



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 10, 2025

Mariah F. DiGrino
DLA Piper
444 W. Lake St., Suite 900
Chicago, IL 60606

Re: PD 504, Sub area A, 801 S. Canal Street

Dear Ms. DiGrino:

In response to your recent request, please be advised that the subject site is currently zoned Business Planned Development Number 504 ("PD 504") and within Sub area A. You are seeking confirmation that an electronic data storage center and related accessory uses are permitted at the subject site.

Pursuant to Statement 4 of PD 504, the following uses are permitted within the Planned Development: office and business uses, ancillary retail uses, day care facilities, physical culture facilities, earth station receiving dishes, accessory parking and related uses.

Pursuant to Section 17-17-0104-U of the Zoning Ordinance, an electronic data storage center is defined as an office use. The underlying zoning of PD 504 is DX, Downtown Mixed-Use District, and pursuant to Section 17-4-0207-KK of the Zoning Ordinance, office use is permitted by-right in the DX district. Therefore, an electronic data storage center is a permitted office use within PD 504.

It is also our opinion if the following are used in conjunction with an electronic data storage center and they are subordinate in area, extent and purpose to the data center use, they are allowed as accessory uses: power generation facilities (including wind, solar, and natural gas-powered generation), electrical substations, energy storage systems, cooling tower facilities, waste storage tanks, microwave relays, and power and data transmission facilities.

Sincerely,



Patrick Murphey
Zoning Administrator

PM:tm

C: Kyle Bartlett, Noah Szafraniec, Mike Marmo, Janice Hill



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 11, 2022

Mariah F. DiGrino
DLA Piper
444 W. Lake St., Suite 900
Chicago, IL 60606

Re: **801 S. Canal St., PD 504, Sub area A**

Dear Ms. DiGrino:

In response to your recent request, please be advised that the subject site is currently zoned Business Planned Development Number 504 ("PD 504") and within Sub area A. You are seeking confirmation that the proposed building renovation project does not require any discretionary zoning approvals such as a variation, special use, zoning map amendment, site plan approval or minor change or administrative relief to the PD.

The proposed building renovation project consists of the following approved permits:

- DOB renovation permit no. 100883404, issued on 8/3/20
- DOB renovation permit no. 100917358, issued on 9/13/21
- DOB renovation permit no. 100883706, issued on 2/4/21
- DOB EPP permit no. 100915704, issued on 4/1/21
- DOB repair replacement permit no. 100909055, issued on 2/12/21
- CDOT bridge sidewalk permit no. 21-020, issued on 2/1/21

The work approved under these six permits does not require any further zoning approval.

Sincerely,

Patrick Murphey
Zoning Administrator

C: Noah Szafraniec, Main file

PG 504

Reclassification Of Area Shown On Map Number 2-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 M2-5 General Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by:

a line 60 feet north of and parallel with the south line of West Polk Street; the west line of the Amtrak right-of-way east of South Canal Street; West Roosevelt Road; a line 54.74 feet east of South Canal Street; a line 100.12 feet north of West Roosevelt Road; a line 22.54 feet east of South Canal Street; West Roosevelt Road; and the center line of South Canal Street,

to those of a C3-5 Commercial-Manufacturing District, and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the C3-5 Commercial-Manufacturing District symbols and indications established by Section 1 of this ordinance in the area bounded by:

a line 60 feet north of and parallel with the south line of West Polk Street; the west line of the Amtrak right-of-way east of South Canal Street; West Roosevelt Road; a line 54.74 feet east of South Canal Street; a line 100.12 feet north of West Roosevelt Road; a line 22.54 feet east of South Canal Street; West Roosevelt Road; and the center line of South Canal Street,

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

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

Business Planned Development Number _____
(As Amended)

Plan Of Development

Statements.

1. Zoning control of the property for the purpose of this application is in the applicant, Canal/Taylor Venture, an Illinois general partnership, having an address of 10 North Dearborn Street, Chicago, Illinois 60602. Legal title to the subject property is held by American National Bank and Trust Co. of Chicago, 33 North LaSalle Street, Chicago, Illinois 60602, as Trustee under Trust Agreement dated February 12, 1986 and known as Trust Number 66603, and as Trustee under Trust Agreement dated December 20, 1988 and known as Trust Number 107231-04; the applicant is sole beneficiary of both of said trusts.
2. The applicant, or if the applicant has exercised its election to assign its obligations hereunder, its successors, assignees, grantees or other such person or entity as may then own or control the subject property shall be bound by the terms herein and shall obtain all required reviews, approvals, licenses, and permits in connection with this Planned Development.
3. Any dedication or vacation of streets and 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.
4. The following uses shall be permitted within the area delineated herein as Business Planned Development, exclusive of areas in public ways: office and business uses, ancillary retail uses, day care facilities, physical culture facilities, earth station receiving dishes, accessory parking and related uses. Non-accessory automobile parking and/or unenclosed storage of trucks and truck trailers shall be permitted as interim uses subject to the review and approval of the Department of Planning which may at its discretion impose conditions including but not limited to duration of use, access treatment and location, parking location, landscaping, lighting, and fencing as conditions of approval. No new off-street parking, accessory or non-accessory, interim or permanent, shall be located above grade as established herein.
5. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Business Planned Development, and stipulates the land use and development controls applicable to the site.

6. Off-street parking and loading facilities will be provided in compliance with this Planned Development and shall be subject to the review and approval of the Commissioner of Planning and the Department of Public Works, Bureau of Traffic Engineering and Operations. Any service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Public Works and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
7. Business and business identification signs may be permitted within the area delineated herein as Business Planned Development, subject to the review and approval of the Department of Planning.
8. This Plan of Development consists of 17 Statements, an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Generalized Land Use Map; an Existing Land Use Map; a Table of Use and Bulk Regulations and Related Controls; an Open Space/Building Separation Plan; a Concept Landscape Plan; a Grade Level Circulation Plan; and a Lower Level Circulation Plan prepared by Eckenhoff & Saunders, Architects, dated July 12, 1990. Full size sets of these three plans are on file with the Department of Planning. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
9. The definitions in the Chicago Zoning Ordinance shall apply except as modified, in whole or part, or added in their entirety as follows:
 - a. Adjusted Net Site Area is the net site area of the Planned Development less the area of columns or other supports related to public streets or viaducts. That area to be subtracted shall be established as 3,600 square feet.
 - b. Floor Area (for determining floor area ratio and off-street parking and loading requirements) shall not include:
 - (1) Space below grade level including that below terrace level where a terrace level is permitted.
 - (2) Any space(s) devoted to mechanical (heating, ventilation, or air conditioning) uses which exceeds 5000 square feet in area at any level without limitation.

- c. **Grade Level shall be established for purposes of floor area ratio, off-street parking and loading requirements, building height limitations, peripheral setbacks, and building separations, as measured at the center line of West Taylor Street at the east right-of-way of South Canal Street which is plus 25 feet Chicago City Datum.**
 - d. **Terrace Level along the eastern perimeter of the planned development, in the area shown on the open space/building separation plan as the riverbank vista area, open terraces serving day care, cafeteria and other appropriate uses shall be permitted with appropriate railings provided they are directly related to a building and have a floor elevation not to exceed plus 42 feet Chicago City Datum.**
- 10. The improvements on the Property, including building location, all entrances and exits to the parking and loading areas and landscaping, shall be designed and constructed in general conformance with the Open Space/Building Separation Plan, the Concept Landscaping Plan, and the Lower Level Circulation Plan, all dated July 12, 1990. The landscaping shall be maintained at all times in accordance with the Concept Landscape Plan subject to the approval of the Department of Planning. The requirements of this statement may be modified, administratively, by the Commissioner of the Department of Planning upon the request of the applicant and after a determination by the Commissioner of the Department of Planning that such a modification is consistent with the nature of the improvements contemplated in this Planned Development. Such a modification 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.**
- 11. The facade treatment of any new building in Subarea A shall consist of high quality materials reflecting the character and treatment of the existing structure. An area of not less than 8,000 square feet of retail space facing Taylor Street east of the main entrance lobby and having a frontage of at least 90 feet shall be provided. In said building, no less than 50 percent of the linear facade at grade and fronting on Canal and Taylor Streets shall be active area visible through glass, and the remainder shall be architecturally finished treatments. The facade treatment of all buildings to be constructed in Subarea B shall consist of high quality materials consistent with, though not necessarily similar to, the treatment of Subarea A. Internal facades intended or expected to be removed to permit the expansion or extension of a building may be treated as temporary finishes provided that such facades do not directly face a public street within 200 feet. The total area of retail space facing Taylor Street in Subareas A and B shall be not less than 16,000 square feet and the total frontage of such areas shall be not less than 180 feet. In Subarea B no less than 40 percent of the linear facade at grade and fronting on Canal and Taylor Streets and Roosevelt Road shall be active area visible through glass and the remainder shall be architecturally finished treatment.**

12. With the exceptions of the existing structure in Subarea A, the plane of the facade of any new building shall not present any uninterrupted length or exposure to any street of more than 300 feet. Any single building of greater length shall vary the street facade by an indentation of not less than 30 feet in width and depth so located as to meet this provision, said indentation to extend throughout the height of that facade.
13. Peripheral building setbacks from all streets, the eastern property line, and between buildings, and height limitations, shall be as shown on the Open Space/Building Separation Plan and are stated as follows:
 - a. In Subarea A, the existing north building is set back zero feet from West Polk Street, 12 feet from South Canal Street and a varying distance now existing from the east property line. It reaches a height of approximately +125 feet C.C.D. No additional floors or partial floors may be added unless said floors are set back a minimum of 15 feet from the north, south and west facades of the existing top floor.
 - b. In Subarea A, the proposed new south building shall be set back a minimum of 12 feet from South Canal Street, 12 feet from West Taylor Street, and a distance from the east property line as shown on the Open Space/Building Separation Plan. In addition, commencing at an elevation of +125 feet C.C.D., all floors shall be set back from Canal and Taylor Streets an additional 15 feet from the actual setback of the next floor below +125 feet C.C.D. The maximum height of such building shall not exceed +265 feet C.C.D.
 - c. In Subarea B, all buildings shall be set back a minimum of 20 feet from Canal Street and 12 feet from Taylor Street and Roosevelt Road between grade (+25 C.C.D.) and +125 feet C.C.D. Between +125 Feet C.C.D. and +265 feet C.C.D. all floors shall be set back from facing streets an additional 15 feet from the actual setback of the next floor below +125 feet C.C.D.
 - d. Along the east property line a minimum setback of 30 feet shall be maintained above grade or terrace level whichever is applicable throughout the height of the building.
 - e. In Subarea B, building separations between north and south faces of buildings shall be maintained.
 - (1) If only two such buildings are developed, a minimum separation of 60 feet shall be maintained to the height of +125 feet C.C.D. and a minimum of 90 feet between the height of +125 feet C.C.D. and +265 feet C.C.D.

- (2) If more than two such buildings are developed, each minimum north-south separation shall be 40 feet maintained to the height of +125 feet C.C.D. and 70 feet between the height of +125 feet C.C.D. and 265 feet C.C.D.
- f. In Subarea B, in addition to all other open space and setback areas herein described, a park area shall be provided adjoining the Canal Street setback line. The area of said park shall be a minimum of 5,000 square feet exclusive of any paved vehicular areas exclusive of setbacks and building separation zones. The east-west centerline of said park shall be in the middle one-third of the area between the south line of Taylor Street and the north line of Roosevelt Road. The minimum dimensions of the park in any direction shall be 60 feet exclusive of setbacks and building separation zones. The park shall be landscaped, furnished, and designed to provide a usable pedestrian area. The final design and layout of said park shall be subject to the approval of the Department of Planning. The park shall be completed in connection with the development of the second principal building adjacent to, facing, or fronting on Canal Street.
- g. In Subarea B, building separations between east and west faces of separate buildings shall be a minimum of 30 feet between facing walls with windows.
- h. In Subarea B, one building may be built above +265 feet C.C.D. to a maximum height of +355 feet C.C.D. provided that all floors above +265 feet C.C.D. are setback a minimum of 15 feet from the actual setback along streets of the next floor below +265 feet C.C.D. and provided that the maximum floor size of each such floor does not exceed 35,000 square feet.
- i. The area located between any building and any property line or the centerline of the adjacent building separation zone shall be improved in connection with the development of said building. Said improvements shall include landscaping and paving as specified herein. The at grade improvements in required setbacks from adjacent streets or periphery shall be included in the Part II submittal for the subject building, and shall be in general conformity with the Concept Landscaping Plan, including mature trees at 30-foot spacing along peripheral streets. The at grade improvements in required building separations shall be included in the Part II submittal for the adjacent building to insure that separating areas are finished when the separating space will be defined. Said improvements shall be developed according to this principle.
- j. In Subarea B, one, one-story, pedestrian sky bridge may be developed across each building separation between north and south facing walls provided it is no higher than +125 feet C.C.D. and no lower than the third floor above +25 feet C.C.D. of the buildings connected. No other obstructions shall be permitted above +25 feet C.C.D.

- 14a. The subject property is intended to be developed in stages. Excluding the presently existing building, unless a building permit(s) for a minimum of 500,000 F.A.R. square feet is properly applied for and diligently pursued, this Planned Development shall expire upon the tenth anniversary of the effective date hereof. Provided, however, that:
- (1) If the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period applicable to all planned development ordinances, then this Planned Development shall expire upon the expiration of such shorter time period provided in said amendatory ordinance, the first day of which as applied to this Planned Development shall be the effective date of said amendatory ordinance; and
 - (2) If the shorter expiration period referenced above in Statement 14a. (1) (the "Shorter Expiration Period") is five years or less, then the application for building permit(s) for a minimum of 250,000 F.A.R. square feet, excluding the presently existing building, and its pursuit with due diligence, shall be deemed to satisfy the requirements of this Statement No. 14a. and preclude the expiration of this Planned Development.
- 14b. If this Planned Development expires under the provisions of Statement No. 14a. above, then the zoning of the subject property shall automatically revert to that of the C3-5 Commercial-Manufacturing District.
- 14c. The period of time from the end of the initial period described in Statement No. 14a. above (the "Initial Period") to the twentieth anniversary of the effective date of this Planned Development shall be divided into a maximum of three successive periods (the "Successive Periods"). If the Initial Period is greater than five years in duration, then there shall be two successive periods each extending from the tenth anniversary of the effective date of this Planned Development for a period of five years. If, however, the Initial Period is five years or less because the Shorter Expiration Period becomes applicable, then there shall be three Successive Periods with the first two such periods extending for five years and the third extending from the end of the second Successive Period through the twentieth anniversary of the effective date hereof.
- 14d. If by the last day of each Successive Period, a building permit(s) for minimum of 250,000 F.A.R. square feet, excluding floor area of structure(s) developed prior to each Successive Period, has not been properly applied for and diligently pursued, the Commissioner of Planning may decide to review and recommend modification, in whole or in part of the provisions of this Planned Development under the conditions and pursuant to the procedure outlined below:

- (1) After the Initial Period, it is presumed that the Planned Development need not be reviewed and modified and such presumption may be overcome only by clear and convincing evidence to the contrary;
- (2) If any of the Successive Periods expires without a building permit application being filed, then: (i) within 30 days of the expiration of such Successive Period the Commissioner of the Department of Planning must issue, and make available to the applicant within two days of its issuance, a written determination stating whether the Planned Development must be reviewed; and (ii) no approvals shall be issued by the Department of Planning under Section 11.11-3(b) of the Chicago Zoning Ordinance in connection with a building permit application filed after the expiration of the Successive Period for a building or buildings for which the original building permit application was not filed prior to the expiration of the Successive Period. If the Commissioner fails to make a determination regarding the need to review the Planned Development within the 30 days following the expiration of the Successive Period, it shall be conclusively presumed that no review and modification of the Planned Development is required;
- (3) If the Commissioner's written determination states that the Planned Development must be reviewed, then within 30 days of the issuance of such determination, he must prepare and issue a report to the Chicago Plan Commission stating the facts warranting such a review and any proposed modifications to the Planned Development; The Commissioner's determination that the Planned Development must be reviewed shall be treated as if it were a filed application for a planned development amendment with the City being deemed the applicant and providing such notice as may be required by the Chicago Zoning Ordinance. All proposed modifications to the Planned Development must be directly related to the basis for the Commissioner's decision that the Planned Development must be reviewed. If such report is not issued, and extensions of time for its issuance are not secured from the applicant, then it shall be conclusively presumed that a review of the Planned Development is not necessary and the Commissioner's decision to the contrary shall be deemed null and void;
- (4) A review of this Planned Development may be commenced by the Commissioner and the Commissioner's decision that such a review is warranted may be upheld by the Chicago Plan Commission or the City Council only if there is clear and convincing evidence that:
 - (a) There has been a substantial change in traffic conditions in the immediate vicinity of the Property or in another area but causing a substantial impact in the Property's immediate vicinity;

- (b) There has been a substantial change in the public transportation network in the immediate vicinity of the Property or in another area but causing a substantial impact in the Property's immediate vicinity;
- (c) There has been a substantial change in the availability of on-street parking in the immediate vicinity of the Property or in another area but causing a substantial impact in the Property's immediate vicinity;
- (d) There has been a substantial change in the availability of public utility services or municipal services for the improvements contemplated by this Planned Development; or
- (e) It is determined that the contemplated improvements would have a substantial adverse physical impact on other improvements not located on the Property and existing at the time the decision to review the Planned Development is made.

All changes in conditions shall be measured based on the conditions that existed at the time of approval of this Planned Development or at the time of the expiration of a prior Successive Period;

- (5) The report prepared by the Commissioner, and all facts and reports on which it is based, must be made available to the applicant within two business days of the issuance of the report. If not, the report shall be deemed not to have been issued;
- (6) Within 90 days of the expiration of the relevant Successive Period but no sooner than 30 days after the issuance of the Commissioner's report, the Chicago Plan Commission shall hold a hearing, proper notice thereof as required by the Chicago Zoning Ordinance having been provided, to determine if a review of the Planned Development under the parameters outlined above is warranted. If the Plan Commission decides that a review of the Planned Development is not warranted, then such review shall be conclusively presumed not to be warranted. If the Plan Commission decides that a review of the Planned Development is warranted, then it shall prepare a report and recommendation to the City Council Committee on Zoning outlining the facts which support its decision and the modifications directly related to the facts giving rise to the review, which should be made to the Planned Development; and
- (7) The Plan Commission's decision to uphold the Commissioner's determination that a review of the Planned Development was warranted and any recommendations for modifications to the Planned Development shall be made available to the Applicant and forwarded to the City Council Committee on Zoning within 15 days of the Plan Commission's

decision. Once the Plan Commission's report is forwarded to the City Council Committee on Zoning, the proposed modifications to the Planned Development shall follow the procedure outlined in the Chicago Zoning Ordinance for planned development amendments, except that a further review of the matter by the Department of Planning and hearings by the Plan Commission need not be held.

15. The height restriction of any building or any appurtenance attached hereto shall be subject to:
- a. Height limitations as certified on Form F.A.A. 117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration;
 - b. Airport zoning regulations as established by the Department of Planning, Department of Aviation, the Department of Law, and approved by the City Council; and
 - c. Additional restrictions established in this Plan of Development.

16. Prior to issuance by the Department of Planning of a determination pursuant to Section 11.11-3(6) of the Chicago Zoning Ordinance ("Part II approval"), site plans for proposed development on property subject to this Planned Development shall be submitted to the Commissioner of the Department of Planning (the "Commissioner") for Site Plan approval. Site Plan approval is intended to assure that specific development proposals conform with this Planned Development and to assist the City in monitoring on-going development. A Site Plan may be submitted for all or any part of the Planned Development. No Part II approval shall be granted until an applicable Site Plan has been approved.

If a Site Plan substantially conforms with the provisions of this Planned Development, the Commissioner shall approve said Site Plan and shall issue written approval thereof to the applicant for such Site Plan approval within sixty (60) days of submission of the completed application. If the Commissioner determines within said sixty (60) day period that the Site Plan does not substantially conform with the provisions of this Planned Development, the Commissioner shall advise the applicant for such Site Plan approval, in writing, regarding the reasons for such adverse determination. The Commissioner shall thereafter review any resubmission within fourteen (14) days and make his final determination, in writing, to the applicant for such Site Plan within said period. Failure of the Commissioner to make a determination within the time hereinabove prescribed shall be deemed a disapproval. Following approval of a 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.

Changes or modifications to Site Plans may be made after approval of the Commissioner, so long as the Site Plan, as so changed or modified, substantially conforms with the provisions of this Planned Development. In the event of any inconsistency between an approved Site Plan or any permitted modifications thereto and the terms of the Planned Development in effect at the time of approval of such Site Plan or of the modification thereto, then the terms of the Planned Development shall govern.

A Site Plan shall, at a minimum, provide the following information:

- a. Boundaries of development parcel or parcels;
- b. Building footprint or footprints;
- c. Dimensions of all setbacks;
- d. Location and depiction of all parking spaces (including relevant dimensions);
- e. Location and depiction of all loading berths (including relevant dimensions);
- f. All drives, roadways and vehicular routes;
- g. All landscaping (including species and size);
- h. All pedestrian circulation routes and points of ingress/egress (including sidewalks);
- i. All site statistics applicable to the development parcel or parcels including:
 - (1) Floor Area and Floor Area Ratio as represented on submitted drawings;
 - (2) Number of parking spaces provided;
 - (3) Number of loading berths provided; and
 - (4) Uses of development parcel;
- j. Parameters of the building envelope including:
 - (1) Maximum building height; and

- (2) Setbacks and vertical setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development.

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

[Existing Zoning Map, Property Line Map, Generalized Land Use Plan, Surrounding Land Use Plan, Open Space/Building Separation Plan, Concept Landscape Plan, Grade Level Circulation Plan and Lower Level Service/Parking Plan attached to this Plan of Development printed on pages 19641 through 19648 of this Journal.]

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

*Business Planned Development No. _____
(As Amended)*

Use And Bulk Regulations And Data.

| Subareas | Adjusted Net Site Area | General Description Of Land Use | Maximum Floor Area Ratio |
|----------|-----------------------------|--|-----------------------------|
| | <u>Square Feet</u> Acres | | |
| A | <u>249,228.5</u> 5.72 | Office and business uses, ancillary retail uses, day care facilities, | 5.5 |
| B | <u>306,017.5</u> 7.03 | physical culture facilities, earth station receiving dishes, accessory parking and related uses (for interim uses see Statement No. 4). | 8.8 |
| TOTAL: | <u>555,243</u> 12.75 | | 7.0 |

Adjusted Net Site Area: (See Statement 9a):

Subarea A: 251,225.5 S.F. - 2,000 S.F. = 249,225.5 S.F.

Subarea B: 307,615.5 S.F. - 1,600 S.F. = 306,017.5 S.F.

TOTAL: 558,843.0 S.F. - 3,600 S.F. = 553,243.0 S.F.

Gross Site Area: Net Site Area: 558,843 S.F. (12.83 acres)

Public R.O.W.: 55,712 S.F. (1.28 acres)

TOTAL: 614,555 S.F. (14.11 acres)

Maximum Floor Area Ratio for Adjusted Net Site Area: 7.0

For F.A.R. purposes the existing floor area of the north building in Subarea A is 524,182 square feet.

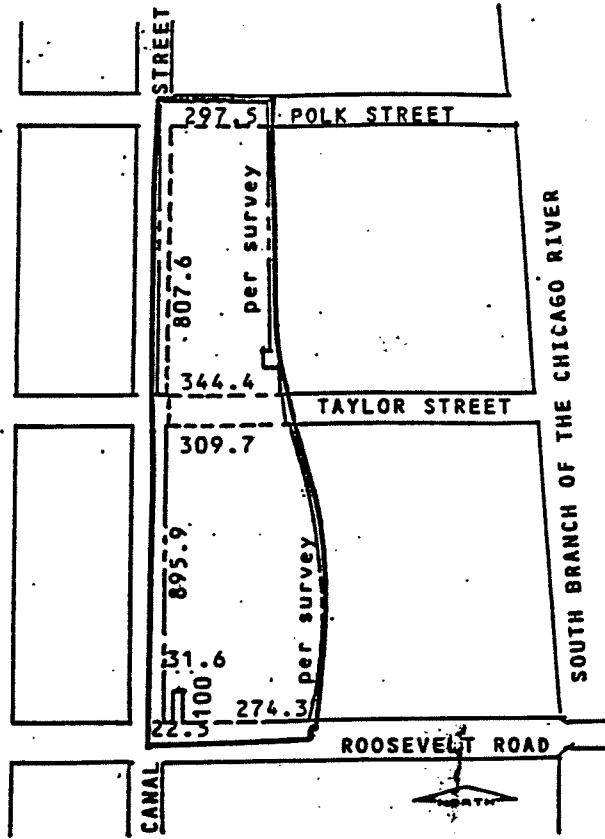
Minimum Accessory Off-Street Parking Spaces: 1 per 3,000 S.F.

- a. Includes 2 percent spaces designed for handicapped parking.
- b. Of 600 spaces existing in the north building 175 spaces are required for that building and the remainder shall be available to meet the requirements of subsequent buildings.

Off-Street Loading Berths: Per C3-5 requirements.

Maximum Heights and Minimum Setbacks at grade, at levels above grade, and by location and relationship are set forth in Statement No. 13 of this Plan of Development and shown on the Open Space/Building Separation Plan.

BUSINESS PLANNED DEVELOPMENT NO. _____
PROPERTY LINE MAP



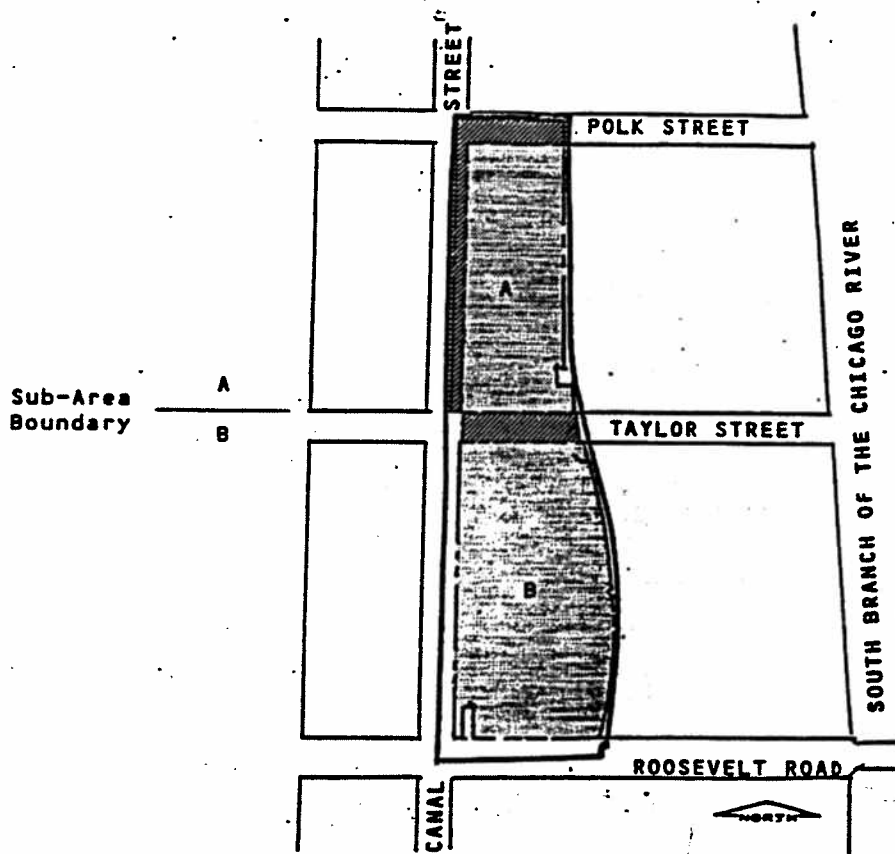
LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- 60 — PROPERTY LINES DIMENSIONED IN FEET

(There are no planned Right-of-Way adjustments.)




APPLICANT: Canal/Taylor Venture
 ADDRESS: 10 North Dearborn Street
 DATE: January 19, 1990

BUSINESS PLANNED DEVELOPMENT NO. _____
GENERALIZED LAND USE PLAN



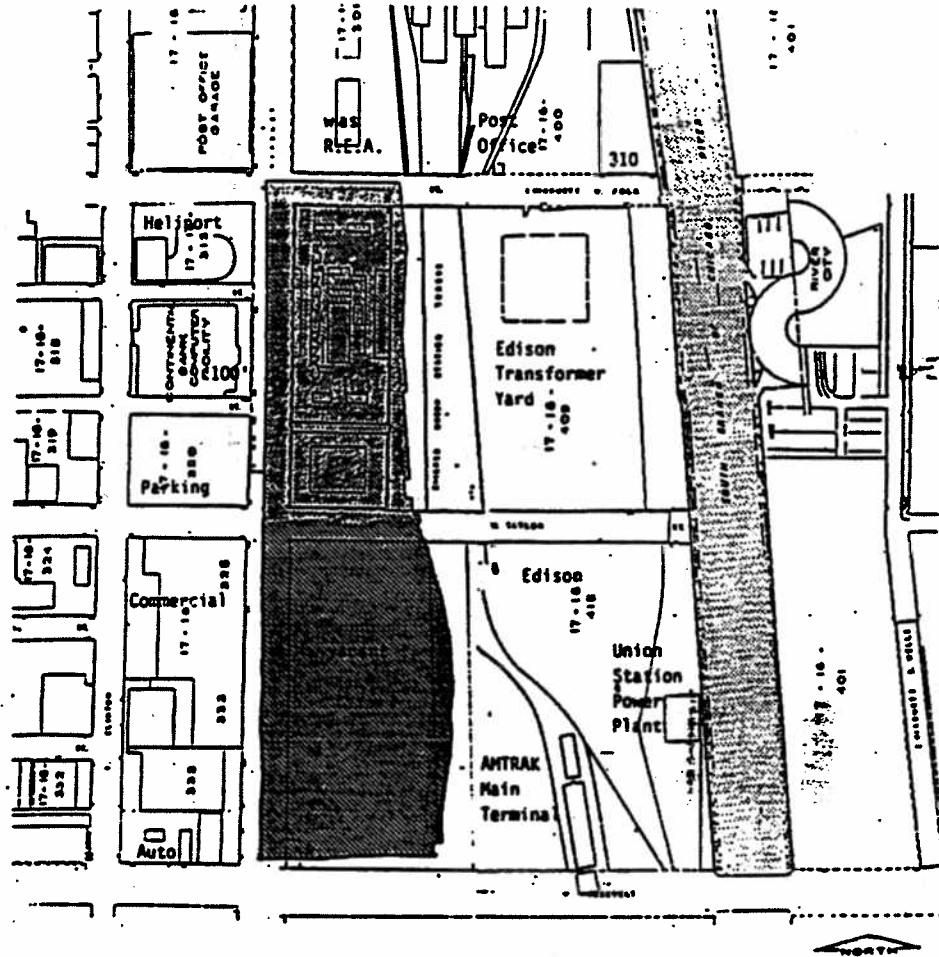
Sub-Area
Boundary

LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  FOR LAND USE SEE STATEMENT NO. 4
-  INCLUDED NET SITE AREA
- A** SUB-AREA IDENTIFICATION

APPLICANT: Canal/Taylor Venture
 ADDRESS: 10 North Dearborn Street
 DATE: January 19, 1990

BUSINESS PLANNED DEVELOPMENT NO. _____
SURROUNDING LAND USE PLAN



LEGEND:



SUBJECT PROPERTY

APPLICANT: Canal/Taylor Venture
 ADDRESS: 10 North Dearborn Street
 DATE: January 19, 1990
 REVISED: July 12, 1990

