City of Chicago

O2016-1649

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/16/2016
Sponsor(s):	Solis (25)
Type:	Ordinance
Title:	Correction of City Council Journal of Proceedings for October 28, 2015
Committee(s) Assignment:	Committee on Committees, Rules and Ethics

CORRECTION OF THE OFFICIAL
JOURNAL OF PROCEEDINGS
(Residential Business Planned Development No. 368)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

I hereby move to correct the Official Journal of Proceedings of the City Council of the City of Chicago at the regular meeting held on Wednesday, October 28, 2015, as follows:

Pages 12810 through 12879 shall be replaced in their entirety with the attached.

Daniel S. Solis
Chairman, Committee on Zoning

FINAL FOR PUBLICATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1: That the Chicago Zoning Ordinance be amended by changing all the Residential Business Planned Development No. 368 symbols and indications as shown on Map No. 1-E in the area bounded by:

> A line 150 feet east of and parallel to North St. Clair Street; East Grand Avenue; North Lake Shore Drive; the center line of Ogden Slip to a point 439.74 feet east of North Lake Shore Drive, the center line of the Turning Basin; the north bank of the Chicago River and the line thereof extended eastward where said bank does not exist; North Michigan Avenue; East North Water Street; North St. Clair Street (as now located); East Illinois Street; North St. Clair Street; the alley next south of East Grand Avenue;

to the designation of a Residential-Business Planned Development No. 368, as amended, which is hereby established in the area above described, subject to the provisions at the Plan of Development herewith attached and made a part thereof and to no others.

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

FINAL FOR PUBLICATION

Exhibit 1

Bulk Regulations and Data Table

(Page 1 of 5)

Sub Area	Net Site Area See Note (1) Sq. Ft, Acres	Maximum Retail Sq.Ft. (1000's)	Maximum Commercial Sq.Ft. (1000's)	Maximum Hotel Rooms	Maximum Dwelling Units	Maximum F.A.R.
A	380,796 8.74	540 *See Note (5)*	5,259	1,800	Permitted *See Notes (2 & 3)*	13.81 *See Note (6)*
B *See Notes (11&13)*	183,449 4.21	40	2,482 *See Note (8)*	1,606 *See Note (8)*	842 *See Note (8)*	13.53 *See Note (7)*
C	122,303 2.81	140	850	540	630	12.72
D	361,234 8.29	170	500	0	2,350	8.60
E	346,038 7.94	110 *See Note (9)*	5 *See Note (4)*	0	1,200	6.83
E.1	232,841 5.34	0	5 *See Note (4)*	Not Permitted	Not Permitted	0.02
E.2	18,191.63 0.42	0	0	0	0	0
E.3	95,005 2.18	110 *See Note (9)*	0	0	1,200	25.000 *See Note (10)*
F *See Note (12)*	167,084 3.83 *See Note (12)*	150	0	0	1,118 *See Note (12)*	11.57 *See Note (12)*
TOTAL	**1,560,904** **35.83**	**1,040**	**9,096**	**3,946** *See Note (8)*	**6,140** *See Note (2)*	**10.84**

Gross Site Area = Net Site Area: 1,560,904 sq. ft. (35.83 acres) plus area in or proposed to be in public right of way: 940,843 sq. ft. (21.60 acres) plus area in or proposed to be in public parks or open space: 302,479 sq. ft. (6.94 acres) = 2,804,226 sq. ft. (64.38 acres).

OFF STREET PARKING	MINIMUM	MAXIMUM
BUSINESS USES	1:5,000 sq. ft.	As determined by DPD in consultation with CDOT
HOTEL USES	1:4 Rooms	
RESIDENTIAL USES	55% d. u.	
NON-ACCESSORY PARKING (allowed in Sub-area F only)	200 spaces	600 spaces
OFF STREET LOADING:		Per DX-12 requirements
MINIMUM PERIPHERAL SETBACKS		Sufficient to allow for street trees and pedestrian walkways (min. 12'-6" from building to curb face
MINIMUM UPPER LEVEL SETBACKS		40' from Lake Shore Drive at level of Upper Lake Shore Drive

Applicant: 465 N. Park Drive, LLC
Address: 465-479 N. Park Drive; 315-335 E. Illinois Street
464-478 N. New Street
Introduced: June 17, 2015
Plan Commission: October 15, 2015

Exhibit 1

Bulk Regulations and Data Table

Note (1):	For the purpose of this Planned Development, Net Site Area" shall equal the entire land area (at Plaza Level where such is established, and otherwise at grade) within the boundaries of the planned development, less the area now dedicated or proposed to be dedicated to public use.
Note (2):	Dwelling units shall be permitted in Sub-Area A of this Planned Development subject to the provisions of the DX-16, Downtown Mixed-Use district classification. Any such units so built will not affect the total of 6,140 dwelling units permitted in Sub-Areas B, C, D, E and F. Dwelling units are permitted below the second floor in all sub-areas except Sub-Area E.
Note (3):	For purposes of exchange of uses, a hotel room shall be equal to 0.5 dwelling units. The permissible number of hotel rooms within the planned development shall not exceed 3,946 rooms. Ballrooms, meeting rooms, exhibition space, restaurant facilities and hotel-associated retail shall be deemed "accessory hotel uses" and shall be charged against commercial uses.
Note (4):	Although Sub-Area E.1 (DuSable Park) has been dedicated to public park uses, it is included in Net Site Area because a maximum of 5,000 square feet of park and recreation-related floor area may be constructed within its boundaries.
Note (5):	Assumes 410,000 sf allocated to development Parcels 4 and 5 and the remaining 130,000 sf allocated to remaining development parcels within Sub-Area A.
Note (6):	Assumes floor area allocated to existing buildings as follows: 401 North Michigan (760,241 sf), University of Chicago Gleacher Center (240,000 sf), NBC Tower (912,000 sf); and, to future development as follows: Parcel 1 (776,250 sf); Parcel 3 (970,000 sf) and Parcels 4/5 (1,600,000 sf)
Note (7):	Assumes floor area allocated to existing Sheraton Hotel (Parcels P6A and P6B) at 860,379 sf and to Parcels P7 and P7A at 847,290 sf. pursuant to June 6, 2012 amendment.
Note (8):	For purposes of exchange of uses, a hotel room shall be equal to 0.5 dwelling units. The number of dwelling units listed for Subarea B (842) includes 197 dwelling units converted from 394 hotel rooms. The permissible number of hotel rooms within the planned development shall not exceed 3,946 rooms. Ballrooms, meeting rooms, exhibition space, restaurant facilities and hotel-associated retail shall be deemed "accessory hotel uses" and shall be charged against commercial uses. Accessory hotel uses on Parcels 7, 7A and 8 combined shall not exceed 50,000 square feet.
Note (9):	Residential support services, physical fitness/indoor recreation center, and small venue theater (for building residents only) are expressly permitted in Sub-Area E.3.

Applicant:	465 N. Park Drive, LLC
Address:	465-479 N. Park Drive; 315-335 E. Illinois Street 464-478 N. New Street
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Exhibit 1

Bulk Regulations and Data Table

Note (10): **FAR Bonus Calculations**
Sub-Area E-3 (Parcels 18 and 19, combined)
Net Site Area = 95,005 square feet

Base FAR	10.00
Downtown Affordable Housing Zoning Bonus	3.00 (a)
Offsite contribution to DuSable Park	2.16 (b)
Public Plazas	5.44 (c)
Chicago Riverwalk	0.40 (d)
Water Features	1.00 (e)
Underground Parking and Loading	3.00 (f)
Total FAR	25.00

a) Based on a contribution of $5,700,300.00 to the City of Chicago Affordable Housing Opportunity Fund.

b) Based on a contribution of $4,104,216.00 to City of Chicago for Off-Site Park Improvements (to DuSable Park).

c) Based on the provision of 51,730 square feet of on-site public plaza.

d) Based on the provision of improvements to 3,800 square feet at off-site open spaces.

e) Based on the provision of 48,669 square feet of water features in on-site public open spaces.

f) Based on the provision of 171 underground parking spaces on Lower Levels 1 and 2, at least 265 underground parking spaces on Lower Level 3 and lower, and 7 underground loading docks on lower level.

Note (11): **Bulk Regulations and Data Table**
Sub-Area B (Parcels 7 & 7A)
Net Site Area = 68,385 square feet

Maximum Floor Area Ratio (FAR):	12.39
Maximum Percentage of Land Coverage:	Per Site Plans
Maximum Number of Dwelling Units:	398
Maximum Number of Hotel Keys:	400
Maximum Number of Off-Street Parking Spaces (Residential):	219
Maximum Number of Off-Street Parking Spaces (Hotel):	11
Minimum Number of Bike Parking Spaces:	50
Minimum Periphery Setbacks:	Per Site Plans
Maximum Building Height:	590' (plus 45' for mechanical penthouse, roof mechanical units, roof access stairs, architectural elements and similar appurtenances)
Minimum Number of Off-Street Loading Berths, Residential:	2 (10' x 25') spaces
Minimum Number of Off-Street Loading Berths, Hotel:	2 (10' x 25') spaces

Applicant:	465 N. Park Drive, LLC
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Exhibit 1

Bulk Regulations and Data Table

Note (12): **Sub-Area F**
Net Site Area = 167,104 sq. ft. (overall)

Maximum Floor Area Ratio (FAR):	11.57 (overall Sub-area F after Floor Area Bonuses)
Base FAR	8.98 (overall Sub-area F; see note (a) below)
Affordable Housing Bonus:	0.52 (See note (b) below)
Underground Parking Bonus:	1.00 (See note (c) below)
Plaza/Pocket Park Bonus:	1.07 (See note (d) below)
Total FAR	11.57

Bulk Regulations and Data Table For Parcel 21C:

Maximum Number of Dwelling Units:	350
Minimum Number of Accessory Parking Spaces:	296
Minimum Number of Bike Parking Spaces:	50
Minimum Periphery Setbacks and Site Coverage:	Per site plan
Maximum Building Height:	785 feet
Minimum Number of Off-Street Loading Berths:	3 (10' x 25')

a) Base FAR of 8.98 results from an increase in net site area from 100,456 sf. to 167,104 sf. for the inclusion of Parcel P21B into the net site area by this amendment and a commensurate reduction of FAR from 14.93.

b) 86,720 sf. bonus floor area based on a contribution of $2,983,168 to the City of Chicago Housing Opportunity Fund as set forth in Statement 11(o).

c) 167,208 sf. bonus floor area based on 120 underground parking spaces on Levels -1 and -2 and 176 unground parking spaces on Levels -3 and -4.

d) 179,670 sf. bonus floor area based on providing or reconstructing 20,008 square feet of plaza/pocket park area on Parcel P21B in accordance with the Pocket Park Bonus Landscape Plan.

Applicant:	465 N. Park Drive, LLC
Address:	465-479 N. Park Drive; 315-335 E. Illinois Street 464-478 N. New Street
Introduced:	June 17, 2015
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Exhibit 1

Bulk Regulations and Data Table

Note (13): **Bulk Regulations and Data Table**
Sub-Area B (Parcel 8)
Net Site Area = 34,400 SF

Maximum Floor Area Ratio (FAR):	14.50
Maximum Percentage of Land Coverage:	Per Site Plan
Maximum Number of Dwelling Units:	444
Minimum Number of Off-Street Parking Spaces (Residential):	181
Minimum Number of Bike Parking Spaces:	50
Minimum Periphery Setbacks	Per Site Plans
Maximum Building Height:	535' (Includes 35' for mechanical penthouse, roof mechanical units, roof access stairs, architectural elements and similar appurtenances)
Minimum Number of Off-Street Loading Berths, Residential:	1 (10' x 25')
Minimum Number of Off-Street Loading Berths, Retail:	1 (10' x 25')

Applicant:	465 N. Park Drive, LLC
Address:	465-479 N. Park Drive; 315-335 E. Illinois Street 464-478 N. New Street
Introduced:	June 17, 2015
Plan Commission:	October 15, 2015

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 368, AS AMENDED

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as "Residential-Business Planned Development Number 368", as amended, consists of approximately 1,560,904 square feet or 35.83 acres (exclusive of public rights-of-way and dedicated public open space) of real property as shown on the attached Planned Development Boundary Map (the "Property").

2. This plan of development consists of these twenty-one (21) statements and the following exhibits for the entire Planned Development: Bulk Regulations and Data Table for the entire Planned Development; an Existing Zoning Map; Planned Development Boundary and Subareas Map; Development Parcels Map; Maximum Height Zones; Existing and Planned Open Spaces; Pattern of Vehicular Roadways; and Recommended Traffic Improvements. This plan of development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements hereof, and satisfies the established criteria for approval as a planned development. In any instance where a provision of the planned development conflicts with the Chicago Building Code, the Building Code shall control.

   This plan of development consists of the following exhibits related to the development of Subparcel E.3: Bulk Regulations and Data Table Note 10; Site Landscape Plan; DuSable Landscape Plan; Ground Floor Plan Overview; Lower Lake Shore Drive Plan Overview; Building Elevations; South Building Elevation; Partial Enlarged South Elevation; Partial East/West Site Section; Partial Enlarged East Elevation; North/South Site Section at Lake Shore Drive; North/South Tower and Parking Section; East/West Parking Section; North/South Overview Section; and Lake Front Trail Alignment Alternate 1 and Alternate 2.

   This plan of development consists of the following exhibits related to the development of Subarea B Parcels 7 and 7A: Bulk Regulations and Data Table Note 11; View Corridor Program; Overall Site Plan; Lower East North Water Street Plan, North Park Drive Street Plan, North Park Drive Wayfinding Plan; Upper East North Water Street Plan; Upper East North Water Street Wayfinding Plan; Terrace Level Plan; Landscape Plan; Green Roof Plan; Overall Section A Plan and Partial North Elevation; West Elevation at tower and Partial North/South Section B Plan; Building Elevations (North, South, East and West) prepared by Solomon Cordwell Buenz dated May 24, 2012.

   This plan of development consists of the following plans and exhibits related to the development of Parcels P21B and P21C (the Kraft Parcel): Bulk Regulations and Data Table Note 12; Site Plan; Ground Floor Plan; Recreation Deck Level Plan; Green Roof Plan; Building Elevations (North and East, and South and West); Landscape Plan; Pocket Park Bonus Landscape Plan; Landscape Sections (A/B and C/D); and Landscape Plant List prepared by GREC Architects, LLC and dated December 18, 2014 (the "Plans").

Applicant:	465 N. Park Drive, LLC
Address:	465-79 N. Park Dr.; 315-35 E. Illinois St.; 464-78 N. New St.
Introduced Date:	June 17, 2015
Plan Commission Date:	October 15, 2015

465 N. Park Drive, LLC (the "Applicant") owns or controls Sub-Area B Parcel 8 within this Planned Development. This Plan of Development consists of the following exhibits related to the development of Sub-Area B Parcel 8: Bulk Regulations and Data Table Note 13; Site Plan; Landscape Plan; Mezzanine, Second Floor, Third Floor, Fourth Floor, and Fourth Floor Mezzanine Plans; 5th Floor Amenity Landscape Plan; 6th Floor Balcony Landscape Plan; 37th Floor Sky Deck Landscape Plan; Plant List & Landscape Details; Green Roof Plan; and Building Elevations (North, South, East and West) prepared by pappageorgehaymes partners dated October 15, 2015.

3. The current property owner or an authorized agent shall obtain all required reviews, approvals, licenses and permits in connection with this plan of development. The dedication or vacation of any streets or alleys shall require a separate submittal and approval by the City Council.

4. The requirements, obligations and conditions contained within this planned development shall be binding upon each property owner, its successors and assigns (including any condominium association which is formed) and the legal titleholders and any ground lessors. All rights granted hereunder shall inure to the benefit of each property owner, its successors and assigns (including any condominium association which is formed) and the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 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. Subject to the subarea/subparcel control provisions of Section 17-8-0400 of the Chicago Zoning Ordinance, single designated control for purposes of this paragraph 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 the Equitable Life Assurance Society of the United States or all its successors and assigns as zoning control party for property located west of Columbus Drive, and by all the successors and assigns to the Chicago Dock and Canal Trust, as zoning control parties for the property located east of Columbus Drive. The board of directors of any condominium association shall represent individual condominium owners.

5. Several subareas are delineated on the attached planned development Subarea Map for the purposes of establishing use and density controls in connection with this Plan of Development. Uses permitted below plus thirty-five (+35) feet Chicago City Datum, plus or minus six (± 6) feet in respect of design conditions, ("Plaza Level") shall be in general conformity with the Permitted and Special Uses of the DX-12, Downtown Mixed-Use District classification; uses permitted at and above the Plaza Level in the area hereinbefore defined shall be in general conformity with the Permitted and Special Uses of the DX-12, Downtown Mixed-Use District classification, except that in that part of the subject area lying within 200 feet of North Michigan Avenue uses shall be in general conformity with the

Permitted and Special Uses of the DX-16, Downtown Mixed-Use District classification; uses permitted where no Plaza Level exists shall be in general conformity with the Permitted and Special Uses of the DX-12, Downtown Mixed-Use District Classification. Earth station receiving and transmitting dishes, microwave relay dishes and transmitting or receiving dishes shall be permitted. Residential support services, physical fitness/indoor recreation center, and small venue theater are expressly permitted in Subparcel E.3. Non-accessory parking shall be a permitted use in Subarea F only. Underground accessory parking related to the improvements constructed upon Subparcel E.3 shall be a permitted use in Subparcel E.2. All other controls and regulations set forth herein are made applicable within the general application of this statement. Uses permitted in DuSable Park (Subparcel E.1) shall be recreational and related uses including but not limited to marinas; tennis courts; and similar facilities. Temporary staging of construction materials and related equipment shall be a permitted use in Subparcel E.1 subject to the review and approval of the Commissioner of the Department of Planning and Development and the Chicago Park District. Daycare and other community-oriented uses are expressly permitted and strongly encouraged in all areas of the planned development. Agreement on how space for a minimum of one new daycare center shall be provided within Subareas B, D or Subparcel E.3 to service new residents and employees of those subareas must be submitted and approved by the Department of Planning and Development prior to the issuance of any Part II approval for any improvement on Parcels P1, P3, P7, P7A, P8, P18, or P19.

6. For purposes of Floor Area Ratio ("FAR") calculations, the definitions in the Chicago Zoning Ordinance shall apply, with the following exceptions: (1) in Subarea A, grade is herein established at plus thirty-five (+35) feet Chicago City Datum, plus or minus six (±6) feet in respect of design conditions ("Plaza Level"); (2) in Subarea B, grade is herein established as the curb level of the building entrance on upper East North Water Street plus or minus six (±6) feet in respect of design conditions; and (3) space devoted to heating, ventilation, and air-conditioning equipment shall not be included in FAR regardless of location.

7. Any service drives or other ingress or egress lanes shall be adequately designed and paved in accordance with the regulations of the Chicago Department of Transportation and in compliance with the Municipal Code of the City of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of the City of Chicago and shall have a minimum of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within established fire lanes. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

8. Off-street parking and loading facilities shall be provided in compliance with this plan of development, subject to the review of the Chicago Department of Transportation and approval by the Department of Planning and Development. All parking spaces required to serve buildings or uses shall be located on the same parcel as the building or use served, or (i) if a residential use, within 600 feet walking distance, or (ii) if a non-residential use, within 1,200 feet walking distance. Parking to serve uses in Subarea E.1 or E.3 may be located underneath or west of Lake Shore Drive.

9. Business and business identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development and to the conditions of Statement 11(e). Off-premises signage is prohibited. Temporary signs such as construction and marketing signs may be permitted subject to the aforestated approvals. Signage for retail and movie theater uses is a special concern. A general signage plan indicating the locations and dimensions of signage for these uses, including all interior signage which is visible from public streets, shall be submitted prior to Part II approval in accord with Statement 16 hereof (Site Plan Review).

10. The height of buildings within the planned development and any appurtenance attached thereto shall be subject to the limitations on the attached exhibit labeled "Maximum Height Zones". Where maximum height zones have been established, building height shall be defined as follows:

    "Building height" is the vertical distance from the curb level, grade, or its equivalent, opposite the center of the front of a building to the highest point of the underside of the ceiling beams of the highest habitable floor, in the case of a flat roof; to the deck line of a mansard roof; and, to the mean level of the underside of the rafters between the eaves and the ridge of a gable, hip or gambrel roof. For the purpose of determining height in Subarea B Parcels 7 and 7A, grade is herein established as the curb level of the building entrance on upper East North Water Street plus or minus 6 feet in respect of design conditions. (For the purpose of determining height, building tops of other configurations may be considered to be the type described herein which most closely approximates the shape of the proposed design). However, in no case shall the "actual" height of a building exceed the "maximum height" by more than 65 feet.

11. The improvements on individual development sites shall be designed, constructed and maintained in accordance with the exhibits attached hereto and the following general design standards:

    (a) Buildings along Lake Shore Drive shall be designed to minimize building mass directly facing the Drive. The base along Lake Shore Drive of any such structure shall be limited to the height of Lake Shore Drive. The tower of such structures shall be set back a minimum of 40 feet from Lake Shore Drive although encroachments into such setback area for design reasons may be allowed by the Commissioner of Planning and

Development as a minor change pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance. This 40-foot setback area shall be heavily landscaped with trees and other greenery so as to be visible from the drive.

(b) Landscaping of buildings at terraces, rooftops, and balconies shall be provided wherever possible and appropriate. Buildings shall be designed with upper-level architectural features that are lit at night wherever possible. Mechanical equipment on rooftops shall be screened with quality materials, and made a feature of the building design, where appropriate. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of this planned development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.

(c) Buildings shall be setback from the property line, if necessary, to achieve a minimum of 12 feet, 6 inches (except the building column may be setback 10 feet, 0 inches in Subarea E-3 along Ogden Slip and the building located in Subarea B, Parcels 7 and 7A, may be located at the property line along North New Street, North Park Drive, Upper East North Water Street and Lower East North Water Street and the building located in Sub-Area B, Parcel 8, may be located at the property line along North New Street, North Park Drive, and East Illinois Street) in sidewalk width to accommodate street trees. No awnings, canopies, or other building projections shall be allowed that would interfere with street tree canopies except at entrances to hotels, residential entrances or movie theaters.

(d) Building designs that reflect divisions into base, middle, and top, that have setbacks, cornice lines, changes in plane or materials, articulated surfaces, or other methods of reducing the scale and mass are encouraged. Preferred building materials shall be stone, manufactured stone, brick, finished metal such as stainless steel, or articulated pre-cast concrete in combination with glass at the base. Exposed structural concrete, dryvit or other stucco-like material, or reflective glass shall not be allowed. Materials of upper stories shall be similar to those of the lower; however, the level of detailing may be simplified.

(e) Buildings shall be designed with clearly delineated signage bands. The quality and amount of signage shall be strictly controlled. The total square footage displayed on any building shall be limited to no more than six (6) times the street frontage on any given street. Preference shall be given to pin-mounted back lit signs with individual letters that are externally lit. Signs behind glass that are visible from the sidewalk shall count toward the permitted sign area. The area of a sign that consists of

individual letters shall be measured by drawing a box around the letters. Graphic images which depict tenant logos or products or which may otherwise be construed as advertising shall count as signage in their entirety. Signage on awnings shall be allowed on the valance only, with a maximum of 5-inch high letters limited to tenant identification or logos only. No electronic moving message board signs shall be allowed. Rooftop signs shall be prohibited.

(f) No new surface parking lots, except interim lots approved by the Zoning Administrator, shall be allowed. No surface parking lot shall be allowed on the Parcel P21B ("Kraft") park site in Subarea F. The maximum effort shall be made to contain parking in below-ground structures. Above-grade parking structures shall be enclosed, fronted by habitable space, or otherwise designed so as to have a similar appearance to habitable spaces in terms of finish materials, the shape and scale of openings, and the screening of ramps, car lights and ceiling fixtures. Any parking structures facing the Chicago River must be fronted by habitable space or completely enclosed and well-articulated at all levels. The first floor of all structures facing Illinois Street, Grand Avenue, McClurg Court, Park Drive, or Columbus Drive shall maximize space with active uses such as retail, daycare, restaurants, et cetera. Parking structures shall also contain provisions for planting at the base, the roof, or at mid-height ledges.

(g) Loading docks shall be concealed from public view through screening or landscaping. Curb cuts for loading docks shall be minimized.

(h) The new roadway structure at upper level Illinois Street shall be finished in highly articulated stone, pre-cast concrete, or other quality material, with particular attention given to views of the structure from Columbus Drive. Terraced planting, pedestrian lighting, decorative railings, banners, and other features shall be used to create a major pedestrian amenity. A major water feature shall be installed at the intersection of upper-level Illinois Street and the NBC Plaza. The underside of upper Illinois shall be appropriately lit, structural columns shall be covered, and other elements shall be added to create a safe, well-lit connection to Michigan Avenue.

(i) The completion of the riveredge esplanade shall be required of the developers of Parcels 14 and 16, and Parcel 18. Such public spaces shall be developed with the same quality and character of amenities as the existing esplanade adjacent to these areas. In addition, the developer of Parcel 18 shall be responsible for the development of pedestrian access to DuSable Park under Lake Shore Drive. Such access shall be well-lit, suitably paved, and finished so as to provide safe, attractive, and convenient access to the park from the river esplanade. All plans for pedestrian access to DuSable Park from Parcel 18 shall be subject to detailed review and approval by the Department of Planning and Development before the issuance of any superstructure Part II approval letters.

(j) The developer of Parcel 19 shall develop the following public improvements indicated on Exhibit 6 Existing and Planned Open Spaces concurrently with the development of Parcel 19: a pedestrian walkway from East North Water Street to Ogden Slip and an extension of the Ogden Slip promenade to Lake Shore Drive. The pedestrian walkway from East North Water Street to Ogden Slip shall be developed with the same quality and character of amenities as the existing walkway from the River Esplanade to East North Water Street. The extension of the Ogden Slip promenade shall be developed with the same quality and character of amenities as the existing promenade adjacent to it. In the event that DuSable Park is developed before Parcel 19 is developed, the owner(s) of Parcel 19 shall construct and maintain a temporary pedestrian connection along the slip. These improvements shall consist of a paved (asphalt or better) pedestrian walkway, a minimum of 20 feet in width. Metal railings shall be installed along either side of the pedestrian walkway near the slip edge and on the side adjacent to Parcel 19. The design of these improvements shall be subject to the approval of the Commissioner of Planning and Development.

In addition, pedestrian access along Ogden Slip under Lake Shore Drive to DuSable Park shall be constructed concurrently with the construction of DuSable Park. The owner(s) of Parcel 19 shall be solely responsible for the cost of improvements underneath Lake Shore Drive, subject to approval of the State of Illinois to make such improvements. Such access shall be well-lit, suitably paved, and finished so as to provide safe, attractive, and convenient access to the park from the Ogden Slip promenade. However, if Parcel 19 should be developed before the construction of DuSable Park, then the owner(s) of Parcel 19 shall, at the time of application for superstructure Part II, place in escrow money equivalent to the cost of constructing such a connection, as determined by the Commissioner of the Department of Planning and Development, unless an agreement between the Developer of Parcel E.3 and the Chicago Park District as referenced in Statement Number 11(m) below provides otherwise.

All plans for these improvements shall be subject to detailed review and approval by the Department of Planning and Development before the issuance of any Part II approval letters.

(k) All improvements to be constructed within this planned development for which Part II approval letters are issued after the March 29, 2006, date of City Council approval of the amended planned development shall comply with the Department of Planning and Development Chicago Sustainable Development Policy in effect at the time of application for Part II approval, and the owners shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design Green Building Rating System (LEED). A dog-run shall be located within or adjacent to Subparcel E.3. As a result of the architectural design of

the tower to be constructed within Subparcel E.3, a green roof is not feasible. The development of the improvements on Parcel P21C contemplated by this Planned Development amendment shall be LEED certified and have a green roof of approximately 2,177 square feet and a rain water collection system as described in the attached Green Roof Plan.

(l) Pursuant to the Affordable Housing provision of the City of Chicago Zoning Ordinance, Title 17, Chapter 17-4-1004, et seq. ("Zoning Ordinance") Developer of Parcel E.3 has asked for an increase in the Floor Area Ratio of 3.00 FAR for the Property. The Developer of Parcel E.3 hereby acknowledges that according to Section 17-4-1004D of the Zoning Ordinance, the total floor area devoted to affordable housing units must equal at least 25 percent of the total increase in floor area allowed under the Affordable Housing Bonus or a cash payment must be made to the City of Chicago Affordable Housing Opportunity Fund based on the increase in allowable floor area multiplied by 80 percent of the median cost of land per buildable square foot. Based on Section 17-4-1004D, the Developer of Parcel E.3 has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount of $5,700,300.00. Prior to the issuance of permits, the Developer of Parcel E.3 will enter into an Affordable Housing Agreement with the Chicago Department of Planning and Development or provide a letter of credit or other security device in an amount equal to the cash contribution. The Developer of Parcel E.3 must comply with all of the applicable sections of the Affordable Housing Provision of the Zoning Ordinance which sections 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.

Pursuant to the Off-Site Park and Open Space Contributions provision of the City of Chicago Zoning Ordinance, Title 17, Chapter 17-4-1018, et seq., the Developer of Parcel E.3 has asked for an increase in the Floor Area Ratio of 2.16 FAR for the Property. The Developer of Parcel E.3 hereby acknowledges that according to Section 17-4-1018-C of the Zoning Ordinance, a cash payment must be made to the City of Chicago based on the increase in allowable floor area multiplied by 80 percent of the median cost of land per buildable square foot. Based on Section 17-4-1018-C, the Developer of Parcel E.3 has agreed to provide a cash payment to the City of Chicago in the amount of $4,104,216.00. Prior to the issuance of permits, the Developer of Parcel E.3 will provide a letter of credit or other security device in an amount equal to the cash contribution. The Developer of Parcel E.3 must comply with all of the sections of the Off-Site Park and Open Space Contributions provisions of the Zoning Ordinance which sections are hereby incorporated into this planned development. The Off-Site Park and Open Space Contribution Agreement required by Section 17-4-1018-B3 is also incorporated into this planned development.

(m) The Developer of Parcel E.3, the City of Chicago, and the Chicago Park District shall enter into an agreement relating, in part, to the responsibility for the design, funding and construction phasing of DuSable Park, the pedestrian connections to DuSable Park and the Lakefront Trail.

(n) The improvements contemplated for DuSable Park (Subparcel E.1) must be substantially completed by the Developer of Parcel E.3 prior to the issuance of Certificate of Occupancy for any dwelling unit exceeding the three hundredth (300th) dwelling unit constructed with Subparcel E.3.

(o) The amendment of this Planned Development concerning development of Parcels P21B and P21C triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the Affordable Requirements Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). Further, the amendment of this Planned Development is subject to Section 17-4-1004-D of the Zoning Code, which also requires on-site affordable housing or payment of a fee in lieu of providing affordable housing for rezonings in DC, DX and DR districts that increase the base floor area ratio. If a planned development is subject to the requirements of both sections (2-45-110 and 17-4-1004-D), the developer may elect to satisfy the ARO requirements by complying with the affordable housing floor area bonus provided for in Section 17-4-1004. The owner of Parcels P21B and P21C has elected to comply with Section 17-4-1004. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, the owner of Parcels P21B and P21C has requested an increase in the floor area ratio for the Property, as set forth in the bonus worksheet required under Section 17-4-1003-D and attached hereto as an Exhibit ("Bonus Worksheet"). In accordance with the formulas set forth in Section 17-4-1004-C and the Bonus Worksheet, the owner of Parcels P21B and P21C acknowledges and agrees that it must provide either a minimum of at least 21,680 square feet of floor area (the "Affordable Units") in the building receiving the affordable housing floor area bonus ("Eligible Building"), with an affordable unit mix comparable to the overall mix and approved by the Department of Planning and Development prior to issuance of the first building permit, or make a cash payment in lieu of providing affordable housing in the amount of $2,983,168 ("Cash Payment"), or $100,000 per unit ("Pro Rata Amount"). Prior to the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, the owner of Parcels P21B and P21C must either make the required Cash Payment or provide a performance bond or other security in the amount of the Cash Payment ensuring construction of the Affordable Units. If the owner of Parcels P21B and P21C elects to construct the Affordable Units, it must also enter into an Affordable Housing Agreement with the City pursuant to Section 17-4-1004-E9 prior to the issuance of any building permits for

the Eligible Building, including, without limitation, excavation or foundation permits. The terms of the Affordable Housing Agreement and any amendments thereto would be incorporated herein by this reference. The owner of Parcels P21B and P21C acknowledges and agrees that the Affordable Housing Agreement would be recorded against the Eligible Building and would constitute a lien against each Affordable Unit in an amount equal to the Pro Rata Amount. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. In addition to the Affordable Housing Agreement, the owner of Parcels P21B and P21C acknowledges and agrees that, pursuant to Section 17-4-1003-D3, the Bonus Worksheet will serve as an official record of bonuses and amenities. The owner of Parcels P21B and P21C must comply with the applicable affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference. Notwithstanding anything to the contrary contained in Section 17-4-1003-E, the Commissioner of the Department of Planning and Development may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

12. Publicly dedicated improvements, including streets, sidewalks, transit and open space amenities shall be designed, constructed and maintained in accordance with the exhibits described in Statement 2 hereof and the "Cityfront Center Internal Design Standards: Section I", dated September 12, 1986.

13. The property owner(s) adjacent to the Chicago River shall develop a continuous pedestrian esplanade along the Chicago River's edge. Completion of the esplanade will occur as follows:

    (a) The east right-of-way line of McClurg Court to the west right-of-way line of Lake Shore Drive shall be improved concurrently with development of adjacent parcels south of East North Water Street (Parcels 14,16, and 18). In the event that DuSable Park is developed before Parcel 18 is developed, the owner(s) of Parcel 18 shall construct and maintain a temporary pedestrian connection along the river. These improvements shall consist of a paved (asphalt or better) pedestrian walkway, a minimum of 10 feet in width. Metal railings shall be installed along either side of the pedestrian walkway near the river's edge and on the side adjacent to the development parcel. The design of these improvements shall be subject to the approval of the Commissioner of Planning and Development; and

    (b) The west right-of-way line of Lake Shore Drive to DuSable Park shall be constructed concurrently with the construction of DuSable Park. The owner(s) of Parcel 18 shall

be solely responsible for improvements underneath Lake Shore Drive, subject to approval of the State of Illinois to make such improvements. Such access shall be well lit, suitably paved, and finished so as to provide safe, attractive, and convenient access to the park from the river edge esplanade. However, if Parcel 18 should be developed before the construction of DuSable Park, then the owner(s) of Parcel 18 shall, at the time of application for superstructure Part II, place in escrow money equivalent to the cost of constructing such a connection, as determined by the Commissioner of the Department of Planning and Development, unless an agreement between the Developer of Parcel E.3 and the Chicago Park District as referenced in Statement Number 11(m) above provides otherwise.

14. The developer of Parcels P21B and P21C (the Kraft Parcel), shall substantially renovate the existing 70,000 square foot park on Parcel P21B in accordance with the Landscape Plan, the Landscape Sections, and the Landscape Plant list. Such renovation shall be commenced no later than three (3) months following issuance of the first occupancy permit for the residential building to be constructed on Parcel P21C as permitted by this Planned Development, and shall be completed no later than one (1) year thereafter. The park, as renovated, shall continue to be privately owned, maintained and subject to occasional partial closure for private use but, subject to the foregoing, shall remain accessible to the public during hours in which public parks are accessible to the public. The public shall have use of the Dog Run indicated on the Landscape Plan subject to any regulations, if imposed, that conform to the protocols of the Chicago Park District for Dog Friendly Areas. The owner(s) of Parcels P21B and P21C (the Kraft Parcel) shall be responsible for the costs and performance of maintenance of the park in conformance with the Landscape Plan and the Open Space Plan. Nothing contained herein shall preclude residents or other individuals from using the park for other private uses, provided that they obtain permission from the owner(s) of the Kraft Parcel and all necessary governmental approvals and permits.

15. Traffic studies completed by developers and the City of Chicago project significant peak hour traffic volume increases on Illinois Street and Grand Avenue in particular as a result of new development. Some excess roadway capacity is available to handle this increased traffic, but a number of geometric, signal timing and parking control measures are recommended in addition to active transportation management in the Illinois-Grand corridor. Accordingly, no Part II submittal shall be approved without a firm agreement between the developer and the Chicago Department of Transportation regarding the timing and responsibility for any recommended traffic improvements described in Exhibit 8 hereof for streets adjoining the development site. Membership and participation in the Illinois-Grand Corridor Transportation Management Association shall also be required prior to the issuance of any Part II development approval.

16. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II approval") for development or redevelopment of any development parcels within the planned development,

other than alterations to existing buildings which do not increase their height or alter their footprint or construction in accordance with the Plans approved herein, a site plan for the proposed development, including parking areas, shall be submitted to the Zoning Administrator for approval. Review and approval of the site plan by the Zoning Administrator is intended to assure that specific development proposals conform with the general design standards in Statement 11 and to ensure coordination of public improvements described in Statements 12 through 15 at an early stage. No Part II approval for work for which a Site Plan must be submitted to the Zoning Administrator shall be granted until the Site Plan has been approved by the Zoning Administrator. Further, all Part II submittals shall be in compliance with the Chicago Landscape Ordinance. At least thirty (30) days prior to the filing of the Developer of Parcel E.3's request for Part II approval for the construction of the superstructure upon Subparcel E.3, the Developer of Parcel E.3 Applicant shall submit a detailed Landscape Plan and Elevations for the Subparcel E.3 property to the Department of Planning and Development for review and approval.

Following approval of a Site Plan by the Zoning Administrator, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this planned development. The approved Site Plan may be changed or modified pursuant to the minor change provisions of Section 17-13-0611 of the Chicago Zoning Ordinance.

A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

(1) the boundaries of the Property;

(2) the footprint of the improvements;

(3) location and dimensions of all loading berths;

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

(5) all pedestrian circulation routes;

(6) the location of any adjacent public improvements;

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

(8) preliminary elevations of the improvements; and

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

(a) floor area and floor area ratio;

(b) uses to be established;

(c) building heights; and

(d) all setbacks, required and provided.

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

17. If any provision of this planned development amendment shall, to any extent, be invalid or unenforceable, the remainder of this planned development amendment shall not be affected thereby, and each provision of the planned development amendment shall be valid and enforceable to the fullest extent of the law.

18. The terms, conditions and exhibits of this Planned Development Ordinance or of an approved Site Plan may be modified administratively by the Zoning Administrator upon the request of the applicant and after a determination by the Zoning Administrator that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in the planned development and the purposes underlying the provisions hereof. Any such modification shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

19. 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 improvement on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

20. It is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. All improvements to be constructed within this Planned Development for which Part II approval letters are issued after the March 29, 2006, date of the City Council approval of the amended Planned Development shall comply with the Department of Planning and Development Chicago Sustainable Development Policy in effect at the time of application for Part II approval. The owners of all such improvements shall use best and reasonable efforts to design, construct and maintain all buildings located within the Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development. The development of the improvements on Parcel P21C contemplated by this Planned Development amendment shall be LEED certified and have a green roof of approximately 2,177 square feet and a rain water collection system as described

in the attached Green Roof Plan. The development of the improvements on Parcel P8 contemplated by this Planned Development amendment shall be LEED certified and have a Total Green Roof Area of approximately 13,482 square feet, including approximately 1,350 square feet of roof-top pool surface area, as described in the attached Green Roof Plan.

21. Unless substantial construction of the improvements contemplated within Subparcel E.3 has commenced within three (3) years following adoption of Residential-Business Planned Development Number 368, as amended May 6, 2015, and unless completion is thereafter diligently pursued, then this planned development shall expire as it relates to Subparcel E.3 and the zoning of Subparcel E.3 of the planned development shall automatically revert to Residential-Business Planned Development Number 368, as amended on March 29, 2006. Unless substantial construction of the improvements contemplated within Parcels 7 and 7A has commenced within six (6) years following adoption of Residential-Business Planned Development Number 368, as amended on June 6, 2012, and unless completion is thereafter diligently pursued, then this planned development shall expire as it relates to Parcels 7 and 7A and the zoning of Parcels 7 and 7A of the planned development shall automatically revert to Residential-Business Planned Development Number 368, as amended on July 9, 2008. Unless substantial construction of the improvements contemplated within Parcels 21B and 21C (the Kraft Parcel) has commenced within three (3) years following adoption of Residential-Business Planned Development Number 368, as amended on January 21, 2015, and unless completion is thereafter diligently pursued, then this planned development shall expire as it relates to Parcels 21B and 21C (the Kraft Parcel) and the zoning of Parcels 21B and 21C (the Kraft Parcel) shall automatically revert to Residential-Business Planned Development Number 368, as amended on June 6, 2012. Unless substantial construction of the improvements contemplated within Sub-Area B Parcel 8 has commenced within six (6) years following adoption of this planned development amendment, and unless completion is thereafter diligently pursued, then this planned development shall expire as it relates to Sub-Area B Parcel 8 and the zoning of Sub-Area B Parcel 8 of the Planned Development shall automatically revert to Residential-Business Planned Development No. 368, as amended on May 6, 2015.

Applicant: RMW Streeterville, LLC
Address: 451 East Grand Avenue, Chicago IL 60611
Introduction Date: September 10, 2014
Plan Commission: TBD

EXHIBIT 2
EXISTING ZONING MAP

SCALE: NTS

N

FINAL FOR PUBLICATION

Applicant: RMW Streeterville, LLC
Address: 451 East Grand Avenue, Chicago IL 60611
Introduction Date: September 10, 2014
Plan Commission: TBD

EXHIBIT 3
PD BOUNDARY & SUB AREA MAP

SCALE: NTS

N

FINAL FOR PUBLICATION

Applicant RMW Streeterville, LLC
Address: 451 East Grand Avenue, Chicago IL 60611
Introduction Date: September 10, 2014
Plan Commission: TBD

EXHIBIT 4
PD PARCELS MAP

SCALE: NTS

FINAL FOR PUBLICATION

Applicant: RMW Streeterville, LLC
Address: 451 East Grand Avenue, Chicago IL 60611
Introduction Date: September 10, 2014
Plan Commission: TBD

EXHIBIT 5
MAXIMUM HEIGHT ZONES

SCALE: NTS

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION

Applicant: RMW Streeterville, LLC
Address 451 East Grand Avenue, Chicago IL 60611
Introduction Date. September 10, 2014
Plan Commission: TBD

EXHIBIT 6
EXISTING AND PLANNED OPEN SPACES

SCALE: NTS

N

FINAL FOR PUBLICATION

Applicant: RMW Streeterville, LLC
Address: 451 East Grand Avenue, Chicago IL 60611
Introduction Date: September 10, 2014
Plan Commission: TBD

EXHIBIT 7
PATTERN OF VEHICULAR ROADWAYS

SCALE: NTS

N

SITE PLAN
GROUND LEVEL
Scale: 0 16 32 64 feet 1/32"=1'-0"

LOCATION MAP
PROJECT SITE
NTS

OWNER'S STATEMENT:

1 Existing Parkway and interior trees to be protected while project is under construction and will be replaced, if damaged, by Owner.

Owner Name, Title, (date)
Company, Address
phone number

2 The undersigned acknowledges that the landscape planting shown in the landscape plan(s) for the Project Property CHICAGO SPIRE, CHICAGO, IL, USA, to the best of the undersigned applicant's knowledge has been designed and will be installed, maintained, and replaced, as required, by current and subsequent owners in accordance with the requirements of Chapter 32 of the Chicago Municipal Code, The Landscape Standards of the Chicago Zoning Ordinance, and the "Guide to Chicago Landscape Ordinance".

Owner Name, Title, (date)
Company, Address
phone number

LANDSCAPE ARCHITECT'S STATEMENT:

The Undersigned Landscape Architect, registered in the state of Illinois, acknowledges that the landscape planting plan and construction details shown on the attached landscape plan(s) for the property Project Property, CHICAGO SPIRE, CHICAGO, IL, USA, has been designed in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the Landscaping Standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance.

(Landscape Architect) (date)
TERRY GUEN
TERRY GUEN DESIGN ASSOCIATES, INC.;
521 W SUPERIOR ST #327; CHICAGO, IL 60810
(312) 337-9145

TREES & SHRUBS						
CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	COMMENTS
		CARPINUS SPP		4"	B&B	
		CATALPA SPP		4"	B&B	
		CELTIS SPP		4"	B&B	
		CERCIS CANADENSIS		4"	B&B	
		CORYLUS AVELLANA		4"	B&B	
		FRAXINUS SPP		4"	B&B	
		GINKGO BILOBA		4"	B&B	
		GYMNOCLADUS DIOICA		4"	B&B	
		LIRIODENDRON TULIPIFERA		4"	B&B	
		MALUS SPP		4"	B&B	
		METASEQUOIA GLYPTOSTROBOIDES		4"	B&B	
		OSTRYA VIRGINIANA		4"	B&B	
		POPULUS SPP		4"	B&B	
		QUERCUS SPP		4"	B&B	
		TILIA SPP		4"	B&B	
		ARONIA MELANOCARPA		48"	B&B	
		BUXUS MICROPHYLLA KOREANA		24"	CONT	
		ILEX X MESERVEAE		36"	CONT	
		TAXUS SPP		36"	CONT	
		VIBURNUM SPP		48"	B&B	
		DIERVILLA SPP		36"	CONT	

PERENNIALS, ORNAMENTAL GRASSES						
CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE		COMMENTS
ALCH	140	ALLIUM CHRISTOPHII	STAR OF PERSIA	BULB		12" OC TYPICAL PER LANDSCAPE ARCHITECT IN FIELD
ALMI	757	ALLIUM MOLY	FLOWERING ONION	BULB		12" OC TYPICAL PER LANDSCAPE ARCHITECT IN FIELD
CAAR	127	COLUMBINA AQUILEGIA SUNSHINE NEPHRITA	CALIANTHE	1 GT		12" OC TYPICAL PER LANDSCAPE ARCHITECT IN FIELD
CAGL	138	CROCUS GLORIOSUS	HYDNAY HYACINTH	BULB		12" OC TYPICAL PER LANDSCAPE ARCHITECT IN FIELD
CASP	800	CROCUS SPECIOSUS	SUPER RICH SCOOB	1 GT		12" OC TYPICAL PER LANDSCAPE ARCHITECT IN FIELD
DAHP	117	DIANTHUS SPECTRASTAR	PURPLE LOVE GRASS	1 GT		12" OC TYPICAL PER LANDSCAPE ARCHITECT IN FIELD
GEAU	200	GERANIUM SANGUINEUM 'MAX FRIE'	HARDY GERANIUM	1 GT		12" OC TYPICAL PER LANDSCAPE ARCHITECT IN FIELD
HOHA	80	HOSTA HALCYON	HALCYON HOSTA	1 GT		12" OC TYPICAL PER LANDSCAPE ARCHITECT IN FIELD
HOKR	42	HOSTA 'KROSSA REGAL'	KROSSA REGAL HOSTA	1 GT		12" OC TYPICAL PER LANDSCAPE ARCHITECT IN FIELD
LYLE	134	LYCHNIS ARKWRIGHTII	NOUGH BLAZING STAR	1 GT		12" OC TYPICAL PER LANDSCAPE ARCHITECT IN FIELD
PLAT	42	PULMONARIA PULMONARIA	WELS PULMONA	1 GT		12" OC TYPICAL PER LANDSCAPE ARCHITECT IN FIELD
SAMA	134	SALVIA NEMOROSA MAINACHT	MAINACHT SALVIA	1 GT		12" OC TYPICAL PER LANDSCAPE ARCHITECT IN FIELD
SEAU	1,000	SEDUM AUTUMNALIS	AUTUMN MOON GRASS	1 GT		12" OC TYPICAL PER LANDSCAPE ARCHITECT IN FIELD
SERU	990	SEDUM 'RED CHIEF'	RED CHIEF SEDUM	1 GT		12" OC TYPICAL PER LANDSCAPE ARCHITECT IN FIELD
SPHE	140	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GT		12" OC TYPICAL PER LANDSCAPE ARCHITECT IN FIELD

NOTE:
1. PLANT LIST IS PRELIMINARY. FINAL SELECTION TO BE INCLUDED IN LATER SUBMITTAL.
2. ALL PLANTS SPECIFIED BY LANDSCAPE ARCHITECT TO COMPLY WITH REQUIREMENTS OF THE FOLLOWING AGENCIES.
   CITY OF CHICAGO - DCAP
   CITY OF CHICAGO - CDOT
   CITY OF CHICAGO - FORESTRY
   CHICAGO PARK DISTRICT
3. PLANT SELECTION TO BE APPROPRIATE TO SITE AND ENGINEERING CONDITIONS.

SELECTED
PLANT SCHEDULE
NTS

Shelbourne

CHICAGO SPIRE
CHICAGO, USA

SANTIAGO CALATRAVA
ARCHITECT AND ENGINEER

PERKINS WILL

Thornton Tomasetti

Cannelini

Terry Guen Design Associates, Inc
Chicago Illinois

PLAN DEVELOPMENT
SUBMITTAL
04.19.2007

SITE LANDSCAPE PLAN
EXHIBIT # 9

DESIGN DEVELOPMENT
LANDSCAPE PLAN

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SITE PLAN
LOWER LAKESHORE DRIVE
Scale: 0 16 32 64feet 1/32"=1'-0"

SELECTED PLANT SCHEDULE
NTS

LOCATION MAP
PROJECT SITE
NTS

OWNER'S STATEMENT:

1. Existing Parkway and interior trees to be protected while project is under construction and will be replaced, if damaged, by Owner.

Owner Name, Title, (date)
Company, Address
phone number

2. The undersigned acknowledges that the landscape planting shown in the landscape plan(s) for the Project Property CHICAGO SPIRE, CHICAGO, IL, USA, to the best of the undersigned applicant's knowledge has been designed and will be installed, maintained, and replaced, as required, by current and subsequent owners in accordance with the requirements of Chapter 32 of the Chicago Municipal Code, The Landscape Standards of the Chicago Zoning Ordinance, and the "Guide to Chicago Landscape Ordinance".

Owner Name, Title, (date)
Company, Address
phone number

LANDSCAPE ARCHITECT'S STATEMENT.

The Undersigned Landscape Architect, registered in the state of Illinois, acknowledges that the landscape planting plan and construction details shown on the attached landscape plan(s) for the property Project Property, CHICAGO SPIRE, CHICAGO, IL, USA, has been designed in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the Landscaping Standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance.

(Landscape Architect) (date)
TERRY GUEN
TERRY GUEN DESIGN ASSOCIATES, INC.;
521 W. SUPERIOR ST #327; CHICAGO, IL
60610
(312) 337-9145

NOTE:
PARK DESIGN WILL INCLUDE
ACCESSIBLE CONNECTION
TO LAKEFRONT PATH.

Shelbourne

CHICAGO SPIRE
CHICAGO USA

SANTIAGO CALATRAVA
ARCHITECT AND ENGINEER

PERKINS
WILL

Thornton Tomasetti

Cavanaugh

Terry Guen Design Associates, Inc.
Chicago Illinois

PLAN DEVELOPMENT
SUBMITTAL
04.19.2007

DUSABLE LANDSCAPE PLAN
EXHIBIT # 10

DESIGN DEVELOPMENT
LANDSCAPE PLAN
PLATS NARRATIVE
DUSABLE PARK

T.\cad\auto\SCS\currrent\LSpermit-SC_CS_DD_000305-2.dwg, 4/12/2007 10:19:27 AM, PDF995

FINAL FOR PUBLICATION

Shelbourne

CHICAGO SPIRE
CHICAGO, USA

SANTIAGO CALATRAVA
ARCHITECT AND ENGINEER

PERKINS WILL

Thornton Tomasetti

PLAN DEVELOPMENT SUBMITTAL
04.19.2007

GROUND FLOOR PLAN OVERVIEW
EXHIBIT # 11

SCHEMATIC DESIGN

SITE PLAN

FINAL FOR PUBLICATION

NOTE: APPROPRIATE TRAFFIC CALMING ELEMENTS SUCH AS INTERNATIONAL PAVEMENT SIGNAGE, PAVEMENT TEXTURE, STOP SIGNS, YIELD FOR PEDESTRIAN SIGNAGE, ETC. WILL BE INCORPORATED IN THE DESIGN AND SHOWN IN THE FINAL PLANS FOR CDOT REVIEW.

NOTE: ALL WORK INSIDE THE CITY OF CHICAGO'S RIGHT OF WAY SHALL CONFORM TO CHICAGO'S BASIC DESIGN CRITERIA, CHICAGO'S CONSTRUCTION STANDARDS FOR WORK IN THE PUBLIC WAY, AND IDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION'S CURRENT EDITION AND ADDENDA.

Shelbourne

CHICAGO SPIRE
CHICAGO, USA

SANTIAGO CALATRAVA
ARCHITECT AND ENGINEER

PERKINS WILL

Thornton Tomasetti

Cosentini

PLAN DEVELOPMENT SUBMITTAL
04.19.2007

LOWER LAKE SHORE DRIVE
PLAN OVERVIEW
EXHIBIT # 12

SCHEMATIC DESIGN

SITE PLAN

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view from the south

view from the north

view from the west
and the east

E ELEVATIONS MODEL L

0 64 128 256 FEET 1/128" = 1'-0"

Shelbourne

CHICAGO SPIRE

CHICAGO, USA

SANTIAGO CALATRAVA

ARCHITECT AND ENGINEER

PERKINS WILL

Thornton Tomasetti

Cosentini

PLAN DEVELOPMENT SUBMITTAL
04.19.2007

BUILDING ELEVATIONS
EXHIBIT # 13

DESIGN DEVELOPMENT

ELEVATIONS
MODEL L

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view from the south

ELEVATION SOUTH

0 64 128 256 FEET 1/128" = 1'-0"

Shelbourne

CHICAGO SPIRE

CHICAGO, USA

SANTIAGO CALATRAVA

ARCHITECT AND ENGINEER

PERKINS WILL

Thornton Tomasetti

Cosentini

PLAN DEVELOPMENT SUBMITTAL
04.19.2007

SOUTH BUILDING ELEVATION
EXHIBIT # 14

DESIGN DEVELOPMENT

ELEVATION

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ELEVATION SOUTH
LOWER LAKE SHORE DRIVE
scale 0 16 32 64 FEET 1/32" = 1'-0"

Shelbourne

CHICAGO SPIRE
CHICAGO, USA

SANTIAGO CALATRAVA
ARCHITECT AND ENGINEER

ARCHITECT OF RECORD
PERKINS WILL

ENGINEER OF RECORD
Thornton Tomasetti

Cosentini

PLAN DEVELOPMENT SUBMITTAL
04.19 2007

PARTIAL ENLARGED SOUTH ELEVATION
EXHIBIT # 15

DESIGN DEVELOPMENT

SITE PLAN

FINAL FOR PUBLICATION

Shelbourne

CHICAGO SPIRE
CHICAGO, USA

SANTIAGO CALATRAVA
ARCHITECT AND ENGINEER

PERKINS WILL

Thornton Tomasetti

Cosentini

PLAN DEVELOPMENT SUBMITTAL
04.19.2007

PARTIAL WEST-EAST SITE SECTION
EXHIBIT # 16

DESIGN DEVELOPMENT

SITE PLAN
SECTION A-A

FINAL FOR PUBLICATION

ELEVATION EAST

scale 0 16 32 64 FEET 1/32" = 1'-0"

Shelbourne

CHICAGO SPIRE

CHICAGO USA

SANTIAGO CALATRAVA

ARCHITECT AND ENGINEER

PERKINS WILL

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Cosentini

PLAN DEVELOPMENT SUBMITTAL
04.19.2007

PARTIAL ENLARGED EAST ELEVATION
EXHIBIT # 17

DESIGN DEVELOPMENT

SITE PLAN

FINAL FOR PLAN DEVELOPMENT

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CHICAGO USA

SANTIAGO CALATRAVA
ARCHITECT AND ENGINEER

PERKINS WILL

Thornton Tomasetti

Cosentini

PLAN DEVELOPMENT SUBMITTAL
04.19.2007

NORTH-SOUTH SITE SECTION AT LAKE SHORE DRIVE
EXHIBIT # 18

DESIGN DEVELOPMENT

SITE PLAN
ELEVATION RAMP UP TO LOWER LAKE SHORE DRIVE

FINAL FOR PUBLICATION

S1 NORTH–SOUTH TOWER AND PARKING SECTION

Scale 0 8 16 32/feet 1/16"=1'-0"

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CHICAGO, USA

SANTIAGO CALATRAVA

ARCHITECT AND ENGINEER

PERKINS WILL

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NORTH-SOUTH TOWER AND PARKING SECTION
EXHIBIT # 19

SCHEMATIC DESIGN

SECTION

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WEST-EAST PARKING SECTION
EXHIBIT # 20

SCHEMATIC DESIGN

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CHICAGO USA

SANTIAGO CALATRAVA
ARCHITECT AND ENGINEER

PERKINS WILL

Thornton Tomasetti

PLAN DEVELOPMENT
SUBMITTAL
04.19.2007

NORTH-SOUTH OVERVIEW
SECTION
EXHIBIT # 21

SCHEMATIC DESIGN

SECTION
NORTH-SOUTH PARKING

FINAL FOR PUBLICATION

LOOKING NORTH FROM DUSABLE PARK THROUGH LAKE SHORE DRIVE EXIT RAMP BRIDGE PIERS (SUGGESTED TRAIL ALIGNMENT)

Shelbourne

CHICAGO SPIRE

CHICAGO, USA

SANTIAGO CALATRAVA

ARCHITECT AND ENGINEER

PERKINS WILL

Thornton Tomasetti

Cosentini

PLAN DEVELOPMENT SUBMITTAL 04.19.2007

LAKE FRONT TRAIL ALIGNMENT ALTERNATE 1 EXHIBIT # 22

DESIGN DEVELOPMENT

LAKE FRONT TRAIL ALIGNMENT

FINAL FOR PUBLICATION

(COUNTING NORTH FROM DUSABLE PARK THROUGH LAKE SHORE DRIVE EXIT RAMP BRIDGE PIERS (SUGGESTED TRAIL ALIGNMENT)

Shelbourne

CHICAGO SPIRE

CHICAGO, USA

SANTIAGO CALATRAVA

ARCHITECT AND ENGINEER

PERKINS WILL

Thornton Tomasetti

Cosentini

PLAN DEVELOPMENT SUBMITTAL
04.19.2007

LAKE FRONT TRAIL ALIGNMENT ALTERNATE 2
EXHIBIT # 23

DESIGN DEVELOPMENT

LAKE FRONT TRAIL ALIGNMENT

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION

OVERALL SITE PLAN

Applicant: NEW WATER PARK, LLC
Address: 320-42 E. Upper North Water St.; 435-463 N. Park Dr.; & 432-62 N. New St.

Date: May 24, 2012
Revised:

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LOWER E. NORTH WATER STREET PLAN

SCB

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Applicant: NEW WATER PARK, LLC
Address: 320-42 E. Upper North Water St.; 435-463 N. Park Dr.; & 432-62 N. New St.

Date: May 24, 2012
Revised:

FINAL FOR PUBLICATION

NORTH PARK DRIVE STREET PLAN

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Applicant: NEW WATER PARK, LLC
Address: 320-42 E. Upper North Water St.; 435-463 N. Park Dr.; & 432-62 N. New St.

Date: May 24, 2012
Revised:

NORTH PARK DRIVE STREET WAYFINDING PLAN

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Applicant: NEW WATER PARK, LLC
Address: 320-42 E. Upper North Water St.; 435-463 N. Park Dr.; & 432-62 N. New St.

Date: May 24, 2012
Revised:

FINAL FOR PUBLICATION

0' 25' 50'

UPPER E. NORTH WATER STREET PLAN

SCB

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Applicant: NEW WATER PARK, LLC
Address: 320-42 E. Upper North Water St.; 435-463 N. Park Dr.; & 432-62 N. New St.

Date: May 24, 2012
Revised:

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UPPER E. NORTH WATER STREET WAYFINDING PLAN

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Applicant: NEW WATER PARK, LLC
Address: 320-42 E. Upper North Water St.; 435-463 N. Park Dr.; & 432-62 N. New St.

Date: May 24, 2012
Revised:

0' 25 50'

TERRACE LEVEL PLAN

SCB

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Applicant: NEW WATER PARK, LLC
Address: 320-42 E. Upper North Water St.; 435-463 N. Park Dr.; & 432-62 N. New St.

Date: May 24, 2012
Revised:

LANDSCAPE PLAN

SCB

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Applicant: NEW WATER PARK, LLC
Address: 320-42 E. Upper North Water St.; 435-463 N. Park Dr.; & 432-62 N. New St.

Date: May 24, 2012
Revised:

1 TREE INSTALLATION DETAIL

2 SHRUB INSTALLATION DETAIL

3 GROUNDCOVER AND PERENNIAL INSTALLATION DETAIL

NOTE: THE CONTRACTOR IS TO SUPPLY SOIL FILL MATERIAL TO THE DEPTHS INDICATED ON THE CHART BELOW.

SOIL DEPTH CHART

LANDSCAPE AREAS	DEPTH IN INCHES
LAWN AREAS (SOD)	12
LAWN AREAS (SEED)	NA
PLANTING BEDS - PERENNIALS	18 PLANTING MIX
PLANTING BEDS - MEDIUM AND SMALL SHRUBS	18 PLANTING MIX
RAISED PLANTERS	48 PLANTING MIX
SHADE AND ORNAMENTAL TREES	PER TREE INSTALLATION DETAIL

PLANT LIST

NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
TREES	ACFM	AESCULUS X CARNEA 'FORT MCNAIR'	FORT MCNAIR HORSECHESTNUT	8	4"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	AMMO	ACER MIYABEI 'MORTON'	STATE STREET MAPLE	10	4"	-	-	B&B	
	APEQ	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	-	4"	-	-	B&B	
	BN	BETULA NIGRA	RIVER BIRCH	7	-	16'	-	B&B	MULTI-STEM, 4-5 STEMS MINIMUM
	BPJW	BETULA PLATYPHYLLA VAR. JAPONICA 'WHITESPIRE'	WHITESPIRE JAPANESE WHITE BIRCH	7	-	16'	-	B&B	
	SRIS	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	4	-	12'	-	B&B	
SHRUBS	DS	DIERVILLA SESSILIFOLIA	SOUTHERN BUSH HONEYSUCKLE	-	-	24"	-	#5	4'-0" ON CENTER
	JCSG	JUNIPERUS CHINENSIS SEA GREEN	SEA GREEN JUNIPER	-	-	-	24"	#5	4'-0" ON CENTER
	JHP	JUNIPERUS HORIZONTALIS	ANDORRA COMPACT JUNIPER	-	-	-	18"	#5	3'-0" ON CENTER
	POS	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	-	-	36"	-	#5	4'-0" ON CENTER
	RAE	RIBES ALPINUM	ALPINE CURRANT	-	-	24"	-	#5	4'-0" ON CENTER
	RAGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	-	-	-	24"	#5	3'-0" ON CENTER
	RPKO	ROSA X 'PINK KNOCK OUT'	PINK KNOCKOUT ROSE	-	-	-	24"	#3	3'-0" ON CENTER
	RRKO	ROSA X 'RED KNOCK OUT'	RED KNOCKOUT ROSE	-	-	-	24"	#3	3'-0" ON CENTER
	SBG	SPIREA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	-	-	-	24"	#3	3'-0" ON CENTER
	TMW	TAXUS X MEDIA 'WARDII'	WARDS YEW	-	-	-	30"	B&B	3'-0" ON CENTER
GRASSES	CAKF	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	KARL FORESTER FEATHER REED GRASS	-	-	-	-	#3	2'-0" ON CENTER
	MCM	MOLINIA CAERULEA 'MOORFLAMME'	MOORFLAMME PURPLE MOOR GRASS	-	-	-	-	#1	1'-6" ON CENTER
	MSP	MISCANTHUS SINENSIS 'PURPURASCENS'	PURPLE MAIDEN GRASS	-	-	-	-	#3	3'-0" ON CENTER
	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	-	-	-	-	#1	2'-0" ON CENTER
	PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	-	-	-	-	#1	2'-0" ON CENTER
	SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	-	-	-	-	#1	1'-6" ON CENTER
PERENNIALS / GROUNDCOVER	EFC	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	-	-	-	-	QT	1'-0" ON CENTER
	EPM	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	-	-	-	-	#1	1'-6" ON CENTER
	HSM	HEMEROCALLIS SPECIES MIX	DAYLILY	-	-	-	-	#1	1'-6" ON CENTER
	NF	NEPETA X FAASSENII	CATMINT	-	-	-	-	#1	1'-6" ON CENTER
	PQ	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	-	-	-	-	#1	3'-0" ON CENTER

4 4" DEPTH LIVEROOF GREEN ROOF TRAY

L-2
PLANT LIST AND DETAILS

PLANT LIST & LANDSCAPE DETAILS

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Applicant: NEW WATER PARK, LLC
Address: 320-42 E. Upper North Water St.; 435-463 N. Park Dr.; & 432-62 N. New St.

Date: May 24, 2012
Revised:

FINAL FOR PUBLICATION

TOTAL GREEN ROOF AREA: 25,900 SF
PERCENTAGE OF GREEN ROOF AREA: 51.8%

DENOTES GREEN AREA

DENOTES HARDSCAPE AREA

GREEN ROOF PLAN

SCB

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Address: 320-42 E. Upper North Water St.; 435-463 N. Park Dr.; & 432-62 N. New St.

Date: May 24, 2012
Revised:

FINAL FOR PUBLICATION

0' 40' 80'

OVERALL SECTION A AND PARTIAL NORTH ELEVATION

Applicant: **NEW WATER PARK, LLC**
Address: **320-42 E. Upper North Water St.; 435-463 N. Park Dr.; & 432-62 N. New St.**

Date: **May 24, 2012**
Revised:

SCB

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FINAL FOR PUBLICATION

0' 40' 80'

WEST ELEVATION AT TOWER AND PARTIAL NORTH-SOUTH SECTION B

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Applicant: NEW WATER PARK, LLC
Address: 320-42 E. Upper North Water St.; 435-463 N. Park Dr.; & 432-62 N. New St.

Date: May 24, 2012
Revised:

FINAL FOR PUBLICATION

0' 40 80'

SOUTH ELEVATION

SCB

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Applicant: NEW WATER PARK, LLC
Address: 320-42 E. Upper North Water St.; 435-463 N. Park Dr.; & 432-62 N. New St.

Date: May 24, 2012
Revised:

0' 40 80'

WEST ELEVATION AT NORTH PARK DRIVE

SCB

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Applicant: NEW WATER PARK, LLC
Address: 320-42 E. Upper North Water St.; 435-463 N. Park Dr.; & 432-62 N. New St.

Date: May 24, 2012
Revised:

0' 40 80'

NORTH ELEVATION

Applicant: NEW WATER PARK, LLC
Address: 320-42 E. Upper North Water St.; 435-463 N. Park Dr.; & 432-62 N. New St.

Date: May 24, 2012
Revised:

SCB

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0' 40' 80'

EAST ELEVATION

Applicant: NEW WATER PARK, LLC
Address: 320-42 E. Upper North Water St.; 435-463 N. Park Dr.; & 432-62 N. New St.

Date: May 24, 2012
Revised:

SCB

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FINAL FOR PUBLICATION

ELEVATION

PLAN

PROPOSED LOWER E. NORTH WATER STREET PLAN & ELEVATION WITH LIGHTING CONCEPT

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Applicant: NEW WATER PARK, LLC
Address: 320-42 E. Upper North Water St.; 435-463 N. Park Dr.; & 432-62 N. New St.

Date: May 24, 2012
Revised:

Applicant RMW Streeterville, LLC
Address: 451 East Grand Avenue, Chicago IL 60611
Introduction Date: September 10, 2014
Plan Commission: December 18, 2014

SITE PLAN

SCALE. NTS

FINAL FOR PUBLICATION

Applicant: RMW Streeterville, LLC
Address: 451 East Grand Avenue, Chicago IL 60611
Introduction Date: September 10, 2014
Plan Commission: December 18, 2014

GROUND FLOOR

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

N

FINAL FOR PUBLICATION

Applicant: RMW Streeterville, LLC
Address: 451 East Grand Avenue, Chicago IL 60611
Introduction Date: September 10, 2014
Plan Commission: December 18, 2014

REC DECK LEVEL +44'

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

N

FINAL FOR PUBLICATION

GREEN ROOF CALCULATION FOR TOWER

TOTAL GROSS AREA OF ROOF = 21,325 SF

NET AREA OF ROOF = 16,589 SF

TOTAL AREA OF GREEN ROOF PROVIDED ON TOWER = 5,805 SF
(FOR GARAGE GREEN ROOF, SEE LANDSCAPE PLAN)

Applicant: RMW Streeterville, LLC
Address: 451 East Grand Avenue, Chicago IL 60611
Introduction Date: September 10, 2014
Plan Commission: December 18, 2014

GREEN ROOF PLAN

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

N

FINAL FOR PUBLICATION

Applicant: RMW Streeterville, LLC
Address: 451 East Grand Avenue, Chicago IL 60611
Introduction Date: September 10, 2014
Plan Commission December 18, 2014

NORTH & EAST ELEVATIONS

SCALE: 1"=100'-0"

FINAL FOR PUBLICATION

Applicant: RMW Streeterville, LLC
Address: 451 East Grand Avenue, Chicago IL 60611
Introduction Date: September 10, 2014
Plan Commission: December 18, 2014

SOUTH & WEST ELEVATIONS

SCALE: 1"=100'-0"

FINAL FOR PUBLICATION

Landscape Plan Legend

- L.O.W. — Limit of Work
- P.L. — Property Line
- B.O.H — Building Overhang
- P.P.B. — Pocket Park Boundary
- 4'H Metal Fence
- 4'H Metal Gate
- Dog Run Chain Link Fence
- Dog Run Chain Link Gate
- Building Entry
- Play Equipment - Slide
- Steps
- Bike Racks
- EX-LP — Existing Light Pole
- LP — Light Pole
- Bleacher Seating
- Bench Seating
- Asphalt Pavement, <5% Slope
- Concrete Pavement
- Decomposed Granite Pavement
- Play Mulch
- Lawn
- Existing Street Tree
- Proposed Deciduous Tree (48 Trees)
- Proposed Coniferous Tree (2 Trees)

Landscape Information

Total Site Area: 70,250 SF
Landscape Area: 50,950 SF

0 40 80 160 feet

Applicant: RMW Streeterville, LLC
Address: 451 East Grand Avenue, Chicago IL 60611
Introduction Date: September 10, 2014
Plan Commission: December 18, 2014

LANDSCAPE PLAN

SCALE: 1"=80'

N

FINAL FOR PUBLICATION

Pocket Park Legend

- L.O.W. — Limit of Work
- P.L. — Property Line
- BOH — Building Overhang
- P.P.B. — Pocket Park Boundary
- 4'H Metal Fence
- 4'H Metal Gate
- Building Entry
- Steps
- Bike Racks
- EX-LP — Existing Light Pole
- LP — Light Pole
- Bench Seating
- Asphalt Pavement, <5% Slope
- Concrete Pavement
- Decomposed Granite Pavement
- Play Mulch
- Lawn
- Existing Street Tree
- Proposed Deciduous Tree (13 Trees)
- Proposed Coniferous Tree (2 Trees)

Pocket Park Information

Size: 20,608 SF
Landscape Area: 13,300 SF (64%)
Tree Quantity: 15
Seating: 100 LF
Perimeter: 575 LF
Street Frontage: 154 LF (27% of Perimeter)
Length: 160 LF
Width: 140 LF

Design Description

Containing a series of interconnected play areas for children of all ages and their families, the pocket park along E. Illinois Street will be an amenity for residents of the Streeterville neighborhood and for visitors. Conventional play equipment including swings and a slide will be coupled with opportunities for sensory play that engages children with the nature that surrounds the play area. Some areas will have topography to encourage different ways to play, while bleacher-style seating will provide a place for all to stop and rest or to gather groups together for more structured activities. Planting is integrated to provide seasonal interest and shade.

Applicant: RMW Streeterville, LLC
Address: 451 East Grand Avenue, Chicago IL 60611
Introduction Date: September 10, 2014
Plan Commission: December 18, 2014

POCKET PARK LANDSCAPE PLAN

SCALE: 1"=40'

N

Applicant: RMW Streeterville, LLC
Address: 451 East Grand Avenue, Chicago IL 60611
Introduction Date: September 10, 2014
Plan Commission: December 18, 2014

A - Section

B - Section

0 20 40 80 feet

LANDSCAPE SECTIONS

SCALE: 1" = 40'

FINAL FOR PUBLICATION

Applicant: RMW Streeterville, LLC
Address: 451 East Grand Avenue, Chicago IL 60611
Introduction Date: September 10, 2014
Plan Commission: December 18, 2014

C - Section

D - Section

0 20 40 80 feet

LANDSCAPE SECTIONS

SCALE: 1" = 40'

FINAL FOR PUBLICATION

LIST OF POSSIBLE TREE SPECIES

Shade Trees

Scientific Name	Common Name
Quercus robur 'Pyramich'	Skymaster English Oak
Acer campestre	Hedge Maple
Acer ginnala	Amur Maple
Acer saccharum 'Fall Fiesta'	Fall Fiesta Sugar Maple
Aesculus hippocastanum 'Baumannii'	Baumann Horsechestnut
Aesculus octandra	Yellow Buckeye
Carpinus caroliniana	American Hornbeam
Catalpa ovata	Chinese Catalpa
Catalpa speciosa	Northern Catalpa
Celtis laevigata	Sugarberry
Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry
Cladrastis kentukea	American Yellowood
Fagus grandifolia	American Beech
Fagus sylvatica 'Purpurea'	Copper Beech
Ginkgo biloba	Ginkgo (Male Only)
Ginkgo biloba 'Magyar'	Magyar Ginkgo
Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust
Gymnocladus dioicus	Kentucky Coffeetree
Nyssa sylvatica	Black Gum, Tupelo
Platanus occidentalis	American Sycamore
Platanus x acerifolia 'Morton Euclid'	Ovation London Planetree
Populus tremuloides	Quaking Aspen
Quercus bicolor	Swamp White Oak
Quercus 'Fastigiata' *x Q. bicolor* 'Long'	Regal Prince English Oak
Quercus macrocarpa	Bur Oak
Quercus prinus	Chesnut Oak
Quercus robur	English Oak
Robinia pseudoacacia 'Chicago Blues'	Chicago Blues Black Locust
Tilia americana	American Linden
Ulmus americana 'Princeton'	Princeton Elm
Zelkova serrata ' Musashino'	Village Green Japanese Zelkova

Coniferous Trees

Scientific Name	Common Name
Abies concolor	White Fir
Larix decidua	European Larch
Taxodium distichum	Baldcypress
Thuja occidentalis	Eastern Arborvitae

FINAL FOR PUBLICATION

GREEN ROOF CALCULATION

TOTAL GROSS AREA OF ROOF = 21,325 SF

NET AREA OF ROOF = 16,589 SF

TOTAL AREA OF GREEN ROOF PROVIDED ON TOWER = 2,177 SF

RAINWATER HARVESTING WILL BE AN INTEGRAL PART OF PROJECT IRRIGATION. A SEPARATE RAINWATER COLLECTION TANK WILL BE PROVIDED AND WILL PROVIDE WATER FOR THE IRRIGATION OF THE AMENITY DECK LANDSCAPE.

Applicant: RMW Streeterville, LLC
Address: 451 East Grand Avenue Chicago IL 60611
Introduction Date: September 10, 2014
Plan Commission: December 18, 2014

GREEN ROOF PLAN

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

N

FINAL FOR PUBLICATION

Applicant: 465 N. Park Drive, LLC
Address: 465-479 N. Park Drive; 315-335 E. Illinois Street
464-478 N. New Street
Date: June 10th, 2015
CPC Date: October 15th, 2015

Site Plan

N

FINAL FOR PUBLICATION

*Note: No Parkway Trees where Sidewalk in on Parking Structure

Applicant: 465 N. Park Drive, LLC
Address: 465-479 N. Park Drive; 315-335 E. Illinois Street
464-478 N. New Street
Date: June 10th, 2015
CPC Date: October 15th, 2015

Landscape Plan

N

FINAL FOR PUBLICATION

Applicant: 465 N. Park Drive, LLC
Address: 465-479 N. Park Drive; 315-335 E. Illinois Street
464-478 N. New Street
Date: June 10th, 2015
CPC Date: October 15th, 2015

Mezzanine Floor Plan

N

FINAL FOR PUBLICATION

Applicant: 465 N. Park Drive, LLC
Address: 465-479 N. Park Drive; 315-335 E. Illinois Street
464-478 N. New Street
Date: June 10th, 2015
CPC Date: October 15th, 2015

Second Floor Plan

N

FINAL FOR PUBLICATION

Applicant: 465 N. Park Drive, LLC
Address: 465-479 N. Park Drive; 315-335 E. Illinois Street
464-478 N. New Street
Date: June 10th, 2015
CPC Date: October 15th, 2015

Third Floor Plan

N

FINAL FOR PUBLICATION

Applicant: 465 N. Park Drive, LLC
Address: 465-479 N. Park Drive; 315-335 E. Illinois Street
464-478 N. New Street
Date: June 10th, 2015
CPC Date: October 15th, 2015

Fourth Floor Plan

N

FINAL FOR PUBLICATION

Applicant: 465 N. Park Drive, LLC
Address: 465-479 N. Park Drive; 315-335 E. Illinois Street
464-478 N. New Street
Date: June 10th, 2015
CPC Date: October 15th, 2015

Fourth Floor Mezzanine Plan

N

FINAL FOR PUBLICATION

Denotes Hardscape Area

Denotes Landscaped Area

Applicant: 465 N. Park Drive, LLC
Address: 465-479 N. Park Drive; 315-335 E. Illinois Street
464-478 N. New Street
Date: June 10th, 2015
CPC Date: October 15th, 2015

5th Floor Plan - Amenity Landscape Plan

N

FINAL FOR PUBLICATION

Denotes Hardscape Area

Denotes Landscaped Area

Applicant: 465 N. Park Drive, LLC
Address: 465-479 N. Park Drive; 315-335 E. Illinois Street
464-478 N. New Street
Date: June 10th, 2015
CPC Date: October 15th, 2015

6th Floor Plan - Balcony Landscape Plan

N

Denotes Hardscape Area

Denotes Landscaped Area

Applicant: 465 N. Park Drive, LLC
Address: 465-479 N. Park Drive; 315-335 E. Illinois Street
464-478 N. New Street
Date: June 10th, 2015
CPC Date: October 15th, 2015

37th Floor - Sky Deck Landscape Plan

N

GREEN ROOF AREA: 56% OF NET ROOF AREA

Denotes Hardscape Area

Denotes Green Area

GREEN ROOF AREA CALCULATIONS

GROSS ROOF AREA:	33,102 SQ. FT.
NET ROOF AREA:	24,264 SQ. FT.
GREEN ROOF AREA:	12,132 SQ. FT.
POOL SURFACE AREA:	1,350 SQ. FT.
TOTAL GREEN ROOF AREA:	13, 482 SQ. FT.

Applicant: 465 N. Park Drive, LLC
Address: 465-479 N. Park Drive; 315-335 E. Illinois Street
464-478 N. New Street
Date: June 10th, 2015
CPC Date: October 15th, 2015

Green Roof Plan

N

FINAL FOR PUBLICATION

2 Typical Sidewalk Through Planter - Section
Scale N.TS

1 PLANTER - TYPICAL PLAN
NTS

Preliminary Plant Palette

Note: This list is preliminary and may be revised as the project develops. Not all plants will be used and depending on the evolution of the design, other plants may be added to address specific design issues.

Botanical name	Common name	Size	Notes
Shade Trees			
Pyrus calleryana 'Chanticleer'	Callery Pear	2-1/2" cal.	B&B
Celtis Occidentalis	Prairie Sentinel	4" Cal.	along E. Illinois St.
Ulmus Minor	New Horizon	4" Cal.	along N. New St.
Deciduous Shrubs			
Aronia melanocarpa	Black Chokeberry	36" Ht	B&B
Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	24" Ht.	B&B
Rosa var 'Noala'	Flower Carpet Coral Rose	#3 Container	
Syringa petula 'Miss Kim'	Miss Kim Dwarf Lilac	24" Ht.	B&B
Perennials			
Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis	1 gal container	12" o.c.
Echinacea purpurea 'Alba'	White Coneflower	1 gal container	12" o.c.
Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 gal container	12" o.c.
Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal container	12" o.c.
Hemerocallis 'Rocket City'	Rocket City Daylily	1 gal container	12" o.c.
Nepeta faassenii	Faassenii Catmint	1 gal container	12" o.c.
Ornamental Grasses			
Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Gras	#3 Container	
Pennisetum alopecuroides 'Hameln'	Hamein Dwarf Fountain Grass	#3 Container	
Groundcovers			
Liriope spicata	Creeping Lilyturf	4" pots	12" o.c.
Pachysandra terminalis 'Green Carpet'	Green Carpet Japanese Spurge	4" pots	12" o.c.
Waldsteinia ternata	Barren Strawberry	4" pots	12" o.c.

GREEN ROOF PLANT MIX

Allium schoenoprasum 'Forescate'
Allium senescens var. montanum
Sedum album 'Coral Carpet'
Sedum cauticola 'Bertram Anderson'
Sedum reflexum
Sedum sexangulare
Sedum spurium 'Royal Pink'

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Plant List & Landscape Details

N

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West Elevation

N

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South Elevation

N

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East Elevation

N

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North Elevation

N

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PD Boundry Map

N