

PD 835

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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>

April 2, 2010

Mr. Scott Weyman
Vice President
Bovis Lend Lease, Inc.
1 North Wacker
Suite 850
Chicago, IL 60606

Re: **Administrative Relief request for Waterway Residential Business
Planned Development No. 835, Trump International Hotel and
Tower, 401 North Wabash Avenue**

Dear Mr. Weyman:

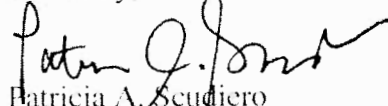
Please be advised that your request for a minor change to Waterway Residential Business Planned Development No. 835 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development (PD).

Specifically, you are requesting to clarify that the interior build-out of floors 14 and 14M of the above-referenced building will include 53 daily rental spa suites as shown on Sheets I-314 and I-314M, Spa Hotel Level 14 and Level 14M Overnight Spa Rooms Key Plans, prepared by Skidmore, Owings & Merrill LLP, and dated February 5, 2007. The Trump International Hotel and Tower has a current unit count of 486 residential units and 286 hotel units. The addition of these 53 spa suites will increase the hotel units to 339. There is no maximum number of hotel units identified in the PD.

With regard to your request, the Department Zoning and Land Use Planning has determined that the addition of 53 additional hotel units 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.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Waterway Residential Business Planned Development No. 835, I hereby approve these changes but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS:HG:tm
c: Mike Marmo, Erik Glass, Main file





March 25, 2010

HAND DELIVER

City of Chicago
Commissioner of Planning
Patricia Scudiero
121 North LaSalle Street
Room 1101
Chicago, IL 60602

Re: 52064600 – Trump International Hotel and Tower: 401 N. Wabash Ave., Chicago, IL
REQUEST FOR ADMINISTRATIVE RELIEF

Dear Commissioner Scudiero:

We are requesting administrative relief, a minor adjustment to the planned development to the above referenced project. Specifically, we wish to clarify that the interior build-out of floors 14 and 14M includes 53 daily rental Spa Suites. Attached please find the permitted plans which detail the layout of these floors, including the Spa Suites.

To summarize, the total unit counts at the Trump International Hotel and Tower are as follows:

- Hotel 286 Units
- Spa Suites 53 Units
- Residential Dwelling 486 Units

Should you need any additional information please do not hesitate to contact us.

Sincerely,


BOVIS LEND LEASE, INC.

Scott Weyman
Vice President

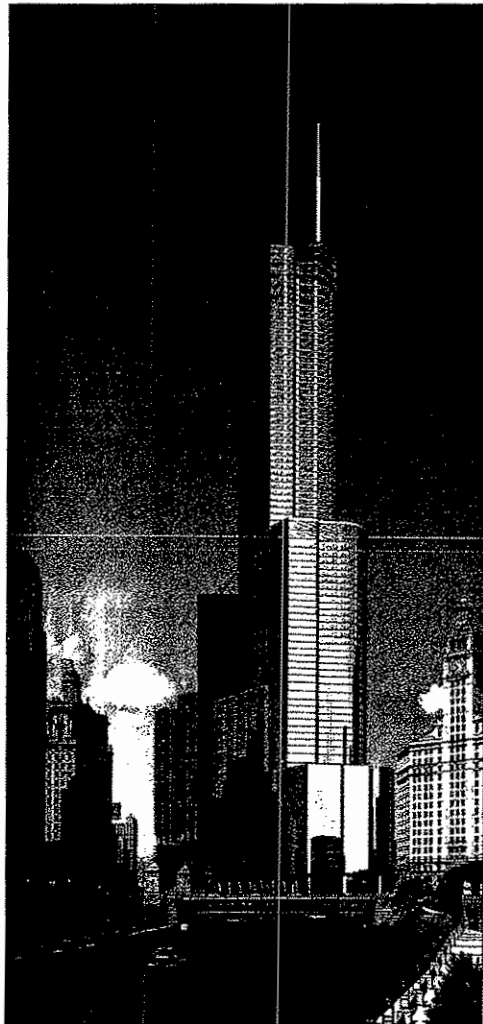
/kp
Enclosure

cc: Mike Marmo, Dept. of Zoning and Land Use (EMAIL: michael.marmo@cityofchicago.org)
Gerard Pascazio, Dept. of Buildings (EMAIL: gpascazio@cityofchicago.org)
Aprella Johnson, Dept. of Buildings (EMAIL: aprellajohnson@cityofchicago.org)
Andrew Weiss, 401 North Wabash Venture, LLC. (EMAIL: aweiss@trumporg.com)
Pat Leech, 401 North Wabash Venture, LLC. (EMAIL: pleech@trumporg.com)
Ken Mcneeley, Burnham Nationwide, (EMAIL: kmcneeley@burnhamnationwide.com)
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Kinjal Patel, Bovis Lend Lease, Inc. (EMAIL: kinjal.patel@bovislendlease.com)
Zach Huffman, Bovis Lend Lease, Inc (EMAIL: zach.huffman@bovislendlease.com)
File

Bovis Lend Lease, Inc.
420 North Wabash
7th Floor
Chicago, IL 60611

Telephone 312 836 0107
Facsimile 312 836 0537
www.bovislendlease.com





Trump International Hotel & Tower

401 N. Wabash Ave. Chicago, Illinois, 60611

SOM

Skidmore, Orange & Merrill LLP
224 South Michigan Avenue
Suite 500
Chicago, Illinois 60604

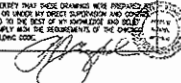
PMG Architects

245 Seventh Avenue, Suite 2501, New York, New York 10001

FEBRUARY 5, 2007

TENANT BUILD-OUT TRUMP SPA & HEALTH CLUB LEVELS 14 & 14M

I CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL REQUIREMENTS OF THE CHICAGO BUILDING CODE.



Owner
Trump International Hotel & Tower
New York, NY

MEP
WMA Consulting Engineers, Ltd.
Chicago, IL

Architect/Engineer Core & Shell
Skidmore, Orange & Merrill LLP
Chicago, IL

Architect of Record
PMG Architects
New York, NY

Consultant
Bovis Lend Lease LMS, Inc.
Chicago, IL



TRUMP SPA & HEALTH CLUB
LEVELS 14 & 15
FINAL DISTANCE
& OCCUPANCY ANALYSIS

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)	TYPE	USE	ACTIVITY	PERCENTAGE OF TOTAL
1	LOBBY	10,000	929	Assembly	Assembly	10%	10%
2	RECEPTION	2,000	186	Assembly	Assembly	2%	2%
3	CONFERENCE	5,000	464	Assembly	Assembly	5%	5%
4	MEETING	3,000	278	Assembly	Assembly	3%	3%
5	RESTAURANT	15,000	1396	Assembly	Assembly	15%	15%
6	BAR	2,000	186	Assembly	Assembly	2%	2%
7	POOL	10,000	929	Recreation	Recreation	10%	10%
8	SAUNA	2,000	186	Recreation	Recreation	2%	2%
9	SPRINKLER	1,000	93	Other	Other	1%	1%
10	STAIR	1,000	93	Other	Other	1%	1%
11	ELEVATOR	1,000	93	Other	Other	1%	1%
12	MECHANICAL	1,000	93	Other	Other	1%	1%
13	RESTROOM	1,000	93	Other	Other	1%	1%
14	LOCKER	1,000	93	Other	Other	1%	1%
15	STORAGE	1,000	93	Other	Other	1%	1%
16	OFFICE	1,000	93	Other	Other	1%	1%
17	RECEPTION	1,000	93	Other	Other	1%	1%
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198	CONFERENCE	1,000	93	Other	Other	1%	1%
199	MEETING	1,000	93	Other	Other	1%	1%
200	RESTAURANT	1,000	93	Other	Other	1%	

ABBREVIATIONS

A.C.T.	Acoustic Ceiling Tie	INT	Interior
A.F.F.	Above Finish Floor	LAM	Laminate
ADJ	Adjustable	LT	Light
ALUM	Aluminum	M.O.	Masonry Opening
APPROX	Approximate	MAX	Maximum
EQ	Board	MECH	Mechanical
BLKG	Blocking	MFL	Metal
BLDG	Building	MIN	Minimum
B.O.	By Others	MISC	Miscellaneous
CPT	Carpel	MLD	Molding
CLG	Ceiling	HTD	Heated
C.H.	Ceiling Height	N.I.C.	Not in Contract
¢	Center Line	N.T.S.	Not to Scale
C.I.	Concrete Tie	OPNG	Opening
CL	Clavel	ON CTR	On Center
COL	Column	PARTN	Partition
CONC	Concrete	PTD	Painted
C.M.U.	Concrete Masonry Unit	PLAS	Plastic
CONSTR	Construction	P.LAM	Plastic Laminate
CONT	Continuous	PL	Plate
CONV	Converter	PLYWD	Plywood
D	Down	Q.T.	Quarry Tile
DTL	Detail	RAD	Radius
D.I.F.	Determine in Field	RETR	Refrigerator
D.O.	Door Opening	REINF	Reinforced
DN	Down	REQ	Required
DRWG	Drawing	RM	Room
D.F.	Drinking Fountain	R.O.	Rough Opening
ELEC	Electric	SCHED	Schedule
EL	Elevation	SC	Self Closing
ELEV	Elevator	S.H.	Self Height
EQ	Equal	SH	Similar
EXIST	Existing	S/C	Solid Core
EXT	Exterior	SPECS	Specifications
F.O.	Field Dimension	SPEC'D	Specified
FR	Finish	STL	Steel
FPD	Fire Proof & Self Closing	STOR	Storage
FTL	Fixture	T.B.D.	To Be Determined
FLOR	Floor	T.B.S.	To Be Specified
FLUOR	Fluorescent	TEL	Telephone
FT	Foot/Feet	TRK	Track
GA	Gypsum	TYP	Typical
GALV	Galvanized	U.C.	Undercounter
GL	Glass	V.C.T.	Void Composite Tie
GNB	Gypsum Wall Board	V.F.	Verify in Field
HWWD	Hardwood	W.C.	Water Closet
HWAC	Heating Ventilating & A/C	W/C	Wall Covering
HST	Height	W.M.	Welded Wire Mesh
H	High	W.O.	Window Opening
H.C.	Hollow Core	W	Wipe
H.M.	Hollow Metal	W/	With
HR	Hour	W/O	Without
ISOEL	Insulation	WD	Wood

ANNOTATION SYMBOLS

	1-HR RATED PARTITION
	2-HR RATED PARTITION
	3-HR RATED PARTITION
	ABOVE, BELOW, BEYOND
	MATCH LINE
	WORK, CONTROL or DATUM POINT
	CENTER LINE
	ROOM IDENTIFICATION Room Name Unit & Room Number
	DOOR TAG Door Type
	WALL TAG Wall Type
	EQUIPMENT TAG Item Code
	EXTENT OF FLOORING/CERAMIC
	FLOOR FINISH DESIGNATION
	FIRE EXTINGUISHER CABINET
	SECTION Section Identification Sheet where Section is drawn
	DETAIL Detail Identification Sheet where Detail is drawn
	INTERIOR ELEVATIONS Elevation Identification Sheet where Elevation is drawn
	REVISIONS

Trump International
Rood & Torrey
100 Park Avenue, Suite 1000
New York, NY 10017

SOM
200 West 42nd Street, 10th Floor
New York, NY 10018

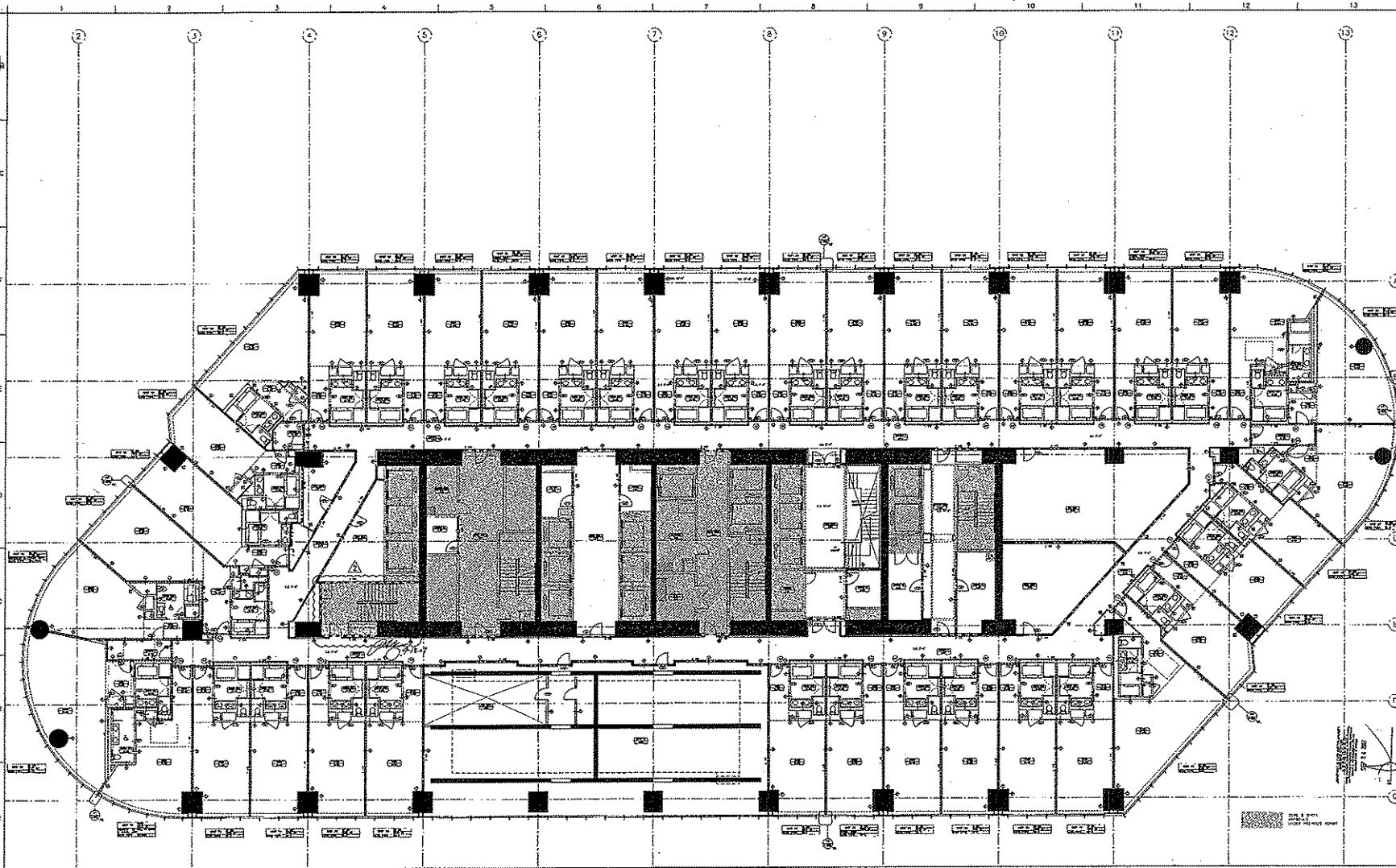
PMQ Architects
110 West 42nd Street, 10th Floor
New York, NY 10018

VVA
Vannoy Vanover Architects, LLC
110 West 42nd Street, 10th Floor
New York, NY 10018

TRUMP SPA & HEALTH CLUB
LEVELS 14 & 14M
ABBREVIATIONS, SYMBOLS,
NOTES & DIAGRAMS
CONSTRUCTION

DATE: 11/14/08

1-300

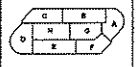


Trump International
 Real Estate
 200 Park Avenue
 20th Floor
 New York, NY 10022

SOM
 Skidmore, Oring & Merrill LLP
 225 South Wacker Drive
 Suite 2000
 Chicago, Illinois 60606

PMG Architects
 133 East 42nd Street
 17th Floor
 New York, NY 10017

WZZA
 WZZA Architects, LLC
 111 West 30th Street, Suite 1000
 New York, NY 10001



DATE: 08/14/14
 BY: [Signature]

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	08/14/14
2	ISSUE FOR CONSTRUCTION	08/14/14
3	ISSUE FOR AS-BUILT	08/14/14

SPA HOTEL
 LEVEL 14
 OVERNIGHT SPA ROOMS
 KEY PLAN

DATE: 08/14/14
 BY: [Signature]
 I-314



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>

September 16, 2005

Ms. Danielle Meltzer Cassel
DLA Piper Rudnick Gray Cary US LLP
203 North LaSalle Street, Suite 1900
Chicago, Illinois 60601 - 1293

Re: Request for a minor change to Waterway-Residential-Business Planned Development No. 835 (Trump International Hotel & Tower - 401 North Wabash Avenue)

Dear Ms. Cassel:

Please be advised that your request for a minor change to Waterway-Residential-Business Planned Development No. 835, on behalf of 401 North Wabash Venture LLC, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you requested a minor change to substitute the "Green Roof Plan" exhibit dated July 18, 2002 as approved in the Planned Development Ordinance, with the following revised green roof plans prepared by SOM and dated August 30, 2005: (i) Sheet A-130, depicting Level 16; (ii) sheet A-137, depicting Level 29; (iii) Sheet A-142, depicting Level 51; and (iv) Sheet A-152, depicting Level 90.

The Department of Planning and Development has reviewed the request and has confirmed that a minimum of twenty-five (25) percent of the aggregate net usable roof area will incorporate a vegetative green roof system to be provided in planting beds of at least ten (10) feet in width on all levels described above, with the exception of Level 90 for which the Department agrees with your assertion that it is non-usable in its entirety.

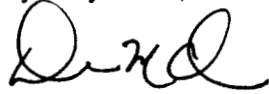
The Minimum Planted Areas (which in aggregate, will total at least 25% of the net roof area) will be constructed and planted by the developer as green roofs and maintained by the Residential Condominium Association. The condominium declaration will include a covenant, running with the land, that the adjacent residential unit may not alter, disturb or damage these areas.

The Elective Rooftop Garden Areas, may be utilized by the adjacent owners for green roofs in the manner and to the extent they determine. However, the developer must commit to the following: (1) a mandatory meeting between Mr. Michael Berkshire and the building's marketing staff to discuss the features and benefits of a green roof system; (2) provide the building's marketing staff and the applicable unit's contract purchasers with contact information for Michael Berkshire and (3) strongly encourage contract purchasers, in writing, to connect with Michael Berkshire so that he can provide them with information and examples of green roofs, as well as information pertinent to their proximity to the Minimum Green Roof Areas.



The Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Waterway-Residential-Business Planned Development No. 835, I hereby approve the foregoing minor change, but no other changes to Waterway-Residential-Business Planned Development No. 835.

Very Truly Yours,



Denise M. Casalino, P.E.
Commissioner



DMC:SRP:mm

cc: DPD Files, Mike Marmo



March 22, 2005

City of Chicago
Richard M. Daley, Mayor

Ms. Danielle Meltzer Cassel
Piper Rudnick Gray Cary
203 North LaSalle Street, Ste. 1900
Chicago, IL 60601-1293

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

Re: Site Plan Approval for Waterway Residential Business Planned
Development No. 835 (Trump International Hotel & Tower -
Riverfront Park/ Plaza

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>

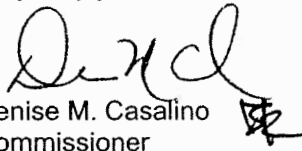
Dear Ms. Cassel:

We have reviewed the Site Plan and Landscape Plans for the multi-level riverfront park/plaza to be provided on the property, on the upper surface/deck of East North Water Street and on portions of adjacent Rush Street, (collectively referred to as "River Park/ Plaza Improvements." These plans dated December 17, 2004, prepared by Skidmore, Owings & Merrill, LLP., and Peter Lindsay Schaudt Landscape Architecture, Inc., are submitted by you on behalf of the Applicant, and in accordance with Statement No. 10 of Waterway Residential Business Planned Development No. 835.

The City and the Applicant acknowledge the desirability of the Applicant constructing a floating walkway connecting the River Park/ Plaza Improvements to the boat dock adjacent to the Wrigley Building along the Chicago River. Although it is understood that the Applicant is not exercising this option at this time, the Applicant shall continue to study the feasibility of providing such floating walkway. To this end, please note that the final design of the floating walkway shall be mutually satisfactory to both the City and the Applicant, and the Applicant would be responsible for securing all necessary approvals by any required agency (such as the Army Corps of Engineers) having jurisdiction thereover. If satisfactory resolution of such items is achieved, the Applicant shall construct such walkway. Please note that the Applicant shall complete construction of the River Park/ Plaza Improvements, not later than two (2) years following occupancy of any portion of the building to be constructed pursuant hereto.

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 Waterway Residential Business Planned Development No. 835, is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on July 31, 2002.

Very truly yours,


Denise M. Casalino
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
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December 28, 2004

VIA FACSIMILE:
(312) 630-5365

Theodore Novak
Piper Rudnick LLP
203 North LaSalle Street, Suite 1800
Chicago, Illinois 60601-1293

Re: Trump International Hotel & Tower, Chicago
Waterway Residential Business Planned Development No. 835

Dear Mr. Novak:

We are in receipt of your letter to the Department of Planning and Development dated December 14, 2004 summarizing the discussions that occurred at the November 19, 2004 meeting described in the letter. We are writing to confirm the following:

- (1) As suggested by your letter, DPD finds the revised building façade treatment, with vertical "fins" in lieu of the horizontal piping, acceptable and appropriate within the context of the Planned Development.
- (2) As suggested by your letter, DPD finds that the building section and program presented by SOM were acceptable and appropriate within the context of the Planned Development. In particular, this building section and program entails a hotel will have approximately 286 keys and supporting event and meeting facilities, 472 residential condominium units (while 500 remains the maximum under the Planned Development), approximately 94,000 square feet of retail and restaurant area, approximately 66,000 square feet of health club area, and 962 parking spaces within approximately 96 floors (while the maximum and minimum parking thresholds in the Planned Development also remain unchanged). These program elements remain consistent with the Planned Development limits and requirements, including maximum floor area ratio, maximum building height, maximum building envelope, types of uses, maximum number of dwelling units, minimum and maximum parking thresholds and minimum loading thresholds.
- (3) As suggested by your letter, DPD finds that the revised site and landscaping plans presented by SOM are generally acceptable and appropriate within the context of the Planned Development, subject to detailed landscaping comments from Ron Daye. DPD agrees that future addition of escalators would be acceptable, provided there will be no net loss of landscaped area or materials.



(4) As suggested by your letter, the City is awaiting a revised design for the top of the building that incorporates a spire, although it need not be identical to the spire depicted in the original Planned Development exhibits.

Very truly yours,



Robert Kunze
Deputy Commissioner

cc: Alderman Burton Natarus
Steve Patterson
Kathy Feingold
Terri Haymaker
Russell Flicker
Donald Trump Jr.
Adrian Smith
Tim Poell
Nicholas Kent
Peter Lindsay Schaudt
Danielle Meltzer Cassel



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
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<http://www.cityofchicago.org>

May 7, 2004

Mr. Theodore J. Novak
Piper Rudnick LLP
203 North LaSalle Street
Suite 1800
Chicago, IL 60601

RE: Request for minor changes to Waterway-Residential-Business Planned Development No. 835 (Trump Tower Chicago)

Dear Mr. Novak:

Please be advised that your request for minor changes to Waterway-Residential-Business Planned Development No. 835, on behalf of 401 North Wabash Venture LLC, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No.12 of the Planned Development.

Specifically, you requested modifications to the proposal as described in the January 5, 2004 minor change letter. These modifications include the development of 224 for-sale hotel units rather than 200 and the development of 461 dwelling units rather than 440 (which shall not be deemed a limitation on the terms of the Planned Development, which allows a maximum of 500 dwelling units). In addition, the amount of retail, restaurant and accessory hotel services uses would increase from 60,000 square feet to 90,000 square feet, provided that the addition of this square footage does not impact the size or quality of the River Park/Plaza Improvements (as defined in the Planned Development). Finally, you have requested reconfirmation that the maximum building height under Statement No. 8 of the Plan of Development Statements allows 1125 feet to the highest occupied floor.

The Department has reviewed the request and has determined that the proposed modifications to the number of dwelling units and hotel units and the reconfirmation of building height would be appropriate. The Department conditionally grants an increase to 90,000 square feet of retail, restaurant and





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

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accessory hotel uses subject to final approval of the site and landscape plans for the River Park/Plaza Improvements.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve with conditions the requested minor changes to this Planned Development.

Very truly yours,

A handwritten signature in black ink, appearing to read "Denise M. Casalino".

Denise M. Casalino, P.E.
Commissioner

CC: Jack Swenson, Michael Marmo, Ed Kus, Terri Texley





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>

January 5, 2004

Mr. David L Reifman
Piper Rudnick
203 North LaSalle Street
Suite 1800
Chicago, IL 60601

RE: Request for minor changes to Waterway-Residential-Business
Planned Development No. 835 (Trump Tower Chicago)

Dear Mr. Reifman:

Please be advised that your request for minor changes to Waterway-Residential-Business Planned Development No. 835, on behalf of 401 North Wabash Venture LLC, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No.12 of the Planned Development.

Specifically, you requested the following:

1. To substitute the project plans prepared by Skidmore Owings and Merrill dated December 8, 2003 for the Plans attached to the Planned Development. These plans reflect modifications to the proposal including the elimination of all office space from the building. The proposal would include a maximum of 500 dwelling units, 200 for-sale hotel units, 60,000 square feet of retail and restaurant space, and 90,000 square feet of health club uses.
2. To provide that the Site Plan for the River Park/Plaza improvements required pursuant to Section 10.a of the Planned Development shall only be required to be submitted to the Department for approval not later than 18 months from substantial commencement of demolition of the improvements currently located on the Property (and not, as currently provided in Section 10a, prior to the issuance of Part II approval for any development of the Property).

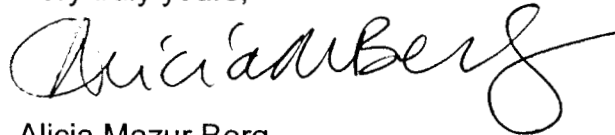
The Department has reviewed the request and has determined that the proposed modifications would be appropriate. The former space occupied by the office lobby would now be utilized as street-level retail space which is a positive change to the plans. In addition, the



incorporation of a hotel component and the expansion of the residential space into the space formerly occupied by office uses would result in less site generated traffic during peak times. Although the hotel units would be individually sold and could each be lived in as a residential unit, these units would be included in the overall tax and assessment structure as part of the hotel operation which is a permitted Business Use.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor changes to this Planned Development.

Very truly yours,

A handwritten signature in black ink, appearing to read "Alicia Mazur Berg". The signature is fluid and cursive, with a large loop at the end of the last name.

Alicia Mazur Berg
Commissioner

CC: Jack Swenson, Philip Levin, Michael Marmo, Ed Kus, Terri Texley

At this time I move for passage of these ordinances.

Again, please let the record reflect that I abstain from voting on Application Numbers 13685, 13692, 13691 and 13694 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure and Alderman Tom Allen abstains from voting on Application Number 13707 utilizing the same provision of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

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

Yeas -- Aldermen Granato, Haithcock, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Balcer, Frias, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 47.

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)

(Application Number 13559)

WRBPD 835

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B6-7 Restricted Central Business District symbols and indications as shown on Map Number 1-E in the area bounded by:

East North Water Street; North Rush Street; the north dock line of the Chicago River; a line from the last described point to a point 275.80 feet east of the east line of North State Street and 313.09 feet south of the south line of East Kinzie Street to a point 246.04 feet east of the east line of North State Street and 277.43 feet south of the south line of East Kinzie Street; a line from the last described point to a point 149.02 feet east of the east line of North State Street and 318.49 feet south of the south line of East Kinzie Street; a line from the last described point to a point 135.80 feet east of the east line of North State Street and 286.76 feet south of the south line of East Kinzie Street; a line from the last described point to a point 135.80 feet east of the east line of North State Street and 170.17 feet south of the south line of East Kinzie Street; a line from the last described point to a point 155.29 feet east of the east line of North State Street and 155.49 feet south of the south line of East Kinzie Street; a line from the last described point to a point 188.61 feet east of the east line of North State Street and 126.41 feet south of the south line of East Kinzie Street; a line from the last described point to a point 220.10 feet east of the east line of North State Street and 97.46 feet south of the south line of East Kinzie Street; a line from the last described point to a point 221.58 feet east of the east line of North State Street and 96.06 feet south of the south line of East Kinzie Street; a line from the last described point to a point 259.51 feet east of the east line of North State Street and 60.98 feet south of the south line of East Kinzie Street; a line from the last described point to a point 284.20 feet east of the east line of North State Street and 39.61 feet south of the south line of East Kinzie Street; a line from the last described point to a point 310.13 feet east of the east line of North State Street and 19.30 feet south of the south line of East Kinzie Street; a line from the last described point to a point 346.36 feet east of the east line of North State Street and 5.69 feet north of the south line of East Kinzie Street or the line thereof extended where no street exists; a line from the last described point to a point 384.17 feet east of the east line of North State Street and 27.92 feet north of the south line of East Kinzie Street or the line thereof extended where no street exists; a line from the last described point to a point 387.61 feet east of the east line of North State Street and 29.94 feet north of the south line of East Kinzie Street or the line thereof extended where no street exists; and a line from the last described point to a point 399.60 feet east of the east line of North State Street and 49.21 feet north of the south line of East Kinzie Street or the line thereof extended where no street exists,

to those of a Residential Business Planned Development 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.

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

*Waterway Residential Business Planned Development
Number 335.*

Plan Of Development Statements.

1. The area delineated herein as Waterway Residential Business Planned Development Number 335 (the "Planned Development"), consists of approximately one hundred two thousand seven hundred forty-eight (102,748) net square feet (approximately 2.3588 acres) of property (including seventy-four thousand nine hundred eighty-six (74,986) square feet at the level of Upper Wabash Avenue) located in the area generally bounded on the north by East North Water Street and East Kinzie Street; on the east by North Rush Street; on the south by the north dock line of the Chicago River; and on the west by the eastern boundary of Business Planned Development Number 55 (commonly referred to as the IBM Planned Development) and by the westerly lines of North Wabash Avenue (the "Property"). The Property is owned or controlled by the applicant, 401 North Wabash Venture, L.L.C., a Delaware limited liability company.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant. 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, its successors, assignees or grantees and approval by the City Council.
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 titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors of the Property. For purposes of this Planned Development, where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions

of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; and the following documents prepared by Skidmore, Owings and Merrill, L.L.P. dated July 18, 2002 (collectively, the "Plans"): an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map; a Site Plan; a Mezzanine Plan; a Lower Wabash Plan; a Landscape Plan; Building Elevations Southeast and Northeast; Building Elevations Southwest and Northwest; a Separation Line Diagram; and Green Roof Plan. Full-sized copies of the Plans are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. 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. The uses permitted in the area delineated herein as Waterway Residential Business Planned Development Number 836 shall include the following uses as well as any uses accessory thereto: Dwelling Units, provided that the total number of Dwelling Units shall not exceed five hundred (500); accessory and non-accessory parking; loading; banks, business and professional offices; retail, service and commercial facilities, including but not limited to, health clubs; enclosed and unenclosed restaurants and taverns, including live entertainment and dancing and the serving of liquor in connection therewith; telecommunications facilities, including but not limited to, antennas and satellite dishes; parks; hotels; boat docks; and all other uses allowed as permitted in the B6-7 Restricted Central Business District.
6. Business identification signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.

7. 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. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. In addition, the following matters shall be applicable to the use and development of the Property:
 - a. The loading berths and the underground two (2) level parking facility shown on the Plans shall be accessed at the westerly boundary of the Property at the approximate existing level of East Kinzie Street and East North Water Street and crossing the area currently occupied by railroad tracks lying west/northwest of and adjacent to the Property's westerly boundary. Applicant shall cooperate with the Department of Transportation and the Department of Planning and Development regarding loading operations to coordinate with potential busway operations which may hereafter be established along the existing railroad tracks, East Kinzie Street and East North Water Street.
 - b. In addition to the underground two (2) level parking facility, parking facilities will be located within an above grade multi-level parking facility that will be accessed by means of a helix structure located generally at the intersection of North Wabash Avenue, East Kinzie Street and East North Water Street. The vehicular entrance for this facility shall be located on Upper North Wabash Avenue and East Kinzie Street. The vehicular exit from this facility shall be located at the lower level of East North Water Street.
 - c. If, within five (5) years of completion of construction of the building to be located on the Property, the City determines that a traffic signal is warranted at the intersection of the lower level of North Rush Street and East Kinzie Street/North Water Street (as depicted on the Lower Wabash Plan) and proceeds to install and activate the same, Applicant agrees to contribute a pro rata share of the costs of such signal based on the proportionate impact on such intersection specifically and fairly attributable to traffic generated from the proposed building.
 - d. Portions of the Property owned or controlled by the applicant located immediately beneath the Upper North Wabash Avenue viaduct/deck may be utilized by the Applicant for parking purposes as designated on the Lower Wabash Plan. Applicant acknowledges that such parking spaces will be re-stripped and reconfigured as necessary to

accommodate the required relocation of any structural support columns and caissons in connection with the reconstruction, remodeling or reconfiguration by the City of the Upper North Wabash Avenue viaduct/deck above. It is acknowledged that areas for parking located beneath Upper North Wabash Avenue as shown on the Lower Wabash Plan are supplemental to the fully enclosed, below grade and above grade parking facilities serving the development on the Property.

- e. (i) Subject to approval by the Department of Transportation, in connection with the construction of the building and related improvements, applicant shall improve the area of Upper North Wabash Avenue that is currently dedicated to vehicular traffic by (A) removing the existing median strip, (B) installing a new approximately ten (10) foot wide public sidewalk east of the easterly curb and west of the "Separation Line" as labeled on the Separation Line Diagram, (C) reducing the width of pavement dedicated to vehicular traffic from approximately seventy-nine (79) feet (face of curb to face of curb) to approximately fifty-five (55) feet (face of curb to face of curb) by adjusting the easterly curb face in the westerly direction, and (D) reconstructing the area immediately to the east of the Separation Line as part of the integrated private plaza and pedestrian entry system depicted on the Plans.

(ii) As of the date hereof, certain structural components of Upper North Wabash Avenue (including its deck and supporting viaduct) are structurally integrated with existing improvements on the Property. The City intends at some point in the future to reconstruct, repair and replace (at the City's sole cost and expense) the vehicular areas of Upper North Wabash Avenue (including both deck components and the supporting viaduct) lying west of the Separation Line shown on the Separation Line Diagram. In connection with the construction of the improvements on the Property pursuant hereto, the applicant intends to construct, repair and replace (at the applicant's sole cost and expense) the surface improvements lying east of the Separation Line shown on the Separation Line Diagram and the necessary structural supports for such improvements, and additionally intends to locate within such area structural columns and other components of the development contemplated hereby including portions of the helix serving the above grade parking facility. In connection with the City's undertaking of improvements west of the Separation Line and the applicant's undertaking of improvements east of the Separation Line (as set forth above), the applicant shall cooperate and coordinate with the Department of Transportation during design and construction, as feasible, including provision of temporary support

if necessary, and the applicant and the Department of Transportation intend that the respective improvements on either side of the Separation Line shall be structurally separate and individually supported upon completion.

8. The maximum height of improvements on the Property shall be one thousand one hundred twenty-five (1,125) feet as measured from the uppermost surface of North Wabash Avenue (approximately plus thirty and zero-tenths (+ 30.0) feet above Chicago City Datum), provided that elevator shafts, mechanical penthouses and enclosures, telecommunications facilities and architectural design elements such as spires shall be excluded in calculating such height limitation.
9. In addition to the maximum height of the building and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Bulk Table and the Plans and in accordance with the following:
 - a. 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 for any development of the Property ("Part II Approval"), a site plan for the multilevel riverfront park/plaza to be provided on the Property, on the upper surface/deck of East North Water Street and on portions of adjacent North Rush Street, all as shown on the Plans (collectively, the "River Park/Plaza Improvements") shall be submitted to the Department for approval. Site plan approval for the River Park/Plaza Improvements is intended to assure that the specific components thereof substantially conform with this Planned Development. No other site plan approval shall be required in connection with the development of the Property pursuant to this Planned Development.

If the site plan for the River Park/Plaza Improvements substantially conforms with the provisions of this Planned Development, the Department shall approve said site plan. Following approval thereof by the Department, such site plan shall be kept on permanent file with the Department and shall be deemed to be an integral part of this Planned Development. After approval of a site plan by the Department for the River Park/Plaza Improvements, such site plan may be changed or modified pursuant to the provisions of Statement Number 12 of this Planned Development. In the event of any

inconsistency between such approved site plan and the terms of the Planned Development (including any amendments hereto which may be in effect at the time of such approval), the terms of the Planned Development (as the same may be so amended) shall govern.

In connection with such site plan approval, the applicant shall provide sufficient information as may reasonably be required by the Department to allow a detailed understanding of the River Park/Plaza Improvements. The following additional criteria shall apply:

- The design and components of the River Park/Plaza Improvements shall be consistent with information contained on the Landscape Plan and shall include a minimum of ninety (90) trees within planting beds, other landscaping, outdoor seating, lighting, a water feature, outdoor dining, and elevators connecting various levels of the improvements and providing accessibility for the disabled.
- Applicant shall design, construct and maintain the components of the River Park/Plaza Improvements within North Rush Street in a manner that will maintain a view corridor along North Rush Street to the Chicago River. Such design may include a surface that gradually slopes towards the River and which maintains two (2) rows of trees towards the sides of such area.
- Landscaping within the North Rush Street right-of-way shall include such elements as planter boxes surrounding the trees to provide seating, terraced planters and planters at the river edge.
- All of the open-to-air components of the River Park/Plaza Improvements (including the two (2) exterior elevators shown on the Plans) shall be open to the public twenty-four (24) hours a day, and applicant shall provide security services for such portions of the River Park/Plaza Improvements at all times. At various locations, including at or near the elevators and staircases, the applicant shall post signage regarding the public accessibility of said open-to-air components.

- Applicant shall be solely responsible to maintain the River Park/Plaza Improvements, including the portions thereof located on the bridge deck over East North Water Street/East Kinzie Street and the portions thereof located in the North Rush Street right-of-way, at the applicant's sole cost and expense.
- Applicant shall have no obligation to undertake refurbishment or reconstruction of the structural components of the deck over East North Water Street/East Kinzie Street on which portions of the River Park/Plaza Improvements are to be located, it being acknowledged that such structure is owned by the City and the responsibility for the maintenance, repair and replacement of the structural components thereof shall remain with the City and that the portion of the River Park/Plaza Improvements to be undertaken by the applicant is limited to the surface thereof.
- Where restaurants which may be located along and adjacent to the River Park/Plaza Improvements include outdoor seating, a minimum of eight (8) feet of clear space shall be maintained to permit uninterrupted pedestrian movement.
- Subject to appropriate engineering analyses regarding wind effects and subject to approval of the Department of Planning and Development, a glass canopy may be included above the lower level of the river walk at the applicant's sole option.
- Applicant shall work with the City to provide a kiosk or other appropriate directional signage at North Michigan Avenue advising pedestrians as to access to the River Park/Plaza Improvements, including the walkway, park, arcade, through-block connection and various transportation facilities located at the Property or adjacent thereto (including but not limited to a water taxi-stop, bus stops or light rail stop).
- The Applicant shall provide bike racks at various locations on the River Park/Plaza Improvements.

- The City and the Applicant acknowledge the desirability of the applicant constructing a floating walkway connecting the River Park/Plaza Improvements to the boat dock adjacent to the Wrigley Building along the Chicago River, as shown on the Site Plan. Applicant shall continue to study the feasibility of providing such floating walkway, provided that the final design, materials and construction methods shall be satisfactory to the City and the applicant, and shall be subject to the obtaining of all necessary approvals by any required agency (such as the Army Corps of Engineers) having jurisdiction thereover, and if satisfactory resolution of such items is achieved, the applicant shall construct such walkway. If, for any reason, it is determined that a mutually acceptable design and implementation strategy for the floating walkway cannot be achieved, the remaining provisions of this Planned Development shall remain in full force and effect and the applicant's failure to provide such floating walkway shall not be deemed a condition to the receipt of site plan approval for the River Park/Plaza Improvements or for Part II Approval.

 - Applicant shall complete construction of the River Park/Plaza Improvements not later than two (2) years following occupancy of any portion of the building to be constructed pursuant hereto.
- b. The architectural design philosophy for the building is to provide a contextual fit to the site through positioning the tower parallel to the river's edge on the south and relating to the north/south grid of the City by shaping the building to conform to this grid. Further connections to the adjacent context are made through the use of setbacks in the tower's massing to relate to the adjacent building fabric. The first (1st) setback is on the east side of the tower at a height that is essentially the same as the cornice line of the Wrigley Building to the east. The next setback is on the west side of the tower and relates both to the height of the residential tower to the north and Marina City. The third (3rd) and final setback is on the east side of the tower and relates to the height of the IBM building immediately adjacent. The facade treatment of this tower attempts to relate both to the Wrigley Building through a spacing of the outset mullions in a rhythm that corresponds to the major/minor rhythm and spacing of the Wrigley facade. The materials proposed are light silver palate metals used to reflect and refract the light from many sun angles and are out from the glass surface in order to provide a

density and thickness to the otherwise flush transparent glass wall. This mullion system is both vertical and horizontal in order to provide a delicate lattice work to the facade.

In connection with the foregoing, the materials, proportion and design criteria for the Elevations shall be as follows:

Materials:

- The facade shall be comprised of glass and metal.
- Glass shall be non-reflected and shall be clear or tinted blue, green or light gray.
- Metal shall be of a reflective nature and either be or be similar in appearance to stainless steel.
- When measured in elevation, approximately seventy-five percent (75%) of all metal pieces shall be made up of extruded elements which, individually measure no more than five (5) square feet in cross section.

Proportions:

- Each building facade when measured in elevation shall have no less than seventy percent (70%) glass. Spandrel glass shall be considered glass for purposes of this calculation.
- Each building facade when measured in elevation shall have no less than fifteen percent (15%) metal.

Design Criteria:

- To achieve shadow variation, provide texture and reflect light, approximately fifty percent (50%) of all metal elements when measured in elevation shall be at least six (6) inches in front of any glass building element.
- To emphasize the vertical nature of the building and further the design relationship with the Wrigley Building, at least sixty-five percent (65%) of the metal elements which project six (6) inches or more in front of the glass elements must be vertical.

- d. Subject to required approvals from the Army Corps of Engineers, the improvements contemplated by this Planned Development may extend into the Chicago River for construction of a new river wall.
 - e. In connection with the development of final design, Applicant will investigate the feasibility of providing an interior dog run serving the residential components of the building, subject to mutually satisfactory resolution of, without limitation, building code issues, health and sanitation issues, design issues, ventilation, maintenance issues and other relevant considerations, and the applicant shall provide such an interior dog run if the foregoing issues are resolved in a satisfactory manner.
 - f. The applicant shall provide architectural lighting illuminating the design features at the top of the building.
11. For purposes of floor area and floor area ratio calculations, the definitions of the Chicago Zoning Ordinance in effect as of the date hereof shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, floor area devoted to mechanical equipment which exceeds five thousand (5,000) square feet in any single location within the building and all rooftop mechanical equipment shall be excluded. It is acknowledged that all parking in the facilities shown on the Plans is accessory parking and shall not be counted in the calculation of the floor area ratio for the improvements to be located on the Property pursuant hereto. The maximum permitted F.A.R. identified in the Bulk Regulations and Data Table has been determined using a base F.A.R. of 16.0 and additional F.A.R. for a series of public amenities. The proposed public amenities and F.A.R. for the proposed development were derived using the standards established in Section 8.5-8 of the Chicago Zoning Ordinance, including (a) a public plaza bonus F.A.R. of 4.20, (b) upper level setbacks having a maximum bonus F.A.R. of 4.00 and (c) underground parking having a maximum bonus F.A.R. of 4.80 and it is acknowledged that the applicant has not utilized the maximum number of available bonuses nor maximized the F.A.R. for the bonuses actually taken in connection with the proposed development). Further, the applicant shall have the right to substitute other bonusable amenities as identified in Section 8.5-8 of the Chicago Zoning Ordinance with the review and approval of the Commissioner of the Department of Planning and Development.

12. The requirements of the Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon application and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development 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. Notwithstanding the provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks and an increase of the maximum percent of land covered.
13. 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 its best and reasonable efforts to design, construct and maintain all new buildings located within this Planned Development in an energy-efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner, which promotes, enables and maximizes universal access throughout the Property. Plans for all new 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 new building or improvement.
15. Unless substantial construction of the new building contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion of such building is diligently pursued thereafter, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to the pre-existing classification of B6-7 Restricted Central Business District. Said six (6) year period may be extended for up to one (1) additional year

if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for such an extension is shown.

[Existing Zoning Map; Planned Development Property Line and Boundary Map; Existing Land-Use Map; Site Plan; Mezzanine Plan; Lower Wabash Plan; Landscape Plan; Building Elevations; Separation Line Diagram; and Green Roof Plan referred to in these Plan of Development Statements printed on pages 91775 through 91785 of this *Journal*.]

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

Bulk Regulations And Data Table.

Gross Site Area = Net Site + Area in Public Rights-of-Way:	±119,388 gross square feet = ± 74,986 gross square feet + 44,172 square feet in public rights-of-way ⁽¹⁾ .
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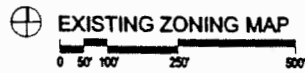
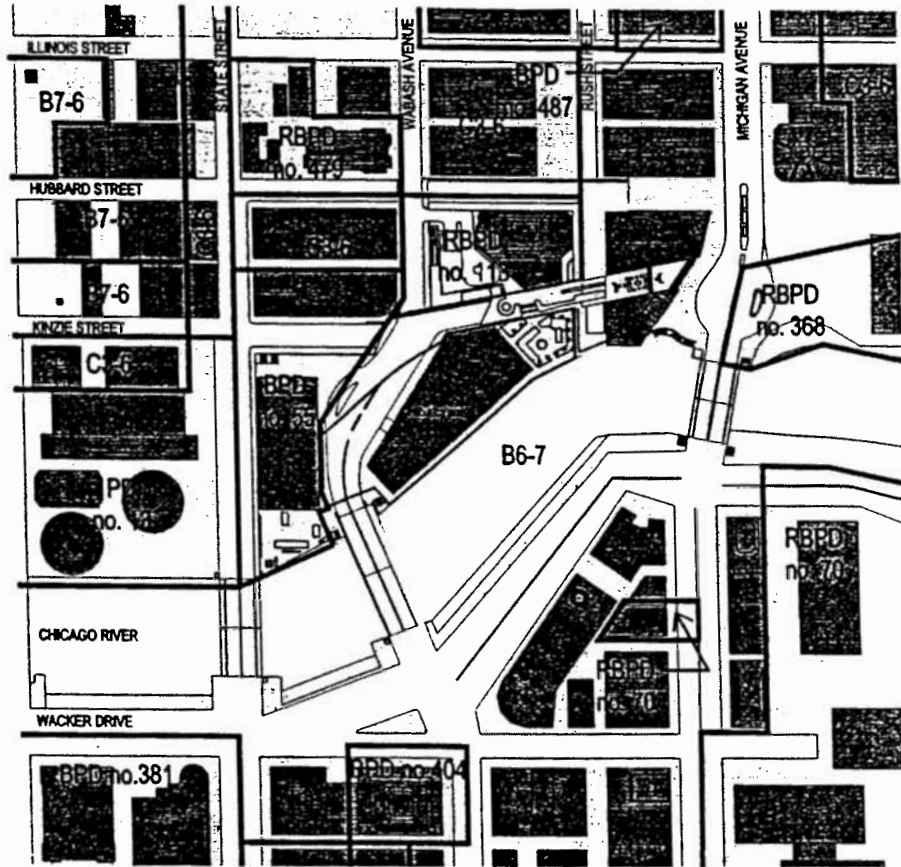
Net Site Area:	±74,986 gross square feet ⁽²⁾ .
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(1) The forty-four thousand one hundred seventy-two (44,172) square feet of public rights-of-way include approximately twenty-seven thousand five hundred thirty-two (27,532) square feet of area that is owned or controlled by the applicant but is currently improved with public rights-of-way at the surface of Upper North Wabash Avenue (approximately plus thirty and zero-tenths (+30.0) feet above Chicago City Datum). The remaining sixteen thousand six hundred forty (16,640) square feet of public rights-of-way include the westerly half of North Rush Street, a dedicated public street, and the southerly half of East North Water Street, which is owned by applicant but subject to public rights-of-way at certain levels of Chicago City Datum.

(2) Net Site Area is measured from the surface of Upper North Wabash Avenue plus or minus seventy-four thousand nine hundred twenty-six (±74,926) square feet at the level of approximately plus thirty and zero-tenths (+30.0) feet above Chicago City Datum).

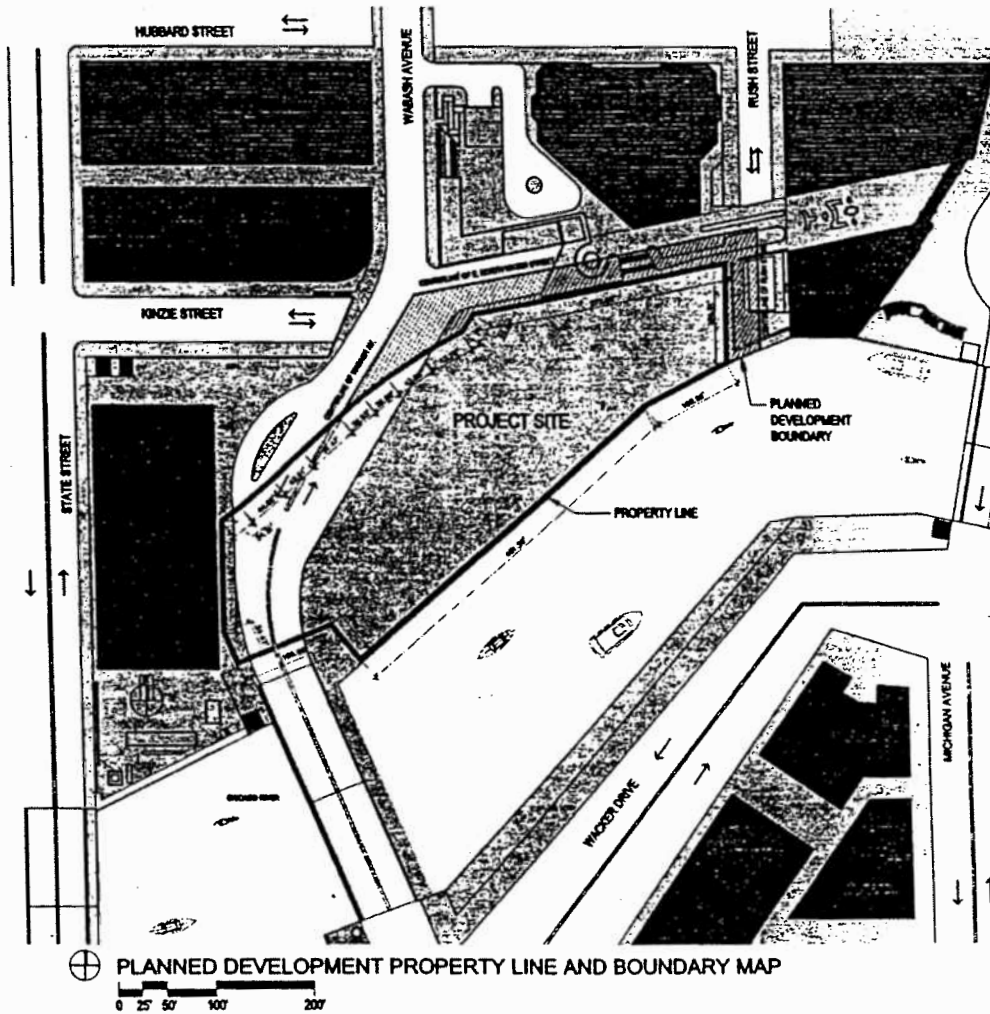
Maximum Floor Area Ratio:	26.0.
Maximum Number of Dwelling Units:	500.
Maximum Number of Off-Street Parking Spaces:	750, which shall include no less than 1 parking space per Dwelling Unit.
Maximum Number of Parking Spaces:	1,000.
Maximum Number of Off-Street Loading Berths:	8.
Maximum Percentage of Land Coverage:	As per the Site Plan.
Minimum Setbacks From Property Line:	As per the Site Plan.
Maximum Building Height:	(a) For areas of the Property not improved with Upper Wabash Avenue, 1,125 feet, measured from the surface of Upper Wabash Avenue (approximately +30.0 feet above Chicago City Datum). (b) For areas of the Property improved with Wabash Avenue, all interior building areas shall be located beneath the surface of Upper Wabash Avenue (approximately +30.0 feet above Chicago City Datum).

Existing Zoning Map.



TRUMP TOWER CHICAGO

Planned Development Property Line
And Boundary Map.



TRUMP TOWER CHICAGO

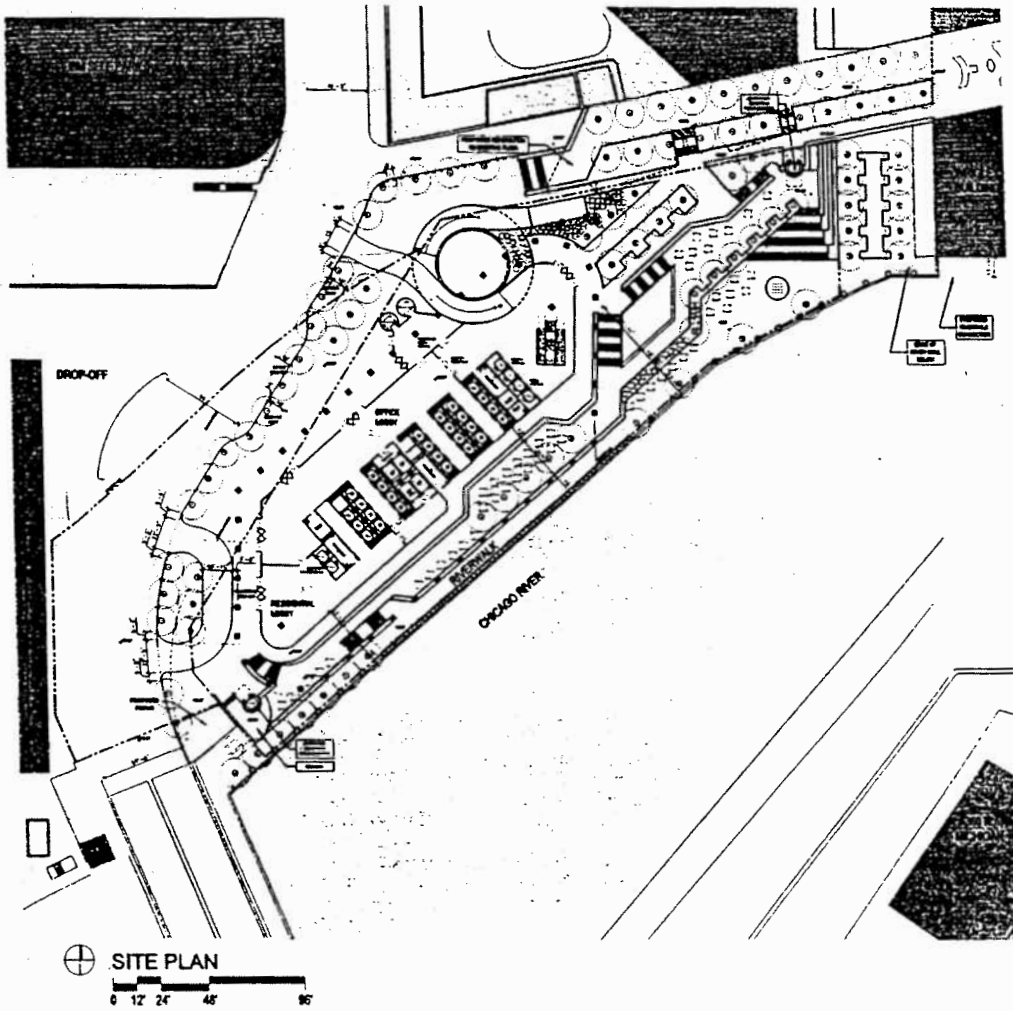
Existing Land-Use Map.



⊕ EXISTING LAND USE MAP
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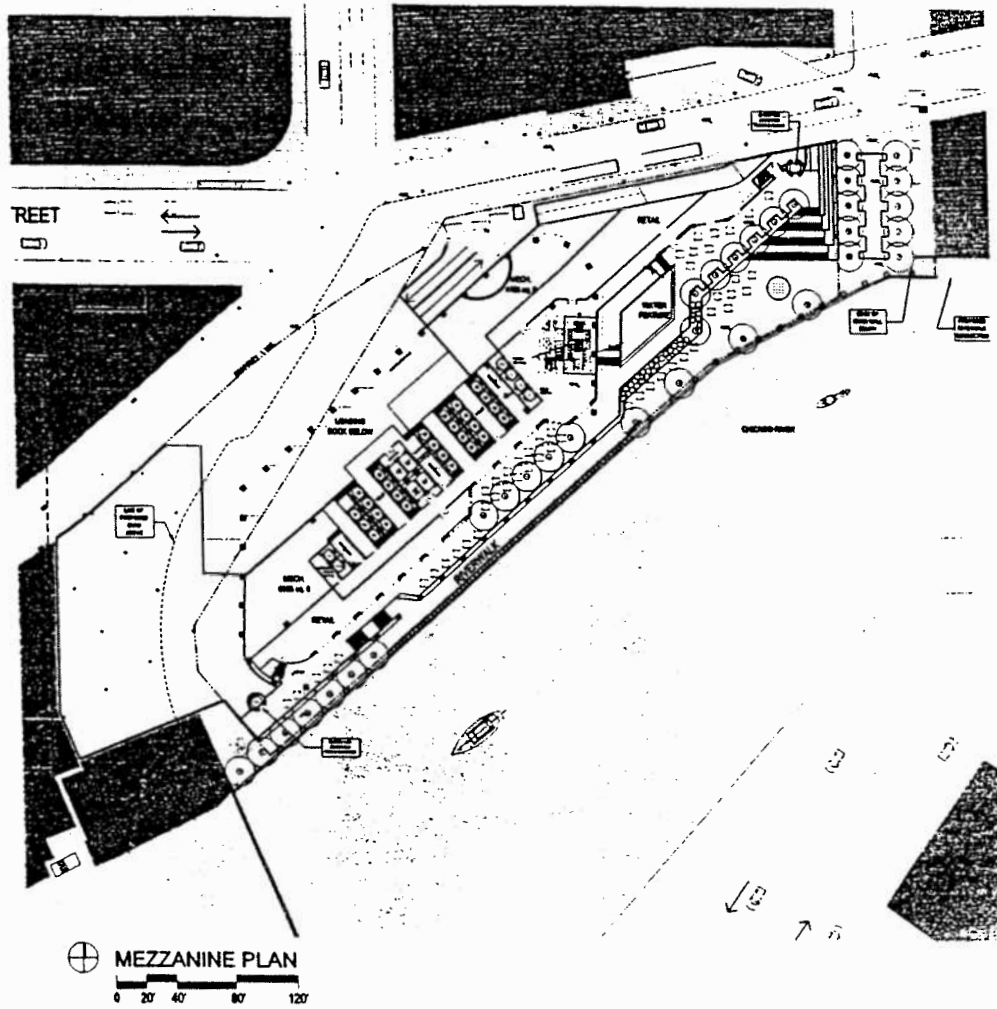
TRUMP TOWER CHICAGO

Site Plan.



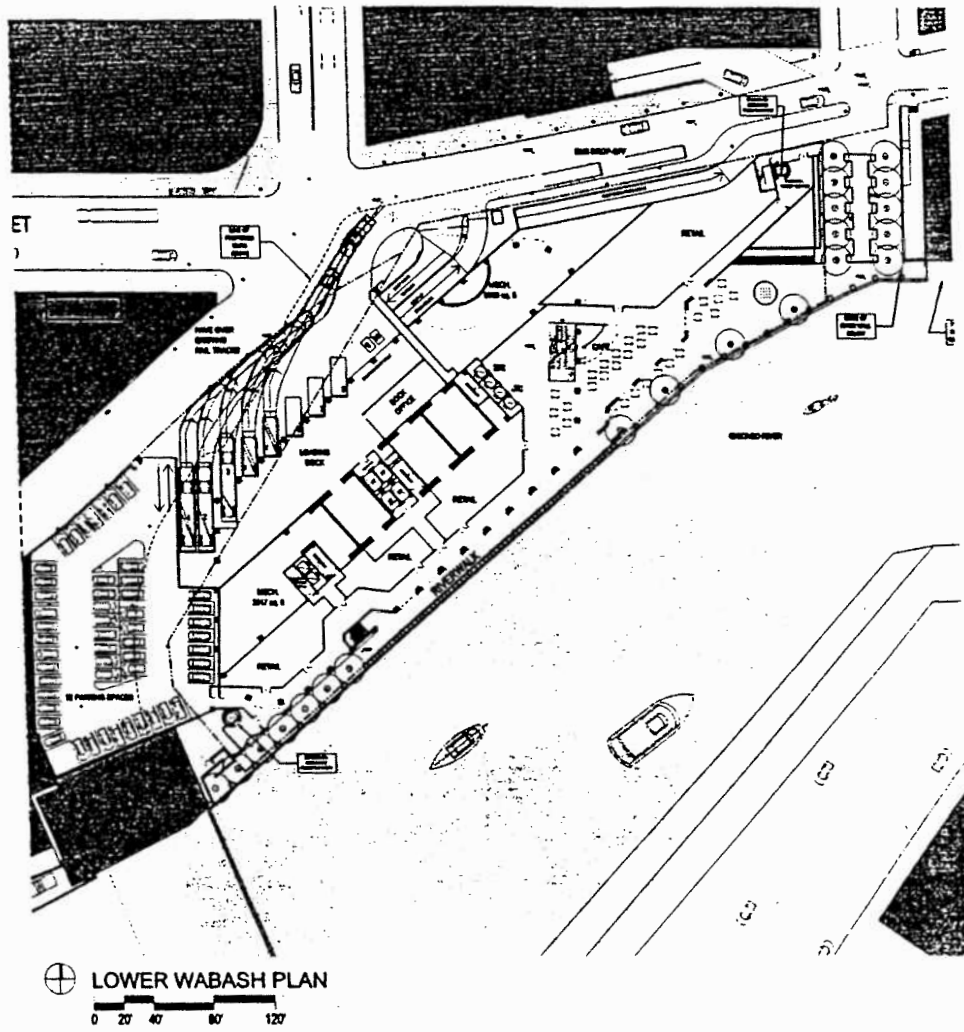
TRUMP TOWER CHICAGO

Mezzanine Plan.



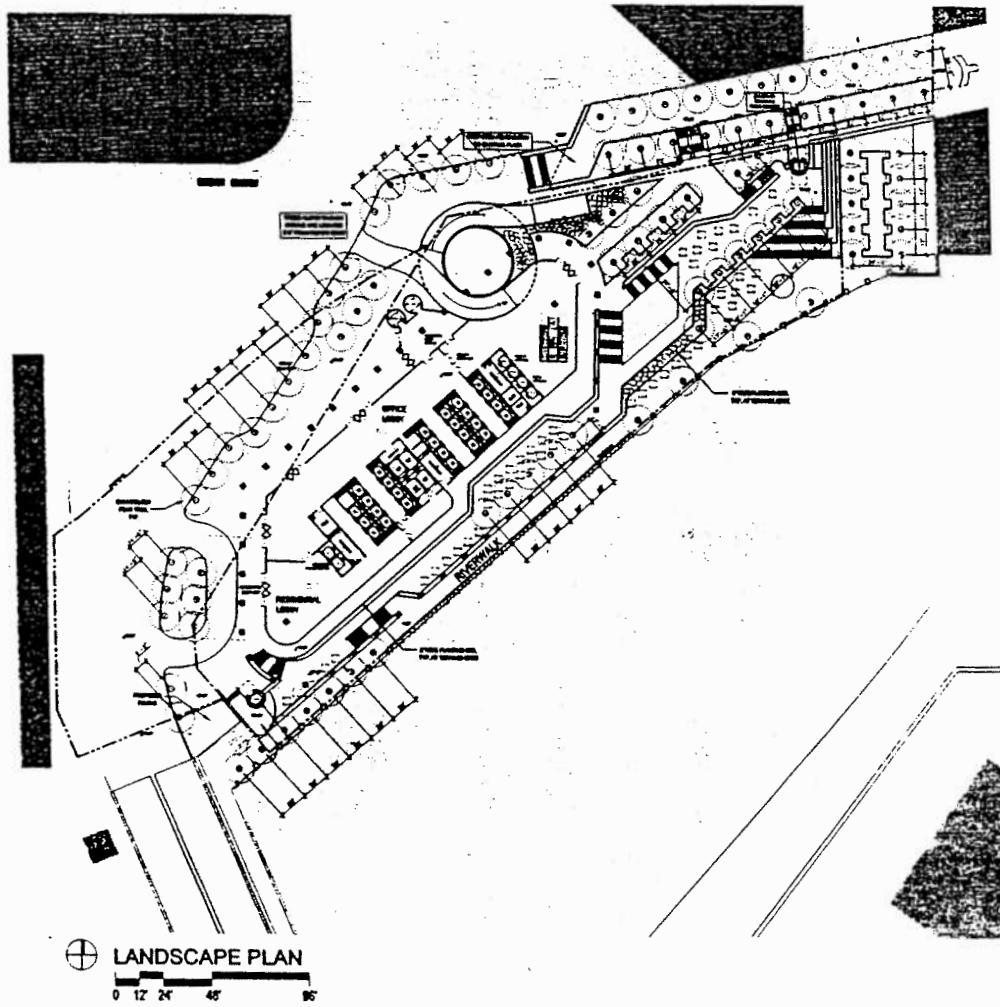
TRUMP TOWER CHICAGO

Lower Wabash Plan.



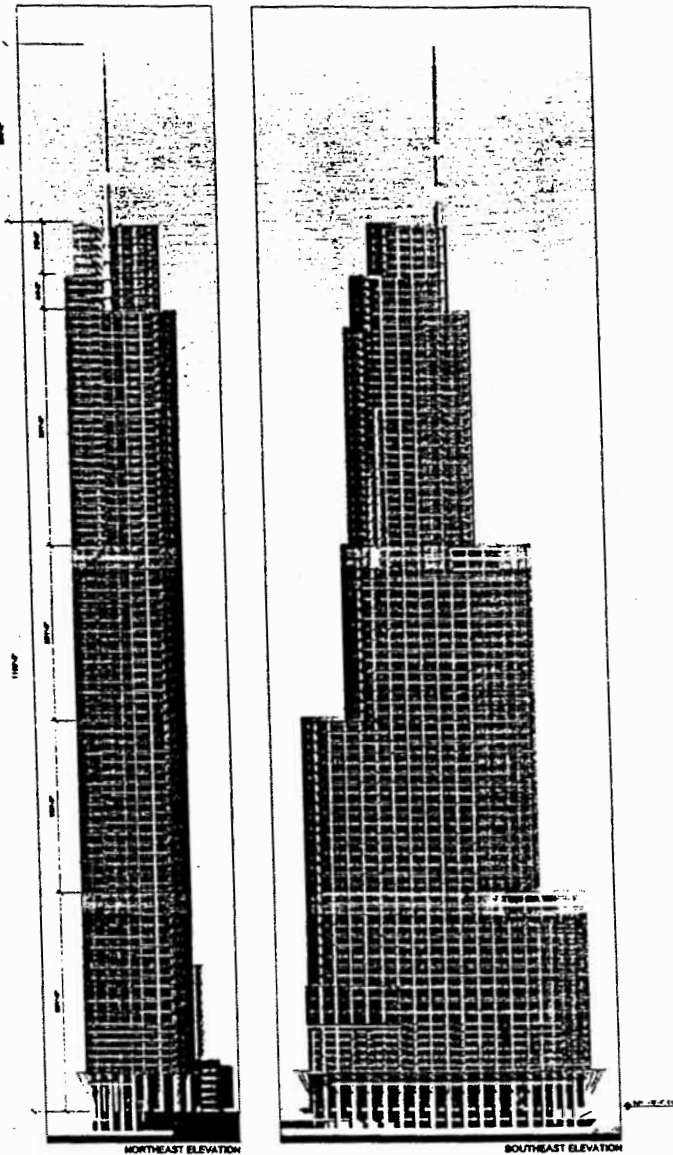
TRUMP TOWER CHICAGO

Landscape Plan.



TRUMP TOWER CHICAGO

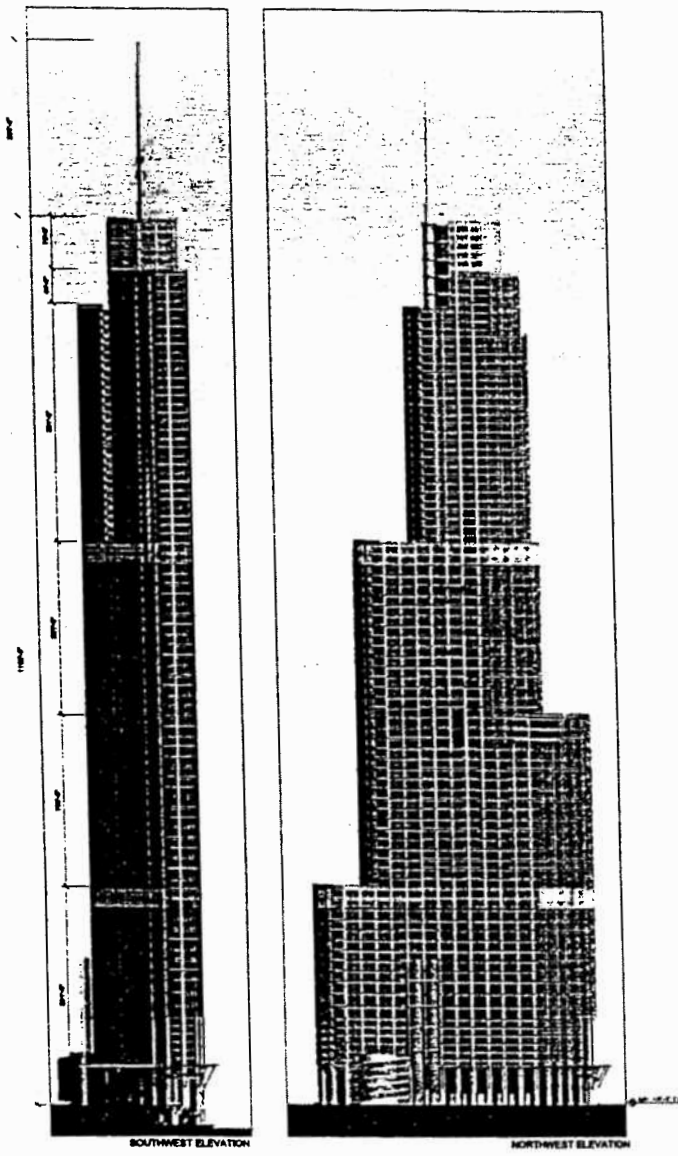
Building Elevations.
(Page 1 of 2)



TRUMP TOWER CHICAGO

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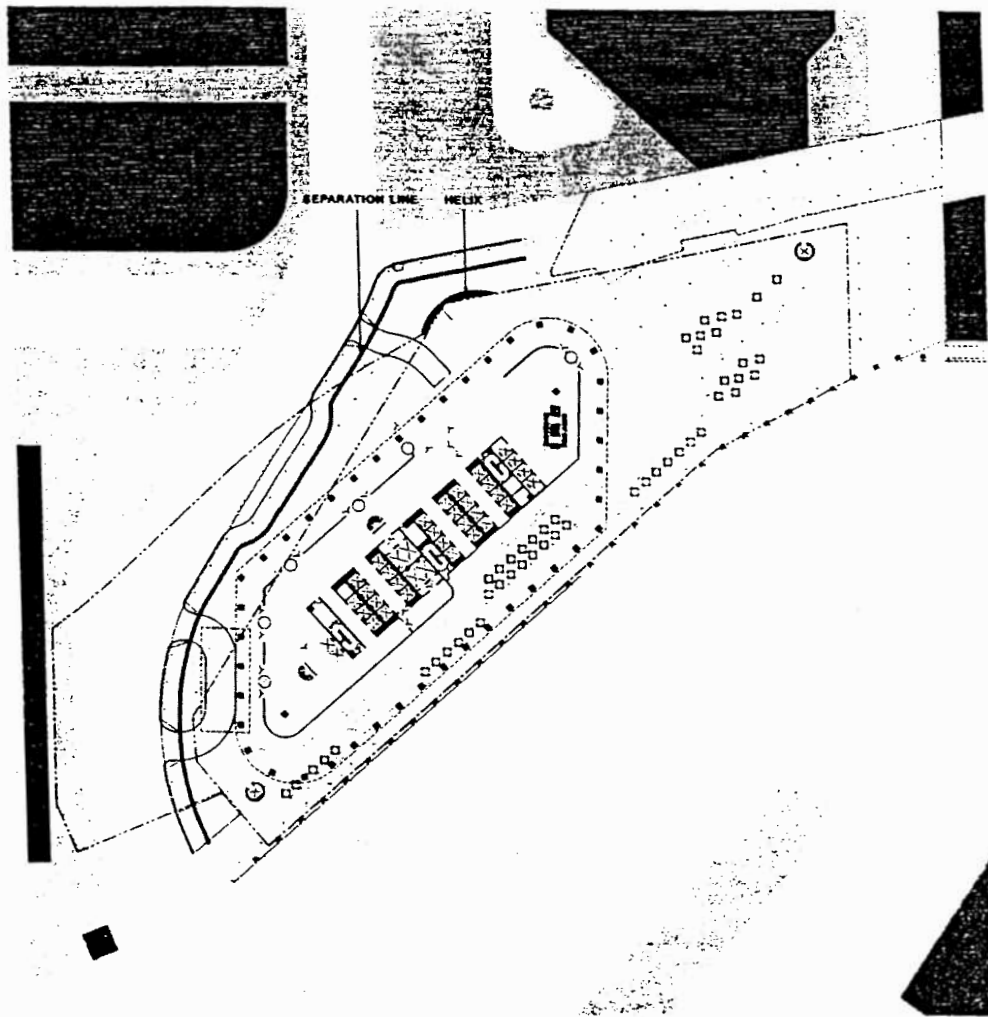
Building Elevations.
(Page 2 of 2)



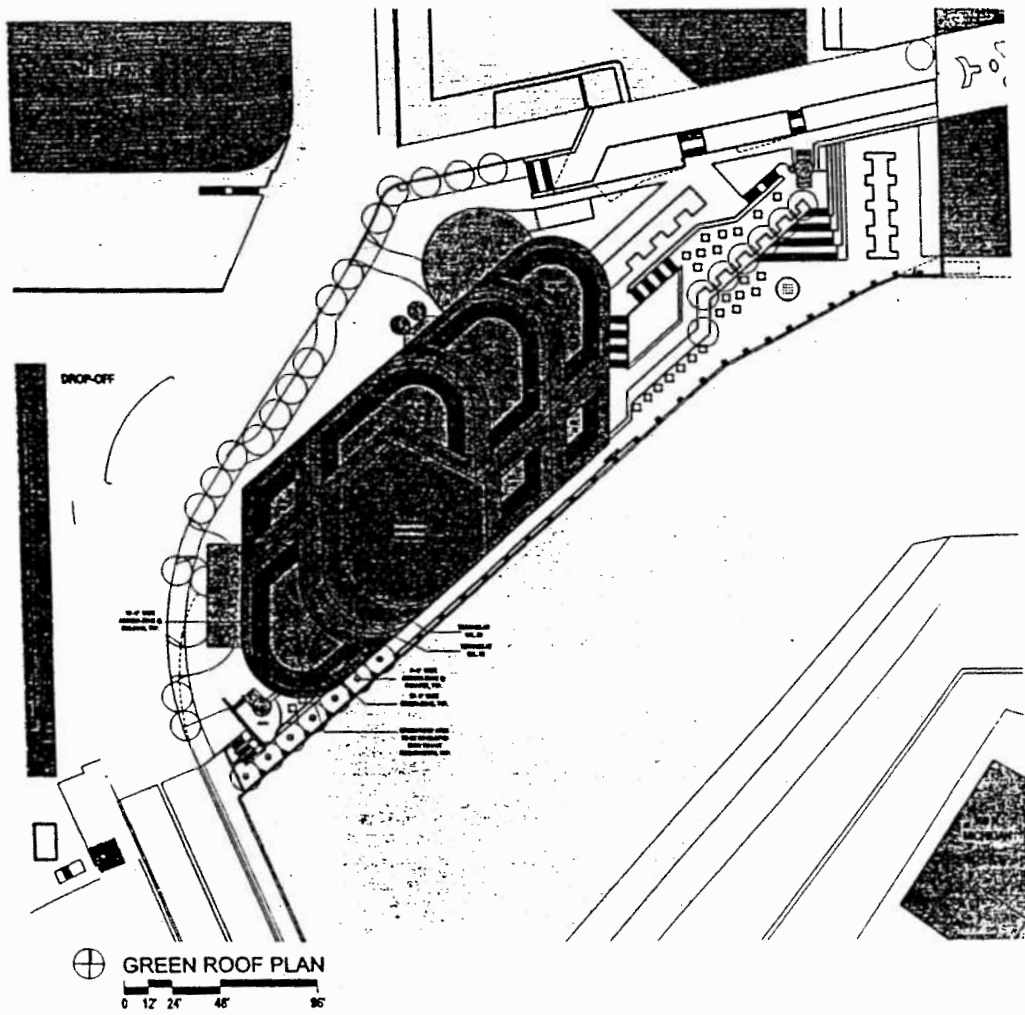
BCM
Chicago, Illinois
2002

TRUMP TOWER CHICAGO

Seperation Line Diagram.



Green Roof Plan.



TRUMP TOWER CHICAGO