



# Office of the City Clerk



SO2012-3734

Office of the City Clerk

## City Council Document Tracking Sheet

<b>Meeting Date:</b>	6/6/2012
<b>Sponsor(s):</b>	Mendoza, Susana A. (Clerk)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification App No. 17502 at 316-326 N Orleans St
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1: That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development No. 98 symbols and designations as shown on Map No.

1-F in the area bounded by

the center line of North Kingsbury Street, beginning with its intersection with the center line of West Kinzie Street, Southeasterly to a point on said center line 30'-0" South of the center line between the two main tracks of the Chicago and North Western Railway Company as the same are now located and established across the North Branch of the Chicago River, and thence Southwesterly to a point on the West line of the North Kingsbury Street 75'-0" South of the center line between the said two main tracks of the Chicago and North Western Railway Company, thence Westerly 20 feet 10 inches to the Dock Line of the North Branch of the Chicago River, and continuing said line Southeasterly along the Dock Line of the North Branch of the Chicago River and Northeasterly along the Dock Line of the Main Branch of the Chicago River to its intersection with the Easterly line of the Franklin-Orleans Viaduct, thence Northerly along the Easterly line of the Franklin-Orleans Viaduct to its intersection with Orleans Street, thence Westerly to the center line of Orleans Street, thence North along said center line to its intersection with the center line of West Kinzie Street, thence Westerly along the center line of West Kinzie Street to its point of intersection with the center line of North Kingsbury Street,

to the designation of Business Planned Development No. 98, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

Plan of Development  
Business Planned Development  
No. 98  
As Amended

Statements

1. Sub-Area A: The area delineated herein as Sub-Area A of this "Business Planned Development" is presently owned by the Sub-Area A title holder, except for parcel "K" which is owned by the City of Chicago. Air rights of parcel "K" will be occupied by the Sub-Area A title holder at + 42'-0" above Chicago City Datum. Title to Sub-Area "A" is subject to an easement in favor of the Chicago and North Western Railway Company of sufficient width (40') and height to accommodate the Railroad's two tracks which presently exist on the property. The plane limiting the height of this easement is approximately + 29'-6" above Chicago City Datum at the westerly end of the property and + 23'-6" above Chicago City Datum at the easterly end of the property. No changes are being made to Sub-Area A in connection with this amendment.

Sub-Area B: The area delineated herein as Sub-Area B of Business Planned Development Number 98, as amended, ("Planned Development") consists of approximately 167,730 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Wolf Point Owners, L.L.C. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

2. Sub-Area A: Off-street parking spaces for the total site (Sub-Areas "A" and "B") shall be provided in compliance with this Plan of Development, computed in accordance with the DC-16 Downtown Core District classification of the Chicago Zoning Ordinance, subject to the review of the Department of Streets and Sanitation, and the approval by the Department of Housing and Economic Development. Off-Street parking spaces for any stage of the development may be provided in excess of the DC-16 Downtown Core District classification of the Chicago Zoning Ordinance but the total number of spaces provided is not to exceed 1,800, subject to the review of the Department of Streets and Sanitation and the approval by the Department of Housing and Economic Development. Off-street loading shall be provided in compliance with this Plan of Development as authorized by the DC-16 Downtown Core District classification of the Chicago Zoning

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Ordinance, subject to the review of the Department of Streets and Sanitation and approval by the Department of Housing and Economic Development.

Sub-Area B: All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

3. Sub-Area A: The Sub-Area A title holder, or its successors, assignees or grantees shall obtain all official review approvals and permits.
4. Sub-Area A: Any dedication or vacation of streets and alleys, any release of easements, adjustment of rights-of-way and any application for air rights shall require a separate submittal on behalf of the Sub-Area A title holder, or its successors, assignees or grantees, and approval by the City Council.
5. Sub-Area A: Any public way or service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress or egress for motor vehicles, including emergency vehicles. There shall be no parking within any such paved areas.
6. Sub-Areas A & B: This Plan of Development consists of 23 Statements; Overall Bulk Regulations Table; Sub-Area B Bulk Regulations Table; Existing Zoning Map; Existing Land-Use Map; Sub-Area Map; Planned Development Boundary, Property Line & Right-of-Way Adjustment Map; Maps Specific to Sub-Area A (Property Map, Land-Use Map & Air Rights Profiles); Maps Specific to Sub-Area B (Site Plan, Overall Landscape Plan, Phase I Site and Landscape Plan, Phase I Riverwalk Plan, Phase I Green Roof Plan, Tower Setbacks, Riverwalk Setback, Phase I Riverwalk Cross-Sections and Phase I Building Elevations); and, the Chicago Builds Green form prepared by bKL Architecture,

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LLC and dated January 24, 2013, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

7. Sub-Area A: Use of the area delineated as the proposed "Business Planned Development" will consist of business uses of the general character permitted in the DC-16 Downtown Core District classification of the Chicago Zoning Ordinance, and will include, without limitation, off-street multi-level parking facilities in compliance with Statement 2, Sub-Area A of this Plan of Development, and activities related to private clubs, exhibition facilities and storage and handling facilities in connection with the above.

Sub-Area B: The following uses are allowed in the area delineated herein as Sub-Area B: multi-unit residential; office; retail sales (general); eating and drinking establishments; hotel and accessory hotel uses (including but not limited to meeting, retail and storage space but excluding ballroom and convention space); boat dock; private club and accessory private club use; accessory parking and storage and handling facilities in connection with the above. At the request of the applicant, and in spite of this not being a defined term, or permitted use, in the Chicago Zoning Ordinance at the time of the filing for this amendment to Planned Development No. 98, a casino, or other similar gaming or wagering facilities, will not be allowed in Sub Area B.

The maximum number of residential units allowed in Sub-Area B of PD 98, as amended, will be 1,410. The Phase I West Tower development will be allocated 510 of such units. The allowed distribution of the remaining 900 residential units between the Phase II South Tower and the Phase III East Tower will be subject to Site Plan Approval by the Zoning Administrator, following review and comment by the Department of Housing and Economic Development and Chicago Plan Commission, subject to Statement No. 16 of this Planned Development and Section 17-13-0610 of the Chicago Zoning Ordinance. In no instance may the combined maximum number of residential units available for Phases II and III be allowed to exceed 900.

The maximum number of hotel rooms allowed in Sub-Area B of PD 98, as amended, will be 450. The Phase I West Tower development will be allocated no such rooms. The allowed distribution of the 450 hotel rooms between the Phase II South Tower and the Phase III East Tower will be subject to Site Plan Approval by the Zoning Administrator, following review and comment by the Department of Housing and Economic Development and Chicago Plan Commission, subject to Statement No. 16 of this Planned Development and Section 17-13-0610 of the Chicago Zoning Ordinance. In no instance may the combined maximum number of hotel rooms allowed in Sub-Area B exceed 450.

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8. Sub-Area A: Business and business identification signs may be permitted, subject to review of and approval by the Departments of Housing and Economic Development and Buildings.

Sub-Area B: On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Housing and Economic Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

9. Sub-Area A: The following information sets forth data concerning a generalized use plan (site plan) illustrating the development of said property and air rights elevations in accordance with the intent and purpose of the Chicago Zoning Ordinance, as follows:

Railroad right-of-way elevation at + 5'-8" (East end of property) and + 11'-5" (west end of property) above City Datum and air rights elevations at and above + 23'-6" (East end of property) and + 29'-6" (West end of property) and + 42' -0" with respect to parcel "K" above City Datum in general conformity with the B6-7 Restricted Central Business District classification, and with all other regulations hereby made applicable thereto.

10. Sub-Area A: The height restriction of said office building or any other appurtenance attached thereto shall be subject to:

(a) Height limitations as certified on form FAA-117 and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and,

(b) Airport Zoning Regulations as established by the Departments of Housing and Economic Development, Aviation and Law and approved by the City Council.

Sub-Area B: For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

11. Sub-Area A: The river's edge shall be developed as a continuous pedestrian way, available to the public, 25' wide or its equivalent in area with a minimum width of 15'. This pedestrian way shall be suitably paved and/or landscaped and shall be unobstructed except for columns or piers supporting upper stories or a roof. It may be developed partially or wholly at any elevation from + 33'0" Chicago City Datum (Franklin-Orleans Plaza Level) down to the water level.

Sub-Area B: Applicant acknowledges the importance of the Chicago River as a resource for commerce and recreation and also acknowledges the City's goal of establishing a continuous public multipurpose riverside trail for recreational use. To further this goal,

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when the full project is complete, the Applicant agrees to provide an upper-level plaza and adjacent landscaped area (“riverbank park”) and lower-level riverwalk (“riverwalk”) as shown in the Site, Landscape and Riverwalk Plans, access to which is to be ungated and open to the public free of charge daily from 6:00 A.M. to 10:00 P.M. The maintenance of such riverbank park and riverwalk, and all adjacent open space, shall be the responsibility of the Applicant or appropriate designee.

The Applicant also acknowledges the historical significance of the subject site and, to commemorate such, will work with the Historical Preservation Division of the Department of Housing and Economic Development to establish historical markers, prior to issuance of the final occupancy certificate for Phase III, which will provide visitors and other site users with details describing the role these grounds played in the maturation of Chicago’s Central Business District and the city as a whole.

The Applicant also acknowledges the desirability of wildlife habitat and other natural features in or near the water’s edge and shall work with the Sustainable Development Division of the Department of Housing and Economic Development to provide such features to the extent practical. When the total project is complete, the Applicant shall permit extension of the riverwalk to the north and east of the site, in the latter case via a connection under the Orleans Street Bridge, to be built by others, and shall design the riverwalk to facilitate such connections. During Phase I construction, the West Tower riverbank park and riverwalk must be complete, as detailed in the attached Phase I Landscape Plan, Phase I Riverwalk Plan and Phase I Riverwalk Cross-Sections Exhibits, including the provision of a fully-accessible connection to the existing riverwalk at both the southeast and northwest points of the Phase I site prior to issuance of the final occupancy certificate for the West Tower; provided that planting may be delayed, if consistent with good landscaping practice, but not longer than six (6) months following issuance of the final occupancy certificate. During each subsequent phase (Phase II South Tower and Phase III East Tower) of the development, the corresponding riverbank park and riverwalk must be completed per the approved Site Plan, Tower Setbacks, Riverwalk Setback, Landscape Plan, Riverwalk Plan and Riverwalk Cross-Sections Exhibits submitted in compliance with Statement 16 of this Planned Development or no final occupancy certificate may be issued. Each completed riverwalk phase must provide a connection to adjacent unfinished phase(s) of the riverwalk.

12. The development of Sub-Areas “A” and “B” shall be restricted to a total site coverage of 85 percent and 60 percent, respectively, between a plane at + 33’-0” Chicago City Datum (Franklin-Orleans Plaza Level) and a plane 20 stories above said Franklin-Orleans Plaza Level and to 50 percent and 40 percent, respectively, above the 20-story plane. The total maximum site coverage for Sub-Areas “A” and “B” shall be restricted to 73 percent between the Franklin-Orleans Plaza Level and said 20-story plane and to 45 percent above the 20-story plane. There is no site coverage restriction below the Franklin-Orleans Plaza Level.

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- 13. Sub-Area A: The Plan of Development attached hereto shall be subject to the “Rules, Regulations and Procedures in Relation to Planned Development” as promulgated by the Commissioner of the Department of Housing and Economic Development.
- 14. Sub-Area A: The maximum permitted Floor Area Ratio (FAR) for this sub-area shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 187,183 square feet, a base FAR of 16.0 with base FAR of 4.0 transferred to Sub-Area B, as follows:

<u>Description</u>	<u>FAR</u>
Base FAR	16.00
Base FAR transferred to Sub-Area B	<u>-4.00</u>
Total Sub-Area A FAR	12.00*

\*No changes are being made to Sub-Area A in connection with this amendment.

Sub-Area B: The maximum permitted FAR for this sub-area shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. In regards to calculating FAR, North Orleans Street (+27.47 above Chicago City Datum) is designated as being at-grade for measurement purposes. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 167,730 square feet, a base FAR of 16.0, base FAR of 4.0 transferred from Sub-Area A, an FAR premium of 3.84 (as granted under the 1973 Zoning Code) and an FAR Bonus of 0.16, pursuant to Section 17-4-1003-E, as follows:

<u>Description</u>	<u>FAR</u>
Base FAR	16.00
Base FAR transferred from Sub-Area A	4.00
1973 FAR premium	3.84
Riverwalk Improvements FAR Bonus	<u>0.16*</u>
Total Sub-Area B FAR	24.00

\*The calculation of FAR obtained through the Riverwalk Improvements is provided pursuant to Section 17-4-1006, as follows = (setback area exceeding Zoning Ordinance minimum / lot area) x 1.0 x Base FAR = (1,680 / 167,730) x 1.0 x 16 = 0.16

Overall: The maximum permitted FAR for this Planned Development shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 354,913 square feet, resulting in a base FAR of 18.0. No changes are being made to the overall allowable FAR in this Planned Development with this amendment.

- 15. Sub-Area B: Upon review and determination, “Part II Review”, pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at

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the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

16. Sub-Area B: Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) of Phases II and III of Sub-Area B, the Applicant shall submit a site plan, bulk table, landscape plan, riverbank park plan, riverwalk plan, downtown floor area bonus plan (as applicable), tower setbacks, riverwalk cross-sections and building elevations for the specific Phase for review and approval by the Department of Housing and Economic Development. Review and approval by the Department of Housing and Economic Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. The Applicant shall also submit a traffic study that contemplates the full extent of the proposed development and which details the anticipated vehicular and pedestrian impact of such project on both the subject site and area infrastructure. Review and approval of such traffic study by the Department of Transportation is intended to assure that the proposed development will not establish an improperly mitigated burden on the existing infrastructure; if any such modifications are needed, the study shall detail the specific improvements, to be fully funded by the applicant, which will provide for the necessary infrastructure upgrades. Sub-Area Site Plan Approval Submittals (per Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant; the site plan provided shall include all dimensioned and planned street Rights-of-Way.

Following submission, to the Department of Housing and Economic Development the request for Site Plan Approval, the proposal shall be reviewed by the Departments of Fire and Transportation and the Mayor's Office for People with Disabilities and presented to the Chicago Plan Commission for review and comment. Only after all comments generated by such departmental and Plan Commission reviews have been addressed shall the Department of Housing and Economic Development consider granting Site Plan Approval. Following such Site Plan Approval by the Department of Housing and Economic Development, the supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

Any Sub Area Site Plan Approval Submittals shall, at a minimum, contain the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned tower setbacks;
- fully-dimensioned landscape plan(s);
- fully-dimensioned riverbank park plan(s);
- fully-dimensioned riverwalk plan(s);
- fully-dimensioned riverwalk cross-sections;
- fully-dimensioned downtown floor area bonus plan (as applicable);
- statistical information (bulk table) applicable to the subject sub-area phase, including floor area (both the applicable base and bonus FAR, as applicable), uses

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(and associated quantities of such) to be established, parking projections, building heights and setbacks; and,

- a traffic study detailing the anticipated vehicular and pedestrian impact.

Sub Area Site Plan Approval Submittals shall include all other information deemed necessary to illustrate substantial conformance to the Planned Development. Changes or modifications to the approved site plan must be made pursuant to the provisions of this Statement 16. In the event of any inconsistency between submitted plans and the terms of the Planned Development, the terms of the Planned Development shall govern.

17. Sub-Area B: The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
18. Sub-Area B: The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
19. Sub-Area B: The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
20. Sub-Area B: 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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
21. Sub-Area B: The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Phase I (West) Tower will have a green roof system covering approximately 3,067 square feet (50% of the roof net site area) which will be supplemented by the approximately 19,600 square feet of landscaped open space being provided on the roof of the corresponding Phase I parking podium; in addition, this building will be Leadership in Energy and Environmental Design (LEED) certified, meeting the guidelines of the Sustainable Policy of the Department of Housing and Economic Development. The towers being proposed for Phases II and III will be required to adhere to the Sustainable

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Policy of the Department of Housing and Economic Development, at such time that the applicant is ready to actively pursue such construction.

22. Sub-Area B Applicant commits to provide and fully-fund the following infrastructure improvements prior to issuance of the final occupancy certificate for Phase I:

- Temporary removal of the barrier protected bike lanes on Kinzie Street, extending from Milwaukee Avenue to Dearborn Street, and the temporary provision of a barrier protected bike lane system on Grand Avenue, Wells Street and Illinois Street, as follows:
  - An eastbound and westbound barrier protected bike lane on Grand Avenue from Milwaukee Avenue to Wells Street.
  - A westbound-only barrier protected bike lane on Grand Avenue from Dearborn to Wells Streets.
  - An eastbound-only barrier protected bike lane on Illinois Street from Wells to Dearborn Streets.
  - An improved bicycle accommodation on Wells Street for cyclists travelling between Grand Avenue and Illinois Street.
  - The temporary provision of this barrier protected bike lane system on Grand Avenue, Wells Street and Illinois Street must be complete prior to the temporary removal of the barrier protected bike lanes on Kinzie Street, extending from Milwaukee Avenue to Dearborn Street and all such bike lane provision and removal work will be the responsibility of the Sub-Area B Applicant.
- Addition of a left-turn arrow for northbound Orleans Street traffic turning west onto Hubbard Street.
- Addition of a left-turn arrow for westbound Kinzie Street traffic turning south onto Wells Street.
- Addition of a right-turn arrow for southbound Wells Street traffic turning west onto Merchandise Mart Drive.
- Addition of a left-turn arrow for eastbound Wolf Point Plaza Drive traffic turning north onto Orleans Street.
- Addition of a left-turn arrow for northbound Orleans Street turning west onto Wolf Point Plaza Drive.
- Installation of a new traffic signal, with pedestrian countdown signal heads, at the intersection of Kingsbury and Kinzie Streets.
- Installation of new pedestrian countdown signal heads at the intersection of Wacker Drive and Lake Street.
- Installation of new pedestrian countdown signal heads at the intersection of Wacker Drive and Wells Street.
- Installation of new pedestrian countdown signal heads at the intersection of Hubbard and Wells Streets.
- Installation of new pedestrian countdown signal heads at the intersection of Wacker Drive and Orleans Street.
- Installation of new pedestrian countdown signal heads at the intersection of Orleans Street and Wolf Point Plaza Drive.

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- Installation of new pedestrian countdown signal heads at the intersection of Lake Street, Canal Street and Milwaukee Avenue.
- Actuation of the signal which controls the traffic coming off of the Merchandise Mart ramp which connects to Kinzie Street, immediately west of the intersection of Kinzie and Wells Streets.
- Actuation of the signal which controls the traffic coming out of the Apparel Mart onto Orleans Street, immediately south of the intersection of Orleans and Hubbard Streets.
- Monitor signal timing and adjust green signal length accordingly at the intersection of Orleans Street and Wacker Drive.
- Install High-Visibility (International Style) Crosswalks on all legs of the following intersections:
  - Wacker Drive and Orleans Street
  - Orleans Street and Merchandise Mart Drive
  - Wells Street and Merchandise Mart Drive
  - Lake Street, Canal Street and Milwaukee Avenue

Sub-Area B Applicant commits to provide and fully-fund the following infrastructure improvements prior to issuance of the final occupancy certificate for Phase II:

- Pavement markings, static signs, electrical signs and signal modifications, as deemed necessary by the Department of Transportation, to accommodate the one Orleans Street southbound (“contra-flow”) lane proposed to extend from Hubbard Street to Wolf Point Plaza Drive.
- Addition of a right-turn arrow for southbound Orleans Street traffic turning west onto Wolf Point Plaza Drive.

The funding, design and provision of all infrastructure improvements detailed in this Statement 22: A) will be the responsibility of the Sub-Area B Applicant, B) will be subject to review and installation scheduling by the Department of Transportation, and C) must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

23. **Sub-Area B:** This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to Planned Development No. 98, as amended, June 22, 1973.

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**\*Sub-Area B Bulk Regulations and Data Table**

Net Site Area Sub-Area B: 167,730 sq. ft. (3.85 acres)

Maximum FAR: 24

Maximum FAR Buildable Area: 4,025,520 sq. ft.

**FAR Building Areas:**

Phase I (West Tower): 460,000 sq. ft.  
Phase II (South Tower): 1,800,000 sq. ft.  
Phase III (East Tower): 1,500,000 sq. ft.

**Maximum Height:**

Phase I (West Tower): 525'  
Phase II (South Tower): 950'  
Phase III (East Tower): 750'

Maximum Parking Spaces: 1,285<sup>1</sup>

Phase I (West Tower): 685<sup>2</sup>  
Phase II (South Tower): 400<sup>3</sup>  
Phase III (East Tower): 200<sup>4</sup>

<sup>1</sup> Per Section 17-10-0102-C, due to the provision of all proposed parking within a below-grade parking structure, all three phases of the Sub-Area B project will be required to only provide 50% of its Section 17-10-0208 mandated minimum number of parking spaces. Bike parking will be provided pursuant to Section 17-10-0300.

<sup>2</sup> A maximum of 685 parking spaces may be provided in the Phase I (West Tower) below-grade podium; a minimum of 125 existing parking spaces will be available on the remainder of the current Sub-Area B surface parking lot, following the construction of Phase I. Total maximum combination of podium and surface parking spaces available on-site following the construction of Phase I will be 810.

<sup>3</sup> A maximum of 400 parking spaces may be provided in the Phase II (South Tower) below-grade podium; a minimum of 75 existing parking spaces will be available on the remainder of the current Sub-Area B surface parking lot, following the construction of Phase II. Total maximum combination of podium and surface parking spaces available on-site following the construction of Phase II will be 1,160.

<sup>4</sup> A maximum of 200 parking spaces may be provided in the Phase III (East Tower) below-grade podium; no surface parking spaces will remain on-site following the construction of Phase III. Total maximum podium parking spaces available on-site following the construction of Phase III will be 1,285.

**Loading Spaces:**

Phase I (West Tower): 2 (10 x 25)  
Phase II (South Tower): per underlying DC-16 zoning district requirements  
Phase III (East Tower): per underlying DC-16 zoning district requirements

Maximum Number of Residential Units: 1,410<sup>1</sup>

Phase I (West Tower): 510  
Phase II (South Tower) and Phase III (East Tower): 900<sup>1</sup>

<sup>1</sup> The allowed distribution of these remaining 900 residential units will be subject to Site Plan Approval by the Zoning Administrator, following review and comment by the Department of Housing and Economic Development and Chicago Plan Commission, subject to Planned Development Statement No. 16 and Section 17-13-0610 of the Chicago Zoning Ordinance; in no instance may the combined maximum number of residential units available for Phases II and III be allowed to exceed 900.

Maximum Number of Hotel Rooms: 450<sup>1</sup>

Phase I (West Tower): 0  
Phase II (South Tower) and Phase III (East Tower): 450<sup>1</sup>

<sup>1</sup> The allowed distribution of these 450 hotel rooms will be subject to Site Plan Approval by the Zoning Administrator, following review and comment by the Department of Housing and Economic Development and Chicago Plan Commission, subject to Planned Development Statement No. 16 and Section 17-13-0610 of the Chicago Zoning Ordinance; in no instance may the maximum number of hotel rooms allowed in Sub-Area B exceed 450.

Setbacks: Per Site Plans

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**PLAN OF DEVELOPMENT  
BUSINESS PLANNED DEVELOPMENT  
(AIR RIGHTS)  
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA**

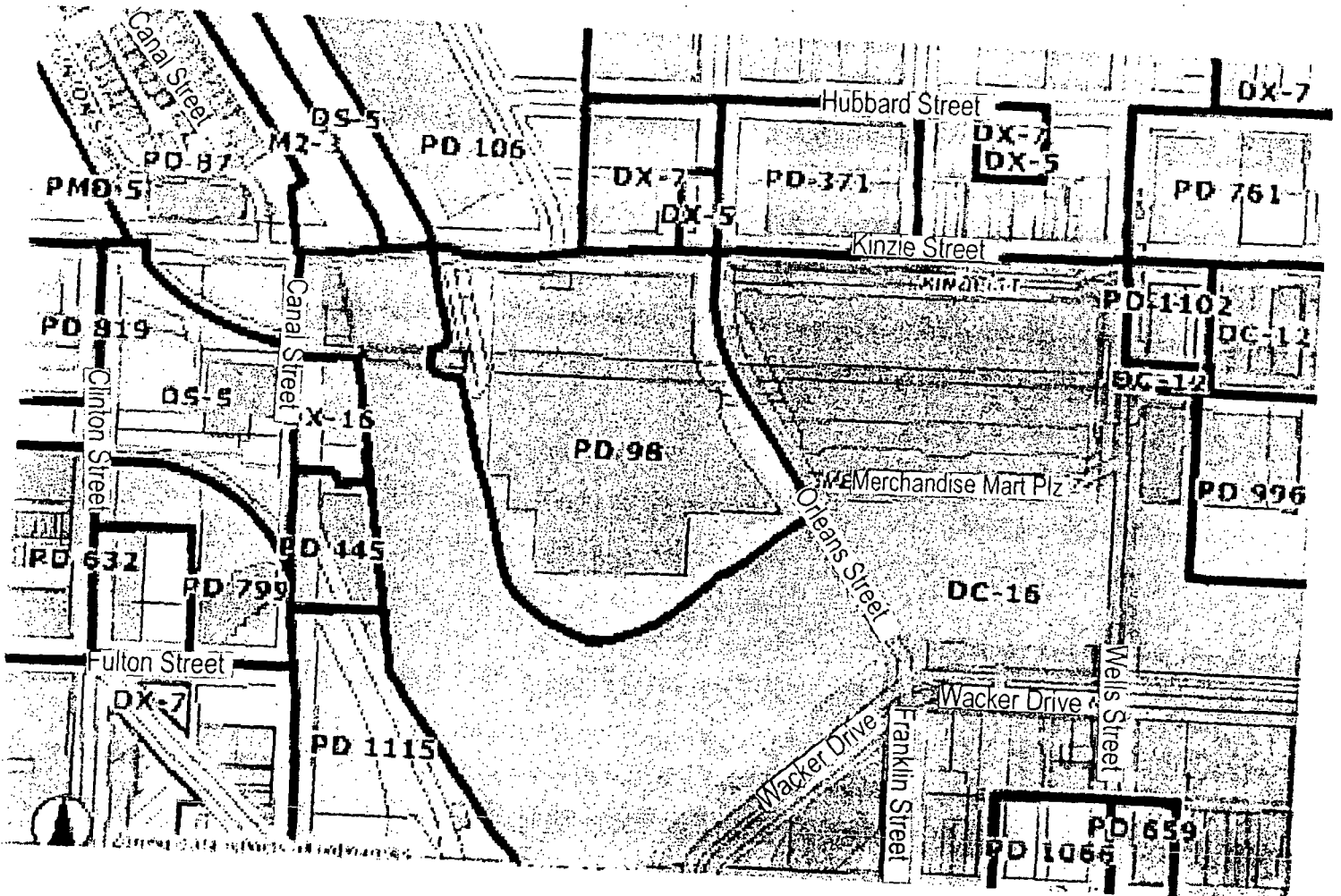
Site	Net Site Area		General Description of Land Uses	Maximum F.A.R.	Maximum % of Land Coverage
	Square Feet	Acres			
Sub-Area A	187,183 sq. ft. includes 20,555 sq. ft. of vacated street and 2,400 sq. ft. Parcel 'K'	4.3	Merchandise Mart, Exhibition Facilities, Office Uses, Hotel, Parking Facilities and Related Uses	12.0 Estimated	85% at Franklin/Orleans Plaza Level 50% at a Plane 20 Stories Above Franklin/Orleans Plaza Level
Sub-Area B (*see attached table)	167,730 sq. ft. includes 8,185 sq. ft. of vacated street	3.85		24.0 Estimated	
<b>Total Site</b>	354,913 sq. ft. includes 28,740 sq. ft. of vacated street and 2,400 sq. ft. Parcel 'K'	8.15		18.0 Maximum	73% at Franklin/Orleans Plaza Level 45% at a Plane 20 Stories Above Franklin/Orleans Plaza Level

Gross Site Area = Net Site Area, 354,913 S.F. (8.15 acres) + Public Right-of-Ways 32,942 S.F. (0.75 acres) = 387,855 S.F. (8.90 acres)

Parking spaces for the total site (Sub-Area A and Sub-Area B) shall be provided in accordance with the DC-16 Downtown Core District of the Chicago Zoning Ordinance, number subject to review and approval of the Department of Housing and Economic Development.

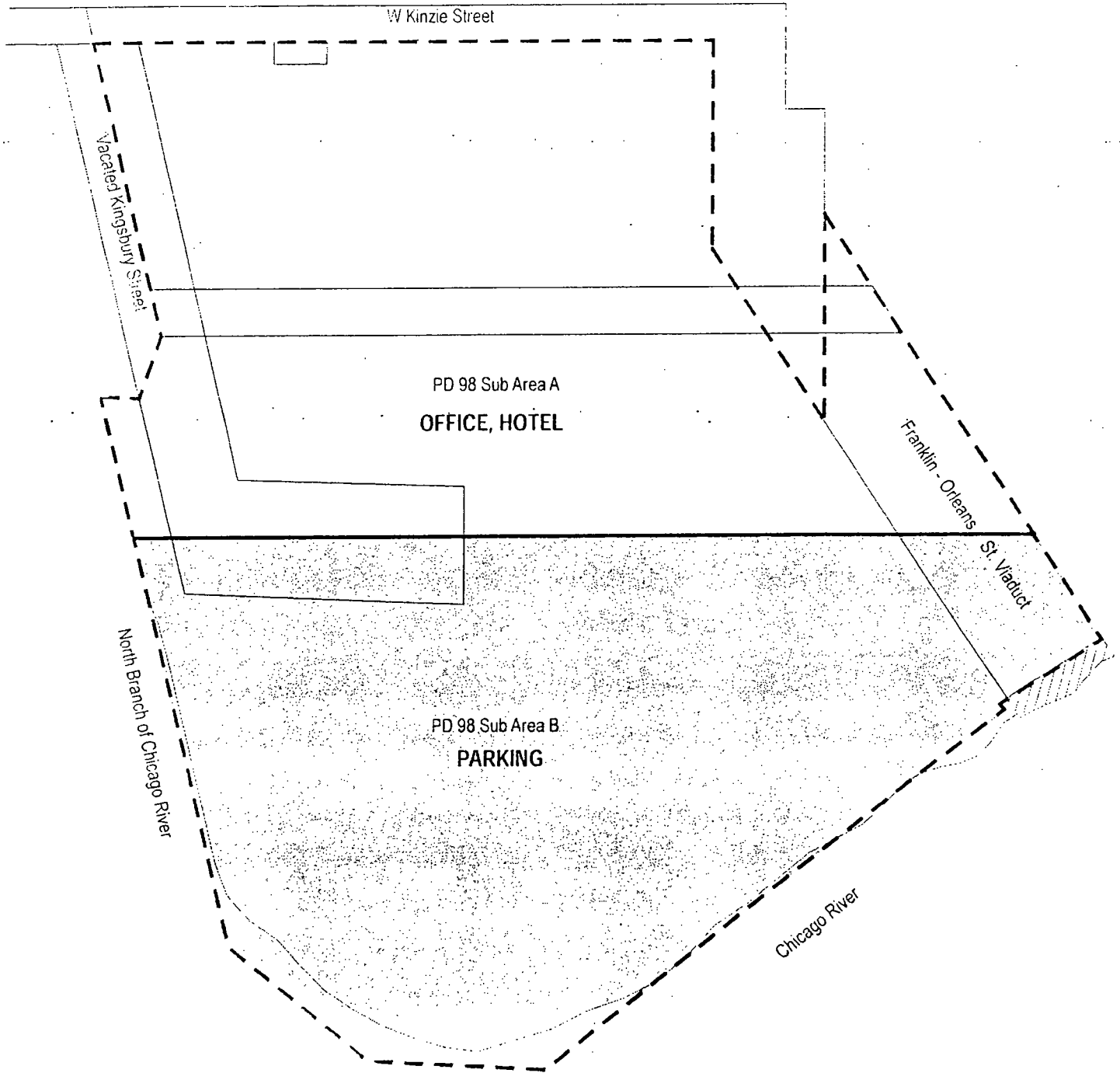
Minimum loading requirements shall be in accordance with the DC-16 Downtown Core District of the Chicago Zoning Ordinance; location, number and size subject to review and approval of the Department of Housing and Economic Development.

Applicant: Wolf Point Owners, LLC  
 Address: 316-26 North Orleans Street  
 Introduced: June 6, 2012  
 Plan Commission: January 24, 2013



Existing Zoning Map

Applicant:	Wolf Point Owners, LLC
Premises:	315-326 N. ORLEANS STREET
Introduced:	June 5, 2012
CPC Date:	January 24, 2013



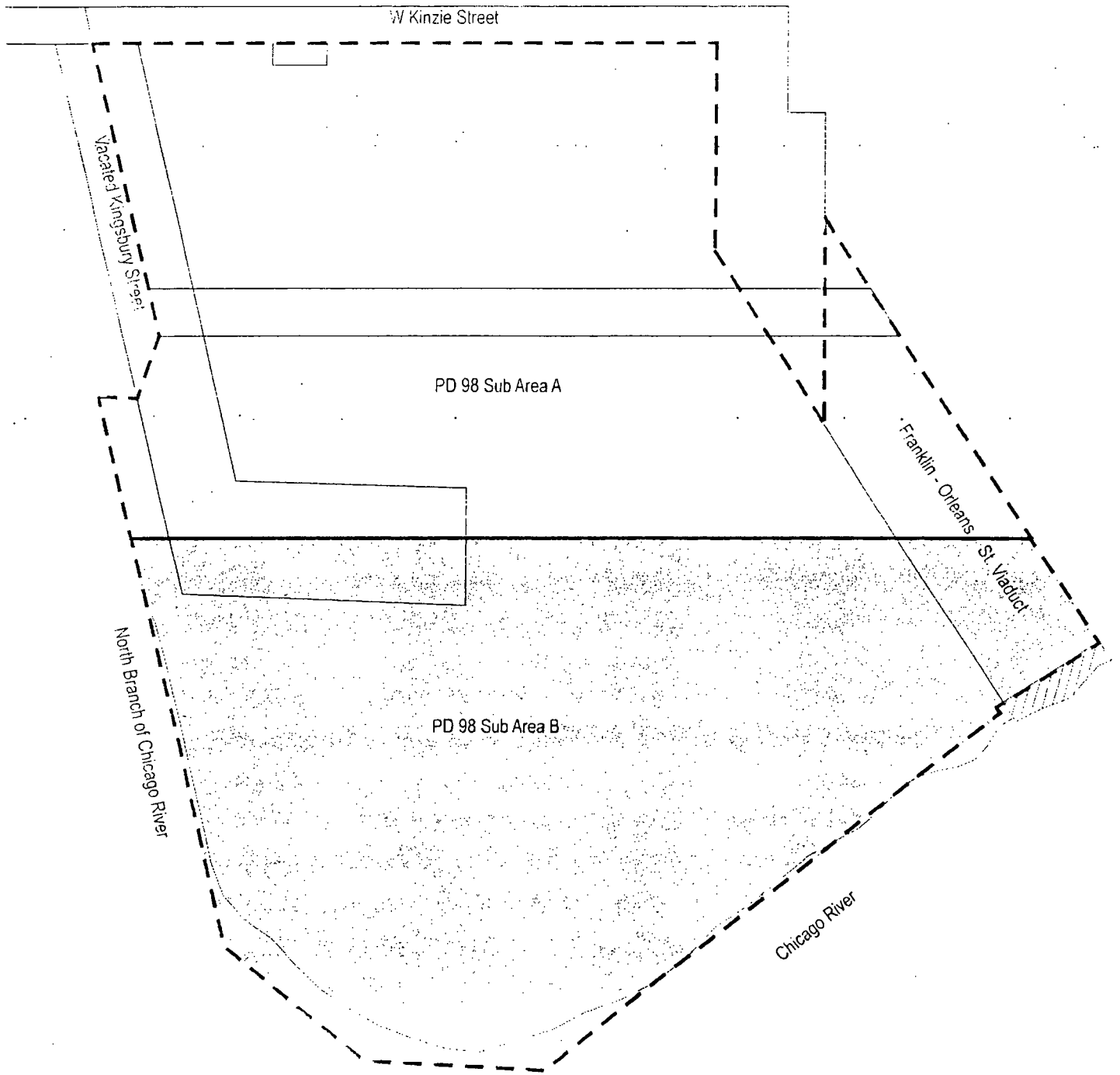
PD 98 Sub Area A  
PD 98 Sub Area B



Existing Land Use Map

Applicant: Wolf Point Owners, LLC  
Premises: 316-326 N. ORLEANS STREET  
Introduced: June 6, 2012  
CPC Date: January 24, 2013



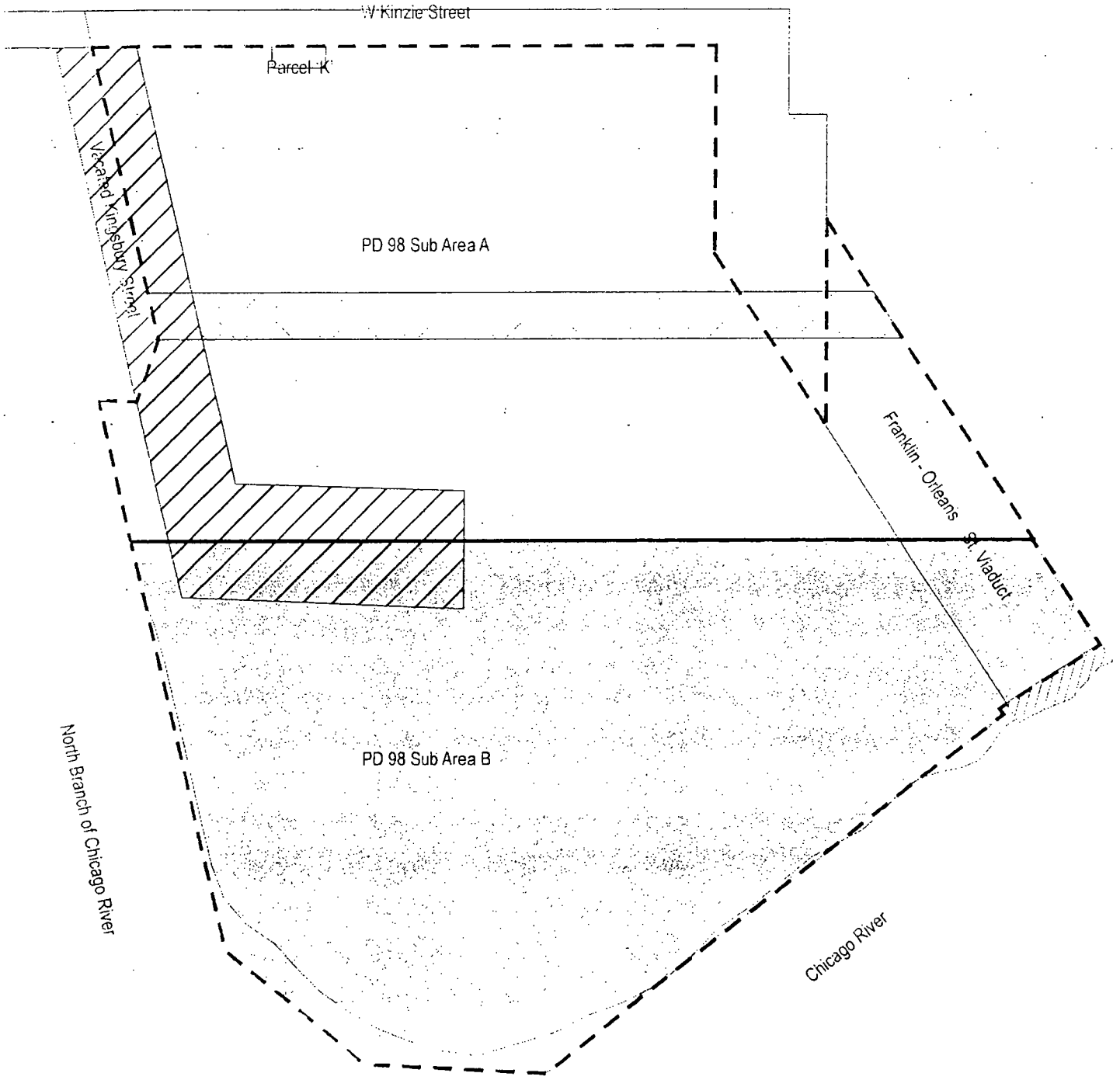



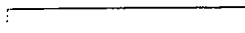
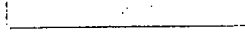
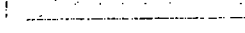
PD 98 Sub Area A  
PD 98 Sub Area B



Sub Area Map

Applicant: Wolf Point Owners, LLC  
Premises: 316-326 N. ORLEANS STREET  
Introduced: June 6, 2012  
CPC Date: January 24, 2013



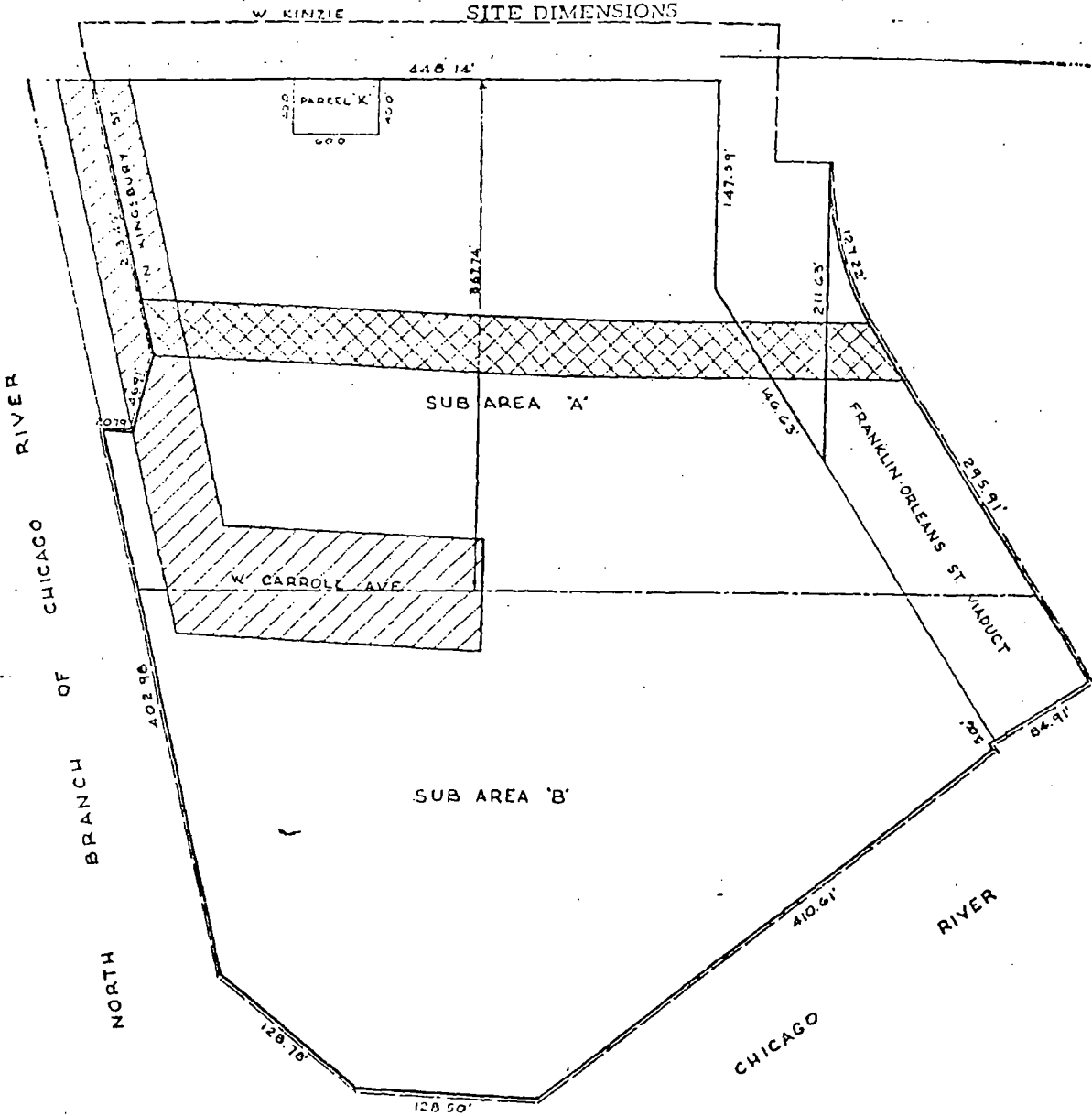
-  PD 98 Sub Area A
-  PD 98 Sub Area B
-  Vacated Public Right-of-Way
-  Railroad Right-of-Way



Planned Development Boundary, Property Line,  
Right of Way Adjustment Map

Applicant:	Wolf Point Owners, LLC
Premises:	310-320 N. ORLEANS STREET
Introduced:	June 6, 2012
CPC Date:	January 24, 2013

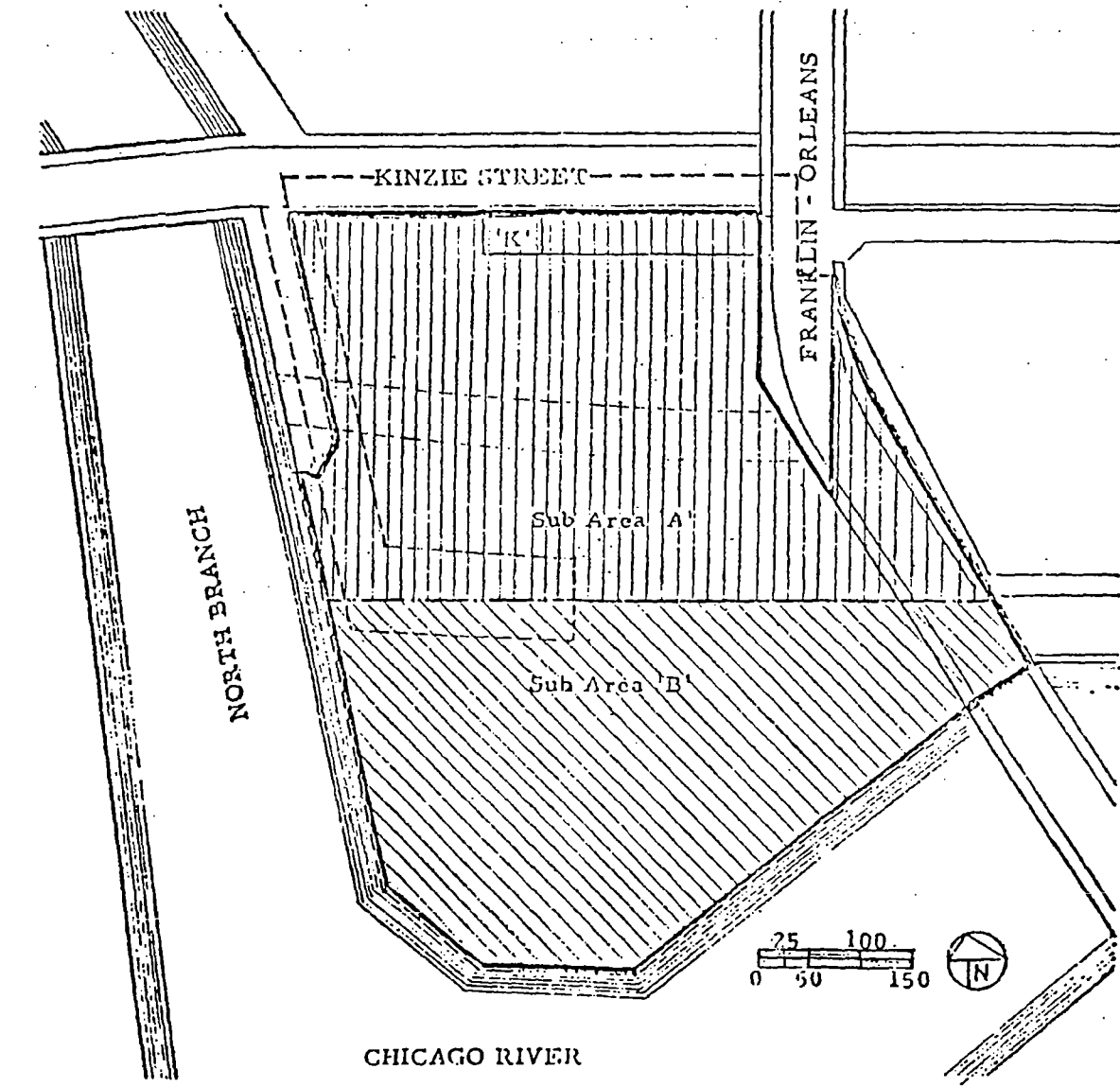
PLAN OF DEVELOPMENT  
 BUSINESS PLANNED DEVELOPMENT  
 (AIR RIGHTS)  
 PROPERTY MAP  
 SITE DIMENSIONS


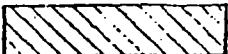



- PROPERTY LINES
- - - PLANNED DEVELOPMENT BOUNDARY
- ▨ PROPOSED VACATION OF PUBLIC RIGHT-OF-WAY
- ▩ RAILROAD RIGHT-OF-WAY

Applicant: LaSalle National Bank as Trustee under Trust No. 36223  
 Date: March 14, 1973  
 Revised: April 24, 1973 May 10, 1973

PLAN OF DEVELOPMENT  
BUSINESS PLANNED DEVELOPMENT  
(AIR RIGHTS)  
LAND USE MAP



- Property Lines
- - - Planned Development Boundary
-  Sub Area "A" - Merchandise Mart, Exhibition Facilities, Hotel, Parking Facilities, and Related Uses
-  Sub Area "B" - Office Building, Residential, Retail, Parking Facilities, and Related Uses

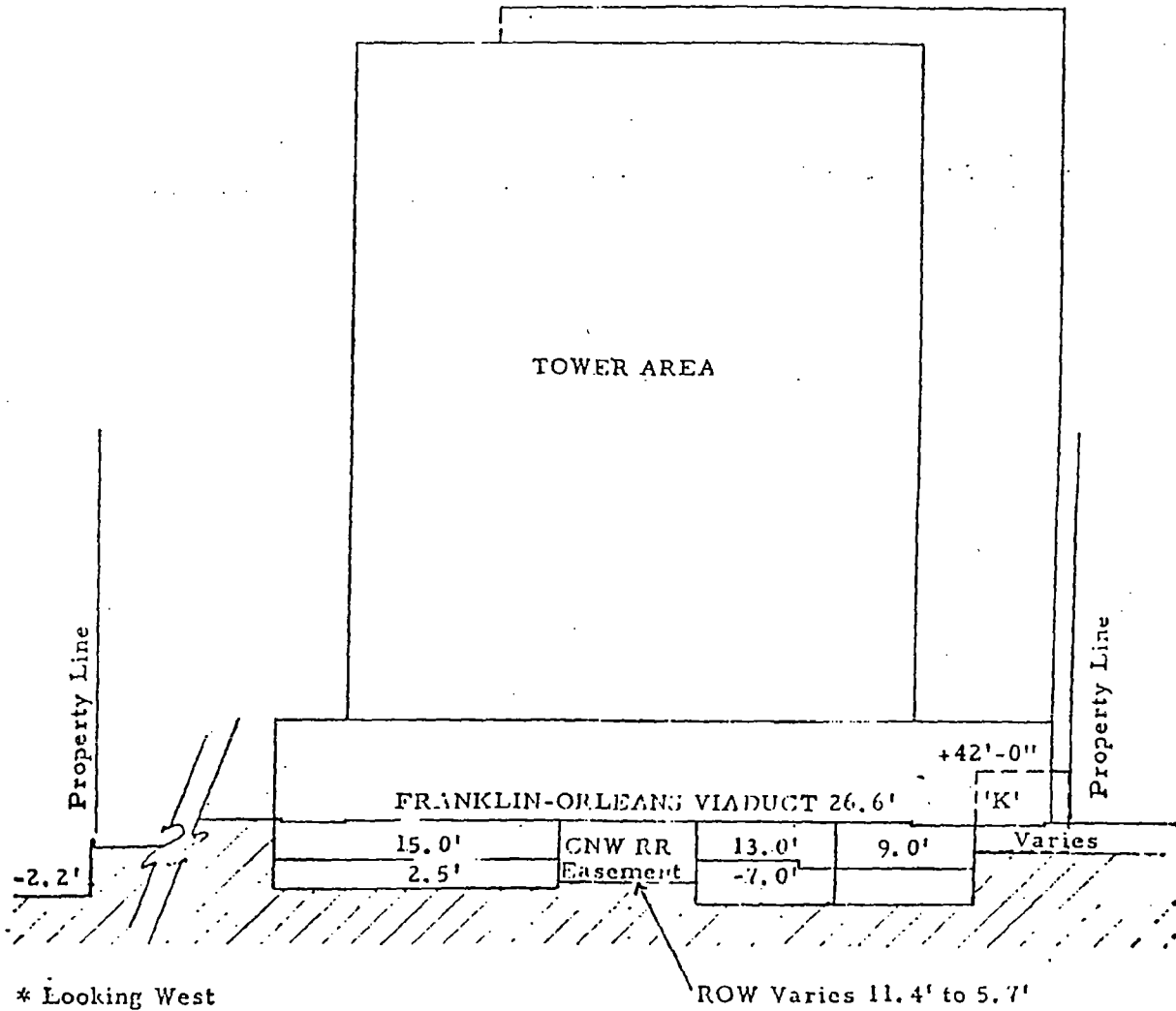
 Air Rights of Parcel 'K' to be Occupied Above + 42'-0" C. C. D.

Applicant: LaSalle National Bank as Trustee under Trust No. 36223

Date: March 14, 1973

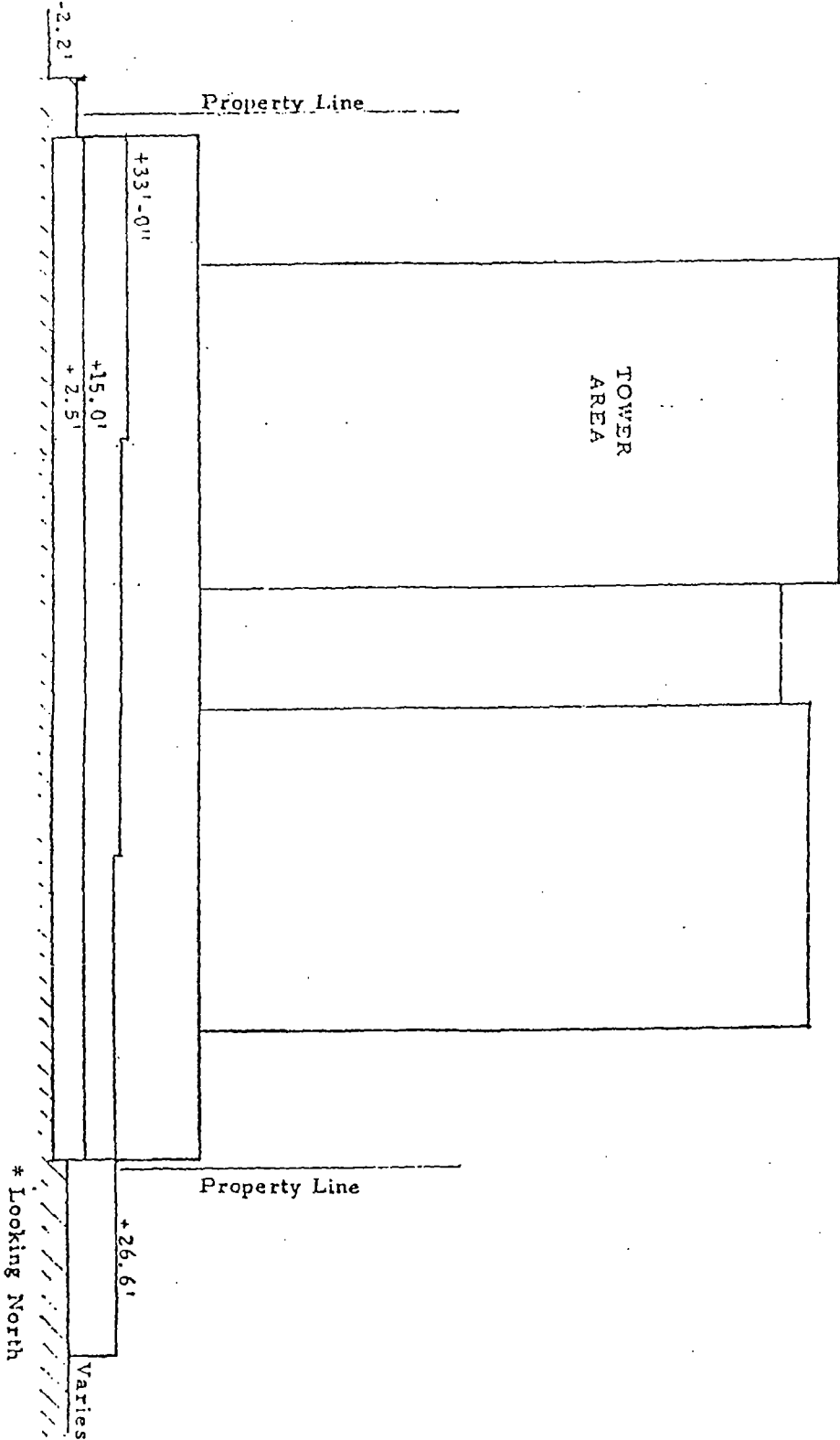
Revised: May 10, 1973

PLAN OF DEVELOPMENT  
BUSINESS PLANNED DEVELOPMENT  
(AIR RIGHTS)  
LAND USE MAP; AIR RIGHTS PROFILE\*

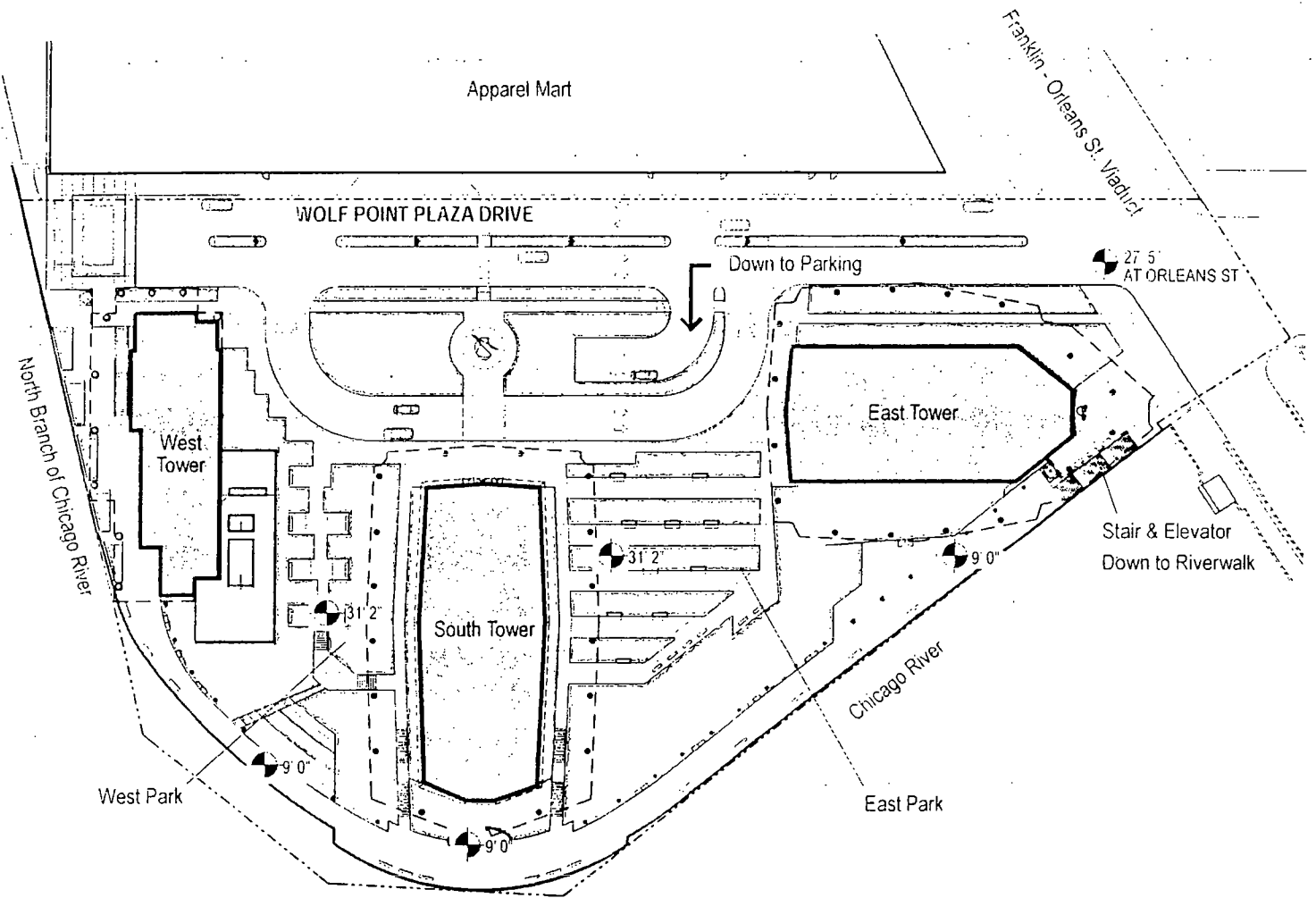


Applicant: LaSalle National Bank as Trustee under Trust No. 36223  
Date: March 14, 1973  
Revised: May 10, 1973

PLAN OF DEVELOPMENT  
BUSINESS PLANNED DEVELOPMENT  
(AIR RIGHTS)  
LAND USE MAP: AIR RIGHTS PROFILE\*

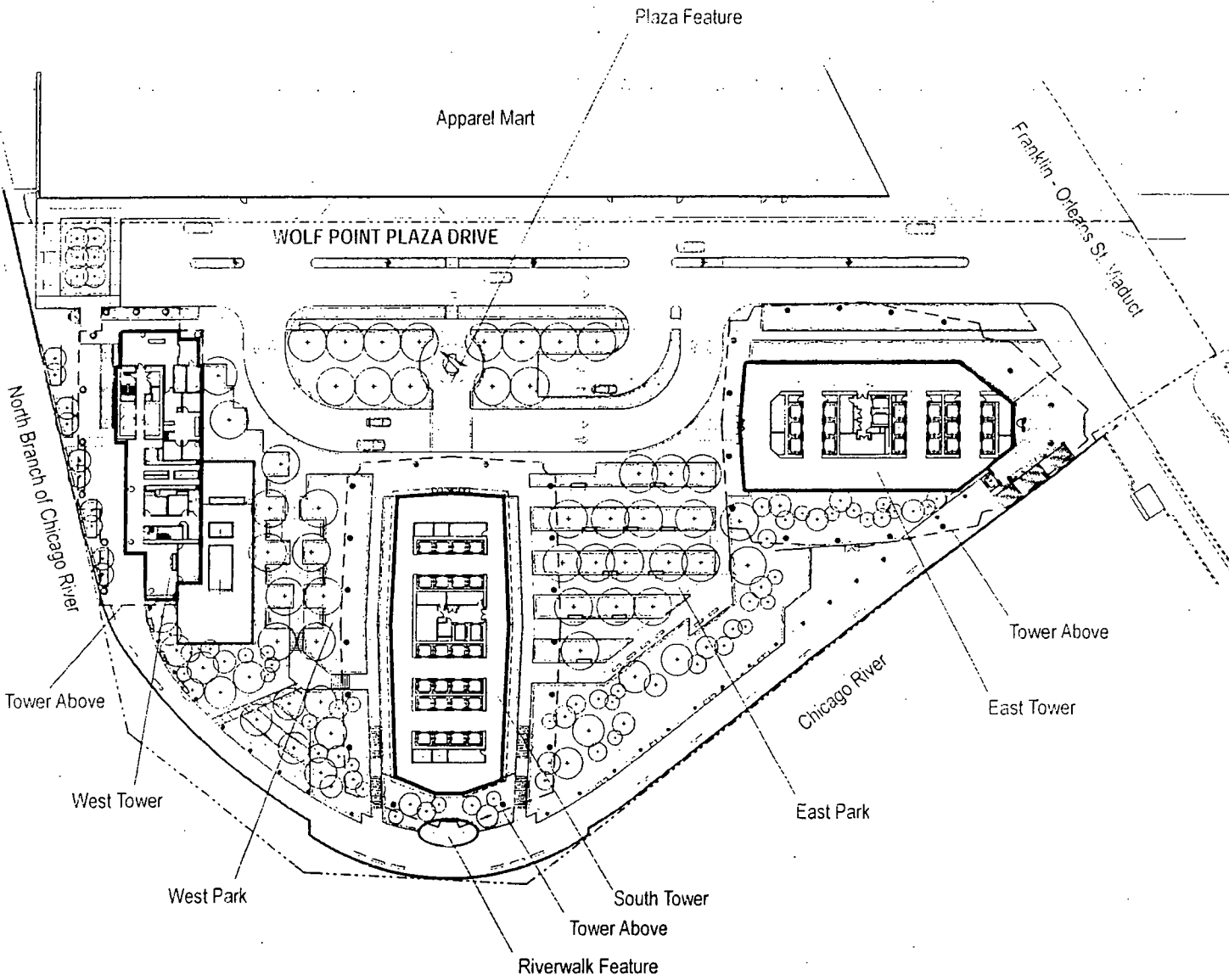


Applicant: LaSalle National Bank as Trustee under Trust No. 36223  
Date: March 14, 1973 Revised: May 10, 1973



Site Plan

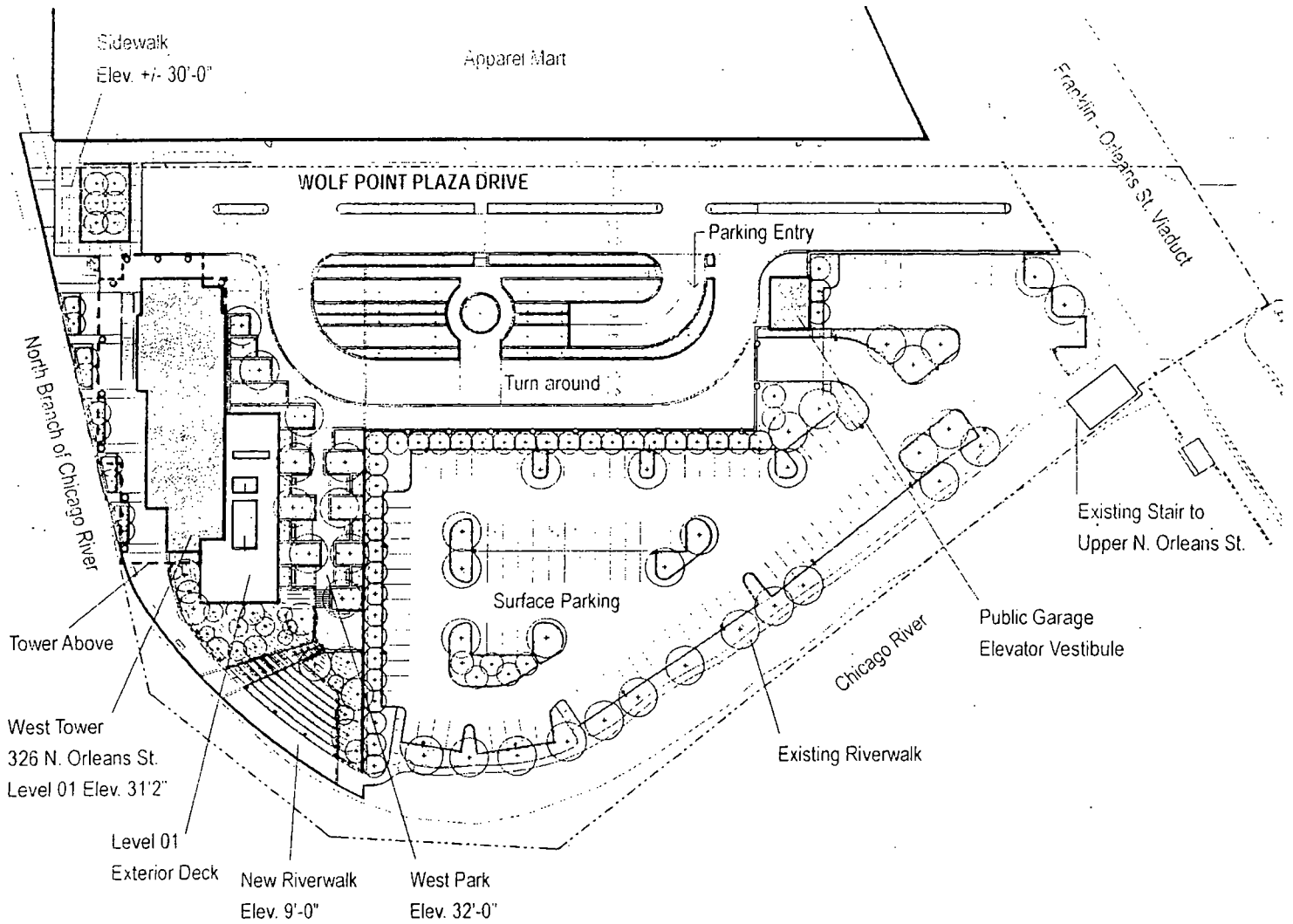
Applicant:	Wolf Point Owners, LLC
Premises:	316-326 N. ORLEANS STREET
Introduced:	June 6, 2012
CPC Date:	January 24, 2013



Overall Landscape Plan

Applicant: Wolf Point Owners, LLC  
Premises: 316-326 N. ORLEANS STREET  
Introduced: June 6, 2012  
CPC Date: January 24, 2013





**Parking Data:**

Exterior Surface: 121 Spaces  
 Interior: 685 Spaces  
 Total: 806 Spaces

**Parking Dimensions:** Shall adhere to Zoning requirements at the time of construction.

8'-6" by 18'-0" (Exterior)  
 8'-6" by 18'-0" (at Phase 1 North Garage)  
 8'-0" by 18'-0" (at Phase 1 West Tower)  
 16'-0" by 18'-0" (at accessible spaces)

**Tree Count: 123**

**Tree Species List:**

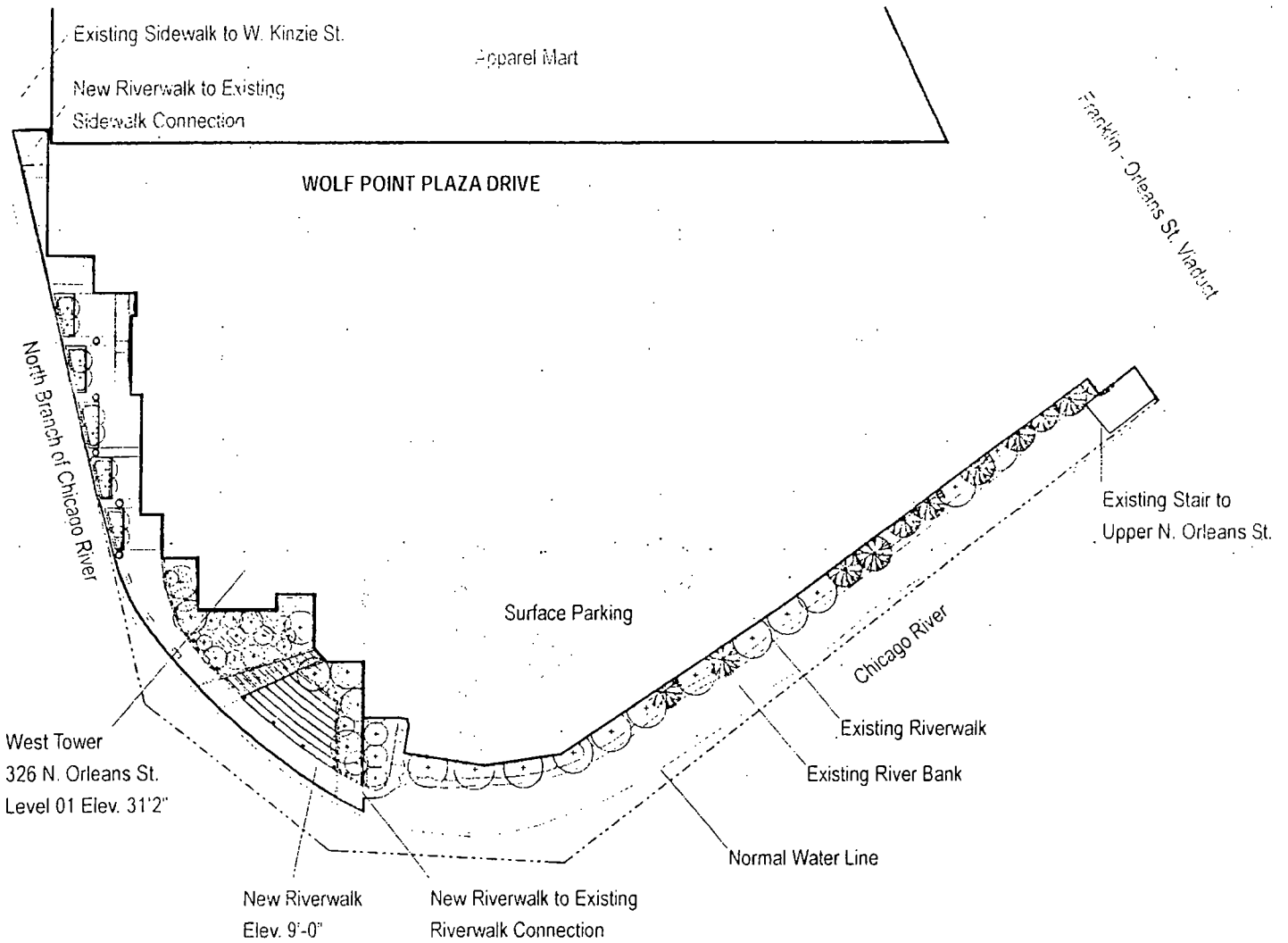
Armstrong red maple	Acer rubrum 'armstrong'	Swamp white oak
Whitespire birch	Betula platyphylla var. Japonica 'whitespire'	Quercus bicolor
Triumph hybrid elm	Celtis occidentalis 'chicagoland'	Ivory Silk tree lilac
Winter King hawthorn	Crataegus viridis 'winter king'	Bald cypress
Skyline honeylocust	Gleditsia triacanthos var. Inermis 'skyline'	Hackberry
Kentucky coffeetree	Ulmus carpinifolia 'morton glossy'	Gymnocladus dioicus
Taxodium distichum	Syringa reticulata 'ivory silk'	



Note: Heights Referenced from Chicago City Datum (0'-0" CCD)

Phase 1 Site and Landscape Plan: Wolf Point West Tower

Applicant: Wolf Point Owners, LLC  
 Premises: 316-326 N. ORLEANS STREET.  
 Introduced: June 6, 2012  
 CPC Date: January 24, 2013

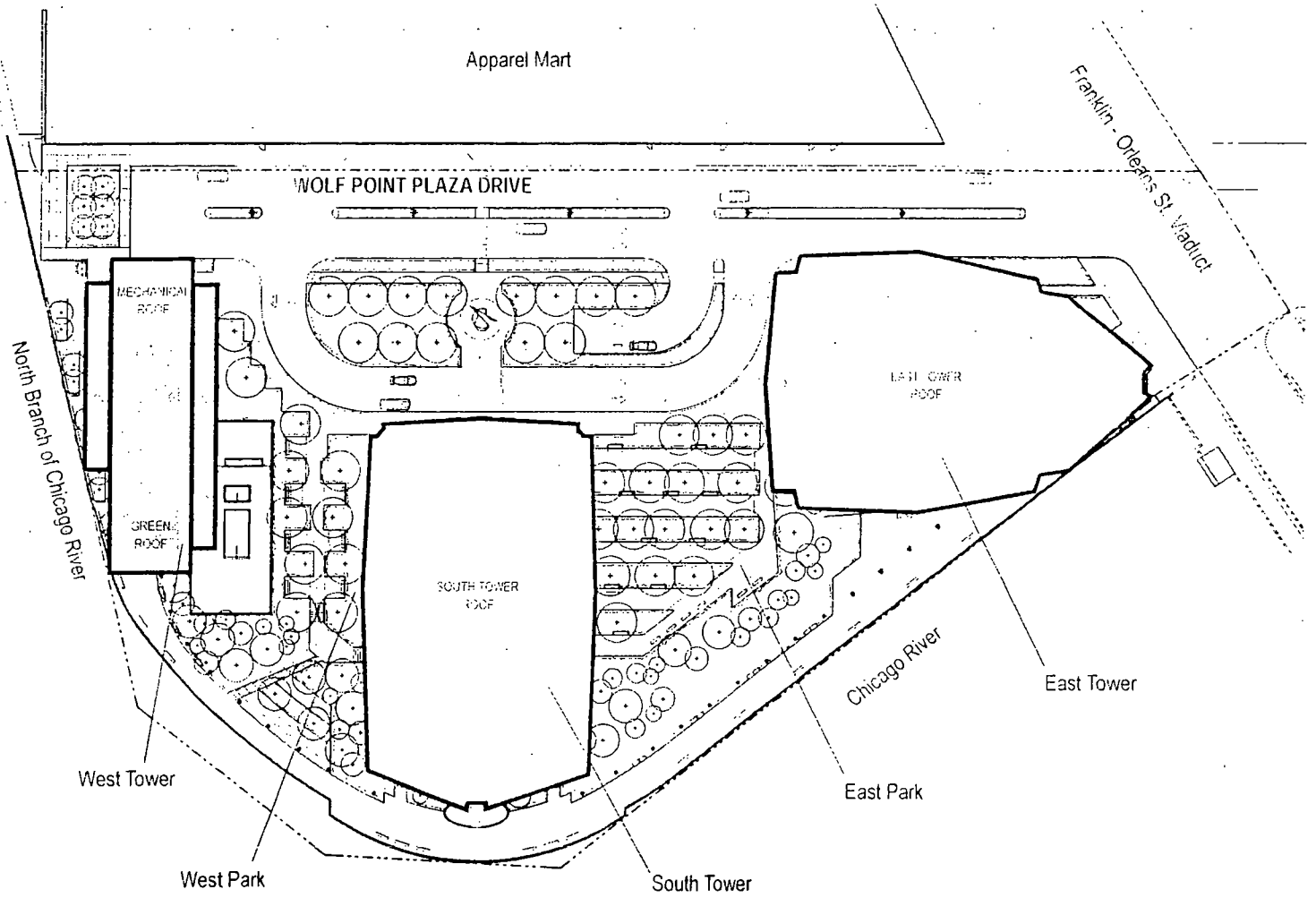


Note: Heights Referenced from Chicago City Datum (0'-0" CCD)



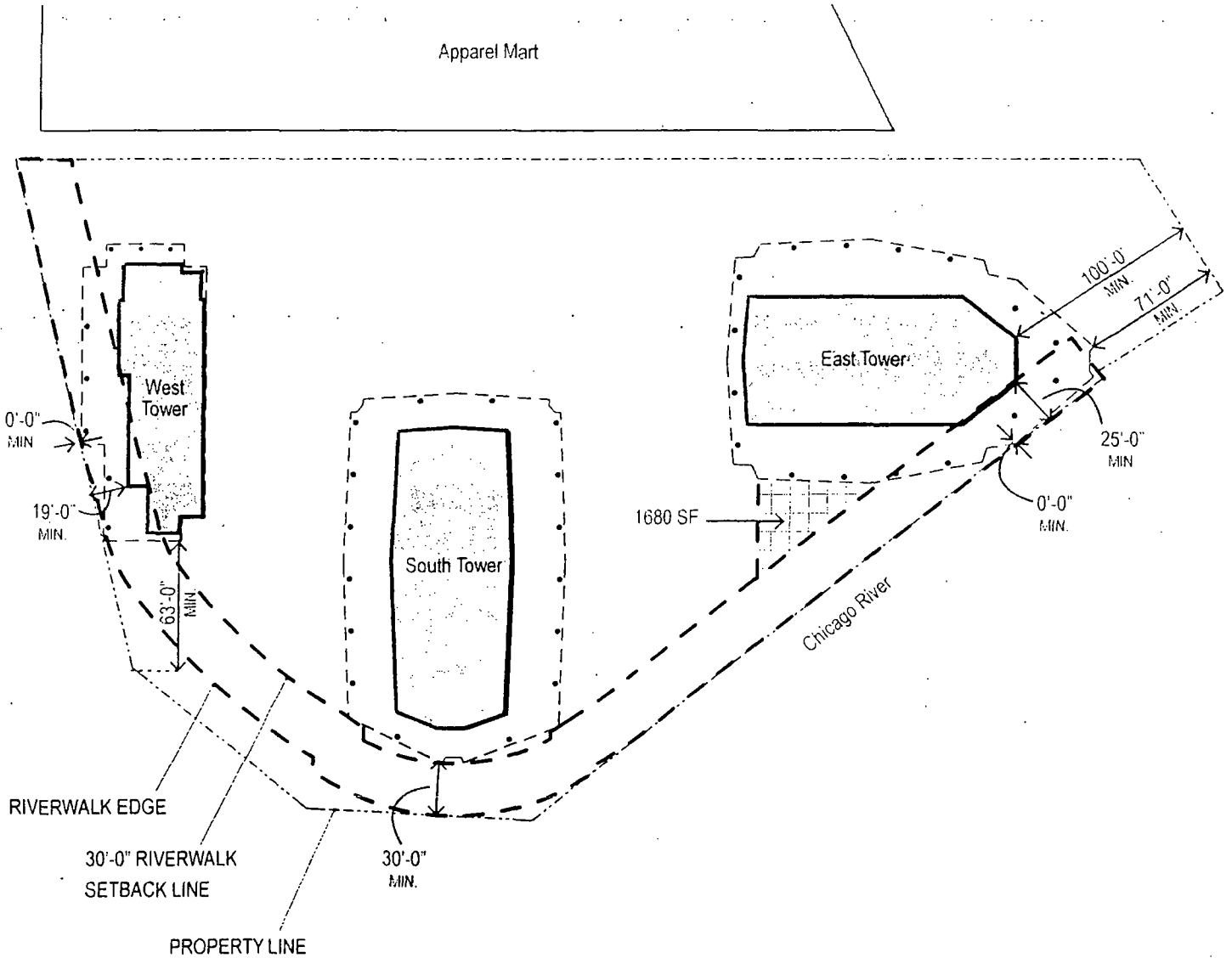
Phase 1 Riverwalk Plan: Wolf Point West Tower

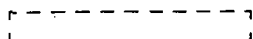


Applicant:	Wolf Point Owners, LLC
Premises:	316-326 N. ORLEANS STREET
Introduced:	June 6, 2012
CPC Date:	January 24, 2013



West Tower Green Roof (Extensive)  
Net Roof Area: 6,134 SF  
Green Roof Provided: 3,067 SF



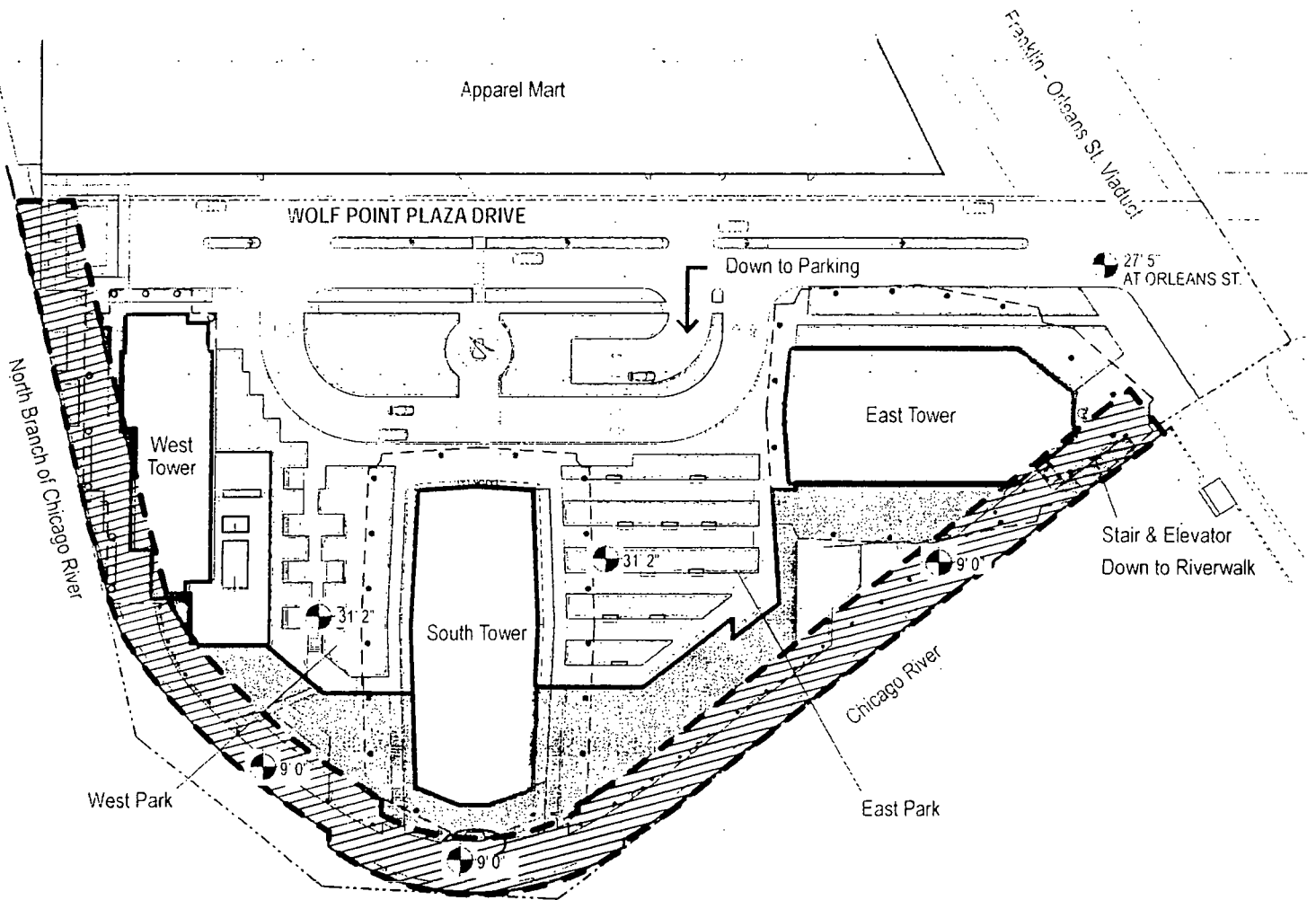


-  TYPICAL TOWER OUTLINE ABOVE GRADE LEVEL
-  TOWER FOOTPRINT AT GRADE LEVEL
-  AREA SUBJECT TO RIVERWALK SETBACK REGULATION



**Tower Setbacks**

Applicant:	Wolf Point Owners, LLC
Premises:	316-326 N. ORLEANS STREET
Introduced:	June 6, 2012
CPC Date:	January 24, 2013



30 - FOOT RIVERWALK SETBACK (28,050 SF)

COMPENSATORY RIVERWALK AREA REQUIRED TO BE PROVIDED (15,955 SF MIN.)

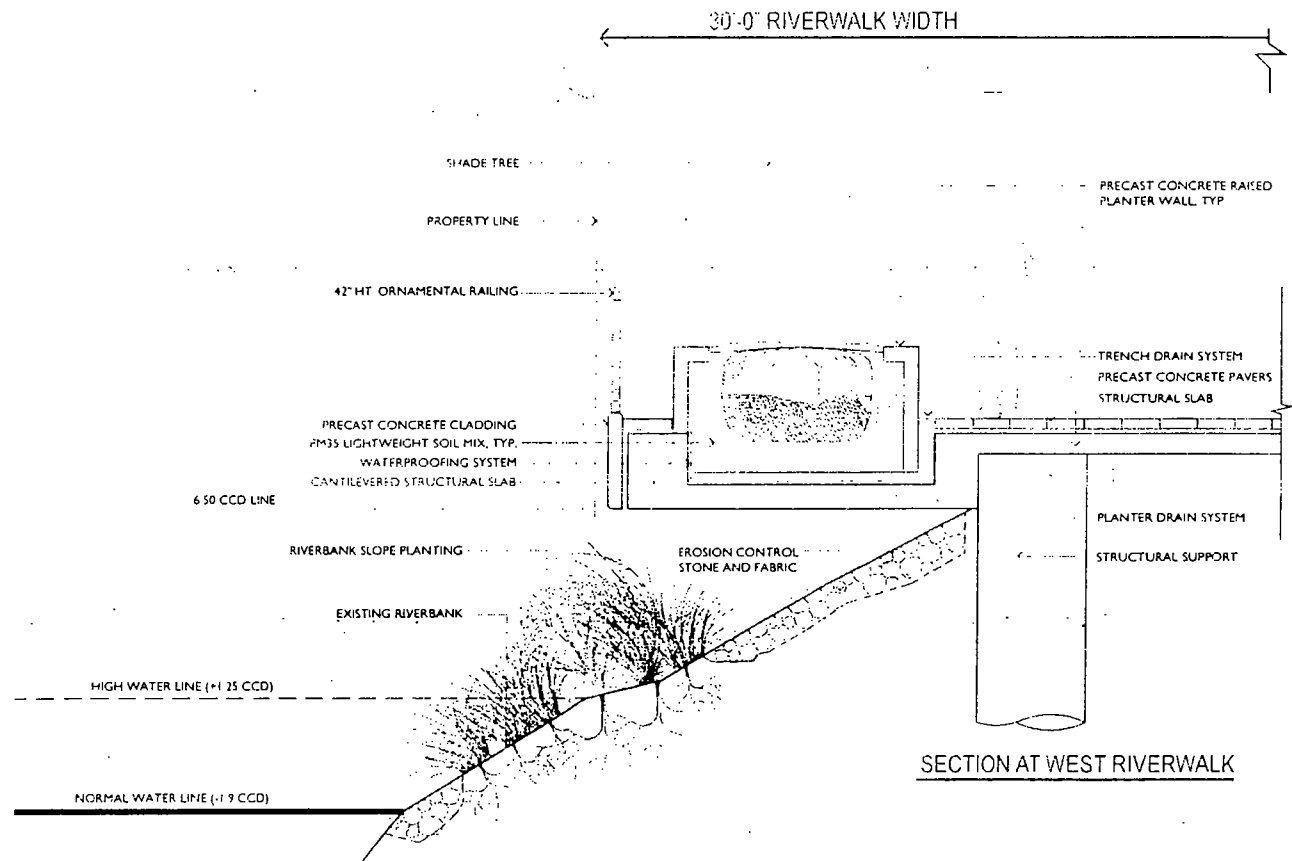
PROVIDED RIVERWALK AREA SUBJECT TO RIVERWALK SETBACK REGULATION (1,680 SF)  
(SEE TOWER SETBACK EXHIBIT)

ADDITIONAL RIVERWALK OPEN SPACE PROVIDED AT EAST AND WEST PARKS (17,892 SF)

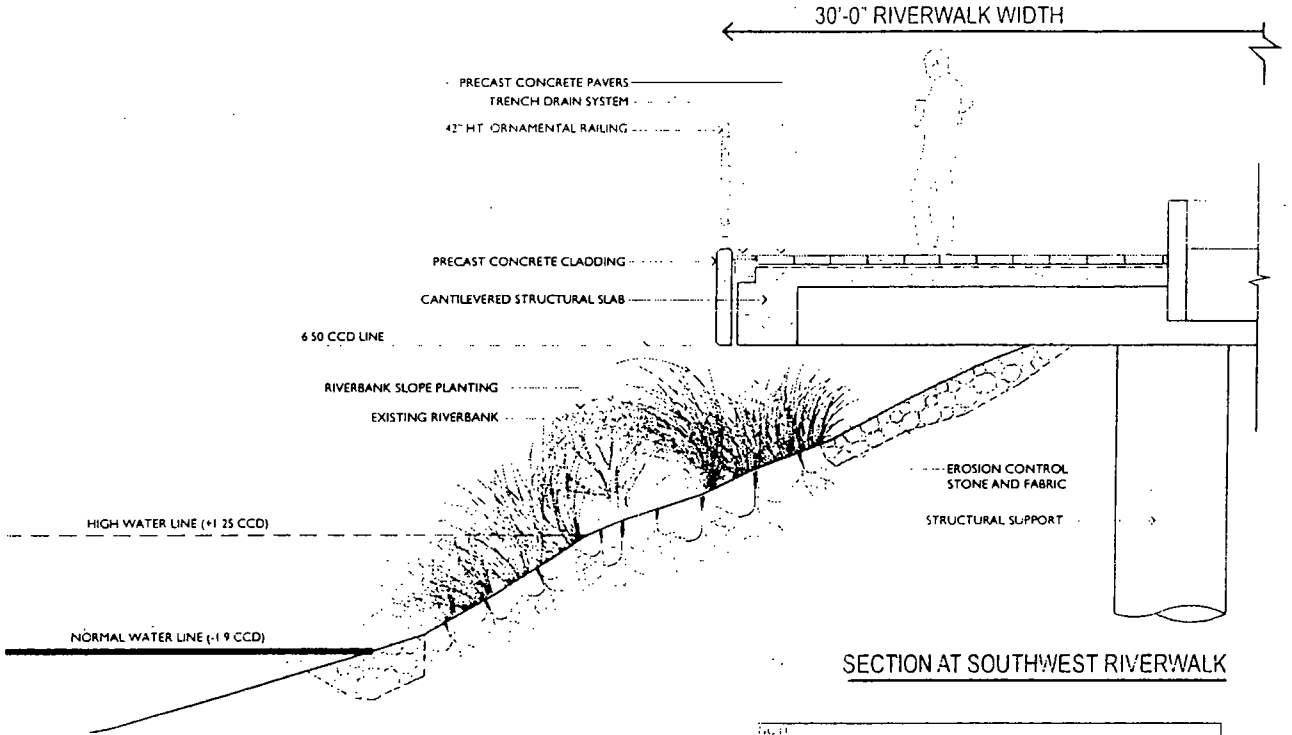


Riverwalk Setback

Applicant:	Wolf Point Owners, LLC
Premises:	316-326 N. ORLEANS STREET
Introduced:	June 6, 2012
CPC Date:	January 24, 2013



SECTION AT WEST RIVERWALK

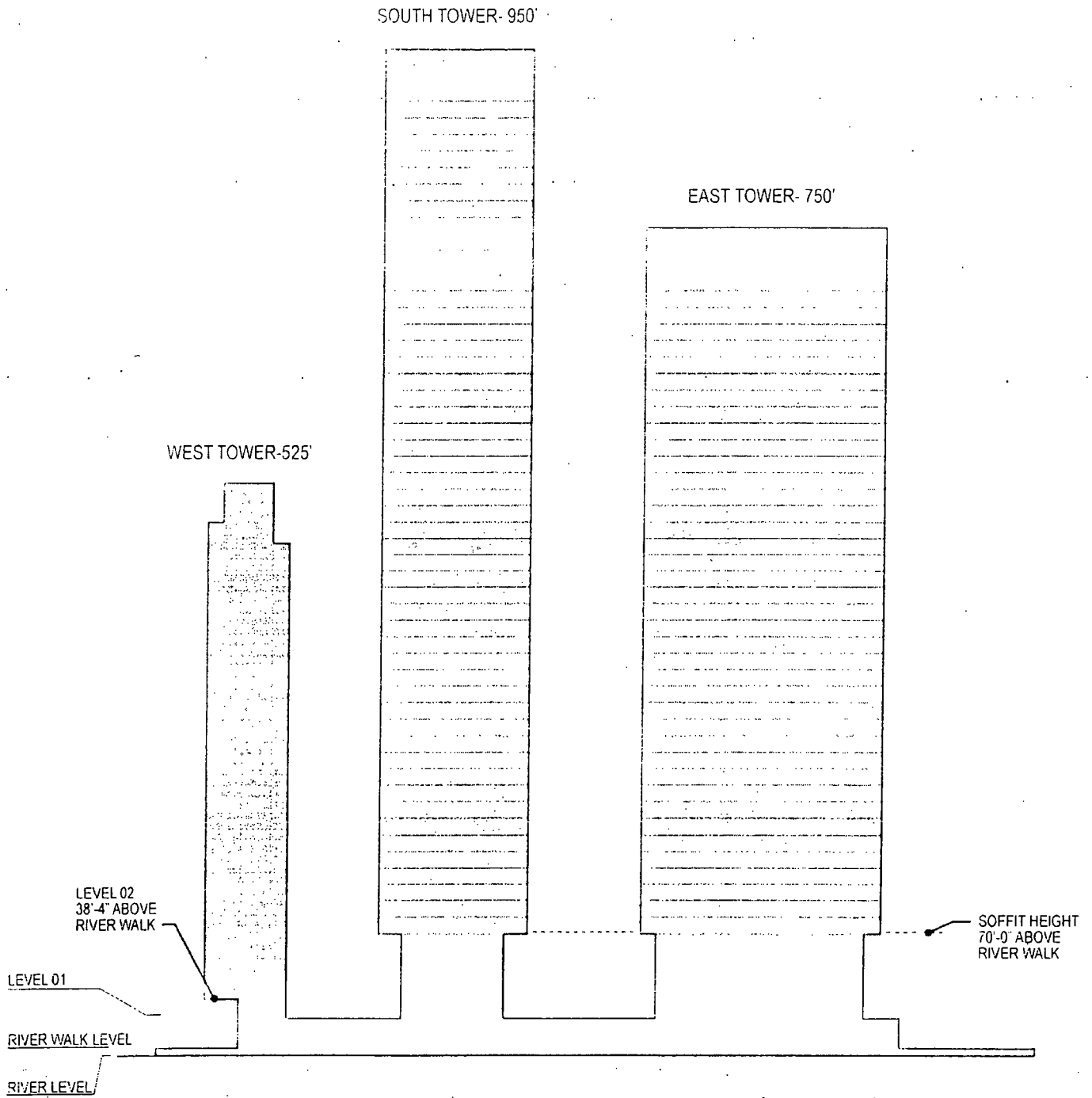


SECTION AT SOUTHWEST RIVERWALK

ALL HEIGHTS REFERENCED FROM CHICAGO CITY DATUM (0'-0" CCD). THE HIGH WATER LINE IS BASED ON THE 100-YEAR FLOOD ELEVATION. THE TYPICAL RIVERWALK WIDTH IS 30'-0".

Note: Heights Referenced from Chicago City Datum (0'-0" CCD)

Phase 1 Riverwalk Cross-Sections: Wolf Point West Tower	Applicant:	Wolf Point Owners, LLC
	Premises:	316-326 N. ORLEANS STREET
	Introduced:	June 6, 2012
	CPC Date:	January 24, 2013

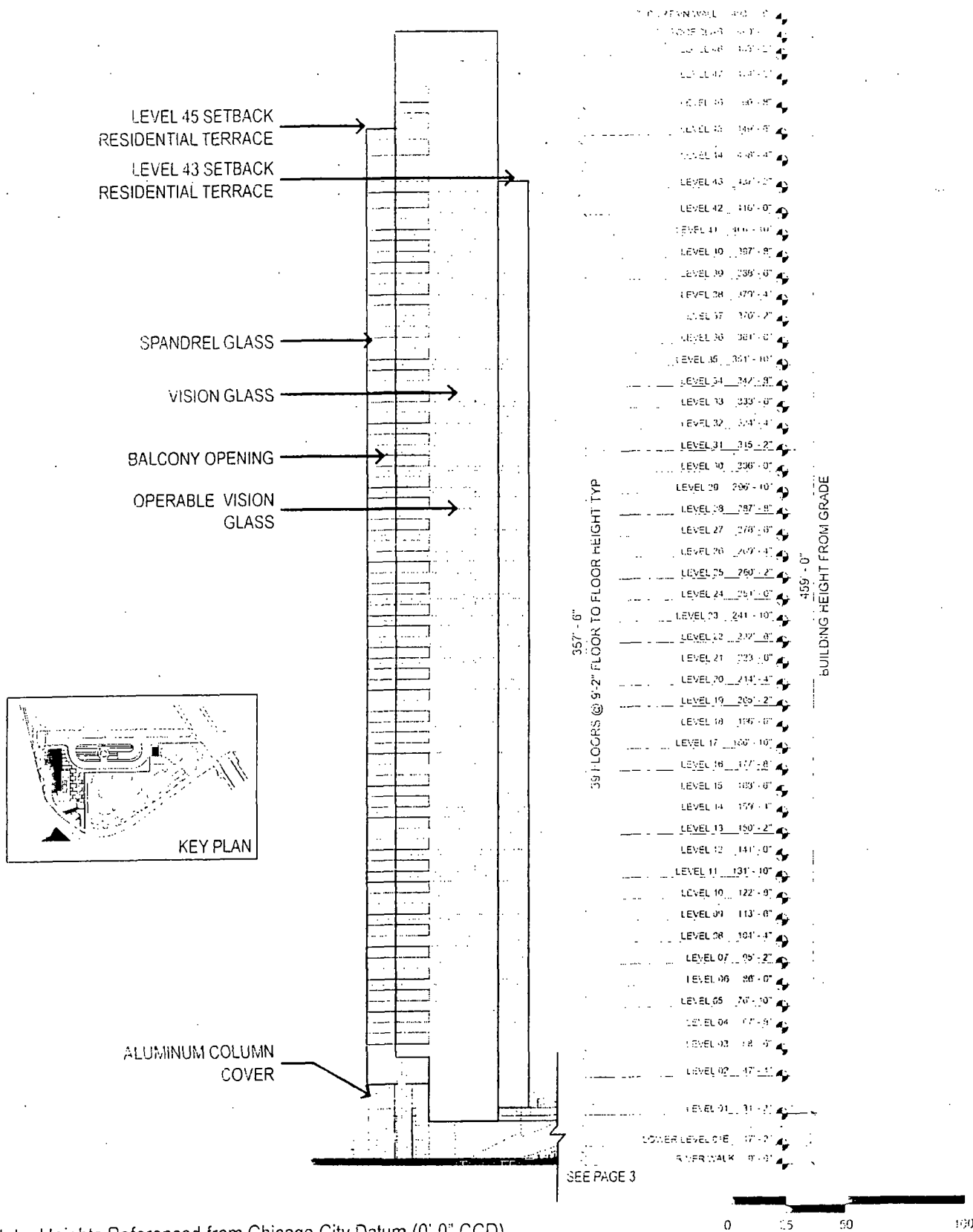


**Building Elevations: Floors and Heights**

Applicant:	Wolf Point Owners, LLC
Premises:	316-326 N. ORLEANS STREET
Introduced:	June 6, 2012
CPC Date:	January 24, 2013





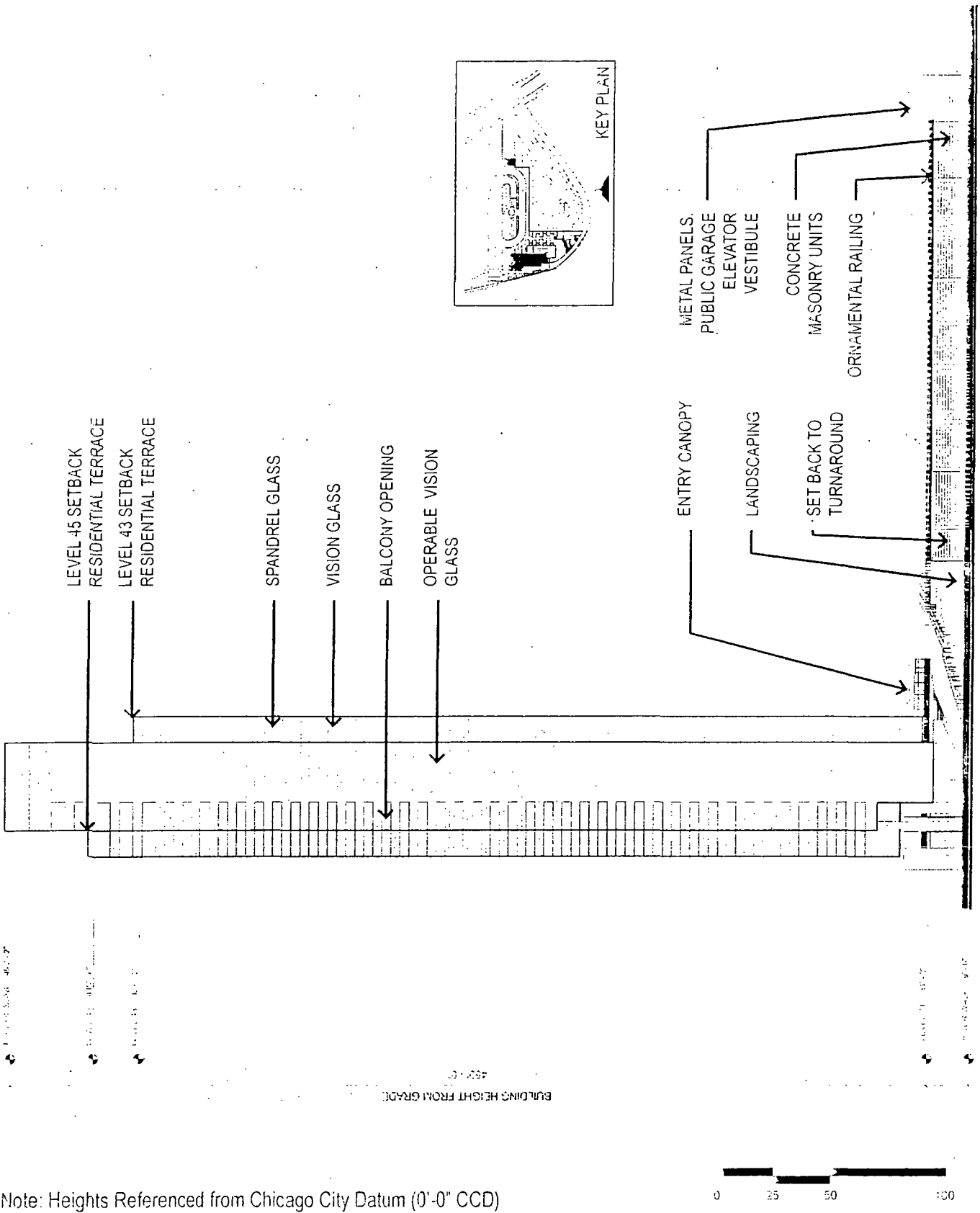


Note: Heights Referenced from Chicago City Datum (0'-0" CCD)

Phase 1 South Elevation: Wolf Point West Tower

Applicant:  
Premises:  
Introduced:  
CPC Date:

Wolf Point Owners, LLC  
316-326 N. ORLEANS STREET  
June 6, 2012  
January 24, 2013

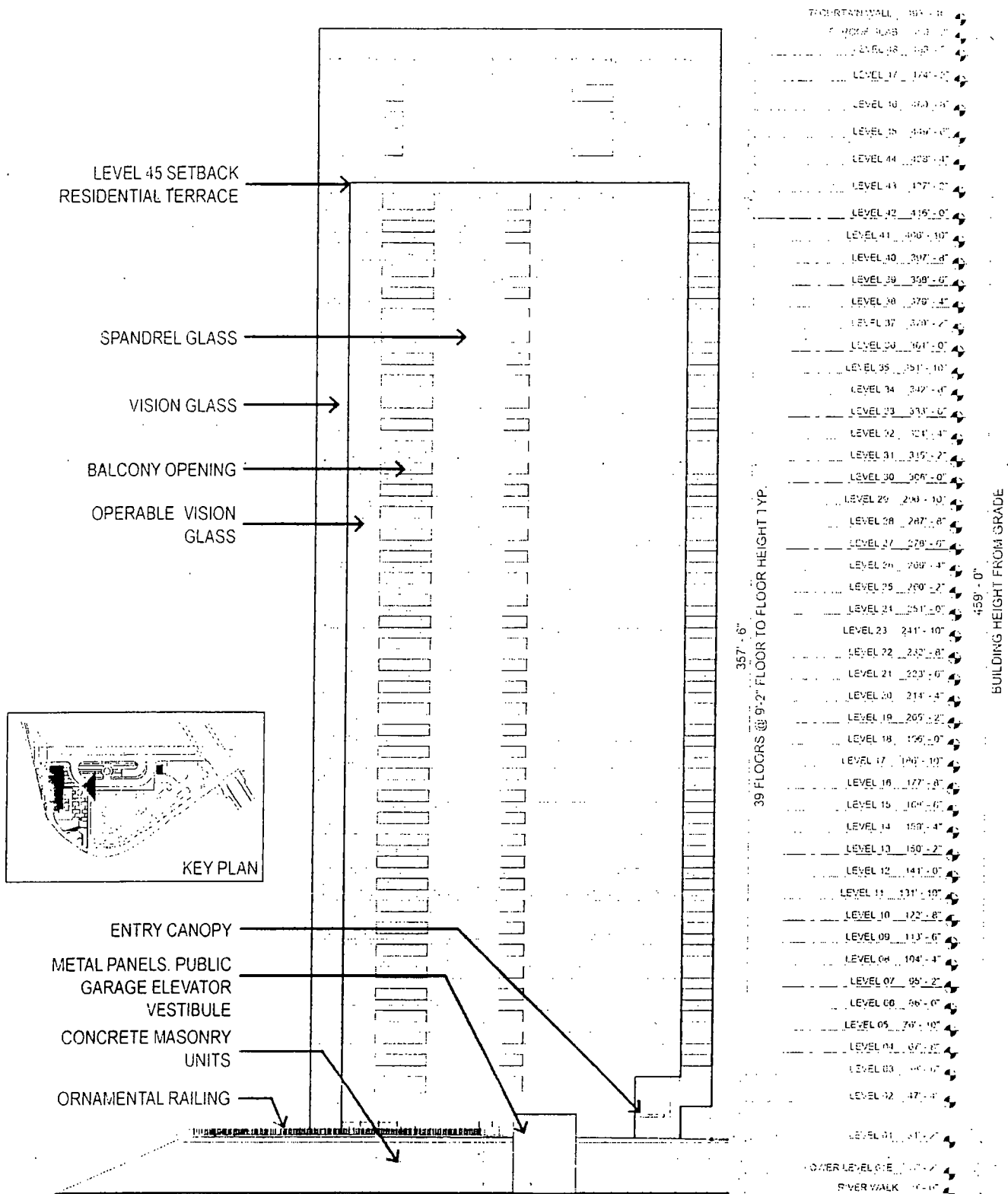


Note: Heights Referenced from Chicago City Datum (0'-0" CCD)

Phase 1 South Elevation (Site): Wolf Point West Tower

Applicant:  
Premises:  
Introduced:  
CPC Date:

Wolf Point Owners, LLC  
316-326 N. ORLEANS STREET  
June 6, 2012  
January 24, 2013

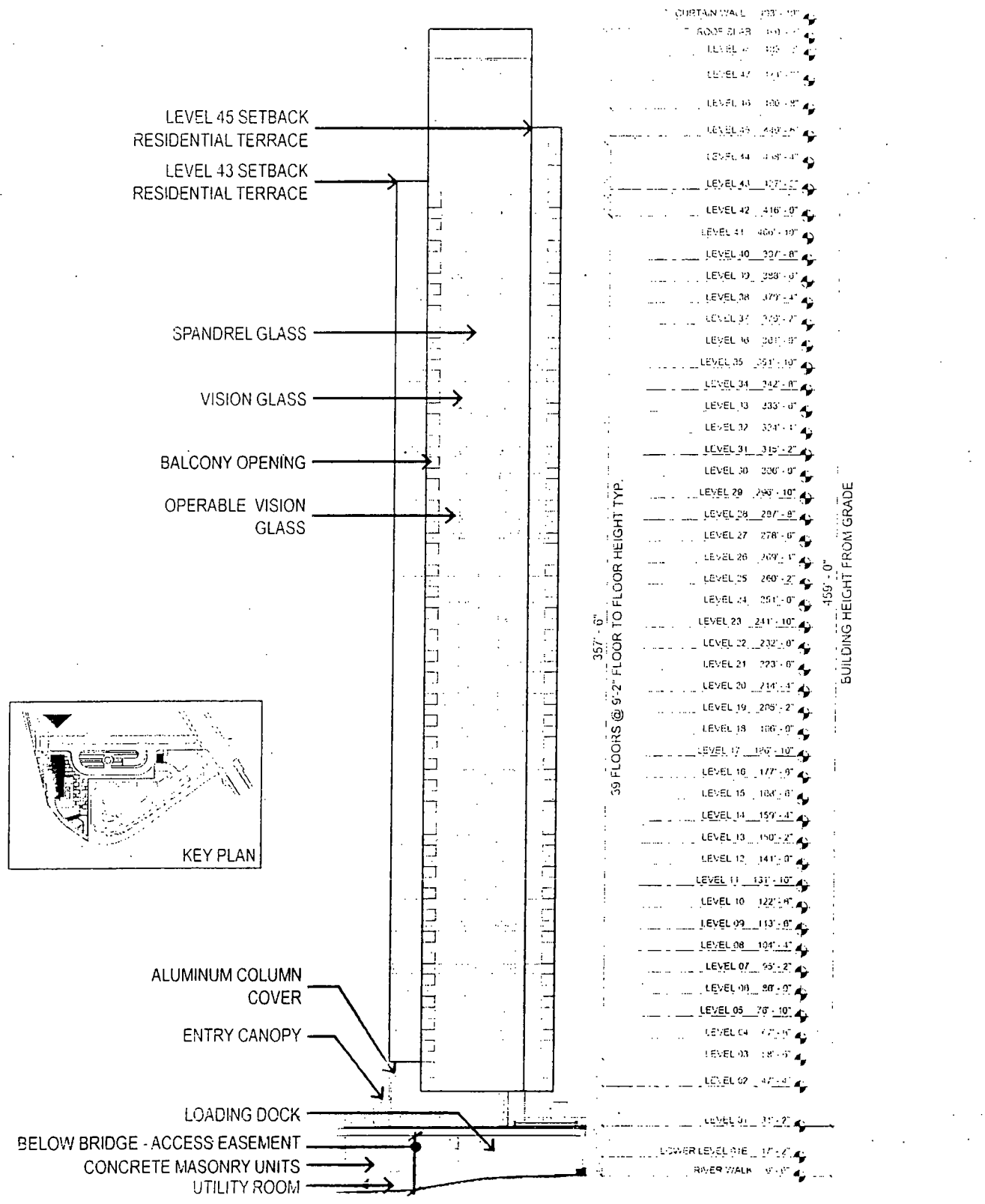


Note: Heights Referenced from Chicago City Datum (0'-0" CCD)

Phase 1 East Elevation: Wolf Point West Tower

Applicant:  
Premises:  
Introduced:  
CPC Date:

Wolf Point Owners, LLC  
316-326 N. ORLEANS STREET  
June 6, 2012  
January 24, 2013



Note: Heights Referenced from Chicago City Datum (0'-0" CCD)

Phase 1 North Elevation: Wolf Point West Tower

Applicant: Wolf Point Owners, LLC  
 Premises: 316-326 N. ORLEANS STREET  
 Introduced: June 6, 2012  
 CPC Date: January 24, 2013