

# PD 841

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DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

July 3, 2012

Kerry Dickson  
Senior Vice President  
111 West Wacker Partners, LLC  
c/o Related Midwest  
350 W. Hubbard Street  
Suite 300  
Chicago, IL 60654

**Re: Administrative Relief request for Residential Business Planned Development No. 841  
111 West Wacker Drive**

Dear Mr. Dickson:

Please be advised that your request for a minor change to Residential Business Planned Development No. 841 ("Planned Development"), 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. 12 of the Planned Development.

According to your letter, construction of Waterview Tower at 111 W. Wacker Dr. began in 2005 and was halted in 2008 due to financial difficulties. The 88-story building was to include a hotel, condominiums and retail uses and construction had progressed to the 25<sup>th</sup> floor. 111 West Wacker Partners, LLC (a partnership associated with Related Midwest and 28 of the subcontractors from the previous construction who became lien holders on the property) acquired control of the property in 2011. They are proposing to maintain the existing structure that is in place, however, the resulting building will be substantially smaller in height and bulk than what was originally approved.

You are seeking a minor change to replace the hotel and condominium units with luxury apartment units and first floor retail space. The Planned Development allows a maximum of 503 hotel and/or dwelling units and you are requesting an increase to 506 apartment units. The resulting building will be substantially smaller in height (59 stories rather than 88 stories) and bulk (24.84 FAR rather than 34.85 FAR) than what was originally approved. Also, the following bonuses are no longer needed: winter garden, arcade, water feature, lower level planting terrace and off-site riverwalk contribution.

This revised proposal was presented to the Chicago Plan Commission on June 21, 2012. The following revised drawings, dated May 16, 2012, shall be inserted into the main file: Site Plan.

Exhibit C FAR Bonus-Green Roof, Proposed North, South, East and West Elevations, FAR Bonus-Below Grade Parking Section, FAR Bonus-Below Grade Parking Plan-Lower Level 4, FAR Bonus-Below Grade Parking Plan-Lower Level 3, FAR Bonus-Below Grade Parking Plan-Lower Level 1, FAR Bonus-Upper Level Setbacks Plan, FAR Bonus-Upper Level Setbacks North, South, East and West Elevations. A revised Bulk Regulations and Data Table, dated June 2, 2012, along with a FAR Summary, dated June 11, 2012, shall also be inserted into the main file.

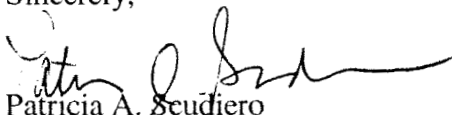
With regard to your request, the Department of Housing and Economic Development has determined that allowing the revised proposal, which includes an increase in three dwelling units from 503 to 506 and a reduction in height and bulk, will not create an adverse impact on the Planned Development or surrounding 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 Residential Business Planned Development No. 841, 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.

Your request letter also seeks confirmation that the payment made under Statement 10(d) of the Planned Development Ordinance is in lieu of any requirement that you enter into an Affordable Housing Agreement under Section 17-4-1004-E (9) and that the payment of \$89,869.68 is in full satisfaction of any such requirements as may be set forth in the Chicago Zoning Ordinance including, but not limited to Section 17-4-1004 et seq. You have met the requirements of the Affordable Housing Agreement under Section 17-4-1004-E, however, payment of \$89,869.68 is due prior to the issuance of any permits.

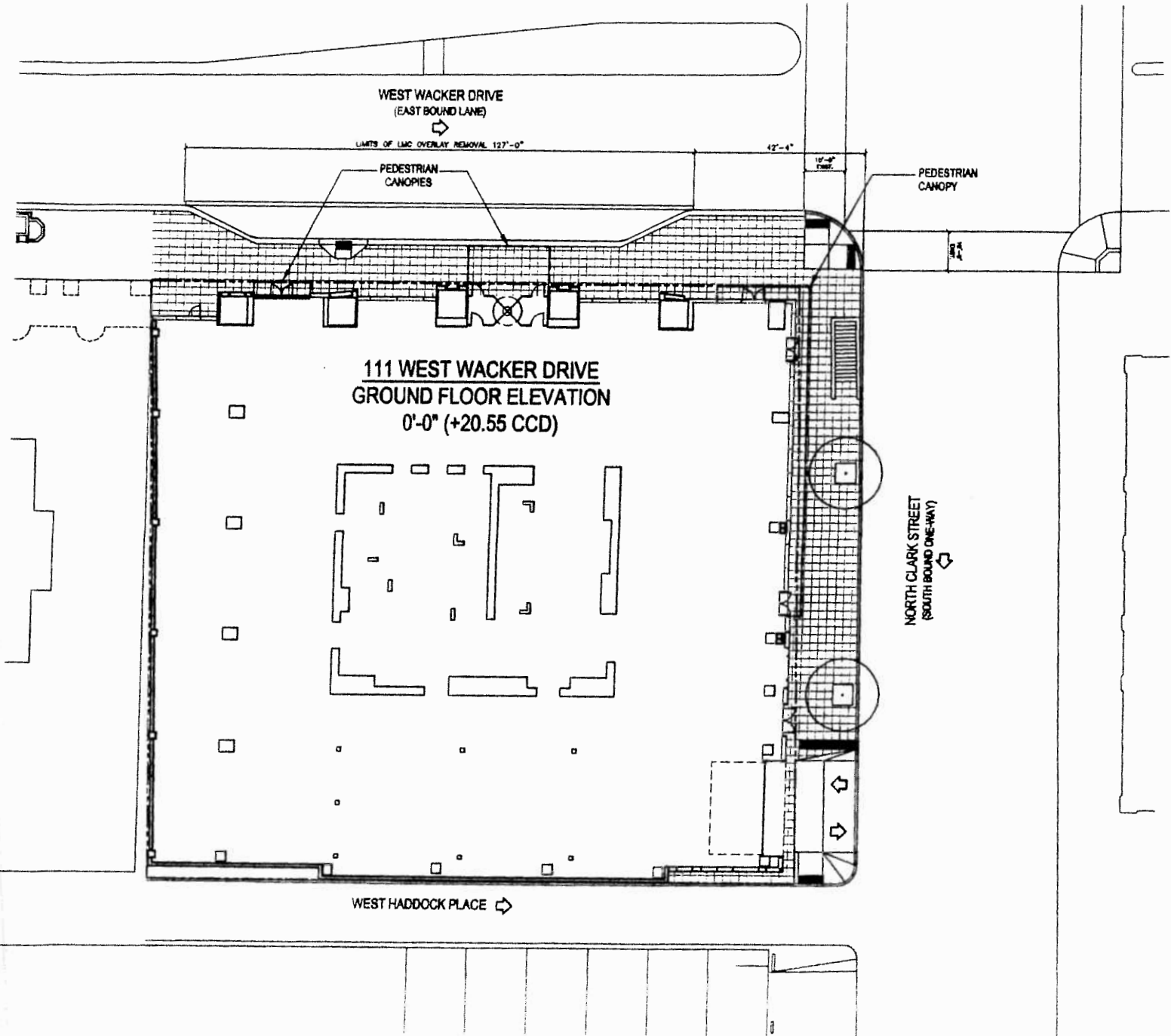
Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS: HG: tm

C w/attachments: Mike Marmo, Erik Glass, Fred Deters, Kara Breems, Main file

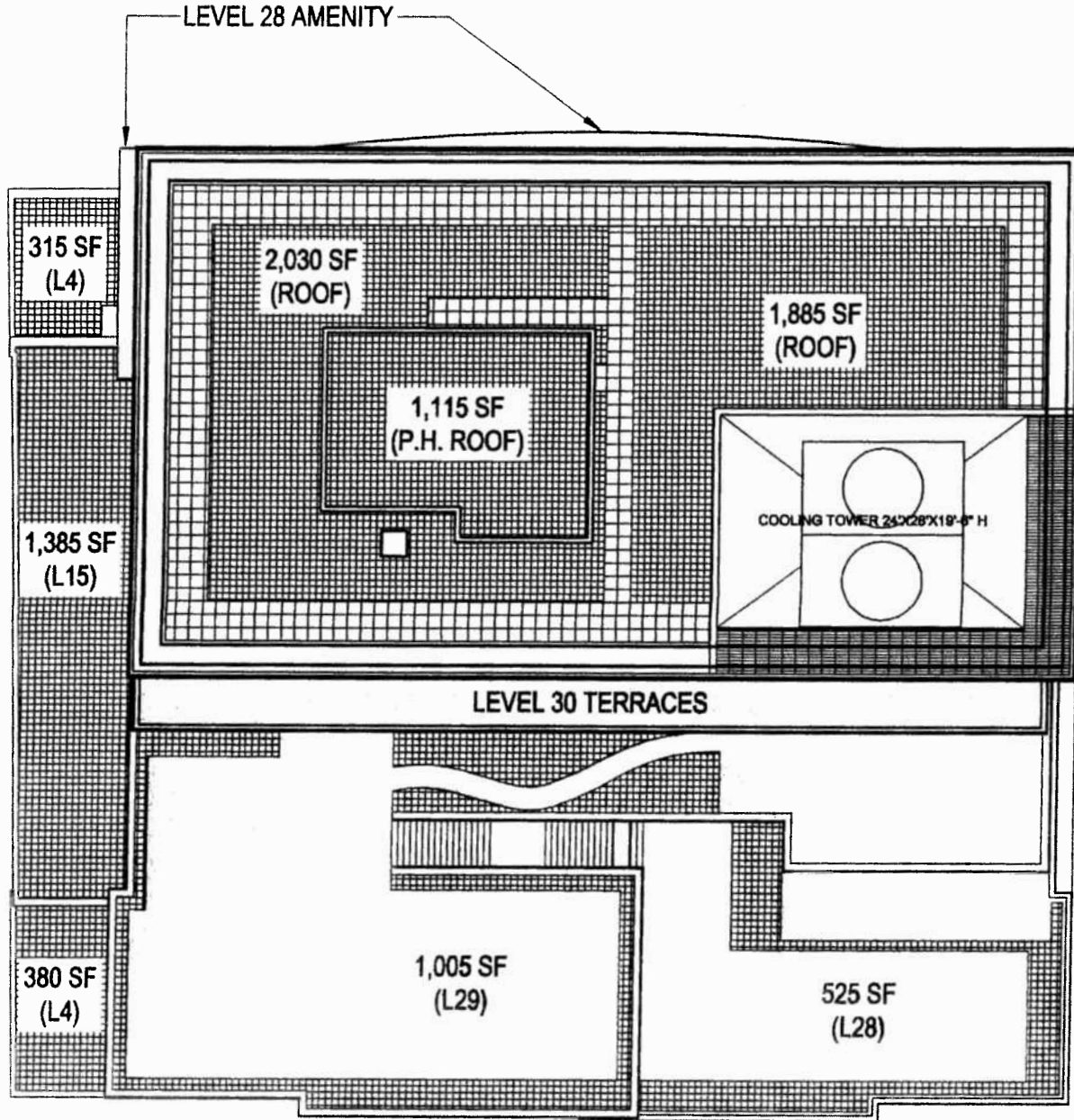
SITE PLAN



APPLICANT 111 WEST WACKER PARTNERS, LLC  
ADDRESS 111 W. WACKER DR.  
DATE MAY 16 2012

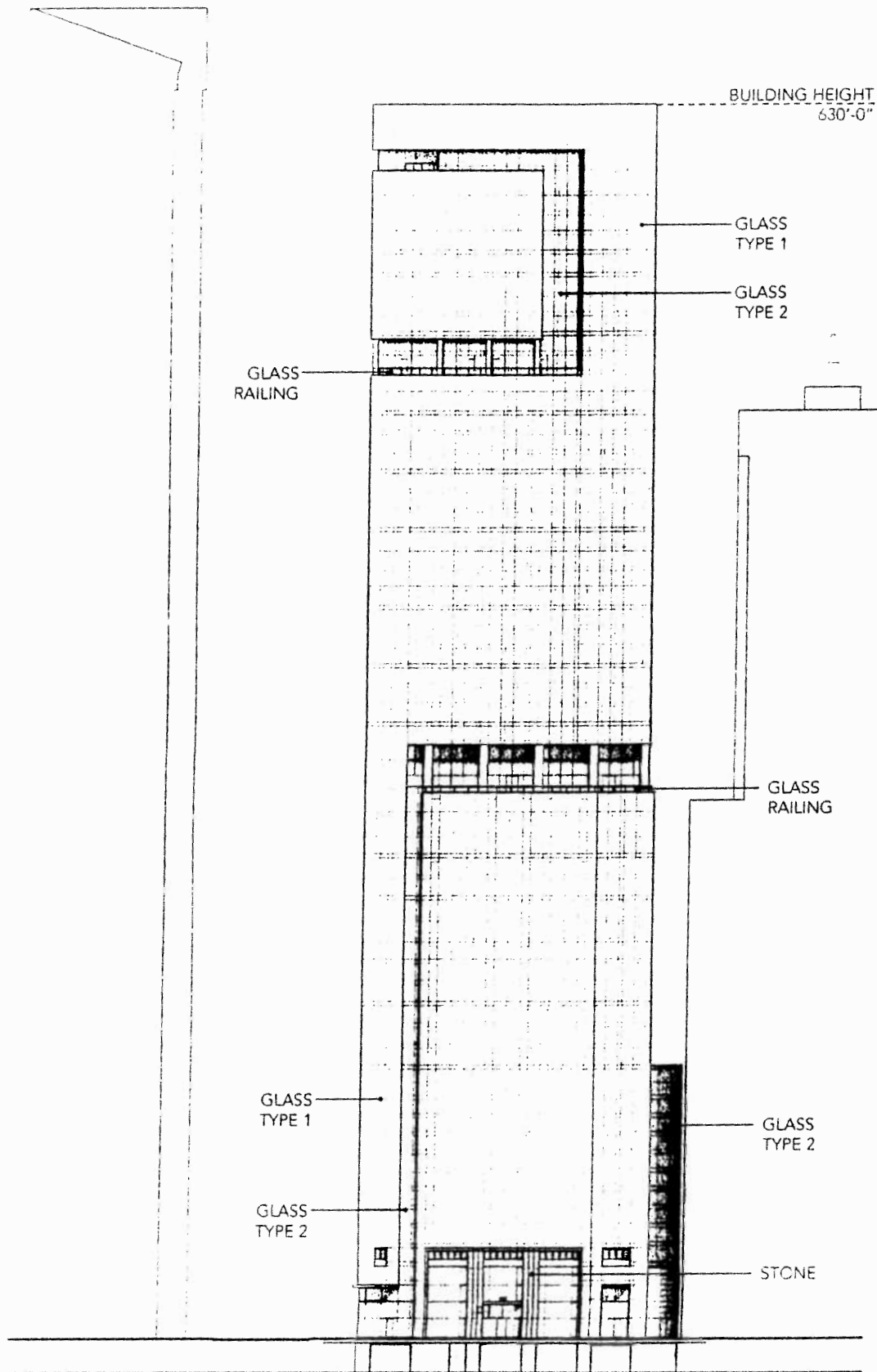
EXHIBIT "C"

F.A.R. BONUS - GREEN ROOF



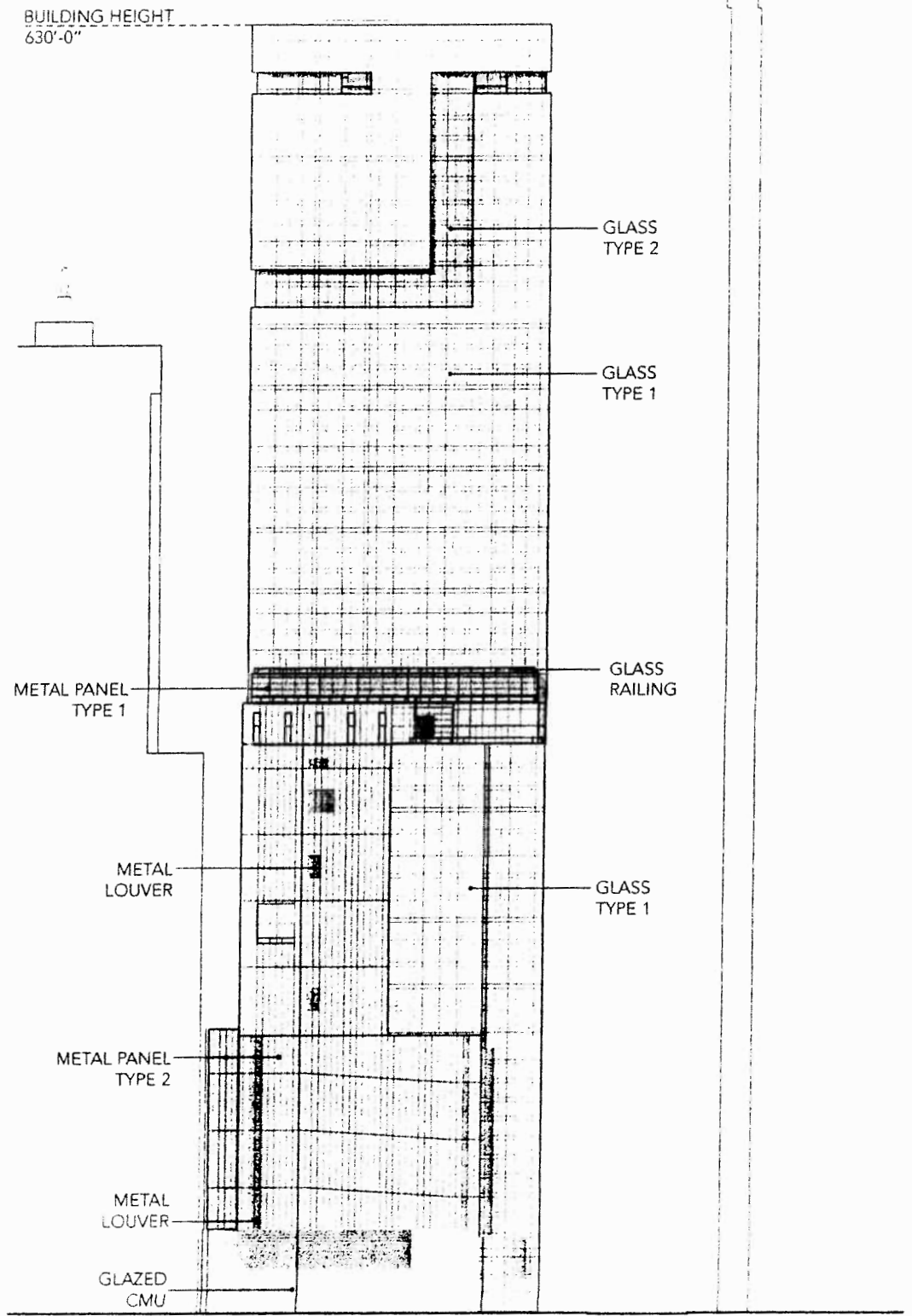
GROSS ROOF AREA = 23,257 SF  
NET ROOF AREA = 15,804 SF  
TOTAL GREEN ROOF AREA = 8,640 SF

APPLICANT: 111 WEST WACKER PARTNERS, LLC  
ADDRESS: 111 W. WACKER DR.  
DATE: MAY 16, 2012



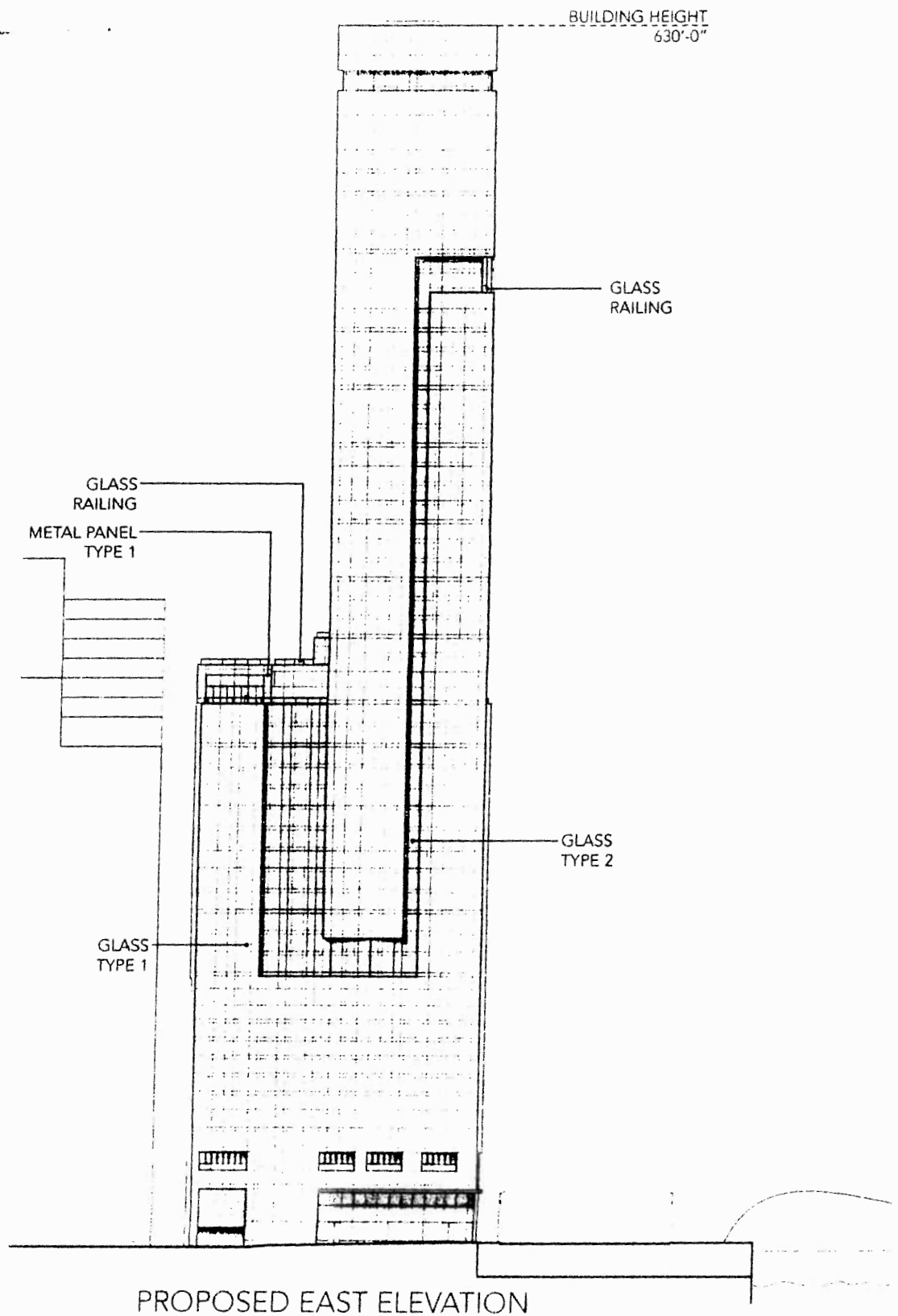
PROPOSED NORTH ELEVATION

APPLICANT WEST WACKER PARTNERS, LLC  
 ADDRESS 111 W. WACKER DR  
 DATE MAY 16, 2012

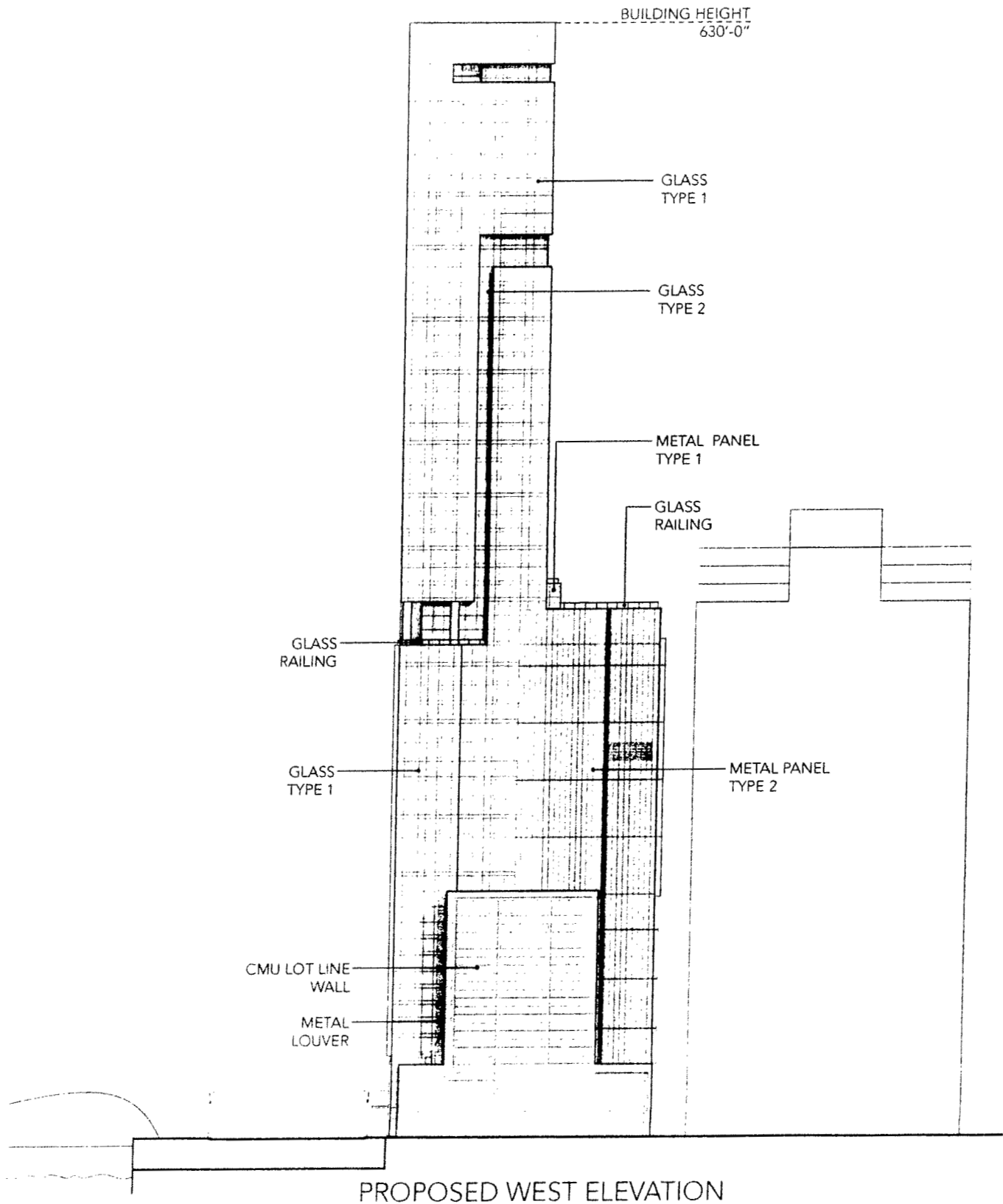


PROPOSED SOUTH ELEVATION

APPLICANT: 111 WEST WACKER PARTNERS, LLC  
 ADDRESS: 111 W. WACKER DR.  
 DATE: MAY 16, 2012

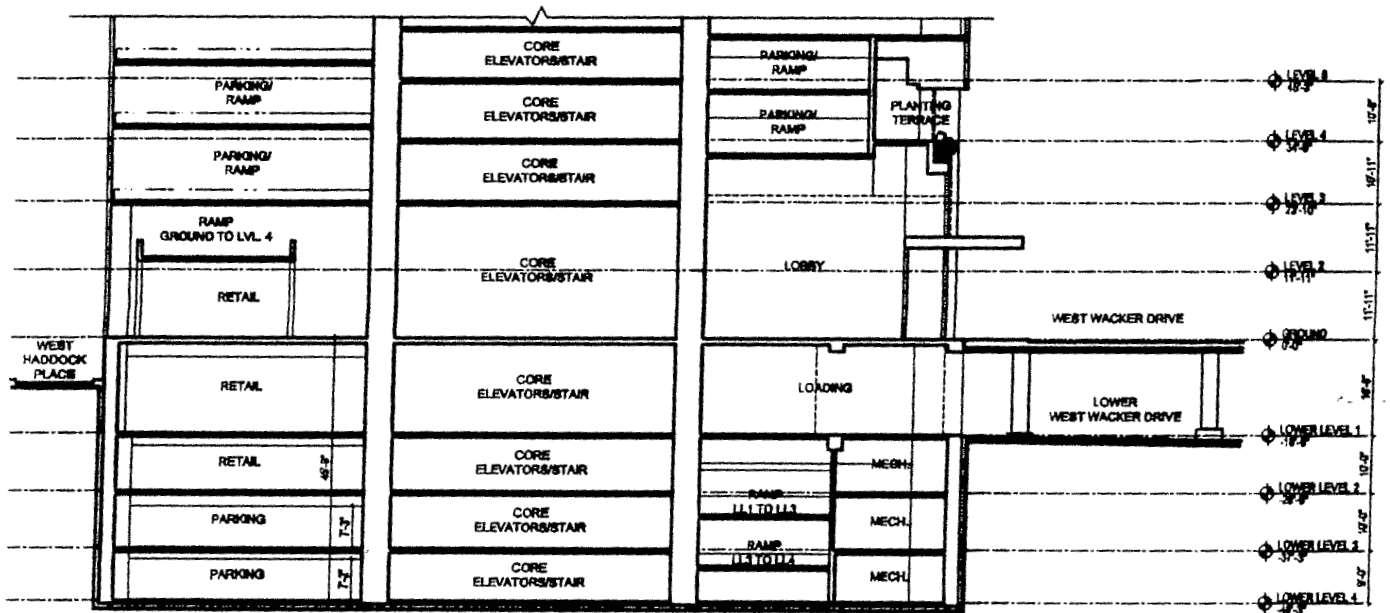


APPLICANT 111 WEST WACKER PARTNERS, LLC  
ADDRESS 111 W WACKER DR  
DATE MAY 16, 2012



APPLICANT: 111 WEST WACKER PARTNERS, LLC  
 ADDRESS: 111 W. WACKER DR  
 DATE: MAY 16 2012

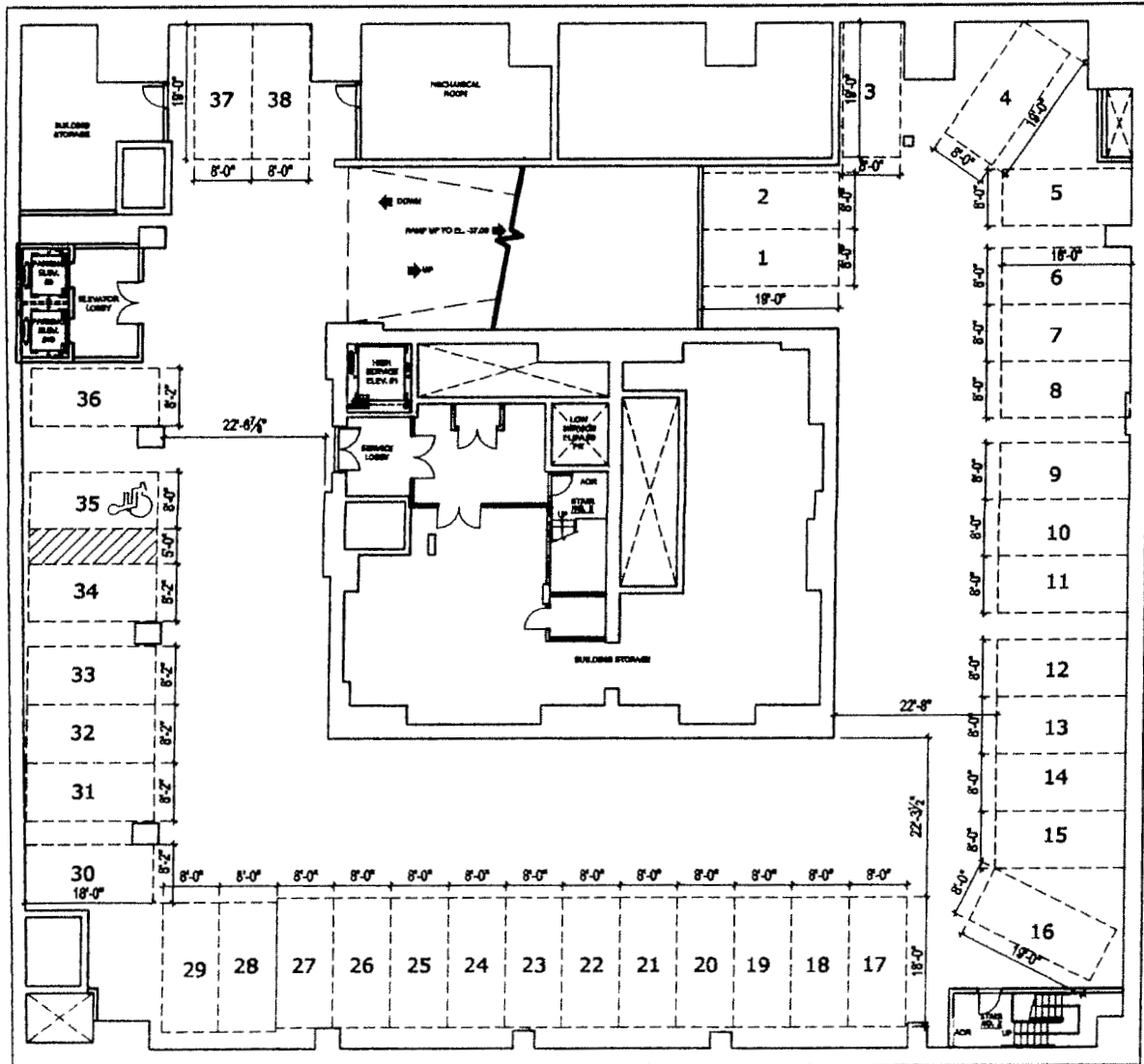
# F.A.R. BONUS - BELOW GRADE PARKING SECTION



APPLICANT: 111 WEST WACKER PARTNERS, LLC  
 ADDRESS: 111 W. WACKER DR.  
 DATE: MAY 16 2012

F.A.R. BONUS - BELOW GRADE PARKING  
PLAN - LOWER LEVEL 4

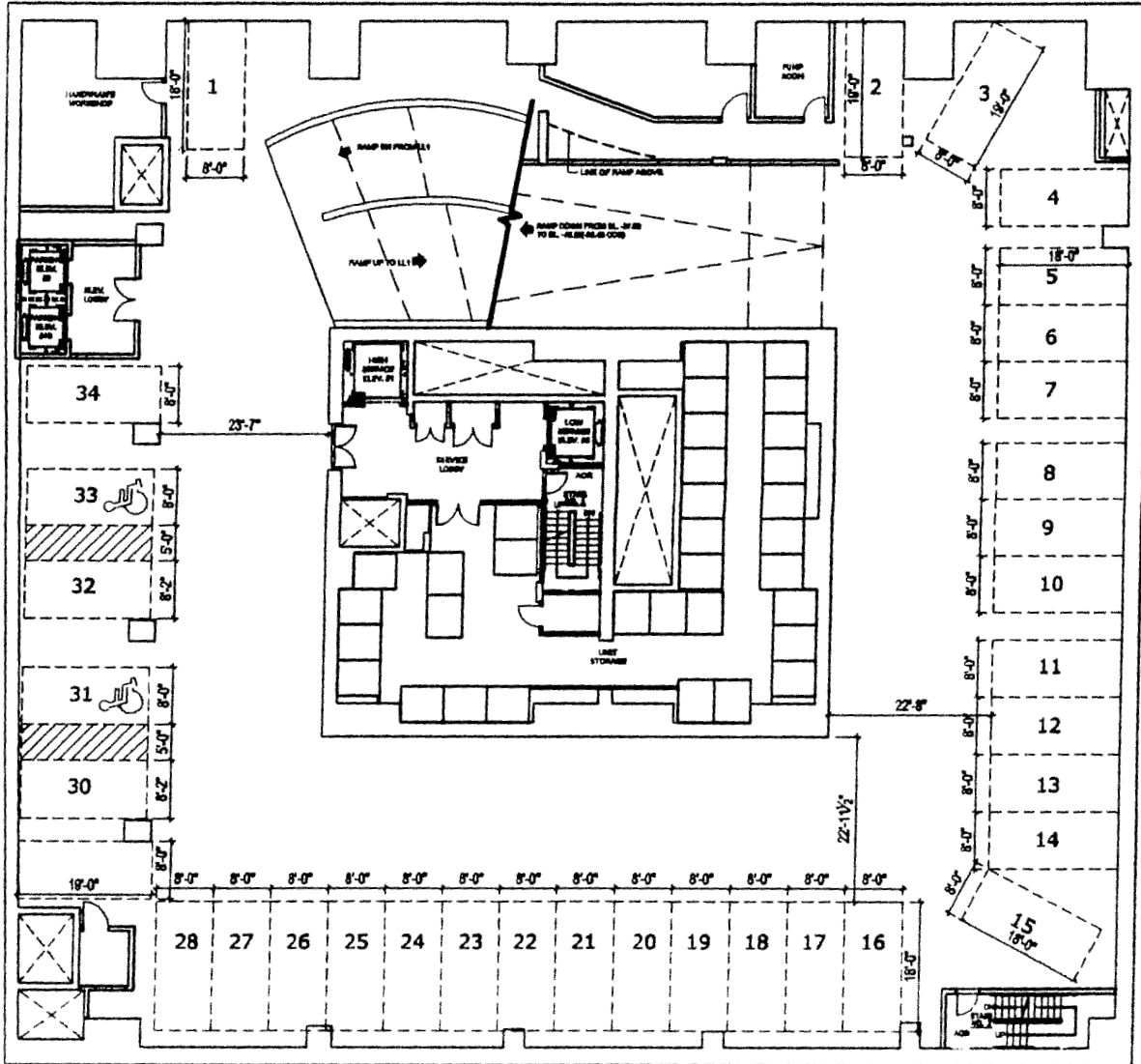
38 SPACES (1 ACCESSIBLE)



APPLICANT: 111 WEST WACKER PARTNERS, LLC  
ADDRESS: 111 W. WACKER DR.  
DATE: MAY 16, 2012

F.A.R. BONUS - BELOW GRADE PARKING  
 PLAN - LOWER LEVEL 3

34 SPACES (2 ACCESSIBLE)

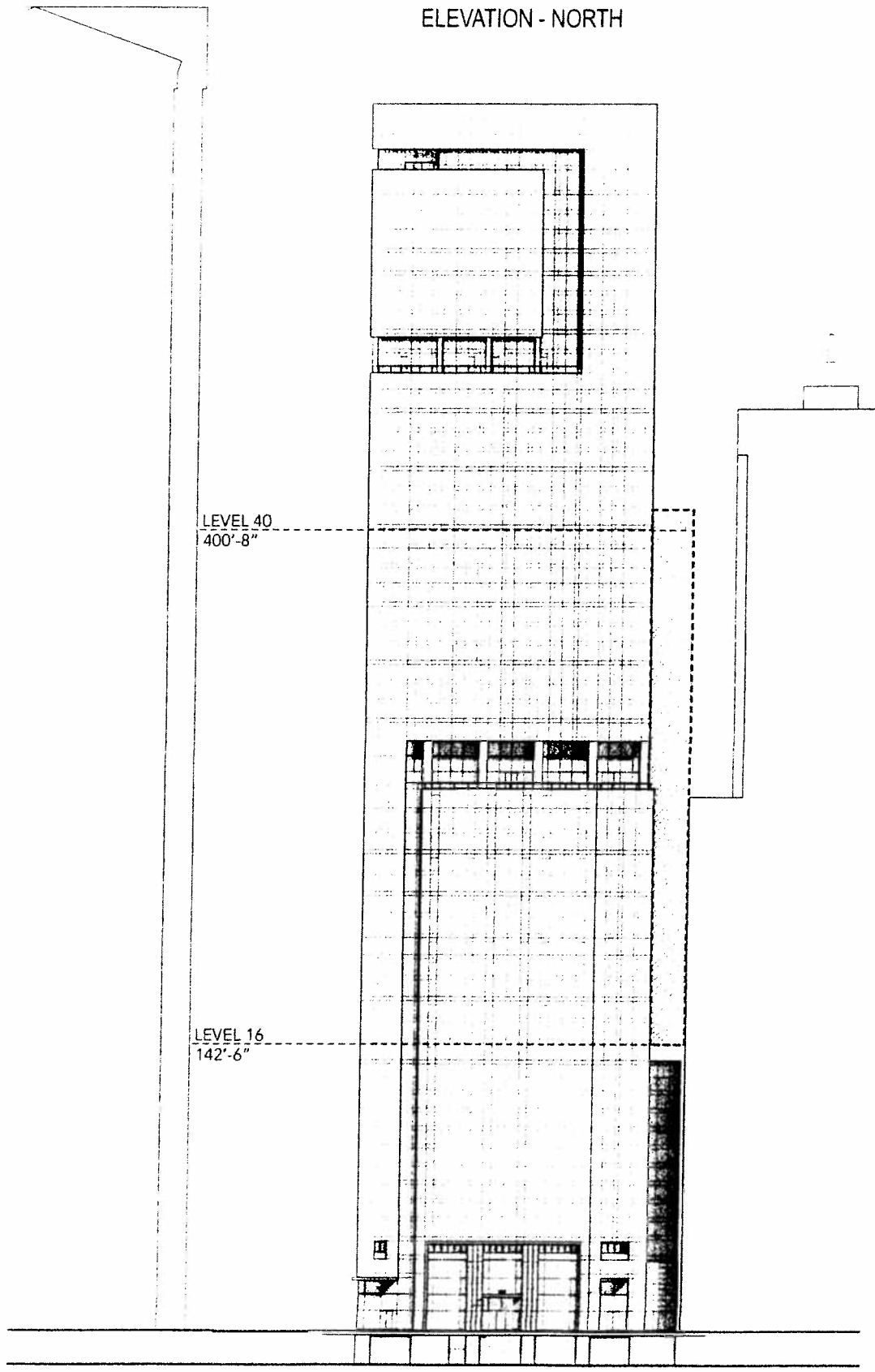


APPLICANT: 111 WEST WACKER PARTNERS, LLC  
 ADDRESS: 111 W. WACKER DR  
 DATE: MAY 16, 2012



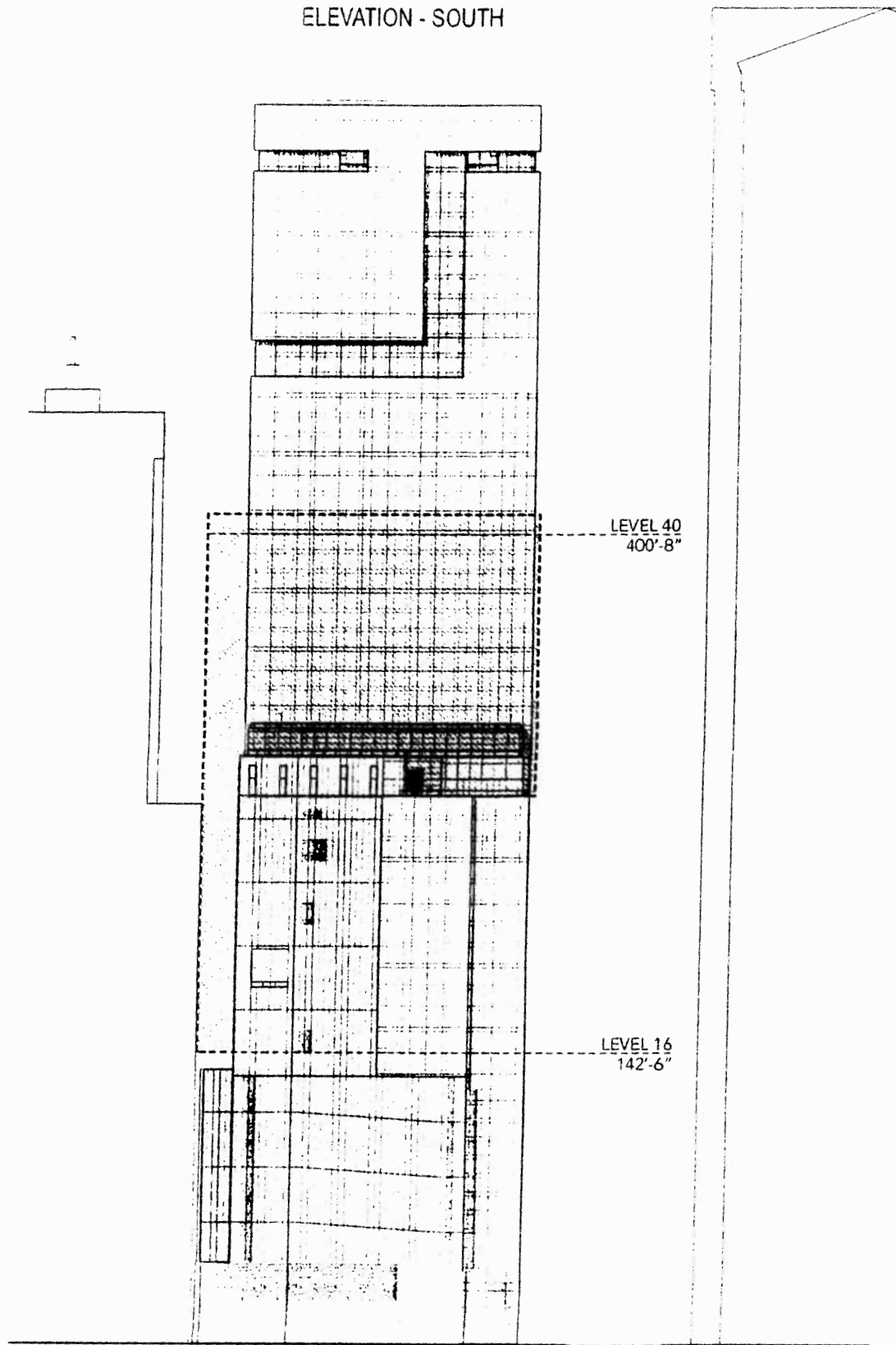


F.A.R. BONUS - UPPER LEVEL SETBACKS  
ELEVATION - NORTH



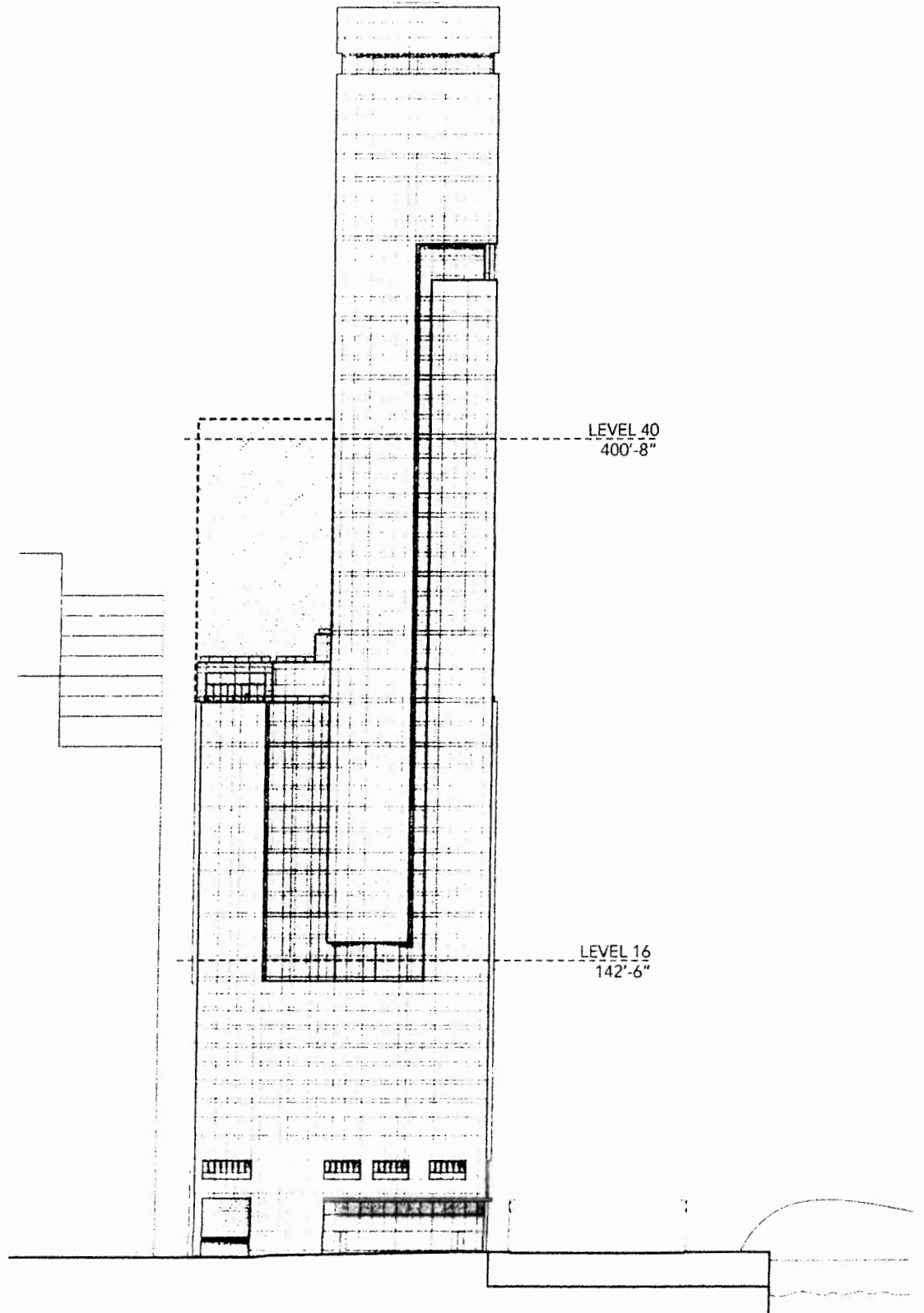
APPLICANT: 111 WEST WACKER PARTNERS, LLC  
ADDRESS: 111 W WACKER DR.  
DATE: MAY 16, 2012

F.A.R. BONUS - UPPER LEVEL SETBACKS  
ELEVATION - SOUTH



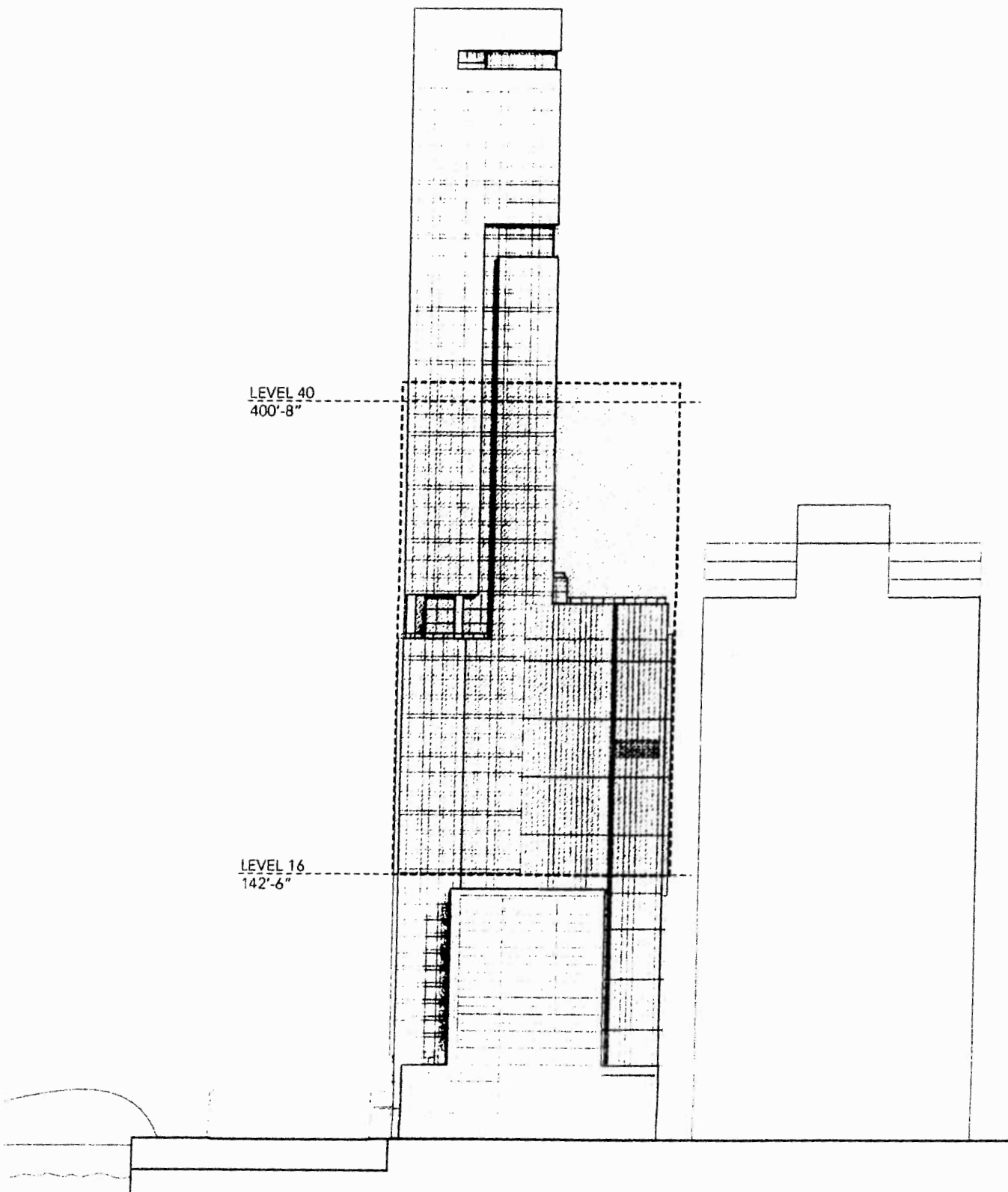
APPLICANT: 111 WEST WACKER PARTNERS, LLC  
ADDRESS: 111 W. WACKER DR  
DATE: MAY 16, 2012

F.A.R. BONUS - UPPER LEVEL SETBACKS  
ELEVATION - EAST



APPLICANT: 111 WEST WACKER PARTNERS, LLC  
ADDRESS: 111 W WACKER DR.  
DATE: MAY 16, 2012

F.A.R. BONUS - UPPER LEVEL SETBACKS  
ELEVATION - WEST



APPLICANT 111 WEST WACKER PARTNERS, LLC  
ADDRESS 111 W. WACKER DR  
DATE MAY 16, 2012

*Residential-Business Planned Development.*

*Plan Of Development Bulk Regulations And Data Table.*

Gross Site Area (45,203 square feet/1.038 acres) = Net Site Area (24,086 square feet/0.553 acre) + Area Remaining in Public Right-of-Way (21,117.5 square feet/0.485 acre)

Base Floor Area Ratio:	16.00
Upper Story Setback:	2.80
Green Roofs:	1.78
Underground Parking and Loading:	4.04
Affordable Housing Contribution:	0.22
Total:	24.84
Maximum Floor Area Ratio Permitted:	24.84
Maximum Floor Area Ratio:	24.84
Minimum Property Line Setbacks:	In substantial conformance with Site/Landscape Plan and Elevations.
Maximum Building Height:	630 feet measured from Wacker Drive
Maximum Number of Dwelling Units:	506
Minimum Number of Parking Spaces:	360
Maximum Number of Parking Spaces:	512
Minimum Number of Loading Docks:	6

For the purpose of the Floor Area Ratio premium for underground parking and loading described in Statement 10(a)(i) hereof, a minimum of seventy-two (72) parking spaces and all loading berths shall be located below grade.



4/11/2007

REPORTS OF COMMITTEES

15605  
103511

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO  
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION  
OF AREA SHOWN ON MAP NUMBER 1-F.  
(Application Number 15605)

(Committee Meeting Held March 22, 2007)

The Committee on Zoning submitted the following report:

*RBPD 841, 99*

CHICAGO, April 11, 2007.

*To the President and Members of the City Council:*

Reporting for your Committee on Zoning, for which a meeting was held on March 22, 2007, I beg leave to recommend that Your Honorable Body *Pass* various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of eleven ordinances which were corrected and amended in their amended form. They are Application Numbers 16055, A-7029, 15948, 16028, 16040, 15995, TAD-369, 15605, 15963, 15792 and 15162.

Please let the record reflect that I, William J. P. Banks, abstained from voting and recused myself on Application Numbers 16050, 16052, 16044, 16045, 16067, 15934, 15944, 15948, 16028, 15879 and 16022 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time, I move for passage of the substitute ordinance transmitted herewith.

Again, please let the record reflect that I abstain from voting on Application Numbers 16050, 16052, 16044, 16045, 16067, 15934, 15944, 15948, 16028, 15879 and 16022 under the provisions 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 substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Harris, Beale, Pope, Balcer, Olivo, T. Thomas, Coleman, L. Thomas, Lane, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 48.

*Nays* -- None.

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

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

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 Residential-Business Planned Number 841 symbols and indications as shown on Map Number 1-F in the area bounded by:

West Wacker Drive; North Clark Street; West Haddock Place; and a line 161.28 feet west of and parallel to North Clark Street,

to those of Residential-Business Planned Development Number 841, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Planned 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 Statements referred to in this ordinance read as follows:

*Residential-Business Planned Development Number 841.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential-Business Planned

Development (the "Property") consists of approximately twenty-four thousand eighty-six (24,086) square feet (five hundred fifty-three thousandths (0.553) acres) of land and is depicted on the attached Planned Development Boundary and Property Line Map. The Property is owned or controlled by Waterview, L.L.C. (the "Applicant"). These Plan of Development Statements, together with the exhibits hereto, and this ordinance, may hereafter be referred to as the "Planned Development".

2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys or easements and any adjustment of rights-of-way shall require a separate submittal by the Applicant and approval by the City Council.
3. (a) 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 titleholder(s), ground lessor(s) of the Property and any residential condominium association that may be formed on behalf of residential condominium owners of all or any portion of the Property. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholder(s), ground lessor(s) and any residential condominium association that may be formed.  
  
(b) Pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, the Property 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 of the owners of the Property, except that to the extent residential condominium owners are represented by a condominium association, said association shall make or authorize said application on behalf of and in lieu of said residential condominium owners.
4. This Planned Development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property and Boundary Map; a Site/Landscape Plan; Floor Area Ratio Bonus Amenity Exhibits A, B, C, D-1 and D-2; Dog Run Area Exhibit E; the North, East, South and West Elevations (the "Elevations"), all prepared by Teng & Associates and dated August 7, 2006. Full size sets are on file with the Department of Planning and Development (the "Department"). 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 following uses of the Property shall be permitted: retail, office, hotel, residential, accessory and non-accessory off-street parking, energy efficiency appurtenances and devices, any uses permitted in the DC-16 zoning district, and uses accessory to all of the foregoing uses.
6. On-premises sign visible from the public way shall be permitted with the Planned Development subject to the review and approval of the Department. Temporary signs, such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department. Off-premise advertising signs are prohibited.
7. (a) Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Chicago Department of Transportation ("C.D.O.T") and the provisions of the Municipal Code of the City of Chicago in effect at the time of adoption of this Planned Development, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. C.D.O.T. and the Department have reviewed and approved the design of ingress and egress as depicted on the exhibits hereto.  
  
(b) Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.
8. In addition to the maximum heights of the buildings and any appurtenances attached thereto described in this Planned Development, the height of any improvements shall also be subject to height limitations as certified and approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that such floor area shall not include (a) floor area devoted to mechanical equipment in excess of five thousand (5,000) square feet in any single location, regardless of placement in the Building, and (b) floor area associated with parking and loading areas.

10. (a)(i) The maximum floor area ratio ("F.A.R.") described on the Bulk Regulations and Data Table reflects the DC-16 Zoning District base F.A.R. of 16.0, plus the grant of floor area premiums for associated amenities established pursuant to Section 8.5-8 of the Chicago Zoning Ordinance in effect on September 4, 2002. Said amenities, other than the off-site contribution described by subsection (a) (ii) of this Statement Number 10 below and underground parking and loading, are depicted and described on the F.A.R. Bonus Amenity Exhibits A, B, C, D-1 and D-2 described by Statement Number 4 of this Planned Development, meet all applicable requirements, standards and criteria of said Section 8.5-8 of the Chicago Zoning Ordinance. No standards or criteria, other than those contained in this Planned Development, shall govern these amenities. The approved amenities and the F.A.R. value associated therewith are described in the following table:

Amenity	Floor Area Ratio Value
Base Floor Area Ratio	16.00
Winter Garden	3.00
Arcade	3.00
Water Feature	1.92
Upper Story Setback	4.00
Green Roofs	1.94
Underground Parking and Loading	4.04
Lower-Level Planting Terrace	3.62
Off-Site Riverwalk Contribution	0.89
Affordable Housing Contribution	0.22
Total	38.63
Maximum Floor Area Ratio Permitted	34.85

(ii) The riverwalk contribution described above (the "Riverwalk Contribution") shall mean the contribution of funds by the Applicant to such entity as the Department may designate for the purposes of creation or improvement of riverwalk areas located or to be located proximate to the Property. The Riverwalk Contribution shall be paid prior to issuance by the Department of Part II approval pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance. The amount of said contribution shall be calculated as nineteen thousand seven hundred fifty (19,750) square feet (eighty-two hundredths (0.82) F.A.R. multiplied by twenty-four thousand eighty-six (24,086) square feet net site area) multiplied by the "Applicable Contribution Rate". The Applicable Contribution Rate means eighty percent (80%) of the established cost per square foot of building floor area for buildings located within the area bounded by the Chicago River on the north and west, by Lake Michigan on the east and by Congress Parkway on the south (the "Loop"). Unless the Department establishes a lower rate that is generally applicable within the Loop, then the Applicable Contribution Rate shall be that determined by a real estate appraisal prepared by an M.A.I. appraiser licensed in the State of Illinois, procured by the Developer at its own expense and submitted for review by the Department.

(iii) Prior to Part II approval, the Applicant may, in its sole discretion, elect to reduce the amount of the Riverwalk Contribution, provided that any such reduction shall be accompanied by a reduction in allowable floor area which is equivalent to the amount of the Riverwalk Contribution so reduced divided by the Applicable Contribution Rate defined in the preceding section. Any changes to the Site Plan or Elevations occasioned by such increase floor area ratio shall be subject to the review and approval of the Department.

(b) (i) The winter garden depicted on the Site Plan shall be open for public use at a minimum from 8:00 A.M. to 7:00 P.M.. An appropriate plaque approximately two (2) to four (4) square feet in size, shall be displayed at all entrances to the winter garden stating hours of public use. A minimum of five (5) foot candles of illumination shall be maintained within the winter garden during the hours of public use. A minimum of thirty percent (30%) of the floor area of the winter garden shall be improved with a combination of landscaping, water features, gallery space or sculpture or similar features. Public seating shall be provided at tables, on benches or in other forms at the rate of one seat for every two hundred (200) square feet of floor area. The Applicant shall provide for active programming of the winter garden including, without limitation, providing, from time to time, musical or other entertainment and displays of artwork or other items of an historical, cultural or educational nature. Applicant shall make good faith and reasonable efforts to incorporate into the winter garden a kiosk or similar facility serving an organization providing artistic, historical, cultural or education purposes. An elevator shall provide public

access between the winter garden and the lower level planting terraces located above a portion of the winter garden.

(ii) The lower level planting terrace depicted on Exhibits D- 1 and D-2 shall be open for public use from 8:00 A.M. to 7:00 P.M.. The terrace areas shall be maintained free of debris, snow and ice. The uses of the terrace shall, to the extent appropriate, be intergraded with the uses of the winter garden below. The terrace area shall be improved with landscaping, seating at tables, benches or seating in other forms. Opportunity for service of beverages, other retail activities as appropriate and city overlooks shall be provided. The terrace areas shall be appropriately lighted and heat lamps shall be provided in the winter season. The back wall of the terrace shall provide opportunities, from time to time, for display of artwork or other items of a historical, cultural or educational nature.

(c) The Applicant shall provide within the Property a dog run, as depicted on Dog Run Area of approximately two hundred seventy-five (275) square feet as shown on Exhibit E.

(d) Pursuant to the Affordable Housing provision of the City of Chicago Zoning Ordinance, Title 17, Chapter 14-4-1004, et seq. ("Zoning Ordinance") the Applicant has asked for an increase to Section 14-4-1004D of the Zoning Ordinance, a cash payment must be made to the City of Chicago Affordable Housing Opportunity Fund based on the increase allowable floor area multiplied by eighty percent (80%) of the median cost of and per buildable square foot. Based on Section 17-4-1004D the Applicant has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity in the amount of Eighty-nine Thousand Eight Hundred Sixty-nine and 68/100 Dollars (\$89,869.68). Prior to the issuance of any approvals pursuant to Section 17-13-0610 of the Municipal Code of Chicago ("Part II"), the Applicant will provide a receipt from the Department of Housing in an amount equal to the cash contribution at the time of issuance of the Part II letter from the Department of Planning and Development. The Applicant must comply with all the applicable sections of the Affordable Housing Provision of the Zoning Ordinance, which are hereby incorporated into this Planned Development. The Affordable Housing Agreement required by Section 17-4-1004-E9 is also incorporated into this Planned Development.

11. The improvements on the Property, including landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the exhibits described in Statement Number 4 above and with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines;

provided, however, that no trees shall be required to be planted where such trees will be located on or above subsurface vaults.

12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department 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 improvements contemplated by this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that 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 the Property 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 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.
15. Unless substantial construction on the existing improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the DC-16 Downtown Core District classification. The six (6) year period may be extended for up to one (1) additional year if, prior to expiration, the Commissioner of the Department determines that good cause for an extension is shown.

[Floor Area Ratio Bonus Amenity Exhibit "B" referred  
to in these Plan of Development Statements  
unavailable at time of printing.]

15605

4/11/2007

REPORTS OF COMMITTEES

103519

[Existing Zoning Map; Existing Land-Use Area Map; Generalized Land-Use Map; Property Line and Planned Development Boundary Map; Site Plan; Exhibit "A" -- Floor Area Ratio Bonus -- Arcade; Winter Garden; Water Feature; Exhibit "C" -- Floor Area Ratio Bonus -- Green Roof; Exhibit "D-1" -- Floor Area Ratio Bonus -- Lower Level Planting Terrace; Exhibit "D-2" -- Lower Level Planting Terrace (Conceptual); Exhibit "E" -- Dog Run Area (28<sup>th</sup> Floor Amenity Level); and North, South, East and West Elevations referred to in these Plan of Development Statements printed on pages 103521 through 103533 of this Journal.]

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

*Residential-Business Planned Development.*

*Plan Of Development Bulk Regulations And Data Table.*

Gross Site Area (45,203 square feet/1.038 acres) = Net Site Area (24,086 square feet/0.553 acre) + Area Remaining in Public Right-of-Way (21,117.5 square feet/0.485 acre)

Base Floor Area Ratio:	16.00
Winter Garden:	3.00
Arcade:	3.00
Water Feature:	1.92
Upper Story Setback:	4.00

Green Roofs:	1.94
Underground Parking and Loading:	4.04
Lower-Level Planting Terrace:	3.62
Off-Site Riverwalk Contribution:	0.89
Affordable Housing Contribution:	0.22
Total:	38.63
Maximum Floor Area Ratio Permitted:	34.85
Maximum Floor Area Ratio:	34.85
Minimum Property Line Setbacks:	In substantial conformance with Site/Landscape Plan and Elevations.
Maximum Building Height:	1,050 feet measured from Wacker Drive
Maximum Number of Hotel and/or Dwelling Units:	503
Minimum Number of Parking Spaces:	360
Maximum Number of Parking Spaces:	512
Minimum Number of Loading Docks:	6

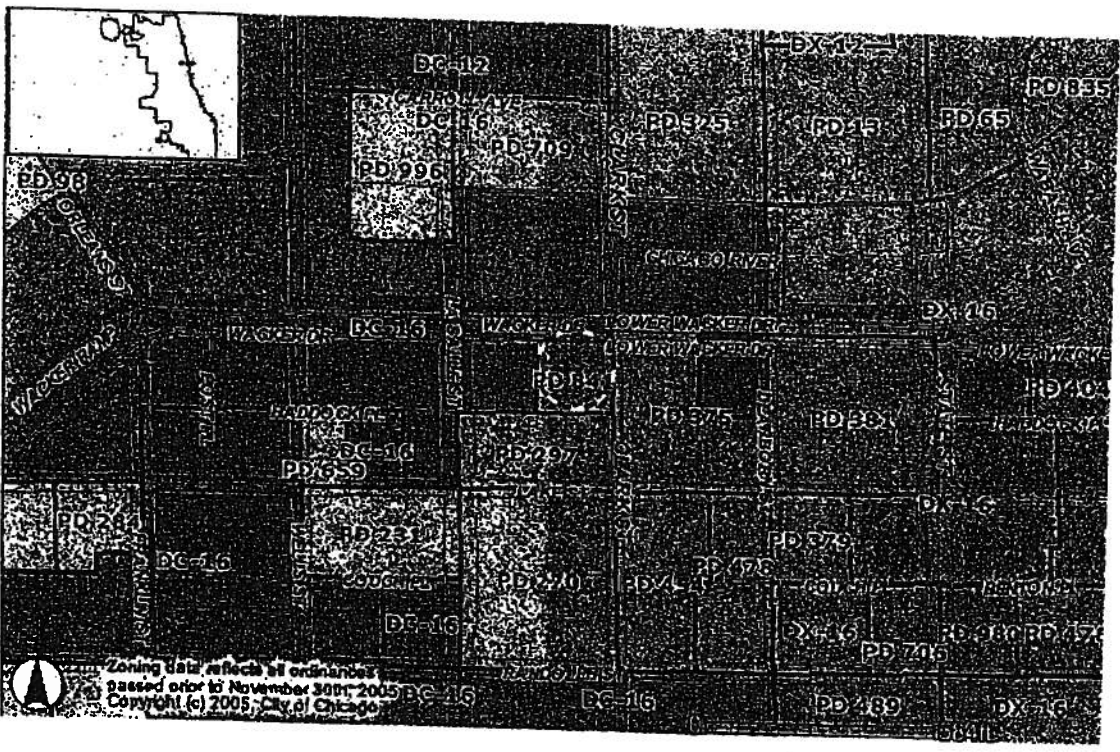
For the purpose of the Floor Area Ratio premium for underground parking and loading described in Statement 10(a)(i) hereof, a minimum of seventy-two (72) parking spaces and all loading berths shall be located below grade.

4/11/2007

REPORTS OF COMMITTEES

103521

Existing Zoning Map.

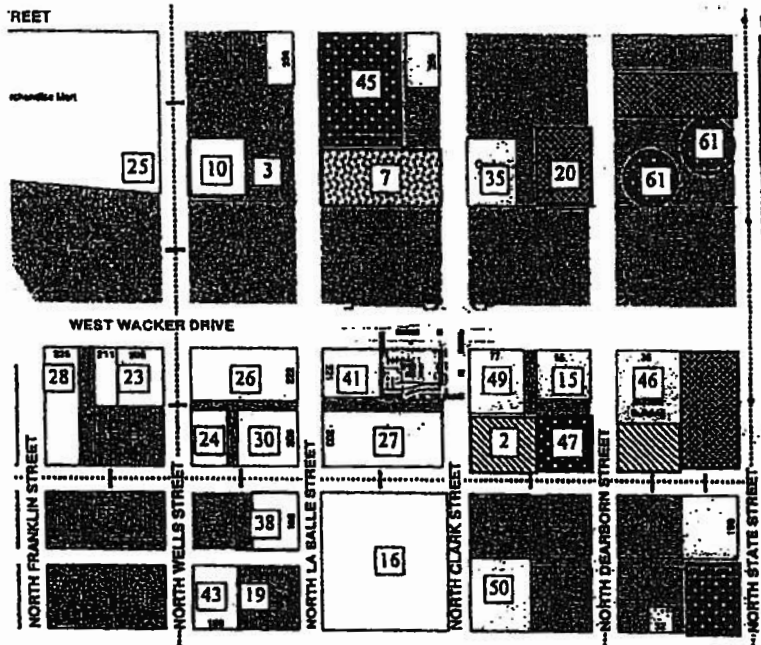


LEGEND



PLANNED DEVELOPMENT.  
ZONING BOUNDRIES

Existing Land-Use Area Map.



LEGEND

.....

LOT LINE

- - - -

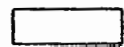
PLANNED DEVELOPMENT BOUNDARY



RESIDENTIAL



HOTEL



OFFICE



NO. OF FLOORS

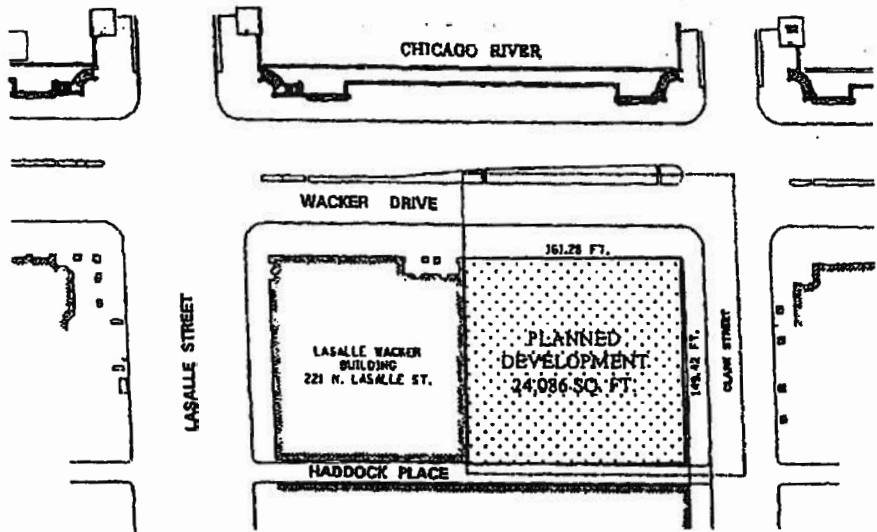


RETAIL



MIXED-USE

Generalized Land-Use Map.



LEGEND

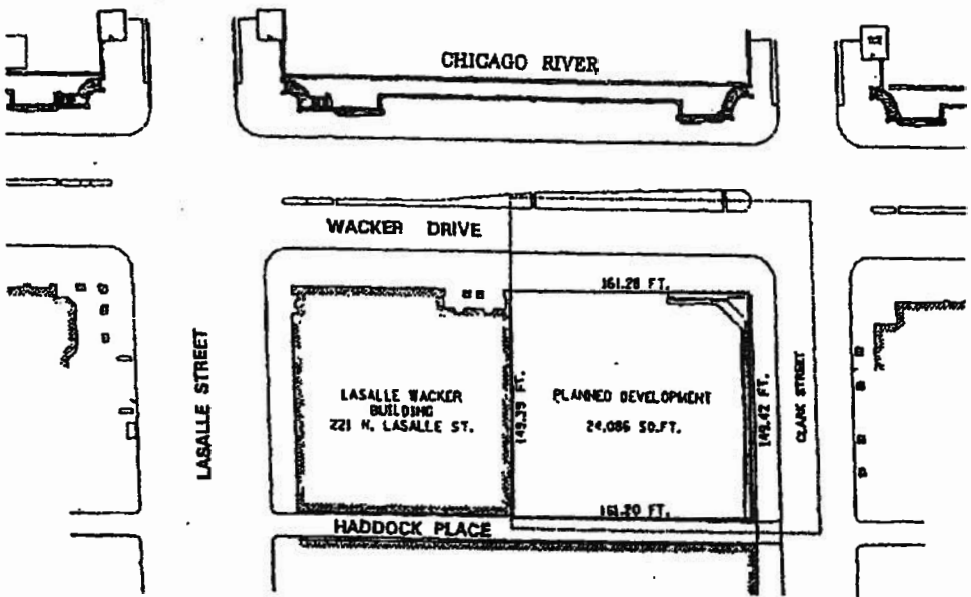
- PROPERTY LINE
- - - PLANNED DEVELOPMENT BOUNDRY
- ▤ RESIDENTIAL, BUSINESS, OFFICE, RETAIL AND SUCH OTHER USES PERMITTED BY THIS PLANNED DEVELOPMENT

PROPERTY LINE

PLANNED DEVELOPMENT BOUNDRY

RESIDENTIAL, BUSINESS, OFFICE, RETAIL AND SUCH OTHER USES PERMITTED BY THIS PLANNED DEVELOPMENT

Property Line And Planned Development  
Boundary Map.



LEGEND



PROPERTY LINE



PLANNED DEVELOPMENT

Site Plan.

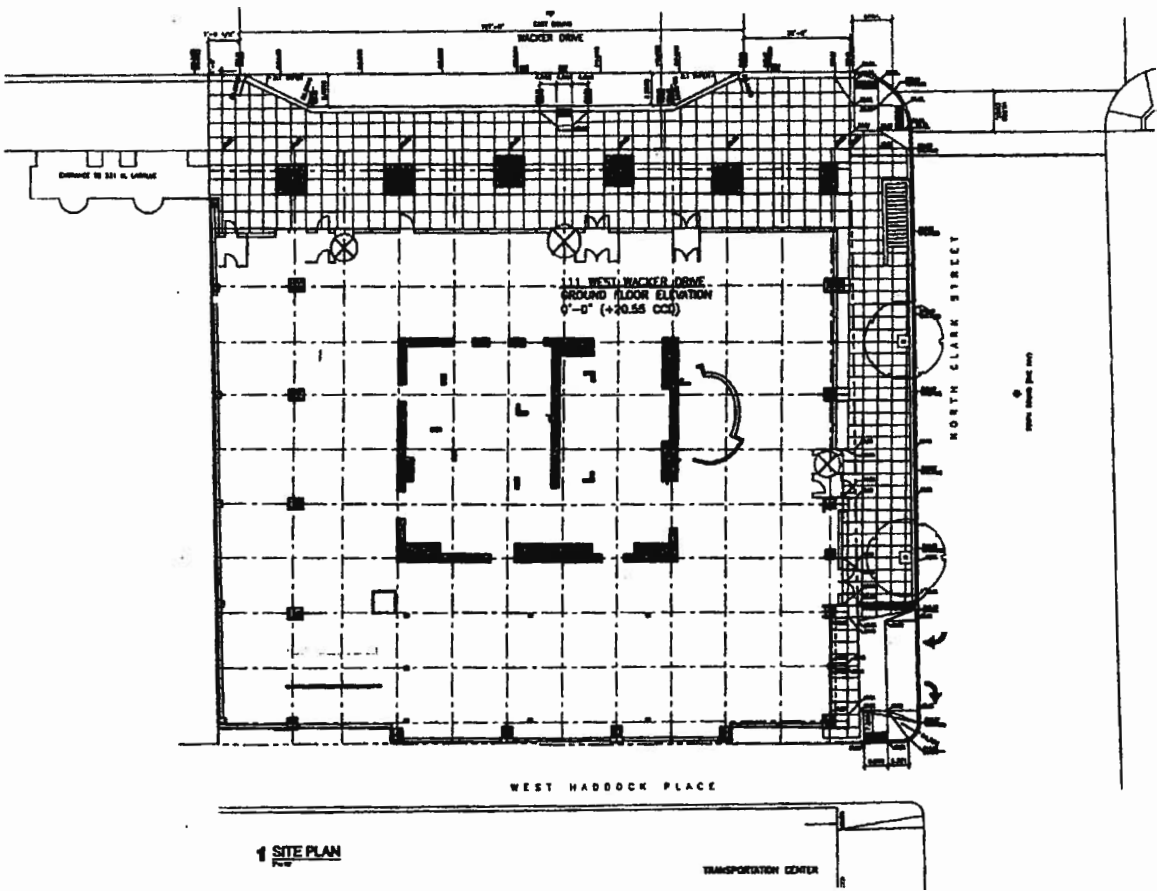
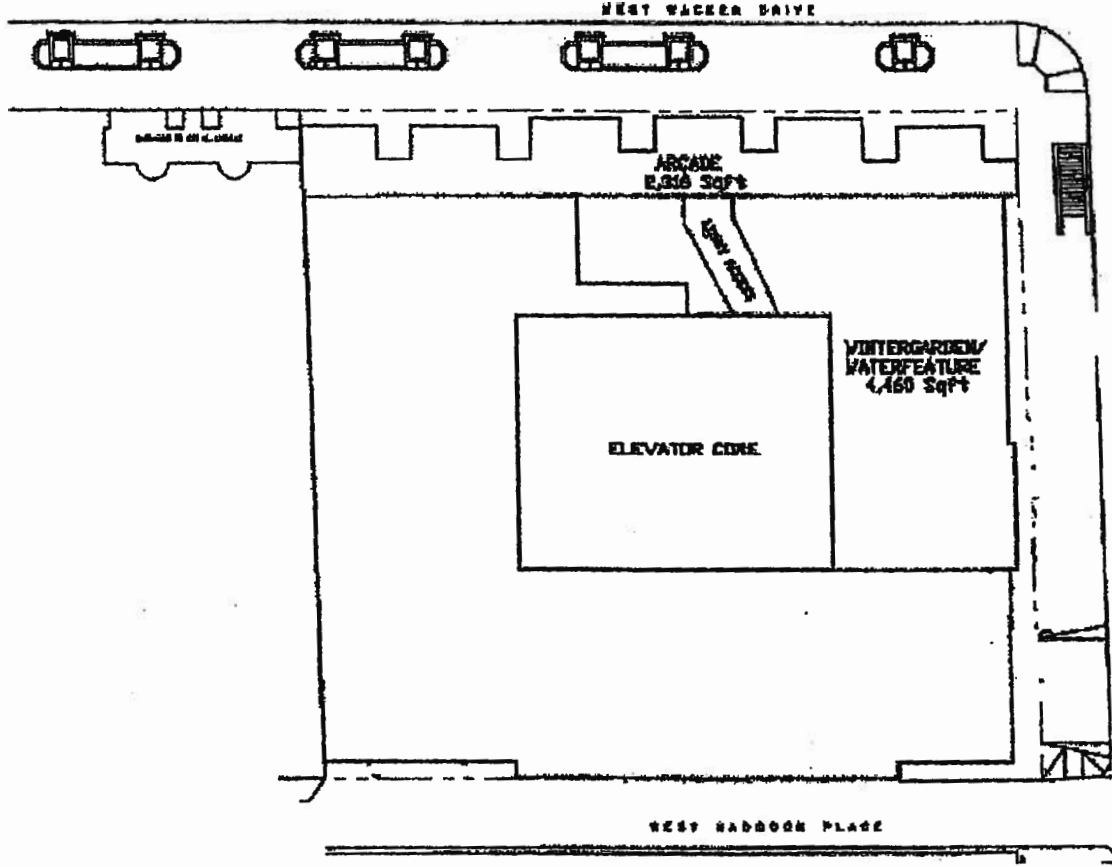


Exhibit "A".

Floor Area Bonus -- Arcade, Winter Garden,  
Water Feature.



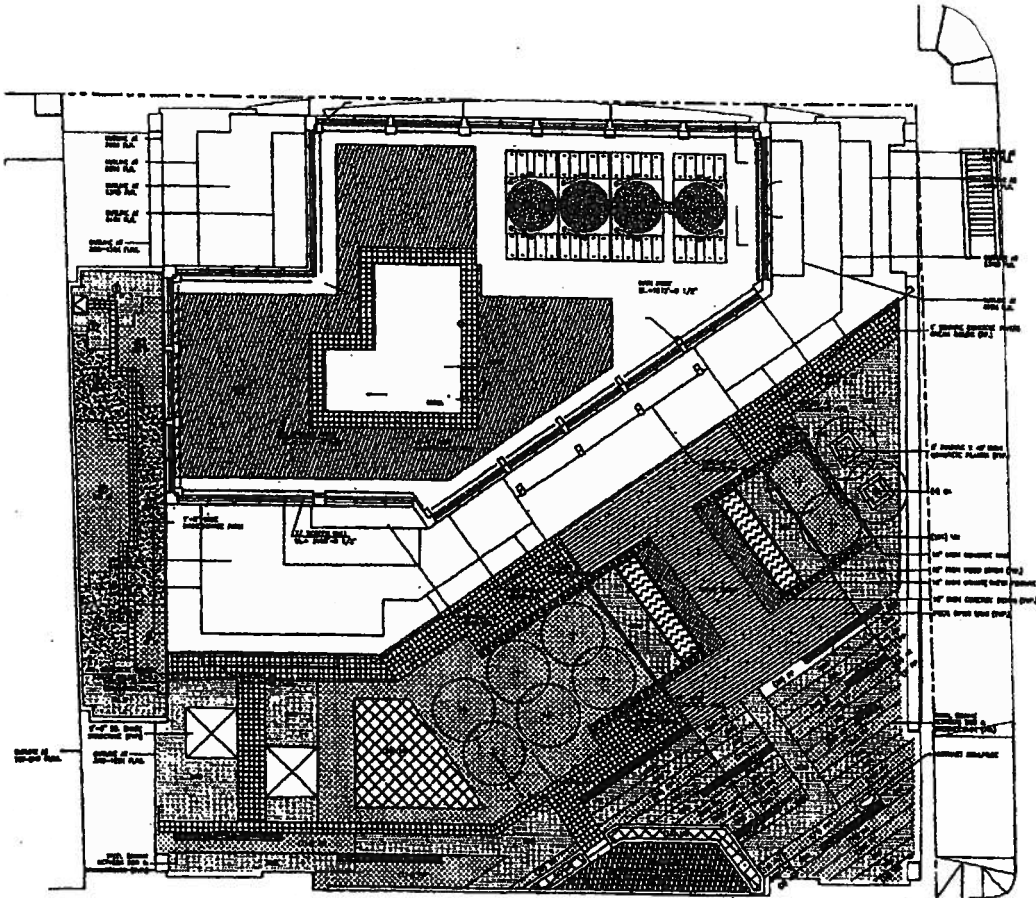
4/11/2007

REPORTS OF COMMITTEES

103527

Exhibit "C".

Floor Area Bonus -- Green Roof.



APPROXIMATELY 9,757 SQUARE FEET ON 3 LEVELS

Exhibit "D-1".

Floor Area Ratio Bonus -- Lower  
Level Planting Terrace.

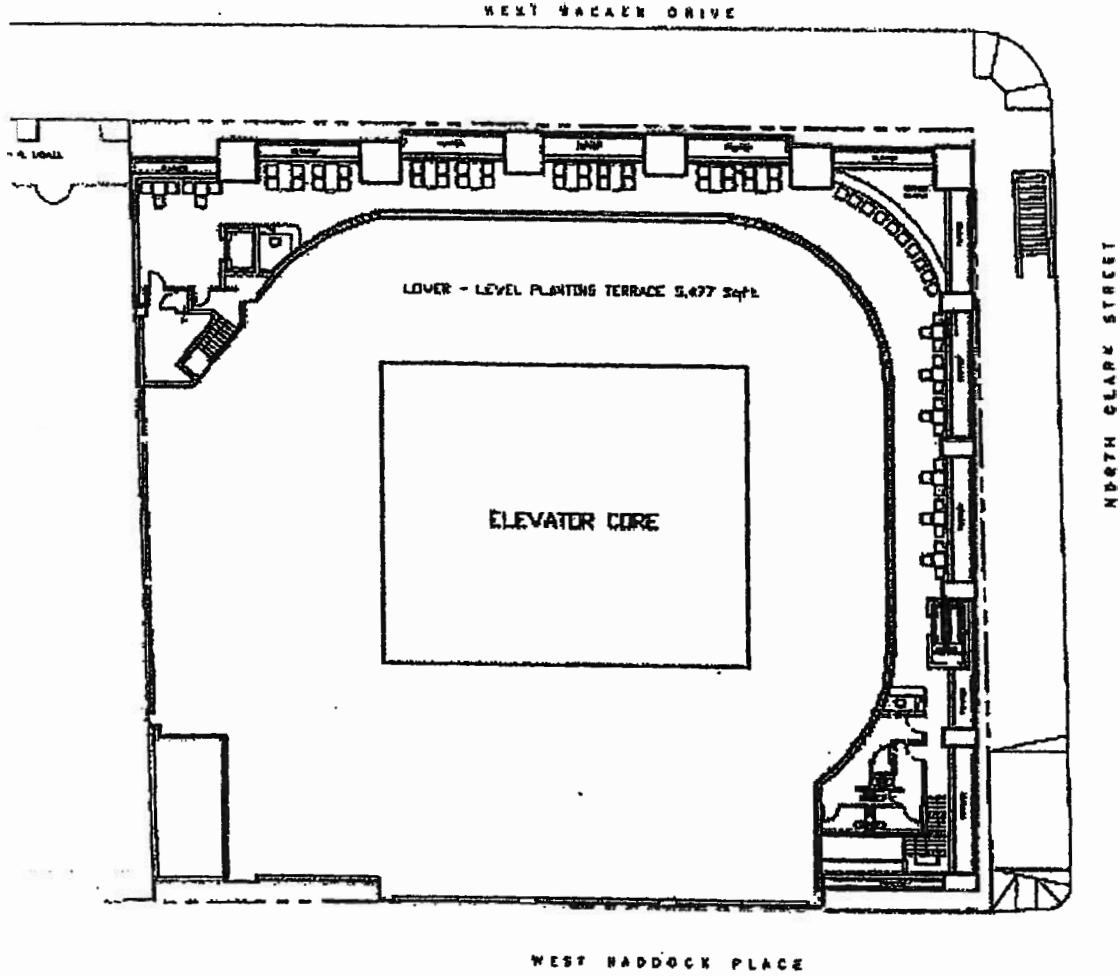


Exhibit "D-2".

Lower Level Planting Terrace  
(Conceptual).

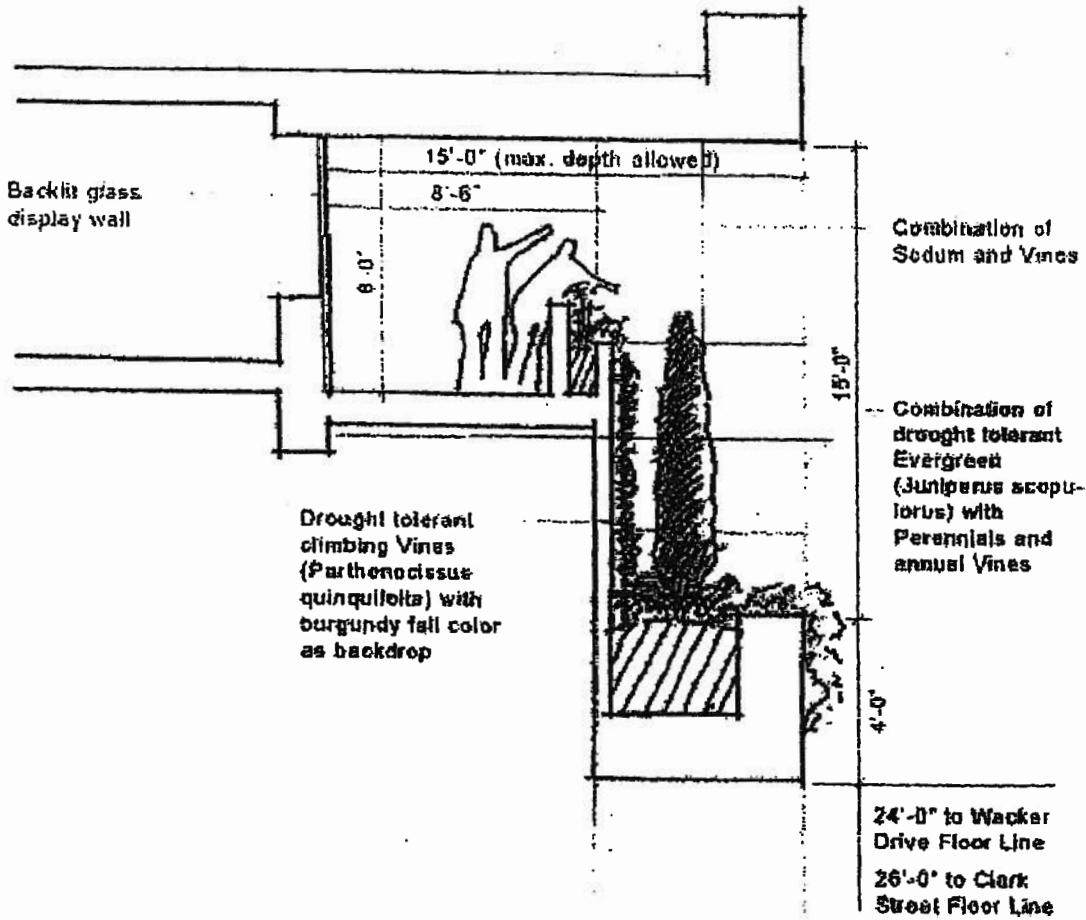
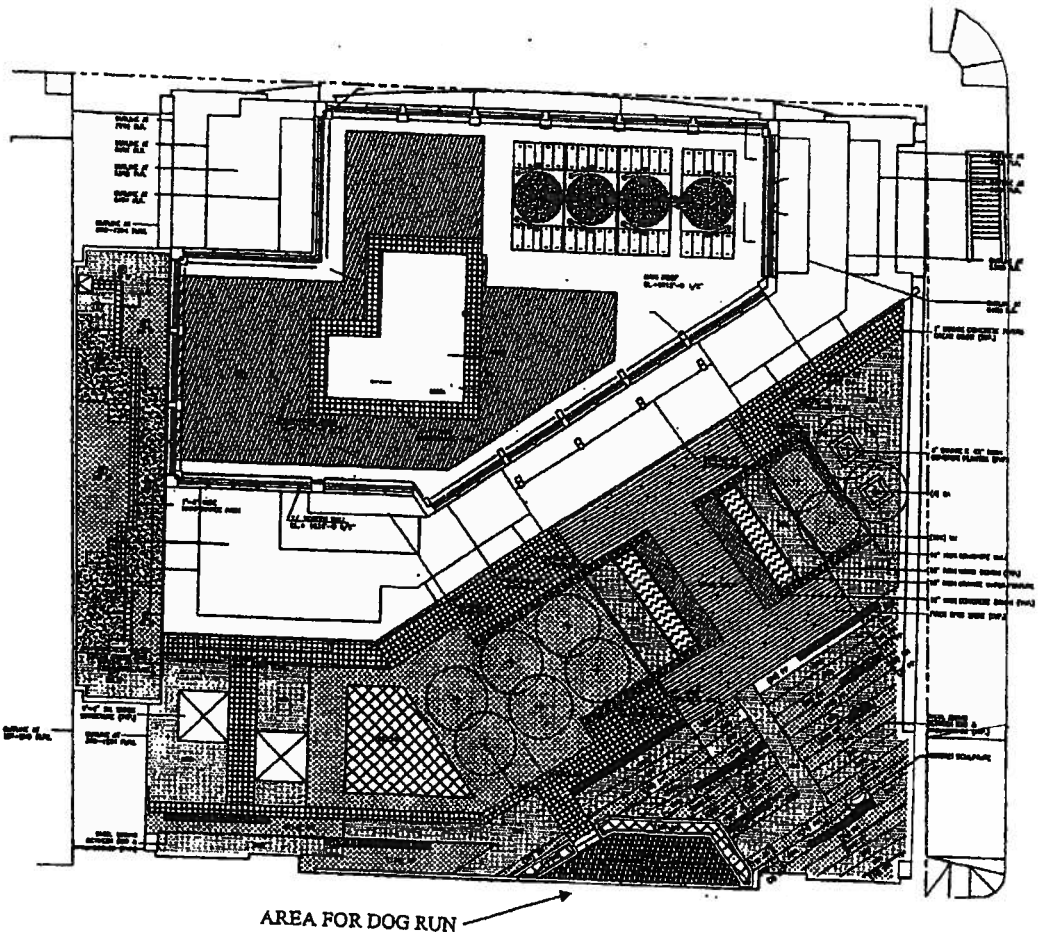
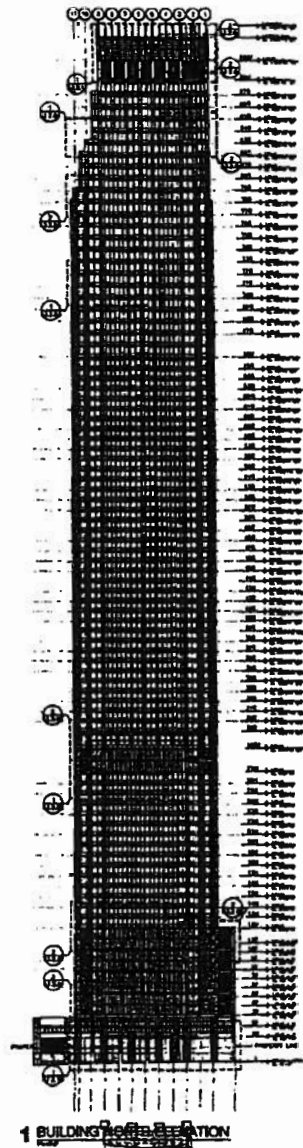
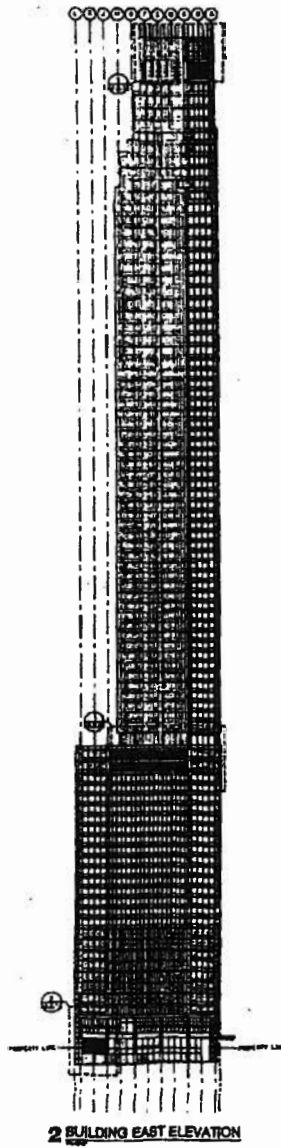


Exhibit "E".

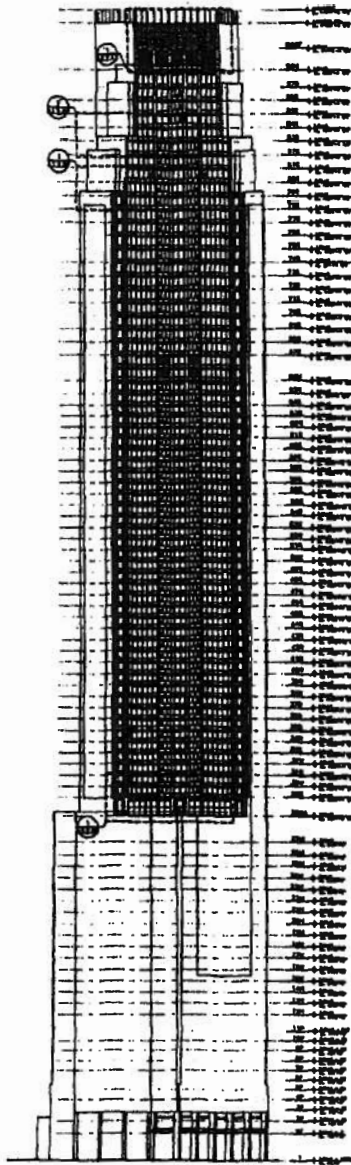
Dog Run Area (28<sup>th</sup> Floor Amenity Level)



North And East Building Elevations.

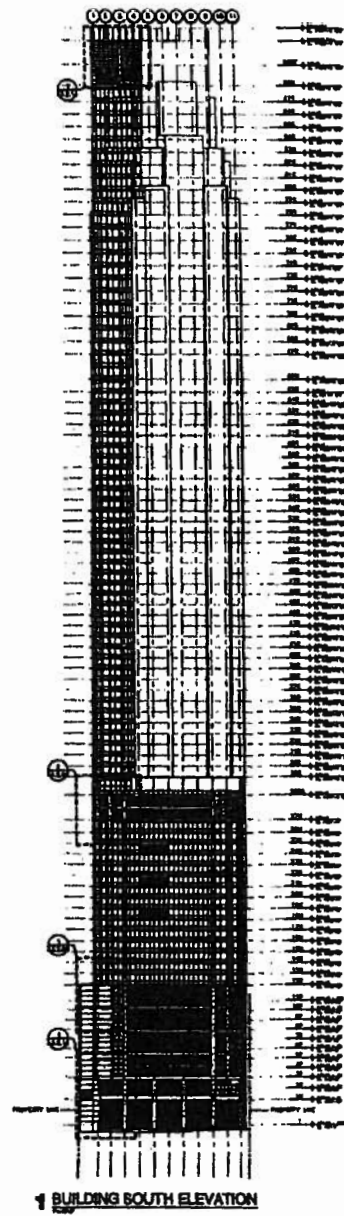
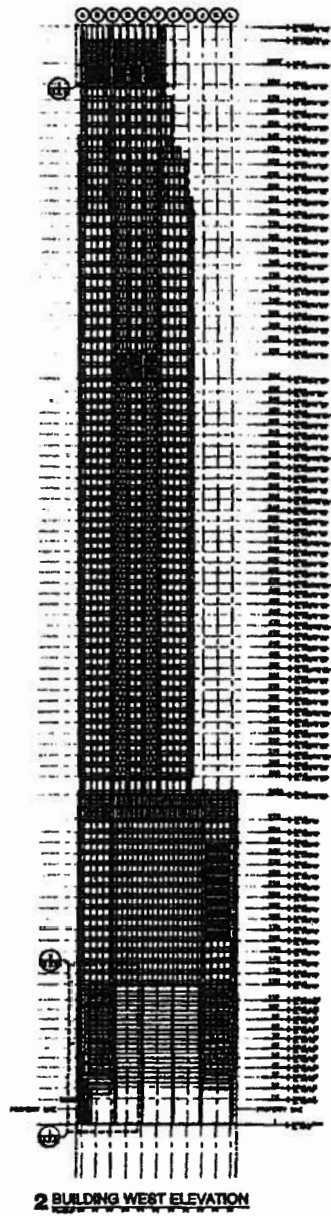


Southeast Building Elevation.



1 BUILDING SOUTH-EAST ELEVATION

South And West Building Elevations.





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>

February 22, 2005

Mr. Sean P. McMahon  
111 West Wacker & Associates, LLC  
205 North Michigan Avenue  
Chicago, Illinois 60601-5924

Re: Administrative Relief for Residential-Business Planned Development No.  
841

Dear Mr. McMahon:

Please be advised that your request for minor changes to Residential-Business Planned Development No. 841 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.

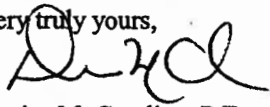

Specifically, you requested the following:

1. An increase in the number of for-sale hotel units from 175 to 200. This would be accomplished by reducing the size of the units and would not require additional floor area.
2. An increase in the overall building height from 1,030 feet, which was accomplished through Administrative Relief, to a height of 1,050 feet. This increase of height would accommodate a mid-level mechanical floor and would not result in measurable external effects.
3. An elimination of 61 below grade parking spaces which would reduce the total parking spaces to 451, none of which are below grade, while maintaining the FAR Bonus of 2.30 for that amenity.

The Department has reviewed the request and has determined that modifications No. 1 and No. 2 would be appropriate. In regards to No. 3, the elimination of the below grade parking amenity would result in a loss of the FAR bonus. The elimination would require an Amendment to the Plan Development decreasing the Total Overall FAR or a bonus-eligible amenity replacement in order to earn the 2.30 Bonus. The Department stands ready to assist you in the process.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change for No.1 and No. 2, but no other changes to this development.

Very truly yours,

  
Denise M. Casalino, P.E.  
Commissioner 

DMC:SRP:pas

cc: DPD Files, Mike Marmo





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)  
<http://www.cityofchicago.org>

July 13, 2004

Mr. Sean P. McMahon  
111 West Wacker & Associates, LLC  
205 North Michigan Avenue  
Chicago, Illinois 60601-5924

Re: Administrative Relief- Residential-Business Planned  
Development No. 841

Dear Sean:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 841 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.12 of the Planned Development.

Specifically, you requested administrative relief pursuant to the provisions of Statement 12 of Residential Planned Development No. 841 to increase the height of the building from 967.5 feet to 1,030 feet. You have also requested that the approved building elevations be substituted with Building Elevations dated July 7, 2004. Lastly you have requested to substitute the project plans prepared by Teng & Associates, Inc. dated September 12, 2003 for the plans attached to the Plan Development. The plans reflect modification to the proposal including the elimination of all office space from the building. The proposal would include a maximum of 240 dwelling units, 175 for-sale hotel units, restaurant, retail and health club uses.

The Department has reviewed the request and has determined that the proposed modifications would be appropriate. The requested modifications are the result of a reduction in the amount of commercial space by approximately 35,000 square feet and an increase in the amount of area devoted to residential space. The requested changes would be in character with the Wacker Drive street wall.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change, but no other changes to this development.

Very truly yours,

Denise M. Casalino, P.E.  
Commissioner

cc: Alderman Troutman, J. Swenson, Carmen Vidal-Hallett, M. Marmo





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 27, 2004

Mr. Rolando R. Acosta  
Acosta, Kruse, Raines and Zemenides  
One South Wacker Drive  
Suite 3890  
Chicago, IL 60606

RE: Request for minor changes to Residential-Business Planned  
Development No. 841 (111 West Wacker Drive)

Dear Mr. Acosta:

Please be advised that your request for minor changes to Residential-Business Planned Development No. 841, on behalf of 111 West Wacker Associates, 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. An increase in the maximum height of the building from 867 feet to 967.5 feet.
2. A reallocation of Floor Area Ratio value for bonuses listed in Statement No. 10 decreasing the underground parking bonus from 4.80 to 2.30 and increasing the above-grade open area bonus from 1.28 to 3.39. Revisions to the underground parking bonus include a reduction in the number of below-grade spaces from 120 to 61. Other minor modifications to the Floor Area Ratio Value Table included in Statement No. 10 are listed in the attached revised Table.
3. Substitute the approved Building Elevations with Building Elevations dated September 12, 2003.

The Department has reviewed the request and has determined that the proposed modifications would be appropriate. The requested modifications are the result of a reduction in the amount of office space by approximately 85,000 square feet (4 full floors) and an increase in the amount of area devoted to residential space.

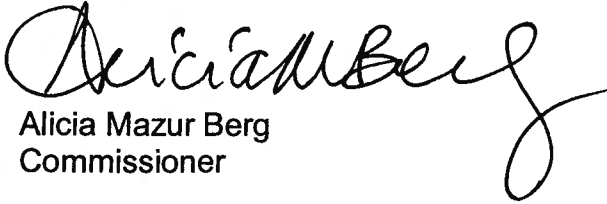
Given the open vistas to the site resulting from the presence of the



Chicago River and Wacker Drive, the increased height of the building, the modified massing of the tower and the revised articulation of the building facades would result in a building which would be in character with the Wacker Drive streetwall.

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,



Alicia Mazur Berg  
Commissioner

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

APPROVED FAR CALCULATION

RESS  
 SITE SIZE  
 CURRENT ZONING  
 BASE FAR  
 PREMIUM AWARD CALC  
 UPPER STORY SET-BACK CALC  
 OFF SITE IMPROVEMENTS

111 West Wacker Drive  
 24,086  
 B6-7  
 16  
 FLOOR AREA / 24,086.28 X PREMIUM FACTOR X BASE FAR  
 (0.40 X SUM OF AREA SETBACKS ON EACH FLOOR) / 24,086  
 DONATION / (\$20.27 X 80%) / SITE SIZE

Amentity	Floor Area or Site Area	Premium Factor	Premium Awarded	Premium Cap	Unit of Measure for Amentity	Approval Process
Public Plaza and Pocket Park	0	1.00	0.00	6.00	Area in Sq. Ft	DPD
Chicago Riverwalk	0	1.00	0.00	None	Area in Sq. Ft	DPD
Winter Garden	4,503	1.00	2.99	3.00	Area in Sq. Ft	DPD
Through Block Connection	0	0.66	0.00	None	Area in Sq. Ft	Zoning Administrator
Sidewalk Widening	0	2.00	0.00	None	Area in Sq. Ft	Zoning Administrator
Arcade	2,433	1.25	2.02	2.00	Area in Sq. Ft exclusive of Columns	Zoning Administrator
Water Feature	4,503	0.30	0.90	1.00	Area in Sq. Ft of open space	Zoning Administrator
Upper Story Setback B6-7 District	203,899	0.40	3.39	4.00	Sum of Open Area (Set Back) on Each Floor	DPD
Lower Level Planting Terrace	5,061	1.00	3.36	None	Area in Sq. Ft	Zoning Administrator
Green Roofs	9,836	0.30	1.96	2.00	Area in Sq. Ft	Zoning Administrator
Underground Parking and Loading .15 for first two levels	23,098	0.15	2.30	4.80	No. of parking spaces x 350 sq. sf plus No. of loading spaces x 1000sq. ft	Zoning Administrator
Underground Parking and Loading .20 for lower levels	0	0.20	↑	↑	No. of parking spaces x 350 sq. sf plus No. of loading spaces x 1000sq. ft	Zoning Administrator
ing Concealed by Habitable Space	0	0.40	0.00	4.00	Area of parking concealed in Sq. Ft	DPD
Off-Site Park or Riverwalk	\$346,000	Cost of 1sf of Floor Area = 80% x Median Cost of Land per buildable sf.	0.89	3.20	N.A.	Planned Development
Street Lighting and Landscaping	0	Cost of 1sf of Floor Area = 80% x Median Cost of Land per buildable sf.	0.00	3.20	N.A.	Planned Development
Transit Station Improvements	0	Cost of 1sf of Floor Area = 80% x Median Cost of Land per buildable sf.	0.00	3.20	N.A.	Planned Development
Pedway Improvements	0	Cost of 1sf of Floor Area = 80% x Median Cost of Land per buildable sf.	0.00	3.20	N.A.	Planned Development
Adopt-A-Landmark	0	Cost of 1sf of Floor Area = 80% x Median Cost of Land per buildable sf.	0.00	3.20	N.A.	Planned Development

Total FAR Earned
0.00
0.00
2.99
0.00
0.00
2.00
0.90
3.39
3.36
1.96
2.30
0.00
0.00
0.89
0.00
0.00
0.00
0.00

APPROVED F.A.R.	
Floor Area or Site Area	Total FAR Earned
0	0.00
0	0.00
4,520	3.00
0	0.00
0	0.00
2,686	2.00
4,520	0.90
77,262	1.28
4,389	2.92
10,050	2.00
22,100	4.80
19,600	↑
0	0.00
\$ 346,000	0.89
0	0.00
0	0.00
0	0.00
0	0.00

BASE F.A.R.  
 BONUS F.A.R.  
 TOTAL ALLOWABLE F.A.R.

16.00
17.79
33.79

16.00
17.79
33.79

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, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Frias, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Austin, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, 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-F.*

(As Amended)

(Application Number 13651)

RBPD 841

*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-F in the area bounded by:

West Wacker Drive; North Clark Street; West Haddock Place; and a line 161.28 feet west of and parallel to North Clark Street,

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

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

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

*Residential-Business Planned Development Number 841.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential-Business Planned Development (the "Property") consists of approximately twenty-four thousand eighty-six (24,086) square feet (0.553 acres) of land and is depicted on the attached Planned Development Boundary and Property Line Map. The Property is owned or controlled by 111 West Wacker Associates, L.L.C., or its affiliates (the "Applicant"). These Plan of Development Statements, together with the exhibits hereto, and this ordinance, may hereafter be referred to as the "Planned Development".
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development: Any dedication or vacation of streets or alleys or easements and any adjustment of rights-of-way shall require a separate submittal by the Applicant and approval by the City Council.
3. (a) 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 holder(s), ground lessor(s) of the Property and any residential condominium association that may be formed on behalf of residential condominium owners of all or any portion of the Property. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, its successors and assigns and, if different than the Applicant, the legal title holder(s), ground lessor(s) and any residential condominium association that may be formed.  
  
(b) Pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, the Property 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 of the owners of the Property, except that to the extent residential condominium owners are represented by a condominium association, said association shall make or authorize said application on behalf of and in lieu of said residential condominium owners.

4. This Planned Development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property and Boundary Map; a Site/Landscape Plan; F.A.R. Bonus Amenity Exhibits A, B, C, D-1 and D-2; Conceptual Dog Run Exhibit E; the North, East, South and West Elevations (the "Elevations"), all prepared by Teng & Associates and dated August 15, 2002. Full size sets are on file with the Department of Planning and Development (the "Department"). 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 following uses of the Property shall be permitted: retail, office, residential, accessory and non-accessory off-street parking, energy efficiency appurtenances and devices, any uses permitted in the B6-7 zoning district, and uses accessory to all of the foregoing uses.
6. Business identification signs visible from the public way shall be permitted within the Planned Development subject to the review and approval of the Department. Temporary signs visible from the public way, such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department.
7. (a) Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Chicago Department of Transportation ("C.D.O.T.") and the provisions of the Municipal Code of the City of Chicago in effect at the time of adoption of this Planned Development, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. C.D.O.T. and the Department have reviewed and approved the design of ingress and egress as depicted on the exhibits hereto.  
  
(b) Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.
8. In addition to the maximum heights of the buildings and any appurtenances attached thereto described in this Planned Development, the height of any improvements shall also be subject to height limitations as certified and approved by the Federal Aviation Administration.

9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that such floor area shall not include (a) floor area devoted to mechanical equipment in excess of five thousand (5,000) square feet in any single location, regardless of placement in the Building and (b) any floor area associated with parking and loading areas.
10. (a) (i) The maximum floor area ratio ("F.A.R.") described on the Bulk Regulations and Data Table is equal to the B6-7 Zoning District base F.A.R. of 16.0, plus the grant of floor area premiums for associated amenities established pursuant to Section 8.5-8 of the Chicago Zoning Ordinance. Said amenities, other than the off-site contribution described by subsection (a) (ii) of this Statement Number 10 below and underground parking and loading, are depicted and described on F.A.R. Bonus Amenity Exhibits A, B, C, D-1 and D-2 described by Statement Number 4 of this Planned Development and meet all applicable requirements, standards and criteria of Section 8.5-8 of the Chicago Zoning Ordinance. No standards or criteria, other than those contained in this Planned Development, shall govern these amenities. The approved amenities and the F.A.R. value associated therewith, are described in the following table:

Amenity	Floor Area Ratio Value
Winter Garden	3.00
Arcade	2.00
Water Feature	0.90
Upper Story Setback	1.28
Green Roof	2.00
Underground Parking and Loading	4.80
Lower-Level Planting Terrace	2.92
Off-Site Riverwalk Contribution	0.89
TOTAL:	17.79

Notwithstanding the above, the Applicant may reallocate F.A.R. premiums or substitute other bonusable amenities as identified in Sections 8.5-8(5) and (6) of the Chicago Zoning Ordinance subject to the approval of the Department.

(ii) The riverwalk contribution described above (the "Riverwalk Contribution") shall mean the contribution of funds by the Applicant to such entity as the Department may designate for the purposes of creation or improvement of riverwalk areas located or to be located proximate to the Property. The Riverwalk Contribution shall be paid prior to issuance by the Department of Part II approval pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance. The amount of said contribution shall be calculated as nineteen thousand seven hundred fifty (19,750) square feet (eighty-two hundredths (0.82) F.A.R. x twenty-four thousand eighty-six (24,086) square feet net site area) multiplied by the "Applicable Contribution Rate". The Applicable Contribution Rate means eighty percent (80%) of the established cost per square foot of building floor area for buildings located within the area bounded by the Chicago River on the north and west, by Lake Michigan on the east and by Congress Parkway on the south (the "Loop"). Unless the Department establishes a lower rate that is generally applicable within the Loop, then the Applicable Contribution Rate shall be that determined by a real estate appraisal prepared by an M.A.I. appraiser licensed in the State of Illinois, procured by the Developer at its own expense and submitted for review by the Department.

(iii) Prior to Part II approval, the Applicant may, in its sole discretion, elect to reduce the amount of the Riverwalk Contribution, provided that any such reduction shall be accompanied by a reduction in allowable floor area which is equivalent to the amount of the Riverwalk Contribution so reduced divided by the Applicable Contribution Rate defined in the preceding section. Any changes to the Site Plan or Elevations occasioned by such increase in Floor Area Ratio shall be subject to the review and approval of the Department.

(b) (i) The winter garden depicted on the Site Plan shall be open for public use at a minimum from 8:00 A.M. to 7:00 P.M.. An appropriate plaque approximately two (2) to four (4) square feet in size, shall be displayed at all entrances to the winter garden stating the hours of public use. A minimum of five (5) foot candles of illumination shall be maintained within the winter garden during all hours of public use. A minimum of thirty percent (30%) of the floor area of the winter garden shall be improved with any combination of landscaping, water features, gallery space or sculpture or similar features. Public seating shall be provided at tables, on benches or in other forms at the rate of one seat for every two hundred (200) square feet of floor area. The Applicant shall provide for active programming of

the winter garden including, without limitation, providing, from time to time, musical or other entertainment and displays of artwork or other items of an historical, cultural or educational nature. Applicant shall make good faith and reasonable efforts to incorporate into the winter garden a kiosk or similar facility serving an organization providing artistic, historical, cultural or educational purposes. An elevator shall provide public access between the winter garden and the lower level planting terraces located above a portion of the winter garden.

(ii) The lower level planting terrace depicted on the Exhibits D-1 and D-2 shall be open for public use from 8:00 A.M. to 7:00 P.M.. The terrace areas shall be maintained free of debris, snow and ice. The uses of the terrace areas shall, to the extent appropriate, be integrated with the uses of the winter garden below. The terrace areas shall be improved with landscaping, seating at tables, benches or seating in other forms. Opportunity for service of beverages, other retail activities as appropriate and city overlooks shall be provided. The terrace areas shall be appropriately lighted and heat lamps shall be provided in the winter season. The back wall of the terrace areas shall provide opportunities, from time to time, for display of artwork or other items of an historical, cultural or educational nature.

(c) The Applicant shall utilize good faith efforts to provide within the Property, as depicted on the conceptual dog run, Exhibit E, an interior or enclosed area for dog walking to be utilized in inclement weather during the winter months. If such an area cannot reasonably be constructed or provided, the failure to provide such interior or enclosed dog walking accommodations shall not be a basis for the Department to withhold Part II approval for construction contemplated by this Planned Development.

11. The improvements on the Property, including landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the exhibits described in Statement Number 4 above and with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines; provided, however, that no trees shall be required to be planted where such trees will be located on or above subsurface vaults.
12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department 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 improvements contemplated by 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.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that 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 the Property 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 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.
15. Unless substantial construction on the Existing Improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the B6-7 Restricted Central Business District classification. The six (6) year period may be extended for up to one (1) additional year if, prior to expiration, the Commissioner of the Department determines that good cause for an extension is shown.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; Floor Area Ratio Bonus Annuity Exhibits "A", "B", "C", "D-1", "D-2" and "E"; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 93149 through 93162 of this *Journal*.]

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

*Residential-Business Planned Development. 841*

*Plan Of Development*

*Bulk Regulations And Data Table.*

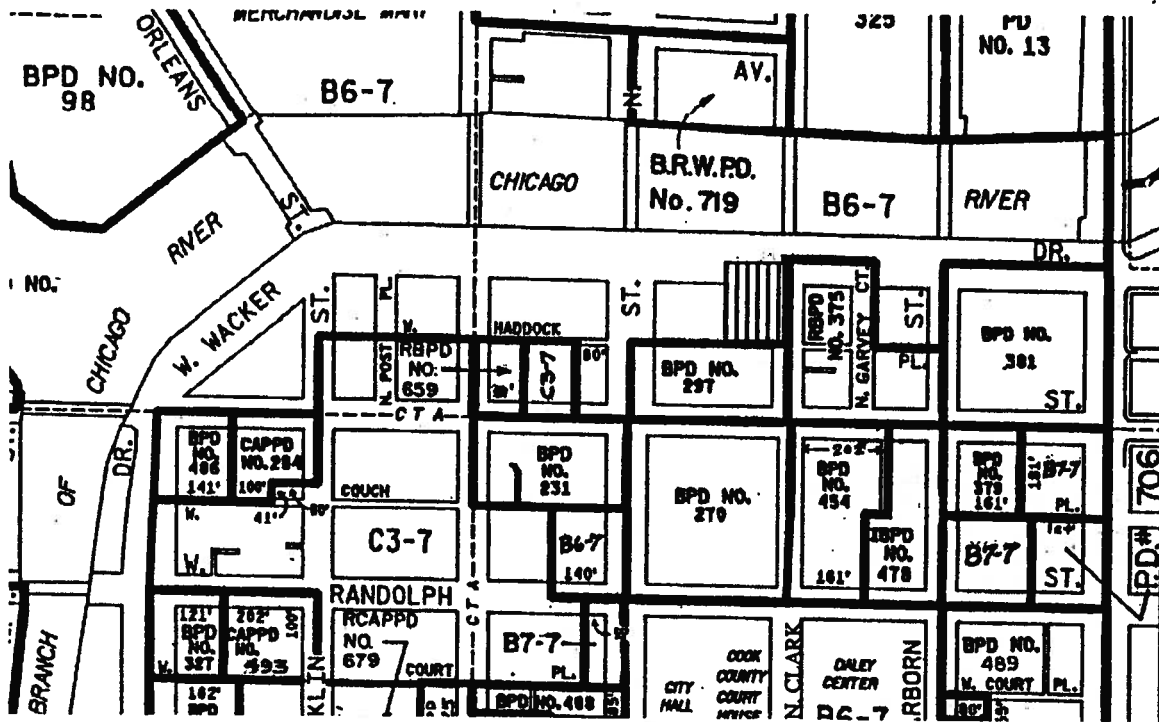
Gross Site Area (45,203 square feet / 1.038 acres) = Net Site Area (24,086 square feet / 0.553 acres) + Area Remaining in Public Right-of-Way (21,117.5 square feet / 0.485 acres).

Maximum Floor Area Ratio:	33.79.
Minimum Property Line Setbacks:	In substantial conformance with Site/Landscape Plan and Elevations.
Maximum Building Height:	867 feet measured from Wacker Drive.
Maximum Number of Dwelling Units:	240.
Minimum Number of Parking Spaces*:	360.
Maximum Number of Parking Spaces:	512.
Minimum Number of Loading Berths:	6.

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\* For purposes of the F.A.R. premium for underground parking and loading described in Statement 10 (a)(i) hereof, a minimum of one hundred twenty (120) parking spaces and all loading berths shall be located below grade.

Existing Zoning Map.

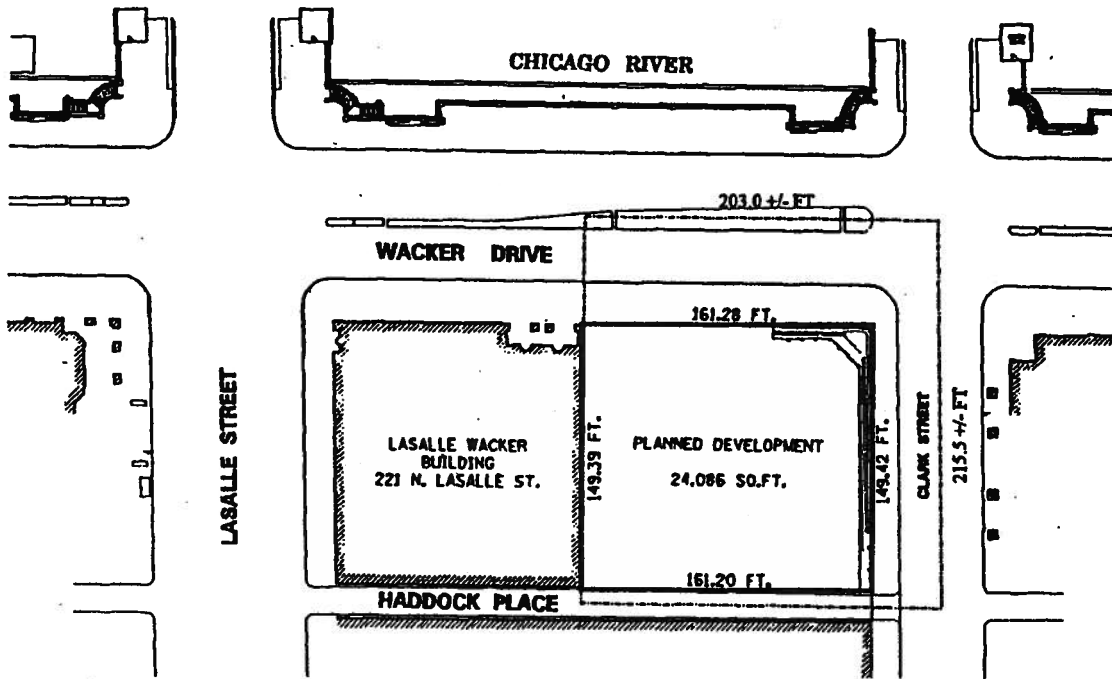


LEGEND

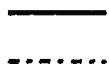


SITE

Planned Development Boundary And  
Property Line Map.



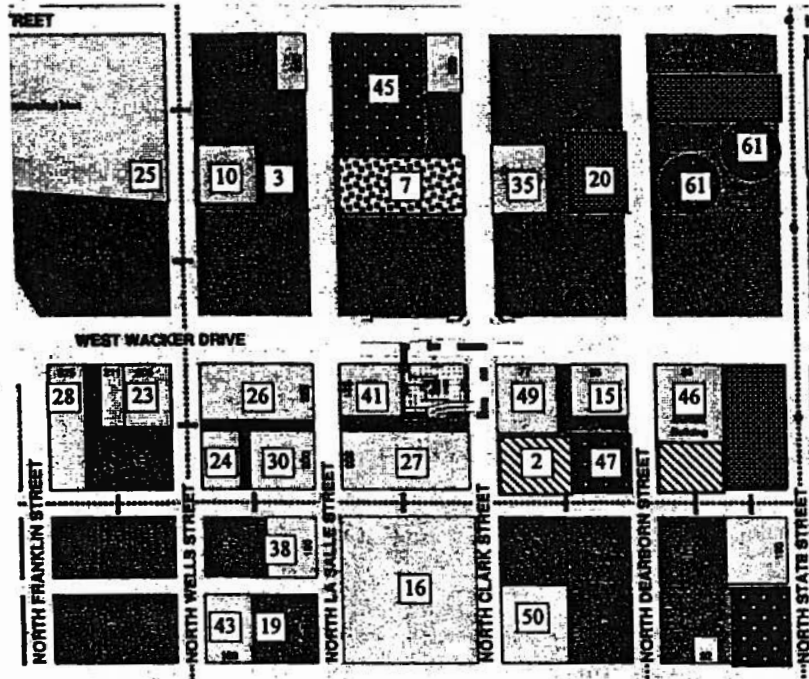
LEGEND



PROPERTY LINE

PLANNED DEVELOPMENT

Existing Land-Use Map.



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- [Solid Black] RESIDENTIAL
- [Dotted] HOTEL
- [Stippled] OFFICE
- [Diagonal Lines] RETAIL
- [Dotted] MIXED-USE
- [Numbered Box] NO. OF FLOORS

Site/Landscape Plan.

WEST WACKER DRIVE

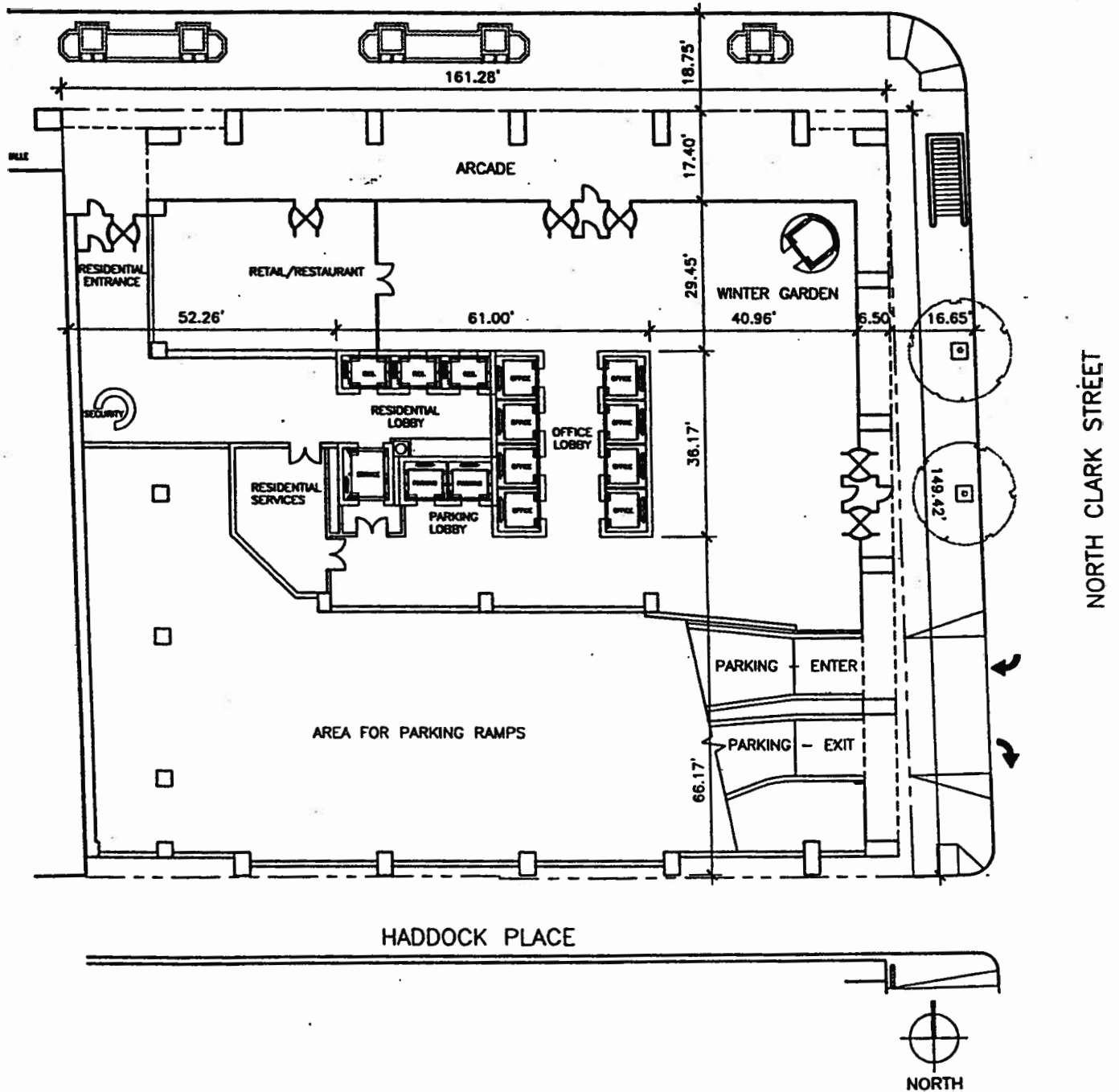


Exhibit "A".

F.A.R. Bonus -- Arcade, Winter Garden, Water Feature.

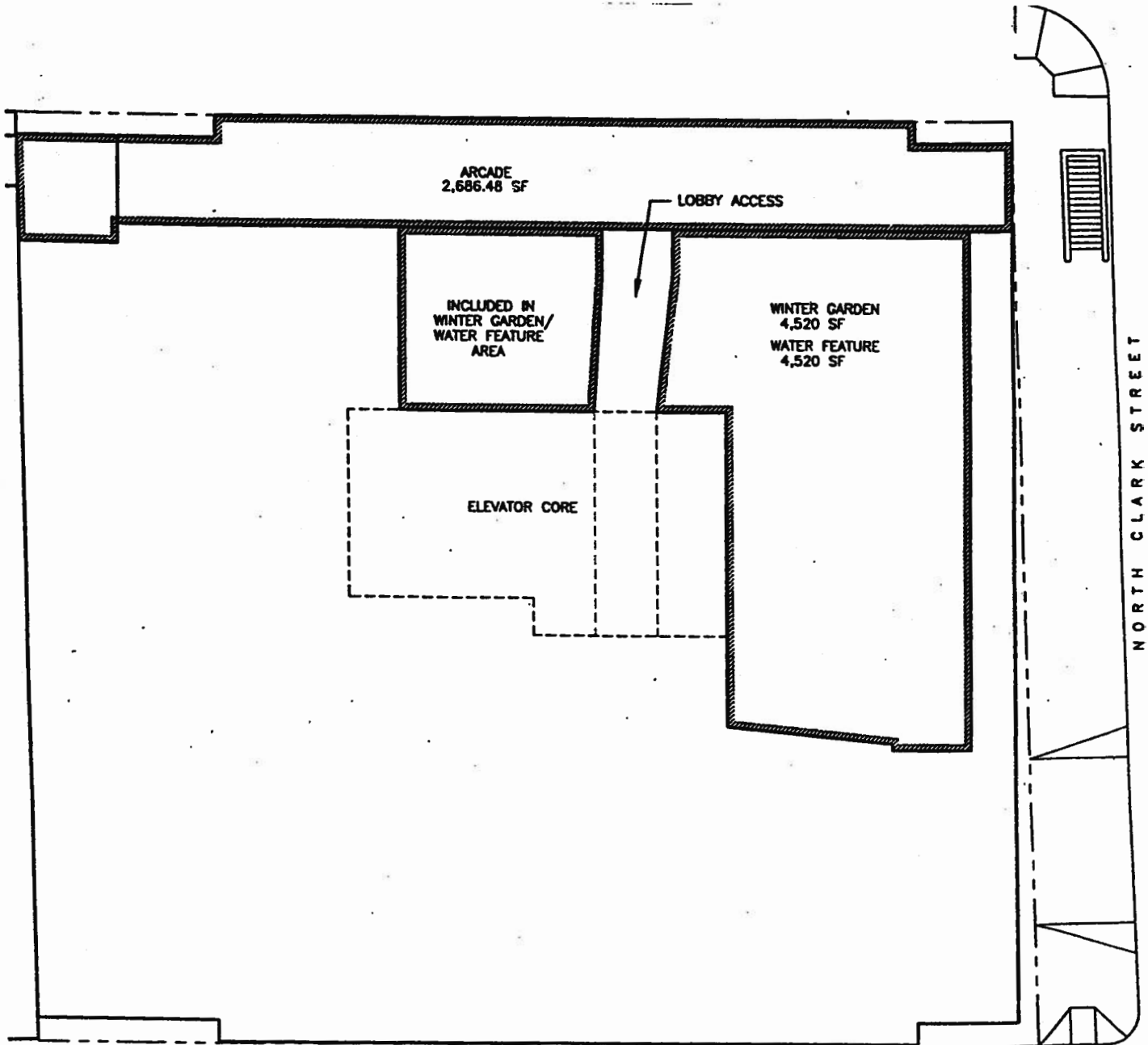


Exhibit "B".

F.A.R. Bonus -- Upper Story Setback.

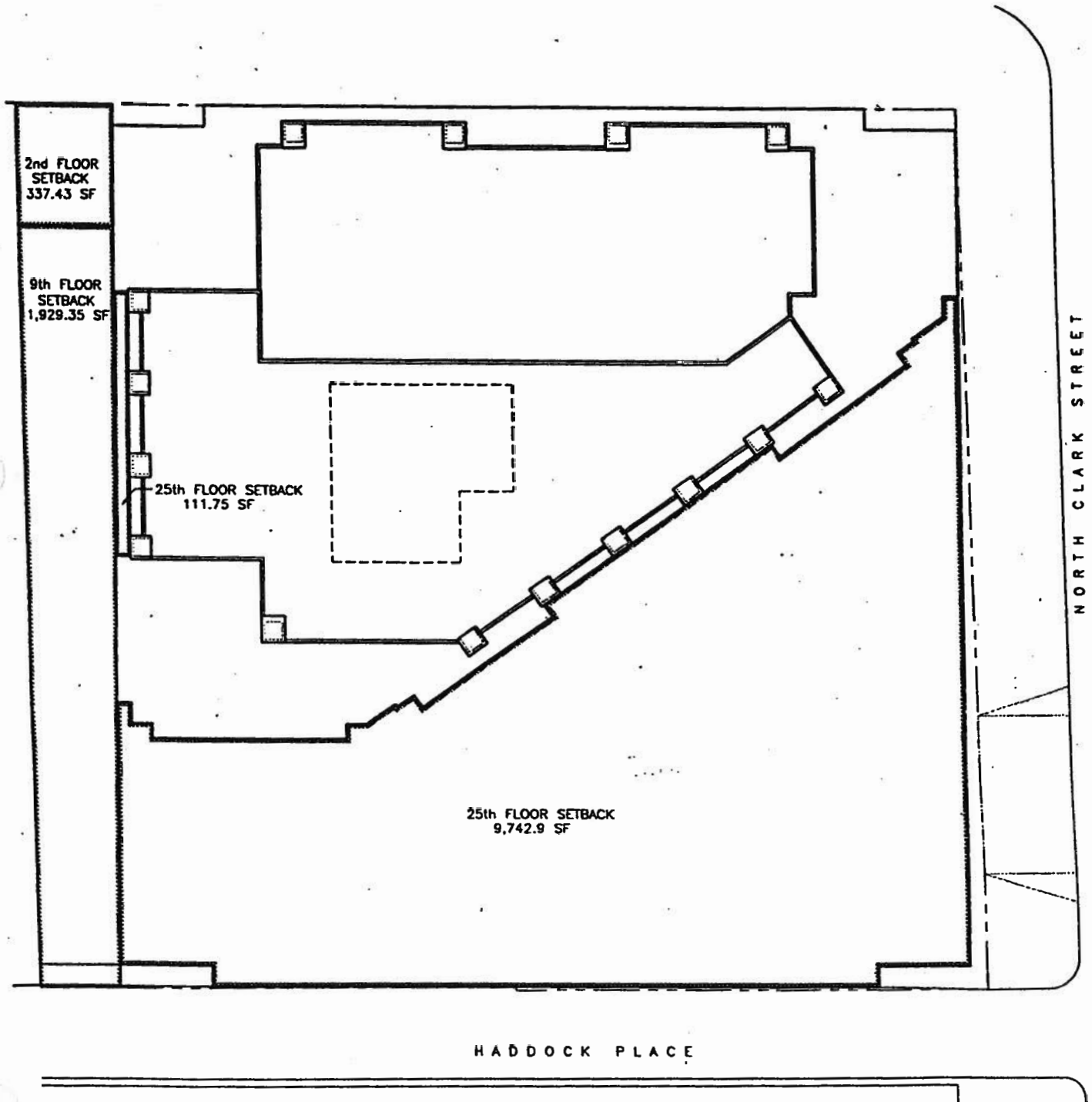


Exhibit "C".

F.A.R. Bonus -- Green Roof.

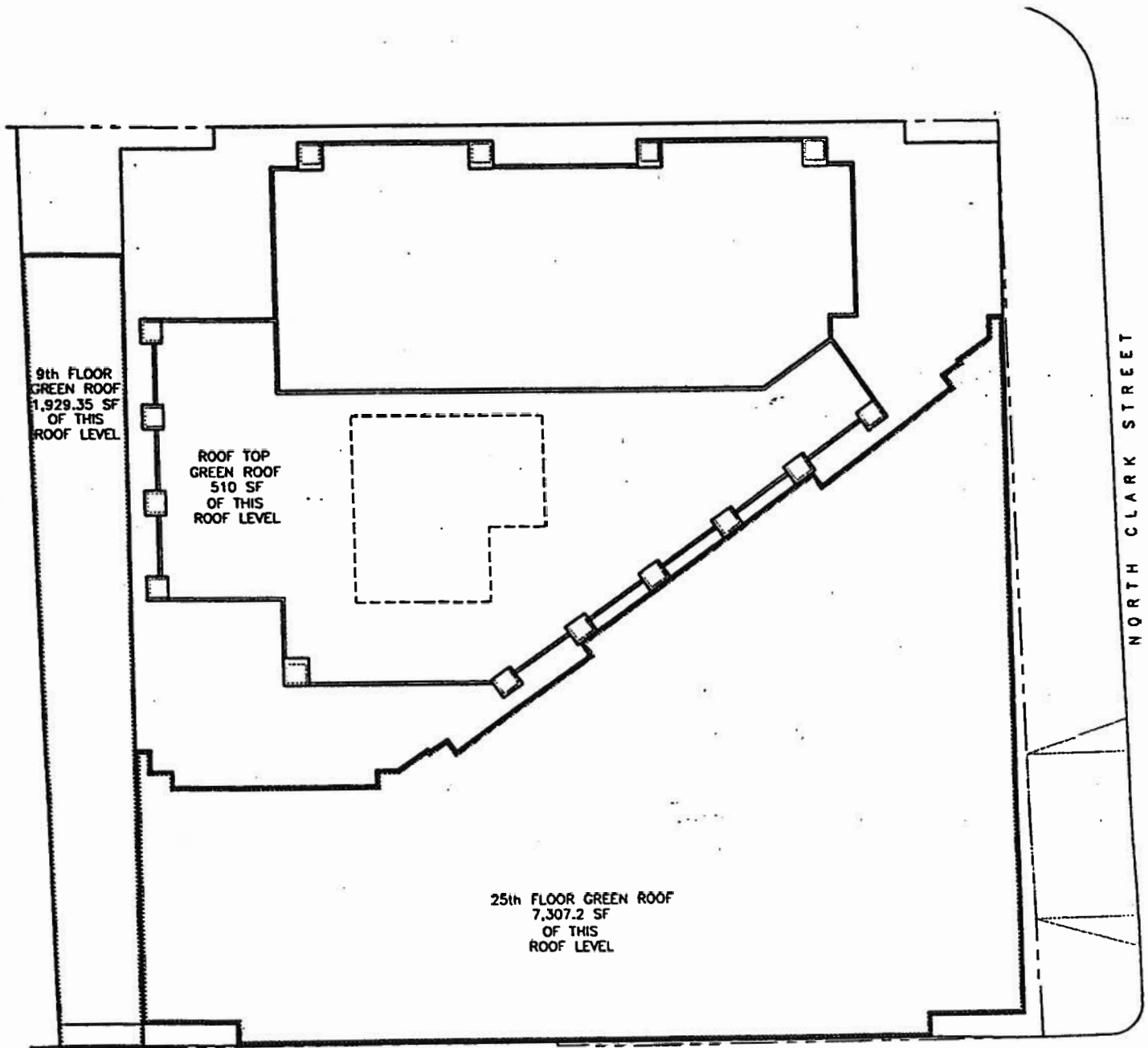


Exhibit "D-1".

F.A.R. Bonus -- Lower-Level Planting Terrace.

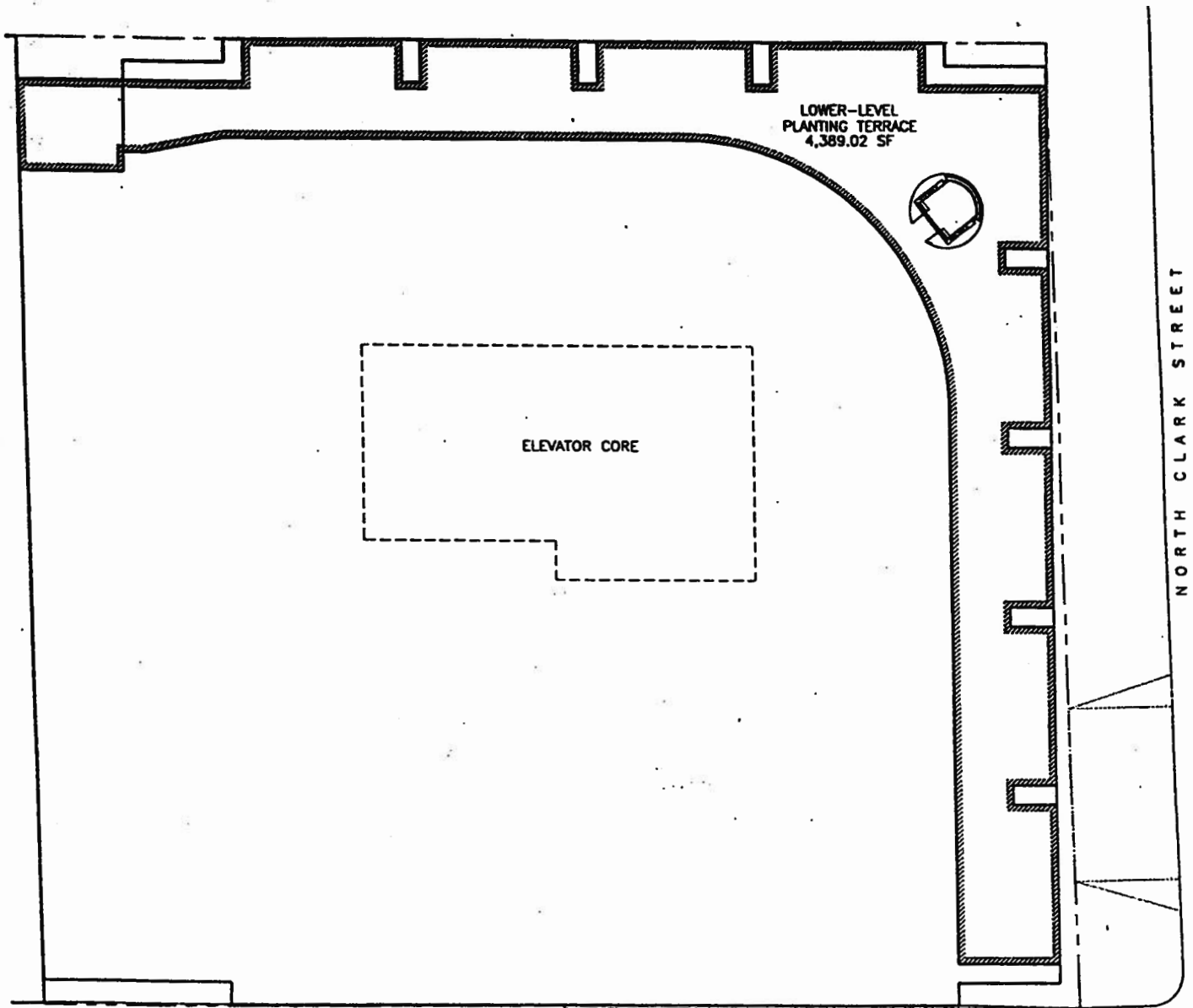


Exhibit "D-2".

Lower Level Planting Terrace (Conceptual).

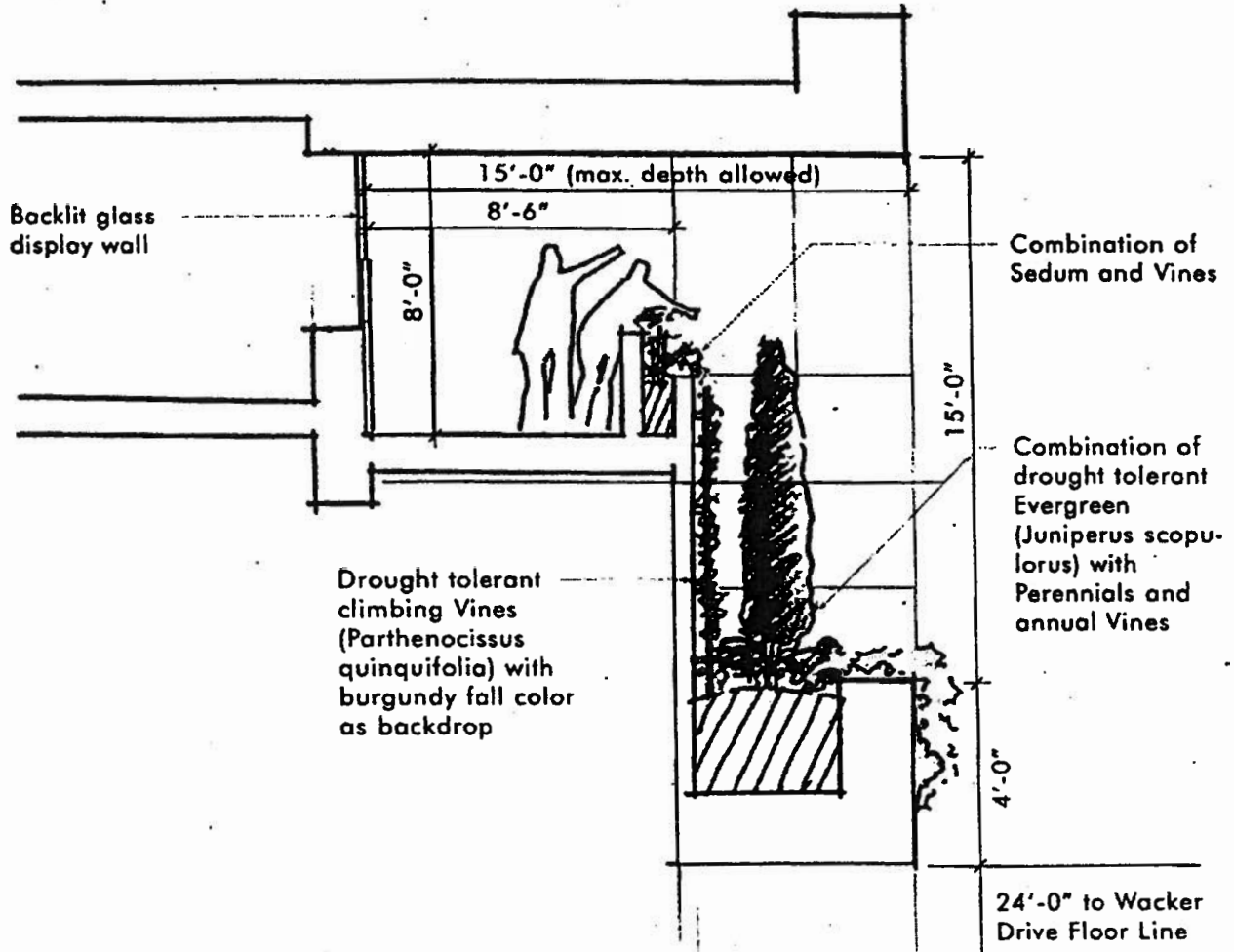
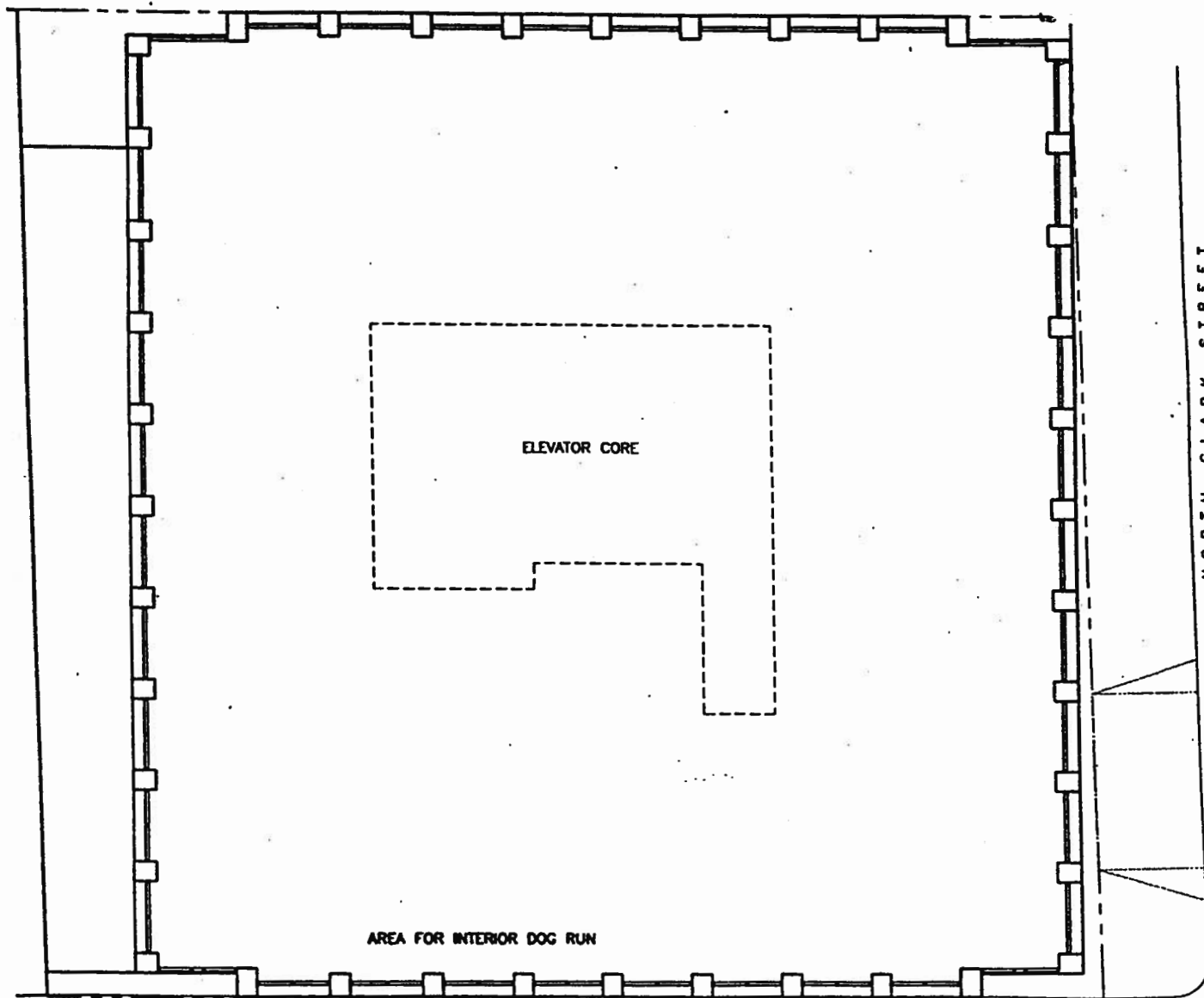
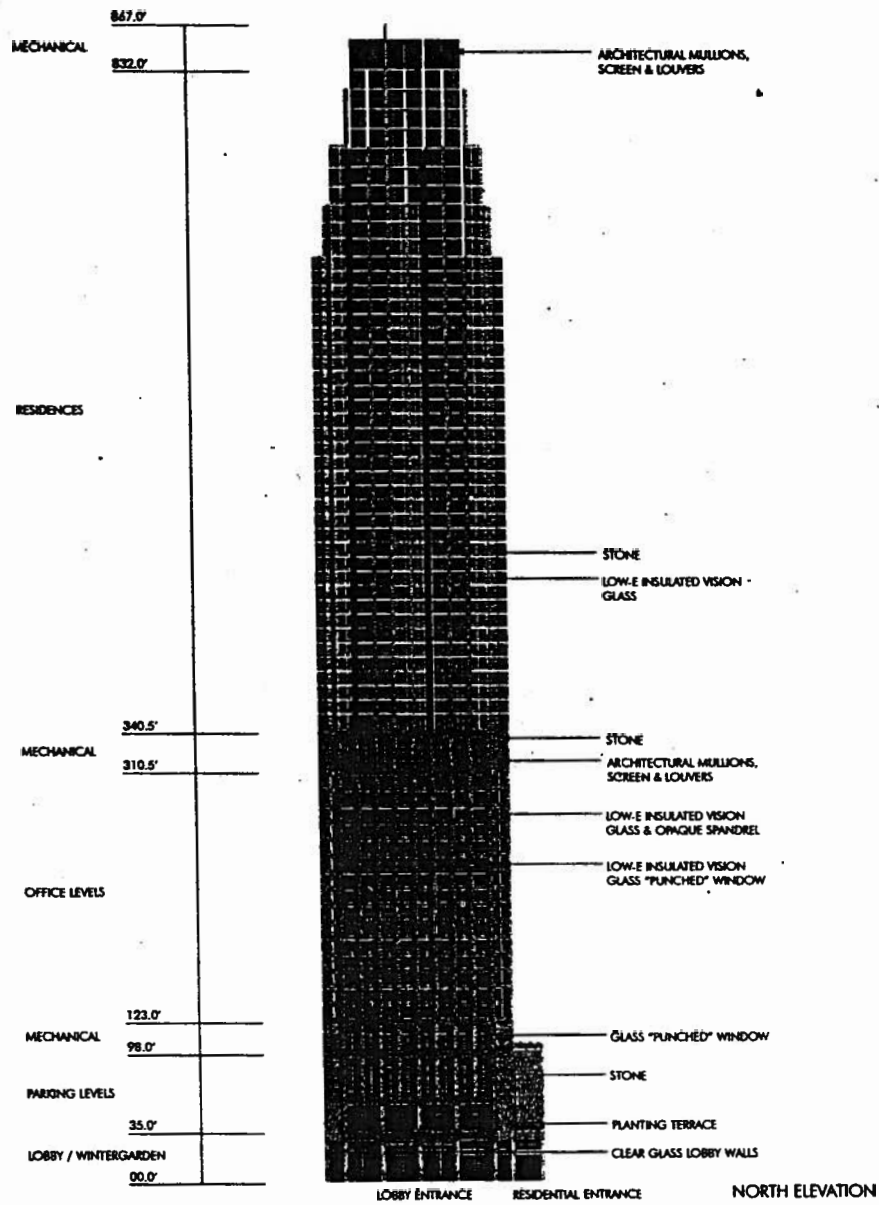


Exhibit "E".

Interior Dog Run Area (Conceptual)  
(25<sup>th</sup> Floor Mechanical Level).

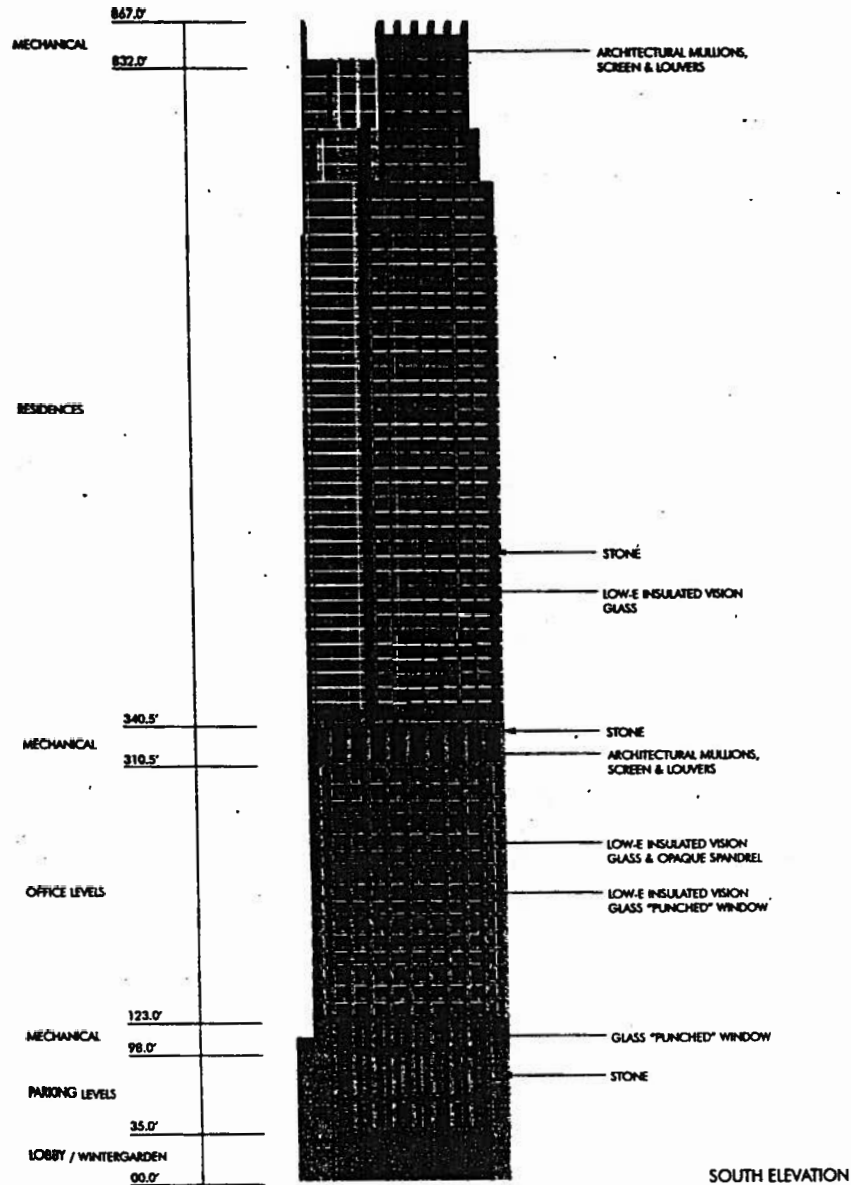


North Building Elevation.



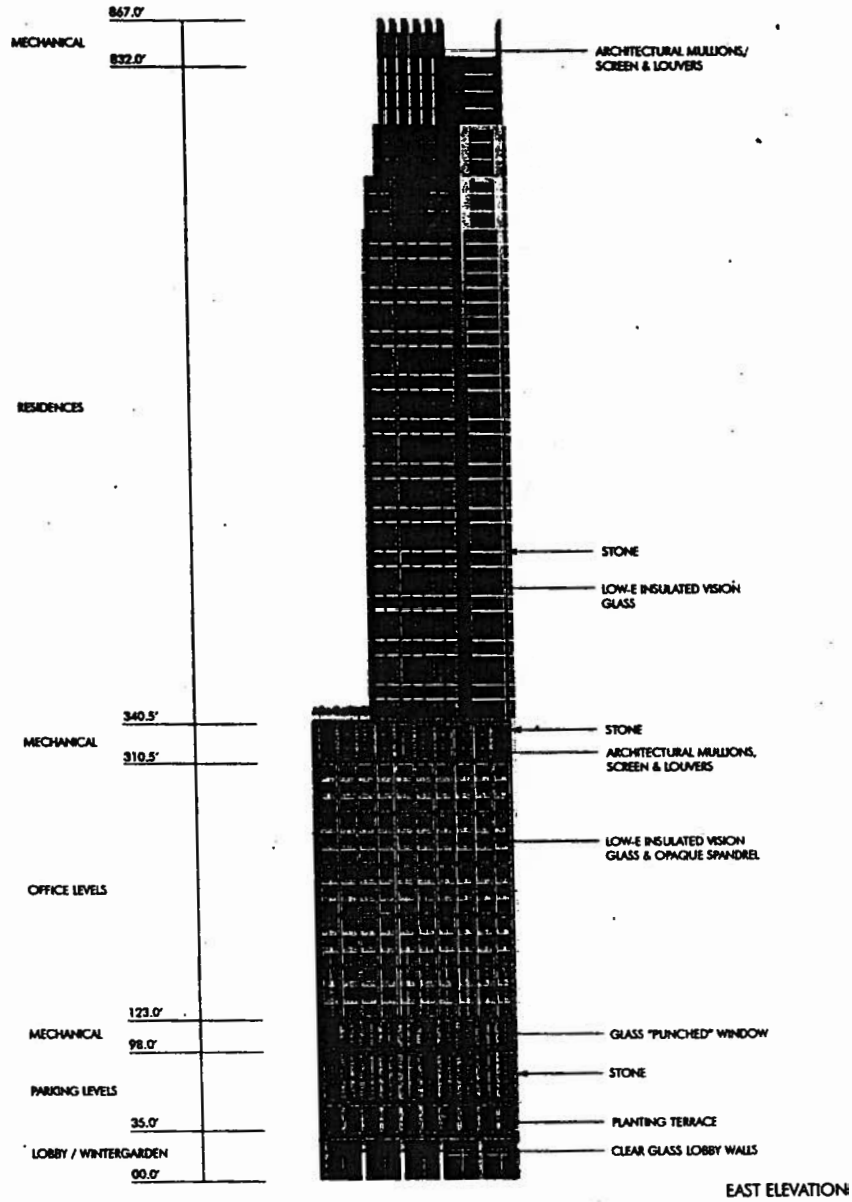
Applicant: 111 West Wacker Associates LLC  
Address: 205 N. Michigan Avenue, Chicago, IL  
Date: August 15, 2002

South Building Elevation.



Applicant: 111 West Wacker Associates LLC  
Address: 205 N. Michigan Avenue, Chicago, IL  
Date: August 15, 2002

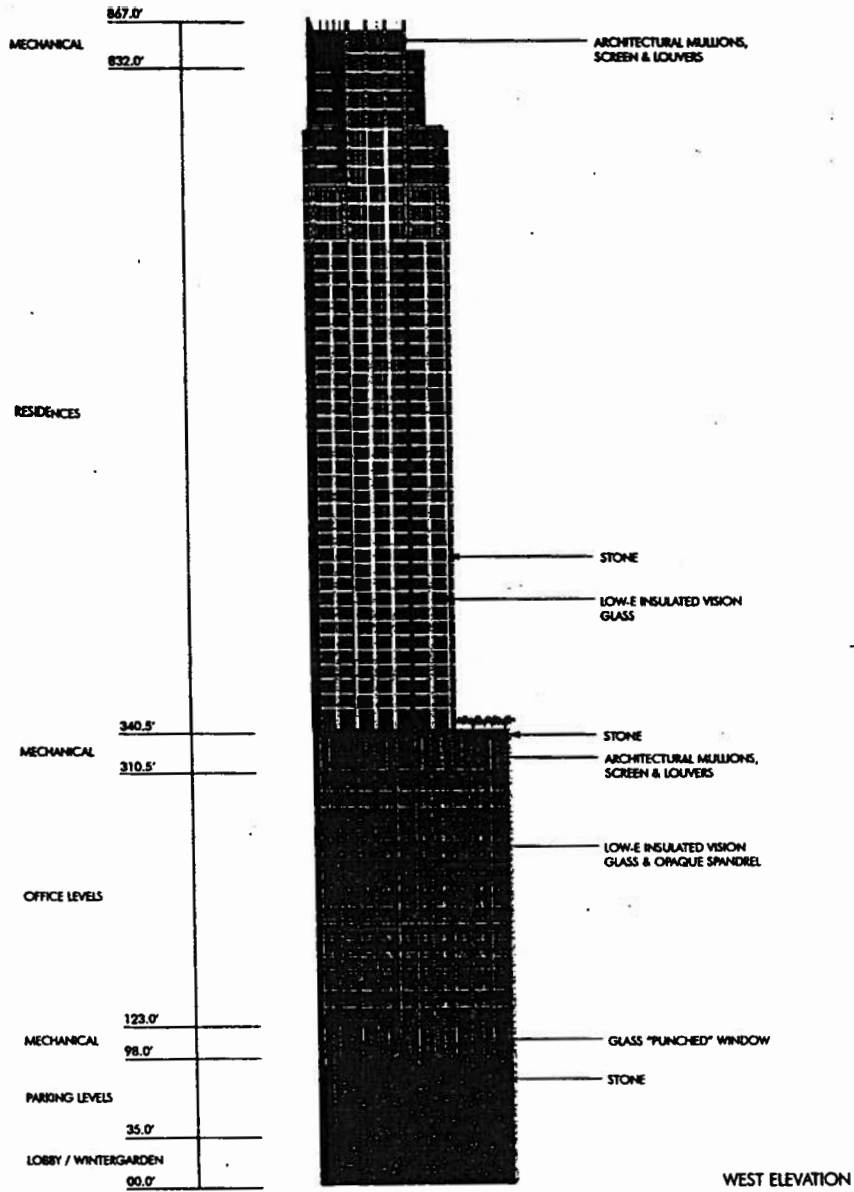
East Building Elevation.



EAST ELEVATION

Applicant: 111 West Wacker Associates LLC  
Address: 205 N. Michigan Avenue, Chicago, IL  
Date: August 15, 2002

West Building Elevation.



Applicant: 111 West Wacker Associates LLC  
Address: 205 N. Michigan Avenue, Chicago, IL  
Date: August 15, 2002