



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-6550 (FAX)
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<http://www.ci.chi.il.us>

November 21, 1997

Mr. John J. George
Attorney at Law
Two First National Plaza, Suite 400
20 South Clark Street
Chicago, Illinois 60603

Re: Request for a minor change to
Residential-Business-Riveredge
Planned Development No. 13,
As Amended (Marina City)

Please be advised that your request for a minor change to Residential-Business Planned Development No. 13, as amended (Marina City) on behalf of House of Blues Hospitality, Inc., has been considered by the Department of Planning and Development pursuant to Statement No. 14 of Planned Development No. 13, as amended, and Section 11.11-3(c) of the Chicago Zoning Ordinance and is hereby approved.

Specifically, you requested a six month extension of the date upon which the riverwalk improvements were to have been completed. In accordance with Statement No. 14(a) of the Planned Development, completion of the riverwalk improvements was required by December 13, 1996, which is within 18 months of issuance of the first Part II approval pursuant to the February 7, 1996 amendment to the Planned Development. You further indicated in your letter that the riverwalk construction could not be completed according to the required schedule due to other ongoing construction activities on the plaza level.

With regard to your request, the Department of Planning and Development has determined that the requested time extension to June 13, 1998, would constitute a minor change subject to the condition that all landscape material be planted by that date.



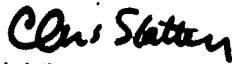
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing extension of the completion date of the Marina City riverwalk improvements until June 13, 1998, as a minor change, but no other changes to Residential-Business Planned Development No. 13, as amended.

Sincerely,



Christopher R. Hill
Commissioner

Originated by:



Christine Slattery
Deputy Commissioner

cc: Paul Woznicki
Philip Levin
Michael Marmo
Joe Zehnder
Patti Gallagher



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June 4, 1997

Mr. John J. George
Attorney at Law
Two First National Plaza, Suite 400
20 South Clark Street
Chicago, Illinois 60603

Re: Request for minor change to
Residential-Business-Riveredge Planned Development No. 13,
as Amended (Marina City)

Dear Mr. George:

The Department of Planning and Development has considered your request for a minor change to Residential-Business-Riveredge Planned Development No. 13, as Amended, and hereby approves your request pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you requested that the Site/Landscape Plan, Riverwalk Plan, and Building Elevations originally approved by the Chicago City Council on February 7, 1996 be modified per the attached Site Plan, Bridge Level Plan, and Site Elevations prepared by Haverson Architecture and Design and dated May 27, 1997. The modifications include a change in building materials and form for the proposed restaurant at the plaza level. While the proposed structure would be a combination of glass and dryvit walls with a grey-colored metal roof and a glass skylight (vs. the approved structure which was entirely of Lexan, a transparent material) and would be rectilinear rather than oval, the proposed building height and footprint square footage are in substantial conformance with the Planned Development. It should be noted that the proposed change in the building's design has been approved by the Marina Towers Condominium



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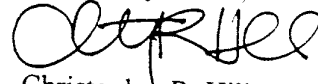
Association by way of a letter dated May 6, 1997. The architect for the approved structure (Bertrand Goldberg) has also reviewed and consented verbally to the proposed change.

In addition, the configuration of the approved stair and handicapped ramp providing access from State Street to the project would be modified. This change will need to be reviewed by the Mayor's Office for People with Disabilities as part of the project's Part II Permit Review.

Please note, in accordance with Statement No. 14 of the Planned Development, that Riverwalk Improvements must be completed by the end of 1997 (within 18 months of issuance of the first Part II approval).


Accordingly, per the authority granted by the Chicago Zoning Ordinance and Residential-Business-Riveredge Planned Development No. 13, as Amended, I hereby approve the requested minor changes, but no other changes to Planned Development No. 13, as Amended. The revised drawings as described above are made a part of this approval.

Very Truly Yours,



Christopher R. Hill
Commissioner

Originated by:


Christine Slattery
Deputy Commissioner

cc: Paul Woznicki
Philip Levin
Mary Fishman
Michael Marmo

through 14946, recommending that the City Council pass various proposed ordinances which amend the Chicago Zoning Ordinance by reclassifying particular areas.

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

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Frias, Olivo, Burke, Jones, Coleman, Streeter, Murphy, Rugai, Troutman, Evans, Munoz, Zalewski, Chandler, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Gabinski, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schuler, M. Smith, Moore, Stone -- 49.

Nays -- None.

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

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 Number 1-F.
(As Amended)*

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 Planned Development Number 13 symbols and indications as shown on Map No. 1-F in the area bounded by:

West Kinzie Street; North State Street; the north bank of the Chicago River; North Dearborn Street; a line from a point 90 feet south of West Kinzie Street at North Dearborn Street, to a point 97.83 feet south of West Kinzie Street and 24.96 feet west of North State Street; and a line 24.96 feet west of North State Street,

to the designation of Planned Development Number 13, 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:

Residential-Business-Riveredge Planned

Development No. 13, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business-Riveredge Planned Development No. 13, as amended, consists of approximately one hundred twenty-eight thousand five hundred nine (128,509) square feet (approximately two point ninety-five (2.95) acres) of property and is depicted on the attached Planned Development Boundary and Property Line Map. The property approved as Planned Development No. 13 in 1961 subsequently was resubdivided into four (4) lots pursuant to the plat of resubdivision for Harper's Resubdivision, recorded with the Cook County Recorder on December 15, 1977 as Document No. 24238690. Lots 1 and 2 consist of the two (2) residential towers and are described as being two (2) vertical cylinders lying between horizontal planes one hundred ninety-three point seventy-five (193.75) feet and five hundred forty-three (543) feet above Chicago City Datum ("C.C.D.") (the "Condominium Property"). The Condominium Property is owned by the owners of the condominium units improved thereon. That part of Lot 3 situated above a horizontal plane five point five (5.5) feet above all structures existing on the effective date of this Planned Development is owned by the trustee in bankruptcy as successor to Marina City Corporation (the "Commercial Air Rights Property"). The balance of Lot 3 and Lot 4 (the "Commercial Property") is owned or controlled by Niki Development Corporation (the "Developer").
2. All applicable official reviews, approvals or permits that are required in connection with this Planned Development shall be obtained or authorized to be obtained by the fee owner of the specific property to which such review, approval or permit specifically relates or its assignees, grantees or successors in interest; provided however, in the case of Condominium Property, such authority shall be exercised by the condominium board of directors. Any dedication or vacation of streets, alleys or easements; or adjustments of right-of-way; or consolidation or resubdivision of parcels, shall require a separate submittal and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the owners of the

property and their successors and assigns. All rights granted hereunder to the Developer, the owner of the Commercial Air Rights Property and the owners of the Condominium Property shall inure to the benefit of the successors and assigns of the Developer and the owners of the Condominium Property. Furthermore, pursuant to the requirements of Section 11.11-1 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 single designated control. Single designated control for the purpose of this paragraph shall mean that any application to the City for an amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the Developer, the owners of Commercial Air Rights Property and the Marina Towers Condominium Association or their respective successors or assigns. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the property or any rights, interests, or obligations therein.

4. The Plan of Development consists of these fifteen (15) Statements; a Bulk Regulations and Data Table; and exhibits, including: an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; an Existing Site Plan; a Proposed Site/Landscape Plan; a Riverwalk Plan (identifying a Riverwalk Zone); and Building Elevations of the existing and proposed structures prepared by Bertrand Goldberg Associates, Inc. and dated December 14, 1995. Reduced copies of the exhibits are attached to this Planned Development. Full-sized copies are on file with the Department of Planning and Development. This Plan of 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 and all requirements thereof and satisfies the established criteria for approval as a planned development.
5. The permitted uses in the Planned Development are:
 - a. for the Condominium Property: multi-family dwelling uses and accessory uses;
 - b. for the Commercial Property: business and professional offices; hotels and related uses; retail and service establishments; financial uses; day care centers; restaurants, excluding "drive-through" restaurants, but including restaurants with live entertainment and dancing, outdoor dining facilities, and the service of alcoholic beverages not restricted to bar and cocktail areas; taverns, including those enclosed, unenclosed, and

- partially-enclosed; marinas, water taxis and tour boats; health clubs and recreational facilities (indoor and outdoor); theater and performing arts facilities; accessory and non-accessory off-street parking; telecommunications equipment, structures and installations including, except on the Plaza, parabolic dishes up to eight (8) feet in diameter, provided they are appropriately located and screened; and other uses permitted in B6-7 Restricted Central Business Districts; and
- c. for the Commercial Air Rights Property: restaurants, excluding "drive-through" restaurants, but including restaurants with live entertainment and dancing, outdoor dining facilities, and the service of alcoholic beverages not restricted to bar and cocktail areas; taverns, including those enclosed, unenclosed, and partially-enclosed.
6. Business identification signs and temporary construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. The size and location of any business identification signs which are visible from any public right-of-way (including the Chicago River) shall be in general conformance with the Building Elevations attached hereto.
7. All off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. Valet parking shall be permitted. A minimum of two percent (2%) of all parking spaces for the hotel and commercial portions of this Planned Development shall be designed and designated as parking for the disabled. The character and design of any screening of the parking facilities shall be subject to the review and approval of the Department of Planning and Development. Pedestrian crosswalks connecting valet parking areas to the buildings shall be designated and marked.
8. Any new service drive or other vehicular ingress or egress drive or pedestrian way shall be 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 regarding access for motor vehicles and emergency vehicles. There shall be no parking within these paved drives or pedestrian ways. Vehicular ingress and egress shall be subject to the review and approval of the Department of Transportation's Bureau of Traffic and the Department of Planning and Development.

9. The height of the improvements and any appurtenance attached thereto shall be subject to:
- (a) the Bulk Regulations and Data Table and Building Elevations attached to this Planned Development;
 - (b) height limitations as certified and approved by the Federal Aviation Administration; and
 - (c) airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.
10. Floor Area Ratio (F.A.R.) shall be calculated according to the definition in the Chicago Zoning Ordinance. Floor area, for the purposes of F.A.R., shall have been measured from the Plaza Level, which is at an elevation of +33 Chicago City Datum. In addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area in excess of five thousand (5,000) square feet devoted to mechanical equipment in a single location, regardless of placement in the building, shall be excluded.
11. The improvements on the Property, including exterior alterations to the theater building, building entrances, plaza and exterior street level retail areas, hotel lobby, all entrances and exits to the parking areas, and the riveredge and plaza area, all shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and the Building Elevations, including the descriptions of the proposed materials and colors identified thereon. The landscaping shall be designed, installed and maintained in general conformance with the Landscape Plan and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
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 uses authorized under this Planned Development shall be designed and constructed in compliance with all applicable laws and regulations related to access for persons with disabilities. The developer shall provide vertical access via stairs, ramps, elevators, escalators or other means as indicated on the attached Site Plan. Any disruption to points of vertical access must be limited to the shortest time possible, and at most no more than thirty-six (36) hours. In the event that access at any one or more locations is temporarily disrupted, appropriate signs shall be prominently displayed directing persons to the closest alternative point of access. No Part II approval shall be granted until detailed construction drawings have been reviewed and approved by the Chicago Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities.
14. (a) The improvements depicted on the Riverwalk Plan within the area described thereon as the Riverwalk Zone shall hereinafter be referred to as the "Riverwalk Improvements". The Developer shall construct, install and maintain the Riverwalk Improvements in substantial conformance with the Site/Landscape Plan, Riverwalk Plan and Elevations. Construction of the Riverwalk Improvements shall be completed no later than eighteen (18) months following the issuance of the first Part II approval (pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance) for any development on the Commercial Property.
- (b) The Riverwalk Improvements shall be maintained and shall be kept in a safe and attractive condition by the Developer. The Riverwalk Improvements shall be open and available to the public during the hours of 6:00 A.M. to 11:00 P.M., daily. The Riverwalk Improvements may be closed to public use to the extent and for such period of time as may be necessary or appropriate to accommodate their construction, repair or maintenance. The Riverwalk Improvements also may be closed to public access periodically to prevent the establishment of a prescriptive easement.
- (c) The Riverwalk Zone shall remain substantially unobstructed other than by those improvements depicted on the Riverwalk Plan as located within this zone. A minimum ten (10) foot wide pedestrian path shall be located immediately adjacent to the river edge and shall be accessible to persons with disabilities and shall remain clear of obstructions other than those improvements depicted on the Riverwalk Plan. Any seating shall be configured not to impede pedestrian or wheelchair circulation.
- (d) No surface parking (except for short-term stopping required as part of operation of the valet parking service) shall be permitted on the

plaza level of the Commercial Property. Harsh or glaring lighting within the parking structure is prohibited.

- (e) No advertising signs (as distinguished from business identification signs) shall be permitted.
- (f) The existing marina boat slips may be maintained in operation.
- (g) To provide reasonable access to the Riverwalk Zone for persons with disabilities, a wheelchair accessible ramp of at least four (4) feet in width and with a slope not exceeding 1:12 shall be provided at or near the following two (2) locations: (1) the Dearborn Street connection to the Riverwalk Zone, and (2) the State Street connection to the Riverwalk Zone. No curbs, steps or grades exceeding 1:12 shall exist within the Riverwalk Zone.

15. It is in the public interest to design, construct and maintain all buildings in a manner that maximizes the conservation of energy resources. The property owners and their successors shall use best and reasonable efforts to design, construct and maintain all buildings and structures located within the Planned Development in an energy efficient manner, one generally consistent with the 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.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Existing Site Plan; Proposed Site/Landscape Plan; Riverwalk Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 16108 through 16118 of this Journal.]

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

*Residential-Business Planned Development No. 13,
As Amended.*

Bulk Regulations And Data Table.

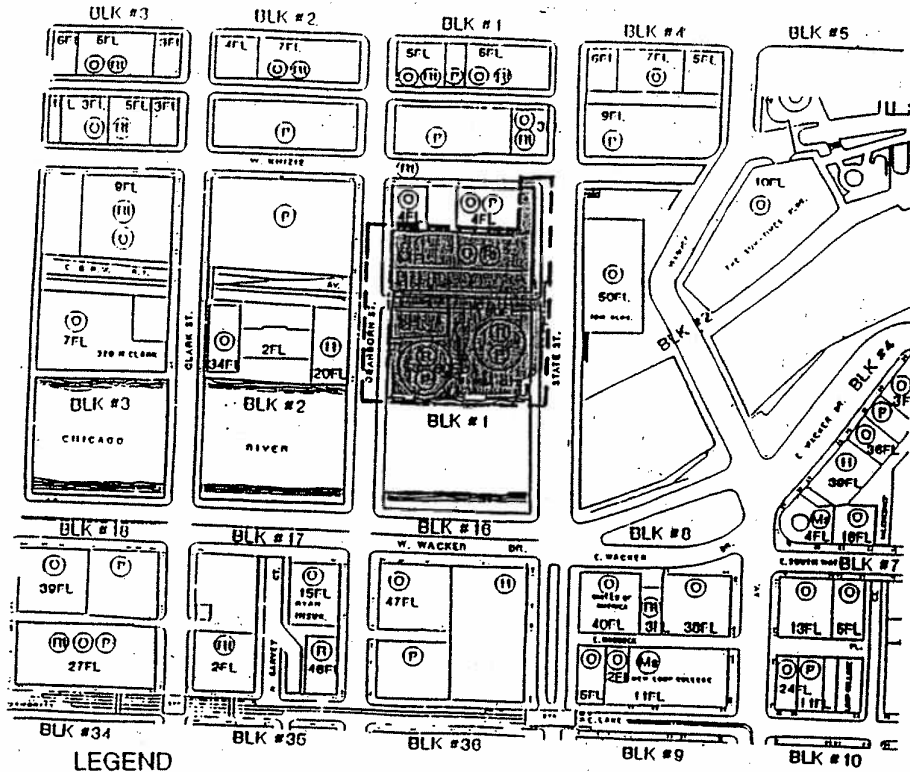
Net Site Area:

128,509 square feet (2.95 acres).

Gross Site Area:	
Net Site Area:	128,509 square feet.
Public Right-of-Way:	7,404 square feet.
TOTAL:	135,913 square feet.
Maximum Floor Area Ratio:	9.1.
Minimum Required Setbacks:	In conformance with the Site Plan and Building Elevations.
Maximum Height Above Grade:*	
Towers (both):	555.00 feet (existing height).
Hotel:	210.5 feet (existing height to the top of penthouse).
Theater Building:	In substantial conformance with the Building Elevations.
Plaza Structures:	In substantial conformance with the Building Elevations.
Maximum Number of Dwelling Units:	896.
Maximum Number of Hotel Rooms:	450.
Minimum Number of Parking Spaces (for all uses in the Planned Development):	896.
Minimum Number of Loading Spaces (at 10 feet by 50 feet):	2.

* For purposes of this Planned Development, "grade" shall be deemed to be Plaza Level (also known as "Bridge Level") which is at an elevation of +33 feet C.C.D.. No building or other structure not existing as of the effective date hereof shall be constructed or maintained on the Property above a plane +193.75 feet C.C.D..

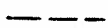
Existing Land-Use Map.



LEGEND



PROPERTY BOUNDARY



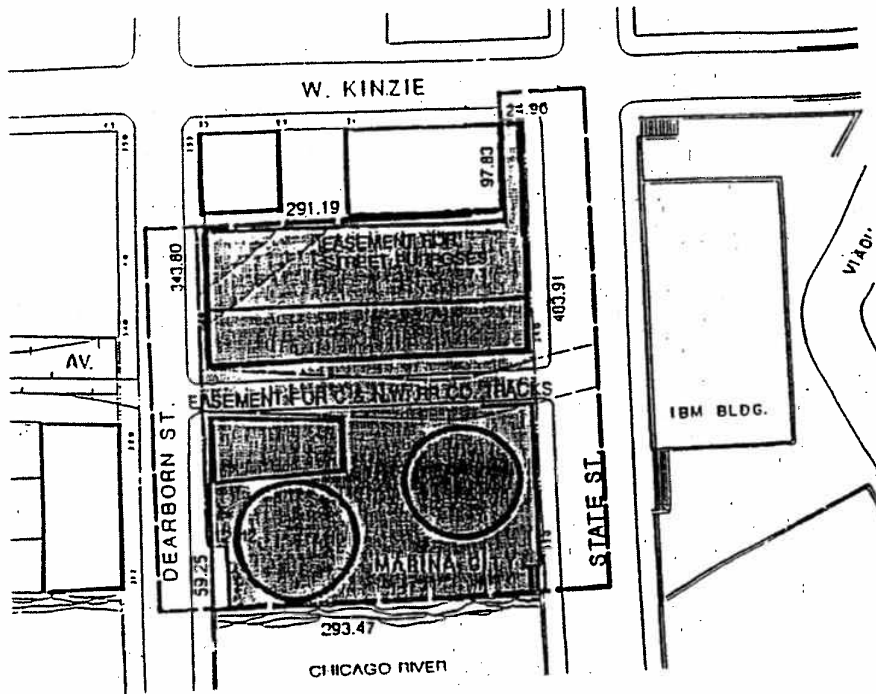
PLANNED DEVELOPMENT BOUNDARY

- O = Office
- Rt = Retail
- R = Residential
- H = Hotel
- M = Manufacturing
- P = Parking
- Ms = Miscellaneous Buildings

Applicant: Niki Development Corp.
 400 N. Franklin St.
 Chicago, IL 60610

Date: December 14, 1995

Planned Development Boundary And Property Line Map.



LEGEND



PROPERTY BOUNDARY (incl site area)



PLANNED DEVELOPMENT BOUNDARY

Applicant: Niki Development Corp.
400 N. Franklin St.
Chicago, IL 60610

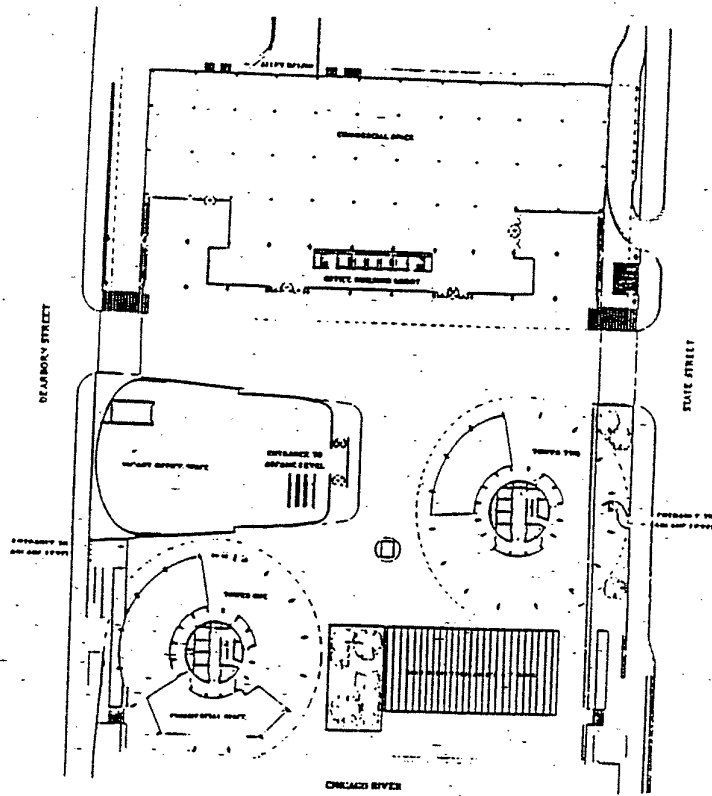
Date: December 14, 1995

2/7/96

UNFINISHED BUSINESS

16111

Existing Site Plan.



MARINA CITY

CHICAGO, ILLINOIS

Niki-Development Corp.
December 14, 1995

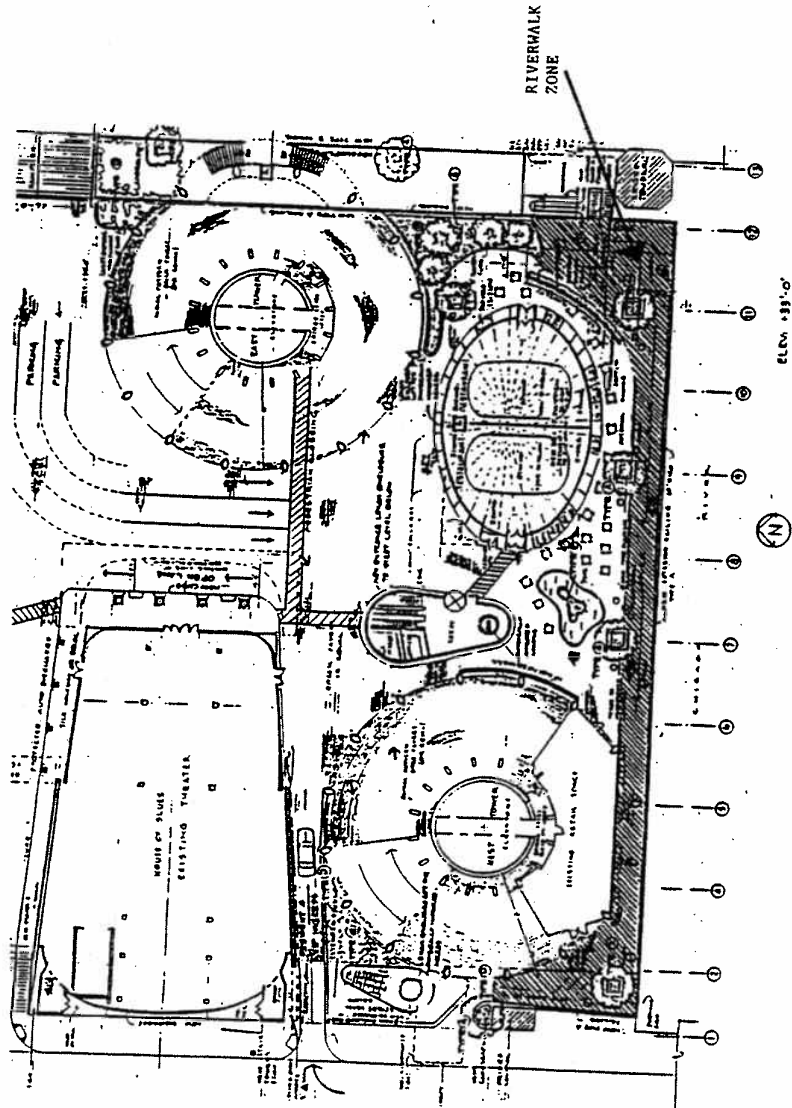
EXISTING SITE PLAN

2/7/96

UNFINISHED BUSINESS

16113

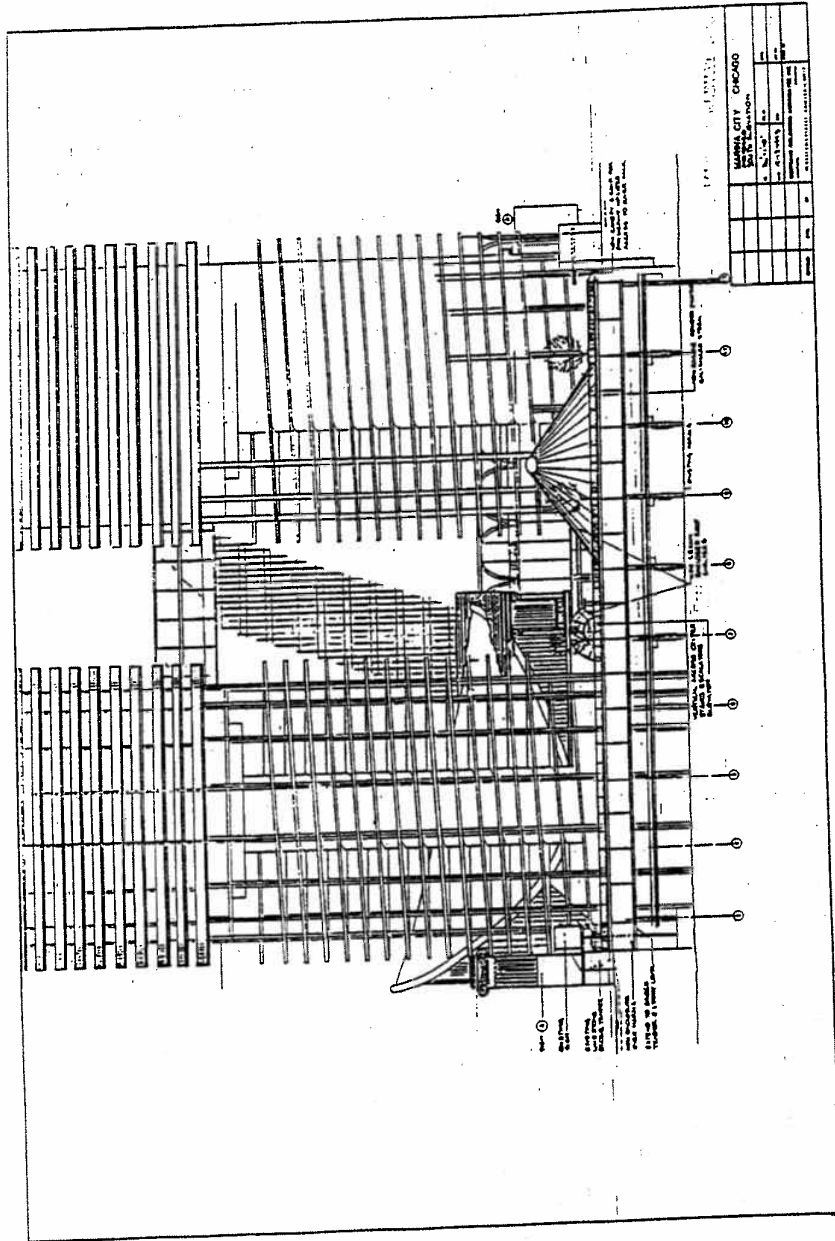
Riverwalk Plan.



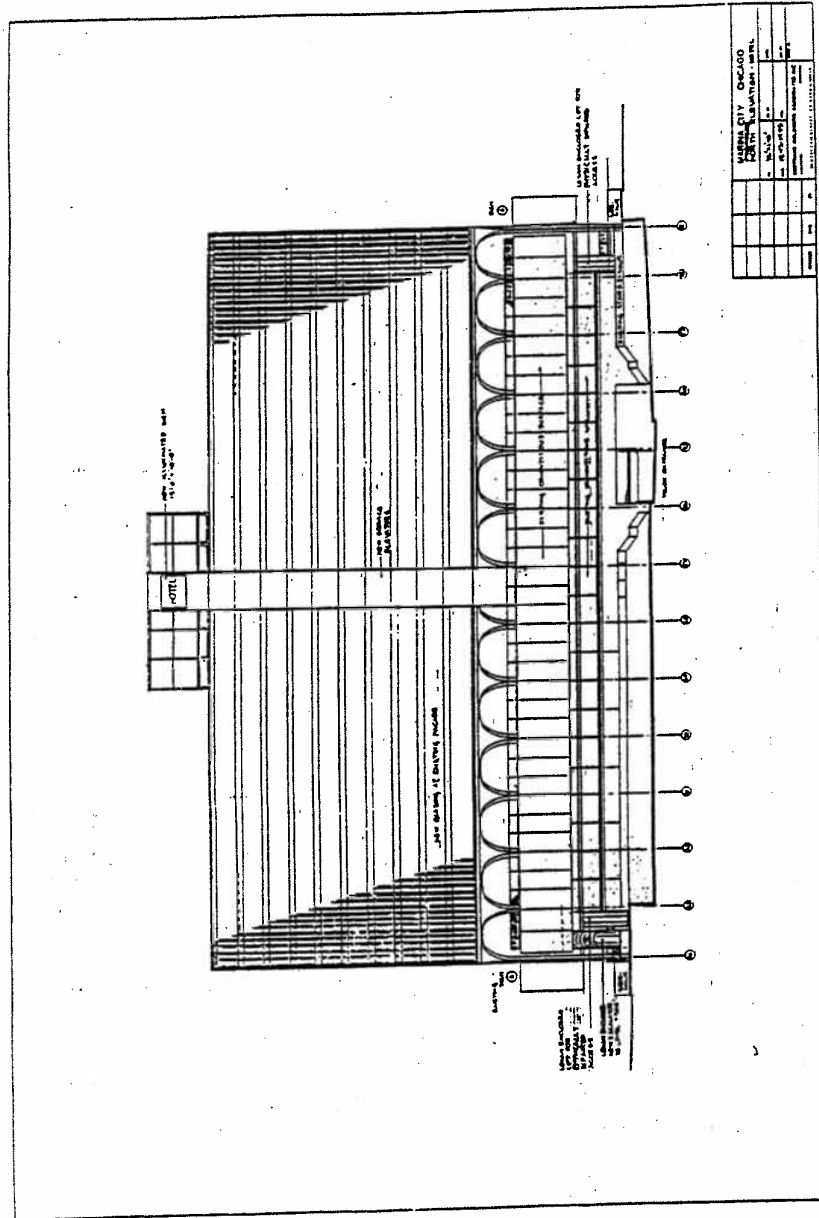
MARINA CITY
DECEMBER 14, 1995

PLAN

Building Elevation Drawings.
(Page 1 of 5)



Building Elevation Drawings.
(Page 3 of 5)

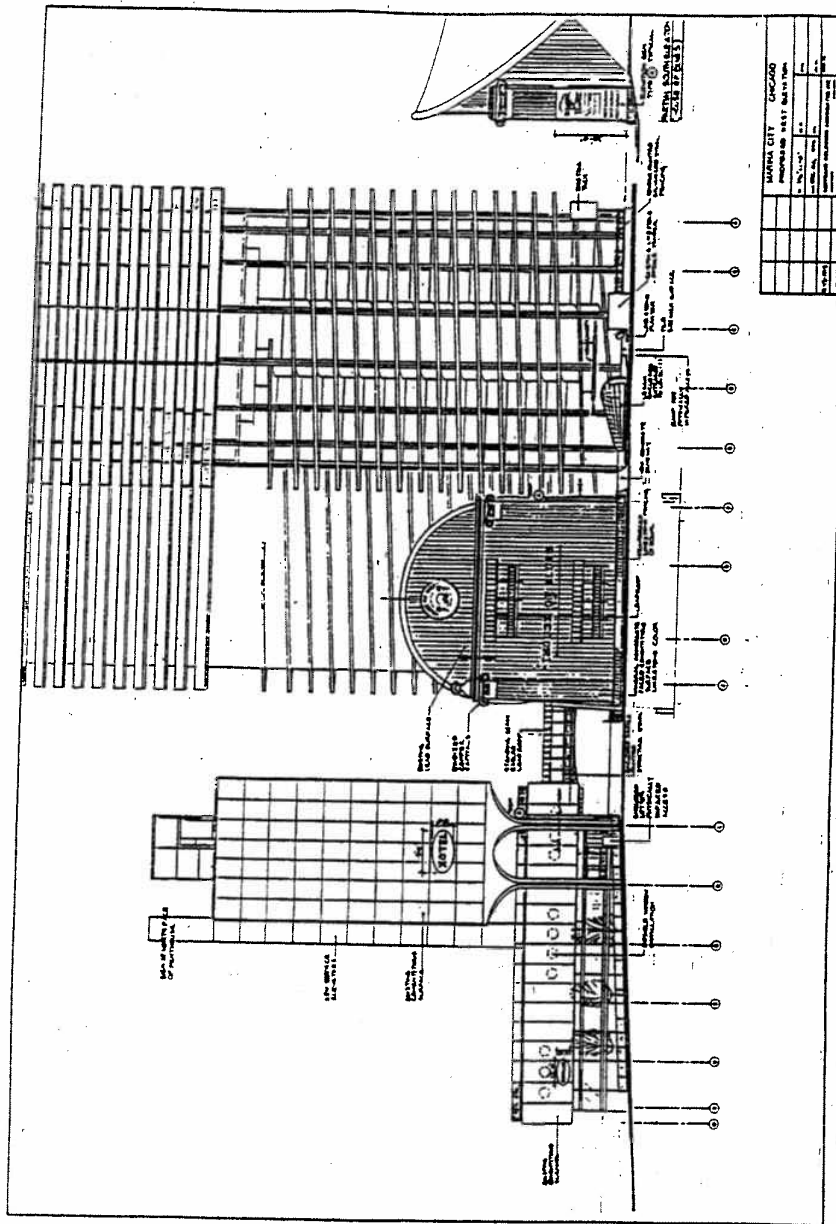


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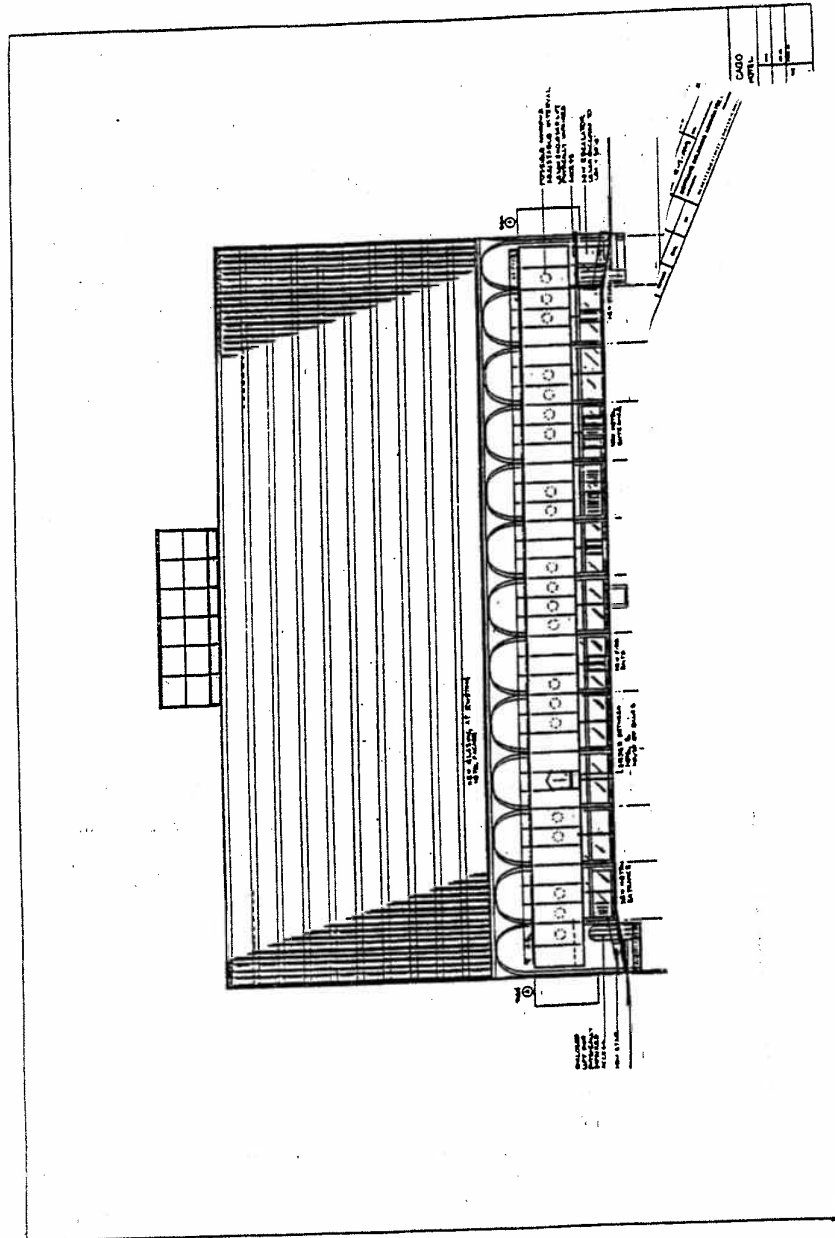
UNFINISHED BUSINESS

16117

Building Elevation Drawings. (Page 4 of 5)



Building Elevation Drawings.
(Page 5 of 5)



(EXPIRED - 1992)

Yeas -- Aldermen Roti, Rush, T. Evans, Steele, Beavers, Shaw, Vrdolyak, Fary, Madrzyk, Burke, Langford, Streeter, Kellam, Sheahan, Troutman, J. Evans, Garcia, Krystyniak, Soliz, Gutierrez, Butler, E. Smith, Davis, Bialczak, Figueroa, Mell, Austin, Kotlarz, Banks, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Eisendrath, Hansen, Levar, Shiller, Schulter, M. Smith, Orr, Stone -- 42.

Nays -- Alderman Bloom -- 1.

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

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 Planned Development Number 13 symbols and indications as shown on Map No. 1-F in the area bounded by:

West Kinzie Street; North State Street; the north bank of the Chicago River; North Dearborn Street; a line from a point 90 feet south of West Kinzie Street at North Dearborn Street, to a point 97.83 feet south of West Kinzie Street and 24.96 feet west of North State Street; and a line 24.96 feet west of North State Street,

to the designation of Planned Development Number 13, 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 attached to this ordinance reads as follows:

*Planned Development Number 13
(As Amended)*

Plan Of Development

Statements.

Note: P.D.
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reverted back
to 6-16-61.

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1. The area delineated herein as a Planned Development (the "Planned Development") consists of approximately 128,509 square feet (approximately 2.95 acres) of real property and is depicted on the attached Boundary and Property Line Map (the "Property"). The property approved as Planned Development Number 13 in 1961 subsequently was resubdivided into four lots pursuant to the plat of resubdivision for Harper's Resubdivision, recorded with the Cook County Recorder on December 15, 1977 as Document No. 24238690. Lots 1 and 2, being two vertical circular cylinders lying between horizontal planes which are 193.75 feet and 543 feet, respectively, above Chicago City Datum ("C.C.D."), are owned by the owners of the condominium units improved thereon. That part of Lot 3 situated above a plane 193.75 feet above C.C.D. is owned by Marina City Corporation. The balance of Lot 3 and Lot 4 (the "Subject Property") are owned or controlled by the Applicant, Hiffman Shaffer Anderson, Incorporated.
2. This Plan of Development consists of sixteen (16) statements, Use and Bulk Regulations and Data, and fourteen (14) exhibits, including: an Existing Zoning and Street System Map; an Existing Land Use Map; a Property Line and Right-of-Way Adjustment Map; a Generalized Land Use Map; an Existing Site Plan; a Proposed Site Plan prepared by Jack Train Associates, dated September 21, 1990 (the "Site Plan"); a landscape plan prepared by Daniel Weinbach & Associates, dated September 13, 1990 (the "Landscape Plan"); the Riverwalk Plan and section prepared by Jack Train Associates, dated September 13, 1990; and West (2), East (2) and South (2) Elevations prepared by Jack Train Associates, dated September 13, 1990 (the "Elevations"). Reduced copies of the exhibits are attached to this Planned Development submittal; full-size copies are on file with the Department of Planning. The Plan of Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.
3. The Applicant shall obtain all required reviews, approvals, licenses and permits required in connection with this Planned Development.
4. The permitted uses in the Planned Development are:

Multi-family residential dwelling units; business and professional offices; hotel and related uses; retail and service establishments; financial uses (including "drive-thru" banking uses); day care center; restaurants, including live entertainment and dancing and outdoor dining facilities (with service of alcoholic beverages not restricted to bar and cocktail areas), but excluding "drive-thru" restaurants on the Plaza; enclosed, unenclosed or partially-enclosed taverns; marina and other water-oriented recreational uses; health clubs and recreational facilities (indoor and outdoor); theatre and performing arts facilities; off-street parking; telecommunications equipment, structures and installations (including

parabolic dishes exceeding eight (8) feet in diameter) (except on the Plaza); and other permitted uses pursuant to Section 8.3-6 of the Chicago Zoning Ordinance.

5. Any new service drive or other new ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Streets and Sanitation 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 paved areas. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of Planning.
6. All off-street parking and loading facilities will be provided in compliance with this Planned Development. Parking will be available for the hotel facility on the basis of one parking space for each three rooms. The character and design of any screening of the parking facilities shall be subject to the review and approval of the Commissioner of the Department of Planning.
7. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
8. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Commissioner of the Department of Planning. Temporary signs such as construction and marketing signs shall be permitted subject to the aforesaid approval.
9. The height of the improvements and any appurtenance attached thereto shall be subject, in addition to the Use and Bulk Regulations and Data, to:
 - (a) Height limitations as certified and approved by the Federal Aviation Administration; and
 - (b) Airport Zoning Regulations as established by the Department of Planning, the Department of Aviation and the Department of Law and approved by the City Council.
10. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply. Floor area for purposes of F.A.R. calculations has been measured from the plaza level, which is at an elevation of +33 feet C.C.D. In addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area in excess of 5,000 square feet devoted to mechanical equipment in a single location, regardless of placement in the building, shall be excluded.

11. The improvements on the Property, including the plaza level and street level retail areas, the hotel lobby, all entrances and exits to the parking areas, and the riverfront and plaza areas, all shall be designed and constructed in general conformance with the Site Plan, the Landscape Plan and the Elevations, including the descriptions of proposed materials and colors identified thereon. The design of the new retail structure (including the materials, architectural details, and colors) shall be subject to the review and approval of the Commissioner of the Department of Planning prior to Part II Plan of Development submittal. The requirements of this Statement may be waived or modified, administratively, by the Commissioner of the Department of Planning (the "Commissioner") upon an application for such a modification or waiver by the Applicant and a determination by the Commissioner that such amendment is consistent with the nature of the improvements contemplated by this Planned Development. Any waiver or modification of the requirements of this Statement by the Commissioner 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.
12. The four principal existing structures upon the Property shall not be demolished, nor shall the exterior of any of said structures be substantially altered, without the approval of the Commissioner of the Department of Planning. The existing "theatre" structure may be adaptively reused for any theatre, performing arts, retail or other permitted use of the Property other than dwelling units. Changes to the exterior facades of the "theatre" structure may be made, provided that such changes shall be consistent with the character of the existing structure, shall be compatible with surrounding structures and uses, and shall be subject to the review and approval of the Commissioner of the Department of Planning. Nothing herein shall be deemed to waive the requirement to seek an amendment to this Planned Development if otherwise required.
13. (a) The improvements depicted on the Site Plan and Landscape Plan within the area described thereon as the Riverwalk Zone shall hereinafter be referred to as the "Riverwalk Improvements". The Applicant shall construct, install and provide the Riverwalk Improvements in substantial accordance with the Site Plan, Landscape Plan and the Elevations. Construction of the Riverwalk Improvements shall be commenced no later than concurrently with the commencement of construction of the development proposed for the Property and shall be pursued to completion with reasonable diligence thereafter. Such improvements shall be completed prior to the issuance of the first Certificate of Occupancy for any new development upon the property; provided, however, that installation of all landscaping components of the Riverwalk Improvements need not be completed until six (6) months or one (1) tree planting season following construction commencement, whichever is later.

(b) The Riverwalk Improvements shall be maintained by the Applicant and shall be kept in safe and attractive condition at all times. The Riverwalk Improvements shall be open and available to public pedestrian access during the hours of 6:00 A.M and 11:00 P.M. every day. The Riverwalk Improvements may be closed to public use to the extent and for such period of time as may be necessary or appropriate to accommodate their construction, repair or maintenance. The use of

the Riverwalk Improvements for public access shall not be construed as permitting any public use which interferes with the reasonable operation or use of the private improvements on the Property nor shall it be deemed to be a public dedication or grant of easement to the public.

(c) The Riverwalk Zone shall remain substantially unobstructed, other than with respect to those improvements depicted on the Site Plan and Landscape Plan as located within this zone. A ten-foot (10') wide pedestrian path immediately adjacent to the riveredge shall remain clear of obstructions (other than column piers shown on the Site Plan) for use as a pedestrian passageway. Any seating shall be configured so as not to impede pedestrian circulation. Development of the Riverwalk Zone shall be in substantial compliance with the approved Chicago River Urban Design Guidelines except where precluded by existing development.

(d) No surface parking shall be permitted on the Property. Harsh or glaring lighting within the parking structure is prohibited.

(e) No advertising signs (as distinguished from business identification signs) upon the Property shall be visible from the river.

(f) The Applicant shall cooperate with the City in the development and operation of the proposed River Bank Transit Line.

(g) The existing marina boat slips may be maintained in operation.

(h) In order to provide reasonable handicapped access to the Riverwalk Zone, a wheelchair accessible ramp of at least four feet (4') in width and with a slope not exceeding 1:12 grade shall be provided at or near (1) the Dearborn Street access to the Riverwalk Zone and (2) at a point along the State Street frontage. No curbs, steps or grades exceeding 1:12 grade shall exist within the Riverwalk Zone.

14. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and in effect on the date hereof.
15. The rights granted to and the obligations imposed on the Applicant under this Planned Development shall inure to the benefit of and be binding on the Applicant's successors, assigns and/or grantees.
16. Unless substantial construction on the proposed development has commenced within 18 months following the adoption on this 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 that of Planned Development Number 13, as adopted on June 16, 1961, except as amended by Statement 12 herein, which shall survive such expiration.

Notwithstanding the foregoing, if Hiffman Shaffer Anderson, Incorporated or its nominee shall fail to take title to Lots 3 and 4 of the Property within one (1) year after the effective date hereof, the zoning of the Property shall automatically

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revert to that of Planned Development Number 13 as adopted on June 16, 1961, except as amended by Statement 12 herein, which shall survive such expiration.

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[Existing Zoning Map, Existing Land Use Map, Boundary and Property Line Map, Generalized Land Use Map, Existing Site Plan, Proposed Site Plan, Landscape Plan, Riverwalk Plan and Section, East Elevation (2), South Elevation (2) and West Elevation (2) attached to this Plan of Development printed on pages 21795 through 21808 of this Journal.]

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Use and Bulk Regulations attached to this Plan of Development read as follows:

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*Planned Development Number 13.
(As Amended)*

Use And Bulk Regulations And Data.

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Net Site Area: 128,509 square feet (2.95 acres)

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Gross Site Area: Net Site Area + Public Right-of-Way = Total

128,509 square feet + 7,404 square feet = 135,913 square feet.

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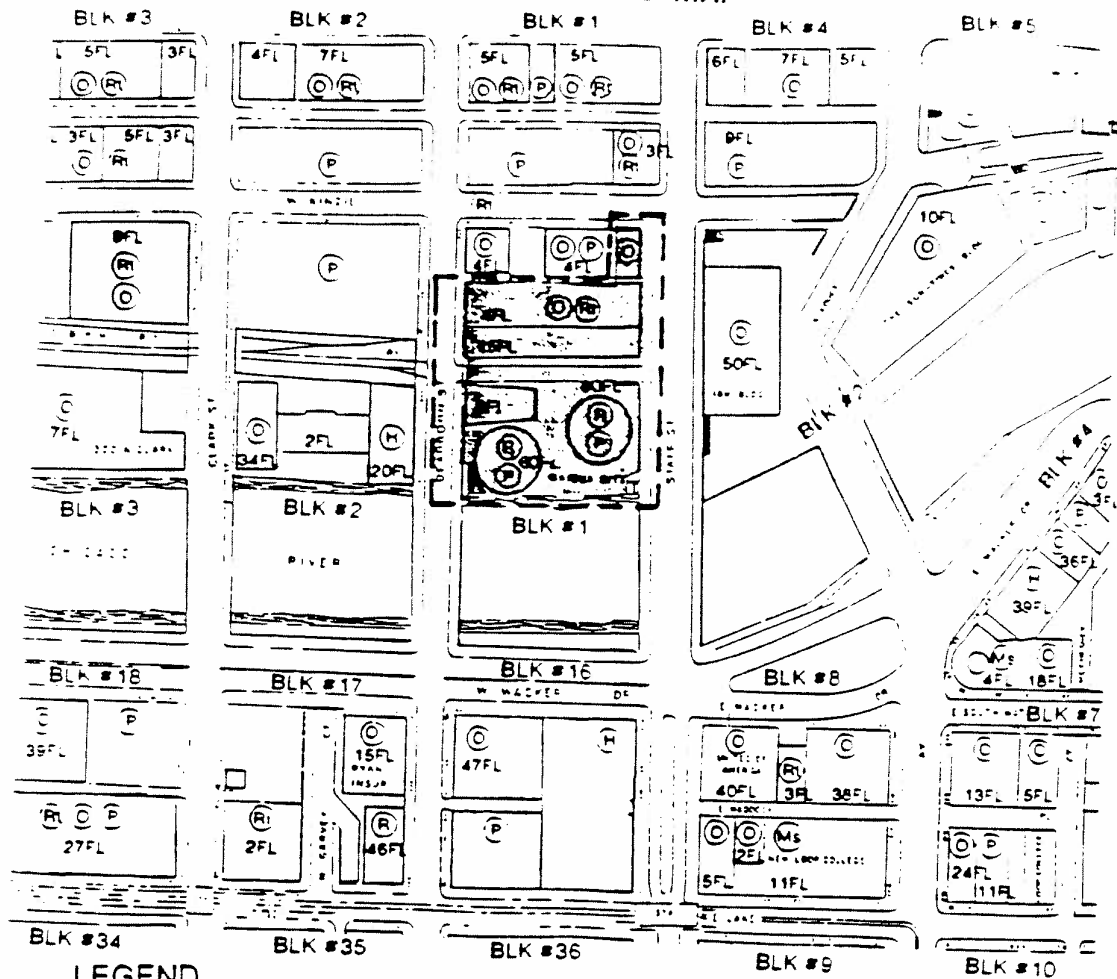
General Description of Land Use: Multi-family residential dwelling units; business and professional offices; hotel and related uses; retail and service establishments; financial uses (including "drive-thru" banking uses); day care center; restaurants, including live entertainment and dancing and outdoor dining facilities (with service of alcoholic beverages not restricted to bar and cocktail areas), but excluding "drive-thru" restaurants on the Plaza; enclosed, unenclosed or partially-enclosed taverns; marina and other water-oriented recreational uses; health clubs and recreation facilities (indoor and outdoor); theatre and performing arts facilities; off-street parking; telecommunications equipment, structure and installations (including parabolic dishes exceeding 8 feet in diameter) (except on the Plaza); and other permitted uses pursuant to Section 8.3-6 of the Chicago Zoning Ordinance.

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Maximum Floor Area Ratio:	9.1		
Minimum Required Setbacks:	In conformance with the Site Plan and the Elevations		
Maximum Height Above Grade: *	Towers (2)	555 feet	(Existing)
	Hotel	193.75 feet	(Existing)
	"Theatre" Building	90 feet	(Existing)
	Retail Unit	35 feet	(New)
Maximum Number of Dwelling Units:	896 (Existing)		
Maximum Number of Hotel Rooms:	500 Keys		
Maximum Number of Parking Spaces:	896 (Existing)		
Minimum Number of Loading Spaces:	2 10 feet x 50 feet (Existing)		

* For purposes of this Planned Development, "grade" shall be deemed to be Plaza Level (also known as "Bridge Level"), which is at an elevation of +33 feet C.C.D. No building or other structure not existing as of the effective date hereof shall be constructed or maintained on the Property above a plane +193.75 feet C.C.D. In no event shall any subsequent application for amendment or revision to said height restriction or to the 35-foot maximum height for the Retail Unit be considered a minor change.

EXISTING LAND USE MAP



LEGEND

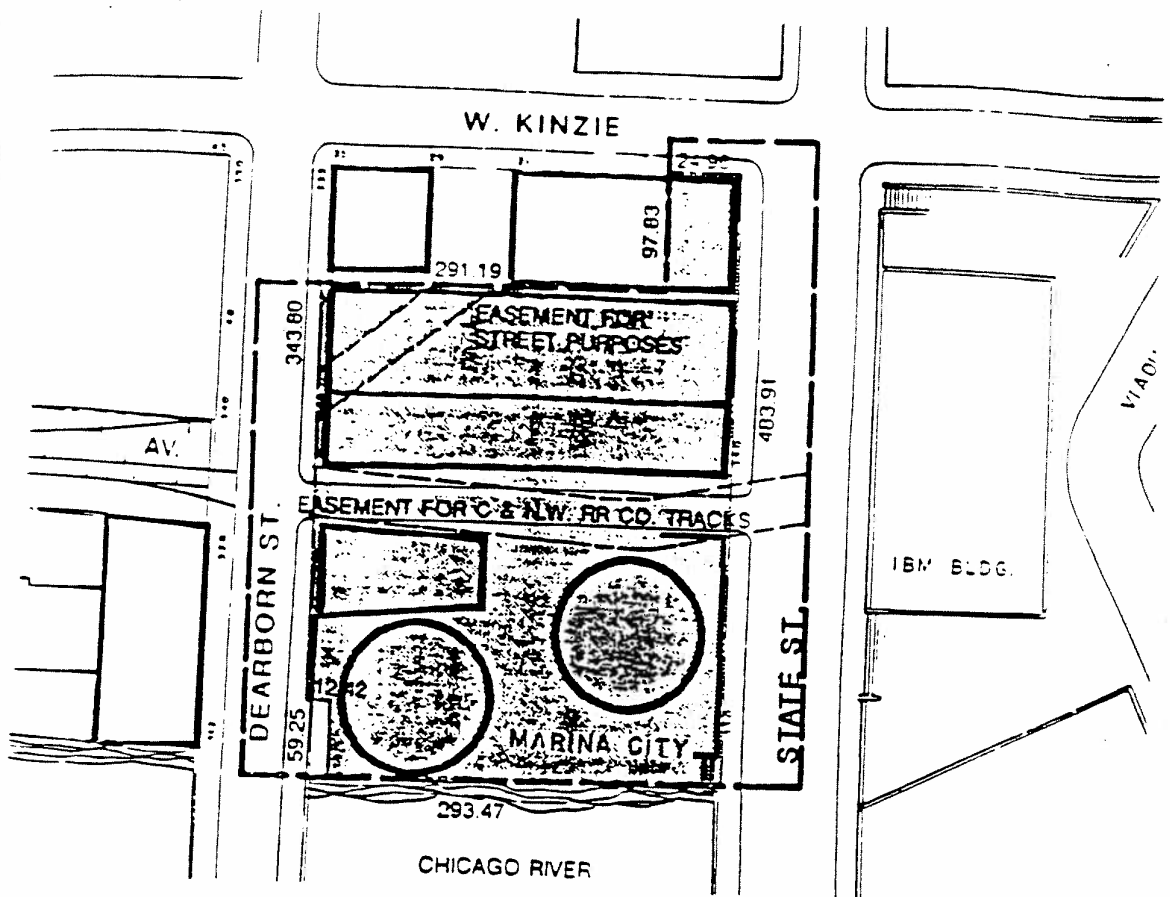
-  PROPERTY BOUNDARY
-  PLANNED DEVELOPMENT BOUNDARY

- O = Office
- M = Manufacturing
- Rt = Retail
- P = Parking
- R = Residential
- Ms = Miscellaneous Buildings
- H = Hotel

Applicant: Hiffman Shaffer Anderson, Inc
 118 South Clinton Street
 Chicago, Illinois 60606

Date: September 13, 1990

BOUNDARY AND PROPERTY LINE MAP



LEGEND

— PROPERTY BOUNDARY (net site area)

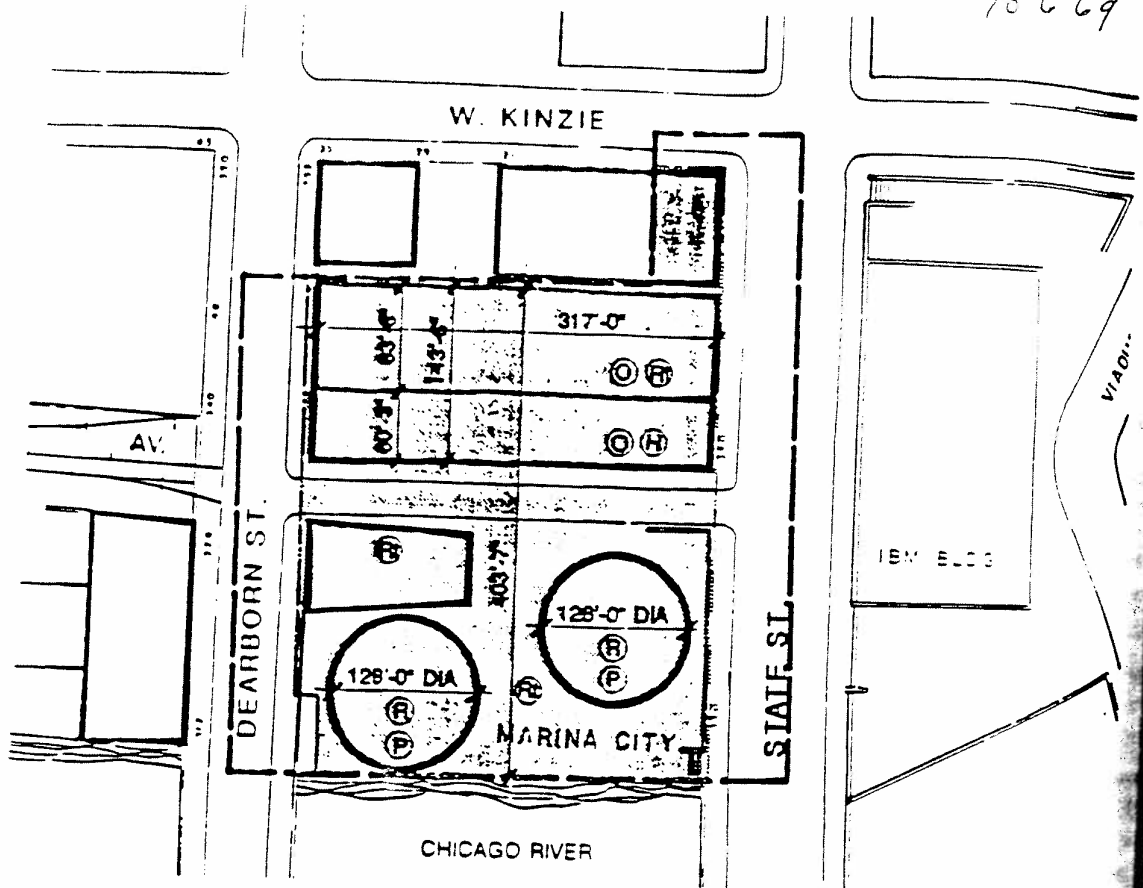
- - - PLANNED DEVELOPMENT BOUNDARY

Applicant: Hillman Shaffer Anderson, Inc.
118 South Clinton Street
Chicago, Illinois 60606

Date: September 13, 1990

GENERALIZED LAND USE MAP

10669



LEGEND

— PROPERTY BOUNDARY

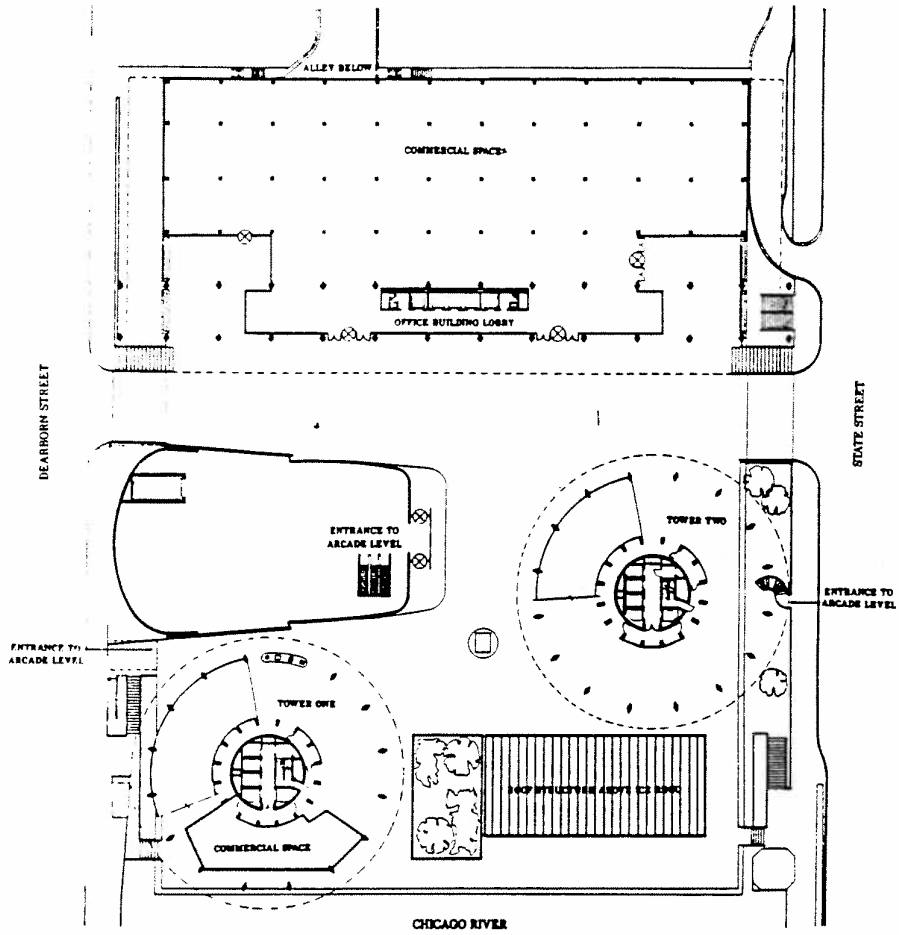
- - - PLANNED DEVELOPMENT BOUNDARY

- O = Office
- Rt = Retail
- R = Residential
- H = Hotel
- M = Manufacturing
- P = Parking
- Ms = Miscellaneous Buildings

Applicant: Hiffman Shaffer Anderson, Inc.
 118 South Clinton Street
 Chicago, Illinois 60606

Date: September 13, 1990

EXISTING SITE PLAN

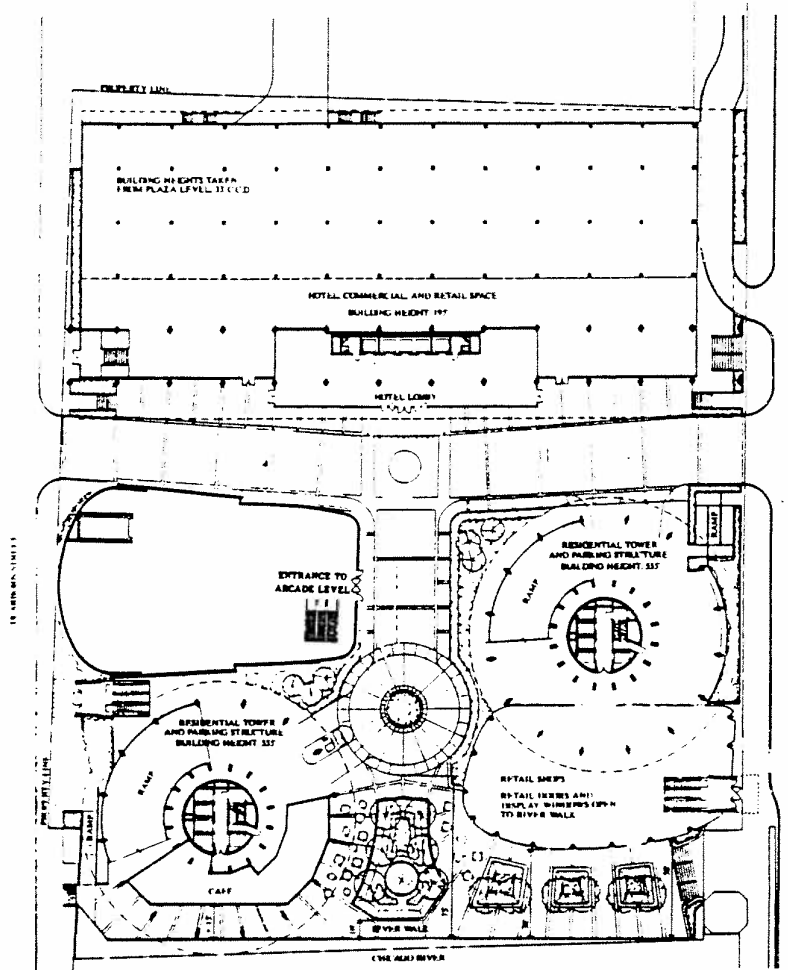


MARINA CITY
CHICAGO, ILLINOIS

HIFFMAN SHAFFER ANDERSON INC.
JACK TRAIN ASSOCIATES INC.

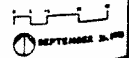
SEPTEMBER 11, 1990

PROPOSED SITE PLAN

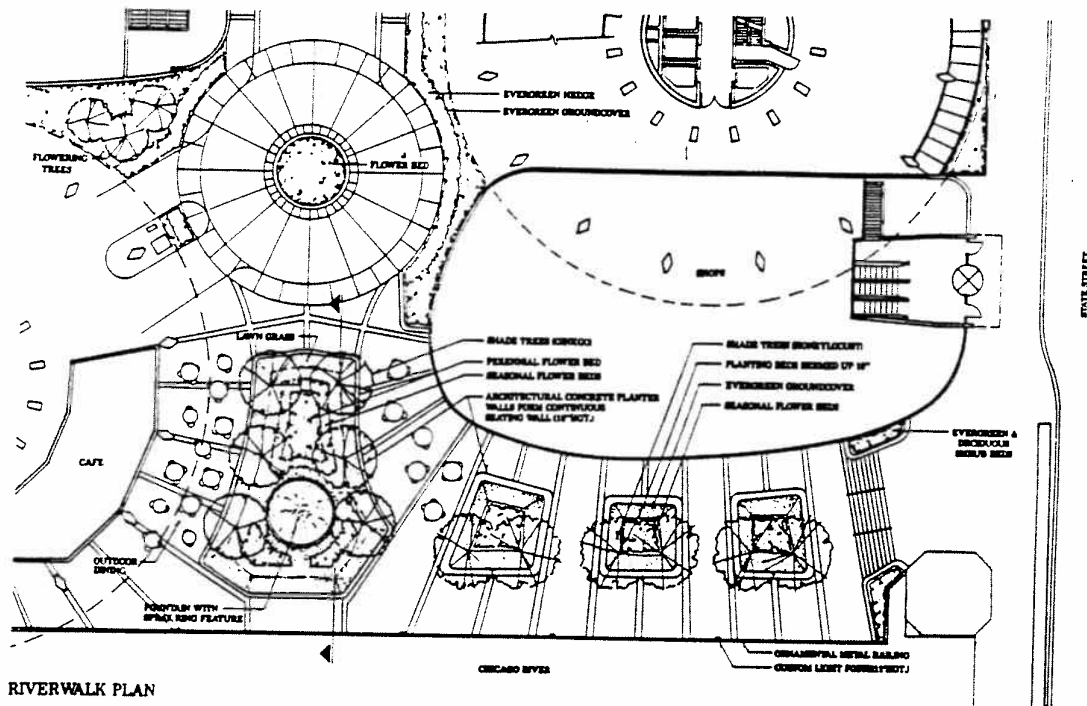
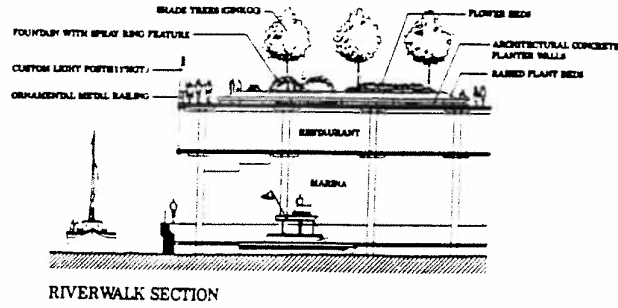


MARINA CITY
CHICAGO, ILLINOIS

HIFFMAN SHAFFER ANDERSON INC.
JACK TRAIN ASSOCIATES INC.



RIVERWALK PLAN & SECTION

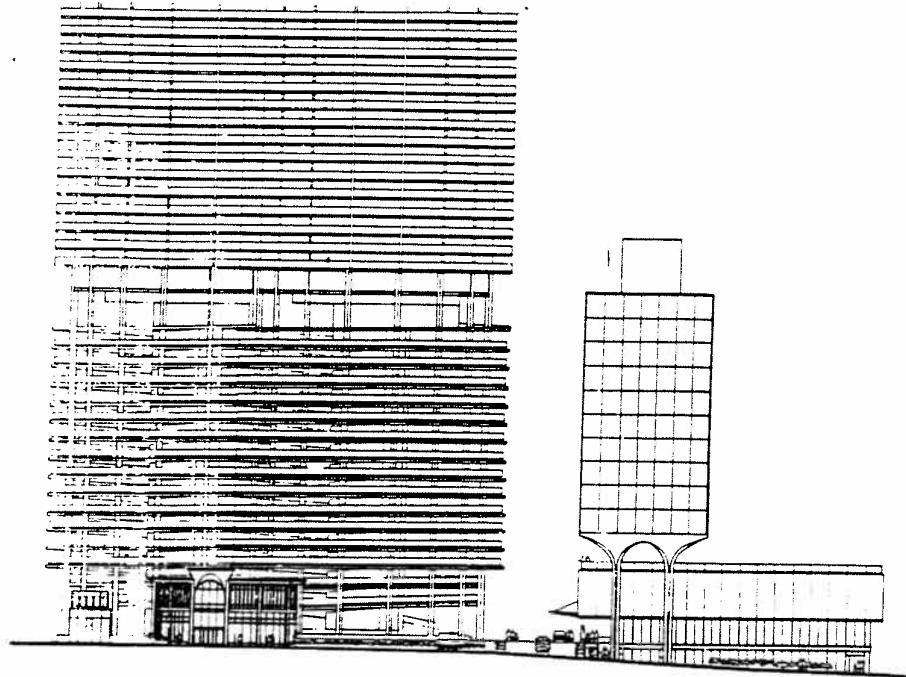


MARINA CITY CHICAGO, ILLINOIS

HIFFMAN SHAFFER ANDERSON INC.
 JACK TRAIN ASSOCIATES INC.
 DANIEL WEINBACH & ASSOCIATES

SEPTUAGINT 1/2" = 1'-0"

EAST ELEVATION



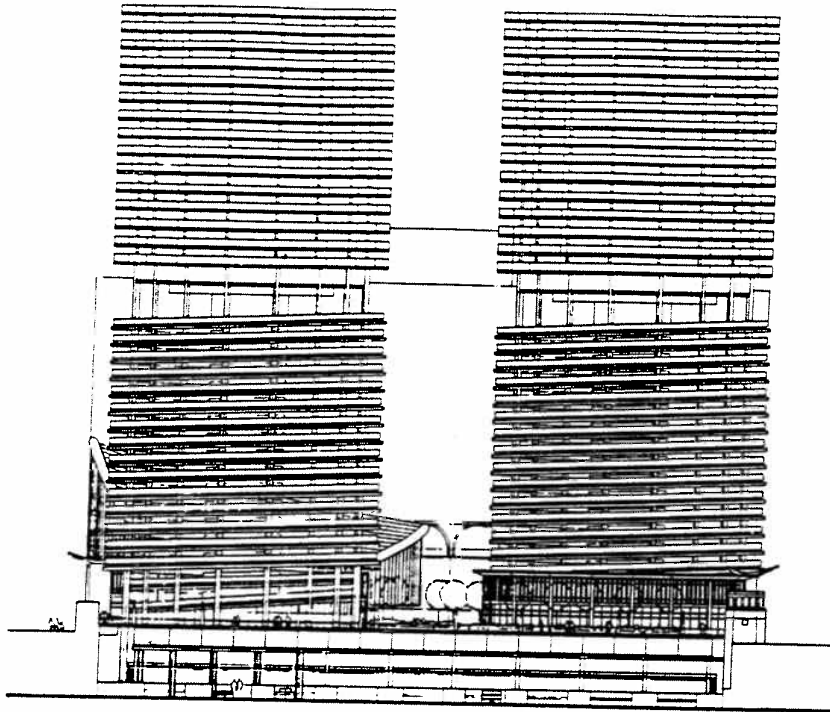
MARINA CITY
CHICAGO, ILLINOIS

HIFMAN SHAFFER ANDERSON INC.
JACK TRAIN ASSOCIATES INC.

SEPTEMBER 11, 1990

SEP 11, 1990

SOUTH ELEVATION

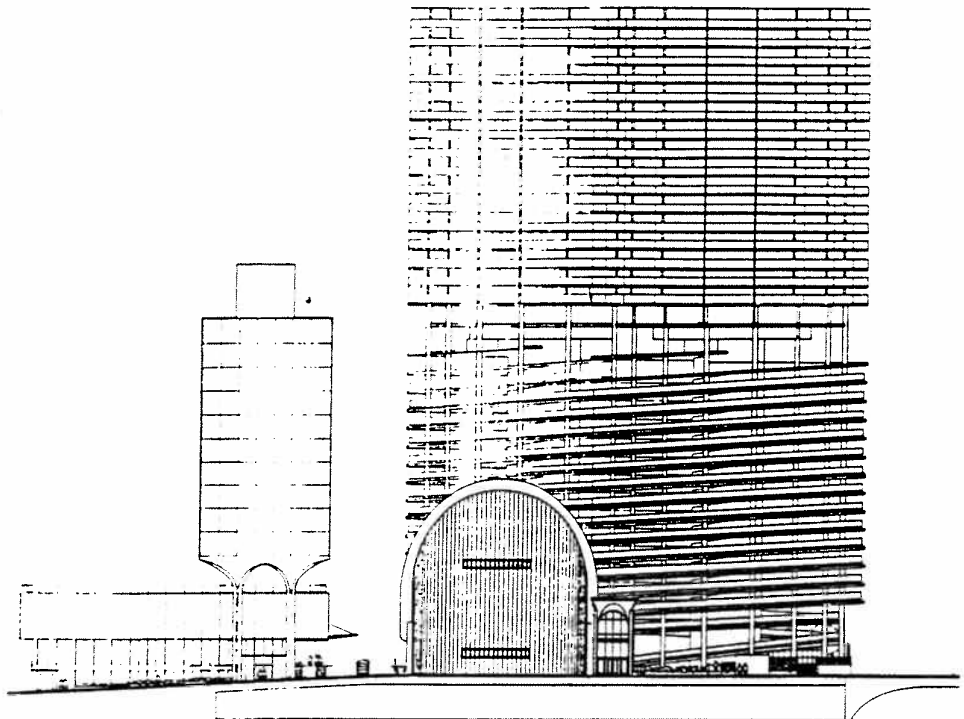


MARINA CITY
CHICAGO, ILLINOIS

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JACK TRAIN ASSOCIATES INC.

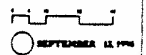
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SEPTEMBER 11, 1990

WEST ELEVATION

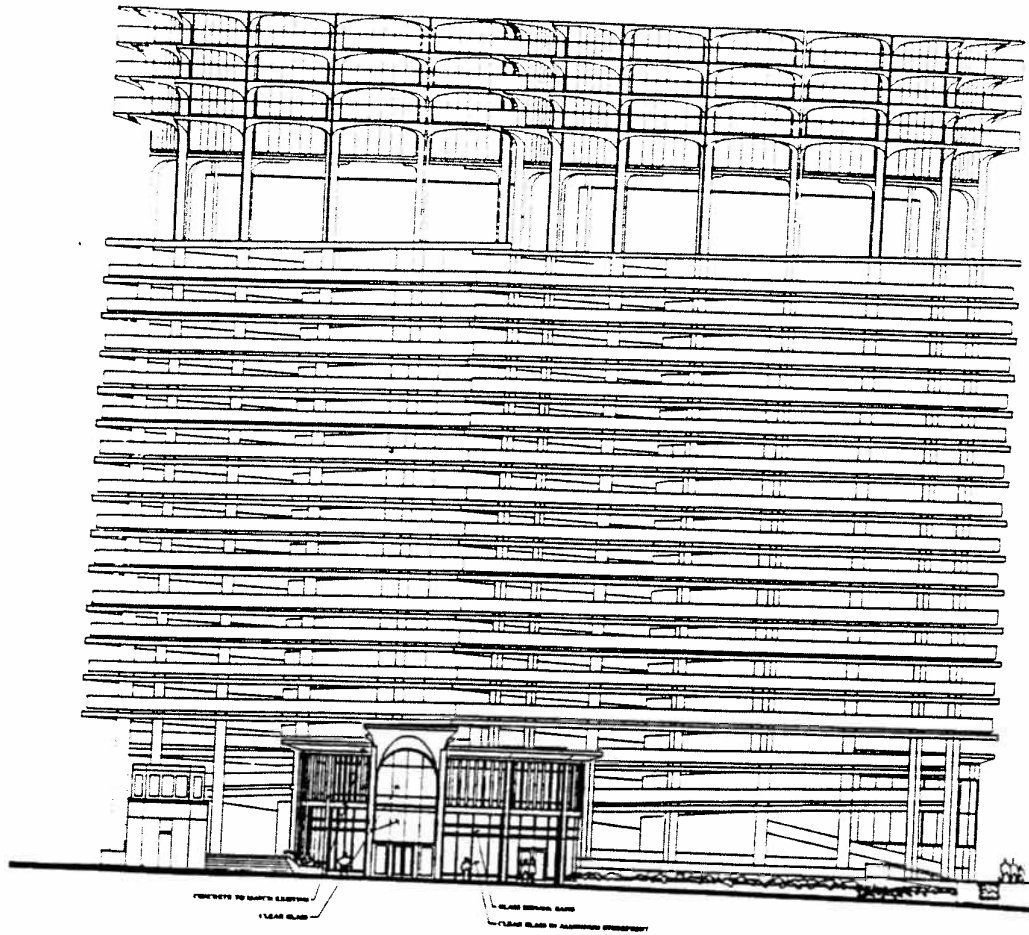


MARINA CITY
CHICAGO, ILLINOIS

HIFMAN SHAFFER ANDERSON INC.
JACK TRAIN ASSOCIATES INC.



EAST ELEVATION

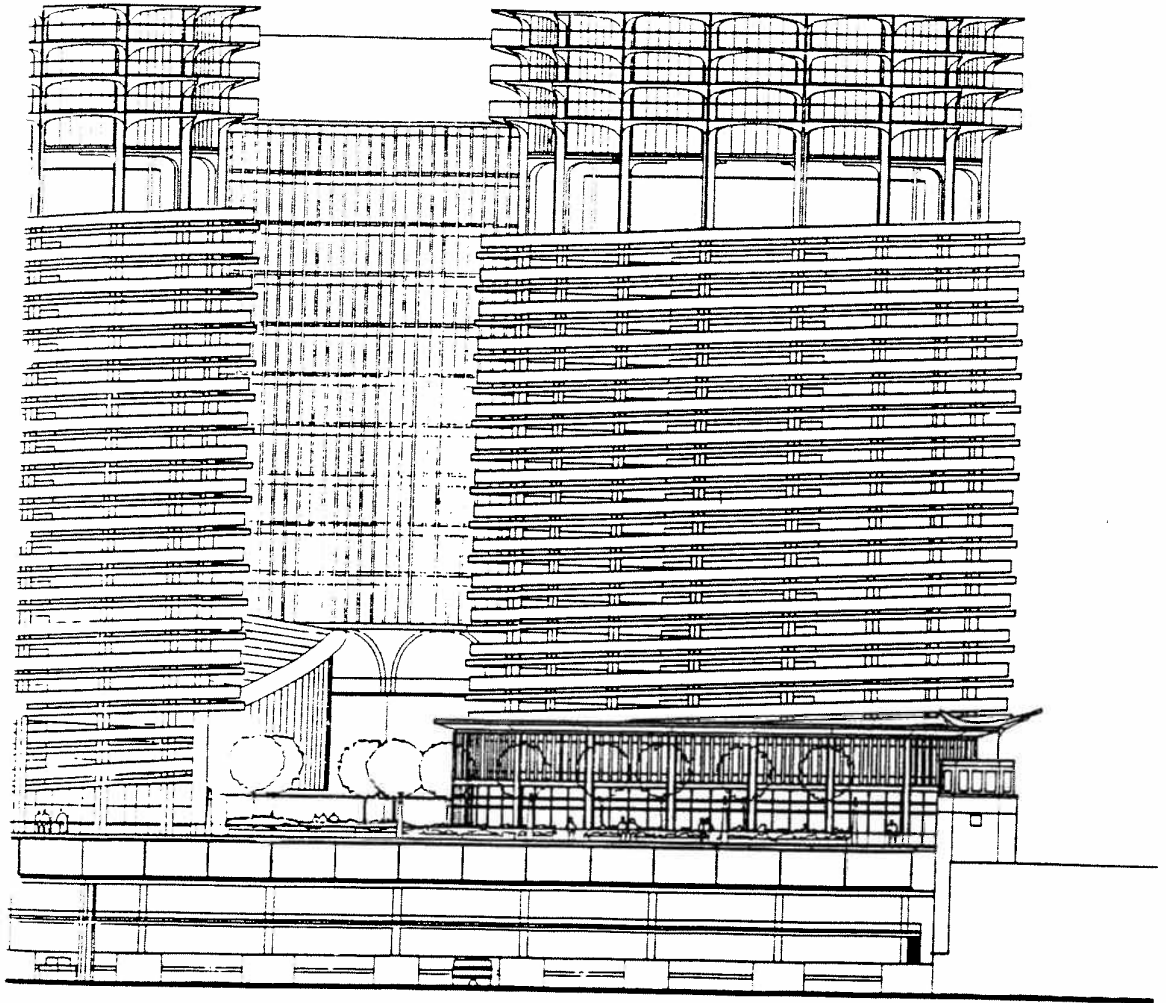


MARINA CITY
CHICAGO, ILLINOIS

HIFMAN SHAFER ANDERSON INC.
JACK TRAIN ASSOCIATES INC.

HSA
O SEPTEMBER 11 1990

SOUTH ELEVATION



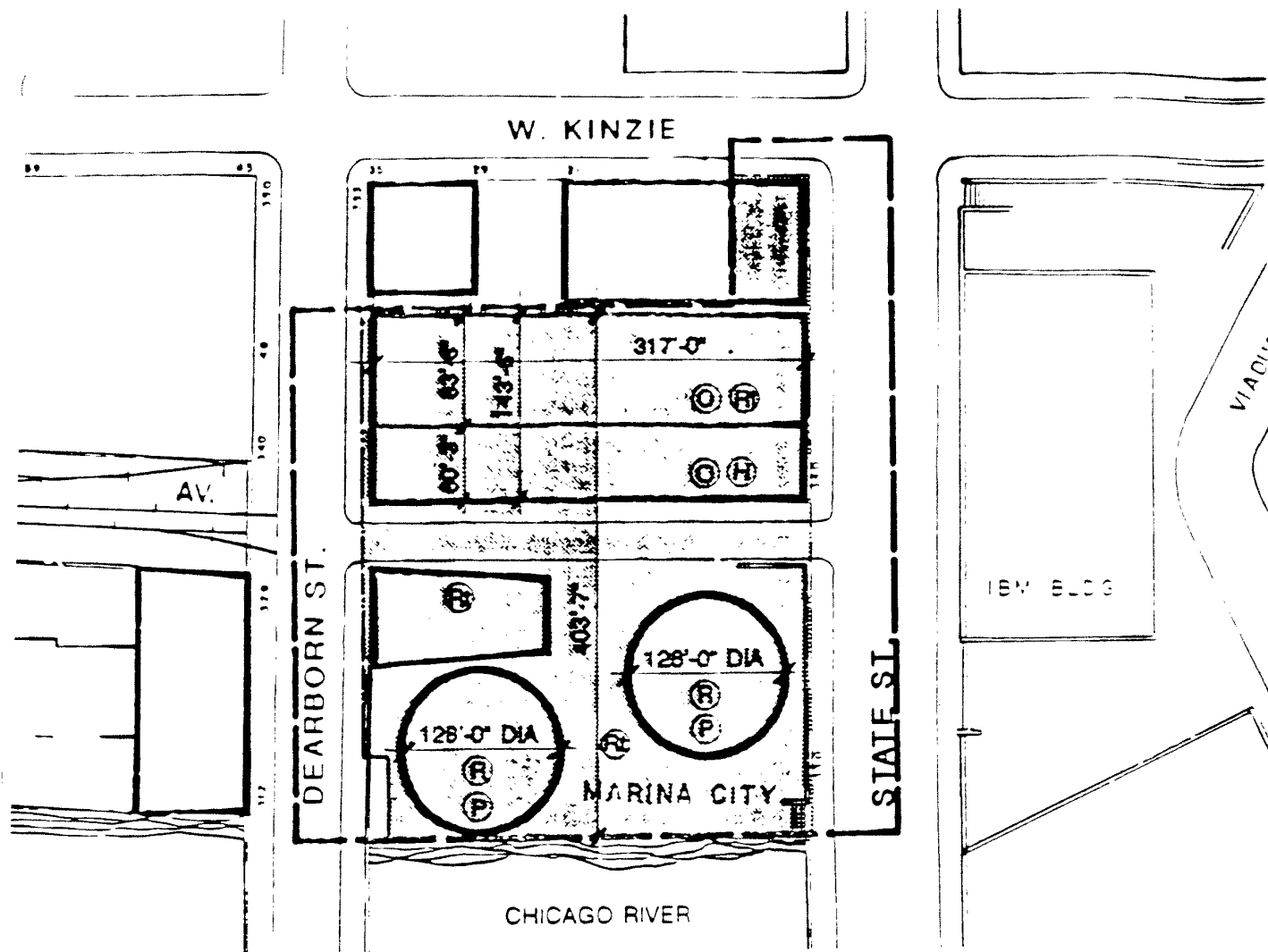
MARINA CITY
CHICAGO, ILLINOIS

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JACK TRAIN ASSOCIATES INC.

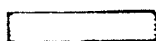
SEPTEMBER 11, 1990



GENERALIZED LAND USE MAP



LEGEND



PROPERTY BOUNDARY



PLANNED DEVELOPMENT BOUNDARY

O = Office

M = Manufacturing

Rt = Retail

P = Parking

R = Residential

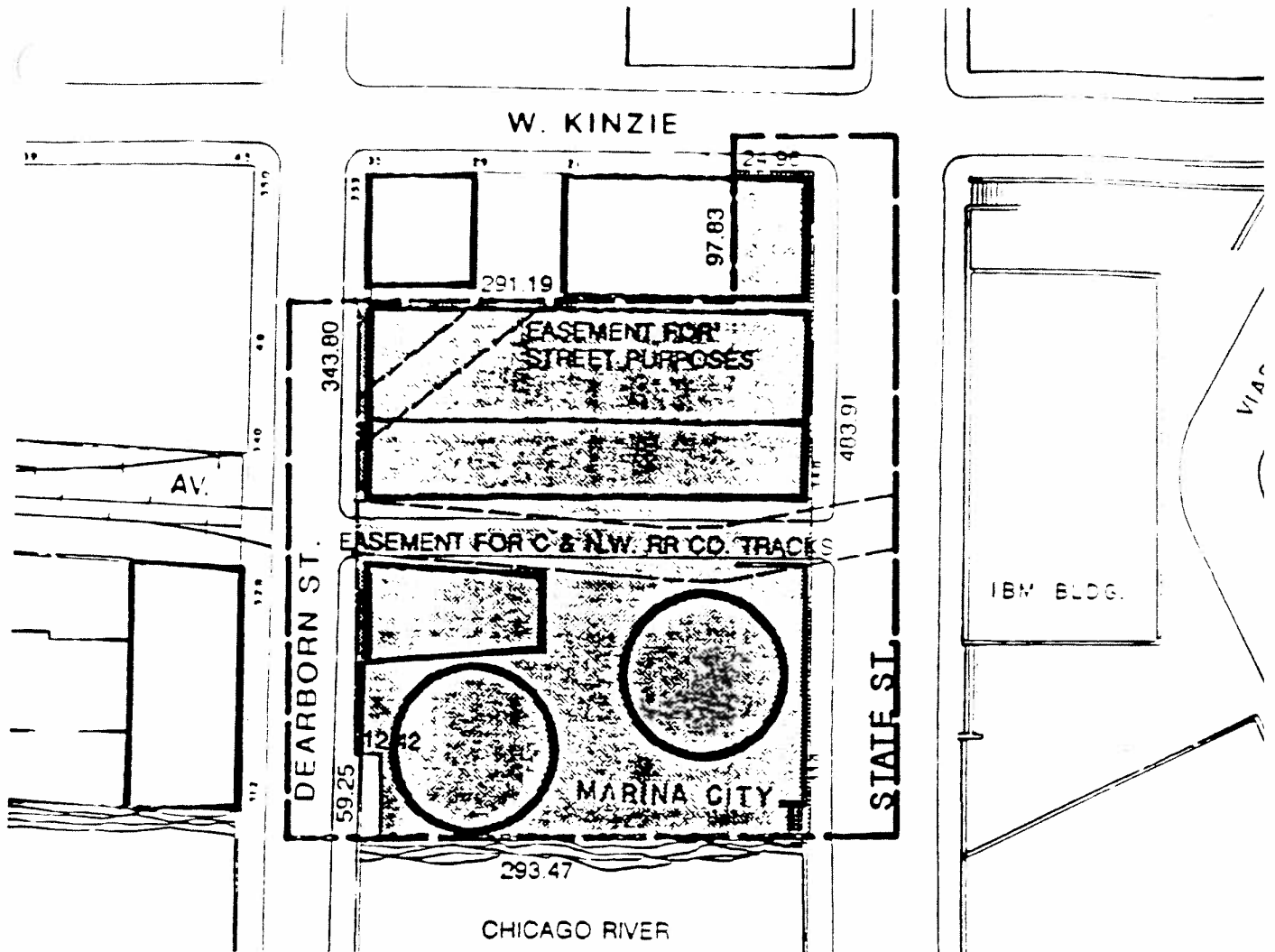
Ms = Miscellaneous Buildings

H = Hotel



Applicant: Hiffman Shaffer Anderson, Inc.
118 South Clinton Street
Chicago, Illinois 60606

Date: September 13, 1990

BOUNDARY AND PROPERTY LINE MAP



LEGEND

-  PROPERTY BOUNDARY (net site area)
-  PLANNED DEVELOPMENT BOUNDARY

Applicant: *Hiffman Shaffer Anderson, Inc.*
118 South Clinton Street
Chicago, Illinois 60606

Date: September 13, 1990

1/14/94
3/5/95

5/2/95

UNFINISHED BUSINESS

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Street; a line 266 feet south of West Goethe Street; the west line of the alley next west of and parallel to North Clark Street; a line 257.51 feet north of West Division Street; North LaSalle Street; the north line of West Goethe Street; a line 171.3 feet west of North Clark Street; a line 100 feet north of West Goethe Street; and North LaSalle Street,

to the designation of Residential Planned Development No. 14, 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 hereof and to no others.

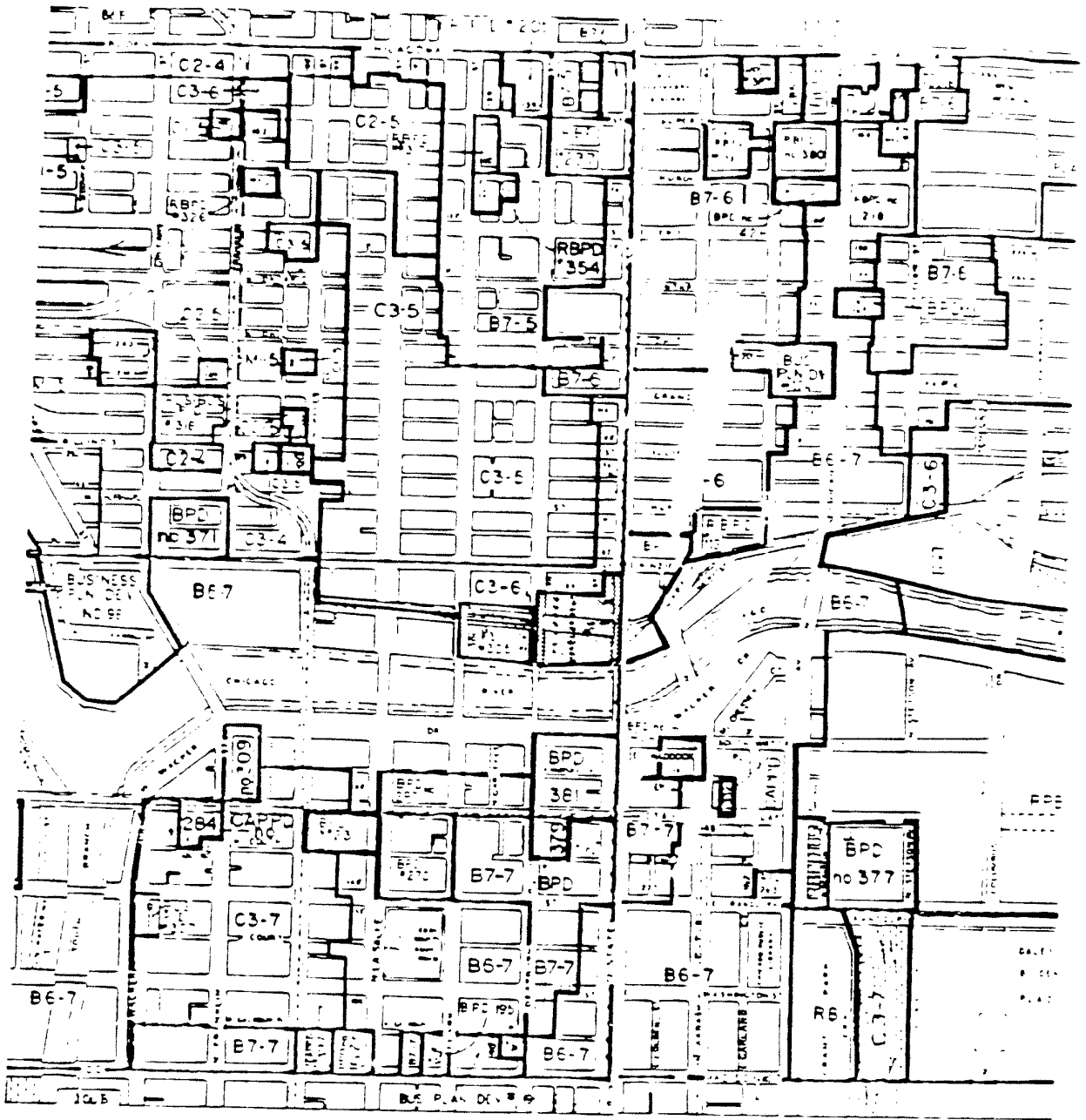
SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

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

*Residential Planned Development Number 14, As Amended,
Plan Of Development Statements.*

1. The area delineated herein as "Residential Planned Development No. 14" (the "Planned Development") consists of approximately 685,849.8 square feet (approximately 15.74 acres) of real property which is depicted on the attached Planned Development Boundary Map (the "Property").
2. All applicable official reviews, approvals or permits required in connection with this Planned Development shall be obtained by the owners of the affected Property or their successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustment of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal.
3. This Planned Development consists of these thirteen (13) Statements; including an Existing Zoning Map; Planned Development Boundary Map; a Generalized Land-Use Map; and a Table of Use and Bulk Regulations and Data. This Plan of Development is applicable to the area delineated herein and these and no other zoning controls shall apply. This Plan of 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.

EXISTING ZONING MAP

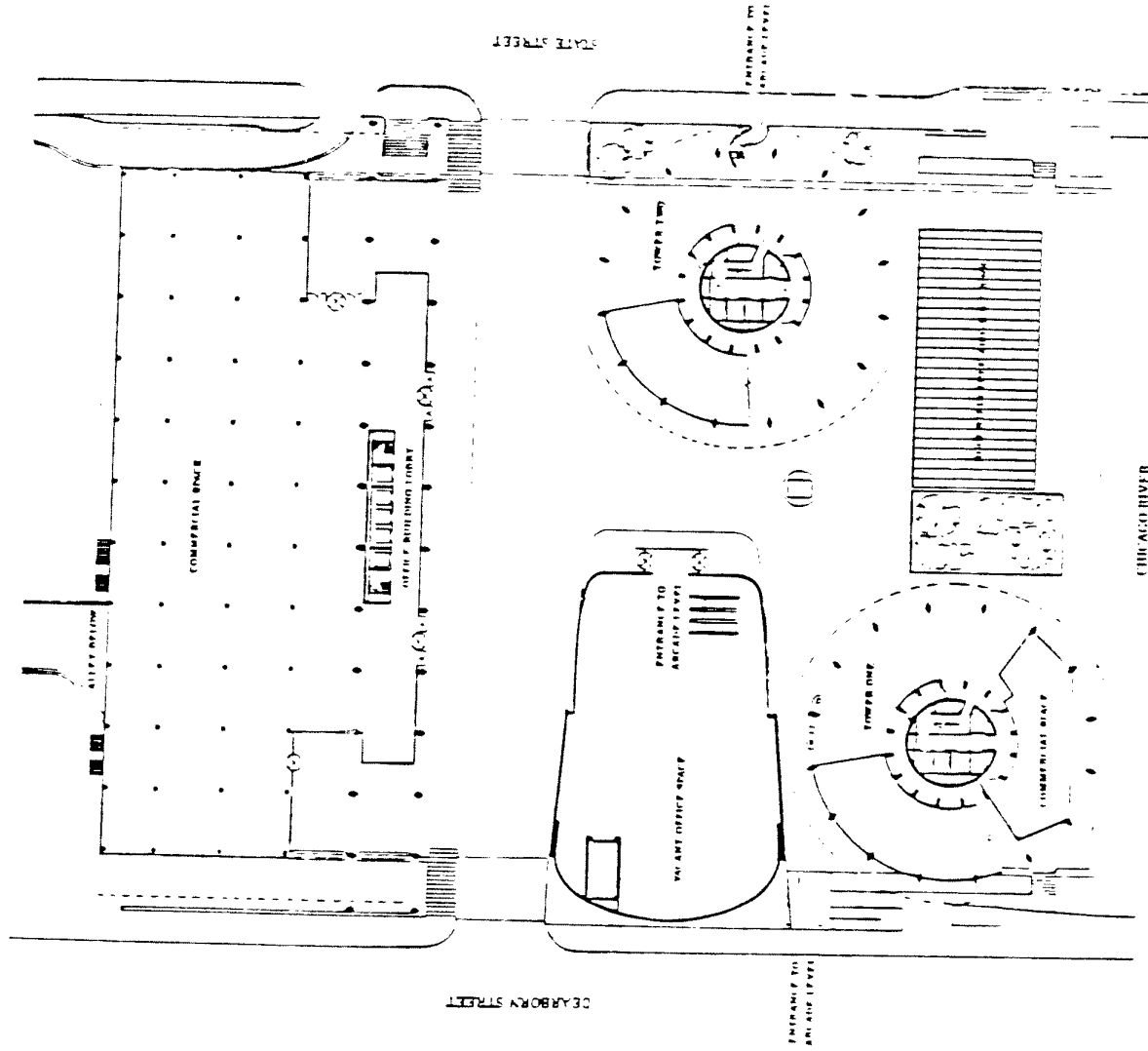


LEGEND

 PLANNED DEVELOPMENT BOUNDARY

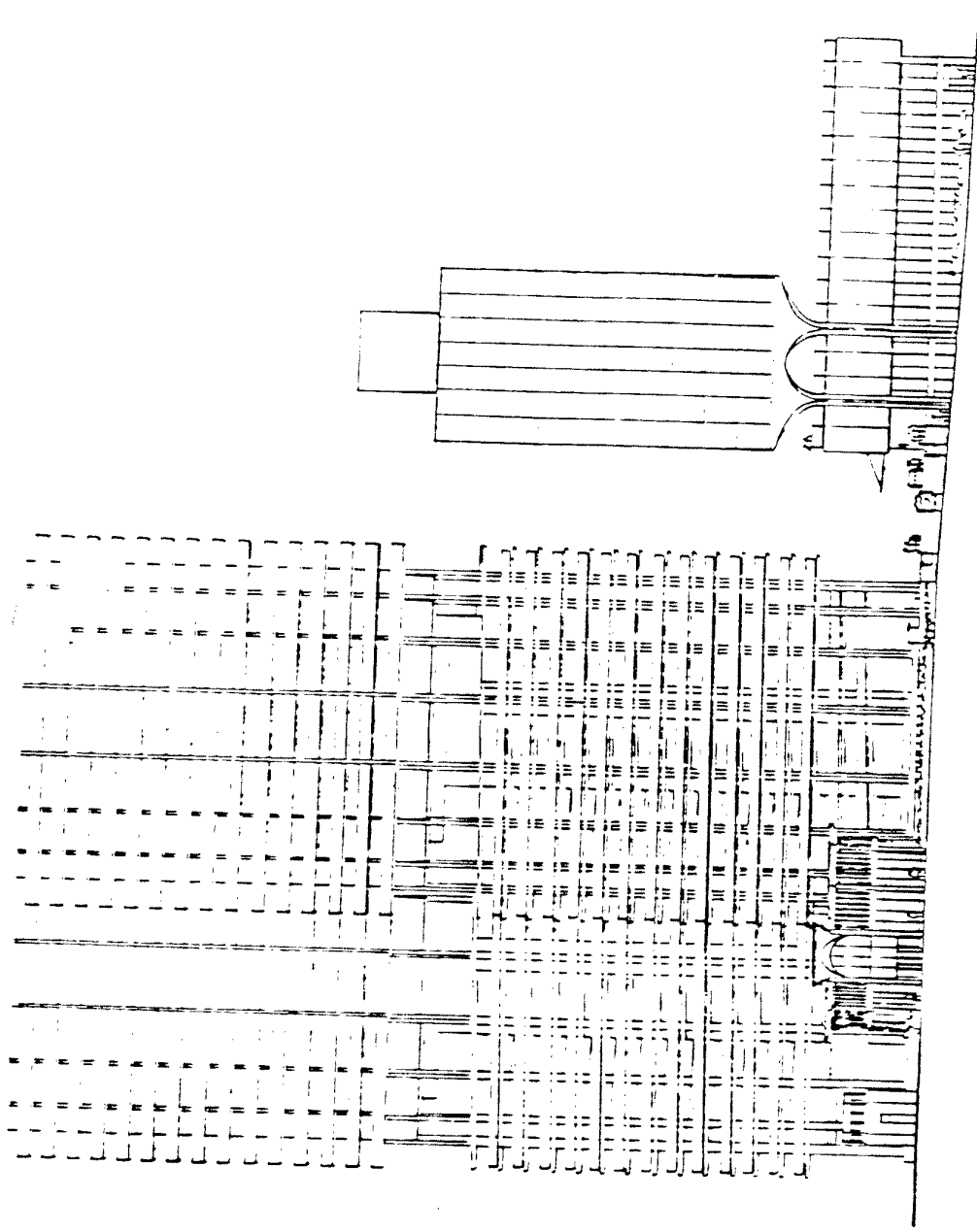
Applicant: Hiffman Shaffer Anderson, Inc
118 South Clinton Street
Chicago, Illinois 60606

Date: September 13, 1990



MARINA CITY
CHICAGO, ILLINOIS

HUBBARD SHULTZ AND ASSOCIATES, INC.

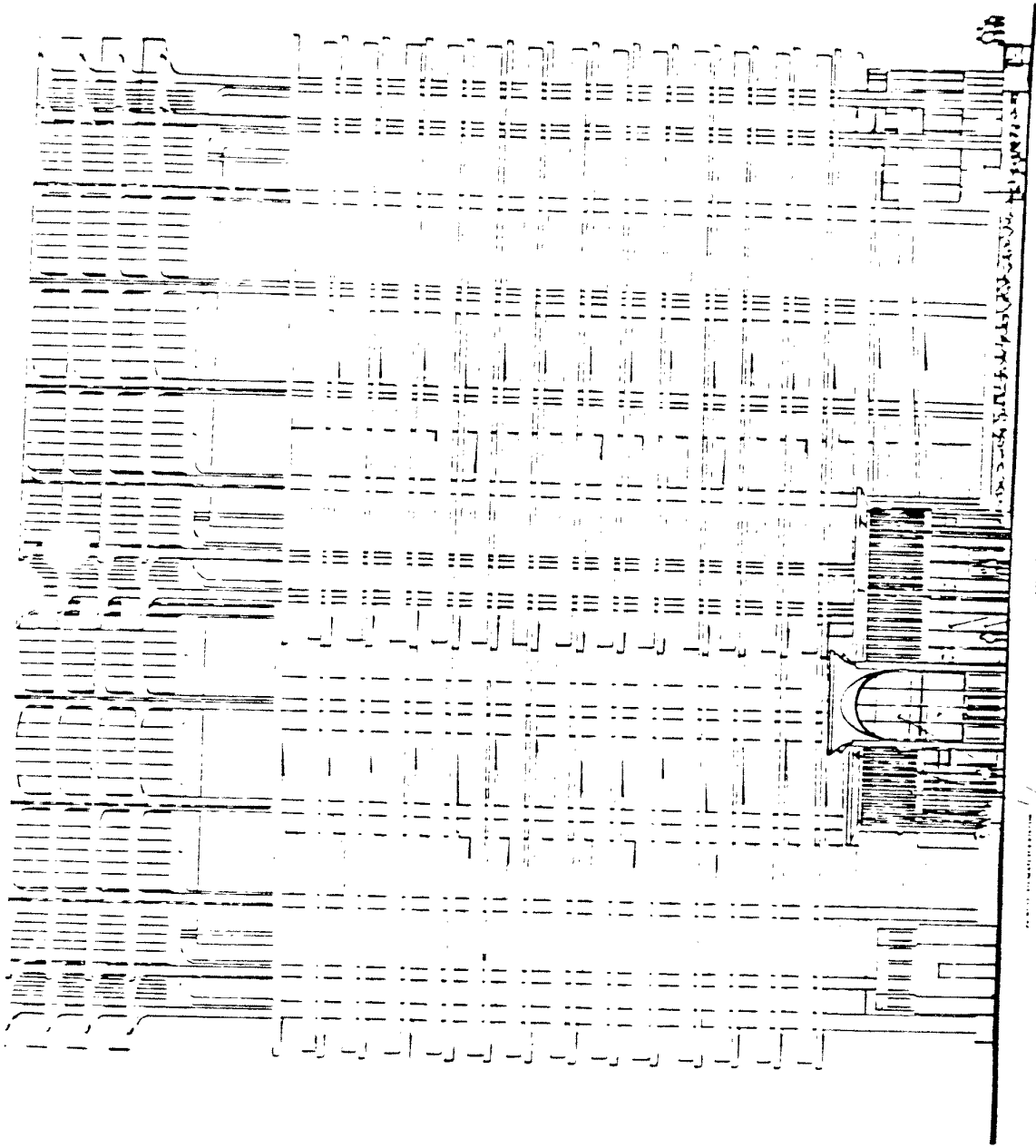


MARINA CITY
CHICAGO, ILLINOIS

EAST ELEVATION

HEERAN SHAFER ANDERSON INC.
JACK TRAIN ASSOCIATES INC.

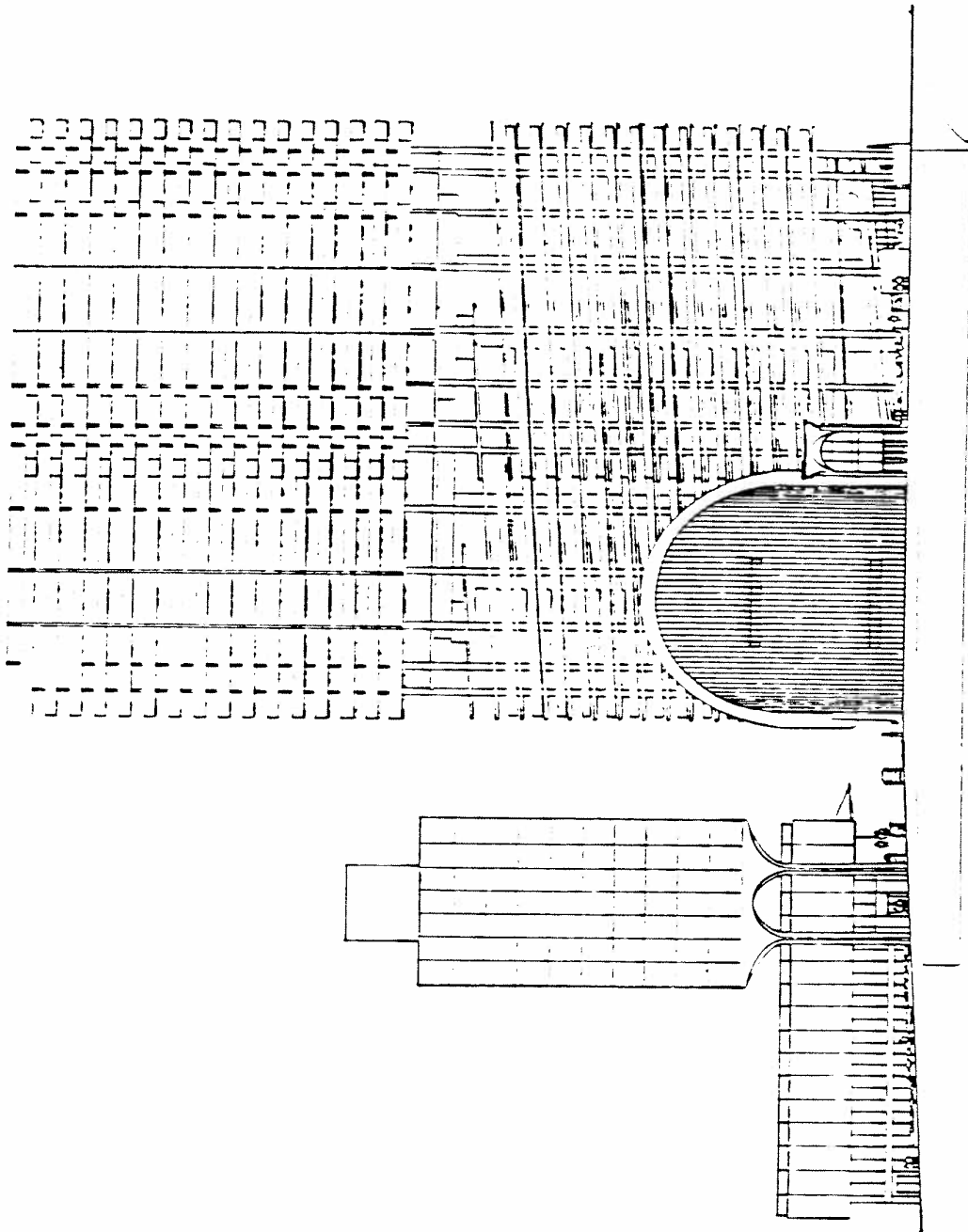
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OCTOBER 1958



MARINA CITY
CHICAGO, ILLINOIS

HUBBARD SHAFER ANDERSON INC.
ARCHITECTS

1954

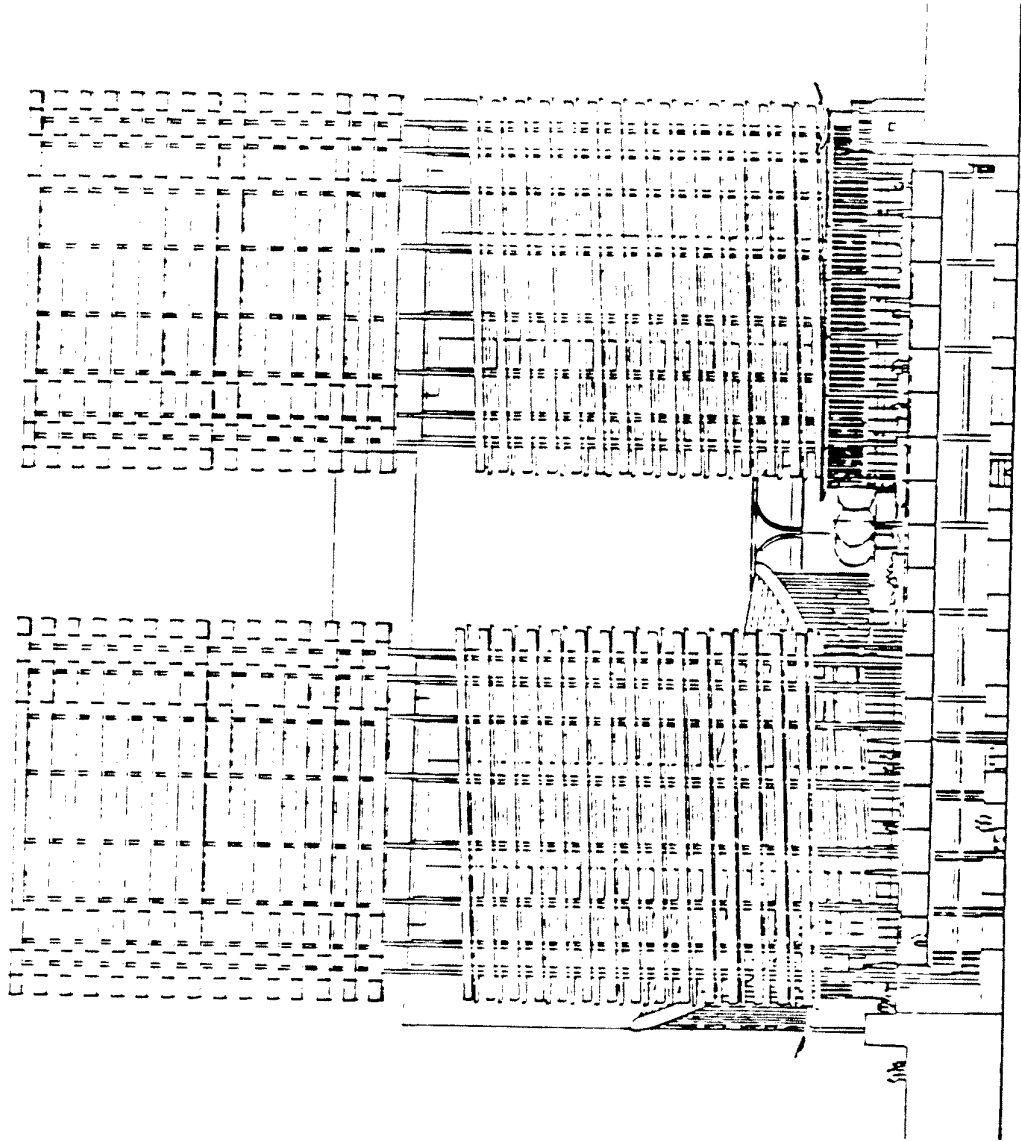


MARINA CITY
CHICAGO, ILLINOIS

WEST ELEVATION

HUTMAN SHAEFFER ANDERSON INC.
JACK TRAIN ASSOCIATES INC.



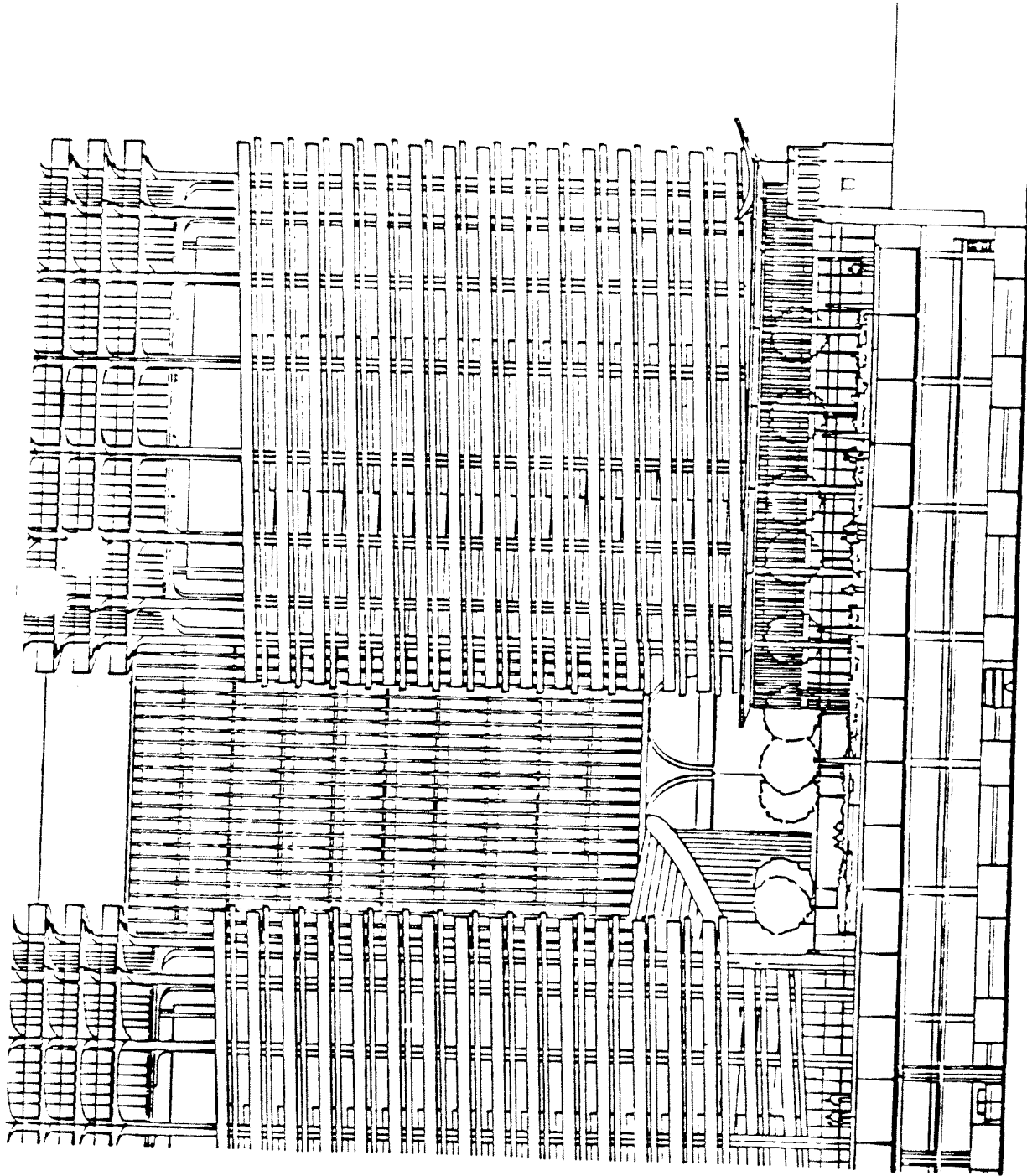


MARINA CITY
CHICAGO, ILLINOIS

SOUTH ELEVATION

HUTCHIN SHAFER ANDERSON INC.
JACK TRIM ASSOCIATES INC.

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CHICAGO, ILLINOIS

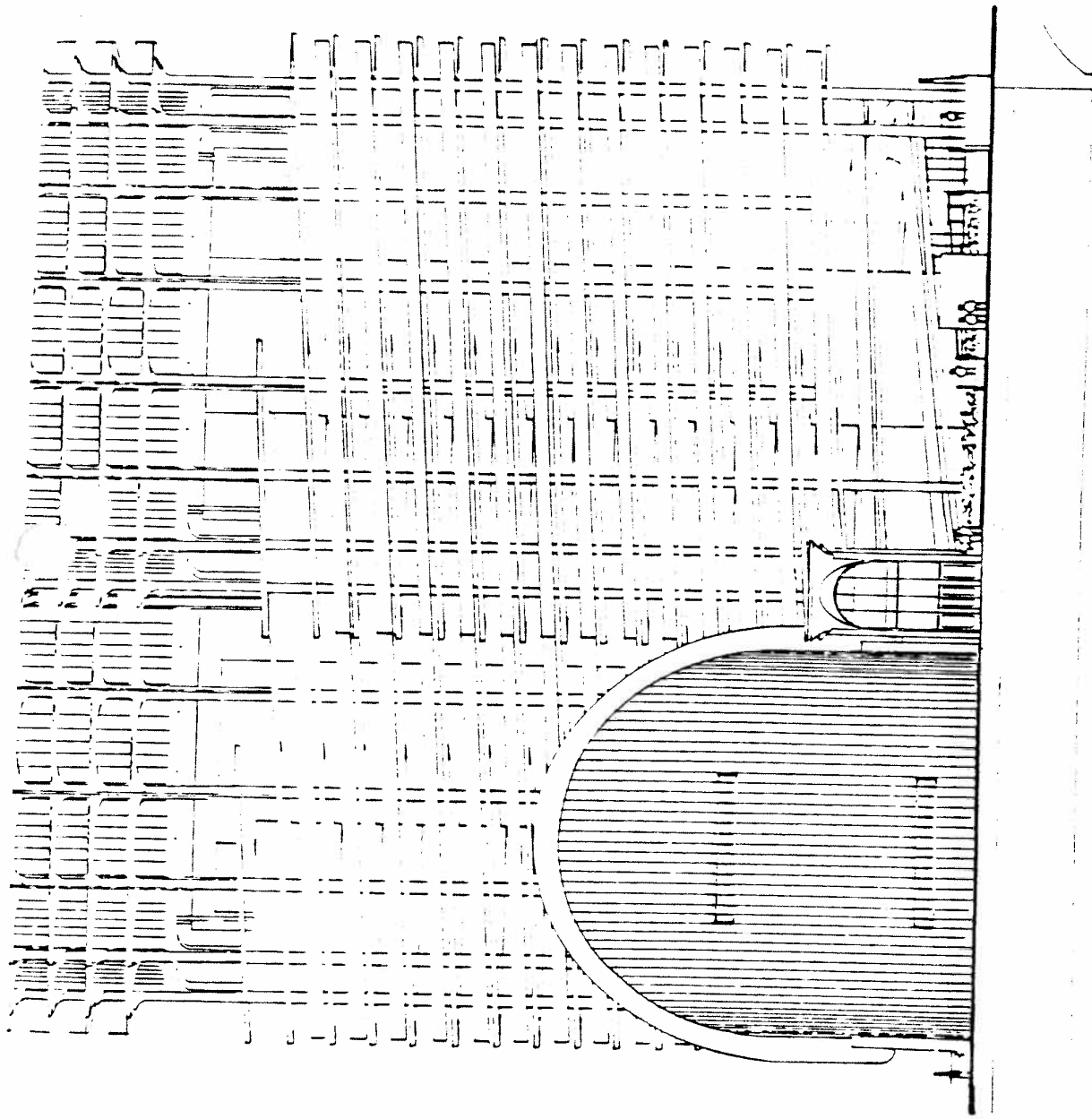


MARINA CITY
CHICAGO, ILLINOIS

SOUTH ELEVATION

HIPPMAN SHAPPER ANDERSON INC.
JACK TRAIN ASSOCIATES INC.





MARINA CITY
CHICAGO, ILLINOIS

WEST ELEVATION

HERRIAN SHAFER ANDERSON INC.
JACK THAIN ASSOCIATES INC.

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CHICAGO, ILLINOIS

PLANNED DEVELOPMENT NO. 13, AS AMENDED
PLAN OF DEVELOPMENT - STATEMENTS

1. The area delineated herein as a Planned Development ("the Planned Development") consists of approximately 128,509 sq. ft. (approximately 2.95 acres) of real property and is depicted on the attached Boundary and Property Line Map ("the Property"). The property approved as Planned Development No. 13 in 1961 subsequently was resubdivided into four lots pursuant to the plat of resubdivision for Harper's Resubdivision, recorded with the Cook County Recorder on December 15, 1977 as Document No. 24238690. Lots 1 and 2, being two vertical circular cylinders lying between horizontal planes which are 193.75 feet and 543 feet, respectively, above Chicago City Datum ("C.C.D."), are owned by the owners of the condominium units improved thereon. That part of Lot 3 situated above a plane 193.75 feet above C.C.D. is owned by Marina City Corporation. The balance of Lot 3 and Lot 4 ("the Subject Property") are owned or controlled by the Applicant, Hiffman Shaffer Anderson, Inc.

2. This Plan of Development consists of sixteen (16) Statements, Use and Bulk Regulations and Data, and fourteen (14) exhibits, including: an Existing Zoning and Street System Map; an Existing Land Use Map; a Property Line and Right-of-Way Adjustment Map; a Generalized Land Use Map; an existing site plan; a proposed site plan prepared by Jack Train Associates, dated September 21, 1990 ("the Site Plan"); a landscape plan prepared by Daniel Weinbach & Associates dated September 13, 1990 ("the Landscape Plan"); the Riverwalk Plan and section prepared by Jack Train Associates, dated September 13, 1990; and West (2), East (2) and South (2) Elevations prepared by Jack Train Associates, dated September 13, 1990 ("the Elevations"). Reduced copies of the exhibits are attached to this Planned Development submittal; full-size copies are on file with the Department of Planning. The Plan of Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of The Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.

Applicant: Hiffman Shaffer Anderson, Inc.
118 South Clinton Street
Chicago, IL 60606

Filed: June 6, 1990

Revised: September 13, 1990

Revised: September 21, 1990

3. The Applicant shall obtain all required reviews, approvals, licenses and permits required in connection with this Planned Development.

4. The permitted uses in the Planned Development are:

Multi-family residential dwelling units; business and professional offices; hotel and related uses; retail and service establishments; financial uses (including "drive-thru" banking uses); day care center; restaurants, including live entertainment and dancing and outdoor dining facilities (with service of alcoholic beverages not restricted to bar and cocktail areas), but excluding "drive-thru" restaurants on the Plaza; enclosed, unenclosed or partially-enclosed taverns; marina and other water-oriented recreational uses; health clubs and recreation facilities (indoor and outdoor); theatre and performing arts facilities; off-street parking; telecommunications equipment, structures and installations (including parabolic dishes exceeding eight (8) feet in diameter) (except on the Plaza); and other permitted uses pursuant to Section 8.3-6 of the Chicago Zoning Ordinance.

5. Any new service drive or other new ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Streets and Sanitation 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 paved areas. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of Planning.

6. All off-street parking and loading facilities will be provided in compliance with this Planned Development. Parking will be available for the hotel facility on the basis of one

Applicant: Hiffman Shaffer Anderson, Inc.
118 South Clinton Street
Chicago, IL 60606

Filed: June 6, 1990

Revised: September 13, 1990

Revised: September 21, 1990

parking space for each three rooms. The character and design of any screening of the parking facilities shall be subject to the review and approval of the Commissioner of the Department of Planning.

7. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.

8. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Commissioner of the Department of Planning. Temporary signs such as construction and marketing signs shall be permitted subject to the aforestated approval.

9. The height of the improvements and any appurtenance attached thereto shall be subject, in addition to the Use and Bulk Regulations and Data, to:

(a) Height limitations as certified and approved by the Federal Aviation Administration; and

(b) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.

10. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply. Floor area for purposes of F.A.R. calculations has been measured from the Plaza Level, which is at an elevation of +33 feet C.C.D. In addition to the other exclusions from Floor Area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area in excess of 5,000 square feet devoted to mechanical equipment in a single location, regardless of placement in the building, shall be excluded.

11. The improvements on the Property, including the plaza level and street level retail areas, the hotel lobby, all

Applicant: Hiffman Shaffer Anderson, Inc.
118 South Clinton Street
Chicago, IL 60606

Filed: June 6, 1990

Revised: September 13, 1990

Revised: September 21, 1990

entrances and exits to the parking areas, and the riverfront and plaza areas, all shall be designed and constructed in general conformance with the Site Plan, the Landscape Plan and the Elevations, including the descriptions of proposed materials and colors identified thereon. The design of the new retail structure (including the materials, architectural details, and colors) shall be subject to the review and approval of the Commissioner of the Department of Planning prior to Part II Plan of Development submittal. The requirements of this Statement may be waived or modified, administratively, by the Commissioner of the Department of Planning ("the Commissioner") upon an application for such a modification or waiver by the Applicant and a determination by the Commissioner that such amendment is consistent with the nature of the improvements contemplated by this Planned Development. Any waiver or modification of the requirements of this Statement by the Commissioner 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.

12. The four principal existing structures upon the Property shall not be demolished, nor shall the exterior of any of said structures be substantially altered, without the approval of the Commissioner of the Department of Planning. The existing "theatre" structure may be adaptively reused for any theatre, performing arts, retail or other permitted use of the Property other than dwelling units. Changes to the exterior facades of the "theatre" structure may be made, provided that such changes shall be consistent with the character of the existing structure, shall be compatible with surrounding structures and uses, and shall be subject to the review and approval of the Commissioner of the Department of Planning. Nothing herein shall be deemed to waive the requirement to seek an amendment to this Planned Development if otherwise required.

13. (a) The improvements depicted on the Site Plan and Landscape Plan within the area described thereon as the Riverwalk Zone shall hereinafter be referred to as the "Riverwalk Improvements". The Applicant shall construct, install and provide the Riverwalk Improvements in substantial accordance with the Site Plan, Landscape Plan and the Elevations. Construction of the Riverwalk Improvements shall be commenced no later than concurrently with the commencement of construction of the development proposed for the Property

Applicant: Hiffman Shaffer Anderson, Inc.
118 South Clinton Street
Chicago, IL 60606

Filed: June 6, 1990

Revised: September 13, 1990

Revised: September 21, 1990

and shall be pursued to completion with reasonable diligence thereafter. Such improvements shall be completed prior to the issuance of the first Certificate of Occupancy for any new development upon the property; provided, however, that installation of all landscaping components of the Riverwalk Improvements need not be completed until six (6) months or one (1) tree planting season following construction commencement, whichever is later.

(b) The Riverwalk Improvements shall be maintained by the Applicant and shall be kept in safe and attractive condition at all times. The Riverwalk Improvements shall be open and available to public pedestrian access during the hours of 6:00 a.m. and 11:00 p.m. every day. The Riverwalk Improvements may be closed to public use to the extent and for such period of time as may be necessary or appropriate to accommodate their construction, repair or maintenance. The use of the Riverwalk Improvements for public access shall not be construed as permitting any public use which interferes with the reasonable operation or use of the private improvements on the Property nor shall it be deemed to be a public dedication or grant of easement to the public.

(c) The Riverwalk Zone shall remain substantially unobstructed, other than with respect to those improvements depicted on the Site Plan and Landscape Plan as located within this zone. A ten-foot (10') wide pedestrian path immediately adjacent to the riveredge shall remain clear of obstructions (other than column piers shown on the Site Plan) for use as a pedestrian passageway. Any seating shall be configured so as not to impede pedestrian circulation. Development of the Riverwalk Zone shall be in substantial compliance with the approved Chicago River Urban Design Guidelines except where precluded by existing development.

(d) No surface parking shall be permitted on the Property. Harsh or glaring lighting within the parking structure is prohibited.

(e) No advertising signs (as distinguished from business identification signs) upon the Property shall be visible from the river.

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(f) The Applicant shall cooperate with the City in the development and operation of the proposed River Bank Transit Line.

(g) The existing marina boat slips may be maintained in operation.

(h) In order to provide reasonable handicapped access to the Riverwalk Zone, a wheelchair accessible ramp of at least four feet (4') in width and with a slope not exceeding 1:12 shall be provided at or near (1) the Dearborn Street access to the Riverwalk Zone and (2) at a point along the State Street frontage. No curbs, steps or grades exceeding 1:12 grade shall exist within the Riverwalk Zone.

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

15. The rights granted to and the obligations imposed on the Applicant under this Planned Development shall inure to the benefit of and be binding on the Applicant's successors, assigns and/or grantees.

16. Unless substantial construction on the proposed development has commenced within 18 months following the adoption of this 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 that of Planned Development No. 13, as adopted on June 16, 1961, except as amended by Statement 12 herein, which shall survive such expiration.

Notwithstanding the foregoing, if Hiffman Shaffer Anderson, Inc. or its nominee shall fail to take title to Lots 3 and 4 of the Property within one (1) year after the effective date hereof, the zoning of the Property shall automatically revert to that of Planned Development No. 13 as adopted on June 16, 1961, except as amended by Statement 12 herein, which shall survive such expiration.

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PLANNED DEVELOPMENT NO. 13, AS AMENDED
USE AND BULK REGULATIONS AND DATA

Net Site Area: 128,509 sq. ft. (2.95 acres)

Gross Site Area: Net Site Area + Public R-O-W = Total
128,509 sq. ft. + 7,404 sq. ft. = 135,913 sq. ft.

General Description of Land Use: Multi-family residential dwelling units; business and professional offices; hotel and related uses; retail and service establishments; financial uses (including "drive-thru" banking uses); day care center; restaurants, including live entertainment and dancing and outdoor dining facilities (with service of alcoholic beverages not restricted to bar and cocktail areas), but excluding "drive-thru" restaurants on the Plaza; enclosed, unenclosed or partially-enclosed taverns; marina and other water-oriented recreational uses; health clubs and recreation facilities (indoor and outdoor); theatre and performing arts facilities; off-street parking; telecommunications equipment, structure and installations (including parabolic dishes exceeding 8 feet in diameter) (except on the Plaza); and other permitted uses pursuant to Section 8.3-6 of the Chicago Zoning Ordinance.

Maximum Floor Area Ratio: 9.1

Minimum Required Setbacks: In conformance with the Site Plan and the Elevations

<u>Maximum Height Above Grade:</u> *	Towers (2)	555 ft. (EXISTING)
	Hotel	193.75 ft. (EXISTING)
	"Theatre" Building	90 ft. (EXISTING)
	Retail Unit	35 ft. (NEW)

Maximum No. of Dwelling Units: 896 (EXISTING)

Maximum No. of Hotel Rooms: 500 Keys

Minimum No. of Parking Spaces: 896 (EXISTING)

Minimum No. of Loading Spaces: 2 10' x 50' (EXISTING)

* For purposes of this Planned Development, "grade" shall be deemed to be Plaza Level (also known as "Bridge Level"), which is at an elevation of +33 feet C.C.D. No building or other structure not existing as of the effective date hereof shall be constructed or maintained on the Property above a plane +193.75 feet C.C.D. In no event shall any subsequent application for amendment or revision to said height restriction or to the 35' maximum height for the Retail Unit be considered a minor change.

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nance recommended in the pending report of the Committee on Buildings and Zoning which reads as follows:

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 symbols and indications as shown on Map No. 22-F in the area bounded by

W. 92nd Street; the alley next east of and parallel to S. Halsted Street; a line 125 feet north of W. 95th Street; and S. Halsted Street,

to those of a B4-1 Restricted Service 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.

The motion prevailed and said proposed ordinance was passed, by yeas and nays as follows:

Yeas—Aldermen D'Arco, Harvey, Metcalfe, Holman, Despres, Bohling, Condon, Lupo, Pacini, Nowakowski, Zelezinski, Egan, J. P. Burke, Krska, Sheridan, Slight, Murray, Fitzpatrick, Campbell, Bonk, Janousek, Tourek, Lewis, Marzullo, Sain, Girolami, T. F. Burke, Ronan, Keane, Sulski, Sande, Laskowski, Massey, Corcoran, Cullerton, Shapiro, Simon, Bell, Bauler, Rosenberg, Hoellen, Hirsh, Wigoda, Sperling—44.

Nays—None.

Area Shown on Map No. 22-G Reclassified.

Alderman Pacini moved to pass the proposed ordinance recommended in the pending report of the Committee on Buildings and Zoning which reads as follows:

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 B4-1 Restricted Service District symbols and indications as shown on Map No. 22-G in the area bounded by

the alley next north of and parallel to W. 95th Street; S. Ada Street; W. 95th Street; and S. Loomis Street,

to those of a B4-2 Restricted Service District, and a corresponding bulk 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.

The motion prevailed and said proposed ordinance was passed, by yeas and nays as follows:

Yeas—Aldermen D'Arco, Harvey, Metcalfe, Holman, Despres, Bohling, Condon, Lupo, Pacini, Nowakowski, Zelezinski, Egan, J. P. Burke, Krska, Sheridan, Slight, Murray, Fitzpatrick, Campbell, Bonk, Janousek, Tourek, Lewis, Marzullo, Sain, Girolami, T. F. Burke, Ronan, Keane, Sulski, Sande, Laskowski, Massey, Corcoran, Cullerton, Shapiro, Simon, Bell, Bauler, Rosenberg, Hoellen, Hirsh, Wigoda, Sperling—44.

6-3-

~~Chicago Zoning Ordinance Amended to Reclassify Particular Areas.~~

~~On motion of Alderman Pacini the City Council too up for consideration the report of the Committee on Buildings and Zoning deferred and published May 26 1961, pages 5005-5006, recommending that the City Council pass proposed ordinances transmitted with the committee's report for amendment of the Chicago Zoning Ordinance to reclassify particular areas.~~

~~Area Shown on Map No. 1-F Reclassified.~~

~~Alderman Pacini moved to pass the proposed ordinance recommended in the pending committee report which reads as follows:~~

~~*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 C3-7 Commercial-Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by~~

~~a line from a point 90 feet south of W. Kinzie Street at the east line of N. Dearborn Street to a point 97.83 feet south of W. Kinzie Street and 291.09 feet east of N. Dearborn Street; a line 24.96 feet west of N. State Street; W. Kinzie Street; N. State Street; the north bank of the Chicago River; and N. Dearborn Street,~~

~~to those of a Planned Development.~~

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

~~The motion prevailed and said proposed ordinance was passed, by yeas and nays as follows:~~

~~*Yeas*—Aldermen D'Arco, Harvey, Metcalfe, Holman, Despres, Bohling, Condon, Lupo, Pacini, Nowakowski, Zelezinski, Egan, J. P. Burke, Krska, Sheridan, Slight, Murray, Fitzpatrick, Campbell, Bonk, Janousek, Tourek, Lewis, Marzullo, Sain, Girolami, T. F. Burke, Ronan, Keane, Sulski, Sande, Laskowski, Massey, Corcoran, Cullerton, Shapiro, Simon, Bell, Bauler, Rosenberg, Hoellen, Hirsh, Wigoda, Sperling—44.~~

~~*Nays*—None.~~

~~Area Shown on Map No. 1-M Reclassified.~~

~~Alderman Pacini moved to pass the proposed ordinance recommended in the pending report of the Committee on Buildings and Zoning which reads as follows:~~

~~*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 B3-3 General Retail District symbols and indications as shown on Map No. 1-M in the area bounded by~~

~~the alley next north of and parallel to W. Madison Street; a line 150 feet east of N. Parkside Avenue; W. Madison Street; and N. Parkside Avenue,~~

~~to those of a B5-2 General Service District, and a corresponding use district is hereby established in the area above described.~~

STATEMENT BY IRA J. BACH, COMMISSIONER OF CITY PLANNING

The Proposed Planned Development for Marina City
Zoning Amendment No. 6553
Public Hearing May 12, 1961

The proposed Planned Development encompasses an area bounded generally by W. Kinzie Street; N. State Street; the north bank of the Chicago River; and N. Dearborn Street, except for two structures fronting on W. Kinzie Street.

The ultimate development plan for the project site has four major structures, noted as follows:

- a) Two circular, 60-story residential buildings--each building having the first 19 stories from the bridge level up for parking of 448 cars, 1 story for storage and service space, and 40 stories for the residential development of 448 dwelling units;
- b) a theater building having a 1350 seat capacity with an exhibition space on a lower level; and
- c) a 12-story commercial and office building containing 10 stories of office space and 2 stories of business and commercial uses.

The project area has three distinct levels--a bridge level in alignment with State and Dearborn Streets, a street level in alignment with Kinzie Street, and the marina level in alignment with the Chicago River. On the street level there will be a restaurant, exhibition hall, and a swimming pool in the south

half of the project site with offices and business uses occupying the north half. On the marina level there will be storage facilities for 700 boats.

Access to the railroad tracks at the marina level to service properties west of N. Dearborn Street will be from Kinzie Street on a ramp down to marina level and then in a southwesterly direction towards Dearborn Street. This access road of 27'6" will be maintained as a private easement with ingress and egress privileges. At the bridge level there will also be a private access street approximately in the center of the site, extending in an east-west direction and approximately 36'6" in width.

The total building floor area of the project is 1,805,555 square feet, having a Floor Area Ratio of 14.05--well within the basic F.A.R. index of "16.0" allowed under the present zoning of C3-7 Commercial-Manufacturing District, and the maximum F.A.R. as permitted under Section 9.5-3 of the Chicago Zoning Ordinance. The total ground floor area of all the buildings at bridge level is 64,450 square feet, having a site coverage of 54%.

The details of the plans, as submitted, have been reviewed by the Department of City Planning in consultation with ^{the} Bureau of Street Traffic of the Dept. of Streets and Sanitation, the Division of Bridges and Viaducts of the Bureau of Engineering-Dept. of Public Works, and the Zoning Administrator. The proposed Site Plan for Marina City meets city planning requirements with respect to circulation, land use, placement of buildings, building

coverage, floor area ratio, parking and open space.

The development of this project will provide an impetus to the furtherance of the Development Plan for the Central Area of Chicago, with which it conforms. Marina City is the initial project which encompasses one of the most important objectives of the Plan--to provide new residential development close to the heart of the city--in combination with a marina and related business and office uses. It was felt that the uniqueness of this development warranted a classification as permitted under the Planned Development provisions of the Zoning Ordinance, as amended.

It is therefore my recommendation that the proposed Planned Development for Marina City (Amendment No. 6553) be "RECOMMENDED."