



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2018-8006
Type: Ordinance
Status: Passed
File created: 10/31/2018
In control: City Council
Final action: 1/23/2019
Title: Zoning Reclassification Map No. 1-E at 200 E Randolph St - App No. 19869
Sponsors: Misc. Transmittal
Indexes: Map No. 1-E
Attachments: 1. SO2018-8006.pdf, 2. O2018-8006.pdf

Date	Ver.	Action By	Action	Result
1/23/2019	1	City Council	Passed as Substitute	Pass
1/17/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/31/2018	1	City Council	Referred	

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

SECTION 1: Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance is hereby amended by changing all the Residential Business Planned Development No. 70, As Amended symbols and indications as shown on Map No. 1-E in an area bounded by:

The south right-of-way line of East Wacker Drive or the line thereof extended where no street exists; a line 3,095 feet east of the west line of North Michigan Avenue; a line 140 feet south of the north line of East Randolph Street, or the line thereof if extended where no street exists; a line 2,022 feet east of the west line of North Michigan Avenue; the north line of East Randolph Street; the east line of North Stetson Street; the north line of East Lake Street; North Michigan Avenue; the north line of East South Water Street; a line 55.53 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; the south line of the alley next north of and parallel to East South Water Street; the east line of the alley next east of and parallel to North Michigan Avenue; a line 138.74 feet north of the north line of the alley next north of and parallel to East South Water Street, or the line thereof if extended where no alley exists; a line 55.53 feet west of the east line of North Beaubien Court, or the line thereof if

extended where no street exists; a line 428.773 feet north of the north line of East South Water Street; a line 19.69 feet west of the east line of north Beaubien Court, or the line thereof if extended where no street exists; a line 468.819 feet north of East South Water Street; and a line 68.43 feet east of the east line of North Beaubien Court, or the line thereof if extended where no street exists,

to the designation of Residential Business Planned Development No. 70, As Amended 2019, 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 after its passage.

COMMON ADDRESS: 200 East Randolph Street

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Residential-Business Planned Development Number 70, As Amended 2019

Planned Development Statements

1. The area delineated herein as Residential-Business Planned Development Number 70, as amended ("the Planned Development") consists of approximately one million eight hundred fifty-eight thousand nine hundred twenty-two (1,858,922) square feet (forty-two and sixty-seven hundredths (42.67) acres) of property (the "Property") which is divided into seven (7) subareas as depicted in the attached subarea map. Subareas A, B, C, D, F and G have been substantially developed in a manner consistent with this Planned Development. Subarea

B is owned and controlled by 601 W. Companies LLC, herein after referred to as the Subarea B Applicant for this amendment to the Planned Development. This amendment only amends the Planned Development with respect to Subarea B. This amendment does not affect or modify any of the provisions or obligations of the applicants in prior amendments to the Planned Development, specifically with respect to Subarea E which is controlled by Lakeshore East, LLC. IJKL, LLC and Lakeshore East are co-applicants of the 2018 planned development amendment.

2. All necessary official reviews, approvals or permits are required to be obtained by the Subarea B Applicant as to Subarea B and by the respective applicants and owners of the property to Subareas A, C, D, E, F and G.

3. The requirements, obligations and conditions contained within the Planned Development shall be binding upon the respective applicants, their successors and assigns and, if different than the applicant, the legal title holder and any ground lessors with respect to Subarea E and to the respective owners, their successors and assigns with respect to Subareas A, B, C, D, F and G. 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, then to the owners of record title to all of the

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Property and any ground lessors with respect to Subarea E and to the respective owners, their successors and assigns with respect to Subareas A, B, C, D, F and G. With respect to Subarea E, Lakeshore East LLC is hereby designated as the controlling entity for purposes of this Planned Development.

4. The Subarea B plan of development consists of these twenty (20) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Generalized Land-Use Plan; a Planned Development Boundary Map; a

Subarea Map; Sub-Area B Site Plan; Subarea B Enlarged Landscape Plan; Planter Detail; Sub-Area B Plaza Plan; Sub-Area B Concourse Plan, Sub-Area B Lower Level 01 Plan; Sub-Area B Lower Level 03 Plan; Sub-Area B Level 81 Plan; Sub-Area B Level 82 Plan; Sub-Area B Level 82.5 Plan; Sub-Area B Level 83 Plan; Elevator Machine Room and BMU Plan; Thrill Ride; Pavilion Elevation Plans (North, South, East and West); Lower Level Bus Entry Elevation; Observatory Elevation Plans (North, South, East and West); Overall Building Elevation Plans (North, South, East and West); dated December 20, 2018, prepared by Solomon Cordwell Buenz. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply to the Property.

The Subarea E plan of development consists of the following exhibits that are part of the 2018 Amendment to PD 70 (The IJKL Project) approved in 2018 and found at 10/31/2018 CJP 87906-88089 and incorporated by reference into this 2019 Amendment: an Existing Zoning Map; a Planned Development Boundary Map; a Subarea Map; a Net Developable Area Map for Subarea E; a Generalized Land-Use Plan for Subarea E; a Pedestrian Walkway System - Pedway Level Plan; a Subarea E Parcelization Plans (Upper Level, Intermediate Level and Lower Level); Subarea E Right-of-Way Adjustment Maps (Upper, Intermediate, Lower); Subarea E Public Park

Zone Map; Maximum Building Envelope Site Plan; Parcel C Overall Site Plan; Parcel C

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Buildings I, J, K/L Enlarged Site Plans; Enlarged Site Plan - Chandler Gates; Site Plan -Phasing; Lower Level Five Plan; Parcel C Overall Landscape Plan; Parcel C Buildings I, J, K/L Enlarged Landscape Plans; Enlarged Valley Park/Dog Park Site Plans; Parcel C Overall Vehicular Access Plan (Lower, Intermediate, Upper); Parcel C Overall Pedestrian Access Plan; Parcel C Lower Harbor Drive Service Road Plan Detail, Roadway Cross-

Section, Level Five Building Base Elevation Detail: Lake Shore Drive Underpass and Rendering; Parcel C Buildings I, J, K/L Elevations (Base, Middle and Top, East, West, North and South); dated October 18, 2018, prepared by bKL Architecture. (In addition, the exhibits approved in 2015 and found at 12/9/2015 CJP 15713-15723 are incorporated by reference in the 2018 Amendment and all DPD-issued "Minor Change letters" approved after that date.) The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply to the Property, provided, however, that the development of the Property shall also be subject to an ordinance adopted by the City Council and known as the 2000 Amendatory Lakefront Ordinance and also subject to the Lakeshore East Master Plan and Design Standards dated October 18, 2018 prepared by bKL Architecture.

5. (A) Within Subareas A, B, C, D, F and G at the elevations above Chicago City Datum indicated, provided that these elevations may be varied by plus or minus five (+/- 5) feet or as otherwise necessary to meet existing conditions, and subject to the condition in statement 12 and in the Bulk Regulations and Data Table, the following uses are permitted:

Lower Level

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Illinois Central Gulf tracks and facilities; warehousing and storage; trucking; public esplanade park along the Chicago River; and accessory uses including automobile parking and hotel uses. (Major service access level)

Accessory uses including automobile parking and hotel

uses.

Intermediate Level

Accessory uses including automobile parking and hotel uses. (Vehicular Access Level)

Interim Level

Accessory uses including retail sales, service used
automobile parking and hotel uses.

Pedestrian walkways; public park; and accessory uses including retail sales, service uses, automobile parking
and hotel uses.

Upper Level

(+ 53.0 feet) and above

Apartment, office, mixed use (apartment-office) and hotel buildings; accessory uses including retail sales and
service uses; related uses; and pedestrian

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walkways. (Vehicular Right-of-Way and Access Level),

B) Within Subarea E, the following uses are permitted: public parks; public school; commercial
uses, retail uses, hotel uses, residential uses, business uses, office uses, religious and institutional uses,
warehousing and storage and accessory uses.

C) In addition to the uses stated above, the following uses shall be permitted in Sub-Area B: general retail sales, eating and drinking establishments (all), liquor sales (as accessory use), observatory, entertainment and spectator sports, sports and recreation, participant, indoor special events, including liquor sales, food and beverage retail sales, and related and ancillary uses.

In addition, the following uses shall be permitted in all subareas and at all levels subject to the review and approval of the Department of Planning and Development:

- i) broadcast and telecommunication structures, equipment and installations including parabolic transmitting and receiving antennae;
- ii) townhouses and any land-use accessory to a principal use at any level and not specifically authorized in statements 5(A) and (B); and
- iii) public utility and public service uses necessary to serve the development including, but not limited to district electrical generation and utility substations under this Planned Development; and
- iv) district cooling and heating.

6. Business identification signs affixed to the face of or recessed into a building or structure shall be permitted within the Planned Development, subject to the review and approval of the

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Department of Planning and Development. Temporary construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. No advertising signs

shall be permitted within the Planned Development.

7. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant if within Subarea E, and the respective owners of the property within Subareas A, B, C, D, F and G if within those subareas, and approval by the City Council.
8. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development, in parking structures or areas developed after the effective date hereof, shall be designated and designed for parking for the handicapped.
9. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas except where provided in public street areas as permitted by the Department of Transportation. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of Planning and Development.

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10. In addition to the maximum height of the buildings and any appurtenances thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations

approved by the Federal Aviation Administration.

11. This Planned Development shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.

12. Subareas A, B, C, D, F and G already have been substantially developed. The further development or redevelopment of properties within Subareas A, B, C, D, F and G shall be subject only to the regulations in Subsections A through G below. The development of Subarea E shall be completed in accordance with all of the regulations contained herein and in accordance with the Guidelines of the Lakeshore East Master Plan and Design Standards dated October 18, 2018..

A) Net Developable Area.

For purposes of Floor Area Ratio calculations, the definitions in the Chicago Zoning Ordinance shall apply, provided, however, that "Net Developable Area" refers to the net site area at the Upper Level. The Upper Level is typically at approximately + 53.0 feet above Chicago City Datum but may be lower or higher depending on factors such as road levels and the location of building entrances and exits as determined by the applicant. Floor Area below the Upper Level shall not be included in calculating the total number of square feet of development unless the principal entrance to the building is located below the Upper Level and, in that event, the level of the principal entrance to the building shall be considered "curb level" for purposes of the Chicago Zoning Ordinance.

B) Bulk And Density Regulations.

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1) Warehousing and storage uses permitted as principal uses in Statement Number 5

shall be limited to four hundred thousand (400,000) square feet and shall be established in accordance with

the DX-16 Downtown Mixed-Use District regulations existing on the effective date of this Planned Development, As Amended 2018.

2) With regard to areas devoted as a principal use to office, hotel and residential uses and retail sales and service uses, the following maximums shall apply:

Office, maximum floor area = 12,000,000 square feet Hotel, maximum number of rooms/keys = 5,550 Residential maximum number of dwelling units = 9,050 units Retail sales and service, Maximum floor area = 1,420,773 square feet Provided, however, that in calculating these maximums, ballrooms, meeting rooms, exhibition space and eating facilities associated with a hotel use and located at or above the established Upper Level shall be chargeable against the maximum permitted floor area for principal retail sales and service uses.

3) The applicant may increase the maximum number of dwelling units allowed by up to three thousand one hundred eighty-three (3,183) dwelling units by converting a portion of the maximum allowed office space and/or a portion of the maximum allowed hotel rooms/keys. The applicant may increase the maximum amount of office space by up to two million (2,000,000) square feet by converting a portion of the maximum dwelling units and/or a portion of the maximum number of hotel rooms/keys. The applicant may increase the maximum number of hotel rooms/keys by up to one thousand (1,000) rooms/keys by converting a portion of the maximum allowed office space and/or a portion of the maximum allowed dwelling units.

For purposes of this conversion one thousand (1,000) square feet of office space shall be equal to

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one (1) dwelling unit, two (2) hotel rooms/keys shall be equal to one (1) dwelling unit, and one thousand (1,000) square feet of the office space shall be equal to two (2) hotel rooms/keys.

4) Except for Subarea E, the number of efficiency units within this Planned Development shall not exceed thirty percent (30%) of the number of permitted dwelling units. The number of efficiency units in Subarea E shall not exceed fifteen percent (15%).

5) To the extent this Planned Development does not cover all items required for development, the Chicago Zoning Ordinance shall apply as follows: warehousing and storage shall be in general conformity with the DX-16 Downtown Mixed-Use District regulations; permitted office, hotel and retail uses shall be in general conformity with the DX-16 Downtown Mixed-Use District regulations; and residential uses shall be in general conformity with the DR-10 Downtown Residential District regulations.

C) Maximum Permitted Site Coverage.

1) East of North Stetson Avenue: (except for Subarea E) fifty percent (50%) between Upper Level and plus thirty (+30) feet above the Upper Level (sixty percent (60%) on a single parcel provided that a single parcel may contain multiple buildings); and forty percent (40%) above plus thirty (+30) feet above the Upper Level.

2) West of North Stetson Avenue: eighty percent (80%) between the Upper Level and plus seventy-five (+75) feet above the Upper Level; and sixty percent (60%) above plus seventy-five (+75) feet above the Upper Level.

3) Subarea E: Site coverage is controlled by the Parcel Design Criteria as described in the Master Plan and Design Standards dated October 18, 2018.

D) Periphery Setbacks And Minimum Distance Between Buildings.

1) For Subareas A, B, C, D, F and G:

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Minimum Distance Between Building Faces at Upper Level: eighty and zero-tenths (80.0) feet.

Minimum Distance Between Building Corners or Building Face-to-Corner at Upper Level: sixty and zero-tenths (60.0) feet.

Periphery setback and distance provisions may be adjusted where required to allow flexibility of architectural or site design arrangement, subject to the approval of the Department of Planning and Development.

2) For Subarea E: Setbacks are controlled by the Master Plan and Design Standards dated October 18, 2018. (E) Parking

1) Minimum Requirements for other uses:

Office building: one (1) space per three thousand five hundred (3,500) square feet.

Hotel: one (1) space per three (3) rooms/keys.

Residential building: spaces equal to fifty-five percent (55%) of the dwelling units including efficiency units, provided that with respect to townhome units a minimum of one (1) parking space per dwelling unit shall be required. Subarea E shall require spaces equal to forty percent (40%) of the dwelling units including efficiency units.

2) Location

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 five hundred (500)

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feet walking distance measured from the property line; or (ii) if a non-residential use, within one thousand (1,000) feet walking distance measured from the property line.

- 3) Vehicular entrances and exits to accessory automobile parking areas shall be located in conformance with the Automobile Entrance Zone Maps attached hereto.

Provided,

however, that temporary driveways shall be permitted within the restricted areas depicted on the

Automobile Entrance Zone Maps when necessitated by division of parcels and subject to the

review and approval of the Department of Transportation.

- 4) The location, geometries and operation of all interior or local ramps . adjoining any structure at the Upper Level shall be subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

- F) Loading.

Minimum off-street loading shall be provided in accordance with the regulations applicable in the DR-10 Downtown Residential District and DX-12 Downtown Mixed-Use District of the Chicago Zoning Ordinance existing on the effective date hereof. The location of loading berths shall be subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

- G) Construction Of Public Improvements.

No certificate of occupancy shall be issued for any improvement located within a parcel in the development until such time as the applicant for the certificate produces evidence that construction of public improvements related to the improvement located within a parcel in said development has been completed, is under construction or is under contract for construction, or that adequate access can be provided, all as certified by the Department of Transportation and

approved by the Department of Planning and Development. The vertical connections (handicap

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accessible) adjacent to the Neighborhood Park shall be installed prior to the issuance of a Certificate of Occupancy for the building containing said vertical connection. In addition, the applicant shall use its best efforts to provide landscaping in the parkway area of North Columbus Drive along the frontage of said street adjacent to Subarea E subject to the review and approval of the Department of Planning and Development and the Department of Transportation.

(H) Public Park.

Applicant has provided the Neighborhood Park depicted on the Public Park Zone map and has dedicated the fee simple title of the Neighborhood Park to the Chicago Park District. The City of Chicago acknowledges that this satisfies all open space impact fee requirements of the applicant in the development of Subarea E.

(I) Public Elementary School.

Provided the applicant is instructed to proceed by the City of Chicago, the Chicago Board of Education and the Chicago Park District, the applicant shall be responsible for the construction of a

forty-five thousand (45,000) square foot portion of a fifty-three thousand (53,000) square foot structure to contain a public elementary school with space to be shared with the Chicago Park District to be substantially completed on or before June 30, 2025. (J) Pedestrian Walkways.

The pedestrian walkways depicted on the Pedway Level Pedestrian Walkway System Map shall consist of an enclosed all-weather walkway (as depicted on the Pedway Level Pedestrian Walkway System Map), designed to accommodate pedestrian movement at the Arcade Level and/or other levels as depicted in the Pedway Level Pedestrian Walkway System Map attached hereto. It shall be the responsibility of the applicant to provide continuous

pedestrian walkways at the Arcade Level and/or other levels within Subarea E pursuant to the

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Master Plan and Design Standards dated October 18, 2018 subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

(K) In addition to other requirements contained within these Statements, the Applicant shall cause the following design principles to be implemented:

- 1) Improve the connection from E. South Water Street to Wacker Drive, including pedestrian safety measures and traffic calming measures at the intersection of Field Boulevard and Sub Wacker Drive;
- 2) Create a roadway connection from Waterside Drive (upper level) to Wacker Drive, including traffic calming and pedestrian safety measures;
- 3) Create a pedestrian connection at the upper level from Parcel A2 (Tides) to Parcel B2 (Shoreham), which shall include a terrace overlook with specialty paving, landscaping and accent lighting;

4) Create a pedestrian connection at the upper level from the east end of Wacker Drive to Parcel BI (Regatta), which shall include specialty paving, landscaping and accent lighting;

5) Create a pedestrian terrace overlook at the new Wacker Drive extension (upper level), which shall include specialty paving, pedestrian seating, accent lighting and significant landscape planters;

6) Create a pedestrian connection at the Pedway level from the east property line of the parcel occupying the western portion of Parcel DI (GEMS) to the property occupying the eastern portion of Parcel D1;

7) Create a Vertical Connection from the Upper Level to the Lower Level, with access to the Pedway level as well;

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8) The character of the through-building public pedestrian connections to Wacker Drive, at both the upper and lower levels, shall be pedestrian friendly, including

adequate lighting for safety, decorative paving and a clear marked pedestrian zone.

9) Create a pedestrian connection including a vertical connection/public elevator and park from Harbor Drive sloping down to lower Lake Shore Drive adjacent to Parcel C within

Sub-Area E. (as depicted on the Enlarged Site Plans). The pedestrian connection shall cross under Lake Shore Drive to connect with the Chicago Park District lakefront park system;

10. Create a Vertical Connection/public elevator from Upper Level Parcel C

within Sub-Area E to the lowest level with access across Sub Wacker Drive to connect with the Riverwalk.

11. Applicant agrees, in conjunction with the Master Association, to 24/7, 365 days per year security staffing in the guard booth and patrols in and around Lakeshore East. These patrols would be a combination of automobile, bike and walking patrols. From May through October the patrols would be two (2) people from 4pm through 2am and one (1) person the rest of the day. From November through April the patrol would be one (1) person. This staffing level for the patrols would remain in place until such time as new technology is put into place that can provide off-site 24-hour monitoring by a private security company. Even when this new technology is implemented Applicant would agree to provide 24 hour patrols for special events such as Taste of Chicago and Lollapalooza. This staffing would begin upon completion of the guard station and the valley park. In no event shall staffing of the guard booth be eliminated nor hours decreased.

12. Applicant agrees that there shall not be a hotel in Building I.

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13. Applicant agrees that it shall deliver the park in Phase 1 of the IJKL project, along with Building J and Building K/L. Included in this will be the pedestrian and bike paths to the lakefront as well as the security booth, cameras, fence screening, dog park, buffer zones, and all traffic improvements on the service drive in accordance with the attached site plans.

14. Applicant shall commit \$115,000 (total budgeted cost) to lighting improvements and cameras on Lower Harbor and Intermediate Randolph in accordance with the attached site plan.

15. The IJKL internal road will be one-way northbound and the garage access from this internal road will be ingress only.

16. Applicant has agreed to commit to the following baseline approach to the treatment of Chandler's east blank facade: the painting of the exposed portions of the concrete facade with Modac or some other similar elastomeric coating. Chandler will approve a color that is complimentary to the existing building, pending mock-up. Initial painting will occur around the time of the completion of Building I. Periodic repainting with similar material shall occur when the service life of the coating is visibly or technically compromised, or every ten years, whichever comes first. Maintenance of this facade shall be at the sole expense of the Building I development entity, or assigned to the Building I condominium association (collectively "Building I"). Chandler shall determine whether Chandler or Building I will perform the work. If Building I is to cause the performance of such work, then Chandler will grant access to its window washing equipment as required but in such case all expenses shall be borne by Building I. If Chandler performs the work, the Board will solicit three bids from qualified vendors. The Chandler shall then have their choice bidders so long as the lowest bidder (with a complete scope of work (is within 5% of the nearest bidder and Building I shall promptly reimburse for actual expenses within 60 days. Also note that Chandler and Applicant will consider reasonable

alternate treatment for the wall (including landscaping screening of the lower portion) but

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Building I's financial responsibility will be limited to the cost of the baseline treatment as described above.

17. Applicant shall be responsible for maintaining the dog park adjacent to Building J.

18. Applicant shall install screening/fence shielding to the area under Lake Shore Drive in

accordance with the attached site plans.

19. Applicant shall provide the improvements for the access road, bike and pedestrian paths for the lower level access road at the south of the site in accordance with the attached site plans.

20. Applicant shall continue to work with CDOT and the local Alderman regarding the location of the upper Harbor Drive crosswalk. The local alderman will have final approval on crosswalk location.

21. Applicant shall contribute \$10,000 to the Chandler toward the cost of a gate and shall construct a new gate of mutually agreeable design at the East property line upon completion of Building 1 in accordance with the attached site plans with reasonable input from DPD, CDOT and the local Alderman.

22. Publicly accessible open space in Parcel C will be open during hours consistent with the Chicago Park District hours for Lakeshore East Park. The Master Association may establish a wayfinding and other appropriate informational signage system, including open space/pedestrian walkway hours, throughout Lakeshore East, subject to approval by DPD and CDOT. In addition, the Master Association may establish a unified system of fencing or other physical additions to restrict access to open space/pedestrian walkways to times consistent with the hours that Chicago Park District facilities are open upon input from DPD and CDOT and the local Alderman.

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23. After granting of the Certificate(s) of Occupancy by the City of Chicago for the improvements proposed in Subarea B as part of this 2019 Amendment to PD 70, the Applicant, and/or its successors and assigns, will not and shall not object to DPD initiating the landmark designation process for the building.

24. The general hours of operation for the various Subarea B attractions/events are 10:00 a.m. to 10:00 p.m. If there are small private events the observatory may be open later for the event but not to the general public. The Subarea B Applicant, and/or its successors and assigns, shall assign at least one staff person, from 8:00 am to 10:00 pm, and additional staff personnel as needed if CDOT or DPD or the local Alderman determines that additional personnel is needed, to monitor and manage the drop off and loading operations of the Upper-Level Columbus Drive southbound curb lane.

25. The glass shaft and elevator cab in Subarea B will not be illuminated when the roof top venue is closed;

26. The Subarea B Applicant shall provide the following public way improvements and restoration adjacent to the property, as shall be reviewed and determined by the DPD and CDOT:

- New Planters along the Columbus Street frontage;
- Upgraded ADA ramps at the NW, SW, and SE corners of Randolph and Columbus and at the NW and SW at E. Lake St and Columbus need to be upgraded;
- Extend west curb of Upper-Level Columbus Drive approximately 15 feet east from Randolph Street through Lake Service Street;

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- Restripe southbound Upper-Level Columbus Drive from Lake Service Street to provide a left-turn lane (11 feet wide), shift the right-turn lane east (11 feet wide), and maintain a curbside lane (11 feet wide);
- Convert the existing loading zone along the west side of Upper-Level Columbus Drive adjacent to the site into a No Standing Zone for Taxi/TNC loading (150 feet) and tour bus/trolley loading (100 feet);
- Establish a school/charter bus loading zone (100 feet) along the north side of Sub-Level Randolph Street west of Columbus Drive;
- Install a new high-visibility international-style crosswalk on Sub-Level Randolph Street west of Columbus Drive;

- Restripe the east and west international-style crosswalks for the eastbound direction on Upper-Level Randolph Street at Columbus Drive;
- Post signs permitting eastbound to westbound U-turns at the Upper-Level Columbus/Randolph intersection; and
- Re-stripe the hatched median on Upper-Level Columbus Drive at Lake Service Street to re-establish the northbound left-turn lane into the auto court on the north side of Aon.

27. The Subarea B Applicant shall make improvements to the pedway navigational signage

within the segment of publicly accessible pedway within the AON building, in coordination with CDOT and DPD.

All the above items shall be subject to further coordination and input with/from the Chicago Department of Transportation and the Department of Planning and Development.

13. 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 footprints, a Site Plan for the proposed development, including parking areas, shall be submitted to the Commissioner of the Department of Planning and Development for approval. Review and

approval of the Site Plan by the Commissioner is intended to assure that specific development

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proposals conform with the general design standards in Statement 12, is consistent with the intent of the Lakeshore East Master Plan and Design Standards dated October 18, 2018 and to ensure coordination of public improvements described in statements 12(G), 12(H), 12(I), 12(J) and 12(K). No Part II approval for work for which a Site Plan must be submitted to the Commissioner shall be granted until the Site Plan has been

approved by the Commissioner. Further, all Part II submittals shall be in compliance with the Chicago Landscape Ordinance. Following approval of a Site Plan by the Commissioner, 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 by the 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 building sections and elevations of the improvements with a preliminary

building materials list; and

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

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- 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.

14. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

15. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within Subarea E of this Planned Development in an energy

efficient manner, generally consistent with LEED Certification or its equivalent. Applicant shall

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provide a green roof to cover at least 25% of the net roof area of a building. "Net roof area" is defined as a total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment. The Co-

Applicants shall comply with the City of Chicago Sustainability Policy in effect at the time of submission for Part II approval for the IJKL Project and the Project proposed as part of the 2019 Amendment to PD 70 involving the Aon Building located in Subarea B at 200 E. Randolph Street.

16. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

17. With respect to the proposed project that is the subject of this 2019 Amendment to Planned Development 70 (Subarea B Project) and the 2018 Amendment to Planned Development 70 (The IJKL Project), 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

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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 II 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 reasonably 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.

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18. With respect to Sub-Area B, the maximum permitted floor area ratio (FAR) for the Property shall be

in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 136,819 square feet and a base FAR of 19.72. Base Far: 19.72 NOF Far Bonus: 0.70 Total Sub-Area B FAR: 20.42

The Subarea B Applicant acknowledges that the project has received a bonus FAR of 0.70 (95,773 sf), pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for Sub-Area B is 20.42 or 2,794,081 buildable square feet. In exchange for the bonus FAR, the Subarea B 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.

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19. The Subarea B Applicant's amendment includes locating an exterior glass elevator to the northwest corner of the existing building. The Subarea B Applicant agrees to eliminate the LED lights on the exterior of the elevator cabs and to limit the lux level of the interior elevator cab lighting to 30 lux as measured 50' from the building, which equates to 170 lux as measured from the interior of the elevator cab.

Furthermore, administrative relief shall not be sought in the future to add any lighting to the exterior and

interior of the elevator cabs.

20. All minimum construction within Subarea B has been completed and with respect to Subarea E all minimum construction as set forth in Statement No. 17 of the 2002 version of Residential Business Planned Development No. 70 has been completed.

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GENERALIZED LAND USE Applicant: 601W Companies, LLC Address: 200 E Randolph St Chicago, IL 60601 Intro Date: October 24, 2018 CPC: 12/20/2018

PLANNED DEVELOPMENT BOUNDARIES Applicant: 601W Companies, LLC Address: 200 E Randolph St Chicago, IL 60601 Intro Date: October 24, 2018 CPC: 12/20/2018

SUBAREA MAP Applicant: 601W Companies, LLC Address: 200 E Randolph St Chicago, IL 60601 Intro Date: October 24, 2018 CPC: 12/20/2018

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BOLLARD, TYP.

NEW EAST
REFLECTING
LIGHT STANDARD
HYDRANT
POOL
TRAFFIC LIGHT

NEW ADA CURBCUTS AT NW, SW AND SE COLUMBUS/ RANDOLPH INTERSECTION

NEW SOUTHEAST PLANTERS

Plant List (new)

New Southeast Planter:

Purpleleaf Wintercreeper

SITE PLAN Applicant: 601W Companies, LLC Address: 200 E Randolph St Chicago, IL 60601 Intro Date: October 24, 2018
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I NEW RAMP AND ! STAIR FOR PAVILION jACCESS

PLAZA PLAN Applicant: 601W Companies, LLC Address: 200 E Randolph St Chicago, IL 60601 Intro Date: October 24, 2018
CPC: 12/20/2018

PLANTER LOCATION, DESIGN, AND LANDSCAPE MATERIAL TO BE COORDINATED AND CONFIRMED WITH CDOT AND DPD.

EXISTING STREET FURNITURE TO BE REPOSITIONED NEAR NEW CURB LINE FINAL PLACEMENT AND LOCATIONS ETC TO BE COORDINATED WITH CDOT.

NEW ADA RAMP UP TO NEW OBSERVATORY PAVILION

NEW CURB CUT

ENLARGED LANDSCAPE PLAN Applicant: 601W Companies, LLC Address: 200 E Randolph St Chicago, IL 60601 Intro Date: October 24, 2018 CPC: 12/20/2018

PLANTER DETAIL Applicant: 601W Companies, LLC Address: 200 E Randolph St Chicago, IL 60601 Intro Date: October 24, 2018 CPC: 12/20/2018

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PEDWAY
CONNECTION TO PRUDENTIAL

INTERMEDIATE E. LAKE ST. (BELOW)
INTERMEDIATE E. RANDOLPH ST. (BELOW)

PEDWAY CONNECTION TO THE FAIRMONT

CONCOURSE PLAN Applicant: 601W Companies, LLC Address: 200 E Randolph St Chicago, IL 60601 -Intro Date: October
24, 2018 CPC: 12/20/2018

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EXISTING PARKING GARAGE ENTRY

INTERMEDIATE E. LAKE ST.

RAMP DOWN TO LOWER COLUMBUS DR.

FUTURE ATTRACTION

NEW MECHANICAL FOR ENTERTAINMENT AND OBSERVATORY FUNCTIONS

INTERMEDIATE RANDOLPH STREET RAMP

LOWER LEVEL 01 PLAN Applicant: 601W Companies, LLC Address: 200 E Randolph St Chicago, IL 60601 Intro Date:
October 24, 2018 CPC: 12/20/2018

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LOWER E. LAKE ST.

EXISTING LOADING BERTHS

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NEW MAIL ROOM

OBSERVATORY VENUE AREA

BUS ENTRY LOBBY

OBSERVATION VENUE BACK OF HOUSE

EXISTING; EXISTING EXISTING PARKING PARKING LOADING ACCESS ACCESS BERTH

LOWER RANDOLPH STREET

NEW BUS LOBBY ENTRY

LOWER LEVEL 03 PLAN Applicant: 601W Companies, LLC Address: 200 E Randolph St Chicago, IL 60601 Intro Date:
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0 20' 40'

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LEVEL 81 PLAN Applicant: 601W Companies, LLC Address: 200 E Randolph St Chicago, IL 60601 Intro Date: October 24,
2018 CPC: 12/20/2018

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0 20' 40'

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LEVEL 82 PLAN

Applicant: 601W Companies, LLC

Address: 200 E Randolph St Chicago, IL 60601

Intro Date: October 24, 2018

CPC: 12/20/2018

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LEVEL 82.5 PLAN Applicant: 601W Companies, LLC Address: 200 E Randolph St Chicago, IL 60601 Intro Date: October 24,
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0 20' 40'

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LEVEL 83 PLAN Applicant: 601W Companies, LLC Address: 200 E Randolph St Chicago, IL 60601 Intro Date: October 24, 2018 CPC: 12/20/2018

ELEVATOR TOWER BMU

ELEVATOR TOWER BMU

ELEVATOR TOWER MACHINE ROOM AND BMU PLAN Applicant: 601W Companies, LLC 16 Address: 200 E Randolph St Chicago, IL 60601 Intro Date: October 24, 2018 CPC: 12/20/2018

EXISTING STONE PARAPET

THRILL RIDE SECTION

GLASS AND METAL RIDE

NEW METAL PANEL WALL, SEE PENTHOUSE ELEVATIONS

METAL CLAD COUNTERWEIGHT TOWER ROOF

EXISTING PARAPET BELOW

THRILL RIDE Applicant: 601W Companies, LLC Address: 200 E Randolph St Chicago, IL 60601 Intro Date:
October 24, 2018 CPC: 12/20/2018

PAVILION - EAST ELEVATION Applicant: 601W Companies, LLC Address: 200 E Randolph St Chicago, IL 60601 Intro Date:
October 24, 2018 CPC: 12/20/2018

TM
0 16' 32'

PAVILION - WEST ELEVATION

Applicant: 601W Companies, LLC
Address: 200 E Randolph St Chicago, IL 60601
Intro Date: October 24, 2018
CPC: 12/20/2018

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PAVILION - NORTH AND SOUTH ELEVATIONS Applicant: 601W Companies, LLC Address: 200 E Randolph St Chicago, IL
60601 Intro Date: October 24, 2018 CPC: 12/20/2018

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**EXISTING
MASONRY WALL**

METAL PANEL

CANOPY

GLASS ENTRY VESTIBULE -

LOWER RANDOLPH STREET LEVEL

ELEVATION LOWER LEVEL 3 - BUS ENTRY Applicant: 601W Companies, LLC Address: 200 E Randolph St
Chicago, IL 60601 Intro Date: October 24, 2018 CPC: 12/20/2018

OBSERVATORY - SOUTH ELEVATION

Applicant: 601W Companies, LLC

Address: 200 E Randolph St Chicago, IL 60601

Intro Date: October 24, 2018

CPC: December 20, 2018

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16' 32'

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OBSERVATORY - NORTH ELEVATION Applicant: 601W Companies, LLC Address: 200 E Randolph St Chicago, IL 60601 Intro
Date: . October 24, 2018 CPC: 12/20/2018

OBSERVATORY - WEST ELEVATION Applicant: 601W Companies, LLC Address: 200 E Randolph St Chicago, IL 60601 Intro
Date: October 24, 2018 CPC: 12/20/2018

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OBSERVATORY - EAST ELEVATION Applicant: 601W Companies, LLC Address: 200 E Randolph St Chicago, IL 60601 Intro
Date: October 24, 2018 CPC: 12/20/2018
GLASS AND ALUMINUM
CURTAIN WALL -

T/ ELEV TOWER
1170'-6"

GLASS AND ALUMINUM CURTAIN WALL

NORTH ELEVATION

OVERALL ELEVATIONS Applicant: 601W Companies, LLC Address: 200 E Randolph St Chicago, IL 60601 Intro
Date: October 24, 2018 CPC: 12/20/2018

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OVERALL ELEVATIONS Applicant: 601W Companies, LLC Address: 200 E Randolph St Chicago, IL 60601 Intro Date: October
24, 2018 CPC: 12/20/2018

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF
CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

From: Jj_
David JU Reifman
Commissioner

Department of Planning and Development Date:

December 20, 2018

Re: Proposed Amendment to Planned Development #70 (2019) (generally located at 200 E. Randolph Street)

On December 20, 2018, the Chicago Plan Commission recommended approval of a proposed Amendment to Planned Development #70 (2019), submitted by the Applicant, 601 W. Companies, LLC, for the property generally located at 200 E. Randolph Street. The applicant is proposing to construct an exterior elevator and one-story addition to the base of the existing building known as the Aon Building to accommodate new entertainment and public observatory uses. The Applicant proposes to purchase approximately 96,000 square feet of new floor area pursuant to the Floor Area Bonus provisions of the Chicago Zoning Ordinance to facilitate the project.

A copy of the proposed ordinance, planned development statements, exhibits, bulk table, staff report and Chicago Plan Commission resolution are attached. I would very much appreciate your assistance in having this matter heard at the next possible City Council Committee on Zoning. If you have any questions in this regard, please do not hesitate to contact me at 744-9476. Thank you.

Cc: Anna Robles, Dan Klaiber

PD Master File (Original PD, copy of memo)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602