

PD 124

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 23, 2025

Donna J. Pugh
Foley & Lardner LLP
321 N. Clark St., Suite 3000
Chicago, IL 60654

**Re: Minor change to PD 124, Subarea E, Block 125, including areas I and II
The Shops at North Bridge revised signage**

Dear Ms. Pugh:

Please be advised that your request for a minor change to Subarea E, Block 125, including areas I and II of Business Planned Development No. 124 ("PD 124") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of the Planned Development.

You represent SNB 124/125 Owner LLC, the sole owner of Subarea E, Block 125 (including I and II) of The Shops at North Bridge. They are seeking a minor change to update the signage allowed within Block 125 so that it more closely aligns with current standards of the Zoning Ordinance, rather than previously approved exhibits from the past. Specifically, they are seeking to add the following exhibits prepared by Park Fowler Plus, and dated 10/6/2025:

- Exhibit 1: Art + Retail Identity Diagram and Proposed Michigan Avenue Entry
- Exhibit 2: Proposed Michigan Avenue Entry
- Exhibit 3: Art + Signage Diagram, Grand Avenue (North) Façade and Art + Signage Diagram, Rush Street (West) Façade

They are also seeking to modify, replace or eliminate the following exhibits:

- Signage Criteria North Bridge District, dated 12/1/1997 – this list of criteria shall no longer apply to Subarea E, Block 125, including I and II
- East Elevation Signage A4.01, dated 12/1/1997, superseded by Exhibits 1 and 2 attached
- North Elevation Signage A4.02, dated 12/1/1997, superseded by Exhibit 3 attached
- West Elevation Signage A4.03, dated 12/1/1997, superseded by Exhibit 3
- South Elevation Signage A4.04, dated 12/1/1997, eliminated
- Minor change Grand Ave. Ext. Elevation A-202, dated 3/11/2013, superseded by Exhibit 3
- Minor change Rush St. Ext. Elevation A-203, dated 3/11/2013, superseded by Exhibit 3
- Minor change Grand Ave. Overall Elevation A-206, dated 3/11/2013, superseded by Exhibit 3
- Minor change Rush St. Overall Elevation A-207, dated 3/11/2013, superseded by Exhibit 3
- Minor change Exterior Arcade Elevations A-201, dated 12/7/2012, superseded by Exhibit 3

Lastly, most of Block 125 is located within the boundaries of the Michigan Avenue Corridor Special Sign District and your client is seeking several clarifications based on recent changes to the district allowances. Pursuant to Section 17-1-1002 of the Zoning Ordinance, all of Block 125, including areas I and II, is subject to the more restrictive Michigan Avenue Corridor Special Sign District regulations. The maximum sign face area for Block 125, Subarea E, including I and II, shall be calculated based on three times the lot's street frontage, pursuant to Section 17-12-1101-B1 of the Zoning Ordinance. Finally, pursuant to Section 17-12-1101-B9 of the Zoning Ordinance, your client is requesting 64 SF of dynamic display image signage on the Michigan Avenue façade.

The Department of Planning and Development has determined that allowing these signage modifications 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.

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 124, 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,



Noah Szafraniec
Assistant Commissioner

NS:tm

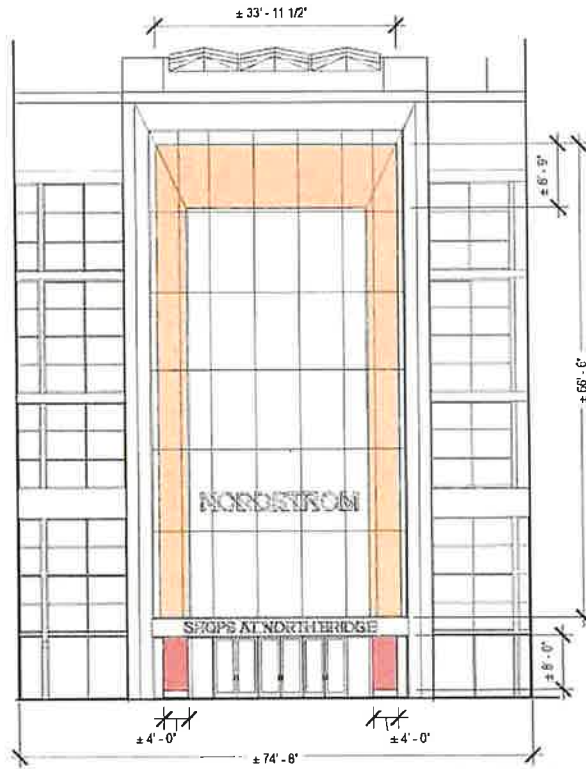
Works of Art with Non-Commercial Message (Upper Window)

-Backlit LED Screen
12" Behind Glass.
Not to exceed
716 SF for this
± 74'-8" facade.

Dynamic Image Display Sign (Lower Window)

-Backlit LED Screen
12" Behind Glass
Displaying Art and
Retail Identity.
Not to exceed
64 SF for this
± 74'-8" facade.

Total signage for
this facade will not
exceed 3X linear
street frontage.

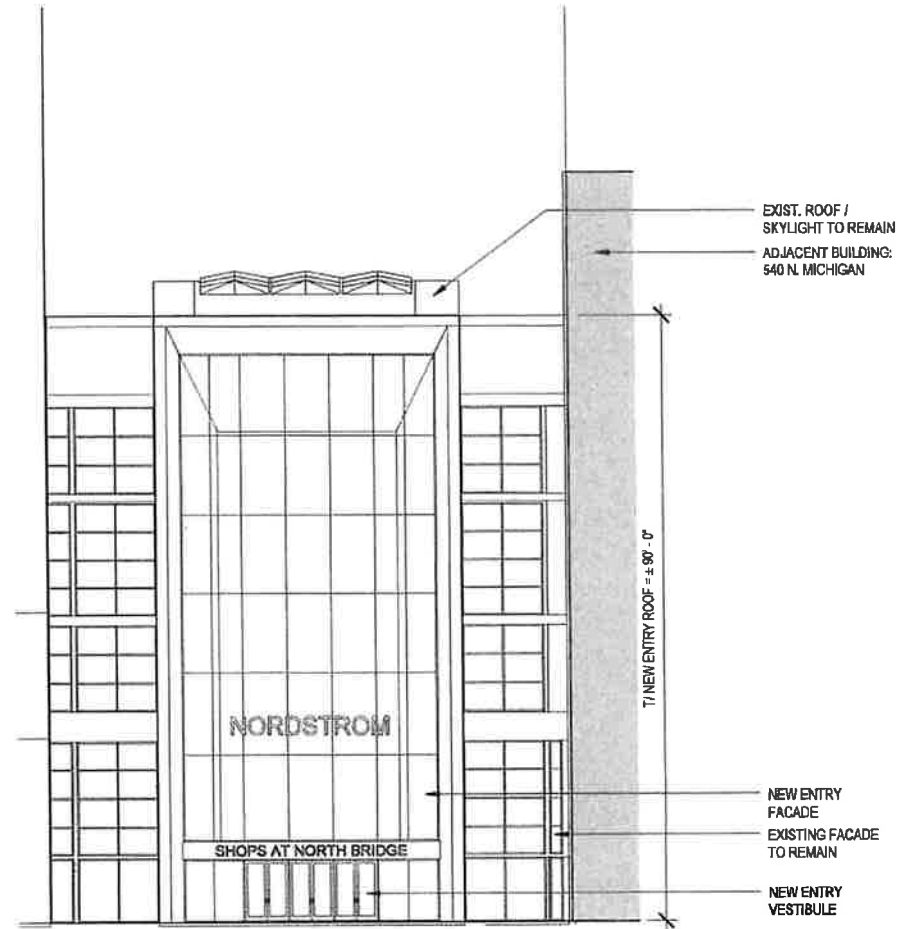


Art + Retail Identity Diagram



Concept image shown for illustrative purpose only.

**Proposed Michigan Avenue Entry
520 North Michigan Avenue**



Scale: 1/16" = 1' - 0"

Proposed Michigan Avenue Entry, Height: ± 90' - 0" AFF
520 North Michigan Avenue, Elevations

10.06.2025 |



Concept image shown for illustrative purpose only.

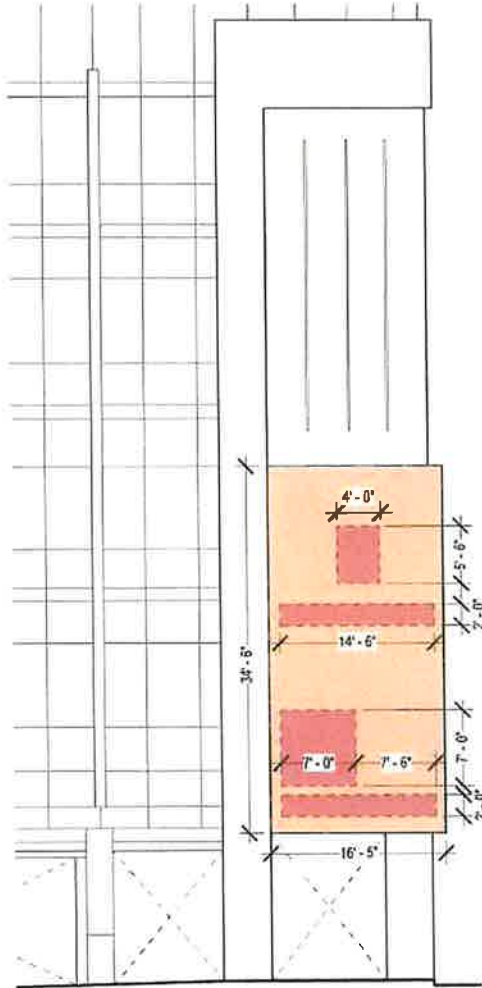
Proposed Fixed Signage

New Fixed Raised Lettering Retail Identity Area not to exceed 129 SF for this facade. The adjacent images demonstrate one potential layout; however, the fixed raised lettering signage can be located anywhere on this facade, so long as it does not exceed 129 SF.

Works of Art with Non- Commercial Message

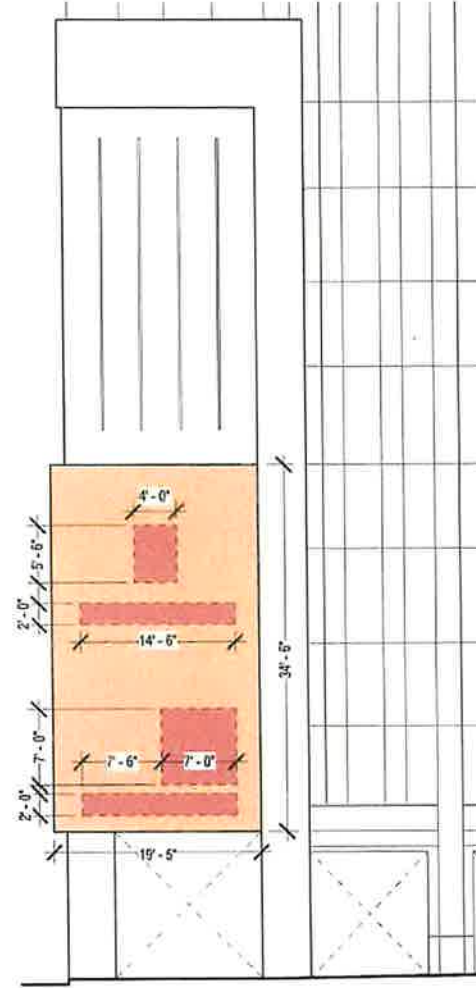
Backlit LED Screen not to exceed 670 SF for this facade.

Total signage for this facade (including existing) will not exceed 3X linear street frontage.



Scale: 3/32" = 1' - 0"

Art + Signage Diagram, Grand Avenue (North) Facade



Scale: 3/32" = 1' - 0"

Art + Signage Diagram, Rush Street (West) Facade

Proposed Fixed Signage

New Fixed Raised Lettering Retail Identity Area not to exceed 129 SF for this facade. The adjacent images demonstrate one potential layout; however, the fixed raised lettering signage can be located anywhere on this facade, so long as it does not exceed 129 SF.

Works of Art with Non- Commercial Message

Backlit LED Screen not to exceed 670 SF for this facade.

Total signage for this facade (including existing) will not exceed 3X linear street frontage.



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

May 24, 2013

CITY OF CHICAGO

Mara S. Georges
Daley and Georges, Ltd.
20 South Clark Street, Suite 400
Chicago, IL 60603-1835

**Re: Administrative Relief request for Business Planned Development No. 124, Subarea B, Block 120,
Proposed elevation changes at Ohio Street, Grand Avenue and Wabash Avenue**

Dear Ms. Georges:

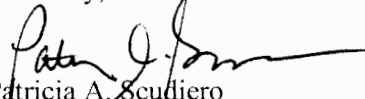
Please be advised that your request for a minor change to Business Planned Development No. 124 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

You are requesting on behalf of the property owner, RN 120 Company, LLC/Macerich, to modify the building elevations along Ohio Street, Grand and Wabash Avenues. The changes are to serve a new two-story restaurant complex, Eataly. The other two property owners of Subarea B, W2007 Equity Inns Realty LLC and Room & Board have provided their consent for this change. The following partial elevations, prepared by OKW Architects and dated May 9, 2013, shall be inserted into the main file: North Elevation (Ohio Street) Opt. 1, South Elevation (Grand Avenue), and West Elevation (Wabash Avenue). Minor changes were previously granted for revisions to the elevations on April 12, 2013, and June 10, 2013. Also, the revised West Elevation includes a loading dock door which was approved administratively on March 22, 2013. Please be advised that any signage shown on the elevations is not included in this minor change request or approval.

With regard to your request, the Department of Housing and Economic Development has determined that the proposed elevation changes 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. 124, 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

C: Mike Marmo, Erik Glass, Main file



NORTH ELEVATION (OHIO STREET) OPT 1

LEGEND:

- NEW FIBER CEMENT COMPOSITE
RAINSCREEN CLADDING COLOR:
CORAL 7031
- NEW FIBER CEMENT COMPOSITE
RAINSCREEN CLADDING COLOR:
BLACK OPAL 7022
- NEW FIBER CEMENT COMPOSITE
RAINSCREEN CLADDING COLOR:
BLACK OPAL 7024

EATALY
1911-2011

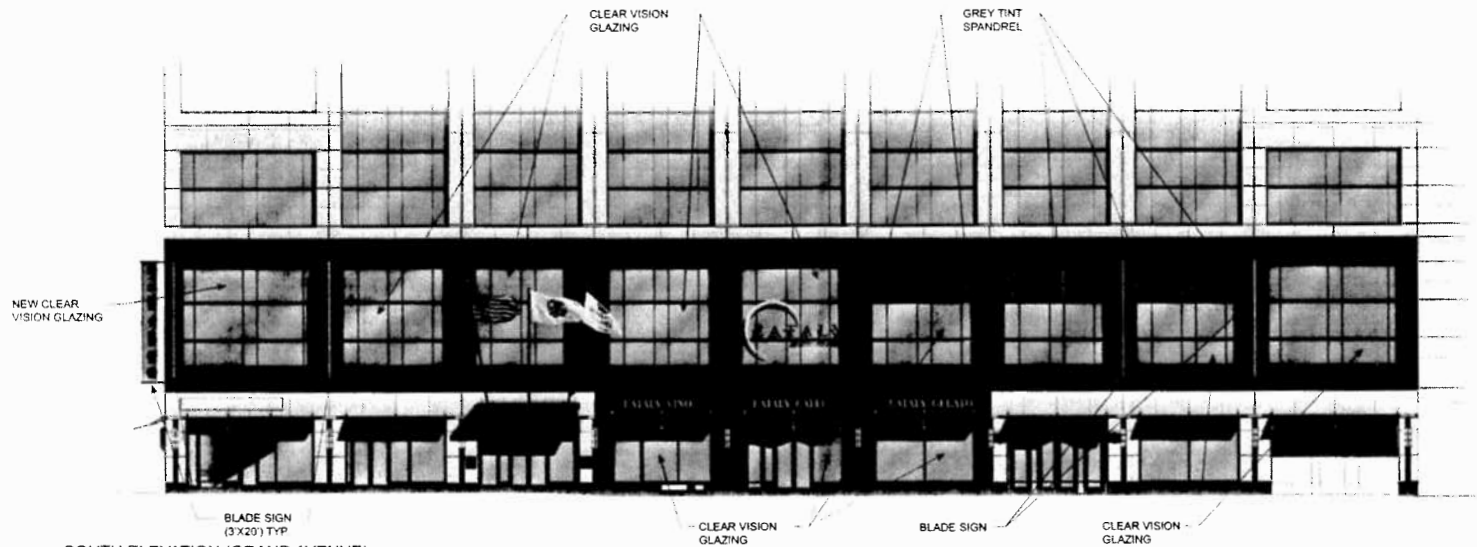
CHICAGO, ILLINOIS



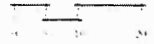
OKW Architects

DATE: MAY 06 2012

PROJECT NUMBER: 12095



SOUTH ELEVATION (GRAND AVENUE)



LEGEND:

- NEW FIBER CEMENT COMPOSITE
RAINSCREEN CLADDING COLOR:
CORAL 7031
- NEW FIBER CEMENT COMPOSITE
RAINSCREEN CLADDING COLOR:
BLACK OPAL 7022
- NEW FIBER CEMENT COMPOSITE
RAINSCREEN CLADDING COLOR:
BLACK OPAL 7024

EATALY

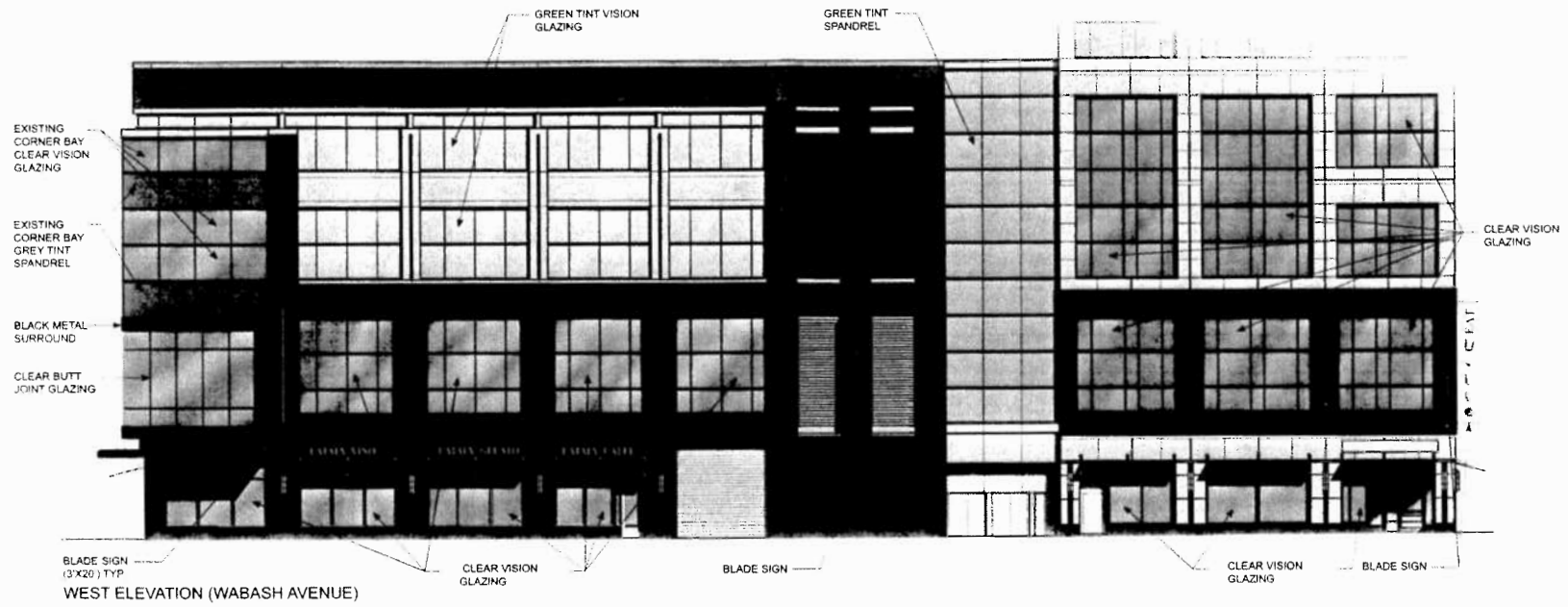
CHICAGO, ILLINOIS



OKW Architects

DATE: MAY 06 2013

PROJECT NUMBER: 1006



WEST ELEVATION (WABASH AVENUE)

1" = 10'-0"

LEGEND:

- NEW FIBER CEMENT COMPOSITE RAINSCREEN CLADDING COLOR: CORAL 7031
- NEW FIBER CEMENT COMPOSITE RAINSCREEN CLADDING COLOR: BLACK OPAL 7022
- NEW FIBER CEMENT COMPOSITE RAINSCREEN CLADDING COLOR: BLACK OPAL 7024

EATALY

CHICAGO, ILLINOIS



OKW Architects

DATE: MAY 08, 2013

PROJECT NUMBER: 1206



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

April 1, 2013

Mara S. Georges
Daley and Georges, Ltd.
20 South Clark Street, Suite 400
Chicago, IL 60603-1835

Re: Administrative Relief request for Business Planned Development No. 124, Subarea E, Block 125, Shops of North Bridge, Grand and Rush Exterior Elevation Changes

Dear Ms. Georges:


Please be advised that your request for a minor change to Business Planned Development No. 124 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. 12 of the Planned Development.

You are requesting on behalf of the property owner, RN 124/125 Company, LLC/Macerich, to modify the existing facades at the corner of Grand Ave. and Rush St. The other property owner of Subarea E, the Conrad Hotel (DiamondRock Hospitality Company), has provided their consent for this change. The following drawings, revised March 11, 2013, shall be inserted into the main file: Grand Ave. Exterior Elevation, Rush St. Exterior Elevation, Grand Ave. Overall Elevation and Rush St. Overall Elevation. Also included in the scope of work is a new arcade level storefront system at the corner of Grand Ave. and Rush St., as shown on a revised Exterior Arcade Elevation drawing dated December 7, 2012. Please note any proposed signage is not included in this approval.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these revisions 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. 124, 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

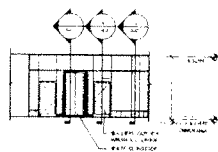
PAS: HG: tm

C: Mike Marmo, Erik Glass, Eleanor Gorski, Main file

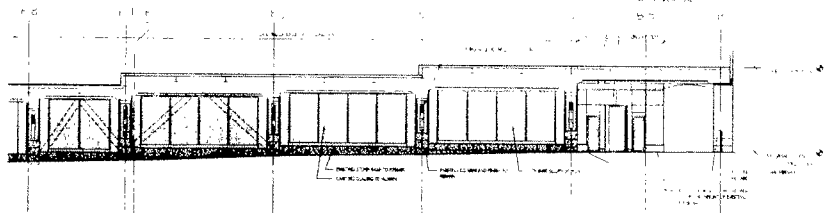


NORTH BRIDGE
GRAND AND RUSH
RENOVATION

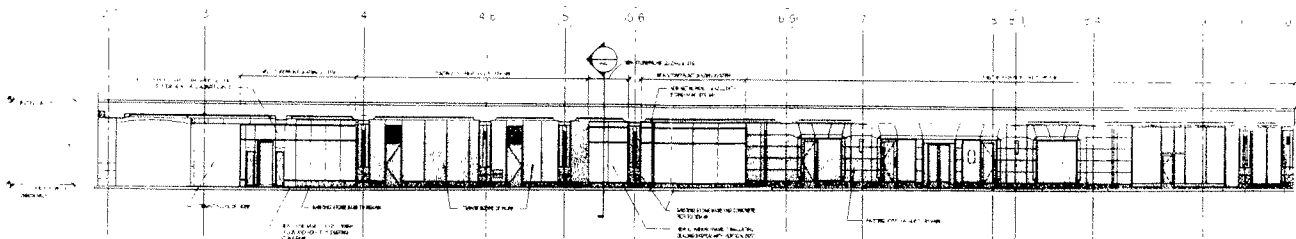
Block 12b
520 North
Michigan Avenue
Chicago, Illinois



3 GRAND AVE ENTRANCE ELEVATION



2 GRAND AVE EXTERIOR ARCADE ELEVATION



1 RUSH ST EXTERIOR ARCADE ELEVATION

EXTERIOR ARCADE
ELEVATIONS



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

March 22, 2013

CITY OF CHICAGO

Mara S. Georges
Daley and Georges, Ltd.
20 South Clark Street, Suite 400
Chicago, IL 60603-1835

**Re: Administrative Relief request for Business Planned Development No. 124, Subarea B, Block 120,
Proposed Wabash Avenue Loading Dock**

Dear Ms. Georges:

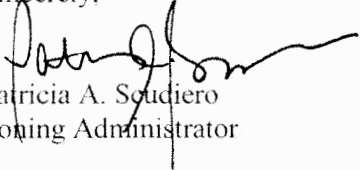
Please be advised that your request for a minor change to Business Planned Development No. 124 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

You are requesting on behalf of the property owner, RN 120Company LLC/Macerich, to construct a loading dock with an entrance along the east side of Wabash Ave., between Ohio St. and Grand Ave. The other two property owners of Subarea B, W2007 Equity Inns Realty LLC and Room & Board, have provided their consent for this change. The proposed loading dock will serve a new restaurant complex for Eataly, an Italian food market. The following drawings shall be inserted into the main file: Street Level Site Plan (January 29, 2013), First Floor Loading Dock Plan (January 18, 2013), First Floor Loading Dock Section, First Floor Loading Dock, and West Elevation (January 3, 2013). The proposed loading dock was approved by CDOT on March 8, 2013.

With regard to your request, the Department of Housing and Economic Development has determined that the proposed loading dock 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. 124, 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. Soudiero
Zoning Administrator

PAS: HG: tm
C: Mike Marmo, Erik Glass, Main file

THE SHOPS AT NORTH BRIDGE

Mall Address:

THE SHOPS AT NORTH BRIDGE
 520 N. Michigan Avenue
 Chicago, IL 60611
 Phone: (312) 222-1622
 Fax: (312) 222-1757

For Leasing
 Information Contact:

**Lynn Warren
 Macerich**
 520 N. Michigan Avenue, Suite
 Chicago, IL 60611
 Phone: (312) 870-1801
 Fax: (312) 222-1757

Note:
 This is a schematic plan only
 intended to show the general layout
 of the shopping center or part
 thereof. This plan is not to be scaled.

LAST UPDATED: 01-29-13
 BY: AGG

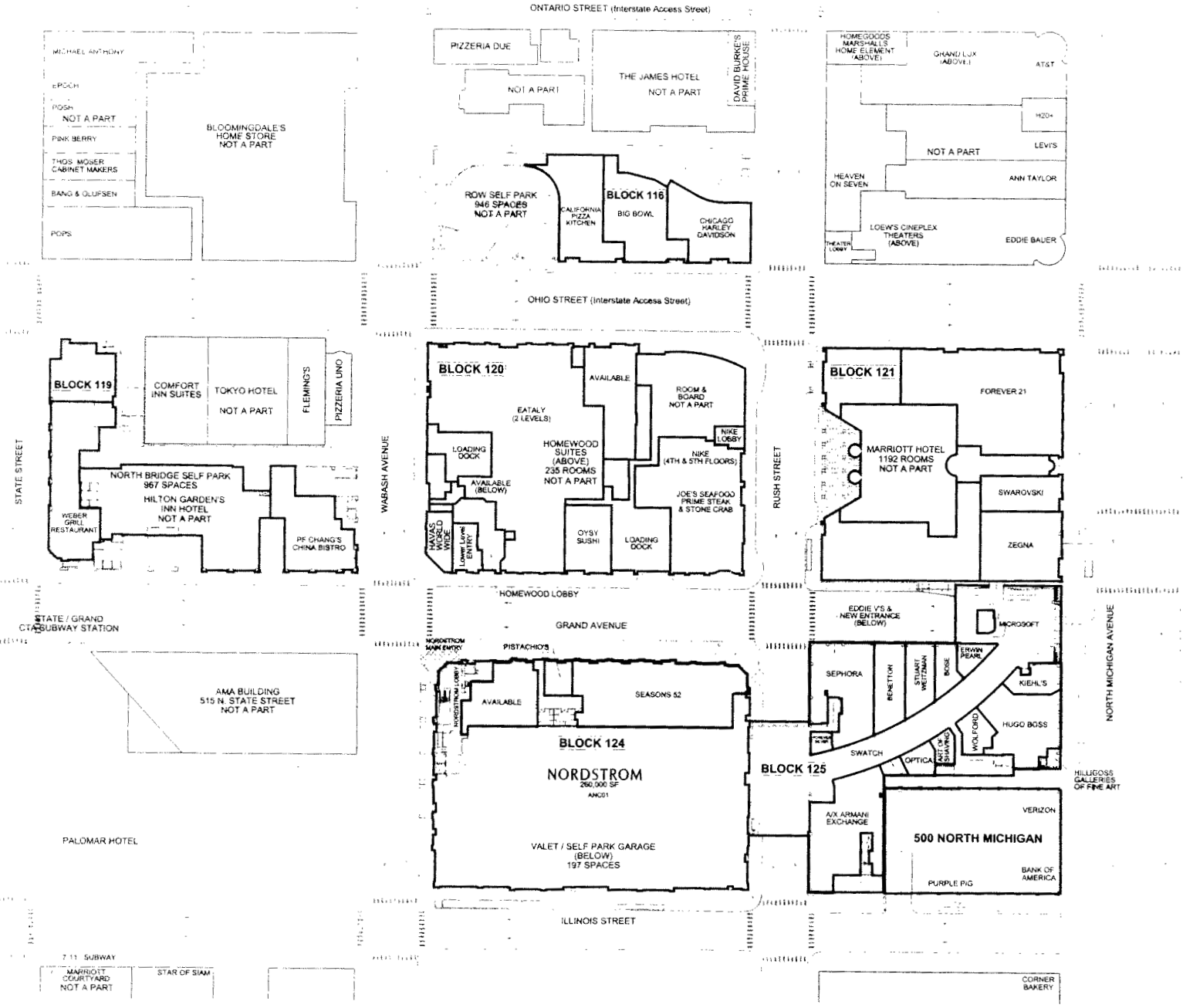
MACERICH[®]

visit our web site at
www.macerich.com

STREET LEVEL SITE PLAN



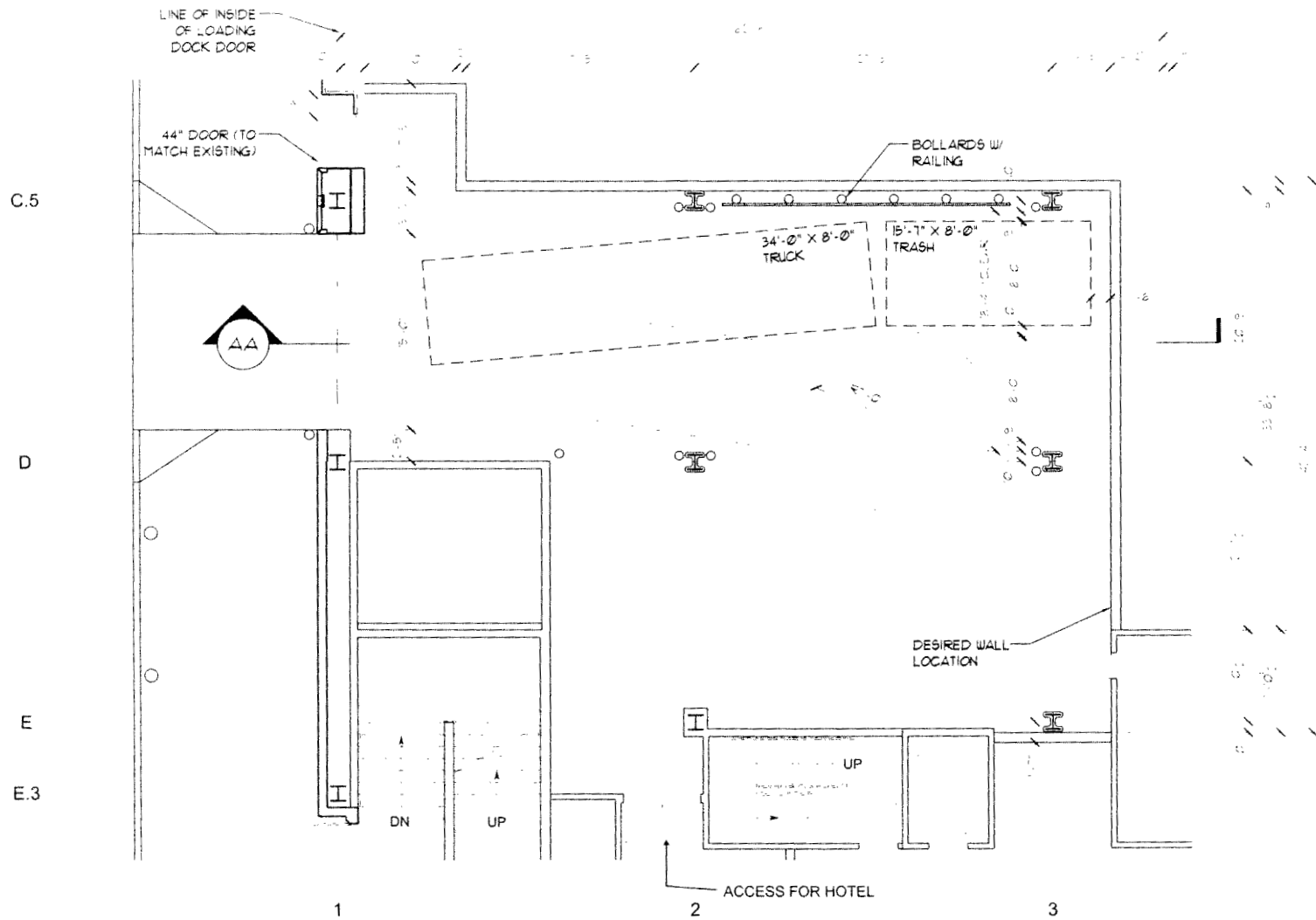
NORTH



- COACH
- JOHNSTON & MURPHY
- NOT A PART
- ALDO
- CHASE
- GUESS
- GAP
- AVAILABLE
- ALLEN-EDWARDS
- BANDERA RESTAURANT (ABOVE)
- CITIBANK
- LA PERLA
- NOT A PART
- ATLAS GALLERIES
- STARBUCKS
- INTER-CONTINENTAL CHICAGO
- NOT A PART
- MICHAEL JORGAN'S STEAK HOUSE
- ENO
- CHICAGO TRIBUNE TOWER
- NOT A PART

7.11 SUBWAY
 MARRIOTT COURTYARD
 NOT A PART
 STAR OF SIAM

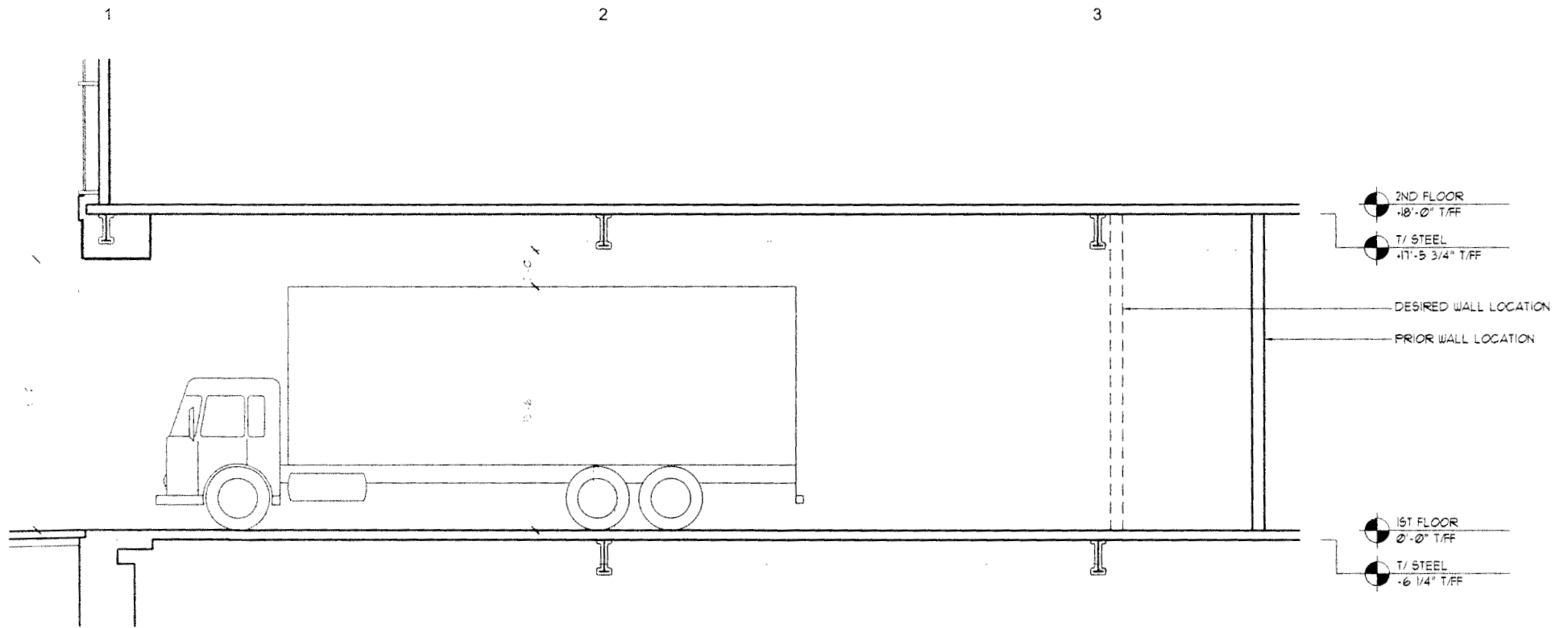
CORNER
 BAKERY



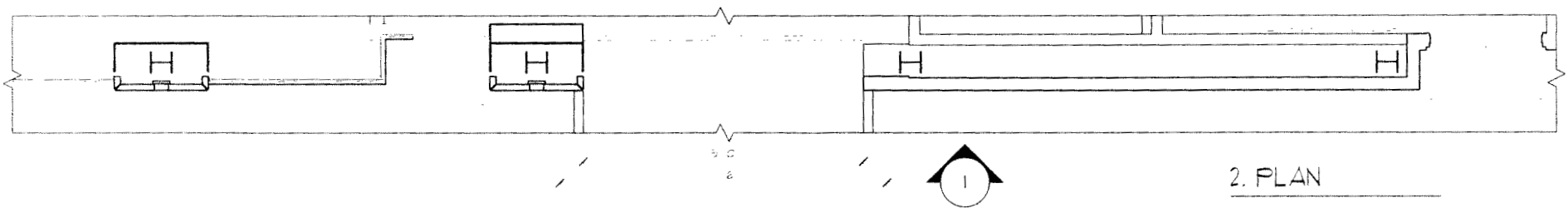
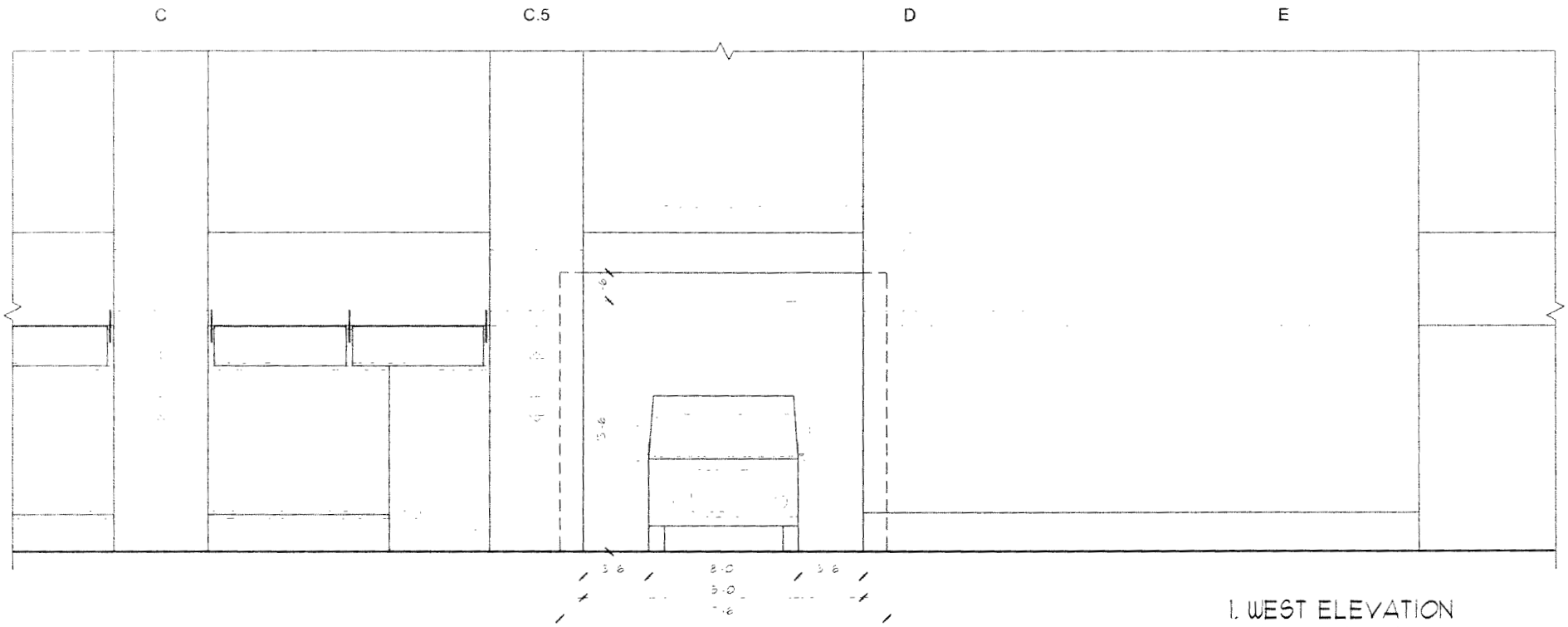
North Bridge Block 120 - First Floor Loading Dock Plan
 Chicago, Illinois 60611

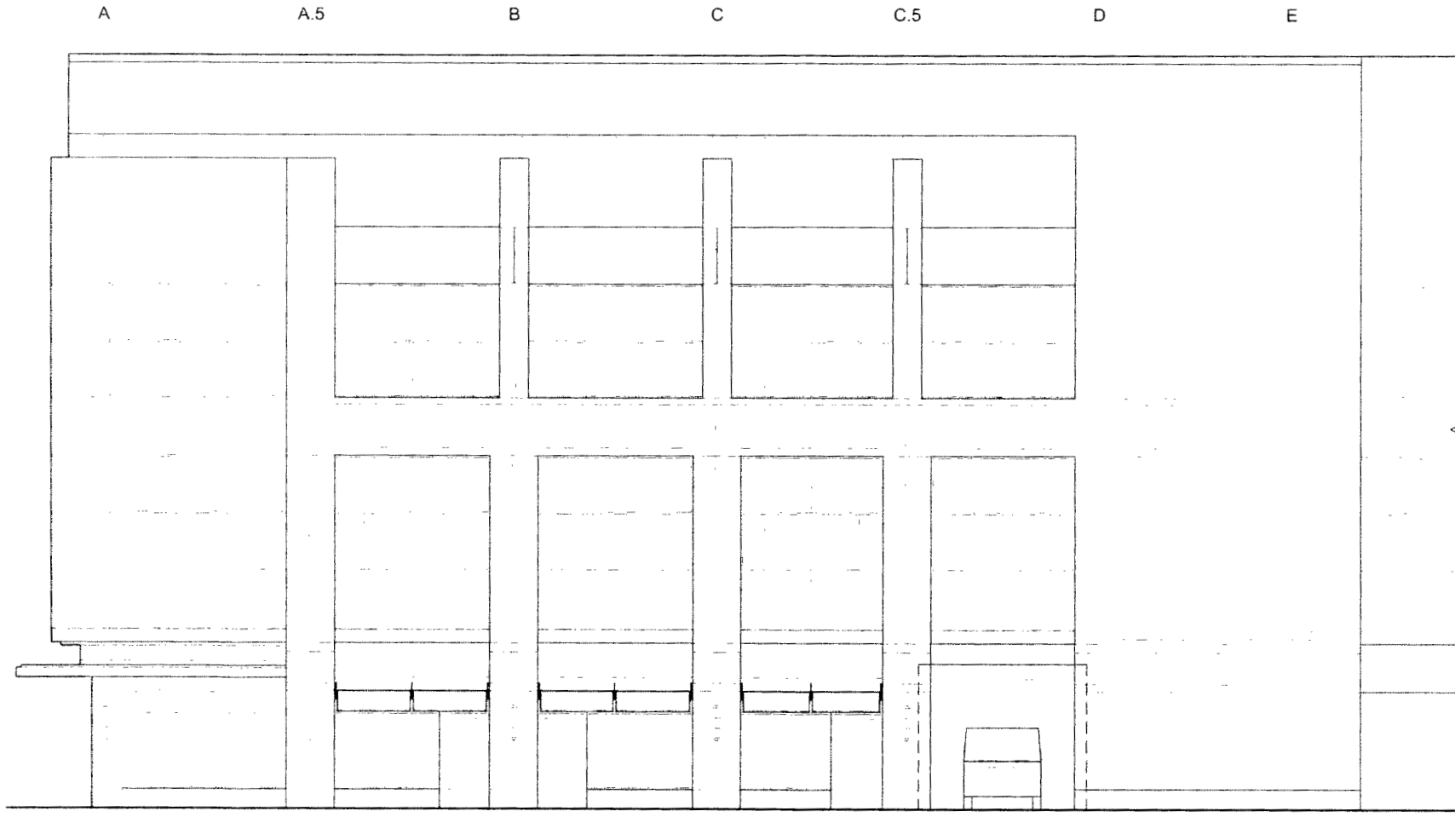
P210017.906 January 18, 2013 Scale: 1/8" = 1'-0"





SECTION AA





North Bridge Block 120 - West Elevation
Chicago, Illinois 60611

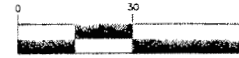
P210017.906 January 3, 2013 Scale: 3/32" = 1'-0"



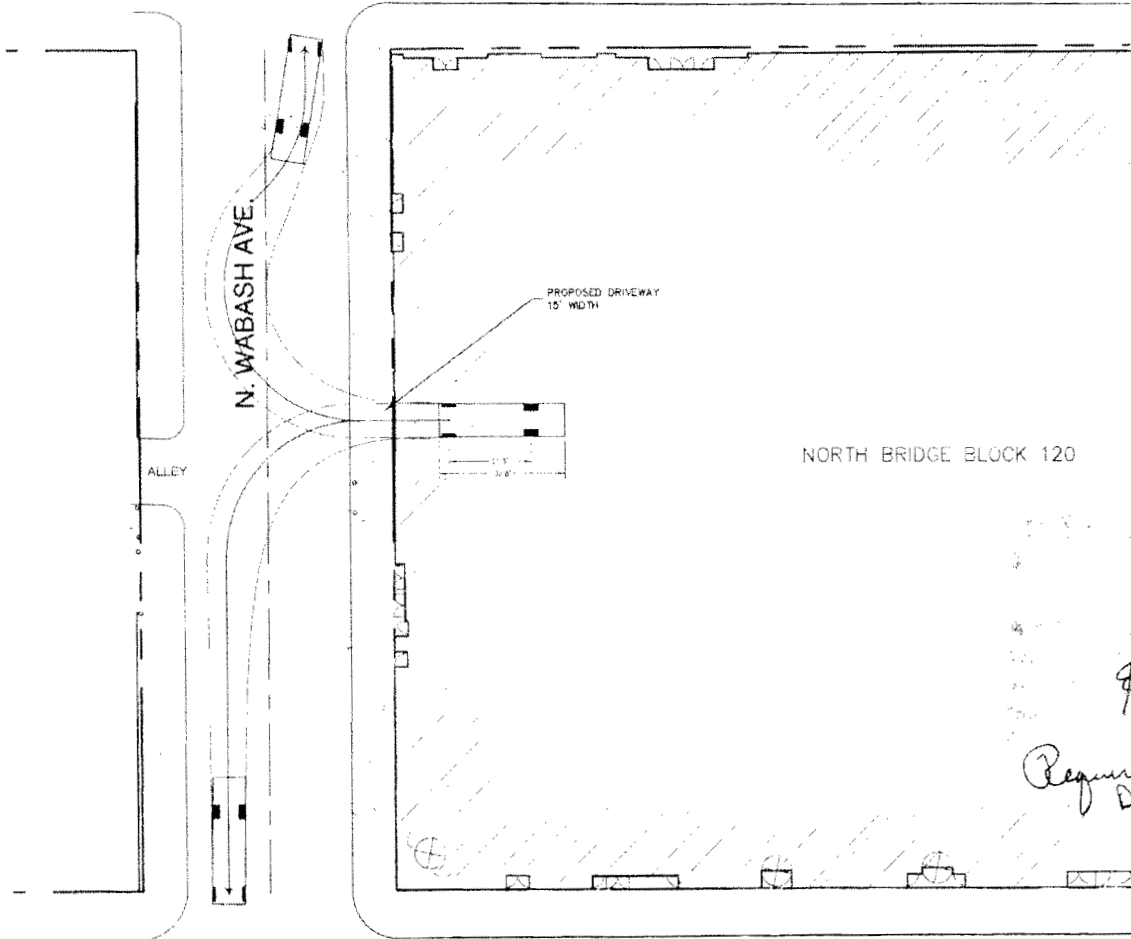
AUTOTURN-EXHIBIT

PROJECT MANAGER: _____
PROJECT MANAGER

E. OHIO ST.



1 inch = 30 ft.




*Asst 3-8-13
2-19-13
Gately Lundy Durr*

*Require One Review for
DW on or adjacent to
Vaulted Walk*

NO. _____

ENGINEER



111 WEST VAN BUREN STREET, SUITE 400
CHICAGO, ILLINOIS 60607
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 00100000

CONTRACT NO. _____

TITLE:

NORTH BRIDGE
BLOCK 120
TURNING MOVEMENT

REVISIONS			
NO.	DATE	DESCRIPTION	BY
01	2-19-13	FOR REVIEW	MM
02			
03			
04			
05			
06			
07			
08			

DESIGNED BY	CHECKED BY	DATE
MP	ASG	MM

PROJECT NUMBER	12-739
TOP SHEET	117W CIVIL DWG
DATE DRAWN	02.18.13
SCALE	AS NOTED



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>

November 9, 2007

Ms. Karin J. Langer
Architectural Historian
EBI Consulting
Midwest Regional Office
17900 Dixie Highway, Suite 1
Homewood, Illinois 60430

**Re: Administrative Relief request for Business Planned Development No. 124,
Telecommunications Project at 520 North Michigan Avenue**

Dear Ms. Langer:

Please be advised that your request for a minor change to Business Planned Development No. 124, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, Verizon Wireless is proposing to install telecommunications equipment on property owned by the North Bridge Mall, a multi-building complex. North Bridge Mall includes two breeze ways that join the multiple buildings comprising the mall. The breeze way on North Michigan Ave. contains the atrium and entryway for the mall. It is joined to the northern facade of the historic McGraw Hill Building and shares its address at 520 North Michigan Ave. The breeze way/atrium space rises approximately 60 feet above North Michigan Ave. Verizon Wireless proposes to install an omni-directional microcell antenna on a new tripod mount. The mount will be placed on a secondary rooftop behind a parapet wall at the north end of the breeze way located along Michigan Avenue. The tripod and antenna will extend no higher than five (5) feet above the rooftop, which is approximately 60 feet above grade on North Michigan Ave. Additionally, Verizon Wireless proposes to mount a microcell equipment cabinet to an interior column in an equipment room on the 4th floor of the Subject Property.

With regard to your request, the Department of Planning and Development has determined that the installation of the above-referenced telecommunication equipment does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, does 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. 124, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:MRD:tm

cc: Kathleen Nelson, Terri Haymaker, Brian Goeken, Mike Marmo, Pat Haynes, DPD files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Acting Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
<http://www.cityofchicago.org>

March 16, 2004

Ms Donna Pugh
Vedder Price, Kaufman & Kammholz, P.C.
222 North LaSalle Street
Chicago, IL 60601

RE: North Bridge Proposed Improvements
Request for minor change to Planned Development No. 124
(Westfield North Bridge)

Dear Ms Pugh:

Please be advised that your request for a minor change to Business Planned Development No. 124, as amended, on behalf of Westfield Corporation, Inc., has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement 12 of the Planned Development.

Specifically, you requested that the following:

- allow moveable retail merchandizing units in Block 125 Sub-Area I and II, consistent with the attached designs (Exhibit "A"), provided that they receive all necessary approvals for the use of the public way.

The Department has reviewed the request and has determined that the revisions to the floor area plan would be consistent with the intended purpose and character of the plan described in the original Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change but no other changes to this Planned Development. The attached revised First Floor Plan Exhibits A1-A12 is made a part of this approval.

Very Truly Yours,

Denise Casalino
Acting Commissioner

cc: Jack Swenson
Mike Marmo
Kathleen Ransford
Ed Kus
Brian Goeken





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

June 10, 2003

Mr. Richard F. Klawiter
Piper Rudnick
203 North LaSalle Street
Suite 1800
Chicago, Illinois 60601

**RE: Request for minor changes to Business Planned Development No. 124,
as amended (Block 120-North Bridge - 43 East Ohio Street/Room and
Board)**

Dear Mr Klawiter;

Please be advised that your request for minor changes to Business Planned Development No. 124, as amended, on behalf of Room and Board, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you requested that the Building Elevations and Site/Landscape Plan for the east portion of Block 120 be modified pursuant to East, North and South Building Elevation Plans prepared by Archideas dated June 6, 2003 and a Site/Landscape Plan by Archideas dated May 14, 2003.

The Department has reviewed the request and has determined that the revisions to the building elevations and the adjacent landscaping would be appropriate. The proposed recladding of the existing glass facade with metal panels and the inclusion of windows on all three facades and recessed balconies on the Ohio Street facade would improve the appearance and scale of the existing structure. Signage for the store would be permitted only along the Ohio and Rush Street frontages. In addition, modifications to the landscaping along both Ohio and Rush Streets would extend the existing planting scheme from the remainder of the site which would unify the landscaping on the entire block.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor changes but no other changes to this Planned Development. The attached revised Building Elevations and Site/Landscape Plan are made part of this approval.

Very truly yours,

Alicia Mazur Berg
Commissioner

cc: Jack Swenson, Philip Levin, Tim Bleuher, Michael Marmo, Ed Kus, Terri Texley





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

June 10, 2003

Mr. Edward Kus
Acting Zoning Administrator
Department of Zoning
City Hall - Room 1004
Chicago, IL 60602

PERMIT

RE: ***BUSINESS PLANNED DEVELOPMENT NO. 124***

Dear Mr. Kus:

You have referred to this office an application for the following address:
43 EAST OHIO

The requested application is for the following work:

Business activity: *Alteration Same Use*

Subject description: *"RUSH & OHIO, L.L.C."-Renovation of existing 5 story building; interior alterations; selective demo; structural infill; core & shell upgrades, facade renovation.*

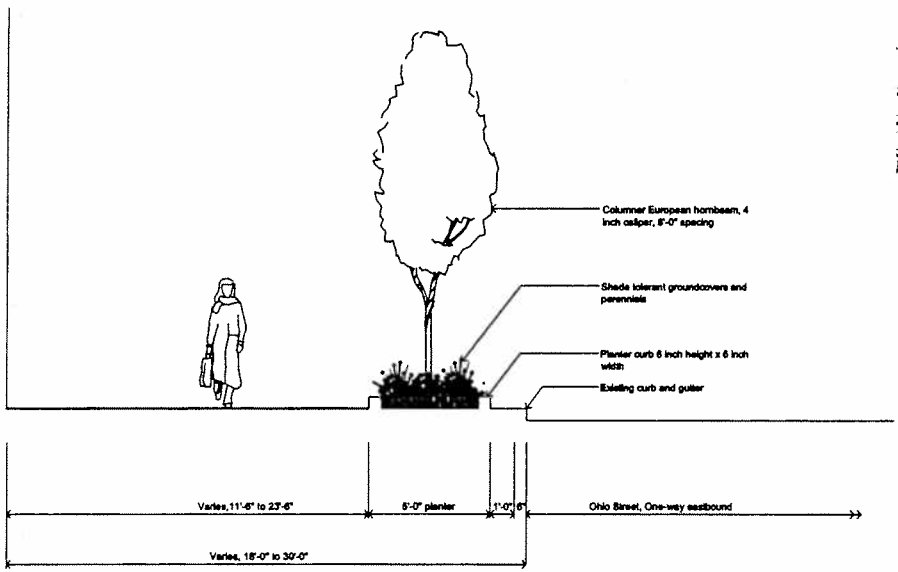
Pursuant to East, North and South Building Elevation Plans prepared by Archideas dated June 6, 2003 and a Site/Landscape Plan by Archideas dated May 14, 2003.

Based on our review the application is hereby:
Approved-Complies with the P.D. Ordinance.

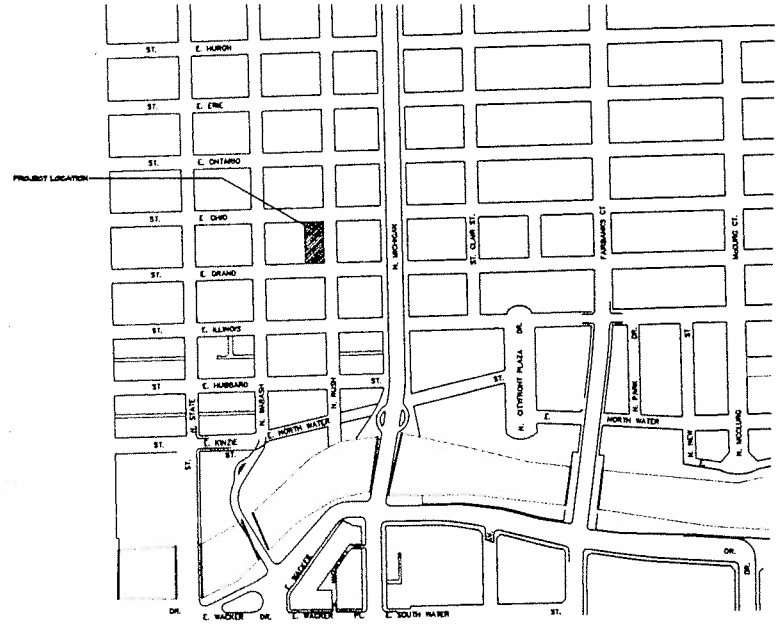
Thank you for your cooperation,

Philip Levin
Assistant Commissioner

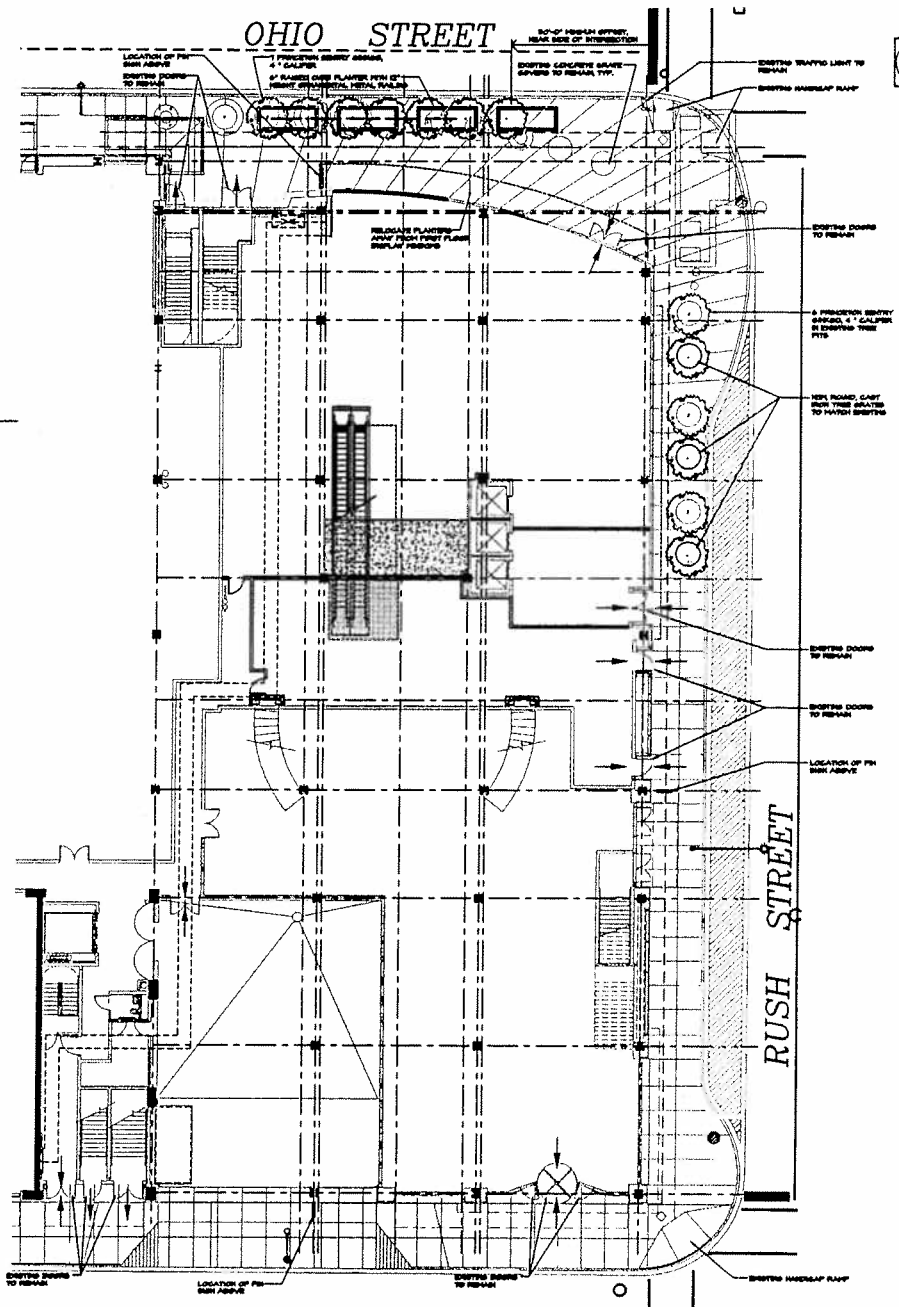




3 OHIO STREET SIDEWALK SECTION
SCALE 1/2" = 1'-0"



2 LOCATION PLAN
SCALE 1" = 80'-0"



1 SITE PLAN
SCALE 1/8" = 1'-0"



November 10, 1998

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
<http://www.ci.chi.il.us>

Mr. John T. George
Attorney at Law
Two First National Plaza
Suite 400
Chicago, IL 60603-1903

Re: Request for a minor change to Business Planned
Development No. 124, As Amended (Marriott
Hotel/North Bridge Development)

Dear Mr. George:

Please be advised that your request on behalf of RN Land Development Company, L.L.C., for minor change to Business Planned Development No. 124, as amended, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

In your letter, you requested temporary relief from the requirement to provide on-site parking for the existing Marriott Hotel which is located on Block 121 of the Planned Development. The 300 spaces as required when the Planned Development was originally approved were located in a parking garage on Block 120 which was recently demolished to accommodate the new Nordstrom's store. Parking for the Marriott Hotel will be provided in a new parking garage currently under construction on Block 119 upon opening of the garage on approximately June 1, 1999.

In the interim, the Applicant has secured the use of 300 parking spaces on two nearby parking lots. You are requesting that these off-site lots temporarily satisfy the parking requirement for the Marriott until the time the garage on Block 119 is completed and open.

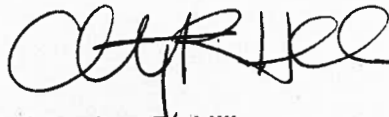
With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

NEIGHBORHOODS



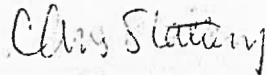
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 124, as amended, I hereby approve the foregoing minor change, but no other changes to Business Planned Development 124, as amended.

Sincerely,

A handwritten signature in black ink, appearing to read "CHRILL", written in a cursive style.

Christopher R. Hill
Commissioner

Originated by:

A handwritten signature in black ink, appearing to read "Christine Slattery", written in a cursive style.

Christine K. Slattery
Deputy Commissioner

cc: Philip Levin
Michael A. Marmo
Paul Woznicki

entity when such spouse has no discretion concerning or input relating to the relationship between that entity and the city".

Page 58944 -- at the end of Section 4 of the ordinance insert: "Section 5. A new section shall be added to the Municipal Code as follows: Section 2-156-475 Access To List Of Current Contractors. (a) No later than March 1, 1998, the Department of Business and Information Services shall compile a list of all current contractors and former contractors, who had business during the preceding four reporting years as set forth in Section 2-164-040 of this code, of the city, Chicago Transit Authority, Board of Education/Chicago School Reform Board of Trustees, Chicago Park District, Chicago City Colleges and the Metropolitan Pier and Exposition Authority. The list shall be updated on a monthly basis. The list shall be made available to all aldermen by way of computer network. The list shall be made available to other officials and employees, and to the public, by: (1) the provision of a computer terminal that is placed in a readily accessible location; and (2) the provision of a telephone number which such persons may call with inquiries.

(b) There shall be a presumption that any person who reasonably relies on the aforementioned list to comply with Chapters 2-156 and 2-164 of the Municipal Code is not in violation of those chapters if the purported violation is related to the identity of any contractor."

Page 58945 -- renumber Section 5 of the ordinance as Section 6 and replace "passage and approval" with "passage and approval; provided, however, that the amendments to Sections 2-156-111, 2-156-80 and 2-164-040 shall become effective on and after March 1, 1998".

December 10, 1997.

Page 59205 -- by deleting in its entirety the "Bulk Regulations and Data Table" printed and substituting a new "Bulk Regulations and Data Table" as follows:

4/29/98

REPORTS OF COMMITTEES

66713

*Residential-Business Development Number
124, As Amended.*

Bulk Regulations and Data Table.

	Sub-Areas	Net Site Area Square Feet/Acres	Maximum Floor Area Ratio
A.	Block 119	41,800/96	6.0
B.	Block 120	65,400/1.50	12.6
C.	Block 121	49,106.2/1.12	19.5
D.	Block 124	65,400/4.50	6.0
E.	Block 125	29,612.7/68	17.0

Gross Site Area: 414,542.9 square feet or 9.51 acres.

Net Site Area: 251,318.9 square feet or 5.77 acres.

Area of Right-of-Way: 163,224 square feet or 3.74 acres.

December 10, 1997.

Page 59414 -- be deleting the words "North Talman Avenue and North Campbell Avenue" appearing in the ninth line from the bottom of the page and inserting in lieu thereof "North Western Avenue and the Chicago River".

AMENDMENT OF CHICAGO ZONING ORDINANCE BY
RECLASSIFICATION OF AREA SHOWN ON
MAP NUMBER 1-E.
(As Amended)
(Application Number 12204)

The Committee on Zoning submitted the following report:

CHICAGO, December 10, 1997.

To the President and Members of the City Council: *BPD 124 AA*

Reporting for your Committee on Zoning, for which a meeting was held on December 4, 1997, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying the particular areas.

I beg leave to recommend the passage of nine ordinances which were corrected and amended in their corrected form. They are Application Numbers TAD-192, A-3843, 12135, 12184, 12199, 12200, 12204, 12206 and 12218.

Please let the record reflect that I, William J. P. Banks, abstain from voting on Application Numbers 12121, 12212 and 12213 under the provisions of Rule 14.

Please let the record reflect that Alderman Bernard Hansen abstains from voting on Application Number 12202 under the provisions of Rule 14.

Please let the record reflect that Alderman Edward M. Burke abstains from voting on Application Numbers 12203 and 12204 under the provisions of Rule 14.

Please let the record reflect that Alderman M. Smith votes "No" on Application Number 12204.

At this time, I move that this entire report be immediately passed because time is of the essence. In regards to Application Numbers TAD-192, A-3784, A-3785 and A-3793, I, along with Alderman Ed Smith, move that those items be deferred and published.

Again, I request that the record reflect that I abstain from voting on Application Numbers 12121, 12212 and 12213, Alderman Bernard Hansen abstains from voting on Application Number 12202 and Alderman Edward M. Burke abstains from voting on Application Numbers 12203 and 12204 under the provisions of Rule 14.

Respectfully submitted,

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

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

Yeas -- Aldermen Granato, Haithcock, Preckwinkle, Holt, Beavers, Dixon, Shaw, Buchanan, Balcer, Olivo, Jones, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Chandler, Solis, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Gabinski, Mell, Austin, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, Moore, Stone -- 43.

Nays -- Alderman M. Smith -- 1.

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

Alderman Burke was excused from voting under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development Number 124, C3-6 Commercial-Manufacturing District, B6-7 Restricted Central Business District, and B7-6 General Central Business District symbols and indications as shown on Map Number 1-E in area bounded by:

East Ohio Street; North Michigan Avenue; the alley next north of and parallel to East Illinois Street, a line 60.0 feet east of North Rush Street; East Illinois Street; North Wabash Avenue; East Grand Avenue; North State Street; East Ohio Street; a line 100.0 feet east of and parallel to North State Street; the alley next south of and parallel to East Ohio Street; and North Wabash Avenue,

to the designation of Business Planned Development Number 124, 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 Number 124, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Business Planned Development Number 124, as amended, consists of approximately two hundred fifty-one thousand three hundred eighteen and nine-tenths (251,318.9) square feet five and seventy-seven one-hundredths (5.77) acres and is owned or controlled by the Applicant, RN Land Development Company, L.L.C.
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 rights-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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. 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.
4. This Plan of Development consists of these fourteen (14) Statements; a Bulk

Regulations and Data Table; an Existing Zoning Map; and Existing Land-Use Map; a Boundary and Property Line Map; Sub-Area Boundary Map; Right-of-Way Adjustment Map; a District-Wide Site/Landscape Plans and Specific Building Elevations, as follows (all dated December 1, 1997):

BLOCK 119: A. Site/Landscape Plan; B. State Street Elevation; C. Grand Avenue Elevation; D. Wabash Avenue Elevation; E. Ohio Street Elevation. BLOCK 120: A. Site/Landscape Plan; B. Ohio Street Elevation; C. Rush Street Elevation; D. Grand Avenue Elevation; E. Wabash Avenue Elevation. BLOCK 121: A. Site/Landscape Plan; B. East and North Elevation; C. Rush Street Elevation and Plan. BLOCK 124: A. Site/Landscape Plan; B. Grand Avenue Elevation; C. Wabash Avenue Elevation; D. Illinois Avenue Elevation; E. Rush Street Elevation. BLOCK 125: A. Rush Street Floor/Landscape Plan; B. First Floor Plan (Michigan Avenue Level); C. East Elevation; D. North Elevation; E. West Elevation; F. South Elevation; G. Reflected Ceiling Plan at Rush Street.

Full size sets of the Site/Landscape Plans and the Building Plans and Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls apply.

5. The following uses shall be permitted within the area delineated herein as "Business Planned Development Number 124, as amended":

Block 119:	hotel, retail, office, accessory and non-accessory parking and related uses;
Block 120:	hotel, retail, office, entertainment establishment (excluding adult uses and pool halls), accessory and non-accessory parking, and related uses;
Block 121:	hotel, retail, offices and related uses;
Block 124:	retail, office, accessory and non-accessory parking and related uses;
Block 125:	hotel, retail, office, accessory and non-accessory parking and related uses (except Block 125 Sub-Area I and II);
Block 125 Sub-Area I and II:	stairs, escalators, pedestrian circulation, restrooms, seating, art and performances.

Interim parking shall be allowed on the Property in accordance with the Applicant's parking plan subject to the review and approval of the Department of Planning and Development. Block 125 Sub-Area I will be open at all times to the public for passage from Michigan Avenue to lower Grand Avenue except during periodic cleaning and maintenance of the building.

6. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development. Signage shall be in general conformance with the signage plan submitted to the Department of Planning and Development dated December 1, 1997.
7. Any service drives 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 emergency areas. Upon completion of the proposed improvements on Block 124, then there shall be no loading areas, taxi stands or drop-offs along the southern curb lane of Grand Avenue between Rush Street and State Street unless reviewed and approved by the Department of Transportation. All changes to curblines and lane widths, as well as the design and location of ingress and egress to the sites shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic and the Department of Planning and Development. 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, Bureau of Traffic. Since entry to the Grand Avenue loading docks on Block 120 require vehicles to back-up against traffic, loading of semi-trucks in excess of forty-five (45) feet shall not occur at these docks between the hours of 7:00 A.M. to 6:00 P.M. Monday through Friday, except during the initial move-in period after completion of the building. The Applicant agrees that in the event that a parking structure is not constructed upon Block 116 and parking for an additional five-hundred (500) vehicles is not created within four (4) blocks surrounding the Property, then the Applicant shall convert the parking on site or in facilities located in the four (4) block area to a valet parking operation thereby providing a minimum of three hundred (300) additional spaces. The Applicant agrees to pay for the costs of a mutually agreed-upon design of the lower level Michigan Avenue pedestrian walkways at Grand Avenue. The Applicant and the City shall share equally the costs of the construction of such improvements. Maintenance of such lower level Michigan Avenue improvements shall be the responsibility of the City. Improvements on Block 125 shall be designed, installed and maintained in conformance with the decision of the

Chicago Commission on Landmarks (C.C.L.) and guidelines set forth in correspondence, dated December 1, 1997, from the C.C.L., to the Commissioner of the Department of Planning and Development. A permanent easement will be established to allow public access to the Block 119 arcade on State Street.

8. 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 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 improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. All streetscape improvements on a block within the Property shall be installed prior to the time that the first Certificate of Occupancy is issued for a use within such block. The Applicant shall design, install and maintain ornamental/sculptural streetscape improvements in the public way on both sides of Ohio Street between Wabash Avenue and Rush Street. The plans for these streetscape improvements shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
11. The Applicant acknowledges that this Business Planned Development is located within an area of the City which is currently very congested and where other major new retail, entertainment, hotel and residential development is proposed to be built in the near future. This area includes the development known as River East (R.P.B.D. Number 368) and Navy Pier (I.P.D. Number 527), and is described in a recent traffic study prepared for the City by Barton-Aschman Associates as the "River East Corridor". The Barton-Aschman study (entitled "River East Area Traffic and Parking Operation Review dated November 1997") concludes that a comprehensive parking and transit management plan is needed for the entire study area which includes, at a minimum, establishment of regular shuttle service to transit stations and remote parking lots. An appendix to the study contains a rough annual operating cost estimate for such shuttle service. Establishment of such shuttle service and other systematic transportation improvements cannot be accomplished by a single developer, property owner or agency. Accordingly:

(A) Creation Of T.M.A.; Goals. The Applicant agrees to establish, within ninety (90) days of the effective date of this Planned Development amendment, a public/private Transportation Management Association (or "T.M.A.") to provide

needed transportation improvements within the River East Corridor. These improvements shall include, but are not limited to, the establishment of a regular, permanent shuttle service as described in the aforementioned Barton-Aschman study. A desired goal of the T.M.A. shall be to begin operation of such a regular, permanent shuttle service by the scheduled opening date of major new development of Block 120 within this Business Planned Development.

(B) Organizational Structure; Funding. The board of directors of the T.M.A. shall include representatives of this Business Planned Development, the River East Planned Development (R.B.P.D. Number 368), Navy Pier (I.P.D. Number 527), the Chicago Department of Transportation, the Chicago Department of Planning and Development and the Chicago Transit Authority. Costs of creating the T.M.A. and carrying out its mission which cannot be met through government funding sources or user fees shall be borne on a pro rata basis by developers and property owners within the Corridor according to some reasonable measure of traffic impact. The Applicant will submit to the D.P.D. within ninety (90) days of the effective date of this Business Plan Development a plan outlining the various costs and funding structures for carrying out the purposes of the T.M.A.

(C) Condition Of "Part II" Development Approval. Submittal of the funding plan described in Statement 11(B) above shall be a condition of "Part II" approval of any new development within Block 120 of this Business Planned Development. Further, if shuttle operations have not commenced pursuant to the funding plan within eighteen (18) months of the issuance of a full building permit for any new development within Block 120, then the Applicant shall pay its proportionate share under said funding plan to the T.M.A. or perform alternative traffic mitigation measures which are mutually acceptable to the Applicant, the Chicago Department of Transportation and the Department of Planning and Development.

(D) Annual Reporting. The Applicant shall be responsible for submitting an annual report of the T.M.A. to the Chicago Department of Transportation and the Department of Planning and Development describing the progress made in achieving the goals of the T.M.A.. The annual reports shall be submitted no later than the first anniversary of the effective date of this Business Planned Development and for nine (9) successive years thereafter.

12. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development

and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(C) of the Chicago Zoning Ordinance.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
14. The Property is intended to be developed in phases in accordance with the following schedule:
 - I. Block 119, Block 120 and Block 121: Within three (3) years of the effective date of this Planned Development, substantial construction must be commenced and diligently pursued. The parking structure contemplated for Block 119 shall be operational prior to the time that a Certificate of Occupancy is issued for the entertainment establishment located on Block 120. Unless such substantial construction has commenced within three (3) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire as to Block 119 and Block 120. If the Planned Development expires under the provisions of this section, then the zoning of Block 119 and Block 120 shall automatically revert to the pre-existing B7-6 General Central Business District and Business Planned Development Number 124 zoning classifications.
 - II. Block 124 and Block 125: Unless substantial construction has commenced within three (3) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire as to Block 124 and Block 125. If the Planned Development expires under the provisions of this section then the zoning of Block 124 and Block 125 shall automatically revert to the pre-existing C3-6 Commercial Manufacturing District and B6-7 Restricted Central Business District zoning classifications.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Sub-Area Boundary Map; Right-of-Way Adjustment Map; Site/Landscape Plans; and Specific Building Elevation Drawing and Reflected Ceiling Plan referred to in these Plan of Development Statements printed on pages 59207 through 59236 of this Journal.]

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

Residential-Business Development Number 124, As Amended.

Bulk Regulations And Data Table.

Sub-Areas	Net Site Area Square Feet/Acres	Maximum Floor Area Ratio
A. Block 119	41,800/ 96 acres	6.0
B. Block 120	65,400/ 1.50 acres	12.6
C. Block 121	49,106.2/ 1.12 acres	19.5
D. Block 124	65,400/ 4.50 acres	6.0
E. Block	12529,612.7/ 68 acres	17.0

Gross Site Area: 414,542.9 square feet or 9.51 acres.

Net Site Area: 251,318.9 square feet or 5.77 acres.

Area of Right-of-Way: 163,224 square feet or 3.74 acres.

Maximum Floor Area
Ratio Area: 10.50.

Minimum Accessory Off-Street Parking Spaces:

- A. One space for each 10,000 square feet of retail area which is less than 280,000 square feet.
- B. One space for each 5,000 square feet of retail area in excess of 280,000 square feet
- C. One space per each 4 hotel rooms.

Minimum Off-Street Loading Berths:

Block 119: Two at 10 feet by 25 feet

Block 120 and 121: Two per Sub-Area at 10 feet by 50 feet
Two per Sub-Area at 10 feet by 25 feet

Block 124: Three at 10 feet by 50 feet
One at 10 feet by 25 feet

Block 125: Two at 10 feet by 50 feet
Two at 10 feet by 25 feet

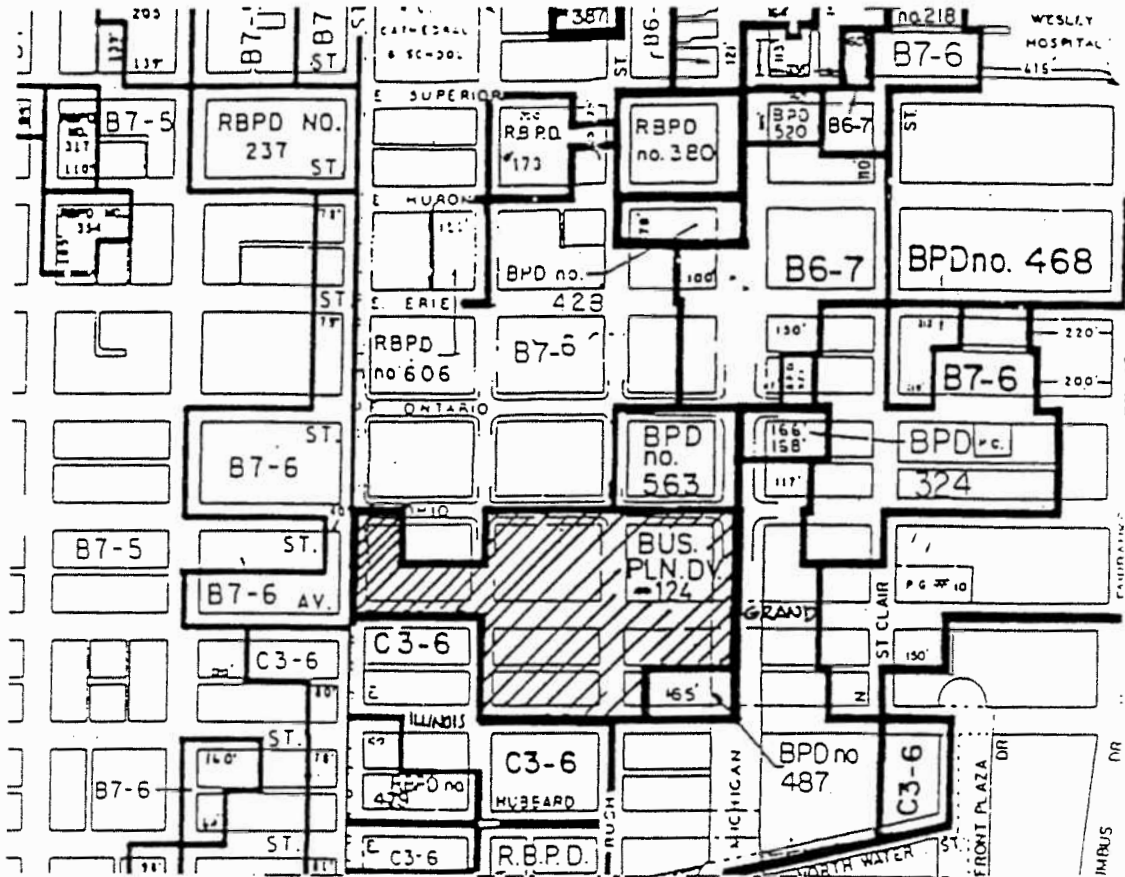
Applicant: RN Land Development Company, L.L.C.

Address: 512 -- 520, 530 -- 550 North Michigan Avenue; 02 -- 30, 37 -- 65, 38-66, 100 -- 120, 101 -- 121 East Grand Avenue; 500 -- 520, 501 -- 521, 530 -- 550, 531 -- 551 North Rush Street; 501--521, 530 -- 538, 531 -- 551 North Wabash Avenue; 531 -- 551 North State Street; 01 -- 09, 37 -- 65, 101 -- 121 East Ohio Street; 38 -- 66, 100 -- 108 East Illinois Street.

Date: September 30, 1997

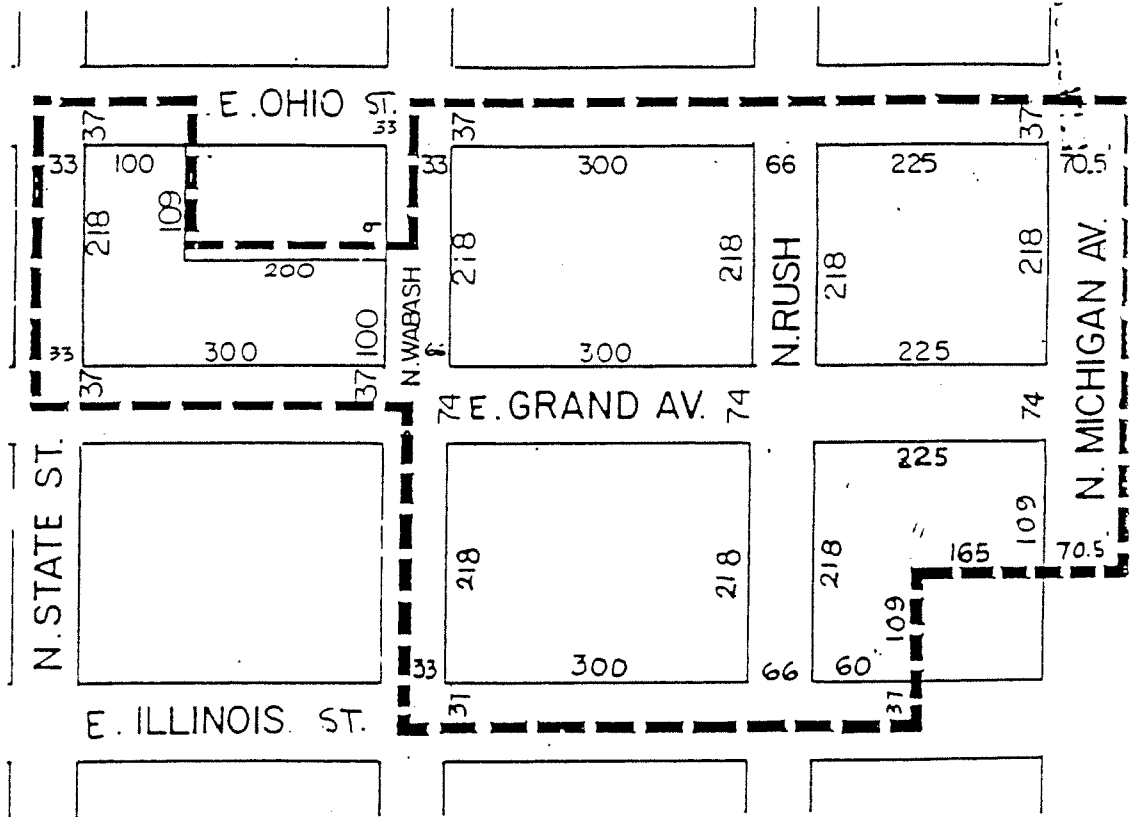
Revised: December 1, 1997

Existing Zoning Map.



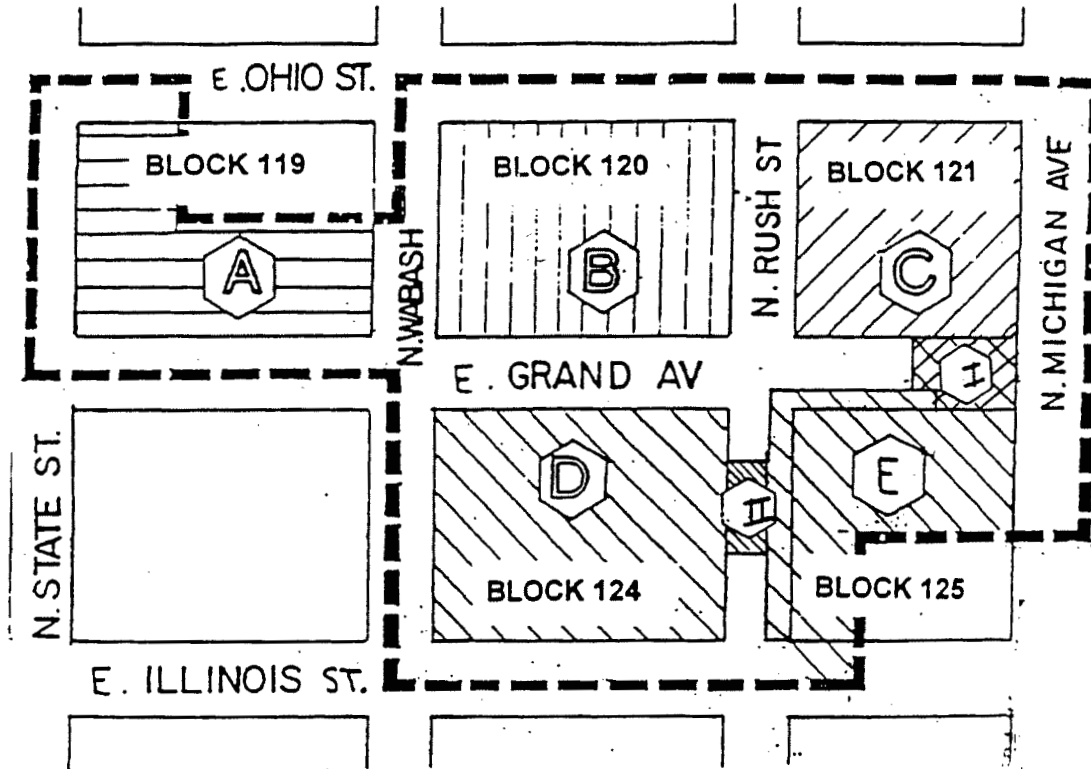
PLANNED DEVELOPMENT BOUNDARY, AS AMENDED

Boundary And Property Line Map.



--- RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT BOUNDARY

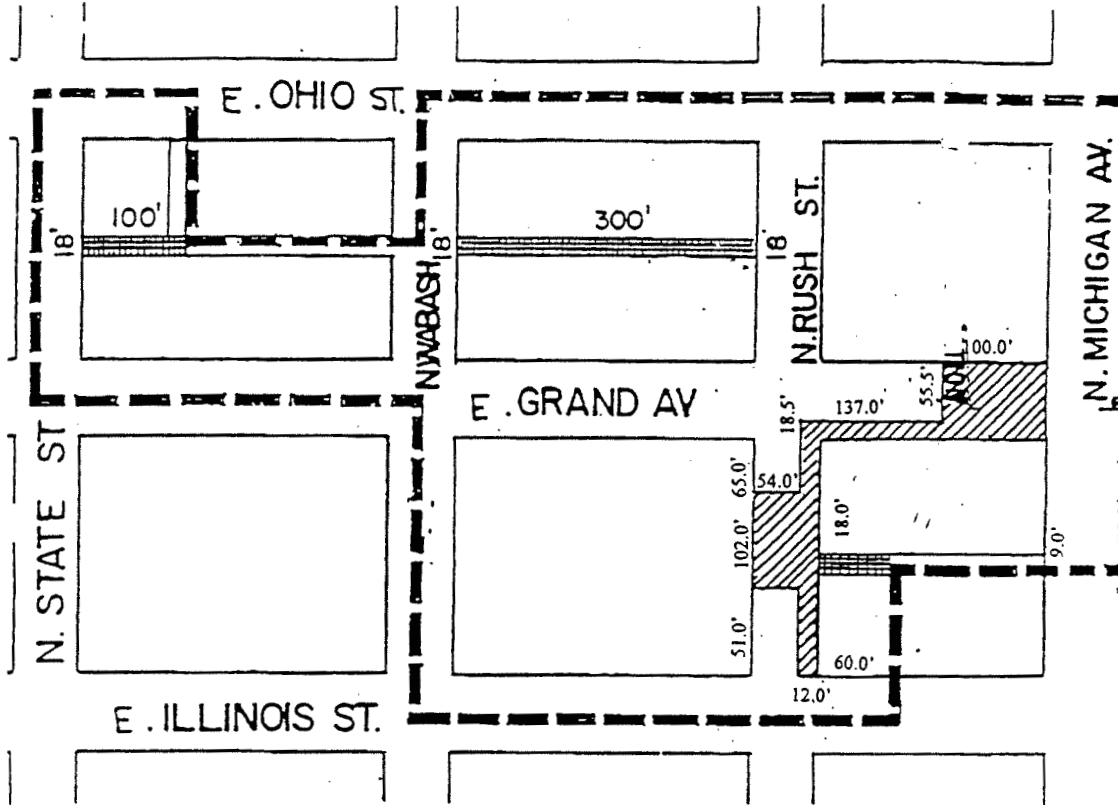
Sub-Area Boundary Map.


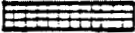



--- PLANNED DEVELOPMENT BOUNDARY

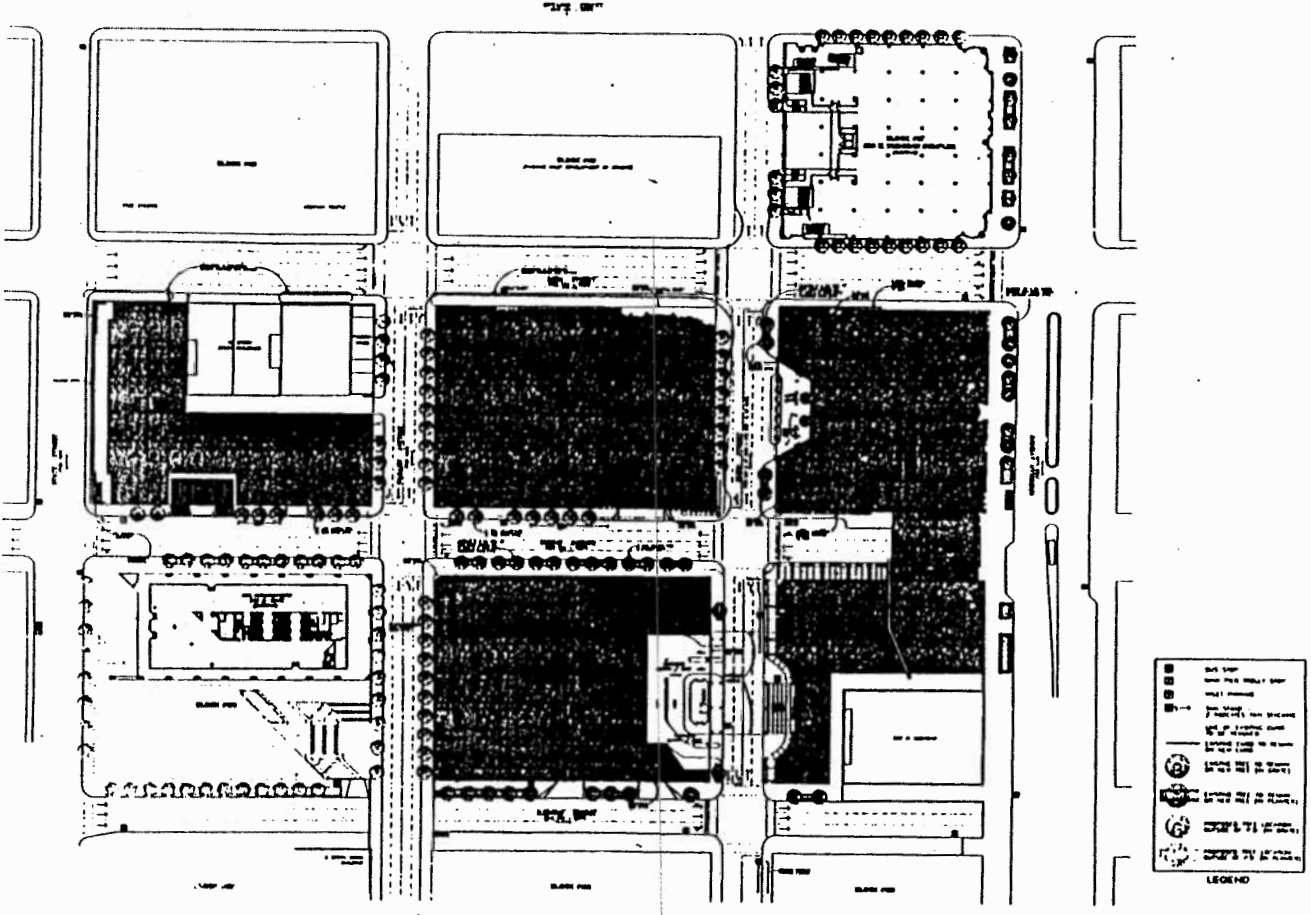
⬡ SUB AREA - A THRU E

Right-Of-Way Adjustment Map.



-  PLANNED DEVELOPMENT BOUNDARY
-  RIGHT OF WAY TO BE VACATED
-  EASEMENT - COMMENCING AT UPPER MICHIGAN AVENUE LEVEL AS AIR RIGHTS EASEMENT

District Map.
Site/Landscape Plan.

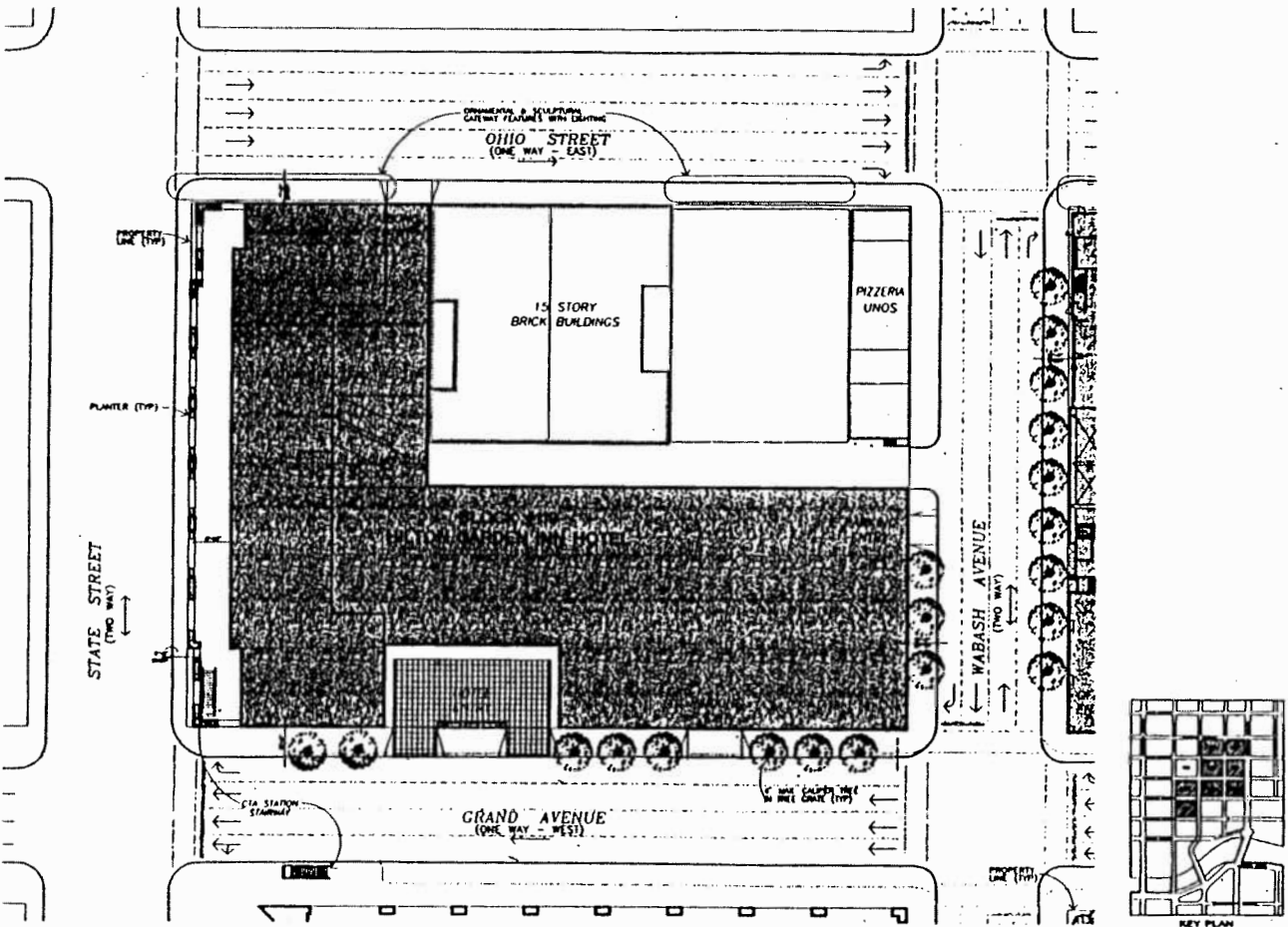


SITE / LANDSCAPE PLAN - DISTRICT MAP

WOLFF CLEMENTS AND ASSOCIATES, LTD.
 221 South Dearborn, Chicago, Illinois 60604
 312 467-1000
 W-BRIDE & KELLEY ARCHITECTS, LTD.
 1111 North Dearborn Street
 312 467-1000

THE JOHN BUCK COMPANY
 622 S. Dearborn Street, Suite 500
 Chicago, Illinois 60605
 312 963-9000
 DECEMBER 1, 1997

Site/Landscape Plan.
Block 119 (Sub-Area A).



SITE / LANDSCAPE PLAN - BLOCK 119 (SUB-AREA 'A')

WOLFF CLEMENTS AND ASSOCIATES, LTD.
117 South Dearborn Avenue, Suite 700
Chicago, Illinois 60605
312.467.5000

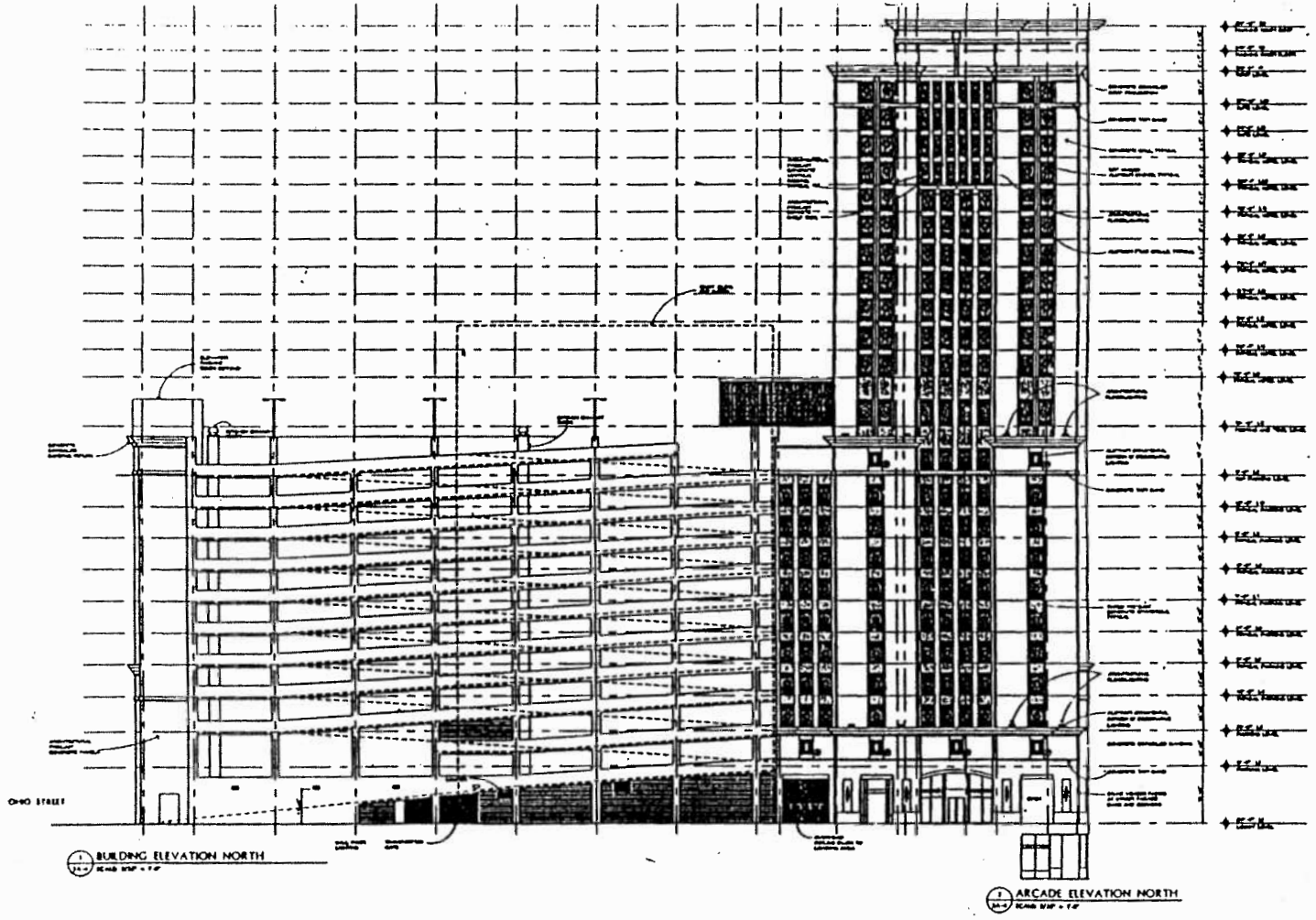
McBRIDE & KELLEY ARCHITECTS, LTD.
1611 North Dearborn Street
Chicago, Illinois 60610
312.762.1100

THE JOHN BUCK COMPANY
233 S. Wacker Drive, Suite 250
Chicago, Illinois 60606
312.063.0000



DECEMBER 1, 1997

Building Elevation -- North.
Block 119/Ohio Street.



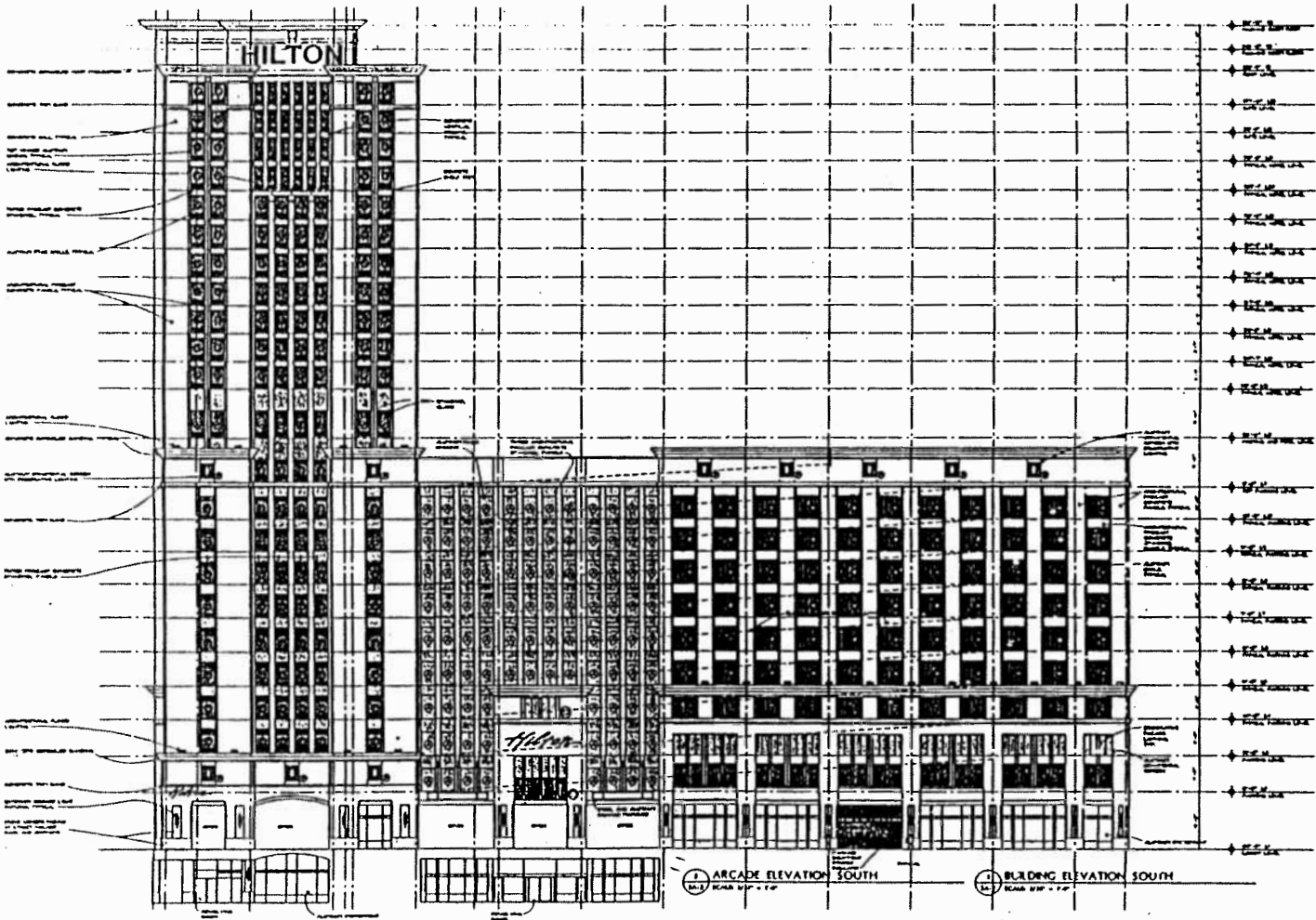
BLOCK 119, SUBAREA A
NORTH ELEVATION
OHIO STREET

12/10/97

REPORTS OF COMMITTEES

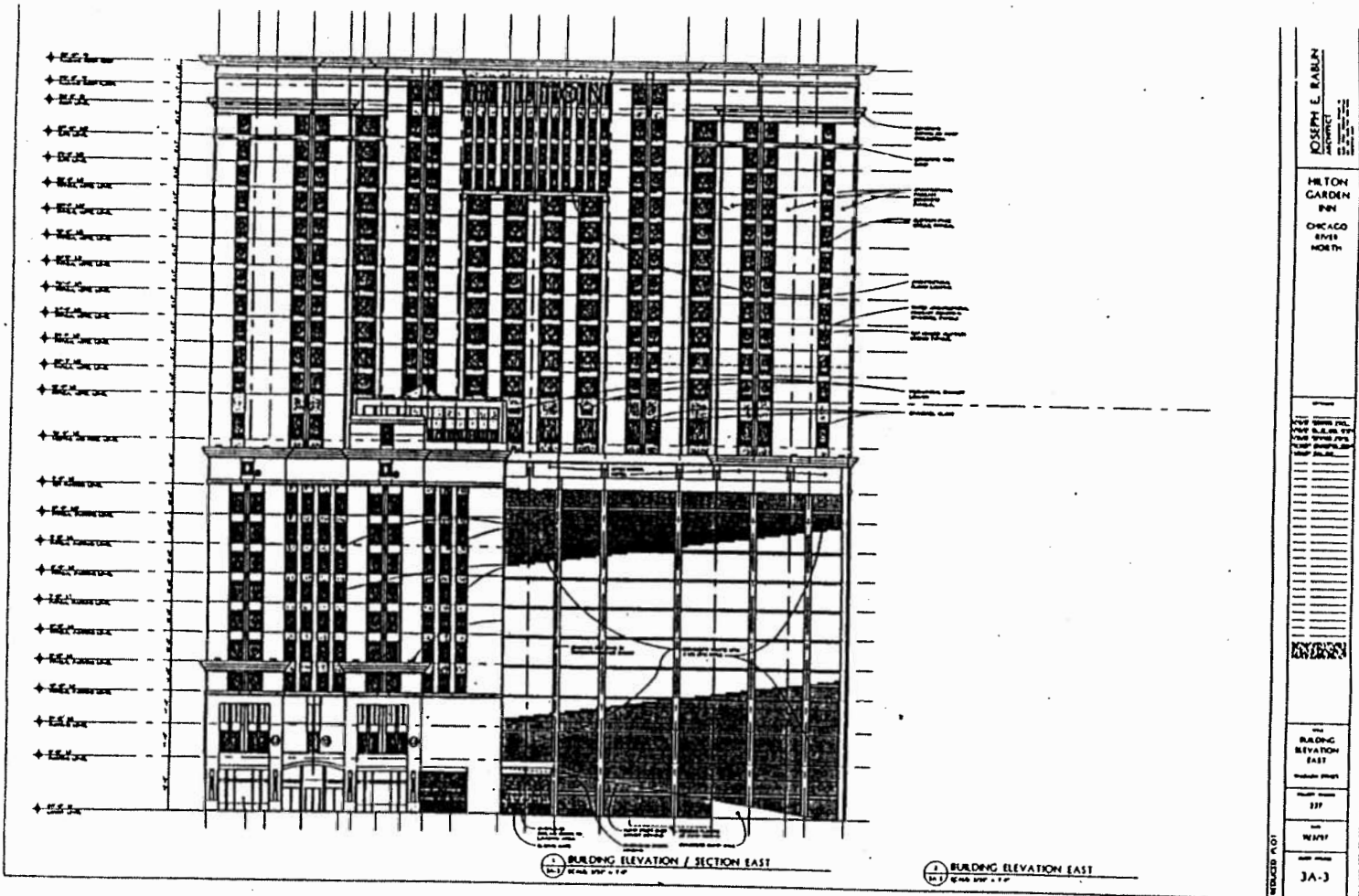
59215

Building Elevation -- South.
Block 119/Grand Avenue.



BLOCK 119 SUBAREA A
SOUTH ELEVATION

Building Elevation --East.
Block 119/Wabash Avenue.



BLOCK 119, SUBAREA A
EAST ELEVATION
WABASH AVENUE

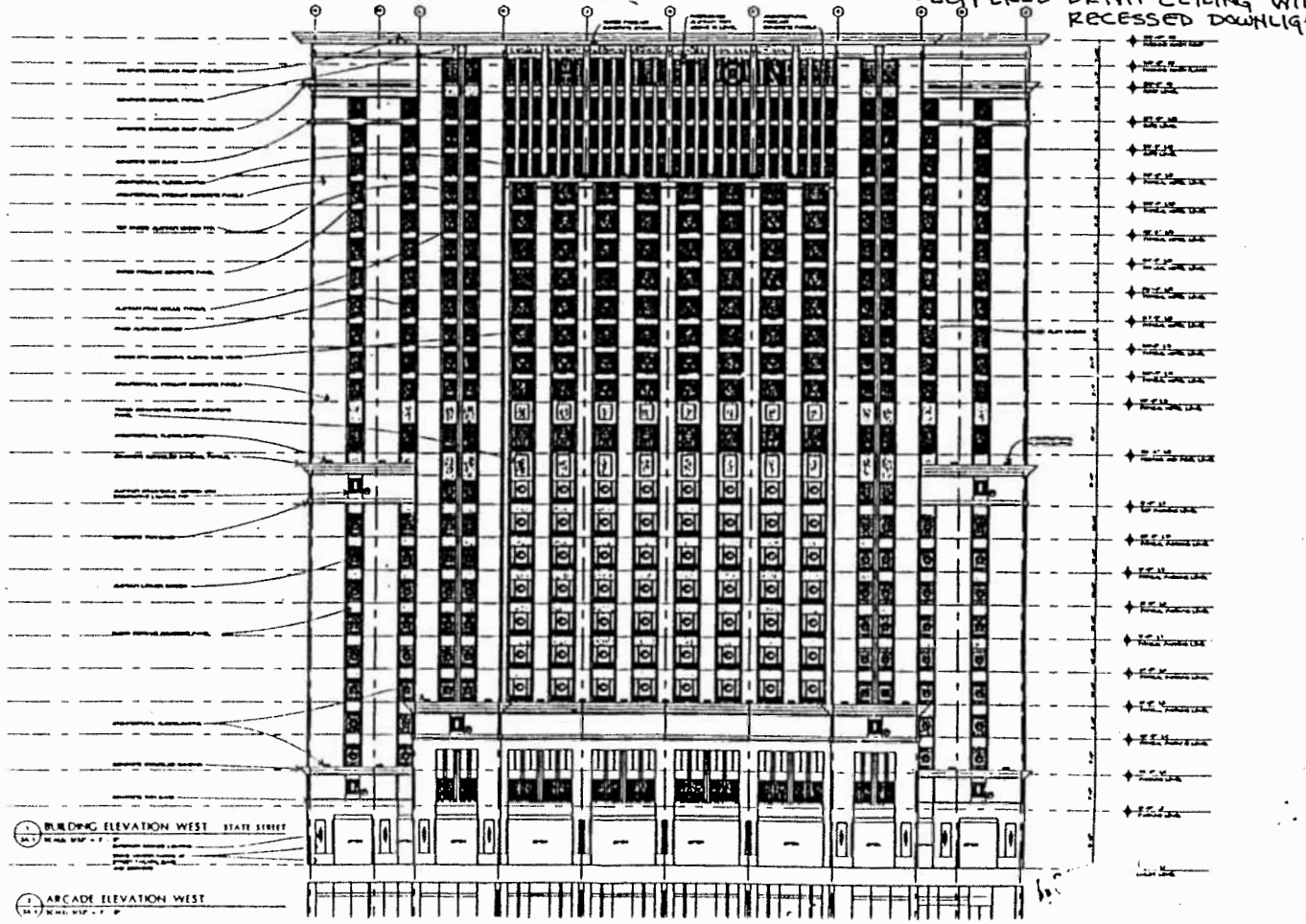
12/1/97

WZ

BLOCK 119, SUBAREA A
 WEST ELEVATION
 STATE STREET

12/1/97

- ARCADE FINISHES:
- PRECAST & GRANITE COLUMNS
 - ALUMINUM & GLASS STOREFRONT
 - GRANITE BASE
 - DECORATIVE WALL SCONCES
 - COFFERED DRYVIT CEILING WITH RECESSED DOWNLIGHTS



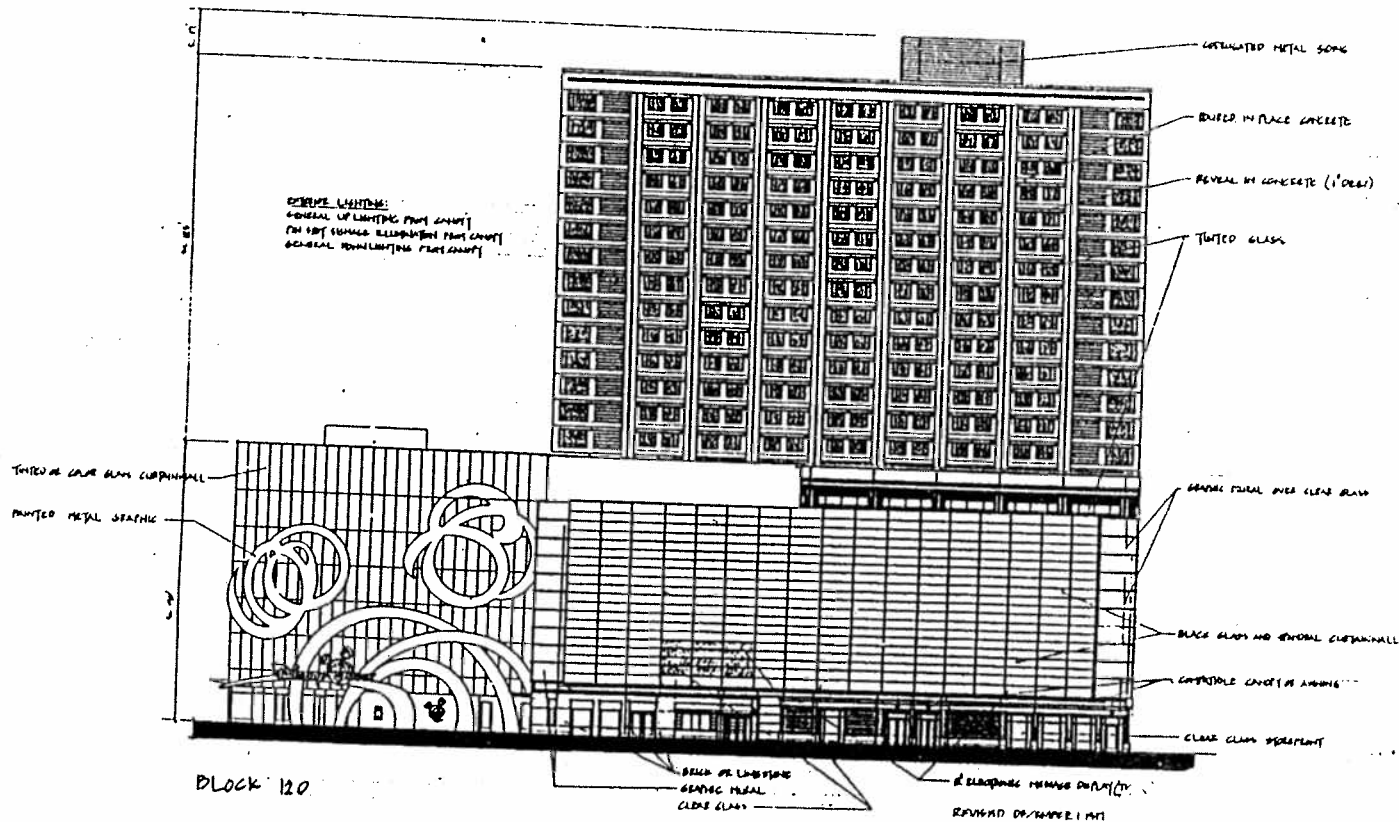
Building Elevation -- West.
 Block 119/State Street.

12/10/97

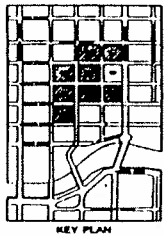
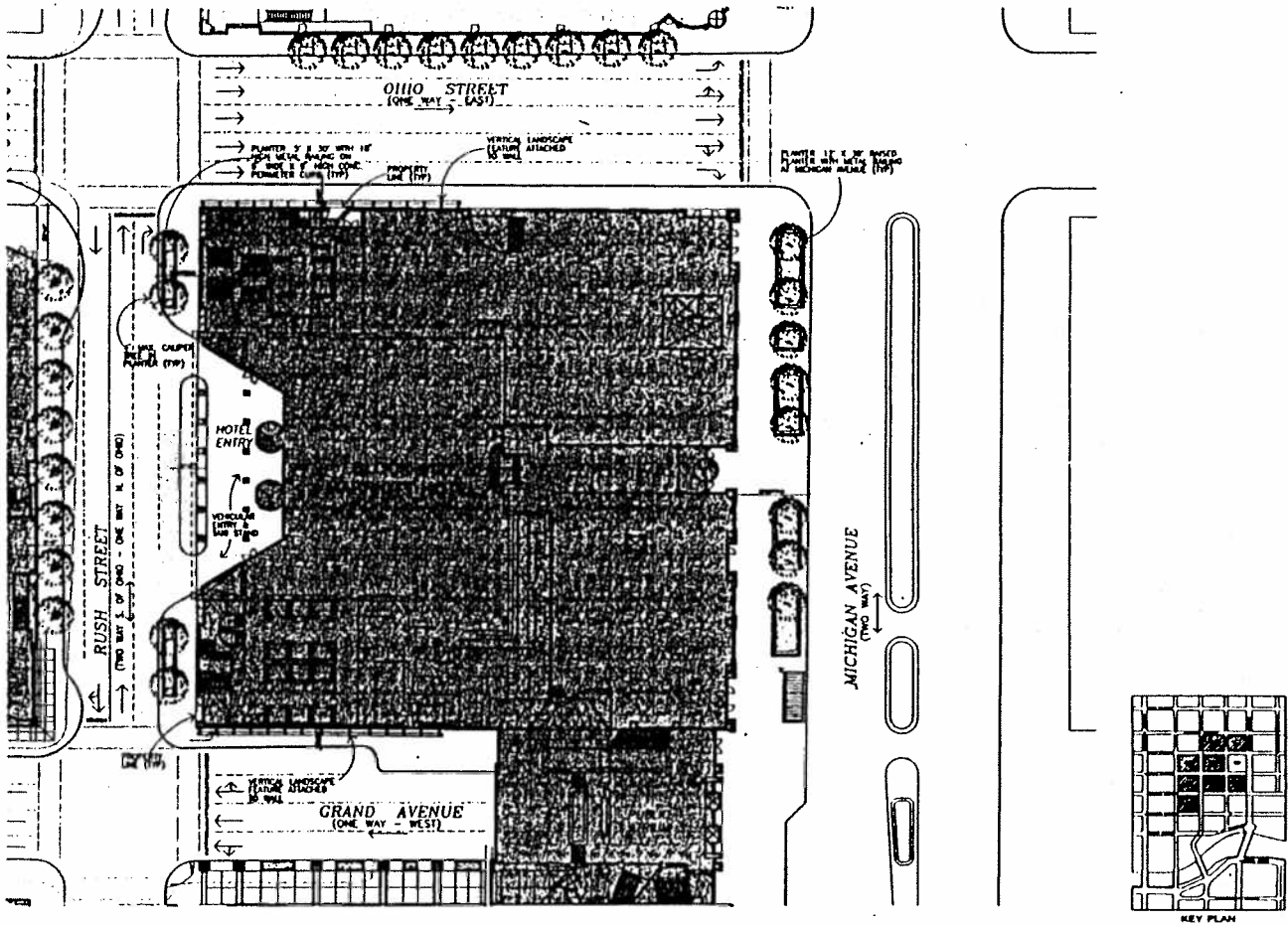
REPORTS OF COMMITTEES

59217

Building Elevation -- North.
Block 120/Ohio Street.



Site/Landscape Plan.
Block 121 (Sub-Area C).



SITE / LANDSCAPE PLAN - BLOCK 121 (SUB-AREA 'C')

WOLFF CLEMENTS AND ASSOCIATES, LTD.
 211 South Dearborn Street, Suite 700
 Chicago, Illinois 60604
 312.467.2100

McBRIDE & KELLEY ARCHITECTS, LTD.
 211 South Dearborn Street
 Chicago, Illinois 60604
 312.467.2100

THE JOHN BUCK COMPANY
 233 E. Barker Drive, Suite 600
 Chicago, Illinois 60606
 312.962.9000



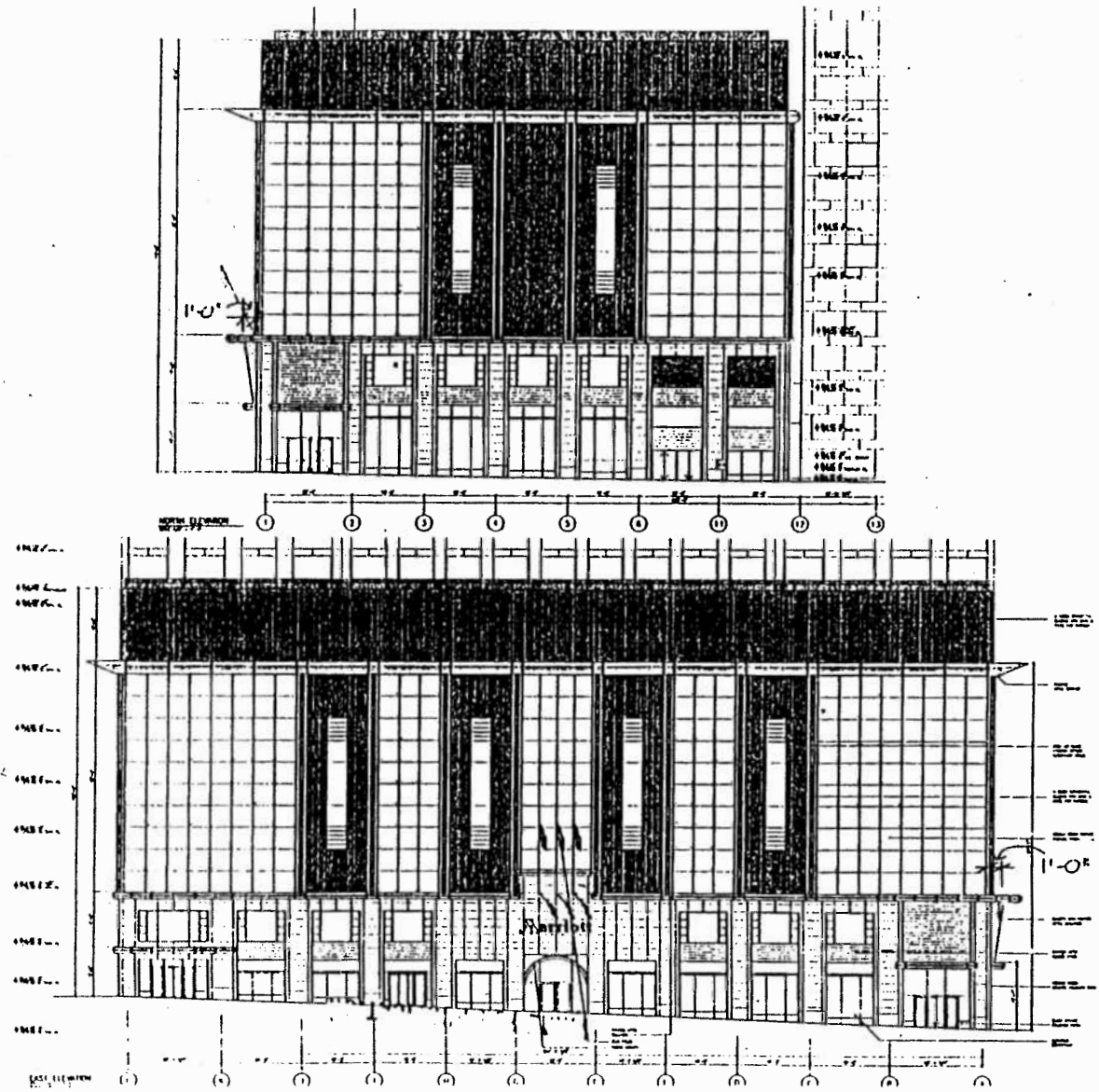
NOVEMBER 1, 1997

59224

JOURNAL--CITY COUNCIL--CHICAGO

12/10/97

Building Elevation -- East And North.



Block 121-
PD SUB AREA C
12/1/97



Marriott
The Joint Hotel Company



TT-CBM
EAST & NORTH
ELEVATIONS

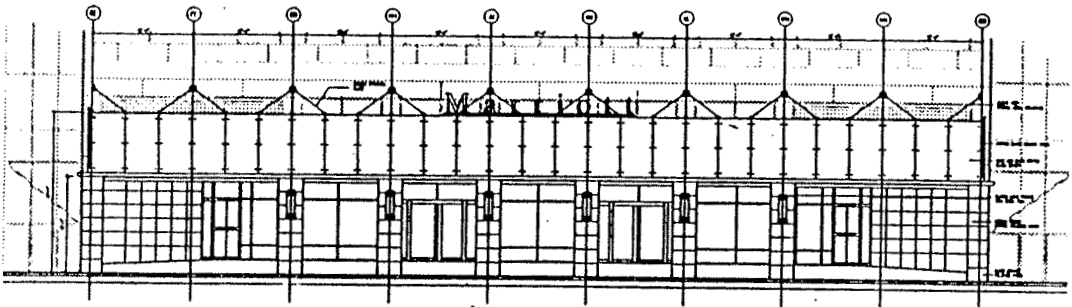
12/10/97

REPORTS OF COMMITTEES

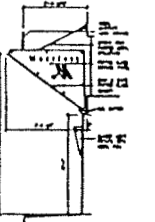
59225

Building Elevation.
Rush Street Entry Plan.

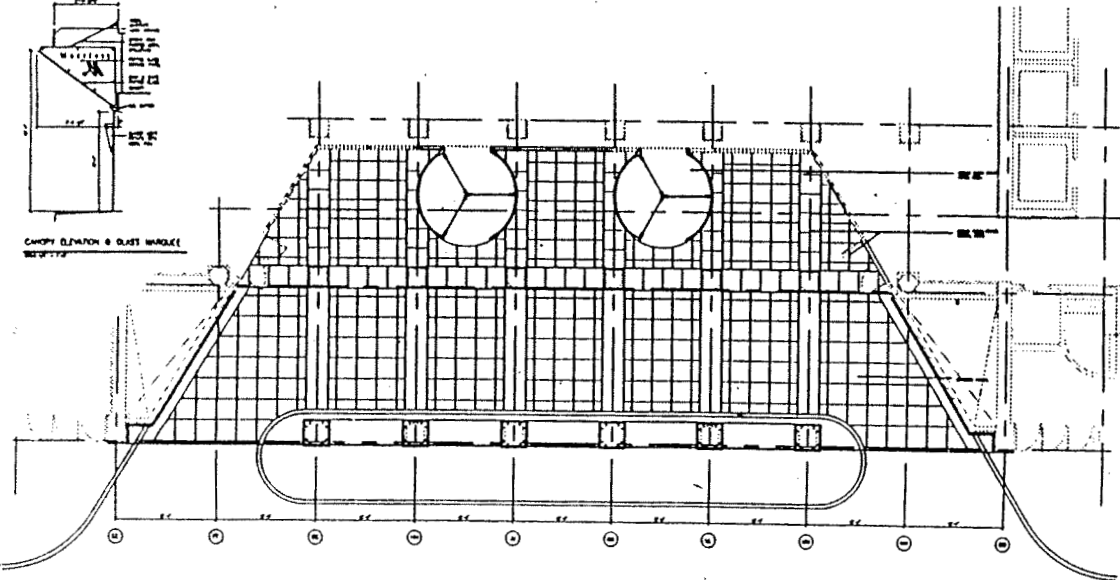
Marriott Hotel
PO SUB SEAS C
12/1/97



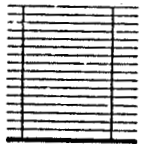
RUSH STREET ENTRY ELEVATION
REV 01/97



CANOPY ELEVATION & GUEST WINDOW
REV 01/97



RUSH STREET ENTRY PLAN
REV 01/97



Marriott

The J.W. Marriott Company



T.T. CDM Architects
Architects

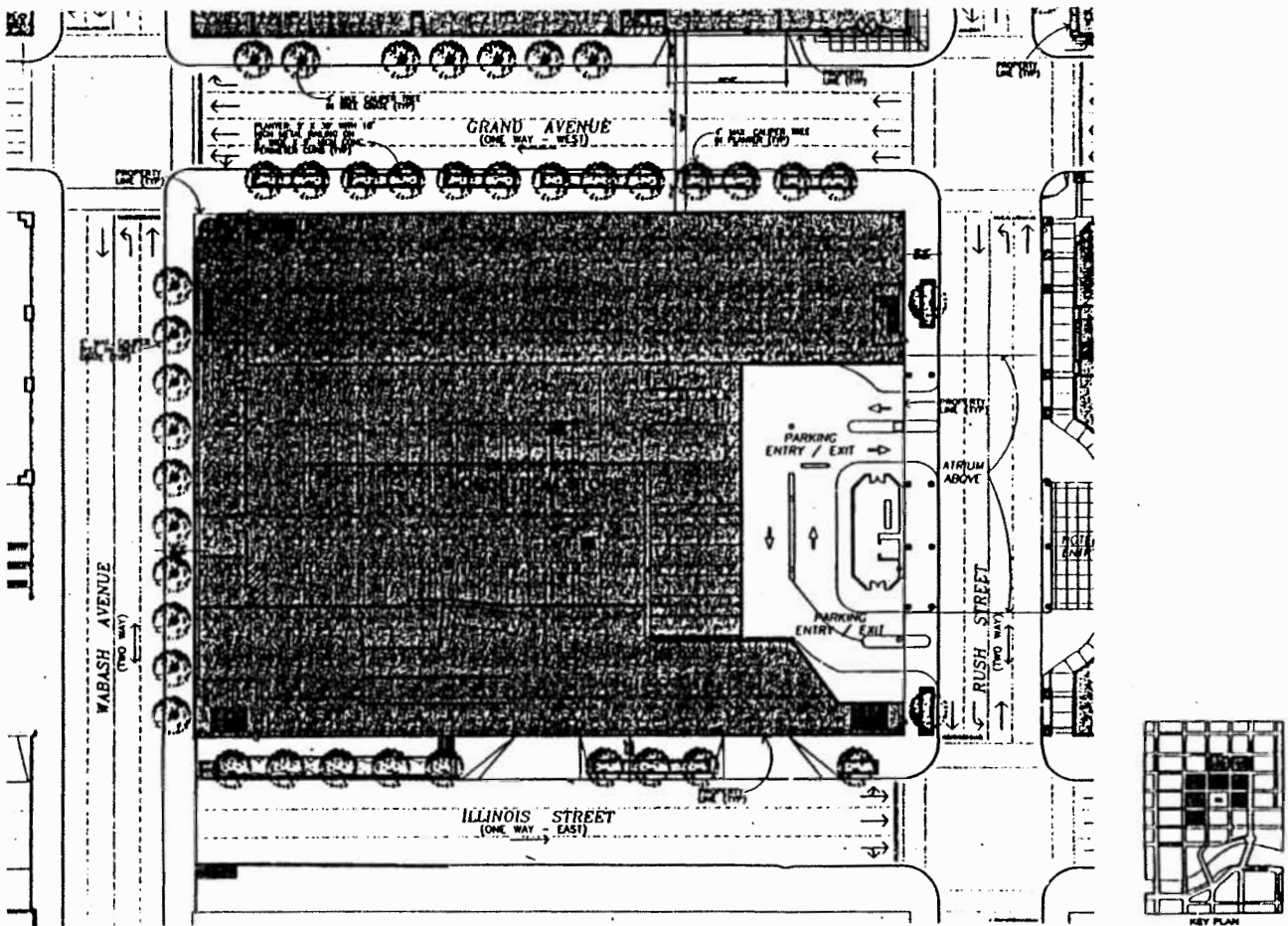
T.T. CDM Architects
1111 North Dearborn Street
Chicago, Illinois 60610

RUSH STREET
ELEVATIONS AND PLAN

ASK-236

ASK-236

Site/Landscape Plan.
Block 124 (Sub-Area D).



SITE / LANDSCAPE PLAN - BLOCK 124 (SUB-AREA 'D')



WOLFF CLEMENTS AND ASSOCIATES, LTD.
222 North Dearborn Street, Suite 500
Chicago, Illinois 60610
312.262.5700

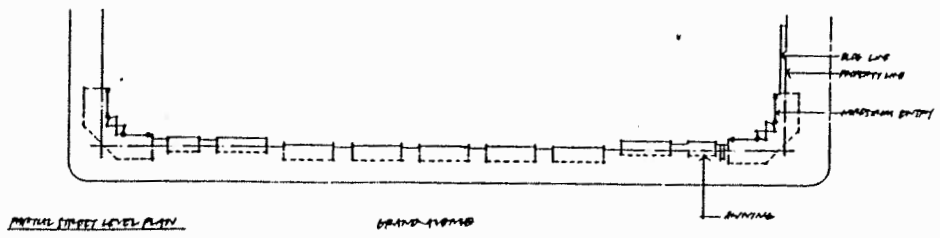
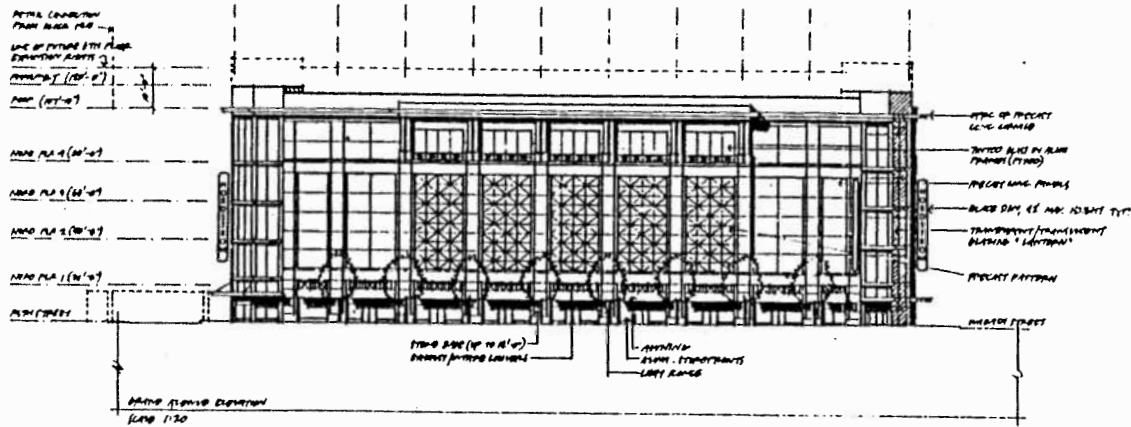
McBRIDE & KELLEY ARCHITECTS, LTD.
1411 North Dearborn Street
Chicago, Illinois 60610
312.262.1400

THE JOHN BUCK COMPANY
222 S. Dearborn Street, Suite 500
Chicago, Illinois 60610
312.262.0800



REVISION 1, 1997

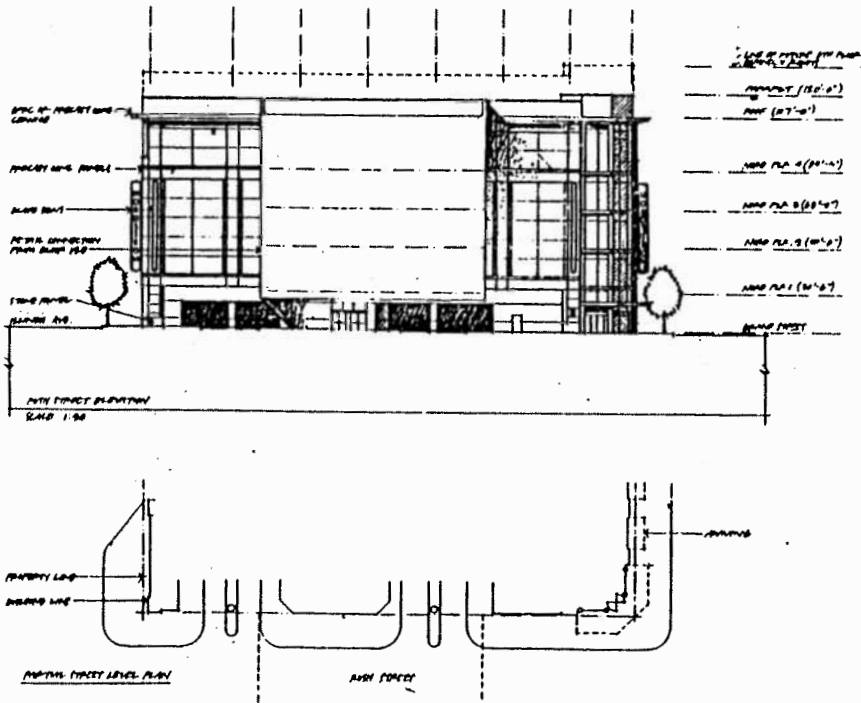
Partial Street Level Plan/Elevation.
(Grand Avenue)



SHEET 1



Partial Street Level Plan/Elevation.
(Rush Street)



SHEET 1

NORDSTROM
NORTH MICHIGAN AVENUE BLOCK 124 SUB-AREA D



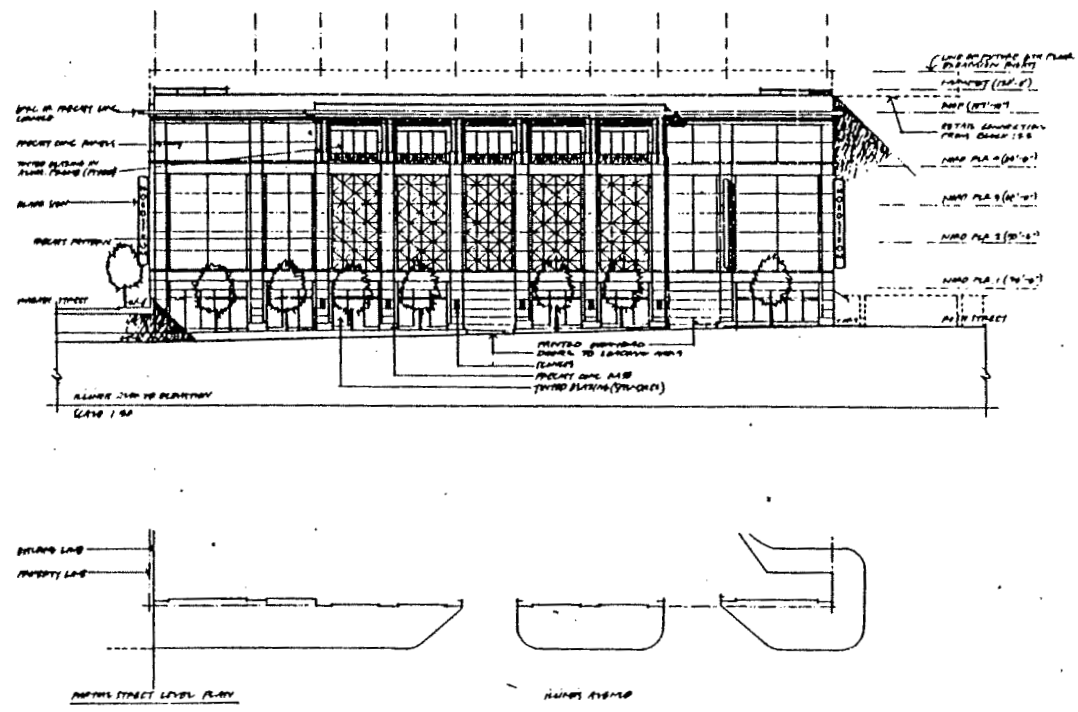
PLANNED DEVELOPMENT SERVICES

12/10/97

REPORTS OF COMMITTEES

59229

Partial Street Level Plan/Elevation.
(Illinois Street)



SHEET 3

NORDSTROM
NORTH MICHIGAN AVENUE BLOCK 124 SUB-AREA D



PLANNING DEPARTMENT
CITY OF CHICAGO

Rush Street Floor Plan.
Block 125 (Sub-Area E).

ANTHONY BELLUSCHI ARCHITECTS, LTD.
1100 North Dearborn Street, Suite 1000, Chicago, Illinois 60610

JBC
The John Beck Company Chicago, Illinois

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

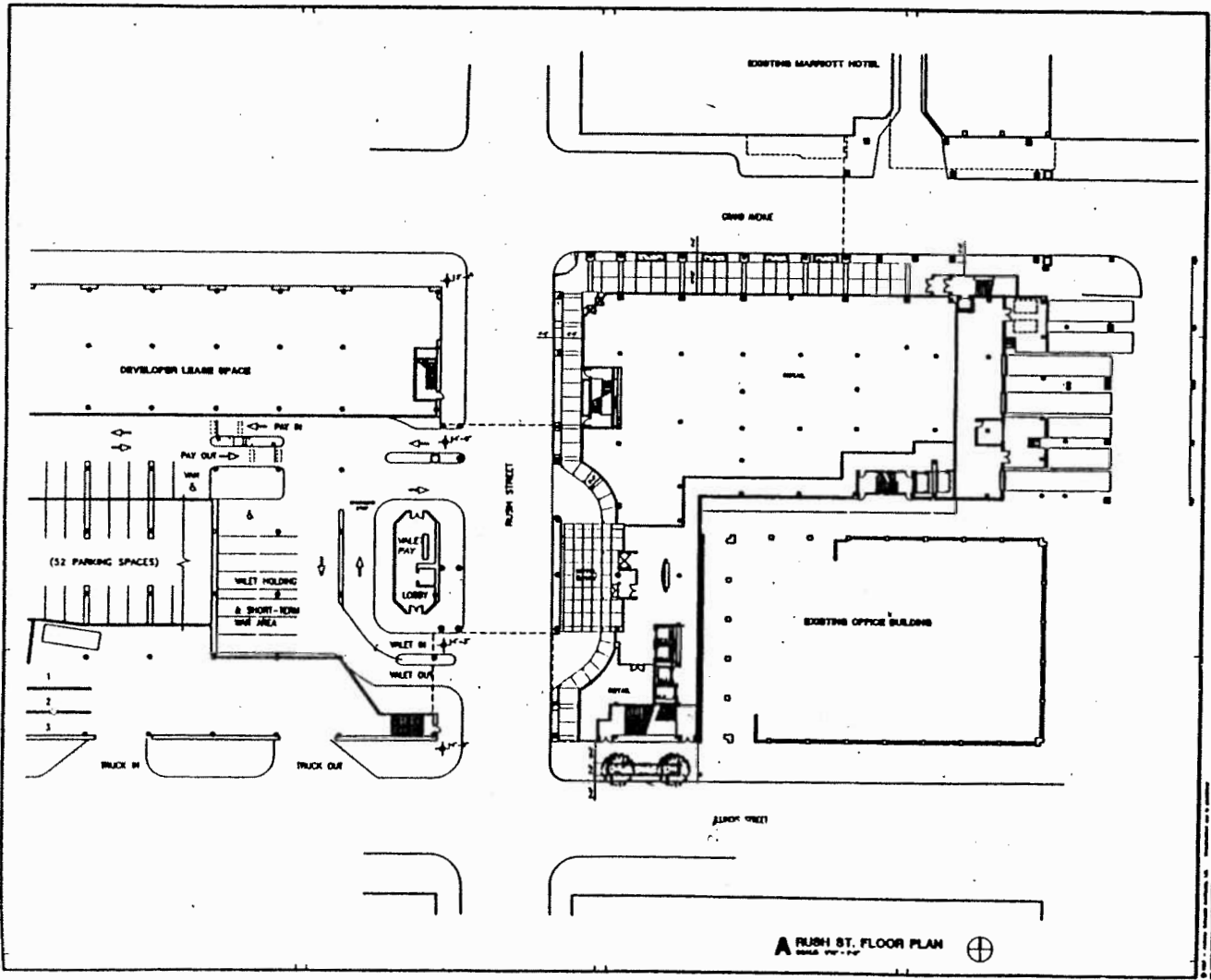
BLOCK 125 SUB-AREA E

520 North Michigan Avenue
Chicago, Ill.

DATE	NO.	BY	CHK'D

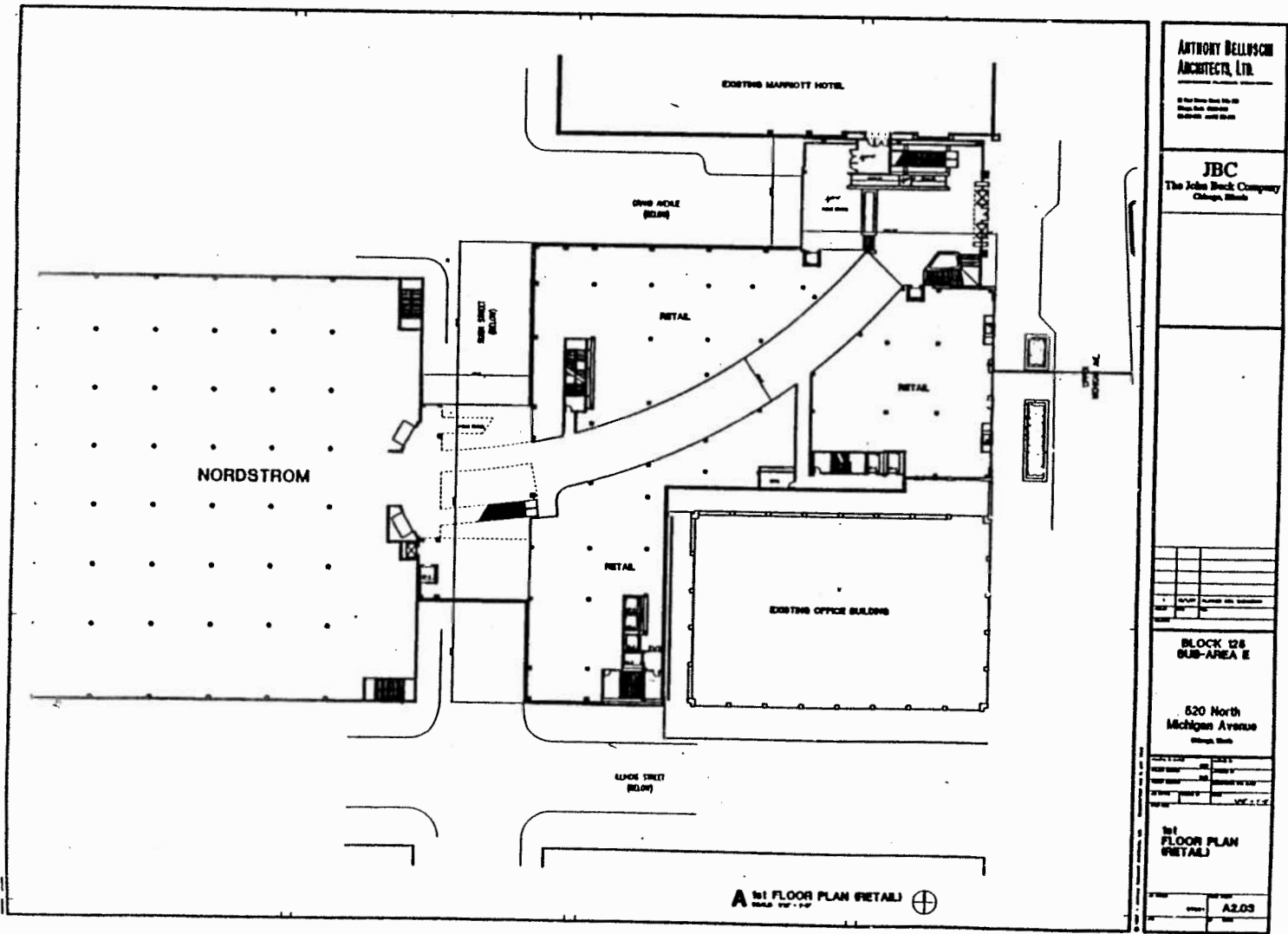
RUSH ST. FLOOR PLAN

DATE	NO.	BY	CHK'D



A RUSH ST. FLOOR PLAN \oplus

First Floor Plan Retail.
Block 125 (Sub-Area E).



Building Elevation -- South.
Block 125 (Sub-Area E).

ANTHONY BELLOSCHI ARCHITECTS, LTD.
 1100 N. LA SALLE ST. CHICAGO, ILL. 60610
 TEL: 312.427.1200 FAX: 312.427.1201

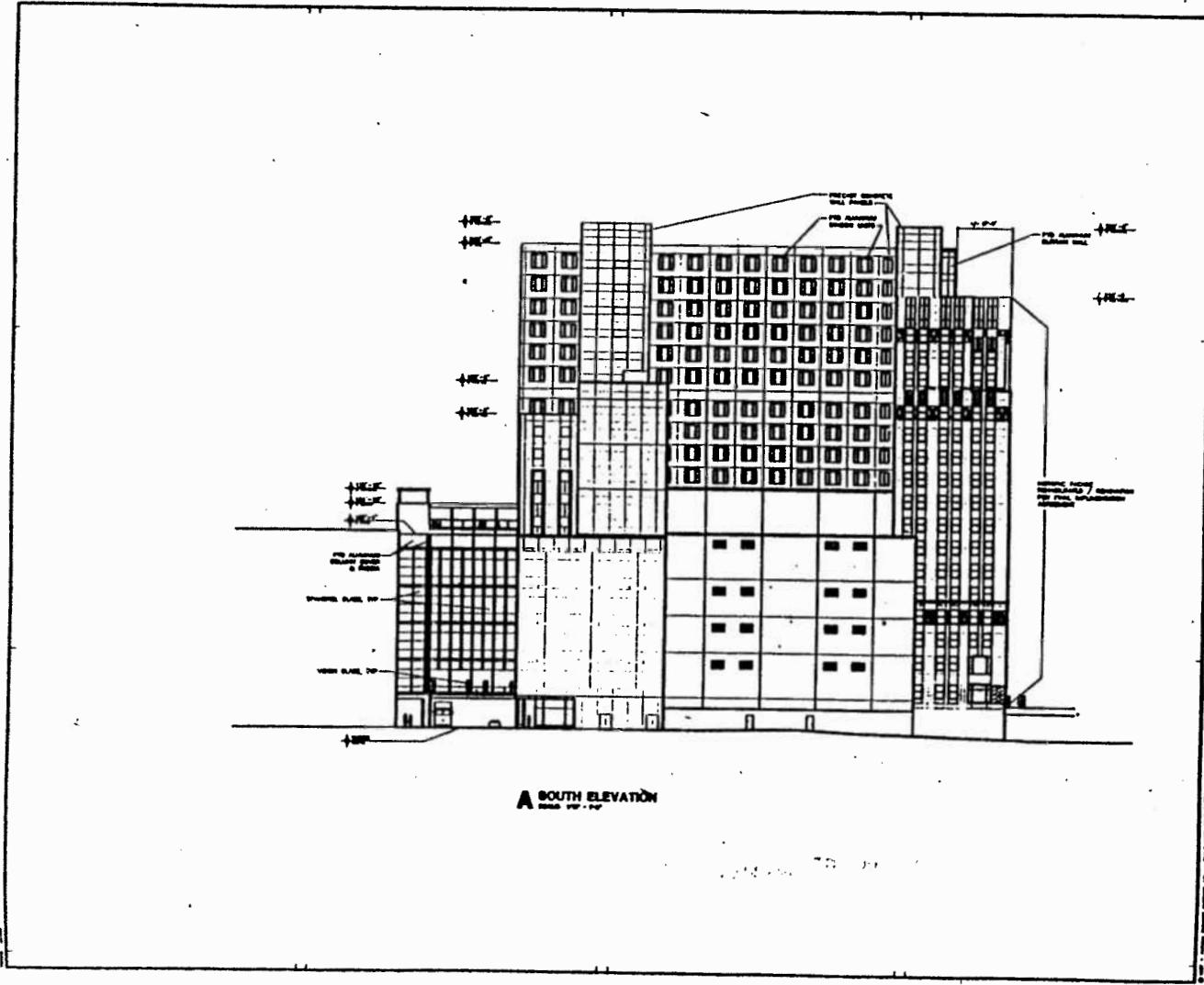
JBC
 The John Buck Company
 Chicago, Ill.

BLOCK 125 SUB-AREA E
 Block 125
 820 North Michigan Avenue
 Chicago, Ill.

SOUTH ELEVATION

DATE: 12/10/97
 DRAWN BY: JBC
 CHECKED BY: JBC
 SCALE: AS SHOWN

NO. 1104 A4.04



12/10/97

REPORTS OF COMMITTEES

59235

Building Elevation -- East.
Block 125 (Sub-Area E).

ANTHONY BELLOSCHE ARCHITECTS, LTD.
1100 North Dearborn Street
 Chicago, Illinois 60610
 Telephone: 312-329-1100

JBC
The John Beck Company
 Chicago, Illinois

BLOCK 125 SUB-AREA E

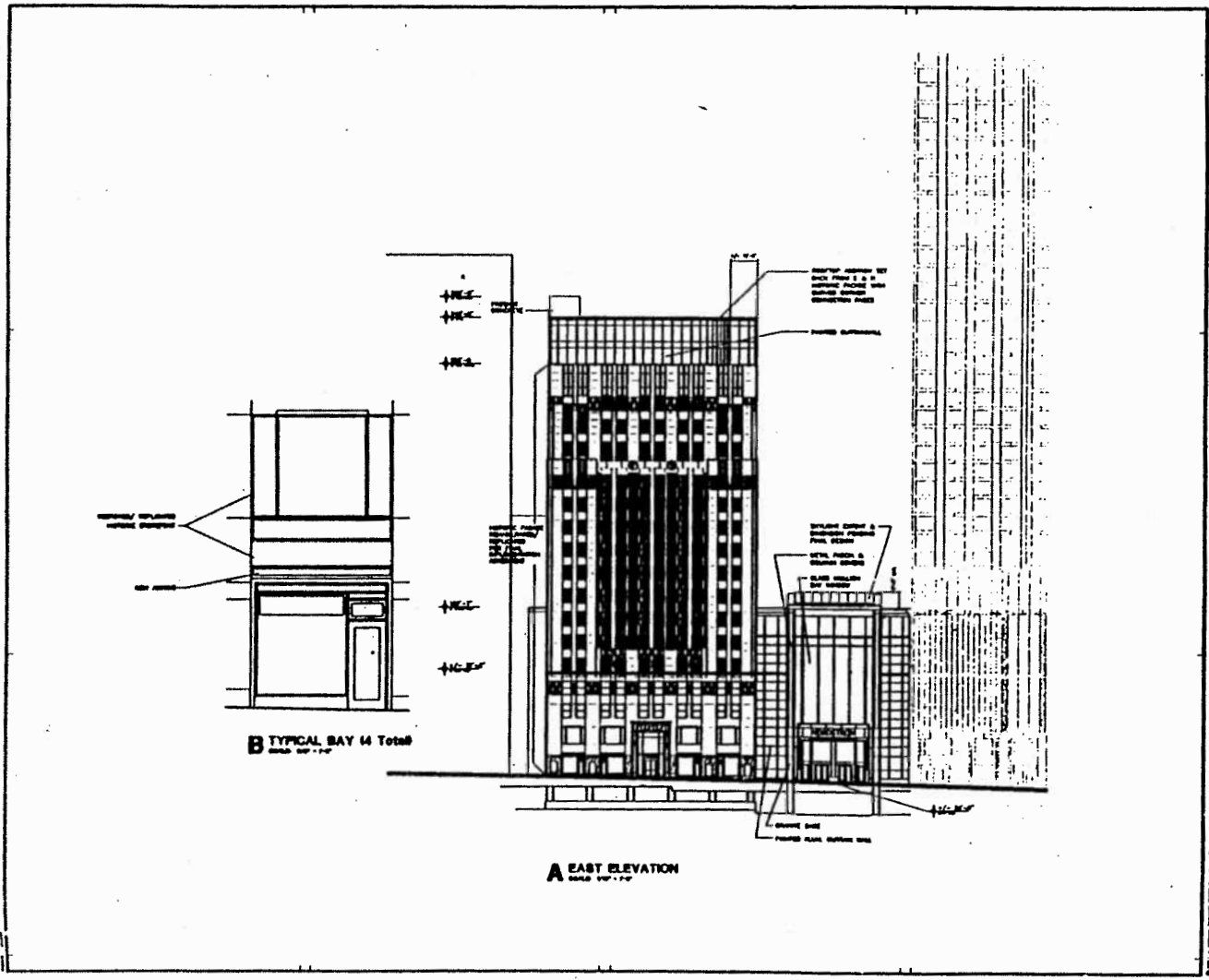
Block 125
 820 North Michigan Avenue
 Chicago, Illinois

DATE:	12/10/97
BY:	ANTHONY BELLOSCHE
CHECKED BY:	JBC
SCALE:	1/4" = 1'-0"

EAST ELEVATION

NO.	DATE	DESCRIPTION
1	12/10/97	ISSUED FOR PERMIT

Sheet: **A-4.01**

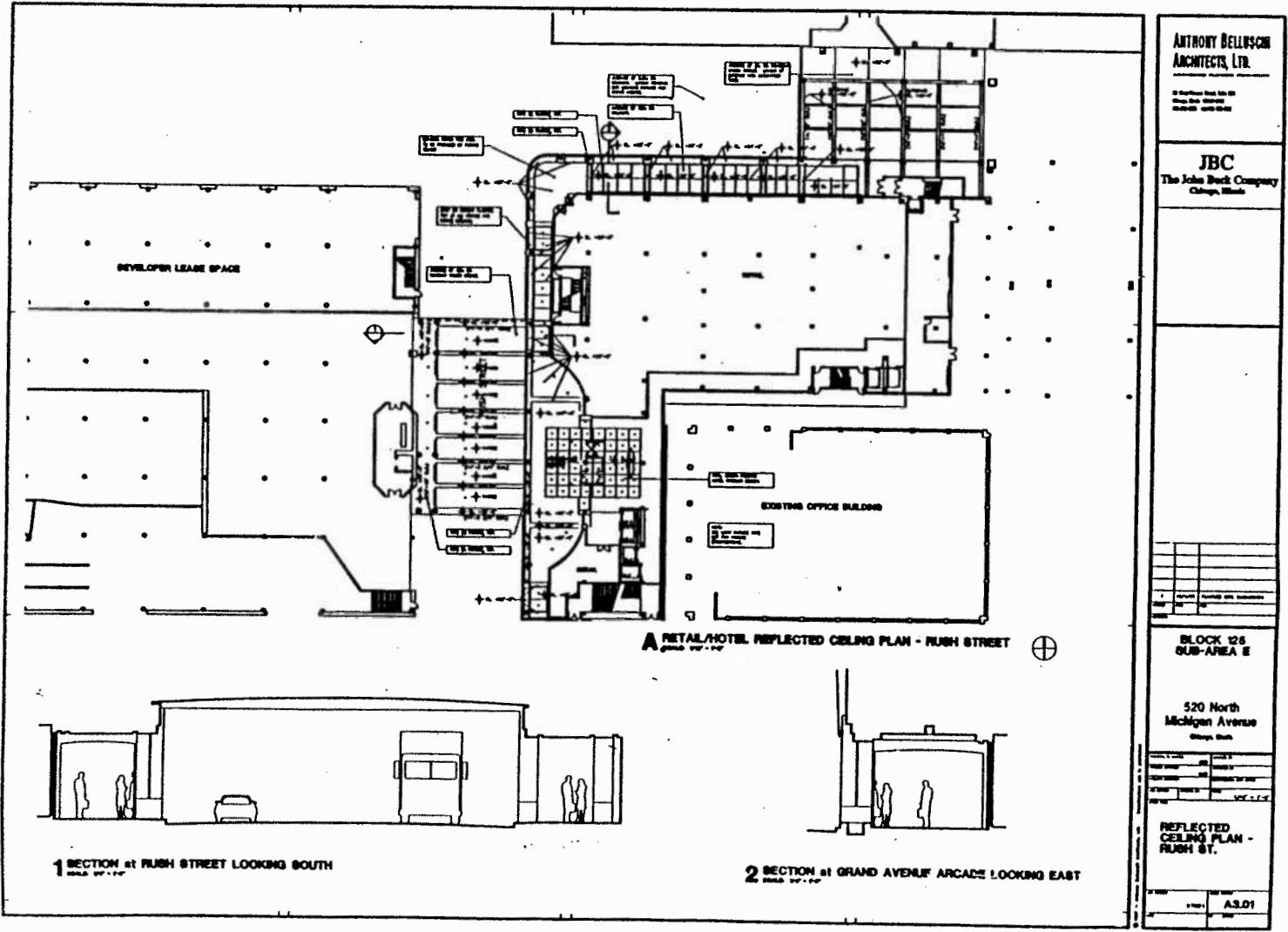


12/10/97

REPORTS OF COMMITTEES

59237

Reflecting Ceiling Plan.
(Rush Street)



SIGNAGE CRITERIA
NORTH BRIDGE DISTRICT
December 1, 1997 (Revised)

The below listed signage criteria reflects illuminated and non-illuminated exterior signage for The North Bridge District. In addition to signage identified below and the attached exhibits, tenant may display materials and graphics behind building glass line. Lettering behind glass line may include tenant identification not to exceed 12" in height. All existing signs in the Marriott facility to remain as is (grandfathered).

General: All signage will be of the highest quality construction and materials. Materials shall be compatible in color and finish with the building architecture.

A. PIN MOUNTED BACK LIT

This signage to be pin mounted individual letters, or groups of letters, with white back lighting or all external means of lighting. Signage will be of the highest quality metal finish with back lit white illumination. Lettering shall be compatible in scale with the building's architecture.

B. BLADE SIGN

Illuminated signage for corner tenant facing either east/west or north/south. All lettering shall have white back lighting, except Nordstrom signage.

C. STREET BANNER

Street banners will be perpendicular to the facade of the building with mounting brackets attached to the building in several locations. Each banner will display graphics or signage for tenant events. Banners will have an external means of lighting and banners will be compatible with existing City of Chicago banners occasionally displayed on Michigan Avenue.

D. TENANT IDENTIFICATION

This area is reserved for tenant specific signage. Signage type will include electronic displays, graphics, theme displays, logos, and tenant identification. All signage to be of the highest quality metal compatible with the building architecture and sized accordingly (excluding lettering and images applied to awnings). Signage will not include an internally illuminated box mounted on the building surface. The housing for the ESPN electronic message display (ticker) will be 8" tall. It will run approximately 112' LF along Ohio Street and approximately 30' LF along Wabash Street at an approximate angle of 45 degrees toward the sidewalk for pedestrian viewing.

Removable awnings or canopies will also be available to tenants for signage purposes. These elements will be located above tenant entries and tenant display windows. Fabric awnings will be of one type and color and feature tenant identification. Lettering and image on the front portion of the awning shall not exceed 12 inches. Lettering and image on the angled portion of the awning shall not to exceed 2 feet high.

E. INTERNALLY LIT SIGN

This sign will consist of individual letters or groups letters lighted with internal illumination.

F. GRAPHIC MURAL

A graphic mural will be an image integrated into the glass system. The mural is not intended for signage or lettering. The intent is to create a larger format graphic display depicting the lifestyle, quality, and image of the project.

G. PARKING GARAGE BLADE SIGN

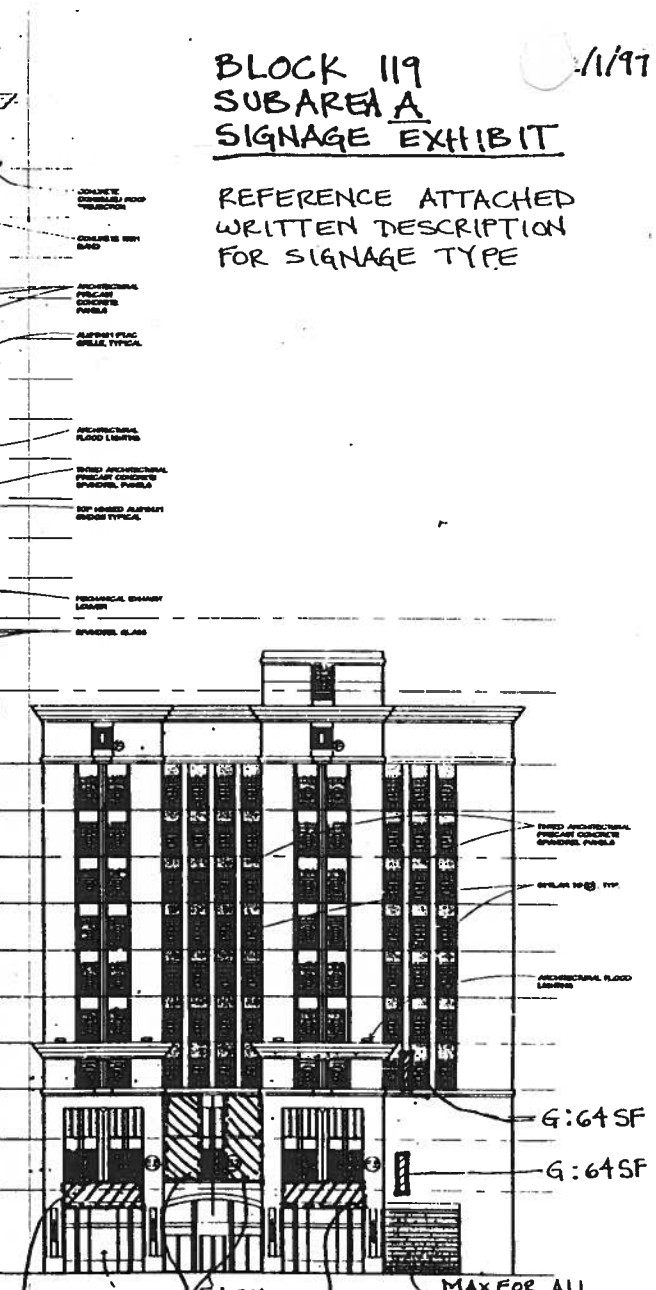
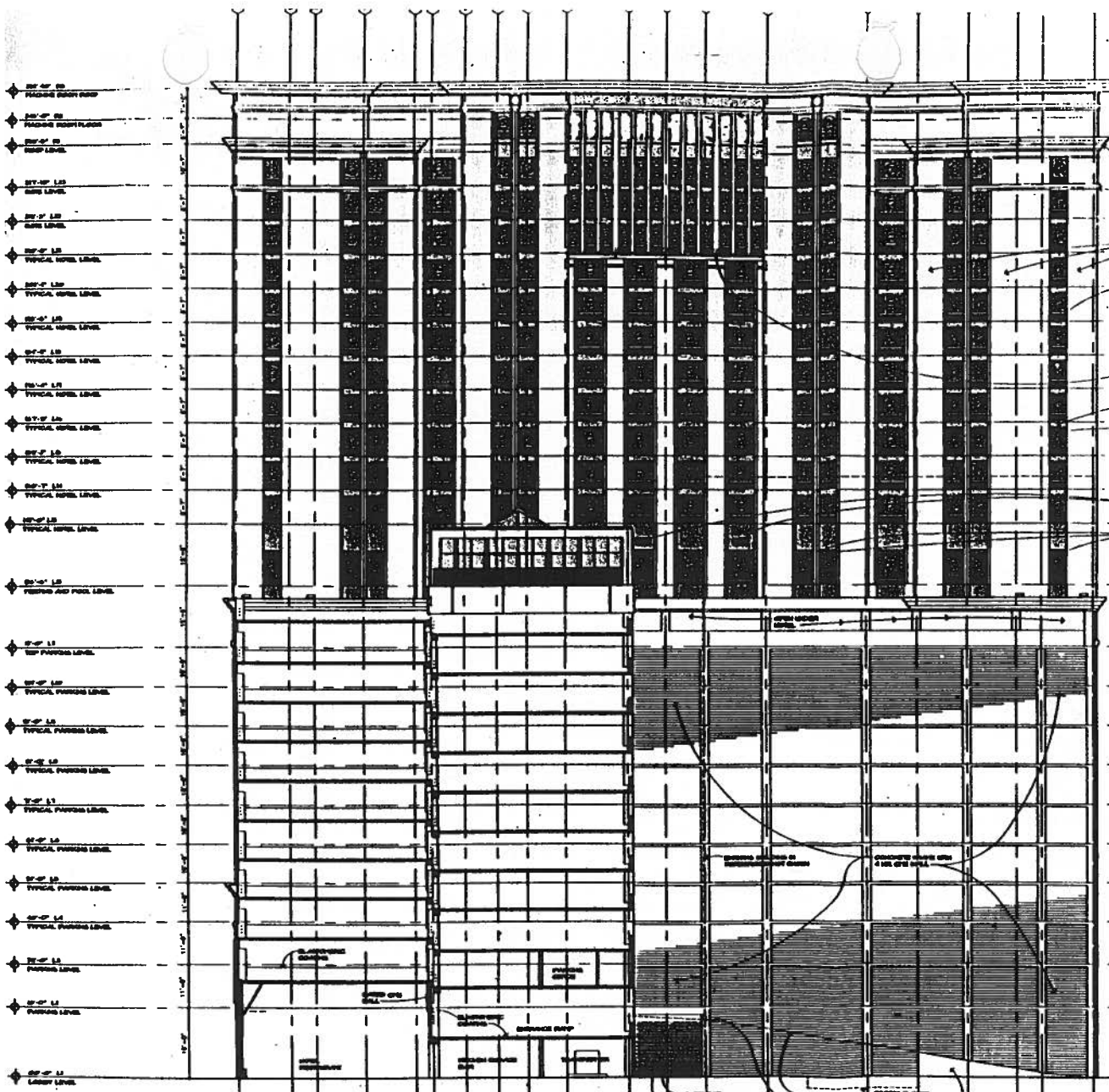
Internally illuminated identification and directional signage for parking garage facing either east/west or north/south perpendicular to the face of the building.

H. HOTEL IDENTIFICATION (Street Level)
Finished metal plaque.

**BLOCK 119
SUBAREA A
SIGNAGE EXHIBIT**

1/1/97

REFERENCE ATTACHED
WRITTEN DESCRIPTION
FOR SIGNAGE TYPE

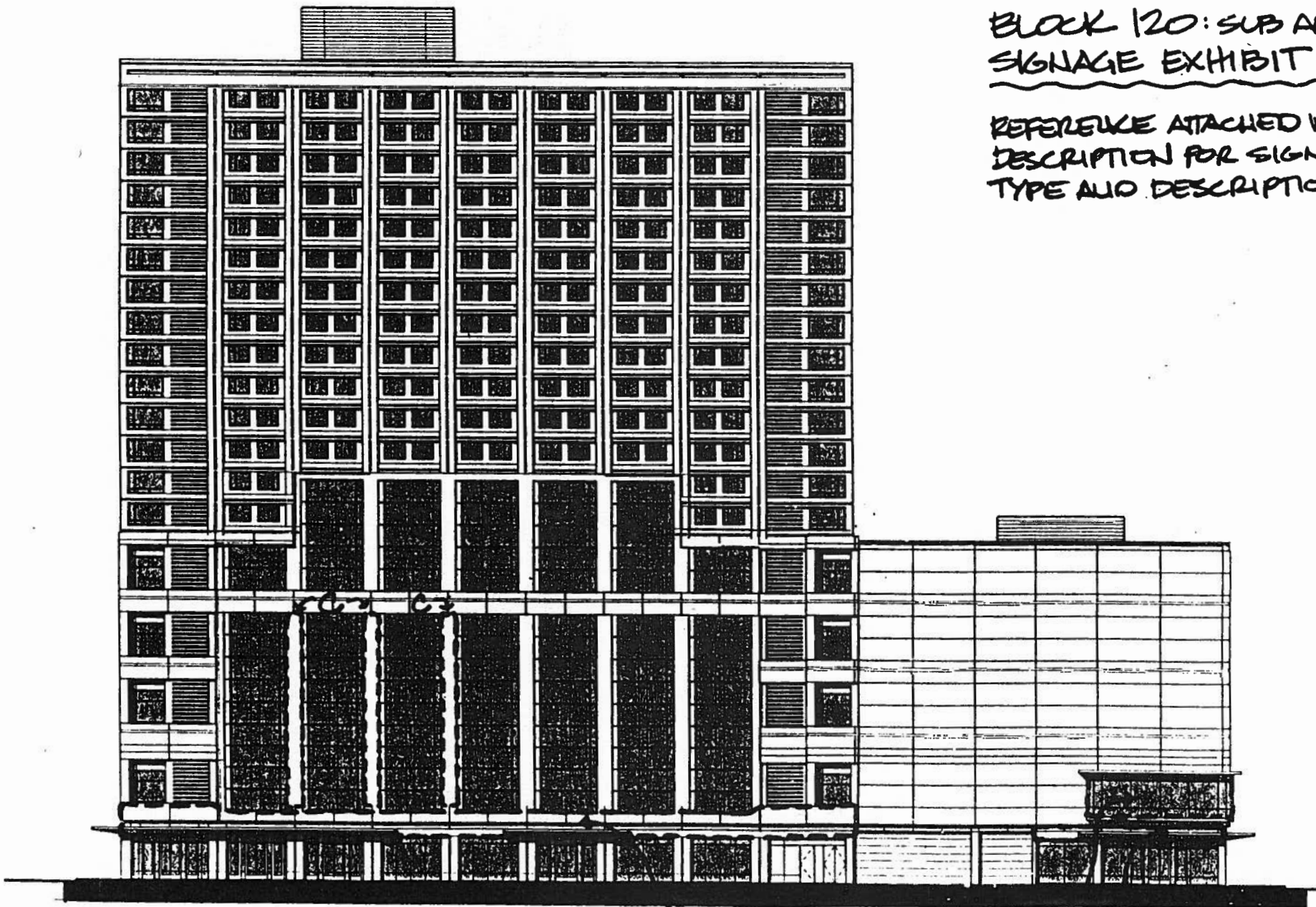


1 BUILDING ELEVATION / SECTION EAST

D: 80SF

2 BUILDING ELEVATION EAST

MAX. FOR ALL
D' SIGNS = 200SF
- WABASH AVE.



BLOCK 120: SUB AREA 'B'
SIGNAGE EXHIBIT

REFERENCE ATTACHED WRITTEN
DESCRIPTION FOR SIGNAGE
TYPE AND DESCRIPTION

D: COMBINED 600 SF

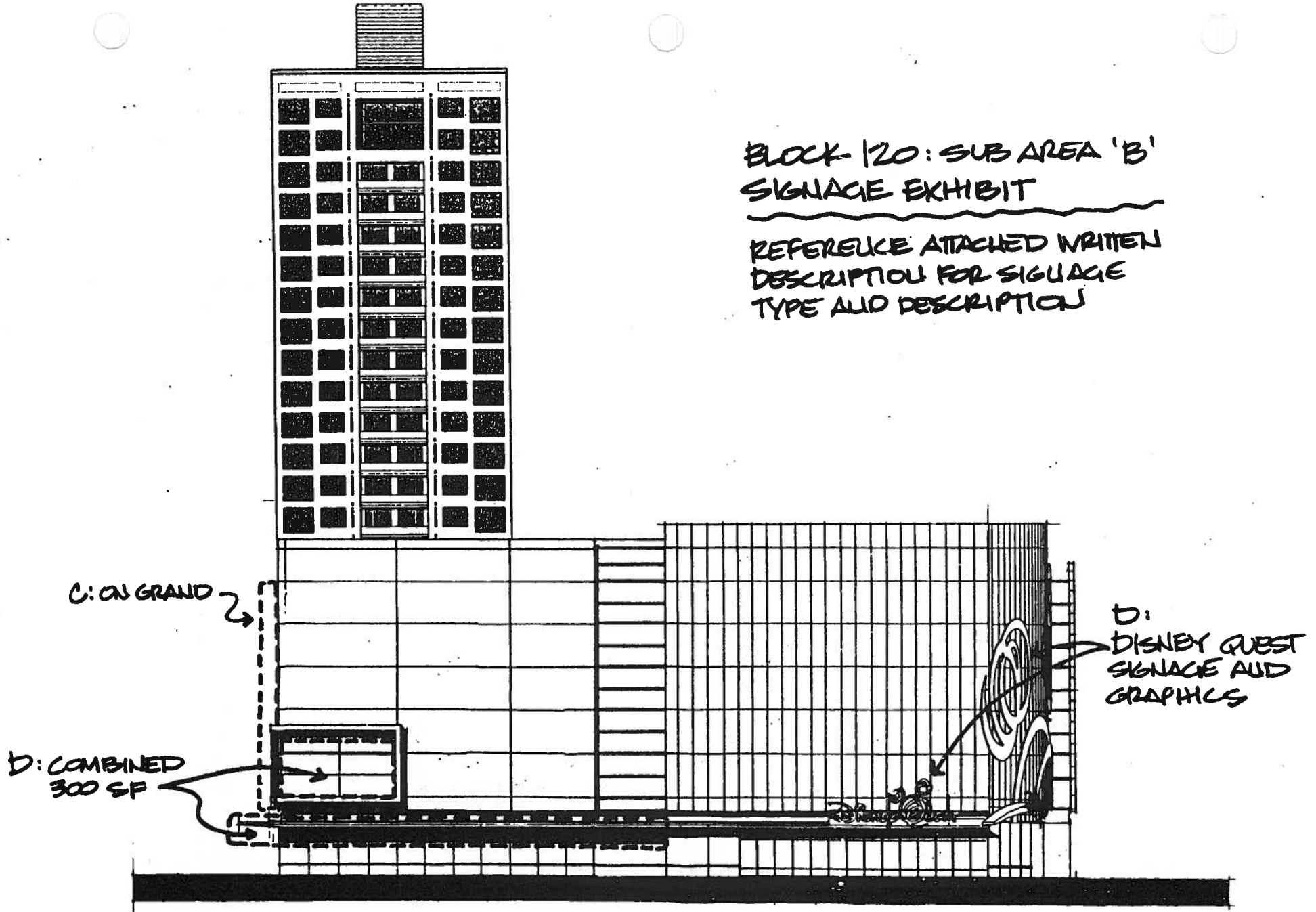
BLOCK 120
SOUTH (GRAND AVENUE) ELEVATION

REVISED DECEMBER 1, 1997



BLOCK 120: SUB AREA 'B'
SIGNAGE EXHIBIT

REFERENCE ATTACHED WRITTEN
DESCRIPTION FOR SIGNAGE
TYPE AND DESCRIPTION

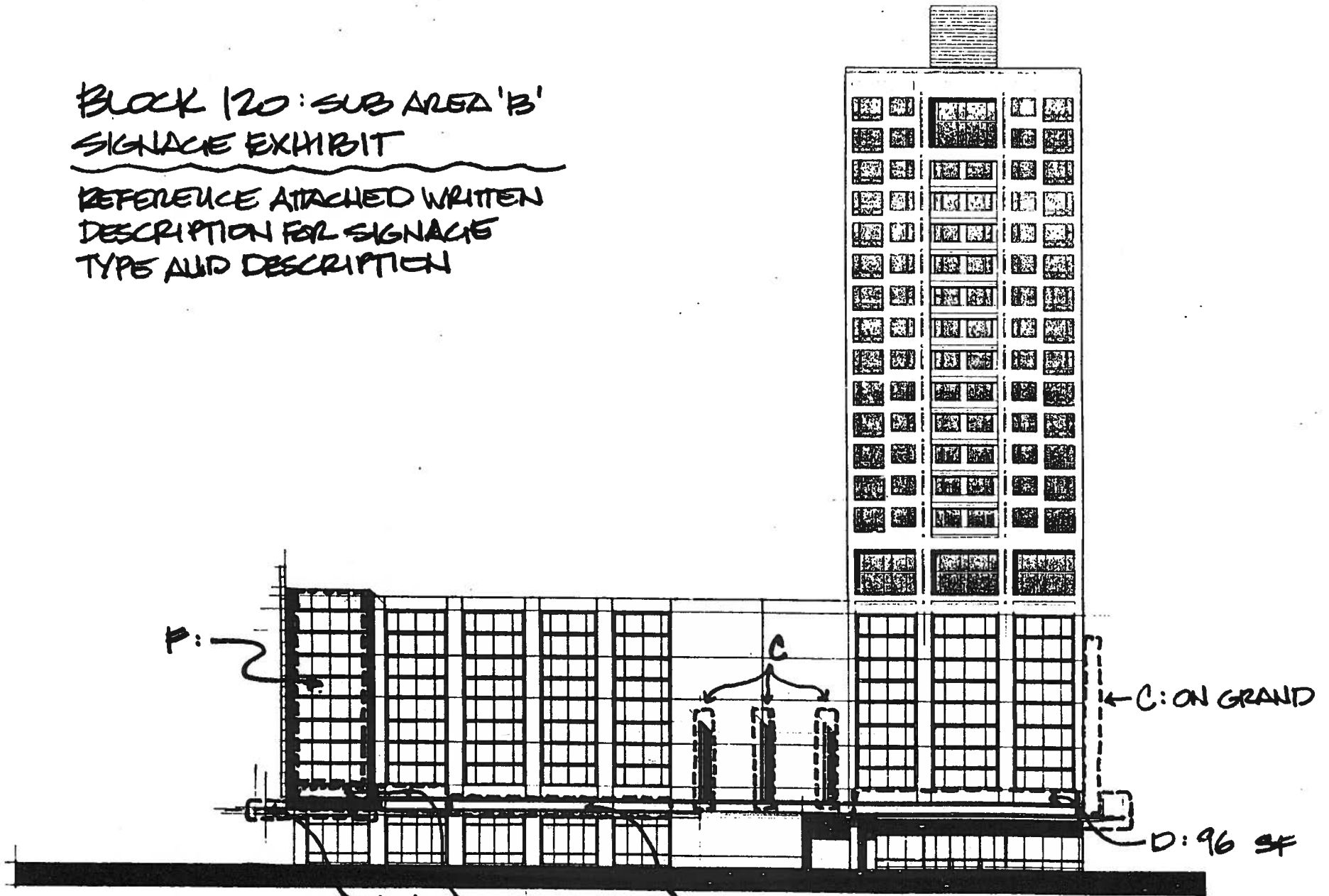


BLOCK 120
EAST (RUSH STREET) ELEVATION

REVISED: DECEMBER 1, 1997

BLOCK 120: SUB AREA 'B'
SIGNAGE EXHIBIT

REFERENCE ATTACHED WRITTEN
DESCRIPTION FOR SIGNAGE
TYPE AND DESCRIPTION



BLOCK 120
WEST (WABASH) ELEVATION

REVISED DECEMBER 1, 1997

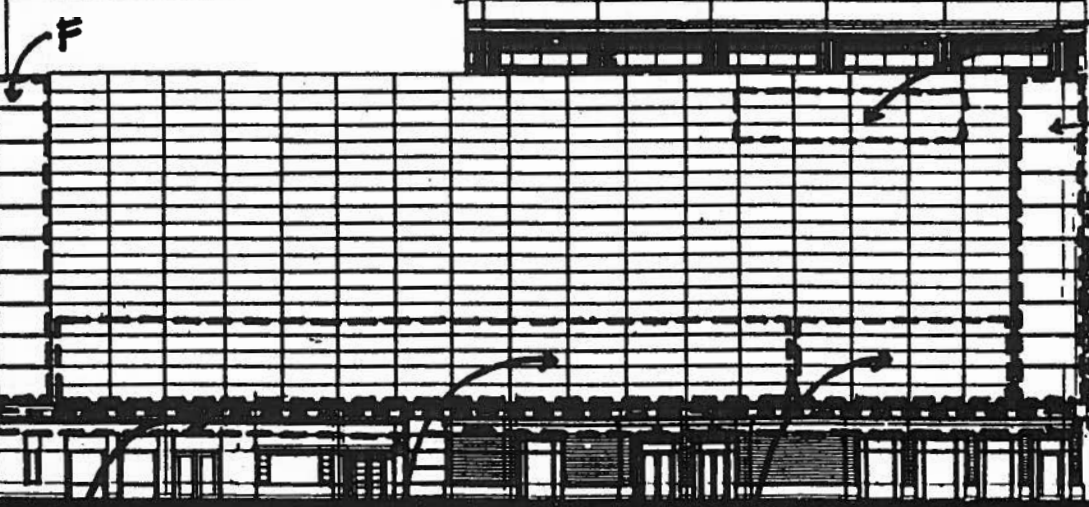
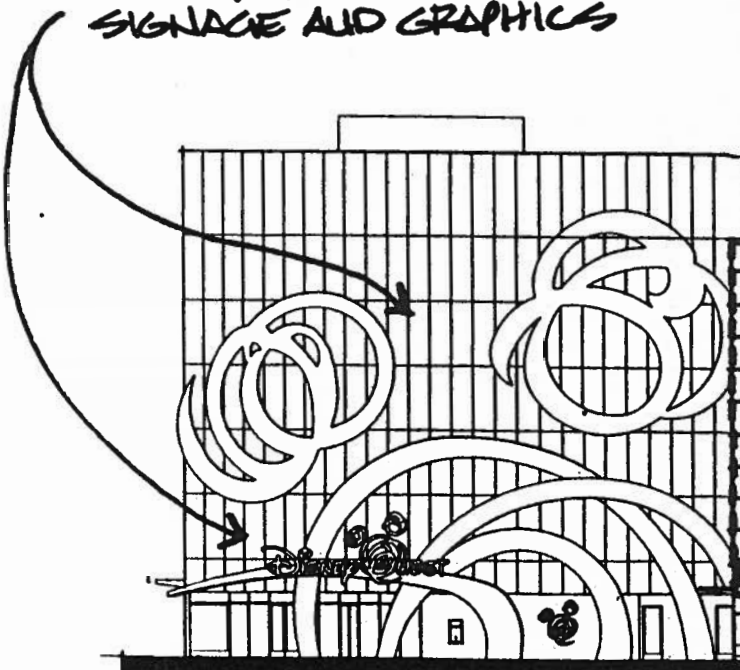
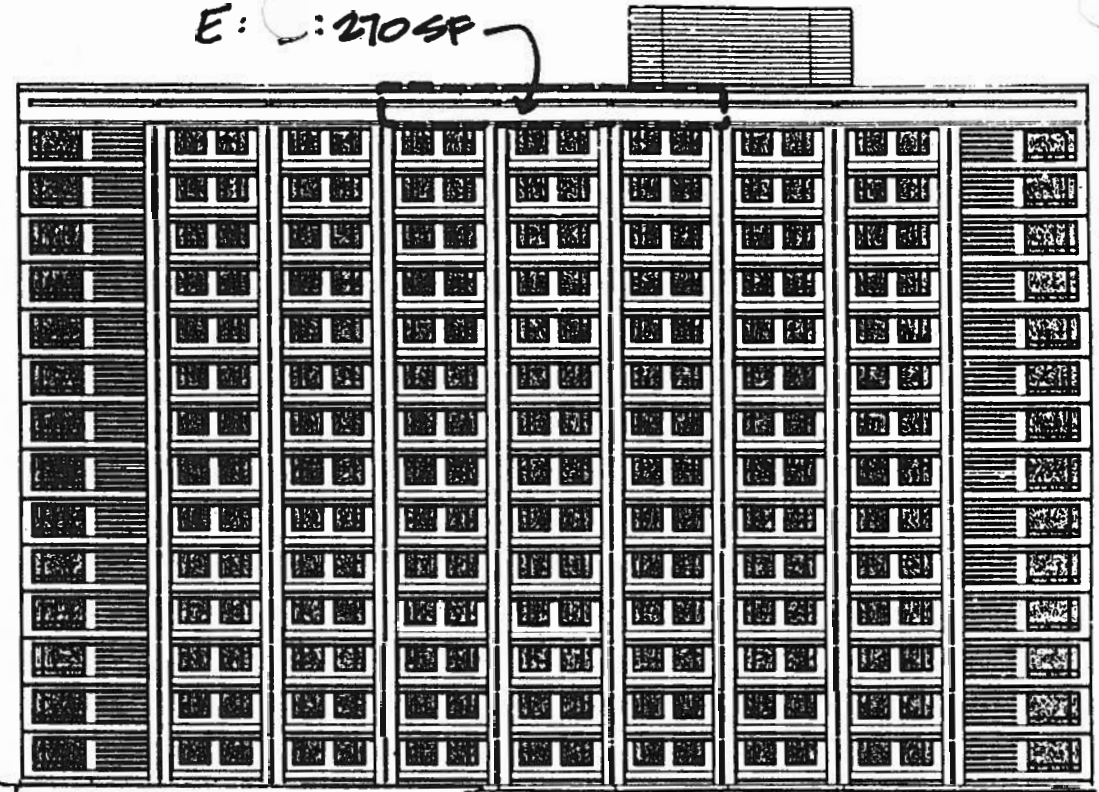


**BLOCK 120: SUB AREA 'B'
SIGNAGE EXHIBIT**

REFERENCE ATTACHED WRITTEN
DESCRIPTION FOR SIGNAGE
TYPE AND DESCRIPTION

E: 270 SF

D:
DISNEY QUEST
SIGNAGE AND GRAPHICS



A: 360 SF

F

C:
ON
WABASH

BLOCK 120
NORTH (OHIO) ELEVATION

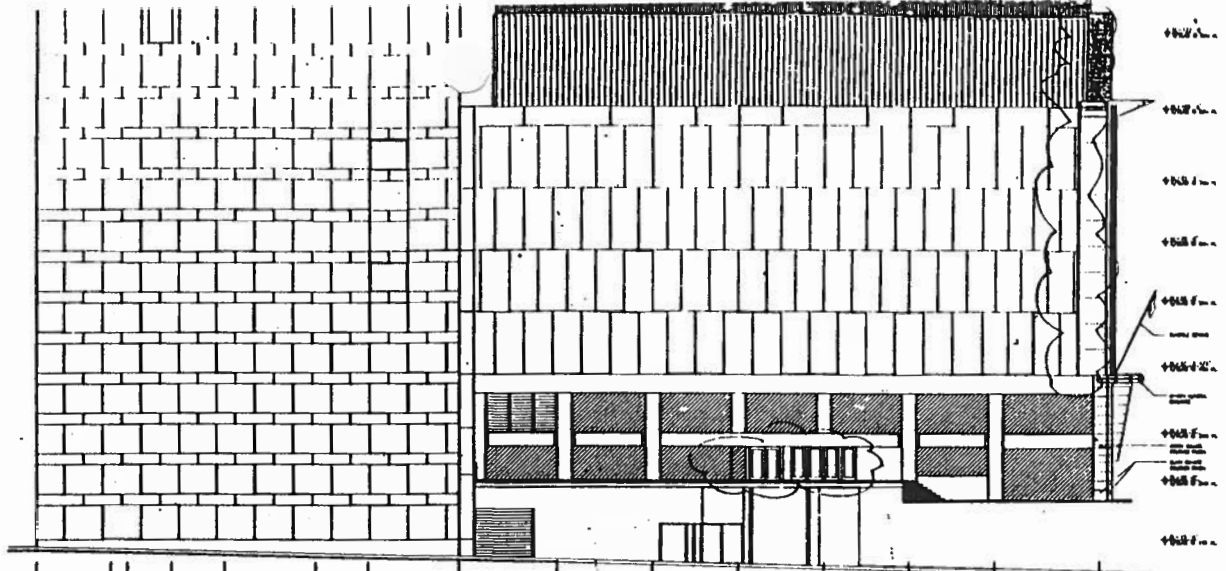
D: 400 SF FOR
SIGNAGE, CANOPY
OR ENTRY

A: 400 SF

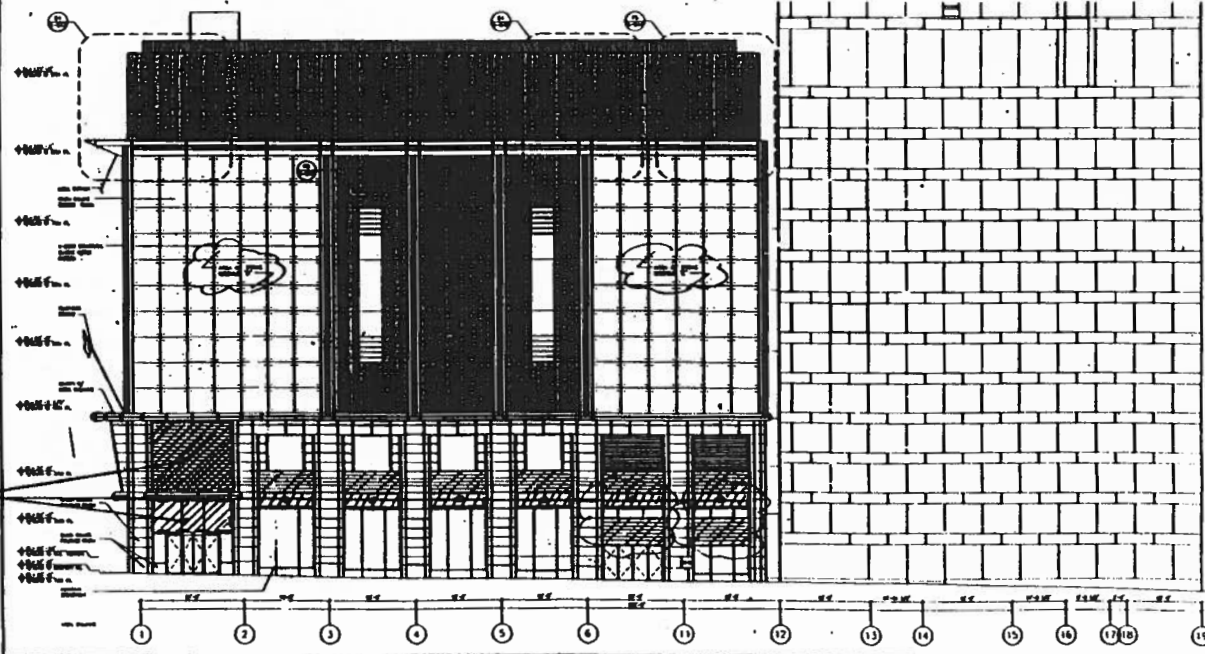
E: 448 SF



32071 HOTEL - OHIO STREET ELEVATION
 ALL AVAILABLE SIGNAGE
 3 LF x 2 - 300 SF AVAILABLE
 SEE REFERENCE ATTACHED WRITTEN
 DESCRIPTION FOR SIGNAGE TYPES
 DATE: NOVEMBER 17, 1997
 DRAWN: DECEMBER 1



E2 SOUTH ELEVATION



K2 NORTH ELEVATION

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
13	REVISION	
14	REVISION	
15	REVISION	
16	REVISION	
17	REVISION	
18	REVISION	
19	REVISION	

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
13	REVISION	
14	REVISION	
15	REVISION	
16	REVISION	
17	REVISION	
18	REVISION	
19	REVISION	

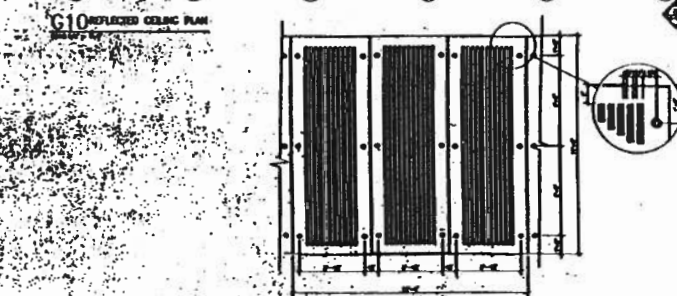
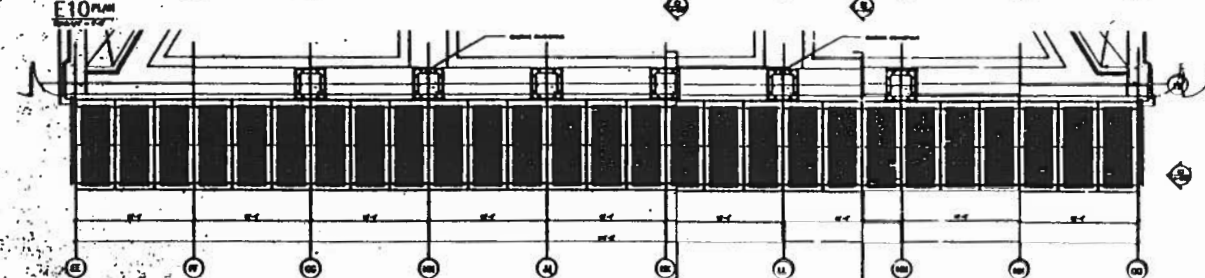
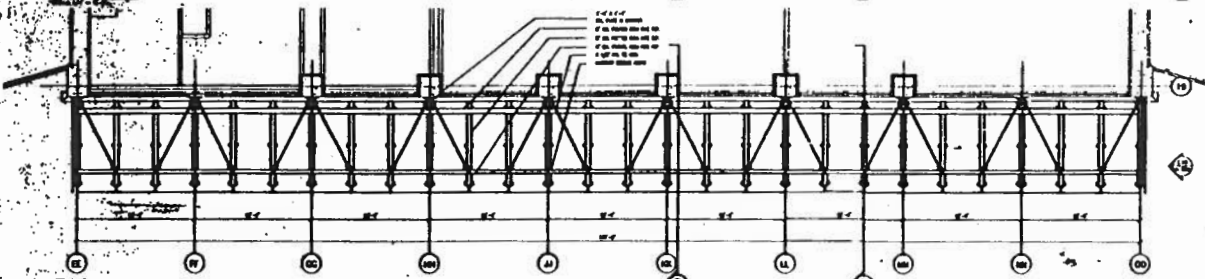
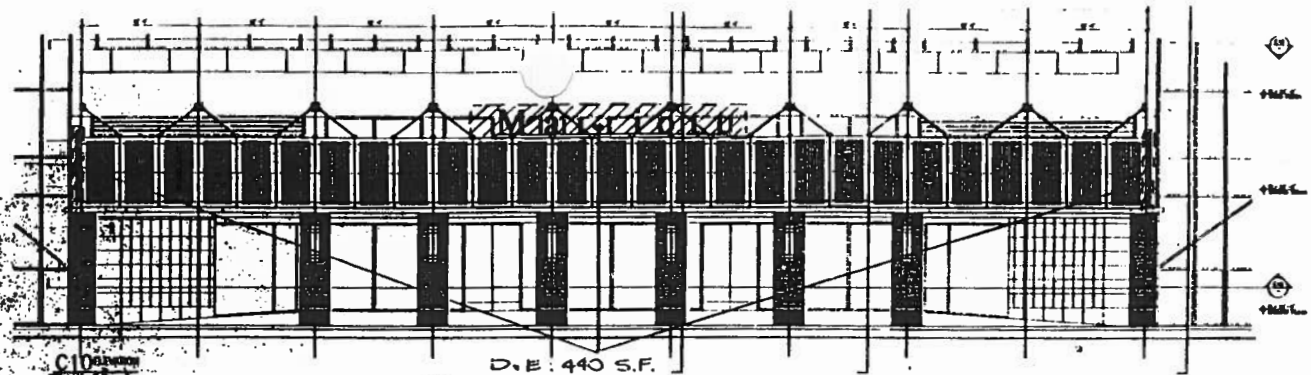
Marriott
 Chicago Marriott Hotel
 Renaissance Project
 320 West Chicago Avenue
 The Joint Base Company



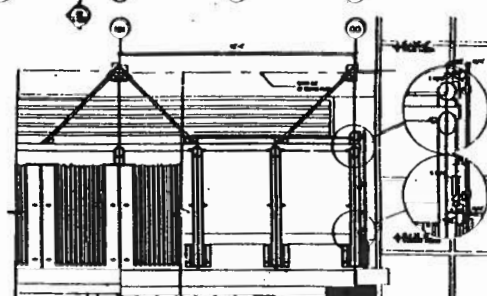
Architect: TT-CBM Architects
 1111 North Dearborn Street
 Chicago, Illinois 60610

OVERALL BUILDING ELEVATIONS

TOTAL AVAILABLE SIGNAGE:
 2 L.F. x 2 = 440 S.F. AVAILABLE
 REFERENCE ATTACHED WRITTEN
 DESCRIPTION FOR SIGNAGE TYPES
 DATE: NOVEMBER 17, 1997
 DECEMBER 1
 SUB AREA C



K8 GLASS FIN PATTERN BLUE ELEVATION



K6 SCHEMATIC ELEVATION

[Symbol]	1/2" x 1/2" x 1/2"
[Symbol]	1/2" x 1/2" x 1/2"
[Symbol]	1/2" x 1/2" x 1/2"
[Symbol]	1/2" x 1/2" x 1/2"
[Symbol]	1/2" x 1/2" x 1/2"

1	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"
2	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"
3	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"
4	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"
5	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"

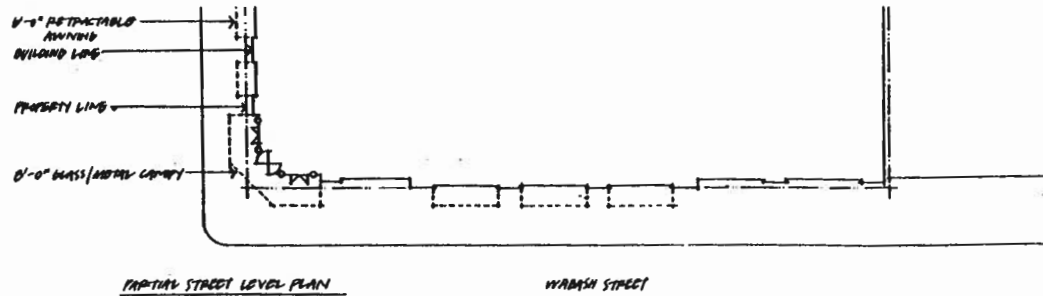
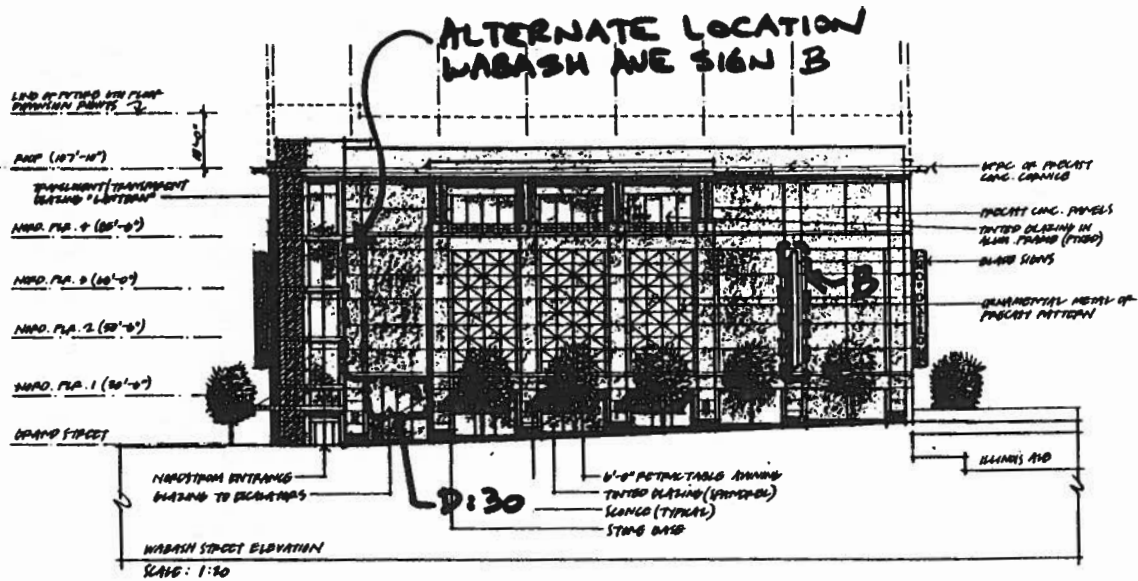
Marriott
 Marriott International, Inc.
 1200 North 17th Street
 Denver, Colorado 80202



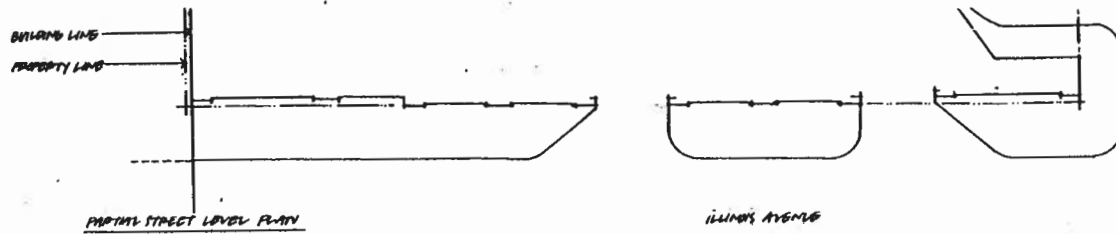
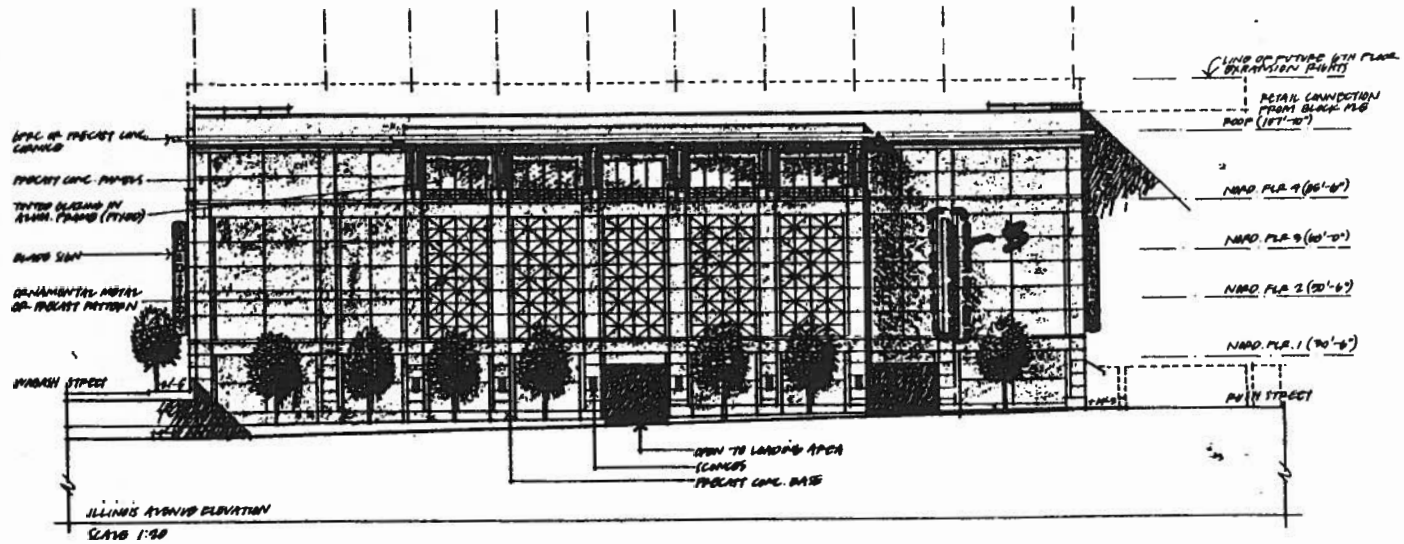
THE JACOBS GROUP
 THE JACOBS GROUP, INC.
 1000 RUSH STREET
 CHICAGO, ILLINOIS 60611

TY-CBM ENGINEERS
 1000 RUSH STREET
 CHICAGO, ILLINOIS 60611

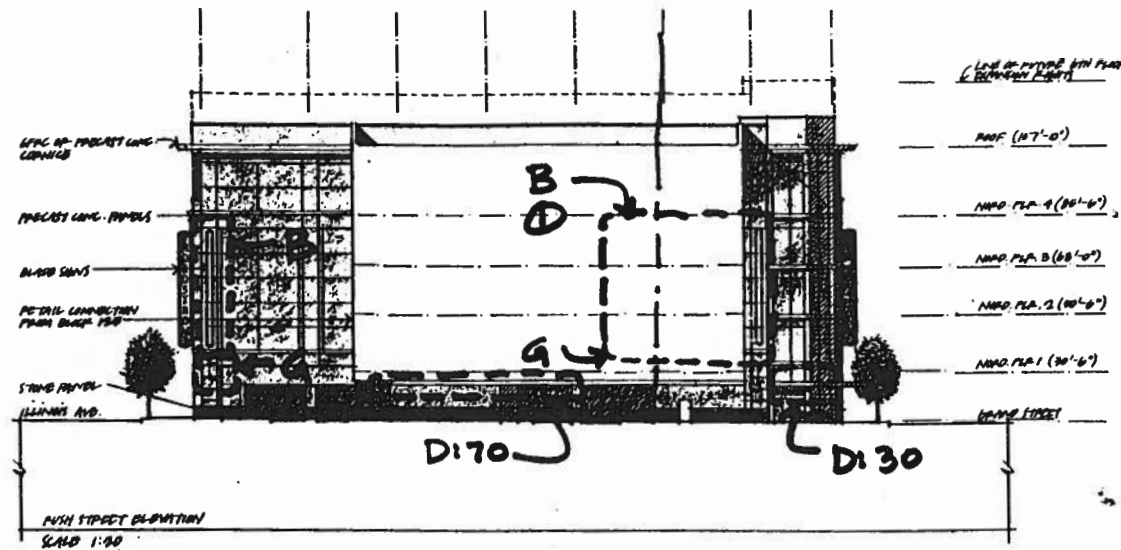
RUSH STREET CHOPPY
 PLANS AND ELEVATION



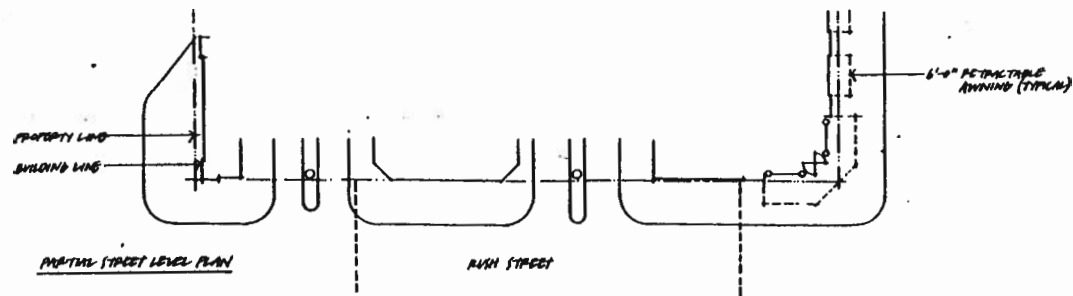
SIGNAGE



SIGNAGE



① NOTE: FINAL BLADE SIGN LOCATION BASED ON BRIDGE DESIGN; PARKING BLADE SIGN BELOW



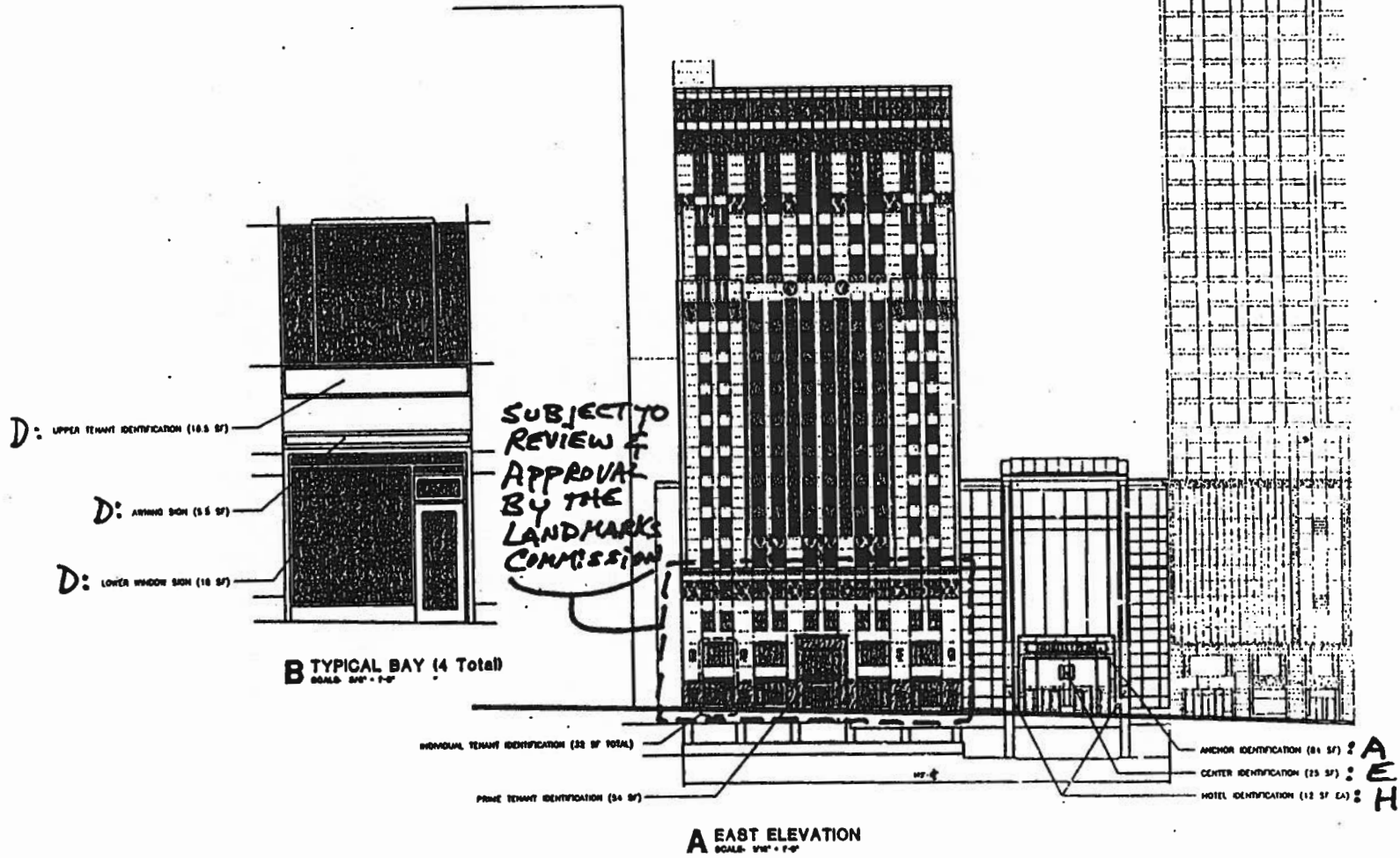
SIGNAGE

ALLOWABLE SIGNAGE	
ALLOWABLE SIGNAGE AREA (SF)	= 251,811 (FRONTAGE (L/3))
ALLOWABLE SIGNAGE AREA =	= 21,173 - (L/3) SF
	= 347 SF
PROPOSED SIGNAGE	
ANCHOR IDENTIFICATION (1084 SF)	= 84 SF
CENTER IDENTIFICATION (1075 SF)	= 23 SF
HOTEL IDENTIFICATION (1012 SF)	= 24 SF
PRIME TENANT IDENTIFICATION (1034 SF)	= 34 SF
INDIVIDUAL TENANT IDENTIFICATION (A, C, UPPER TENANT SIGN @ 103 SF, ANCHOR SIGN @ 5.5 SF, LOWER WINDOW SIGN @ 10 SF)	= 40 SF
	= (40 SF) = 180 SF
TOTAL PROPOSED SIGNAGE AREA	= 347 SF
REMAINING USABLE SIGNAGE AREA	= 0 SF

SUB AREA E
12-1-97
Block 125
520 North Michigan Avenue
Chicago, Illinois

NO.	DATE	BY	REVISION

EAST ELEVATION SIGNAGE



**SUBJECT TO
REVIEW &
APPROVAL
BY THE
LANDMARKS
COMMISSION**

A EAST ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: UNUSED SIGNAGE REVERTS TO REMAINING USABLE AREA.

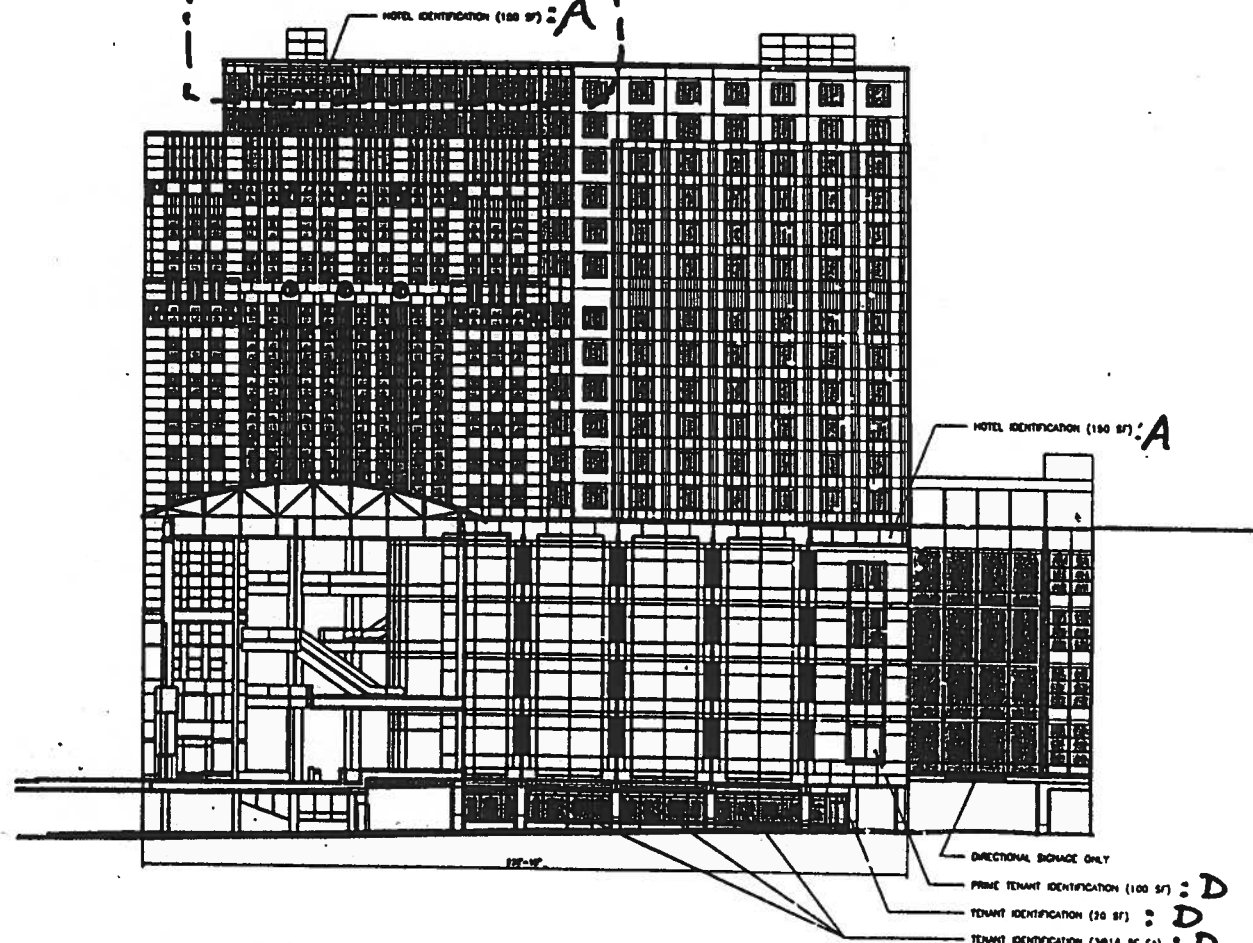
A
E
H

ANTHONY BELUSCHI
ARCHITECTS, LTD.

1100 North Dearborn, Suite 200
Chicago, Illinois 60610
312.329.4400

JBC
The John Buck Company
Chicago, Illinois

SUBJECT TO REVIEW &
APPROVAL BY THE LANDMARKS
COMMISSION



A NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: UNUSED SIGNAGE REVERTS TO REMAINING
USABLE AREA.

ALLOWABLE SIGNAGE

ALLOWABLE SIGNAGE AREA (SF)
= (STREET FRONTAGE (L))
ALLOWABLE SIGNAGE AREA =
= 2124'-16" SF
= 272 SF

PROPOSED SIGNAGE

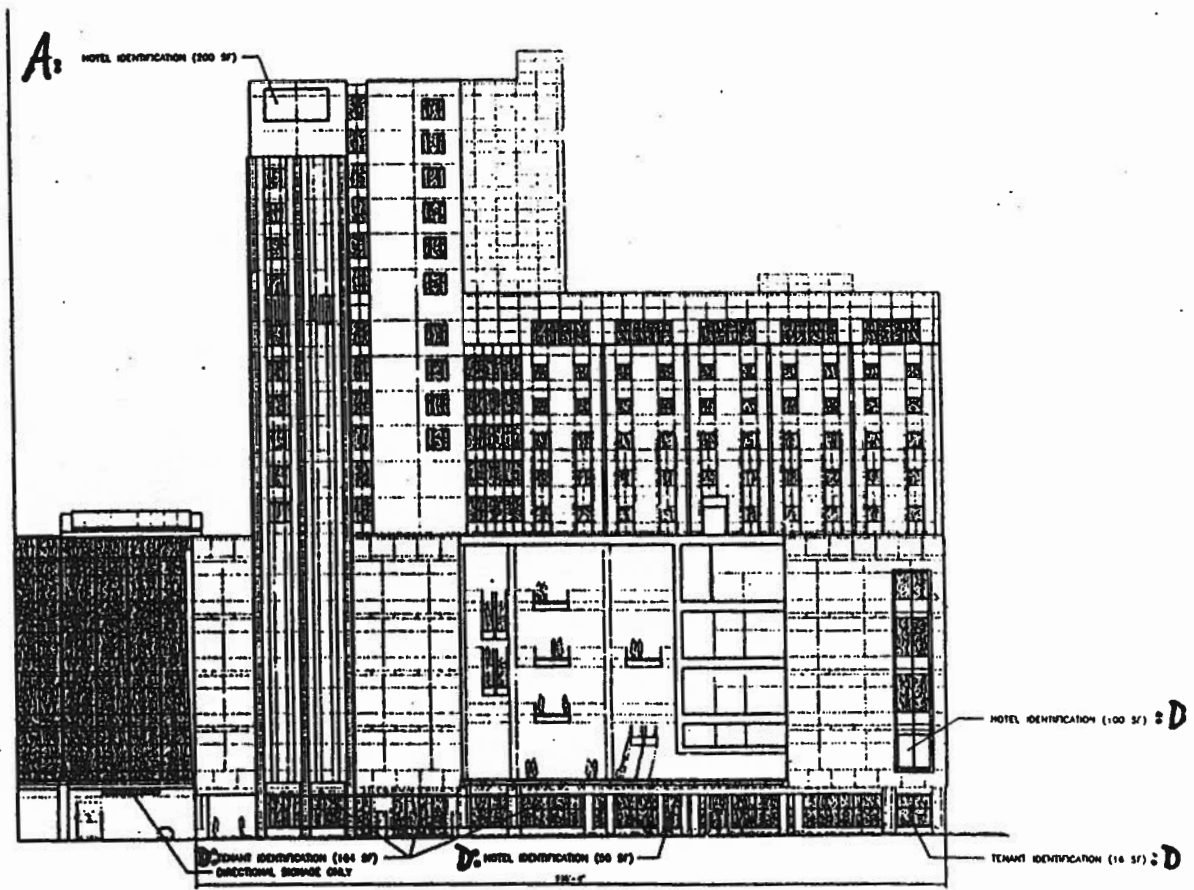
HOTEL IDENTIFICATION (10100 SF)
= 200 SF
TENANT IDENTIFICATION (2016 SF)
= 48 SF
TENANT IDENTIFICATION (1010 SF)
= 20 SF
PRIME TENANT IDENTIFICATION (10100 SF)
= 100 SF
TOTAL PROPOSED SIGNAGE AREA
= 468 SF
REMAINING USABLE SIGNAGE AREA
= 8 SF

SUB AREA
E
12-1-97
Block 125
520 North
Michigan Avenue
Chicago, Illinois

NO. OF SHEETS	125	SHEET NO.	125
TOTAL SHEETS	125	DATE	12-1-97
DATE	12-1-97	SCALE	1/8" = 1'-0"

NORTH
ELEVATION
SIGNAGE

PROJECT NO. 97001
DATE 12-1-97



A WEST ELEVATION
SCALE: 3/8" = 1'-0"

NOTE: UNUSED SIGNAGE REVERTS TO REMAINING
USABLE AREA

ALLOWABLE SIGNAGE

ALLOWABLE SIGNAGE AREA (SF)
= 2 (STREET FRONTAGE (LF))
ALLOWABLE SIGNAGE AREA =
= 2 (235'-17" SF)
= 470 SF

PROPOSED SIGNAGE

HOTEL IDENTIFICATION (10100 SF)
= 100 SF
HOTEL IDENTIFICATION (10100 SF)
= 30 SF
HOTEL IDENTIFICATION (10200 SF)
= 200 SF
TOWNS IDENTIFICATION (10116 SF)
= 16 SF
TENANT IDENTIFICATION (3)
= 104 SF

TOTAL PROPOSED SIGNAGE AREA
= 470 SF
REMAINING USABLE SIGNAGE AREA
= 0 SF

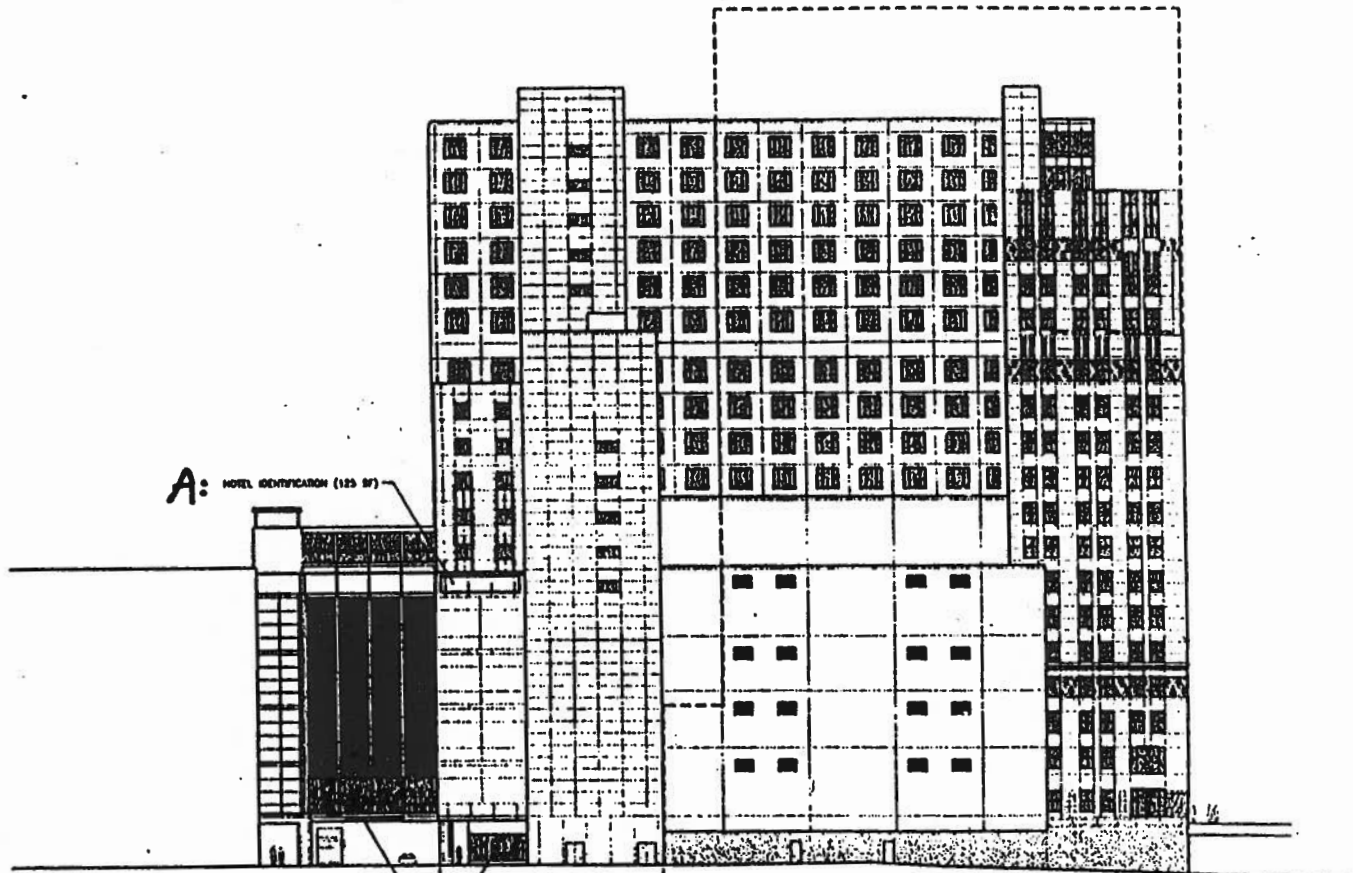
**SUB AREA
E**
12-1-97
Block 125
520 North
Michigan Avenue
CHICAGO, ILLINOIS

DATE	BY	SCALE	PROJECT

**WEST
ELEVATION
SIGNAGE**

PROJECT NO.	DATE	SCALE
51901	12/1/97	A4.03

JBC
The John Buck Company
Chicago, Illinois



A: HOTEL IDENTIFICATION (123 SF)

D: DIRECTIONAL SIGNAGE ONLY
TOWER IDENTIFICATION (16 SF)

A SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: UNUSED SIGNAGE REVERTS TO REMAINING USABLE AREA.

ALLOWABLE SIGNAGE

ALLOWABLE SIGNAGE AREA (S/F)
= 2 (STREET FRONTAGE (S/F))
ALLOWABLE SIGNAGE AREA =
= 2 (70'-0") S/F
= 140 S/F

PROPOSED SIGNAGE

HOTEL IDENTIFICATION (123 S/F)
= 123 S/F
TOWER IDENTIFICATION (16 S/F)
= 16 S/F
TOTAL PROPOSED SIGNAGE AREA
= 141 S/F
REMAINING USABLE SIGNAGE AREA
= 0 S/F

SUB AREA E

12-1-97
Block 125
520 North Michigan Avenue
Chicago, Illinois

DATE	BY	CHKD	DATE
DATE	BY	CHKD	DATE

SOUTH ELEVATION SIGNAGE

sheet **A4.04**

APPROVAL OF JOURNAL OF PROCEEDINGS.

JOURNAL (April 22, 1975).

The City Clerk submitted the printed Official Journal of the Proceedings of the regular meeting held on Tuesday, April 22, 1975, at 2:00 P.M., signed by him as such City Clerk.

Alderman Vrdolyak moved to *Approve* said printed Official Journal and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

UNFINISHED BUSINESS.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Vrdolyak, the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of February 28, 1975, pages 10248-10251, recommending that the City Council pass 13 proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak moved to *Concur In* the committee's recommendations and *each* of the 13 proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Hines, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Cross, Hagopian, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Cohen, Schuller, Block, Saperstein, Stone—47.

Nays—None.

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 1-E.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B6-7, Restricted Central Business District and B7-6, General Central Business District symbols and indications as shown on Map No. 1-E in the area bounded by

E. Ohio Street; N. Michigan Avenue; E. Grand Avenue; N. Rush Street; the alley next south of and parallel to E. Ohio Street; and a line 200 feet west of N. Rush Street

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

[Plan of Development printed on pages 232-237 of this Journal]

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

Reclassification of Area Shown on Map No. 2-L.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District and C2-2 General Commercial District symbols and indications as shown on Map No. 2-L in the area bounded by

W. Madison Street; a line 160 feet east of S. Laramie Avenue; W. Monroe Street; and S. Laramie Avenue

to those of an R4 General Residence 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.

Reclassification of Area Shown on Map No. 7-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R7 General Residence District symbols and indications as shown on Map No. 7-F in the area bounded by

(continued on page 238)

PD
124

BUSINESS PLANNED DEVELOPMENT

124

PLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Business Planned Development" is controlled by the American National Bank and Trust Co., an Illinois Corporation, whose address is 33 North LaSalle Street, Chicago, Illinois, under Trust Agreement Number 28443.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.
4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.
5. The following uses shall be permitted within the area delineated herein as "Business Planned Development": elevator hotel structure, related retail and service type business uses and required parking, and non-accessory parking
6. Business and business identification signs may be permitted within the area delineated herein as "Business Planned Development" subject to the review and approval of the Department of Development and Planning.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of

Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.

8. The height restriction of each building and any appurtenance attached thereto shall be subject to:

- (a) Height limitations as certified on form FAA-117 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and,
- (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation and Department of Law and approved by the City Council.

9. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Business Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.

10. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Development and Planning.

APPLICANT: MICHIGAN SQUARE VENTURE, an Illinois General Partnership
Suite 1500-69 West Washington Street
Chicago, Illinois 60602
(Beneficiary of American National Bank and Trust Co., Trust #26413)

DATE: September 16, 1974

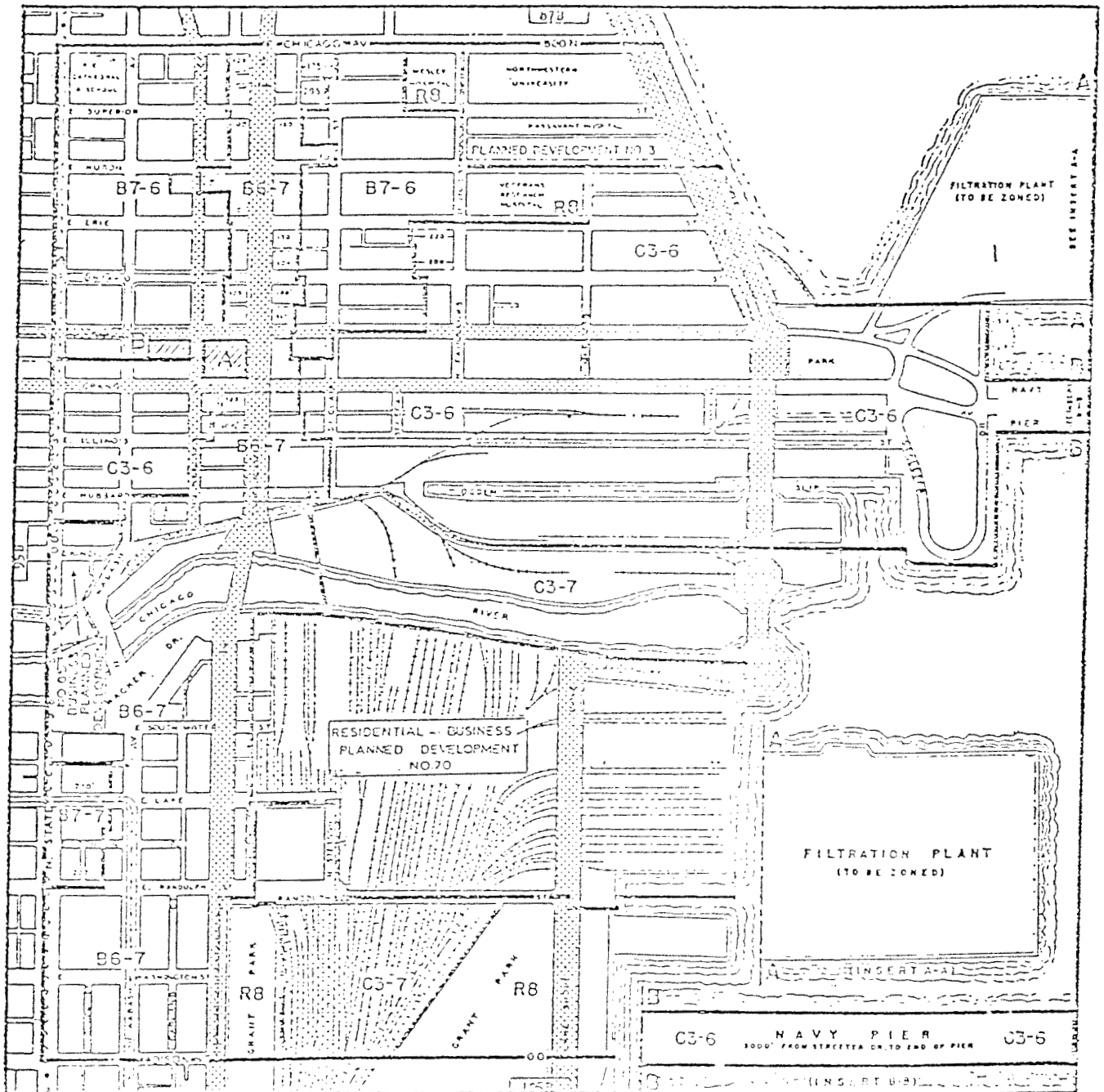
BUSINESS PLANNED DEVELOPMENT

EXISTING ZONING MAP & MAP OF PREFERENTIAL STREETS

CHICAGO ZONING ORDINANCE

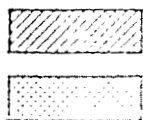
SEC.10 T.39N. R.14E.

MAP I-E



APPLICANT: MICHIGAN SQUARE VENTURE
 an illinois general partnership
 (beneficiary of American National Bank & Trust Co., Trust No. 28443)

LEGEND

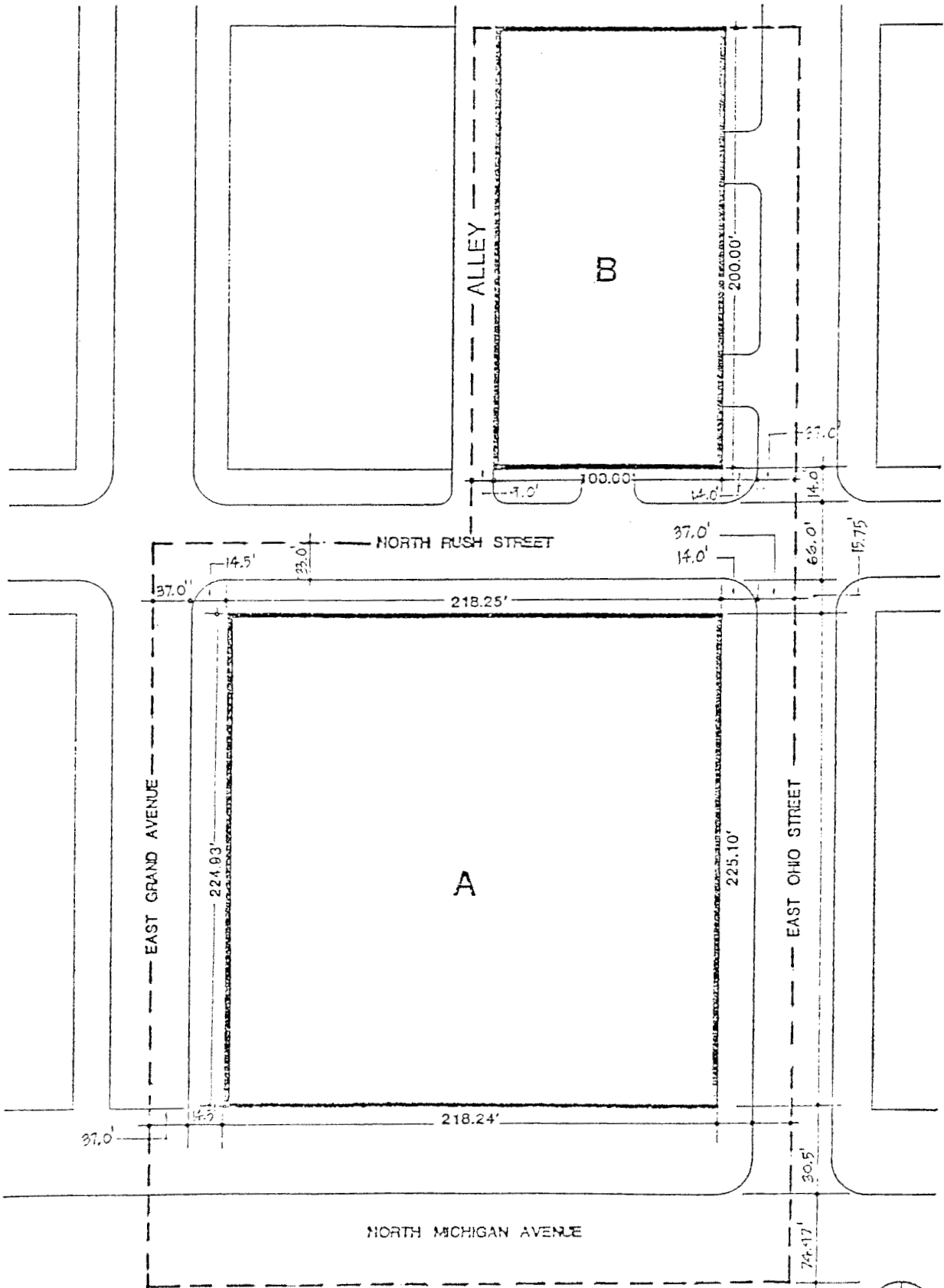


PROPOSED BUSINESS PLANNED DEVELOPMENT
 PREFERENTIAL STREETS



DATED: SEPTEMBER 17, 1974

PROPERTY LINE MAP
AND RIGHTS OF WAY ADJUSTMENT MAP



----- PLANNED DEVELOPMENT BOUNDARY

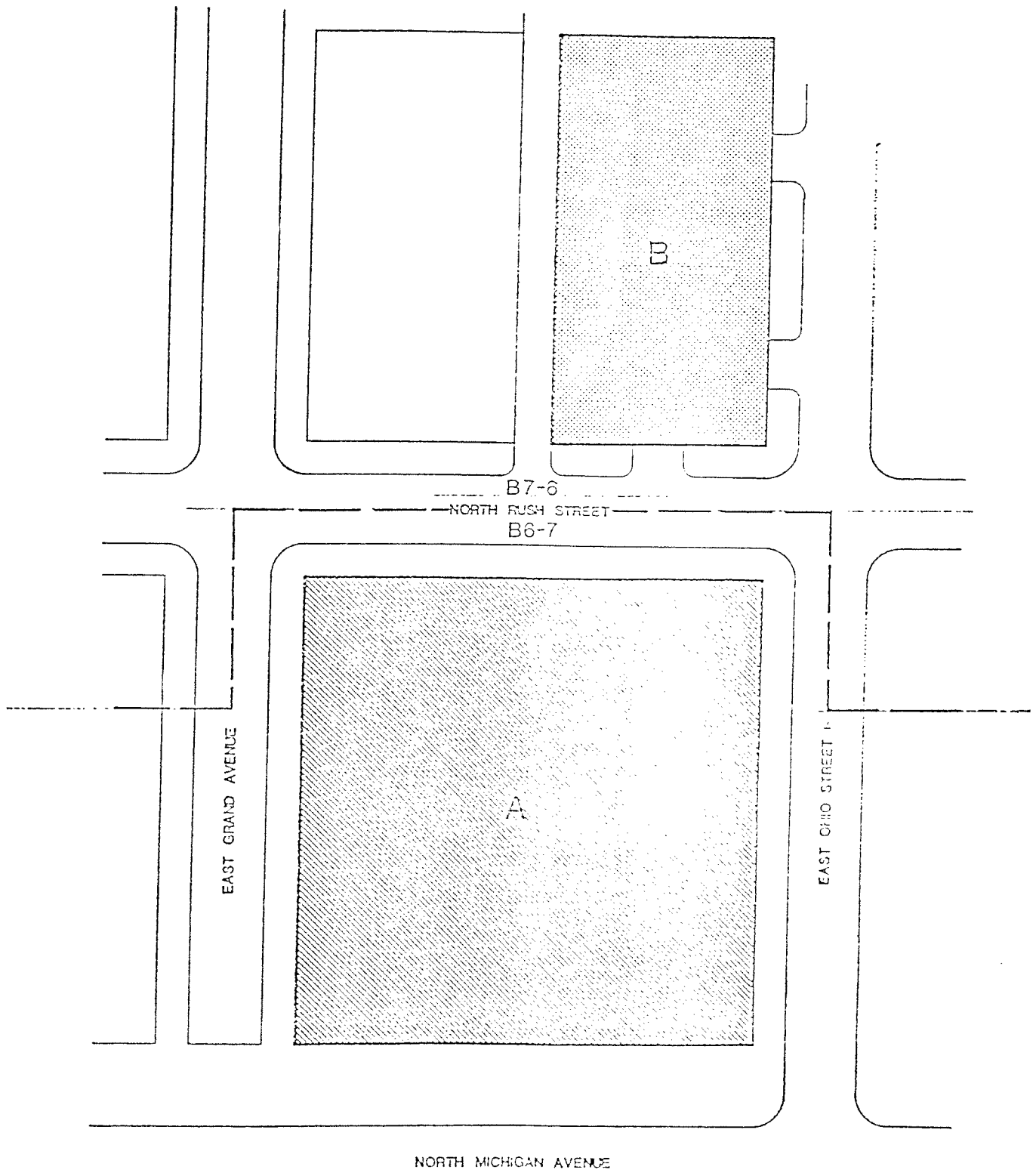
NORTH



APPLICANT: MICHIGAN SQUARE VENTURE, an illinois general partnership
 (beneficiary of American National Bank & Trust Co., Trust No. 28443)

DATED: SEPTEMBER 17, 1974

BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN - PROPOSED



LEGEND

- A  HOTEL & RELATED USES
- B  PARKING & RELATED USES

NORTH



DATED: SEPTEMBER 17, 1974

REPLACEMENT: MICHIGAN SQUARE VENTURE, an illinois partnership (beneficiary of American National

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA
BUSINESS PLANNED DEVELOPMENT

Net Site Area at Grade Level		General Description of Land Use	Maximum No. of Hotel Units	Maximum % of Coverage at Grade Level	Maximum No. of Off-Street Parking Spaces	Maximum F.A.R.
Square Feet	Acres					
A. 49,106.2	1.12	Hotel and Related Uses	1,206	100%	0	19.24
B. 20,000	.46	Parking for Hotel Non-Accessory parking	----	N.A.*	300 130	parking structure
TOTAL 69,106.2	1.58	----	1,206	100%	430	13.67

Gross Site Area: Net Site Area (1.58 acres) plus areas of Right-Of-Way and Public Land - (1.42 acres) = 3.00 Acres

Maximum F.A.R. for Sub Area A = $\frac{944,937 \text{ s.f.}}{49,106.2 \text{ s.f.}} = 19.24$
 Maximum F.A.R. for Total Net Site Area = $\frac{944,937 \text{ s.f.}}{69,106.2 \text{ s.f.}} = 13.67$

Maximum Number of Hotel Rooms = 1,206.

Maximum Number of Off-Street Parking Spaces = 430

Minimum Number of Off-Street Parking Spaces = 300

Minimum Number of Off-Street Loading Berths = 5 @ 10' x 50' (B6-7 req.)

Minimum perimeter setbacks at Grade Level = 0

*For required parking

APPLICANT: MICHIGAN SQUARE VENTURE
 an illinois general partnership
 (beneficiary of American National Bank & Trust Co., Trust No. 28443)

DATED: September 17, 1974