

7/29/98

REPORTS OF COMMITTEES

75473

*Yeas* -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Lyle, Beavers, Dixon, Shaw, Buchanan, Balcer, Frias, Olivo, Burke, Jones, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 50.

*Nays* -- None.

Alderman Beavers 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-E.*  
(As Amended)

(Application Number 12427)

BPD 324 A.A.

*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 324 symbols and indications as shown on Map Number 1-E in the area bounded by:

East Ontario Street; a line 166.34 feet east of North Michigan Avenue; the alley next south of East Ontario Street; and North Michigan Avenue,

to the designation of Business Planned Development Number 324, 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 324, As Amended,*

*Plan Of Development Statements.*

1. The area delineated herein as Business Planned Development Number 324, as amended, consists of approximately sixteen thousand six hundred twenty-eight (16,628) square feet (zero and thirty-eight hundredths (0.38) acres) and is owned or controlled by the Applicant, American National Bank under Trust Number 26711 (the "Applicant").
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal 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 Property Line and Boundary Map; a Site/Landscape Plan and Building Elevations dated July 16, 1998. Full size sets of the Site/Landscape Plan and Building 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 shall apply.
5. The following uses shall be permitted within the area delineated herein as "Business Planned Development": general office uses, business uses, retail uses, related commercial, financial, service-type uses and uses accessory to such uses.

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.
7. Any service drives or other ingress and 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. 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.
8. In addition to the maximum heights of the buildings and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements of the Property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations.
11. 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 modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such 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.
12. 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 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.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office of People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction of the additional improvements contemplated in the attached exhibits has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and then the zoning of the property shall automatically revert to the pre-existing Business Planned Development Number 324.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 75478 through 75485 of this Journal.]

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

Bulk Regulations And Data Table. BPD 324 AA

Gross Site Area: 34,495 square feet.  
 Net Site Area: 16,628 square feet.  
 Area in Public Way: 17,867 square feet.

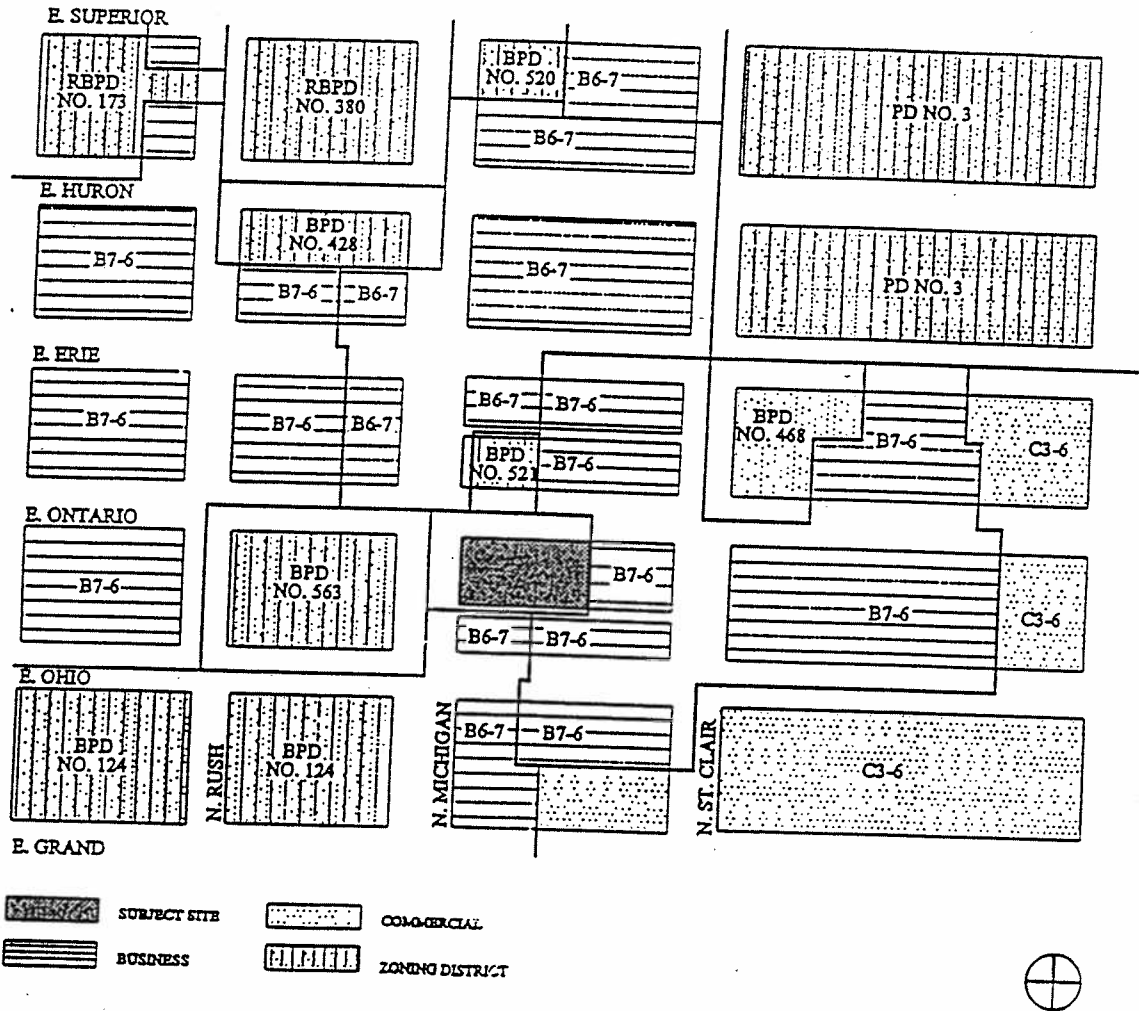
	Existing Site Area		Maximum Floor Area Ratio	Maximum Percentage Site Coverage Site Plan
	Square Feet	Acres		
Site:	16,628	0.38	22.27	
Total:	16,628	0.38		

Gross Site Area (34,495 square feet or 0.79 acres) = Net Site Area (16,628 square feet or 0.38 acres) + Area in Public Right-of-Way (17,867 square feet or 0.41 acres).

Minimum Off-Street Loading Spaces: 4.  
 Minimum Off-Street Parking Spaces: 0.  
 Minimum Periphery Setbacks: Per Site Plan.  
 Maximum Building Height: Per Building Elevation.



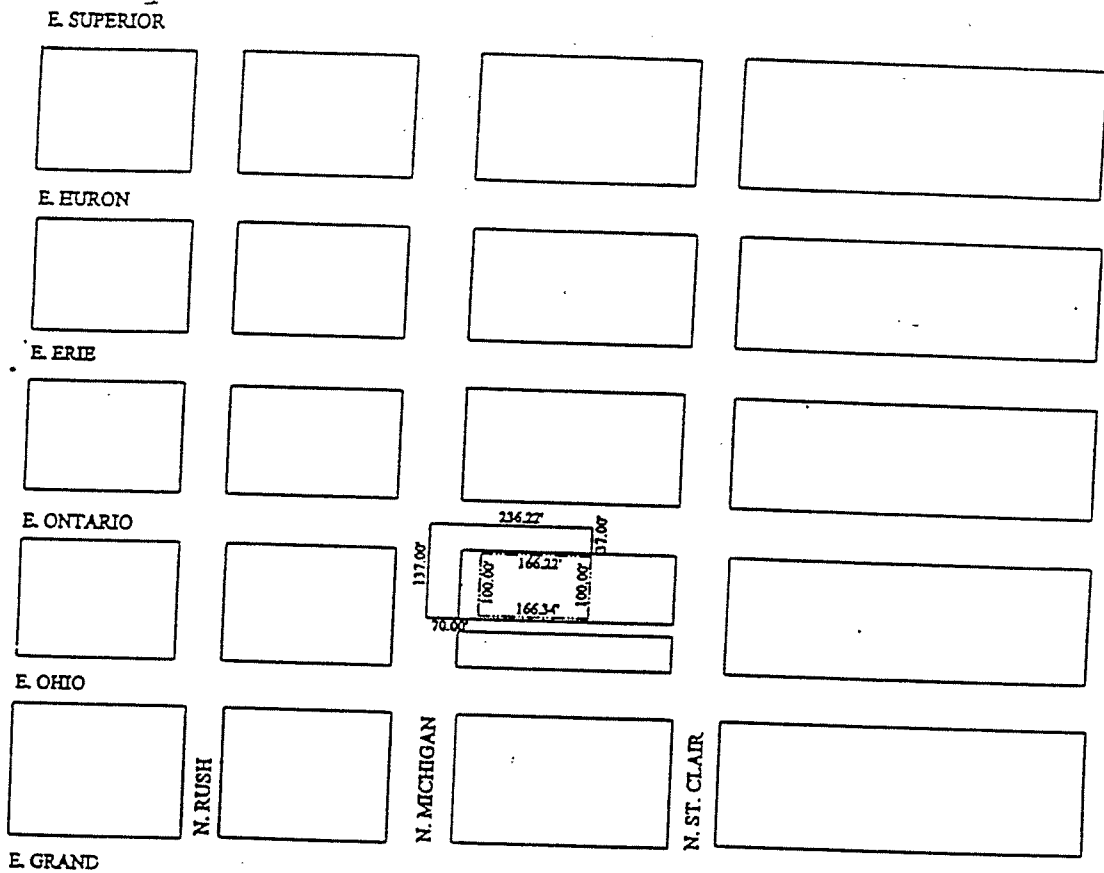
Existing Land-Use Map.



EXISTING LAND USE MAP  
**625 N. MICHIGAN AVENUE**

Applicant: American National Bank and Company of Chicago as Trust Under Trust No. 28711

Planned Development Boundary And  
Property Line Map.  
(Page 1 of 2)



Legend  
 ——— Planned Development Boundary  
 ——— Dimensioned Property Line

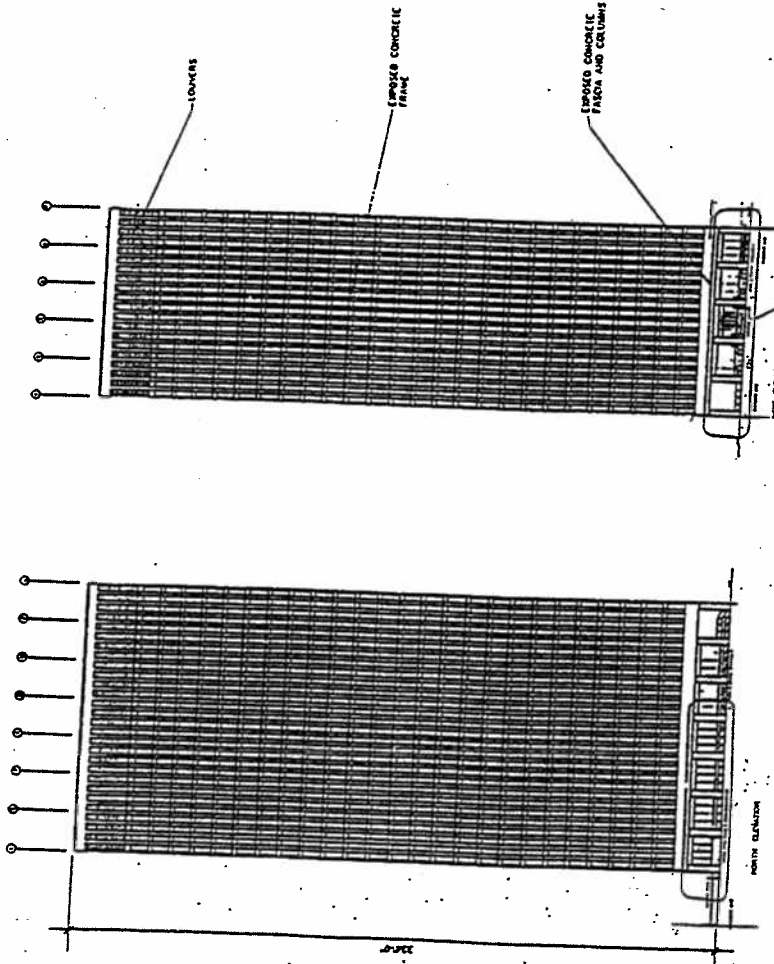


PLANNED DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP  
**625 N. MICHIGAN AVENUE**

Applicant: American National Bank and Trust  
 Company of Chicago as Trustee  
 Under Trust No. 26711



Existing Building Elevations.

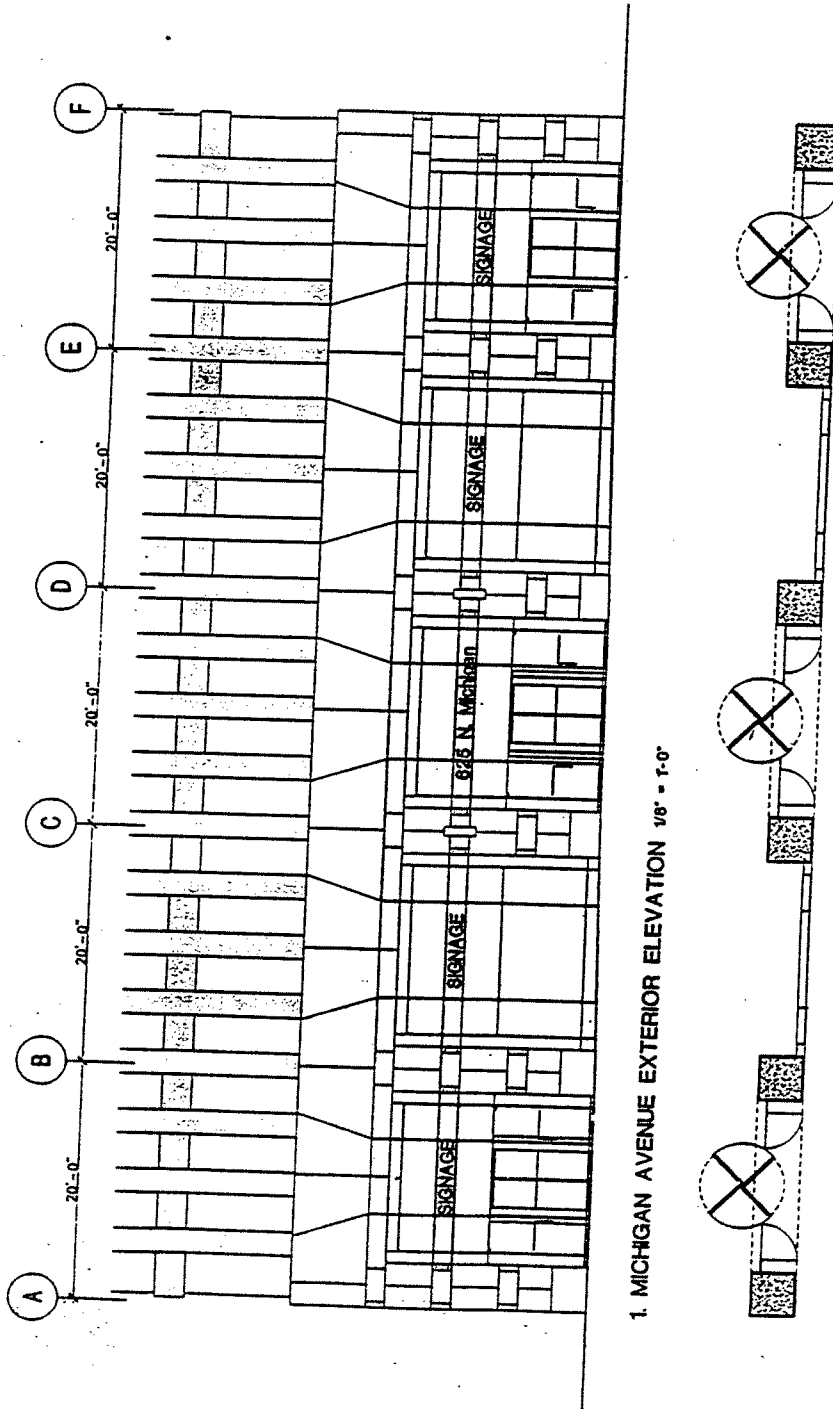


Applicant  
American National Bank and Trust  
Company of Chicago as Trustee  
Under Trust No. 28711

EXISTING BUILDING ELEVATIONS  
625 N. MICHIGAN AVENUE



Exterior Elevations.  
(Page 1 of 2)



1. MICHIGAN AVENUE EXTERIOR ELEVATION 1/8" = 1'-0"

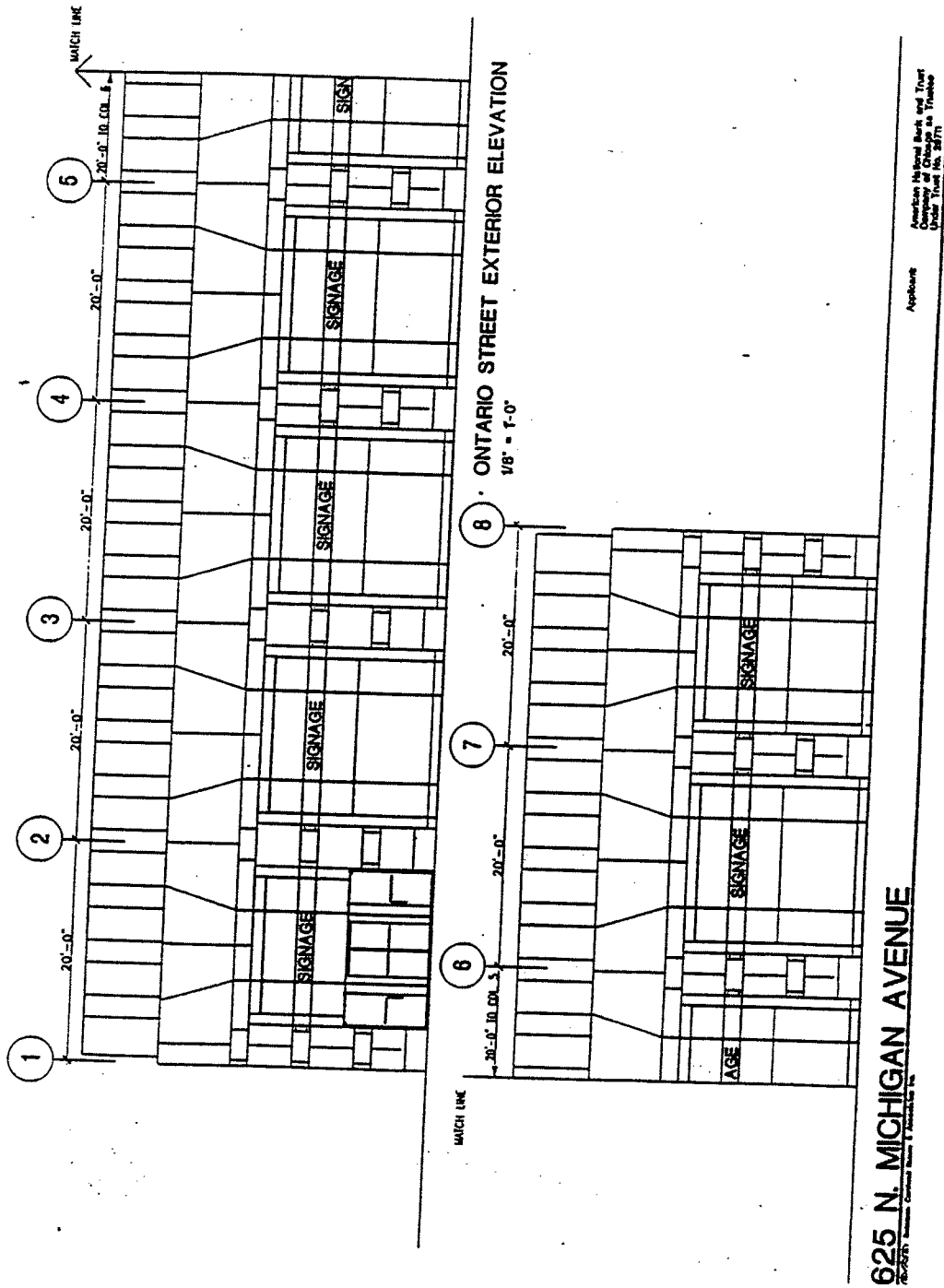
2. EXTERIOR WALL PARTIAL PLAN 1/8" = 1'-0"

**625 N. MICHIGAN AVENUE**

American National Bank and Trust  
Company  
Under Order of the Board of Directors

Applicant

Exterior Elevations.  
(Page 2 of 2)



American National Bank and Trust  
Company of Chicago as Trustee  
Under Trust No. 18771

Approve

625 N. MICHIGAN AVENUE

CHICAGO, July 31, 1984.

*To the President and Members of the City Council:*

Your Committee on Zoning begs leave to recommend that Your Honorable Body *Pass* the proposed ordinances transmitted herewith (referred to Your Committee on January 20, April 13, 25, May 30, June 6, 20 and July 9, 1984) to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

This recommendation was concurred in by 10 members of the committee, with no dissenting vote.

Respectfully submitted

(Signed) TERRY M. GABINSKI,

*Chairman.*

(Signed) EDWARD R. VRDOLYAK,

*Vice Chairman.*

On motion of Alderman Gabinski the committee's recommendation was *Concurred In* and each of the said proposed ordinances was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Roti, Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Langford, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Krystyniak, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Mell, Frost, Kotlarz, Banks, Damato, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Oberman, Hansen, McLaughlin, Orbach, Schuler, Volini, Orr, Stone -- 50.

*Nays* -- None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

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

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

PD 324

*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 symbols and indications as shown on Map No. 1-E in area bounded by

E. Ontario Street; a line 166.22 feet east of and parallel to N. Michigan Avenue; alley next south of and parallel to E. Ontario Street; and N. Michigan Avenue.

to those of a Business Planned Development District, and a corresponding use district is hereby established in the area above described.

[Business Planned Development printed on  
pages 8782 thru 8788 of this Journal.]

324

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. 1-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 B6-7 Restricted Central Business District and C3-6 Commercial- Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

A line from a point 301.89 feet north of the north bank of the Chicago River measured along the east side of N. Clark Street to a point 313.056 feet north of the north bank of the Chicago River measured along the west side of N. Dearborn Street; N. Dearborn Street; the north bank of the Chicago River; and N. Clark 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 thereof and to no others.

[Business Planned Development printed on pages  
8789 thru 8795 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. 1-F.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Huron Street; a line 187.59 feet east of and parallel to N. Franklin Street; the alley next south of W. Huron Street; and N. Franklin Street,

(Continued on page 8796)

BUSINESS PLANNED DEVELOPMENT No. 324PLAN OF DEVELOPMENTSTATEMENTS

1. This Plan of Development stipulates the controls applicable to the area delineated herein and located at 625 North Michigan Avenue, and no controls shall apply other than as set forth herein. This Plan of Development consists of twelve (12) statements, an "Existing Zoning" map, a "Boundary and Property Line" map, a "Generalized Land Use Plan," a "Preferential Streets" map, and a "Plan of Development Use, Bulk Regulations and Data" table. This Plan of Development demonstrates that the proposed use and development of the delineated area is in accordance with the intent and purpose of the Chicago Zoning Ordinance, is in substantial conformity with the requirements thereof, and satisfies the criteria for approval as a Planned Development.
2. Legal title to the area delineated herein as "Business Planned Development," except that portion in the public right-of-way, is presently owned by American National Bank as Trustee under Trust #26711, the beneficiary of which Trust is the 625 North Michigan, Limited, an Illinois limited Partnership. The disclosure of economic interest in this entity has been filed with the City of Chicago as required under the Municipal Code of the City of Chicago.
3. The Applicant or its successors, assignees or grantees, or such other person or entity as may then own or control the area delineated herein, shall obtain all official reviews, approvals, licenses and permits.
4. The following uses shall be permitted within the area delineated herein as "Business Planned Development": general office uses, business uses, related commercial, financial, service-type uses and uses accessory to such uses.
5. Except for an enclosed building entrance lobby space at the ground floor along the Michigan Avenue frontage of the site, there shall be a minimum setback from the property line of 20 feet provided along both the Michigan Avenue and Ontario Street right-of-way. Said building entrance lobby space at the ground level may enclose an area to the property line along Michigan Avenue which has front footage along Michigan Avenue equal to or less than 61% of the total front footage of the site along Michigan Avenue, which has a maximum floor area of 1225 sq. ft., and which has walls on the north and south ends generally perpendicular to Michigan Avenue.
6. Off-street loading facilities shall be provided in compliance with this Plan of Development.
7. Any dedication or variation of streets and alleys or easements or grants of privilege or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or the person or party then in ownership or control of the area delineated herein.

APPLICANT: AMERICAN NATIONAL BANK TRUST #26711

ADDRESS: 625 North Michigan Avenue  
Chicago, Illinois

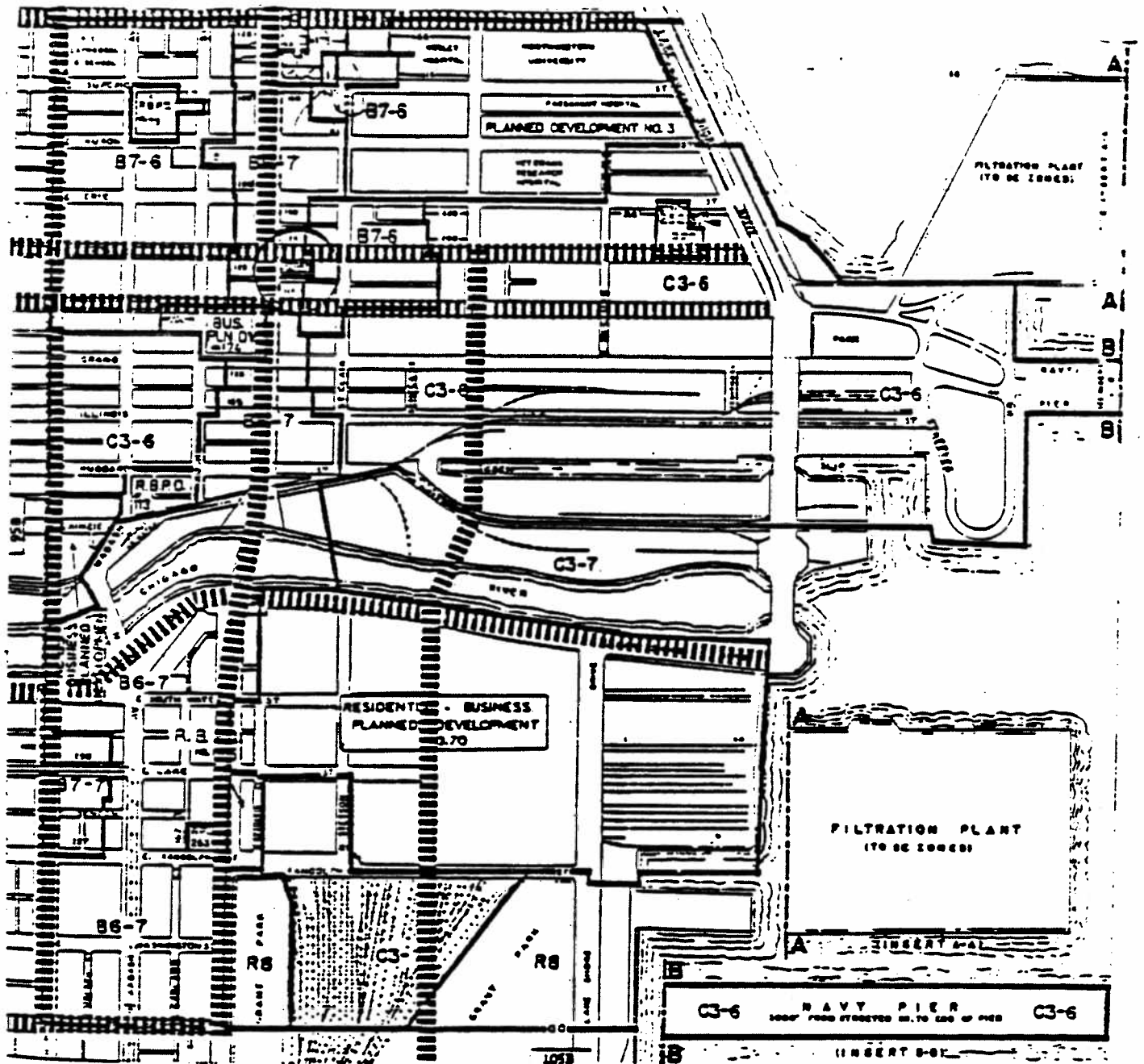
DATE May 24, 1984

\*Same as "Existing Zoning" Map

-2-

8. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulation 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 paved areas required for such access.
9. Business and business identification signs and temporary signs, including but not limited to construction and marketing signs, may be permitted within the area delineated herein as "Business Planned Development" subject to the review and approval of the Department of Planning.
10. The height of any building or any appurtenance attached thereto shall be subject to:
  - a. height limitations as certified on Form FAA-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and
  - b. airport zoning regulations as heretofore established by the Department of Planning, Department of Aviation, and Department of Law, as approved by the City Council.
11. For purposes of calculating Floor Area or a Floor Area Ratio for the site, mechanical space provided on any floor space below the second floor need not be included in those calculations.
12. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as heretofore promulgated by the Commissioner of the Department of Planning.

APPLICANT: AMERICAN NATIONAL BANK TRUST #26711  
ADDRESS: 625 North Michigan Avenue  
Chicago, Illinois  
DATE: May 24, 1984



## EXISTING ZONING AND PREFERENTIAL STREET MAP

- PLANNED DEVELOPMENT
- ZONING DISTRICT BOUNDARIES
- PREFERENTIAL STREETS

APPLICANT: AMERICAN NATIONAL BANK TRUST #26711  
 ADDRESS: 625 North Michigan Avenue  
 Chicago, Illinois  
 DATE: May 24, 1984

PLAN OF DEVELOPMENT USE BULK REGULATIONS AND DATA

Site Ft.	Area Acres	General Description of Land Use	Maximum F.A.R.	Maximum % of Land Coverage at Grade Level
16,628 SF	0.38 Acres	General office, business and related commercial, financial and service-type uses, including restaurants and uses accessory to such uses.	22.07**	60%

**Gross Site Area**  
 34,495 SF or 0.79 Acres = Net Site Area (16,628 SF or 0.38 Acres) + Area in Public Right-of-Way (17867 SF or 0.41 Acres)

Minimum Off-Street Loading Spaces: 4

Minimum Off-Street Parking Spaces: 0

Minimum Ground Floor Setbacks at Property Lines:

-Ontario Street:	20 feet
-Michigan Avenue:	20 feet*
-East Property Line:	26.28 feet
-South Property Line:	0 feet

Maximum Floor Area Ratio: 22.07\*\*

Maximum % of Land Coverage at Grade Level: 60%

\*Except as described in Statement #5, above.

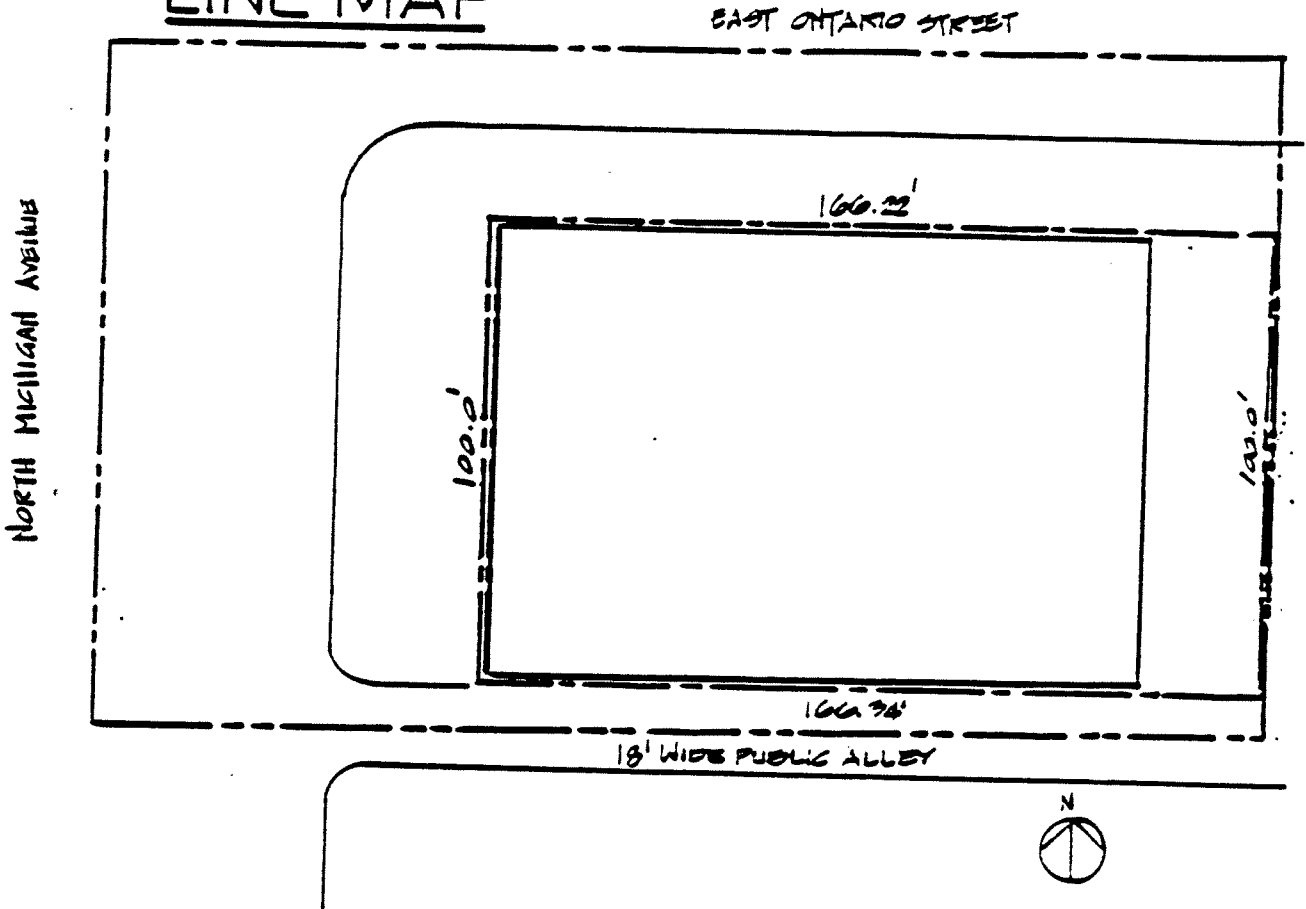
\*\*With the exception described in Statement #11, above.

APPLICANT: AMERICAN NATIONAL BANK TRUST #26711

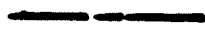
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 Chicago, Illinois

DATE: May 24, 1984

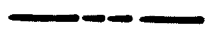
# BOUNDARY AND PROPERTY LINE MAP



## LEGEND



PROPERTY LINE



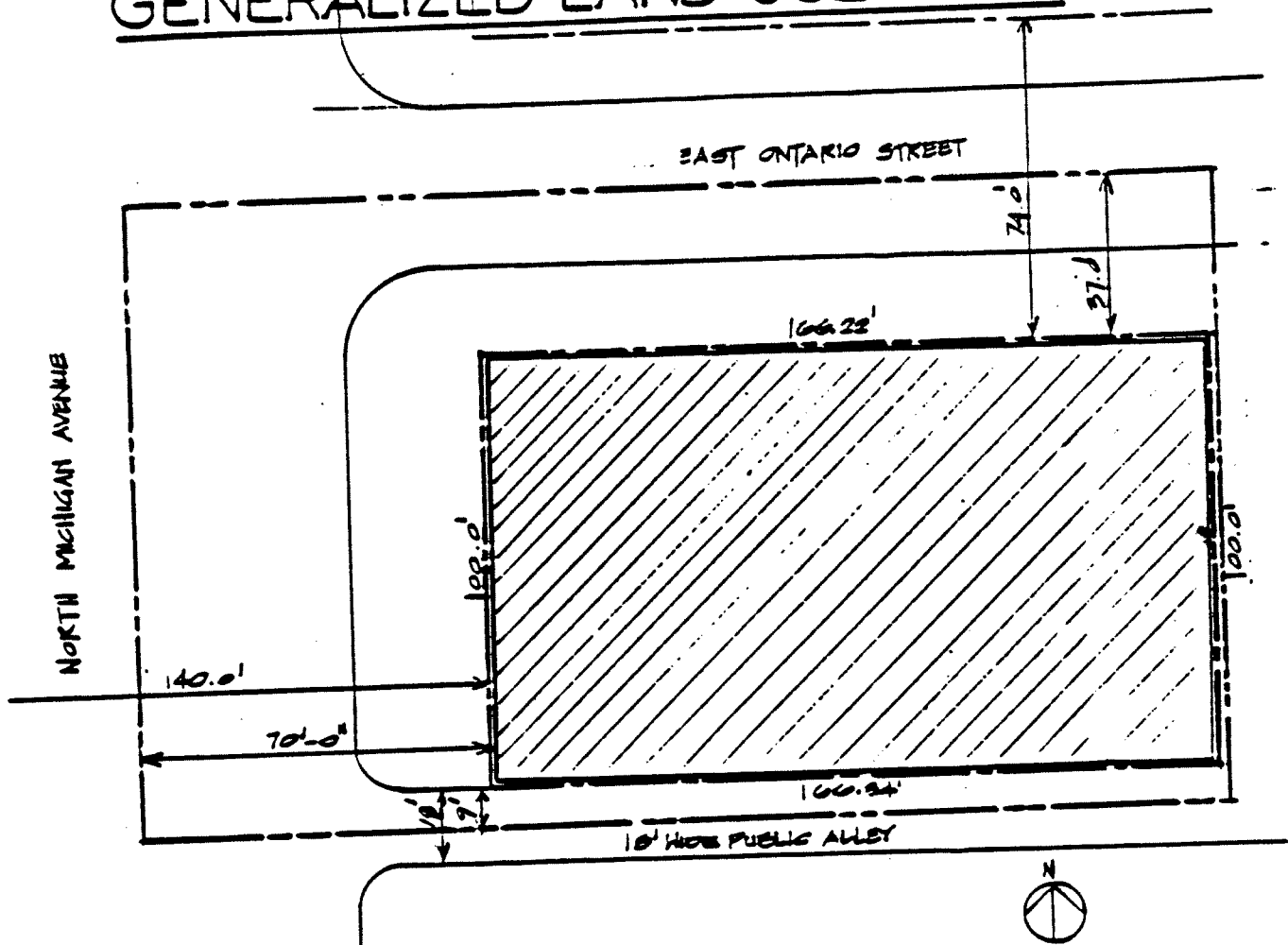
PLANNED DEVELOPMENT BOUNDARY

APPLICANT: AMERICAN NATIONAL BANK TRUST #26711



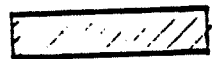
ADDRESS: 625 North Michigan Avenue  
Chicago, Illinois

DATE: May 24, 1984

# GENERALIZED LAND USE PLAN



## LEGEND

-  PROPERTY LINE
-  PLANNED DEVELOPMENT BOUNDARY
-  GENERAL OFFICE BUSINESS & RELATED COMMERCIAL FINANCIAL & SERVICE TYPE USES, INCLUDING RESTUARANTS & USES ACCESSORY THERETO

APPLICANT: AMERICAN NATIONAL BANK TRUST #26711

ADDRESS: 625 North Michigan Avenue  
Chicago, Illinois

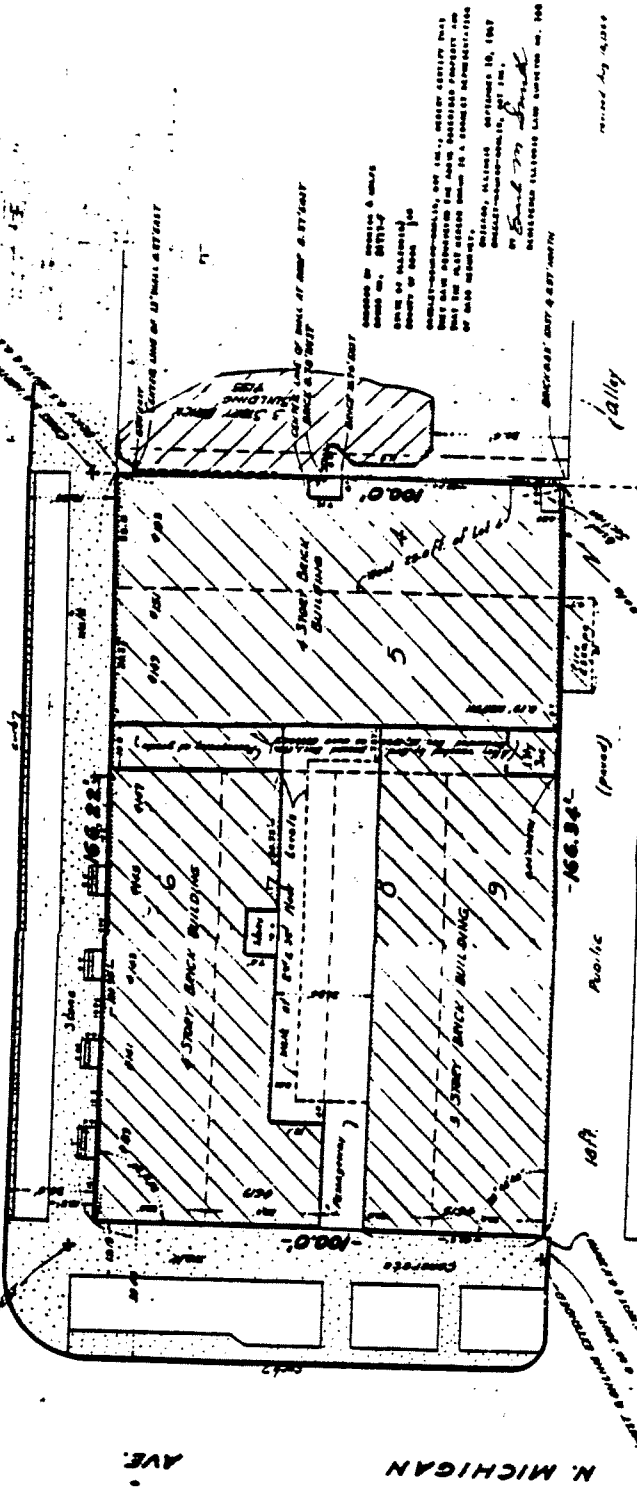
DATE: May 24, 1984

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**GREELEY-HOWARD-NORLIN, INC.**  
 SURVEYORS-ENGINEERS  
 1800 West Washington Chicago, Illinois, 60604

**PLAN OF SURVEY**  
 OF

LOT 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

E. ONTARIO



CHICAGO, ILLINOIS, SEPTEMBER 18, 1984  
 I, *[Signature]*  
 SURVEYOR, ILLINOIS, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD AS FILED IN MY OFFICE.

CHICAGO, ILLINOIS, SEPTEMBER 18, 1984  
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BUSINESS PLANNED DEVELOPMENTPLAN OF DEVELOPMENT - STATEMENTS

1. Legal title to the area delineated herein as "Business Planned Development" (No. \_\_\_\_\_) (the "Planned Development") and consisting of approximately 98,842 square feet, or 2.27 acres (exclusive of public rights-of-way), of real property (all as shown on the attached Property Line Map) is held by LaSalle National Bank, as trustee under Trust No. 104102 dated June 30, 1981. Oxford Properties, Inc. is the sole beneficiary of Trust No. 104102 and is the owner for purposes of filing this application for a Business Planned Development, as represented in the disclosure documents filed with the Chairman of the Zoning Committee of the City Council of the City of Chicago.

2. This Plan of Development, consisting of eleven (11) statements; an existing zoning map; a boundary and property line map including any proposed vacations or dedication of streets, alleys, or other public properties; a generalized land use map; and a table of use and bulk regulations and related controls, is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein. This Plan of Development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a planned development.

3. The Applicant or its successors, assignees or grantees, or such other person or entity as may then own or control the area delineated herein shall obtain all required reviews, approvals, licenses and permits in connection with this Plan of Development.

4. The permitted uses in the Planned Development are: Business offices and related uses, hotel and related uses, retail or service establishments, restaurants and taverns, including live entertainment and dancing, unenclosed or partially enclosed restaurants adjacent to and operated with enclosed restaurants and taverns, boat docks and other river oriented uses, railroad rights of way, parking, swimming pools and health facilities and rooftop earth station receiving dishes, subject to such limits, maximum and minimum, as are set forth in the table of use and bulk regulations and related controls made a part of this Plan of Development.

APPLICANT: Oxford Properties, Inc  
Suite 2630  
33 West Monroe Street  
Chicago, IL 60603

DATE: May 7, 1984