



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: SO2019-4023
Type: Ordinance **Status:** Passed
File created: 5/29/2019 **In control:** City Council
Final action: 7/24/2019
Title: Zoning Reclassification Map No. 1-E at 300 N Michigan Ave - App No. 20042
Sponsors: Misc. Transmittal
Indexes: Map No. 1-E
Attachments: 1. O2019-4023.pdf, 2. SO2019-4023.pdf

Date	Ver.	Action By	Action	Result
7/24/2019	1	City Council	Passed as Substitute	Pass
5/29/2019	1	City Council	Referred	

Final for Publication

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 of the DX-16 Downtown Mixed-Use District symbols and indications as shown on Map 1-E in the area bounded by:

North Michigan Avenue; East Wacker Drive; North MacChesney Court; and a line 120 feet north of and parallel East Wacker Drive

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

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

Address: 300 N Michigan, Chicago, IL

EASTU65588748.5

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____, ("Planned Development") consists of approximately 15,797 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property")- 300 N. Michigan, LLC is the owner the Property and the "Applicant" for this Planned Development.
2. 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. AH 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 "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. 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 Chicago Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

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

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT 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 CDOT.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the City's Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps

Applicant: 300 N. Michigan, LLC
Address: 300 N. Michigan, Chicago, IL
Introduced: April 10, 2019 .
Plan Commission: July 18, 2019

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- Parkway & landscaping

The Perimeter Restoration Agreement must be must be executed prior to any CDO T and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the CDOT Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the CDOT Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This Planned Development consists of these 18 Statements; a Bulk Regulations and Data Table and the following exhibits, and plans attached hereto prepared by bKL Architects and dated July 18, 2019 (the "Plans"): an Existing Zoning Map; a General Land Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Lower Level 2 Plan; a Roof Plan; a Landscape Plan; Building Elevations (North, South, East and West); Typical Base Axonometric View (South and East Elevation); Level 4 Terrace Axonometric View; Typical Building Axonometric View (South Elevation); Level 16 Axonometric View (Southeast Corner); Building Top Axonometric View

(Southeast Corner); Facade Access Platform Partial West Elevation and East-West Section; and the Affordable Housing Profile Form, 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 thereof, 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.

5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development: Residential Above the Ground Floor; Office; Lodging; Animal Services (excluding overnight boarding and kennels); Business Equipment Sales and Service; Business Support Services; Communication Service Establishments; Eating and Drinking Establishments (all, including Taverns); Catering only allowed as an accessory use to a restaurant; Small and Medium Venues (use allowed only pursuant to site plan approval per section 17-13-0800 and with parking/traffic analysis through CDOT); Financial Services (excluding payday loan and pawn shops); Food and Beverage Retail Sales; Medical Service; Personal Service; General Retail Sales; Participant Sports and Recreation; Artisan Manufacturing, Production and Industrial Services (only as an accessory use to a principal retail use); Co-located Wireless Communication Facilities, accessory parking, and incidental and accessory uses.
6. 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 DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. 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.
8. The maximum permitted Floor Area Ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 15,797 square feet.

Applicant: 300 N. Michigan, LLC
Address: 300 N. Michigan, Chicago, IL
Introduced: April 10, 2019
Plan Commission: July 18, 2019

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The Applicant acknowledges that the project has received a bonus FAR of 9.974, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 25.974. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17.4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

The bonus payment will be split between three separate funds, as follows: 80% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance

specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy' the Local Impact portion of the payment.

9. 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 DPD. The fee, as determined by staff at 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.
10. 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 DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085 of the Municipal Code, or any other provision of that Code.
12. 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.
13. 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.
14. 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 Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II

Applicant: 300 N. Michigan, LLC
Address: 300 N. Michigan, Chicago, IL
Introduced: April 10, 2019
Plan Commission: July 18, 2019

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review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction' projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify

the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part 11 permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. The Applicant acknowledges and agrees that the rezoning of the Property from DX-16 Downtown Mixed-Use District to this Planned Development, triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (ARO Units) as affordable units, or with the approval of the commissioner of the Department of Housing ("DOH") (subject to the transition provisions of Section 2-44-040(c)), in consultation with the commissioner of the Department of Planning and Development ("DPD") as appropriate; (ii) pay a fee in lieu of the development of the ARO Units (Cash Payment); or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the ARO Units on-site or off-site (Required Units). If the developer elects to provide ARO Units off-site, the off-site ARO Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a downtown district within the meaning of the ARO, and the project has a total of 289 units. As a result, the Applicant's affordable housing obligation is 29 ARO units (10% of 289 rounded up), 7 of which are Required Units (25% of 29, rounded down). Applicant has agreed to satisfy

Applicant: 300 N. Michigan, LLC
Address: 300 N. Michigan, Chicago, IL
Introduced: April 10, 2019 Plan
Commission: July 18, 2019

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its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$182,748 per unit ("Cash Payment") and providing 7 ARO Units in the rental building to be constructed in the Planned Development to be approved by the Department of Housing in consultation with DPD as appropriate, as set forth in the Affordable Housing Profile Form attached hereto as an Exhibit. The Applicant agrees that the ARO Units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, or elects to build a

for-sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Housing for review and approval, and DOH may adjust the requirements and number of required ARO Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-44-080(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 17, including any breach of any 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.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to the DX-16 Downtown Mixed-Use District.

Applicant: 300 N. Michigan, LLC
Address: 300 N. Michigan, Chicago, IL
Introduced: April 10, 2019
Plan Commission: July 18, 2019

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.

BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):

Area of Public Rights-of-Way (st):

Net Site Area (sf):

Maximum Floor Area Ratio:

Maximum Number of Dwelling Units:

Maximum Hotel Keys:

Minimum Percentage of Efficiency Units:

Minimum Accessory Off-Street Parking Spaces:

Minimum Off-Street Loading Spaces:

Minimum Number of Bicycle Parking Spaces:

Maximum Building Height:

Minimum Setbacks:

31,787

15,990

15,797

25.974

289

280

33%

22

2

148

In conformance with the Plans In conformance with the Plans

Applicant: 300 N. Michigan, LLC
Address: 300 N. Michigan, Chicago, IL
Introduced: April 10, 2019
Plan Commission: July 18, 2019

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Submit this form to:
City Clerk
300 N. Michigan, Chicago, IL 60610
Phone: (773) 312-3100

Date: 7/3/2019

DEVELOPMENT INFORMATION

Development Name: 300 N Michigan Development Address: 300 N Michigan

Zoning Application Number, if applicable: 20042 Ward: 42

Type of City Involvement

check all that apply

If you are working with a Planner at the City, what is his/her name? Emily Thrun

City Land [TJ] Planned Development (PD)

[TJ] Transit Served Location (TSL) project

r_3 Financial Assistance [TJ] Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received [TJ] ARO Web Form

completed and attached - or submitted online on

[TJ] ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel) [TJ] If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf) If ARO units proposed are off-site, required attachments are included (see next page) D If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Contact Developer Address

Developer Name Sterling Bay
300 N. Michigan, LLC

Developer Phone 312-566-4908 AttorneyPhone312.368.2153

1330 West Fulton, Suite 800, Chicago, IL 60607

Email mmiller@sterlingbay.com <mailto:mmiller@sterlingbay.com>Attorney Name DLA Piper

TIMING

10/1/2019

Estimated date marketing will begin 9/1/2021

Estimated date of building permit*

Estimated date ARO units will be complete 10/1/2021

*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

-^T^^Z-

7/3/2019

^jJtJstfn Root or Deni^e-Roman, DOH

Date Date

AFFORDABLE REQUIREMENTS ORDINANCE

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ARO Web Form

AFFORDABLE REQUIRMENTS ORDINANCE

Applicant Contact Information

Name: 300 N Michigan LLC Email:

mmiller@sterlingbay.com

<mailto:mmiller@sterlingbay.com>

Development Information

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: 2015 ARO REQUIREMENTS APPLY

Address

Submitted Date: 07/03/2019

Number From :300 Number To: N/A Direction: N

Street Number:Michigan

Postal Code: 60601

Development Name

Information

Ward :42

ARO Zone: Downtown

Details

ARO trigger :Downtown Planned Development

Total units: 289

Development type: Rent

TSL Project: TSL-or FAR doesn't exceed 3.5

Submitted date: 07/03/2019

Requirements

Affordable units :29 *On-site aff. Units: 7

How do you intend to meet your required obligation

On-Site: 7 Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0 Total Units: 7 In-Lieu Fee Owed:

4,020,456

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EXISTING ZONING MAP Scale: N.T.S.

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APPLICANT: 300 N. MICHIGAN, LLC ADDRESS:
300-310 NORTH MICHIGAN AVENUE

DATE OF INTRODUCTION: MAY 29 2019 IW PLAN COMMISSION: JULY 18 2019 131

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RESIDENTIAL 34 STORIES

LOWER LAKE ST

OFFICE B4 STORY

RANDOLPH ST

RESIDENTIAL/ RETAIL 38 STORIES

OFFICE/ RETAIL 11 STORIES

MUSEUM 4 STORIES

OFFICE/ THEATER
1STORY

GENERAL LAND-USE MAP Scale: N.T.S.

i j Property Line

APPLICANT: 300 N. MICHIGAN, LLC
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DATE OF INTRODUCTION: MAY 29, 2019
PLAN COMMISSION: JULY 18, 2019

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PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP Scale: N.T.S.

Subject Property

i i Property Line
L. J
i i
I i PD Boundary

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- EXISTING STAIR

EAST WACKER PLACE

<^ZZ] TWO-WAY TRAFFIC LZZ^>

SITE PLAN Scale: N.T.S.

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ADDRESS: 300-310 NORTH MICHIGAN AVENUE

DATE OF INTRODUCTION: MAY 29, 2019
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PLAN COMMISSION: JULY 18, 2019

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DEDICATE

LOADING
LOWER WACKER PLACE
ONE-WAY TRAFFIC

ZONE

LOWER LEVEL 02 PLAN Scale: N.T.S.

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EAST WACKER PLACE
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ROOF PLAN /^T\ Scale:
N.T.S.

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LANDSCAPE PLAN Scale: N.T.S.

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T/ SCREEN

517'-r

LEVEL 48 - ROOF

510 - 8

LEVEL 47-MECHANICAL,

LEVEL 46-AMENITY ^

LEVEL 45

462' - IT ^

VISION GLASS -

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ARCHITECTURAL METAL PANELS
VISION GLASS
ARCHITECTURAL METAL PANELS "

/190'

LEVEL 16-MECHANICAL ^ vi
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LEVEL 06 d\ J

LEVEL 05 4> 57'-0- V

LEVEL 04 42'-0- >

b'.Tr^'-

LEVEL 03 ^
LEVEL 0'0"2 jh, 13' -"r^ GROUND LEVEL ^

EAST
ELEVATION

Scale:

1/64"

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BUILDING
T-

0"

APPLICANT: 300 N. MICHIGAN, LLC
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PLAN COMMISSION: JULY 18, 2019

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i/SCREEN ^
51 r-r
LEVEL 47-MECHANICAL
494'-8" LEVEL 46 ■ AMENITY
478' - 8' LEVEL 45
LEVEL 48 -ROOE
/ 190
4
LEVEL 16-MECHANICAL ^ o
LEVEL 17 ^
LEVEL 06 j "7J-6- V *
LEVEL 05 ^, " 57'-0- 9
LEVEL 04 42- - 0- ~
LEVEL 03 ^
GROUND LEVEL
LEVEL "0"2 fa 13- -0- ~

176-2" _LEVEL_15 .fc 163' - 6'-^"

SOUTH
ELEVATION
1'-0"

Scale:

1/64"

BUILDING
=

APPLICANT: 300 N. MICHIGAN, LLC
ADDRESS: 300-310 NORTH MICHIGAN AVENUE
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PLAN COMMISSION: JULY 18, 2019
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T/SCREEN
LEVEL 48-ROOF
LEVEL 47-
MECHANICAL 4\ 494--8"
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LEVEL 46 - AMENITY
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VISION GLASS /
METAL
BALCONY
RAILING TYP -

VISION GLASS -

PRIMARY SPANDREL GLASS -

SECONDARY SPANDREL GLASS -

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190'-7"

VISION GLASS -

PRIMARY SPANDREL GLASS -

SECONDARY SPANDREL GLASS -

LEVEL 16- MECHANICAL 176'-2"
LEVEL15>s 163'-6-~

LEVEL 06 ^
y 73'-6-

4>

LEVEL 05 57' - 0"

J-EVELO*.^ 42'-0- <>

LEVEL 03 Q J-E\$\$_0^2.._f

13'-0" GROUND LEVEL "6' - 6"

WEST
ELEVATION
1'-0"

Scale:

1/64"

BUILDING
=

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T_i_SCREEN_Vs " LEVEL« -ROOF

■FVEL 47-MECHANICAL

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LEVEL 46 -AMENITY 478' - 8'

_LEVEL 4W)

ff.-OUIUNE OF BUILDING: 'AGAINST ADJACENT-PROPERIV

LEVEL 17 4s 190'-7- ^
LEVEL 16-MECHANICAL
176'-2' LEVEL 15

LEVEL 06 4s -J
" 73'-6-
LEVEL 05 4s
57'-0- >
LEVEL 04 4s
42'-0- ^

LEVEL 03 LEVEL Cft

GROUND LEVEL

13-0"

NORTH
ELEVATION
-0"

Scale:

1/64"

=

BUILDING
V

APPLICANT: 300 N. MICHIGAN, LLC
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DATE OF INTRODUCTION: MAY 29, 2019

PLAN COMMISSION: JULY 18, 2019

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GL-06

GL-05

ST-01

GL-02 SPANDREL GLASS
GL-03 SPANDREL GLASS
GL-04 LAMINATED BALCONY GLASS
GL-05 LAMINATED TRANSLUCENT
GLASS
GL-06 ULTRA CLEAR VISION GLASS
GL-07 LAMINATED VISION GLASS
GL-08 LAMINATED SPANDREL GLASS
GL-09 LAMINATED SPANDREL GLASS
MTL-01 PAINTED ALUMINUM
ST-01 STONE BASE

TYPICAL BASE AXONOMETRIC VIEW-SOUTH ELEVATION

APPLICANT: 300 N. MICHIGAN, LLC
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DATE OF INTRODUCTION: MAY 29, 2019
PLAN COMMISSION: JULY 18, 2019

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VISION GLASS SPANDREL GLASS SPANDREL GLASS LAMINATED BALCONY GLASS LAMINATED TRANSLUCENT GLASS ULTRA CLEAR VISION GLASS
LAMINATED VISION GLASS LAMINATED SPANDREL GLASS LAMINATED SPANDREL GLASS PAINTED ALUMINUM STONE BASE

TYPICAL BASE AXONOMETRIC VIEW - EAST ELEVATION

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MATERIAL LEGEND

GL-01 VISION GLASS
GL-02 SPANDREL GLASS
GL-03 SPANDREL GLASS
GL-04 LAMINATED
BALCONY GLASS
GL-05 LAMINATED
TRANSLUCENT GLASS
GL-06 ULTRA CLEAR VISION
GLASS
GL-07 LAMINATED VISION
GLASS
GL-08 LAMINATED
SPANDREL GLASS
GL-09 LAMINATED
SPANDREL GLASS
MTL-01 PAINTED ALUMINUM
ST-01 STONE BASE

LEVEL 04 TERRACE AXONOMETRIC VIEW - SOUTHEAST CORNER

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MATERIAL LEGEND

- GL-01 VISION GLASS
- GL-02 SPANDREL GLASS
- GL-03 SPANDREL GLASS
- GL-04 LAMINATED BALCONY GLASS
- GL-05 LAMINATED TRANSLUCENT GLASS
- GL-06 ULTRA CLEAR VISION GLASS
- GL-07 LAMINATED VISION GLASS
- GL-08 LAMINATED SPANDREL GLASS
- GL-09 LAMINATED SPANDREL GLASS
- MTL-01 PAINTED ALUMINUM
- ST-01 STONE BASE

TYPICAL BUILDING AXONOMETRIC VIEW-SOUTH ELEVATION

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- GL-03 SPANDREL GLASS
- GL-04 LAMINATED BALCONY GLASS
- GL-05 LAMINATED TRANSLUCENT GLASS
- GL-06 ULTRA CLEAR VISION GLASS
- GL-07 LAMINATED VISION GLASS
- GL-08 LAMINATED SPANDREL GLASS
- GL-09 LAMINATED SPANDREL GLASS
- MTL-01 PAINTED ALUMINUM
- ST-01 STONE BASE

LEVEL 16 AXONOMETRIC VIEW - SOUTHEAST CORNER

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MATERIAL LEGEND

- GL-01 VISION GLASS
- GL-02 SPANDREL GLASS
- GL-03 SPANDREL GLASS
- GL-04 LAMINATED BALCONY GLASS
- GL-05 LAMINATED TRANSLUCENT GLASS

i.GL-06 ULTRA CLEAR VISION GLASS
GL-07 LAMINATED VISION GLASS
GL-08 LAMINATED SPANDREL GLASS
GL-09 LAMINATED SPANDREL GLASS
MTL-01 PAINTED ALUMINUM
ST-01 STONE BASE

TYPICAL BUILDING AXONOMETRIC VIEW-SOUTH ELEVATION

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LAMINATED VISION GLASS LAMINATED SPANDREL GLASS LAMINATED SPANDREL GLASS PAINTED ALUMINUM STONE BASE

BUILDING TOP AXONOMETRIC VIEW - SOUTHEAST CORNER

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LEVEL 03
GROUND LEVEL
LOWER LEVEL 01

4 LEVEL 02 +y 13" - 0-
, k LOWER LEVEL 02
LOWI
-9'-10'

FACADE ACCESS PLATFORM
Scale: 1/16" = 1'-0"

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