

May 17, 2021

Jack George
Akerman LLP
71 S. Wacker Drive
47th Floor
Chicago, IL 60606

**Re: Minor Change to PD 325 - Subarea A
Restaurant Trellis at 317 N. Clark Street**

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 325 ("PD 325") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 325.

Lettuce Entertain You Enterprises, Inc. is seeking a minor change to allow a trellis with operable louvers over the outdoor dining space at the Riverwalk level, as shown on the attached South Elevation, Lower Level 02 Plan, Conceptual Building Section, 3D Views (2), and Louver System-Side View West Elevation. The property owner of Subarea A, 321 North Clark Property, LLC, has provided their consent to this request. The Riverwalk and upper pedestrian level walkway are the subject of a Grant of Easement for pedestrian ingress and egress in an east-west direction between N. Clark and N. Dearborn Streets. It provides that the owner reserves the right to lease or license the portion of the site encumbered by the easement, provided such activity does not totally obstruct the pedestrian ingress and egress. The vertical supports for the trellis will be setback 4½ feet from the existing Riverfront wall, and that space will remain a clear and open walkway for the public. Additionally, your client has agreed to remove the awning and box sign on the bridge house, which were unlawfully established, before the installation of the new trellis.

Regarding your request, the Department of Planning and Development has determined that allowing the trellis will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

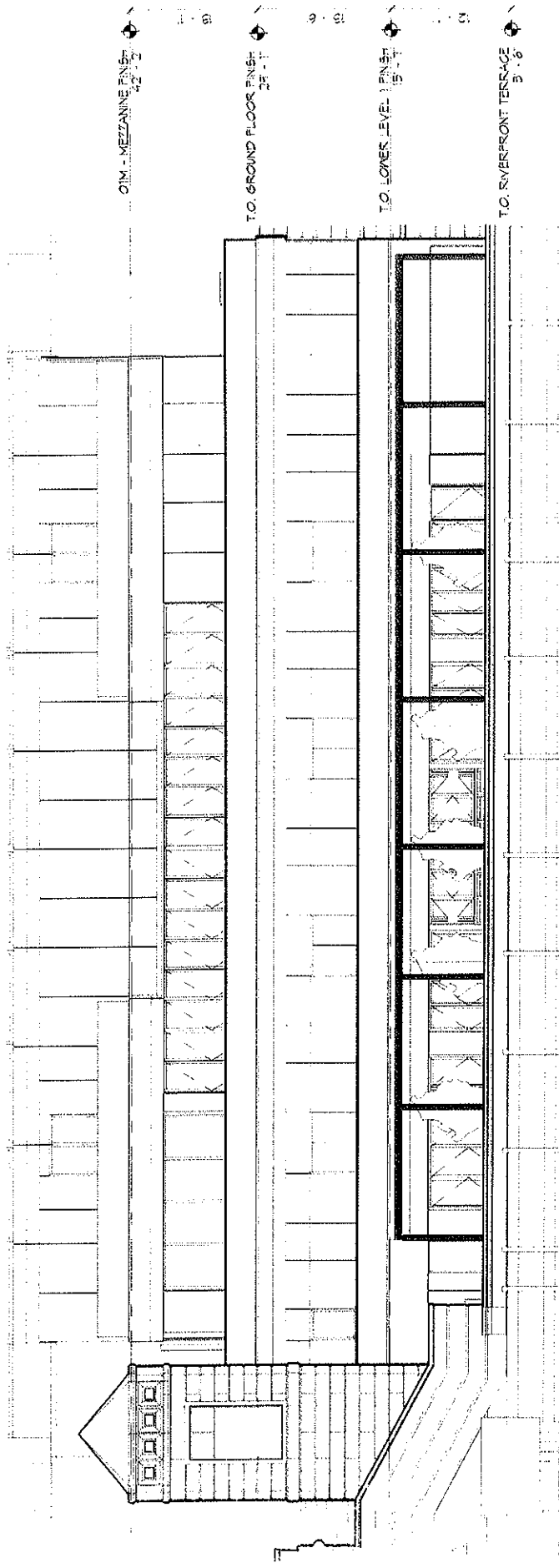
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 325, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Steven Valenziano
Assistant Zoning Administrator

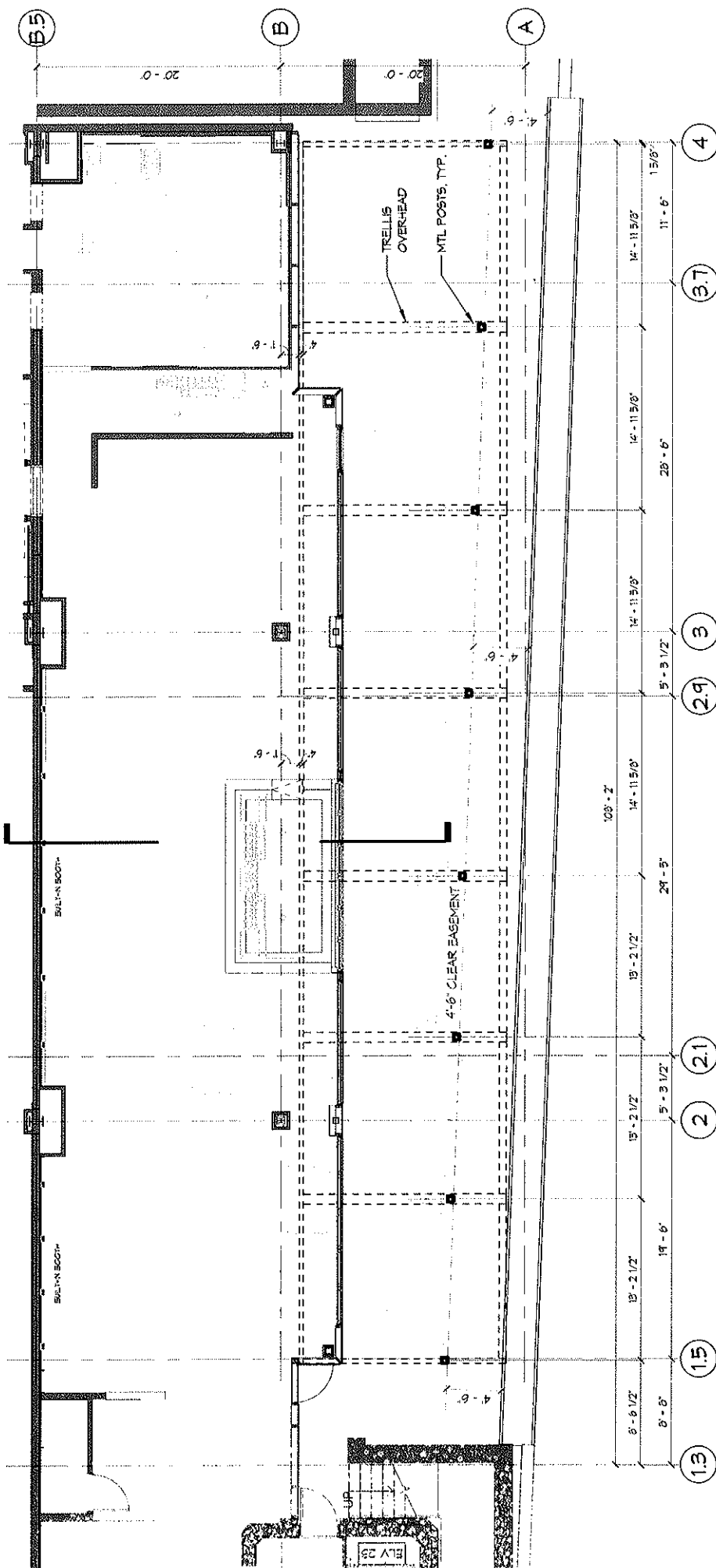
C: Mike Marmo, Erik Glass, Janice Hill, Noah Szafraniec, Main file



PORTOFINO PIZZERIA
 317 NORTH CLARK ST. CHICAGO, IL 60654

SOUTH ELEVATION
 3/32" = 1'-0"
 0 5 10' 20'
 03.23.2020





LOWER LEVEL 02 PLAN
1/8" = 1'-0"

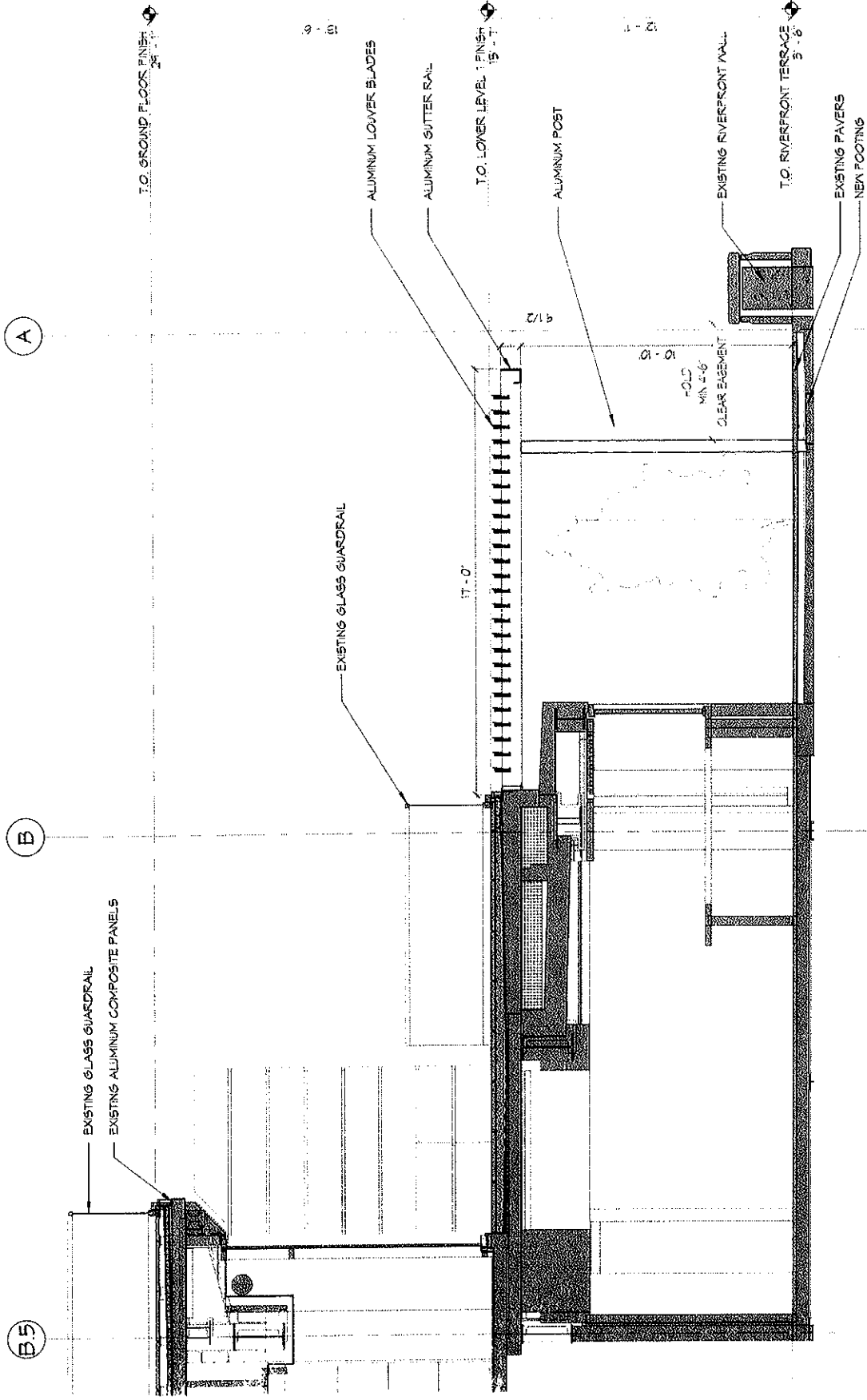


04.05.2021

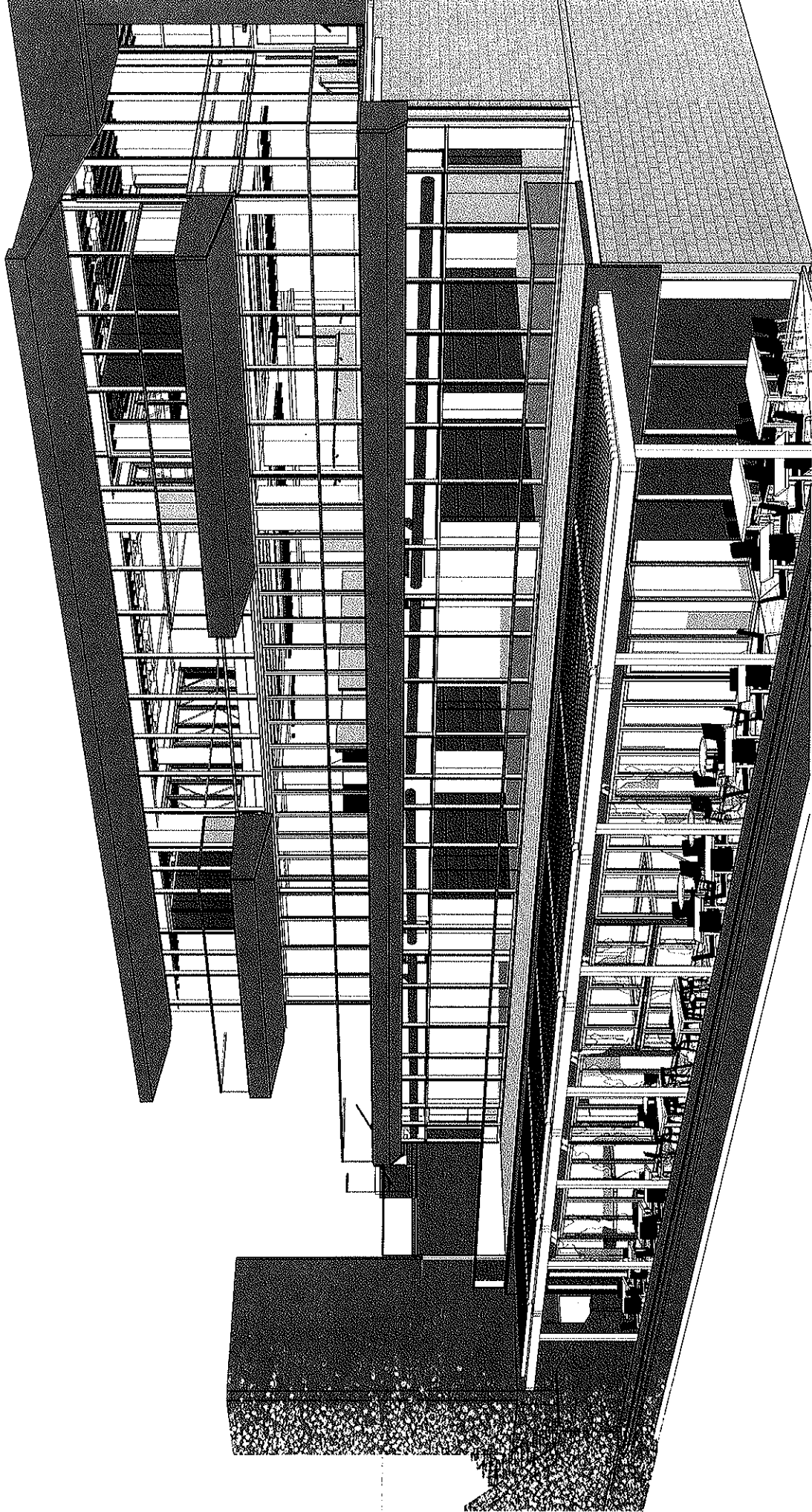
PORTOFINO PIZZERIA

317 NORTH CLARK ST. CHICAGO, IL 60654





PORTOFINO PIZZERIA
 317 NORTH CLARK ST. CHICAGO, IL 60654



3D VIEW



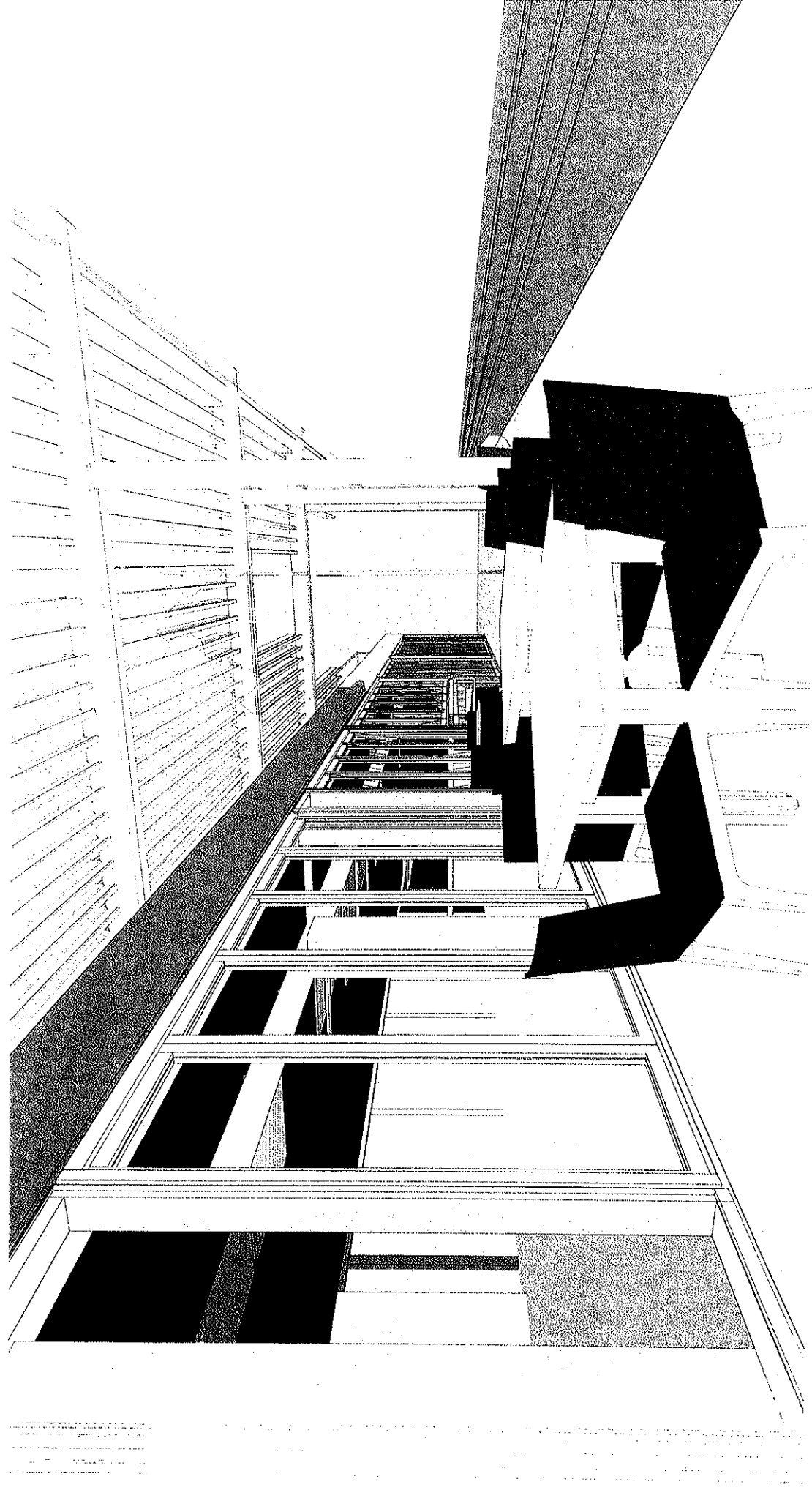
04.05.2021

PORTOFINO PIZZERIA

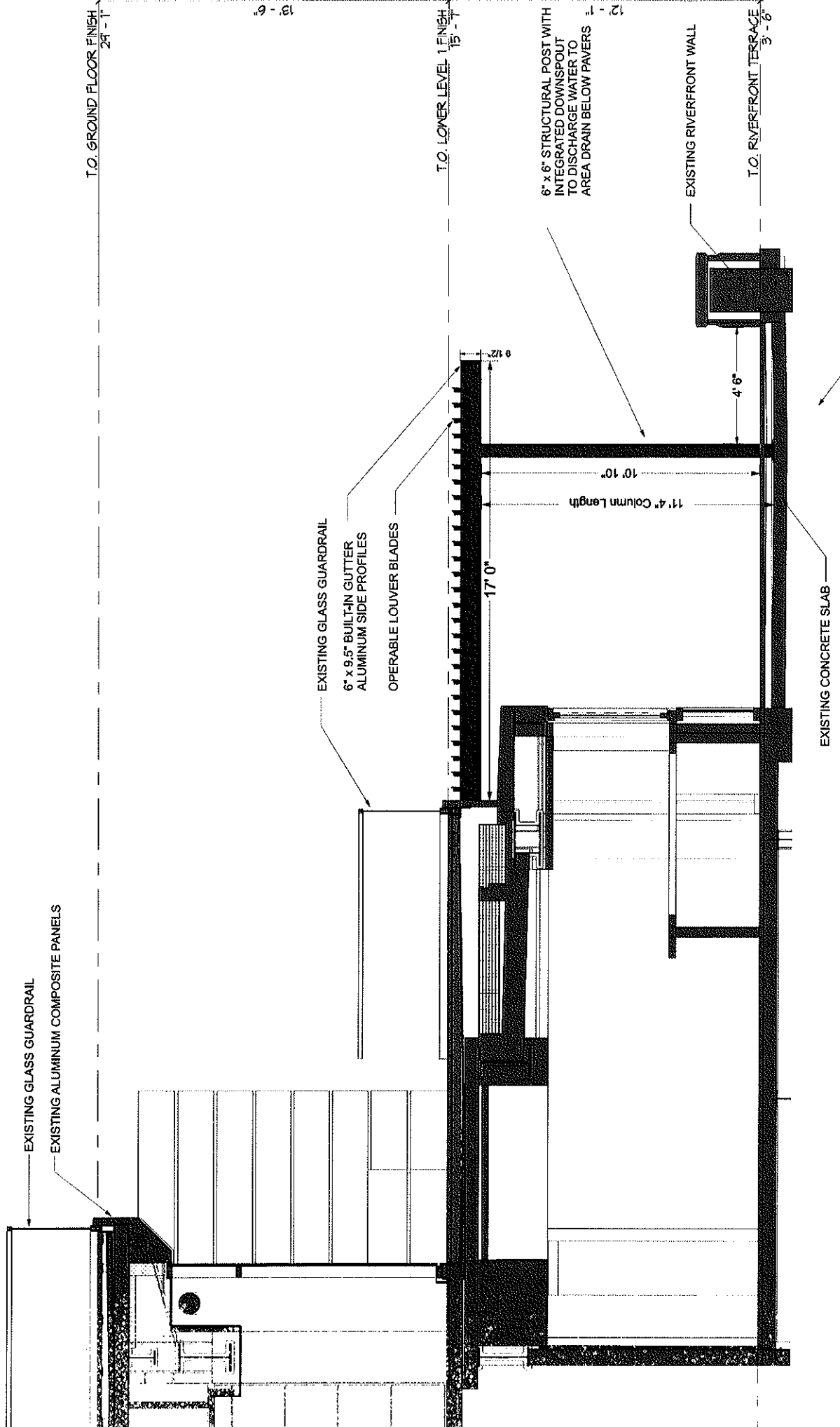
317 NORTH CLARK ST. CHICAGO, IL 60654



PORTOFINO PIZZERIA
317 NORTH CLARK ST. CHICAGO, IL 60654



Louver System - Side View West Elevation





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 9, 2019

Jack George
Akerman LLP
71 S. Wacker Dr., 47th Floor
Chicago, IL 60606

Re: Minor change for PD 325, Subarea A, Seasonal tent at 317 N. Clark Street

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 325 ("PD 325"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 325.

Your client, Lettuce Entertain You Enterprises, Inc., is seeking a minor change to allow a seasonal tent to enclose current outdoor dining space operated by Pizzeria Portofino at the riverwalk level. The riverwalk and upper pedestrian level walkway are the subject of a Grant of Easement for pedestrian ingress and egress in an east-west direction between N. Clark and N. Dearborn Streets. It provides that the owner reserves the right to lease or license the portion of the site encumbered by the easement, provided such activity does not totally obstruct the pedestrian ingress and egress. As shown on the attached exhibits, a 4'-6" wide walkway will remain open to the public along the river's edge. The property owner of Subarea A, 321 North Clark Property LLC, has provided their consent to this request.

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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 325, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

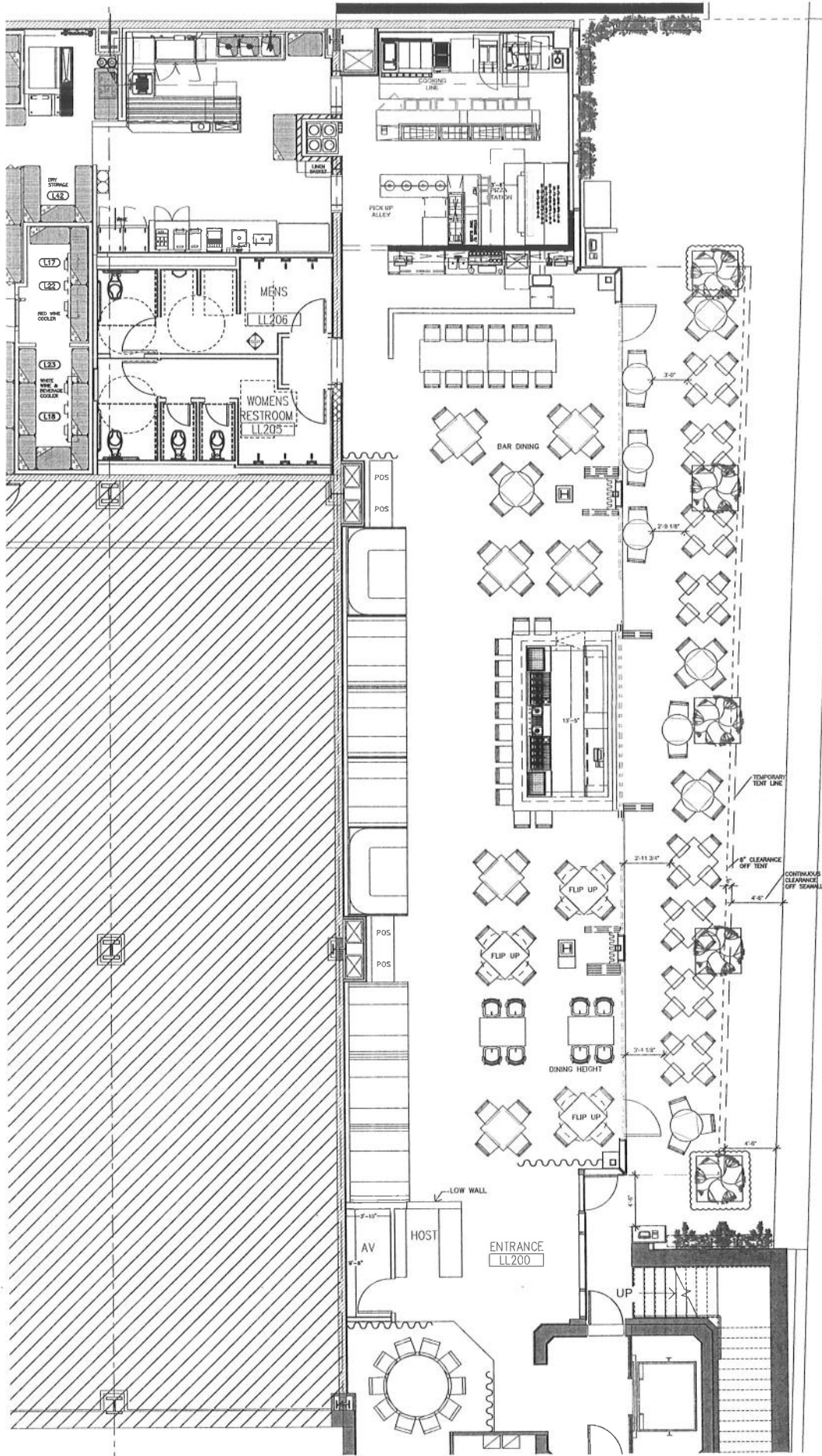
Sincerely,


Patrick Murphey
Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Janice Hill, Main file

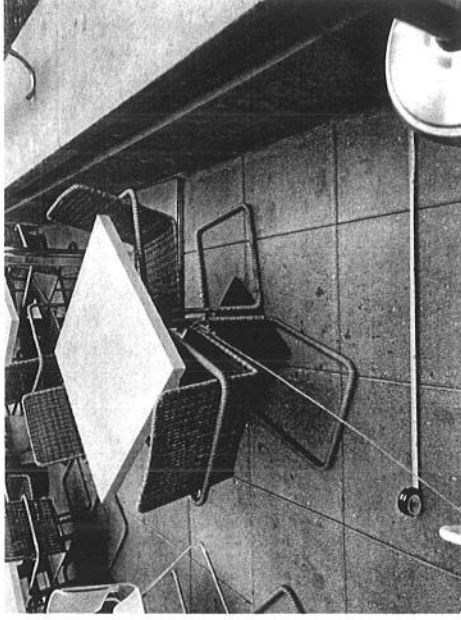
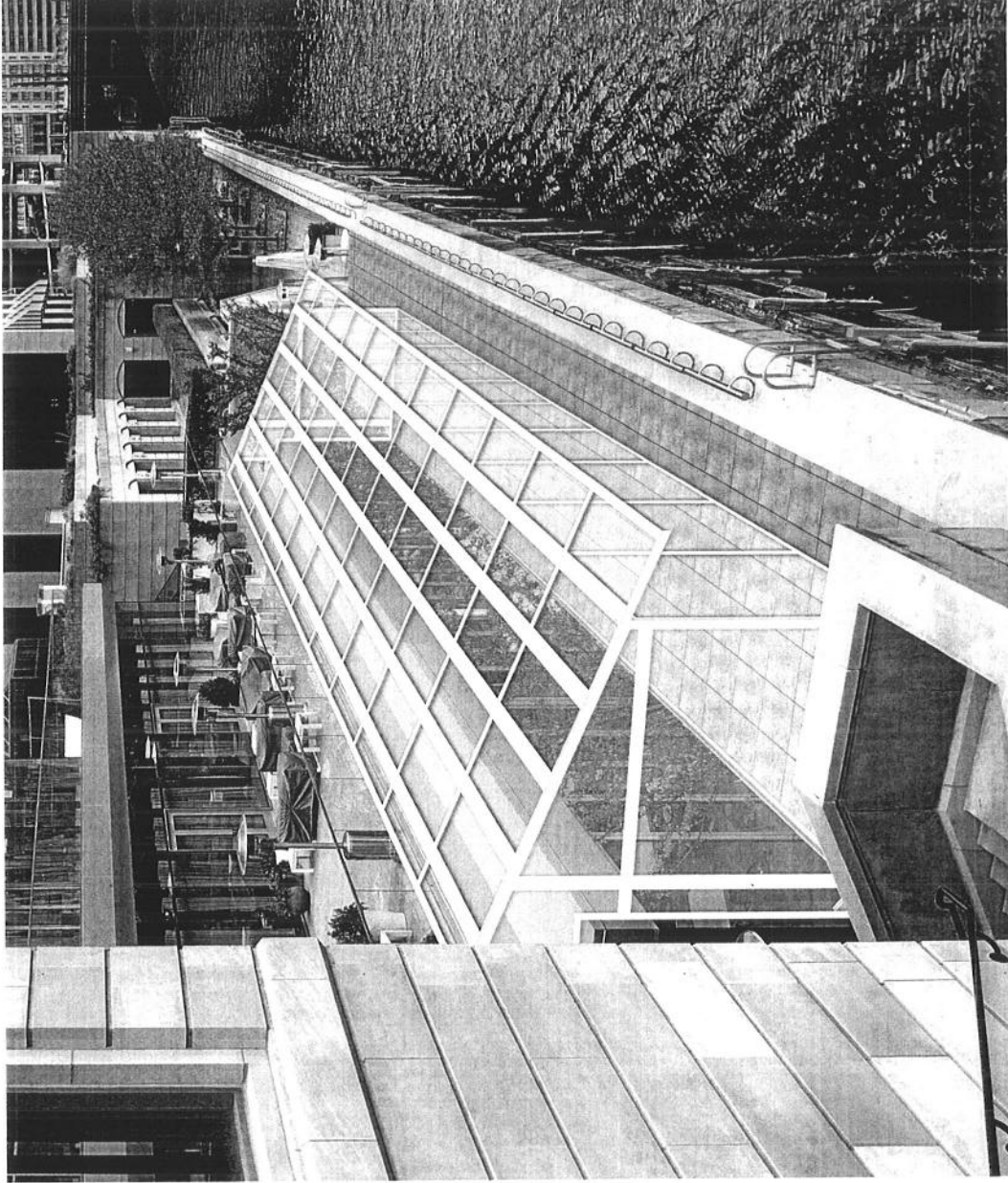
FLOOR PLAN



PIZZERIA PORTOFINO - TENTING PLAN

317 N CLARK ST, CHICAGO, IL 60654

TENT MOCKUP

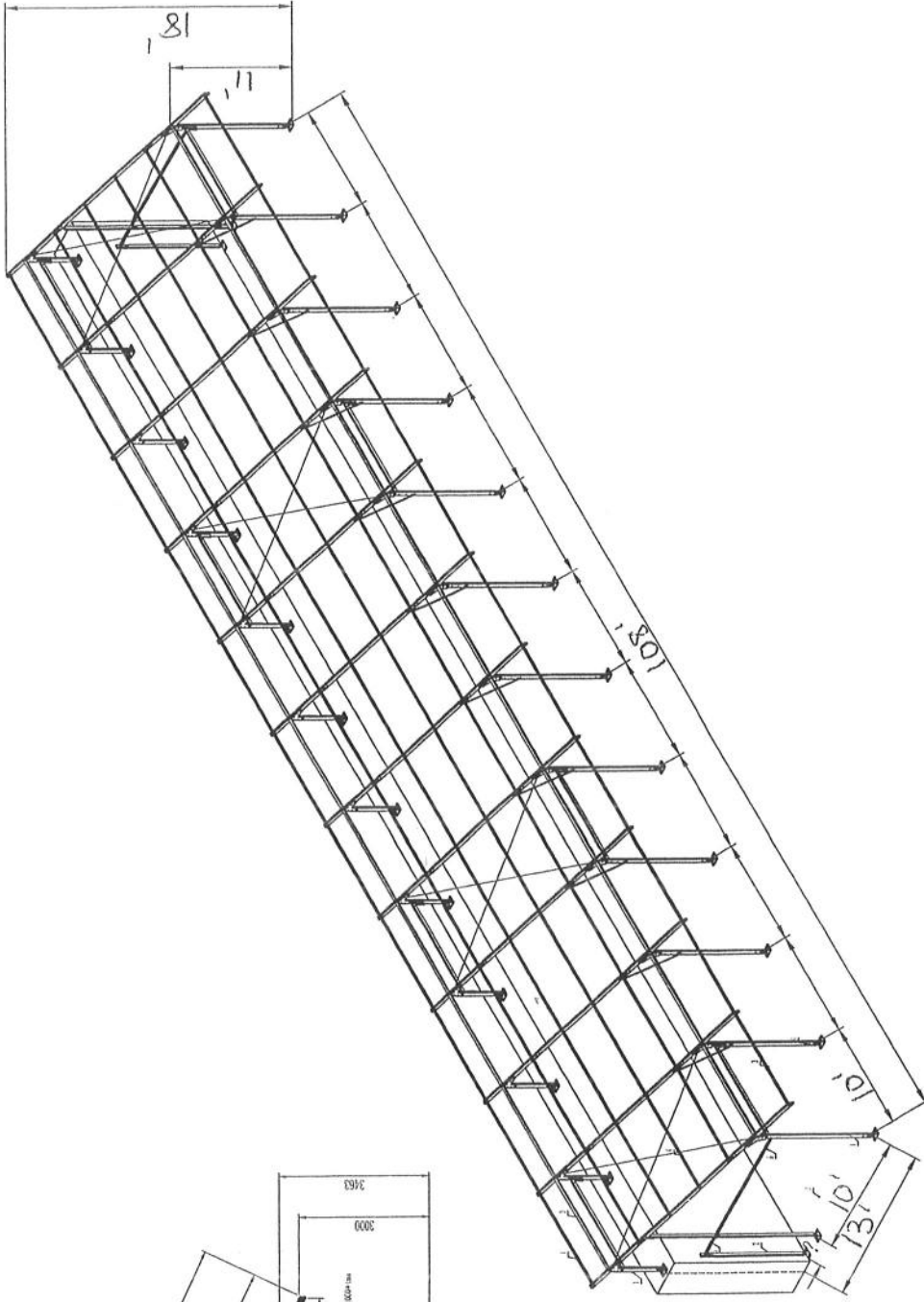


4'6"

317 N CLARK ST, CHICAGO, IL 60654

PIZZERIA PORTOFINO - TENTING PLAN

TENT LAYOUT



Roof beam upright support	Cable upright	Eave Purlin	Roof Purlin	Cable hanging tube

317 N CLARK ST, CHICAGO, IL 60654 PIZZERIA PORTOFINO - TENTING PLAN



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 26, 2018

Mariah F. DiGrino
DLA Piper LLP
444 W. Lake Street
Suite 900
Chicago, IL 60606-0089

Re: REVISED Administrative Relief request for Residential Business Planned Development No. 325, Subarea A, 321 N. Clark Street

Dear Ms. DiGrino:

Please be advised that your request for a minor change to Residential Business Planned Development No. 325 ("PD 325"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 325.

Your client, 321 North Clark Property LLC, is seeking administrative relief to allow a reduction from 55 feet to 45 feet in the minimum setback from the Chicago River at the plaza level in the area between a line 185.48 feet west of N. Dearborn St. and N. Clark St.

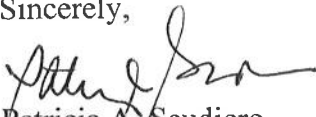
The property located at 321 N. Clark St. is within Sub area A of PD 325 and consists of a 35-story office tower, tiered restaurant/retail space below a plaza level and underground parking. Sub area A also includes the Westin Hotel property at 320 N. Dearborn St. and they have provided their consent to this request. Your client is seeking the setback reduction so that they can enclose the recessed lobby space at the upper pedestrian level (plaza) level. Their renovation project will create a multi-level restaurant space along the river and includes: the addition of a mezzanine level with an unenclosed terrace, modifications to and an increase in a pedestrian easement area along the river between N. Clark and N. Dearborn Streets, sidewalk and plaza entry improvements, including the addition of ramps which will allow for ADA accessibility at the plaza level, the renovation of the concrete façade and glass enclosures at the middle and lower levels, and the addition of a lay by lane along Carroll Ave. for both Sub area A properties. Approximately 4,711 square feet ("SF") of floor area at the plaza level and approximately 7,775 SF at the mezzanine level will be added. According to the information you submitted, the addition will not exceed the Planned Development's maximum allowed floor area or site coverage and CDOT has approved the proposed Site Plan. The modifications are shown on the attached drawings: River Setback Plan, FAR Tabulation Proposed Site Plan, Proposed Mezzanine Plan, Proposed Site Coverage Plan, and Proposed Rendering.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed reduction from 55 feet to 45 feet will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. The resulting 45 foot setback is still larger than the typical 30 foot minimum river setback required and which currently exists along the adjacent Westin Hotel property to the east, also within Sub area A.

The riverwalk and upper pedestrian level (plaza) walkway are the subject of a Grant of Easement for Pedestrian Ingress and Egress ("Pedestrian Easement") in an east-west direction between N. Clark and N. Dearborn Streets. It provides that the owner reserves the right to lease or license the portion of the site encumbered by the easement, provided such activity does not totally obstruct the pedestrian ingress and egress. The department will work with your client and the City's Department of Business Affairs and Consumer Protection at the time of their application for business licenses to ensure that use of such areas is consistent with the terms of the easement agreement.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 325, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

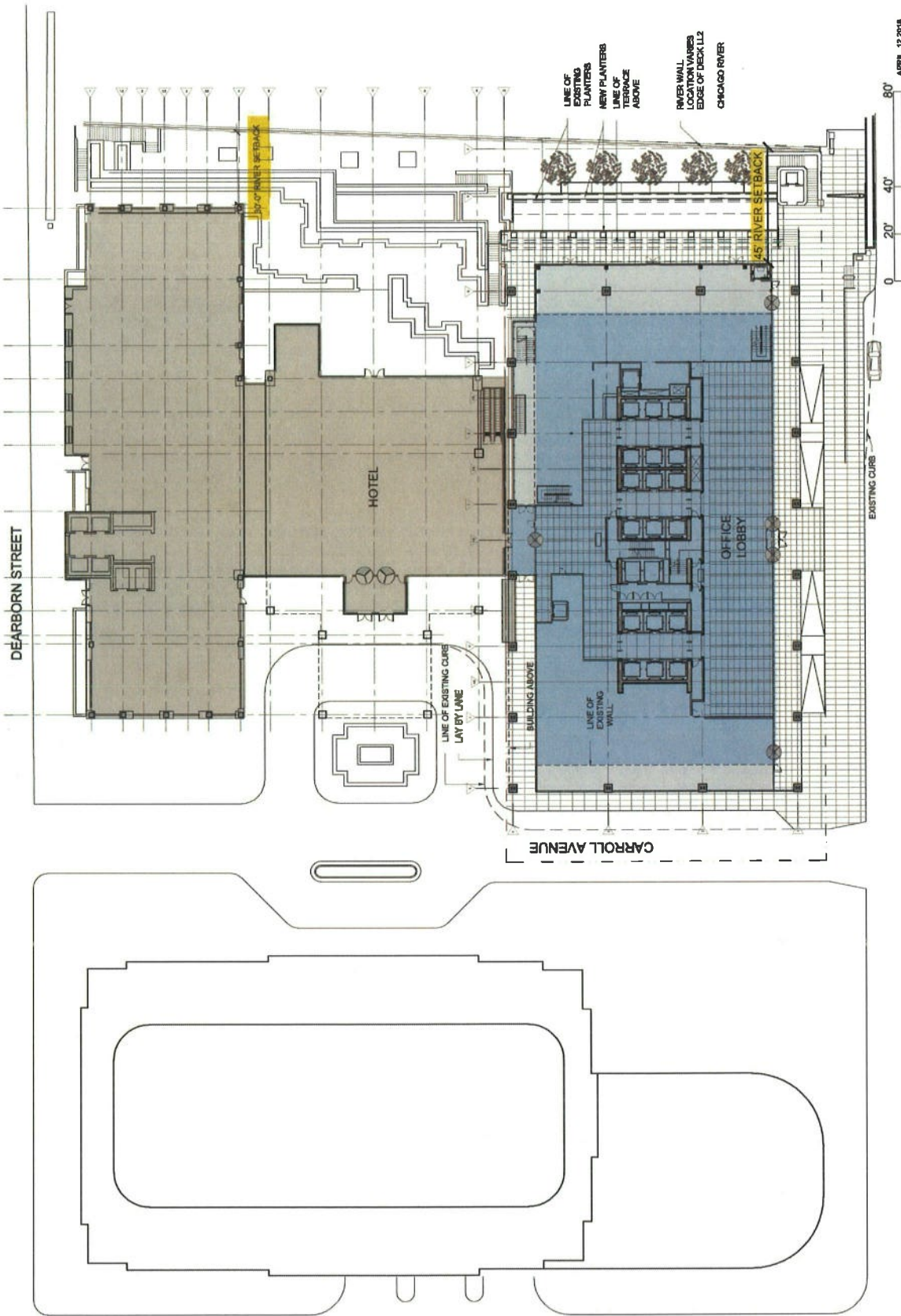
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Alderman Brendan Reilly, Mike Marmo, Erik Glass, Janice Hill, Nelson Chueng, Karen Bielarz, Rachel DeCorvo, Bill Higgins, Main file



RIVER SETBACK
PROPOSED SITE PLAN



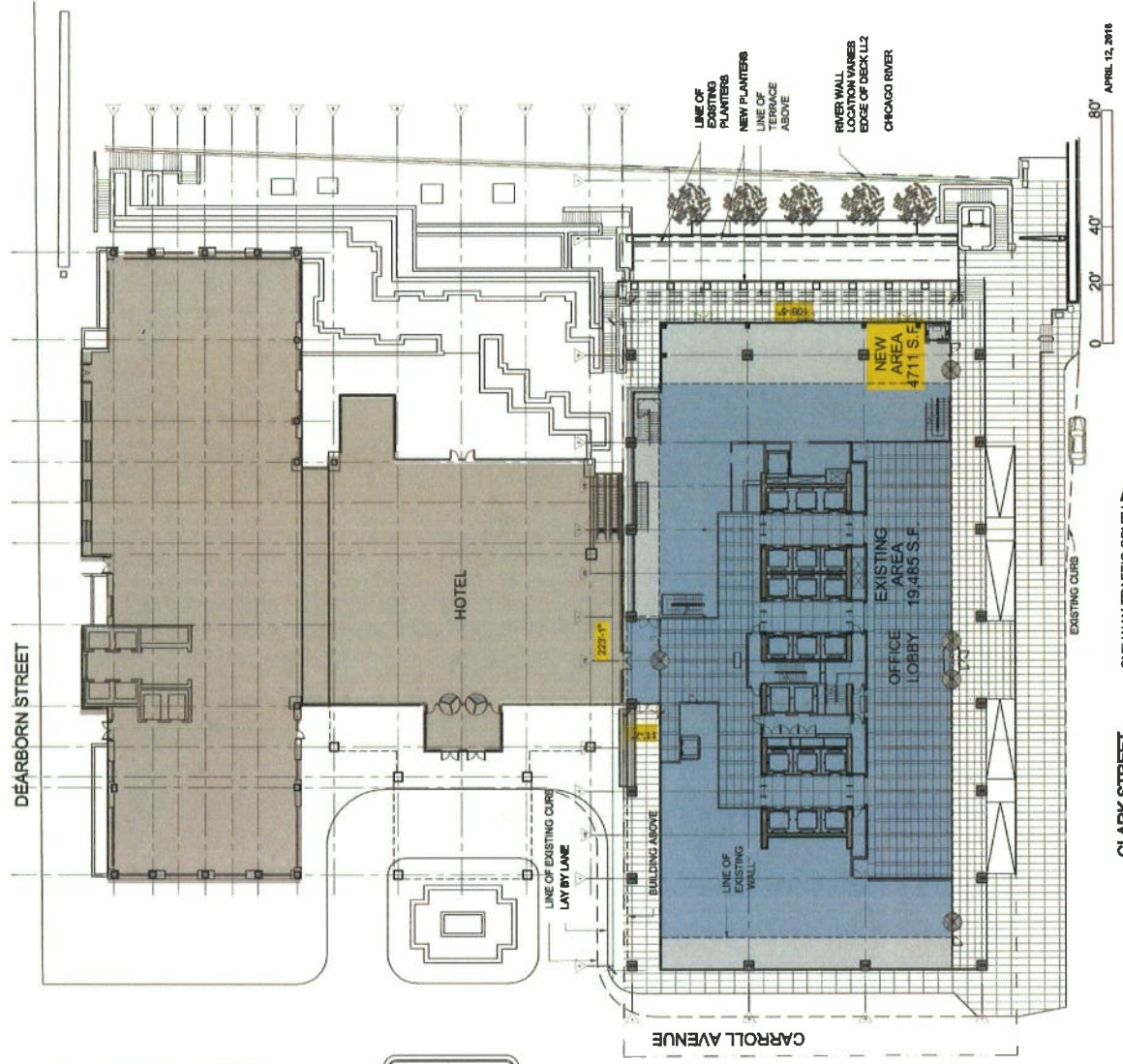
APRIL 12 2018

CLARK STREET ONE WAY TRAFFIC SOUTH

HINES

321 NORTH CLARK

GOETTSCHE PARTNERS



AREA TABULATION 321 N. CLARK
 EXISTING PLAZA LEVEL 19,485 S.F.
 NEW PLAZA LEVEL 4,117 S.F.
 NEW MEZZANINE LEVEL 7,775 S.F.
TOTAL ABOVE GRADE 31,377 S.F.
TOTAL NEW AREA 321 11,982 S.F.

PROPOSED AREA
 EXISTING AREA

TOTAL AREA 321 N. CLARK
31,377 S.F.

F.A.R. TABULATION
PROPOSED SITE PLAN

1"=40'-0"

APRIL 12, 2016

CLARK STREET ONE WAY TRAFFIC SOUTH

GOETTSCHE PARTNERS

321 NORTH CLARK

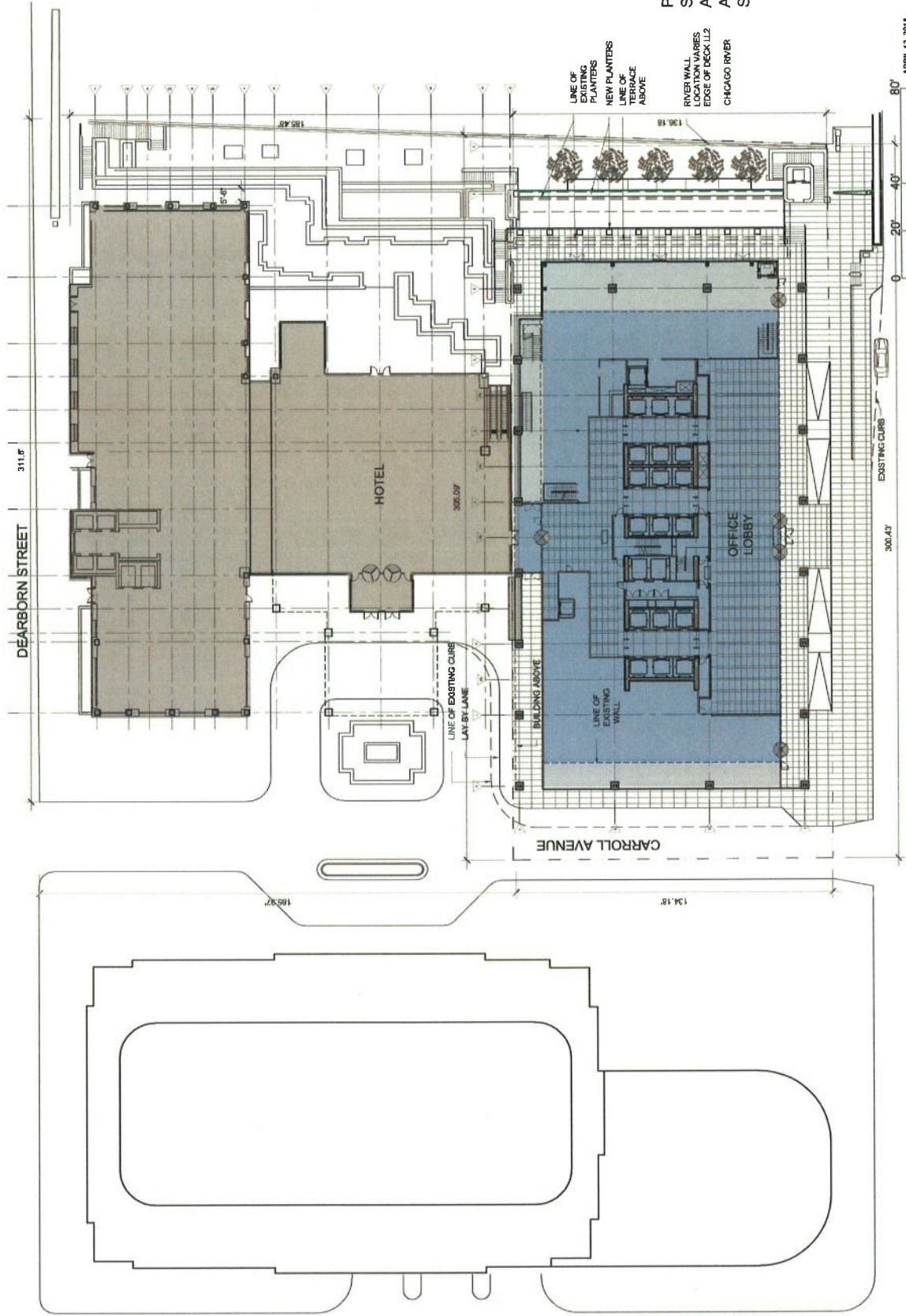
HINES



HINES

321 NORTH CLARK

GOETTSCHE PARTNERS



PROPOSED SITE COVERAGE
 SITE AREA 98,374 S.F.
 AREA HOTEL 25,905 S.F.
 AREA 321 N. CLARK 23,458 S.F.
 SITE COVERAGE 50%

SITE COVERAGE
 CALCULATION
 PROPOSED SITE PLAN

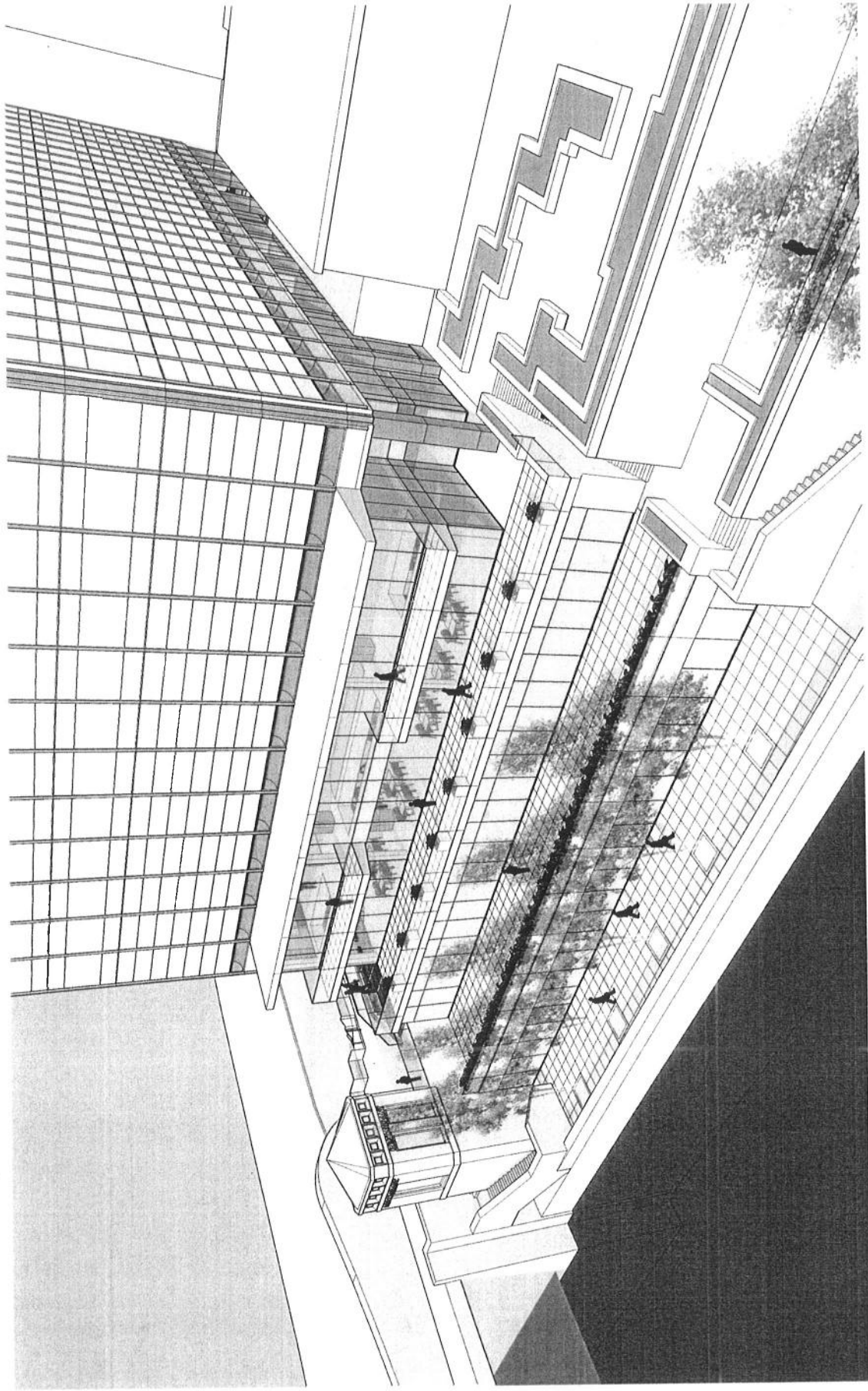
1"=40'-0"
 APRIL 12, 2015

CLARK STREET ONE WAY TRAFFIC SOUTH

GOETTSCHE PARTNERS

321 NORTH CLARK

HINES



GOETTSCH PARTNERS

321 NORTH CLARK

HINES



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 25, 2018

Mariah F. DiGrino
DLA Piper LLP
444 W. Lake Street
Suite 900
Chicago, IL 60606-0089

**Re: REVISED Administrative Relief request for Residential Business Planned
Development No. 325, Subarea A, 321 N. Clark Street**

Dear Ms. DiGrino:

Please be advised that your request for a minor change to Residential Business Planned Development No. 325 ("PD 325"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 325.

Your client, 321 North Clark Property LLC, is seeking administrative relief to allow a reduction from 55 feet to 45 feet in the minimum setback from the Chicago River at the plaza level in the area between a line 185.48 feet west of N. Dearborn St. and N. Clark St.


The property located at 321 N. Clark St. is within Sub area A of PD 325 and consists of a 35-story office tower, tiered restaurant/retail space below a plaza level and underground parking. Sub area A also includes the Westin Hotel property at 320 N. Dearborn St. and they have provided their consent to this request. Your client is seeking the setback reduction so that they can enclose the recessed lobby space at the plaza level. Their renovation project will create a multi-level restaurant space along the river and includes: the addition of a mezzanine level with an unenclosed terrace, modifications to and an increase in the pedestrian easement area along the river between N. Clark and N. Dearborn Streets, sidewalk and plaza entry improvements, including the addition of ramps which will allow for ADA accessibility at the plaza level, the renovation of the concrete façade and glass enclosures at the middle and lower levels, and the addition of a lay by lane along Carroll Ave. for both Sub area A properties. Approximately 4,711 square feet ("SF") of floor area at the plaza level and approximately 7,775 SF at the mezzanine level will be added. According to the information you submitted, the addition will not exceed the Planned Development's maximum allowed floor area or site coverage and CDOT has approved the proposed Site Plan. The modifications are shown on the attached drawings: River Setback Plan, FAR Tabulation Proposed Site Plan, Proposed Mezzanine Plan, Proposed Site Coverage Plan, and Proposed Rendering.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed reduction from 55 feet to 45 feet will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. The resulting 45 foot setback is still larger than the typical 30 foot minimum river setback required and which currently exists along the adjacent Westin Hotel property to the east, also within Sub area A.

The riverwalk and upper pedestrian level walkway are the subject of a Grant of Easement for Pedestrian Ingress and Egress ("Pedestrian Easement") in an east-west direction between N. Clark and N. Dearborn Streets. The Pedestrian Easement was recently amended and the amount of easement area was increased. It provides that the owner reserves the right to lease or license the portion of the site encumbered by the easement provided such activity does not totally obstruct the pedestrian ingress and egress. We understand that your client plans to continue the use of the riverwalk area for seasonal outdoor dining, however, our concern is maintaining an unobstructed public waterfront path. Therefore, we are requesting at the lower riverwalk level, an unobstructed walkway to accommodate two-way public pedestrian ingress and egress along the river's edge.

Secondly, the upper pedestrian plaza level is also subject to the Pedestrian Easement and as a result of the proposed enclosure/addition, the outdoor walkway area will shift slightly to the south, closer to the river. The reconfigured upper plaza level pedestrian walkway area shall be completely clear of outdoor furniture, etc. and remain unobstructed to the public. Finally, the middle terrace/mezzanine level is not part of the Pedestrian Easement and is not required to be accessible to the public.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 325, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Alderman Brendan Reilly, Mike Marmo, Erik Glass, Janice Hill, Nelson Chueng, Karen Bielarz, Rachel DeCorvo, Bill Higgins, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 24, 2018

Mariah F. DiGrino
DLA Piper LLP
444 W. Lake Street
Suite 900
Chicago, IL 60606-0089

Re: Administrative Relief request for Residential Business Planned Development No. 325, Subarea A, River setback reduction at 321 N. Clark Street

Dear Ms. DiGrino:

Please be advised that your request for a minor change to Residential Business Planned Development No. 325 ("PD 325"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 325.

Your client, 321 North Clark Property LLC, is seeking administrative relief to allow a reduction from 55 feet to 45 feet in the minimum setback from the Chicago River at the plaza level in the area between a line 185.48 feet west of N. Dearborn St. and N. Clark St.

The property located at 321 N. Clark St. is within Sub area A of PD 325 and consists of a 35-story office tower, tiered restaurant/retail space below a plaza level and underground parking. Sub area A also includes the Westin Hotel property at 320 N. Dearborn St. and they have provided their consent to this request. Your client is seeking the setback reduction so that they can enclose the recessed lobby space at the plaza level. Their renovation project will create a multi-level restaurant space along the river and includes: the addition of a mezzanine level with an unenclosed terrace, modifications to and an increase in the pedestrian easement area along the river between N. Clark and N. Dearborn Streets, sidewalk and plaza entry improvements, including the addition of ramps which will allow for ADA accessibility at the plaza level, the renovation of the concrete façade and glass enclosures at the middle and lower levels, and the addition of a lay by lane along Carroll Ave. for both Sub area A properties. Approximately 4,711 square feet ("SF") of floor area at the plaza level and approximately 7,775 SF at the mezzanine level will be added. According to the information you submitted, the addition will not exceed the Planned Development's maximum allowed floor area or site coverage and CDOT has approved the proposed Site Plan. The modifications are shown on the attached drawings: River Setback Plan, FAR Tabulation Proposed Site Plan, Proposed Mezzanine Plan, Proposed Site Coverage Plan, and Proposed Rendering.


With regard to your request, the Department of Planning and Development has determined that allowing the proposed reduction from 55 feet to 45 feet will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. The resulting 45 foot setback is still larger than the typical 30 foot minimum river setback required and which currently exists along the adjacent Westin Hotel property to the east, also within Sub area A.

The riverwalk and upper pedestrian level walkway are the subject of a Grant of Easement for Pedestrian Ingress and Egress ("Pedestrian Easement") in an east-west direction between N. Clark and N. Dearborn Streets. The Pedestrian Easement was recently amended and the amount of easement area was increased. It provides that the owner reserves the right to lease or license the portion of the site encumbered by the easement provided such activity does not totally obstruct the pedestrian ingress and egress. We understand that your client plans to continue the use of the riverwalk area for seasonal outdoor dining, however, our concern is maintaining an unobstructed public waterfront path. Therefore, we are requesting at the lower riverwalk level, a minimum 10 foot wide path along and adjacent to the river's edge that shall remain open and completely unobstructed for the public's use. Prior to our approval of any permit or license application for the riverwalk level space, a detailed site plan identifying the 10 foot unobstructed walkway shall be required.

Secondly, the upper pedestrian plaza level is also subject to the Pedestrian Easement and as a result of the proposed enclosure/addition, the outdoor walkway area will shift slightly to the south, closer to the river. The reconfigured upper plaza level pedestrian walkway area shall be completely clear of outdoor furniture, etc. and remain unobstructed to the public. Finally, the middle terrace/mezzanine level is not part of the Pedestrian Easement and is not required to be accessible to the public.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 325, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Alderman Brendan Reilly, Mike Marmo, Erik Glass, Janice Hill, Nelson Chueng, Karen Bielarz, Rachel DeCorvo, Bill Higgins, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 25, 2018

Mariah F. DiGrino
DLA Piper LLP
444 W. Lake Street
Suite 900
Chicago, IL 60606-0089

**Re: REVISED Administrative Relief request for Residential Business Planned
Development No. 325, Subarea A, 321 N. Clark Street**

Dear Ms. DiGrino:

Please be advised that your request for a minor change to Residential Business Planned Development No. 325 ("PD 325"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 325.

Your client, 321 North Clark Property LLC, is seeking administrative relief to allow a reduction from 55 feet to 45 feet in the minimum setback from the Chicago River at the plaza level in the area between a line 185.48 feet west of N. Dearborn St. and N. Clark St.

The property located at 321 N. Clark St. is within Sub area A of PD 325 and consists of a 35-story office tower, tiered restaurant/retail space below a plaza level and underground parking. Sub area A also includes the Westin Hotel property at 320 N. Dearborn St. and they have provided their consent to this request. Your client is seeking the setback reduction so that they can enclose the recessed lobby space at the plaza level. Their renovation project will create a multi-level restaurant space along the river and includes: the addition of a mezzanine level with an unenclosed terrace, modifications to and an increase in the pedestrian easement area along the river between N. Clark and N. Dearborn Streets, sidewalk and plaza entry improvements, including the addition of ramps which will allow for ADA accessibility at the plaza level, the renovation of the concrete façade and glass enclosures at the middle and lower levels, and the addition of a lay by lane along Carroll Ave. for both Sub area A properties. Approximately 4,711 square feet ("SF") of floor area at the plaza level and approximately 7,775 SF at the mezzanine level will be added. According to the information you submitted, the addition will not exceed the Planned Development's maximum allowed floor area or site coverage and CDOT has approved the proposed Site Plan. The modifications are shown on the attached drawings: River Setback Plan, FAR Tabulation Proposed Site Plan, Proposed Mezzanine Plan, Proposed Site Coverage Plan, and Proposed Rendering.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed reduction from 55 feet to 45 feet will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. The resulting 45 foot setback is still larger than the typical 30 foot minimum river setback required and which currently exists along the adjacent Westin Hotel property to the east, also within Sub area A.

The riverwalk and upper pedestrian level walkway are the subject of a Grant of Easement for Pedestrian Ingress and Egress ("Pedestrian Easement") in an east-west direction between N. Clark and N. Dearborn Streets. The Pedestrian Easement was recently amended and the amount of easement area was increased. It provides that the owner reserves the right to lease or license the portion of the site encumbered by the easement provided such activity does not totally obstruct the pedestrian ingress and egress. We understand that your client plans to continue the use of the riverwalk area for seasonal outdoor dining, however, our concern is maintaining an unobstructed public waterfront path. Therefore, we are requesting at the lower riverwalk level, an unobstructed walkway to accommodate two-way public pedestrian ingress and egress along the river's edge.

Secondly, the upper pedestrian plaza level is also subject to the Pedestrian Easement and as a result of the proposed enclosure/addition, the outdoor walkway area will shift slightly to the south, closer to the river. The reconfigured upper plaza level pedestrian walkway area shall be completely clear of outdoor furniture, etc. and remain unobstructed to the public. Finally, the middle terrace/mezzanine level is not part of the Pedestrian Easement and is not required to be accessible to the public.

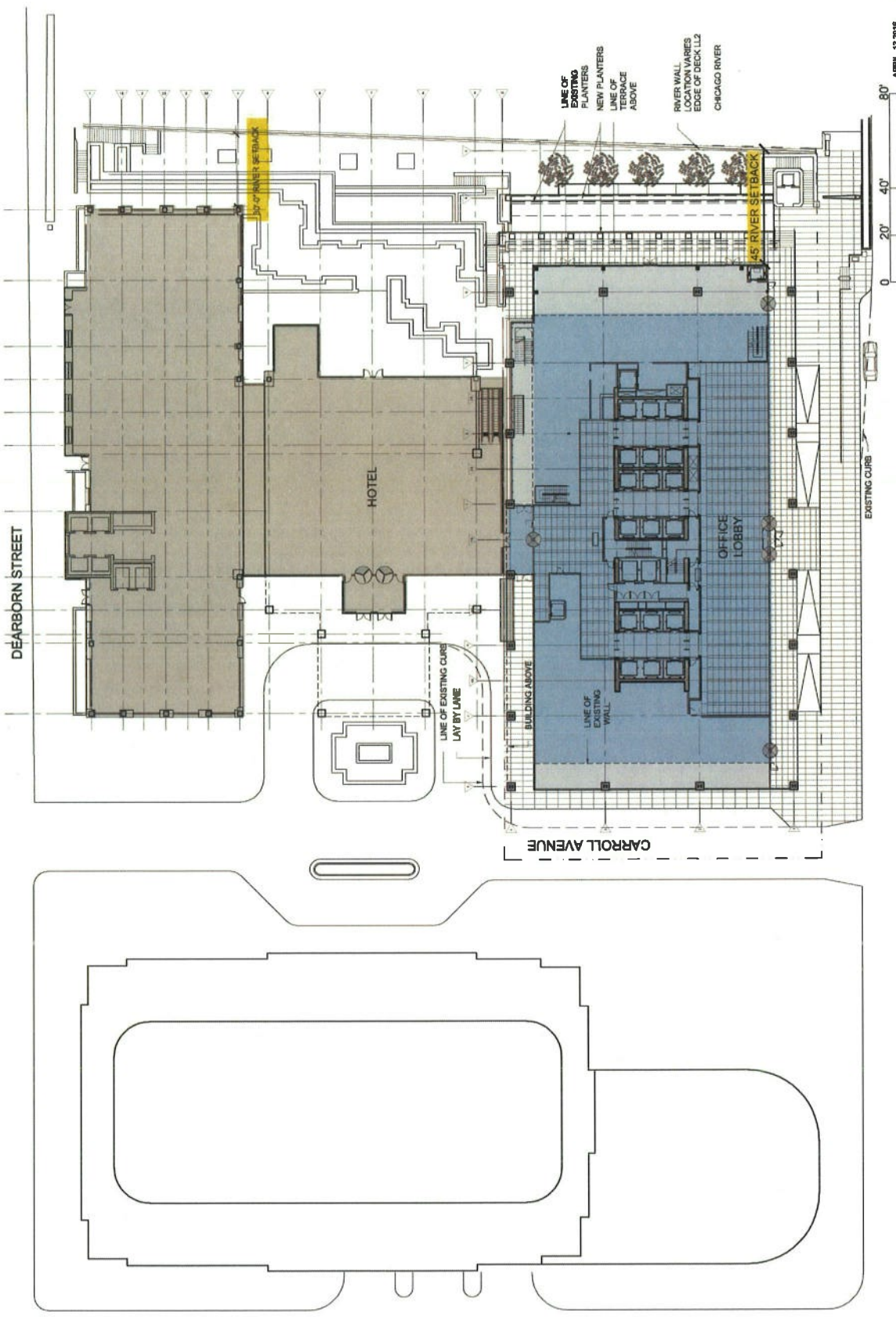
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 325, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Alderman Brendan Reilly, Mike Marmo, Erik Glass, Janice Hill, Nelson Chueng, Karen Bielarz, Rachel DeCorvo, Bill Higgins, Main file



RIVER SETBACK
PROPOSED SITE PLAN



1"=40'-0"

APRIL, 12 2016

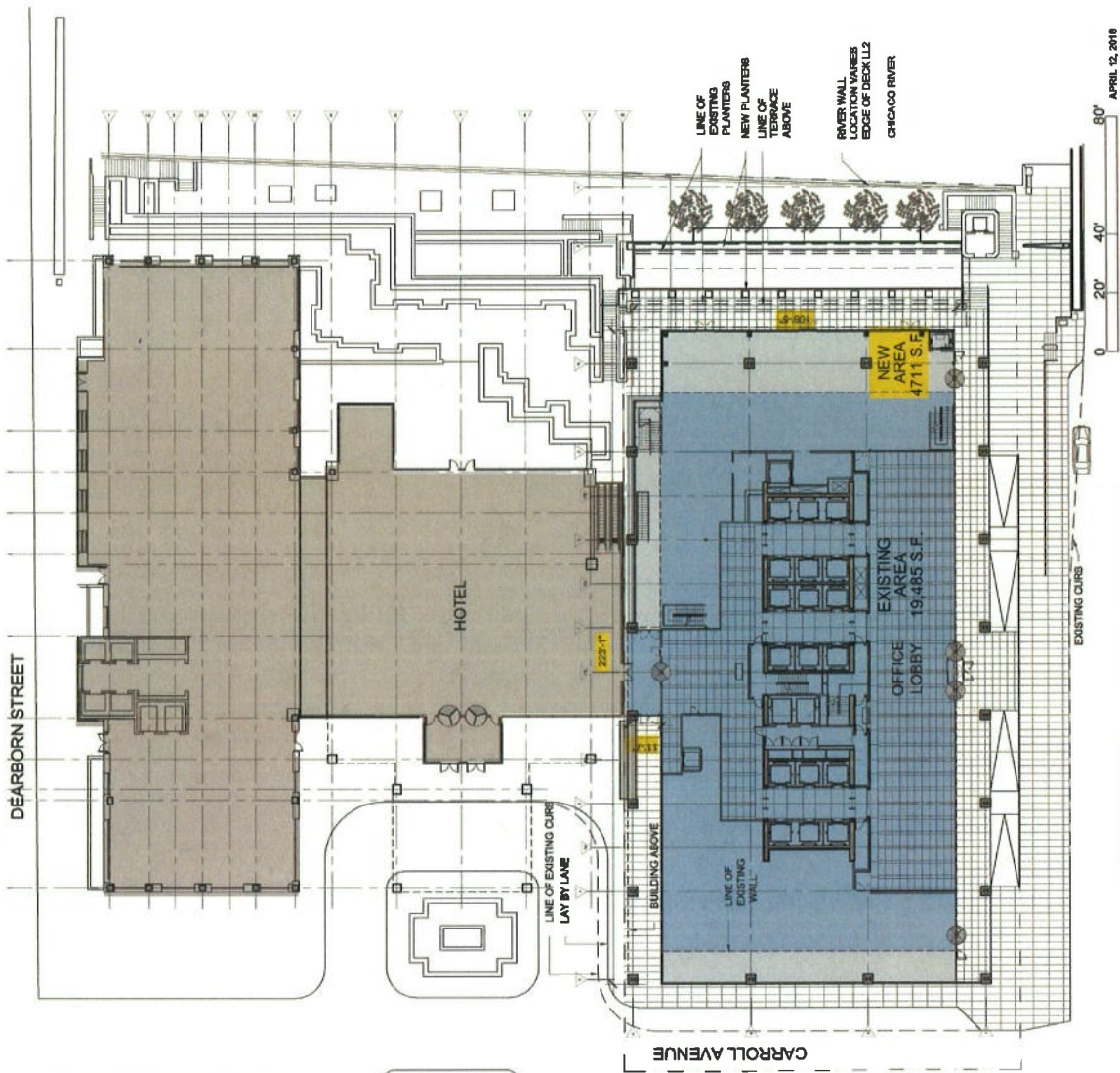
CLARK STREET ONE WAY TRAFFIC SOUTH

EXISTING CURB

HINES

321 NORTH CLARK

GOETTSCHE PARTNERS



AREA TABULATION 321 N. CLARK
 EXISTING PLAZA LEVEL 19,485 S.F.
 NEW PLAZA LEVEL 4,117 S.F.
 NEW MEZZANINE LEVEL 7,775 S.F.
TOTAL ABOVE GRADE 31,377 S.F.
TOTAL NEW AREA 321 11,982 S.F.

PROPOSED AREA
 EXISTING AREA

TOTAL AREA 321 N. CLARK
31,377 S.F.

F.A.R. TABULATION
PROPOSED SITE PLAN

1"=60'0"

APRIL 12, 2016

CLARK STREET ONE WAY TRAFFIC SOUTH

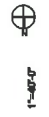
HINES

321 NORTH CLARK

GOETTSCHE PARTNERS



PROPOSED AREA
NEW AREA
7,775 S.F.
F.A.R. TABULATION



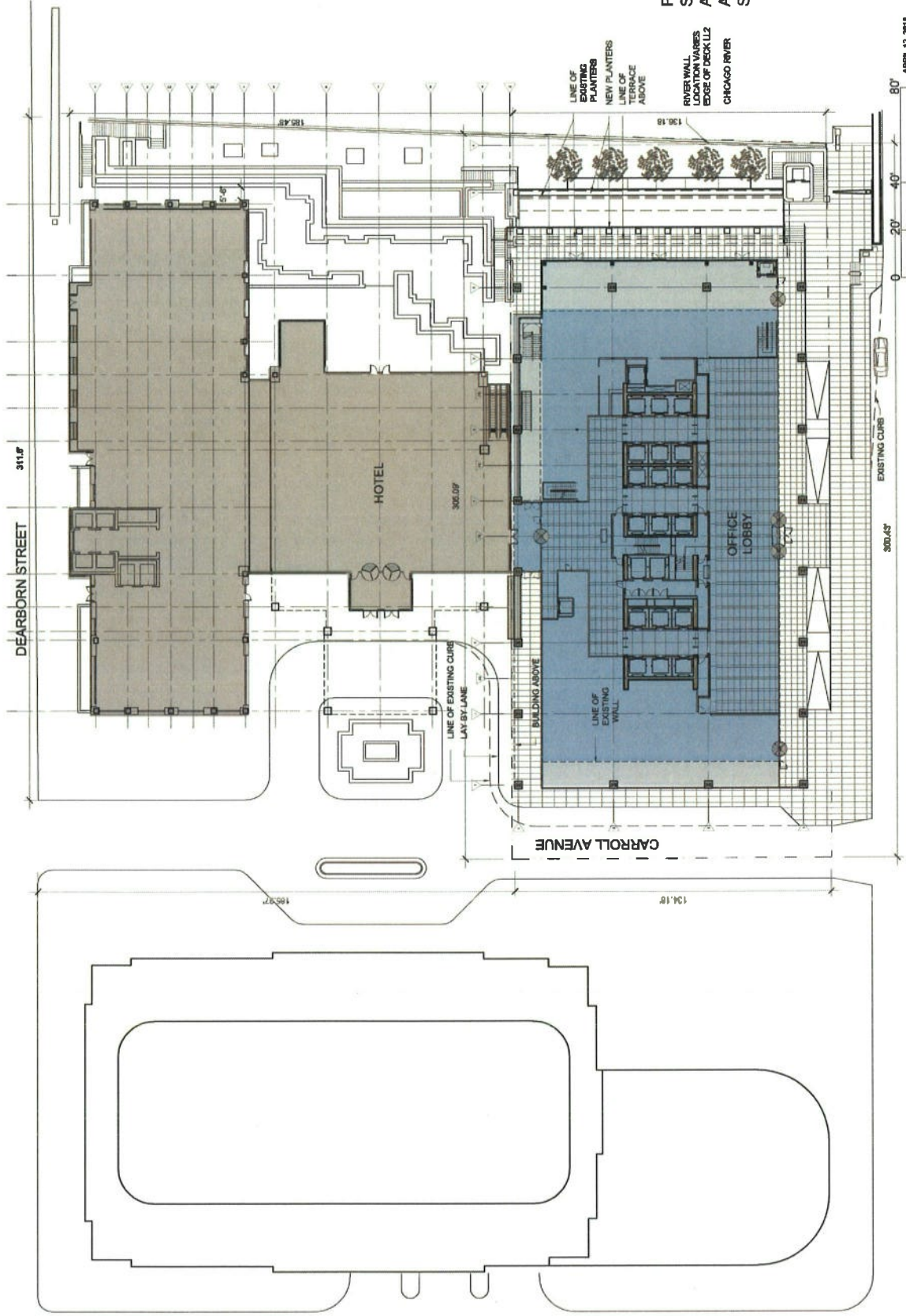
APRIL 12, 2016



HINES

321 NORTH CLARK

GOETTSCH PARTNERS



PROPOSED SITE COVERAGE 98,374 S.F.
 SITE AREA 25,905 S.F.
 AREA HOTEL 23,458 S.F.
 AREA 321 N. CLARK 23,458 S.F.
 SITE COVERAGE 50%

SITE COVERAGE
 CALCULATION
 PROPOSED SITE PLAN

1"=40'-0" \pm

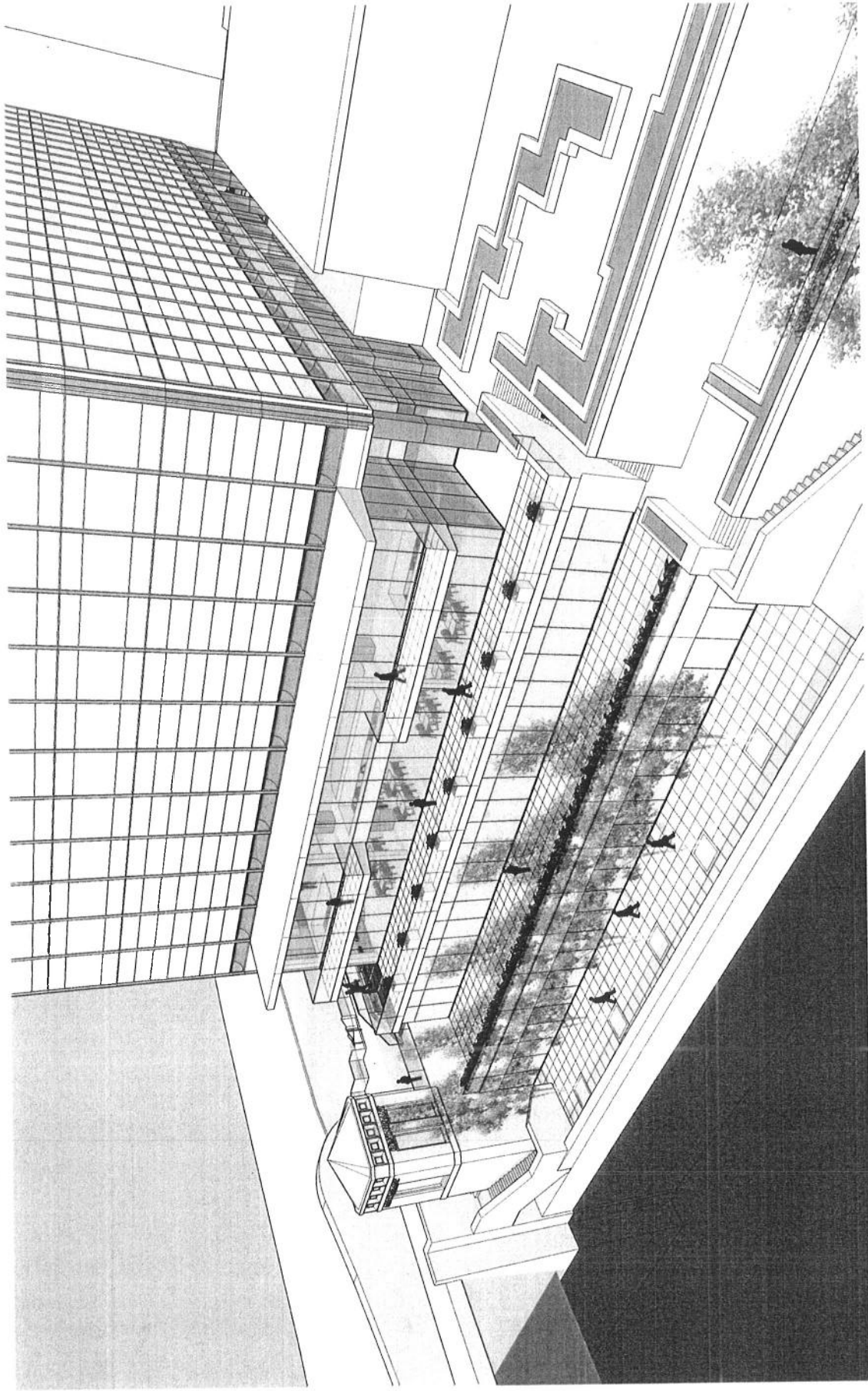
APRIL 12, 2016

CLARK STREET ONE WAY TRAFFIC SOUTH

GOETTSCHE PARTNERS

321 NORTH CLARK

HINES



GOETTSCH PARTNERS

321 NORTH CLARK

HINES



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 15, 2015

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

Re: Administrative Relief request for Residential Business Planned Development No. 325, Subarea C, Springhill Suites and Residence Inn Hotel at 410 N. Dearborn Street

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 325 ("PD 325"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 325.

Your client, Friedman Properties, Ltd. is seeking administrative relief to allow for the replacement of the existing pool and exercise room on the hotel's 27th floor with five additional hotel guest rooms, for a total of 528 rooms. A balcony area on the partial south and west elevations will be enclosed using the same materials and window profiles as the existing adjacent elevations. A revised, Partial 27th Floor Plan (Scheme 1), dated November 3, 2014, along with revised South and West Elevation Details, dated April 7, 2015, shall be inserted into the main file.

The following entities own property within PD 325: Dearkin Res (De) LLC, 50 West Kinzie LLC, River North Self-Park LLC, 413-419 North Clark LLC, River North Devco, LLC, Hubbard Brasserie LLC and 51 West Hubbard LLC. All of the entities are controlled by Albert M. Friedman.

PD 325 was last amended on March 1, 2006, and allows a maximum of 525 hotel rooms in Subarea C. According to your request, the Springhill Suites has 253 rooms and the Residence Inn has 270 rooms for a total of 523 rooms and you are seeking to add 5 rooms, for a total of 528 rooms. However, it should also be noted that when we issued a Part II in 2008 for the construction of the 27-story hotel it indicated the hotel would have 525 rooms, rather than 523. While there are only 523 rooms existing, this request is seeking to increase the maximum number of hotel rooms within Subarea C from 525 to 528 rooms.

With regard to your request, the Department of Planning and Development has determined that allowing the additional hotel rooms within Subarea C will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 325, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

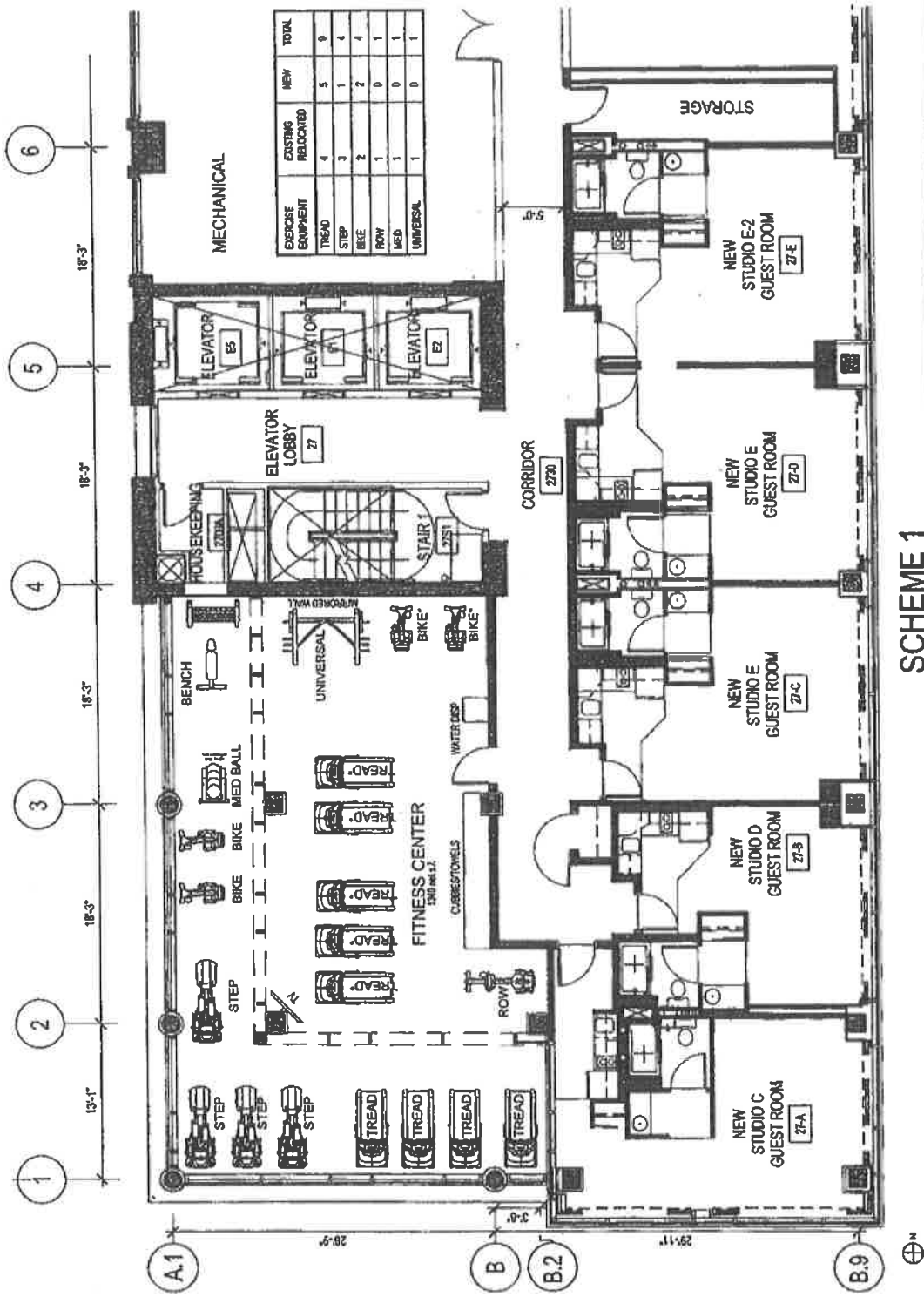
Sincerely,



Patricia A. Scudiero
Zoning Administrator

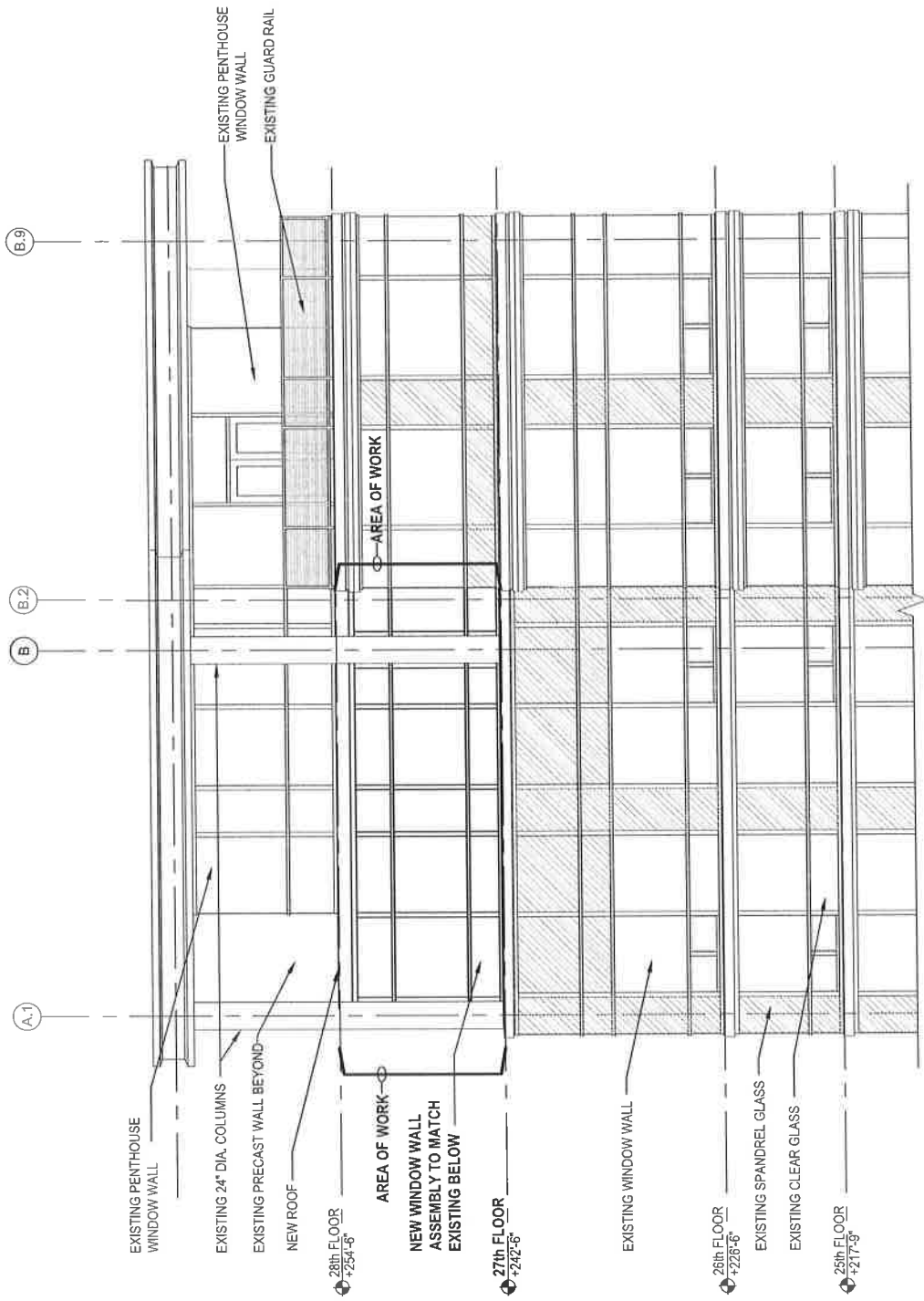
PAS:HG:tm

C: Mike Marmo, Erik Glass, Janice Hill, Main file



SCHEME 1

Hotel Renovation for White Lodging
 410 N. Dearborn, Chicago, Illinois

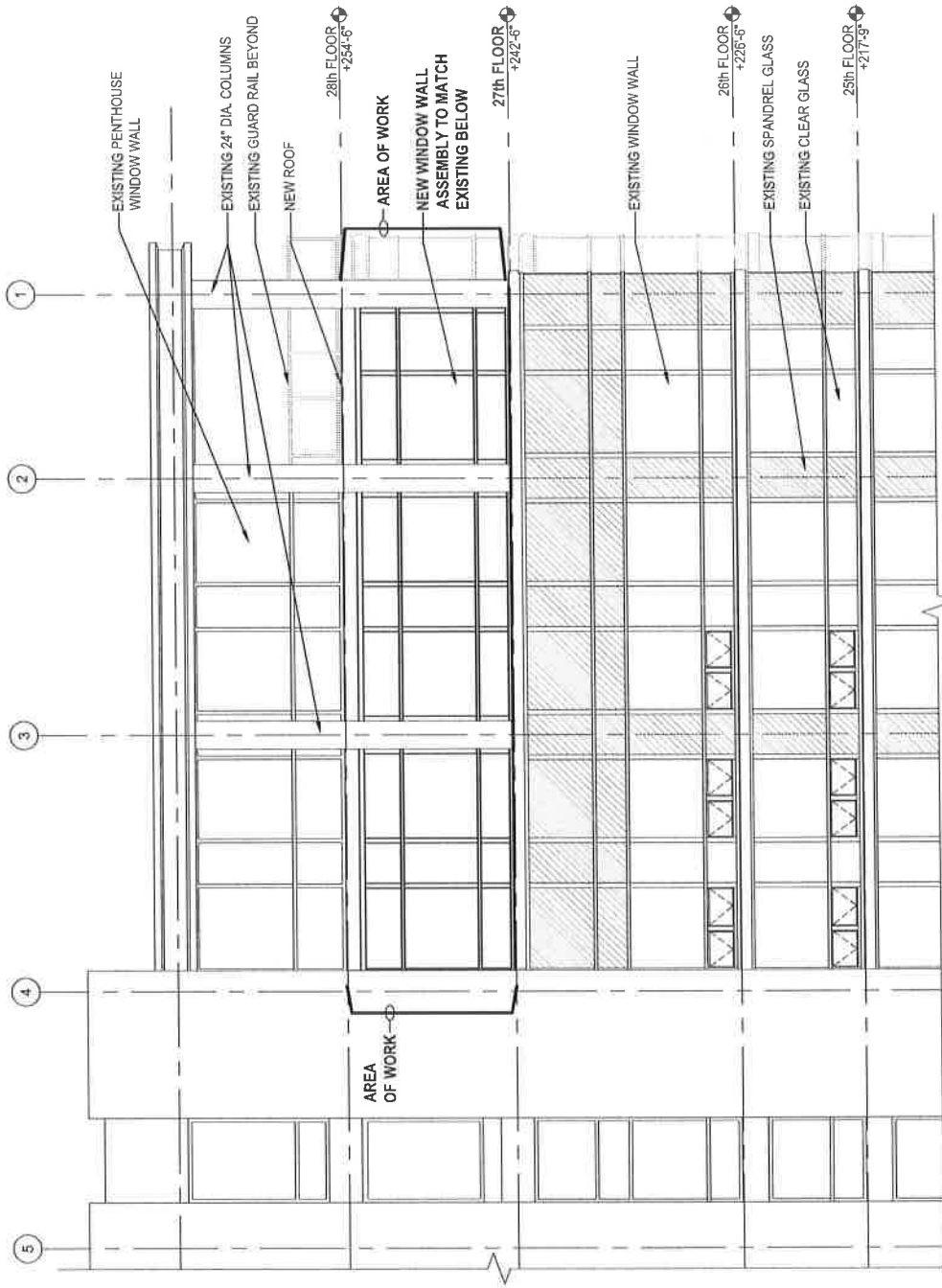


PROPOSED ENCLOSURE

River North Springhill Suites & Residence Inn
27th Floor Renovations

South Elevation Detail
April 7, 2015





PROPOSED ENCLOSURE

River North Springhill Suites & Residence Inn
27th Floor Renovations

West Elevation Detail
April 7, 2015



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 15, 2015

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

Re: Administrative Relief request for Residential Business Planned Development No. 325, Subarea C, Springhill Suites and Residence Inn Hotel at 410 N. Dearborn Street

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 325 ("PD 325"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 325.

Your client, Friedman Properties, Ltd. is seeking administrative relief to allow for the replacement of the existing pool and exercise room on the hotel's 27th floor with five additional hotel guest rooms, for a total of 528 rooms. A balcony area on the partial south and west elevations will be enclosed using the same materials and window profiles as the existing adjacent elevations. A revised, Partial 27th Floor Plan (Scheme 1), dated November 3, 2014, along with revised South and West Elevation Details, dated April 7, 2015, shall be inserted into the main file.

The following entities own property within PD 325: Dearkin Res (De) LLC, 50 West Kinzie LLC, River North Self-Park LLC, 413-419 North Clark LLC, River North Devco, LLC, Hubbard Brasserie LLC and 51 West Hubbard LLC. All of the entities are controlled by Albert M. Friedman.

PD 325 was last amended on March 1, 2006, and allows a maximum of 525 hotel rooms in Subarea C. According to your request, the Springhill Suites has 253 rooms and the Residence Inn has 270 rooms for a total of 523 rooms and you are seeking to add 5 rooms, for a total of 528 rooms. However, it should also be noted that when we issued a Part II in 2008 for the construction of the 27-story hotel it indicated the hotel would have 525 rooms, rather than 523. While there are only 523 rooms existing, this request is seeking to increase the maximum number of hotel rooms within Subarea C from 525 to 528 rooms.

With regard to your request, the Department of Planning and Development has determined that allowing the additional hotel rooms within Subarea C will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 325, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

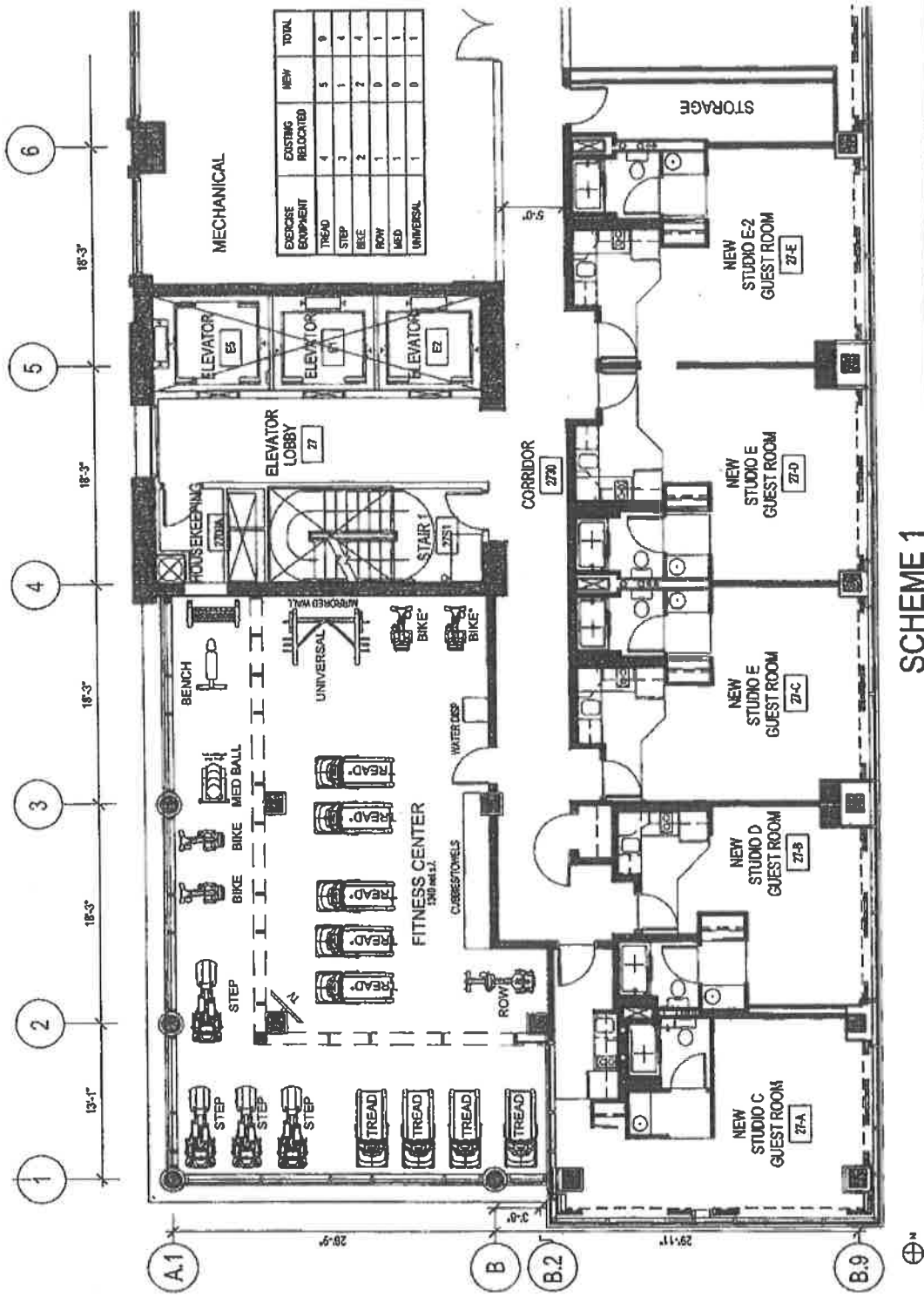
Sincerely,



Patricia A. Scudiero
Zoning Administrator

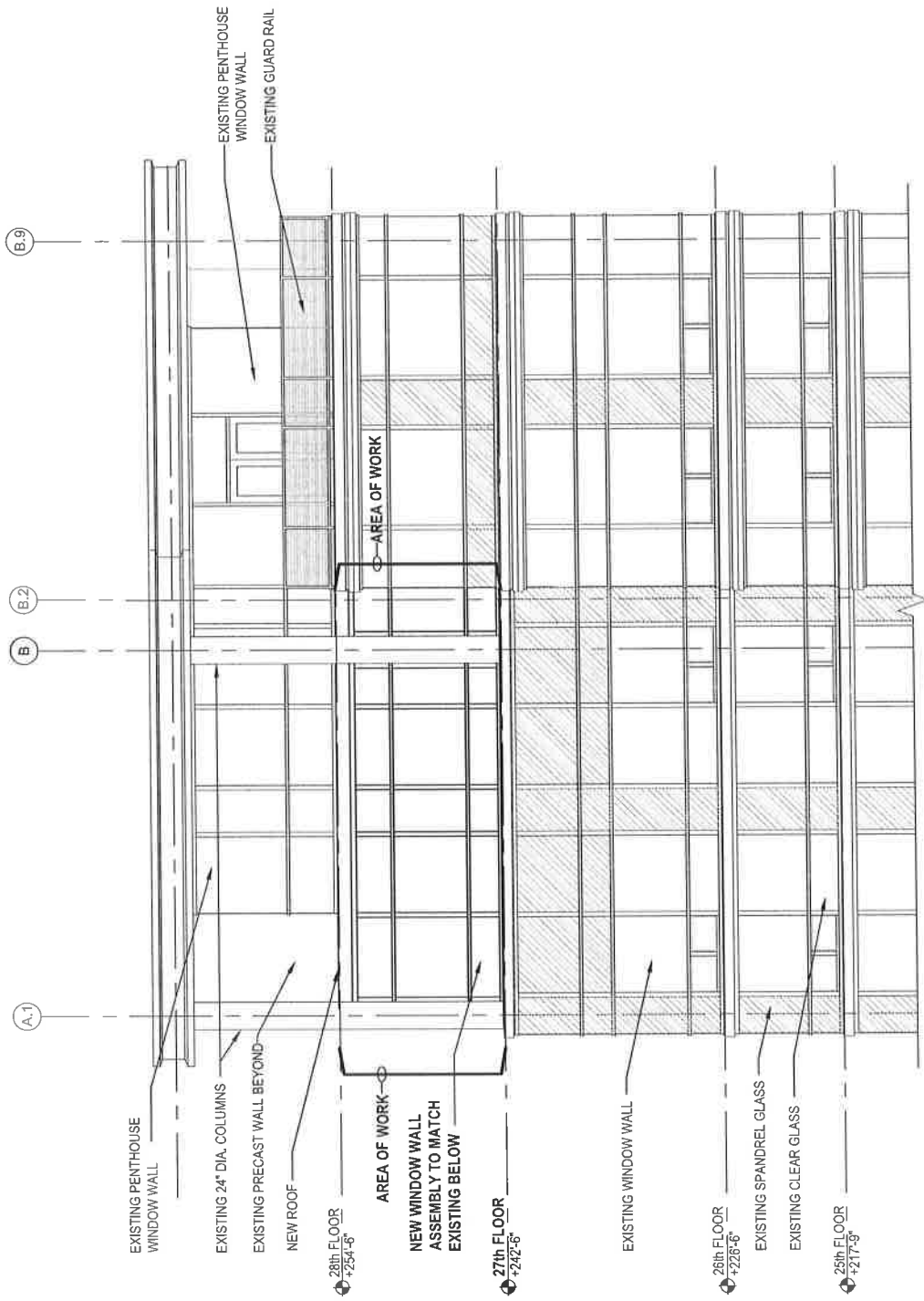
PAS:HG:tm

C: Mike Marmo, Erik Glass, Janice Hill, Main file



SCHEME 1

Hotel Renovation for White Lodging
 410 N. Dearborn, Chicago, Illinois

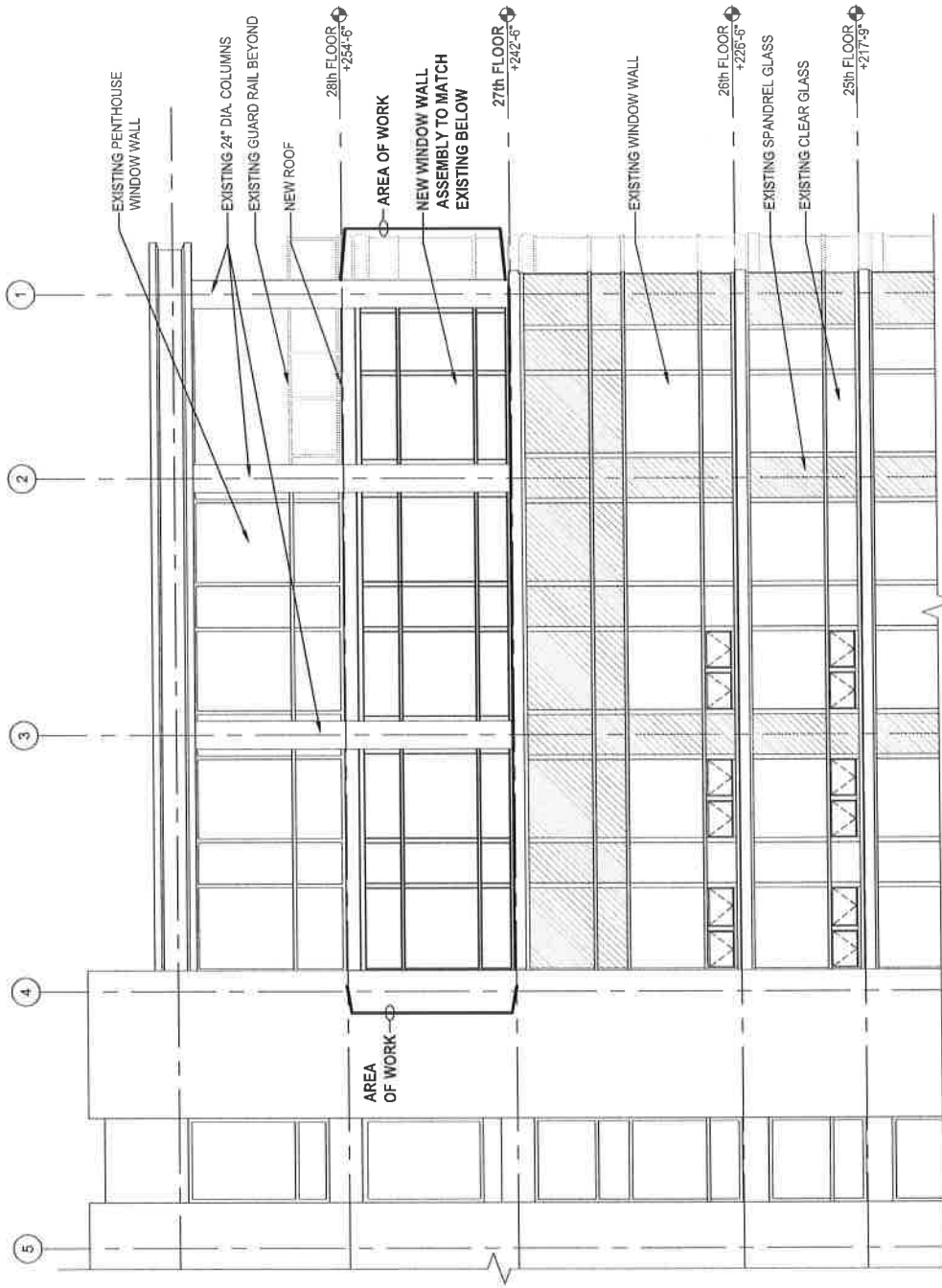


PROPOSED ENCLOSURE

River North Springhill Suites & Residence Inn
27th Floor Renovations

South Elevation Detail
April 7, 2015





PROPOSED ENCLOSURE

River North Springhill Suites & Residence Inn
27th Floor Renovations

West Elevation Detail
April 7, 2015





DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

June 10, 2013

Mara S. Georges
Daley and Georges, Ltd.
20 South Clark Street
Suite 400
Chicago, IL 60626

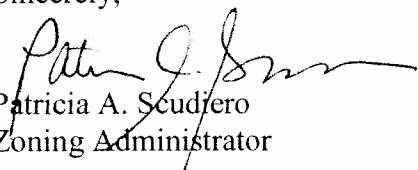
Re: Advisory Opinion for Residential Business Planned Development No 325, as amended, Subarea A, Bridgehouse Tavern proposed enclosure, 321 N. Clark Street

Dear Ms. Georges:

In response to your recent request, please be advised that we have reviewed your request in regards to Bridgehouse Tavern, located at 321 N. Clark St., within Residential-Business Planned Development No. 325 ("PD"). According to your request letter, Bridgehouse Tavern uses a portion of their property as an outdoor dining patio, abutting the Chicago River to the north, below plaza level. The owners wish to install an awning over the patio area and utilize temporary walls to enclose the area under the awning during winter months.

Statement No. 5 of the PD permits unenclosed or partially enclosed restaurants adjacent to and operated with enclosed restaurants and taverns. The Bulk Regulations and Data Table identifies a 30 to 55-foot minimum setback from the Chicago River at the Plaza Level. While no minimum setback at the lower level is identified in the PD, the expansion of this existing restaurant into the river walk is not allowed. While no plan was submitted, from the concept renderings provided it appears this enclosure would extend to or close to the edge of the river walk, thereby restricting public access. The PD does not allow for the existing river walk to be closed or significantly reduced in width. In a recent email between Nelson Chueng of my staff and a representative of Bridgehouse Tavern, we suggested a retractable awing without temporary walls as a way to provide shelter during inclement weather. If you have any questions or need additional information, please contact Teresa McLaughlin at (312) 744-4891.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm
C: Vicki Lozano, Nelson Chueng, Main file



THATCHER OAKS
AWNINGS

Client: Bridge House Tavern
Description: Concept Rendering

Salesperson: Allison Vargas
Date: 1/3/2013



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

June 20, 2012

John J. George
Daley and George, Ltd.
Two First National Plaza
20 South Clark Street, Suite 400
Chicago, IL 60603-1835

**Re: Administrative Relief request for Residential Business Planned Development No. 325
Sub Area C, 54 W. Kinzie Street, Proposed relocation of two loading berths**

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 325, as amended, has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

You are requesting, on behalf of your client, Lettuce Entertain You Enterprises, Inc., to remove the two existing interior loading docks and convert the existing interior area into retail storage and cooler space. You are also requesting the relocation of one of the interior loading docks to the private alley contained within Sub Area C of the Planned Development. The existing interior loading dock are would then be converted into retail storage and cooler space.

With regard to your request, the Department of Housing and Economic Development has determined that allowing the one existing interior loading docks to be relocated within the private alley would not create an adverse impact on the Planned Development and surrounding neighborhood. The PD requirement of 4 loading docks is still satisfied with the elimination of one of the existing loading as 1 loading dock is located within the residential building located within Sub-area C at Clark and Hubbard that is accessed from Hubbard Street.

Therefore, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 325, I hereby approve the forgoing minor change, but no other to this Planned Development.

This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Main file



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

June 6, 2012

John J. George
Daley and George, Ltd.
Two First National Plaza
20 South Clark Street, Suite 400
Chicago, IL 60603-1835

**Re: Administrative Relief request for Residential Business Planned Development No. 325
Sub Area C, 54 W. Kinzie Street, Proposed relocation of two loading berths**

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 325, as amended, has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

You are requesting, on behalf of your client, Lettuce Entertain You Enterprises, Inc., to relocate the two existing interior loading docks to the private alley contained within Sub Area C of the Planned Development. The existing interior loading dock are would then be converted into retail storage and cooler space.

With regard to your request, the Department of Housing and Economic Development has determined that allowing the two existing interior loading docks to be relocated within the private alley would create an adverse impact on the Planned Development and surrounding neighborhood. This Planned Development requires a total minimum of 15 loading berths, including 4 within Sub Area C. Pursuant to Statement 17-10-1106-B of the Chicago Zoning Ordinance, each required off-street loading space must be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements, subject to approval by the Commissioner of Transportation. Along with the Department of Transportation, we believe that allowing four back-to-back loading berths within this private alley would negatively impact traffic movement. It would be difficult to use all of the loading berths simultaneously and it would most likely result in truck queuing along W. Kinzie St.

Therefore, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 325, I hereby deny this minor change request.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

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



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

September 26, 2011

Richard A. Toth
Daley and George, Ltd.
Two First National Plaza, Suite 400
20 South Clark Street
Chicago, IL 60603-1903

**Re: Administrative Relief request for Residential Business Planned Development
No. 325, Sub area C, 71 West Hubbard Street**

Dear Mr. Toth:

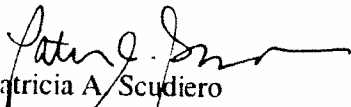
Please be advised that your request for a minor change to Planned Development No. 325 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

You are requesting to increase the height of the proposed residential building at 71 West Hubbard St. The height will increase from 527 feet to 532 feet as measured to the underside of the penthouse roof structure, and increase to 547 feet as measured to the top of the parapet. A revised North Elevation, prepared By Solomon Cordwell Buenz and dated June 15, 2011, shall be inserted into the main file. In your request letter dated September 19, 2011, you indicate there will be no increase in floor area and no increase in the number of dwelling units.

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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 325, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Benet Haller, Main file



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

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

<http://www.cityofchicago.org>

June 3, 2008

Mr. John J. George
20 South Clark Street #400
Chicago, IL 60603-1903

Re: **Site Plan Approval for Residential - Business Planned
Development No. 325 portion Sub Area C: 60 West Kinzie
Street**

Proposal: 715 space parking garage with 14,770 square feet
of ground level retail space

Location: Northeast corner of Kinzie and Clark Streets

Dear Mr. George:

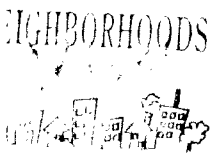
We have reviewed the drawing packet dated June 2, 2008 as prepared by the architecture firm of HOK and submitted by you which contains elevations, floor plans, a site plan, landscape plan and some 3 dimensional views for the construction of a 295,000 square foot parking garage and retail facility. The project will contain 14,770 square feet of retail and 715 parking spaces of which 498 will be counted as non-accessory parking spaces and 217 will count as accessory spaces for other uses located within sub area C. These plans are submitted in accordance with Statement No. 12 of Residential-Business Planned Development No. 325. This is the second of three development sites within sub-area C.

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for a portion of Sub-area C within Residential-Business Planned Development No. 325 is approved as conforming to the Plan of Development as passed by the Chicago City Council on March 1, 2006

Sincerely,

Arnold L. Randall,
Commissioner

Originated by: Benet Haller
cc: Robert McKenna, Mike Marmo, Paul Zajmezak



HUBBS



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

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

<http://www.cityofchicago.org>

November 20, 2006

Mr. Rex Curran
Senior Vice President
S.P.D., LLC
350 North Clark
Chicago, IL 60610

Re: **Administrative Relief request for Residential-Business Planned Development
No. 325, Subarea B, 353 N. Clark Street**

Dear Mr. Curran:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 325 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.13 of the Planned Development.

Specifically, you requested the following changes:

Parking: A reduction in parking spaces from 160 to 135. Downtown office uses have no minimum parking requirements. The project is providing 36 additional tandem spaces in conjunction with a valet parking system operated by the building. In addition, a new public parking garage is planned on the other side of Kinze Street in Subarea C of the PD.

Building Elevations: Changes to the louvers on the 20th and 21st floors are needed to accommodate the refined design needs of the HVAC equipment on those floors. The following drawings, prepared by Lohan Anderson, October 24, 2006, shall be substituted in place of the previously approved drawings and inserted into the main file in anticipation of Part II:

A-100SB	Parking P2 Plan
A-100B	Parking P1 Plan
A-301	South Elevation
A-302	North Elevation
A-303	East & West Elevations

With regard to your request, the Department of Planning and Development has reviewed the request and has determined that these revisions will not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 325, I hereby approve the foregoing minor change, but no other changes to Residential-Business Planned Development No. 325.

Sincerely,

Lori T. Healey
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Terri Haymaker, Mike Marmo, DPD files

NEIGHBORHOODS



3/1/2006

REPORTS OF COMMITTEES

15194
72037

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-F.
(As Amended)

(Application Number 15194)

RBP 325,99

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 Residential-Business Planned Development Number 325, as amended, symbols and indications as shown on Map Number 1-F in the area bounded by:

West Hubbard Street; a line 121.14 feet west of North Dearborn Street; the alley next south of West Hubbard Street; a line 97.90 feet west of North Dearborn Street; West Hubbard Street; North Dearborn Street; the north bank of the Chicago River; and North Clark Street,

to the designation of Residential-Business Planned Development Number 325, 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 Planned Development Number 325, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 325, as amended, consists of approximately two hundred twenty-three thousand eight hundred twenty-four and ninety-two hundredths (223,824.92) square feet (five and one hundred thirty-eight thousandths

- (5.138) acres). The property described herein as Parcel B and Parcel C is owned or controlled by the applicant, Kinzie Development South, L.L.C., (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 as they relate to Parcel B and Parcel C shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall move to the benefit of the Applicant's successors and assigns and if different than the Applicant, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 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. The Applicant, Kinzie Development South, L.L.C., shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification of change relating to Parcel B and Parcel C until the Applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change to Parcel B and Parcel C.
 4. This plan of development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; an Overall Site Plan; a Site Plan (Subareas B and C); a Landscape Plan (Subareas B and C); a Kinzie/Hubbard Street Level Plan; a Parking Lower Level 2 Plan -- Subarea B; a Lower Carroll Level Plan -- Subarea B; a North/South Building Section (Subarea B); a Hubbard Street North Elevation Looking South; a Kinzie Street South Elevation Looking North; a Dearborn Street East Elevation Looking West; a Clark Street West Elevation Looking East; a Kinzie Street North Elevation Looking South; and an Upper Carroll Street South Elevation Looking North dated February 16, 2006. Full size sets of the Site Plan, the 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 "Residential-Business Planned Development":
 - Subarea A: Hotel and related uses, business offices 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 right-of-way, swimming pools and health facilities, rooftop earth station receiving dishes and parking.
 - Subarea B: Residential uses, business offices and related uses, retail or service establishments, restaurants and taverns, including live entertainment and dancing, health club facilities, rooftop earth station receiving dishes and accessory and non-accessory parking.
 - Subarea C: Residential uses; business offices and related uses, retail or service establishments, restaurants and taverns, including live entertainment and dancing, hotel and related uses, health club facilities, live theaters, motor vehicle rental with accessory auto laundry, rooftop earth station receiving dishes (providing they are appropriately screened) and accessory and non-accessory parking.
6. 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. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.

9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The permitted floor area ratio ("F.A.R.") for Subarea B and Subarea C has been determined using a Net Site Area of fifty-seven thousand two hundred ninety-five and sixty-hundredths (57,295.60) square feet and base F.A.R. of thirteen and fifty-hundredths (13.50) for Subarea B and a Net Site Area of sixty-eight thousand fifty-five and sixty-eight hundredths (68,055.68) and base F.A.R. of eleven and twenty-four hundredths (11.24) for Subarea C and additional floor area ratio for a series of proposed amenities, as follows:

Subarea B:

Description	Floor Area Ratio
Base F.A.R.	13.50
Public Plazas and Pocket Parks	3.96
Indoor Through-Block Connection	0.66
Sidewalk Widening	0.76
Upper Floor Setbacks	1.16
Underground Parking and Loading	<u>2.26</u>
Subarea B F.A.R.	22.30
(Less) F.A.R. Transfer to Subarea C	<u>0.35</u>
Subarea B Total F.A.R.	21.95

Subarea C:

Description	Floor Area Ratio
Base F.A.R.	11.24
Sidewalk Widening on Dearborn	0.18
Green Roof	0.57
Lower Level Planting Terraces	0.61
Upper Level Setbacks (Hotel)	0.29
Upper Level Setbacks (Residential)	2.52
Parking Concealed by Occupiable Space	<u>0.84</u>
Subarea C F.A.R.	16.25
F.A.R. Transfer from Subarea B	<u>0.35</u>
Subarea C Total F.A.R.	16.60

12. With respect to the residential building, parking garage and retail uses proposed for Subarea C, 2 property, the Applicant shall submit a site plan, landscape plan and building elevations (collectively, a "site plan") to the Department of Planning and Development for site plan and Part II approval pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance. Site plan approval is intended to assure that the development proposal for the residential building, parking garage and retail uses are architecturally integrated and otherwise consistent with the remainder of the planned development ordinance and to assist the City in monitoring ongoing development. If a site plan substantially conforms with the provisions of this planned development ordinance, the Commissioner shall approve the site plan and shall issue written approval thereof to the Applicant within thirty (30) days of submission of the completed application. If the Commissioner determines within said thirty (30) day period that the site

plan does not substantially conform with the provisions of the planned development ordinance, the Commissioner shall advise the Applicant in writing regarding the specific reasons for such adverse determination and the specific areas in which the site plan does not conform to the provisions of this planned development ordinance within fourteen (14) days from the expiration of said thirty (30) day period. In the event of an adverse determination by the Commissioner, the Applicant shall have the right to submit a supplemental or revised site plan for approval. The Commissioner shall thereafter review any resubmission within fourteen (14) days and make a final written determination within said period. The failure of the Commissioner to so advise the Applicant in writing within the time period herein specified shall be deemed the Commissioner's approval of the submitted site plan. Following approval of the site plan by the Commissioner, the site plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this planned development ordinance. After the Commissioner approves the site plan, the approved site plan may be changed or modified pursuant to the provisions of this planned development ordinance. In the event of any inconsistency between an approved site plan and the terms of the planned development ordinance in effect at the time of approval of such site plan or of the modifications thereto, the terms of the planned development ordinance shall govern. The site plan for the residential building, parking garage and retail uses to be constructed within the Subarea C property shall, at a minimum, provide the following information:

- building footprint;
- dimensions of all setbacks;
- location and depiction of all driveway (including relevant dimensions);
- location and depiction of all signage;
- all building elevations; and
- statistics regarding the new building to be constructed, including:
 - (1) floor area and F.A.R. as presented on submitted drawings;
 - (2) number of parking spaces provided;
 - (3) number of loading berths provided;
 - (4) the uses to occur in the buildings;

- (5) maximum building height;
 - (6) setbacks and vertical setbacks, required and provided; and
 - (7) traffic generation data to update and supplement previously submitted traffic impact studies, if the Chicago Department of Transportation deems it necessary.
13. 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 planned development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
 14. 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 the building located within this planned development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The Applicant agrees to install a minimum of fifty percent (50%) of the net flat roof area of the office building to be constructed on Subarea B as a vegetative green roof. The Applicant agrees to install a minimum of twenty-five percent (25%) of the net flat roof area of the residential building and parking garage to be constructed on Subarea C as a vegetative green roof.
 15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permit shall be granted by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.

15194

- 16. Unless substantial construction of the improvements proposed for Subareas B and C has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development as it pertains to Subareas B and C shall expire and the zoning of the property shall automatically revert to the pre-existing Residential-Business Planned Development Number 325, as amended in 2000 classifications.

[Existing Zoning Map; Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; Site Plans; Landscape Plans; Street Level Plan; Parking Level Plan; Building Elevations; and Plant List Palette referred to in these Plan of Development Statements printed on pages 72048 through 72063 of this *Journal*.]

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

*Residential-Business Planned Development Number 325,
As Amended.*

Bulk Regulations And Data Table.

Subarea	Net Site Area		Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
	Square Feet	Acres		
A	98,473.64	2.261	13.00	55%
B	57,295.60	1.315	21.95	86%
C	68,055.68	1.562	16.60	100%
TOTAL	223,824.92	5.138	16.39	77%

Gross Site Area = Net Site Area (including Alley to be Vacated) + Adjoining Right-of-Way Dedicated

323,791.85 square feet = 223,824.92 square feet (includes Alley to be Vacated = 4,036.86 square feet) + 99,966.93 square feet

Maximum Floor Area Ratio Calculation:

Subarea B:

Description	Floor Area Ratio
Base F.A.R.	13.50
Public Plazas and Pocket Parks	3.96
Indoor Through-Block Connection	0.66
Sidewalk Widening	0.76
Upper Floor Setbacks	1.16
Underground Parking and Loading	<u>2.26</u>
Subarea B F.A.R.	22.30
(Less) F.A.R. Transfer to Subarea C	<u>(0.35)</u>
Subarea B Maximum F.A.R.	21.95

Subarea C:

Description	Floor Area Ratio
Base F.A.R.	11.24
Sidewalk Widening on Dearborn	0.18
Green Roof	0.57
Lower Level Planning Terraces	0.61

Description	Floor Area Ratio
Upper Level Setbacks (Hotel)	0.29
Upper Level Setbacks (Residential)	2.52
Parking Concealed by Occupiable Space	<u>0.84</u>
Subarea C F.A.R.	16.25
F.A.R. Transfer from Subarea B	<u>(0.35)</u>
Subarea C Maximum F.A.R.	16.60

Off-Street Parking and Loading:

Parcel A:

Minimum Number of Off-Street Parking Spaces:	125
Minimum Number of Off-Street Loading Berths:	8

Parcel B:

Minimum Number of Off-Street Parking Spaces:	160
Minimum Number of Off-Street Loading Berths:	3

Parcel C:

Minimum Number of Off-Street Parking Spaces:	360
Minimum Number of Off-Street Loading Berths:	4
Maximum Number of Non-Accessory Parking Spaces:	600

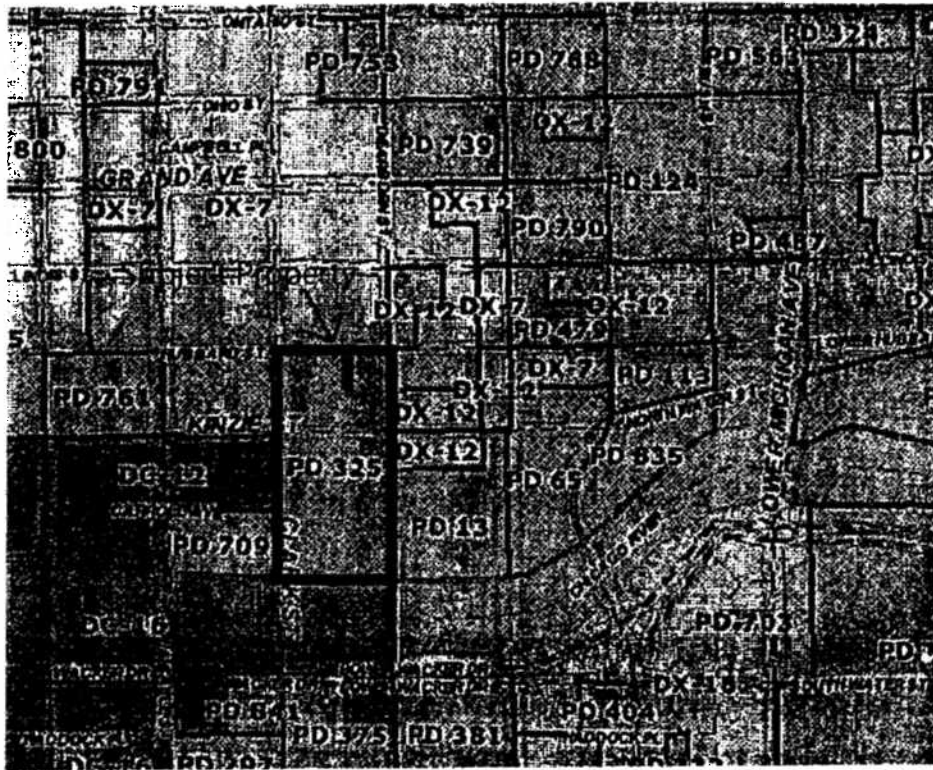
Bulk Regulations:

Maximum Number of Hotel Rooms Subarea A:	475
Maximum Number of Hotel Rooms Subarea C:	525
Maximum Number of Dwelling Units:	832
Maximum Area Devoted to Hotel Space on Parcel A above Plaza Level:	325,000 square feet
Maximum Area Devoted to Office Space on Parcel A above Plaza Level:	980,000 square feet

Setbacks:

Minimum Setback from Chicago River at Plaza Level:	30 feet in the area between North Dearborn Street and a line 185.48 feet west of North Dearborn Street. 55 feet in the area between a line 185.48 feet west of North Dearborn Street and North Clark Street
Minimum Setback on Parcel B from North Clark Street, at Plaza Level:	0 feet for elevation up to 50 feet above West Kinzie Street, 48 feet from elevation 50 feet to 110 feet and 100 feet at elevations greater than 110 feet
Minimum Setback from North Dearborn Street for Subareas B and C:	4 feet
Minimum Setbacks at all other Property Lines:	None

Existing Zoning Map.



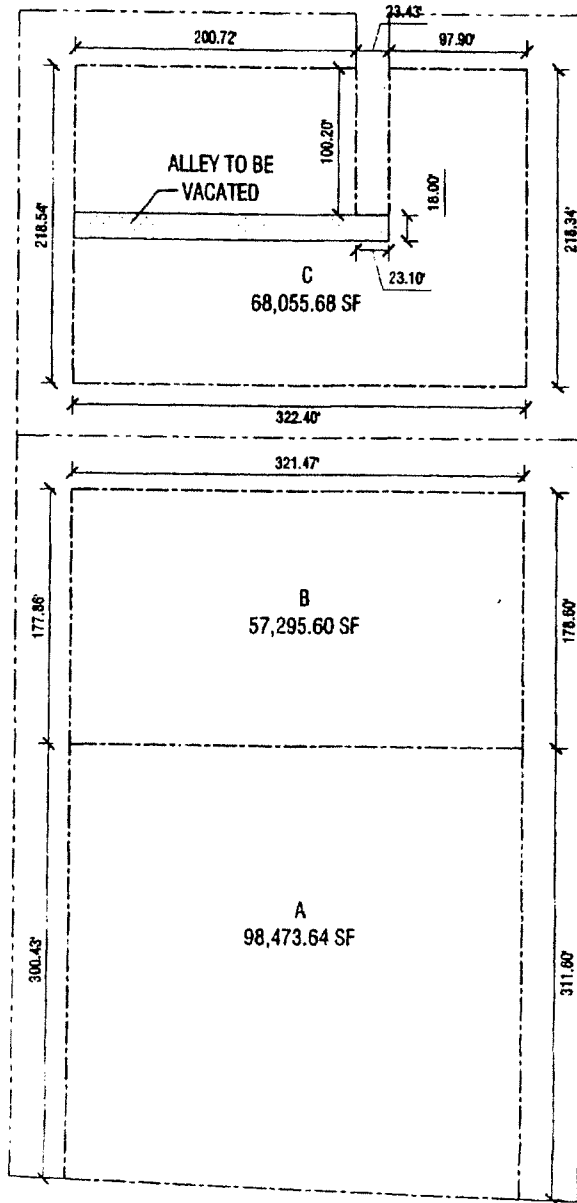
Planned Development Property Line, Boundary
And Right-Of-Way Adjustment Map.

HUBBARD ST.

W. KINZIE

CLARK ST.

DEARBORN ST.



LEGEND:

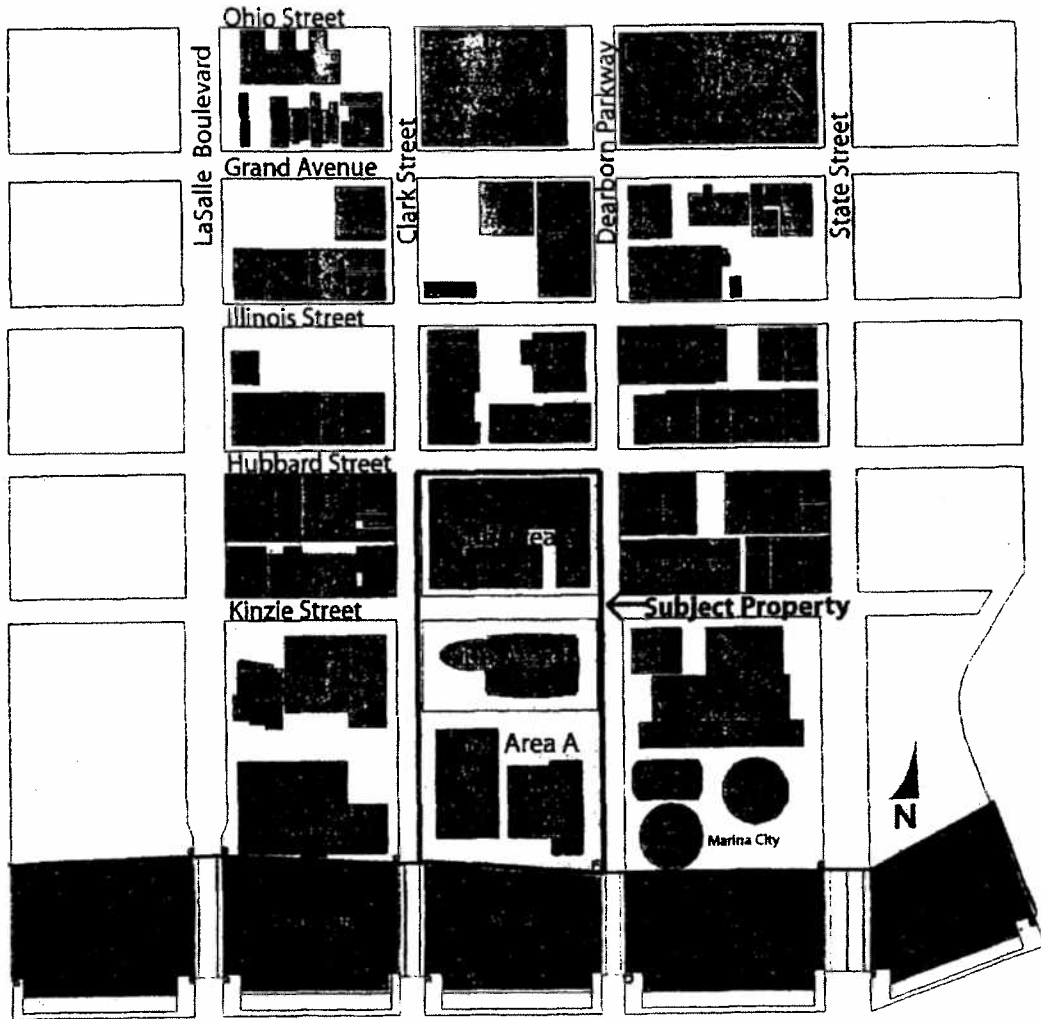
PROPERTY LINE

PLANNED DEVELOPMENT BOUNDARY

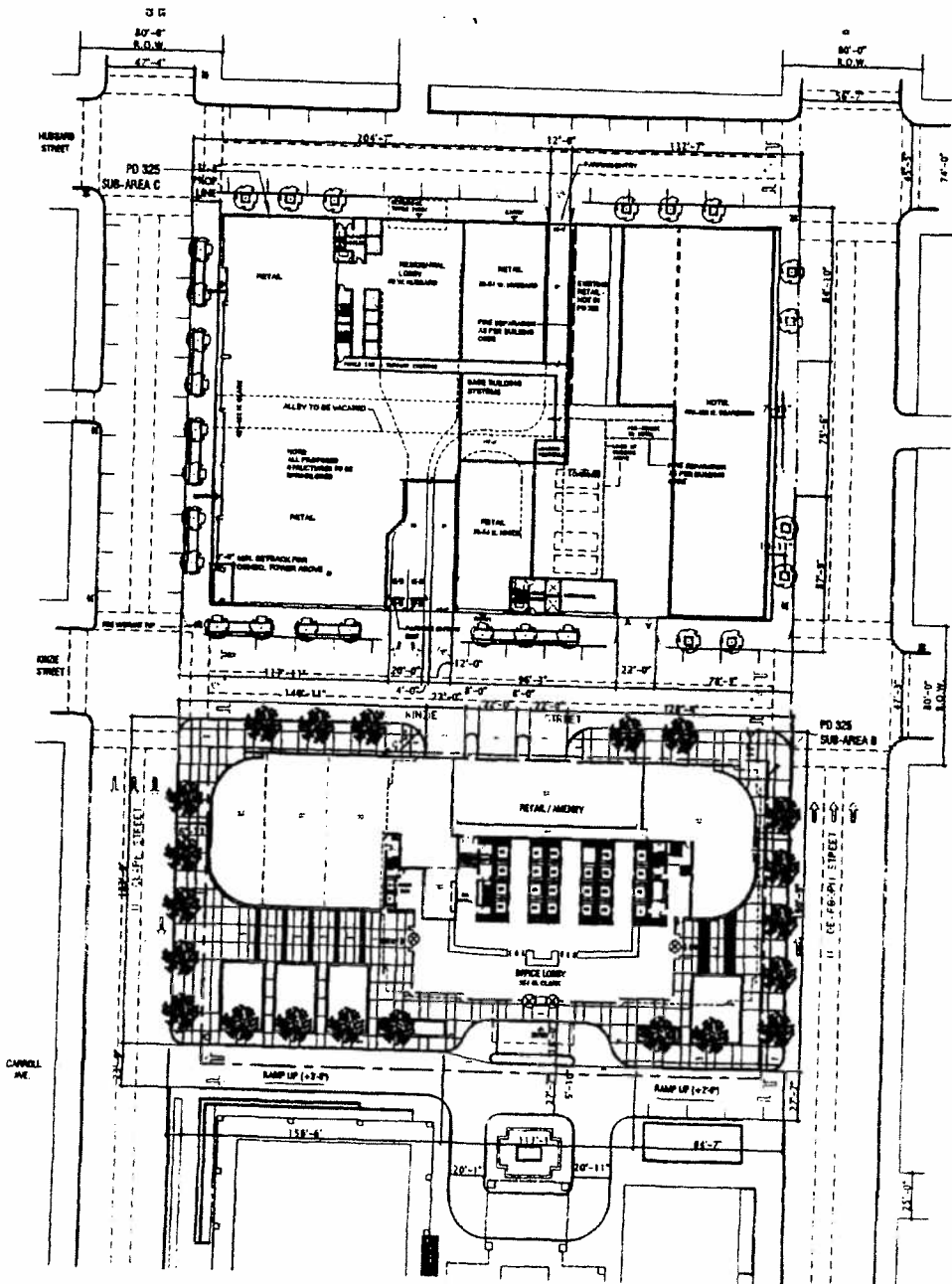
EXISTING BUILDING

PROPOSED ALLEY TO BE VACATED

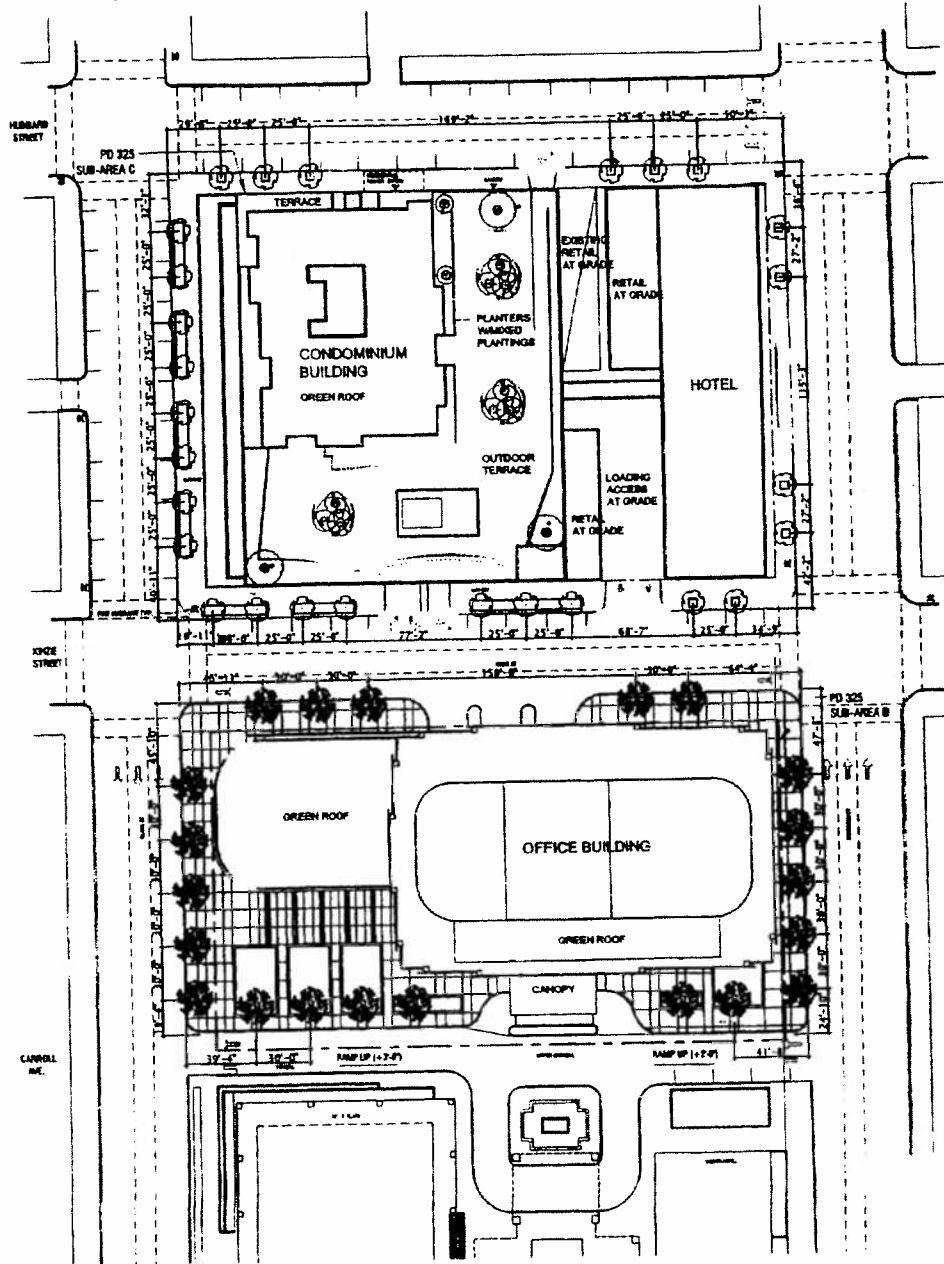
Overall Site Plan.



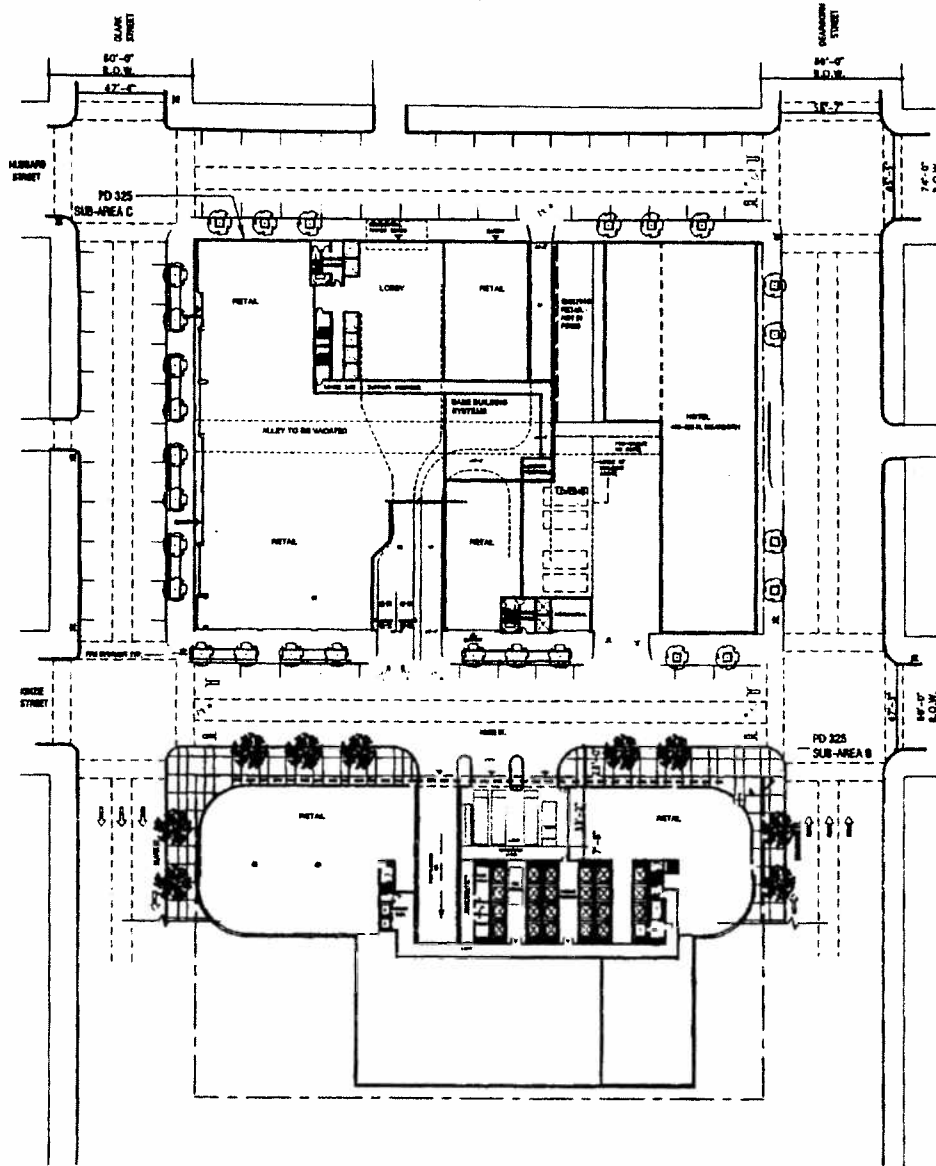
Site Plan (Subareas B And C)



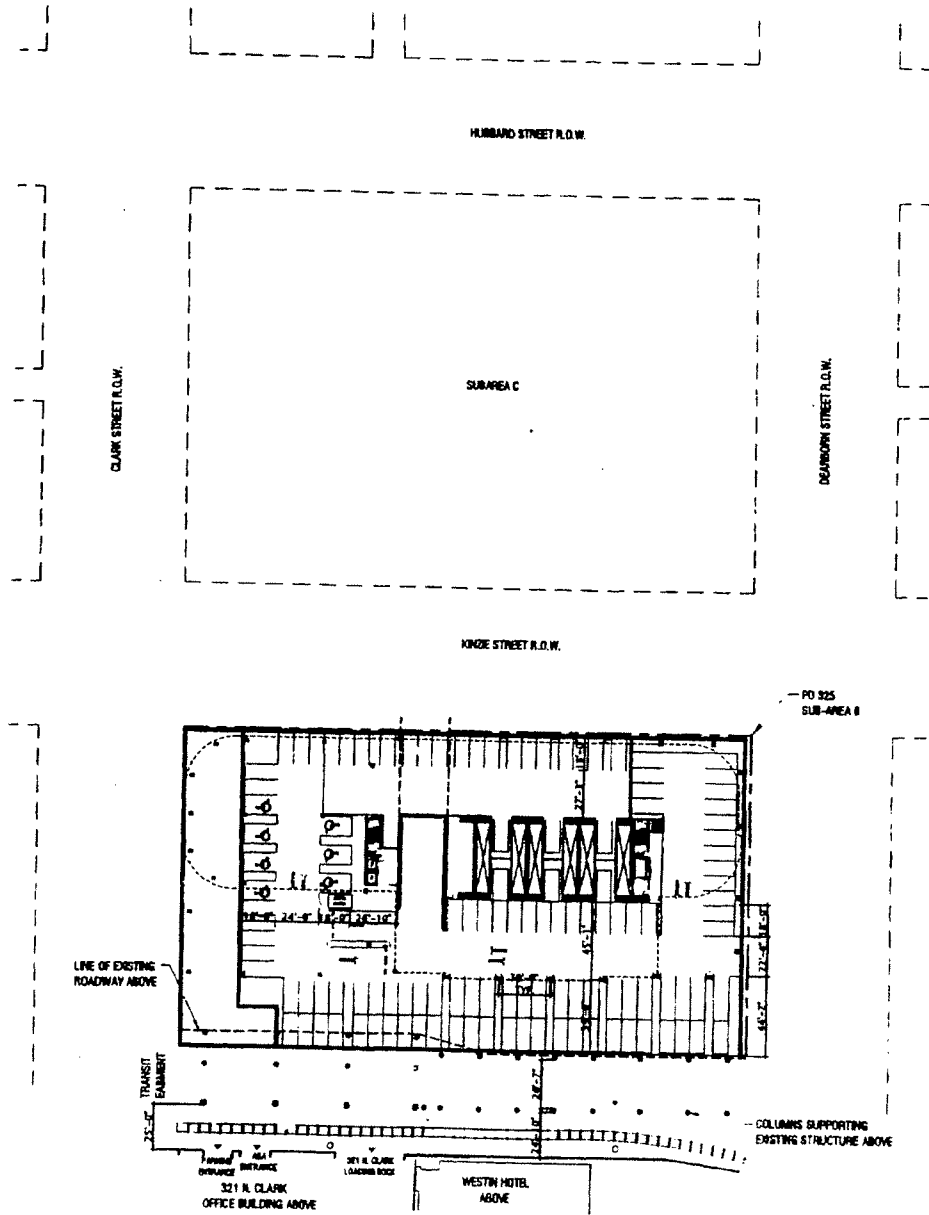
Landscape Plan.
(Subareas B And C)



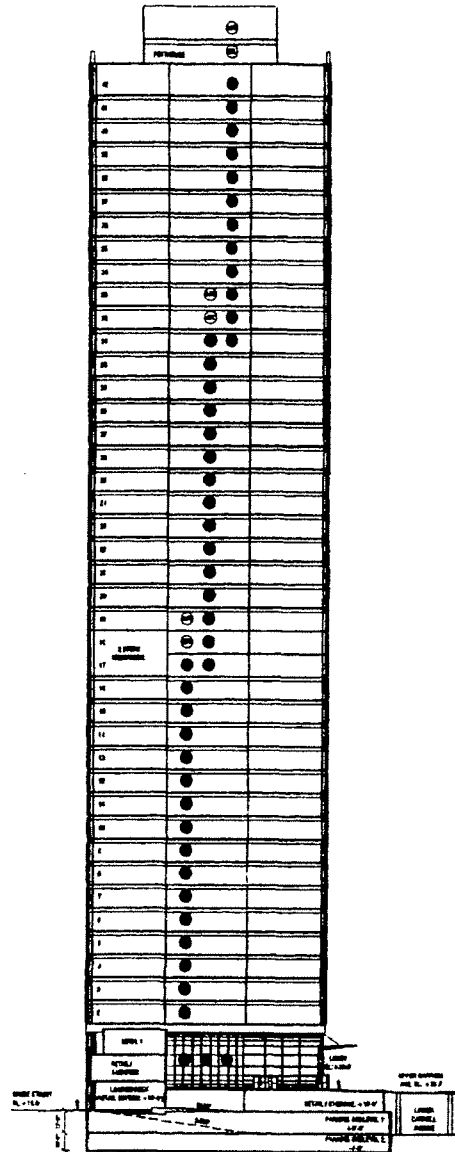
Kinzie/Hubbard Street Level Plan.



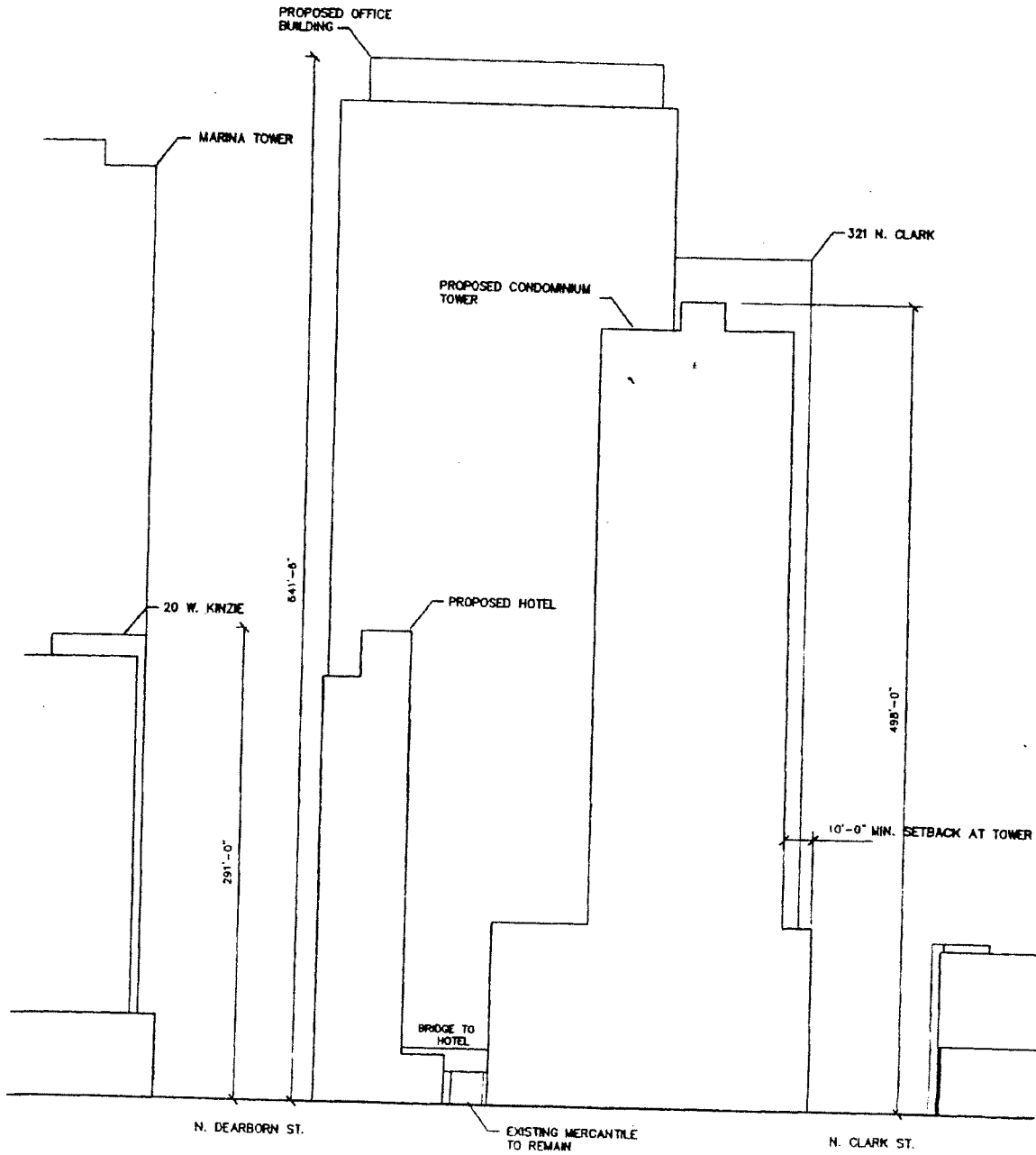
Lower Carroll Level Plan -- Subarea B.



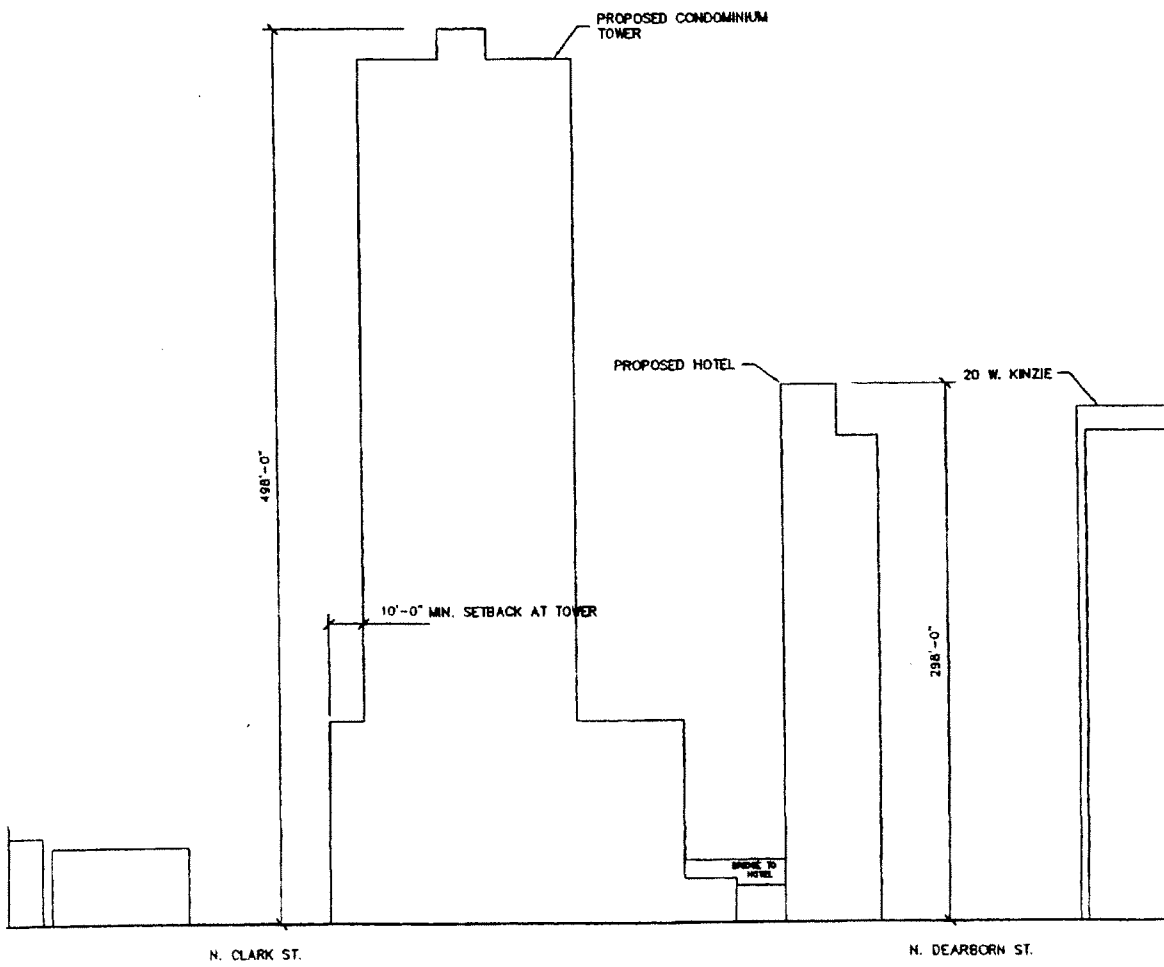
North/South Building Section
(Subarea B)



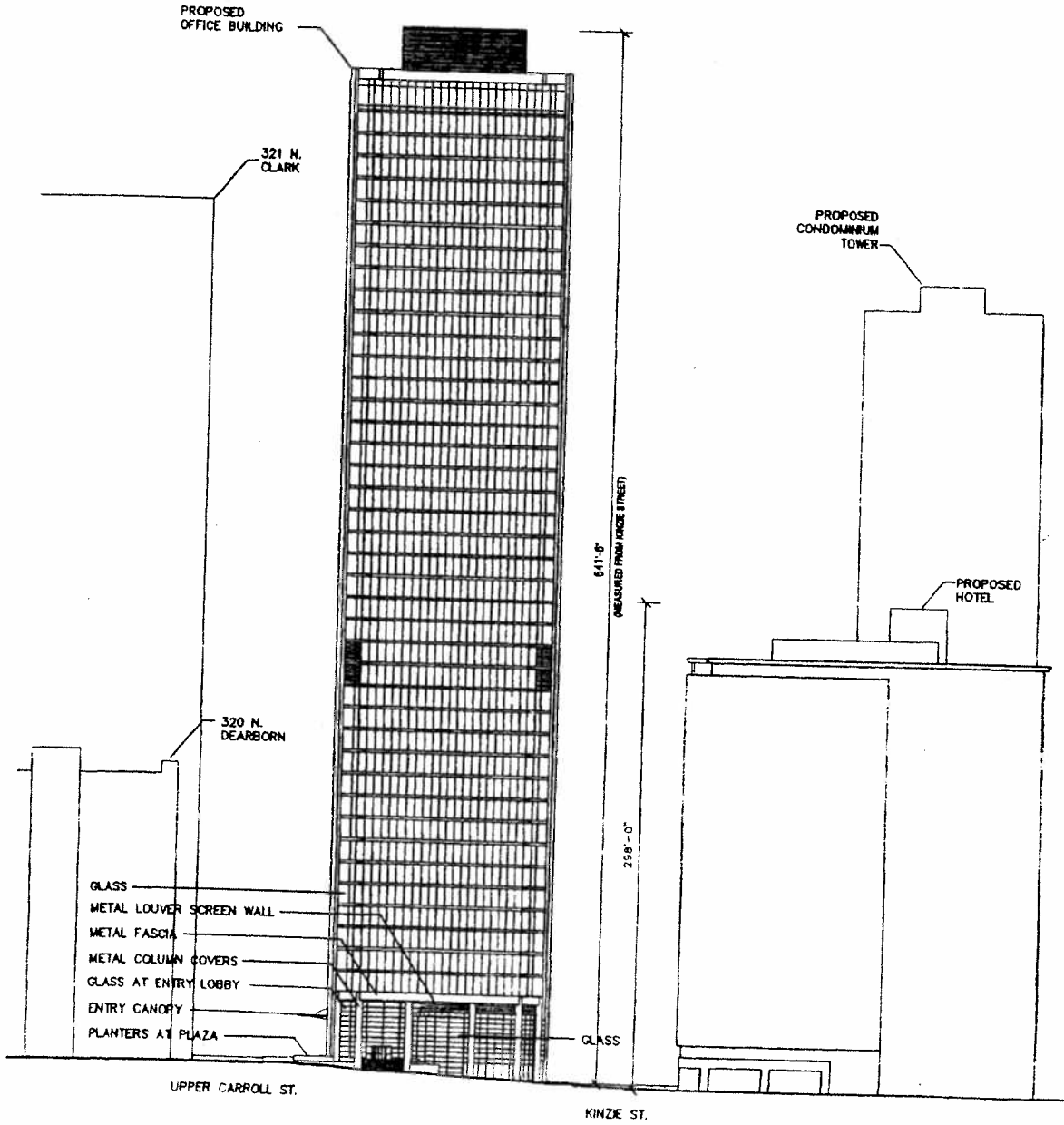
Hubbard Street North Elevation
Looking South.



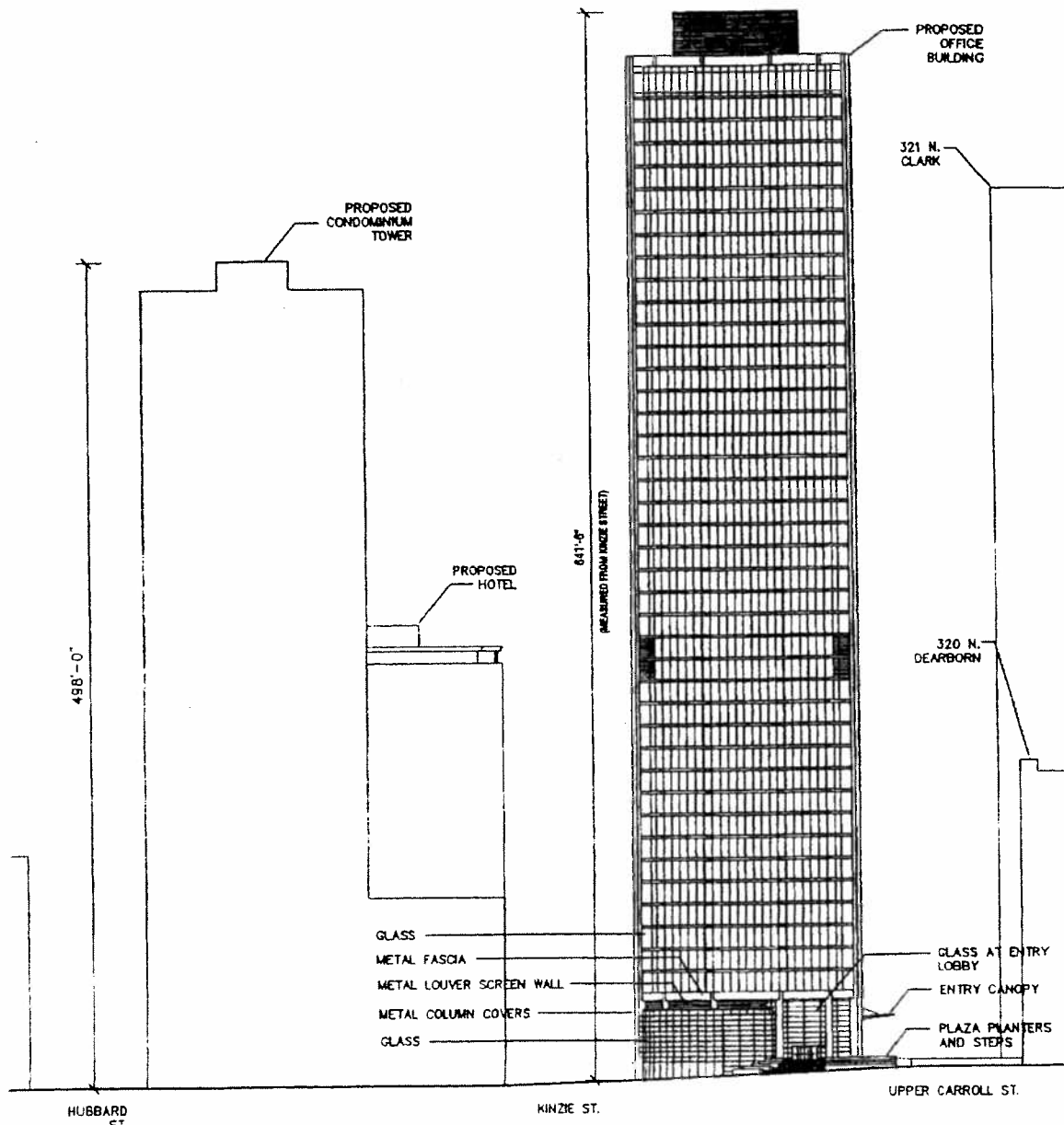
Kinzie Street South Elevation
Looking North.



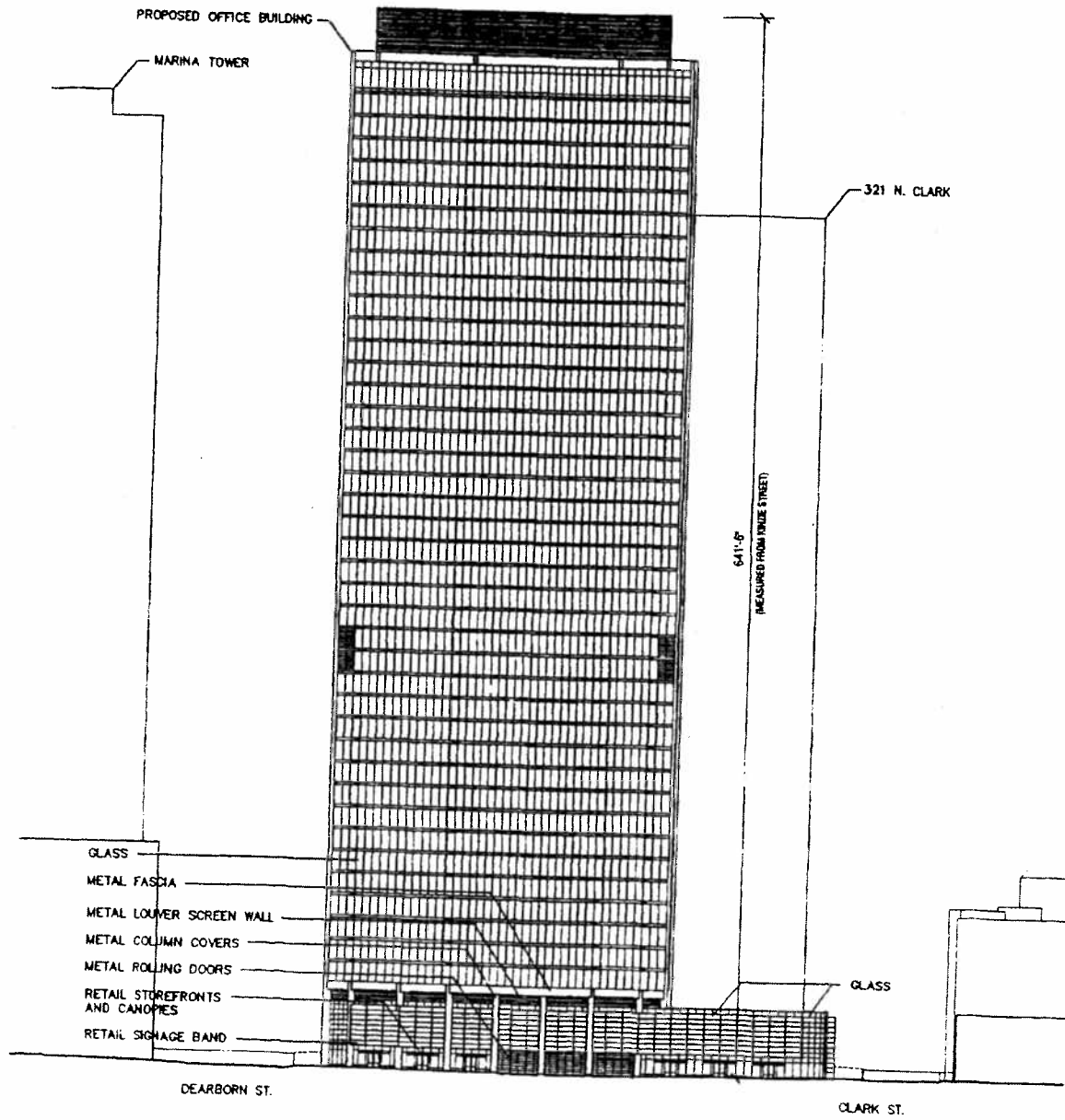
Dearborn Street East Elevation
Looking West.



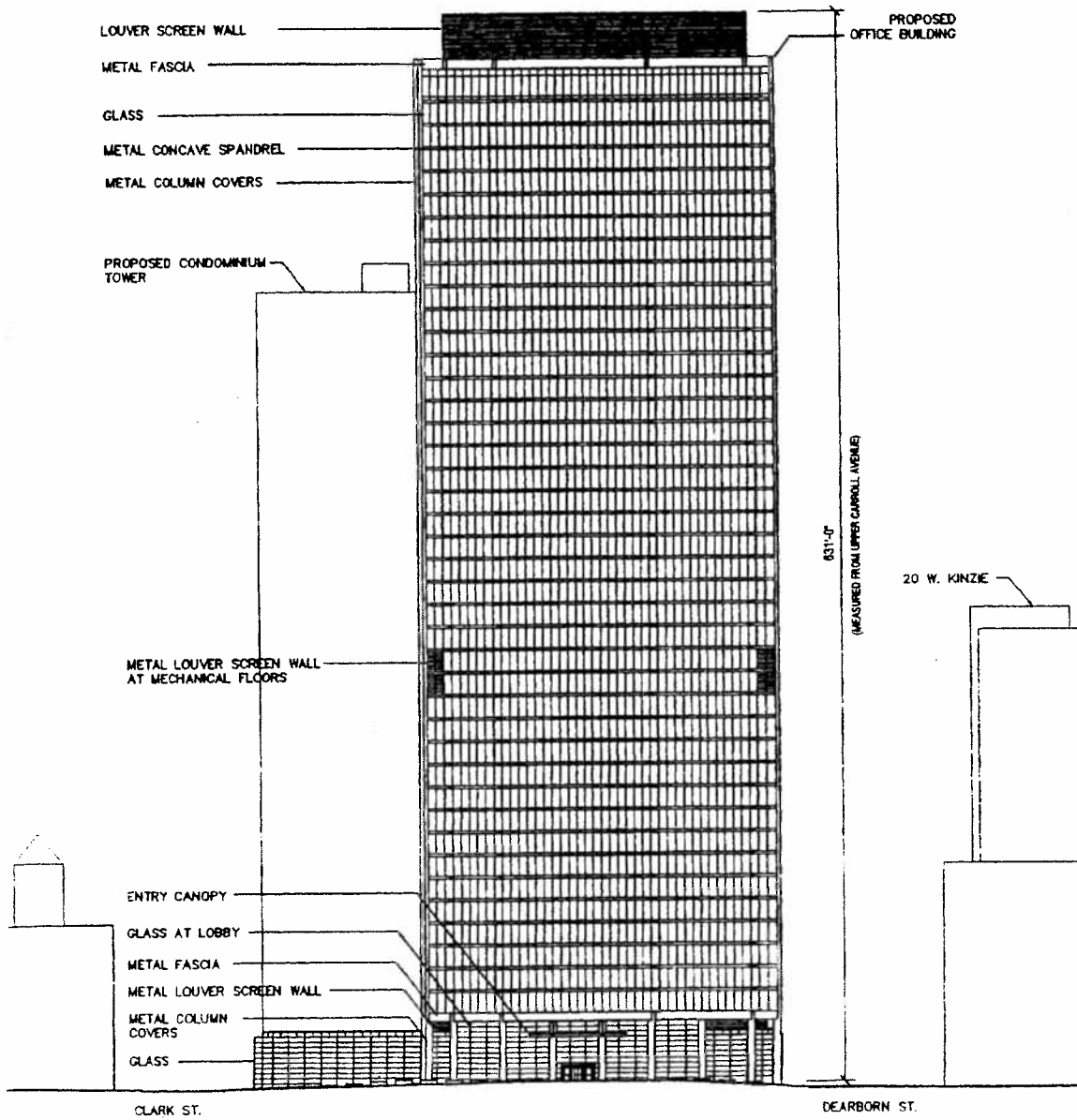
Clark Street West Elevation
Looking East.



Kinzie Street North Elevation
Looking South.



Upper Carroll Street South Elevation
Looking North.



Plant List Palette For Plant Selection.

CODE	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	ADDITIONAL NOTES
DECIDUOUS SHADE/UNDERSTORY TREES (SHADE TREES ARE 4" CALIPER)					
AF	ACER x FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	4" CALIPER	B & B	BRANCHED UP 7'
AG	AMELANCHIER x G. 'AUTUMN BRILLIANCE'	APPLE SERVICEBERRY	8' HEIGHT	B & B	
AM	ACER MIYABEI 'MORTON'	STATE STREET MAPLE	4" CALIPER	B & B	BRANCHED UP 7'
AO	ACER x FREEMANI 'MARMO'	MARMO MAPLE	4" CALIPER	B & B	BRANCHED UP 7'
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN MAPLE	4" CALIPER	B & B	BRANCHED UP 7'
CC	CRATEGUS CRUSGALLI INERMIS	THORNLESS COOKSPUR HAWTHORN	2-1/2" / 8'H	B & B	
CP	CRATEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2-1/2" / 8'H	B & B	
CT	CELTIS OCCIDENTALIS	COMMON HACKBERRY	4" CALIPER	B & B	BRANCHED UP 7'
GB	GINKGO BILOBA VAR.	GINKGO	4" CALIPER	B & B	BRANCHED UP 7'
GT	GLEDITSIA T. VAR. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	4" CALIPER	B & B	BRANCHED UP 7'
MR	MALLUS 'RED JEWEL'	RED JEWEL CRABAPPLE	2-1/2" / 8'H	B & B	BRANCHED UP 7'
MP	MALLUS 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	2-1/2" / 8'H	B & B	BRANCHED UP 7'
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	4" CALIPER	B & B	BRANCHED UP 7'
OR	QUERCUS RUBRA	RED OAK	4" CALIPER	B & B	BRANCHED UP 7'
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	4" CALIPER	B & B	BRANCHED UP 7'
TA	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	4" CALIPER	B & B	
TD	TAXODIUM DISTICHUM	BALD CYPRESS	4" CALIPER	B & B	BRANCHED UP 7'
UT	ULMUS x HYBRID SPP.	HYBRID ELM SPP.	4" CALIPER	B & B	BRANCHED UP 7'
DECIDUOUS SHRUBS					
AM	ARONIA MELANOCARPA	BLACK CHOKEBERRY	36" HEIGHT	B & B	
CA	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	18"-24"	CONTAINER	
CS	CORNUS SERICEA 'ALLEMAN'S DWARF'	ALLEMAN'S DWARF DOGWOOD	30" SPREAD	B & B	
ES	EUONYMUS SPP.	EUONYMUS SPP.	18"-24"	CONTAINER	
HA	HYDRANGEA SPP.	HYDRANGEA SPP.	18"-24"	CONTAINER	
IV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	18"-24"	CONTAINER	
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18"-24"	CONTAINER	
RN	ROSA SPP.	SHRUB ROSE SPP.	3 GALLON	CONTAINER	
SB	SPIRAEA SPP.	SPIRAEA SPP.	18"-24"	CONTAINER	
SP	SYRINGA SPP.	DWARF LILAC SPP.	30" HEIGHT	B & B	
VB	VERBURNUM SPP.	VERBURNUM SPP.	30" HEIGHT	B & B	
EVERGREEN SHRUBS					
BM	BUXUS MICROPHYLLA 'GREEN MOUND'	GREEN MOUND BOXWOOD	18" SPREAD	B & B	
JC	JUNIPERUS SPP.	JUNIPER SPP.	24" SPREAD	CONTAINER	
TM	TAXUS SPP.	YEW SPP.	24" SPREAD	B & B	
PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS					
CK	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON	CONTAINER	
EF	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POT	FROM FLATS	
EP	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	1 GALLON	CONTAINER	
GS	GERANIUM SAHARINUM 'STRIATUM'	LANCASTRIENSE BLOODY CRANESBILL	1 GALLON	CONTAINER	
HS	HOSTA SPP.	HOSTA SPP.	1 GALLON	CONTAINER	
HH	HEDERA HELIX 'THORNDALE'	THORNDALE ENGLISH IVY	3" POT	FROM FLATS	
HE	HEMEROCALLIS SPP.	DAYLILY SPP.	1 GALLON	CONTAINER	
MS	MISCANTHRUS SINENSIS VAR. PURPURASCOENS	PURPLE MAIDEN GRASS	1 GALLON	CONTAINER	
NF	NEPETA x FAASSENII	FAASSEN'S CATMINT	1 GALLON	CONTAINER	
PA	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GALLON	CONTAINER	
PP	PHLOX PANICULATA 'DAVID'	DAVID GARDEN PHLOX	1 GALLON	CONTAINER	
RF	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 GALLON	CONTAINER	
SA	SEDUM x 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GALLON	CONTAINER	



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

August 17, 2005

Mr. John J. George
Attorney at Law
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, Illinois 60602

RE: Residential-Business Planned Development No. 325, as amended
Request for Minor Changes in Sub Area "C"

Dear Mr. George:

Please be advised that your request for minor changes to Residential-Business Planned Development No. 325, as amended, on behalf of Friedman Properties, LLC, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you requested an increase in the number of hotel rooms from 340 to 525 and a substitution of the Site/Landscape Plan and Building Elevations that were approved in the Planned Development with ones prepared by Hellmuth, Obata & Kassabaum, Inc. dated July 19, 2005. By substituting the plans, the height of the building will increase from 24 stories to approximately 27 stories (28 with mechanical).

The Department has reviewed the request and has determined that the proposed change would be appropriate and consistent with Section 17-13-0611 of the Zoning Ordinance. The increase of hotel rooms does not affect the overall FAR of the proposed hotel. The increase would also be consistent with other hotels in the area. In regards to the substitution of plans, the plans dated July 19, 2005, clearly reflect changes to the height of the building which are also compatible with the surrounding area. Accordingly, I hereby approve the requested minor changes to Residential-Business Planned Development No. 121, but no other changes to this development.

Very truly yours,

Denise M. Casalino, P.E.
Commissioner

DMC:SRP:pas

cc: DPD Files, Mike Marmo



JOHN J. GEORGE
ATTORNEY AT LAW
TWO FIRST NATIONAL PLAZA
SUITE 400
20 SOUTH CLARK STREET
CHICAGO, ILLINOIS 60603-1903

(312) 726-8797

July 27, 2005

BY MESSENGER

Denise M. Casalino, P.E.
Commissioner
Department of Planning and Development
City Hall – Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
Attention: Mr. Steve Patterson

In re: Residential-Business Planned Development No. 325, as amended
Request for Administrative Relief
Sub Area 'C'

Dear Commissioner Casalino:

On behalf of my client, Friedman Properties, LLC, and pursuant to the authority granted to the Commissioner of the Department of Planning and Development by Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of Residential-Business Planned Development No. 325, as amended, I respectfully request that the Commissioner review and approve the following minor modifications to the provisions of RBPDP No. 325.

As approved by the Chicago City Council, RBPDP No. 325 contemplates the construction of a mixed-use building containing a 340-key hotel along North Dearborn Street, between West Hubbard Street and West Kinzie Street within Sub Area 'C' of the planned development. The approved Site Plan contemplated a landscaped plaza of approximately 27 feet wide and 80 feet deep at the corner of Dearborn and Hubbard Streets. The Site Plan allowed an off-street drop-off area on Dearborn Street. The approved Building Elevations contemplated that the hotel structure would be approximately 24 stories in height.

My client is now prepared to commence construction of a Spring Hill Suites/Residence Inn Hotel within Sub Area 'C' of the planned development. The proposed hotel will contain 525 keys and the building is approximately 27-stories (28 with mechanical) in height. Ground floor uses are contemplated to be retail and restaurant uses.

The proposed building is set-back a minimum of four (4) feet from Dearborn Street but will not be set-back from either Kinzie Street or Hubbard Street.

Denise M. Casalino, P.E.
Commissioner
July 27, 2005
Page 2

Parking and loading for the building will occur on the surface parking/loading areas to the west of the building upon property owned by my client. For your information, the next phase of the development within Sub Area 'C' is proposed to contain the multi-level parking garage approved in the planned development.

Therefore, on behalf of my client, I respectfully request the following minor changes relating to the proposed hotel development within Sub Area 'C' of RBPB No. 325:

1. An increase in the number of hotel rooms from 340 rooms to 525 rooms.
2. Substitution of the enclosed Site/Landscape Plan and Building Elevations dated July 19, 2005 prepared by Hellmuth, Obata & Kassabaum, Inc. in place of the approved Site Plan, Landscape Plan and Building Elevations.

We respectfully submit that the foregoing modifications are minor and are consistent with the provisions of RBPB No. 325, as amended.

Please feel free to contact me if you should have any questions concerning this matter. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. George", written over a circular scribble.

John J. George

cc: Hon. Burton F. Natarus
Albert M. Friedman
Robert Lopatin
JJG:mal

5/17/2000

REPORTS OF COMMITTEES

33911

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION OF
AREAS SHOWN ON MAP NUMBERS 1-F AND 15-P.

(Committee Meeting Held May 4, 2000)

The Committee on Zoning submitted the following report:

CHICAGO, May 17, 2000.

To the President and Members of the City Council:

RBPD 325 AA

Reporting for your Committee on Zoning, for which a meeting was held on May 4, 2000, I beg leave to recommend that Your Honorable Body *Pass* various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of four ordinances which were corrected and amended in their amended form. They are Application Numbers 12998, 12422, 12889 and A-4360.

Please let the record reflect that I, William J. P. Banks, abstained from voting and have recused myself under the provisions of Rule 14 of the City Council's Rules of Order and Procedure on Application Numbers 12889, 12983 and 12972.

Again, for the record, I abstain from voting on Application Numbers 12889, 12983 and 12972.

Respectfully submitted,

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

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

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Thomas, Coleman, Peterson, Murphy, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 47.

Nays -- None.

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

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

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

Reclassification Of Area Shown On Map Number 1-F.
(As Amended)
(Application Number 12422)

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 Residential-Business Planned Development Number 325, as amended, and B7-5 General Central Business District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Hubbard Street; a line 121.14 feet west of North Dearborn Street; the alley next south of West Hubbard Street; a line 97.90 feet west of North Dearborn Street; West Hubbard Street; North Dearborn Street; the north bank of the Chicago River; and North Clark Street,

to the designation of Residential-Business Planned Development Number 325, 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 Planned Development Number 325, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 325, as amended, consists of approximately two hundred twenty-two thousand two hundred nineteen and sixty-seven hundredths (222,219.67) square feet (five and ten hundredths (5.10) acres). The property described herein as Parcel B and Parcel C is owned or controlled by the applicant, River North Center, L.L.C. (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 unless ownership of a specific parcel has been transferred to another entity in which event the transferee shall not amend or modify the terms and provisions of this Planned Development without the consent of all other Owners if such amendment or modification would adversely affect the other Owners.

4. This Plan of Development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; a Site Plan; a Landscape Plan; and Building Elevations dated March 16, 2000, prepared by Nagle Hartray Architects. Full size sets of the Site Plan, the 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 "Residential-Business Planned Development": Subarea A: hotel and related uses, business offices 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 right-of-way, swimming pools and health facilities, roof top earth station receiving dishes and parking; Subarea B: Residential uses, business offices and related uses, retail or service establishments, restaurants and taverns, including live entertainment and dancing, health club facilities, rooftop earth station receiving dishes and accessory parking. Subarea C: Business offices and related uses, retail or service establishments, restaurants and taverns, including live entertainment and dancing, hotel and related uses, health club facilities, live theaters, motor vehicle rental with accessory auto laundry, rooftop earth station receiving dishes (providing they are appropriately screened) and accessory and non-accessory parking.
6. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. The Department shall review the design, materials, size, illumination level, and location of proposed signs to ensure their compatibility with the building design and with the neighborhood character prior to the issuance of Part II approval for said signs. The Department encourages signs with individually lit or backlit letters, logos, or other three-dimensional effects and strongly discourages box-signs and painted or applied murals. Electronic message boards are prohibited. It is preferred that tenant identification signs on the facade of new buildings be located in a sign band area within the first floor level only, adjacent to the floor area occupied by the tenant. No posters or other two-dimensional images should be affixed directly to the glass. Any permitted posters should occupy no more than twenty percent (20%) of the window area. Awnings or canopies should be consistent in design among different tenants. Any proposed moving signs, rooftop signs, or projecting signs will

be reviewed on a case-by-case basis. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development. Applicant agrees to remove the billboard signs currently existing upon Parcels B and C if construction does not commence upon Parcels B and C within three (3) years following adoption of this Planned Development unless removal of said signs is prohibited under the terms and conditions of the applicable billboard sign lease.

7. Off-street parking and off-street loading facilities shall be provided in compliance with the Planned Development, subject to the review and approval of the Department of Transportation and Department of Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
8. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree and landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The open space area identified in Subarea B shall be open and available for use by the general public and shall not be gated. Notwithstanding any provision of this Planned Development, the requirement that public access be available to said open space shall not be construed to restrict the Applicant's ability to close off public access from time to time to prevent the establishment of any public or constructive easements.
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 that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with 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.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No 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.
15. Unless substantial construction of the improvements proposed for Subareas B and C has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development as it pertains to Subareas B and C shall expire and the zoning shall automatically revert to the pre-existing Residential-Business Planned Development Number 325 classification as amended in 1988 except that the Maximum Floor Area Ratios (F.A.R.) for Subareas B and C shall remain as indicated upon the Bulk Regulations and Data Table.

5/17/2000

REPORTS OF COMMITTEES

33917

[Existing Land-Use Map and Landscape Plan referred to in these Plan of Development statements unavailable at time of printing.]

[Existing Zoning Map; Property Line, Boundary and Right-of-Way Adjustment Map; Site Plan; Overall Site Plan; Street Landscape Plan; Kinzie Street Level Drawing; Enlarged Kinzie Street Level Drawing; Upper Carroll Drive Level Drawings; Lower Carroll Drive Level Drawings; Residential Floor Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 33920 through 33937 of this Journal.]

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

*Residential-Business Planned Development Number 325.
(As Amended)*

Bulk Regulations And Data Table.

Subarea	Net Site Area		Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
	Square Feet	Acres		
A	98,473.64	2.26	13.0	55%
B	57,295.60	1.315	13.5	86%
C	66,450.43	1.525	11.24	100%
TOTAL:	222,219.67	5.1005	12.61	80%

Gross Site Area = Net Site Area + Alley Vacated + Adjoining Right-of-Way-Alley Dedicated.

323,378.58 square feet = 219,785.65 square feet + 3,402.56 square feet + 101,793.57 square feet - 1,603.20 square feet.

Off-Street Parking and Loading:

Parcel A:

Minimum Number of Off-Street Parking Spaces:	125.
Minimum Number of Off-Street Loading Berths:	8.

Parcel B:

Minimum Number of Off-Street Parking Spaces:	450.
Minimum Number of Off-Street Loading Berths:	3.

Parcel C:

Minimum Number of Off-Street Parking Spaces:	360.
Minimum Number of Off-Street Loading Berths:	4.
Maximum Number of Non-Accessory Parking Spaces:	400.

Bulk Regulations:

Maximum Number of Hotel Rooms:	Subarea A: 475.
	Subarea C: 340.

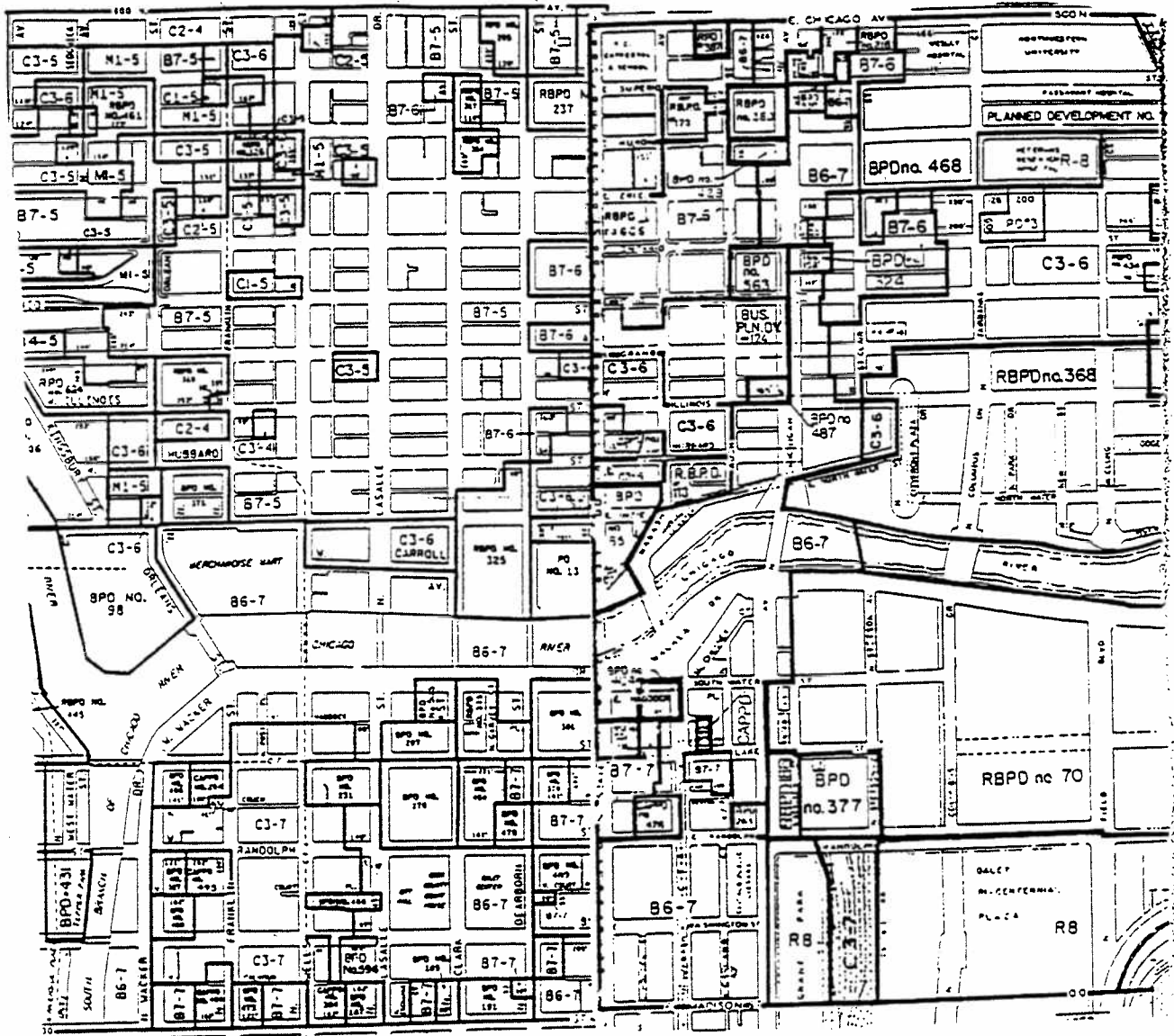
5/17/2000

REPORTS OF COMMITTEES

33919

Maximum Number of Dwelling Units:	532.
Maximum Percent of Efficiencies:	25%.
Maximum Area Devoted to Hotel Space on Parcel A Above Plaza Level:	325,000 square feet.
Maximum Area Devoted to Office Parcel A Space on Above Plaza Level:	980,000 square feet.
Setbacks:	
Minimum setback from Chicago River at Plaza level:	30 feet in the area between North Dearborn Street and a line 185.48 feet west of North Dearborn Street. 55 feet in the area between a line 185.48 feet west of North Dearborn Street and North Clark Street.
Minimum Setback on Parcel B from Clark Street, at Plaza Level:	48 feet, except 100 feet at an elevation of 110 feet.
Minimum Setback from Dearborn Street for Subareas B and C:	4 feet.
Minimum Setbacks at all other Property Lines:	None.

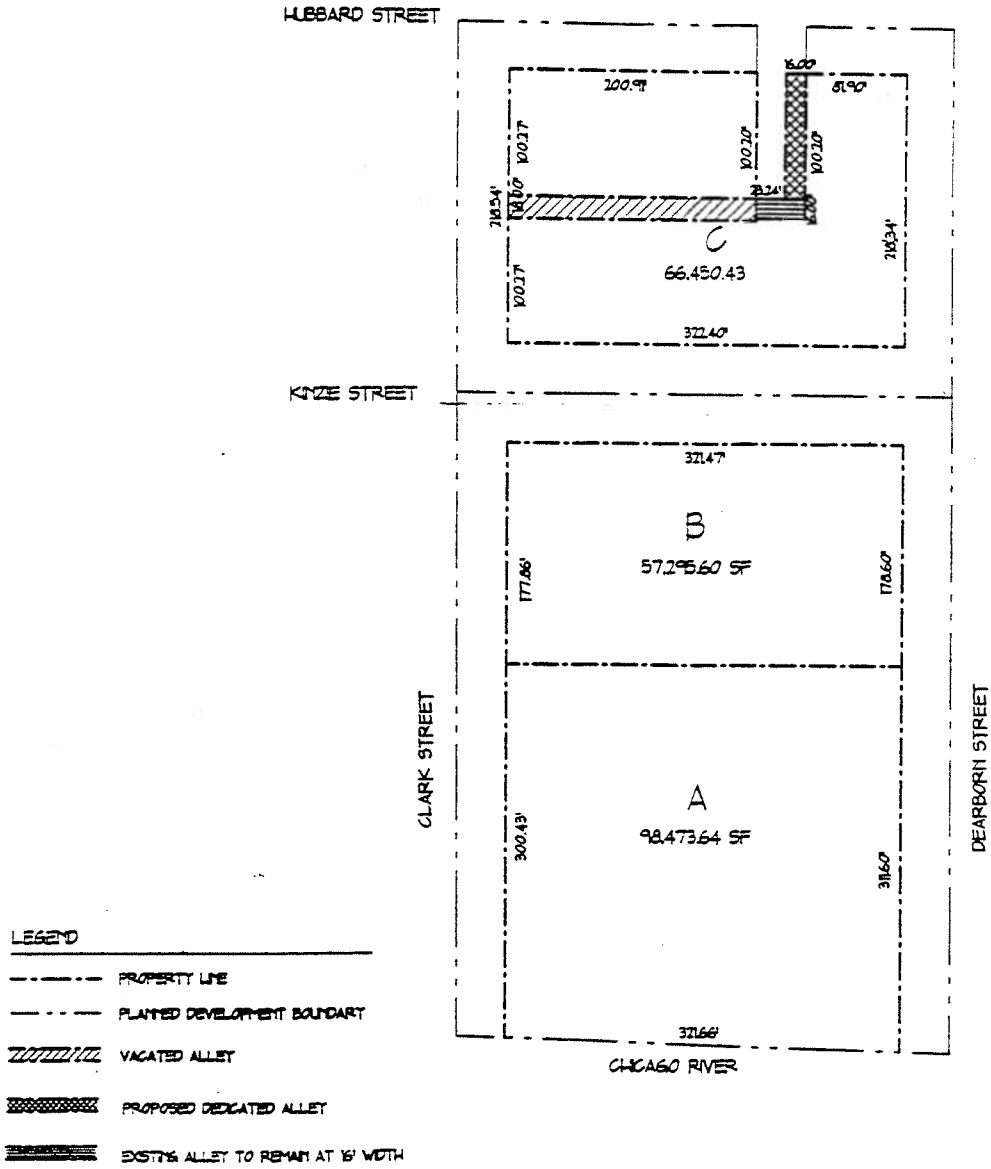
Existing Zoning Map.



Existing Zoning Map

APPLICANT: RIVER NORTH CENTER, LLC
 ADDRESS: 45-53, 57-75 WEST HUBBARD ST.; 310-358, 400-420 NORTH DEARBORN ST.; 315-359, 401-421 NORTH CLARK ST.; 45-75, 46-76 WEST KINZIE ST.
 DATE: MAY 19, 1998
 REVISED: MARCH 16, 2000

Property Line, Boundary And Right-Of-Way
Adjustment Map.



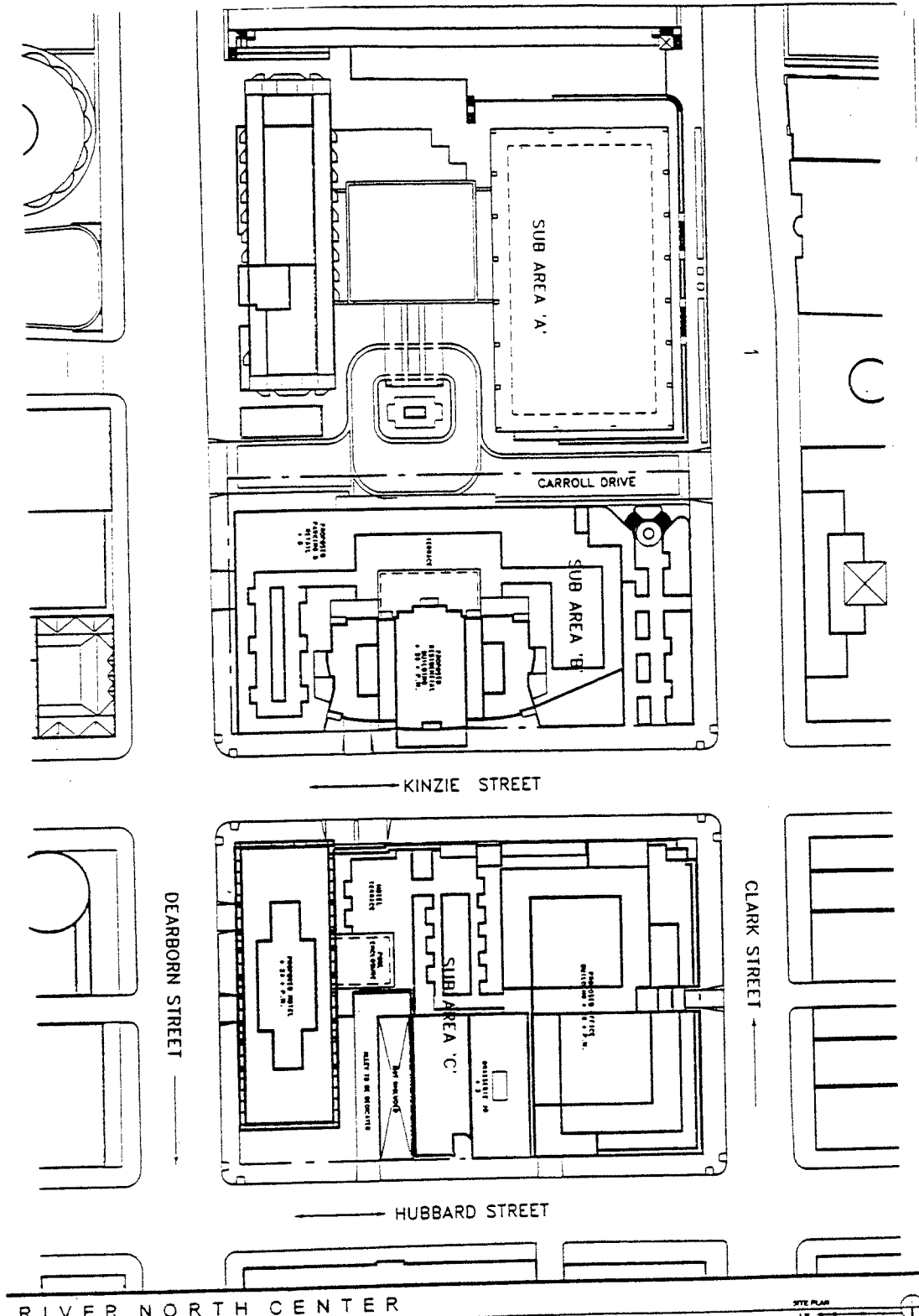
LEGEND

- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY
- ▨ VACATED ALLEY
- ▩ PROPOSED DEDICATED ALLEY
- EXISTING ALLEY TO REMAIN AT 15' WIDTH

APPLICANT: RIVER NORTH CENTER, LLC
500 N. DEARBORN ST., SUITE 200
CHICAGO, IL 60610

DATE: MARCH 16, 2000

Site Plan.

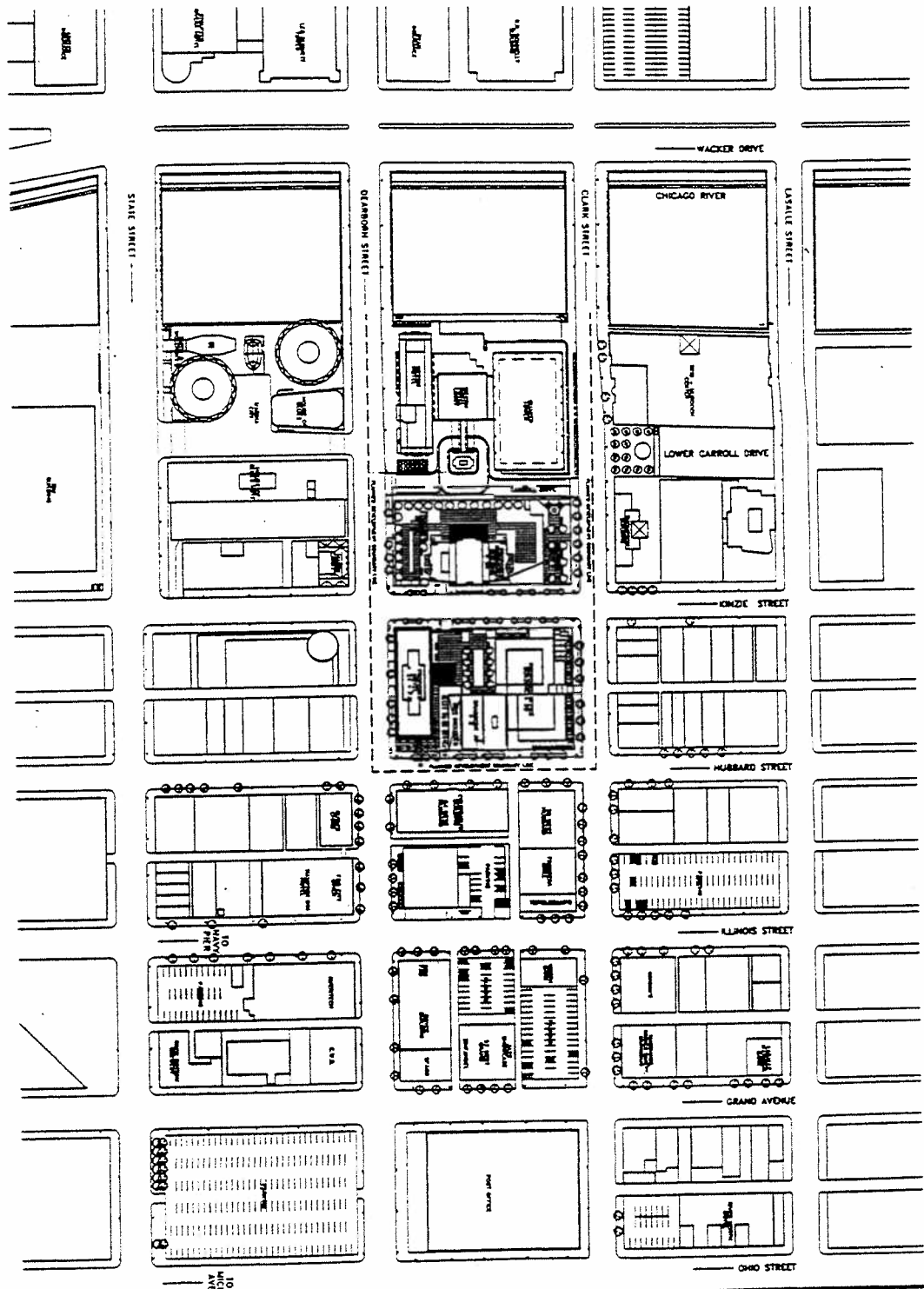


CHICAGO PLANING BOARD, CHICAGO, ILLINOIS
 14 MARCH 2000
 ARCHITECTURAL PROJECT CO., LTD.
 100 WEST WASHINGTON

RESIDENTIAL - BUSINESS
 PLANNED DEVELOPMENT NO. 325

SITE PLAN
 North Arrow
 Building Footprint
 Parking Lot
 Street
 Utility Line

Overall Site Plan.



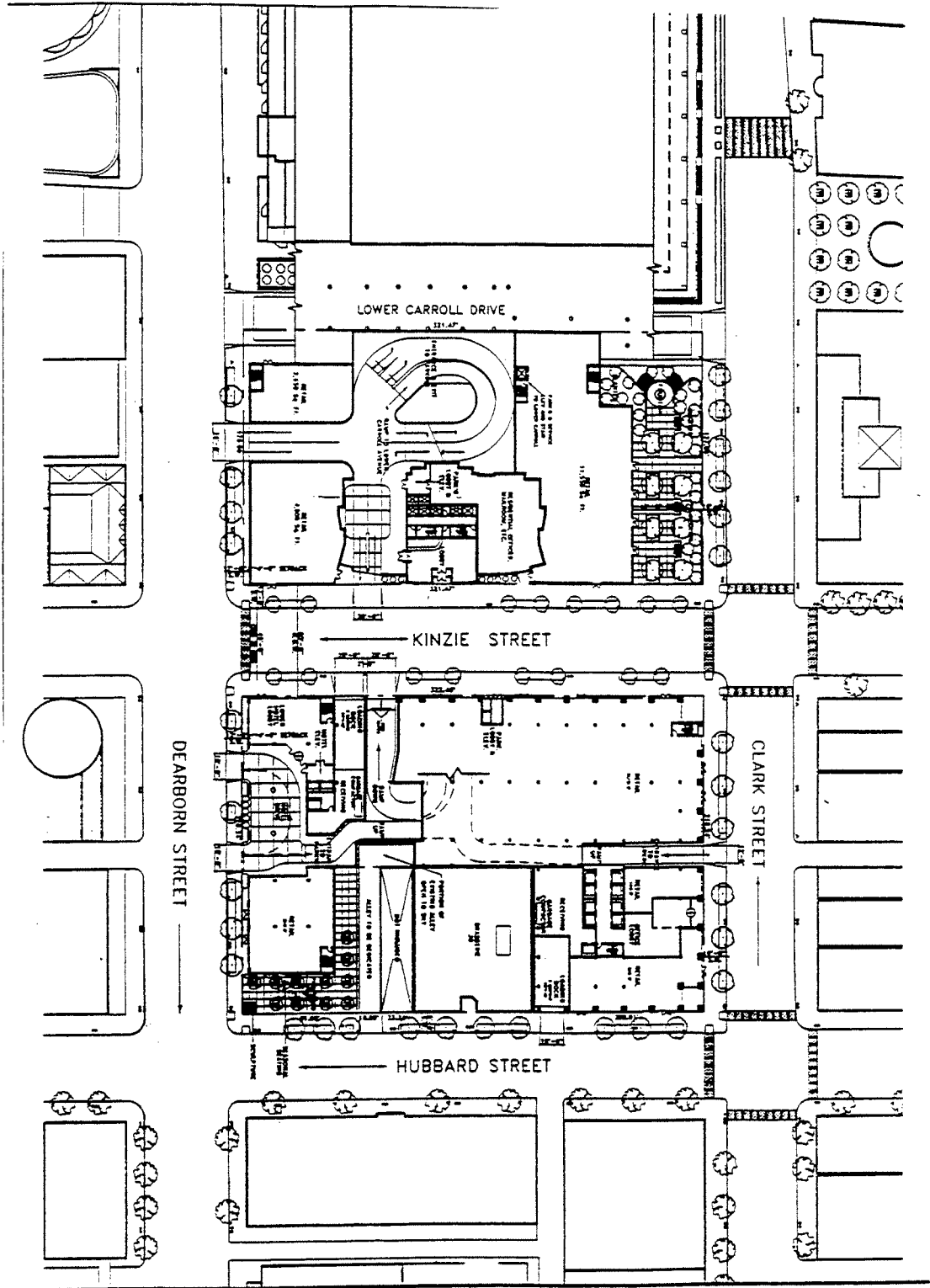
RIVER NORTH CENTER

Consultant: O'Brien, Keenan, O'Brien & Associates, Inc.
 1400 N. Dearborn Street, Suite 200
 Chicago, IL 60610
 Date: 12/15/99
 Project No.: 00-000000-0000

RESIDENTIAL - BUSINESS
 PLANNED DEVELOPMENT NO. 325, AS AMENDED

OVERALL SITE PLAN

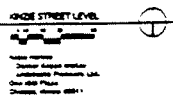
Legend:
 Building Footprint
 Parking
 Landscaping
 Street
 Utility



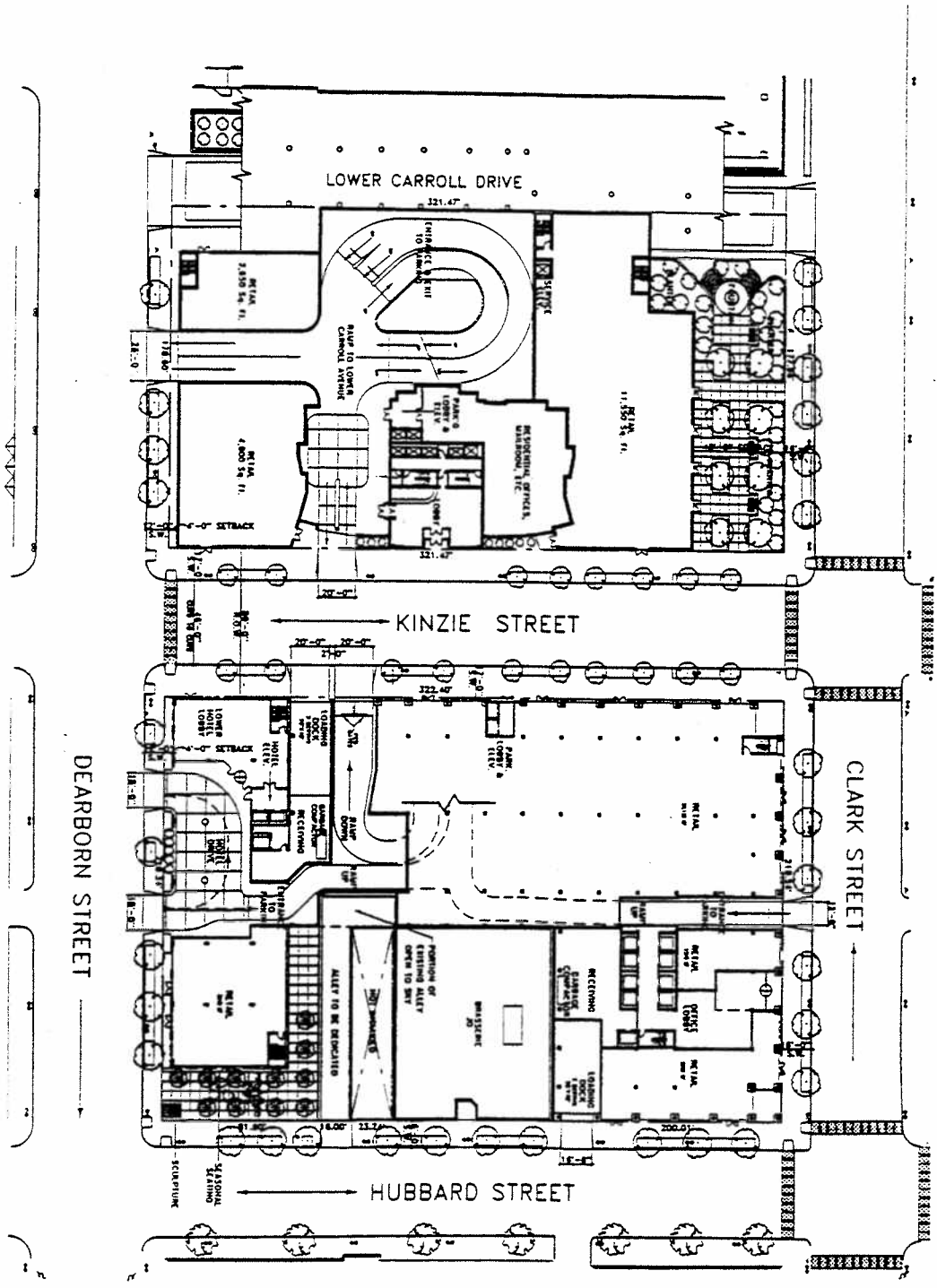
RIVER NORTH CENTER

CHARTERED SURVEYOR, CHICAGO, ILLINOIS
 18 MAR 2000 2:00 PM
 PROJECT: PROPERTIES, LTD.
 140 N. LAKE STREET, CHICAGO, ILLINOIS 60601
 312.467.1000

RESIDENTIAL - BUSINESS
 PLANNED DEVELOPMENT NO. 325, AS AMENDED



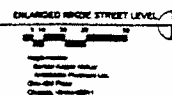
Enlarged Kinzie Street Level.



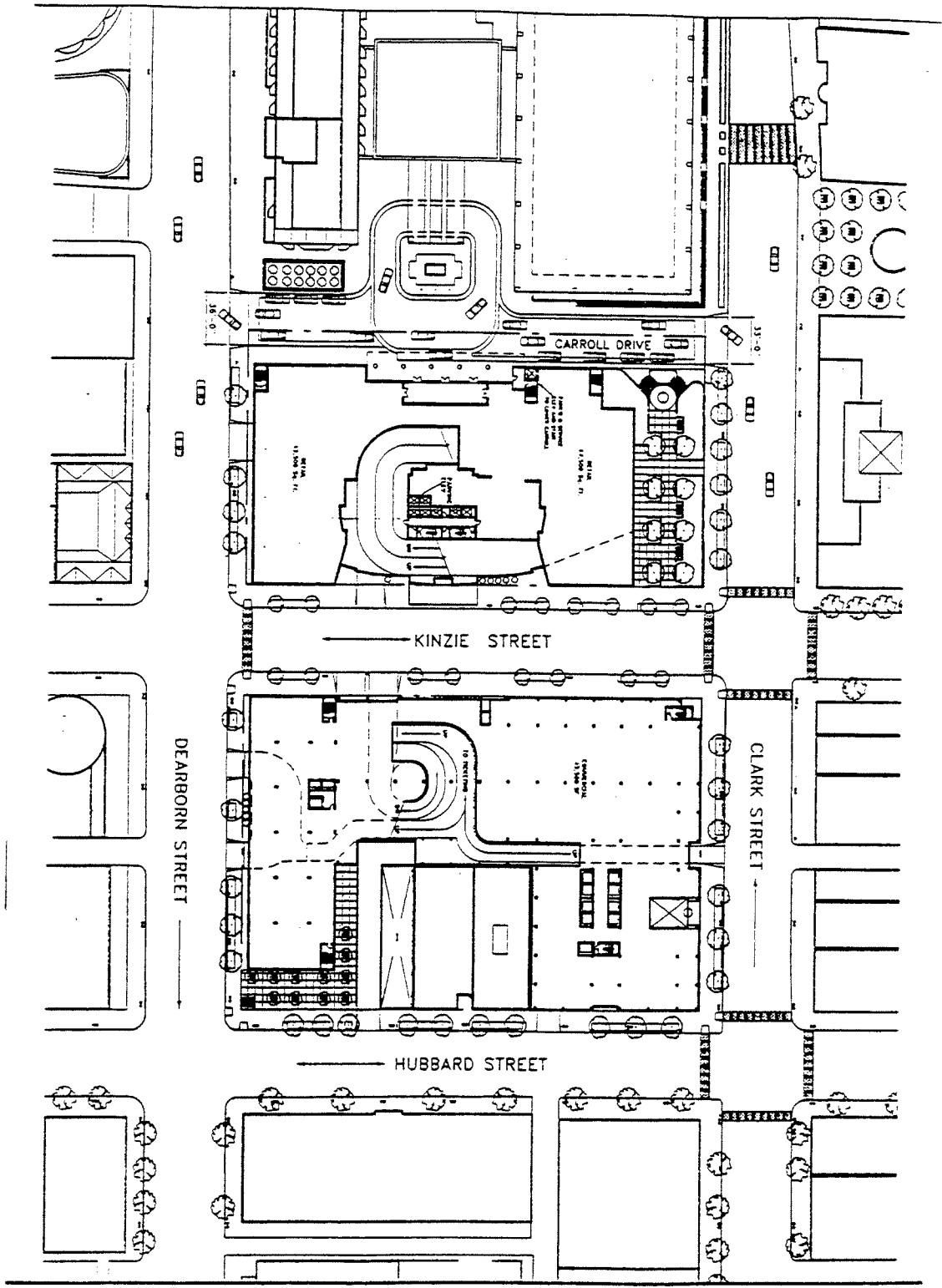
RIVER NORTH CENTER

Geotechnical Report, Chicago, Illinois
 16 MARCH 2000
 PROJECT NUMBER: 12-1-10
 100 West of Dearborn
 PROJECT NUMBER

RESIDENTIAL - BUSINESS
 PLANNED DEVELOPMENT NO. 325, AS AMENDED



Upper Carroll Drive Level.



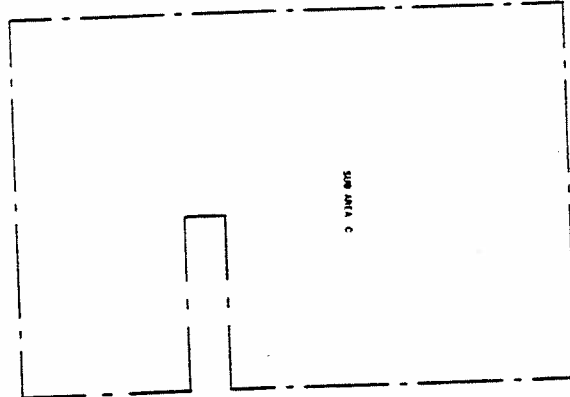
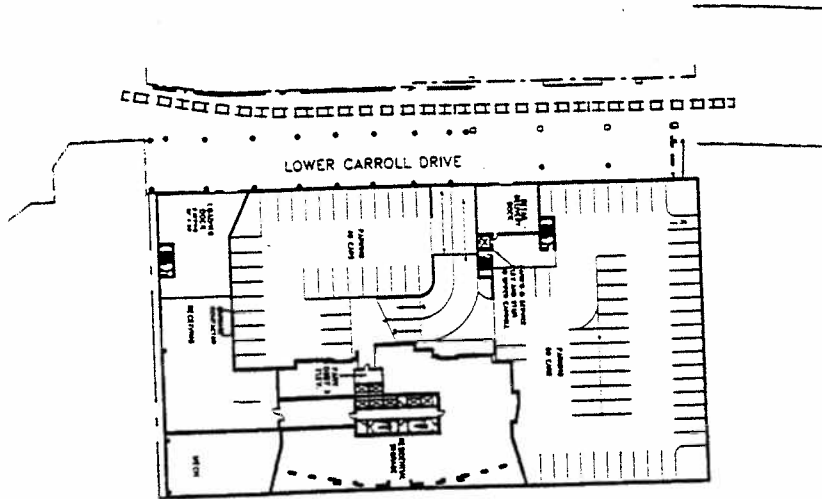
RIVER NORTH CENTER

CAPITOL CITY DESIGN GROUP, INC.
 10 MARION ST.
 DES MOINES, IOWA 50319
 ARCHITECTS
 THE HUBBARD GROUP, L.P.
 1700 WEST 1ST STREET
 DES MOINES, IOWA 50319

RESIDENTIAL - BUSINESS
 PLANNED DEVELOPMENT NO. 325, AS AMENDED

UPPER CARROLL LEVEL
 NORTH ARROW
 SCALE: 1/8" = 1'-0"
 DATE: 5/17/00
 DRAWN BY: [unintelligible]

Lower Carroll Drive Level.



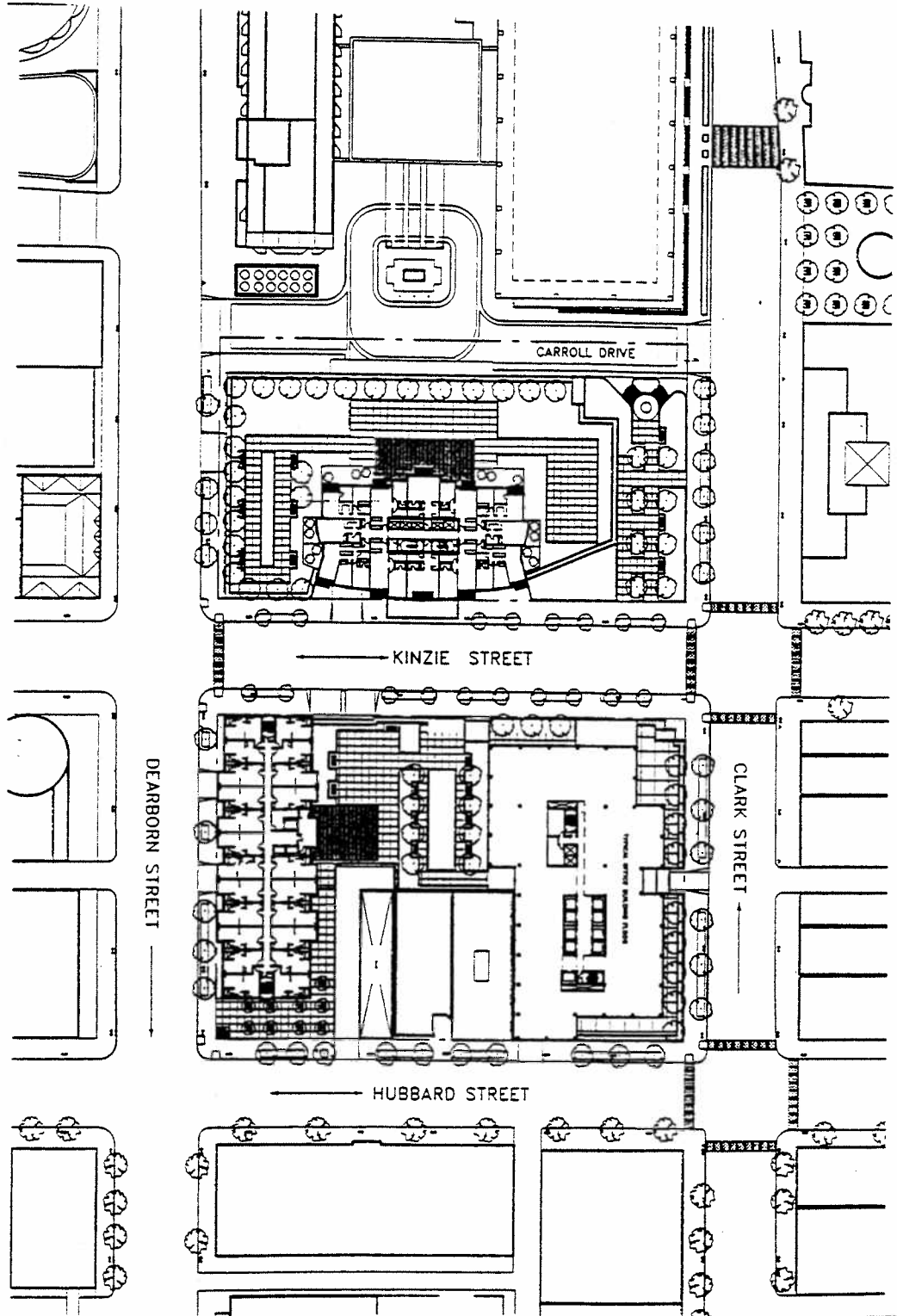
RIVER NORTH CENTER

City/County District, Chicago, Illinois
 18 MARCH 2000
 PROJECT: RIVER NORTH CENTER LTD
 THE HUBBARD COMPANY
 STAMPEDE PARKING

RESIDENTIAL - BUSINESS
 PLANNED DEVELOPMENT NO. 325, AS AMENDED

LOWER CARROLL LEVEL
 1/11/00
 SCALE: AS SHOWN
 DESIGNER:
 ARCHITECT: ARQUITECTURA
 CONSULTING ARCHITECTS, LTD.
 ONE 1801 PEARL
 CHICAGO, ILLINOIS 60611

Residential Floor Plan.



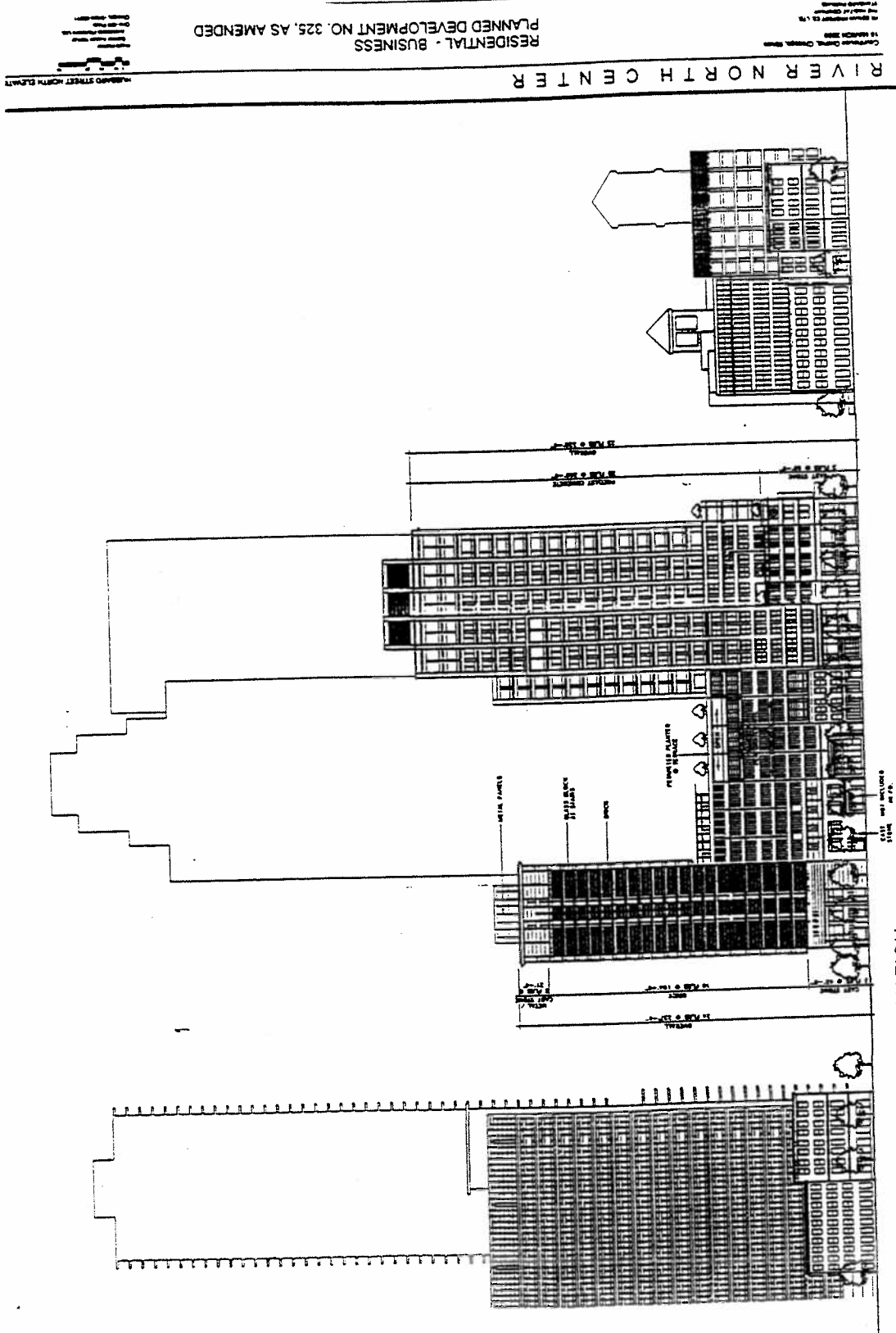
RIVER NORTH CENTER

Commissioner, Chicago, Illinois
 19 MARCH 2000
 THE CHICAGO TRUST COMPANY
 17 FORTY-FOURTH STREET

RESIDENTIAL - BUSINESS
 PLANNED DEVELOPMENT NO. 325, AS AMENDED

TYP. OFFICE - HOTEL - RESIDENTIAL FLOOR PLAN
 Scale:
 1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"

Hubbard Street North Elevation.



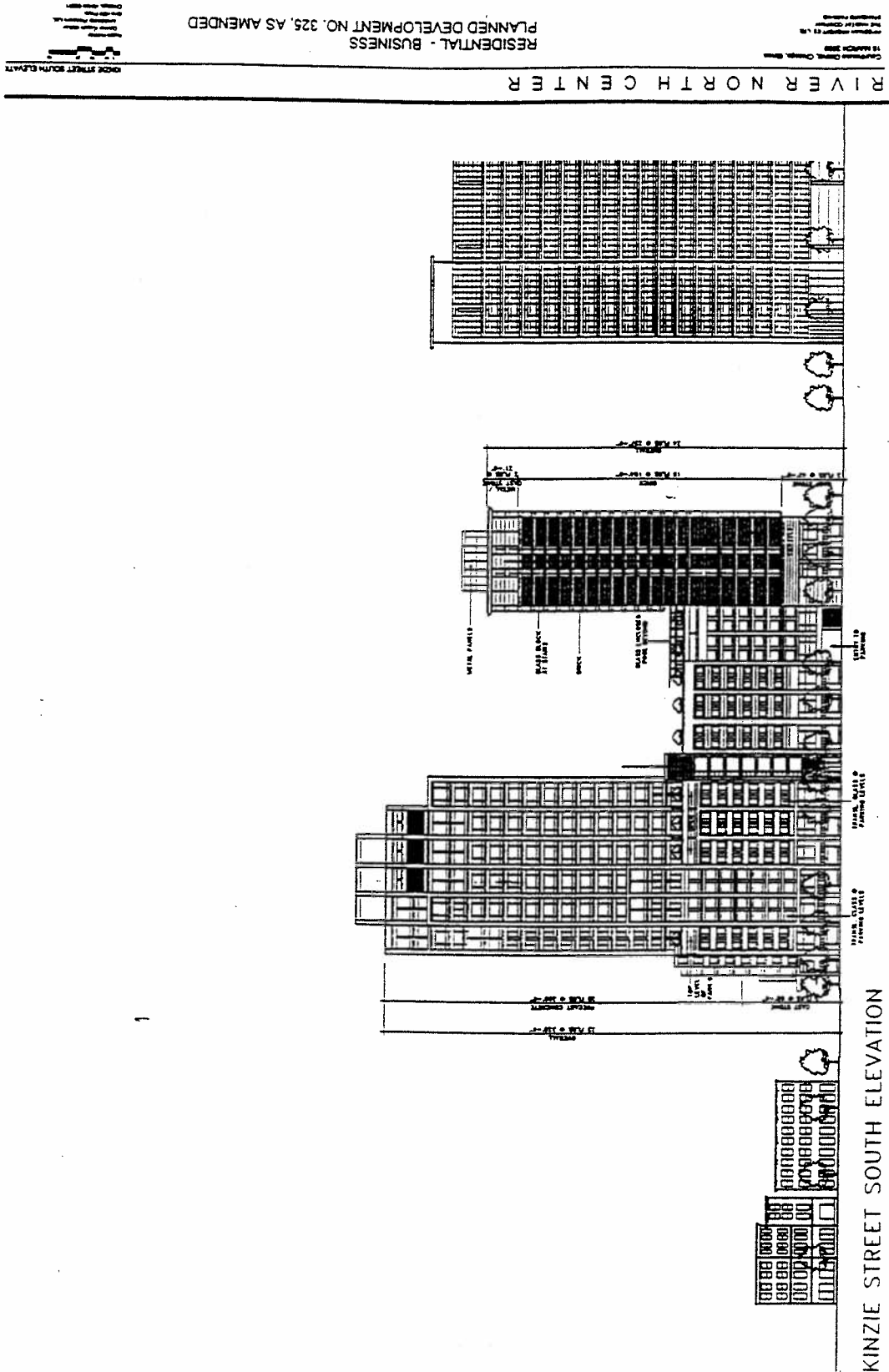
HUBBARD STREET NORTH ELEVATION

RESIDENTIAL - BUSINESS
PLANNED DEVELOPMENT NO. 325, AS AMENDED

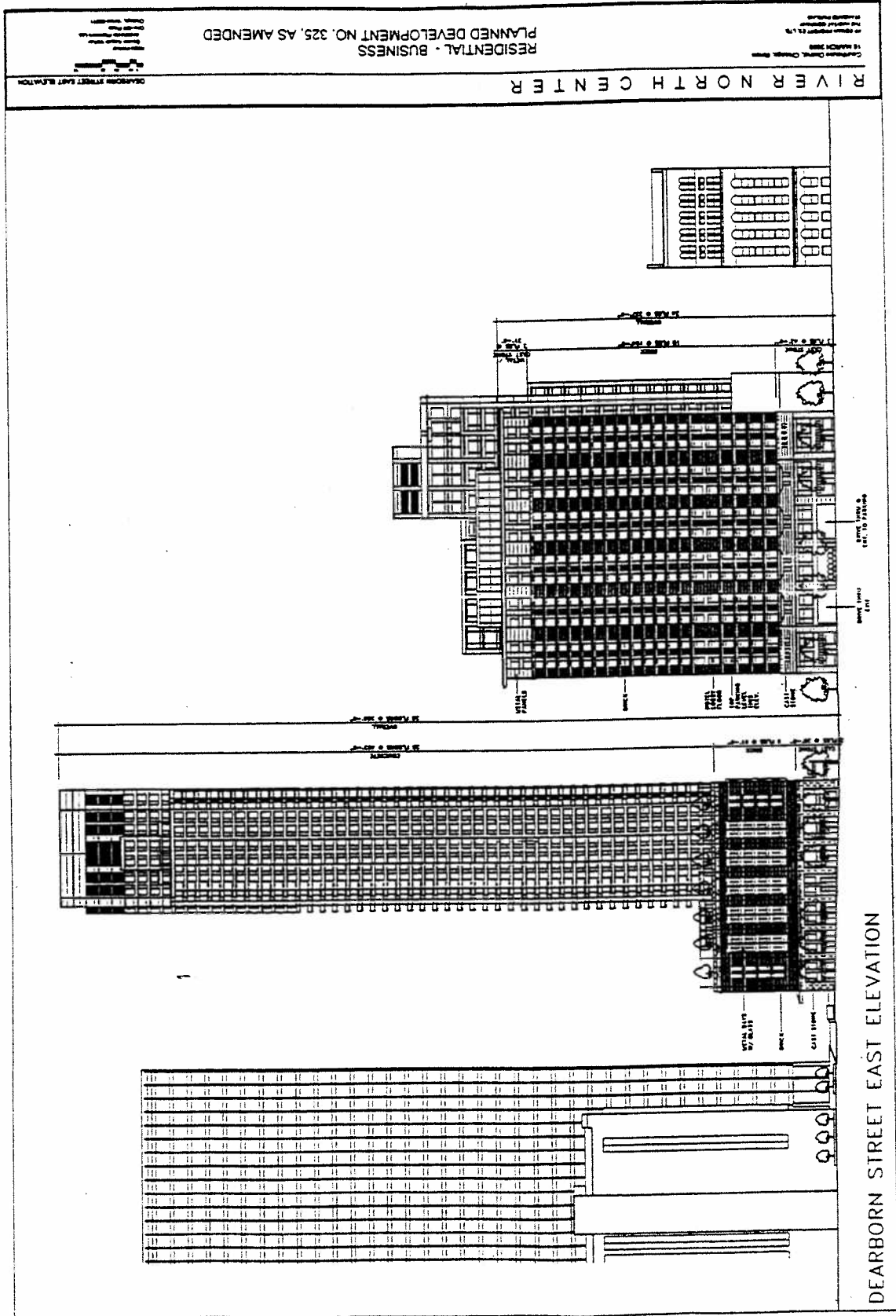
City of Chicago
Department of City Planning
110 North Dearborn Street
Chicago, Illinois 60610
Tel: (312) 422-3100
Fax: (312) 422-3101

HUBBARD STREET NORTH ELEVATION

Kinzie Street South Elevation.



Dearborn Street East Elevation.



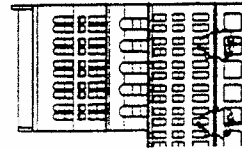
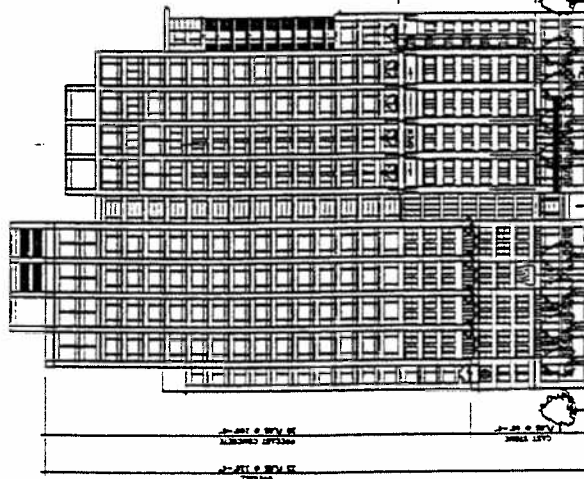
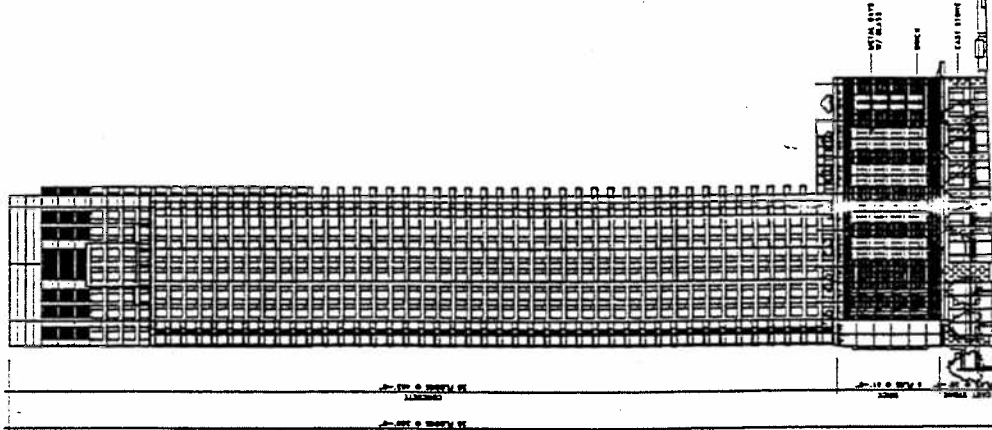
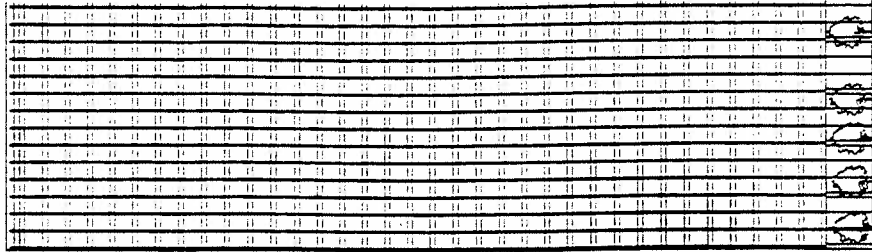
Clark Street West Elevation.

RESIDENTIAL - BUSINESS
PLANNED DEVELOPMENT NO. 325, AS AMENDED

CLARK STREET WEST ELEVATION
DATE: 5/17/2000
DRAWN BY: [illegible]
CHECKED BY: [illegible]

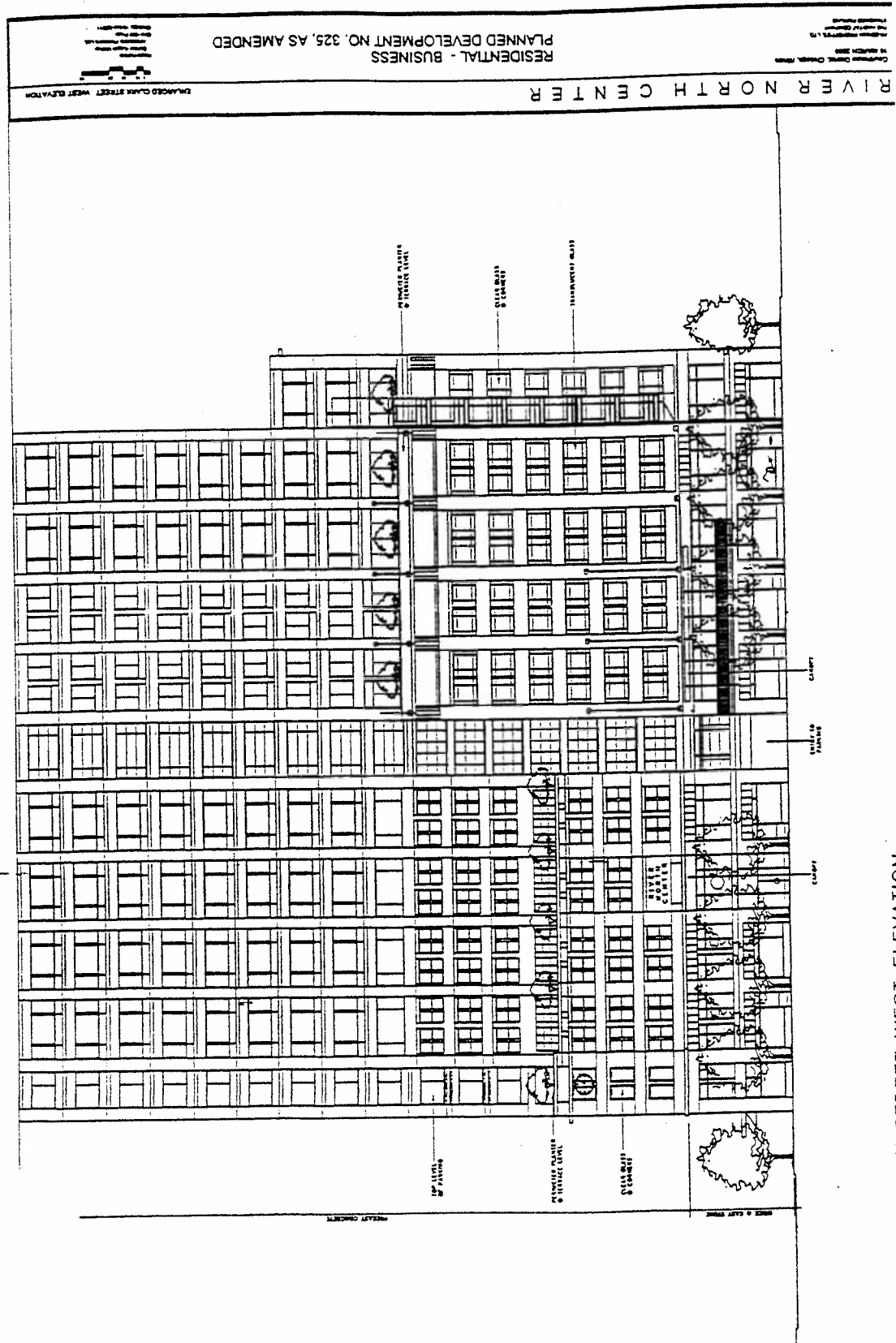
CLARK STREET WEST ELEVATION
DATE: 5/17/2000
DRAWN BY: [illegible]
CHECKED BY: [illegible]

RIVER NORTH CENTER



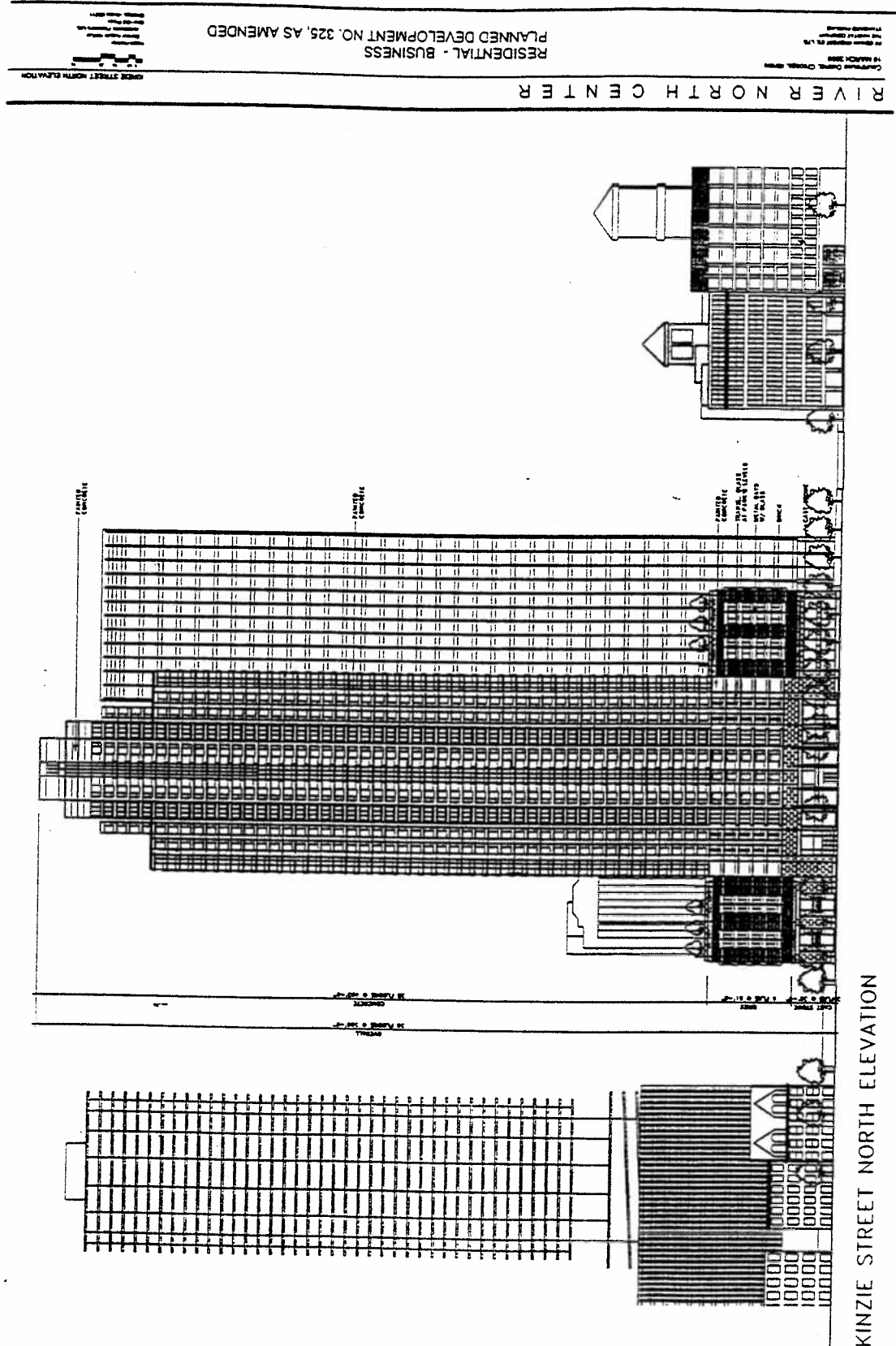
CLARK STREET WEST ELEVATION

Enlarged Clark Street West Elevation.



ENLARGED CLARK STREET WEST ELEVATION

Kinzie Street North Elevation.



RIVER NORTH CENTER

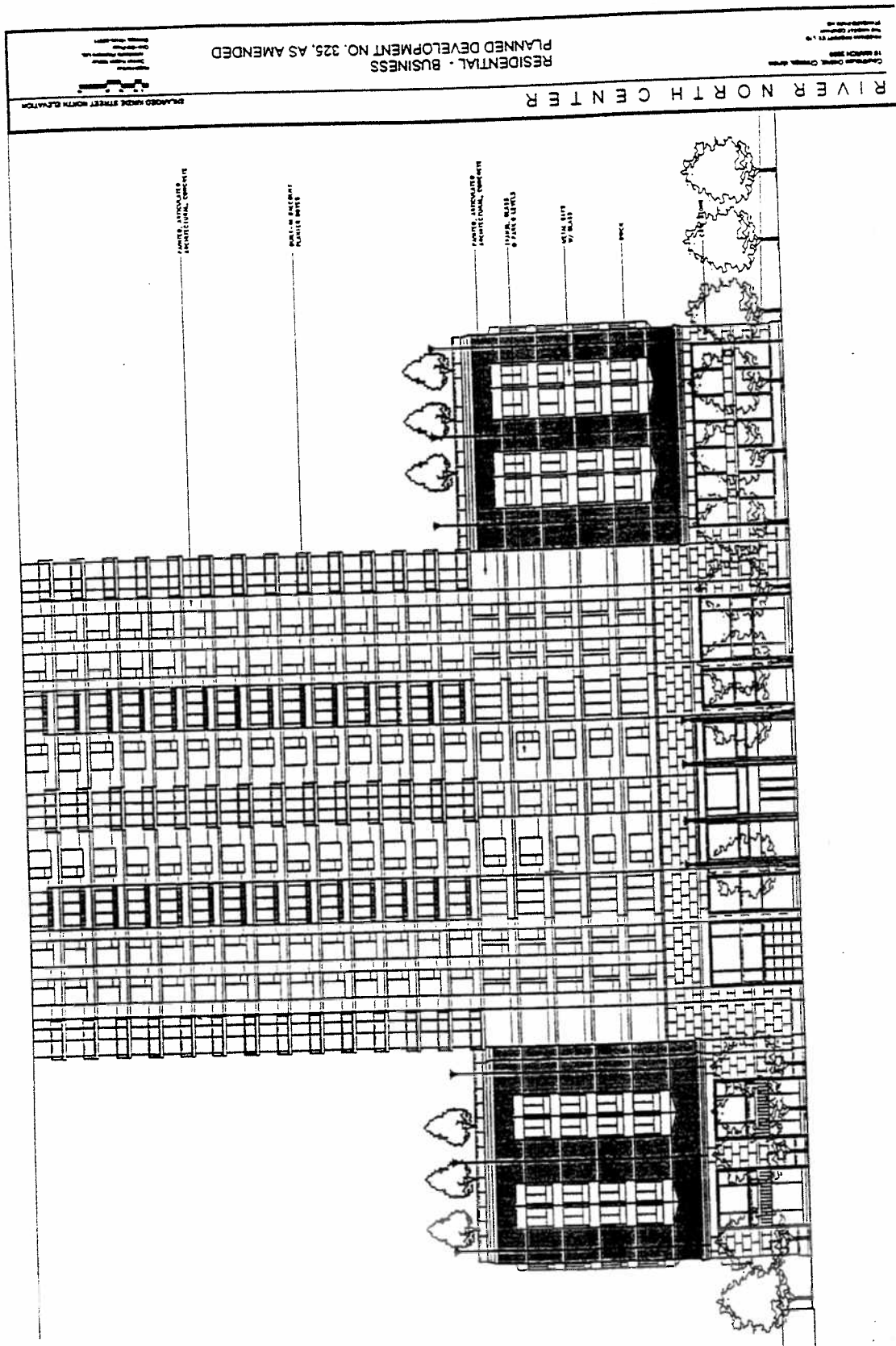
KINZIE STREET NORTH ELEVATION

CAMPBELL DESIGN, CHICAGO, ILL. 60601
19 MARCH 2000
10:00 AM
10:00 AM

RESIDENTIAL - BUSINESS
PLANNED DEVELOPMENT NO. 325, AS AMENDED

KINZIE STREET NORTH ELEVATION

Enlarged Kinzie Street North Elevation.



ENLARGED KINZIE STREET NORTH ELEVATION

BUSINESS PLANNED DEVELOPMENT No. 325PLAN OF DEVELOPMENT - STATEMENTS

1. Legal title to the area delineated herein as "Business Planned Development" (No. 325) (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

5. Off-street parking and off-street loading facilities shall be provided in accordance with this Plan of Development.

6. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply, with the following exception: For F.A.R. purposes, grade is herein established and hereafter referred to as plaza level. Said level is +30 feet Chicago City Datum, plus or minus two feet zero inches as confirmed by survey to be filed by applicant.

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

8. Any service drives or other ingress or egress lanes shall be adequately designed and paved in accordance with the now-published regulations of the Bureau of Traffic Engineering and Operations and in compliance with the Municipal Code of the City of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of the City of Chicago and shall have a minimum width of sixteen feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.

9. Business and business identification signs may be permitted within the Planned Development subject to the review and approval of the Department of Planning and of the Department of Inspectional Services. Temporary signs such as construction and marketing signs may be permitted subject to the aforestated approvals.

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

- (1) Height limitations as certified on Form FAA-117 (or on a successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration; and

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

DATE: May 7, 1984

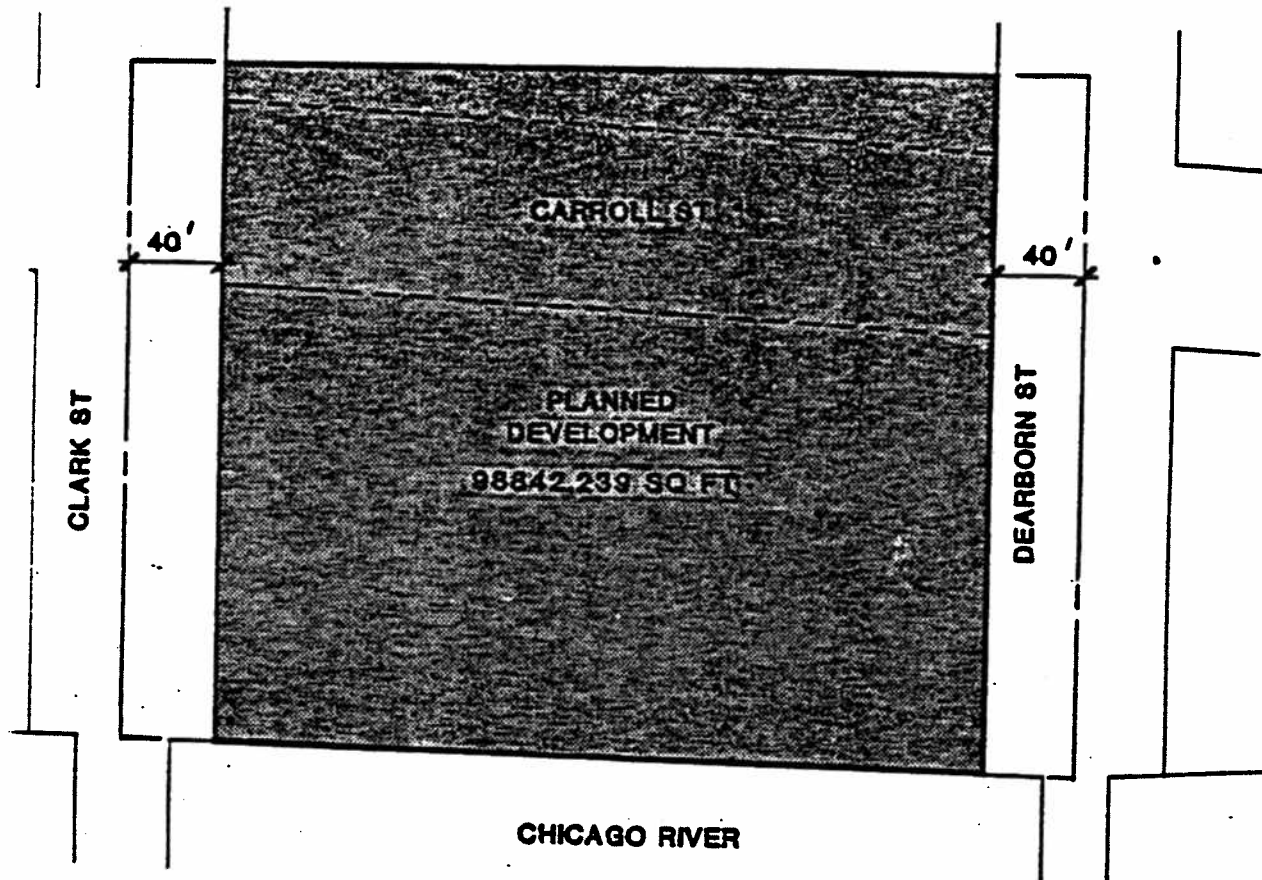
- (2) Airport Zoning Regulations now in effect as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.

11. This Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as heretofore promulgated by the Commissioner of the Department of Planning.

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

DATE: May 7, 1984

GENERALIZED LAND USE PLAN



LEGEND

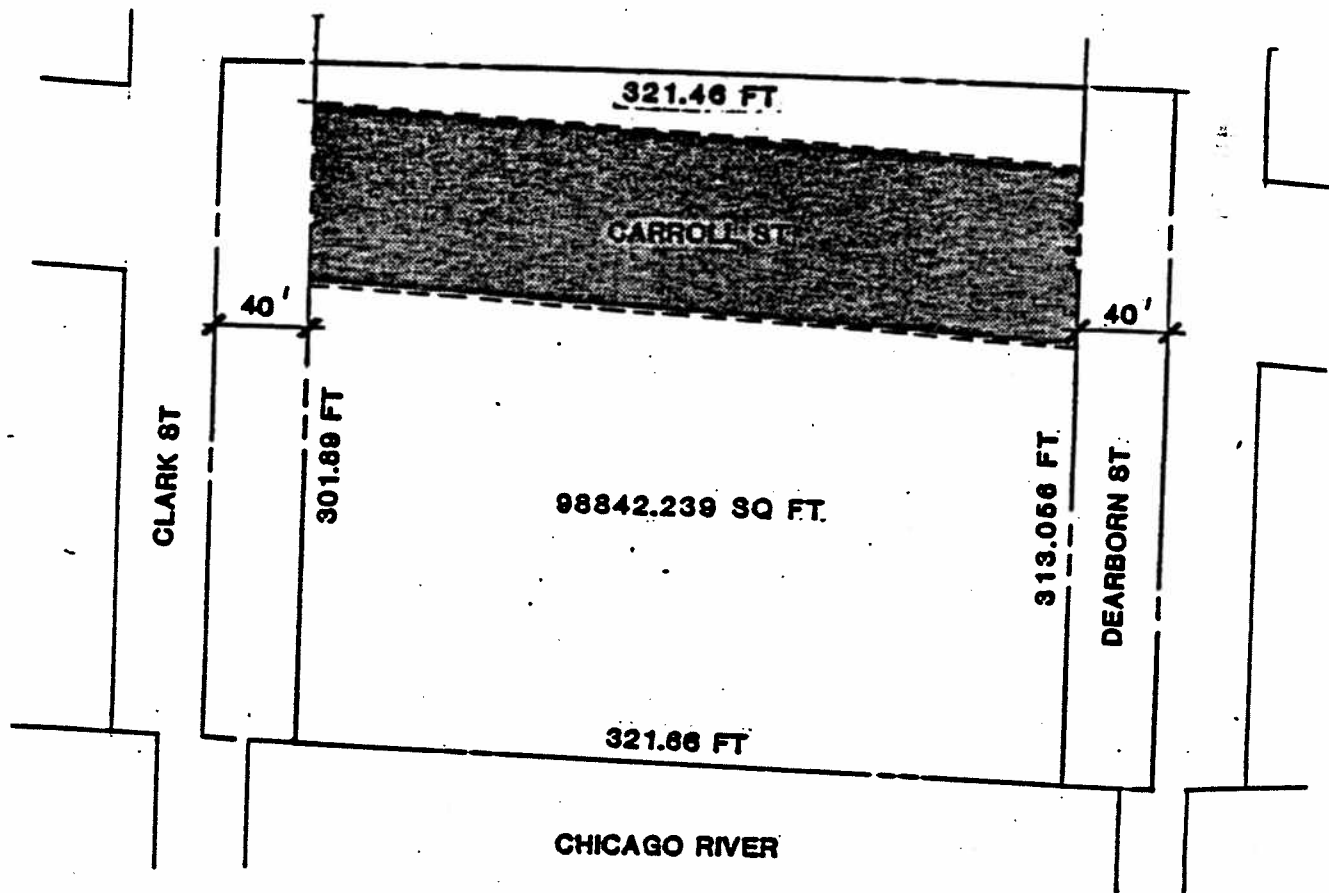
-  PROPERTY LINE
-  PLANNED DEVELOPMENT BOUNDARY
-  BUSINESS, OFFICE, HOTEL, RETAIL, AND RELATED USES AND OFF-STREET PARKING

Applicant: Oxford Properties, Inc.


Address: 33 West Monroe Chicago, Ill.

Date: May 7, 1984

BOUNDARY AND PROPERTY LINE MAP



LEGEND

- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY
-  AREA OF PUBLIC WAY TO BE VACATED
(PUBLIC RIGHT OF WAY AND RAILROAD EASEMENT WILL REMAIN)

Applicant: Oxford Properties, Inc.

Address: 33 West Monroe Chicago, Ill.

Date: May 7, 1984

BUSINESS PLANNED DEVELOPMENT NO. _____
 PLAN OF DEVELOPMENT

USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use	Maximum Floor Area Ratio above Plaza Level	Maximum percent of site coverage at plaza level
Sq. Feet	Acres			
98,842.24	2.27	Hotel and related uses, business offices and related uses, retail and service uses, boat docks, railroad R.O.W. and parking. (See statement no. 4 for greater detail.)	13.0	55
			Plaza level is herein established as +30 ft. Chicago City datum.	

Gross Site Area = Net site area including Rights of Way to be vacated (W. Carroll Street):
 98,842.24 square feet (2.27 acres) plus area to remain in public Rights of Way: 24,597.84
 square feet (0.56 acres) = 123,440 square feet (2.83 acres).

OFF STREET PARKING AND LOADING CONTROLS

All parking and loading located below plaza level
 Minimum number of off-street parking spaces: 125
 Minimum number of off-street loading spaces: 8

BULK REGULATIONS

Maximum number of hotel rooms: 475 keys
 Maximum area devoted to hotel space above plaza level: 325,000 square feet
 Maximum area devoted to office space above plaza level: 980,000 square feet

SETBACKS AND SITE COVERAGE

Minimum setback from Chicago River at plaza level: 55 feet
 Minimum setbacks at Clark, Dearborn, and north property line at plaza level: NONE
 Maximum percent of site coverage at plaza level: 55 percent

APPLICANT: Oxford Properties, Inc.

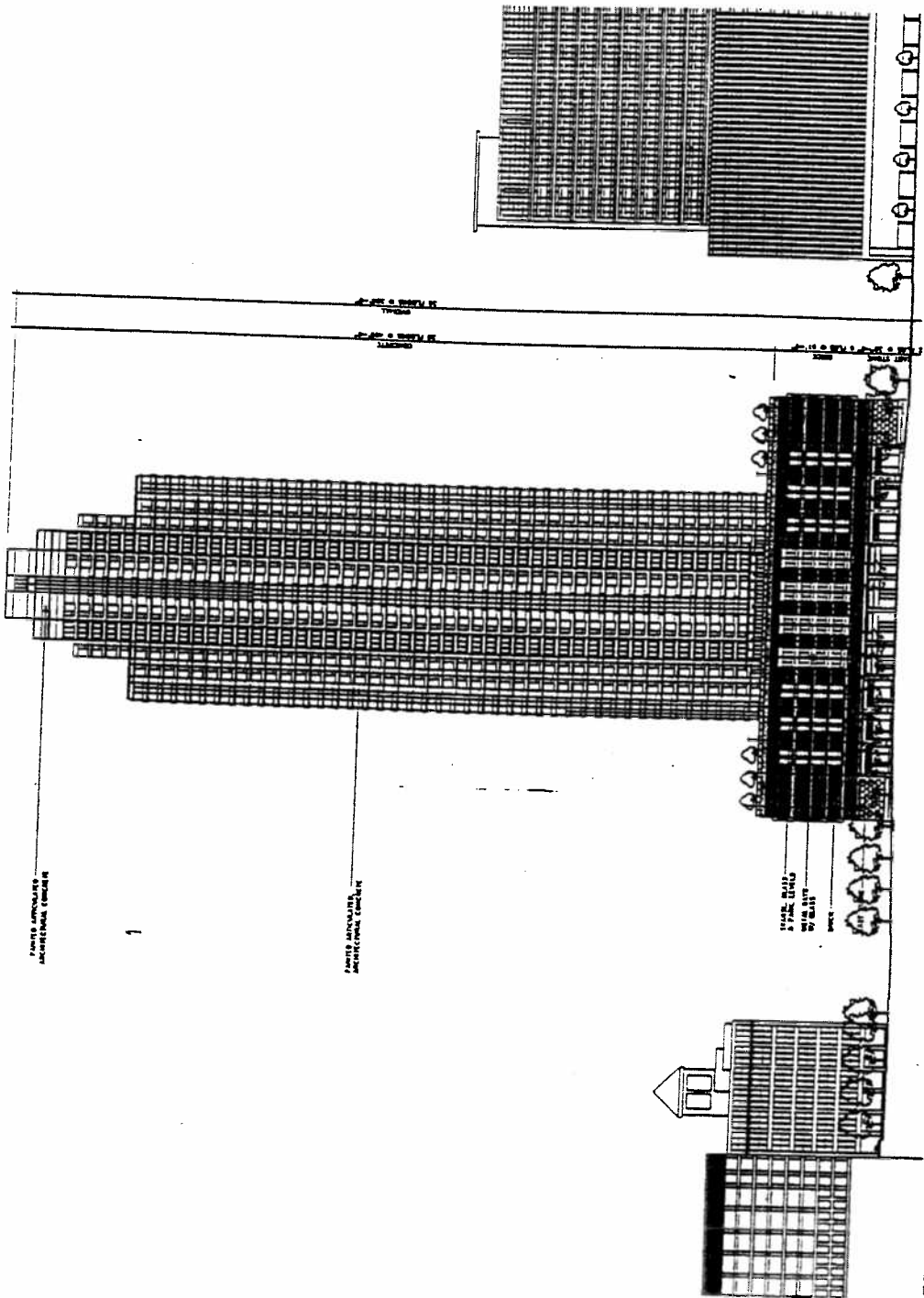
ADDRESS: Suite 2630
 33 West Monroe Street
 Chicago, Illinois 60603

DATE: May 7, 1984

Upper Carroll South Elevation.

RIVER NORTH CENTER
 18 MARCH 2000
 CENTRAL DESIGN GROUP, INC.
 100 WEST 17th STREET, SUITE 1100
 CHICAGO, ILLINOIS 60604
 TEL: 312.467.1100
 FAX: 312.467.1101
 WWW.CDGROUP.COM

UPPER CARROLL SOUTH ELEVATION
 RESIDENTIAL - BUSINESS
 PLANNED DEVELOPMENT NO. 325, AS AMENDED



UPPER CARROLL SOUTH ELEVATION

PARKER ARCHITECTURE ARCHITECTURAL CENTER

PARKER ARCHITECTURE ARCHITECTURAL CENTER

PARKER ARCHITECTURE ARCHITECTURAL CENTER

shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, said judgment shall not affect, impair or invalidate the remainder of this chapter and the application of such provision to other persons, firms, corporations, public agencies, or circumstances, but shall be confined in its operation to the provision, clause, sentence, paragraph, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered and to the person, firm, corporation, public agency, or circumstances involved. It is hereby declared to be the legislative intent of the City Council that this chapter would have been adopted had such unconstitutional or invalid provision, clause, sentence, paragraph, section or part thereof not been included.

Part B.

Article VII.

Designated District Maps

And

Supplementary Land Use Regulations.

PD 305

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

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY
PARTICULAR AREAS.

On motion of Alderman T. Evans, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of March 30, 1988, pages 11697 through 11754, recommending that the City Council pass said proposed ordinances amending the Chicago Zoning Ordinance by reclassifying particular areas.

On motion of Alderman Davis, the said proposed ordinances were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Tillman, T. Evans, Bloom, Robinson, Beavers, Caldwell, Shaw, Vrdolyak, Huels, Fary, Madrzyk, Burke, Carter, Langford, Streeter, Kellam, Sheahan, Jones, J. Evans, Garcia, Krystyniak, Henry, Soliz, Gutierrez, Butler, Smith, Davis, Hagopian, Gabinski, Mell, Austin, Kotlarz, Banks, Giles, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Eisendrath, Hansen, Levar, Shiller, Schulter, Osterman, Orr -- 47.

Nays - None.

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

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

Reclassification Of Area Shown On Map No. 1-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 Business Planned Development No. 325, as amended, C3-6 Commercial-Manufacturing District and C3-5 Commercial-Manufacturing Districts symbols and indications as shown on Map No. 1-F in the area bounded by

10259 the alley next north of West Kinzie Street; a line 97.90 feet west of North Dearborn Street; West Hubbard Street; North Dearborn Street; the north bank of the Chicago River; and North Clark Street,

to the designation of a Residential-Business Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth on 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 publications.

Plan of Development attached to this ordinance reads as follows:

Residential - Business Planned Development No. 325 AS AMENDED
~~264~~

Plan Of Development.

Statements.

1. The area delineated herein as a Residential-Business Planned Development (the "Planned Development") consists of approximately 199,644.24 square feet of real property, exclusive of public right of ways, and is depicted on the attached Property Line Map. It is divided into three sub-areas as depicted in the attached Planned Development Sub-Area and Generalized Land Use Plan.

2. This Plan of Development, consisting of twelve (12) statements; an existing zoning map; a boundary and property line map including any proposed vacations or dedications of streets, alleys, or other public properties; a sub-area and 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.

3. The permitted uses in the Planned Development are as follows:

Sub-Area A--Hotel and related uses, business offices 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 R.O.W., swimming pools and health facilities, rooftop earth station receiving dishes and parking.

Sub-Area B--Business offices and related uses, telecommunication and satellite receiving dishes, retail and service uses and parking. The uses to be established at street level along the Kinzie Street frontage of Sub-Area B shall be retail or other uses which provide direct pedestrian access between the building and the street, as it relates to the particular use, and may include all uses permitted in a C3-6 Commercial-Manufacturing District.

Sub-Area C--Residential uses, retail and service uses, health club facilities, telecommunication and satellite receiving dishes and parking.

4. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply with the following exceptions:

a) Grade for Sub-Area A only is herein established and referred to as Plaza Level which is +30 feet Chicago City Datum; and

b) In addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all mechanical floor space devoted to heating, ventilation and air conditioning equipment and exceeding 5,000 square feet in a single location regardless of placement in the building also shall be excluded.

5. Off-street parking and loading facilities will be provided in compliance with the Plan of Development and shall be subject to the review and approval of the Commissioner of Planning and the Bureau of Traffic Engineering and Operations. All parking spaces required to serve buildings or uses shall be located on the same parcel as the building or use served or within 500 feet walking distance. Off-street loading shall be provided in accordance with this Plan of Development and shall be located on the same parcel as the building or use served.

6. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Streets and Sanitation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall

be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning.

7. The Applicant recognizes the City of Chicago's desire to locate the potential Riverbank Transit Line along Carroll Avenue and agrees to cooperate, in the design and construction of the proposed Sub-Area B improvements, with the City's desired location of that transit line provided, however, that there shall be no impact upon the existing and proposed loading docks in Sub-Area A and Sub-Area B unless any such impact is agreed to by the Applicant, its successors and assigns.

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

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

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

9. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Departments of Planning and Zoning. Temporary signs such as construction and marketing signs also are permitted.

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

11. The Applicant or its successors, assignees or grantees shall obtain all official City reviews, approvals and permits required in connection with this Plan of Development.

12. This Plan of 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.

Exhibit "A" attached to this Plan of Development reads as follows:

Exhibit "A".

Parcel A.

Legal title to the property commonly known as 321 North Clark Street is held by LaSalle National Bank and Trust Company, 135 South LaSalle Street, Chicago, Illinois 60603, (312) 443-2000, under Trust No. 109495.

Legal title to the property commonly known as 320 North Dearborn Street is held by LaSalle National Bank and Trust Company, 135 South LaSalle Street, Chicago, Illinois 60603, (312) 443-2000, under Trust No. 110339.

Parcel B.

Legal title to the property commonly known as 57, 65 and 73 West Kinzie Street and 338--358 North Dearborn Street is held by LaSalle National Bank and Trust Company, 135 South LaSalle Street, Chicago, Illinois 60603, (312) 443-2000, under Trust No. 104102.

Parcel C.

Legal title to the property commonly known as 62 West Kinzie Street and 412--418 North Dearborn Street is held by LaSalle National Bank and Trust Company, 135 South LaSalle Street, Chicago, Illinois 60603, (312) 443-2000, under Trust No. 104102.

Legal title to the property commonly known as 53 West Hubbard Street is held by LaSalle National Bank and Trust Company, 135 South LaSalle Street, Chicago, Illinois 60603, (312) 443-2000, under Trust No. 112585.

[Bulk Regulations and Maps attached to the Plan of Development
are printed on pages 12156 through 12161
of this Journal.]

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 Business Planned Development No. 381 symbols and indications as shown on Map No. 1-F in the area bounded by

(Continued on page 12162)

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT INC.
PLAN OF DEVELOPMENT

USE AND BULK REGULATIONS DATA

SUB-AREA	NET SITE AREA SQ. FEET (ACRES)	LAND USED PERMITTED	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENT OF SITE COVERABLE
A	98,824.24 (2.269)	Hotel and related uses, business offices and related uses, retail and service uses, boat docks, railroad R.O.M. and parking. (See statement no. 3 for greater detail)	13.0	55%
B	56,927.00 (1.307)	Business offices and related uses, tele- communications and satellite receiving dishes, retail and service uses and parking.	18.0	100%
C	43,875.00 (1.007)	Residential uses, retail and service uses, health club facilities, telecommunications and satellite receiving dishes and parking	13.0	40%
TOTAL:	199,626.24 (4.583)		14.75	75.5%

APPLICANT: BCE Development Properties Inc.
121 North Clark Street
Suite 700
Chicago, Illinois 60610-4714
DATE: January 12, 1988

Common Site Area - Not Site Area & Area Remaining in Public Right-Of-Way

289,216.19 sq. ft. 199,644.24 sq. ft. & 89,572.15 sq. ft.

OFF-STREET PARKING AND LOADING

Parcel A: Minimum number of off-street

parking spaces: 125

Minimum number of off-street

loading berths: 8

Parcel B: Minimum number of off-street

parking spaces: 110

Minimum number of off-street

loading berths: 4

Parcel C: Minimum number of off-street

parking spaces: 450

Minimum number of off-street

loading berths: 4

DECK REGULATIONS

Maximum number of hotel rooms: 475 keys

Maximum number of dwelling units: 600

Maximum percent of office/retail: 40%

Maximum area devoted to hotel space on Parcel A above Plaza level: 325,000 sq. ft.

Maximum area devoted to office space on Parcel A above Plaza level: 580,000 sq. ft.

SETBACKS

Minimum setback from Chicago River at Plaza level:

30 feet in the area between North Dearborn Street and a line 185.40 feet west of North Dearborn Street. 55 feet in the area between a line 185.40 feet west of North Dearborn Street and North Clark Street.

Minimum setbacks on Parcel B at an elevation 113 feet above grade:

100 feet from North Clark Street
40 feet from North Dearborn Street
6 feet from West Kinzie Street

Minimum setback on Parcel C at an elevation 115 feet above grade:

235 feet east of North Clark Street.

Minimum setbacks at all other property lines: none

APPLICANT: MEK Development Properties Inc.
321 North Clark Street, Suite 700
Chicago, Illinois 60610-4714

DATE: January 12, 1988

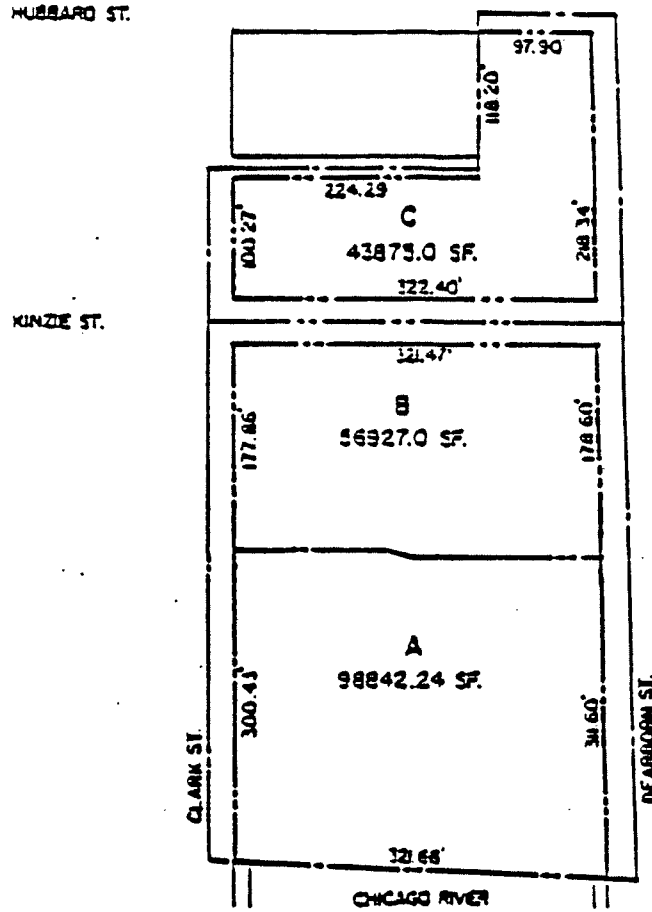
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.
EXISTING ZONING MAP



LEGEND
 [Thick black border] SUBJECT SITE
 [Thin black line] ZONING BOUNDARIES

APPLICANT: BOE DEVELOPMENT PROPERTIES, INC.
 ADDRESS: 321 NORTH CLARK
 CHICAGO, ILLINOIS
 DATE: January 13, 1988

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.
PLANNED DEVELOPMENT SUB-AREA AND GENERALIZED LAND USE PLAN



LEGEND

- — — — — PROPERTY LINE
- - - - - PLANNED DEVELOPMENT BOUNDARY
- ▭ SUB-AREA A, B, C

AGRICENT 303 DEVELOPMENT PROPERTIES INC.

Address: 121 NORTH CLARK

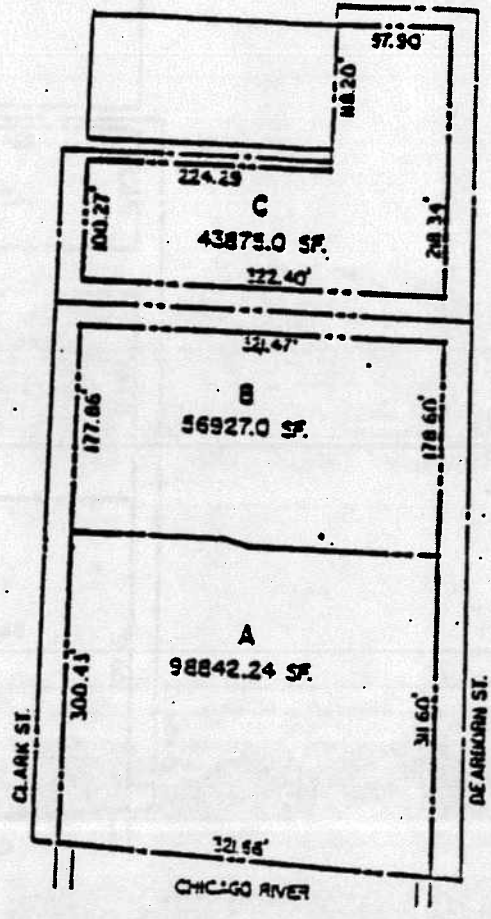
CHICAGO, ILLINOIS

Date: January 12, 1988

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.
PLANNED DEVELOPMENT SUB-AREA AND GENERALIZED LAND USE PLAN

HUBBARD ST.

KINZIE ST.

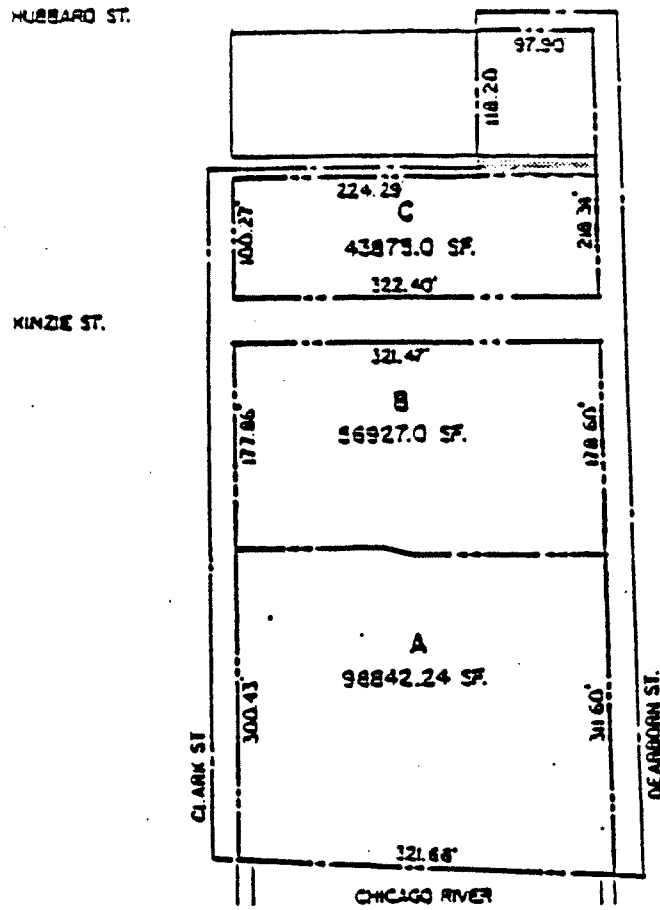


LEGEND

- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY
- ▭ SUB-AREA A,B,C

CHICAGO BCE DEVELOPMENT PROPERTIES INC.
 Address: 321 NORTH CLARK
 CHICAGO, ILLINOIS
 Date: January 12, 1988

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.
BOUNDARY AND PROPERTY LINE MAP



LEGEND

- PROPERTY LINE
- - - - PLANNED DEVELOPMENT BOUNDARY
- ▭ AREA OF PUBLIC WAY TO BE VACATED

AGRICULTURE DEVELOPMENT PROPERTIES INC.
 ADDRESS: 121 NORTH CLARK
 CHICAGO, ILLINOIS
 DATE: January 12, 1988