



Office of the City Clerk

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

Legislation Text

File #: SO2018-7759, Version: 1

Final for Publication

ORDINANCE

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. I-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 2018, 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

ADDRESSES FOR PARCELS I, J, and K/L: 452-500 East Waterside Drive

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Final Publication for

COMMON ADDRESSES FOR RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED 2018:
115-479 East Wacker Drive, 150-244 North Lake Shore Drive, 200-474 East Randolph Street, 119-125 East Lake Street, 201
-23 1 North Michigan Avenue, 200-336 North Stetson Avenue, 15 1-335 North Stetson Avenue, 150-324 North Columbus
Drive, 151-323 North Columbus Drive, 150-250 North Field Boulevard, 151-251 North Field Boulevard

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Final for Publication

Residential-Business Planned Development Number 70, As Amended 2018 Planned

Development Statements

1. The area delineated herein as Residential-Business Planned Development Number 70, as
1. amended ("the Planned Development") consist one million eight hundred
1. fifty-eight thousand nine hundred twenty-two (1,858,922) square feet (forty-two and sixty-seven
- seven
1. hundredths (42.67) acres) of property (the "Property") which is divided into seven (7) subareas
- as
1. depicted in the attached subarea map. Subareas A, B, C, D, F and G have been substantially
1. developed in a manner consistent with this Planned Development. Subarea E is controlled by
1. Lakeshore East, LLC. 1JKL, LLC and Lakeshore East are co-applicants for this planned
1. development amendment.
2. All necessary official reviews, approvals or permits are required to be obtained by the
- applicants as to Subarea E and by the respective owners of the property to Subareas A, B, C, D, F and

G.

3. The requirements, obligations and conditions contained within the Planned Development shall be binding upon the applicant, its 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 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

Applicant: Lakeshore East LLC and IJKL, LLC

Address: 1 15-479 East Wacker Drive, 150-244 North Lake Shore Drive, 200-474 East Randolph Street, 119-125 East Lake Street, 201-231 North Michigan Avenue, 200-336 North Stetson Avenue, 151-335 North Stetson Avenue, 150-324 North Columbus Drive, 151 -323 North Columbus Drive, 150-250 North Field Boulevard, 151 -251 North Field Boulevard

Introduced: September 13, 2018 Plan

Commission: October 18, 2018

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East LLC is hereby designated as the controlling entity for purposes of this Planned Development.

4. This plan of development consists of these eighteen (18) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a IManned'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 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 this 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 developnient of the Property shall also be subject to an ordinance adopted by the City Council and known as the 2000

Applicant: Lakeshore East LLC and 1JKL, LLC

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Introduced: September 13, 2018 Plan

Commission: October 18, 2018

46726654,1

3

Final for Publication

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:

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)

Interim Level Accessory uses including automobile parking and hotel uses.

Intermediate Level

(+ 26.0 feet) Accessory uses including automobile parking and hotel uses. (Vehicular Access Level)

Applicant: Lakeshore East LLC and IJKL, LLC

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Introduced: September 13, 2018

Plan Commission: October 18, 2018

46726654,1

Final for Publication

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

Arcade Level 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 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.

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;

Applicant: Lakeshore East LLC and IJK.L, LLC
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Lake Street, 201-231 North Michigan Avenue, 200-336 North Stetson Avenue, 151-335 North Stetson Avenue, 150-324
North Columbus Drive, 151-323 North Columbus Drive, 150-250 North Field Boulevard, 151-251 North Field Boulevard
Introduced: September 13, 2018
Plan Commission: October 18, 2018 /
46726654,1

5

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 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.

Applicant: Lakeshore Cast LLC and IJKL, LLC

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Introduced: September 13, 2018 Plan Commission:

October 18, 2018

46726654.1

6 Final for Publication

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.

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. Applicant:

Lakeshore East LLC and UKL, LLC

Address: 115-479 East Wacker Drive, 150-244 North Lake Shore Drive, 200-474 East Randolph Street, 119-125 East Lake Street, 201-231 North Michigan Avenue, 200-336 North Stetson Avenue, 151-335 North Stetson Avenue, 150-324 North Columbus Drive, 151-323 North Columbus Drive, 150-250 North Field Boulevard, 151-251 North Field Boulevard

Introduced: September 13, 2018 Plan

Commission: October 18, 2018

46726654:1

Final for Publication

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.

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 = 1,325,000 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

Applicant: Lakeshore East LLC and IJKL, LLC

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Introduced: September 13, 2018 Plan

Commission: October 18, 2018

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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 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. Applicant:

Lakeshore East LLC and IJKL, LLC

Address: 115-479 East Wacker Drive," 150-244 North Lake Shore Drive, 200-474 East Randolph Street, 119-125 East Lake Street, 201-231 North Michigan Avenue, 200-336 North Stetson Avenue, 151-335 North Stetson Avenue, 150-324 North Columbus Drive, 151-323 North Columbus Drive, 150-250 North Field Boulevard, 151-251 North Field Boulevard

Introduced: September 13, 2018 Plan

Commission: October 18, 2018

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(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.

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:

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

Applicant: Lakeshore East LLC and I.IKL, LLC

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Introduced: September 13, 2018 Plan Commission:

October 18, 2018

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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) 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. Applicant:

Lakeshore Hast LLC and IJKL, LLC

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Introduced: September 13, 2018 Plan Commission:

October 18, 2018

46726654,1

11

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 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

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Introduced: September 13, 2018

Plan Commission: October 18, 2018

46726654;!

Final for Publication

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 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; Applicant:

Lakeshore East LLC and IJKL, LLC

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Introduced: September 13, 2018 Plan

Commission: October 18, 2018

46726654,1

13

- 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 B1 (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 D1 (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;

- 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

Applicant: Lakeshore East LLC and IJKL, LLC-Address: 115-479 East Wacker Drive, 150-244 North Lake Shore Drive, 200-474 East Randolph Street, 119-125 East Lake Street, 201-231 North Michigan Avenue, 200-336 North Stetson Avenue, 151-335 North Stetson Avenue, 150-324 North Columbus Drive, 151-323 North Columbus Drive, 150-250 North Field Boulevard, 151-251 North Field Boulevard

Introduced: September 13, 2018 Plan Commission:
October 18, 2018
46726654,1

14

Sub-Area K. (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.

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.

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Introduced: September 13, 2018 Plan Commission: October

18, 2018

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

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Introduced: September 13, 2018 Plan

Commission: October 18, 2018

46726654;I

16

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 I 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. Applicant:

Lakeshore East LLC and IJKL, LLC

Address: 115-479 East Wacker Drive, 150-244 North Lake Shore Drive, 200-474 East Randolph Street, 119-125 East Lake Street, 201-231 North Michigan Avenue, 200-336 North Stetson Avenue, 151-335 North Stetson Avenue, 150-324 North Columbus Drive, 151-323 North Columbus Drive, 150-250 North Field Boulevard, 151-251 North Field Boulevard

Introduced: September 13, 2018 Plan Commission:

October 18, 2018

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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 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:

Applicant: Lakeshore East LLC and IJKL, LLC

Address: 115-479 East Wacker Drive, 150-244 North Lake Shore Drive, 200-474 East Randolph Street, 119-125 East Lake Street, 201-231 North Michigan Avenue, 200-336 North Stetson Avenue, 151-335 North Stetson Avenue, 150-324 North Columbus Drive, 151-323 North Columbus Drive, 150-250 North Field Boulevard, 151-251 North Field Boulevard

Introduced: September 13, 2018 Plan

Commission: October 18, 2018

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18

- 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 11 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:
 - 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 Applicant:

Lakeshore East LLC and IJKL, LLC

Address: 115-479 East Wacker Drive, 150-244 North Lake Shore Drive, 200-474 East Randolph Street, 119-125 East Lake Street, 201-231 North Michigan Avenue, 200-336 North Stetson Avenue, 151-335 North Stetson Avenue, 150-324 North Columbus Drive, 151-323 North Columbus Drive, 150-250 North Field Boulevard, 151-251 North Field Boulevard

Introduced: September 13, 2018 Plan

Commission: October 18, 2018

46726654;!

19

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 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, rooftop 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.

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 Applicant: Lakeshore East LLC and IJKL, LLC

Address: 115-479 East Wacker Drive, 150-244 North Lake Shore Drive, 200-474 East Randolph Street, 119-125 East Lake Street, 201-231 North Michigan Avenue, 200-336 North Stetson Avenue, 151-335 North Stetson Avenue, 150-324 North Columbus Drive, 151-323 North Columbus Drive, 150-250 North Field Boulevard, 151-251 North Field Boulevard

Introduced: September 13, 2018 Plan Commission:

October 18, 2018

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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 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 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 Applicant:

Lakeshore East LLC and IJKL, LLC

Address: 115-479 East Wacker Drive, 150-244 North Lake Shore Drive, 200-474 East Randolph Street, 119-125 East Lake Street, 201-231 North Michigan Avenue, 200-336 North Stetson Avenue, 151-335 North Stetson Avenue, 150-324 North Columbus Drive, 151-323 North Columbus Drive, 150-250 North Field Boulevard, 151-251 North Field Boulevard

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October 18, 2018

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21

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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.

18. All minimum construction within Subarea E set forth in Statement No. 17 of the 2002 version of Residential Business Planned Development No. 70 has been completed.

Applicant: Lakeshore East LLC and IJKL, LLC

Address: 115-479 East Wacker Drive, 150-244 North Lake Shore Drive, 200-474 East Randolph Street, 119-125 East Lake Street, 201-231 North Michigan Avenue, 200-336 North Stetson Avenue, 151-335 North Stetson Avenue, 150-324 North Columbus Drive, 151-323 North Columbus Drive, 150-250 North Field Boulevard, 151-251 North Field Boulevard

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Plan Commission: October 18, 2018

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O

Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant • IJKL, LLC and Lakeshore East LLC Introduced
■ September 13, 2018 Plan Commission • October 18, 2018

Generalized Land Use

Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant ■ IJKL, LLC and
Lakeshore East LLC Introduced • September 13, 2018 Plan Commission • October 18, 2018

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Subarea Map

Michigan Avenue

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Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant • IJKL, LLC and Lakeshore East LLC Introduced • September 13, 2018 Plan Commission • October 18, 2018

Subarea E Net Development Area

Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant •
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October 18, 2018

Pedestrian Walkway System - Pedway Level

Address ■ 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant • IJKL, LLC and Lakeshore East LLC Introduced ■ September 13, 2018
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Subarea E Parcelization Plan - Upper Level
(+/-) elev. +47.00 to +57.33 CCD

Address * 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant • IJKL, LLC and Lakeshore East LLC Introduced • September 13, 2018 Plan Commission • October 18, 2018

Subarea E Parcelization Plan - Intermediate Level
(+/-) elev. +27.00 CCD

Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant ■ IJKL, LLC and Lakeshore East LLC Introduced • September 13, 2018 Plan Commission • October 18, 2018

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R.O.W. Adjustments - Upper Level

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Lake Shore Drive

Address ■ 197-301 North Harbor Dnve and 425-500 East Waterside Dnvi Applicant • IJKL, LLC and Lakeshore East LLC Introduced • September 13, 2018 Plan Commission • October 18, 2018

R.O.W. Adjustments - Intermediate Level

Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant • tJKL, LLC and Lakeshore East LLC Introduced " September 13, 2018 Plan Commission • October 18, 2018

R.O.W. Adjustments - Lower Level

Address * 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant * tJKL, LLC and Lakeshore East LLC Introduced • September 13, 2018 Plan Commission * October 18, 2018

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SITE PLAN

SCALE: 1" = 100'-0"

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**1) PROPOSED LOCATION FOR FENCE AND
GATE AT THE CHANDLER, TO BE OPEN
DURING PARK DISTRICT HOURS**

ENLARGED SITE PLAN - CHANDLER GATES

SCALE: NTS

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LOWER LEVEL 05

SCALE: 1"= 100'-0"

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BUILDING K/L SITE PLAN

SCALE: 1" = 50'-0"

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BUILDING J SITE PLAN

SCALE: 1" = 50'-0"

Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant • IJKL, LLC and Lakeshore East LLC Introduced • September 13, 2018 Plan Commission • October 18, 2018

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LANDSCAPE PLAN

SCALE: 1" = 100'-0"

Address ■ 197-301 North Harbor Drive and 425-500 East Waterside Drive

Applicant • IJKL, LLC and Lakeshore East LLC

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BUILDING K/L TREE PLAN

SCALE: 1" = 50'-0"

Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant • IJKL, LLC and Lakeshore East LLC Introduced ■ September 13, 2018 Plan Commission • October 16, 2016

Planting Schedule

SYMBOL

Trees Canopy

QTY	LATIN NAME	COMMON NAME	DBH	SPACING	N/NC/NN
1	Cellis occidentalis 'Pride'	HACKBERRY	3"	SEE DWG	NC
1	Garrya ovata	SHAGBARK	H3"	SEE DWG	N
4	Gymnocladus dioica 'Espresso' or 'Titan'	KENTUCKY COFFEE TREE	3"	SEE DWG	NC
4	Gleditsia triacanthos 'Shade Master' or 'Moraine'	HONEY LOCUST	3"	SEE DWG	NC
6	Ulmus x spp 'Patriot'	AELM	3"	SEE DWG	NC

SYMBOL

Trees Understory

	QTY	LATIN NAME COMMON NAME SIZE	SPACING	*N/NC/NN
©?"\ 'V-J©	1	Cercis canadensis EASTERN REDBUD 70" WB	SEE DWG	N
	1	Hamamelis virginica WITCH HAZE 70" WB	SEE DWG	N
	1	Sassafras albidum SASSAFRAS 70" WB	SEE DWG	N

*N ■= Native Species
NC « Native Cultivar
NN ~ Non-Native Species

**DBH £5 = Diameter
at Breast Height (4')

BUILDING K/L TREE SCHEDULE

Address - 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant •
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ALL BELOW GRADE CONSTRUCTION INCLUDED IN PHASE 1. ALL GROUND LEVEL LANDSCAPING TO BE INCLUDED IN PHASE 1A.

BUILDING K/L LANDSCAPE PLAN

SCALE: 1" = 50'-0"

Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive

Applicant • IJKL, LLC and Lakeshore East LLC

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October 18, 2018

Planting Schedule

SYMBOL	QTY	LATIN NAME	COMMON NAME	SIZE	SPACING	*N/C/N
Shrubs						
®	510	Buxus 'Greer'	GREEN BOXWOOD	12" FP	±12"	NN
	240	Cotinus alba	KELSEYS DOGWOOD	5 GAL	±30"	NC
	150	Comptonia	SWEET FERNS	5 GAL	±30"	N
	65	Diervilla lonicifolia	DWARF HONEYSUCKLER	3 # (3 GAL)	136"	N
	125	Fothergilla	SWITCH ALDER	5 GAL	±36"	NC
©	190	Hydrangea quercifolia	MUNCH KIN OAKLEAF	5 GAL	142"	NN
○	265	Kalmia latifolia	SHEEP LAUREL	2 GAL	±30"	N
(Md)	210	Mahonia aquifolium	COMPACT GRAPE	2 GAL	±36"	NC
®	75	Micro biota	CELTIC PRIDE	3 GAL	±48"	NN
	60	Rhus aromatica	SMALL SUMAC	2 GAL	±48"	NN
	31	Rhododendron	DELaware VAL White	2 GAL	±48"	NN
		EVERGREEN	AZALEA	24" FP	±42"	
(Rpc)	46	Rhododendron	KOREAN AZALEA	24" FP	±48"	NN
	310	Taxus media	EVLRLOW YI Overlow	1" YI	±48"	NN
Groundcover						
Herbaceous						
○	2,275	Asarum canadense	WILD GINGER	8" FP	±12"	N
○	760	Epilobium	RED BARRET	1 (1 GAL)	±12"	NN
©	235	Geranium maculatum	WILD GERANIUM	2 GAL	±16"	NN
©	125	Lamium galei	YELLOW ARCHANGEL	2 GAL	±24"	NN
	190	Polygala	CHRISTMAS	2 GAL	±16"	N
	340	Polymonium	JACOB'S LAD	8" FP	±12"	N
	1,430	Sedum	THREE-LEAF	1 (1 GAL)	±8"	N
Groundcover						
Grasses/sedges						

	QTY	LATIN NAME	COMMON NAME	SIZE	SPACING	*N/NC/NN
Ⓒ	1,565	Carex hirtifolia	HAIRY WOOD	#1 (1 GAL)	±12"	N
Ⓒ	1,565	Carex jamesii	GRASS SEDGE	#1 (1 GAL)	112"	N
Ⓒ	815	Carex roosei	CURLY-STYLED WOOD SEDGE	#1 (1 GAL)	±12"	N
Ⓔ	50	Carex acutiformis	LONG-BEAKED SEDGE	#1 (1 GAL)	±18"	N
	50	Carex ostenii	PURPLE LOW GRASS	#1 (1 GAL)	±18"	H

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N/NC/NN
Trees Canopy
 SF.F. DWG J NC
 COMMON-NAME
 JACKPINE
 Gleditsia triacanthos Shade Master' or 'Moraine'
 KENTUCKY COFFEETREE
 HONEY LOCUST

V * F

Populus deltoides 'Souixland'

EASTERN CONIFER

Quercus macrocarpa

Quercus muehlenbergii

Styphnolobium japonicum

Ulmus x spp 'Acolado' or 'Patriot'

JAPANESE PAGODA TREE

SYMBOL

Trees Understory

	QTY	LATIN NAME	COMMON NAME	SIZE	SPACING	* N/NC/NN
(7)	9	Amelanchier	ALLEGHENY	70" WB (multistem)	SEE DWG	N
	2	Crataegus	COCKSPUR	70" WB (multistem)	SEE DWG	N ti
i +)	12	Cercis canadensis	EASTERN	70" WB (multistem)	SEE DWG	
	2	Hamamelis	Witch hazel	70" WB (multistem)	SEE DWG	ti
	4	Sassafras	SASSAFRA	70" WB	SEE DWG	N

* N = Native Species
 NC = Native Cultivar
 NN = Non-Native Species

* DBH 0 = Diameter
 at Breast Height (4')

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ALL
GROUND
LEVEL
LANDSCAP

BUILDING J LANDSCAPE PLAN

SCALE: 1" = 50'-0"

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SYMBOL	Groundcover Herbaceous
	QTY LATIN COMMON NASPACING * ** N/NC/NN
	714
O	AlarumWILD (C* FP + 12" <http://
G	238 EpimedRED B(1 GAL±12" NN NH
©	112 GeramWILD Ø2 (2 G+ 18"
©	40 LarniurYELLOØ2 (2 G124" NN
©	59 PolystiCHRIS#2 (2 G±18" across N N N
	7G4 Polyn iJACOB*FP ±12" 318
	SedumTHREB#1 (1 G±8" STONE

SYMBOL	Groundcover Grasses/sedges
	QTY LATIN NAME COMMON NAME SIZE SPACING *N/NC/NN
	349 Carex hirtifolia HAIRY WOOD#1 (1 GAL) ±12" N
®	349 Carex jamesu GRASS SEDG#1 (1 GAL) ±12" N
®	182 Carex rosea CURLY-STYLE#1 (1 GAL) ±12" N
©	152 Carex sprenEetLONG-BEAKE!7 (1 GAL) ±18" N
	112 Eragrostis specPURPLE LOVB#1 (1 GAL) ±18" N

SYMBOL	Shrubs
	QTY LATIN NAME COMMON NAME SIZE SPACING *N/NC/NN
	847 Buxus *Green GREEN GEM #12" FP ±12" NN
	85 Cornus atba *KKElseys DW#15 (5 GAL) OSIER DOGWO ±30" NC
®	84 Carpinus betuluHORNBEAM (#±5 (3 GAL) ±32" N
©	311 Comptonia penSWEET FERN is- (5 GAL) ±30" N
(D	149 Cornus sericeaRED OSIER DØ24" FP ±32" NC
©	104 Dirca palustris LEATHERWOOD#5 (5 GAL) ±30" N
©	242 Dicrvillea lomceetDWARF HONE*3 (3 GAL) ±36" N
0	45 Fothergilla gardWITCH ALDER#5 (5 GAL) ±36" NC
	66 Hydrangea queMUNCHKIN Q#5 (5 GAL) HYDRANGEA ±42" NN
O	204 Kalmia angustisSHEEP LAURE#2 (2 GAL) ±30" N
	340 Mahoein aquilloCOMPACT OR#2 (2 GAL) »3 ±36" NC
(Md)	247 *Celtic; Pride' CELTIC PRIDE CYPRESS ±48" NN

138	Rhus aronaticaGRO-LOW FRW2 (2 GAL) Rhododendron SUMAC Valley White	±48"	N
24	EVERGREEN 24" FP	142"	NN
36	Rhododendron KOREAN AZA24" FP Poukhanense I	148"	NN
603	Tnxus meadia EVERLOWYE24" TP	±4e-	NN

Shrub And Groundcover Zones

DESCRIPTION
SHRUB COVER MODULE
SHRUB COVER MODULE
SHRUB COVER MODULE
GROUNDCOVER MODULE
GROUNDCOVER MODULE
GROUNDCOVER MODULE

QTY LATIN NAME

Climbing Plants

COMMON NAME SIZE
VIRGINIA CREEPER
TRUMPET VINE
Patienoassus qumqucfolia
Pathenocissus tricuspidata

*N ■= NATIVE SPECIES **DBH 0- DIAMETER
NC ■= NATIVE CULTIVAR AT BREAST HEIGHT (4")
NN = NON-NATIVE SPECIES

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BUILDING I TREE PLAN

SCALE: 1" = 50'-0"

Address * 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant * IJKL, LLC and Lakeshore East LLC Introduced ■ September 13, 2018 Plan Commission • October 18, 2018

Planting Schedule

SYMBOL	Trees Canopy			
QTY	LATIN NAME	COMMON NAME	DBH	* N/NC/NN
1	Celtis occident#HACKBERRY 3"	Pride	SEE DWG	NC

1	Carya ovata 'SHAGBARK HISS'	SEE DWG	N
4	Gymnocladus dioica 'KENTUCKY 3'	SEE DWG	NC
4	Gleditsia triacanthos 'HONEY LOCUS'	SEE DWG	NC

6	Ulmus x spp 'AELM Patriot'	SEE DWG	NC
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SYMBOL

Trees Understory

QTY	LATIN NAME	COMMON NAME	SIZE	SPACING	N/NC/NN
1	Cercis canadensis	EASTERN REDBUD	70" WB	SEE DWG	N
1	Hamamelis virginica	WITCH HAZE	70" WB	SEE DWG	N
1	Sassafras albidum	SASSAFRAS	70" WB	SEE DWG	N

*N = Native Species NC = Native Cultivar NN = Non-Native Species
 **DBH 0 = Diameter at Breast Height (4')

BUILDING I LANDSCAPE PLAN

SCALE: 1" = 50'-0"

Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive
Applicant • IJKL, LLC and Lakeshore East LLC
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October 18, 2018

Planting Schedule

SYMBOL	Shr
	CLASS*
	5BC1±N
	20K4±N
©	1CS 1/2N
©	6DC#±N
	1r6M#±N
©	1H4/1/4N
○	2KS 1/2N
rv, \	2aC 1/2N
(Md)	7MC#±N
Ⓡ	6RC 1/4N
	3RE2 N

(Rpc)

4RQ2±N

	3TE2±N
SYMBOL	Groundcover Herbaceous
	Q.C ₅ S ^N /NC/NN
○	2AV6±N NN
○	7EF±
©	2GV#±NN
©	1LY#±NN
©	1FC /±N
	3FJ6±N
	1ST#±N

SYMBOL	Groundcover Grasses/sedge
	S
	QTY LATIN NAME COMMONS 2F. SPACING N/NC/NN
	1.565
©	Carex horrHAIRY Wf 1 (3 GAL±12' N N
©	1.5G5 Carex jamGRASS Si f f (1 GAL±12'
©	815 50 Carex rosCURLY-S'11 (1 GAL±12' N N
	WOOD SE
	Carex sprLONG-BE#1 (1 GAL±18" SEDGE
BO	LratfosUs PURPLE III (1 GAL)± 1B* N
	GHASS

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ENLARGED DOG PARK PLAN
SCALE: 1/16" = 1'-0"

Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive
Applicant • IJKL, LLC and Lakeshore East LLC
Introduced • September
13, 2018 Plan
Commission • October 18,
2018

Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant • IJKL, LLC and Lakeshore East LLC Introduced • September 13, 2018 Plan Commission ■ October 18, 2018

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INTERMEDIATE LEVEL VEHICULAR ACCESS PLAN

Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant • IJKL LLC and Lakeshore East LLC. Introduced ■ September 13, 2018 Plan Commission * October 18, 2018

UPPER LEVEL VEHICULAR ACCESS PLAN

Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive
Applicant • IJKL LLC and
Lakeshore East LLC Introduced ■
September 13, 2018 Plan
Commission • October 18, 2018

Address ■ 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant * IJKL, LLC and Lakeshore Fast LLC Introduced * September 13, 2018 Plan Commission * October 18, 2018

WEST SERVICE
ROAD

EAST SERVICE ROAD AND LAKE SHORE DRIVE
UNDERPASS

*ANY IMPROVEMENTS UNDER LAKE SHORE DRIVE ARE SUBJECT TO APPROVAL OF THE CHICAGO PARK DISTRICT AND/OR OTHER APPROPRIATE AUTHORITIES

SERVICE ROAD PLAN
SCALE: 1" = 50'- 0"

1) PROVIDE STOP SIGNS WITH STOP BARS TO ESTABLISH ALL-WAY STOP

©PROVIDE LANE EDGE STRIPING TO HELP CLARIFY TRAFFIC CONTROL



3) PROVIDE "SHARROW" PAVEMENT MARKINGS AND CAUTION/MERGE SIGNAGE TO INDICATE BICYCLE LANE MERGING WITH DRIVE LANE

4) PROVIDE TEXTURED PAVING MATERIAL TO SLOW BICYCLE SPEEDS AND INCREASE AWARENESS OF INTERSECTION FOR APPROACHING DRIVERS



©REFLECTIVE STRIPING APPLIED TO ASPHALT DESIGNATING PEDESTRIAN CAUTION ZONE



6) PROVIDE BOLLARDS TO PREVENT BICYCLES FROM USING PEDESTRIAN PATH

7) INSTALL FLASHING RED SIGNAL TO REINFORCE ALL-WAY STOP TRAFFIC CONTROL

LOWER HARBOR-SERVICE ROAD INTERSECTION
SCALE: N.I.S.

Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant • IJKL, LLC and Lakeshore East LLC Introduced ■ September 13, 2018 Plan Commission • October 18, 2018

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SECURITY FENCE TO CENTRALIZE PEDESTRIAN
■ OUTLINE Or PRECAST CONCRETE WALL BEHIND
PAINTED PRECAST CONCRETE WALL

ENLARGED
SECTION

UNDERPASS

***ANY IMPROVEMENTS UNDER LAKE SHORE DRIVE ARE SUBJECT TO APPROVAL OF THE CHICAGO PARK DISTRICT
AND/OR OTHER APPROPRIATE AUTHORITIES**

LAKE SHORE DRIVE UNDERPASS

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

Address ■ 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant ? IJKL, LLC and Lakeshore East LLC Introduced ■ September 13, 2018 Plan Commission • October 18, 2018

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LAKE SHORE DRIVE ARE
SUBJECT TO APPROVAL OF THE
CHICAGO PARK DISTRICT AND/OR
OTHER APPROPRIATE
AUTHORITIES**

LAKE SHORE DRIVE UNDERPASS

NTS

Address • 1S7-301 North Harbor Drive and 425-500 East Waterside Drive Applicant • IJKL, LLC and Lakeshore East LLC Introduced • September 13, 2018
Plan Commission • October 18, 2018

**LOWER LEVEL 05 LOWER LEVEL 04
RETAIL RETAIL**

LOWER LEVEL 05 BASE ELEVATION

SCALE: 1" = 50'-0"

Address * 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant * IJKL, LLC and Lakeshore East LLC Introduced * September 13, 2018 Plan Commission * October 18, 2018

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BUILDING I - NORTH AND EAST ELEVATIONS

SCALE: 1" = 100'-0"

Address * 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant * UKL, LLC and Lakeshore East LLC Introduced * September 13, 2018
Plan Commission * October 18, 2018

BUILDING I - SOUTH AND WEST ELEVATIONS

SCALE: 1" = 100'-0"

Address * 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant * IJKL, LLC and Lakeshore East LLC Introduced * September 13, 2018 Plan Commission * October 18, 2018

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BUILDING I - ENLARGED NORTH ELEVATION

SCALE: 1" = 40'-0"

Address * 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant * IJKL, LLC and Lakeshore East LLC Introduced * September 13, 2018
Plan Commission * October 18, 2018

MECHANICAL PENTHOUSE

SPANDREL GLASS

VISION GLASS ACCENT SPANDREL GLASS

BUILDING J- NORTH AND EAST ELEVATIONS

SCALE: 1" = 100'-0"

Address * 197-301 North Harbor Dnve and 425-500 East Waterside Dnve Applicant • IJKL, LLC and Lakeshore East LLC Introduced • September 13, 2018 Plan Commission ■ October 18, 2018

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SPANDREL GLASS ANNOXIDIZED ALUMINUM PANEL

TYP PLAN

BUILDING J - ENLARGED WEST ELEVATION

SCALE: 1" = 40'-0"

Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant • IJKL, LLC and Lakeshore East LLC Introduced • September 13, 2018 Plan Commission ■ October 18, 2018

BUILDING KL - SOUTH AND WEST ELEVATIONS

SCALE: 1" = 100'-0"

Address • 197-301 North Harbor Drive and 425-500 East Waterside Drive Applicant • IJKL, LLC and Lakeshore East LLC Introduced ■ September 13, 2018 Plan Commission • October 18, 2018

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TYP PLAN

BUILDING K/L - ENLARGED EAST ELEVATION

SCALE: 1" = 40'-0"

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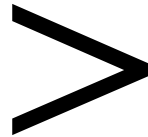
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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF
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MEMORANDUM

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

From: II
David L. Rewman Commissioner

Department of Planning and Development Date: October

18, 2018

Re: Proposed Amendment to Planned Development #70 (2018) (generally located at 197-301 N. Harbor Drive and 452-500 E. Waterside Drive

On October 18, 2018, the Chicago Plan Commission recommended approval of a proposed Amendment to Planned Development #70 (2018), submitted by the Co-Applicants, Lakeshore East, LLC, and IJKL, LLC, for the property generally located at 197-301 N. Harbor Drive and 452-500 E. Waterside Drive. The applicant is proposing to construct a three building residential/mixed use project on an interconnected base, not to exceed 950' in height with accessory parking and open space.

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

PD Master File (Original PD, copy of memo)