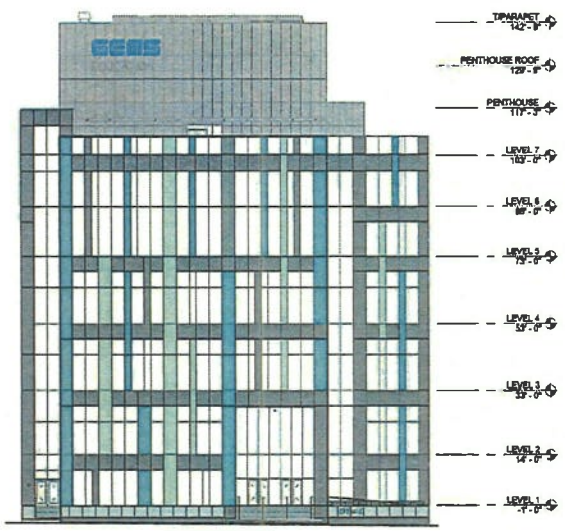
We have reviewed the information submitted and determined that it is consistent with and satisfies the requirements of the Plan of Development and the Lakefront Protection approval granted by the Chicago Plan Commission. Accordingly, this site plan submittal is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago Plan Commission on December 9, 2015. Please note that the elevations also identify a sign on the North Elevation which is not part of this review and approval.

Sincerely,

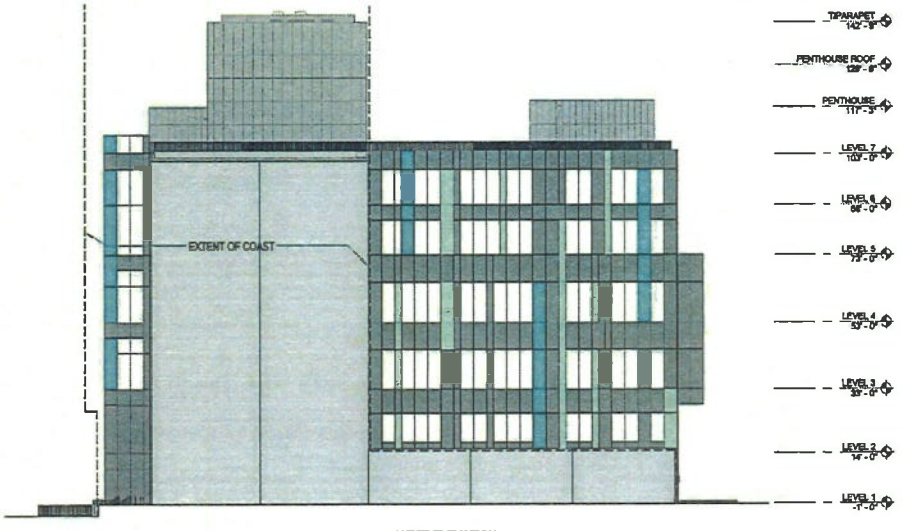
Patrick Murphey
Zoning Administrator

PM:tm

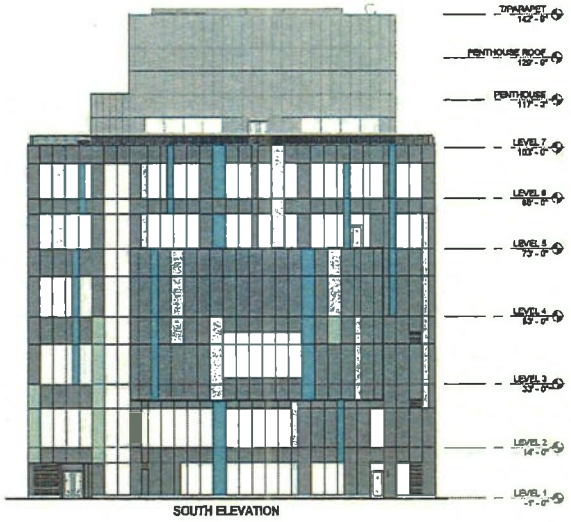
C: Dan Klaiber, Mike Marmo, Erik Glass, Main file



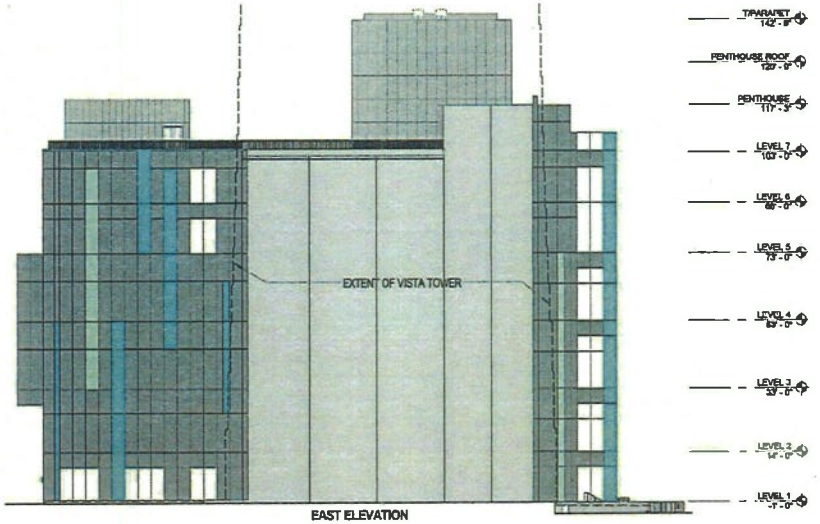
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

GEMS EDUCATION

Project No: 11013
11/01/2018

GEMS WORLD ACADEMY - PHASE 2
ALTERNATE DESIGN

**DRAFT**

bKL

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19827



*Reclassification Of Area Shown On Map No. 1-E.* RBPD 70, 99
(As Amended)
(Application No. 19827)
(Common Address: Parcels I, J, K And L 197 -- 301 N. Harbor Dr. And 452 -- 500 E. Waterside Dr., 115 -- 479 E. Wacker Dr., 150 -- 244 N. Lake Shore Dr., 200 -- 474 E. Randolph St., 119 -- 125 E. Lake St., 201 -- 231 N. Michigan Ave., 200 -- 336 N. Stetson Ave., 151 -- 335 N. Stetson Ave., 150 -- 324 N. Columbus Dr., 151 -- 323 N. Columbus Dr., 150 -- 250 N. Field Blvd., And 151 -- 251 N. Field Blvd.)

[SO2018-7759]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Residential Business Planned Development Number 70, as amended symbols and indications as shown on Map Number 1-E in an area bounded by:

the south right-of-way line of East Wacker Drive or the line thereof extended where no street exists; a line 3,095 feet east of the west line of North Michigan Avenue; a line 140 feet south of the north line of East Randolph Street, or the line thereof if extended where no street exists; a line 2,022 feet east of the west line of North Michigan Avenue; the north line of East Randolph Street; the east line of North Stetson Avenue; the north line of East Lake Street; North Michigan Avenue; the north line of East South Water Street; a line 55.53 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; the south line of the alley next north of and parallel to East South Water Street; the east line of the alley next east of and parallel to North Michigan Avenue; a line 138.74 feet north of the north line of the alley next north of and parallel to East South Water Street, or the line thereof if extended where no alley exists; a line 55.53 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; a line 428.773 feet north of the north line of East South Water Street; a line 19.69 feet west of the east line of north Beaubien Court, or the line thereof if extended where no street exists; a line 468.819 feet north of East South Water Street; and a line 68.43 feet east of the east line of North Beaubien Court, or the line thereof if extended where no street exists,

to the designation of Residential Business Planned Development Number 70, As Amended 2018, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

*Residential-Business Planned Development Number 70, As Amended 2018*

*Planned Development Statements*

1. The area delineated herein as Residential-Business Planned Development Number 70, as amended ("the Planned Development") consists of approximately one million eight hundred fifty-eight thousand nine hundred twenty-two (1,858,922) square feet (forty-two and sixty-seven hundredths (42.67) acres) of property (the "Property") which is divided into seven (7) subareas as depicted in the attached subarea map. Subareas A, B, C, D, F and G have been substantially developed in a manner consistent with this Planned Development. Subarea E is controlled by Lakeshore East, LLC. IJKL, LLC and Lakeshore East are co-applicants for this planned development amendment.

2. All necessary official reviews, approvals or permits are required to be obtained by the applicants as to Subarea E and by the respective owners of the property to Subareas A, B, C, D, F and G.

3. The requirements, obligations and conditions contained within the Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal title holder and any ground lessors with respect to Subarea E and to the respective owners, their successors and assigns with respect to Subareas A, B, C, D, F and G. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and if different than the applicant, then to the owners of record title to all of the Property and any ground lessors with respect to Subarea E and to the respective owners, their successors and assigns with respect to Subareas A, B, C, D, F and G. With respect to Subarea E, Lakeshore

East LLC is hereby designated as the controlling entity for purposes of this Planned Development.

4. This plan of development consists of these eighteen (18) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary Map; a Subarea Map; a Net Developable Area Map for Subarea E; a Generalized Land-Use Plan for Subarea E; a Pedestrian Walkway System – Pedway Level Plan; a Subarea E Parcelization Plans (Upper Level, Intermediate Level and Lower Level); Subarea E Right-of-Way Adjustment Maps (Upper, Intermediate, Lower); Subarea E Public Park Zone Map; Maximum Building Envelope Site Plan; Parcel C Overall Site Plan; Parcel C Buildings I, J, K/L Enlarged Site Plans; Enlarged Site Plan – Chandler Gates; Site Plan – Phasing; Lower Level Five Plan; Parcel C Overall Landscape Plan; Parcel C Buildings I, J, K/L Enlarged Landscape Plans; Enlarged Valley Park/Dog Park Site Plans; Parcel C Overall Vehicular Access Plan (Lower, Intermediate, Upper); Parcel C Overall Pedestrian Access Plan; Parcel C Lower Harbor Drive Service Road Plan Detail, Roadway Cross-Section, Level Five Building Base Elevation Detail: Lake Shore Drive Underpass and Rendering; Parcel C Buildings I, J, K/L Elevations (Base, Middle and Top, East, West, North and South); dated October 18, 2018, prepared by bKL Architecture. (In addition, the exhibits approved in 2015 and found at 12/9/2015 CJP 15713-15723 are incorporated by reference in this 2018 Amendment and all DPD-issued "Minor Change letters" approved after that date.) The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply to the Property, provided, however, that the development of the Property shall also be subject to an ordinance adopted by the City Council and known as the 2000

Amendatory Lakefront Ordinance and also subject to the Lakeshore East Master Plan and Design Standards dated October 18, 2018 prepared by bKL Architecture.

5. (A) Within Subareas A, B, C, D, F and G at the elevations above Chicago City Datum indicated, provided that these elevations may be varied by plus or minus five (+/- 5) feet or as otherwise necessary to meet existing conditions, and subject to the condition in statement 12 and in the Bulk Regulations and Data Table, the following uses are permitted:

| | |
|---|---|
| Lower Level | |
| (+ 8.0 feet) | Illinois Central Gulf tracks and facilities; warehousing and storage; trucking; public esplanade park along the Chicago River; and accessory uses including automobile parking and hotel uses. (Major service access level) |
| Interim Level | Accessory uses including automobile parking and hotel uses. |
| Intermediate Level | |
| (+ 26.0 feet) | Accessory uses including automobile parking and hotel uses. (Vehicular Access Level) |

| | |
|---|---|
| Interim Level | Accessory uses including retail sales, service used automobile parking and hotel uses. |
| Arcade Level | Pedestrian walkways; public park; and accessory uses including retail sales, service uses, automobile parking and hotel uses. |
| Upper Level (+ 53.0 feet) and above | Apartment, office, mixed use (apartment-office) and hotel buildings; accessory uses including retail sales and service uses; related uses; and pedestrian walkways. (Vehicular Right-of-Way and Access Level), |

(B) Within Subarea E, the following uses are permitted: public parks; public school; commercial uses, retail uses, hotel uses, residential uses, business uses, office uses, religious and institutional uses, warehousing and storage and accessory uses.

In addition, the following uses shall be permitted in all subareas and at all levels subject to the review and approval of the Department of Planning and Development:

(i) broadcast and telecommunication structures, equipment and installations including parabolic transmitting and receiving antennae;

(ii) townhouses and any land-use accessory to a principal use at any level and not specifically authorized in statements 5(A) and (B); and

(iii) public utility and public service uses necessary to serve the development including, but not limited to district electrical generation and utility substations under this Planned Development; and

(iv) district cooling and heating.

6. Business identification signs affixed to the face of or recessed into a building or structure shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Temporary construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. No advertising signs shall be permitted within the Planned Development.

7. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant if within Subarea E, and the respective owners of the property within Subareas A, B, C, D, F and G if within those subareas, and approval by the City Council.

8. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development, in parking structures or areas developed after the effective date hereof, shall be designated and designed for parking for the handicapped.

9. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas except where provided in public street areas as permitted by the Department of Transportation. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of Planning and Development.

10. In addition to the maximum height of the buildings and any appurtenances thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.

11. This Planned Development shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.

12. Subareas A, B, C, D, F and G already have been substantially developed. The further development or redevelopment of properties within Subareas A, B, C, D, F and G shall be subject only to the regulations in Subsections A through G below. The development of Subarea E shall be completed in accordance with all of the regulations contained herein and in accordance with the Guidelines of the Lakeshore East Master Plan and Design Standards dated October 18, 2018. .

(A) Net Developable Area.

For purposes of Floor Area Ratio calculations, the definitions in the Chicago Zoning Ordinance shall apply, provided, however, that "Net Developable Area" refers to the net site area at the Upper Level. The Upper Level is typically at approximately + 53.0 feet above Chicago City Datum but may be lower or higher depending on factors such as road levels and the location of building entrances and exits as determined by the applicant. Floor Area below the Upper Level shall not be included in calculating the total number of square feet of development unless the principal entrance to the building is located below the Upper Level and, in that event, the level of the principal entrance to the building shall be considered "curb level" for purposes of the Chicago Zoning Ordinance.

(B) Bulk And Density Regulations.

1) Warehousing and storage uses permitted as principal uses in Statement Number 5 shall be limited to four hundred thousand (400,000) square feet and shall be established in accordance with the DX-16 Downtown Mixed-Use District regulations existing on the effective date of this Planned Development, As Amended 2018.

2) With regard to areas devoted as a principal use to office, hotel and residential uses and retail sales and service uses, the following maximums shall apply:

Office, maximum floor area = 12,000,000 square feet

Hotel, maximum number of rooms/keys = 5,550

Residential maximum number of dwelling units = 9,050 units

Retail sales and service, Maximum floor area = 1,325,000 square feet

Provided, however, that in calculating these maximums, ballrooms, meeting rooms, exhibition space and eating facilities associated with a hotel use and located at or above the

established Upper Level shall be chargeable against the maximum permitted floor area for principal retail sales and service uses.

3) The applicant may increase the maximum number of dwelling units allowed by up to three thousand one hundred eighty-three (3,183) dwelling units by converting a portion of the maximum allowed office space and/or a portion of the maximum allowed hotel rooms/keys. The applicant may increase the maximum amount of office space by up to two million (2,000,000) square feet by converting a portion of the maximum dwelling units and/or a portion of the maximum number of hotel rooms/keys. The applicant may increase the maximum number of hotel rooms/keys by up to one thousand (1,000) rooms/keys by converting a portion of the maximum allowed office space and/or a portion of the maximum allowed dwelling units. For purposes of this conversion one thousand (1,000) square feet of office space shall be equal to one (1) dwelling unit, two (2) hotel rooms/keys shall be equal to one (1) dwelling unit, and one thousand (1,000) square feet of the office space shall be equal to two (2) hotel rooms/keys.

4) Except for Subarea E, the number of efficiency units within this Planned Development shall not exceed thirty percent (30%) of the number of permitted dwelling units. The number of efficiency units in Subarea E shall not exceed fifteen percent (15%).

5) To the extent this Planned Development does not cover all items required for development, the Chicago Zoning Ordinance shall apply as follows: warehousing and storage shall be in general conformity with the DX-16 Downtown Mixed-Use District regulations; permitted office, hotel and retail uses shall be in general conformity with the DX-16 Downtown Mixed-Use District regulations; and residential uses shall be in general conformity with the DR-10 Downtown Residential District regulations.

(C) Maximum Permitted Site Coverage.

1) East of North Stetson Avenue: (except for Subarea E) fifty percent (50%) between Upper Level and plus thirty (+30) feet above the Upper Level (sixty percent (60%) on a single parcel provided that a single parcel may contain multiple buildings); and forty percent (40%) above plus thirty (+30) feet above the Upper Level.

2) West of North Stetson Avenue: eighty percent (80%) between the Upper Level and plus seventy-five (+75) feet above the Upper Level; and sixty percent (60%) above plus seventy-five (+75) feet above the Upper Level.

3) Subarea E: Site coverage is controlled by the Parcel Design Criteria as described in the Master Plan and Design Standards dated October 18, 2018.

(D) Periphery Setbacks And Minimum Distance Between Buildings.

1) For Subareas A, B, C, D, F and G:

Minimum Distance Between Building Faces at Upper Level: eighty and zero-tenths (80.0) feet.

Minimum Distance Between Building Corners or Building Face-to-Corner at Upper Level: sixty and zero-tenths (60.0) feet.

Periphery setback and distance provisions may be adjusted where required to allow flexibility of architectural or site design arrangement, subject to the approval of the Department of Planning and Development.

2) For Subarea E: Setbacks are controlled by the Master Plan and Design Standards dated October 18, 2018.

(E) Parking

1) Minimum Requirements for other uses:

Office building: one (1) space per three thousand five hundred (3,500) square feet.

Hotel: one (1) space per three (3) rooms/keys.

Residential building: spaces equal to fifty-five percent (55%) of the dwelling units including efficiency units, provided that with respect to townhome units a minimum of one (1) parking space per dwelling unit shall be required. Subarea E shall require spaces equal to forty percent (40%) of the dwelling units including efficiency units.

2) Location

All parking spaces required to serve buildings or uses shall be located on the same parcel as the building or use served, or (i) if a residential use, within five hundred (500) feet walking distance measured from the property line; or (ii) if a non-residential use, within one thousand (1,000) feet walking distance measured from the property line.

3) Vehicular entrances and exits to accessory automobile parking areas shall be located in conformance with the Automobile Entrance Zone Maps attached hereto. Provided, however, that temporary driveways shall be permitted within the restricted areas depicted on the Automobile Entrance Zone Maps when necessitated by division of parcels and subject to the review and approval of the Department of Transportation.

4) The location, geometrics and operation of all interior or local ramps adjoining any structure at the Upper Level shall be subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

(F) Loading.

Minimum off-street loading shall be provided in accordance with the regulations applicable in the DR-10 Downtown Residential District and DX-12 Downtown Mixed-Use District of the Chicago Zoning Ordinance existing on the effective date hereof. The location of loading berths shall be subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

(G) Construction Of Public Improvements.

No certificate of occupancy shall be issued for any improvement located within a parcel in the development until such time as the Applicant for the certificate produces evidence that construction of public improvements related to the improvement located within a parcel in said development has been completed, is under construction or is under contract for construction, or that adequate access can be provided, all as certified by the Department of Transportation and approved by the Department of Planning and Development. The vertical connections (handicap accessible) adjacent to the Neighborhood Park shall be installed prior to the issuance of a Certificate of Occupancy for the building containing said vertical connection. In addition, the applicant shall use its best efforts to provide landscaping in the parkway area of North Columbus Drive along the frontage of said street adjacent to Subarea E subject to the review and approval of the Department of Planning and Development and the Department of Transportation.

(H) Public Park.

Applicant has provided the Neighborhood Park depicted on the Public Park Zone map and has dedicated the fee simple title of the Neighborhood Park to the Chicago Park

District. The City of Chicago acknowledges that this satisfies all open space impact fee requirements of the applicant in the development of Subarea E.

(I) Public Elementary School.

Provided the applicant is instructed to proceed by the City of Chicago, the Chicago Board of Education and the Chicago Park District, the applicant shall be responsible for the construction of a forty-five thousand (45,000) square foot portion of a fifty-three thousand (53,000) square foot structure to contain a public elementary school with space to be shared with the Chicago Park District to be substantially completed on or before June 30, 2025.

(J) Pedestrian Walkways.

The pedestrian walkways depicted on the Pedway Level Pedestrian Walkway System Map shall consist of an enclosed all-weather walkway (as depicted on the Pedway Level Pedestrian Walkway System Map), designed to accommodate pedestrian movement at the Arcade Level and/or other levels as depicted in the Pedway Level Pedestrian Walkway System Map attached hereto. It shall be the responsibility of the applicant to provide continuous pedestrian walkways at the Arcade Level and/or other levels within Subarea E pursuant to the Master Plan and Design Standards dated October 18, 2018 subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

(K) In addition to other requirements contained within these Statements, the Applicant shall cause the following design principles to be implemented:

1) Improve the connection from E. South Water Street to Wacker Drive, including pedestrian safety measures and traffic calming measures at the intersection of Field Boulevard and Sub Wacker Drive;

2) Create a roadway connection from Waterside Drive (upper level) to Wacker Drive, including traffic calming and pedestrian safety measures;

3) Create a pedestrian connection at the upper level from Parcel A2 (Tides) to Parcel B2 (Shoreham), which shall include a terrace overlook with specialty paving, landscaping and accent lighting;

4) Create a pedestrian connection at the upper level from the east end of Wacker Drive to Parcel B1 (Regatta), which shall include specialty paving, landscaping and accent lighting;

5) Create a pedestrian terrace overlook at the new Wacker Drive extension (upper level), which shall include specialty paving, pedestrian seating, accent lighting and significant landscape planters;

6) Create a pedestrian connection at the Pedway level from the east property line of the parcel occupying the western portion of Parcel D1 (GEMS) to the property occupying the eastern portion of Parcel D1;

7) Create a Vertical Connection from the Upper Level to the Lower Level, with access to the Pedway level as well;

8) The character of the through-building public pedestrian connections to Wacker Drive, at both the upper and lower levels, shall be pedestrian friendly, including adequate lighting for safety, decorative paving and a clear marked pedestrian zone.

9) Create a pedestrian connection including a vertical connection/public elevator and park from Harbor Drive sloping down to lower Lake Shore Drive adjacent to Parcel C within

Sub-Area E. (as depicted on the Enlarged Site Plans). The pedestrian connection shall cross under Lake Shore Drive to connect with the Chicago Park District lakefront park system;

10. Create a Vertical Connection/public elevator from Upper Level Parcel C within Sub-Area E to the lowest level with access across Sub Wacker Drive to connect with the Riverwalk.

11. Applicant agrees, in conjunction with the Master Association, to 24/7, 365 days per year security staffing in the guard booth and patrols in and around Lakeshore East. These patrols would be a combination of automobile, bike and walking patrols. From May through October the patrols would be two (2) people from 4pm through 2am and one (1) person the rest of the day. From November through April the patrol would be one (1) person. This staffing level for the patrols would remain in place until such time as new technology is put into place that can provide off-site 24-hour monitoring by a private security company. Even when this new technology is implemented Applicant would agree to provide 24 hour patrols for special events such as Taste of Chicago and Lollapalooza. This staffing would begin upon completion of the guard station and the valley park. In no event shall staffing of the guard booth be eliminated nor hours decreased.

12. Applicant agrees that there shall not be a hotel in Building I.

13. Applicant agrees that it shall deliver the park in Phase 1 of the IJKL project, along with Building J and Building K/L. Included in this will be the pedestrian and bike paths to the lakefront as well as the security booth, cameras, fence screening, dog park, buffer zones, and all traffic improvements on the service drive in accordance with the attached site plans.

14. Applicant shall commit $115,000 (total budgeted cost) to lighting improvements and cameras on Lower Harbor and Intermediate Randolph in accordance with the attached site plan.

15. The IJKL internal road will be one-way northbound and the garage access from this internal road will be ingress only.

16. Applicant has agreed to commit to the following baseline approach to the treatment of Chandler's east blank façade: the painting of the exposed portions of the concrete façade with Modac or some other similar elastomeric coating. Chandler will approve a color that is complimentary to the existing building, pending mock-up. Initial painting will occur around the time of the completion of Building I. Periodic repainting with similar material shall occur when the service life of the coating is visibly or technically compromised, or every ten years, whichever comes first. Maintenance of this façade shall be at the sole expense of the Building I development entity, or assigned to the Building I condominium association (collectively "Building I"). Chandler shall determine whether Chandler or Building I will perform the work. If Building I is to cause the performance of such work, then Chandler will grant access to its window washing equipment as required but in such case all expenses shall be borne by Building I. If Chandler performs the work, the Board will solicit three bids from qualified vendors. The Chandler shall then have their choice bidders so long as the lowest bidder (with a complete scope of work (is within 5% of the nearest bidder and Building I shall promptly reimburse for actual expenses within 60 days. Also note that Chandler and Applicant will consider reasonable alternate treatment for the wall (including landscaping screening of the lower portion) but Building I's financial responsibility will be limited to the cost of the baseline treatment as described above.

17. Applicant shall be responsible for maintaining the dog park adjacent to Building J.

18. Applicant shall install screening/fence shielding to the area under Lake Shore Drive in accordance with the attached site plans.

19. Applicant shall provide the improvements for the access road, bike and pedestrian paths for the lower level access road at the south of the site in accordance with the attached site plans.

20. Applicant shall continue to work with CDOT and the local Alderman regarding the location of the upper Harbor Drive crosswalk. The local alderman will have final approval on crosswalk location.

21. Applicant shall contribute $10,000 to the Chandler toward the cost of a gate and shall construct a new gate of mutually agreeable design at the East property line upon completion of Building I in accordance with the attached site plans with reasonable input from DPD, CDOT and the local Alderman.

22. Publicly accessible open space in Parcel C will be open during hours consistent with the Chicago Park District hours for Lakeshore East Park. The Master Association may establish a wayfinding and other appropriate informational signage system, including open space/pedestrian walkway hours, throughout Lakeshore East, subject to approval by DPD and CDOT. In addition, the Master Association may establish a unified system of fencing or other physical additions to restrict access to open space/pedestrian walkways to times consistent with the hours that Chicago

Park District facilities are open upon input from DPD and CDOT and the local Alderman.

All the above items shall be subject to further coordination and input with/from the Chicago Department of Transportation and the Department of Planning and Development.

13. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section17-13-0610 of the Chicago Zoning Ordinance ("Part II approval") for development or redevelopment of any development parcels within the Planned Development, other than alterations to existing buildings which do not increase their height or alter their footprints, a Site Plan for the proposed development, including parking areas, shall be submitted to the Commissioner of the Department of Planning and Development for approval. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals conform with the general design standards in Statement 12, is consistent with the intent of the Lakeshore East Master Plan and Design Standards dated October 18, 2018 and to ensure coordination of public improvements described in statements 12(G), 12(H), 12(I), 12(J) and 12(K). No Part II approval for work for which a Site Plan must be submitted to the Commissioner shall be granted until the Site Plan has been approved by the Commissioner. Further, all Part II submittals shall be in compliance with the Chicago Landscape Ordinance. Following approval of a Site Plan by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. The approved Site Plan may be changed by the provisions of Section 17-13-0611 of the Chicago Zoning Ordinance. A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

(1) the boundaries of the Property;

(2) the footprint of the improvements;

(3) location and dimensions of all loading berths;

(4) preliminary landscaping plan prepared by a landscape architect with final landscaping plan to be approved at Part II stage;

(5) all pedestrian circulation routes;

(6) the location of any adjacent public improvements;

(7) a signage plan for any building where retail or theater uses would be present above the ground level;

(8) preliminary building sections and elevations of the improvements with a preliminary building materials list; and

(9) statistical information applicable to the Property limited to the following:

(a) floor area and floor area ratio;

(b) uses to be established;

(c) building heights; and

(d) all setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development.

14. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is

minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

15. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within Subarea E of this Planned Development in an energy efficient manner, generally consistent with LEED Certification or its equivalent. Applicant shall provide a green roof to cover at least 25% of the net roof area of a building. "Net roof area" is defined as a total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment. The Co-Applicants shall comply with the City of Chicago Sustainability Policy in effect at the time of submission for Part II approval for the IJKL Project.

16. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with

disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

17. With respect to the proposed project that is the subject of this 2018 Amendment to Planned Development 70 (The IJKL Project) The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description

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

18. All minimum construction within Subarea E set forth in Statement No. 17 of the 2002 version of Residential Business Planned Development No. 70 has been completed.

[Existing Zoning Map; Planned Development Boundary Map; Subarea Map; Net Developable Area Map for Subarea E; Generalized Land-Use Plan for Subarea E; Pedestrian Walkway System -- Pedway Level Plan; Subarea E Parcelization Plans (Upper Level, Intermediate Level and Lower Level); Subarea E Right-of-Way Adjustment Map (Upper, Intermediate, Lower); Subarea E Public Park Zone Map; Maximum Building Envelope Site Plan; Parcel C Overall Site Plan; Parcel C Buildings I, J, K/L Enlarged Site Plans; Enlarged Site Plan -- Chandler Gates, Site Plan -- Phasing; Lower Level Five Plan; Parcel C Overall Landscape Plan; Parcel C Buildings I, J, K/L Enlarged Landscape Plans; Enlarged Valley Park/Dog Park Site Plans; Parcel C Overall Vehicular Access Plan (Lower, Intermediate, Upper); Parcel C Overall Pedestrian Access Plan; Parcel C Lower Harbor Drive Service Road Plan Detail, Roadway Cross-Section; Level Five Building Base Elevation Detail; Lake Shore Drive Underpass and Rendering; Parcel C Buildings I, J, K/L Elevations (Base, Middle and Top, East, West, North and South) referred to in these Plan of Development Statements printed on pages _____ through _____ of this *Journal*.]

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

Residential - Business Planned Development Number 70

# Amended Planned Development Use and Bulk Regulations and Data

October 16, 2018

| Subarea | Net Development Area (1) | | Building Area | | Max Net F.A.R. | Residential Dwelling Units | | Office (s.f.) | | Hotel Rooms (# of Keys) | | Retail Sales/Service Area | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | sf | acres | Existing/Under Construction | Future Allowed | | Existing/Under Construction | Future Allowed | Existing/Under Construction | Future Allowed | Existing/Under Construction | Future Allowed | Existing/Under Construction | Future Allowed |
| Subarea A | | | | | | | | | | | | | |
| One Illinois Center | 66,104 | 1.52 | | | | | | | | | | | |
| Hyatt West | 52,256 | 1.20 | | | | | | | | | | | |
| Two Illinois Center | 80,085 | 1.84 | | | | | | | | | | | |
| Hyatt East | 73,000 | 1.68 | | | | | | | | | | | |
| Columbus Plaza | 38,154 | 0.88 | | | | | | | | | | | |
| Three Illinois Center | 52,560 | 1.21 | | | | | | | | | | | |
| Subtotal | 362,159 | 8.33 | 4,419,463 | - | 12.20 | 552 | - | 1,762,906 | - | 2,041 | - | 158,958 | - |
| Subarea B | | | | | | | | | | | | | |
| AON Building (Amoco) | 136,819 | 3.14 | 2,698,308 | | 19.72 | | | 2,698,308 | | | | 84,000 | |
| Subarea C | | | | | | | | | | | | | |
| Outer Drive East | 88,463 | 2.03 | | | | | | | | | | | |
| Harbor Point | 79,950 | 1.84 | | | | | | | | | | | |
| Subtotal | 168,413 | 3.87 | 2,004,225 | - | 11.90 | 1,682 | - | - | - | - | - | 42,668 | - |
| Subarea D | | | | | | | | | | | | | |
| Buckingham | 34,825 | 0.80 | | | | | | | | | | | |
| 175 Harbor Dr. | 50,249 | 1.15 | | | | | | | | | | | |
| Park Shore | 41,672 | 0.96 | | | | | | | | | | | |
| Swisshotel | 34,000 | 0.78 | | | | | | | | | | | |
| Fairmont | 43,169 | 0.99 | | | | | | | | | | | |
| Athletic Club | 21,943 | 0.50 | | | | | | | | | | | |
| BTE | 44,091 | 1.01 | | 900,671 | | | | | 900,671 | | | | |
| BTN | 63,660 | 1.46 | | | | | | | | | | | |
| BTS | 53,778 | 1.23 | | | | | | | | | | | |
| Subtotal | 387,387 | 8.88 | 5,707,385 | 900,671 | 17.06 | 1,390 | - | 2,699,000 | 900,671 | 1,337 | - | 221,369 | - |
| Subarea E | | | | | | | | | | | | | |
| Public School | 31,583 | 0.73 | | 53,000 | 1.68 | | | | | | | | |
| Private Development | 825,455 * | 18.95 | 7,126,103 | 2,573,897 | 11.75 | 4,029 (4) | 3,167 (4) | 286,567 (4) | 76,159 (4) | 544 (4) | 597 (4) | 185,162 | 587,843 |
| Subtotal | 857,038 | 19.67 | 7,126,103 | 2,626,897 (3) | 11.38 | 4,029 (4) | 3,167 (4) | 286,567 (4) | 76,159 (4) | 544 (4) | 597 (4) | 185,162 | 587,843 |
| Subarea F | | | | | | | | | | | | | |
| BCBS | 100,905 | 2.32 | 1,813,819 | | 17.98 | | | 1,813,819 | | | | | |
| Subarea G | | | | | | | | | | | | | |
| Park Millennium | 40,641 | 0.93 | 582,903 | | 14.34 | 480 | | | - | | | 50,000 | |
| SUBTOTAL | 2,053,362 * | 47.14 * | 24,352,206 | 3,527,568 | 11.86 | 8,133 | 3,167 | 9,260,600 | 976,830 | 3,922 | 597 | 737,157 | 587,843 |
| | | | Building Area | | Max Net F.A.R. | Residential Dwelling Units | | Office (s.f.) | | Hotel Rooms (# of Keys) | | Retail Sales/Service Area | |
| ORDINANCE MAXIMUMS (existing and future, prior to conversion) | | | 27,680,245 | | 13.58 | 9,050 | | 12,000,000 | | 5,500 | | 1,325,000 | |

(1) Net developable areas for individual parcel components (A, B, C, or D) are taken from original survey as prepared by Dale Weaver

(2) Areas outside of Subarea E provided by the City of Chicago & I E Consultants, Surveyors

(3) Future Allowed figures are subject to potential modifications/transfers provided for in PD 70 and include I, J, K, .. Building O and other future development in Subarea E.

(4) Future Allowed figures have been adjusted to reflect an allowed PD converstion of keys and office space to dwelling units (1,000 s.f. office space = 1 dwelling unit and 2 hotel keys = 1 dwelling unit)

1,760,099 sf office space converted 581 hotel keys converted

* Private developable area include public spaces not dedicated. This PD eliminates 10,469 sf of dedicated ROW. Note that 17,888sf of public streets not ded cated has been added to the program (included in the Net Developbale Area).

19827

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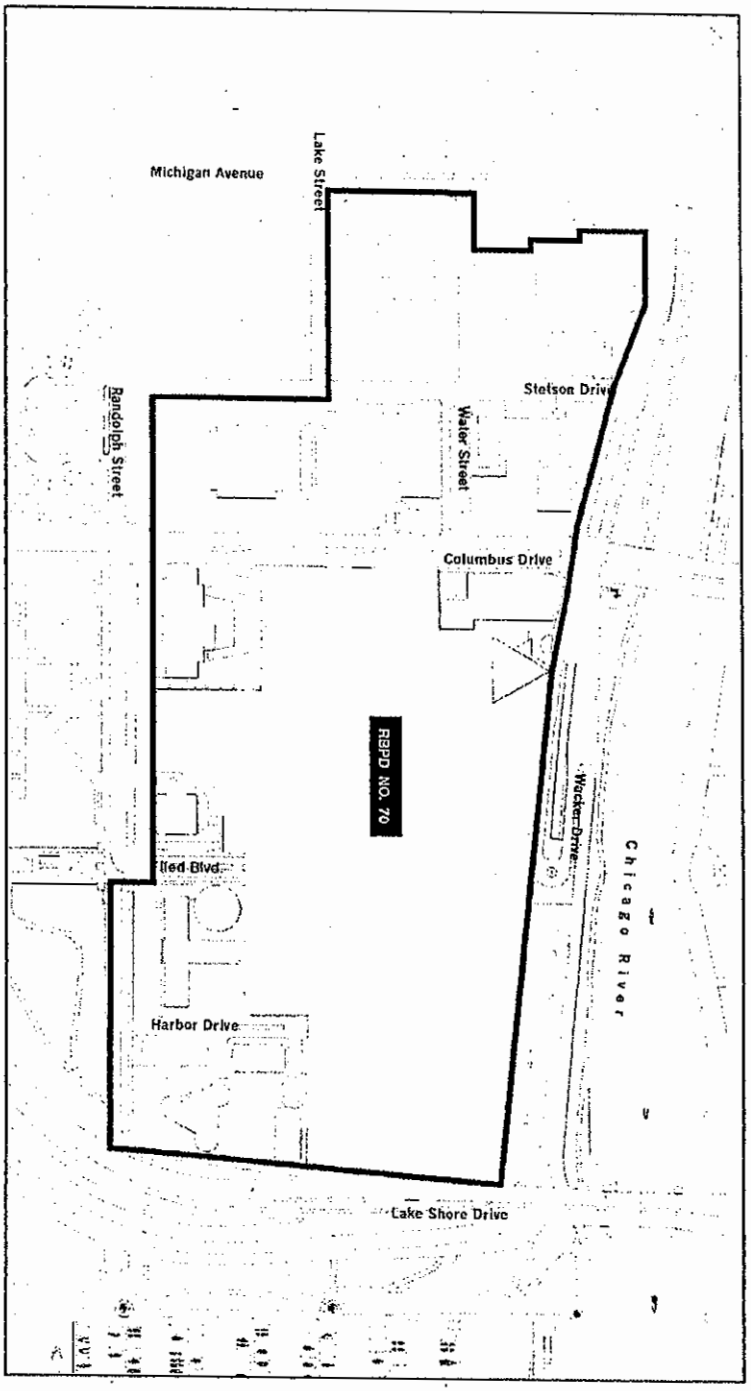
Planned Development Boundaries




Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive
Applicant • IJKL, LLC and Lakeshore East LLC
Introduced • September 13, 2018
Plan Commission • October 18, 2018

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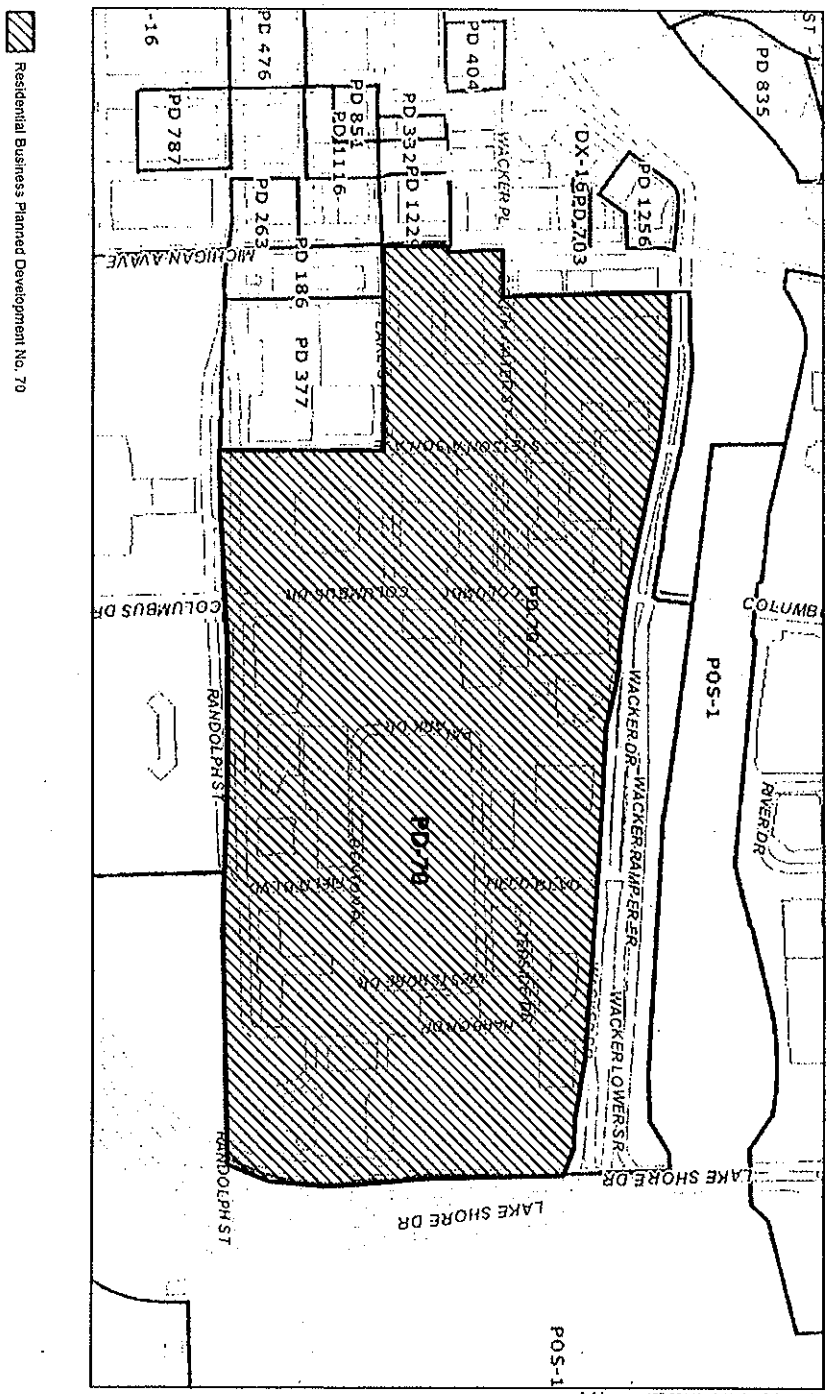
Existing Zoning Map

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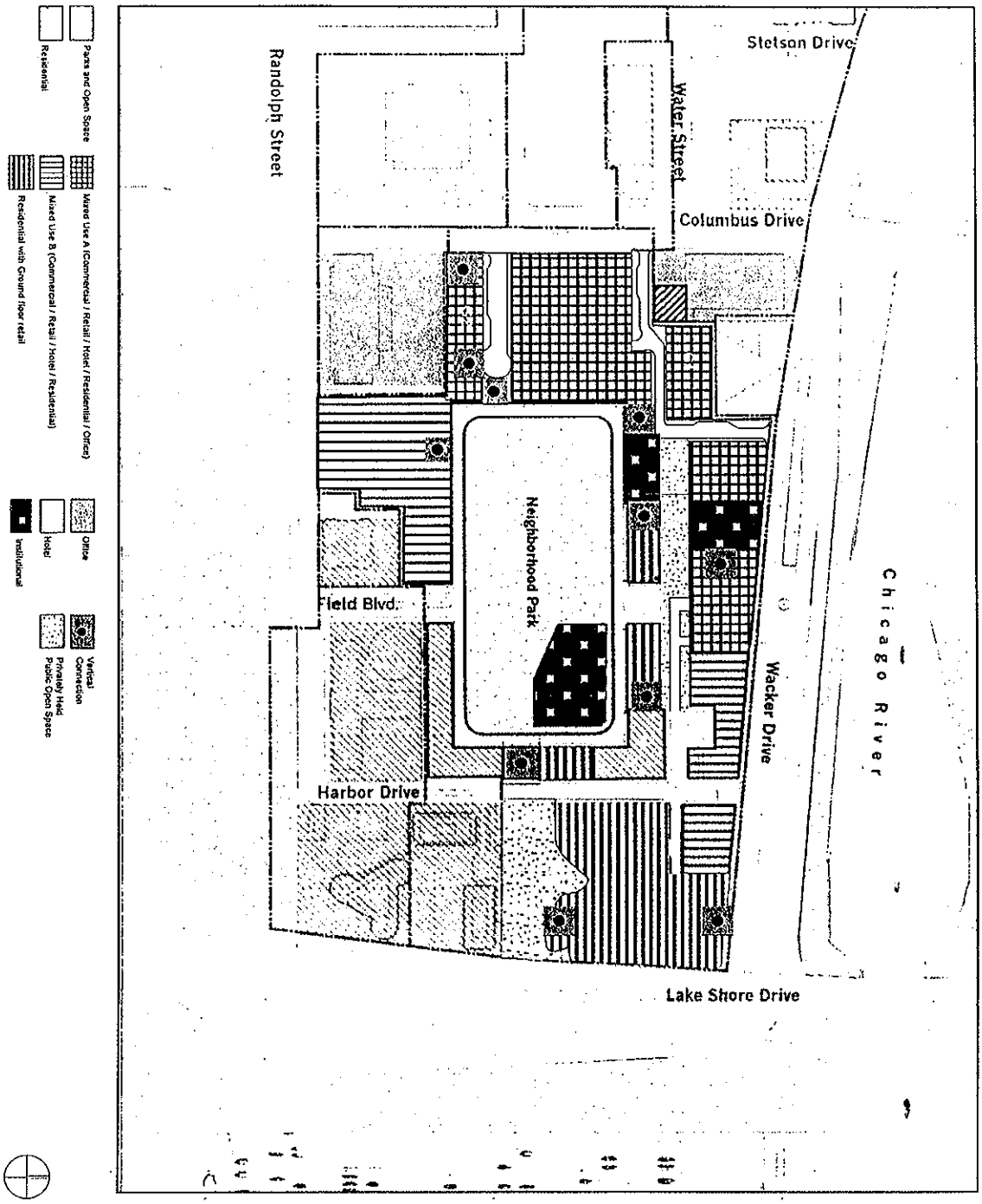
Generalized Land Use

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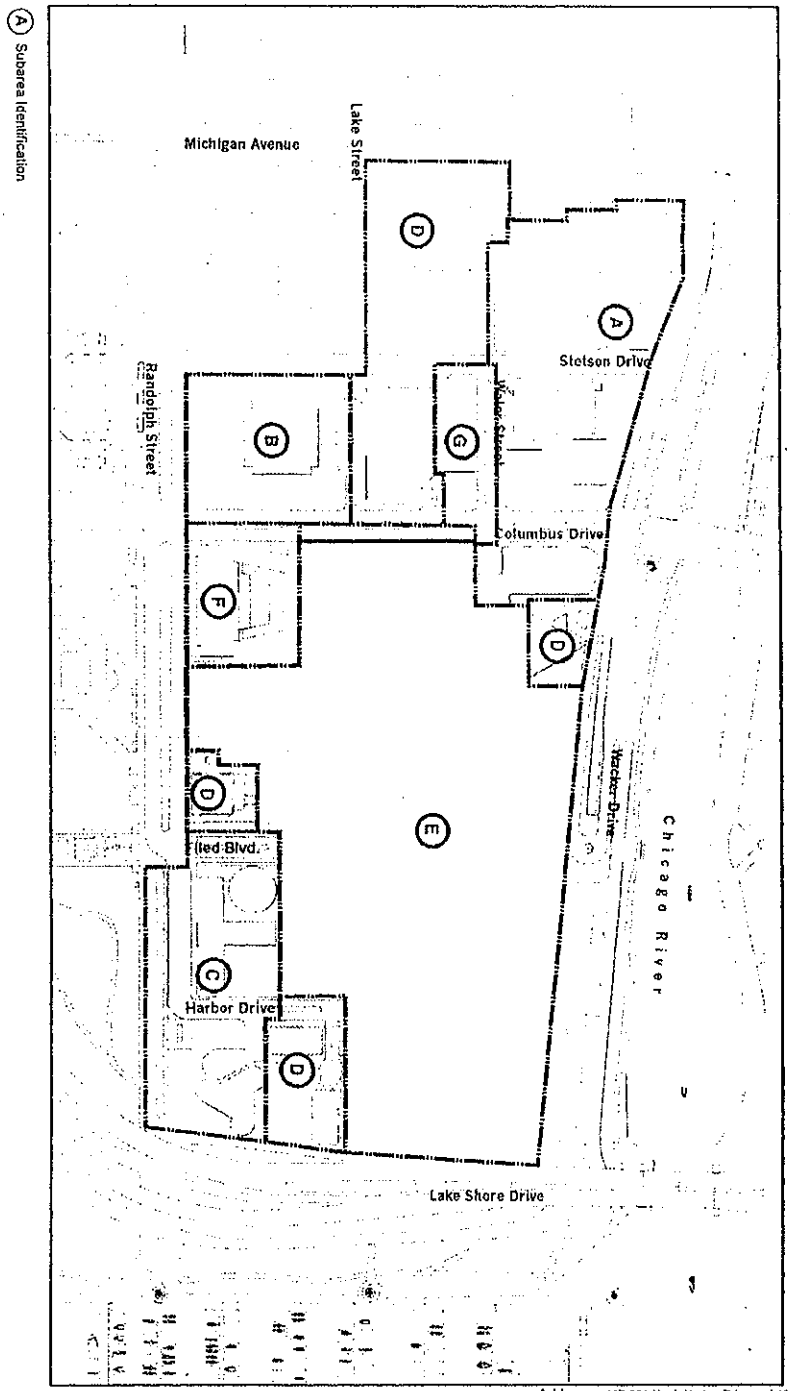
Subarea Map

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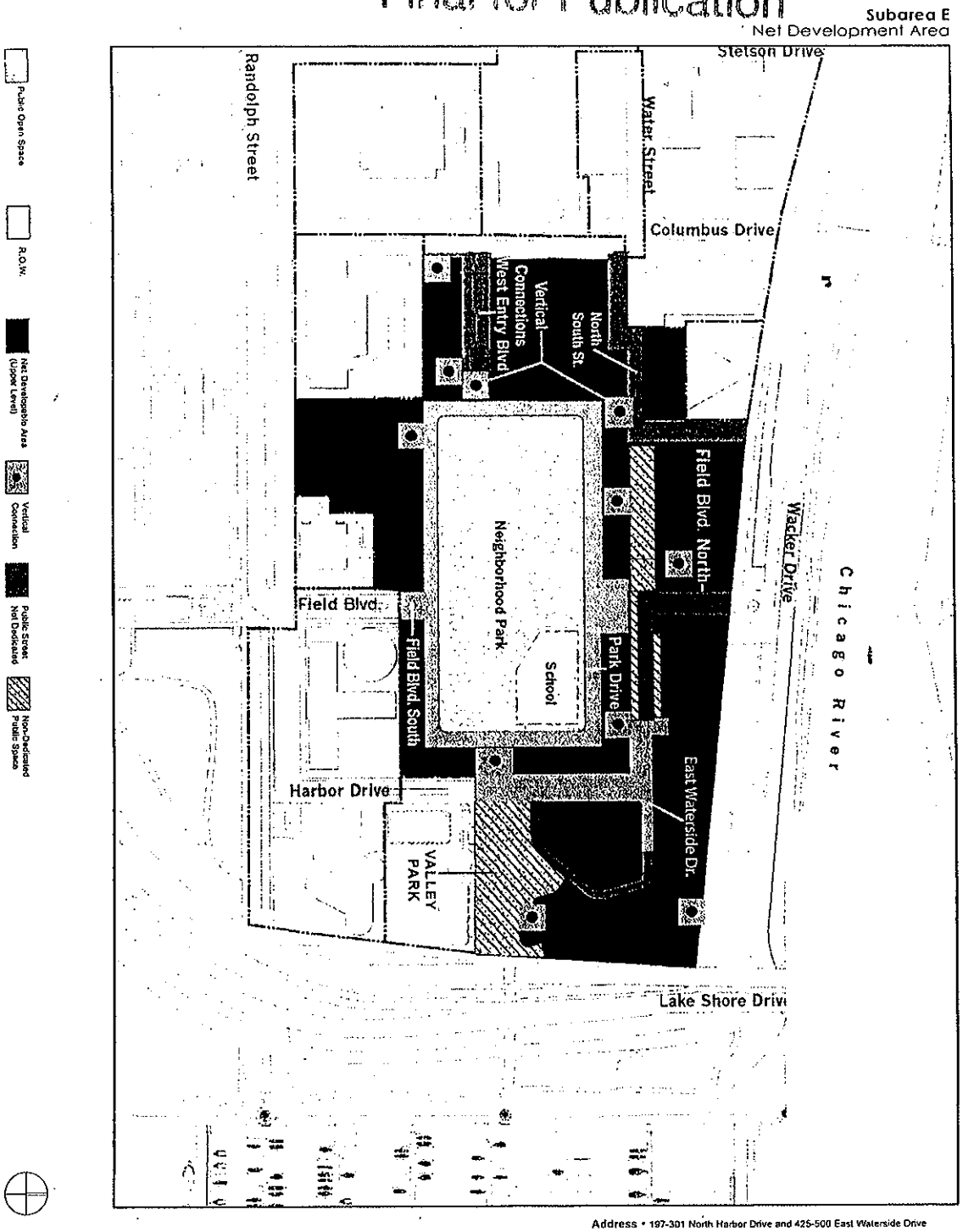


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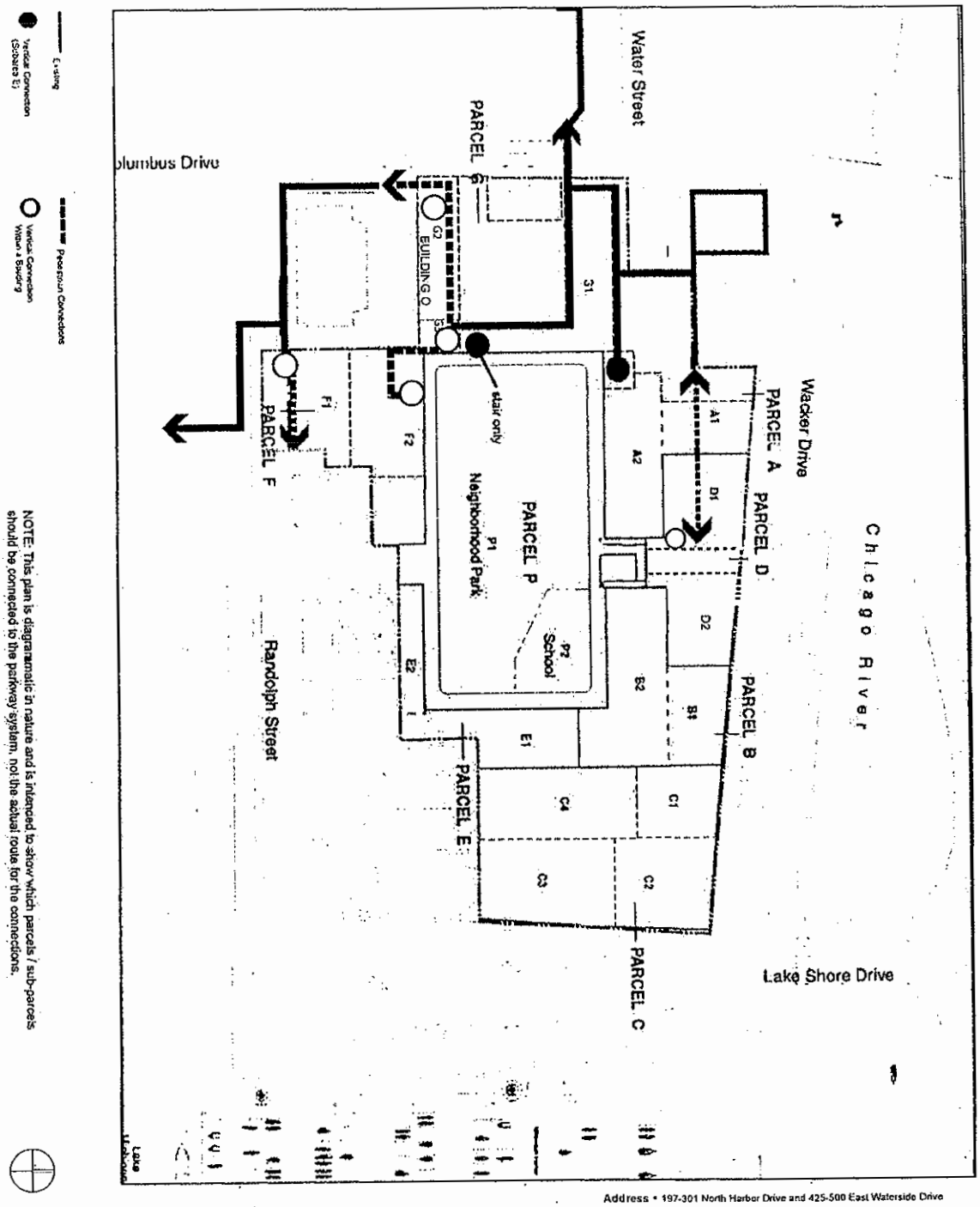
Pedestrian Walkway System - Pedway Level




NOTE: This plan is diagrammatic in nature and is intended to show which parcels / sub-parcels should be connected to the parkway system, not the actual route for the connections.

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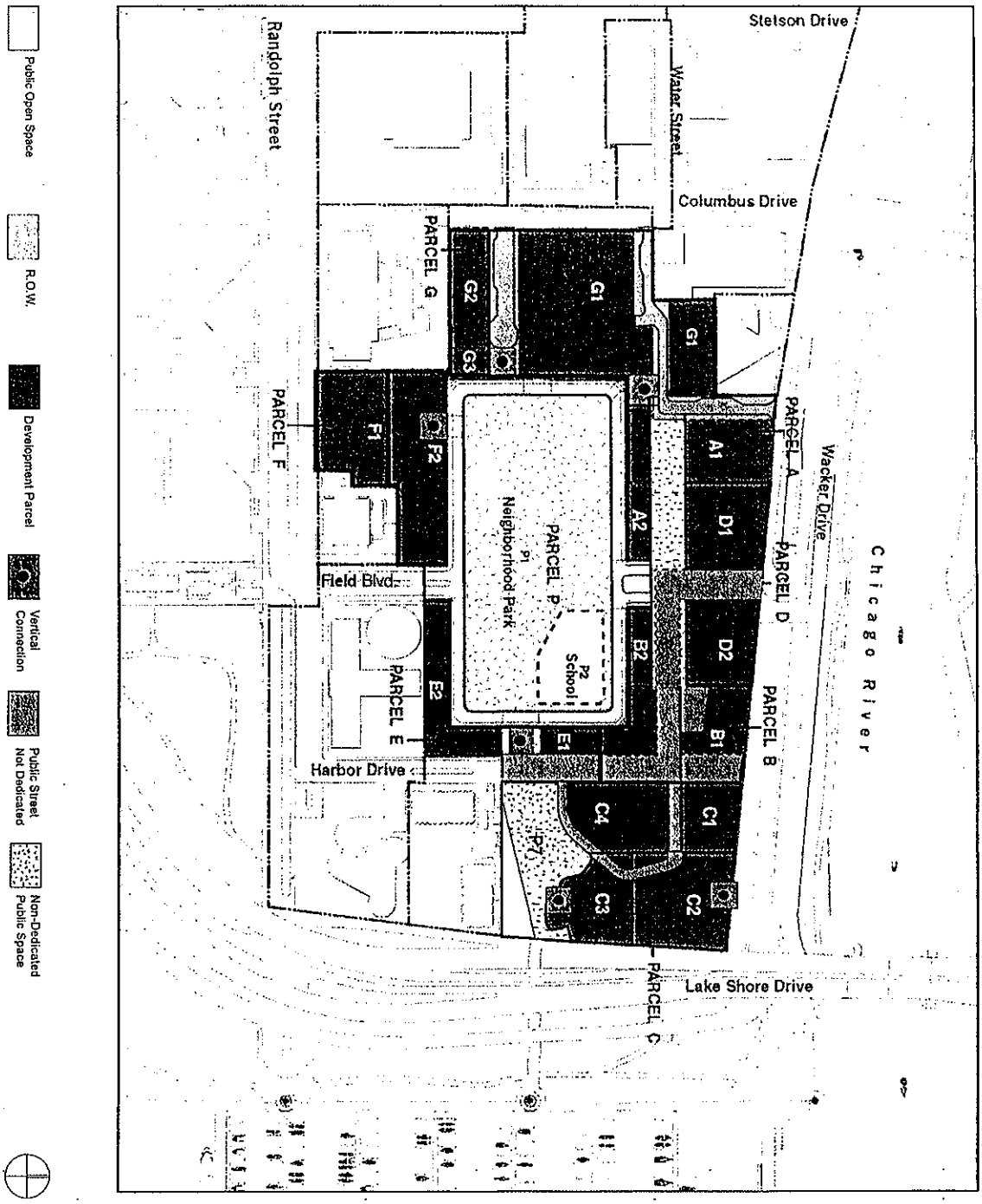
**Subarea E Parcelization Plan - Upper Level**
(+/-) elev. +47.00 to +57.33 CCD

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Introduced • September 13, 2018
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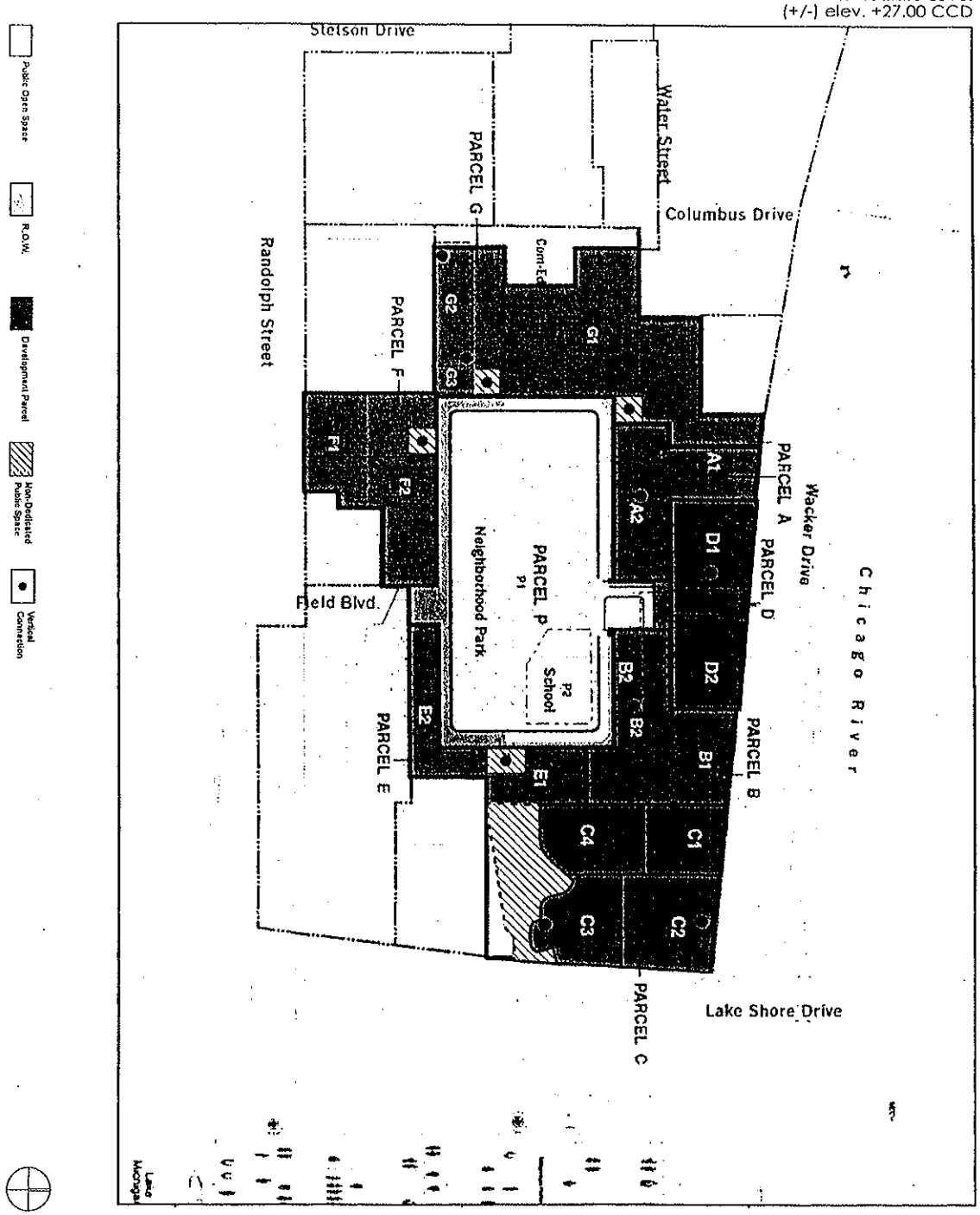
Subarea E Parcelization Plan - Intermediate Level
(+/-) elev. +27.00 CCD

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Introduced • September 13, 2018
Plan Commission • October 16, 2018

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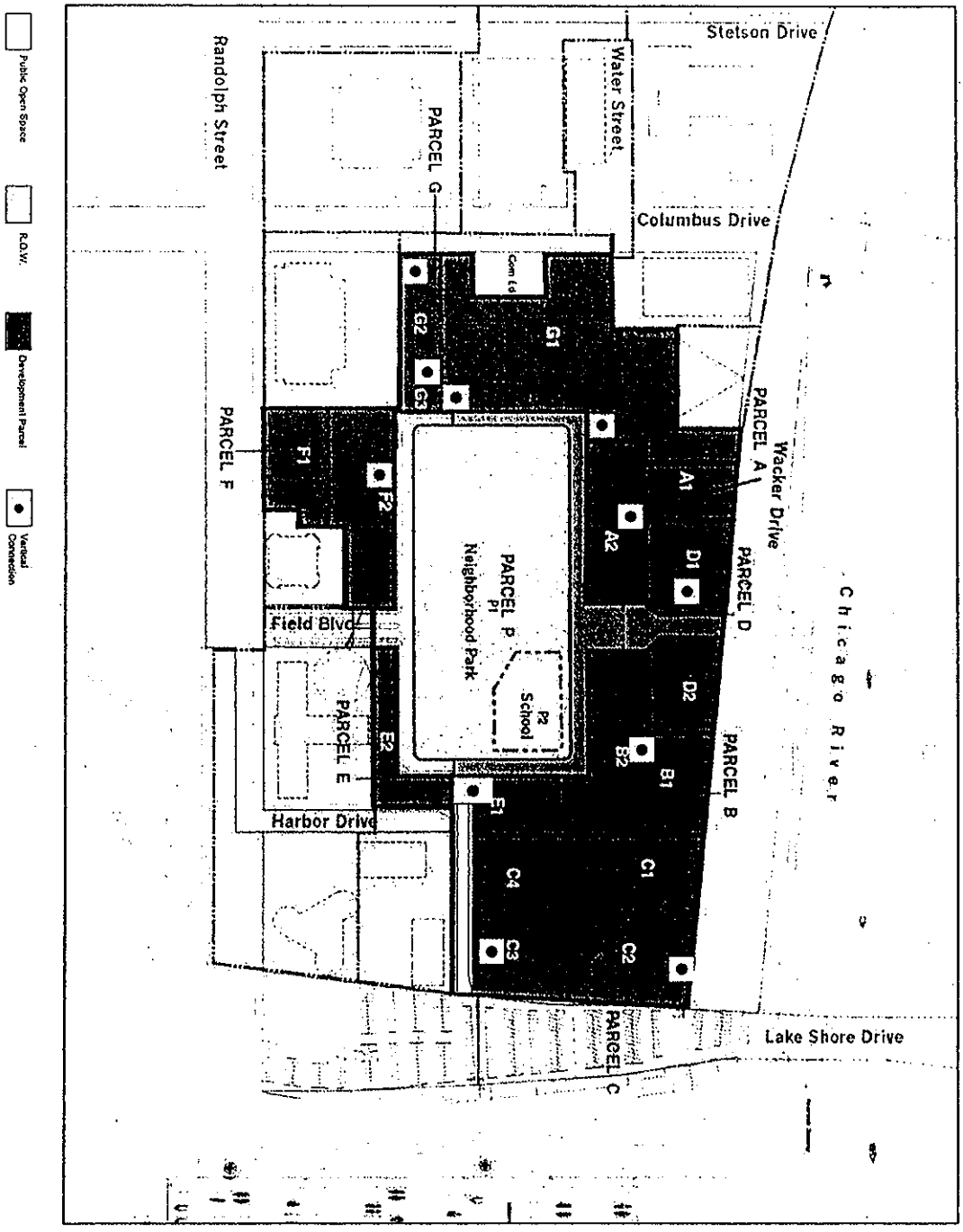
Subarea E Parcelization Plan - Lower Level
(+/-) elev. +6.00 CCD

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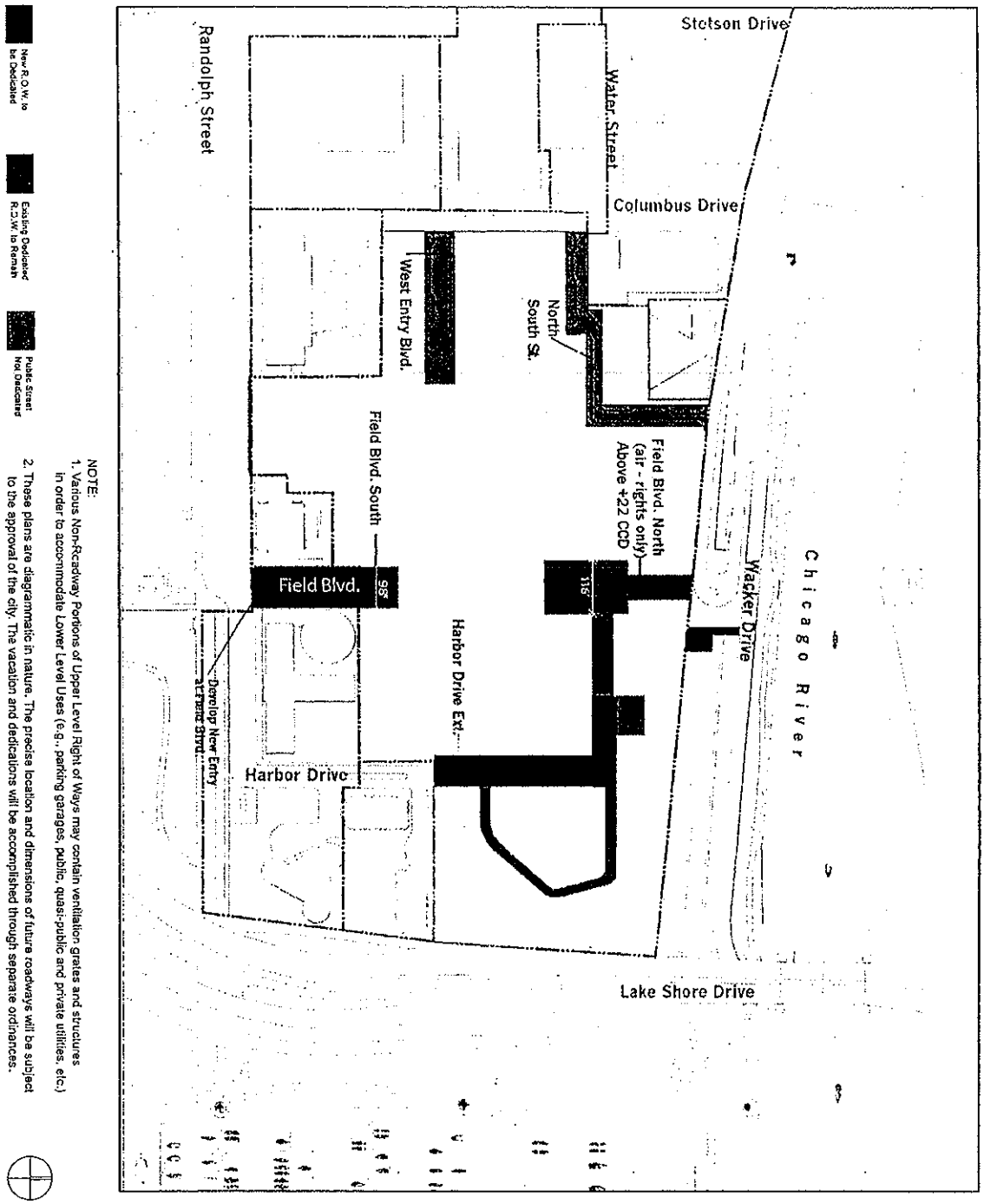
R.O.W. Adjustments - Upper Level




NOTE:
1. Various Non-Roadway Portions of Upper Level Right of Ways may contain ventilation grates and structures in order to accommodate Lower Level Uses (e.g., parking garages, public, quasi-public and private utilities, etc.)
2. These plans are diagrammatic in nature. The precise location and dimensions of future roadways will be subject to the approval of the city. The vacation and dedications will be accomplished through separate ordinances.

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Introduced • September 13, 2018
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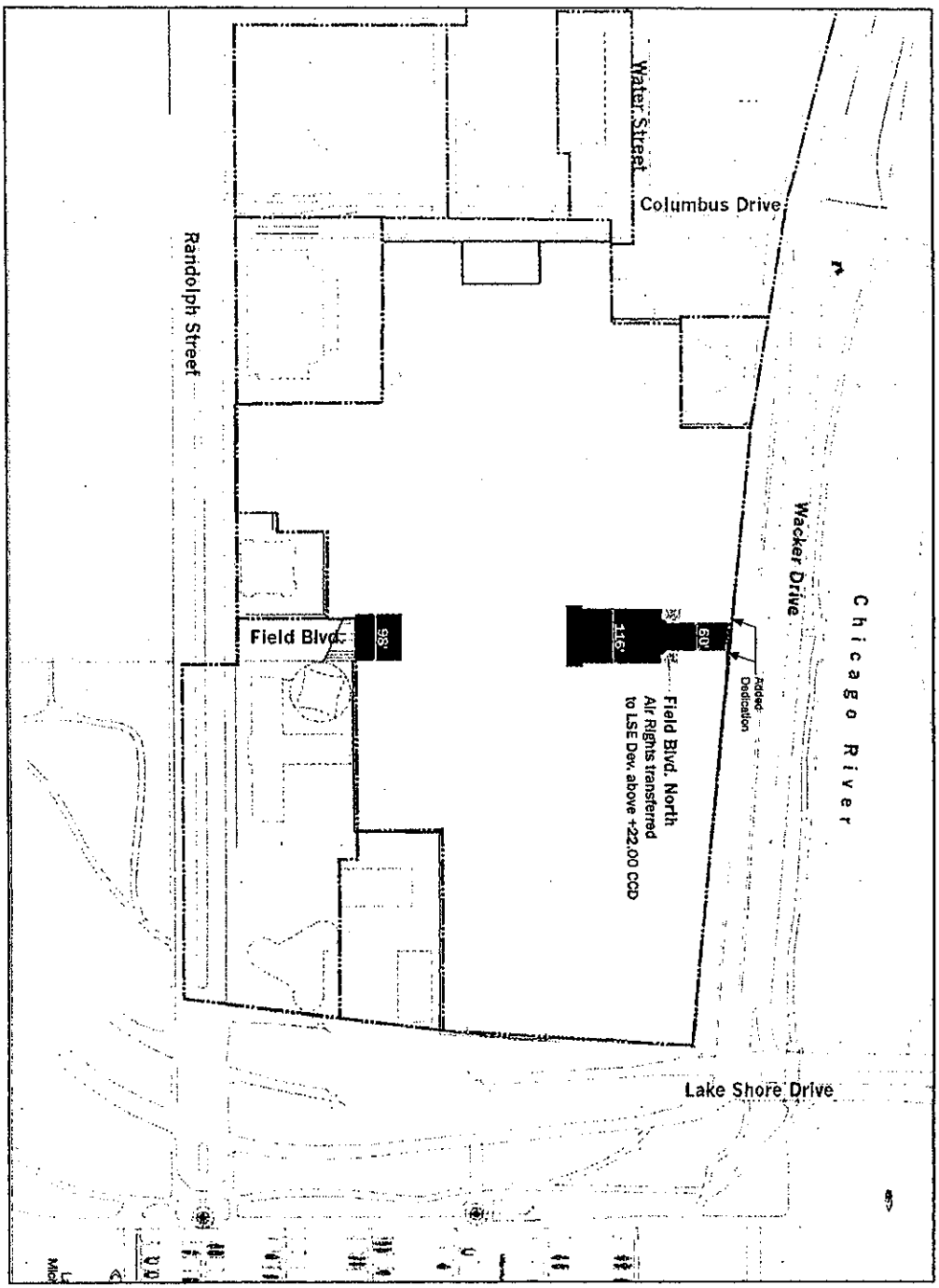
R.O.W. Adjustments - Intermediate Level




R.O.W. to be Vacated

New R.O.W. to be Dedicated

Existing Dedicated R.O.W. to Remain

*Note: Refer to Street Criteria Drawings for new R.O.W. dimensions & criteria*

NOTE: These plans are diagrammatic in nature. The precise location and dimensions of future roadways will be subject to the approval of the city. The vacation and dedications will be accomplished through separate ordinances.

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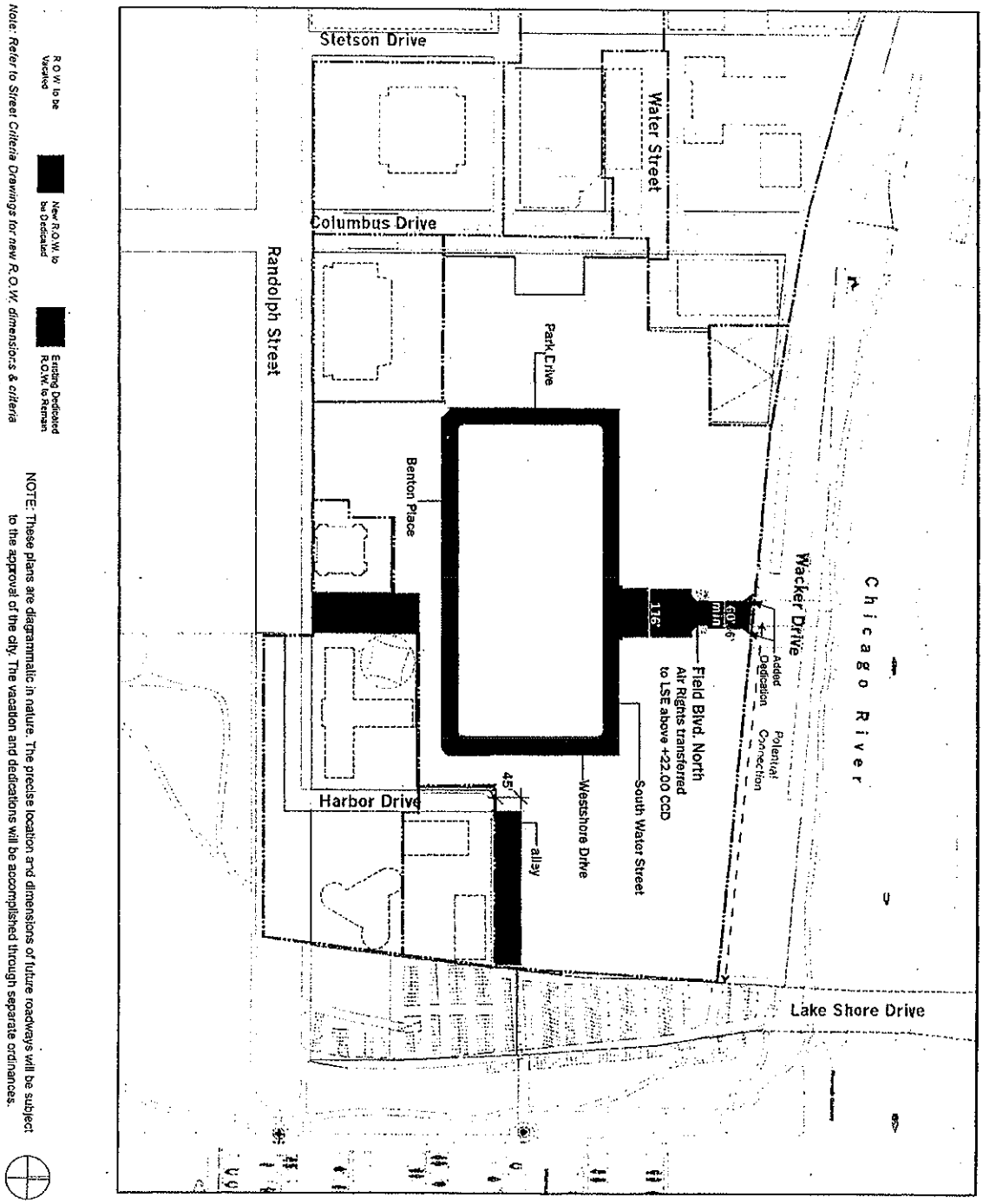
R.O.W. Adjustments - Lower Level




*Note: Refer to Street Criteria Drawings for new R.O.W. dimensions & criteria*

NOTE: These plans are diagrammatic in nature. The precise location and dimensions of future roadways will be subject to the approval of the city. The vacation and dedications will be accomplished through separate ordinances.

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**Introduced** • September 13, 2018
**Plan Commission** • October 18, 2018

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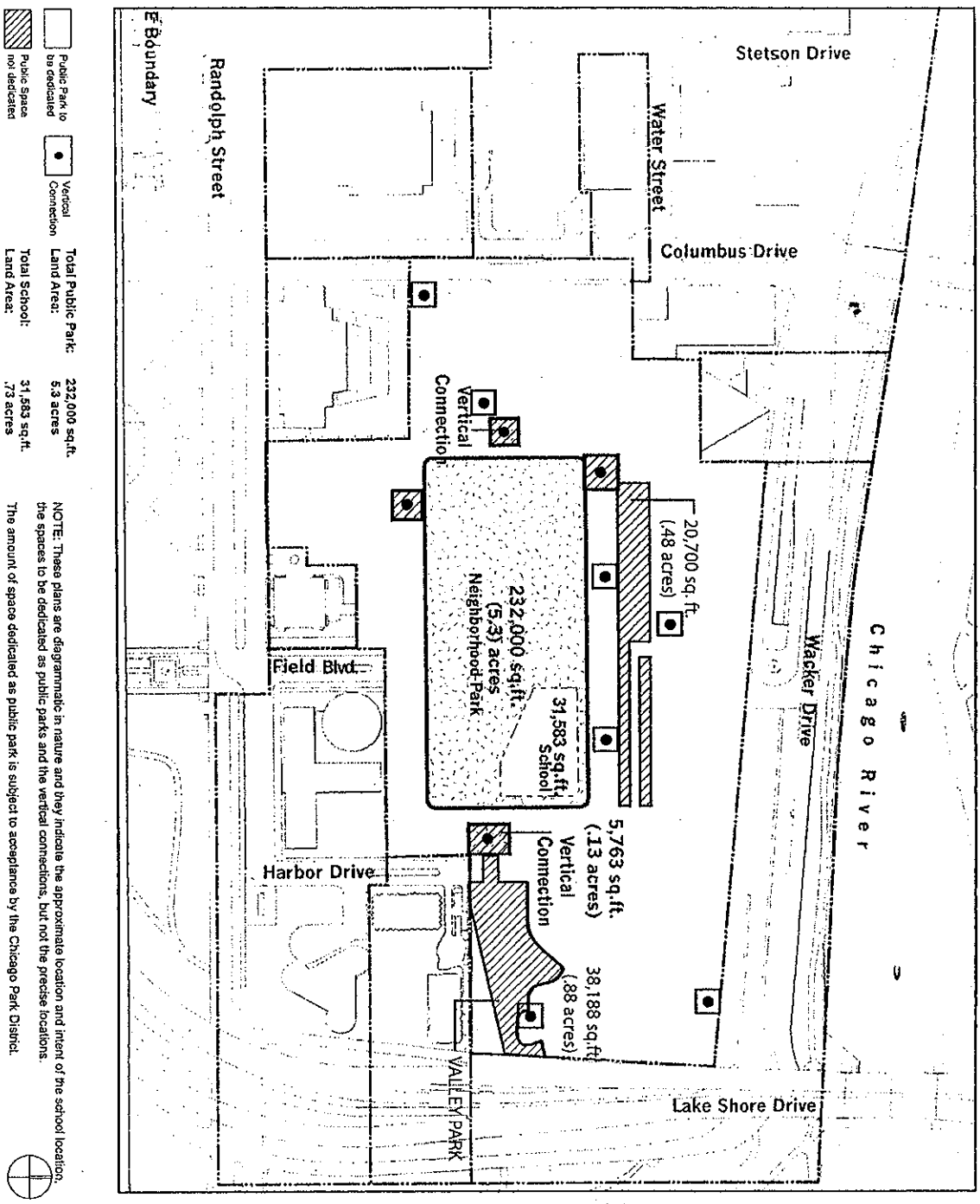
Public Park Zone




Public Park to be dedicated

Vertical Connection

Public Space not dedicated

Total Public Park: Land Area: 232,000 sq.ft. 5.3 acres

Total School: Land Area: 31,583 sq.ft. .73 acres

NOTE: These plans are diagrammatic in nature and they indicate the approximate location and intent of the school location, the spaces to be dedicated as public parks and the vertical connections, but not the precise locations.

The amount of space dedicated as public park is subject to acceptance by the Chicago Park District.

Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive
Applicant • IJKL, LLC and Lakeshore East LLC
Introduced • September 13, 2018
Plan Commission • October 18, 2018

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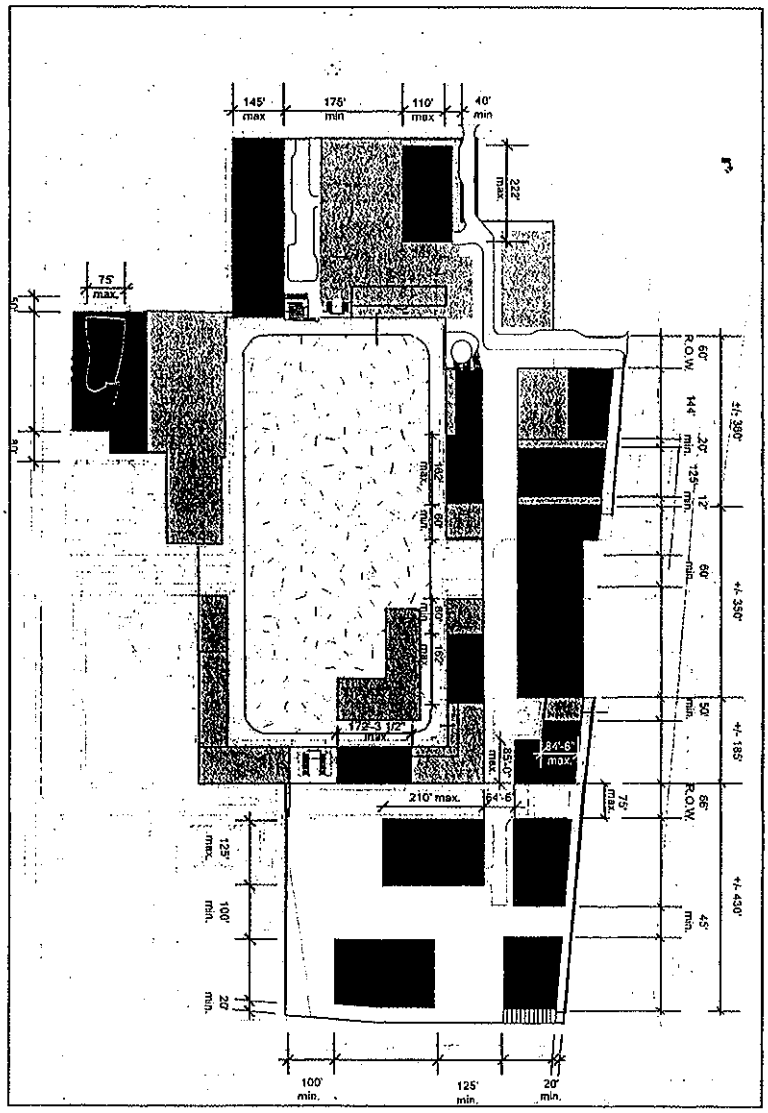
Maximum Building Envelope
Site Plan




Highrise Buildings - Maximum Building Envelopes

Midrise and lowrise Buildings - Maximum Building Envelopes

Highrise Buildings - Maximum Building Envelopes above 20'

NOTE: All overall dimensions should be verified with land survey

NOTE: These plans are diagrammatic in nature and are only intended to show approximate locations.

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Applicant • IJKL, LLC and Lakeshore East LLC
Introduced • September 13, 2018
Plan Commission • October 18, 2018

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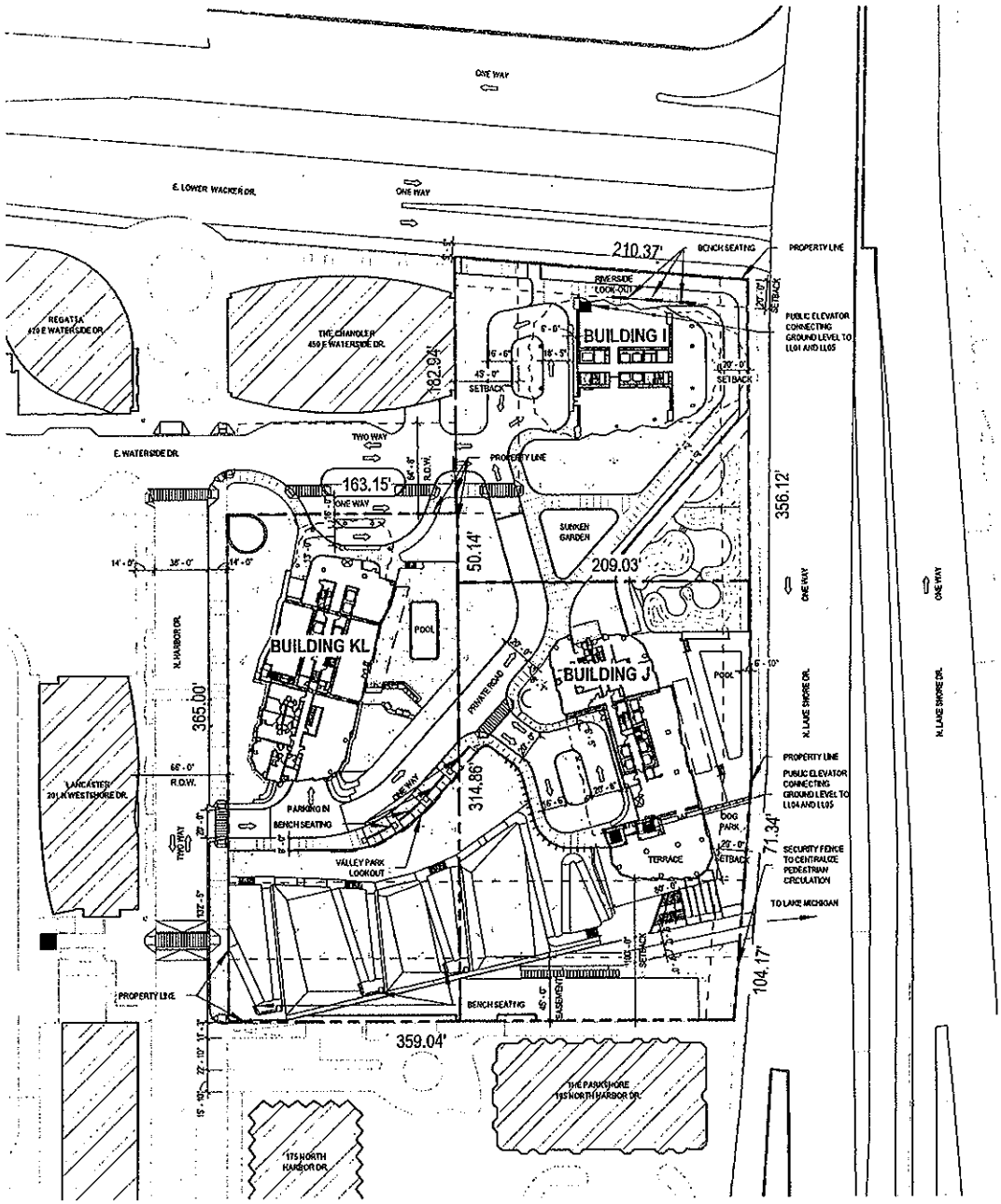


**SITE PLAN**
SCALE: 1" = 100'- 0"

**Address** • 197-301 North Harbor Drive and 425-500 East Waterside Drive
**Applicant** • IJKL, LLC and Lakeshore East LLC
**Introduced** • September 13, 2018
**Plan Commission** • October 16, 2018

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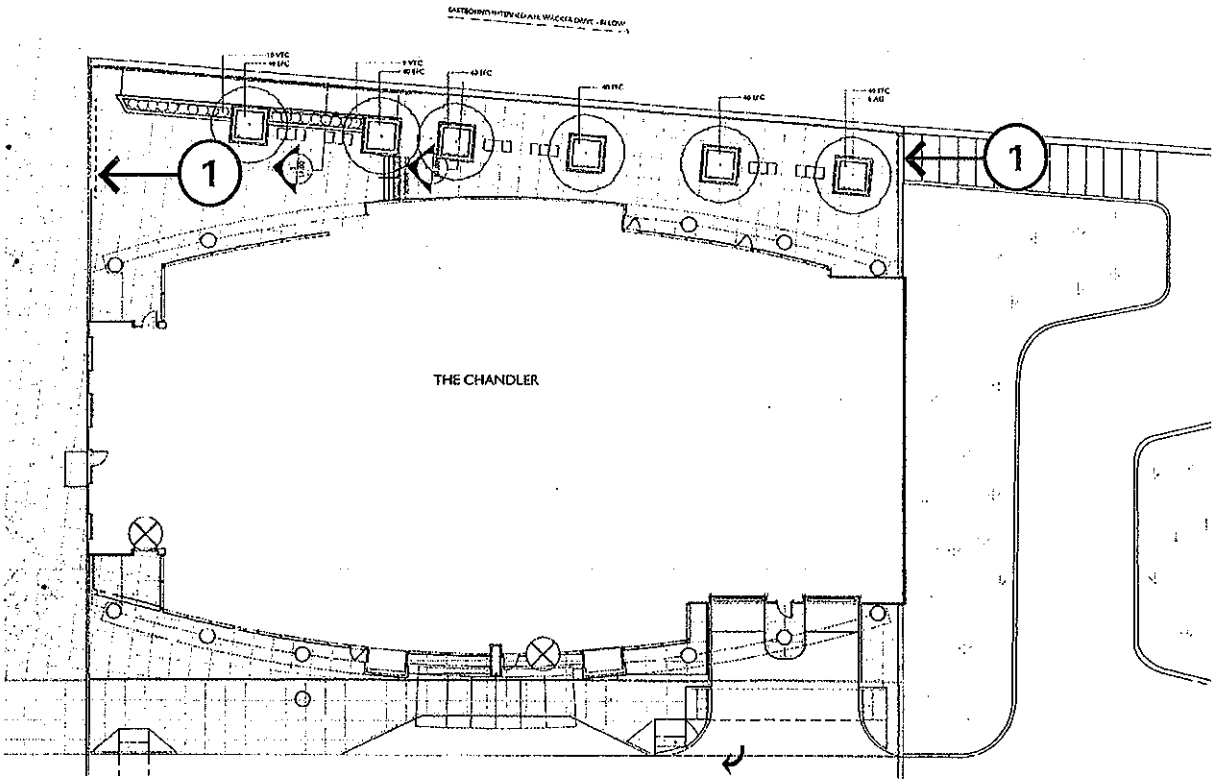


**1 PROPOSED LOCATION FOR FENCE AND GATE AT THE CHANDLER, TO BE OPEN DURING PARK DISTRICT HOURS**

**ENLARGED SITE PLAN - CHANDLER GATES**
SCALE: NTS

**Address** • 197-301 North Harbor Drive and 425-500 East Waterside Drive
**Applicant** • IJKL, LLC and Lakeshore East LLC
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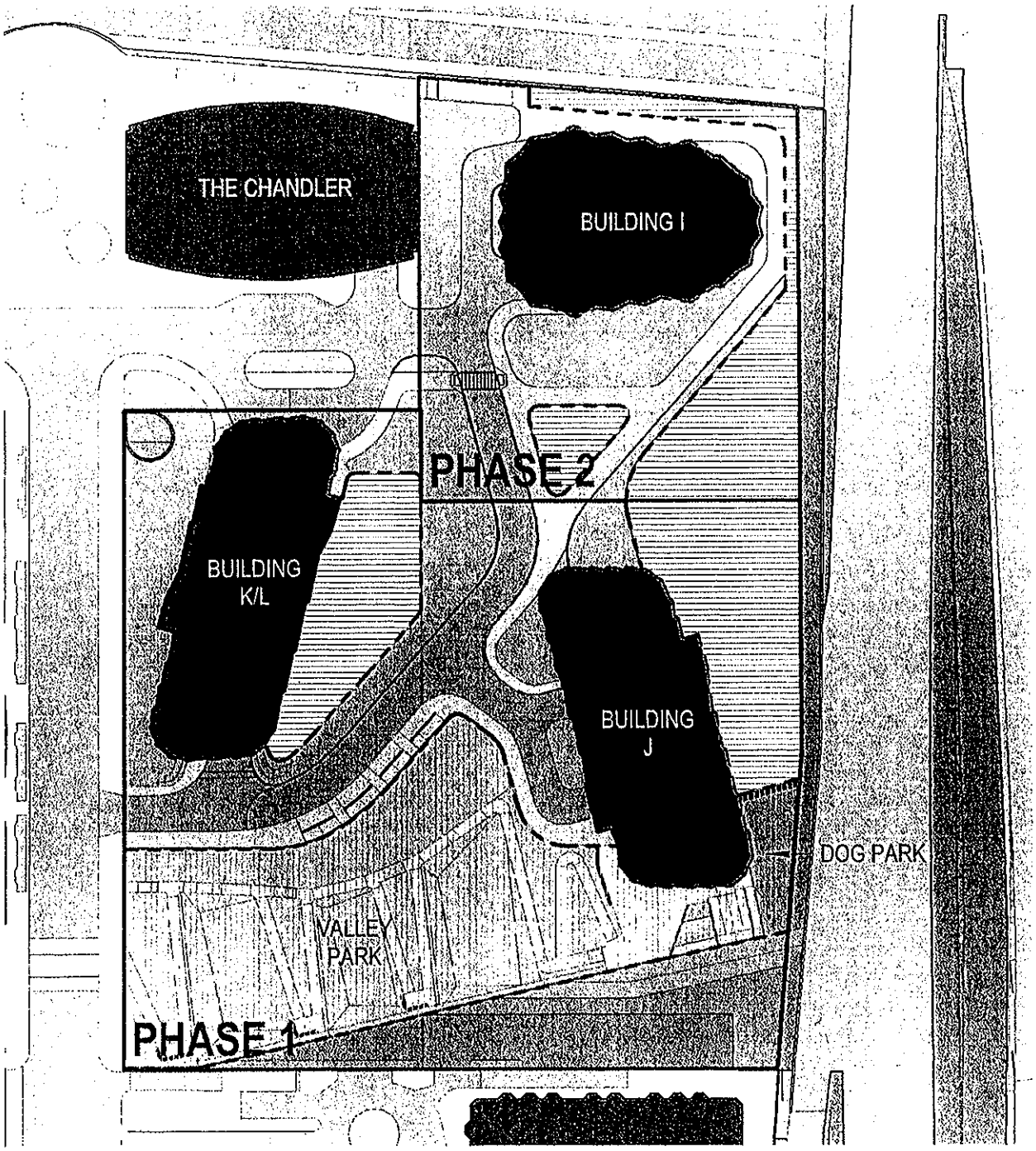
**Plan Commission** • October 18, 2018




**SITE PLAN - PHASING**
SCALE: NTS

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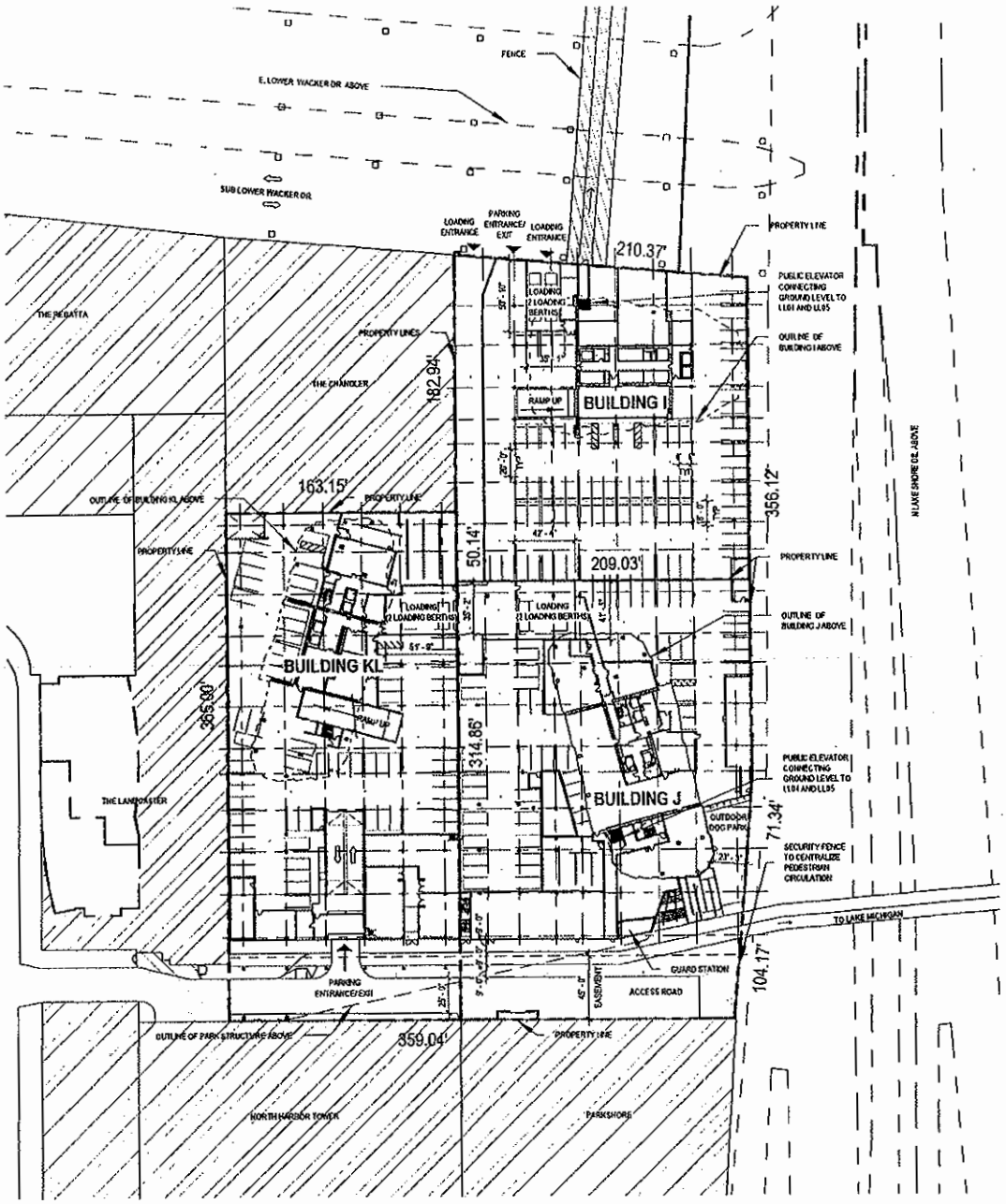


**LOWER LEVEL 05'**
SCALE: 1" = 100'- 0"

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Plan Commission • October 18, 2018

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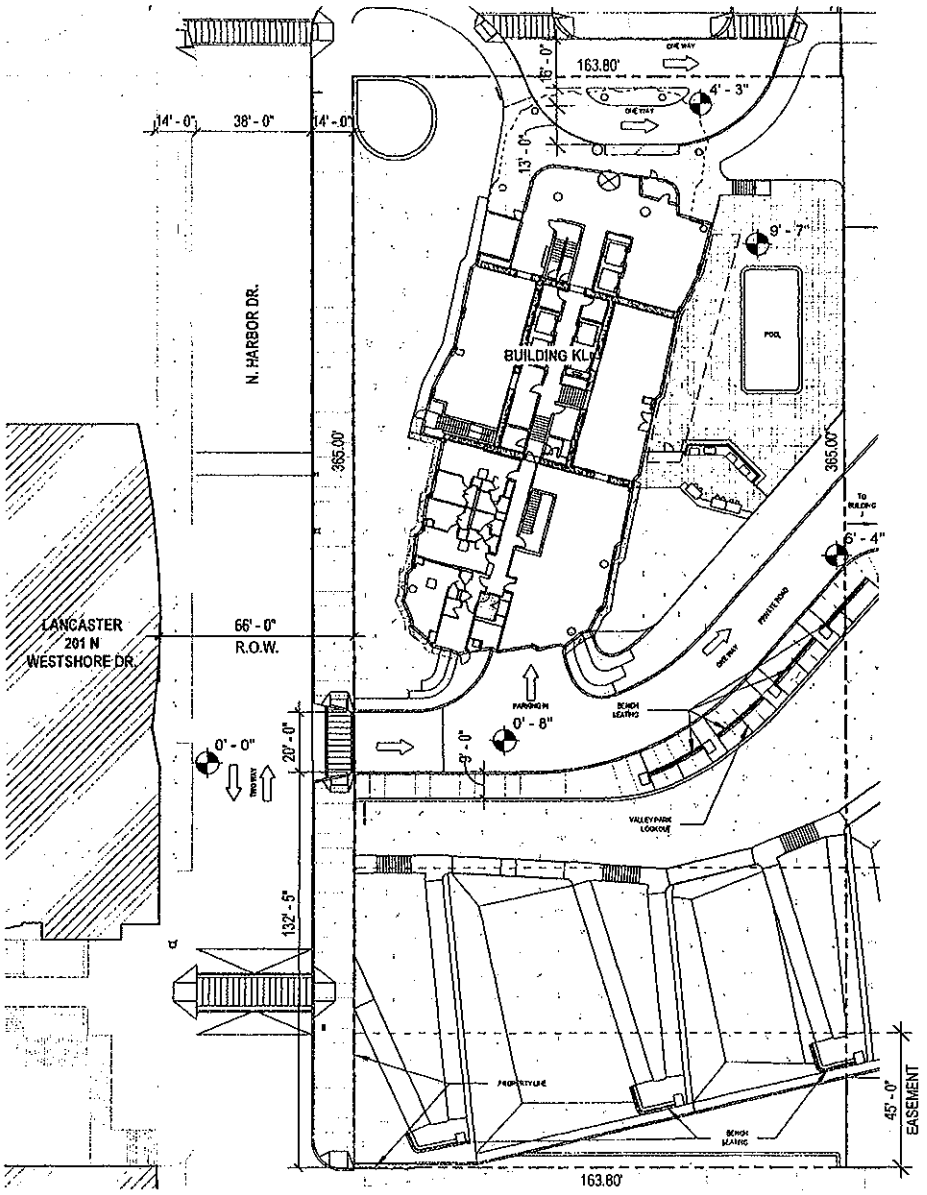


**BUILDING K/L SITE PLAN**
SCALE: 1" = 50'- 0"

Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive
Applicant • IJKL, LLC and Lakeshore East LLC
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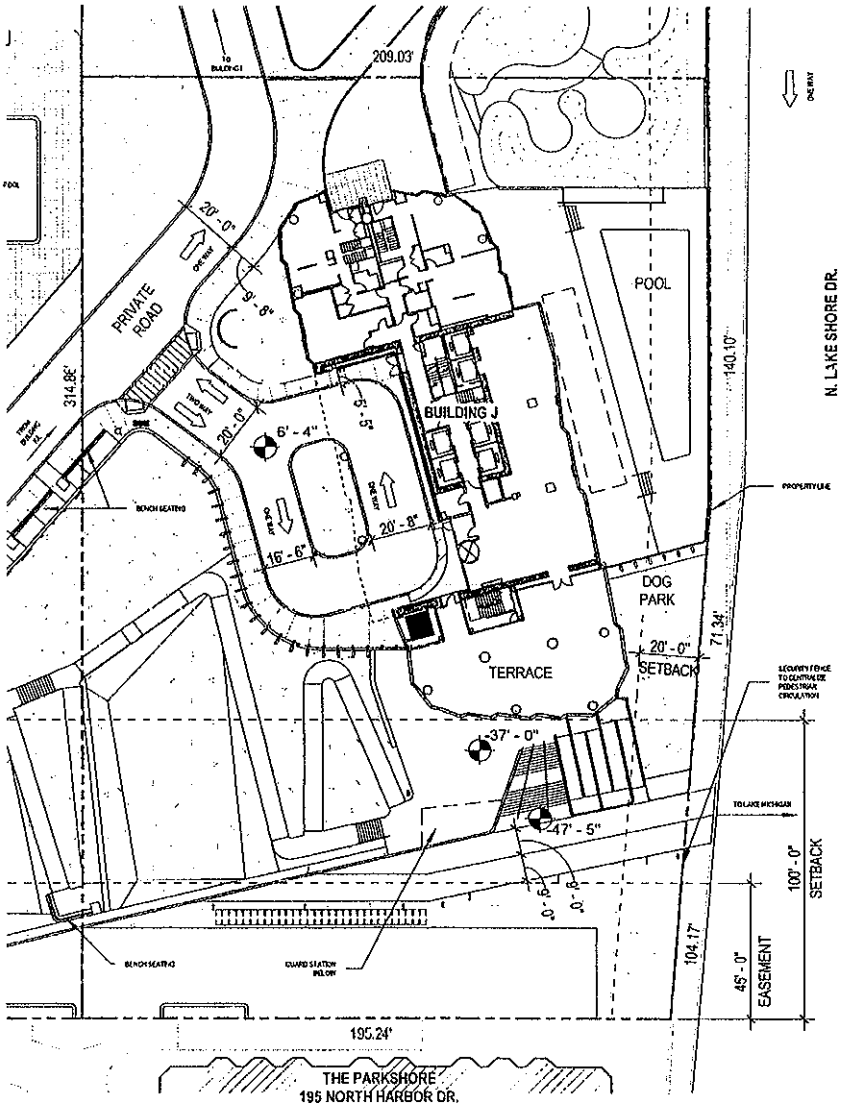


**BUILDING J SITE PLAN**
SCALE: 1" = 50'- 0"

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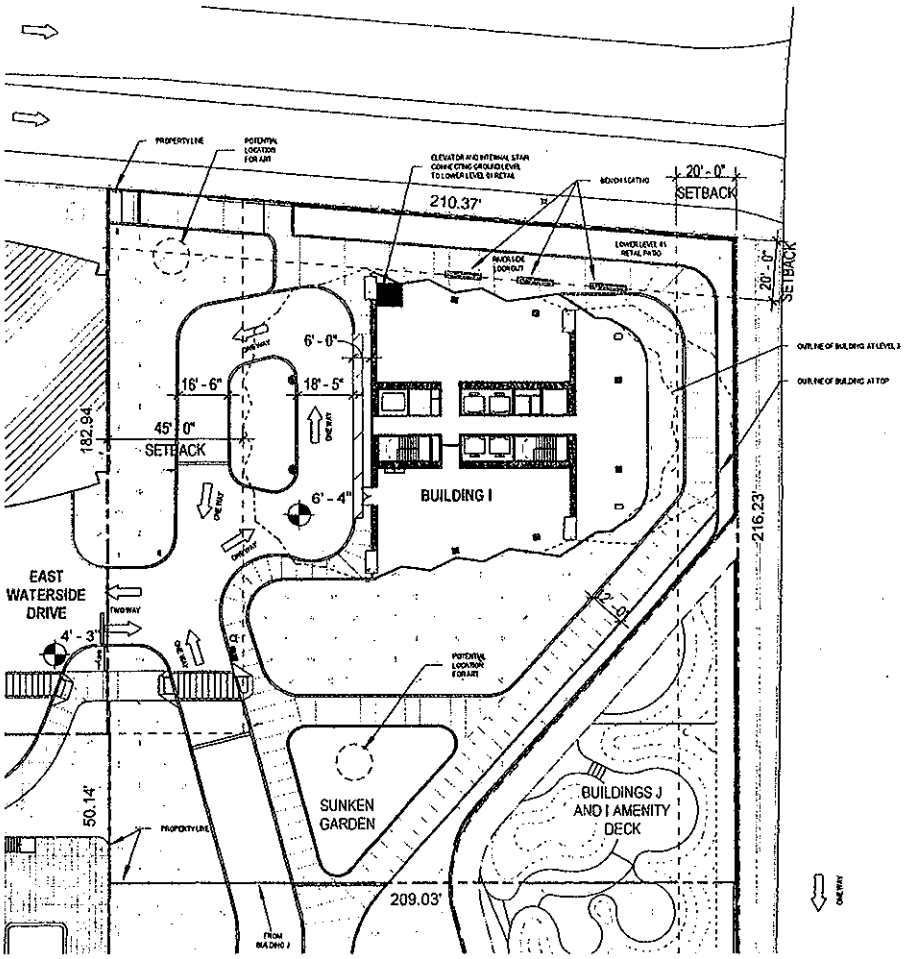


**BUILDING I SITE PLAN**
SCALE: 1" = 50'- 0"

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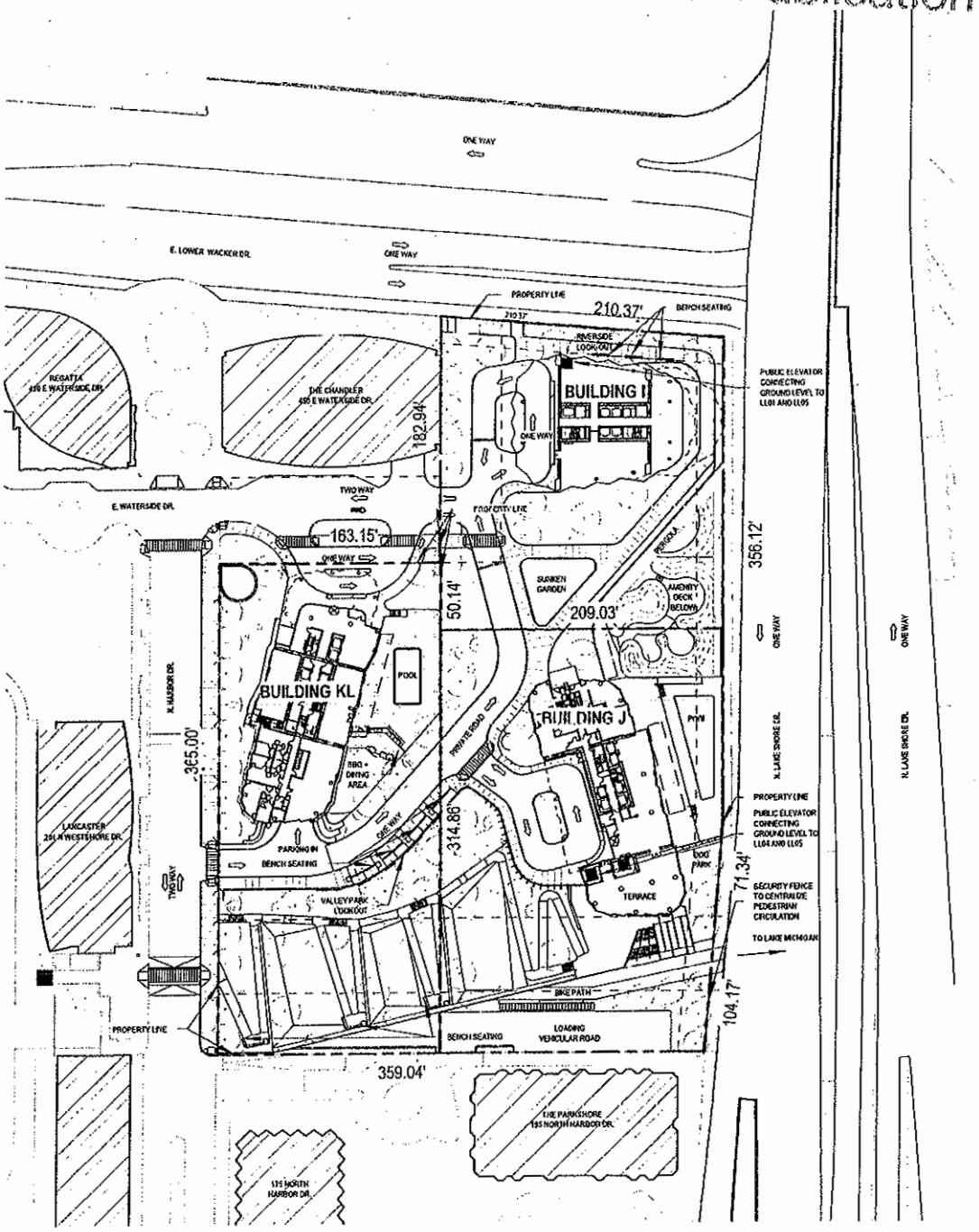


**LANDSCAPE PLAN**
SCALE: 1" = 100'- 0"

**Address** • 197-301 North Harbor Drive and 425-500 East Waterside Drive
**Applicant** • IJKL, LLC and Lakeshore East LLC
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**Plan Commission** • October 18, 2018

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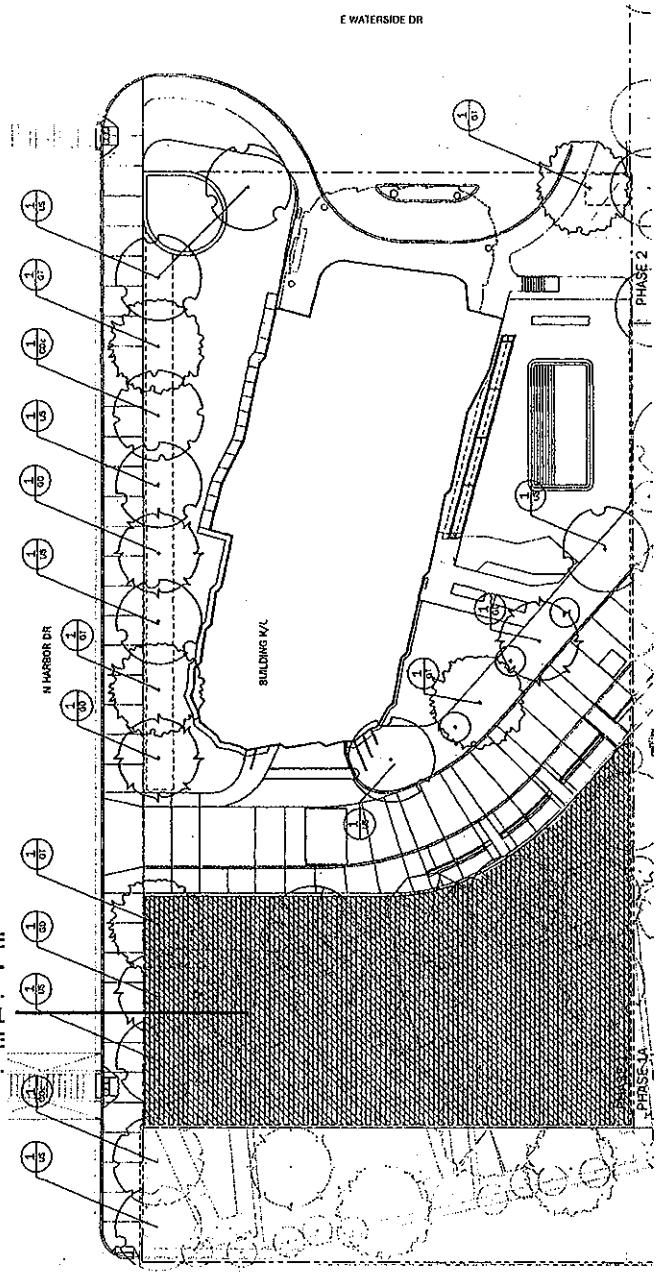


**ALL BELOW GRADE CONSTRUCTION INCLUDED IN PHASE 1. ALL GROUND LEVEL LANDSCAPING TO BE INCLUDED IN PHASE 1A.**

**BUILDING K/L TREE PLAN**
SCALE: 1" = 50'- 0"

Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive
Applicant • IJKL, LLC and Lakeshore East LLC
Introduced • September 13, 2018
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**Planting Schedule**

| SYMBOL | Trees Canopy | | | | | |
|---|---|---|---|---|---|---|
| | QTY | LATIN NAME | COMMON NAME | **DBH Ø | SPACING | *N/NC/NN |
| COc | 1 | Celtis occidentalis 'Prairie Pride' | HACKBERRY | 3 | SEE DWG | NC |
| CoV | 1 | Carya ovata | SHAGBARK HICKORY | 3" | SEE DWG | N |
| GD | 4 | Gymnocladus dioica 'Espresso' or 'Prairie Titan' | KENTUCKY COFFEETREE | 3" | SEE DWG | NC |
| GT | 4 | Gleditsia triacanthos 'Shade Master' or 'Moraine' | HONEY LOCUST | 3" | SEE DWG | NC |
| US | 6 | Ulmus x spp. 'Accolade' or 'Patriot' | ELM | 3" | SEE DWG | NC |

| SYMBOL | Trees Understory | | | | | |
|---|---|---|---|---|---|---|
| | QTY | LATIN NAME | COMMON NAME | SIZE | SPACING | *N/NC/NN |
| Cc | 1 | Cercis canadensis | EASTERN REDBUD | 70" WB | SEE DWG | N |
| Hv | 1 | Hamamelis virginiana | WITCH HAZEL | 70" WB | SEE DWG | N |
| Sa | 1 | Sassafras albidum | SASSAFRAS | 70" WB | SEE DWG | N |

*N = Native Species
NC = Native Cultivar
NN = Non-Native Species

**DBH ø = Diameter at Breast Height (4')

**BUILDING K/L TREE SCHEDULE**

Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive
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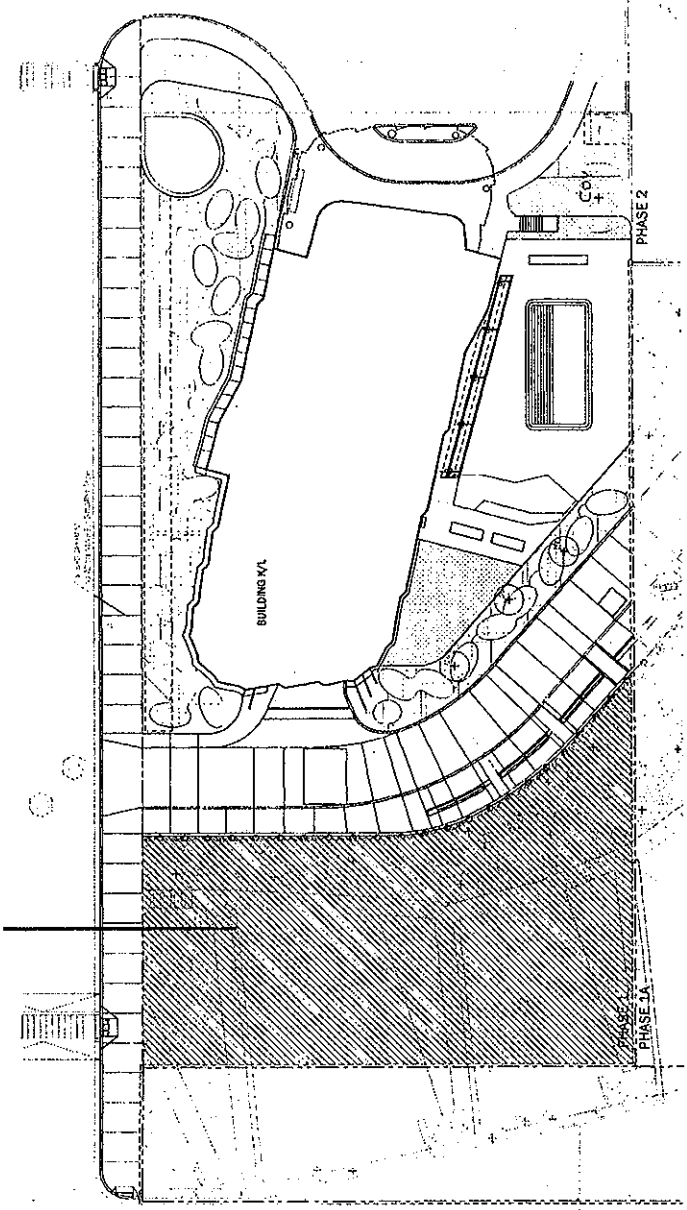


**ALL BELOW GRADE CONSTRUCTION INCLUDED IN PHASE 1. ALL GROUND LEVEL LANDSCAPING TO BE INCLUDED IN PHASE 1A.**

**BUILDING K/L LANDSCAPE PLAN**
SCALE: 1" = 50'-0"

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**Plan Commission** • October 18, 2018

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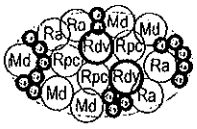
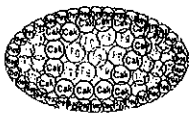


ZONE A (8' x 14' OVAL)

ZONE B (8' x 14' OVAL)



ZONE C (8' x 14' OVAL)

ZONE D (6' x 6' MODULE)

ZONE E (6' x 6' MODULE)

ZONE F (6' x 6' MODULE)

| SYMBOL | Shrub And Groundcover Zones | | |
|---|---|---|---|
| | ZONE | TOTAL AREA | DESCRIPTION |
| | A | 1,367 SF | SHRUB COVER MODULE |
| | B | 1,182 SF | SHRUB COVER MODULE |
| | C | 1,246 SF | SHRUB COVER MODULE |
| | D | 2,273 SF | GROUNDCOVER MODULE |
| | E | 2,451 SF | GROUNDCOVER MODULE |
| | F | 361 SF | GROUNDCOVER MODULE |
| | G | 1,765 SF | SOD |

| SYMBOL | Climbing Plants | | | | | |
|---|---|---|---|---|---|---|
| | QTY | LATIN NAME | COMMON NAME | SIZE | SPACING | *N/NC/NN |
| Cr | 15 | Campsis radicans | TRUMPET VINE | #1 (1 GAL) | ±12" | N |

*N = Native Species
NC = Native Cultivar
NN = Non-Native Species

**DBH = Diameter at Breast Height (4')

**Planting Schedule**

| SYMBOL | Shrubs | | | | | |
|---|---|---|---|---|---|---|
| | QTY | LATIN NAME | COMMON NAME | SIZE | SPACING | *N/NC/NN |
| Bw | 510 | Buxus 'Green Gem' | GREEN GEM BOXWOOD | 12" FP | ±12" | NN |
| Cal | 240 | Cornus alba 'Kelseyi' | KELSEY'S DWARF RED OSIER DOGWOOD | #5 (5 GAL) | ±30" | NC |
| Co | 150 | Comptonia peregrina | SWEET FERN | #5 (5 GAL) | ±30" | N |
| Dl | 65 | Diervilla lonicera | DWARF HONEYSUCKLE | #3 (3 GAL) | ±36" | N |
| Fg | 125 | Fothergilla gardenii | WITCH ALDER | #5 (5 GAL) | ±36" | NC |
| Hyp | 190 | Hydrangea quercifolia 'Munchkin' | MUNCHKIN OAKLEAF HYDRANGEA | #5 (5 GAL) | ±42" | NN |
| Kl | 265 | Kalmia angustifolia-rubra | SHEEP LAUREL | #2 (2 GAL) | ±30" | N |
| Mn | 210 | Mahonia aquifolium 'Compacta' | COMPACT OREGON GRAPE | #2 (2 GAL) | ±36" | NC |
| Md | 75 | Microbiota decussata 'Celtic Pride' | CELTIC PRIDE CYPRESS | #3 (3 GAL) | ±48" | NN |
| Ra | 60 | Rhus aromatica 'Gro-Low' | GRO-LOW FRAGRANT SUMAC | #2 (2 GAL) | ±48" | N |
| Rdv | 31 | Rhododendron 'Delaware Valley White' | EVERGREEN AZALEA | 24" FP | ±42" | NN |
| Rpc | 46 | Rhododendron 'Poukhanense Compacta' | KOREAN AZALEA | 24" FP | ±48" | NN |
| Tm | 310 | Taxus meadia 'Everlow' | EVERLOW YEW | 24" FP | ±48" | NN |

| SYMBOL | Groundcover Herbaceous | | | | | |
|---|---|---|---|---|---|---|
| | QTY | LATIN NAME | COMMON NAME | SIZE | SPACING | *N/NC/NN |
| Ac | 2,275 | Asarum canadense | WILD GINGER | 6" FP | ±12" | N |
| Er | 760 | Epimedium x rubrum | RED BARRENROOT | #1 (1 GAL) | ±12" | NN |
| Gm | 235 | Geranium maculatum | WILD GERANIUM | #2 (2 GAL) | ±18" | NN |
| Lg | 125 | Lamium galeobdolon | YELLOW ARCHANGEL | #2 (2 GAL) | ±24" | NN |
| Pa | 100 | Polystichum acrostichoides | CHRISTMAS FERN | #2 (2 GAL) | ±18" | N |
| Ps | 340 | Polymonium reptans | JACOB'S LADDER | 6" FP | ±12" | N |
| Sa | 1,430 | Sedum ternatum | THREE-LEAVED STONECROP | #1 (1 GAL) | ±8" | N |

| SYMBOL | Groundcover Grasses/sedges | | | | | |
|---|---|---|---|---|---|---|
| | QTY | LATIN NAME | COMMON NAME | SIZE | SPACING | *N/NC/NN |
| Ch | 1,565 | Carex hirtifolia | HAIRY WOOD SEDGE | #1 (1 GAL) | ±12" | N |
| Cj | 1,565 | Carex jamesii | GRASS SEDGE | #1 (1 GAL) | ±12" | N |
| Cr | 815 | Carex rosea | CURLY-STYLED WOOD SEDGE | #1 (1 GAL) | ±12" | N |
| Cs | 50 | Carex sprengelii | LONG-BEAKED SEDGE | #1 (1 GAL) | ±18" | N |
| Ss | 50 | Eragrostis spectabilis | PURPLE LOVE GRASS | #1 (1 GAL) | ±18" | N |

**BUILDING K/L LANDSCAPE SCHEDULES**

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**ALL GROUND LEVEL LANDSCAPING TO BE INCLUDED IN PHASE 1A.**

**BUILDING J TREE PLAN**
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## Trees Canopy

| SYMBOL | QTY | LATIN NAME | COMMON NAME | **DBH Ø | SPACING | *N/NC/NN |
|---|---|---|---|---|---|---|
| CUc | 3 | Celtis occidentalis 'Prairie Pride' | HACKBERRY | 3" | SEE DWG | NC |
| GD | 8 | Gymnocladus dioica 'Espresso' or 'Prairie Titan' | KENTUCKY COFFEETREE | 3" | SEE DWG | NC |
| GT | 7 | Gleditsia triacanthos 'Shade Master' or 'Moraine' | HONEY LOCUST | 3" | SEE DWG | NC |
| PB | 2 | Pinus banksiana | JACK PINE | 3" | SEE DWG | N |
| PD | 5 | Populus deltoides 'Souxland' | EASTERN COTTONWOOD | 3" | SEE DWG | NC |
| QMa | 1 | Quercus macrocarpa | BUR OAK | 3" | SEE DWG | N |
| QMu | 2 | Quercus muehlenbergii | CHINKAPIN OAK | 3" | SEE DWG | N |
| SJ | 2 | Styphnolobium japonicum | JAPANESE PAGODATREE | 3" | SEE DWG | NN |
| US | 4 | Ulmus x spp. 'Accolade' or 'Patriot' | ELM | 3" | SEE DWG | NC |

## Trees Understory

| SYMBOL | QTY | LATIN NAME | COMMON NAME | SIZE | SPACING | *N/NC/NN |
|---|---|---|---|---|---|---|
| Al | 9 | Amelanchier laevis (multistem) | ALLEGHENY SERVICEBERRY | 70" WB | SEE DWG | N |
| Cc | 2 | Crataegus crus-galli (multistem) | COCKSPUR HAWTHORN | 70" WB | SEE DWG | N |
| Cc | 12 | Cercis canadensis (multistem) | EASTERN REDBUD | 70" WB | SEE DWG | N |
| Hv | 2 | Hamamelis virginiana (multistem) | WITCH HAZEL | 70" WB | SEE DWG | N |
| Sa | 4 | Sassafras albidum | SASSAFRAS | 70" WB | SEE DWG | N |

*N = Native Species
NC = Native Cultivar
NN = Non-Native Species

**DBH Ø = Diameter at Breast Height (4')

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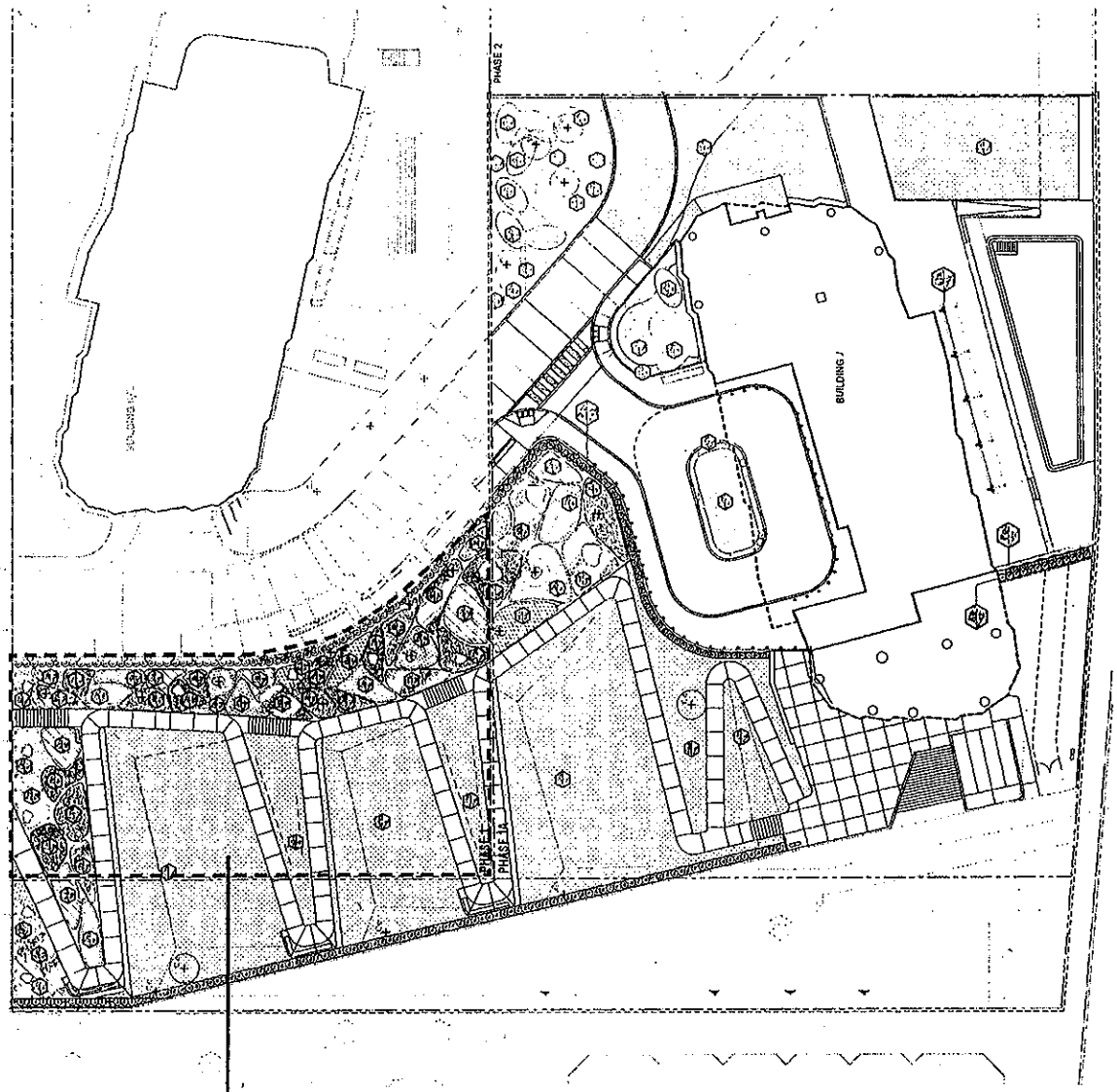


ALL GROUND LEVEL LANDSCAPING TO BE INCLUDED IN PHASE 1A.

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SCALE: 1" = 50'- 0"

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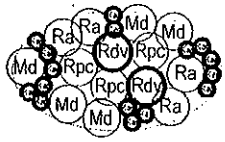
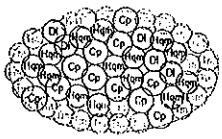
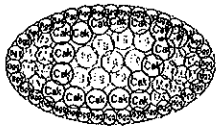
## LEGEND



ZONE A (8' x 14' OVAL)

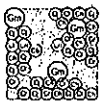


ZONE B (8' x 14' OVAL)

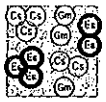


ZONE C (8' x 14' OVAL)

ZONE D (6' x 6' MODULE)



ZONE E (6' x 6' MODULE)



ZONE F (6' x 6' MODULE)

| SYMBOL | Groundcover Herbaceous | | | | | |
|---|---|---|---|---|---|---|
| | QTY | LATIN NAME | COMMON NAME | SIZE | SPACING | *N/NC/NN |
| | 714 | Asarum canadense | WILD GINGER | 6" FP | ±12" | N |
| | 238 | Epimedium x rubrum | RED BARRENROOT | #1 (1 GAL) | ±12" | NN |
| Gm | 112 | Geranium maculatu | WILD GERANIUM | #2 (2 GAL) | ±18" | NN |
| Lg | 40 | Lamium galeobdolor | YELLOW ARCHANGEL | #2 (2 GAL) | ±24" | NN |
| Pa | 59 | Polystichum acrostichoides | CHRISTMAS FERN | #2 (2 GAL) | ±18" | N |
| | 764 | Polymonium reptans | JACOB'S LADDER | 6" FP | ±12" | N |
| | 318 | Sedum telnatum | THREE-LEAVED STONECROP | #1 (1 GAL) | ±8" | N |

| SYMBOL | Groundcover Grasses/sedges | | | | | |
|---|---|---|---|---|---|---|
| | QTY | LATIN NAME | COMMON NAME | SIZE | SPACING | *N/NC/NN |
| | 349 | Carex hirtifolia | HAIRY WOOD SEDGE | #1 (1 GAL) | ±12" | N |
| | 349 | Carex jamesii | GRASS SEDGE | #1 (1 GAL) | ±12" | N |
| | 182 | Carex rosea | CURLY-STYLED WOOD SEDGE | #1 (1 GAL) | ±12" | N |
| Cs | 152 | Carex sprengelii | LONG-BEAKED SEDGE | #1 (1 GAL) | ±18" | N |
| | 112 | Eragrostis spectabilis | PURPLE LOVE GRASS | #1 (1 GAL) | ±18" | N |

| SYMBOL | Shrubs | | | | | |
|---|---|---|---|---|---|---|
| | QTY | LATIN NAME | COMMON NAME | SIZE | SPACING | *N/NC/NN |
| | 847 | Buxus 'Green Gem' | GREEN GEM BOXWOOD | 12" FP | ±12" | NN |
| Csi | 85 | Cornus alba 'Kelseyi' | KELSEY'S DWARF RED OSIER DOGWOOD | #5 (5 GAL) | ±30" | NC |
| Cb | 84 | Carpinus betulus | HORNBEAM (hedge) | #5 (3 GAL) | ±32" | N |
| Cp | 311 | Comptonia peregrina | SWEET FERN | #5 (5 GAL) | ±30" | N |
| Csi | 149 | Cornus sericea 'Isanti' | RED OSIER DOGWOOD | 24" FP | ±32" | NC |
| Dp | 104 | Dirca palustris | LEATHERWOOD (hedge) | #5 (5 GAL) | ±30" | N |
| Dl | 242 | Diervilla lonicera | DWARF HONEYSUCKLE | #3 (3 GAL) | ±36" | N |
| Fg | 45 | Fothergilla gardenii | WITCH ALDER | #5 (5 GAL) | ±36" | NC |
| Hqc | 66 | Hydrangea quercifolia 'Munchkin' | MUNCHKIN OAKLEAF HYDRANGEA | #5 (5 GAL) | ±42" | NN |
| | 204 | Kalmia angustifolia-rubra | SHEEP LAUREL | #2 (2 GAL) | ±30" | N |
| | 340 | Mahonia aquifolium 'Compacta' | COMPACT OREGON GRAPE | #2 (2 GAL) | ±36" | NC |
| Md | 247 | Microbiota decussata 'Celtic Pride' | CELTIC PRIDE CYPRESS | #3 (3 GAL) | ±48" | NN |
| Ra | 138 | Rhus aromatica 'Gor Low' | GRO-LOW FRAGRANT SUMAC | #2 (2 GAL) | ±48" | N |
| Rdv | 24 | Rhododendron 'Delaware Valley White' | EVERGREEN AZALEA | 24" FP | ±42" | NN |
| Rpc | 36 | Rhododendron 'Poukhanense Compacta' | KOREAN AZALEA | 24" FP | ±48" | NN |
| | 603 | Taxus meadia 'Everlow' | EVERLOW YEW | 24" FP | ±48" | NN |

| SYMBOL | Shrub And Groundcover Zones | | |
|---|---|---|---|
| | ZONE | TOTAL AREA | DESCRIPTION |
| | A | 1,057 SF | SHRUB COVER MODULE |
| | B | 412 SF | SHRUB COVER MODULE |
| | C | 441 SF | SHRUB COVER MODULE |
| | D | 714 SF | GROUNDCOVER MODULE |
| | E | 546 SF | GROUNDCOVER MODULE |
| | F | 809 SF | GROUNDCOVER MODULE |
| | G | 23,482 SF | SOD |

| SYMBOL | Climbing Plants | | | | | |
|---|---|---|---|---|---|---|
| | QTY | LATIN NAME | COMMON NAME | SIZE | SPACING | *N/NC/NN |
| Cr | 15 | Campsis radicans | TRUMPET VINE | #1 (1 GAL) | ±12" | N |
| Pq | 53 | Pathenocissus quinquefolia | VIRGINIA CREEPER | #1 (1 GAL) | ±12" | N |
| Pt | 28 | Pathenocissus tricuspidata | BOSTON IVY | #1 (1 GAL) | ±8' | NN |

*N = NATIVE SPECIES
NC = NATIVE CULTIVAR
NN = NON-NATIVE SPECIES

**DBH Ø = DIAMETER AT BREAST HEIGHT (4')

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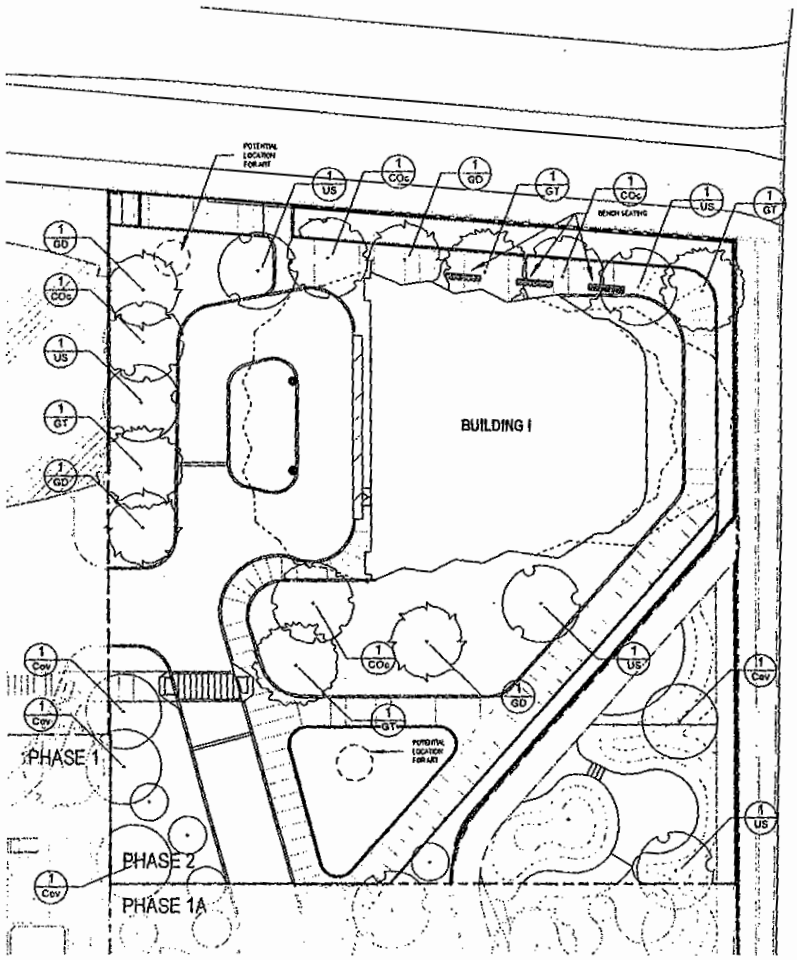


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**Planting Schedule**

| SYMBOL | Trees Canopy | | | | | |
|---|---|---|---|---|---|---|
| | QTY | LATIN NAME | COMMON NAME | **DBH Ø | SPACING | *N/NC/NN |
| COc | 1 | Celtis occidentalis 'Prairie Pride' | HACKBERRY | 3" | SEE DWG | NC |
| Cov | 1 | Carya ovata | SHAGBARK HICKORY | 3" | SEE DWG | N |
| GD | 4 | Gymnocladus dioica 'Espresso' or 'Prairie Titan' | KENTUCKY COFFEETREE | 3" | SEE DWG | NC |
| GT | 4 | Gleditsia triacanthos 'Shade Master' or 'Moraine' | HONEY LOCUST | 3" | SEE DWG | NC |
| US | 6 | Ulmus x spp. 'Acclade' or 'Patriot' | ELM | 3" | SEE DWG | NC |

| SYMBOL | Trees Understory | | | | | |
|---|---|---|---|---|---|---|
| | QTY | LATIN NAME | COMMON NAME | SIZE | SPACING | *N/NC/NN |
| Cc | 1 | Cercis canadensis | EASTERN REDBUD | 70" WB | SEE DWG | N |
| Hv | 1 | Hamamelis virginiana | WITCH HAZEL | 70" WB | SEE DWG | N |
| Sa | 1 | Sassafras albidum | SASSAFRAS | 70" WB | SEE DWG | N |

*N = Native Species
NC = Native Cultivar
NN = Non-Native Species

**DBH Ø = Diameter at Breast Height (4')

**BUILDING I TREE SCHEDULE**

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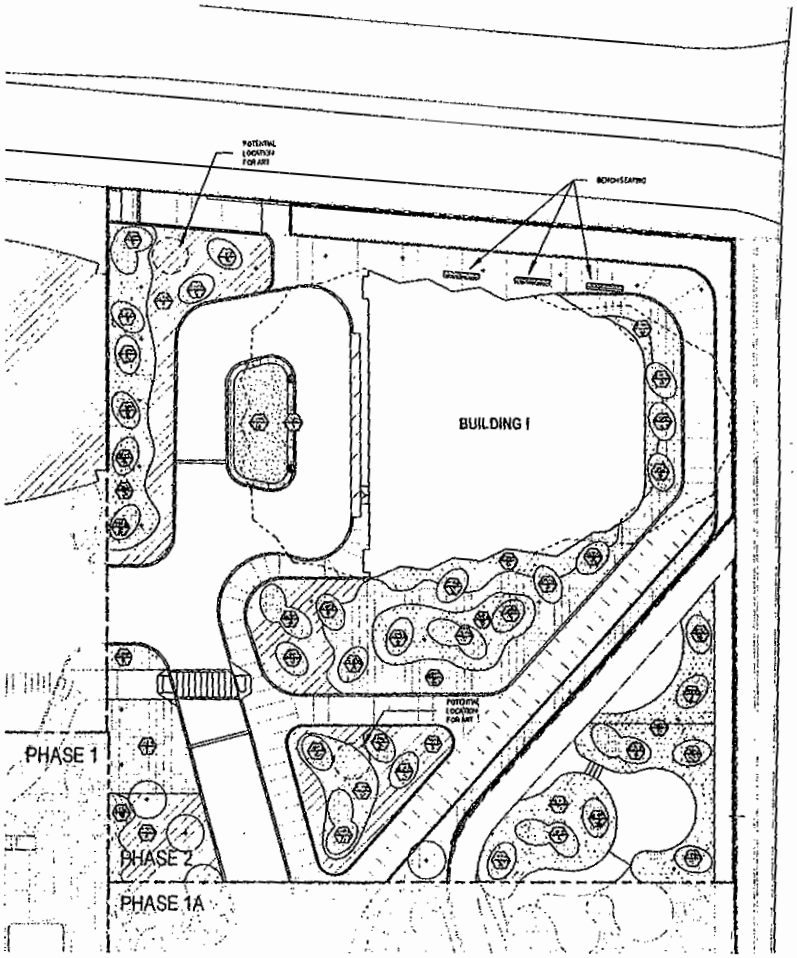


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Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive
Applicant • IJKL, LLC and Lakeshore East LLC
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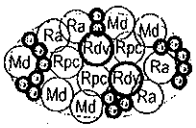
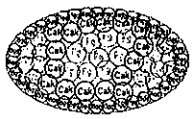


ZONE A (8' x 14' OVAL)

ZONE B (8' x 14' OVAL)



ZONE C (8' x 14' OVAL)

ZONE D (5' x 6' MODULE)

ZONE E (6' x 6' MODULE)

ZONE F (6' x 6' MODULE)

| SYMBOL | Shrub And Groundcover Zones | | |
|---|---|---|---|
| | ZONE | TOTAL AREA | DESCRIPTION |
| | A | 1,367 SF | SHRUB COVER MODULE |
| | B | 1,182 SF | SHRUB COVER MODULE |
| | C | 1,246 SF | SHRUB COVER MODULE |
| | D | 2,273 SF | GROUNDCOVER MODULE |
| | E | 2,451 SF | GROUNDCOVER MODULE |
| | F | 351 SF | GROUNDCOVER MODULE |
| | G | 3,765 SF | SOD |

| SYMBOL | Climbing Plants | | | | | |
|---|---|---|---|---|---|---|
| | QTY | LATIN NAME | COMMON NAME | SIZE | SPACING | *N/NC/NN |
| Ca | 15 | Campsis radicans | TRUMPET VINE | #2 (2 GAL) | ±12" | N |

*N = Native Species
NC = Native Cultivar
NN = Non-Native Species

**DBH = Diameter at Breast Height (4')

**Planting Schedule**

| SYMBOL | Shrubs | | | | | |
|---|---|---|---|---|---|---|
| | QTY | LATIN NAME | COMMON NAME | SIZE | SPACING | *N/NC/NN |
| Bs | 510 | Buxus 'Green Gem' | GREEN GEM BOXWOOD | 12" FP | ±12" | NN |
| Cas | 240 | Cornus alba 'Kelseyi' | KELSEY'S DWARF RED OSIER DOGWOOD | #5 (5 GAL) | ±30" | NC |
| Cp | 150 | Comptonia peregrina | SWEET FERN | #5 (5 GAL) | ±30" | N |
| Di | 65 | Diervilla lonicera | DWARF HONEYSUCKLE | #3 (3 GAL) | ±36" | N |
| Fg | 125 | Fothergilla gardenii | WITCH ALDER | #5 (5 GAL) | ±36" | NC |
| Hqy | 190 | Hydrangea quercifolia 'Munchkin' | MUNCHKIN OAKLEAF HYDRANGEA | #5 (5 GAL) | ±42" | NN |
| K | 265 | Kalmia angustifolia-rubra | SHEEP LAUREL | #2 (2 GAL) | ±30" | N |
| Mj | 210 | Mahonia aquifolium 'Compacta' | COMPACT OREGON GRAPE | #2 (2 GAL) | ±36" | NC |
| Md | 75 | Microbiota decussata 'Celtic Pride' | CELTIC PRIDE CYPRESS | #3 (3 GAL) | ±48" | NN |
| Ra | 60 | Rhus aromatica 'Gro-Low' | GRO-LOW FRAGRANT SUMAC | #2 (2 GAL) | ±48" | N |
| Rdv | 31 | Rhododendron 'Delaware Valley White' | EVERGREEN AZALEA | 24" FP | ±42" | NN |
| Rpc | 46 | Rhododendron 'Poukhanense Compacta' | KOREAN AZALEA | 24" FP | ±48" | NN |
| Tm | 310 | Taxus meadii 'Everlow' | EVERLOW YEW | 24" FP | ±48" | NN |

| SYMBOL | Groundcover Herbaceous | | | | | |
|---|---|---|---|---|---|---|
| | QTY | LATIN NAME | COMMON NAME | SIZE | SPACING | *N/NC/NN |
| As | 2,270 | Asarum canadense | WILD GINGER | 6" FP | ±12" | N |
| Er | 760 | Epimedium x rubrum | RED BARRENWORT | #1 (1 GAL) | ±12" | NN |
| Gm | 235 | Geranium maculatum | WILD GERANIUM | #2 (2 GAL) | ±18" | NN |
| Lg | 125 | Lamium galeobdolon | YELLOW ARCHANGEL | #2 (2 GAL) | ±24" | NN |
| Pa | 190 | Polystichum acrostichoides | CHRISTMAS FERN | #2 (2 GAL) | ±18" | N |
| Pr | 340 | Polymonium reptans | JACOB'S LADDER | 6" FP | ±12" | N |
| Sm | 1,430 | Sedum ternatum | THREE-LEAVED STONECROP | #1 (1 GAL) | ±8" | N |

| SYMBOL | Groundcover Grasses/sedges | | | | | |
|---|---|---|---|---|---|---|
| | QTY | LATIN NAME | COMMON NAME | SIZE | SPACING | *N/NC/NN |
| Cb | 3,565 | Carex bicknellii | HAIRY WOOD SEDGE | #1 (1 GAL) | ±12" | N |
| Cj | 3,565 | Carex jamesii | GRASS SEDGE | #1 (1 GAL) | ±12" | N |
| Cl | 615 | Carex lasea | CRINKLY-STYLED WOOD SEDGE | #1 (1 GAL) | ±24" | N |
| Cs | 50 | Carex sprengelii | LONG-BEAKED SEDGE | #1 (1 GAL) | ±18" | N |
| Ek | 50 | Eragrostis spectabilis | PURPLE LOVE GRASS | #1 (1 GAL) | ±18" | N |

**BUILDING I LANDSCAPE SCHEDULES**

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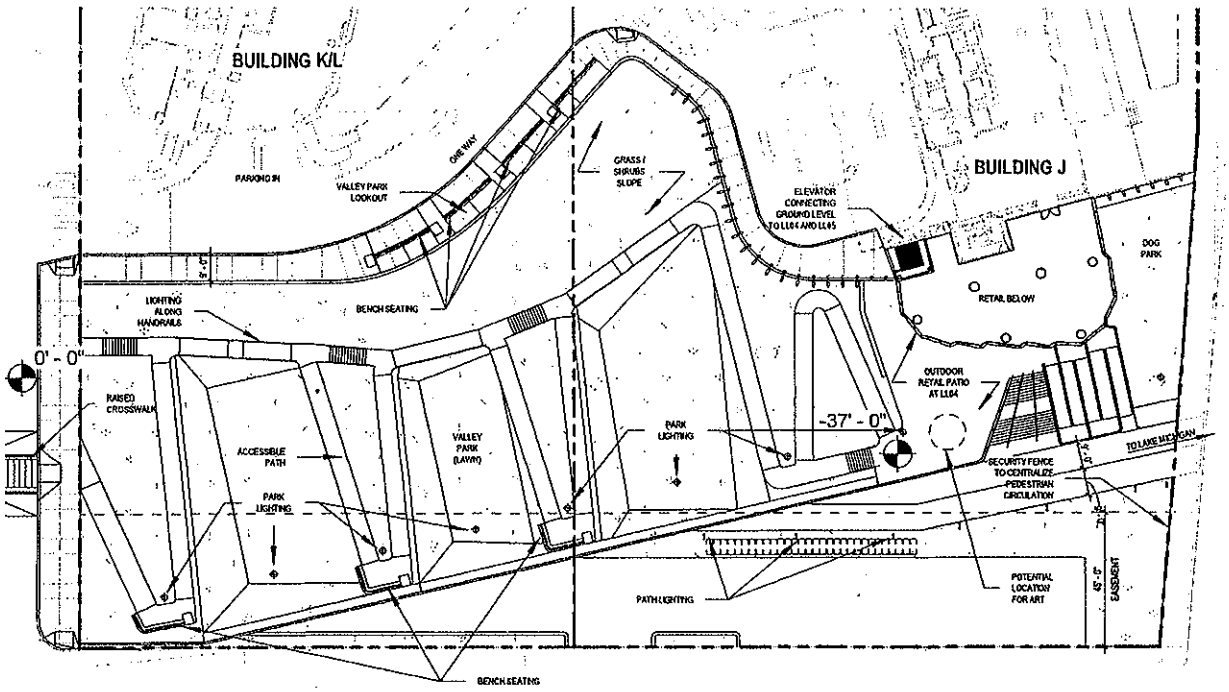


**ENLARGED VALLEY PARK PLAN**
SCALE: 1" = 50'- 0"

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**Applicant** • IJKL, LLC and Lakeshore East LLC
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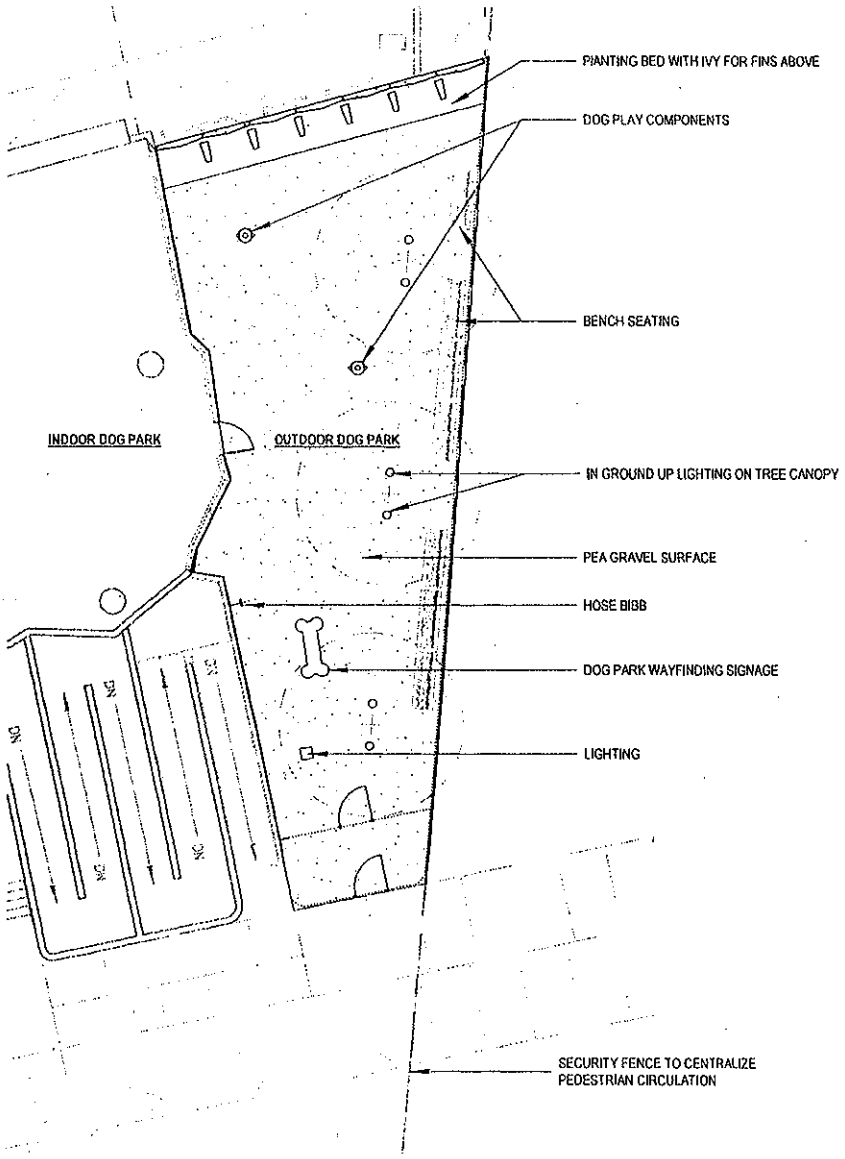


**ENLARGED DOG PARK PLAN**
SCALE: 1/16" = 1'- 0"

**Address** • 197-301 North Harbor Drive and 425-500 East Waterside Drive
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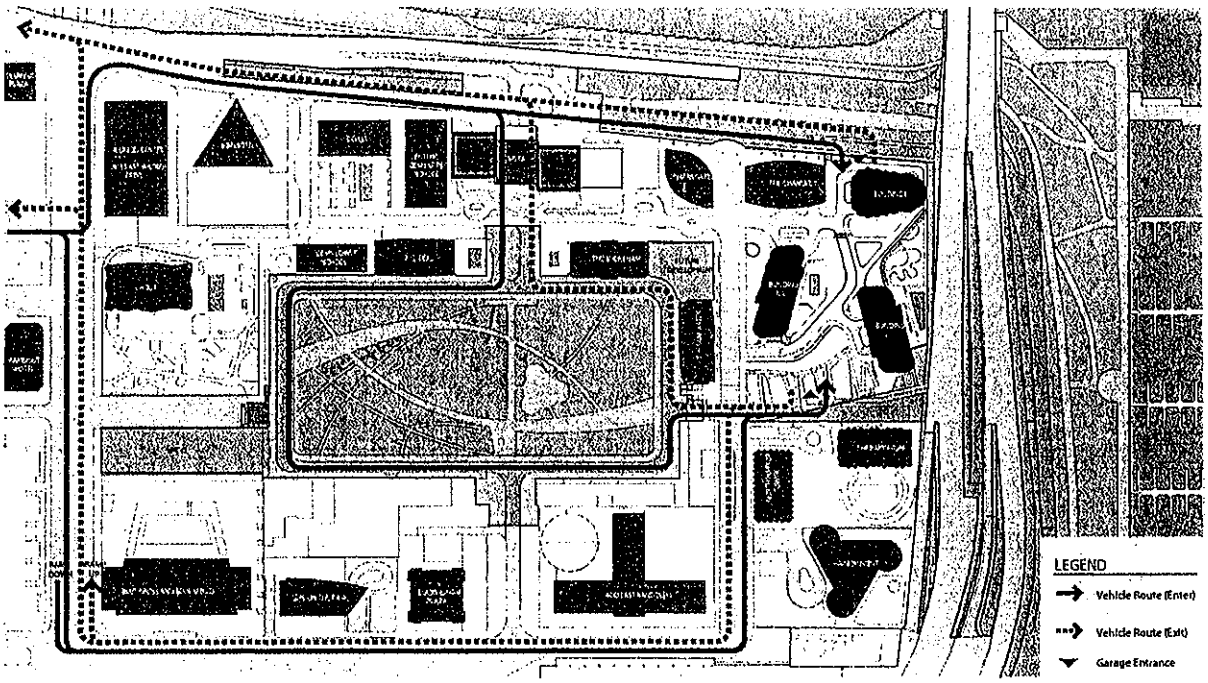


LOWER LEVEL VEHICULAR ACCESS PLAN

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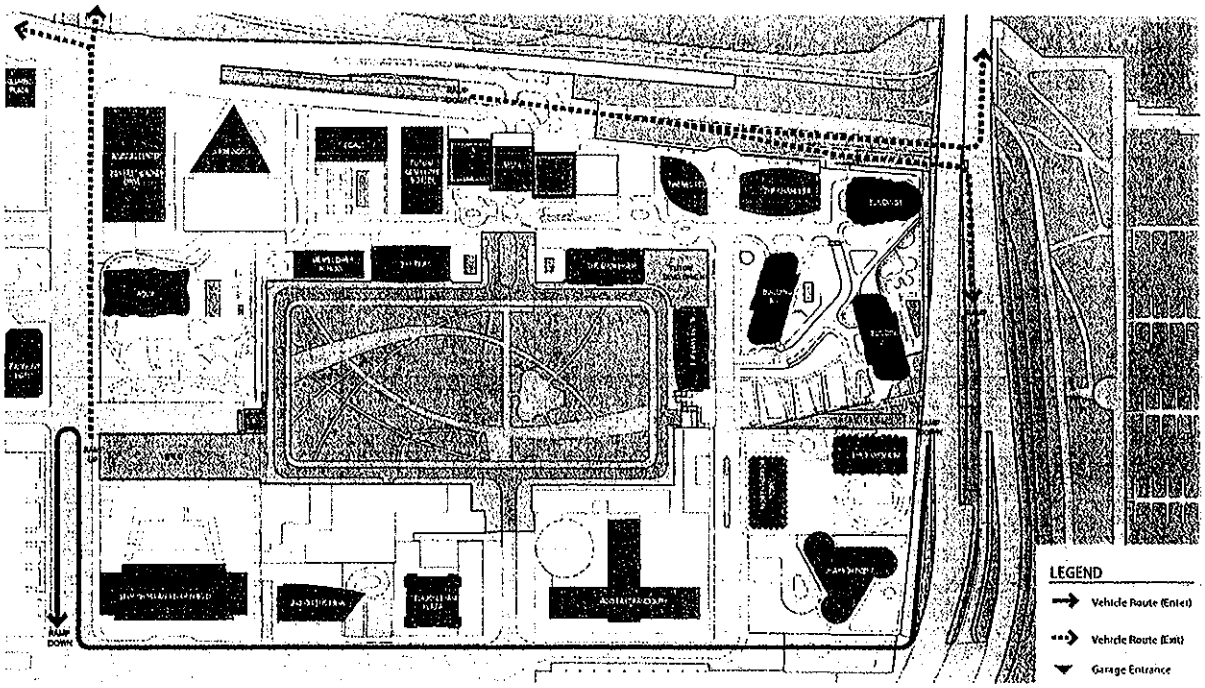


**INTERMEDIATE LEVEL VEHICULAR ACCESS PLAN**

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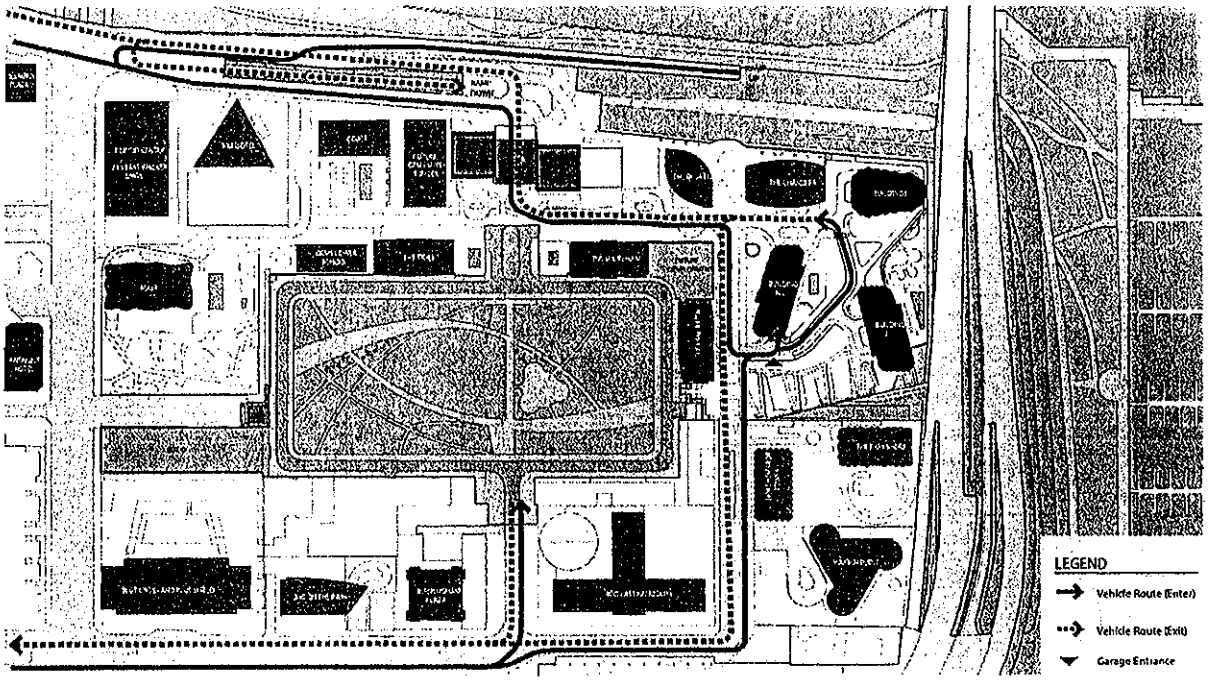


**UPPER LEVEL VEHICULAR ACCESS PLAN**

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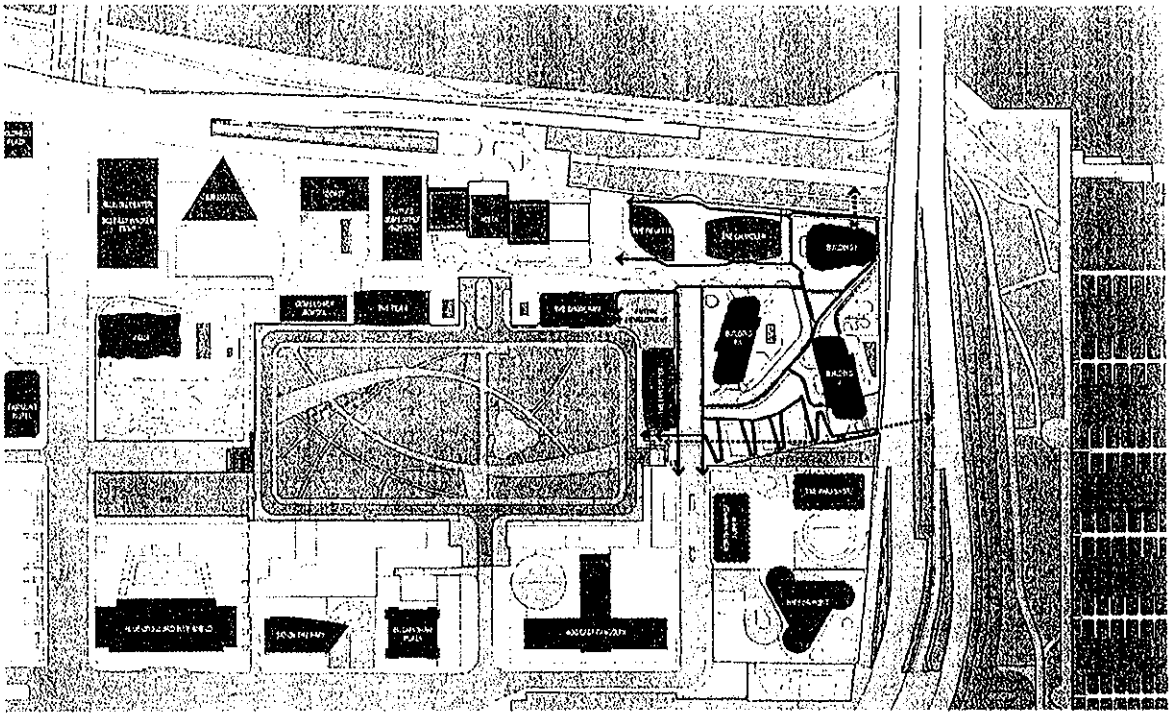

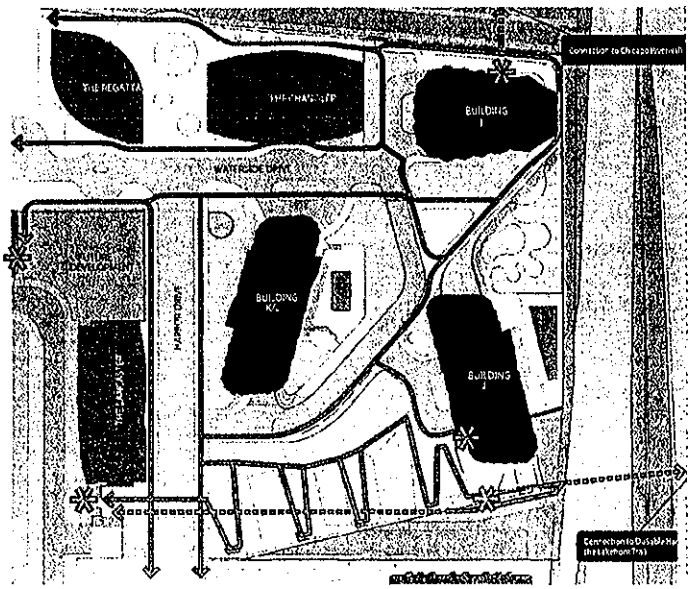


**PEDESTRIAN ACCESS PLAN**

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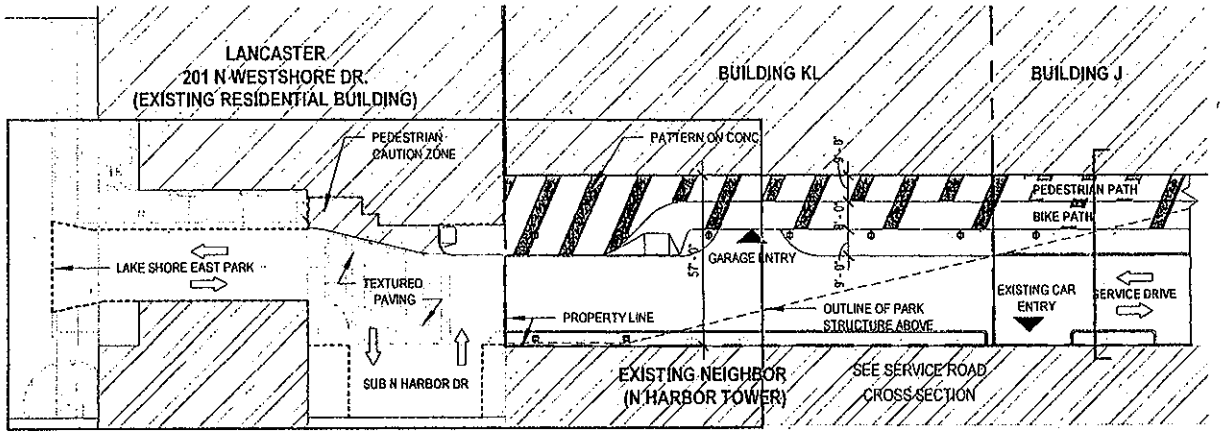
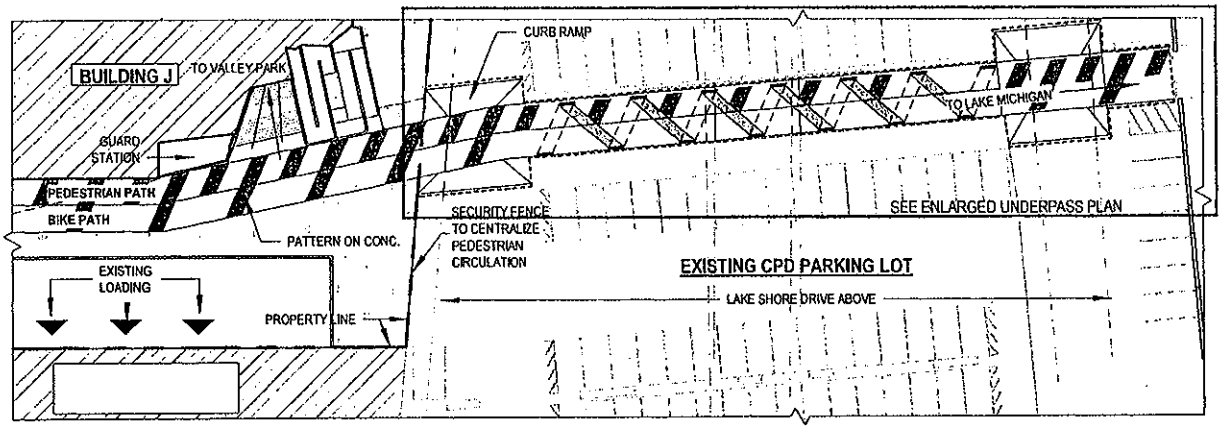
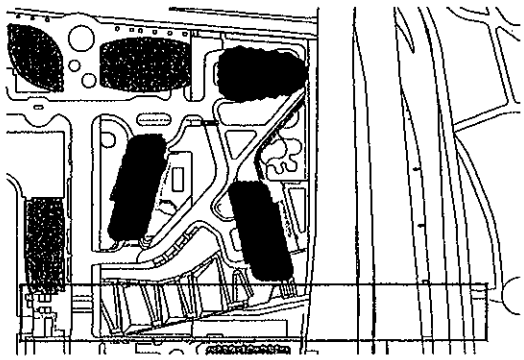



**WEST SERVICE ROAD**




**EAST SERVICE ROAD AND LAKE SHORE DRIVE UNDERPASS**



***ANY IMPROVEMENTS UNDER LAKE SHORE DRIVE ARE SUBJECT TO APPROVAL OF THE CHICAGO PARK DISTRICT AND/OR OTHER APPROPRIATE AUTHORITIES**

**SERVICE ROAD PLAN**
SCALE: 1" = 50'- 0"

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**Applicant** • IJKL, LLC and Lakeshore East LLC
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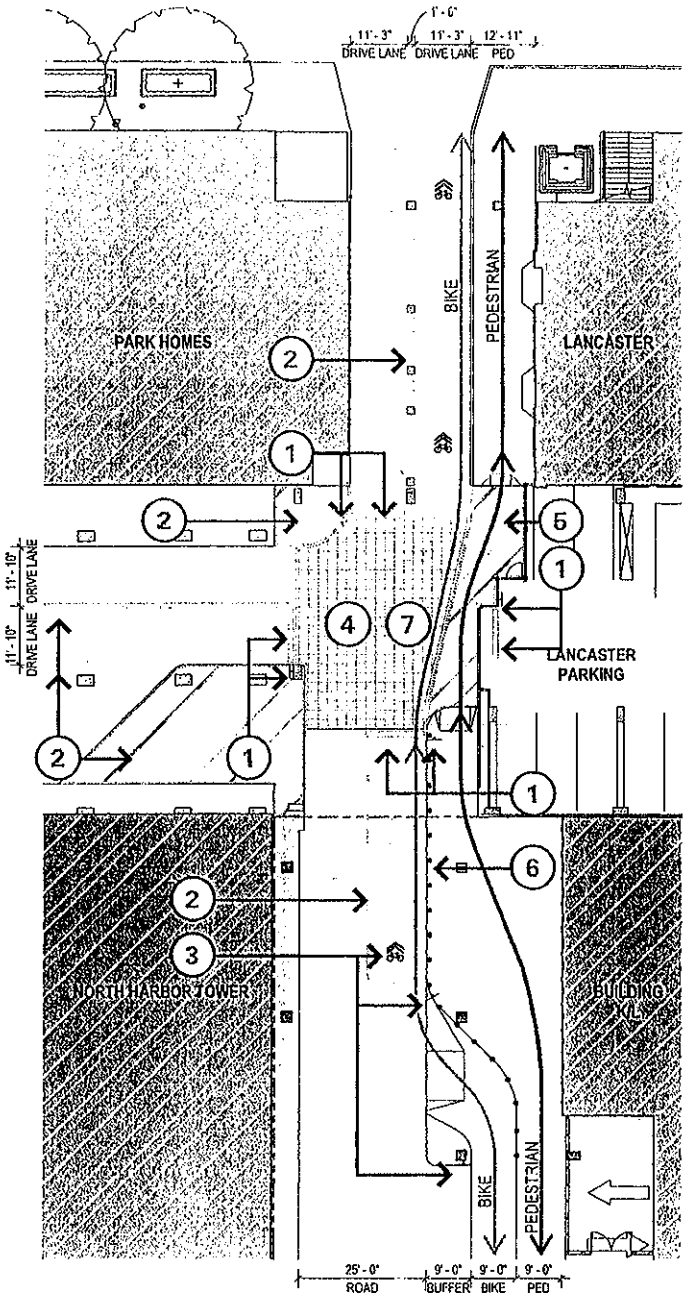


1. PROVIDE STOP SIGNS WITH STOP BARS TO ESTABLISH ALL-WAY STOP
2. PROVIDE LANE EDGE STRIPING TO HELP CLARIFY TRAFFIC CONTROL
3. PROVIDE "SHARROW" PAVEMENT MARKINGS AND CAUTION/MERGE SIGNAGE TO INDICATE BICYCLE LANE MERGING WITH DRIVE LANE
4. PROVIDE TEXTURED PAVING MATERIAL TO SLOW BICYCLE SPEEDS AND INCREASE AWARENESS OF INTERSECTION FOR APPROACHING DRIVERS
5. REFLECTIVE STRIPING APPLIED TO ASPHALT DESIGNATING PEDESTRIAN CAUTION ZONE
6. PROVIDE BOLLARDS TO PREVENT BICYCLES FROM USING PEDESTRIAN PATH
7. INSTALL FLASHING RED SIGNAL TO REINFORCE ALL-WAY STOP TRAFFIC CONTROL

**LOWER HARBOR-SERVICE ROAD INTERSECTION**
SCALE: N.T.S.

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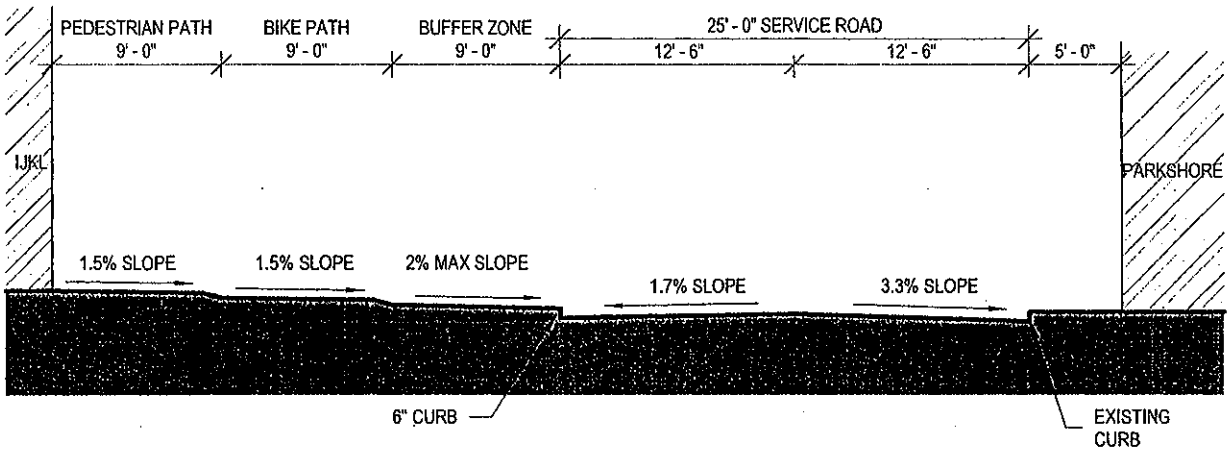


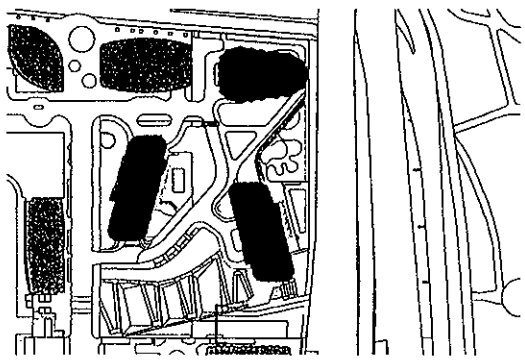

**SERVICE ROAD CROSS SECTION**
SCALE: 1" = 50'- 0"

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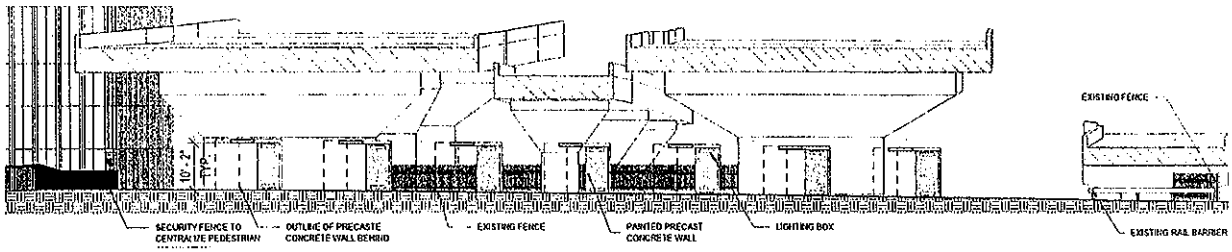
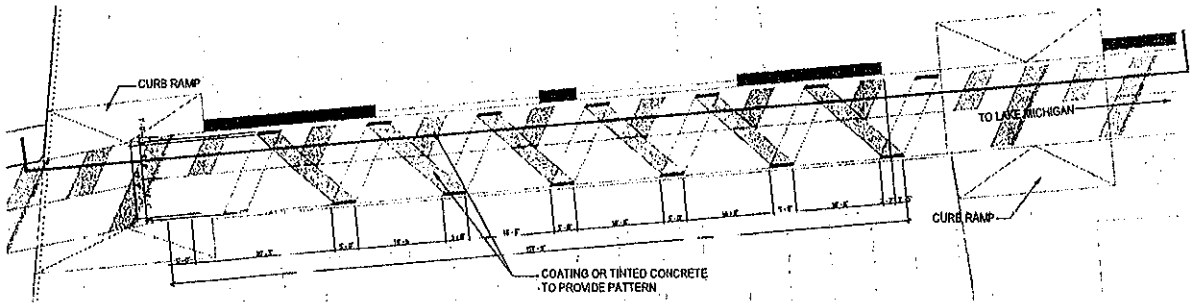
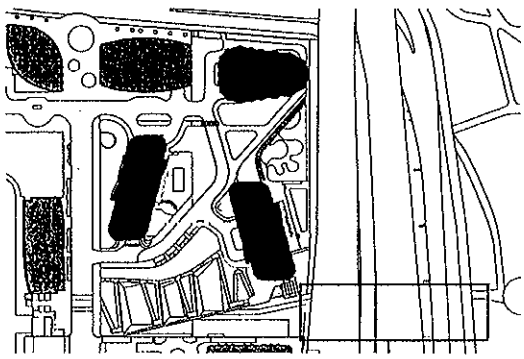



ENLARGED UNDERPASS SECTION




ENLARGED UNDERPASS PLAN



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LAKE SHORE DRIVE UNDERPASS
SCALE: 1/32" = 1'-0"

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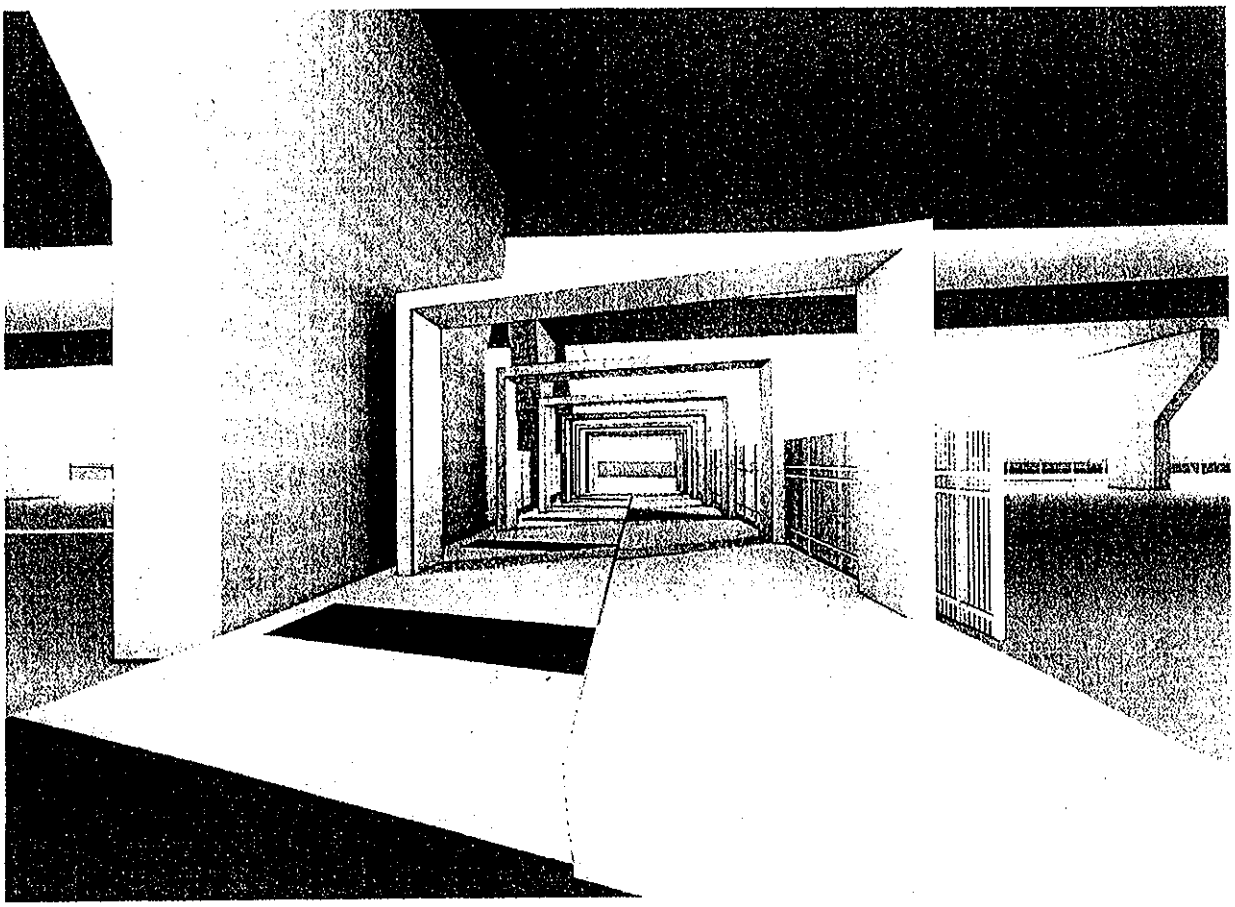

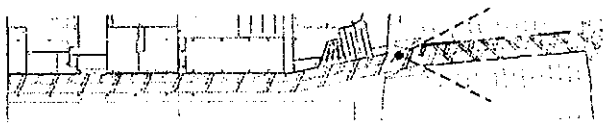

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LAKE SHORE DRIVE UNDERPASS - RENDERING
NTS

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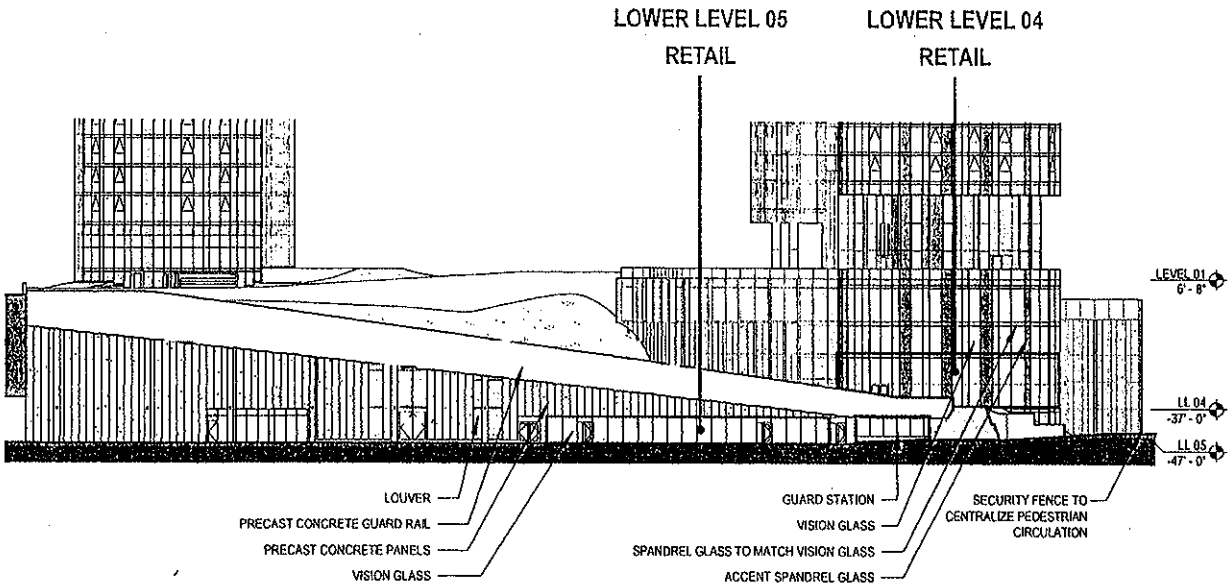


**LOWER LEVEL 05 BASE ELEVATION**
SCALE: 1" = 50'- 0"

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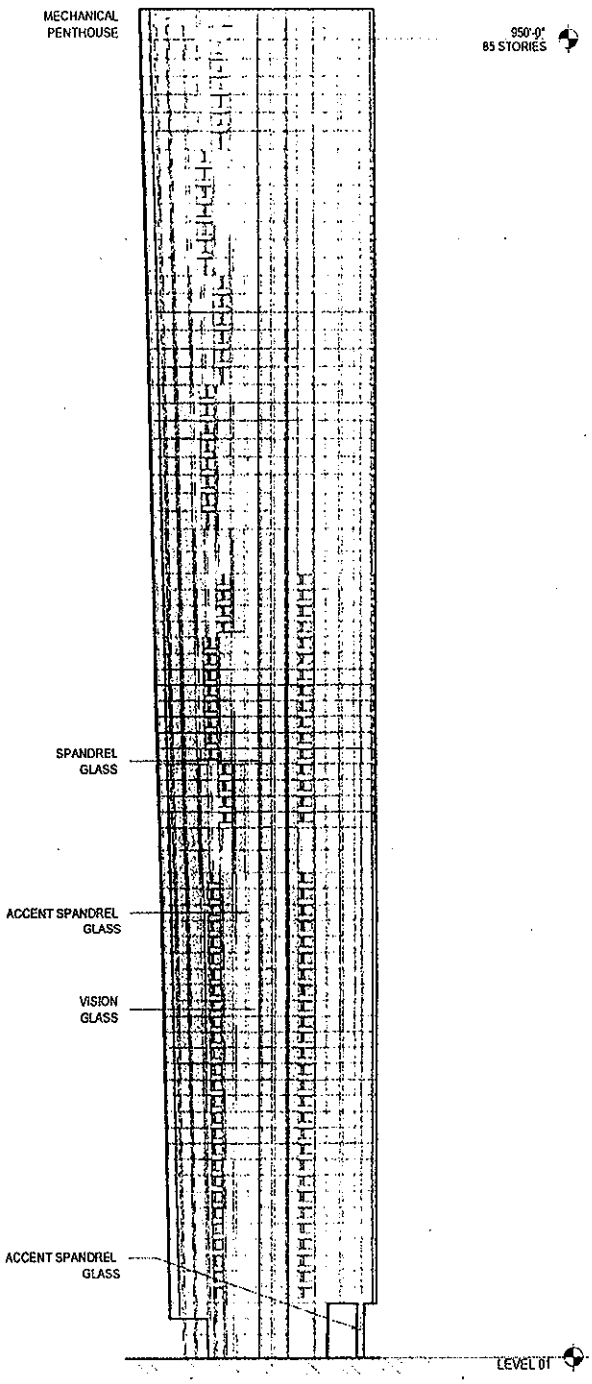


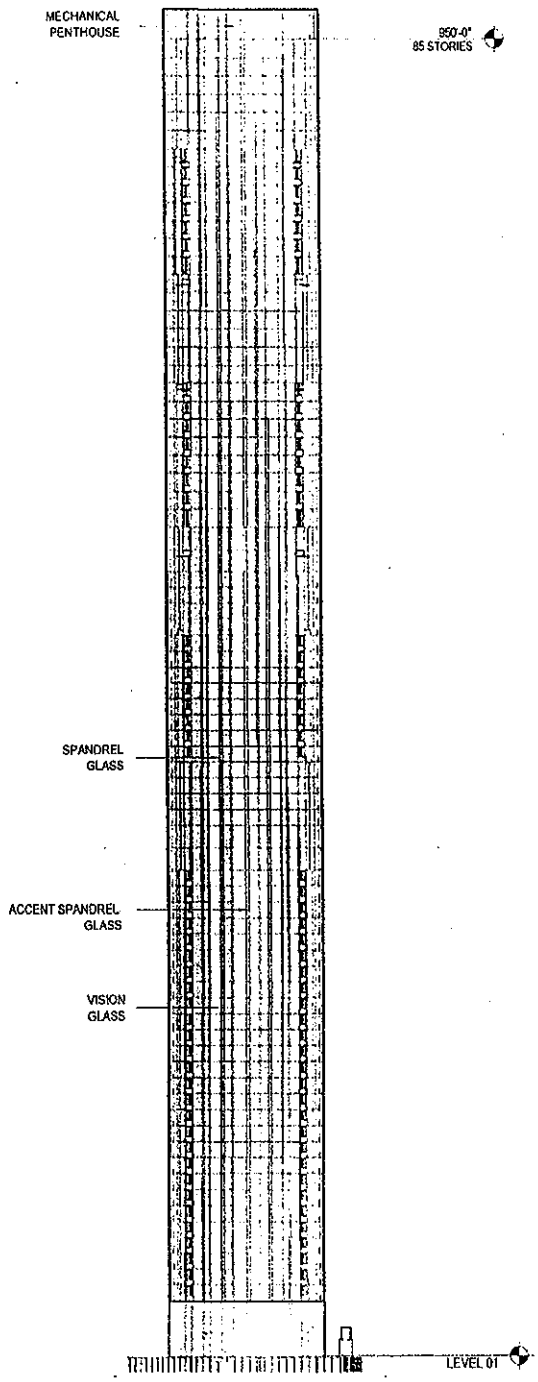


**BUILDING 1 - NORTH AND EAST ELEVATIONS**
SCALE: 1" = 100'- 0"

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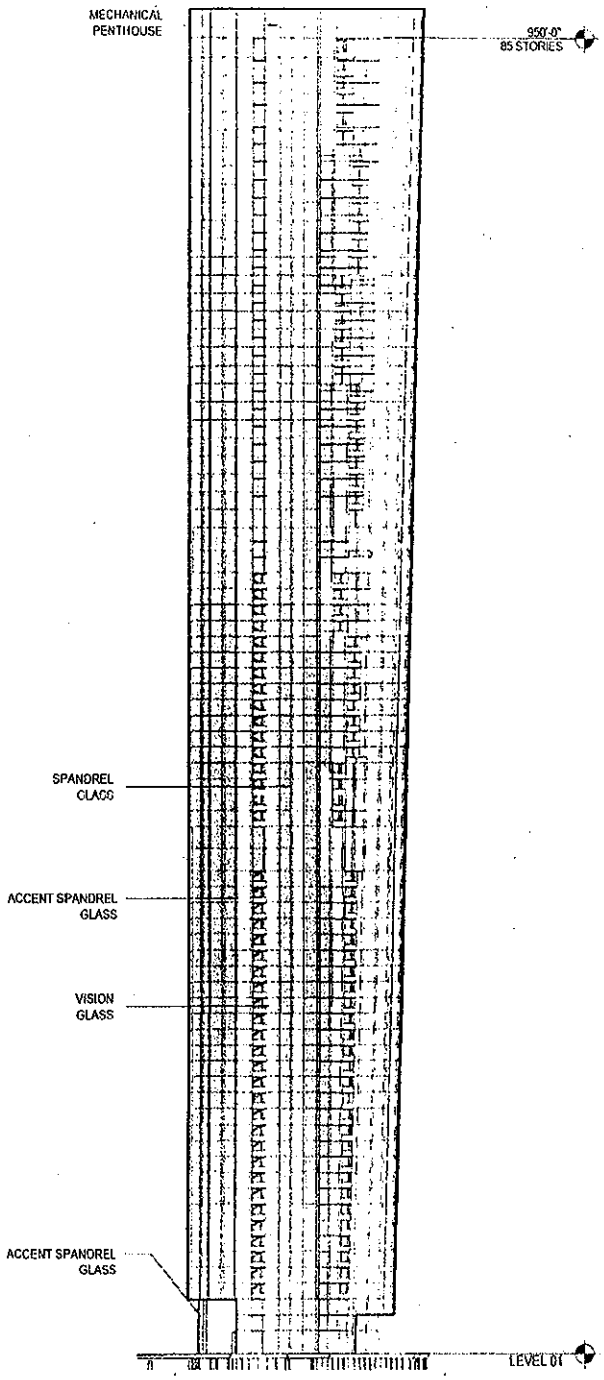
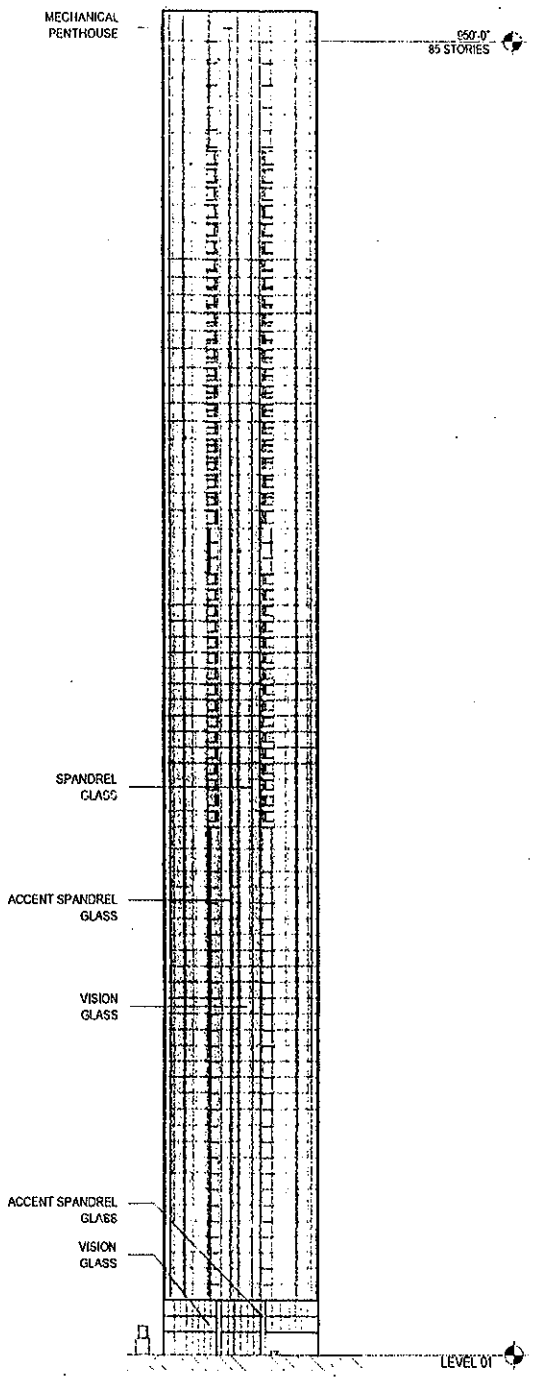



**BUILDING I - SOUTH AND WEST ELEVATIONS**
SCALE: 1" = 100'- 0"

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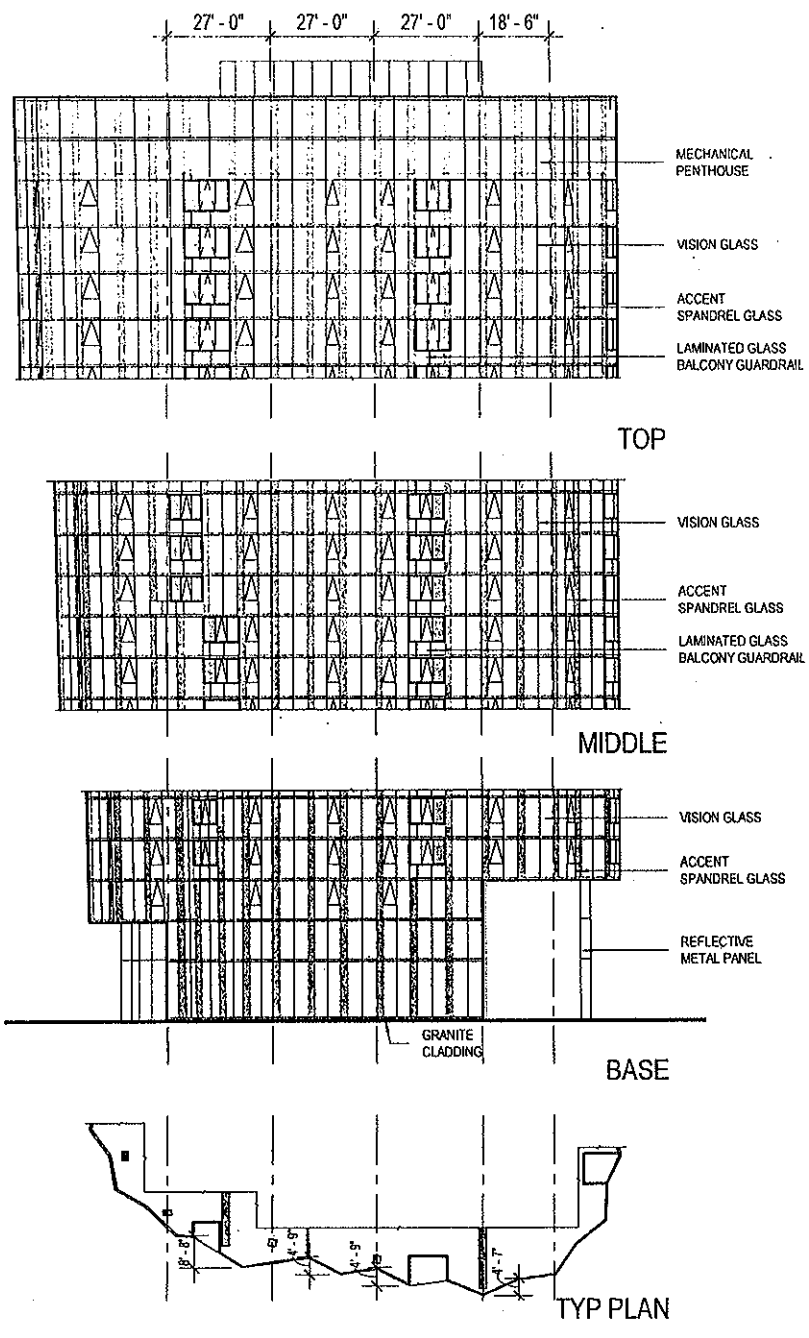


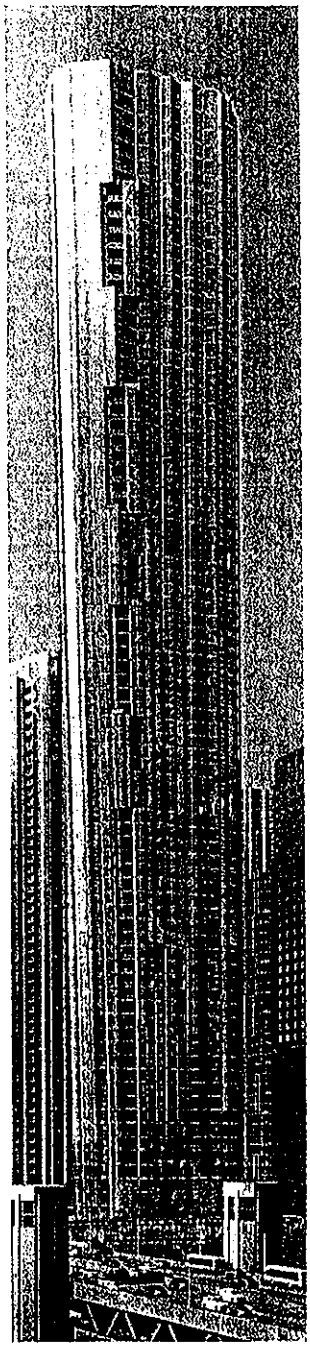

**BUILDING I - ENLARGED NORTH ELEVATION**
SCALE: 1" = 40'- 0"

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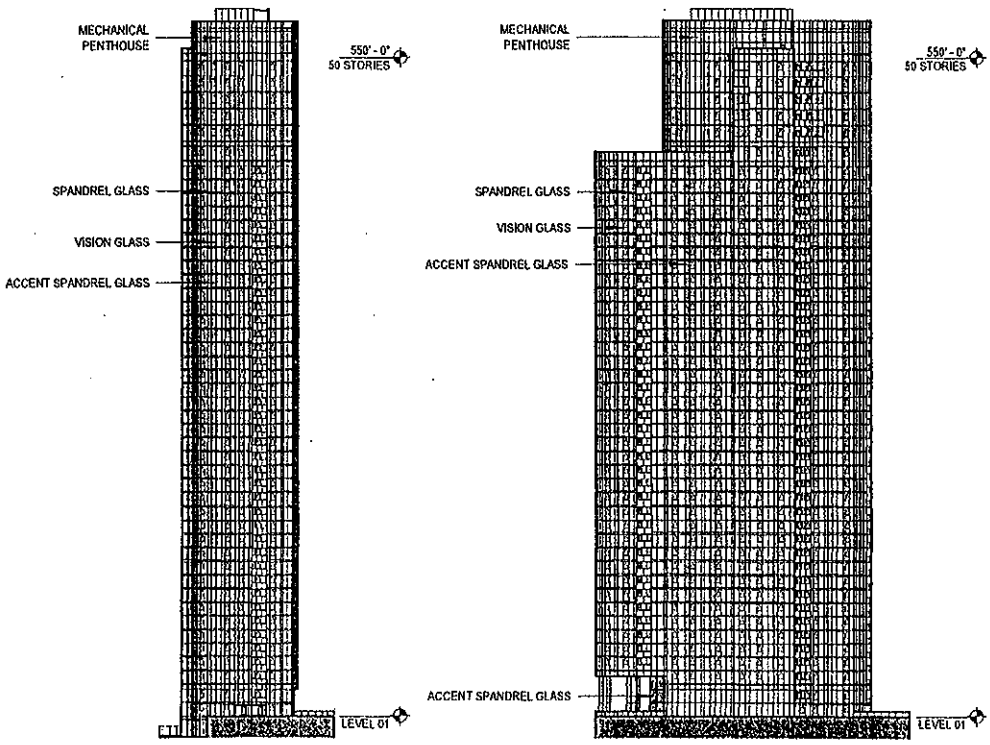


**BUILDING J- NORTH AND EAST ELEVATIONS**
SCALE: 1" = 100'- 0"

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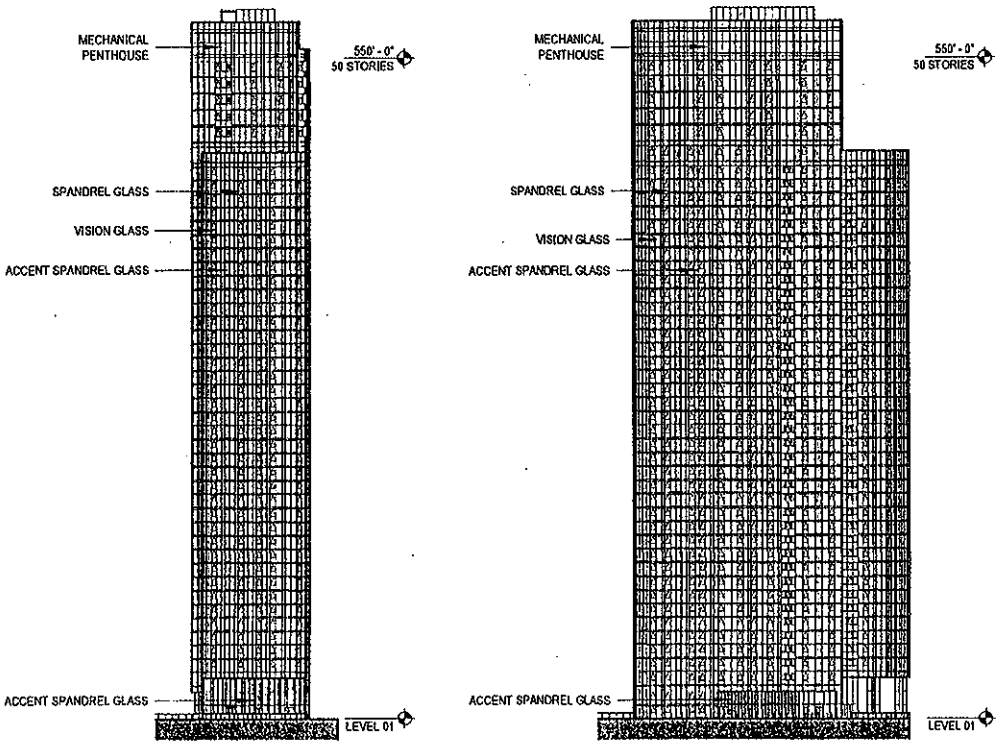


**BUILDING J- SOUTH AND WEST ELEVATIONS**
SCALE: 1" = 100'- 0"

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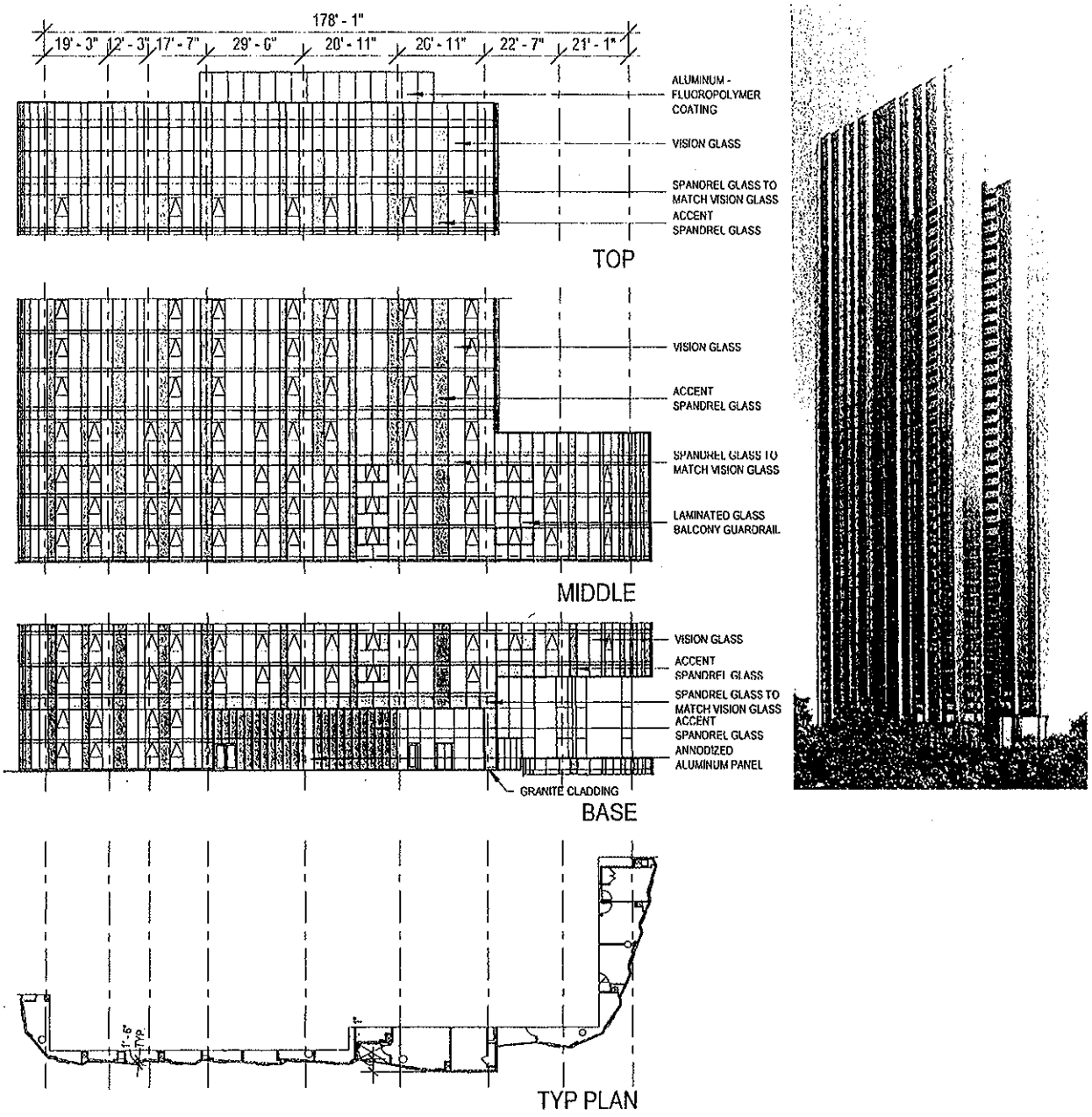


**BUILDING J - ENLARGED WEST ELEVATION**
SCALE: 1" = 40'- 0"

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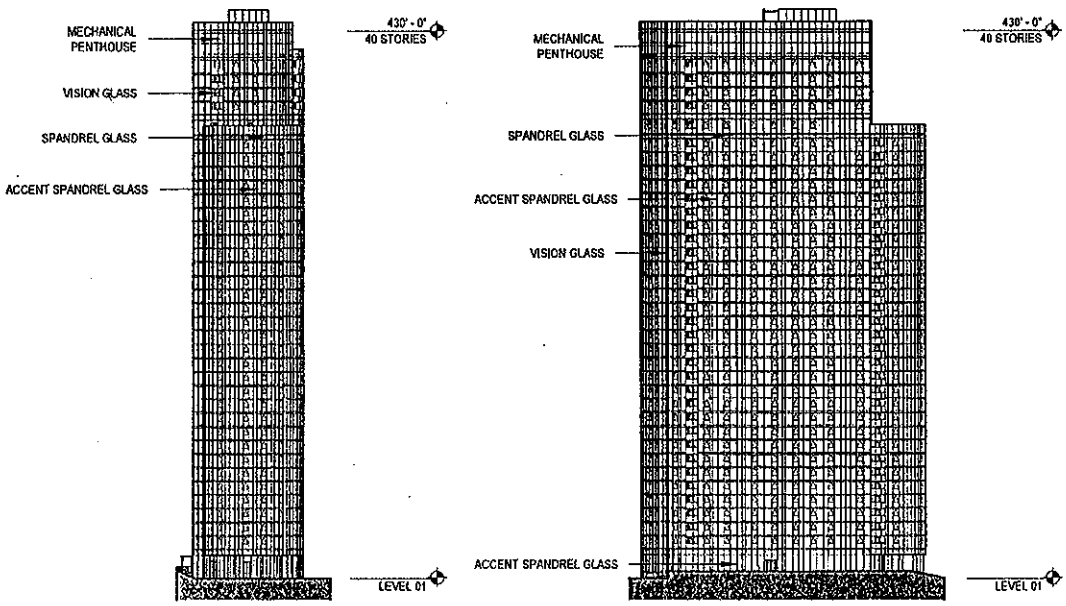


**BUILDING KL - NORTH AND EAST ELEVATIONS**
SCALE: 1" = 100'- 0"

Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive
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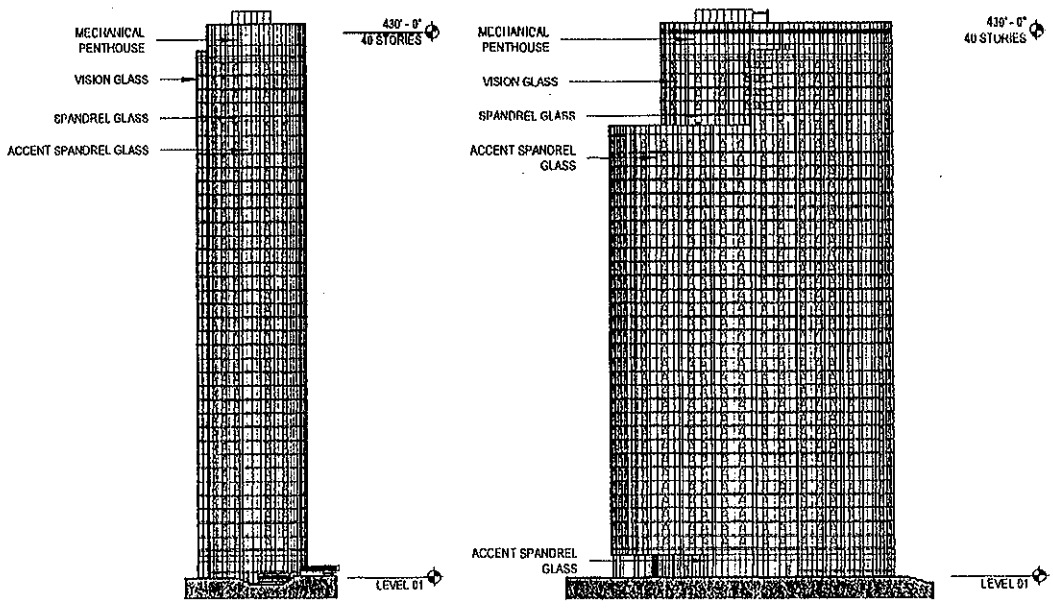


**BUILDING KL - SOUTH AND WEST ELEVATIONS**
SCALE: 1" = 100'-0"

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Plan Commission • October 16, 2018

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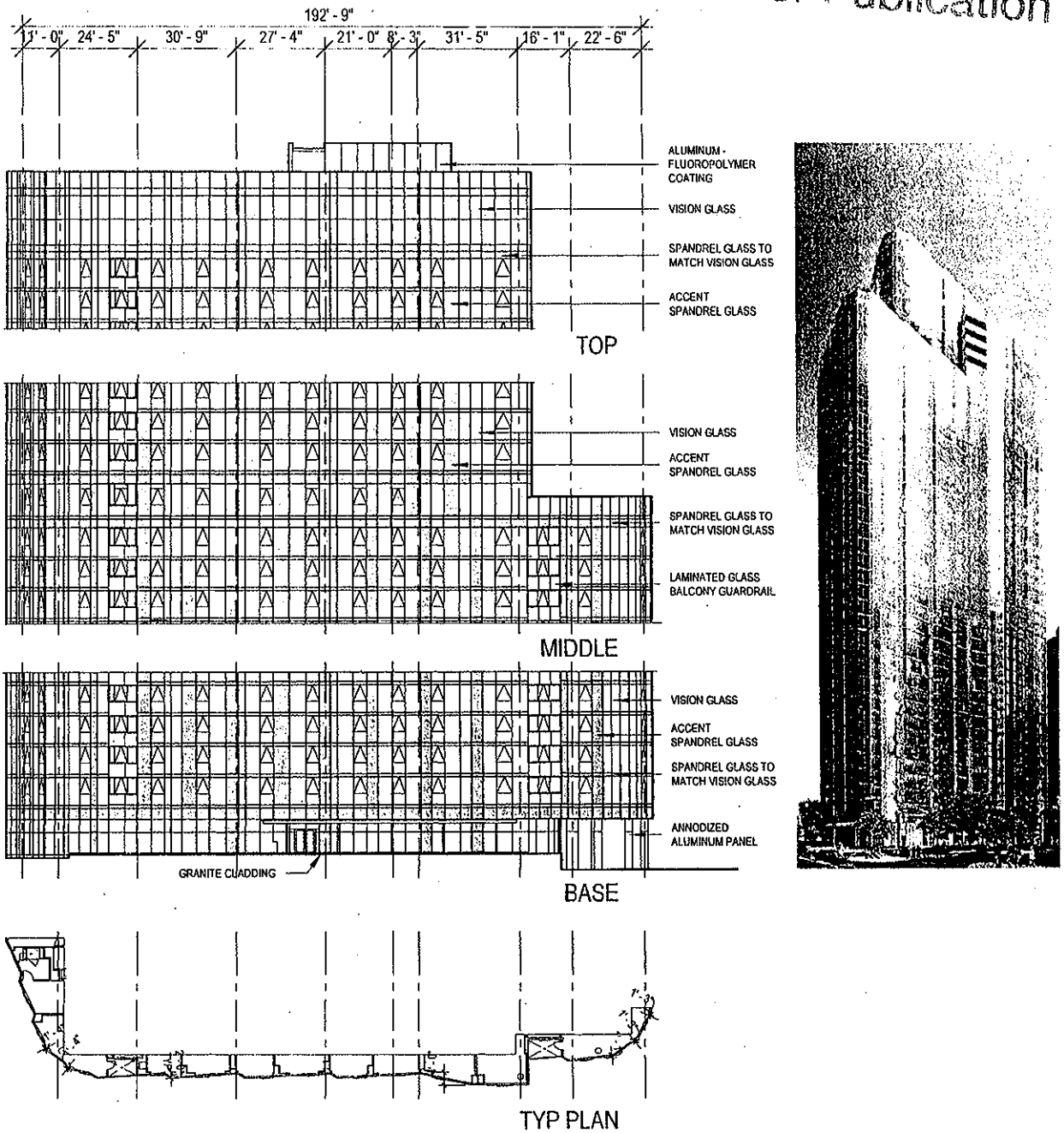



**BUILDING K/L - ENLARGED EAST ELEVATION**
SCALE: 1" = 40'- 0"

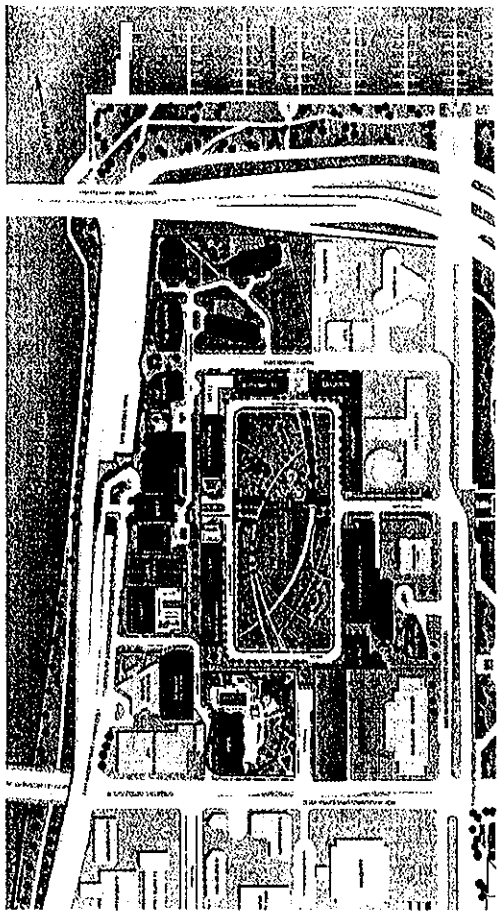
Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive
Applicant • IJKL, LLC and Lakeshore East LLC
Introduced • September 13, 2018
Plan Commission • October 18, 2018

Final for Publication

# LAKESHORE EAST

## Master Plan & Design Standards

Chicago, Illinois



Prepared for

Lakeshore East LLC

originally prepared by

SKIDMORE, OWINGS & MERRILL, LLP

with revisions prepared by

SKL ARCHITECTURE LLC.

UPDATED TO INCLUDE MINOR CHANGES AND MODIFICATIONS
BY THE CITY OF CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT
THROUGH OCTOBER 18, 2018

1.0 Introduction
History
Document Intent
Existing Zoning Map
Planned Development Boundary
Sub Area Map

2.0 Urban Design Principles
General Intent / Site Context and Location
Urban Framework
Building Height and Massing
Access and Circulation
Open Space
View Corridors

3.0 Development Summary
Development Framework
Bulk Regulations and Data Table
Net Developable Area
Parcelization Plan Upper Level
Parcelization Plan Intermediate Level
Parcelization Plan Lower Level
Generalized Land Use Plan
Existing Utilities Easement
New Utilities Easement

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Highrise Building Design Criteria
Lowrise Building Design Criteria
Building Elements
Building Materials
Environmental Considerations
Maximum Building Envelopes
Illustrative Elevations
Parcel Criteria / Maximum Building Envelopes


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87986 JOURNAL--CITY COUNCIL--CHICAGO 10/31/2018

Naming Conventions

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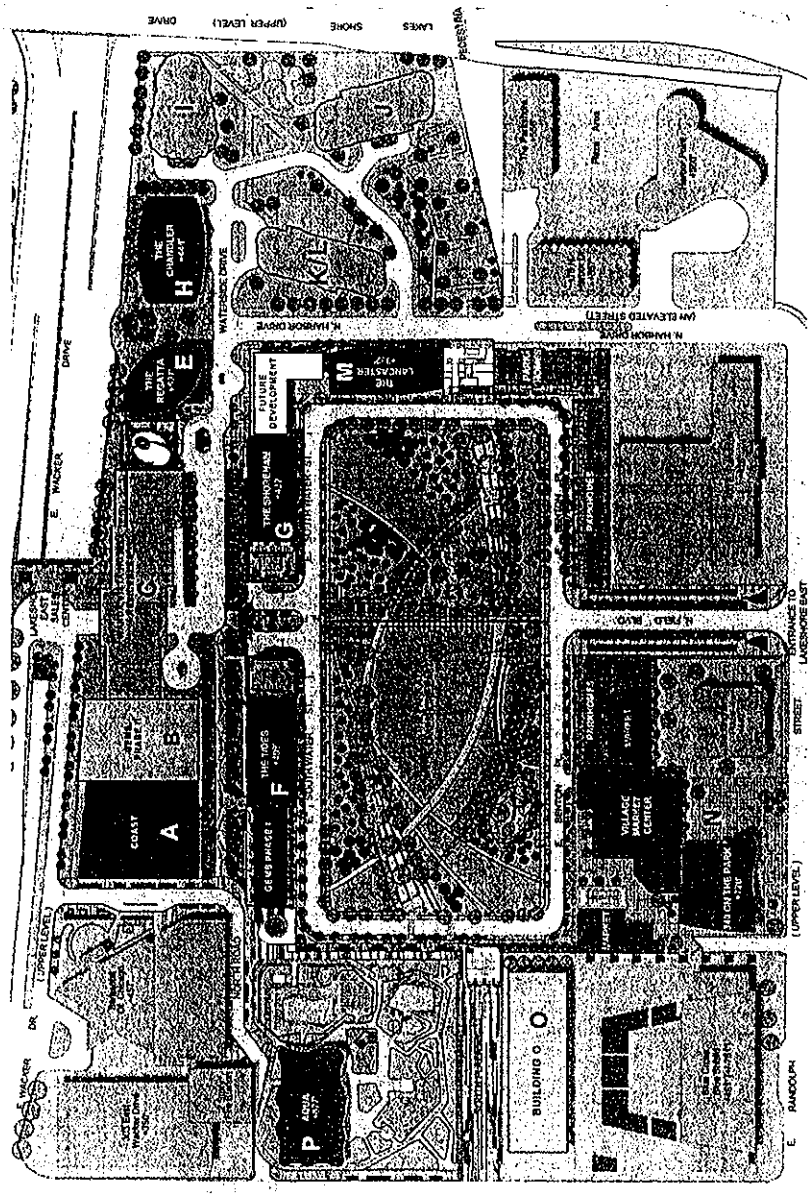
A - Coast
B - GEMS Phase II
C - Vista Tower
E - The Regatta
F - The Tides
G - The Shoreham
H - Chandler
I - Building I
J - Building J
K/L - Building K/L
M - The Lancaster
N - 340 On the Park
O - Building O
P - Aqua




Lakeshore East Master Plan • CPD • Illinois
Lakeshore East LLC

October, 2018

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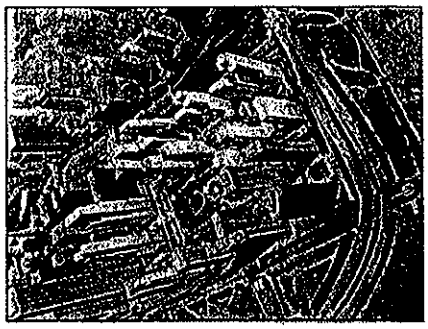
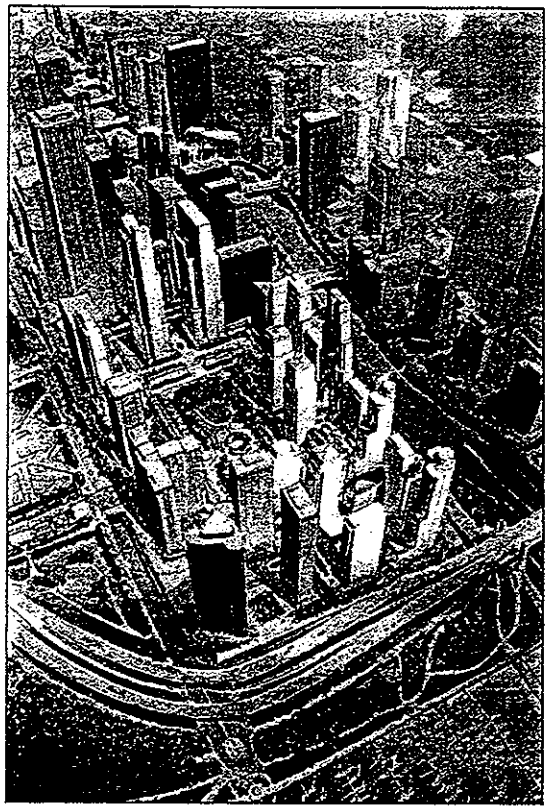
1.0 Introduction





LAKESHORE EAST
MASTER PLAN AND DESIGN STANDARDS

Introduction

Lakeshore East is a new mixed-use community that will be developed on Illinois Center railroad land between Lake Shore Drive on the east, Michigan Avenue on the west, Randolph Street on the south and Wacker Drive on the north. Lakeshore East, located within Illinois Center east of Columbus Drive, will inculude residential, hotel, office, mixed-use development and a new public park.

Development on the approximately 52 acres of land within these Illinois Center boundaries has been regulated by a number of Planned Developments approved by the City of Chicago since 1969. Illinois Center is the subject of the existing Planned Development No. 70. This Planned Development was originally approved in 1969. It was subsequently amended in 1979, and then again in 1993.

Most of the Illinois Center property west of Columbus Drive has now been developed. East of Columbus Drive, there are also a number of existing buildings, including: an office building at Three Illinois Center; the Blue Cross-Blue Shield building, the Swiss Grand Hotel and Five high rise residential buildings. In addition, west of Columbus Drive, the residential Park Millennium is currently under construction.

Lakeshore East will be created on approximately 28 acres of land that remain between Columbus Drive and Lake Shore Drive. The development of Lakeshore east will be guided by a new amendment to Planned Development No. 70. This area is identified as Sub-Area E within Planned Development No. 70, and is currently occupied by a golf course facility and other open space located on the property east of Columbus Drive. Lakeshore East will be located within this area.

The 1993 Amendment to Planned Development No. 70 permitted approximately 14.5 million square feet to be constructed on a net developable area of 1.1 million square feet (28 acres) within Sub-Area E.

Under the new amendment to Planned Development No. 70 The Lakeshore East development will construct 9.7 million square feet of buildable area, which is approximately 2/3 of what was previously allowed. The net developable area has been reduced to under 700,000 square feet (14 acres) as a result of a significant increase in the land dedicated to the public for parks, open spaces and road rights of way.

Lakeshore East will create a new urban neighborhood including residential condominiums, apartments and townhomes, hotel, office, commercial, retail and mixed-use development and public open space including a new public park. A combined public school / park district facility is also anticipated to be included within the development.

This Lakeshore East Master Plan and Design Guidelines Standards both illustrates and will guide the organization, scale, form and character of new buildings, streets and open spaces over time.



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10/31/2018 REPORTS OF COMMITTEES 87989

## Document Intent

This document is intended to ensure that the future development of Lakeshore East is consistent with the vision and principles laid out in the ***Lakeshore East Master Plan.***

The document is organized into five sections:

- **Urban Design Principles**
  Basic design principles that will guide future development
- **Development Summary**
  The framework for development
- **Access and Circulation**
  Connections for cars and people
- **Open Space**
  Parks and courtyards to create a green neighborhood
- **Design Standards**
  Guidelines that will shape the character of buildings, and the public realm

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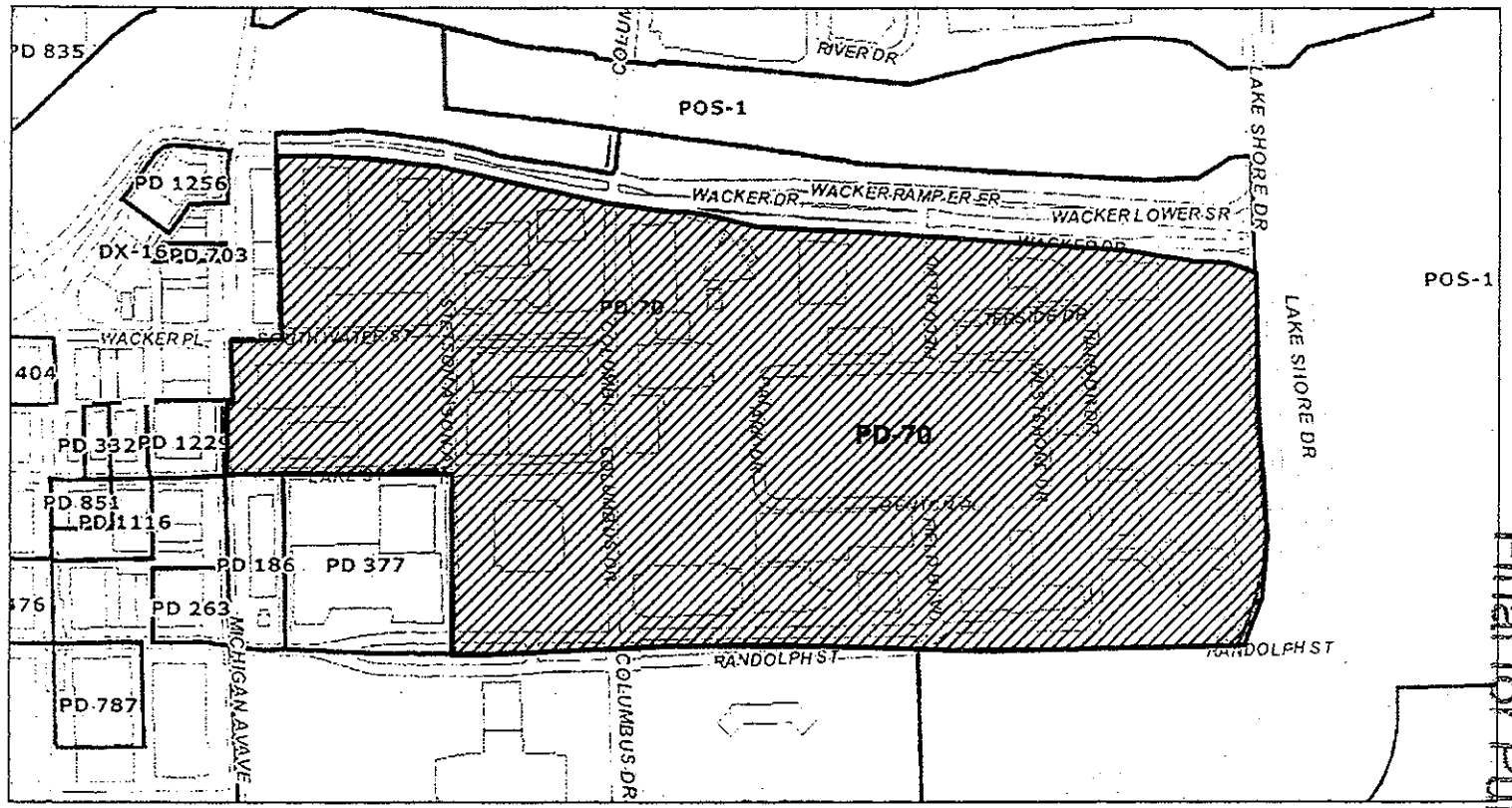
Existing Zone Map




Residential Business Planned Development No. 70



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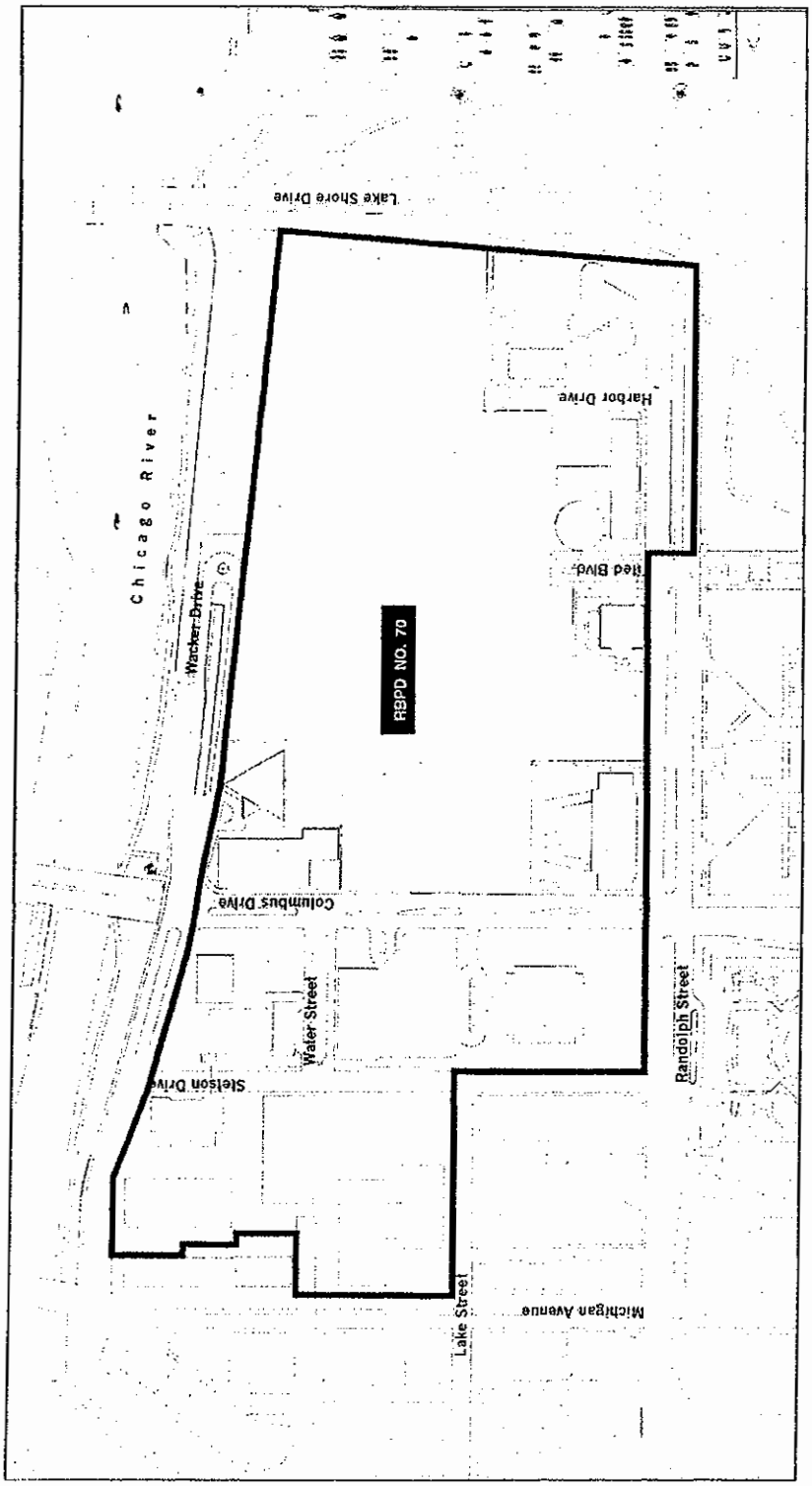
10/31/2018 REPORTS OF COMMITTEES 87991

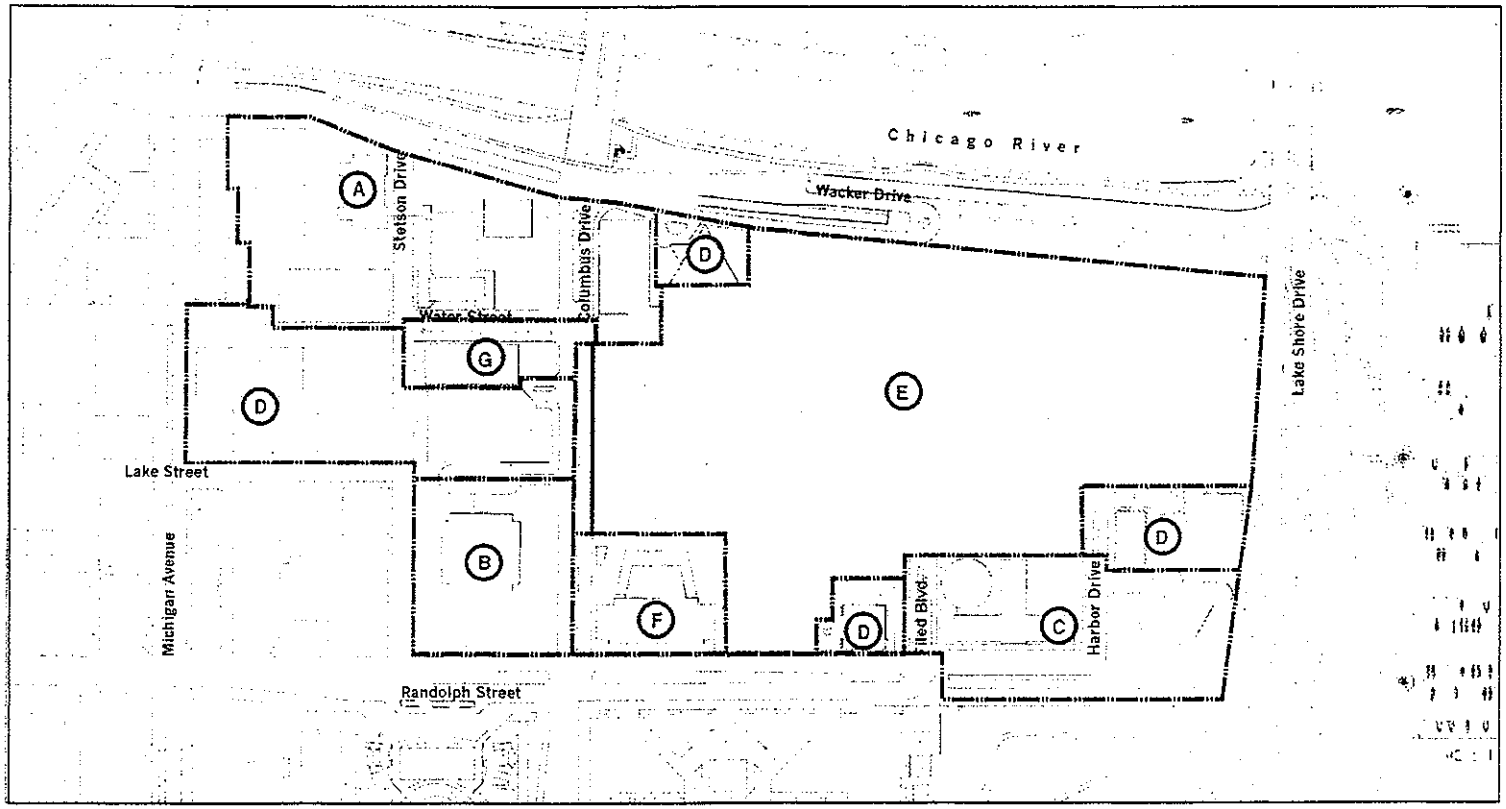
Final for Publication

Planned Development Boundary




Lakeshore East Master Plan • Chicago, Illinois
Lakeshore East LLC
1.4

October, 2018




(A) Subarea Identification



10/31/2018 REPORTS OF COMMITTEES 87993

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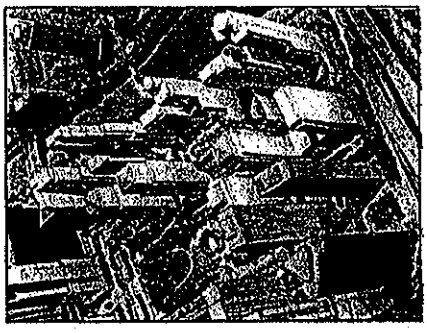
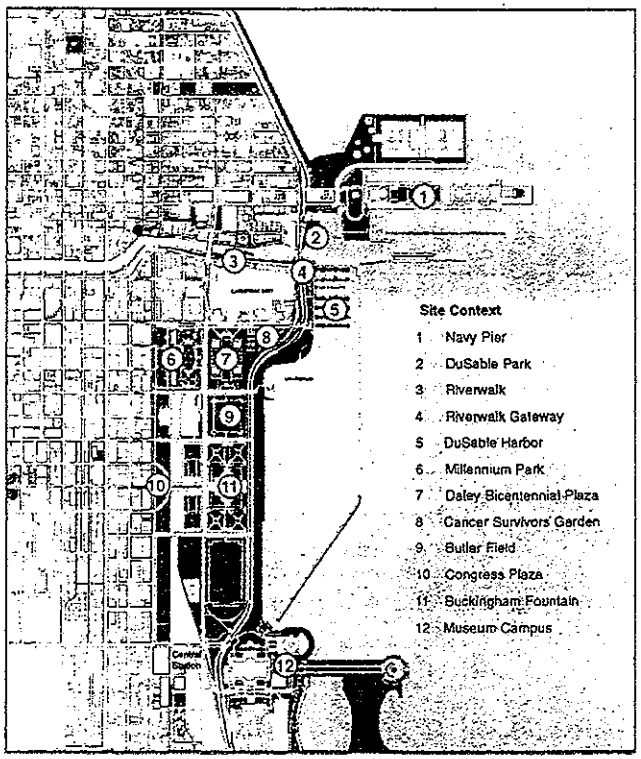
**2.0 Urban Design Principles**

General Intent / Site Context and Location
Urban Framework
Building Height and Massing
Access and Circulation
Open Space
View Corridors






**Site Context and Location**

The Lakeshore East site is one of the largest remaining development parcels in the center of Chicago. Located at the mouth of the Chicago River at Lake Michigan, the site offers tremendous opportunities for new development and open space. The remarkable assets of this site include:

- Proximity to the Loop, the East Loop, the Magnificent Mile, Navy Pier, DuSable Harbor, Grant Park, the Lakefront and the Chicago River
- Spectacular views of the city and the waterfront
- Diverse uses on surrounding blocks, including offices, hotels, residential
- Proximity to transit including the METRA, CTA, Rail and the new busway to McCormick Place
- Proximity to Grant Park Parking Garages

To respond to the unique context of the site, a set of urban design principles have been developed that address the following issues:

- *The Urban Framework*
- *Building height and massing*
- *Access and Circulation*
- *Open Space*
- *View Corridors*

**General Intent / Site Context and Location**

The Master Plan sets forth the basic principles and controls needed to guide the development of the +/-28 acres Lakeshore East development. The Master Plan Standards will guide the development of Lakeshore East as it becomes a vibrant urban district supporting 9.7 million square feet of new residential, hotel, office and mixed use development.

It is also the intent of the Master Plan to enhance the urban fabric and character of Chicago's central area, while also achieving the goals of the City of Chicago and the developer criteria set forth for the Lakeshore East area by a 1993 Planned Development amendment.

The Master plan offers a development framework intended to ensure that as Lakeshore East evolves, it will provide a high quality of life for its residents and neighbors alike. The pattern of development blocks, streets and open spaces will connect Lakeshore East and adjacent developments and amenities. This framework will also strengthen the areas adjacent to the site, offering access to Lakeshore East's amenities and connections through this new district to other neighborhoods, the Chicago River and the lakefront.



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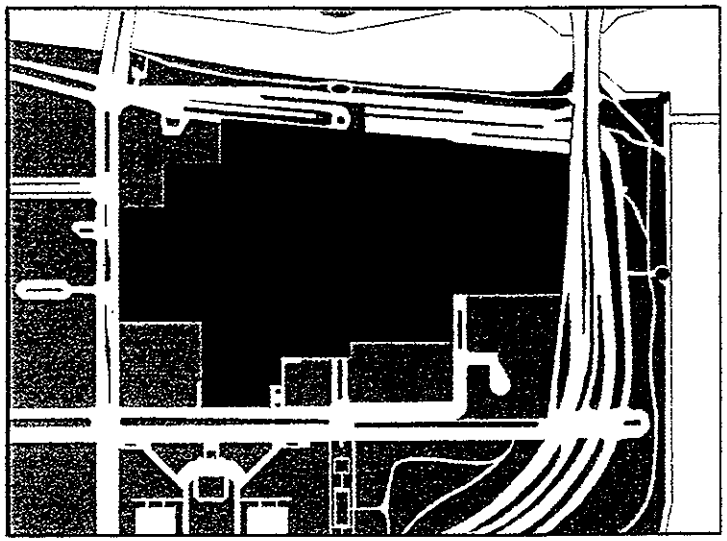
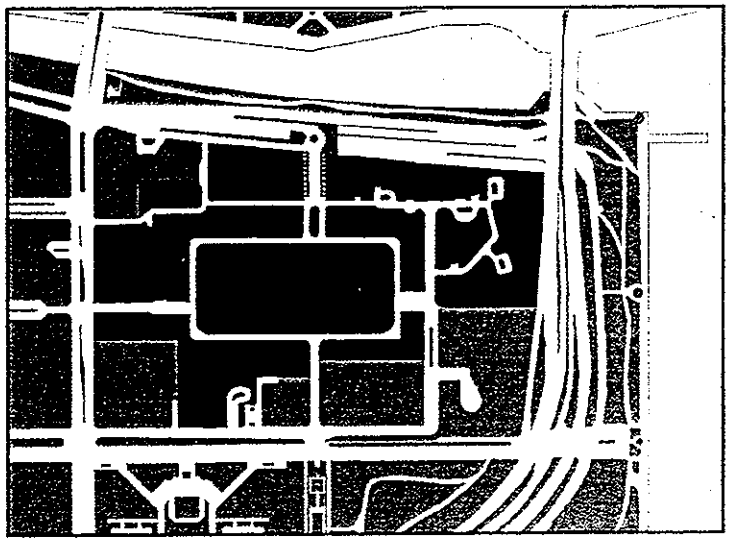
10/31/2018 REPORTS OF COMMITTEES 87995

Urban Framework

- Establish urban blocks which are similar in size to typical downtown Chicago blocks
- Create urban streets in character with those of a residential neighborhood
- Create addressing opportunities for multiple buildings per block



Subarea E
*A single, contiguous development site.*



Proposed development plan
*Establish urban-scaled blocks and extend the local street system into the development to avoid the potential perception of a 'super-block'*



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87996 JOURNAL--CITY COUNCIL--CHICAGO 10/31/2018

10/31/2018 REPORTS OF COMMITTEES 87997

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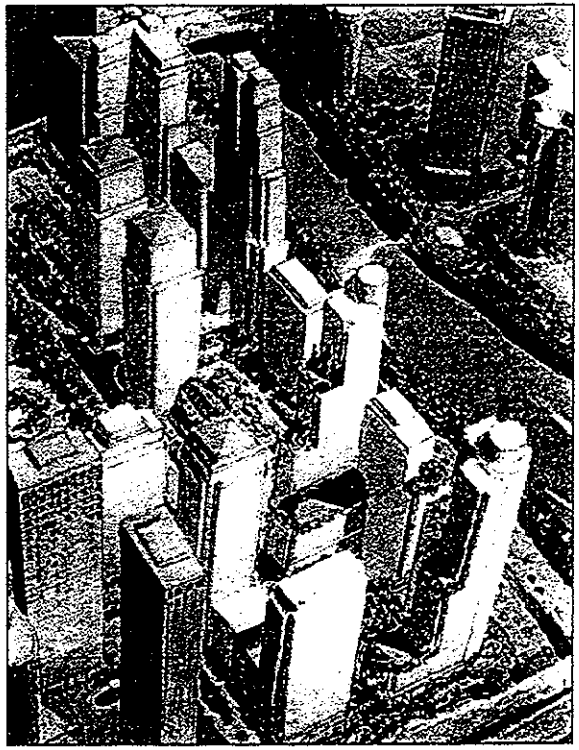
**Building Height and Massing**

- Place tall buildings with a sensitivity towards existing residential towers
- Frame the park with low-rise development and townhouses which can screen all existing and future parking podiums from view
- Place the tallest buildings along Columbus Drive and at key prominent locations
- Strengthen the character of the urban street wall, or facades, on Wacker Drive along the Chicago River
- "Stagger" high-rise buildings to maximize views throughout the future development

Low-rise townhouses can screen parking podiums from the street



Building massing and height should be sensitive to existing towers, street walls and view corridors

87998 JOURNAL--CITY COUNCIL--CHICAGO 10/31/2018

### Access & Circulation

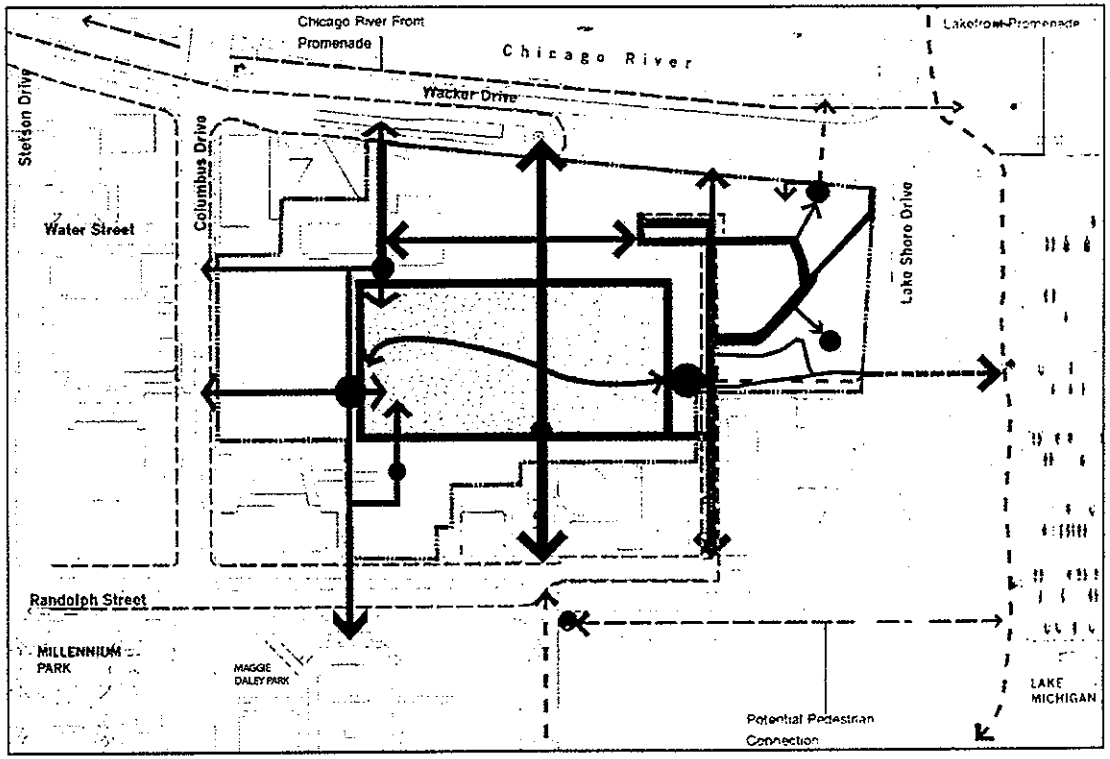
- Maximize connection to surrounding development
- Create a permeable neighborhood
- Weave the different levels together
- Strengthen pedestrian connections to the river and lakefront
- Provide convenient parking , drop-off, and service access without negatively impacting the existing streets

### Diagram Legend:

The Diagram to the right represents a hierarchy of connectivity. The large arrows represent the major or primary access corridors of the site. They represent both pedestrian or vehicular traffic depending on their location. The smaller arrows indicate the secondary corridors of access.

The circles represent the major vertical connections of the site which allows the pedestrian to access the different levels of the development.

The dark dotted arrows indicate existing connections along the Riverfront, Lakefront and to Grant Park at the lower level The light dotted arrows identity existing pedestrian movement along the major streets at the upper level.




Maximize connectivity to surrounding development and create a permeable neighborhood

NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.

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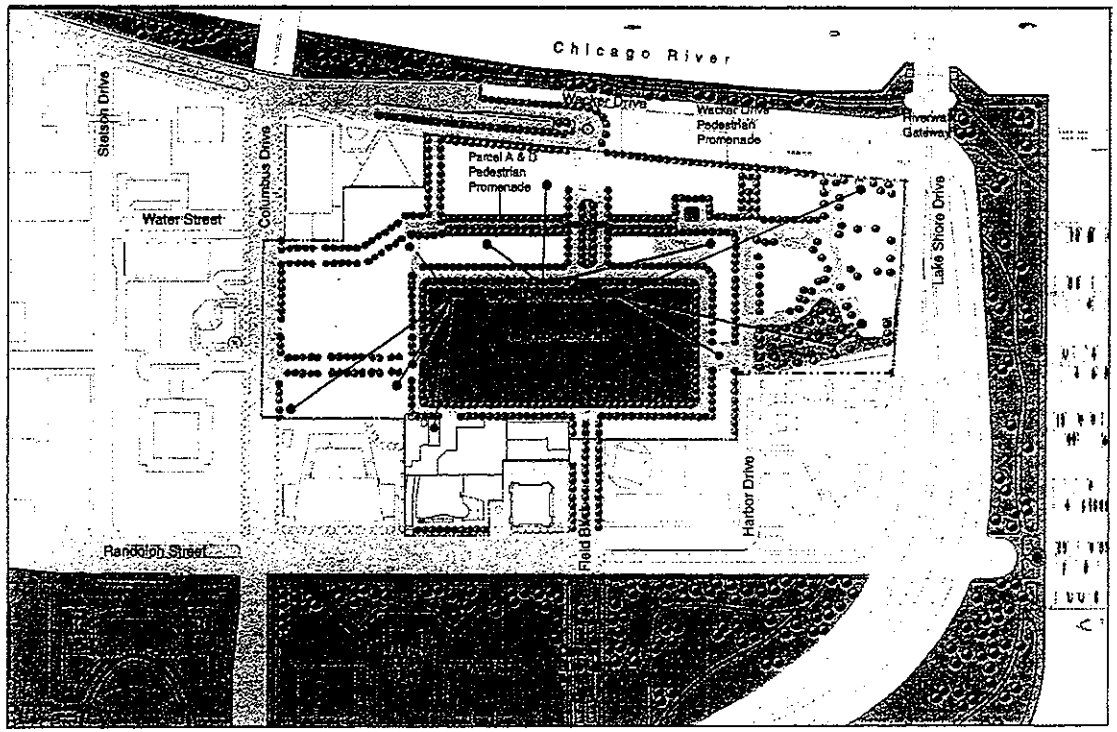
## Open Space

- Create a large neighborhood park as the focus of Lakeshore East
- Create smaller courtyards between buildings.
- Connect the open spaces in Lakeshore East to Grant Park, the Chicago Riverwalk and the lakefront park system
- Create well landscaped 'green' streets.




Develop a new public park, smaller courtyards between buildings and create landscaped green streets.

NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.



10/31/2018 REPORTS OF COMMITTEES 87999

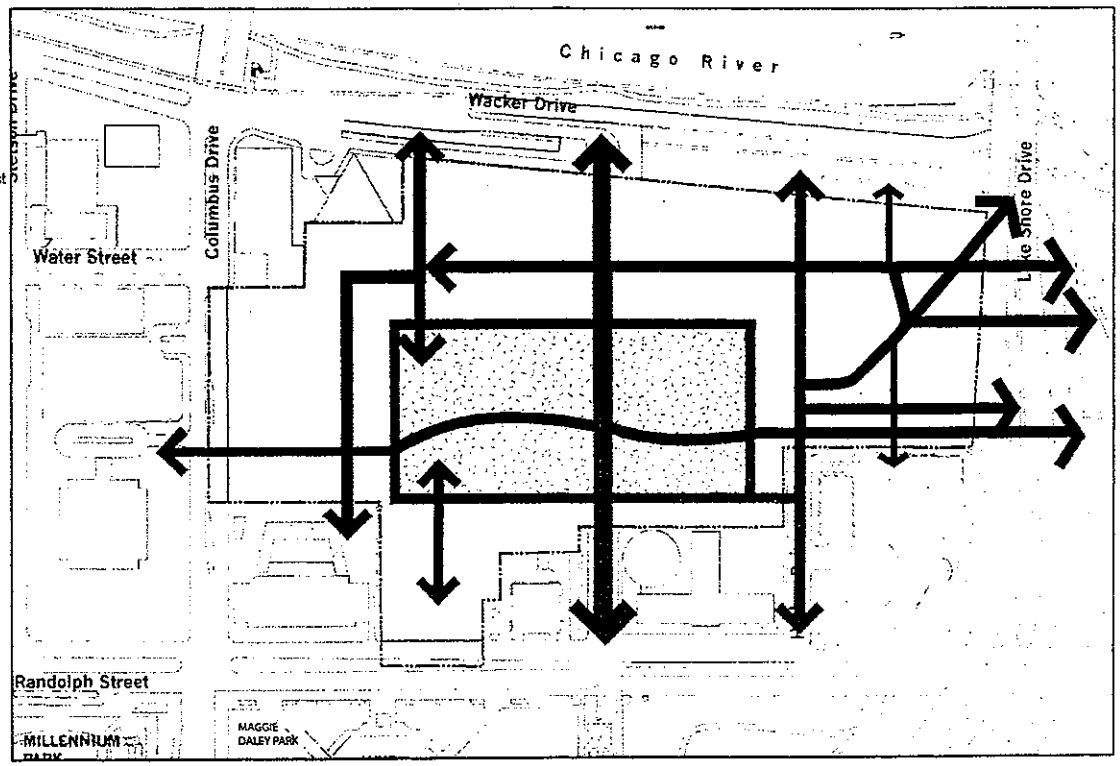
**View Corridors**

- Ensure a visually permeable neighborhood
- Create east / west and north / south view corridors
- Maximize views from existing residences
- Place tall buildings at the northern edge of Lakeshore East
- Maximize views to the central park
- Create appropriate building separation to allow for views through the development

**Diagram Legend:**

The large arrows and thicker lines represent the major view corridors of the site.

The smaller arrows represent the secondary view corridors of the site.




**NOTE:** These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.



FINAL FOR PUBLICATION

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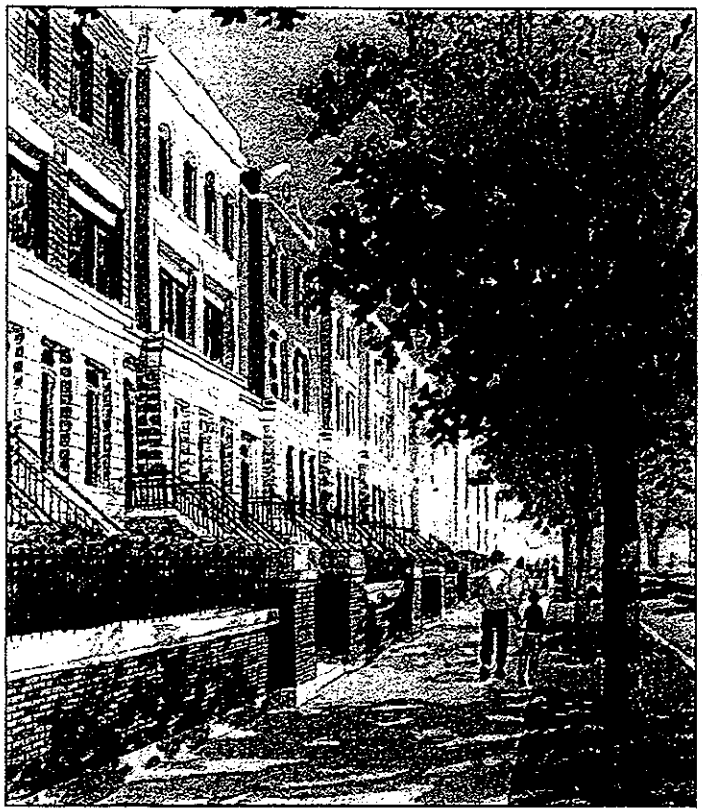
## 3.0 Development Summary

Development Framework
Bulk Regulations and Data Table
Proposed Parcelization Plan - Upper Level Plan
Proposed Parcelization Plan - Intermediate Level
Proposed Parcelization Plan - Lower Level
Generalized Land Use Plan
Utility Easements
Easements



Introduction

The master plan for Lakeshore East establishes a framework of 7 development parcels. These development parcels are defined by a network of addressing streets at various levels. Parcel dimensions have been established that will allow for flexibility in accepting a variety of land uses and building types.

The intent of the master plan is to develop a new, vibrant urban district that promotes a collective image for Lakeshore East. This may be achieved through a consensus that is based on the following principles :

Land Use
- New development should be compatible with neighboring uses.
- Locate Office uses at the western portion of the site, adjacent to existing office buildings, office could locate along Wacker Drive limited by the location of the upper level roadway of Wacker Drive
- Locate residential uses adjacent to and within views of the neighborhood park, Chicago River, and / or Lake Michigan
- Provide a future school site within the park

Parcelization
- Ensure the creation of an urban framework of streets and blocks
- Allow for future development flexibility

Development Plan
- Locate taller buildings with a sensitivity towards existing view corridors from neighboring buildings
- Frame the neighborhood park with townhomes or low-rise development with taller buildings beyond.

Parking
- Maximize on-street parking
- Screen all structured parking from view
- Develop below grade parking lined with townhomes which front onto the park

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88002 JOURNAL--CITY COUNCIL--CHICAGO 10/31/2018

10/31/2018

REPORTS OF COMMITTEES

88003

Residential - Business Planned Development Number 70

## Amended Planned Development Use and Bulk Regulations and Data

October 16, 2018

| Subarea | Net Development Area (1) | | Building Area | | Max Net F.A.R. | Residential Dwelling Units | | Office (s.f.) | | Hotel Rooms (# of Keys) | | Retail Sales/Service Area | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | sf | acres | Existing/Under Construction | Future Allowed | | Existing/Under Construction | Future Allowed | Existing/Under Construction | Future Allowed | Existing/Under Construction | Future Allowed | Existing/Under Construction | Future Allowed |
| Subarea A | | | | | | | | | | | | | |
| One Illinois Center | 66,104 | 1.52 | | | | | | | | | | | |
| Hyatt West | 52,256 | 1.20 | | | | | | | | | | | |
| Two Illinois Center | 80,085 | 1.84 | | | | | | | | | | | |
| Hyatt East | 73,000 | 1.68 | | | | | | | | | | | |
| Columbus Plaza | 38,154 | 0.88 | | | | | | | | | | | |
| Three Illinois Center | 52,560 | 1.21 | | | | | | | | | | | |
| Subtotal | 362,159 | 8.33 | 4,419,463 | - | 12.20 | 552 | - | 1,762,906 | - | 2,041 | - | 153,958 | - |
| Subarea B | | | | | | | | | | | | | |
| AON Building (Amoco) | 136,819 | 3.14 | 2,698,308 | | 19.72 | | | 2,698,308 | | | | 84,000 | |
| Subarea C | | | | | | | | | | | | | |
| Outer Drive East | 88,463 | 2.03 | | | | | | | | | | | |
| Harbor Point | 79,950 | 1.84 | | | | | | | | | | | |
| Subtotal | 168,413 | 3.87 | 2,004,225 | - | 11.90 | 1,682 | - | - | - | - | - | 42,668 | - |
| Subarea D | | | | | | | | | | | | | |
| Buckingham | 34,825 | 0.80 | | | | | | | | | | | |
| 175 Harbor Dr. | 50,249 | 1.15 | | | | | | | | | | | |
| Park Shore | 41,672 | 0.96 | | | | | | | | | | | |
| Swisshotel | 34,000 | 0.78 | | | | | | | | | | | |
| Fairmont | 43,169 | 0.99 | | | | | | | | | | | |
| Athletic Club | 21,943 | 0.50 | | | | | | | | | | | |
| BTE | 44,091 | 1.01 | | 900,671 | | | | | 900,671 | | | | |
| BTN | 63,660 | 1.46 | | | | | | | | | | | |
| BTS | 53,778 | 1.23 | | | | | | | | | | | |
| Subtotal | 387,387 | 8.88 | 5,707,385 | 900,671 | 17.06 | 1,390 | - | 2,699,000 | 900,671 | 1,337 | - | 221,369 | - |
| Subarea E | | | | | | | | | | | | | |
| Public School | 31,583 | 0.73 | | 53,000 | 1.68 | | | | | | | | |
| Private Development | 825,455 * | 18.95 | 7,126,103 | 2,573,897 | 11.75 | 4,029 (4) | 3,167 (4) | 286,567 (4) | 76,159 (4) | 544 (4) | 597 (4) | 185,162 | 587,843 |
| Subtotal | 857,038 | 19.67 | 7,126,103 | 2,626,897 (3) | 11.38 | 4,029 (4) | 3,167 (4) | 286,567 (4) | 76,159 (4) | 544 (4) | 597 (4) | 185,162 | 587,843 |
| Subarea F | | | | | | | | | | | | | |
| BCBS | 100,905 | 2.32 | 1,813,819 | | 17.98 | | | 1,813,819 | | | | | |
| Subarea G | | | | | | | | | | | | | |
| Park Millennium | 40,641 | 0.93 | 582,903 | | 14.34 | 480 | | | - | | | 50,000 | |
| SUBTOTAL | 2,053,362 * | 47.14 * | 24,352,206 | 3,527,568 | 11.86 | 8,133 | 3,167 | 9,260,600 | 976,830 | 3,922 | 597 | 737,157 | 587,843 |
| | | | Building Area | | Max Net F.A.R. | Residential Dwelling Units | | Office (s.f.) | | Hotel Rooms (# of Keys) | | Retail Sales/Service Area | |
| ORDINANCE MAXIMUMS (existing and future, prior to conversion) | | | | 27,880,245 | 13.58 | | 9,050 | | 12,000,000 | | 5,500 | | 1,325,000 |

(1) Net developable areas for individual parcel components (A, B, C, or D) are taken from original survey as prepared by Dale Weaver

(2) Areas outside of Subarea E provided by the City of Chicago & I E Consultants, Surveyors

(3) Future Allowed figures are subject to potential modifications/transfers provided for in PD 70 and include I, J, K, L, Building O and other future development in Subarea E.

(4) Future Allowed figures have been adjusted to reflect an allowed PD converstion of keys and office space to dwelling units (1,000 s.f. office space = 1 dwelling unit and 2 hotel keys = 1 dwelling unit)

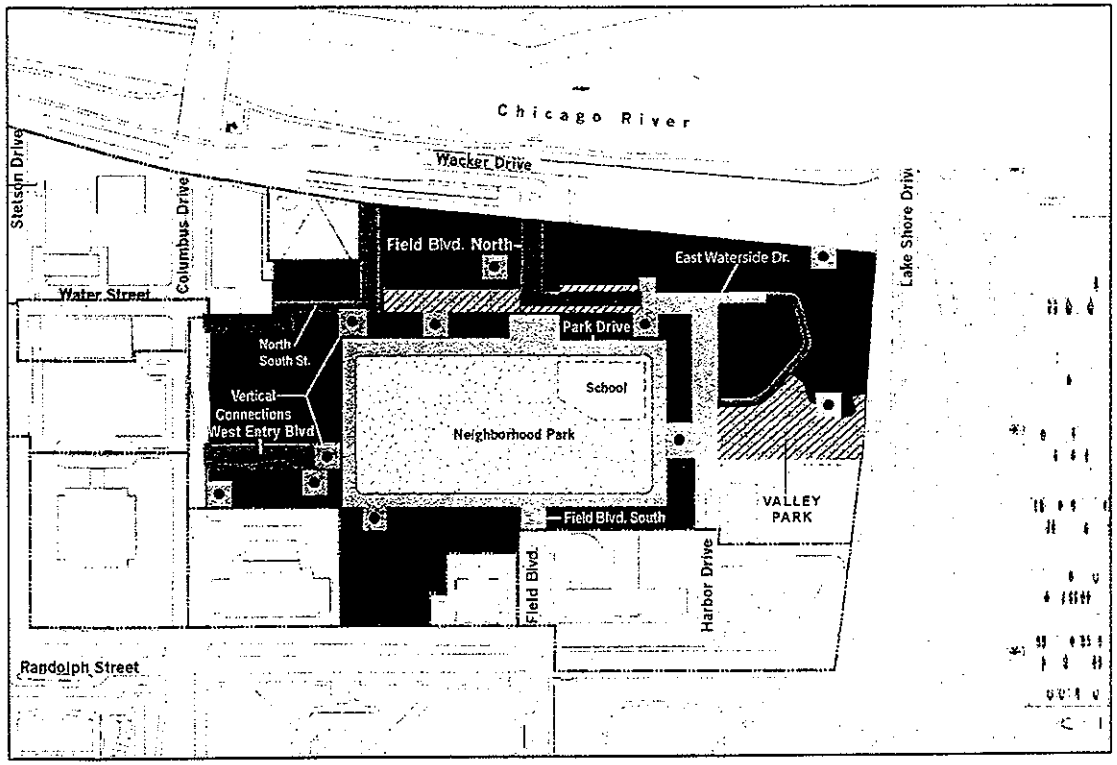
1,760,099 sf office space converted 981 hotel keys converted

* Private developable area include public spaces not dedicated. This PD eliminates 10,469 sf of dedicated ROW. Note that 17,898sf of public streets not dedicated has been added to the program (included in the Net Developbale Area).

Filed for Publication

October, 2018

Subarea E
Net Developable Area



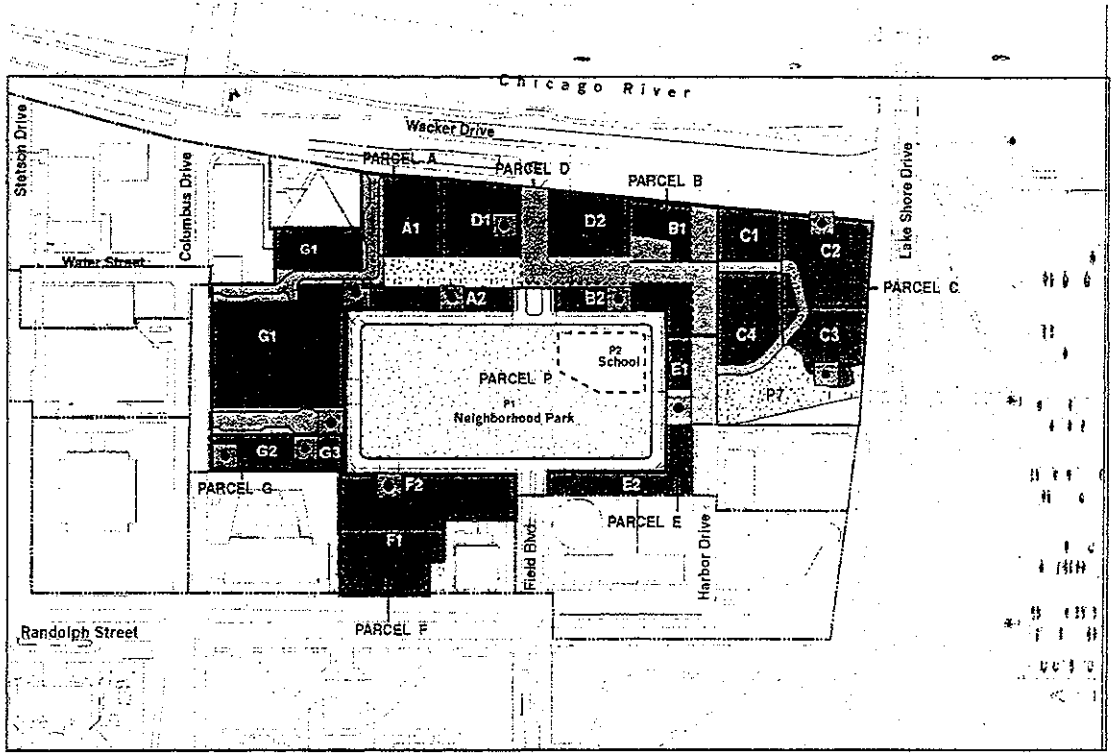

NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.
** Does not include Parkway portion of Ring Road in R.O.W.

Lakeshore East Master Plan • Chicago, Illinois
Lakeshore East LLC
3.3

Subarea E Parcelization Plan - Upper Level
(+/-) elev. +47.00 to +58.68 CCD

**Subarea E Parcelization Plan - Upper Level**

- Adjustments to the final location of parcel boundaries may occur as specific building designs are submitted for further review by the city.
- Sub-parcels may be combined into single parcels, or new sub-parcels may be created, however, the maximum building envelopes must be respected.
- All parcel or sub-parcel modifications are subject to administrative review and approval by the Department of Planning and Development.

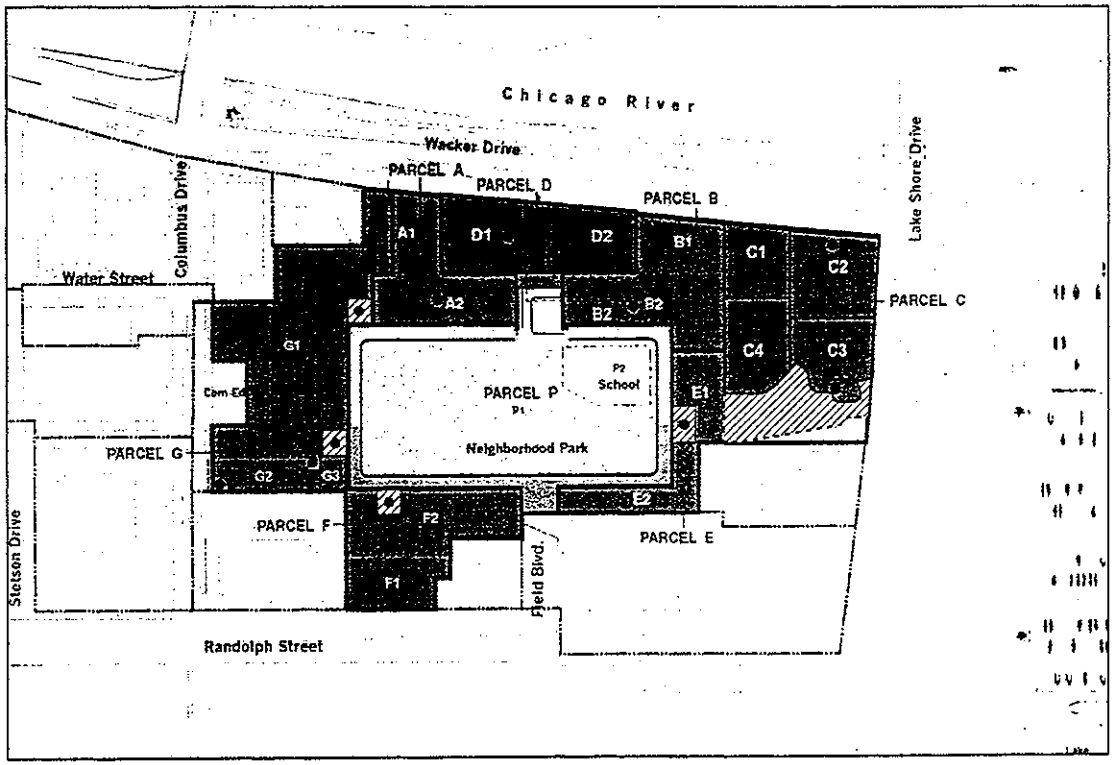



NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.



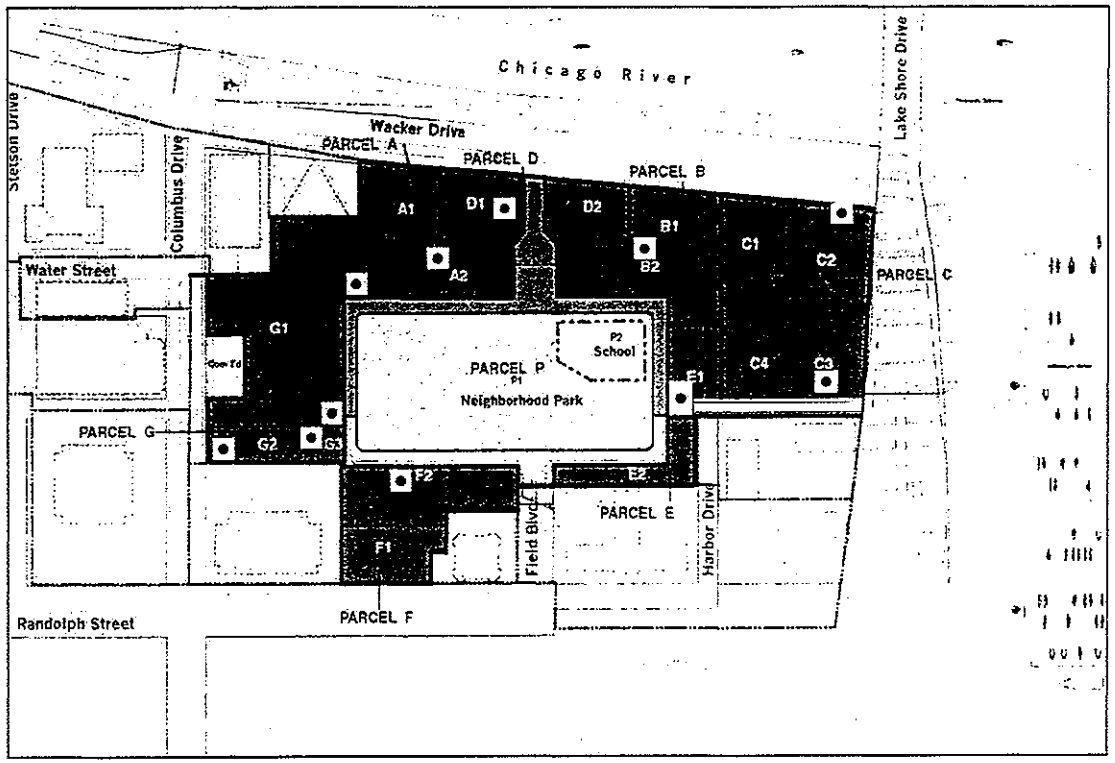
10/31/2018 REPORTS OF COMMITTEES 88005

## Subarea E Parcelization Plan - Intermediate Level
[+/-] elev. +27.00 CCD




NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.

Subarea E Parcelization Plan - Lower Level
(+/-) elev. +6.00 CCD




Public Open Space | R.O.W. | Development Parcel | Vertical Connection

NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.



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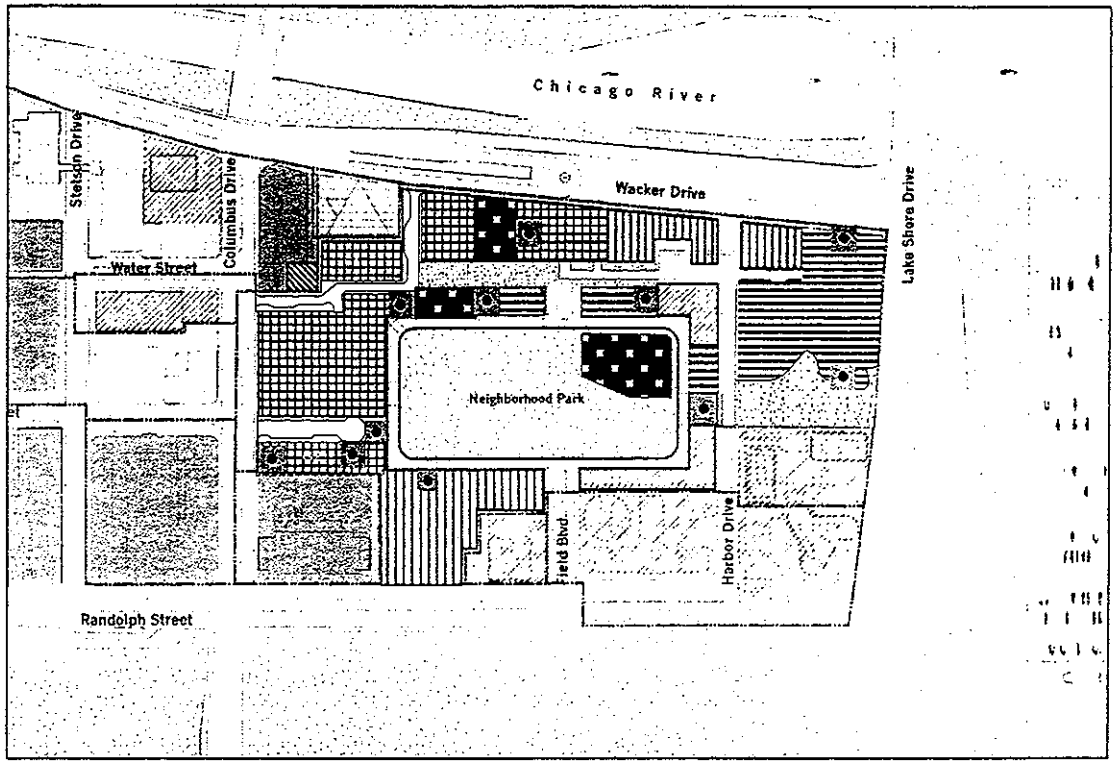
10/31/2018 REPORTS OF COMMITTEES 88007

**Land Use Plan**

- Future Land uses shall be compatible with existing adjacent land uses




Parks and Open Space
Residential
Mixed Use A (Commercial / Retail / Hotel / Residential / Office)
Mixed Use B (Commercial / Retail / Hotel / Residential)
Residential with Ground floor retail
Office
Hotel
Institutional
Vertical Connection
Privately Held Public Open Space

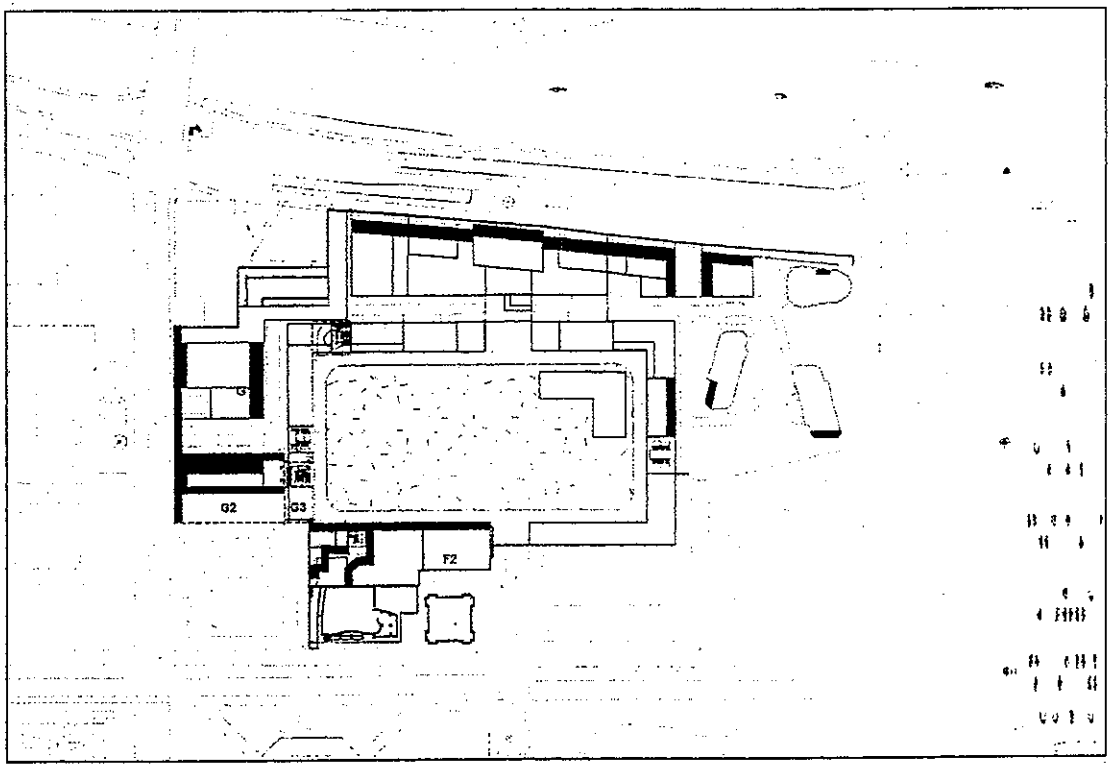
* per minor change letter dated 10/24/01, District Electrical Facilities will also be considered as an allowable use of developable land.

NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.

Proposed Retail Plan:
Upper Level

**Proposed Retail Frontage - Upper Level**

- Non-residential or mixed-use buildings should maximize retail uses at the ground floor addressing the street or pedestrian access.
- For residential buildings, neighborhood-serving retail at the ground floor is strongly encouraged.
- For buildings along Upper Wacker Drive and Harbor Drive, neighborhood serving retail at the ground floor is strongly encouraged.




Suggested Retail Locations

Note: These plans are diagrammatic in nature and are only intended to show suggested, not required, retail locations.



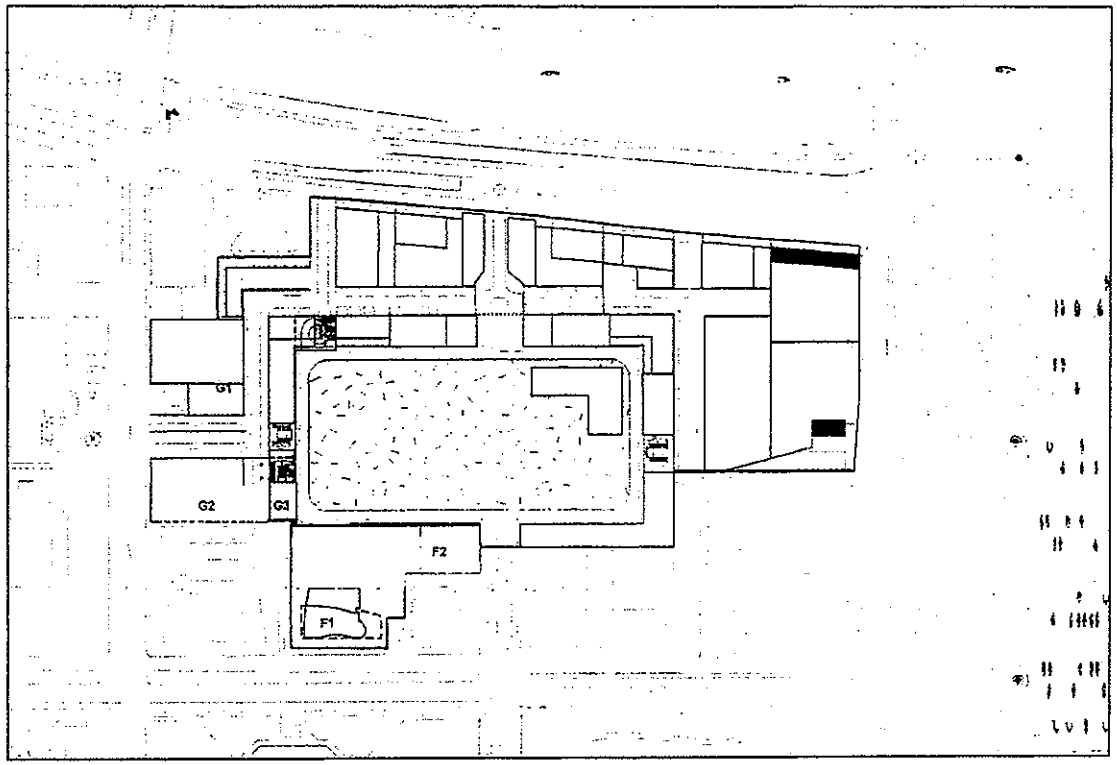
10/31/2018 REPORTS OF COMMITTEES 88009

October, 2018

Proposed Retail:
Intermediate Level

**Proposed Retail Frontage - Lower Level**

- For the taller buildings along the Park Drive, neighborhood serving retail at the ground floor is strongly encouraged.




Suggested Retail Locations

Note: These plans are diagrammatic in nature and are only intended to show suggested, not required, retail locations.

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3.8-A

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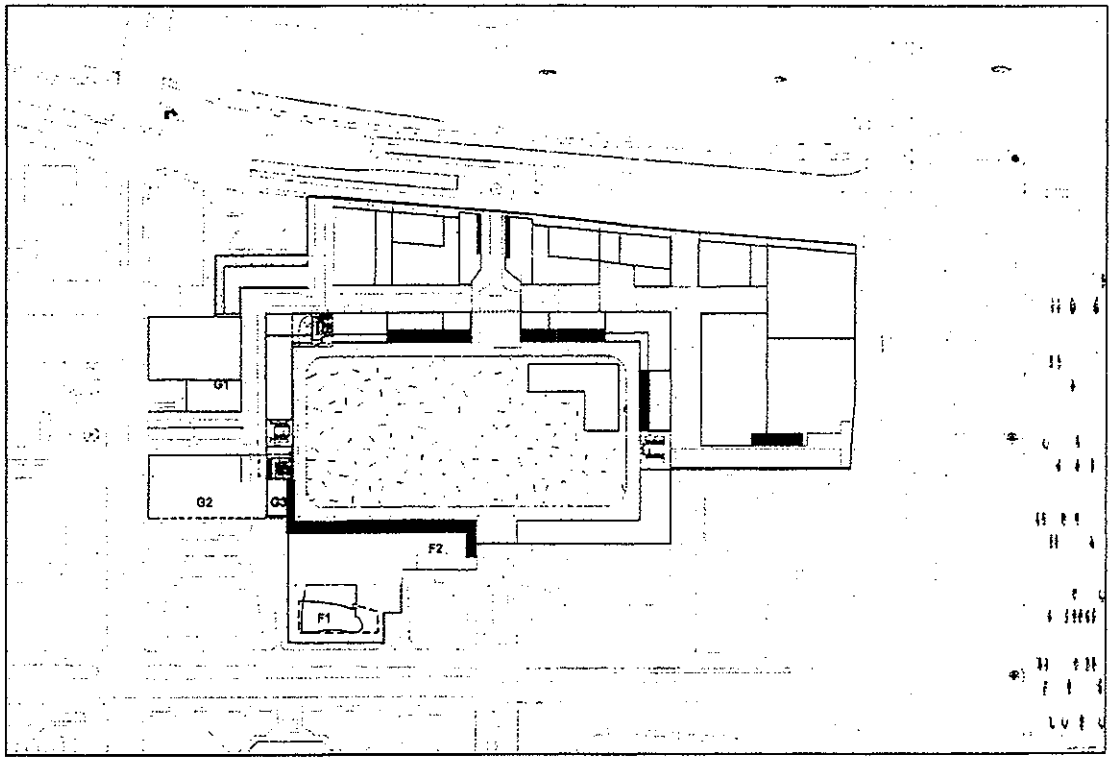
Proposed Retail:
Lower Level

**Proposed Retail Frontage - Lower Level**

- For the taller buildings along the Park Drive, neighborhood serving retail at the ground floor is strongly encouraged.




Suggested Retail Locations

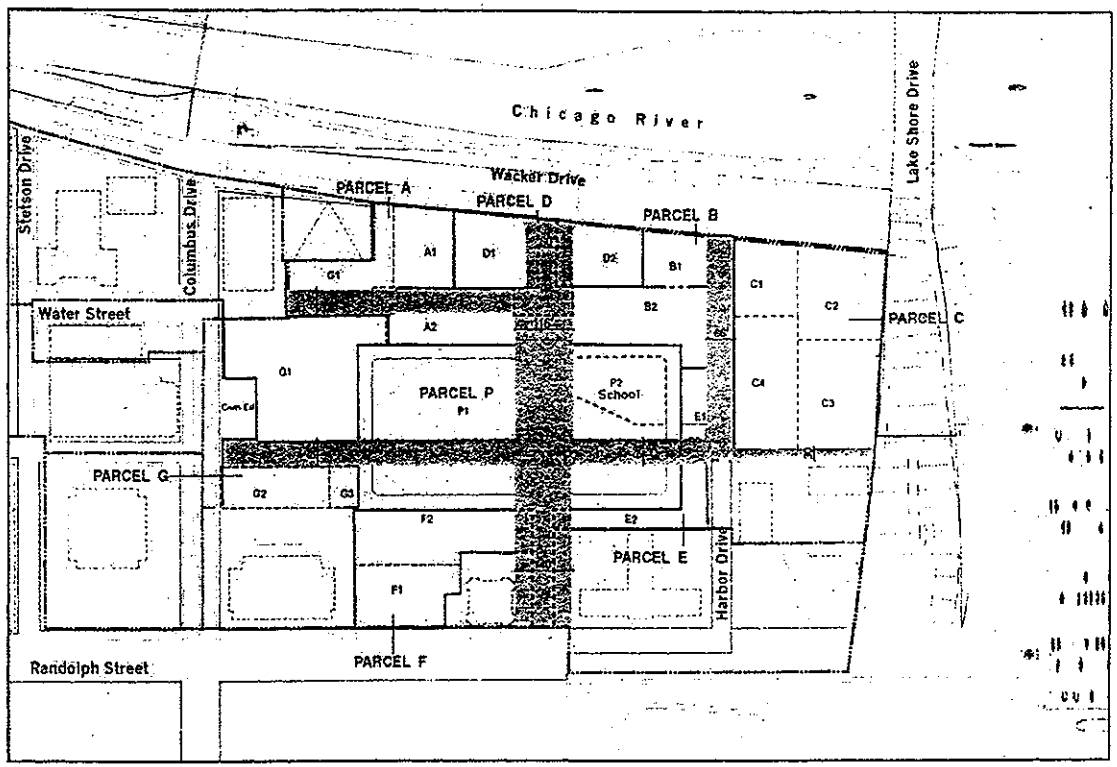
Note: These plans are diagrammatic in nature and are only intended to show suggested, not required, retail locations.



10/31/2018 REPORTS OF COMMITTEES 88011

**Existing Utility Easements**

- Some existing utilities and utility easements will be required to be relocated and / or vacated subject to administrative review and approval of the Department of Planning and Development.




Utility Easements

NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.

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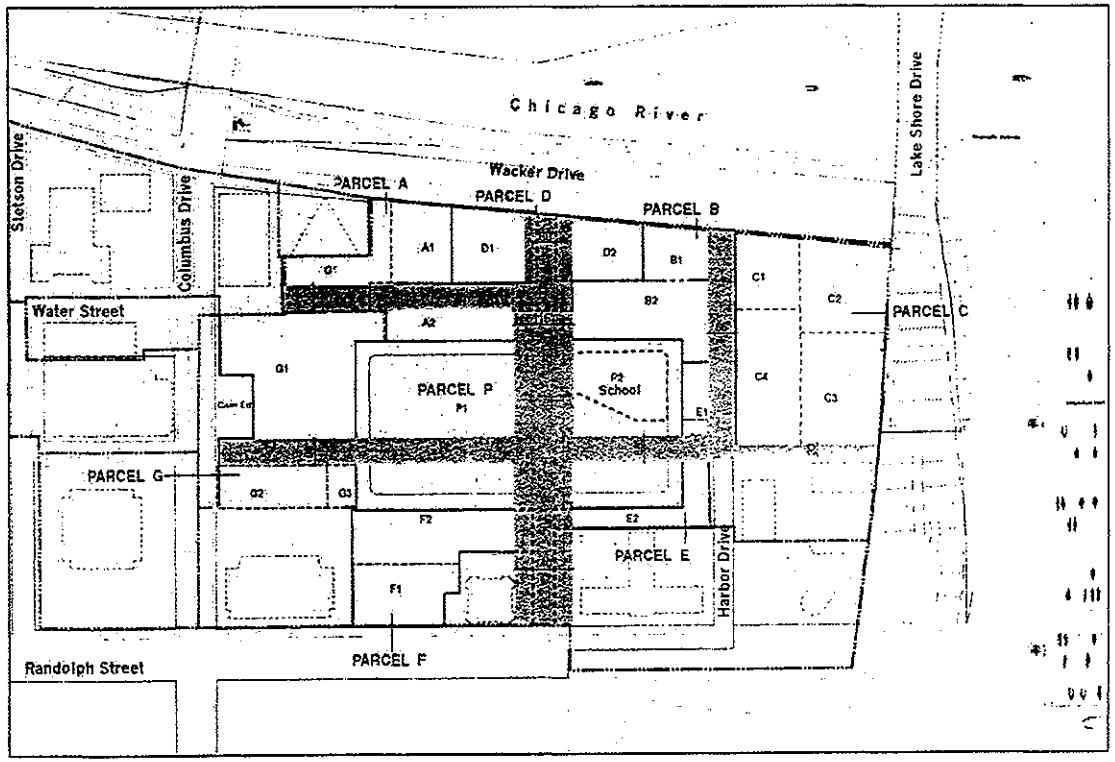
New Utility Easements




New Utility Easements  Com Ed Easement Area

NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.

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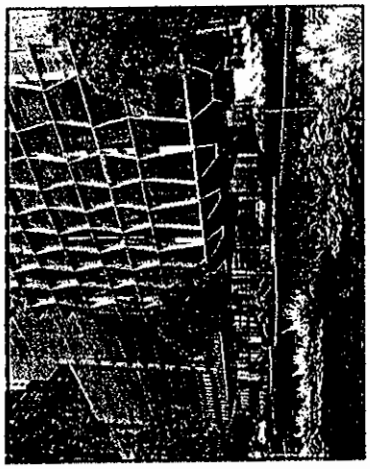
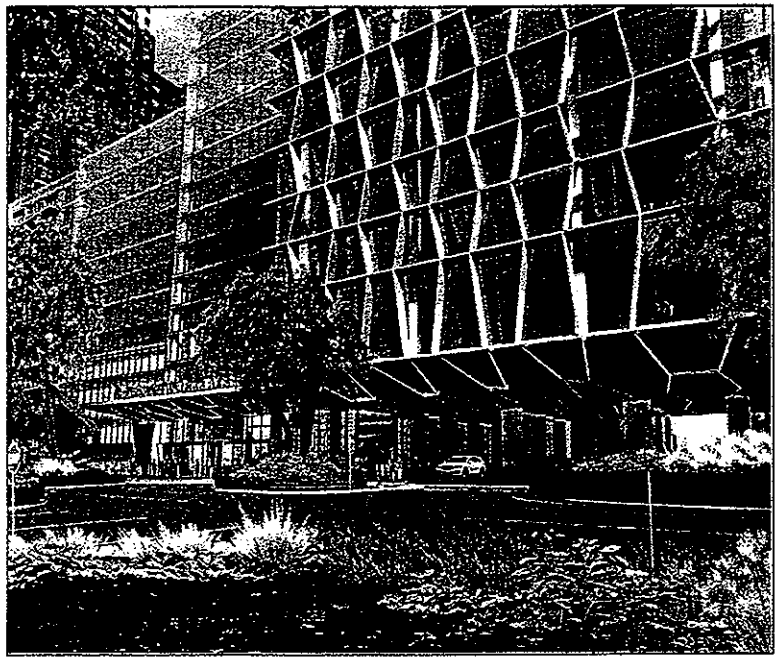
## 4.0 Access and Circulation

Vehicular Access and Rights-of-Way
Automobile Entrance Zones / Parking Access
Pedestrian Access
Right of Way Criteria





## Introduction

The family of streets identified within this master plan establishes an identity and character for this neighborhood. These street types address the complexities of the site and the different levels, while emphasizing the pedestrian character of the development. The framework of streets and sidewalks has been designed to provide separate vehicular and pedestrian paths, while ensuring an active and energetic street environment. Pedestrian safety and easy access between the different levels must also be ensured throughout the plan. Gracious sidewalk widths, ground level activities and distinctive landscape treatments will create a strong pedestrian environment for the neighborhood.

Each of the streets has been designed to serve equally as an open space amenity and a vehicular travel zone. The local streets lead to and link the new public park to each major block. This concept is strengthened by the provision for interior courtyards and other public spaces that directly link to the main pedestrian paths.

The following street types and sections respond to the anticipated levels of vehicular traffic within the neighborhood. They also establish a connected network of intimately-scaled, pedestrian oriented streets. These guidelines address the following principles:

### Streets

- Create well-scaled, tree-lined streets which strengthen the pedestrian environment
- Extend Harbor Drive north in order to complete the local residential street system
- Ramp Field Drive down from upper Randolph Street and connect it to a new Park Drive ringing the park at the natural grade level
- Provide a new internal street at the upper level to provide multiple access and address points for the western parcels

### Parking Access

- Provide convenient access from the upper intermediate, and lower levels
- Locate parking access mainly within interior courts or side streets

### Service Access

- Locate service access at the lower level
- Utilize utility easements for service access

### Pedestrian Access

- Provide clear pedestrian links to the Chicago River and Lake Michigan
- Provide convenient access between the upper and lower levels
- Provide handicap access throughout the development
- Extend and connect the Pedway to the park

### Emergency Access Easements

- *Emergency Access easements will meet all Chicago Fire Department requirements*



10/31/2018 REPORTS OF COMMITTEES 88015

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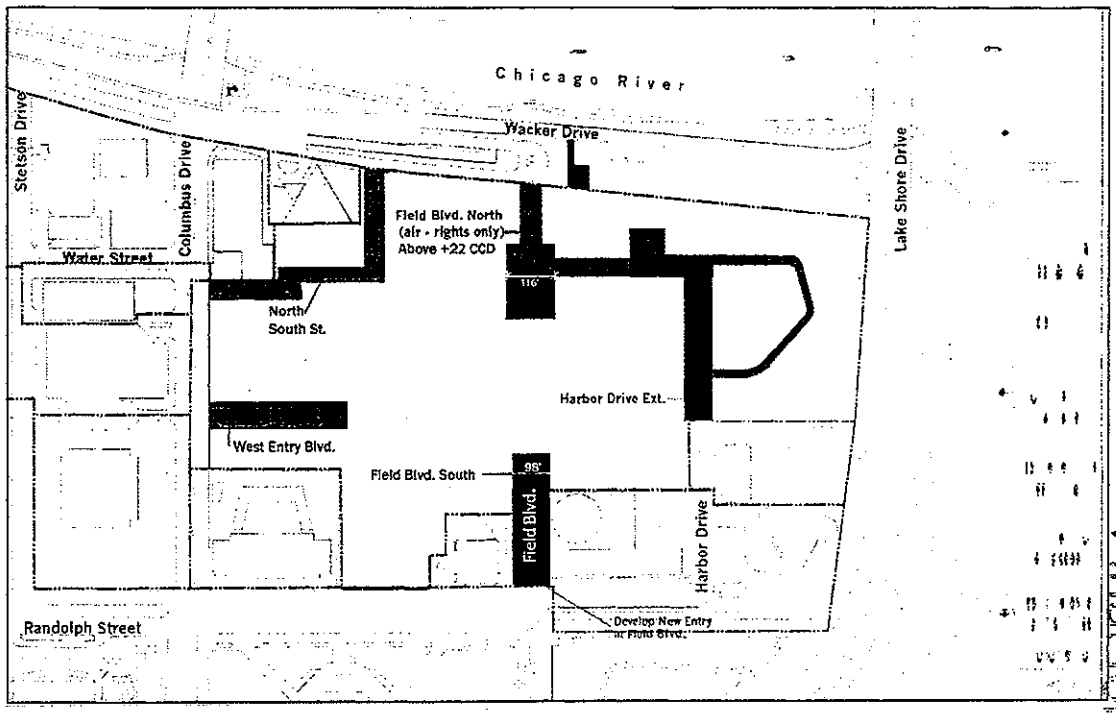
**R.O.W. Adjustments - Upper Level**

- The upper level is intended to serve local neighborhood traffic only
- Access to the Park Drive occurs from a connection to Upper Randolph via a sloped Field Boulevard.




New R.O.W. to be Dedicated | Existing Dedicated R.O.W. to Remain | Public Street Not Dedicated

*Note: Refer to Street Criteria Drawings for new R.O.W. dimensions & criteria*

NOTE:

1. Various Non-Roadway Portions of Upper Level Right of Ways may contain ventilation grates and structures in order to accommodate Lower Level Uses (e.g., parking garages, public, quasi-public and private utilities, etc.)

2. These plans are diagrammatic in nature. The precise location and dimensions of future roadways will be subject to the approval of the city. The vacation and dedications will be accomplished through separate ordinances.



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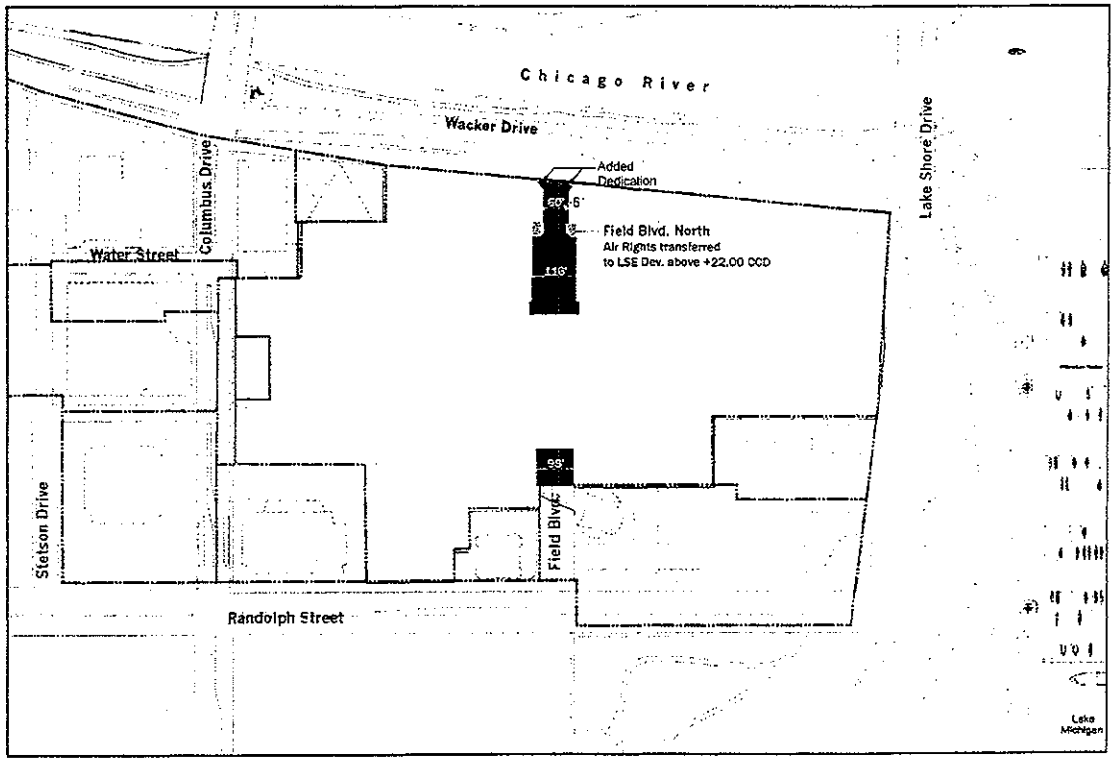
10/31/2018 REPORTS OF COMMITTEES 88017

## R.O.W. Adjustments - Intermediate Level

- No new roadway connections to Wacker Drive or Randolph St. are proposed at this level, in order to minimize thru-traffic.




*Note: Refer to Street Criteria Drawings for new R.O.W. dimensions & criteria*

NOTE: These plans are diagrammatic in nature. The precise location and dimensions of future roadways will be subject to the approval of the city. The vacation and dedications will be accomplished through separate ordinances.



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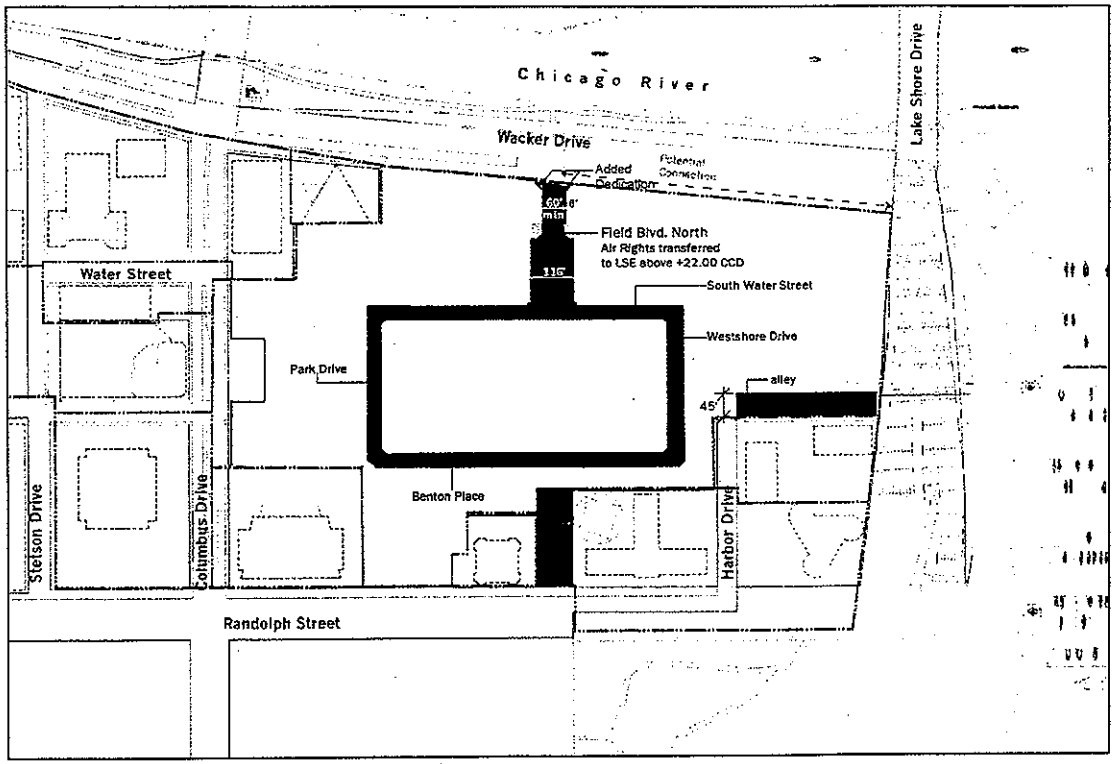
**R.O.W. Adjustments - Lower Level**

- The Park Drive will ring the neighborhood park with one way through traffic at the lower level
- A connection to Lower Wacker Drive via Field Drive North will allow a second means of access / egress to the lower level




*Note: Refer to Street Criteria Drawings for new R.O.W. dimensions & criteria*

NOTE: These plans are diagrammatic in nature. The precise location and dimensions of future roadways will be subject to the approval of the city. The vacation and dedications will be accomplished through separate ordinances.

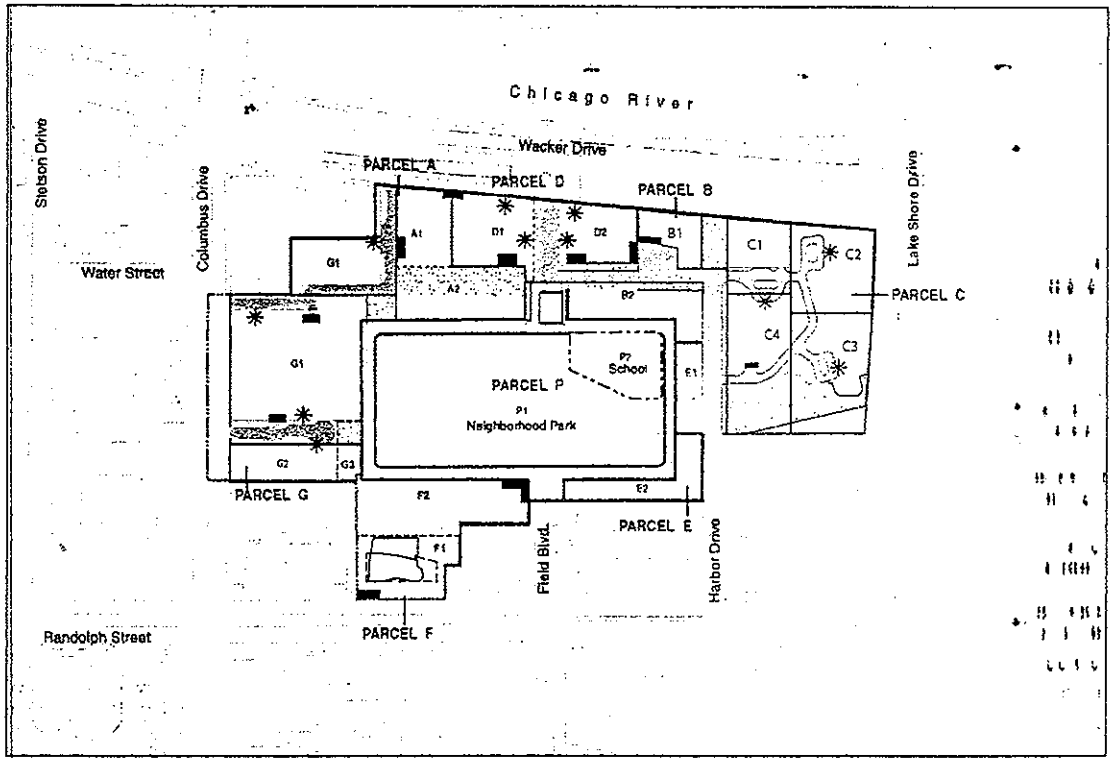
10/31/2018 REPORTS OF COMMITTEES 88019

### Automobile Drop-Off Zones

- Automobile Drop-off zones at building entries should be conveniently located, yet discreet.
- Curb-side drop-off zones are preferred. Large vehicular turn-around interupting pedestrian sidewalks should be avoided.

### Parking Entries

- Entries to parking garages should be incorporated & integrated into the facade of a building.
- Large uncovered ramps within the sidewalk zone or open spaces should be avoided.
- Where parking access traverses a pedestrian access, the paving mater al should be consistent w/ the adjacent pedestrian sidewalk paving.



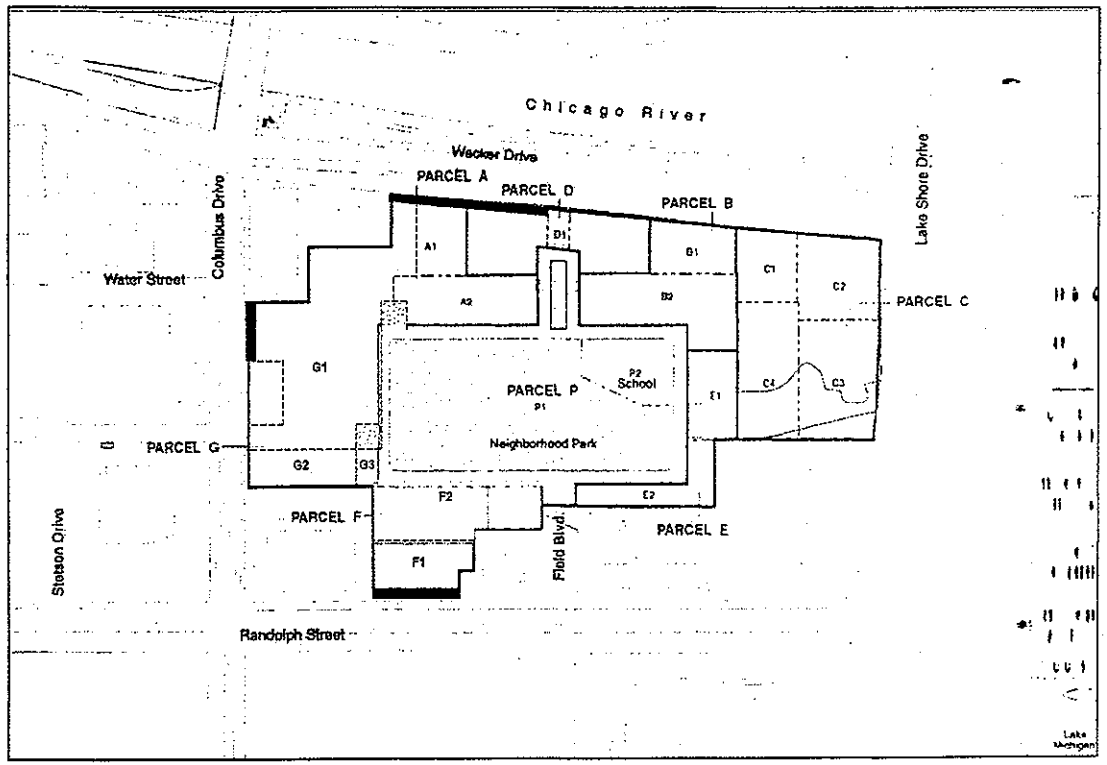

Allowed automobile entrance zones

Drop Off Zones

Privately Held Public Open Space

NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required automobile entrance zones

**Automobile Entrance Zones - Intermediate Level**




Allowed automobile entrance zones
Privately Held Public Open Space

NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required automobile entrance zones.

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4.6

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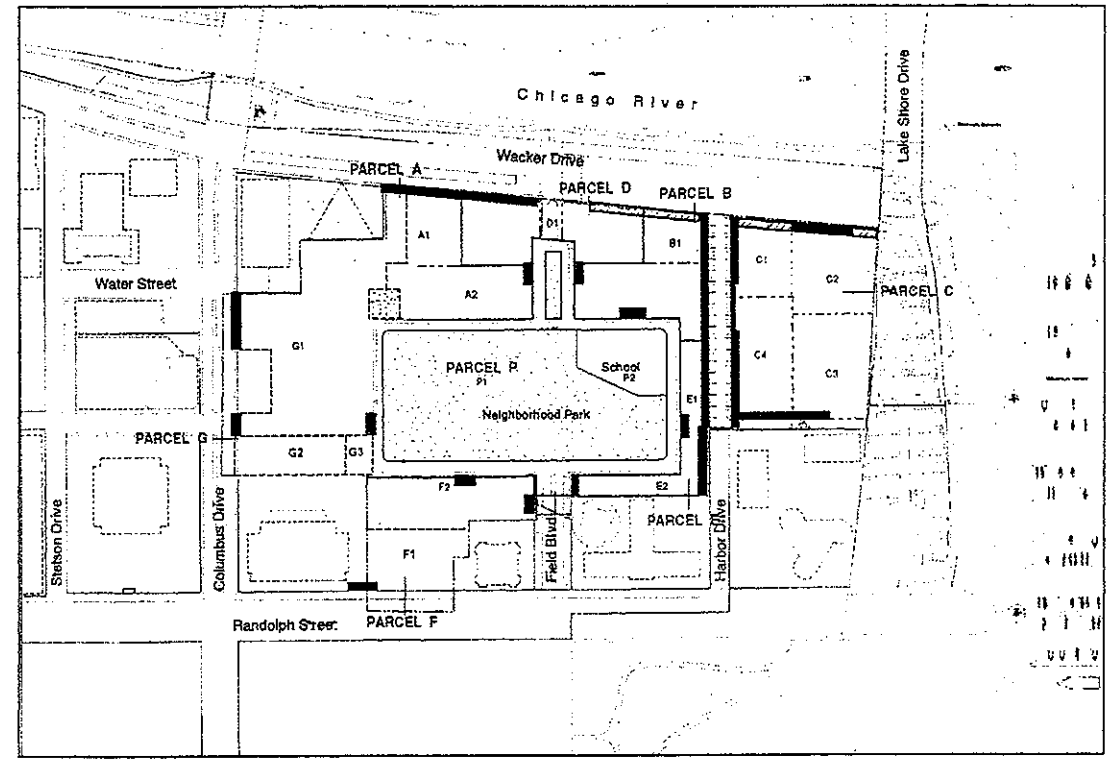
10/31/2018 REPORTS OF COMMITTEES 88021

**Automobile Entrance Zones - Lower Level**

Service Vehicular Access

- The lower level is where all service activity will take place. Both access to and from the site will take place on this level.
- Service access can feed off the existing utility easements at this level.




Potential Driveway entry zone (requires extension of a portion of Lower Wacker Drive)

Allowed automobile entrance zones

NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required automobile entrance zones.

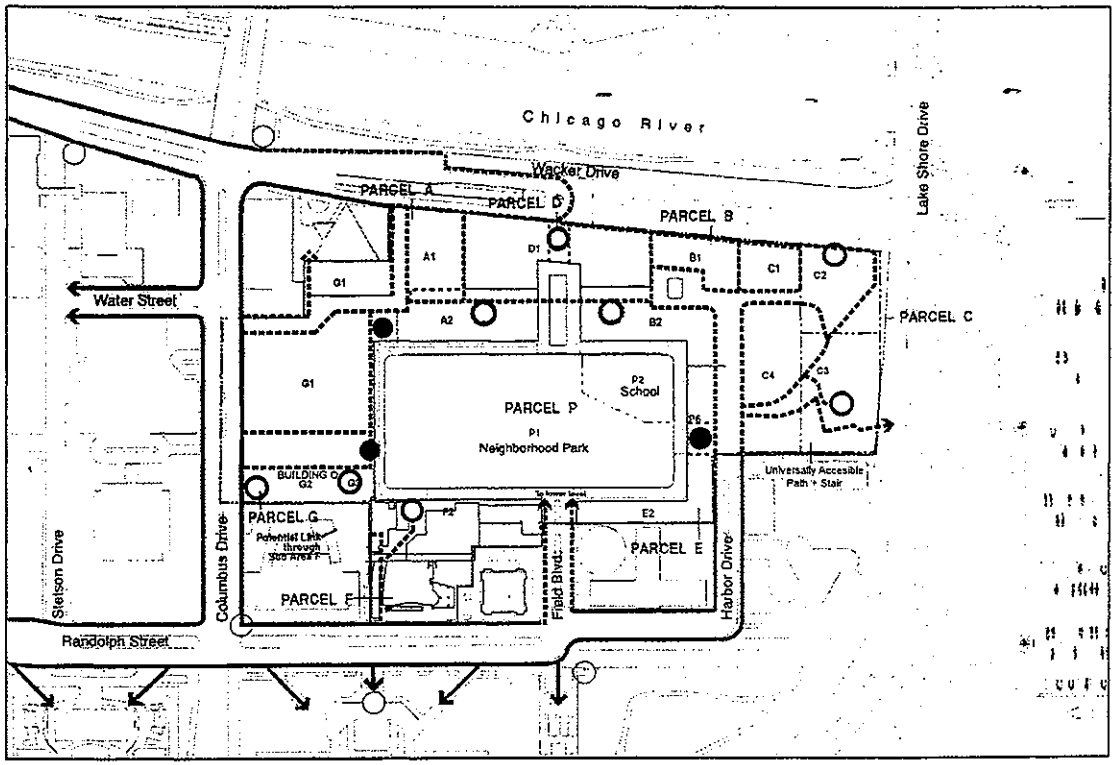
**Pedestrian Walkway System - Upper Level**

Connections to Grant Park

- Pedestrian Connections will exist on the upper level connecting to existing Grant Park Features such as the Daley Bicentennial Garage; Cancer Survivor's Park, and Millennium Gardens. These connections will adhere to the guidelines of both The City of Chicago Landscape Ordinance, and also those provided by the Chicago Park District.

Vertical Connections

- Vertical connections will also be provided, and will be handicap accessible.
- Private developable spaces may be integrated in and around the vertical connections, as long as public access is maintained to the elevators and/or stairs.




Existing
Pedestrian Connections
Potential Connections (Other Subareas)
Vertical Connections (Subarea E)
Vertical Connection Within a Building

NOTE: These plans are diagrammatic in nature and they indicate the approximate location and the intent of the vertical connection, not the precise locations.



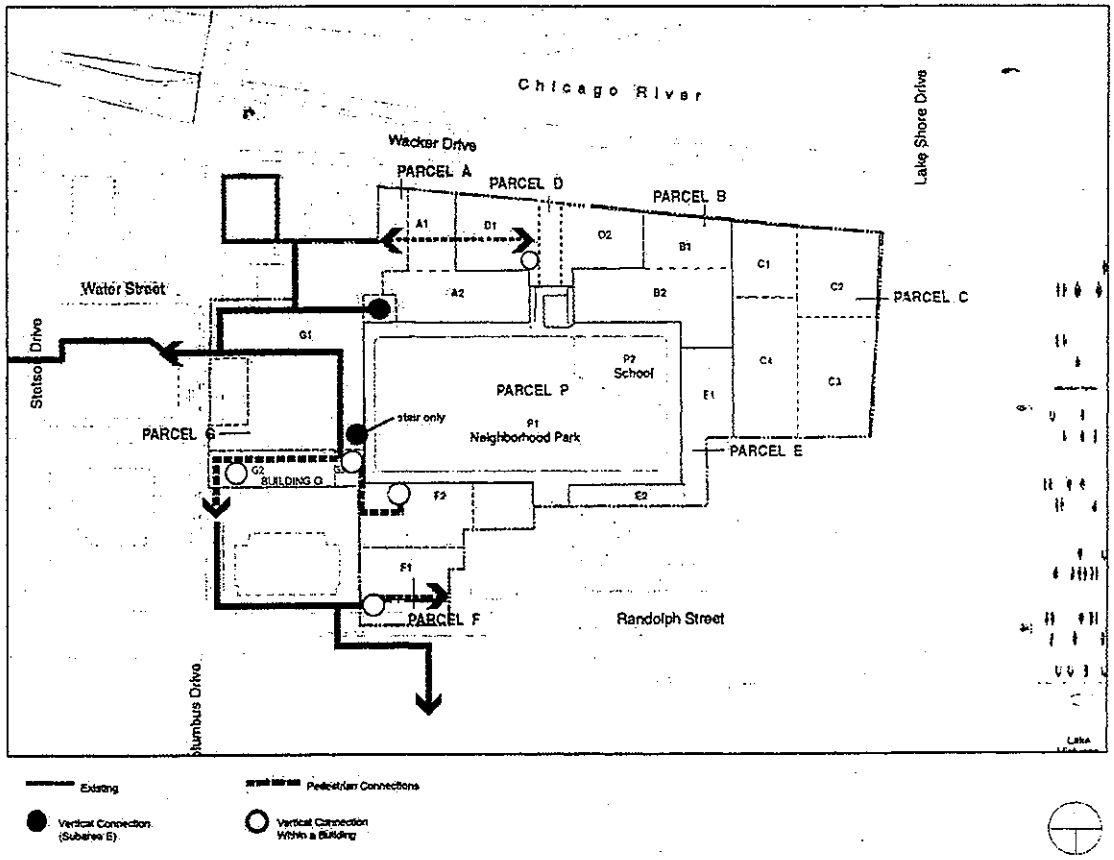
Publication

88022 JOURNAL--CITY COUNCIL--CHICAGO 10/31/2018

**Pedestrian Walkway System - The Pedway System**

Connections to existing pedway system

- Within Subarea E, connections to the existing pedway system will be provided to sub-parcels A1, D1, F1, G1 and G2, as shown on the adjacent diagram. In general, the new connections maintain or exceed minimum requirements, and provide a minimum / maximum of 8'-25' walkway widths.
- Within other subarea, potential connections could feed into these proposed for Subarea E.




NOTE: This plan is diagrammatic in nature and is intended to show which parcels / sub-parcels should be connected to the parkway system, not the actual route for the connections.



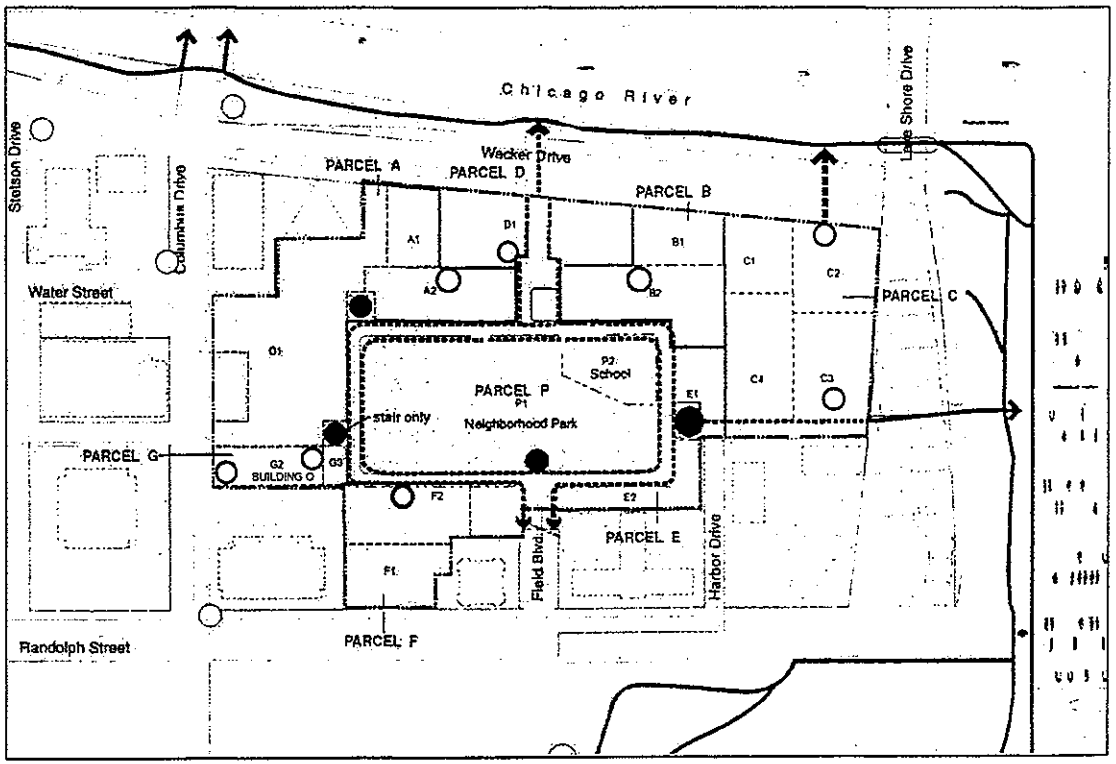
10/31/2018 REPORTS OF COMMITTEES 88023

88024 JOURNAL--CITY COUNCIL--CHICAGO 10/31/2018

**Pedestrian Walkway System - Lower Level**

Connections to the River and Lakefront

- Pedestrian Connections will be provided to both the lakefront and river at the lower level. These connections will be coordinated with The Chicago Park District.
- The character of the connections to the river and lakefront should be pedestrian friendly. Ornamental pedestrian fixtures should be provided. Adequate lighting levels for safety should also be provided. A safe marked zone for pedestrians should be created.
- Parking and sound should be screened from view of these pedestrian corridors to the greatest extent possible.
- Long large walls at the proposed underground pedestrian connection to the Lake and River should provide openings to active spaces when possible or be well-lit with articulated architectural details and potentially public art displays such as the existing Riverwalk Gateway at the southwest corner of the River and the Lake.




NOTE: This plan is diagrammatic in nature and is intended to show which parcels / sub-parcels should be connected to the parkway system, not the actual route for the connections.

VERTICAL CONNECTIONS: Private Developable spaces may be integrated in and around the vertical connections, as long as public access is maintained to the elevators and/or stairs.



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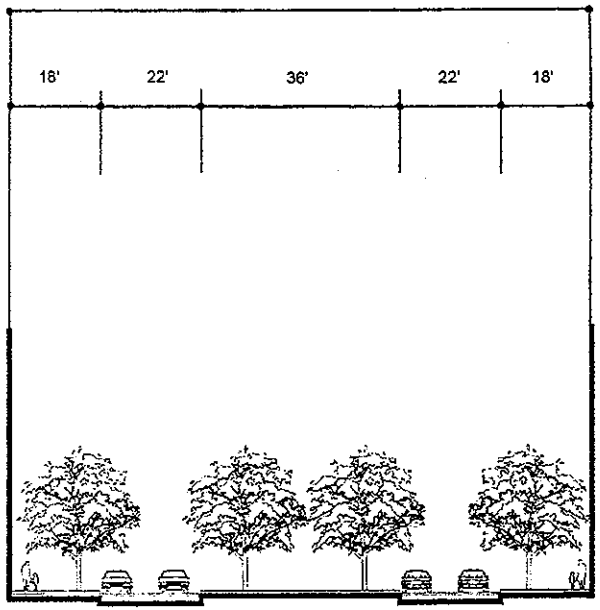
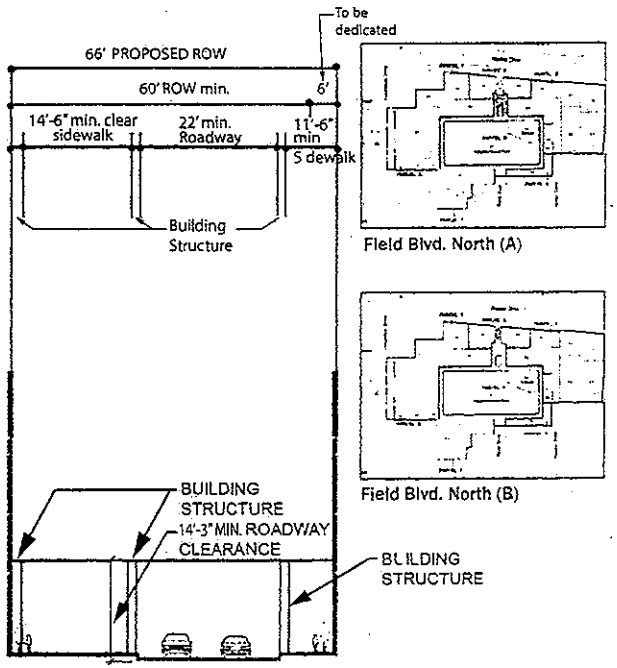
10/31/2018 REPORTS OF COMMITTEES 88025

## FIELD BLVD. NORTH

Field Blvd. North serves as a major entry into the new development from the north. Field Blvd. shall be a divided boulevard oriented north and south, connecting to the Park Drive. It will feature a consistent and attractive streetscape to include canopy trees, street lighting and pedestrian walk (per City ordinance). These walks will serve as the primary link for pedestrians walking to and from the Neighborhood Park and the Chicago Riverwalk.




| TYPE | FIELD BLVD. NORTH (A) |
|---|---|
| R.O.W. WIDTH | 116' |
| FACE OF CURB TO FACE OF CURB | 22' / 22' |
| TRAFFIC LANES | ONE WAY / ONE WAY |
| TRAFFIC LANES WIDTH | 22' / 22' |
| PARKING LANES | NO PARKING |
| PARKING LANE WIDTH | N/A |
| DESIGN SPEED | 20 MPH |
| PARKWAY WIDTH | |
| SIDEWALK WIDTH | 18' |
| CURB RADIUS | 30' |
| STREET TREE SPACING ( MIN ) | 25' O.C. |





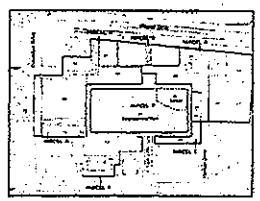
Field Blvd. North (A)

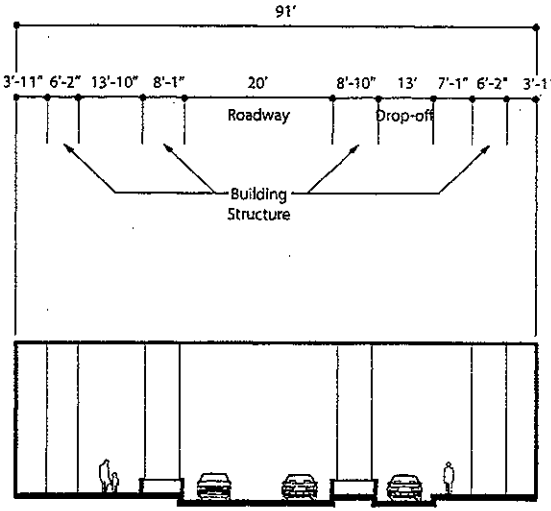

Field Blvd. North (B)

| TYPE | FIELD BLVD. NORTH (B) |
|---|---|
| R.O.W. WIDTH | 60' MIN. (66' PROPOSED) |
| FACE OF CURB TO FACE OF CURB | 22' |
| TRAFFIC LANES | ONE-WAY EACH SIDE |
| TRAFFIC LANES WIDTH | 11' / 11' |
| DESIGN SPEED | 20 MPH |
| PARKWAY WIDTH | N/A |
| MEDIAN WIDTH | N/A |
| SIDEWALK WIDTH | 11'-6" MIN. |
| CURB RADIUS | 30' |

October, 2018

Right-of-Way Criteria
Upper Field Blvd. North
(Private Street)






| TYPE | UPPER FIELD BLVD. (NORTH) |
|---|---|
| R.O.W. WIDTH | N/A |
| FACE OF CURB TO FACE OF CURB | 20' |
| TRAFFIC LANES | TWO-WAY |
| TRAFFIC LANES WIDTH | 20' |
| PARKING LANES | NO PARKING - DROP-OFF ONLY |
| PARKING LANE WIDTH | N/A |
| DESIGN SPEED | 20 MPH |
| MINIMUM PARKWAY WIDTH | N/A |
| MINIMUM SIDEWALK WIDTH | 3'-11" |
| CURB RADIUS | |

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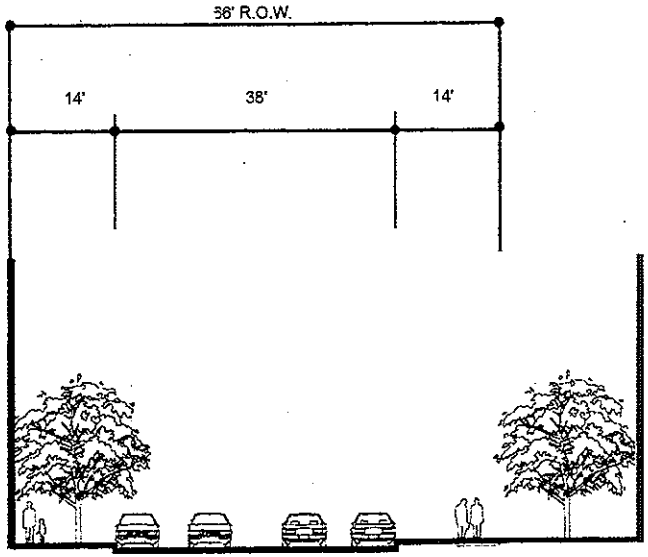
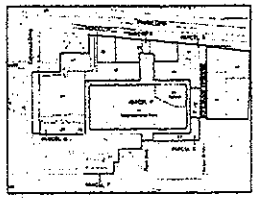
10/31/2018 REPORTS OF COMMITTEES 88027

## HARBOR DRIVE EXTENSION

The Harbor Drive Extension shall continue existing Harbor Drive north, from Randolph Street at the south to access auto courts on the north. An interim green space shall be provided along Wacker Drive (at the upper level). This allows the opportunity for Harbor Drive to connect to Upper Wacker Drive at a later date.

The Harbor Drive Extension shall feature a consistent and attractive streetscape to include, street lighting and pedestrian walks (per City ordinance). Canopy trees as well as other plant material shall be provided to the greatest extent possible.



**TYPE** **HARBOR DRIVE EXTENSION**

| | |
|---|---|
| R.O.W. WIDTH | 66' |
| FACE OF CURB TO FACE OF CURB | 38' |
| TRAFFIC LANES | TWO-WAY |
| TRAFFIC LANES WIDTH | 11' / 11' |
| PARKING LANES | BOTH SIDES |
| PARKING LANE WIDTH | 8' |
| DESIGN SPEED | 20 MPH |
| SIDEWALK WIDTH | 14' |
| CURB RADIUS | 15' |
| STREET TREE SPACING ( MIN ) | 25' O.C. |

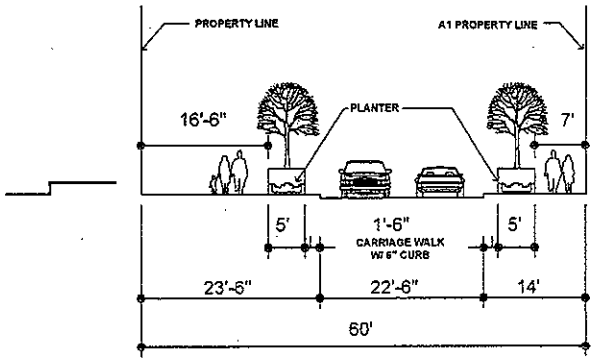
Final for Publication

## NORTH/SOUTH STREET

The North/South Street serves as additional internal access for new development on the northwestern edge of the development. It will feature an attractive streetscape including street lighting and pedestrian walks (per City ordinance). Canopy Trees as well as other plant material should be provided to the greatest extent possible.

As described by the following diagrams, the 60' R.O.W. remains consistent throughout its length, however, the street section (paved areas vs. sidewalk areas) varies within the 60' width.

For this particular (C) section of the North/South St. Section. Either (C) or (B) may be used as alternatives for this section.

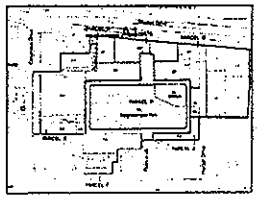



**COLUMBUS WACKER THRU DRIVE PLANTING MEDIAN NORTH-SOUTH STREET (A1)**

Refer to Sidewalk Design Criteria 4.20 "Sidewalk on structure with low planters"

NOTE: These plans are diagrammatic in nature and are only intended to show approximate locations and dimensions.

| | |
|---|---|
| R.O.W. WIDTH | 60' |
| FACE OF CURB TO FACE OF CURB | 22'-6" |
| TRAFFIC LANES | TWO - WAY |
| TRAFFIC LANES WIDTH | 11' / 11' MIN. |
| PARKING LANES | N/A |
| PARKING LANE WIDTH | N/A |
| DESIGN SPEED | 20 MPH |
| SIDEWALK WIDTH | AS SHOWN ABOVE |
| CURB RADIUS | 15' |
| STREET TREE SPACING ( MIN ) | 25' O.C. |



(A1)

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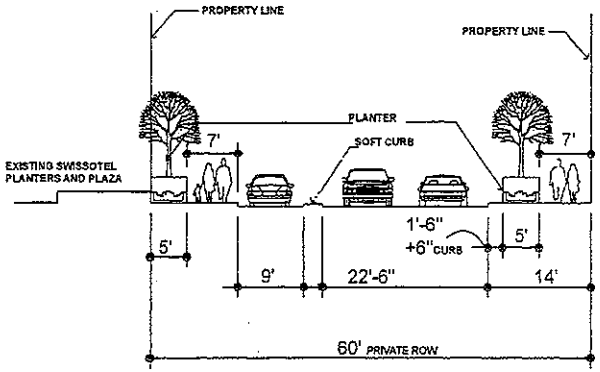
10/31/2018 REPORTS OF COMMITTEES 88029

## NORTH/SOUTH STREET

The North/South Street serves as additional internal access for new development on the northwestern edge of the development. It will feature an attractive streetscape including street lighting and pedestrian walks (per City ordinance). Canopy Trees as well as other plant material should be provided to the greatest extent possible.

As described by the following diagrams, the 60' R.O.W. remains consistent throughout its length, however, the street section (paved areas vs. sidewalk areas) varies within the 60' width.

For this particular (C) section of the North/South St. Section. Either (C) or (B) may be used as alternatives for this section.

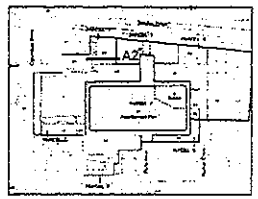



**COLUMBUS WACKER THRU DRIVE PLANTING MEDIAN**
**NORTH-SOUTH STREET (A2)**

Refer to Sidewalk Design Criter a 4.20 "Sidewalk on structure with raised planters"

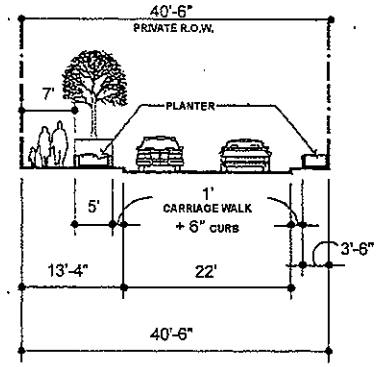
NOTE: These plans are diagrammatic in nature and are only intended to show approximate locations and dimensions.

| | |
|---|---|
| R.O.W. WIDTH | 60' |
| FACE OF CURB TO FACE OF CURB | 22'-6" |
| TRAFFIC LANES | TWO - WAY |
| TRAFFIC LANES WIDTH | 11' / 11' MIN. |
| DROP OFF LANES | 1 |
| DROP OFF LANE WIDTH | 9' |
| DESIGN SPEED | 20 MPH |
| SIDEWALK WIDTH | 7' MIN. (INCLUDING 6" CURB) |
| CURB RADIUS | 15' |
| STREET TREE SPACING ( MIN ) | 25' O.C. |




(A2)

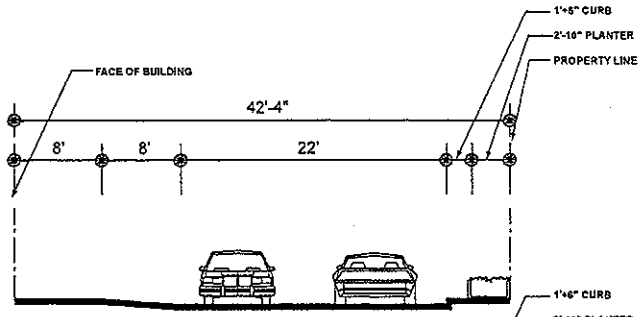
Final for Application



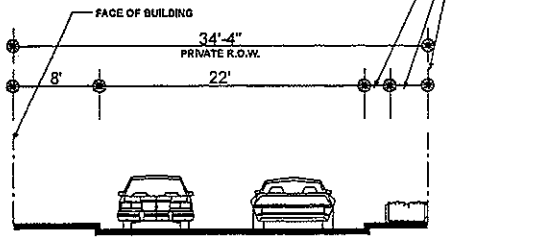

**COLUMBUS WACKER E-W THRU DRIVE**
**NORTH-SOUTH STREET (B)**

Refer to Sidewalk Design Criteria 4.20
"Sidewalk on structure with low planters"

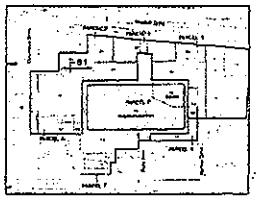
NOTE: These plans are diagrammatic in nature and are only intended to show approximate locations and dimensions.



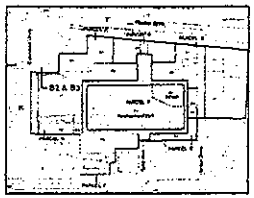

(B2)




(B3)



( B )



( B2 & B3 )

| TYPE | NORTH-SOUTH (B) |
|---|---|
| R.O.W. WIDTH | 40'-6" |
| FACE OF CURB TO FACE OF CURB | 22' |
| TRAFFIC LANES | TWO - WAY |
| TRAFFIC LANES WIDTH | 11' / 11' |
| PARKING LANES | N/A |
| PARKING LANE WIDTH | N/A |
| DESIGN SPEED | 20 MPH |
| SIDEWALK WIDTH | 7' MIN. |
| CURB RADIUS | 15' |
| STREET TREE SPACING ( MIN ) | 25' O.C. |

| TYPE | NORTH-SOUTH STREET (B2) |
|---|---|
| R.O.W. WIDTH | |
| FACE OF CURB TO FACE OF CURB | 22' |
| TRAFFIC LANES | TWO - WAY |
| TRAFFIC LANES WIDTH | 11' / 11' |
| DROP OFF LANE | 8' ONE SIDE |
| PARKING LANE WIDTH | N/A |
| DESIGN SPEED | 20 MPH |
| SIDEWALK WIDTH | 8' (INCLUDING 6" CURB) |
| CURB RADIUS | 15' |
| STREET TREE SPACING ( MIN ) | N/A |



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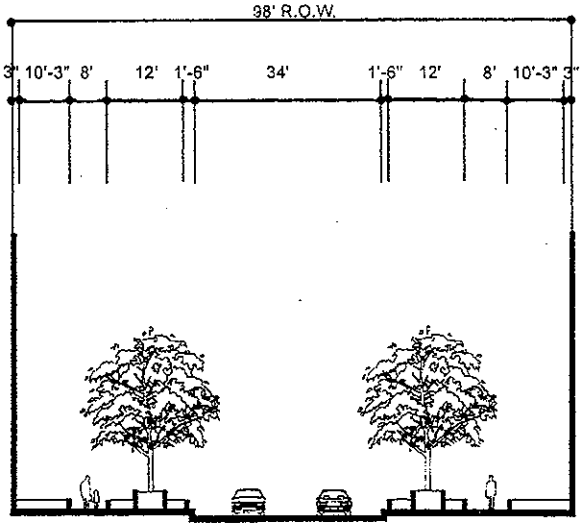
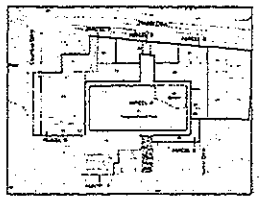
## FIELD BLVD. SOUTH

Field Blvd. South serves as a major entry into the new development from the south. Field Blvd. South shall be oriented north and south, connecting Randolph Street to the Park Drive. It will lead directly to the main overlook terrace at the Public Park.

The drive will feature a consistent and attractive streetscape to include canopy trees, street lighting and pedestrian walks (per City ordinance). These walks will serve as the primary link for pedestrians walking to and from Grant Park and the Neighborhood Park.

The street may slope down at a maximum rate of 1:12, provided that handicap accessible walks are provided along the edges with appropriate landings provided every 30" with vertical rise. The 23' wide sidewalk zone must provide adequate landscaping to screen the adjacent buildings' parking podiums. Air intakes and exhaust from lower level uses may be located within the median but must be screened with landscaping.



| TYPE | FIELD BLVD. (SOUTH) |
|---|---|
| R.O.W. WIDTH | 98' |
| FACE OF CURB TO FACE OF CURB | 34' |
| TRAFFIC LANES | TWO WAY |
| TRAFFIC LANES WIDTH | 17' / 17' |
| PARKING LANES | NO PARKING |
| PARKING LANE WIDTH | N/A |
| DESIGN SPEED | 20 MPH |
| MINIMUM PARKWAY WIDTH | 7' |
| MINIMUM SIDEWALK WIDTH | 5' |
| CURB RADIUS | |
| STREET TREE SPACING ( MIN ) | 25' O.C. |

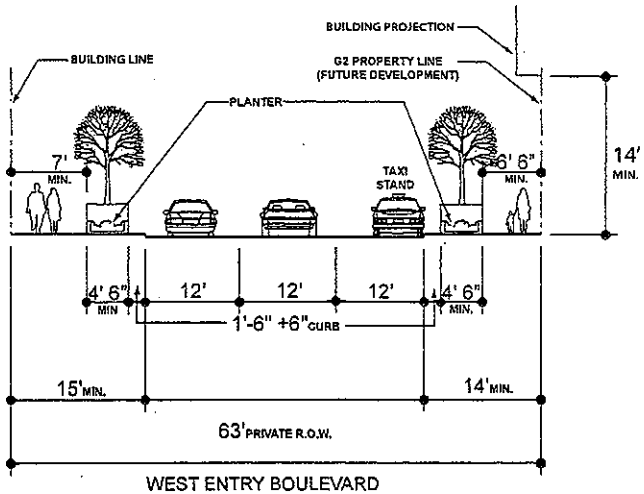
October, 2018

Right-of-Way Criteria
West Entry Boulevard

## WEST ENTRY BOULEVARD

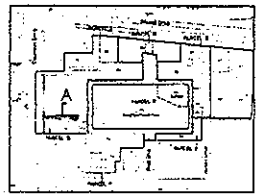
The West Entry Boulevard serves as a major entry into the new development from the west. The West Entry Boulevard connects to Columbus St. and the new North South Street, which will also enhance the connectivity to the park from the west.

This street will feature a consistent and attractive streetscape including canopy trees, shrubs, groundcover, perennials, street lighting and pedestrian walks (per City ordinance). These walks will serve as the primary link for pedestrians walking to and from the west and the Neighborhood Park.




WEST ENTRY BOULEVARD

| | |
|---|---|
| R.O.W. WIDTH | 63' |
| FACE OF CURB TO FACE OF CURB | 33'-6" |
| TRAFFIC LANES | TWO WAY |
| TRAFFIC LANES WIDTH | 12' / 12' |
| PARKING LANES ( TAXI ) | ONE SIDE |
| PARKING LANE WIDTH ( TAXI ) | 8' |
| DESIGN SPEED | 20 MPH |
| SIDEWALK WIDTH | 7' MIN. |
| CURB RADIUS | 15' |
| STREET TREE SPACING ( MIN ) | 25' O.C. |

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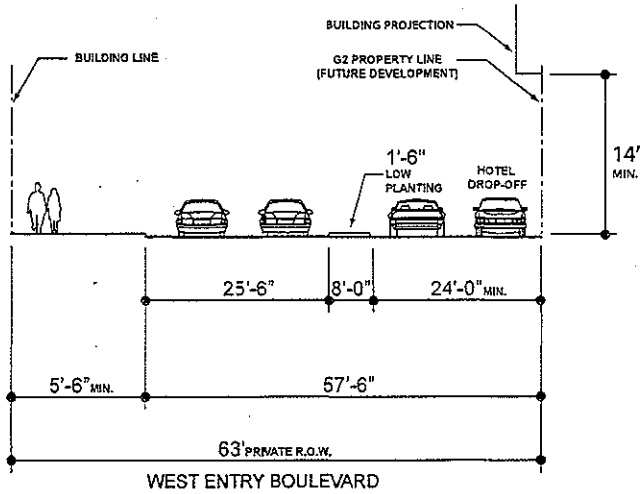
## WEST ENTRY BOULEVARD

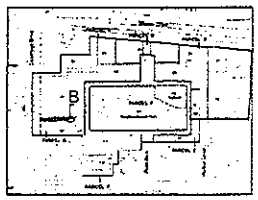
The West Entry Boulevard serves as a major entry into the new development from the west. The West Entry Boulevard connects to Columbus St. and the new North South Street, which will also enhance the connectivity to the park from the west.

This street will feature a consistent and attractive streetscape including canopy trees, shrubs, groundcover, perennials, street lighting and pedestrian walks (per City ordinance). These walks will serve as the primary link for pedestrians walking to and from the west and the Neighborhood Park.




WEST ENTRY BOULEVARD

| | |
|---|---|
| R.O.W. WIDTH | 63' |
| FACE OF CURB TO FACE OF CURB | 57'-6" |
| TRAFFIC LANES | TWO WAY |
| TRAFFIC LANES WIDTH | AS SHOWN |
| PARKING LANES ( TAXI ) | ONE SIDE |
| PARKING LANE WIDTH ( TAXI ) | 8' |
| DESIGN SPEED | 20 MPH |
| SIDEWALK WIDTH | 5'-6" MIN. |
| CURB RADIUS | 15' |
| STREET TREE SPACING ( MIN ) | N/A |



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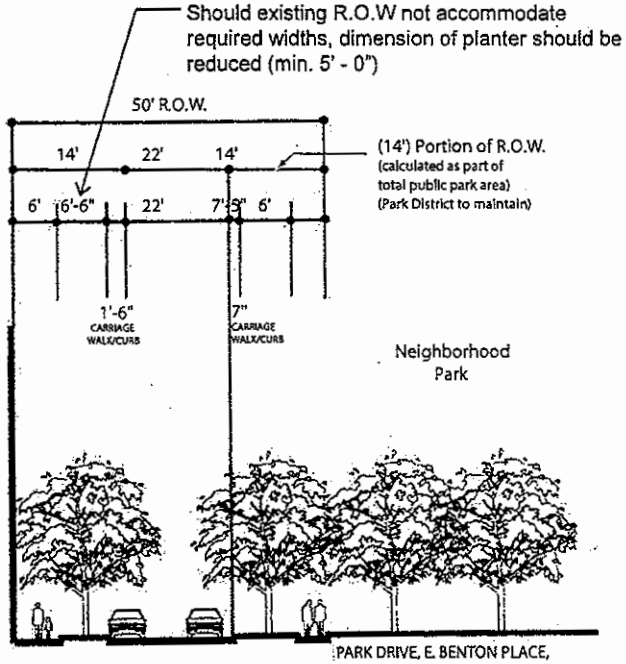
## THE PARK DRIVE

The Park Drive shall be a pedestrian-friendly neighborhood drive encircling the Neighborhood Park. It will feature a consistent and attractive streetscape to include canopy trees and other plant material in a parkway setting. It is recommended that traffic circulate in a direction which allows curbside drop-off adjacent to the school. Street lighting and pedestrian walks (per City ordinance) shall provide a pedestrian-friendly experience along the drive.

From the intersection at Field Blvd. South, the Park Drive shall slope at a maximum rate of 1:20 in order to ensure handicap accessibility along the sidewalks.

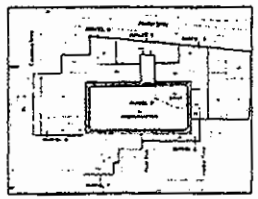
The 15' wide zone at the perimeter of the park includes sidewalk & parkway which will be maintained by the city of Chicago.

NOTE: The Chicago Park District has agreed to maintain the landscaped parkway and sidewalk located on the park side.




PARK DRIVE, E. BENTON PLACE, N. WESTSHORE DRIVE, E. SOUTH WATER, & N. PARK DRIVE

| TYPE | |
|---|---|
| R.O.W. WIDTH | 50' |
| FACE OF CURB TO FACE OF CURB | 22' |
| TRAFFIC LANES | ONE - WAY |
| TRAFFIC LANES WIDTH | 12' |
| PARKING LANES | NO PARKING |
| PARKING LANE WIDTH | N/A |
| DESIGN SPEED | 20 MPH |
| SIDEWALK WIDTH | 6' |
| CURB RADIUS | 15' |
| STREET TREE SPACING (MIN) | 25' O.C. |



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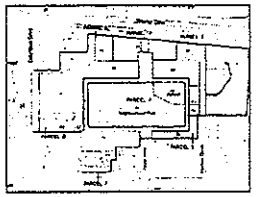
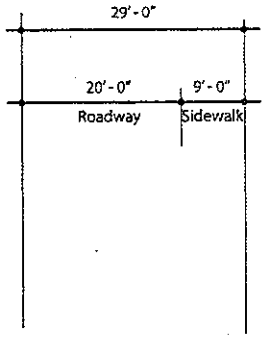
Right-of-Way Criteria
Parcel C Internal Road
(Private Street)





| TYPE | PARCEL C INTERNAL ROAD |
|---|---|
| R.O.W. WIDTH | N/A |
| FACE OF CURB TO FACE OF CURB | 20'-0" |
| TRAFFIC LANES | ONE-WAY |
| TRAFFIC LANES WIDTH | 20' |
| PARKING LANES | N/A |
| PARKING LANE WIDTH | N/A |
| DESIGN SPEED | 20 MPH |
| MINIMUM PARKWAY WIDTH | N/A |
| MINIMUM SIDEWALK WIDTH | 9'-0" |
| CURB RADIUS | 15' |

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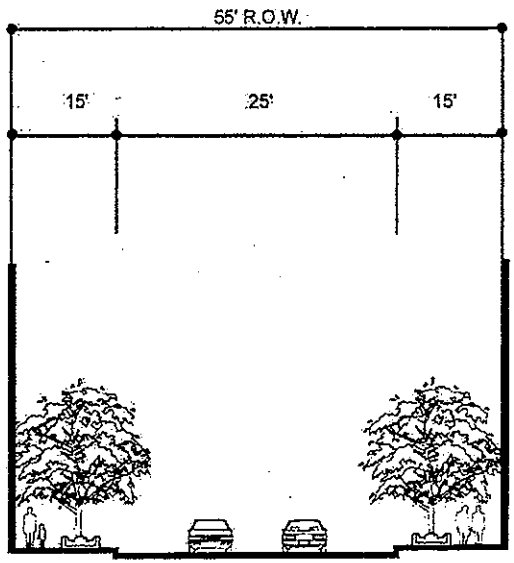
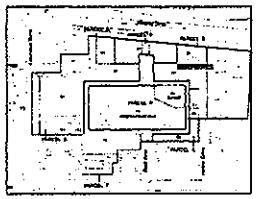
**WATERSIDE DRIVE**

Waterside Drive shall feature a consistent and attractive streetscape to include, street lighting and pedestrian walks (per City ordinance). Canopy trees as well as other plant material shall be provided to the greatest extent possible.




TYPE WATERSIDE DRIVE

| | |
|---|---|
| R.O.W. WIDTH | 55' |
| FACE OF CURB TO FACE OF CURB | 25' |
| TRAFFIC LANES | TWO WAY |
| TRAFFIC LANES WIDTH | 11' / 11' MIN. |
| PARKING LANES | N/A |
| PARKING LANE WIDTH | N/A |
| DESIGN SPEED | 20 MPH |
| SIDEWALK WIDTH | 7' MIN |
| CURB RADIUS | 15' |
| STREET TREE SPACING | 25' O.C. |



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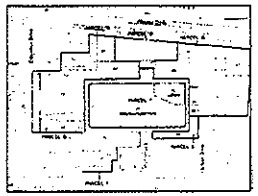
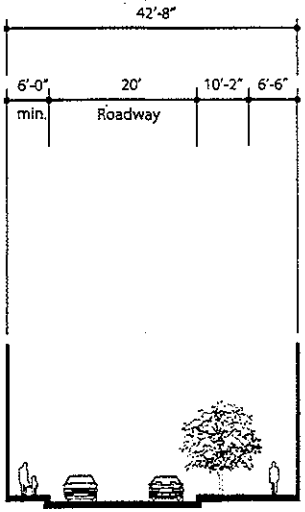
Right-of-Way Criteria
Waterside Drive Extension
(Private Street)






| TYPE | WATERSIDE DRIVE EXTENSION |
|---|---|
| R.O.W. WIDTH | N/A |
| FACE OF CURB TO FACE OF CURB | 20' |
| TRAFFIC LANES | TWO-WAY |
| TRAFFIC LANES WIDTH | 10' |
| PARKING LANES | N/A |
| PARKING LANE WIDTH | N/A |
| DESIGN SPEED | 20 MPH |
| MINIMUM PARKWAY WIDTH | N/A |
| MINIMUM SIDEWALK WIDTH | 6'-0" |
| CURB RADIUS | 15' |

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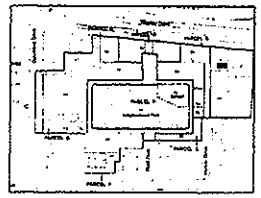
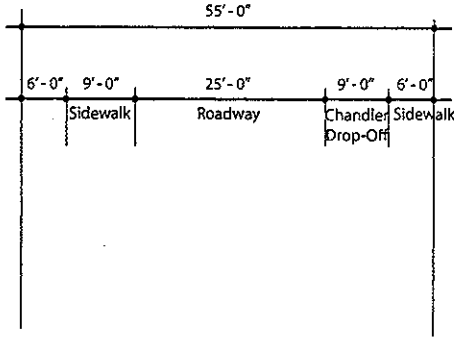
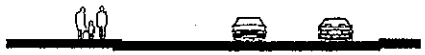
October, 2018

Right-of-Way Criteria
Waterside Drive





| TYPE | WATERSIDE DRIVE EXTENSION |
|---|---|
| R.O.W. WIDTH | 55'-0" |
| FACE OF CURB TO FACE OF CURB | 25'-0" |
| TRAFFIC LANES | TWO-WAY |
| TRAFFIC LANES WIDTH | AS SHOWN |
| PARKING LANES | N/A |
| PARKING LANE WIDTH | N/A |
| DESIGN SPEED | 20 MPH |
| MINIMUM PARKWAY WIDTH | 6'-0" MIN |
| MINIMUM SIDEWALK WIDTH | 9' |
| CURB RADIUS | N/A |

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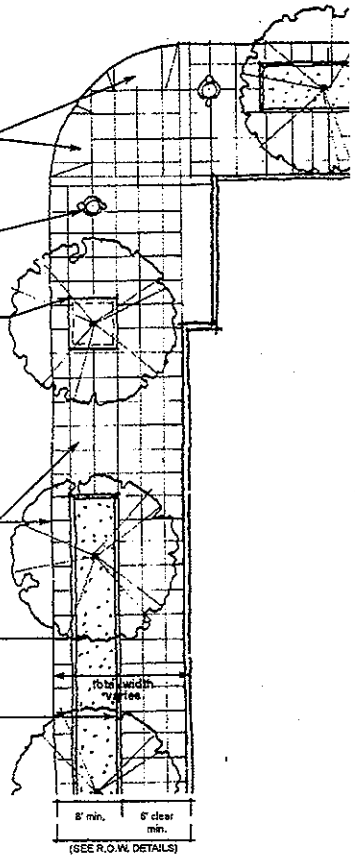
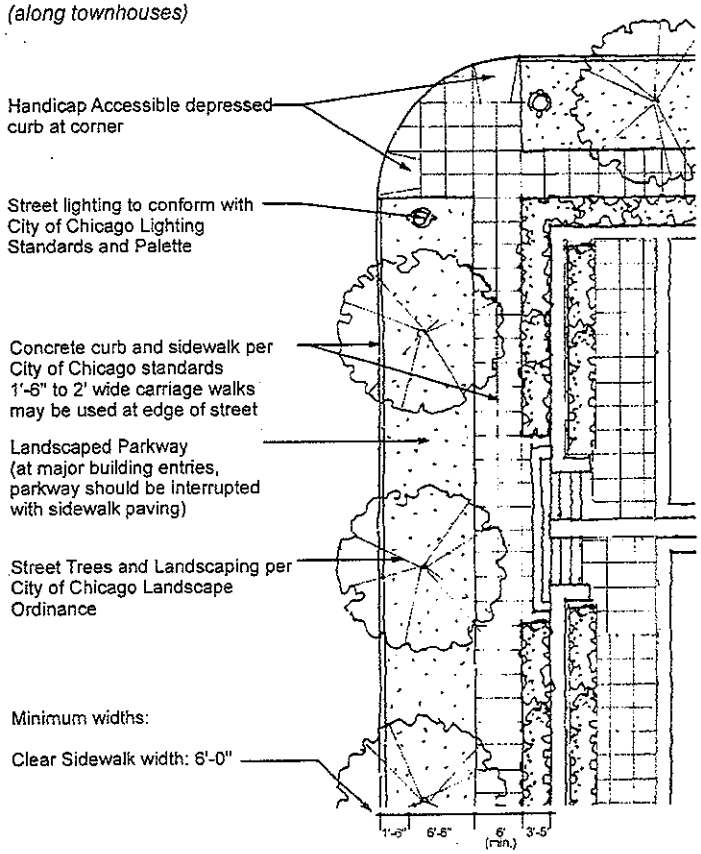
**Sidewalk with in - Ground Planters, Flush with Sidewalk**
*(total width varies)*




**Park Drive Sidewalk**
*(along townhouses)*



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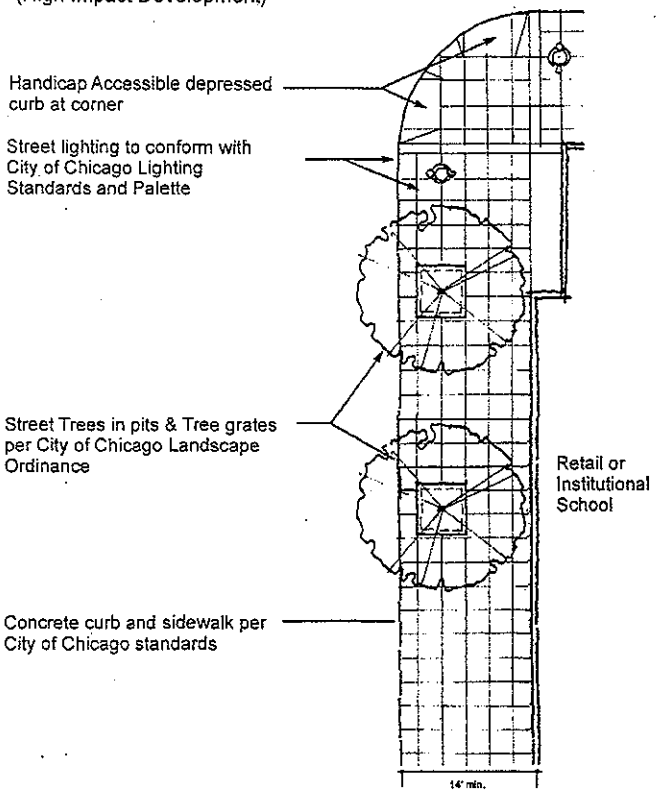
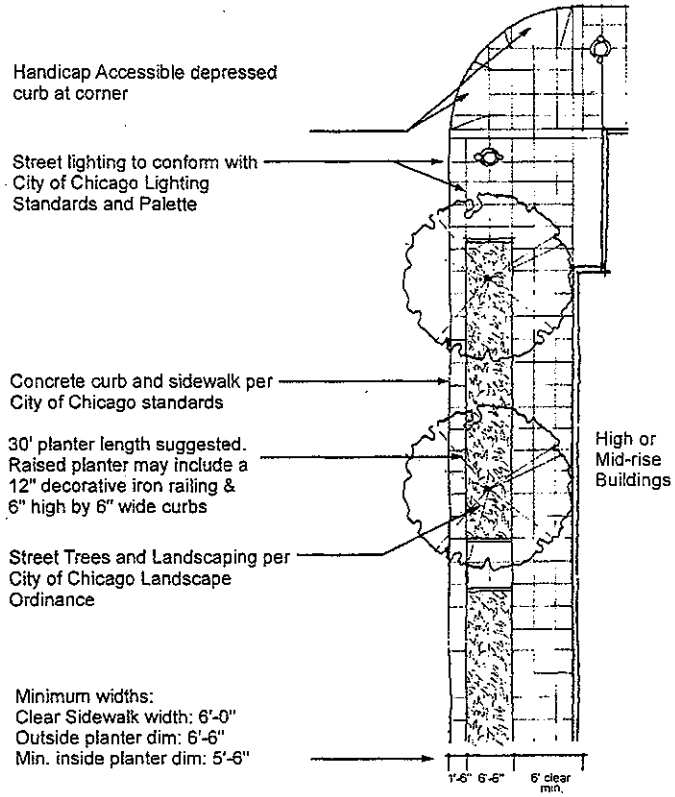
**Sidewalk Along Park Road**
(High Impact Development)




**Sidewalk Along Park Road**
(Moderate Impact Development)

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Lakeshore East LLC
4.19-A

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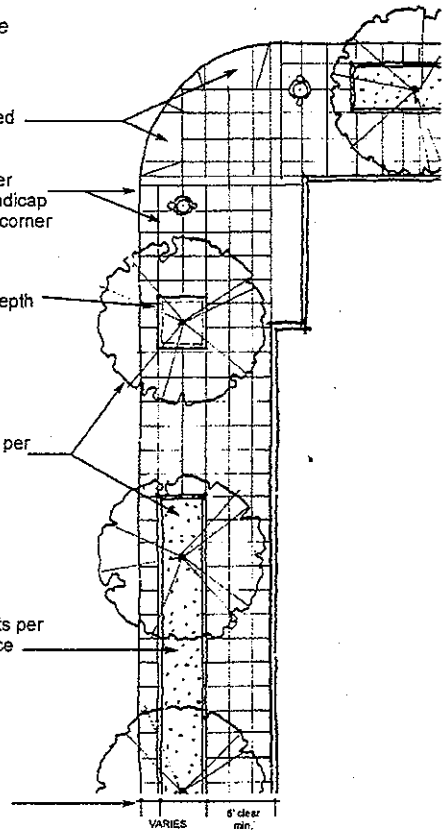
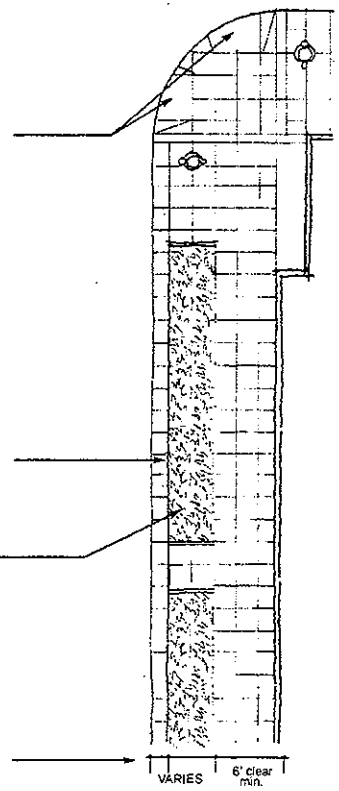
**Sidewalk on Structure with Raised Planters**
(Ornamental Trees *with tree pits*)




**Sidewalk on Structure with Low Planters**
(*perennial / seasonal flowers*)




Final for Publication

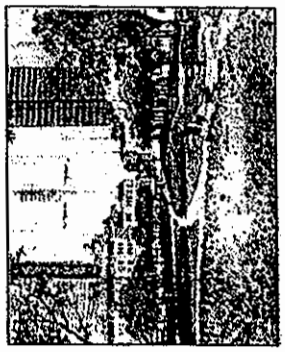


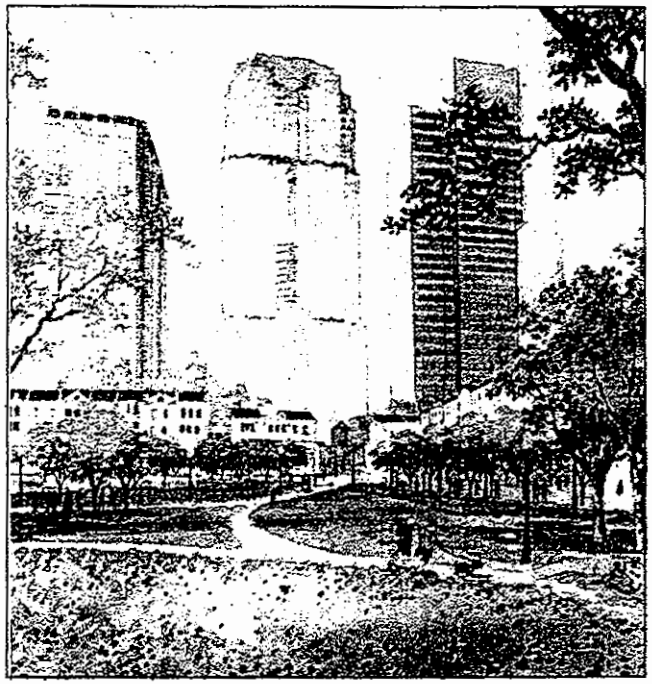
10/31/2018 REPORTS OF COMMITTEES 88041

Final for Publication

## 5.0 Open Space

Introduction
Public Park Zone
The Open Space Framework
The Neighborhood Park: Preliminary Conceptual Design
The Neighborhood Park: Park Programming Zones
Neighborhood Park Preliminary Landscape Guidelines
Parks and Open Space: Parcel C
Parks and Open Space: Other Parcels





**Introduction**

The open space of Lakeshore East is defined by a series of green spaces including a large urban neighborhood park. The neighborhood park area will be approximately 6 acres in its size. Overall the Lakeshore East site will contain approximately 12 acres of publicly accessible open space which includes courtyards, pedestrian promenades, and landscaped setbacks.

Publicly accessible open space in Parcel C will be open during hours consistent with the Chicago Park District hours for Lakeshore East Park. Additionally, wayfinding and other appropriate informational signage may be established throughout Lakeshore East; subject to approval by DPD.

Connections to the river and the lakefront will be provided as links to the great open space of the city. A strong connection to Grant Park via Field Blvd. will also be provided.

The neighborhood character of the park will be an amenity for both future and existing residents. It will essentially be located at the lower level on grade creating a neighborhood open space where trees and landscaping can flourish.

In conjunction with the neighborhood park there will be courtyards, and open space buffers which will enhance and link the surrounding open space amenities. Interior green spaces or courtyards will serve as open space amenities for both new and existing residents.

Roof top gardens are strongly encouraged to be created on various buildings. These gardens will provide a landscaped aesthetic while also enhancing the environmental aspects of the buildings.

Linear pedestrian promenades will be landscaped with trees, flowering planters and paved sidewalks. These pedestrian streets will act as promenades that connect the east and west edges of the site, but will also provide emergency vehicular access to future developments.

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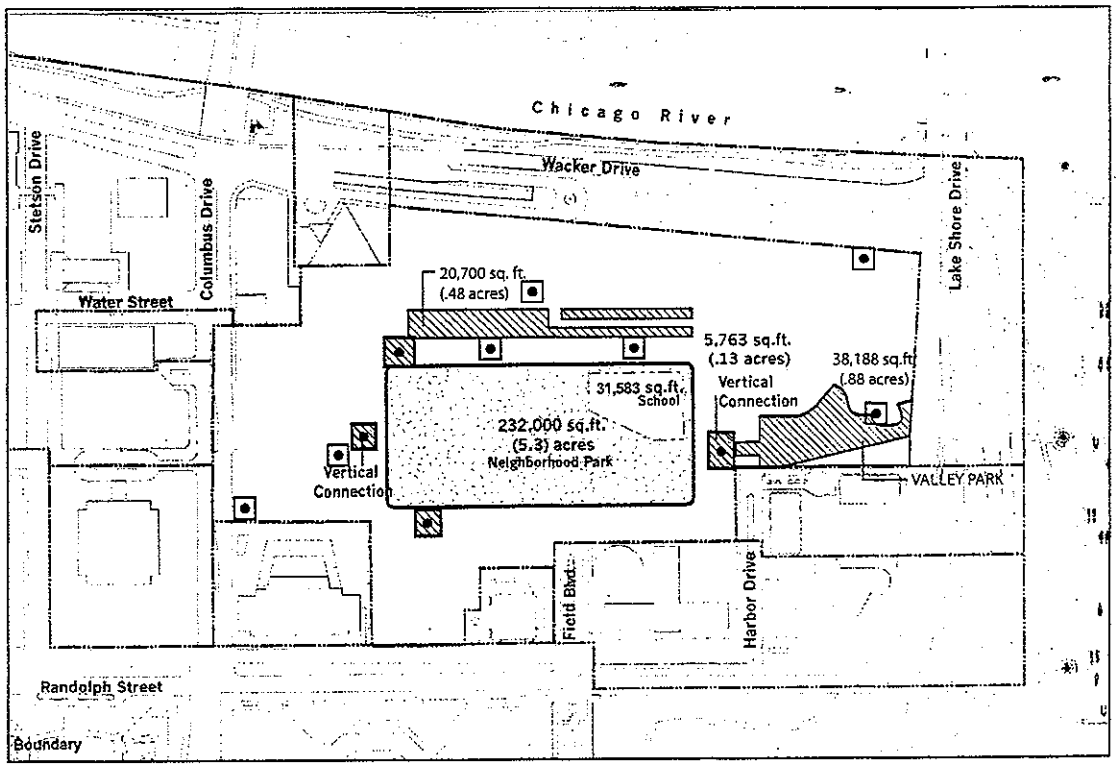


Public Park to be dedicated

Vertical Connection

Public Space not dedicated

| | |
|---|---|
| Total Public Park: | 232,000 sq.ft. |
| Land Area: | 5.3 acres |
| Total School: | 31,583 sq.ft. |
| Land Area: | .73 acres |

NOTE: These plans are diagrammatic in nature and they indicate the approximate location and intent of the school location, the spaces to be dedicated as public parks and the vertical connections, but not the precise locations.

The amount of space dedicated as public park is subject to acceptance by the Chicago Park District.

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The Open Space Framework for Lake Shore East consists of a variety of parks, promenades and courtyards.

THE NEIGHBORHOOD PARK

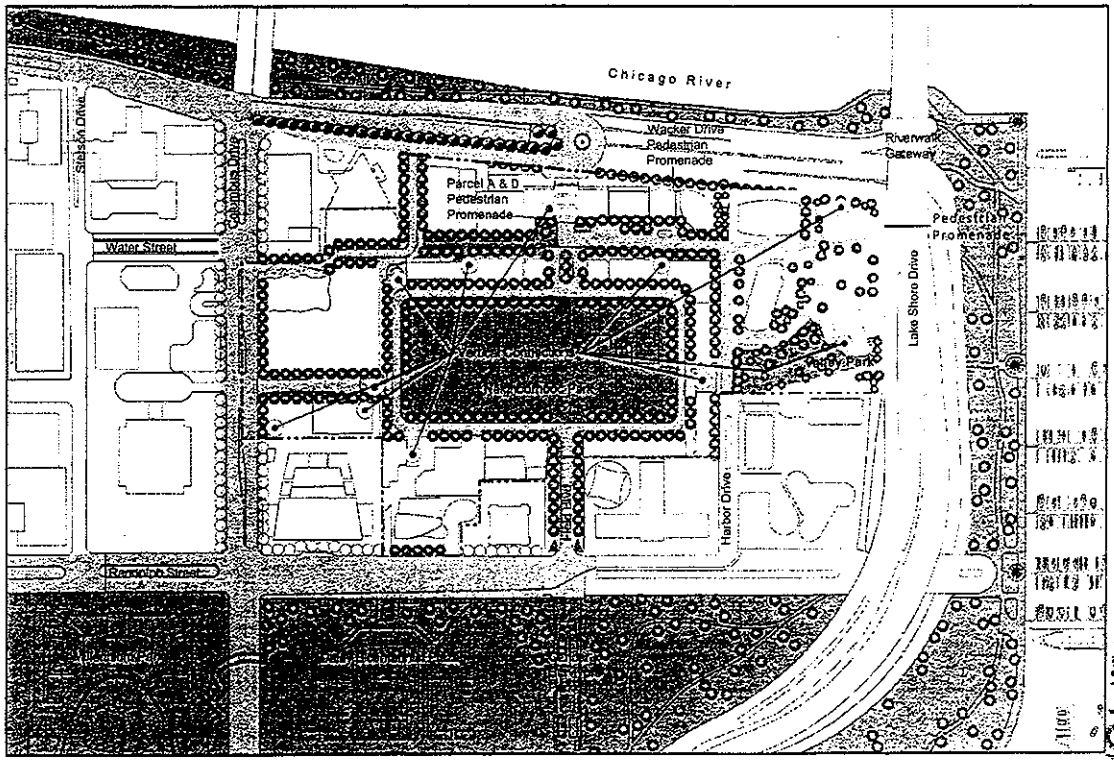
PARCEL C VALLEY PARK

PARCEL C LAKESHORE DRIVE PROMENADE

PARCEL A&D PEDESTRIAN PROMENADE

PARCEL B&C WACKER DRIVE PROMENADE

VERTICAL CONNECTIONS




The Open Space Framework

NOTE: These plans are diagrammatic in nature and they indicate the approximate location and the intent of the vertical connection, not the precise locations.



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**NEIGHBORHOOD PARK**
**Preliminary Conceptural Design**

A large public park ("the Neighborhood Park") shall be designed and constructed to encourage public use. The Neighborhood Park is intended to function as a public space for outdoor events and provide a gathering space for the surrounding office, hotel and residential neighborhood.

**Neighborhood Park Scale & Character**

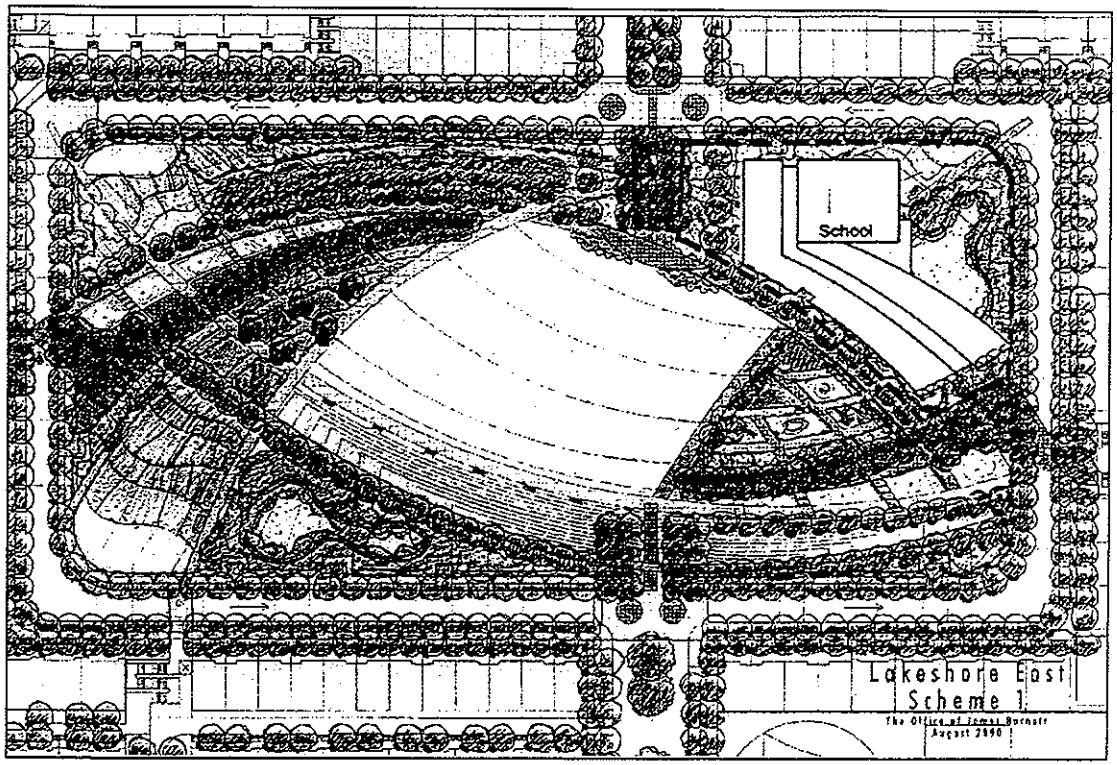
The park should generally function as a passive neighborhood open space. Large permanent active athletic uses, with the exception of the multi purpose open space in the center of the park, should be avoided. The park should be designed and scaled appropriately for neighborhood use as opposed to a regional attraction.

**Park Perimeter / Entries**
The perimeter of the Neighborhood Park shall be designed to define the park as a public space and will offer sidewalks, seat furniture, lighting and terraces for gathering. A wide landscaped parkway planted with large canopy trees and a continuous 5' wide pedestrian sidewalk should complete the Park Drive streetscape and define the edge of the park.

Access to the park shall be directed to and controlled at key locations through the use of identifiable entry areas. An entry overlook terrace shall be created at the south end of the park near the Field Blvd. intersection to provide a panoramic view of the park. A public stairway and handicap accessible ramp shall be provided at this location.

The eastern and western entries to the park shall be aligned with the vertical connections in parcels E and G.

Pedestrian crosswalks along the Park Drive should be coordinated with these entries and the flow of traffic.




Preliminary Neighborhood Park Concept
(For Illustrative Purposes Only)

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**Park Programming Zones**

The park shall include a centrally located, large, gently sloping open green space to be used for both active and passive uses.

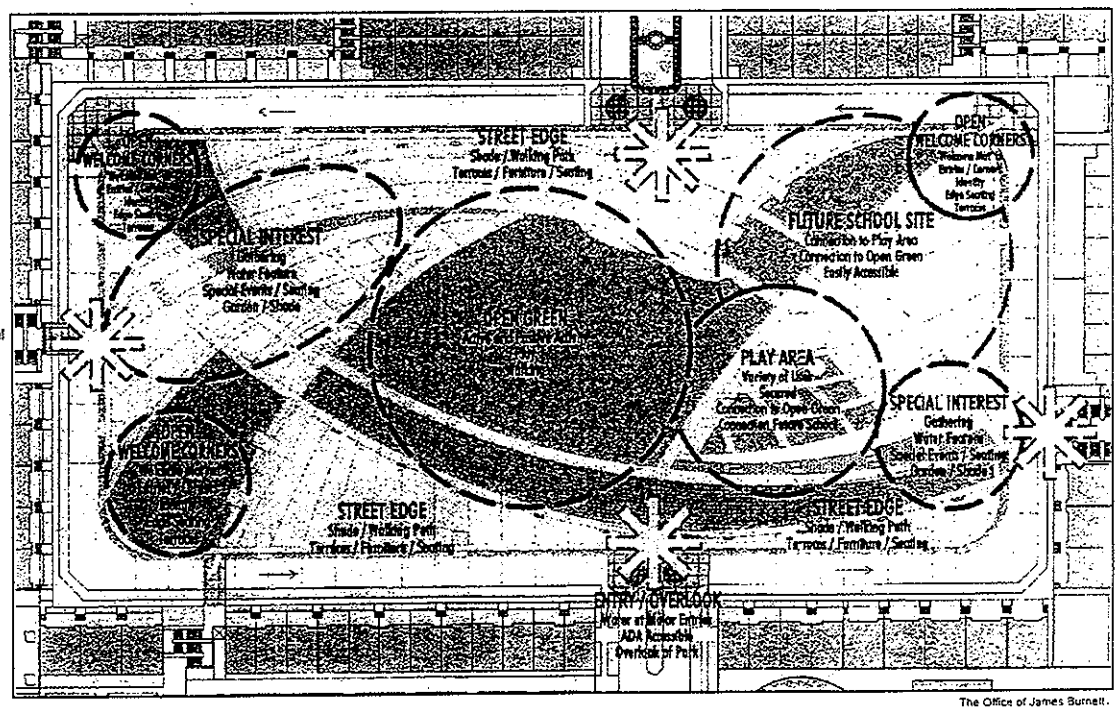
A secured play area shall be provided adjacent to the future school, and offer a variety of play opportunit es for several age groups. The play area should also be located adjacent to the open green. The approved park design shall be completed within the first phase of development. The playground shall be placed within the park in a location where it will not be impacted by future school construction.

A centrally located dog park may be provided. The inclusion of a dog park will alleviate the requirement to install individual dog runs/facilities in the individual residential buildings.

A future school zone at the northeast corner of the park shall be designated. Prior to construction of the school, this area shall be designed and built to similar open space standards as the rest of the park for interim open space use. The future school will share space for Chicago Park District facilities.

Topography

The park shall generally slope from el.+6.00 CCD on the north up to el.+30-00 CCD to the south. The park topography should transition smoothly to the various sloped roadways at the perimeter of the park. Large retaining walls at the perimeter of the park more than 3' high should be avoided.

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Park Programming Zones

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**PRELIMINARY LANDSCAPE GUIDELINES**

The design of the park will be coordinated with the City of Chicago, The Chicago Park District, and the community. The following preliminary landscape guidelines indicate minimum standards for landscape materials.

The design and quality of Landscape Materials within all publicly accessible neighborhood open space areas must be executed with these same minimum standards.

**Paving**

The location of sidewalks and their particular treatment will be determined by the intended use and the overall nature of pedestrian spaces. Park pathways shall be ADA accessible. Typical sidewalks shall use more basic materials such as concrete. Areas such as the linear promenades, entry ways for residential townhomes/towers, and other special pedestrian walkways could utilize higher quality materials.

Paving materials for pedestrian paths may include, yet are not limited to, the following: concrete, colored concrete, concrete unit pavers, brick, stone pavers, decomposed granite.

**Landscaping**

The landscape is intended to enhance the site by providing flourishing species of diverse vegetation, while also promoting the use of indigenous plant materials. Ornamental planting should be used for local points, small courts or special areas within the park.

The planting specifications for new landscaping should be consistent with the City of Chicago Landscape Ordinance. The following is a brief summary of some additional guidelines for plantings:

*Lawn Areas*

Active and passive lawn areas will incorporate sod. Ornamental prairie grass or meadows may be used as ornamental beds.

*Existing Trees*

To the greatest extent possible, the existing trees designated as desirable species shall be protected, maintained and/or relocated into the neighborhood park or other future open space areas.

*New Trees*

The following minimum guidelines for tree sizes (at time of installation) shall be followed:

1) Minimum root ball sizes for trees:
   shall conform to ANLA Standards
2) Specimen tree size:
   a) Minimum caliper : 6 inches
   b) Height range : 20' to 30' feet
3) Shade tree size:
   a) Minimum caliper : 3 1/2 -4 inches
   b) Height range : 18' l0 25' feet
4) Small upright/ornamental tree size:
   a) Minimum caliper : 2 7/2 inches
   b) Height range : 6' l0 12' feet

*Shrubs and Other Plantings*

These minimum guidelines for the following miscellaneous plant types shall be followed:

1) Shrubs:
   a) Minimum container size: 5 gallon
   b) Height range: 1 1/2 to 3 feet minimum
2) Vines, trailing ground cover or trailing perennials:
   a) Minimum container size: 1 gallon.
   b) Minimum number of runners: 4.
   c) 8 inches minimum length of runners.
3) Clump ground covers or clump perennials:
   a) Minimum container size: 1/2 gallon
   b) crown and roots shall be well developed within container
4) Annuals:
   a) Minimum container size: 2-1/2 inch pots
   b) Height range: varies with annual type
   c) Full crown with healthy, vigorous flowers

**Landscape Irrigation System**

A landscape irrigation system will be provided in all necessary areas for the general maintenance, and up keep of vegetation.

**Water Features**

If water features are to be created in the park, they should be compatible with their setting. For example, smaller, more intimate fountains may help to create a serene space. Larger, more active and participatory fountains can help to draw large gatherings of people and provide a focal point for a larger setting.

The technical design of a potential water feature should incorporate the necessary equipment (i.e. filter, pumps, nozzles, etc.) required for efficient use and desired aesthetic effect. Public safety, wintertime use, and maintenance should also be carefully considered in the design of water features in the park.

**Fences**
If utilized, fencing in the park shal provide for safety only. Fencing should not hinder public access through the site.

Fencing should be ornamental in ts nature in order to enhance the overall aesthetic setting of the park. High quality materials such as ornamental metal, black in color, should be used for fencing. Fencing shall be limited to a maximum height of 48".

**Playground Equipment**
Playground equipment will be furnished with the latest materials and safety surface to ensure both durability and safety. The equipment should be designed to accommodate a variety of users and age ranges. Playground equipment shall meet ADA requirements.

**Park Furnishings**

Site furnishings will be supplied where applicable. Furnishings may utilize a number of materials which could nclude steel, stone, wood, etc..

The design and selection of the Neighborhood Park furnishings including, but not limited to, lighting, benches, bike racks, and trash receptacles shall be coordinated and approved by the City of Chicago and The Chicago Park District.

**Structures**

Structures within the park setting should be simple, small in scale and in character with the park setting. Small structures such as arbors, pergolas, gazebos, may help to enhance the pedestrian realm and provide shade, a place to rest and create a sense of place.

**Park Lighting**

Park lighting shall be provided and should incorporate pedestrian friendly ornamental fixtures placed along the park paths. The fixtures shall be spaced at a comfortable distance in order to provide adequate lighting for safety at night.

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PARCEL C PARK

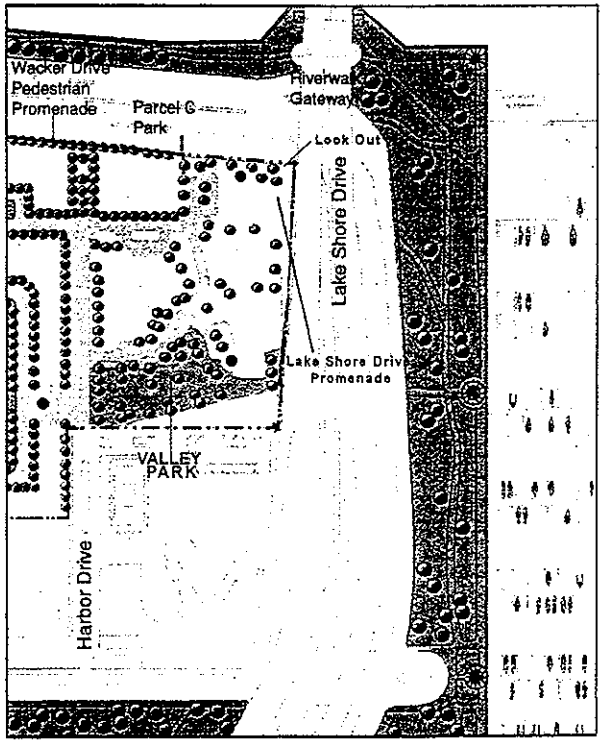
The Parcel C Park shall be an open space located within the future residential area on the south side of the development. A safe and convenient pedestrian access shall be provided front all Parcel C buildings to the internal park.

The park should feature a common green to be used for both active and passive uses. The park should provide walking paths, special paving, seating, and lighting in addition to special ornamental planting. A small children's playground could also be provided in this open space.

PARCEL C LAKESHORE DRIVE PROMENADE

This linear green space shall be designed to provide a publicly accessible pedestrian promenade along the northeastern edge of the development. This 20' wide (minimum) promenade shall be designed with trees, special plantings, lighting, and special paving surfaces. From the northeastern edge of the development the promenade then wraps back into the neighborhood with a pedestrian path leading users to the Parcel C Park.

Special consideration must be given to its relationship to Lake Shore Drive. Its location may be at or above the elevation of Lake Shore Drive. Parking podiums must be screened from view through the use of architectural or landscaped elements.

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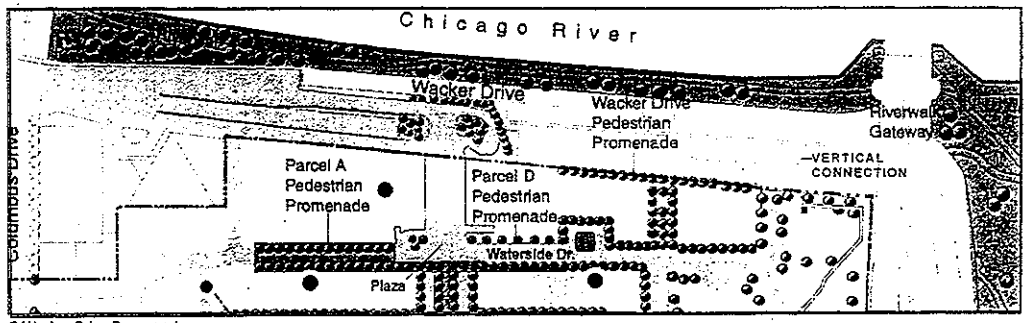
**PARCEL B & C WACKER DRIVE PROMENADE**

This linear green space shall be designed to provide a publicly accessible pedestrian promenade along the northern edge of the development at the upper level. This 20' wide (minimum) walkway shall be designed with trees, special plantings, lighting, and special paving surfaces.

The promenade will also provide vertical access to the Chicago riverwalk and retail space overlooking Wacker drive.

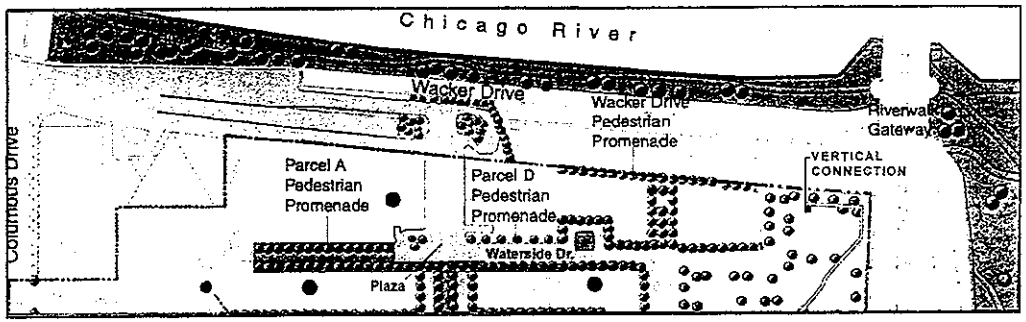
Opportunities for sidewalk cafes and terrace overlooks should be encouraged and integrated into the promenade design.




C Wacker Drive Promenade

**PARCEL A & D PROMENADE**

A linear green space shall be designed to provide a publically accessible pedestrian promenade between the buildings fronting Upper Wacker Drive & the Park Drive. This promenade shall lead to a plaza spanning Field Blvd. North. Both the promenade & the plaza shall provide an important secondary east west connection at the upper level through the future development. The pedestrian walk shall be designed to accommodate emergency vehicular access.




Parcel A & D Promenade

NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.



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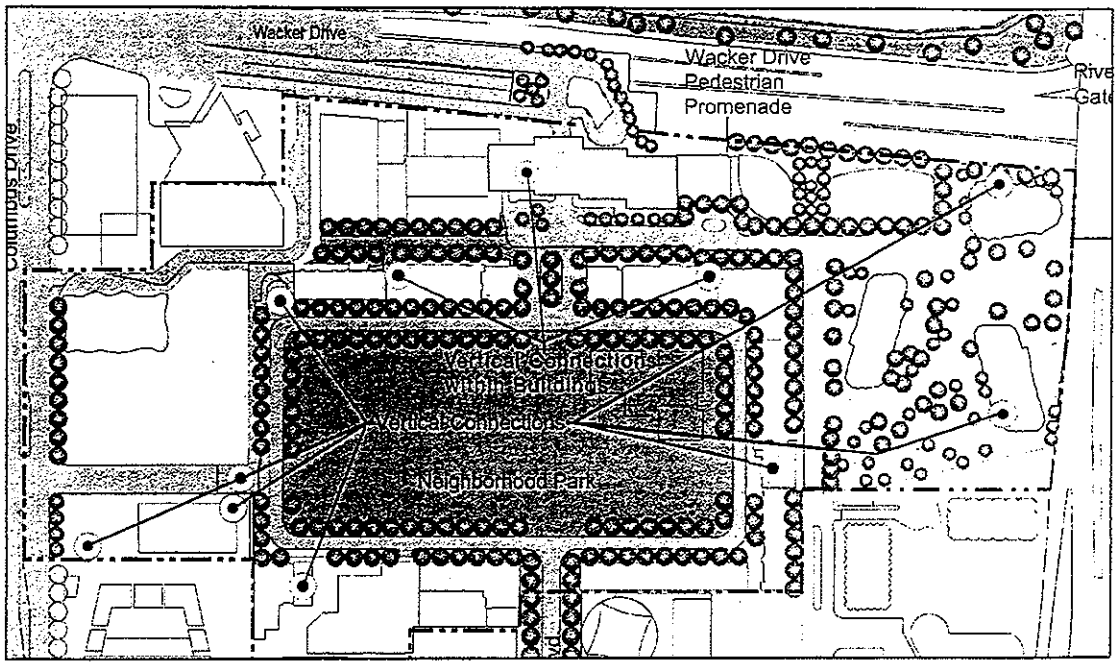
**VERTICAL CONNECTIONS**

A minimum of 4 vertical connections shall be created to connect upper level development with the park ring roads. As previously mentioned, one additional connection must be included in Parcel C along Lake Shore Drive. These connections must include stairways and elevators as is feasible.

Placed at each edge of the Neighborhood Park, these connections will ensure views into the park from the surrounding areas. These connections must provide attractive and convenient pedestrian friendly access between the upper and lower levels of the district. The design of the stairways shall complement the Neighborhood Park and streetscape design through the use of special paving, lighting, hand rails and planters. These connections shall be treated as landscape features incorporating plantings to help soften this connection between levels.




NOTE: These plans are diagrammatic in nature and they indicate the approximate location and the intent of the vertical connection, not the precise locations.



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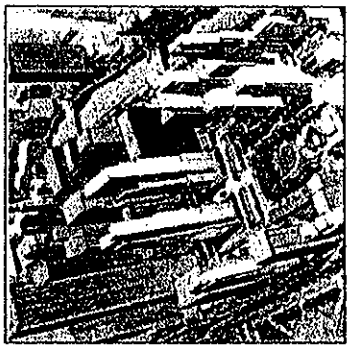
6.0 Design Standards

Introduction
Development Review Process
Controls for Development
Parcel Design Criteria
Building Design Criteria
Building Materials
Environmental Considerations



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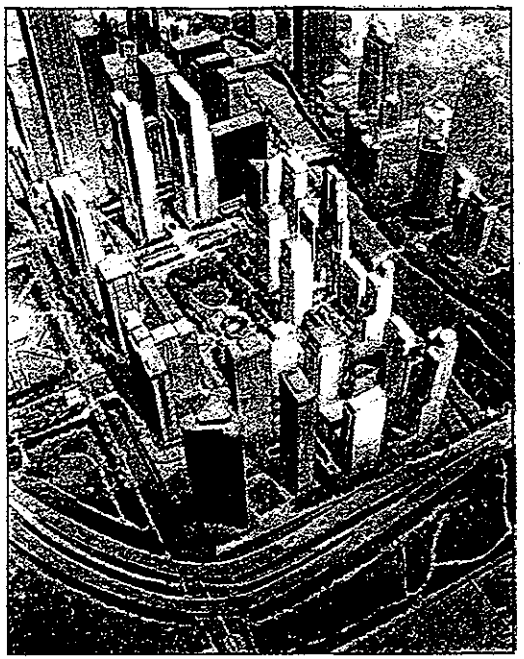

**Introduction**

The Design Standards included as part of the Lakeshore East Planned Development submittal are intended to ensure that the basic Lakeshore East Master Plan concepts are realized. These Master Plan Concepts include:

C

- Create urban street walls that support a diverse pedestrian experience.
- Create an enhanced pedestrian environment that physically and visually connects activities within existing and future buildings to adjacent public areas.
- Preserve views from existing development through new development to the greatest extent possible. Establish view corridors for new development.
- Create a distinctive skyline.

The following standards describe specific design intentions which should be used by the designers, developers and city agencies involved in the building of Lakeshore East.

**Development Review Process**

The Design Standards are intended to establish a self-policing structure for evaluation of projects which shall be submitted to the Department of Planning and Development for approval, prior to submission to the City for building permit.

The developer shall establish a Lakeshore East Design Review Committee for internal review of all development proposals for conformance with the Master Plan. All design submissions should include detailed site plans, building plans, elevations, material samples, and information on lighting and signage. The Design Review Committee may also request additional project information including models or three dimensional renderings.

Any modifications to the Master Plan or Design Standards will require discussion with the City of Chicago Department of Planning and Development and a consensus that the changes do not negatively impact the intent of the Master Plan. Any modifications deemed significant will require an update to the Master Plan & Partial PD Amendment.

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## Controls for Development

The Lakeshore East Master Plan establishes seven development parcels organized around a neighborhood park. The parcels have been defined to accommodate the projected long term build-out. The parcels have also been divided into sub-parcels to permit flexibility in responding to specific development proposals. The sub-parcel divisions may adjust slightly in order to accommodate building design refinements over time.

The Master Plan envisions a mix of highrise, midrise and lowrise development. The development of each parcel within the Master Plan is governed by a set of site design criteria and building envelope controls. Site design criteria include pedestrian and vehicle access. The building envelope controls mandate the placement of buildings within the parcels, setting a pattern of development that creates a strong sense of place at the pedestrian level. Two distinct sets of controls, building mass criteria and streetwall criteria, are defined for each parcel. The building envelope controls have been created in a way to allow some design flexibility within each sub-parcel. Also, the Department of Planning and Development may administratively allow minor modifications or adjustments to the building envelope controls.

### Maximum Developable F. A R.

Within Subarea E, a maximum developable area has been established. This maximum developable area will not fill the entire allowable building envelopes, but may be shifted from one parcel to another parcel as long as the maximum building envelopes are maintained.

For the purpose of calculating maximum developable F.A.R. area, only the inhabitable area at or above the building entry shall be included.

## Parcel Design Criteria

### Pedestrian Access

A well-connected pedestrian network is critical to successfully creating an urban neighborhood in Chicago. The maximum allowable distance between two pedestrian walkways along a single blockface should not exceed the length of a typical downtown Chicago block or approximately 320'. Midblock pedestrian walkways which pass through development parcels are also encouraged.

### Vehicular Access

The multi-level plan of Lakeshore East should accommodate the bulk of parking and service below grade. Curb cuts should be kept to a minimum and the use of shared curb cuts along shared property lines is encouraged. Curb cuts should not exceed 20 feet in width. Parking entries should be integrated with the building's architecture through the use of similar materials, patterns, textures and color. All parking above the street level must be screened with occupied space.

Service access is permitted at the lower level only.

### Emergency Vehicle Access

Required emergency vehicle access easements are identified on the parcel diagrams.

### Interim Uses

Undeveloped parcels may support interim uses such as recreational open space, dog friendly areas, and surface parking. Interim use plans will be reviewed by the Department of Planning and Development. They should identify all temporary improvements and timeframe of interim use.

### Utility Easements

Utility easement corridors, varying in width and Dedicated and Conveyed to the City of Chicago below approximately +20.92 C.C.D. currently exist throughout the site. As future development fills in the site, the existing utility corridors will generally occur at the lowest level of the parking structure. A service roadway, generally at elevation +6 C C D, will typically occur along the easements and intermittent structural columns/caissons for the structures above may fall within the easement corridors. The placing of structural easements within existing easements must be coordinated with existing and future utilities.

These utility easement corridors must be accessible to all utility entities, and will also have controlled accessibility to building service vehicles and to adjacent parking structures.

Existing utilities, will either remain in place, or be relocated into the new, final utility corridors. New utilities will also occur within the new dedicated roadways on grade throughout the site.

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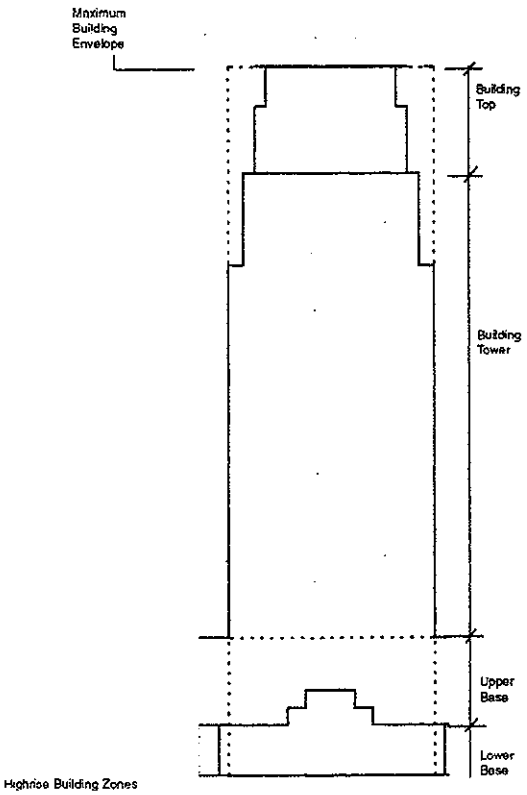


Highrise Building Zones

## Highrise Building Design Criteria

Highrises are characterized by their three elements: the building base, the tower and the top. Transition lines should be articulated at the two or three story level lower base, between the base and tower, and between the tower and top. The transition lines may be achieved by a change of material, a setback, a reveal or a cornice line.

### Building Base

It is important that the base of the building extend to the sidewalk to define the urban street environment and support a close relationship between activities in each building. Special streetwall standards for the base include:

### Setbacks and Building Lines

The building must extend to the defined edge of the sidewalk (specified by property line, easement or setback) for at least 80% of the frontage. The building may setback a maximum of 10 feet for up to 25% of the frontage from the defined edge of sidewalk it the additional setback is designed to include sidewalk cafes, seating, public art, landscaping or other amenities.

### Ground Floor Active Building Uses and Transparency

Active uses that are visually connected to the pedestrian environment are encouraged along the ground floor of the building. These active uses may include retail, lobbies or office space The ground level facade of the building should be transparent to allow viewing into the interior of the building Blank walls are not encouraged

### Building Envelope

Building mechanical floors may extend beyond the maximum building envelope. Maximum building envelopes are identified for each sub parcel.

### Building Tower

Generally, the preferred location for highrise towers should be toward the primary street frontage.

### Building Top

A varied and distinctive skyline is desired. The building top should provide special architectural treatment to express building identity. Vertical design elements, such as spires, should be integrated with the design of the building tower and top. The height of a vertical design element may extend above the maximum building height, and is subject to administrative approval by the Department of Planning and Development.

All rooftop mechanical systems including communication devices should be concealed from view within an architectural enclosure.

### Building Separation

To preserve views, a minimum separation of 40' between non-party walls is required. Building projections, such as balconies or bay windows, may not extend into the minimum building separation.

### Building Height

Building height is defined as the vertical distance from the curb level opposite the front of the building to the top of the highest occupied floor of the building. For purposes of identifying occupied spaces, the following areas shall be excluded: mechanical rooms, elevator machine rooms & overruns, rooftop deck access rooms, habitable areas comprising less than 20% of the total room area. Maximum heights, identified in total feet, for the building base, tower and top are identified for each parcel.

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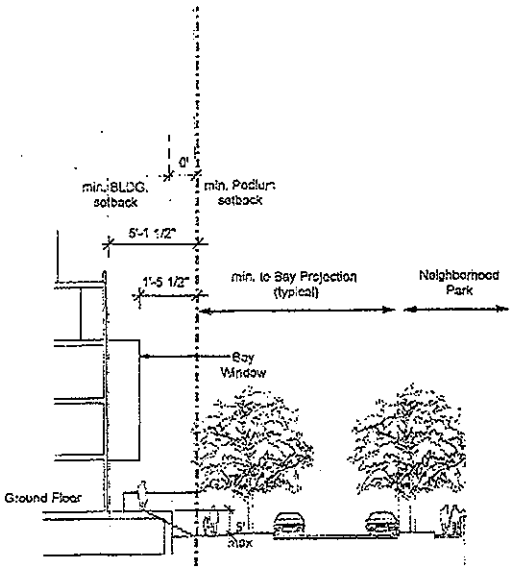


PARCEL G1.

Property Line

NOTE: These plans are diagrammatic in nature and are only intended to show approximate locations and dimensions.

**Townhouses**

It is important that the townhouses create a continuous streetwall that frames the park and special pedestrian ways. It is also important that the townhomes along the Park Drive screen all existing and future podiums from view. Special townhouse standards include:

**Setbacks and Building Lines**
The design of the townhouse podiums shall include a minimum landscape setback of 5' from the sidewalk (specified by property line, easement or setback) East of Field Blvd. South, along the East / West segment of Park Drive, the minimum podium setback may be 3'. Entry stairs may extend into the landscape setback. Townhouses within a particular grouping along the same street frontage should maintain a similar setback from the side walk & from their podium.

**Orientation**
Townhouse entries should be oriented to the street. The townhouses should be designed to include living space at the ground floor to ensure "eyes on the street". Stacked townhouses which have two street frontages should address both streets.

**Variety**
Variety in the use of materials and articulation is encouraged within groupings of townhouses, in order to create an aesthetically diverse neighborhood setting.

**Building Height**
Building height is defined as the vertical distance from the curb level opposite the from of the building to the highest point of the townhouse roof. If extending beyond the maximum building height, roof top enclosures may not exceed 10% of the rooftop area and should be architecturally integrated with the design of the townhouse roof. Maximum heights for the townhouses are identified for each parcel.



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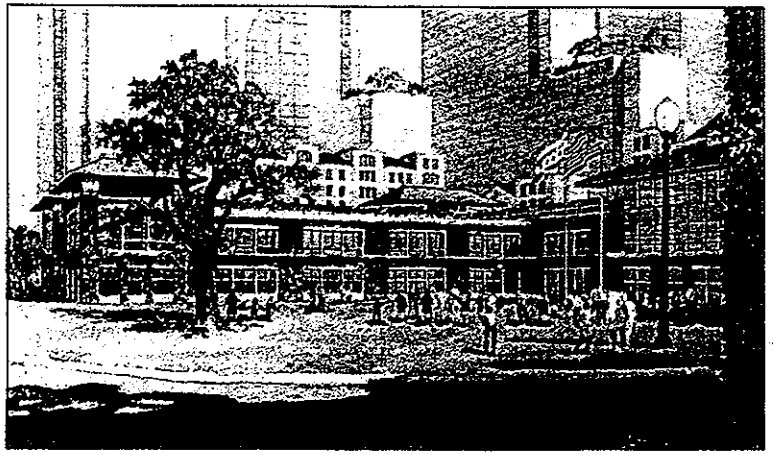

**School Building**

The scope of the work for the 45,000 sq. ft. elementary school will include the site work required to prepare the site for construction of the proposed building. The developer shall also provide the "core and shell". It will include all cast in place concrete structural steel, steel joists, and roofing. Additionally, it will include complete exterior enclosures with windows, storefront, glass and glazing, exterior masonry, and exterior doors. Finally, it will include all utilities to a location within the building such as a pump room, or mechanical space. The "core and shell" of the building can be further defined by the following specifications sections from the Chicago Public Schools Project Manual dated 1999 / 2000 (a copy of which is on file at the Department of Planning and Development) :

| | |
|---|---|
| Demolition | 02060 |
| Site Clearing | 02212 |
| Excavation and Back filling | 02221,02222 |
| Water Distribution | 02510 |
| Sewers and Site Drainage | 02700 |
| Water Service | 02707 |
| Exterior Structure including: | |
| Cast in Place Concrete | 03300 |
| Concrete Finishes | 03312 |
| Unit Masonry - Exterior Only | 04200 |
| Cast Stone - Exterior Only | 04720 |
| Structural Steel | 05120 |
| Steel Joists and Girders | 05220 |
| Steel Deck | 05310 |
| Metal Fabrications - Exterior Only | 05500 |
| Expansion Joint Assemblies - Exterior Only | 05810 |
| Bituminous Dampproofing | 07160 |
| Spray on Fireproofing | 07250 |
| Modified Bituminous Sheet Roofing | 07257 |
| Firestopping - Exterior Only | 07270 |
| Manufactured Roof Panels | 07410 |
| Flashing and Sheet Metal - Exterior Only | 07600 |
| Roof Accessories | 07700 |
| Joint Sealers - Exterior Only | 07900 |
| Steel Doors and Frames - Exterior Only | 08110 |
| Overhead Coiling Doors | 08330 |
| Aluminum Entrances and Storefronts | 08410 |
| Aluminum Windows | 08520 |
| Exterior Metal Window Guards | 08861 |
| Glass and Glazing - Exterior Only | 08800 |

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## Building Elements

Special consideration will be given to the following building elements during the development review process.

### Landscape Roofs

Green roofs, or roofs that are covered with planting, can provide great benefits to the building as well as the urban environment and are encouraged. Green roofs may be used to reduce the building's energy costs and also reduce stormwater runoff.

A majority of the defined green roof area should be covered by vegetation. Public access is not mandatory but maintenance access should be maintained. Future installations, such as mechanical equipment, should not have a negative impact on the landscaped area.
Drought resistant indigenous plants that require minimal maintenance are recommended.

### Arcades

Arcades are allowed, but must be continuous along the entire length of the building frontage from one street right of way to the next street. Minimum width is 8 feet clear, maximum width is 20 feet and minimum clear interior height is 14 feet. Arcades shall have a minimum decorative pavement treatment, and landscaping, seating or other public amenities as appropriate. Arcades shall not contain parking spaces, passenger drop-offs, ramps, loading berths or any other vehicular use, or trash storage facilities.

### Through Block Pedestrian Connections

Indoor and outdoor through block pedestrian connections are encouraged.

*Enclosed Through Block Connections*

The connection should provide a continuous unobstructed corridor of at least 20 feet in width and the unobstructed height must be a minimum of 15 feet. Material finishes and lighting should be selected to ensure a pleasant and safe pedestrian connection.

*Exterior Through Block Connections*

The connection should be a continuous unobstructed space at least 20 feet in width. A minimum clear height of 20 feet is required where the connection is not open to the sky. Building elevations that border the connection should include active building uses where possible or be treated with plantings, murals and other architectural details.

### Balconies

Balconies are permitted but must be integrated within the design of the building facade.

### Bay Windows

Bay windows are allowed and may extend above a ground level landscape setback but may not extend into the minimum building separation.

### Canopies and Awnings

Canopies and awnings are permitted for retail development and building entries. Canopies and Awnings should be integrated with the design of the facade. Materials should be high quality and may be either fixed or retractable. They must meet all applicable City Codes and regulations.

### Exhausts

Exhaust vents should not be located on a building's primary street frontage.

### Signage

Signage is to be kept to an absolute minimum. The design of signs should be compatible with the building and street frontage High quality and durable materials are encouraged. Signs should be mounted in locations that respect the design of the building, including arrangements of bays and window openings. Fixtures for externally illuminated signs should be simple and unobtrusive.

Signage at building tops is limited to hotel uses and is subject to administrative review and approval of the Department of Planning and Development. Signage must be integrated with the design of the building.

### Building Lighting

Lighting may vary within the Lakeshore East Development. Public spaces should be adequately lit to ensure a safe pedestrian environment.
Lighting used to highlight architectural features such as articulated building tops or building entrances is encouraged. Such architectural lighting should be planned to not visually impact adjacent buildings or public spaces.

### Radio Antennae

Radio antennae may be allowed on Parcels G and D but must be integrated with the design of the building.

### Parking

*Parking Entrances*

Parking garage entrances should be designed as an integrated element of the building's facade through the use of similar materials and detailing.
Driveways and curb cuts should be compatible in material and detailing with adjacent sidewalks.

*Perimeter Walls*

All Parking at or above the upper street level must be screened by occupied space Parking along the lower and intermediate levels may extend to the parcel line; however the parking must be architecturally screened when it is adjacent to a public accessway, such as intermediate Wacker Drive and Lake Shore Drive. Along Field Blvd. North parking must be screened by occupied space at the lower level, and architecturally screened above the lower level. Along the Park Drive, the townhomes and other residential buildings will screen all existing and future parking podiums from view.

*Ventilation*

Parking garage ventilation should be well designed, with openings which should incorporate architectural screening. Ventilation structures should be designed as integral components of adjacent buildings or open space.

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## Building Materials

The selection of appropriate building materials should be made with a concern for the existing context.

All Glass curtain-wall buildings are discouraged and highly reflective glass will not be permitted. If all glass-curtain-walls are used, high quality, low-e or clear glass should be used.

Two grades of building material quality, Grade 1 and Grade 2, have been identified in the Master Plan.

Grade 1
- ☐ Natural Stone
- ☐ Brick
- ☐ Architectural Precast
- ☐ Glass and Metal Curtain Walls

Grade 2
- ☐ Grade 1 Materials preferred
- ☐ Exposed Structural Concrete allowed with architectural detailing and clean, high quality construction formwork (such as steel forms or plastic faced plywood)

Generally, Grade 1 materials should be used for signature buildings at the perimeter of the site and Grade 2 materials may be used for buildings on the interior of the site. Unique materials and colors are encouraged along the ground level, at building entrances and on the rooftops.

In general, whether Grade 1 or Grade 2 materials are used, a high quality level of finishes and details is important.

### Building Bases

Grade 1 materials should be used on the building bases and the townhouses. Clear or lightly tinted glass is preferred. Retail storefronts may include ornamental metals.

### Building Towers

The portion of the building above the base should use materials that are compatible with the material used for the base and also be complementary with neighboring buildings. Towers identified as signature buildings should use Grade 1 materials; however, the level of articulation and detailing may be simplified, Towers identified as Grade 2 may use exposed structural concrete clear or slightly tinted glass is preferred. Ornamental metals may be used for building accents.

### Building Top

The materials used for the building tops should be of high quality and present a distinctive image for the building.

### Material Color

Material colors should minimize differences between adjacent parcels. Predominantly dark buildings are discouraged.

Stone, brick and concrete colors should be light to medium warm neutral colors.

Glass colors may include clear panes or slightly tinted gray, silver, green or blue.

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Base* - Grade 1 Materials
Tower - Grade 1 Materials (where applicable)

Base* - Grade 1 Materials
Tower - Grade 2 Materials (where applicable)

*Refer to parcel diagrams for height of base material

**NOTE:** These plans are diagrammatic in nature and are only intended to show approximate locations and dimensions.



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88062

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10/31/2018

## Environmentally Conscious Design

The Lake Shore East Development is a significant opportunity to showcase environmentally sensitive design. The following recommendations can be used as a checklist to evaluate and ensure an environmentally sensitive approach to building a neighborhood.

### Site Design Recommendations

- Orient buildings to optimize solar exposure.
- Buildings near the Lakefront should reduce the amount of curtain wall in an effort to reduce the injury to migratory birds due to the transparent nature of the facade.
- Utilize indigenous landscape materials, with an appropriate diversity in plant species.
- Properly manage stormwater runoff
- Relocate and reuse existing trees.

### Building Design Recommendations

- Coordinate programmed areas that will benefit from sun exposures in appropriate zones within the building.
- Manipulate building envelopes that will respond to climate and orientation.
- Consider the integration of photovoltaic panels and/or fuel cells for electric generation.
- Encourage operable windows that provide fresh air to interior workspaces and living spaces.
- Utilize energy efficient building systems.
- Include "landscape roofs."
- Develop exterior and interior shading devices that minimize heat gain.
- Utilize exterior and interior "light shelves" that bring daylight into the interior zones and workspaces of the buildings.
- Minimize the use of hazardous or "off gassing" materials, specifically materials with volatile organic compounds (VOC's).
- Employ wood products harvested from certified forests.
- When possible, select materials based on life-cycling costs.
- Develop lighting controls that manage energy consumption including task lighting, daylighting, an energy efficient artificial lighting.
- Coordinate a tenant recycling program with the City of Chicago's recycling program.

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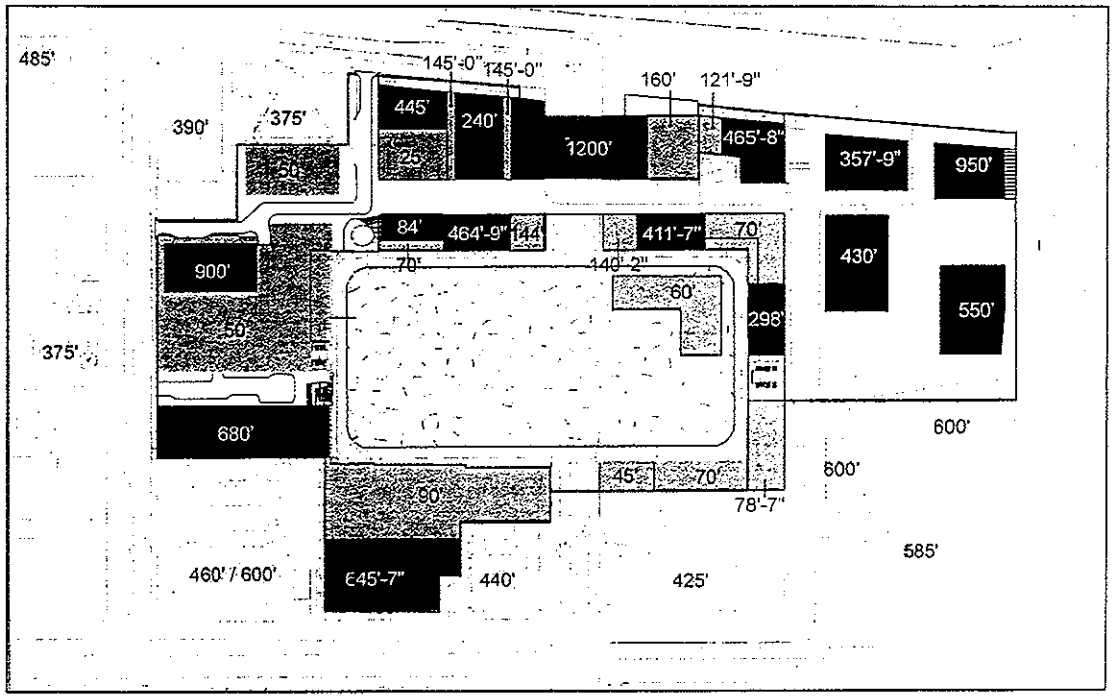
Maximum Building Envelope
Site Plan




NOTE: Elevations reflect height of buildings above average grade, unless specified as CCD.
NOTE: These plans are diagrammatic in nature and
are only intended to show approximate locations.

Highrise Buildings -
Maximum Building Envelopes above 20'

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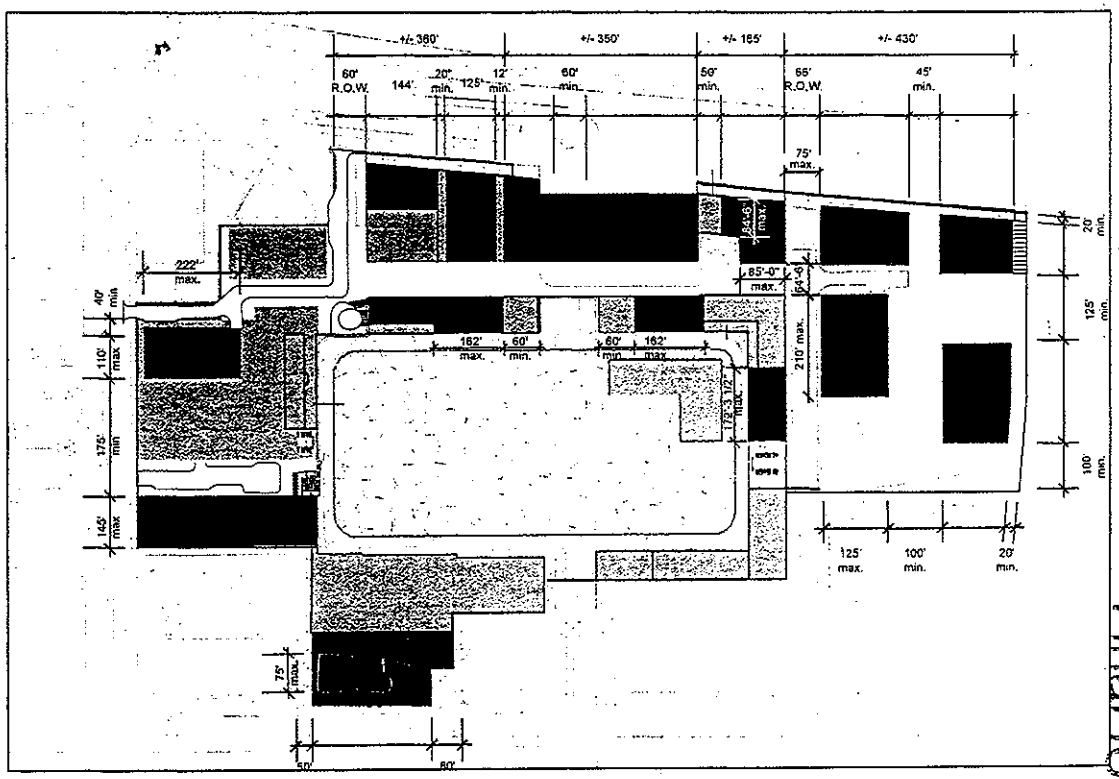
Maximum Building Envelope
Site Plan




Highrise Buildings - Maximum Building Envelopes

Midrise and lowrise Buildings - Maximum Building Envelopes

Highrise Buildings - Maximum Building Envelopes above 20'

**NOTE:** All overall dimensions should be verified with land survey

**NOTE:** These plans are diagrammatic in nature and are only intended to show approximate locations.



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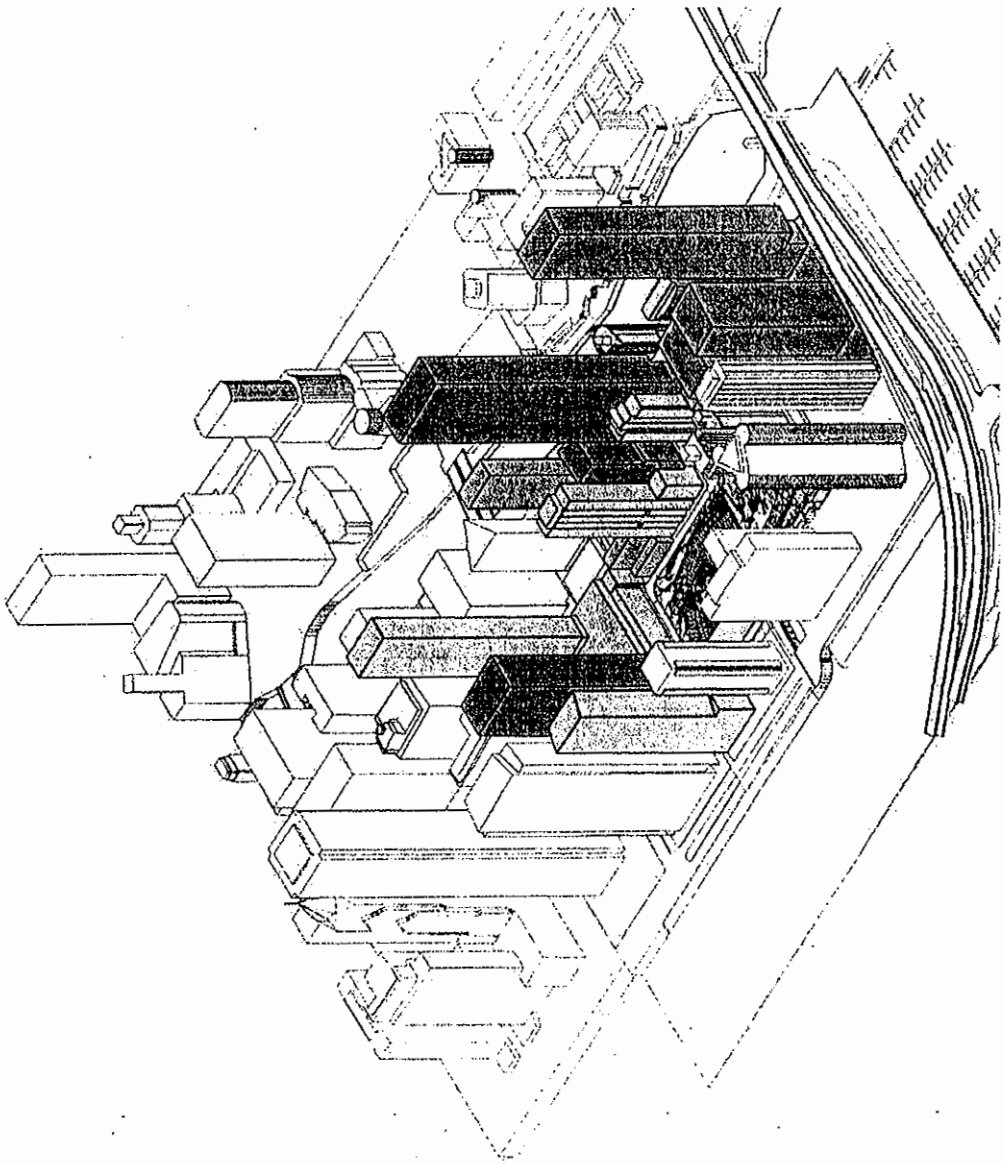
Maximum Building Envelope
View From the Southeast



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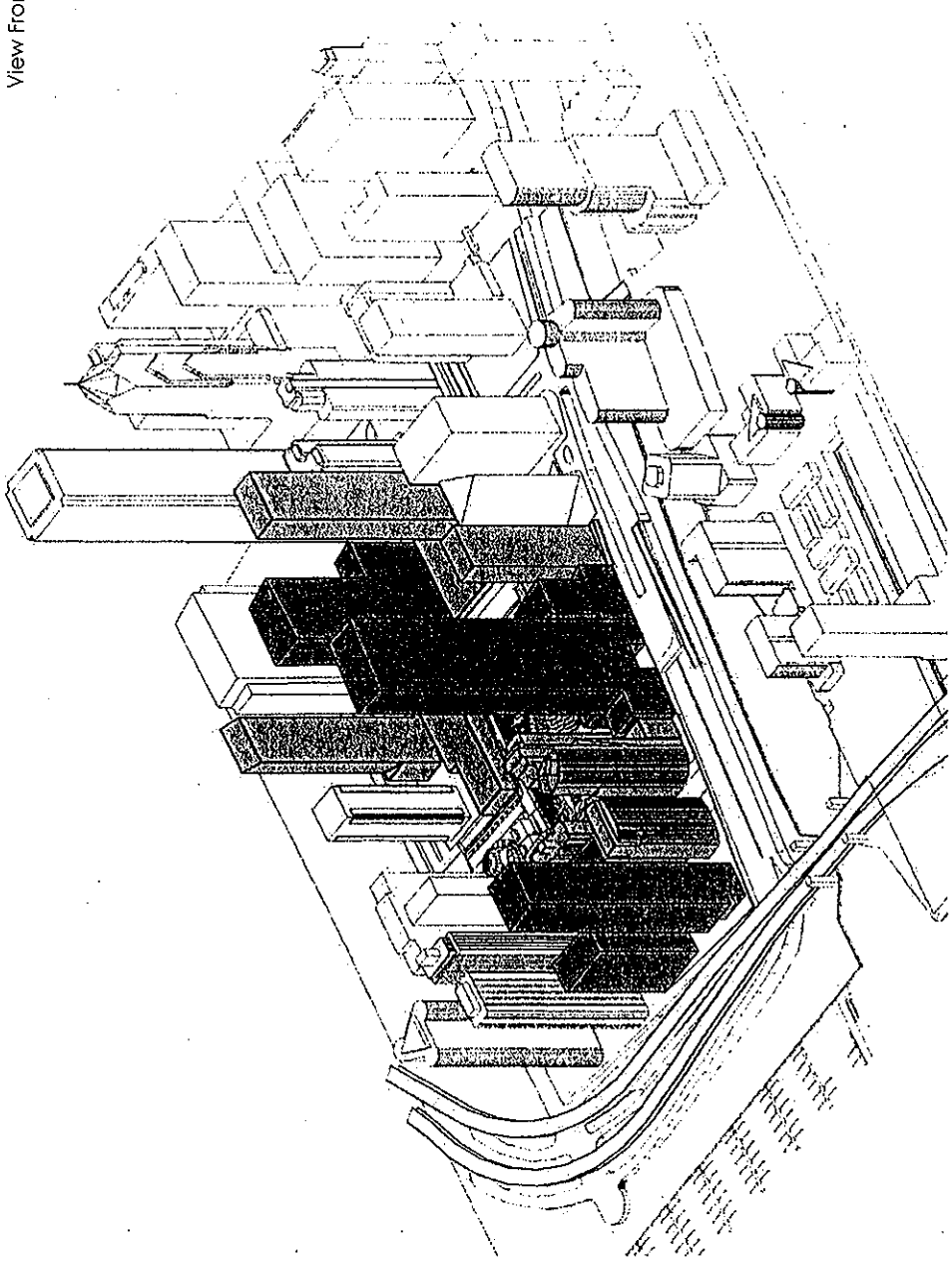
Maximum Building Envelope
View From the Northeast



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6.13

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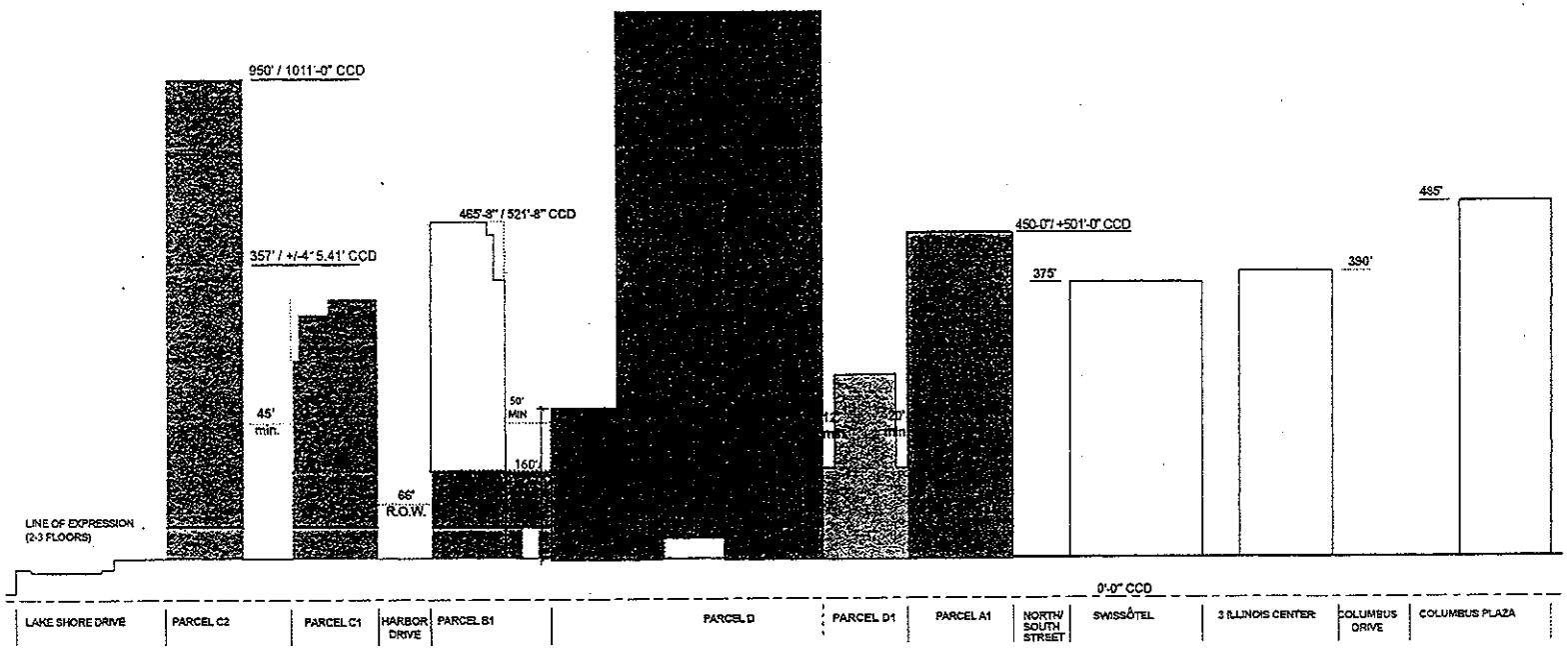
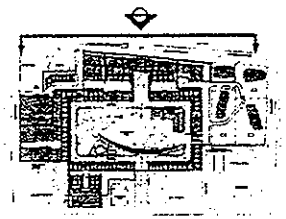
Illustrative Elevation
Wacker Drive



NOTE: These plans are diagrammatic in nature and are only intended to show approximate locations.



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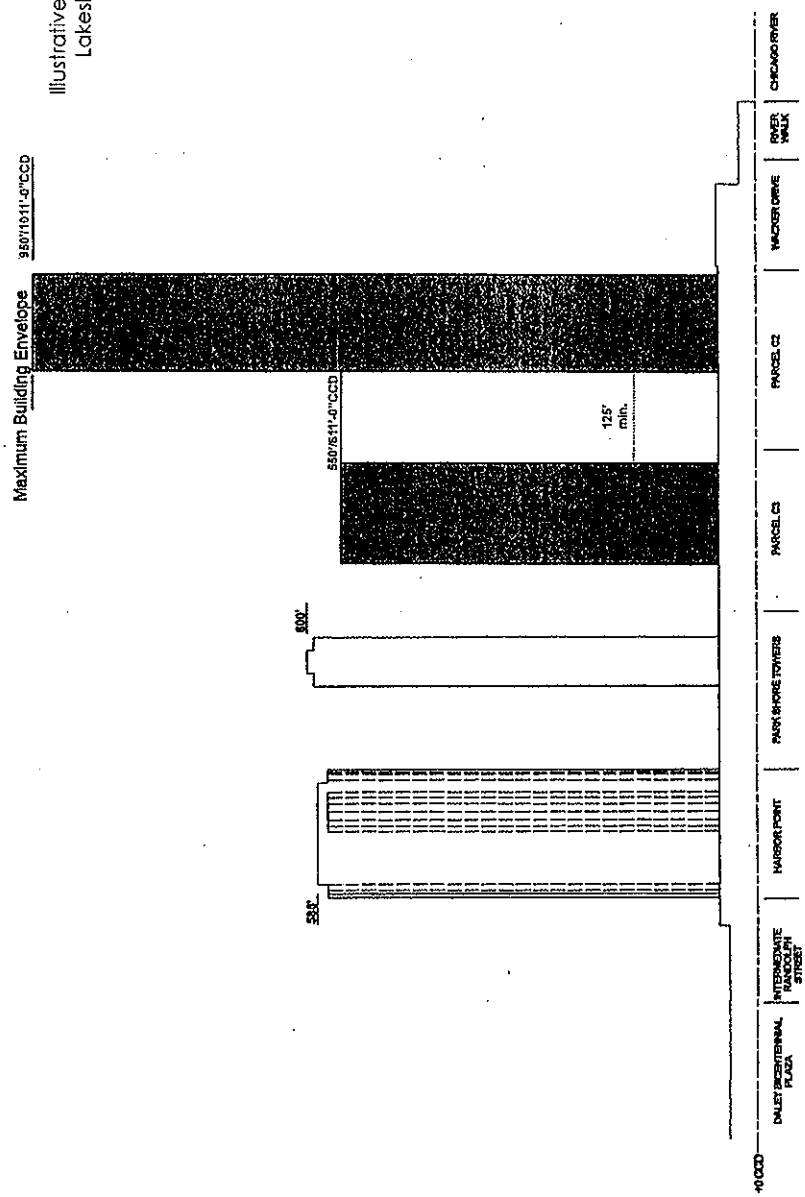
Illustrative Elevation
Lakeshore Drive

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6.15

NOTE: These plans are diagrammatic in nature and are only intended to show approximate locations.

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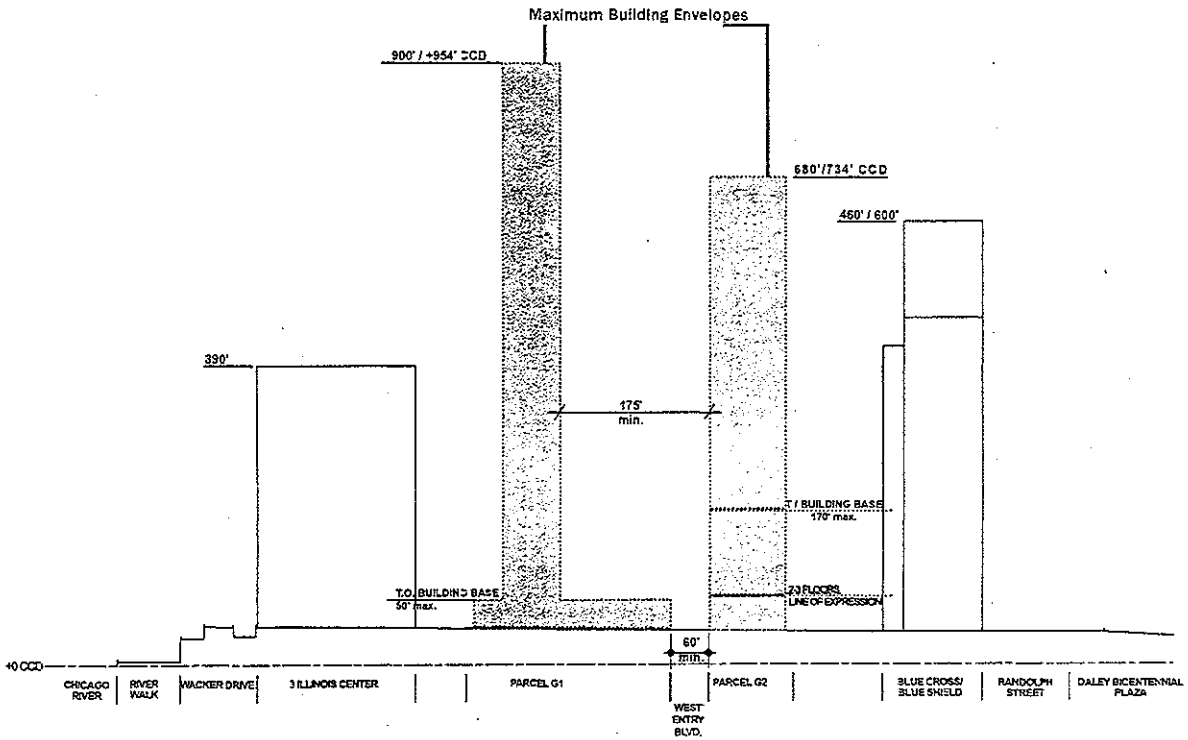
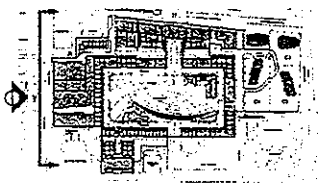
Illustrative Elevation
Columbus Drive



NOTE: These sections are diagrammatic in nature and are only intended to show approximate locations.



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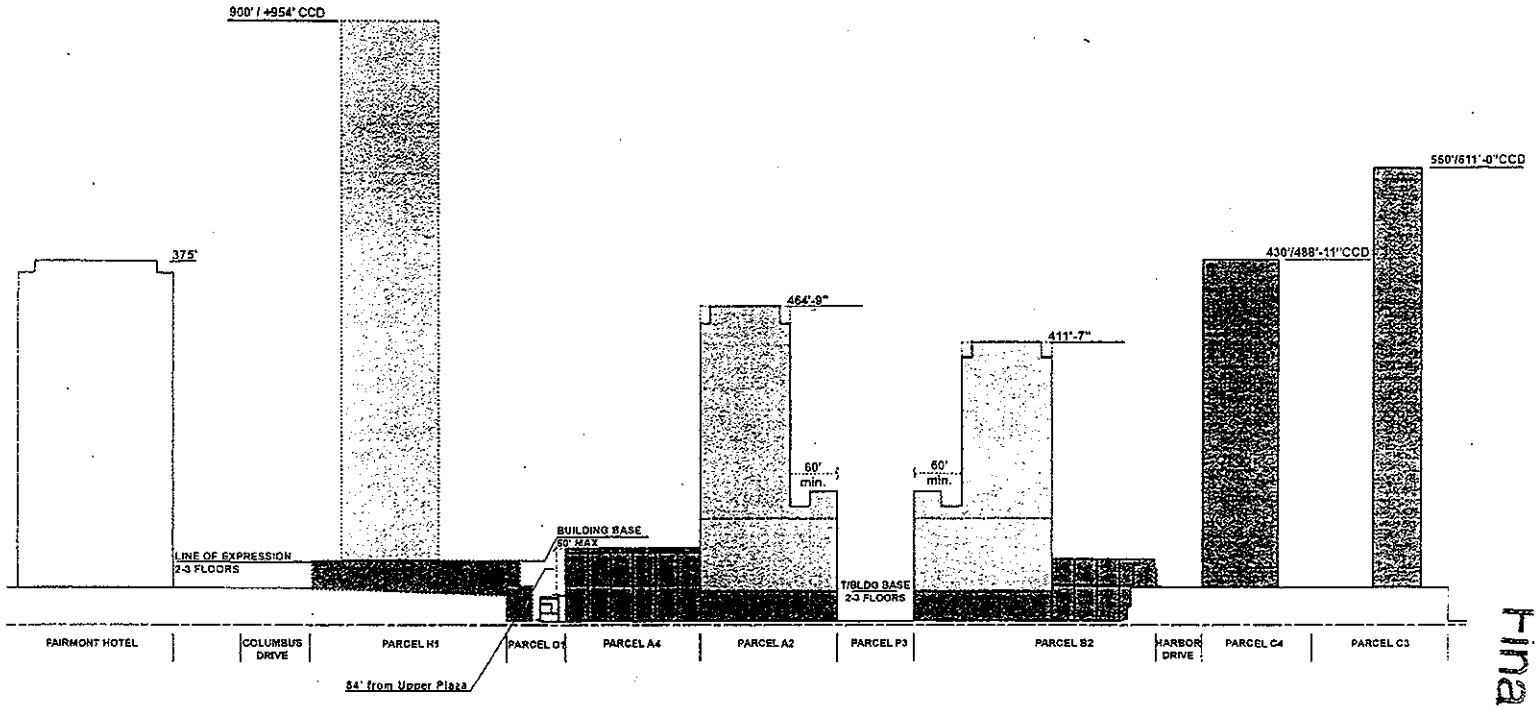
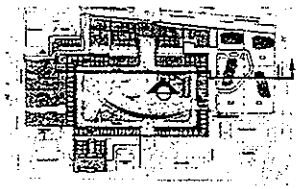
Illustrative Elevation
East / West Section:
View Looking North



NOTE: These sections are diagrammatic in nature and are only intended to show approximate locations.



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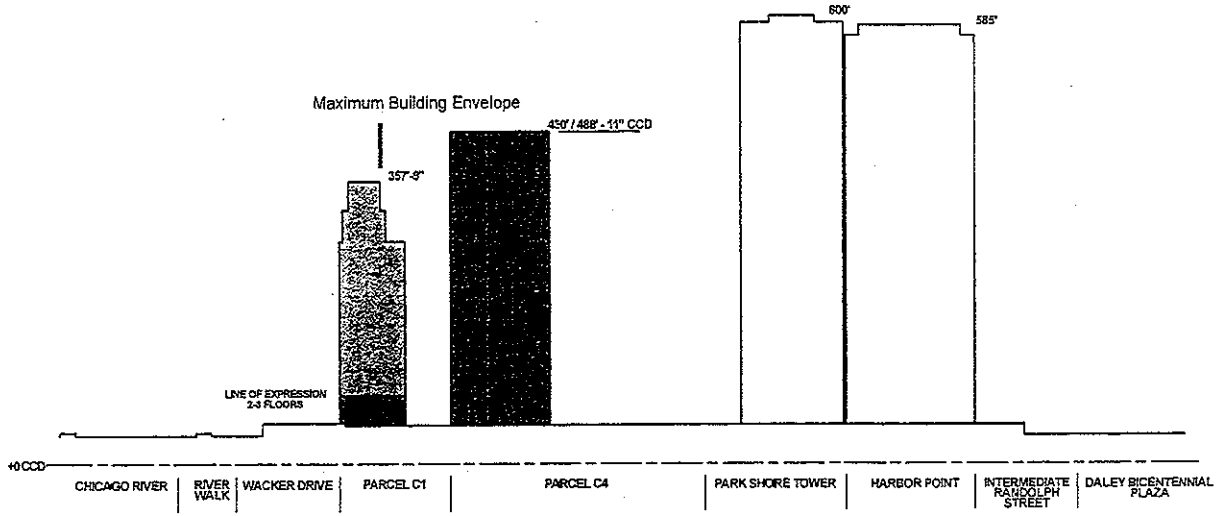
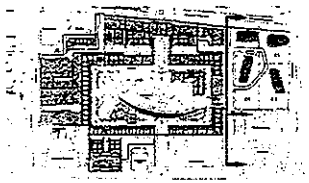
Illustrative Elevation
Harbor Drive:
View Looking East



NOTE: These sections are diagrammatic in nature and are only intended to show approximate locations.



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Illustrative Elevation
Neighborhood Park - View South






NOTE: These sections are diagrammatic in nature and are only intended to show approximate locations.



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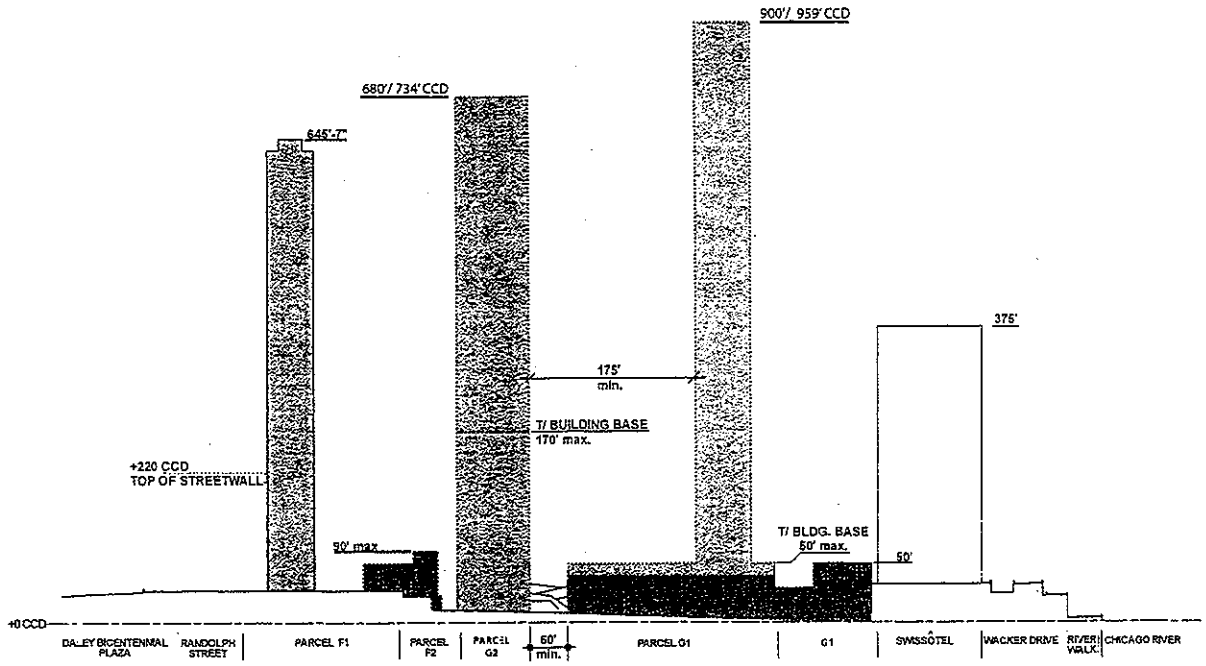
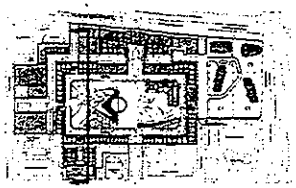
Illustrative Elevation
North / South Section:
View Looking West



NOTE: These sections are diagrammatic in nature and are only intended to show approximate locations.



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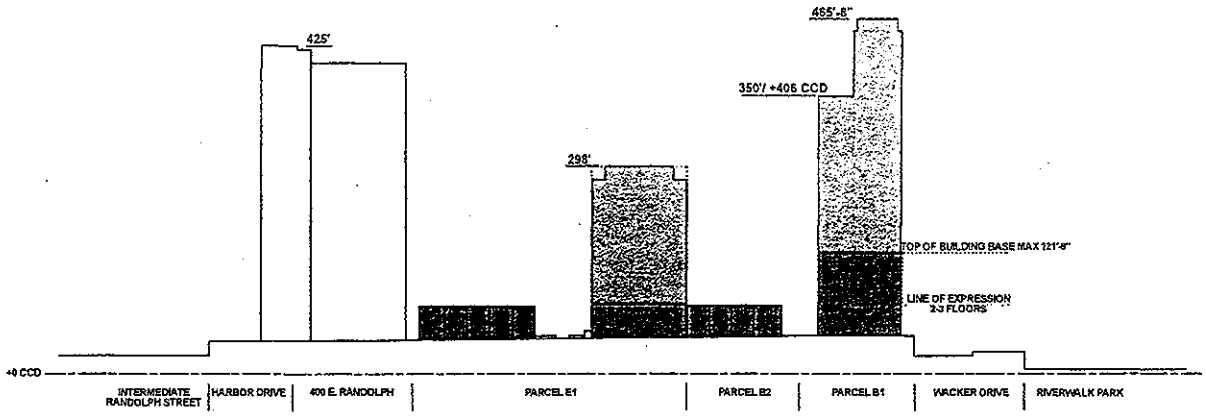
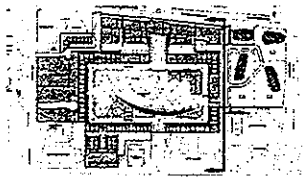
Illustrative Elevation
Harbor Drive:
View Looking West



NOTE: These sections are diagrammatic in nature and are only intended to show approximate locations.

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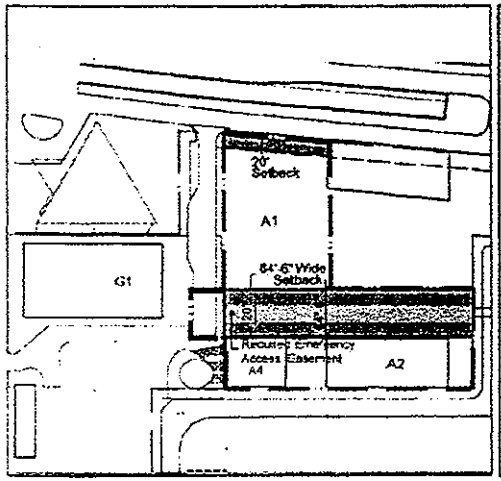
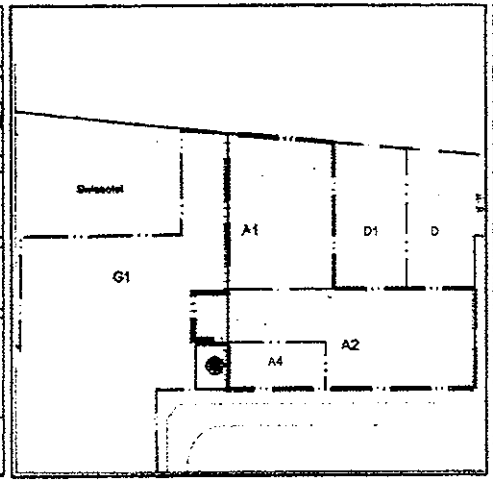
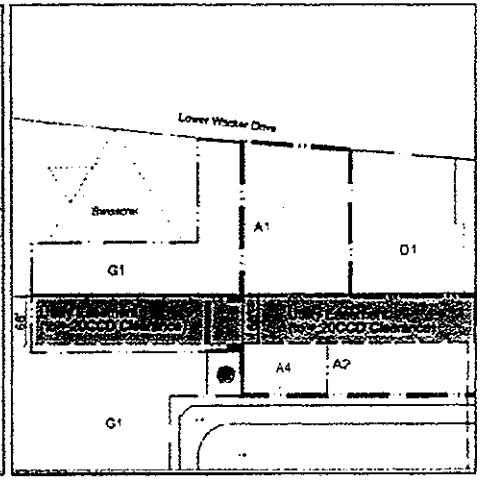
UPPER LEVEL - PARCEL A

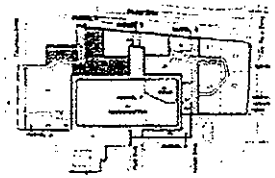



INTERMEDIATE LEVEL - PARCEL A



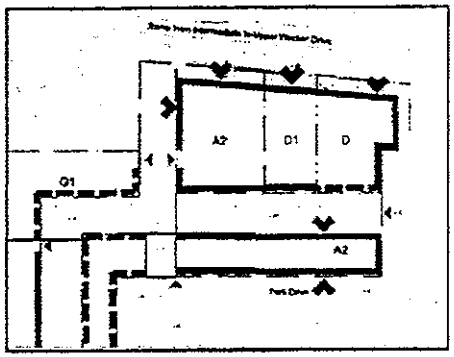

LOWER LEVEL - PARCEL A



FRONTAGE AND ACCESS AT PERCEIVED GRADE LEVEL

- Building Frontage - Townhouse
- Building Frontage - Midrise & Highrise
- Preferred Lobby Entry - Midrise & Highrise
- Preferred Parking Access




PARCEL A - GRADE LEVEL BUILDING FRONTAGE AND PREFERRED ACCESS PLAN

NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access.



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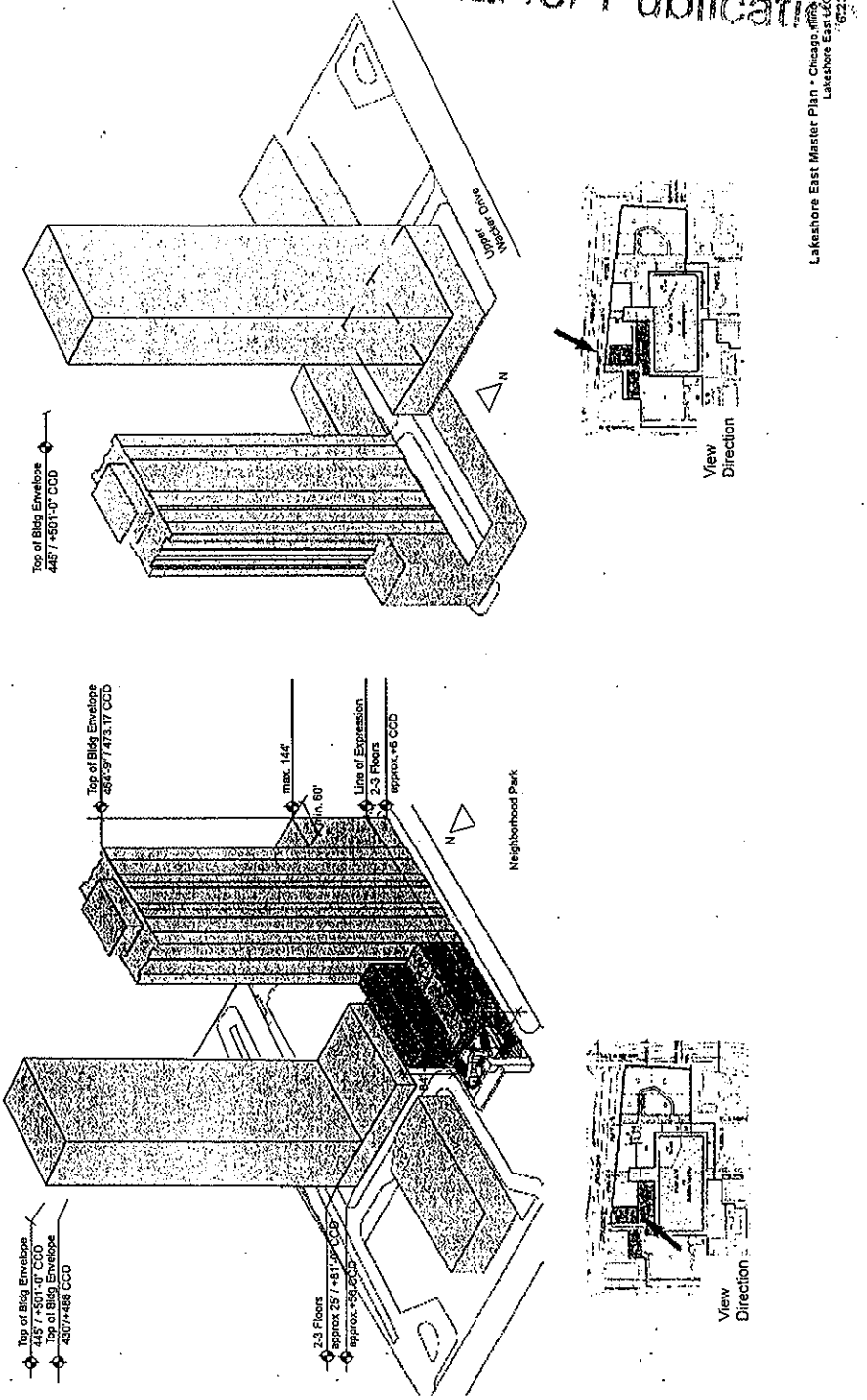
Maximum Building Envelope - Parcel A




October, 2018

10/31/2018 REPORTS OF COMMITTEES 88077

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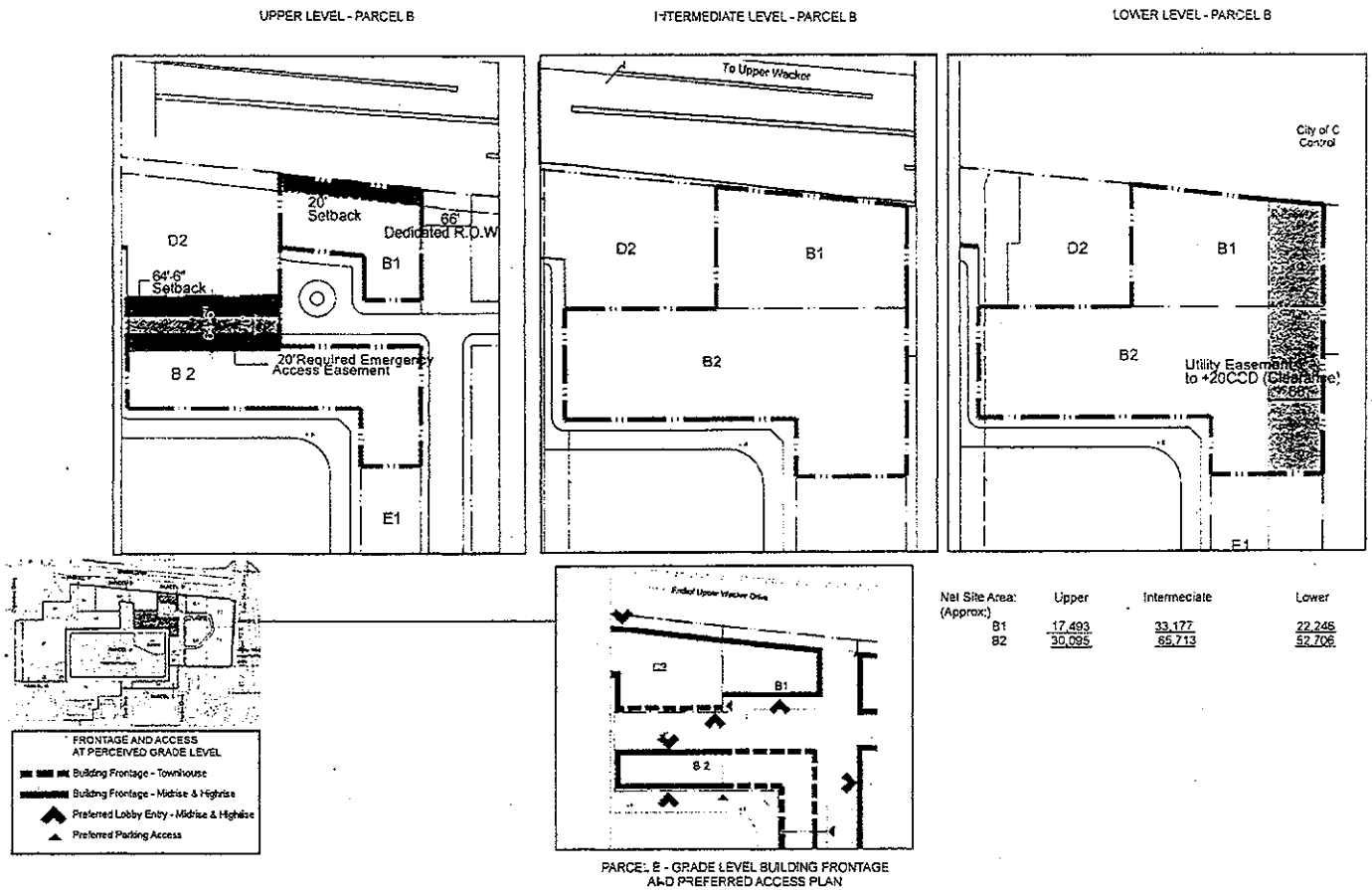


| Net Site Area: (Approx.) | Upper | Intermediate | Lower |
|---|---|---|---|
| B1 | 17,493 | 33,177 | 22,246 |
| B2 | 30,095 | 65,713 | 52,706 |

PARCEL B - GRADE LEVEL BUILDING FRONTAGE
AND PREFERRED ACCESS PLAN

NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access.

October, 2018

Maximum Building Envelope - Parcel B




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Lakeshore East LLC
6.25.09

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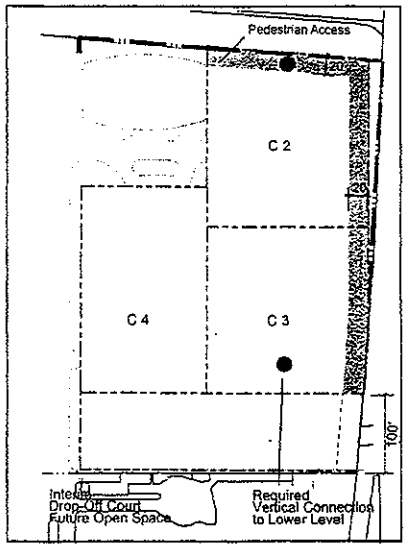
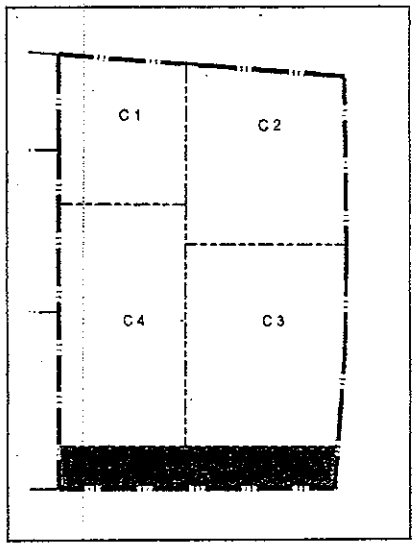
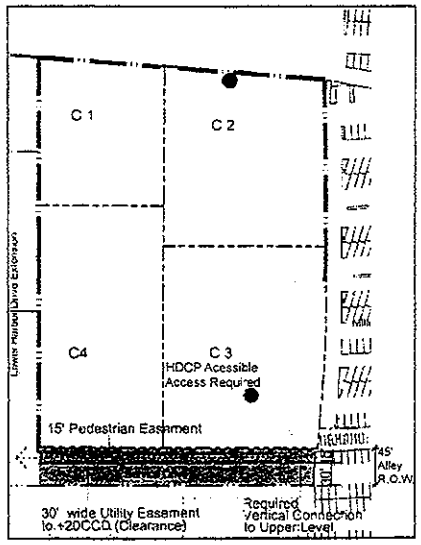
UPPER LEVEL - PARCEL C

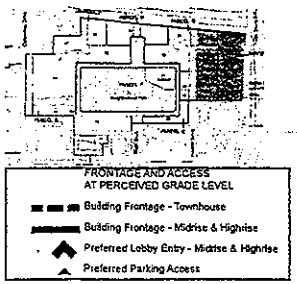



INTERMEDIATE LEVEL - PARCEL C



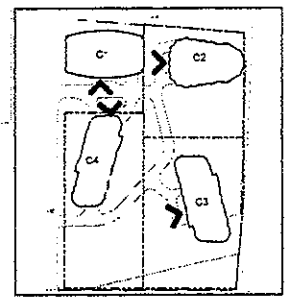

LOWER LEVEL - PARCEL C



FRONTAGE AND ACCESS
AT PERCEIVED GRADE LEVEL

- Building Frontage - Townhouse
- Building Frontage - Midrise & Highrise
- Preferred Lobby Entry - Midrise & Highrise
- Preferred Parking Access




PARCEL C - GRADE LEVEL BUILDING FRONTAGE
AND PREFERRED ACCESS PLAN

| Net Site Area: (Approx. Sq Ft.) | Upper | Intermediate | Lower |
|---|---|---|---|
| C1 | 15,751 | 29,737 | 29,717 |
| C2 | 38,927 | 47,076 | 47,076 |
| C3 | 40,393 | 55,756 | 55,756 |
| C4 | 52,421 | 52,421 | 52,421 |

NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access.



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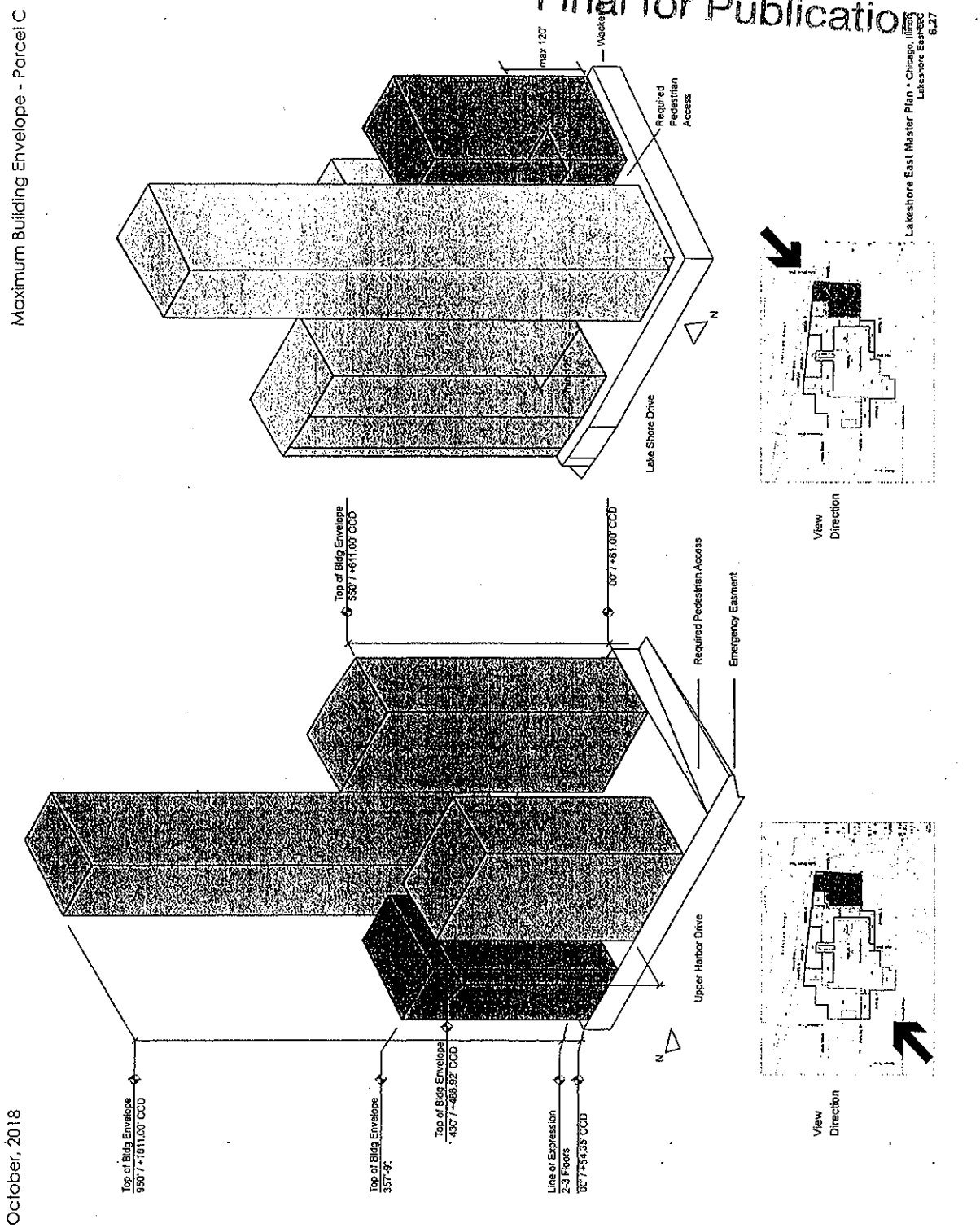
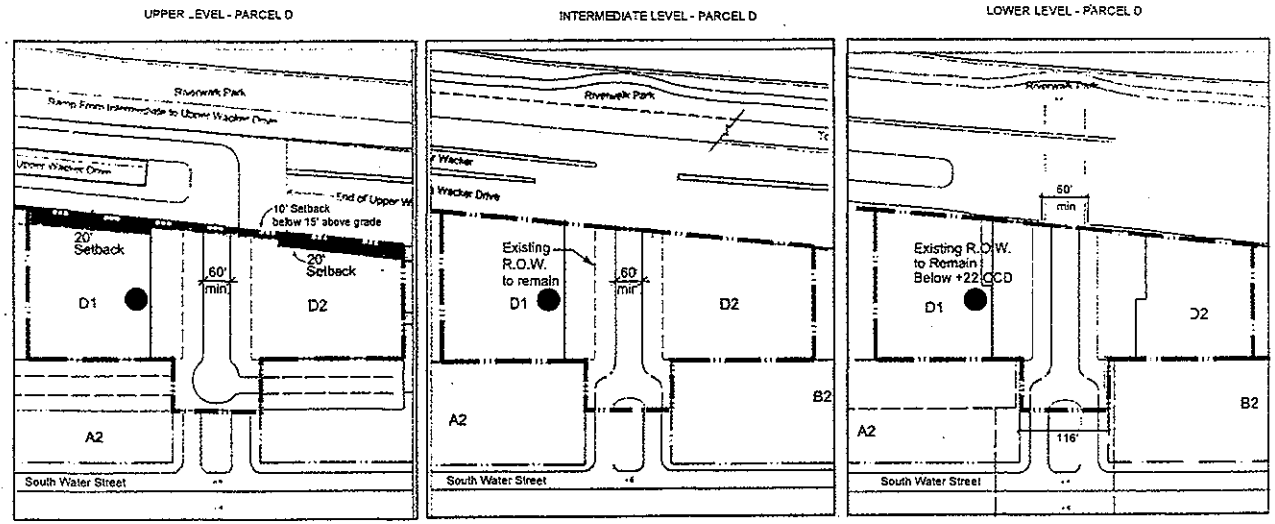
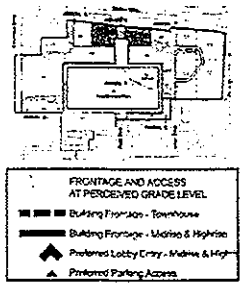
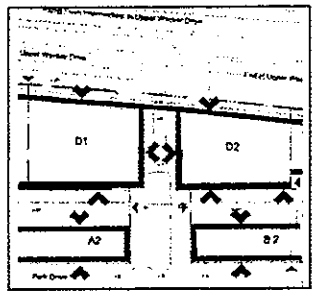


10/31/2018 REPORTS OF COMMITTEES 88081

## Parcel Design Criteria - Parcel D




PARCEL D - GRADE LEVEL BUILDING FRONTAGE AND PREFERRED ACCESS PLAN

NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access.

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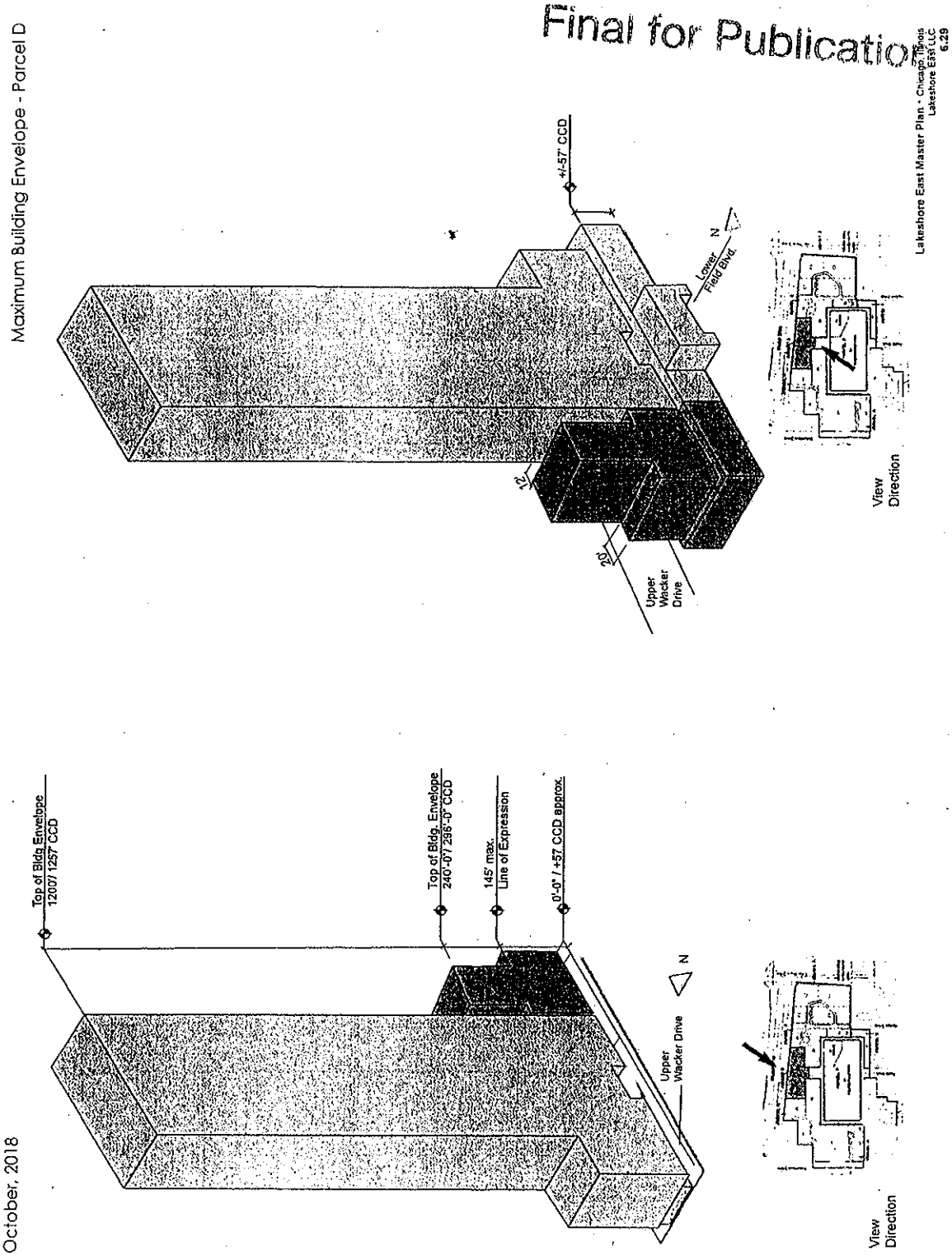
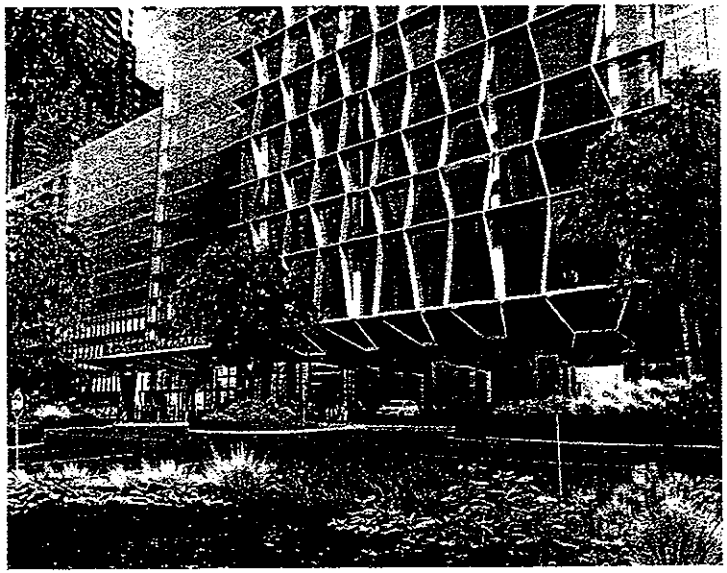


10/31/2018 REPORTS OF COMMITTEES 88083

**Opening - Parcel D**



- Parcel D is intended to create a public 'Gateway" into Lakeshore East. This also provides a visual connection to the Riverfront from the neighborhood park.
- The building spanning Field Blvd North is required to architecturally clad the existing structure of Upper and Intermediate level Wacker Drive within the opening.
- Proposed cladding solutions shall be reviewed and approved by the Department of Planning and Development, CDOT, and IDOT

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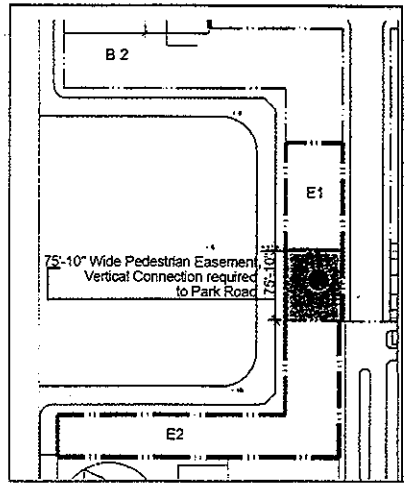
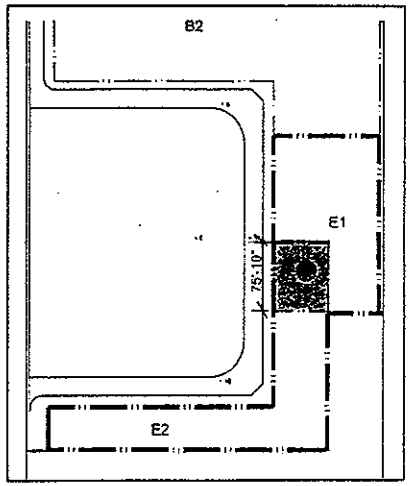
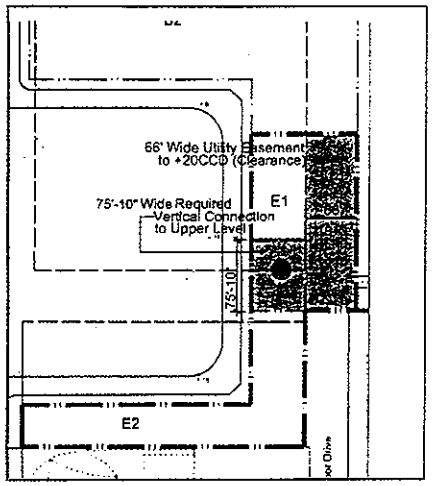
UPPER LEVEL - PARCEL E

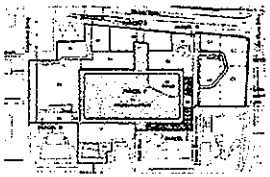



INTERMEDIATE LEVEL - PARCEL E



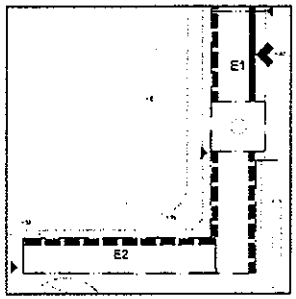

LOWER LEVEL - PARCEL E



FRONTAGE AND ACCESS
AT PERCEIVED GRADE LEVEL

- Building Frontage - Townhouse
- Building Frontage - Midrise & Highrise
- Preferred Lobby Entry - Midrise & Highrise
- Preferred Parking Access




PARCEL E - GRADE LEVEL BUILDING FRONTAGE
AND PREFERRED ACCESS PLAN

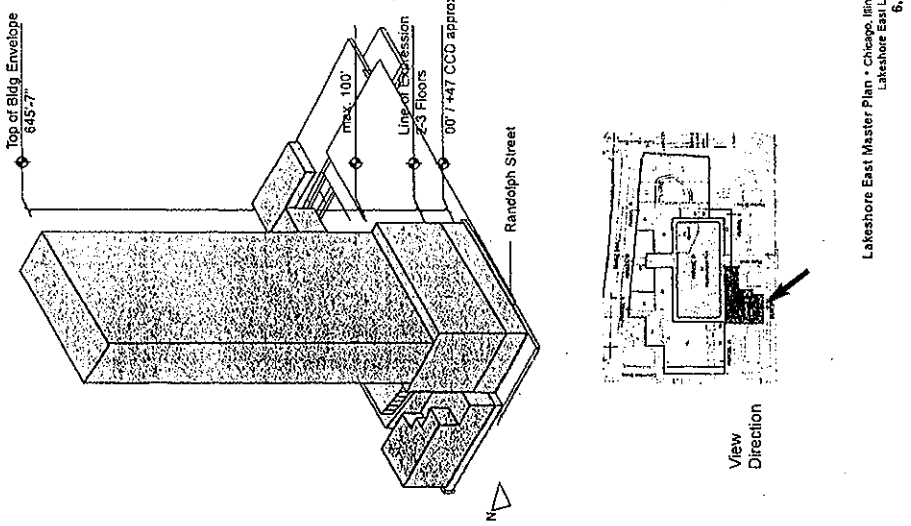
NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access.

Final for Publication

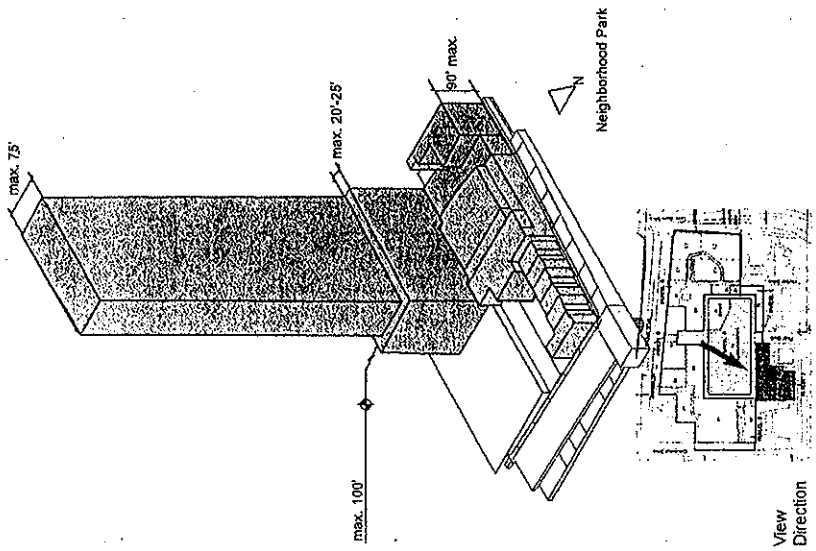
Final for Publication

Final for Publication

Maximum Building Envelope - Parcel F

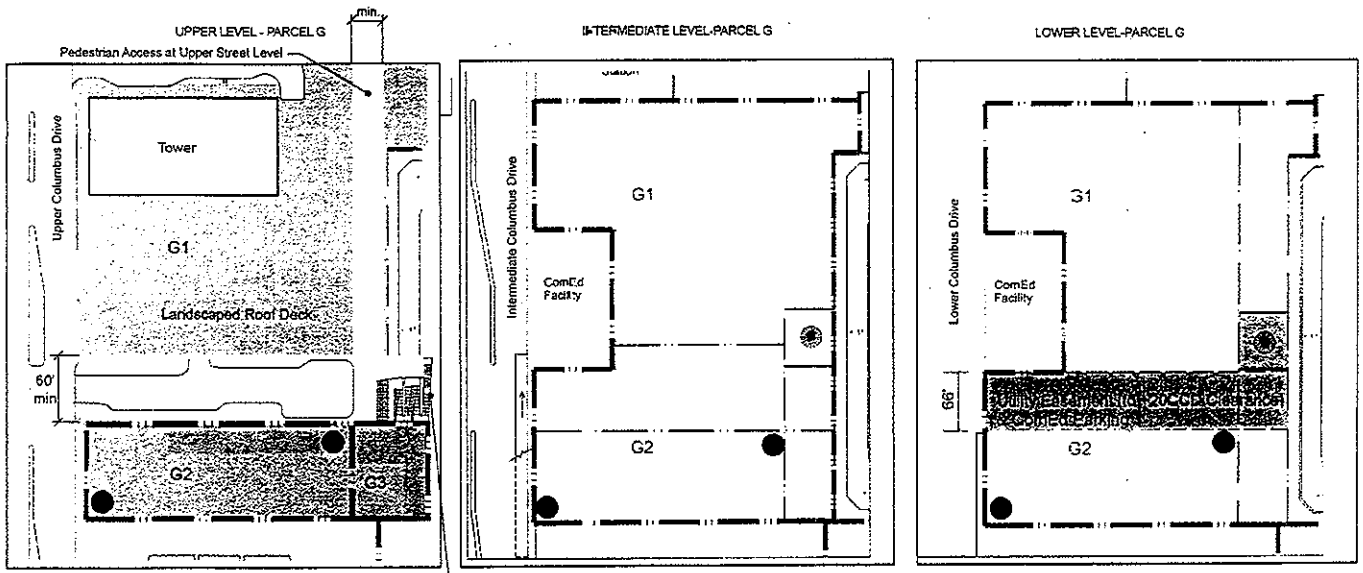



Lakeshore East Master Plan • Chicago, Illinois
Lakeshore East LLC
6.34

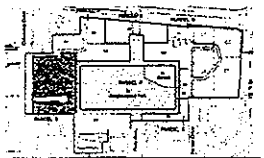


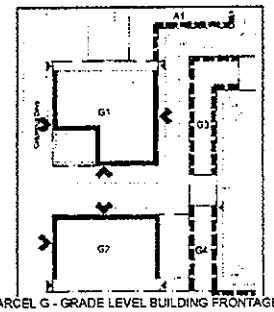

October, 2018

10/31/2018 REPORTS OF COMMITTEES 88087




Public Access Vertical Connection to Park Drive



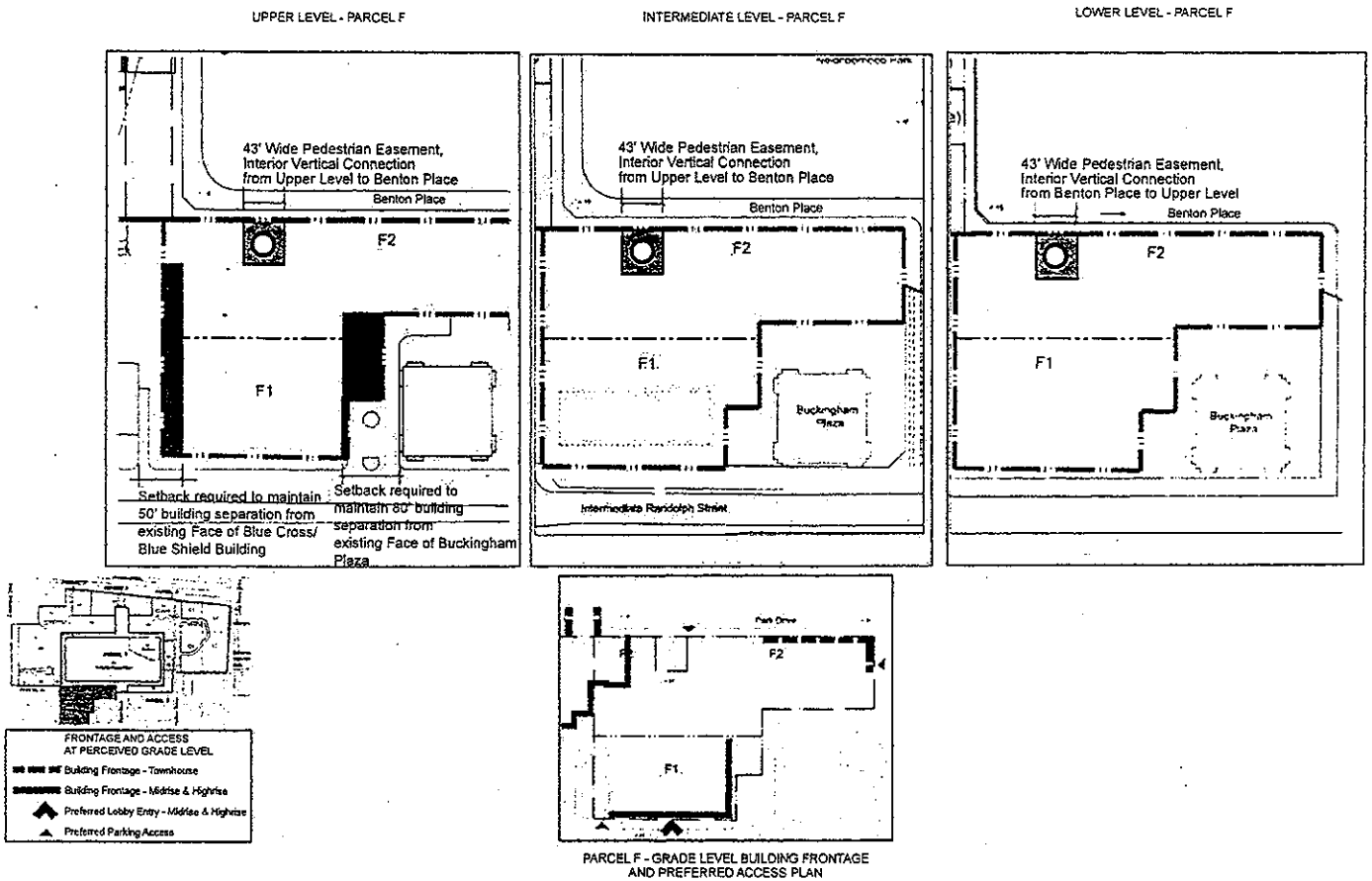




PARCEL G - GRADE LEVEL BUILDING FRONTAGE AND PREFERRED ACCESS PLAN

| Net Site Area: (Approx.) | Upper | Intermediate | Lower |
|---|---|---|---|
| G1 | 39,346 | 52,677 | 65,284 |
| G2 | 32,344 | 66,226 | 33,945 |
| G3 | 19,174 | 29,157 | 23,811 |

NOTE; These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access.

Final for Publication



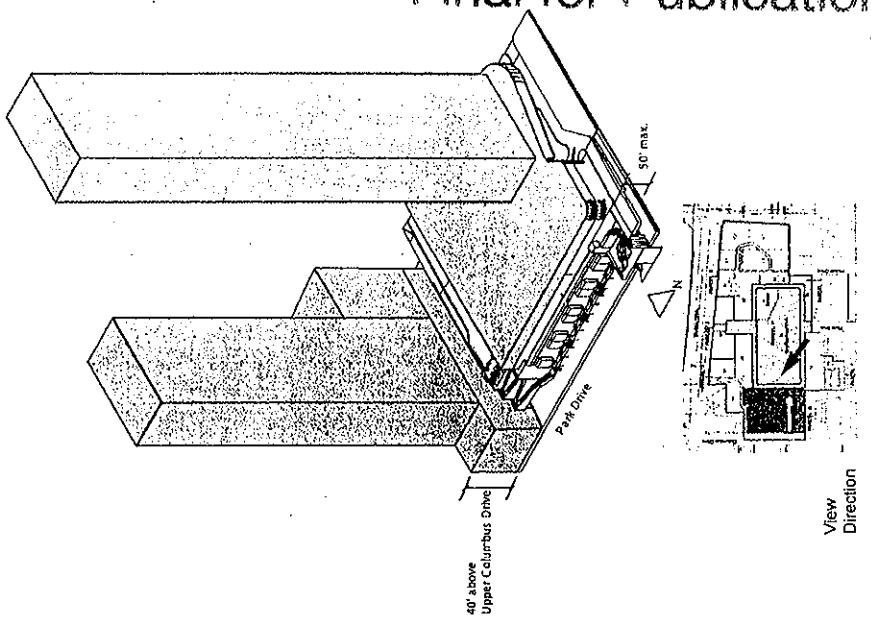

PARCEL F - GRADE LEVEL BUILDING FRONTAGE AND PREFERRED ACCESS PLAN

NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access.

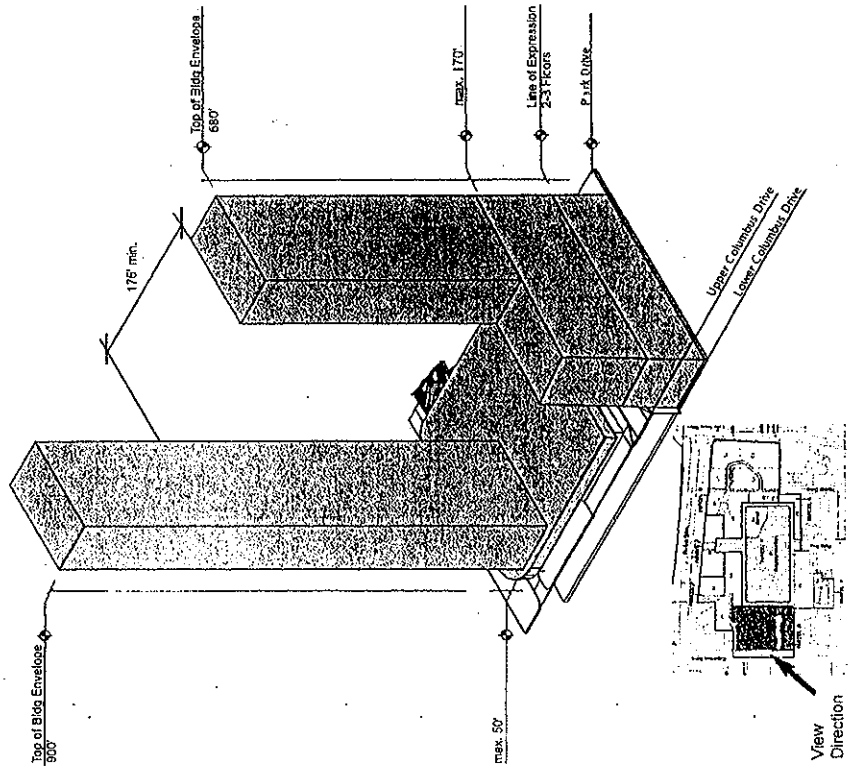
Final for Publication

Final for Publication

Maximum Building Envelope - Parcel G




Lakeshore East Master Plan - Chicago, Illinois
Lakeshore East LLC
6.36




October, 2018

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

September 21, 2018

Jack George
Akerman LLP
71 South Wacker Dr.
47th Floor
Chicago, IL 60606

RE: **Revised Site Plan Approval for Planned Development No. 70, Sub area E, Parcel D1, GEMS School Phase II, 355 E. Wacker Drive**

Dear Mr. George:

Your revised site plan approval request submitted on behalf of GEMS Education has been considered by the Department of Planning and Development. This is a revision to the site plan approval granted on August 8, 2017. That approval noted if an easement from the neighboring property owners for a cantilevered design was obtained at a future date, a revised site plan approval would be required. You have now submitted a copy of such easement dated June 28, 2018, and which was executed by your client, GEMS Education and the adjacent owners, Tides at Lakeshore East LLC and Aqua Realty Holding Company, LLC. This easement allows for the school's proposed cantilever, measuring 8'-0" in width and 76'-6" in length at the third and fourth floor auditorium space, along the south elevation. The cantilevered design is the only change to the approved site plan and is shown on the attached, revised drawings: Level 1, Level 3, Level 4, Building Section, South Elevation, and East Elevation.

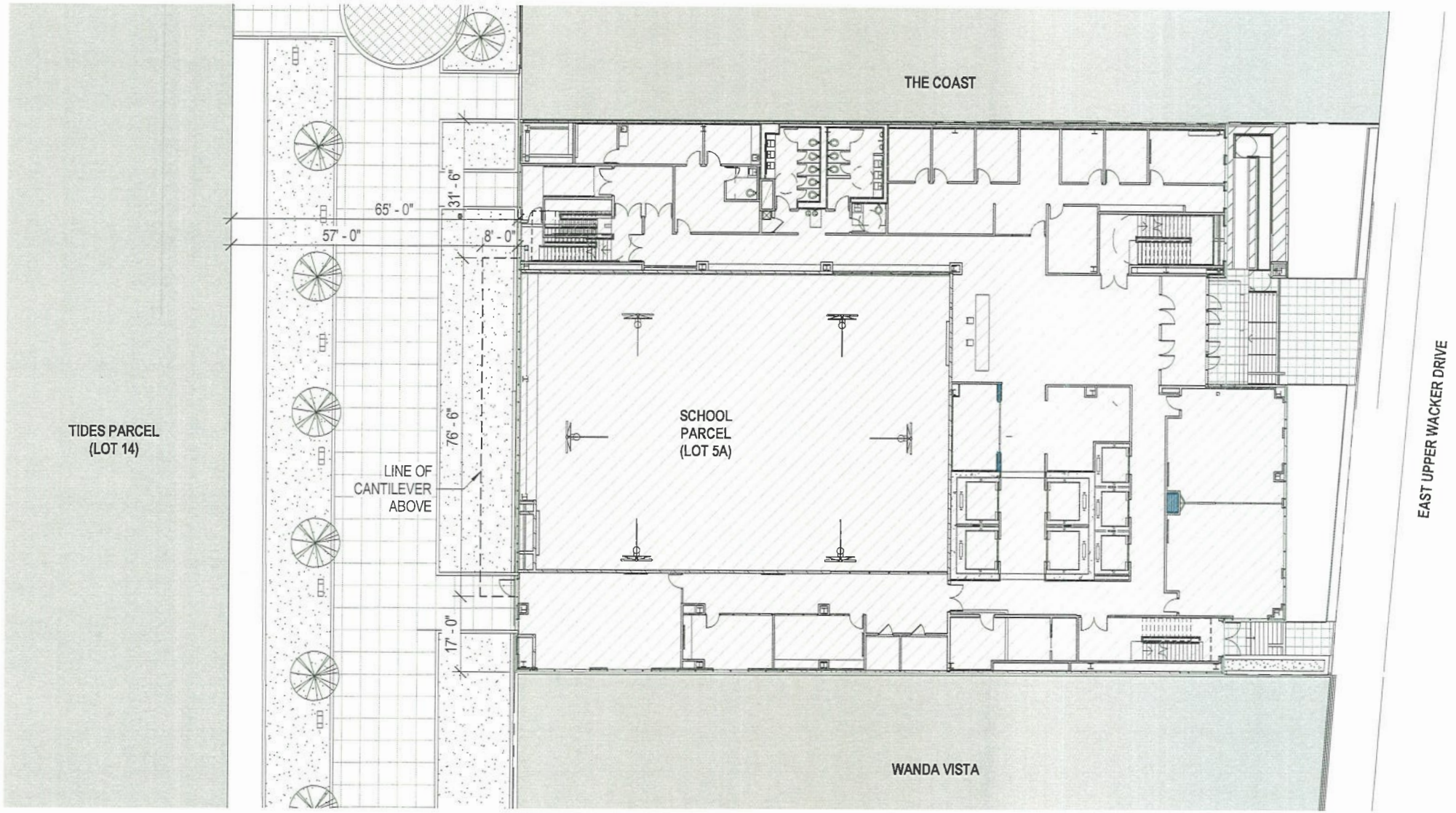
We have reviewed the information submitted and determined that it is consistent with and satisfies the requirements of the Plan of Development and the Lakefront Protection approval granted by the Chicago Plan Commission. Accordingly, this site plan submittal is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on December 9, 2015.

Sincerely,

Patrick Murphey
Acting Zoning Administrator

PM:tm

C: Dan Klaiber, Mike Marmo, Erik Glass, Main file




GEMS EDUCATION Project No: 11013
08/17/2017 PG 1 OF 4

# GEMS WORLD ACADEMY - PHASE 2
## LEVEL 1

bKL

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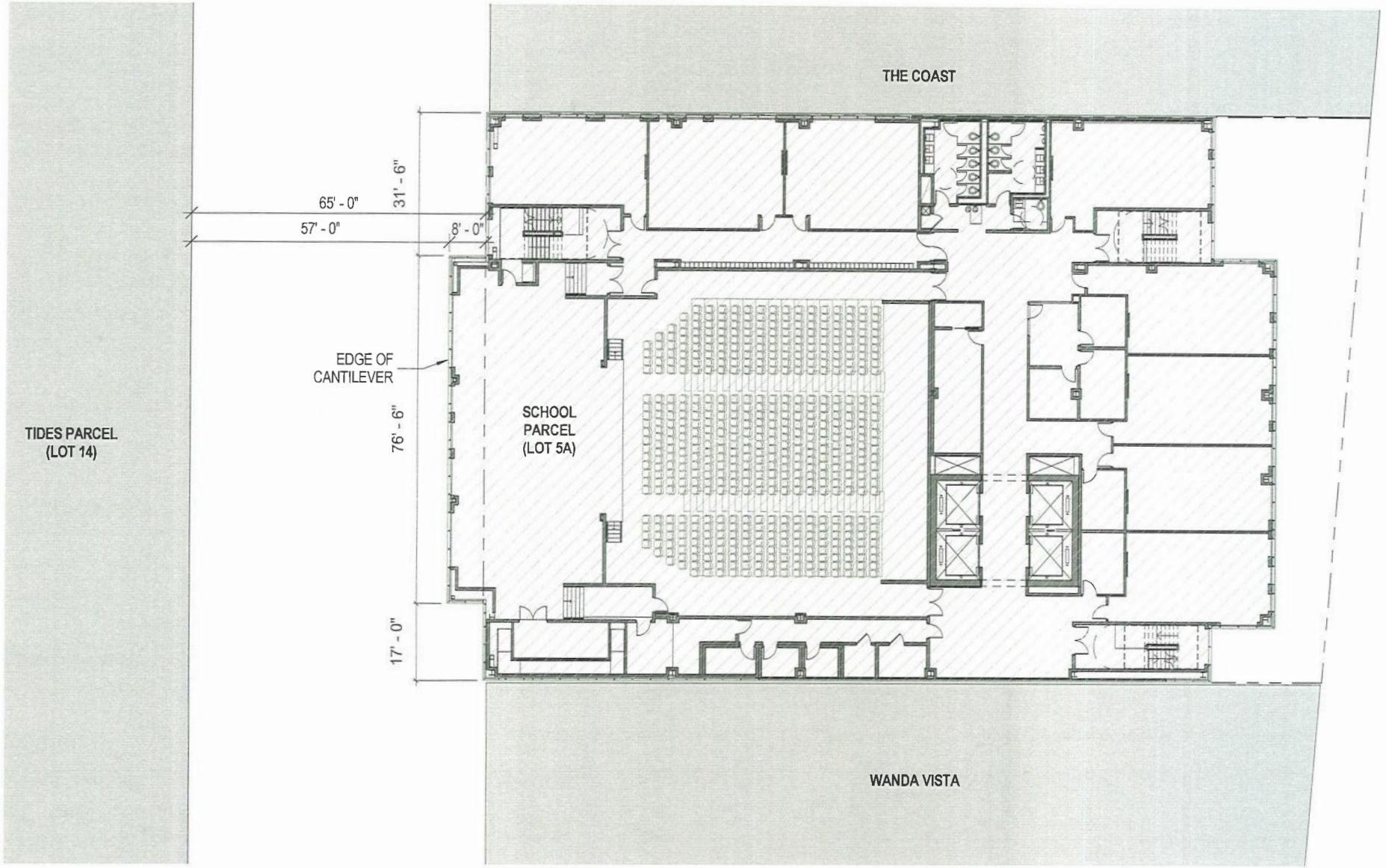




# GEMS WORLD ACADEMY - PHASE 2
## LEVEL 3

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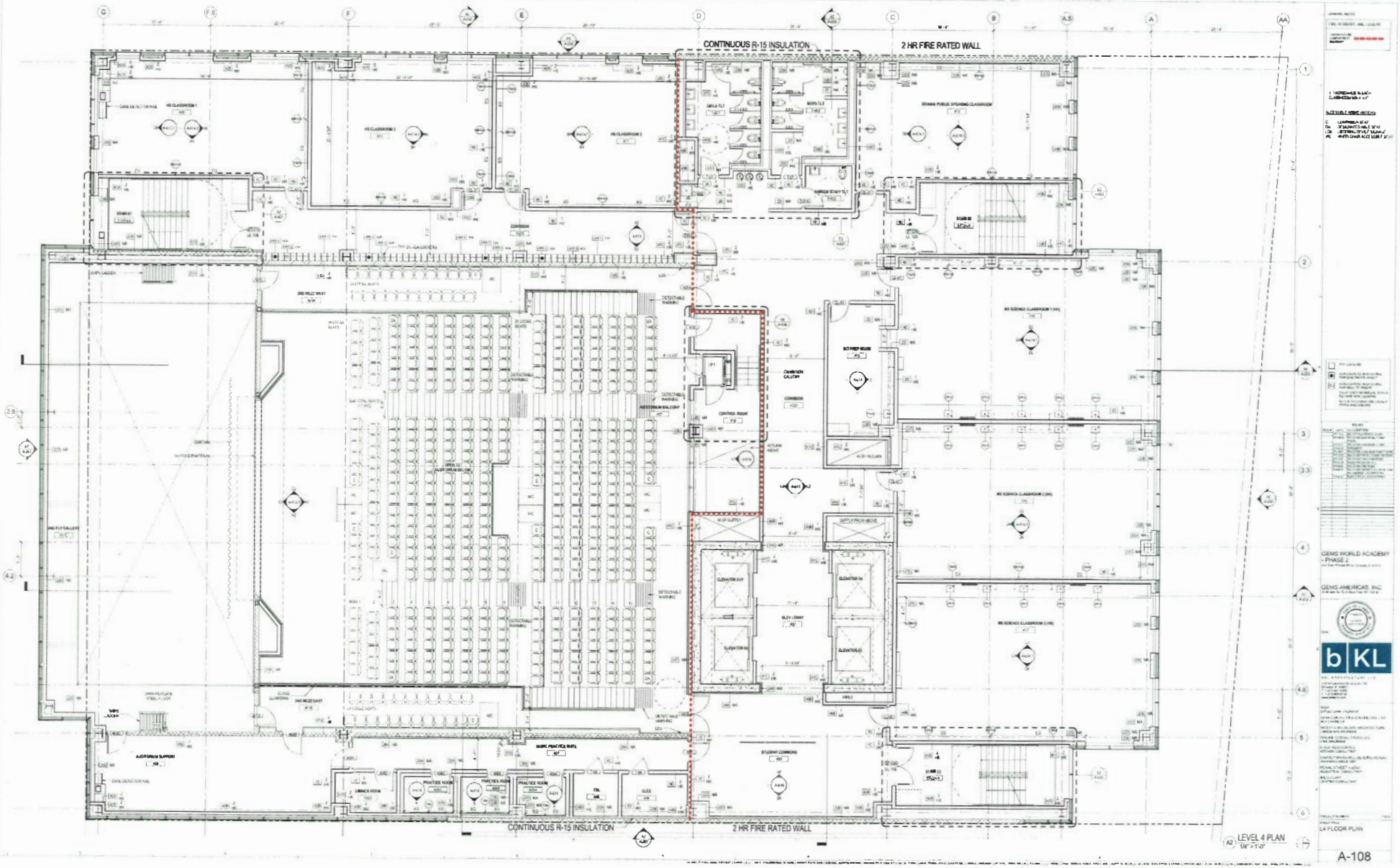


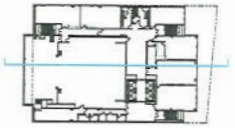

GEMS WORLD ACADEMY - PHASE 2

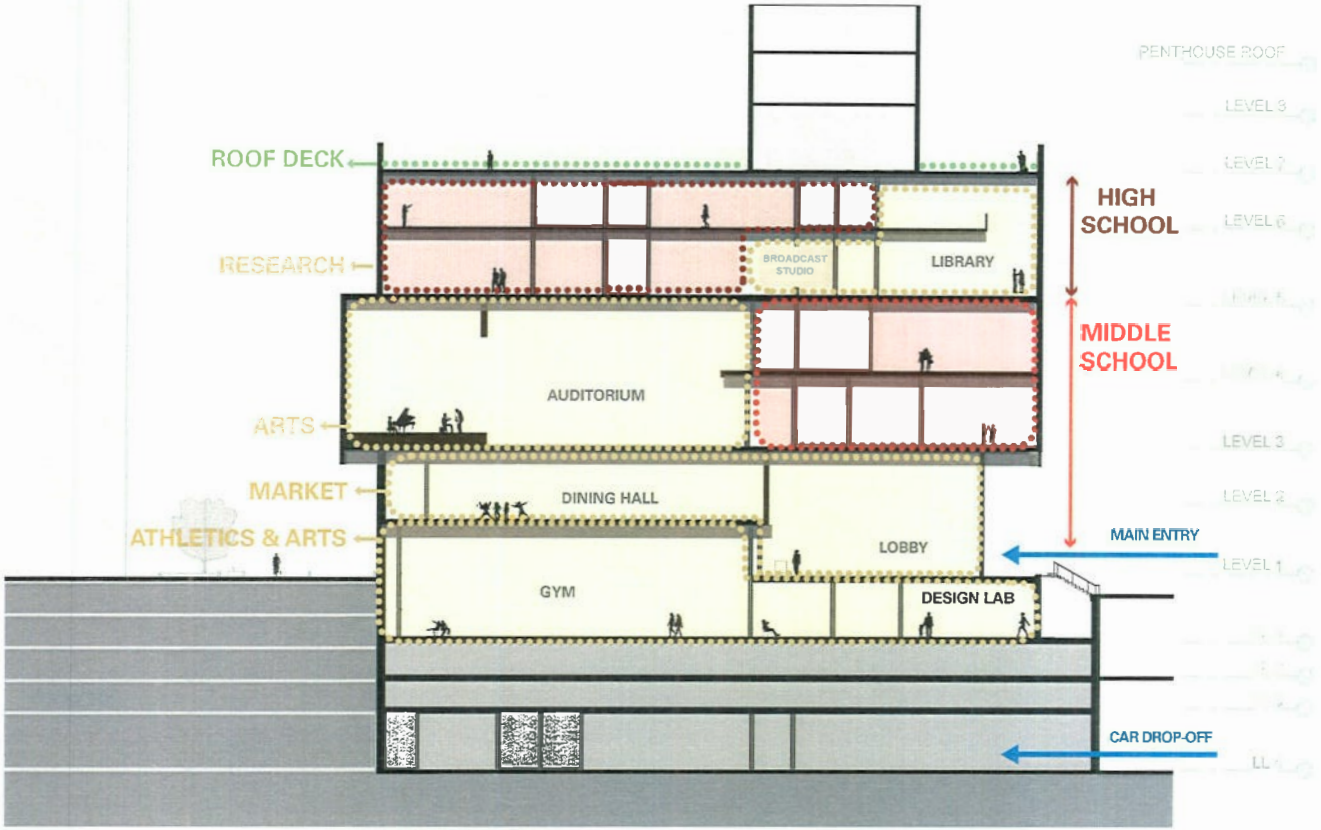
GEMS AMERICAS, INC.

b|KL

L4 FLOOR PLAN

A-108








**BUILDING SECTION**
GEMS WORLD ACADEMY CHICAGO
PHASE 2 CONCEPT DESIGN

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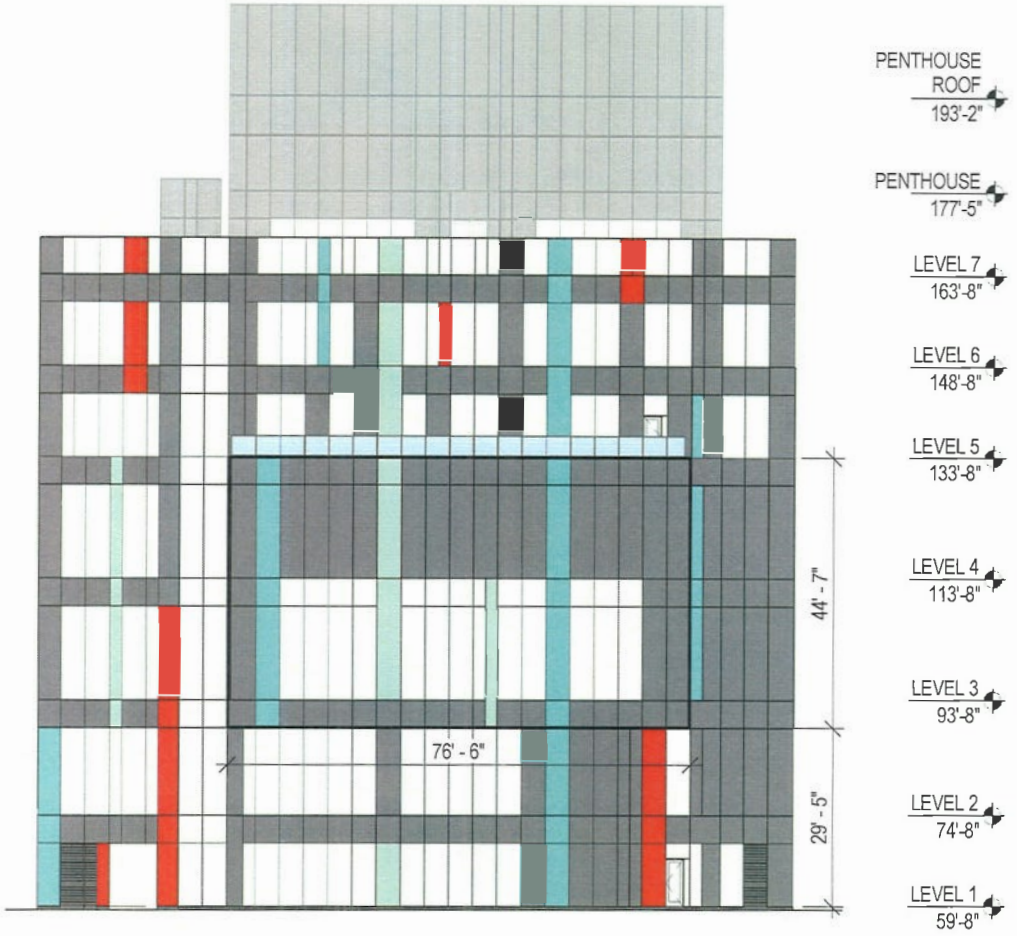




# GEMS WORLD ACADEMY - PHASE 2
## SOUTH ELEVATION

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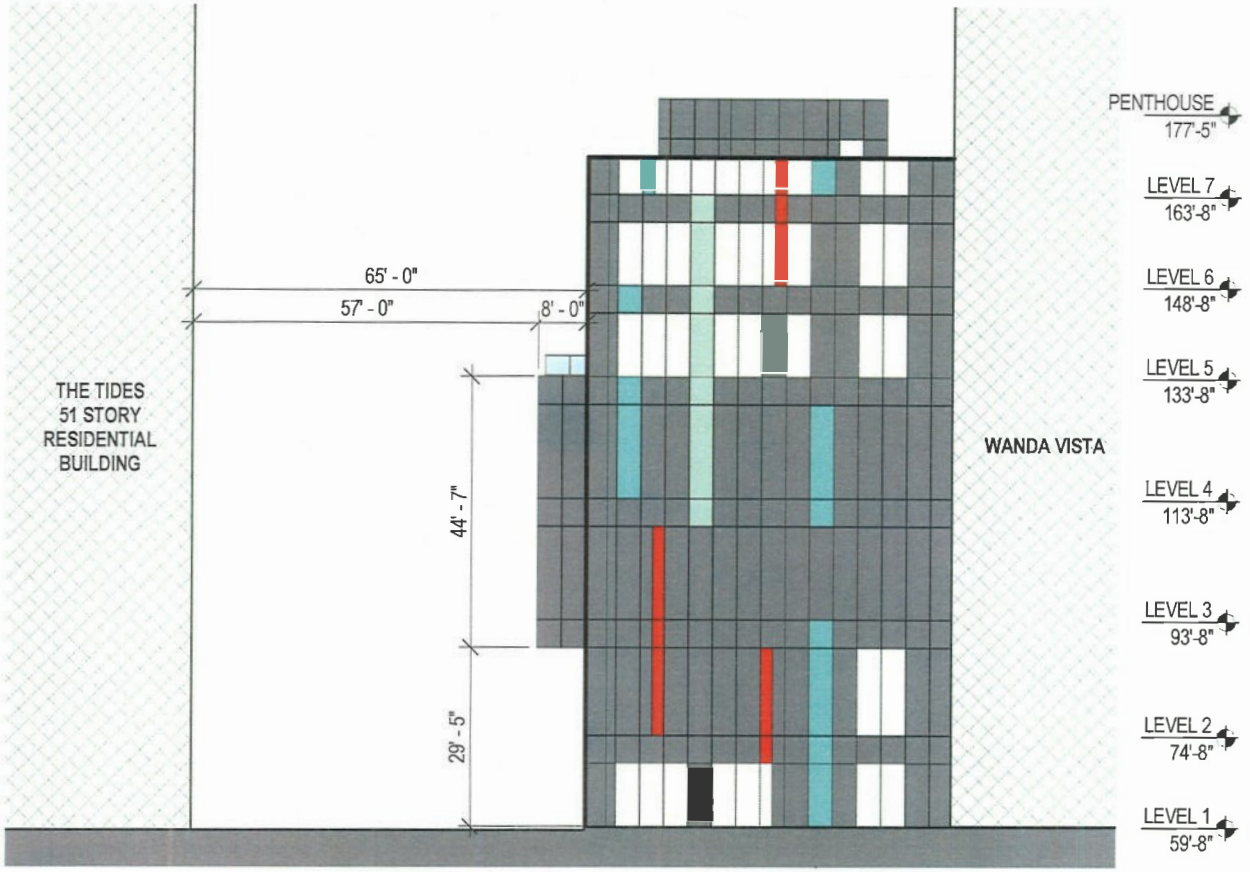




# GEMS WORLD ACADEMY - PHASE 2
# EAST ELEVATION

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

August 20, 2018

Robert L. Gamrath III
Burke, Warren, MacKay & Serritella, P.C.
330 N. Wabash Avenue, Suite 2100
Chicago, IL 60611-3607

**Re: Lake Michigan and Chicago Lakefront Protection Ordinance Exemption and Site Plan Review for the Palm Restaurant Addition to the Swissotel at 323 E. Wacker Drive, in Planned Development No. 70, Subarea D**

Dear Mr. Gamrath:

Please be advised that your request for a Lake Michigan and Chicago Lakefront Protection Ordinance (the "Lakefront Ordinance") exemption and site plan approval for the property generally located at 323 E. Wacker Drive has been considered by the Department of Planning and Development ("DPD"). The property is located within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District and within Subarea D of Planned Development No. 70 ("PD 70").

In regard to your first request, your client, the Palm Restaurant Group, is seeking to construct a one-story, 668 square foot addition, as shown on the attached drawings, to be located on top of the existing concrete structural foundation of the Swissotel (the "Hotel"). The Hotel is a 44-story building with four levels situated below the street level. The existing concrete structural foundation serves as the roof of the Hotel's lower level podium. Currently, an outdoor patio serving the Palm Restaurant is situated atop the concrete foundation in the location of the proposed addition.

You are requesting an exemption from the Lakefront Ordinance pursuant to Section 16-4-150 of the Chicago Municipal Code so as to receive approval for the proposed addition without the necessity of securing the approval of the Chicago Plan Commission. Pursuant to the Lakefront Ordinance, additions which do not increase the site coverage or the height of the structure are exempt from securing approval of the Chicago Plan Commission. The construction of the one-story addition atop the existing concrete structural foundation of the Hotel will neither increase the site coverage nor the building height of the existing development. Therefore, your request for an exemption from the Chicago Plan Commission approval provisions of the Lakefront Ordinance for the proposed Palm Restaurant addition to the Swissotel at 323 E. Wacker Drive is hereby approved.

With regard to your site plan review request, DPD has reviewed the site plan request for approval submitted for the project identified above. While the proposed one-story addition is completely located within the site coverage of the Hotel's lower level podium and within the setbacks of the property, the addition will alter the building footprint of the Hotel at street level therefore, site plan review is required for the proposed addition. The 668 sf addition will not exceed an overall height of 11'- 1" and no subsurface work will occur as part of the project. The exterior elevations of the addition will be clad in brake metal to match the glass cladding of the existing Hotel.

The request for approval includes the following attached documents dated August 9, 2018, prepared by Darce & Youngquist, LLC:

- Cover Sheet T1.1
- Site Key Plan A0.0
- Floor Finsh Plan A3.1
- Roof Plan A5.1
- Exterior Elevations A6.1
- Building Sections A6.2
- Exterior Renderings

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 site plan approval for Planned Development No. 70.

Sincerely,

Patrick Murphey
Acting Zoning Administrator

Originated by: Heidi Sperry

cc: Tristan Darce, Darce & Youngquist
Erik Glass, DPD
Mike Marmo, DPD
Teresa McLaughlin, DPD
Heidi Sperry, DPD
David Weise, Burham
Planned Development files

# Palm RESTAURANT SM

EST. 1926

# at **Swissotel Chicago**
## (Sun Room Dining Addition)

## CONTACTS

**JOB SITE:**

**Swissotel Chicago**
**323 East Wacker Drive**
**Chicago, Illinois 60601**

**ARCHITECT:**

**Dacre & Youngquist, LLC**
**118 N. Peoria St, Suite 4South**
**Chicago, IL 60607**
**p: 312.477.0774**
**f: 312.477.0775**
**Contact: Mr. Tristan Dacre, AIA**
**tdacre@dandyarchitects.com**

**OWNER:**

**Palm Restaurant Group**

**1730 Rhode Island Ave., Suite 900**
**Washington, DC 20036**
**p: 202.207.5274**
**Contact: Mr. David Middleton**
**dmiddleton77@gmail.com**

**LANDLORD:**

**Swissotel Chicago**

**323 E. Wacker Drive**
**Chicago, IL 60601**
**p: 312.268.8040**
**f: 312.268.8042**
**Contact: Mr. James Fleming**
**james.fleming@swissotel.com**

**M.E.P. ENGINEER:**

**Andrew J Feo & Associates, LLC**
**2358 Hassell Road, Suite G**
**Hoffman Estates, IL 60169**
**p: 847.882.0855**
**f: 847.882.0872**
**Contact: Mr. Andrew Feo**
**andy@ajfassociates.com**

**STRUCTURAL ENGINEER:**

**C.E.Anderson & Associates**
**175 N. Franklin St, Suite 410**
**Chicago, IL 60606**
**p: 312.492.4760**
**f: 312.750.1704**
**Contact: Ms. Judy Brady S.E.**
**jBrady@cea-se.com**

**CIVIL ENGINEER:**

**Eriksson Engineering Associates, Ltd.**
**175 N. Franklin St, Suite 410**
**Chicago, IL 60606**
**p: 847.223.4804 x17**
**f: 847.223.4864**
**Contact: Mr. Mike Renner P.E.**
**mrenner@eea-ltd.com**

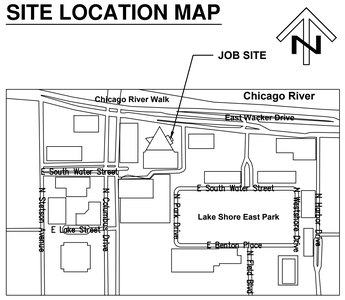
CITY OF CHICAGO DEPARTMENT OF CONSTRUCTION AND PERMITS
GENERAL BUILDING REQUIREMENTS Per Chicago Zoning Ordinance (CZO) and Chicago Building Code (CBC) 2017 Edition

| ITEM | ISSUE | CHAPTER/ ARTICLE | ORDINANCE REQUIRE-MENTS | ACTUAL | REQUIRE-MENT N/A | LOCATION / SHEET NO. | AGENCY / TEST NO. | REMARKS |
|---|---|---|---|---|---|---|---|---|
| **ZONING REQUIREMENTS** | | | | | | | | |
| 1.01 | Zoning District | CZO Title 17 | PD 70 | | | | | |
| 1.02 | Lot Area | | EXISTING | NO CHANGE | X | | | NO CHANGE TO EXISTING |
| 1.03 | Maximum Floor Area Ratio | 17-3-0403-A | EXISTING | | | T1.1 | | |
| 1.04 | Total Building Area | | EXISTING | + 680 SF | | T1.1 | | 5300 SF AVAILABLE |
| 1.05 | Building Height - No. of Floors | 17-3-0408-A | 44 FLRS. (422') | NO CHANGE | X | | | NO CHANGE TO EXISTING |
| 1.06 | Minimum Yards | 17-3-0404, 05, 06 | EXISTING | 0'-0" | | A0.0 | | |
| 1.07 | Grade Elevation (CCD) | 17-17-0306-D | EXISTING | NO CHANGE | X | | | NO CHANGE TO EXISTING |
| 1.08 | Off Street Loading | 17-10-1101 | EXISTING | NO CHANGE | X | | | NO CHANGE TO EXISTING |
| 1.09 | Off Street Parking | 17-10-0102-A | EXISTING | NO CHANGE | X | | | NO CHANGE TO EXISTING |
| 1.10 | Landscaping | | EXISTING | NO CHANGE | X | | | NO CHANGE TO EXISTING |
| **BUILDING REQUIREMENTS** | | | | | | | | |
| 2.01 | Occupancy Classification(s) | 3 (13-56-080) p. 166 | | C-2 | | T1.1 | | NO CHANGE TO EXISTING (BUILDING = A-2) |
| 2.02 | Height Limitations | 5 (13-48-030) p. 427 | NL | 44 STORIES 422'-2" | | T1.1 | | NO CHANGE TO EXISTING |
| | Area Limitations | 5 (13-48-080) p. 427 | NL | 668 SF ADDITION | | T1.1 | | |
| | Exceptions to Area Limitations | 5 (13-48-090) p. 430 | | | X | | | NO CHANGE TO EXISTING |
| | Mixed Occupancy Buildings | 5 (13-48-100) p. 430 | | | X | | | NO CHANGE TO EXISTING |
| 2.03 | Types of Construction | 6 (13-60-020) p. 435 | 1A | 1A | | T1.1 | | NO CHANGE TO EXISTING |
| 2.04 | Mixed Occupancy Separations | 3 (13-56-280) p. 169 | 2HR (C-2 TO A) | 2HR EXISTING | | A0.1 | | NO CHANGE TO EXISTING |
| 2.05 | Req. Hrs of Fire Resistance | 6 (13-60-100) p. 437 | EXISTING | NO CHANGE | | | | NO CHANGE TO EXISTING |
| | Exterior Bearing Walls | Table 6 (13-60-100) | 4 HR | 4 HR | X | A0.1 | | NO CHANGE TO EXISTING |
| | Exterior Nonbearing Walls | Table 6 (13-60-100) | 2 HR | 2 HR | | A0.1 & A6.2 | | |
| | Interior Bearing Walls | Table 6 (13-60-100) | 4 HR | 4 HR | X | A0.1 | | NO CHANGE TO EXISTING |
| | Interior Nonbearing Walls | Table 6 (13-60-100) | N.C. | N.C. | X | A0.1 | | NO CHANGE TO EXISTING |
| | Columns | Table 6 (13-60-100) | 4 HR | 4 HR | X | A0.1 | | NO CHANGE TO EXISTING |
| | Columns Supporting Roofs Only | Table 6 (13-60-100) | 0HR | 0HR | | A0.1 | | |
| | Beams | Table 6 (13-60-100) | 3 HRS | 3 HRS | X | A0.1 | | NO CHANGE TO EXISTING |
| | Beams Supporting Roofs Only | Table 6 (13-60-100) | 0HR | 0HR | | A0.1 | | |
| | Floor Construction | Table 6 (13-60-100) | 3 HRS | 3 HRS | | A0.1 | | NO CHANGE TO EXISTING |
| | Roof Construction | Table 6 (13-60-100) | 0HR | 0HR | | A0.1 | | NO CHANGE TO EXISTING |
| 2.06 | Fire - Resistive Requirements | 7 (15-8) p. 440 | | | | | | |
| | a) Interior Wall & Clng. Finishes | 7 (15-8-420) p. 450 | CLASS 1 & 3 | CLASS 1 & 3 | | A1.1 | | CEILING CLASS 1, TRIM & WALLS CLASS 3 |
| 2.07 | Fire Protection Equipment | 9 (15-16) p. 459 | | | | | | |
| | a) Sprinkler Systems | 9 (15-16-010) p. 460 | REQ'D | PROVIDED | | FP-1 | | |
| | b) Special Requirements | 9 (15-16-030) p. 460 | | | X | | | |
| **EXIT REQUIREMENTS** | | | | | | | | |
| 3.01 | Types of Exits | 10 (13-160-040) p. 491 | | | | A0.1 | | |
| 3.02 | Minimum Number of Exits | 10 (13-160-050) p. 491 | 1 | 2 | | A0.1 | | |
| 3.03 | Travel Distance to Exits | 10 (13-160-110) p. 494 | <150' | <150' | | A0.1 | | |
| | a) Increases Permitted | 10 (13-160-150) p. 494 | 100% INCREASE | NOT REQUIRED | X | | | |
| | b) Dead End Corridor | 10 (13-160-160) p. 494 | 75 MAX. | <75' | | A0.1 | | NO CHANGE TO EXISTING |
| 3.04 | Capacity of Exits | 10 (13-160-210) p. 495 | 148 TOTAL | 404 TOTAL | | A0.1 | | 135 PER UNIT |
| 3.05 | Minimum Width of Exits | 10 (13-160-220) p. 495 | 34 TOTAL | 38EA/76 TOTAL | | A0.1 | | |
| 3.06 | Swing of Exit Doors | 10 (13-160-250) p. 497 | DIR. OF TRAVEL | DIR. OF TRAVEL | | A0.1 | | |
| 3.07 | Hardware | 10 (13-160-260) p. 497 | PANIC HDW. | PANIC HDW. | | A0.1/A1.1 | | |
| 3.08 | Revolving Doors | 10 (13-160-270) p. 499 | EXISTING | NO CHANGE | X | | | NO CHANGE TO EXISTING |
| 3.09 | Landings | 10 (13-160-310) p. 499 | EXISTING | NO CHANGE | X | | | NO CHANGE TO EXISTING |
| 3.10 | Handrails | 10 (13-160-320) p. 499 | EXISTING | NO CHANGE | X | | | NO CHANGE TO EXISTING |
| 3.11 | Construction | 10 (13-160-330) p. 500 | EXISTING | NO CHANGE | X | | | NO CHANGE TO EXISTING |
| 3.12 | Enclosures | 7 (15-8-140) p. 443 | EXISTING | NO CHANGE | X | | | NO CHANGE TO EXISTING |
| 3.13 | Head Room | 10 (13-160-350) p. 500 | EXISTING | NO CHANGE | X | | | NO CHANGE TO EXISTING |

## GENERAL NOTES

1. CODE COMPLIANCE: All work to comply with applicable national and local codes and ordinances and underwriters regulations having jurisdiction. If any work indicated on the contract documents is believed to be at variance with the above criteria, the general contractor is to notify the architect immediately for a determination before proceeding.
2. PERMITTING AND LICENSING: The general contractor shall obtain all permits and certificates of occupancy or local equivalent, including signage permits. the general contractor will be reimbursed for permit fees. The owner shall obtain all liquor and health permits.
3. INSPECTIONS: The general contractor is responsible for arranging and managing all building, food and liquor license inspections in a timely manner as required by the jurisdiction for final approval and certificate of occupancy per jurisdiction requirements for building, zoning and signage permits.
4. See occupancy schedule for egress on sheet A0.1 & A0.2 for remainder of egress requirements.

## SITE LOCATION MAP




I certify that these drawings were prepared under my direct supervision and to the best of my professional knowledge they conform to the Chicago Building Code.

Signed: _____

**ENERGY CONSERVATION CODE COMPLIANCE STATEMENT**

I certify that I am a Registered Energy Professional (REP). I also certify that to the best of my professional knowledge and belief that the attached plans for:

Palm Restaurant at Swissotel
323 East Upper Wacker Drive
Chicago, Illinois 60601

Fully comply with the requirements of Chapter 18-13 Energy Conservation, of the Municipal Code of Chicago

Signed: _____

Date: 05.25.2018

(Arch., S.E., or P.E.)
Illinois License Number:

LICENSED ARCHITECT
TRISTAN E DACRE
001-010283
STATE OF ILLINOIS

## 2018 ELECTRICAL CODE

2

## SITE & BUILDING DATA

**PROJECT SCOPE:**
The Palm Restaurant is an existing restaurant on the Lobby Level & Mezzanine Level of the Swissotel Chicago. The hotel is a 44 story building with 5 levels of parking & miscellaneous use below grade. Construction consists of new one-story 668 SF dining room addition located on the ground level of the Swissotel. All work is within the existing Swissotel building footprint as defined by the 5 levels below grade and within the setbacks of the property. All work to occur within the outdoor patio area which also serves as the roof / structural slab above the multiple levels below grade, no subsurface work or soil to be disturbed.

**NATIONAL CODE, LOCAL CODE AND/OR AMENDMENTS USED:**
- Building Code: 2017 Chicago Building Code (CBC) (2) All Inclusive
- Electrical Code: 2018 Chicago Electrical Code
- Life Safety: City of Chicago Fire Prevention Bureau
- Accessibility Code: ICC/ANSI A117.1-2003
- Health Code: Chicago Municipal Health Code
- Energy Code: 2015 Illinois Energy Conservation Code plus Amendments

**ZONING DISTRICT: PD 70 PLANNED DEVELOPMENT LAKEFRONT PRIVATE**

**TYPE OF CONSTRUCTION CLASSIFICATION**: (Refer to Page 435)
- Use Type 1A Construction with Fire Alarm & Detection System; Fully Sprinklered

**OCCUPANCY CLASSIFICATION**: (Refer to Section 303)
- Use Group C-2 Small Assembly (Restaurant) In a A-2 Residential Multiple Units Hotel Building

**RESTAURANT AREA**:
- Existing Lobby Level: 3,950 S.F. Gross (FOH ONLY)
- Existing Mezzanine Level: 931 S.F. Gross
- Sun Room Addition: 668 S.F. Gross

**BUILDING HEIGHT:**
- Number of Stories: 44 (REMAINS UNCHANGED)
- Maximum Height: +422'-2" (V.I.F.) (REMAINS UNCHANGED)

**ACTUAL SEATING COUNT**:
- Existing Lobby Level: 168 persons + Existing Mezzanine Level: 40 persons + Sun Room Addition: 40 persons = Total: 248 persons
- Exterior Dining: 26 persons

**MAXIMUM OCCUPANT LOAD (EGRESS)**:
- Existing Lobby Level: 215 persons + Existing Mezzanine Level: 41 persons + Sun Room Addition: 40 Persons Addition = Total: 296 persons
- Existing Exterior Dining: 28 persons

**NUMBER OF EXITS REQUIRED**: (Refer to Page 191)
- Lobby Level: 2 required; 2 provided (Existing, remains unchanged)
- Mezzanine Level: 1 required; 1 provided (Existing, remains unchanged)
- Sun Room Addition: 1 required; 2 provided

**CAPACITY OF EXITS:** (Refer to Page 191 & 495)
- For Use of Group C-2 (with sprinkler system),
- Egress width of stairways 60 persons per exit width + 50% sprinkler increase = 90 per exit width.
- Egress width of doors, ramps, and corridors 90 persons + 50% sprinkler increase = 135 per exit width.
- Lobby Level: 44" clear width required; 157" provided in 2 separate exits (Existing, remains unchanged)
- Mezzanine Level: 34" clear width required; 34" provided in 1 exit (Existing, remains unchanged)
- Sun Room: 34" clear width required, 76" provided in 2 separate exits

**PLUMBING REQUIREMENTS** (Refer to Page 843)
- Using C-2 Occupancy (restaurants, banquet halls and food courts)
- No Potty Parity (50% per each sex)
- Urinals shall not be substituted for more than 50% of required water closets

**REQUIRED FIXTURES**:
- Restrooms are existing & shared with hotel lobby and conference rooms
- Main Restrooms are located on Mezzzanine Level. Accessible Restrooms are located on Lower Level
- Existing Lower Level Restrooms:
  - Water Closets: 4 male, 6 female
  - Urinals: 3 male
  - Lavatories: 3 male, 3 female
- Existing Lobby Level Restrooms:
  - Water Closets: 1 male, 2 female
  - Urinals: 1 male
  - Lavatories: 1 male, 1 female
- Existing Mezzanine Level restrooms:
  - Water Closets: 2 male, 4 female
  - Urinals: 2 male
  - Lavatories: 2 male, 2 female

**PARKING:**
- Existing parking to remain including designated accessible parking stalls with applicable accessibility signage.

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2


DACRE & YOUNGQUIST, LLC
ARCHITECTURE | INTERIOR DESIGN
118 North Peoria Street
Suite C
Chicago, IL 60607
Phone (312) 477-0774
Fax (312) 477-0775
www.dandyarchitects.com



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Palm Restaurant
Swissotel Chicago
323 East Wacker Drive
Chicago, Illinois 60601
002-17-0906

| No. | Description | Date |
|---|---|---|
| 4 | Addendum 3 | 08.09.2018 |
| 3 | Addendum 2 | 07.20.2018 |
| 2 | Revisions per City Comments | 07.06.2018 |
| 1 | Addendum 1 | 06.01.2018 |
| | Issued for Permit & Bid | 5.25.2018 |

Record

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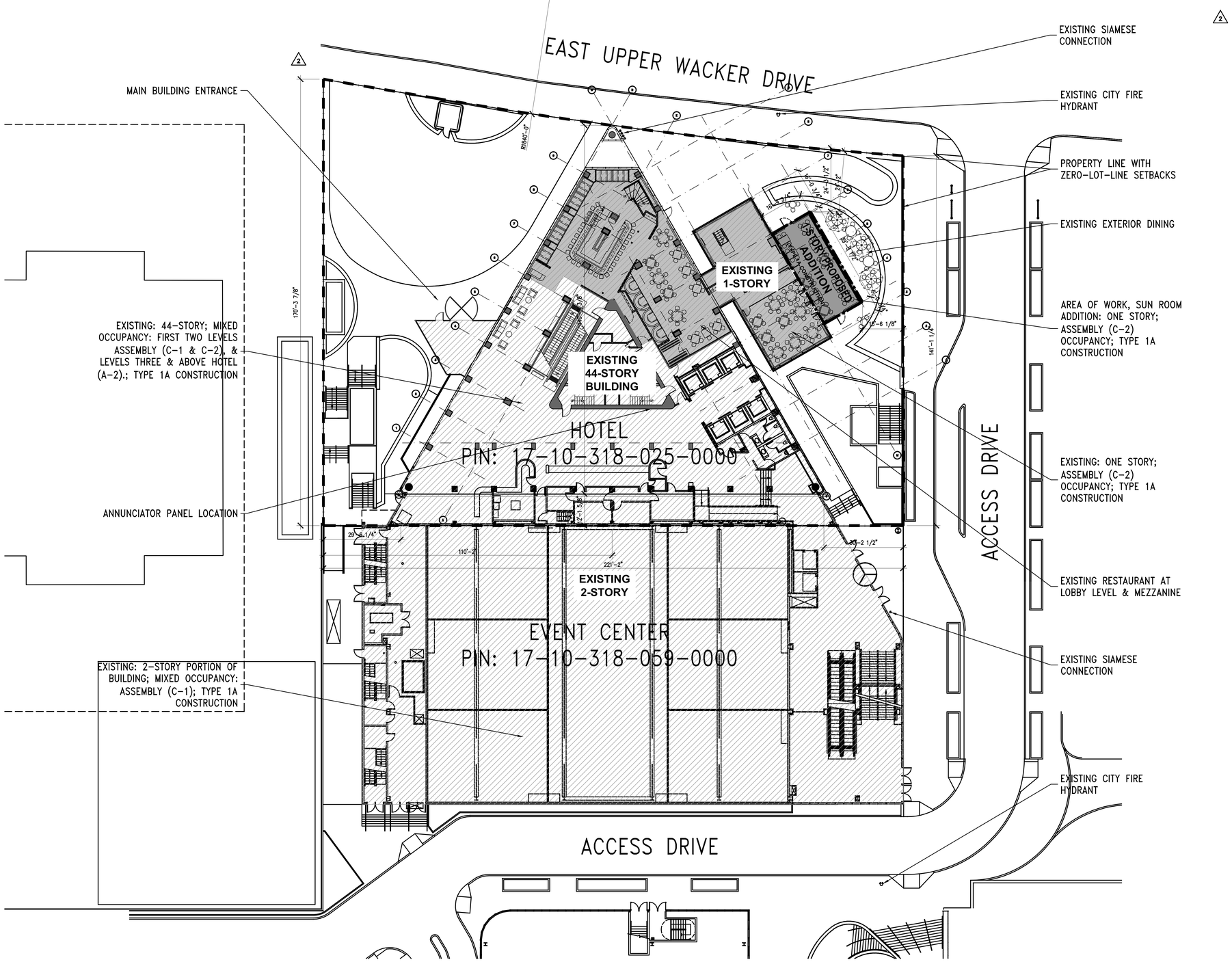
001-010283
STATE OF ILLINOIS

08/09/2018

Cover Sheet

T1.1

Drawing No.




1 SITE KEY PLAN
SCALE: 1/16" = 1'-0"

0' 16' 32' 64'


DACRE & YOUNGQUIST, LLC
ARCHITECTURE | INTERIOR DESIGN
135 North Peoria Street
Suite A
Chicago, IL 60607
Phone (312) 477-0774
Fax (312) 733-2775
www.dacreyarchitects.com



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001-019283
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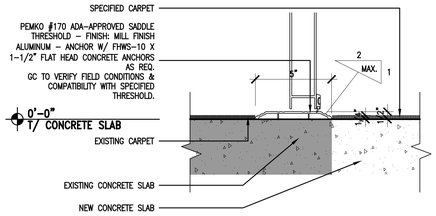
08/09/2018

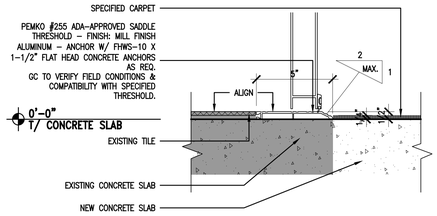
Site Key Plan

A0.0

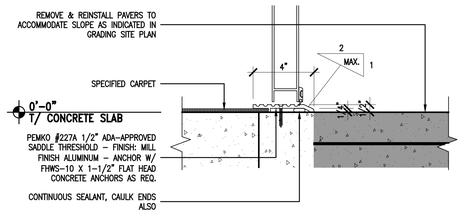
Drawing No.




T3 EXISTING CARPET FLOOR TO CARPET
SCALE: 3" = 1'-0"




T2 EXISTING TILE FLOOR TO CARPET
SCALE: 3" = 1'-0"




T1 EXTERIOR THRESHOLD
SCALE: 3" = 1'-0"

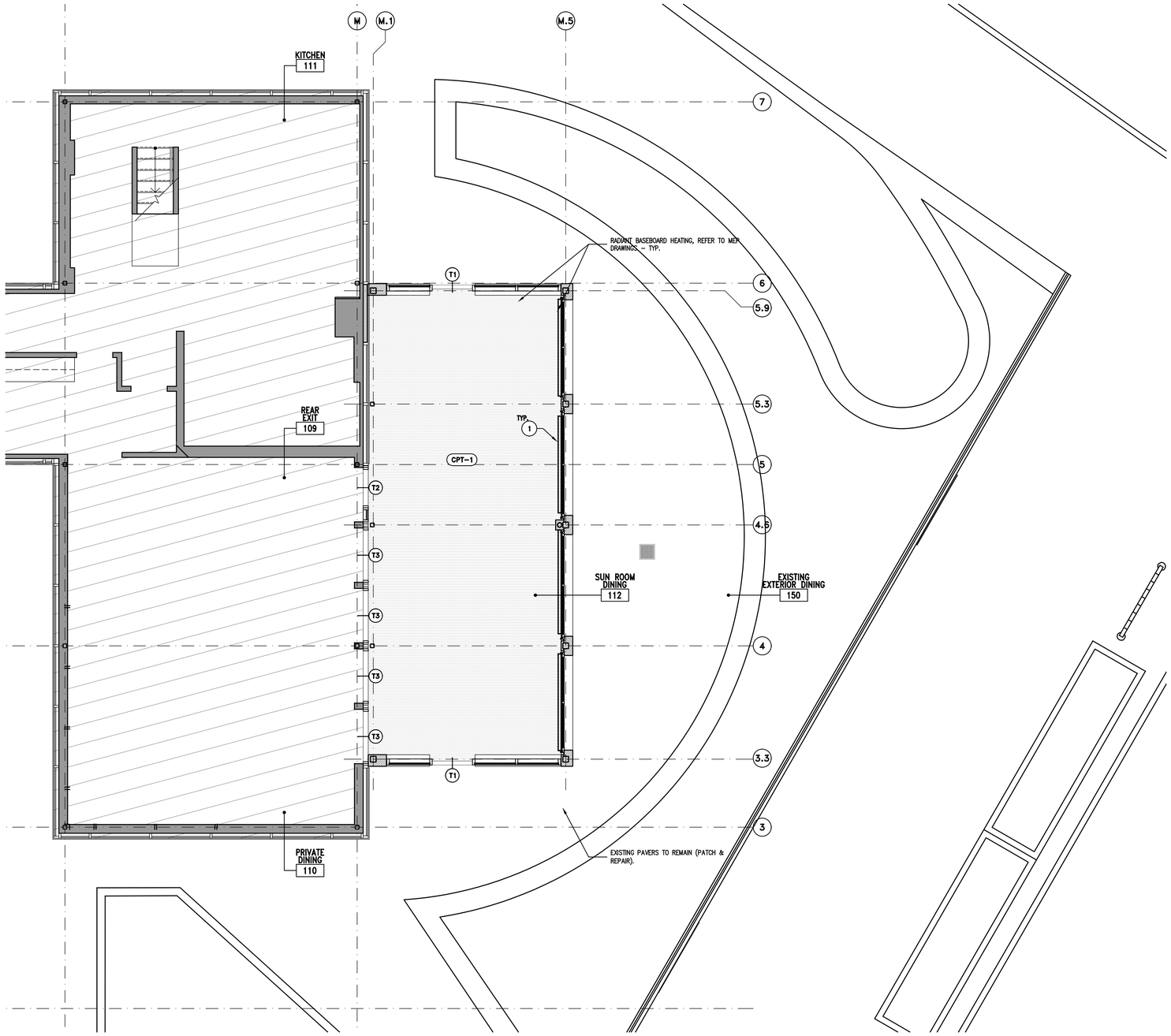
0' 4" 8" 1'-4"

| FINISH CODE MATRIX | |
|---|---|
| CODE | PRODUCT |
| CPT–1 | CARPET FLOOR |
| PT–1 | PAINT (CEILING EXPOSED STEEL) |
| PT–2 | PAINT (WALLS OF PUBLIC SPACES) |
| PT–3 | NOT USED |
| GL–1 | NOT USED |
| GL–2 | CLEAR WIRE GLAZING (INTERIOR USE) |
| GL–3 | CLEAR GLAZING (EXTERIOR) |
| WD–1 | WOODWORK (WINDOW SILL & BASE) |
| MTL–1 | EXPOSED INTERIOR STEEL (INTERIOR) |
| MTL–3 | STOREFRONT (MATCH EXISTING) |
| MTL–4 | EXTERIOR FINISH (DARK) |
| MTL–5 | EXTERIOR FINISH (LIGHT) |
| ST–1 | EXTERIOR BASE (MATCH EXISTING) |

## FINISH CODE LIST

| DESCRIPTION | CONTACT | COMMENTS |
|---|---|---|
| **FLOOR FINISHES** | | |
| ATLAS VILLE DES LUMIERES COLLECTION, PATTERN: BRILIANT; COLOR: BA03 BOIS DE LUXE; USE ATLAS PERMIAN BAC PER MANUFACTURERS INSTALLATION RECOMMENDATION. | A | ---- |
| **CEILING FINISHES** | | |
| BENJAMIN MOORE PAINT COLOR: #2125–10 BLACK PANTHER; FLAT FINISH (ZERO VOC); PRIMER: (1) COAT ULTRA SPEC 500 INTERIOR LATEX PRIMER (534); FINISH: (2) COATS ULTRA SPEC 500 INTERIOR FLAT FINISH (536) | A | ---- |
| **WALL FINISHES** | | |
| BENJAMIN MOORE PAINT COLOR: SHAKER BEIGE #HC–45 SATIN FINISH; (LOW VOC); PRIMER: (1) COAT ADVANCE WATERBORNE ALKYD PAINT PRIMER (790); FINISH: (2) COATS ADVANCE WATERBORNE INTERIOR ALKYD PAINT SATIN FINISH (792) NOTE: SPECIALITY PAINT TREATMENT CONSISTING OF CARICATURES AND WALL PATINA AFFECT PROVIDED BY OWNER. (4) | B | ---- |
| --- | -- | ---- |
| **MISCELLANEOUS** | | |
| --- (3 OMIT) | -- | ---- |
| GLASPRO OR EQUAL 1/4" THICK SINGLE PANE CLEAR GLASS WITH DIAMOND WIRE PATTERN AND 3M SAFETY & SECURITY WINDOW CLEAR FILM (BOTH SIDES) MEETING IMPACT RESISTANCE SAFETY RATING (ANSI A97.1): CLASS A, UNLIMITED SIZE. NOTE: EACH UNIT OF GLASS TO BE PERMANENTLY IDENTIFIED BY MANUFACTURER. | | |
| 1" OR 1/2" MINIMUM THICK DOUBLE PANE INSULATED GLASS (TEMPERED); TINT: TO MATCH EXISTING; NOTE: EACH UNIT OF GLASS TO BE PERMANENTLY IDENTIFIED BY MANUFACTURER. FIXED FENESTRATION: OVERALL U FACTOR 0.38 OR LOWER; SHGC: 0.40 OR LOWER. OPERABLE FENESTRATION: OVERALL U FACTOR 0.45 OR LOWER; SHGC: 0.40 OR LOWER. ENTRANCE DOORS: OVERALL U FACTOR 0.77 OR LOWER; SHGC: 0.40 OR LOWER. | -- | ---- |
| SPECIES: SOLID OR ALL EXPOSED WOOD VENEERS SHALL BE CHERRY – PLAIN SAWN/SLICED, UNLESS NOTED OTHERWISE. ARCHITECT TO APPROVE FINAL FINISH SAMPLE PRIOR TO PRODUCTION AND INSTALLATION. (PANELING TO BE VERTICALLY GRAIN BOOK MATCHED.) CONTROL SAMPLE BASED OFF OF WILSONART – "AEON" SHAKER CHERRY #7935K–07 LAMINATE (MAY NOT BE USED IN FOOD RELATED AREAS) | -- | MATCH RESTAURANT |
| **EXTERIOR FINISHES** | | |
| PRIMER PER STRUCTURAL DRAWINGS. COLOR TO MATCH RAW STEEL. | | |
| COLOR TO MATCH EXISTING STOREFRONT | -- | ----- |
| BRAKE METAL (24 GAUGE MIN.) WITH ANODIZED FINISH TO BE FIELD VERIFIED TO MATCH ADJACENT SPANDREL FILM. (5 OMIT 4) | | |
| BRAKE METAL (24 GAUGE MIN.) WITH ANODIZED FINISH TO BE FIELD VERIFIED TO MATCH ADJACENT SPANDREL FILM. | | |
| TO MATCH EXISTING STONE | -- | ----- |

| CONTACTS | |
|---|---|
| A | GREG SINZHEIMER AT ATLAS CARPETS CHICAGO; 773–251–7416 |
| B | JASON WALKER AT BENJAMIN MOORE & CO; 773–598–8698 |




1 FLOOR FINISH PLAN
SCALE: 1/4" = 1'-0"

0' 4' 8' 16'

N

DACRE & YOUNGQUIST, LLC
ARCHITECTURE | INTERIOR DESIGN
118 North Peoria Street
Suite 3A
Chicago, IL 60607
Phone (312) 477-0774
Fax (312) 243-1275
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| No. | Description | Date |
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| 2 | Revisions per City Comments | 07.06.2018 |
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| | Record | |

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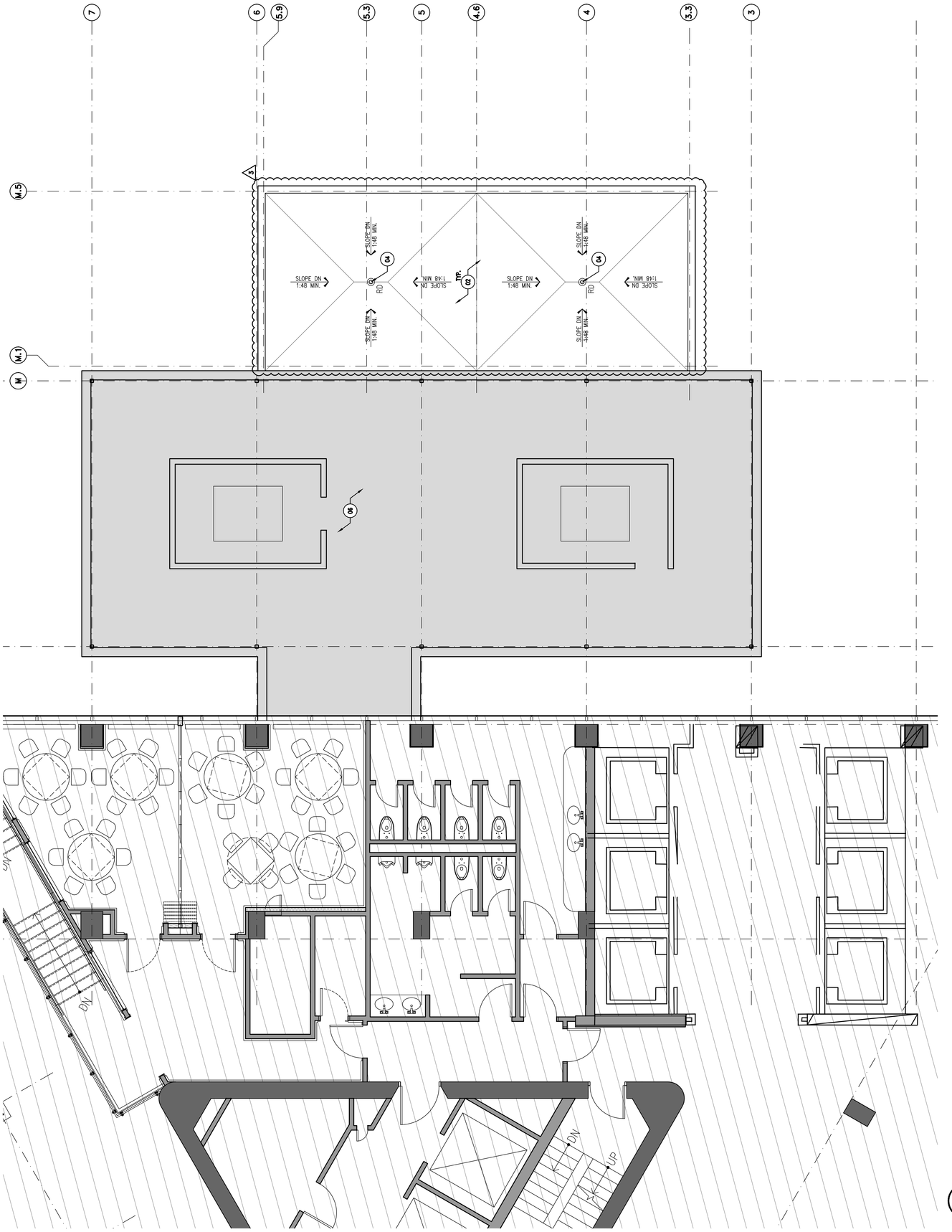
TRISTAN E DACRE
001-019283
STATE OF ILLINOIS
08/09/2018

Floor Finish Plan & Finish Schedule

A3.1
Drawing No.

## ROOF PLAN KEY NOTES

| | |
|---|---|
| 01 | NOT USED 5 OMIT |
| 02 | TPO ROOF MEMBRANE OVER TAPERED RIGID INSULATION (R-42 MIN.) OVER BUILDING SECTIONS. SEE 4 |
| 03 | NOT USED 5 OMIT |
| 04 | ROOF DRAIN. SEE PLUMBING DRAWINGS. |
| 05 | NOT USED 5 OMIT |
| 06 | EXISTING ROOF. |
| 07 | XXX |
| 08 | XXX |
| 09 | XXX |
| 10 | XXX |




1 ROOF PLAN
SCALE: 1/4" = 1'-0"

0' 4' 8' 16'

N

| No. | Description | Date |
|---|---|---|
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LICENSED ARCHITECT TRISTAN E DACRE 001-018283 EXPIRATION DATE STATE OF ILLINOIS

08/09/2018

# Roof Plan

# A5.1

Drawing No.

# Palm Restaurant Swissotel Chicago

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Chicago, Illinois 60601

002-17-0906

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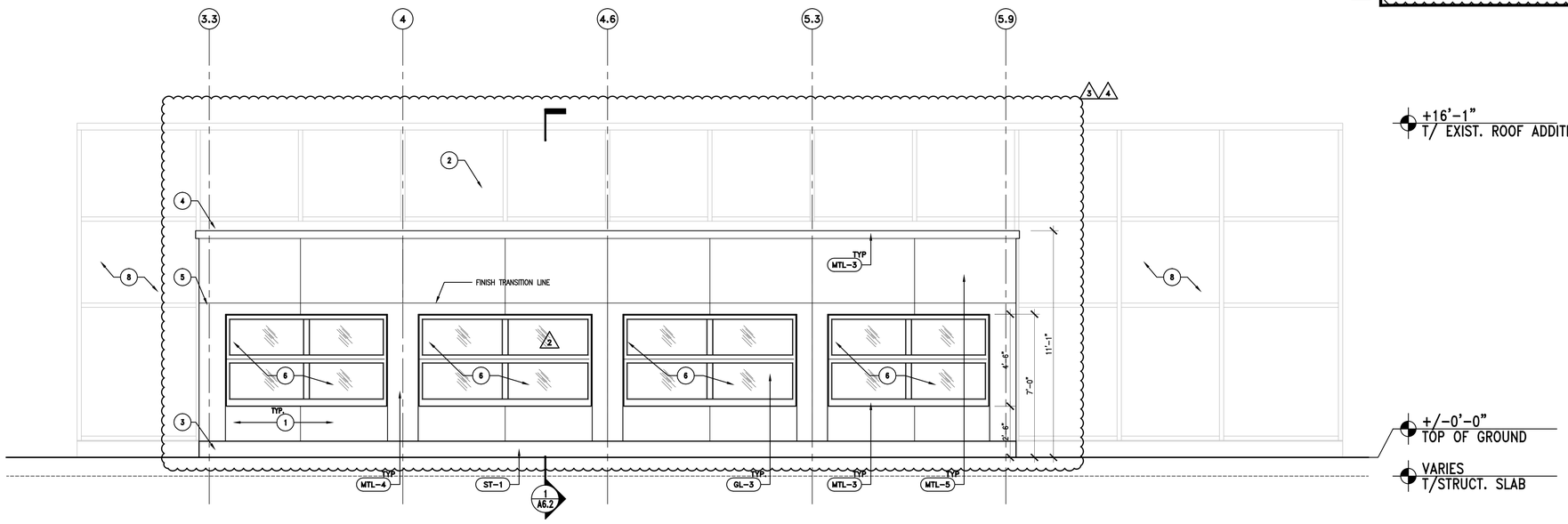
ARCHITECTURE | INTERIOR DESIGN
118 North Peoria Street
Suite 4S
Chicago, IL 60607
Phone (312) 477-0775
Fax (312) 477-0776
www.dandyarchitects.com

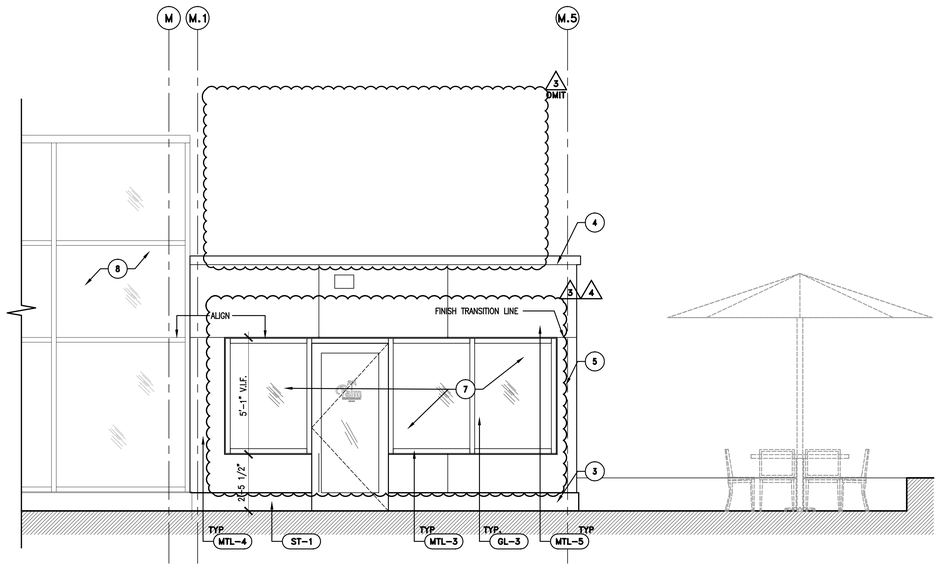
## KEY NOTES

| | |
|---|---|
| 01 | KAWNEER 451T FIXED STOREFRONT SYSTEM FRONT GLAZED. FINISH: MATCH EXISTING STOREFRONT (MTL-3). |
| 02 | NOT USED. (3 OMIT) (3) |
| 03 | STONE VENEER ALONG BASE (ST-1) TO MATCH EXISTING. |
| 04 | ALUMINUM FASCIA (MTL-3). |
| 05 | ALUMINUM CLADDING (MTL-4) BOTTOM & (MTL-5) TOP WITH JOINT LINES TO ALIGN WITH EXISTING CURTAIN WALL - TYP. (4) (3) |
| 06 | OVERHEAD ALUMINUM SECTIONAL WINDOW MODEL 521 WITH 1/2" INSULATED GLAZING, 2" TRACK & COMMERCIAL OPERATOR MODEL RSX (1/2 HP, 115V SINGLE PHASE) WITH TROLLEY-TYPE MOUNTING BY OVERHEAD DOOR CORPORATION. SYSTEM TO MEET MINIMUM THERMAL REQUIREMENTS LISTED ON A3.1 GL-3, MINIMUM WIND LOAD REQUIREMENTS LISTED ON SHEET S2 & A MAXIMUM AIR LEAKAGE RATE IF 0.20 CFM/SQ. FT. OC TO VERIFY ALL CLEARANCE REQUIREMENTS & PROVIDE NECESSARY STEEL JAMB & MOUNTING PAD. (2) |
| 07 | KAWNEER 451T FIXED STOREFRONT SYSTEM. FINISH: MATCH EXISTING STOREFRONT (MTL-3). GLAZING TO BE (GL-3). |
| 08 | EXISTING BUILDING. (2) |
| 09 | NOT USED (3) |



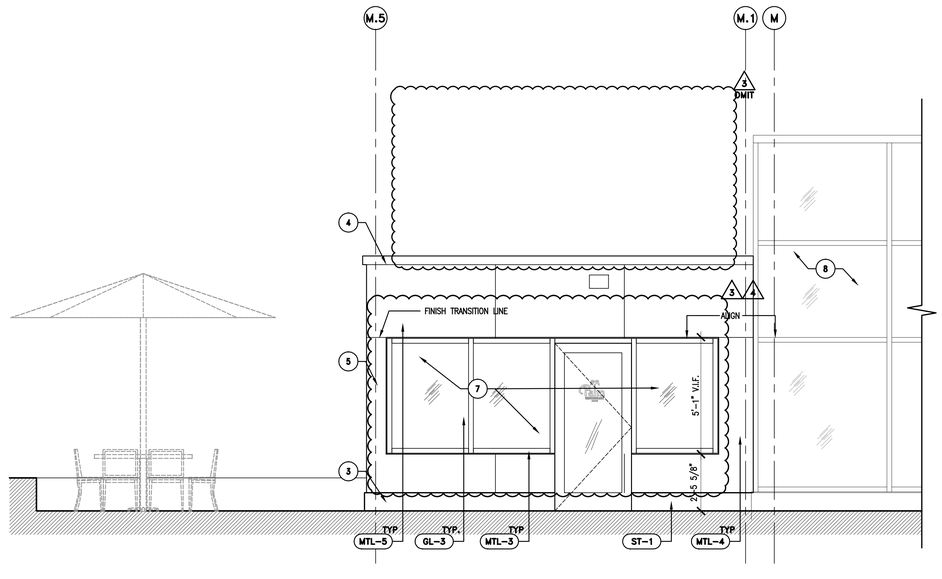

03 EAST ELEVATION
SCALE: 3/8" = 1'-0"

0' 2'-8" 5'-4" 10'-8"




02 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

0' 2'-8" 5'-4" 10'-8"




01 NORTH ELEVATION
SCALE: 3/8" = 1'-0"

0' 2'-8" 5'-4" 10'-8"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ARCHITECTURE | INTERIOR DESIGN
118 North Peoria Street
Suite C
Chicago, IL 60607
Phone (312) 477-0774
Fax (312) 733-2675
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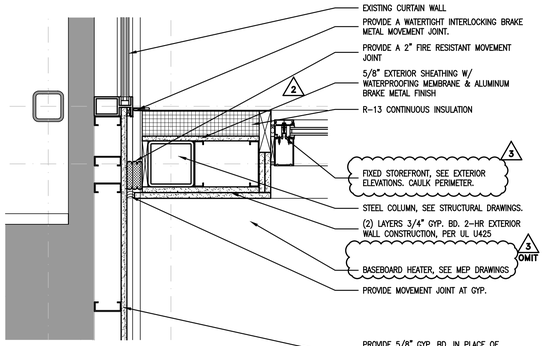
TRISTAN E DACRE
001-016283
STATE OF ILLINOIS
08/09/2018

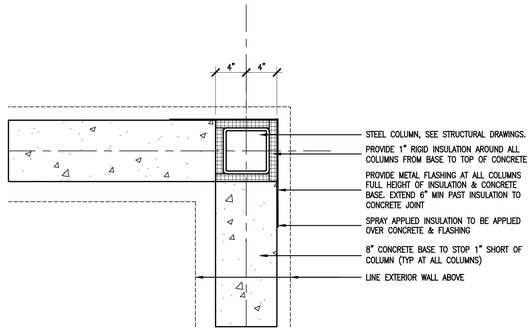
Exterior Elevations

A6.1

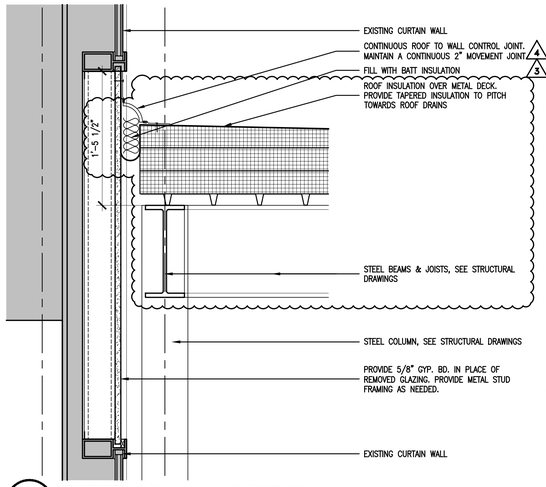
Drawing No.



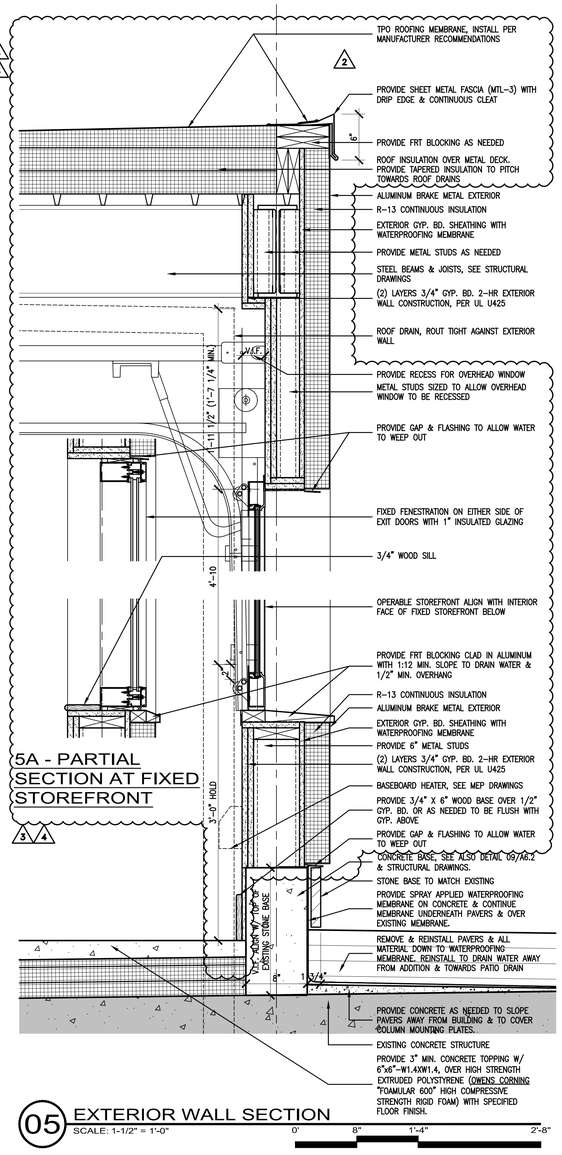

07 ENLARGED PLAN DETAIL
SCALE: 1-1/2" = 1'-0"




09 ENLARGED PLAN DETAIL
SCALE: 1-1/2" = 1'-0"

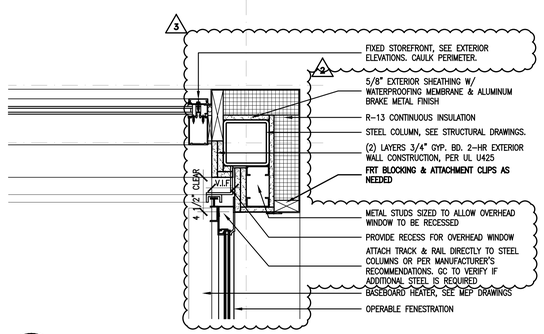



08 EXTERIOR WALL SECTION
SCALE: 1-1/2" = 1'-0"




5A - PARTIAL SECTION AT FIXED STOREFRONT

05 EXTERIOR WALL SECTION
SCALE: 1-1/2" = 1'-0"




06 ENLARGED PLAN DETAIL
SCALE: 1-1/2" = 1'-0"

## SECTION KEY NOTES

| | |
|---|---|
| 1 | NOT USED — OMIT |
| 2 | EXTERIOR WALL & GLAZING, SEE DETAILS |
| 3 | NOT USED — OMIT |
| 4 | NEW STRUCTURAL STEEL TUBE COLUMN, JOISTS & METAL DECK (SLOPE ROOF STEEL 1:48). SEE STRUCTURAL DRAWINGS. |
| 5 | NEW ROOF DRAIN, SEE PLUMBING DRAWINGS. |
| 6 | REINSTALL PERIMETER PAVERS TO DRAIN WATER AWAY FROM THE BUILDING & TOWARDS THE DRAIN. |
| 7 | PROVIDE LIGHT WEIGHT CONCRETE TOPPING TO MATCH ELEVATION OF EXISTING INTERIOR. |
| 8 | TPO ROOF MEMBRANE OVER RIGID INSULATION, SEE ENLARGED DETAILS. |
| 9 | EXISTING PATIO LOW WALL. |
| 10 | EXISTING PATIO DRAIN. |
| 11 | EXISTING CONCRETE STRUCTURE. |

## EXTERIOR WALL LEGEND

NOTES APPLICABLE FOR ALL EXTERIOR WALL SECTIONS & DETAILS

EXTERIOR SHEATHING:
"DENSGLASS" GYP SHEATHING BY GEORGIA-PACIFIC BUILDING PRODUCTS

3 OMIT

METAL STUDS:
ALL METAL STUDS USED IN THE CONSTRUCTION OF AN EXTERIOR WALL TO BE GALVANIZED & INSTALLED OVER A SILL SEALER. FINAL SIZING/SPACING BY MANUFACTURER.

RIGID INSULATION AT EXTERIOR WALLS:
EXTERIOR WALLS TO BE PROVIDED WITH 2"+1.25"=3.25" (R-13) "COMFORTBOARD 110" HIGH-PERFORMANCE THERMAL INSULATION SHEATHING BY ROCKWOOL OVER "TYVEK" COMMERCIAL WRAP BY DUPONT.

3

RIGID INSULATION AT FLAT ROOF:
PROVIDE PAPERED INSULATION "SECURSHIELD" "VAPAIR" SEAL BY CARLISLE. TOTAL INSULATION R-VALUE TO BE R-42 MIN. MECHANICALLY FASTENED, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

ROOF TO WALL EXPANSION JOINT:
BALCO INC 2" RW-2g

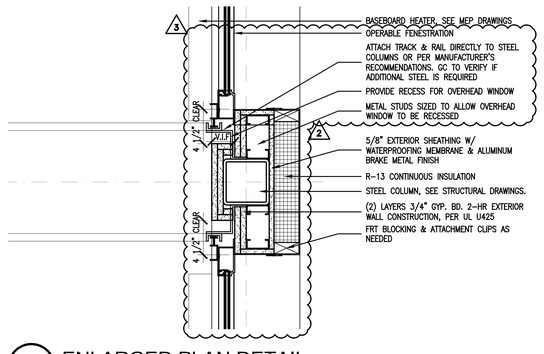
ROOFING MEMBRANE:
"SURE-FLEX" PVC 60 MIL FRS MEMBRANE ADHERED WITH "HYDROBOND" WATER-BASED ADHESIVE, CLASS A ROOF COVERING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

2

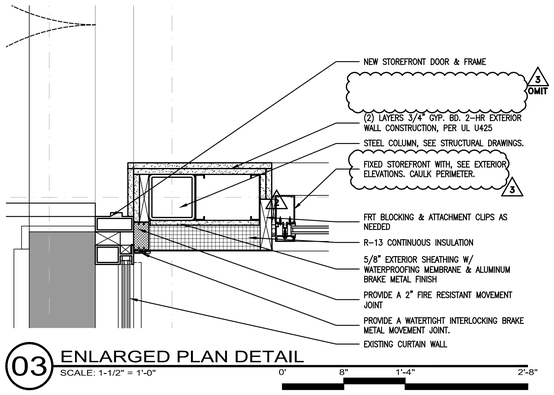
WATERPROOF MEMBRANE AT WALL:
"LIQUIDARMOR" COMMERCIAL BUILDING WRAP BY CARLISLE. SEE ALSO CONTINUOUS INSULATION ABOVE GRADE.

WATERPROOFING MEMBRANE AT CONCRETE:
SPRAY APPLIED FOUNDATION WATERPROOFING.

WOOD BLOCKING:
ALL WOOD BLOCKING USED IN EXTERIOR WALLS & ROOF CONSTRUCTION TO PRESERVATIVE & FIRE RETARDANT TREATED.




04 ENLARGED PLAN DETAIL
SCALE: 1-1/2" = 1'-0"




03 ENLARGED PLAN DETAIL
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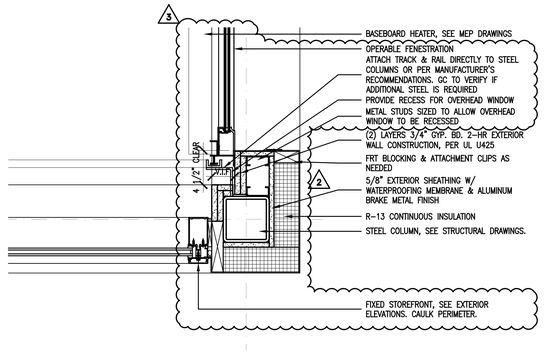


02 ENLARGED PLAN DETAIL
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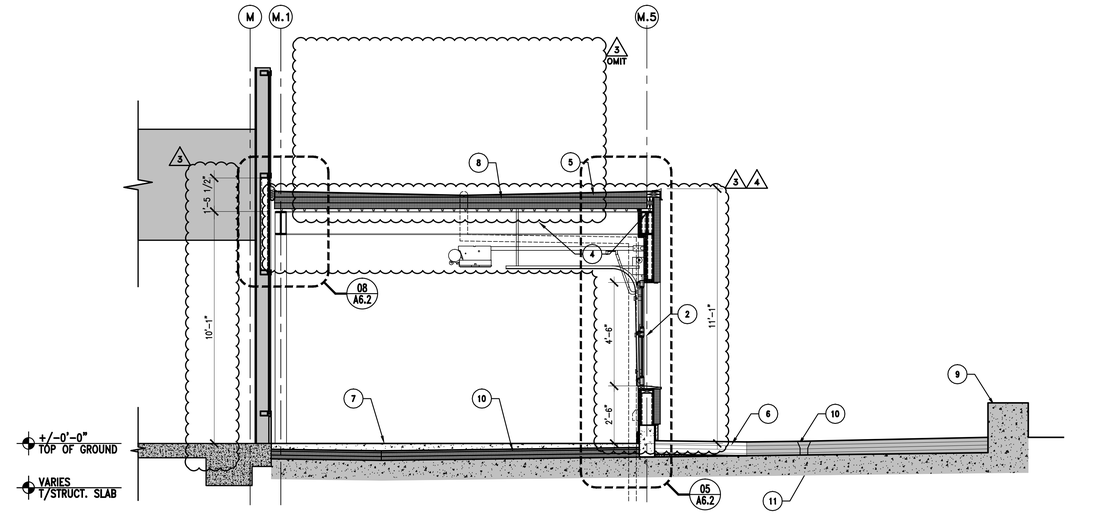



01 BUILDING SECTION
SCALE: 3/8" = 1'-0"

DACRE & YOUNGQUIST, LLC
ARCHITECTURE | INTERIOR DESIGN
118 North Peoria Street
Suite 4A
Chicago, IL 60607
Phone (312) 477-0774
Fax (312) 243-2075
www.dandyarchitects.com

These drawings are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these drawings or work can legally result in the cessation of construction or buildings being seized and / or monetary compensation to Dacre & Youngquist, LLC

Palm Restaurant
Swissotel Chicago
323 East Wacker Drive
Chicago, Illinois 60601

002-17-0906

| No. | Description | Date |
|---|---|---|
| 4 | Addendum 3 | 08.09.2018 |
| 3 | Addendum 2 | 07.20.2018 |
| 2 | Revisions per City Comments | 07.06.2018 |
| 1 | Addendum 1 | 06.01.2018 |
| | Issued for Permit & Bid | 5.25.2018 |
| | Record | |

LICENSED ARCHITECT
TRISTAN E DACRE
001-019283
STATE OF ILLINOIS

08/09/2018

Building Sections

A6.2

Drawing No.

View From Wacker Drive Sidewalk with
Windows Closed

PALM RESTAURANT
SWISSOTEL
CHICAGO, IL

Proposed Sunroom

DACRE & YOUNGQUIST, LLC
ARCHITECTURE | INTERIOR DESIGN
August 8, 2018

View From Wacker Drive Sidewalk with
Windows Opened

PALM RESTAURANT
SWISSOTEL
CHICAGO, IL

Proposed Sunroom

DACRE & YOUNGQUIST, LLC
ARCHITECTURE | INTERIOR DESIGN
August 8, 2018

# BURKE, WARREN, MACKAY & SERRITELLA, P.C.

330 NORTH WABASH AVENUE
SUITE 2100
CHICAGO, ILLINOIS 60611-3607
TELEPHONE (312) 840-7000
FACSIMILE (312) 840-7900
www.burkelaw.com

ROBERT L. GAMRATH III
DIRECT DIAL NUMBER
(312) 840-7064
rgamrath@burkelaw.com


July 9, 2018

**Via Email**
Mr. Patrick Murphey
Assistant Commissioner
City of Chicago – Department of Planning and Development
121 N. LaSalle Street, Suite 905
Chicago, Illinois 60602
patrick.murphey@cityofchicago.org

*Re: The Palm Restaurant at Swissotel, 323 East Wacker Drive, Chicago, Illinois*

Dear Patrick:

Pursuant to Section 16-4-150 of The Lake Michigan and Chicago Lakefront Protection Ordinance ("LPO"), a request is made for an exemption from the application of the LPO. The Palm Restaurant at the Swissotel is seeking to enclose approximately 700 square feet of the outdoor patio adjacent to the existing restaurant to be used as a four-season dining area. The enclosed expansion area will be constructed on top of an existing concrete structural slab which serves as the roof of the first of four lower levels of the Swissotel. An aerial photo of the existing conditions is attached in support. As Section 16-4-150 provides, additions which do not increase the site coverage, or the height of a structure, are exempt from the LPO. The construction of a one-story restaurant addition on top of the existing concrete structural slab of the Swissotel will neither increase the site coverage or building height of the existing structure at the subject property. Your favorable interpretation that the proposed project meets the requirements for such an exemption is requested.

Pursuant to Residential-Business Planned Development Number 70 (PD No. 70") and Section 17-13-0800 of the Chicago Zoning Ordinance, application is also made for Site Plan review and approval. In that regard, the following documents are attached:

- Cover Sheet (T1.1) with zoning calculations
- Site Key Plan (A0.0)
- Site Demo., Geometry & Grading Plan ((C.1)
- Exterior Elevations (A6.1)
- Building Sections (A6.2)
- Color Renderings

There is no landscape plan to submit. The scope of work only encompasses the area of the existing hardscape patio and all surrounding landscaping is to remain as is. Your approval of the site plan package as submitted is requested.

Thank you for your consideration of this matter. Please do not hesitate to contact me with any questions.

Very truly yours,
Burke, Warren, MacKay & Serritella, P.C.

RLG

Robert L. Gamrath III

RLG:sll

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

July 18, 2018

Bridget M. O'Keefe
Daspin & Aument LLP
300 S. Wacker Drive, Suite 2200
Chicago, IL 60606

**Re: Advisory Opinion for Planned Development No. 70, Sub area C**
**Interim Level and Arcade Level uses at 155 N. Harbor Drive**

Dear Ms. O'Keefe:

This letter is in response to your recent request. The property at 155 N. Harbor Dr. is located within Sub area C of Residential Business Planned Development No. 70 ("PD 70"), as amended. According to your request letter, your clients own commercial condominium units 1C7A-F and 1C7G-H (now known as 1C9A-C), which consists of approximately 5,000 square feet of floor area located at approximately 39.33 CCD within the subject property (the "Property"). Pursuant to PD 70, Statement No. 5, the Property would be within either the Interim Level or Arcade Level. The Interim Level permits accessory uses including retail sales, service uses, automobile parking and hotel uses. The Arcade Level permitted uses are pedestrian walkways, a public park, and accessory uses including retail sales, service uses, automobile parking and hotel uses.

You are seeking confirmation that the following uses which are permitted in a DX-16 Downtown Mixed-Use District are considered retail sales or service uses and would be permitted within the subject Property: animal services, artist work or sales space, business equipment sales and service, business support services, communication service establishments, day care, eating and drinking establishments (all, including taverns), financial services, food and beverage retail sales, liquor sales (as an accessory use), medical service, personal service, repair or laundry service, consumer, residential storage warehouse, retail sales, general, entertainment cabaret, indoor sports and recreation, children's play center, auto supply/accessory sales, light equipment sales/rental, indoor, artisan manufacturing and production.

Section 17-17-0104- of the Chicago Zoning Ordinance ("Ordinance") defines retail sales, general, as follows: businesses involved in the sale, lease or rent of new and used products or merchandise to the general public. Typical uses include drug stores, grocery stores, department stores and apparel stores. The Ordinance does not provide a definition of service use. PD 70, Statement No. 12 (B)(5) states that to the extent this PD does not cover all items required for development, the Ordinance shall apply as follows: permitted office, hotel and retail uses shall be in general conformity with the DX-16 Downtown Mixed-Use District regulations. Therefore, the uses identified above as permitted in the DX-16 District are permitted uses within the subject Property.

Sincerely,

Patrick Murphey
Acting Zoning Administrator

C: Terry Robinson, Dan Klaiber, Main file

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

February 9, 2018

Richard A. Toth
Daley & Georges
20 S. Clark St., Suite 400
Chicago, IL 60603-1835

**Re: Advisory Opinion for Planned Development No. 70, Sub area A**
**Proposed arcade level grocery store at 111 East Wacker Drive**

Dear Mr. Toth:

This letter is in response to your recent request. The property at 111 E. Wacker Dr. is located within Sub area A of Planned Development No. 70 ("PD 70"). Your client is seeking to establish an approximately 3,300 square foot grocery store within an existing retail space at the arcade level. The grocery store will include an approximately 200 square foot area devoted to package good liquor sales for off-premise consumption as an accessory/incidental use to the grocery store.

You are seeking confirmation that: a grocery store is a permitted use in PD 70, Sub area A, package good liquor sales that are an accessory to a grocery store use are permitted in PD 70, Subarea A, and since the proposed grocery store will be in an existing space, the planned development's overall limit on retail sales and service uses (in Planned Development Statement 12(B)(2), identifying a maximum floor area of 1,350,000 square feet) is not an impediment.

Pursuant to PD 70, Statement 5(A), the permitted uses at the arcade level within Sub area A are the following: pedestrian walkaways, public park, and accessory uses including retail sales, service uses, automobile parking and hotel uses. Therefore, within Sub area A, a grocery store is a permitted use and package good liquor sales that are an accessory use to a grocery store are a permitted use. Pursuant to the Planned Development's Bulk Regulations and Data Table, Sub area A has 153,958 square feet of existing retail sales/service area. If the proposed grocery store is within this existing retail space, then the 1,350,000 square feet of maximum floor area devoted to retail sales is not an impediment to the proposed use.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS:tm
C: Vicki Ortega, Terry Robinson, Main file

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

January 23, 2018

John J. George
Akerman LLP
71 S. Wacker Drive
46th Floor
Chicago, IL 60606

**Re: Administrative Relief Clarification for Planned Development No. 70, Subarea E, Parcel D, 363-401 E. Wacker Drive, Wanda Vista Tower's blow-though floor**

Dear Mr. George:

This letter is in response to your recent request for clarification of some of the language in the administrative relief letter issued on April 26, 2017. Regarding the blow-through floor, the letter stated: "The core, ceiling and floor shall be painted black to blend in with the appearance of the tower during the day and the blow-through floor shall remain unlit at night."

After your meeting with my staff and the submittal of the attached, revised renderings, we agree that painting the interior of the blow-though floor black would actually accentuate the appearance, rather than blend in the blow-through floor with the remainder of the building. As a result, we approve the painting of the blow-through floor mullions black to mimic the caulk joints of the window system. However, all structural columns, floor, ceiling and core walls at the blow though floor will be painted a color similar to the blue-greys of the building's exterior. The intent is to blend the blow-through floor into the overall façade and not have the blow-through floor be perceived as an independent design element.

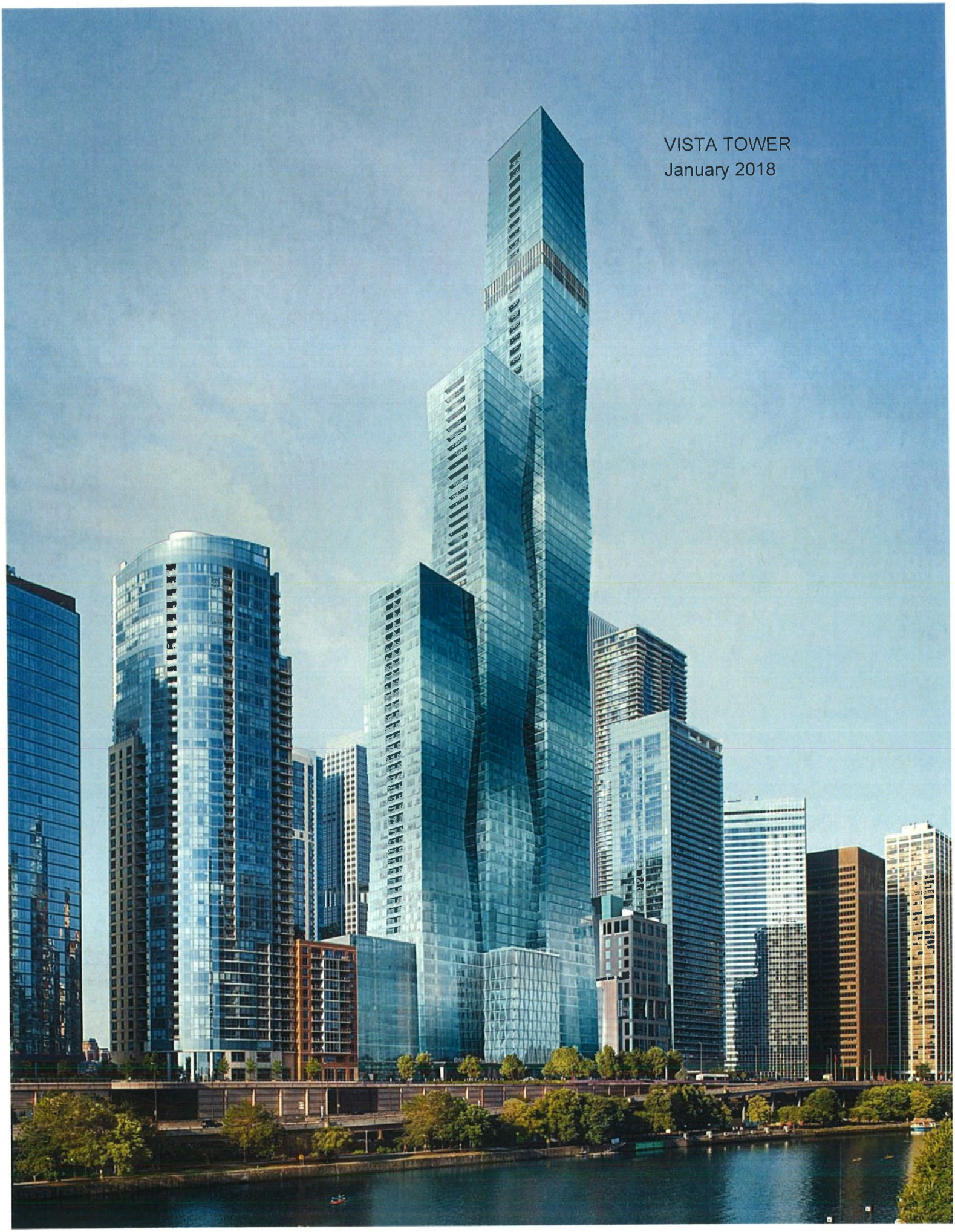
Finally, we understand that the blow-through floor will need to include emergency lighting as well as task lighting. Task lighting will be placed on a timer to eliminate any beacon effect and is not intended to be an architectural or design element.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Dan Klaiber, Cindy Roubik, Main file


VISTA TOWER
January 2018

VISTA TOWER - January 2018

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

November 20, 2017

Jack George
Akerman LLP
71 S. Wacker Dr.
46th Floor
Chicago, IL 60606

**Re: Advisory Opinion for Planned Development No. 70**
**GEMS School at 355 E. Wacker Drive/Office conversion and Automotive Lifts**

Dear Mr. George:

This letter is in response to your recent request regarding the use of automotive lifts to satisfy a parking requirement if the GEMS School Phase II building at 355 E. Wacker Dr. were to be converted into an office building. You are seeking confirmation of the following:

1.That in accordance with Statement No. 12(B)(5) of Planned Development No. 70 to the extent the Planned Development does not cover items required for development, then the Chicago Zoning Ordinance shall apply and the applicable underlying zoning district for an office building is DX-16. This is correct. A portion of Statement Number 12 (B)(5) states that to the extent this Planned Development does not cover all items required for development, the Chicago Zoning Ordinance shall apply as follows: permitted office, hotel and retail uses shall be in general conformity with the DX-16 Downtown Mixed-Use District Regulations.

2. That in office buildings in Planned Development No. 70, automotive lifts may be used to provide required accessory parking for the office use so long as the lifts are operated by a valet or attendant employed by the equipment's owner and are otherwise in compliance with the requirements of Section 17-10-1010-C of the Chicago Zoning Ordinance. This is correct. Pursuant to Section 17-10-1010-C of the Chicago Zoning Ordinance, in DX-16 districts, automotive lifts may be used in non-residential buildings for any accessory parking and non-accessory parking permitted in the building. Allowed automotive lifts within non-residential buildings shall be operated by a valet or an attendant employed by the Equipment's owner.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS:tm
C: Dan Klaiber, Vicki Ortega, Terry Robinson, Main file

# Department of Planning and Development

CITY OF CHICAGO

August 8, 2017

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

RE: **Site Plan Approval for Planned Development No. 70, Sub area E, Parcel D1**
**GEMS School Phase II, 355 E. Wacker Drive**

Dear Mr. George:

Please be advised that your site plan approval request submitted on behalf of GEMS Education has been considered by the Department of Planning and Development. This is a revision to the proposed Phase II building that was granted Lakefront Protection approval by the Chicago Plan Commission on August 16, 2012.

The Phase II building to be located at 355 E. Wacker Dr. will serve 5th through 12th grade students and has been reduced in floor area and height. The floor area has been reduced from 250,000 square feet to 115,962 square feet and the height above Upper Wacker Drive has been reduced from 13 stories (206'-9") to 8 stories (117'-9"). Level 8 consists of a mechanical penthouse and there are four additional floors below Upper Wacker Drive dedicated solely for vehicular parking and circulation associated with student drop off. Vehicular access to the site remains on Lower Level 4 and a total of 126 parking spaces will be provided, including 16 for use by GEMS. Finally, you have revised your request and removed the cantilevered portion of the 3rd and 4th floors that was proposed to extend over an adjacent property. If at a later date you obtain an easement from the neighboring property owner, and wish to proceed with the cantilevered design, you will need to submit a revised site plan approval request.

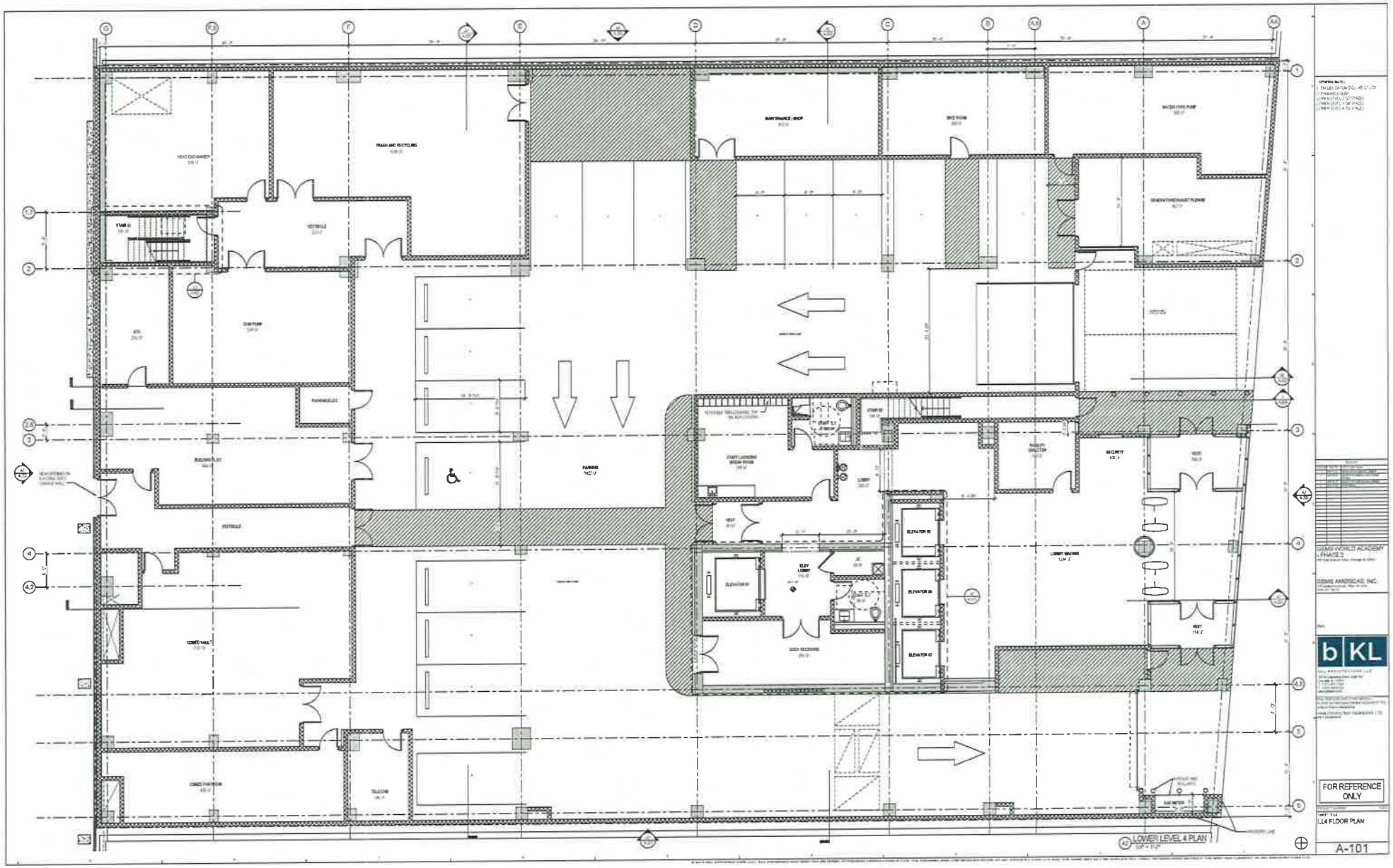
We have reviewed the following drawings, prepare by bKL Architecture and dated July 28, 2017: LL4 Floor Plan, LL3 Floor Plan, LL2 Floor Plan, LL1 Floor Plan, L1 Floor Plan, L2 Floor Plan, L3 Floor Plan, L4 Floor Plan, L5 Floor Plan, L6 Floor Plan, L7 Floor Plan, L8 Floor Plan, Roof Plan, North and West Elevations, South and East Elevations.

We have reviewed the information submitted and determined that it is consistent with and satisfies the requirements of the Plan of Development and the Lakefront Protection approval granted by the Chicago Plan Commission. Accordingly, this site plan submittal is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on December 9, 2015.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

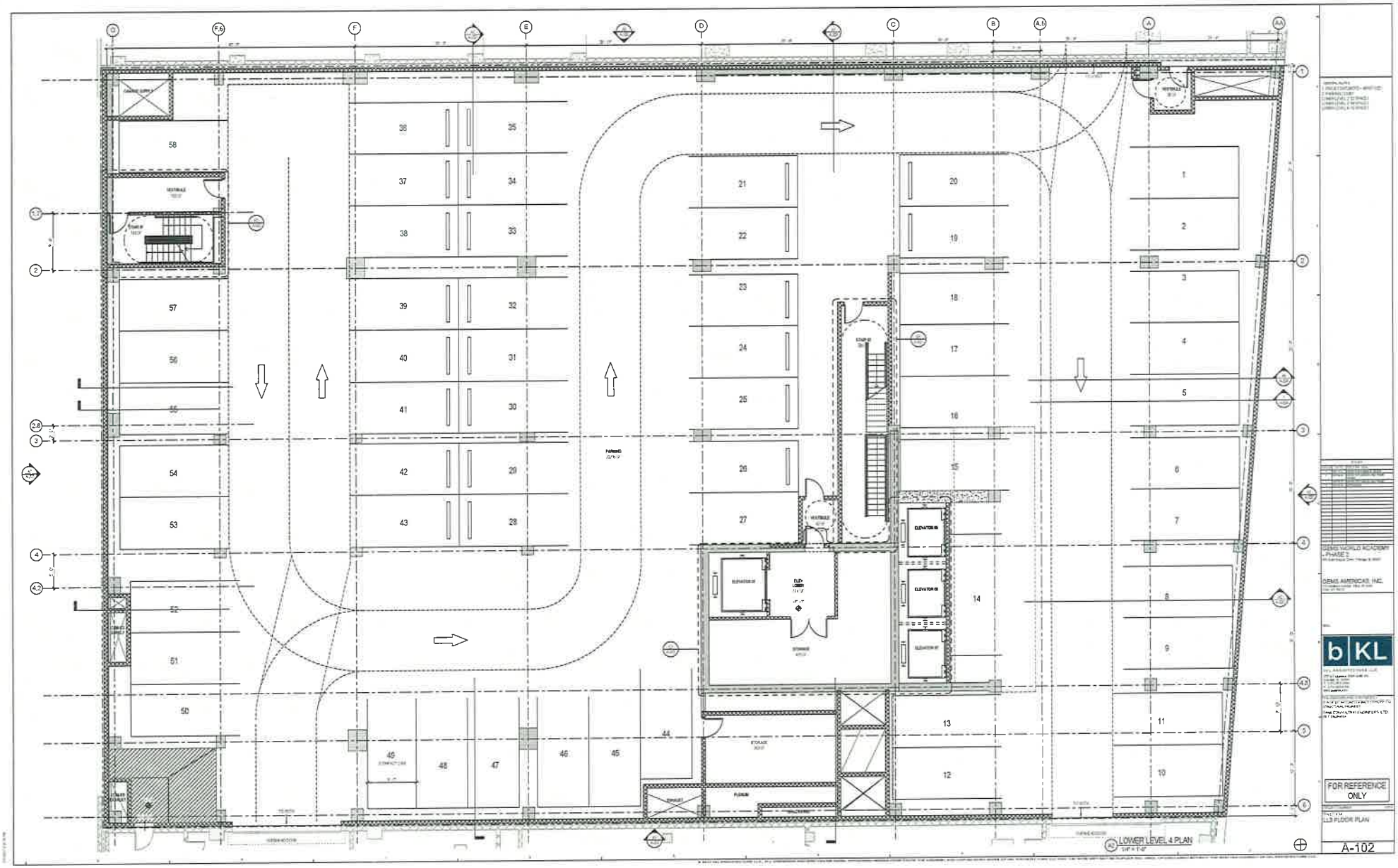
C: Patrick Murphey, Dan Klaiber, Mike Marmo, Erik Glass, Main file

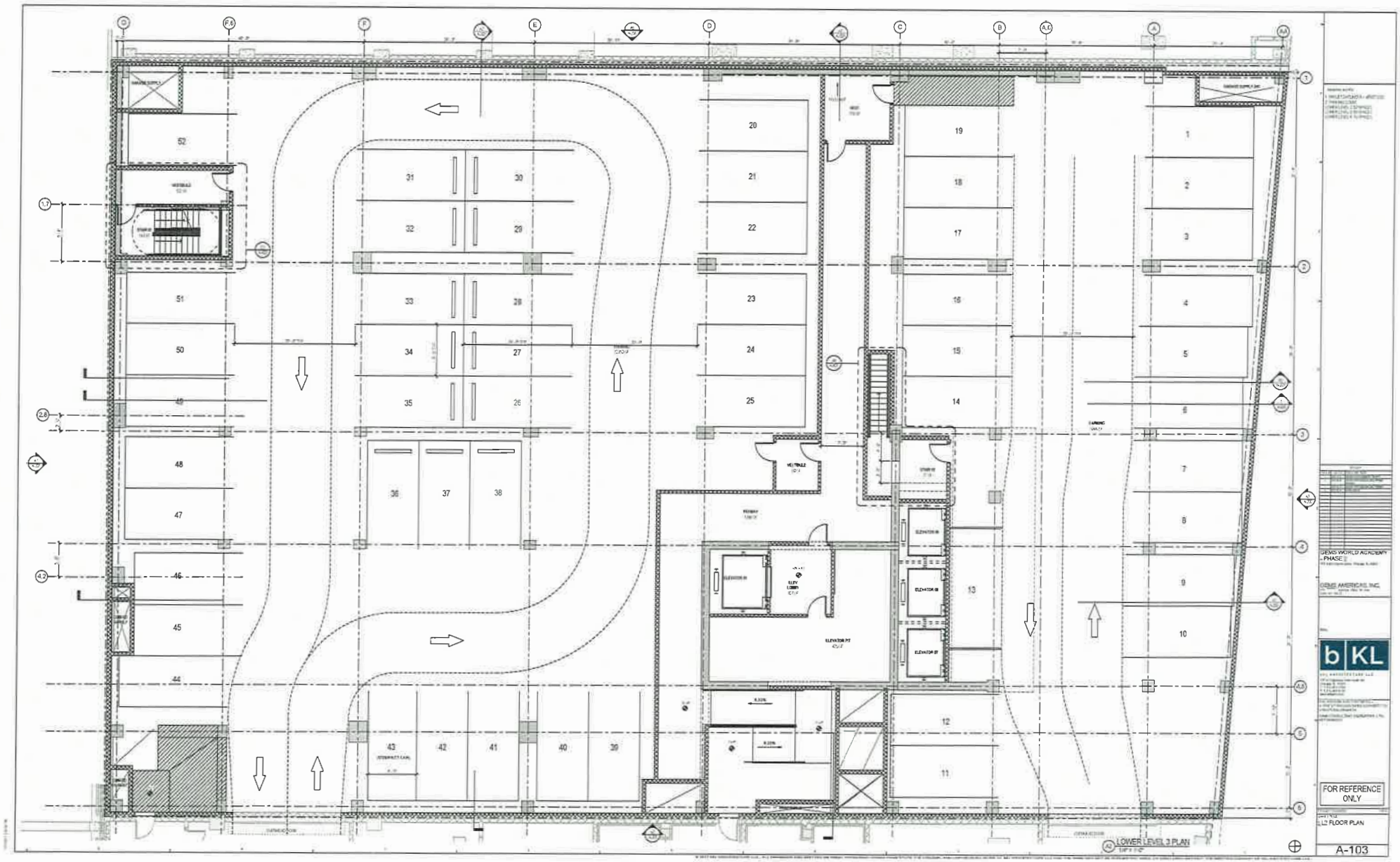


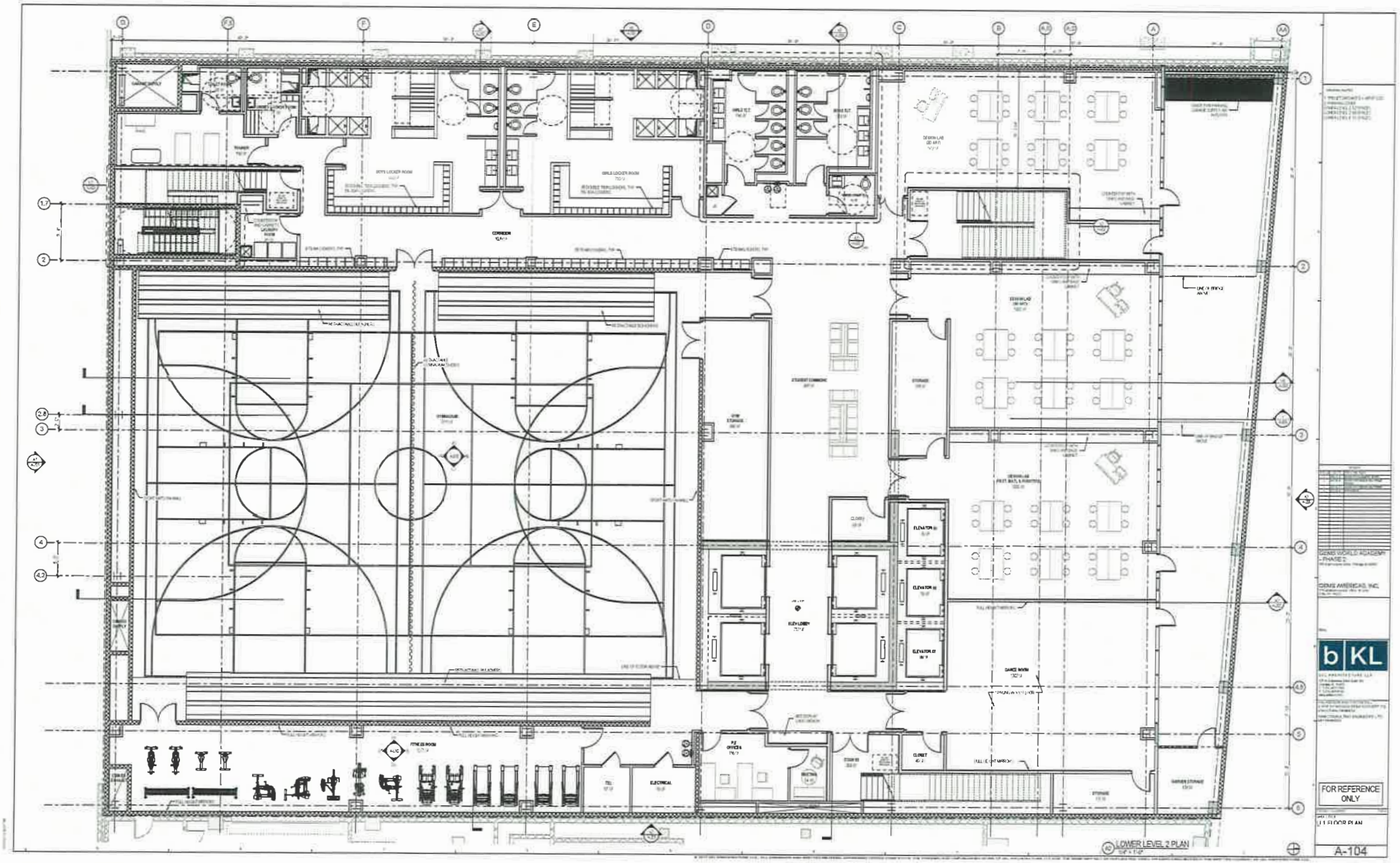

FOR REFERENCE ONLY

L4 FLOOR PLAN

A-101


LOWER LEVEL 4 PLAN
1/8" = 1'-0"
FOR REFERENCE ONLY
L3 FLOOR PLAN
A-102


LOWER LEVEL 3 PLAN
FOR REFERENCE ONLY
L2 FLOOR PLAN
A-103




GEMS WORLD ACADEMY - PHASE 1

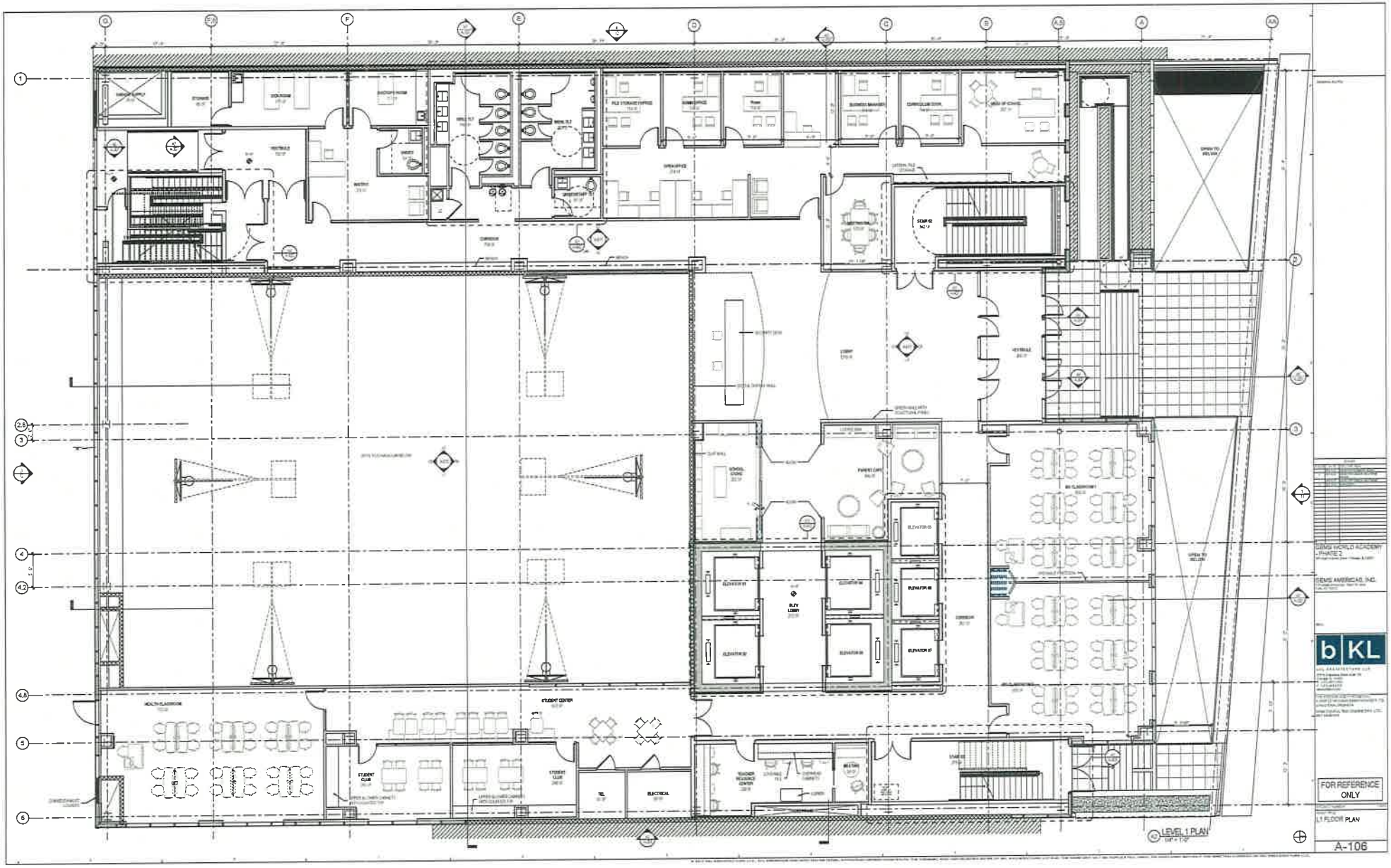
GEMS AMERICAS, INC.

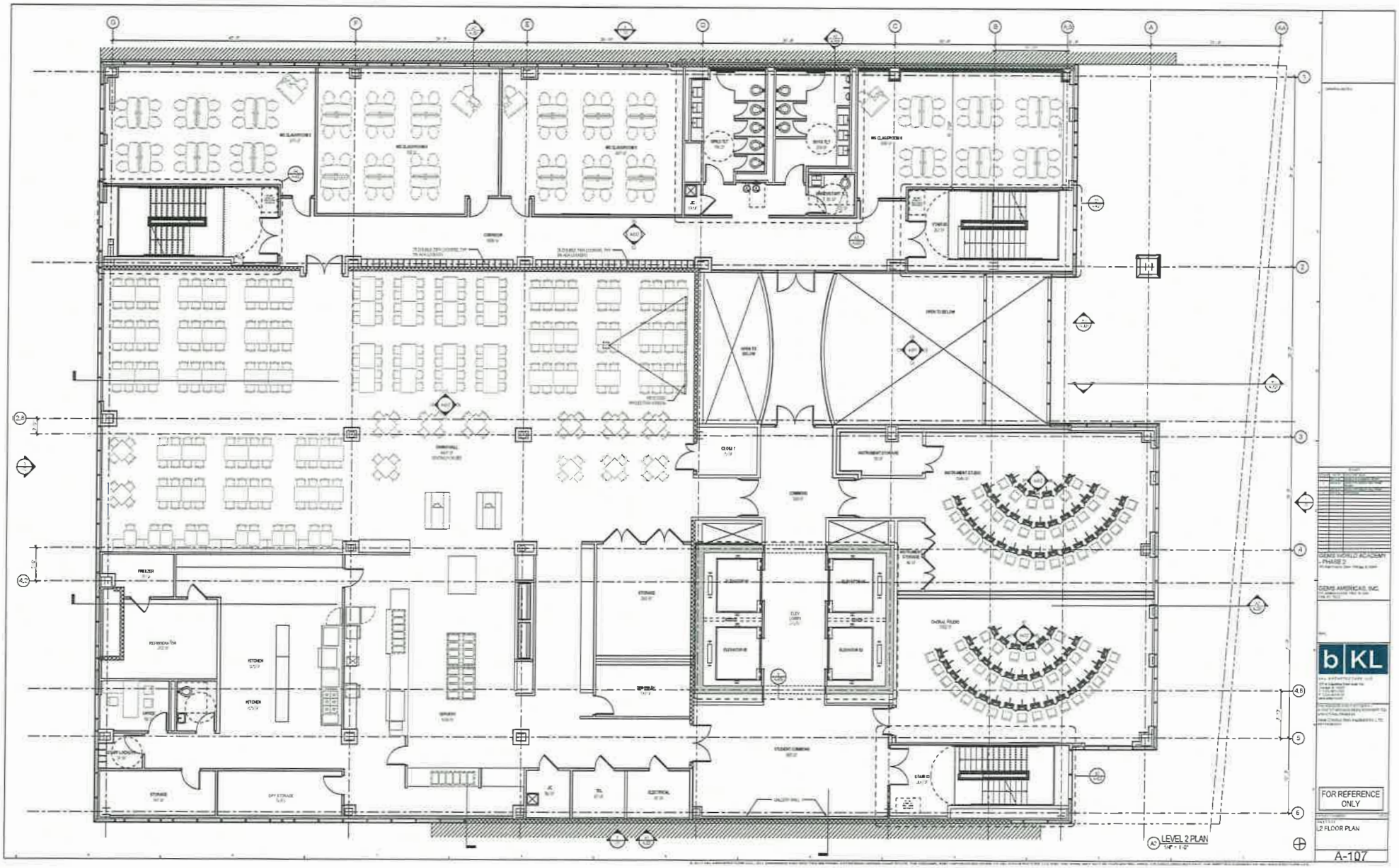
bKL

FOR REFERENCE ONLY

LL FLOOR PLAN

A-104


LEVEL 1 PLAN
1/8" = 1'-0"
FOR REFERENCE ONLY
L1 FLOOR PLAN
A-106
bKL




GEMS WORLD ACADEMY - PHASE 2

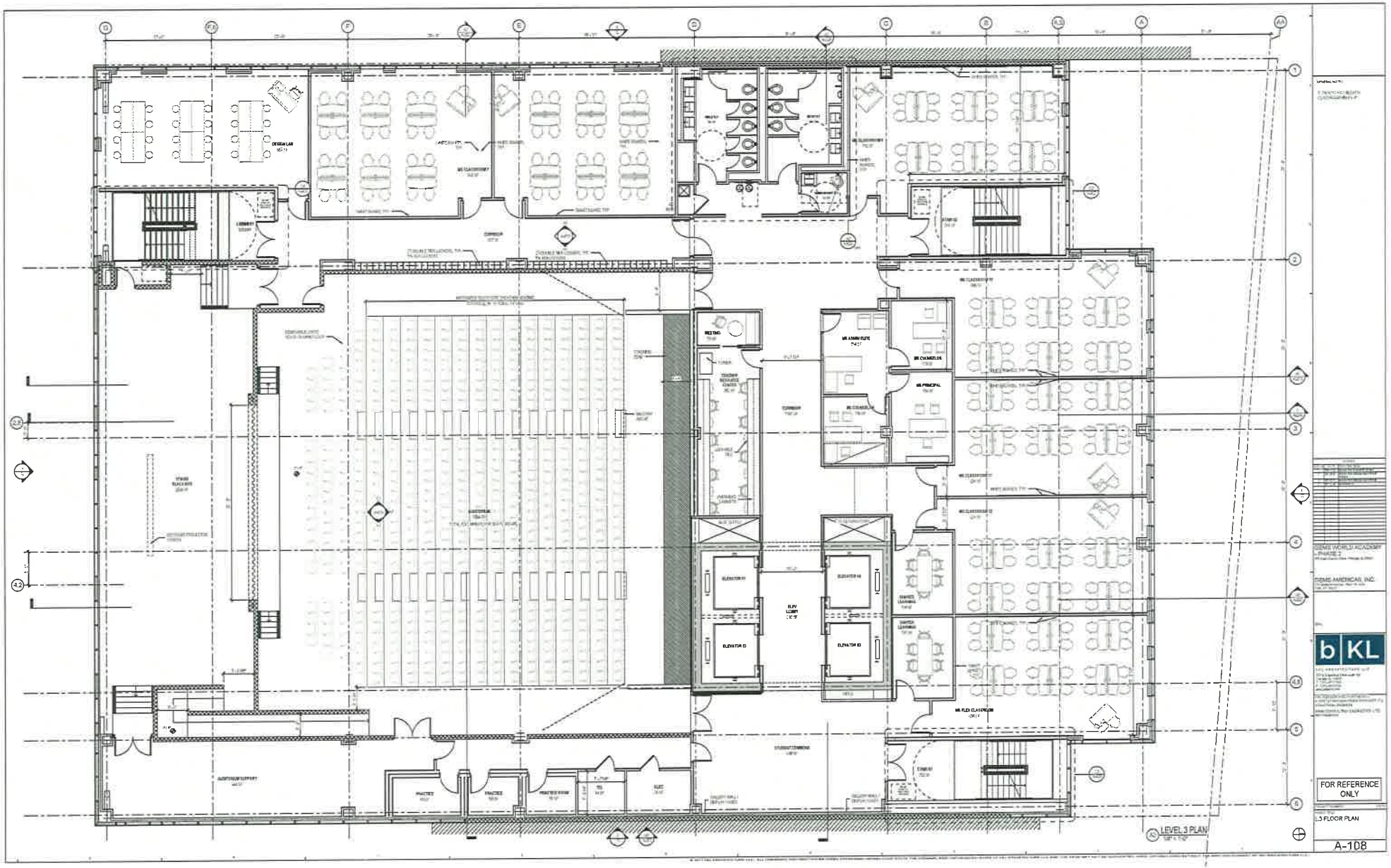
GEMS AMERICAS, INC.

bKL

FOR REFERENCE ONLY

L2 FLOOR PLAN

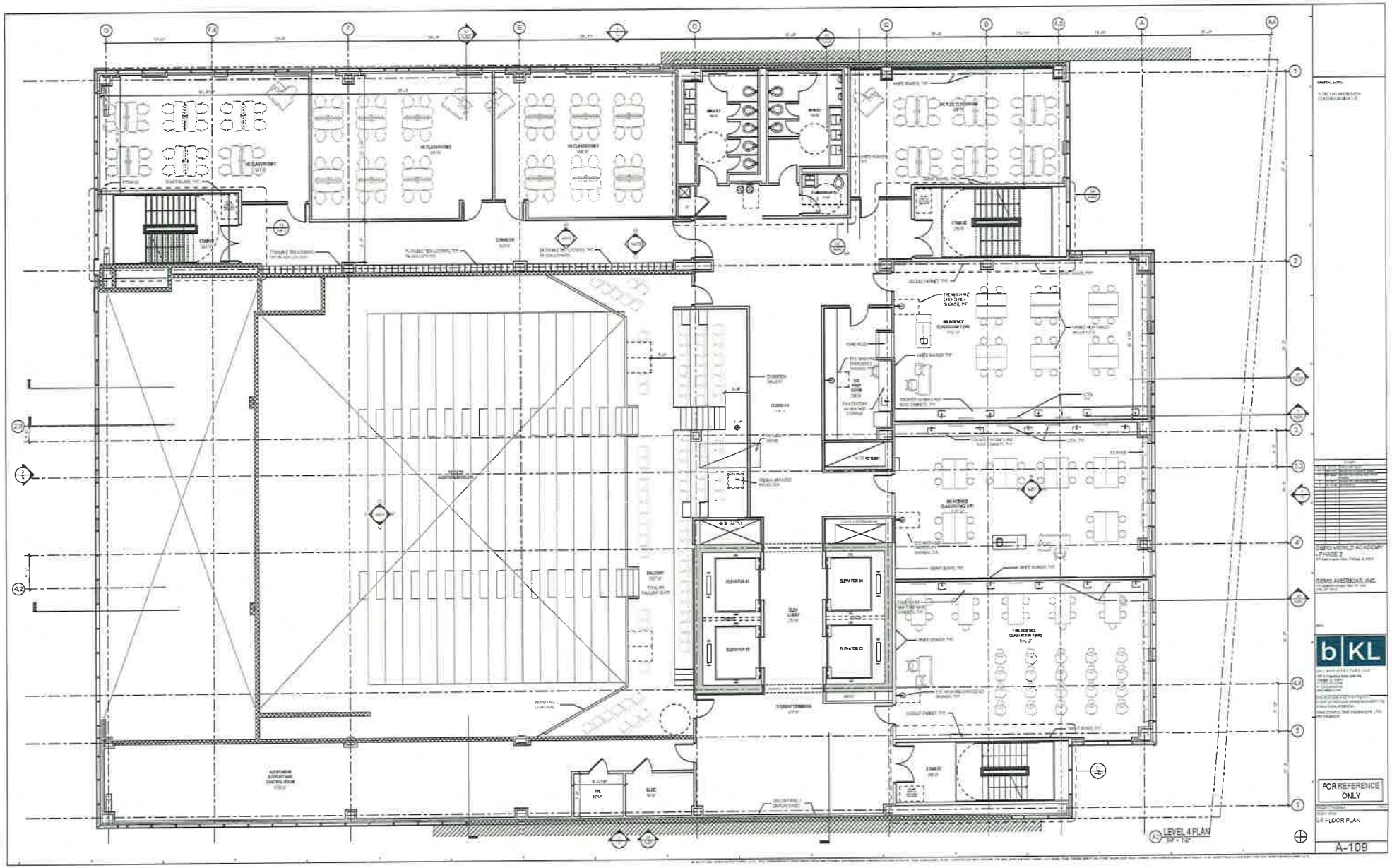
A-107

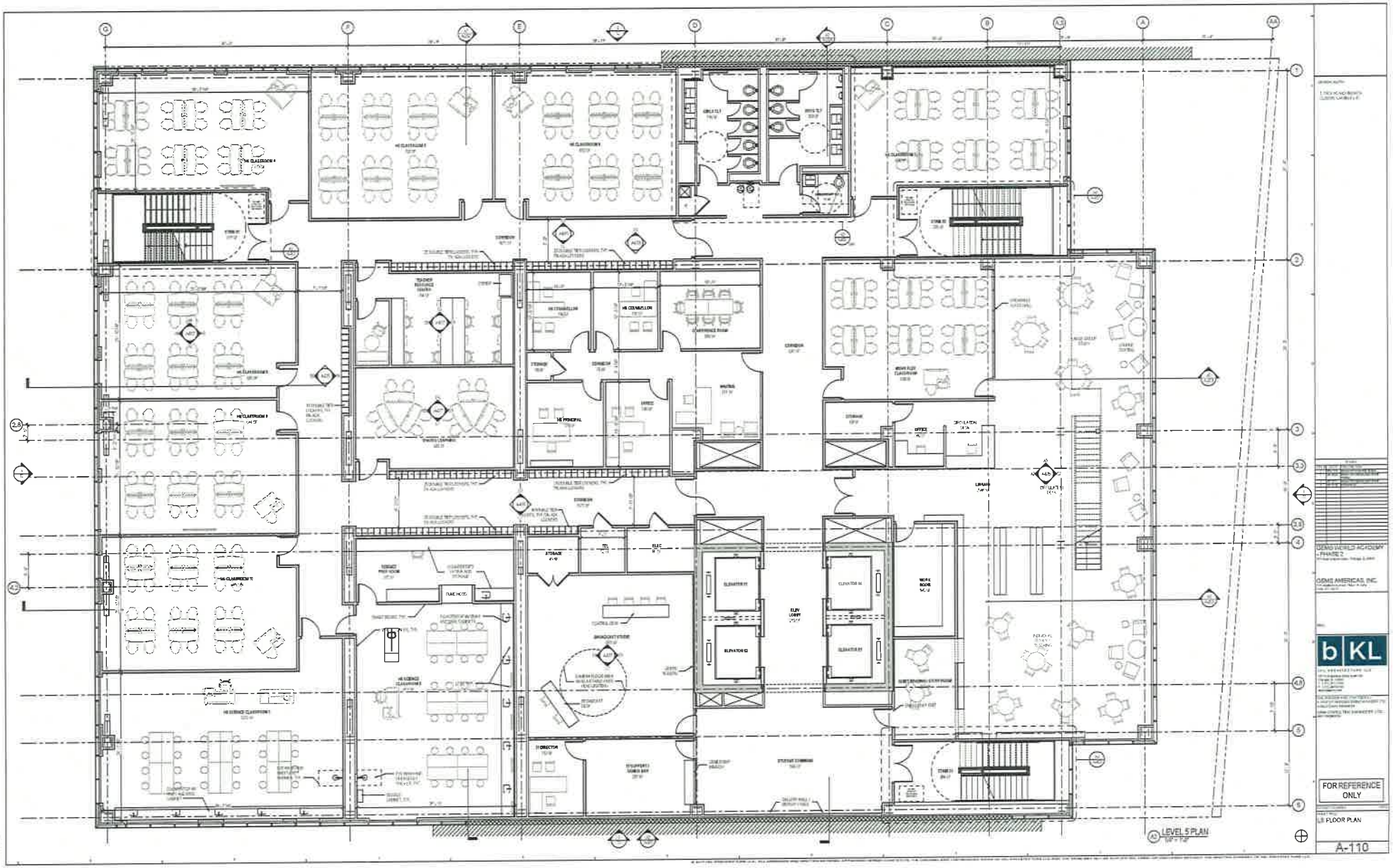


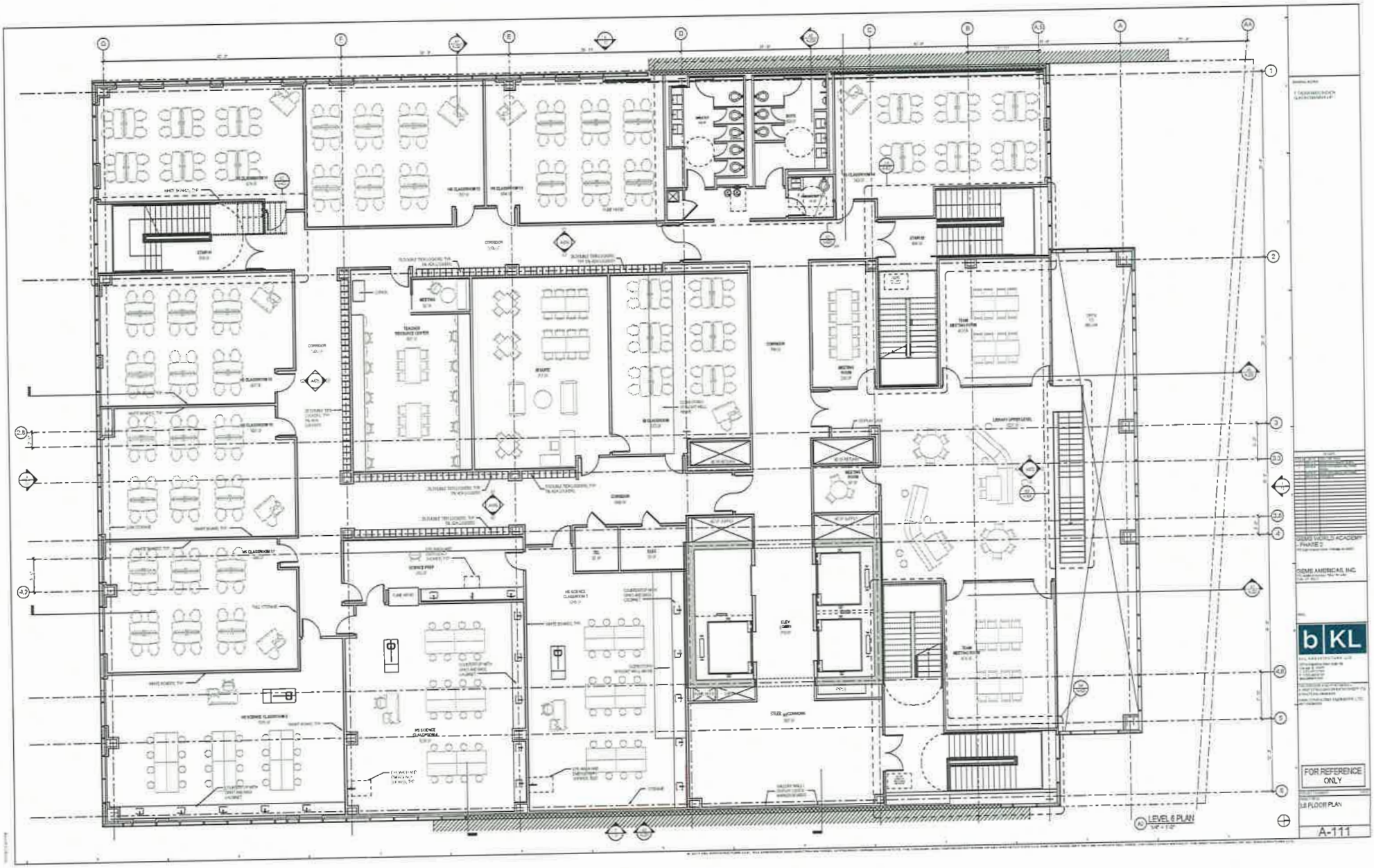

FOR REFERENCE ONLY

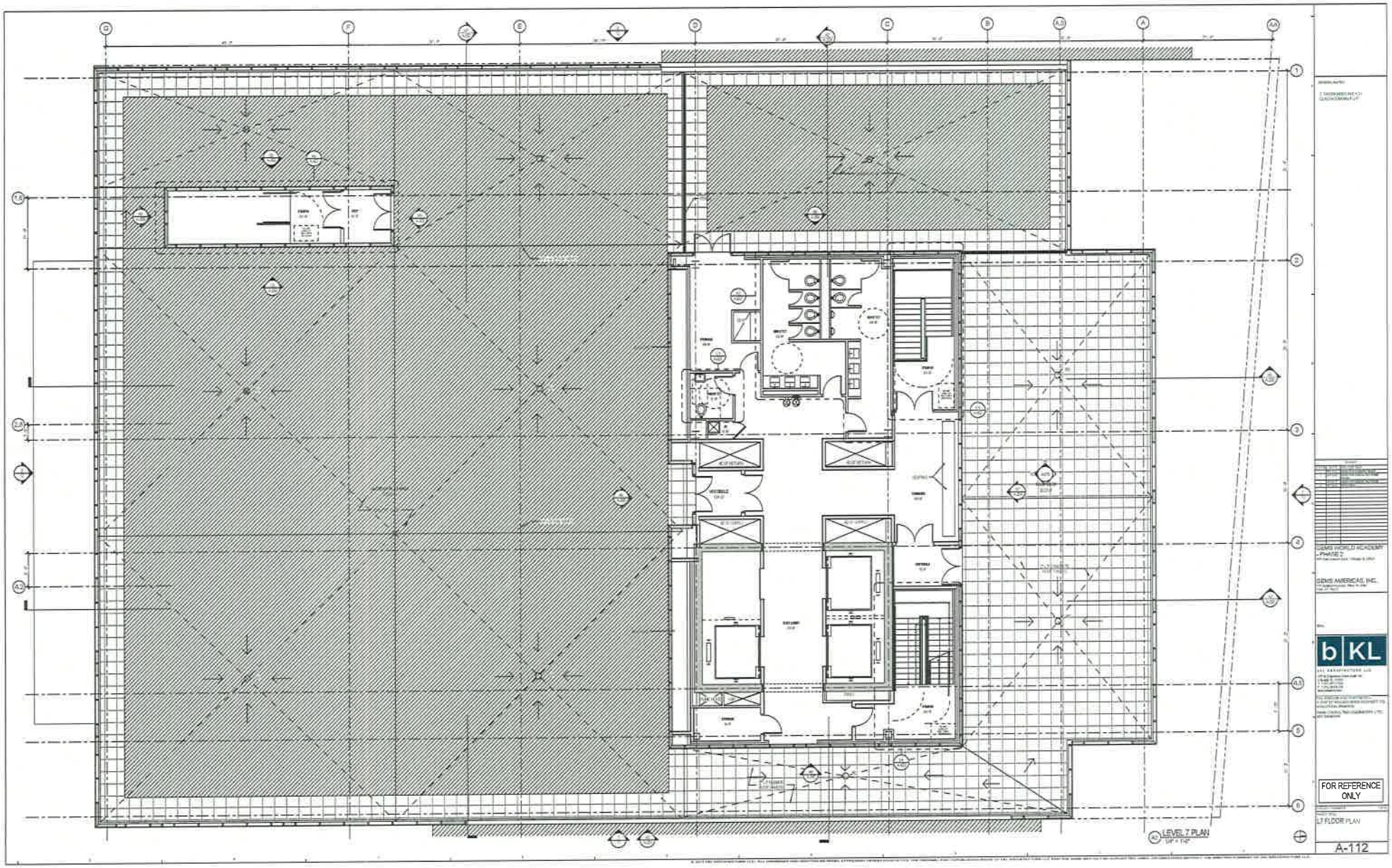
L3 FLOOR PLAN

A-108


LEVEL 4 PLAN
1/8" = 1'-0"
FOR REFERENCE ONLY
FLOOR PLAN
A-109


LEVEL 5 PLAN
FOR REFERENCE ONLY
FLOOR PLAN
A-110


LEVEL 6 PLAN
FOR REFERENCE ONLY
bKL
A-111

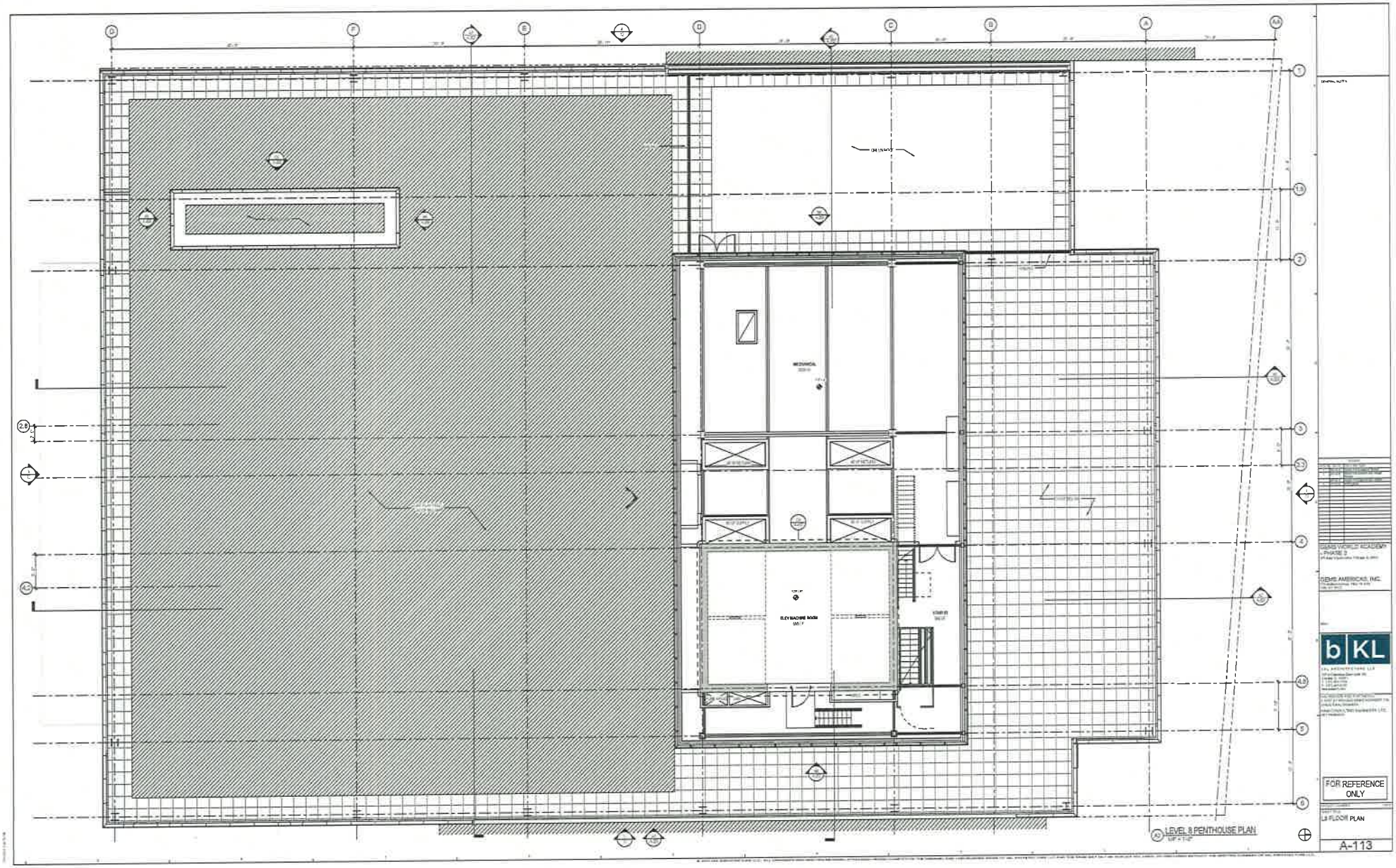



GEMS AMERICAS, INC.

FOR REFERENCE ONLY

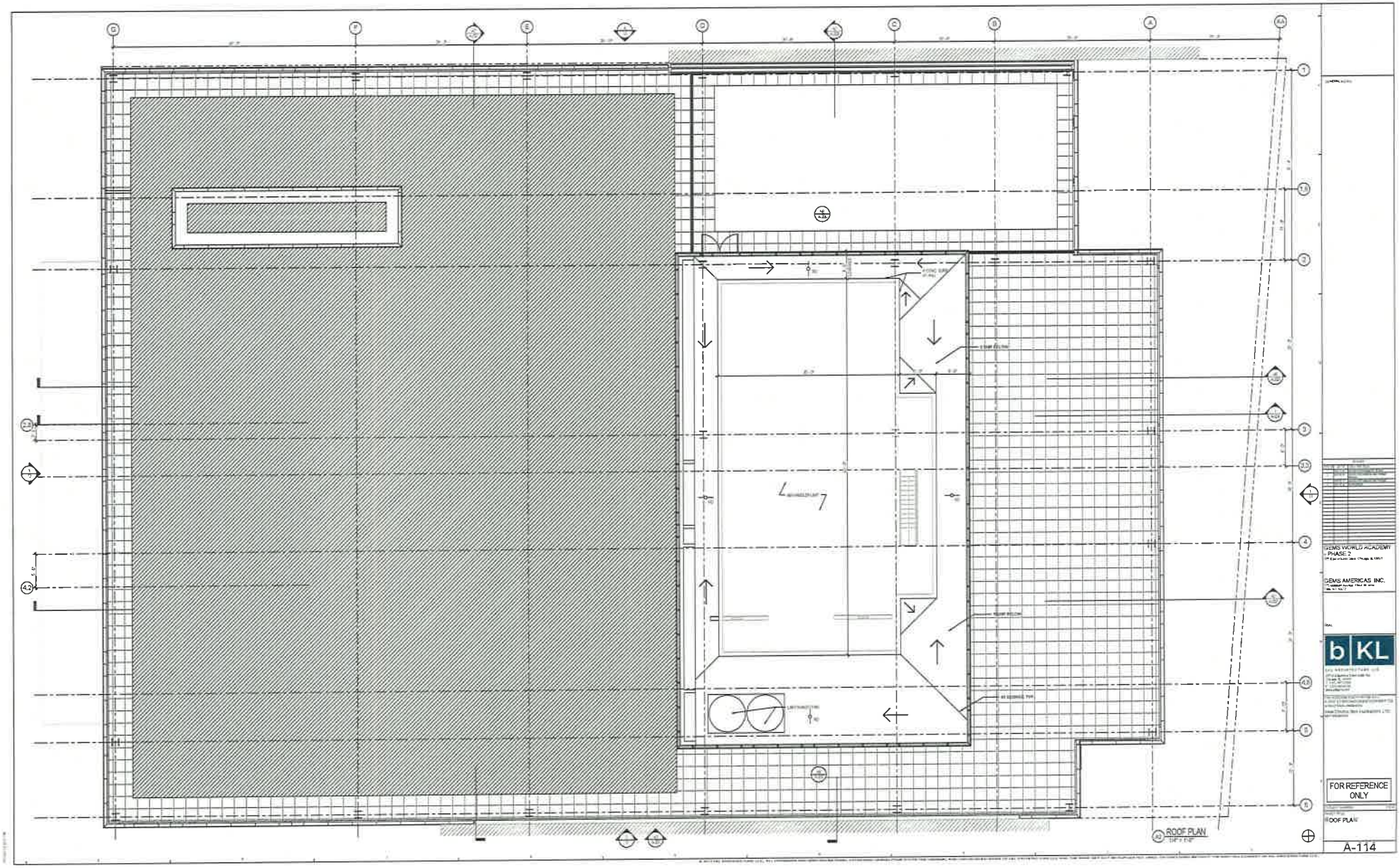
L7 FLOOR PLAN

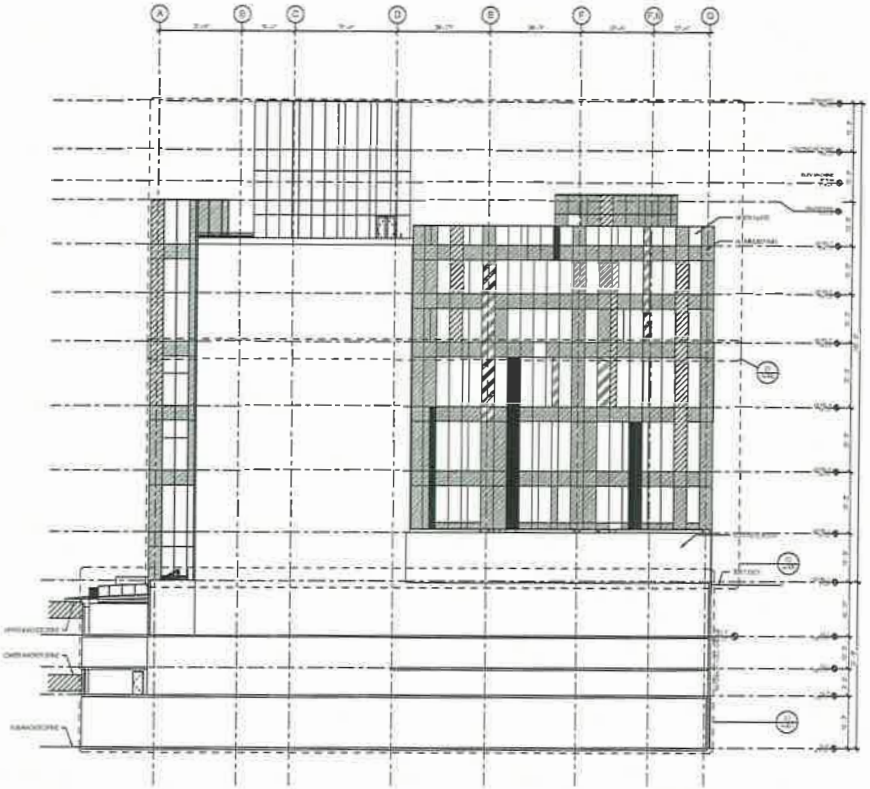
A-112



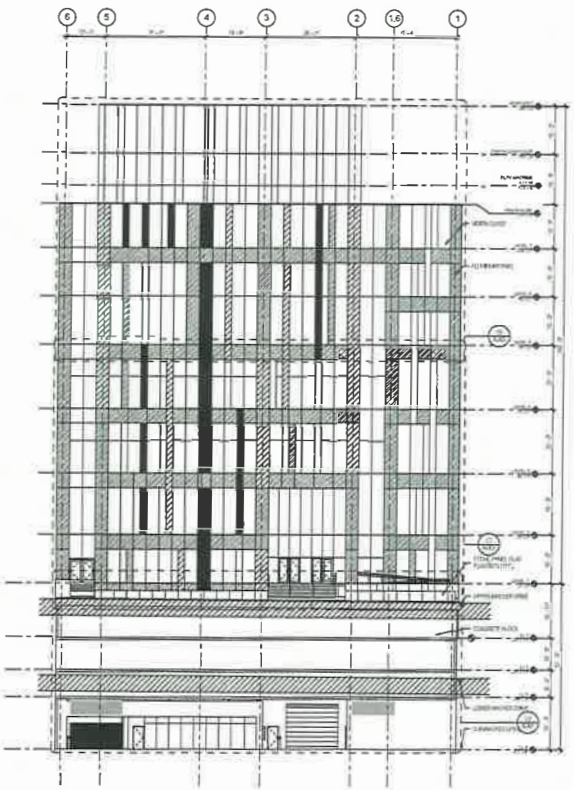

FOR REFERENCE ONLY

A-113


ROOF PLAN
GEMS WORLD ACADEMY
PHASE 2
GEMS AMERICAS INC.
bKL
FOR REFERENCE ONLY
ROOF PLAN
A-114



A2 BLDG ELEV - WEST
3/32" = 1'-0"



A2 BLDG ELEV - NORTH
3/32" = 1'-0"

GENERAL NOTES

EXTERIOR MATERIAL LEGEND

- CLEAR VISION GLASS
- METAL ALUMINUM PLATE SYSTEM 1
- METAL ALUMINUM PLATE SYSTEM 2
- METAL ALUMINUM PLATE SYSTEM 3
- METAL ALUMINUM PLATE SYSTEM 4
- CAST CONCRETE PLINTH

GEMS WORLD ACADEMY - PHASE 2

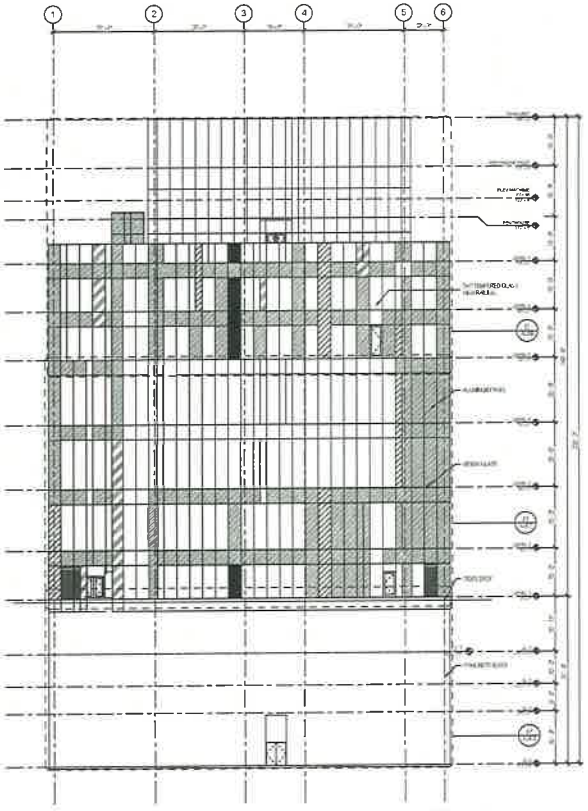
GEMS AMERICAS, INC.

bKL

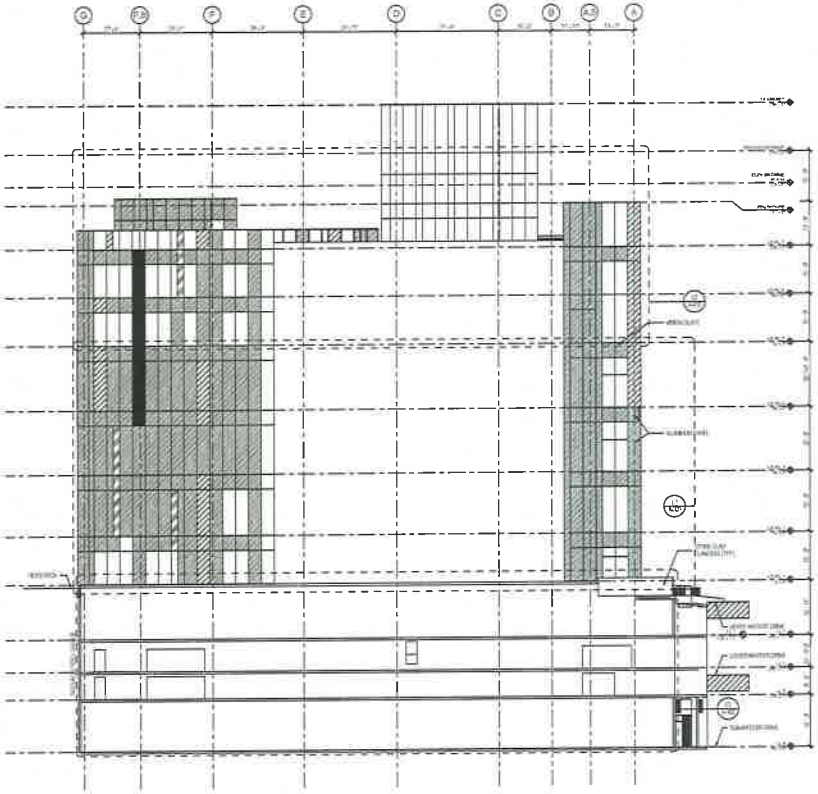
FOR REFERENCE ONLY

NORTH AND WEST ELEVATIONS

A-200



A1 BLDG ELEV - SOUTH
3/32" = 1'-0"



A2 BLDG ELEV -EAST
3/32" = 1'-0"

GEMS WORLD ACADEMY - PHASE 2

GEMS AMERICAS, INC.

bKL

FOR REFERENCE ONLY

SOUTH AND EAST ELEVATIONS

A-201

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

July 19, 2017

Mara S. Georges
Daley and Georges, Ltd.
20 South Clark St.
Suite 400
Chicago, IL 60603

**Re: REVISED Advisory Opinion for Planned Development No. 70, Subarea D, Parcel BTE, Approximately 210 N. Stetson Street or 215 North Michigan Avenue**

Dear Ms. Georges:

This letter is in response to your recent request regarding affordable housing requirements as related to parcel BTE, within Subarea D of Residential Business Planned Development Number 70 ("PD 70").

In a letter dated February 26, 2016, we stated that pursuant to Statement Number 12 (B) 3 of PD 70, the maximum number of dwelling could be increased by up to 3,183 units by converting a portion of the maximum allowed office space and/or a portion of the maximum allowed hotel rooms/keys.

You are now seeking confirmation that the conversion of office space to dwelling units will not trigger affordable housing requirements.

The conversion of office space to dwelling units as allowed in PD 70 is not a rezoning of property as referenced in the Municipal Code of Chicago Section 2-45-115, tilted "2015 Affordable requirements". Therefore, the 2015 affordable housing requirements ordinance would not apply to this conversion. Additionally, since dwelling units and the conversion of office space to dwelling units was approved in PD 70 prior to the effective dates of the 2007 and 2005 ARO Ordinances, neither Ordinance would be triggered by the development of residential units at 210 N. Stetson St./215 N. Michigan Ave.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Vicki Ortega, Terry Robinson, Dan Klaiber, Main file

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

July 7, 2017

Mara S. Georges
Daley and Georges, Ltd.
20 South Clark St.
Suite 400
Chicago, IL 60603

**Re: Advisory Opinion for Planned Development No. 70. Subarea D, Parcel BTE Approximately 210 N. Stetson Street or 215 North Michigan Avenue**

Dear Ms. Georges:

This letter is in response to your recent request regarding affordable housing requirements as related to parcel BTE, within Subarea D of Residential Business Planned Development Number 70 ("PD 70").

In a letter dated February 26, 2016, we stated that pursuant to Statement Number 12 (B) 3 of PD 70, the maximum number of dwelling could be increased by up to 3,183 units by converting a portion of the maximum allowed office space and/or a portion of the maximum allowed hotel rooms/keys.

You are now seeking confirmation that the conversion of office space to dwelling units will not trigger affordable housing requirements.

The conversion of office space to dwelling units as allowed in PD 70 is not a rezoning of property as defined in the Municipal Code of Chicago Title 2, Chapter 2-45-115, 2015 affordable requirements. Therefore, the 2015 affordable housing requirements ordinance would not apply to this conversion.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Vicki Ortega, Terry Robinson, Dan Klaiber, Main file

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

April 26, 2017

John J. George
Akerman LLP
71 S. Wacker Drive
46th Floor
Chicago, IL 60606

**Re: Administrative Relief request for Planned Development No. 70, Subarea E, Parcel D 363-401 E. Wacker Drive, Wanda Vista Tower**

Dear Mr. George:

Please be advised that your request for a minor change to Planned Development No. 70 ("PD 70"), as amended, Subarea E, Parcel D, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of PD 70.

On December 9, 2016, administrative relief was granted for modifications to the lower level access, level 1 configuration and landscaping, and the N. Field Blvd. overlook of the Wanda Vista Tower, to be located at 363-401 E. Wacker Dr. Your client and the owner of all of the property within PD 70, Subarea E, Parcel D, is Parcel C LLC, and they are again seeking administrative relief for modifications to the elevations and site plan, including the addition of a blow-through floor at the 83rd level of the building.

The blow-through floor will be a two-story high void space which will disrupt and reduce the wind effects on the building. Its porous nature will allow the wind pressure to be directly relieved at this location and the interruption of the regular wind flow along the building will serve to disrupt the wind pressure for many stories above and below the blow-through level.

Prior to the addition of the blow-through floor, acceleration limits, as defined by the International Organization for Standardization, were predicted to be significantly exceeded, indicating performance that would be unacceptable. According to a letter from Magnusson Klemencic Structural and Civil Engineers, this would result in building occupants feeling ill and possibly afraid for their safety. In order to mitigate this unacceptable wind response, your client explored many remedial measures. These included the addition of Tuned Liquid Sloshing Dampers (TLSDs), modifications to the form of the tower that would impact the architecture, and the inclusion of a blow-though floor.

Detailed wind tunnel testing demonstrated that only the combination of a TSLD and the blow-though floor resulted in acceptable building performance. Other modifications, which significantly impacted the architectural form of the building, were determined to be not effective in achieving the required performance objectives. The final design of the building includes both the necessary blow-though floor and multiple TLSDs. The proposed revisions are as follows:

**North Elevation –**
These revisions are labeled with the corresponding letter in the attached exhibit:

A. The number of major glazing types for the building have been reduced from 9 to 8 (typical tower glass types reduced from 7 to 6).
B. The top of building parapet has increased from 1194'-0" CCD to 1198'-5" CCD.
C. The ceiling at the highest occupied floor (building envelope) has increased from 1164'- 9" CCD to 1171'-11" CCD, remaining below the PD maximum allowable height of 1200'-0" CCD.
D. The bottom of structure elevation above Lower Field Blvd., at the lower level drive-through, has decreased from 25'-3" to 25'-0" CCD. This remains above the ROW easement at 22'-0" CCD.
E. A wind-relief opening (blow-through floor) has been added to the building at level 83 to increase occupant comfort. The mullions are continuing the façade pattern of the floors below and above, a railing will be provided, and the facade will remain open in this area, as shown on the attached rendering. A drop ceiling will be provided and a roofing system will be installed and detailed insulation and drainage information for the floors above and below the blow-through floor shall be submitted with the building permit application. The core, ceiling and floor shall be painted black to blend in with the appearance of the tower during the day and the blow-through floor shall remain unlit at night.
F. The glass wall system on the North and South elevations from levels 01 – 11 at the hotel ballroom has been updated to match the building's typical wall.

**East Elevation –**
These revisions are labeled with the corresponding letter in the attached exhibit:

A. The number of major glazing types for the building have been reduced from 9 to 8 (typical tower glass types reduced from 7 to 6).
B. The top of building parapet has increased from 1194'-0" CCD to 1198'-5" CCD.
C. The ceiling at the highest occupied floor (building envelope) has increased from 1164'- 9" CCD to 1171'-11" CCD, remaining below the PD maximum allowable height of 1200'-0" CCD.

D. The bottom of structure elevation above Lower Field Blvd., at the lower level drive-through, has decreased from 25'-3" to 25'-0" CCD. This remains above the ROW easement at 22'-0" CCD.

E. A wind-relief opening (blow-through floor) has been added to the building at level 83 to increase occupant comfort. The mullions are continuing the façade pattern of the floors below and above, a railing will be provided, and the facade will remain open in this area. A drop ceiling will be provided and a roofing system will be installed and detailed insulation and drainage information for the floors above and below the blow-through floor shall be submitted with the building permit application. The core, ceiling and floor shall be painted black to blend in with the appearance of the tower during the day and the blow-through floor shall remain unlit at night.

H. The residential balconies between levels 13 - 44 and 48 - 69 have been reconfigured.

**South Elevation –**
These revisions are labeled with the corresponding letter in the attached exhibit:

A. The number of major glazing types for the building have been reduced from 9 to 8 (typical tower glass types reduced from 7 to 6).

B. The top of building parapet has increased from 1194'-0" CCD to 1198'-5" CCD.

C. The ceiling at the highest occupied floor (building envelope) has increased from 1164'- 9" CCD to 1171'-11" CCD, remaining below the PD maximum allowable height of 1200'-0" CCD.

D. The bottom of structure elevation above Lower Field Blvd., at the lower level drive-through, has decreased from 25'-3" to 25'-0" CCD. This remains above the ROW easement at 22'-0" CCD.

E. A wind-relief opening (blow-through floor) has been added to the building at level 83 to increase occupant comfort. The mullions are continuing the façade pattern of the floors below and above, a railing will be provided, and the facade will remain open in this area. A drop ceiling will be provided and a roofing system will be installed and detailed insulation and drainage information for the floors above and below the blow-through floor shall be submitted with the building permit application. The core, ceiling and floor shall be painted black to blend in with the appearance of the tower during the day and the blow-through floor shall remain unlit at night.

F. The glass wall system on the North and South elevations from levels 01 – 11 at the hotel ballroom has been updated to match the building's typical wall.

G. The glass wall system on the South elevation from levels 02 – 11, at the hotel façade over Upper Field Blvd., has been updated to match the building's typical wall.

**West Elevation –**
These revisions are labeled with the corresponding letter in the attached exhibit:

A. The number of major glazing types for the building have been reduced from 9 to 8 (typical tower glass types reduced from 7 to 6).
B. The top of building parapet has increased from 1194'-0" CCD to 1198'-5" CCD.
C. The ceiling at the highest occupied floor (building envelope) has increased from 1164'- 9" CCD to 1171'-11" CCD, remaining below the PD maximum allowable height of 1200'-0" CCD.
D. The bottom of structure elevation above Lower Field Blvd., at the lower level drive-through, has decreased from 25'-3" to 25'-0" CCD. This remains above the ROW easement at 22'-0" CCD.
E. A wind-relief opening (blow-through floor) has been added to the building at level 83 to increase occupant comfort. The mullions are continuing the façade pattern of the floors below and above, a railing will be provided, and the facade will remain open in this area. A drop ceiling will be provided and a roofing system will be installed and detailed insulation and drainage information for the floors above and below the blow-through floor shall be submitted with the building permit application. The core, ceiling and floor shall be painted black to blend in with the appearance of the tower during the day and the blow-through floor shall remain unlit at night.
I. The residential balconies between levels 11 and 23 have been eliminated.

**L01 Site Plan –**
These revisions are labeled with the corresponding letter in the attached exhibit:

J. The width of the roadway intersection at Upper Wacker Drive and Upper Field Blvd. (private drive) has been increased per the request of CTA / CDOT to accommodate bus movements.
K. The opening between buildings at Upper Field Blvd. (private drive) has been decreased from 90'-7" to 89'-4". Sidewalk widths have been updated; the roadway has not been reduced.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density,

and will not change the character of the development, and therefore, would constitute a minor change. Additionally, Alderman Reilly has reviewed the modifications and does not have any objection.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 70, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

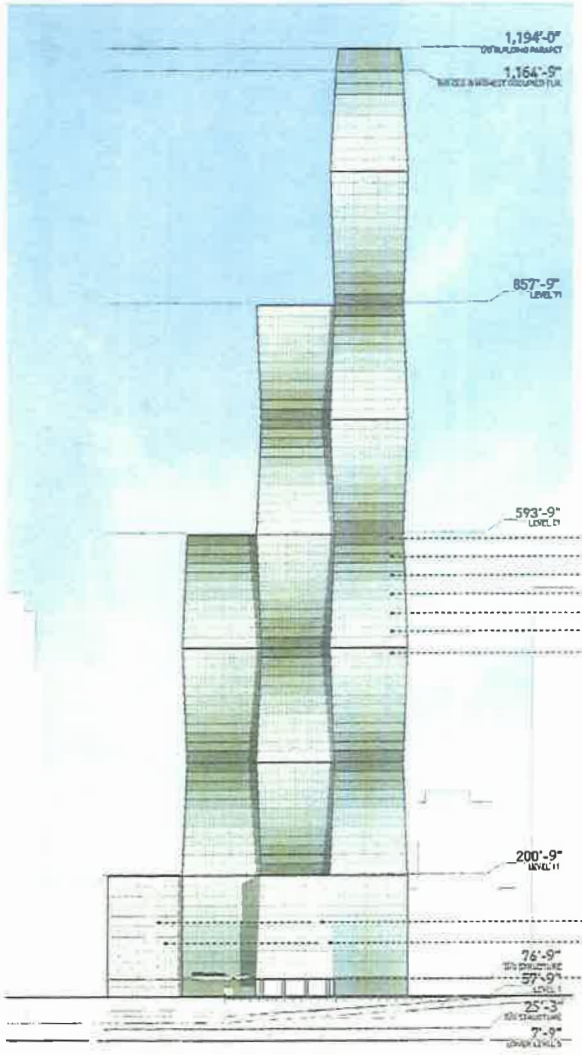
Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Alderman Reilly
Mike Marmo
Erik Glass
Dan Klaiber
Cindy Roubik
Bill Higgins
Main file

## North Elevation
• 363–401 E. Wacker Dr. •




GLAZING TYPES:

| | |
|---|---|
| GL-1 | Solarban 60 on Starfire |
| GL-2 | Solarban 60 on Clear |
| GL-3 | Solarban 60 on Solexia |
| GL-4 | Solarban 60 on Solexia (2) |
| GL-5 | Solarban 60 on Atlantica |
| GL-6 | Solarban 70xl on Atlantica |
| GL-7 | Solarban 70xl on Atlantica (2) |
| GL-8 | Solarban 70xl on Starfire |
| GL-9 | Solarcool on Gray Glass |

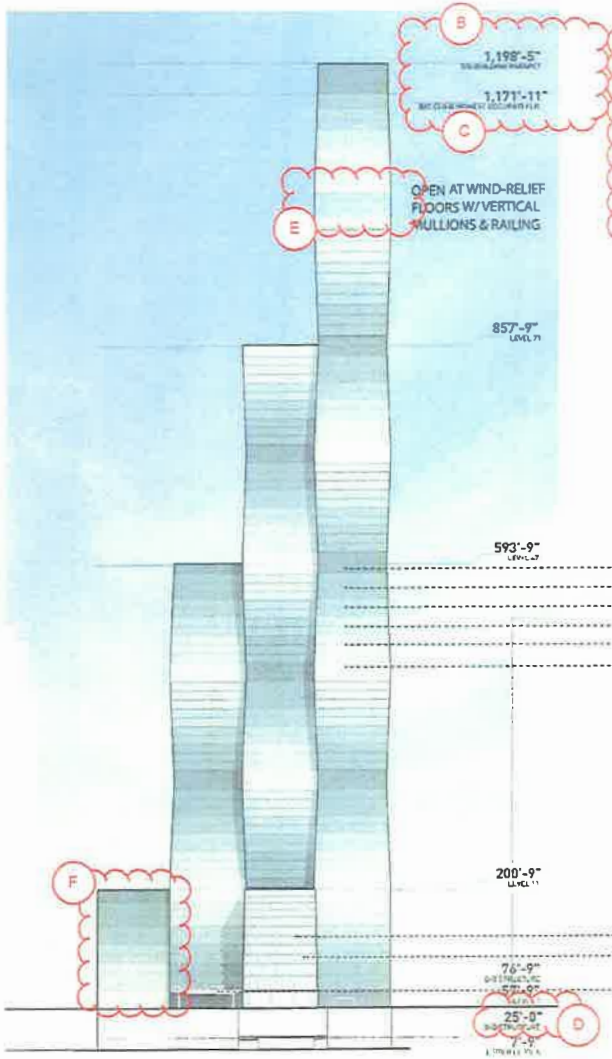
METAL TYPES:

| | |
|---|---|
| MTL-1 | Brushed Stainless Steel |
| MTL-2 | Polished Stainless Steel |

***Elevation numbers are taken from Chicago City Datum**

Address • 363-401 E. Wacker Dr
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015

## North Elevation
• 363–401 E. Wacker Dr. •




GLAZING TYPES:

| | |
|---|---|
| GL-1 | Solarban 60 on Starfire or equal |
| GL-2 | Solarban 60 on Clear or equal |
| GL-3 | Solarban 60 on Solexia or equal |
| GL-4 | Solarban 60 on Solexia (2) or equal |
| GL-5 | Solarban 60 on Atlantica or equal |
| GL-6 | Solarban 70xl on Atlantica or equal |
| GL-7 | Solarban 70xl on Starfire or equal |
| GL-8 | Solarcool on Gray Glass or equal |

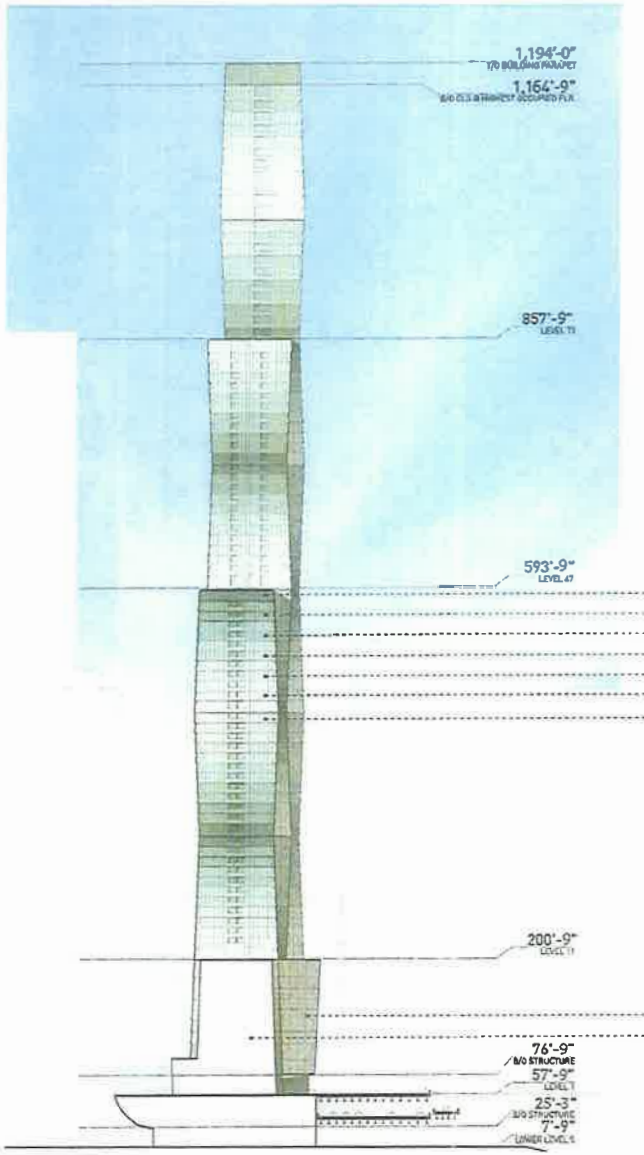
METAL TYPES:

| | |
|---|---|
| MTL-1 | Brushed Stainless Steel |
| MTL-2 | Polished Stainless Steel |
| MTL-3 | PVDF Coated Metal |

***Elevation numbers are taken from Chicago City Datum**

Address • 363-401 E. Wacker Dr
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015
ADMIN RELIEF • April 25, 2017

## East Elevation
• 363-401 E. Wacker Dr. •




GLAZING TYPES:

| | |
|---|---|
| GL-1 | Solarban 60 on Starfire |
| GL-2 | Solarban 60 on Clear |
| GL-3 | Solarban 60 on Solexia |
| GL-4 | Solarban 60 on Solexia (2) |
| GL-5 | Solarban 60 on Atlantica |
| GL-6 | Solarban 70xl on Atlantica |
| GL-7 | Solarban 70xl on Atlantica (2) |
| GL-8 | Solarban 70xl on Starfire |
| GL-9 | Solarcool on Gray Glass |

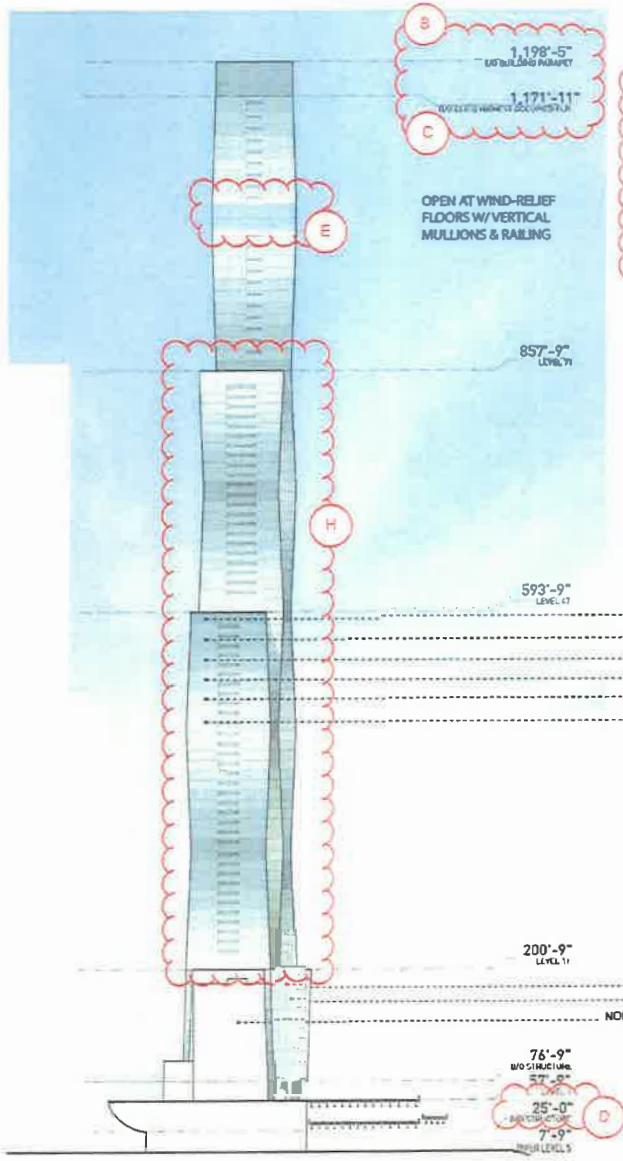
METAL TYPES:

| | |
|---|---|
| MTL-1 | Brushed Stainless Steel |
| MTL-2 | Polished Stainless Steel |

***Elevation numbers are taken from Chicago City Datum**

Address • 363-401 E. Wacker Dr.
**Introduced** • June 17, 2015
Plan Commission • Nov. 19, 2015
ADMIN RELIEF • Sep. 21, 2016

## East Elevation
• 363-401 E. Wacker Dr. •




A

GLAZING TYPES:

| | |
|---|---|
| GL-1 | Solarban 60 on Starfire or equal |
| GL-2 | Solarban 60 on Clear or equal |
| GL-3 | Solarban 60 on Solexia or equal |
| GL-4 | Solarban 60 on Solexia (2) or equal |
| GL-5 | Solarban 60 on Atlantica or equal |
| GL-6 | Solarban 70xl on Atlantica or equal |
| GL-7 | Solarban 70xl on Starfire or equal |
| GL-8 | Solarcool on Gray Glass or equal |

METAL TYPES:

| | |
|---|---|
| MTL-1 | Brushed Stainless Steel |
| MTL-2 | Polished Stainless Steel |
| MTL-3 | PVDF Coated Metal |

***Elevation numbers are taken from Chicago City Datum**

Address • 363-401 E. Wacker Dr.
**Introduced** • June 17, 2015
**Plan Commission** • Nov. 19, 2015
**ADMIN RELIEF** • April 25, 2017

## South Elevation
• 363-401 E. Wacker Dr. •

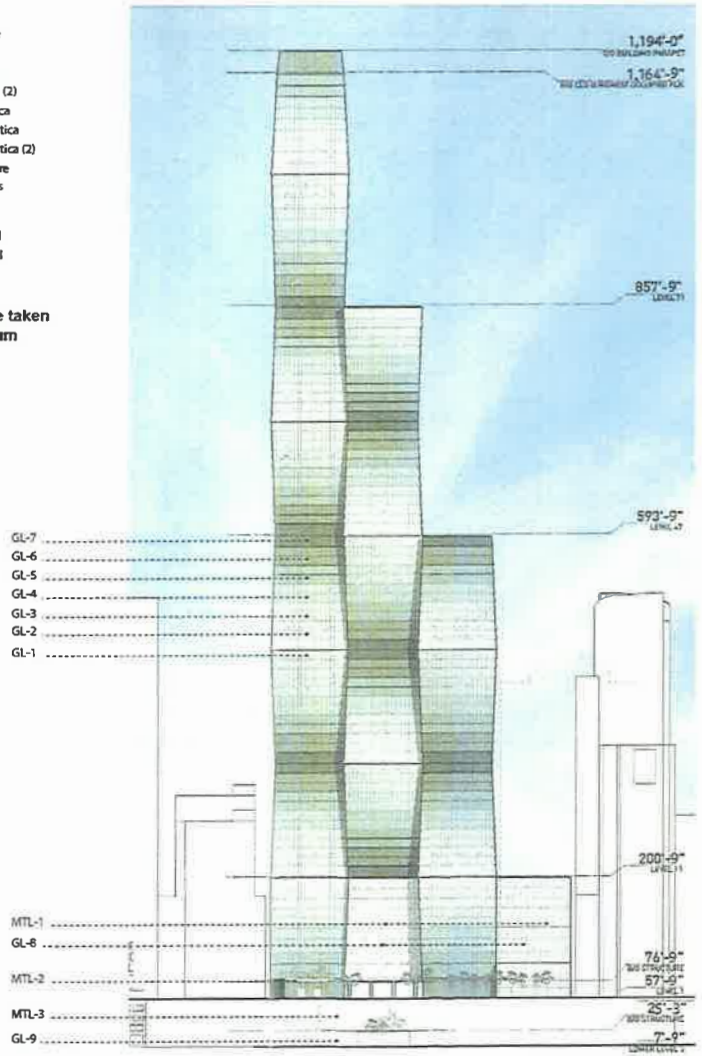
GLAZING TYPES:

| | |
|---|---|
| GL-1 | Solarban 60 on Starfire |
| GL-2 | Solarban 60 on Clear |
| GL-3 | Solarban 60 on Solexia |
| GL-4 | Solarban 60 on Solexia (2) |
| GL-5 | Solarban 60 on Atlantica |
| GL-6 | Solarban 70xl on Atlantica |
| GL-7 | Solarban 70xl on Atlantica (2) |
| GL-8 | Solarban 70xl on Starfire |
| GL-9 | Solarcool on Gray Glass |

METAL TYPES:

| | |
|---|---|
| MTL-1 | Brushed Stainless Steel |
| MTL-2 | Polished Stainless Steel |
| MTL-3 | PVDF Coated Metal |

***Elevation numbers are taken from Chicago City Datum**




Address • 363-401 E. Wacker Dr
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015

## South Elevation
• 363-401 E. Wacker Dr. •

GLAZING TYPES:

| | |
|---|---|
| GL-1 | Solarban 60 on Starfire or equal |
| GL-2 | Solarban 60 on Clear or equal |
| GL-3 | Solarban 60 on Solexia or equal |
| GL-4 | Solarban 60 on Solexia (2) or equal |
| GL-5 | Solarban 60 on Atlantica or equal |
| GL-6 | Solarban 70xl on Atlantica or equal |
| GL-7 | Solarban 70xl on Starfire or equal |
| GL-8 | Solarcool on Gray Glass or equal |

METAL TYPES:

| | |
|---|---|
| MTL-1 | Brushed Stainless Steel |
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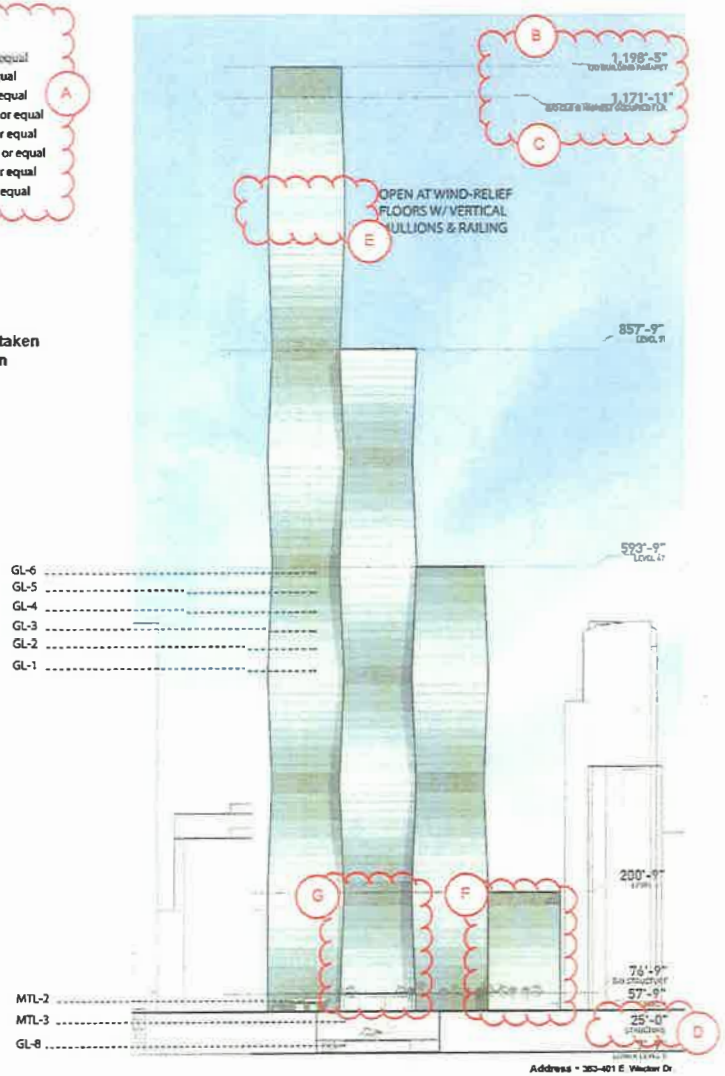
***Elevation numbers are taken from Chicago City Datum**




Address • 363-401 E. Wacker Dr
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015
ADMIN RELIEF • April 25, 2017

## West Elevation
• 363-401 E. Wacker Dr. •

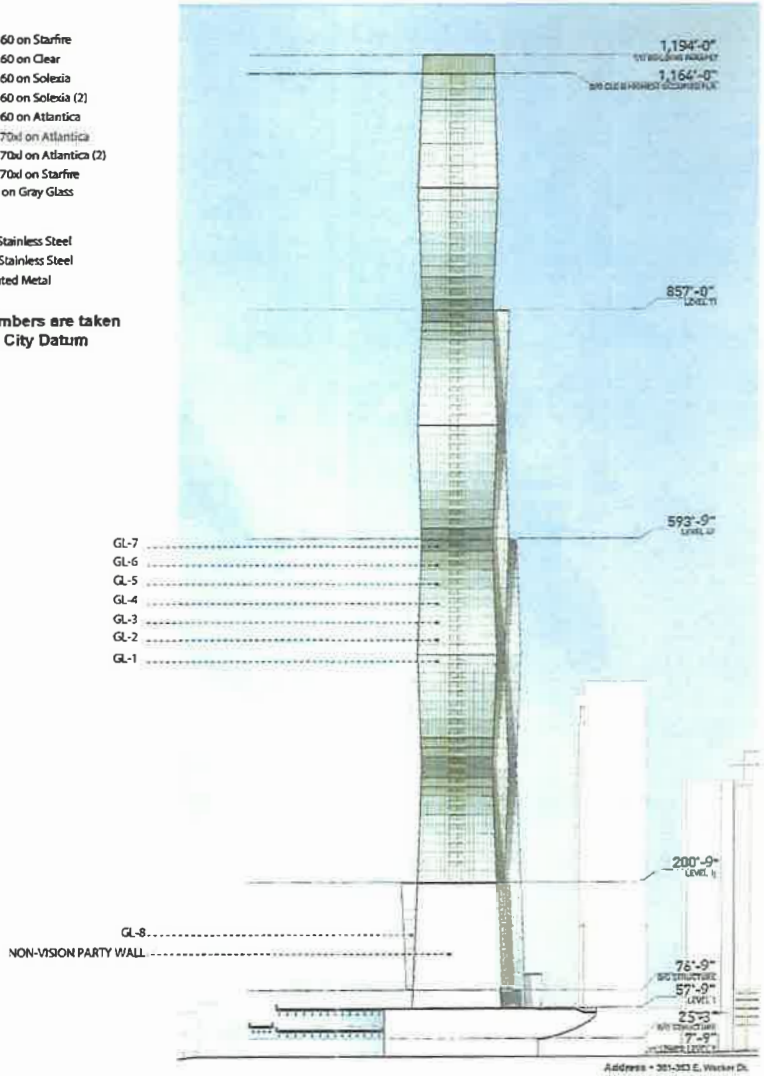
GLAZING TYPES:

| | |
|---|---|
| GL-1 | Solarban 60 on Starfire |
| GL-2 | Solarban 60 on Clear |
| GL-3 | Solarban 60 on Solexia |
| GL-4 | Solarban 60 on Solexia (2) |
| GL-5 | Solarban 60 on Atlantica |
| GL-6 | Solarban 70xl on Atlantica |
| GL-7 | Solarban 70xl on Atlantica (2) |
| GL-8 | Solarban 70xl on Starfire |
| GL-9 | Solarcool on Gray Glass |

METAL TYPES:

| | |
|---|---|
| MTL-1 | Brushed Stainless Steel |
| MTL-2 | Polished Stainless Steel |
| MTL-3 | PVDF Coated Metal |

***Elevation numbers are taken from Chicago City Datum**




Address • 361-363 E. Wacker Dr.
Introduced • June 17, 2015
**Plan Commission** • Nov. 18, 2015

GLAZING TYPES:

| | |
|---|---|
| GL-1 | Solarban 60 on Starfire or equal |
| GL-2 | Solarban 60 on Clear or equal |
| GL-3 | Solarban 60 on Solexia or equal |
| GL-4 | Solarban 60 on Solexia (2) or equal |
| GL-5 | Solarban 60 on Atlantica or equal |
| GL-6 | Solarban 70xl on Atlantica or equal |
| GL-7 | Solarban 70xl on Starfire or equal |
| GL-8 | Solarcool on Gray Glass or equal |

METAL TYPES:

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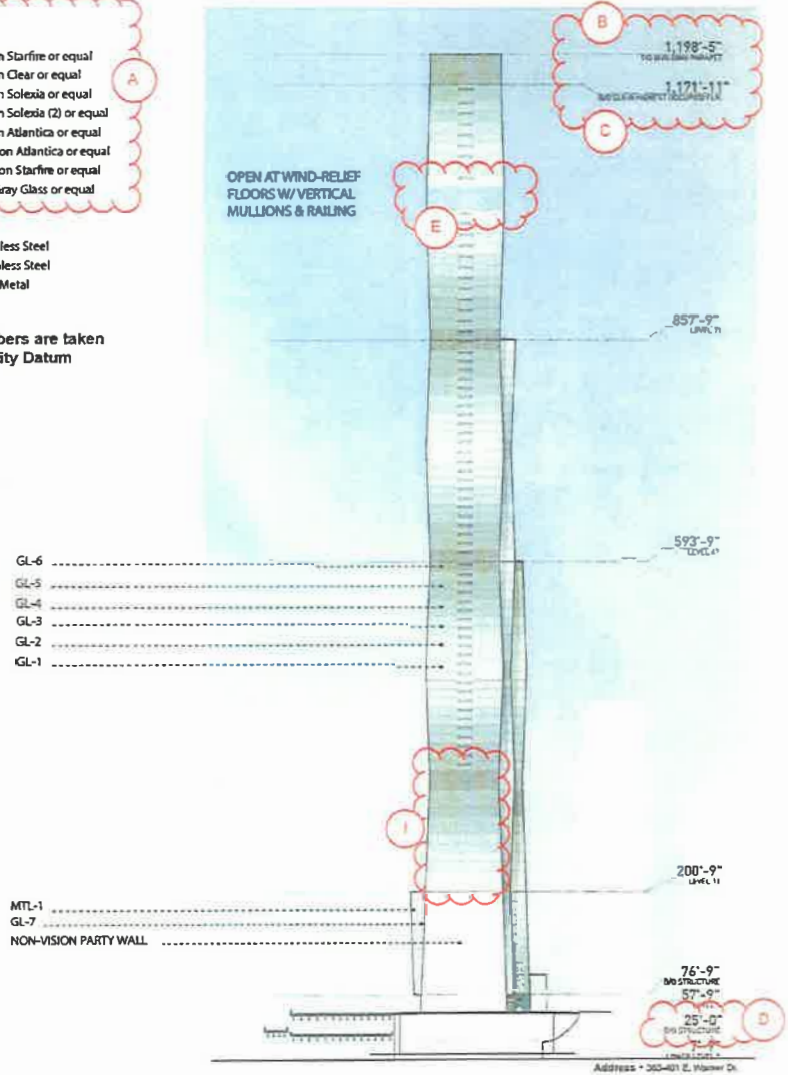
|---|---|
| MTL-1 | Brushed Stainless Steel |
| MTL-2 | Polished Stainless Steel |
| MTL-3 | PVDF Coated Metal |

***Elevation numbers are taken from Chicago City Datum**

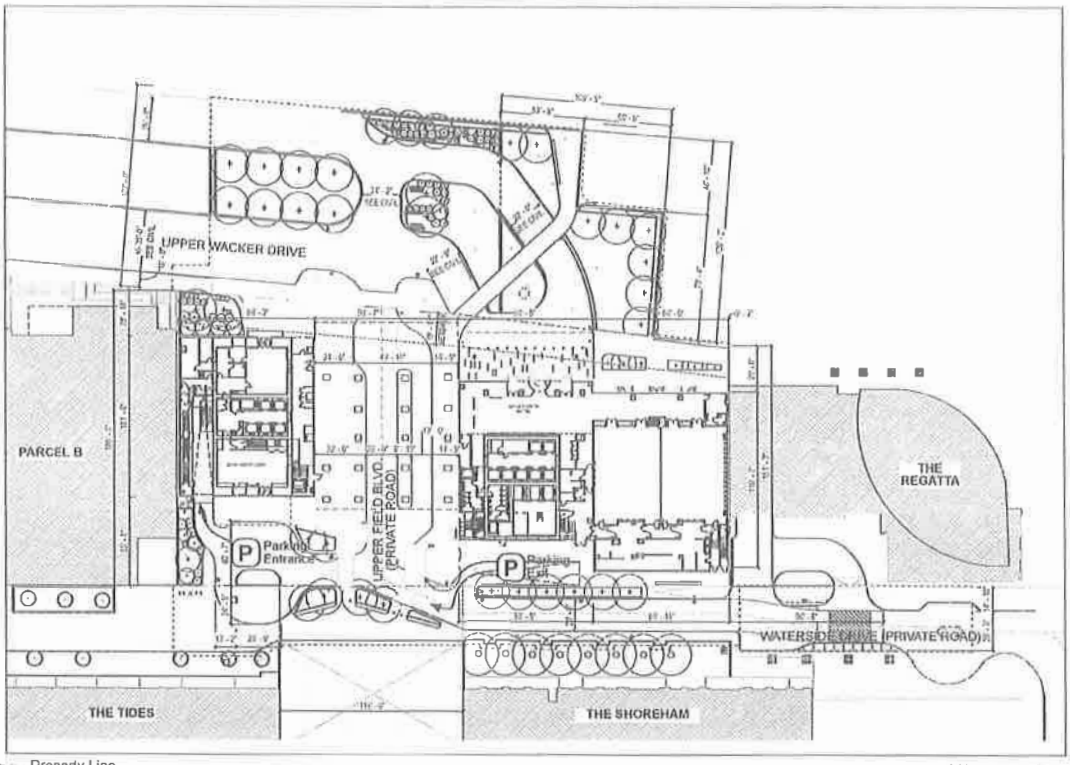
## West Elevation
• 363-401 E. Wacker Dr. •




Address • 363-401 E. Wacker Dr.
**Introduced** • June 17, 2015
Plan Commission • Nov. 18, 2015
**ADMIN RELIEF** • April 25, 2017

11/17/2016

**Level 01 Site Plan**
• 381-383 E. Wacker Dr. •




Property Line
Scope of work

Address • 363-401 E. Wacker Dr.
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015

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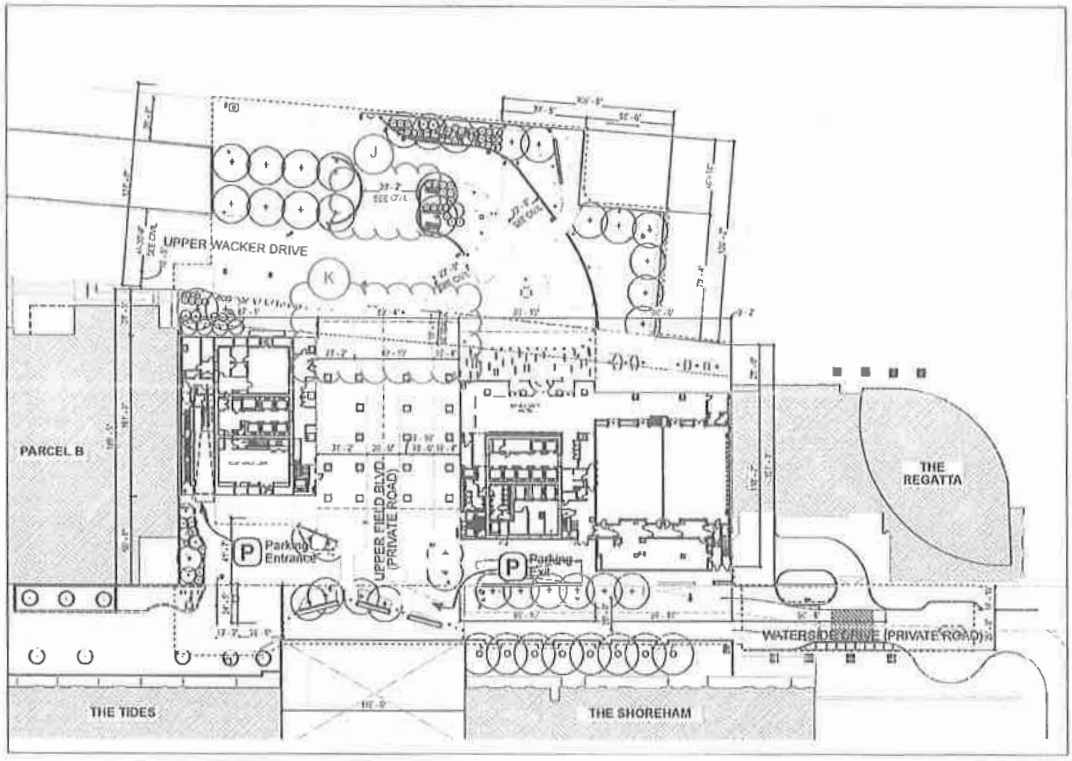
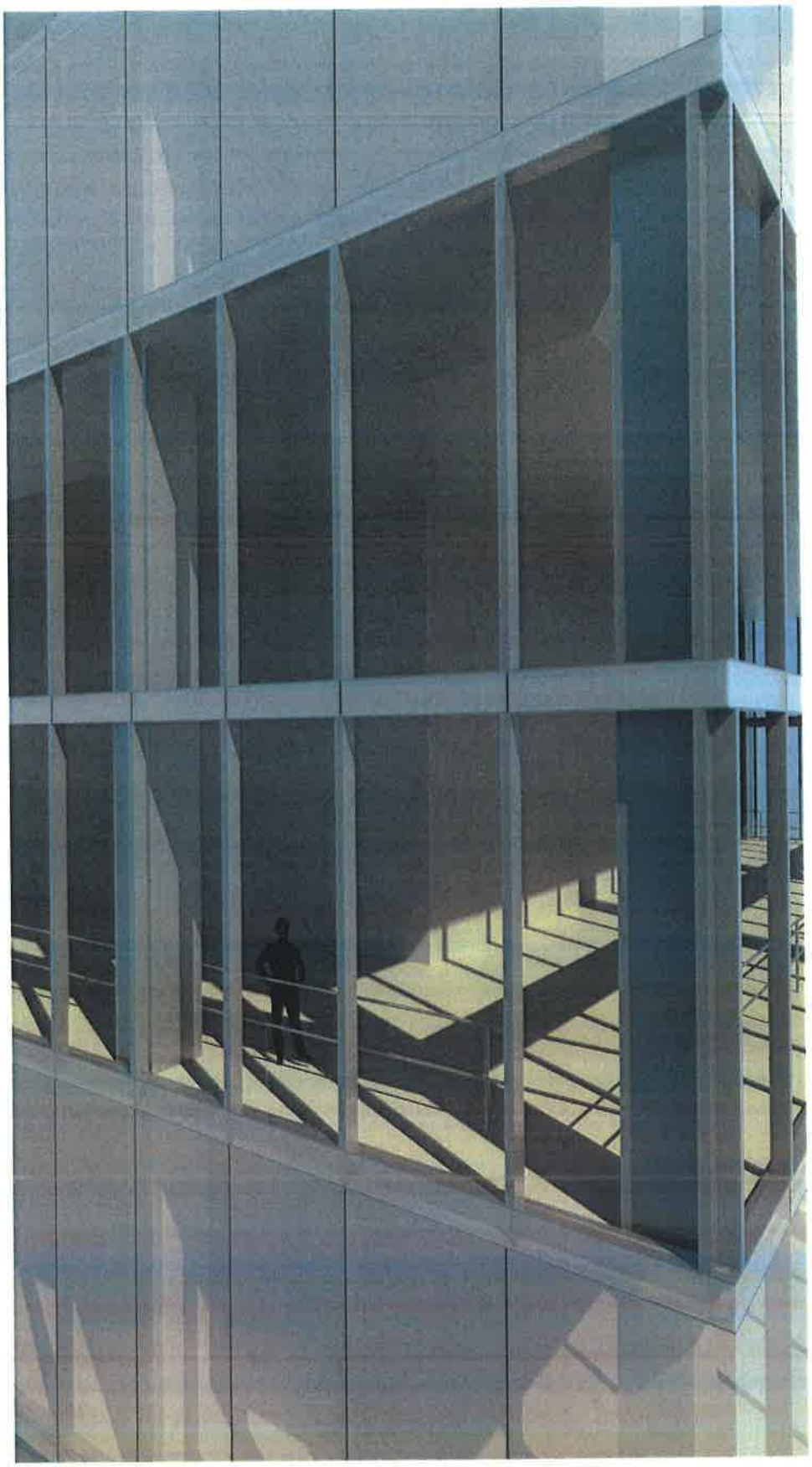
PROPOSED PD ADMIN RELIEF
02/10/2017

**Level 01 Site Plan**
• 363-401 E. Wacker Dr. •




Property Line
Scope of work

Address • 363-401 E. Wacker Dr.
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015
ADMIN RELIEF • April 25, 2017



STUDIO/
GANG
/ARCHITECTS
04/07/2017

# BLOW THROUGH FLOOR

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 9, 2016

John J. George
Schuyler, Roche & Crisham, P.C.
Two Prudential Plaza
180 N. Stetson Avenue
Suite 3700
Chicago, IL 60601

**Re: Administrative Relief request for Planned Development No. 70, Subarea E, Parcel D 363-401 E. Wacker Drive, Wanda Vista Tower**

Dear Mr. George:

Please be advised that your request for a minor change to Planned Development No. 70 ("PD 70"), as amended, Subarea E, Parcel D, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of PD 70.

Your client and the owner of all of the property within PD 70, Subarea E, Parcel D, Parcel C LLC, is seeking administrative relief to allow for modifications to the proposed Wanda Vista tower to be located at 363-401 E. Wacker Drive. Modifications to the attached, revised, Lower Level 05 Site Plan, Level 01 Site Plan, Level 01 Landscape Plan, Landscape Planting Schedule, and East Elevation are as follows:

Lower Level 05 Site Plan:
(These modifications are labelled with corresponding letter in the attached exhibit)

a. The geometry of the intersection of Lower N. Field Blvd. and Sub-Wacker Drive has been slightly modified as a result of coordination with CDOT.
b. Entrance to the City impound lot has been relocated east on Sub Wacker Drive in order to accommodate reinforcement required for the bridge extension piles.
c. Lengths of depressed curbs to loading areas have been updated.
e. Pavement along the east sidewalk of N. Field Blvd. has been changed from pavers to cast-in-place concrete. Decorative pavers are maintained at the west sidewalk, which will function as the primary pedestrian corridor.
f. Column supports have been added within the approved "Support Easement Area A' within N. Field Blvd.
g. N. Field Drive Blvd. has been reduced in length from 64'-3" to 34'-3". The overlook continues to provide a vehicular and pedestrian connection between Waterside Dr.

(Private Road) and Upper Field Blvd. (Private Road), as well as a public plaza and overlook. Column supports for the structure have been removed from the public way on Lower N. Field Blvd.; the structure will be fully cantilevered from the Wand Vista building. Finish materials will not change.

Level 01 Site Plan:

(These modifications are labelled with corresponding letter in the attached exhibit)

f. Column supports have been added within Support Easement Area A within N. Field Blvd.
g. N. Field Blvd. overlook has been reduced in length from 64'-3" to 34'-3". The overlook continues to provide a vehicular and pedestrian connection between Waterside Dr. (Private Road) and Upper Field Blvd. (Private Road), as well as a public plaza and overlook. Column supports for the structure have been removed from the public way on Lower N. Field Blvd.; the structure will be fully cantilevered from the Wanda Vista building. Finish materials will not change.
h. The intersection of Waterside Dr. and Upper Field Blvd. has been revised to incorporate stop signs and improve pedestrian and vehicular circulation.
i. The sidewalk has been modified to incorporate grade changes and a new planter has been added.
j. Minor modifications have been made to the geometry at the Upper Wacker Drive extension to increase green space and improve circulation per the Alderman's request.
e. The sidewalk width along Upper Field Blvd. has been reduced from 17'-2" to 16'-9".

Level 01 Landscape Plan:

(These modifications are labelled with corresponding letter in the attached exhibit)

g. N. Field Blvd. overlook has been reduced in length from 64'-3" to 34'-3". The overlook continues to provide a vehicular and pedestrian connection between Waterside Dr. (Private Road) and Upper Field Blvd. (Private Road), as well as a public plaza and overlook. Column supports for the structure have been removed from the public way on Lower N. Field Blvd.; the structure will be fully cantilevered from the Wanda Vista building. Finish materials will not change.
h. The intersection of Waterside Dr. and Upper Field Blvd. has been revised to incorporate stop signs. A portion of the curb is mountable, allowing bus turns into the drop-off. A partially recessed planter has been added at the northwest corner intersection to offset the loss of two trees.
i. The sidewalk has been modified to incorporate grade changes in two locations and a new planter has been added in each location.

Landscape Planting Schedule:

- The landscape panting schedule has been updated to reflect changes to pant selections to improve hardiness and adapt to revised planter configuration. Total green area provided within Level 01 Scope of Work (Upper Wacker Level) has increased slightly from 14,275 sf to 14,584 sf.

East Elevation:

- N. Field Blvd. overlook has been reduced in length from 64'-3" to 34'-3". The overlook continues to provide a vehicular and pedestrian connection between Waterside Dr. (Private Road) and Upper Field Blvd. (Private Road), as well as a public plaza and overlook. Column supports for the structure have been removed from the public way on Lower N. Field Blvd.; the structure will be fully cantilevered from the Wanda Vista building. Finish materials will not change.

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

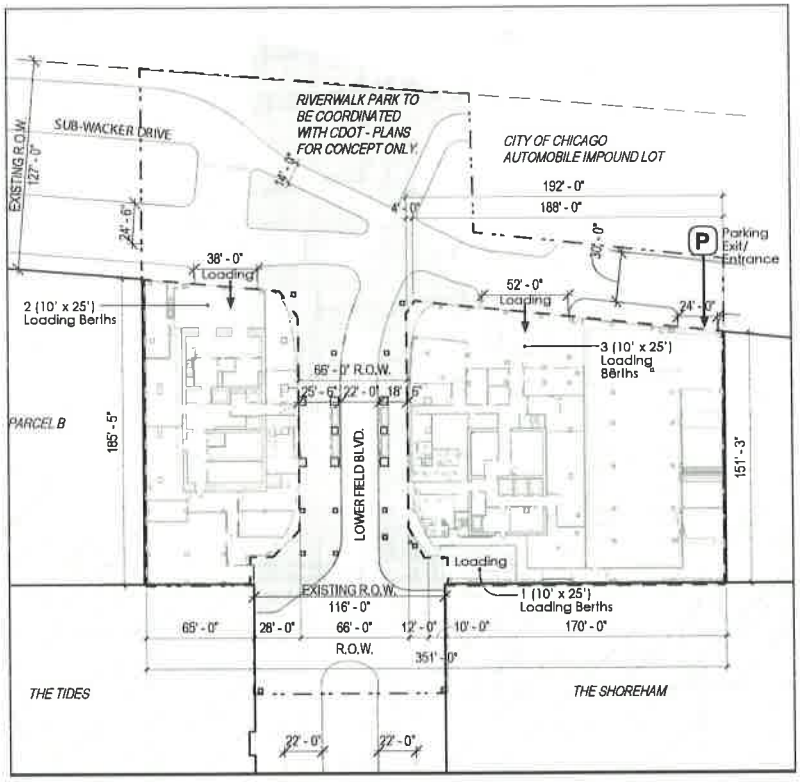
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 70, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Dan Klaiber, Ron Daye, Bill Higgins, Main file




Property Line
Scope of work

**Address** • 381-383 E. Wacker Dr.
**Introduced** • June 17, 2015
**Plan Commission** • Nov. 19, 2015

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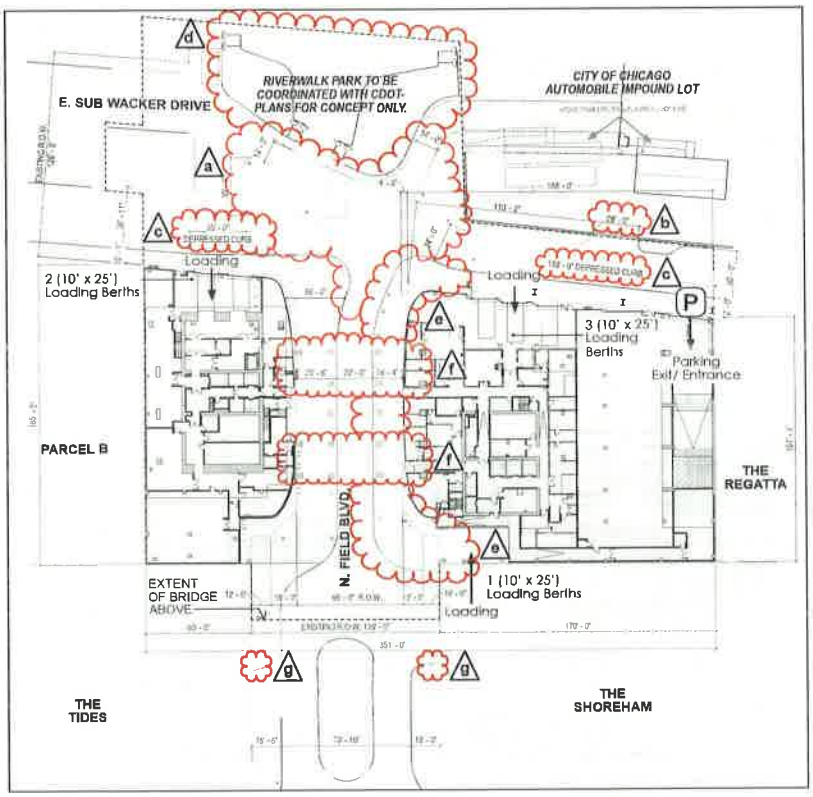
PROPOSED PD ADMIN RELIEF
11/17/2016

**Lower Level 05 Site Plan**
• 363-401 E. Wacker Dr. •



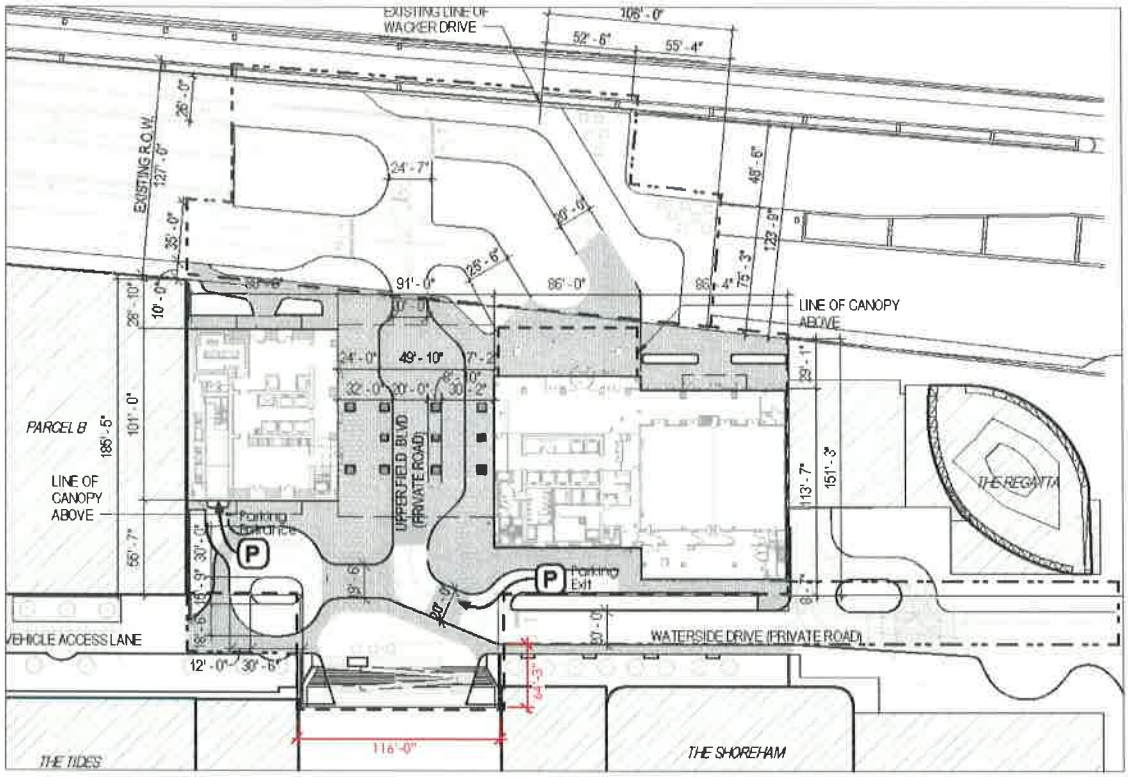

a-l MINOR DEVIATION FROM ORIGINAL PLANNED DEVELOPMENT EXHIBIT - SEE ACCOMPANYING LETTER AND REQUEST FOR ADMINISTRATIVE RELIEF

Property Line
Scope of work

**Address** • 363-401 E. Wacker Dr.
**Introduced** • June 17, 2015
**Plan Commission** • Nov. 19, 2015
**ADMIN RELIEF** • Nov. 17, 2016

8/17/15

**Level 01 Site Plan**
• 381-383 E. Wacker Dr. •




Property Line
Scope of work

Address • 381-383 E. Wacker Dr.
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015

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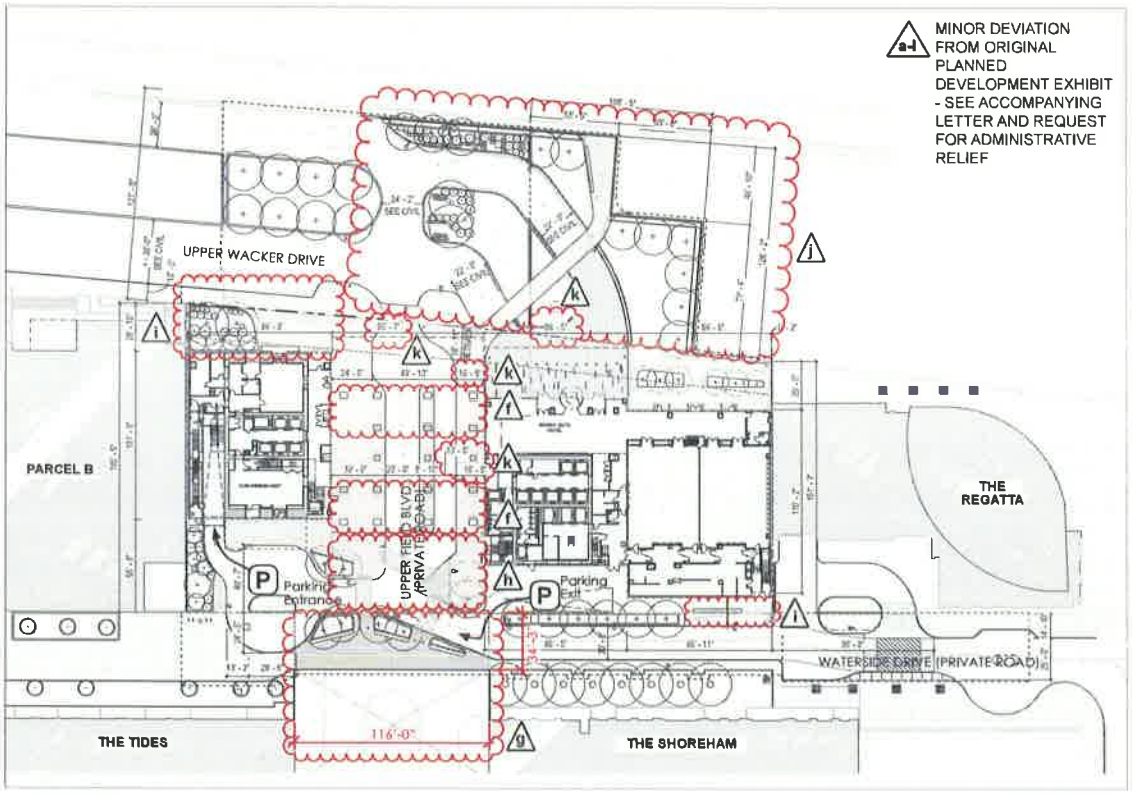
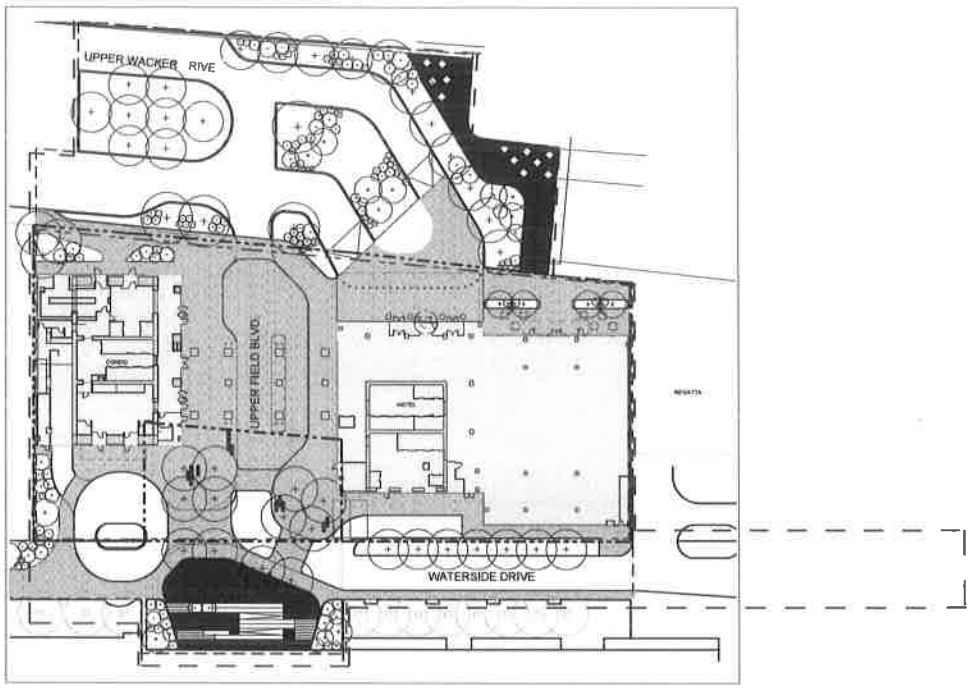
PROPOSED PD ADMIN RELIEF
11/17/2016

**Level 01 Site Plan**
• 363-401 E. Wacker Dr. •




Property Line
Scope of work

Address • 363-401 E. Wacker Dr.
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015
ADMIN RELIEF • Nov. 17, 2016




Property Line
Scope of work

**Address** • 381-383 E. Wacker Dr.
**Introduced** • June 17, 2015
**Plan Commission** • Nov. 19, 2015

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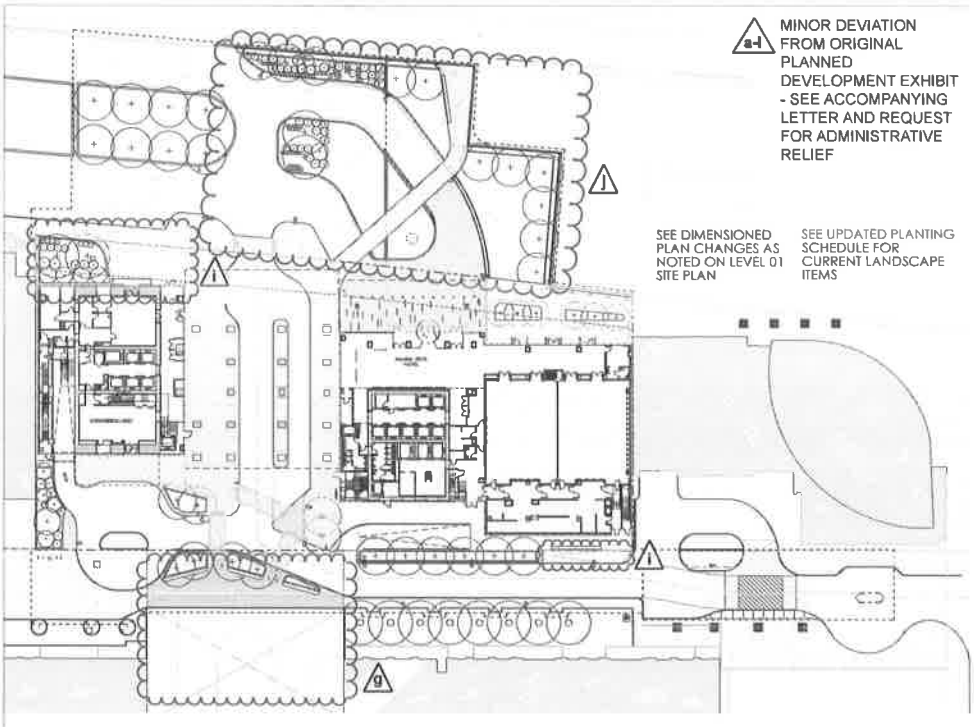
PROPOSED PD ADMIN RELIEF
11/17/2016

**Level 01 Landscape Plan**
• 363-401 E. Wacker Dr. •




Property Line
Scope of work

**Address** • 363-401 E. Wacker Dr.
**Introduced** • June 17, 2015
**Plan Commission** • Nov. 19, 2015
**ADMIN RELIEF** • Nov. 17, 2016

## GROUNDCOVER PLANTING SCHEDULE

| Name | Area | SIZE | SPACING | Total Count | NOTES PLANTING |
|---|---|---|---|---|---|
| Fern Mix 1 | 2751 SF | 1 gal | 18" o.c. | 1469 | 50% Osmunda cinnamomea (cinnamon fern), 50% Dennstaedtia punctilobula (hay scented fern) |
| Fern Mix 2 | 2200 SF | 1 gal | 18" o.c. | 1145 | 50% Osmunda cinnamomea (cinnamon fern), 50% Adiantum pedatum (northern maidenhair fern) |
| Grass Mix 1 | 3963 SF | 1 gal | 12" o.c. | 3407 | 33% Bouteloua curtipendula (sideoats grama), 33% Chasmanthium latifolium (northern sea oats), 34% Nuttkerlangia caudata (pink muhly grass) |
| Grass Mix 2 | 1243 SF | 1 gal | 12" o.c. | 1433 | 25% Bouteloua curtipendula (sideoats grama), 25% Chasmanthium latifolium (northern sea oats), 25% Nuttkerlangia caudata (pink muhly grass), 25% Eragrostis spectabilis (purple lovegrass) |
| Grass Mix 3 | 113 SF | 1 gal | 18" o.c. | 85 | 50% Calamagrostis x acutiflora 'Karl Foerster' (feather reed grass), 50% Pennisetum alopecuroides 'Shenandoah' (red switchgrass) |
| Grass Mix 4 | 3139 SF | 1 gal | 24" o.c. | 919 | 20% Artemisia ludoviciana (silver sagebrush), 20% Asclepias tuberosa (butterfly milkweed), 20% Echinacea purpurea (purple coneflower), 20% Liatris spicata (dense blazing star), 20% Rudbeckia hirta (black eyed susan) |
| Grass Mix 5 | 1527 SF | 1 gal | 18" o.c. | 813 | 20% Sanguisorba canadensis (blacktop), 20% Podophyllum peltatum (mayapple), 20% Asarum canadense (wild ginger), 20% Sedum ternatum (wild stonecrop), 20% Tiarella cordifolia (foamflower) |
| Grass Mix 6 | 700 SF | 1 gal | 18" o.c. | 326 | 33% Monarda didyma (scarlet beebalm), 33% Agastache foeniculum (anise hyssop), 34% Geranium maculatum (wild geranium) |
| Wildflower Mix 1 | 4347 SF | | | 3816 | |
| Grand total: 49 | 19167 SF | | | 19772 | |

## TREE AND SHRUB PLANTING SCHEDULE

| Plant Scientific Name | Plant Common Name | Plant Code Name | Planting Size | Count | Plant Spacing | Plant Comments |
|---|---|---|---|---|---|---|
| Acer rubrum | Red Maple | Ace rub | 6" | 6 | 0 - 0" | B&B, ROOF TERRACE |
| Amelanchier canadensis | Canadian Serviceberry | Ame can | 8-12 Ht | 4 | 0 - 0" | B&B |
| Buxus x 'Green Velvet' | Boxwood | Bux GVa | 2 gal | 62 | 4 - 0" | |
| Chamaecyparis obtusa 'Nana Gracilis' | Hinoki False Cypress | Cha obt | 2 gal | 13 | 4 - 0" | |
| Cornus alternifolia | Pagoda Dogwood | Cor alt | 10-12 Ht | 12 | 5 - 0" | 3-5 STEMS |
| Cornus sericea 'Flaviramea' | Yellowtwig Dogwood | Cor Flav | 2 gal | 20 | 4 - 0" | |
| Cornus sericea 'Kelseyi' | Redtwig Dogwood | Cor Kel | 2 gal | 20 | 3 - 0" | |
| Gleditsia triacanthos inermis | Thornless Honeylocust | Gle tri | 6" | 14 | 0 - 0" | B&B |
| Gymnocladus dioicus | Kentucky Coffeetree | Gym dio | 6" | 13 | 0 - 0" | B&B |
| Hamamelis vernalis | Ozark Witch Hazel | Ham ver | 5-6' Ht. | 14 | 10' - 0" | |
| Hamamelis x intermedia 'Jelena' | Jelena Witch Hazel | Ham jel | 5-6' Ht. | 6 | 10' - 0" | |
| Hydrangea paniculata 'Limelight' | Limelight Hydrangea | Hyd pan | 3 gal | 17 | 5' - 0" | |
| Hydrangea quercifolia | Oakleaf Hydrangea | Hyd que | 3 gal | 14 | 6' - 0" | |
| Ilex verticillata 'Jim Dandy' | Winterberry Holly | Ile Jim | 5 gal | 4 | 0 - 0" | |
| Ilex verticillata 'Winter Red' | Winterberry Holly | Ile Wrd | ¾ gal | 35 | 6' - 0" | |
| Ilex x meserveae 'Mariko' | Blue Holly | Ile Mar | ¾ gal | 4 | 5' x 4' | |
| Mahonia aquifolium | Oregon Grape | Mah aqu | 3 gal | 22 | 3' - 0" | |
| Platanus occidentalis | American Sycamore | Pla occ | 6" | 10 | 0 - 0" | B&B |
| Quercus rubra | Red Oak | Que rub | 6" | 4 | 0 - 0" | B&B |
| Rhus aromatica | Aromatic Sumac | Rhu aro | 3 gal | 8 | 6' - 0" | |
| Rhus copallinum | Winged sumac | Rhu cop | 5 gal | 5 | 8' - 0" | |
| Rhus typhina | Staghorn Sumac | Rhu typ | 5 gal | 8 | 8' - 0" | |

Grand total: 319

**Address** • 381-383 E. Wacker Dr.
**Introduced** • June 17, 2015
**Plan Commission** • Nov. 19, 2015

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PROPOSED PD ADMIN RELIEF
11/17/2016

**Landscape Planting Schedule**
• 363-401 E. Wacker Dr. •

## GROUNDCOVER PLANTING SCHEDULE

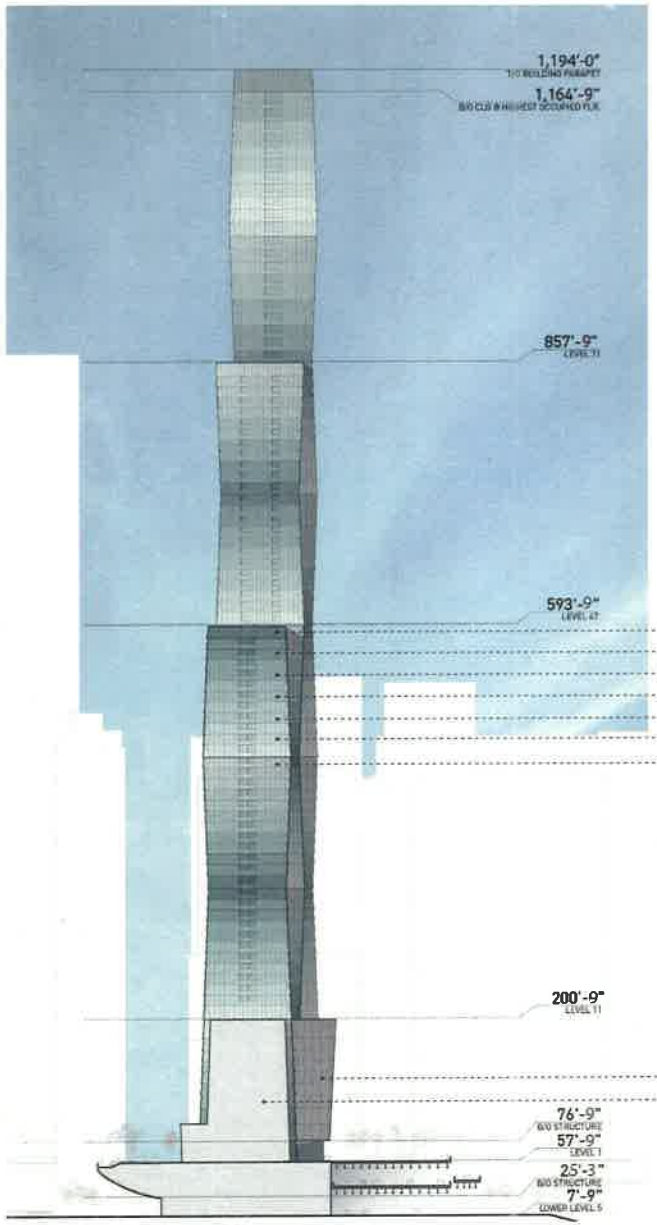
| PLANT | AREA | SIZE | SPACING | TOTAL COUNT | NOTES PLANTING |
|---|---|---|---|---|---|
| Carex grayi | 566 SF | 1 gal | 12" o.c. | 651 | |
| Epimedium grandiflorum | 700 SF | 1 gal | 18" o.c. | 405 | |
| Fern Mix 1 | 5727 SF | 1 gal | 24" o.c. | 1061 | 50% Osmundastrum cinnamomeum (cinnamon fern), 50% Dennstaedtia punctilobula (hay scented fern) |
| Fern Mix 2 | 2300 SF | 1 gal | 24" o.c. | 867 | 50% Dryopteris marginalis (leather wood fern), 50% Osmunda cinnamomea (cinnamon fern) |
| Festuca gracus | 312 SF | 1 gal | 12" o.c. | 359 | |
| Grass Mix 1 | 1242 SF | 1 gal | 24" o.c. | 300 | 50% Pennisetum virgatum 'Shenandoah' (red switchgrass), 50% Calamagrostis x acutiflora 'Karl Foerster' (feather reed grass) |
| Grass Mix 2 | 328 SF | 1 gal | 24" o.c. | 85 | 25% Pennisetum alopecuroides 'Hameln' (Hameln Dwarf fountain grass), 25% Miscanthus sinensis 'Adagio' (Adagio maidengrass), 25% Chasmanthium latifolium (northern sea oats), 25% Eragrostis spectabilis (purple lovegrass) |
| Groundcover Mix | 405 SF | 1 gal | 24" o.c. | 570 | |
| Midwest Green Roof Mix | 1647 SF | plug | 3 plugs per sf | 4942 | |
| Perovskia atriplicifolia | 542 SF | 1 gal | 24" o.c. | 157 | |
| Rhododendron prinophyllum | 372 SF | 1 gal | 12" o.c. | 428 | |
| Shade Mix 1 | 200 SF | 1 gal | 18" o.c. | 103 | 20% Trillium grandiflorum (large flowered trillium), 16% Trillium erectum (red trillium), 16% Trillium luteum (wakerobin trillium), 16% Spigelia marilandica (indian pink), 16% Zizia aurea (golden alexanders), 16% Solidago odora (anise goldenrod) |
| Shade Mix 2 | 539 SF | 1 gal | 12" o.c. | 1069 | 20% Sanguisorba canadensis (blacktop), 20% Podophyllum peltatum (mayapple), 20% Asarum canadense (wild ginger), 20% Sedum ternatum (wild stonecrop), 20% Tiarella cordifolia (foamflower) |
| Shade Mix 3 | 1025 SF | 1 gal | 12" o.c. | 1190 | 40% Mertensia virginica (virginia bluebells), 40% Deschampsia brevifolia (wild geranium), 20% Arisaema triphyllum (jack in the pulpit) |
| Teucrium chamaedrys | 551 SF | | 12" o.c. | 633 | |
| Turf Sod | 3057 SF | | | 3057 | 50% Poa pratensis (Kentucky bluegrass), 30% Festuca rubra var. (chewings red fescue), 10% Lolium perenne (perennial ryegrass), 10% Agrostis alba (redtop) |
| Vitali Germander | 133 SF | 1 gal | 24" o.c. | 39 | 25% Pennisetum alopecuroides 'Hameln' (Hameln dwarf fountain grass), 25% Miscanthus sinensis 'Adagio' (Adagio maidengrass), 25% Chasmanthium latifolium (northern sea oats), 25% Eragrostis spectabilis (purple lovegrass) |
| Wildflower Mix 1 | 3342 SF | 1 gal | 12" o.c. | 3643 | 25% Echinacea pur (globe thistle), 25% Liatris spicata (dense blazing star), 25% Rudbeckia hirta (black eyed susan), 25% Asclepias tuberosa (butterfly milkweed) |

## TREE AND SHRUB PLANTING SCHEDULE

| PLANT SCIENTIFIC NAME | PLANT COMMON NAME | PLANT CODE NAME | PLANTING SIZE | COUNT | PLANT SPACING | PLANT COMMENTS |
|---|---|---|---|---|---|---|
| Acer rubrum | October Glory Red Maple | Ace rub | 4"-5" | 8 | 0' - 0" | B&B, ROOF TERRACE |
| Acer rubrum 'October Glory' | October Glory Maple | Ace rub | 6" | 4 | 0' - 0" | B&B |
| Amelanchier canadensis | Canadian Serviceberry | Ame can | 8'-12' Ht | 1 | 0' - 0" | B&B |
| Chionanthus virginicus | Fringe Tree | Chi vir | 10'-12' Ht | 6 | 0' - 0" | 2-3 STEMS |
| Gleditsia triacanthos inermis | Thornless Honeylocust | Gle tri | 6" | 9 | 0' - 0" | B&B |
| Gymnocladus dioicus | Kentucky Coffeetree | Gym dio | 6" | 8 | 0' - 0" | B&B |
| Platanus occidentalis | American Sycamore | Pla occ | 6" | 16 | 0' - 0" | B&B |
| Buxus x 'Green Velvet' | Boxwood | Bux Gve | 2 gal | 13 | 4' - 0" | |
| Chamaecyparis obtusa 'Contorta' | Hinoki False Cypress 'Contorta' | Cha Con | 3 gal | 20 | 4' - 0" | |
| Chamaecyparis obtusa 'Nana Gracilis' | Hinoki False Cypress | Cha nbt | 2 gal | 18 | 4' - 0" | |
| Cornus sericea 'Flaviramea' | Yellowtwig Dogwood | Cor Flav | 2 gal | 31 | 4' - 0" | |
| Cornus sericea 'Kelseyi' | Redtwig Dogwood | Cor Kel | 2 gal | 65 | 3' - 0" | |
| Hamamelis vernalis | Ozark Witch Hazel | Ham ver | 5'-6' Ht. | 5 | 10' - 0" | |
| Hamamelis x intermedia 'Jelena' | Jelena Witch Hazel | Ham jel | 5'-6' Ht. | 5 | 10' - 0" | |
| Itesea Coloneaster | Cotoneaster 'Hessei' | Hes Col | 5 gal | 30 | 4' - 0" | |
| Hydrangea paniculata 'Limelight' | Limelight Hydrangea | Hyd pan | 3 gal | 4 | 6' - 0" | |
| Hydrangea quercifolia | Oakleaf Hydrangea | Hyd que | 3 gal | 25 | 6' - 0" | |
| Ilex verticillata 'Jim Dandy' | Winterberry male | Ile Jim | 2 gal | 1 | 0' - 0" | |
| Ilex verticillata 'Winter Red' | Winterberry female | Ile Wrd | 5 gal | 34 | 6' - 0" | |
| Ilex virginica 'Morton' | Virginia Sweetspire | Ile vir | 2 gal | 71 | 3' - 0" | |
| Phlox subulata | Creeping Phlox | Phl sub | 1 gal | 19 | 1' - 6" | |
| Pinus mugo 'Compacta' | Goldspire Mugo Pine | Pin Cpt | 3 gal | 4 | 4' - 0" | |
| Rhus aromatica | Aromatic Birch | Rhu aro | 2 gal | 12 | 6' - 0" | |
| Rhus copallinum | Winged sumac | Rhu cop | 5 gal | 5 | 8' - 0" | |
| Rhus typhina | Staghorn Sumac | Rhu typ | 5 gal | 12 | 8' - 0" | |
| Taxus cuspidata 'Aurescens' | Japanese Yew | Tax cus | 3 gal | 5 | 5' - 0" | |
| Taxus x media 'Spreading Yew' | Spreading Yew | Tax med | 3 gal | 7 | 4' - 0" | |
| Tsuga canadensis 'Bennett' | Dwarf Canadian Hemlock | Tsu can | 3 gal | 19 | 5' - 0" | |

**Address** • 363-401 E. Wacker Dr.
**Introduced** • June 17, 2015
**Plan Commission** • Nov. 19, 2015
**ADMIN RELIEF** • Nov. 17, 2016

## East Elevation
• 381-383 E. Wacker Dr. •




GLAZING TYPES:

| | |
|---|---|
| GL-1 | Solarban 60 on Starfire |
| GL-2 | Solarban 60 on Clear |
| GL-3 | Solarban 60 on Solexia |
| GL-4 | Solarban 60 on Solexia (2) |
| GL-5 | Solarban 60 on Atlantica |
| GL-6 | Solarban 70xl on Atlantica |
| GL-7 | Solarban 70xl on Atlantica (2) |
| GL-8 | Solarban 70xl on Starfire |
| GL-9 | Solarcool on Gray Glass |

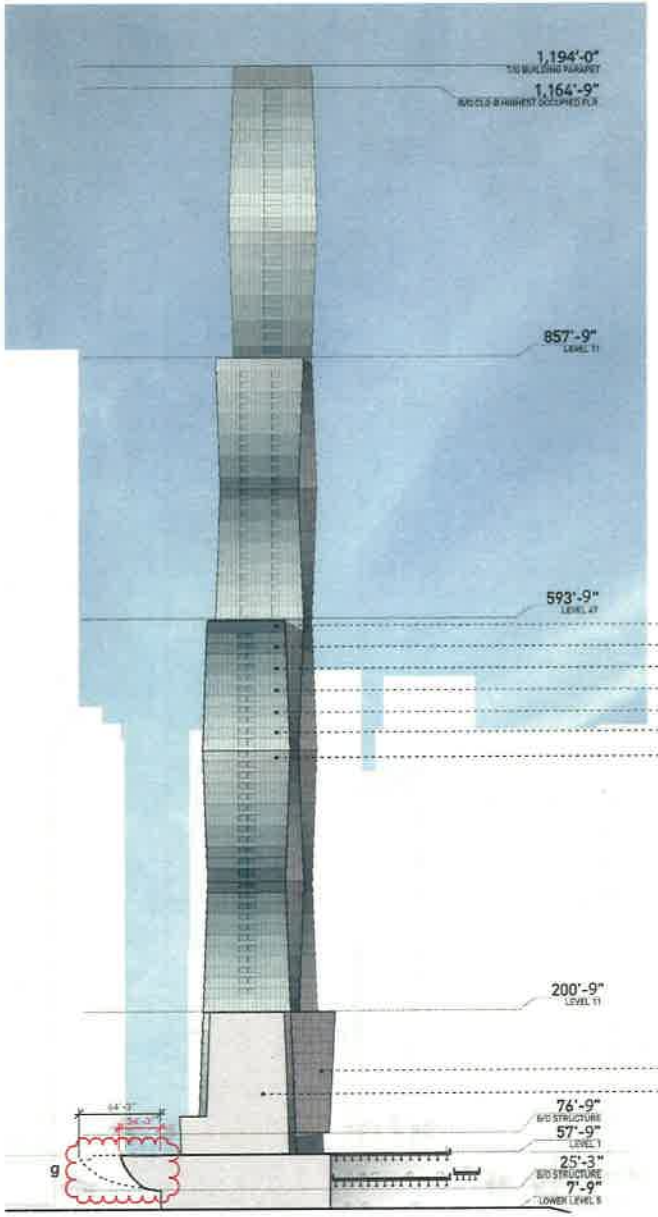
METAL TYPES:

| | |
|---|---|
| MTL-1 | Brushed Stainless Steel |
| MTL-2 | Polished Stainless Steel |

***Elevation numbers are taken from Chicago City Datum**

**Address** • 381-383 E. Wacker Dr.
**Introduced** • June 17, 2015
**Plan Commission** • Nov. 19, 2015

## East Elevation
• 363-401 E. Wacker Dr. •




GLAZING TYPES:

| | |
|---|---|
| GL-1 | Solarban 60 on Starfire |
| GL-2 | Solarban 60 on Clear |
| GL-3 | Solarban 60 on Solexia |
| GL-4 | Solarban 60 on Solexia (2) |
| GL-5 | Solarban 60 on Atlantica |
| GL-6 | Solarban 70xl on Atlantica |
| GL-7 | Solarban 70xl on Atlantica (2) |
| GL-8 | Solarban 70xl on Starfire |
| GL-9 | Solarcool on Gray Glass |

METAL TYPES:

| | |
|---|---|
| MTL-1 | Brushed Stainless Steel |
| MTL-2 | Polished Stainless Steel |

***Elevation numbers are taken from Chicago City Datum**

**Address** • 363-401 E. Wacker Dr.
**Introduced** • June 17, 2015
**Plan Commission** • Nov. 19, 2015
**ADMIN RELIEF** • Sep. 21, 2016

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

September 2, 2016

Theodore J. Novak
DLA Piper
203 North LaSalle Street, Suite 1900
Chicago, Illinois 60601

Re: **Site Plan Approval for Sub Area A – Residential Business Planned Development #70 – 111 E. Wacker Drive/233 N. Michigan Avenue project**

Dear Mr. Novak:

The City of Chicago Department of Planning and Development (DPD) has reviewed the site plan submitted for the project identified above. The project consists of the construction of a covered pedestrian walkway connecting the 111 East Wacker Drive building and the 233 North Michigan Avenue building at plaza level, as well as, lobby improvements to both buildings and improvements to the pedestrian/retail spaces along East Wacker Drive. The project consists of the addition of 7,375.5 square feet of new space to the buildings. The project also includes the demolition of 11,103 square feet of space on the 32nd floor of the 111 E. Wacker building which is not accessible by elevator and will be converted to mechanical space. DPD has reviewed the following document in conjunction with this request:

- A 102: Site Plan (8-2-16)

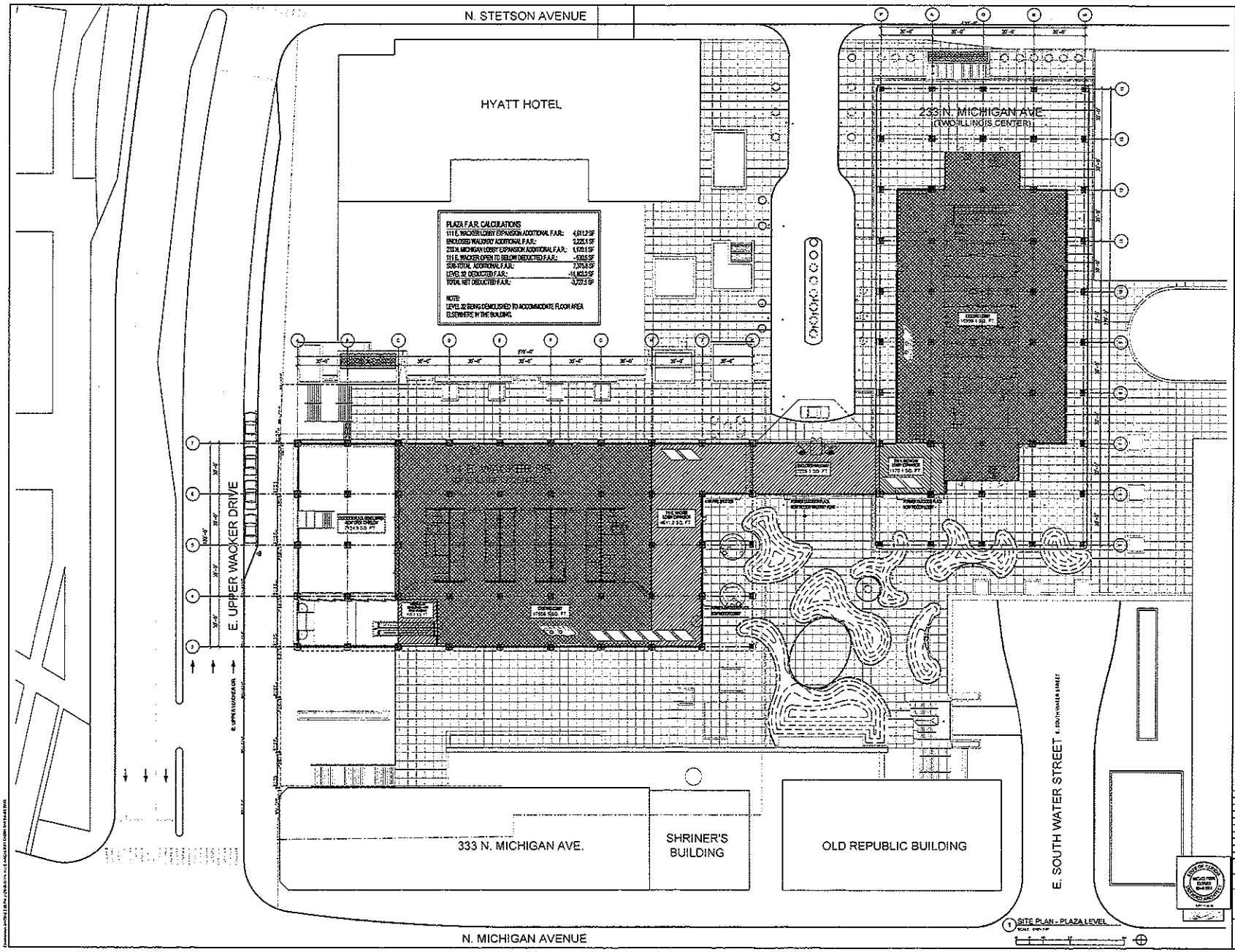
Upon review of the materials submitted, DPD has determined that the site plan is consistent with, and satisfies the requirements of, the planned development. Accordingly, this site plan submittal for Residential Business Planned Development #70 (Subarea A) is hereby approved as conforming to the Amended Planned Development as passed by the Chicago City Council (12-9-2015). This site plan approval does not cover any signage, which must be covered by a separate application.

Sincerely,

Patricia A. Scudiero,
Zoning Administrator

Originated by: Dan Klaiber

cc: Patrick Murphey (DPD); Mike Marmo (DPD); Erik Glass (DPD); Planned Development files




111
EAST WACKER DR.

GOETTSCH PARTNERS

KEY PLAN

IN PROGRESS
8-02-2016

15111

SITE PLAN
PLAZA LEVEL

A102

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 16, 2016

Theodore J. Novak
DLA Piper LLP
203 N. Stetson Street
Suite 1900
Chicago, IL 60601-1293

**Re: Advisory Opinion for Planned Development No. 70, Subarea A**
**One and Two Illinois Center, 111 E. Wacker Drive and 233 N. Michigan Avenue**

Dear Mr. Novak:

This letter is in response to your recent opinion request on behalf of AmTrust Realty ("AmTrust"). AmTrust proposes to reposition One and Two Illinois Center, including the underground parking, retail concourse, plaza and office towers. As shown on the attached drawings, they are seeking to rehabilitate the below grade and plaza level façade of 111 E. Wacker Dr. along the Wacker Elevation. Additionally, they are seeking to renovate the lobbies of both buildings and construct a covered pedestrian walkway connecting both buildings at the plaza level.

Our responses are highlighted in bold after each of the following statements:

1. The proposed improvements do not result in a net increase in floor area or floor area ratio, so long as an area of equivalent size (and more than 5,000 contiguous square feet), consisting of some or all of the former fitness center and tenant amenity space within 111 E. Wacker Dr. is converted to mechanical space.

**Your request letter states that the proposed improvements will result in an approximately 8,642-11,000 square foot increase and AmTrust has identified a corresponding amount of contiguous, unused space on the top floor of 111 E. Wacker Dr. which they intend to convert for mechanical space. According to our previous calculations, approximately 800 square feet of allowable floor area remains within Subarea A. Pursuant to Section 17-17-0305-A of the Zoning Ordinance, contiguous mechanical space of 5,000 square feet or more does not count as floor area. Therefore, your proposed conversion may provide you with the needed square footage to proceed with the proposed improvements. However, submittal of a building permit is required in order to make a final determination.**

2. The proposed improvements do not require a minor change or site plan approval.

**If the required square footage is available, the proposed improvements do not require relief from the terms and conditions of PD 70. Also, since PD 70 does not include any drawings for either building, there are no substitutions of exhibits required. Therefore, a minor change/administrative relief is not required.**

**In regards to site plan approval, pursuant to Statement Number 13 of PD 70, a Site Plan shall be submitted for the development or redevelopment of any development parcels, other than alterations to existing buildings which do not increase their height or alter their footprints. We define the building footprint as the footprint at the plaza level, not below the plaza level. The proposed covered pedestrian walkway connecting both buildings at the plaza level alters the footprint of both buildings. Therefore, the proposed improvements require site plan approval.**

3. The proposed improvements do not require consent under PD 70 from other owners within Subarea A or other subareas of the PD.

**The proposed improvements do not require consent under PD 70 from the other owners within Subarea A or other Subareas of the PD.**

Sincerely,

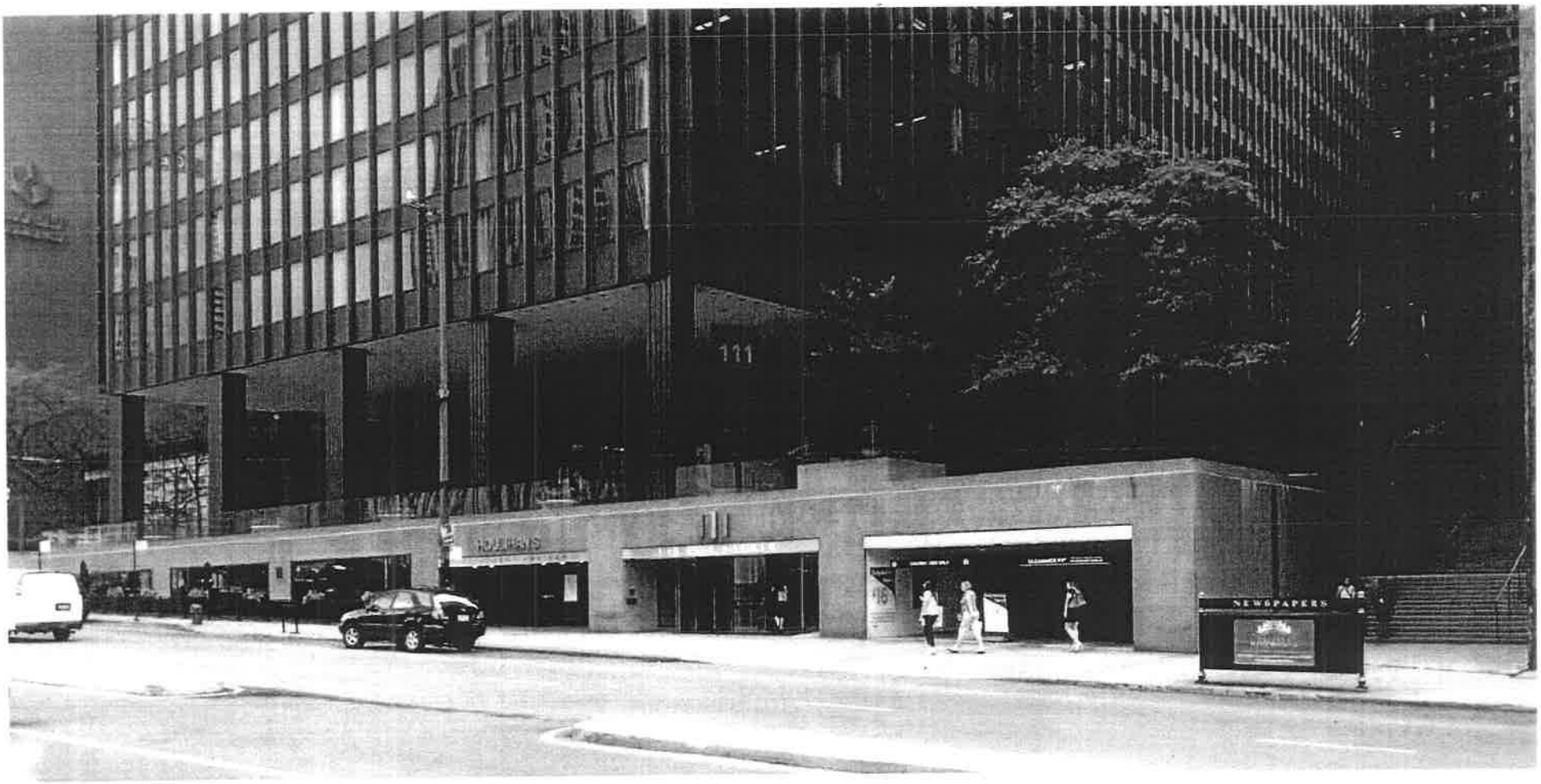
Patricia A. Scudiero
Zoning Administrator

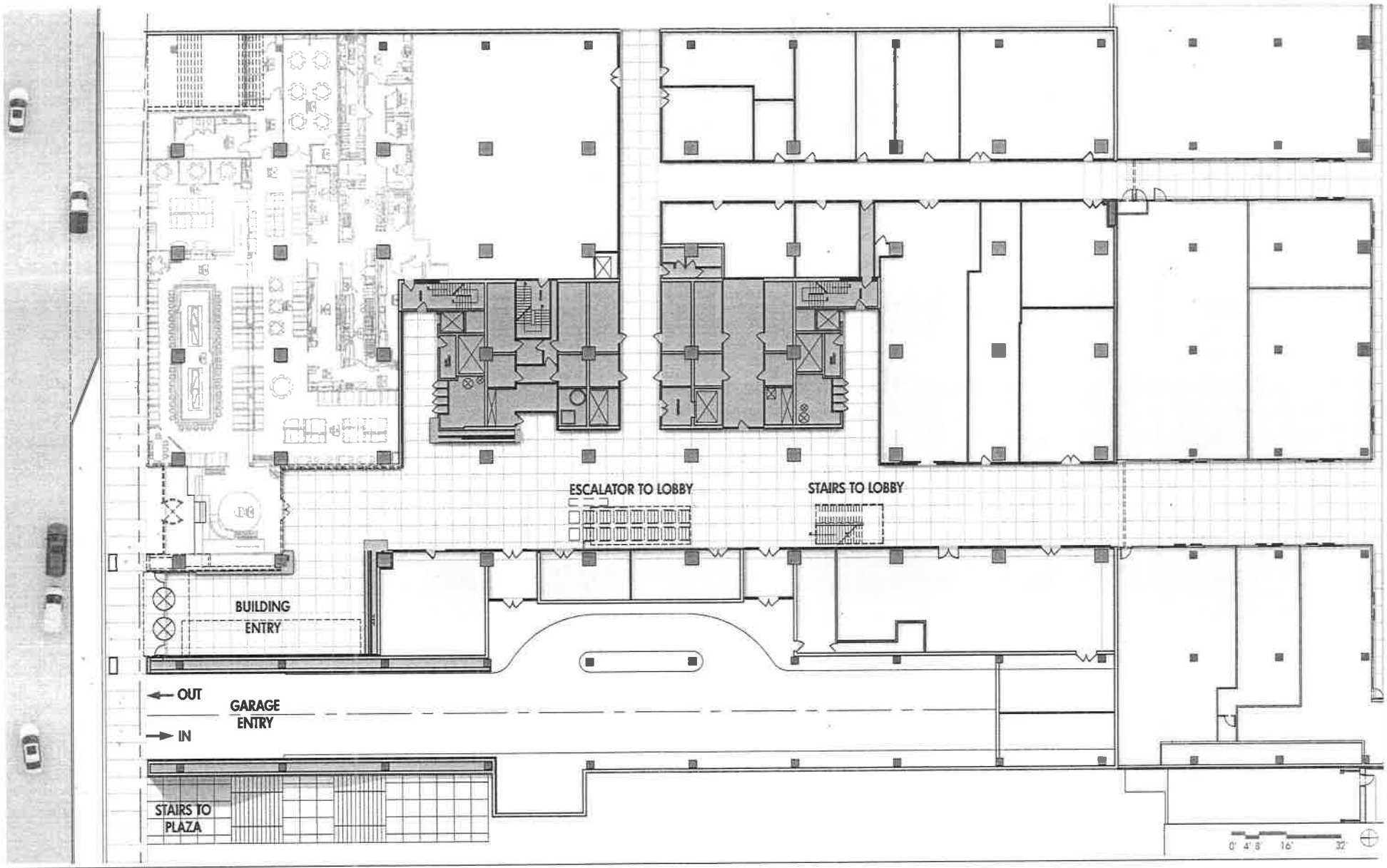
PAS:tm

C: Mariah DiGrino, Vicki Lozano, Mike Marmo, Dan Klaiber, Main file

# 111 EAST WACKER REPOSITIONING

03/23/2016

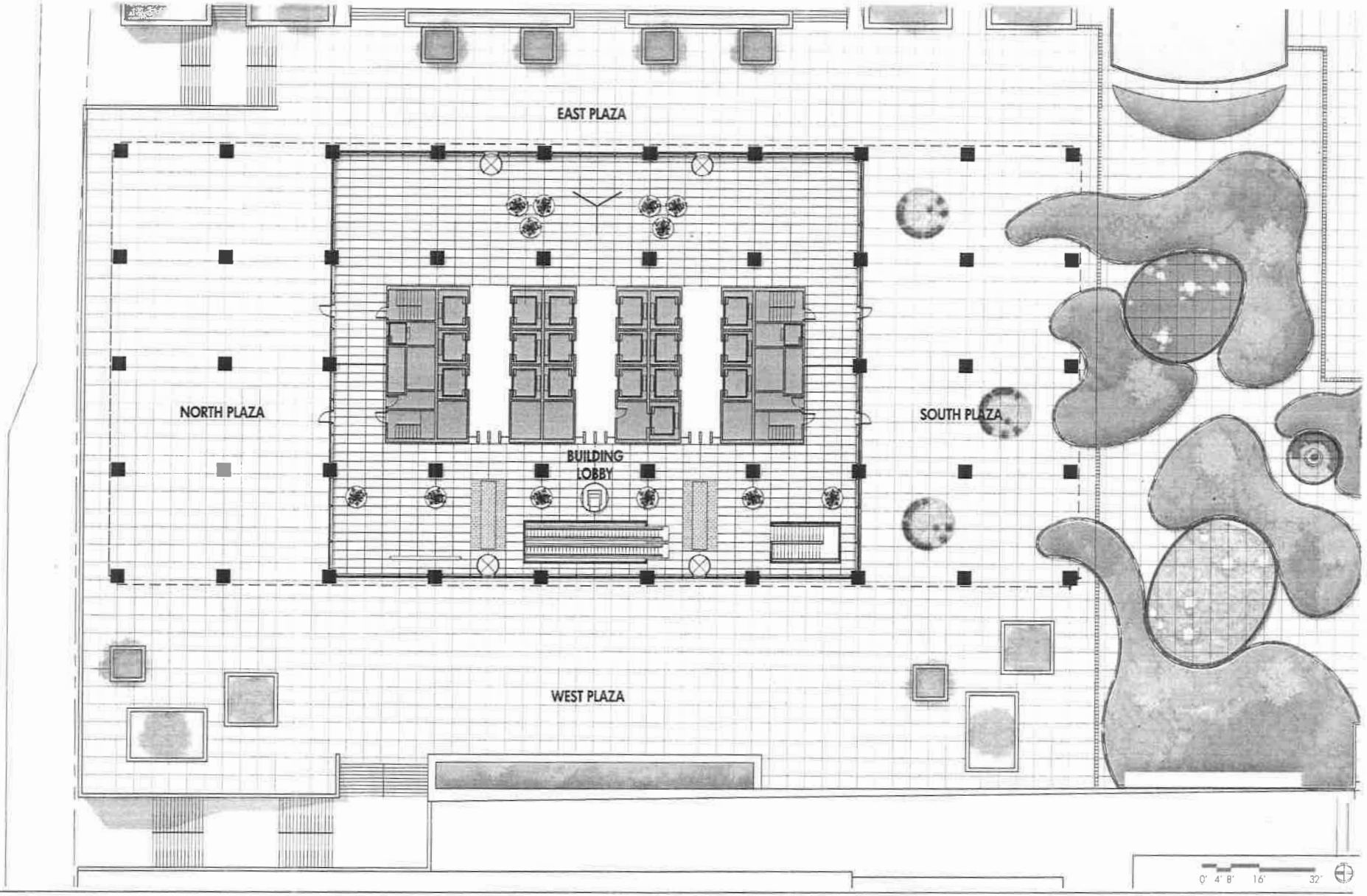

111
NEWSPAPERS




GP

111 EAST WACKER REPOSITIONING

STREET LEVEL PLAN - **EXISTING**
1"=25'




GP

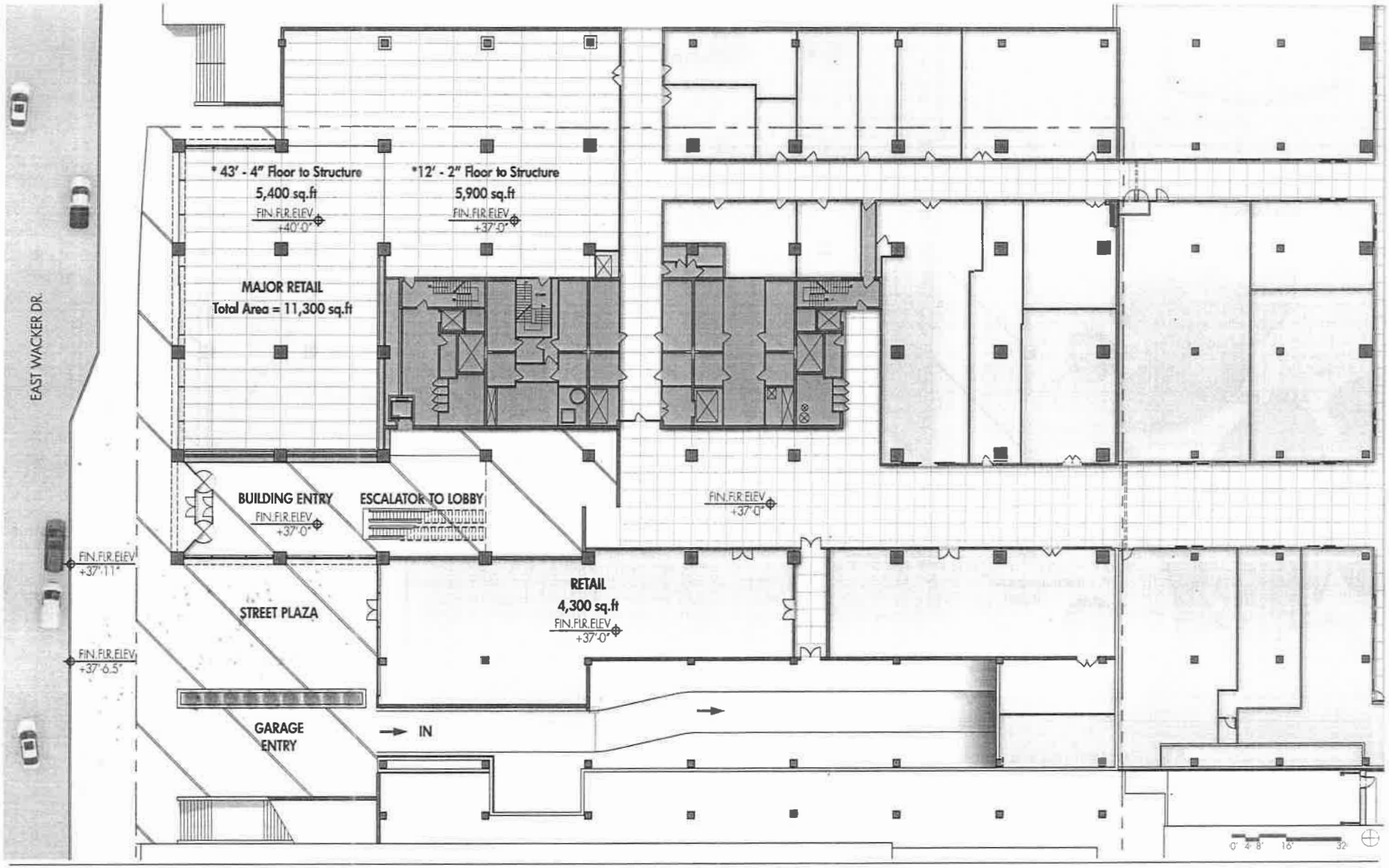
111 EAST WACKER REPOSITIONING

PLAZA LEVEL PLAN - **EXISTING**
1"=25'

RETAIL

RETAIL
111
EAST WACKER

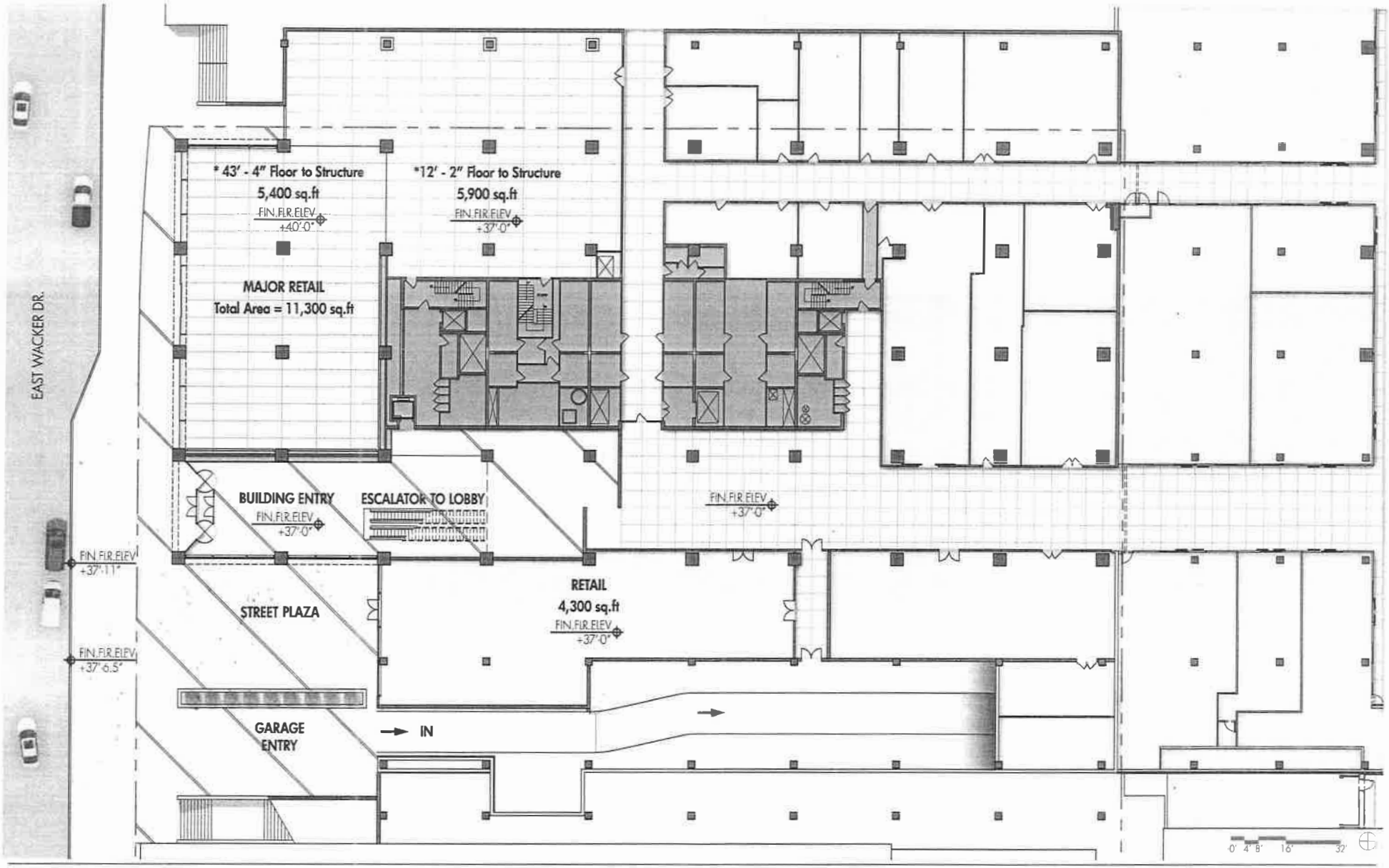
RETAIL
111
EAST WACKER

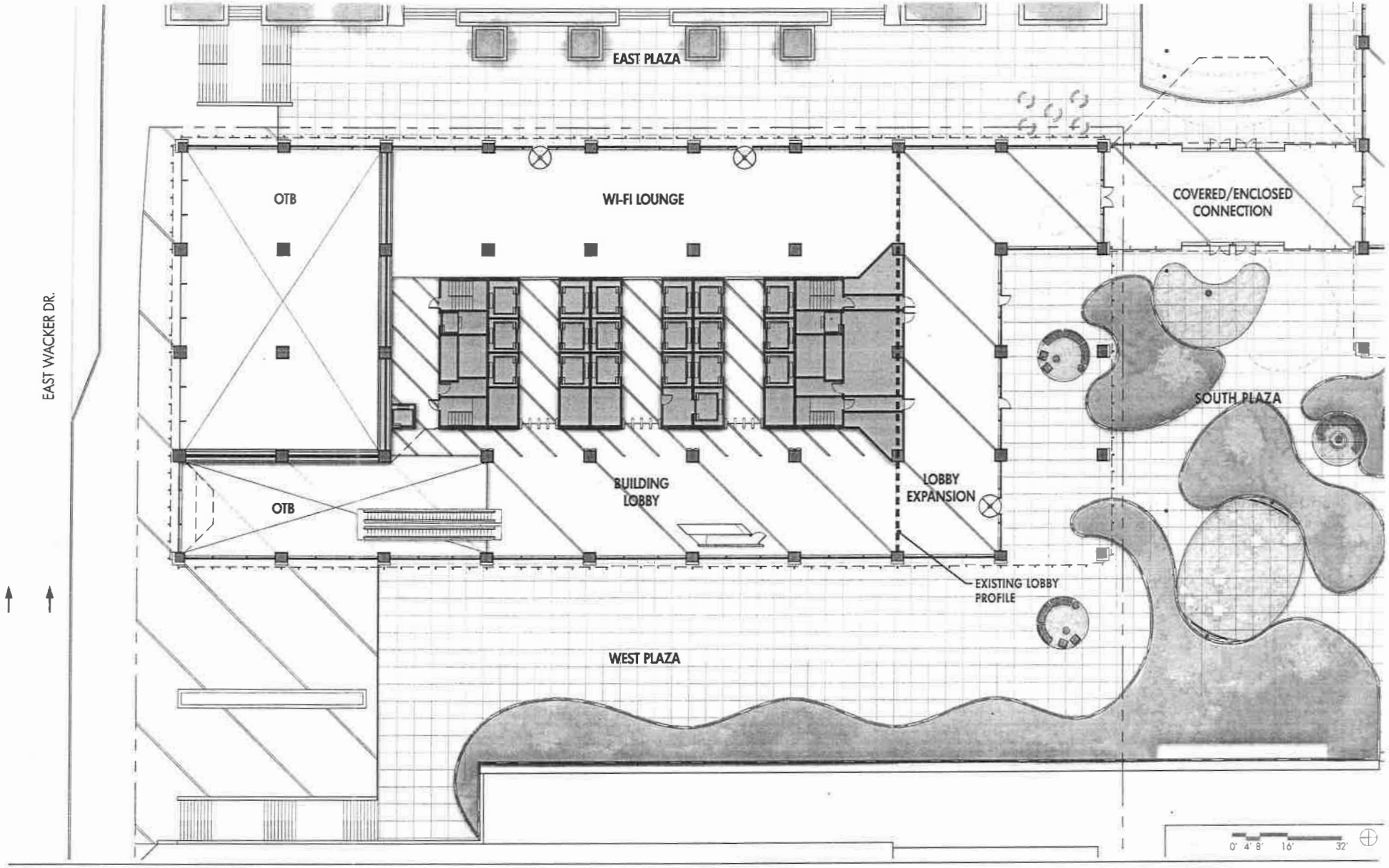


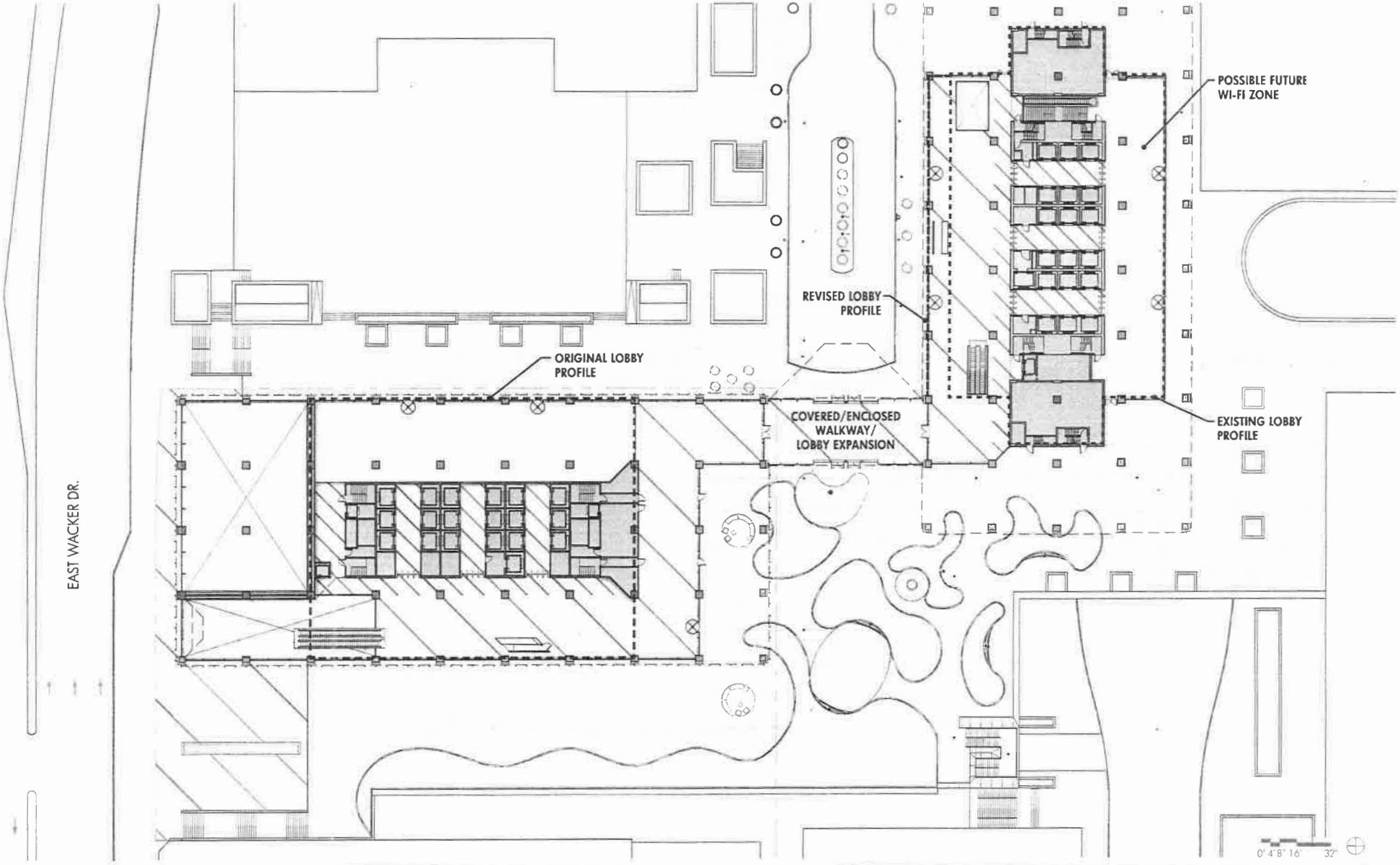

GP

111 EAST WACKER REPOSITIONING

STREET LEVEL PLAN - **PROPOSAL**
1"=25'


EAST WACKER DR.
* 43' - 4" Floor to Structure
5,400 sq.ft
FIN. FLR. ELEV. +40'-0"
*12' - 2" Floor to Structure
5,900 sq.ft
FIN. FLR. ELEV. +37'-0"
MAJOR RETAIL
Total Area = 11,300 sq.ft
BUILDING ENTRY
FIN. FLR. ELEV. +37'-0"
ESCALATOR TO LOBBY
FIN. FLR. ELEV. +37'-0"
FIN. FLR. ELEV. +37'-11"
STREET PLAZA
RETAIL
4,300 sq.ft
FIN. FLR. ELEV. +37'-0"
FIN. FLR. ELEV. +37'-6.5"
GARAGE ENTRY
IN
0' 4' 8' 16' 32'

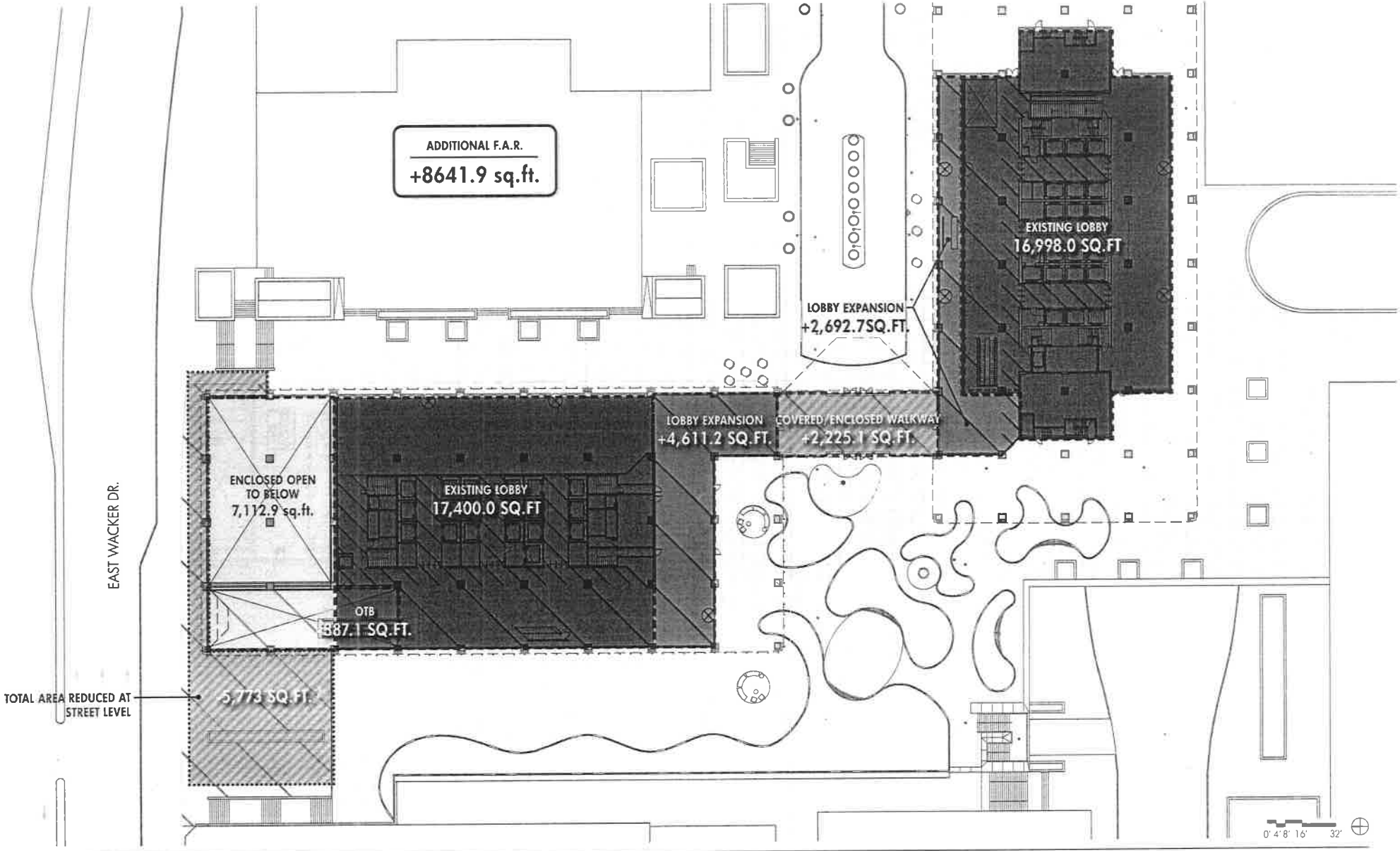

EAST PLAZA
OTB
WI-FI LOUNGE
COVERED/ENCLOSED CONNECTION
EAST WACKER DR.
SOUTH PLAZA
BUILDING LOBBY
LOBBY EXPANSION
OTB
EXISTING LOBBY PROFILE
WEST PLAZA
0' 4' 8' 16' 32'




GP

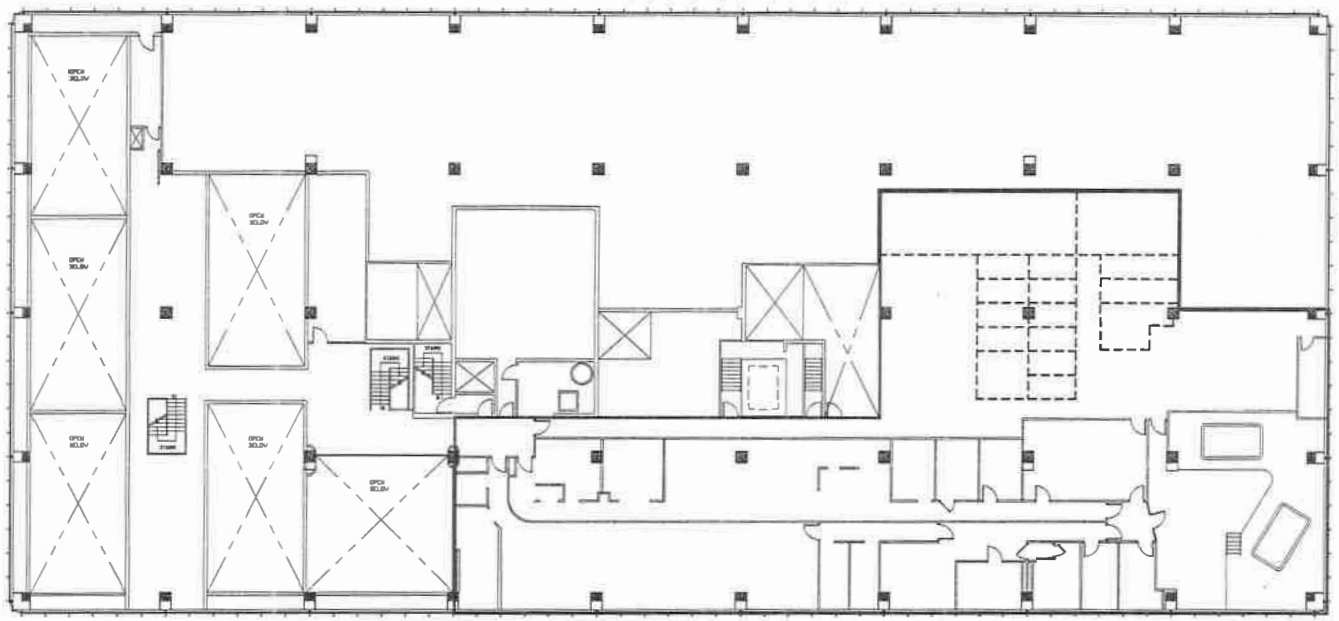
111 EAST WACKER REPOSITIONING

CONNECTION TO 233 - **PROPOSAL**
1"=40'




111 EAST WACKER REPOSITIONING

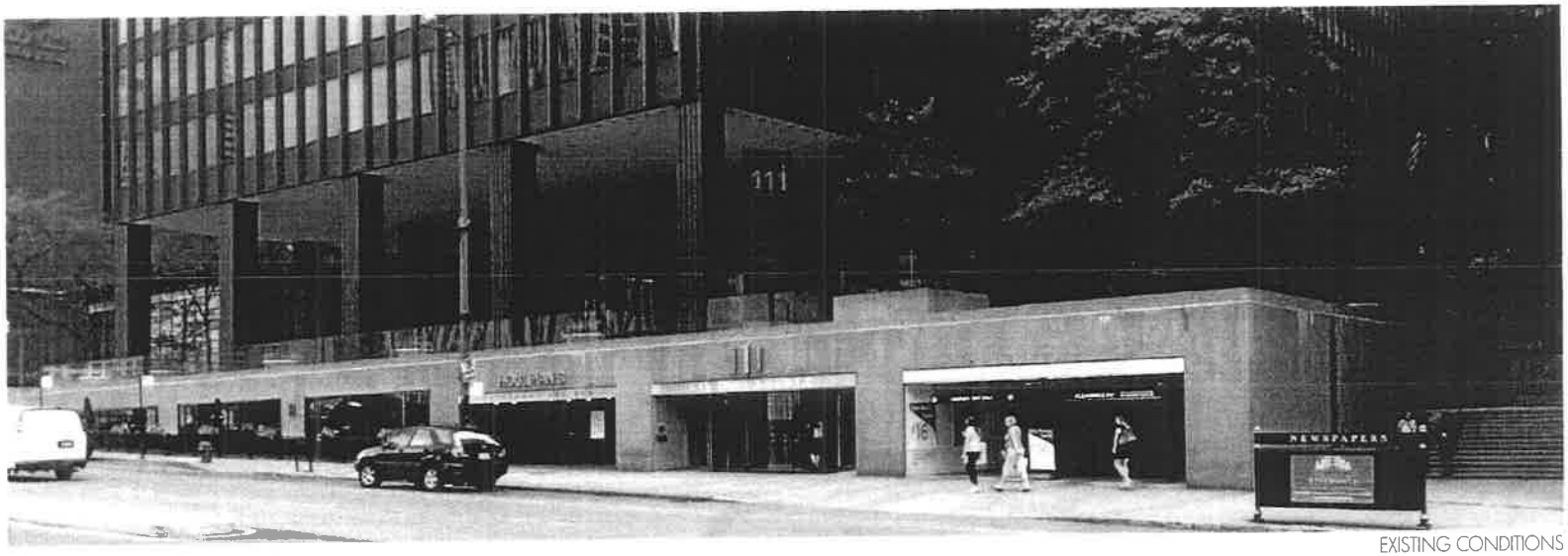
CONNECTION TO 233 - **PROPOSAL**
1"=40'



**REDUCED F.A.R.**

**-11,103.3 sq.ft.**

0 4' 8' 16' 32'




EXISTING CONDITIONS

PROPOSAL

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

February 24, 2016

Mara S. Georges
Daley and Georges, Ltd.
20 South Clark St.
Suite 400
Chicago, IL 60603

**Re: Advisory Opinion for Planned Development No. 70. Subarea D, Parcel BTE**
**Approximately 210 N. Stetson Street or 215 North Michigan Avenue**

Dear Ms. Georges:

This letter is in response to your recent request regarding entitlements to parcel BTE, within Subarea D of Residential Business Planned Development Number 70.

According to the most recent amended Bulk Regulations and Date Table ("Bulk Table"), 900,671 square feet of office space has been allocated to parcel BTE. Based on a net site area of 44,091 square feet, Parcel BTE has a floor area ratio of 20.427. Statement Number 5 of the Planned Development identifies permitted uses based on Chicago City Datum levels. For example, apartment, office, mixed-use (apartment-office) and hotel buildings; accessory uses including retail sales and service uses; related uses; and pedestrian walkways are permitted uses within Subarea D at the upper level (+53.0 feet) and above.

The Bulk Table also identifies the maximum amount of office floor area, retail sales and service area, hotel keys, and dwelling units allowed, along with existing and remaining amounts for each use category. Pursuant to Statement Number 12 (B) 3 of the Planned Development ("PD"), the applicant may increase the maximum number of dwelling units allowed within the PD by up to 3,183 dwelling units by converting a portion of the maximum allowed office space and/or a portion of the maximum allowed hotel rooms/keys. The applicant may also increase the maximum number of hotel rooms/keys allowed within the PD by up to 1,000 rooms/keys by converting a portion of the maximum allowed office space and/or a portion of the maximum allowed dwelling units. For purposes of this conversion, 1,000 square feet of office space shall be equal to 1 dwelling unit or 2 hotel rooms/keys.

Plan Development staff look forward to meeting with you, if or when you have a specific proposal for the site.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS:tm
C: Vicki Lozano, Loretta Walsh, Dan Klaiber, Main file

18420



Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

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

*Reclassification Of Area Shown On Map No. 1-E.* RBPD 70,90
(As Amended)
(Application No. 18420)
(Common Address: 115 -- 479 E. Wacker Dr., 150 -- 244 N. Lake Shore Dr., 200 -- 474 E. Randolph St. 119 -- 125 E. Lake St., 201 -- 231 N. Michigan Ave., 200 -- 336 N. Stetson Ave., 151 -- 335 N. Stetson Ave., 150 -- 324 N. Columbus Dr.,151 -- 323 N. Columbus Dr., 150 -- 250 N. Field Blvd. And 151 -- 251 N. Field Blvd.)

[SO2015-4642]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Residential-Business Planned Development Number 70, as amended, symbols and indications as shown on Map Number 1-E in an area bounded by:

the south right-of-way line of East Wacker Drive or the line thereof extended where no street exists; a line 3,095 feet east of the west line of North Michigan Avenue; a line 140 feet south of the north line of East Randolph Street, or the line thereof if extended where no street exists; a line 2,022 feet east of the west line of North Michigan Avenue; the north line of East Randolph Street; the east line of North Stetson Avenue; the north line of East Lake Street; North Michigan Avenue; the north line of East South Water Street; a line 55.53 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; the south line of the alley next north of and parallel to East South Water Street; the east line of the alley next east of and parallel to North Michigan Avenue; a line 138.74 feet north of the north line of the alley next north of and parallel to East South Water Street, or the line thereof if extended where no alley exists; a line 55.53 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; a line 428.773 feet north of the north line of East South Water Street; a line 19.69 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; a line 468.819 feet north of East South Water Street; and a line 68.43 feet east of the east line of North Beaubien Court, or the line thereof if extended where no street exists,

to the designation of Residential-Business Planned Development Number 70, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

*Residential-Business Planned Development No. 70, As Amended 2015.*

*Planned Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 70, as amended ("the Planned Development") consists of approximately one million eight hundred fifty-eight thousand nine hundred twenty-two (1,858,922) square feet (forty-two and sixty-seven hundredths (42.67) acres) of property (the "Property") which is divided into seven (7) subareas as depicted in the attached subarea map. Subareas A, B, C, D, F and G have been substantially developed in a manner consistent with this Planned Development. Subarea E is controlled by the applicant, Lakeshore East LLC.

2. All necessary official reviews, approvals or permits are required to be obtained by the applicant as to Subarea E and by the respective owners of the property to Subareas A, B, C, D, F and G.

3. The requirements, obligations and conditions contained within the Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors with respect to Subarea E and to the respective owners, their successors and assigns with respect to Subareas A, B, C, D, F and G. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and if different than the applicant, then to the owners of record title to all of the Property and any ground lessors with respect to Subarea E and to the respective owners, their successors and assigns with respect to Subareas A, B, C, D, F and G. With respect to Subarea E, the applicant is hereby designated as the controlling entity for purposes of this Planned Development.

4. This plan of development consists of these seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary Map; a Subarea Map; a Net Developable Area Map for Subarea E; a Generalized Land-Use Plan for Subarea E; a Pedestrian Walkway System -- Pedway Level Plan; a Subarea E Parcelization Plans (Upper Level, Intermediate Level and Lower Level); Subarea E Right-of-Way Adjustment Maps and a Subarea E Public Park Zone Map; Boundary Plans; Site Plans for Parcel D1; Green Roof Plan for Parcel D1; Elevations for Parcel D1 dated November 19, 2015 prepared by bKL Architecture. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply to the Property, provided, however, that the development of the Property shall also be subject to an ordinance adopted by the City Council and known as the 2000 Amendatory Lakefront Ordinance and also subject to the Lakeshore East Master Plan and Design Standards dated November 19, 2015 prepared by bKL Architecture.

5. (A) Within Subareas A, B, C, D, F and G at the elevations above Chicago City Datum indicated, provided that these elevations may be varied by plus or minus five (+/- 5) feet or as otherwise necessary to meet existing conditions, and subject to the condition in statement 12 and in the Bulk Regulations and Data Table, the following uses are permitted:

Lower Level:

(+8.0 feet):

Illinois Central Gulf tracks and facilities; warehousing and storage; trucking; public esplanade park along the Chicago River; and accessory uses including automobile parking and hotel uses. (Major service access level)

Interim Level:

Accessory uses including automobile parking and hotel uses.

Intermediate Level:

(+26.0 feet):

Accessory uses including automobile parking and hotel uses (Vehicular Access Level).

Interim Level:

Accessory uses including retail sales, service used automobile parking and hotel uses.

Arcade Level:

Pedestrian walkways; public park; and accessory uses including retail sales, service uses, automobile parking and hotel uses.

Upper Level:

(+53.0 feet) and above:

Apartment, office, mixed use (apartment-office) and hotel buildings; accessory uses including retail sales and service uses; related uses; and pedestrian walkways (Vehicular Right-of-Way and Access Level).

(B) Within Subarea E, the following uses are permitted: public parks; public school; commercial uses, retail uses, hotel uses, residential uses, business uses, office uses, religious and institutional uses, warehousing and storage and accessory uses.

In addition, the following uses shall be permitted in all subareas and at all levels subject to the review and approval of the Department of Planning and Development:

(i) broadcast and telecommunication structures, equipment and installations including parabolic transmitting and receiving antennae; and

(ii) townhouses and any land-use accessory to a principal use at any level and not specifically authorized in statements 5(A) and (B); and

(iii) public utility and public service uses necessary to serve the development including, but not limited to district electrical generation and utility substations under this Planned Development; and

(iv) district cooling and heating.

6. Business identification signs affixed to the face of or recessed into a building or structure shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Temporary construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. No advertising signs shall be permitted within the Planned Development.

7. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant if within Subarea E, and the respective owners of the property within Subareas A, B, C, D, F and G if within those subareas, and approval by the City Council.

8. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development, in parking structures or areas developed after the effective date hereof, shall be designated and designed for parking for the handicapped.

9. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas except where provided in public street areas as permitted by the Department of Transportation. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of Planning and Development.

10. In addition to the maximum height of the buildings and any appurtenances thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.

11. This Planned Development shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.

12. Subareas A, B, C, D, F and G already have been substantially developed. The further development or redevelopment of properties within Subareas A, B, C, D, F and G shall be subject only to the regulations in Subsections A through G below. The development of Subarea E shall be completed in accordance with all of the regulations contained herein and in accordance with the Guidelines of the Lakeshore East Master Plan and Design Standards dated November 19, 2015.

    (A) Net Developable Area. For purposes of Floor Area Ratio calculations, the definitions in the Chicago Zoning Ordinance shall apply, provided, however, that "Net Developable Area" refers to the net site area at the Upper Level. The Upper Level is typically at approximately + 53.0 feet above Chicago City Datum but may be lower or higher depending on factors such as road levels and the location of building entrances and exits as determined by the applicant. Floor Area below the Upper Level shall not be included in calculating the total number of square feet of development unless the principal entrance to the building is located below the Upper Level and, in that event, the level of the principal entrance to the building shall be considered "curb level" for purposes of the Chicago Zoning Ordinance.

    (B) Bulk And Density Regulations:

        1) Warehousing and storage uses permitted as principal uses in Statement Number 5 shall be limited to four hundred thousand (400,000) square feet and shall be established in accordance with the DX-16 Downtown Mixed-Use District regulations existing on the effective date of this Planned Development, As Amended 2015.

        2) With regard to areas devoted as a principal use to office, hotel and residential uses and retail sales and service uses, the following maximums shall apply:

            Office, maximum floor area = 12,000,000 square feet

            Hotel, maximum number of rooms/keys = 5,550

            Residential maximum number of dwelling units = 9,050 units

            Retail sales and service, maximum floor area = 1,325,000 square feet

Provided, however, that in calculating these maximums, ballrooms, meeting rooms, exhibition space and eating facilities associated with a hotel use and located at or above the established Upper Level shall be chargeable against the maximum permitted floor area, for principal retail sales and service uses.

3) The applicant may increase the maximum number of dwelling units allowed by up to three thousand one hundred eighty-three (3,183) dwelling units by converting a portion of the maximum allowed office space and/or a portion of the maximum allowed hotel rooms/keys. The applicant may increase the maximum amount of office space by up to two million (2,000,000) square feet by converting a portion of the maximum dwelling units and/or a portion of the maximum number of hotel rooms/keys. The applicant may increase the maximum number of hotel rooms/keys by up one thousand (1,000) rooms/keys by converting a portion of the maximum allowed office space and/or a portion of the maximum allowed dwelling units. For purposes of this conversion one thousand (1,000) square feet of office space shall be equal to one (1) dwelling unit, two (2) hotel rooms/keys shall be equal to one (1) dwelling unit, and one thousand (1,000) square feet of the office space shall be equal to two (2) hotel rooms/keys.

4) Except for Subarea E, the number of efficiency units within this Planned Development shall not exceed thirty percent (30%) of the number of permitted dwelling units. The number of efficiency units in Subarea E shall not exceed fifteen percent (15%).

5) To the extent this Planned Development does not cover all items required for development, the Chicago Zoning Ordinance shall apply as follows: warehousing and storage shall be in general conformity with the DX-16 Downtown Mixed-Use District regulations; permitted office, hotel and retail used shall be in general conformity with the DX-16 Downtown Mixed-Use District regulations; and residential uses shall be in general conformity with the DR-10 Downtown Residential District regulations.

(C) Maximum Permitted Site Coverage.

1) East of North Stetson Avenue: (except for Subarea E) fifty percent (50%) between Upper Level and plus thirty (+30) feet above the Upper Level (sixty percent (60%) on a single parcel provided that a single parcel may contain multiple buildings); and forty percent (40%) above plus thirty (+30) feet above the Upper Level.

2) West of North Stetson Avenue: eighty percent (80%) between the Upper Level and plus seventy-five (+75) feet above the Upper Level; and sixty percent (60%) above plus seventy-five (+75) feet above the Upper Level.

3) Subarea E: Site coverage is controlled by the Parcel Design Criteria as described in the Master Plan and Design Standards dated November 19, 2015.

(D) Periphery Setbacks And Minimum Distance Between Buildings.

1) For Subareas A, B, C, D, F and G:

Minimum Distance Between Building Faces at Upper Level: eighty and zero-tenths (80.0) feet.

Minimum Distance Between Building Corners or Building Face-to-Corner at Upper Level: sixty and zero-tenths (60.0) feet.

Periphery setback and distance provisions may be adjusted where required to allow flexibility of architectural or site design arrangement, subject to the approval of the Department of Planning and Development.

2) For Subarea E: Setbacks are controlled by the Master Plan and Design Standards dated November 19, 2015.

(E) Parking.

1) Minimum Requirements for other uses:

Office building: one (1) space per three thousand five hundred (3,500) square feet.

Hotel: one (1) space per three (3) rooms/keys.

Residential building: spaces equal to fifty-five percent (55%) of the dwelling units including efficiency units, provided that with respect to townhome units a minimum of one (1) parking space per dwelling unit shall be required. Subarea E shall require spaces equal to forty percent (40%) of the dwelling units including efficiency units.

2) Location.

All parking spaces required to serve buildings or uses shall be located on the same parcel as the building or use served, or (i) if a residential use, within five hundred (500) feet walking distance measured from the property line; or (ii) if a non-residential use, within one thousand (1,000) feet walking distance measured from the property line.

3) Vehicular entrances and exits to accessory automobile parking areas shall be located in conformance with the Automobile Entrance Zone Maps attached hereto. Provided, however, that temporary driveways shall be permitted within the restricted areas depicted on the Automobile Entrance Zone Maps when necessitated by division of parcels and subject to the review and approval of the Department of Transportation.

4) The location, geometrics and operation of all interior or local ramps adjoining any structure at the Upper Level shall be subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

(F) Loading.

Minimum off-street loading shall be provided in accordance with the regulations applicable in the DR-10 Downtown Residential District and DX-12 Downtown Mixed Use District of the Chicago Zoning Ordinance existing on the effective date hereof. The location of loading berths shall be subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

(G) Construction Of Public Improvements.

No certificate of occupancy shall be issued for any improvement located within a parcel in the development until such time as the applicant for the certificate produces evidence that construction of public improvements related to the improvement located within a parcel in said development has been completed, is under construction or is under contract for construction, or that adequate access can be provided, all as certified by the Department of Transportation and approved by the Department of Planning and Development. The vertical connections (handicap accessible) adjacent to the Neighborhood Park shall be installed prior to the issuance of a Certificate of Occupancy for the building containing said vertical connection. In addition, the applicant shall use its best efforts to provide landscaping in the parkway area of North Columbus Drive along the frontage of said street adjacent to Subarea E subject to the review and approval of the Department of Planning and Development and the Department of Transportation.

(H) Public Park.

Applicant has provided the Neighborhood Park depicted on the Public Park Zone map and has dedicated the fee simple title of the Neighborhood Park to the Chicago Park District. The City of Chicago acknowledges that this satisfies all

open space impact fee requirements of the applicant in the development of Subarea E.

(I) Public Elementary School.

Provided the applicant is instructed to proceed by the City of Chicago, the Chicago Board of Education and the Chicago Park District, the applicant shall be responsible for the construction of a forty-five thousand (45,000) square foot portion of a fifty-three thousand (53,000) square foot structure to contain a public elementary school with space to be shared with the Chicago Park District to be substantially completed on or before June 30, 2020.

(J) Pedestrian Walkways.

The pedestrian walkways depicted on the Pedway Level Pedestrian Walkway System Map shall consist of an enclosed all-weather walkway (as depicted on the Pedway Level Pedestrian Walkway System Map), designed to accommodate pedestrian movement at the Arcade Level and/or other levels as depicted in the Pedway Level Pedestrian Walkway System Map attached hereto. It shall be the responsibility of the applicant to provide continuous pedestrian walkways at the Arcade Level and/or other levels within Subarea E pursuant to the Master Plan and Design Standards subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

(K) In addition to other requirements contained within these Statements, the Applicant shall cause the following design principles to be implemented:

1) Improve the connection from East South Water Street to Wacker Drive, including pedestrian safety measures and traffic calming measures at the intersection of Field Boulevard and Sub Wacker Drive;

2) Create a roadway connection from Waterside Drive (upper level) to Wacker Drive, including traffic calming and pedestrian safety measures;

3) Create a pedestrian connection at the upper level from Parcel A2 (Tides) to Parcel B2 (Shoreham), which shall include a terrace overlook with specialty paving, landscaping and accent lighting;

4) Create a pedestrian connection at the upper level from the east end of Wacker Drive to Parcel B1 (Regatta), which shall include specialty paving, landscaping and accent lighting;

5) Create a pedestrian terrace overlook at the new Wacker Drive extension (upper level), which shall include specialty paving, pedestrian seating, accent lighting and significant landscape planters;

6) Create a pedestrian connection at the Pedway level from the east property line of the parcel occupying the western portion of Parcel D1 (GEMS) to the property occupying the eastern portion of Parcel D1;

7) Create a Vertical Connection from the Upper Level to the Lower Level, with access to the Pedway level as well;

8) The character of the through-building public pedestrian connections to Wacker Drive, at both the upper and lower levels, shall be pedestrian friendly, including adequate lighting for safety, decorative paving and a clear marked pedestrian zone.

All the above items shall be subject to further coordination and input with/from the Chicago Department of Transportation and the Department of Planning and Development.

13. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for development or redevelopment of any development parcels within the Planned Development, other than alterations to existing buildings which do not increase their height or alter their footprints, a Site Plan for the proposed development, including parking areas, shall be submitted to the Commissioner of the Department of Planning and Development for approval. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals conform with the general design standards in Statement 12, is consistent with the intent of the Lakeshore East Master Plan and Design Standards dated November 19, 2015 and to ensure coordination of public improvements described in statements 12(G), 12(H), 12(I), 12(J) and 12(K). No Part II Approval for work for which a Site Plan must be submitted to the Commissioner shall be granted until the Site Plan has been approved by the Commissioner. Further, all Part II Submittals shall be in compliance with the Chicago Landscape Ordinance. Following approval of a Site Plan by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. The approved Site Plan may be changed by the provisions of Section 17-13-0611 of the Chicago Zoning Ordinance. A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

(1) the boundaries of the Property;

(2) the footprint of the improvements;

(3) location and dimensions of all loading berths;

(4) preliminary landscaping plan prepared by a landscape architect with final landscaping plan to be approved at Part II stage;

(5) all pedestrian circulation routes;

(6) the location of any adjacent public improvements;

(7) a signage plan for any building where retail or theater uses would be present above the ground level;

(8) preliminary building sections and elevations of the improvements with a preliminary building materials list; and

(9) statistical information applicable to the Property limited to the following:

(a) floor area and floor area ratio;

(b) uses to be established;

(c) building heights; and

(d) all setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development.

14. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

15. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which provides healthier indoor environments,

reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within Subarea E of this Planned Development in an energy efficient manner, generally consistent with LEED Certification or its equivalent. Applicant shall provide a green roof to cover at least 25 percent of the net roof area of a building. "Net roof area" is defined as a total roof area minus any required perimeter setbacks, rooftop structures, and roof-mounted equipment.

16. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.

17. All minimum construction within Subarea E set forth in Statement Number 17 of the 2002 version of Residential-Business Planned Development Number 70 has been completed.

[Planned Development Boundaries; Existing Zoning Map; Generalized Land-Use Map; Subarea Map; Subarea E Net Development Area; Pedestrian Walkway System -- Pedway Level; Subarea E Parcelization Plans; Right-of-Way Adjustments; Public Park Zone; Lower Level 5 Bound Plan; Level 1 Boundary Plan; Lower Level 5 Site Plan; Level 1 Site Plan; Roof Plan -- Green Roof Diagram; Level 1 Landscape Plan; Level 1 Landscape Planting Schedule; North, South, East and West Building Elevations; and Master Plan and Design Standards referred to in these Plan of Development Statements printed on pages 15700 through 15826 of this *Journal*.]

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

18420

15699

REPORTS OF COMMITTEES

12/9/2015

Bulk Regulation + Data Table

Residential - Business Planned Development Number 70

# Amended Planned Development Use and Bulk Regulations and Data

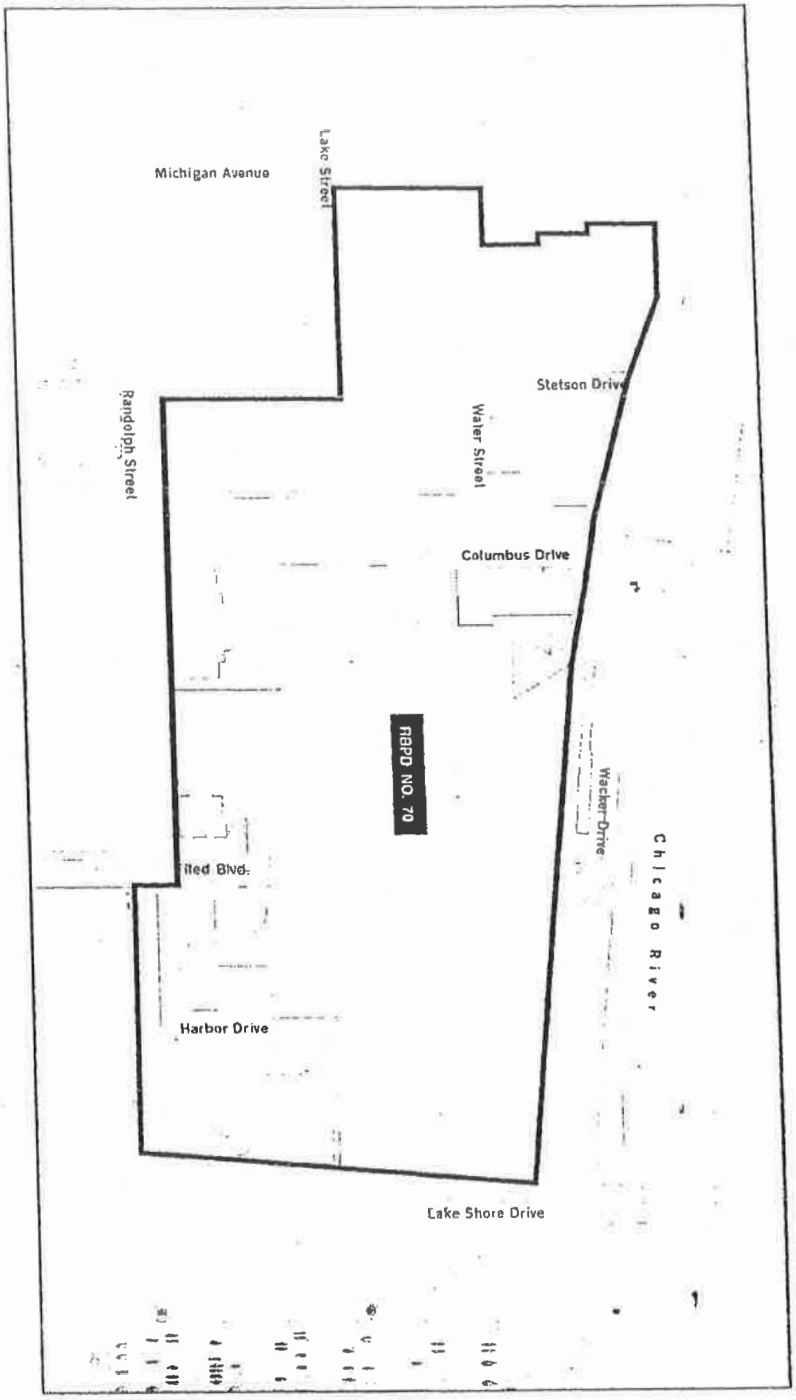
Address - 381-383 E. Wacker Dr.
Introduced - June 17, 2015
Plan Commission - Nov. 19, 2015

November 5, 2017

| Subarea | Net Development Area (1) | | Building Area | | Max Net F.A.R. | Residential Dwelling Units | | Office (s.f.) | | Hotel Rooms (# of Keys) | | Retail Sales/Service Area | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | sf | acres | Existing/Under Construction | Future Allowed | | Existing/Under Construction | Future Allowed | Existing/Under Construction | Future Allowed | Existing/Under Construction | Future Allowed | Existing/Under Construction | Future Allowed |
| Subarea A | | | | | | | | | | | | | |
| One Illinois Center | 66,104 | 1.52 | | | | | | | | | | | |
| Hyatt West | 52,256 | 1.20 | | | | | | | | | | | |
| Two Illinois Center | 80,085 | 1.84 | | | | | | | | | | | |
| Hyatt East | 73,000 | 1.68 | | | | | | | | | | | |
| Columbus Plaza | 38,154 | 0.88 | | | | | | | | | | | |
| Three Illinois Center | 52,560 | 1.21 | | | | | | | | | | | |
| Subtotal | 362,159 | 8.33 | 4,419,463 | - | 12.20 | 552 | - | 1,762,906 | - | 2,041 | - | 153,958 | - |
| Subarea B | | | | | | | | | | | | | |
| AON Building (Amoco) | 136,819 | 3.14 | 2,698,308 | | 19.72 | | | 2,698,308 | | | | 84,000 | |
| Subarea C | | | | | | | | | | | | | |
| Outer Drive East | 88,463 | 2.03 | | | | | | | | | | | |
| Harbor Point | 79,950 | 1.84 | | | | | | | | | | | |
| Subtotal | 168,413 | 3.87 | 2,004,225 | - | 11.90 | 1,682 | - | - | - | - | - | 42,668 | - |
| Subarea D | | | | | | | | | | | | | |
| Buckingham | 34,825 | 0.80 | | | | | | | | | | | |
| 175 Harbor Dr. | 50,249 | 1.15 | | | | | | | | | | | |
| Park Shore | 41,672 | 0.96 | | | | | | | | | | | |
| Swisshotel | 34,000 | 0.78 | | | | | | | | | | | |
| Fairmont | 43,169 | 0.99 | | | | | | | | | | | |
| Athletic Club | 21,943 | 0.50 | | | | | | | | | | | |
| BTE | 44,091 | 1.01 | | 900,571 | | | | | 900,671 | | | | |
| BTN | 63,660 | 1.46 | | | | | | | | | | | |
| BTS | 53,778 | 1.23 | | | | | | | | | | | |
| Subtotal | 387,387 | 8.88 | 5,707,385 | 900,571 | 17.06 | 1,390 | - | 2,699,000 | 900,671 | 1,337 | - | 221,369 | - |
| Subarea E | | | | | | | | | | | | | |
| Public School | 31,583 | 0.73 | | 53,000 | 1.68 | | | | | | | | |
| Private Development | 814,986 * | 16.11 | 7,003,685 | 2,696,315 | 11.90 | 4,029 | 917 | 417,932 | 1,704,893 | 544 | 1,578 | 185,162 | 587,843 |
| Subtotal | 846,569 | 16.84 | 7,003,685 | 2,749,315 | 11.52 | 4,029 | 917 | 417,932 | 1,704,893 | 544 | 1,578 | 185,162 | 587,843 |
| Subarea F | | | | | | | | | | | | | |
| BCBS | 100,905 | 2.32 | 1,813,819 | | 17.98 | | | 1,813,819 | | | | | - |
| Subarea G | | | | | | | | | | | | | |
| Park Millennium | 40,641 | 0.93 | 582,903 | | 14.34 | 480 | | | - | | | 50,000 | |
| SUBTOTAL | 2,042,893 * | 44.31 * | 24,229,788 | 3,649,986 | 11.86 | 8,133 | 917 | 9,391,965 | 2,605,564 | 3,922 | 1,578 | 737,157 | 587,843 |
| | | | Building Area | | Max Net F.A.R. | Residential Dwelling Units | | Office (s.f.) | | Hotel Rooms (# of Keys) | | Retail Sales/Service Area | |
| ORDINANCE MAXIMUMS (existing and future) | | | | 27,880,245 | 13.65 | | 9,050 | | 12,000,000 | | 5,500 | | 1,325,000 |

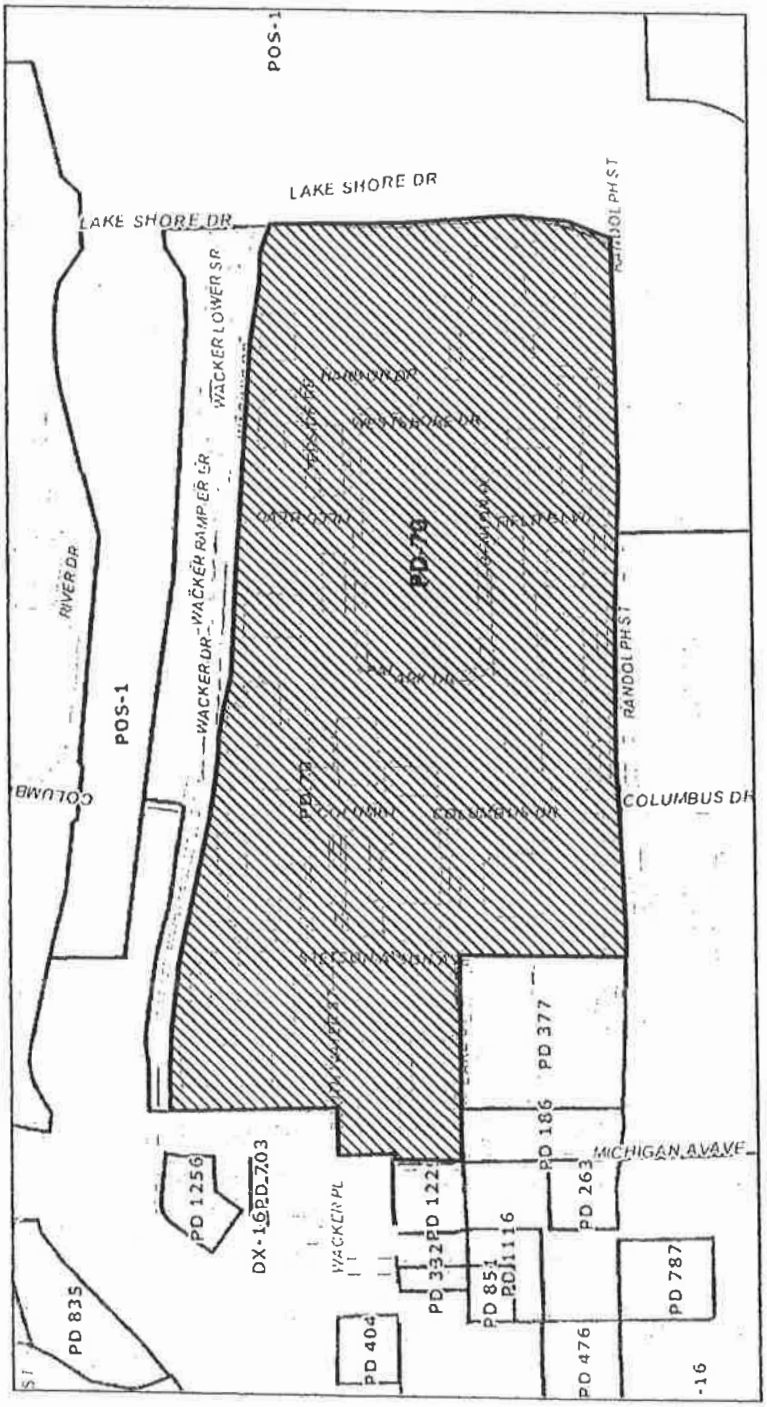
(1) Net developable areas for individual parcel components (A, B, C, or D) are taken from original survey as prepared by Dale Weaver
(2) Areas outside of Subarea E provied by the City of Chicago & I E Consultants, Surveyors
(3) Future Allowed figures are subject to potential modifications/transfers provided for in PD 70.
* Private developable area include public spaces not dedicated

Planned Development Boundaries




Address • 381-383 E. Wacker Dr.
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015

Address • 381-383 E. Wacker Dr.
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015




Existing Zoning Map

Residential Business Planned Development No. 70

Generalized Land Use

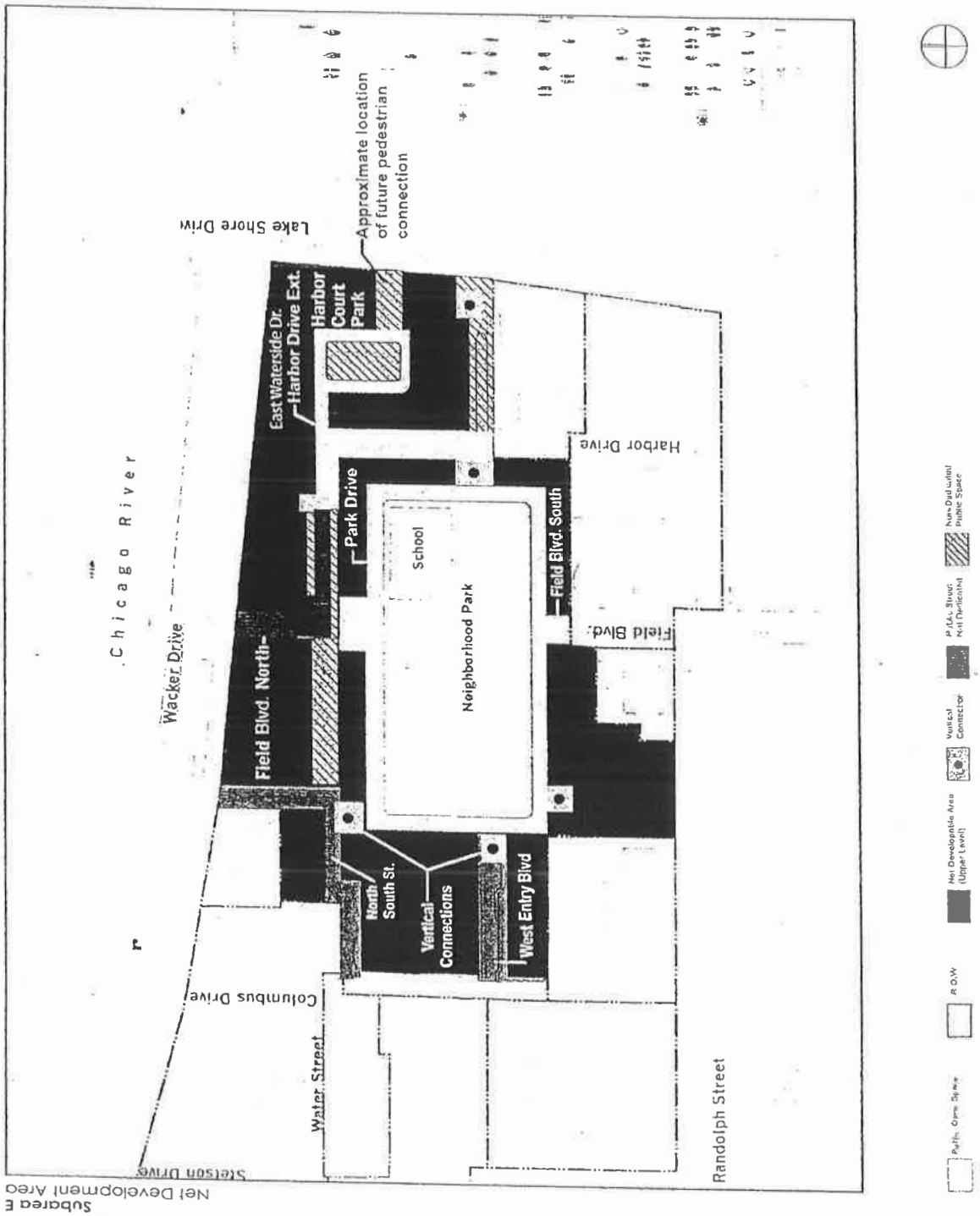



Address • 361-383 E. Wacker Dr.
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015

Address • 381-383 E. Wacker Dr
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015




Subarea Map


Address - 361-363 E. Wacker Dr.
Introduced - June 17, 2015
Plan Commission - Nov. 19, 2015
Lake Shore Driv
Approximate location of future pedestrian connection
East Waterside Dr.
Harbor Drive Ext.
Harbor Court Park
Harbor Drive
Park Drive
School
Neighborhood Park
Field Blvd. South
Field Blvd.
Field Blvd. North
Chicago River
Wacker Drive
North South St.
Vertical Connections
West Entry Blvd
Columbus Drive
Water Street
Randolph Street
Stetson Drive
Net Development Area
Subarea E
FINAL FOR PUBLICATION
Non-Duplicated Public Space
Public Open Space
R.O.W.
Net Developable Area (Upper Level)
Vertical Connector
Public Street Not Dedicated

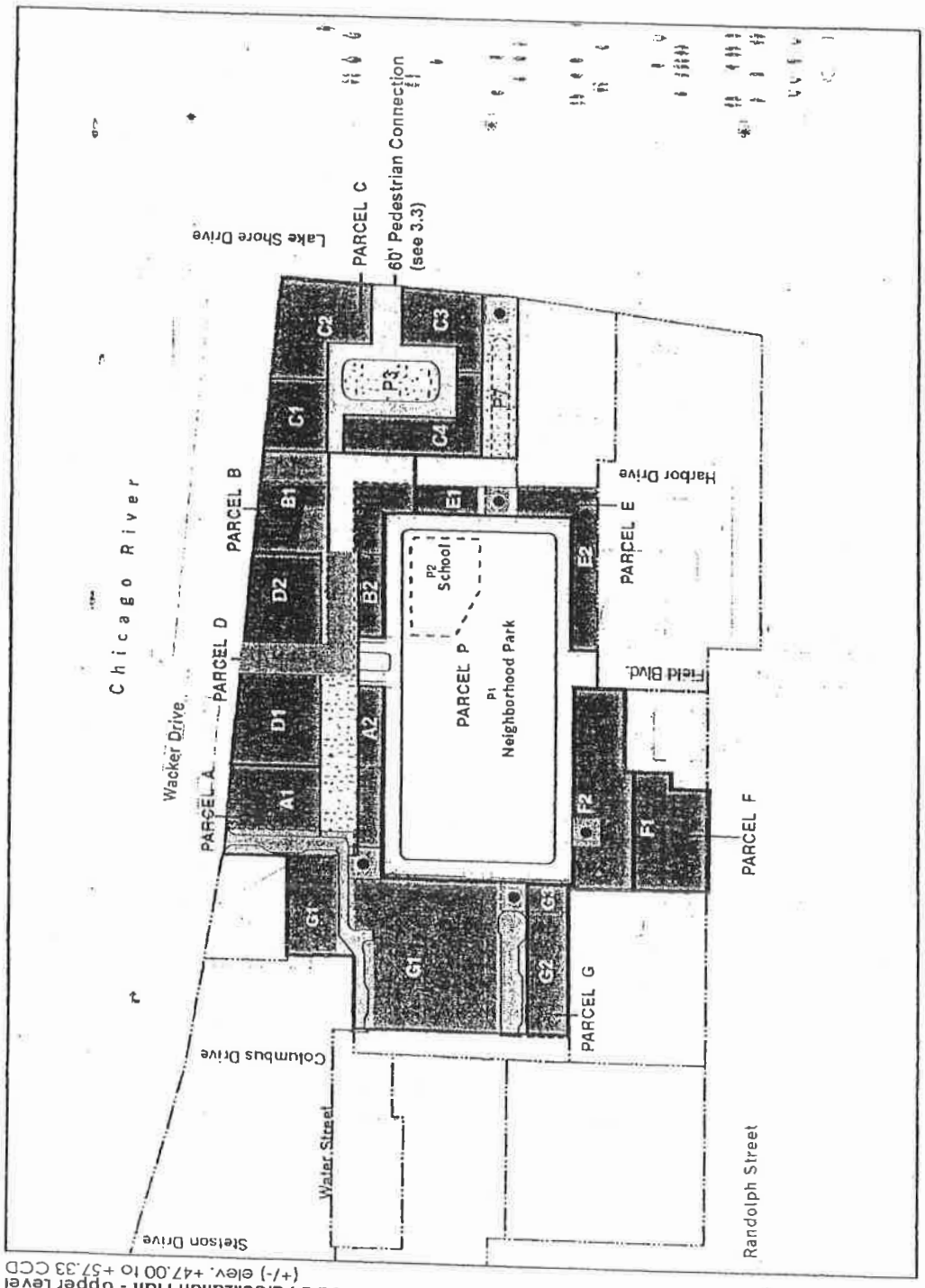
Address - 381-383 E. Wacker Dr
Introduced - June 17, 2015
Plan Commission - Nov 19, 2

Pedestrian Walkway System - Pedway Level



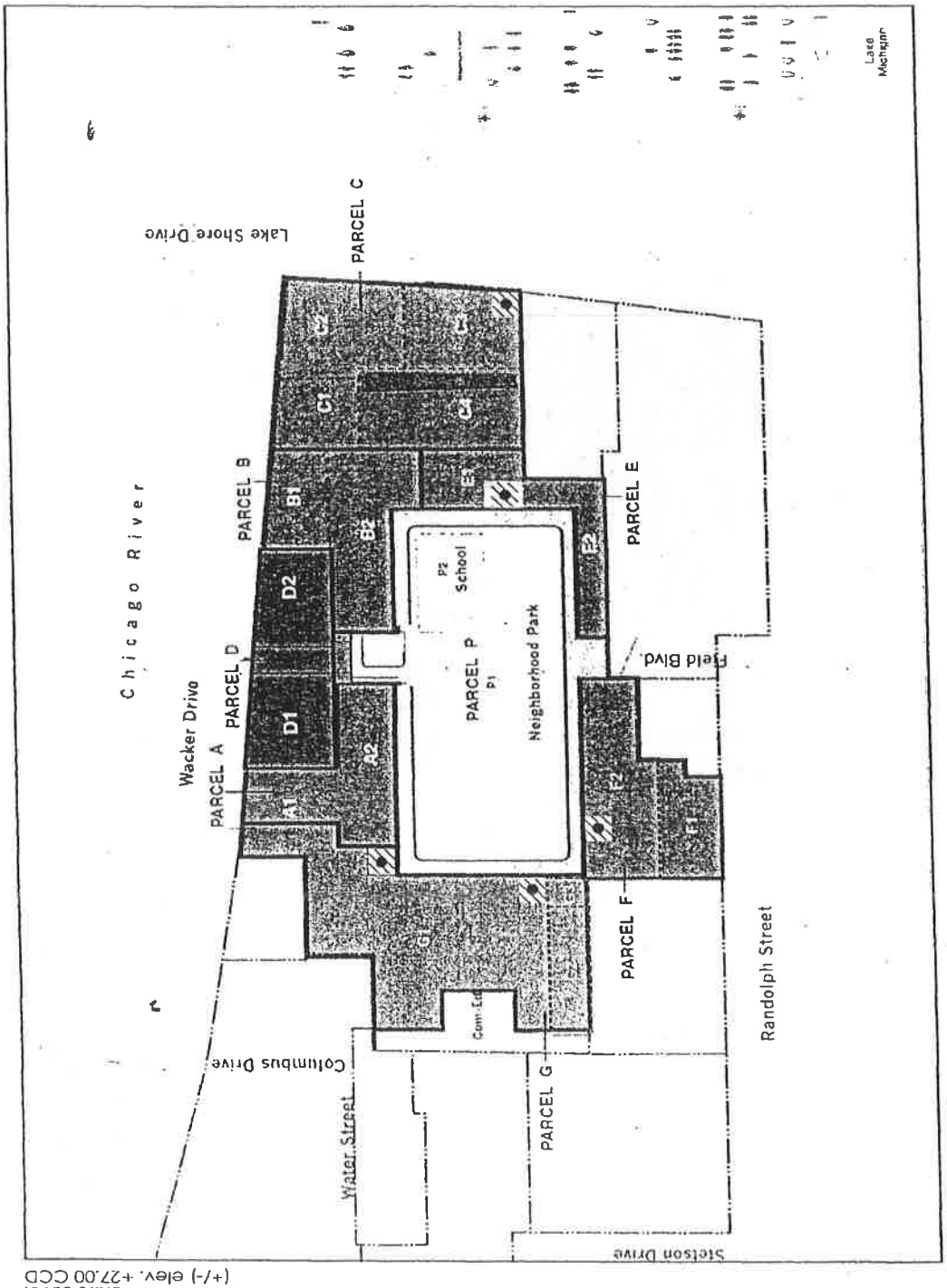

NOTE. This plan is diagrammatic in nature and is intended to show which parcels / sub-parcels should be connected to the parkway system, not the actual route for the connections.

Address - 361-383 E. Wacker Dr.
Introduced - June 17, 2015
Plan Commission - Nov. 19, 2015



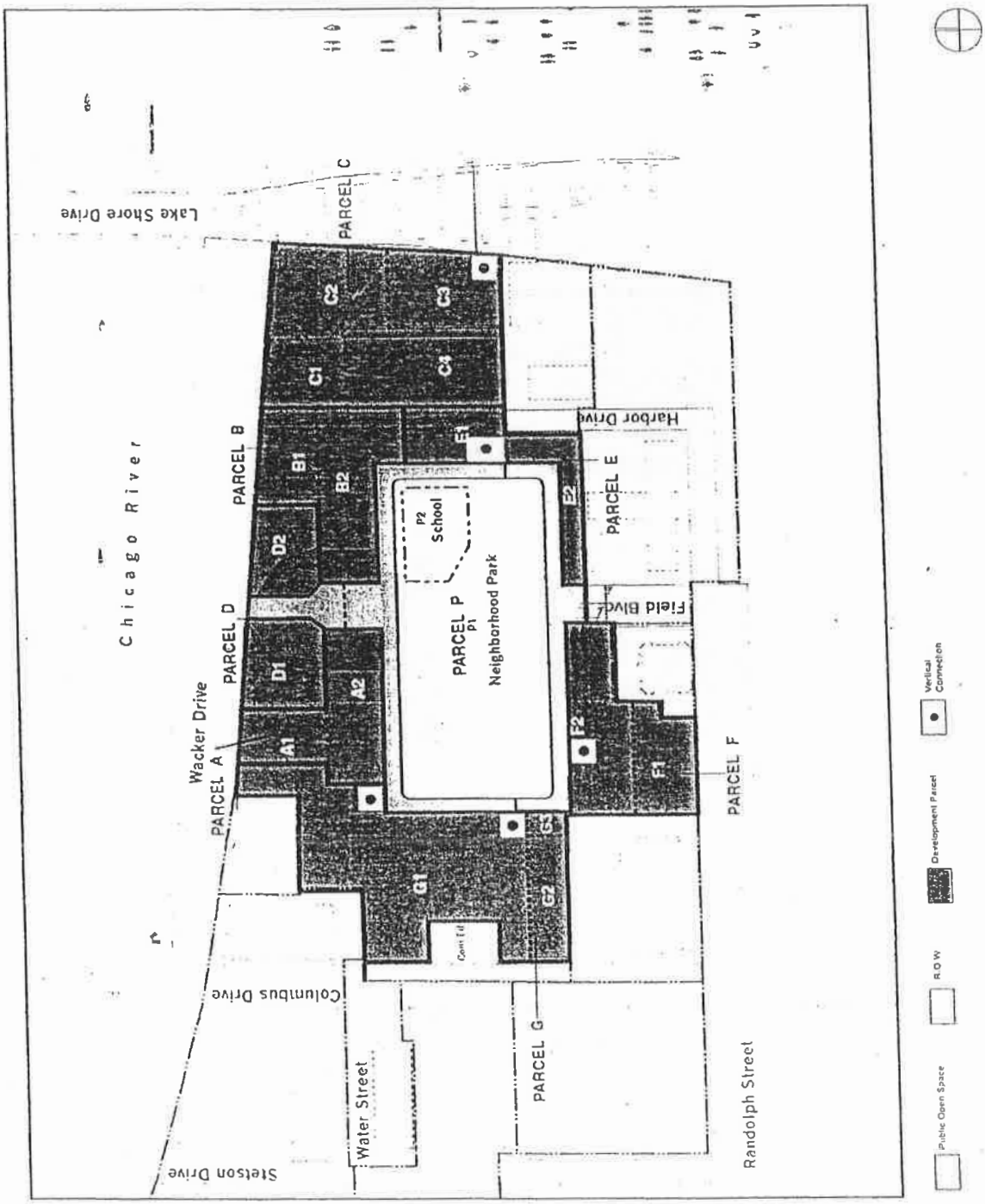

Subarea E Parcelization Plan - Upper Level
(+/-) elev. +47.00 to +57.33 CCD

Address • 381-383 E. Wacker Dr.
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015



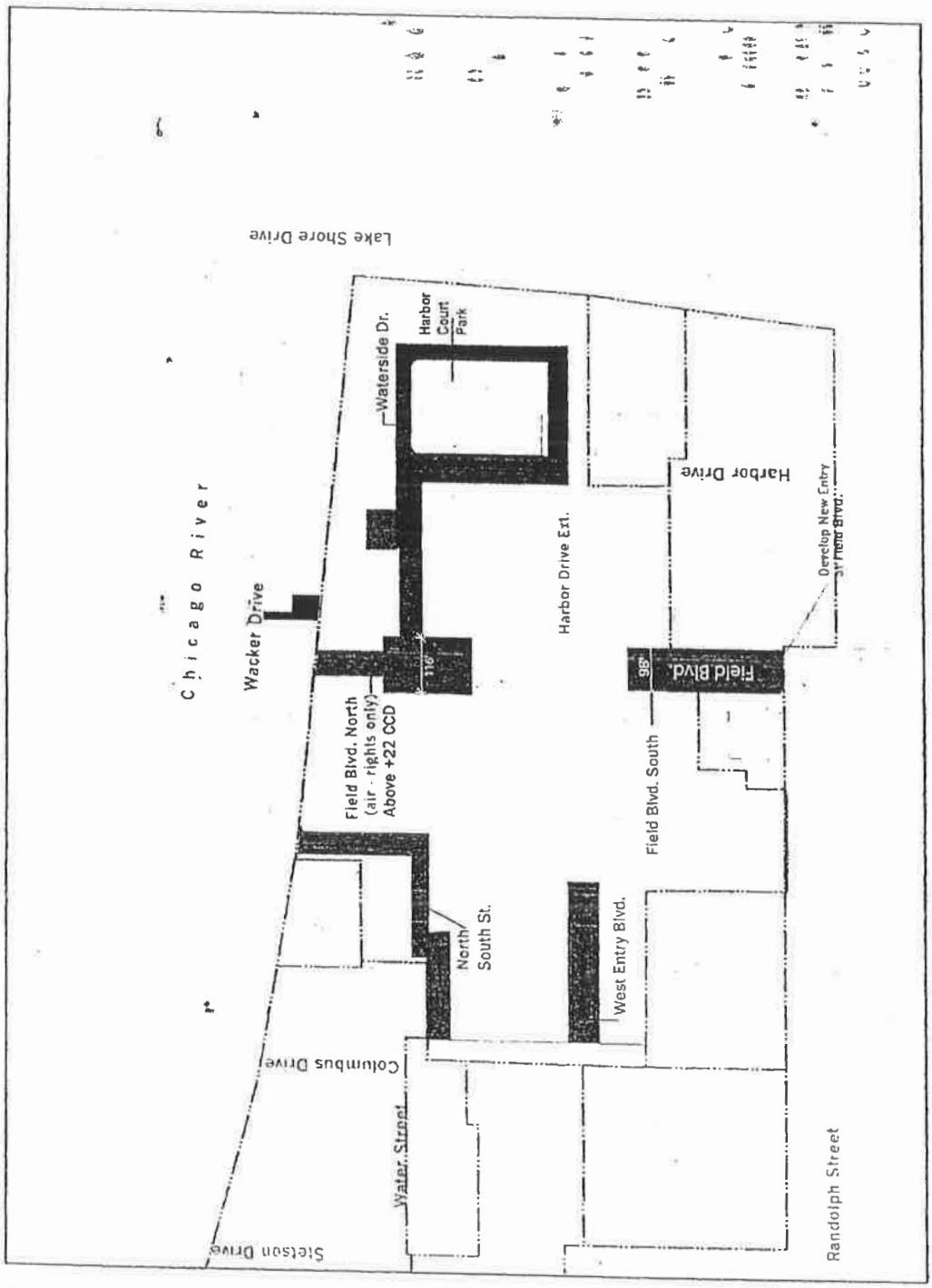

Subarea E Parcelization Plan - Intermediate Level
(+/-) elev. +27.00 CCD

Address • 381-383 E. Wacker Dr.
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015




Subarea E Parcellization Plan - Lower Level
(+/-) elev. +6.00 CCD

Address • 341-363 E. Wacker Dr.
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015

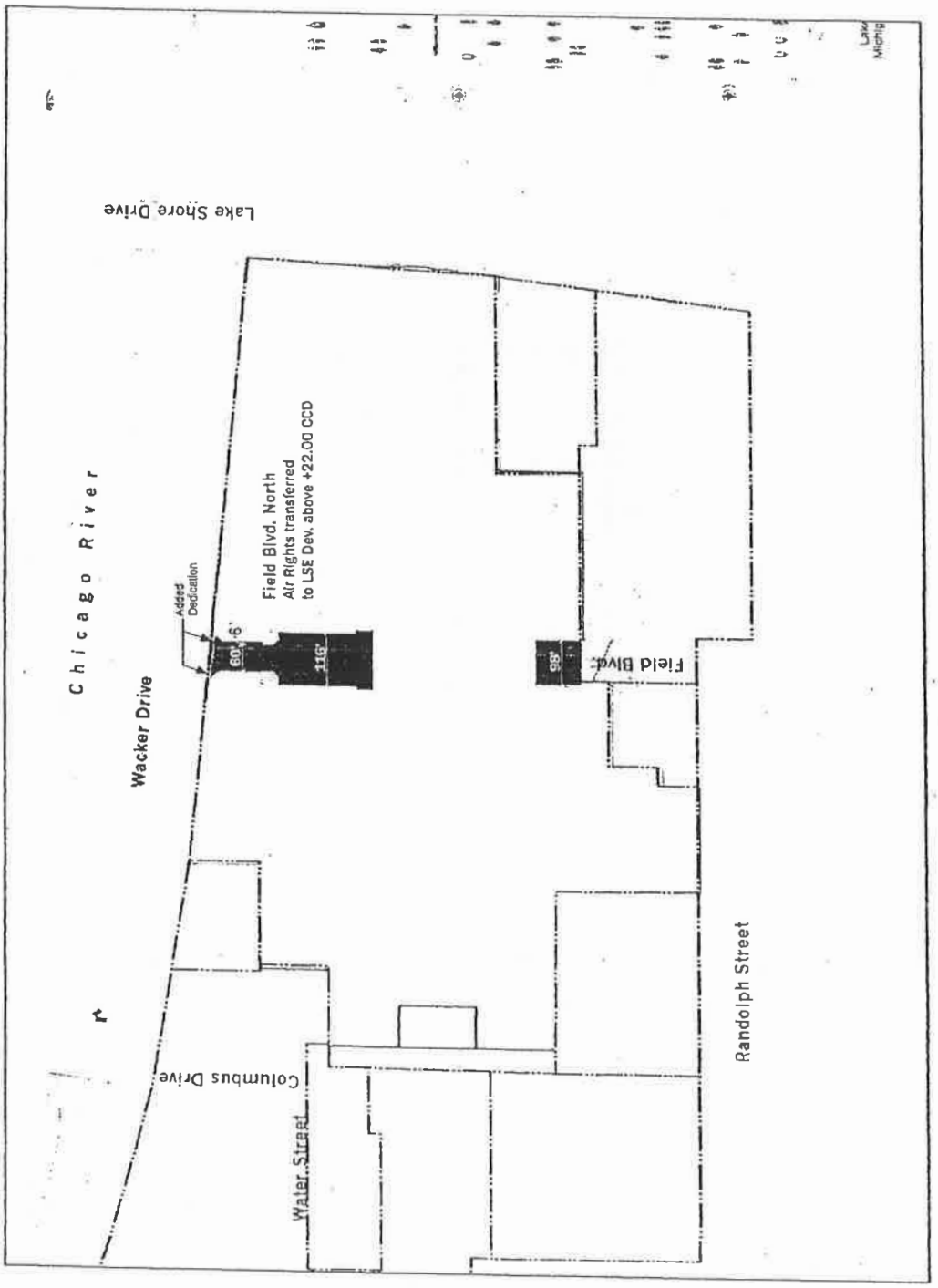



R.O.W. Adjustments - Upper Level

NOTE:
1. Various Non-Roadway Portions of Upper Level Right of Ways may contain ventilation grates and structures in order to accommodate Lower Level Uses (e.g. parking garages, public, quasi-public and private utilities, etc.)
2. These plans are diagrammatic in nature. The precise location and dimensions of future roadways will be subject to the approval of the city. The vacation and dedications will be accomplished through separate ordinances.

New R.O.W. to be Dedicated
Existing Dedicated R.O.W. to Remain
Public Street Not Dedicated

Address - 361-383 E Wacker Dr.
Introduced - June 17, 2015
Plan Commission - Nov. 19, 2015



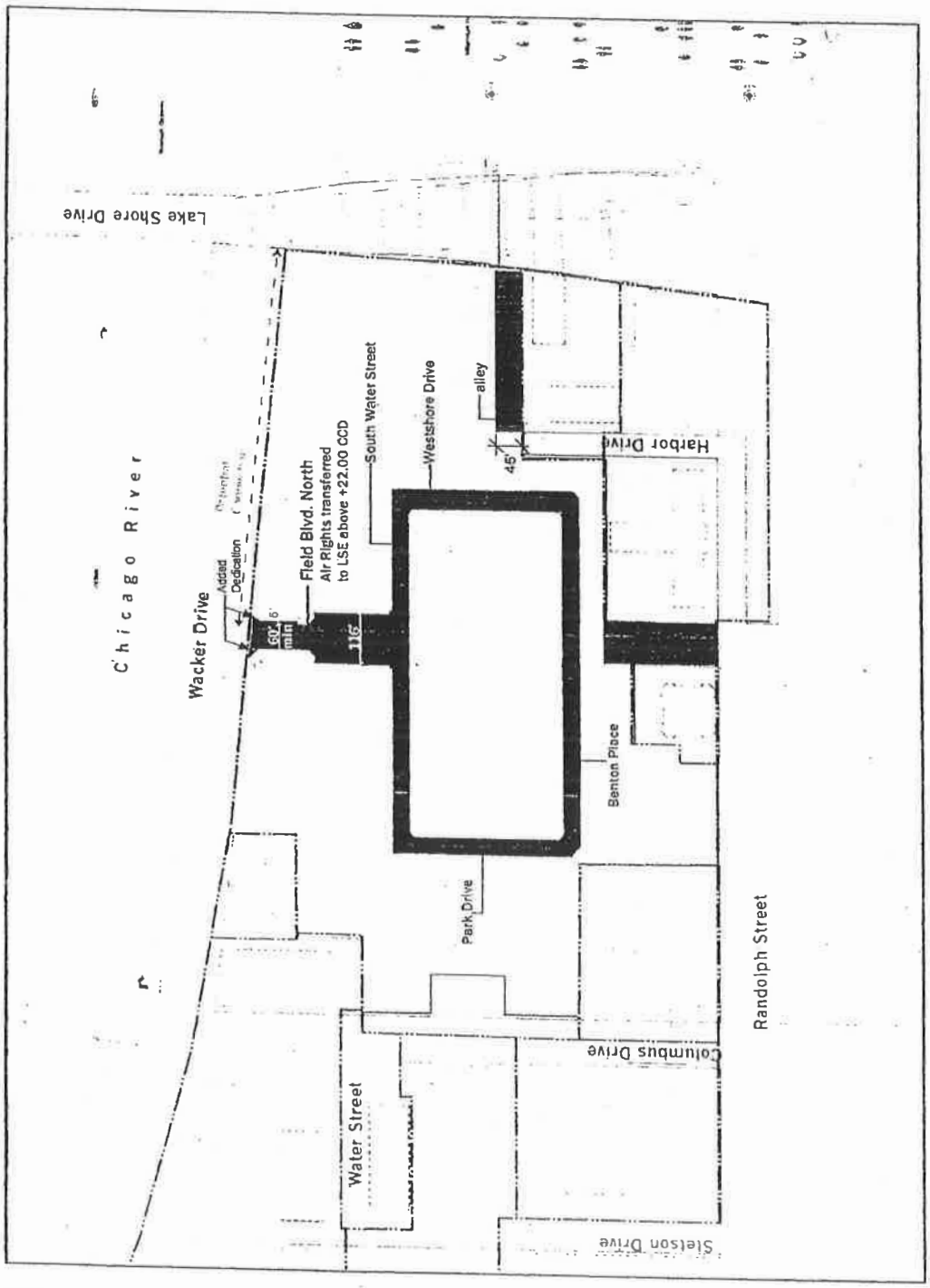

R.O.W. Adjustments - Intermediate Level

R.O.W. to be Vacated
New R.O.W. to be Dedicated
Existing Dedicated R.O.W. to Remain

NOTE: These plans are diagrammatic in nature. The precise location and dimensions of future roadways will be subject to the approval of the city. The vacation and dedications will be accomplished through separate ordinances.

Note: Refer to Street Criteria Drawings for new R.O.W. dimensions & criteria

Address - 301-303 E. Wacker Dr
Introduced - June 17, 2015
Plan Commission - Nov. 19, 2015



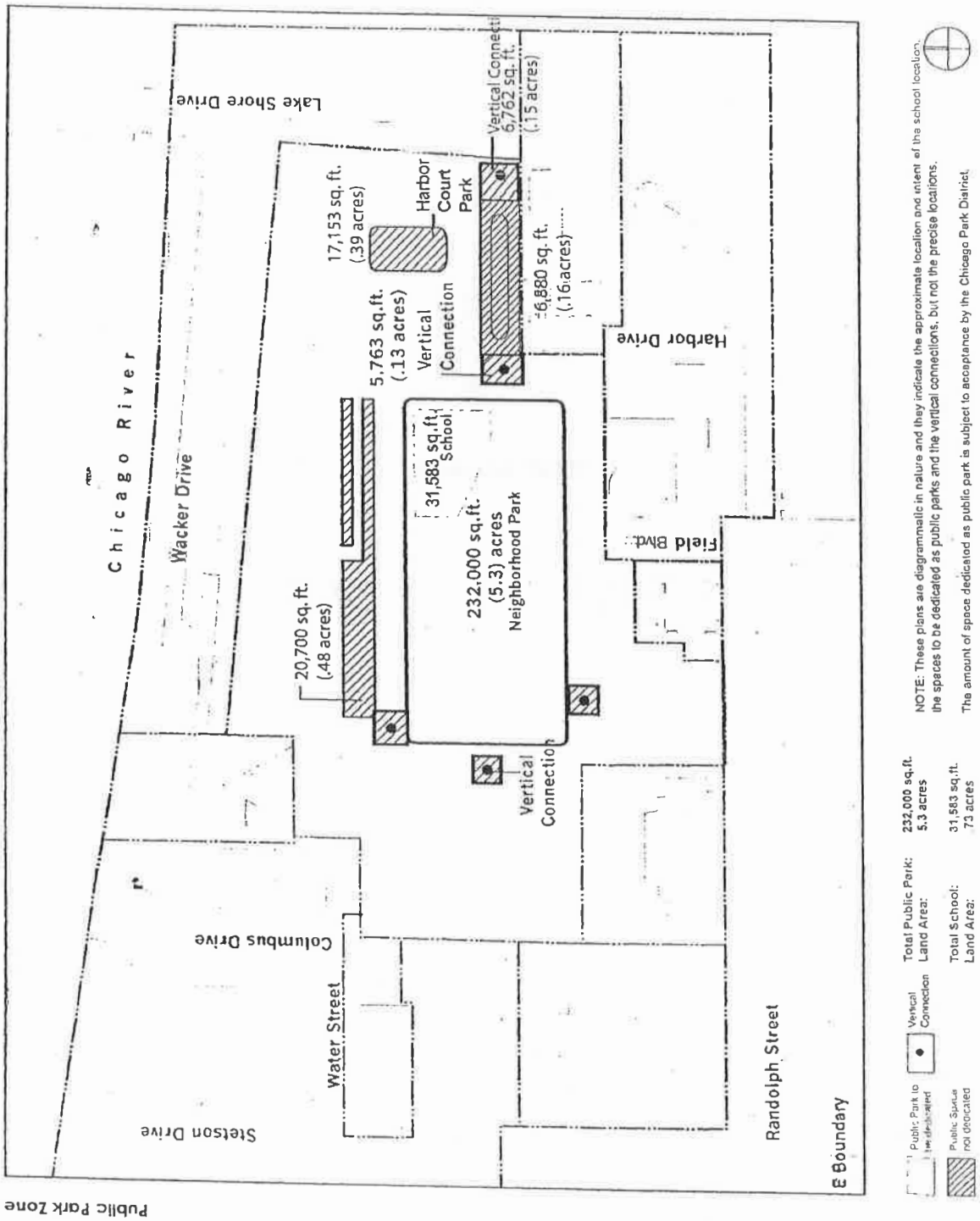

R.O.W. Adjustments - Lower Level

R.O.W. to be Vacated
New R.O.W. to be Dedicated
Existing Dedicated R.O.W. to Remain

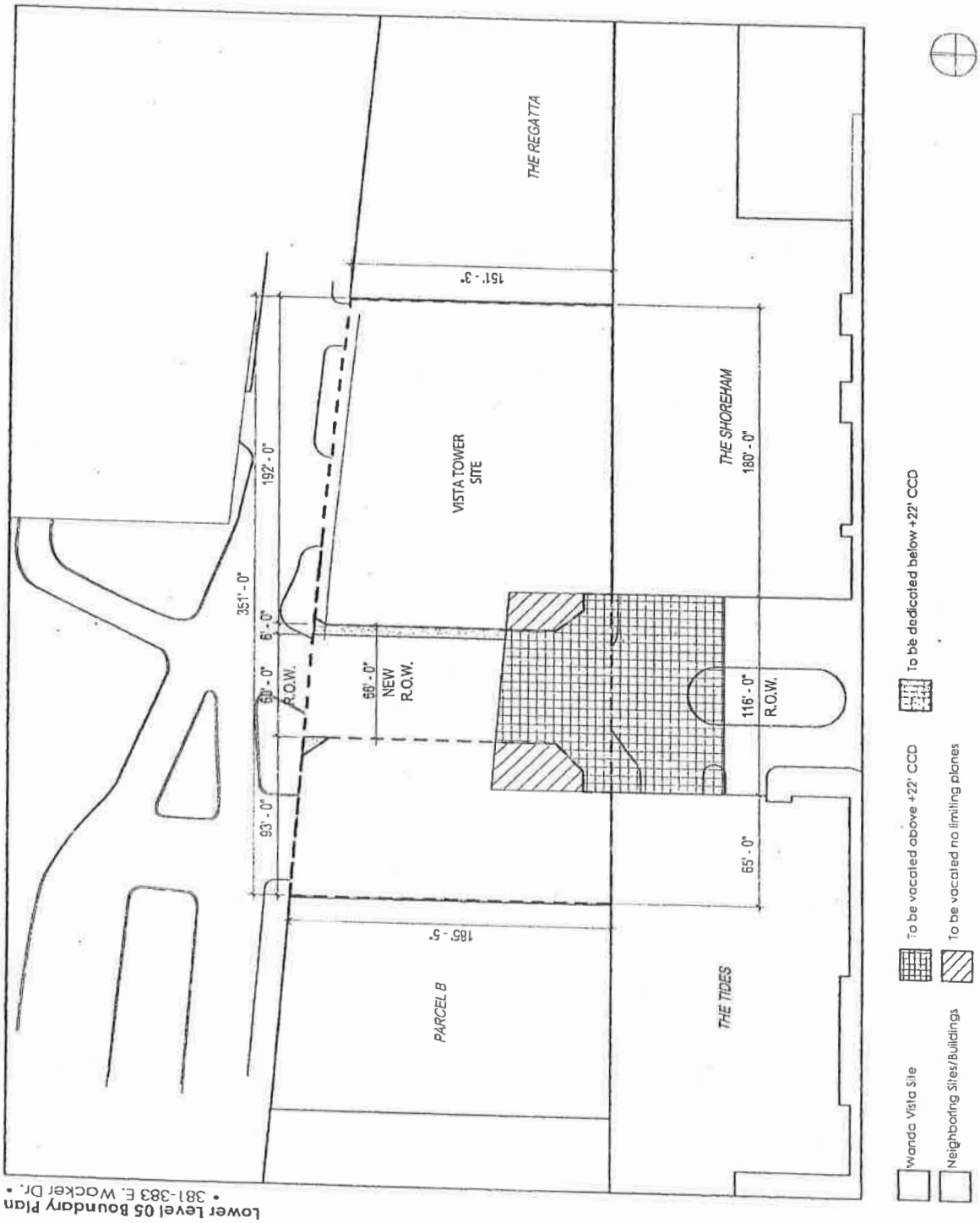
Note: Refer to Street Criteria Drawings for new R.O.W. dimensions & criteria

NOTE: These plans are diagrammatic in nature. The precise location and dimensions of future roadways will be subject to the approval of the city. The vacation and dedications will be accomplished through separate ordinances

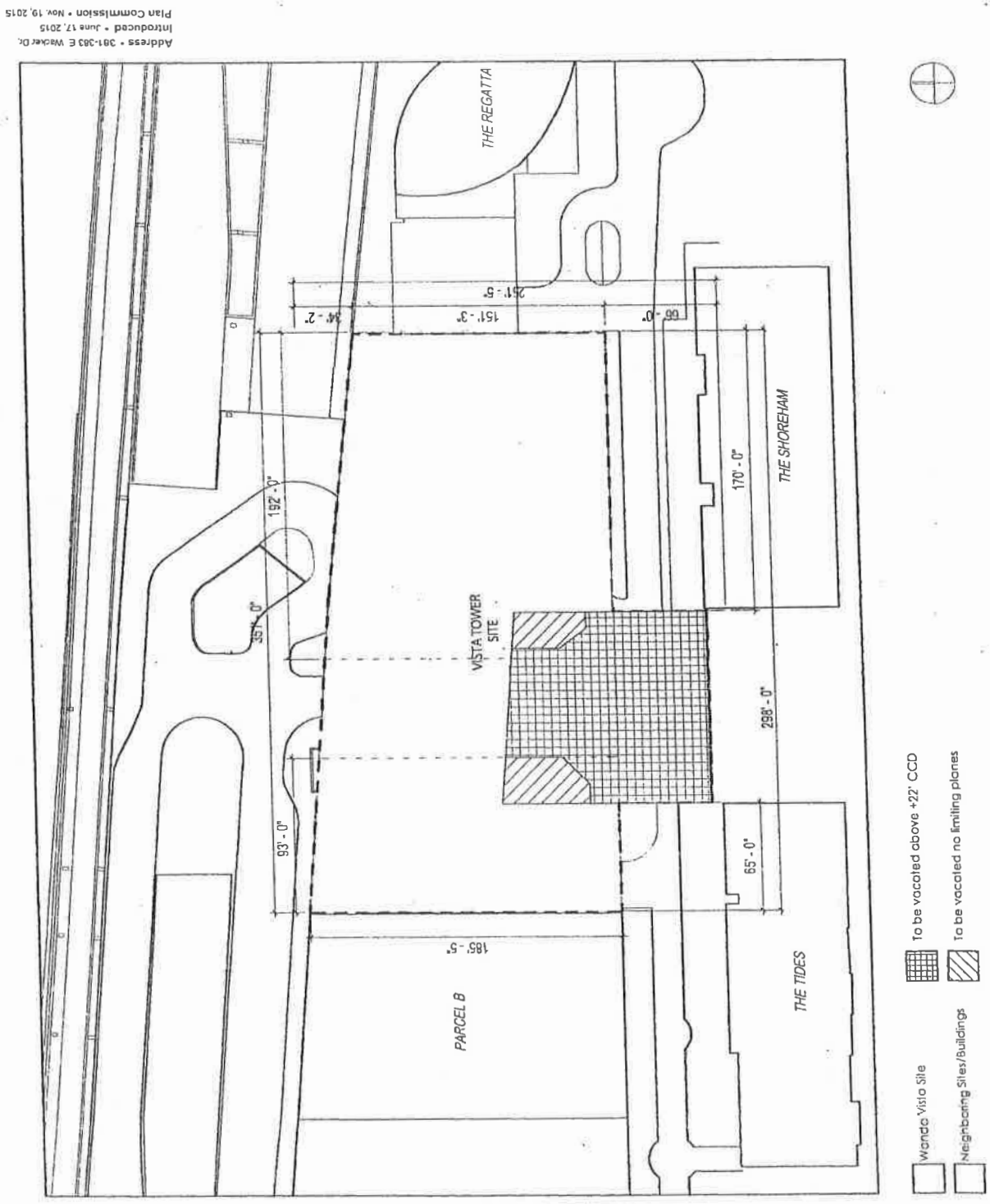
Address - 351-363 E. Wacker Dr.
Introduced - June 17, 2015
Plan Commission - Nov. 19, 2015



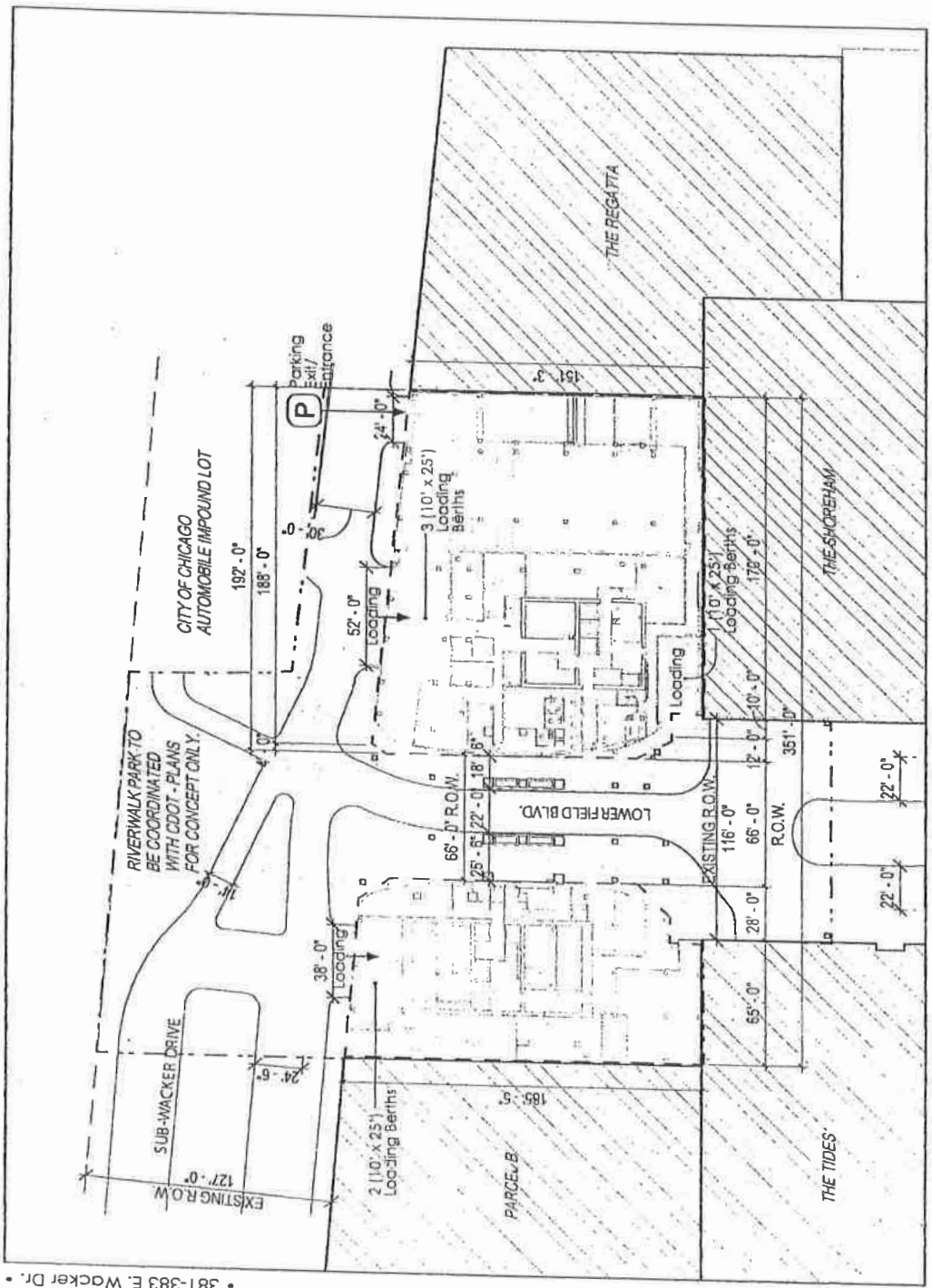
Address • 381-383 E. Wacker Dr.
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015




Lower Level 05 Boundary Plan
• 381-383 E. Wacker Dr. •


Address • 381-383 E. Wacker Dr.
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015
THE REGATTA
251' - 5"
151' - 3"
34' - 2"
66' - 0"
THE SHOREHAM
170' - 0"
192' - 0"
357' - 0"
VISTA TOWER SITE
298' - 0"
93' - 0"
65' - 0"
185' - 5"
PARCEL B
THE TIDES
To be vacated above +22' CCD
To be vacated no limiting planes
Wanda Vista Site
Neighboring Sites/Buildings
Level 01 Boundary Plan
• 381-383 E. Wacker Dr. •

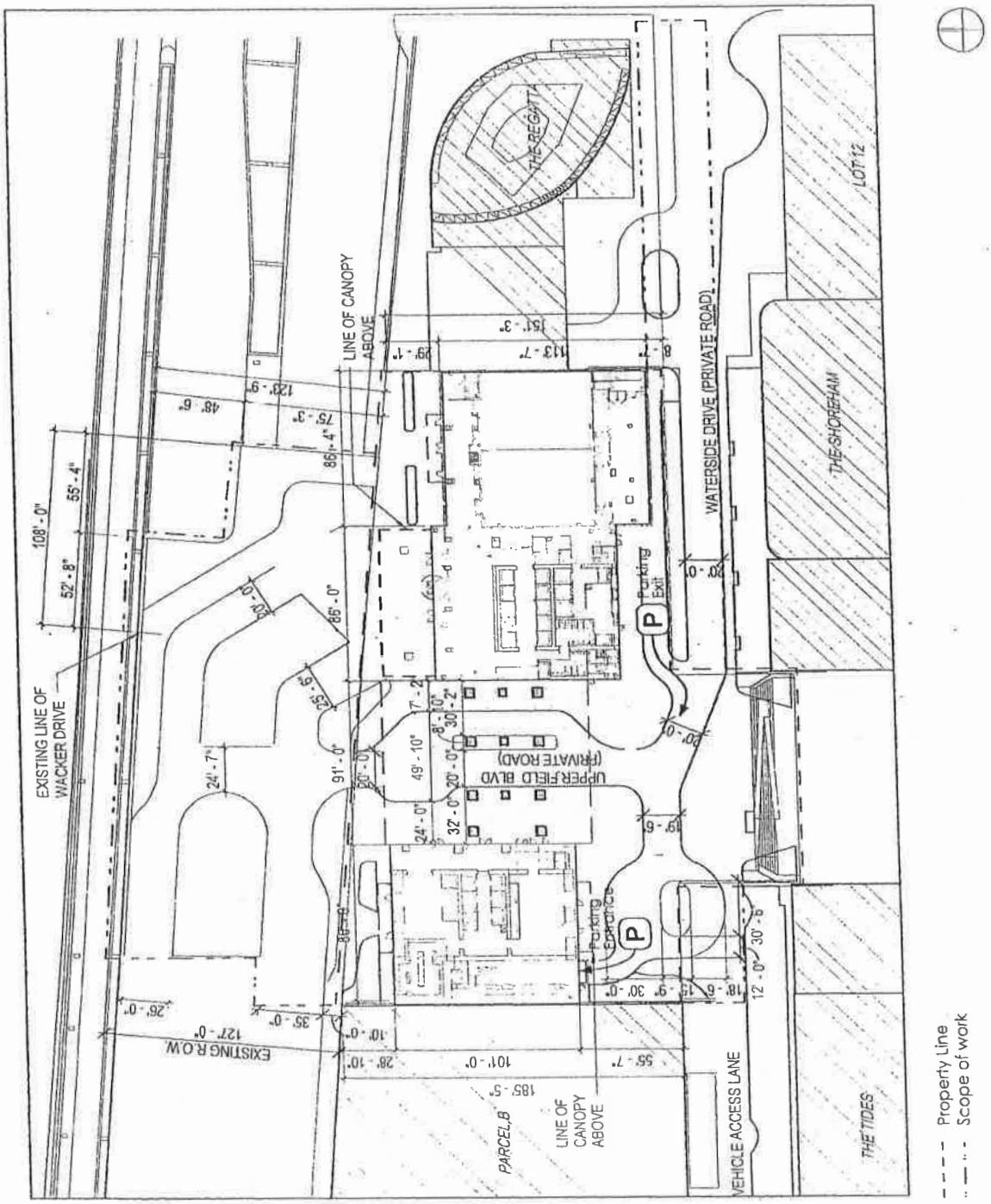
Address - 381-383 E. Wacker Dr.
Introduced - June 17, 2015
Plan Commission - Nov. 19, 2015




Property Line
Scope of work

Lower Level 05 Site Plan
• 381-383 E. Wacker Dr. •

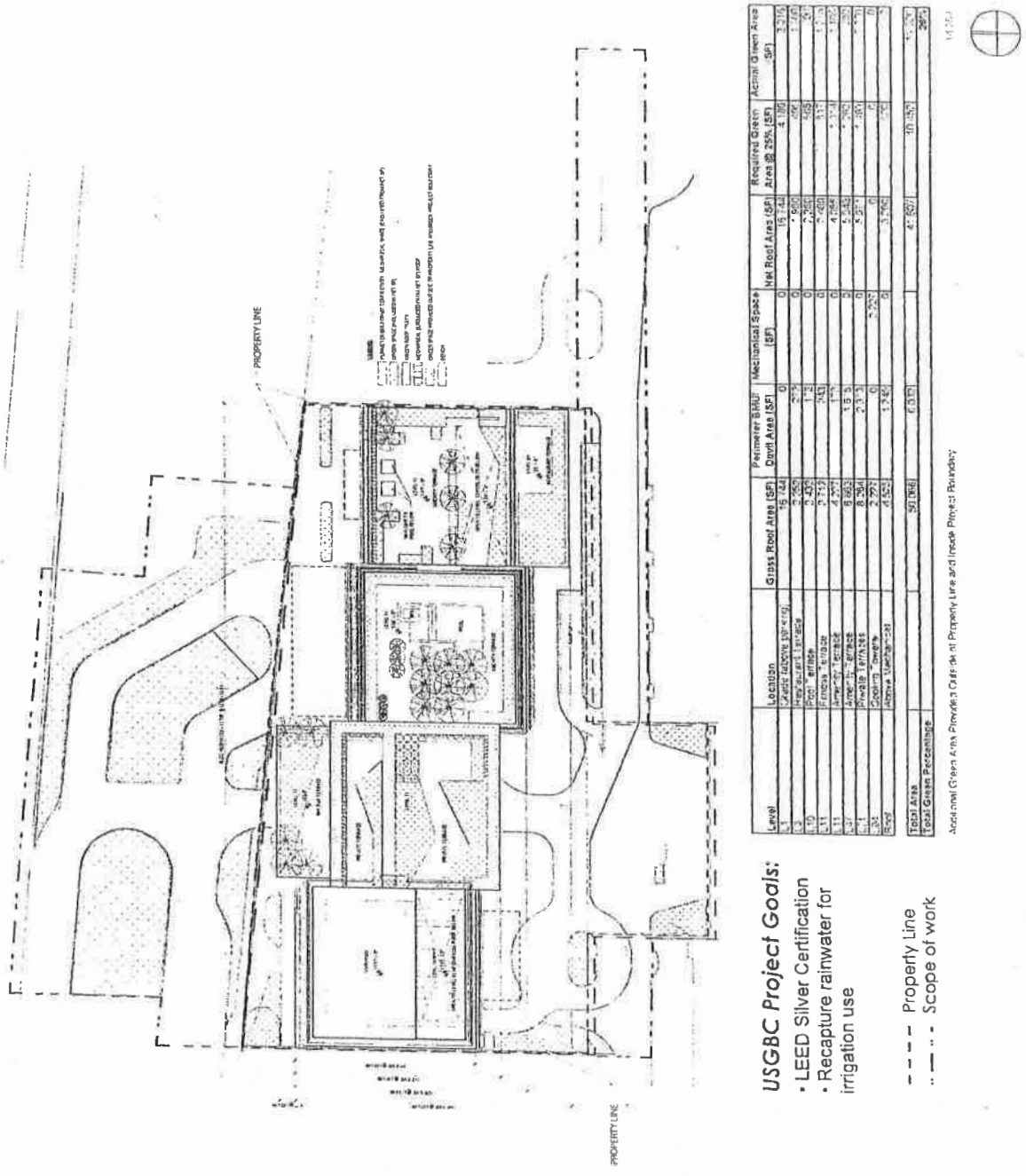
Address • 381-383 E Wacker Dr.
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015




Level 01 Site Plan
• 381-383 E. Wacker Dr. •

---- Property Line
— · — · Scope of work

Address • 381-383 E. Wacker Dr.
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015




| Level | Location | Gross Roof Area (SF) 15,144 | Perimeter Shroud Depth Area (SF) 0 | Mechanical Space (SF) 0 | Net Roof Area (SF) 15,144 | Required Green Area @ 25% (SF) 4,100 | Actual Green Area (SF) 3,315 |
|---|---|---|---|---|---|---|---|
| 3 | Public Access (planting) | 2,565 | 275 | 0 | 2,290 | 573 | 1,145 |
| 15 | Employee Terrace | 6,405 | 172 | 0 | 6,233 | 1,558 | 24 |
| 15 | Pool Terrace | 3,713 | 243 | 0 | 3,470 | 868 | 1,145 |
| C11 | Fitness Terrace | 4,564 | 124 | 0 | 4,440 | 1,110 | 1,102 |
| 11 | Amenity Terrace | 8,665 | 155 | 0 | 8,510 | 2,128 | 300 |
| 27 | Amenity Terrace | 8,364 | 233 | 0 | 8,131 | 2,033 | 0 |
| 31 | Private Terrace | 5,291 | 0 | 0 | 5,291 | 0 | 0 |
| 34 | Cooling Towers | 4,521 | 1,340 | 0 | 3,180 | 795 | 0 |
| Roof | Atrium Skylights | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Area | | 59,768 | 0 (0%) | | 47,507 | 11,877 | 7,131 |
| Total Green Percentage | | | | | | | 24% |

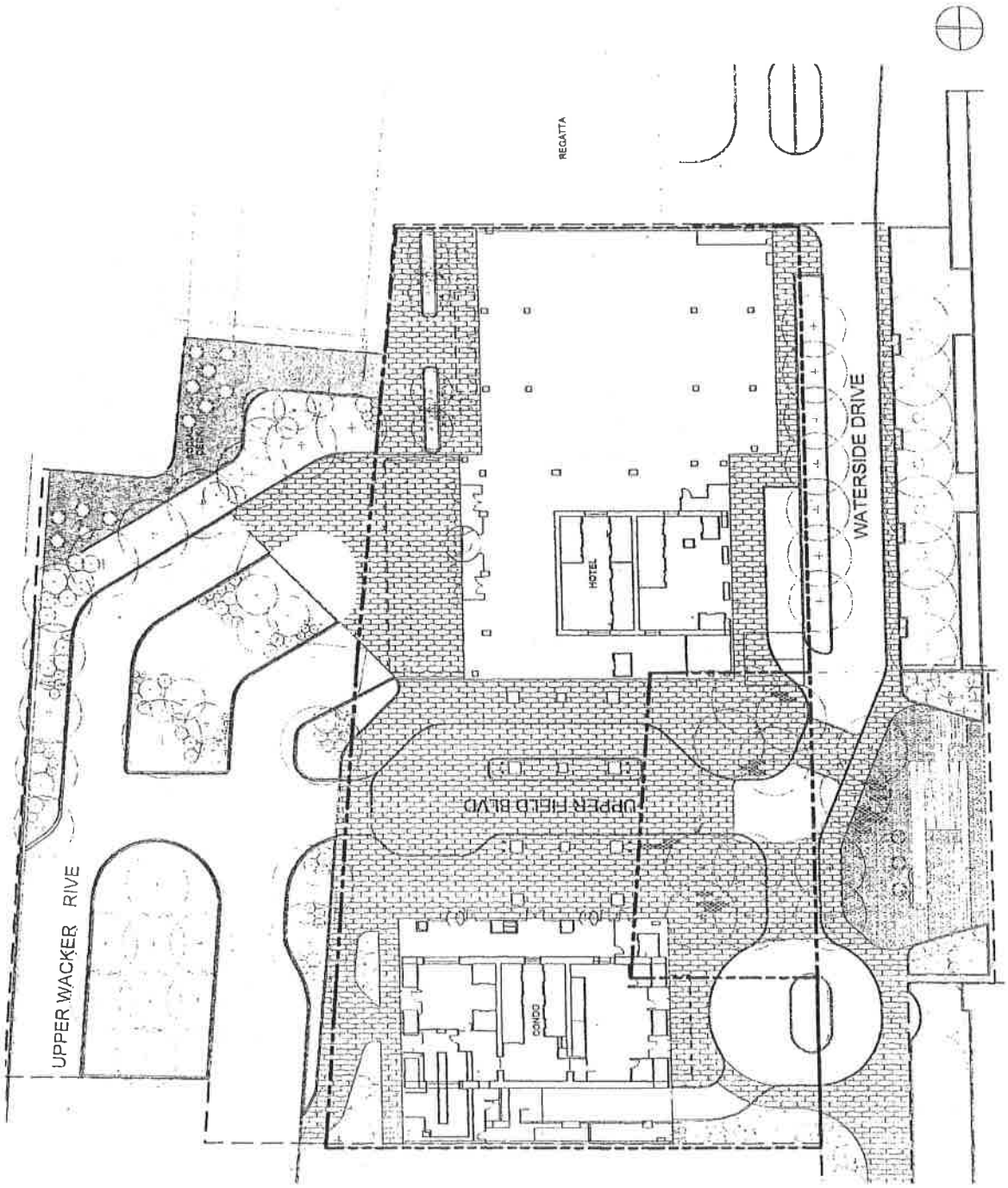
Additional Green Area Provided Outside of Property Line and Inside Project Boundary

*USGBC Project Goals:*
- LEED Silver Certification
- Recapture rainwater for irrigation use

- - - - Property Line
— . — . Scope of work

Roof Plan - Green Roof Diagram
• 381-383 E. Wacker Dr. •

Address • 381 383 E. Wacker Dr.
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015




Level 01 Landscape Plan
• 381-383 E. Wacker Dr. •

Level 01 Landscape Planting Schedule
• 381-383 E. Wacker Dr. •

Address • 381-383 E. Wacker Dr.
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015

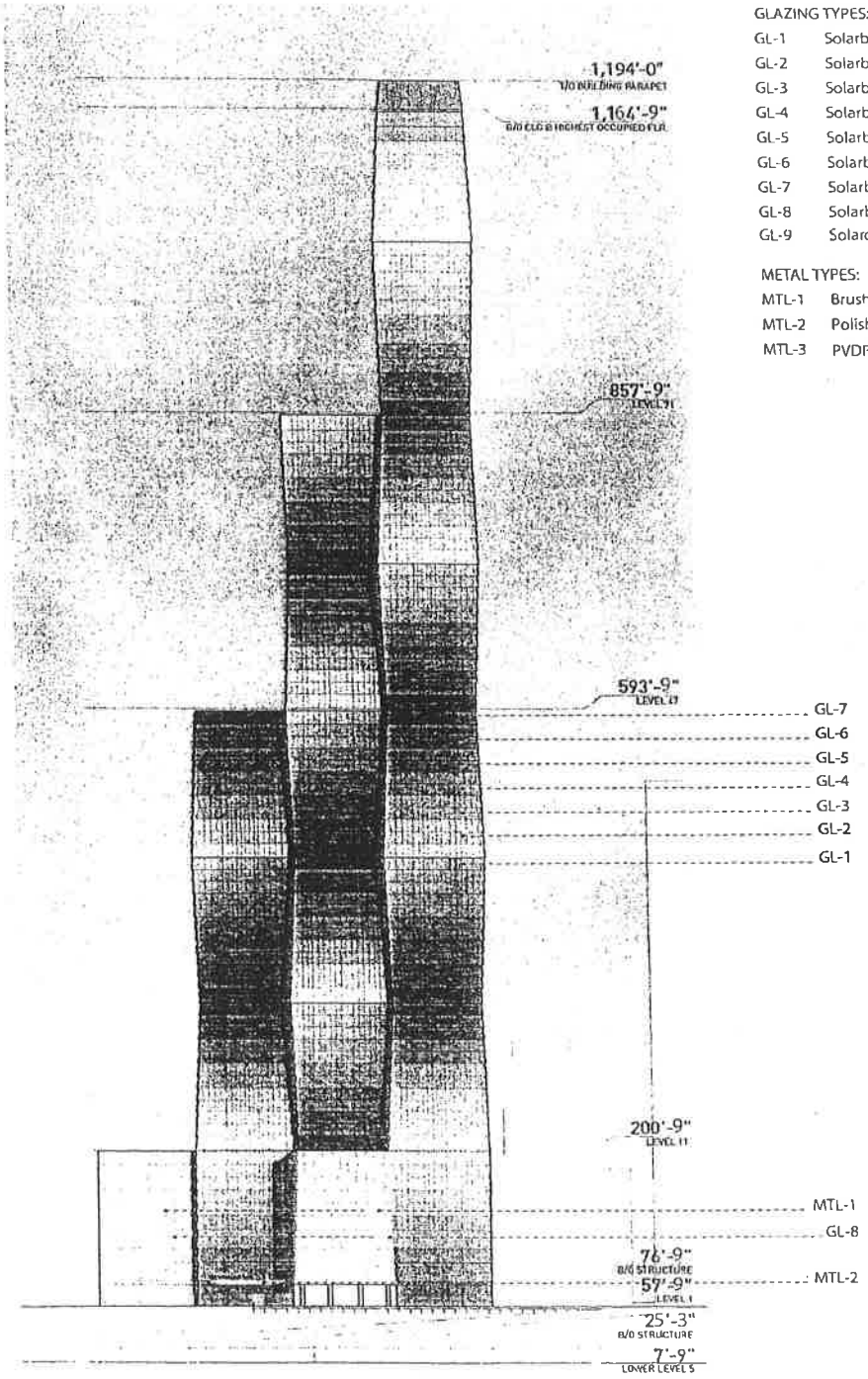
## GROUNDCOVER PLANTING SCHEDULE

| Name | Area | SIZE | SPACING | Total Count | NOTES PLANTING |
|---|---|---|---|---|---|
| Fern Mix 1 | 2751 SF | 1 gal | 18" o.c. | 1409 | 50% Osmunda cinnamomea (cinnamon fern), 50% Dennstaedtia punctilobula (hay scented fern) |
| Fern Mix 2 | 2226 SF | 1 gal | 18" o.c. | 1145 | 50% Gymnocarpium dryopteris (oak fern), 50% Adiantum pedatum (northern maidenhair fern) |
| Grass Mix 1 | 3963 SF | 1 gal | 12" o.c. | 3407 | 33% Bouteloua curtipendula (sideoats grama), 33% Chasmanthium latifolium (northern sea oats), 34% Muhlenbergia capillaris (pink muhly grass) |
| Grass Mix 2 | 1245 SF | 1 gal | 12" o.c. | 1433 | 25% Bouteloua curtipendula (sideoats grama), 25% Chasmanthium latifolium (northern sea oats), 25% Muhlenbergia capillaris (pink muhly grass), 25% Eragrostis spectabilis (purple lovegrass) |
| Grass Mix 3 | 118 SF | 1 gal | 18" o.c. | 60 | 50% Calamagrostis x acutiflora 'Karl Foerster' (feather reed grass), 50% Panicum virgatum 'Shenandoah' (red switchgrass) |
| Shade Mix 1 | 3139 SF | 1 gal | 24" o.c. | 910 | 25% Actaea racemosa (black cohosh), 25% Aruncus dioicus (goat's beard), 25% Lamprocapnos spectabilis 'alba' (bleeding heart) 25% Gentiana asclepiadea (willow gentian) |
| Shade Mix 2 | 1567 SF | 1 gal | 18" o.c. | 813 | 20% Sanguinaria canadensis (bloodroot), 20% Podophyllum peltatum (mayapple), 20% Asarum canadense (wild ginger), 20% Sedum ternatum (wild stonecrop), 20% Tiarella cordifolia (foamflower) |
| Shade Mix 3 | 750 SF | 1 gal | 18" o.c. | 389 | 25% Mertensia virginica (Virginia bluebells), 25% Arisaema triphyllum (jack in the pulpit), 25% Convallaria majalis (Lily of the Valley), 25% Geranium maculatum (wild geranium) |
| Wildflower Mix 1 | 4347 SF | | | 2806 | |
| Grand total 49 | 19147 SF | | | 12372 | |

## TREE AND SHRUB PLANTING SCHEDULE

| Plant Scientific Name | Plant Common Name | Plant Code Name | Planting Size | Count | Plant Spacing | Plant Comments |
|---|---|---|---|---|---|---|
| Acer rubrum | Red Maple | Ace rub | 6" | 8 | 0' - 0" | B&B, ROOF TERRACE |
| Amelanchier canadensis | Canadian Serviceberry | Ame can | 8'-10' Ht | 4 | 0' - 0" | B&B |
| Buxus x 'Green Velvet' | Boxwood | Bux GVe | 2 gal | 42 | 4' - 0" | |
| Chamaecyparis obtusa 'Nana Gracilis' | Hinoki False Cypress | Cha obt | 2 gal | 12 | 4' - 0" | |
| Cornus alternifolia | Pagoda Dogwood | Cor alt | 10-12' Ht | 12 | 0' - 0" | 2-3 STEMS |
| Cornus sericea 'Flaviramea' | Yellowtwig Dogwood | Cor Fla | 3 gal | 20 | 4' - 0" | |
| Cornus sericea 'Kelseyi' | Redtwig Dogwood | Cor Kel | 2 gal | 28 | 2' - 0" | |
| Gleditsia triacanthos inermis | Thornless Honeylocust | Gle tri | 6" | 14 | 0' - 0" | B&B |
| Gymnocladus dioicus | Kentucky Coffeetree | Gym dio | 6" | 12 | 0' - 0" | B&B |
| Hamamelis vernalis | Ozark Witch Hazel | Ham ver | 6'-8' Ht | 14 | 10' - 0" | |
| Hamamelis x intermedia 'Jelena' | Jelena Witch Hazel | Ham jel | 6'-8' Ht | 8 | 10' - 0" | |
| Hydrangea paniculata 'Limelight' | Limelight Hydrangea | Hyd pan | 3 gal | 10 | 8' - 0" | |
| Hydrangea quercifolia | Oakleaf Hydrangea | Hyd que | 3 gal | 14 | 8' - 0" | |
| Ilex verticillata 'Jim Dandy' | Winterberry male | Ile Jim | 5 gal | 6 | 15' - 0" | |
| Ilex verticillata 'Winter Red' | Winterberry | Ile WRd | 5 gal | 36 | 8' - 0" | |
| Ilex virginica 'Marion' | Virginia Sweetspire | Ita vir | 3 gal | 8 | 3' - 0" | |
| Mahonia aquifolium | Oregon Grape | Mah aqu | 3 gal | 32 | 3' - 0" | |
| Platanus occidentalis | American Sycamore | Pla occ | 6" | 20 | 0' - 0" | B&B |
| Quercus rubra | Red Oak | Que rub | 6" | 4 | 0' - 0" | B&B |
| Rhus aromatica | Aromatic Birch | Rhu aro | 3 gal | 16 | 6' - 0" | |
| Rhus copallinum | Winged sumac | Rhu cop | 5 gal | 16 | 6' - 0" | |
| Rhus typhina | Staghorn Sumac | Rhu typ | 5 gal | 8 | 6' - 0" | |
| Grand total 313 | | | | | | |

**North Building Elevation**
• 381-383 E. Wacker Dr. •




GLAZING TYPES:

| | |
|---|---|
| GL-1 | Solarban 60 on Starfire |
| GL-2 | Solarban 60 on Clear |
| GL-3 | Solarban 60 on Solexia |
| GL-4 | Solarban 60 on Solexia (2) |
| GL-5 | Solarban 60 on Atlantica |
| GL-6 | Solarban 70xl on Atlantica |
| GL-7 | Solarban 70xl on Atlantica (2) |
| GL-8 | Solarban 70xl on Starfire |
| GL-9 | Solarcool on Gray Glass |

METAL TYPES:

| | |
|---|---|
| MTL-1 | Brushed Stainless Steel |
| MTL-2 | Polished Stainless Steel |
| MTL-3 | PVDF Coated Metal |

*Elevation numbers are taken from Chicago City Datum

Address • 381-383 E. Wacker Dr.
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015

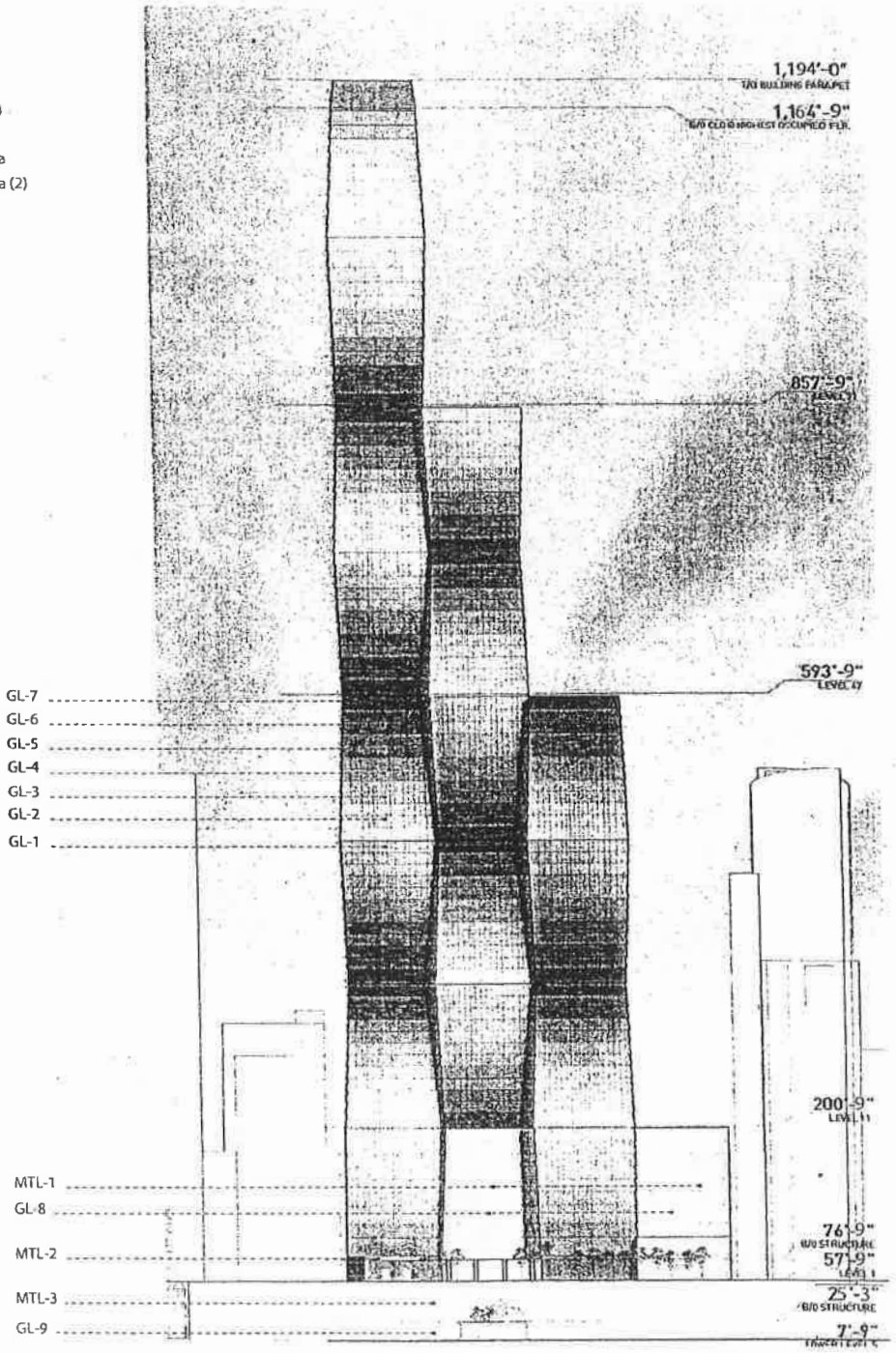
South Building Elevation
• 381-383 E. Wacker Dr. •

GLAZING TYPES:

| | |
|---|---|
| GL-1 | Solarban 60 on Starfire |
| GL-2 | Solarban 60 on Clear |
| GL-3 | Solarban 60 on Solexia |
| GL-4 | Solarban 60 on Solexia (2) |
| GL-5 | Solarban 60 on Atlantica |
| GL-6 | Solarban 70xl on Atlantica |
| GL-7 | Solarban 70xl on Atlantica (2) |
| GL-8 | Solarban 70xl on Starfire |
| GL-9 | Solarcool on Gray Glass |

METAL TYPES:

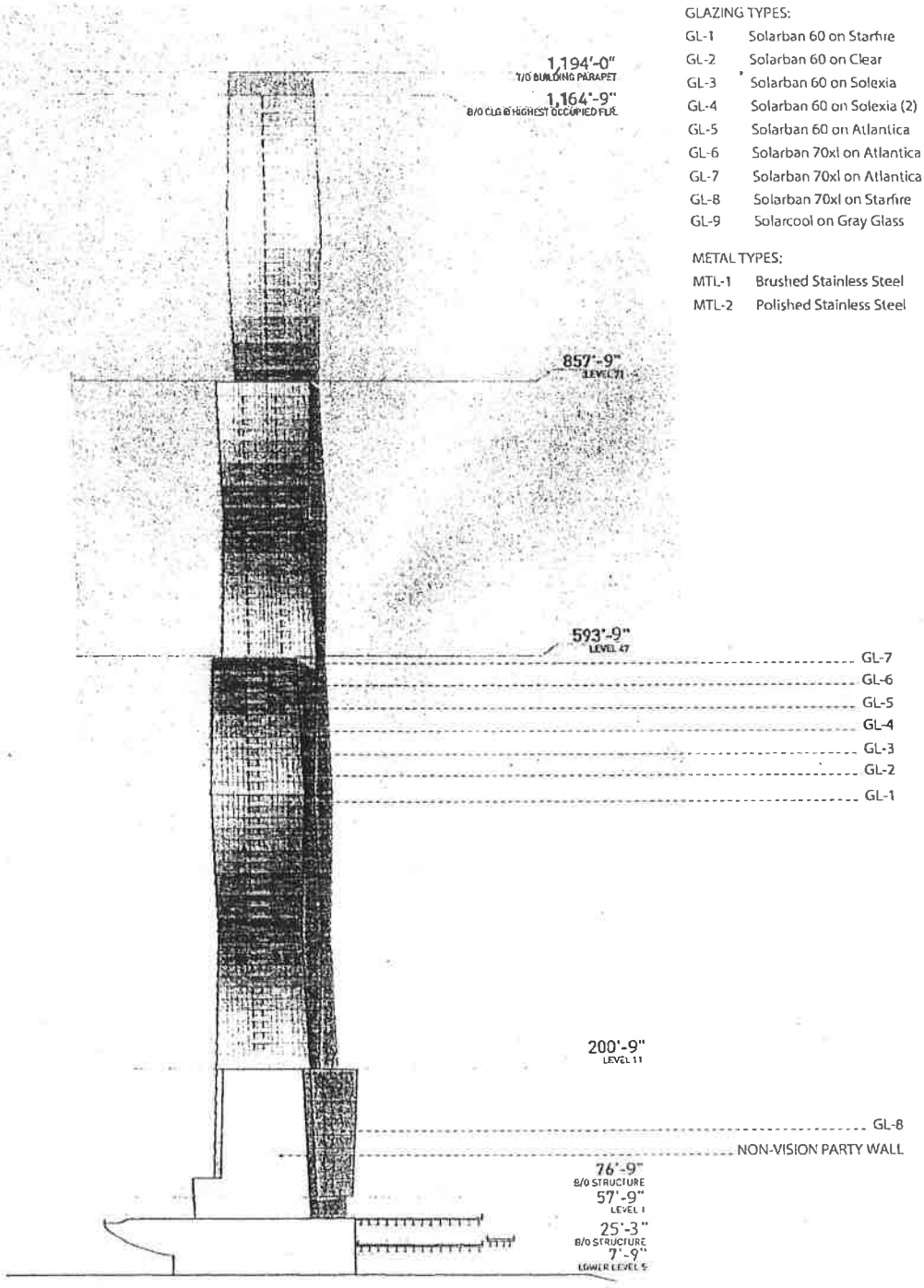
| | |
|---|---|
| MTL-1 | Brushed Stainless Steel |
| MTL-2 | Polished Stainless Steel |
| MTL-3 | PVDF Coated Metal |




*Elevation numbers are taken from Chicago City Datum

Address • 381-383 E. Wacker Dr
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015

**East Building Elevation**
• 381-383 E. Wacker Dr. •




GLAZING TYPES:

| | |
|---|---|
| GL-1 | Solarban 60 on Starfire |
| GL-2 | Solarban 60 on Clear |
| GL-3 | Solarban 60 on Solexia |
| GL-4 | Solarban 60 on Solexia (2) |
| GL-5 | Solarban 60 on Atlantica |
| GL-6 | Solarban 70xl on Atlantica |
| GL-7 | Solarban 70xl on Atlantica (2) |
| GL-8 | Solarban 70xl on Starfire |
| GL-9 | Solarcool on Gray Glass |

METAL TYPES:

| | |
|---|---|
| MTL-1 | Brushed Stainless Steel |
| MTL-2 | Polished Stainless Steel |

*Elevation numbers are taken from Chicago City Datum

Address • 381-383 E. Wacker Dr
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015

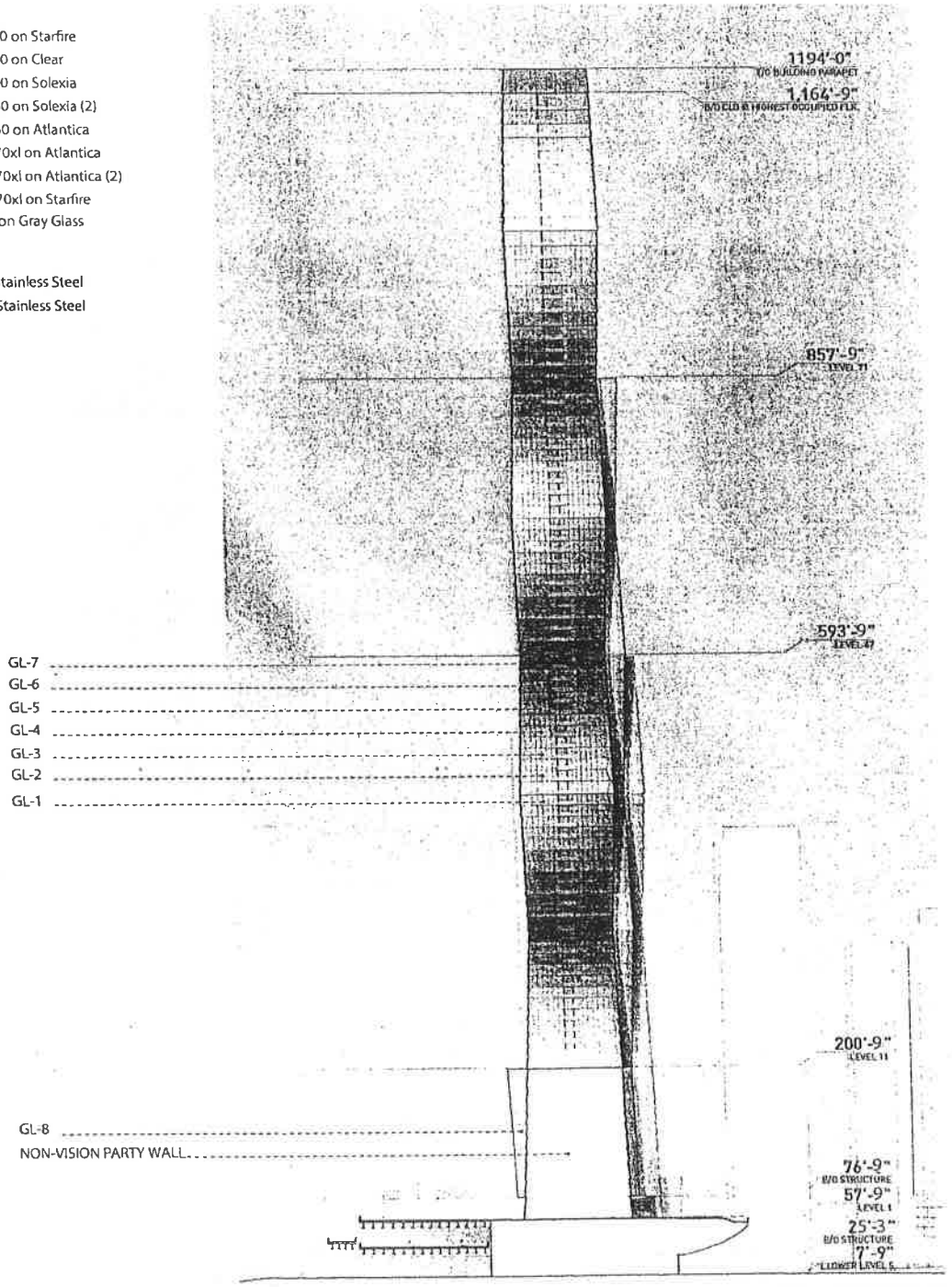
**West Building Elevation**
• 381-383 E. Wacker Dr. •

GLAZING TYPES:

| | |
|---|---|
| GL-1 | Solarban 60 on Starfire |
| GL-2 | Solarban 60 on Clear |
| GL-3 | Solarban 60 on Solexia |
| GL-4 | Solarban 60 on Solexia (2) |
| GL-5 | Solarban 60 on Atlantica |
| GL-6 | Solarban 70xl on Atlantica |
| GL-7 | Solarban 70xl on Atlantica (2) |
| GL-8 | Solarban 70xl on Starfire |
| GL-9 | Solarcool on Gray Glass |

METAL TYPES:

| | |
|---|---|
| MTL-1 | Brushed Stainless Steel |
| MTL-2 | Polished Stainless Steel |



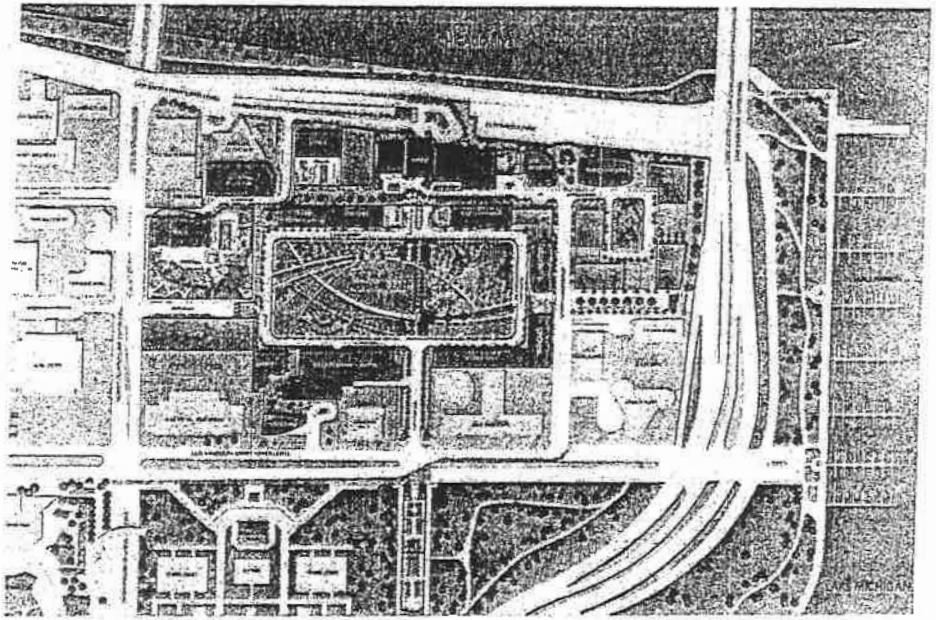

*Elevation numbers are taken from Chicago City Datum

Address • 381-383 E. Wacker Dr
Introduced • June 17, 2015
Plan Commission • Nov. 19, 2015

MASTER PLAN & DESIGN STANDARDS

# LAKESHORE EAST

Chicago, Illinois



Prepared for

Lakeshore East LLC

originally prepared by
SKIDMORE, OWINGS & MERRILL LLP

with revisions prepared by
SKL ARCHITECTURE LLC.

UPDATED TO INCLUDE MINOR CHANGES AND MODIFICATIONS
BY THE CITY OF CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT
THROUGH NOVEMBER 19, 2015

1.0 Introduction
History
Document Intent
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Planned Development Boundary
Sub Area Map

2.0 Urban Design Principles
General Intent / Site Context and Location
Urban Framework
Building Height and Massing
Access and Circulation
Open Space
View Corridors

3.0 Development Summary
Development Framework
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Net Developable Area
Parcelization Plan Upper Level
Parcelization Plan Intermediate Level
Parcelization Plan Lower Level
Generalized Land Use Plan
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New Utilities Easement

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Intermediate Level Plan
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Upper Level Plan
Intermediate Level Plan
Lower Level Plan
Pedestrian Access
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Pedway Level
Lower Level
Right-of-Way Criteria

5.0 Open Space
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Public Park Zone
The Open Space Framework
The Neighborhood Park:Preliminary Conceptual Design
The Neighborhood Park: Park Programming Zones
Preliminary Landscape Guidelines
Parks and Open Space: Parcel C
Parks and Open Space: Other Parcels

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Parcel Design Criteria
Highrise Building Design Criteria
Lowrise Building Design Criteria
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Building Materials
Environmental Considerations
Maximum Building Envelopes
Illustrative Elevations
Parcel Criteria / Maximum Building Envelopes

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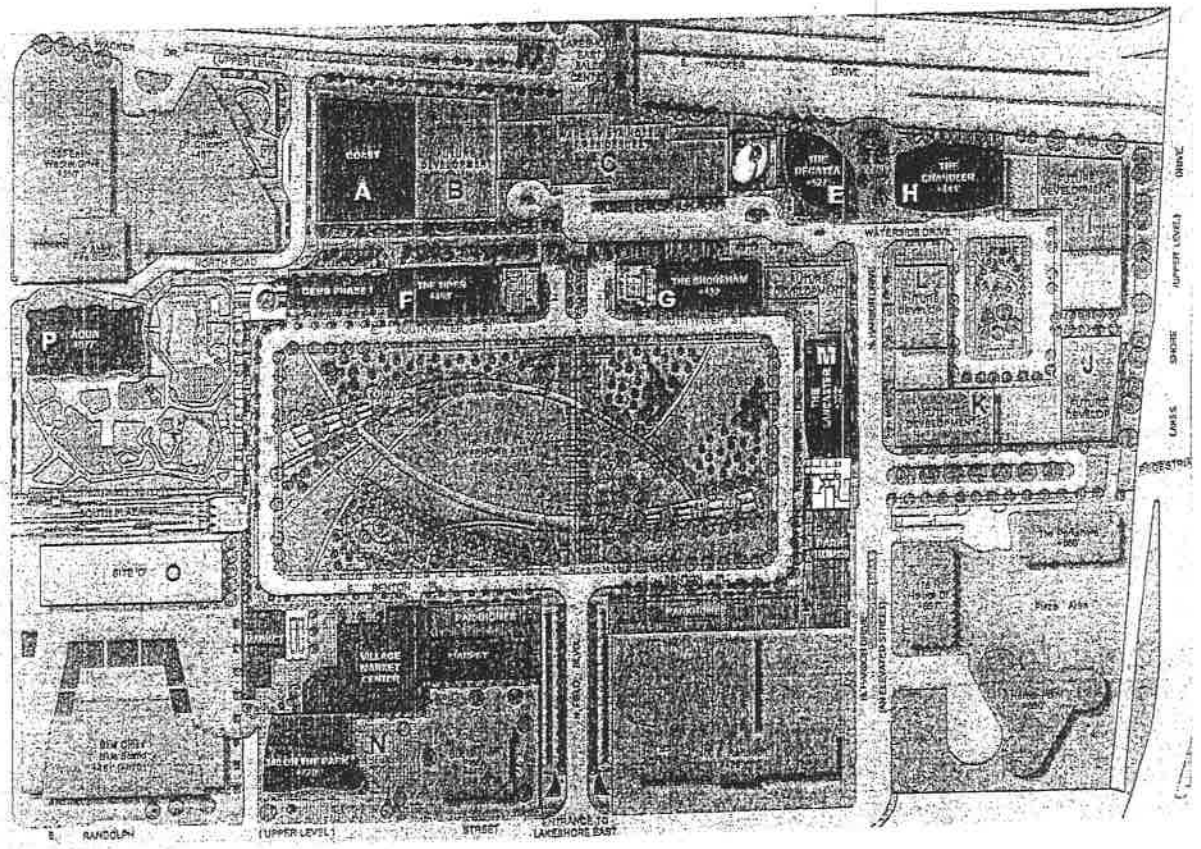
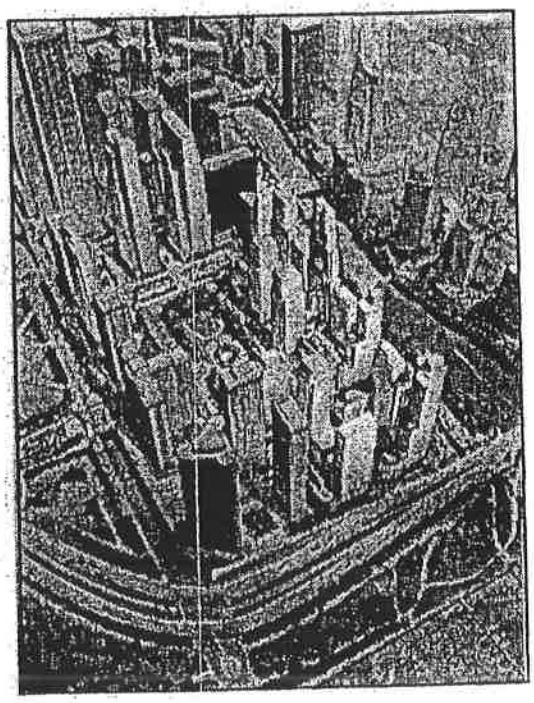
Naming Conventions

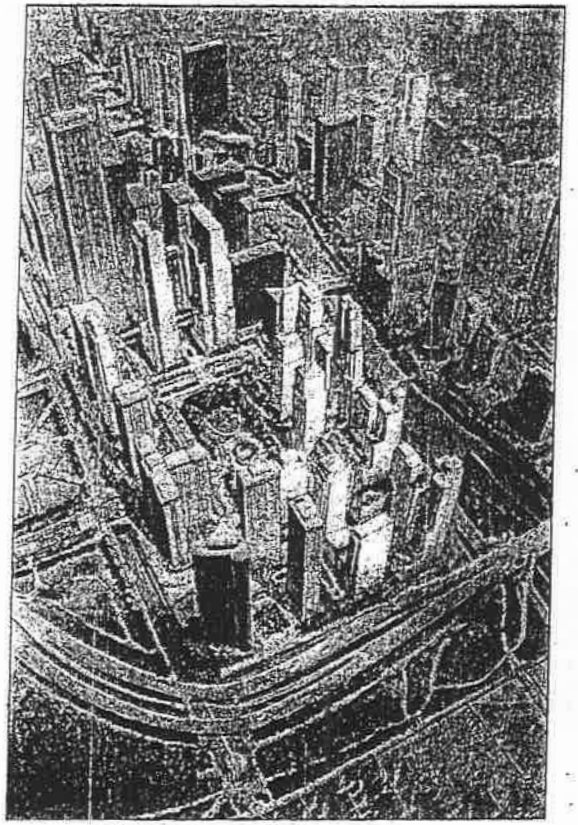



A - Coast
B - Future Development
C - Vista Tower
E - The Regatta
F - The Tides
G - The Shoreham
H - Chandler
I - Future Development
J - Future Development
K - Future Development
L - Future Development
M - The Lancaster
N - 340 On the Park
O - Future Development - Site "O"
P - Aqua

Lakeshore East Master Plan • Chicago, Illinois
Lakeshore East LLC



## 1.0 Introduction



LAKESHORE EAST
MASTER PLAN AND DESIGN STANDARDS

Introduction

Lakeshore East is a new mixed-use community that will be developed on Illinois Center railroad land between Lake Shore Drive on the east, Michigan Avenue on the west, Randolph Street on the south and Wacker Drive on the north. Lakeshore East, located within Illinois Center east of Columbus Drive, will include residential, hotel, office, mixed-use development and a new public park.

Development on the approximately 52 acres of land within these Illinois Center boundaries has been regulated by a number of Planned Developments approved by the City of Chicago since 1969. Illinois Center is the subject of the existing Planned Development No. 70. This Planned Development was originally approved in 1969. It was subsequently amended in 1979, and then again in 1993.

Most of the Illinois Center property west of Columbus Drive has now been developed. East of Columbus Drive, there are also a number of existing buildings, including: an office building at Three Illinois Center; the Blue Cross-Blue Shield building, the Swiss Grand Hotel and Five high rise residential buildings. In addition, west of Columbus Drive, the residential Park Millennium is currently under construction.

Lakeshore East will be created on approximately 28 acres of land that remain between Columbus Drive and Lake Shore Drive. The development of Lakeshore east will be guided by a new amendment to Planned Development No. 70. This area is identified as Sub-Area E within Planned Development No. 70, and is currently occupied by a golf course facility and other open space located on the property east of Columbus Drive. Lakeshore East will be located within this area.

The 1993 Amendment to Planned Development No. 70 permitted approximately 14.5 million square feet to be constructed on a net developable area of 1.1 million square feet (28 acres) within Sub-Area E.

Under the new amendment to Planned Development No. 70 The Lakeshore East development will construct 9.7 million square feet of buildable area, which is approximately 2/3 of what was previously allowed. The net developable area has been reduced to under 700,000 square feet (14 acres) as a result of a significant increase in the land dedicated to the public for parks, open spaces and road rights of way.

Lakeshore East will create a new urban neighborhood including residential condominiums, apartments and townhomes, hotel, office, commercial, retail and mixed-use development and public open space including a new public park. A combined public school / park district facility is also anticipated to be included within the development.

This Lakeshore East Master Plan and Design Guidelines Standards both illustrates and will guide the organization, scale, form and character of new buildings, streets and open spaces over time.



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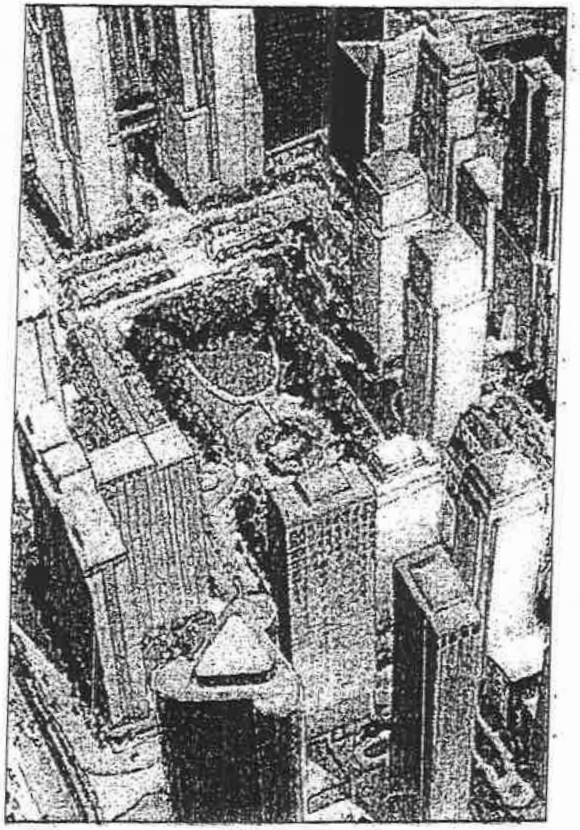
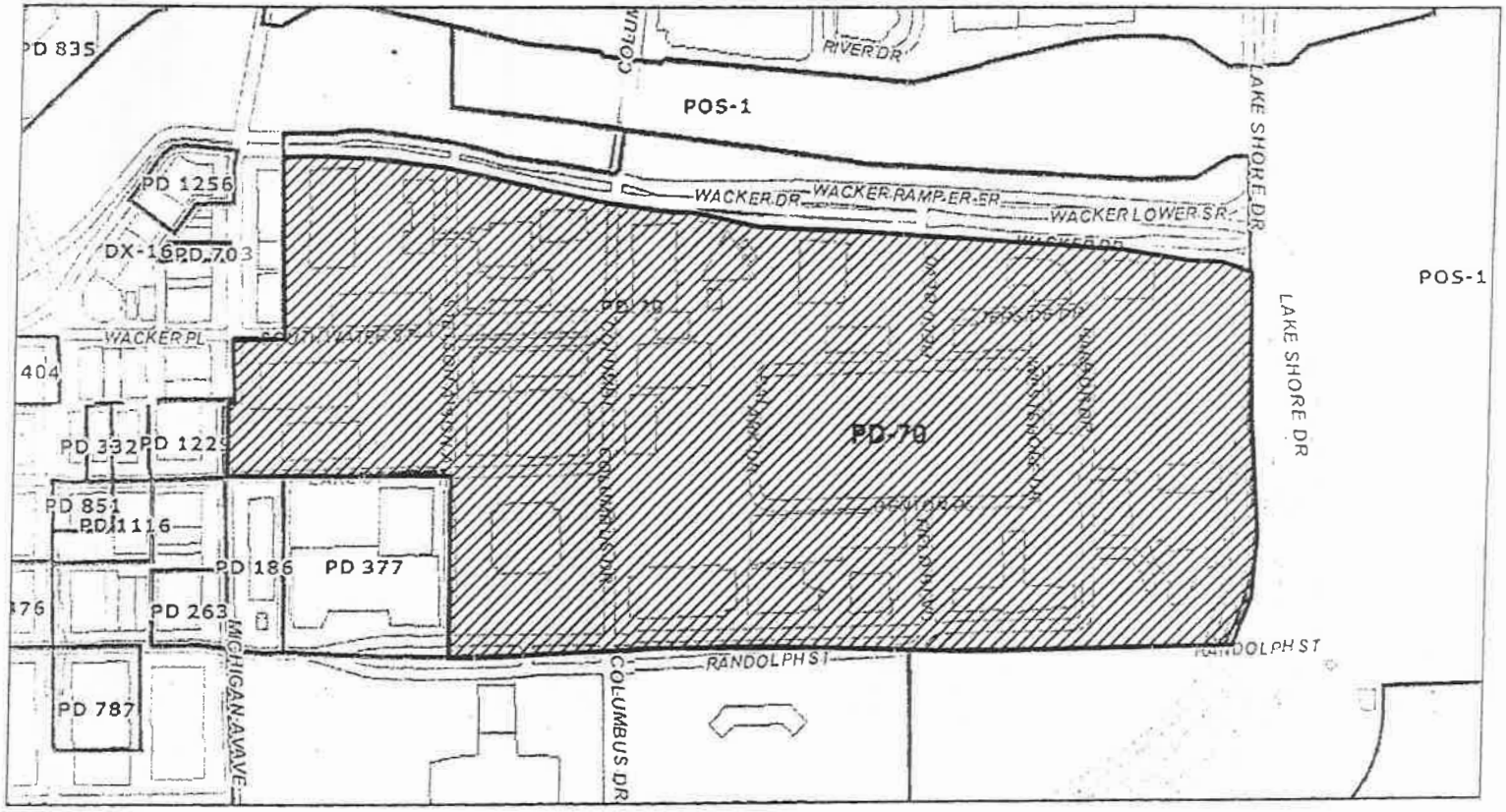


This document is intended to ensure that the future development of Lakeshore East is consistent with the vision and principles laid out in the ***Lakeshore East Master Plan.***

The document is organized into five sections:

- **Urban Design Principles**
  Basic design principles that will guide future development
- **Development Summary**
  The framework for development
- **Access and Circulation**
  Connections for cars and people
- **Open Space**
  Parks and courtyards to create a green neighborhood
- **Design Standards**
  Guidelines that will shape the character of buildings, and the public realm




Residential Business Planned Development No. 70



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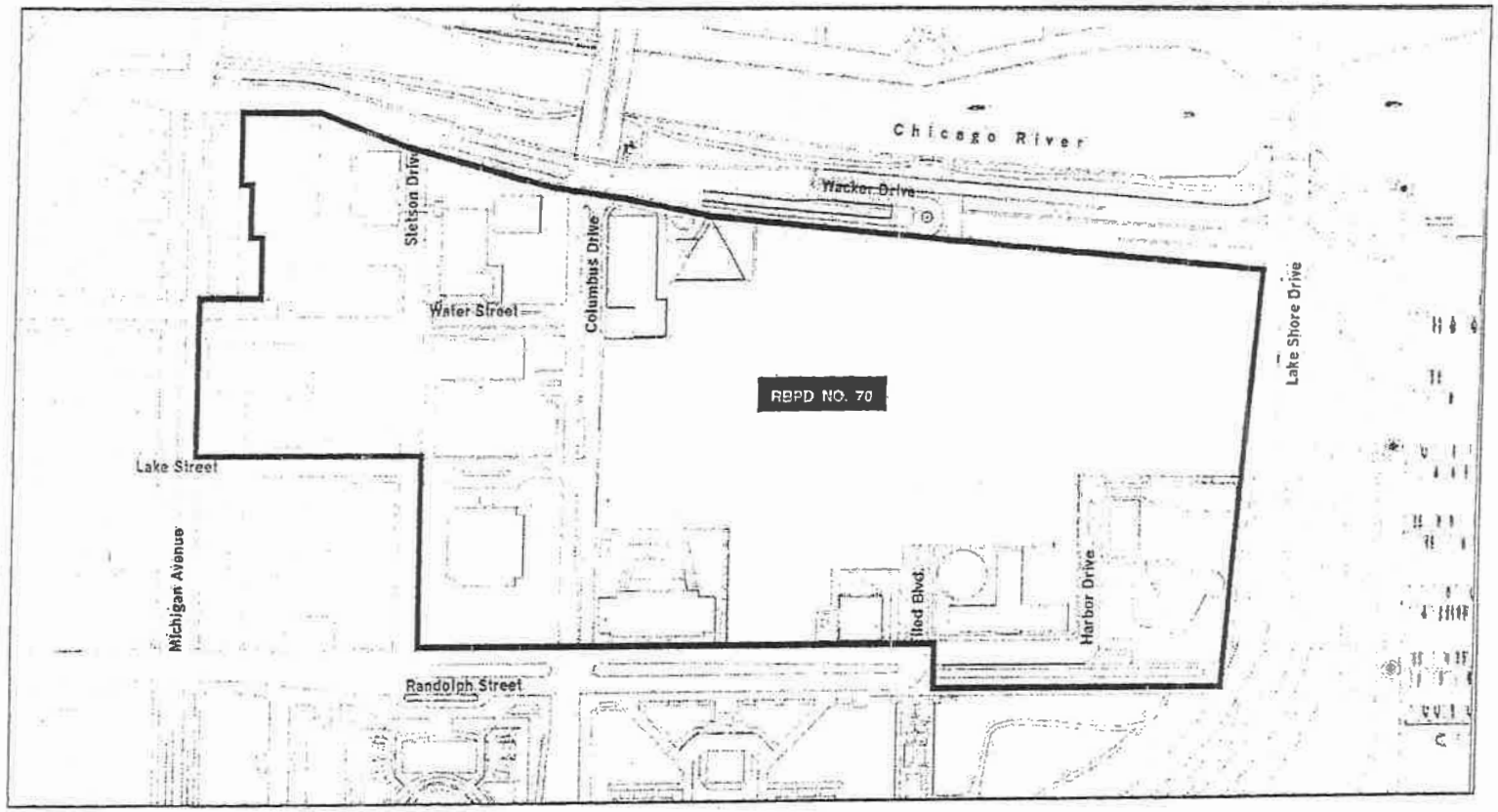
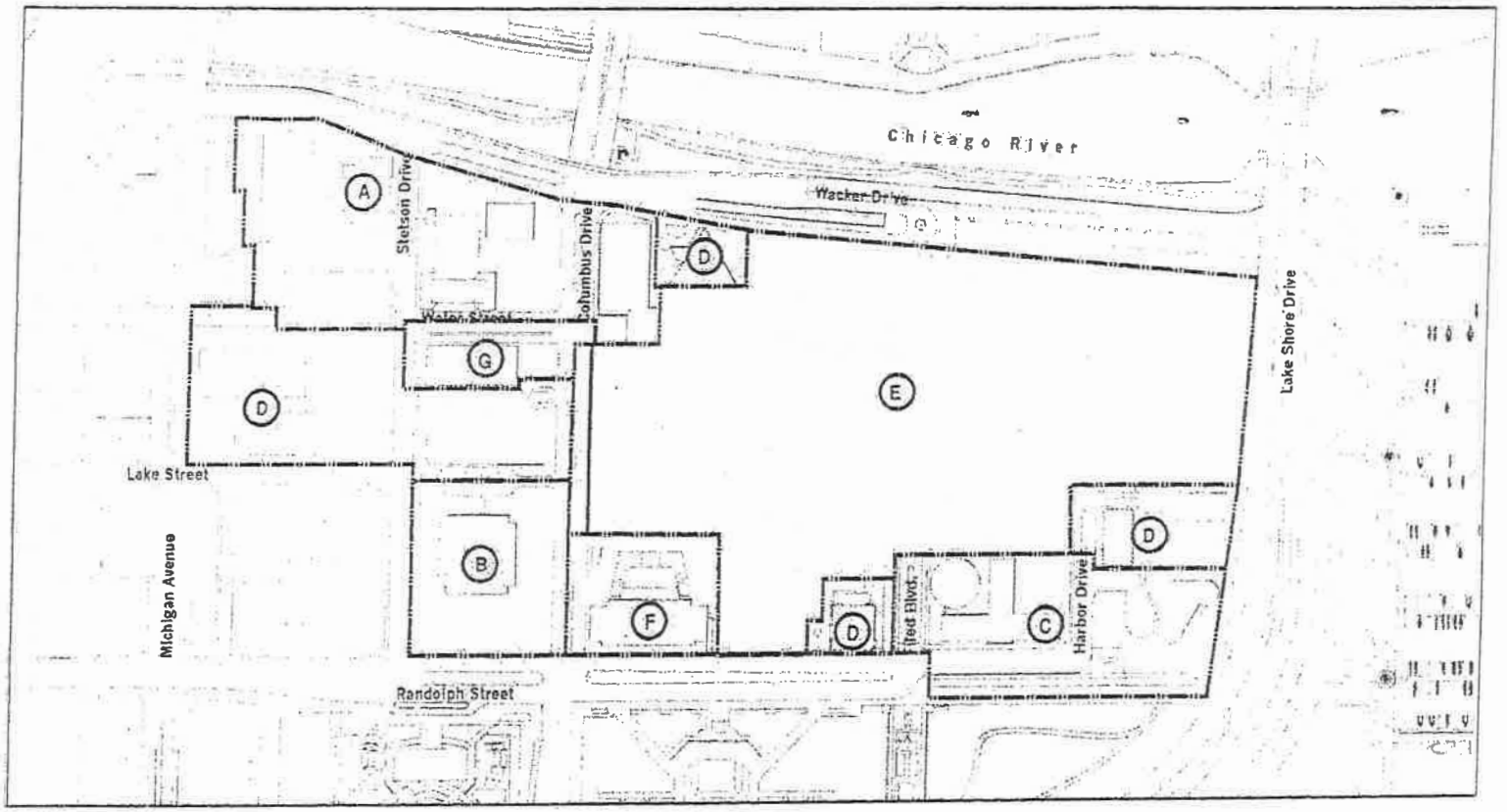
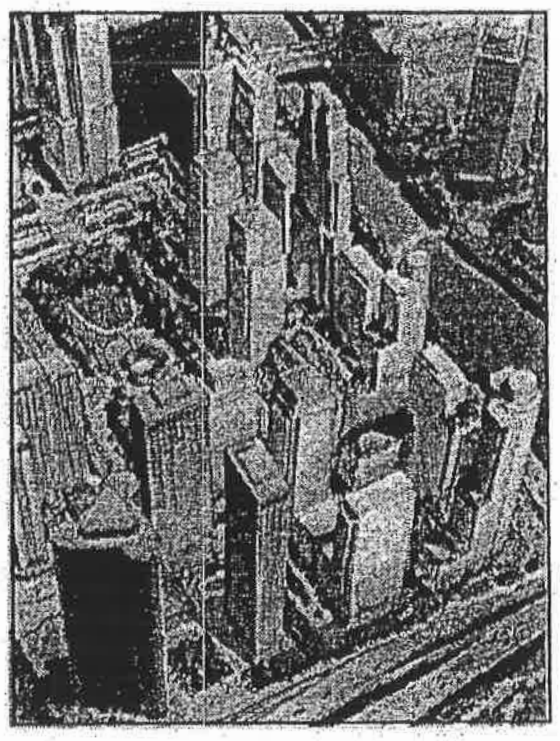
Planned Development Boundary



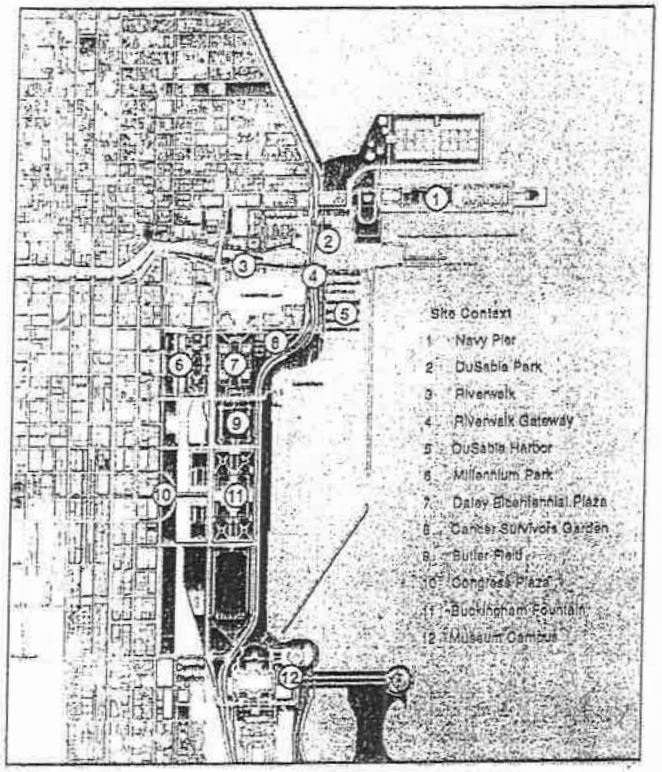



(A) Subarea Identification



## 2.0 Urban Design Principles

General Intent / Site Context and Location
Urban Framework
Building Height and Massing
Access and Circulation
Open Space
View Corridors




**Site Context and Location**

The Lakeshore East site is one of the largest remaining development parcels in the center of Chicago. Located at the mouth of the Chicago River at Lake Michigan, the site offers tremendous opportunities for new development and open space. The remarkable assets of this site include:

- Proximity to the Loop, the East Loop, the Magnificent Mile, Navy Pier, DuSable Harbor, Grant Park, the Lakefront and the Chicago River
- Spectacular views of the city and the waterfront
- Diverse uses on surrounding blocks, including offices, hotels, residential
- Proximity to transit including the METRA, CTA, Rail and the new busway to McCormick Place
- Proximity to Grant Park Parking Garages

To respond to the unique context of the site, a set of urban design principles have been developed that address the following issues:

- *The Urban Framework*
- *Building height and massing*
- *Access and Circulation*
- *Open Space*
- *View Corridors*

**General Intent / Site Context and Location**

The Master Plan sets forth the basic principles and controls needed to guide the development of the +/-28 acres Lakeshore East development. The Master Plan Standards will guide the development of Lakeshore East as it becomes a vibrant urban district supporting 9.7 million square feet of new residential, hotel, office and mixed use development.

It is also the intent of the Master Plan to enhance the urban fabric and character of Chicago's central area, while also achieving the goals of the City of Chicago and the developer criteria set forth for the Lakeshore East area by a 1990 Planned Development amendment.

The Master plan offers a development framework intended to ensure that as Lakeshore East evolves, it will provide a high quality of life for its residents and neighbors alike. The pattern of development blocks, streets and open spaces will connect Lakeshore East and adjacent developments and amenities. This framework will also strengthen the areas adjacent to the site, offering access to Lakeshore East's amenities and connections through this new district to other neighborhoods, the Chicago River and the lakefront.



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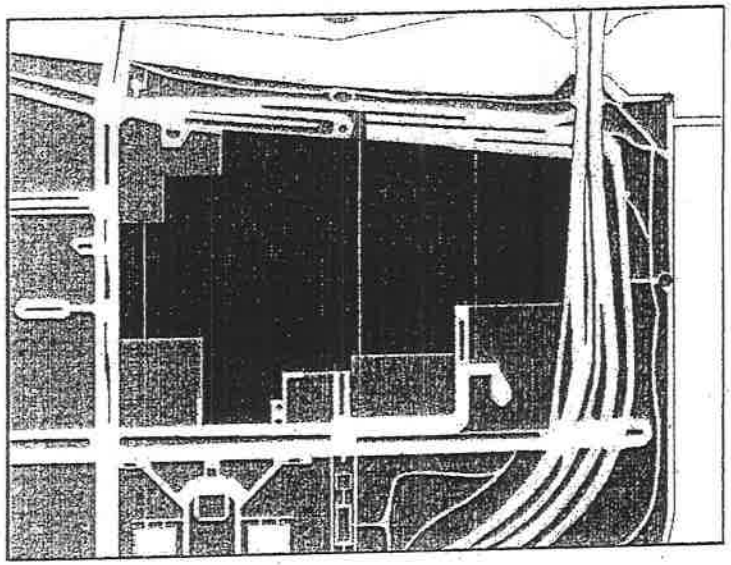
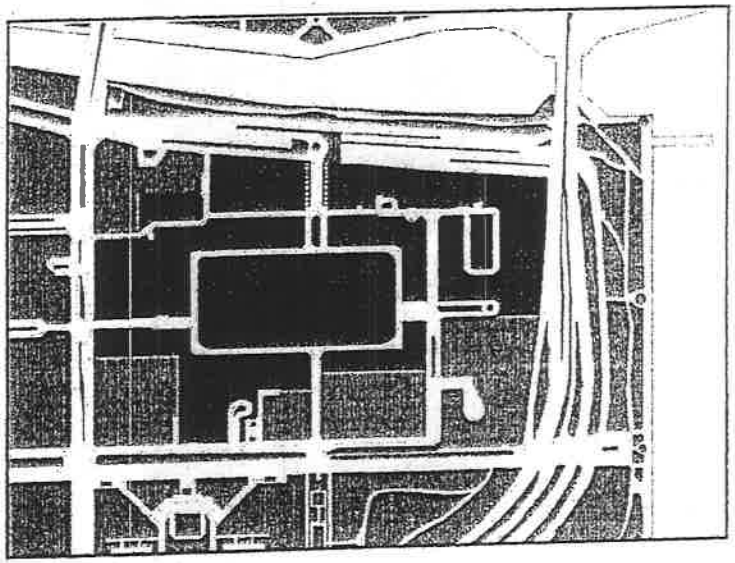
Urban Framework

- Establish urban blocks which are similar in size to typical downtown Chicago blocks
- Create urban streets in character with those of a residential neighborhood
- Create addressing opportunities for multiple buildings per block



Subarea E
*A single, contiguous development site.*

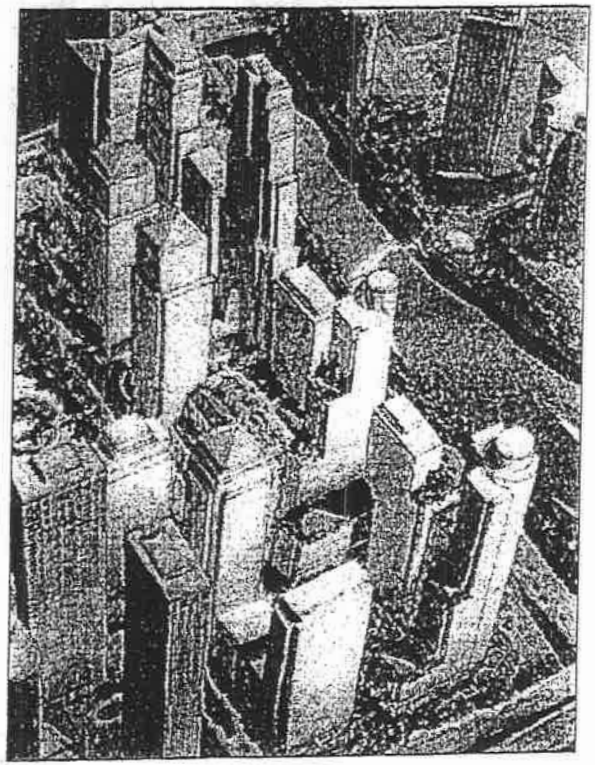


Proposed development plan
*Establish urban-scaled blocks and extend the local street system into the development to avoid the potential perception of a 'super-block'*

## Building Height and Massing

- Place tall buildings with a sensitivity towards existing residential towers
- Frame the park with low-rise development and townhouses which can screen all existing and future parking podiums from view
- Place the tallest buildings along Coumbus Drive and at key prominent locations
- Strengthen the character of the urban street wall, or facades, on Wacker Drive along the Chicago River
- "Stagger" high-rise buildings to maximize views throughout the future development

Low-rise townhouses can screen parking podiums from the street



Building massing and height should be sensitive to existing towers, street walls and view corridors

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## Access & Circulation

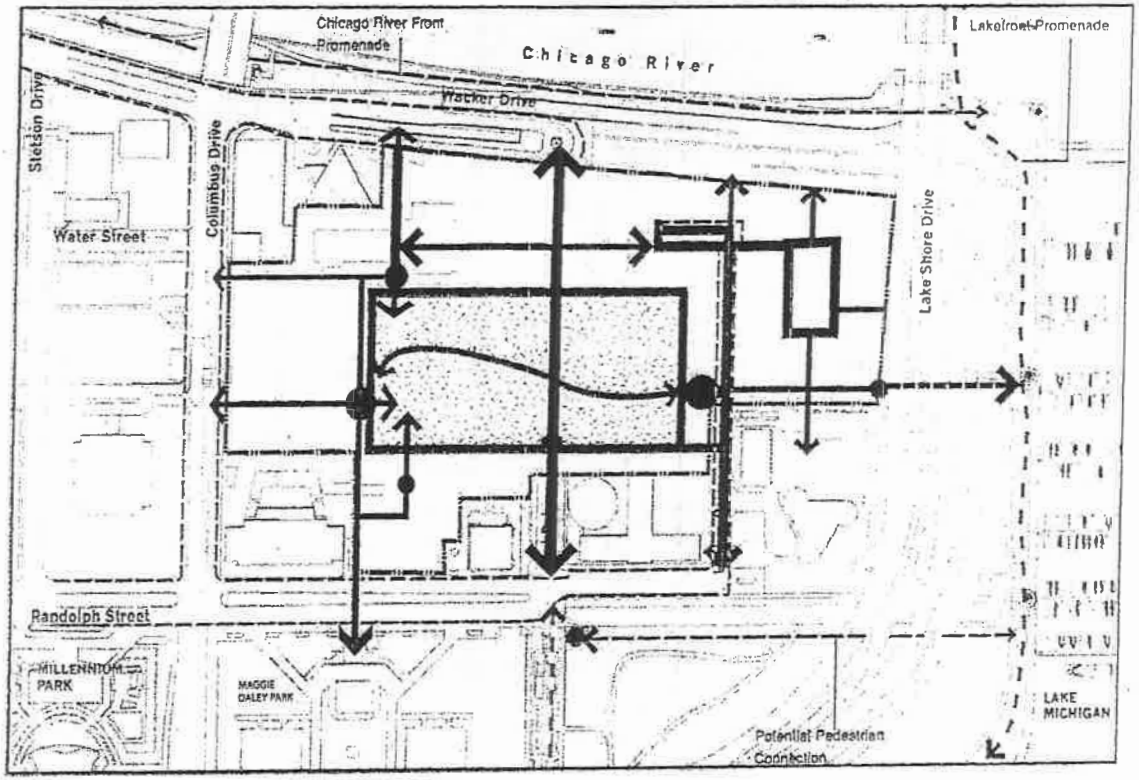
- Maximize connection to surrounding development
- Create a permeable neighborhood
- Weave the different levels together
- Strengthen pedestrian connections to the river and lakefront
- Provide convenient parking , drop-off, and service access without negatively impacting the existing streets

### Diagram Legend:

The Diagram to the right represents a hierarchy of connectivity. The large arrows represent the major or primary access corridors of the site. They represent both pedestrian or vehicular traffic depending on their location. The smaller arrows indicate the secondary corridors of access.

The circles represent the major vertical connections of the site which allows the pedestrian to access the different levels of the development.

The dark dotted arrows indicate existing connections along the Riverfront, Lakefront and to Grant Park at the lower level The light dotted arrows identity existing pedestrian movement along the major streets at the upper level.

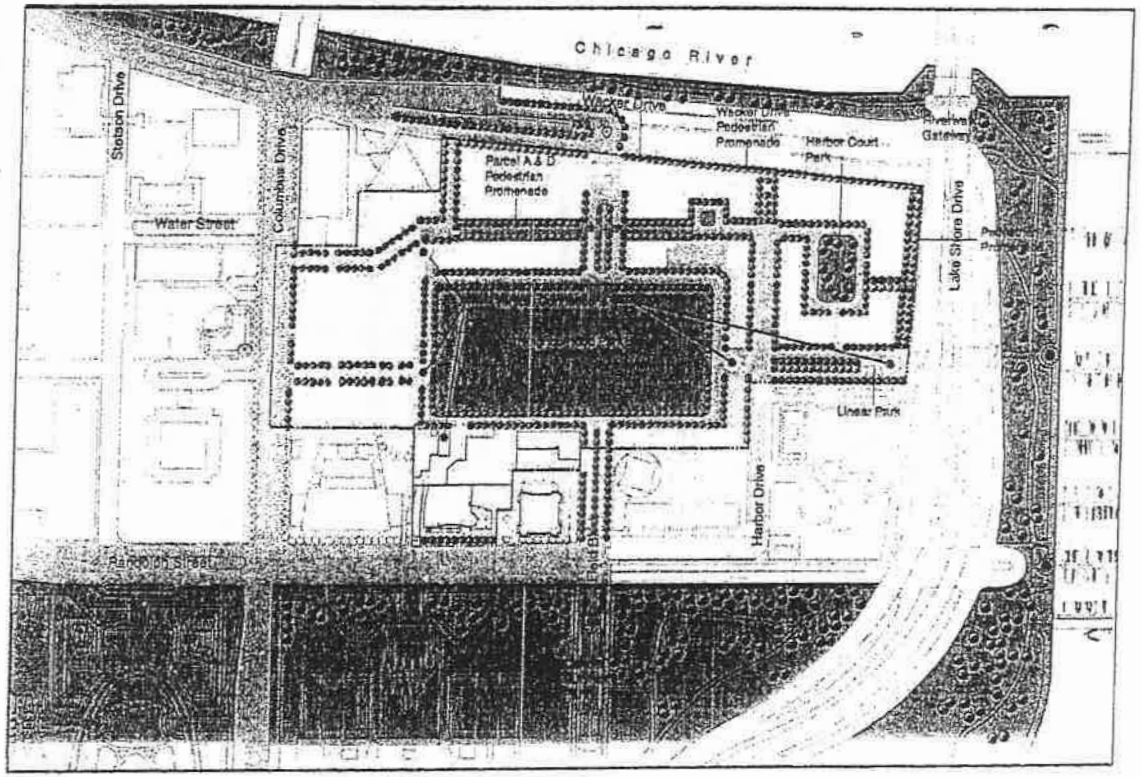



Maximize connectivity to surrounding development and create a permeable neighborhood

NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.

## Open Space

- Create a large neighborhood park as the focus of Lakeshore East
- Create smaller courtyards between buildings.
- Connect the open spaces in Lakeshore East to Grant Park, the Chicago Riverwalk and the lakefront park system
- Create well landscaped 'green' streets.




Develop a new public park, smaller courtyards between buildings and create landscaped green streets.

NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.

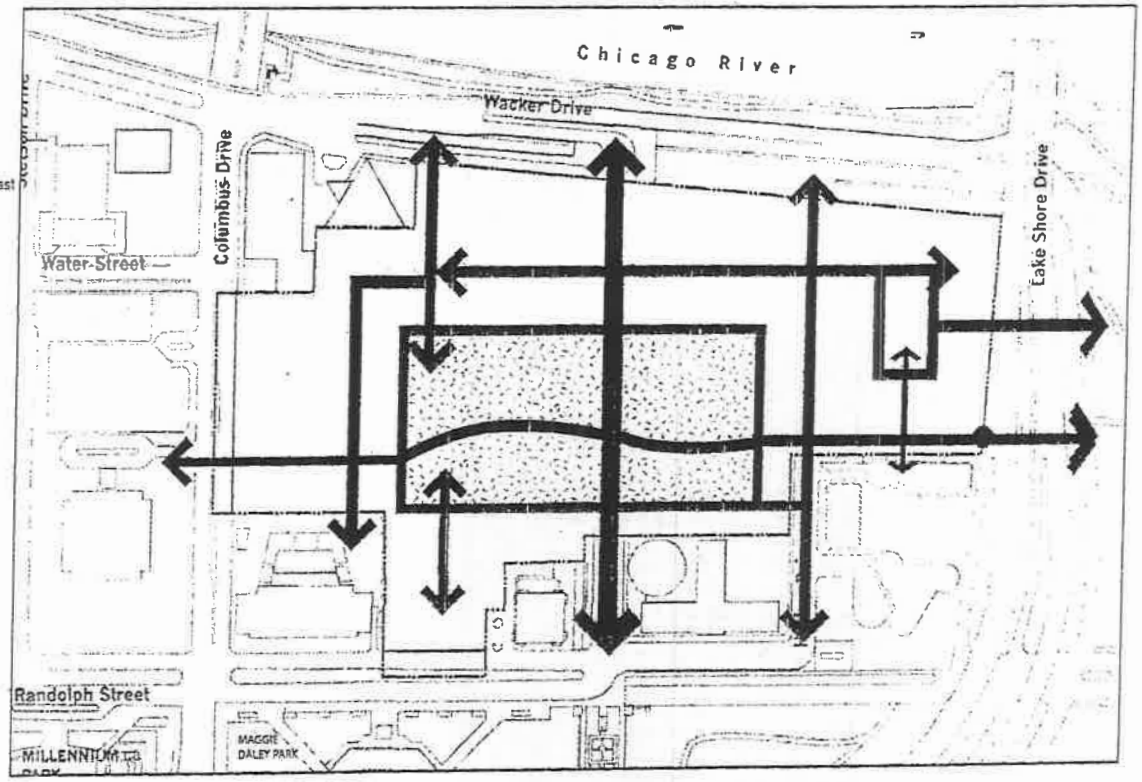
View Corridors

- Ensure a visually permeable neighborhood
- Create east / west and north / south view corridors
- Maximize views from existing residences
- Place tall buildings at the northern edge of Lakeshore East
- Maximize views to the central park
- Create appropriate building separation to allow for views through the development

Diagram Legend:

The large arrows and thicker lines represent the major view corridors of the site.

The smaller arrows represent the secondary view corridors of the site.




NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.



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## 3.0 Development Summary

Development Framework
Bulk Regulations and Data Table
Proposed Parcelization Plan - Upper Level Plan
Proposed Parcelization Plan - Intermediate Level
Proposed Parcelization Plan - Lower Level
Generalized Land Use Plan
Utility Easements
Easements

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Introduction

The master plan for Lakeshore East establishes a framework of 7 development parcels. These development parcels are defined by a network of addressing streets at various levels. Parcel dimensions have been established that will allow for flexibility in accepting a variety of land uses and building types.

The intent of the master plan is to develop a new, vibrant urban district that promotes a collective image for Lakeshore East. This may be achieved through a consensus that is based on the following principles :

Land Use
- New development should be compatible with neighboring uses.
- Locate Office uses at the western portion of the site, adjacent to existing office buildings, office could locate along Wacker Drive limited by the location of the upper level roadway of Wacker Drive
- Locate residential uses adjacent to and within views of the neighborhood park, Chicago River, and / or Lake Michigan
- Provide a future school site within the park

Parcelization
- Ensure the creation of an urban framework of streets and blocks
- Allow for future development flexibility

Development Plan
- Locate taller buildings with a sensitivity towards existing view corridors from neighboring buildings
- Frame the neighborhood park with townhomes or low-rise development with taller buildings beyond.

Parking
- Maximize on-street parking
- Screen all structured parking from view
- Develop below grade parking lined with townhomes which front onto the park

FINAL FOR PUBLICATION

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12/9/2015

Residential - Business Planned Development Number 70

## Amended Planned Development Use and Bulk Regulations and Data

November 5, 2017

| Subarea | Net Development Area (1) | | Building Area | | Max Net F.A.R. | Residential Dwelling Units | | Office (s.f.) | | Hotel Rooms (# of Keys) | | Retail Sales/Service Area | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | sf | acres | Existing/Under Construction | Future. Allowed | | Existing/Under Construction | Future Allowed | Existing/Under Construction | Future Allowed | Existing/Under Construction | Future Allowed | Existing/Under Construction | Future Allowed |
| Subarea A | | | | | | | | | | | | | |
| One Illinois Center | 66,104 | 1.52 | | | | | | | | | | | |
| Hyatt West | 52,256 | 1.20 | | | | | | | | | | | |
| Two Illinois Center | 80,085 | 1.84 | | | | | | | | | | | |
| Hyatt East | 73,000 | 1.68 | | | | | | | | | | | |
| Columbus Plaza | 38,154 | 0.88 | | | | | | | | | | | |
| Three Illinois Center | 52,560 | 1.21 | | | | | | | | | | | |
| Subtotal | 362,159 | 8.33 | 4,419,463 | - | 12.20 | 552 | - | 1,762,906 | - | 2,041 | - | 153,958 | - |
| Subarea B | | | | | | | | | | | | | |
| AON Building (Amoco) | 136,819 | 3.14 | 2,698,308 | | 19.72 | | | 2,698,308 | | | | 84,000 | |
| Subarea C | | | | | | | | | | | | | |
| Outer Drive East | 88,463 | 2.03 | | | | | | | | | | | |
| Harbor Point | 79,950 | 1.84 | | | | | | | | | | | |
| Subtotal | 168,413 | 3.87 | 2,004,225 | - | 11.90 | 1,682 | - | - | - | - | - | 42,668 | - |
| Subarea D | | | | | | | | | | | | | |
| Buckingham | 34,825 | 0.80 | | | | | | | | | | | |
| 175 Harbor Dr. | 50,249 | 1.15 | | | | | | | | | | | |
| Park Shore | 41,672 | 0.96 | | | | | | | | | | | |
| Swisshotel | 34,000 | 0.78 | | | | | | | | | | | |
| Fairmont | 43,169 | 0.99 | | | | | | | | | | | |
| Athletic Club | 21,943 | 0.50 | | | | | | | | | | | |
| BTE | 44,091 | 1.01 | | 900,671 | | | | | 900,671 | | | | |
| BTN | 63,660 | 1.46 | | | | | | | | | | | |
| BTS | 53,778 | 1.23 | | | | | | | | | | | |
| Subtotal | 387,387 | 8.88 | 5,707,385 | 900,671 | 17.06 | 1,390 | - | 2,699,000 | 900,671 | 1,337 | - | 721,369 | - |
| Subarea E | | | | | | | | | | | | | |
| Public School | 31,583 | 0.73 | | 53,000 | 1.68 | | | | | | | | |
| Private Development | 814,986 * | 16.11 | 7,003,685 | 2,696,315 | 11.90 | 4,029 | 917 | 417,932 | 1,704,893 | 544 | 1,578 | 185,162 | 587,843 |
| Subtotal | 846,569 | 16.84 | 7,003,685 | 2,749,315 | 11.52 | 4,029 | 917 | 417,932 | 1,704,893 | 544 | 1,578 | 185,162 | 587,843 |
| Subarea F | | | | | | | | | | | | | |
| BCBS | 100,905 | 2.32 | 1,813,819 | | 17.98 | | | 1,813,819 | | | | | |
| Subarea G | | | | | | | | | | | | | |
| Park Millennium | 40,641 | 0.93 | 582,903 | | 14.34 | 480 | | | - | | | 50,000 | |
| SUBTOTAL | 2,042,893 * | 44.31 * | 24,229,788 | 3,649,986 | 11.86 | 8,133 | 917 | 9,391,965 | 2,605,564 | 3,922 | 1,578 | 737,157 | 587,843 |
| | | | Building Area | | Max Net F.A.R. | Residential Dwelling Units | | Office (s.f.) | | Hotel Rooms (# of Keys) | | Retail Sales/Service Area | |
| ORDINANCE MAXIMUMS (existing and future) | | | 27,880,245 | | 13.65 | 9,050 | | 12,000,000 | | 5,500 | | 1,315,000 | |

(1) Net developable areas for individual parcel components (A, B, C, or D) are taken from original survey as prepared by Dale Weaver

(2) Areas outside of Subarea E provied by the City of Chicago & I E Consultants, Surveyors

(3) Future Allowed figures are subject to potential modifications/transfers provided for in PD 70.

* Private developable area include public spaces not dedicated

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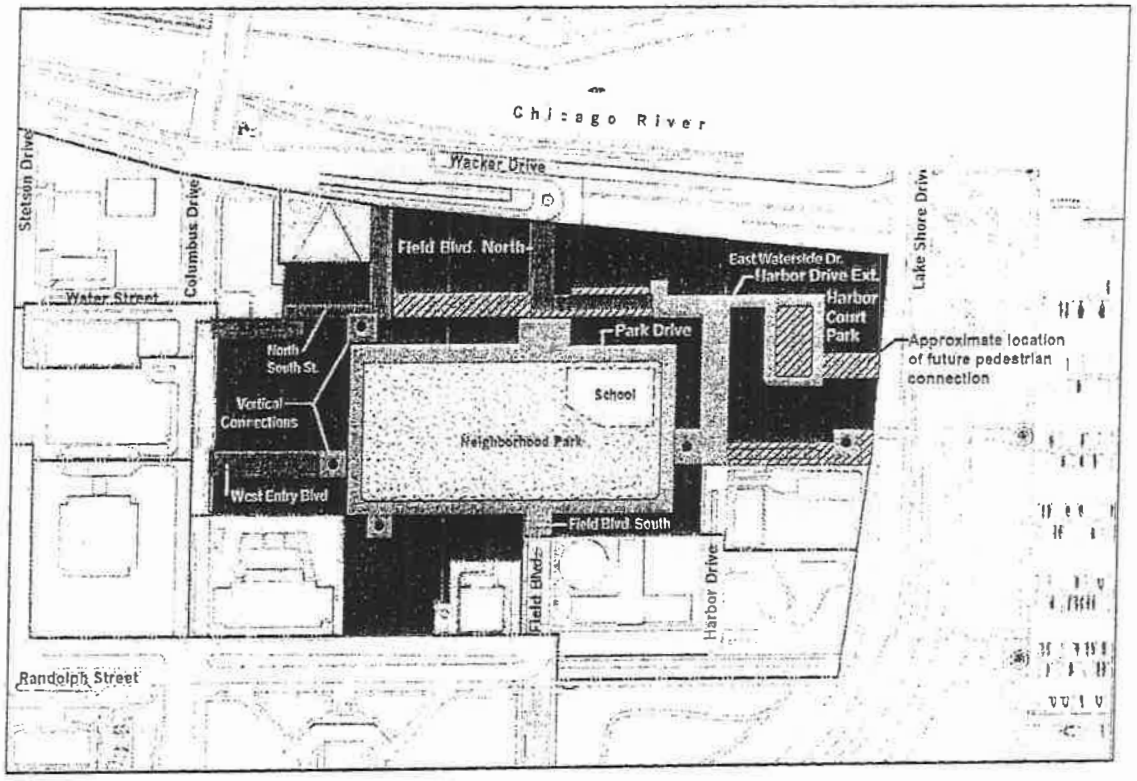
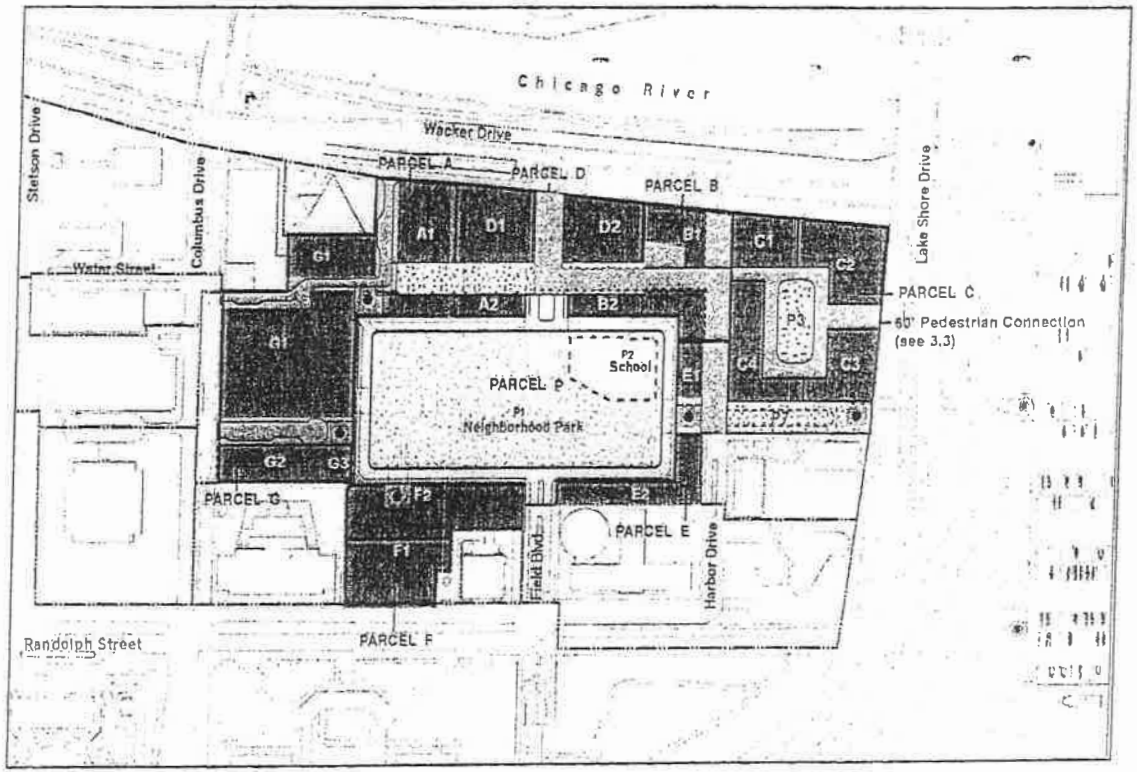
Subarea E
Net Developable Area




NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.
** Does not include Parkway portion of Ring Road in R.O.W.

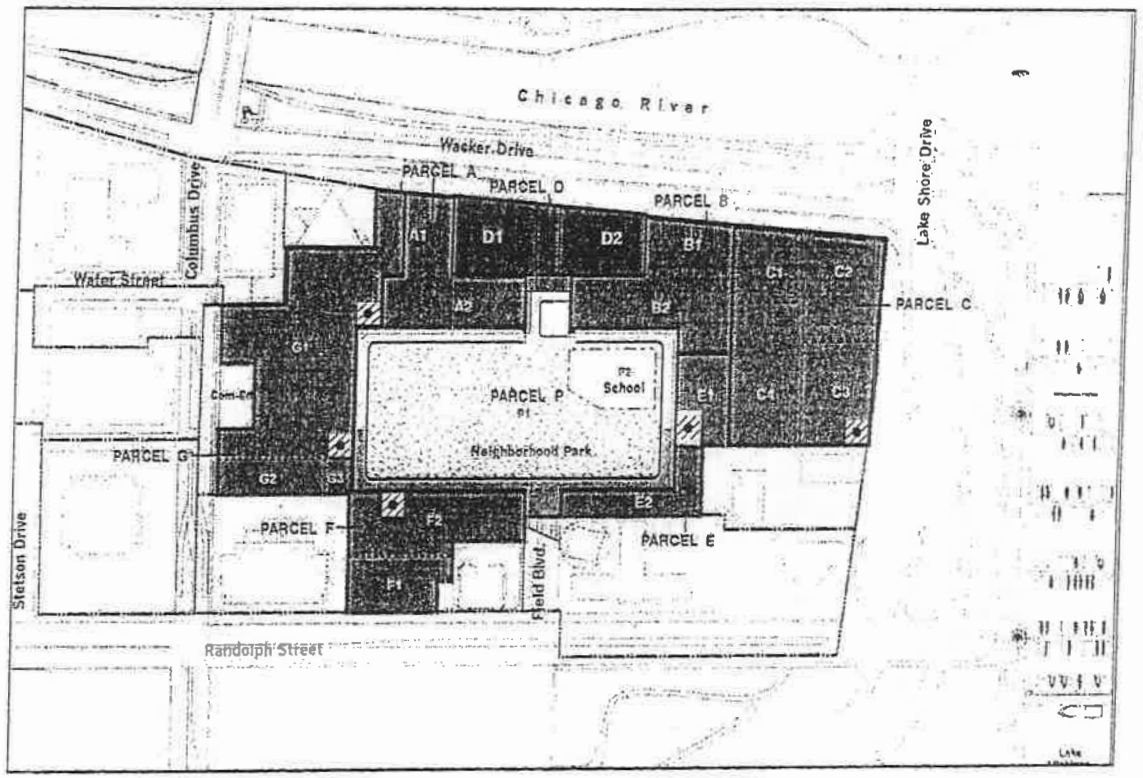
**Subarea E Parcelization Plan - Upper Level**

- Adjustments to the final location of parcel boundaries may occur as specific building designs are submitted for further review by the city.
- Sub-parcels may be combined into single parcels, or new sub-parcels may be created, however, the maximum building envelopes must be respected.
- All parcel or sub-parcel modifications are subject to administrative review and approval by the Department of Planning and Development.




NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.

## Subarea E Parcelization Plan - Intermediate Level
(+/-) elev. +27.00 CCD




NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.



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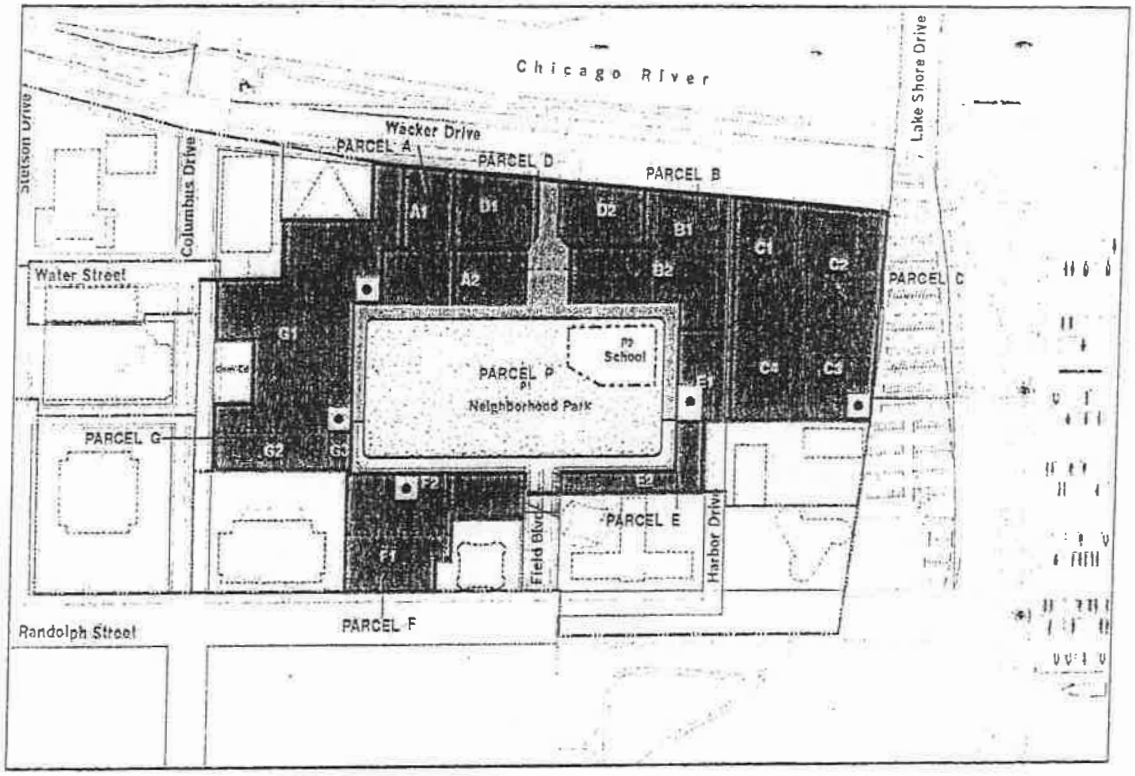
Subarea E Parcelization Plan - Lower Level
(+/-) elev. +6.00 CCD




NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.

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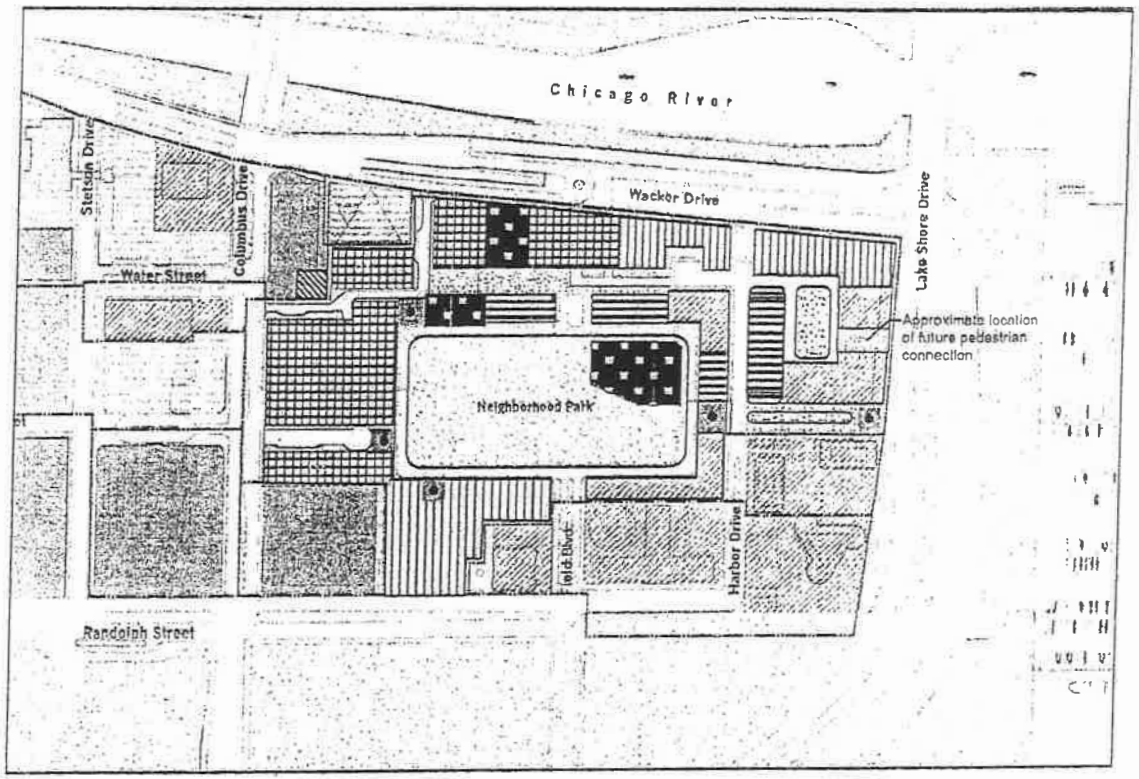
Land Use Plan

- Future Land uses shall be compatible with existing adjacent land uses




* per minor change letter dated 10/24/01, District Electrical Facilities will also be considered as an allowable use of developable land.

NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.

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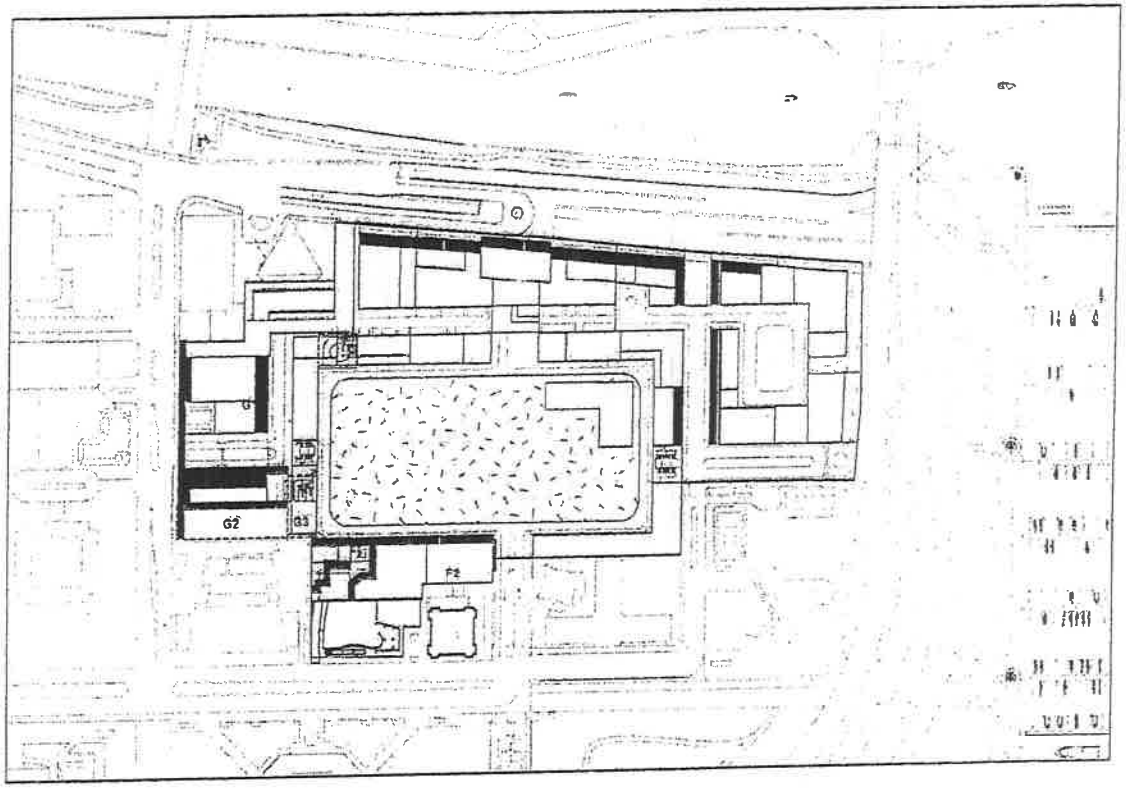
Proposed Retail Plan:
Upper Level

Proposed Retail Frontage - Upper Level

- Non-residential or mixed-use buildings should maximize retail uses at the ground floor addressing the street or pedestrian access.
- For residential buildings, neighborhood-serving retail at the ground floor is strongly encouraged.
- For buildings along Upper Wacker Drive and Harbor Drive, neighborhood serving retail at the ground floor is strongly encouraged.

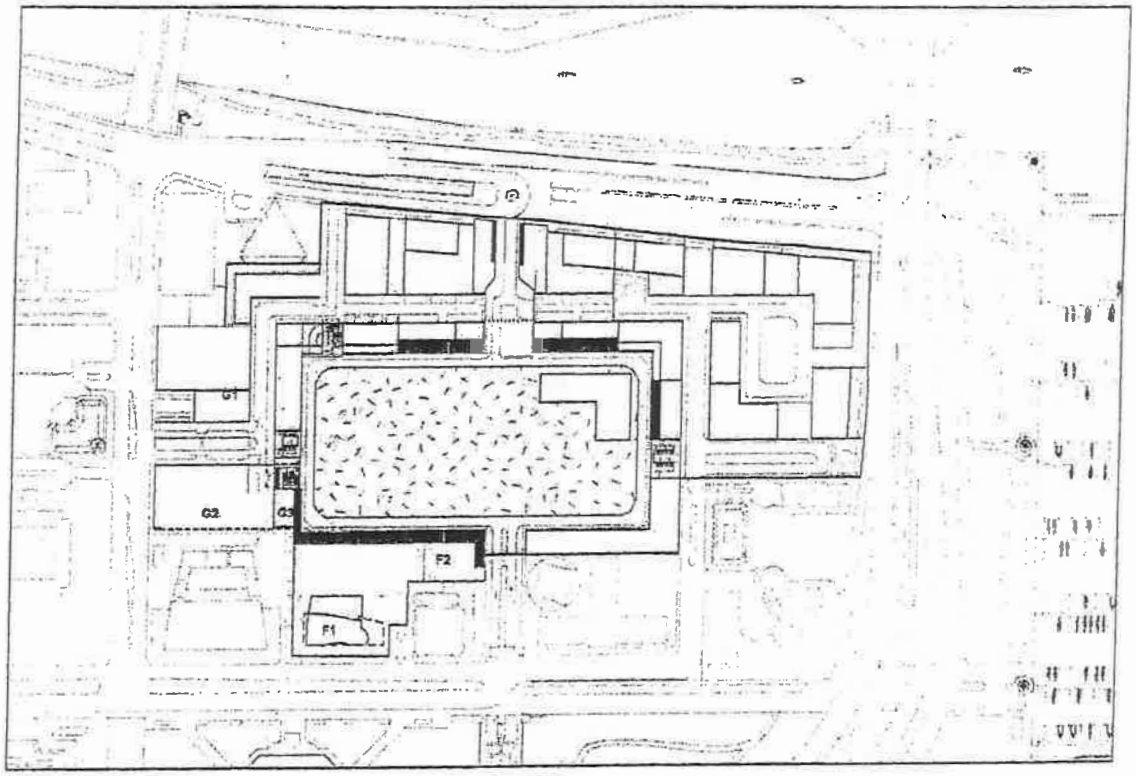



Suggested Retail Locations

Note: These plans are diagrammatic in nature and are only intended to show suggested, not required, retail locations.

**Proposed Retail Frontage - Lower Level**

- For the taller buildings along the Park Drive, neighborhood serving retail at the ground floor is strongly encouraged.

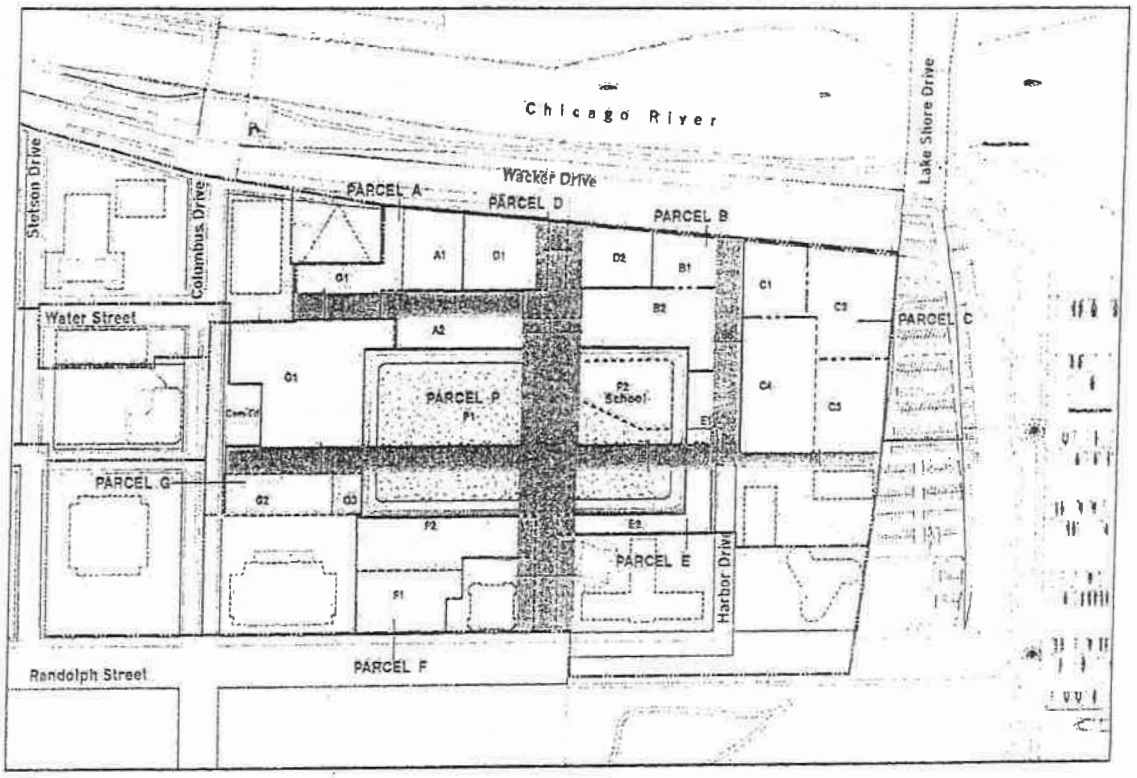



Suggested Retail Location

Note: These plans are diagrammatic in nature and are only intended to show suggested, not required, retail locations.

**Existing Utility Easements**

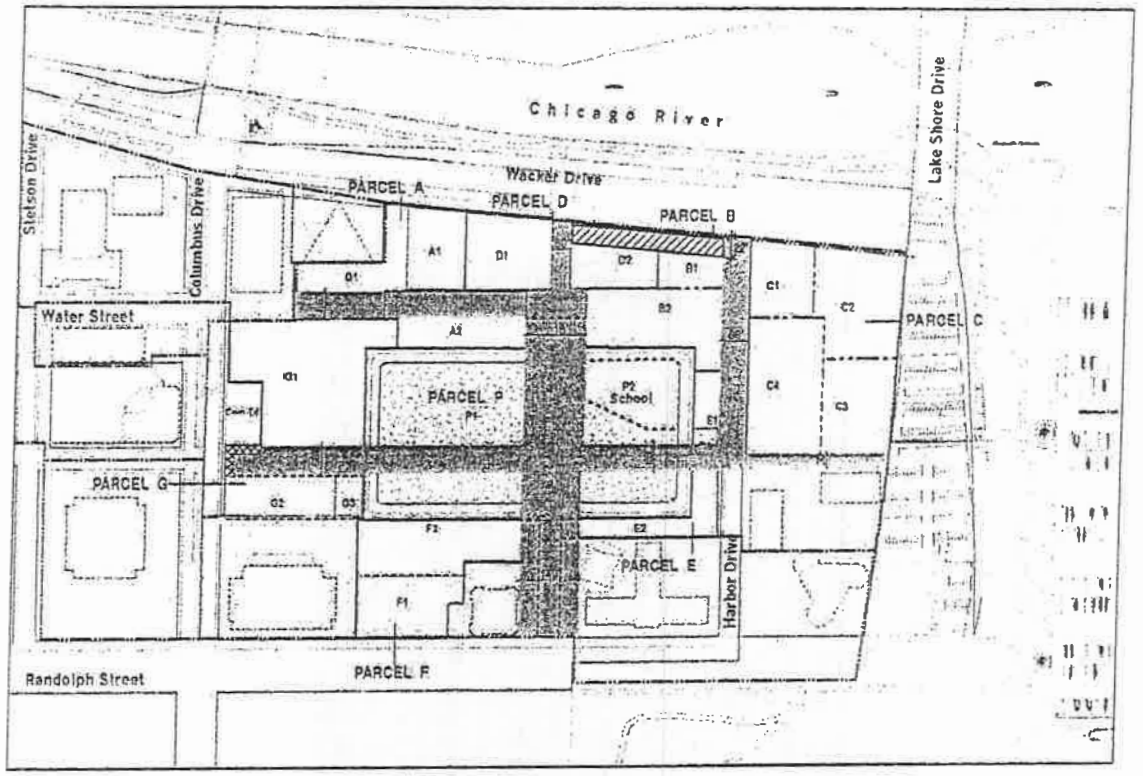
- Some existing utilities and utility easements will be required to be relocated and / or vacated subject to administrative review and approval of the Department of Planning and Development.




Utility Easements

NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.

New Utility Easements




NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.



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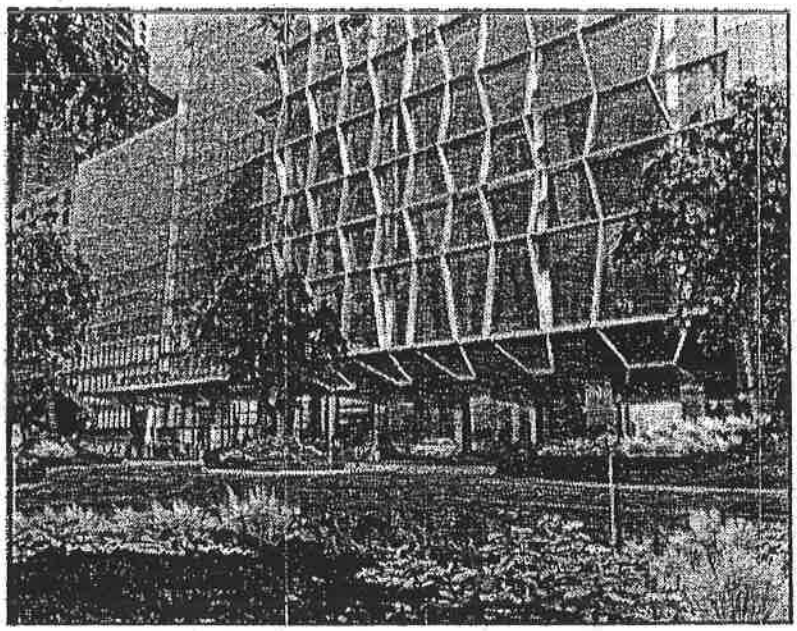

## 4.0 Access and Circulation

Vehicular Access and Rights-of-Way
Automobile Entrance Zones / Parking Access
Pedestrian Access
Right of Way Criteria

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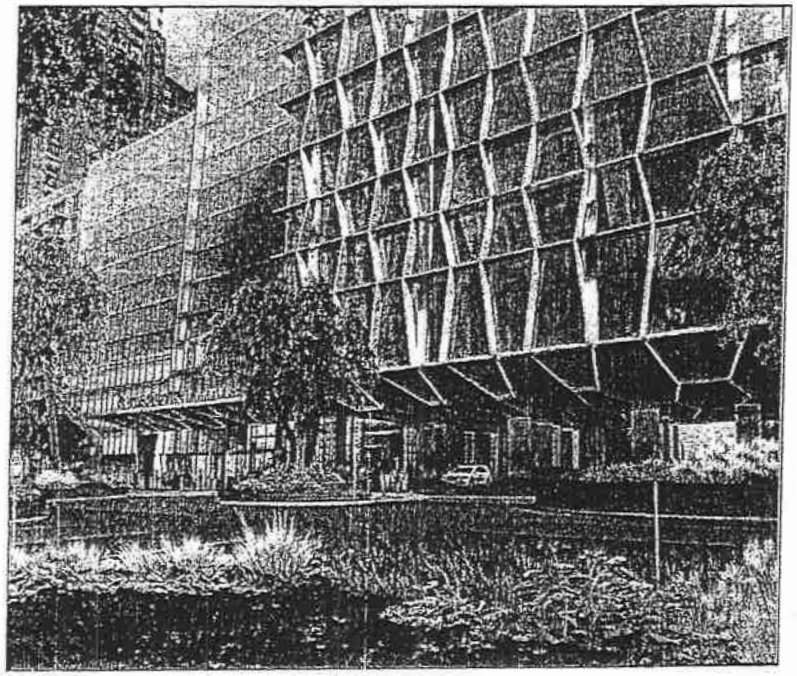


## Introduction

The family of streets identified within this master plan establishes an identity and character for this neighborhood. These street types address the complexities of the site and the different levels, while emphasizing the pedestrian character of the development. The framework of streets and sidewalks has been designed to provide separate vehicular and pedestrian paths, while ensuring an active and energetic street environment. Pedestrian safety and easy access between the different levels must also be ensured throughout the plan. Gracious sidewalk widths, ground level activities and distinctive landscape treatments will create a strong pedestrian environment for the neighborhood.

Each of the streets has been designed to serve equally as an open space amenity and a vehicular travel zone. The local streets lead to and link the new public park to each major block. This concept is strengthened by the provision for interior courtyards and other public spaces that directly link to the main pedestrian paths.

The following street types and sections respond to the anticipated levels of vehicular traffic within the neighborhood. They also establish a connected network of intimately-scaled, pedestrian oriented streets. These guidelines address the following principles:

### Streets

- Create well-scaled, tree-lined streets which strengthen the pedestrian environment
- Extend Harbor Drive north in order to complete the local residential street system
- Ramp Field Drive down from upper Randolph Street and connect it to a new Park Drive ringing the park at the natural grade level
- Provide a new internal street at the upper level to provide multiple access and address points for the western parcels

### Parking Access

- Provide convenient access from the upper intermediate, and lower levels
- Locate parking access mainly within interior courts or side streets

### Service Access

- Locate service access at the lower level
- Utilize utility easements for service access

### Pedestrian Access

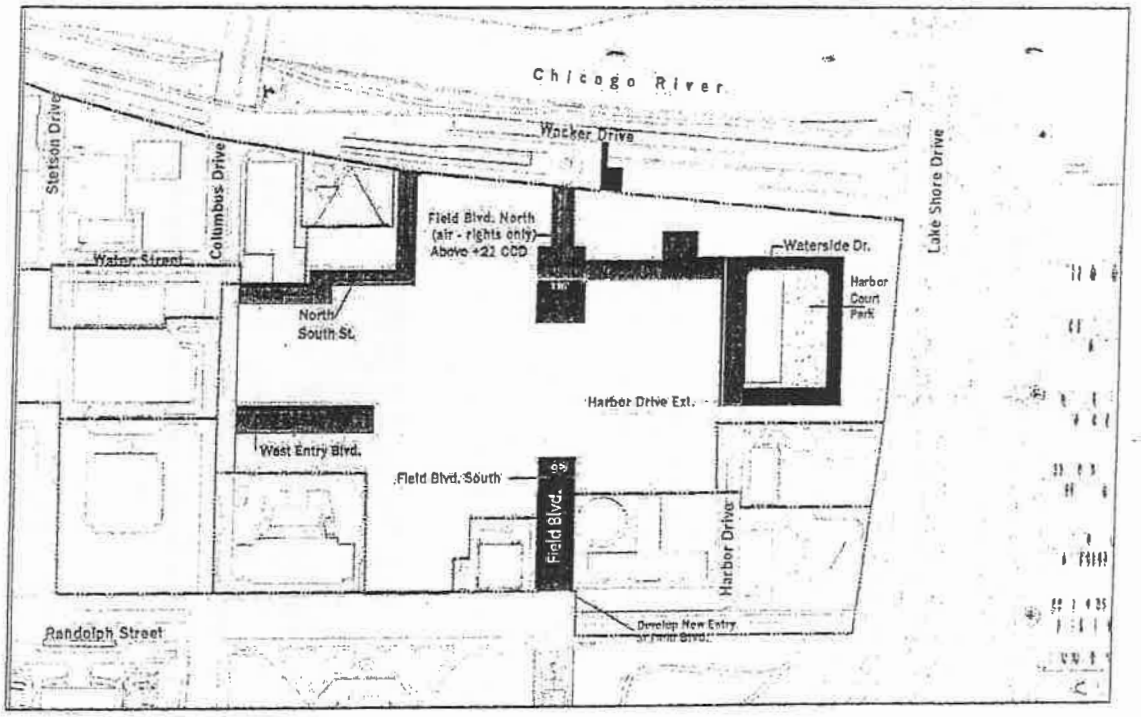
- Provide clear pedestrian links to the Chicago River and Lake Michigan
- Provide convenient access between the upper and lower levels
- Provide handicap access throughout the development
- Extend and connect the Pedway to the park

### Emergency Access Easements

- *Emergency Access easements will meet all Chicago Fire Department requirements*

## R.O.W. Adjustments - Upper Level

- The upper level is intended to serve local neighborhood traffic only
- Access to the Park Drive occurs from a connection to Upper Randolph via a sloped Field Boulevard.




New R.O.W. to be Dedicated

Existing Dedicated R.O.W. to Remain

Public Street Not Dedicated

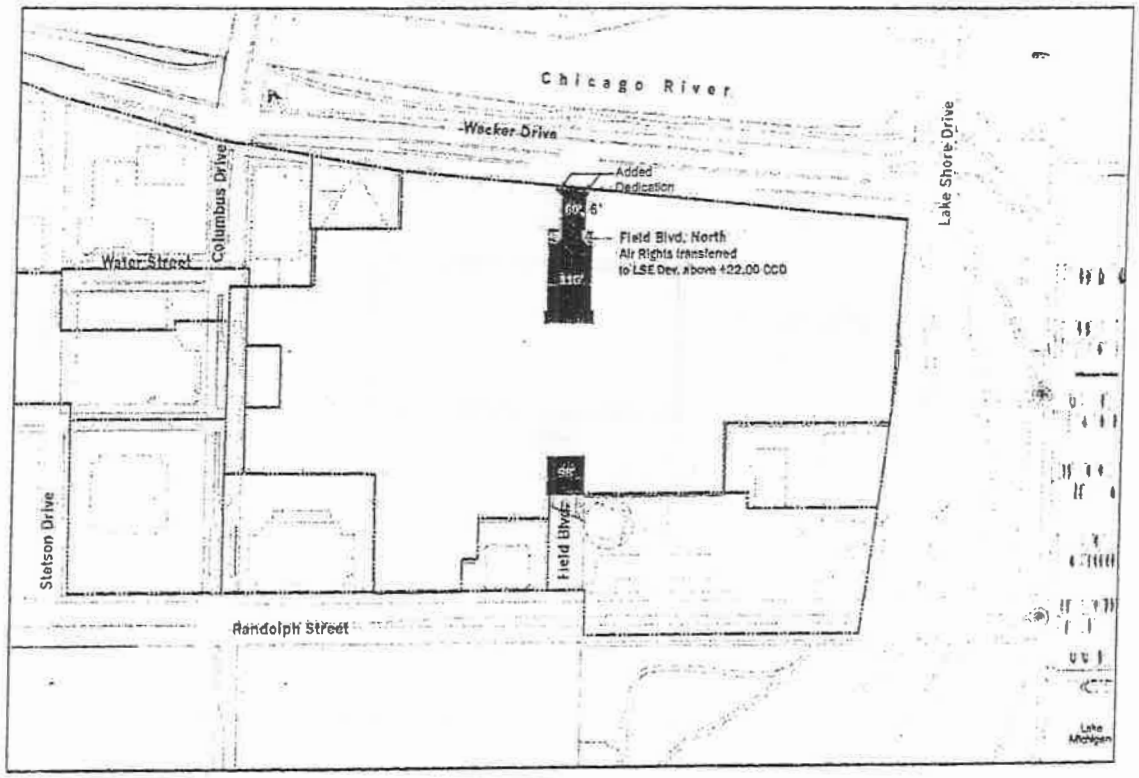
*Note: Refer to Street Criteria Drawings for new R.O.W. dimensions & criteria*

NOTE:

1. Various Non-Roadway Portions of Upper Level Right of Ways may contain ventilation grates and structures in order to accommodate Lower Level Uses (e.g., parking garages, public, quasi-public and private utilities, etc.)
2. These plans are diagrammatic in nature. The precise location and dimensions of future roadways will be subject to the approval of the city. The vacation and dedications will be accomplished through separate ordinances.

## R.O.W. Adjustments - Intermediate Level

- No new roadway connections to Wacker Drive or Randolph St. are proposed at this level, in order to minimize thru-traffic.

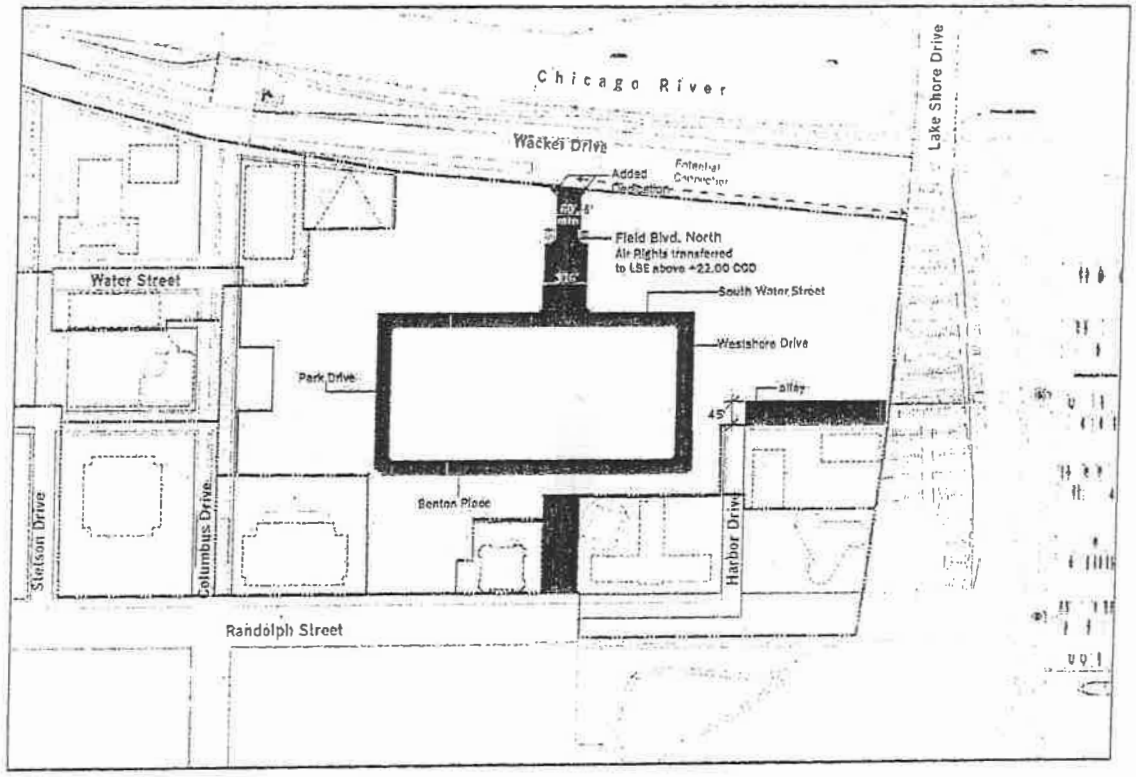



*Note: Refer to Street Criteria Drawings for new R.O.W. dimensions & criteria*

NOTE: These plans are diagrammatic in nature. The precise location and dimensions of future roadways will be subject to the approval of the city. The vacation and dedications will be accomplished through separate ordinances.

R.O.W. Adjustments - Lower Level

- The Park Drive will ring the neighborhood park with one way through traffic at the lower level
- A connection to Lower Wacker Drive via Field Drive North will allow a second means of access / egress to the lower level




*Note: Refer to Street Criteria Drawings for new R.O.W. dimensions & criteria*

NOTE: These plans are diagrammatic in nature. The precise location and dimensions of future roadways will be subject to the approval of the city. The vacation and dedications will be accomplished through separate ordinances.

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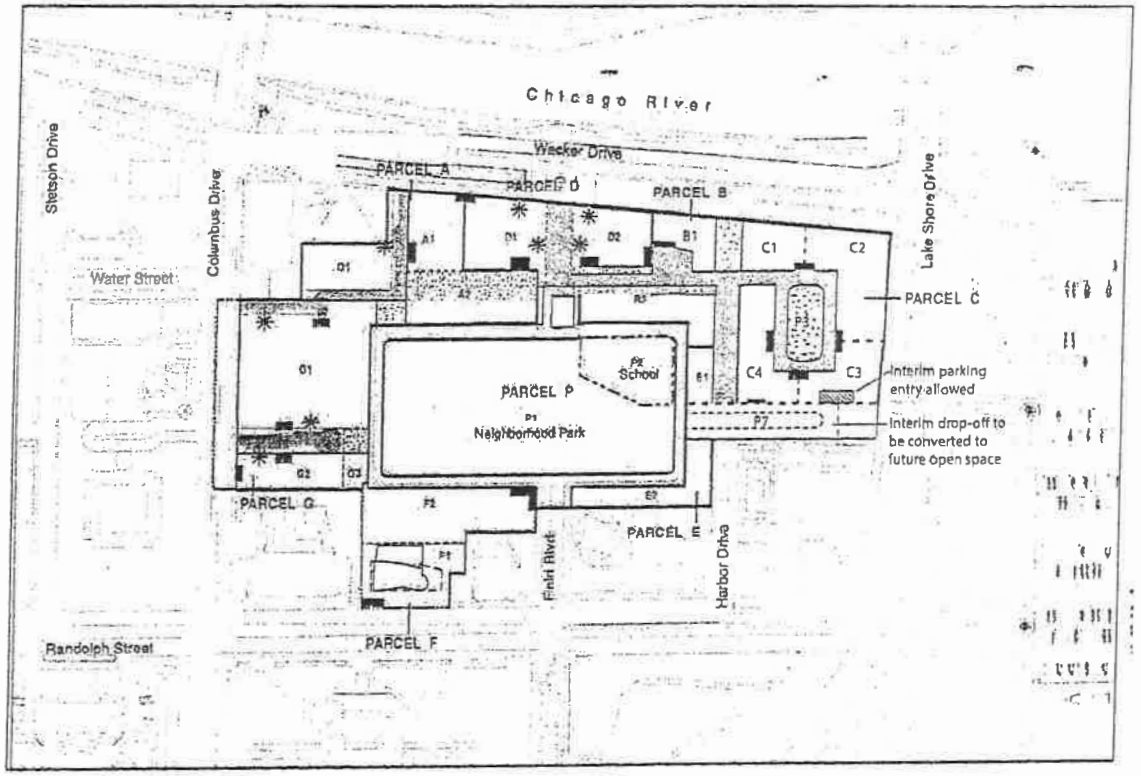
### Automobile Drop-Off Zones

- Automobile Drop-off zones at building entries should be conveniently located, yet discreet.
- Curb-side drop-off zones are preferred. Large vehicular turn-around interrupting pedestrian sidewalks should be avoided.

### Parking Entries

- Entries to parking garages should be incorporated & integrated into the facade of a building.
- Large uncovered ramps within the sidewalk zone or open spaces should be avoided.
- Where parking access traverses a pedestrian access, the paving material should be consistent w/ the adjacent pedestrian sidewalk paving.



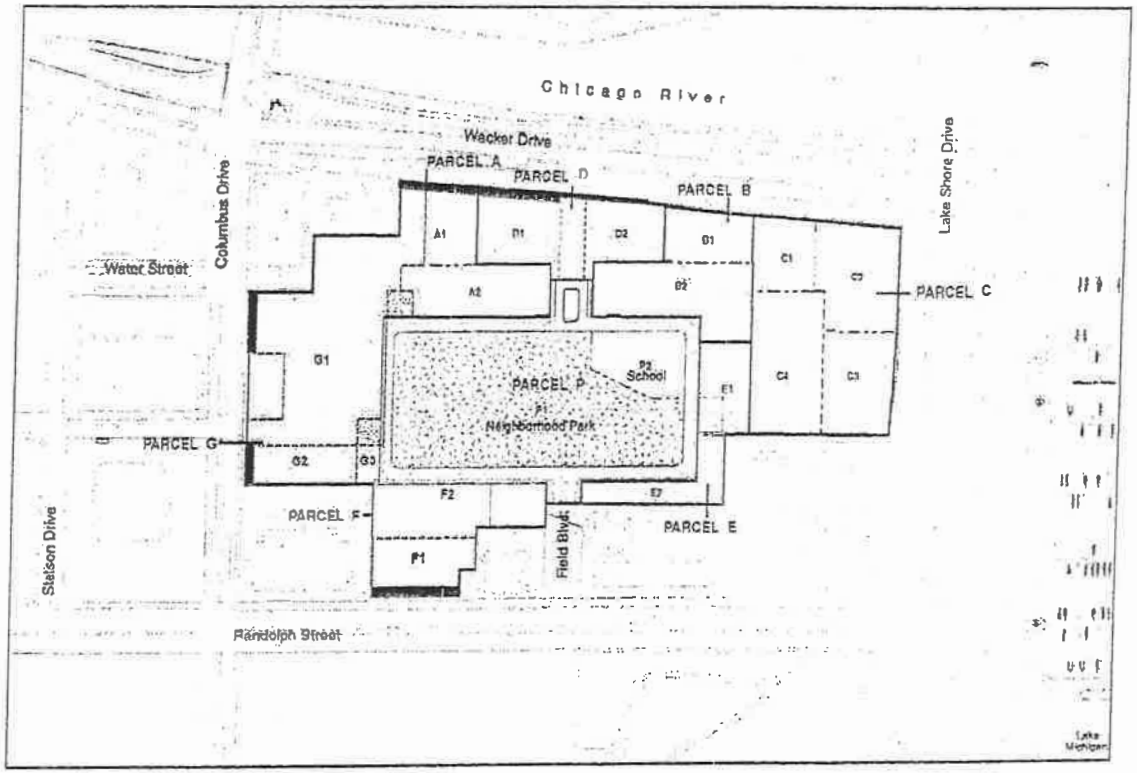

Allowed automobile entrance zones

Drop Off Zones

Privately Held Public Open Space

NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required automobile entrance zones.

**Automobile Entrance Zones - Intermediate Level**




Allowed automobile entrance zones

Privately Held Public Open Space

NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required automobile entrance zones.

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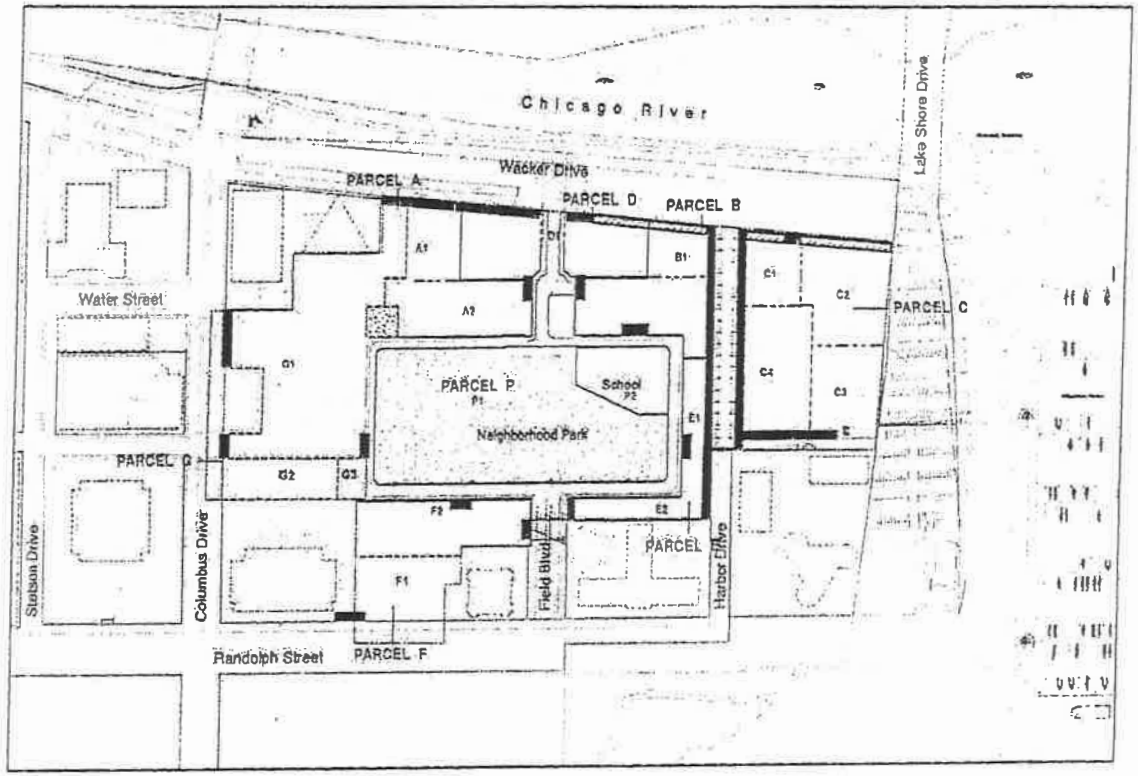
## Automobile Entrance Zones - Lower Level

Service Vehicular Access

- The lower level is where all service activity will take place. Both access to and from the site will take place on this level.
- Service access can feed off the existing utility easements at this level.




NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required automobile entrance zones.

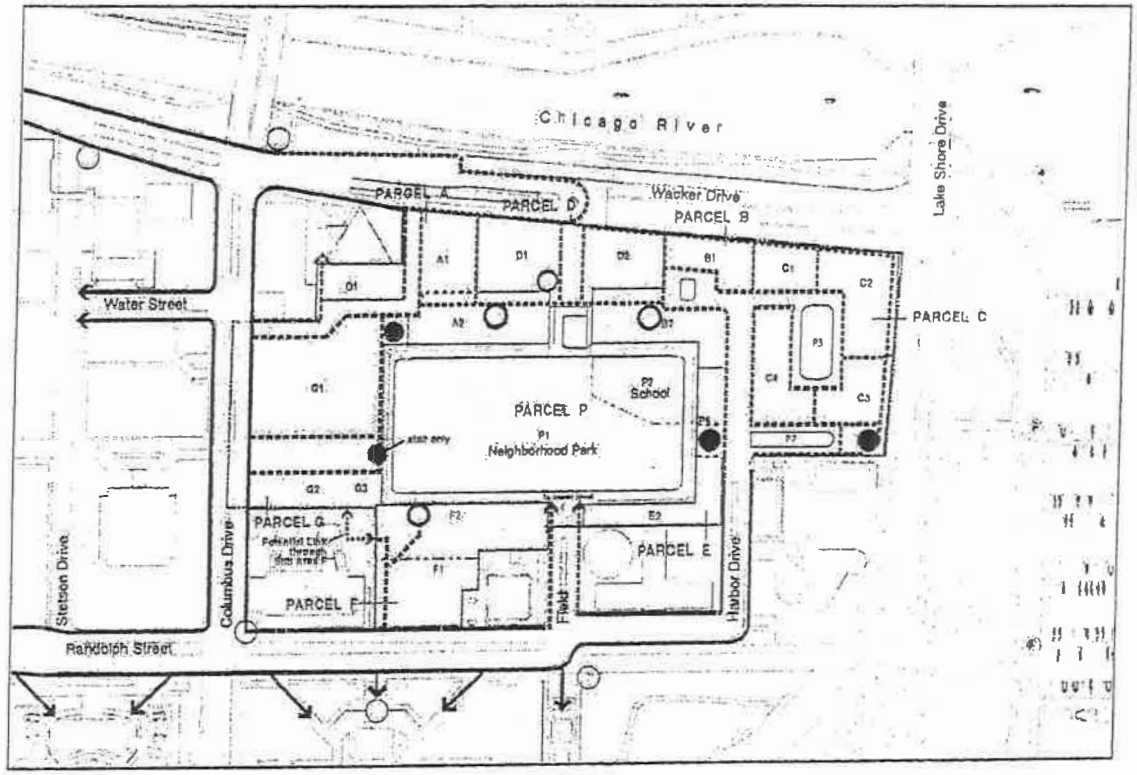
**Pedestrian Walkway System - Upper Level**

Connections to Grant Park

- Pedestrian Connections will exist on the upper level connecting to existing Grant Park Features such as the Daley Bicentennial Garage; Cancer Survivor's Park, and Millenium Gardens. These connections will adhere to the guidelines of both The City of Chicago Landscape Ordinance, and also those provided by the Chicago Park District.

Vertical Connections

- Vertical connections will also be provided, and will be handicap accessible.
- Private developable spaces may be integrated in and around the vertical connections, as long as public access is maintained to the elevators and/or stairs.




NOTE: These plans are diagrammatic in nature and they indicate the approximate location and the intent of the vertical connection, not the precise locations.

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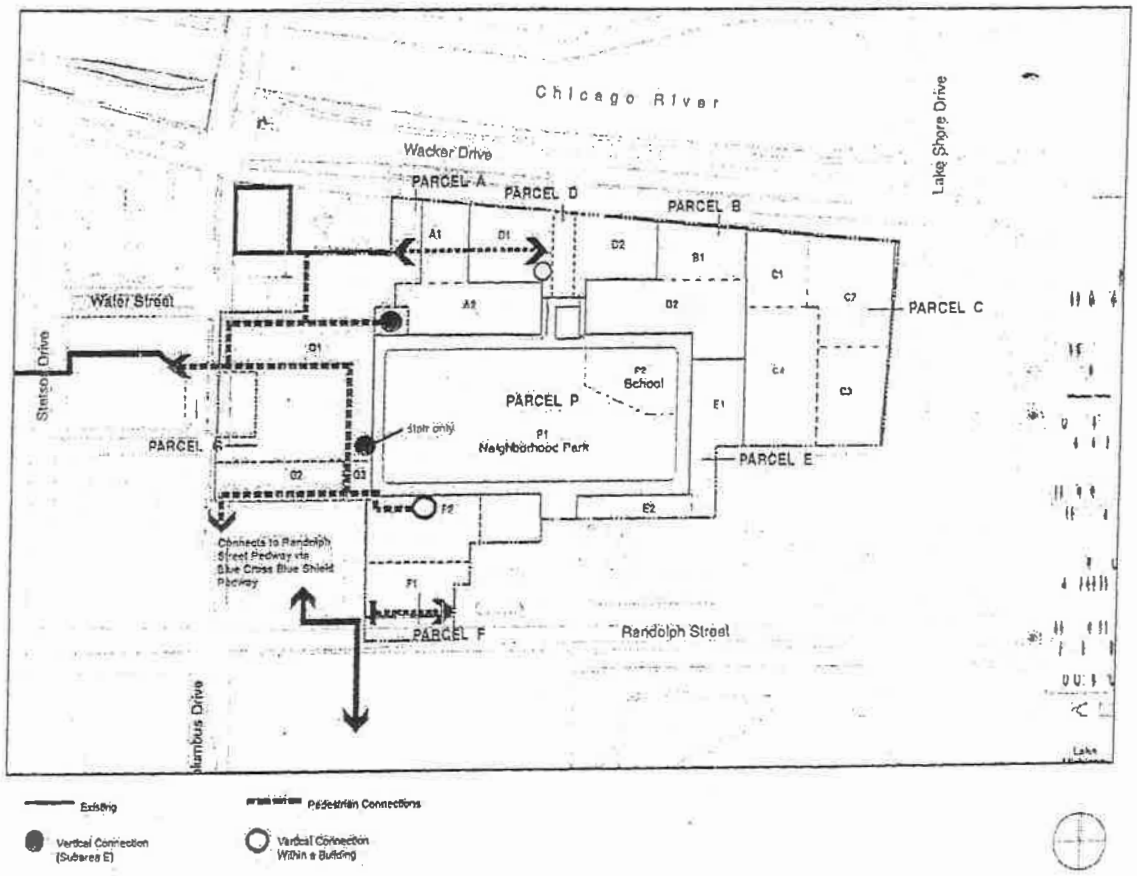
## Pedestrian Walkway System - The Pedway System

Connections to existing pedway system

- Within Subarea E, connections to the existing pedway system will be provided to sub-parcels A1, D1, F1, G1 and G2, as shown on the adjacent diagram. In general, the new connections maintain or exceed minimum requirements, and provide a minimum / maximum of 8'-25' walkway widths.
- Within other subarea, potential connections could feed into these proposed for Subarea E.

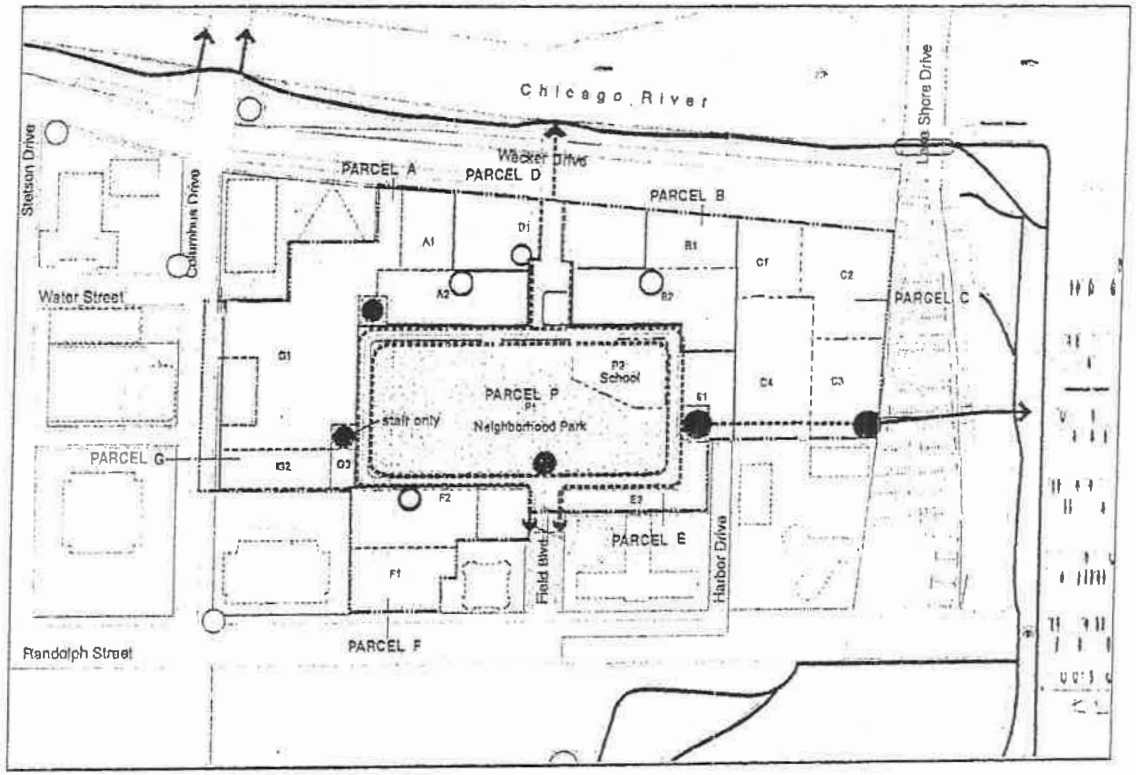



NOTE: This plan is diagrammatic in nature and is intended to show which parcels / sub-parcels should be connected to the parkway system, not the actual route for the connections.

## Pedestrian Walkway System - Lower Level

Connections to the River and Lakefront

- Pedestrian Connections will be provided to both the lakefront and river at the lower level. These connections will be coordinated with The Chicago Park District.
- The character of the connections to the river and lakefront should be pedestrian friendly. Ornamental pedestrian fixtures should be provided. Adequate lighting levels for safety should also be provided. A safe marked zone for pedestrians should be created.
- Parking and sound should be screened from view of these pedestrian corridors to the greatest extent possible.
- Long large walls at the proposed underground pedestrian connection to the Lake and River should provide openings to active spaces when possible or be well-lit with articulated architectural details and potentially public art displays such as the existing Riverwalk Gateway at the southwest corner of the River and the Lake.




NOTE: This plan is diagrammatic in nature and is intended to show which parcels /sub-parcels should be connected to the parkway system, not the actual route for the connections.

VERTICAL CONNECTIONS: Private Developable spaces may be integrated in and around the vertical connections, as long as public access is maintained to the elevators and/or stairs.

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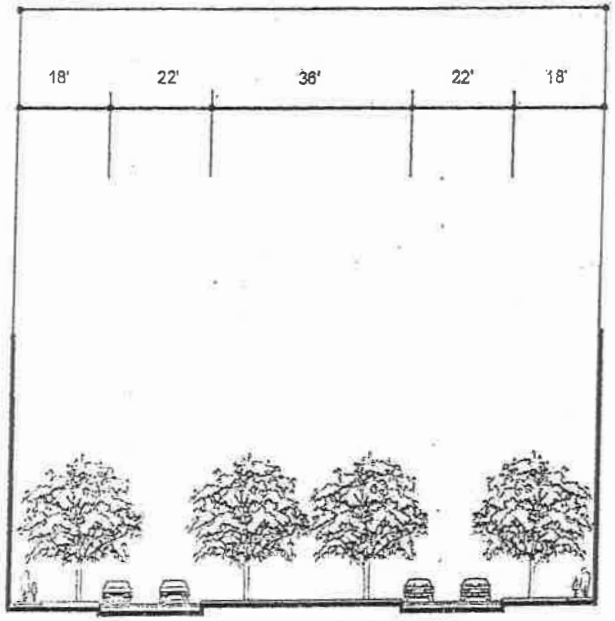
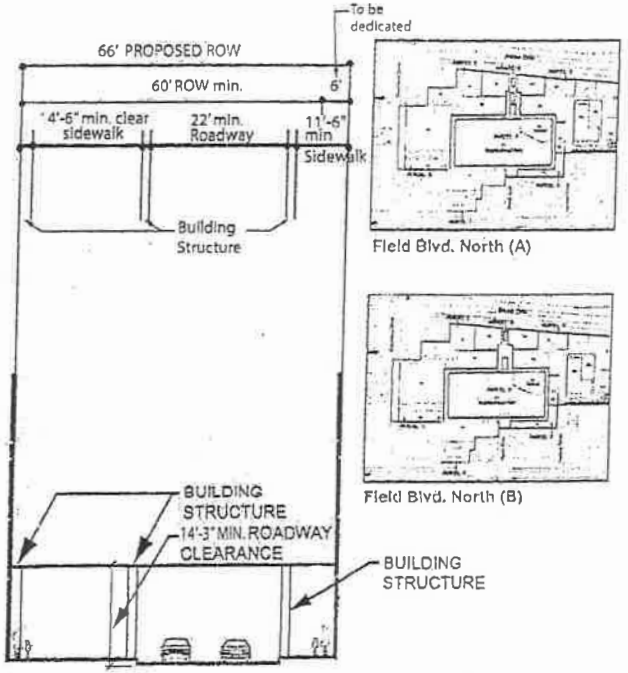
## FIELD BLVD. NORTH

Field Blvd. North serves as a major entry into the new development from the north. Field Blvd. shall be a divided boulevard oriented north and south, connecting to the Park Drive. It will feature a consistent and attractive streetscape to include canopy trees, street lighting and pedestrian walk (per City ordinance). These walks will serve as the primary link for pedestrians walking to and from the Neighborhood Park and the Chicago Riverwalk.




**TYPE** — **FIELD BLVD. NORTH (A)**

| | |
|---|---|
| R.O.W. WIDTH | 116' |
| FACE OF CURB TO FACE OF CURB | 22' / 22' |
| TRAFFIC LANES | ONE WAY / ONE WAY |
| TRAFFIC LANES WIDTH | 22' / 22' |
| PARKING LANES | NO PARKING |
| PARKING LANE WIDTH | N/A |
| DESIGN SPEED | 20 MPH |
| PARKWAY WIDTH | |
| SIDEWALK WIDTH | 18' |
| CURB RADIUS | 30' |
| STREET TREE SPACING ( MIN ) | 25' O.C. |





Field Blvd. North (A)


Field Blvd. North (B)

**TYPE** — **FIELD BLVD. NORTH (B)**

| | |
|---|---|
| R.O.W. WIDTH | 60' MIN. (66' PROPOSED) |
| FACE OF CURB TO FACE OF CURB | 22' |
| TRAFFIC LANES | ONE-WAY EACH SIDE |
| TRAFFIC LANES WIDTH | 11'/11' |
| DESIGN SPEED | 20 MPH |
| PARKWAY WIDTH | N/A |
| MEDIAN WIDTH | N/A |
| SIDEWALK WIDTH | 11'-6" MIN. |
| CURB RADIUS | 30' |

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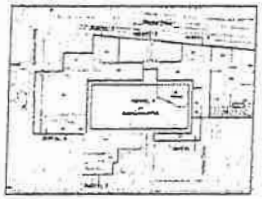
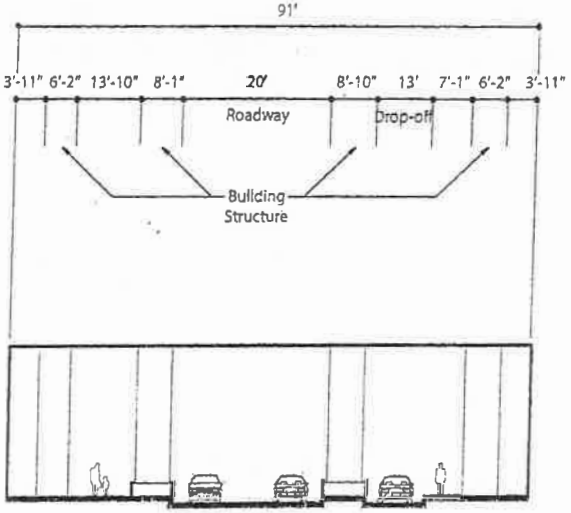
Right-of-Way Criteria
Upper Field Blvd. North
(Private Street)






| TYPE | UPPER FIELD BLVD. (NORTH) |
|---|---|
| R.O.W. WIDTH | N/A |
| FACE OF CURB TO FACE OF CURB | 20' |
| TRAFFIC LANES | TWO-WAY |
| TRAFFIC LANES WIDTH | 20' |
| PARKING LANES | NO PARKING - DROP-OFF ONLY |
| PARKING LANE WIDTH | N/A |
| DESIGN SPEED | 20 MPH |
| MINIMUM PARKWAY WIDTH | N/A |
| MINIMUM SIDEWALK WIDTH | 3'-11" |
| CURB RADIUS | |

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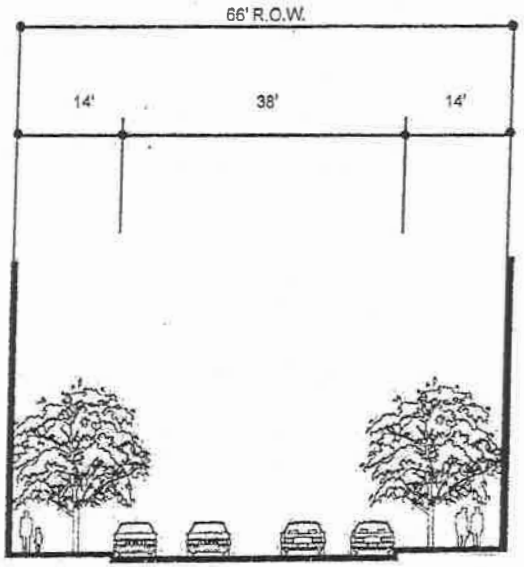
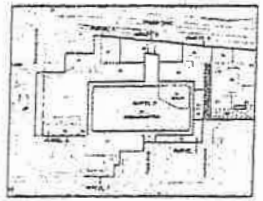
## HARBOR DRIVE EXTENSION

The Harbor Drive Extension shall continue existing Harbor Drive north, from Randolph Street at the south to access auto courts on the north. An interim green space shall be provided along Wacker Drive (at the upper level). This allows the opportunity for Harbor Drive to connect to Upper Wacker Drive at a later date.

The Harbor Drive Extension shall feature a consistent and attractive streetscape to include, street lighting and pedestrian walks (per City ordinance). Canopy trees as well as other plant material shall be provided to the greatest extent possible.



**TYPE** **HARBOR DRIVE EXTENSION**

| | |
|---|---|
| R.O.W. WIDTH | 66' |
| FACE OF CURB TO FACE OF CURB | 38' |
| TRAFFIC LANES | TWO-WAY |
| TRAFFIC LANES WIDTH | 11' / 11' |
| PARKING LANES | BOTH SIDES |
| PARKING LANE WIDTH | 8' |
| DESIGN SPEED | 30 MPH |
| SIDEWALK WIDTH | 14' |
| CURB RADIUS | 15' |
| STREET TREE SPACING ( MIN ) | 25' O.C. |

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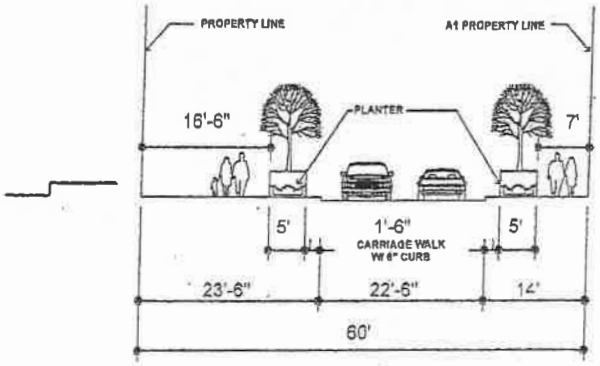
## NORTH/SOUTH STREET

The North/South Street serves as additional internal access for new development on the northwestern edge of the development. It will feature an attractive streetscape including street lighting and pedestrian walks (per City ordinance). Canopy Trees as well as other plant material should be provided to the greatest extent possible.

As described by the following diagrams, the 60' R.O.W. remains consistent throughout its length, however, the street section (paved areas vs. sidewalk areas) varies within the 60' width.

For this particular (C) section of the North/South St. Section. Either (C) or (B) may be used as alternatives for this section.

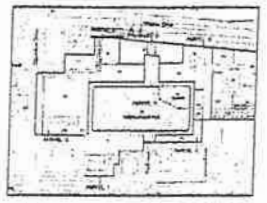



**COLUMBUS WACKER THRU DRIVE PLANTING MEDIAN NORTH-SOUTH STREET (A1)**

Refer to Sidewalk Design Criteria 4.20 "S dewalk on structure with low planters"

NOTE: These plans are diagrammatic in nature and are only intended to show approximate locations and dimensions.

| | |
|---|---|
| R.O.W. WIDTH | 60' |
| FACE OF CURB TO FACE OF CURB | 22'-6" |
| TRAFFIC LANES | TWO - WAY |
| TRAFFIC LANES WIDTH | 11' / 11' MIN. |
| PARKING LANES | N/A |
| PARKING LANE WIDTH | N/A |
| DESIGN SPEED | 20 MPH |
| SIDEWALK WIDTH | AS SHOWN ABOVE |
| CURB RADIUS | 15' |
| STREET TREE SPACING ( MIN ) | 25' O.C. |



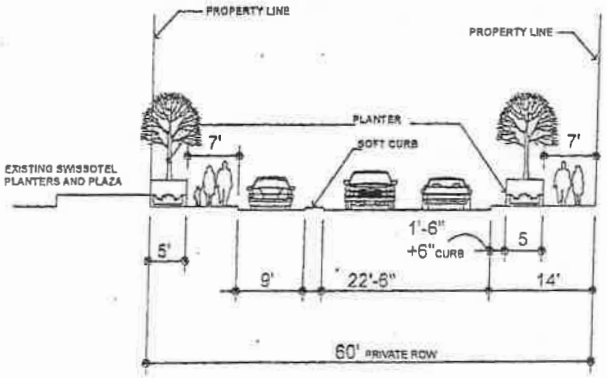
(A1)

## NORTH/SOUTH STREET

The North/South Street serves as additional internal access for new development on the northwestern edge of the development. It will feature an attractive streetscape including street lighting and pedestrian walks (per City ordinance). Canopy Trees as well as other plant materiel should be provided to the greatest extent possible.

As described by the following diagrams, the 60' R.O.W. remains consistent throughout its length, however, the street section (paved areas vs. sidewalk areas) varies within the 60' width.

For this particular (C) section of the North/South St. Section, Either (C) or (B) may be used as alternatives for this section.

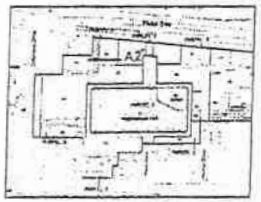



COLUMBUS WACKER THRU DRIVE PLANTING MEDIAN
NORTH-SOUTH STREET (A2)

Refer to Sidewalk Design Criteria 4.20 "Sidewalk on structure with raised planters"

NOTE: These plans are diagrammatic in nature and are only intended to show approximate locations and dimensions.

| | |
|---|---|
| R.O.W. WIDTH | 60' |
| FACE OF CURB TO FACE OF CURB | 22'-6" |
| TRAFFIC LANES | TWO - WAY |
| TRAFFIC LANES WIDTH | 11' / 11' MIN |
| DROP OFF LANES | 1 |
| DROP OFF LANE WIDTH | 9' |
| DESIGN SPEED | 20 MPH |
| SIDEWALK WIDTH | 7' MIN. (INCLUDING 6" CURB) |
| CURB RADIUS | 15' |
| STREET TREE SPACING ( MIN ) | 25' O.C. |



(A2)

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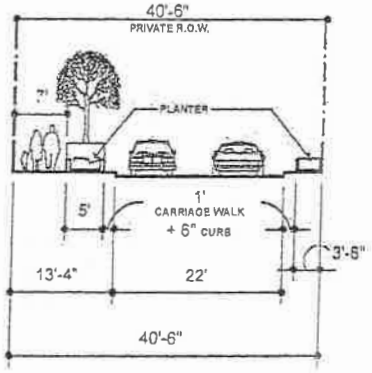
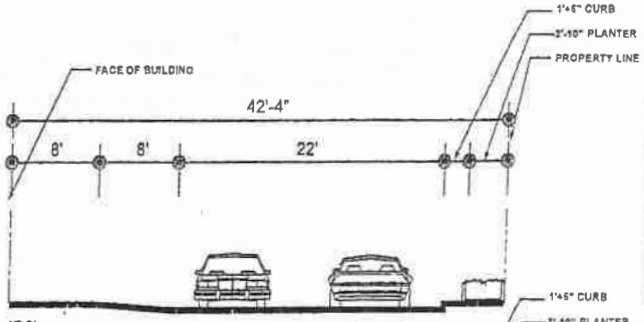


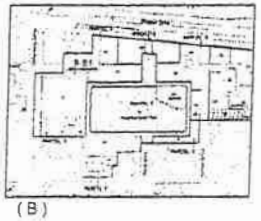

COLUMBUS WACKER E-W THRU DRIVE
NORTH-SOUTH STREET (B)

Refer to Sidewalk Design Criteria 4.20
"Sidewalk on structure with low planters"

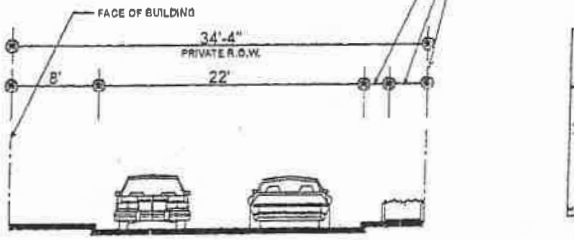
NOTE: These plans are diagrammatic in nature and are only intended to show approximate locations and dimensions.



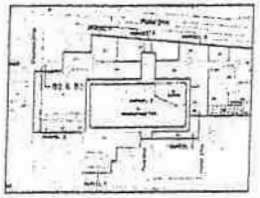

(B2)



( B )




(B3)



( B2 & B3 )

| TYPE | NORTH-SOUTH (B) |
|---|---|
| R.O.W. WIDTH | 40'-6" |
| FACE OF CURB TO FACE OF CURB | 22' |
| TRAFFIC LANES | TWO - WAY |
| TRAFFIC LANES WIDTH | 11' / 11' |
| PARKING LANES | N/A |
| PARKING LANE WIDTH | N/A |
| DESIGN SPEED | 20 MPH |
| SIDEWALK WIDTH | 7' MIN. |
| CURB RADIUS | 15' |
| STREET TREE SPACING ( MIN ) | 25' O.C. |

| TYPE | NORTH-SOUTH STREET (B2) |
|---|---|
| R.O.W. WIDTH | |
| FACE OF CURB TO FACE OF CURB | 22' |
| TRAFFIC LANES | TWO - WAY |
| TRAFFIC LANES WIDTH | 11' / 11' |
| DROP OFF LANE | 8' ONE SIDE |
| PARKING LANE WIDTH | N/A |
| DESIGN SPEED | 20 MPH |
| SIDEWALK WIDTH | 8' (INCLUDING 6" CURB) |
| CURB RADIUS | 15' |
| STREET TREE SPACING ( MIN ) | N/A |



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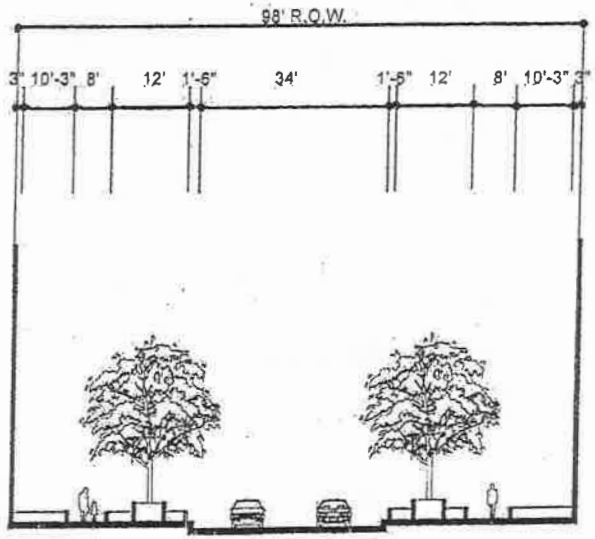
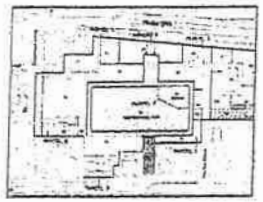
## FIELD BLVD. SOUTH

Field Blvd. South serves as a major entry into the new development from the south. Field Blvd. South shall be oriented north and south, connecting Randolph Street to the Park Drive. It will lead directly to the main overlook terrace at the Public Park.

The drive will feature a consistent and attractive streetscape to include canopy trees, street lighting and pedestrian walks (per City ordinance). These walks will serve as the primary link for pedestrians walking to and from Grant Park and the Neighborhood Park.

The street may slope down at a maximum rate of 1:12, provided that handicap accessible walks are provided along the edges with appropriate landings provided every 30' with vertical rise. The 23' wide sidewalk zone must provide adequate landscaping to screen the adjacent buildings' parking podiums. Air intakes and exhaust from lower level uses may be located within the median but must be screened with landscaping.



| TYPE | FIELD BLVD. (SOUTH) |
|---|---|
| R.O.W. WIDTH | 98' |
| FACE OF CURB TO FACE OF CURB | 34' |
| TRAFFIC LANES | TWO WAY |
| TRAFFIC LANES WIDTH | 17' / 17' |
| PARKING LANES | NO PARKING |
| PARKING LANE WIDTH | N/A |
| DESIGN SPEED | 20 MPH |
| MINIMUM PARKWAY WIDTH | 7' |
| MINIMUM SIDEWALK WIDTH | 8' |
| CURB RADIUS | |
| STREET TREE SPACING ( MIN ) | 25' O.C. |

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Right-of-Way Criteria
West Entry Boulevard

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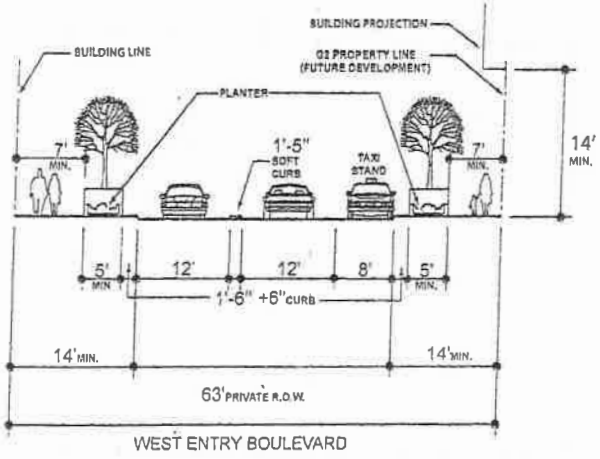
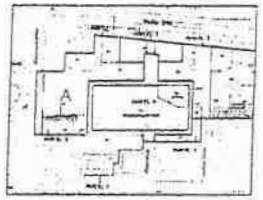
## WEST ENTRY BOULEVARD

The West Entry Boulevard serves as a major entry into the new development from the west. The West Entry Boulevard connects to Columbus St. and the new North South Street, which will also enhance the connectivity to the park from the west.

This street will feature a consistent and attractive streetscape including canopy trees, shrubs, groundcover, perennials, street lighting and pedestrian walks (per City ordinance). These walks will serve as the primary link for pedestrians walking to and from the west and the Neighborhood Park.




WEST ENTRY BOULEVARD



| | |
|---|---|
| FACE OF CURB TO FACE OF CURB | 33'-6" |
| TRAFFIC LANES | TWO WAY |
| TRAFFIC LANES WIDTH | 12' / 12' |
| PARKING LANES ( TAXI ) | ONE SIDE |
| PARKING LANE WIDTH ( TAXI ) | 8' |
| DESIGN SPEED | 20 MPH |
| SIDEWALK WIDTH | 7' MIN. |
| CURB RADIUS | 15' |
| STREET TREE SPACING ( MIN ) | 25' O.C. |

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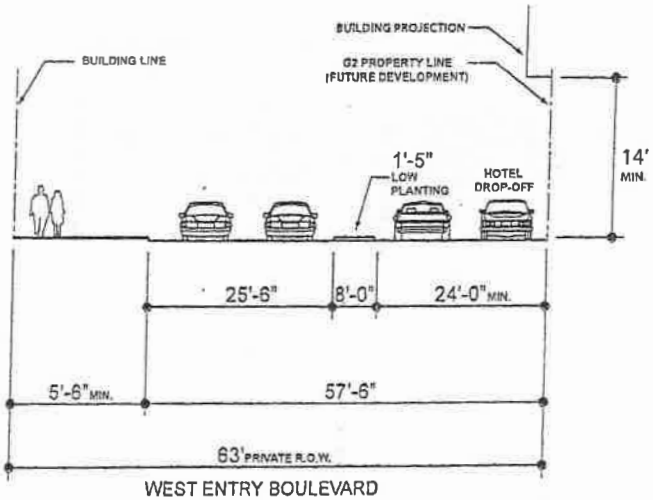
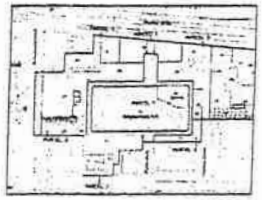
## WEST ENTRY BOULEVARD

The West Entry Boulevard serves as a major entry into the new development from the west. The West Entry Boulevard connects to Columbus St. and the new North South Street, which will also enhance the connectivity to the park from the west.

This street will feature a consistent and attractive streetscape including canopy trees, shrubs, groundcover, perennials, street lighting and pedestrian walks (per City ordinance). These walks will serve as the primary link for pedestrians walking to and from the west and the Neighborhood Park.




WEST ENTRY BOULEVARD



| | |
|---|---|
| R.O.W. WIDTH | 63' |
| FACE OF CURB TO FACE OF CURB | 57'-6" |
| TRAFFIC LANES | TWO WAY |
| TRAFFIC LANES WIDTH | AS SHOWN |
| PARKING LANES ( TAXI ) | ONE SIDE |
| PARKING LANE WIDTH ( TAXI ) | 8' |
| DESIGN SPEED | 20 MPH |
| SIDEWALK WIDTH | 5'-6" MIN. |
| CURB RADIUS | 15' |
| STREET TREE SPACING ( MIN ) | N/A |

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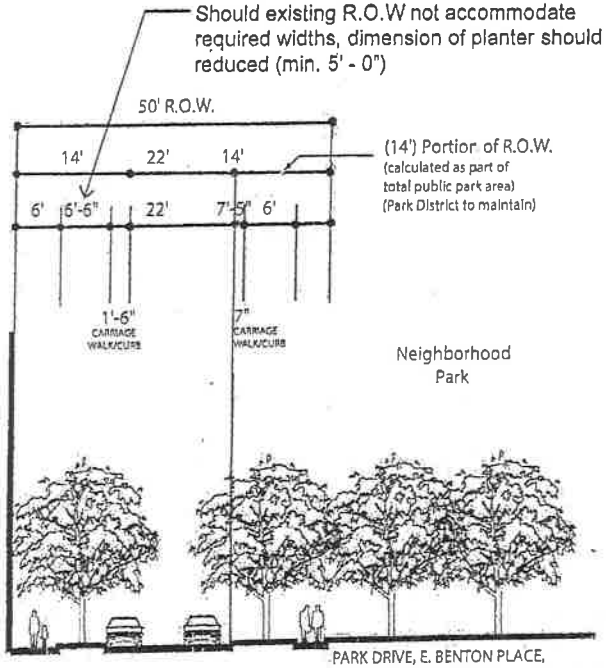
THE PARK DRIVE

The Park Drive shall be a pedestrian-friendly neighborhood drive encircling the Neighborhood Park. It will feature a consistent and attractive streetscape to include canopy trees and other plant material in a parkway setting. It is recommended that traffic circulate in a direction which allows curbside drop-off adjacent to the school. Street lighting and pedestrian walks (per City ordinance) shall provide a pedestrian-friendly experience along the drive.

From the intersection at Field Blvd. South, the Park Drive shall slope at a maximum rate of 1:20 in order to ensure handicap accessibility along the sidewalks.

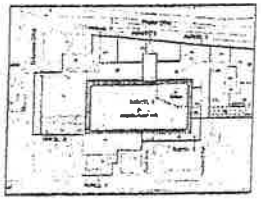
The 15' wide zone at the perimeter of the park includes sidewalk & parkway which will be maintained by the City of Chicago.

NOTE: The Chicago Park District has agreed to maintain the landscaped parkway and sidewalk located on the park side.




PARK DRIVE, E. BENTON PLACE, N. WESTSHORE DRIVE, E. SOUTH WATER, & N. PARK DRIVE

| TYPE | |
|---|---|
| R.O.W. WIDTH | 50' |
| FACE OF CURB TO FACE OF CURB | 22' |
| TRAFFIC LANES | ONE-WAY |
| TRAFFIC LANES WIDTH | 12' |
| PARKING LANES | NO PARKING |
| PARKING LANE WIDTH | N/A |
| DESIGN SPEED | 20 MPH |
| SIDEWALK WIDTH | 6' |
| CURB RADIUS | 15' |
| STREET TREE SPACING (MIN.) | 25' O.C. |



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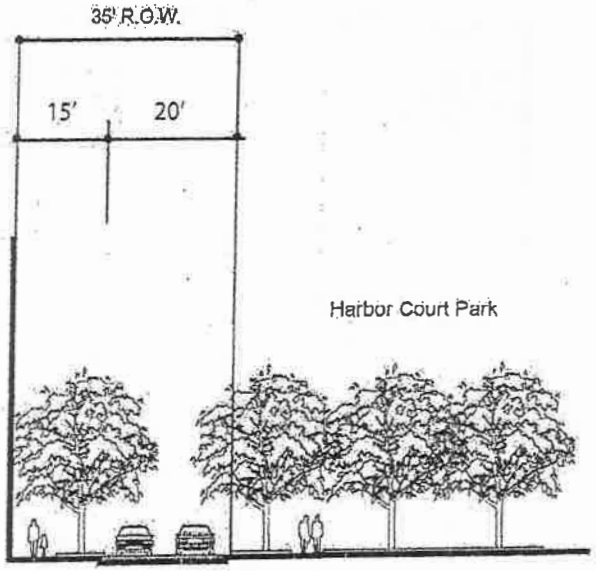
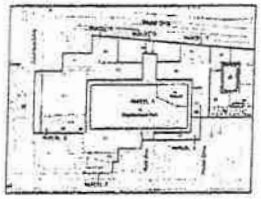
## HARBOR COURT

Harbor Court shall be a pedestrian-friendly neighborhood drive encircling the interior court. It will feature a consistent and attractive streetscape. Canopy trees and other plant material shall be provided to the greatest extent possible. Street lighting and pedestrian walks (per City ordinance) shall provide a pedestrian-friendly experience within Harbor Court.

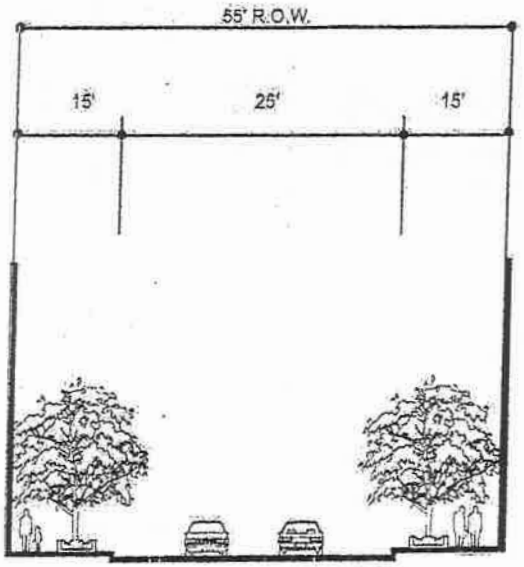


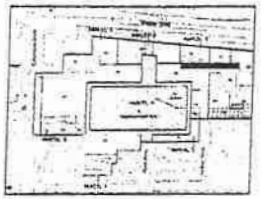



| TYPE | HARBOR COURT |
|---|---|
| R.O.W. WIDTH | 35' |
| FACE OF CURB TO FACE OF CURB | 20' |
| TRAFFIC LANES | ONE - WAY |
| TRAFFIC LANES WIDTH | 12' |
| PARKING LANES | ONE SIDE |
| PARKING LANE WIDTH | 8' |
| DESIGN SPEED | 10 MPH |
| SIDEWALK WIDTH | 15' |
| CURB RADIUS | 15' |
| STREET TREE SPACING ( MIN ) | 25' O.C. |

## WATERSIDE DRIVE

Waterside Drive shall feature a consistent and attractive streetscape to include; street lighting and pedestrian walks (per City ordinance). Canopy trees as well as other plant material shall be provided to the greatest extent possible.



| TYPE | WATERSIDE DRIVE |
|---|---|
| R.O.W. WIDTH | 55' |
| FACE OF CURB TO FACE OF CURB | 25' |
| TRAFFIC LANES | TWO WAY |
| TRAFFIC LANES WIDTH | 11'/ 11' MIN. |
| PARKING LANES | N/A |
| PARKING LANE WIDTH | N/A |
| DESIGN SPEED | 20 MPH |
| SIDEWALK WIDTH | 7' MIN |
| CURB RADIUS | 15' |
| STREET TREE SPACING | 25' O.C. |

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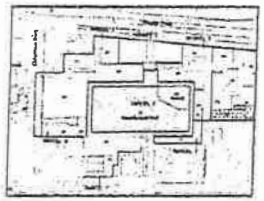
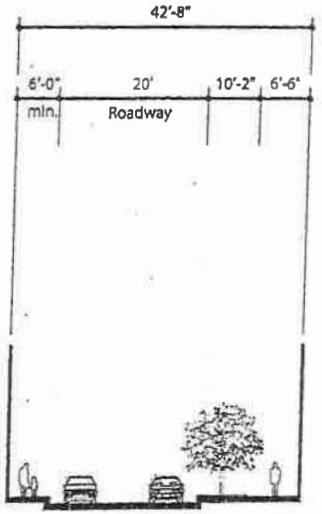
Right-of-Way Criteria
Waterside Drive Extension
(Private Street)






| TYPE | WATERSIDE DRIVE EXTENSION |
|---|---|
| R.O.W. WIDTH | N/A |
| FACE OF CURB TO FACE OF CURB | 20' |
| TRAFFIC LANES | TWO-WAY |
| TRAFFIC LANES WIDTH | 10' |
| PARKING LANES | N/A |
| PARKING LANE WIDTH | N/A |
| DESIGN SPEED | 20 MPH |
| MINIMUM PARKWAY WIDTH | N/A |
| MINIMUM SIDEWALK WIDTH | 6'-0" |
| CURB RADIUS | 15' |



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**Sidewalk with in - Ground Planters, Flush with Sidewalk**
*(total width varies)*

Handicap Accessible depressed curb at corner

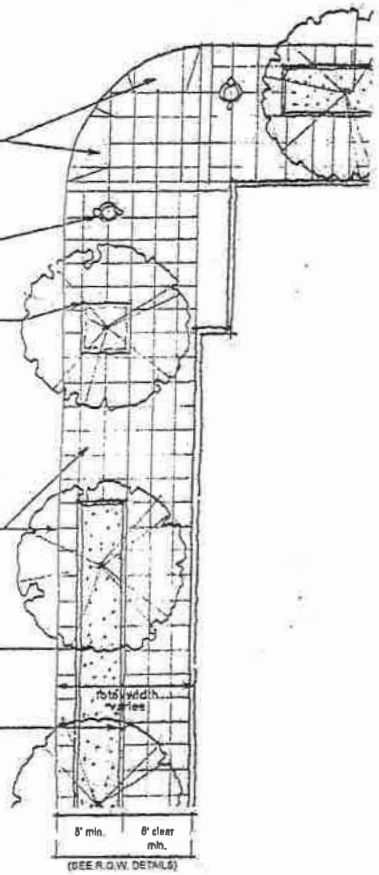
Street lighting to conform with City of Chicago Lighting Standards and Palette

At corners with bus stops, trees in grates preferred over curbed planters.
5' to 6' in width
1'-6" to 2' from face of curb min.

Concrete curb and sidewalk per City of Chicago standards

Planters per City of Chicago Landscape Ordinance

Street Trees and Landscaping per City of Chicago Landscape Ordinance




**Park Drive Sidewalk**
*(along townhouses)*

Handicap Accessible depressed curb at corner

Street lighting to conform with City of Chicago Lighting Standards and Palette

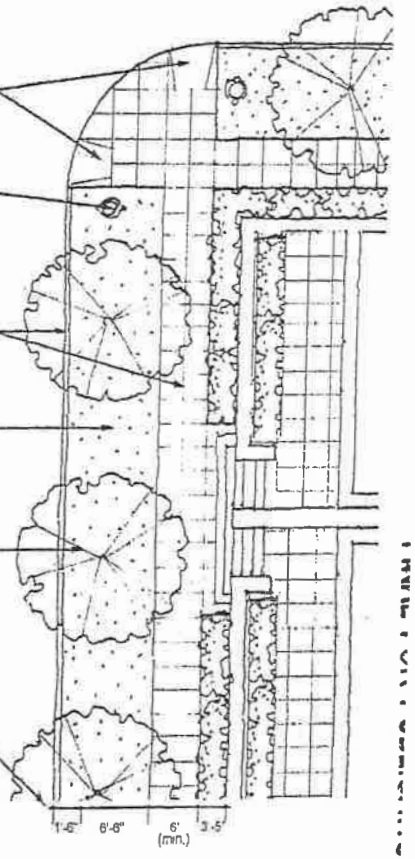
Concrete curb and sidewalk per City of Chicago standards
1'-6" to 2' wide carriage walks may be used at edge of street

Landscaped Parkway
(at major building entries, parkway should be interrupted with sidewalk paving)

Street Trees and Landscaping per City of Chicago Landscape Ordinance

Minimum widths:

Clear Sidewalk width: 6'-0"



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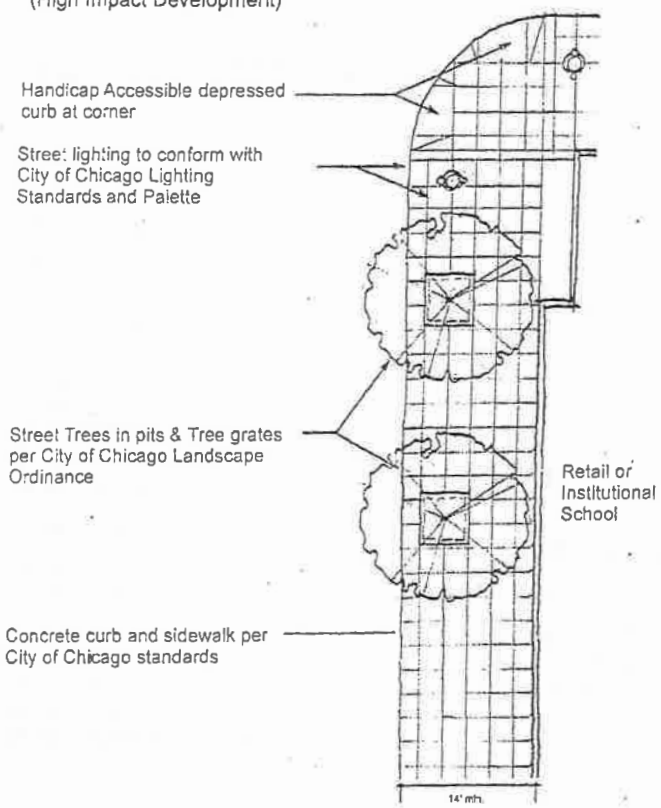
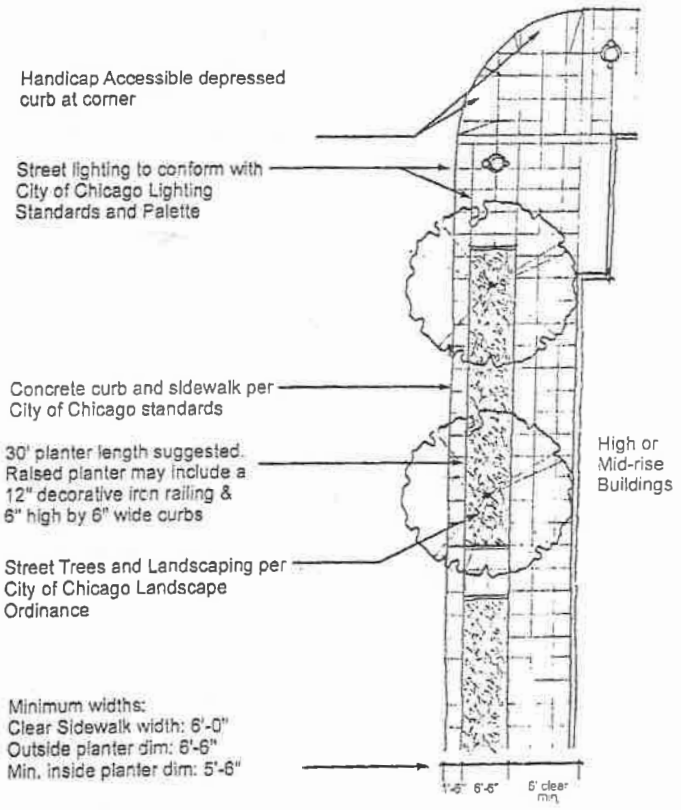
**Sidewalk Along Park Road**
(High Impact Development)




**Sidewalk Along Park Road**
(Moderate Impact Development)



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**Sidewalk on Structure with Raised Planters**
(Ornamental Trees *with tree pits*)

Handicap Accessible depressed curb at corner

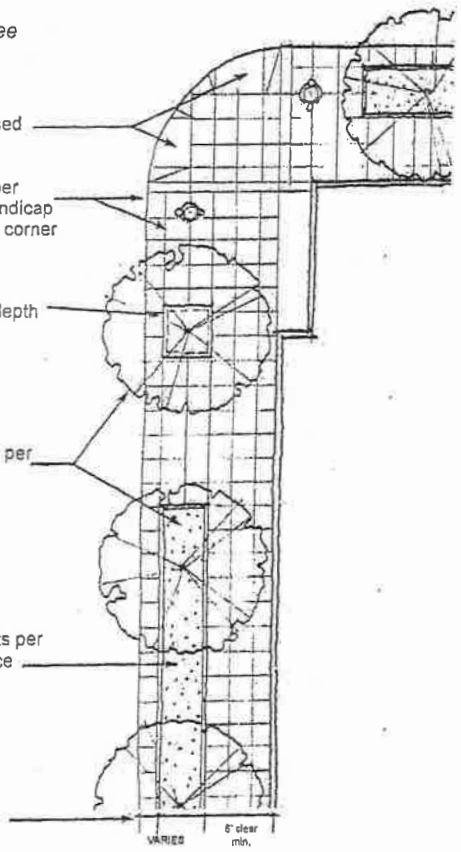
Concrete curb and sidewalk per City of Chicago standards Handicap Accessible depressed curb at corner

Minimum 4' x 4' x 30' single planters 3'-0" minimum solid depth for all trees.

Street Trees and Landscaping per City of Chicago Landscape Ordinance

Structural Soil between tree pits per Chicago Landscaped Ordinance

Minimum widths:
Clear Sidewalk width: 6'-0"



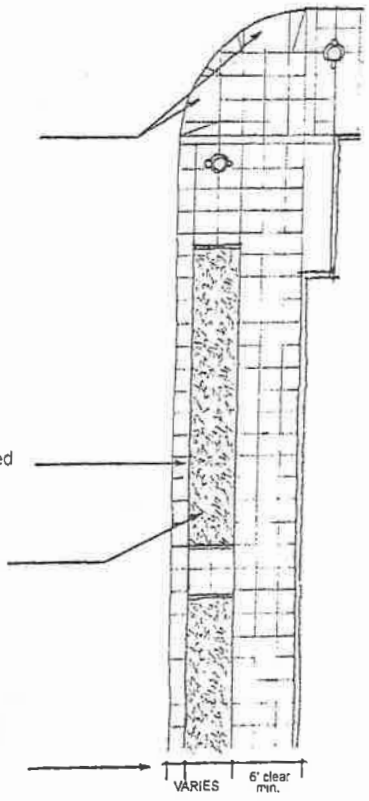

**Sidewalk on Structure with Low Planters**
(*perennial / seasonal flowers*)

Handicap Accessible depressed curb at corner

30' planter length suggested. Raised planter may include a 12" decorative iron railing

Planting area for perennial and/or seasonal flowers. 12" min. soil depth for seasonal flowers, Landscaping per City of Chicago Landscape Ordinance

Minimum widths:
Clear Sidewalk width: 6'-0"



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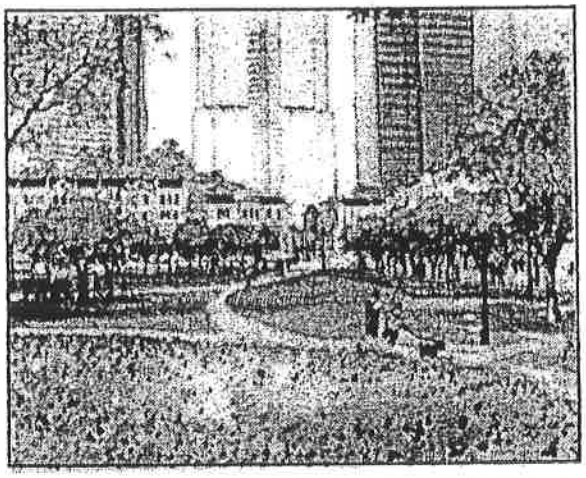

# 5.0 Open Space

Introduction
Public Park Zone
The Open Space Framework
The Neighborhood Park: Preliminary Conceptual Design
The Neighborhood Park: Park Programming Zones
Neighborhood Park Preliminary Landscape Guidelines
Parks and Open Space: Parcel C
Parks and Open Space: Other Parcels

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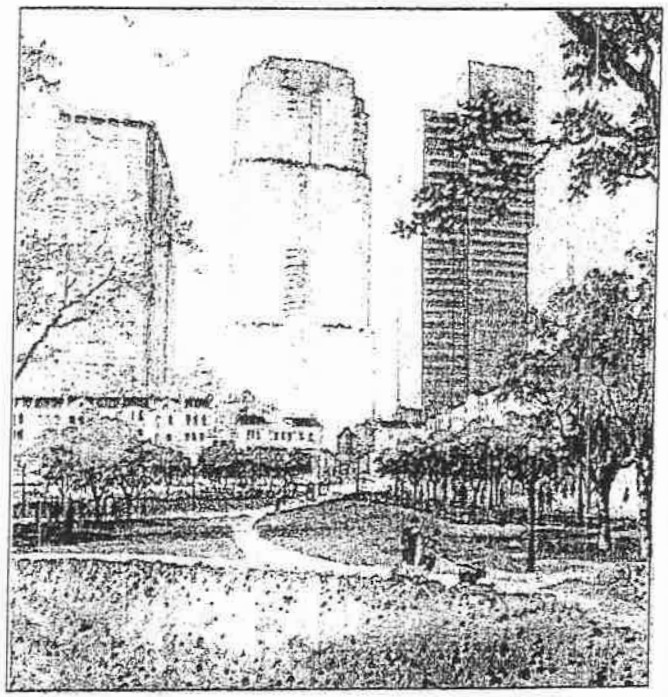

**Introduction**

The open space of Lakeshore East is defined by a series of green spaces including a large urban neighborhood park. The neighborhood park area will be approximately 6 acres in its size. Overall the Lakeshore East site will contain approximately 12 acres of publicly accessible open space which includes courtyards, pedestrian promenades, and landscaped setbacks.

Connections to the river and the lakefront will be provided as links to the great open space of the city. A strong connection to Grant Park via Field Blvd. will also be provided.

The neighborhood character of the park will be an amenity for both future and existing residents. It will essentially be located at the lower level on grade creating a neighborhood open space where trees and landscaping can flourish.

In conjunction with the neighborhood park there will be courtyards, and open space buffers which will enhance and link the surrounding open space amenities. Interior green spaces or courtyards will serve as open space amenities for both new and existing residents.

Roof top gardens are strongly encouraged to be created on various buildings. These gardens will provide a landscaped aesthetic while also enhancing the environmental aspects of the buildings.

Linear pedestrian promenades will be landscaped with trees, flowering planters and paved sidewalks. These pedestrian streets will act as promenades that connect the east and west edges of the site, but will also provide emergency vehicular access to future developments.

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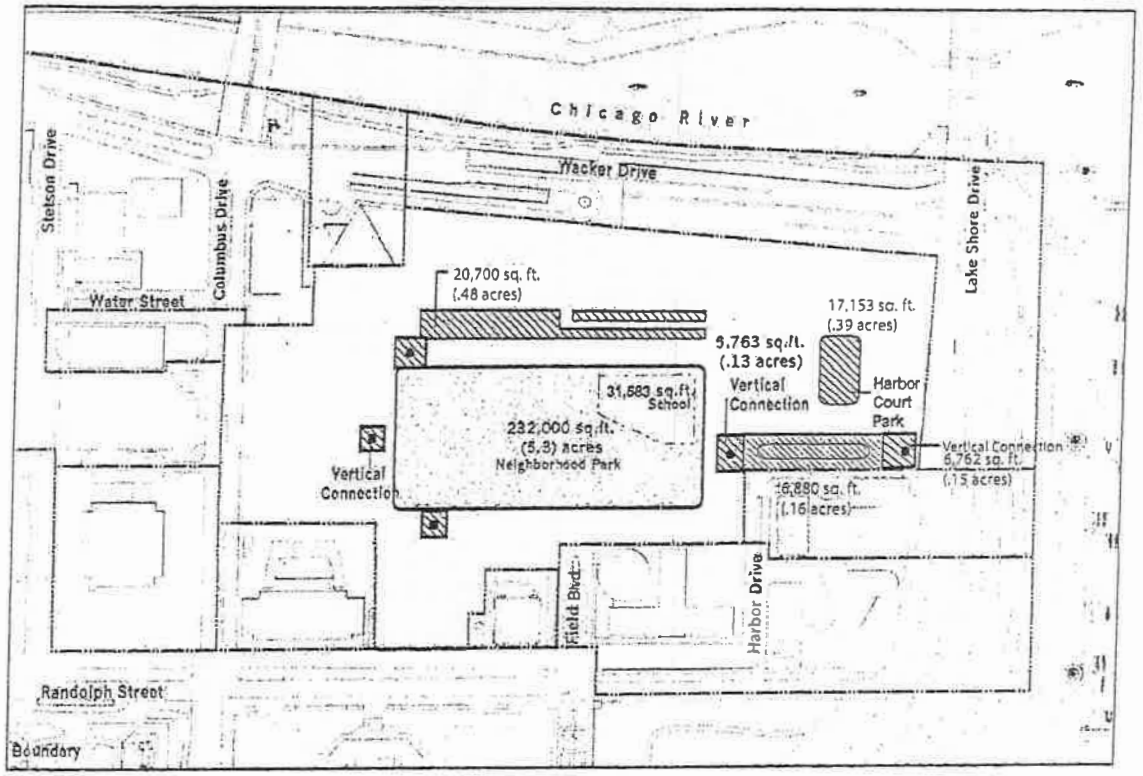



NOTE: These plans are diagrammatic in nature and they indicate the approximate location and intent of the school location, the spaces to be dedicated as public parks and the vertical connections, but not the precise locations.

The amount of space dedicated as public park is subject to acceptance by the Chicago Park District.

The Open Space Framework for Lake Shore East consists of a variety of parks, promenades and courtyards.

THE NEIGHBORHOOD PARK

PARCEL C HARBOR COURT PARK

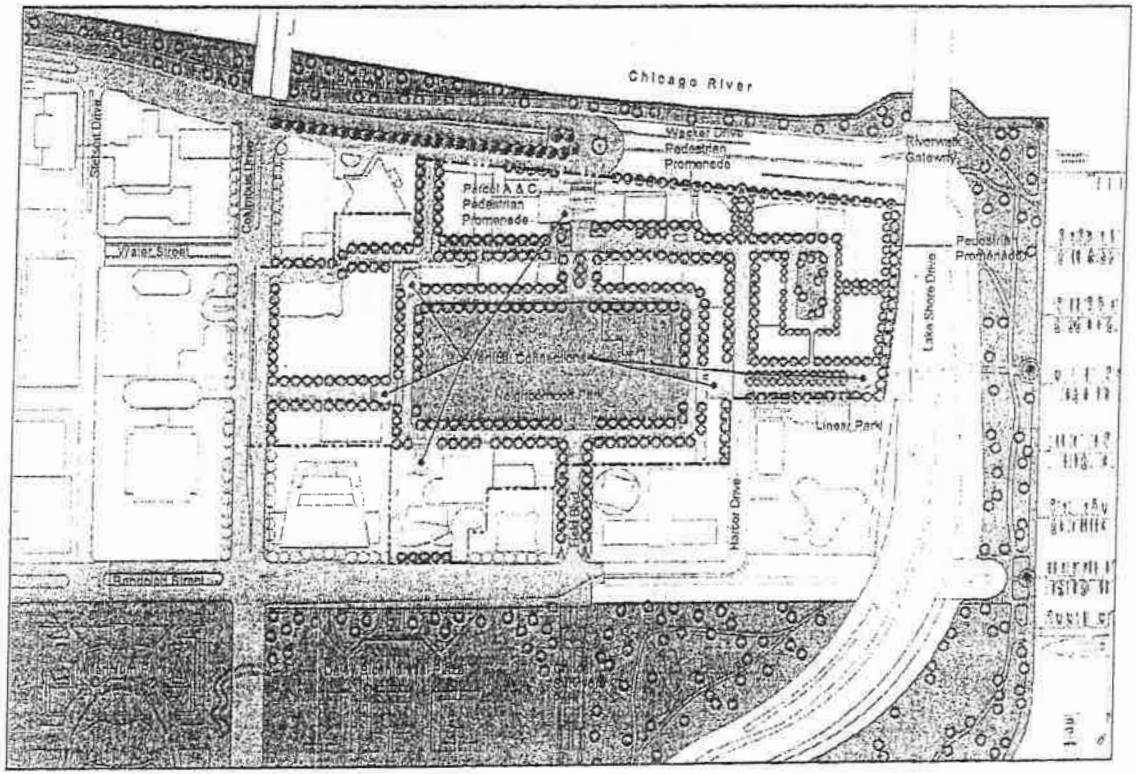
PARCEL C LINEAR PARK

PARCEL C LAKESHORE DRIVE PROMENADE

PARCEL A&D PEDESTRIAN PROMENADE

PARCEL B&C WACKER DRIVE PROMENADE

VERTICAL CONNECTIONS




The Open Space Framework

NOTE: These plans are diagrammatic in nature and they indicate the approximate location and the intent of the vertical connection, not the precise locations.



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**NEIGHBORHOOD PARK**
**Preliminary Conceptural Design**

A large public park ("the Neighborhood Park") shall be designed and constructed to encourage public use. The Neighborhood Park is intended to function as a public space for outdoor events and provide a gathering space for the surrounding office, hotel and residential neighborhood.

**Neighborhood Park Scale & Character**

The park should generally function as a passive neighborhood open space. Large permanent active athletic uses, with the exception of the multi purpose open space in the center of the park, should be avoided. The park should be designed and scaled appropriately for neighborhood use as opposed to a regional attraction.

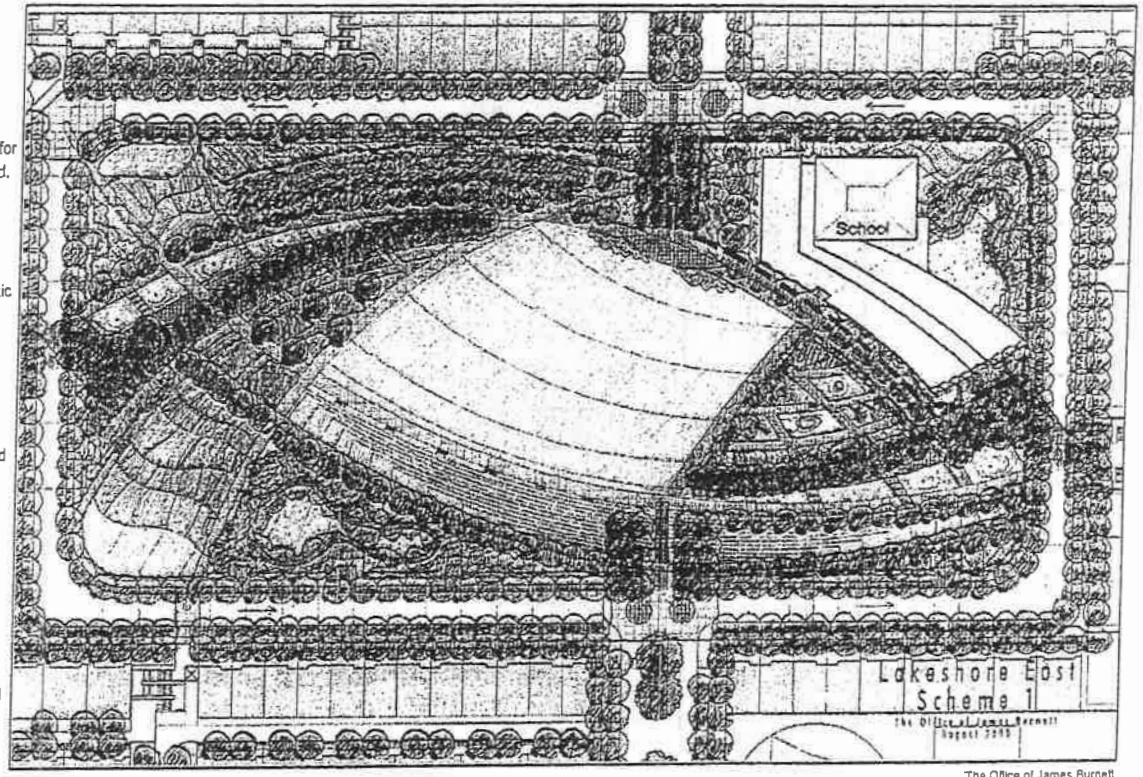
**Park Perimeter / Entries**

The perimeter of the Neighborhood Park shall be designed to define the park as a public space and will offer sidewalks, seat furniture, lighting and terraces for gathering. A wide landscaped parkway planted with large canopy trees and a continuous 6' wide pedestrian sidewalk should complete the Park Drive streetscape and define the edge of the park.

Access to the park shall be directed to and controlled at key locations through the use of identifiable entry areas. An entry overlook terrace shall be created at the south end of the park near the Field Blvd. intersection to provide a panoramic view of the park. A public stairway and handicap accessible ramp shall be provided at this location.

The eastern and western entries to the park shall be aligned with the vertical connections in parcels E and G.

Pedestrian crosswalks along the Park Drive should be coordinated with these entries and the flow of traffic.

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Preliminary Neighborhood Park Concept
(For Illustrative Purposes Only)

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Park Programming Zones

The park shall include a centrally located, large, gently sloping open green space to be used for both active and passive uses.

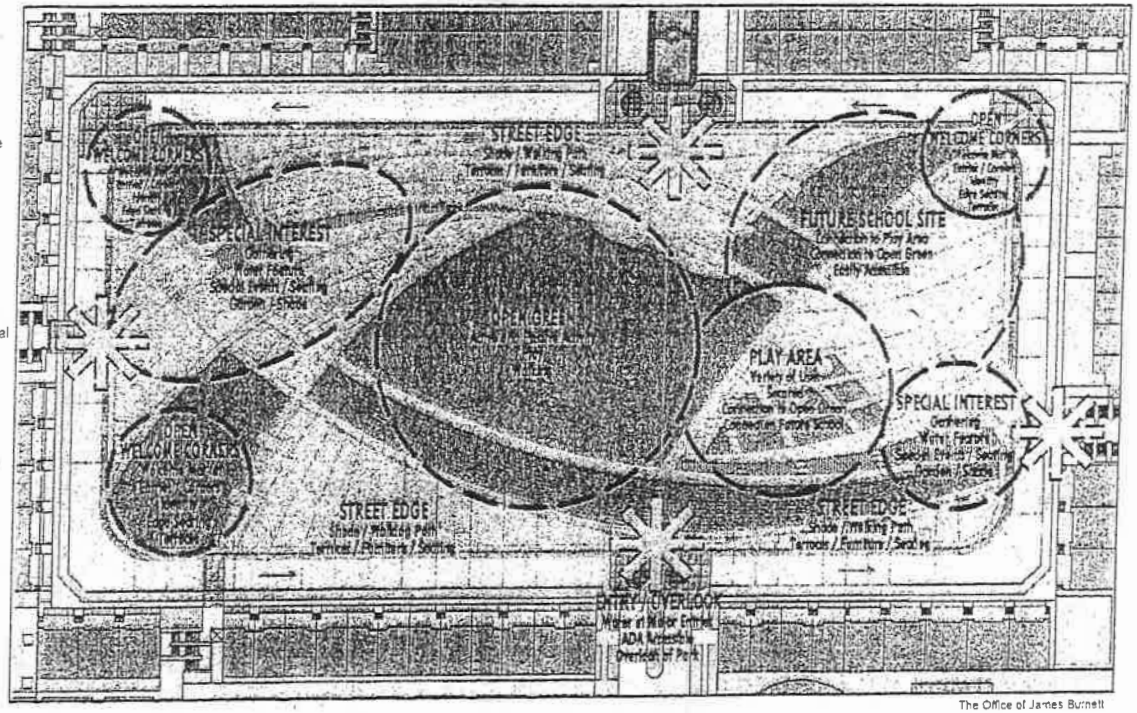
A secured play area shall be provided adjacent to the future school, and offer a variety of play opportunities for several age groups. The play area should also be located adjacent to the open green. The approved park design shall be completed within the first phase of development. The playground shall be placed within the park in a location where it will not be impacted by future school construction.

A centrally located dog park may be provided. The inclusion of a dog park will alleviate the requirement to install individual dog runs/facilities in the individual residential buildings.

A future school zone at the northeast corner of the park shall be designated. Prior to construction of the school, this area shall be designed and built to similar open space standards as the rest of the park for interim open space use. The future school will share space for Chicago Park District facilities.

Topography

The park shall generally slope from el.+6.00 CCD on the north up to el.+30-00 CCD to the south. The park topography should transition smoothly to the various sloped roadways at the perimeter of the park. Large retaining walls at the perimeter of the park more than 3' high should be avoided.

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Park Programming Zones

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## PRELIMINARY LANDSCAPE GUIDELINES

The design of the park will be coordinated with the City of Chicago, The Chicago Park District, and the community. The following preliminary landscape guidelines indicate minimum standards for landscape materials.

The design and quality of Landscape Materials within all publicly accessible neighborhood open space areas must be executed with these same minimum standards.

### Paving

The location of sidewalks and their particular treatment will be determined by the intended use and the overall nature of pedestrian spaces. Park pathways shall be ADA accessible. Typical sidewalks shall use more basic materials such as concrete. Areas such as the linear promenades, entry ways for residential townhomes/towers, and other special pedestrian walkways could utilize higher quality materials.

Paving materials for pedestrian paths may include, yet are not limited to, the following: concrete, colored concrete, concrete unit pavers, brick, stone pavers, decomposed granite.

### Landscaping

The landscape is intended to enhance the site by providing flourishing species of diverse vegetation, while also promoting the use of indigenous plant materials. Ornamental planting should be used for local points, small courts or special areas within the park.

The planting specifications for new landscaping should be consistent with the City of Chicago Landscape Ordinance. The following is a brief summary of some additional guidelines for plantings:

*Lawn Areas*

Active and passive lawn areas will incorporate sod. Ornamental prairie grass or meadows may be used as ornamental beds.

*Existing Trees*

To the greatest extent possible, the existing trees designated as desirable species shall be protected, maintained and/or relocated into the neighborhood park or other future open space areas.

*New Trees*

The following minimum guidelines for tree sizes (at time of installation) shall be followed:

1) Minimum root ball sizes for trees:
   shall conform to ANLA Standards
2) Specimen tree size:
   a) Minimum caliper : 6 inches
   b) Height range : 20' to 30' feet
3) Shade tree size:
   a) Minimum caliper : 3 1/2 -4 inches
   b) Height range : 18' to 25' feet
4) Small upright/ornamental tree size:
   a) Minimum caliper : 2 7/2 inches
   b) Height range : 6' to 12' feet

*Shrubs and Other Plantings*

These minimum guidelines for the following miscellaneous plant types shall be followed:

1) Shrubs:
   a) Minimum container size: 5 gallon
   b) Height range: 1 1/2 to 3 feet minimum
2) Vines, trailing ground cover or trailing perennials:
   a) Minimum container size: 1 gallon.
   b) Minimum number of runners: 4.
   c) 8 inches minimum length of runners.
3) Clump ground covers or clump perennials:
   a) Minimum container size: 1/2 gallon
   b) crown and roots shall be well developed within container
4) Annuals:
   a) Minimum container size: 2-1/2 inch pots
   b) Height range: varies with annual type
   c) Full crown with healthy, vigorous flowers

### Landscape Irrigation System

A landscape irrigation system will be provided in all necessary areas for the general maintenance, and up keep of vegetation.

### Water Features

If water features are to be created in the park, they should be compatible with their setting. For example, smaller, more intimate fountains may help to create a serene space. Larger, more active and participatory fountains can help to draw large gatherings of people and provide a focal point for a larger setting.

The technical design of a potential water feature should incorporate the necessary equipment (i.e. filter, pumps, nozzles, etc.) required for efficient use and desired aesthetic effect. Public safety, wintertime use, and maintenance should also be carefully considered in the design of water features in the park.

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**Fences**
If utilized, fencing in the park shall provide for safety only. Fencing should not hinder public access through the site.

Fencing should be ornamental in its nature in order to enhance the overall aesthetic setting of the park. High quality materials such as ornamental metal, black in color, should be used for fencing. Fencing shall be limited to a maximum height of 48".

**Playground Equipment**
Playground equipment will be furnished with the latest materials and safety surface to ensure both durability and safety. The equipment should be designed to accommodate a variety of users and age ranges. Playground equipment shall meet ADA requirements.

**Park Furnishings**

Site furnishings will be supplied where applicable. Furnishings may utilize a number of materials which could include steel, stone, wood, etc..

The design and selection of the Neighborhood Park furnishings including, but not limited to, lighting, benches, bike racks, and trash receptacles shall be coordinated and approved by the City of Chicago and The Chicago Park District.

**Structures**

Structures within the park setting should be simple, small in scale and in character with the park setting. Small structures such as arbors, pergolas, gazebos, may help to enhance the pedestrian realm and provide shade, a place to rest and create a sense of place.

**Park Lighting**

**Park lighting shall be provided and should incorporate pedestrian friendly ornamental fixtures placed along the park paths. The fixtures shall be spaced at a comfortable distance in order to provide adequate lighting for safety at night.**

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**PARCEL C PARK**

The Parcel C Park shall be an open space centrally located within the future residential area on the east side of the development. Encircled by the Harbor Court drop off, safe and convenient pedestrian access shall be provided from all Parcel C buildings to the internal park.

The park should feature a common green to be used for both active and passive uses. The park should provide walking paths, special paving, seating, and lighting in addition to special ornamental planting. A small children's playground could also be provided in this open space.

**PARCEL C LINEAR PARK**

The Linear Park connects pedestrians from the extension of Harbor Drive to the lakefront. This space also provides automobile and emergency access to the two southern residential buildings in Parcel C.

This linear green space shall be designed to create a pedestrian friendly environment. The sidewalks shall be designed with canopy trees, special plantings, lighting, and special paving surfaces. The median should be planted with canopy trees, shrubs, ground cover, and perennials.

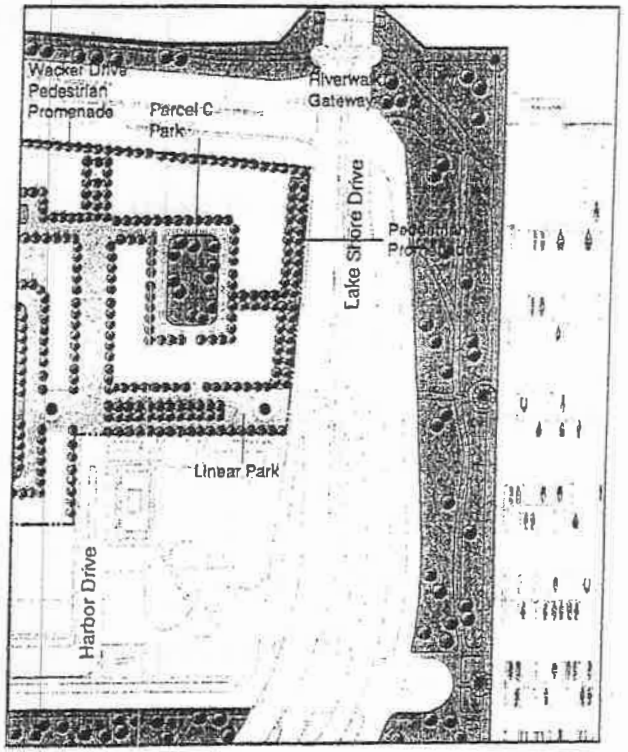
An interim driveway/drop off may be provided (if required) for access for buildings on Parcel C3 and C4. Once the entire Parcel C development is completed, and the internal Harbor Court drop off is operating, this space shall be converted into permanent open space. However, emergency vehicular access through this space, connected to Harbor Court, must be maintained.

At the eastern edge of this space, a stairway and elevator shall be provided for pedestrians to connect to the existing walkway under Lake Shore Drive, connecting Lakeshore East to the lakefront and DuSable Harbor. (See page 5.10 for further standards for this vertical connection)

**PARCEL C LAKESHORE DRIVE PROMENADE**

This linear green space shall be designed to provide a publicly accessible pedestrian promenade along the eastern edge of the development. This 40' wide (minimum) promenade shall be designed with canopy trees, special plantings, lighting, and special paving surfaces.

Special consideration must be given to its relationship to Lake Shore Drive. Its location may be at or above the elevation of Lake Shore Drive. Parking podiums must be screened from view through the use of architectural or landscaped elements.



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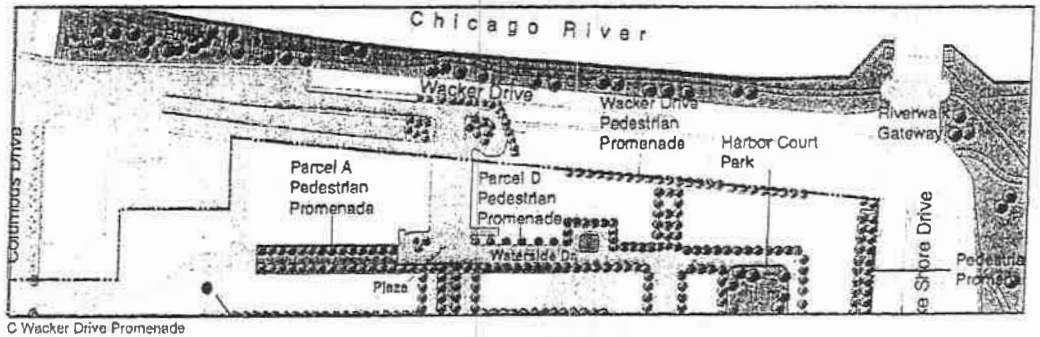
**PARCEL B & C WACKER DRIVE PROMENADE**

This linear green space shall be designed to provide a publicly accessible pedestrian promenade along the northern edge of the development at the upper level. This 20' wide (minimum) walkway shall be designed with canopy trees, special plantings, lighting, and special paving surfaces.

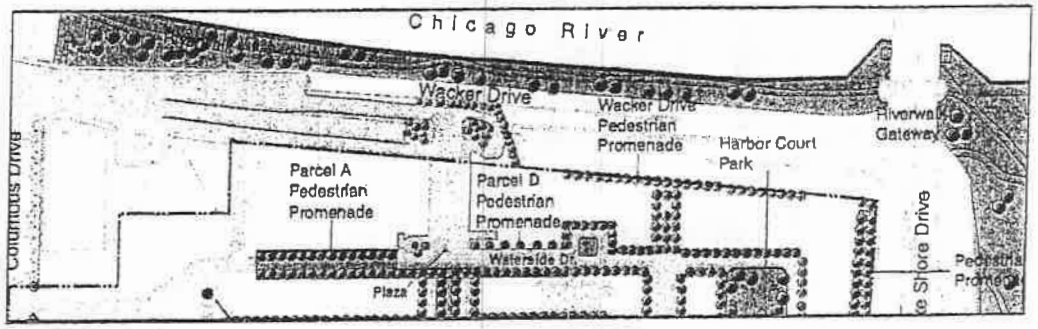
Opportunities for sidewalk cafes and terrace overlooks should be encouraged and integrated into the promenade design.




C Wacker Drive Promenade

**PARCEL A & D PROMENADE**

A linear green space shall be designed to provide a publically accessible pedestrian promenade between the buildings fronting Upper Wacker Drive & the Park Drive. This promenade shall lead to a plaza spanning Field Blvd. North. Both the promenade & the plaza shall provide an important secondary east west connection at the upper level through the future development. The pedestrian walk shall be designed to accommodate emergency vehicular access.




Parcel A & D Promenade

NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.

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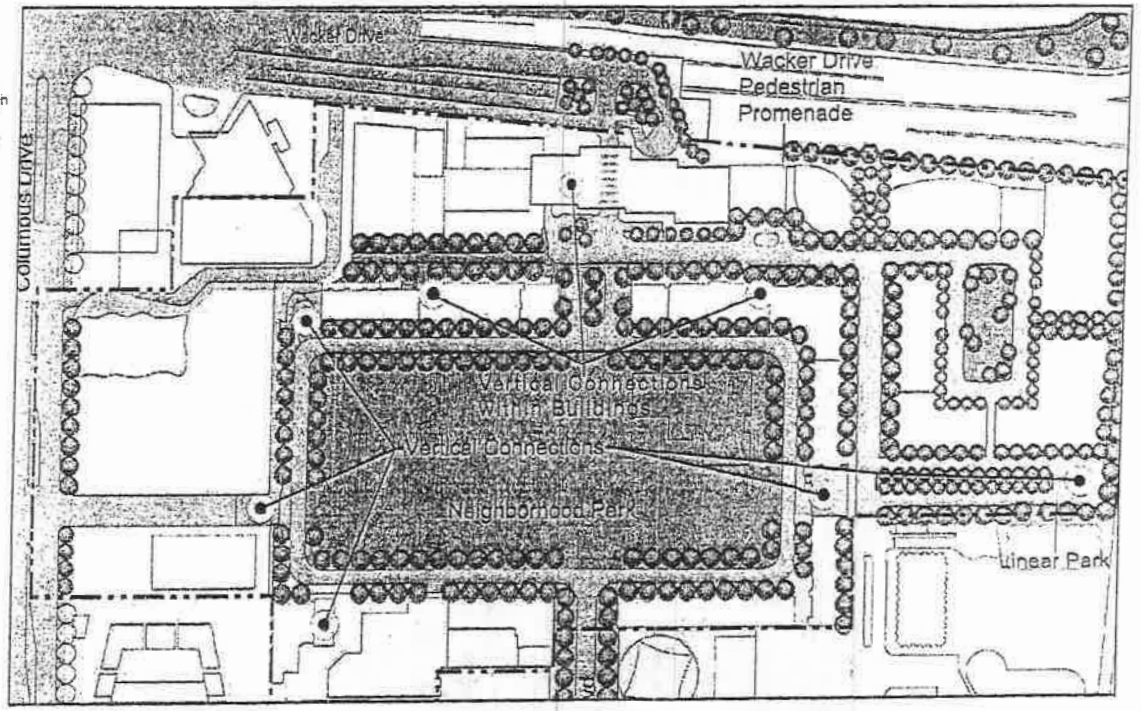
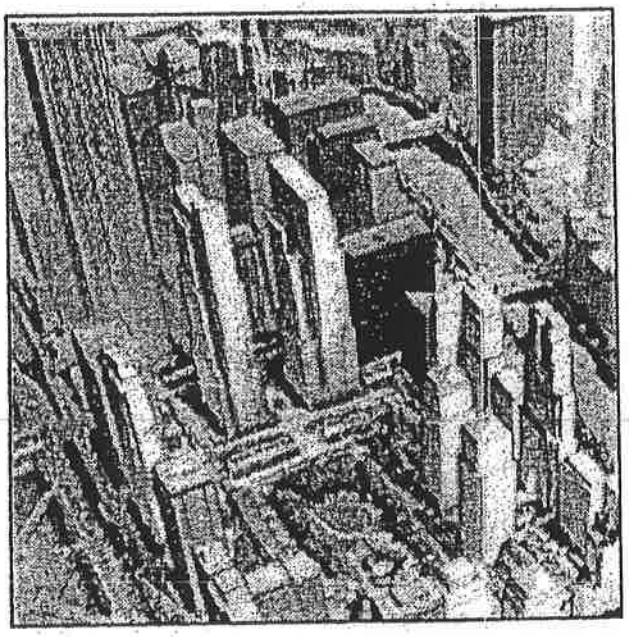
## VERTICAL CONNECTIONS

A minimum of 4 vertical connections shall be created to connect upper level development with the park ring roads. As previously mentioned, one additional connection must be included in Parcel C along Lake Shore Drive. These connections must include stairways and elevators as is feasible.

Placed at each edge of the Neighborhood Park, these connections will ensure views into the park from the surrounding areas. These connections must provide attractive and convenient pedestrian friendly access between the upper and lower levels of the district. The design of the stairways shall complement the Neighborhood Park and streetscape design through the use of special paving, lighting, hand rails and planters. These connections shall be treated as landscape features incorporating plantings to help soften this connection between levels.




NOTE: These plans are diagrammatic in nature and they indicate the approximate location and the intent of the vertical connection, not the precise locations.



## 6.0 Design Standards

Introduction
Development Review Process
Controls for Development
Parcel Design Criteria
Building Design Criteria
Building Materials
Environmental Considerations

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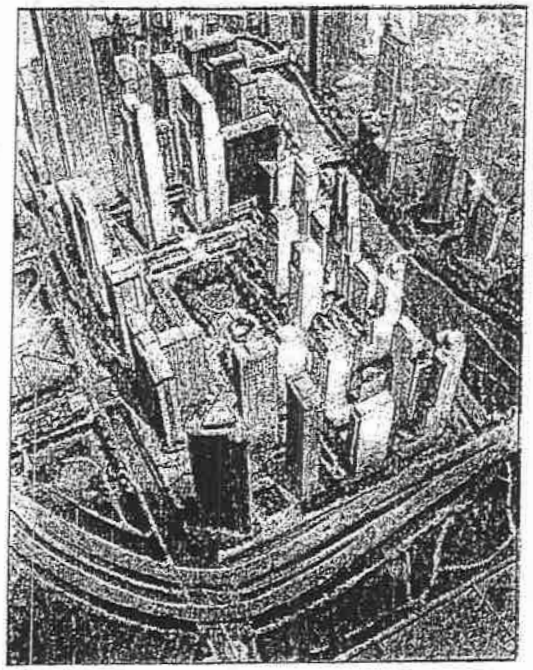

## Introduction

The Design Standards included as part of the Lakeshore East Planned Development submittal are intended to ensure that the basic Lakeshore East Master Plan concepts are realized. These Master Plan Concepts include:

- Create urban street walls that support a diverse pedestrian experience.
- Create an enhanced pedestrian environment that physically and visually connects activities within existing and future buildings to adjacent public areas.
- Preserve views from existing development through new development to the greatest extent possible. Establish view corridors for new development.
- Create a distinctive skyline.

The following standards describe specific design intentions which should be used by the designers, developers and city agencies involved in the building of Lakeshore East.

## Development Review Process

The Design Standards are intended to establish a self-policing structure for evaluation of projects which shall be submitted to the Department of Planning and Development for approval, prior to submission to the City for building permit.

The developer shall establish a Lakeshore East Design Review Committee for internal review of all development proposals for conformance with the Master Plan. All design submissions should include detailed site plans, building plans, elevations, material samples, and information on lighting and signage. The Design Review Committee may also request additional project information including models or three dimensional renderings.

Any modifications to the Master Plan or Design Standards will require discussion with the City of Chicago Department of Planning and Development and a consensus that the changes do not negatively impact the intent of the Master Plan. Any modifications deemed significant will require an update to the Master Plan & Partial PD Amendment.

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## Controls for Development

The Lakeshore East Master Plan establishes seven development parcels organized around a neighborhood park. The parcels have been defined to accommodate the projected long term build-out. The parcels have also been divided into sub-parcels to permit flexibility in responding to specific development proposals. The sub-parcel divisions may adjust slightly in order to accommodate building design refinements over time.

The Master Plan envisions a mix of highrise, midrise and lowrise development. The development of each parcel within the Master Plan is governed by a set of site design criteria and building envelope controls. Site design criteria include pedestrian and vehicle access. The building envelope controls mandate the placement of buildings within the parcels, setting a pattern of development that creates a strong sense of place at the pedestrian level. Two distinct sets of controls, building mass criteria and streetwall criteria, are defined for each parcel. The building envelope controls have been created in a way to allow some design flexibility within each sub-parcel. Also, the Department of Planning and Development may administratively allow minor modifications or adjustments to the building envelope controls.

### Maximum Developable F.A.R.

Within Subarea E, a maximum developable area has been established. This maximum developable area will not fill the entire allowable building envelopes, but may be shifted from one parcel to another parcel as long as the maximum building envelopes are maintained.

For the purpose of calculating maximum developable F.A.R. area, only the inhabitable area at or above the building entry shall be included.

## Parcel Design Criteria

### Pedestrian Access

A well-connected pedestrian network is critical to successfully creating an urban neighborhood in Chicago. The maximum allowable distance between two pedestrian walkways along a single blockface should not exceed the length of a typical downtown Chicago block or approximately 320'. Midblock pedestrian walkways which pass through development parcels are also encouraged.

### Vehicular Access

The multi-level plan of Lakeshore East should accommodate the bulk of parking and service below grade. Curb cuts should be kept to a minimum and the use of shared curb cuts along shared property lines is encouraged. Curb cuts should not exceed 20 feet in width. Parking entries should be integrated with the building's architecture through the use of similar materials, patterns, textures and color. All parking above the street level must be screened with occupied space.

Service access is permitted at the lower level only.

### Emergency Vehicle Access

Required emergency vehicle access easements are identified on the parcel diagrams.

### Interim Uses

Undeveloped parcels may support interim uses such as recreational open space, dog friendly areas, and surface parking interim use plans will be reviewed by the Department of Planning and Development They should identify all temporary improvements and timeframe of interim use.

### Utility Easements

Utility easement corridors, varying in width and Dedicated and Conveyed to the City of Chicago below approximately +20.92 C.C.D. currently exist throughout the site. As future development fills in the site, the existing utility corridors will generally occur at the lowest level of the parking structure. A service roadway, generally at elevation +6 C C D, will typically occur along the easements and intermittent structural columns/caissons for the structures above may fall within the easement corridors. The placing of structural easements within existing easements must be coordinated with existing and future utilities.

These utility easement corridors must be accessible to all utility entities, and will also have controlled accessibility to building service vehicles and to adjacent parking structures.

Existing utilities, will either remain in place, or be relocated into the new, final utility corridors. New utilities will also occur within the new dedicated roadways on grade throughout the site.

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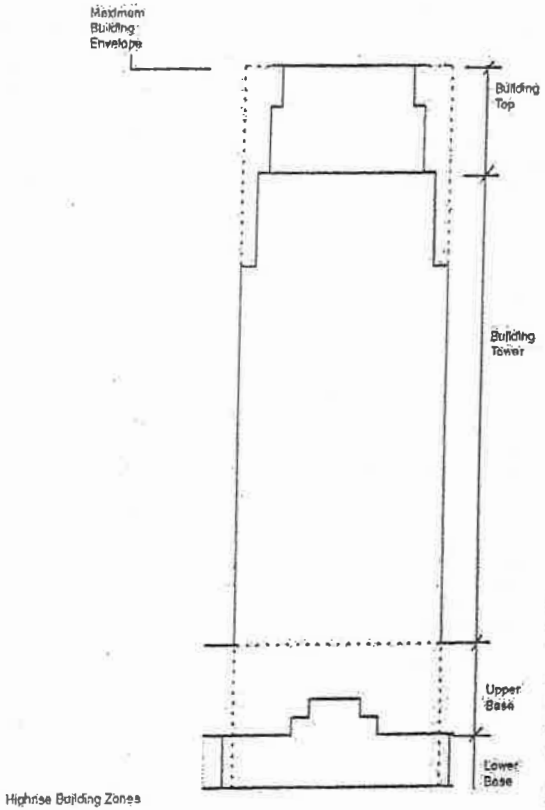



Highrise Building Zones

## Highrise Building Design Criteria

Highrises are characterized by their three elements: the building base, the tower and the top. Transition lines should be articulated at the two or three story level lower base, between the base and tower, and between the tower and top. The transition lines may be achieved by a change of material, a setback, a reveal or a cornice line.

### Building Base

It is important that the base of the building extend to the sidewalk to define the urban street environment and support a close relationship between activities in each building. Special streetwall standards for the base include:

### Setbacks and Building Lines

The building must extend to the defined edge of the sidewalk (specified by property line, easement or setback) for at least 80% of the frontage. The building may setback a maximum of 10 feet for up to 25% of the frontage from the defined edge of sidewalk if the additional setback is designed to include sidewalk cafes, seating, public art, landscaping or other amenities.

### Ground Floor Active Building Uses and Transparency

Active uses that are visually connected to the pedestrian environment are encouraged along the ground floor of the building. These active uses may include retail, lobbies or office space. The ground level facade of the building should be transparent to allow viewing into the interior of the building. Blank walls are not encouraged.

### Building Envelope

Building mechanical floors may extend beyond the maximum building envelope. Maximum building envelopes are identified for each sub parcel.

### Building Tower

Generally, the preferred location for highrise towers should be toward the primary street frontage.

### Building Top

A varied and distinctive skyline is desired. The building top should provide special architectural treatment to express building identity. Vertical design elements, such as spires, should be integrated with the design of the building tower and top. The height of a vertical design element may extend above the maximum building height, and is subject to administrative approval by the Department of Planning and Development.

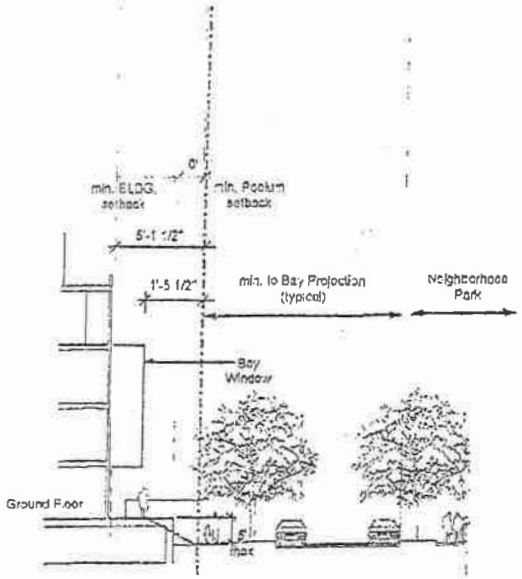
All rooftop mechanical systems including communication devices should be concealed from view within an architectural enclosure.

### Building Separation

To preserve views, a minimum separation of 40' between non-party walls is required. Building projections, such as balconies or bay windows, may not extend into the minimum building separation.

### Building Height

Building height is defined as the vertical distance from the curb level opposite the front of the building to the top of the highest occupied floor of the building. For purposes of identifying occupied spaces, the following areas shall be excluded: mechanical rooms, elevator machine rooms & overruns, rooftop deck access rooms, habitable areas comprising less than 20% of the total room area. Maximum heights, identified in total feet, for the building base, tower and top are identified for each parcel.




PARCEL G1

Property Line

NOTE: These plans are diagrammatic in nature and are only intended to show approximate locations and dimensions.

### Townhouses

It is important that the townhouses create a continuous streetwall that frames the park and special pedestrian ways. It is also important that the townhomes along the Park Drive screen all existing and future podiums from view. Special townhouse standards include:

### Setbacks and Building Lines

The design of the townhouse podiums shall include a minimum landscape setback of 5' from the sidewalk (specified by property line, easement or setback) East of Field Blvd. South, along the East / West segment of Park Drive, the minimum podium setback may be 3'. Entry stairs may extend into the landscape setback. Townhouses within a particular grouping along the same street frontage should maintain a similar setback from the side walk & from their podium.

### Orientation

Townhouse entries should be oriented to the street. The townhouses should be designed to include living space at the ground floor to ensure "eyes on the street". Stacked townhouses which have two street frontages should address both streets.

### Variety

Variety in the use of materials and articulation is encouraged within groupings of townhouses, in order to create an aesthetically diverse neighborhood setting.



### Building Height

Building height is defined as the vertical distance from the curb level opposite the front of the building to the highest point of the townhouse roof. If extending beyond the maximum building height, roof top enclosures may not exceed 10% of the rooftop area and should be architecturally integrated with the design of the townhouse roof. Maximum heights for the townhouses are identified for each parcel.

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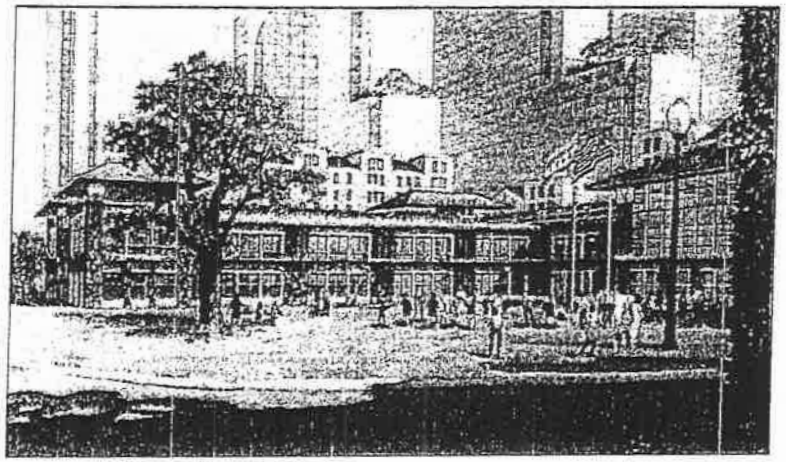

**School Building**

The scope of the work for the 45,000 sq. ft. elementary school will include the site work required to prepare the site for construction of the proposed building. The developer shall also provide the "core and shell". It will include all cast in place concrete structural steel, steel joists, and roofing. Additionally, it will include complete exterior enclosures with windows, storefront, glass and glazing, exterior masonry, and exterior doors. Finally, it will include all utilities to a location within the building such as a pump room, or mechanical space. The "core and shell" of the building can be further defined by the following specifications sections from the Chicago Public Schools Project Manual dated 1999 / 2000 (a copy of which is on file at the Department of Planning and Development) :

| | |
|---|---|
| Demolition | 02080 |
| Site Clearing | 02212 |
| Excavation and Back filling | 02221,02222 |
| Water Distribution | 02510 |
| Sewers and Site Drainage | 02700 |
| Water Service | 02707 |
| Exterior Structure including | |
| Cast In Place Concrete | 03300 |
| Concrete Finishes | 03312 |
| Unit Masonry - Exterior Only | 04200 |
| Cast Stone - Exterior Only | 04720 |
| Structural Steel | 05120 |
| Steel Joists and Girders | 05220 |
| Steel Deck | 05310 |
| Metal Fabrications - Exterior Only | 05500 |
| Expansion Joint Assemblies - Exterior Only | 05810 |
| Bituminous Dampproofing | 07160 |
| Spray on Fireproofing | 07250 |
| Modified Bituminous Sheet Roofing | 07257 |
| Firestopping - Exterior Only | 07270 |
| Manufactured Roof Panels | 07410 |
| Flashing and Sheet Metal - Exterior Only | 07600 |
| Roof Accessories | 07700 |
| Joint Sealers - Exterior Only | 07900 |
| Steel Doors and Frames - Exterior Only | 08110 |
| Overhead Coiling Doors | 08330 |
| Aluminum Entrances and Storefronts | 08410 |
| Aluminum Windows | 08520 |
| Exterior Metal Window Guards | 08661 |
| Glass and Glazing - Exterior Only | 08800 |



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### Building Elements

Special consideration will be given to the following building elements during the development review process.

### Landscape Roofs

Green roofs, or roofs that are covered with planting, can provide great benefits to the building as well as the urban environment and are encouraged. Green roofs may be used to reduce the building's energy costs and also reduce stormwater runoff.

A majority of the defined green roof area should be covered by vegetation. Public access is not mandatory but maintenance access should be maintained. Future installations, such as mechanical equipment, should not have a negative impact on the landscaped area.
Drought resistant indigenous plants that require minimal maintenance are recommended.

### Arcades

Arcades are allowed, but must be continuous along the entire length of the building frontage from one street right of way to the next street. Minimum width is 8 feet clear, maximum width is 20 feet and minimum clear interior height is 14 feet. Arcades shall have a minimum decorative pavement treatment, and landscaping, seating or other public amenities as appropriate. Arcades shall not contain parking spaces, passenger drop-offs, ramps, loading berths or any other vehicular use, or trash storage facilities.

### Through Block Pedestrian Connections

Indoor and outdoor through block pedestrian connections are encouraged.

*Enclosed Through Block Connections*
The connection should provide a continuous unobstructed corridor of at least 20 feet in width and the unobstructed height must be a minimum of 15 feet. Material finishes and lighting should be selected to ensure a pleasant and safe pedestrian connection.

*Exterior Through Block Connections*
The connection should be a continuous unobstructed space at least 20 feet in width. A minimum clear height of 20 feet is required where the connection is not open to the sky. Building elevations that border the connection should include active building uses where possible or be treated with plantings, murals and other architectural details.

### Balconies

Balconies are permitted but must be integrated within the design of the building facade.

### Bay Windows

Bay windows are allowed and may extend above a ground level landscape setback but may not extend into the minimum building separation.

### Canopies and Awnings

Canopies and awnings are permitted for retail development and building entries. Canopies and Awnings should be integrated with the design of the facade. Materials should be high quality and may be either fixed or retractable, They must meet all applicable City Codes and regulations.

### Exhausts

Exhaust vents should not be located on a building's primary street frontage.

### Signage

Signage is to be kept to an absolute minimum. The design of signs should be compatible with the building and street frontage High quality and durable materials are encouraged. Signs should be mounted in locations that respect the design of the building, including arrangements of bays and window openings. Fixtures for externally illuminated signs should be simple and unobtrusive.

Signage at building tops is limited to hotel uses and is subject to administrative review and approval of the Department of Planning and Development. Signage must be integrated with the design of the building.

### Building Lighting

Lighting may vary within the Lakeshore East Development. Public spaces should be adequately lit to ensure a safe pedestrian environment.
Lighting used to highlight architectural features such as articulated building tops or building entrances is encouraged. Such architectural lighting should be planned to not visually impact adjacent buildings or public spaces.

### Radio Antennae

Radio antennae may be allowed on Parcels G and D but must be integrated with the design of the building.

### Parking

*Parking Entrances*
Parking garage entrances should be designed as an integrated element of the building's facade through the use of similar materials and detailing.
Driveways and curb cuts should be compatible in material and detailing with adjacent sidewalks.

*Perimeter Walls*
All Parking at or above the upper street level must be screened by occupied space Parking along the lower and intermediate levels may extend to the parcel line; however the parking must be architecturally screened when it is adjacent to a public accessway, such as intermediate Wacker Drive and Lake Shore Drive. Along Field Blvd. North parking must be screened by occupied space at the lower level, and architecturally screened above the lower level. Along the Park Drive, the townhomes and other residential buildings will screen all existing and future parking podiums from view.

*Ventilation*
Parking garage ventilation should be well designed, with openings which should incorporate architectural screening. Ventilation structures should be designed as integral components of adjacent buildings or open space.

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## Building Materials

The selection of appropriate building materials should be made with a concern for the existing context.

All Glass curtain-wall buildings are discouraged and highly reflective glass will not be permitted. If all glass-curtain-walls are used, high quality, low-e or clear glass should be used.

Two grades of building material quality, Grade 1 and Grade 2, have been identified in the Master Plan.

Grade 1
- Natural Stone
- Brick
- Architectural Precast
- Glass and Metal Curtain Walls

Grade 2
- Grade 1 Materials preferred
- Exposed Structural Concrete allowed with architectural detailing and clean, high quality construction formwork (such as steel forms or plastic faced plywood)

Generally, Grade 1 materials should be used for signature buildings at the perimeter of the site and Grade 2 materials may be used for buildings on the interior of the site. Unique materials and colors are encouraged along the ground level, at building entrances and on the rooftops.

In general, whether Grade 1 or Grade 2 materials are used, a high quality level of finishes and details is important.

### Building Bases

Grade 1 materials should be used on the building bases and the townhouses. Clear or lightly tinted glass is preferred. Retail storefronts may include ornamental metals.

### Building Towers

The portion of the building above the base should use materials that are compatible with the material used for the base and also be complementary with neighboring buildings. Towers identified as signature buildings should use Grade 1 materials; however, the level of articulation and detailing may be simplified. Towers identified as Grade 2 may use exposed structural concrete clear or slightly tinted glass is preferred. Ornamental metals may be used for building accents.

### Building Top

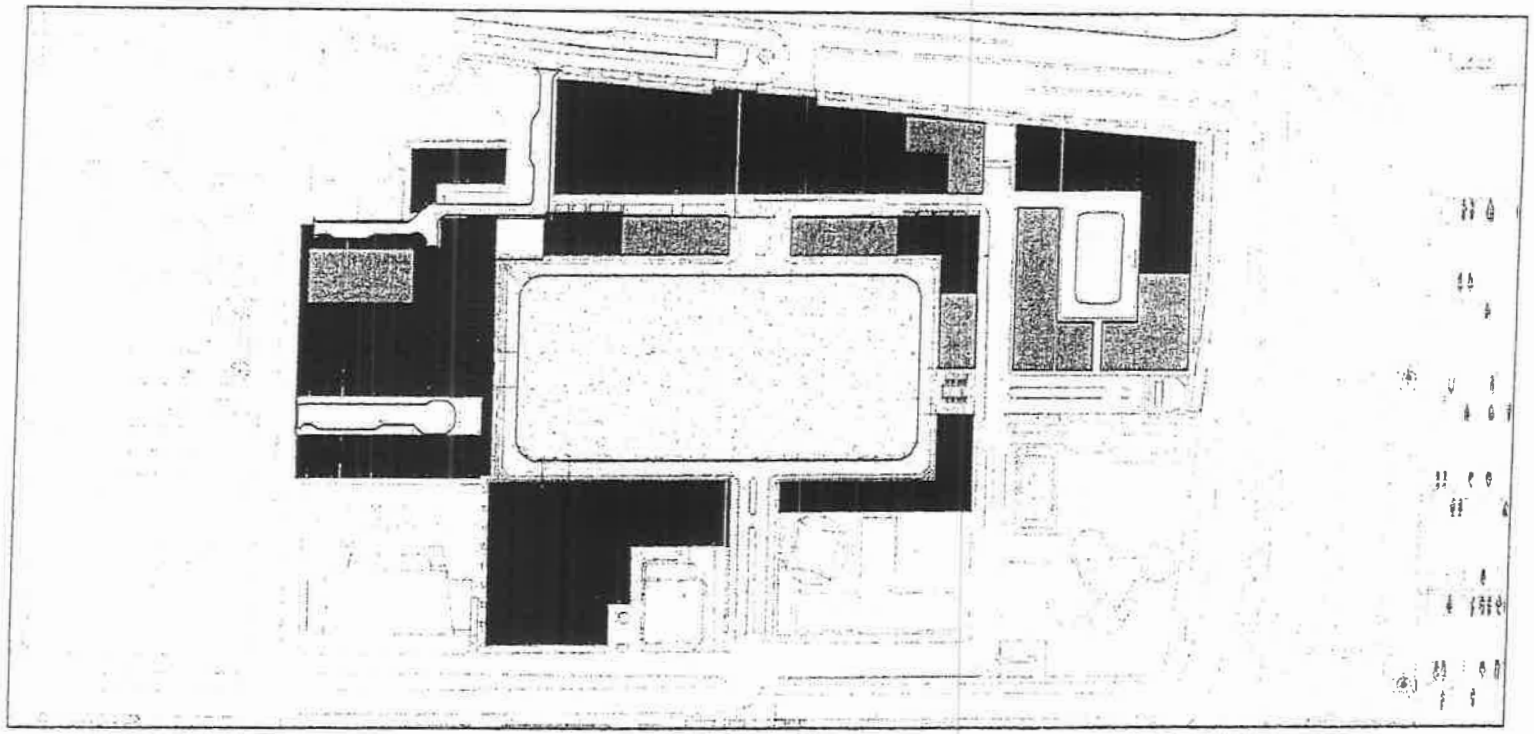
The materials used for the building tops should be of high quality and present a distinctive image for the building.

### Material Color

Material colors should minimize differences between adjacent parcels. Predominantly dark buildings are discouraged.

Stone, brick and concrete colors should be light to medium warm neutral colors.

Glass colors may include clear panes or slightly tinted gray, silver, green or blue.



Base* - Grade 1 Materials
Tower - Grade 1 Materials (where applicable)

Base* - Grade 1 Materials
Tower - Grade 2 Materials (where applicable)

*Refer to parcel diagrams for height of base material

NOTE: These plans are diagrammatic in nature and are only intended to show approximate locations and dimensions.

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## Environmentally Conscious Design

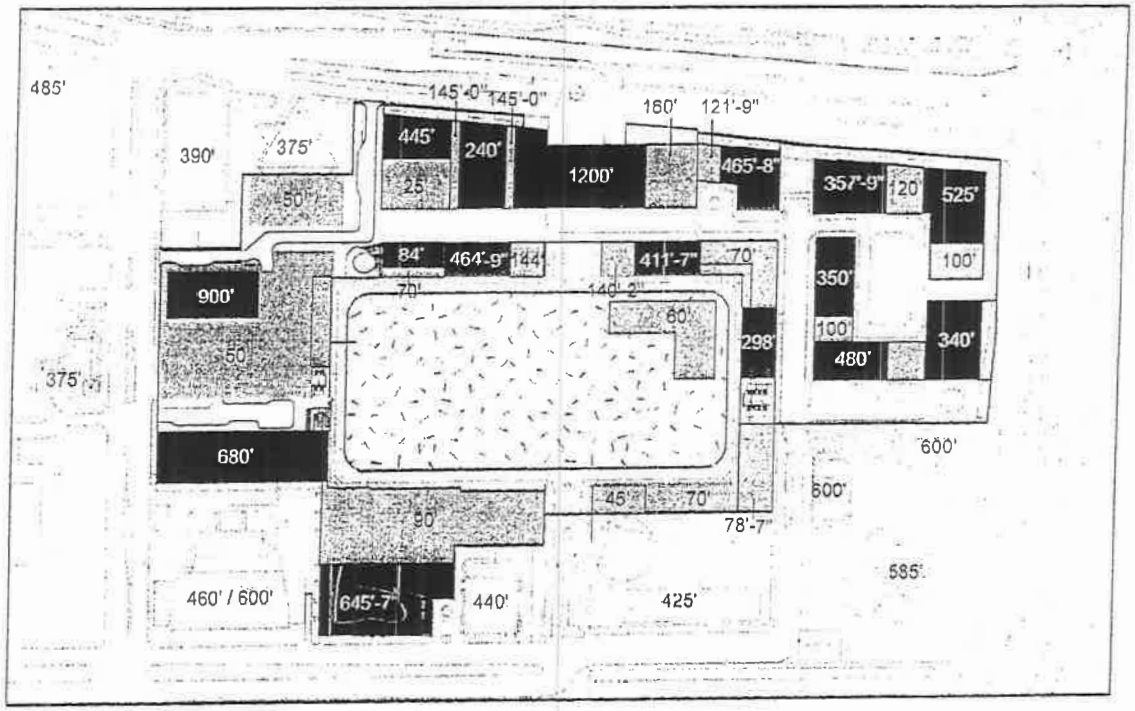
The Lake Shore East Development is a significant opportunity to showcase environmentally sensitive design. The following recommendations can be used as a checklist to evaluate and ensure an environmentally sensitive approach to building a neighborhood.

### Site Design Recommendations

- Orient buildings to optimize solar exposure.
- Buildings near the Lakefront should reduce the amount of curtain wall in an effort to reduce the injury to migratory birds due to the transparent nature of the facade.
- Utilize indigenous landscape materials, with an appropriate diversity in plant species.
- Properly manage stormwater runoff
- Relocate and reuse existing trees.

### Building Design Recommendations

- Coordinate programmed areas that will benefit from sun exposures in appropriate zones within the building.
- Manipulate building envelopes that will respond to climate and orientation.
- Consider the integration of photovoltaic panels and/or fuel cells for electric generation.
- Encourage operable windows that provide fresh air to interior workspaces and living spaces.
- Utilize energy efficient building systems.
- Include "landscape roofs."
- Develop exterior and interior shading devices that minimize heat gain.
- Utilize exterior and interior "light shelves" that bring daylight into the interior zones and workspaces of the buildings.
- Minimize the use of hazardous or "off gassing" materials, specifically materials with volatile organic compounds (VOC's).
- Employ wood products harvested from certified forests.
- When possible, select materials based on life-cycling costs.
- Develop lighting controls that manage energy consumption including task lighting, daylighting, an energy efficient artificial lighting.
- Coordinate a tenant recycling program with the City of Chicago's recycling program.




NOTE: Elevations reflect height of buildings above average grade, unless specified as CCD.
NOTE: These plans are diagrammatic in nature and
are only intended to show approximate locations.



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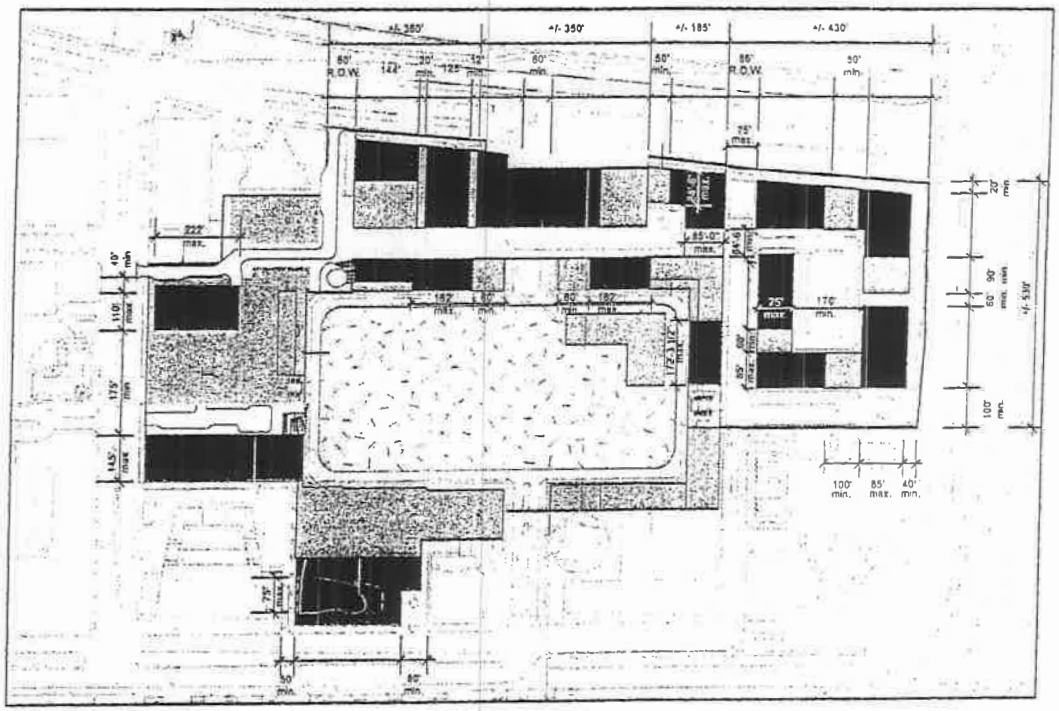
Maximum Building Envelope
Site Plan



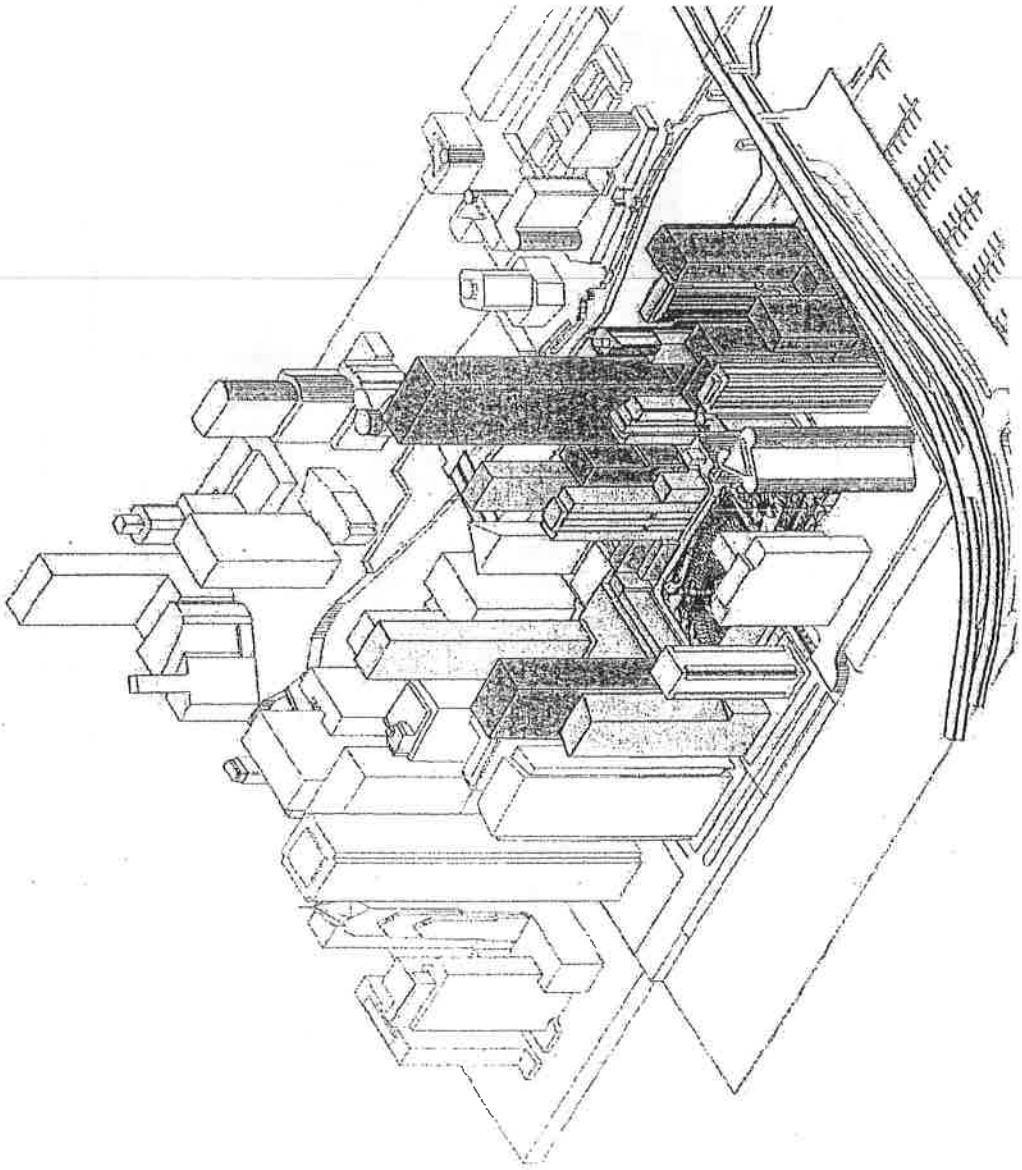

Highrise Buildings -
Maximum Building Envelopes

Midrise and lowrise Buildings -
Maximum Building Envelopes

NOTE: All overall dimensions should be verified with land survey

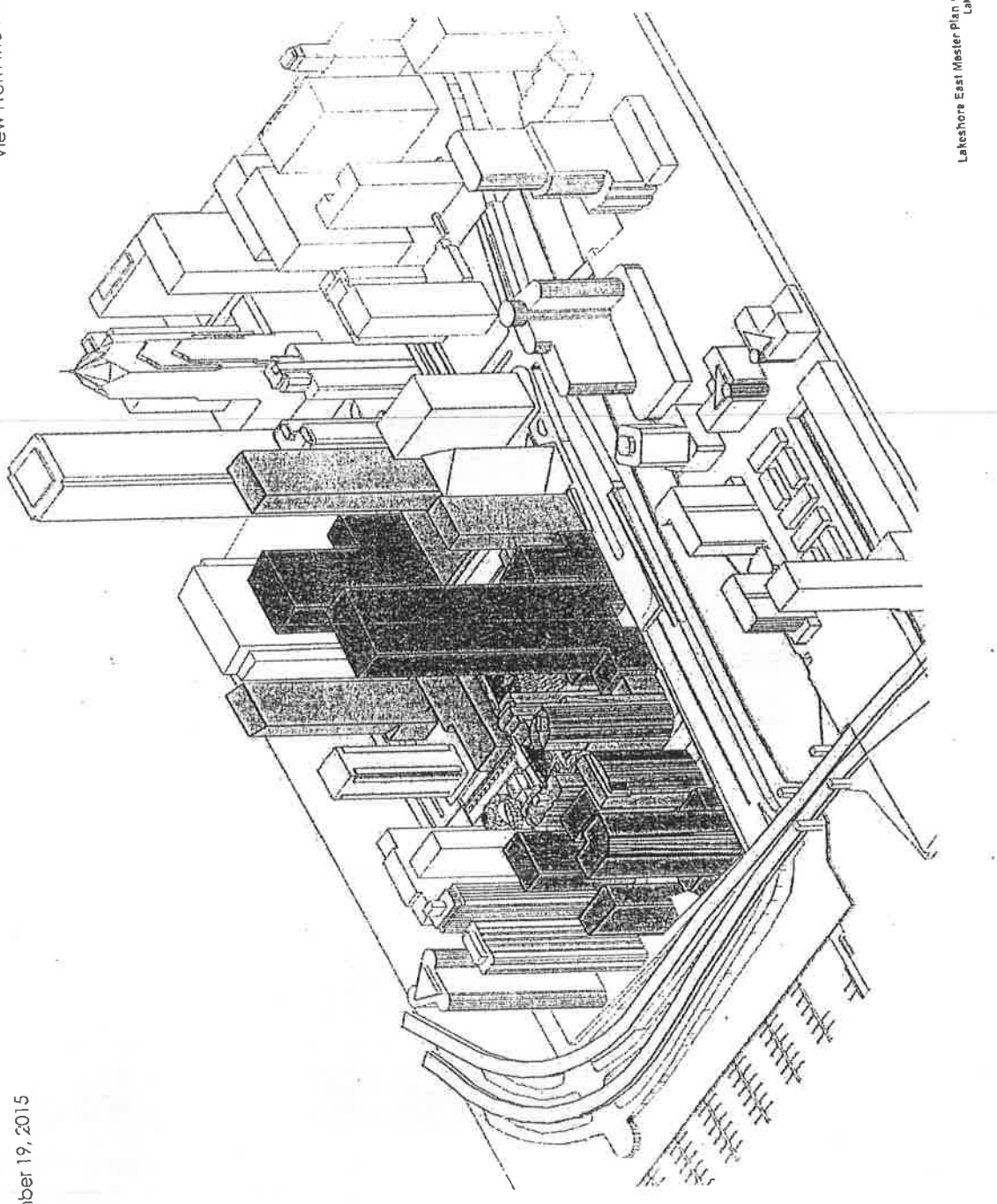
NOTE: These plans are diagrammatic in nature and are only intended to show approximate locations.

Maximum Building Envelope
View From the Southeast



Lakeshore East Master Plan • Chicago, Illinois
Lakeshore East LLC
6.12

November 19, 2015


Maximum Building Envelope
View From the Northeast
November 19, 2015
Lakeshore East Master Plan - Chicago, Illinois
Lakeshore East LLC
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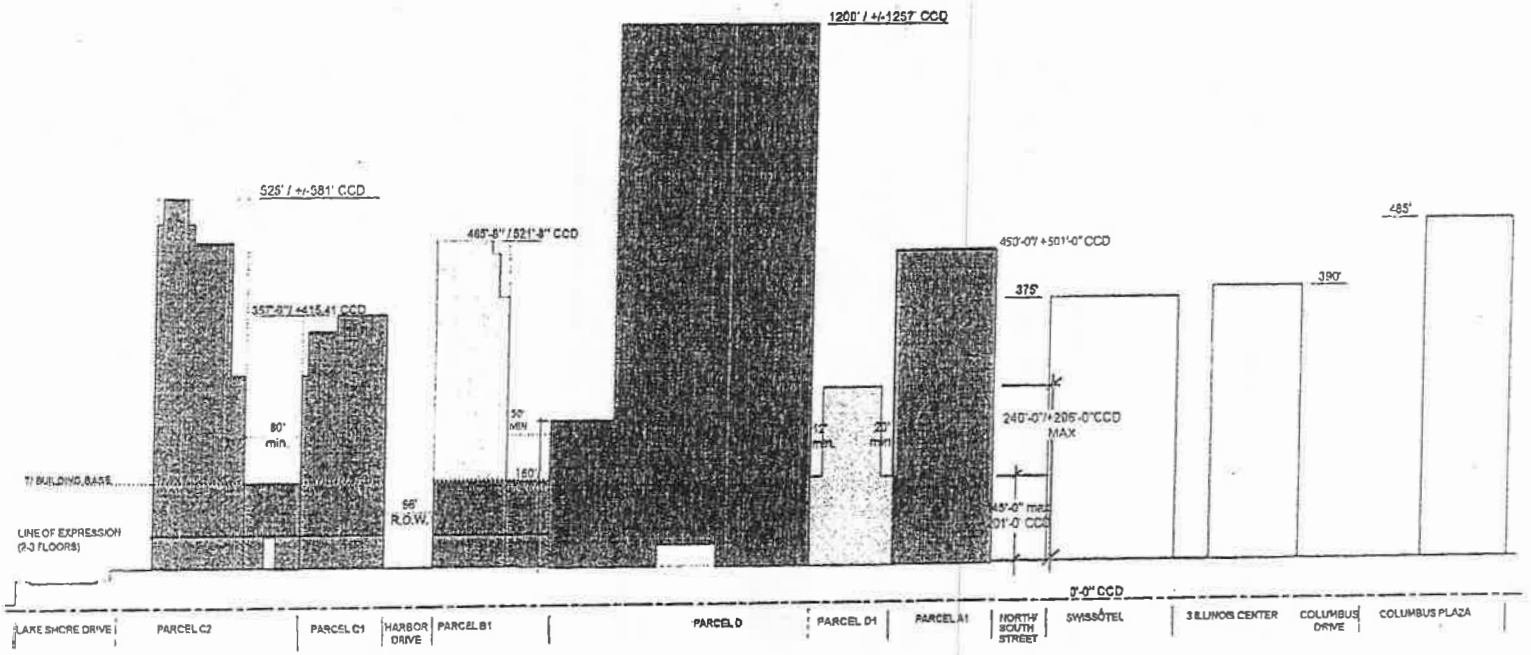
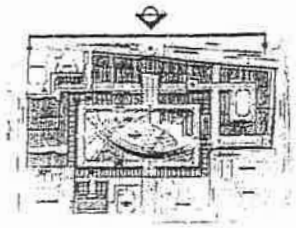
Illustrative Elevation
Wacker Drive

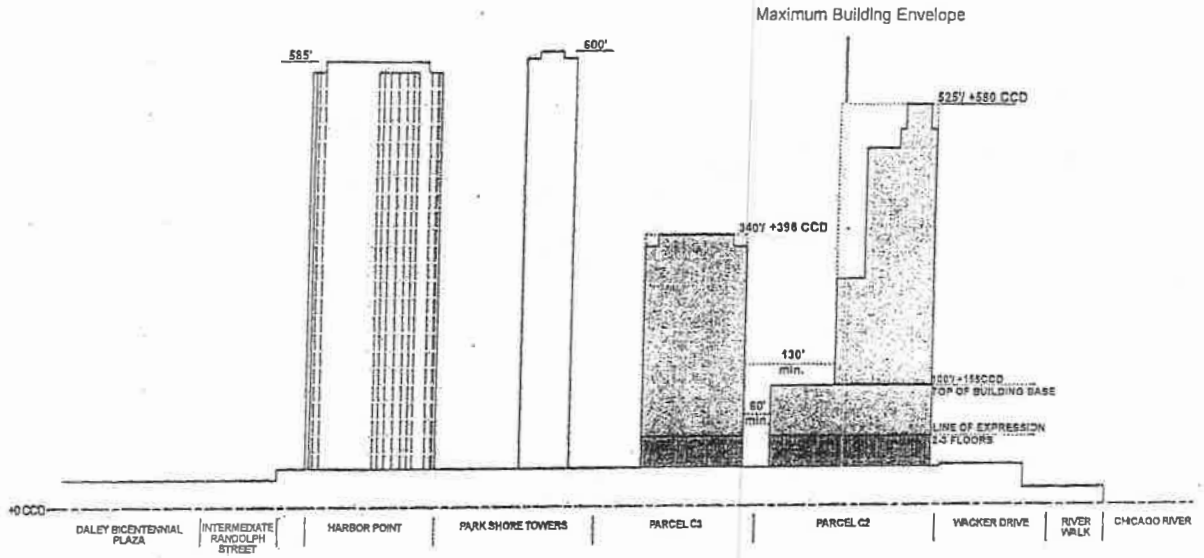


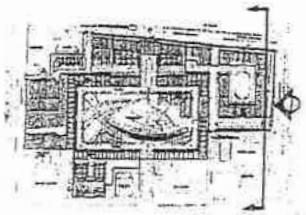



NOTE: These plans are diagrammatic in nature and are only intended to show approximate locations.

November 19, 2015

Illustrative Elevation
Lakeshore Drive



NOTE: These plans are diagrammatic in nature and are only intended to show approximate locations.



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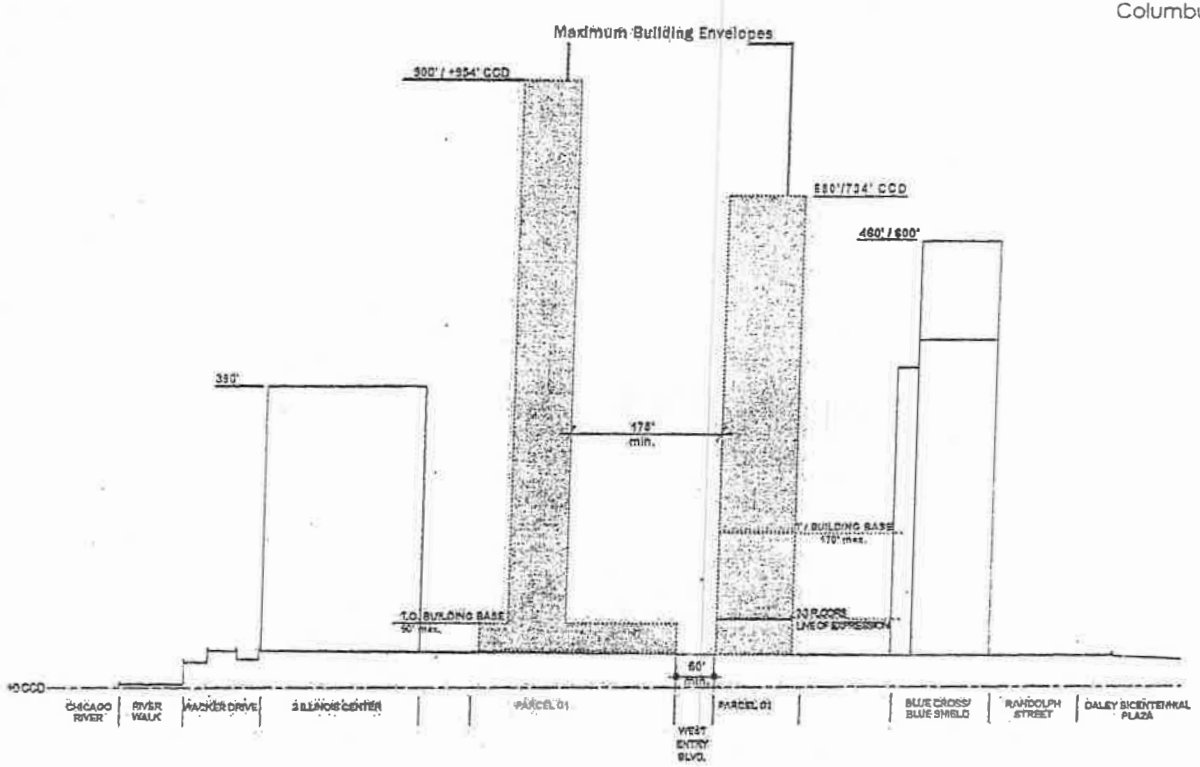
Illustrative Elevation
Columbus Drive



NOTE: These sections are diagrammatic in nature and are only intended to show approximate locations.

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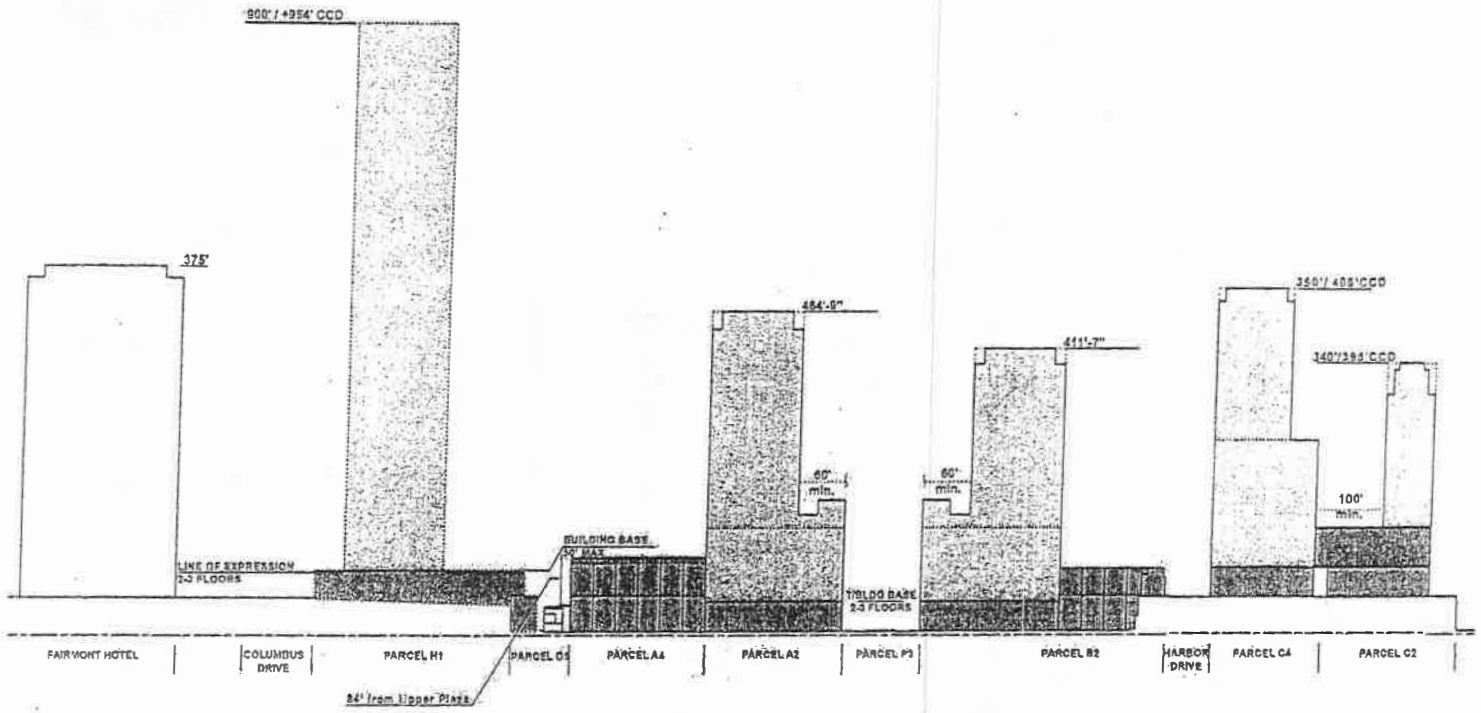
Illustrative Elevation
East / West Section:
View Looking North



NOTE: These sections are diagrammatic in nature and are only intended to show approximate locations.

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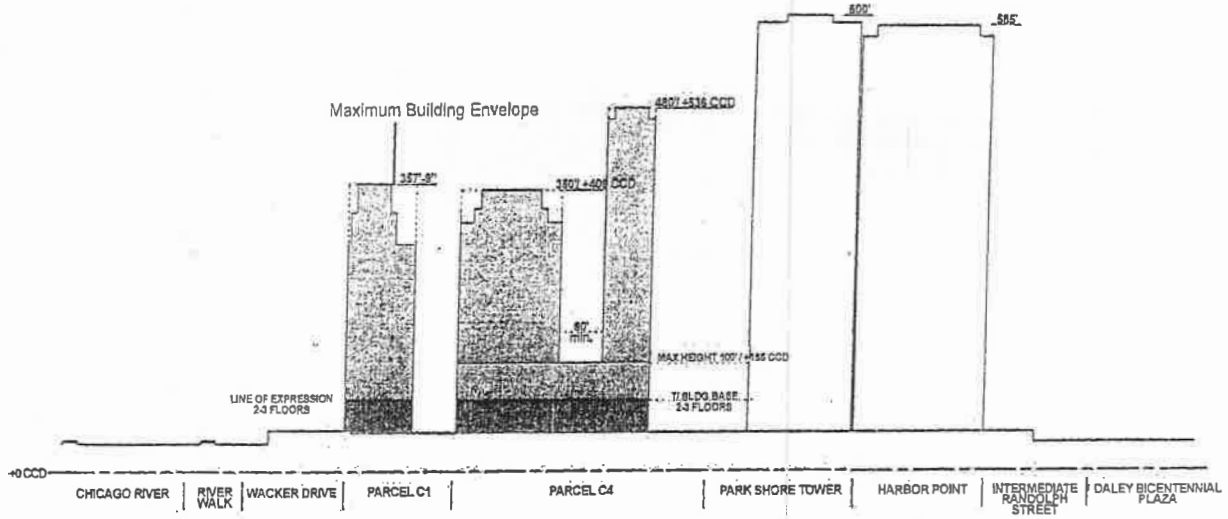
Illustrative Elevation
Harbor Drive:
View Looking East



NOTE: These sections are diagrammatic in nature and are only intended to show approximate locations.



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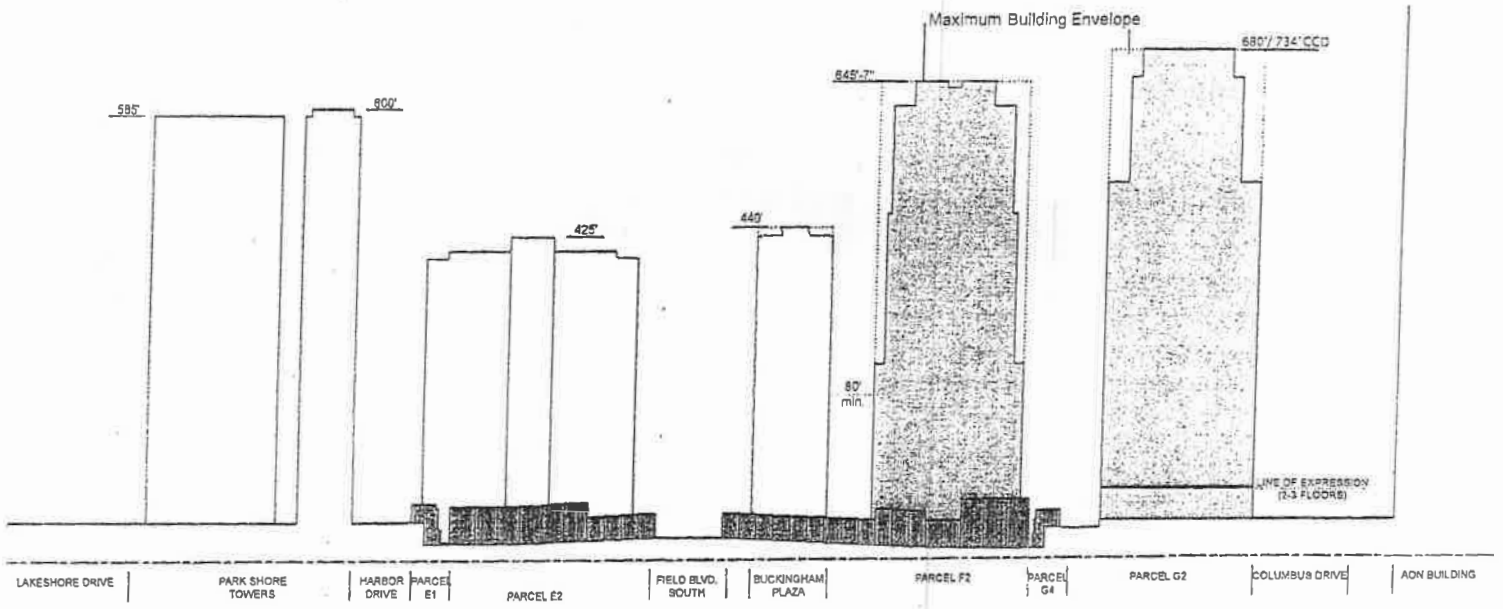
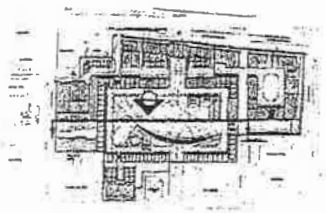
Illustrative Elevation
Neighborhood Park - View South



NOTE: These sections are diagrammatic in nature and are only intended to show approximate locations.



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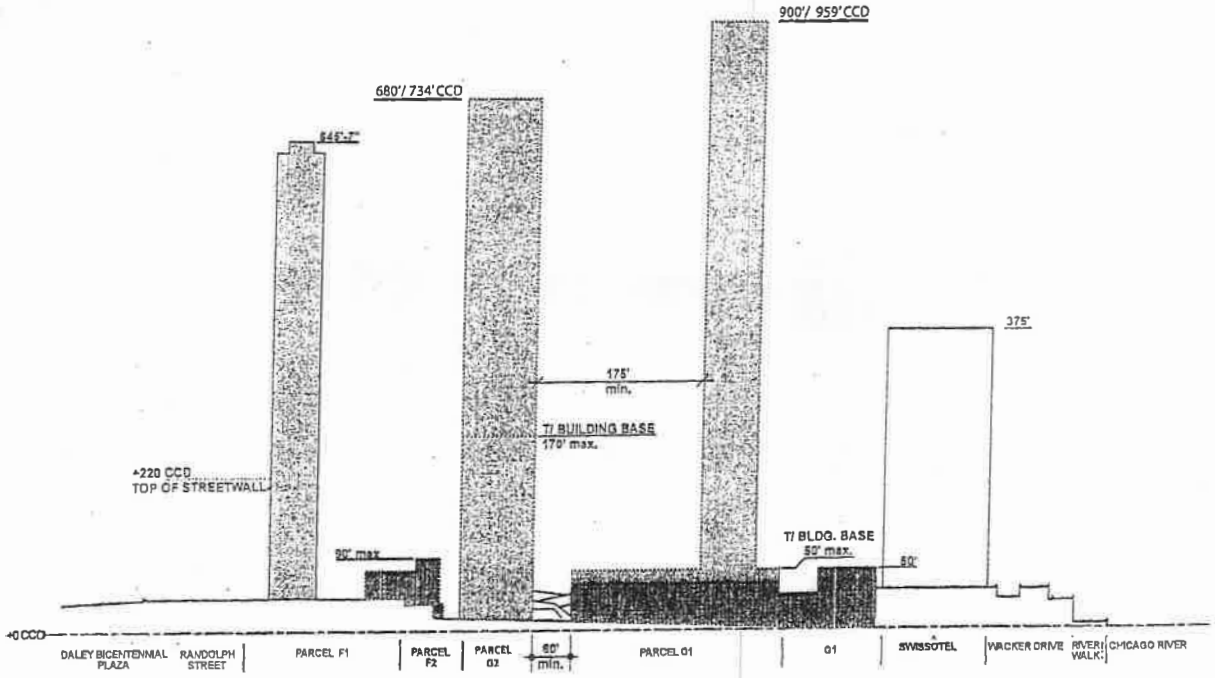
Illustrative Elevation
North / South Section:
View Looking West



NOTE: These sections are diagrammatic in nature and are only intended to show approximate locations.

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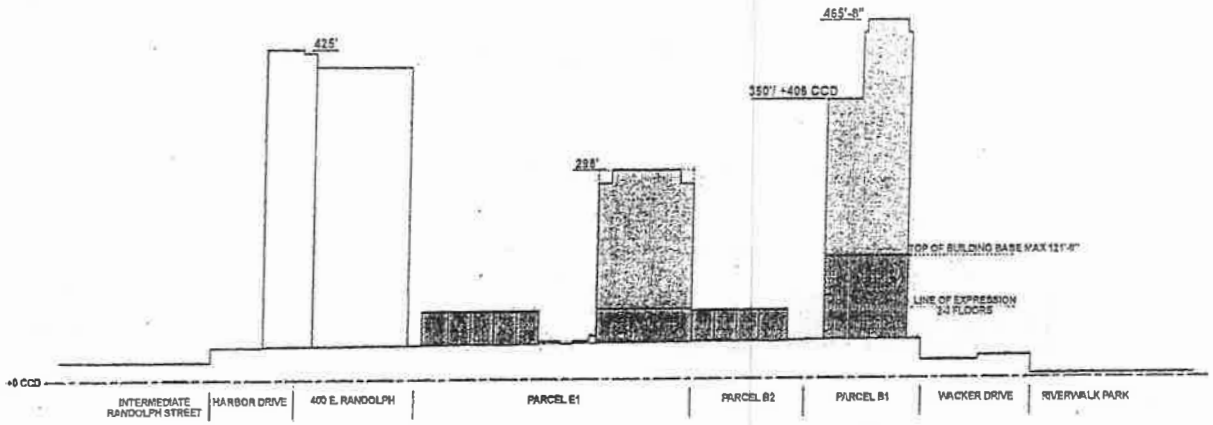
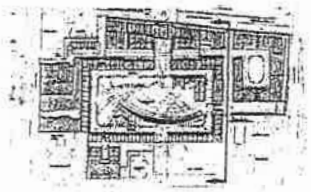
Illustrative Elevation
Harbor Drive:
View Looking West



NOTE: These sections are diagrammatic in nature and are only intended to show approximate locations.



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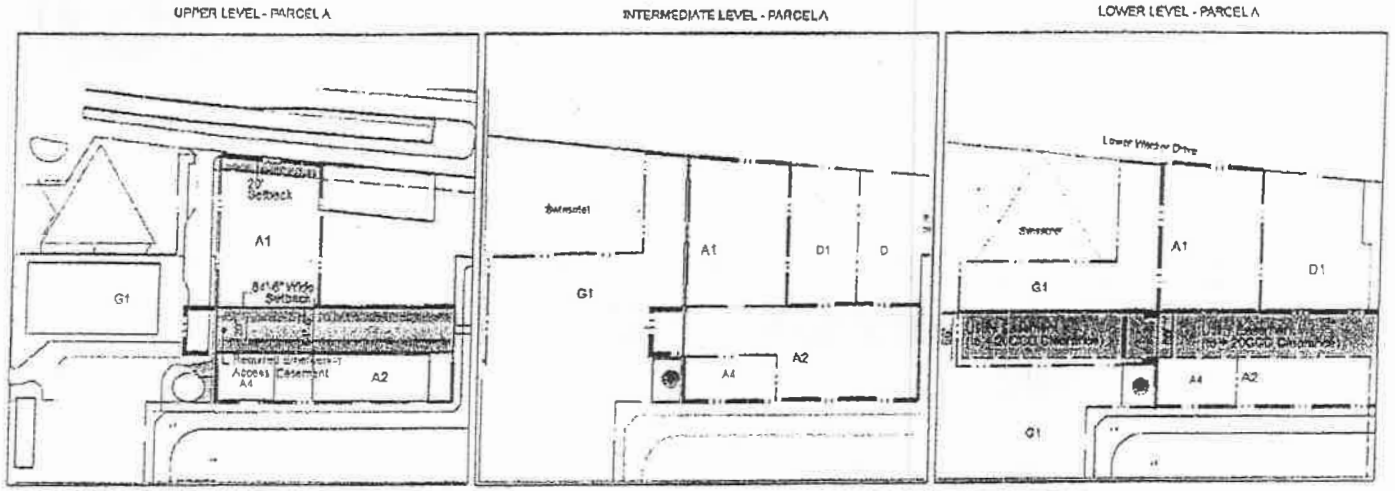
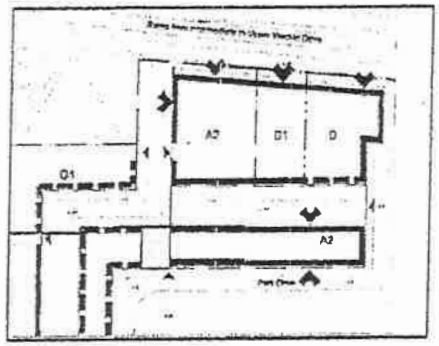
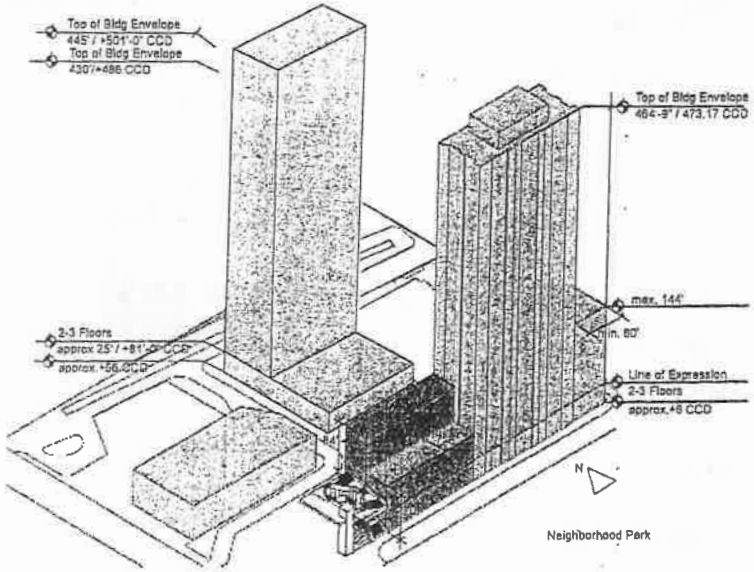
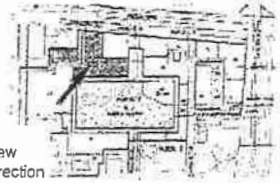


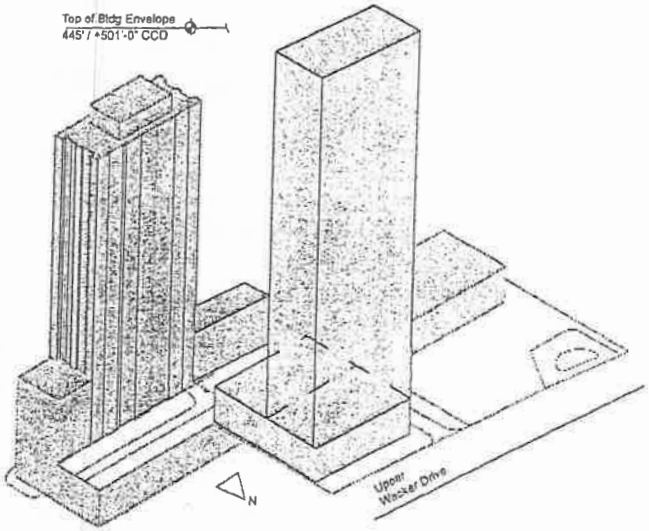



PARCEL A - GRADE LEVEL BUILDING FRONTAGE AND PREFERRED ACCESS PLAN

NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access.


Top of Bldg Envelope
445'-0" / +501'-0" CCD
Top of Bldg Envelope
430'/+486 CCD
Top of Bldg Envelope
464'-9" / 473.17 CCD
max. 144'
min. 80'
2-3 Floors
approx 25'-0" / +81'-0" CCD
approx. +56 CCD
Line of Expression
2-3 Floors
approx.+8 CCD
N
Neighborhood Park


View
Direction


Top of Bldg Envelope
445'-0" / +501'-0" CCD
N
Upper
Wacker Drive

View
Direction

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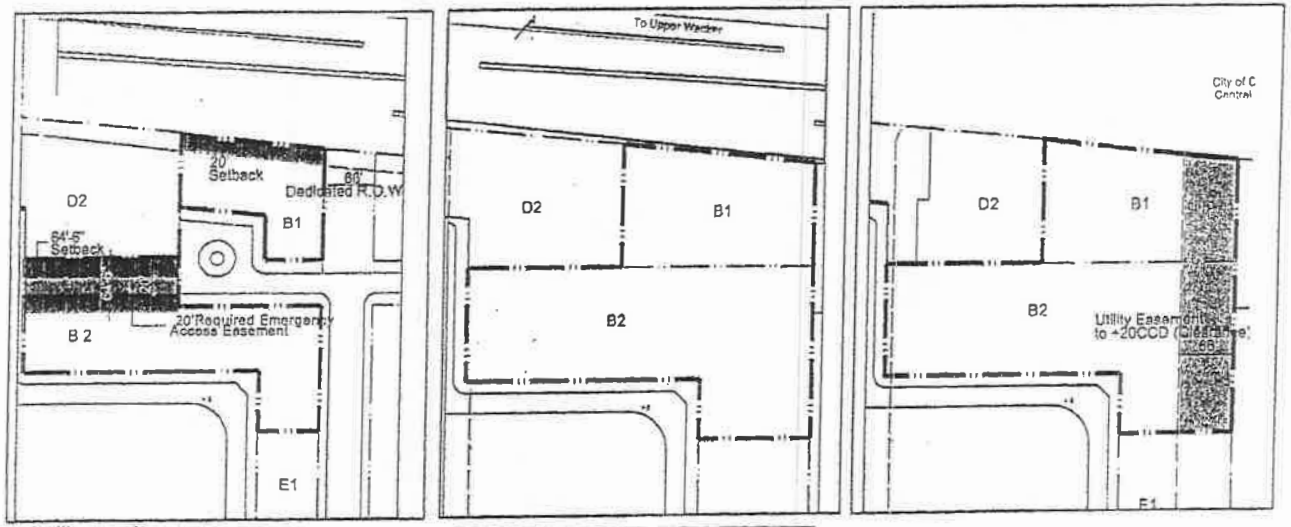
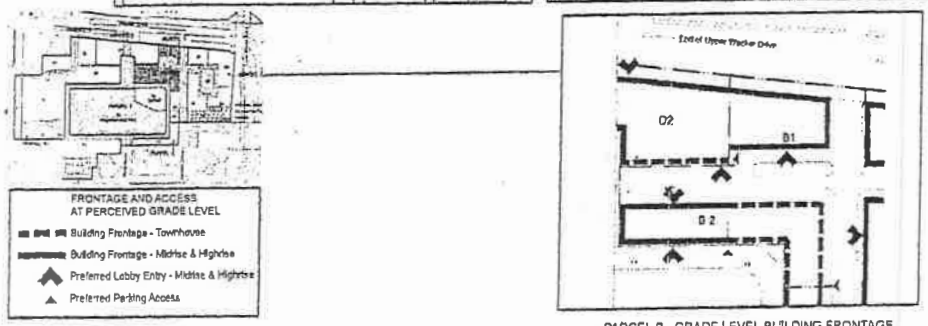
UPPER LEVEL - PARCEL B

INTERMEDIATE LEVEL - PARCEL B

LOWER LEVEL - PARCEL B




PARCEL B - GRADE LEVEL BUILDING FRONTAGE AND PREFERRED ACCESS PLAN

| Net Site Area: (Approx.) | Upper | Intermediate | Lower |
|---|---|---|---|
| B1 | 17,493 | 33,177 | 22,246 |
| B2 | 30,095 | 65,713 | 52,706 |

NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access.



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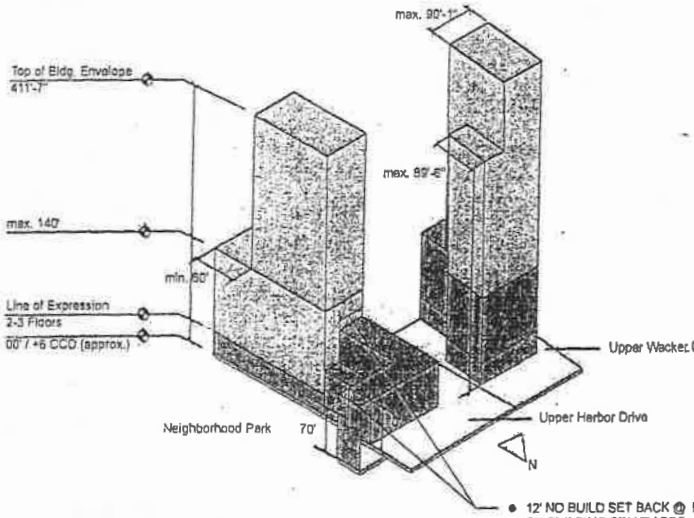
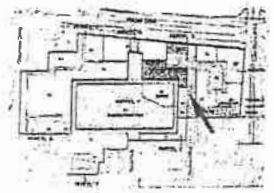
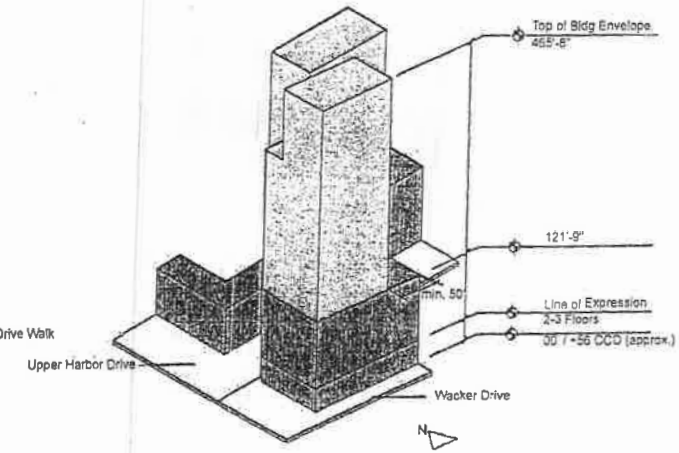
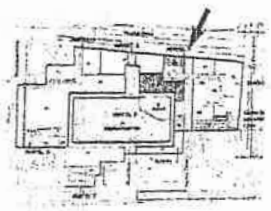



• 12' NO BUILD SET BACK @ ROOF SUBJECT TO COMMITTEE ON BUILDING STANDARDS AND TESTS, DATED OCTOBER 2, 2002 (SEE ATTACHED)



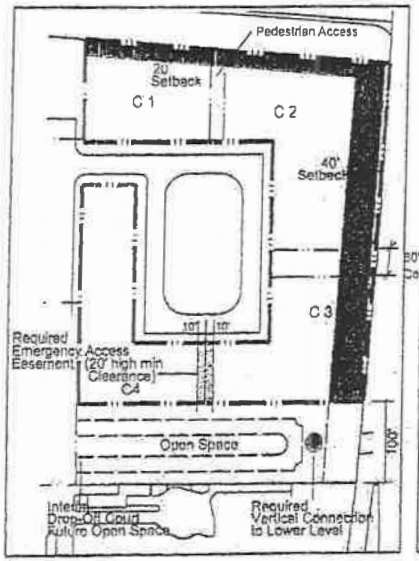
View Direction



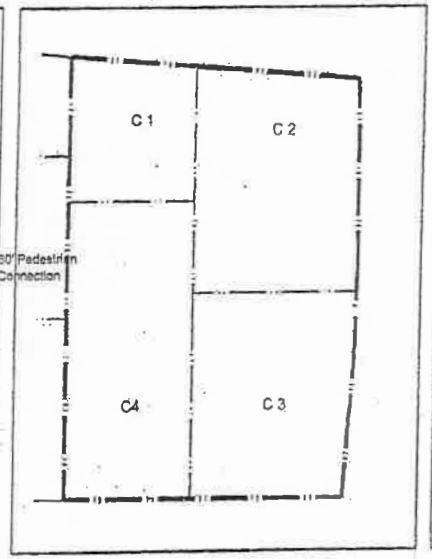



View Direction

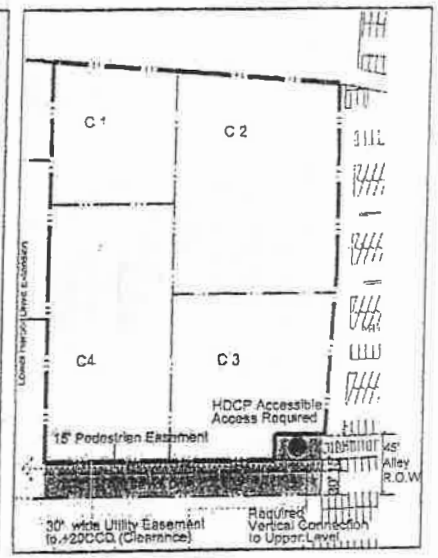
UPPER LEVEL - PARCEL C

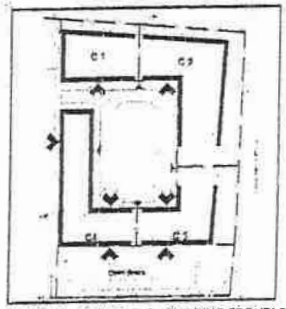



INTERMEDIATE LEVEL - PARCEL C




LOWER LEVEL - PARCEL C






PARCEL C - GRADE LEVEL BUILDING FRONTAGE AND PREFERRED ACCESS PLAN

| Net Site Area: (Approx. Sq Ft.:) | Upper | Intermediate | Lower |
|---|---|---|---|
| C1 | 15,751 | 29,737 | 29,717 |
| C2 | 30,387 | 58,750 | 58,721 |
| C3 | 20,855 | 48,260 | 43,777 |
| C4 | 26,826 | 60,393 | 52,908 |

NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access.

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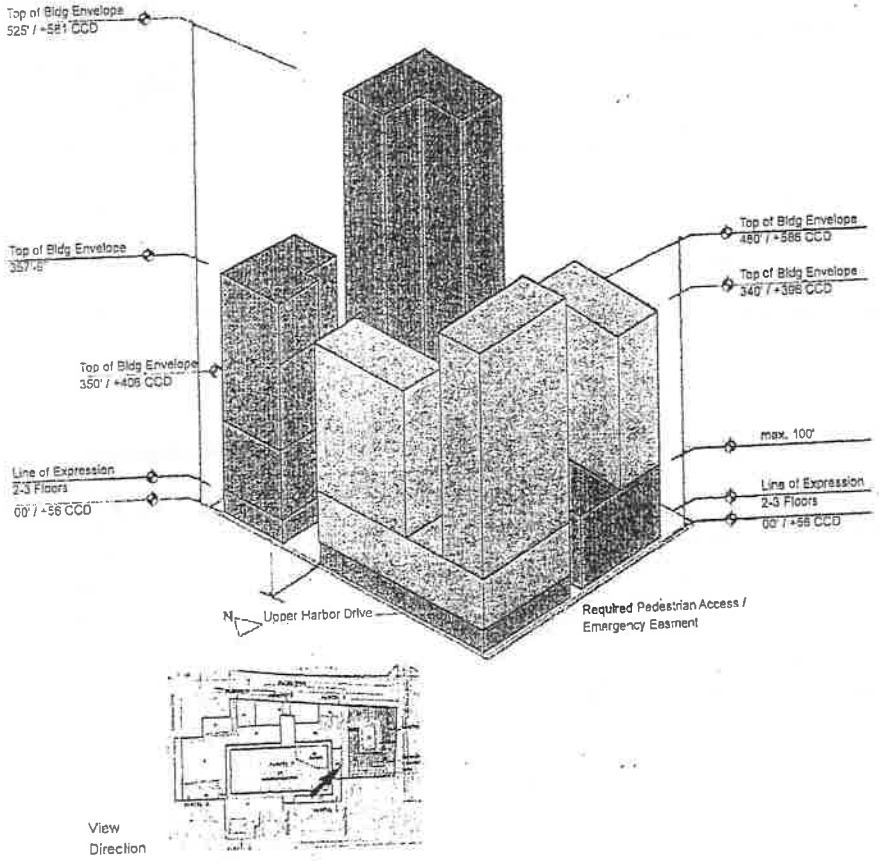
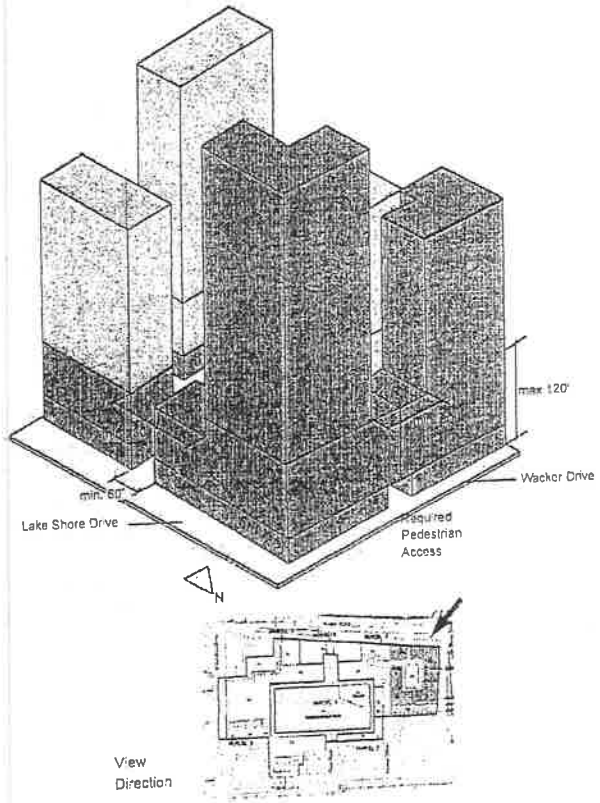
Maximum Building Envelope - Parcel C



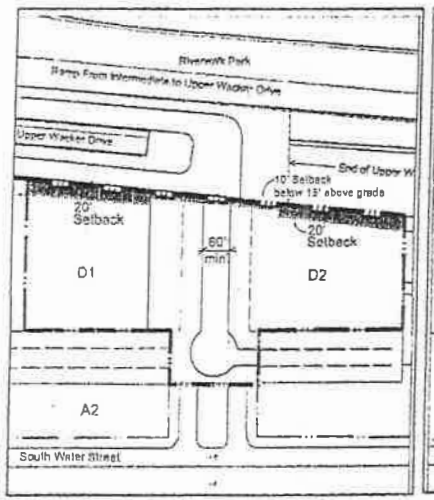
15818

JOURNAL--CITY COUNCIL--CHICAGO

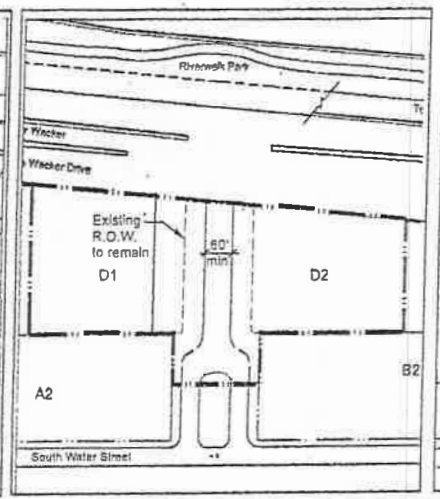
12/9/2015

# Parcel Design Criteria - Parcel D

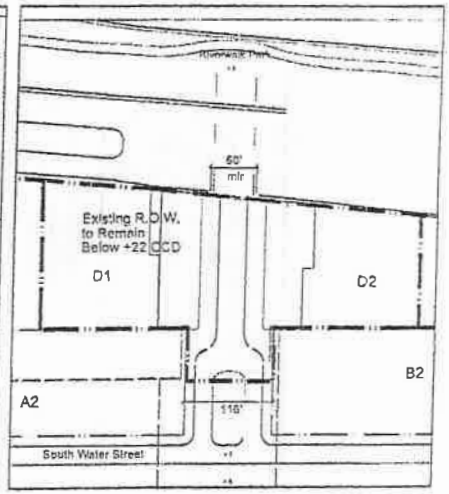
UPPER LEVEL - PARCEL D

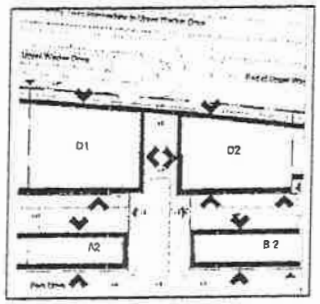



INTERMEDIATE LEVEL - PARCEL D



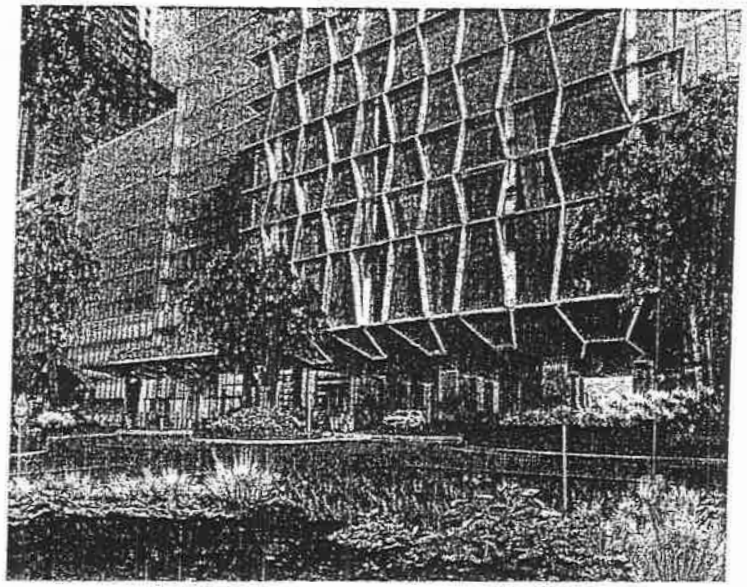

LOWER LEVEL - PARCEL D





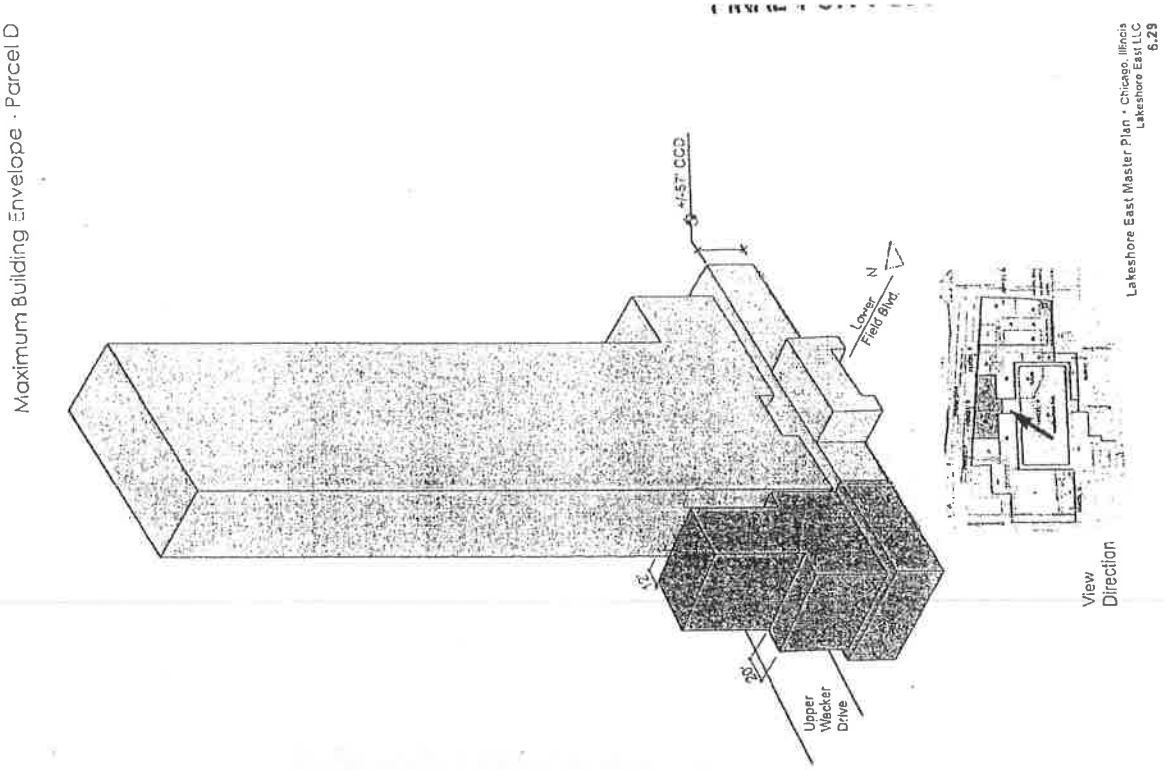

PARCEL D - GRADE LEVEL BUILDING FRONTAGE AND PREFERRED ACCESS PLAN

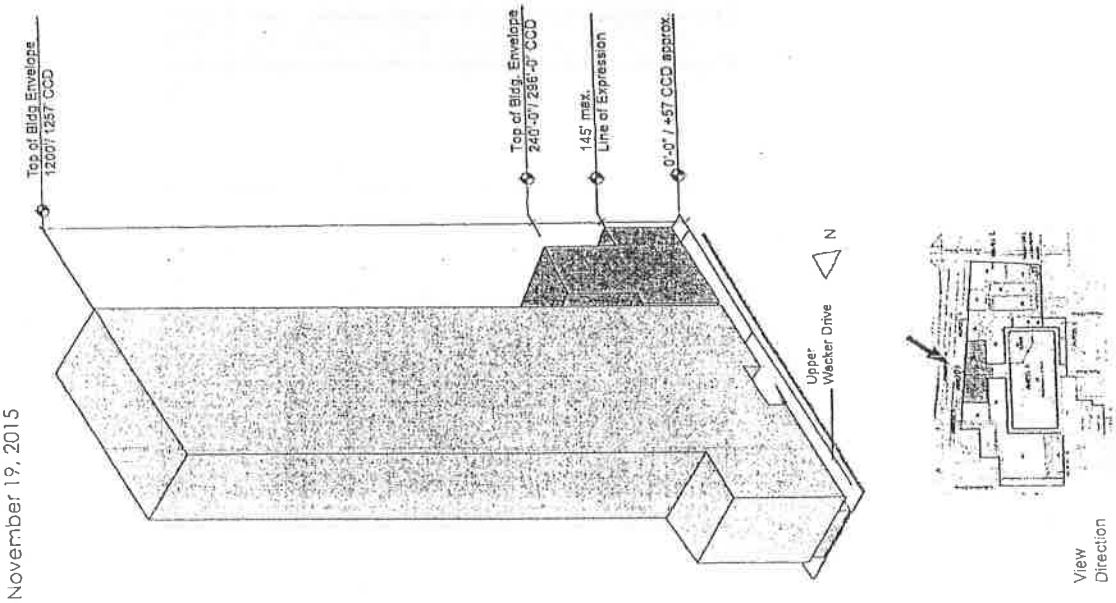
NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access.



Opening - Parcel D

- Parcel D is intended to create a public 'Gateway' into Lakeshore East. This also provides a visual connection to the Riverfront from the neighborhood park.
- The building spanning Field Blvd North is required to architecturally clad the existing structure of Upper and Intermediate level Wacker Drive within the opening.
- Proposed cladding solutions shall be reviewed and approved by the Department of Planning and Development, CDOT, and IDOT.

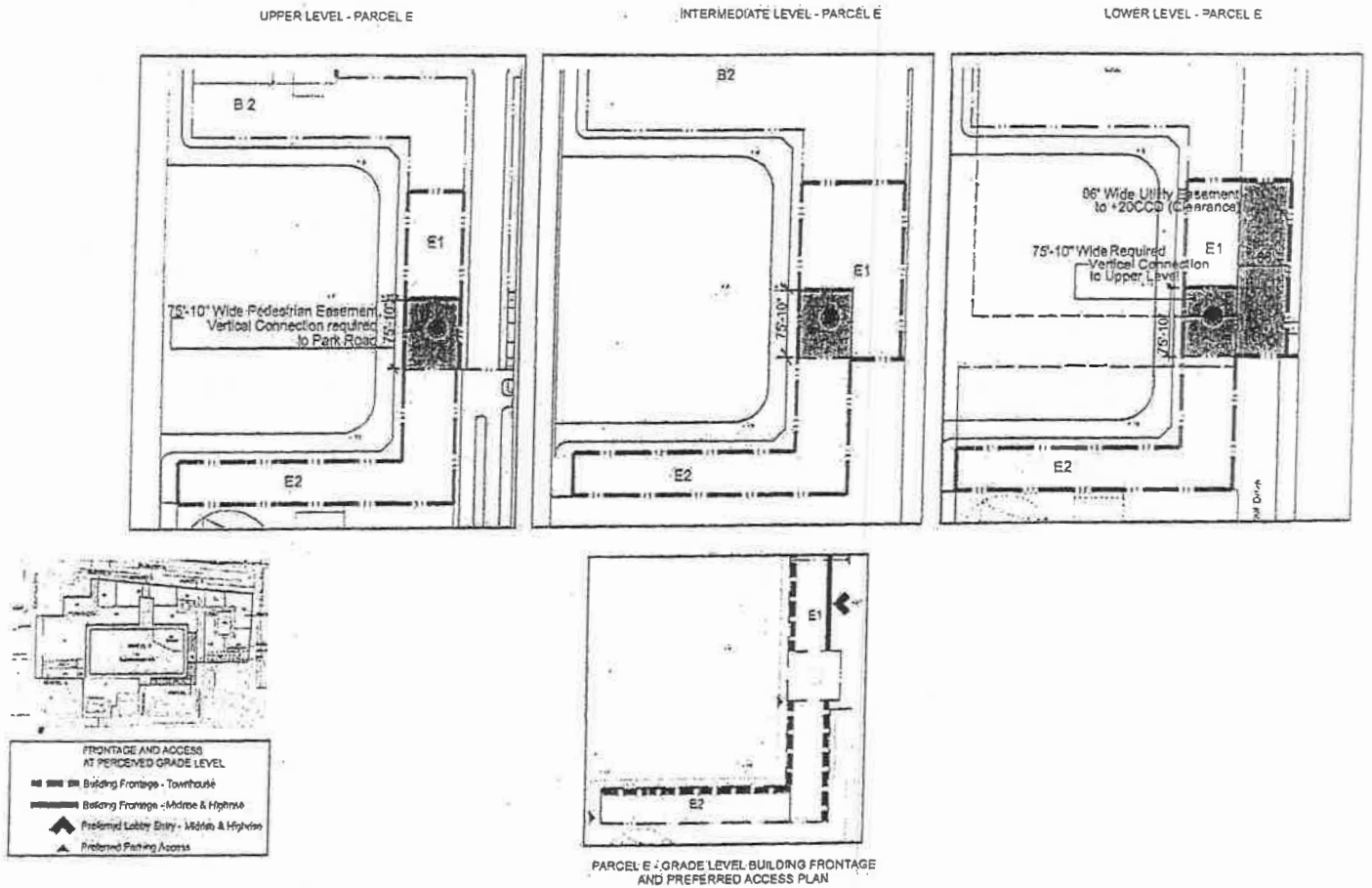

Maximum Building Envelope - Parcel D
+457' CCD
Lower Field Blvd.
N
Upper Wacker Drive
View Direction
Lakeshore East Master Plan • Chicago, Illinois
Lakeshore East LLC
6.29


November 19, 2015
Top of Bldg Envelope
1200' / 1257' CCD
Top of Bldg. Envelope
240'-0" / 296'-0" CCD
145' max.
Line of Expression
0'-0" / +57' CCD approx.
N
Upper Wacker Drive
View Direction

12/9/2015

REPORTS OF COMMITTEES

15821




PARCEL E - GRADE LEVEL BUILDING FRONTAGE AND PREFERRED ACCESS PLAN

NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access.

FINAL FOR PUBLICATION

November 19, 2015

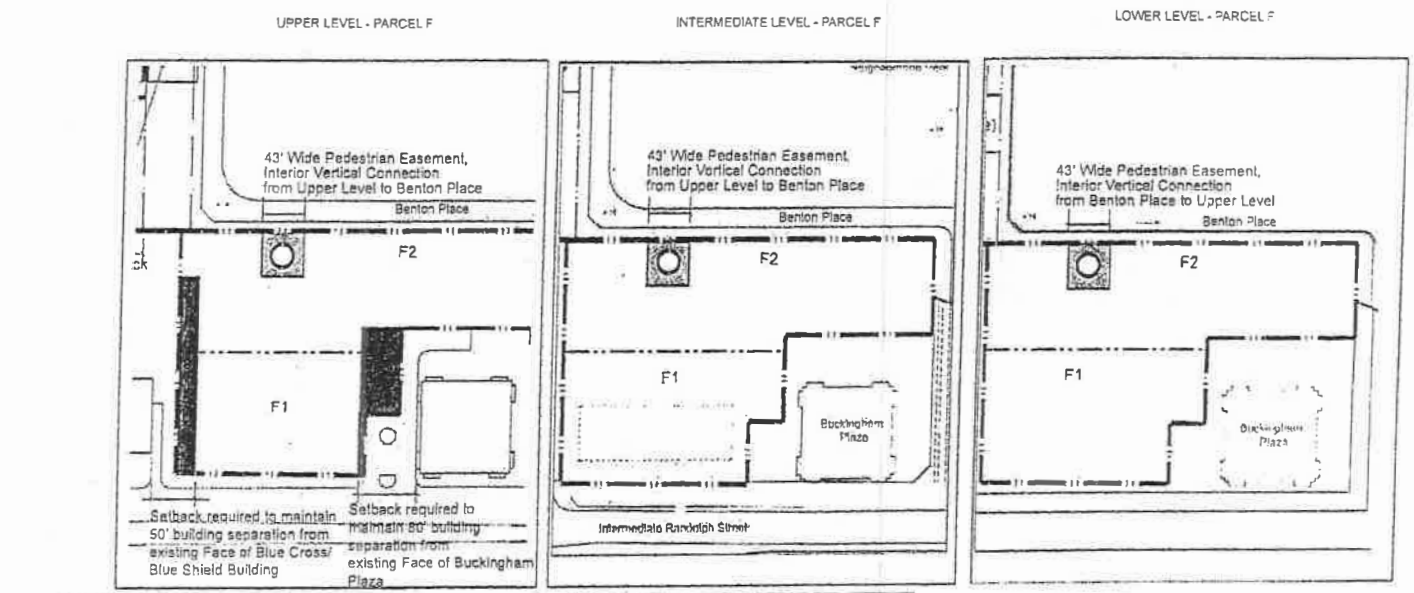
Maximum Building Envelope - Parcel E

12/9/2015

REPORTS OF COMMITTEES

15823

FINAL FOR PUBLICATION




PARCEL F - GRADE LEVEL BUILDING FRONTAGE AND PREFERRED ACCESS PLAN

NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access.

November 19, 2015

Maximum Building Envelope - Parcel F







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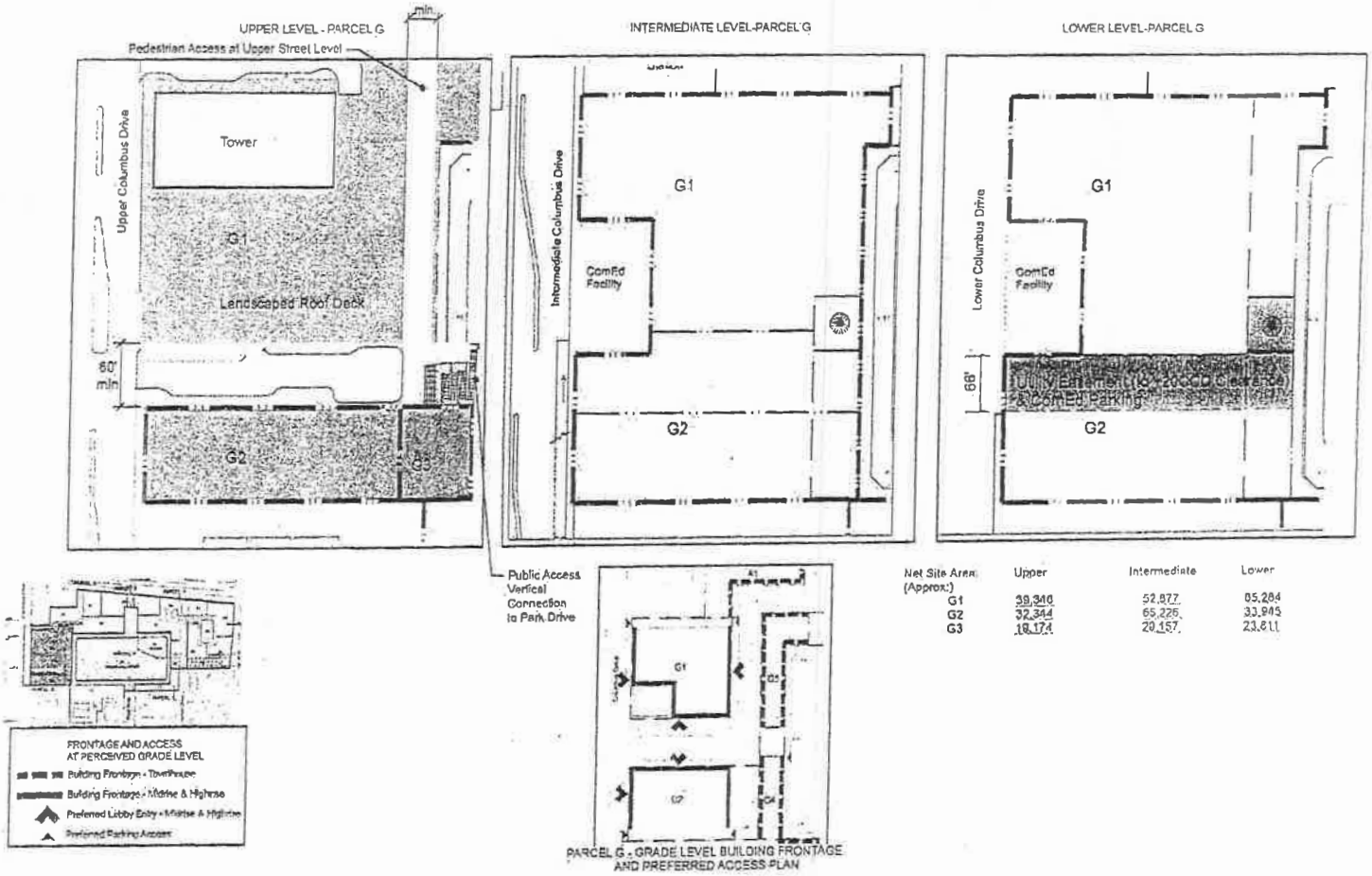
Lakeshore East LLC
6.34




| Net Site Area (Approx.) | Upper | Intermediate | Lower |
|---|---|---|---|
| G1 | 39,340 | 52,877 | 85,284 |
| G2 | 32,344 | 65,226 | 33,945 |
| G3 | 18,174 | 29,157 | 23,611 |

NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access.



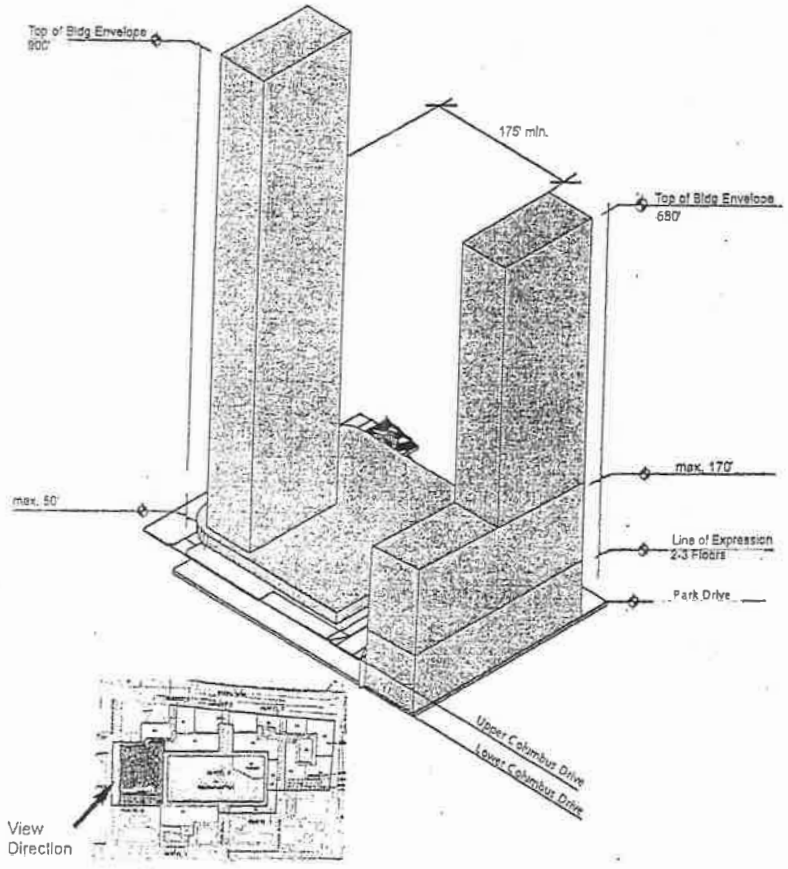
12/9/2015

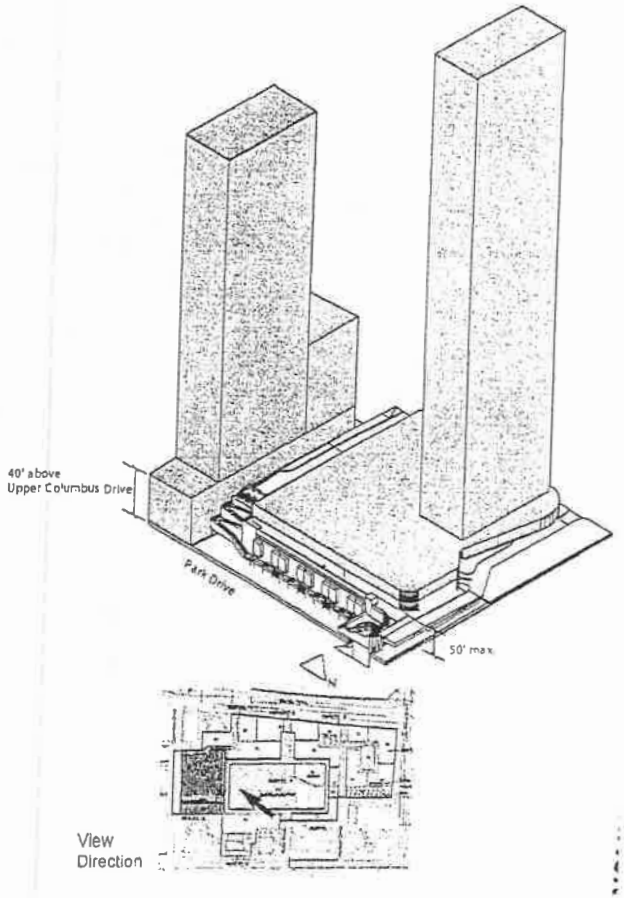
REPORTS OF COMMITTEES

15825

November 19, 2015

Maximum Building Envelope - Parcel G




Lakeshore East Master Plan • Chicago, Illinois
Lakeshore East LLC
6.36

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

April 24, 2015

Patrick Borzenski, AIA
Magellan Development Group LLC

225 N. Columbus Drive

Suite 100 Chicago, IL 60601

RE: Village Market-Lakeshore East Planned Development No. 70, Subarea E, Sub Parcels F-1and F-2, 333 East Benton Place

Dear Mr. Borzenski:

Please be advised that your request for a minor change to Planned Development No. 70, as amended ("PD 70") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 14 of PD 70.

The Village Market was required to install a 15,137 square foot green roof as noted in the Department's Part II approval dated April 6, 2009. Recently it was brought to our attention that the current green roof is 333 square feet short of the required 15,137 square feet. This is due to the layout of the mechanical systems for one of your retail tenant spaces occupying more of the western side of the roof than anticipated. The balance of green roof was installed on the larger main roof at the middle of the development directly beneath the residential tower to the south of Village Market. The following revised documents, dated, March 8, 2015, unless otherwise noted shall be inserted into the main file:Site Plan SP-1, Architectural Site Plan A-005.

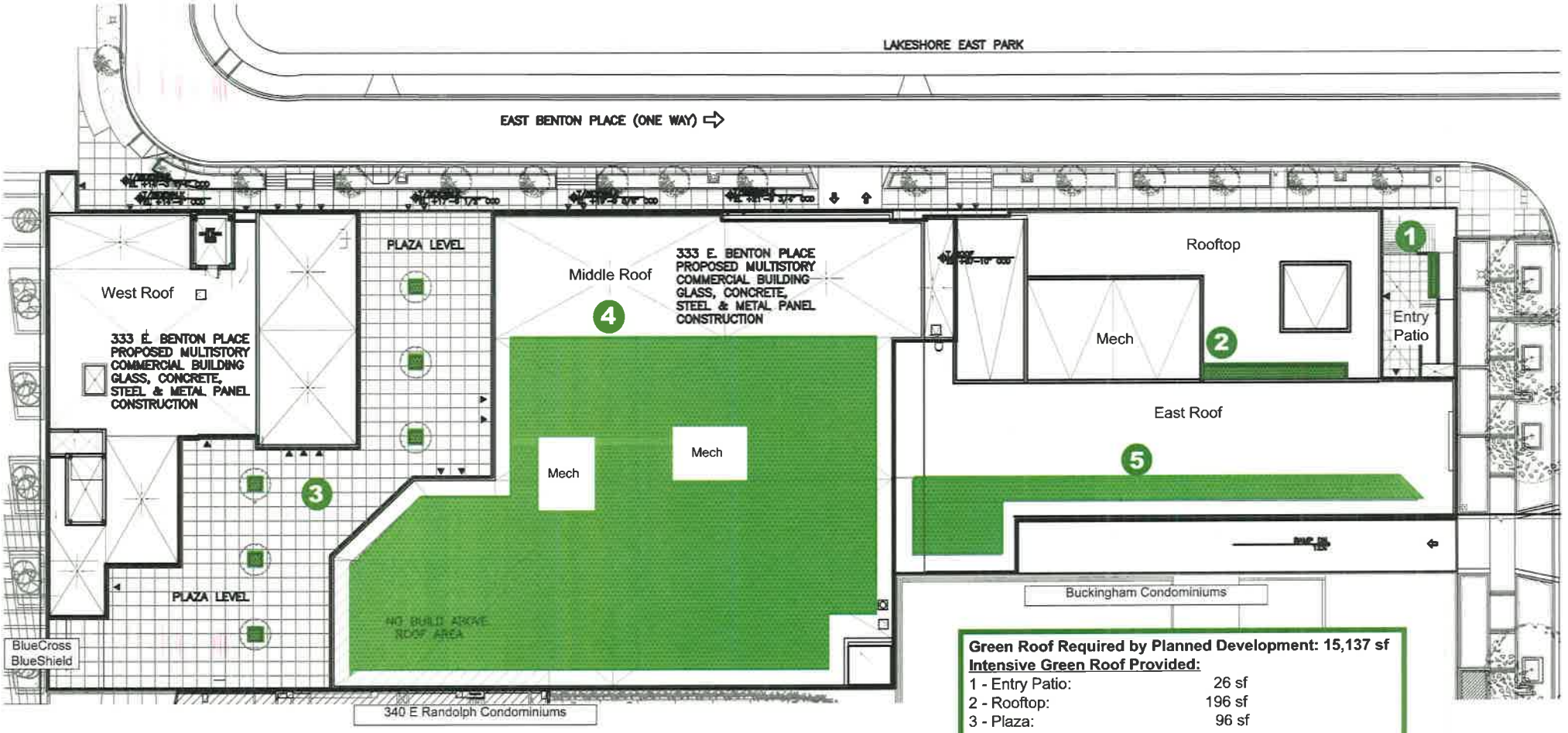
You have agreed to install the additional 333 square feet of green roof on other portions of the green roof for consistency as well as aesthetics and to meet the Department's original requirement under the PD. You have likewise agreed that the remaining square footage will be installed by no later than August 31, 2015 to rectify this situation and will notify the Department in writing when this has been completed.

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change has commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the change approved by this letter will lapse and become null and void. Nothing herein shall be deemed to change or modify the requirements and conditions of Statement 19 of PD 70, which shall govern in the event of any conflict or inconsistency with this letter.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Main file

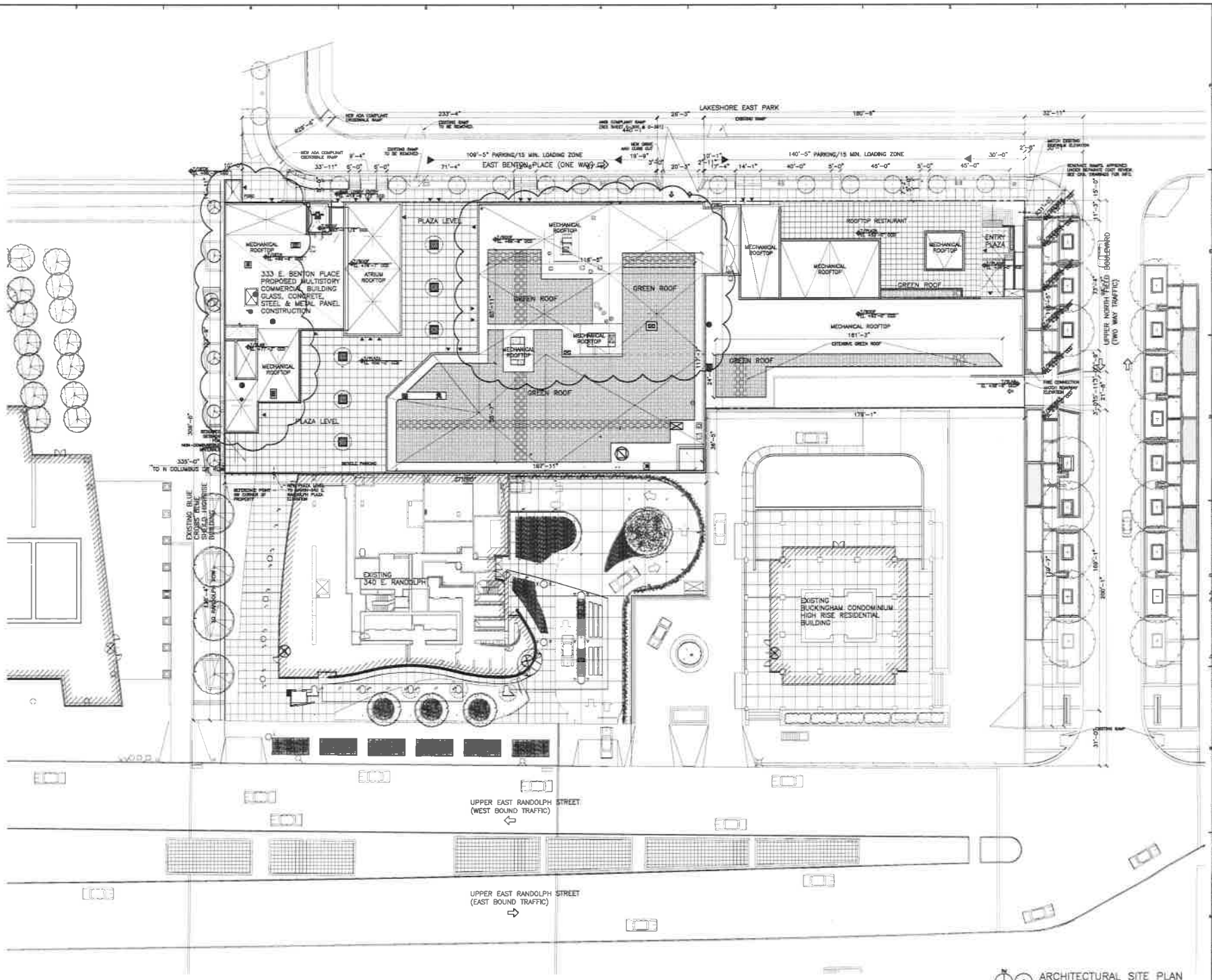



**Green Roof Required by Planned Development: 15,137 sf**

| **Intensive Green Roof Provided:** | |
|---|---|
| 1 - Entry Patio: | 26 sf |
| 2 - Rooftop: | 196 sf |
| 3 - Plaza: | 96 sf |
| **Extensive Green Roof Provided:** | |
| 4 - Middle Roof: | 13,040 sf |
| 5 - East Roof: | 1,446 sf |
| **TOTAL PROVIDED:** | **14,804 sf** |
| Difference: | - 333 sf |

# Lakeshore East Village Market

**Site Plan Exhibit SP-1 (3/8/2015)**




1 ARCHITECTURAL SITE PLAN

VILLAGE MARKET

333 EAST BENTON PLACE
CHICAGO, IL 60601

LAKESHORE EAST
RETAIL – LLC

LOEWENBERG ARCHITECTS LLC

CONSULTANTS
CJS ASSOCIATES, INC
STRUCTURAL ENGINEER
KHATIB ASSOCIATES
MEP ENGINEER
WOLFF LANDSCAPING
LANDSCAPE ARCHITECT
MACKIE CONSULTANTS, LLC
CIVIL ENGINEER

PROJECT NUMBER: 01117

SHEET TITLE
ARCHITECTURAL
SITE PLAN

A–005

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DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

CITY OF CHICAGO

August 13, 2012

John J. George
Daley and George, Ltd.
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, IL 60603-1835

**Re: Administrative Relief request for Residential-Business Planned Development No. 70, as amended, GEMS Chicago, Inc. School Development, Phase I at 350 E. South Water St. and Phase II at 355 E. Wacker Drive**

Dear Mr. George:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 70, as amended, has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

You are requesting design modification relating to GEMS School at Lakeshore East. This private school consists of two buildings: Phase I is located on Lot 22 (part of Parcel A), approximately 350 E. South Water St. and Phase II is located on Parcel D1, approximately 355 E. Wacker Dr. The diagrams referenced below are from the Master Plan & Design Standards-Lakeshore East document, dated March 15, 2001 and amended December 18, 2006 and May 2, 2011.

1. Access & Circulation – Diagram 2.4. On the Phase II buildings, you are proposing to relocate the connection corridor from E. Wacker Dr. through to the Pedestrian Plaza from its current location. It will be moved to the East to be incorporated into the Lot D2/D3 parcel.
2. Land Use Plan – Diagram 3.7. You are proposing to re-classify the use of the two sites from mixed use for Lot D1, and residential for Lot 22, to Institutional, which is a permitted use within the PD.
3. Right-of-Way Criteria – Park Drive. Due to existing conditions, the sidewalk in front of the Phase I building is only 13 feet wide from the property line to the back of the

curb, making it impossible to meet the criteria set out in diagram 4.17. You are proposing to maintain the 6 foot sidewalk, hold the carriage walk dimension at 12 inches (to match the remainder of the block) and to reduce the planting area to 6 feet.

4. Maximum Building Envelope. For the Phase II building, Lot D1, you are proposing to reconfigure the height of the building from its current East/West orientation to a North/South orientation. For Phase I, you are seeking to increase the height of the building above the plaza level to accommodate a rooftop play area. This would result in the following changes (referenced in diagrams 6.10, 6.11, 6.12, 6.13, 6.14, 6.17, and 6.29):
   a. Phase II – Southern Portion- Allowed: 145'-0"/201'-0" ccd
      Requested: 240'-0"/296'-0" ccd for width of lot
   b. Phase II – Height of Eastern and Western setbacks remain at 145'-0"/201'-0" ccd
   c. Phase I – Height of building above plaza level- Allowed: 70'-0"/126'-0"ccd
      Requested: 84'-0"/140'-0" ccd
5. Parcel Design Criteria – Parcel A- Diagram 6.22. You are requesting a revision to the frontage diagram to indicate Midrise and Highrise Building Frontage in lieu of the Townhouse use previously shown. In addition, per the Chicago Fire Prevention Bureau's request, the 17 foot emergency fire access easement has been increased to 20 feet.
6. Maximum Building Envelope – Parcel A, Diagram 6.23. You are requesting a modification to the building height at the upper setback area to reflect the 84 feet above the plaza level as requested above (see item 4c). In addition, a clarification to the setback required above 70 feet has been indicated. The setback will be a minimum of 7'-6" from the property line. The Phase I building is designed to setback at the pedestrian plaza level, an elevation of approximately 56 feet ccd.
7. Parcel Design Criteria – Parcel D – Diagram 6.28. You are requesting a modification to the frontage diagram to indicate Midrise and Highrise Building Frontage in lieu of the Townhouse use previously shown. In addition, a clarification to the division of Parcel D has been made.
8. Maximum Building Envelope – Parcel D – Diagram 6.29. You are proposing to revise the diagram to show the building height envelope revision proposed in item 4a and b above.

Additionally, you are seeking clarification that the required 20 foot setback of the building façade from Wacker Dr. is from the curb line, and that is correct. A landscaped public stair and ramp will lead to the front entry of the Phase II building at Wacker Dr. Also, per the Chicago Fire Prevention Bureau's request, revisions to the public plaza above the Tides garage will be made to accommodate a wider fire lane (see item 5 above) and a hammerhead turn for the fire trucks. Landscaping will also be revised to allow for entries/exits onto the plaza from each school building. Lastly, a revised Lakeshore East Data Calculation Sheet, dated August 6, 2012, is included.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not change the character of the development, and therefore, would constitute a minor change.

Lake Michigan and Chicago Lakefront Ordinance Application No. 602 was approved by the Chicago Plan Commission on May 19, 2011 for the original building. Lake Michigan and Chicago Lakefront Ordinance Application No. 622 which consists of these proposed minor changes is scheduled for presentation before the Chicago Plan Commission on August 16, 2012.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 70, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

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

Finally, please submit an electronic copy of the updated Master Plan and Design Standards, including the updated diagrams referenced in this letter, at your earliest convenience.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm
C w/attachments: Kathy Schaack, Mike Marmo, Erik Glass, Fred Deters, Patrick Murphey. Main file

# LAKESHORE EAST DATA CALCULATION SHEET

**SUB AREA E-RBPD 70**
**8/6/2012**
**ZONING DATA**

| SUB-PARCEL | RPDB 70 PARCEL | SUBDIV. PARCEL | BUILDING NAME | ACTUAL USE | SQ. FT. - #OF ROOMS, UNITS | # OF STUDIOS (efficiency units) | % OF STUDIOS (Efficiency Units) | ACTUAL BUILDING F.A.R. sf |
|---|---|---|---|---|---|---|---|---|
| A | A1 | 4 | COAST | RESIDENTIAL | 518 UNITS | 130 UNITS | 25.10% | 531,274 |
| | A2 | 3A-3D | TIDES | RESIDENTIAL | 608 UNITS | 54 UNITS | 8.88% | 596,100 |
| | | | | RETAIL | 4,035 SF | NA | NA | |
| | A3 | 14 | AQUA | BALLROOM | 28,509 SF | NA | NA | 28,529 |
| | A4 | 22 | GEMS SCHOOL (PH 1) | SCHOOL | 82,157 SF | NA | NA | 75,466 |
| | | | | | | | | 1,231,369 |
| B | B1 | 6 | REGATTA | RESIDENTIAL | 321 UNITS | 0 UNITS | 0.00% | 516,722 |
| | | | | RETAIL | 8,597 SF | NA | NA | |
| | B2 | 13 | SHOREHAM | RESIDENTIAL | 548 UNITS | 48 UNITS | 8.76% | 547,931 |
| | | | | RETAIL | 10,209 SF | NA | NA | |
| | | 12 | PARK HOMES | | | | | |
| | | | | | | | | 1,064,653 |
| C | C1 | 7 | CHANDLER (H) | RESIDENTIAL | 304 UNITS | 17 UNITS | 5.59% | 484,667 |
| | | | | RETAIL | 5,059 SF | NA | NA | |
| | C2 | 8 | I (CONDO) | | | | | |
| | C3 | 9 | J (CONDO) | | | | | |
| | C4a | 10 | K (RENTAL) | | | | | |
| | C4b | 21 | L (RENTAL) | | | | | |
| | | | | | | | | 484,667 |
| D | D1 | 5 | GEMS SCHOOL (PH 2)) | SCHOOL | 250,285 SF | | | 211,209 |
| | D2 | 5 | C (HOTEL/CONDO) | HOTEL | | | | |
| | | | | CONDO | | | | |
| | | | | RETAIL | | | | |
| | D2 | 5 | D (CONDO) | | | | | |
| | D1/D2 | 5 | PARKHOMES | | | | | |
| | | | | | | | | 211,209 |
| E | E1 | 11 | LANCASTER | RESIDENTIAL | 207 UNITS | 0 UNITS | 0.00% | 317,415 |
| | E2 | 18 | PARKHOMES | RESIDENTIAL | 24 UNITS | 0 UNITS | 0.00% | 97,220 |
| | | | | | | | | 414,635 |
| F | F1 | 17 | 340 EAST RANDOLPH | RESIDENTIAL | 344 UNITS | 0 UNITS | 0.00% | 788,539 |
| | | | | RETAIL | 3,780 SF | NA | NA | |
| | F1 / F2 | 17 | VILLAGE MARKET | RETAIL | 107,936 SF | NA | NA | 106,217 |
| | | | | | | | | 894,756 |
| G | G1 | 2 | AQUA | RESIDENTIAL | 739 UNITS | 116 UNITS | 15.70% | 1,348,080 |
| | | | | HOTEL | 334 UNITS | NA | NA | |
| | | | | RETAIL | 27,700 SF | NA | NA | |
| | | | | OFFICE | 38,680 SF | NA | NA | |
| | G2 | 1 | O (RENTAL) | | | | | |
| | G3 | 15 | PARKHOMES | RESIDENTIAL | 9 UNITS | 0 UNITS | 0.00% | |
| | | | | | | | | 1,348,080 |
| TOTAL TO DATE | | | | | 3,622 UNITS (Residential Units) | 365 UNITS (Efficiency Units) | 10.08% (MAX 15%) | 5,649,369 9,700,000 Max |

**BULK REGULATIONS TO DATE**

| SUB-PARCEL | RESIDENTIAL UNITS | | OFFICE/SCHOOL SQUARE FOOTAGE | | HOTEL ROOMS | | RETAIL/COMMERCIAL SALES | |
|---|---|---|---|---|---|---|---|---|
| | ACTUAL | ALLOWED | ACTUAL (SF) | ALLOWED | ACTUAL | ALLOWED | ACTUAL (SF) | ALLOWED |
| F1,F2 - VILLAGE MKT | - | | 0 | | 0 | | 106,217 SF | |
| G1, A3 - AQUA | 739 | | 38,680 SF | | 334 | | 27,700 SF | |
| G3 - AQUA PARKHOME | 9 | | 0 | | 0 | | 0 SF | |
| C1 - THE CHANDLER | 304 | | 0 | | 0 | | 5,059 SF | |
| D1 - GEMS SCHOOL | - | | 211,209 | | 0 | | | |
| A1 - COAST | 518 | | 0 | | 0 | | 18,256 SF | |
| A2 - THE TIDES | 608 | | 0 | | 0 | | 4,035 SF | |
| A4 - GEMS ELEMENTARY | - | | 75,466 | | 0 | | | |
| B1 - THE REGATTA | 321 | | 0 | | 0 | | 8,597 SF | |
| B2-SHOREHAM | 548 | | 0 | | 0 | | 10,209 SF | |
| E1-LANCASTER | 207 | | 0 | | 0 | | 0 SF | |
| E2 - PARK HOMES | 24 | | 0 | | 0 | | 0 SF | |
| F1 - 340 EAST | 344 | | 0 | | 0 | | 3,780 SF | |
| | 3,622 | 4,046 | 325,355 | 2,122,825 | 334 | 2,122 | 183,853 SF | 773,005 |

**PARKING** 12,000,000

| SUB-PARCEL | LOADING DOCKS | | OFFICE, COML | required | HOTEL | required | RESIDENTIAL | required |
|---|---|---|---|---|---|---|---|---|
| | PROVIDED | REQUIRED | ACTUAL | 1/ 1,3500sf | ACTUAL | 1/ 3rooms | ACTUAL | .55/DU 1/TH |
| F1,F2 - VILLAGE MKT | 4 | 3 | 160 Spaces | 31 | 0 Spaces | | 0 Spaces | - |
| G1, A3 - AQUA | 11 | 11 | 30 Spaces | 11 | 210 Spaces | 111 | 1,082 Spaces | 406 |
| G3 - AQUA PARKHOME | | | 0 Spaces | | 0 Spaces | | 18 Spaces | 9 |
| C1 - THE CHANDLER | 3 | 3 | 0 Spaces | | 0 Spaces | | 342 Spaces | 167 |
| D1 - GEMS SCHOOL | 2 | 2 | 105 Spaces | 64 | 0 Spaces | - | 0 Spaces | - |
| A1 - COAST | 3 | 3 | 0 Spaces | | 0 Spaces | | 277 Spaces | 285 |
| A2 - THE TIDES | 3 | 3 | 0 Spaces | | 0 Spaces | | 357 Spaces | 334 |
| A4 - GEMS ELEMENTARY | - | 1 | 0 Spaces | 9 | 0 Spaces | | 0 Spaces | - |
| B1 - THE REGATTA | 3 | 3 | 0 Spaces | | 0 Spaces | | 338 Spaces | 177 |
| B2 - SHOREHAM | 3 | 3 | 0 Spaces | | 0 Spaces | | 372 Spaces | 301 |
| E1 - LANCASTER | 2 | 2 | 0 Spaces | | 0 Spaces | | 226 Spaces | 114 |
| E2 - PARK HOMES | 1 | 1 | 0 Spaces | | 0 Spaces | | 40 Spaces | 24 |
| F1 - 340 EAST | 4 | 4 | 0 Spaces | | 0 Spaces | | 367 Spaces | 189 |
| | 36 | 36 | 295 | 115 | 210 | 111 | 3,426 | 2,007 |

F.A.R. Definition per PD document dated 3-15-01 page 6.2 - "All inhabitable areas at or above build ing entry are to be included estimated

## Access & Circulation

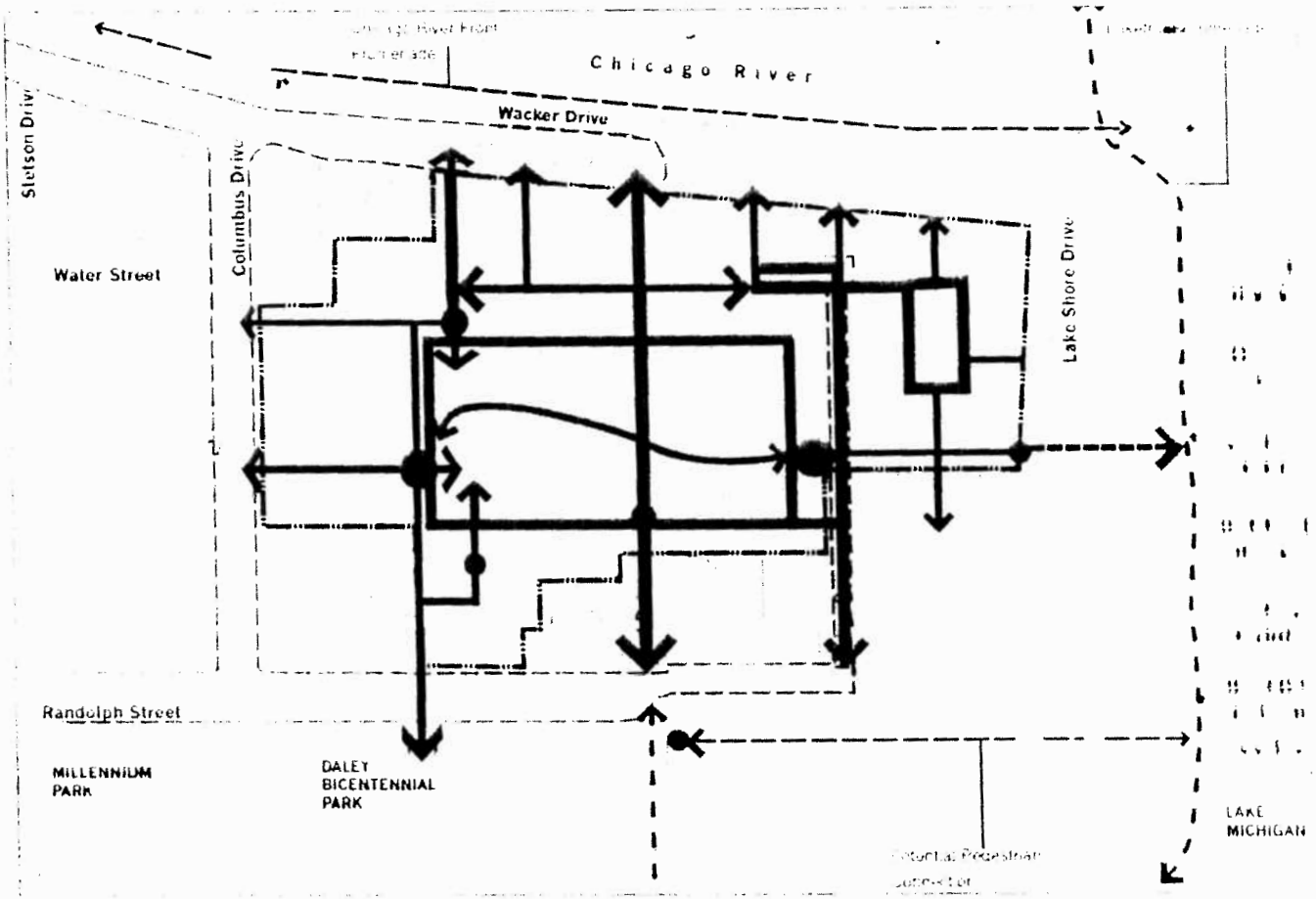
- Maximize connection to surrounding development
- Create a permeable neighborhood
- Weave the different levels together
- Strengthen pedestrian connections to the river and lakefront
- Provide convenient parking , drop-off, and service access without negatively impacting the existing streets

## Diagram Legend:

The Diagram to the right represents a hierarchy of connectivity. The large arrows represent the major primary access corridors of the site. They represent both pedestrian or vehicular traffic depending on their location. The smaller arrows indicate the secondary corridors of access.

Circles represent the major vertical connections of the site which allows the pedestrian to access the different levels of the development.

The dark dotted arrows indicate existing connections along the Riverfront, Lakefront and Grant Park at the lower level The light dotted arrows identify existing pedestrian movement along the major streets at the upper level.




Maximize connectivity to surrounding development and create a permeable neighborhood

NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.

### Access & Circulation

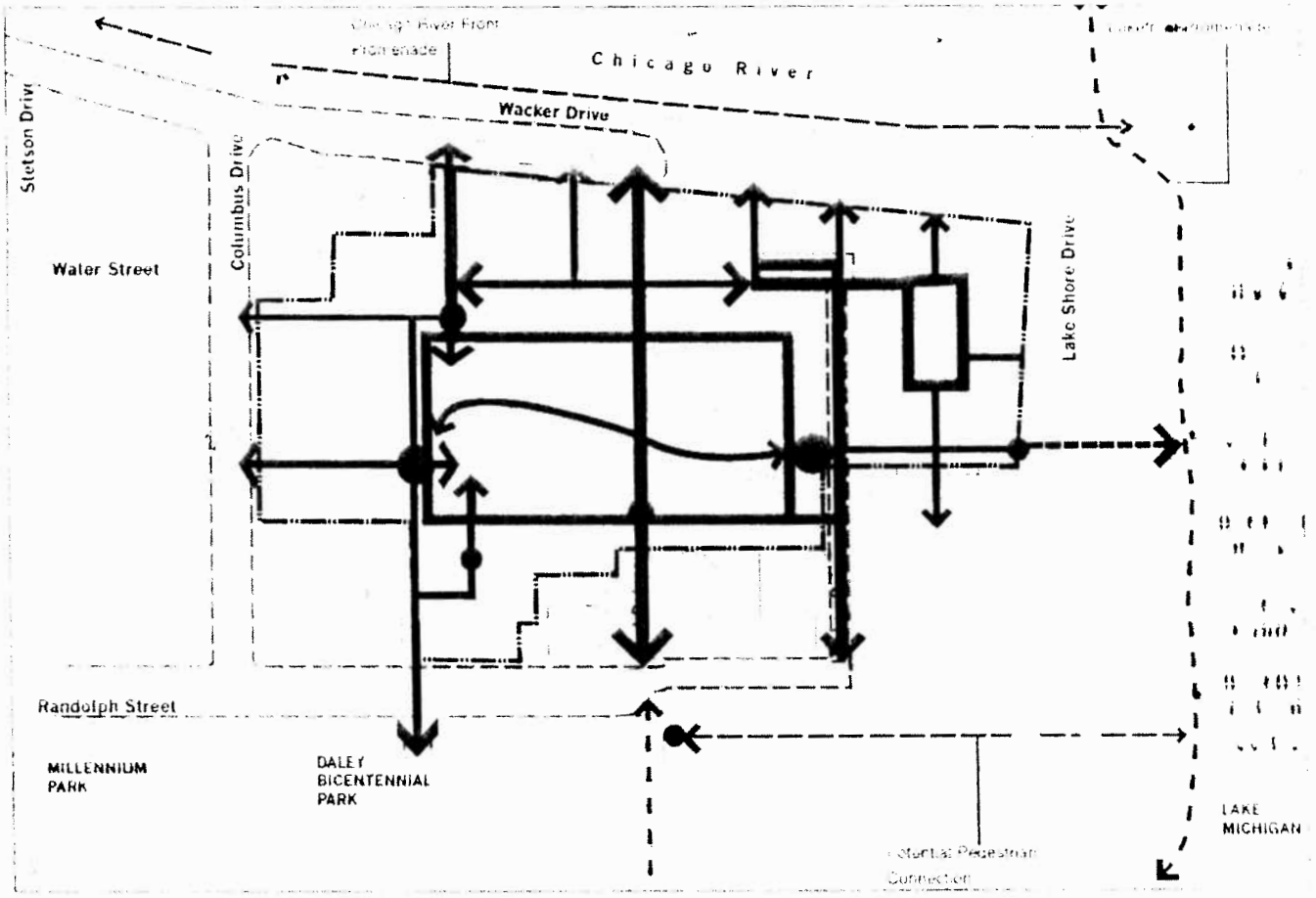
- Maximize connection to surrounding development
- Create a permeable neighborhood
- Weave the different levels together
- Strengthen pedestrian connections to the river and lakefront
- Provide convenient parking , drop-off, and service access without negatively impacting the existing streets

### Diagram Legend:

The Diagram to the right represents a hierarchy of connectivity. The large arrows represent the major or primary access corridors of the site. They represent both pedestrian or vehicular traffic depending on their location. The smaller arrows indicate the secondary corridors of access.

The circles represent the major vertical connections of the site which allows the pedestrian to access the different levels of the development.

The dark dotted arrows indicate existing connections along the Riverfront, Lakefront and at Grant Park at the lower level The light dotted arrows identity existing pedestrian movement along the major streets at the upper level.

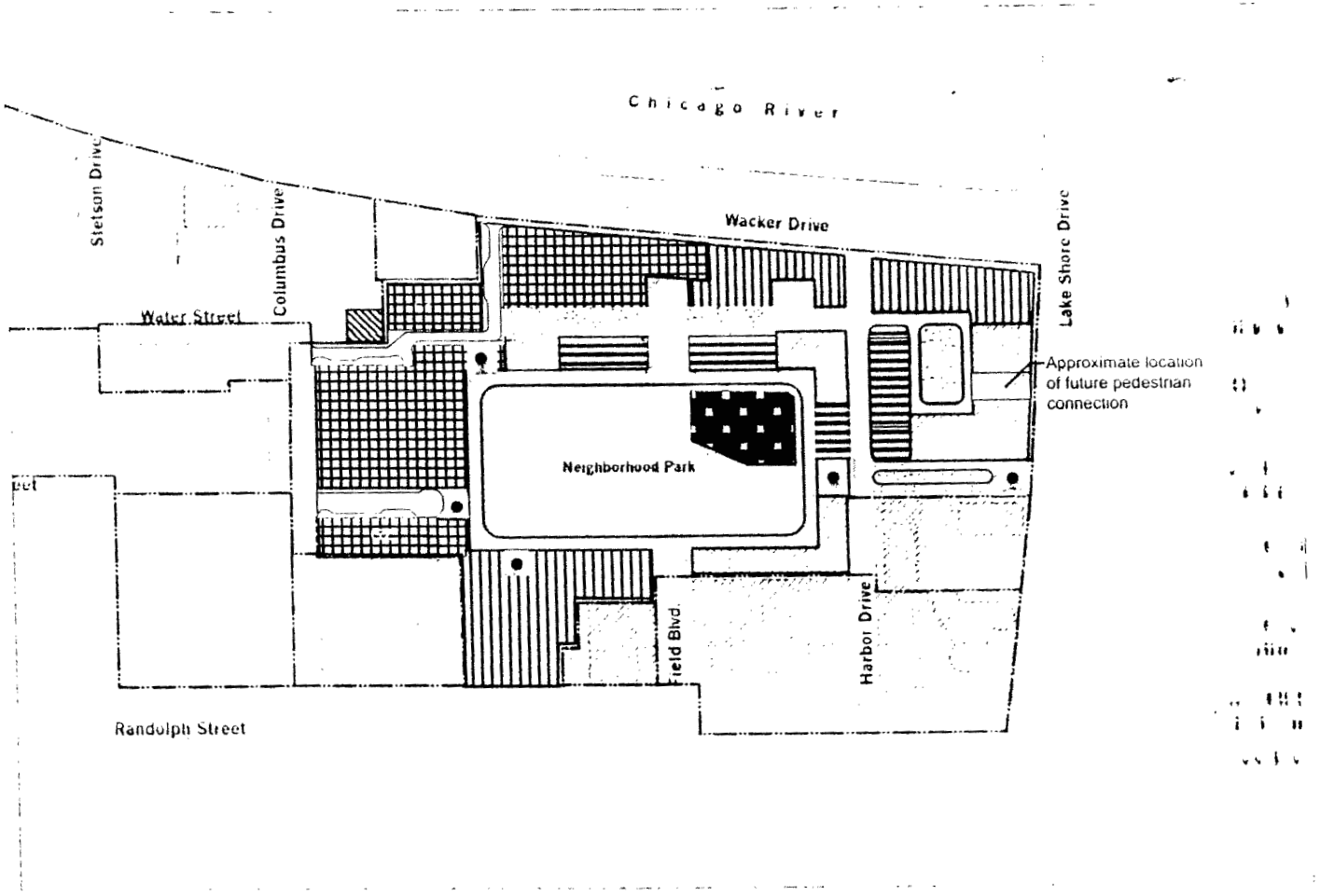



Maximize connectivity to surrounding development and create a permeable neighborhood

NOTE: These plans are diagrammatic in nature and are only intended to show approximate dimensions and locations.

Land Use Plan

...re Land uses shall be ...patible with existing ...ent land uses

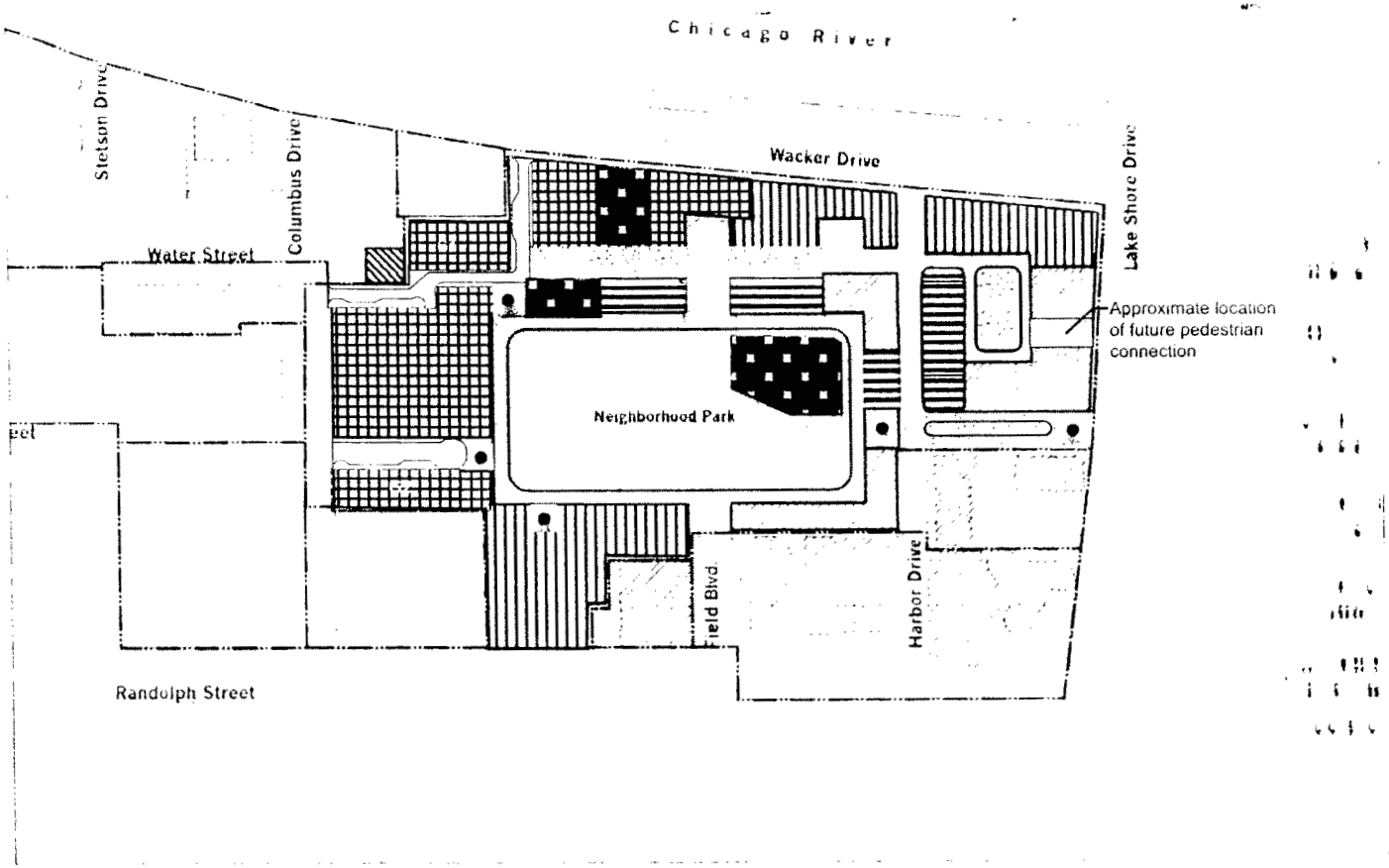



* per minor change letter dated 10/24/01, District Electrical Facilities will also be considered as an allowable use of developable land.

# Generalized Land Use Plan

Land Use Plan

- Future Land uses shall be compatible with existing adjacent land uses




* per minor change letter dated 10/24/01, District Electrical Facilities will also be considered as an allowable use of developable land.

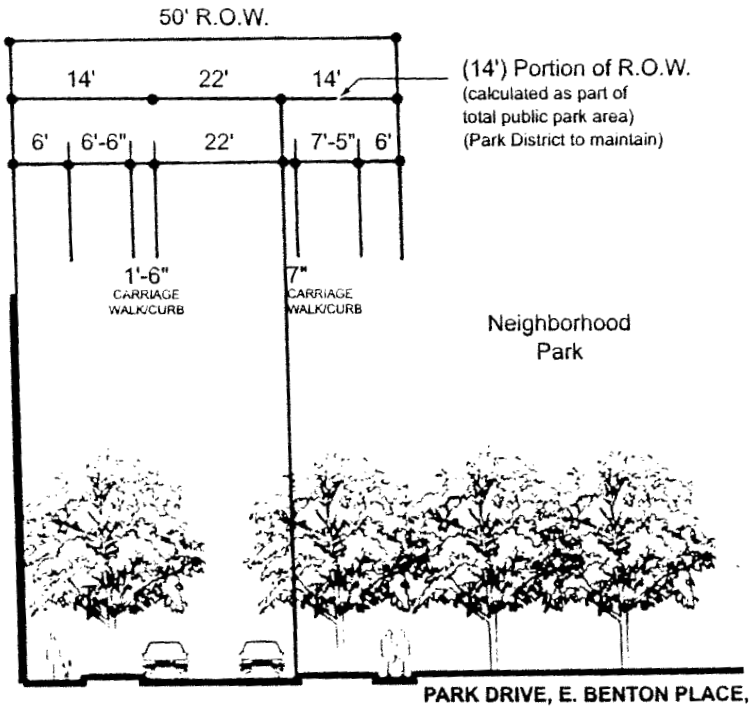
## THE PARK DRIVE

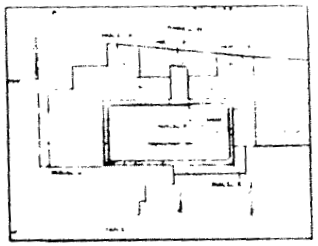
Park Drive shall be a pedestrian-friendly neighborhood drive encircling the Neighborhood Park. It will feature a consistent and attractive streetscape to include canopy trees and other plant material in a parkway setting. It is recommended that traffic circulate in a direction which allows curbside parking off adjacent to the school. Street lighting and pedestrian crossings (per City ordinance) shall also include a pedestrian-friendly fence/fence along the drive.

At the intersection at Field Drive South, the Park Drive shall be graded at a maximum rate of 1:20 or flatter to ensure handicap accessibility along the sidewalks.

The 50' wide zone at the perimeter of the park includes sidewalk & parkway which will be maintained by the City of Chicago.

The Chicago Park District is responsible to maintain the landscaped parkway and sidewalk located on the park side.



**PARK DRIVE, E. BENTON PLACE, N. WESTSHORE DRIVE, E. SOUTH WATER, & N. PARK DRIVE**

| TYPE | |
|---|---|
| R.O.W. WIDTH | 50' |
| FACE OF CURB TO FACE OF CURB | 22' |
| TRAFFIC LANES | ONE - WAY |
| TRAFFIC LANES WIDTH | 12' |
| PARKING LANES | NO PARKING |
| PARKING LANE WIDTH | N/A |
| DESIGN SPEED | 20 MPH |
| SIDEWALK WIDTH | 6' |
| CURB RADIUS | 15' |
| STREET TREE SPACING ( MIN ) | 25' O.C. |

# Right-of-Way Criteria
# Park Drive

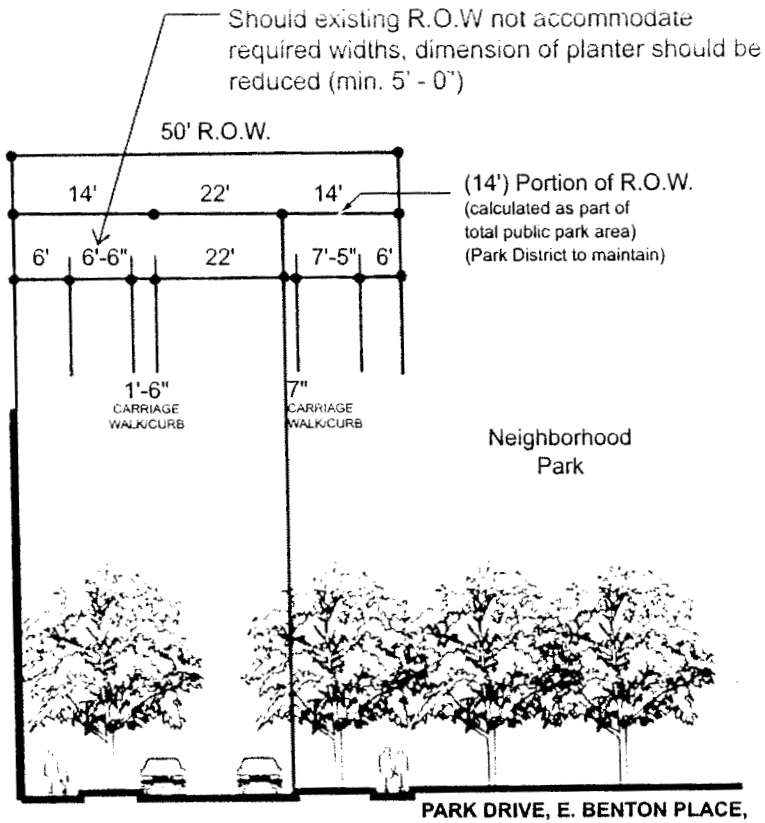
## THE PARK DRIVE

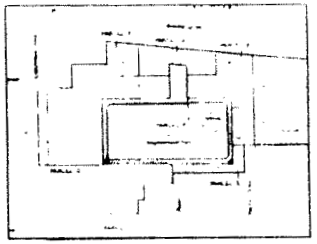
The Park Drive shall be a pedestrian-friendly neighborhood drive encircling the Neighborhood Park. It will feature a consistent and attractive streetscape to include canopy trees and other plant material in a parkway setting. It is recommended that traffic circulate in a direction which allows curbside drop off adjacent to the school. Street lighting and pedestrian scales (per City ordinance) shall provide a pedestrian-friendly experience along the drive.

From the intersection at Field Drive South, the Park Drive shall slope at a maximum rate of 1:20 in order to ensure handicap accessibility along the sidewalks.

The 15' wide zone at the perimeter of the park includes sidewalk & parkway which will be maintained by the city of Chicago.

NOTE: The Chicago Park District has agreed to maintain the landscaped parkway and sidewalk located on the park side.



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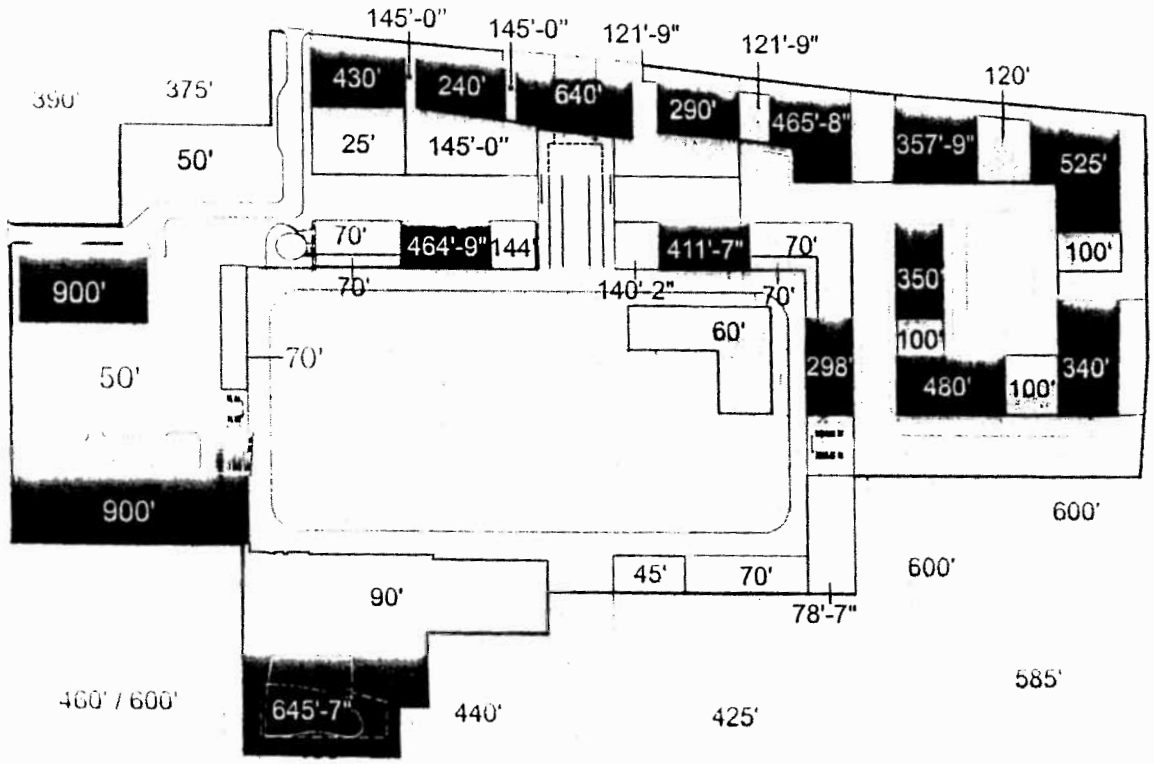
| CURB RADIUS | 15' |
| STREET TREE SPACING ( MIN ) | 25' O.C. |

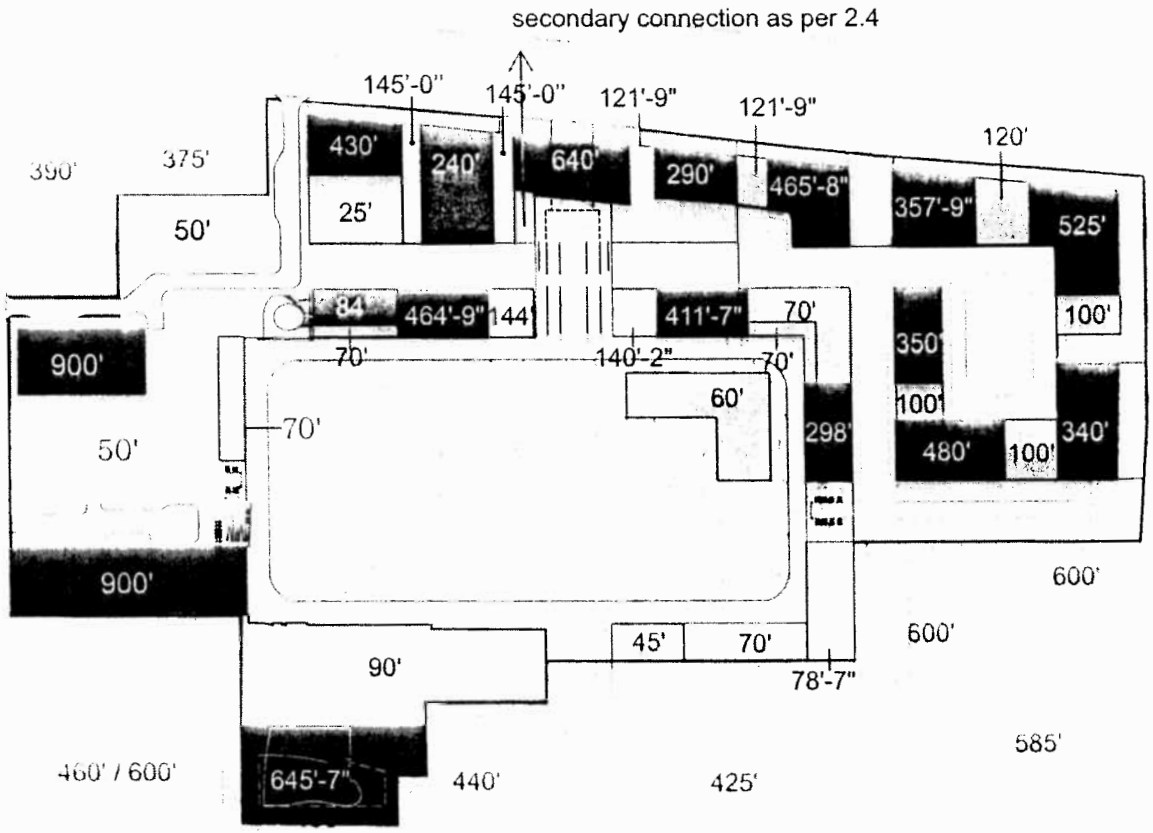
APPROVED MAY 2, 2011

# Maximum Building Envelope
## Site Plan




NOTE: Elevations reflect height of buildings above average grade, unless specified as CCD.
NOTE: These plans are diagrammatic in nature and only intended to show approximate locations.

# Maximum Building Envelope
## Site Plan




NOTE: Elevations reflect height of buildings above average grade, unless specified as CCD.
NOTE: These plans are diagrammatic in nature and
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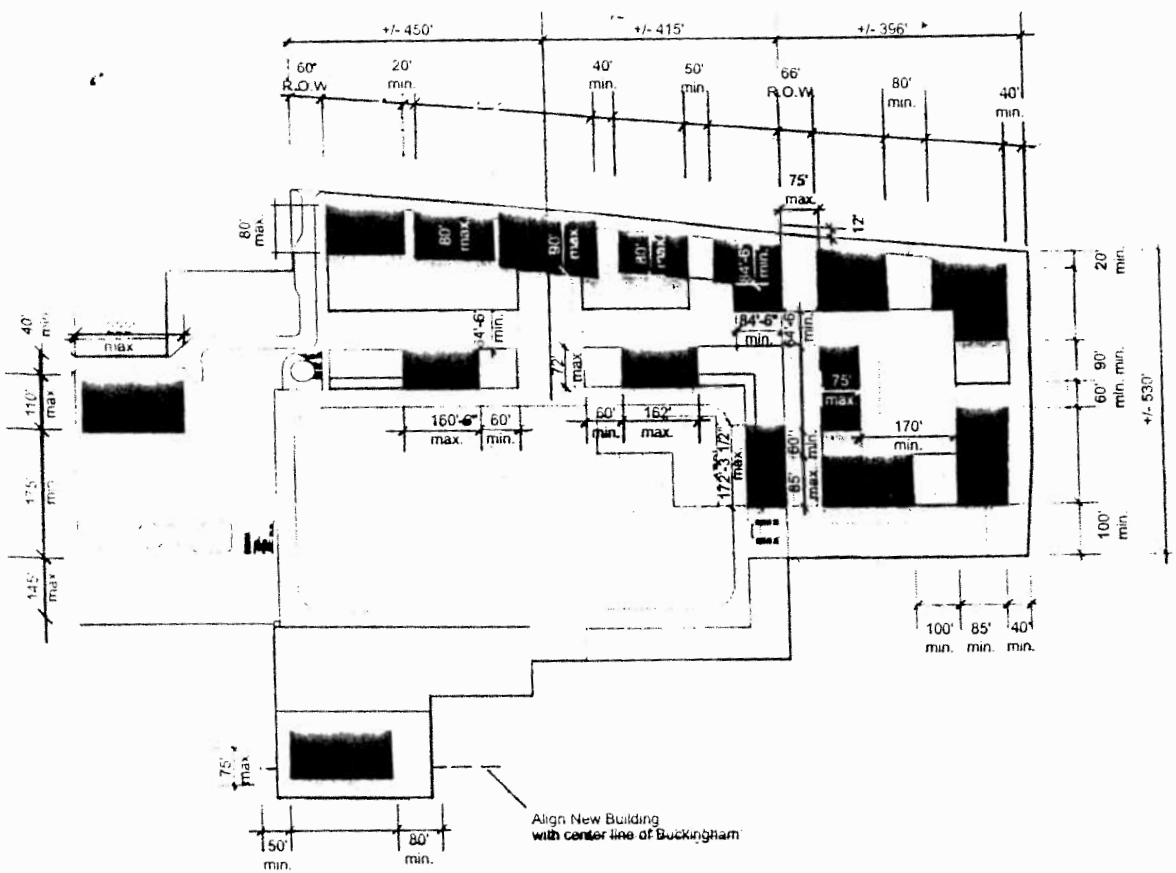
# Maximum Building Envelope
## Site Plan

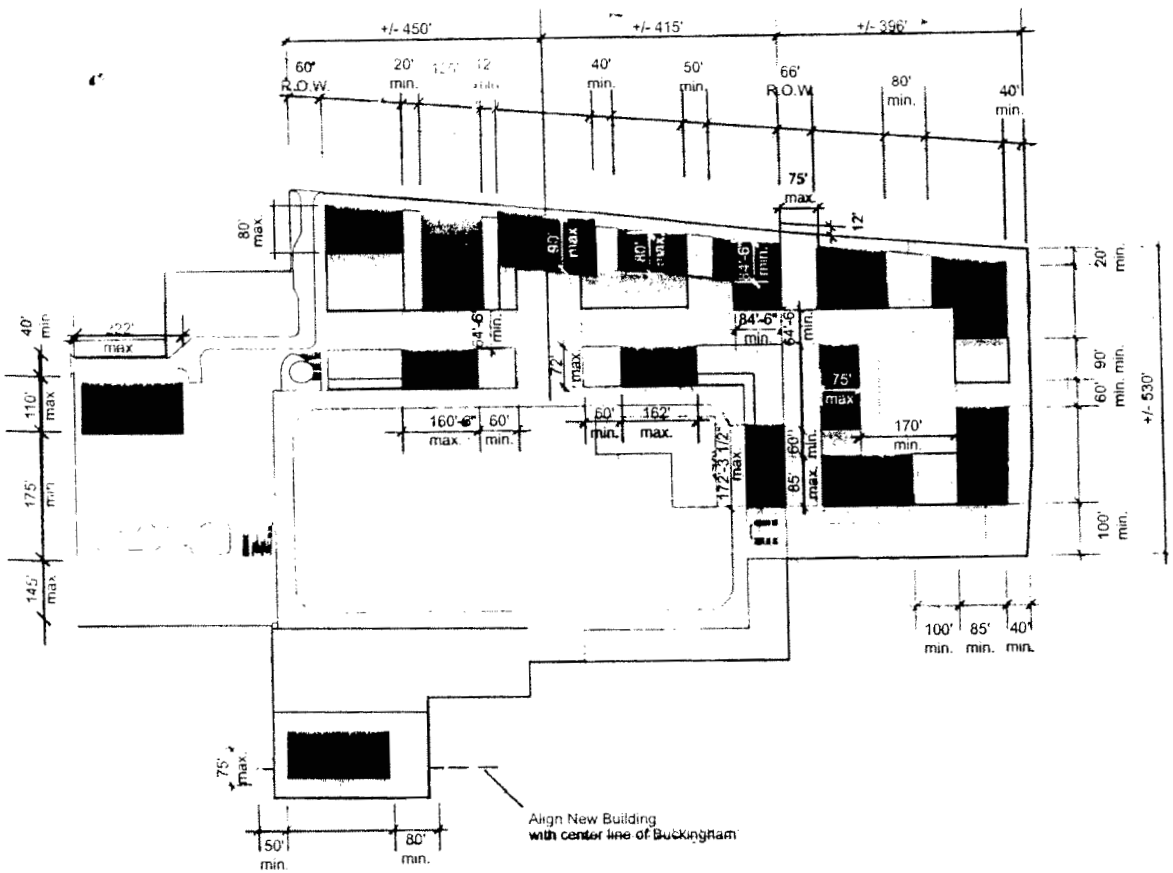



Midrise and lowrise Buildings - Maximum Building Envelopes

NOTE: [illegible] dimensions should be verified [illegible]

NOTE: [illegible] are diagrammatic in nature and [illegible] to show approximate locations.

# Maximum Envelopes
## Site Plan



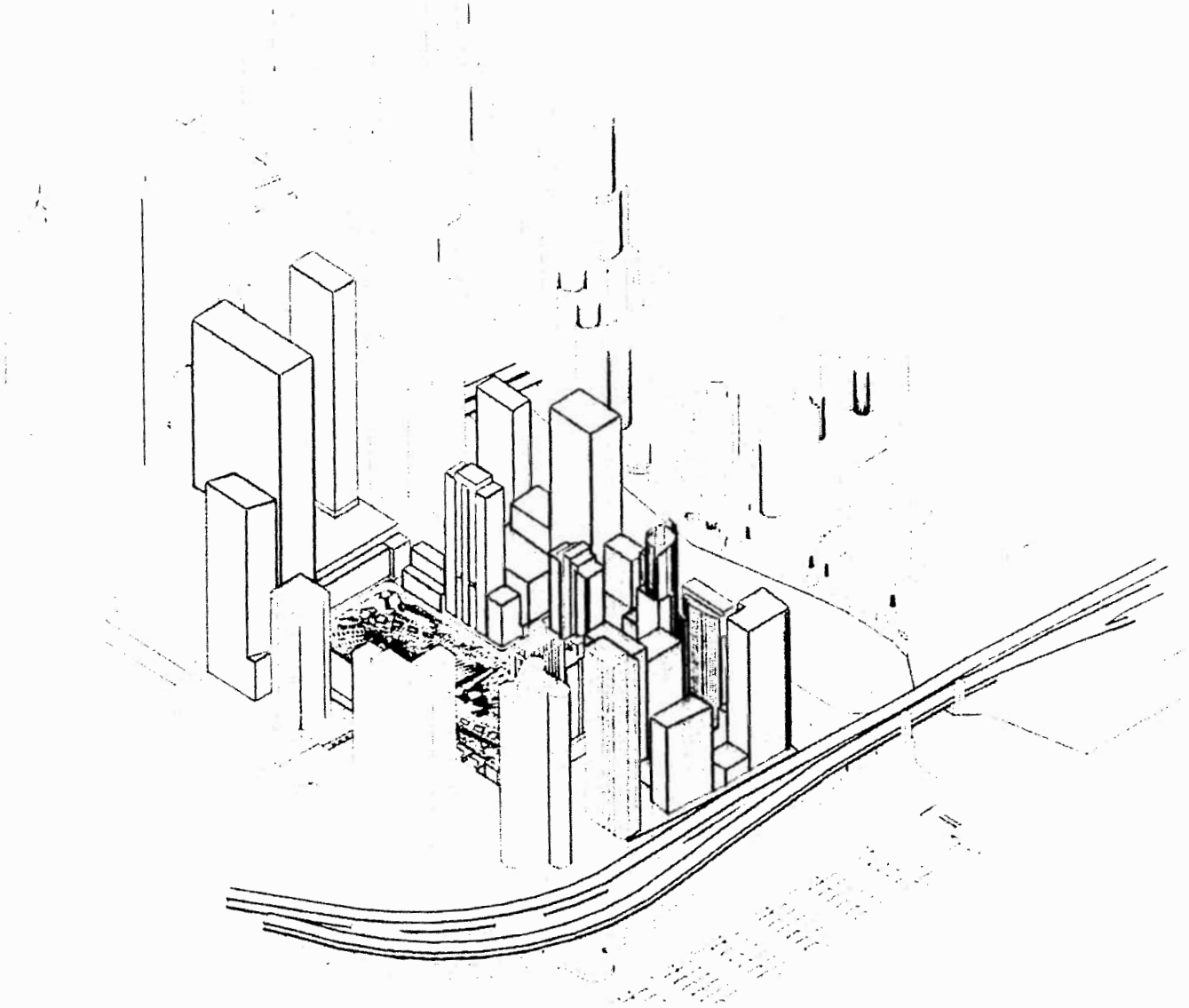

Midrise and lowrise Buildings - Maximum Building Envelopes

NOTE: All overall dimensions should be verified with land survey

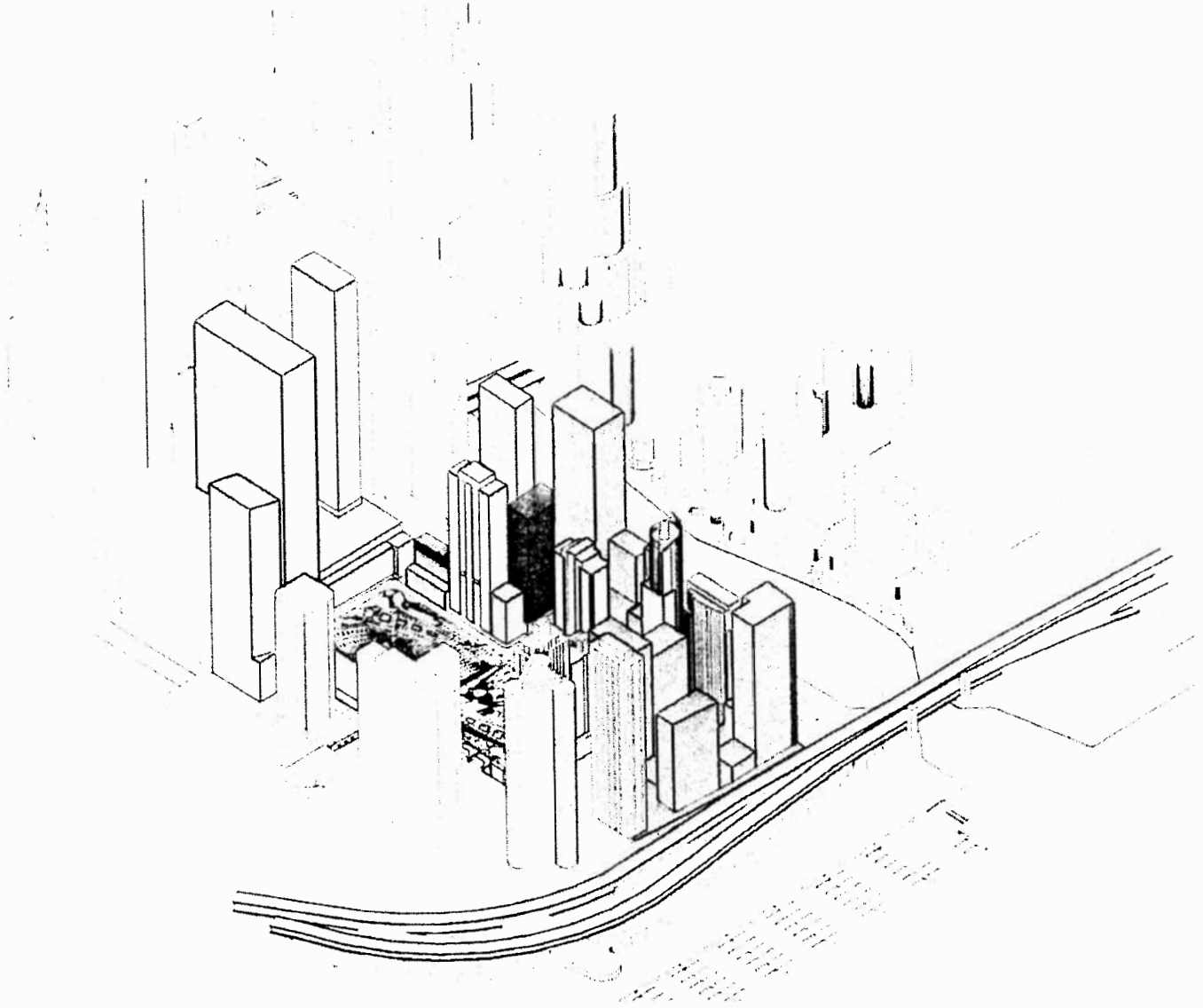
NOTE: These plans are diagrammatic in nature and are only intended to show approximate locations.

APPROVED MAY 2, 2011

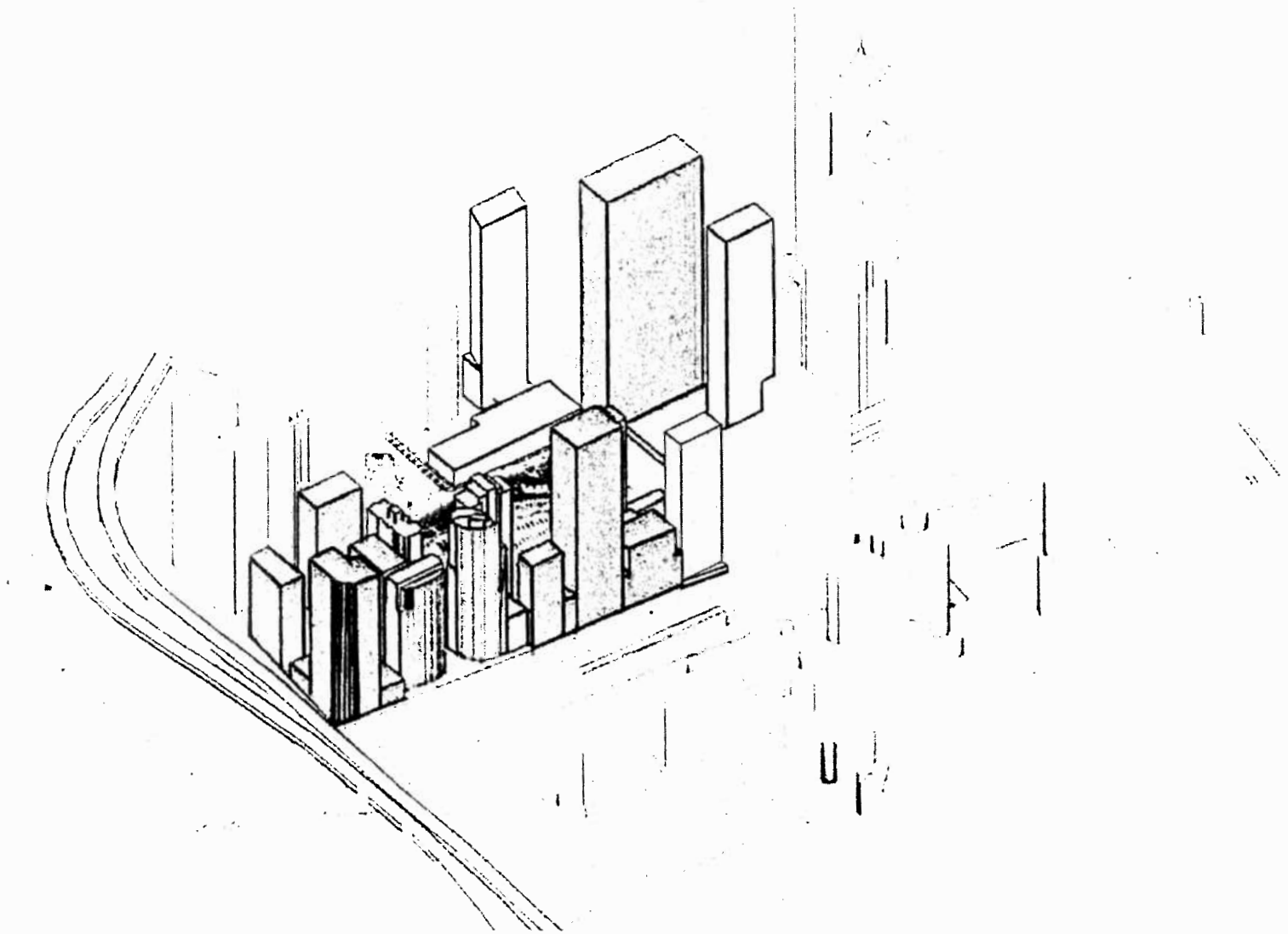
Maximum Building Envelopes
View From The Southeast



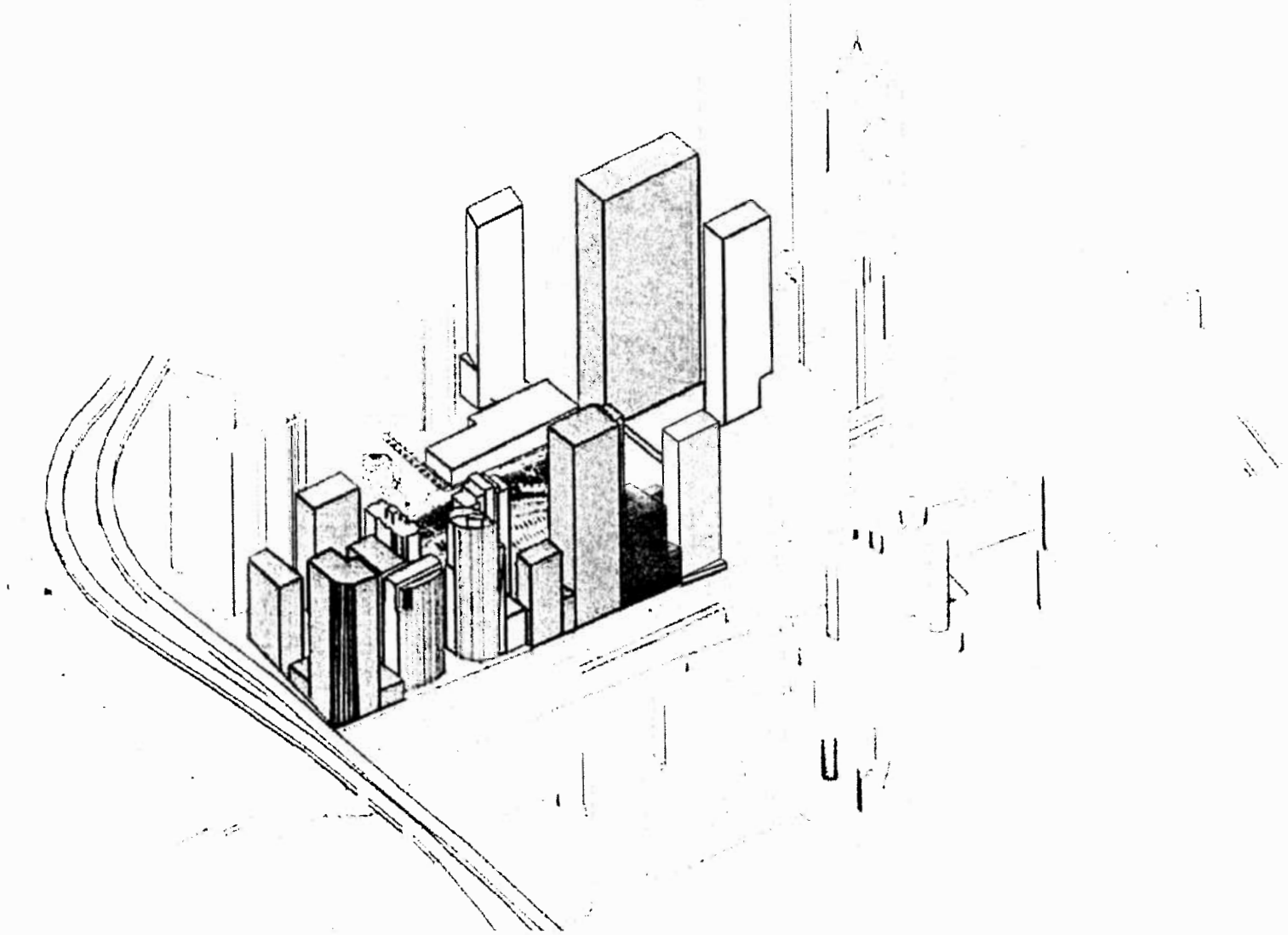
# Maximum Building Envelopes
## View From The Southeast



## Maximum Building Envelopes
## View From The Northeast

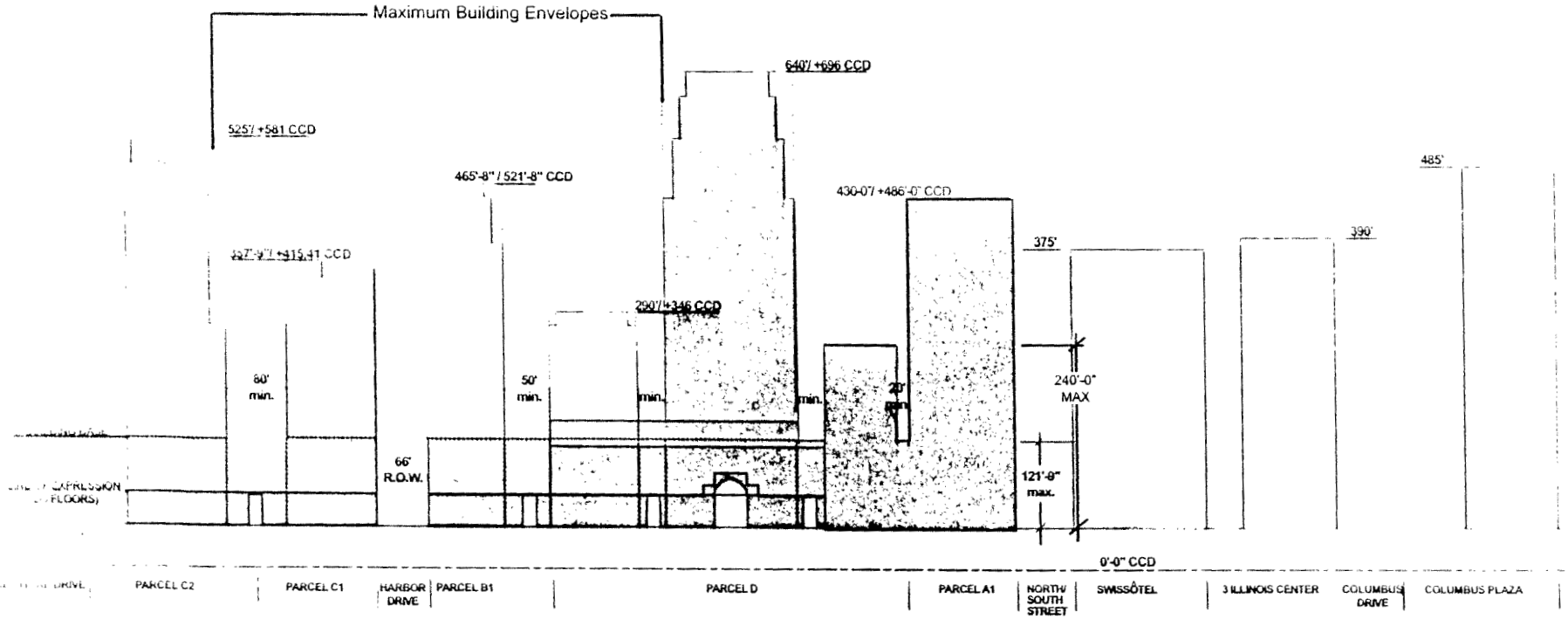


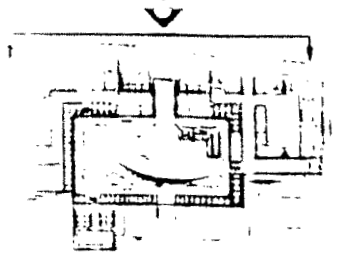
# Maximum Building Envelopes
## View From The Northeast



APPROVED MAY 2, 2011

# Illustrative Elevation
# Wacker Drive

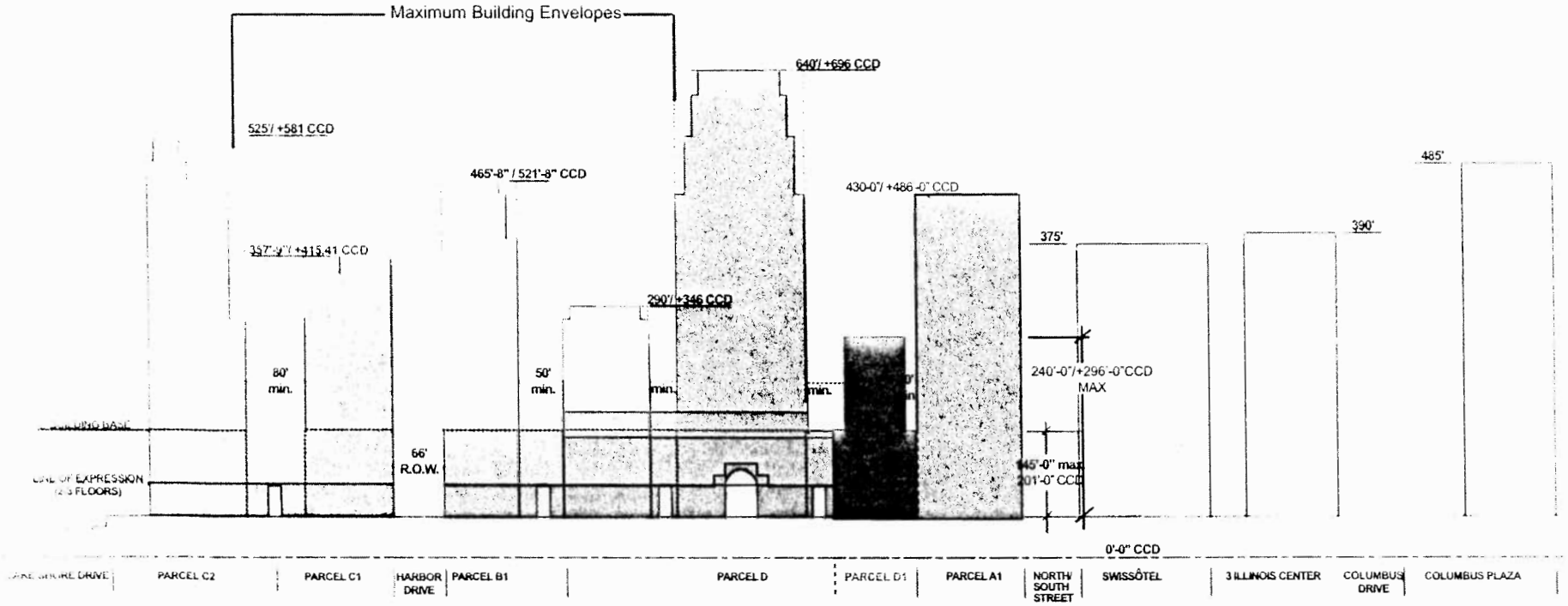


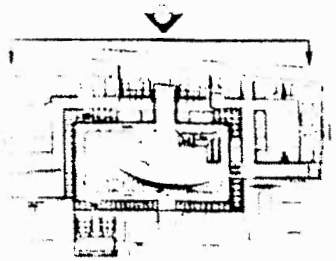



NOTE: These plans are diagrammatic in nature and are only intended to show approximate locations.

Lakeshore East Master Plan, Chicago, Illinois
Lakeshore East LLC

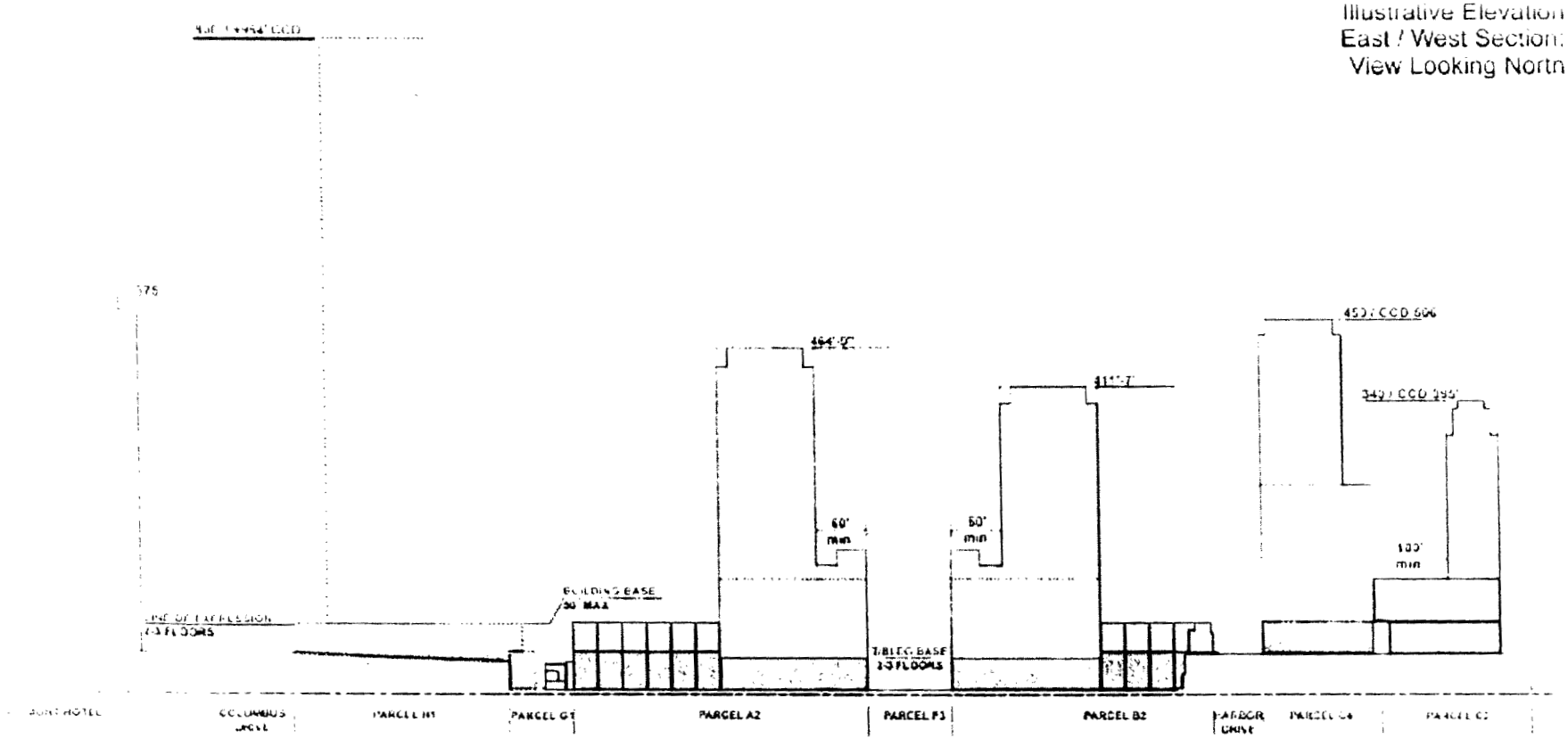
# Illustrative Elevation
## Wacker Drive

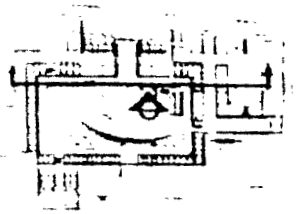


NOTE: These plans are diagrammatic in nature and are only intended to show approximate locations.

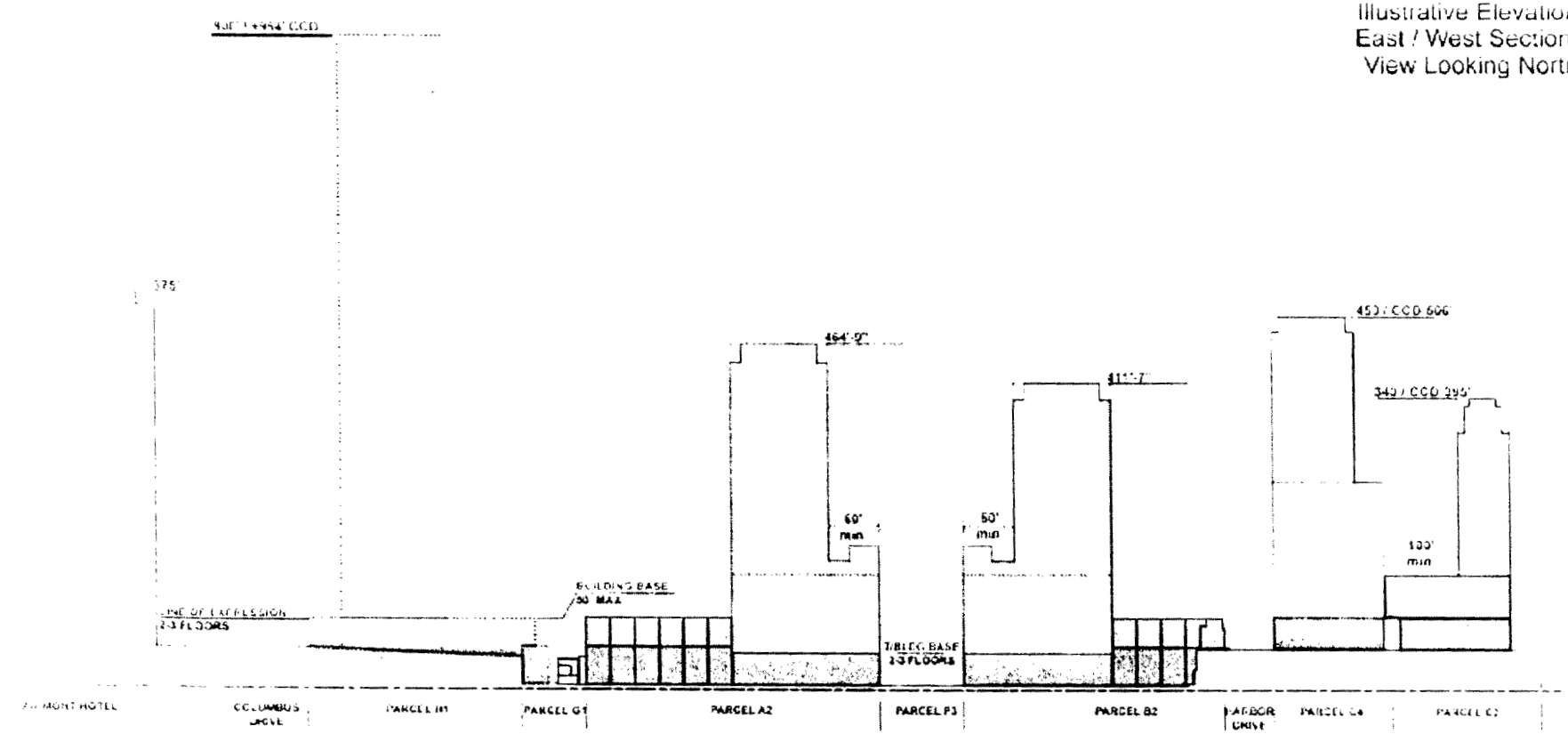
# Illustrative Elevation
# East / West Section:
# View Looking North

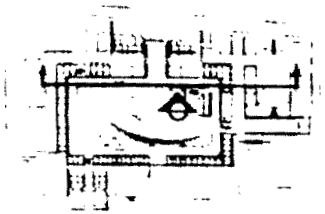


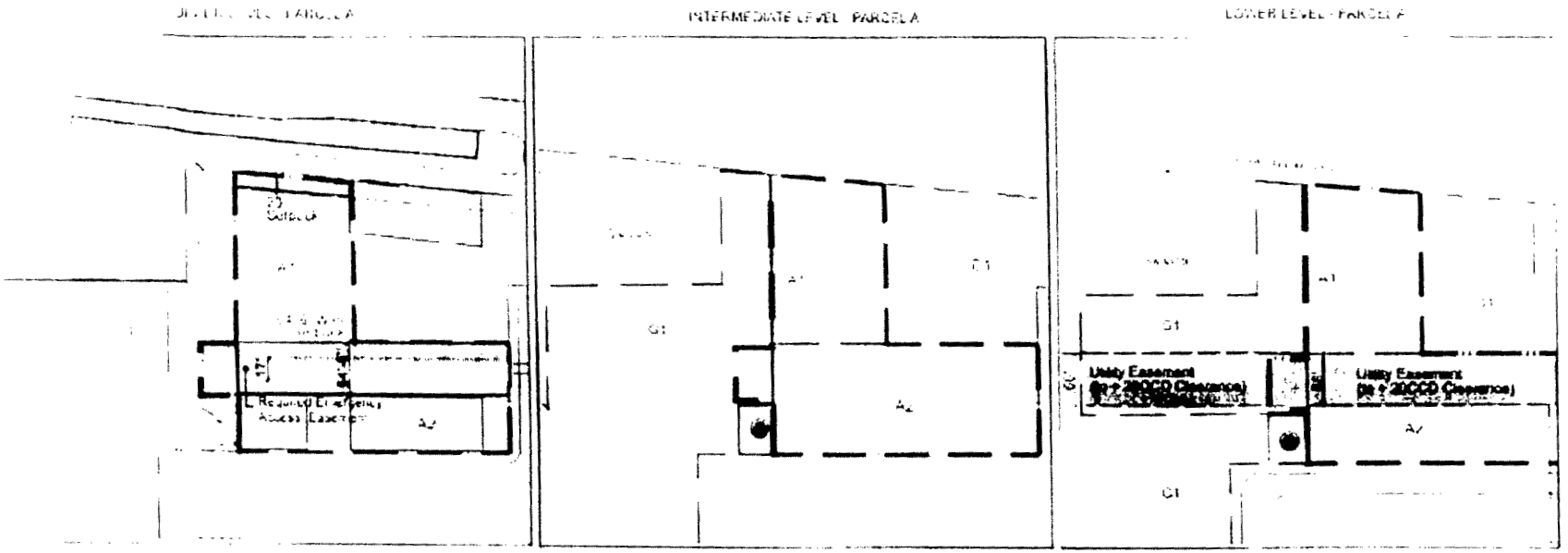
The above diagram is illustrative and
is used to show approximate locations

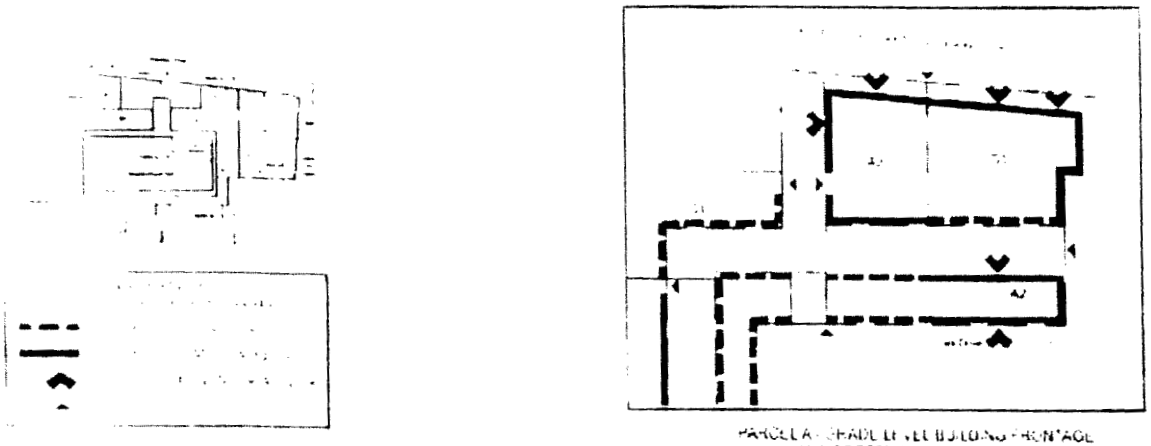
# Illustrative Elevation
# East / West Section
# View Looking North



Key plan diagram not to scale
Included to show approximate locations

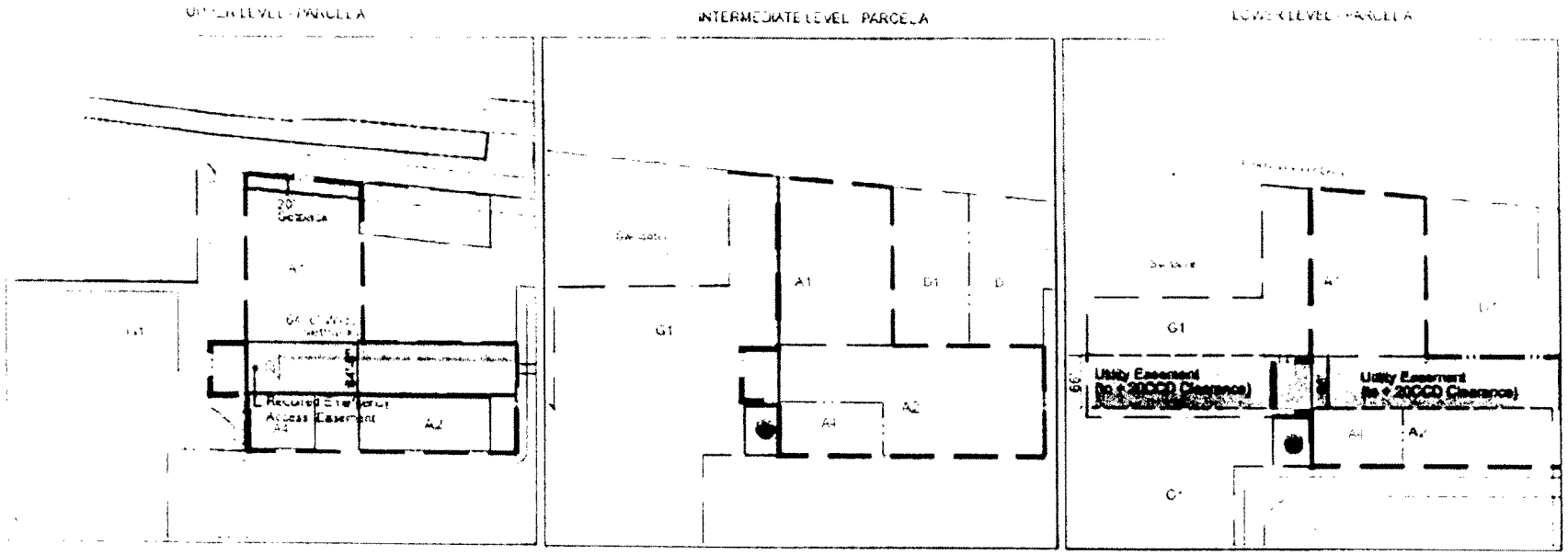


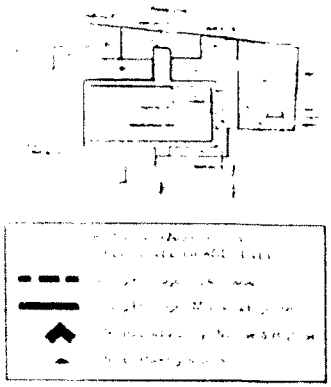



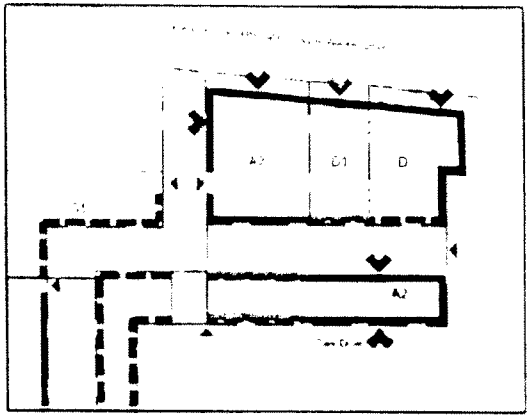
PARCEL A - GRADE LEVEL BUILDING FRONTAGE AND PREFERRED ACCESS PLAN

NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access

# Parcel Design Criteria - Parcel A



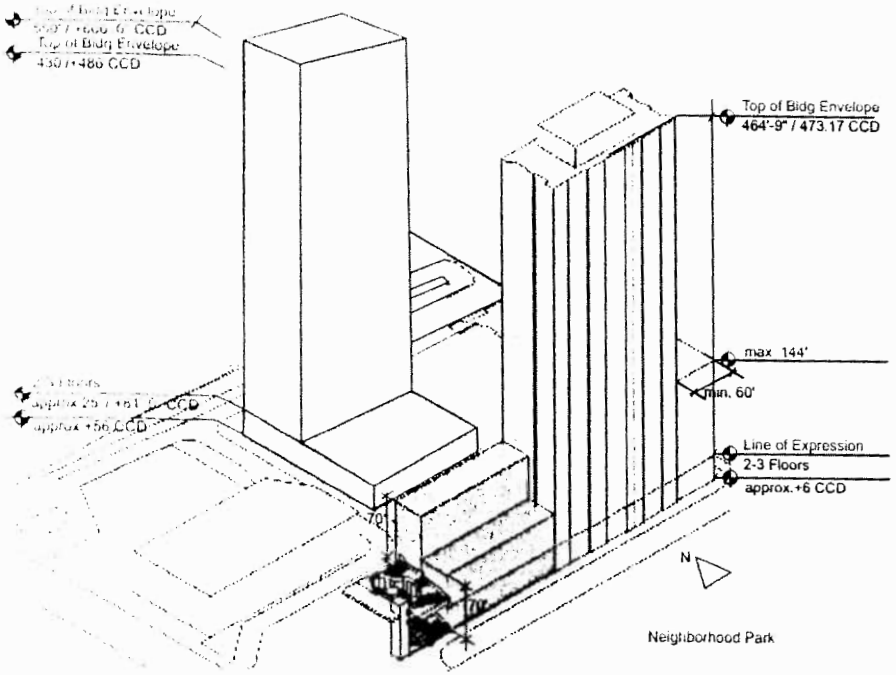



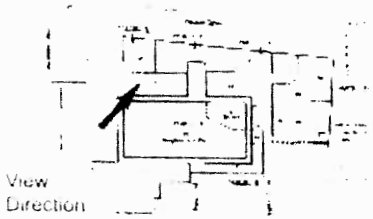


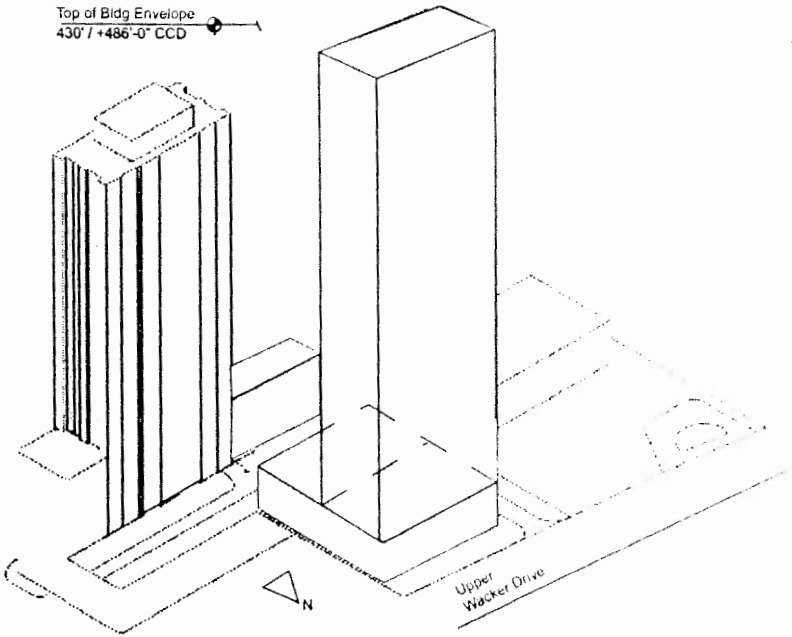

PARCEL A - GRADE LEVEL BUILDING FRONTAGE AND PREFERRED ACCESS PLAN

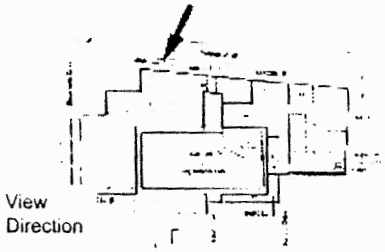
NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access.

## Maximum Building Envelope - Parcel A

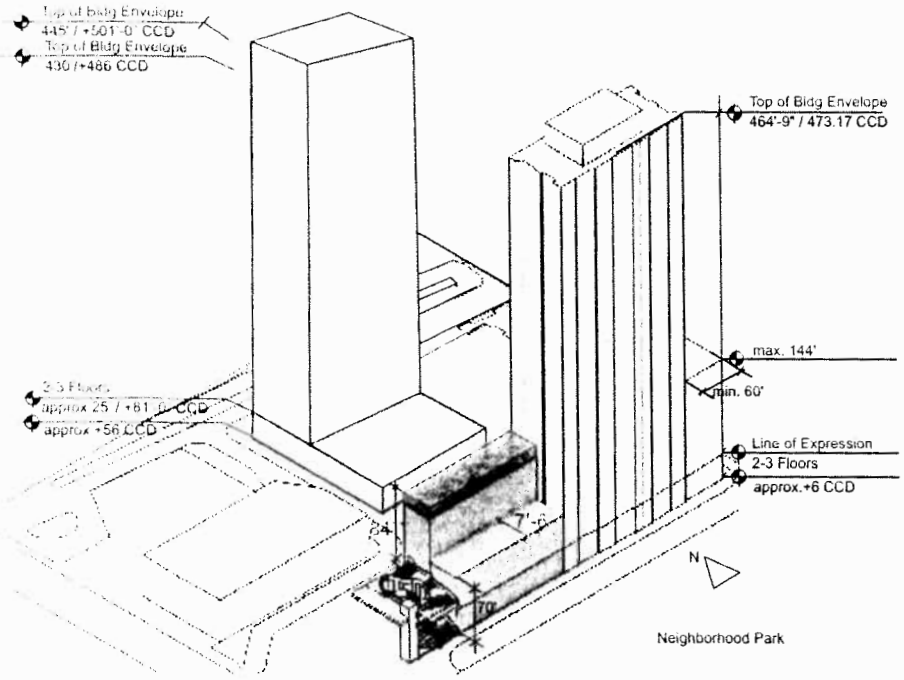


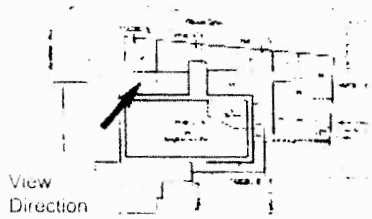



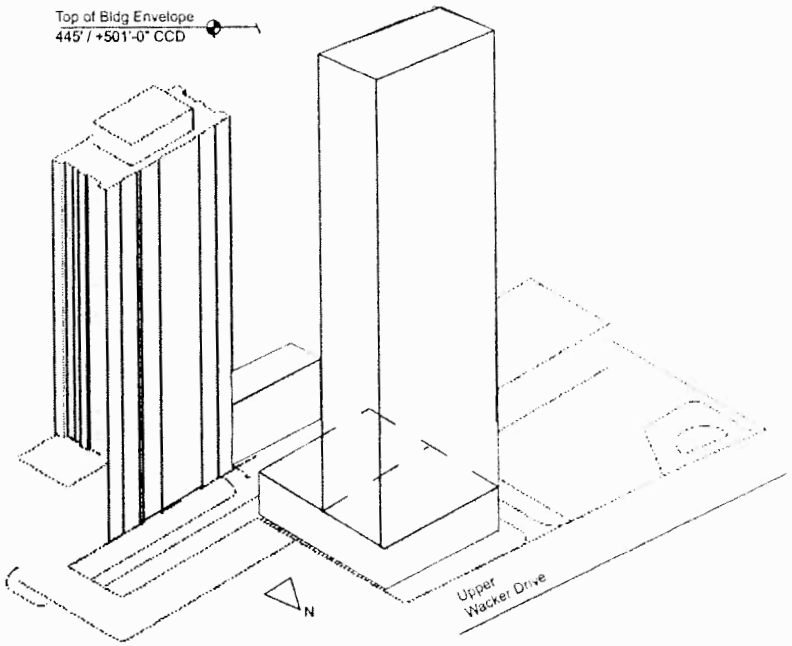



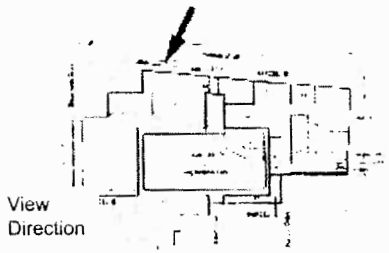



## Maximum Building Envelope - Parcel A

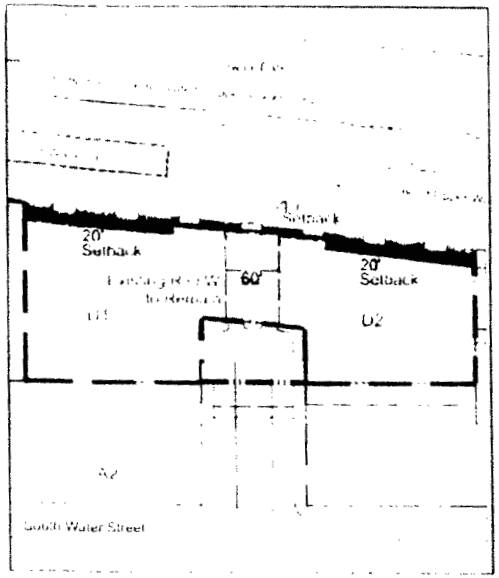


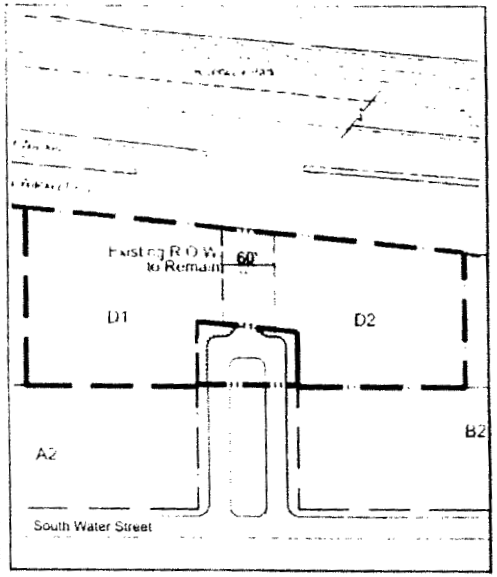



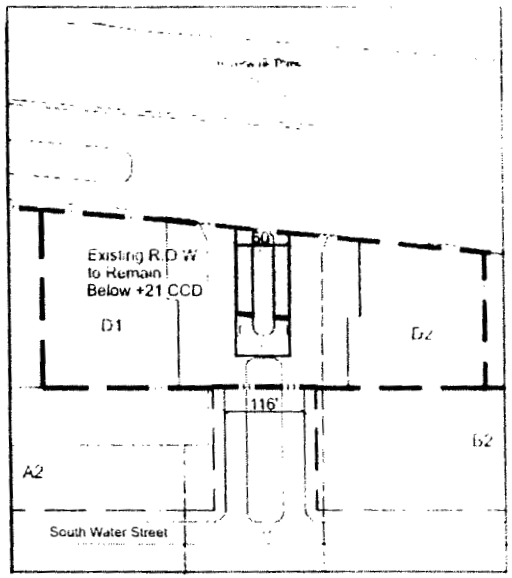
UPPER LEVEL - PARCEL D

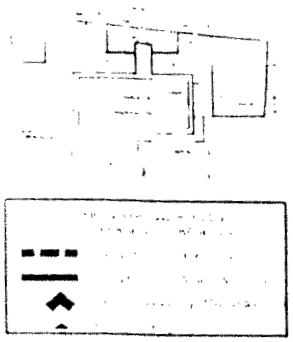


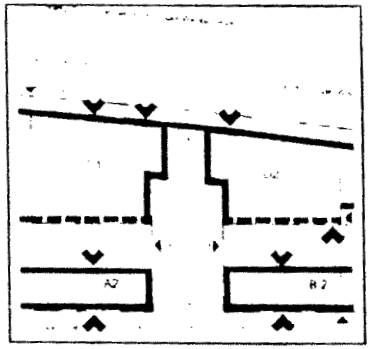

INTERMEDIATE LEVEL - PARCEL D




LOWER LEVEL - PARCEL D





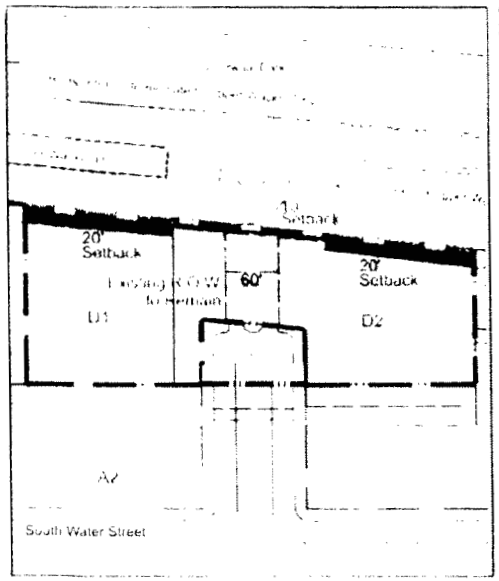

PARCEL D - GRADE LEVEL BUILDING FRONTAGE
AND PREFERRED ACCESS PLAN

| Net Site Area (Approx. Sq Ft ) | Upper | Intermediate | Lower |
|---|---|---|---|
| D1 | 34,021 | 38,637 | 34,596 |
| D2 | 28,826 | 33,053 | 28,699 |

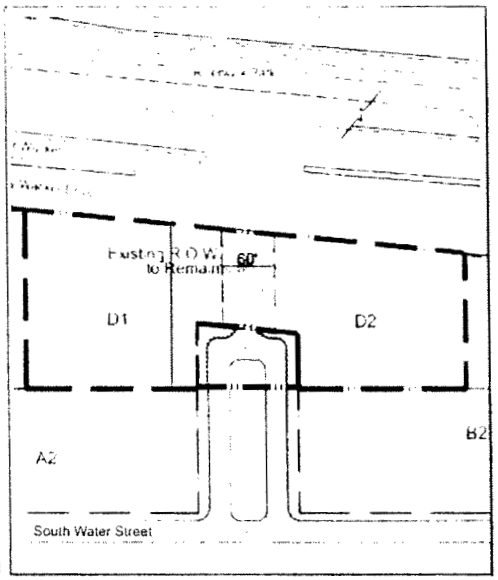
NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access.

## Parcel Design Criteria - Parcel D

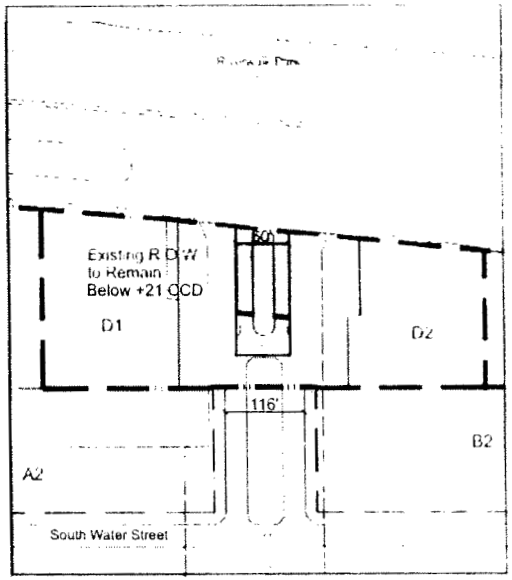
UPPER LEVEL - PARCEL D

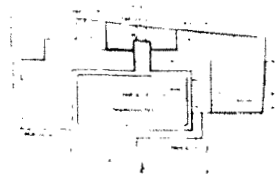


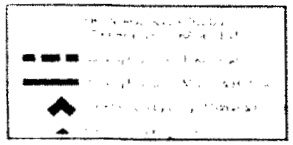

INTERMEDIATE LEVEL - PARCEL D

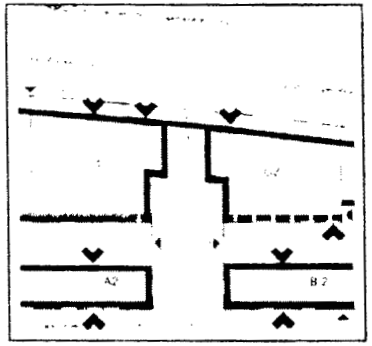



LOWER LEVEL - PARCEL D





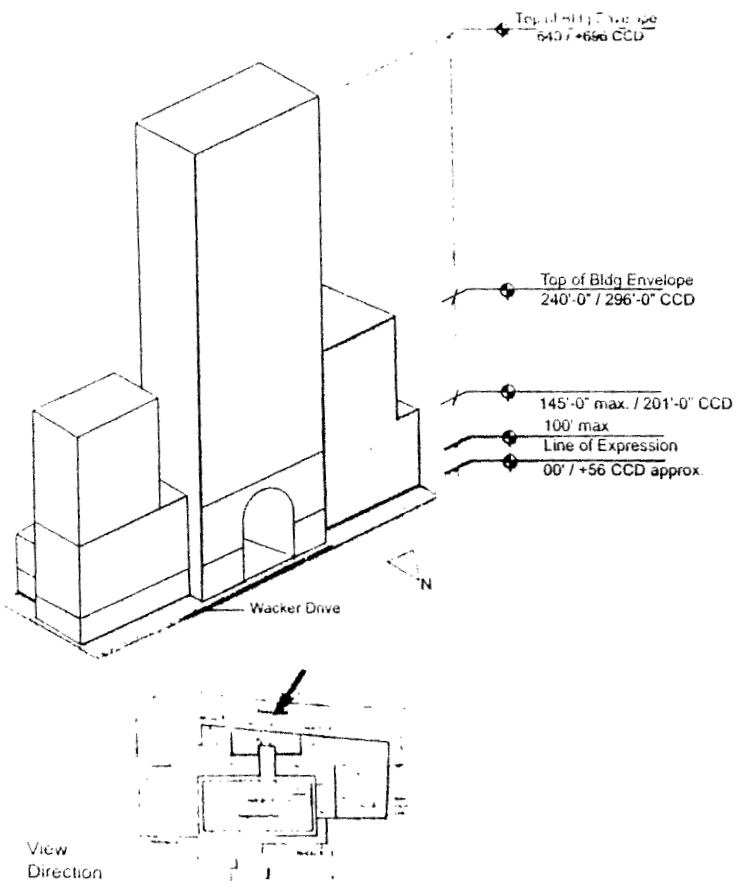


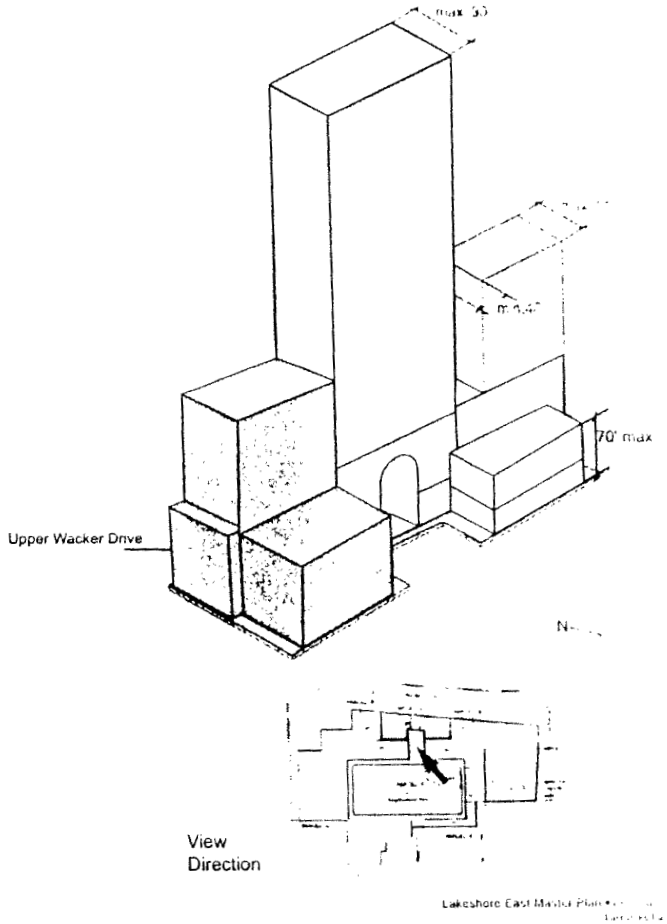

PARCEL D - GRADE LEVEL BUILDING FRONTAGE AND PREFERRED ACCESS PLAN

| Net Site Area: (Approx. Sq Ft.) | Upper | Intermediate | Lower |
|---|---|---|---|
| D1 | 34,021 | 36,637 | 34,598 |
| D2 | 28,826 | 33,053 | 28,699 |

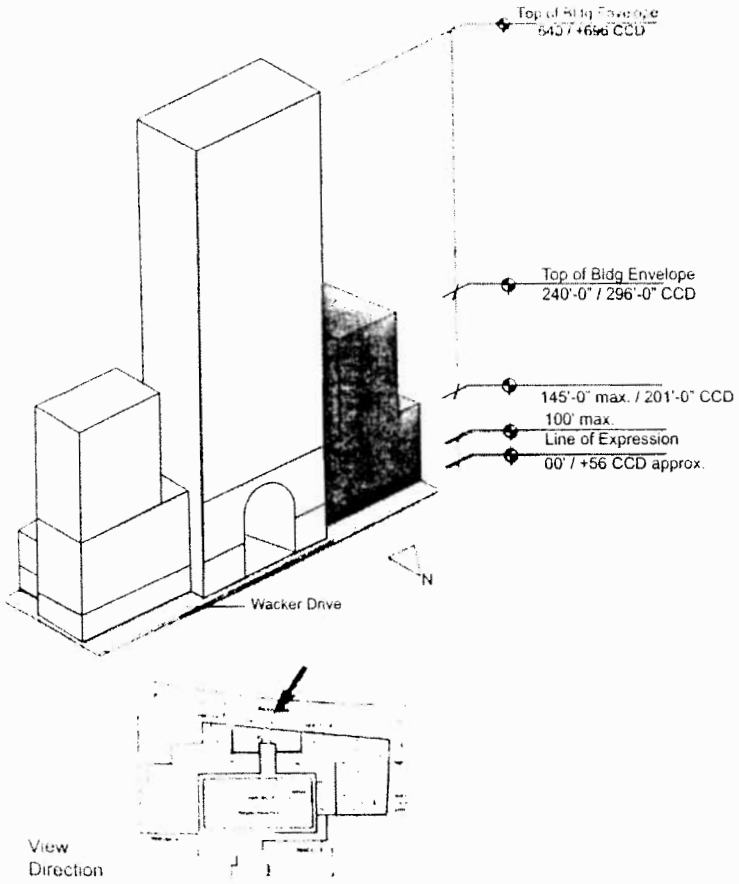
NOTE: These plans are diagrammatic in nature and are only intended to show suggested, not required locations for building frontage, lobby entries and parking access.

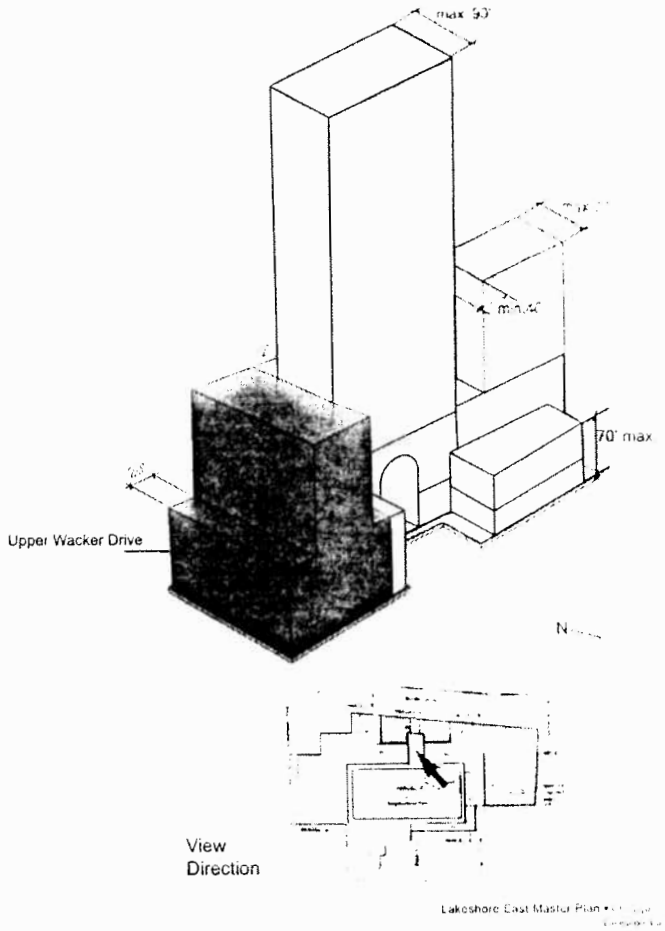
## Maximum Building Envelope - Parcel D



## Maximum Building Envelope - Parcel D



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

CITY OF CHICAGO

June 27, 2012

Kathy Schaack
Loewenberg Architects
225 North Columbus Drive, Suite 100
Chicago, IL 60601

**Re: Administrative Relief request for Residential-Business Planned Development No. 70, as amended, Subarea E, Parcel A1, Building A, the Coast at Lakeshore East, 345 East Wacker Drive**

Dear Ms. Schaack:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 70, as amended, has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

You are requesting to increase the building height from 430'/486' CCD to 445'/501' CCD, increase the number of dwelling units from 499 to 518 units, and reduce the number of parking spaces from 285 (.55 x 518) to 275 spaces. The proposed height of 445 feet is below the maximum permitted height of 550 feet.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not change the character of the development, and therefore, would constitute a minor change. Lake Michigan and Chicago Lakefront Ordinance Application No. 602 was approved by the Chicago Plan Commission on May 19, 2011 for the original building. This minor change does not require additional lakefront approval.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 70, I hereby approve the foregoing minor change, but no other changes to this Planned Development. **This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.**

Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm
C: Mike Marmo, Erik Glass, Fred Deters, Main file

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

CITY OF CHICAGO

December 20, 2011

Mr. Patrick Donnelly
General Manager
Hyatt Regency Chicago on The River Walk
201 E. Wacker Drive
Chicago, IL 60601

**Re: Administrative Relief request for Planned Development No. 70, as amended, Transfer of 1,600 square feet from Subarea E to Subarea A**

Dear Mr. Donnelly:

Please be advised that your request for a minor change to Planned Development No. 70 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

You are requesting to transfer 1,654 square feet from Subarea E to Subarea A. Pursuant to a 1998 private agreement between the Hyatt located in Subarea A and Illinois Center Plaza Venture located in Subarea E, 6,000 square feet of floor area was purchased by Hyatt from Venture for use in Hyatt's ballroom expansion in Subarea A. The Department issued a minor change on March 12, 1999 to transfer 4,346 square feet of the total 6,000 Hyatt purchased from Subarea E to Subarea A. You are currently requesting that the remaining balance of 1,654 square feet of floor area left in Subarea E be transferred for Hyatt's use in Subarea A. Further, this transfer will decrease the allowable Floor Area Ratio in Subarea E by 0.0026 and will increase the available floor area in Subarea A by 0.0046. The revised maximum FAR for Subarea E will be 15.3274 and the revised maximum FAR for Subarea A will be 12.2066.

This transfer of the remaining balance of 1,654 square feet will allow the Hyatt Regency Chicago Hotel located at 151 E. Wacker Drive and within Subarea A to add approximately 1,532.6 square feet of proposed floor area to the hotel, leaving approximately 121.4 square feet left undeveloped within Subarea A. With regard to your request, the Department of Housing and Economic Development has determined that allowing these revisions will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change. Following this floor area transfer, you are welcome to submit Part II plans for approval through the regular permit process.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 70, I hereby approve the foregoing minor change but no other changes to this Planned Development.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm
C: Alderman Reilly, Mike Marmo, Erik Glass, Main file

MAIN FILE

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

CITY OF CHICAGO

June 27, 2012

Kathy Schaack
Loewenberg Architects
225 North Columbus Drive, Suite 100
Chicago, IL 60601

**Re: Administrative Relief request for Residential-Business Planned Development No. 70, as amended, Subarea E, Parcel A1, Building A, the Coast at Lakeshore East, 345 East Wacker Drive**

Dear Ms. Schaack:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 70, as amended, has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

You are requesting to increase the building height from 430'/486' CCD to 445'/501' CCD, increase the number of dwelling units from 499 to 518 units, and reduce the number of parking spaces from 285 (.55 x 518) to 275 spaces. The proposed height of 445 feet is below the maximum permitted height of 550 feet.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not change the character of the development, and therefore, would constitute a minor change. Lake Michigan and Chicago Lakefront Ordinance Application No. 602 was approved by the Chicago Plan Commission on May 19, 2011 for the original building. This minor change does not require additional lakefront approval.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 70, I hereby approve the foregoing minor change, but no other changes to this Planned Development. **This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.**

Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm
C: Mike Marmo, Erik Glass, Fred Deters, Main file

MAIN FILE

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

CITY OF CHICAGO

December 20, 2011

Mr. Patrick Donnelly
General Manager
Hyatt Regency Chicago on The River Walk
201 E. Wacker Drive
Chicago, IL 60601

**Re: Administrative Relief request for Planned Development No. 70, as amended, Transfer of 1,600 square feet from Subarea E to Subarea A**

Dear Mr. Donnelly:

Please be advised that your request for a minor change to Planned Development No. 70 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

You are requesting to transfer 1,654 square feet from Subarea E to Subarea A. Pursuant to a 1998 private agreement between the Hyatt located in Subarea A and Illinois Center Plaza Venture located in Subarea E, 6,000 square feet of floor area was purchased by Hyatt from Venture for use in Hyatt's ballroom expansion in Subarea A. The Department issued a minor change on March 12, 1999 to transfer 4,346 square feet of the total 6,000 Hyatt purchased from Subarea E to Subarea A. You are currently requesting that the remaining balance of 1,654 square feet of floor area left in Subarea E be transferred for Hyatt's use in Subarea A. Further, this transfer will decrease the allowable Floor Area Ratio in Subarea E by 0.0026 and will increase the available floor area in Subarea A by 0.0046. The revised maximum FAR for Subarea E will be 15.3274 and the revised maximum FAR for Subarea A will be 12.2066.

This transfer of the remaining balance of 1,654 square feet will allow the Hyatt Regency Chicago Hotel located at 151 E. Wacker Drive and within Subarea A to add approximately 1,532.6 square feet of proposed floor area to the hotel, leaving approximately 121.4 square feet left undeveloped within Subarea A. With regard to your request, the Department of Housing and Economic Development has determined that allowing these revisions will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change. Following this floor area transfer, you are welcome to submit Part II plans for approval through the regular permit process.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 70, I hereby approve the foregoing minor change but no other changes to this Planned Development.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm
C: Alderman Reilly, Mike Marmo, Erik Glass, Main file

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

CITY OF CHICAGO

May 26, 2011

Mr. James R. Loewenberg
Loewenberg Architects
225 North Columbus Drive; Suite 100
Chicago, IL 60601

Re: **Site Plan Approval for Residential-Business Planned Development No. 70, as amended (Lakeshore East):** Subarea E, Parcel A1, Building A
**Proposal:** The construction of a new, forty-five (45) story, four hundred ninety-nine (499) unit residential building and a two hundred seventy-two (272) space parking structure.
**Location:** Subarea E, Parcel A1, Building A
345 East Wacker Drive

Dear Mr. Loewenberg:

We have reviewed the following plans, prepared by Loewenberg Architects and submitted by you:

- A-100 - Floor Plan - LL5 (dated May 19, 2011);
- A-101A - Floor Plan - LL2 (April 29, 2011);
- A-102 - Floor Plan - LL1 (May 19, 2011);
- A-103 - Floor Plan - Level 01 (May 19, 2011);
- A-104 - Floor Plan - Level 02 (May 19, 2011);
- A-201 - Elevation - North & South (May 19, 2011);
- A-202 - Elevation - East & West (May 19, 2011);
- G-002 - Architectural Site Plan (April 29, 2011);
- G-004 - Project Data and General Notes (April 29, 2011);
- L-100 - Key Plan and North Road Plan (April 29, 2011);
- L-101 - Landscape Plan - Level 01 (April 29, 2011);
- L-102 - Landscape Plan - Level 02 (April 29, 2011);
- L-103 - Green Roof Plan - Level 45 (April 29, 2011);
- L-104 - Green Roof Plan - Level 46 (April 29, 2011); and
- L-201 - Plant List and Details (April 29, 2011).



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

These plans are for the construction of a forty-five (45) story residential high-rise building containing five hundred nine thousand four hundred ten (509,410) square feet of FAR floor area; four hundred ninety-nine (499) dwelling units, including one hundred twenty-six (126) efficiency units; two hundred seventy-two (272) accessory parking spaces; eighteen thousand ten (18,010) square feet of ground floor retail space; and eight thousand eight hundred sixty-one (8,861) square feet of "green roof". These plans are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 70, as amended.

Upon review of the material submitted, the Department of Housing and Economic Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Residential-Business Planned Development No. 70, Subarea E, Parcel A1, Building A is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on June 19, 2002.

Sincerely,

Patricia A. Scudiero,
Zoning Administrator and
Managing Deputy Commissioner

Originated by: Fred Deters
cc: Mike Marmo, Eric Glass, Planned Development files

City of Chicago
Richard M. Daley, Mayor

Department of Housing
and Economic Development

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190 (Voice)
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
http://www.cityofchicago.org

May 2, 2011

James Loewenberg
President
Loewenberg Architects
225 North Columbus Drive
Suite 100
Chicago, IL 60601

**Re: Administrative Relief request for Planned Development No. 70, Lakeshore East Building A**

Dear Mr. Loewenberg:

Please be advised that your request for a minor change to Planned Development No. 70 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

You are requesting the following revisions:

1. Height of building: In order to orient the building in the east/west direction, you are requesting the following height revisions to the southern portion and eastern 40 feet of Parcel A and all of Parcel B:
   Parcel A southern portion allowed: 550'-0"/606'-0" ccd; requested: 25'-0"/81'-0" ccd
   Parcel A eastern 40'-0" allowed: 120'-0"/176'-0" ccd; requested: 430'-0"/486'-0"
   Parcel B allowed: 290'-0"/346'-0" ccd; requested: 145'-0"/201'-0" ccd for western 20 feet and southern portion and 240'-0"/296'-0" ccd for remaining Parcel B.

2. A vehicular drop-off for the future retail and apartment building will be located at Upper Wacker Drive.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these revisions will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 70, I hereby approve the foregoing minor change pending CDOT approval of the site plan, but no other changes to this Planned Development.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm
C: Mike Marmo, Erik Glass, Fred Deters, Benet Haller, Main file

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City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)
http://www.cityofchicago.org

October 22, 2009

Mr. John J. George
Daley and George, Ltd.
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, IL 60603-1835

Re: **Residential Business Planned Development Number 70, as amended, Sub area E, Proposed School within the Aqua Building**

Dear Mr. George:

In response to your recent letter, the Department of Zoning and Land Use Planning has reviewed your request for clarification in regards to schools as permitted uses in Planned Development (PD) No. 70.

Your client, Magellan Group, is in negotiations with a private school known as Gems Academy who would like to develop a school at Lakeshore East serving grades pre-kindergarten through 12. Phase I would be comprised of an early childhood/pre-kindergarten facility that would be located in the new Aqua building which is located in Sub area E of the PD. They would occupy approximately 11,600 square feet. The space in the Aqua would be rented pursuant to a long term lease. There would also be a Phase II and Phase III which would accommodate K thru 5 and ultimately thru grade 12.

Paragraph 5 (B) of the PD provides that within Sub area E, a pubic school is a permitted use. The Chicago Zoning Ordinance does not distinguish between public and private schools, therefore, a private school is a permitted use as well. If you have any questions, please contact Fred Deters at (312) 744-5651.

Sincerely,

Amy Degnan Gempeler

Amy Degnan Gempeler
First Deputy Commissioner

ADG:tm
c:Fred Deters, Main file

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City of Chicago
Richard M. Daley, Mayor

Department of Zoning

Patricia A. Scudiero
Zoning Administrator

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)
http://www.cityofchicago.org

March 3, 2009

Mr. John J. George
Attorney At Law
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, Illinois 60603-1903

Re: Administrative Relief for Residential Business Planned Development No. 70, as amended, Subarea E, Parcel G1, Building P (the "Aqua"), 225 North Columbus Drive

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 70, as amended, has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Specifically, you are requesting to:

· Substitute Portland stucco cement in place of the previously approved pre-cast concrete plaster and spandrel glass on the base of the building's north, south, east and west elevations. This material substitution is shown on the following revised drawings, prepared by Loewenberg Architects and dated February 18, 2009:

| | |
|---|---|
| A3.21 | Podium North Elevation |
| A3.24 | Podium West Elevation |
| A3.26 | Podium South Elevation |
| A3.28 | Podium East Elevation |
| SKX-279R | Tower Slab Edge Layout Plans |
| SKX-280R | Tower Slab Edge Layout Plans |
| SKX-281R | East Elevation Site Plan Review |
| SKX-282R | North Elevation Site Plan Review |

· Modify the layout of the landscaped area on the 3rd floor roof as a result of changes in the locations of the emergency exiting and the reshaping of the exterior pools. No additional area has been added or subtracted from the roof deck.

· Add a drop-off lane at the NE corner of the building along the Columbus/Wacker Thru Drive and as a result, replace three proposed landscape planters with two smaller planters. A second drop-off lane is proposed along Upper Columbus Drive. (Both drop-off lanes have been approved by CDOT).

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· Modify the layout of the planters and stairway at the SE corner of the building.

· Reduce the green roof area from 33.7% to 28.9%, still greater than the 25% required. These modifications are shown on the following revised drawings, prepared by Loewenberg Architects and dated January 29, 2009:

| | |
|---|---|
| L1.01 | Level 01 Landscape Plan |
| L1.02 | Level 03 Landscape Plan |
| L1.04 | Parkhome Landscape Plan |
| L1.05 | Level 01 Planter Details |
| L1.07 | Planting Details |
| A1.08 | Green Roof Area Diagram |
| A1.06 | Level 01 Floor Plan |

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing these revisions will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 70, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Patricia A. Scudiero
Commissioner

PAS:HG:tm
cc: Mike Marmo, Pat Haynes, Erik Glass, Ron Daye, DPD files

City of Chicago
Richard M. Daley, Mayor

Department of Planning and Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)
http://www.cityofchicago.org

December 11, 2008

Mr. John J. George
Daley and George LLP
Two First National Plaza #400
Chicago, IL 60603

Re: **Site Plan Approval for Residential-Business Planned Development No. 70, as amended, Lakeshore East, portion of Subarea E- Parcel E2, Benton Place Townhomes**
**Proposal:** The construction of 25 Residential Units in two buildings
**Location:** 400 block of East Benton Place
100 block of North Westshore Drive
100 block of North Harbor Drive

Dear Mr. George:

We have reviewed the revised plans for this portion of Sub Area E within Planned Development No. 70. These plans (L1.00- First and Fourth Floor Landscape Plan, A0.03- Site Plan, A2.00- Building 1 North Elevation, A2.00A- Building 1 Enlarged Partial North Elevation, A2.00B- Building 1 Enlarged Partial North Elevation, A2.01 Enlarged Partial East/West Elevations, A2.02- Building 1 South Elevation, A2.10 Building 2 West Elevation, A2.10A and B- Building 2 Enlarge Partial West Elevations, A2.11- Building 2 East Elevation, A2.11 A and B- Partial Enlarged East Elevations, A2.12- Building 2 North Elevation, and A2.13- Building 2 South Elevation; all prepared by Loewenberg Architects and dated November 14th, 2008) are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 70, as amended.

The proposed buildings will contain 25 residential units in 97,220 square feet (for FAR purposes) and 40 parking spaces. Visible portions of these buildings will be clad in brick and cast stone with copper metal work. Building 1 (along East Benton Place) will reach a maximum height of 69'-8" from the Chicago City Datum (or 38'-8" with respect to the elevation of Benton Place). Building 2 (between North Westshore and North Harbor Drives) will reach a maximum height of 108'-4" from the Chicago City Datum (or approximately 94' from the elevation of Westshore Drive and approximately 55' from the elevation of North Harbor Drive).

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 the Plan of Development.

Accordingly, this Site Plan submittal for Residential-Business Planned Development 70, as amended is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on June 19, 2002. This approval concerns the 28,467 square foot parcel at the southeast corner of North Westshore Drive and Benton

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Place (sub parcel E2 in Subarea E) and no other parcels within Planned Development #70, as amended.

Sincerely,

Arnold L. Randall,
Commissioner

Originated by: Benet Haller
cc: Michael Jasso, Kathy Caisley, Mike Marmo, PD files

City of Chicago
Richard M. Daley, Mayor

Department of Planning and Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)
http://www.cityofchicago.org

May 20, 2008

Mr. John J. George
Daley and George LLP
Two First National Plaza #400
Chicago, IL 60603

Re: **Site Plan Approval for Residential-Business Planned Development No. 70, as amended, Lakeshore East, portion of Subarea E- sub parcels F1 and F2, The Village Market**
**Proposal:** Construction of 106,217 square foot retail facility with 160 parking spaces and 4 loading docks on the south side of Benton Place west of Field Drive
**Location:** 333 East Benton Place

Dear Mr. George:

We have reviewed the revised plans for this portion of Sub Area E within Planned Development No. 70. These plans (Topographic Site Plan C-200, Landscape Plan Levels 1 and 2 L1.0, Landscape Plan Levels 3 and 4 L2.0, Architectural Site Plan A-005; all dated February 6, 2008 ) are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 70, as amended.

The proposed building will contain 106,217 square feet of retail space,160 accessory parking spaces of which 5 will be ADA, 4 loading berths and cover 62,229 square feet of land. The building will be 64'-9" at its highest point.

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 the Plan of Development.

Accordingly, this Site Plan submittal for Residential-Business Planned Development 70, as amended is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on June 19, 2002. This approval concerns the 62,370 square foot parcel at the southwest corner of Field Drive and Benton Place (aka sub parcels F1 and F2 in Subarea E) and no other parcels within Planned Development #70, as amended.

Sincerely,

Eileen Frazel

for Arnold L. Randall,
Commissioner

Originated by: Benet Haller
cc: Kathy Caisley, Mike Marmo, PD files

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City of Chicago
Richard M. Daley, Mayor

Department of Planning and Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)
http://www.cityofchicago.org

May 7, 2008

Mr. John J. George
Attorney At Law
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, Illinois 60603-1903

Re: Administrative Relief for Residential Business Planned Development No. 70, as amended, Sub-area D, Swissotel, 323 East Wacker Drive

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 70, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Specifically, you are requesting to allow the conversion of 10,000 square feet of meeting space on the third and fourth floors of the Swissotel into 20 hotel rooms. The Swissotel currently contains 631 hotel rooms with a maximum of 647 hotel rooms permitted. The proposed conversion would allow the Swissotel a total of 667 hotel rooms. Statement 12 (B) (3) of the Planned Development provides that hotel rooms may be increased by up to 1,000 rooms by converting a portion of the maximum allowable amount of office space to hotel rooms. For purposes of conversion, 1,000 square feet of office space is equal to two (2) hotel rooms/keys.

With regard to your request, the Department of Planning and Development has determined that allowing the conversion of 10,000 square feet of meeting space on the third and fourth floors of the Swissotel into 20 hotel rooms does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, does not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 70, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development. However, while this request and similar requests in the past have been approved by the Department of Planning and Development, please note that a revised Bulk Regulations and Data Table must be submitted before any additional hotel room requests will be granted. The existing Bulk Regulations and Data Table, dated March 15, 2001, identifies 3,378 existing or under construction hotel rooms with a maximum of 5,000 allowed. A bulk update is necessary due to the many hotel room additions and conversions to this Planned Development over the past seven years.

Sincerely,

Arnold L. Randall
Commissioner

ALR:SAH:hg:tm
cc: Robert McKenna, Mike Marmo, Pat Haynes, Erik Glass, DPD file

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City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)
http://www.cityofchicago.org

March 27, 2008

Mr. John J. George
Attorney At Law
Two First National Plaza
20 South Clark Street
Suite 400
Chicago, IL 60603-1903

**Re: Administrative Relief for Residential Business Planned Development No. 70, Lakeshore East, The Village Market**

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 70 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

The changes listed below refer to the Lakeshore East "Master Plan & Design Standards" (MPDS) - document, originally dated March 15, 2001 and all associated revisions thereafter. The following revised documents shall replace those exhibits currently in the MPDS.

**3.0 Development Summary**
**MPDS p. 3.8 and 3.9 Proposed Retail Plan - Upper Level and Lower Level**
Suggested retail frontage shall be extended along East Benton Place to the corner of North Field Boulevard, providing more retail options to residents of Lakeshore East.

**4.0 Access and Circulation**
**MPDS p. 4.5 Automobile Entrance Zones- Upper Level**
Add automobile access along North Field Boulevard, provided CDOT reviews final configurations.

**6.0 Design Standards**
**MPDS p. 6.11 Maximum Envelopes**
Graphical clarification to help identify the actual locations of existing and future high rises.

**MPDS p. 6.33 Parcel Design Criteria - Parcel F**
Clarify the length of the Upper Level, 50-foot wide setback from the Blue Cross/Blue Shield Building to align with the west property line of Sub Parcel F1 and extending north 20-feet into the Sub Parcel F2 site.

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Revise the Upper Level, 80-foot setback from the Buckingham Plaza to begin (base of the setback) at +75'-0" CCD which is approximately 20-feet or one-story above the upper level elevation.

Revise the "Parcel F-Grade Level Building Frontage and Preferred Access Plan" diagram to reflect the additional "Mid-rise and Highrise" frontage in lieu of "Townhouse" frontage and additional parking access point.

Revise the Sub-Parcel F1 "Net Site Area" figures to reflect surveyed areas.

**MPDS p. 6.34 Maximum Building Envelope - Parcel F**
Graphical clarification related to Sub Parcel F1 maximum building envelope.

With regard to your request, the Department of Planning and Development has determined that these revisions to the MPDS document do not create an adverse impact on the Planned Development or surrounding neighborhood, do not result in an increase in the bulk or density, do not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 70, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:SA:HG:tm
cc: Terri Haymaker, Benet Haller, Fred Deters, Mike Marmo, Pat Haynes, Erik Glass, DPD files

City of Chicago
Richard M. Daley, Mayor

Department of Planning and Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)
http://www.cityofchicago.org

December 5, 2007

Mr. Frank Soldano
340 East Randolph LLC
350 West Hubbard Street
Suite 300
Chicago, Illinois 60610

**Re: Administrative Relief request for Residential-Business Planned Development No. 70, as amended, Subarea E, 340 East Randolph Street**

Dear Mr. Soldano:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 70 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Specifically, you are requesting site plan revisions to the west end of the property. The previous site plan was based on a building configuration that included one retail space on the west end of the ground floor with one entrance on the west elevation and a vehicular driveway at the west property line providing access to the property directly to the north, know as Village Market. The revised site plan eliminates the vehicular driveway leading to the Village Market and modifies the plaza to create a separate retail entrance and outdoor seating area adjacent to the pedway elevator enclosure.

The following drawings, prepared by Solomon Cordwell Buenz & Associates, and dated July 30, 2007, shall be inserted into the main file:

| | |
|---|---|
| Sheet A1.01 | Context Site Plan |
| Sheet A1.05 | Site Details |
| Sheet A2.01 | Ground Floor Plan |
| Sheet L-1.0 | Landscape Plan Street Level |

With regard to your request, the Department of Planning and Development has determined that these changes do not create an adverse impact on the Planned Development or surrounding neighborhood, do not result in an increase in the bulk or density, do not change the character of the development and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 70, I hereby approve the foregoing minor change, but no other changes to Residential-Business Planned Development No. 70.

Sincerely,

Arnold L. Randall
Commissioner

ALR:MRD:tm
cc: Terri Haymaker, Mike Marmo, Benet Haller, DPD files

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(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
http://www.cityofchicago.org

June 13, 2007

Mr. James R. Loewenberg
President
Loewenberg Architects
303 East Wacker Drive
Suite 2750
Chicago, Illinois 60601

Re: **Revised Site Plan Approval for Residential-Business Planned Development No. 70, as amended, Subarea E**
**Proposal:** The construction of The Regatta at Lakeshore East (Building E), a 442 foot building with 321 residential units and 372 parking spaces.
**Location:** 420 East Waterside Drive

Dear Mr. Loewenberg:

We have reviewed the plans submitted for the revision of the Site Plan Approval Letter issued November 2, 2004. The revised plans are for the construction of a 442 foot building with 321 residential units and 372 parking spaces. These plans are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 70, as amended.

The proposed revisions to the previously approved drawings include:

- A reduction in unit count from 325 to 321.
- Revisions to the parking garage plan and a reduction in parking spaces to 372 (of which 34 are tandems).
- The addition of a 12-foot diameter water fountain to the Floor 1 terrace and the redesign of landscape planters in this area..
- The redesign of inboard planters and seating along the North Wacker Drive promenade.
- The addition of a detailed enclosure for the mechanical equipment at the top of the Tower.

The following revised drawings, prepared by Loewenberg + Associates Inc. and dated September 14, 2006 (Architectural drawings) and August 4, 2006 (Landscape drawings), have been reviewed and shall be inserted into the main file in anticipation of a Part II submittal:

A0.00 Cover Sheet
A0.02 Project Data-Code Requirements
A0.04 Site Plan-1st Floor
L1.00 Landscape Plans & Schedule
L1.01 Landscape Details

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A3.00 North Elevations-Exterior Elevations
A3.01 East & West Elevations-Exterior Elevations
A3.02 South Elevation & Penthouse Elevation

Upon review of the material submitted, the Department of Planning and Development has determined that these revised plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this revised Site Plan submittal for Residential-Business Planned Development No. 70, as amended, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on June 19, 2002.

Sincerely,

Kathleen Nelson
First Deputy Commissioner

KCN:MRD:tm
cc: Kathleen Nelson, Terri Haymaker, Mike Marmo, Pat Haynes, DPD Files

City of Chicago
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Department of Planning
and Development

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
http://www.cityofchicago.org

May 24, 2007

Mr. John J. George
Two First National Plaza, Suite 400
20 South Clark Street
Chicago, IL 60603-1903

**Re:** Revised Site Plan Approval for Residential-Business Planned Development No. 70, as Amended, Subarea E; (Lakeshore East) 420 E. Waterside Drive (The Regatta - Building E; Parcel B1)
**Proposal:** The construction of a new forty-five (45) story residential condominium building/parking garage structure containing a total of three hundred and twenty-one (321) dwelling units and three hundred and thirty-eight (338) parking spaces.
**Location:** The property is located at 420 E. Waterside Drive

Dear Mr. George:

We have reviewed the revised Site Plan and Building Elevation Plans dated September 14, 2006 and prepared by Loewenberg Associates Inc., and the landscape Plan dated September 28, 2006 and prepared by Site Design Group, submitted by you for the construction of a new forty-five (45) story residential condominium building/ parking structure containing three hundred and twenty-one (321) dwelling units and three hundred and thirty-eight (338) off-street parking spaces. These plans are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 70, as amended.

Upon review of the material submitted by the Applicant, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this revised Site Plan submittal for Residential-Business Planned Development No. 70, as amended, for the construction of a forty-five (45) story residential condominium high-rise building containing three hundred and twenty-one (321) dwelling units and three hundred and thirty-eight (338) off-street parking spaces, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on June 19, 2002.

Very truly yours,

Kathleen A. Nelson
First Deputy Commissioner

cc. Bob Kunze, Madeleine Doering, Benet Haller, Mike Marmo

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**Richard M. Daley, Mayor**

**Department of Planning and Development**

Lori T. Healey
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

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February 7, 2007

Mr. John J. George
Attorney At Law
Two First National Plaza
20 South Clark Street, Suite 400
Chicago, Illinois 60603-1903

Re: **Revised Site Plan Approval for Residential-Business Planned Development No. 70, as amended, Subarea D, Parcel BTE, Mandarin Oriental Tower**
**Proposal:** The construction of a sixty-one (61) story high-rise building with 265 residential units, 252 hotel keys, and 569 off-street parking spaces.
**Location:** 210 North Stetson Street

Dear Mr. George:

We have reviewed the plans submitted for revision of the Site Plan Approval Letter issued September 13, 2006. The revised plans are for the construction of a sixty-one (61) story high-rise building with 265 residential units, 252 hotel keys, and 569 off-street parking spaces on Parcel BTE of Subarea D. These plans are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 70, as amended.

The following revised drawings, prepared by Solomon Cordwell Buenz and Associates, and dated February 1, 2007, have been reviewed and shall be inserted into the main file in anticipation of a Part II submittal:

- Site Plan/Plan Plaza +53'-0" CCD
- East Elevation
- North Elevation
- South Elevation
- West Elevation
- Area Summary

The proposed revisions to the previously approved drawings are noted below:

| Approved Plans 8/29/06 | Plans 02/01/07 |
|---|---|
| - 60 story building (September 13, 2006 plans erroneously showed the building with 75 stories.) | - 61 story building |
| - 552 off-street parking spaces | - 569 off-street parking spaces |
| - 889,344 s.f. of floor area at Upper Level and above | - 899,586 s.f. of floor area at Upper Level and above |
| - building height of 855' CCD | - building height of 898'-2" CCD |

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| | |
|---|---|
| - building height approx. 802' above Upper Level | - building height of 845'-2" above Upper Level |
| - 292 parking spaces above Upper Level | - 308 parking spaces above Upper Level |
| - 260 parking spaces below Upper Level, including 87 tandem | - 261 parking spaces below Upper Level including 77 tandem |
| - 7 loading spaces (3 at 50', 4 at 25') | - 6 loading spaces (2 at 50', 4 at 25') |
| - dog run on parking level P6 | - dog run on parking level P3 |

In addition, the revised plans indicate a low planter replacing trees along North Stetson Street, revised geometry of the Residential Courtyard, added outdoor seating at the southwest corner of the Residential Courtyard, and a bay window projecting over North Stetson Street at levels 7-10 on the east elevation.

Upon review of the material submitted, the Department of Planning and Development has determined that these revised plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this revised Site Plan submittal for Residential-Business Planned Development No. 70, as amended, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on June 19, 2002.

Sincerely,

Lori T. Healey
Commissioner

LTH:MRD:tm
cc: Kathleen Nelson, Terri Haymaker, Mike Marmo, Pat Haynes, DPD Files

City of Chicago
Richard M. Daley, Mayor

Department of Planning and Development

Lori T. Healey
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

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January 12, 2007

Mr. Jim Loewenberg
Loewenberg Architects
303 East Wacker Drive; Suite 2750
Chicago, IL 60601-7804

Re: **Site Plan Approval for Residential-Business Planned Development No. 70, as amended (Lakeshore East):** Subarea E, Parcel G1, Building P ("The Aqua")
**Proposal:** The construction of a new 84-story mixed-use building with 739 residential units; 210 hotel units; 37,165 square feet of office floor space; 43,469 square feet of retail/restaurant space; 82,863 square feet of hotel accessory space; and 1,322 parking spaces.
**Location:** Subarea E, Parcel G1, Building P ("The Aqua")
225 North Columbus Drive

Dear Mr. Loewenberg:

We have reviewed the Site Plan, Landscape Plans, Green Roof Diagram, and Building Elevations prepared by Loewenberg Architects submitted by you for the construction of an 84-story mixed-use building with 739 residential units; 210 hotel units; 37,165 square feet of office floor space; 43,469 square feet of retail/restaurant space; 82,863 square feet of hotel accessory space; and 1,322 parking spaces. Those plans consist of:

- A1.04 Floor Plan - Parking 01 (Aug. 29; 2006);
- A1.06 Floor Plan - Level 01(Jan. 12, 2007);
- A1.08 Green Roof Diagram (Jan. 12, 2007);
- A1.71 Hand Rail Details (Jan. 3, 2007);
- A206A Floor Plan - Level 01 (Part A) (Aug. 29, 2006);
- A206B Floor Plan - Level 01 (Part B) (Aug. 29, 2006);
- A206C Floor Plan - Level 01 (Parts C & D) (Aug. 29, 2006);
- A3.10 Elevations - Swisshotel Ballroom, East & West (Jan. 12, 2007);
- A3.11 Elevations - Swisshotel Ballroom, North & South (Jan. 12, 2007);
- A3.21 Base Podium North Elevation (Jan. 12, 2007);
- A3.24 Base Podium West Elevation (Jan. 12, 2007);
- A3.26 Base Podium South Elevation (Jan. 12, 2007);
- A3.28 Base Podium East Elevation (Jan. 12, 2007);
- SKX-279
  Tower Slab Edge Layout Plans - West Elevation (Sep. 7, 2006);
- SKX-280
  Tower Slab Edge Layout Plans - South Elevation (Sep. 7, 2006);
- SKX-281
  Tower Slab Edge Layout Plans - East Elevation (Sep. 7, 2006);
- SKX-282
  Tower Slab Edge Layout Plans - North Elevation (Sep. 7, 2006);
- L1.01 Landscape Plan - Level 01 (Jan. 12, 2007);
- L1.02 Landscape Plan - Level 03 (Jan. 12, 2007);
- L1.03 Landscape Plan - Parkhomes (Jan. 12, 2007);
- L1.04 Planting Plan and Plant List (Sep. 7, 2006);
- L1.05 Planter Details - Level 01 (Jan. 12, 2007); and
- L1.06 Planting and Site Details (Jan. 12, 2007).

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These plans are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 70, as amended.

Features of the submittal include: approximately 1,334,092 square feet of total floor area at the Upper Level and above; 739 residential dwelling units; 37,165 square feet of office floor area; 126,332 square feet of retail sales/service floor area, including ballrooms, meeting rooms, exhibition space, and eating facilities associated with the hotel use; a building height of +877' CCD (approximately 824 feet above Upper Level); 37,964 square feet of vegetated ("green") roof; a pedway connection beneath North Columbus Drive; 1,322 off-street parking spaces below Upper Level; 11 loading spaces; and at least 50 bicycle parking spaces.

The plans also feature provisions for access at the Lower Level to two utility easements at East Lake Street and East South Water Street as per the requirements of the easements. There will be two public stairs connecting the Upper Level with Harbor Park, one at East Lake Street and the other (including a public elevator) at the northwest corner of the park. This plans does not require a dog run because the developer has provided a Dog-friendly Area in Harbor Park.

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 the Plan of Development. Accordingly, this Site Plan submittal for Residential-Business Planned Development No. 70, Subarea E, Parcel G1 (the "Aqua") is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on June 19, 2002, and to the relevant Minor Change letters. This Site Plan Approval does not cover any signage, which must be covered by a separate application.

Sincerely,

Lori T. Healey,
Commissioner

Originated by: Fred Deters

cc: Terri Haymaker, Benet Haller, Mike Marmo, Planned Development files

FILE

City of Chicago
Richard M. Daley, Mayor

Department of Planning and Development

Lori T. Healey
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

http://www.cityofchicago.org

November 20, 2006

Jim Loewenberg, President
Loewenberg Architects
303 East Wacker Drive, Suite #2750
Chicago, IL 60601-7804

**Re: Request for Minor Change to Residential Business Planned Development No. 70, as amended - Sub-area E ("Lakeshore East"), Parcels A, F, and G; Lake Michigan and Chicago Lakefront Protection Application No. 404**

Dear Mr. Loewenberg:

Your request for minor changes to Residential Business Planned Development No. 70, as amended, submitted on behalf of Magellan Development and Near North Properties, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

In conjunction with proposed development on Parcel F ("Village Market") and Parcel G ("Aqua"), you have requested a number of changes to the "Lakeshore East Master Plan and Design Standards" (MPDS), dated March 15, 2001. Specifically, you requested the following changes:

**2.0 Urban Design Principles**

2.4 ACCESS AND CIRCULATION
(Revised Exhibit dated August 1, 2006)
Access and circulation between Columbus Drive and the Lakeshore East Park ("West Entry Boulevard") shifted south to align with Lake Street; access and circulation running north/south parallel to the Lakeshore East Park designed for pedestrian use only; a new Columbus-Wacker Thru Drive to replace North/south Street.

2.5 OPEN SPACE (Revised Exhibit dated October 13, 2006)
Eliminate the Parcel F Promenade and the median open space in the relocated West Entry Boulevard, to be offset by the widening the pedestrian connection from Harbor Court Park to Lake Shore Drive Promenade between Lot C2 and Lot C3.

2.6 VIEW CORRIDORS (Revised Exhibit dated August 1, 2006)
The view corridor between Columbus Drive and the Lakeshore East Park shifted south to align with Lake Street.

**3.0 Development Summary**

3.3 NET DEVELOPABLE AREA (Revised Exhibit dated November 3, 2006)
Revised area calculations, including the addition of the Parcel A (lot A2) and Parcel B (Lot B2) Pedestrian Promenades and the pedestrian connection from Harbor Court Park to the Lake Shore Drive Promenade to the public open space category. Both the West Entry Boulevard and the street connecting Columbus Drive and Wacker Drive are to be non-dedicated public streets, accessible to vehicle and pedestrian traffic as provided in Section 3.10 of the Lakeshore East Declaration

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3.4, 3.5, & 3.6 SUBAREA E PARCELIZATION PLANS - All Levels
(Revised Exhibits dated October 13, 2006)
Lot G1 expanded to include Lot A3 and portions of Lots A1, G2, and G3.

3.7 GENERALIZED LAND USE PLAN
(Revised Exhibit dated October 13, 2006)
Parcel F changed from "Residential" to "Mixed Use B (Commercial/ Retail/ Hotel/ Residential)". Lot G3 changed from "Residential" to "Mixed Use A (Commercial/ Retail/ Hotel/ Residential/ Office)". The Parcel A (Lot A2) and Parcel B (Lot B2) Pedestrian Promenades and the pedestrian connection from Harbor Court Park to the Lake Shore Drive Promenade changed to "Parks and Open Space".

3.8 PROPOSED RETAIL PLAN - Upper Level
(Revised Exhibit dated August 1, 2006)
Retail frontage extended along Columbus Drive and West Entry Boulevard frontages of Lot G1 and the entire upper level of Lot F2.

**4.0 Access and Circulation**

4.2 RIGHT-OF-WAY ADJUSTMENTS - Upper Level
(Revised Exhibit dated August 1, 2006)
Both the relocated West Entry Boulevard and the new Columbus-Wacker Thru Drive would be public streets accessible to vehicle and pedestrian traffic; however, they would not be dedicated.

4.5, 4.6 & 4.7 AUTOMOBILE ENTRANCE ZONES - Upper, Intermediate and Lower Levels
(Revised Exhibit dated August 1, 2006)
Revised Automobile Entrance Zones and Drop-off Zones are identified in Parcels F and G at the Upper, Intermediate, and Lower Levels.

4.8 PEDESTRIAN WALKWAY SYSTEM - Upper Level
(Revised Exhibit dated October 13, 2006)
Pedestrian circulation reconfigured to correspond to the realignment of streets in Parcels F and G. Vertical connection indicated in Parcel F to be provided within a building. Because the vertical connection at the east end of the relocated West Entry Boulevard in Parcel G would be stairs-only, the adjacent vertical connections in Parcel F and at the northwest corner of the Lakeshore East Park shall be fully handicapped-accessible. Contrary to the exhibit, there is not provision for an in-building vertical connection where Parcel G1 meets Wacker Drive.

4.9 PEDESTRIAN WALKWAY SYSTEM - Intermediate Level
(Revised Exhibit dated August 1, 2006)
Reconfigure Pedway alignment within enlarged Parcel G; retain connections to Fairmont Hotel, 303 E. Wacker Dr. building, Swisshotel, and Parcel F; provide for Pedway connection to Randolph Street through the Blue Cross/Blue Shield building; eliminate connection to Randolph Street through Parcel F. Contrary to the exhibit dated August 1, 2006, there is not provision for an in-building vertical connection where Parcel G1 meets Wacker Drive.

4.10 PEDESTRIAN WALKWAY SYSTEM - Lower Level
(Revised Exhibit dated August 1, 2006)
Vertical connection at the west side of Lakeshore East Park to be stairs-only. Contrary to the exhibit dated August 1, 2006, there is not provision for an in-building vertical connection where Parcel G1 meets Wacker Drive.

4.13 RIGHT-OF-WAY CRITERIA - North/ South Street (Segment A)
(Revised Exhibit dated August 1, 2006)
Right-of-way cross-section modified to permit a drop-off lane for the Swisshotel; incorporate parkway planters with trees; minimum 7-foot clear sidewalks.

4.14 RIGHT-OF-WAY CRITERIA - North/South Street (Segment B)
(Revised Exhibit dated August 1, 2006)
Right-of-way reduced from 60 feet to 40.5 feet; roadway reduced from 30 feet to 22 feet; continuous 7-foot sidewalk on the south side only; landscaped planters on both sides of roadway, but trees on south side only.

4.16 RIGHT-OF-WAY CRITERIA - West Entry Boulevard
(Revised Exhibit dated August 1, 2006)
Right-of-way reduced from 102 feet to 63 feet; roadway reduced from 40 feet total to 33.5 feet total; 28-foot landscaped median eliminated; north pedestrian zone reduced from 17 feet to 16 feet; south pedestrian zone reduced from 17 feet to 13.5 feet; both pedestrian zones to include minimum 7-foot sidewalk and minimum 5-foot landscape planter with trees.

**5.0 Open Space**

5.2 PUBLIC PARK ZONE (Revised Exhibit dated November 3, 2006)
Total Public Park space (dedicated and not-dedicated) increased from 278,994 sq. ft. (6.4 acres) to 299,241 sq.ft. (6.87 acres); adjustments to the public park calculations include the elimination of the dedicated spaces: West Entry Boulevard median and vertical connection (Parcels P4 [0.14 acre] and P5 [0.10 acre]), interim Parcel C Linear Park (Parcel P7 [0.16 acre], and the vertical connections Parcel P6 [0.13 acre] and part of Parcel P7 [0.15 acre]; the addition of the non-dedicated spaces: Parcel A (Lot A2) Promenade [0.32 acre], Parcel B (Lot B2) Promenade [0.17 acre] and the entire Parcel C future Linear Park [0.62 acre]; and the expansion of the dedicated Harbor Court Park by 0.04 acre.

5.3 THE OPEN SPACE FRAMEWORK
(Revised Exhibit dated August 1, 2006)
Illustrates the revisions to the Open Space Framework, including the elimination of the West Entry Boulevard from the open space framework, relocation of the West Entry Boulevard vertical access to align with Lake Street, creation of a direct connection from the North/South Street to Columbus Drive, and elimination of the Parcel F Promenade.

5.10 OTHER PARKS AND OPEN SPACES (No exhibit available)
Eliminate Parcel F Promenade

**6.0 Design Standards**

6.4 LOWRISE BUILDING DESIGN CRITERIA
(Revised Exhibit dated August 1, 2006)
Reduce the minimum podium setback from the property line from 5 feet to 0 feet; retain 10-foot minimum building setback from podium face; increase the maximum podium height from 4 feet to 5 feet; allow bay windows to project 5 feet into building setback.

6.8 BUILDING MATERIALS PLAN (Revised Exhibit dated October 13, 2006)
Specifies appropriate use of Grade 1 and Grade 2 materials in reconfigured Parcels F and G.

6.10 MAXIMUM BUILDING ENVELOPE - Site Plan
(Revised Exhibit dated August 1, 2006)
Maximum building heights increased for Lots G1 (900 feet), G2 (900 feet) and F2 (90 feet).

6.11 MAXIMUM ENVELOPES - Site Plan
(Revised Exhibit dated August 1, 2006)
Reduce maximum north-south dimension of tower on Lot G1 (Aqua) from 145 feet to 110 feet.

6.16, 6.17 and 6.20 ILLUSTRATIVE ELEVATIONS
(Revised Exhibit dated August 1, 2006)
Revise building envelopes for Lots G1 and G2 to permit taller, narrower towers.

6.19 ILLUSTRATIVE ELEVATION - Neighborhood Park, View South
(No Exhibit Available)
Revise building envelope for Lot G2 to increase maximum height from 680 feet to 900 feet; revise massing profile on Lot F2 (Village Market).

6.22, 6.33 and 6.35 PARCEL DESIGN CRITERIA - Parcels A, F, and G - Upper Level
(Revised Exhibit dated October 13, 2006)
Replace original North/south street in Parcel G with the Columbus-Wacker Thru Drive; shift 65-foot pedestrian vertical connection south to align with Lake Street; retain public access between Parcels F and G as open-air; eliminate landscaped plaza along Columbus and 20-foot arcade on North/south street; eliminate Parcel F Promenade.

6.22, 6.33 and 6.35 PARCEL DESIGN CRITERIA - Parcels A, F, and G - Intermediate Level
(Revised Exhibit dated August 1, 2006)
Shift pedestrian vertical connection south to align with Lake Street; expand Lot G1 to include north portion of Lot G2, Lot A3, and the west section of Lot A1; expand Lot F2 to include north section of Lot F1.

6.22, 6.33 and 6.35 PARCEL DESIGN CRITERIA - Parcels A, F, and G - Lower Level (Revised Exhibit dated August 1, 2006)
Shift pedestrian vertical connection south to align with Lake Street; expand Lot G1 to include north portion of Lot G2, Lot A3, and the west section of Lot A1; expand Lot F2 to include north section of Lot F1.

6.27 MAXIMUM BUILDING ENVELOPE - Parcel C
(No Exhibit Available)
Increase the minimum building separation between Lots C2 and C3 at plaza level from 40 feet to 60 feet.

6.23, 6.34 and 6.36 MAXIMUM BUILDING ENVELOPE - Parcels A, F and G
(Revised Exhibit dated August 1, 2006)
Reduce maximum height on former Lot A3 (now part of Lot G1) from 100 feet to 50 feet; reduce maximum height of Lot G1 base from 170 feet to 50 feet; increase the maximum heights of the towers on Lots G1 and G2 from 680 feet to 900 feet; increase maximum height on Lot F2 from 70 feet to 90 feet.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development and the Lakeshore East Master Plan and Design Standards, as described above and illustrated in the above-referenced exhibits, would constitute minor changes pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development, as amended. I hereby approve the foregoing minor changes, but no other changes, to Residential Business Planned Development No. 70, as amended.

Very truly yours,

Lori T. Healey
Commissioner

Originated by: Fred Deters

cc: Mike Marmo, Terri Haymaker, Benet Haller, Kathleen Nelson, Planned Development files

City of Chicago
Richard M. Daley, Mayor

Department of Planning and Development

Lori T. Healey
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

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November 1, 2006

Langdon D. Neal
Attorney At Law
NEAL & LEROY, LLC
203 North LaSalle Street
Suite 2300
Chicago, Illinois 60601-1243

Re: **Lake Michigan and Chicago Lakefront Protection Ordinance Waiver, Residential Business Planned Development Number 70, Sub-area F, Blue Cross and Blue Shield (BCBS), 300 East Randolph Street**

Dear Mr. Neal:

In response to your letter dated October 24, 2006, please be advised that your request for a Lake Michigan and Chicago Lakefront Protection Ordinance (the "Ordinance") waiver has been considered by the Department of Planning and Development.

Construction of Phase I of the above-referenced building was completed in 1997. Phase I included a 30-story office tower that was designed to be vertically expandable as BCBS's need for additional space increased. BCBS now requires additional space for 4,000 new employees and therefore, is seeking to complete Phase II of the building's design.

According to the Ordinance , construction is prohibited within the Lake Michigan and Chicago Lakefront Protection District without first securing approval from the Chicago Plan Commission. The Ordinance did provide an exemption from construction prohibition and Plan Commission approval process for property subject to a planned development, however, on October 3, 2006, the City Council approved an amendment to the Ordinance deleting the language exempting "improvements on any property subject to a planned development ordinance."

Strict compliance with the amended Ordinance requiring approval from Plan Commission before commencing Phase II construction will create practical difficulties and particular hardships for BCBS. Phase II interior construction is scheduled to begin in early Nov. 2006, followed by submission of Part II by mid-November and superstructure filing March 2007. Construction of Phase II is scheduled to begin in October 2007.

Additionally, BCBS complied with the Ordinance by seeking approval of the expanded structure (Phase I and II) during the planned development and lakefront approval process in 1995. The evaluation and approval process of Phase I

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considered the maximum bulk, density and a fully expanded and completed building in accordance with the Ordinance standards and guidelines. Finally, the complete project (Phase I and II) was submitted for preliminary review by the Department of Planning and Development prior to the effective date of the Ordinance amendment.

Accordingly, I hereby approve your request for a waiver from the Chicago Plan Commission approval provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance for Residential Business Planned Development Number 70, Sub-area F, the Blue Cross and Blue Shield building at 300 East Randolph Street.

Sincerely,

Lori T. Healey
Commissioner

LTH:MRD:tm
cc: Kathleen Nelson, Terri Haymaker, Mike Marmo, DPD files

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

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September 13, 2006

Mr. John J. George
Daley & George
20 South Clark Street; Suite 400
Chicago, IL 60603-1903

Re: **Site Plan Approval for Residential-Business Planned Development No. 70, as amended:** Subarea D, Parcel BTE, ("Mandarin Oriental Tower")
**Proposal:** The construction of a new, seventy-five (75) story high-rise building with 265 residential units, 252 hotel keys, and 552 off-street parking spaces.
**Location:** Subarea D, Parcel BTE
215 North Michigan Avenue ("Mandarin Oriental Tower")

Dear Mr. George:

We have reviewed the plans submitted by you on behalf of 215 Developer, L.L.C., for the construction of a 75-story high-rise building with 265 residential units, 252 hotel keys, and 552 off-street parking spaces on Parcel BTE of Subarea D of Residential-Business Planned Development No. 70, as amended at 215 North Michigan Avenue. Those plans, dated August 29, 2006, and prepared by Solomon Cordwell Buenz consist of:

- Site Plan/ Plaza Plan +53' CCD;
- East, North, South, and West Elevations;
- Stetson Street Pedway;
- Composite Roof Plan/ Green Roof Calculation;
- Podium Roof Plan;
- Tower Roof Plan; and
- Area Summary data table.

These plans are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 70, as amended.

Features of the submittal include: approximately 889,394 square feet of total floor area at the Upper Level and above; up to 150,000 square feet of retail sales/service floor area at the Upper Level and above, including ballrooms, meeting rooms, exhibition space, and eating facilities associated with the hotel use; a building height of +855' CCD (approximately 802 feet above Upper Level); 4,842 square feet of vegetated ("green") roof; a pedway connection across North Stetson Street; 292 off-street parking spaces above Upper Level; 260 off-street valet parking spaces below Upper Level, including 87 tandem spaces; 7 loading spaces (3 @ 50' and 4 @ 25'); at least 50 bicycle parking spaces; and a dog run on parking level P6.

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 the Plan of Development. Accordingly, this Site Plan submittal for Residential-Business Planned Development No. 70, Subarea D, Parcel BTE (Mandarin Oriental Tower) is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on June 19, 2002, and to the relevant Minor Change letters dated December 29, 2004, and August 29, 2006. This Site Plan Approval does not cover any signage, which must be covered by a separate application.

Sincerely,

Lori T. Healey,
Commissioner

Originated by: Fred Deters

cc: Terri Haymaker, Benet Haller, Mike Marmo, Planned Development files

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121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

http://www.cityofchicago.org

August 29, 2006

John J. George
Daley and George
20 South Clark Street; Suite 400
Chicago, Illinois 60603-1903

**Re:** Request for Minor Change to Residential Business Planned Development No. 70, as amended - Sub-area D, Parcel BTE (215 N. Michigan Avenue - Mandarin Oriental Hotel)

Dear Mr. George:

Your request for a minor change to Residential Business Planned Development No. 70, as amended, submitted on behalf of 215 Developer, L.L.C., has been considered by the Department of Planning and Development pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Specifically, you requested minor changes in the Planned Development as it pertains to Sub-area D, Parcel BTE to: permit accessory parking above the Upper Level (+53' CCD); convert 150,000 square feet of "office" to "retail sales/service" use in order to accommodate the public areas of the proposed hotel; increase the allowable site coverage between 75 feet above Upper Level (+128' CCD) and 185' above Upper Level (+238' CCD) from 60% to 70%; and reduce to required Upper Level face-to-face building separation between the proposed building on parcel BTE and the existing building on parcel BTS from 80' to 60'.

With regard to your request, the Department of Planning and Development has determined that such revisions to the Planned Development would constitute minor changes pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development, as amended.

I hereby approve the following minor changes, but no other changes, to Residential Business Planned Development No. 70, as amended, as they pertain to Sub-area D, Parcel BTE, only:

1. Statement 5.A. Accessory parking shall be a permitted use in Sub-area D, Parcel BTE above Level +53' CCD (Upper Level) to Level + 147' CCD;

2. Statement 12. (B) 3) The Statement shall be amended by adding the language: "In Sub-area D, Parcel BTE only, the applicant may increase the maximum amount of retail sales/ service space by up to 150,000 square feet by converting a portion of the maximum allowed office space. For purposes of this conversion, one square foot of office space shall be equal to one square foot of retail sales/ service space.";

3. Statement 12. (C) 2) On Parcel BTE only, the maximum permitted site coverage between 75'-above-Upper-Level (+128' CCD) and 185'-above-Upper-Level (+238' CCD) shall be 70%. Above 185'-above-Upper-Level (+238' CCD), the maximum permitted site coverage shall remain 60%.

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4. Statement 12. (D) 1) Notwithstanding the requirements of this Section, the minimum permitted distance between building faces at the Upper Level (+53' CCD) for a building on Parcel BTE and the existing building on Parcel BTS shall be 60.0 feet.

5. Bulk Regulations and Data Table

   a. For Sub-area D, Parcel BTE: reduce the future allowed office space from 450,671 square feet (as per minor change letter dated December 29, 2004) to 300,671 square feet; and increase the future allowed retail sales/ service space from 0 square feet to 150,000 square feet;

   b. For the Sub Total line, reduce the future allowed office space from 3,327,114 square feet to 3,177,114 square feet, and increase the future allowed retail sales/ service space from 773,005 square feet to 923,005 square feet; and

   c. For the Ordinance Maximums (Existing and Future), reduce the maximum office space from 11,400,000 square feet to 11,250,000 square feet, and increase the maximum retail sales/ service space from 1,325,000 square feet to 1,475,000 square feet.

Very truly yours,

Lori T. Healey

Lori T. Healey
Commissioner

Originated by: Fred Deters

cc: Mike Marmo, Terri Haymaker, Benet Haller, Planned Development files

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

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July 10, 2006

Mr. John J. George
Attorney At Law
Suite 400
20 South Clark Street
Chicago, Illinois 60603-1903

**Re: Administrative Relief request for Residential-Business Planned Development No. 70, as amended, Subarea E**

Dear Mr. George:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 70 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Specifically, you requested confirmation that a full service bank with a drive through facility on the first floor of the Shoreham Apartment Complex located within the Lakeshore East development is an allowed use. Paragraph 5 of the Planned Development permits business uses within Subarea E. Since Shoreham Apartment Complex is located within Subarea E, a proposed bank with drive through facility is permitted.

With regard to your request, the Department of Planning and Development has determined that these changes: do not create an adverse impact on the Planned Development or surrounding neighborhood, do not result in an increase in the bulk or density, do not change the character of the development and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 70, I hereby approve the foregoing minor change, but no other changes to Residential-Business Planned Development No. 70.

Sincerely,

Lori T. Healey
Commissioner

LTH:MRD:tm
cc: Terri Haymaker, Mike Marmo, DPD files

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Chicago, Illinois 60602
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(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

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June 8, 2006

Mr. Jim Loewenberg
Loewenberg Architects
303 East Wacker Drive; Suite 2750
Chicago, IL 60601-7804

Re: **Site Plan Approval for Residential-Business Planned Development No. 70, as amended (Lakeshore East):** Subarea E, Parcel E2, ("Benton Place Parkhomes")
**Proposal:** The construction of 10 new three (3) story townhomes and a seven (7) story multi-family residential building with 14 dwelling units atop a 40-space private parking garage.
**Location:** Subarea E, Parcel E2,
401 - 427 East Benton Place; 175 - 191 North Westshore Drive; and 174 - 192 North Upper Harbor Drive ("Benton Place Parkhomes")

Dear Mr. Loewenberg:

We have reviewed the Site Plan, Landscape Plans, and Building Elevations dated February 16, 2006, and March 9, 2006, prepared by Loewenberg + Associates submitted by you for the construction of 10 new three- (3) story townhomes and a seven- (7) story multi-family residential building with 14 dwelling units atop a 40-space private parking garage. The proposed structures would have a F.A.R. Floor Area of 101,601 square feet. These plans are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 70, as amended.

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 the Plan of Development with the following revisions:

* Sheet L1.01/1 & 5 - Delete reference to raised planter beds with decorative fence in the parkways of E. Benton Place and N. Westshore Dr. As indicated on sheet L1.00, these parkways shall be sod laid level with the sidewalks; and
* Sheet A2.02/1 - all references to "DEFS" are changed to "utility brick".

Also, note:

* Sheet A2.10 indicates that the seventh-floor minimum setbacks from the perimeter wall on Building #2 are 6'6" on the west and 6'3" on the north. These are in substantial conformance with the required setbacks stipulated in statement #4 of the Minor Change letter dated December 22, 2005; and

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* This project does not require a green roof because each unit would own its roof and have private access to it.

Accordingly, this Site Plan submittal for Residential-Business Planned Development No. 70, Benton Place Townhomes (Subarea E, Parcel E2), including the revisions noted above, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on June 19, 2002.

Sincerely,

Lori T. Healey,
Commissioner

Originated by: Fred Deters

cc: Terri Haymaker, Benet Haller, Mike Marmo, Planned Development files

**City of Chicago**
**Richard M. Daley, Mayor**

**Department of Planning and Development**

Lori T. Healey
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

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March 17, 2006

Edward J. Kus
Shefsky &Froelich
111 East Wacker Drive, Suite 2800
Chicago, Illinois 60601

**Re:** Request for a Minor Change to Residential-Business Planned Development No. 70, as amended – Subarea D, Chicago, Illinois

Dear Mr. Kus:

Please be advised that your request for a minor change to Business Planned Development No. 70, on behalf of Strategic Hotel Capital, Inc. ("Strategic"), which is the owner of the Fairmont Hotel (the "Fairmont") located at 200 North Columbus Drive has been considered by the Department of Planning and Development pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Specifically, you requested to convert floors 33 through 36 from 88 hotel rooms to 44 fractional ownership units, commonly known as "timeshares." The units are essentially condominiums, as each unit will contain full kitchen facilities. There will be approximately 36 one-bedroom units and 8 two-bedroom units. On-site parking spaces will be available to the units within this Business Planned Development. Statement 12(B)(3) of PD 70 provides in part that the number of dwelling units in PD 70 may be increased by up to 3,183 dwelling units by converting a portion of the maximum number of allowed hotel rooms. For purposes of this conversion, Statement 12 also provides that two hotel rooms are equal to one dwelling unit. Thus, Strategic will be converting 88 hotel rooms to 44 residential units. Since Subarea D permits hotel rooms and residential units this request permits the substitution of one permitted use to another permitted use.

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change and the proposed conversion to residential units is appropriate and consistent with the character of the current development in the area pursuant to Section 17-13-061-A of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, Business Planned Development No. 70, I hereby approve the foregoing minor change as stated, but no other changes to Business Planned Development No. 70.

Very Truly Yours,

Lori T. Healey
Commissioner

LTH;MD;CVH
cc: Mike Marmo, PD files

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121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

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March 17, 2006

Mr. Jim Loewenberg
Loewenberg Architects
303 East Wacker Drive; Suite 2750
Chicago, IL 60601-7804

Re: **Site Plan Approval for Residential-Business Planned Development No. 70, as amended (Lakeshore East):** Subarea E, Parcel A2, Building F ("The Tides")
**Proposal:** The construction of a new, fifty-two (52) story, six hundred eight (608) unit residential building and a three hundred fifty-seven (357) space parking structure.
**Location:** Subarea E, Parcel A2, Building F
360 East South Water Street ("The Tides")

Dear Mr. Loewenberg:

We have reviewed the Site Plan, Landscape Plans, and Building Elevations dated November 29, 2005, prepared by Loewenberg Architects submitted by you for the construction of a fifty-two (52) story residential high-rise building containing six hundred eight (608) dwelling units, three hundred fifty-seven (357) parking spaces, four thousand eight hundred forty-nine (4,849) square feet of ground floor retail space, and the Parcel A & D Pedestrian Promenade at the Upper Level. These plans are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 70, as amended.

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 the Plan of Development. Accordingly, this Site Plan submittal for Residential-Business Planned Development No. 70, Building F (Subarea A, Parcel A2) is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on June 19, 2002.

Sincerely,

Lori T. Healey

Lori T. Healey,
Commissioner

Originated by: Fred Deters
cc: Terri Haymaker, Mike Marmo, Planned Development files

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121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

http://www.cityofchicago.org

January 19, 2006

James Loewenberg, President
Loewenberg Architects, Inc.
303 East Wacker Drive
Chicago, Illinois 60611

**Re:** Request for Minor Change to Residential Business Planned Development No. 70, as amended - Sub-area E ("Lakeshore East"), Parcel A, Subparcel A2 (Building F - "The Tides"); Lake Michigan and Chicago Lakefront Protection Application No. 404

Dear Mr. Loewenberg:

Your request for a minor change to Residential Business Planned Development No. 70, as amended, submitted on behalf of Magellan Development and Near North Properties, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Specifically, you requested the following Minor Changes in the "Lakeshore East Master Plan and Design Standards" (MPDS), dated March 15, 2001, as it pertains to Sub-area E, Subparcel A2 only (Building F - "The Tides"):

1. Building Height. Revision to pages 6.10, 6.17, and 6.23 of the MPDS to allow maximum highrise tower height of 464' 9" (+473.17 CCD) instead of 460' (+466' CCD) and maximum mid-rise height of 144' instead of 140';

   Note: Building height is defined by the Planned Development as "the vertical distance from the curb level opposite the front of the building to the top of the highest occupied floor of the building" (page 6.3 of MPDS). The base of this building is +8.42 CCD.

2. Building Envelope of Highrise Building. Revision to page 6.11 to allow a building envelope in the horizontal dimension of 160' 6" by 73' instead of 160' by 75';

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3. Width of Pedestrian Promenade at 6th Floor. Revision of page 6.11 to allow minimum building separation of 64' 6" instead of 65' between the buildings on Subparcel A2 and Subparcels A1 and D1 at the Pedestrian Promenade level. Within this zone, there shall be a pedestrian promenade/ emergency vehicle access lane at least 17' wide as stipulated on page 5.9, not 25' wide as indicated on page 6.22.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development and the Lakeshore East Master Plan and Design Standards would constitute minor changes pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development, as amended. I hereby approve the foregoing Minor Changes, but no other changes, to Residential Business Planned Development No. 70, as amended - Subarea E, Subparcel A2.

Very truly yours,

Lori T. Healey
Commissioner

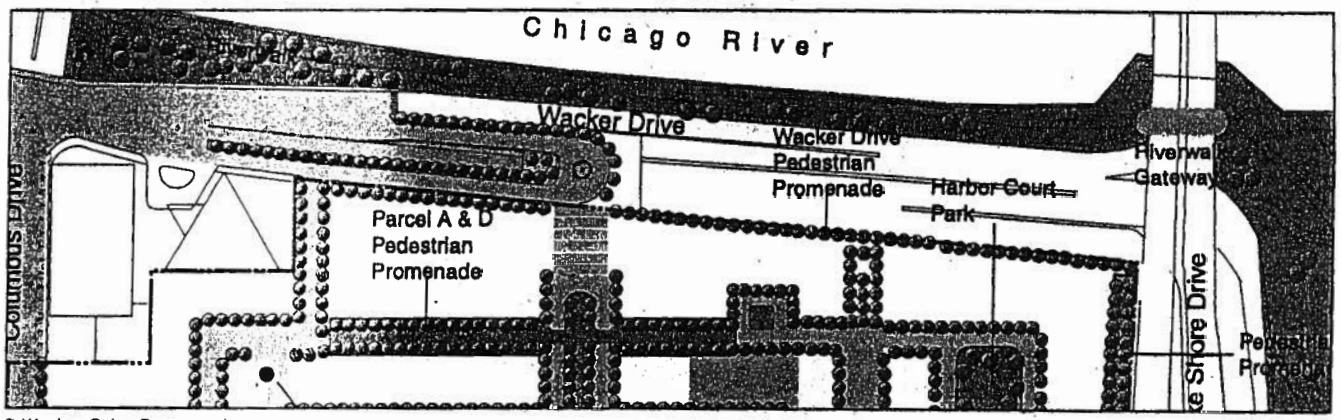
Originated by: Fred Deters

cc: Mike Marmo, Tom Smith, Terri Haymaker, Benet Haller, Planned Development files

### PARCEL B & C WACKER DRIVE PROMENADE

This linear green space shall be designed to provide a publically accessible pedestrian promenade along the northern edge of the development at the upper level. This 20' wide (minimum) walkway shall be designed with canopy trees, special plantings, lighting, and special paving surfaces.

Opportunities for sidewalk cafes and terrace overlooks should be encouraged and integrated into the promenade design.

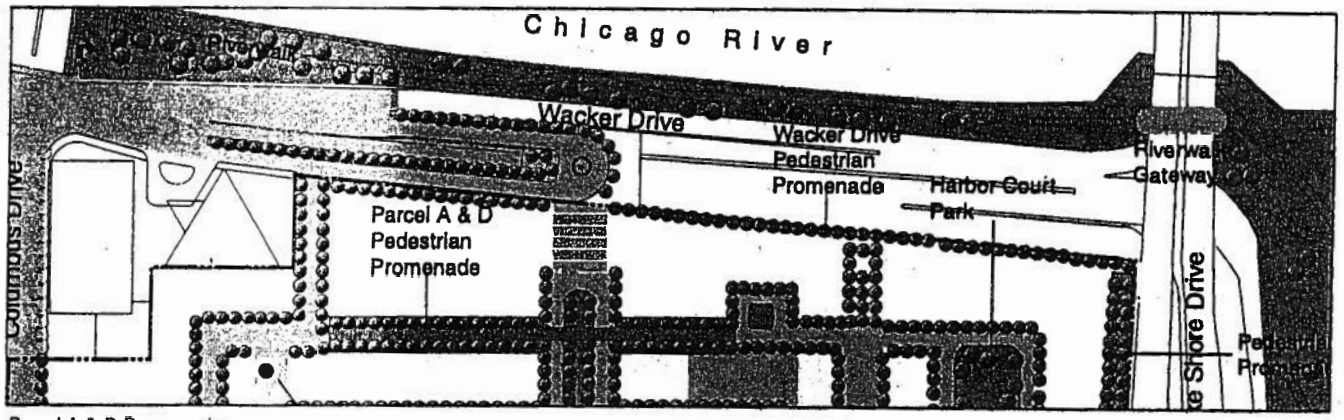



C Wacker Drive Promenade

P. 3 & 11

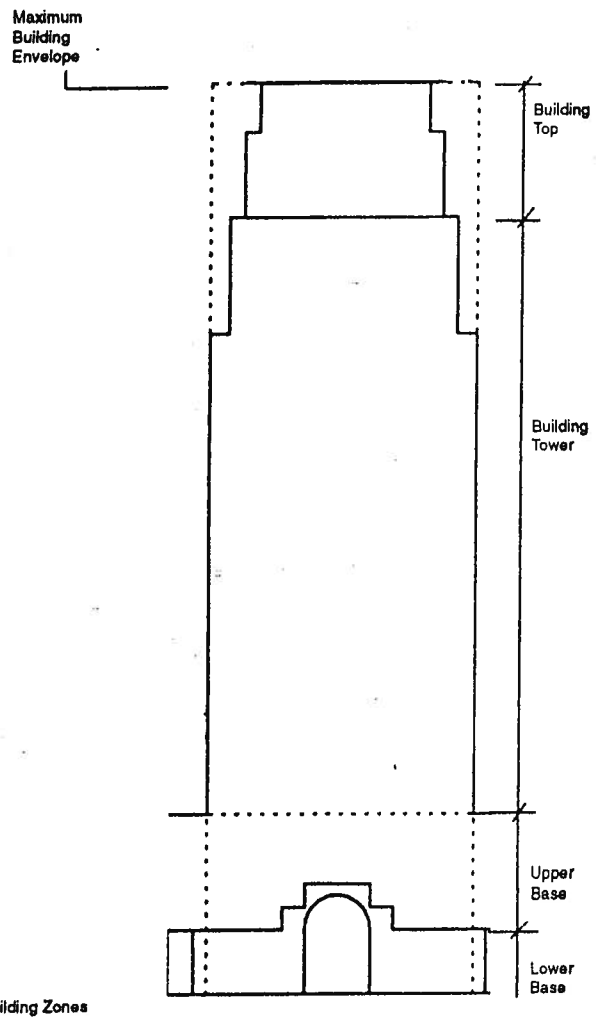
### PARCEL A & D PROMENADE

A linear green space shall be designed to provide a publically accessible pedestrian promenade between the buildings fronting Upper Wacker Drive & The Park Drive. This promenade shall lead to a pedestrian bridge spanning Field Drive North. Both the promenade & pedestrian bridge shall provide an important secondary east-west connection at the upper level through the future development. The pedestrian walk shall be a minimum of 17' wide and designed to accommodate emergency vehicular access.




Parcel A & D Promenade

MPDS
EXHIBIT p. 5.9




Highrise Building Zones

P. 4 8 = 1

## Highrise Building Design Criteria

Highrises are characterized by their three elements: the building base, the tower and the top. Transition lines should be articulated at the two or three story level lower base, between the base and tower, and between the tower and top. The transition lines may be achieved by a change of material, a setback, a reveal or a cornice line.

### Building Base

It is important that the base of the building extend to the sidewalk to define the urban street environment and support a close relationship between activities in each building. Special streetwall standards for the base include:

***Setbacks and Building Lines***

The building must extend to the defined edge of the sidewalk (specified by property line, easement or setback) for at least 80% of the frontage. The building may setback a maximum of 10 feet for up to 25% of the frontage from the defined edge of sidewalk if the additional setback is designed to include sidewalk cafes, seating, public art, landscaping or other amenities.

### Ground Floor Active Building Uses and Transparency

Active uses that are visually connected to the pedestrian environment are encouraged along the ground floor of the building. These active uses may include retail, lobbies or office space. The ground level facade of the building should be transparent to allow viewing into the interior of the building. Blank walls are not encouraged.

### Building Tower

Generally, the preferred location for highrise towers should be toward the primary street frontage.

### Building Top

A varied and distinctive skyline is desired. The building top should provide special architectural treatment to express building identity. Vertical design elements, such as spires, should be integrated with the design of the building tower and top. The height of a vertical design element may extend above the maximum building height, and is subject to administrative approval by the Department of Planning and Development.

All rooftop mechanical systems including communication devices should be concealed from view within an architectural enclosure.

### Building Separation

To preserve views, a minimum separation of 40' between non-party walls is required. Building projections, such as balconies or bay windows, may not extend into the minimum building separation.

### Building Height

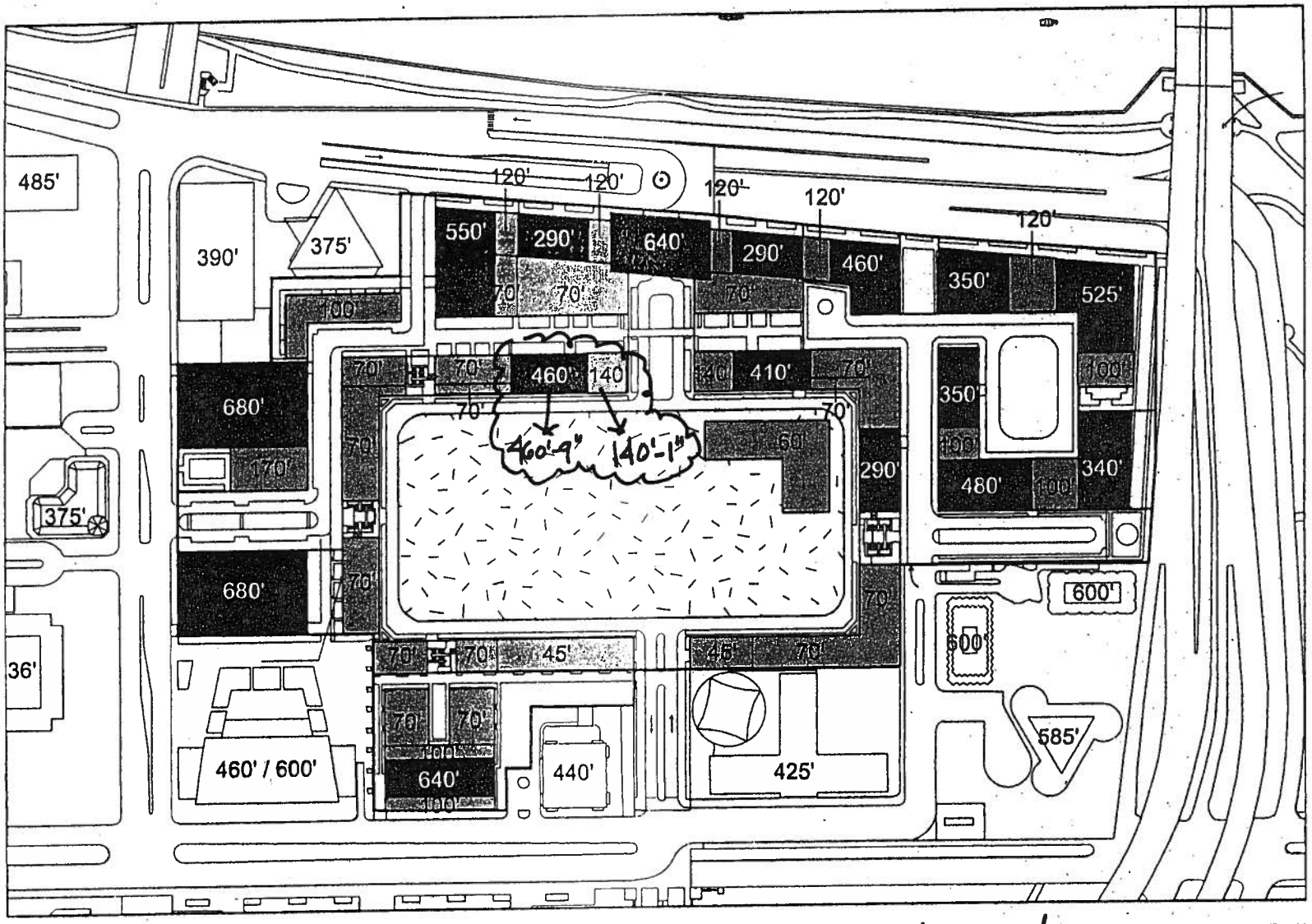
Building height is defined as the vertical distance from the curb level opposite the front of the building to the top of the highest occupied floor of the building. Maximum heights, identified in total feet and Chicago City Datum (CCD) elevations, for the building base, tower and top are identified for each parcel.

### Building Envelope

Building mechanical floors may extend beyond the maximum building envelope. Maximum building envelopes are identified for each sub parcel.

MPDS
EXHIBIT p. G.3.

Maximum Building Envelope
Site Plan




Lakeshore East Master Plan • Chicago, Illinois
Lakeshore East LLC

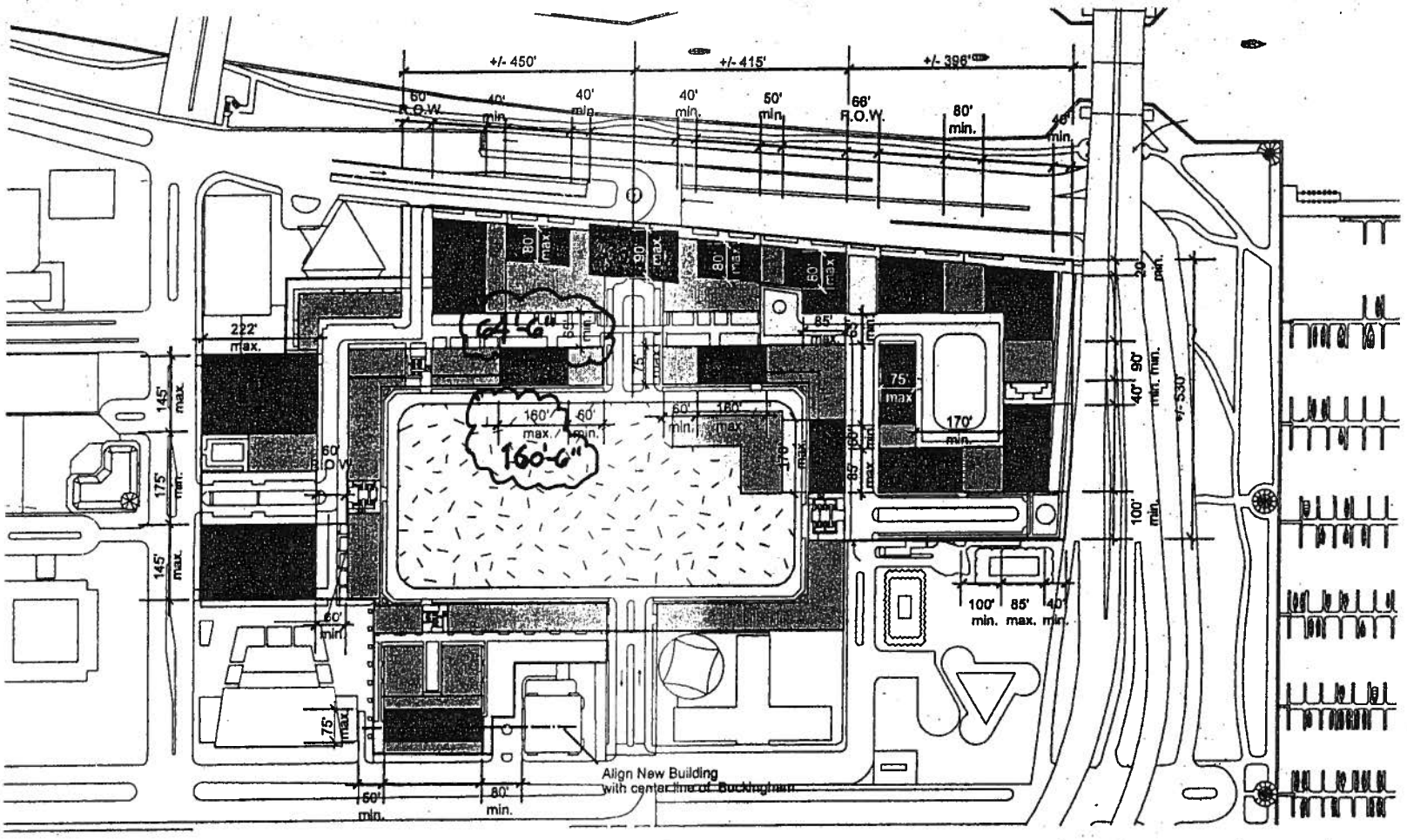
6.10

P.5 of 11

MPDS
EXHIBIT P. 6.10

Note: Issues as described in included "Request for Administrative Relief," dated October , 2005 are noted and bubbled on this page.

Maximum Envelopes
Site Plans




Highrise Buildings-
Maximum Building Envelopes

Midrise and lowrise Buildings -
Maximum Building Envelopes

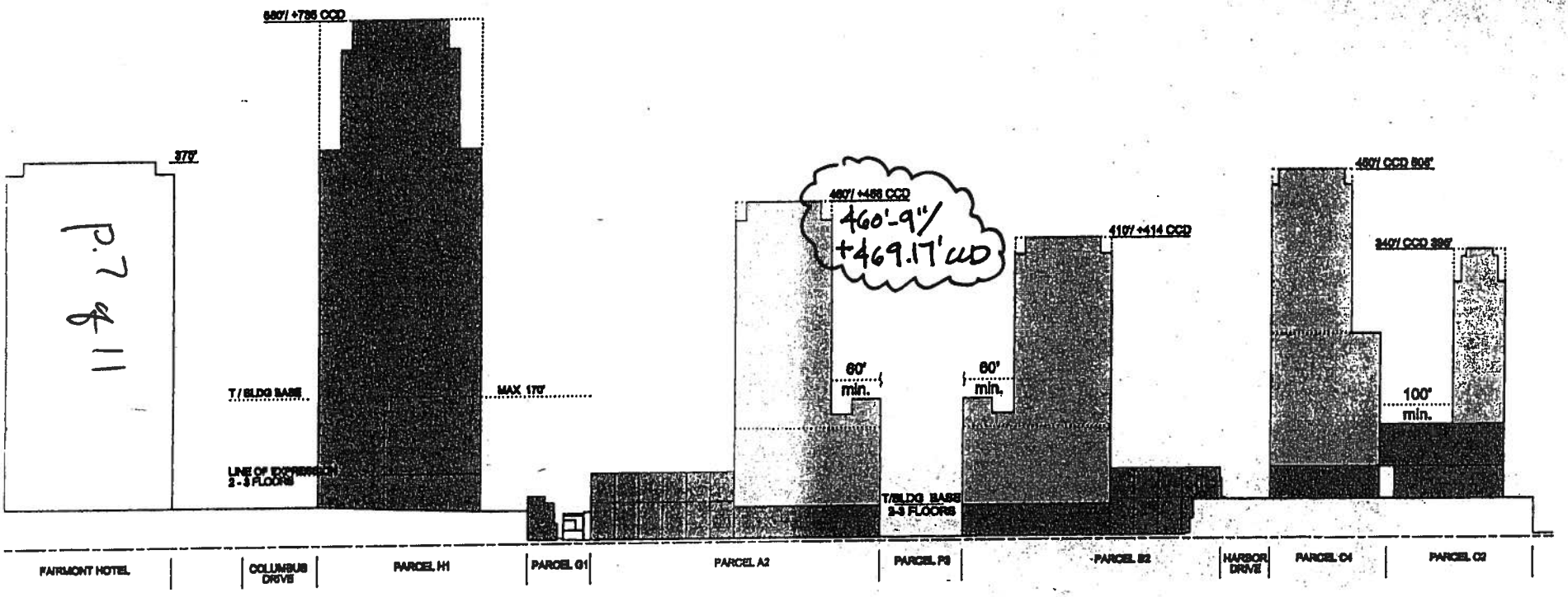
NOTE: All overall dimensions should be verified with land survey

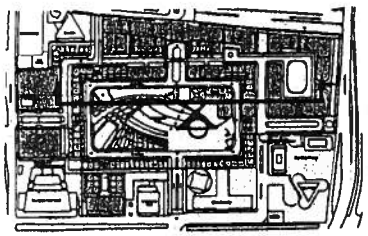
p. 6 & 11

MPDS
Exhibit p. 6.11

Note: Issues as described in included "Request for Administrative Relief," dated October , 2005 are noted and bubbled on this page.

Illustrative Elevation
East / West Section
View Looking North



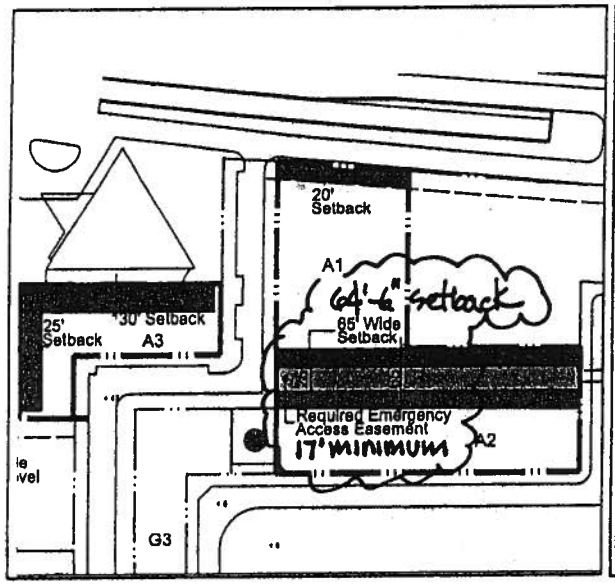


p. 7 of 11

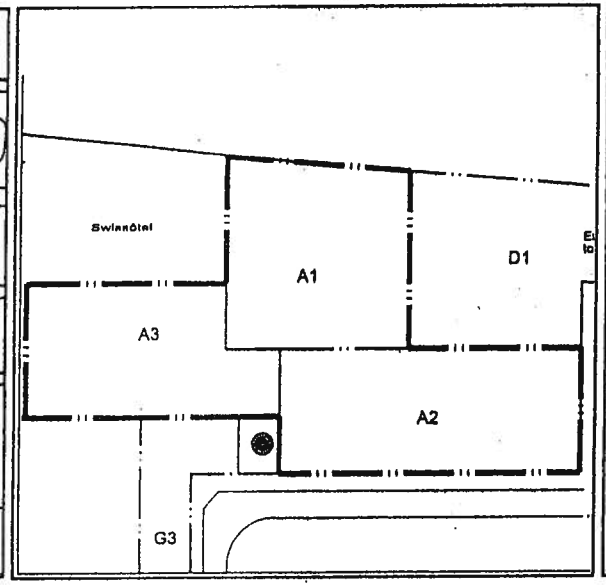
MPDS
EXHIBIT p. 6.17

Note: Issues as described in the included "Request for Administrative Relief," dated October , 2005 are noted and bubbled on this page.

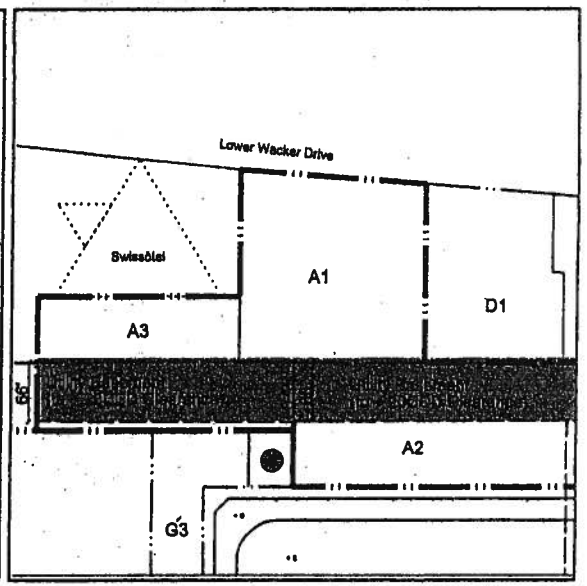
UPPER LEVEL - PARCEL A

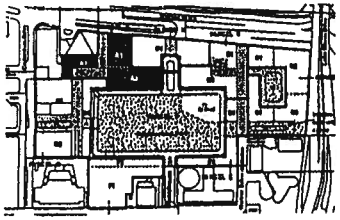



INTERMEDIATE LEVEL-PARCEL A



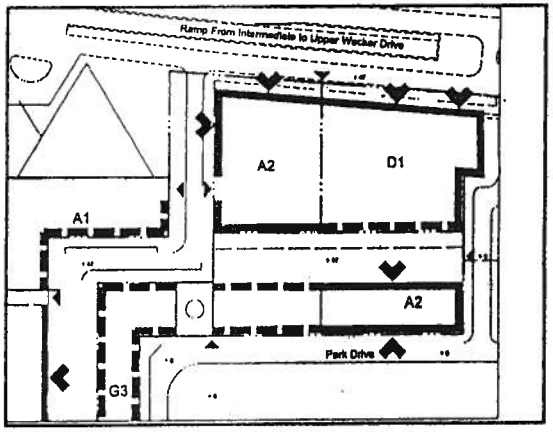

LOWER LEVEL -PARCEL A



FRONTAGE AND ACCESS AT PERCEIVED GRADE LEVEL

- Building Frontage - Townhouse
- Building Frontage - Midrise & Highrise
- Preferred Lobby Entry - Midrise & Highrise
- Preferred Parking Access




PARCEL A - GRADE LEVEL BUILDING FRONTAGE AND PREFERRED ACCESS PLAN

| Net Site Area: (Approx Sq Ft:) | Upper | Intermediate | Lower |
|---|---|---|---|
| A1 | 25,797 | 41,610 | 41,495 |
| A2 | 23,533 | 45,799 | 21,206 |
| A3 | 11,099 | 34,271 | 16,948 |

PARCEL A
Maximum Developable F.A.R Area:
1,370,000 sq. ft.

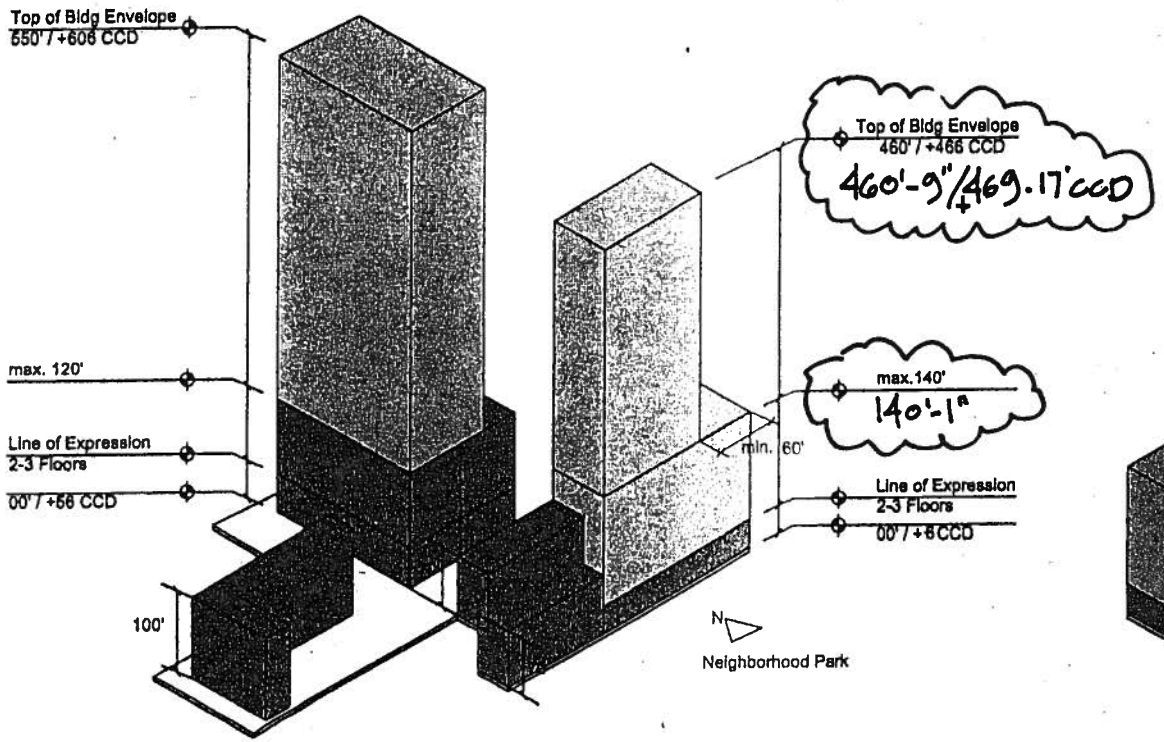


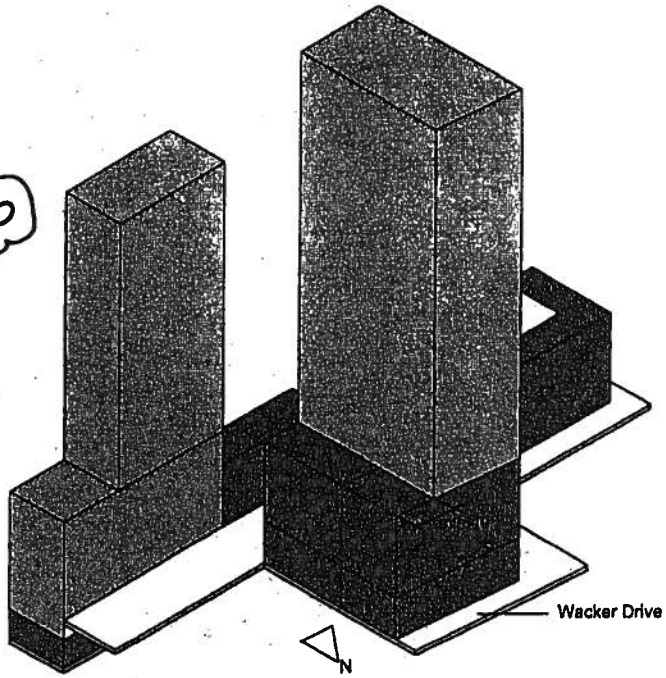
MPDS
Exhibit p. 6.22.

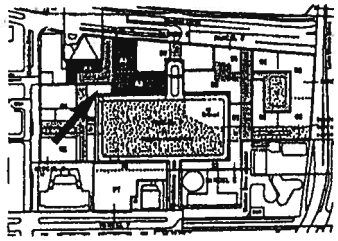
Note: Issues as described in the included "Request for Administrative Relief" dated October , 2006 are noted and bubbled on this page.

March 15, 2001

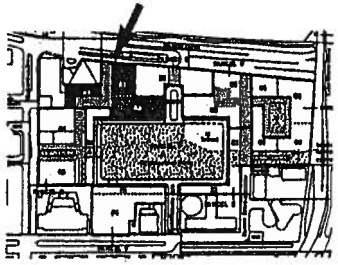
# Maximum Building Envelope - Parcel A



View Direction



View Direction

Lakeshore East Master Plan • Chicago, Illinois
Lakeshore East LLC

6.23

MPDS
EXHIBIT p. 6.23.

Note: Issues as described in the included "Request for Administrative Relief," dated October , 2005 are noted and bubbled on this page.

LOEWENBERG ARCHITECTS

Loewenberg Architects
1 West Superior Street
Suite 200
Chicago, IL 60610
Phone: (312) 440-9600
Fax: (312) 440-1422

..ovember 1, 2005

Commissioner Lori Healey
City of Chicago Department of Planning and Development
121 N. LaSalle Street
Room 1000 City Hall
Chicago, IL 60602
**Attention:** Patti Scudiero

**Project** [01120] The Tides at Lakeshore East - Building F
**Subject** RBPD No. 70, as amended (Sub Area E) - Request for Administrative Relief
Dear Commissioner Healey:

On behalf of our clients, Magellan Development and Near North Properties, and pursuant to the provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 14 of Residential-Business Planned Development No.70 (RBPD No. 70), as amended, we respectfully request that the Commissioner of the Department of Planning and Development review and approve the following minor modifications to The lakeshore East Master Plan and Design Standards RBPD No. 70, relating to Sub Area E (Lakeshore East).

The following proposed modifications are site specific to Sub Parcel A2 (The Tides / Building F), Parcel A, Sub Area E of RBPD No. 70 and modify the "Lakeshore East Master Plan and Design Standards" (MPDS), dated March 15, 2001. The MPDS pages and graphic exhibits referenced below are included for your review with noted proposed revisions.

1. Height of Building - Midrise and/or Lowrise Building portion of site (East of the "tower")
   (a) Allowed: 140' (per MPDS sections 6.3, 6.10 and 6.23).
   (b) Proposed: 144'-0" - to top of the highest occupied floor at this midrise portion.

2. Height of Building - Highrise Building ("tower") portion of the site
   (a) Allowed: 460' or +466' CCD (per MPDS sections 6.3, 6.10, 6.17 and 6.23).
   (b) Proposed: 464'-9" or +473.17' CCD (Base building 0'-0" = +8.42' CCD).

NOTE: Building height for nos. 1 & 2 above is defined by the PD as "the vertical distance from the curb level opposite the front of the building to the top of the highest occupied floor of the building." (per MPDS section 6.3)

4. Building Area Envelope of Highrise Building
   (a) Allowed: 160' long maximum by 75' wide maximum (per MPDS section 6.11).
   (b) Proposed: 160'-6" long by 73' wide

5. Pedestrian Promenade at 6th floor - Width
   (a) Allowed: 65' minimum (per MPDS section 6.11) The pedestrian promenade/emergency vehicular access is to be 17' minimum as indicated on MPDS page 5.9, not 25' as indicated on MPDS page 6.22.
   (b) Proposed: 64'-6" with a 17' minimum pedestrian path/emergency access.

We appreciate your expeditious review of the project and should you require any additional information please contact us at 312-440-9600.

:erely,

**LOEWENBERG ARCHITECTS**

p. 10 of 11

Jim Loewenberg
President

Fred Deters (City of Chicago Department of Planning and Development)
Nori Greenstein (City of Chicago Department of Planning and Development)
Benet Haller (City of Chicago Department of Planning and Development)
John George (Daley & George)
Kara Pellaton (Loewenberg Architects)
Sean Linnane (Magellan Development Group)

**Correspondence No.** 00004

binder 2

City of Chicago
Richard M. Daley, Mayor

Department of Planning and Development

Lori T. Healey
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

http://www.cityofchicago.org

December 22, 2005

Kathy Schaak, Project Manager
Loewenberg Architects, Inc.
303 East Wacker Drive
Chicago, Illinois 60610

**Re:** Request for Minor Change to Residential Business Planned Development No. 70, as amended ("Lakeshore East") - Subarea E, Parkway standards for park "ring road"

Dear Ms. Schaak:

Your request for a minor change to Residential Business Planned Development No. 70, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Specifically, you requested clarifications of, and minor changes in, the "Lakeshore East Master Plan and Design Standards" (MPDS), dated March 15, 2001, as it pertains to standards for the landscaped parkway along the street encircling the park (the "ring road": E. Benton Place, N. Westshore Dr., E. South Water St., and N. Park Dr.).

1. Right-of-Way Criteria. Revision to page 4.17 of the MPDS regarding right-of-way standards for the "ring road".

   The MPDS envisions a 35-foot right-of-way with a 20-foot roadway and a 15-foot pedestrian zone (6' sidewalk and 9' parkway) along the outside perimeter. At the request of the Chicago Department of Transportation (CDOT), the road was constructed as a 50-foot right-of-way with a 22-foot roadway (measured from face of curb to face of curb) and 14-foot pedestrian zones on either side. As stipulated in the MPDS, the pedestrian zone on the inside (park side) of the road counts toward the open space requirement and is to be maintained by the Chicago Park District.

2. Sidewalk Design Criteria. Revision to page 4.19 of MPDS regarding pedestrian zone (sidewalk and parkway) design around the outside perimeter of the "ring road". The pedestrian zone shall be at least 14 feet wide instead of the 15 feet called for in the MPDS, due to the wider roadway. The 14-foot pedestrian zone shall consist of a 6-foot sidewalk starting at the property line and an 8-foot parkway between the sidewalk and the face of curb.

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Depending on the adjacent development, the 8-foot parkway may consist of:

a. Low impact development (e.g., by townhouses): an 18" carriage walk (measured from face of curb) and 6' 6" of sod landscaping;

b. Moderate impact development (e.g., at high- or mid-rise buildings): an 18" carriage walk (measured from face of curb) and raised planters with curbs measuring 6" high and 6" wide, surmounted by a decorative railing approximately 12" high. The outside of the raised planter should measure at least 6' 6", and the inside of the planter should measure at least 5' 6".

c. High impact development (e.g., retail or institutional/school): continuous sidewalk from face of curb to property line with trees planted pits and tree grates. The tree grates should measure 5' to 6' on a side and be set back at least 18" from face of curb.

With regard to your request for clarifications and minor changes, the Department of Planning and Development has determined that the above clarifications and revisions to the Planned Development and the Lakeshore East Master Plan and Design Standards would constitute minor changes pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development, as amended. I hereby approve the foregoing minor changes, but no other changes to Residential Business Planned Development No. 70, as amended - Subarea E.

Very truly yours,

Lori T. Healey
Commissioner

Originated by: Fred Deters

c: Mike Marmo, Tom Smith, Terri Haymaker, Benet Haller, Planned Development files

## THE PARK DRIVE

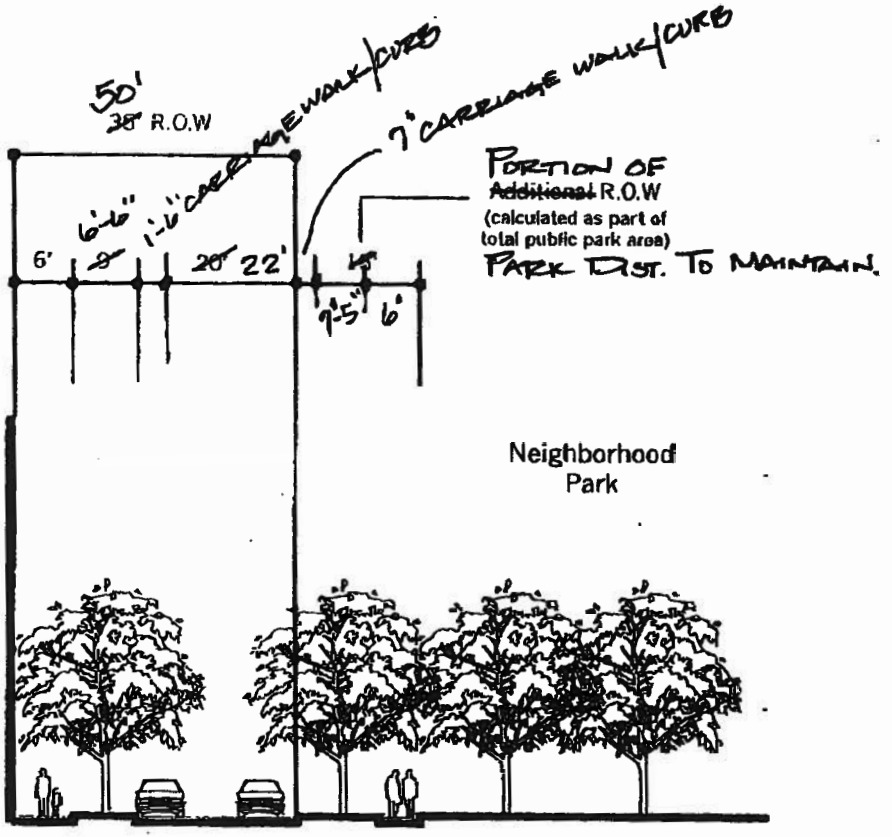
The Park Drive shall be a pedestrian-friendly neighborhood drive encircling the Neighborhood Park. It will feature a consistent and attractive streetscape to include canopy trees and other plant material in a parkway setting. It is recommended that traffic circulate in ~~a~~ clockwise direction ~~in order to provide~~ curbside drop off adjacent to the school. Street lighting and pedestrian walks (per City ordinance) shall provide a pedestrian-friendly experience along the drive.

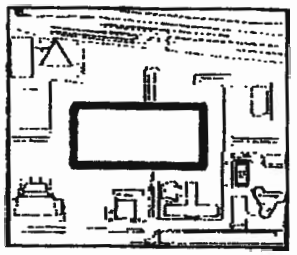
WHICH ALLOWS

From the intersection at Field Drive South, the Park Drive shall slope at a maximum rate of 1:20 in order to ensure handicap accessibility along the sidewalks.

The 15' wide zone at the perimeter of the park includes sidewalk & parkway which will be maintained by the City of Chicago.

NOTE: THE CHICAGO PARK DISTRICT HAS AGREED TO MAINTAIN THE LANDSCAPED PARKWAY AND SIDEWALK LOCATED ON THE PARK SIDE.



| TYPE | PARK DRIVE (ARRENTON PLACE, NEWCASTLE DR. EAST SOUTH WATER, N. MICHIGAN PARK DR.) |
|---|---|
| R.O.W. WIDTH | ~~38'~~ 50' |
| FACE OF CURB TO FACE OF CURB | ~~20'~~ 22' |
| TRAFFIC LANES | One - Way |
| TRAFFIC LANES WIDTH | 12' |
| PARKING LANES | ~~One Side~~ NO PARKING |
| PARKING LANE WIDTH | ~~8'~~ N/A |
| DESIGN SPEED | 20 MPH |
| SIDEWALK WIDTH | 6' |
| CURB RADIUS | ~~30'~~ OK (15') |
| STREET TREE SPACING (MIN) | 25' O.C. |

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3128427715 P.02

binder 2

**City of Chicago**
**Richard M. Daley, Mayor**

**Department of Planning and Development**

Lori T. Healey
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

http://www.cityofchicago.org

December 22, 2005

Kathy Schaak, Project Manager
Loewenberg Architects, Inc.
303 East Wacker Drive
Chicago, Illinois 60610

Re: Request for Minor Change to Residential Business Planned Development No. 70, as amended ("Lakeshore East") - Subarea E, Subparcel E2 ("Benton Place Parkhomes")

Dear Ms. Schaak:

Your request for a minor change to Residential Business Planned Development No. 70, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Specifically, you requested minor changes in the "Lakeshore East Master Plan and Design Standards" (MPDS), dated March 15, 2001, as it pertains to Sub-area E, Subparcel E2 only ("Benton Place Parkhomes").

1. Automobile Entrance. Revision to page 4.7 of the MPDS to allow automobile entrance to the Parkhomes from Lower Harbor Drive;

2. Setbacks and Building Lines. Revisions to page 6.4 of the MPDS to:

   a. Change the minimum podium setback from the sidewalk from 3' along N. Field Drive South and from 5' along E. Benton Place and N. Westshore Drive to 0' along all three streets;
   b. Change the minimum building setback from the sidewalk along E. Benton Place from 15' to 7'-9 ½" (except for bay windows, which must observe a minimum setback of 2'-6 ½");
   c. Change the minimum building setback from the sidewalk along N. Westshore Drive from 15' to 14'-7 1/8" (except for bay windows, which must observe a minimum setback of 10'-8 1/4").

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3. Building Height. Revision to pages 6.4, 6.10, and 6.31 of the MPDS to allow a building height of 78'-7" instead of 70' for Building #2 of the Parkhomes (fronting on N. Westshore Drive). Building height would be measured from curb level at the mid-point of the west elevation of Building #2 (approximately +18.00' CCD). Also, building height would be measured to the top of the parapet.

4. Roof-top Enclosures. Revision to page 6.4 of the MPDS to allow roof-top enclosures extending above the maximum permitted building height to cover 77% of the roof area, instead of 10%. Such roof-top enclosures must be set back at least 10' from the outside of the western parapet wall and at least 8' from the northern parapet wall. Roof overhangs of the roof-top enclosures may extend up to 2' into the above setbacks. Absolute building height would be 90'-4 ½" (+108' 4 ½" CCD).

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development and the Lakeshore East Master Plan and Design Standards would constitute minor changes pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development, as amended. I hereby approve the foregoing minor changes, but no other changes, to Residential Business Planned Development No. 70, as amended - Subarea E, Subparcel E2.

Very truly yours,

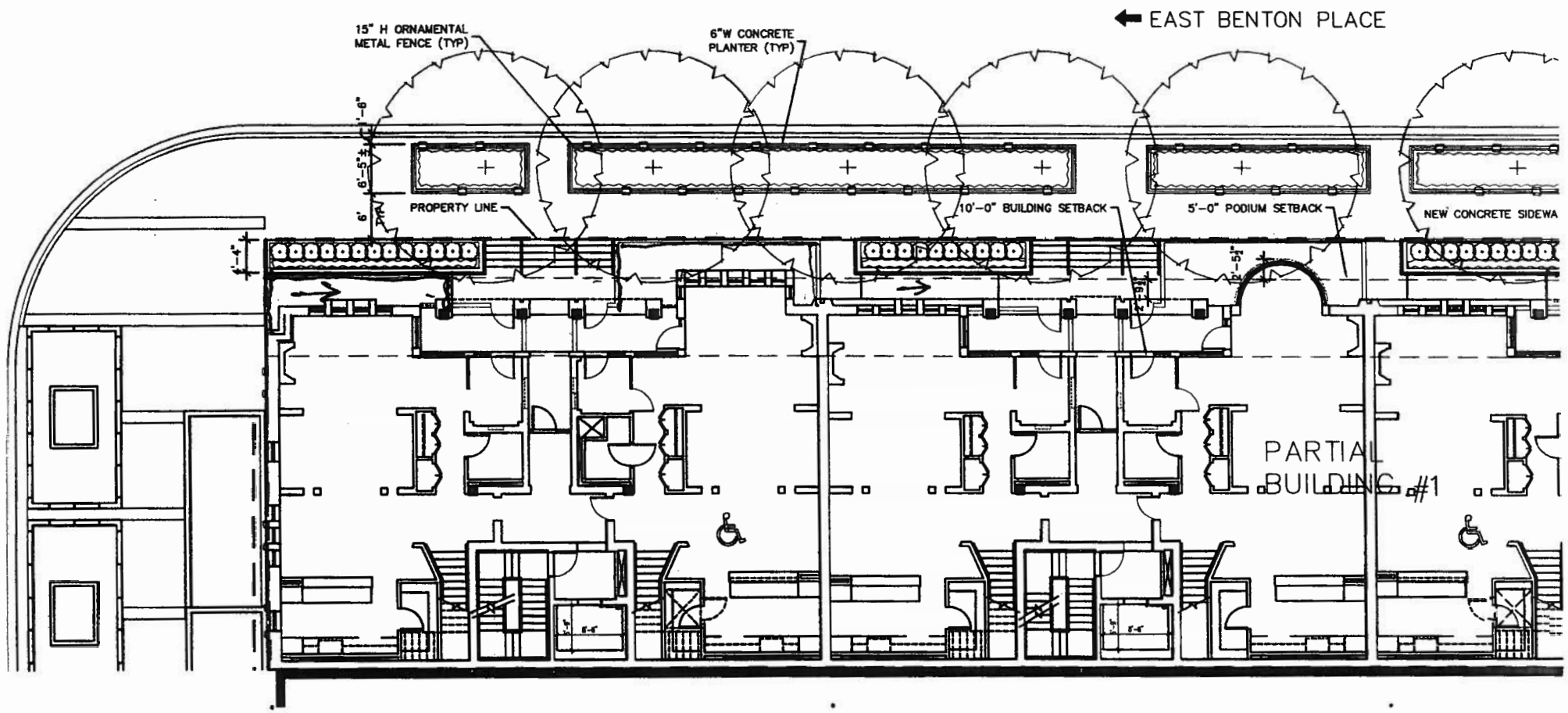
Lori T. Healey
Commissioner

Originated by: Fred Deters

c: Mike Marmo, Tom Smith, Terri Haymaker, Benet Haller, Planned Development files

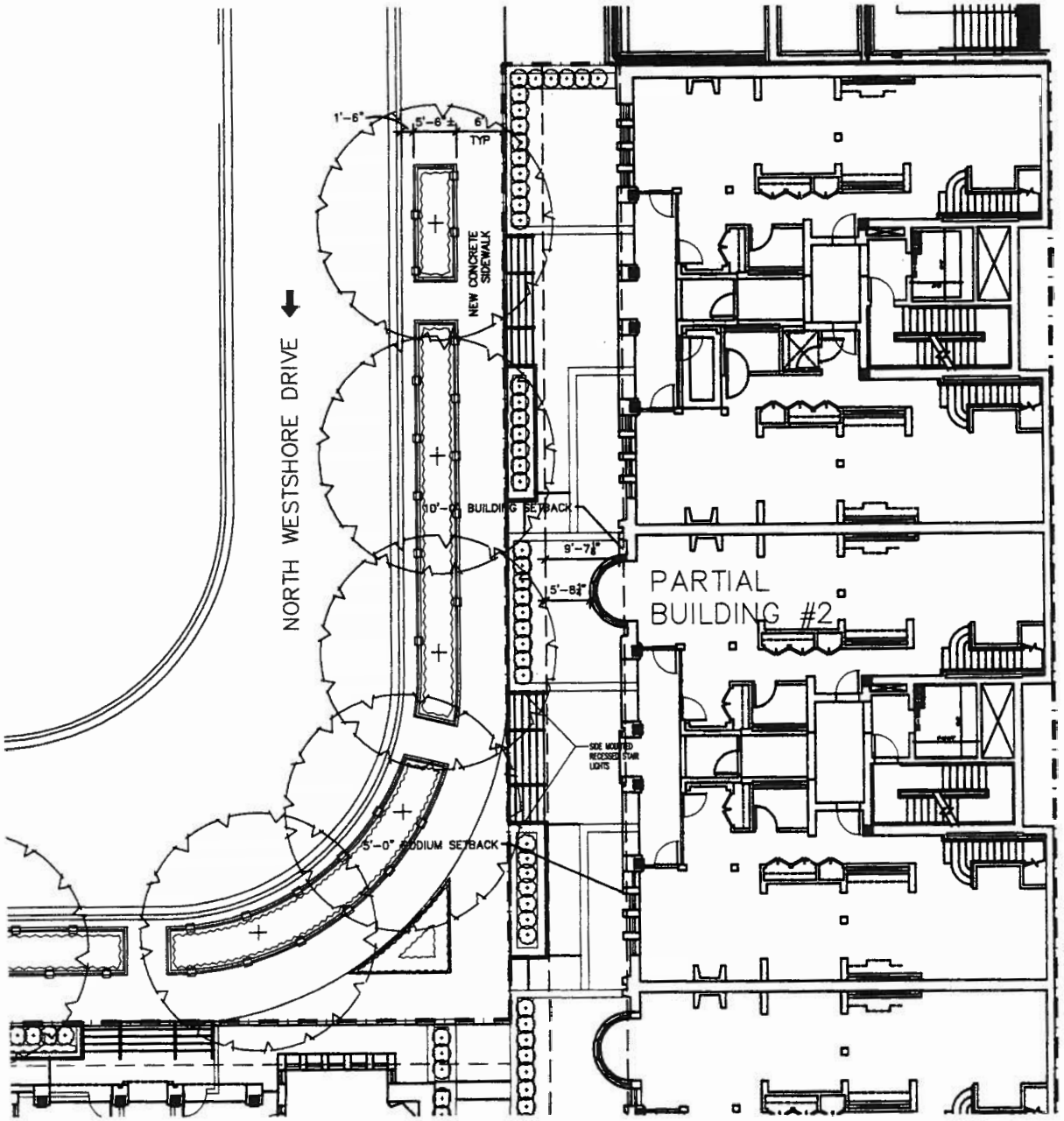
# 1 PARTIAL BLDG 1 PLAN – PODIUM SETBACK AND BUILDING SETBACK DIAGRAM

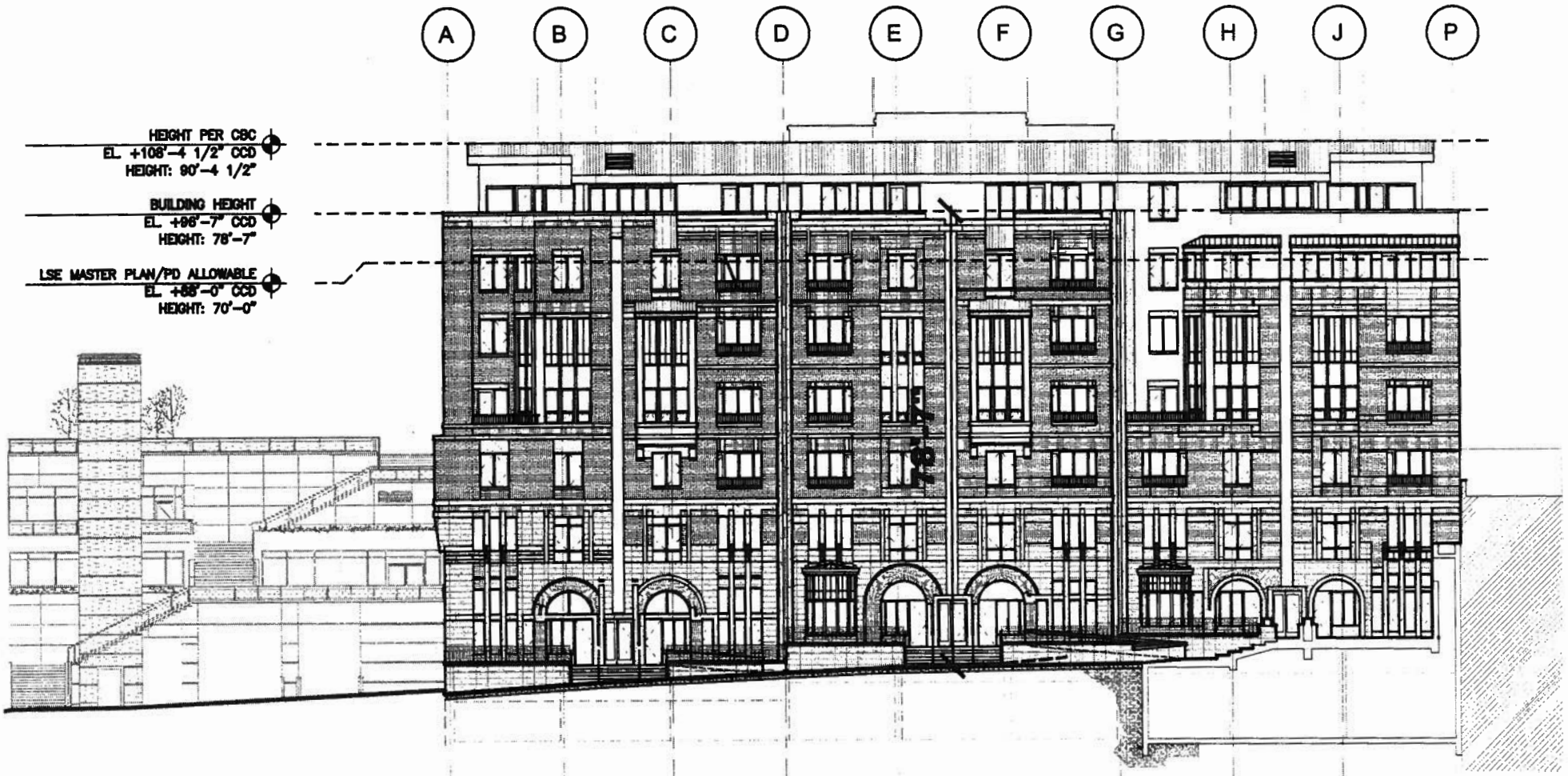
SCALE: N.T.S.



## 2 PARTIAL BLDG 2 PLAN – PODIUM SETBACK AND BUILDING SETBACK DIAGRAM

SCALE: N.T.S.






1 BUILDING ELEVATIONS REQUIRED PER LSE MASTER PLAN/PD

SCALE: N.T.S

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
http://www.cityofchicago.org

October 14, 2005

Mr. John J. George
Attorney at Law
Two First National Plaza, Suite 400
20 South Clark Street
Chicago, IL 60603 - 1903

Re: **Revised Site Plan Approval for Residential-Business Planned Development No. 70, as amended (Lakeshore East):** Subarea E, Parcel C1, Building H (The Chandler)
**Proposal:** The construction of a new, thirty-six (36) story, three hundred and four (304) unit condominium building, a parking structure, and an extension of the upper Harbor Drive roadway structure.
**Location:** Subarea E, Parcel C1, Building H - 451 East Wacker Drive

Dear Mr. George:

We have reviewed the revised Site Plan, Landscape Plan, and Building Elevations dated August 16, 2005 prepared by Loewenberg and Associates, Ltd. submitted by you on behalf of the Applicant for the construction of a thirty-six (36) story residential high-rise condominium building containing three hundred and four (304) dwelling units and three hundred and forty-two (342) parking spaces. These plans are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 70, as amended.

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 the Plan of Development. Accordingly, this revised Site Plan submittal for Residential-Business Planned Development No. 70, Building H (Subarea E, Parcel C1) is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on June 19, 2002.

Sincerely,

Denise Casalino (KN)

Denise Casalino, P.E.
Commissioner

DMC:PS:mm
cc: Terri Haymaker, Madeleine Doering, PD files,

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**City of Chicago**
**Richard M. Daley, Mayor**

**Department of Planning and Development**

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
http://www.cityofchicago.org

July 27, 2005

Mr. Jim Loewenberg
Loewenberg and Associates, Ltd.
1 West Superior Street - Suite 200
Chicago, IL 60610

Re: **Site Plan Approval for Residential-Business Planned Development No. 70, as amended (Lakeshore East):** Subarea E, Parcel C1, Building H (The Chandler)
**Proposal:** The construction of a new, thirty-six (36) story, two hundred eighty-six (286) unit condominium building, a parking structure, and an extension of the upper Harbor Drive roadway structure.
**Location:** Subarea E, Parcel C1, Building H - 451 East Wacker Drive

Dear Mr. Loewenberg:

We have reviewed the Site Plan, Landscape Plan, and Building Elevations dated May 19, 2005 prepared by Loewenberg and Associates, Ltd. submitted by you for the construction of a thirty-six (36) story residential high-rise condominium building containing two hundred eighty-six (286) dwelling units and three hundred thirty-seven (337) parking spaces. These plans are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 70, as amended.

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 the Plan of Development. Accordingly, this Site Plan submittal for Residential-Business Planned Development No. 70, Building H (Subarea E, Parcel C1) is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on June 19, 2002.

Sincerely,

Denise Casalino, P.E.
Commissioner

DMC:SRP:mrd
cc: Terri Haymaker, Mike Marmo, PD files, Jack George

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City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
http://www.cityofchicago.org

July 13, 2005

Mr. Jim Loewenberg
Loewenberg Architects
1 West Superior Street, Suite 200
Chicago, Illinois 60610

Re: **Administrative Relief request for Residential-Business Planned Development No. 70, as amended (Lakshore East) - SubArea E, SubParcel C1 (The Chandler), 451 East Wacker Drive**

Dear Mr. Loewenberg:

Please be advised that your request for a minor change to Residential Business Planned Development No. 70 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Specifically, you requested the following amendments to the Lakeshore East Master Plan and Design Standards (MPDS), dated March 15, 2001:

1. Approximately 52' of additional retail frontage at the ground level along the south facade on East Waterside Drive. In addition, approximately 67' of residential frontage at the north facade in lieu of retail frontage. (Note: 96' of retail frontage would remain along Wacker Drive as well as 70' of retail frontage along the west facade which fronts The Regatta.). (Site Exhibit)

2. An increase in building height from 350' to 357'-9".

3. A change in vehicular access involving a relocation of the entrance for cars and loading from the west edge of SubParcel C1 to the north edge of Subparcel C1. (Exhibit B)

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute minor changes pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 70, as amended, I hereby approve the foregoing minor changes, but no other changes to Residential-Business Planned Development No. 70, as amended - SubArea E, SubParcel C1.

Sincerely,

Denise M. Casalino, P.E.
Commissioner

cc: Jack George, Mike Marmo, DPD files

DCM:SRP:md

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City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
http://www.cityofchicago.org

May 5, 2005

Mr. John J. George
Two First National Plaza, Suite 400
20 South Clark Street
Chicago, IL 60603-1903

**Re:** Revised Site Plan Approval for Residential-Business Planned Development No. 70, as Amended, Subarea E; (Lakeshore East) 400 E. South Water Street (The Shoreham - Building G)
**Proposal:** The construction of a new forty-seven (47) story residential highrise apartment building containing a total of five hundred and forty-eight (548) dwelling units and three hundred and seventy-two (372) parking spaces.
**Location:** The property is located at 400 E. South Water Street

Dear Mr. George:

We have reviewed the revised Site Plan, Landscape Plan, and Building Elevation Plans dated April 13, 2005 and prepared by Loewenberg Associates Inc., submitted by you for the construction of a new forty-seven (47) story residential highrise apartment building containing five hundred and forty-eight (548) dwelling units and three hundred and seventy-two (372) off-street parking spaces. These plans prepared by Loewenberg & Associates Inc., are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 70, as amended.

Upon review of the material submitted by the Applicant, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Residential-Business Planned Development No. 70, as amended, for the construction of a forty-seven (47) story residential high-rise apartment building containing five hundred and forty-eight (548) dwelling units and three hundred and seventy-two (372) off-street parking spaces, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on June 19, 2002.

Very truly yours,

Denise M. Casalino, P.E.
Commissioner

cc. Bob Kunze, Steve Patterson, Benet Haller, Carmen Vidal-Hallett, Mike Marmo

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http://www.cityofchicago.org

January 10, 2005

Mr. Kerry Dickson
LR Development
350 West Hubbard, Suite 301
Chicago, Illinois 60610

RE: Site Plan Approval for Residential-Business Planned Development No. 70, as amended (Lakeshore East) Sub-Area E, Sub-Parcel F1 and Lakefront No. 374 (340 East Randolph Street)

Dear Mr. Dickson:

We have reviewed the Site Plan, Landscape Plan and Building Elevation Plans submitted by you for the construction of a 62-story residential high-rise building containing three hundred and forty (344) dwelling units and three hundred and ninety-four (394) parking spaces. The plans, prepared by SCB and Associates, Inc and dated July 9, 2004, were submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 70, as amended.

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, the Plan of Development.

Your project will need to connect to the existing pedway that links the Blue Cross/Blue Shield Building to Daley Bicentennial Plaza. We would prefer that that this elevator be developed so that future residents of 340 East Randolph are able to reach it without having to go outdoors. If the condominium board of the Buckingham were to request that they have a connection to the pedway, you will be required to extend the pedway under upper Randolph east to the eastern property line (extended) of your development parcel.

Accordingly, the Site Plan Submittal for Residential-Business Planned Development No. 70, 340 East Randolph (Sub-Area E, Sub-Parcel F1) is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on June 19, 2002.

Very truly yours,

Denise M. Casalino, P.E.
Commissioner

DCM:SRP:srp

Cc: Terri Haymaker, DPD
Mike Marmo, DPD
Benet Haller, DPD
PD Files

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(312) 744-4190
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http://www.cityofchicago.org

December 29, 2004

Mr. Kerry Dickson
LR Development
350 West Hubbard, Suite 301
Chicago, Illinois 60610

RE: Site Plan Approval for Residential-Business Planned Development No. 70, as amended (Lakeshore East) Sub-Area E, Sub-Parcel F1 and Lakefront No. 374 (340 East Randolph Street)

Dear Mr. Dickson:

We have reviewed the Site Plan, Landscape Plan and Building Elevation Plans submitted by you for the construction of a 62-story residential high-rise building containing three hundred and forty (340) dwelling units and three hundred and ninety-four (394) parking spaces. The plans, prepared by SCB and Associates, Inc and dated July 9, 2004, were submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 70, as amended.

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, the Plan of Development.

Your project will need to connect to the existing pedway that links the Blue Cross/Blue Shield Building to Daley Bicentennial Plaza. We would prefer that that this elevator be developed so that future residents of 340 East Randolph are able to reach it without having to go outdoors. If the condominium board of the Buckingham were to request that they have a connection to the pedway, you will be required to extend the pedway under upper Randolph east to the eastern property line (extended) of your development parcel.

Accordingly, the Site Plan Submittal for Residential-Business Planned Development No. 70, 340 East Randolph (Sub-Area E, Sub-Parcel F1) is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on June 19, 2002.

Very truly yours,

Denise M. Casalino, P.E.
Commissioner

DCM:SRP:srp

Cc: Terri Haymaker, DPD
Mike Marmo, DPD
Benet Haller, DPD
PD Files

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December 29, 2004

Mr. John J. George
Attorney at Law
Two First National Plaza, Suite 400
20 South Clark Street
Chicago, Illinois 60603

Re: Request for a minor change to Residential-Business Planned Development No. 70, as Amended, Subarea D - Boulevard Towers East

Dear Mr. George:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 70, as Amended, Subarea D, on behalf of Jerry Kenny and BTE Development, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

In your letter dated December 8, 2004, you requested that a portion of the 900,671 square feet of office space currently available and specifically allocated for this parcel within Subarea D, be converted under the provisions of Statement 12(B)(3), to a maximum of three hundred (300) dwelling units and three hundred (300) hotel rooms and accessory uses, for the proposed construction of a mixed-use residential/hotel development project. Since the Plan of Development allows both residential and hotel uses within Subarea D, this request constitutes the substitution of one permitted use to other permitted uses as allowed per Statement 12(B)(3) of the Planned Development.

Specifically, Statement 12(B)(3) provides that the number of dwelling units may be increased by up to 3,138 units, and that hotel rooms may be increased by up to 1,000 rooms, per the following conversion method. For the purpose of this conversion, one thousand (1,000) square feet of office space shall be equal to one (1) dwelling unit, and one thousand square feet of office space shall be equal to two (2) hotel rooms/keys. You propose to convert only that portion of the 900,671 square feet of available office space allocated for Subarea D that is necessary for the future construction of a maximum three hundred (300) dwelling units and a maximum three hundred (300) hotel rooms including related accessory space. This figure translates to the conversion of 450,000 square feet of office space. Thus, the balance of 450,671 square feet of area will remain available for office space use within Subarea D. As a result of this proposed conversion, maximums of 1,690 residential units and 1,637 hotel rooms/keys will now be allowed within Subarea D.

With regard to your request, the Department of Planning and Development has determined that this proposed conversion from office use to residential/hotel use for the subject property will be consistent with the character of the immediate area of the development, constitutes an appropriate use at this location, and will have no adverse impact on the surrounding area.

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Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 70, as Amended, I hereby approve the foregoing minor change, but no other changes to Residential-Business Planned Development No. 70, as Amended.

Very truly yours,

Denise M. Casalino

Denise M. Casalino, P.E.
Commissioner

DMC:SRP:mm

cc: Mike Marmo, PD Files

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
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http://www.cityofchicago.org

November 2, 2004

Mr. John J. George
Two First National Plaza, Suite 400
20 South Clark Street
Chicago, IL 60603-1903

**Re:** Site Plan Approval for Residential-Business Planned Development No. 70, as amended; (Lakeshore East) 420 E. Waterside Drive (The Regatta - Building E; Parcel B1)
**Proposal:** The construction of a new forty-five (45) story residential condominium building/parking garage structure with 1st floor Plaza Level retail uses, and containing a total of three hundred and twenty-five (325) dwelling units.
**Location:** The property is located at 420 E. Waterside Drive

Dear Mr. George:

We have reviewed the Site Plan, Landscape Plan, and Building Elevation Plans submitted by you for the construction of a new forty-five (45) story residential condominium high-rise building containing three hundred and twenty-five (325) dwelling units, ground level retail and accessory space on the 1st floor (Plaza Level), and three hundred and thirty-six (336) off-street parking spaces. These plans prepared by Loewenberg & Associates Inc., are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 70, as amended.

Upon review of the material submitted by the Applicant, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Residential-Business Planned Development No. 70, as amended, for the construction of a forty-five (45) story residential condominium high-rise building containing three hundred and twenty-five (325) dwelling units and three hundred and thirty-six (336) off-street parking spaces, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on June 19, 2002.

Very truly yours,

Denise M. Casalino, P.E.
Commissioner

cc. Bob Kunze, Steve Patterson, Benet Haller, Carmen Vidal-Hallett, Mike Marmo

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Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
http://www.cityofchicago.org

August 1, 2004

Mr. James Lowenberg
Loewenberg and Associates, Inc.
1 West Superior Street - Suite 200
Chicago, IL 60610

**Re:** Request for administrative amendment to Residential Business Planned Development No. 70, as amended ("Lakeshore East") - Subarea E, Subparcel B1 ("The Regatta"/ Building E)

Dear Mr. Lowenberg:

Please be advised that your request for administrative amendments to Residential Business Planned Development No. 70, as amended have been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

The Department recognizes the request for the following amendments to the "Lakeshore East Master Plan and Design Standards" (MPDS), dated March 15, 2001:

1. In reference to MPDS pg. 3.8, the retail frontage indicated in this document is diagrammatic in nature and does not indicate overall or actual required frontage, the plan does indicate retail frontage all along Wacker Drive and Harbor Drive. You are currently requesting that a portion of the Wacker Drive frontage be used for residential occupancy thereby allowing tenants direct access to the Wacker Drive promenade. This change is indicated on a site plan prepared by Lowenberg and Associates, Inc. and dated April 15, 2004 and revised MPDS sheet 3.8.

2. Lakeshore East Floor Area Ratio modifications (refer to the included revised Lakeshore East Data Calculation Sheet, and the MPDS pgs. 6.24, 6.31, & 6.35):

PARCEL B (MPDS p.6.24): The combined F.A.R. of the "Regatta" building and the "Shoreham" building is currently 1,064,653 square feet which is 144,563 square feet over the maximum developable F.A.R. of 920,000 square feet for Parcel B. This does not include any provisions for the future townhomes on the remaining Parcel B site. You are requesting to increase the maximum developable F A R for Parcel B to 1,200,000 square feet in order to accommodate the current discrepancy and the future townhome phase.

PARCEL E (MPDS p.6.31): The combined F.A.R of the "Lancaster" building and the townhomes at Parcel E is currently 435,314 square feet which is 105,314 square feet over the maximum developable F.A.R. of 330,000 square feet for Parcel E. You are requesting to increase the maximum developable F A R. for Parcel E to 440,000 square feet in order to accommodate for this discrepancy.

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PARCEL G (MPDS p.6.35): In order to accommodate the additional F.A.R. required for Parcel's B & E, you are requesting to decrease the maximum developable F. A. R. at Parcel G to 2,190,000 square feet from it's current 2,580,000 square feet. This change would allow the overall maximum developable F.A R limit of 9,720,000 square feet for Subarea E of this Planned Development to be unchanged.

3. The north site plan line at the intersection of the new Upper Wacker promenade and the upper Harbor Drive plaza would be extended to serve as a site look-out to the Chicago skyline north and a promenade /development focal point (refer to the attached Site Exhibit). The look-out would extend over intermediate Wacker Drive 12-feet maximum for a length of 75 feet maximum (refer to the attached Site Section).

4. As the attached Plan Exhibit 1 indicates, the "Regatta" building would extend over the south and west upper level Parcel B/B1 site lines (Page 6.24 of the MPDS indicates the original intent). It is recognized, that in contrast, the building would have greater setbacks at the north and east elevations that are adjacent to the Wacker promenade and Harbor plaza.

5. The height of the midrise portion of the "Regatta" building is proposed at 121-feet and 9-inches in contrast to the allowed 120-foot maximum height. This is referenced to pgs. 6.10 and 6.25 of the MPDS for the allowed and the attached Site Elevation Exhibit (North) for the actual.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute minor changes pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and this Planned Development , I hereby approve the foregoing minor changes, but no other changes to Residential Business Planned Development No. 70, as amended - Subarea E, Subparcel B1.

Very Truly Yours,

Denise M. Casalino, P.E.
Commissioner

Originated By: Tim Bleuher

cc: Terry Haymaker
C. Benet Haller
Mike Marmo
Pat Haymes

# LAKESHORE EAST DATA CALCULATION SHEET

7/2/2004

## SUB AREA E-RBPD 70

### ZONING DATA

| SUB-PARCEL | RPDB 70 PARCEL | SUBDIV. PARCEL | BUILDING NAME | ACTUAL USE | SQ. FT./ #0F ROOMS/ UNITS | %AGE OF STUDIOS | PD MAX SUB PARCEL AREA | ACTUAL BLD'G F.A.R. |
|---|---|---|---|---|---|---|---|---|
| A | A1 | 4 | A (HOTEL/CONDO) | | | | 1,370,000 | |
| | A2 | 3A-3D | F (RENTAL) | | | | | |
| | A3 | 14 | CLUBHOUSE | | | | | |
| | A4 | 22 | PARK HOMES | | | | | |
| *B | B1 | 6 | REGATTA | RESIDENTIAL | 325 UNITS | 9.00% | 1,200,000 | 516,722 |
| | | | | RETAIL | 8,597 SF | | | |
| | B2 | 13 | SHOREHAM | RESIDENTIAL | 549 UNITS | 38.00% | | 547,931 |
| | | | | RETAIL | 11,124 SF | | | |
| | | 12 | PARK HOMES | | | | | |
| | | | | | | | | 1,064,653 |
| C | C1 | 7 | H (CONDO) | | | | 2,230,000 | |
| | C2 | 8 | I (CONDO) | | | | | |
| | C3 | 9 | J (CONDO) | | | | | |
| | C4a | 10 | K (RENTAL) | | | | | |
| | C4b | 21 | L (RENTAL) | | | | | |
| D | D1 | 5 | B (CONDO) | | | | 1,300,000 | |
| | D1/D2 | 5 | C (RENTAL/CONDO) | | | | | |
| | D2 | 5 | D (CONDO) | | | | | |
| | D1/D2 | 5 | PARK HOMES | | | | | |
| E | E1 | 11 | LANCASTER | RESIDENTIAL | 209 UNITS | 0.00% | 440,000 | 317,898 |
| | E2 | 18 | PARKHOMES | RESIDENTIAL | 26 UNITS | 0.00% | | 117,416 |
| | | | | | | | | 435,314 |
| F | F1 | 17 | N (CONDO) | RESIDENTIAL | 357 UNITS | | 990,000 | 789,315 |
| | | | | RETAIL | 3,780 SF | | | |
| | F1 | 17 | N (RENTAL) | | | | | |
| | F2 | 16 | PARKHOMES | | | | | |
| G | G1 | 2 | P (RENTAL) | | | | 2,190,000 | |
| | G2 | 1 | O (RENTAL) | | | | | |
| | G3 | 15 | PARKHOMES | | | | | |
| TOTAL TO DATE | | | | | 15.48% MAX 15% | | 9,720,000 | 2,289,282 |

### BULK REGULATIONS TO DATE

| SUB-PARCEL | RESIDENTIAL UNITS | | OFFICE SQUARE FOOTAGE | | HOTEL ROOMS | | RETAIL SALES | |
|---|---|---|---|---|---|---|---|---|
| | ACTUAL | ALLOWED | ACTUAL | ALLOWED | ACTUAL | ALLOWED | ACTUAL | ALLOWED |
| B1 - THE REGATTA | 325 | | 0 | | 0 | | 8,597 SF | |
| B2-SHOREHAM | 549 | | 0 | | 0 | | 11,124 SF | |
| E1-LANCASTER | 209 | | 0 | | 0 | | 0 SF | |
| E2 - PARK HOMES | 26 | | | | | | 0 SF | |
| F1 - 340 EAST | 357 | | 0 | | 0 | | 3,780 SF | |
| | 1,466 | 4,946 | 0 | 2,122,825 | 0 | 2,122 | 23,501 SF | 273,006 |

### PARKING

| SUB-PARCEL | LOADING DOCKS | | OFFICE | | HOTEL ROOMS | | RESIDENTIAL | |
|---|---|---|---|---|---|---|---|---|
| | REQUIRED | PROVIDED | ACTUAL | ALLOWED | ACTUAL | ALLOWED | ACTUAL | ALLOWED |
| B1 - THE REGATTA | 2 | 2 | 0 | | 0 | | 315 Spaces | |
| B2-SHOREHAM | 3 | 3 | 0 | | 0 | | 373 Spaces | |
| E1-LANCASTER | 2 | 2 | 0 | | 0 | | 236 Spaces | |
| E2 - PARK HOMES | 1 | 1 | - | | - | | 48 Spaces | |
| F1 - 340 EAST | 2 | 2 | 0 | | 0 | | 470 Spaces | |
| | 10 | 10 | | | 0 | 3/ROOM | 1,442 | |

FAR Definition per PD document dated 3/15/01 page 6.2 - All inhabitable areas at or above building entry are to be included.

* estimated

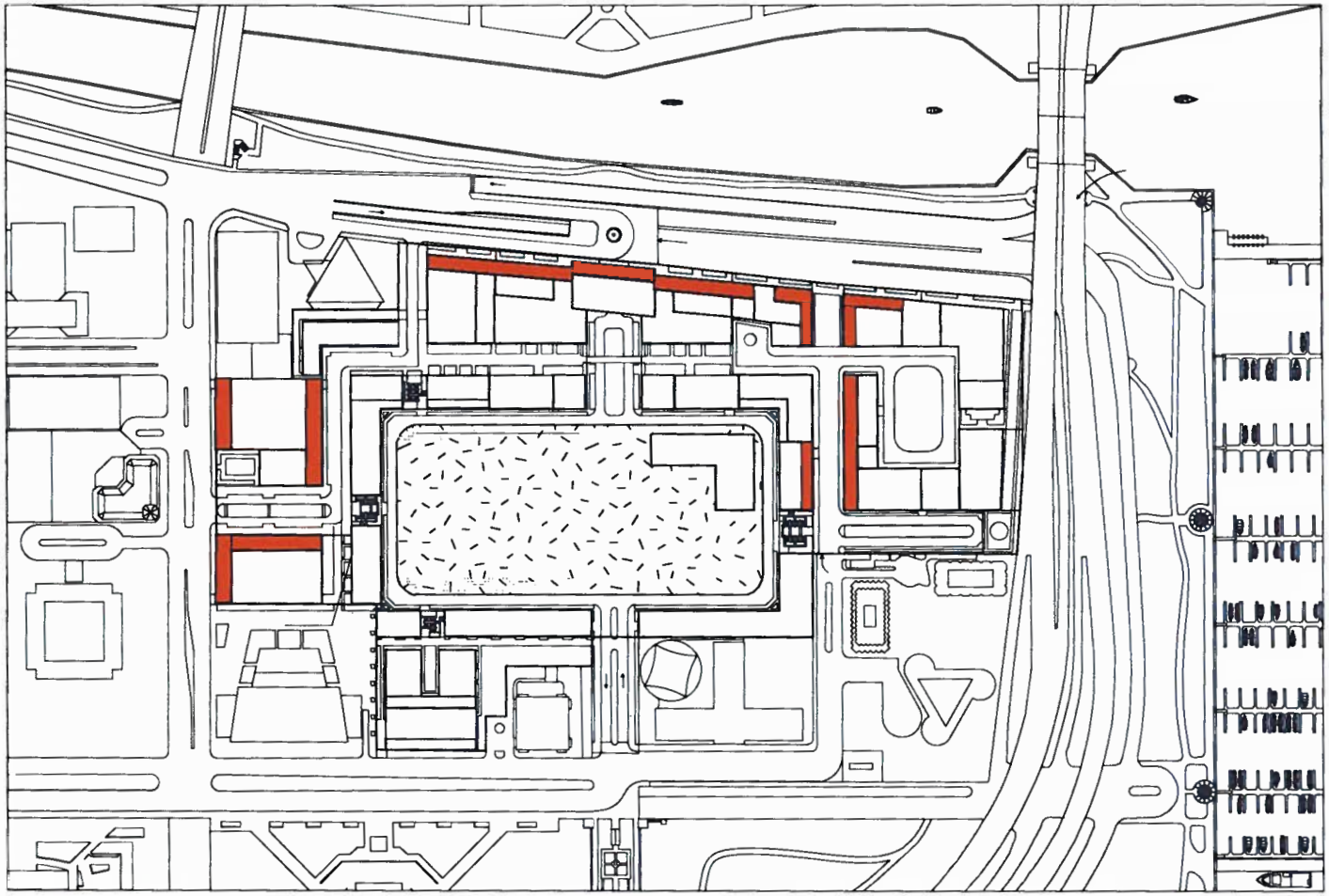
~~March 15, 2001~~

July 02, 2004 (REV)

# Proposed Retail Plan: Upper Level

**Proposed Retail Frontage - Upper Level**

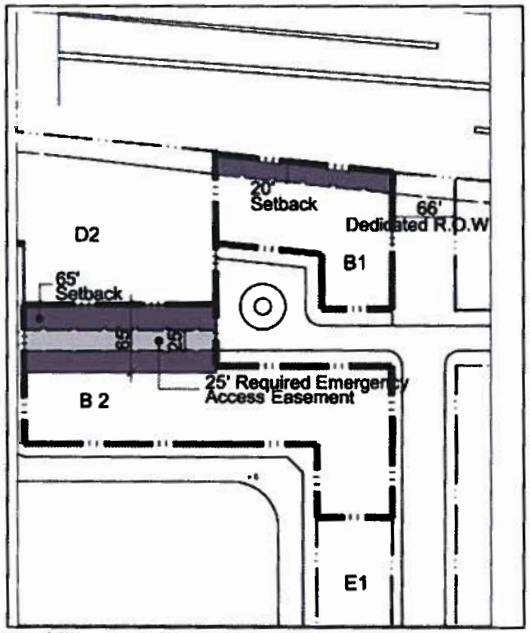
- Non-residential or mixed-use buildings should maximize retail uses at the ground floor addressing the street or pedestrian access.
- For residential buildings, neighborhood-serving retail at the ground floor is strongly encouraged
- For buildings along Upper Wacker Drive and Harbor Drive, neighborhood serving retail at the ground floor is strongly encouraged



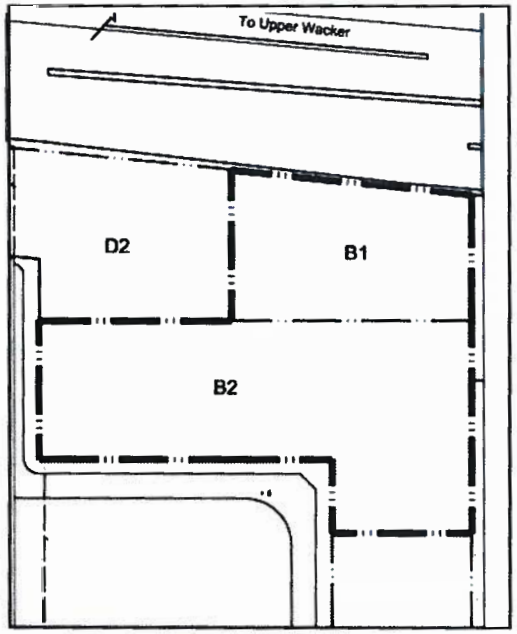


© Skidmore, Owings & Merrill LLP 2001

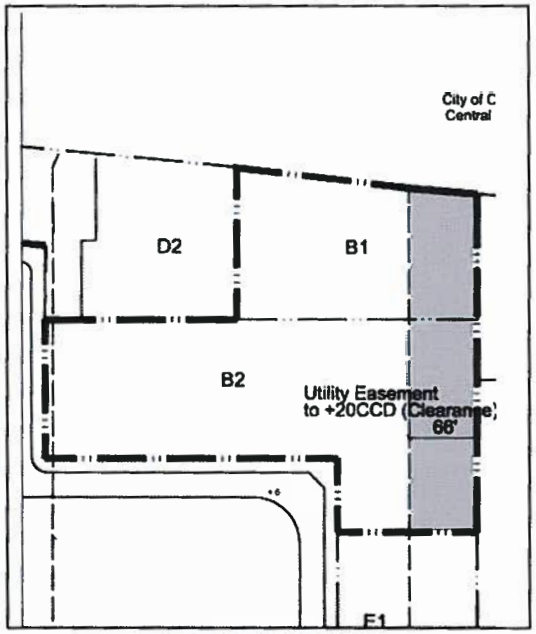
UPPER LEVEL - PARCEL B

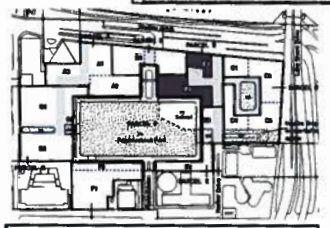



INTERMEDIATE LEVEL-PARCEL B



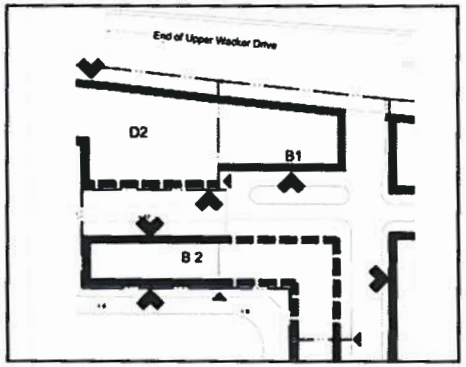

LOWER LEVEL-PARCEL B



FRONTAGE AND ACCESS
AT PERCEIVED GRADE LEVEL

- Building Frontage - Townhouse
- Building Frontage - Midrise & Highrise
- Preferred Lobby Entry - Midrise & Highrise
- Preferred Parking Access




PARCEL B - GRADE LEVEL BUILDING FRONTAGE
AND PREFERRED ACCESS PLAN

| Net Site Area: (Approx:) | Upper | Intermediate | Lower |
|---|---|---|---|
| B1 | 17,493 | 33,177 | 22,246 |
| B2 | 30,095 | 65,713 | 52,706 |

PARCEL B
Maximum Developable F.A.R. Area :

~~920,000 sq.ft.~~

1,200,000 sq. ft.

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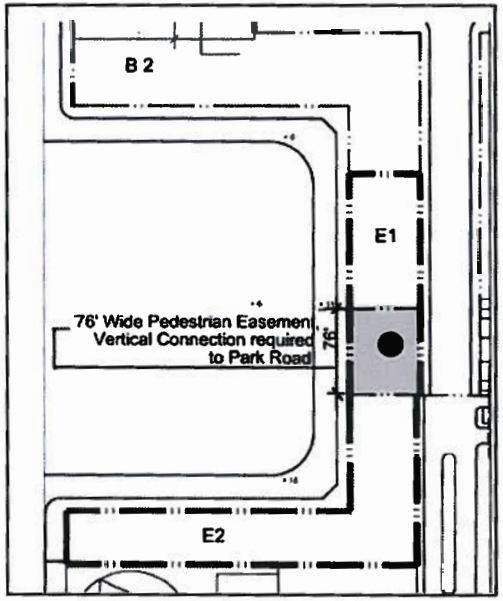
~~March 15, 2001~~

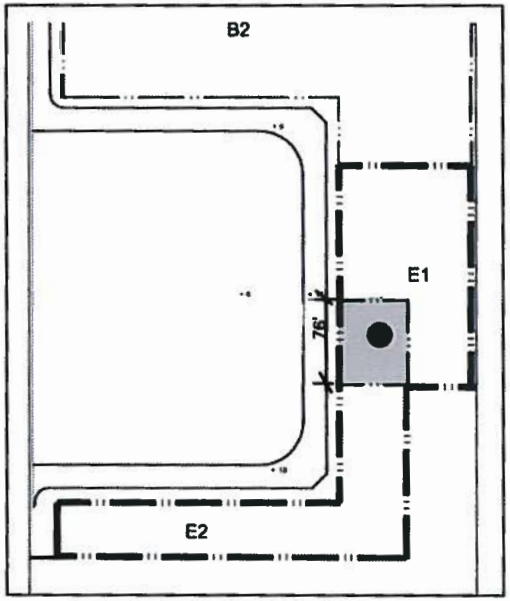
July 02, 2004 (REV)



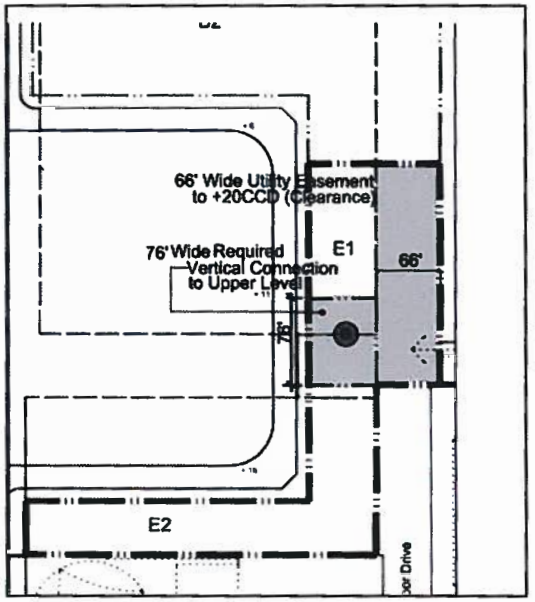
UPPER LEVEL - PARCEL E

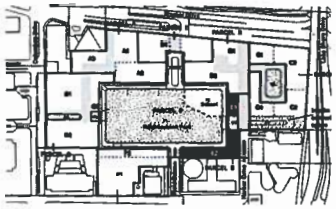



INTERMEDIATE LEVEL-PARCEL E



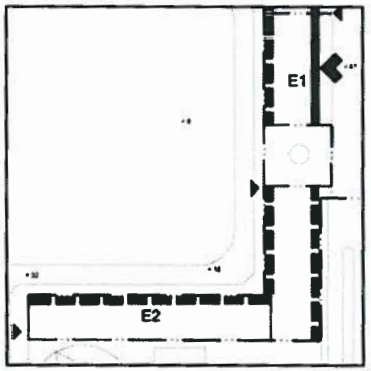

LOWER LEVEL -PARCEL E



FRONTAGE AND ACCESS
AT PERCEIVED GRADE LEVEL

- Building Frontage - Townhouse
- Building Frontage - Midrise & Highrise
- Preferred Lobby Entry - Midrise & Highrise
- Preferred Parking Access




PARCEL E - GRADE LEVEL BUILDING FRONTAGE
AND PREFERRED ACCESS PLAN

| Net Site Area: (Approx (Sq. Ft.:) | Upper | Intermediate | Lower |
|---|---|---|---|
| E1 | 9,893 | 24,768 | 9,785 |
| E2 | 28,511 | 28,609 | 27,676 |

PARCEL E
Maximum Developable Far Area:

~~330,000 sq.ft.~~

440,000 sq. ft.

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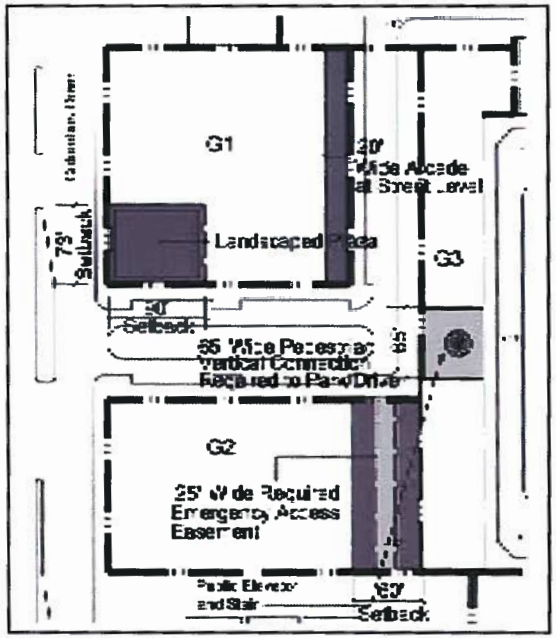
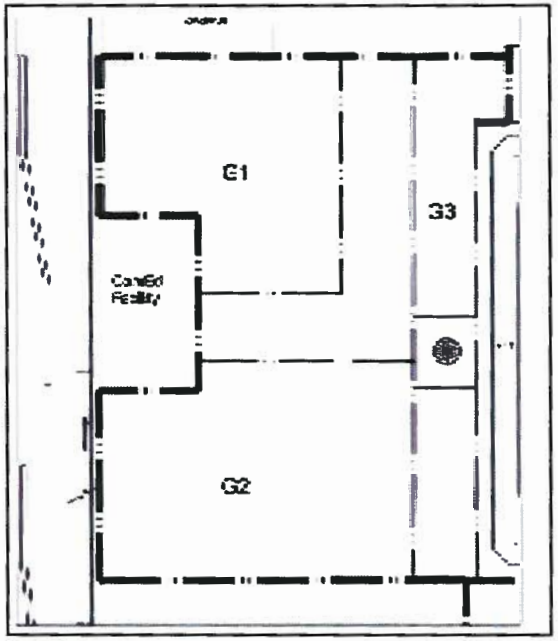
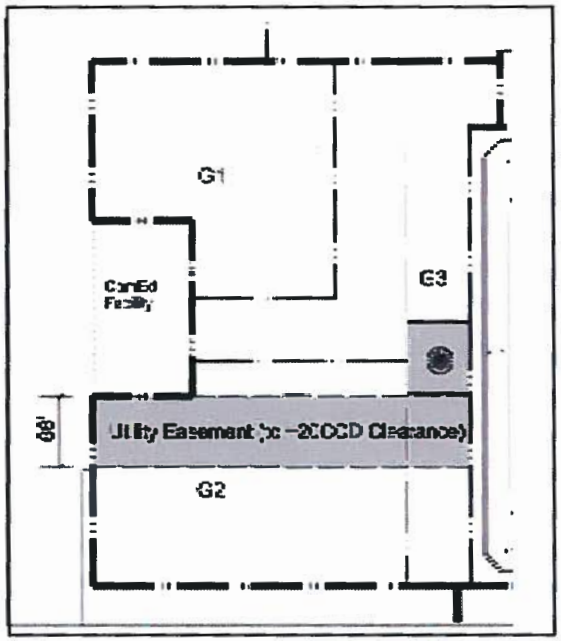
UPPER LEVEL - PARCEL G

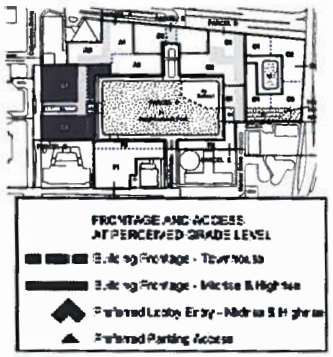



INTERMEDIATE LEVEL PARCEL G




LOWER LEVEL - PARCEL G

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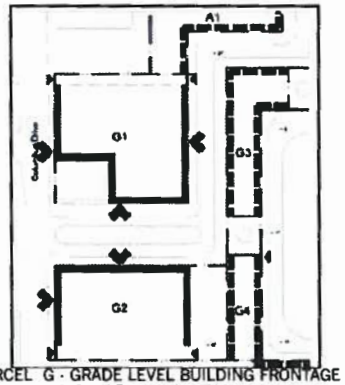


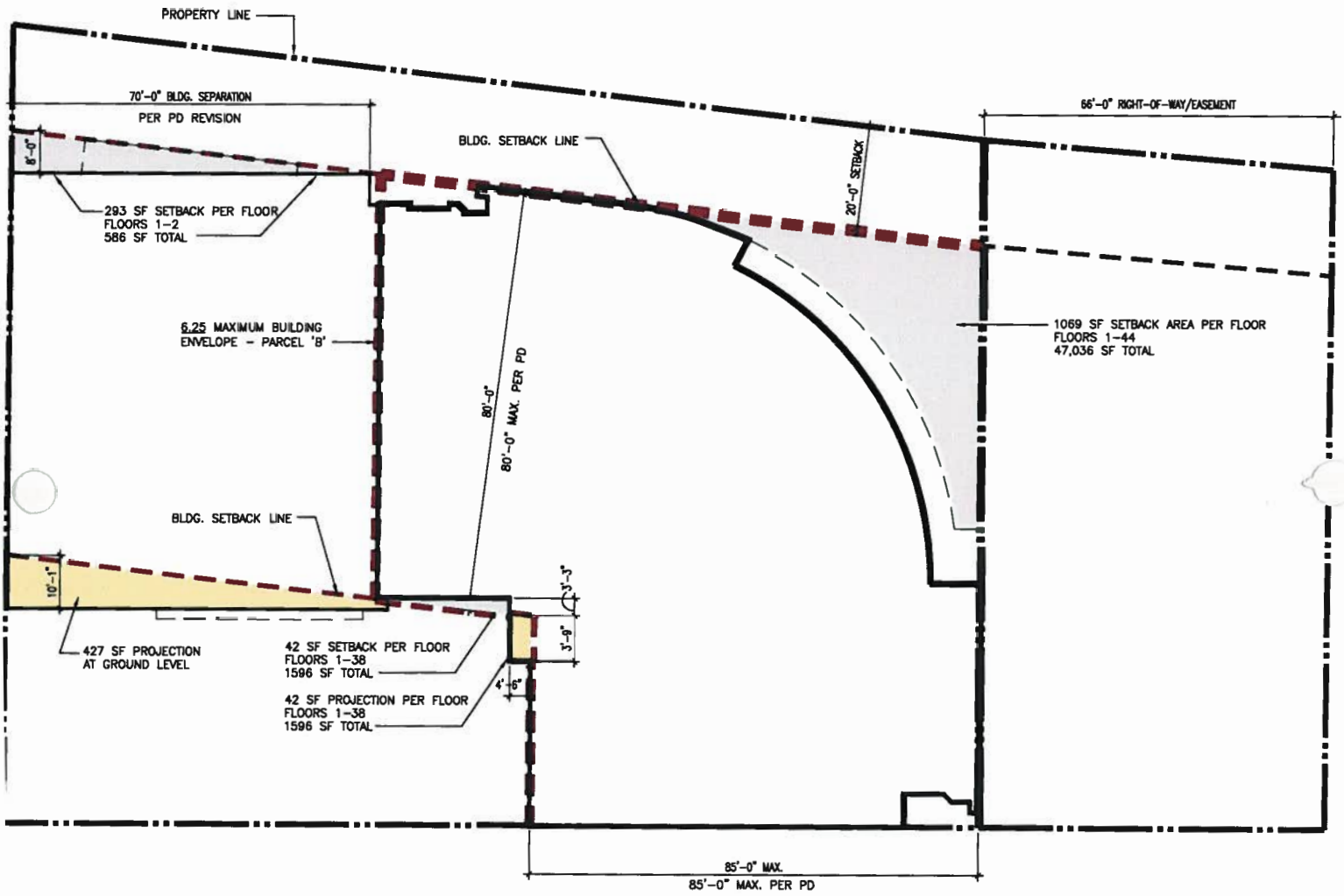

PARCEL G - GRADE LEVEL BUILDING FRONTAGE AND PREFERRED ACCESS PLAN

| Net Site Area: (Approx:) | Upper | Intermediate | Lower |
|---|---|---|---|
| G1 | 39,346 | 52,677 | 65,284 |
| G2 | 32,344 | 66,226 | 33,945 |
| G3 | 19,174 | 29,157 | 23,811 |

PARCEL G
Maximum Developable Far Area:

~~2,580,000 sq.ft.~~

2,190,000 sq. ft.




BUILT AREA EXTENDS
BEYOND SETBACK GUIDELINES

BUILT AREA IS LESS THAN
ALLOWED BY SETBACK GUIDELINES

GROUND LEVEL
AT HARBOR DRIVE ELEVATION

N

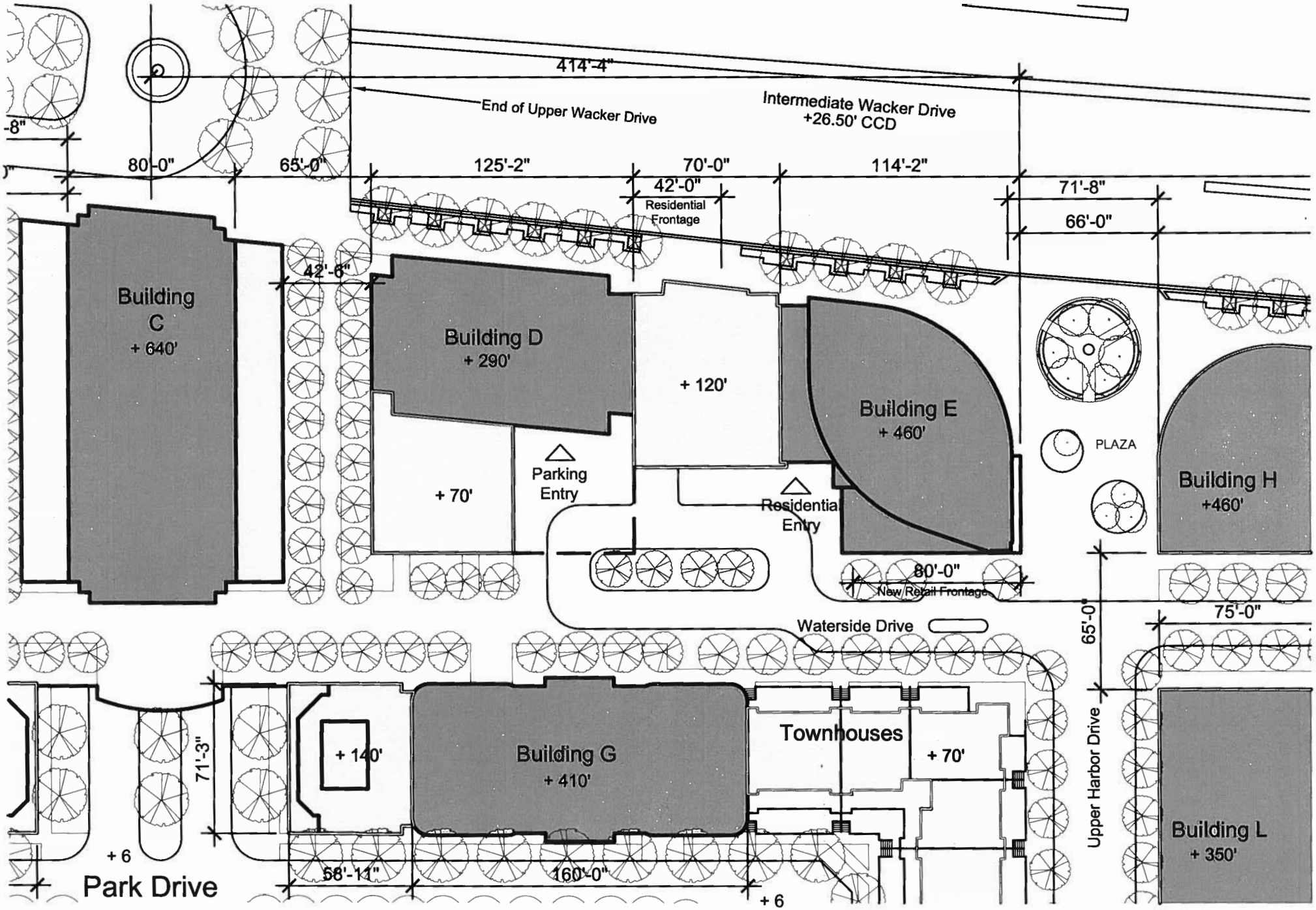
THE REGATTA AT LAKESHORE EAST

APRIL 15, 2004

MAGELLAN DEVELOPMENT GROUP, LTD.
NEAR NORTH PROPERTIES

PLAN EXHIBIT 1
Scale 1" = 16'-0"

LOEWENBERG & ASSOCIATES, INC.
SITE DESIGN GROUP, LTD.
DE STEFANO | PARTNERS



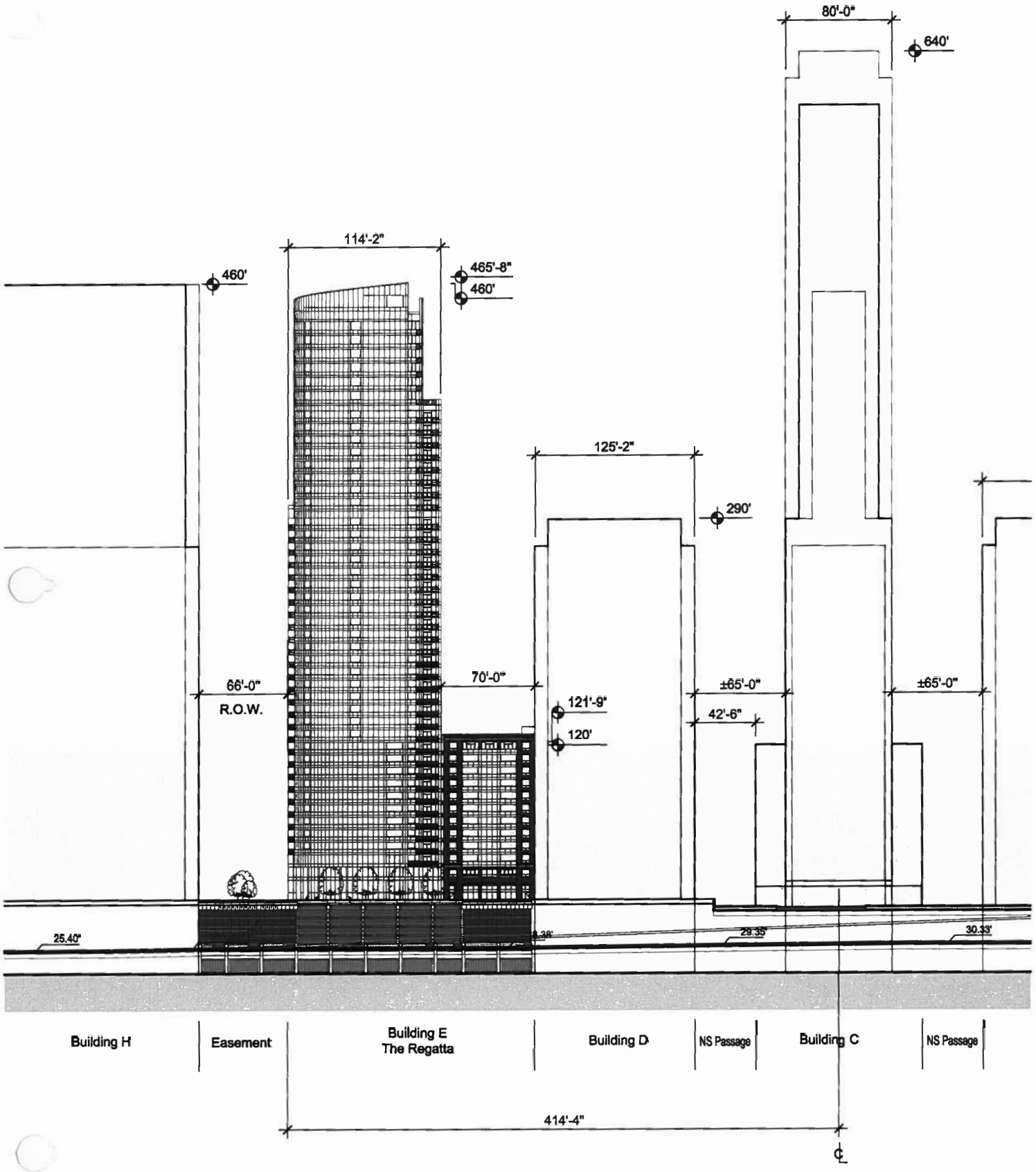

THE REGATTA AT LAKESHORE EAST

April 15, 2004

MAGELLAN D' OPMENT GROUP, LTD.
NEAR NORTH ..OPERTIES

SITE BIT
Scale 1" = 60'-0"

LOEWENBERG & OCIATES, INC.
SITE DESIGN GROUP, LTD.




THE REGATTA AT LAKESHORE EAST

April 15, 2004

MAGELLAN DEVELOPMENT GROUP, LTD.
NEAR NORTH PROPERTIES

SITE ELEVATION EXHIBIT (NORTH)
Scale 1" = 1200'-0"

LOEWENBERG & ASSOCIATES, INC.
SITE DESIGN GROUP, LTD.
DE STEFANO + PARTNERS

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

http://www.cityofchicago.org

December 17, 2003

Mr. John J. George
Two First National Plaza, Suite 400
20 South Clark Street
Chicago, IL 60603-1903

**Re:** Site Plan Approval for Residential-Business Planned Development No. 70, as amended; (Lakeshore East) 400 E. South Water Street - Building G ("The Shoreham" Building)
**Proposal:** The construction of a forty-seven-story residential highrise apartment building containing five-hundred and forty-nine (549) dwelling units and three-hundred and seventy (370) parking spaces.
**Location:** The property located at 400 E. South Water Street.

Dear Mr. George:

We have reviewed the Site Plan, Landscape Plan, and Building Elevation Plans dated May 8, 2003 and prepared by Loewenberg Associates Inc. submitted by you for the construction of a forty-seven-story residential highrise apartment building containing five-hundred and forty-nine (549) dwelling units and three-hundred and seventy (370) parking spaces. These plans are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 70, as amended.

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 the Plan of Development. Accordingly, this Site Plan submittal for Residential-Business Planned Development No. 70, Building G, for the construction of a forty-seven-story residential highrise building containing five-hundred and forty-nine (549) dwelling units and three-hundred and seventy (370) parking spaces, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on June 19, 2002.

Very truly yours,

Alicia Mazur Berg
Commissioner

cc. Jack Swenson, Ed Kus, Philip Levin, Michael Marmo, Tim Bleuher

NEIGHBORHOODS Alive!
BUILDING CHICAGO TOGETHER

CHICAGO WORKS TOGETHER

City of Chicago
Richard M. Daley, Mayor

Department of Planning and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

http://www.cityofchicago.org

December 6, 2002

Mr. John J. George
Two First National Plaza, Suite 400
20 South Clark Street
Chicago, IL 60603-1903

**Re:** Site Plan Approval for Residential-Business Planned Development No. 70, as amended; (Lakeshore East) 201 N. Westshore Drive - Building M ("Lancaster" Building)
**Proposal:** The construction of a thirty-story residential highrise building containing two-hundred and seven (207) dwelling units and two-hundred and twenty-seven (227) parking spaces.
**Location:** The property located at 201 North Westshore Drive.

Dear Mr. George:

We have reviewed the Site Plan, Landscape Plan, and Building Elevation Plans submitted by you for the construction of a thirty-story residential highrise building containing two-hundred and seven (207) dwelling units and two-hundred and twenty-seven (227) parking spaces. These plans prepared by Lowenberg Associates Inc, are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 70, as amended.

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 the Plan of Development. Accordingly, this Site Plan submittal for Residential-Business Planned Development No. 70, Building M, for the construction of a thirty-story residential highrise building containing two-hundred and seven (207) dwelling units and two-hundred and twenty-seven (227) parking spaces, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on June 19, 2002.

Very truly yours,

Alicia Mazur Berg
Commissioner

cc. Jack Swenson, Ed Kus, Philip Levin, Michael Marmo, Tim Bleuher

NEIGHBORHOODS Alive!
BUILDING CHICAGO TOGETHER

CHICAGO WORKS TOGETHER

*Be It Ordained by the City Council of the City of Chicago:* RBPD 70,aa

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential-Business Planned Development Number 70, as amended, symbols and indications as shown on Map Number 1-E in the area bounded by:

the south dock line of the Chicago River as established by ordinance passed August 15, 1952 and amended by ordinance passed December 11, 1952; the east right-of-way line of North Lake Shore Drive; the south right-of-way line of East Wacker Drive or the line thereof extended where no street exists; and North Beaubien Court or the street thereof extended where no street exists,

to those of a C1-3 Restricted Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the Residential-Business Planned Development Number 70, as amended, symbols and indications as shown on Map Number 1-E in the area bounded by:

the south right-of-way line of East Wacker Drive or the line thereof extended where no street exists; a line 3,095 feet east of the west line of North Michigan Avenue; a line 140 feet south of the north line of East Randolph Street, or the line thereof if extended where no street exists; a line 2,022 feet east of the west line of North Michigan Avenue; the north line of East Randolph Street; the east line of North Stetson Street; the north line of East Lake Street; North Michigan Avenue; the north line of East South Water Street; a line 55.53 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; the south line of the alley next north of and parallel to East South Water Street; the east line of the alley next east of and parallel to North Michigan Avenue; a line 138.74 feet north of the north line of the alley next north of and parallel to East South Water Street, or the line thereof if extended where no alley exists; a line 55.53 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; a line 428.773 feet north of the north line of East South Water Street; a line 19.69 feet west of the east line of north Beaubien Court, or the line thereof if extended where no street exists; a line 468.819 feet north of East South Water Street; and a line 68.43 feet east of the east line of North Beaubien Court, or the line thereof if extended where no street exists,

to the designation of Residential-Business Planned Development Number 70, as amended 2001, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage

and due publication.

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

*Residential-Business Planned Development Number 70, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 70, as amended ("the Planned Development") consists of approximately one million eight hundred fifty-eight thousand nine hundred twenty-two (1,858,922) square feet (forty-two and sixty-seven hundredths (42.67) acres) of property (the "Property") which is divided into seven (7) subareas as depicted in the attached subarea map. Subareas A, B, C, D, F and G have been substantially developed in a manner consistent with this Planned Development. Subarea E is undeveloped and is controlled by the applicant, Lakeshore East, L.L.C.

2. All necessary official reviews, approvals or permits are required to be obtained by the applicant as to Subarea E and by the respective owners of the property to Subareas A, B, C, D, F and G.

3. The requirements, obligations and conditions contained within the Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal title holder and any ground lessors with respect to Subarea E and to the respective owners, their successors and assigns with respect to Subareas A, B, C, D, F and G. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and if different than the applicant, then to the owners of record title to all of the Property and any ground lessors with respect to Subarea E and to the respective owners, their successors and assigns with respect to Subareas A, B, C, D, F and G. With respect to Subarea E, the applicant is hereby designated as the controlling entity for purposes of this Planned Development.

4. This plan of development consists of these seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary Map; a Subarea Map; a Net Developable Area Map for Subarea E; a Generalized Land-Use Plan for Subarea E; Subarea E Parcelization Plans (Upper Level, Intermediate Level and Lower Level); Subarea E Right-of-Way Adjustment Maps and a Subarea E Public Park Zone Map dated March 15, 2001 prepared by Skidmore, Owings and

Merril, L.L.P.. Full size sets of the exhibits are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply to the Property, provided, however, that the development of the Property shall also be subject to an ordinance adopted by the City Council and known as the 2000 Amendatory Lakefront Ordinance and also subject to the Lakeshore East Master Plan and Design Standards dated March 15, 2001 prepared by Skidmore, Owings and Merril, L.L.P.

5. (A) Within Subareas A, B, C, D, F and G at the elevations above Chicago City Datum indicated, provided that these elevations may be varied by plus or minus five (+/- 5) feet or as otherwise necessary to meet existing conditions, and subject to the condition in statement 12 and in the Bulk Regulations and Data Table, the following uses are permitted:

| | |
|---|---|
| Lower Level (+ 8.0 feet) | Illinois Central Gulf tracks and facilities; warehousing and storage; trucking; public esplanade park along the Chicago River; and accessory uses including automobile parking and hotel uses. (Major service access level) |
| Interim Level | Accessory uses including automobile parking and hotel uses. |
| Intermediate Level (+ 26.0 feet) | Accessory uses including automobile parking and hotel uses. (Vehicular Access Level) |
| Interim Level | Accessory uses including retail sales, service used automobile parking and hotel uses. |
| Arcade Level | Pedestrian walkways; public park; and accessory uses including retail sales, service uses, automobile parking and hotel uses. |

| | |
|---|---|
| Upper Level<br>(+ 53.0 feet) and above | Apartment, office, mixed use (apartment-office) and hotel buildings; accessory uses including retail sales and service uses; related uses; and pedestrian walkways. (vehicular right-of-way and access level), |

(B) Within Subarea E, the following uses are permitted: public parks; public school; commercial uses, retail uses, hotel uses, residential uses, business uses, office uses, religious and institutional uses, warehousing and storage (at the Lower Level only) and accessory uses. A driving range, golf course and related facilities shall be a permitted interim use through December 31, 2001.

In addition, the following uses shall be permitted in all subareas and at all levels subject to the review and approval of the Department of Planning and Development:

(i) broadcast and telecommunication structures, equipment and installations including parabolic transmitting and receiving antennae;

(ii) townhouses and any land-use accessory to a principal use at any level and not specifically authorized in statements 5(A) and (B); and

(iii) public utility and public service uses necessary to serve the development including, but not limited to district electrical generation and utility substations under this Planned Development; and

(iv) district cooling and heating.

6. Business identification signs affixed to the face of or recessed into a building or structure shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Temporary construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. No advertising signs shall be permitted within the Planned Development.

7. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant if within Subarea E, and the respective owners of the property within Subareas A, B, C, D, F and G if within those subareas, and approval by the City Council.

8. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development, in parking structures or areas developed after the effective date hereof, shall be designated and designed for parking for the handicapped.

9. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas except where provided in public street areas as permitted by the Department of Transportation. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of Planning and Development. The applicant agrees to reserve a sixty-six (66) foot wide area which is sufficient property in order to permit the possible future connection of North Harbor Drive or North Field Drive (or at a location chosen by agreement between the applicant, the Department of Transportation and the Department of Planning) with the intermediate level of Wacker Drive which will be determined by the Department of Transportation prior to the development of Parcels C1-3.

10. In addition to the maximum height of the buildings and any appurtenances thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.

11. This Planned Development shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.

12. Subareas A, B, C, D, F and G already have been substantially developed. The further development or redevelopment of properties within Subareas A, B, C, D, F and G shall be subject only to the regulations in Subsections A through G below. The development of Subarea E shall be completed in accordance with all of the regulations contained herein and

in accordance with the Guidelines of the Lakeshore East Master Plan and Design Standards.

(A) Net Developable Area.

For purposes of Floor Area Ratio calculations, the definitions in the Chicago Zoning Ordinance shall apply, provided, however, that "Net Developable Area" refers to the net site area at the Upper Level. The Upper Level is typically at approximately + 53.0 feet above Chicago City Datum but may be lower depending on factors such as road levels and the location of building entrances and exits as determined by the applicant. Floor Area below the Upper Level shall not be included in calculating the total number of square feet of development unless the principal entrance to the building is located below the Upper Level and, in that event, the level of the principal entrance to the building shall be considered "curb level" for purposes of the Chicago Zoning Ordinance.

(B) Bulk And Density Regulations.

1) Warehousing and storage uses permitted as principal uses in Statement Number 5 shall be limited to four hundred thousand (400,000) square feet and shall be established in accordance with the C3-7 regulations existing on the effective date of this Planned Development.

2) With regard to areas devoted as a principal use to office, hotel and residential uses and retail sales and service uses, the following maximums shall apply:

| | | |
|---|---|---|
| Office, maximum floor area | = | 12,000,000 square feet |
| Hotel, maximum number of rooms/keys | = | 5,500 |
| Residential maximum number of dwelling units | = | 9,050 units |
| Retail sales and service, maximum floor area | = | 1,325,000 square feet |

Provided, however, that in calculating these maximums, ballrooms, meeting rooms, exhibition space and eating facilities associated with a hotel use and located at or above the established Upper Level shall be chargeable against the maximum permitted floor area for principal retail sales and service uses.

3) The applicant may increase the maximum number of dwelling units allowed by up to three thousand one hundred eighty-three (3,183) dwelling units by converting a portion of the maximum allowed office space and/or a portion of the maximum allowed hotel rooms/keys. The applicant may increase the maximum amount of office space by up to two million (2,000,000) square feet by converting a portion of the maximum dwelling units and/or a portion of the maximum number of hotel rooms/keys. The applicant may increase the maximum number of hotel rooms/keys by up one thousand (1,000) rooms/keys by converting a portion of the maximum allowed office space and/or a portion of the maximum allowed dwelling units. For purposes of this conversion one thousand (1,000) square feet of office space shall be equal to one (1) dwelling unit, two (2) hotel rooms/keys shall be equal to one (1) dwelling unit, and one thousand (1,000) square feet of the office space shall be equal to two (2) hotel rooms/keys.

4) Except for Subarea E, the number of efficiency units within this Planned Development shall not exceed thirty percent (30%) of the number of permitted dwelling units. The number of efficiency units in Subarea E shall not exceed fifteen percent (15%).

5) To the extent this Planned Development does not cover all items required for development, the Chicago Zoning Ordinance shall apply as follows: warehousing and storage at the Lower Level shall be in general conformity with the C3-7 Commercial-Manufacturing District regulations; permitted office, hotel and retail used shall be in general conformity with the B6-7 General Central Business District regulations; and residential uses shall be in general conformity with the R8 General Residence District regulations.

(C) Maximum Permitted Site Coverage.

1) East of North Stetson Avenue: (except for Subarea E) fifty percent (50%) between Upper Level and plus thirty (+30) feet above the Upper Level (sixty percent (60%) on a single parcel provided that a single parcel may contain multiple buildings); and forty percent (40%) above plus thirty (+30) feet above the Upper Level.

2) West of North Stetson Avenue: eighty percent (80%) between the Upper Level and plus seventy-five (+75) feet above the Upper Level; and sixty percent (60%) above plus seventy-five (+75) feet above the Upper Level.

3) Subarea E: Site coverage is controlled by the Parcel Design Criteria as described in the Master Plan and Design Standards.

(D) Periphery Setbacks And Minimum Distance Between Buildings.

1) For Subareas A, B, C, D, F and G:

Minimum Distance Between Building Faces at Upper Level: eighty and zero-tenths (80.0) feet.

Minimum Distance Between Building Corners or Building Face-to-Corner at Upper Level: sixty and zero-tenths (60.0) feet.

Periphery setback and distance provisions may be adjusted where required to allow flexibility of architectural or site design arrangement, subject to the approval of the Department of Planning and Development.

2) For Subarea E: Setbacks are controlled by the Master Plan and Design Standards.

(E) Parking.

1) Minimum Requirements for other uses:

Office building: one (1) space per three thousand five hundred (3,500) square feet.

Hotel: one (1) space per three (3) rooms/keys.

Residential building: spaces equal to fifty-five percent (55%) of the dwelling units including efficiency units, provided that with respect to townhome units a minimum of one (1) parking space per dwelling unit shall be required.

Compact spaces accessory to a use may be provided within a garage once the applicant has satisfied the minimum parking requirements subject to the review and approval of the Department of Transportation.

2) Location

All parking spaces required to serve buildings or uses shall be located on the same parcel as the building or use served, or (i) if a residential use, within five hundred (500) feet walking distance measured from the property line; or (ii) if a non-residential use, within one thousand (1,000) feet walking distance measured from the property line.

3) Vehicular entrances and exits to accessory automobile parking areas shall be located in conformance with the Automobile Entrance Zone Maps attached hereto. Provided, however, that temporary driveways shall be permitted within the restricted areas depicted on the Automobile Entrance Zone Maps when necessitated by division of parcels and subject to the review and approval of the Department of Transportation.

4) The location, geometrics and operation of all interior or local ramps adjoining any structure at the Upper Level shall be subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

(F) Loading.

Minimum off-street loading shall be provided in accordance with the regulations applicable in the R8 and B7-6 Districts of the Chicago Zoning Ordinance existing on the effective date hereof. The location of loading berths shall be subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

(G) Construction Of Public Improvements.

No certificate of occupancy shall be issued for any improvement located within a parcel in the development until such time as the Applicant for the certificate produces evidence that construction of public improvements related to the improvement located within a parcel in said development has been completed, is under construction or is under contract for construction, or that adequate access can be provided, all as certified by the Department of Transportation and approved by the Department of Planning and Development. In particular, the pedestrian walkway connection beneath Lake Shore Drive and the pedestrian walkway connection beneath Wacker Drive shall be installed on or before the completion of the Neighborhood Park and the vertical connections (handicap accessible) adjacent to the Neighborhood Park shall be installed prior to the issuance of a Certificate of Occupancy for the building containing said vertical connection. In addition, the applicant shall use its best efforts to provide landscaping in the parkway area and in the median area of North Columbus Drive and East Randolph Street along the frontage of said streets adjacent to Subarea E subject to the review and approval of the Department of Planning and Development and the Department of Transportation.

(H) Public Park.

Provided the applicant is instructed to proceed by the City of Chicago and the Chicago Park District and provided with specific park specifications no later than December 31, 2002, the applicant shall be responsible for the construction of the public park (the "Neighborhood Park") depicted on the Public Park Zone map to be substantially completed on or before June 30, 2004. The City of Chicago acknowledges and agrees that the applicant will cause a grant of easement to be recorded within ninety (90) days from the effective date of this ordinance providing for public

use of the Neighborhood Park and that the applicant will dedicate the fee simple title of the Neighborhood Park to the Chicago Park District on December 31, 2008. Further, the City of Chicago acknowledges that the grant of easement satisfies all open space impact fee requirements of the applicant in the development of Subarea E.

(I) Public Elementary School.

Provided the applicant is instructed to proceed by the City of Chicago, the Chicago Board of Education and the Chicago Park District, and provided with specific building specifications no later than June 30, 2002, the applicant shall be responsible for the construction of a forty-five thousand (45,000) square foot portion of a fifty-three thousand (53,000) square foot structure to contain a public elementary school with space to be shared with the Chicago Park District to be substantially completed on or before June 30, 2004.

(J) Pedestrian Walkways.

The pedestrian walkways depicted on the Pedway Level Pedestrian Walkway System Map shall consist of an enclosed all-weather walkway, having a minimum unobstructed vertical clearance of nine (9) feet (or lower as required by street conditions) and a width of fifteen (15) to twenty-five (25) feet (as depicted on the Pedway Level Pedestrian Walkway System Map), designed to accommodate pedestrian movement at the Arcade Level and/or other levels as depicted in the Pedway Level Pedestrian Walkway System Map attached hereto. It shall be the responsibility of the applicant to provide continuous pedestrian walkways at the Arcade Level and/or other levels within Subarea E pursuant to the Master Plan and Design Standards subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

13. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for development or redevelopment of any development parcels within the Planned Development, other than alterations to existing buildings which do not increase their height or alter their footprints, a Site Plan for the proposed development, including parking areas, shall be submitted to the Commissioner of the Department

of Planning and Development for approval. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals conform with the general design standards in statement 12, is consistent with the intent of the Lakeshore East Master Plan and Design Standards and to ensure coordination of public improvements described in statements 12(G), 12(4) and 12(i). No Part II approval for work for which a Site Plan must be submitted to the Commissioner shall be granted until the Site Plan has been approved by the Commissioner. Further, all Part II submittals shall be in compliance with the Chicago Landscape Ordinance. Following approval of a Site Plan by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. The approved Site Plan may be changed by the provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance. A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

(1) the boundaries of the Property;

(2) the footprint of the improvements;

(3) location and dimensions of all loading berths;

(4) preliminary landscaping plan prepared by a landscape architect with final landscaping plan to be approved at Part II stage;

(5) all pedestrian circulation routes;

(6) the location of any adjacent public improvements;

(7) a signage plan for any building where retail or theater uses would be present above the ground level;

(8) preliminary building sections and elevations of the improvements with a preliminary building materials list; and

(9) statistical information applicable to the Property limited to the following:

(a) floor area and floor area ratio;

(b) uses to be established;

(c) building heights; and

(d) all setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development.

14. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

15. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within Subarea E of this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

16. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

17. Unless substantial construction has commenced and been diligently pursued within Subarea E on a minimum of five hundred thousand (500,000) square feet of floor area within five (5) years from the date of City Council approval of this amendment to Residential-Business Planned Development Number 70, one million (1,000,000) square feet of floor area within ten (10) years from the date of City Council approval of this amendment to Residential-Business Planned Development Number 70, and one million five hundred thousand (1,500,000) square feet of floor area within fifteen (15) years of City Council approval of this amendment to Residential-Business Planned Development Number 70, the Department of Planning and Development may decide to review the provisions of this Planned Development in whole or in part. In the event that the Department of Planning and Development determines to review the provisions of this Planned Development, the applicant shall submit a report to the Commissioner of Planning and Development on the status of the development proposals for Subarea E. Following the submission of such status report, the Commissioner of Planning and Development shall determine whether changed circumstances since the effective date of this amendment warrant any further modifications to this Planned Development. Upon the written request of the applicant, the Department of Planning and Development shall certify to the applicant in writing within thirty (30) days from the receipt of said request whether the applicant has complied with the construction requirements contained in this statement 17.

[Bulk Regulations and Data Table; Planned Development Boundary Map; Existing Zoning Map; Generalized Land-Use Plan; Subarea Map; Net Developable Area; Pedestrian Walkway System -- Pedway Level; Subarea E Parcelization Plan; Right-Of-Way Adjustments; and Public Park Zone referred to in these Plan of Development Statements printed on pages 88992 through 89005 of this *Journal*.]

Bulk Regulations And Data Table.

**Residential - Business Planned Development Number 70**

## Amended Planned Development Use and Bulk Regulations and Data

March 14, 2001

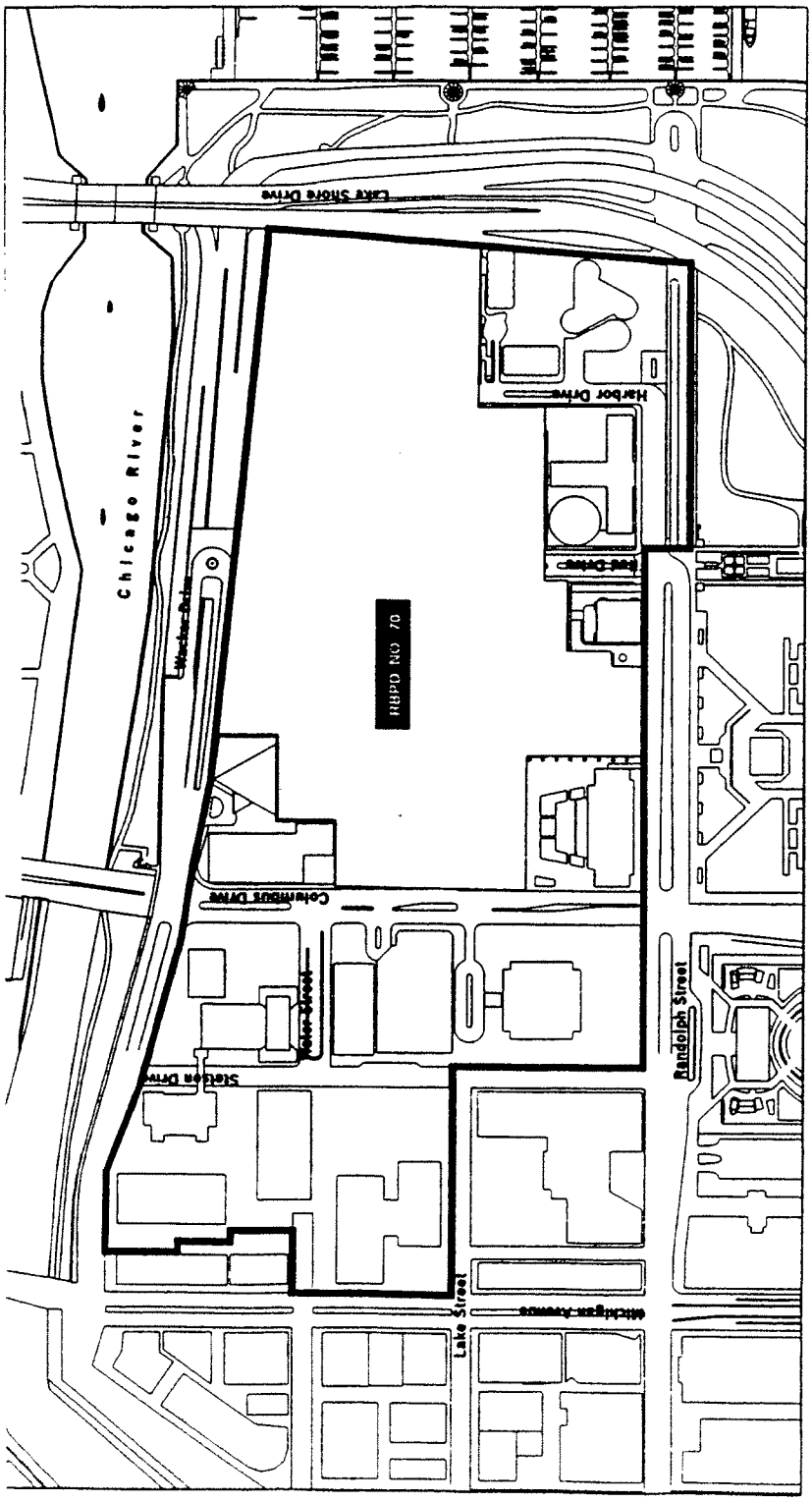
| Subarea | Net Developable Area [1] SF | Acres | Building Area Existing/Under construction | Building Area Future Allowed | Max Net F.A.R. | Residential Dwelling Units Existing/Under construction | Residential Dwelling Units Future Allowed | Office (sf) Existing/Under Construction | Office (sf) Future Allowed | Hotel Rooms (# of keys) Existing/Under Construction | Hotel Rooms (# of keys) Future Allowed | Retail Sales/Service Area Existing/Under Construction | Retail Sales/Service Area Future Allowed |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Subarea A** | | | | | | | | | | | | | |
| One Illinois Center | 69,184 | 1.62 | | | | | | | | | | | |
| Hyatt West | 62,256 | 1.36 | | | | | | | | | | | |
| Two Illinois Center | 80,085 | 1.84 | | | | | | | | | | | |
| Hyatt East | 73,000 | 1.66 | | | | | | | | | | | |
| Columbus Plaza | 38,154 | 0.88 | | | | | | | | | | | |
| Three Illinois Center | 52,500 | 1.21 | | | | | | | | | | | |
| Subtotal | 382,159 | 8.31 | 4,419,463 | | 12.20 | 532 | | 1,762,906 | | 2,041 | | 153,966 | |
| **Subarea B** | | | | | | | | | | | | | |
| AON Bldg. (Annex) | 136,619 | 3.14 | 2,999,308 | | 19.72 | | | 2,999,308 | | | | 84,000 | |
| **Subarea C** | | | | | | | | | | | | | |
| Outer Drive East | 88,483 | 2.03 | | | | | | | | | | | |
| Harbor Point | 79,950 | 1.84 | | | | | | | | | | | |
| Subtotal | 168,413 | 3.87 | 2,004,226 | | 11.90 | 1,662 | | | | | | 42,666 | |
| **Subarea D** | | | | | | | | | | | | | |
| Buckingham | 34,625 | 0.80 | | | | | | | | | | | |
| 175 Harbor Drive | 50,246 | 1.15 | | | | | | | | | | | |
| Park Shore | 41,972 | 0.96 | | | | | | | | | | | |
| Swissotel | 34,000 | 0.78 | | | | | | | | | | | |
| Fairmont | 43,169 | 0.99 | | | | | | | | | | | |
| Athletic Club | 21,943 | 0.50 | | | | | | | | | | | |
| 8TE | 44,091 | 1.01 | | 900,671 | | | | | 900,671 | | | | |
| 8TN | 63,066 | 1.46 | | | | | | | | | | | |
| 8T8 | 53,779 | 1.23 | | | | | | | | | | | |
| Subtotal | 387,367 | 8.89 | 5,707,395 | 900,671 | 17.08 | 1,200 | | 2,999,000 | 900,671 | 1,327 | | 221,300 | |
| **Subarea E** | | | | | | | | | | | | | |
| School Site | 30,000 | 0.69 | | 51,500 | 1.70 | | | | | | | | |
| Private Developable Area | 832,596 | 14.52 | | 8,799,500 | 10.33 | | 4,946 | | 2,122,825 | | 2,122 | | 773,005 |
| Subtotal | 862,596 | 19.21 | | 8,751,000 | 14.72 | | | | | | | | |
| **Subarea F** | | | | | | | | | | | | | |
| SCSS | 100,905 | 2.32 | 1,062,672 | 753,619 | 18.69 | | | 1,062,672 | 753,619 | | | | |
| **Subarea G** | | | | | | | | | | | | | |
| Park Millennium | 40,641 | 0.93 | 563,903 | | 14.34 | 480 | | | | | | 80,000 | |
| **Sub Total** | 1,686,823 | 43.67 | 16,474,666 | 11,486,289 | | 4,194 | 4,946 | 8,222,606 | 3,777,114 | 3,378 | 2,122 | 681,966 | 773,005 |
| | | | Building Area (sf) | | Net F.A.R. | Residential Dwelling Units | | Office Area (sf) | | Hotel Rooms (# of Keys) | | Retail Sales/Service Area (sf) | |
| **ORDINANCE MAXIMUMS (Existing + Future)** | | | 27,960,745 | | 19.36 | 9,000 | | 12,000,000 | | 5500 | | 1,121,000 | |

*NOTES:*
*(1) Net developable areas for individual parcel components (A, B, C, or D) are taken from original survey as prepared by Dale Weaver.*

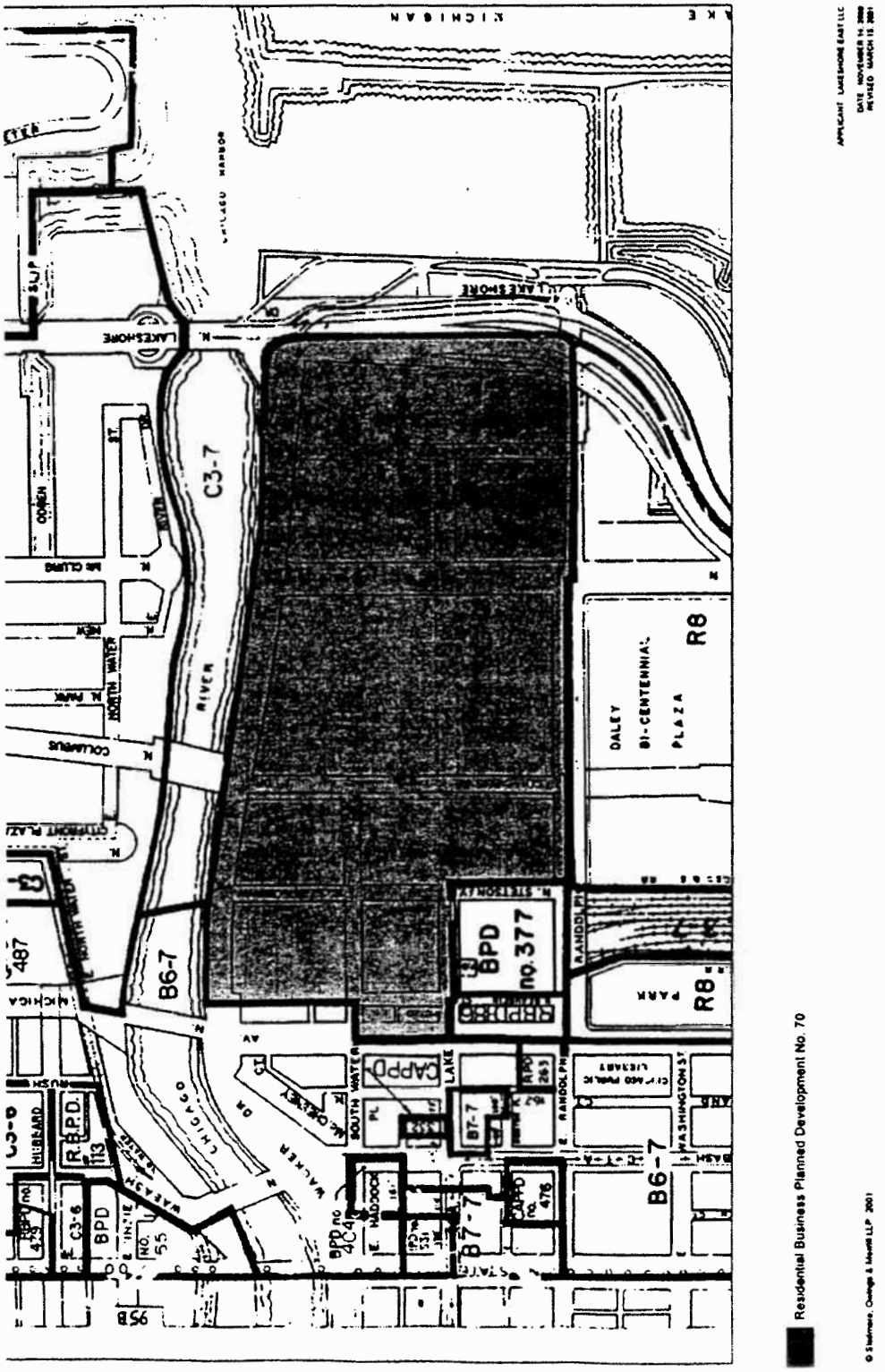
*Notes*

*Areas outside of Subarea E*
*provided by The City of Chicago*
*& I E Consultants, Surveyors*

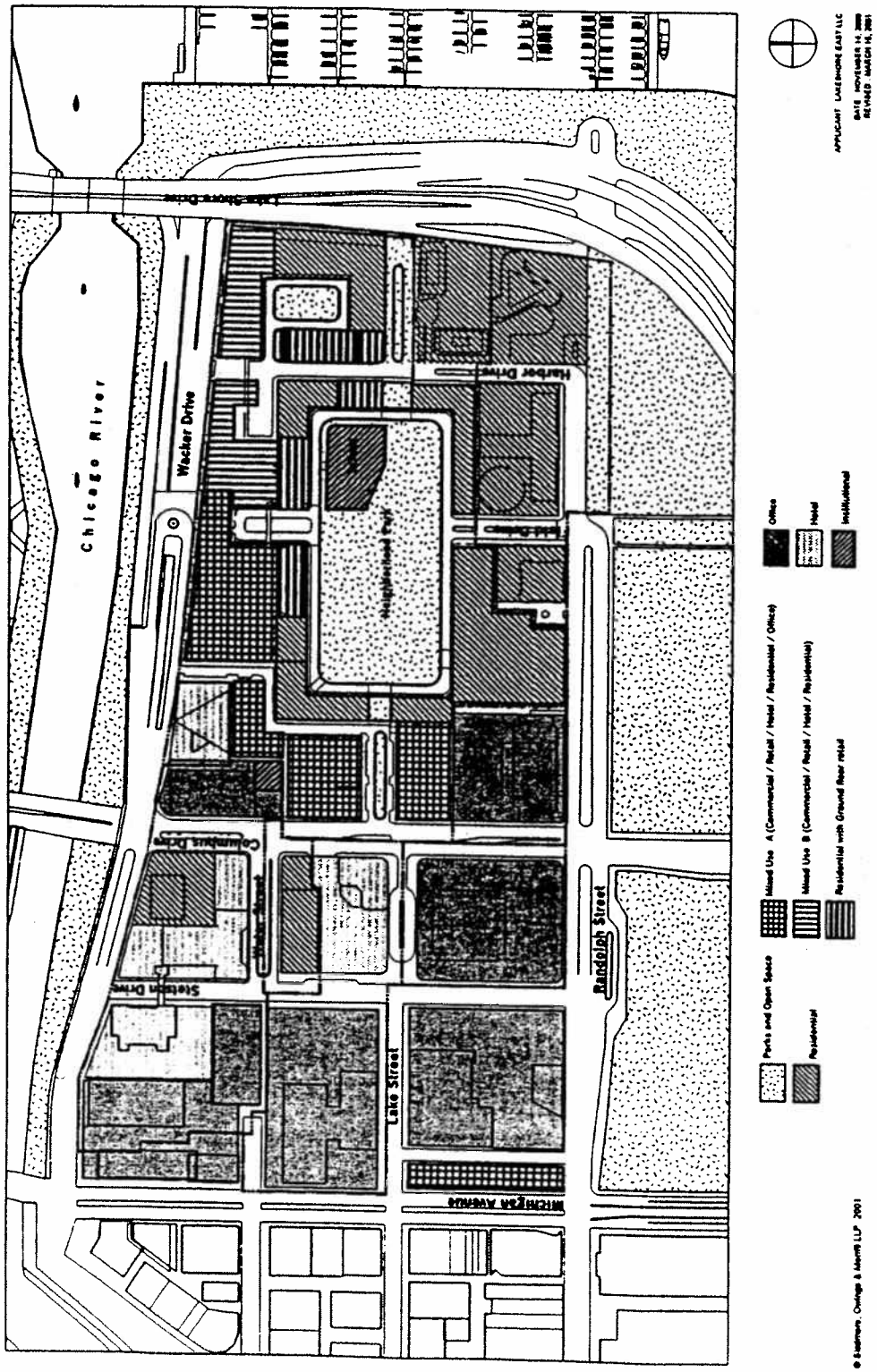
Planned Development Boundary Map.



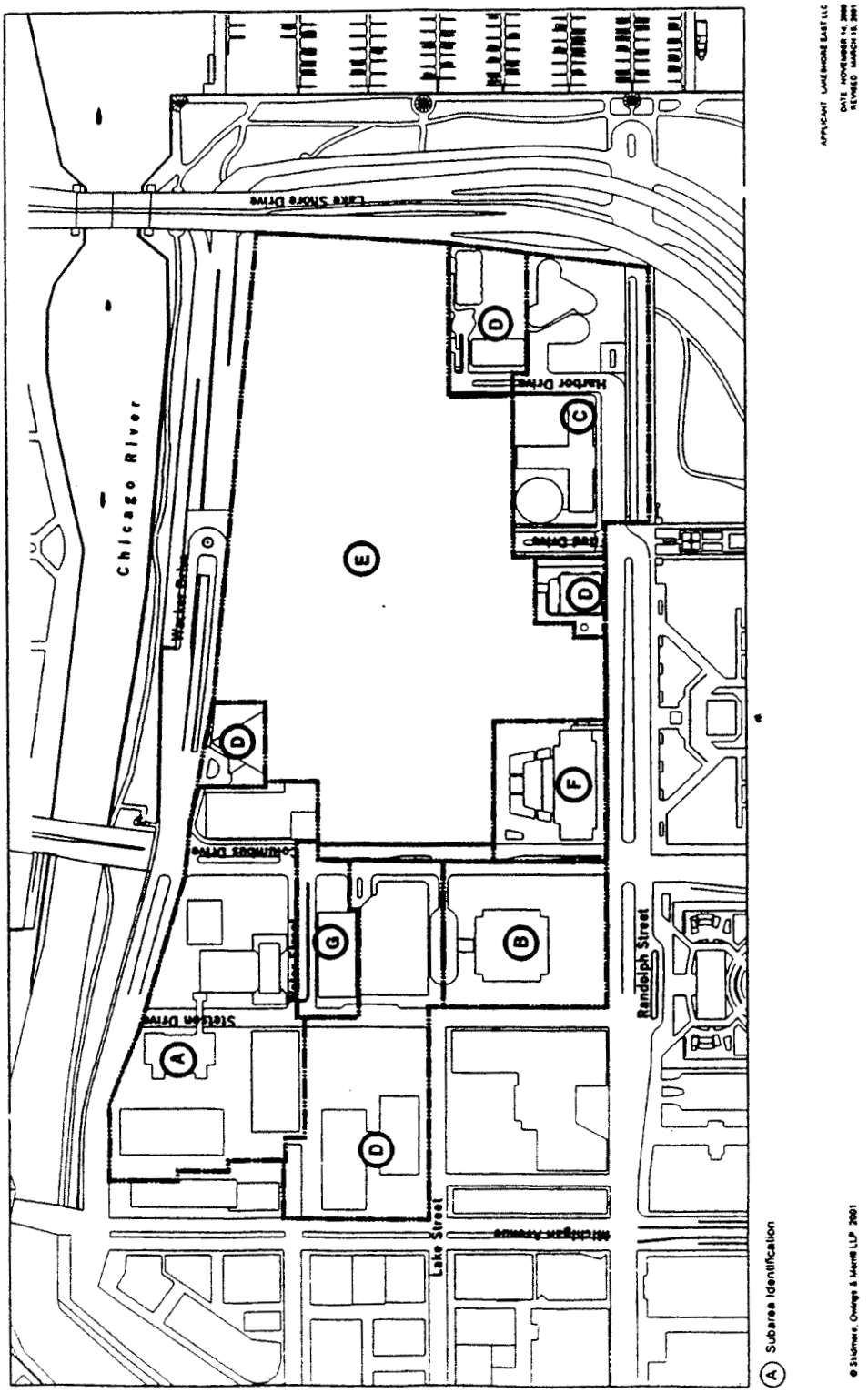
Existing Zoning Map.



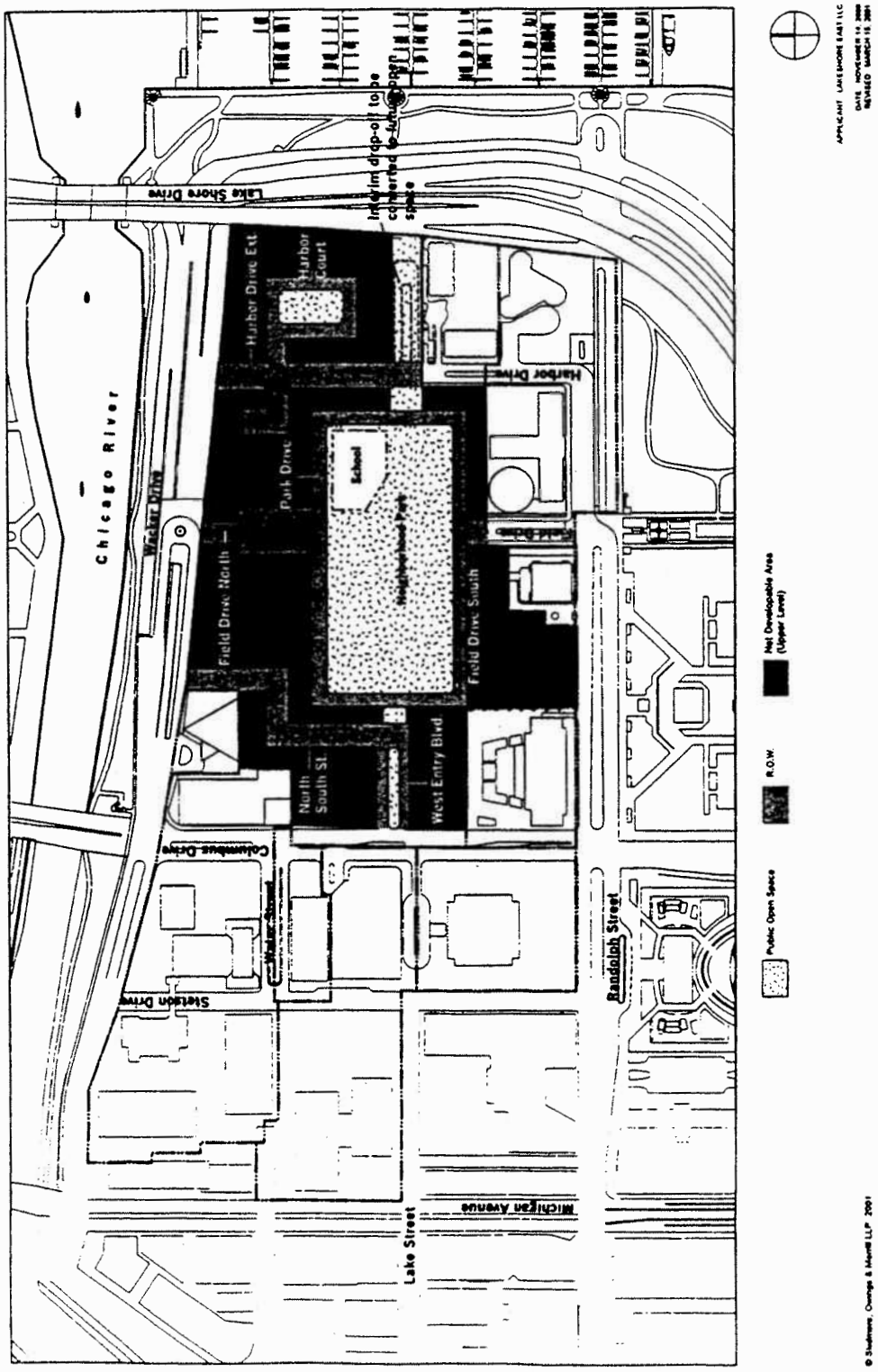
Generalized Land-Use Plan.



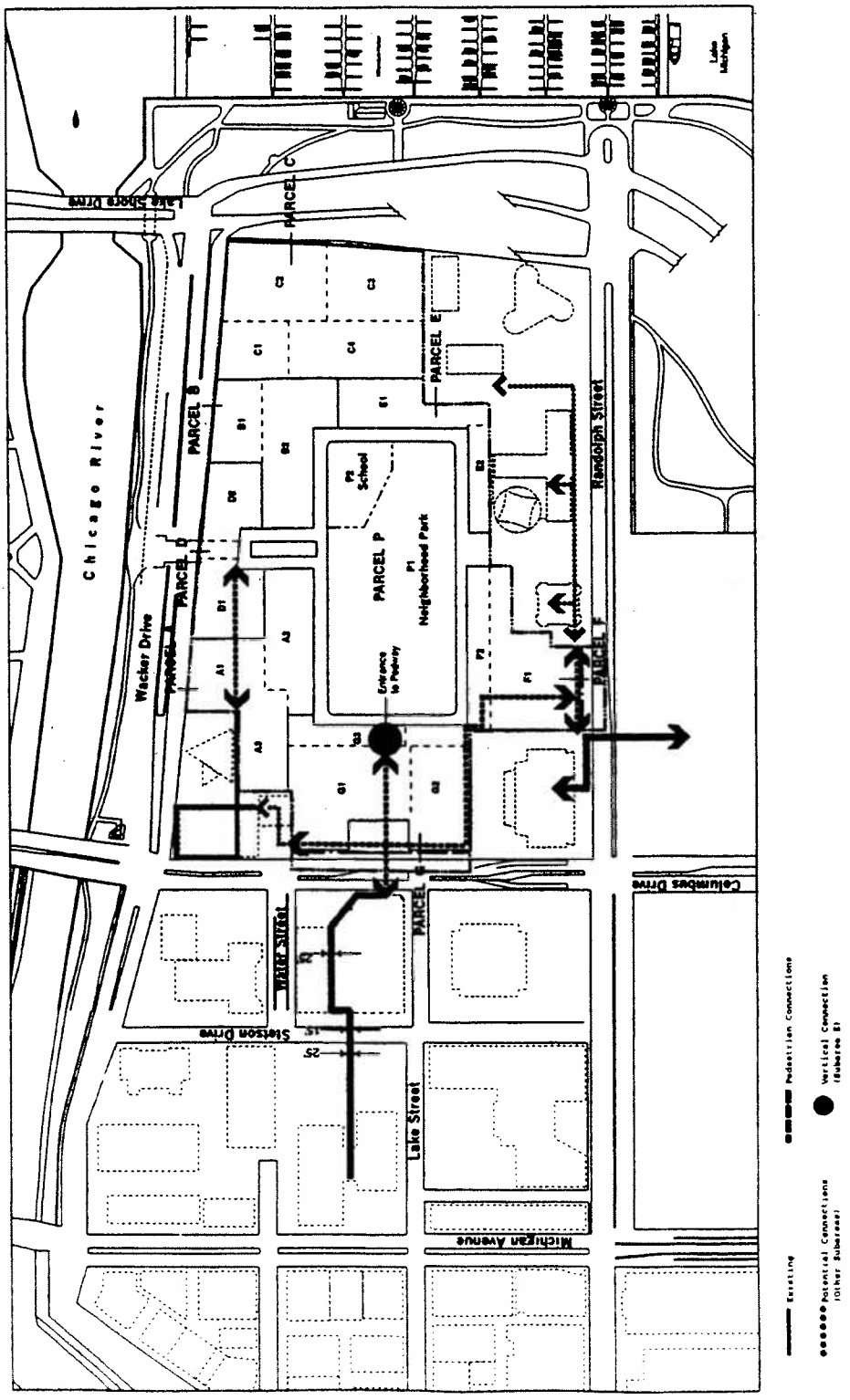
Subarea Map.


Lake Shore Drive
Chicago River
Wacker Drive
Harbor Drive
Columbus Drive
Stetson Drive
Randolph Street
Lake Street
Michigan Avenue
A
B
C
D
E
F
G
Subarea Identification
APPLICANT LAKEMOORE EAST LLC
DATE NOVEMBER 14, 2000
REVISED MARCH 15, 2001
© Skidmore, Owings & Merrill LLP 2001

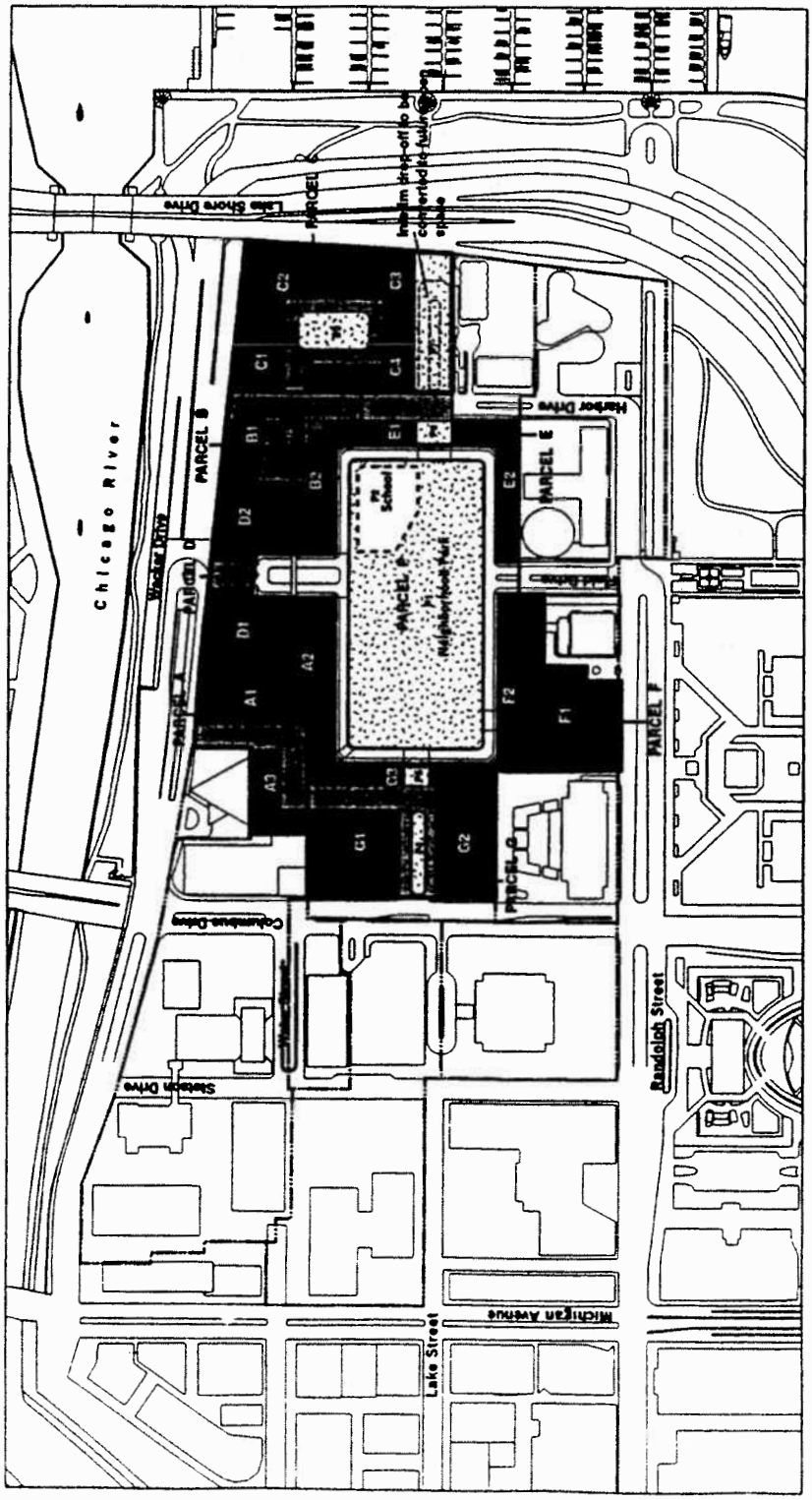
Net Developable Area.



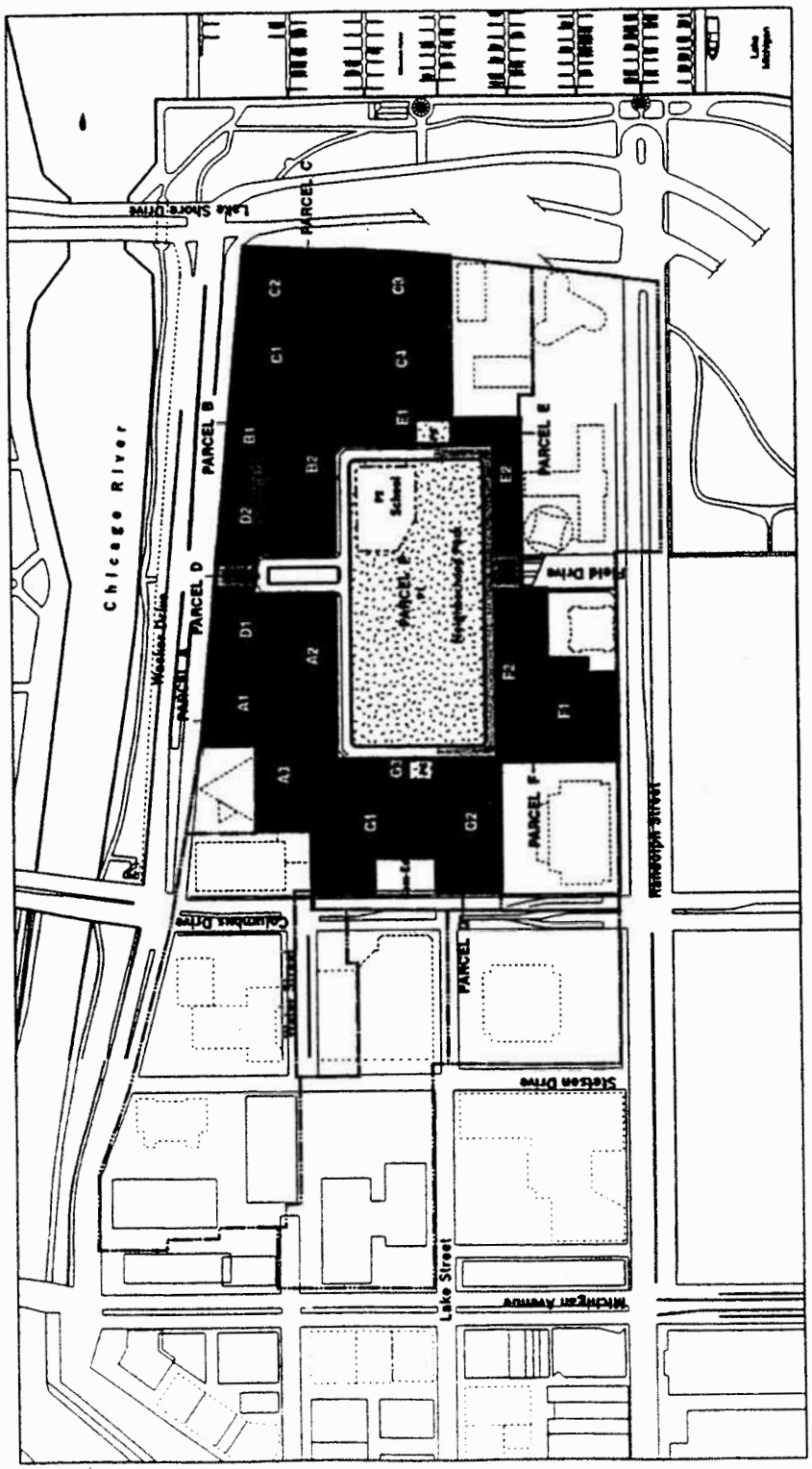
Pedestrian Walkway System
-- Pedway Level.



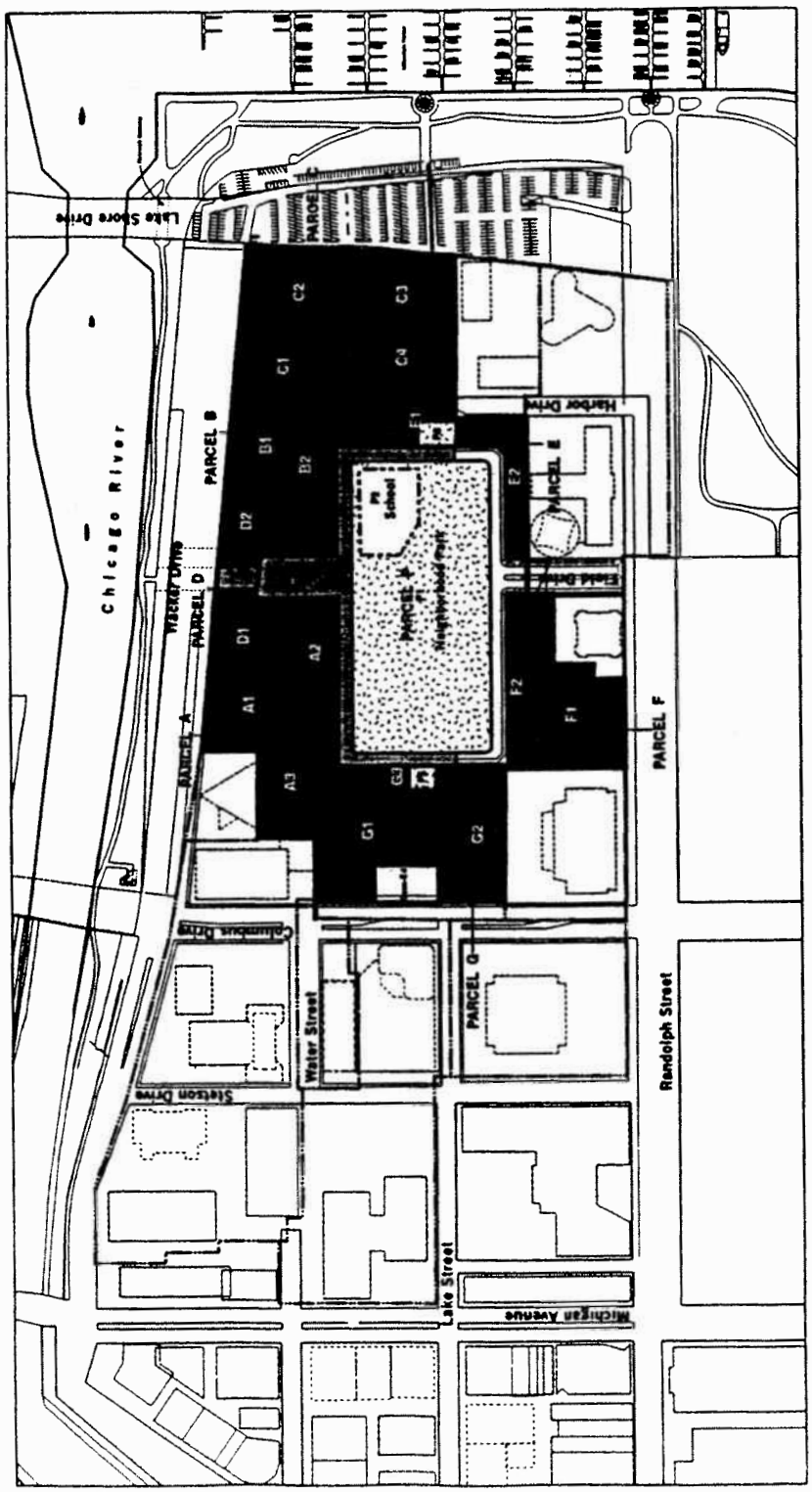
Subarea E Parcelization
Plan -- Upper Level.



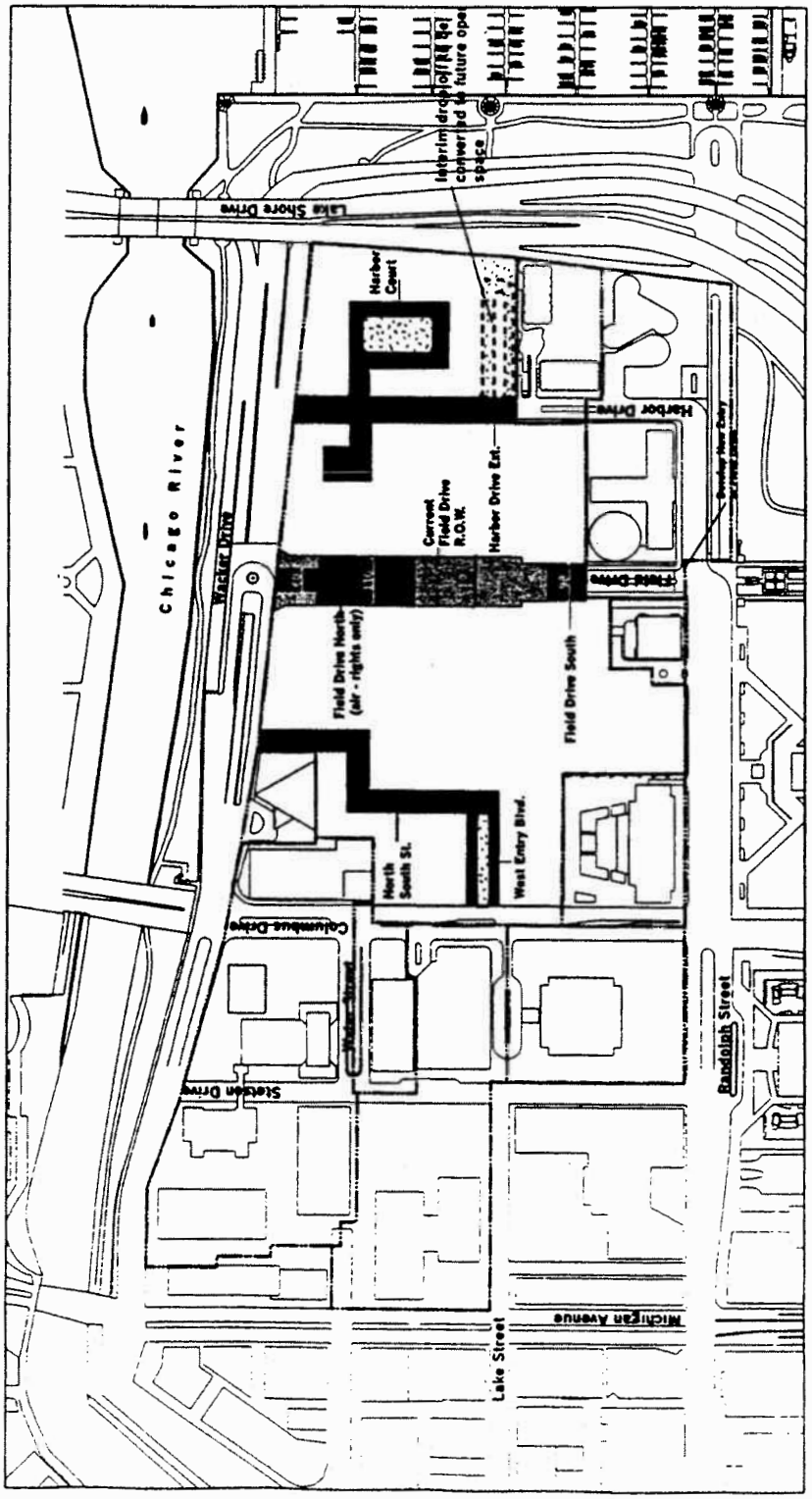
Subarea Parcelization Plan
-- Intermediate Level.



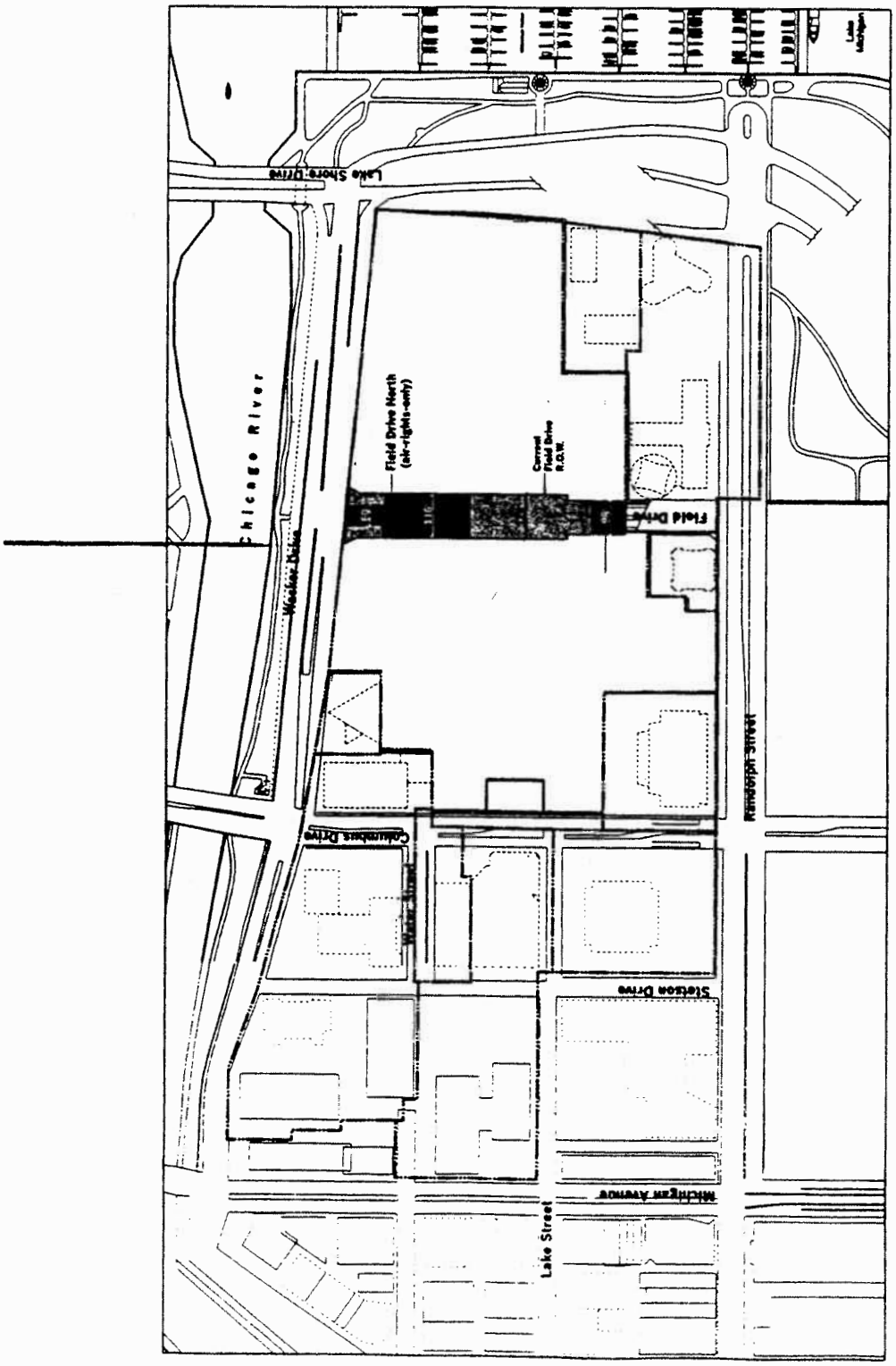
Subarea E Parcelization
Plan -- Lower Level.



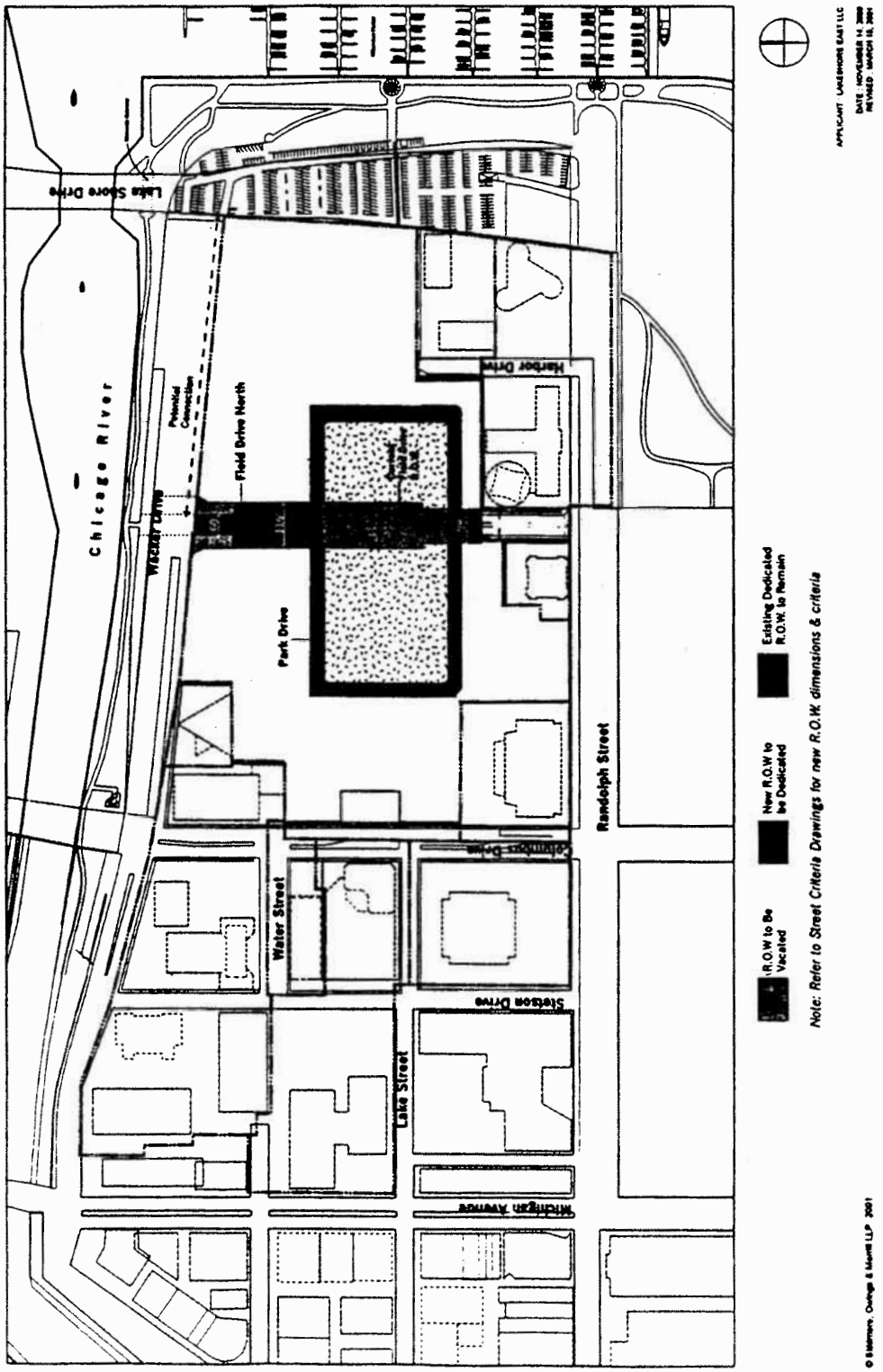
Right-Of-Way Adjustments
-- Upper Level.



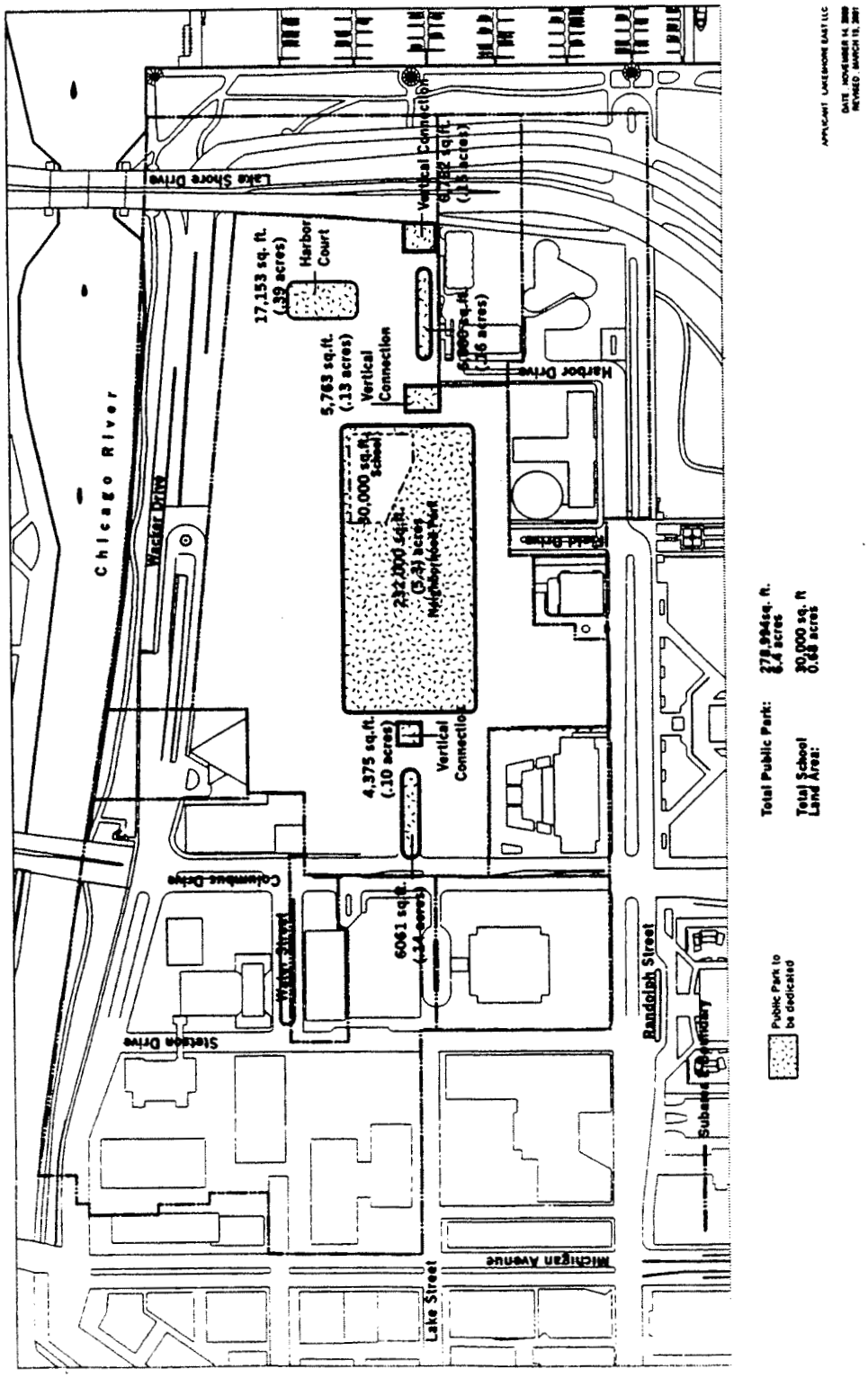
Right-Of-Way Adjustments
-- Intermediate Level.



Right-Of-Way Adjustments
-- Lower Level.



Public Park Zone.



# ORDINANCE

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 Residential-Business Planned Development No. 70, as amended, symbols and indications as shown on Map No. 1-E in the area bounded by:

> the south dock line of the Chicago River as established by Ordinance passed August 15, 1952 and amended by Ordinance passed December 11, 1952; the east right-of-way line of North Lake Shore Drive; the south right-of-way line of East Wacker Drive or the line thereof extended where no street exists; and North Beaubien Court or the street thereof extended where no street exists

to those of a C1-3 Restricted Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2: That the Chicago Zoning Ordinance be amended by changing all the Residential-Business Planned Development No. 70, as amended, symbols and indications as shown on Map No. 1-E in the area bounded by:

> the south right-of-way line of East Wacker Drive or the line thereof extended where no street exists; a line 3,095 feet east of the west line of North Michigan Avenue; a line 140 feet south of the north line of East Randolph Street, or the line thereof if extended where no street exists; a line 2,022 feet east of the west line of North Michigan Avenue; the north line of East Randolph Street; the east line of North Stetson Street; the north line of East Lake Street; North Michigan Avenue; the north line of East South Water Street; a line 55.53 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; the south line of the alley next north of and parallel to East South Water Street; the east line of the alley next east of and parallel to North Michigan Avenue; a line 138.74 feet north of the north line of the alley next north of and parallel to East South Water Street, or the line thereof if extended where no alley exists; a line 55.53 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; a line 428.773 feet north of the north line of East South Water Street; a line 19.69 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; a line 468.819 feet north of East South Water Street; and a line 68.43 feet east of the east line of North Beaubien Court, or the line thereof if extended where no street exists,

to the designation of Residential-Business Planned Development No. 70, as amended 2001, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3: This ordinance shall be in force and effect from and after its passage and due publication.

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

http://www.cityofchicago.org

October 24, 2001

Mr. John J. George
Attorney at Law
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, Illinois 60603

RE: Request for a minor change to Residential-Business Planned Development No. 70

Dear Mr. George:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 70 on behalf of Lakeshore East LLC, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance.

Specifically, you requested a change in the permitted uses in the Planned Development in order to permit electrical facilities, including any switching, generation and/or utility substation constructed pursuant to City of Chicago permits and approvals within Subarea E of RBPD No. 70 to provide service to uses located both within and outside of the boundaries of RBPD No. 70.

The Department of Planning and Development has reviewed the proposal and has determined that it would be a positive addition to the Planned Development and would help serve the electrical needs of the area.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change but no other changes to this Planned Development providing that Lakeshore East LLC complies with all relevant terms of the City policy pertaining to district electrical facilities.

Very truly yours,

Alicia Mazur Berg
Commissioner

cc: Jack Swenson
Philip Levin
Michael Marmo
Ed Kus

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CHICAGO WORKS TOGETHER

LAW OFFICES
**DALEY AND GEORGE, LTD.**
TWO FIRST NATIONAL PLAZA
SUITE 400
20 SOUTH CLARK STREET
CHICAGO, ILLINOIS 60603-1903

TELEPHONE
(312) 726-8797

FAX
(312) 726-8819

MICHAEL DALEY
JOHN J. GEORGE
DENNIS J. AUKSTIK
ROBERT T. OLESZKIEWICZ
CHRIS A. LEACH
CATHERINE W. MURNANE
MARK G. VANECKO
RICHARD A. TOTH
WENDY M. MELONE

October 11, 2001

Mr. Phil Levin
Department of Planning
City of Chicago
121 North LaSalle Street
Room 1003
Chicago, IL 60602

In re: Lakeshore East

Dear Phil:

I have reviewed the letter that has been sent to you by David Reefman as it relates to the Lakeshore East Property and my client has indicated that he is in full support of granting this letter of clarification on this property.

Sincerely,

John J. George

JJG:ml

City of Chicago
Richard M. Daley, Mayor

Department of Planning and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

http://www.cityofchicago.org

October 11, 2001

Smith Properties Holdings Lakeshore East L.L.C.
c/o Charles E. Smith Residential Realty, Inc.
2345 Crystal Drive, Suite 1100
Arlington, Virginia 22202

Re: Request for Clarification regarding Parcels G1, G2 and A3 in Residential-Business Planned Development No. 70 (Illinois Center - Lakeshore East)

Dear Sirs:

Please be advised that the Department of Planning and Development has considered your request for clarification and confirmation of development rights and obligations under Residential-Business Planned Development No. 70, as amended ("RBPD No. 70"), and the Master Plan & Design Standards for Lakeshore East (the "Master Plan"). It is our understanding that Smith Properties Holdings Lakeshore East L.L.C., a Delaware limited liability company or its successors and/or assigns ("Purchaser") proposes to acquire and develop Parcel G1, Parcel G2 and a portion of Parcel A3, as such parcels are defined in the Master Plan.

1. **Use and Development of Parcels**. You have requested certain clarifications and confirmations regarding an allocation of development rights for Parcel G-1 and Parcel G-2 and you have indicated that you propose to use a portion of Parcel A-3 in order to provide additional accessory parking for those parcels.

a. Parcel G1. In accordance with the development regulations set forth in the Master Plan, the following development rights shall be permitted in and allocated to Parcel G1, provided that the Purchaser may elect but shall not be obligated to use all or any portion of the described rights:

i. 800 dwelling units (of which a maximum of fifteen percent (15%) or 120 Dwelling units may be efficiency dwelling units).

ii. 25,000 square feet of retail sales and service floor area.

iii. 922,067 square feet of floor area (consisting of 897,067 square feet of residential floor area and not more than 25,000 square feet of retail sales and service floor area).

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BUILDING CHICAGO TOGETHER

CHICAGO WORKS TOGETHER

b. Parcel G2. In accordance with the development regulations set forth in the Master Plan, the following development rights shall be permitted in and allocated to Parcel G2, provided that the Purchaser may elect but shall not be obligated to use all or any portion of the described rights:

i. 800 dwelling units (of which a maximum of fifteen percent (15%) or 120 Dwelling units may be efficiency dwelling units).

ii. 25,000 square feet of retail sales and service floor area.

iii. 922,067 square feet of floor area (consisting of 897,067 square feet of residential floor area and not more than 25,000 square feet of retail sales and service floor area).

c. Parcel A3. Off-street parking spaces accessory to the uses on Parcel G1 and Parcel G2 may be constructed and maintained in those portions of Parcel A3 located below the Upper Level (as defined in the Master Plan) as depicted on the attached Exhibit A.

2. **Required Improvements**. Statement No. 12(G) of RBPD No. 70 provides that no certificate of occupancy shall be issued for any improvements within a parcel in the planned development property until such time as the applicant for such certificate produces evidence that the construction of public improvements "related to the improvements located within a parcel" have been completed, are under construction or are under contract for construction, or that adequate access can be provided. We acknowledge and confirm that this language refers only to those public improvements that are to be located entirely within the boundaries of Parcel G1, Parcel G2 and the relevant portion of Parcel A3, and shall not include public improvements to be located beyond the boundaries of those parcels (by way of example and not of limitation, the continuation of the roadway at the Upper Level beyond Parcel G1 over Parcel A3 to Wacker Drive). Further, the Purchaser shall have no obligation to contribute to the payment or to undertake the construction of the Public Park, Public Elementary School or other public improvements to be constructed pursuant to RBPD No. 70 on portions of the Property other than Parcel G1, Parcel G2 and the portions of Parcel A3 depicted on the attached Exhibit A.

3. **Effect of Amendatory Lakefront Ordinance**. RBPD No. 70 provides that the planned development property also is governed by the Lakefront Ordinance approved by the Chicago City Council on July 31, 1919, as amended (the "Amendatory Lakefront Ordinance"). We acknowledge and confirm that no obligations, monetary or otherwise, shall attach to Parcel G1, Parcel G2, the portions of Parcel A3 depicted on the attached Exhibit A or

Purchaser relating to "Park Costs" or to the construction or maintenance of the "Park Surface" or "Park Improvements", as such terms are defined in the Amendatory Lakefront Ordinance, and Purchaser shall not be obligated to post any monetary or other security for any public improvements to be constructed on the planned development property with the City of Chicago and, upon request, the City of Chicago will deliver a release of such obligations as concerns Parcel G1, Parcel G2 and the portion of Parcel A3 depicted on the attached Exhibit A. In the event of any conflict between the provisions of RBPD No. 70 and the provisions of the Amendatory Lakefront Ordinance, the provisions of RBPD No. 70 shall control.

4. **Zoning Control Party**. Upon its acquisition thereof, the Purchaser shall be the "zoning control party" for Parcel G1, Parcel G2 and the relevant portions of Parcel A3 located below the Upper Level as shown on Exhibit A.

5. **Sunset**. Notwithstanding the provisions of Statement No. 17 of RBPD No. 70, and provided that substantial construction of at least 500,000 square feet of floor area with Parcel G1 and/or Parcel G2 has commenced within five (5) years after the date of Chicago City Council approval of the 2001 Amendment to RBPD No. 70, the Department of Planning and Development will not review the provisions of RBPD No. 70 applicable to Parcel G1, Parcel G2 and the portions of Parcel A3 depicted on attached Exhibit A sooner than fifteen (15) years after the date of City Council approval of the 2001 Amendment to RBPD No. 70. For the purposes hereof, "substantial construction" shall be deemed to have commenced upon the laying of foundations and footers for the improvements to be constructed on a parcel, and "diligently pursued" shall mean that the owner of the parcel is taking all steps reasonably necessary to proceed with the efficient construction of the improvements on the parcel.

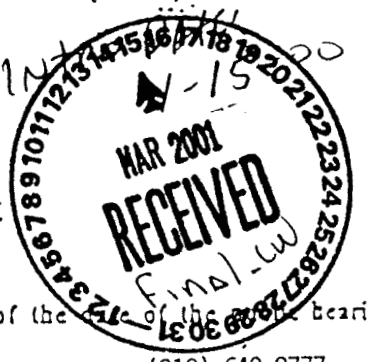
This letter shall inure to the benefit of the Purchaser from and after its acquisition of Parcel G1, Parcel G2, and the portions of Parcel A3 depicted on the attached Exhibit A, and its successors and assigns.

Very truly yours,

Philip Levin
Assistant Commissioner

# CITY OF CHICAGO

#13206




## APPLICATION
## FOR
## AN AMENDMENT TO THE ZONING ORDINANCE

This application must be typewritten and filed in quadruplicate. You will be advised of the date of the hearing.

1. Applicant Lakeshore East LLC Phone (312) 642-2777

   Address One West Superior St., Suite 200, Chicago, IL Zone 60610
   (of Subarea E)

2. (Owner) or Lessee Lakeshore East LLC Phone (312) 642-2777
   (Circle One)

3. What is the address of the property in which the applicant has an interest?

   Address See Parcel E description on Subarea Map attached.

4. The present owner acquired legal title to the subject area on _____
   (date)

5. Boundaries of subject area. See Parcel E description on Subarea Map attached.

6. Present Zoning Residential - Business Planned Development, as amended 1992.

7. Proposed zoning change Residential - Business Planned Development, as amended 2000.

8. Has the present owner previously rezoned this property? No.

   When? _____

9. Is subject property to be improved? If so, how and when? In accordance with attached Plan of Development upon zoning approval.

10. What will be the actual use of the improvement? Residential, business, commercial, public park and school and related uses.

11. Is off-street parking being provided? Yes, in accordance with Plan of Development.

(Over)

(13922) 3/23

County of Cook
State of Illinois } SS.

The undersigned, being first duly sworn, on oath deposes and says, that all of the above statements and the statements contained in the documents submitted herewith are true.

Subscribed and sworn to before me this

Signature of Applicant

14 day of November 19 2000

Linda K. Peters
Notary Public

OFFICIAL SEAL
LINDA K. PETERS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6-6-2002

INTRODUCED BY: _____ Date _____

FILE NO. _____

WARD NO. _____

REFERRED TO:

COMMITTEE ON BUILDINGS & ZONING _____

REZONING STAFF _____

CHICAGO PLAN COMMISSION _____

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT**
**NO. 70, AS AMENDED**
**PLAN OF DEVELOPMENT STATEMENTS**

1. The area delineated herein as Residential-Business Planned Development No. 70, as amended, ("the Planned Development") consists of approximately 1,858,922 square feet (42.67 acres) of property (the "Property") which is divided into seven (7) Subareas as depicted in the attached Sub Area Map. Subareas A, B, C, D, F and G have been substantially developed in a manner consistent with this Planned Development. Subarea E is undeveloped and is controlled by the Applicant Lakeshore East LLC.

2. All necessary official reviews, approvals or permits are required to be obtained by the Applicant as to Subarea E and by the respective owners of the property to Subareas A, B, C, D, F and G.

3. The requirements, obligations and conditions contained within the Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors with respect to Subarea E and to the respective owners, their successors and assigns with respect to Subarea A, B, C, D, F and G. All rights granted hereunder to the Applicant shall inure to the benefit to the Applicant's successors and assigns and if different than the Applicant, then to the owners of record title to all of the Property and any ground lessors with respect to Subarea E and to the respective owners, their successors and assigns with respect to Subareas A, B, C, D, F and G. With respect to Subarea E, the Applicant is hereby designated as the controlling entity for purposed of this Planned Development.

4. This Plan of Development consists of these seventeen (17) Statements; a Bulk Regulations

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and Data Table; an Existing Zoning Map; a Planned Development Boundary Map; a Subarea Map; a Net Developable Area Map for Subarea E; a Generalized Land Use Plan for Subarea E; Subarea E Parcelization Plans (Upper Level, Intermediate Level and Lower Level); Subarea E Right-of-Way Adjustment Maps and a Subarea E Public Park Zone Map dated March 15, 2001 prepared by Skidmore, Owings and Merril LLP. Full size sets of the exhibits are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply to the Property, provided, however, that the development of the Property shall also be subject to an Ordinance adopted by the City Council and known as the 2000 Amendatory Lakefront Ordinance and also subject to the Lakeshore East Master Plan and Design Standards dated March 15, 2001 prepared by Skidmore, Owings and Merril LLP.

5. (A) Within Subareas A, B, C, D, F and G at the elevations above Chicago City Datum indicated, provided that these elevations may be varied by +/- 5 feet or as otherwise necessary to meet existing conditions, and subject to the condition in Statement 12 and in the Bulk Regulations and Data Table, the following uses are permitted:

| | |
|---|---|
| Lower Level (+ 8.0 feet) | Illinois Central Gulf tracks and facilities; warehousing and storage; trucking; public esplanade park along the Chicago River; and accessory uses including automobile parking and hotel uses. (Major service access level) |
| Interim Level | Accessory uses including automobile parking and hotel uses. |
| Intermediate Level (+ 26.0 feet) | Accessory uses including automobile parking and hotel uses. (Vehicular Access Level) |
| Interim Level | Accessory uses including retail sales, service used automobile parking and hotel uses. |
| Arcade Level | Pedestrian walkways; public park; and accessory uses including retail sales, service uses, automobile parking and hotel uses. |

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| | |
|---|---|
| Upper Level (+ 53.0 feet) and above | Apartment, office, mixed use (apartment-office) and hotel buildings; accessory uses including retail sales and service uses; related uses; and pedestrian walkways. (Vehicular right-of-way and access level) |

(B) Within Subarea E, the following uses are permitted: public parks; public school; commercial uses, retail uses, hotel uses, residential uses, business uses, office uses, religious and institutional uses, warehousing and storage (at the Lower Level only) and accessory uses. A driving range, golf course and related facilities shall be a permitted interim use through December 31, 2001.

In addition, the following uses shall be permitted in all subareas and at all levels subject to the review and approval of the Department of Planning and Development:

(i) broadcast and telecommunication structures, equipment and installations including parabolic transmitting and receiving antennae;

(ii) townhouses and any land use accessory to a principal use at any level and not specifically authorized in Statements 5(A) and (B); and

(iii) public utility and public service uses necessary to serve the development including, but not limited to district electrical generation and utility substations under this Planned Development; and

(iv) district cooling and heating.

6. Business identification signs affixed to the face of or recessed into a building or structure shall be permitted within the Planned Development; subject to the review and approval of the Department of Planning and Development. Temporary

construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. No advertising signs shall be permitted within the Planned Development.

7. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-ways shall require a separate submittal on behalf of the Applicant if within Subarea E, and the respective owners of the property within Subareas A, B, C, D, F and G if within those subareas, and approval by the City Council.

8. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent of all parking spaces provided within the Planned Development, in parking structures or areas developed after the effective date hereof, shall be designated and designed for parking for the handicapped.

9. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas except where provided in public street areas as permitted by the Department of Transportation. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of Planning and Development. The Applicant agrees to reserve a 66 foot wide area which is sufficient property in order to permit the possible future connection of North Harbor Drive or North Field Drive (or at a location chosen by agreement between the Applicant, the Department of Transportation and the Department of Planning) with the intermediate level of

Wacker Drive which will be determined by the Department of Transportation prior to the development of Parcels C1-3.

10. In addition to the maximum height of the buildings and any appurtenances thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.

11. This Planned Development shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.

12. Subareas A, B, C, D, F and G already have been substantially developed. The further development or redevelopment of properties within Subareas A, B, C, D, F and G shall be subject only to the regulations in Subsections A through G below. The development of Subarea E shall be completed in accordance with all of the regulations contained herein and in accordance with the Guidelines of the Lakeshore East Master Plan and Design Standards.

(A) Net Developable Area.

For purposes of Floor Area Ratio calculations, the definitions in the Chicago Zoning Ordinance shall apply, provided, however, that "Net Developable Area" refers to the net site area at the Upper Level. The Upper Level is typically at approximately + 53.0 feet above Chicago City Datum but may be lower depending on factors such as road levels and the location of building entrances and exits as determined by the Applicant. Floor Area below the Upper Level shall not be included in calculating the total number of square feet of development unless the principal entrance to the building is located below

the Upper Level and, in that event, the level of the principal entrance to the building shall be considered "curb level" for purposes of the Chicago Zoning Ordinance.

(B) Bulk and Density Regulations.

1) Warehousing and storage uses permitted as principal uses in Statement No. 5 shall be limited to 400,000 square feet and shall be established in accordance with the C3-7 regulations existing on the effective date of this Planned Development.

2) With regard to areas devoted as a principal use to office, hotel and residential uses and retail sales and service uses, the following maximums shall apply:

| | | |
|---|---|---|
| Office, maximum floor area | = | 12,000,000 sq. ft. |
| Hotel, maximum number of rooms/keys | = | 5,500 |
| Residential maximum number of dwelling units | = | 9,050 units |
| Retail sales and service, maximum floor area | = | 1,325,000 sq. ft. |

Provided, however, that in calculating these maximums, ballrooms, meeting rooms, exhibition space and eating facilities associated with a hotel use and located at or above the established Upper Level shall be chargeable against the maximum permitted floor area for principal retail sales and service uses.

3) The Applicant may increase the maximum number of dwelling units allowed by up to 3,183 dwelling units by converting a portion of the

maximum allowed office space and/or a portion of the maximum allowed hotel rooms/keys. The Applicant may increase the maximum amount of office space by up to 2,000,000 square feet by converting a portion of the maximum dwelling units and/or a portion of the maximum number of hotel rooms/keys. The Applicant may increase the maximum number of hotel rooms/keys by up 1,000 rooms/keys by converting a portion of the maximum allowed office space and/or a portion of the maximum allowed dwelling units. For purposes of this conversion 1,000 square feet of office space shall be equal to one (1) dwelling unit, two (2) hotel rooms/keys shall be equal to one (1) dwelling unit, and 1,000 square feet of the office space shall be equal to two (2) hotel rooms/keys.

4) Except for Subarea E, the number of efficiency units within this Planned Development shall not exceed 30% of the number of permitted dwelling units. The number of efficiency units in Subarea E shall not exceed 15%.

5) To the extent this Planned Development does not cover all items required for development, the Chicago Zoning Ordinance shall apply as follows: warehousing and storage at the Lower Level shall be in general conformity with the C3-7 Commercial-Manufacturing District regulations; permitted office, hotel and retail used shall be in general conformity with the B6-7 General Central Business District regulations; and residential uses shall be in general conformity with the R8 General Residence District regulations.

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(C) Maximum Permitted Site Coverage.

1) East of Stetson Avenue: (except for Subarea E) 50% between Upper Level and + 30 feet above the Upper Level (60% on a single parcel provided that a single parcel may contain multiple buildings); and 40% above + 30 feet above the Upper Level.

2) West of Stetson Avenue: 80% between the Upper Level and + 75 feet above the Upper Level; and 60% above + 75 feet above the Upper Level.

3) Subarea E: Site coverage is controlled by the Parcel Design Criteria as described in the Master Plan and Design Standards.

(D) Periphery Setbacks And Minimum Distance Between Buildings.

1) For Subarea A, B, C, D, F and G:

Minimum Distance Between Building Faces at Upper Level: 80.0 feet.

Minimum Distance Between Building Corners or Building Face-to-Corner at Upper Level: 60.0 feet.

Periphery setback and distance provisions may be adjusted where required to allow flexibility of architectural or site design arrangement, subject to the approval of the Department of Planning and Development.

2) For Subarea E: Setbacks are controlled by the Master Plan and Design Standards.

(E) Parking.

1) Minimum Requirements for other uses:

Office building: 1 space per 3,500 square feet.

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Hotel: 1 space per three rooms/keys.

Residential building: spaces equal to 55% of the dwelling units including efficiency units, provided that with respect to townhome units a minimum of one (1) parking space per dwelling unit shall be required.

Compact spaces accessory to a use may be provided within a garage once the Applicant has satisfied the minimum parking requirements subject to the review and approval of the Department of Transportation.

2) Location

All parking spaces required to serve buildings or uses shall be located on the same parcel as the building or use served, or (i) if a residential use, within 500 feet walking distance measured from the property line; or

(ii) if a non-residential use, within 1,000 feet walking distance measured from the property line.

3) Vehicular entrances and exits to accessory automobile parking areas shall be located in conformance with the Automobile Entrance Zone Maps attached hereto. Provided, however, that temporary driveways shall be permitted within the restricted areas depicted on the Automobile Entrance Zone Maps when necessitated by division of parcels and subject to the review and approval of the Department of Transportation.

4) The location, geometrics and operation of all interior or local ramps adjoining any structure at the Upper Level shall be subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

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(F) Loading.

Minimum off-street loading shall be provided in accordance with the regulations applicable in the R8 and B7-6 Districts of the Chicago Zoning Ordinance existing on the effective date hereof. The location of loading berths shall be subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

(G) Construction of Public Improvements.

No certificate of occupancy shall be issued for any improvement located within a parcel in the development until such time as the Applicant for the certificate produces evidence that construction of public improvements related to the improvement located within a parcel in said development has been completed, is under construction or is under contract for construction, or that adequate access can be provided, all as certified by the Department of Transportation and approved by the Department of Planning and Development. In particular, the pedestrian walkway connection beneath Lake Shore Drive and the pedestrian Walkway connection beneath Wacker Drive shall be installed on or before the completion of the Neighborhood Park and the vertical connections (handicap accessible) adjacent to the Neighborhood Park shall be installed prior to the issuance of a Certificate of Occupancy for the building containing said vertical connection. In addition, the Applicant shall use its best efforts to provide landscaping in the parkway area and in the median area of North Columbus Drive and East Randolph Street along the frontage of said streets adjacent to Subarea E subject to the review and approval of the Department of Planning and Development and the Department of Transportation.

(H) Public Park.

Provided the Applicant is instructed to proceed by the City of Chicago and the Chicago Park District and provided with specific park specifications no later than December 31, 2002, the Applicant shall be responsible for the construction of the public park (the "Neighborhood Park") depicted on the Public Park Zone map to be substantially completed on or before June 30, 2004. The City of Chicago acknowledges and agrees that the Applicant will cause a grant of easement to be recorded within ninety (90) days from the effective date of this Ordinance providing for public use of the Neighborhood Park and that the Applicant will dedicate the fee simple title of the Neighborhood Park to the Chicago Park District on December 31, 2008. Further, the City of Chicago acknowledges that the grant of easement satisfies all open space impact fee requirements of the Applicant in the development of Subarea E.

(I) Public Elementary School.

Provided the Applicant is instructed to proceed by the City of Chicago, the Chicago Board of Education, and the Chicago Park District and provided with specific building specifications no later than June 30, 2002, the Applicant shall be responsible for the construction of a 45,000 square foot portion of a 53,000 square foot structure to contain a public elementary school with space to be shared with the Chicago Park District to be substantially completed on or before June 30, 2004.

(J) Pedestrian Walkways.

The pedestrian walkways depicted on the Pedway Level Pedestrian Walkway System Map shall consist of an enclosed all-weather walkway, having a minimum unobstructed vertical clearance of 9 feet (or lower as required by street conditions) and a width of 15 to 25 feet (as depicted on the Pedway Level Pedestrian Walkway System Map), designed to accommodate pedestrian

movement at the Arcade Level and/or other levels as depicted in the Pedway Level Pedestrian Walkway System Map attached hereto. It shall be the responsibility of the Applicant to provide continuous pedestrian walkways at the Arcade Level and/or other levels within Subarea E pursuant to the Master Plan and Design Standards subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

13. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for development or redevelopment of any development parcels within the Planned Development, other than alterations to existing buildings which do not increase their height or alter their footprints, a Site Plan for the proposed development, including parking areas, shall be submitted to the Commissioner of the Department of Planning and Development for approval. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals conform with the general design standards in Statement 12, is consistent with the intent of the Lakeshore East Master Plan and Design Standards and to ensure coordination of public improvements described in Statements 12(G), 12(4) and 12(i). No Part II approval for work for which a Site Plan must be submitted to the Commissioner shall be granted until the Site Plan has been approved by the Commissioner. Further, all Part II submittals shall be in compliance with the Chicago Landscape Ordinance. Following approval of a Site Plan by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. The approved Site Plan may be changed by the provisions of Section 11.11-3(c) of the Chicago Zoning

Ordinance. A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

(1) the boundaries of the Property;

(2) the footprint of the improvements;

(3) location and dimensions of all loading berths;

(4) preliminary landscaping plan prepared by a landscape architect with final landscaping plan to be approved at Part II stage;

(5) all pedestrian circulation routes;

(6) the location of any adjacent public improvements;

(7) a signage plan for any building where retail or theater uses would be present above the ground level;

(8) preliminary building sections and elevations of the improvements with a preliminary building materials list; and

(9) statistical information applicable to the Property limited to the following:

(a) floor area and floor area ratio;

(b) uses to be established;

(c) building heights; and

(d) all setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development.

14. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after

a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

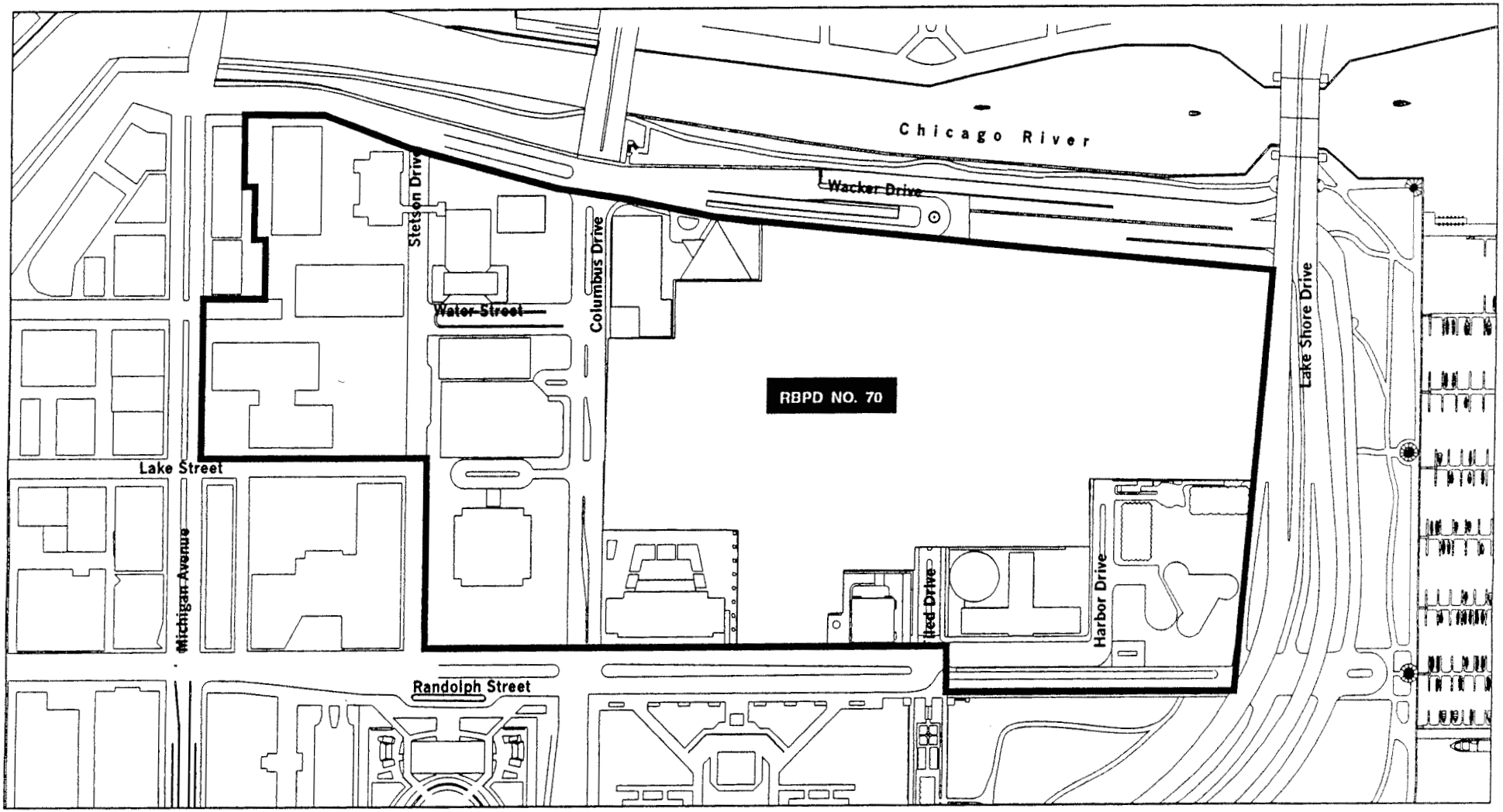
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within Subarea E of this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("ASHRAE") and the Illuminating Engineering Society ("IES"). Copies of these standards may be obtained from the Department of Planning and Development.

16. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No

approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.

17. Unless substantial construction has commenced and been diligently pursued within Subarea E on a minimum of five hundred thousand (500,000) square feet of floor area within five (5) years from the date of City Council approval of this amendment to Residential-Business Planned Development No. 70, one million (1,000,000) square feet of floor area within ten (10) years from the date of City Council approval of this amendment to Residential-Business Planned Development No. 70, and one million five hundred thousand (1,500,000) square feet of floor area within fifteen (15) years of City Council approval of this amendment to Residential-Business Planned Development No. 70, the Department of Planning and Development may decide to review the provisions of this Planned Development in whole or in part. In the event that the Department of Planning and Development determines to review the provisions of this Planned Development, the Applicant shall submit a report to the Commissioner of Planning and Development on the status of the development proposals for Subarea E. Following the submission of such status report, the Commissioner of Planning and Development shall determine whether changed circumstances since the effective date of this amendment warrant any further modifications to this Planned Development. Upon the written request of the Applicant, the Department of Planning and Development shall certify to the Applicant in writing within thirty (30) days from the receipt of said request whether the Applicant has complied with the construction requirements contained in this Statement 17.

# Planned Development Boundary

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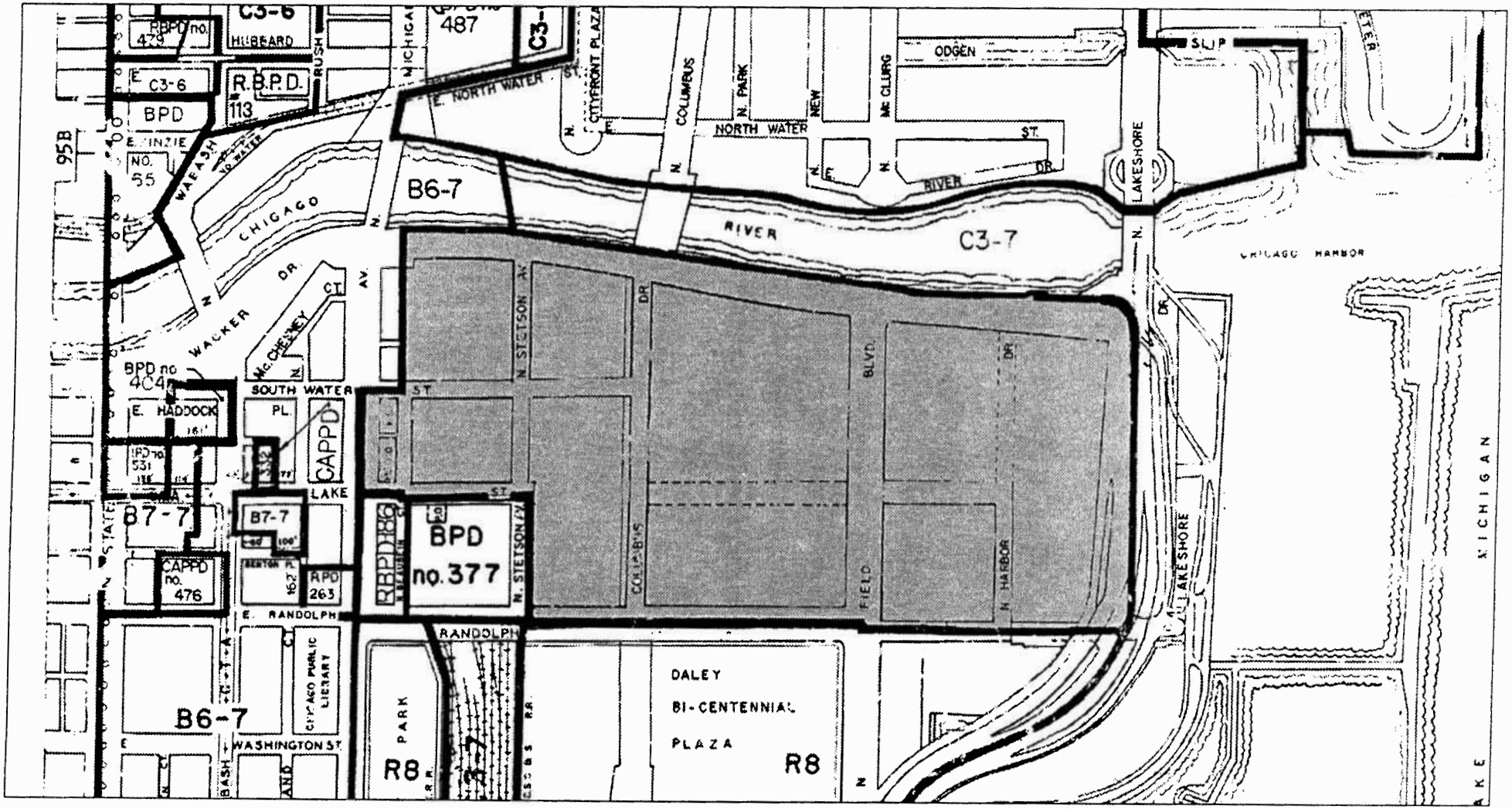
# Existing Zoning Map

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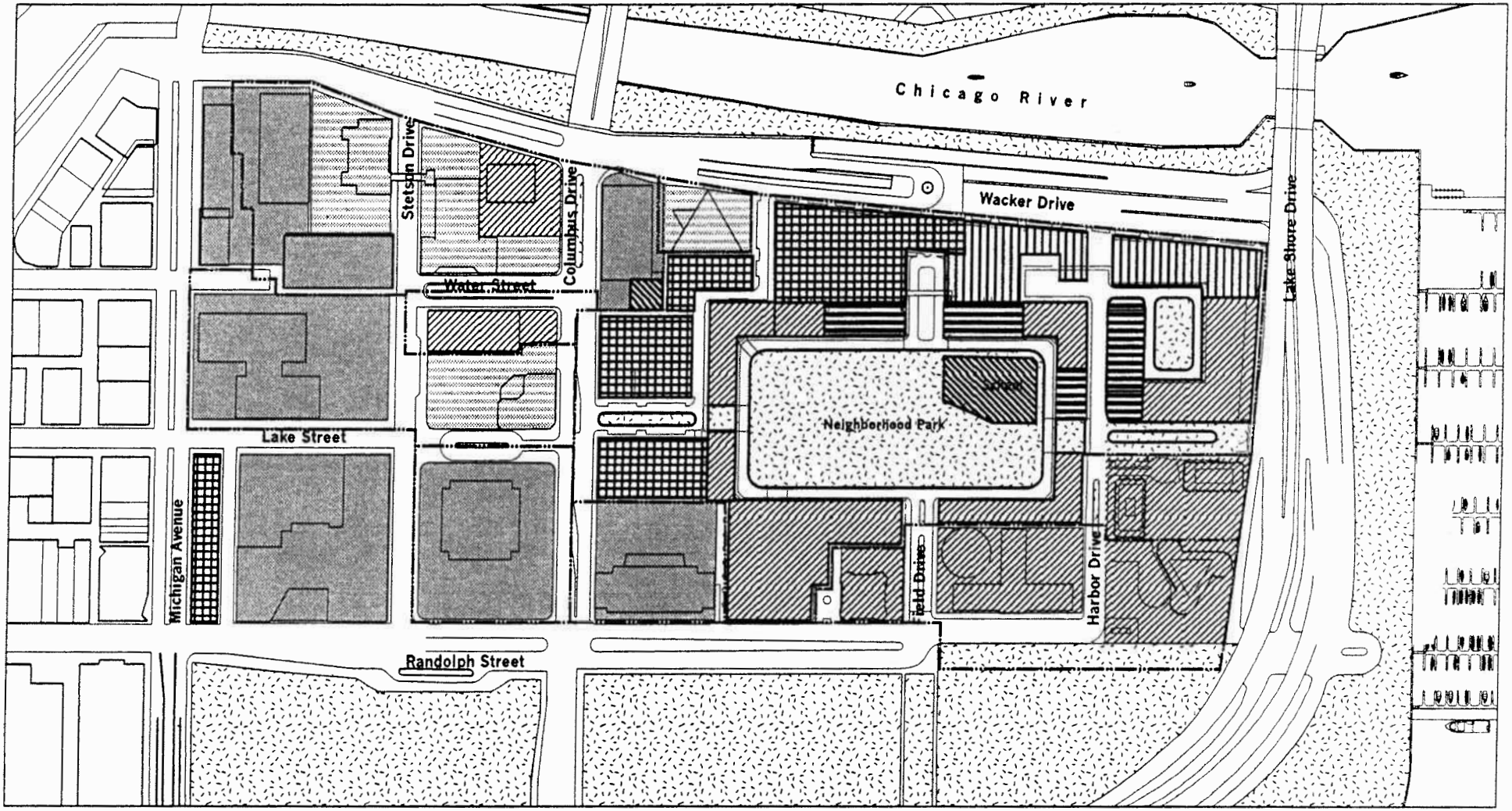
# Generalized Land Use Plan




Parks and Open Space

Residential

Mixed Use A (Commercial / Retail / Hotel / Residential / Office)

Mixed Use B (Commercial / Retail / Hotel / Residential)

Residential with Ground floor retail

Office

Hotel

Institutional

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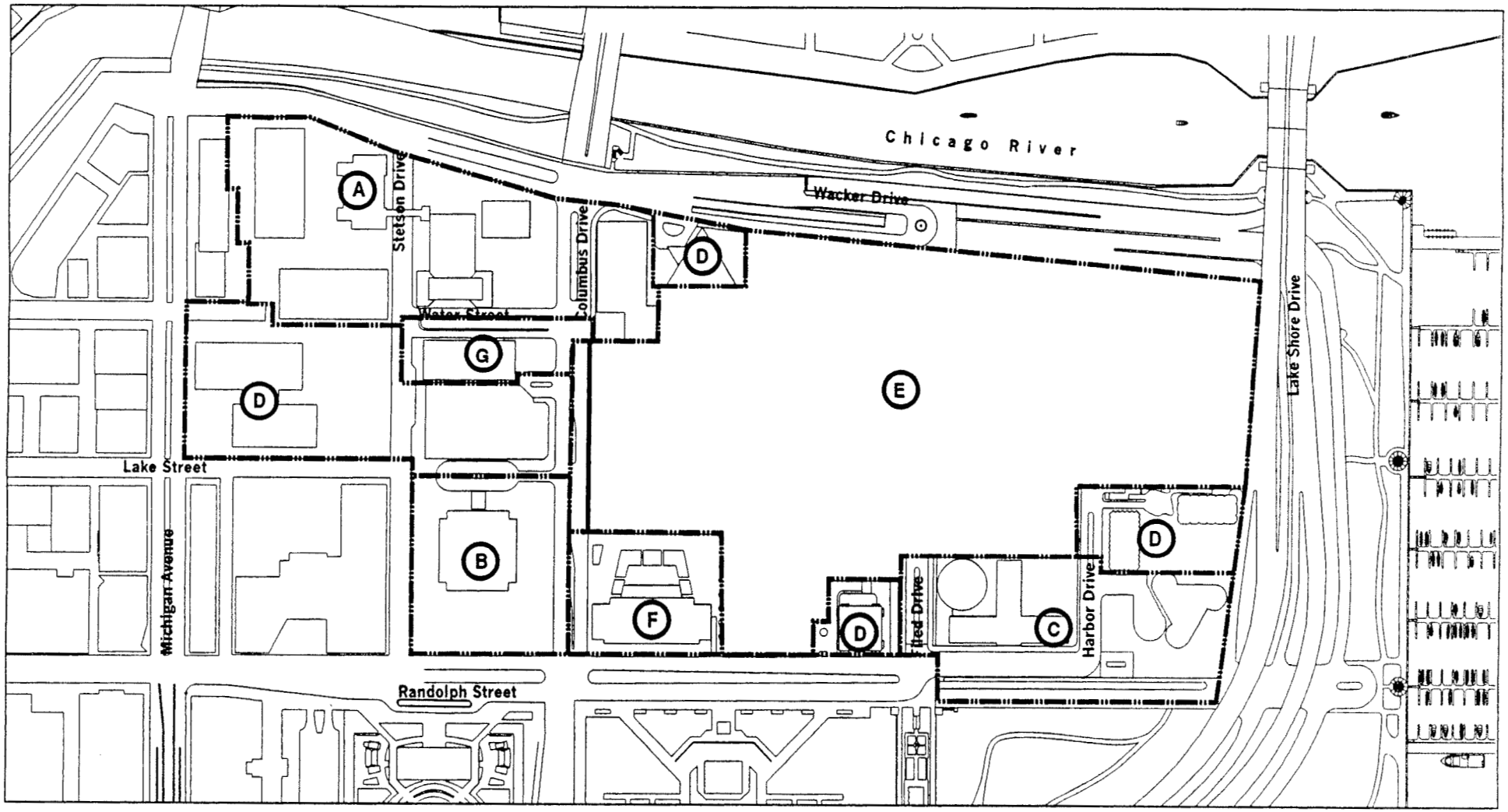
# Subarea Map




(A) Subarea Identification

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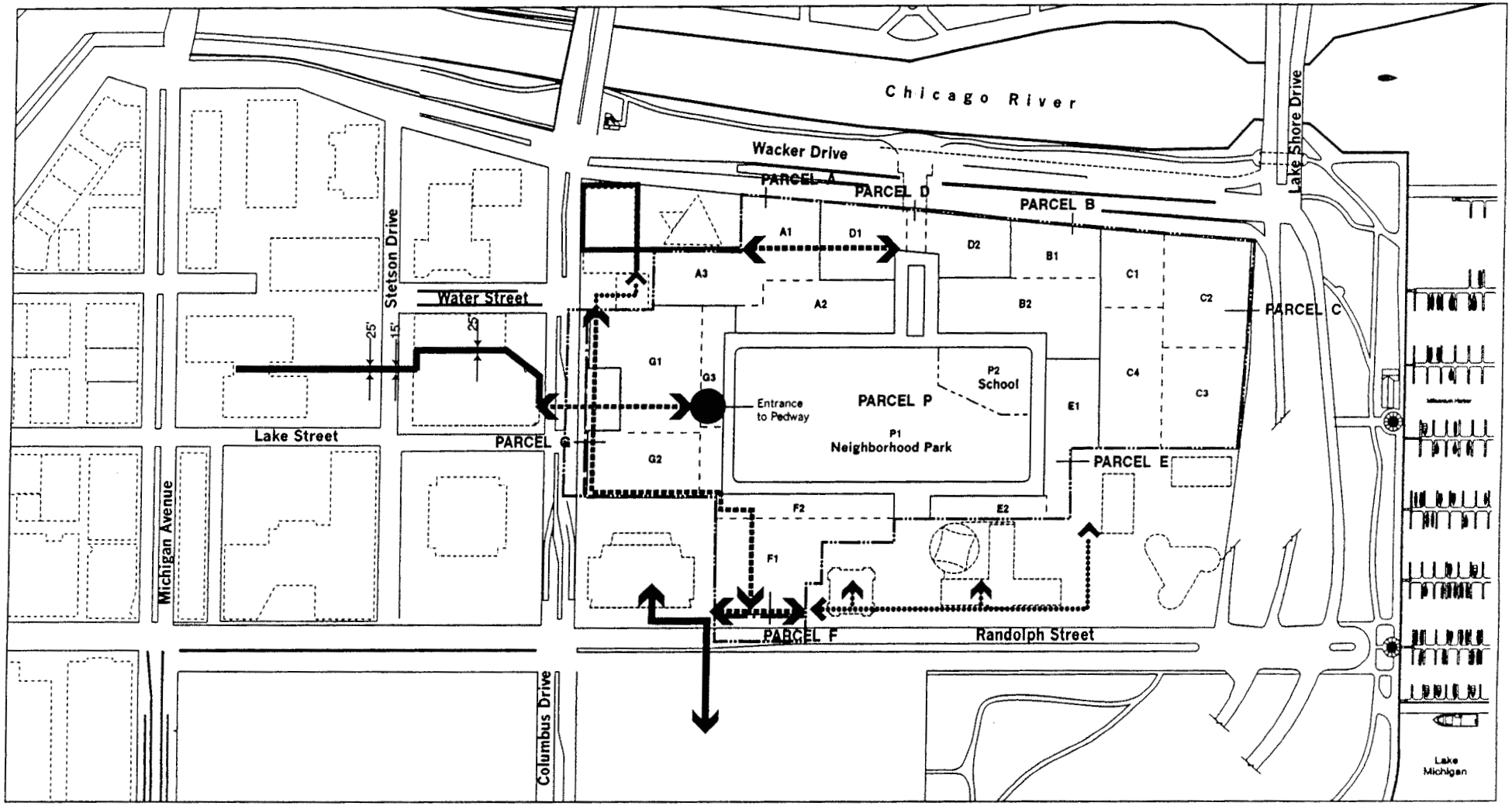
# Pedestrian Walkway System - Pedway Level




Existing

Pedestrian Connections

Potential Connections
(Other Subareas)

Vertical Connection
(Subarea E)

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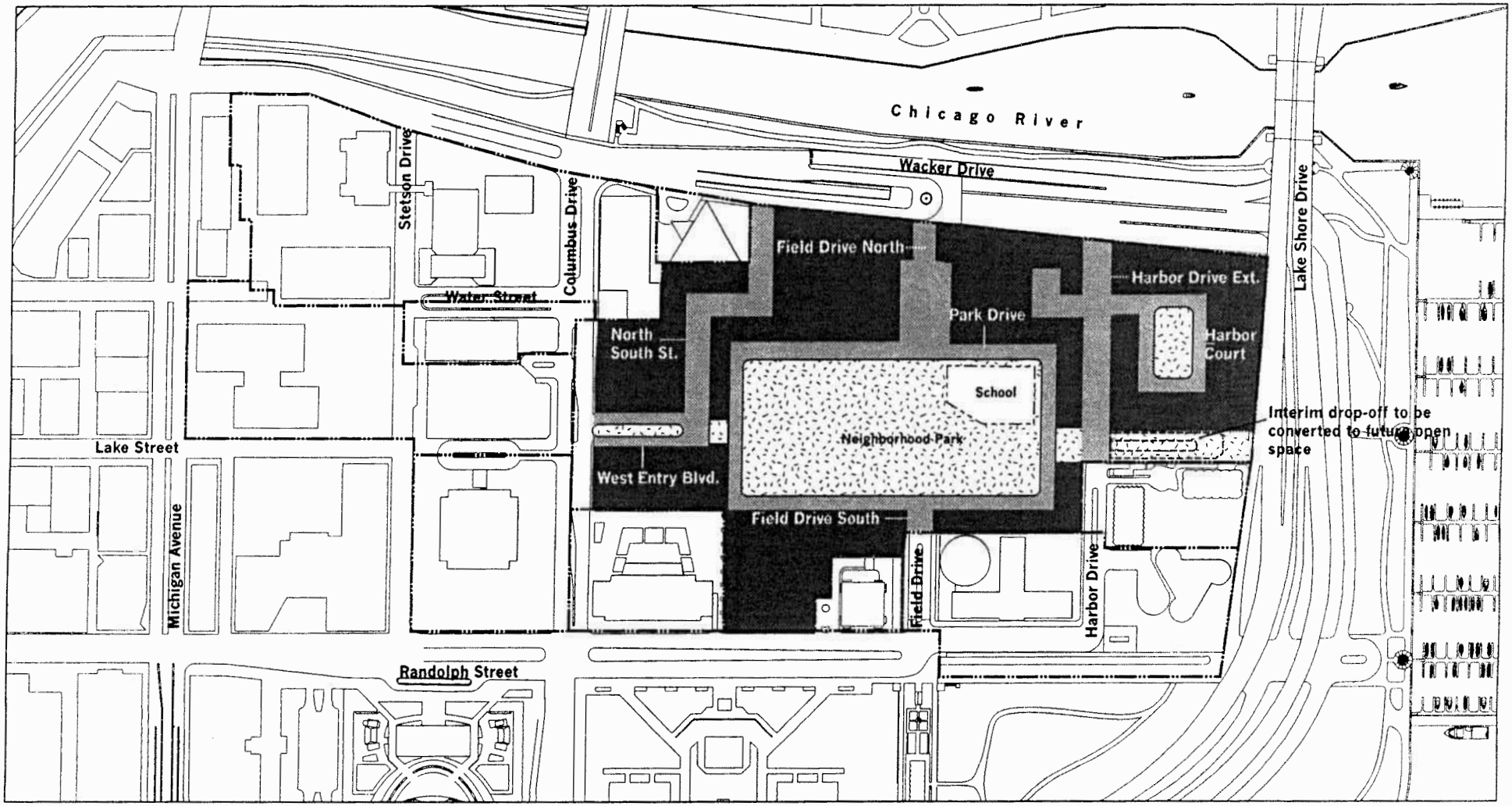
# Net Developable Area

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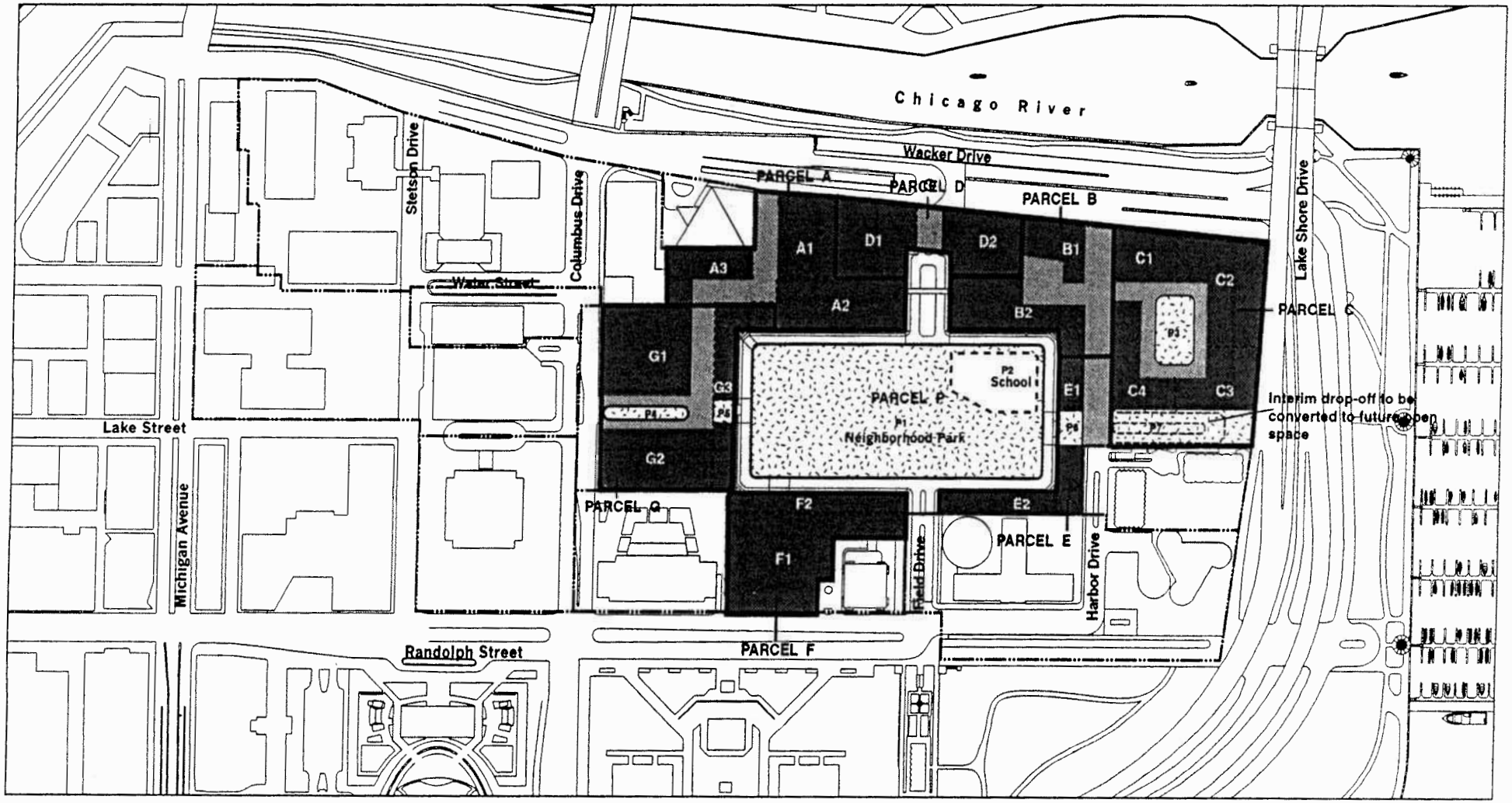
# Subarea E Parcelization Plan - Upper Level

(+/-) elev +47.00 to +56.00 CCD

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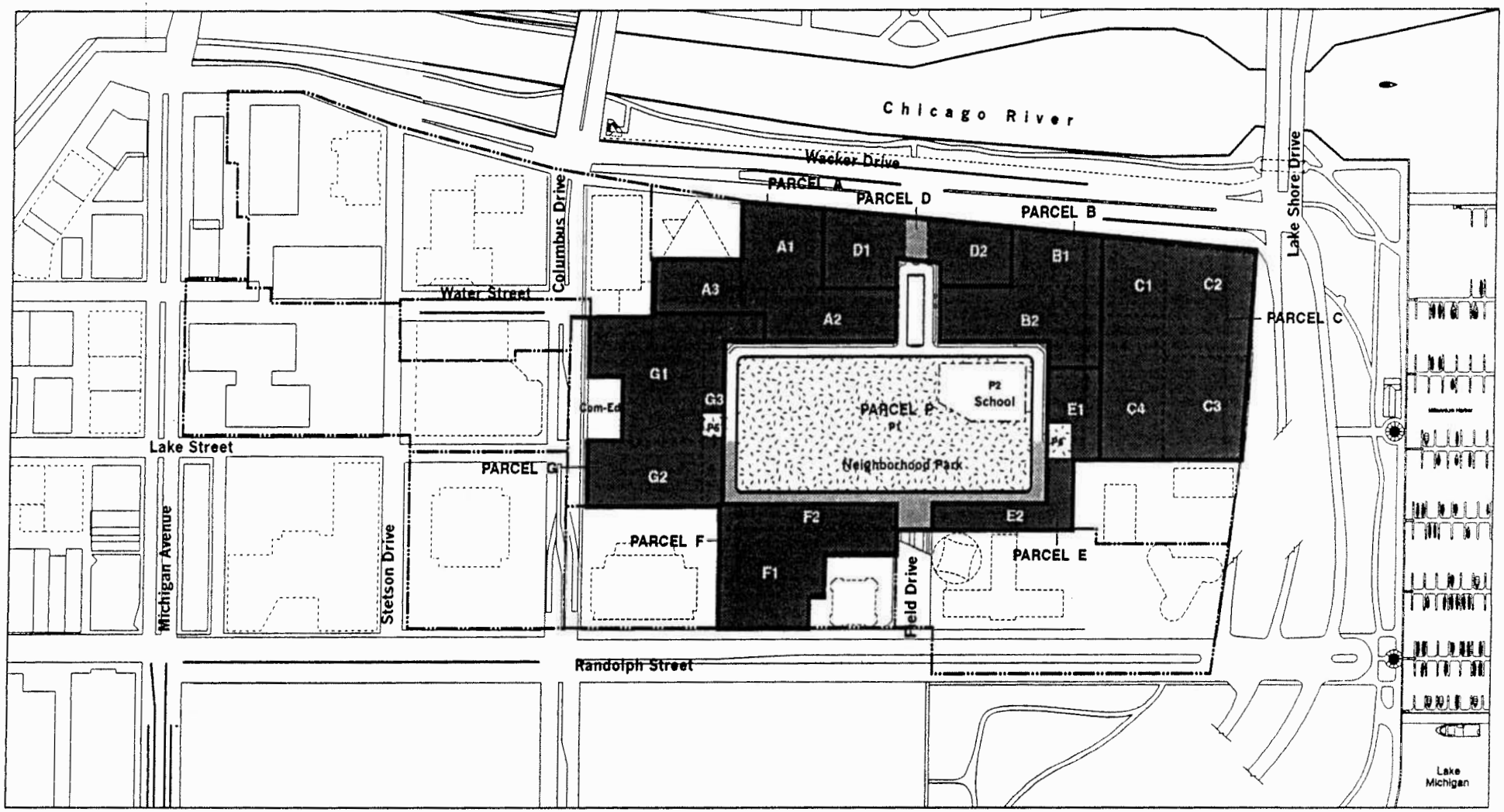
# Subarea E Parcelization Plan - Intermediate Level

(+/-) elev. +27.00 CCD

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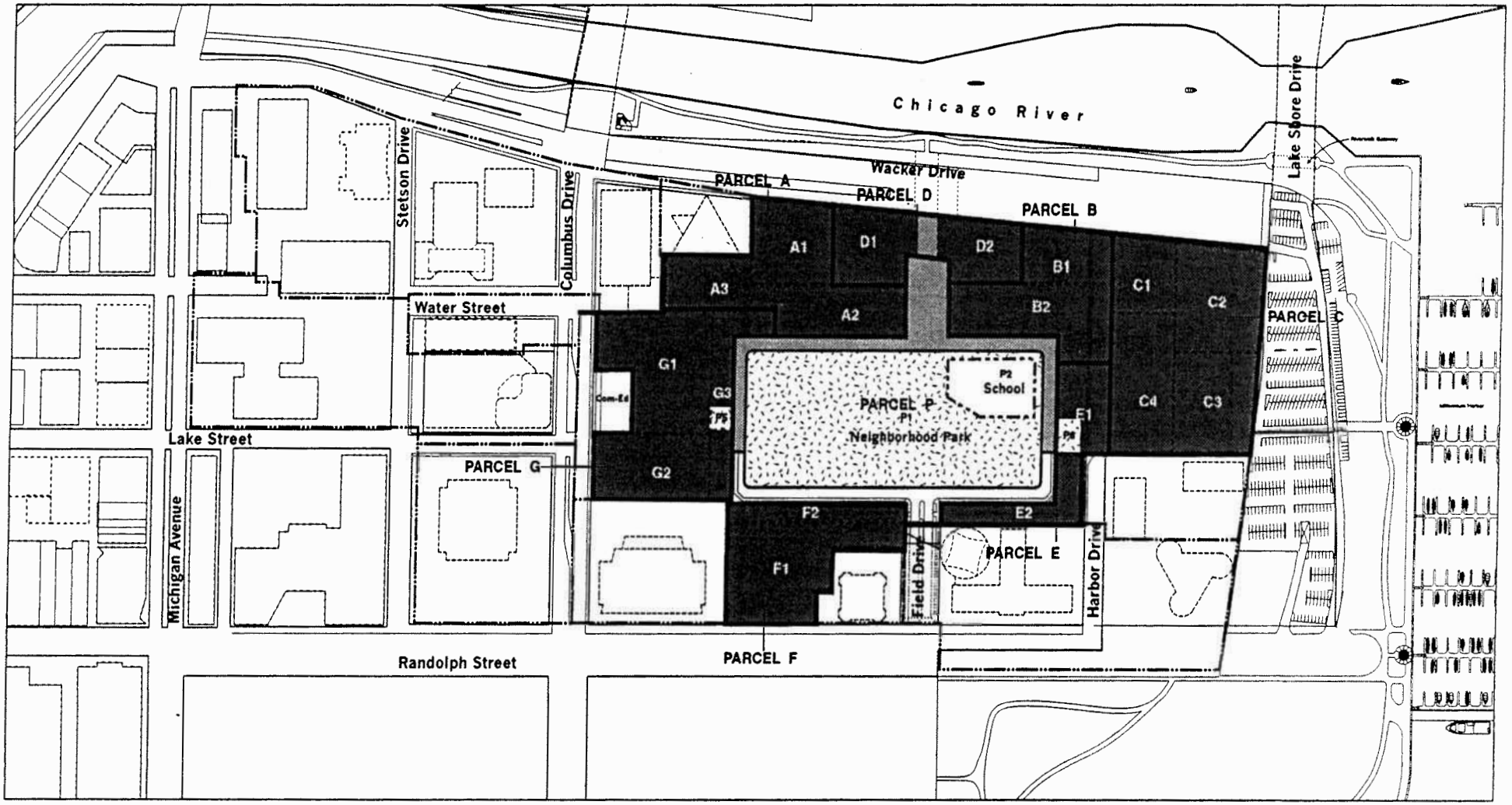
# Subarea E Parcelization Plan - Lower Level

(+/-) elev. +6.00 CCD

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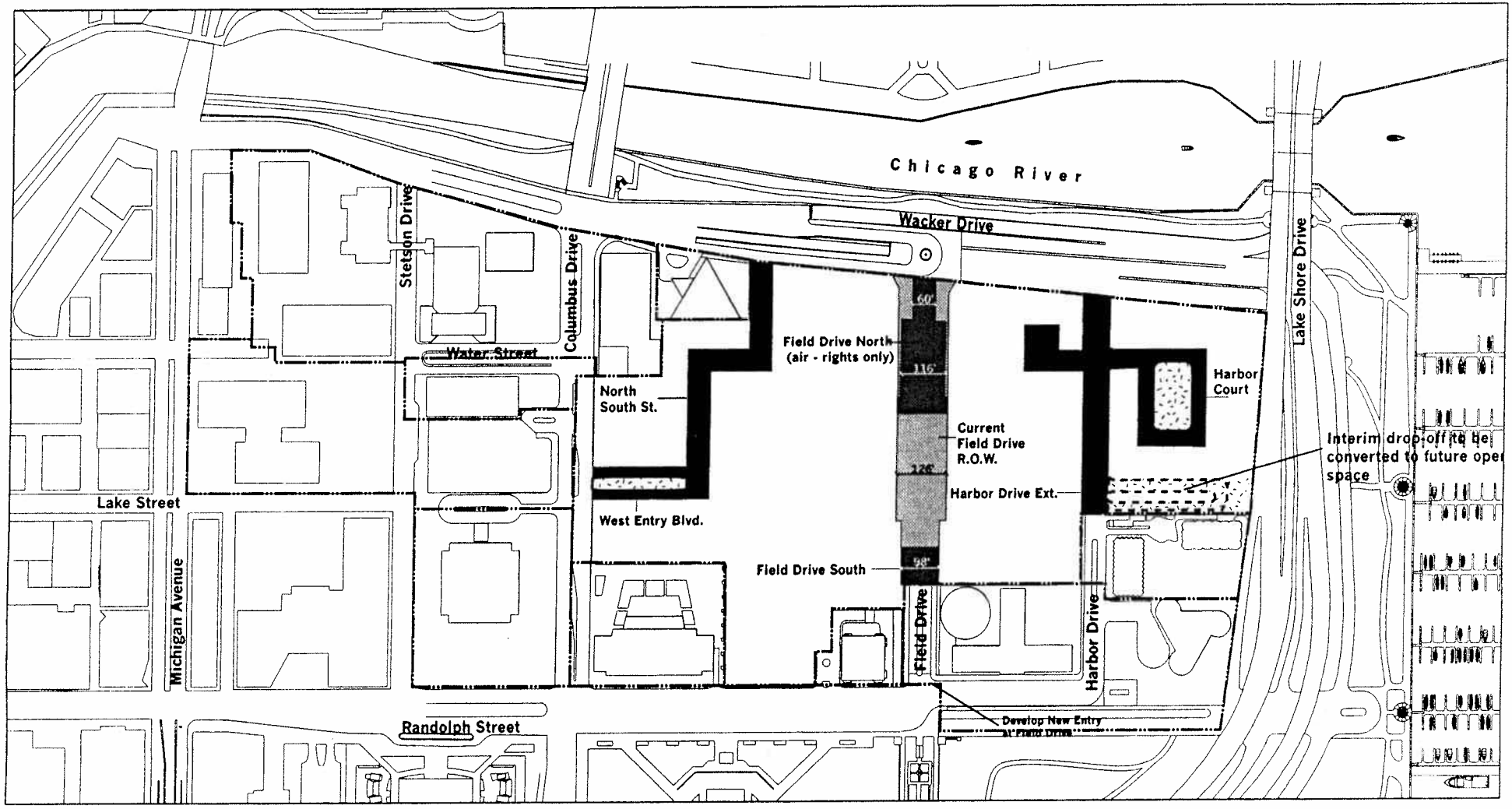
# R.O.W. Adjustments - Upper Level




*Note: Refer to Street Criteria Drawings for new R.O.W. dimensions & criteria*

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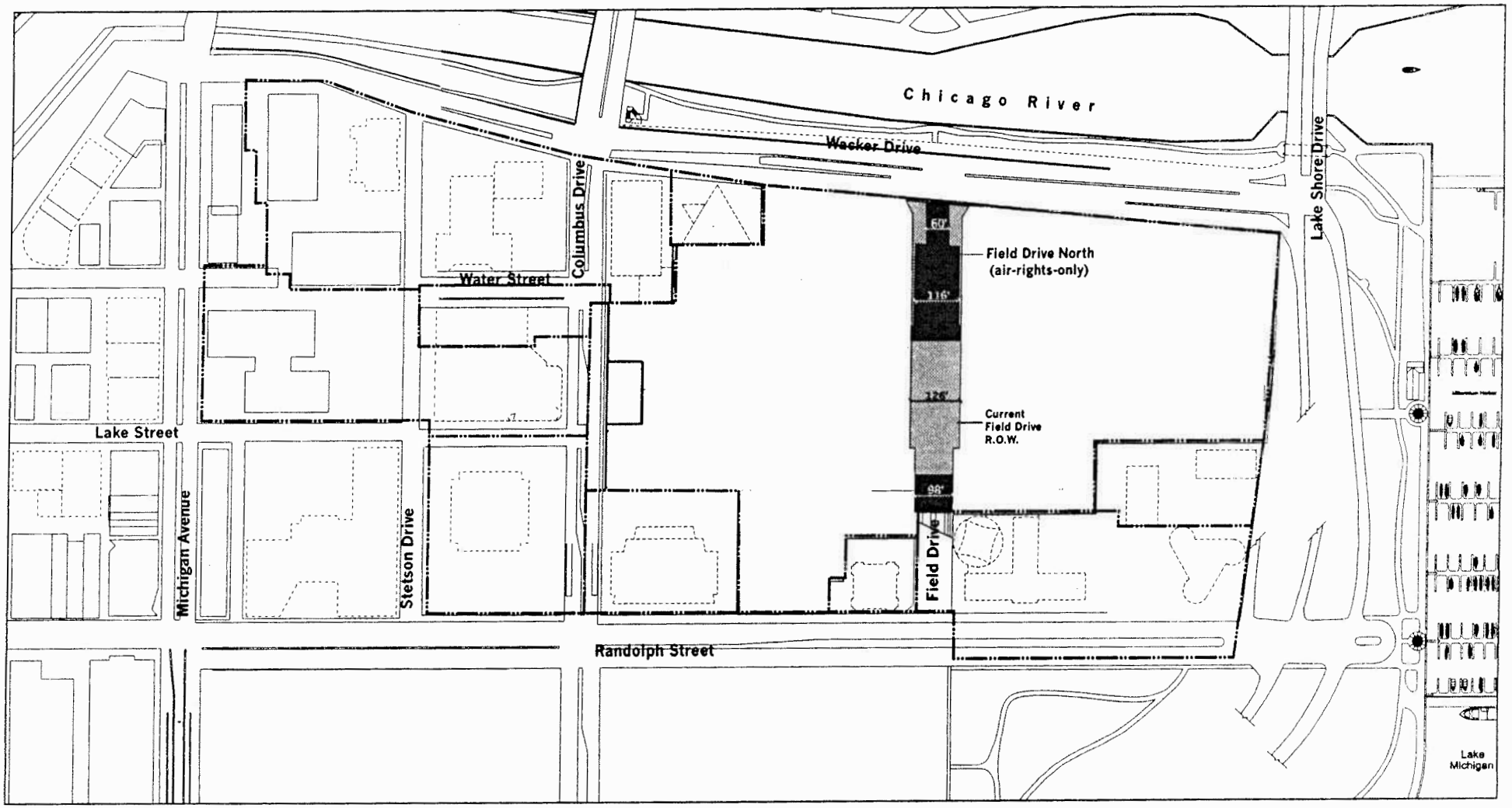
# R.O.W. Adjustments - Intermediate Level




R.O.W to Be Vacated

New R.O.W to be Dedicated

Existing Dedicated R.O.W. to Remain

*Note: Refer to Street Criteria Drawings for new R.O.W. dimensions & criteria*

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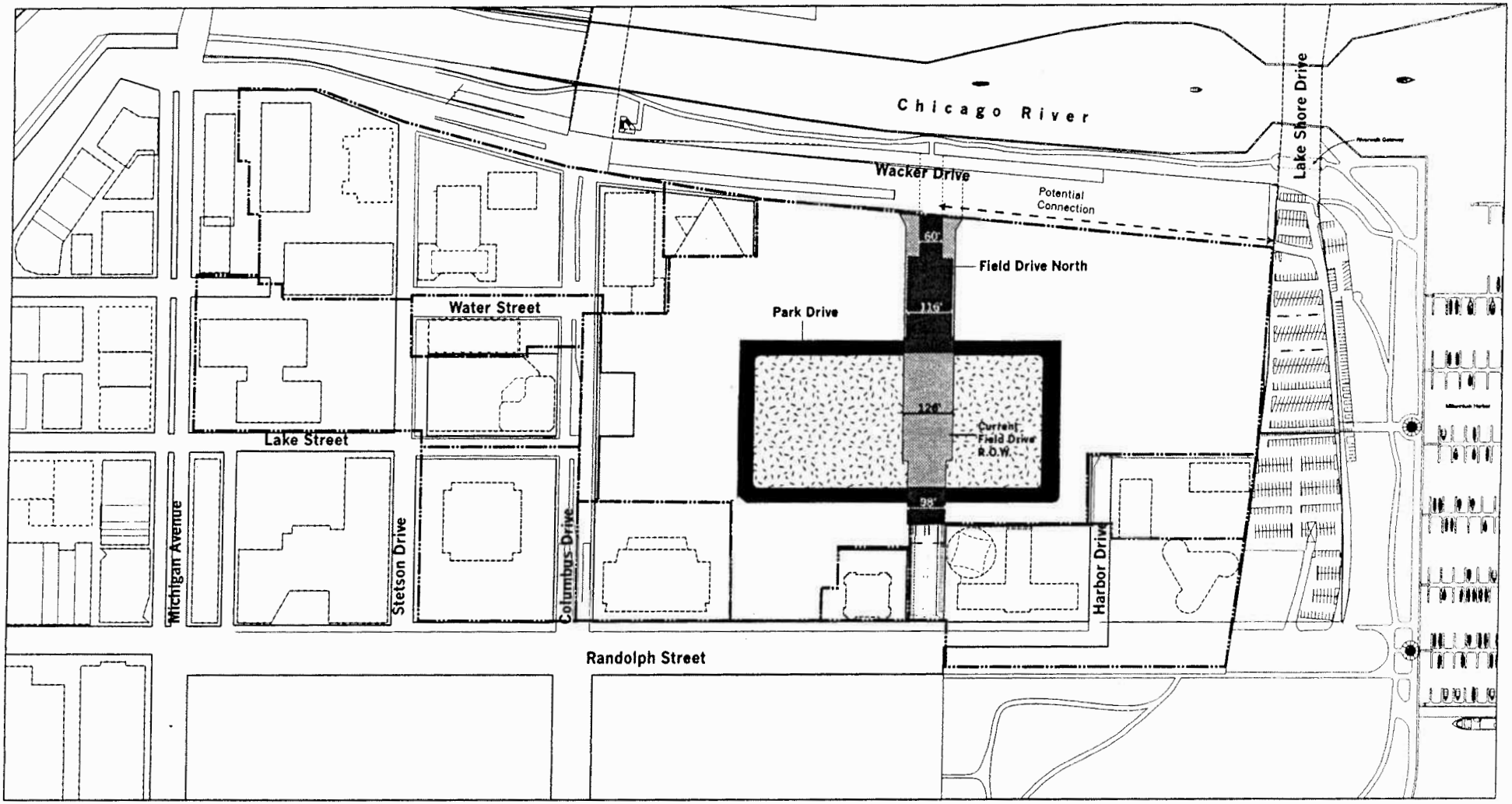
# R.O.W. Adjustments - Lower Level

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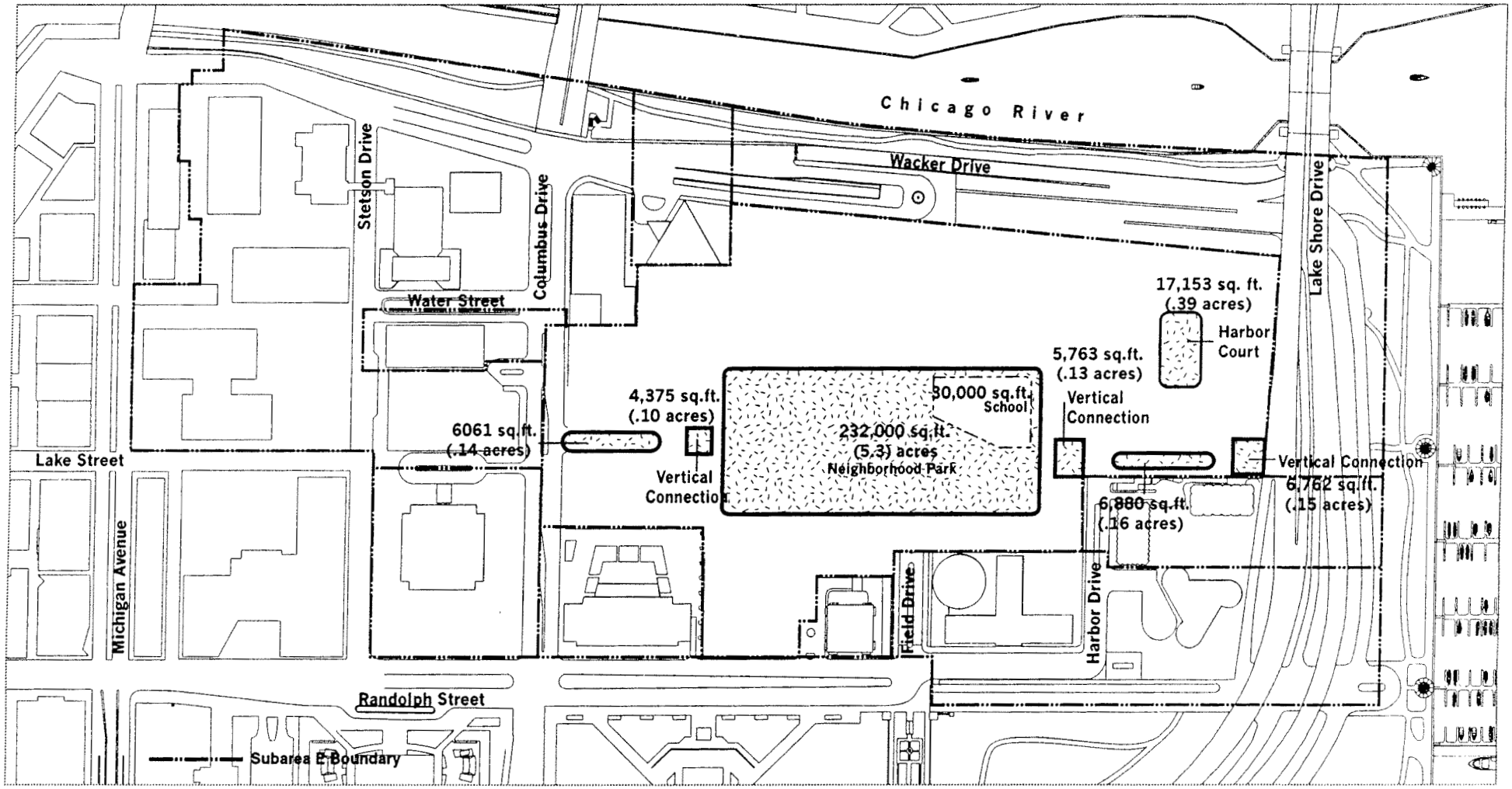
# Public Park Zone




Public Park to be dedicated

| | |
|---|---|
| **Total Public Park:** | **278,994sq. ft.<br>6.4 acres** |
| **Total School Land Area:** | **30,000 sq. ft<br>0.68 acres** |

APPLICANT : LAKESHORE EAST LLC

DATE : NOVEMBER 14, 2000
REVISED : MARCH 15, 2001

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**Residential - Business Planned Development Number 70**

# Amended Planned Development Use and Bulk Regulations and Data

**March 14, 2001**

| Subarea | Net Developable Area [1] SF | Acres | Building Area Existing/Under construction | Building Area Future Allowed | Max Net F.A.R. | Residential Dwelling Units Existing/Under construction | Residential Dwelling Units Future Allowed | Office (sf) Existing/Under Construction | Office (sf) Future Allowed | Hotel Rooms (# of keys) Existing/Under Construction | Hotel Rooms (# of keys) Future Allowed | Retail Sales/Service Area Existing/Under Construction | Retail Sales/Service Area Future Allowed |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Subarea A** | | | | | | | | | | | | | |
| One Illinois Center | 66,104 | 1.52 | | | | | | | | | | | |
| Hyatt West | 52,256 | 1.20 | | | | | | | | | | | |
| Two Illinois Center | 80,085 | 1.84 | | | | | | | | | | | |
| Hyatt East | 73,000 | 1.68 | | | | | | | | | | | |
| Columbus Plaza | 36,154 | 0.83 | | | | | | | | | | | |
| Three Illinois Center | 52,560 | 1.21 | | | | | | | | | | | |
| Subtotal | 362,159 | 8.31 | 4,419,463 | | 12.20 | 552 | | 1,762,906 | | 2,041 | | 153,958 | |
| **Subarea B** | | | | | | | | | | | | | |
| AON Bldg. (Amoco) | 136,819 | 3.14 | 2,696,308 | | 19.72 | | | 2,696,308 | | | | 84,000 | |
| **Subarea C** | | | | | | | | | | | | | |
| Outer Drive East | 88,463 | 2.03 | | | | | | | | | | | |
| Harbor Point | 79,950 | 1.84 | | | | | | | | | | | |
| Subtotal | 168,413 | 3.87 | 2,004,225 | | 11.90 | 1,682 | | | | | | 42,666 | |
| **Subarea D** | | | | | | | | | | | | | |
| Buckingham | 34,825 | 0.80 | | | | | | | | | | | |
| 175 Harbor Drive | 50,249 | 1.15 | | | | | | | | | | | |
| Park Shore | 41,672 | 0.96 | | | | | | | | | | | |
| Swissotel | 34,000 | 0.78 | | | | | | | | | | | |
| Fairmont | 43,169 | 0.99 | | | | | | | | | | | |
| Athletic Club | 21,943 | 0.50 | | | | | | | | | | | |
| BTE | 44,091 | 1.01 | | 900,671 | | | | | 900,671 | | | | |
| BTN | 63,660 | 1.46 | | | | | | | | | | | |
| BTS | 53,778 | 1.23 | | | | | | | | | | | |
| Subtotal | 387,387 | 8.89 | 5,707,385 | 900,671 | 17.06 | 1,390 | | 2,699,000 | 900,671 | 1,337 | | 221,369 | |
| **Subarea E** | | | | | | | | | | | | | |
| School Site | 30,000 | 0.69 | | 51,000 | 1.70 | | | | | | | | |
| Private Developable Area | 632,598 | 14.52 | | 9,700,000 | 15.33 | | 4,946 | | 2,122,825 | | 2,122 | | 773,005 |
| Subtotal | 662,598 | 15.21 | | 9,751,000 | 14.72 | | | | | | | | |
| **Subarea F** | | | | | | | | | | | | | |
| BCBS | 100,905 | 2.32 | 1,062,672 | 753,618 | 18.00 | | | 1,062,672 | 753,618 | | | | |
| **Subarea G** | | | | | | | | | | | | | |
| Park Millennium | 40,641 | 0.93 | 582,903 | | 14.34 | 480 | | | | | | 50,000 | |
| **Sub Total** | **1,858,922** | **42.67** | **16,474,956** | **11,405,289** | | **4,104** | **4,946** | **8,222,886** | **3,777,114** | **3,378** | **2,122** | **551,995** | **773,005** |
| | | | Building Area (sf) | | Net F.A.R. | Residential Dwelling Units | | Office Area (sf) | | Hotel Rooms (# of Keys) | | Retail Sales/Service Area (sf) | |
| **ORDINANCE MAXIMUMS (Existing + Future)** | | | **27,880,245** | | **16.00** | **9,050** | | **12,000,000** | | **5500** | | **1,325,000** | |

***NOTES:***

*(1) Net developable areas for individual parcel components (A, B, C, or D) are taken from original survey as prepared by Dale Weaver.*

*Notes*

*Areas outside of Subarea E*
*provided by The City of Chicago*
*& I E Consultants, Surveyors*

APPLICANT : LAKESHORE EAST LLC

DATE NOVEMBER 14, 2000
REVISED : MARCH 15, 2001

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City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
http://www.ci.chi.il.us

October 6, 2000

Mr. James E. Gorman & Associates
10644 South Western Avenue
Chicago, Illinois 60643

**Re:** Request for a minor change to Residential Business Planned Development No.70 (Illinois Center)

**Proposal:** Conversion of Harbor Field 400-space garage in to a Technology Center
**Location:** 400 East Randolph Street

Dear Mr. Gorman:

Please be advised that your request for minor changes to Residential Business Planned Development No. 70 has been considered by the Department of Planning and Development pursuant to Section 11. 11-3 (c) of the Chicago Zoning Ordinance.

Specifically, you have requested a change in use of the existing 400-space garage to a technology center at Field Harbor Garage in accordance with the architectural drawings dated 6/23/2000 by Fujikawa Johnson and Associates. The two-level space would primarily house computer equipment to serve the telecom industry located in nearby buildings. Your request would expand the permitted uses on lower level (+8.0 feet) and the interim level to include the proposed technology center providing that the primarily utilization of space would be for housing computer equipment.

With regards to your request, the Department of Planning and Development has determined that the proposed modification would

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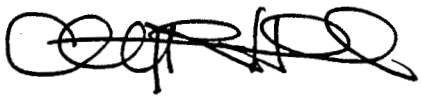
constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approved the foregoing minor change, but no other changes to Residential Business Planned Development No. 70.

Sincerely,



Christopher R. Hill
Commissioner

Attachment
cc:
Jack Swenson
Philip Levin
Carmen Vidal-Hallett
Mike Marmo
F:/ZON/STAFF-RP/RESOLUTI.RPT/PARTII/PD70HARFIEL.WPD

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
http://www.ci.chi.il.us

April 5, 2000

Mr. Gerald L. Johnson
Fujikawa Johnson and Associates, Inc.,
111 East Wacker Drive, Suite 3015
Chicago, Illinois 60601

**Re:** Request for minor changes to Residential-Business Planned Development No. 70, As Amended;
**Proposal:** The construction of a new fifty-two story apartment building. (Illinois Center)
**Location:** 222 N. Columbus Drive

Dear Mr. Johnson:

Please be advised that your request on behalf of the Applicant for minor changes to Residential-Business Planned Development No. 70, as amended, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 13 of the Plan of Development.

In a letter dated December 1, 1999 you requested that certain changes to the Planned Development be approved to allow for the construction of a proposed fifty-two story apartment building. These requested changes include the following:

1) The creation of a new Subarea G in accordance with the attached Subarea Map dated November 29, 1999;

2) The adoption of the attached revised Table of Use and Bulk Regulations dated March 9, 2000 which specifies the net developable area, maximum permitted F.A.R. and site coverage, the maximum number of dwelling units and square foot area maximums for retail sales and service uses in the new Subarea G.

3) The concurrent reduction in the net developable area of Subarea E of which new Subarea G is being developed from, the resulting change in F.A.R. from 13.82 to 13.56 for Subarea E which is a figure based actually upon a reduction in the established maximum square feet allowed for future construction within this subarea, and a reduction in the maximum dwelling units allowed in Subarea E from 12,187to 11,707 dwelling units;

4) Amendment of Statement No. 5 of the Planned Development to include Subarea G and to limit the permitted uses within Subarea

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CHICAGO WORKS TOGETHER

G to residential, pedestrian walkways and accessory uses including automobile parking and retail sales and service;

With regard to your request, the Department of Planning and Development has determined that this request for the minor changes stated herein will have no adverse impact on the balance of the development or the immediate neighborhood and would constitute minor changes pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor changes, but no other changes to Residential-Business Planned Development No. 70, as amended, The revised Planned Development Use and Bulk Regulations and Data Table dated March 9, 2000, and the revised Generalized Land Use Plan dated November 29, 1999 are made a part of this approval.

Sincerely,

Christopher R. Hill
Commissioner

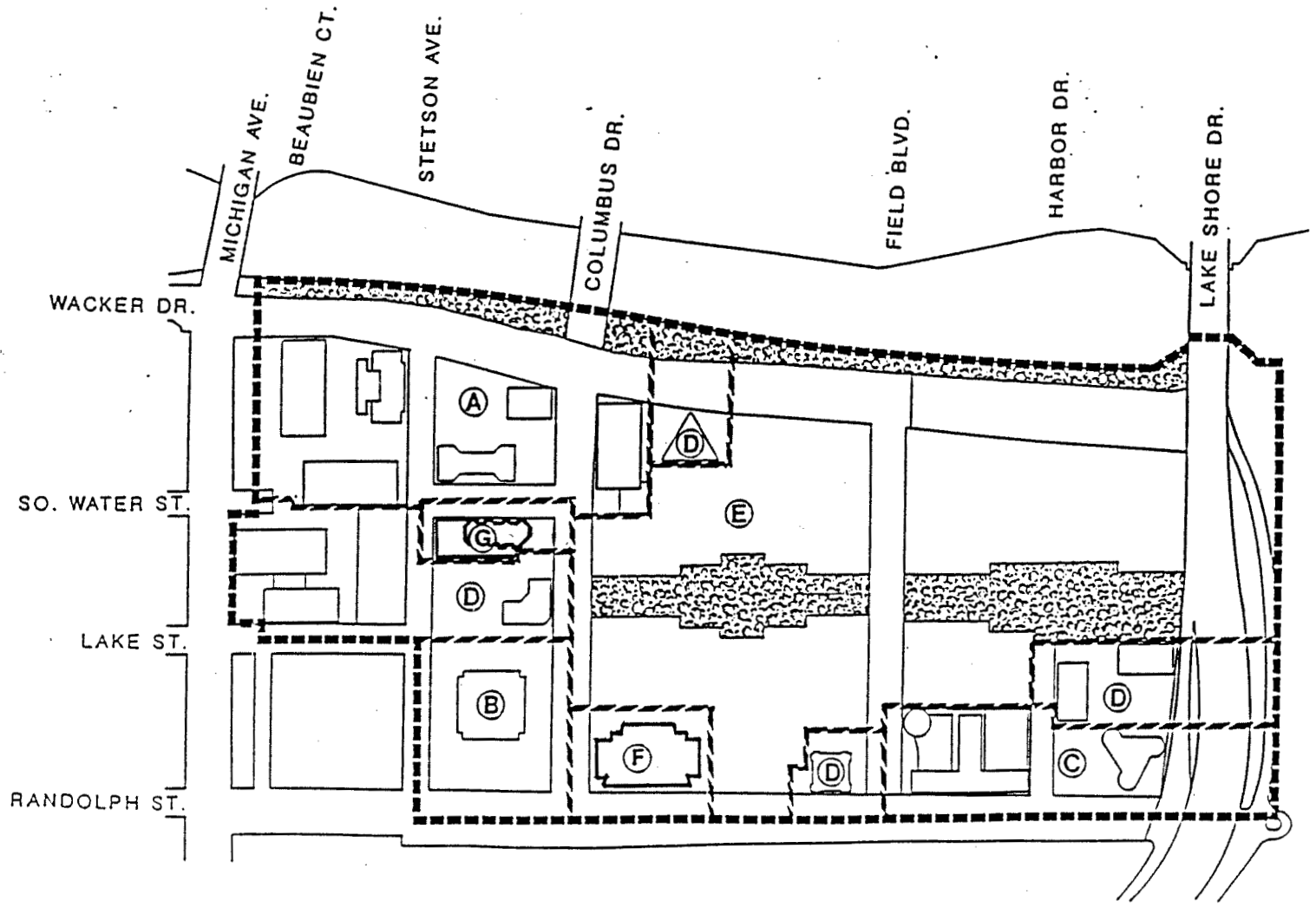
cc: Jack Swenson
Paul Woznicki
Philip Levin
Michael Marmo

FUJIKAWA JOHNSON AND ASSOCIATES, INC.
ARCHITECTS III EAST WACKER DRIVE. SUITE 3015 CHICAGO. ILLINOIS 60601 312/565·2727
FACSIMILE: 312/565·0356

# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED

(AIR RIGHTS)

## GENERALIZED LAND USE PLAN




### LEGEND

- PLANNED DEVELOPMENT BOUNDRY
- SUB AREA BOUNDRY
- (A) SUB AREA IDENTIFICATION
- RESERVED FOR PUBLIC PARK AND ESPLANADE PARK
- EXISTING BUILDING

N

0 125 250 500
SCALE

# Residential - Business Planned Development Number 70

**As Amended**

**(Air Rights)**

**Planned Development Use and Bulk Regulations and Data**

**03/09/00**

| | | Net Developable Area (1) SF | Acres | F.A.R. | Area (sf) built or under construction | Dwelling Units built or under construction (3) | Area Covered | Percent Coverage |
|---|---|---|---|---|---|---|---|---|
| **EXISTING** | | | | | | | | |
| **Parcel A** | | | | | | | | |
| One Illinois Center | | 66,104.00 | 1.52 | | | | | |
| Hyatt West | | 52,256.00 | 1.20 | | | | | |
| Two Illinois Center | | 80,085.40 | 1.84 | | | | | |
| Hyatt East | | 73,000.00 | 1.68 | | | | | |
| Columbus Plaza | | 38,154.00 | 0.88 | | | | | |
| Three Illinois Center | | 52,560.00 | 1.21 | | | | | |
| | Subtotal | 362,159.40 | 8.31 | 12.20 | 4,417,329.00 | 1,572.5 | 148,485.00 | 40.99% |
| **Parcel B** | | | | | | | | |
| AON Bldg. (Amoco) | | 136,819.00 | 3.14 | 19.72 | 2,698,308.00 | - | 35,026.00 | 25.60% |
| **Parcel C** | | | | | | | | |
| Outer Drive East | | 88,463.00 | 2.03 | | | | | |
| Harbor Point | | 79,950.00 | 1.84 | | | | | |
| | Subtotal | 168,413.00 | 3.87 | 11.90 | 2,004,028.00 | 1,682.0 | 53,387.00 | 31.70% |
| **Parcel D (2)** | | | | | | | | |
| Buckingham | | 34,825.00 | 0.80 | | | | | |
| 175 Harbor Drive | | 50,249.00 | 1.15 | | | | | |
| 195 Harbor Drive | | 41,672.00 | 0.96 | | | | | |
| Swissotel | | 34,000.00 | 0.78 | | | | | |
| Fairmont | | 43,169.00 | 0.99 | | | | | |
| Athletic Club | | 21,943.00 | 0.50 | | | | | |
| BTE | | 44,091.00 | 1.01 | | | | | |
| BTN | | 63,560.00 | 1.46 | | | | | |
| BTS | | 53,778.00 | 1.23 | | | | | |
| | Subtotal | 387,387.00 | 8.89 | 14.73 | 5,707,385.00 | 2,058.5 | 150,091.00 | 38.74% |
| **Parcel F** | | | | | | | | |
| BCBS | | 100 905.00 | 2.32 | 18.00 | 1,816,290.00 | - | 36,629.00 | 36.30% |
| **Parcel G (3)** | | | | | | | | |
| New Apartment Tower | | 40,641.00 | 0.93 | 14.34 | 582,903.00 | 480.0 | 24,335.83 | 59.88% |
| **Subtotal** | | **1,196,324.40** | **27.46** | 14.40 | **17,226,243.00** | **5,793.00** | **447,933.83** | **37.44%** |
| **FUTURE** | | | | | | | | |
| **Parcel E** | | | | | | | | |
| Future Area | | 1,074,852.60 | 24.68 | 13.56 | 14,570,235.00 | 11,707.0 | 687,654.67 | 63.98% |
| **TOTAL (4)** | | **2,271,177.00** | **52.14** | **14.00** | **31,796,478.00** | **17,500.0** | **1,135,588.50** | **50.00%** |

***NOTES:***

*(1) Net developable areas for individual parcel components (A, B, C, or D) are taken from original survey as prepared by Dale Weaver.*

*(2) Does not include future building area of BTE site.*

*(3) New subarea G.*

*(4) 2,271,177sf has been taken from the amended 1993 PD70. This number does not include 'bonus' areas for undeveloped upper level portions of Wacker Drive and Randolph Street (currently included in roadway allocation). It is also net of the future Field Boulevard and 6-acre park. It assumes that this is the developable area net of roadways at the upper level and areas reserved for public purposes. The F.A.R. of 14.0 has been fixed from the original PD (1969).*

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
http://www.ci.chi.il.us

March 12, 1999

Mr. David L. Reifman
Rudnick & Wolfe
203 North LaSalle Street, Ste. 1800
Chicago, Illinois 60601-1293

**Re:** Request for minor changes to Residential-Business Planned Development No. 70, As Amended; Subarea's E and A
**Proposal:** The construction of a one-story ballroom addition to the Hyatt Regency Hotel. (Illinois Center)
**Location:** 151 East Wacker Drive

Dear Mr. Reifman:

Please be advised that your request on behalf of the Applicant for minor changes to Residential-Business Planned Development No. 70, as amended, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 13 of the Plan of Development.

Specifically, you have requested in your letter dated February 2, 1999 that our Department approve the transfer of available floor area from Subarea E to Subarea A to allow for the construction of a one-story, ballroom addition to the Hyatt Regency Hotel located at 151 East Wacker Drive which is located within Subarea A of the Planned Development area. Specifically, this request requires the following:

1) The transfer of 4,346 square feet of allowable floor area from Subarea E to Subarea A.

   The above change will decrease the allowable Floor Area Ratio in Subarea E by 0.004 and will increase the allowable Floor Area Ratio in Subarea A by 0.011. The revised maximum F.A.R. for Subarea E will be 13.826 and the revised maximum F.A.R. for Subarea A will be ~~12.201~~ wrong

2) The required minimum distance between building faces at the upper level (+ 53.0 feet) be reduced from eighty (80) feet to sixty (60) feet to allow for this proposed one-story addition.

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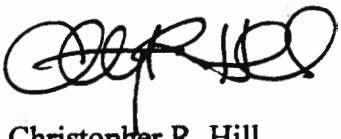
With regard to your request, the Department of Planning and Development has determined that the transfer of F.A.R. between subareas and the reduction of the minimum distance between building faces at the upper or plaza level only for this project, would constitute minor changes pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development. Review of the request reveals that these minor changes will have no adverse impact on Subarea E of the Planned Development area nor any adverse impact on the balance of the development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor changes, but no other changes to Residential-Business Planned Development No. 70, as amended, Subarea's E and A, provided that the new ballroom addition be constructed in substantial conformance with the Site/Landscape and Elevation Plans dated March 3, 1999, prepared by VOA. The revised Planned Development Use and Bulk Regulations and Data Table dated March 3, 1999 is made a part of this approval.

Sincerely,



Christopher R. Hill
Commissioner

cc: Susan G. Connelly
Paul Woznicki
Philip Levin
Michael Marmo

**Residential -- Business Planned Development Number 70, As Amended**

**(Air Rights)**

**Planned Development Use and Bulk Regulations And Data**

| Subarea | Net Developable Area | | Maximum F.A.R. | Sq. Ft. Built or Under Construction | Built Dwelling Units | Percent Coverage |
|---|---|---|---|---|---|---|
| | Sq. Ft. | Acres | | | | |
| A. | 362,159 | 8.31 | ~~12.20~~ 12.197 | ~~4,412,983~~ 4,417,329 | 1,572.5 | 41.0% |
| B. | 136,819 | 3.14 | 19.82 72 Typo | 2,698,308 | ---- | 25.6% |
| C. | 168,413 | 3.87 | 11.90 | 2,004,028 | 1,682 | 31.7% |
| D. | 413,475 | 9.49 | 13.80 | 5,707,385 | 2,058.5 | 36.3% |
| Sub Totals: | 1,080,866 | 24.81 | 13.71 | ~~14,822,704~~ 14,827,050 | 5,313 | 35.5% |

| Future Subarea | Future Net Developable Area | | Future Maximum F.A.R. | Future Sq. Ft. to be Constructed | Future Dwelling Units | Future Percent Coverage |
|---|---|---|---|---|---|---|
| | Sq. Ft. | Acres | | | | |
| E. | 1,089,406 | 27.33 | 13.826 | ~~15,066,484~~ 15,062,138 | 12,187 | 50.2% |
| F. | 100,905 | 2.32 | 18.00 | 1,816,290 | -0- | 50.0% |
| Grand Totals: | 2,271,177 | 52.14 | ~~14.00~~ 13,959 | ~~31,796,478~~ 31,705,478 | 17,500 | 50.0% |

Date: Revised
March 3, 1999

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

J.F. Boyle, Jr.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-6550 (FAX)
(312) 744-2578 (TTY)

October 16, 1996

Mr. Thomas W. Conklin, Jr.
Sidley & Austin
One First National Plaza
Chicago, IL 60603

Re: Request for a minor change to Residential-Business Planned Development No. 70 ; Subarea F - Illinois Center/Multi-Purpose Field (Interim Use)

Dear Mr. Conklin:

The Department of Planning and Development has considered your request on behalf of Health Care Service Corporation d/b/a Blue Cross Blue Shield of Illinois ("BCBSI") and Illinois Center Plaza Venture ("ICPV") for an extension of the May 15, 1997 date for use of a 50 foot wide portion of the multi-purpose field required for construction staging, to October 1, 1997.

Your request for relief is based on BCBSI's need to continue to use the referenced portion of the multi-purpose field for construction staging purposes since the projected date of completion of the building has been extended. This portion of the field was previously identified on a Site Plan attached to the Department's original approval dated April 18, 1995.

Pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested extension of time to October 1, 1997 for the opening of the portion of the multi-purpose field so described, in accordance with RBPD No. 70, Statement 12(A)(1), provided:

- that upon completion of the work necessitating the use of this portion of the field for construction, the affected portion of the field shall be restored to the same condition as required for the balance of the field under RBPD No. 70, as amended, during the Fall, 1997 planting season.

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Chicago '96

Chicago Works Together

In addition, the Department concurs with your interpretation of RBPD No. 70 to the effect that the extension of time to open the affected portion of the multi-purpose field and its use during the extension period for construction of BCBSI's building will not trigger the requirement for construction of the eastern portion of the permanent park under Statement 12(A)(3)(b) of the Planned Development.

Sincerely,

J.F. Boyle, Jr.
Commissioner

Originated by:

Chris Slattery
Deputy Commissioner

CC: Paul Woznicki
Philip Levin
Michael Marmo

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

J.F. Boyle, Jr.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-6550 (FAX)
(312) 744-2578 (TTY)

October 16, 1996

Mr. John J. George
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, Illinois 60603-1903

**Re:** Request for a minor change to Residential-Business Planned Development No. 70, As Amended; Subarea F

Dear Mr. George:

The Department of Planning and Development has considered your request on behalf of Illinois Center Plaza Venture and Unicom Thermal Technologies, Inc., for a minor change to Residential-Business Planned Development No. 70 as amended, Subarea F, and hereby approves your request pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance.

Subarea F of the Planned Development currently permits office, pedestrian walkways and accessory uses including automobile parking and retail sales and services. Specifically, in your letter dated August 15, 1996, you requested that the permitted uses be expanded to include a district cooling plant use within Subarea F of the Planned Development. Unicom Thermal Technologies previously installed district cooling equipment within the Blue Cross Blue Shield (BCBS) building in Subarea F to provide cooling specifically for the BCBS building. The expanded use would enable district cooling services to buildings in the surrounding area that are in need of such a service.

With regard to your request, the Department of Planning and Development has determined that this modification would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance provided that the existing district cooling plant within the BCBS building remains removed from view and that the production of chilled water not be visible to the public. Please note that the Applicant agrees to comply with all relevant terms of the City policy pertaining to district heating and cooling facilities.

An American Celebration
Chicago '96

Chicago Works Together

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor change, but no other changes to Residential-Business Planned Development No. 70 as amended, Subarea F.

Very truly yours,

J.F. Boyle, Jr.
Commissioner

Originated by:

Christine Slattery
Deputy Commissioner

cc: Philip Levin
Paul Woznicki

March 27, 1996

Mr. Rolando R. Acosta
Sidley & Austin
One First National Plaza
Chicago, Illinois 60603

Re: Residential/Business Planned Development No. 70, as amended
Illinois Center/Swissotel Addition

Dear Mr. Acosta:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 70 as amended, has been considered by the Department of Planning and Development pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development and is hereby approved.

Specifically, you have requested in your letter dated March 21, 1996 on behalf of the Swissotel, as authorized by Illinois Center Plaza Venture, the transfer of 1,544 sq. ft. of F.A.R. from Sub-Area E to Sub-Area D. The transfer of F.A.R. within the Planned Development was requested to permit construction of a one story addition to the Swissotel at the plaza level.

With regard to your request, the Department of Planning and Development has determined that the transfer of F.A.R. between subareas would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development. Review of the request reveals no adverse impact on the balance of the development or the immediate neighborhood.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development, I hereby approve the foregoing minor change, but no other changes to Planned Development No. 70, as amended. The revised Planned Development Use and Bulk Regulations and Data table dated March 21, 1996 is made a part of this Planned

Development.

Please note that granting of said minor change is conditioned on the Swissotel or its designee obtaining all necessary permits and approvals for the proposed construction.

Sincerely,

J.F. Boyle Jr.
Commissioner

Originated by:

Christine Slattery
Deputy Commissioner

cc: P. Woznicki

Revised 3/27/96

Residential -- Business Planned Development Number 70,
As Amended

(Air Rights)

Planned Development Use and Bulk Regulations
And Data

| Subarea | Net Developable Area | | Maximum F.A.R. | Sq. Ft. Built or Under Construction | Built Dwelling Units | Percent Coverage |
|---|---|---|---|---|---|---|
| | Sq. Ft. | Acres | | | | |
| A. | 362,159 | 8.31 | 12.19 | 4,412,983 | 1,572.5 | 41.0% |
| B. | 136,819 | 3.14 | 19.82 | 2,698,308 | ---- | 25.6% |
| C. | 168,413 | 3.87 | 11.90 | 2,004,028 | 1,682 | 31.7% |
| D. | 413,475 | 9.49 | 13.80 | 5,707,385 chng | 2,058.5 | 36.3% |
| Sub Totals: | 1,080,866 | 24.81 | 13.71 | 14,822,704 | 5,313 | 35.5% |

| Future area | Future Net Developable Area | | Future Maximum F.A.R. | Future Sq. Ft. to be Constructed | Future Dwelling Units | Future Percent Coverage |
|---|---|---|---|---|---|---|
| | Sq. Ft. | Acres | | | | |
| E. | 1,089,406 | 27.33 | 13.83 | 15,066,484 chng | 12,187 | 50.2% |
| F. | 100,905 | 2.32 | 18.00 | 1,816,290 | -0- | 50.0% |
| Grand Totals: | 2,271,177 | 52.14 | 14.00 | 31,796,478 | 17,500 | 50.0% |

Date: March 21, 1996

of Chicago
Richard M. Daley, Mayor

Department of Planning and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

May 15, 1995

Rolando Acosta
Sidley & Austin
One First National Plaza
Chicago, IL 60603

Re: Residential Business Planned Development No. 70
Illinois Center/Multi-purpose field (Interim Use)

Dear Mr. Acosta:

The Department of Planning and Development has considered your request on behalf of Illinois Center Plaza Venture ("ICPV") for an extension of the May 15, 1995 completion and opening date for the multi-purpose field.

Your request for relief is based on weather related delays in completion of the required construction which must precede the opening of the multi-purpose field. An affidavit as provided for in Statement 12(A)(1)(b) of Residential Business Planned Development No. 70, as amended was attached to your request.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested extension of time to June 15, 1995 for the completion and opening of the portion of the multi-purpose field. Excluded from your request and this approval is the portion of the multi-purpose field that is to be used by BlueCross BlueShield as a construction staging area and which need not be opened until May 15, 1997. This approval is conditioned on the required work to complete the multi-purpose field and have it opened by June 15, 1995 proceeding with all due diligence.

Sincerely

Valerie Jarrett

Valerie B. Jarrett
Commissioner

cc: Paul Woznicki
Chris Slattery
Phil Levin
Will Tippen
Mary Edwards

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

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October 11, 1994

Mr. Jack Guthman
Sidley & Austin
One First National Plaza
Chicago, Illinois 60603

Re: Residential-Business
Planned Development No. 70, as amended
Illinois Center/BCBSI Development

Dear Mr. Guthman:

The Department of Planning and Development has considered your request on behalf of Illinois Center Plaza Venture, the Applicant under the above captioned Planned Development, and Health Care Service Corporation d/b/a BlueCross BlueShield of Illinois ("BCBSI") as outlined in your letter of October 3, 1994. That letter requested a minor change to the Planned Development, confirmation of one of the existing Planned Development's requirements and approval of an additional voluntary pedway connection.

The requested minor change sought the following:

1) Creation of a new Sub-Area F in accordance with the attached Sub-Area Map dated October 11, 1994;

2) Adoption of the attached Table of Use and Bulk Regulations dated October 11, 1994 which specifies the maximum permitted F.A.R. and site coverage in the new Sub-Area F as well as the maximum permitted F.A.R. and site coverage in the re-configured Sub-Area E;

3) Amendment of Statement 5 of the Planned Development to limit the permitted uses within Sub-Area F to office, pedestrian walkways and accessory uses including automobile parking and retail sales and service;

4) Establishment of the following internal setbacks for Sub-Area F:

From the northern line of Sub-Area F:
100 ft. between Upper Level and +50.0 ft. above Upper Level and
145 ft. above +50.0 ft. above Upper Level.

5) Raising of the 50% site coverage limitation to end at a level of +50.0 feet above Upper Level instead of the current threshold of +30.0 feet above Upper Level: and

6) Reduction of the periphery setback along Columbus Drive from 20.0 feet to 11.0 feet above the first floor of the proposed building.

The Department finds that the granting of all aspects of the requested minor change is within the authority granted by Statement 13 of the Planned Development and Section 11.11-3(c) of the Zoning Ordinance. Review of the request reveals no adverse impact from the granting of the request on the balance of the development or the immediate neighborhood. Accordingly, the requested minor change is hereby granted conditioned upon BCBSI obtaining all necessary permits and approvals. In addition to "Part II" submittals, please note that driveways and occupation of right-of-way permits require separate submittals.

Your letter correctly interprets the periphery setback requirements in Statement 12(G) of the Planned Development. The minimum setbacks established in that Statement are measured from the edge of the curb. Accordingly, the width of the sidewalk would be considered part of the setback area.

You have also requested approval of an additional pedway connection generally in the location shown in the attached map dated October 11, 1994. The Department has no objection to the construction of that additional voluntary pedway connection, subject to BCBSI securing any and all necessary approvals from other City Departments, including the Department of Transportation and the Department of Buildings.

Finally, as you may already be aware, the Randolph Street stair, which provides public access to the lower level adjacent to your site, is in deteriorated condition. We hope to begin discussions with the Department of Transportation in the near future on possible alternatives for replacing this stair with an elevator, either in the public way or within a nearby structure. We would appreciate your cooperation in finding a new location within your building (or as a "cut out" on the outside of your building if we are unable to identify a more suitable location). We will keep you advised of this matter. Your cooperation is greatly appreciated.

Sincerely,

Valerie B. Jarrett
Commissioner

cc: Commissioner Boyle
Paul Woznicki
Chris Slattery
Philip Levin
Will Tippens
Mary Edwards

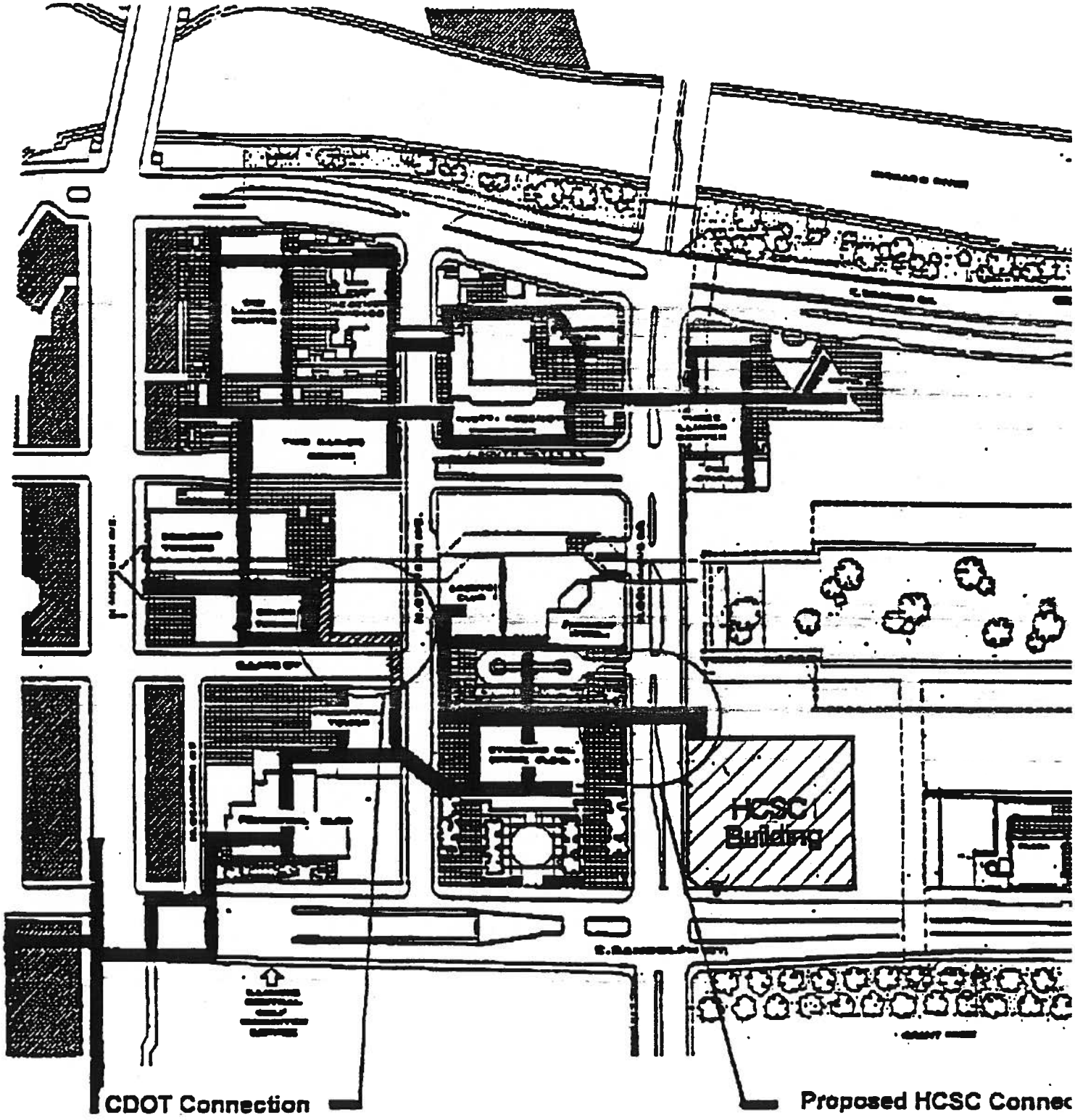
*Residential -- Business Planned Development Number 70, As Amended*

*(Air Rights)*

*Planned Development Use And Bulk Regulations And Data*

| Subarea | Net Developable Area | | Maximum F.A.R. | Sq. Ft. Built or Under Construction | Built Dwelling Units | Percent Coverage |
|---|---|---|---|---|---|---|
| | Sq. Ft. | Acres | | | | |
| A. | 362,159 | 8.31 | 12.19 | 4,412,983 | 1,572.5 | 41.0% |
| B. | 136,819 | 3.14 | 19.82 | 2,698,308 | ---- | 25.6% |
| C. | 168,413 | 3.87 | 11.90 | 2,004,028 | 1,682 | 31.7% |
| D. | 413,475 | 9.49 | 13.80 | 5,705,841 | 2,058.5 | 36.3% |
| Sub Totals: | 1,080,866 | 24.81 | 13.71 | 14,821,160 | 5,313 | 35.5% |

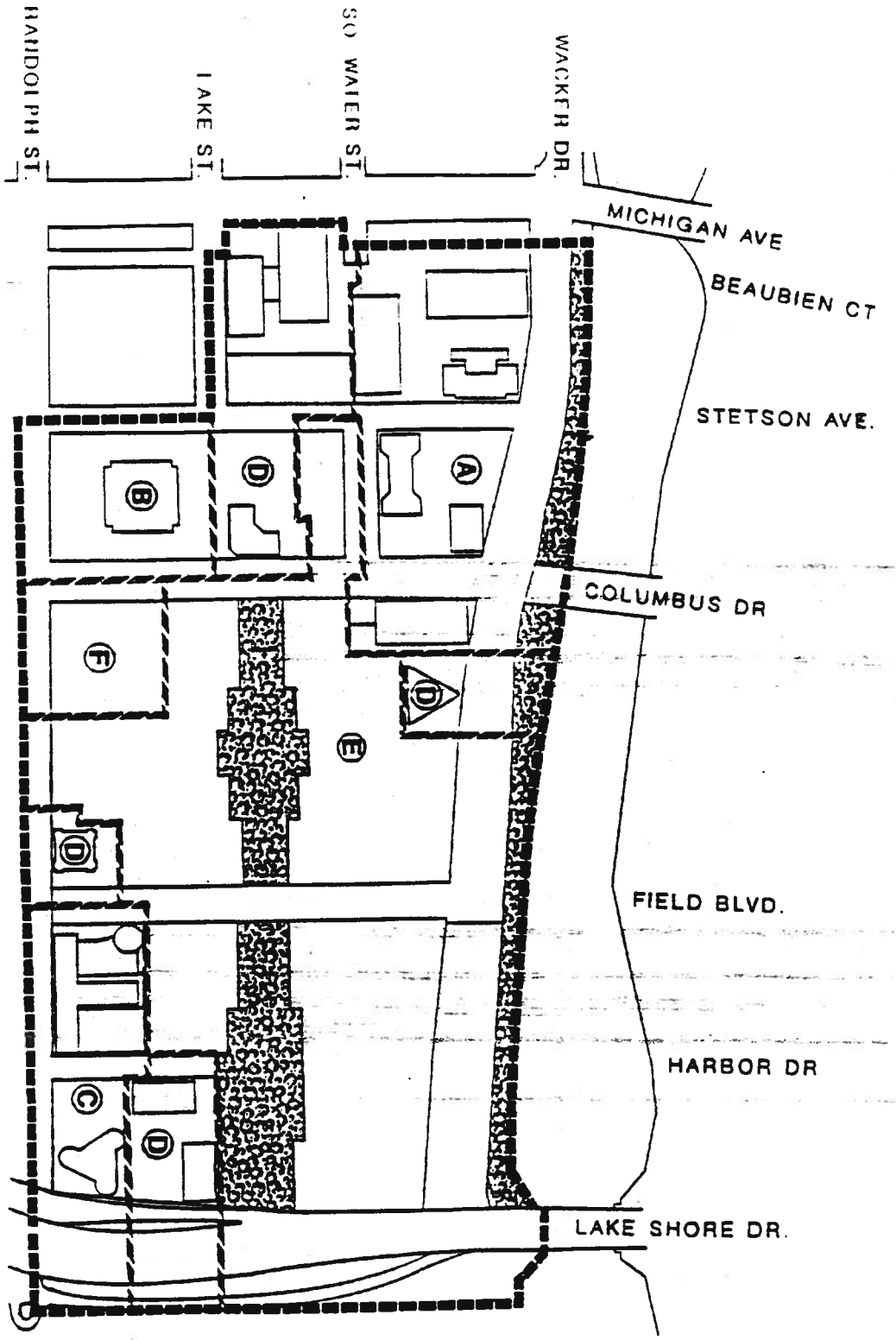
| Future Subarea | Future Net Developable Area | | Future Maximum F.A.R. | Future Sq. Ft. to be Constructed | Future Dwelling Units | Future Percent Coverage |
|---|---|---|---|---|---|---|
| | Sq. Ft. | Acres | | | | |
| E. | 1,089,406 | 27.33 | 13.83 | 15,068,028 | 12,187 | 50.2% |
| F. | 100,905 | 2.32 | 18.00 | 1,816,290 | -0- | 50.0% |
| Grand Totals: | 2,271,177 | 52.14 | ~~14.0~~ 13.959 | ~~31,796,478~~ 31,705,470 | 17,500 | 50.0% |




# Existing and Potential Pedway Connection

North

Sept. 20, 1994


RANDOLPH ST.
LAKE ST.
SO WAIER ST.
WACKER DR.
MICHIGAN AVE
BEAUBIEN CT
STETSON AVE.
COLUMBUS DR
FIELD BLVD.
HARBOR DR
LAKE SHORE DR.
A
B
C
D
E
F

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

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Chicago, Illinois 60602
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(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

October 1, 1993

Rolando R. Acosta
Sidley and Austin
One First National Plaza
Chicago, IL 60603

Re: Illinois Center Planned Development: Request for extension of time

Dear Rolando:

The Department of Planning and Development has considered your request on behalf of Illinois Center Plaza Venture for an extension of time until November 30, 1993, for the completion of grading and seeding of the multi-purpose field and driving range as provided for in Statement 12(A)(1) of Planned Development No. 70.

Your request included a sworn statement that the reasons for failing to complete the grading and seeding by September 30, 1993, were beyond your client's reasonable control, and were caused by delays in getting final approval of the 1993 Amendatory Lake Front Ordinance by the Chicago Park District and rain delays encountered this past summer. I believe that ICPV has proceeded diligently to obtain the necessary approvals (including the 1993 Amendatory Lake Front Ordinance) and commence work on the site.

Accordingly, pursuant to the authority granted by September 12(A)(1) of Planned Development No. 70, as amended, I hereby approve the requested extension.

Sincerely,

Valerie B. Jarrett
Commissioner

cc: Alderman Ted Mazola
Christine Slattery
Philip Levin
William Tippens
Mary Edwards

*Nays* -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

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

*Reclassification Of Area Shown On Map Number 1-E.*
(As Amended)

*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 Residential-Business Planned Development No. 70, as amended, symbols and indications as shown on Map No. 1-E in the area bounded by:

the south dock line of the Chicago River as established by ordinance passed August 15, 1952 and amended by ordinance passed December 11, 1952; a line 3,095 feet east of the west line of North Michigan Avenue; a line 140 feet south of the north line of East Randolph Street, or the line thereof if extended where no street exists; a line 2,022 feet east of the west line of North Michigan Avenue; the north line of East Randolph Street; the east line of North Stetson Street; the north line of East Lake Street; North Michigan Avenue; the north line of East South Water Street; a line 55.53 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; the south line of the alley next north of and parallel to East South Water Street; the east line of the alley next east of and parallel to North Michigan Avenue; a line 138.74 feet north of the north line of the alley next north of and parallel to East South Water Street, or the line thereof if extended where no alley exists; a line 55.53 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; a line 428.773 feet north of the north line of East South Water Street; a line 19.69 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; a line 468.819 feet north of East South Water Street; and a line 68.43 feet east of the east line of North Beaubien Court, or the line thereof if extended where no street exists,

to the designation of Residential-Business Planned Development No. 70, as amended 1992, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and made a part hereof and to no others.

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

Plan of Development attached to this ordinance reads as follows:

*Residential-Business Planned Development Number 70, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential-Business Planned Development (the "Planned Development") consists of approximately 2,271,177 square feet (52.14 acres) of property (the "Property") which is divided into five Subareas as depicted in the attached Generalized Land Use Map. Subareas A, B, C and D have been substantially developed in a manner consistent with this Planned Development. Subarea E is undeveloped and is owned or controlled by the Applicant, Illinois Center Plaza Venture.

2. All necessary official reviews, approvals or permits are required to be obtained by the Applicant as to Subarea E and by the respective owners of the property to Subareas A, B, C and D.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors with respect to Subarea E and to the respective owners, their successors and assigns with respect to Subareas A, B, C and D. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors with respect to Subarea E and to the respective owners, their successors and assigns with respect to Subareas A, B, C and D. With respect to Subarea E, the Applicant is hereby designated as the controlling entity for purposes of this Planned Development.

4. This Plan of Development consists of fifteen (15) Statements; an Existing Zoning Map; an Upper Level, an Intermediate Level and a Lower Level Property Line and Rights-of-Way Adjustment Map; a Generalized Land Use Map; a Pedestrian Walkway System Map; an Upper Level and an Intermediate Level Automobile Entrance Zone Map; a Public Park Zone Map depicting the eleven acre zone within

which a six acre park is to be constructed; a table of use and bulk regulations and related controls; an Exterior Pedestrian Circulation and Access Map depicting existing and proposed access routes to the Public Park; specifications for planting of a passive green space; a site plan depicting a proposed interim use for Subarea E dated January 21, 1993 (the "Interim Use Site Plan"); a site plan, consisting of three sheets and depicting a proposed public park within Subarea E dated January 21, 1993 (the "Public Park Site Plan"); and cross sections of the proposed public park consisting of five sheets dated January 21, 1993 (the "Cross Sections"). A reduced copy of the Interim Use Site Plan, the Public Park Site Plan and the Cross Sections are attached hereto and full sized copies are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property, provided, however, that the development of the Property shall also be subject to an ordinance adopted by the City Council and known as the 1993 Amendatory Lakefront Ordinance. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. (A) Within Subareas A, B, C and D at the elevations above Chicago City Datum indicated, provided that those elevations may be varied by +/- 8 feet or as otherwise necessary to meet existing conditions, and subject to the conditions in Statement 12 and in the table of use and bulk regulations, the following uses are permitted:

| | |
|---|---|
| Lower Level (+8.0 feet) | Illinois Central Gulf tracks and facilities; warehousing and storage; trucking; public esplanade park along the Chicago River; and accessory uses including automobile parking and hotel uses. (Major service access level) |
| Interim Level | Accessory uses including automobile parking and hotel uses. |
| Intermediate Level (+26.0 feet) | Accessory uses including automobile parking and hotel uses. (Vehicular Access Level) |
| Interim Level | Accessory uses including retail sales, service uses, automobile parking and hotel uses. |

| | |
|---|---|
| Arcade Level | Pedestrian walkways; public park; and accessory uses including retail sales, service uses, automobile parking and hotel uses. |
| Upper Level ( + 53.0 feet) and above | Apartment, office, mixed use (apartment-office) and hotel buildings; accessory uses including retail sales and service uses; related uses; and pedestrian walkways. (Vehicular right-of-way and access level) |

(B) Within Subarea E at the elevations above Chicago City Datum indicated, provided that those elevations may be varied by +/- 8 feet or as otherwise necessary to meet existing conditions, and subject to the conditions in Statement 12 and in the Table of Use and Bulk Regulations, the following uses are permitted:

| | |
|---|---|
| Lower Level ( + 8.0 feet) | Illinois Central Gulf tracks and facilities; warehousing and storage; trucking; public esplanade park along the Chicago River; public park; interim use for outdoor recreational facilities including driving range, golf course, clubhouse, multi-purpose field, jogging path, and passive green space; accessory and non-accessory automobile parking; and accessory hotel uses. |
| Interim Level | Public park; accessory and non-accessory automobile parking; retail and service uses and accessory hotel uses. |
| Intermediate Level ( + 26.0 feet) | Public park; pedestrian walkways; residential and hotel uses adjacent to the public park; accessory and non-accessory automobile parking; and accessory uses including hotel, retail and service uses. |
| Interim Level | Public park; pedestrian walkways; accessory and non-accessory |

| | |
|---|---|
| | automobile parking; and accessory uses includng retail sales and service and hotel uses. |
| Arcade Level | Pedestrian walkways; public park; accessory and non-accessory automobile parking; accessory uses including retail sales, service and hotel uses. |
| Upper Level ( + 53.0 feet) and above | Residential, office, hotel, retail sales and service and mixed use (containing any combination of permitted uses) buildings; retail sales and service uses; related uses; public park; pedestrian walkways; and accessory uses. |

In addition, the following uses shall be permitted in all subareas and at all levels subject to the review and approval of the Department of Planning and Development:

(i) broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae which may exceed eight feet in diameter;

(ii) townhouses and any land use accessory to a principal use at any level and not specifically authorized in Statements 5(A) and (B); and

(iii) public utility and public service uses necessary to serve the development under this Planned Development.

6. Business identification signs affixed to the face of or recessed into a building or structure shall be permitted within the Planned Development; subject to the review and approval of the Department of Planning and Development. Temporary construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. No advertising signs shall be permitted within the Planned Development.

7. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-ways shall require a separate submittal on behalf of the Applicant if within Subarea E, and the respective

owners of the property within Subareas A, B, C and D if within those subareas, and approval by the City Council.

8. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent of all parking spaces provided within the Planned Development, in parking structures or areas developed after the effective date hereof, shall be designated and designed for parking for the handicapped.

9. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of Planning and Development.

10. In addition to the maximum heights of the clubhouse, the driving range tees, the fencing, the protective netting and the jogging path netting as depicted on the Interim Use Site Plan, the height of the improvements and any appurtenance attached thereto also shall be subject to:

(A) Height limitations as certified and approved by the Federal Aviation Administration; and

(B) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.

11. This Planned Development shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.

12. Subareas A, B, C and D already have been substantially developed. The further development or redevelopment of properties within Subareas A through D to only the regulations in Subsections D through J below. The development of Subarea E, including the on-site landscaping, landscaping along adjacent right-of-ways and all

pedestrian walkways and access points, shall be subject to all the following regulations:

A) Interim Uses.

The interim uses authorized within Subarea E under this Planned Development shall be designed, constructed and maintained in substantial conformance with the Interim Use Site Plan. Once construction of all or a portion of the Public Park is required as described in Statements 12(A)(3) and 12(B) hereof and in the 1993 Amendatory Lakefront Ordinance, such interim uses or portions thereof which interfere with the establishment of the Public Park shall cease operation. In addition, the establishment and operation of the interim uses shall be subject to the following conditions:

1) The Applicant shall be solely responsible for construction and maintenance of all interim uses. The interim uses shall be constructed in accordance with the following schedule:

a) September 30, 1993 -- the driving range and multi-purpose field shall be graded and seeded;

b) July 30, 1994 -- the driving range shall be open. The jogging path and the required lighting for the multi-purpose field and jogging path shall be installed. The multi-purpose field and jogging path shall be open to the public. In addition, provided that all necessary approvals for construction of the River Esplanade improvements have been secured by the City of Chicago, the Applicant shall deposit in an account designated by the Department of Planning and Development a sum which shall not exceed (minus any amounts expended by the Applicant in improving connections pursuant to Statement 12(A)(11)) $150,000 to be used exclusively for construction of improvements to the River Esplanade adjacent to the Property and, if not constructed by the Applicant, to the connections pursuant to Statement 12(A)(11);

c) September 10, 1994 -- the golf course shall be graded and seeded; and

d) July 30, 1995 -- the golf course shall be open.

Provided, however, that the time periods delineated above may be extended upon the Applicant's written request to the Commissioner of the Department of Planning and Development for a maximum extension period of one year from the expiration of the initial period specified above. The Commissioner shall grant such requested extensions if the written request therefor contains a statement, sworn under oath, specifically stating: 1) that the reasons for delay are reasons or circumstances beyond the reasonable control of the Applicant and its affiliates; 2) the specific cause or causes of such delay; and 3) that the Applicant and its affiliates and agents have not taken any action or failed to take any action which could reasonably have resulted in such delay.

2) The interim uses shall include, at a minimum, a multi-purpose field and a jogging path cumulatively totaling approximately six acres in size at the general location depicted on the Interim Use Site Plan. The multi-purpose field and jogging path shall be available for public use. The multi-purpose field shall be designed to function as a public park and shall be improved with seating, lighting for passive uses, trash receptacles, drinking fountains (if reasonably feasible) and bicycle racks located and arranged in a reasonable and sufficient fashion to encourage public use. The jogging path shall be constructed of a hard surface. Directional signs shall be posted along the path to direct users to connections to the Lake Michigan bicycle path, the Chicago River Esplanade and other nearby public areas or parks, subject to the review and approval of the Department of Planning and Development.

3) The multi-purpose field depicted on the Interim Use Site Plan may be reduced in size as needed to accommodate future development; provided, however, that:

a) Contemporaneously with its reduction in size to 4 contiguous acres or less, the Applicant shall, provided all necessary approvals for construction of the River Esplanade improvements have been secured by the City of Chicago, deposit in an account designated by the Department of Planning and Development a sum which shall not exceed $150,000 to be used exclusively for construction of improvements to the River Esplanade adjacent to the Property.

b) The multi-purpose field shall not be reduced in size to less than 3.20 acres unless simultaneously with such a reduction the Applicant commences construction of the portion of the Public Park east of the east line of Harbor Drive as extended.

Any future development shall be designed to preserve pedestrian access to the Public Park as described in Statement 12(B)(4) and preserve minimum setbacks from the Public Park as described in Statement 12(B)(5).

4) The golf course and driving range depicted on the Interim Use Site Plan may be open and available to the public every day of the year but shall not be open between the hours of 11:00 P.M. and 6:00 A.M. during weekdays or between midnight and 6:00 A.M. during weekends and holidays, provided, however, that the eastern tees of the driving range shall not be open on any day after 9:00 P.M.. Interim outdoor recreation uses and facilities shall be open to the general public regardless of race, color, creed or gender and use of the interim uses shall not be restricted only to private members.

5) All interim uses shall be adequately lighted (in the case of the multi-purpose field only for passive uses) during the nighttime hours of operation of the golf course or the driving range, whichever is opened later. Lighting shall be shielded to the maximum extent possible to prevent it from shining into any dwelling unit in a fashion that would be a nuisance. Levels of reflected light shall not exceed 40

candlepower as measured at ground level (+8.0 feet C.C.D.).

6) Landscaping for all interim uses shall be installed in general conformity with the Interim Use Site Plan and shall conform with the regulations of the Chicago Landscape Ordinance as to species and size. Landscaping within the parking areas shall be installed in accordance with the Chicago Landscape Ordinance. The multi-purpose field shall be at a minimum planted with grass and shall be maintained in a clean and litter-free condition. Berming and/or landscaping shall be provided along the perimeter of Subarea E in accordance with the Interim Use Site Plan. In the event that the driving range or golf course are not constructed or are discontinued before construction of the Public Park is required, the areas designated for the driving range and golf course shall be, if not already planted or otherwise developed in accordance with this Planned Development, planted with grass and/or wildflowers as passive green space in accordance with specifications attached hereto. The passive green space shall be maintained in clean and litter-free condition and any areas planted with grass, other than prairie grasses, shall be mowed. In addition, notwithstanding any provision of this Planned Development, the Applicant may restrict the public's access to any portions or all of the areas planted as a passive green space.

7) The interim outdoor recreational uses authorized under this Planned Development shall be designed and constructed so as to preserve those existing trees that the Applicant determines will not interfere with the operation of the contemplated uses. The City acknowledges that operation of the driving range may require the removal of all trees from the area designated for that use on the Interim Use Site Plan.

8) The proposed interim uses shall be constructed, operated and maintained in accordance with all applicable environmental laws and regulations. Any herbicides or pesticides to be used on the planted areas shall be approved, prior to their use, by the Chicago Department of the Environment to insure compliance with applicable environmental laws and regulations.

9) Access to the proposed interim uses shall be provided at the general locations identified on the Interim Use Site Plan. The interim uses authorized under this Planned Development shall be designed and constructed in compliance with all applicable laws and regulations related to access for physically disabled persons. No approvals shall be granted pursuant to Section 11.11-3 (b) of the Chicago Zoning Ordinance until detailed construction drawings have been reviewed and approved by the Chicago Mayor's Office of People with Disabilities to insure compliance with all applicable laws and regulations related to access for physically disabled persons.

10) Netting and fencing shall be installed around the perimeter of the driving range and golf course as depicted on the Interim Use Site Plan. Such fencing or netting shall be of a mesh-type and shall be green in color.

11) Subject to the review and approval by the Department of Planning and Development of plans, specifications and cost estimates and upon the receipt of any other necessary approvals and authorizations, the Applicant, or at its option the City, shall be responsible for improving connections (including the removal of any obstructions under Lake Shore Drive) between the jogging path and the River Esplanade path and the Lakefront bicycle path at the locations depicted on the Interim Use Site Plan. Improvements to these connections shall include lighting, paving and striping as necessary and posting of directional signs to clearly identify that they are connections to the Lakefront bicycle path and the River Esplanade. In the event that the City decides that it and not the Applicant will undertake the necessary improvements to these connections, then the Applicant shall deposit the full $150,000 as prescribed in Statement 12(A)(1)(b) provided, however, that the amounts so deposited shall be expended first in improving these connections.

B) Public Park.

A linear six acre public park (the "Public Park") shall be constructed within the eleven acre zone depicted in the Public Park Zone Map no later than the fifteenth anniversary of the issuance of a Certificate of Occupancy for

the interim use driving range or earlier as provided in the 1993 Amendatory Lakefront Ordinance. The Public Park shall be constructed in substantial conformity with the Public Park Zone Map, the Public Park Site Plans and the Cross Sections and in accordance with the construction standards and time frames specified in the 1993 Amendatory Lakefront Ordinance. In addition, the following development parameters shall apply to the Public Park; provided, however, that nothing in this Planned Development shall require the Applicant to construct a Public Park which exceeds the cost of constructing said park in accordance with the specifications in the 1993 Amendatory Lakefront Ordinance.

1) The Public Park shall be designed and constructed to encourage public use. The Public Park is intended to function as a public space for musical entertainment, live performances, festivals, outdoor cafes, special outdoor events and as a public gathering place for the surrounding office, hotel and residential neighborhood. Through connections to the Lake Michigan bicycle path, the Public Park is intended to provide a continuous linked park system. The City acknowledges that construction of the Public Park in accordance with the specifications in the 1993 Amendatory Lakefront Ordinance satisfies the City's intent as stated above.

2) The Public Park improvements shall include paved pathways, seating, lighting for passive uses, landscaping, trash receptacles and other furnishings as depicted in the Public Park Site Plan and in the specifications for construction of the Public Park in the 1993 Amendatory Lakefront Ordinance.

3) The Public Park shall be open and available for use by the general public free of charge during regular Chicago Park District hours. In the event that any portion of the Public Park is leased to private entities for outdoor cafes or other uses complementary to the park's proposed use, such leased area shall be opened and available at all times to the general public.

4) The Applicant shall provide walkways, open to the public, at the general locations indicated on the Exterior Pedestrian Circulation and Access Map. The proposed primary and secondary walkways depicted on that map shall be landscaped in

accordance with the provisions of the Chicago Landscape Ordinance. In addition, the secondary walkways depicted on the Exterior Pedestrian Circulation and Access Map shall be improved with special paving treatments and with lighting and signage that clearly denote it as a route to the Public Park. Access to the Public Park shall comply with all applicable laws and regulations related to access for physically disabled persons. These walkways shall be in place and available for public use at the time that both the upper level of all developments on which they are located and the adjacent portion of the Public Park have been constructed. The walkways should be at a minimum of 25 feet in width (15 feet for the pedestrian bridge over the park) including any planted areas. The walkways shall not be located within or under any building. The Applicant shall cooperate with the City of Chicago and the Chicago Park District in preventing any obstructions (excluding plantings, structural columns, signage and lighting fixtures) from being created which would impair access along these walkways. Informational and directional signs shall be installed at each access point, subject to the review and approval of the Department of Planning and Development. Notwithstanding any provision of this Planned Development, the requirement that walkways and access points be provided at the general locations identified on the Exterior Pedestrian Circulation and Access Map, however, shall not be construed to require the Applicant to permit the public to use these walkways and access points for any purpose other than pedestrian movement from nearby public streets and buildings to the Public Park or to restrict the Applicant's ability to close off these access routes from time to time to prevent the establishment of any public or constructive easements.

5) For purposes of determining the minimum setback from the Public Park, the Public Park shall be divided into two sections along a north-south axis coterminous with the center line of Intermediate Level Field Boulevard. The two sections so created shall be referred to as the "Park Sections". Except as otherwise provided in this subsection, structures shall be set back at the Upper Level and above a minimum of 30 feet along at least 50% of each of the adjacent northern and southern edges of the Public

Park within each Park Section. Provided, however, that any development containing residential or retail uses and not exceeding 50 feet in height shall be a permitted obstruction within the setback area required by this provision subject to the provisions of Statement 12(B)(6).

6) The exterior walls of structures up to the Upper Level which abut the Public Park shall be designed and constructed to provide fenestration, arcades, building entrances, variations in type or color of materials or architectural articulation or screened by landscaping. In addition, the Applicant shall endeavor to the extent practical or feasible to locate retail uses, pedestrian walkways or openings to active uses adjacent to the park edge. Entrances to retail uses, pedestrian walkways or to active uses provided pursuant to this provision shall not be used to designate the Upper Level unless so designated by the Applicant. All parking areas adjacent to the park edge shall be enclosed and any mechanical areas adjacent to the park edge shall be either enclosed or screened by landscaping.

C) Pedestrian Walkways.

The pedestrian walkways depicted on the Pedestrian Walkway System Map shall consist of an enclosed all-weather walkway, having a minimum unobstructed vertical clearance of 9 feet (or lower as required by street conditions) and a width of 25 or 15 feet (as depicted on the Pedestrian Walkway System Map), designed to accommodate pedestrian movement at the Arcade Level and/or other levels as depicted in the Pedestrian Walkway System Map attached hereto. It shall be the responsibility of the Applicant to provide continuous pedestrian walkways at the Arcade Level and/or other levels subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. In the area north of the Public Park, a pedestrian walkway extending east of the west line of North Field Boulevard shall be constructed only if Upper Level North Field Boulevard is constructed in the area north of the Public Park and south of Wacker Drive at or above +53.0 feet above Chicago City Datum and if the buildings east thereof have an Upper Level at or above +53.0 feet above Chicago City Datum.

D) Net Developable Area.

For purposes of Floor Area Ratio calculations, the definitions in the Chicago Zoning Ordinance shall apply, provided, however, that "Net Developable Area" refers to the net site area at approximately +53.0 feet above Chicago City Datum. Upper Level is typically at approximately +53.0 feet above Chicago City Datum but may be lower depending on factors such as road levels and the location of building entrances and exits as determined by the Applicant.

E) Bulk And Density Regulations.

1) Warehousing and storage uses permitted as principal uses in Statement No. 5 shall be limited to 400,000 square feet and shall be established in accordance with the C3-7 regulations existing on the effective date of this Planned Development.

2) With regard to areas devoted as a principal use to office, hotel and residential uses and retail sales and service uses, the following maximums shall apply:

| | | |
|---|---|---|
| Office, maximum floor area | = | 9,800,000 sq. ft. |
| Hotel, maximum number of rooms/keys | = | 5,500 |
| Residential, maximum number of dwelling units | = | 17,500 units |
| Retail sales and service, maximum floor area | = | 1,325,000 sq. ft. |

Provided, however, that in calculating these maximums, ballrooms, meeting rooms, exhibition space and eating facilities associated with a hotel use and located at or above the established Upper Level shall be chargeable against the maximum permitted floor area for principal retail sales and service uses and that construction of hotel rooms shall be chargeable against the 17,500 maximum permitted number of dwelling units at a ratio of .5 dwelling units per hotel room (key).

3) The Applicant at its discretion may decrease the maximum number of dwelling units established in Statement 12(E)(2) by a maximum of 30%. For any such decrease in the number of dwelling units, the maximum floor area devoted to office uses may be increased by the Applicant at a ratio of 1,000 square feet of office space per dwelling unit. With the approval of the Department of Planning and Development, the Applicant may decrease the maximum number of dwelling units by an additional 10% of 17,500 and may increase the maximum floor area devoted to office use according to the aforementioned ratio.

4) The number of efficiency units within this Planned Development shall not exceed 30% of the number of permitted dwelling units.

5) To the extent this Planned Development does not cover all items required for development, the Chicago Zoning Ordinance shall apply as follows: warehousing and storage at the Lower Level shall be in general conformity with the C3-7 Commercial-Manufacturing District regulations; permitted office, hotel and retail uses shall be in general conformity with the B6-7 General Central Business District regulations; and residential uses shall be in general conformity with the R8 General Residence District regulations.

F) Maximum Permitted Site Coverage.

1) East of Stetson Avenue: 50% between Upper Level and +30 feet above the Upper Level (60% on a single parcel); and 40% above +30 feet above the Upper Level.

2) West of Stetson Avenue: 80% between the Upper Level and +75 feet above the Upper Level; and 60% above +75 feet above the Upper Level.

G) Periphery Setbacks And Minimum Distance Between Buildings.

Minimum Periphery Setbacks from Upper Level public streets: 20.0 feet.

Minimum Distance Between Building Faces at Upper Level: 80.0 feet.

Minimum Distance Between Building Corners or Building Face-to-Corner at Upper Level: 60.0 feet.

Periphery setback and distance provisions may be adjusted where required to allow flexibility of architectural or site design arrangement, subject to the approval of the Department of Planning and Development. However, the development of any parcel of property shall require the first story of any structure at Upper Level to be set back at least 20 feet from the curb line for the entire frontage adjoining a public street and that this area shall be suitably paved and landscaped and otherwise unobstructed except for columns or piers supporting the upper stories of the structure.

H) Parking.

1) Minimum Requirements for interim uses: 80 spaces.

2) Minimum Requirements for other uses:

Office building: 1 space per 3,500 square feet.

Hotel: 1 space per three rooms/keys.

Residential building: spaces equal to 55% of the dwelling units including efficiency units.

3) Location.

All parking spaces required to serve buildings or uses shall be located on the same parcel as the building or use served, or (i) if a residential use, within 500 feet walking distance; or (ii) if a non-residential use, within 1,000 feet walking distance.

4) Vehicular entrances and exits to accessory automobile parking areas shall be located in conformance with the Automobile Entrance Zone Maps attached hereto. Provided, however, that

temporary driveways shall be permitted within the restricted areas depicted on the Automobile Entrance Zone Maps when necessitated by division of parcels and subject to the review and approval of the Department of Transportation.

5) The location, geometrics and operation of all interior or local ramps adjoining any structure at the Upper Level shall be subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

I) Loading.

Minimum off-street loading shall be provided in accordance with the regulations applicable in the R8 and B7-6 Districts of the Chicago Zoning Ordinance existing on the effective date hereof. The location of loading berths shall be subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

J) Construction Of Public Improvements.

No permit shall be issued for any development until such time as the Applicant for the permit produces evidence that construction of public improvements has been completed, is under construction or is under contract for construction, or that adequate access can be provided, all as certified by the Department of Transportation and approved by the Department of Planning and Development.

K) Penalties.

If the Department of Planning and Development notifies the Applicant in writing that the Applicant has failed to file an application for a building permit for construction of any portion of the Public Park in accordance with the time frames established in Statement 12(A)(3) and in the 1993 Amendatory Lakefront Ordinance or diligently pursue construction of any portion of the Public Park to completion once the necessary approvals have been received, then the maximum permitted floor area within (Sub)Area E shall be reduced, after notification as prescribed above, by 600,000 square feet for every year that the Applicant fails to file an application for a building permit for construction of the Public Park or to diligently pursue construction, up to a

maximum total reduction of 3,000,000 square feet. This penalty provision shall apply in addition to any remedies which may be available under the Chicago Zoning Ordinance.

L) Public Elementary School.

An area to be reserved for public elementary school purposes shall be located in a structure with access by walkway to the Public Park; the location, design and specifications subject to the review and approval of the Chicago Board of Education and approval by the Department of Planning and Development and in accordance with the provisions of the 1993 Amendatory Lakefront Ordinance.

13. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of dwelling units for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

14. The development authority contained in this Planned Development including, without limitation, the authority to issue building permits, site plan approvals, approvals pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance and similar approvals, shall not become effective until and unless a 1993 Amendatory Lakefront Ordinance has been adopted by the City of Chicago and accepted by the Applicant, the City of Chicago and the Chicago Park District. In the event that adoption or acceptance of a 1993 Amendatory Lakefront Ordinance has not occurred within six months following the date of adoption of this Planned Development, then, unless extended by mutual written agreement of the City (through the Commissioner of the Department of Planning and Development) and the Applicant (through its authorized representative) this Planned Development Ordinance shall expire and the zoning of the Property shall automatically revert to the previously existing Residential Business Planned Development No. 70 as adopted in 1979.

15. Unless substantial construction of at least one of the interim uses contemplated by this Planned Development (including the driving range, the golf course, the multi-purpose field, the jogging path, the passive green space or the portion of the Public Park east of the east line of Harbor Drive as extended) has commenced within ten years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire, provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory Ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to the previously existing Residential Business Planned Development No. 70 as adopted in 1979.

[Existing Zoning Map, Upper Level, Intermediate Level and Lower Level Property Line and Rights-Of-Way Adjustment Maps, Generalized Land Use Plan Map, Pedestrian Walkway System Map, Upper Level and Intermediate Level Automobile Entrance Zone Maps, Public Park Zone Map, Interim Use Site Plan, Public Park Site Plan Maps, Cross Sections and Exterior Pedestrian Circulation and Access Map attached to this Plan of Development printed on pages 29949 through 29967 of this Journal.]

Use and Bulk Regulations and Data, and Passive Green Space Specifications attached to this Plan of Development read as follows:

*Residential -- Business Planned Development Number 70, As Amended*

*(Air Rights)*

*Planned Development Use And Bulk Regulations And Data.*

| Subarea | Net Developable Area | | Maximum F.A.R. | Sq. Ft. Built Or Under Construction | Built Dwelling Units | Percent Coverage |
|---|---|---|---|---|---|---|
| | Sq. Ft. | Acres | | | | |
| A. | 362,159 | 8.31 | 12.19 | 4,412,983 | 1,572.5 | 41.0% |
| B. | 136,819 | 3.14 | 19.82 | 2,698,308 | ----- | 25.6% |
| C. | 168,413 | 3.87 | 11.90 | 2,004,028 | 1,682 | 31.7% |
| D. | 413,475 | 9.49 | 13.80 | 5,705,841 | 2,058.5 | 36.3% |
| Sub Totals: | 1,080,866 | 24.81 | 13.71 | 14,822,160 | 5,313 | 35.5% |

| Future Subarea | Future Net Developable Area | | Future Maximum F.A.R. | Future Sq. Ft. To Be Constructed | Future Dwelling Units | Future Percent Coverage |
|---|---|---|---|---|---|---|
| | Sq. Ft. | Acres | | | | |
| E. | 1,190,311 | 27.33 | 14.19 | 16,884,318 | 12,187 | 50.2% |
| Grand Totals: | 2,271,177 | 52.14 | 14.0 | 31,796,478 | 17,500 | 50.0% |

*Passive Green Space Specifications.*

A. Seed Quality: All grass seed shall be pure live seed and all wildflowers shall be guaranteed by the vendor in writing to be true to name and variety. Supply all innoculants recommended by vendor.

B. Seed Mix: LaFayette Home Nursery Mix No. 5B, "Mesic to Dry Prairie with Flowers Grass Seed Mix".

Permanent Matrix: Big Blue Stem 1.50 lb., Little Blue Stem .75 lb., Side Oats Gramma 1.00 lb., Prairie Switch Grass 4.00 oz., Indian Grass 1.00 lb..

Temporary Matrix: Slender Wheat Grass .05 lb., Seed Oats 32.00 lb., Prairie Wild Rye 1.00 lb., Annual Rye 15.00 lb., Timothy 2.00 lb..

Wildflower Forbs and Prairie Plants: Butterflyweed 1.00 oz., Sky Blue Aster .10 oz., Smooth Blue Aster .25 oz., New England Aster .50 oz., White Wild Indigo 1.25 oz., Partridge Pea 2.00 oz., New Jersey Tea 1.00 oz., Prairie Coreopsis .25 oz., Gray Dogwood .50 oz., American Hazelnut 2.00 oz., Illinois Sensitive Plant 2.00 oz., Pale Purple Coneflower 4.00 oz., Rattlesnake Master 2.00 oz., Round Headed Bush Clover 2.00 oz., Rough Blazing Star 2.00 oz., Prairie Blazing Star 3.00 oz., Wild Lupine 2.00 oz., Prairie Bergamot .25 oz., Wild Quinine 2.00 oz., Large Flowered Beard Tongue 3.00 oz., White Prairie Clover 1.00 oz., Purple Prairie Clover 3.00 oz., Prairie Cinquefoil .05 oz., Mountain Mint .25 oz., Black Chokeberry .50 oz., Yellow Coneflower 4.00 oz., Early Rose 2.00 oz., Black Eyed Susan 3.00 oz., Compass Plat 2.00 oz., Prairie Dock 1.00 oz., Old Field Goldenrod .00 oz., Stiff Goldenrod 2.00 oz., Showy Goldenrod 1.00 oz., Hoary Vervain 1.00 oz., Culver's Root 1.00 oz., Golden Alexanders .50 oz..

Annuals and Short-Lived Perennials No. 10A: Shasta Daisy 6.00 oz., Sand Coreopsis 10.00 oz., Broadleaf Purple Coneflower 6.00 oz., Blanket Flower 5.00 oz., Dames Rocket 2.50 oz., Perennial Blue Flax 2.50 oz., Red Hat Coneflower 1.00 oz., Upright Yellow Coneflower 2.00 oz., Black Eyed Susan 2.50 oz., Gloriosa Daisy 2.00 oz.; and Midwestern Wildflower Mix 1.00 lb.: Yarrow, Bishop's Flower, Poor Man's Weather Glass, Prairie Aster, Dwarf Columbine, Foxglove, Blanket Flower, Baby's Breath, Standing Cypress, Toadflax, Scarlet Flax, Lemon Mint, Evening Primrose, Missouri Primrose, Corn Poppy, Purple Prairie Clover, Annual Phlox, Tall Catchfly.

C. Hydroseed Slurry: A slurry of seed and Wood Cellulose Fiber, tinted light green in color with nontoxic dye. (Paper fibres are not

acceptable.) Incorporated wood fibre mulch per supplier's recommendation.

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*Reclassification Of Area Shown On Map Number 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 Central Area Parking Planned Development No. 394 District and all the C3-7 Commercial-Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by:

West Washington Street; a line 81.17 feet east of North Wells Street; a line 60.0 feet south of West Washington Street; a line 71.20 feet east of North Wells Street; West Calhoun Place; a line 162.53 feet east of North Wells Street; West Madison Street; and North Wells Street,

to those of a Central Area Parking Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

Plan of Development attached to this ordinance reads as follows:

*Central Area Parking Planned Development No. 394, As Amended*

*Plan Of Development Statements*

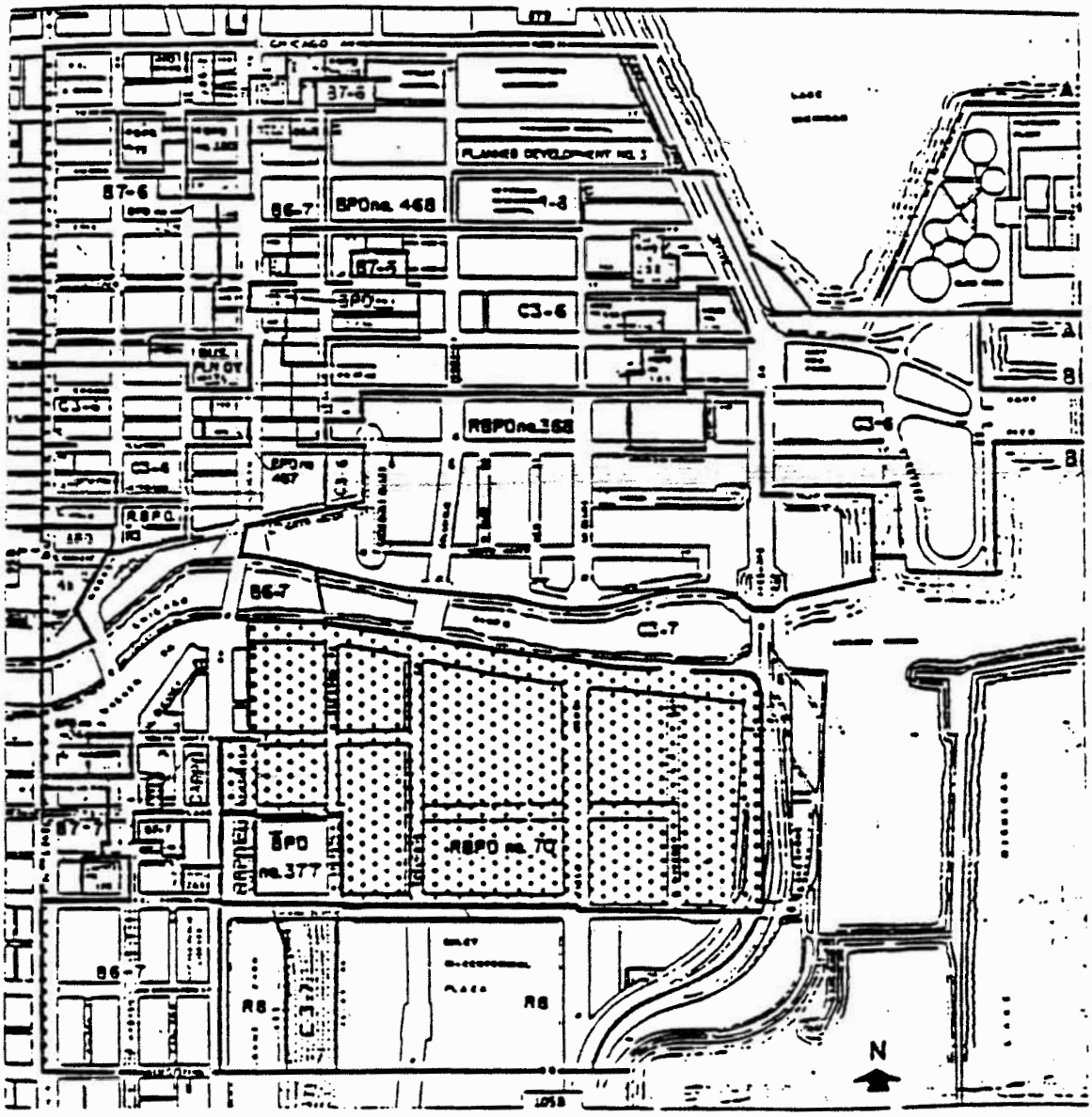
1. The area delineated herein as a Central Area Parking Planned Development (the "Planned Development") consists of

(Continued on page 29968)

Existing Zoning Map.

# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED

(AIR RIGHTS)



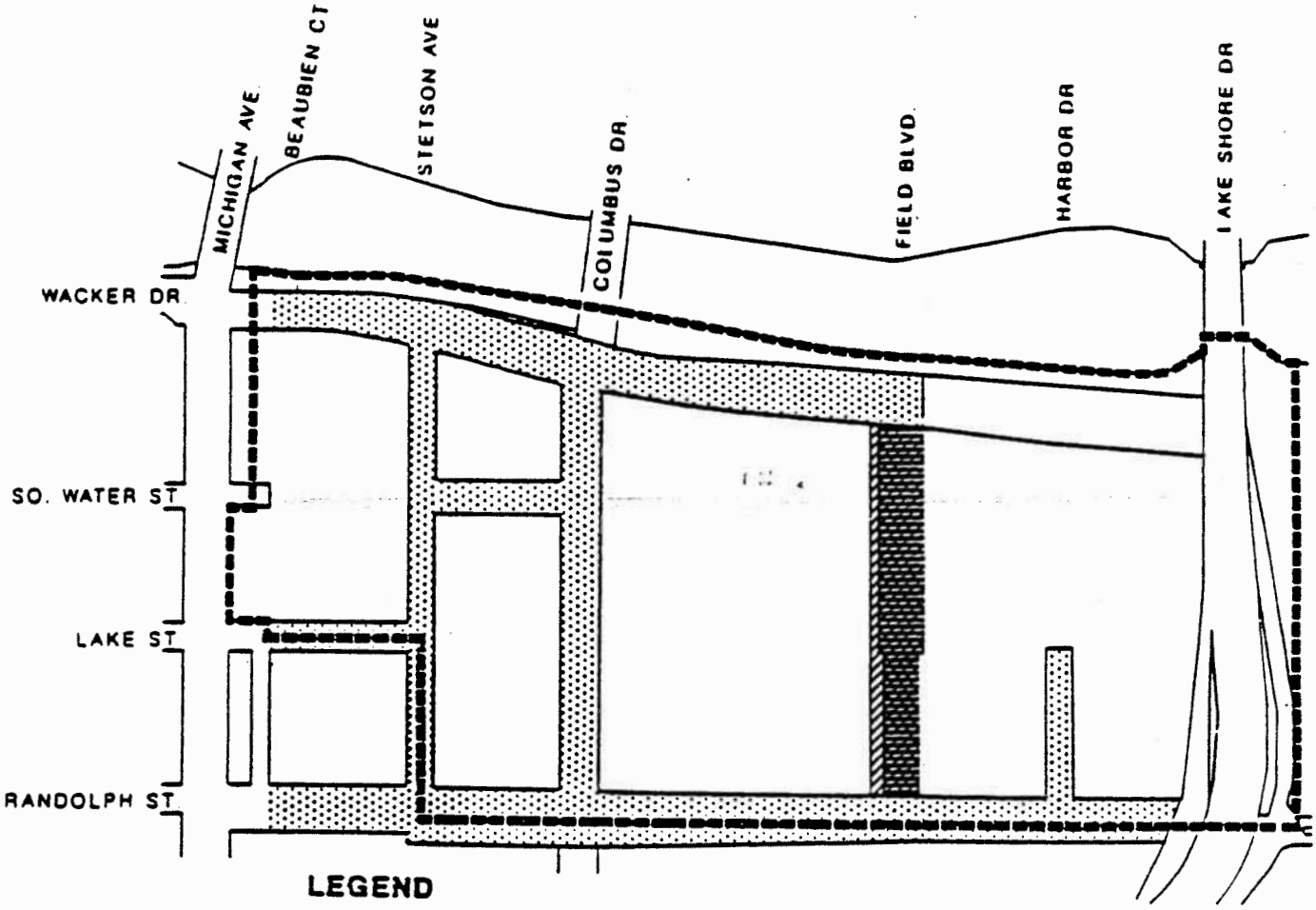

SUBJECT PROPERTY

APPLICANT: ILLINOIS CENTER PLAZA VENTURE DATE: JANUARY 21, 1993

Property Line Map And Rights-Of-Way Adjustments
Upper Level.

# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED

(AIR RIGHTS)




LEGEND

PLANNED DEVELOPMENT BOUNDARY

RIGHTS OF WAY HERETOFORE DEDICATED

RIGHTS OF WAY HERETOFORE VACATED

RIGHTS OF WAY PROPOSED TO BE VACATED

N

0 125 250 500

SCALE

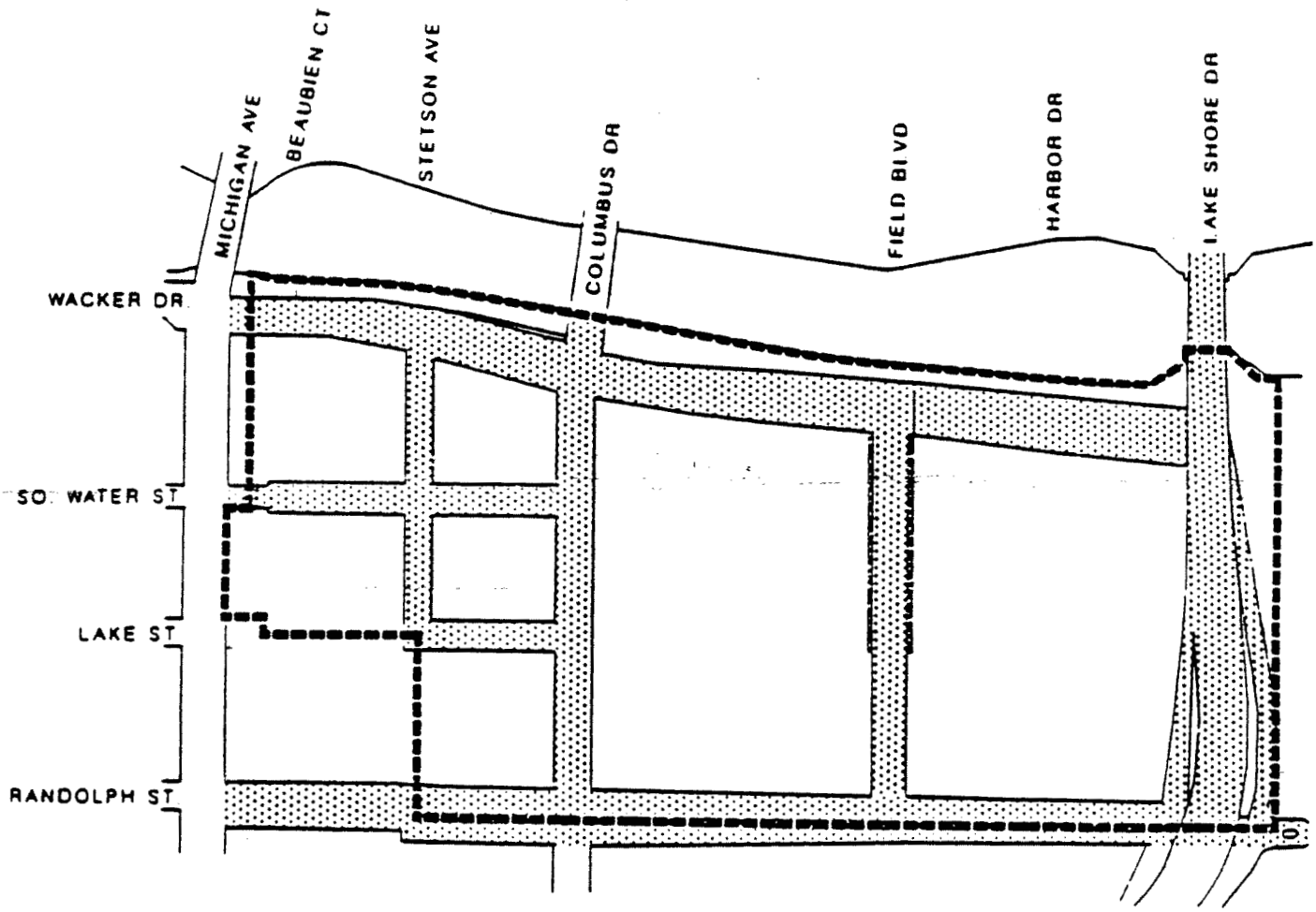
APPLICANT: ILLINOIS CENTER PLAZA VENTURE

DATE: JANUARY 21, 1993

Property Line Map And Rights-Of-Way Adjustments
Intermediate Level.

# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED

(AIR RIGHTS)




## LEGEND

PLANNED DEVELOPMENT BOUNDARY

RIGHTS OF WAY HERETOFORE DEDICATED

RIGHTS OF WAY PROPOSED TO BE VACATED

N

0 125 250 500
SCALE

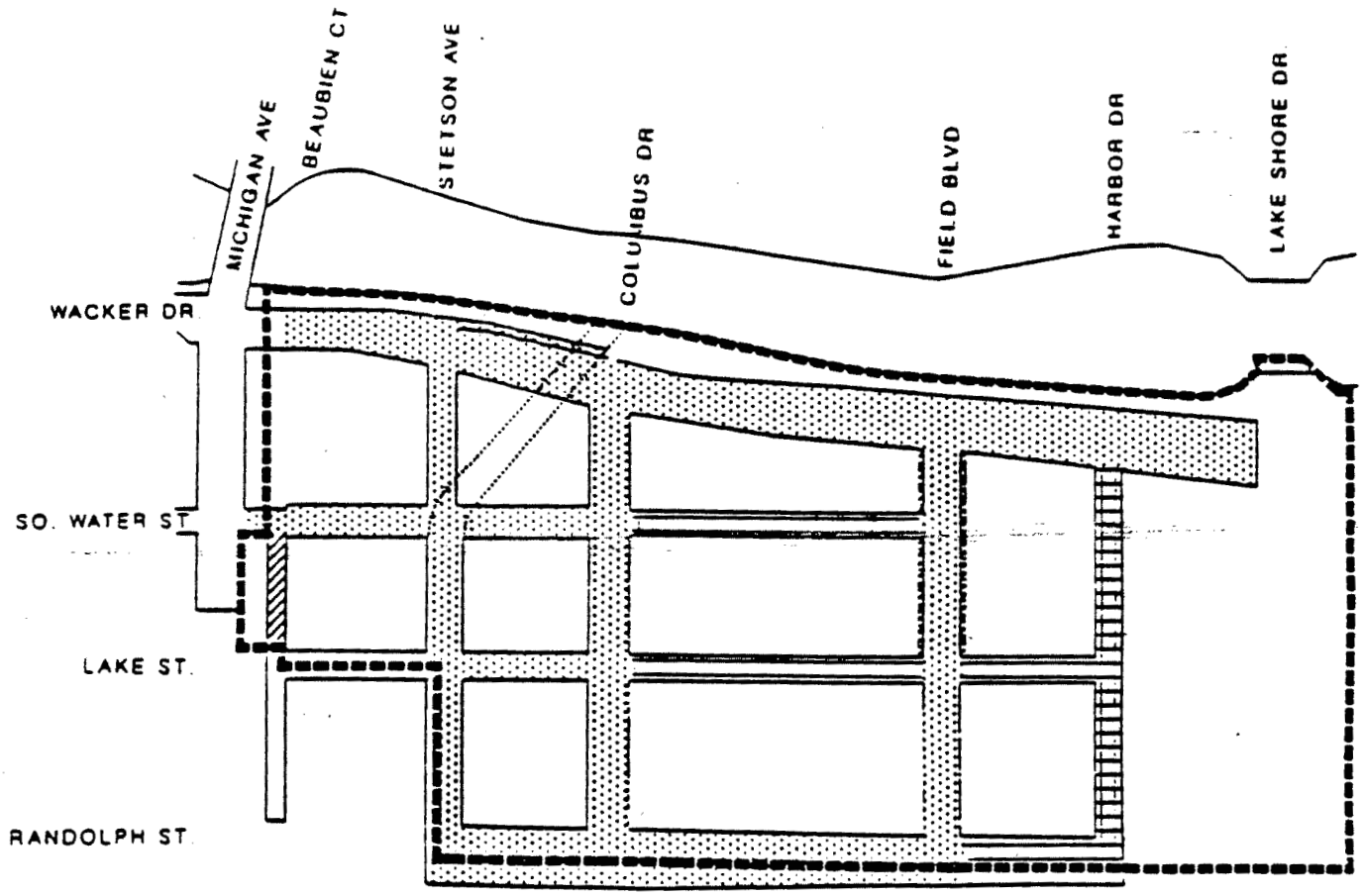
APPLICANT: ILLINOIS CENTER PLAZA VENTURE

DATE: JANUARY 21, 1993

Property Line Map And Rights-Of-Way Adjustments
Lower Level.

# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED

(AIR RIGHTS)




## LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- EASEMENT FOR SUBWAY PURPOSES
- RIGHTS OF WAY HERETOFORE DEDICATED
- RESERVED FOR PUBLIC UTILITIES
- RIGHTS OF WAY HERETOFORE VACATED
- RIGHTS OF WAY PROPOSED TO BE VACATED

N

0 125 250 500
SCALE

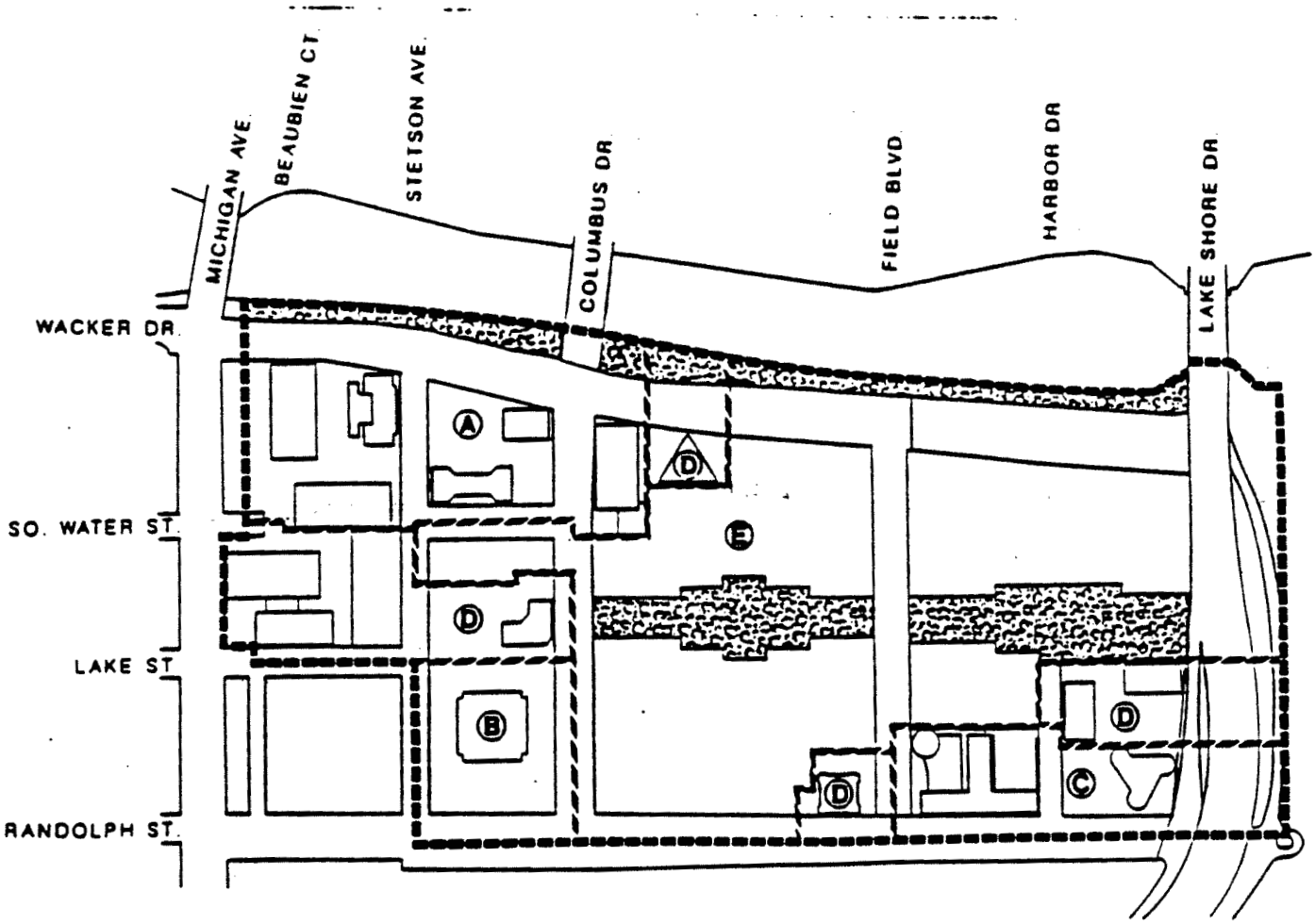
APPLICANT: ILLINOIS CENTER PLAZA VENTURE

DATE: JANUARY 21, 1993

Generalized Land Use Plan.

# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED

(AIR RIGHTS)




## LEGEND

- PLANNED DEVELOPMENT BOUNDRY
- SUB AREA BOUNDRY
- (A) SUB AREA IDENTIFICATION
- RESERVED FOR PUBLIC PARK AND ESPLANADE PARK
- EXISTING BUILDING

N

0 125 250 500
SCALE

FOR PERMITTED USES SEE STATEMENT 5.

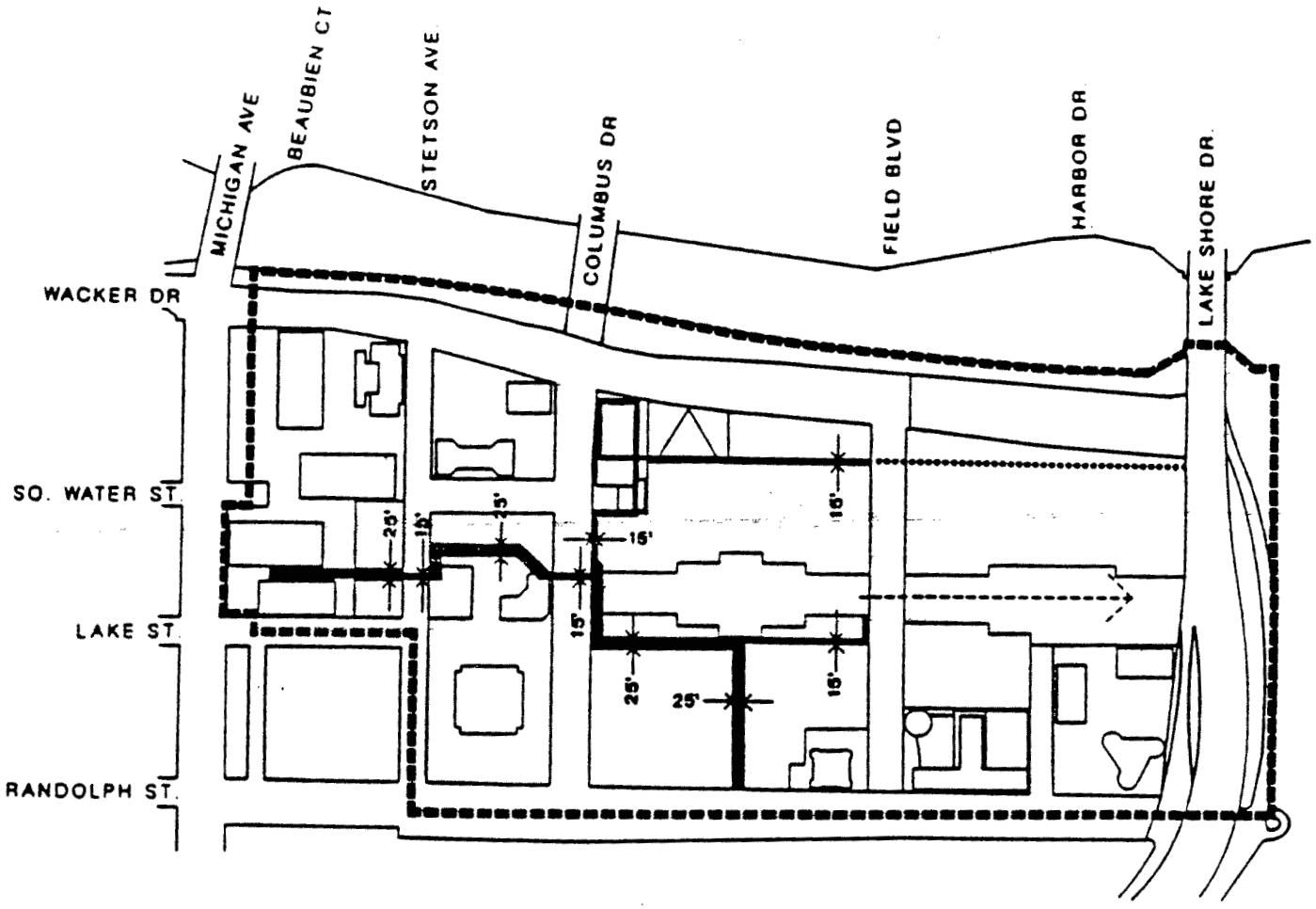
APPLICANT: ILLINOIS CENTER PLAZA VENTURE

DATE: JANUARY 21, 1993

Pedestrian Walkway System.

# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED

(AIR RIGHTS)




**LEGEND**

EXISTING PEDESTRIAN WALKWAY

PROPOSED PEDESTRIAN WALKWAY

PROPOSED PEDESTRIAN WALKWAY
SEE STATEMENT 12 C

N

0 125 250 500
SCALE

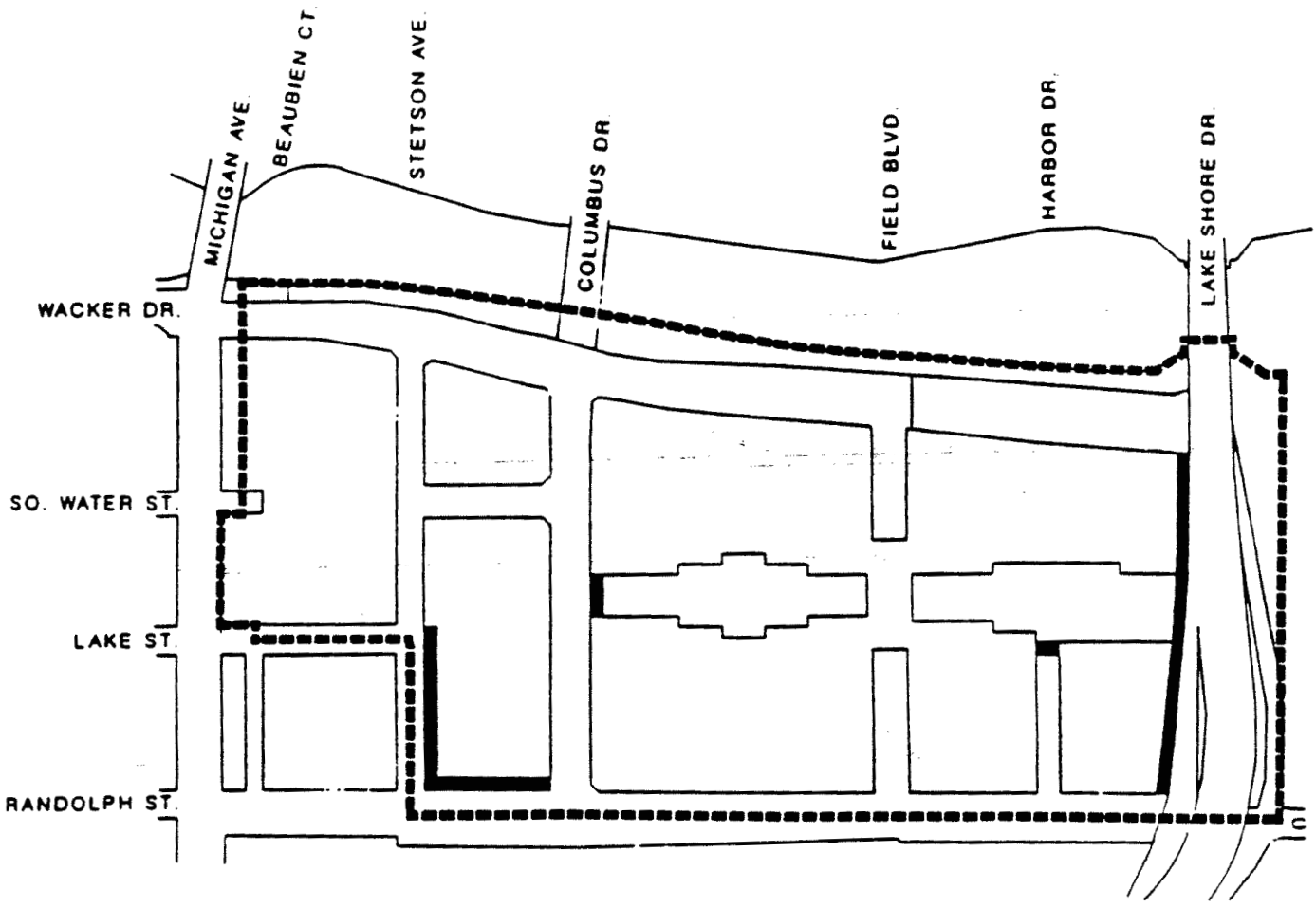
APPLICANT: ILLINOIS CENTER PLAZA VENTURE

DATE: JANUARY 21, 1993

Automobile Entrance Zones
Upper Level.

# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED

(AIR RIGHTS)




**LEGEND**

BLACK LINE INDICATES PROHIBITED DRIVEWAY ENTRANCE ZONES

N

0 125 250 500
SCALE

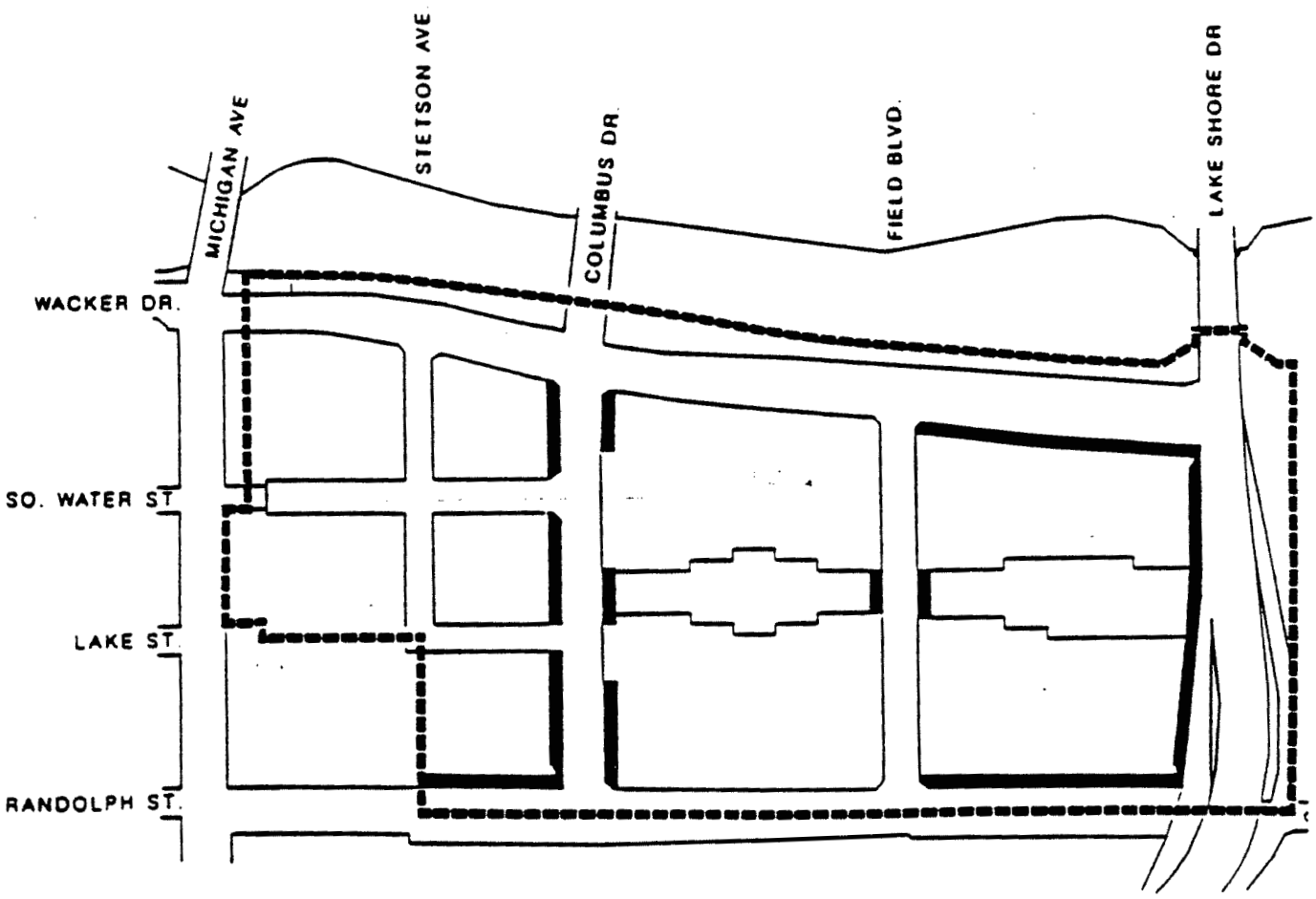
APPLICANT: ILLINOIS CENTER PLAZA VENTURE

DATE: JANUARY 21, 1993

Automobile Entrance Zones
Intermediate Level.

# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED

(AIR RIGHTS)




**LEGEND**

BLACK LINE INDICATES PROHIBITED DRIVEWAY ENTRANCE ZONES

N

0 125 250 500
SCALE

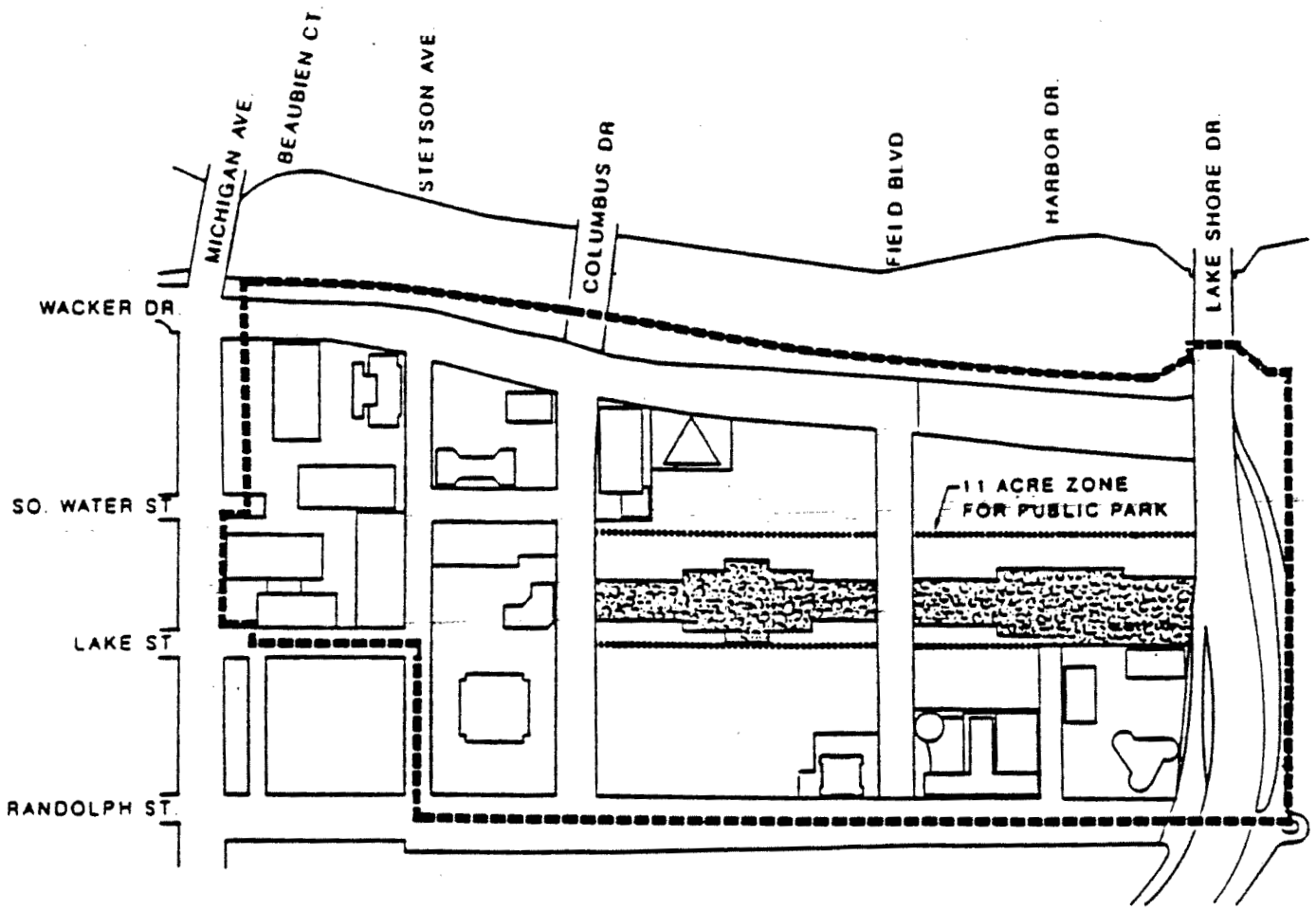
APPLICANT: ILLINOIS CENTER PLAZA VENTURE

DATE: JANUARY 21, 1993

Public Park Zone.

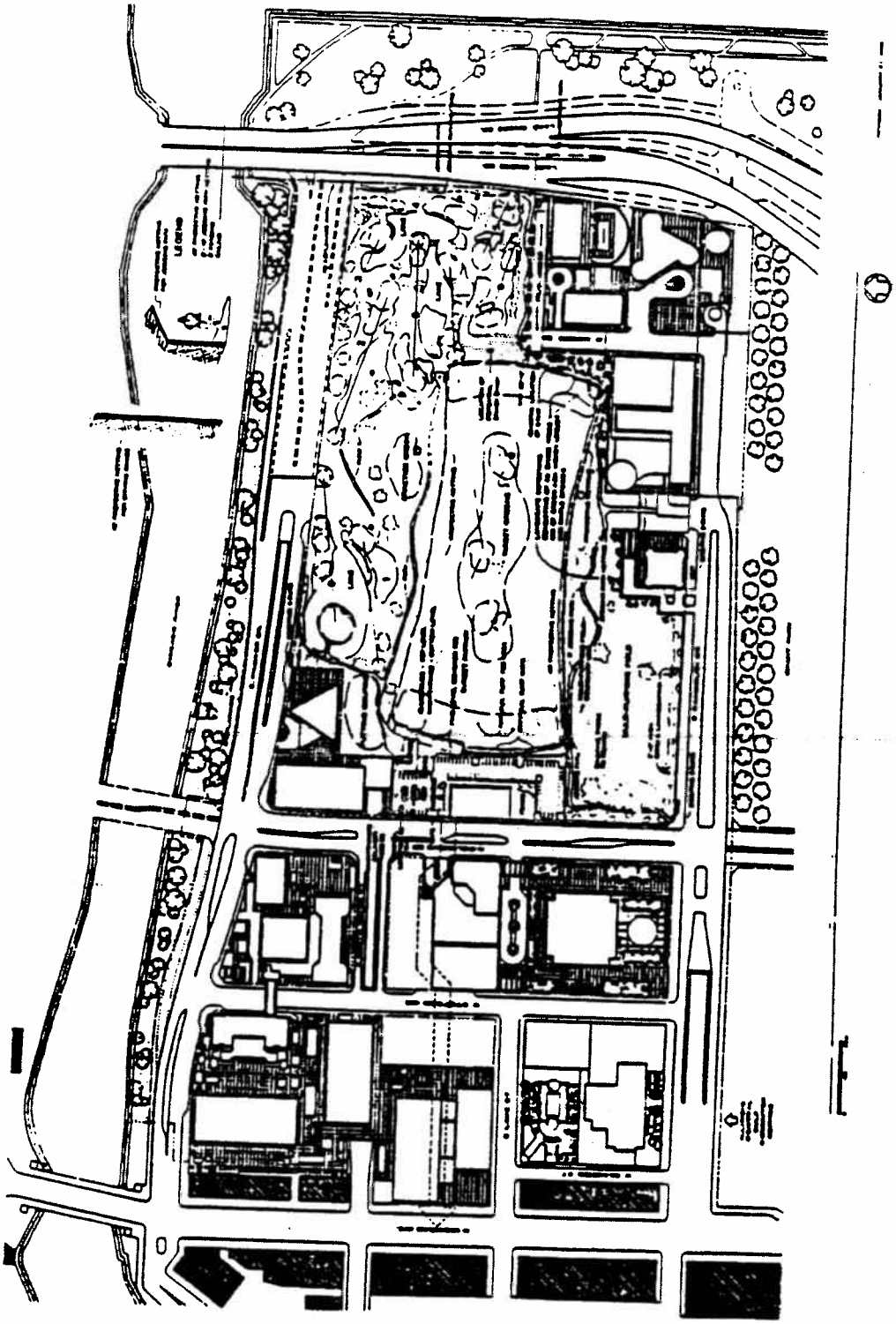
# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED

(AIR RIGHTS)

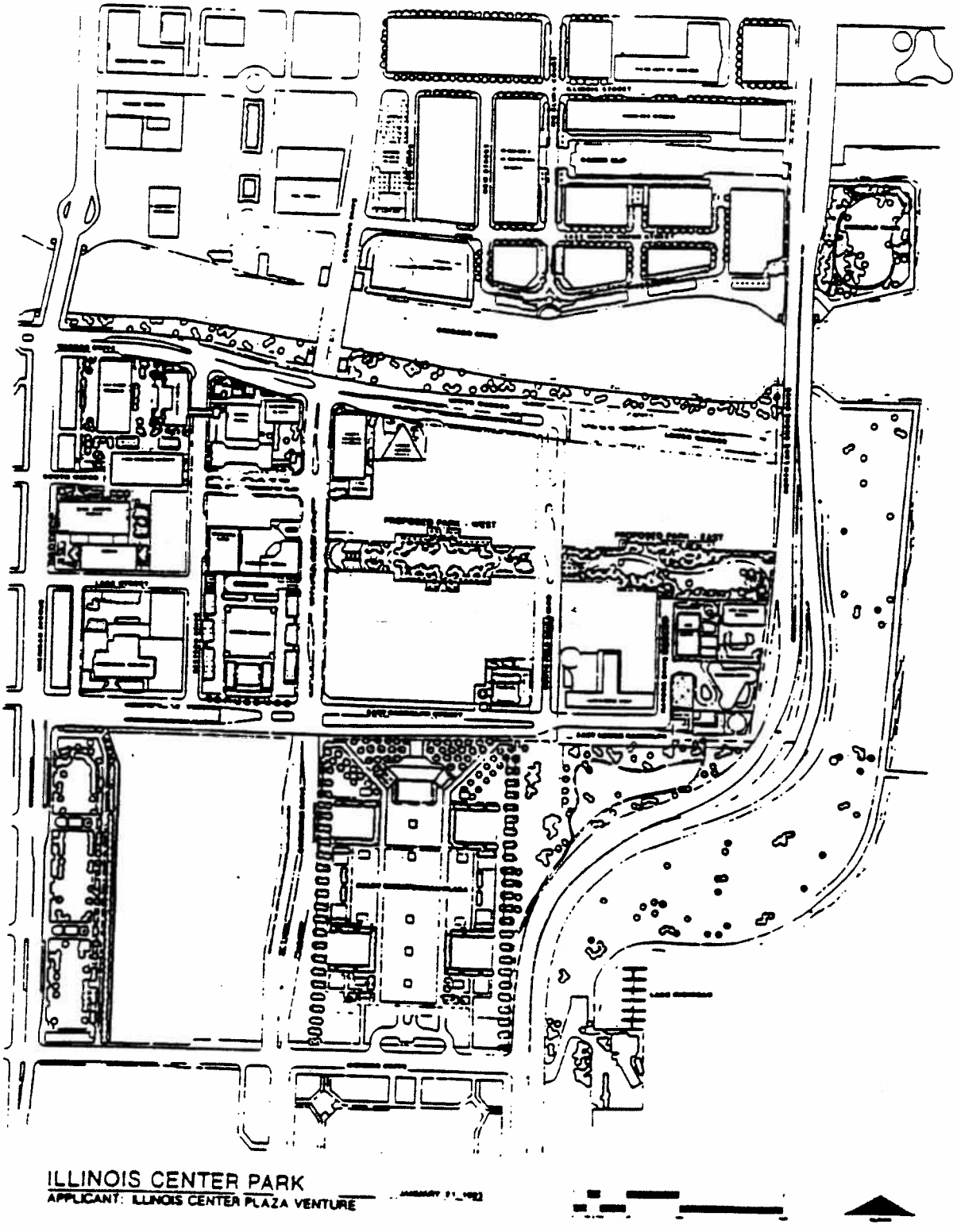



APPLICANT: ILLINOIS CENTER PLAZA VENTURE DATE: JANUARY 21, 1993

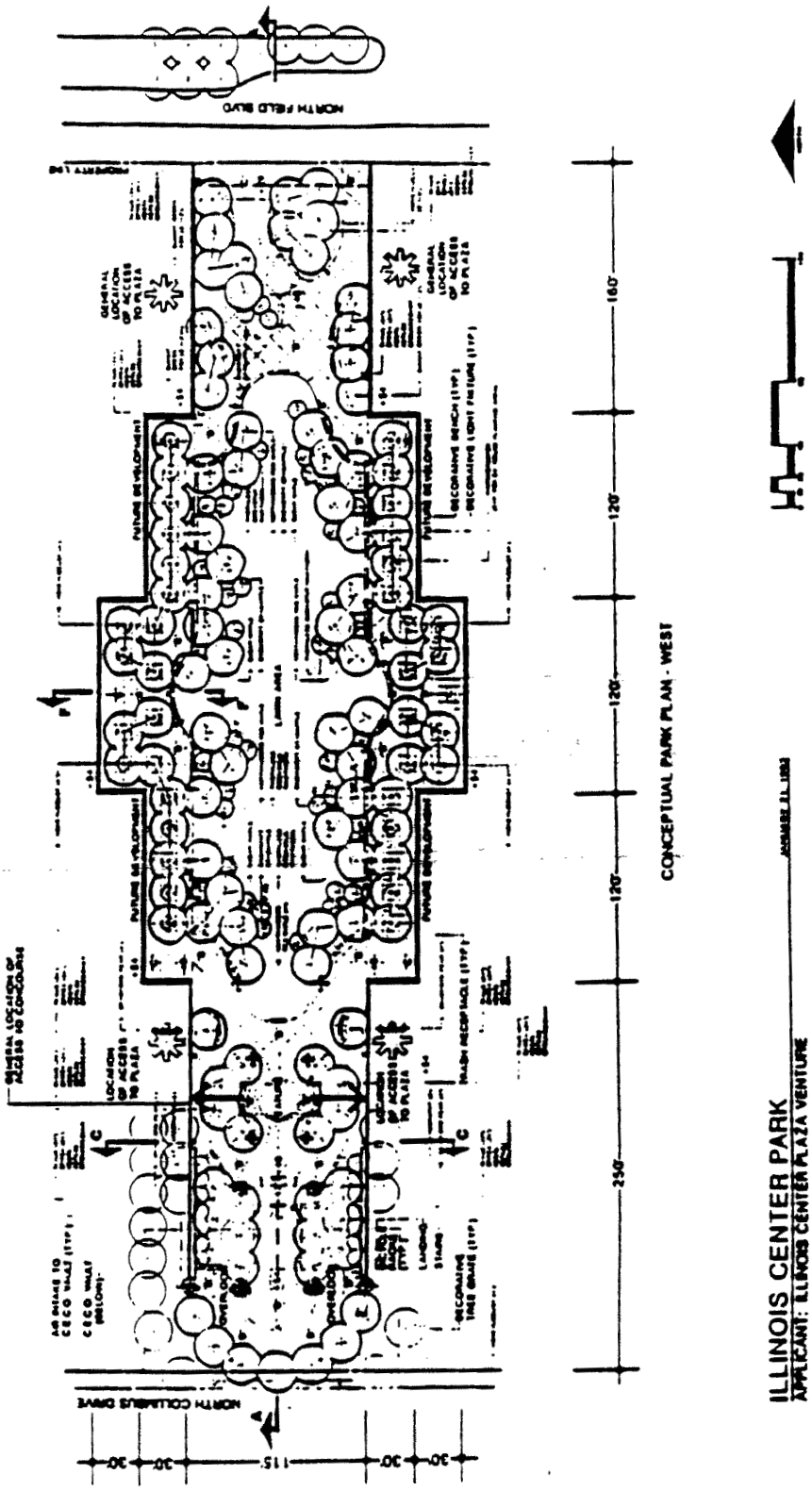
Interim Use Site Plan.



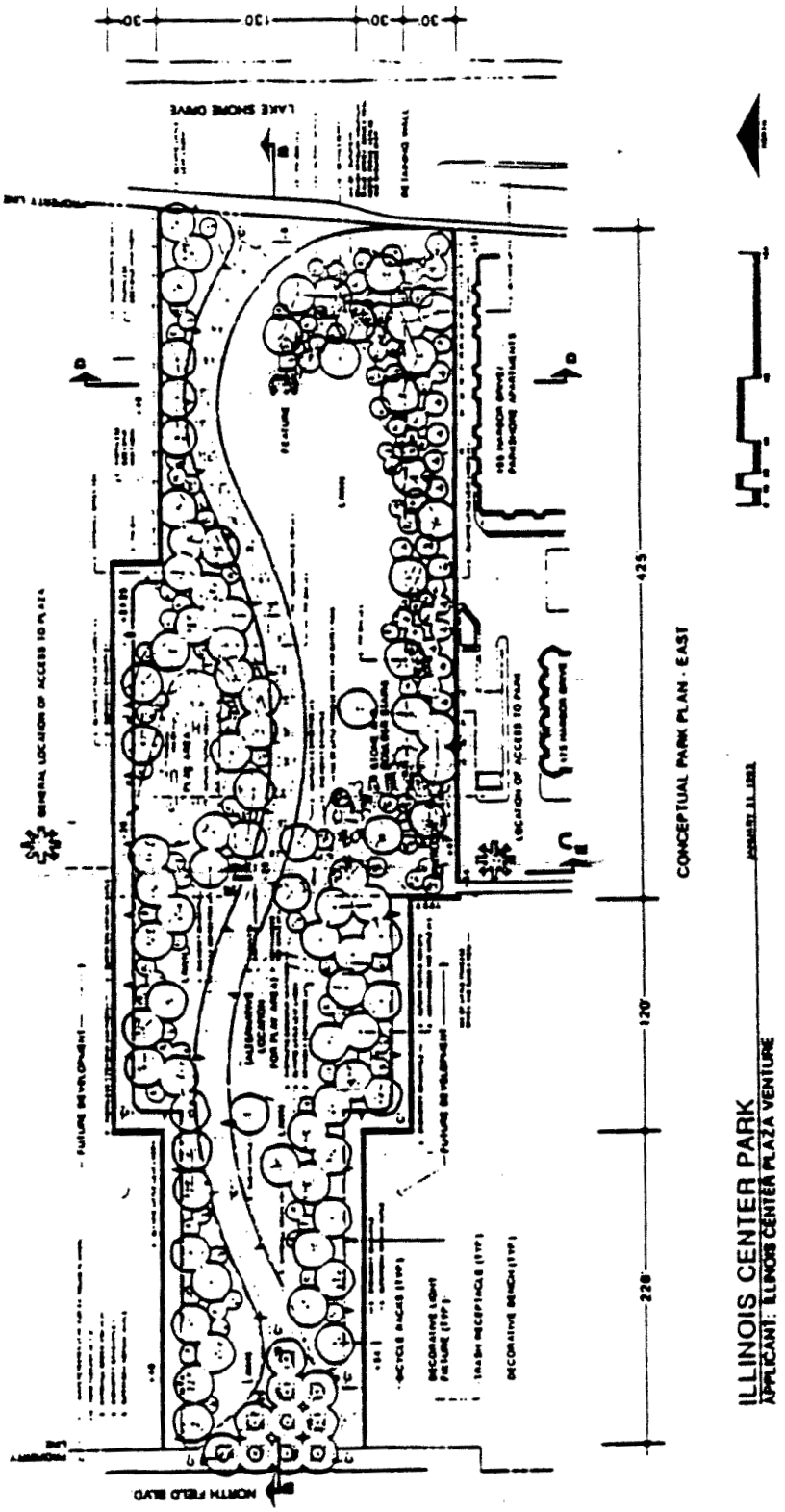
Park Plans.
(Page 1 of 3)



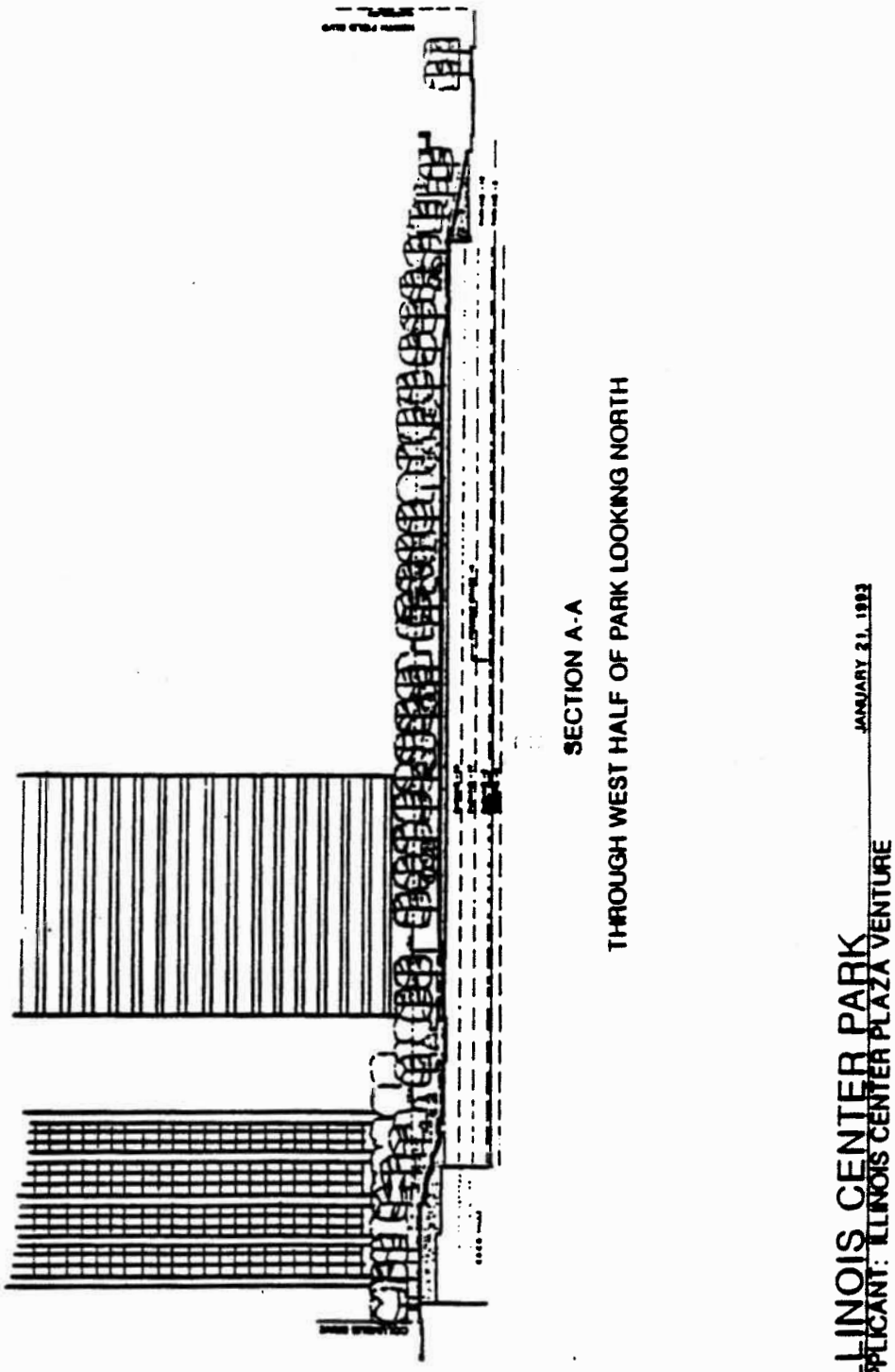
Park Plans.
(Page 2 of 3)



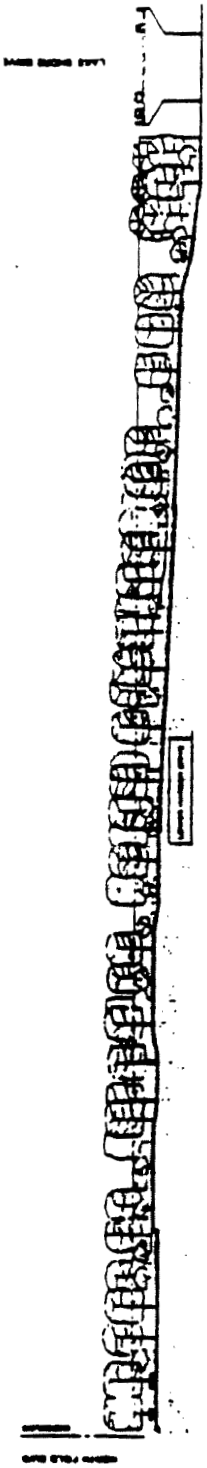
Park Plans.
(Page 3 of 3)



Cross Sections.
(Page 1 of 5)



Cross Sections.
(Page 2 of 5)



SECTION B-B

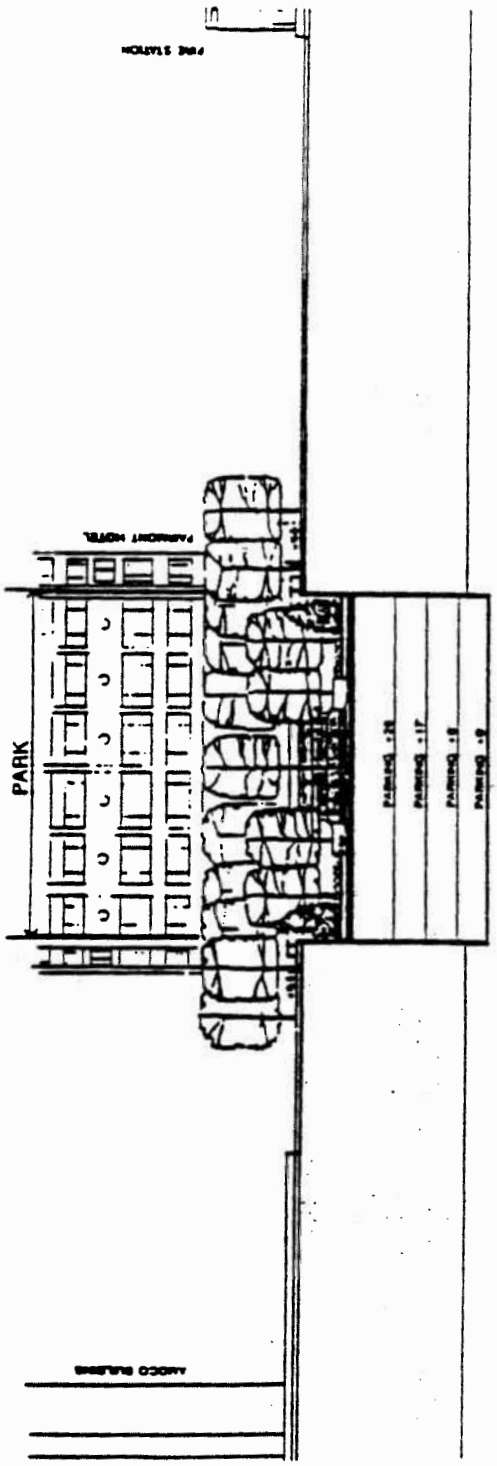
THROUGH EAST HALF OF PARK LOOKING NORTH

ILLINOIS CENTER PARK

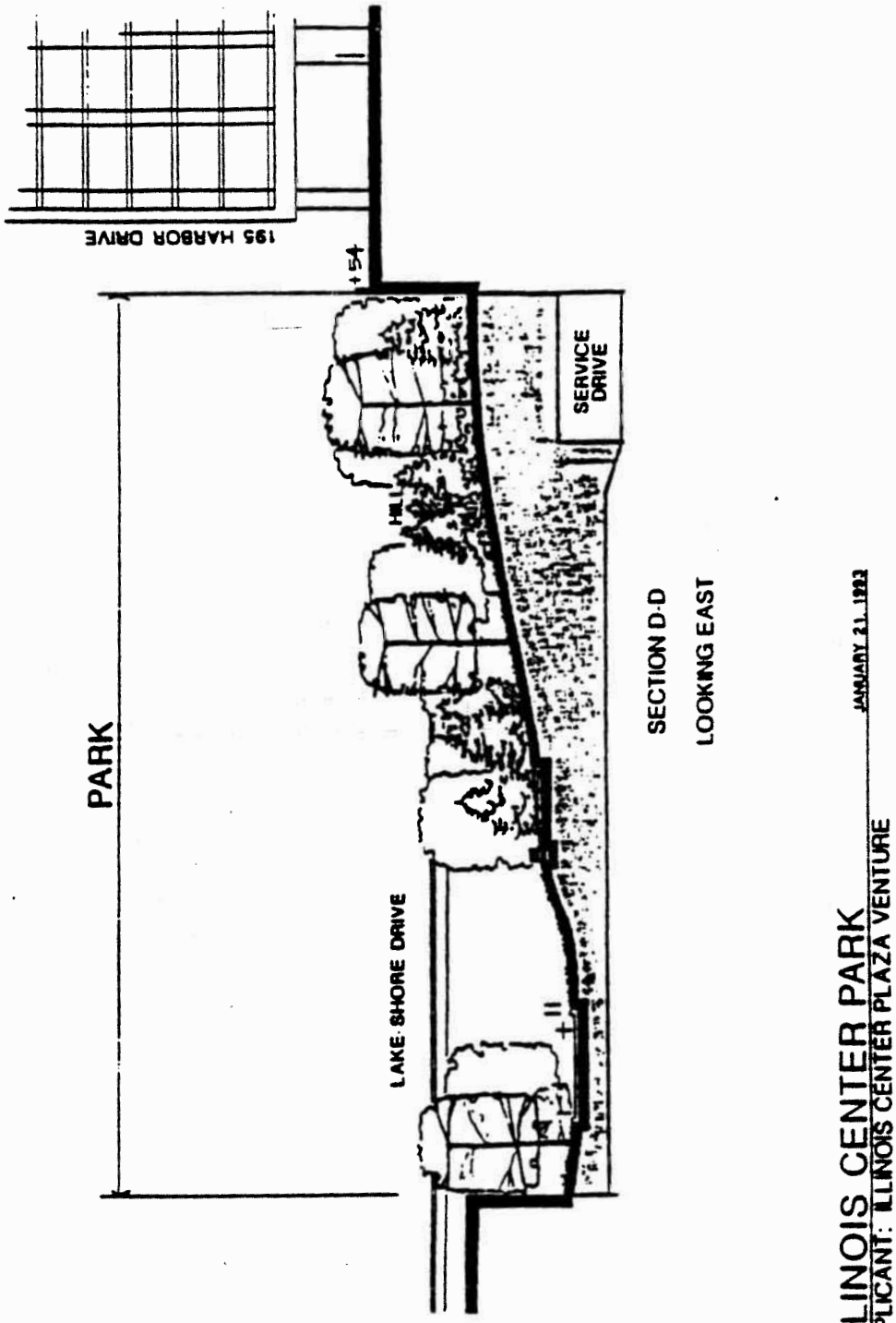
APPLICANT: ILLINOIS CENTER PLAZA VENTURE

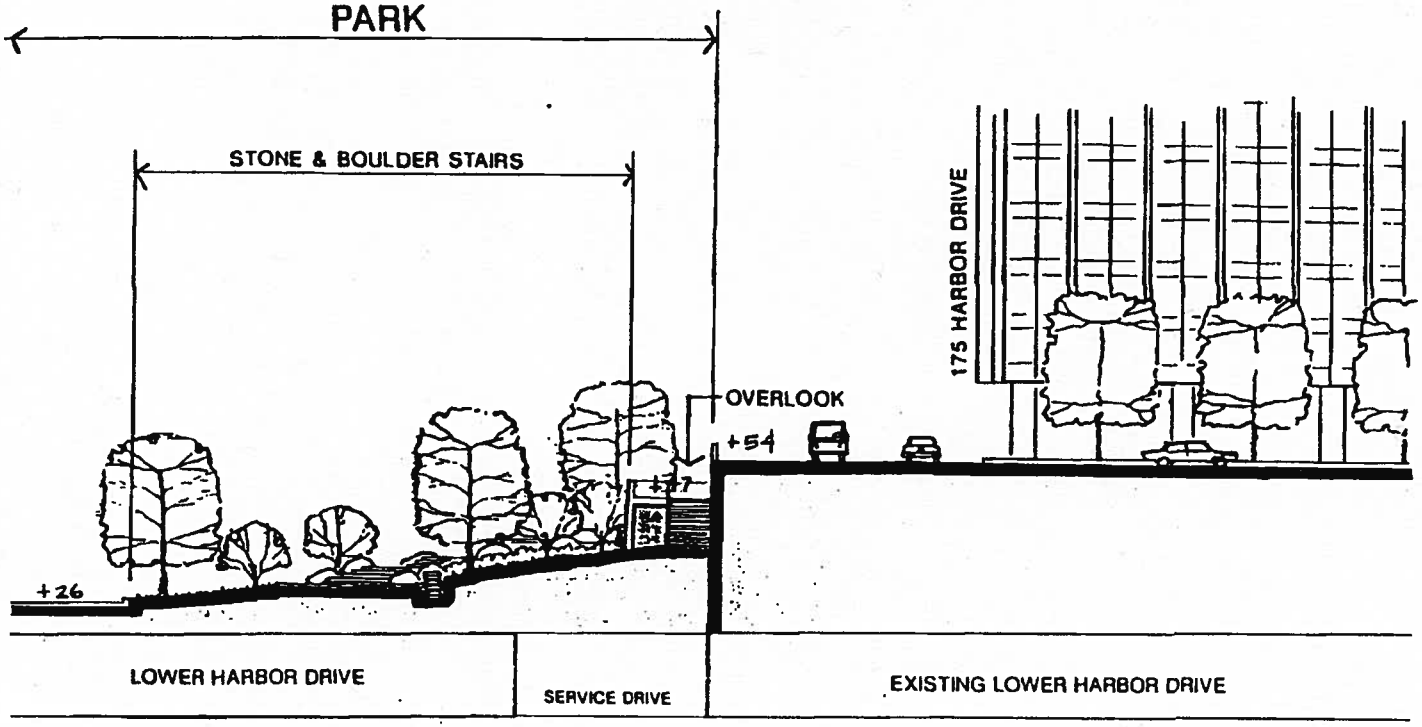
JANUARY 21, 1993

Cross Sections.
(Page 3 of 5)



Cross Sections.
(Page 4 of 5)



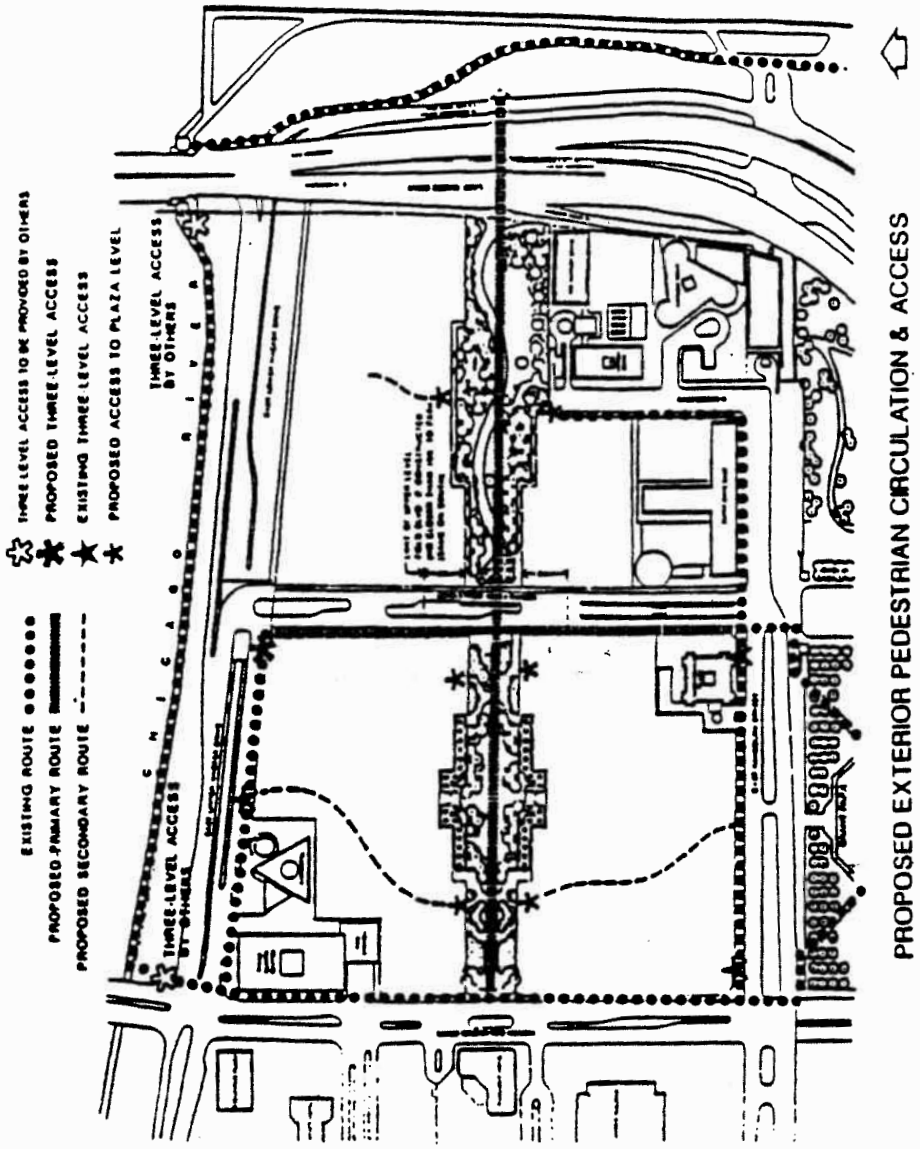



SECTION E-E
LOOKING EAST

Cross Sections.
(Page 5 of 5)

ILLINOIS CENTER PARK JANUARY 21, 1993
APPLICANT: ILLINOIS CENTER PLAZA VENTURE

## Exterior Pedestrian Circulation And Access Map.



BY ALDERMAN NARDULLI (FOR RAY 27TH WARD):

Olive Branch Mission, Nos. 1047-1051 W. Madison Street—building inspection.

BY ALDERMAN HAGOPIAN (30TH WARD):

St. Joseph's Home for the Aged, No. 2650 N. Ridgeway Avenue—elevator inspection.

St. Stephan's Church, No. 1657 N. Karlov Avenue —boiler and fuel burning equipment inspection.

BY ALDERMAN MARCIN (35TH WARD):

Irving Park Baptist Church, No. 4401 W. Irving Park Road—boiler and fuel burning equipment inspection.

BY ALDERMAN LAURINO (39TH WARD):

Association of Jewish Blind, No. 3525 W. Foster Avenue—institutions and places of public assembly inspection.

Lydia Home Association, No. 4300 W. Irving Park Road—boiler and fuel burning equipment inspection.

BY ALDERMAN RITTENBERG (40TH WARD):

Swedish Covenant Hospital, No. 5145 N. California Avenue—electrical sign, driveway, elevator and building inspections (4).

BY ALDERMAN NATARUS (42ND WARD):

Northwestern Memorial Hospital, E. Superior Street and N. Fairbanks Court—mechanical ventilation inspection.

Northwestern University, No. 710 N. Lake Shore Drive—mechanical ventilation inspection.

Northwestern University Hospital, various locations—elevator and electrical sign inspections (2).

BY ALDERMAN OBERMAN (43RD WARD):

Moody Memorial Church, No. 1609 N. LaSalle Street—boiler and fuel burning equipment inspection.

BY ALDERMAN AXELROD (46TH WARD):

Columbus/Cuneo/Cabrini Medical Center, No. 800 W. Montrose Avenue—elevator inspection.

Frank Cuneo Hospital, No. 750 W. Montrose Avenue—elevator and unfired pressure vessel inspections (2).

Japanese American Service Committee, No. 4427 N. Clark Street—elevator inspection.

Louis A. Weiss Memorial Hospital, No. 4646 N. Marine Drive—boiler, fuel burning equipment and unfired pressure vessel inspection.

BY ALDERMAN SCHULTER (47TH WARD):

Sydney Forkosh Medical Center, No. 2544 W. Montrose Avenue—elevator inspection.

BY ALDERMAN VOLINI (48TH WARD):

Admiral Old Peoples Home of Chicago, No. 909 W. Foster Avenue—boiler and fuel burning equipment, elevator inspection and driveway inspections (2).

Self-Help Home for the Aged, No. 908 W. Argyle Avenue—elevator inspection.

Weiss Memorial Hospital (Silberman Residence), No. 4600 N. Clarendon Avenue—boiler and fuel burning equipment and elevator inspections (2).

BY ALDERMAN ORR (49TH WARD):

Wincrest Nursing Home, No. 6326 N. Winthrop Avenue—refrigeration systems inspection.

BY ALDERMAN STONE (50TH WARD):

Northwest Home for the Aged, No. 6300 N. California Avenue—maintenance and operating cost of private fire alarm box.

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

BY ALDERMAN VRDOLYAK (10TH WARD):

Chicago Regional Port District, No. 12800 S. Butler Drive, Lake Calumet Harbor.

BY ALDERMAN NARDULLI (26TH WARD):

Onward Neighborhood House, No. 600 N. Leavitt Street.

BY ALDERMAN AXELROD (46TH WARD):

Frank Cuneo Memorial Hospital, No. 750 W. Montrose Avenue.

*Refund of Fees:*

BY ALDERMAN PUCINSKI (41ST WARD):

Danish Old People's Home, No. 5656 N. Newcastle Avenue—building permit fee.

Edgebrook Community Church, No. 6736 N. Loleta Avenue—building permit fee.

## APPROVAL OF JOURNAL OF PROCEEDINGS.

**JOURNAL (July 11, 1979).**

The City Clerk submitted the printed Official Journal of the Proceedings of the regular meeting held on Wednesday, July 11, 1979, at 10:00 A.M., signed by him as such City Clerk.

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

Page 569—right-hand column—twenty-sixth line from the bottom of the page—by inserting the name "Nardulli" immediately following the name "Marzullo".

Page 569—right-hand column—twenty-second line from the bottom of the page—by deleting the figure "42" and inserting in lieu thereof the figure "43".

The motion to Correct *Prevailed.*

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

**JOURNAL (March 1, 1979).**

Alderman Vrdolyak moved to *Correct* the printed Official Journal of the Proceedings of the regular meeting held on Thursday, March 1, 1979, as follows:

Page 9680—by deleting the Generalized Land Use Plan and inserting in lieu thereof an Amended Generalized Land Use Plan.

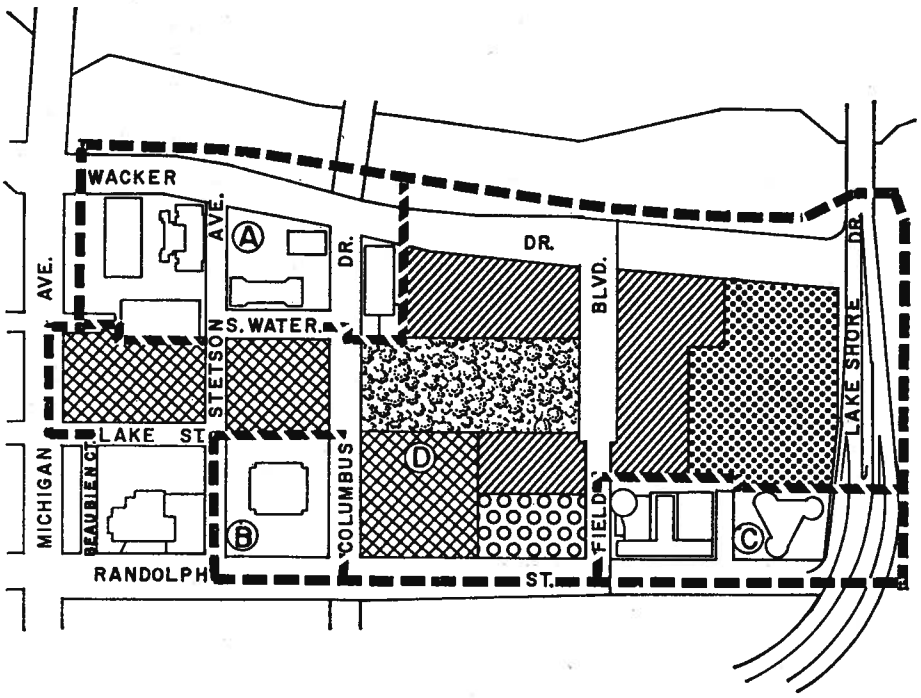
[Amended Generalized Land Use Plan printed on page 685 of this Journal]

The motion to Correct *Prevailed.*

# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED

## (AIR RIGHTS)

## GENERALIZED LAND USE PLAN




### LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- SUB AREA BOUNDARY
- (A) SUB AREA IDENTIFICATION
- APARTMENT, RETAIL SALES AND SERVICE, AND RELATED USES
- HOTEL, OFFICE, RETAIL SALES AND SERVICE, AND RELATED USES
- APARTMENTS, OFFICE, APARTMENTS-OFFICE, RETAIL SALES AND SERVICE, AND RELATED USES
- APARTMENTS, HOTEL, OFFICE, RETAIL SALES AND SERVICE, AND RELATEDUSES
- RESERVED FOR ARCADE LEVEL PUBLIC PARK AND ESPLANADE PARK
- EXISTING BUILDING

NOTE: ANY VARIATION IN THE USE OF LAND AT THE UPPER LEVEL OTHER THAN NOTED ABOVE AND AS NOTED IN PARAGRAPH 1 OF THE USE AND BULK REGULATIONS AND DATA HEREWITH ATTACHED MAY BE ALLOWED PROVIDED IT IS WITHIN THE INTENT OF THIS PLAN OF DEVELOPMENT, SUBJECT TO THE REVIEW OF AND APPROVAL BY DEPARTMENT OF PLANNING, CITY AND COMMUNITY DEVELOPMENT.

USES PERMITTED IN SUBAREAS A, B AND C ARE THE USES EXISTING AS OF NOVEMBER 1, 1978.

N

SCALE

APPLICANT: ILLINOIS CENTRAL GULF RAILROAD CO

DATE: OCTOBER 20, 1978

**Chicago Zoning Ordinance Amended to Reclassify Particular Areas.**

On motion of Alderman Roti the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of January 19, 1979, pages 9538-9539 recommending that the City Council pass four proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance, to reclassify particular areas.

Alderman Roti moved to *Concur In* the committee's recommendations and *each* of the four proposed ordinances was *Passed,* by yeas and nays as follows:

*Yeas*—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Barden, Shannon, Kellam, Kelley, Stemberk, Lipinski, Marzullo, Zydlo, Ray, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifielski, Axelrod, Schulter, Volini, Stone—43.

*Nays*—None.

Said ordinances, as passed, read respectively as follows (the Italic heading in each case not being a part of the ordinance):

*Reclassification of Area Shown on Map No. 1-E.*

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

PD 70

Section 1. That the Chicago Zoning Ordinance be amended by changing all the Residential-Business Planned Development and B6-7 Restricted Central Business District symbols and indications as shown on Map No. 1-E in the area bounded by:

the south Dock Line of the Chicago River as established by Ordinance passed August 15, 1952 and amended by Ordinance passed December 11, 1952, a line 3,095 feet east of the west line of N. Michigan Avenue; a line 140 feet south of the north line of E. Randolph Street, or the line thereof if extended where no street exists; a line 2,022 feet east of the west line of N. Michigan Avenue; the north line of E. Randolph Street; the east line of N. Stetson Street; the north line of E. Lake Street; N. Michigan Avenue; the north line of E. South Water Street; a line 55.53 feet west of the east line of N. Beaubien Court, or the line thereof if extended where no street exists; the south line of the alley next north of and parallel to E. South Water Street; the east line of the alley next east of and parallel to N. Michigan Avenue; a line 138.74 feet north of the north line of the alley next north of and parallel to E. South Water Street, or the line thereof if extended where no alley exists; a line 55.53 feet west of the east line of N. Beaubien Court, or the line thereof if extended where no street exists; a line 428.773 feet north of the north line of E. South Water Street; a line 19.69 feet west of the east line of N. Beaubien Court, or the line thereof if extended where no street exists; a line 468.819 feet north of E. South Water Street; and a line 68.43 feet east of the east line of N. Beaubien Court, or the line thereof if extended where no street exists,

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 hereof and to no others.

[Plan of Development printed on pages 9676-9685 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. 6-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 R3 General Residence District symbols and indications as shown on Map No. 6-F in the area bounded by:

W. 25th Place, S. Wallace Street, the alley next south of and parallel to W. 25th Place; and a line 275 feet west of S. Wallace Street

to the designation of a Residential 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 part thereof and to no others.

[Plan of Development printed on pages 9686-9690 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. 9-G.*

*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 R4 General Residence District symbols and indications as shown on Map No. 9-G in area bounded by:

a line 48 feet north of and parallel to W. Melrose Street; the alley next east of and parallel to N. Lakewood Avenue; W. Melrose Street; and N. Lakewood Avenue

to those of an M1-2 Restricted 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. 22-B.*

*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 B3-2 General Retail District symbols and indications as shown on Map No. 22-B in area bounded by:

a line 80 feet north of E. 90th Street; the alley next east of S. Commercial Avenue; E. 90th Street; and S. Commercial Avenue

to those of a B5-2 General Service 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.

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED
(AIR RIGHTS)
PLAN OF DEVELOPMENT

STATEMENTS

1. The undeveloped area delineated herein as "Residential-Business Planned Development" is presently owned by the Illinois Central Gulf Railroad Company and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated June 11, 1971, and known as Trust No. 75802, of which Trust the Owner of the entire beneficial interest is M-P Joint Venture, which entity is composed of Prudential Insurance Company of America and Metropolitan Sturctures, an Illinois limited partnership. A contract to purchase portions of the property is presently outstanding in Illinois Center Plaza Venture, an Illinois limited partnership, composed of Illinois Center Corporation and Metropolitan Structures, an Illinois limited partnership, as the general partners. Illinois Center Plaza Venture has designated the Illinois Central Gulf Railroad Company as its agent to secure an Amended and Restated Planned Development Zoning Ordinance of the City of Chicago covering the entire area of undeveloped property as delineated herein.

2. This amended Planned Development Ordinance consists of these ten Statements and the following component elements: Property Line Map and Rights-of-Way Adjustments; Map of Existing Zoning and Preferential Street System; Generalized Land Use Plan; Maps Delineating Pedestrian Walkway System, Automobile Entrance Zones and Public Park Zone; and Planned Development Use and Bulk Regulations and Notes thereto.

3. Off-street parking shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and approval by the Department of Planning, City and Community Development.

   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 approval by the Department of Planning, City and Community Development.

4. The Applicants or their respective successors, assignees, grantees, or devisees shall obtain all official reviews, approvals, or permits.

5. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights-of-way, as shown on the maps attached hereto and made a part hereof, shall require a separate submittal on behalf of the Illinois Central Gulf Railroad Company, or its successors, assignees, grantees, or devisees, and approved by the City Council.

6 No public way not heretofore proposed to be dedicated shall be constructed without application thereto first being made and approved by the Department of Public Works and Streets and Sanitation and shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation in compliance with the Municipal Code of Chicago; there shall be no parking within such paved areas.

   Fire lanes shall be a minimum of 20 feet and shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles only; there shall be no parking within such paved areas. The Applicant, or its successors, assignees, grantees, or devisees shall maintain and identify with appropriate signs prohibiting parking in such paved area.

   Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress or egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. The Applicant or its successors, assignees, grantees, or devisees shall maintain and identify with appropriate signs prohibiting parking in such paved area.

7. The major use of land will consist of the following at the approximately (+8') Grade Elevation Above City Datum (except where necessary to meet existing conditions):

| | | |
|---|---|---|
| Lower Level | (+ 8.0) | - Illinois Central Gulf tracks and facilities, warehousing and storage, accessary parking for automobiles, accessary hotel uses, trucking, public esplanade park along the Chicago River. (Major service access level). |
| Interim Level | | - Accessary parking for automobiles, accessary hotel uses. |
| Intermediate Level | (+26.0) | - Accessary parking for automobiles, accessary hotel uses. (Vehicular access level). |
| Interim Level | | - Accessary retail sales and service uses, accessary parking for automobiles, accessary hotel uses. |
| Arcade Level | | - Major pedestrian walkways, public park, accessary retail sales and service uses, accessary parking for automobiles, accessary hotel uses. |
| Upper Level | (+53.0) | - Apartment buildings, office buildings, apartment-office buildings, hotel buildings, limited accessary retail sales and service uses, related uses, minor pedestrian walkways. (Vehicular right-of-way and access.) |

No advertising signs shall be permitted within the Planned Development area. Business signs at the Upper Level, affixed to the face of or recessed into the building or structure may be permitted within the Planned Development area subject to the review and approval of the Departments of Building and Planning, City and Community Development.

8. The following information sets forth data concerning a generalized land use plan (site plan) illustrating the development of said property and air rights elevations in accordance with the intent and purpose of the Chicago Zoning Ordinance as follows: the Lower Level (track level) shall be in general conformity with the C3-7 Commercial-Manufacturing District classification; air rights elevations above the Lower Level shall be in general conformity with uses allowed in the B7-6 General Central Business District classification, and with all other regulations hereby made applicable thereto.

9. The height restriction of any building or any other appurtenance attached thereto shall be subject to:

   (a) height limitations as certified on Form FAA-117 or 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.

10. The Plan of Development hereto attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of Planning, City and Community Development.

# RESIDENTIAL – BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED

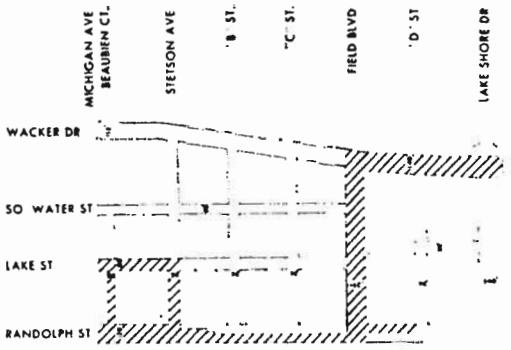
(AIR RIGHTS)

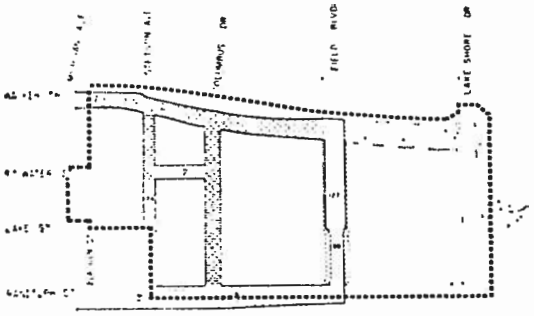
## PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS

**LEGEND**

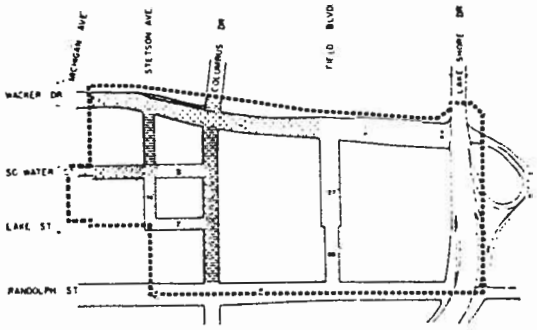
RIGHTS OF WAY IN ACCORD WITH THE 1929 LAKE FRONT ORDINANCE

EXISTING RIGHTS OF WAY



UPPER LEVEL




INTERMEDIATE LEVEL

**LEGEND**

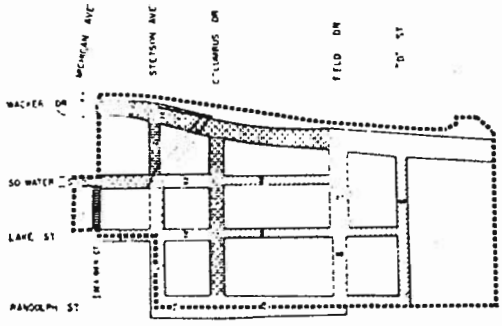
PLANNED DEVELOPMENT BOUNDARY

RIGHTS OF WAY PROPOSED TO BE DEDICATED

RIGHTS OF WAY PROPOSED TO BE VACATED

EASEMENT FOR SUBWAY PURPOSES

RESERVED FOR PUBLIC UTILITIES




LOWER LEVEL

N

SCALE

RIGHTS OF WAY HERETOFORE DEDICATED

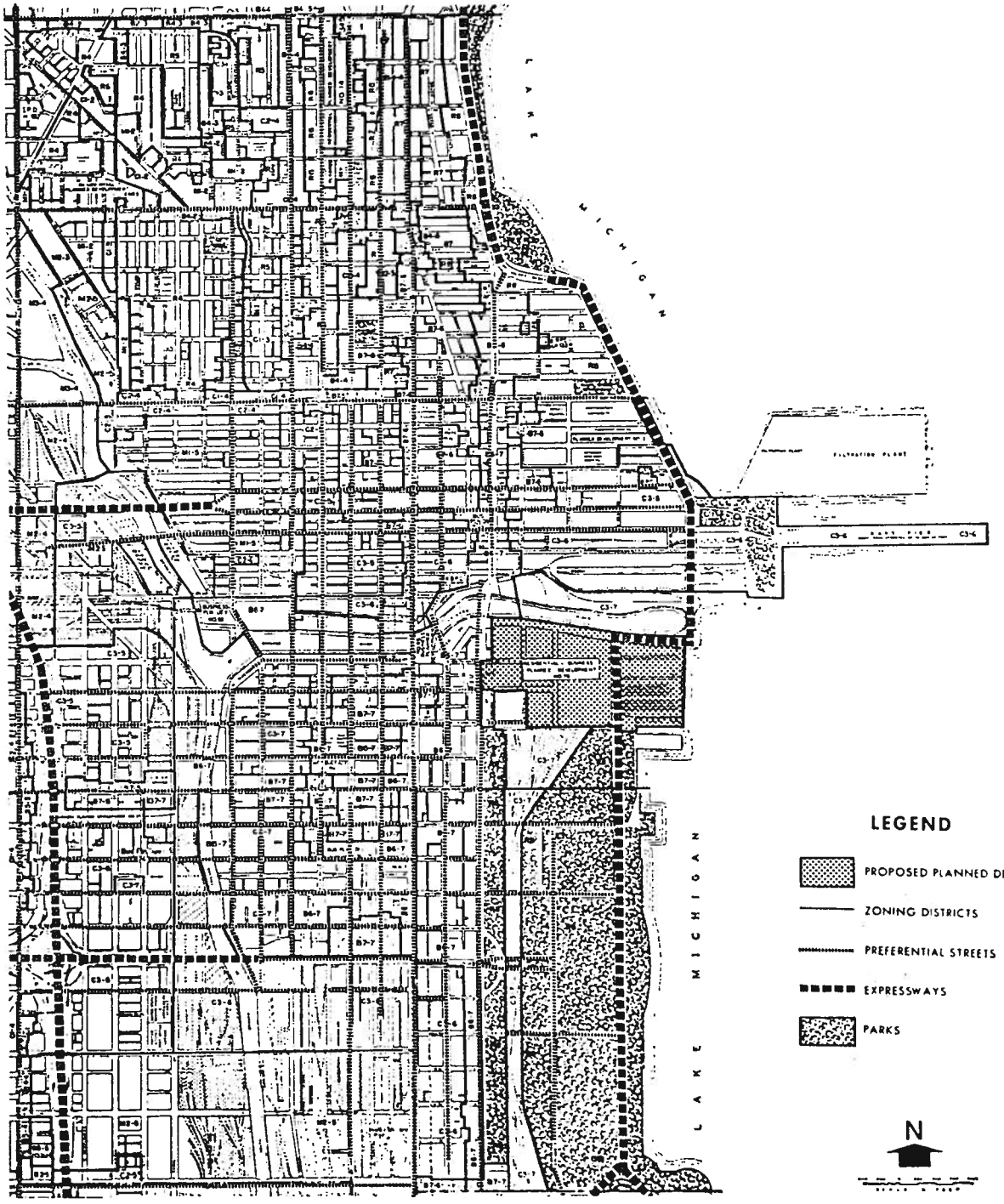
RIGHTS OF WAY HERETOFORE VACATED

APPLICANT: ILLINOIS CENTRAL GULF RAILROAD CO: DATE: OCTOBER 20, 1978

# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED

(AIR RIGHTS)

## EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

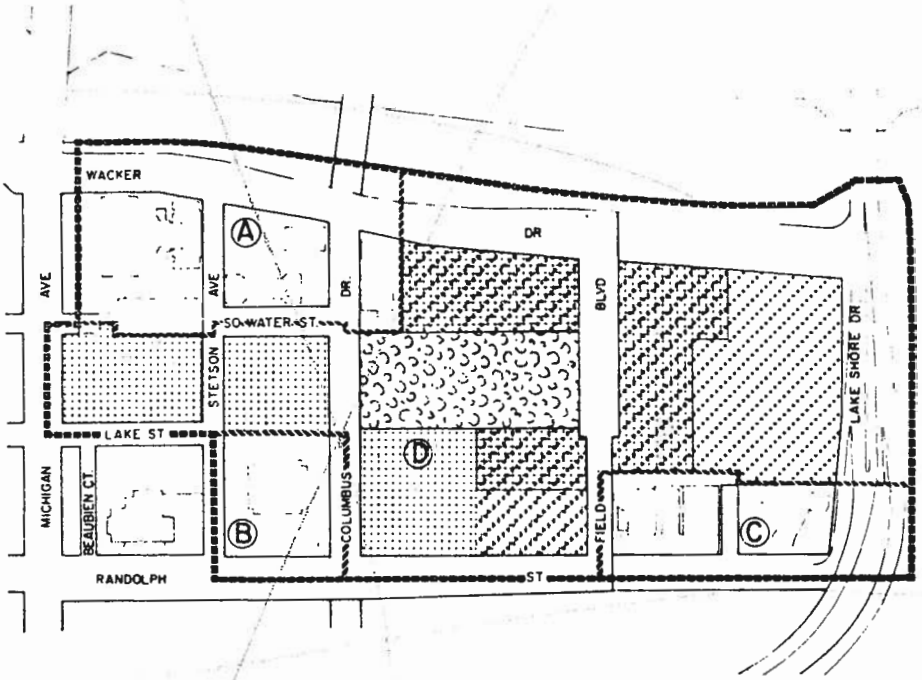



APPLICANT: ILLINOIS CENTRAL GULF RAILROAD CO. DATE: OCTOBER 20, 1978

# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED

## AIR RIGHTS

## GENERALIZED LAND USE PLAN




### LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- SUB AREA BOUNDARY
- (A) SUB AREA IDENTIFICATION
- APARTMENT, RETAIL SALES AND SERVICE, AND RELATED USES
- OFFICE RETAIL SALES AND SERVICE, AND RELATED USES
- APARTMENTS, OFFICE, APARTMENTS OFFICE, RETAIL SALES AND SERVICE, AND RELATED USES
- APARTMENTS, HOTEL, OFFICE, RETAIL SALES AND SERVICE, AND RELATEDUSES
- RESERVED FOR ARCADE LEVEL PUBLIC PARK AND ESPLANADE PARK
- EXISTING BUILDING

NOTE: ANY VARIATION IN THE USE OF LAND AT THE UPPER LEVEL OTHER THAN NOTED ABOVE AND AS NOTED IN PARAGRAPH 1 OF THE USE AND BULK REGULATIONS AND DATA HEREWITH ATTACHED MAY BE ALLOWED PROVIDED IT IS WITHIN THE INTENT OF THIS PLAN OF DEVELOPMENT, SUBJECT TO THE REVIEW OF AND APPROVAL BY DEPARTMENT OF PLANNING, CITY AND COMMUNITY DEVELOPMENT.

USES PERMITTED IN SUBAREAS A, B AND C ARE THE USES EXISTING AS OF NOVEMBER 1, 1978.

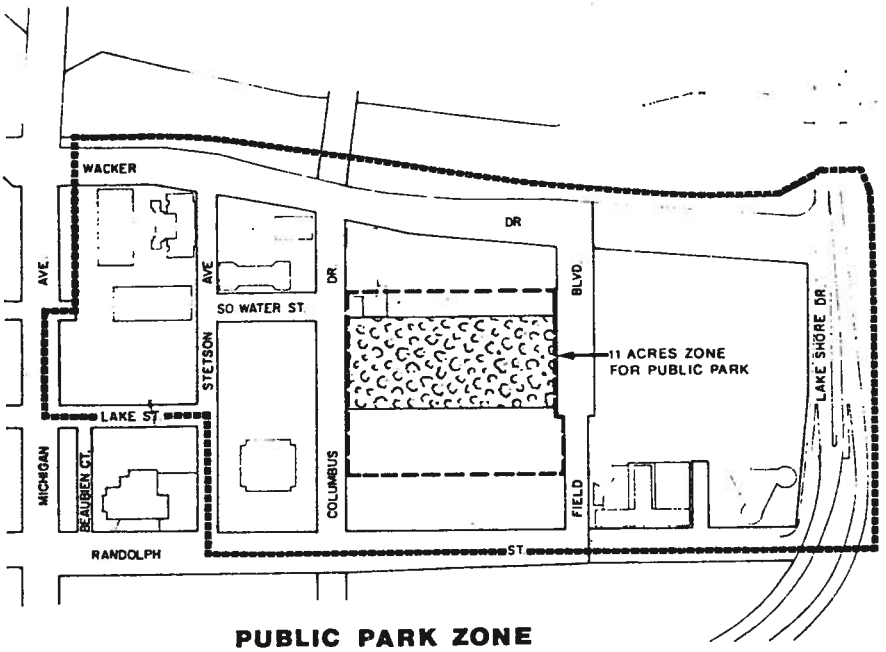
N

SCALE

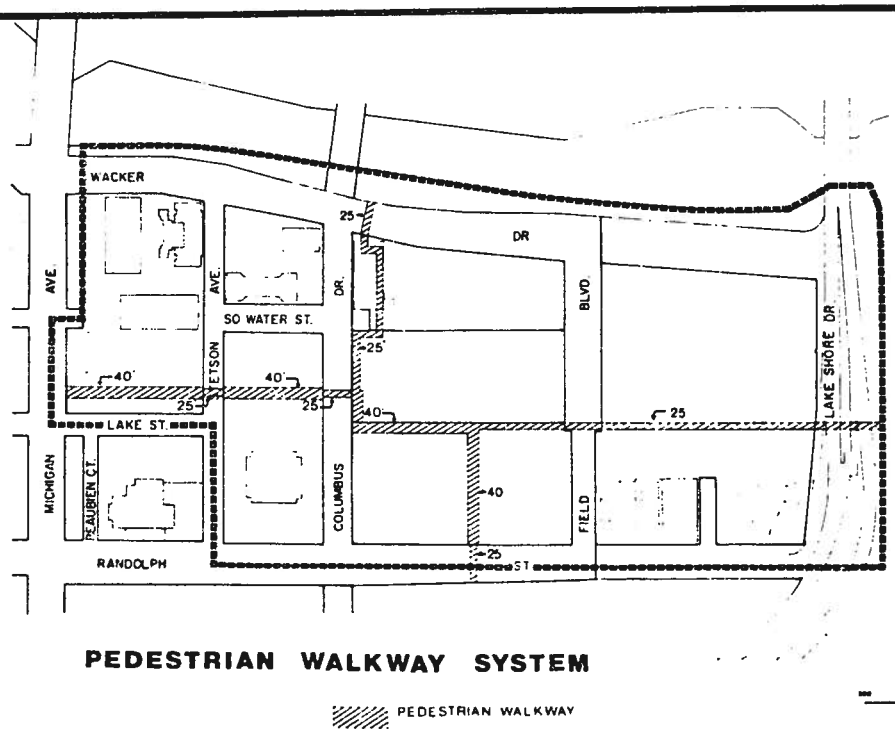
APPLICANT: ILLINOIS CENTRAL GULF RAILROAD CO. DATE: OCTOBER 20, 1978

# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED

(AIR RIGHTS)




**PUBLIC PARK ZONE**




**PEDESTRIAN WALKWAY SYSTEM**

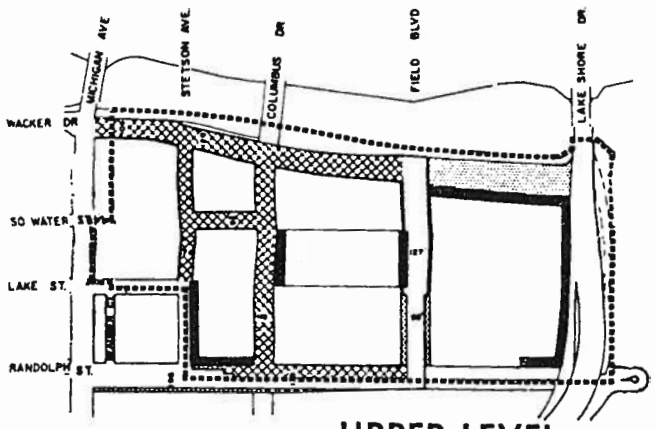
PEDESTRIAN WALKWAY

APPLICANT: ILLINOIS CENTRAL GULF RAILROAD CO. DATE: OCTOBER 20, 1978

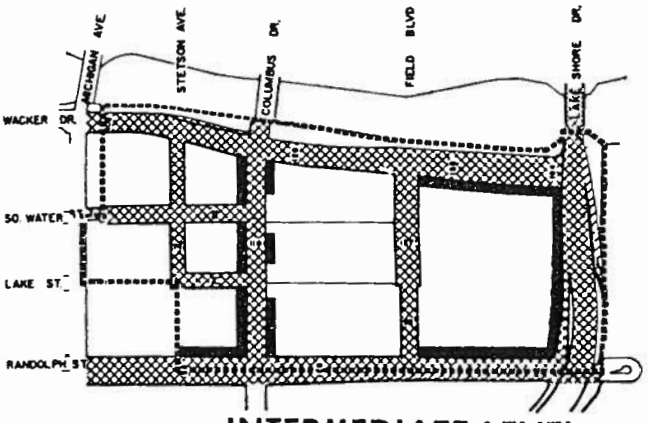
# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED

AIR RIGHTS

## AUTOMOBILE ENTRANCE ZONES




UPPER LEVEL




INTERMEDIATE LEVEL

## LEGEND

BLACK LINE INDICATES PROHIBITED DRIVEWAY ENTRANCE ZONES

SCALE

N

APPLICANT: ILLINOIS CENTRAL GULF RAILROAD CO. DATE: OCTOBER 20, 1978

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED
(AIR RIGHTS)

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

| SUB AREA | NET DEVELOPABLE AREA | | MAXIMUM F.A.R. | SQ. FT. BUILT OR UNDER CONSTRUCTION | BUILT DWELLING UNITS | PER CENT COVERAGE |
|---|---|---|---|---|---|---|
| | SQ. FT. | ACRES | | | | |
| A. | 369,420 | 8.48 | 11.95 | 4,412,983 | 1,572.5 | 41% |
| B. | 136,157 | 3.13 | 19.82 | 2,698,308 | | 25% |
| C. | 194,292 | 4.46 | 10.31 | 2,004,028 | 1,682 | 25% |
| D. | 1,577,381 | 36.21 | 14.43 | | | 57% |
| TOTALS | 2,277,250 | 52.28 | 14.0 | | | 50% |

SUB AREAS A, B, & C, HAVE BEEN COMPLETED AS RECORDED ABOVE

NOTES TO RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED.

1. Summary of major land use at approximate (±8') grade elevations above City Datum (except where necessary to meet existing conditions):

| | | |
|---|---|---|
| Lower Level | (+ 8.0) | - Illinois Central Gulf tracks and facilities, warehousing and storage, accessory parking for automobiles, accessory hotel uses, trucking, public esplanade park along the Chicago River. (Major service access level.) |
| Interim Level | | - Accessory parking for automobiles, accessory hotel uses. |
| Intermediate Level | (+26.0) | - Accessory parking for automobiles, accessory hotel uses. (Vehicular access level.) |
| Interim Level | | - Accessory retail sales and service uses, accessory parking for automobiles, accessory hotel uses. |
| Arcade Level | | Major pedestrian walkways, public park, accessory retail sales and service uses, accessory parking for automobiles, accessory hotel uses. |

APPLICANT: Illinois Central Gulf R.R. Co.
DATE: October 20, 1978

Upper Level (+53.0) - Apartment buildings, office buildings, apartment-office buildings, hotel buildings, limited accessory retail sales and service uses, related uses, minor pedestrian walkways. (Vehicular right of way and access.

Townhouses and any land use accessory to a principal use at any of the levels referred to herein may be allowed subject to the review of and approval by the Department of Planning, City and Community Development. Public utility and public service uses necessary to serve the development at any of the levels referred to herein may be allowed subject to the review of and approval by the Department of Planning, City and Community Development.

2. Gross Site Area at Upper Level = Net Site Area (52.29 Acres) + Area reserved for public purposes (9.86 Acres) + Area of Public Streets at Upper Level (22.22 Acres) = 84.37 Acres.

Minimum Off-Street Loading Requirements shall be in accord with the R8 and B7-6 Zoning Districts of the Chicago Zoning Ordinance - Location, Number and Size Subject to the Review of the Department of Streets and Sanitation and Approval by the Department of Planning, City and Community Development.

Minimum Periphery Setbacks from public streets at Upper Level: 20'-0"
Minimum Distance Between Building Faces at Upper Level: 80'-0"
Minimum Distance Between Building Corners or Building Face-to-Corner at Upper Level: 60'-0"

Periphery Setback and distance provisions may be adjusted where required to allow flexibility of architectural or site design arrangement, subject to the approval of the Department of Planning, City and Community Development. However, the development of any City and Community Development. However, the development of any parcel of property shall require the first story of any structure above grade at Upper Level to be set back at least 20 feet from the curb line for the entire frontage adjoining a public street and that this area shall be suitably paved and landscaped and otherwise unobstructed except for columns or piers supporting the upper stories of the structure.

3. For the purpose of this Planned Development, the "Net Developable Area" shall be the net site area at the Upper Level, as referred to herein, or at the equivalent Grade Elevation of approximately +53.0' above City Datum, at which level private development may be permitted, unless otherwise permitted below such level as referred to above in the Summary of Major Land Use.

For the purpose of this Planned Development, efficiency units shall not constitute more than 30% of the number of residential units subject to the review and approval by the Department of Planning City and Community Development.

A maximum of 400,000 square feet of warehousing and storage space may be allowed at the Lower Level (track level) only, in accord with the C3-7 zoning district of the Chicago Zoning Ordinance, subject to the approval of the Department of Planning, City and Community Development.

4. A hotel room shall be equal to 0.5 dwelling unit, or the net square feet per hotel room shall be calculated in terms of permissable office area, subject to the approval by the Department of Planning, City and Community Development. The permissable number of hotel rooms for the net developable area shall not exceed 5,500 rooms. Ballrooms, meeting rooms, exhibition space and eating facilities shall be deemed "accessory hotel uses" and shall be charged against office or retail use.

For the purpose of this Planned Development, the "Major Pedestrian Walkway" shall consist of an enclosed all-weather walkway, having a minimum unobstructed vertical clearance of 9 feet (or lower as required by street conditions) and a width of 40 feet or 25 feet, designed to accommodate pedestrian accessibility at the Arcade Level as described and shown on the Pedestrian Walkway System plan herewith attached. It shall be the responsibility of the applicant to provide continuous major pedestrian walkways at Arcade Level as referred to herein, subject to the review of the Department of Public Works and approval by the Department of Planning, City and Community Development.

An area to be reserved for public school purposes shall be located in a structure with access by walkway to the public park; the location, design and specifications subject to the review and approval of the Chicago Board of Education and approval by the Department of Planning, City and Community Development.

An area to be reserved for fire station purposes shall be located at Upper Level in a structure fronting on Columbus Drive opposite South Water Street; the location, design and specifications subject to the review and approval of the Fire Department and the City Architect, and approval by the Department of Planning, City and Community Development.

5. Maximum Allowable Floor Area Ratio for "Net Developable Area"; 14.0
Maximum Allowable Percent of Land Coverage for "Net Developable Area" shall be:

I. East of Stetson Avenue
50% betweeen the Upper Level and +30 feet above the upper Level (60% on a single parcel).
40% above + 30 feet above the Upper Level.

II. West of Stetson Avenue
80% between the Upper Level and +75 feet above the Upper Level.
60% above +75 feet above the Upper Level.

| | |
|---|---|
| Base Development of Office Space for "Net Development Area": | 9,800,000 sq. ft. |
| Base Development of Retail Sales and Service for "Net Developable Area": | 1,325,000 sq. ft. |
| Base Development of Residential Units for "Net Developable Area": | 17,500 units |

The above noted regulations regarding Maximum Allowable Floor Area Ratio and Percent of Land Coverage relate to the ultimate development within the "Net Developable Area" and are not variable by the Department of Planning, City and Community Development; interim development may exceed these allowable maximums subject to the approval of the Department of Planning, City and Community Development.

6. Minimum Number of Off-Street Parking Spaces for Private Passengers' Automobiles:

A. All parking spaces required to serve buildings or uses shall be located on the same parcel as the building or use served, or

(i) if a residential use, within 500 feet walking distance, or

(ii) if a non-residential use, within 1,000 feet walking distance of the main entrance to the use served.

B. For an office building, one parking space shall be provided for each 3,500 square feet.

C. Except that for a hotel, one parking space shall be provided for each three rooms.

D. Except that for a building or structure which is designed or intended for residential use, the parking spaces shall equal 55% of the number of dwelling units (including efficiency units).

E. Entrance and exit to accessory automobile parking as shown on the Automobile Entrance Zones plan.

F. The location, geometrics and operation of all interior or local ramps adjoining any structure at Upper Level shall be subject to the review of the Department of Streets and Sanitation and approval by the Department of Planning, City and Community Development.

7. Subject to the review and approval by the Department of Planning, City and Community Development, the levels and areas of the Public Park may be located as shown on the Public Park Zone plan.

8. No permit shall be issued for any development until such time as the applicant for permit produces evidence that construction of public improvements have been completed, are under construction or are under contract for construction, or that adequate access can be provided, all as certified to by the Department of Public Works and approved by the Department of Planning, City and Community Development. The applicant may reduce the base development of residential units by 30% and may increase the base development of office space by 1,000 square feet of gross office space for each residential unit so reduced. Subject to the review and approval of the Department of Planning, City and Community Development, the applicant may reduce the base development of residential units by an additional 10% and may increase the base development of office space by 1,000 square feet of gross space for each residential unit so reduced. Applicant shall endeavor to develop proportionately the uses allowed under the ordinance.

By Alderman Brandt (33rd Ward):

St. Luke's Lutheran Church of Logan Square, No. 2645 N. Francisco Avenue—renovation and remodeling of existing parsonage building, all electrical work and use of water in conjunction therewith.

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

By Alderman Laurino (39th Ward):

Lutheran Welfare Services of Illinois, No. 364 W. Oak Street.

*Cancellation of Warrants for Collection:*

By Alderman Fitzpatrick (19th Ward):

The Washington and Jane Smith Home, No. 11335 S. Western Avenue—fuel burning equipment inspection.

By Alderman Kuta (23rd Ward):

Crawford Bible Church, No. 4153 W. 31st Street —sign inspection.

By Alderman Keane (31st Ward):

Park View Home, No. 1401 N. California Avenue—refrigeration inspection.

By Alderman Laurino (39th Ward):

Basilica of Queen of All Saints, No. 6280 N. Sauganash Avenue—elevator inspection.

Lutheran Welfare Services of Illinois Thrift Shop, No. 3031 N. Central Avenue—mechanical ventilation system inspection.

By Alderman Singer (44th Ward):

Second Church of Christ Scientist, No. 2700 N. Pine Grove Avenue—elevator inspection and maintenance of two (2) "No Parking" signs.

By Alderman Hoellen (47th Ward):

Bethany Church, No. 5030 N. Ashland Avenue—sign inspection.

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

By Alderman Collins (24th Ward):

Nancy T. Robinson, No. 12645 S. Manistee Avenue, owner, for premises located at No. 1227 S. Christiana Avenue.

*Waiving of Fees:*

By Alderman Singer (44th Ward):

McCormick Theological Seminary, No. 800 W. Belden Avenue—installation and maintenance of four (4) "No Parking" signs.

By Alderman Sperling (50th Ward):

Temple Menorah, No. 2800 W. Sherwin Avenue —installation and maintenance of two (2) "No Parking" signs.

## UNFINISHED BUSINESS.

PD 70

**Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 1-E.**

On motion of Alderman Metcalfe the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published on September 5, 1969, page 6018, recommending that the City Council pass a proposed ordinance transmitted with the committee's report [Proposed ordinance printed in Committee Pamphlet No. 16].

Alderman Metcalfe moved to concur in the committee's recommendation and pass said proposed ordinance. The motion Prevailed and said proposed ordinance was *Passed,* by yeas and nays as follows:

*Yeas*—Aldermen Roti, Hubbard, Metcalfe, Holman, Bohling, Lupo, Buchanan, Bilandic, Swinarski, Staszcuk, Burke, Krska, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Kuta, Collins, Marzullo, Zydlo, Sain, Jambrone, Biggs, McMahon, Keane, Gabinski, Brandt, Sande, Aiello, Casey, Cullerton, Laurino, Scholl, Fried, Fifielski, Kerwin, O'Rourke, Sperling—40.

*Nays*—Aldermen Rayner, Cousins, Simon, McCutcheon, Singer, Hoellen—6.

Alderman Campbell moved to *Reconsider* the foregoing vote. The motion was *Lost.*

The following is said ordinance as passed:

*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 C3-7 Commercial Manufacturing District Symbols and indications as shown on Map No. 1-E in the area bounded by;

The south Dock Line of the Chicago River as established by Ordinance passed August 15, 1952 and amended by Ordinance passed December 11, 1952; a line 3,095 feet east of the west line of N. Michigan Avenue; a line 140 feet south of the north line of E. Randolph Street, or the line thereof if extended where no street exists; a line 2,022 feet east of the west line of N. Michigan Avenue; the north line of E. Randolph Street; the east line of N. Stetson Street; the north line of E. Lake Street; the east line of N. Beaubien Court; the north line of E. South Water Street; a line 55.53 feet west of the east line of N. Beaubien Court, or the line thereof if extended where no street exists; the south line of the alley next north of and parallel to E. South Water Street; the east line of the alley next east of and parallel to N. Michigan Avenue; a line 138.74 feet north of the north line of the alley next north of and parallel to E. South Water Street, or the line thereof if extended where no alley exists; a line 55.53 feet west of the east line of N. Beaubien Court or the line thereof if extended where no street exists; a line 428.773 feet north of the north line of E. South Water Street; a line 19.69 feet west of the east line of N. Beaubien Court, or the line thereof if extended where no street exists; a line 468.819 feet north of E. South Water Street; and a line 68.43 feet east of the east line of N. Beaubien Court, or the line thereof if extended where no street exists,

to the designation of a Residential-Business Plan-

ned 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 hereof and to no others.

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

[Plan of Development attached to this ordinance printed on pages 6120A to 6120F of this Journal]

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**1969 Amendatory Lake Front Ordinance.**

On motion of Alderman Keane the City Council took up for consideration the report of the Committee on Finance deferred and published on September 5, 1969, pages 6013-6014, recommending that the City Council pass a proposed ordinance transmitted with the committee's report to authorize the 1969 Amendatory Lake Front Ordinance [Proposed ordinance printed in Committee Pamphlet No. 16].

Alderman Keane moved to concur in the committee's recommendation and pass said proposed ordinance. The motion prevailed and said proposed ordinance was *Passed,* by yeas and nays as follows:

*Yeas*—Aldermen Roti, Hubbard, Metcalfe, Holman, Bohling, Lupo, Buchanan, Bilandic, Swinarski, Staszcuk, Burke, Krska, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Kuta, Collins, Marzullo, Zydlo, Sain, Jambrone, Biggs, McMahon, Keane, Gabinski, Brandt, Sande, Aiello, Casey, Cullerton, Laurino, Scholl, Fried, Fifielski, Kerwin, O'Rourke, Sperling—40.

*Nays*—Aldermen Rayner, Cousins, Simon, McCutcheon, Singer, Hoellen—6.

Alderman Campbell moved to *Reconsider* the foregoing vote. The motion was *Lost.*

The following is said ordinance as passed:

AN ORDINANCE

Amending an ordinance entitled "An Ordinance for the establishment of Harbor District Number Three; the construction by the Illinois Central Railroad Company of a new passenger station; electrification of certain of the lines of the Illinois Central and Michigan Central Railroad Companies within the City; and the Development of the Lake Front", passed by the City Council of the City of Chicago on July 21, 1919, appearing in the printed Journal of the Proceedings of the City Council of that date at pages 969 to 1001, approved July 31, 1919, as amended, and further amending an ordinance passed on October 24, 1929, appearing in said Journal of the Proceedings of the City Council of that date at pages 1321 to 1350, as amended; now, therefore,

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

DIVISION I.

GENERAL PROVISIONS.

Preamble.

Section 1. 1969 Amendatory Lake Front Ordinance.

Section 2. Definitions.

a. City of Chicago.
b. Illinois Central Railroad Company.
c. Chicago Park District.
d. 1969 Amendatory Lake Front Ordinance.
e. Lake Front Ordinance.
f. 1929 Lake Front Ordinance.
g. Randolph Street Terminal Property.
h. Upper Level.
i. Arcade Level.
j. Intermediate Level.
k. Lower Level.
l. Nominal.
m. Public Utilities.

*Preamble.*

This Division I contains the general introductory Ordinance language identifying the ordinances intended to be amended by this 1969 Amendatory Lake Front Ordinance and contains a list of definitions which will be of assistance in identifying and interpreting the objects and subject matter of this Amendatory Ordinance.

SECTION 1. An Ordinance passed by the City Council of the City of Chicago on July 21, 1919, approved July 31, 1919, and appearing in the printed Journal of the Proceedings of the City Council of that date, as pages 969 to 1001, as amended, and an Ordinance passed by the City Council of the City of Chicago on October 24, 1929, as amended, providing for the Development of the Lake Front of the City of Chicago, particularly that area known as the "Randolph Street Terminal Property" as hereinafter defined, appearing in the printed Journal of the Proceedings of the City Council of that date, at pages 1321 to 1350, are herby further amended as follows:

SECTION 2. Definition of General Terms.

a. Whenever used in this Amendatory Ordinance, the term "City of Chicago" means the City of Chicago, a municipal corporation, duly organized under the laws of the State of Illinois.

b. Whenever used in this Amendatory Ordinance, the term "Illinois Central Railroad Company" means the Illinois Central Railroad Company, a corporation duly organized under the laws of the State of Illinois.

c. Whenever used in this Amendatory Ordinance, the term "Chicago Park District" means a body politic and corporate organized under the laws of the State of Illinois.

d. Whenever used in this Amendatory Ordinance, the term "This 1969 Amendatory Lake Front Ordinance" and the term "This Amendatory Ordinance" shall be synonymous and shall mean this ordinance amending the ordinances set forth in Sections 1 and 27 hereof.

e. Whenever used in this Amendatory Ordinance, the term "Lake Front Ordinance" means that ordinance passed by the City Council of the City of Chicago on July 21, 1919, approved July 31, 1919, as amended, and appearing in the printed Journal of the Preceedings of the City Council of Chicago of that date, at pages 969 to 1001.

f. Whenever used in this Amendatory Ordinance, the term "1929 Lake Front Ordinance" means that ordinance passed by the City Council of the City of Chicago on October 24, 1929, as amended, and appearing in the printed Journal of the Proceedings of the City Council of that date, at pages 1321 to 1350.

g. Whenever used in this Amendatory Ordinance the term "Randolph Street Terminal Pro-

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

(AIR RIGHTS)

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" is presently owned by the Illinois Central Railroad Company except as otherwise set forth immediately hereafter. Options to purchase portions of the property are presently outstanding in Prudential Insurance Company of America, Illinois Center Corporation, Metropolitan Structures, Inc., Interstate Investments, Inc., and the Jupiter Corporation. Portions of the property are owned by Randolph-Outer Drive East Venture, a Partnership, and American National Bank and Trust Company of Chicago as Trustee under Trust No. 25421, dated October 31, 1967, of which Metropolitan Structures, an Illinois limited partnership, is beneficiary. A portion of the property is the subject of a contract to purchase held by Standard Oil Company of Indiana. Each of the foregoing parties has designated the Illinois Central Railroad Company as its agent to secure a Planned Development zoning ordinance of the City of Chicago covering the entire area of property known as the Randolph Terminal Properties Area.

2. Off-street parking shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and approval by the Department of Development and Planning.
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 approval by the Department of Development and Planning.

3. The applicant Illinois Central Railroad Company or its successors, heirs, assignees, grantees, or devisees shall obtain all official reviews, approvals, or permits.

4. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights of way, as shown on the maps attached hereto and made a part hereof, shall require a separate submittal on behalf of the Illinois Central Railroad Company, or its successors, heirs, assignees, grantees, or devisees, and approval by the City Council.

5. No public way not heretofore proposed to be dedicated shall be constructed without application thereto first being made and approved by the Departments of Public Works and Streets and Sanitation and shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation in compliance with the Municipal Code of Chicago; there shall be no parking within such paved areas.

   Fire lanes shall be a minimum of 20 feet and shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles only; there shall be no parking within such paved areas. The applicant, or its successors, heirs, assignees, grantees, or devisees shall maintain and identify with appropriate signs prohibiting parking in such paved area.

   Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress or egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. The applicant or its successors, heirs, assignees, grantees, or devisees shall maintain and identify with appropriate signs prohibiting parking in such paved area.

6. The major use of land will consist of the following at the approximate (±8') Grade Elevations Above City Datum (except where necessary to meet existing conditions):

| | | |
|---|---|---|
| Lower Level | (+ 8.0) | - Illinois Central tracks and facilities, warehousing and storage, accessory parking for automobiles, trucking, public esplanade park along the Chicago River. [Major service access level] |
| Interim Level | | - Accessory parking for automobiles. |
| Intermediate Level | (+26.0) | - Accessory parking for automobiles. [Major vehicular access level] |
| Interim Level | | - Accessory retail sales and service uses, accessory parking for automobiles. |
| Arcade Level | | - Major pedestrian walkways, public park, accessory retail sales and service uses, accessory parking for automobiles. |
| Upper Level | (+53.0) | - Apartment buildings, office buildings, apartment-office buildings, hotel buildings, limited accessory retail sales and service uses, related uses, minor pedestrian walkways. [Limited vehicular right of way and access] |

   No advertising signs shall be permitted within the Planned Development area. Business signs at the Upper Level, affixed to the face of or recessed into the building or structure, may be permitted within the Planned Development area subject to the review and approval by the Departments of Buildings and Development and Planning.

7. The following information sets forth data concerning a generalized land use plan (site plan) illustrating the development of said property and air rights elevations in accordance with the intent and purpose of the Chicago Zoning Ordinance as follows: the Lower Level (track level) shall be in general conformity with the C3-7 Commercial-Manufacturing District classification; air rights elevations above the Lower Level shall be in general conformity with uses allowed in the B7-6 General Central Business District classification, and with all other regulations hereby made applicable thereto.

8. The height restriction of any building or any other appurtenance attached thereto shall be subject to:
   a) height limitations as certified on Form FAA-117, or 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 Development and Planning, Department of Aviation, and Department of Law, and approved by the City Council.

9. The Plan of Development hereto attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Developments" as promulgated by the Commissioner of Development and Planning.

APPLICANT: ILLINOIS CENTRAL RAILROAD COMPANY

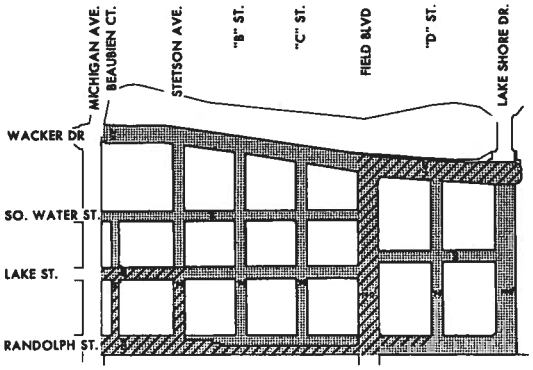
DATE: JULY 29, 1969

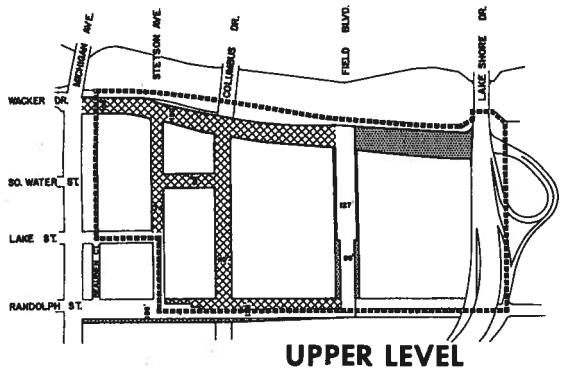
# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
## (AIR RIGHTS)

## PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS

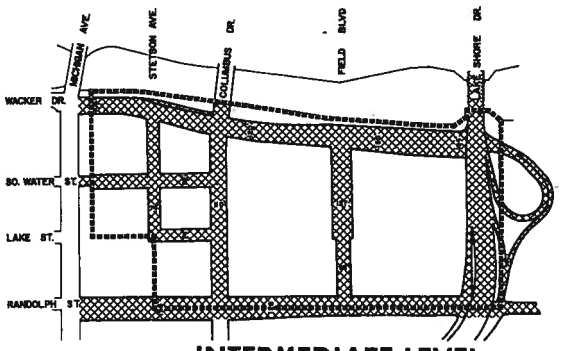
### LEGEND

- RIGHTS OF WAY IN ACCORD WITH THE 1929 LAKE FRONT ORDINANCE
- EXISTING RIGHTS OF WAY



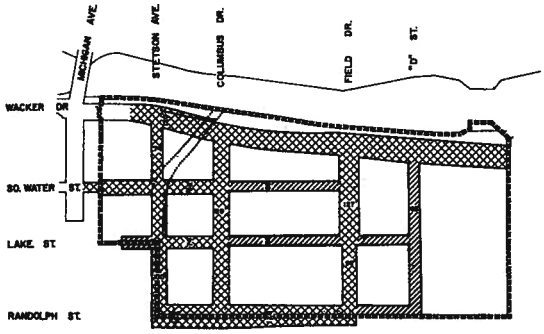

UPPER LEVEL



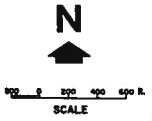

INTERMEDIATE LEVEL

### LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- RIGHTS OF WAY PROPOSED TO BE DEDICATED
- RIGHTS OF WAY PROPOSED TO BE VACATED
- EASEMENT FOR SUBWAY PURPOSES
- RESERVED FOR PUBLIC UTILITIES



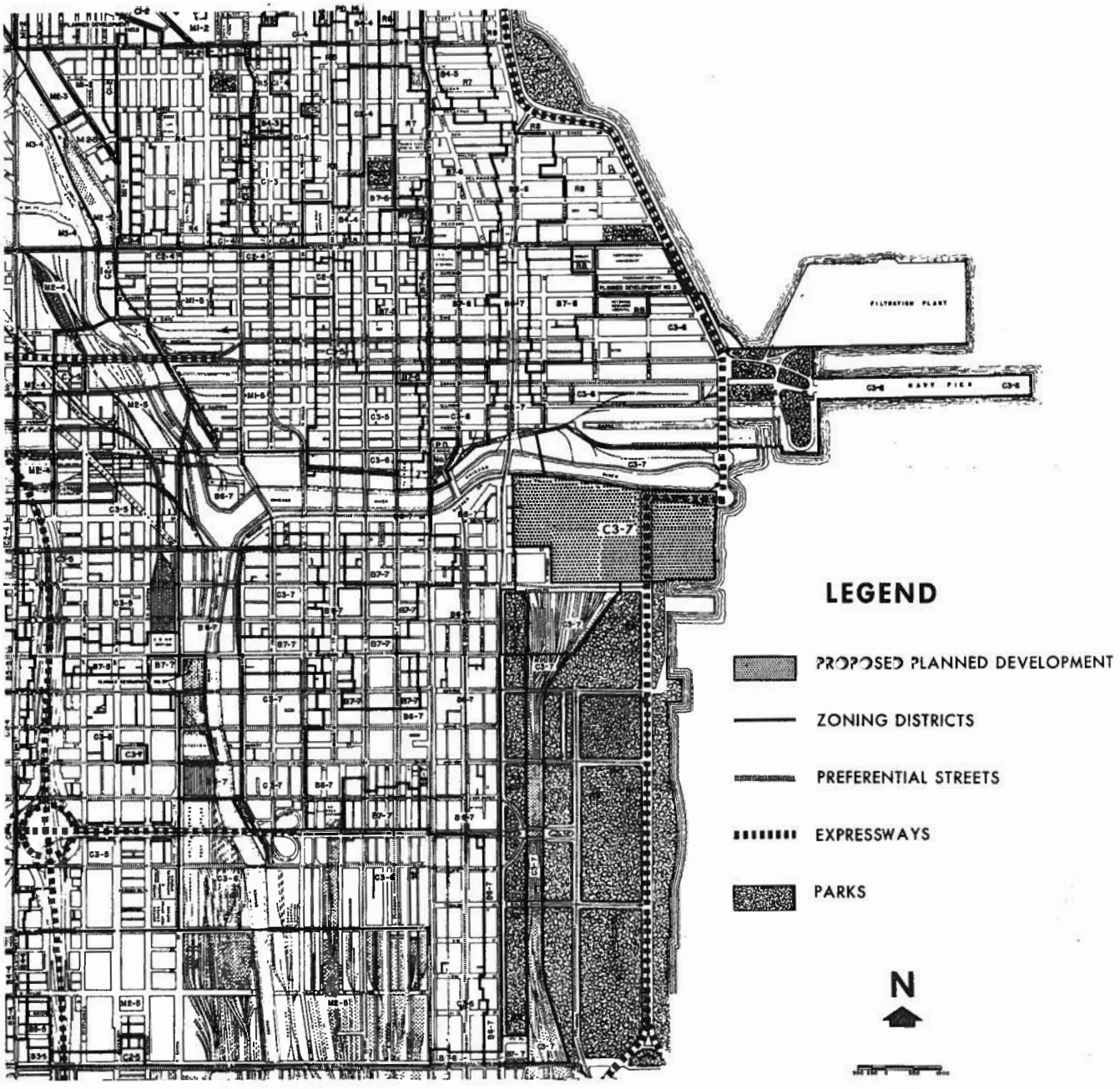

LOWER LEVEL




APPLICANT: ILLINOIS CENTRAL RAILROAD CO. DATE: JULY 29, 1969

# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
## (AIR RIGHTS)

## EXISTING ZONING AND PREFERENTIAL STREET SYSTEM




APPLICANT: ILLINOIS CENTRAL RAILROAD CO.

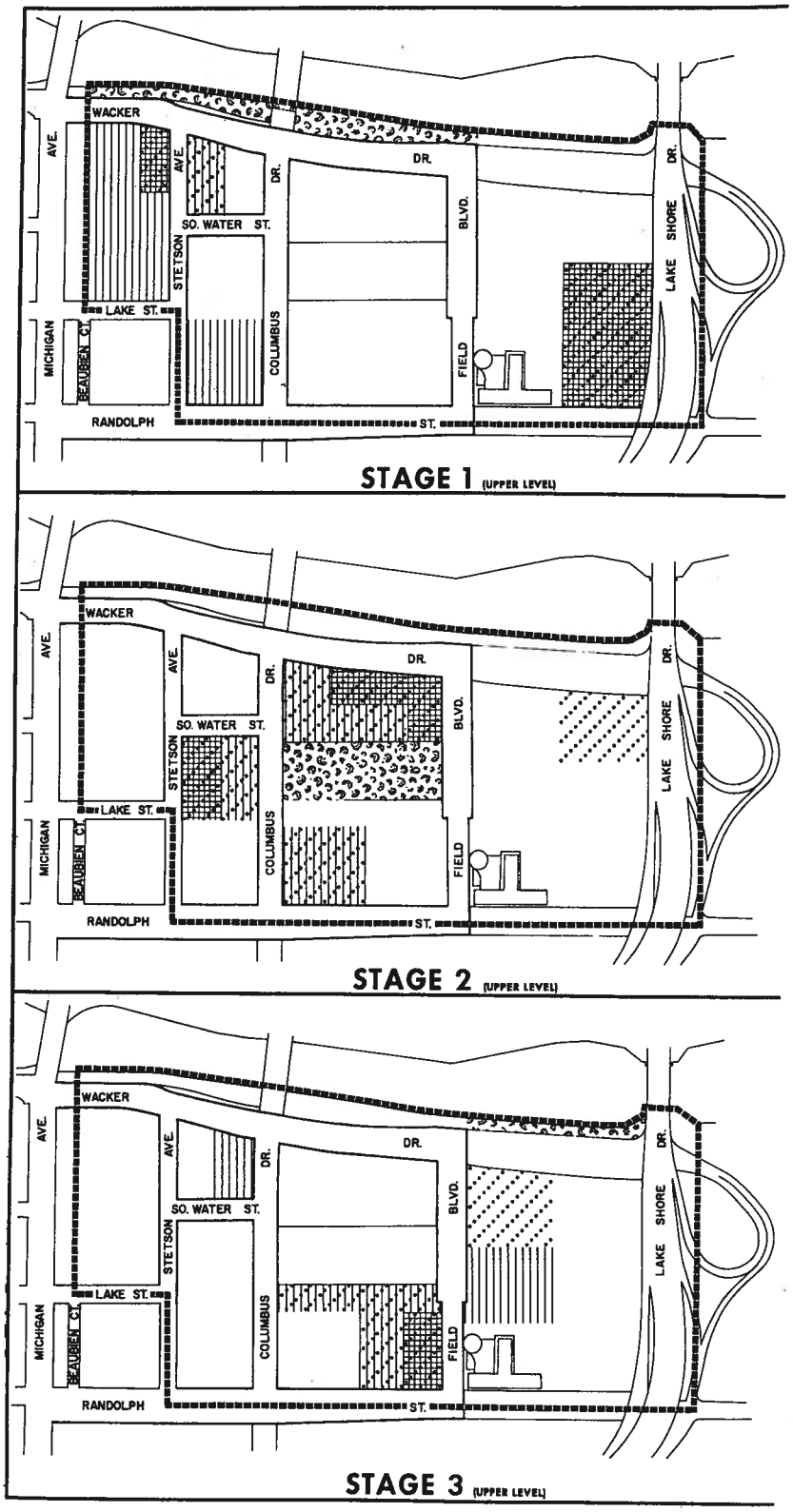
DATE: JULY 29, 1969

# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
## (AIR RIGHTS)

## GENERALIZED LAND USE PLAN

N

200' 0' 200' 400' 600 ft.
SCALE



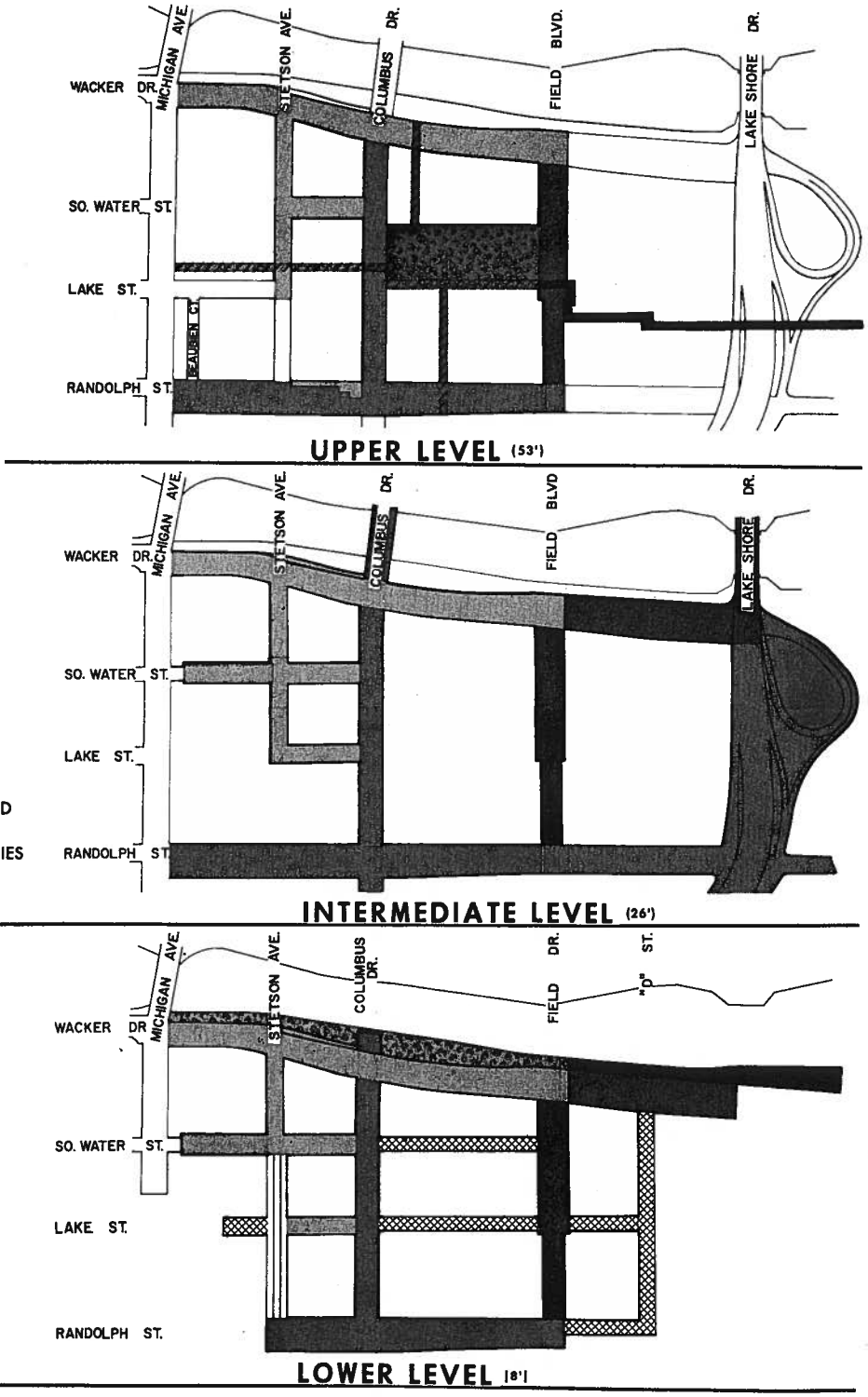

### LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- APARTMENT, RETAIL SALES AND SERVICE, AND RELATED USES
- OFFICE, RETAIL SALES AND SERVICE, AND RELATED USES
- APARTMENTS, OFFICE, APARTMENTS-OFFICE, RETAIL SALES AND SERVICE, AND RELATED USES
- APARTMENTS, HOTEL, OFFICE, RETAIL SALES AND SERVICE, AND RELATEDUSES
- RESERVED FOR ARCADE LEVEL PUBLIC PARK AND ESPLANADE PARK
- EXISTING BUILDING

NOTE: Any variation in the use of land as the Upper Level other than noted above and as noted in Paragraph 1 of the Use and Bulk Regulations and Data herewith attached may be allowed provided it is within the intent of this Plan of Development, subject to the review of and approval by the Department of Development and Planning.

APPLICANT: ILLINOIS CENTRAL RAILROAD CO. DATE: JULY 29, 1969

# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
## (AIR RIGHTS)
## GENERALIZED STAGING PLAN FOR CAPITAL IMPROVEMENTS




### LEGEND

- STAGE A
- STAGE B
- STAGE C
- MAJOR PEDESTRIAN WALKWAY AT ARCADE LEVEL
- PARK
- (26') APPROXIMATE ELEVATION ABOVE CITY DATUM
- RIGHTS OF WAY PROPOSED TO BE DEDICATED
- RESERVED FOR PUBLIC UTILITIES

NOTE:
1. The time sequence of completed construction for each stage as referred to above is intended to be fulfilled within a time period as boundaries provided:
   STAGE A – five years after the effective date of this ordinance.
   STAGE B – fifteen years after the effective date of this ordinance.
   STAGE C – twenty years after the effective date of this ordinance.
2. Lower Level streets shall be constructed as required, subject to the determination and approval of the City of Chicago Departments concerned with the specific work and construction thereof.

N

200 0 200 400 600 ft.
SCALE

APPLICANT: ILLINOIS CENTRAL RAILROAD CO.

DATE: JULY 29, 1969

# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
## (AIR RIGHTS)

## PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

| DEVELOPMENT STAGE | AREA AT UPPER LEVEL | | ESTIMATED SQ.FT. OF OFFICE AT UPPER LEVEL | ESTIMATED SQ.FT. OF RETAIL SALES AND SERVICE | ESTIMATED NO. OF DWELLING UNITS AT UPPER LEVEL | GENERAL DESCRIPTION OF LAND USE (Includes floor historic Level below Arcade Level to and above Upper Level) | ESTIMATED FLOOR AREA RATIO ABOVE UPPER LEVEL | ESTIMATED PARKING SPACES REQUIRED | ESTIMATED % LAND COVERAGE AT UPPER LEVEL |
|---|---|---|---|---|---|---|---|---|---|
| | SQ. FT. | ACRES | | | | | | | |
| 1 | 828,543 | 19.02 | 4,250,000 | 500,000 | 5,605 | APARTMENTS, APARTMENTS-OFFICE, HOTEL-OFFICE, RETAIL SALES AND SERVICE AND RELATED USES. | 13.9 | 5,695 | 45 |
| 2 | 716,409 | 16.45 | 2,450,000 | 500,000 | 6,143 | APARTMENTS, APARTMENTS-OFFICE, HOTEL-OFFICE, RETAIL SALES AND SERVICE AND RELATED USES. | 13.9 | 5,675 | 40 |
| 3 | 695,653 | 15.97 | 2,300,000 | 250,000 | 5,752 | APARTMENTS, OFFICE, APARTMENTS-OFFICE, HOTEL, RETAIL SALES AND SERVICE AND RELATED USES. | 13.2 | 4,715 | 35 |
| NET DEVELOPABLE AREA | 2,240,605 | 51.44 | | | | | | | |
| | | 6.00 | | | | RESERVED FOR PUBLIC PARK PURPOSES AT ARCADE LEVEL | | | |
| | | 3.86 | | | | RESERVED FOR PUBLIC RIVERFRONT ESPLANADE AT LOWER LEVEL | | | |

### SPACE ALLOCATION
(MINIMUM to MAXIMUM)

Note: The purpose of this chart is to serve only as a planning reference and to provide a range within which the allowable development may be distributed within the areas as herein described.

TOTAL ALLOWABLE DEVELOPMENT
OFFICE: 9,000,000 Sq. Ft.
RETAIL: 1,250,000 Sq. Ft.
RESIDENTIAL: 17,500 Units

| LAND USE | MICHIGAN AVENUE To COLUMBUS DRIVE | COLUMBUS DRIVE To FIELD. BLVD. | FIELD BLVD. To LAKE SHORE DRIVE |
|---|---|---|---|
| OFFICE | 5,500,000 [2] 7,000,000 [3]<br>% OF TOTAL: 61% - 78%<br>NO. OF PKG. SPACES 2,750-3,500 | 1,250,000 [2] 3,000,000 [3]<br>% OF TOTAL: 14% - 33%<br>NO. OF PKG. SPACES 625 - 2,000 | 250,000 [2] 2,000,000 [3]<br>% OF TOTAL: 3% - 22%<br>NO. OF PKG. SPACES 250-2,000 |
| RETAIL | 350,000 [2] 450,000 [3]<br>% OF TOTAL: 28% - 36%<br>NO. OF PKG. SPACES 175 - 225 | 400,000 [2] 500,000 [3]<br>% OF TOTAL: 32% - 40%<br>NO. OF PKG. SPACES 265 - 335 | 350,000 [2] 450,000 [3]<br>% OF TOTAL: 28% - 36%<br>NO. OF PKG. SPACES 350 - 450 |
| RESIDENTIAL | 2,450-3,500 units<br>% OF TOTAL: 14% - 20%<br>NO. OF PKG. SPACES 980 - 1,400 | 5,500-7,500 units<br>% OF TOTAL: 32% - 43%<br>NO. OF PKG. SPACES 3,040-4,240 | 6,000-8,000 units<br>% OF TOTAL: 34% - 46%<br>NO. OF PKG. SPACES 3,600-4,800 |
| % OF TOTAL ALLOWABLE DEVELOPMENT | 29% - 38% | 26% - 40% | 24% - 38% |
| NO. OF PKG. SPACES | 3,905 - 5,125 | 4,140 - 6,575 | 4,200 - 7,250 |

1 Summary of Major Land Use at Approximate (±0') Grade Elevations above City Datum (except where necessary to meet existing conditions):
Lower Level (+ 8.0) - Illinois Central tracks and facilities, warehousing and storage, major service access, accessory parking for automobiles, trucking, public esplanade park along the Chicago River.
Interim Level - Accessory parking for automobiles.
Intermediate Level (+25.0) - Accessory parking for automobiles, major pedestrian access.
Interim Level - Accessory retail sales and service uses, accessory parking for automobiles.
Arcade Level - Major pedestrian walkways, accessory retail sales and service uses, accessory parking for automobiles, public park.
Upper Level (+42.0) - Apartments, office, hotel, limited accessory retail sales and service, entrance lobbies, limited elevator right of way and access.
Any land use accessory to a principal use at any of the levels referred to herein may be allowed subject to the review of and approval by the Department of Development and Planning.
Public utility and public service uses necessary to serve the development at any of the levels referred to herein may be allowed subject to the review of and approval by the Department of Development and Planning.

2 Gross Site Area at Upper Level = Net Site Area (32.44 Acres) + Area Reserved for Public Purposes (9.84 Acres) + Area of Public Streets at Upper Level (22.22 Acres) = 61.51 Acres.
Minimum C.B.-Street Loading Requirements shall be in Accord with the B3 and B7-2 Zoning District of the Chicago Zoning Ordinance - Location, Number and Size Subject to the Review of the Department of Streets and Sanitation and Approved by the Department of Development and Planning.
Minimum Periphery Setbacks from Public Streets at Upper Level: 20'-0"
Minimum Distance Between Building Faces at Upper Level: 50'-0"
Periphery setback and distance regulations may be adjusted where required to allow flexibility of architectural or site design arrangement, subject to the approval of the Department of Development and Planning. However, the development of any parcel of property shall require the first story of any structure above grade at Upper Level to be set back at least 20 feet from the curb line for the entire frontage adjoining a public street and that this area shall be suitably paved and landscaped and otherwise unobstructed except for columns or piers supporting the upper stories of the structure.

3 For the purpose of this Planned Development, the "Development Steps" shall be the total amount of private construction, within a five-year period of time, as estimated and set forth above and delineated on the Generalized Land Use Plan herewith attached and utilized in conjunction with the Capital Improvements Staging Plan herewith attached.
For the purpose of this Planned Development, the "Net Developable Area" shall be the net site area at the Upper Level, as referred to herein, or at the applicants Grade Elevation of approximately +42.0' above city datum, at which level private development may be permitted, unless otherwise permitted below such level as referred to above in the Summary of Major Land Use.
For the purpose of this Planned Development, efficiency units shall not constitute more than 20% of the total permissible allowable number of residential units subject to the review of and approval by the Department of Development and Planning.
For the purpose of this Planned Development, an apartment hotel is a residential building in which no less than 90% of the permitted units are dwelling units designed for use by permanent guests, and in which 10% of the total number of units are designed for transient guests for which ordinary hotel services are provided and is operated in compliance with Chapter 127.1 of the Municipal Code of Chicago.
A maximum of 400,000 square feet of warehousing and storage space may be allowed at the Lower Level (truck level) only, in accord with the C3-7 zoning district of the Chicago Zoning Ordinance, subject to the approval of the Department of Development and Planning.

4 A hotel room shall be equal to 0.5 dwelling unit, or the net square feet per hotel room shall be calculated in terms of allowable office area, subject to the approval by the Department of Development and Planning. The allowable number of hotel rooms for the net developable area shall not exceed 4,500 rooms, of which not more than 20% may be in any one "Development Stage."
The square feet of retail sales and service necessary to serve the commercial and residential needs within a "Development Stage" shall be in proportion to the volume of development in such "Development Stage" subject to the approval of the Department of Development and Planning, but not more than 40% of the total allowable retail sales and service may be in any one "Development Stage."
For the purpose of this Planned Development, the "Major Pedestrian Walkway" shall consist of an enclosed all-weather walkway, having a minimum unobstructed vertical clearance of 9 feet and a width of 40 feet, designed to accommodate uninterrupted pedestrian accessibility at the Arcade Level as described on the Generalized Staging Plan for Capital Improvements herewith attached. It shall be the responsibility of the applicant to provide continuous major pedestrian walkways at Arcade Level as referred to herein, subject to the review of the Department of Public Works and approved by the Department of Development and Planning.
An area to be reserved for public school purposes shall be located at Arcade Level in a structure south of and fronting on the public park; the location, design and specifications subject to the review and approval of the Chicago Board of Education and approved by the Department of Development and Planning.
An area to be reserved for fire station purposes shall be located at Upper Level in a structure fronting on Columbus Drive opposite South Water Street; the location, design and specifications subject to the review and approval of the Fire Department and the City Architect, and approved by the Department of Development and Planning.

5 Maximum Allowable Floor Area Ratio for "Net Developable Area": 14.8
Maximum Allowable Per Cent of Land Coverage for "Net Developable Area": 40%
Maximum Allowable Square Feet of Office Space for "Net Developable Area": 9,000,000 square feet
Maximum Allowable Square Feet of Retail Sales and Service Space for "Net Developable Area": 1,250,000 square feet
Maximum Allowable Number of Residential Units for "Net Developable Area": 17,500 units
The above noted regulations regarding maximum allowable Floor Area Ratio and Per Cent of Land Coverage relate to the ultimate development within the "Net Developable Area" and are not switchable by the Department of Development and Planning between development of the whole or any part of a "Development Stage" may exceed those allowable maximums subject to the approval of the Department of Development and Planning.

6 Minimum Number of Off-Street Parking Spaces for Private Passenger Automobiles 20,000; or Minimum Parking Requirement per Land Use Type as Noted Below, Whichever is Least
Minimum Parking Requirement per Land Use Type—
A) From a line 300' east of Columbus Drive west to Michigan Avenue:
OFFICE, RETAIL - 1 space per 1,500 square feet of gross area where any parcel of property or any part thereof wholly bounded by public streets, as noted on the Generalized Land Use Plan herewith attached, adjoins or is within 300 feet of the outer boundary of the right of way of the rapid transit railway station; in each parcel of property or any part thereof — 1 space per 2,000 square feet of gross area. If employees to and from on the rapid transit railway for the entire length of the subject parcel and where a direct pedestrian connection has been provided to said rapid transit railway — 1 space for each 2,500 square feet of gross area.
RESIDENTIAL - 50% of total number of units.
HOTEL, CONVENTION FACILITY - 1 space per three rooms, 10% of capacity.
AMUSEMENT FACILITY - 1 space per 10 seats up to 200, 1 space per 5 seats above 200.
B) From a line 300' east of Columbus Drive east to Lake Shore Drive
OFFICE, RETAIL - 1 space per 1,000 square feet of gross area.
RESIDENTIAL - 60% of total number of units.
HOTEL, CONVENTION FACILITY - 1 space per 2 rooms, 10% of capacity.
AMUSEMENT FACILITY - 1 space per 10 seats up to 200, 1 space per 5 seats above 200.
The minimum number of parking spaces within a "Development Stage" shall be in direct proportion to the intensity of development as set forth above in each "Development Stage." Within any "Development Stage" required parking may be allocated to an "interim parking area" on land other than where the structure is to be located, provided that the applicant herein shall designate each "interim parking area" prior to such time as the applicant, or its successor, heir, assignee, grantee, or devisee may request a building permit; any subsequent development within a designated "interim parking area" shall require the applicant herein to provide a "substitute parking area." Such "substitute parking area or areas" may be allowed provided the applicant herein shall designate each area or areas at the commencement of each "Development Stage." All of the foregoing, as to location, number, parameters and operation, shall be subject to the review of the Department of Streets and Sanitation and approved by the Department of Development and Planning.
Major entrance and exit to necessary automobile parking will be at Intermediate Level.
The location, permissible use and operation of all interior or land areas adjoining any structure at Upper Level shall be subject to the review of the Department of Streets and Sanitation and approved by the Department of Development and Planning.

7 No permit shall be issued for the development of the whole or any part thereof of any "Development Stage" or herein defined until such time as the applicant for permit produces evidence that construction of public improvements have been completed, are under construction or are under contract for construction, or that adequate means can be provided, all as certified to by the Department of Public Works and approved by the Department of Development and Planning.
The authorities as noted within each "Development Stage" shall not be deemed as completing completion of such authorities prior to the commencement of the succeeding stage, subject to the approval by the Department of Development and Planning.
The minimum as set forth in each "Development Stage" may be increased by not more than 20 per cent, subject to the review of and approved by the Department of Development and Planning, provided that: 1) at the commencement of the third "Development Stage" and subject to a review by the Department of Development and Planning of the cumulative development which has been completed or for which permits had been issued, the applicant shall reduce the maximum permissible number of dwelling units in proportion to the increase granted in the allowable number of square feet of office space, as follows: a decrease of 1,100 square feet of gross residential space (equivalent to a residential dwelling unit) for each increment increase of 1,000 square feet of gross office space not to exceed 10 per cent of the maximum allowable square feet of office space as set forth for the "Net Developable Area"); and 2) the total development of the "Net Developable Area" does not exceed the maximum allowable Floor Area Ratio of 14.8 and the maximum land coverage of 40.0 per cent.

APPLICANT: ILLINOIS CENTRAL RAILROAD CO. DATE: JULY 29, 1969

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## RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No. 70
## (AIR RIGHTS)
## PLAN OF DEVELOPMENT

### STATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" is presently owned by the Illinois Central Railroad Company except as otherwise set forth immediately hereafter. Options to purchase portions of the property are presently outstanding in Prudential Insurance Company of America, Illinois Center Corporation, Metropolitan Structures, Inc., Interstate Investments, Inc., and the Jupiter Corporation. Portions of the property are owned by Randolph-Outer Drive East Venture, a Partnership, and American National Bank and Trust Company of Chicago as Trustee under Trust No. 25421, dated October 31, 1967, of which Metropolitan Structures, an Illinois limited partnership, is beneficiary. A portion of the property is the subject of a contract to purchase held by Standard Oil Company of Indiana. Each of the foregoing parties has designated the Illinois Central Railroad Company as its agent to secure a Planned Development zoning ordinance of the City of Chicago covering the entire area of property known as the Randolph Terminal Properties Area.

2. Off-street parking shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and approval by the Department of Development and Planning.
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 approval by the Department of Development and Planning.

3. The applicant Illinois Central Railroad Company or its successors, heirs, assignees, grantees, or devisees shall obtain all official reviews, approvals, or permits.

4. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights of way, as shown on the maps attached hereto and made a part hereof, shall require a separate submittal on behalf of the Illinois Central Railroad Company, or its successors, heirs, assignees, grantees, or devisees, and approval by the City Council.

5. No public way not heretofore proposed to be dedicated shall be constructed without application thereto first being made and approved by the Departments of Public Works and Streets and Sanitation and shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation in compliance with the Municipal Code of Chicago; there shall be no parking within such paved areas.

   Fire lanes shall be a minimum of 20 feet and shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles only; there shall be no parking within such paved areas. The applicant, or its successors, heirs, assignees, grantees, or devisees shall maintain and identify with appropriate signs prohibiting parking in such paved area.

   Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress or egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. The applicant or its successors, heirs, assignees, grantees, or devisees shall maintain and identify with appropriate signs prohibiting parking in such paved area.

APPLICANT: ILLINOIS CENTRAL RAILROAD COMPANY DATE: JULY 29, 1969

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT #70

(AIR RIGHTS)

PLAN OF DEVELOPMENT

#8077

9-17-69

STATEMENTS

(continued)

6. The major use of land will consist of the following at the approximate (±8') Grade Elevations Above City Datum (except where necessary to meet existing conditions):

| | | |
|---|---|---|
| Lower Level | (+ 8.0) | - Illinois Central tracks and facilities, warehousing and storage, accessory parking for automobiles, trucking, public esplanade park along the Chicago River. [Major service access level] |
| Interim Level | | - Accessory parking for automobiles. |
| Intermediate Level | (+26.0) | - Accessory parking for automobiles. [Major vehicular access level] |
| Interim Level | | - Accessory retail sales and service uses, accessory parking for automobiles. |
| Arcade Level | | - Major pedestrian walkways, public park, accessory retail sales and service uses, accessory parking for automobiles. |
| Upper Level | (+53.0) | - Apartment buildings, office buildings, apartment-office buildings, hotel buildings, limited accessory retail sales and service uses, related uses, minor pedestrian walkways. [Limited vehicular right of way and access] |

No advertising signs shall be permitted within the Planned Development area. Business signs may be permitted within said area subject to the review and approval by the Departments of Buildings and Development and Planning.

7. The following information sets forth data concerning a generalized land use plan (site plan) illustrating the development of said property and air rights elevations in accordance with the intent and purpose of the Chicago Zoning Ordinance as follows: the Lower Level (track level) shall be in general conformity with the C3-7 Commercial-Manufacturing District classification; air rights elevations above the Lower Level shall be in general conformity with uses allowed in the B7-6 General Central Business District classification, and with all other regulations hereby made applicable thereto.

8. The height restriction of any building or any other appurtenance attached thereto shall be subject to:

   a) height limitations as certified on Form FAA-117, or 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 Development and Planning, Department of Aviation, and Department of Law, and approved by the City Council.

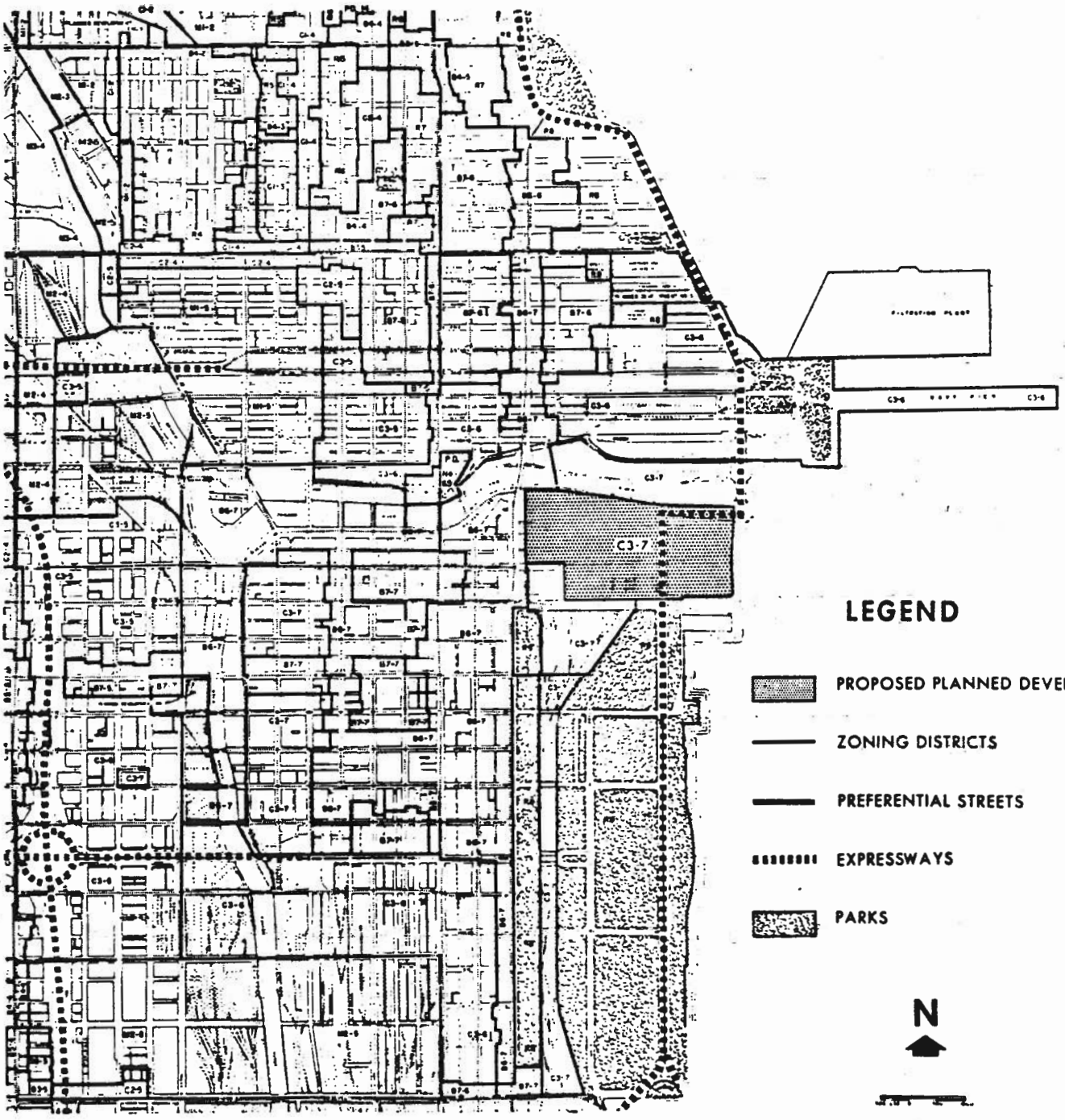
9. The Plan of Development hereto attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Developments" as promulgated by the Commissioner of Development and Planning.

APPLICANT: ILLINOIS CENTRAL RAILROAD COMPANY

DATE: JULY 29, 1969

# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
(AIR RIGHTS)

## EXISTING ZONING AND PREFERENTIAL STREET SYSTEM




APPLICANT: ILLINOIS CENTRAL RAILROAD CO.

DATE: JULY 29, 1969

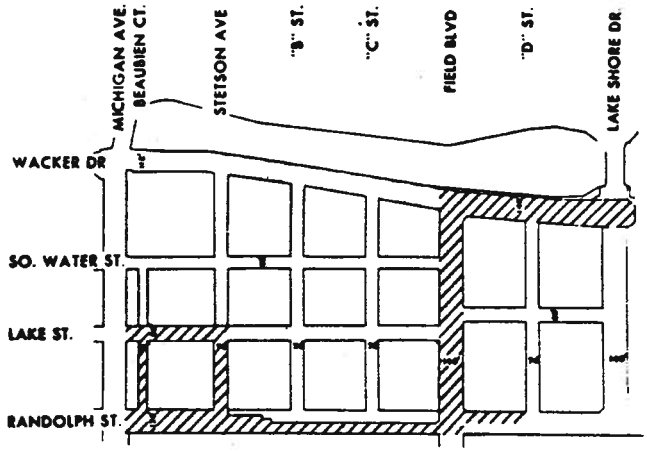
# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
## (AIR RIGHTS)

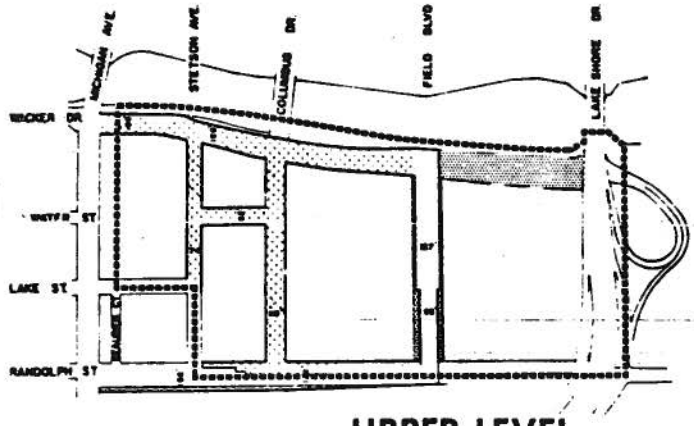
## PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS

### LEGEND

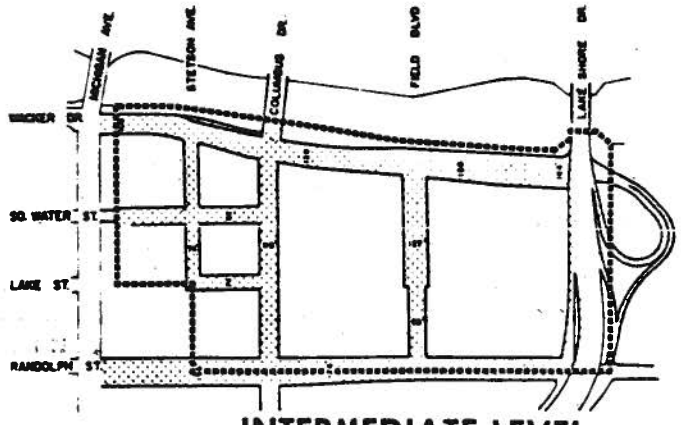
RIGHTS OF WAY IN ACCORD WITH THE 1929 LAKE FRONT ORDINANCE

EXISTING RIGHTS OF WAY




UPPER LEVEL




INTERMEDIATE LEVEL

### LEGEND

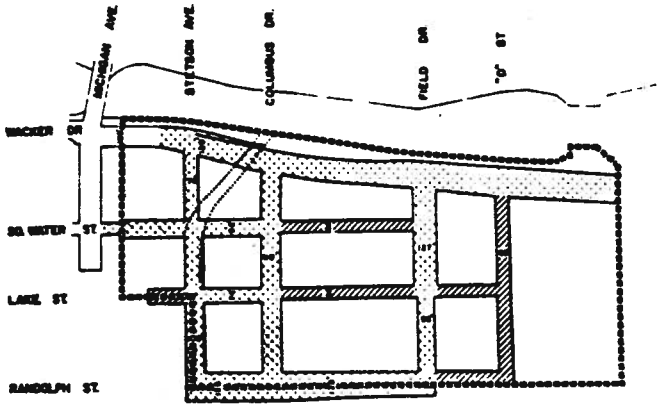
PLANNED DEVELOPMENT BOUNDARY

RIGHTS OF WAY PROPOSED TO BE DEDICATED

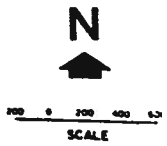
RIGHTS OF WAY PROPOSED TO BE VACATED

EASEMENT FOR SUBWAY PURPOSES

RESERVED FOR PUBLIC UTILITIES




LOWER LEVEL




APPLICANT: ILLINOIS CENTRAL RAILROAD CO. DATE: JULY 29, 1969

# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
(AIR RIGHTS)

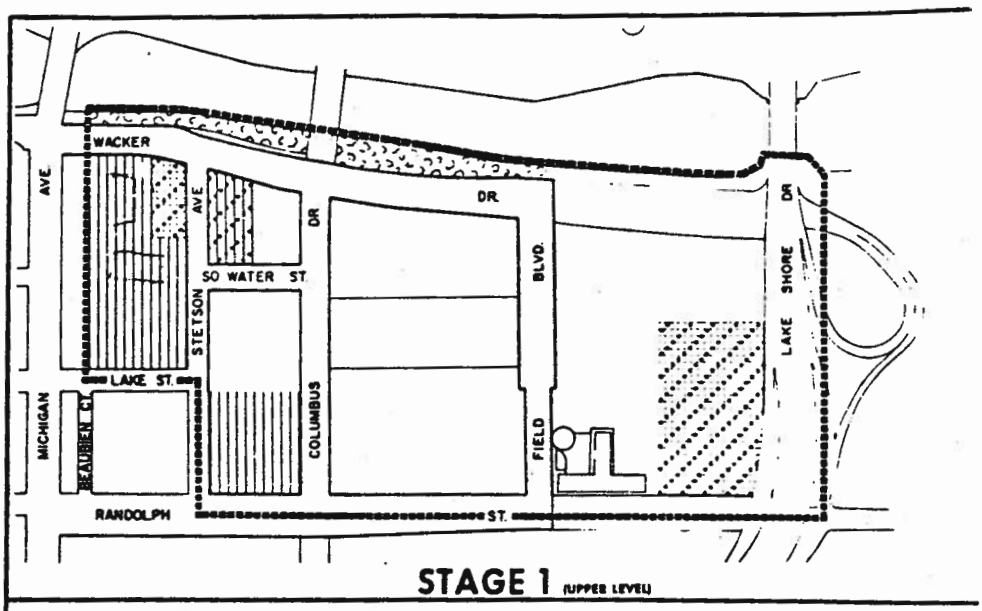
## GENERALIZED LAND USE PLAN

N

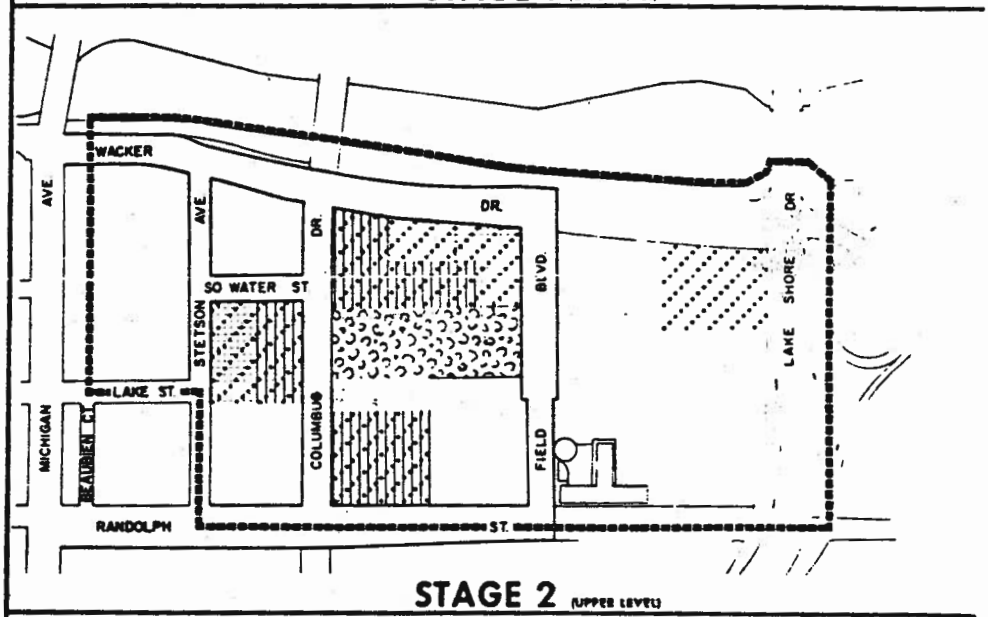
SCALE

### LEGEND

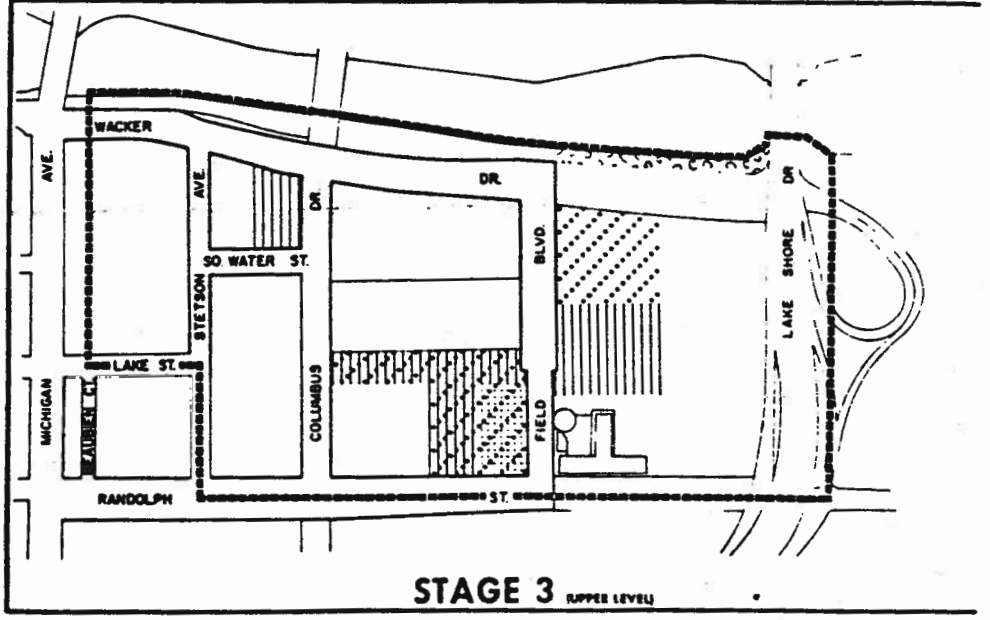
- PLANNED DEVELOPMENT BOUNDARY
- APARTMENT, RETAIL SALES AND SERVICE, AND RELATED USES
- OFFICE, RETAIL SALES AND SERVICE, AND RELATED USES
- APARTMENTS, OFFICE, APARTMENTS-OFFICE, RETAIL SALES AND SERVICE, AND RELATED USES
- APARTMENTS, HOTEL, OFFICE, RETAIL SALES AND SERVICE, AND RELATEDUSES
- RESERVED FOR ARCADE LEVEL PUBLIC PARK AND ESPLANADE PARK
- EXISTING BUILDING




STAGE 1 (UPPER LEVEL)




STAGE 2 (UPPER LEVEL)



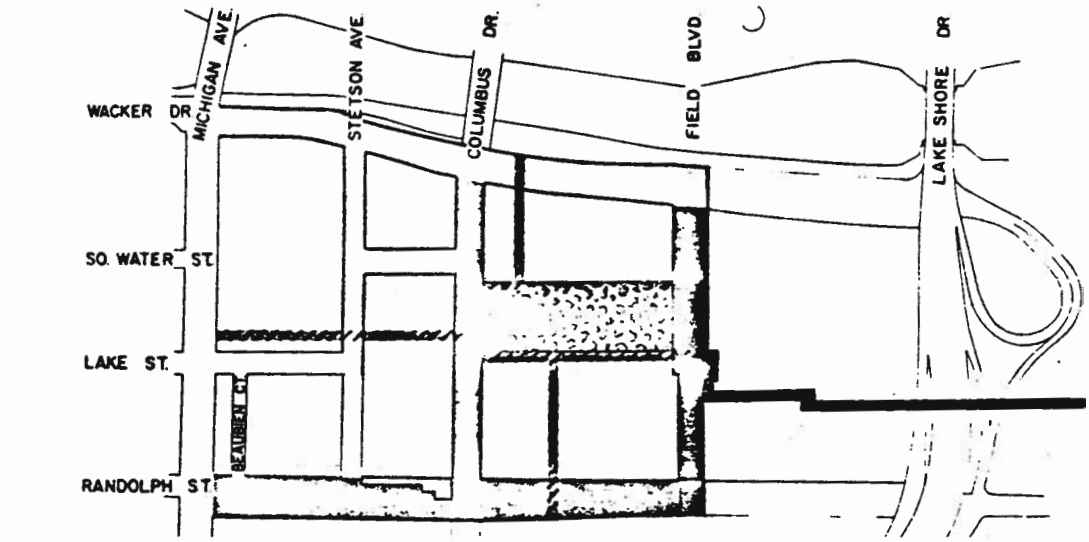

STAGE 3 (UPPER LEVEL)

APPLICANT: ILLINOIS CENTRAL RAILROAD CO. DATE: JULY 29, 1969

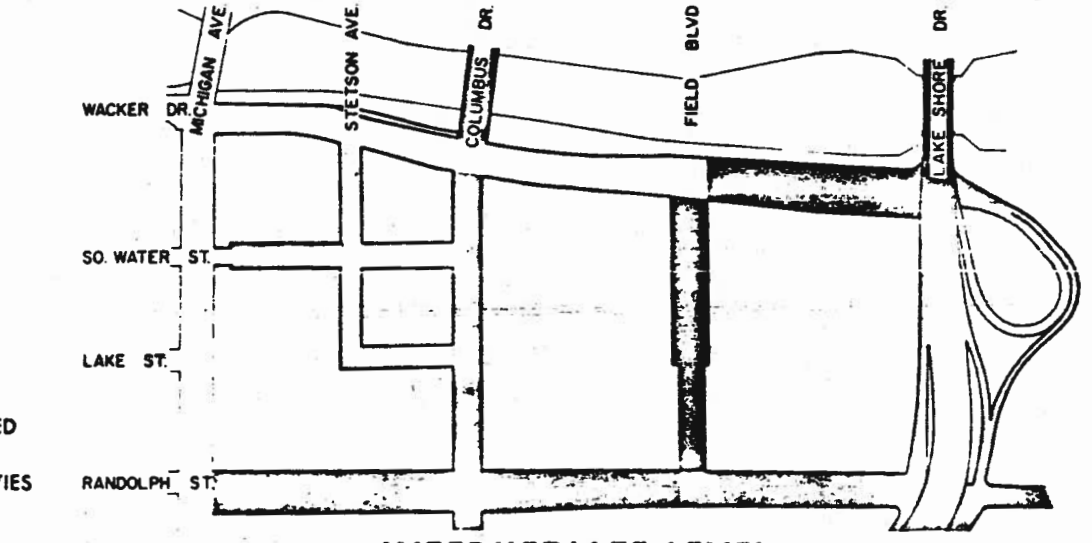
# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
## (AIR RIGHTS)
## GENERALIZED STAGING PLAN FOR CAPITAL IMPROVEMENTS

### LEGEND

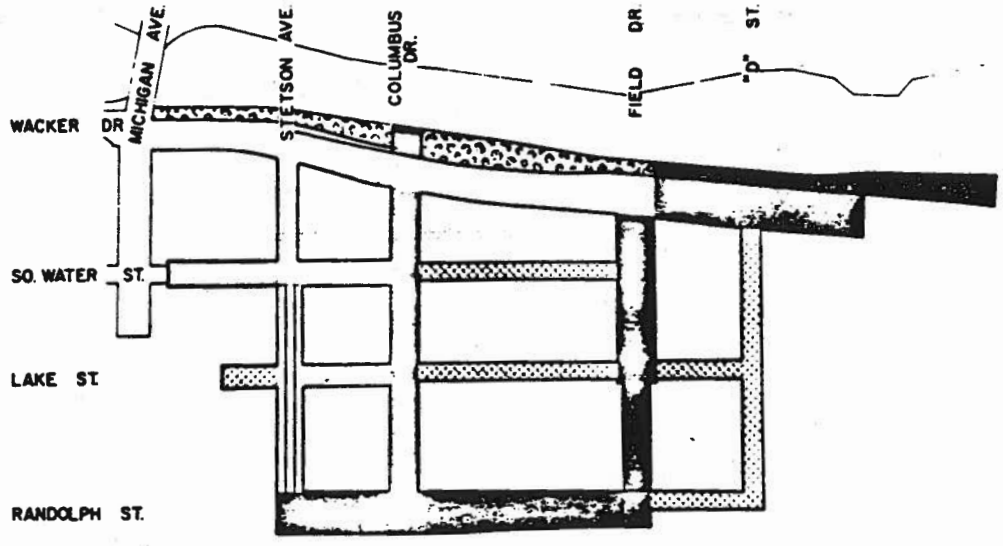
- STAGE A
- STAGE B
- STAGE C
- MAJOR PEDESTRIAN WALKWAY AT ARCADE LEVEL
- PARK
- (26') APPROXIMATE ELEVATION ABOVE CITY DATUM
- RIGHTS OF WAY PROPOSED TO BE DEDICATED
- RESERVED FOR PUBLIC UTILITIES




UPPER LEVEL (53')




INTERMEDIATE LEVEL (26')




LOWER LEVEL (8')

N

SCALE

APPLICANT: ILLINOIS CENTRAL RAILROAD CO.

DATE: JULY 29, 1969

# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
## (AIR RIGHTS)

## PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

(continued)

1 Summary of Major Land Use at Approximate (± 8') Grade Elevations above City Datum (except where necessary to meet existing conditions):

| | | |
|---|---|---|
| Lower Level | (+ 8.0) | - Illinois Central tracks and facilities, warehousing and storage, major service access, accessory parking for automobiles, trucking, public esplanade park along the Chicago River. |
| Interim Level | | - Accessory parking for automobiles. |
| Intermediate Level | (+26.0) | - Accessory parking for automobiles, major vehicular access. |
| Interim Level | | - Accessory retail sales and service uses, accessory parking for automobiles. |
| Arcade Level | | - Major pedestrian walkways, accessory retail sales and service uses, accessory parking for automobiles, public park. |
| Upper Level | (+53.0) | - Apartments, office, hotel, limited accessory retail sales and service, related uses, pedestrian walkways, limited vehicular right of way and access. |

Any land use accessory to a principal use at any of the levels referred to herein may be allowed subject to the review of and approval by the Department of Development and Planning.

Public utility and public service uses necessary to serve the development at any of the levels referred to herein may be allowed subject to the review of and approval by the Department of Development and Planning.

2 Gross Site Area at Upper Level = Net Site Area (51.44 Acres) + Area Reserved for Public Purposes (9.86 Acres) + Area of Public Streets at Upper Level (22.22 Acres) = 83.52 Acres.

Minimum Off-Street Loading Requirements shall be in Accord with the R8 and B7-6 Zoning Districts of the Chicago Zoning Ordinance - Location, Number and Size Subject to the Review of the Department of Streets and Sanitation and Approval by the Department of Development and Planning.

Minimum Periphery Setbacks from Public Streets at Upper Level: 20'-0"

Minimum Distance Between Building Faces at Upper Level: 80'-0"

Periphery setback and distance provisions may be adjusted where required to allow flexibility of architectural or site design arrangement, subject to the approval of the Department of Development and Planning. However, the development of any parcel of property shall require the first story of any structure above grade at Upper Level to be set back at least 20 feet from the curb line for the entire frontage adjoining a public street and that this area shall be suitably paved and landscaped and otherwise unobstructed except for columns or piers supporting the upper stories of the structure.

3 For the purpose of this Planned Development, the "Development Stage" shall be the total amount of private construction, within a five-year period of time, as estimated and set forth above and delineated on the Generalized Land Use Plan herewith attached and utilized in conjunction with the Capital Improvements Staging Plan herewith attached.

For the purpose of this Planned Development, the "Net Developable Area" shall be the net site area at the Upper Level, as referred to herein, or at the equivalent Grade Elevation of approximately +53.0' above city datum, at which level private development may be permitted, unless otherwise permitted below such level as referred to above in the Summary of Major Land Use.

For the purpose of this Planned Development, efficiency units shall not constitute more than 20% of the maximum allowable number of residential units subject to the review of and approval by the Department of Development and Planning.

For the purpose of this Planned Development, an apartment hotel is a residential building in which no less than 90% of the permitted units are dwelling units designed for use by permanent guests, and in which 10% of the total number of units are designed for transient guests for which ordinary hotel services are provided and so operated in compliance with Chapter 137.1 of the Municipal Code of Chicago.

A maximum of 400,000 square feet of warehousing and storage space may be allowed at the Lower Level (track level) only, in accord with the C3-7 zoning district of the Chicago Zoning Ordinance, subject to the approval of the Department of Development and Planning.

4 A hotel room shall be equal to 0.5 dwelling unit, or the net square feet per hotel room shall be calculated in terms of allowable office area, subject to the approval by the Department of Development and Planning. The allowable number of hotel rooms for the net developable area shall not exceed 4,500 rooms, of which not more than 50% may be in any one "Development Stage."

The square feet of retail sales and service within a "Development Stage" shall be in direct proportion to the volume of development in such "Development Stage" subject to the approval of the Department of Development and Planning; not more than 40% of the total allowable retail sales and service floor area may be in any one "Development Stage."

For the purpose of this Planned Development, the "Major Pedestrian Walkway" shall consist of an enclosed all-weather walkway, having a minimum unobstructed vertical clearance of 9 feet and a width of 40 feet, designed to accommodate uninterrupted pedestrian accessibility at the Arcade Level as described on the Generalized Staging Plan for Capital Improvements herewith attached. It shall be the responsibility of the applicant to provide continuous major pedestrian walkways at Arcade Level as referred to herein, subject to the review of the Department of Public Works and approval by the Department of Development and Planning.

An area to be reserved for public school purposes shall be located at Arcade Level in a structure north of and fronting on the public park; the location, design and specifications subject to the review and approval of the Chicago Board of Education and approval by the Department of Development and Planning.

An area to be reserved for fire station purposes shall be located at Upper Level in a structure fronting on Columbus Drive opposite South Water Street; the location, design and specifications subject to the review and approval of the Fire Department and the City Architect, and approval by the Department of Development and Planning.

APPLICANT: ILLINOIS CENTRAL RAILROAD CO. DATE: JULY 29, 1969

# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
## (AIR RIGHTS)

## PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

(continued)

5 Maximum Allowable Floor Area Ratio for "Net Developable Area": 14.0
Maximum Allowable Per Cent of Land Coverage for "Net Developable Area": 40%
Maximum Allowable Square Feet of Office Space for "Net Developable Area": 9,000,000 square feet
Maximum Allowable Square Feet of Retail Sales and Service Space for "Net Developable Area": 1,250,000 square feet
Maximum Allowable Number of Residential Units for "Net Developable Area": 17,500 units
The above noted regulations regarding maximum allowable Floor Area Ratio and Per Cent of Land Coverage relate to the ultimate development within the "Net Developable Area"; interim development of the whole or any part of a "Development Stage" may exceed these allowable maximums subject to the approval of the Department of Development and Planning.

6 Minimum Number of Off-Street Parking Spaces for Private Passenger Automobiles: 20,000; or Minimum Parking Requirement per Land Use Type as Noted Below, Whichever is Less:
Minimum Parking Requirement per Land Use Type--

A) From a line 300' east of Columbus Drive west to Michigan Avenue:

| | | |
|---|---|---|
| OFFICE, RETAIL | - | 1 space per 1,500 square feet of gross area; where any parcel of property or any part thereof wholly bounded by public streets, as noted on the Generalized Land Use Plan herewith attached, adjoins or is within 300 feet of the outer boundary of the right of way of the rapid transit subway nearest to such parcel of property or any part thereof - 1 space per 2,000 square feet of gross area; if contiguous to and fronting on the rapid transit subway for the entire length of the subject parcel and where a direct pedestrian connection has been provided to said rapid transit subway - 1 space for each 2,500 square feet of gross area. |
| RESIDENTIAL | - | 40% of total number of units. |
| HOTEL, CONVENTION FACILITY | - | 1 space per three rooms, 10% of capacity. |
| AMUSEMENT FACILITY | - | 1 space per 10 seats up to 500, 1 space per 5 seats above 500. |

B) From a line 300' east of Columbus Drive east to Lake Shore Drive:

| | | |
|---|---|---|
| OFFICE, RETAIL | - | 1 space per 1,000 square feet of gross area. |
| RESIDENTIAL | - | 60% of total number of units. |
| HOTEL, CONVENTION FACILITY | - | 1 space per 3 rooms, 10% of capacity. |
| AMUSEMENT FACILITY | - | 1 space per 10 seats up to 500, 1 space per 5 seats above 500. |

The minimum number of parking spaces within a "Development Stage" shall be in direct proportion to the intensity of development as set forth above in such "Development Stage." Within any "Development Stage" required parking may be allowed in an "interim parking area" on land other than where the structure is to be located, provided that the applicant herein shall designate such "interim parking area" prior to such time as the applicant, or its successor, heir, assignee, grantee, or devisee may request a building permit; any subsequent development within a designated "interim parking area" shall require the applicant herein to provide a "collective parking area." Such "collective parking area or areas" may be allowed provided the applicant herein shall designate such area or areas at the commencement of each "Development Stage." All of the foregoing, as to location, number, geometrics and operation, shall be subject to the review of the Department of Streets and Sanitation and approval by the Department of Development and Planning.
Major entrance and exit to accessory automobile parking will be at Intermediate Level.
The location, geometrics and operation of all interior or local ramps adjoining any structure at Upper Level shall be subject to the review of the Department of Streets and Sanitation and approval by the Department of Development and Planning.

7 No permit shall be issued for the development of the whole or any part thereof of any "Development Stage" as herein defined until such time as the applicant for permit produces evidence that construction of public improvements have been completed, are under construction or are under contract for construction, or that adequate access can be provided, all as certified to by the Department of Public Works and approved by the Department of Development and Planning.
The estimates as noted within each "Development Stage" shall not be deemed as requiring completion of such estimates prior to the commencement of the succeeding stage, subject to the approval by the Department of Development and Planning.
The estimates as set forth in each "Development Stage" may be increased by not more than 10 per cent, subject to the review of and approval by the Department of Development and Planning, provided that: 1) at the commencement of the third "Development Stage" and subject to a review by the Department of Development and Planning of the cumulative development which had been completed or for which permits had been issued, the applicant shall reduce the maximum permissible number of dwelling units in proportion to the increase granted in the allowable number of square feet of office space, as follows: a decrease of 1,100 square feet of gross residential area (equivalent to a residential dwelling unit) for each increment increase of 1,000 square feet of gross office space not to exceed 10 per cent of the maximum allowable square feet of office space as set forth for the "Net Developable Area"; and 2) the total development of the "Net Developable Area" does not exceed the maximum allowable Floor Area Ratio of 14.0 and the maximum land coverage of 40.0 per cent.

APPLICANT: ILLINOIS CENTRAL RAILROAD CO. - DATE: JULY 29, 1969

# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
## (AIR RIGHTS)

## PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

| DEVELOPMENT STAGE | AREA AT UPPER LEVEL SQ FT | AREA AT UPPER LEVEL ACRES | ESTIMATED SQ FT OF OFFICE AT UPPER LEVEL | ESTIMATED SQ FT OF RETAIL SALES AND SERVICE | ESTIMATED NO OF DWELLING UNITS AT UPPER LEVEL | GENERAL DESCRIPTION OF LAND USE Includes from Interim Level below Arcade Level to and above Upper Level. | ESTIMATED FLOOR AREA RATIO ABOVE UPPER LEVEL | ESTIMATED PARKING SPACES REQUIRED | ESTIMATED % LAND COVERAGE AT UPPER LEVEL |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 828,543 | 19.02 | 4,250,000 | 500,000 | 5,605 | APARTMENTS, APARTMENTS-OFFICE, HOTEL, OFFICE, RETAIL SALES AND SERVICE AND RELATED USES | 13.9 | 8,695 | 45 |
| 2 | 716,409 | 16.45 | 2,450,000 | 500,000 | 6,143 | APARTMENTS, APARTMENTS-OFFICE, HOTEL, OFFICE, RETAIL SALES AND SERVICE AND RELATED USES | 13.9 | 8,875 | 40 |
| 3 | 695,653 | 15.97 | 2,300,000 | 250,000 | 5,752 | APARTMENTS, OFFICE, APARTMENTS-OFFICE, HOTEL, RETAIL SALES AND SERVICE AND RELATED USES | 13.2 | 4,715 | 35 |
| NET DEVELOPABLE AREA | 2,240,605 | 51.44 | | | | | | | |
| | | 6.00 | | | | RESERVED FOR PUBLIC PARK PURPOSES AT UPPER LEVEL | | | |
| | | 3.86 | | | | RESERVED FOR PUBLIC RIVERFRONT ESPLANADE AT LOWER LEVEL | | | |

### SPACE ALLOCATION
(MINIMUM to MAXIMUM)

It is intended that these ranges will be used only as a planning reference and to provide a range within which the allowable development and location of uses within the area, as here described

| TOTAL ALLOWABLE DEVELOPMENT | |
|---|---|
| OFFICE: | 9,000,000 Sq Ft |
| RETAIL: | 1,250,000 Sq Ft |
| RESIDENTIAL | 17,300 Units |

| LAND USE | MICHIGAN AVENUE To COLUMBUS DRIVE | COLUMBUS DRIVE To FIELD. BLVD. | FIELD BLVD. To LAKE SHORE DRIVE |
|---|---|---|---|
| OFFICE | 5,500,000 @ - 7,000,000 @<br>% OF TOTAL: 61% - 78%<br>NO OF PKG SPACES 2,750-3,500 | 1,250,000 @ - 3,000,000 @<br>% OF TOTAL: 14% - 33%<br>NO OF PKG SPACES 835 - 2,000 | 250,000 @ - 2,000,000 @<br>% OF TOTAL: 3% - 22%<br>NO OF PKG SPACES 250-2,000 |
| RETAIL | 350,000 @ - 450,000 @<br>% OF TOTAL 28% - 36%<br>NO OF PKG SPACES 175 - 225 | 400,000 @ - 500,000 @<br>% OF TOTAL 32% - 40%<br>NO OF PKG SPACES 265 - 335 | 350,000 @ - 450,000 @<br>% OF TOTAL: 28% - 36%<br>NO OF PKG SPACES 350 - 450 |
| RESIDENTIAL | 2,450-3,500 units<br>% OF TOTAL 14% - 20%<br>NO OF PKG SPACES 980 - 1,400 | 5,500 - 7,500 units<br>% OF TOTAL 32% - 43%<br>NO OF PKG SPACES 3,040-4,240 | 6,000-8,000 units<br>% OF TOTAL 34% - 46%<br>NO OF PKG SPACES 3,600-4,800 |
| % OF TOTAL ALLOWABLE DEVELOPMENT | 29% - 38% | 26% - 40% | 24% - 38% |
| NO OF PKG SPACES | 3,905 - 5,125 | 4,140 - | 4,200 - 7,250 |

APPLICANT: ILLINOIS CENTRAL RAILROAD CO. DATE