

PD 1060

Table of Contents

06/07/2016 Minor Change	2
Bulk Table	4
Exhibits	6
07/18/2012 Minor Change	9
07/29/2009 PD Amendment	10
Ordinance	10
Statements	11
Bulk Table	16
Exhibits	18
02/10/2009 Minor Change	32
05/14/2008 Minor Change	34
05/09/2007 PD Adoption	36
Ordinance	37
Statements	38
Bulk Table	44
Exhibits	47



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 7, 2016

John J. George
Schuyler, Roche & Crisham, P.C.
Two Prudential Plaza
180 N. Stetson Avenue
Suite 3700
Chicago, IL 60601

**Re: Administrative Relief request for Planned Development No. 1060
Parking reduction and FAR bonus reallocation for 155 N. Wacker Drive**

Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No. 1060 ("PD 1060"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 15 of PD 1060.


Your client and the owner of all of the property within PD 1060, JBC/155 Development LLC, is seeking administrative relief to reduce the minimum number of off-street accessory parking spaces within Subarea A from 163 to 144. They are also seeking a reallocation of unused pocket park floor area bonus in place of the resulting reduction in underground parking floor area bonus, pursuant to Section 17-4-1007-B of the Chicago Zoning Ordinance,

As a result of a restriping project in the parking garage, the number of parking spaces will be reduced from 163 to 144 and therefore, the bonus for underground parking will be reduced from 2.75 to 2.42. Due to the pocket park size, the applicant had the ability to take a bonus of up to 2.99. However, they did not need all of the floor area at the time of construction, therefore, the pocket park bonus in the PD identifies a partial bonus of 0.83. To compensate for the underground parking bonus reduction of 0.33, the pocket park bonus will be increased by 0.33 (from 0.83 to 1.16), as shown on the attached, revised Bulk Regulations and Data Table. Also attached are revised P1 and P2 Parking Floor Plans and a Pocket Park Plan.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed parking reduction and floor area bonus reallocation will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1060, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Sean Glowacz, Main file

Business Planned Development No. 1060, As Amended

Bulk Regulations and Data Table.

Gross Site Area:	85,790 square feet	(1.97 acres)
Area in Public Way:	35,986 square feet	(0.83 acre)
Total Net Site Area:	49,804 square feet	(1.14 acres)
Subarea A:	40,109 square feet	(0.92 acre)
Subarea B:	9,695 square feet	(0.22 acre)

Total Maximum Floor Area Ratio
for entire Planned Development
based upon Total Net Site Area of
49,804 square feet:

25.08 FAR

Base Floor Area Ratio:

16.00

Pocket Park:

1.16 (partial)

Arcades:

1.77

Upper Level Setbacks:

1.99

Green Roofs:

1.45

Underground Parking:

2.42

Underground Loading:

0.29

Total:

25.08

Subarea A:

31.15 FAR

Subarea B:

0.05 FAR

Maximum Percent of Site Coverage: In accordance with the approved Site Plan

Minimum Number of Off-Street Accessory Parking Spaces:

Subarea A: 144

Subarea B: 0

Minimum Number of Bicycle Spaces:

Subarea A: 12

Subarea B: In accordance with the approved Randolph Pocket Park Plan

Minimum Required Setbacks: In accordance with the approved Site Plan

Maximum Height:

Subarea A: 656 feet

Subarea B: 20 feet



1 OF RESTRICTION PLAN
 DATE: 10-1-16

PARKING SUMMARY	
TYPE	NO. OF SPACES
STANDARD	100
COMPACT	100
TOTAL	200

APPLICANT: JBC/155 DEVELOPMENT LLC
 ADDRESS: 155 NORTH WACKER DRIVE, CHICAGO, ILLINOIS
 FILED: APRIL 28, 2016
 PLAN COMMISSION:



Restripping Plan
 155 N. Wacker Dr.
 Chicago, Illinois

NO.	DATE	DESCRIPTION
1	10/1/16	ISSUED FOR PERMIT

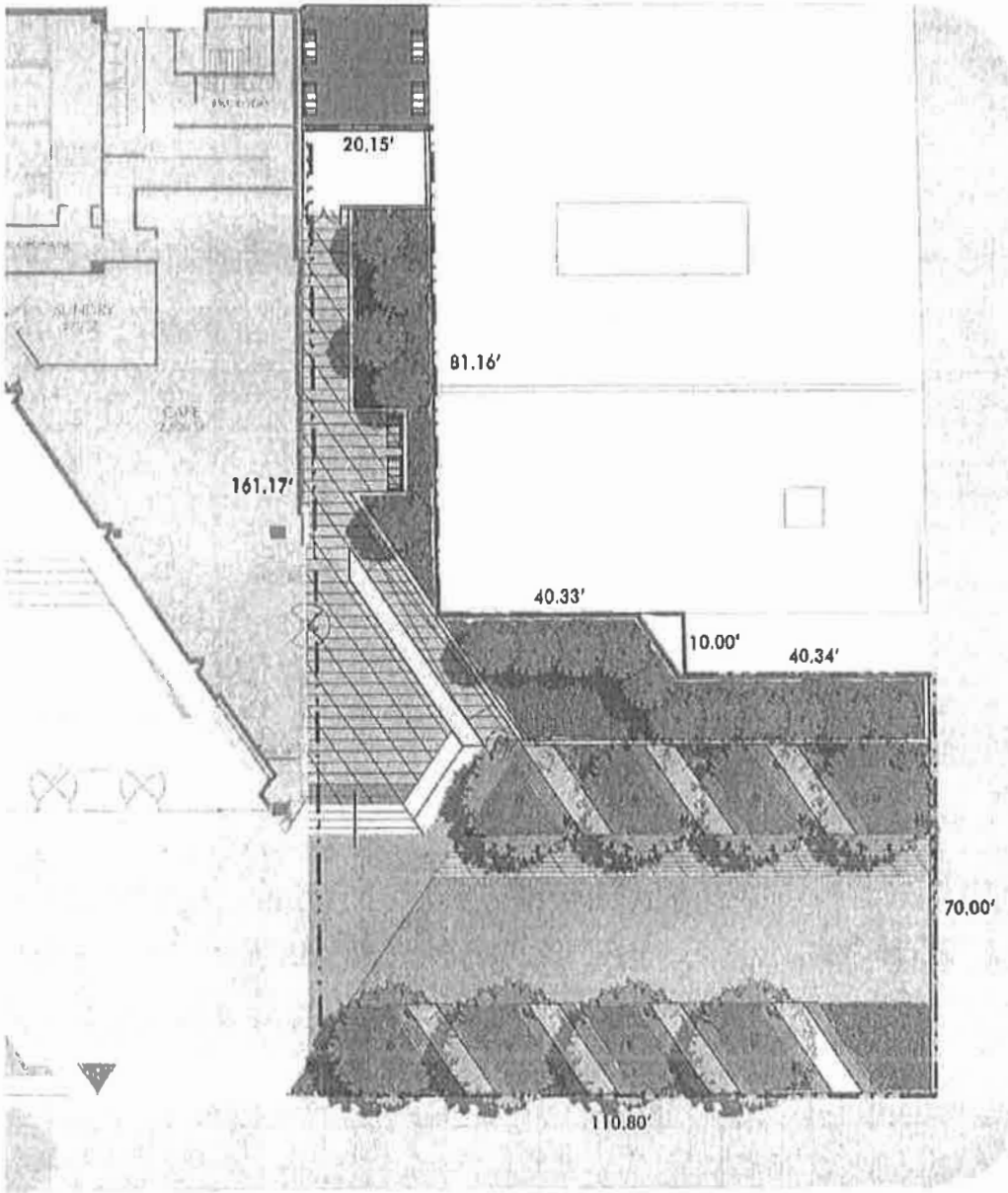
A101

POCKET PARK

Bonus FAR = area of amenity divided by lot area x 1 x base FAR
 = (9,245/49,804 x 1 x 16)

9,245 SQ.FT = 2.97 BONUS

FRANKLIN STREET



WACKER DRIVE

APPLICANT: JBC/155 DEVELOPMENT L.L.C
 ADDRESS: 155 NORTH WACKER DRIVE, CHICAGO, ILLINOIS
 FILED: APRIL 28, 2016
 PLAN COMMISSION:

POCKET PARK		
	REQ'D	ACTUAL
AREA		9,245 SQ. FT.
LANDSCAPED AREA	30% = 2,774 SQ. FT.	4,970 SQ. FT.
TREES	1/1000 SQ.FT. = 9	23
*SEATING	1 L.F./30 SQ.FT. = 308 L.F.	*313 L.F.
*1. 18" Height Bench or Plant Wall		284 L.F.
*2. 6" Height Plant Boxes (Alternative Seating)		29 L.F.



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

July 18, 2012

Rafael S. Carreira
The John Buck Company
One North Wacker, Suite 2400
Chicago, IL 60606

**Re: Administrative Relief request for Business Planned Development No. 1060
155 North Wacker Drive**

Dear Mr. Carreira:


Please be advised that your request for a minor change to Business Planned Development No. 1060, as amended, has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 15 of the Planned Development.

You are requesting on behalf of the property owner to replace the sod with a manmade field turf product in the center areas of the pocket park built at the corner of W. Randolph and N. Franklin Streets. This request is being made as a result of repeated problems caused by dogs that have urinated on the sod and resulted in its ability to survive. Despite numerous sod replacements, the sod cannot properly grow. The proposed manmade field turf product will resemble grass.

With regard to your request, the Department of Housing and Economic Development has determined that allowing this proposed material substitution will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1060, I hereby approve the foregoing minor change, but no other changes to this Planned Development. **This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.**

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Nelson Chueng, Main file

~~Yeas-- Aldermen Flores, Fioretti, Dowell, Preckwinkle, Hairston, Lyle, Jackson, Harris, Beale, Pope, Balcer, Olivo, Foulkes, Thompson, Thomas, Lane, Rugai, Cochran, Brookins, Muñoz, Zalewski, Dixon, Solis, Maldonado, Burnett, E. Smith, Carothers, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Banks, Mills, Allen, Laurino, Doherty, Reilly, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Stone -- 46.~~

~~Nays -- None.~~

~~Alderman Carothers moved to reconsider the foregoing vote. The motion was lost.~~

~~Alderman Burke invoked Rule 14 of the City Council's Rule of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.~~

~~The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):~~

Reclassification Of Area Shown On Map No. 1-F.

(As Amended)

(Application No. 16772)

(Common Addresses: 147 -- 163 N. Wacker Dr., 300 -- 350 W. Randolph St.,
146 -- 152 N. Franklin St. And 309 -- 349 W. Couch Pl.)

BPD 1060, 99

[SO2009-4830]

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 DC-16 Downtown Core District and Business Planned Development Number 1060 symbols and indications as shown on Map Number 1-F in the area bounded by:

West Couch Place; a line 241.80 feet east of and parallel to North Wacker Drive; a line 80.0 feet north of and parallel to West Randolph Street; a line 40.33 feet west of and parallel to North Franklin Street; the alley next north of and parallel to West Randolph Street; North Franklin Street; West Randolph Street; and North Wacker Drive,

to the designation of Business Planned Development Number 1060, as amended, which is hereby established in the area above-described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

Plan of Development Statements referred to in this ordinance read as follows:

Business Planned Development No. 1060, As Amended

Plan Of Development Statements.

1. The area delineated herein as Business Planned Development Number 1060, as amended, consists of approximately forty-nine thousand eight hundred four (49,804) square feet (one and fourteen-hundredths (1.14) acres) of net site area and is owned or controlled by the applicant, JBC/155 Development L.L.C.. The planned development consists of two (2) subareas.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and if different than the applicant, then to the owners of record title to all of the property and any ground lessees. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessees subject to the following exceptions and conditions: any changes or modifications to this planned development applicable to or in a given subarea designated by this planned development or pursuant to Statement Number 13 below needs only be made by the owners and/or ground lessees of such subarea so long as such change or modification does not materially and adversely affect one or more other subareas. An agreement among property owners, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.
4. This plan of development consists of these seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; Arcade Section; Arcade Plan; Upper-Level Setback Plan; Green Roof Plan;

- Underground Parking and Loading -- Level P1; Underground Parking -- Level P2; Randolph Pocket Park Plan; and Building Elevations dated June 18, 2009 prepared by Goettsch Partners. Full-size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Zoning and Land Use Planning. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply. In any instance where a provision of the planned development conflicts with the Chicago Building Code, the Building Code shall control.
5. The following uses shall be permitted within the area delineated herein as "Business Planned Development": the following uses permitted in the DC-16 Downtown Core District.
 - Subarea A: office, retail, commercial, accessory parking and related uses;
 - Subarea B: pocket park open to the public and related uses.
 6. On-premise business identification signs shall be permitted within the planned development subject to the review and approval of the Department of Zoning and Land Use Planning. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Zoning and Land Use Planning. Off-premise signs are prohibited.
 7. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
 8. For purposes of calculating height, the method specified in the Chicago Zoning Ordinance shall apply. 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.
 9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
 10. The City of Chicago established a Part II Review Fee effective January 1, 2008 in the amount of Zero and 25/100 Dollars (\$0.25) per square foot for the total buildable square feet (floor area). A Part II approval for the high-rise improvement within this planned development was issued prior to January 1, 2008.

16772

The Part II Review Fee will be assessed by the Department of Zoning and Land Use Planning during the actual Part II Review of the improvements. The fee as determined by the Department of Zoning and Land Use Planning staff at that time is final and binding on the applicant and must be paid to the Department of Zoning and Land Use Planning prior to the issuance of any Part II approval for the improvements.

- 11. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan; Landscape Plan; Randolph Pocket Park Plan; and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening.
- 12. The applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
- 13. The Randolph Pocket Park Plan provides for a new nine thousand two hundred and forty-five (9,245) square foot park on Randolph Street. The applicant is solely responsible for developing this new publicly accessible park. This park shall be completed and open to the public by November 1, 2011. The park shall be constructed in strict accordance with the Randolph Pocket Park Plan and shall contain approximately five thousand thirty (5,030) square feet of landscaped area (including approximately one thousand eight hundred fifty (1,850) square feet of sod area) and twenty-three (23) trees. The park shall be open to the public from 6:00 A.M. to 11:00 P.M. daily. The development and maintenance of the park is subject to the terms and provisions of that "Development, Easement and Maintenance Agreement" dated as of December 10, 2008 by and between the City of Chicago, the applicant and JBC/300-308 Acquisition L.L.C.
- 14. The permitted F.A.R. identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of forty-nine thousand eight hundred four (49,804) square feet and a base F.A.R. of sixteen point zero (16.0). The improvements to be constructed on the Property will utilize the following series of floor area ratio bonuses:

Description	F.A.R.
Base F.A.R.	16.00
Pocket Park	0.83 (partial)
Arcades	1.77

Upper Level Setbacks	1.99
Green Roof Bonus	1.45
Underground Parking	2.75
Underground Loading	0.29
Total F.A.R.	25.08

The calculation of the additional floor area ratio obtained through the series of proposed amenities is as follows:

Pocket Park.

$$\text{Bonus F.A.R.} = (\text{plaza area/lot area}) \times 1.0 \times \text{Base F.A.R.}$$

$$(2,583^* \text{ square feet}/49,804 \text{ square feet}) \times 1.0 \times 16.0 = 0.83$$

*Although the Pocket Park will be larger (approximately 9,301 square feet), only that portion of the Pocket Park is credited toward floor area bonus sufficient to permit the existing and proposed development covered by this planned development amendment.

Arcades.

$$\text{Bonus F.A.R.} = (\text{arcade area/lot area}) \times 1.25 \times \text{Base F.A.R.}$$

$$(4,400 \text{ square feet}/49,804 \text{ square feet}) \times 1.25 \times 16 = 1.77$$

Upper-Level Setbacks.

$$\text{Bonus F.A.R.} = 0.4 \times \text{sum of setback areas on each floor/lot area}$$

$$0.4 \times 248,350/49,804 \text{ square feet} = 1.99$$

Green Roof.

$$\text{Bonus F.A.R.} = (\text{area of roof landscaping in excess of fifty percent (50\%) of net roof area/lot area}) \times .030 \times \text{Base F.A.R.}$$

$$(15,076 \text{ square feet}/49,804 \text{ square feet}) \times 0.30 \times 16 = 1.45$$

Underground Parking.

$$\text{Bonus F.A.R.} = (\text{Number of spaces} \times 350) / \text{lot area} \times 0.15 \times \text{Base F.A.R.} \\ (163 \times 350) / 49,804 \times 0.15 \times 16 = 2.75$$

Underground Loading.

$$\text{Bonus F.A.R.} = (\text{Number of berths} \times 1,000) / \text{lot area} \times 0.15 \times \text{Base F.A.R.} \\ (6 \times 1,000) / 49,804 \times 0.15 \times 16 = 0.29$$

15. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Zoning and Land Use Planning 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 planned development by the Commissioner of the Department of Zoning and Land Use 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.
16. The applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The applicant shall use best and reasonable efforts to design, construct and maintain the buildings located within this planned development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The applicant agrees to provide a green roof equaling ninety-two percent (92%) of Net Roof Area (approximately thirty-two thousand seven hundred twenty-nine (32,729) square feet) on the high-rise building contemplated in this planned development.
17. 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 building permit shall be issued by the Department of Buildings until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.

[Existing Zoning Map; General Land-Use Map; Planned Development Boundary and Property Line Map; Arcade Section and Arcade Plans; Upper-Level Setbacks; Green Roof Plan; Parking Floor Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 68809 through 68822 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

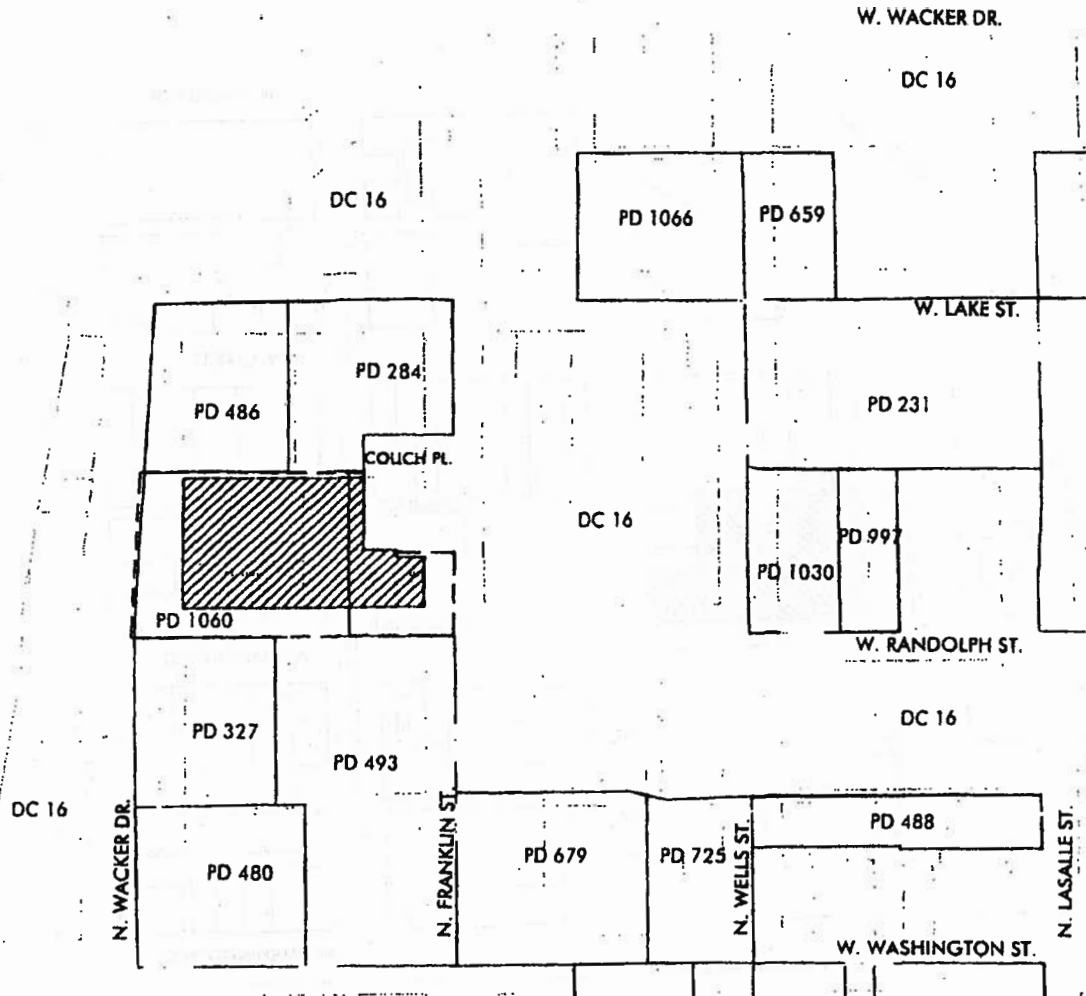
Business Planned Development No. 1060, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	85,790 square feet	(1.97 acres)
Area in Public Way:	35,986 square feet	(0.83 acre)
Total Net Site Area:	49,804 square feet	(1.14 acres)
Subarea A:	40,109 square feet	(0.92 acre)
Subarea B:	9,695 square feet	(0.22 acre)
Total Maximum Floor Area Ratio for entire Planned Development based upon Total Net Site Area of 49,804 square feet:	25.08 F.A.R.	
Base Floor Area Ratio:	16.00	
Pocket Park:	0.83 (partial)	
Arcades:	1.77	
Upper Level Setbacks:	1.99	
Green Roofs:	1.45	
Underground Parking:	2.75	

Underground Loading:	0.29
Total:	25.08
Subarea A:	31.15 F.A.R.
Subarea B:	0.05 F.A.R.
Maximum Percent of Site Coverage:	In accordance with the approved Site Plan
Minimum Number of Off-Street Accessory Parking Spaces:	
Subarea A:	163
Subarea B:	0
Minimum Number of Loading Berths:	
Subarea A:	6
Subarea B:	0
Minimum Number of Bicycle Spaces:	
Subarea A:	12
Subarea B:	In accordance with the approved Randolph Pocket Park Plan
Minimum Required Setbacks:	In accordance with the approved Site Plan
Maximum Height:	
Subarea A:	656 feet
Subarea B:	20 feet

Existing Zoning Map.



EXISTING ZONING MAP
SCALE: N.T.S.

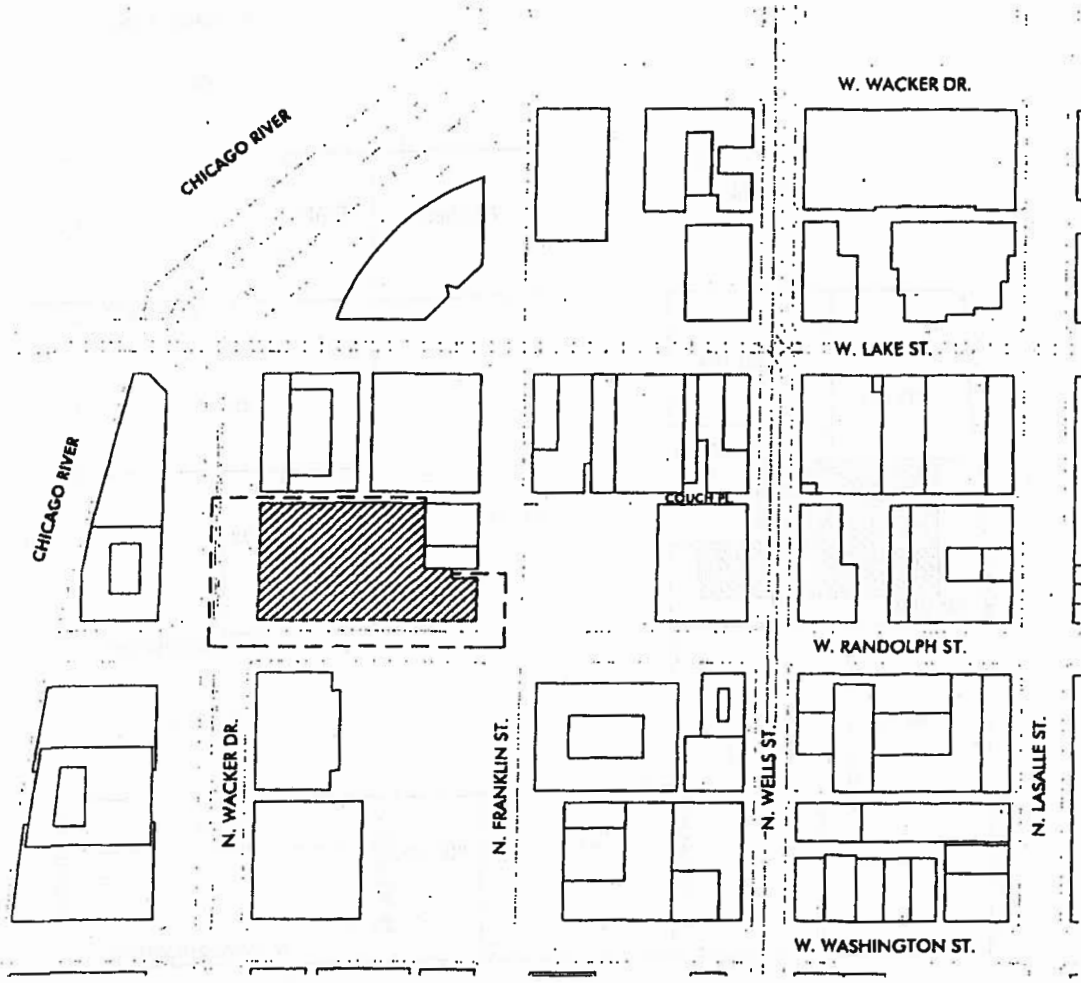


 Subject Property

 Planned Development Boundary

 Property Line

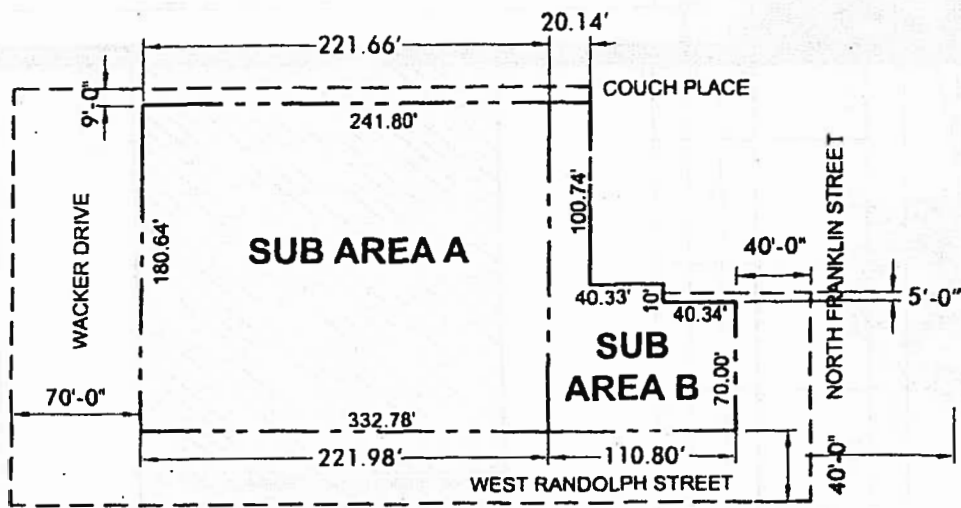
General Land-Use Map.



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

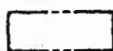
- Subject Property
- Planned Development Boundary
- Property Line

Planned Development Boundary And Property Line Map.

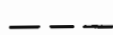


**PLANNED DEVELOPMENT BOUNDARY
AND PROPERTY LINE MAP**

SCALE: 1" = 100'



Subject Property

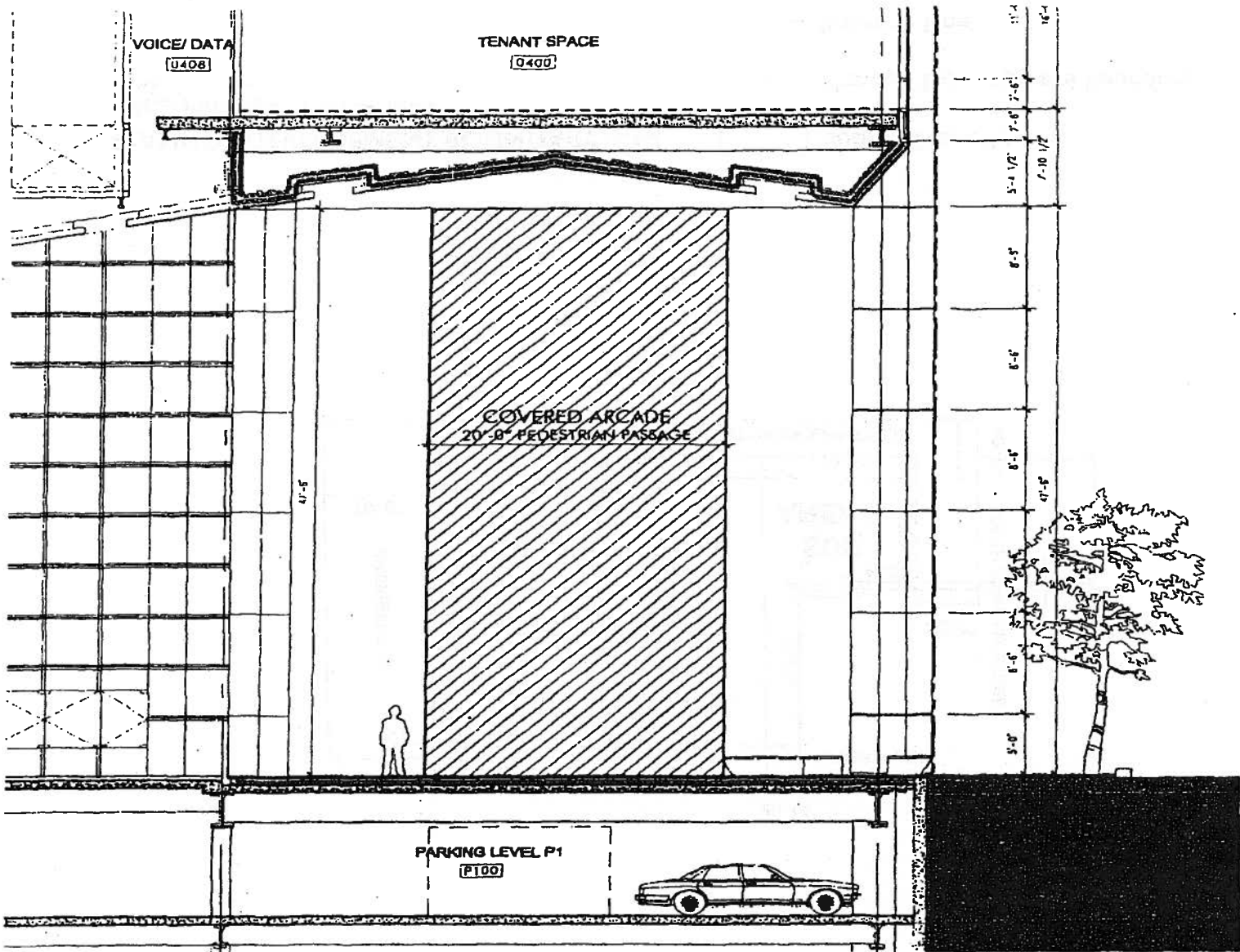


Planned Development Boundary

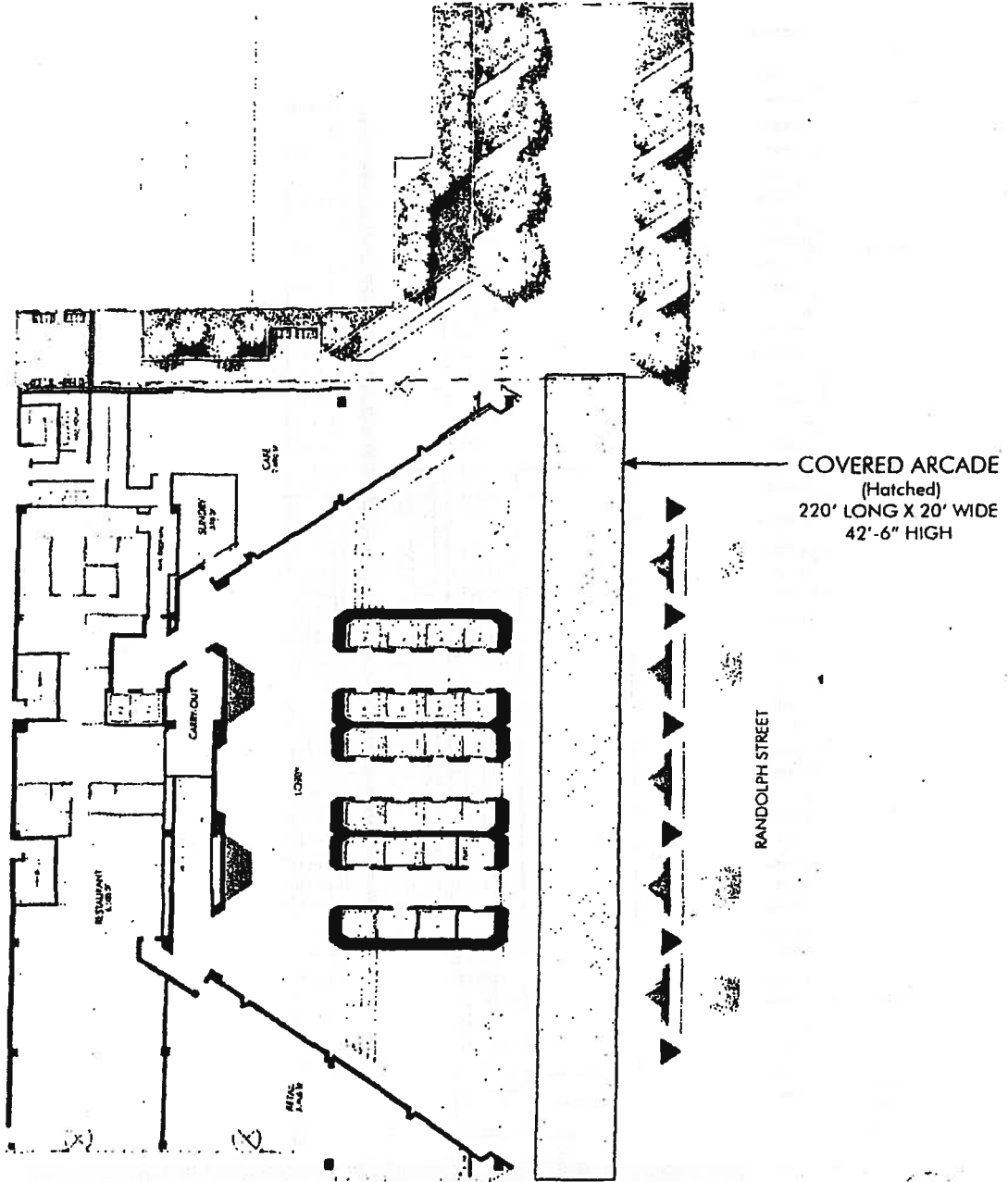


Property Line

Arcade Section.
(Page 1 of 2)



Arcade Section.
(Page 2 of 2)

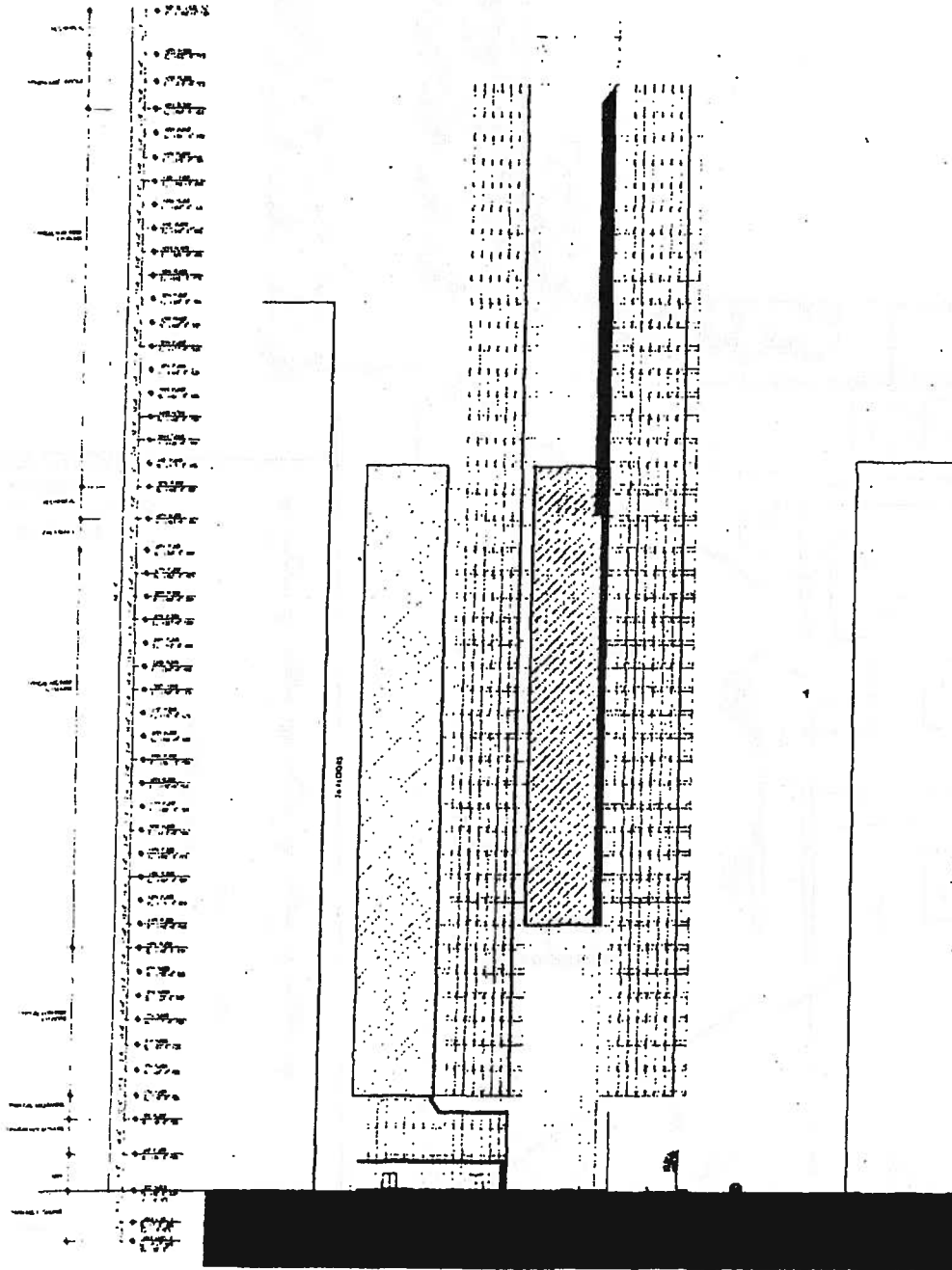


COVERED ARCADE
(Hatched)
220' LONG X 20' WIDE
42'-6" HIGH

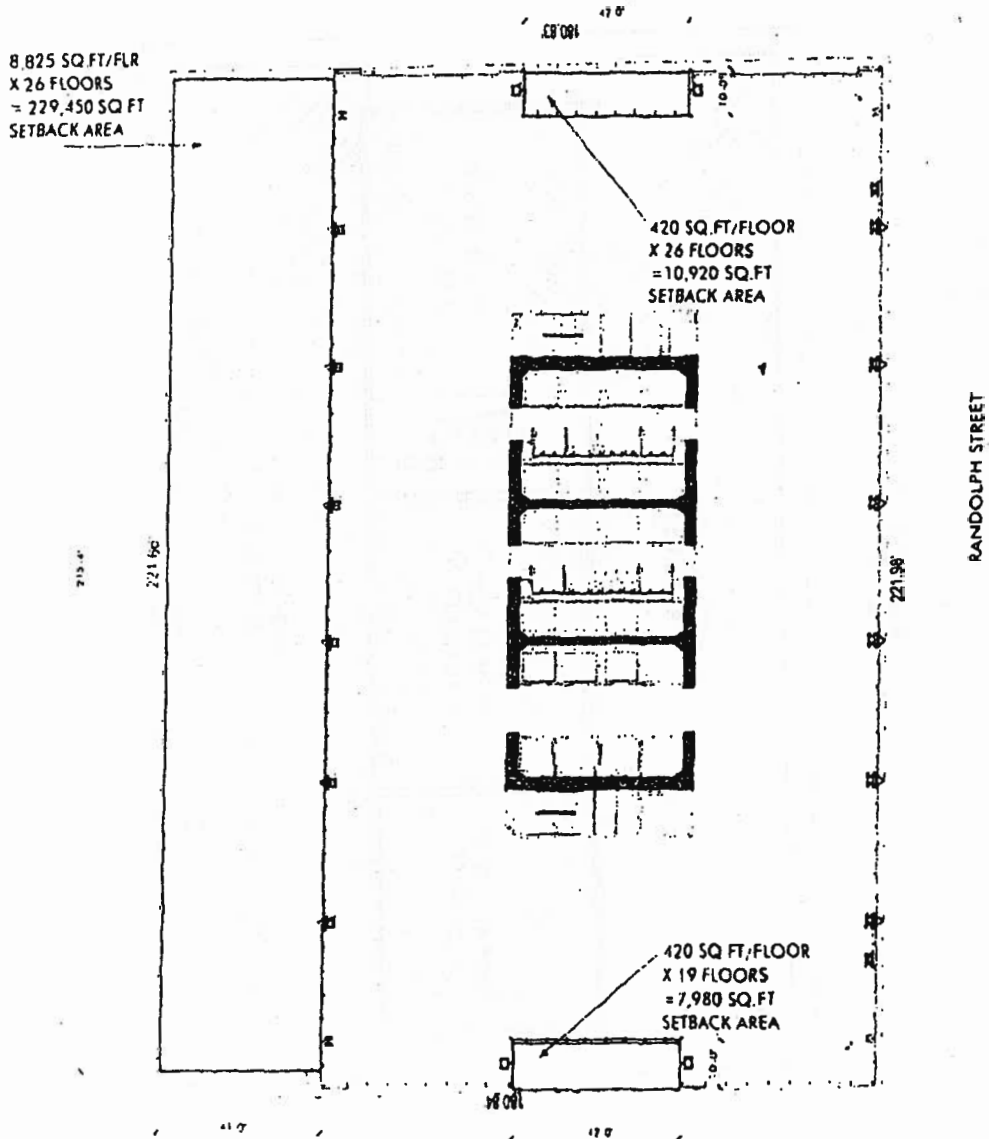
RANDOLPH STREET

WACKER DRIVE

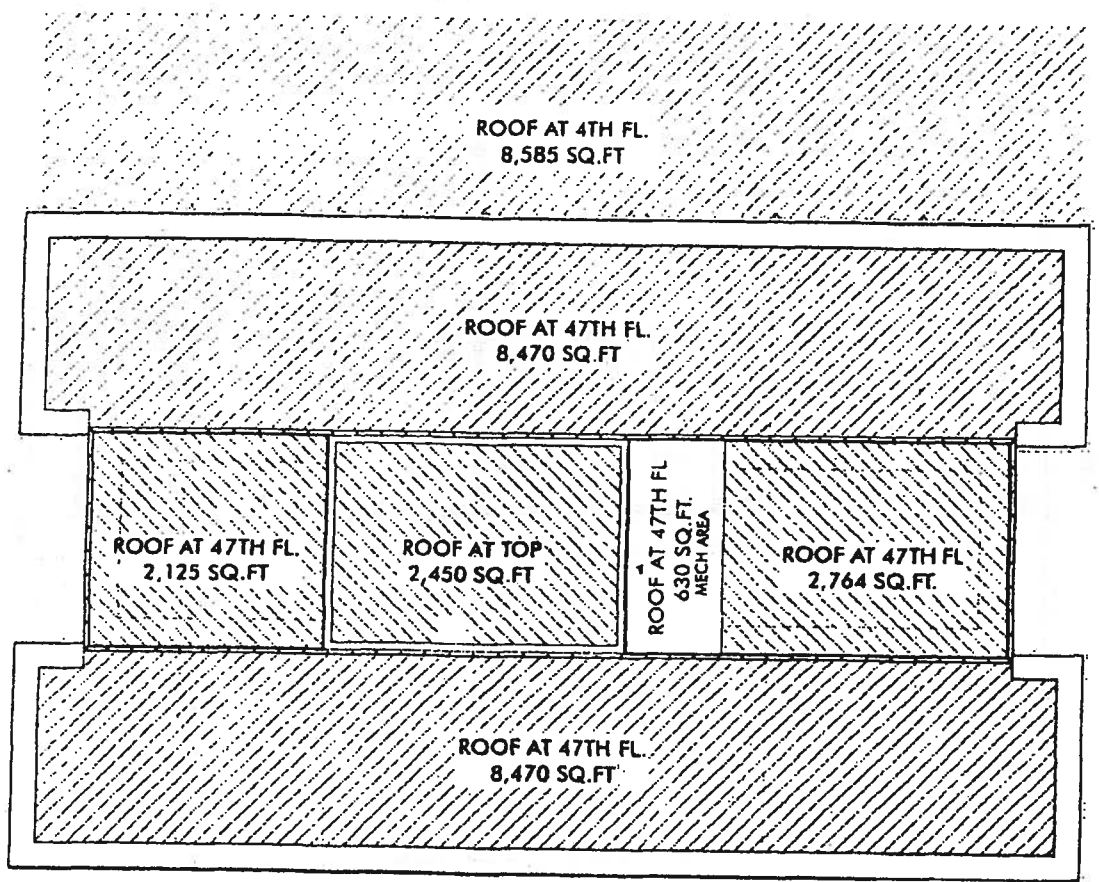
Upper Level Setbacks.
(Page 1 of 2)



Upper Level Setbacks.
(Page 2 of 2)



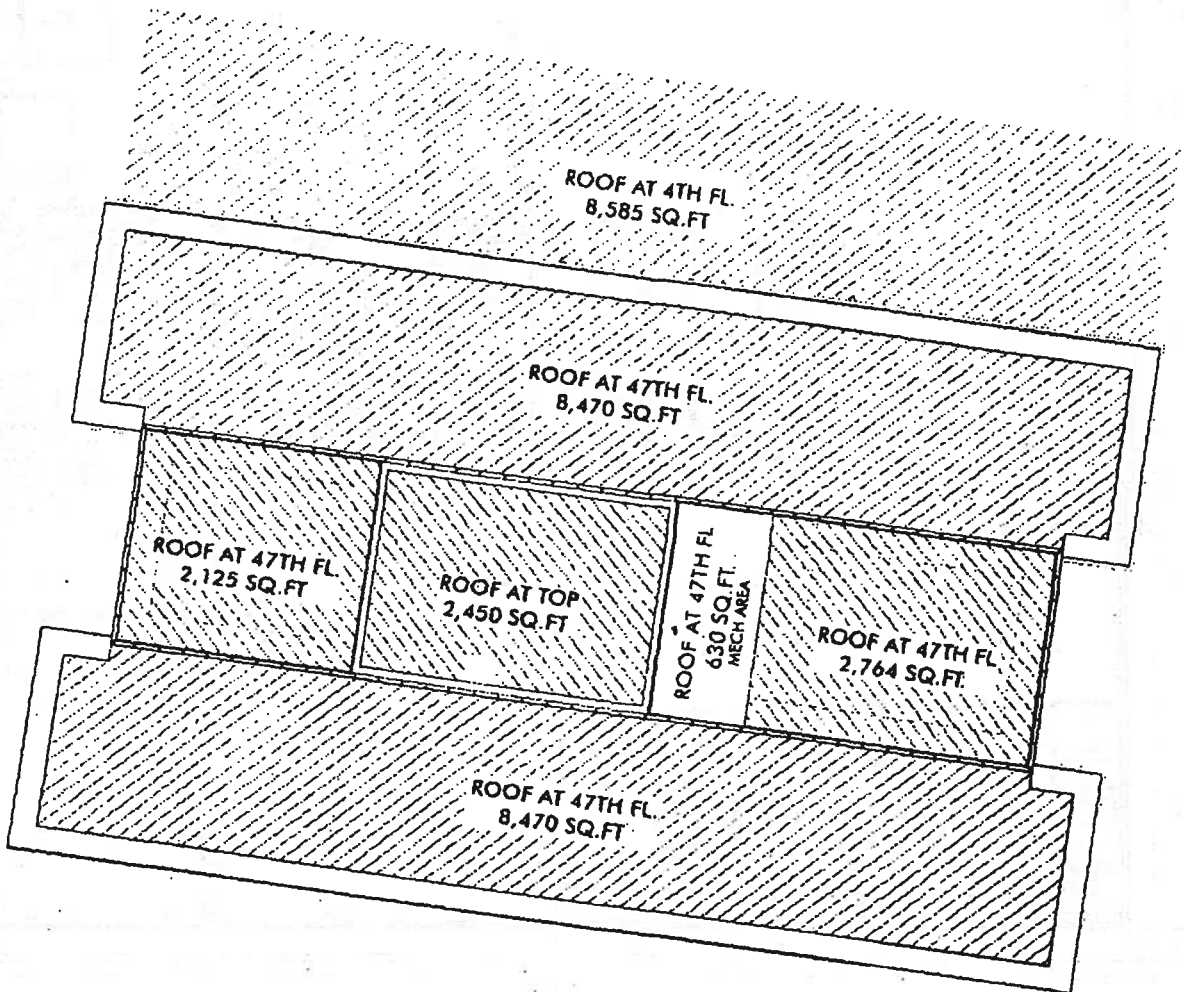
Green Roof Plan.
(Page 1 of 2)



7/29/2009

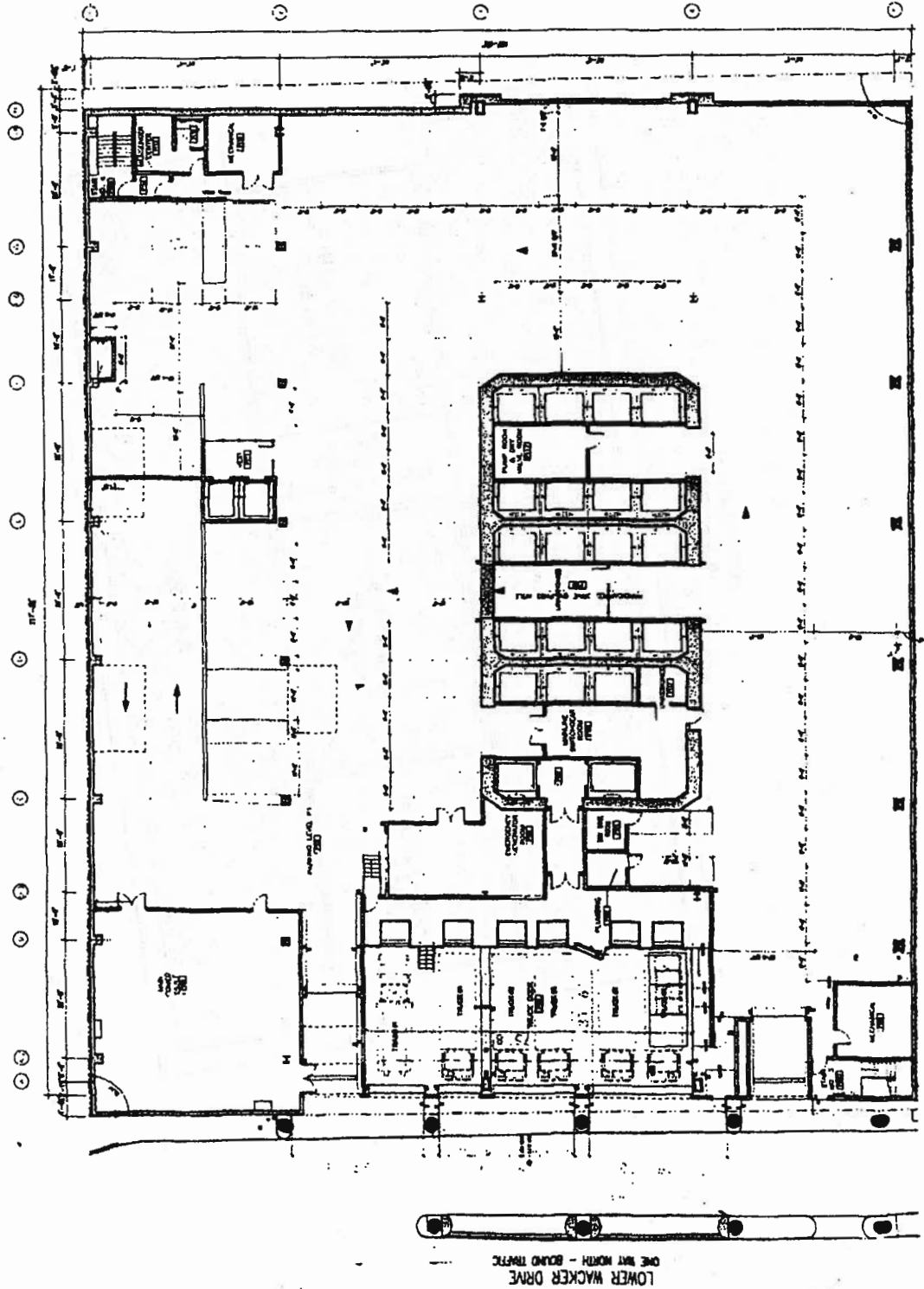
REPORTS OF COMMITTEES

Green Roof Plan.
(Page 2 of 2)

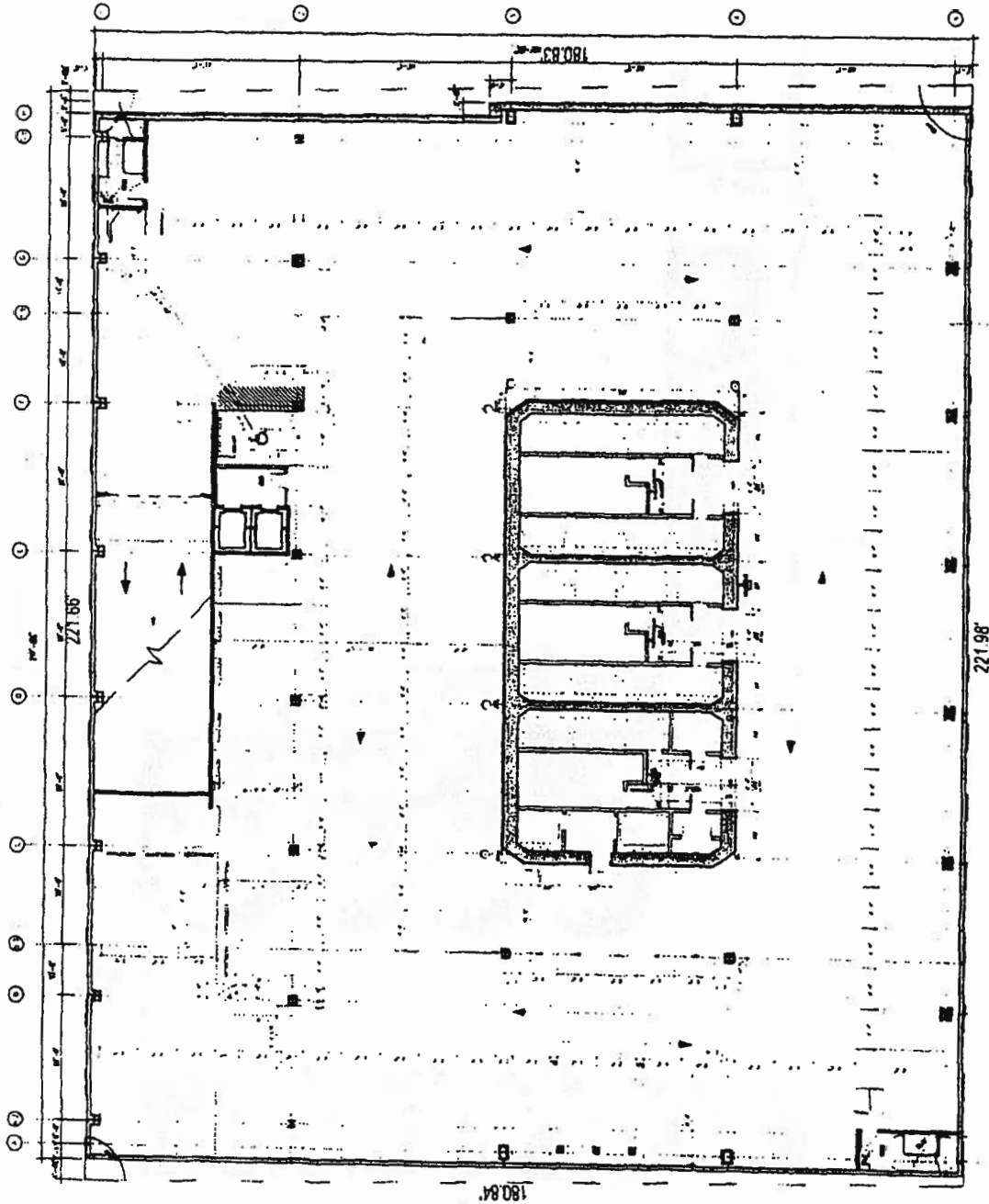


68817

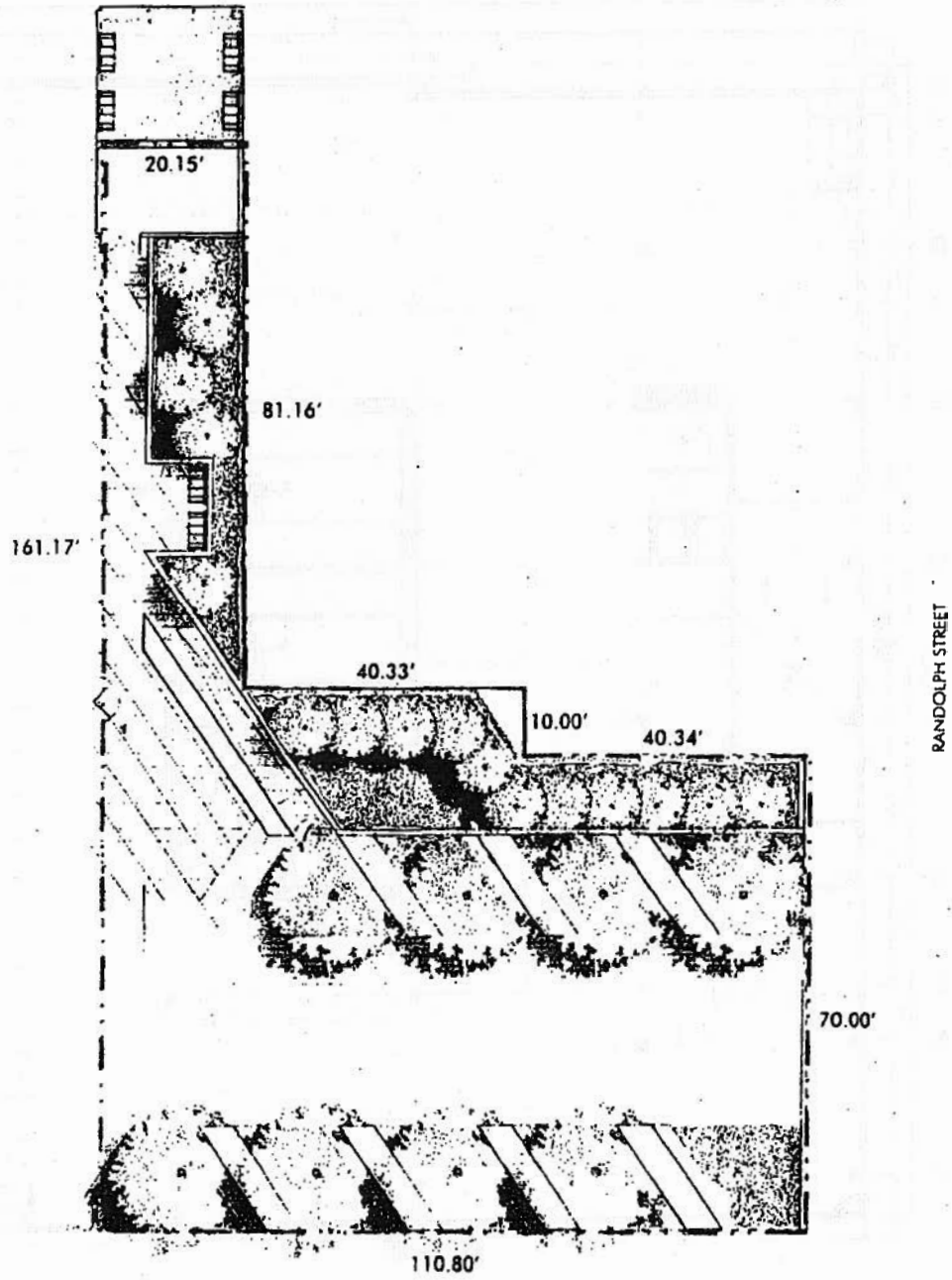
P1 Parking Floor Plan.



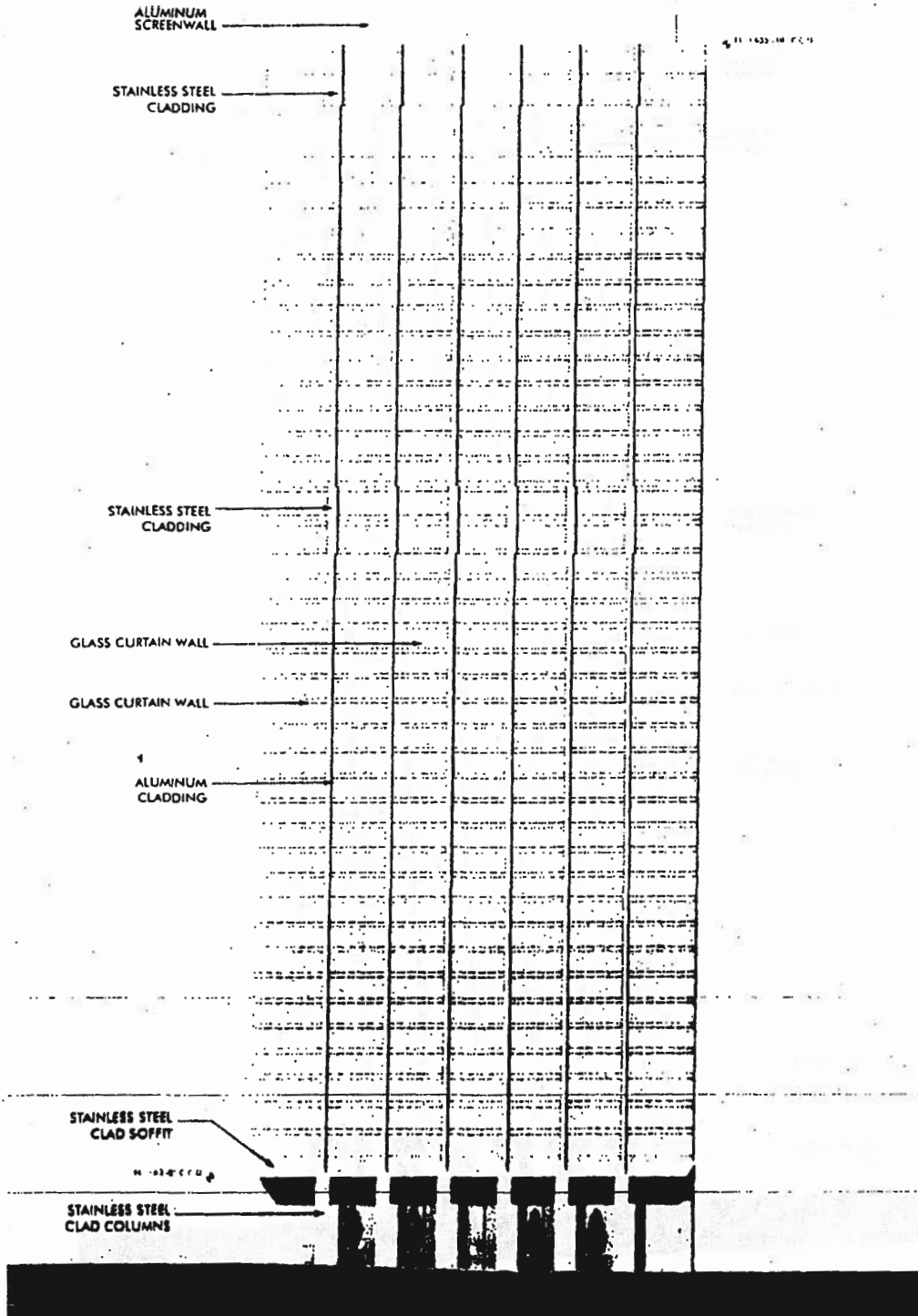
P2 Parking Floor Plan.



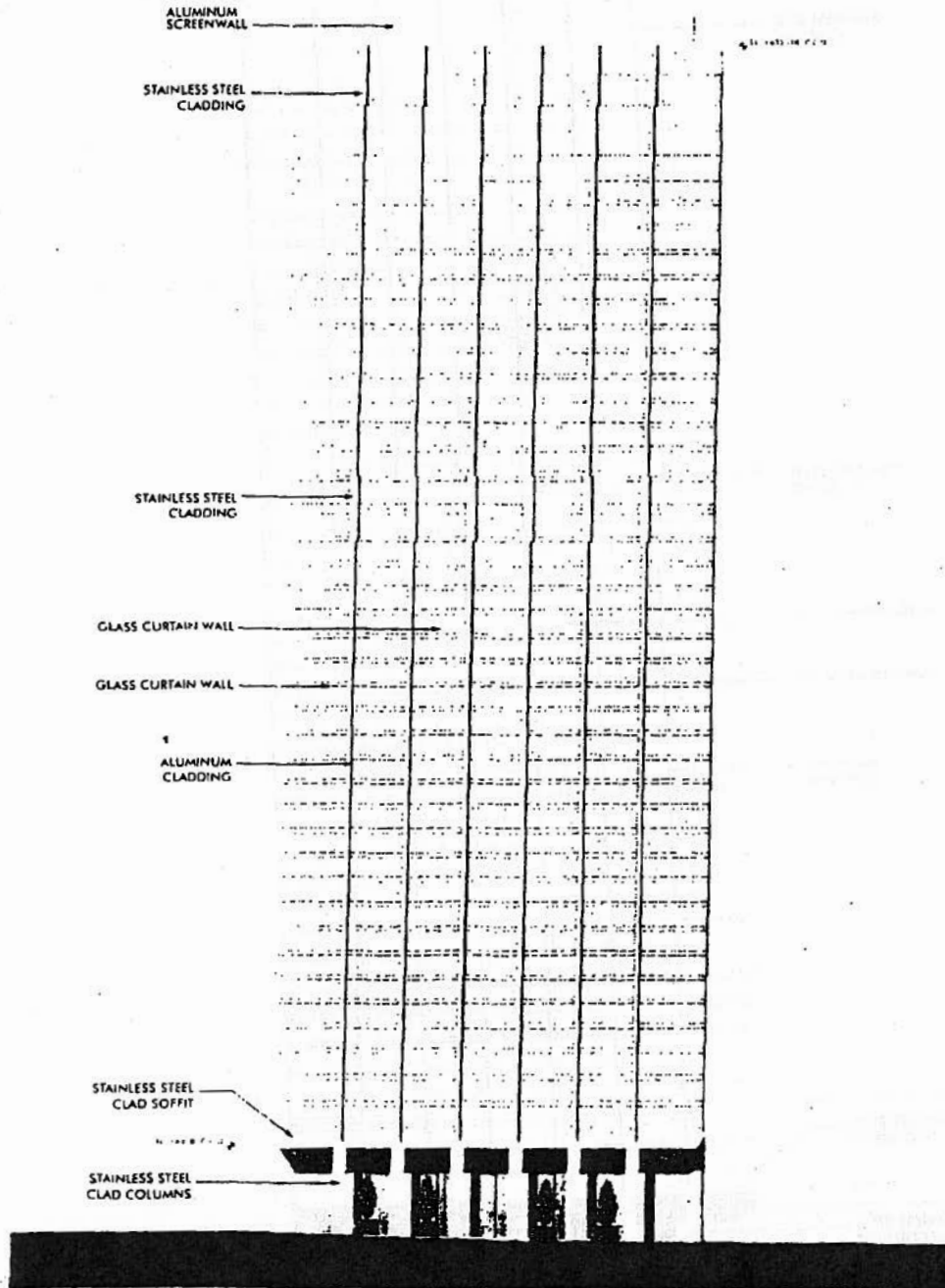
Pocket Park.



Building Elevation -- South.



Building Elevation -- West.





City of Chicago
Richard M. Daley, Mayor

Department of Zoning

Patricia A. Scudiero
Zoning Administrator

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)
<http://www.cityofchicago.org>

February 10, 2009

Mr. Rafael Carreira
The John Buck Co.
One North Wacker Drive
Suite 2400
Chicago, IL 60606-2824

Re: Administrative Relief request for Central Area Parking Planned Development No. 284, as amended, 301 West Lake Street and Business Planned Development No. 1060, as amended, 155 North Wacker Drive, Proposed Pedestrian Bridge

Dear Mr. Carreira:

Please be advised that your request for a minor change to Central Area Parking Planned Development No. 284, as amended, and Business Planned Development No. 1060, as amended, has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

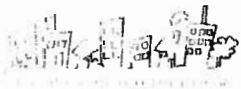
Planned Development No. 284 is improved with a parking garage at 301 W. Lake St. (southwest corner of W. Lake and N. Franklin Streets). Planned Development No. 1060 is located immediately south of PD 284 and is improved with an office building at 155 N. Wacker Dr., between W. Couch Pl. and W. Randolph St.

You are requesting to construct a pedestrian sky bridge connecting the second floors of the parking garage and the office building. The proposed sky bridge will measure approximately 10 feet wide by 19 feet long and will be located over W. Couch Pl., which was vacated by the City of Chicago on October 8, 2008. For purposes of floor area calculations, approximately 95 square feet will be assigned to PD 284 and approximately 95 square feet will be assigned to PD 1060.

The following drawings, prepared by goettsch partners, and dated January 15, 2009, shall be inserted into the main file:

	Cover Sheet-Drawing Index
A000	Code Compliance Matrix and Existing Diagrams
A001	Abbreviations and Symbols
A200	Second Floor Plan
A311	Partial North Elevation
A716	Parking Bridge Plans, Sections & Elevations
A780	Parking Bridge Details
S101	Load Maps (December 17, 2008)
PS-1	General Notes (January 19, 2009)


NEIGHBORHOODS



With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing a pedestrian sky bridge connection between the two above-referenced structures will not create an adverse impact on either Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the developments, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, Central Area Parking Planned Development No. 284, as amended, and Business Planned Development No. 1060, as amended, I hereby approve the foregoing minor change, but no other changes to these Planned Developments.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS: HG: tm

C: Mike Marmo, Pat Haynes, Erik Glass, DPD files



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

May 14, 2008

Mr. Scott R. Borstein
Attorney at Law
Neal & Leroy, LLC
203 North LaSalle Street
Suite 2300
Chicago, Illinois 60601-1243

**Re: Administrative Relief request for Business Planned Development
No. 1060, 155 North Wacker Drive**

Dear Mr. Borstein:

Please be advised that your request for a minor change to Business Planned Development No. 1060 ("BPD") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 15 of the Planned Development.

Specifically, you are requesting on behalf of the Applicant, to post an irrevocable letter of credit from a major bank in lieu of making the cash payments required by the BPD for Off-Site Park and Open Space Contributions ("OSPOSC," currently, \$2,181,283.00) and for the Chicago Public Schools Capital Improvement Program ("CPSCIP," currently, \$1,868,283.00). Such letter of credit would be posted at the time of building permit issuance and would remain in place until not later than December 31, 2008 (the "Central Loop TIF Expiration Date").

The Applicant and/or City of Chicago are attempting to acquire and enter into a Redevelopment Agreement for the development of public open space on the remaining three parcels fronting Randolph Street located between the Applicant's site and the Randolph intersection of Franklin Street ("Open Space Parcels"). The acquisition and development of the Open Space Parcels would impact the FAR requirements and FAR Bonus provisions of the BPD. In addition, the funds the Applicant is required to pay for OSPOSC could be specifically designated for the acquisition and development of the Open Space Parcels.

In the event that the Applicant and/or the City of Chicago acquire the Open Space Parcels on or before the Central Loop TIF Expiration Date, then the Applicant and the City agree to amend the BPD to include the Open Space Parcels within the BPD boundaries, revise the FAR Bonus provisions and reflect the earmarking of any payments made toward the OSPOSC accordingly. In the event the Applicant and/or City do not acquire the Open Space Parcels on or before the Central Loop TIF Expiration Date, or the BPD is not otherwise amended, the Applicant shall make the cash payments as currently provided in the BPD on January 1, 2009.



With regard to your request, the Department of Planning and Development has determined that this request would not create an adverse impact on the Planned Development or surrounding neighborhood, would not change the character of the development and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1060, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

A handwritten signature in cursive script that reads "Arnold L. Randall".

Arnold L. Randall
Commissioner

ALR:SA:HG:tm

cc: Kathy Caisley, Heather Gleason, Mike Marmo, Pat Haynes, Erik Glass, DPD files

106020

JOURNAL--CITY COUNCIL--CHICAGO

15982
5/9/2007

Ordinance, is hereby amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 18-D in the area bounded by:

a line 361.9 feet north of and parallel to East 72th Street; South University Avenue; a line 336.90 feet north of and parallel to East 72nd Street; and the alley next west of and parallel to South University Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.

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

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION OF
AREA SHOWN ON MAP NUMBER 1-F.

(As Amended)
(Application Number 15982)

BPD 1060

(Committee Meeting Held May 2, 2007)

The Committee on Zoning submitted the following report:

CHICAGO, May 9, 2007.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on May 2, 2007, I beg leave to recommend that Your Honorable Body *Pass* various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of five ordinances which were corrected and amended in their amended form. They are Application Numbers A-7096, 15982, 16016, 15619, 15984 and A-7054.

Please let the record reflect that I, William J. P. Banks, abstained from voting and recused myself on Application Numbers 15562, 16106, 16013, 16042, 16043,

16046, 16047 and 15397 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time, I move for passage of the substitute ordinance transmitted herewith.

Once again, please let the record reflect that I abstain from voting on Application Numbers 15562, 16106, 16013, 16042, 16043, 16046, 16047 and 15397 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Beale, Pope, Balcer, Cárdenas, Olivo, T. Thomas, Coleman, L. Thomas, Lane, Rugai, Brookins, Muñoz, Zalewski, Solis, Ocasio, Burnett, E. Smith, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, M. Smith, Moore, Stone -- 43.

Nays -- None.

Alderman O'Connor moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

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 DC-16 Downtown Core District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Randolph Street; North Wacker Drive; West Couch Place; and a line approximately 221.98 feet east of and parallel to North Wacker Drive,

to the designation of a Business Planned Development which is hereby established in the area described and a corresponding use district, subject to such use and bulk regulations as set forth in the Business Planned Development attached hereto and made a part hereof.

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

Plan of Development Statements referred to in this ordinance read as follows:

Business Planned Development Number 1060

Plan Of Development Statements.

1. The area delineated herein as a business planned development ("Planned Development") consists of approximately forty thousand one hundred nine (40,109) square feet of net site area which is depicted on the attached Planned Development Property Line and Boundary Map. The property is controlled by the applicant, JBC/155 Development L.L.C.
2. The applicant ("Applicant") shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submission on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and Lessees, if different than the Applicant, the legal titleholders or any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder or any ground lessors. Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative,

legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors, or by a governmental agency with the power of eminent domain which has designated the property for acquisition. An agreement among property owners, the board of directors of any property owners association, or covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The Applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.

4. This plan of development consists of the following sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; a Property Line and Boundary Map; Site and Landscape Plan; Parking Floor Plan; Green Roof Plan and Conceptual Building Elevations prepared by Goettsch Partners, dated April 19, 2007. Full size sets of the Site/Landscape Plan and Conceptual Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The uses permitted within the area delineated herein as a "Business Planned Development" shall include, but not be limited to, commercial uses, business uses, retail uses, office uses, accessory parking, and uses as permitted within the DC-16, Downtown Core District, and such other related uses, excluding hotel uses.
6. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as a "Business Planned Development", subject to the review and approval of the Department of Planning and Development. Off-premises signage is prohibited.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all required parking spaces shall be designated for parking for the handicapped.
8. Ingress and egress shall be subject to the review and approval of the Department of Transportation -- Bureau of Traffic and the Department of Planning and Development. All work in the Public Way must be designed

and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.

9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio (F.A.R.) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply except that in addition to other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, floor area devoted to elevator shafts and stairwells located within the parking garage shall be excluded.
11. The permitted F.A.R. identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of forty thousand one hundred nine (40,109) square feet, a base F.A.R. of 16.00 and additional F.A.R. for a series of proposed amenities as follows:

Description	Floor Area Ratio
Base F.A.R.	16
Streetscape Improvement	1.42
Upper Level Set Backs	1.76
Underground Parking	3.56
Underground Loading	0.36
Green Roof (see Statement 13)	1.80
Sidewalk Widening	0.31
Off-site Improvements	3.2

Chicago Public School Program	2.74
Total Floor Area Ratio:	31.15

Pursuant to the Streetscape Improvements provision of the City of Chicago Zoning Ordinance, Title 17 Chapter 17-4-1004, et seq. ("Zoning Ordinance") the Applicant has asked for an increase in the Floor Area Ratio of the Property. The Applicant hereby acknowledges that qualifying streetscape improvements must meet the guidelines set forth in Section 17-4-1009-B of the Zoning Ordinance. Pursuant to Section 17-4-1019 -C, floor area bonuses for qualifying improvements are based on the following formula: cost of one (1) square foot of floor area = eighty percent (80%) x median cost of land per buildable square foot. Based on the proposed Site and Landscape Plan, the Applicant will be providing streetscape improvements totaling Nine Hundred Sixty-six Thousand Three Hundred Sixty-five Dollars (\$966,365), resulting in a F.A.R. bonus of 1.42. Prior to the issuance of its building permit, the Applicant shall submit to the Department of Planning and Development documentation including, but not limited to, appropriate drawings, detailed construction commitments, a construction schedule and a performance bond for completion of the improvements.

Pursuant to the Upper-Level Setbacks provision of the Zoning Ordinance, Title 17 Chapter 17-4-1013, et seq., the Applicant has asked for an increase in the floor area ratio of the Property. The Applicant hereby acknowledges that eligible setbacks must meet the standards set forth in Section 17-4-1013A of the Zoning Ordinance. Pursuant to Section 17-4-1013 B(2), the floor area bonus for qualifying upper-level setbacks is 0.4 multiplied by sum of setback areas on each floor divided by lot area. Based on the proposed elevations, the Applicant will provide upper-level setbacks totaling one hundred seventy-six thousand five hundred five (176,505) square feet, resulting in a F.A.R. bonus of 1.76.

Pursuant to the Underground Parking and Loading provision of the Zoning Ordinance, Title 17 Chapter 17-4-1016, et seq., the Applicant has asked for an increase in the floor area ratio of the Property. The Applicant hereby acknowledges that eligible underground parking and loading must meet the standards set forth in Section 17-4-1016B of the Zoning Ordinance. Pursuant to Section 17-4-1016B (1), the floor area bonus for qualifying underground parking and loading is [number of underground parking spaces multiplied by 350 square feet] divided by lot area multiplied by 0.2 multiplied by Base F.A.R.. Based on the proposed Parking Floor Plan, the Applicant will provide underground parking totaling one hundred seventy (170) spaces, resulting in a F.A.R. bonus of 3.56. Pursuant to Section 17-4-1016B (3), the floor area bonus for

qualifying underground loading is [(number of underground loading docks multiplied by 1,000 square feet) divided by lot area] multiplied by 0.15 multiplied by Base F.A.R.. Based on the proposed Parking Floor Plan, the Applicant will provide six underground loading docks, resulting in an F.A.R. bonus of 0.36.

Pursuant to the Sidewalk Widening provision of the Zoning Ordinance, Title 17 Chapter 17-4-1010, et seq., the Applicant has asked for an increase in the Floor Area Ratio of the Property. The Applicant hereby acknowledges that eligible widening must meet the standards set forth in Section 17-4-1010 A of the Zoning Ordinance. Pursuant to Section 17-4-1010 B, the floor area bonus for qualifying sidewalk widening is (setback area devoted to widened sidewalk divided by lot area) multiplied by 2 multiplied by Base F.A.R.. Based on the proposed Site and Landscape Plan, the Applicant will provide a widened sidewalk totaling three hundred eighty-nine (389) square feet, resulting in a F.A.R. bonus of 0.31.

Pursuant to the Off-Site Park and Open Space Contributions provision of the Zoning Ordinance, Title 17 Chapter 17-4-1018, et seq., the Applicant has asked for an increase in the Floor Area Ratio of the Property. The Applicant hereby acknowledges that qualifying off-site park and open space contributions must meet the guidelines set forth in Section 17-4-1018B of the Zoning Ordinance. Pursuant to Section 17-4-1018C, floor area bonuses for qualifying improvements are based on the following formula: cost of 1 square foot of floor area = 80% x median cost of land per buildable square foot. Based on Section 17-4-1018B, the Applicant has agreed to make a cash contribution for off-site improvements of Two Million One Hundred Eighty-one Thousand Two Hundred Eighty-three and no/100 Dollars (\$2,181,283.00), resulting in an F.A.R. bonus of 3.2.

Pursuant to the Chicago Public Schools Capital Improvement Program provision of the City of Chicago Zoning Ordinance, Title 17 Chapter 17-4-1023, et seq., the Applicant has asked for an increase in the Floor Area Ratio of the Property. To contribute to the Chicago Public Schools Capital Improvement Program, a cash payment must be made to the Floor Area Bonus Fund -- C.P.S. based on the increase in allowable floor area multiplied by eighty percent (80%) of the median cost of land per buildable square foot. Based on Section 17-4-1 023D, the Applicant has agreed to provide a cash payment to the City of Chicago Floor Area Bonus Fund -- C.P.S. in the amount of One Million Eight Hundred Sixty-eight Thousand Two Hundred Eighty-three and no/100 Dollars (\$1,868,283.00), resulting in an F.A.R. bonus of 2.74. Prior to the issuance of permits, the Applicant must enter into an agreement with the City of Chicago and the Chicago Board of Education to meet this financial obligation, pursuant to Section 17-1-0101C of the Zoning Ordinance.

12. The Applicant shall obtain the applicable official reviews, approvals and permits from the various City Departments and or Committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes that conservation of natural resources. The Applicant intends to design, construct and maintain all buildings located within the subject property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System in order to obtain a minimum L.E.E.D. certification. Copies of these standards may be obtained from the Department of Planning and Development. Additionally, pursuant to the Green Roofs provision of the Zoning Ordinance, Title 17 Chapter 17-4-1015 et seq., the Applicant has asked for an increase in the Floor Area Ratio of the Property. The Applicant hereby acknowledges that according to Section 17-4-1015A of the Zoning Ordinance, to be eligible for a floor area bonus, a green roof must cover more than fifty percent (50%) of the net roof area (i.e. the total gross area of the roof minus any roof area covered by mechanical equipment) or two thousand (2,000) square feet of contiguous roof area, whichever is greater. Section 17-4-1015B states that floor area bonuses for qualifying green roofs are calculated as follows: Bonus F.A.R. = (area of roof landscaping in excess of fifty percent (50%) of net roof area + lot area) x 0.30 x Base F.A.R.. The Applicant shall provide a green roof identified on the Green Roof Plan, which roof has fifteen thousand seventy-six (15,076) square feet of landscaping, resulting in an F.A.R. bonus of 1.80.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject 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 a high standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.
15. 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 is made 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 and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

16. Unless substantial construction has commenced within six (6) years following adoption of this Business Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the property shall automatically revert to the prior DC-16, Downtown Core District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Parking Floor Plan; Green Roof Plan; Ground Floor Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 106031 through 106039 of this Journal.]

Bulk Regulations and Data Table and Sidewalk Improvement Estimate and Costs referred to in these Plan of Development Statements read as follows:

Business Planned Development Number 1060.

Bulk Regulations And Data Table.

Gross Site Area:	66,919 square feet
Area in Public Way:	26,810 square feet
Net Site Area:	40,109 square feet
Maximum Floor Area Ratio:	31.15
Base Floor Area Ratio:	16.00
Streetscape Improvement:	1.42
Upper Level Setbacks:	1.76

5/9/2007

REPORTS OF COMMITTEES

106029

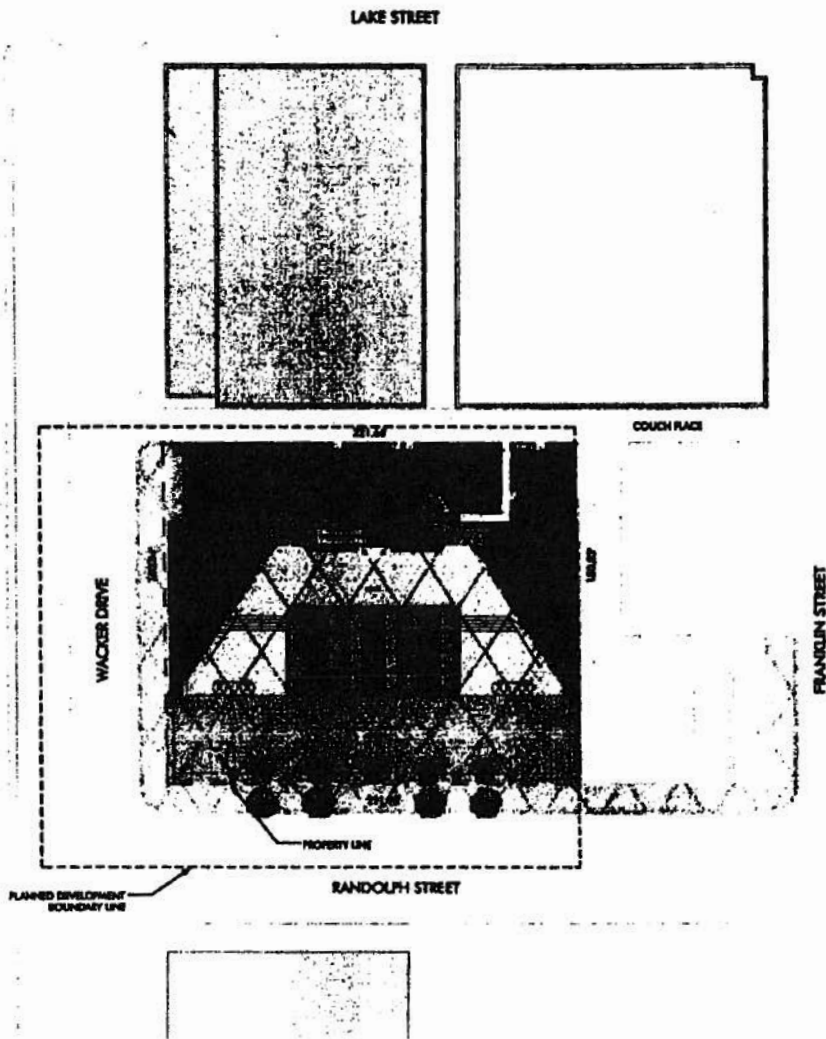
Underground Parking:	3.56
Underground Loading:	0.36
Green Roof:	1.80
Sidewalk Widening:	0.31
Off-Site Improvements:	3.2
Chicago Public Schools Improvement Funds:	2.74
Maximum Percent of Site Coverage:	In accordance with the Site Plan
Maximum Number of Off-Street Parking Spaces:	170
Minimum Number of Loading Berths:	6
Minimum Required Setbacks:	In accordance with site plan
Maximum Height:	656 feet

*155 North Wacker – Sidewalk Improvement Estimate –
Outside Property Line -- Premium Costs.*

CSI Code	Trade/Description	Quantity	Unit	Unit Cost	Total
	Sidewalks Outside of Property Line				
	Cobblestone Sidewalk 1 inch thick at Wacker Drive	2,300	SF	\$ 45.00	\$103,500
	Cobblestone Sidewalk 3 inches thick at Randolph Street	2,169	SF	60.00	130,140
	Granite Sidewalk Pavers (2 feet wide)	1,026	SF	70.00	71,820
	Granite Pavers at curb (2 feet wide)	785	SF	70.00	54,950
	½ inch Stainless Steel Curb Plate	393	LF	180.00	70,702

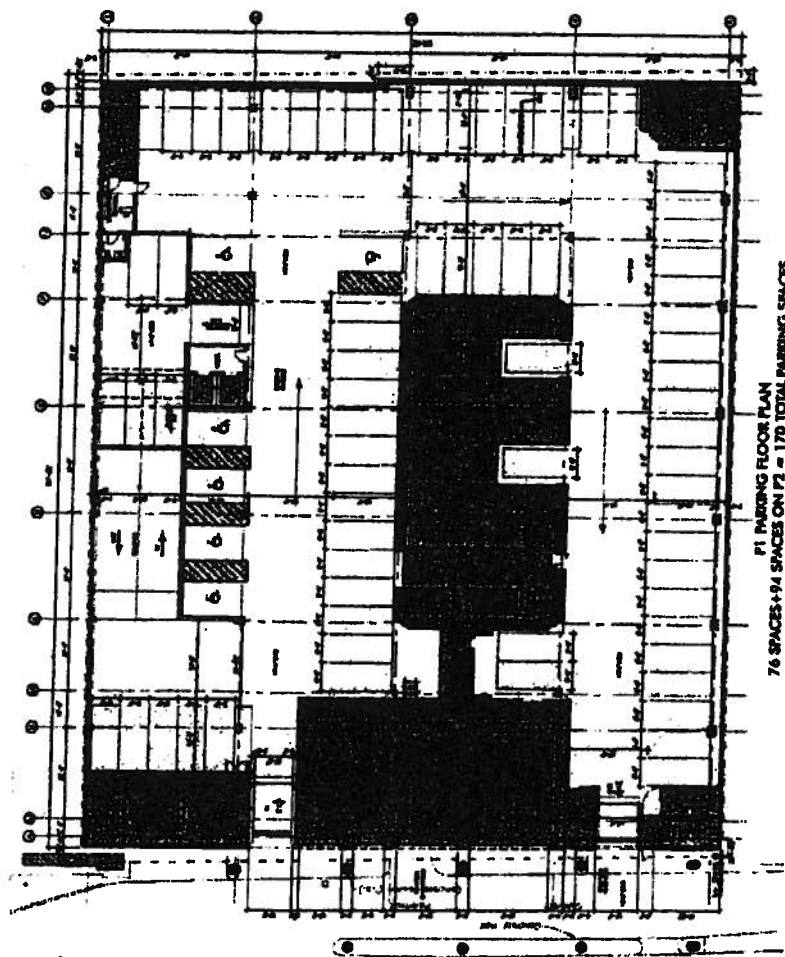
CSI Code	Trade/Description	Quantity	Unit	Unit Cost	Total
	Waterproofing	6,280	SF	4.00	Not Required
	Relocate Historical Light Pole	3	EA	15,000.00	45,000
	Relocate "Chicago Theatre District" Medallion	1	Allow	2,000.00	2,000
	Remove, salvage and reuse existing traffic signals	2	Allow	50,000.00	100,000
	Existing traffic signal control box	1	EA		NIC
	Existing fire hydrant	1	EA		NIC
	Sidewalk sloped corners	2	EA	2,000.00	4,000
	New Com-Ed vault covers to accommodate pavers	2	EA	15,000.00	30,000
	Remove and replace manhole cover	1	EA	2,000.00	2,000
	Remove and replace voice-data hand hole cover	1	EA	2,000.00	2,000
	2 feet by 2 feet curb support	212	LF	54.00	11,448
	Scarify the Slab on Wacker	2,724	SF	10.00	27,240
	Expansion Joint	198	LF	200.00	39,600
	6 inch Granite Planter Curb	108	LF	200.00	21,600
	Trash Receptacle	2	EA		NIC
	Street Patching at curbs	1	LS	70,000.00	70,000
	Subtotal				\$786,000
	General Conditions and Fee			10.25%	80,565
	Insurance 1.148%				9,948
	Contingency			5.00%	43,826
	Design Fee			5.00%	46,017
	TOTAL:				\$966,356

Planned Development Boundary And Property Line Map.



PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

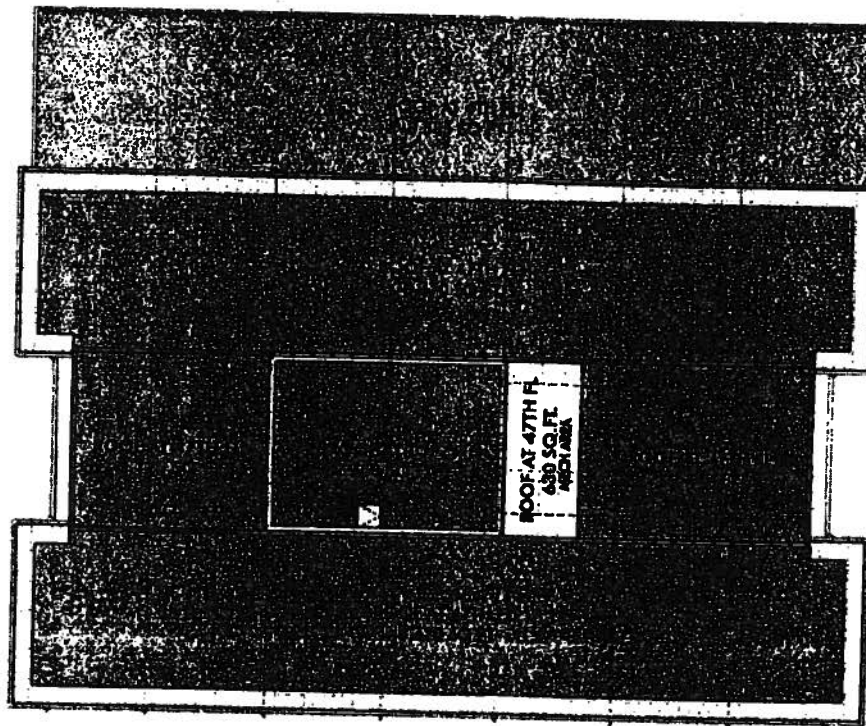
Parking Floor Plan.



P1 PARKING FLOOR PLAN
76 SPACES + 94 SPACES ON P2 = 170 TOTAL PARKING SPACES

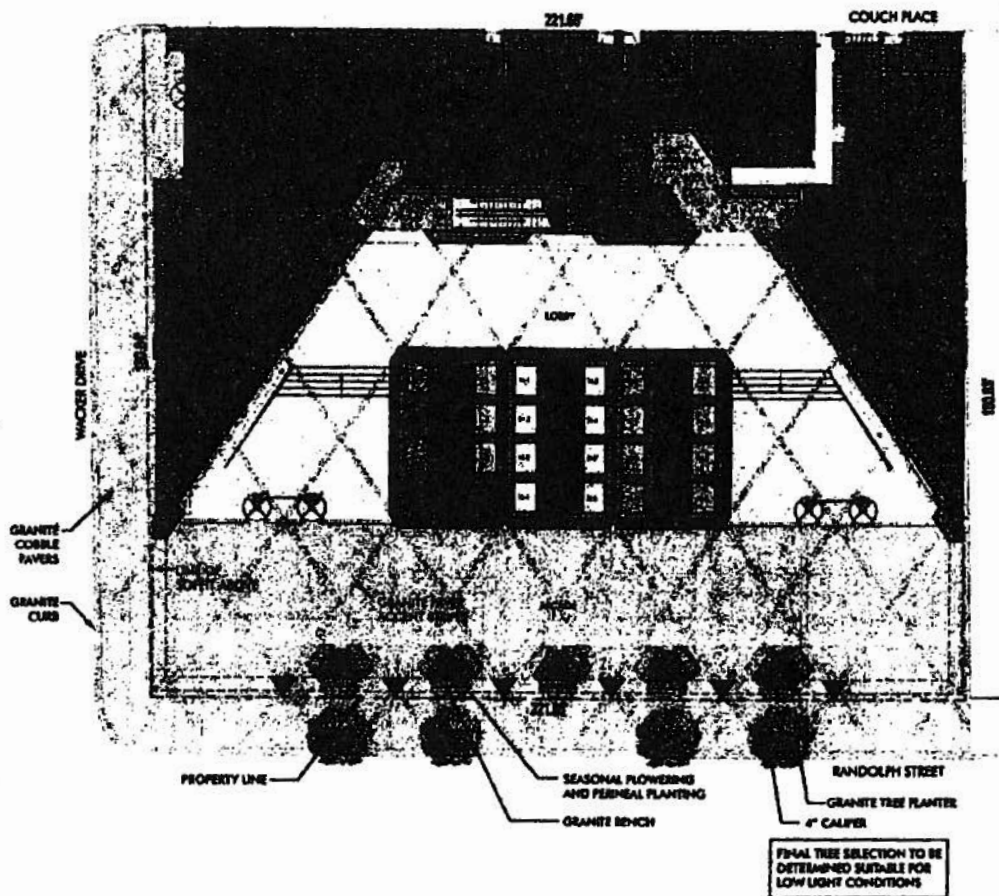
N. WACKER DRIVE ..
NORTH BOUND TRAFFIC

Green Roof Plan.

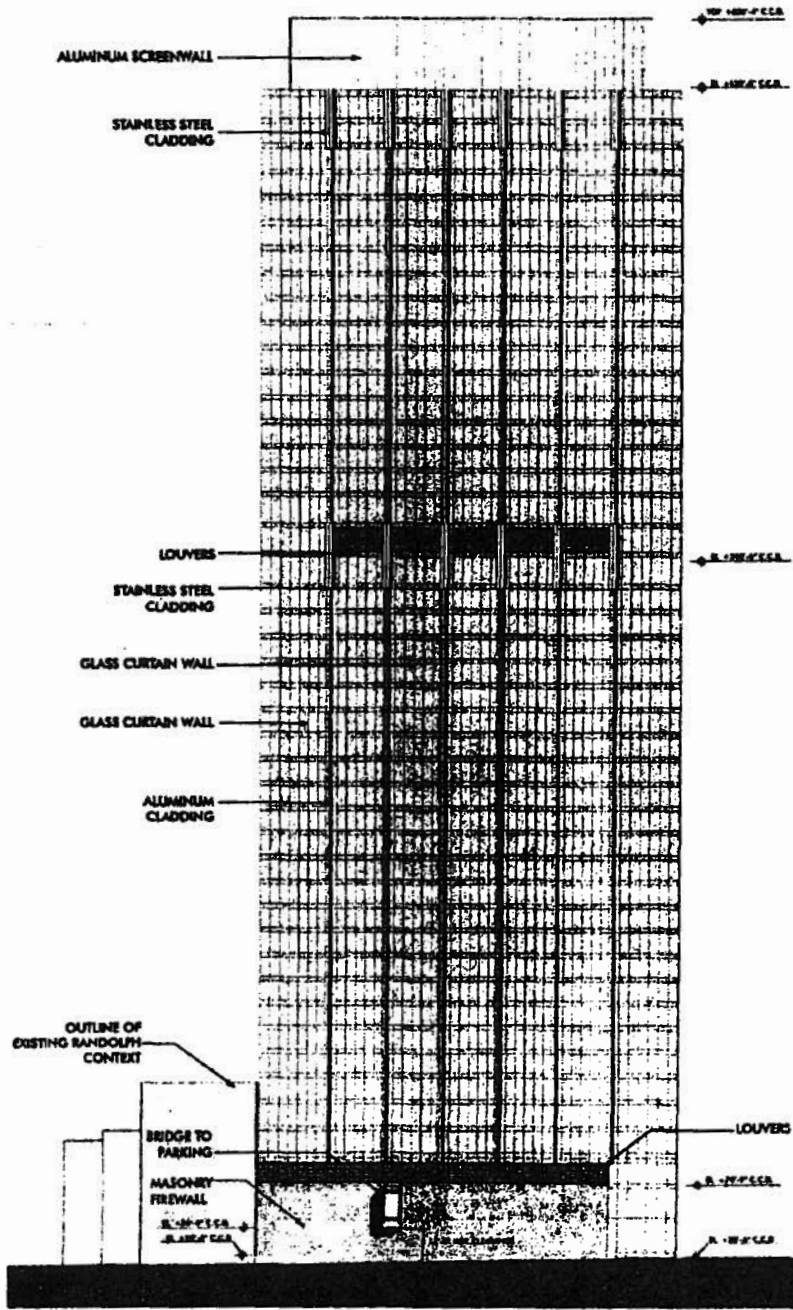


TOTAL GROSS ROOF AREA = 34,205 SQ.FT
TOTAL NET ROOF AREA = 33,573 SQ.FT
GREEN ROOF COVERAGE = 92%

Ground Floor Plan.

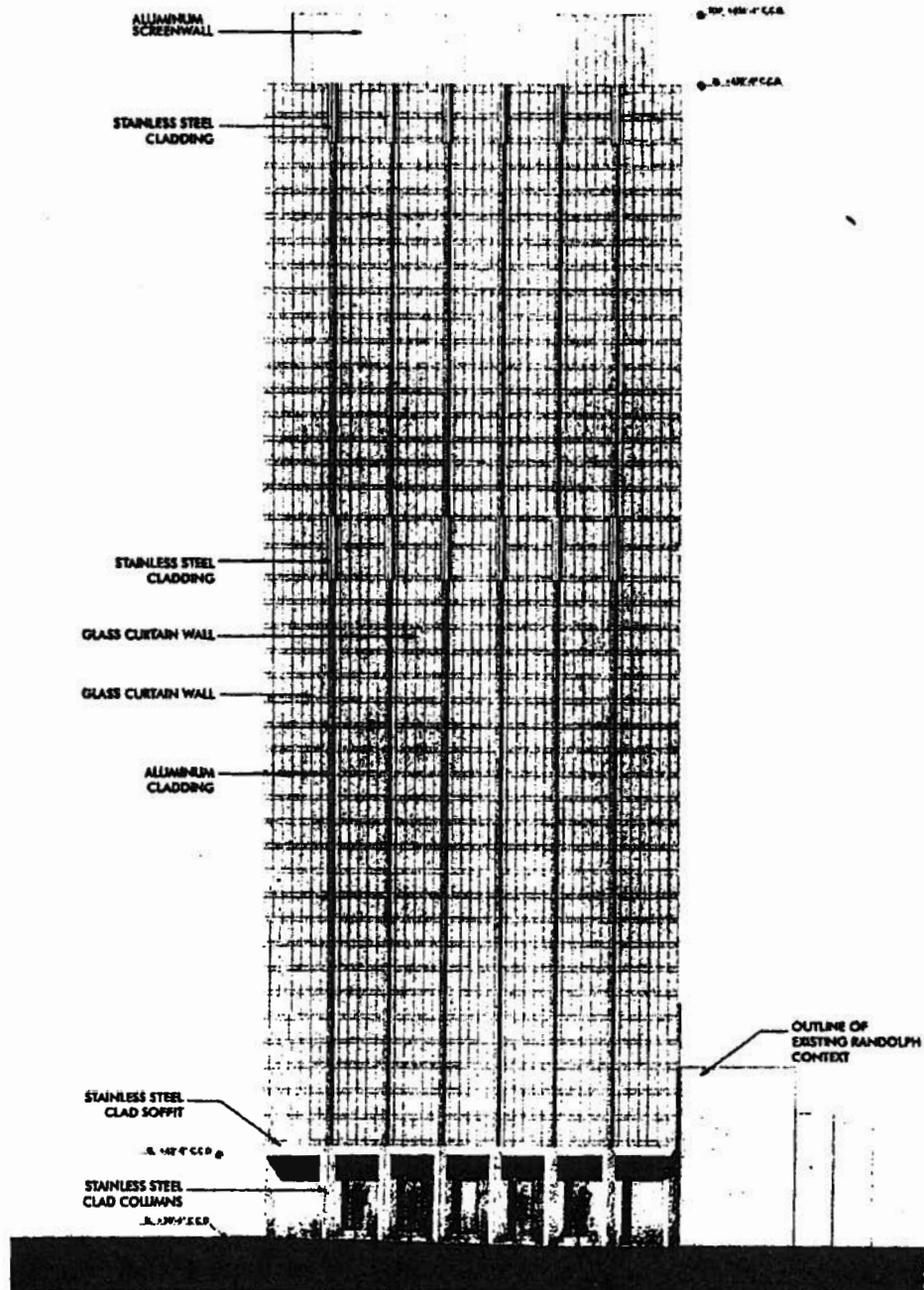


North Building Elevation.



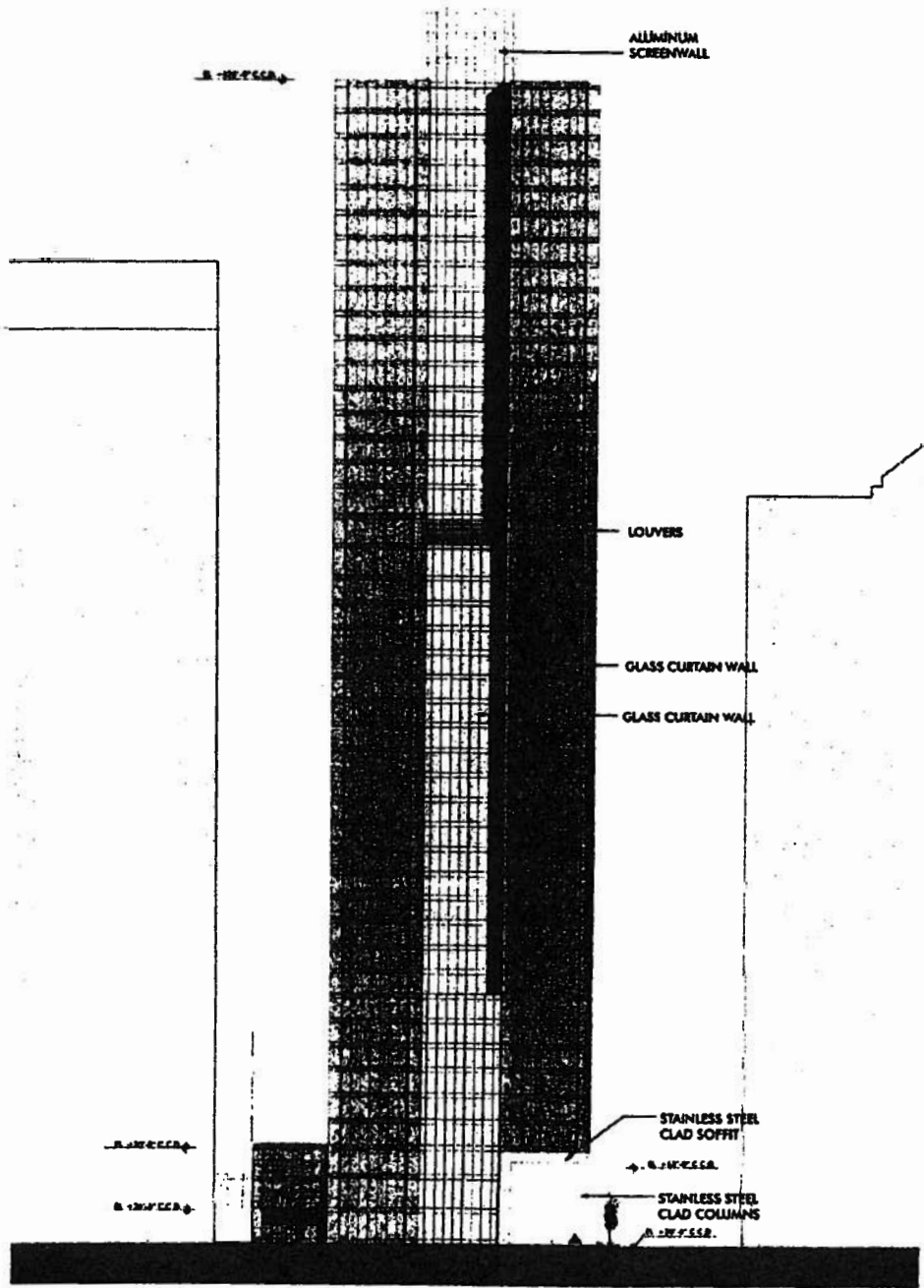
BUILDING ELEVATION - NORTH

South Building Elevation.



BUILDING ELEVATION - SOUTH

West Building Elevation.



BUILDING ELEVATION - WEST