

10697

PD# 513

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B6-7 Restricted Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by:

West Arcade Place; a line 209.795 feet east of and parallel to South LaSalle Street; a line 97.37 feet south of and parallel to West Arcade Place; a line 232.68 feet east of and parallel to South LaSalle Street; West Monroe Street; and South LaSalle Street,

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

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

~~**Action Deferred -- APPROVAL OF ZONING EXCEPTIONS FOR CHANGE OF LICENSEE AND CONTINUED OPERATION OF TAVERNS/BANQUET HALL AT DESIGNATED LOCATIONS.**~~

The Committee on Zoning submitted the following report which was, on motion of Alderman Banks and Alderman Stone, *Deferred* and ordered published:

CHICAGO, April 12, 1991.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on March 26, 1991, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying the particular areas, with the exception of Application Numbers A-2743, 10653 and 10745 which failed to meet the committee's approval and was unanimously voted upon with a do not pass vote.

NO COPY

Applicant:

Robert Klauseger, Martin Fishman and Richard Schulze,
by their attorneys, Rudnick & Wolfe
(per Theodore J. Novak and David L. Reifman)
203 North LaSalle Street
Chicago, Illinois 60601

Application Date:
August 15, 1990

Revised:
February 14, 1991

BUSINESS PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT

1. Legal title to that certain real property (the "Property") which is delineated herein as Business Planned Development and is subject to the use and bulk restrictions of this Business Planned Development is held by the University of Chicago, an Illinois not-for-profit corporation and Chicago Title and Trust Company, as Trustee under Trust No. 1084237, dated September 15, 1983. Robert Klauseger, as Applicant, is agent for Chicago Financial Center Limited Partnership, a Delaware limited partnership, the contract-purchaser of the Property. Martin Fishman and Richard Schulze, as Applicants, are agents for the sole beneficiaries of the referenced land trust. All required disclosures are contained within the Economic Disclosure Statement filed with the City of Chicago in accordance with applicable requirements.

2. The Applicants acknowledge that the Applicants, their affiliates, successors, assigns, grantees or lessees shall obtain all official reviews, approvals and permits which may be necessary to implement the development of the Property. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way which may be necessary to implement development of the Property including implementation of statement No. 16 hereof, if otherwise required, shall require a separate submittal on behalf of the Applicants, their affiliates, successors, assigns, grantees or lessees, and if otherwise required, approval by the City Council.

3. Business and professional offices, accessory and non-accessory off-street parking, general retail and service uses, and such other permitted uses allowed under the regulations of the B6-7 Restricted Central Business District (with the exception of hotels, motels, warehousing, dwelling units and lodging rooms) shall be permitted upon the Property. Without limiting any use heretofore described, the following special uses also shall be permitted upon the Property: (i) public art galleries and museums; (ii) radio towers, earth station receiving and transmitting dishes and antennae (without regard to size), television towers, telephone exchanges, microwave relay towers, and telephone transmission equipment; (iii) taverns, including live entertainment and dancing; (iv) day care centers, consistent with Chapter 158 of the Chicago Municipal Code. The ground floor areas designated on the Site Plan (as hereinafter defined) as Retail Area "A", Retail Area "B" and Public Space shall, subject to the applicable provisions of this planned development, be devoted solely to retail uses, restaurant and food services uses, tavern uses, art gallery uses, public interior space uses as defined herein, accessory uses and such other uses as shown on the Site Plan and Public Space Drawings (as hereinafter defined). All parking shall be located below grade. All office, daycare and other permitted uses shall be located above the ground floor.

4. This Planned Development consists of these twenty (20) Planned Development Statements; an Existing Zoning and Street Map; a Boundary and Property Line Map; a Generalized Land Use Plan; an Existing Land Use Area Map; a Table of Use and Bulk Regulations and Data; a Setback Diagram, a LaSalle Street Detail Exhibit, consisting of two sheets; Public Space Drawings prepared by Skidmore, Owings & Merrill, dated February 14, 1991, consisting of 11 sheets; and a Site Plan prepared by Skidmore, Owings & Merrill dated February 14, 1991. Full size sets of the Site Plan and Public Space Drawings 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.

5. Off-street parking and off-street loading shall be provided upon the Property in accordance with the Bulk Regulations Table attached hereto and made a part of this Plan of Development.

6. Any service drive or other ingress or egress shall be adequately designed and paved in accordance 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. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of Planning.

7. The height of each building located upon the Property and any appurtenances attached thereto, in addition to the Bulk Regulations Table, shall be subject to:

- (a) Height limitations as certified on Form FAA-177 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and
- (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.

8. Business and business identification signs may be permitted upon the property subject to the review and approval of the Department of Planning. Temporary signs, such as construction and marketing signs, may be permitted subject to the aforesaid approvals. Signs advertising products or services which products or services are not located upon the Property, shall not be permitted.

9. For purposes of maximum Floor Area Ratio calculations, the definition contained in the current Chicago Zoning Ordinance shall apply; provided, however, that (i) floor area devoted to mechanical equipment which exceeds 5,000 square feet in any single location shall not be included and (ii) floor area devoted to non-accessory off-street parking shall not be included.

10. The Property is located along LaSalle Street (the "LaSalle Street Corridor") within an area of the City recognized as a special place because of its unique historical, cultural and architectural significance. The essential character of the LaSalle Street Corridor derives generally from the form and pattern of the massing, fenestration, facade articulation, building setbacks, scale, detailing and materials of many of the existing buildings along the corridor. The essential qualities of the development along the corridor are reflected in, among other things, the canyon-like effect created by structures built to the property line which step back in increments as they increase in height; the quality of natural light arising from the color and material of the buildings, the solid/void pattern of windows and the building setbacks; the historic and architectural significance of many of the existing buildings; the hierarchy of exterior space formed by the buildings located on either side of the street; and the design, quality and rhythm of architectural detail and elements.

Accordingly, in order to assure that development generally promotes and enhances these characteristics and qualities, any structure developed upon the Property shall be designed, constructed and maintained in accordance with the following standards:

(a) **Street Wall.**

The building shall be built to the property line at ground level along LaSalle Street and along Monroe Street. Notwithstanding the foregoing, indentations for the expression of entry points and architectural articulation shall be allowed.

(b) **Massing/Articulation.**

The massing and the facade articulation of the building shall clearly articulate a three part composition: a base, a middle and a top portion. Substantial horizontal expression or articulation on the facade shall emphasize this three part nature. The base shall extend to approximately 6 stories above the ground level. The ground floor shall be differentiated by architectural detail from the rest of the base. The base shall have a centralized character containing the major ceremonial entry feature. The mid-section shall consist of two parts. The first part shall extend from the top of the base to a level having a height of at least 230 feet but not more than 250 feet above grade level. The second part shall extend from the top of the first part to a level having a height of at least 580 feet but not more than 600 feet above grade level. The mid-section shall be primarily vertical in character. The top section shall have a figural quality.

(c) **Setbacks from LaSalle Street.**

Setbacks shall be in accordance with the Setback Diagram.

(d) **Openings.**

(i) **Within the Base.**

- (a) Openings within the base of the building shall be articulated to develop a deeper shade and shadow than are featured upon the upper portions of the building.
- (b) Surfaces shall be designed to promote and reflect the institutional character of LaSalle Street.

(ii) **Above the Base.**

- (a) Openings above the base will be either of punched or vertical expression in character, or a combination thereof, as generally illustrated by the LaSalle Street Detail Exhibit.
- (b) Solid masonry surfaces shall comprise a minimum of 60% and a maximum of 75% of the facades.
- (c) A minimum of eighty percent (80%) of the glass shall be set back five (5) or more inches from the facade.

(e) **Materials.**

Materials shall be architecturally rich and of high quality. Cladding shall be predominantly light-colored masonry and shall harmonize with the other buildings on LaSalle Street. Accent elements may be more flexible in color and material. Glass shall not be highly reflective, mirrored or darkly tinted.

(f) **Detail.**

Detail shall generally be of high quality, compatible with high quality buildings on LaSalle Street as depicted on the LaSalle Street Detail Exhibit. Detail shall further enhance the pedestrian experience and assist in differentiating zones of the building mass and composition. Detail shall be utilized to the same extent as other quality buildings along LaSalle Street and should be concentrated primarily in the Building Base section. Detail at setback levels shall accentuate the setbacks through the use of one or more of the following:

- (i) change or contrast in material;
- (ii) articulation of surface and finish;
- (iii) response to function (e.g., specially detailed grill work at mechanical levels); and

- (iv) extensions or protrusions beyond the facade (e.g., cornices, overhangs and similar architectural elements).

11. The Applicant shall construct an interior public amenity space (the "Public Space") which shall be designed in the area designated therefor on the Site Plan and in substantial conformance with the standards of this Statement 11. The Public Space shall be designed in accordance with the Public Space Drawings, subject to the provisions of Paragraph 11(e) below. The use, design and construction of the Public Space shall substantially conform to the following standards:

(a) Purposes/General Statements.

- (i) The Public Space shall be available for public use subject to the conditions stated herein. The purpose of the Public Space is to provide weather protected area for passive activities and to provide an alternative to outdoor public gathering spaces during inclement weather. The Public Space is intended to provide a variety of public areas including areas for quiet retreat from surrounding activity, areas for temporary programmed events and performances, and areas for public display of items of educational or cultural interest.
- (ii) The Public Space is intended to be an area which is separated from but integrated with the office building circulation and directly accessible from office building areas.
- (iii) The Public Space is intended to be directly accessible from at least one entrance each on LaSalle and Monroe Streets. Such entrances shall reasonably coincide with adjacent sidewalks. The interior of the Public Space shall be generally visible to pedestrians along the LaSalle Street and Monroe Street frontages. Windows on the exterior of the Public Space shall promote views in and out of the Public Space and natural light into Public Space.
- (iv) The Public Space shall contain five major areas: the Central Hall, the North Hall, the South Hall, the Monroe Entrance Hall and the Gallery.
- (v) The public shall be able to move unimpeded through all of the major areas comprising the Public Space and from one entrance to any other entrance during open hours.
- (vi) The uses and functions of the Public Space as described herein are intended to be maintained and

kept in operation at all times throughout the life of the building.

(b) Physical Standards.

- (i) Design - The design of the Public Space shall promote the purposes herein intended.
- (ii) Handicapped Accessible -All portions of the Public Space shall be handicapped accessible from LaSalle and Monroe Streets including, without limitation, convenient elevator access to the lower level gallery area, as depicted generally on the Site Plan.
- (iii) Lighting/Glass Areas and Temperature Control - Natural and artificial light shall be provided at such levels, quality and locations as are appropriate to the uses and functions of the Public Space. Glass shall be provided across the exterior facade of the Public Space as follows: That portion of the exterior facade adjacent to the Central Hall shall be glazed up to a level of approximately 50 feet above sidewalk level. Each exterior facade adjacent to the North Hall shall be glazed up to approximately 30 feet above sidewalk level. Each exterior facade adjacent to the South Hall shall be glazed up to approximately 30 feet above sidewalk level. The exterior facade adjacent to the Monroe Entrance Hall shall be glazed up to approximately 15 feet above sidewalk level. Each area of glazing adjacent to the exterior facades of the North Hall and the South Hall shall be a minimum of 15 feet in width, and the vertical center line of each such area of glazing shall intersect with the horizontal center line of the adjacent hall. The foregoing minimum percentages shall be inclusive of necessary mullions, mullion supports and decorative treatment. Such required glazing shall be located to encourage the transmission of light and/or the visibility of the space from the exterior grade level. Such glazing shall promote views, and the passage of natural light, into each of the foregoing areas of the Public Space. The maximum sill height for the aforementioned glazing shall not exceed 36 inches above sidewalk level; provided, however, that for 25 linear feet along the Central Hall, the maximum sill height shall be six (6) inches, and for fifteen (15) linear feet along the Monroe Entrance Hall, the maximum sill height shall be six (6) inches. All glazing shall be clear, not highly reflective, mirrored or darkly tinted. Comfortable temperature and lighting conditions shall be maintained within the Public Space during open hours.

- (iv) Seating and Tables - Seating and tables shall be arranged, located and designed to encourage public use. The North Hall shall have a minimum of 144 linear feet of seating (including approximately 48 movable cafe chairs and approximately 24 linear feet of benches arranged around the perimeter of the North Hall); the Central Hall, a minimum of 220 linear feet of seating; the South Hall, a minimum of 56 linear feet of seating; the Monroe Entrance Hall, a minimum of 40 linear feet of seating; and the Gallery, a minimum of 30 linear feet of seating. Tables related to food service shall be provided in the Public Space, with a minimum of fifteen (15) tables to be situated in the North Hall adjacent to Retail Area "A". Seating without backs shall have a minimum horizontal depth of sixteen (16) inches. Seating with backs of at least fourteen (14) inches shall have a minimum depth of fourteen (14) inches. Seating having thirty (30) inches or more in depth shall count double provided there is access to such seating from both sides. The tops of walls, including but not limited to those walls which bound planting beds, fountains and pools, may be counted as seating when they conform to the dimensional standards contained herein. Movable seating or chairs shall be credited as 2.5 linear feet of seating per chair. Seating higher than thirty-six (36) inches and lower than fourteen (14) inches above the level of the adjacent walking surface shall not count toward satisfying the seating requirement. No seating which is stored at any time during the operating hours of the Public Space shall be credited as linear seating pursuant to the provisions of this paragraph.
- (v) Art and Water - The Public Space shall contain at least one water feature to be located in the center of either the North Hall or the South Hall which shall include active water movement designed to complement the use of the Public Space with acoustic and visual interest. The Public Space shall also contain at least one major art feature in whichever of the North Hall or the South Hall the water feature is not located, and shall be designed and located to stimulate and promote visual interest.
- (vi) Materials/Finishes - The walls, floors, ceilings and stairs shall be of high quality construction, materials and finish. Design, details, materials and finishes of all interior surfaces, including but not limited to, walls, floors, ceilings, stairs and furnishings, shall be appropriately decorative and complement the Public

Space. Floor finishes and patterns, planters and other furnishings, and landscape materials shall be appropriately designed and arranged to define and complement seating areas in the Public Space. All materials, construction, design and detailing shall be of a quality equal to or better than that used within the building lobby area and lobbies of comparable office buildings in the Loop.

(vii) Landscaping - The North Hall shall have a minimum of four (4) trees each having a height of approximately eighteen (18) feet. The Central Hall shall have a minimum of ten (10) trees each having a height of approximately 27 feet and shall additionally contain twelve (12) small trees, each having a height of approximately fifteen (15) feet. The South Hall shall have 48 linear feet of shrubs (or similar plantings). The Monroe Entrance Hall and the Gallery shall contain four (4) trees, each having a height of approximately seventeen (17) feet. All trees shall measure at least three (3) inches in caliper. Landscape features shall be designed to complement and enhance the definition of the seating areas and shall be arranged, located and selected to frame the central seating areas. The Public Space shall further contain shrubbery, flowers and/or other plantings as appropriate to complement its use as a public space. All landscape materials required by this Statement No. 11 shall be living plant material.

(viii) Pedestrian Circulation - Pedestrian entrances into the Public Space shall be from LaSalle Street, with a secondary entrance from Monroe Street. Major pedestrian movement is enhanced by the placement of a combination of landscaping, tree planters and seating (as discussed above) to direct pedestrians through the Central Hall to the second level of the office building, to the North and South Halls, or to the Monroe Street entrance. These landscape features, tree planters and seating will further define such areas, which shall additionally have minor circulation paths allowing pedestrians to filter through these spaces.

(c) Major Areas of the Public Space.

(i) Area. The Public Space shall have a minimum overall floor area of 15,000 square feet. The Public Space shall be divided into five (5) major spaces: The Central Hall, the North Hall, the South Hall, the Monroe Entrance Hall and the Gallery, each of which is discussed in detail below.

- (ii) Central Hall - The Central Hall shall be the largest of the five areas and shall be centered on the LaSalle Street side of the building. It shall be flanked by the North Hall and South Hall, which Halls shall open directly onto the Central Hall.

The Central Hall shall be situated at grade level generally centered on the western facade of the building. The Central Hall shall have an approximate area of 3,000 square feet, length of 70 feet (longest distance), width of 45 feet (widest distance), and a height at the tallest point of at least 50 feet. The ceiling form shall be a vault or other figural form designed as a space-defining feature and shall be lighted by a combination of natural and artificial light through translucent and/or transparent material, and may include skylights, provided that clear views towards LaSalle Street are afforded from all points within the Central Hall through the exterior facade of the Central Hall up to a height of 56 feet above grade.

The LaSalle Street entrance shall open onto the Central Hall. Such entrance may also be used as the main access point for the office building.

At least two (2) major groupings of seating, shall be provided within the Central Hall and shall be arranged to be adequately protected and shielded from the passage of pedestrian traffic to and from the building elevator lobbies and the entrance. Each such area may further contain two or three sub-groupings of seating to promote differences of scale. Each such seating area shall be grouped around an area of not less than 120 square feet in order to promote associated seating uses. Trees, planting, artwork, and other space defining elements may be used to effect such shielding. One of these two seating areas shall be located in proximity to the North Hall and the other shall be located in proximity to the South Hall.

Escalators shall be provided leading from areas adjacent to or at the rear of the Central Hall to the first level above the Public Space. Such escalators shall not extend into, but shall generally be visible to occupants of, the Central Hall.

- (iii) North and South Halls - The North and South Halls shall be similar to each other in general configuration and shape. They shall each contain approximately

2,500 square feet in area, including retail kiosks (of approximately 200 square feet each) and transitional spaces. The general plan dimension of the open floor area in any direction shall be 40 feet. The ceiling shall have a general height at the tallest point of 45 feet and will be domed in form or otherwise figurally shaped.

The North Hall and the South Hall shall contain an art/water feature as specifically described in Paragraph 11(b)(v) above.

The North Hall shall open directly onto the Central Space. The opening shall be a minimum of 15 feet wide and 14 feet high. Such area shall contain four (4) retail kiosks. The North Hall shall contain cafe tables and movable chairs in its central portion grouped around the art/water feature to be located therein. Additional seating shall be located near the windows of the North Hall. A combination of natural and/or artificial light shall be provided as described above.

The South Hall shall open on its north side to the Central Hall and on its east side to the Monroe Street Entrance Hall. The openings shall be a minimum of 15 feet wide and 14 feet high. There shall be a fountain and/or art feature located generally at the center of this area, with fixed seating arranged symmetrically around it. Such area shall contain three (3) retail kiosks (of approximately 200 square feet each) and one storage kiosk area. The South Hall shall contain seating which shall be grouped in its central portion around the art/water feature to be provided therein. Landscaping shall be provided in the South Hall in such a way as to define and shield seating from pedestrian passage. The South Hall is intended to provide the location and staging area for the performances required hereunder. Seating shall be provided near exterior windows in the South Hall.

(iv) Monroe Entrance Hall - The Monroe Entrance Hall shall have a total area of approximately 2,000 square feet, a length of 60 feet (longest dimension), and a width of 45 feet (widest dimension). Such area shall have retail frontage on its north and east sides. Seating shall be provided along the perimeter of the Monroe Entrance Hall. Such area shall be connected vertically to the Gallery by an opening in the floor, bounded by railings, which is intended to provide a visual link between this area and the

Gallery and between the Gallery and the street. The minimum length or width of the opening shall be 30 feet in any direction.

- (v) Gallery - The Gallery shall be situated on the level immediately below the Monroe Street Entrance Hall. Access to the Gallery shall be directly from the hall above and the stairs and elevator shall be arranged in close proximity to the vertical opening that connects them.

The Gallery shall be situated on the first lower level below grade and occupy approximately 5,000 square feet. As noted above, it shall be visually and spatially connected to the Monroe Entrance Hall by a minimum 20-foot high space rising from the floor of the Gallery to the ceiling of the Monroe Entrance Hall through an opening in the floor of the Monroe Entrance Hall. Seating within the Gallery shall be appropriate to the uses occurring therein.

Open stairs from the main level shall be the principal means of access to the Gallery. Handicapped elevator access shall be provided in the same general area.

- (vi) Entry/Exit - The Applicant acknowledges that the Public Space is intended to be perceived as functionally distinct from the lobby of the office building, notwithstanding that such areas shall be architecturally integrated. To this end, the principal elevator access to the office building (other than elevator access for handicapped and service) shall be located above the level of the Public Space; provided, however, that the Applicant shall not be precluded from providing additional elevator service from the ground floor so long as such additional elevator service does not involve more than one elevator bank, serves no more than one building tenant, is accessible only through an entrance which is located off the Monroe Entrance Hall, and does not unreasonably interfere with the public's use and enjoyment of the Public Space. The Public Space shall be located (other than the Gallery and minor interior changes in elevation) on the same level as the adjacent public streets. Openings shall be provided in the easternmost interior wall of the Public Space at the second floor level so that the North Hall and the South Hall shall generally be visible from the first level above the Public Space.

(d) Operational Requirements

- (i) Hours - The Public Space shall be open to public during all regular business hours (but may be closed as and to the extent reasonably necessary to accommodate construction, maintenance and repair).
- (ii) Main Floor Performance Use - Musical entertainment or other live performances shall be provided within the main floor of the Public Space on at least twenty-eight (28) occasions per year and shall occur between the business day hours of 11:30 a.m. and 2:00 p.m.. Electrical outlets and adequate storage areas shall be provided to accommodate this use.
- (iii) Retail - The areas depicted on the Public Space Drawings as retail kiosks containing approximately 200 square feet each shall be devoted to retail uses intended to serve the occupants of the building and the Public Space. Such kiosk retail areas shall be open for business at least during the same hours the Public Space is open. Such kiosks shall be designed as shops with clear views into the interior and into which customers may enter or which have service counters open to and facing the Public Space for customer access or service. Easy and direct internal access by users of the Public Space to said kiosks shall be maintained. Such kiosks are intended to frame the North Hall and the South Hall and to act as a transition between the North and South Halls and the Central Hall. The Applicant shall make reasonable efforts to assure that said kiosks shall be continuously occupied by active retail uses. Preferred retail uses are newsstands, book shops and convenience item shops; other retail uses are permitted provided such uses are appropriate for location within the Public Space. In the event that such retail uses are not available, the kiosk areas shall be made available at no charge for wall-mounted or free-standing displays of general public interest and the Applicant shall make reasonable efforts to locate users for said displays, including notifying the Department of Planning of the availability of such display areas within 20 days of such availability.
- (iv) Food - The area depicted on the Site Plan as Retail Area "A" is intended to be an integral part of the function and use of the Public Space. Retail Area "A" is intended to provide a principal source of food and beverage service for the benefit of the occupants of the building and of the Public Space. Retail Area "A"

shall be devoted only to restaurant or other food and beverage service uses. The physical and visual connection between Retail Area "A" and the North Hall space shall be maintained at all times as generally depicted on the Public Space Drawings. Furthermore, Retail Area "A" shall be designed and improved to provide easy physical and visual access between the North Hall and the Retail Area "A" as well as being accessible from Arcade Place. Nothing contained in this Paragraph 11(d)(iv) shall be deemed a limitation of the type or quality of the food service operation to be located in Retail Area "A". Food and beverage service shall be made available from Retail Area "A" to occupants of the building and of the Public Space for consumption in the Public Space. Signage identifying the availability of carry-out food service shall be provided. Food not purchased within the Public Space may be consumed within the Public Space. Restrooms shall be provided in connection with any food service operation located in Retail Area "A", which restrooms shall be available for use by the occupants of Retail Area "A" and the Public Space. The Applicant shall make best and reasonable efforts to maintain the use of Retail Area "A" in continuous operation.

(v) Maintenance - The Applicant shall adequately maintain the Public Space for the purposes herein intended, including without limitation, assuring that all public areas and facilities are clean, litter free and in good working order and that all landscape material is in healthy condition.

(vi) Gallery - The Gallery shall be devoted to display of objects, programs or presentations of artistic, scientific, historic or literary interest to the public. The use of the Gallery space shall be of long term educational and cultural interest and value to the public. Displays may be permanent or revolving. The Gallery shall contain free-standing exhibit cases and wall displays, and the displays, design, lay-out and lighting of the Gallery shall be appropriate to its intended use and function. Such area shall not have a commercial character or be used for commercial purposes, although a shop related to the primary use is allowed.

Gallery uses and activities shall not be counted toward the entertainment requirement discussed below.

The open hours of the Gallery shall coincide with those of the rest of the Public Space. During such hours, a public display as herein required shall be in operation continuously, except that it may be closed on occasion to accommodate maintenance, display setup and improvements. The displays may be permanent or revolving.

(vii) Signs - A sign advising the public of the public nature of the Public Space shall be located at each of the following locations: on the building's exterior along the LaSalle Street frontage on or near a window of the Central Hall and on the building's exterior along the Monroe Street frontage on or near a window into the Gallery Hall. The sign shall be posted so as to be reasonably visible to pedestrians. Signs shall have a minimum dimension of two (2) square feet. Each sign shall contain the following information: "Open to the Public".

(e) Other Considerations.

- (i) Control - It is acknowledged by the Applicant and the City of Chicago that the Public Space and its functions as described herein shall be consistent with and complementary to the use of the development as a first-class office building. The requirements applicable to the Public Space shall not, however, be construed to permit interference with the reasonable operation of the office building. The Public Space shall be owned by the Applicant or its designee and their successors, grantees or assigns, but shall be made available to the public for programmed use as set forth herein. The Applicant or its designee and their successors, grantees and assigns shall retain the right to control and approve all programmed uses. Access to the office space developed on the Property may be by means of the Public Space.
- (ii) Public Space Drawings - The Public Space Drawings made a part of this Planned Development illustrate the features described in this Statement No. 11. The Public Space Drawings are presumed to comply with the provisions of this Statement No. 11; provided, however, that in the event of a conflict between these provisions and the Public Space Drawings or in the event of any omission on the Public Space Drawings which is otherwise provided for by the provisions of this Statement No. 11, the provisions of this Statement No. 11 shall govern. The design of the Public Space may vary from the Public Space Drawings, provided that such design substantially conforms with the provisions of this Statement No. 11 and with the intention and purpose of the Public Space Drawings.
- (iii) Minor Changes - Changes requested by the Applicant to the standards applicable to the Public Space, if determined to be appropriate by the Commissioner of Planning and consistent with the nature of the improvements contemplated by this planned development, shall be deemed a minor change which

may be approved administratively pursuant to the provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance.

12. Prior to Part II approval for any development of the Property, the Department of Planning shall determine that the proposed structure substantially complies with the provisions of Statement No. 10 and 11 of this Planned Development. Accordingly, prior to the submission of construction drawings and specifications for Part II review, the Applicant shall provide the Department with such drawings, data and other documentation as the Department of Planning shall determine may be reasonably necessary or appropriate to fully evaluate substantial compliance of the proposed structure with the standards of Statements No. 10 and No. 11. In connection with such submissions, and at the request of the Department of Planning, the Applicant shall provide samples of materials to be used in the construction of the building. Any and all relevant documentation shall be made part of any Part II approval. The issuance of a Part II approval letter shall constitute conclusive evidence that the construction drawings and specifications comply with Statements No. 10 and No. 11.

13. The improvements on the Property, including all entrances and exits to the parking and loading areas, shall be designed and constructed in general conformance with the Site Plan. Required landscaping shall be maintained at all times. Along LaSalle Street and Monroe Street, one (1) two and one-half (2-1/2) inch caliper tree shall be installed for each twenty-five (25) feet of frontage, subject to and in accordance with the standards of the Department of Streets and Sanitation, Bureau of Forestry and the Department of Public Works, Bureau of Street Traffic, subject to the approval of Department of Planning. Along Arcade Place, the building's street level facade and the sidewalk paving shall be designed and constructed to promote and enhance the existing pedestrian character (excluding areas located directly across from access to off-street parking and loading). 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 appropriate and consistent with the nature of the improvements contemplated in the 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.

14. The Applicant acknowledges that LaSalle Street is a central boulevard of the City's Central Business District and is of unique historical and architectural significance to the City of Chicago. The Applicant further acknowledges that a vacant, unimproved lot at this location on LaSalle Street would be undesirable. Accordingly, the Applicant agrees as follows:

(a) The Applicant shall use best efforts to keep the improvements currently located at 29 South LaSalle Street and 39 South LaSalle Street leased to tenants until such time as the Applicant requires such improvements to be vacated to proceed with the development contemplated by this planned development.

(b) Until such time as the Applicant obtains a demolition permit for such existing improvements, the Applicant, whether or not such improvements

are leased to tenants, shall maintain the exterior of said improvements in good condition and repair.

(c) The City shall not issue and the Applicant agrees that it shall not be entitled to obtain a demolition permit from the City of Chicago respecting the existing improvements currently located at 29 South LaSalle Street and 39 South LaSalle Street unless and until the City has issued and the Applicant has received a building permit to construct the office building contemplated by this planned development. Following commencement of demolition, the Applicant shall pursue completion of demolition with diligence.

(d) The Applicant shall commence substantial construction of the office building contemplated by this planned development within six (6) months of completion of demolition of the improvements currently located at 29 South LaSalle Street and 39 South LaSalle Street, or either of them, and shall thereafter diligently proceed with such construction. Notwithstanding the foregoing, the Commissioner of Planning shall extend said six (6) month period for a maximum of three (3) additional, consecutive six (6) month periods (each such six (6) month period being hereinafter referred to as an "Extension Period") upon receipt by the Commissioner of Planning prior to expiration of the first such period or any Extension Period of the Applicant's written statement, sworn under oath, specifically stating that the commencement of construction as aforesaid is delayed for any reasons or circumstances beyond the reasonable control of the Applicant and its affiliates and agents, the specific cause of such delay, and that the Applicant and its affiliates and agents have not taken any action or failed to take any action which could reasonably have resulted in such delay. Additionally, if commencement of construction as aforesaid has not occurred by the end of the foregoing three (3) Extension Periods, the Commissioner of Planning, in his sole discretion, upon the request of the Applicant and upon good cause shown, may (but is not obligated to) further extend the time in which such construction is to commence for two additional, consecutive Extension Periods. Following the initial six-month period after completion of demolition of either such building, if construction has not been commenced, the Property shall be maintained in a cleared, levelled, graded and landscaped condition.

(e) No interim uses shall be permitted on the Property without the prior written approval of the Commissioner of Planning, but in no event shall parking be a permitted interim use.

In the event that the Applicant fails to cause construction of the office building to commence within the time periods provided herein or, after such commencement, construction is not pursued with reasonable diligence, then, upon the City's notice to the Applicant specifying the Applicant's failure to comply with this provision and, in the case of failure to pursue construction with reasonable diligence after commencement thereof, the Applicant's failure to cure or correct such noncompliance within fifteen (15) days thereafter, this planned development shall lapse and the zoning of the Property shall revert to B6-7; provided, however, that the time periods specified herein for commencement and diligent pursuit of construction as aforesaid shall automatically be extended to the extent delays thereto are caused by acts of God, acts of war, labor strikes or slowdowns or industry-wide unavailability of materials. Notwithstanding the foregoing, in the event that the Applicant fails to comply with the terms of this

Statement 14 and this planned development lapses as a result thereof, the Applicant agrees that the Property will be cleared, leveled, graded and landscaped until such time as the Applicant seeks a building permit for new improvements to be located on the Property. Furthermore, in the event the improvements (or any portion thereof) currently located at 29 South LaSalle Street or 39 South LaSalle Street are substantially damaged or destroyed, unless caused by the willful act of the Applicant, by fire, vandalism or other casualty prior to their demolition as discussed above, or if demolition is ordered by any government agency for reasons beyond the reasonable control of the Applicant (in which case the first sentence of subparagraph (c) above shall be inapplicable), the time periods set forth herein shall be deemed inapplicable to this planned development and this planned development shall continue in full force and effect; provided, however, that in the event of such casualty or ordered demolition, the Applicant shall maintain the Property in a cleared, leveled, graded and landscaped condition until such time as the Applicant applies for and receives a building permit for the development contemplated hereby.

15. In connection with the development of the Property, the Applicant shall install and maintain, at its own cost and expense, decorative street lighting comparable to existing decorative fixtures along LaSalle Street. Said lighting fixtures shall be installed along the Monroe Street, LaSalle Street and Arcade Place frontages of the Property (excluding those areas located directly across from access to off-street parking and loading) in such number and location as are consistent with the existing pattern along LaSalle Street, subject to the requirements and provisions of the Department of Public Works, Bureau of Electricity.

16. The Applicant and the City acknowledge that access for loading requirements of the improvements currently existing on the properties located immediately to the east and the northeast of the Property shall be achieved by means of the area depicted on the Site Plan as "Alley to Be Dedicated". The City hereby acknowledges the adequacy and appropriateness of such area for use as a public right of way to achieve such access. The City and the Applicant acknowledge that on May 16, 1990, the City Council adopted an Ordinance, published in The City Council Journal of Proceedings at Pages 16022 through 16025, providing for the vacation of a certain east-west alley within the boundaries of the Property subject to an easement for the benefit of the City. The easement is to terminate upon the recording of a plat of dedication, in the form of Exhibit B to said ordinance, which will result in dedicating a certain 10-foot wide north-south alley to the public. The City acknowledges that access to the adjacent properties and the public interest would be better served by the substitution of the area depicted on the Site Plan as "Alley to be Dedicated" for the aforesaid 10 foot wide north-south proposed alley dedication. The Applicant acknowledges its agreement, subject to the provisions hereof, to the dedication of the aforesaid "Alley to be Dedicated" depicted on the Site Plan in lieu of the aforesaid 10 foot wide north-south alley. Accordingly, prior to any Part II approval for development of the Property, (i) the Applicant shall have caused an application to be properly filed with the City on behalf of the Property's owner or owners requesting that the aforesaid ordinance be amended to substitute the legal description of the "Alley to be Dedicated" depicted on the Site Plan for the legal description currently contained within Section 2 of the aforesaid ordinance and also to substitute a proper form of Plat of Dedication applicable to the "Alley to be Dedicated" depicted on the Site Plan for the existing "Exhibit B" to the aforesaid ordinance, (ii) the City Council, following such hearings and review as required by law, shall have adopted the amendment to the aforesaid ordinance and

(iii) the "Alley to be Dedicated" as depicted on the Site Plan shall have been properly offered for dedication to the City and properly accepted by the City. The City and the Department of Planning shall fully and diligently cooperate with the Applicant to achieve such dedication as provided herein and to expedite the application process required therefor. The City further acknowledges that any amendment, substitution of legal description, dedication or vacation and related applications which are or may be required to achieve the purposes of this Statement 16 shall be achieved without any requirement of the payment of additional compensation by the Applicant. Notwithstanding the foregoing, an easement granted to the owners of all the properties contiguous to the eastern boundaries of the Property in and to said "Alley to be Dedicated" as depicted in the Site Plan may be substituted in the amendment to the aforesaid ordinance for a dedication in fee simple, provided that said owners of the contiguous properties consent in writing to accept said easement in lieu of a fee simple dedication to the City and provided further that the form of said easement provides for full and adequate pedestrian and vehicular access to the adjacent properties and is approved by the Department of Law. In no event shall Part II approval be issued for any development of the Property unless prior to such issuance, the fee simple interest in the "Alley to be Dedicated" as depicted on the Site Plan has been properly dedicated to and accepted by the City or an easement accepted in writing by said contiguous property owners and approved by the Department of Law has been properly executed and recorded; provided, however, that in the event the City refuses to accept a properly offered dedication, the failure of the City to accept such dedication shall in no way be deemed a default on the part of the Applicant and shall in no way impair or affect the remaining provisions of this planned development or the Applicant's right to construct the office building contemplated by this planned development, and in the event of the failure of the City to accept such dedication or of adjacent property owners to consent as aforesaid, the Site Plan, without further action, shall be deemed amended to incorporate the 10-foot wide north-south alley currently depicted on Exhibit B to the aforementioned ordinance and such 10-foot wide alley shall be dedicated to and accepted by the City as contemplated by the current terms and provisions of the aforementioned ordinance. The net site area of the Property for floor area ratio and square footage calculations shall be as set forth on the Bulk Regulations Data Table, to wit, 39,002 square feet, notwithstanding the aforesaid dedication.

17. In recognition of the nexus between the proposed development and the light-rail transit system proposed to be constructed in the City's Central Business District (the "Circulator"), the Applicant, subject to the conditions set forth below, shall contribute the sum of \$300,000 toward the construction of the proposed Circulator commuter station to be located on Monroe Street between LaSalle and Wells Streets on the first to occur of the following:

- (a) sixty days following the date on which the City of Chicago announces the opening of the bidding process for the construction of said commuter station;
- (b) the issuance by the Department of Planning of a "Part II" approval letter for this planned development; or
- (c) the five (5) year anniversary date of passage by the City Council of the ordinance approving this planned development.

Following said contribution, said sums shall be reserved by the City for the construction of said commuter station and shall be expended for such purpose at such time as such station is to be constructed. If, however, after a period of 10 years or following the City's determination that such commuter station shall not be constructed at such location, or that such expenditure is not required for such purpose, the City shall have the right to use said sums (including accrued interest from the date of such payment) for the improvement or expansion of general mass transit facilities within the Central Business District. In the event the City determines, prior to the date of the required contribution as described above, that such commuter station shall not be constructed at such location, the Applicant shall contribute said sum for the purpose of the improvement or expansion of general mass transit facilities within the Central Business District upon the earlier to occur of the events described in subparagraphs (b) and (c) above.

18. This Plan of Development and the development of the Property is and shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" promulgated by the Commissioner of the Department of Development and Planning.

19. Unless substantial construction of the proposed improvements on the Property has commenced within ten (10) years following the adoption of this ordinance, and unless completion is thereafter diligently pursued, then this Planned Development shall expire. Provided, however, if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned development ordinances, this Planned Development shall expire upon the expiration of such shorter time period as provided for by said amendatory ordinance (the first day of such shorter time period, as applied to this Planned Development, shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to that of a B6-7 District.

20. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the successors and assigns of the Applicant and the Property owners of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property and all portions thereof shall, throughout the period this planned development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association or other entity has been designated and authorized by the owner or owners of all of the Property as authorized agent of the Property for the limited purposes of (1) receiving any and all zoning enforcement-related or other zoning-related communication from the City in relation to and on behalf of the affected property owner or owners and (2) making application to the City for any subsequent amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) on behalf of the affected owner or owners of the Property. Nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation hereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this planned development. Nothing herein shall prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property, the term "Applicant" shall be deemed amended to apply to the legal

titleholder thereof (and its beneficiaries if such title is held in a land trust) and the seller or transferor thereof (and its beneficiaries if title is held in a land trust) shall thereafter be released from any and all obligation or liability hereunder.

BUSINESS PLANNED DEVELOPMENT
BULK REGULATIONS DATA

Applicant:	Robert Klauseger, Martin Fishman and Richard Schulze, by their attorneys, Rudnick & Wolfe (per Theodore J. Novak and David L. Reifman)
Address:	203 North LaSalle Street Chicago, Illinois 60601
Date of Application:	August 15, 1990 Revised February 14, 1991
Property Address:	29/39 South LaSalle Street Chicago, Illinois
Net Site Area:	39,002 square feet (0.895 acres)
Permitted Uses:	In accordance with Statement No. 3 of the planned development.
Maximum Floor Area Ratio:	31.15*
Maximum Percentage of Site Coverage:	100%
Maximum Building Height:	740 feet**
Maximum Number of Levels of Parking:	1
<u>Maximum Number of Off-Street Parking Spaces:</u>	61

*For purposes of maximum Floor Area Ratio calculations, the definition contained within the current Chicago Zoning Ordinance shall apply; provided, however, that (i) floor area devoted to mechanical equipment which exceeds 5000 square feet in any single location shall not be included and (ii) floor area devoted to non-accessory off-street parking shall not be included.

**Height measurements are made from street level at the centerline of the front entrance of the building to be constructed on the Property to the highest roof or parapet of the building, but maximum building height does not include masts or decorative architectural elements.

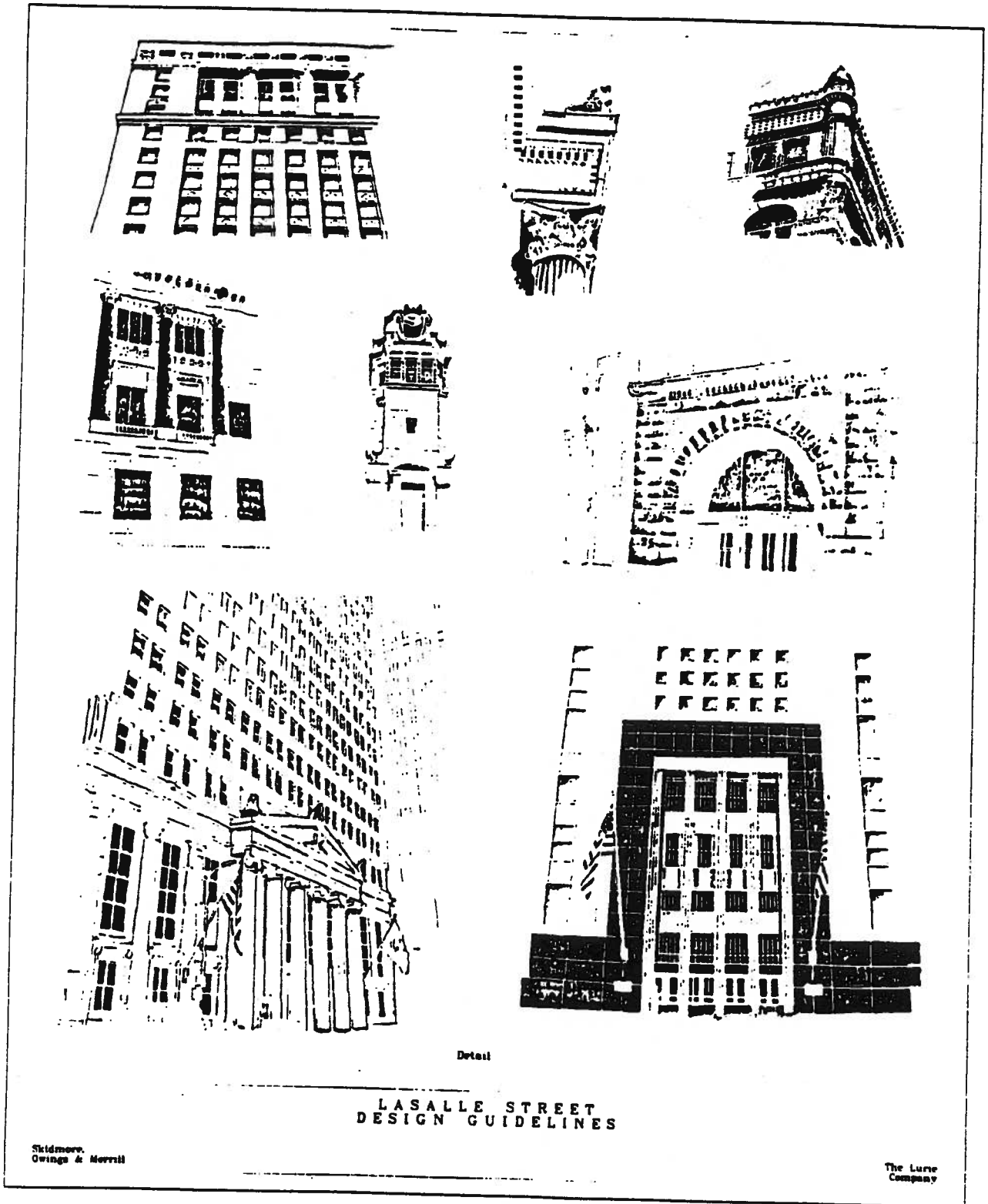
Minimum Number of Off-Street Parking Spaces:	0*
Minimum Number of Loading Berths:	6
Minimum Floor Area Related to Retail Use (exclusive of required kiosk retail):	7,000 square feet
Minimum Building Setbacks:	- at ground level : none - above ground level: in accordance with Setback Diagram

Gross Site Area Calculations:

Net Site Area:	39,002 square feet
Approximate Area to Remain in Public Right-of-Way (West Arcade Place, West Monroe Street, South LaSalle Street)	20,571 square feet
Approximate Gross Site Area:	59,573 square feet

* In the event that no parking is provided and the parking access ramp depicted on the Site Plan thereby becomes unnecessary, said ramp shall be eliminated and additional retail area shall be provided along the frontage of Arcade Place into the areas formerly occupied by the proposed ramp.

Applicants: Klauseger, Fishman and Schulze by Rudnick & Wolfe
Address: 203 North LaSalle Street, Chicago, Illinois 60601
Date of Application: August 15, 1990
Revised: February 14, 1991



Detail

LASALLE STREET
DESIGN GUIDELINES

Skidmore,
Owings & Merrill

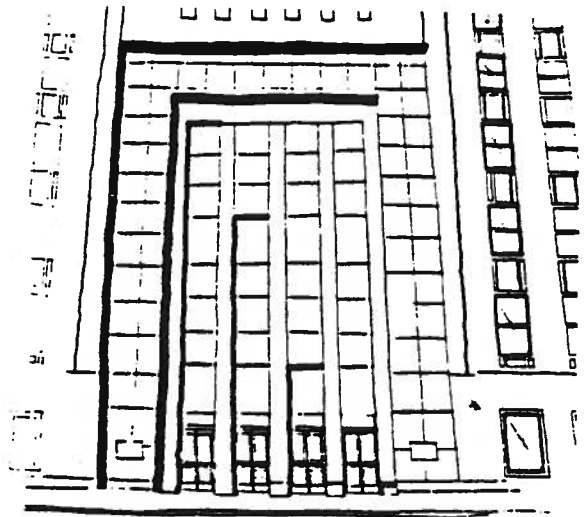
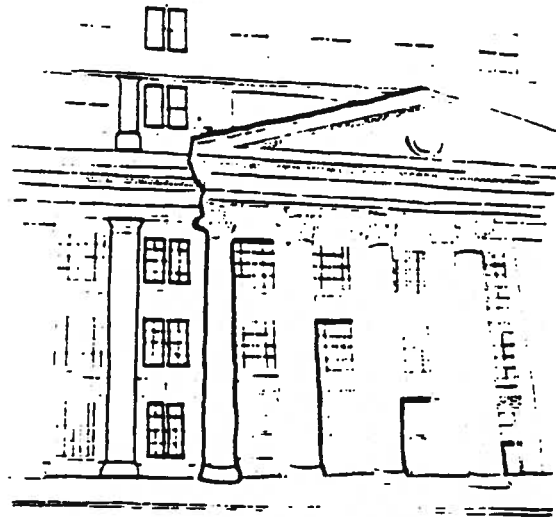
The Lurie
Company

Detail

As with scale relationships, the pattern of detail on the buildings of LaSalle Street lie outside style and are found to possess a consistency of texture, light and shade, and repetitive qualities.

LASALLE STREET DETAIL EXHIBIT

Applicants: Klauseger, Fishman and Schulze by Rudnick & Wolfe
 Address: 203 North LaSalle Street, Chicago, Illinois 60601
 Date of Application: August 15, 1990
 Revised: February 14, 1991



Scale Relationships

LASALLE STREET
DESIGN GUIDELINES

Schlesinger
Gwinn & Merrill

The Lurie
Company

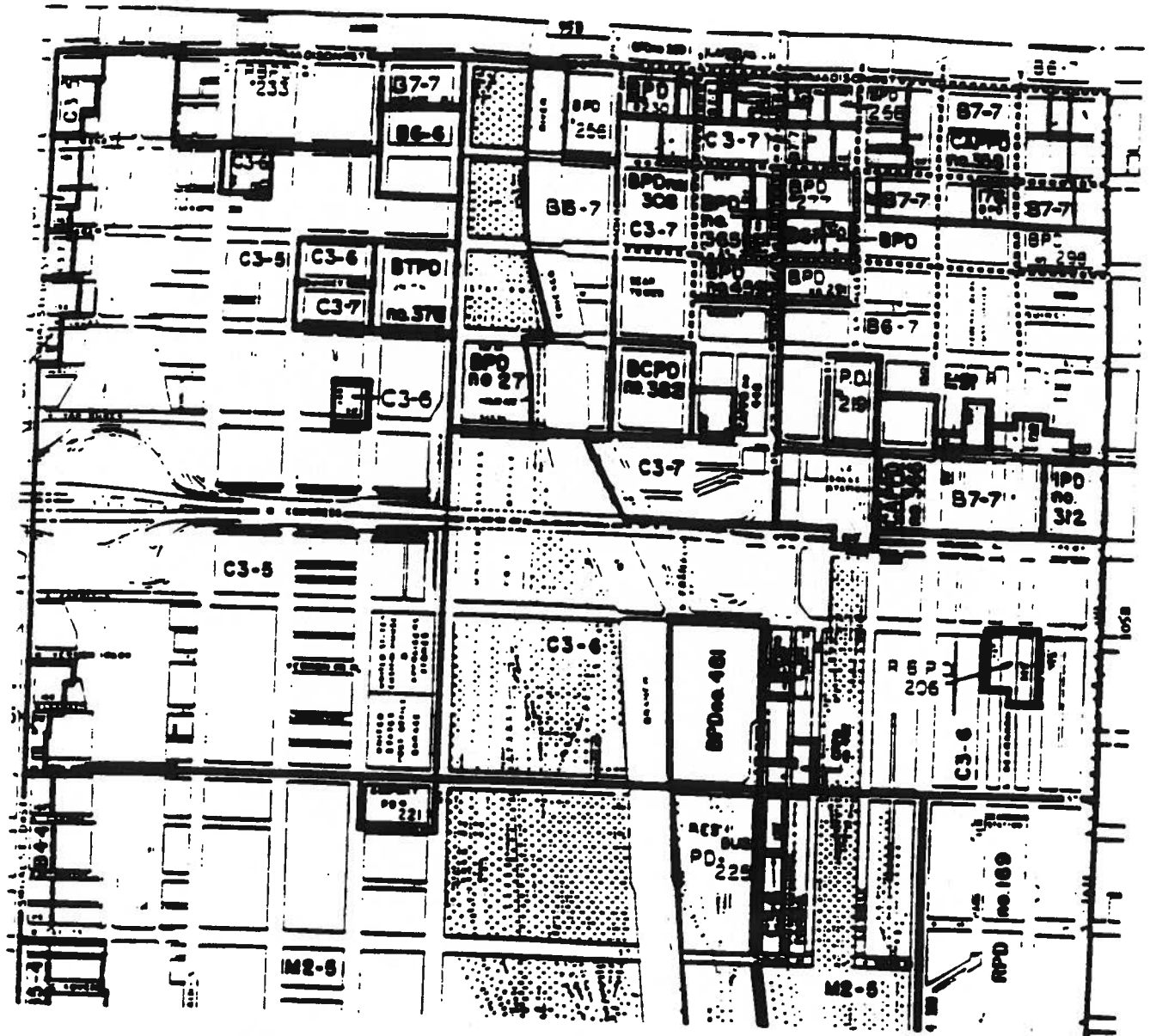
Scale Relationships

A series of scale relationships exist within the fabric of the street that mediate between the human scale and the city scale. These relationships occur in buildings of very different style and establish a kind of civility rarely found in Chicago or elsewhere.

LASALLE STREET DETAIL EXHIBIT

Applicants: Klauseger, Fishman and Schulze by Rudnick & Wolfe
Address: 203 North LaSalle Street, Chicago, Illinois 60601
Date of Application: August 15, 1990
Revised: February 14, 1991

EXISTING ZONING AND STREET MAP



LEGEND

 SUBJECT PROPERTY

 PREFERRED STREETS

Applicants: Klauseger, Fishman and Schulze by Rudrck & Wolke
Address: 203 North LaSalle Street, Chicago, Illinois 60601
Date of Application: August 15, 1990
Revised: February 14, 1991

EXISTING LAND USE AREA MAP



LEGEND



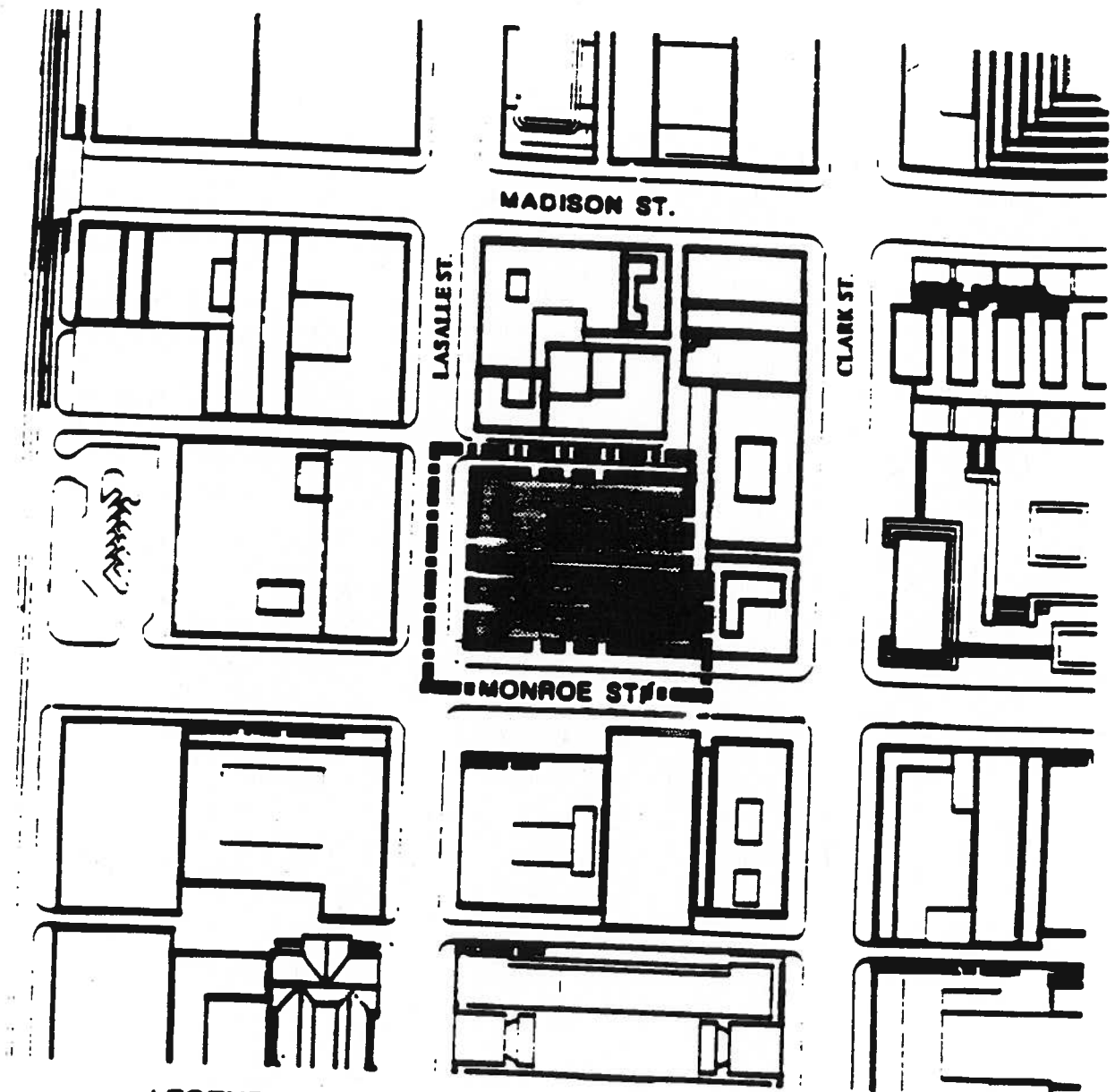
SUBJECT PROPERTY

O = Office
Rt = Retail
H = Hotel

I = Institutional
P = Parking

Applicants: Klauseger, Fishman and Schulze by Rudnick & Wolfe
Address: 203 North LaSalle Street, Chicago, Illinois 60601
Date of Application: August 15, 1990
Revised: February 14, 1991

GENERALIZED LAND USE PLAN

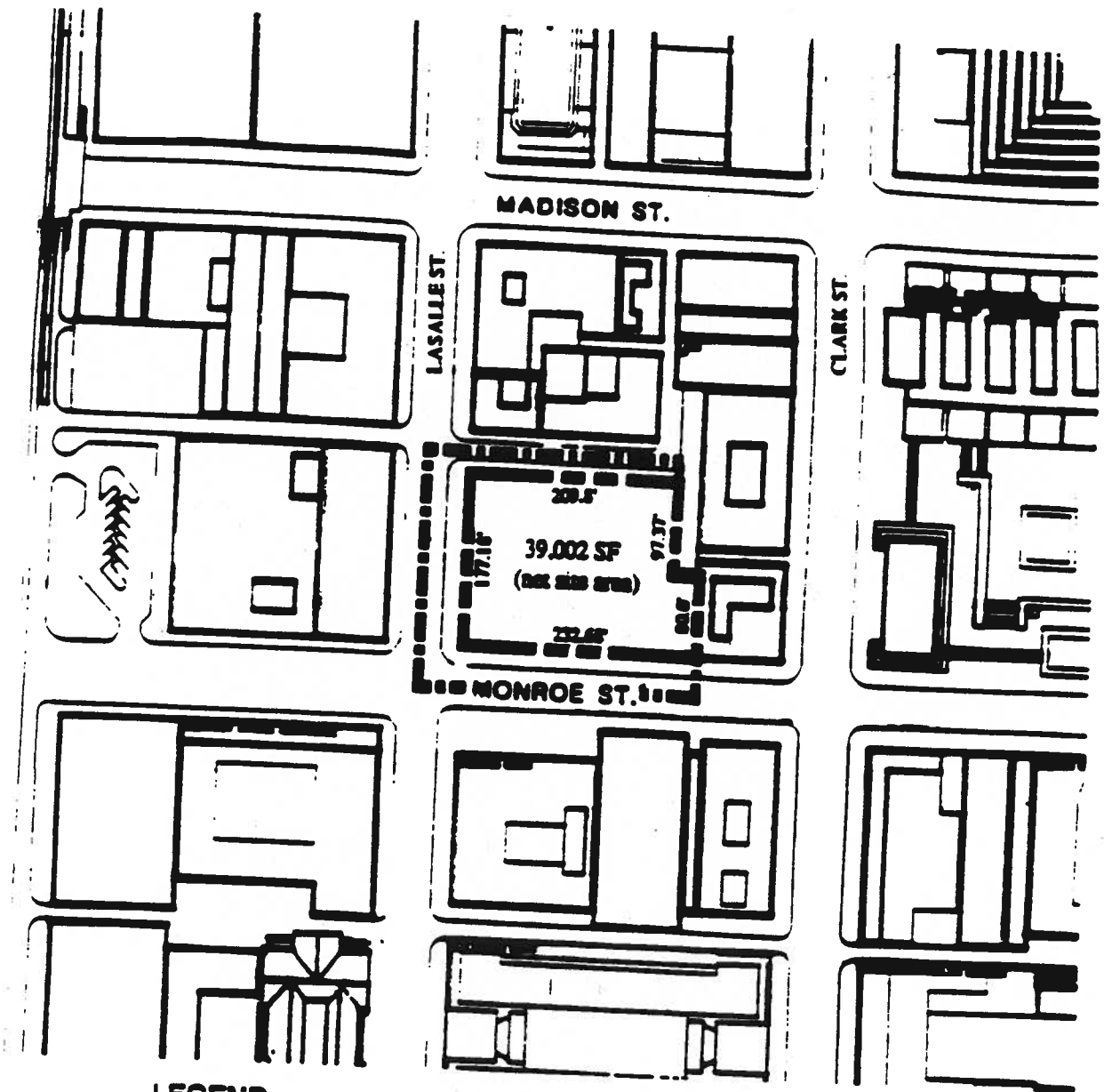


LEGEND

- PROPERTY LINE
- - - - - PLANNED DEVELOPMENT BOUNDARY
- SUBJECT PROPERTY; for Land Use, see Bulk Regulations Table of Plan of Development

Applicants: Klauseger, Fishman and Schulze by Rudnick & Wolfe
 Address: 203 North LaSalle Street, Chicago, Illinois 60601
 Date of Application: August 15, 1990
 Revised: February 14, 1991

BOUNDARY AND PROPERTY LINE MAP

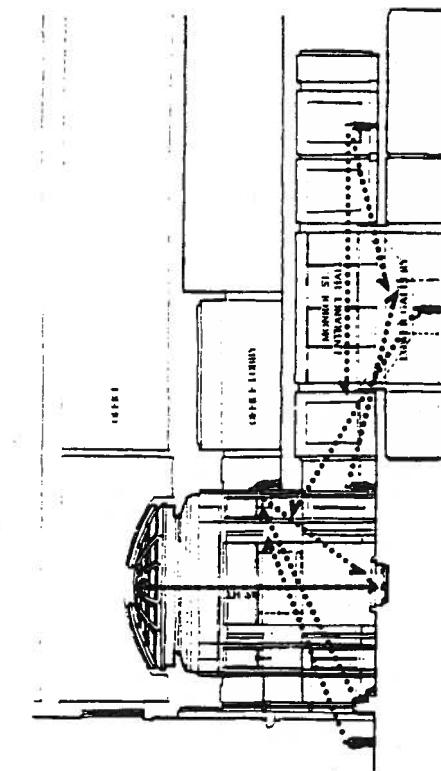
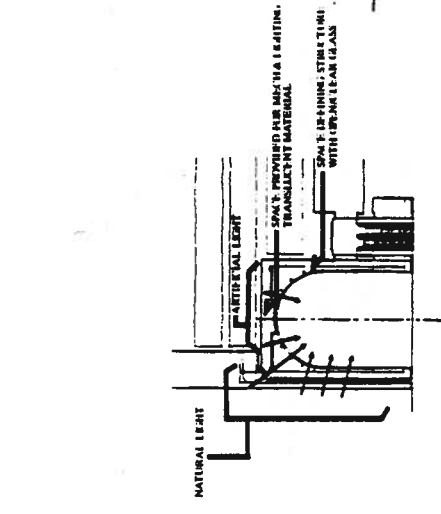
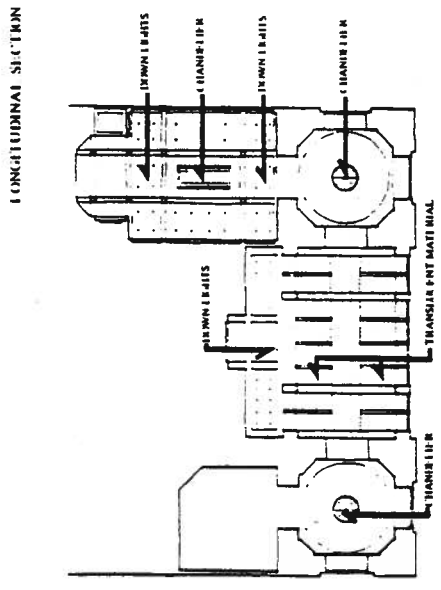
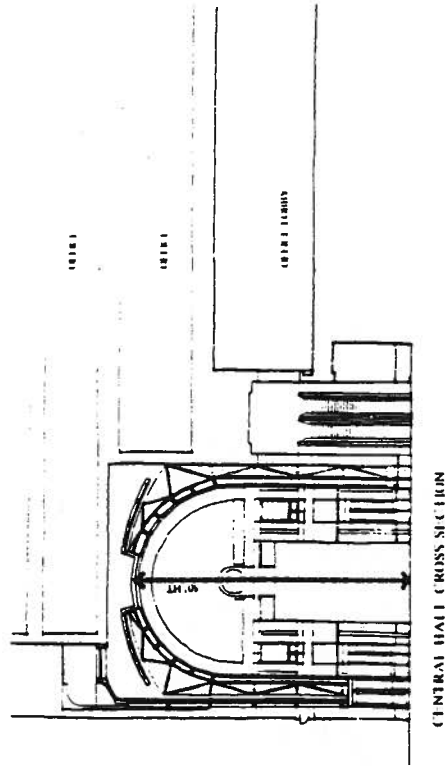
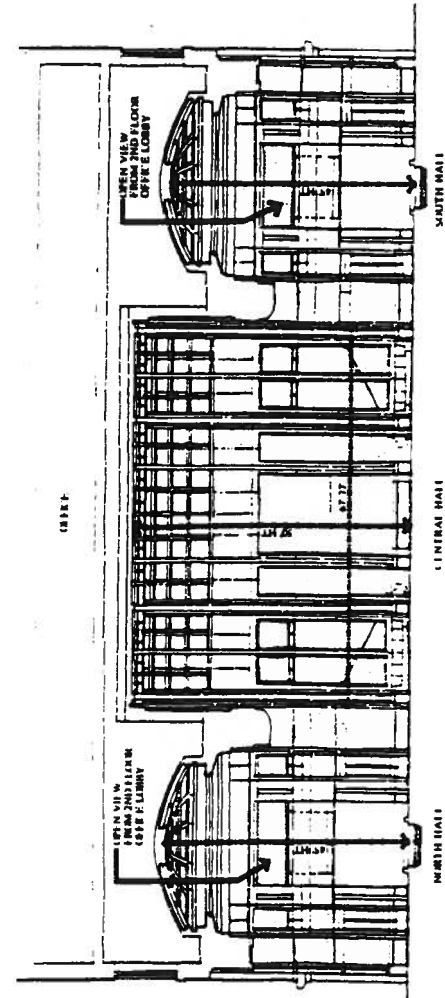


LEGEND

----- PROPERTY LINE

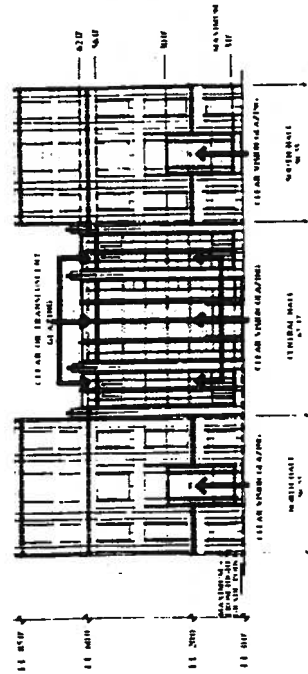
----- PLANNED DEVELOPMENT BOUNDARY

Applicants: Klauseger, Fishman and Schulze by Rudnick & Wolfe
Address: 203 North LaSalle Street, Chicago, Illinois 60601
Date of Application: August 15, 1990
Revised: February 14, 1991

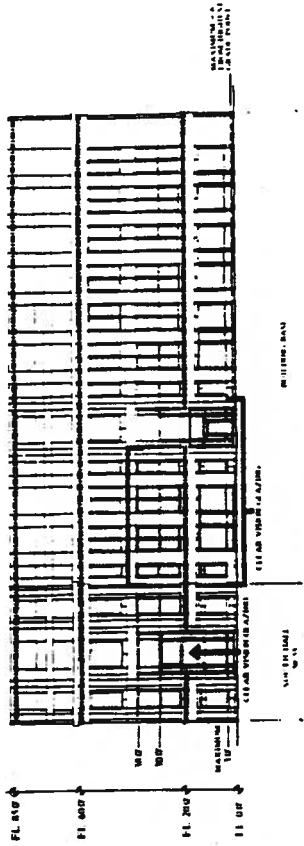


39 SOUTH LASALLE ST
TRAMMELL CROW COMPANY

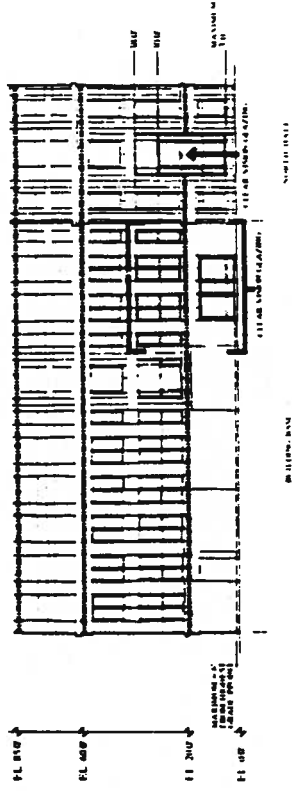
SCALE: 1/8" = 1'-0"
SLUDMOCK, OWINGS & MERRILL
14 FEBRUARY 1991



LASALLE ST. ELEVATION



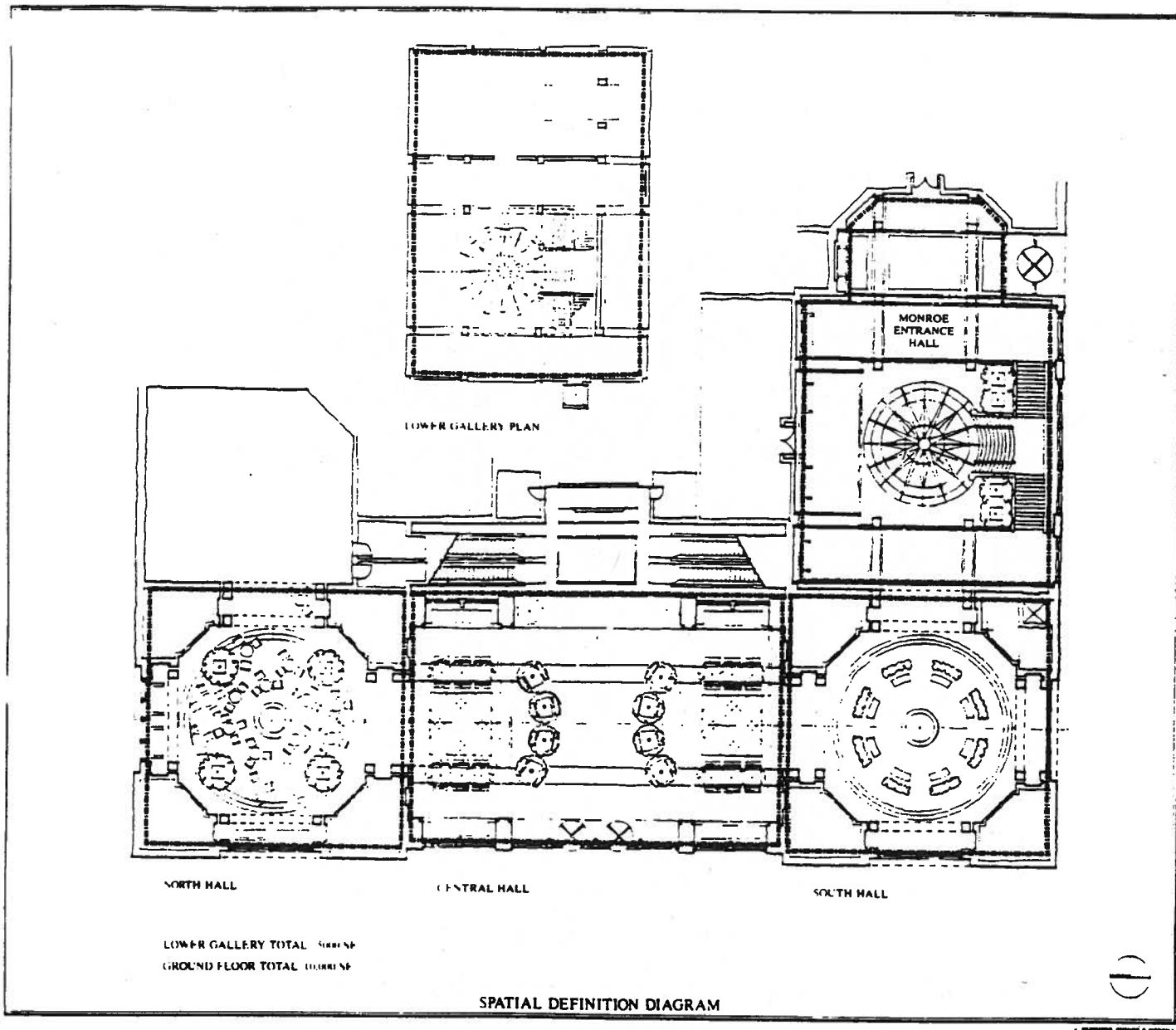
W. MONROE ST. ELEVATION



ARCADE PLACE ELEVATION

39 SOUTH LASALLE ST
 TRAMMELL CROW COMPANY

SCALE
 SKETCHES, CURRIES & MERRILL
 14 FEBRUARY 1901



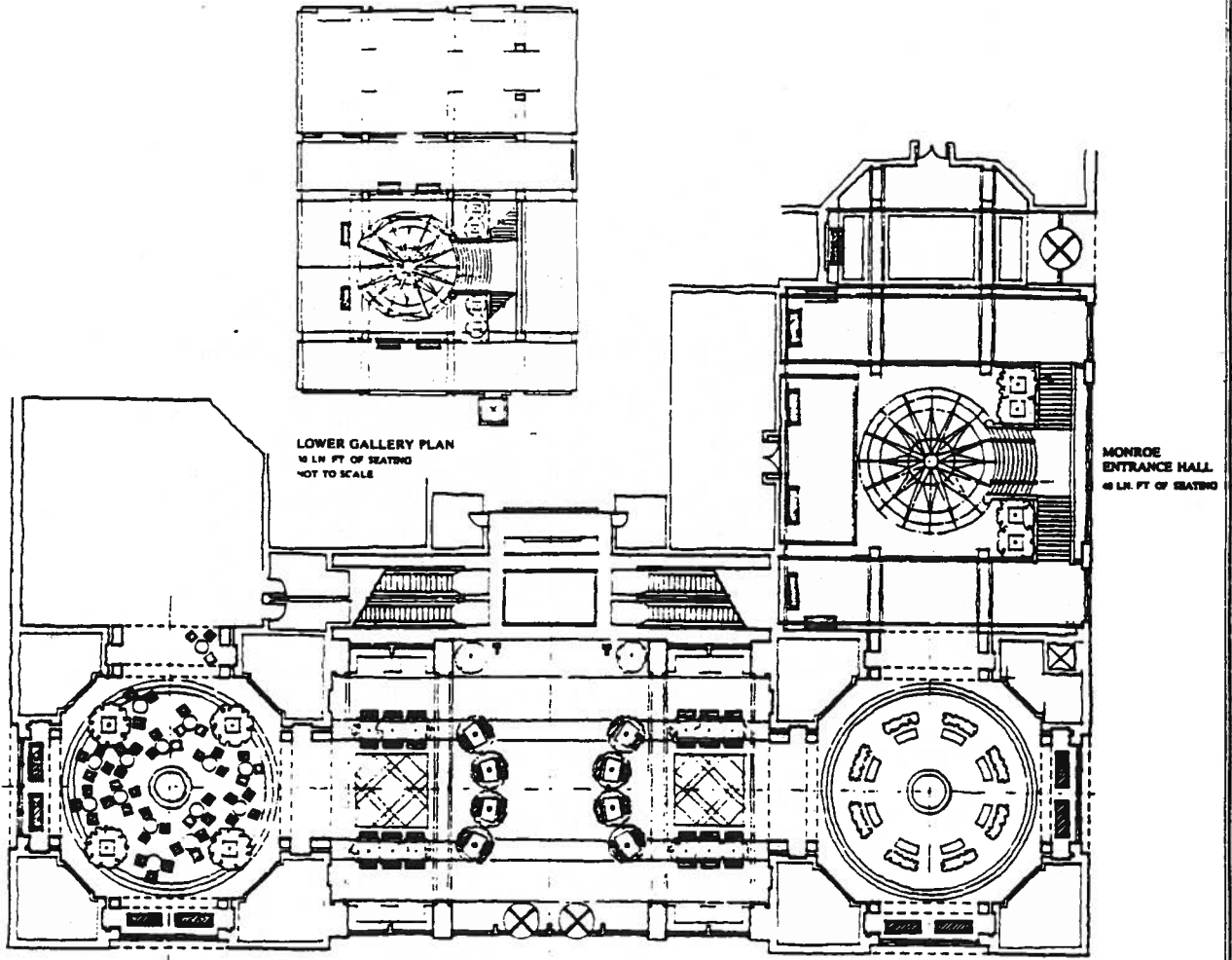
TOTAL PUBLIC SPACE 15000 SF

39 SOUTH LASALLE ST
TRAMMELL CROW COMPANY

PUBLIC SPACE
DRAWINGS PAGE 4

SKIDMORE, OWINGS & MERRILL

14 FEBRUARY 1991



LOWER GALLERY PLAN
 16 LN. FT. OF SEATING
 NOT TO SCALE

MONROE
 ENTRANCE HALL
 48 LN. FT. OF SEATING

NORTH HALL
 TOTAL 146 LN. FT. OF SEATING
 24 LN. FT. OF BENCHES
 120 LN. FT. OF CAPE SEATING @ 2.5 FT. CHAIR
 11 CAPE TABLES

CENTRAL HALL
 TOTAL 220 LN. FT. OF SEATING
 120 LN. FT. OF BENCHES
 100 LN. FT. OF FIXED SEATING

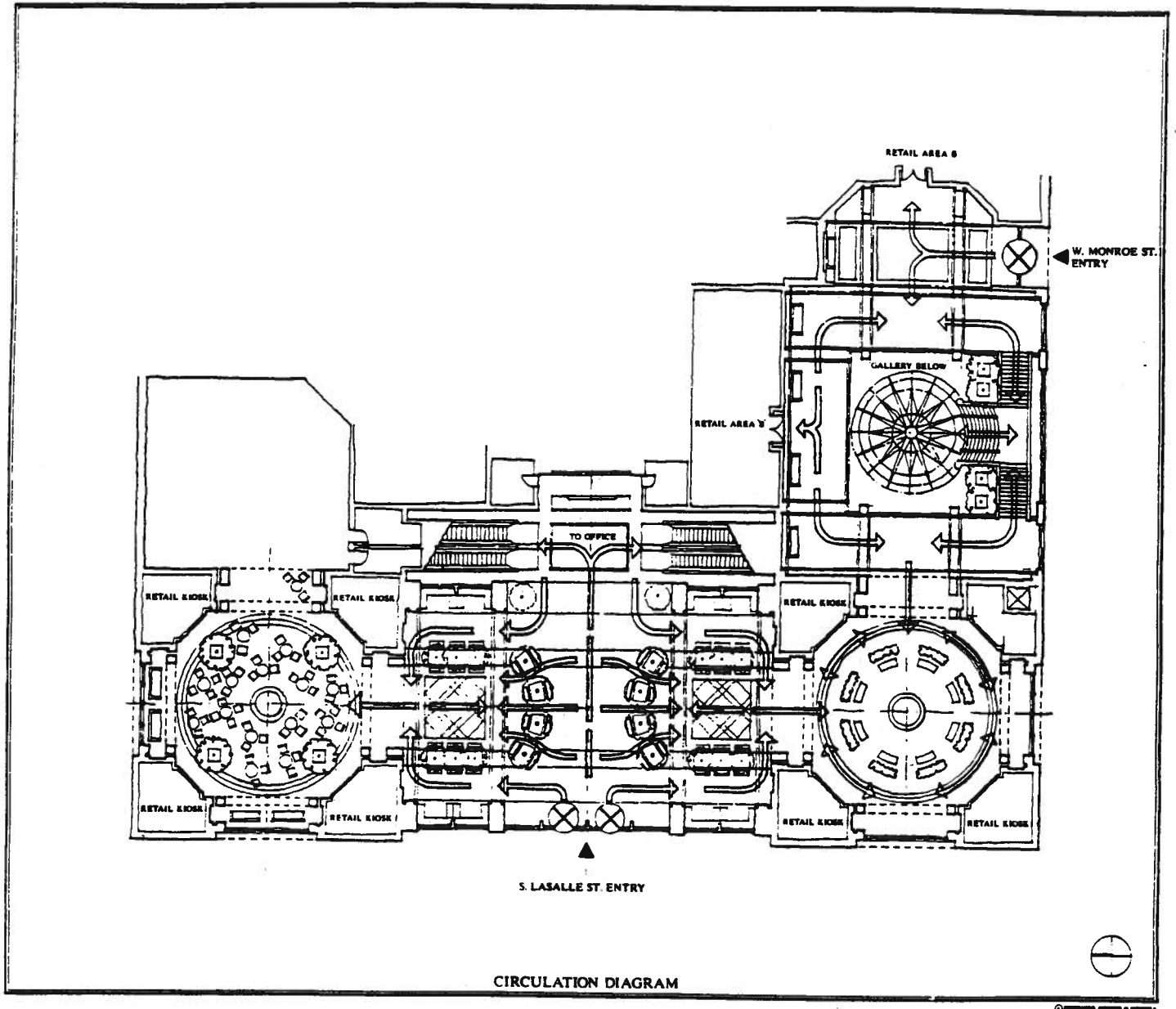
SOUTH HALL
 TOTAL 56 LN. FT. OF SEATING
 24 LN. FT. OF BENCHES
 32 LN. FT. OF FIXED SEATING

SEATING DIAGRAM



39 SOUTH LASALLE ST
TRAMMELL CROW COMPANY

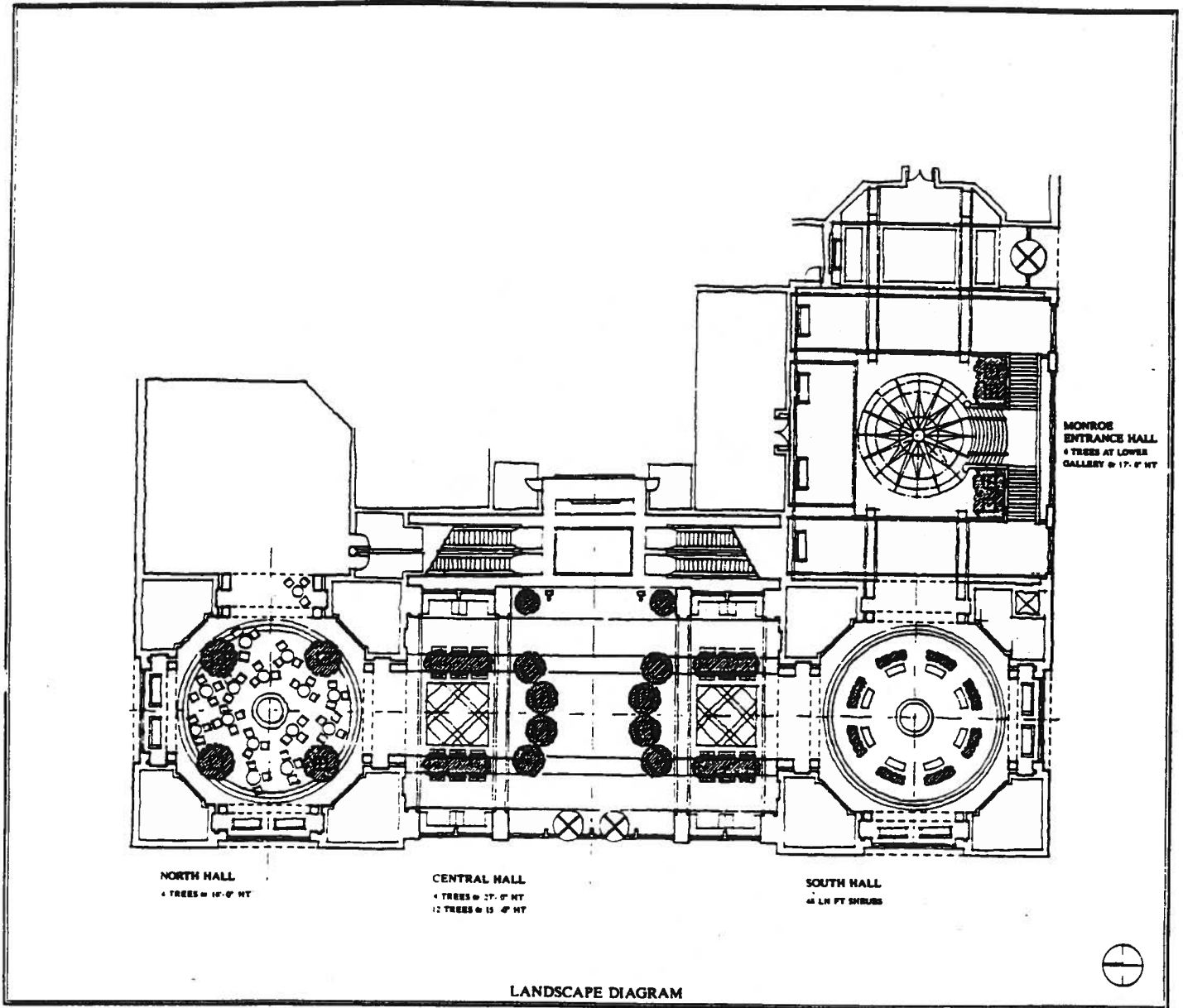
PUBLIC SPACE
DRAWINGS PAGE 5



CIRCULATION DIAGRAM

39 SOUTH LASALLE ST
TRAMMELL CROW COMPANY

PUBLIC SPACE
DRAWINGS PAGE 6

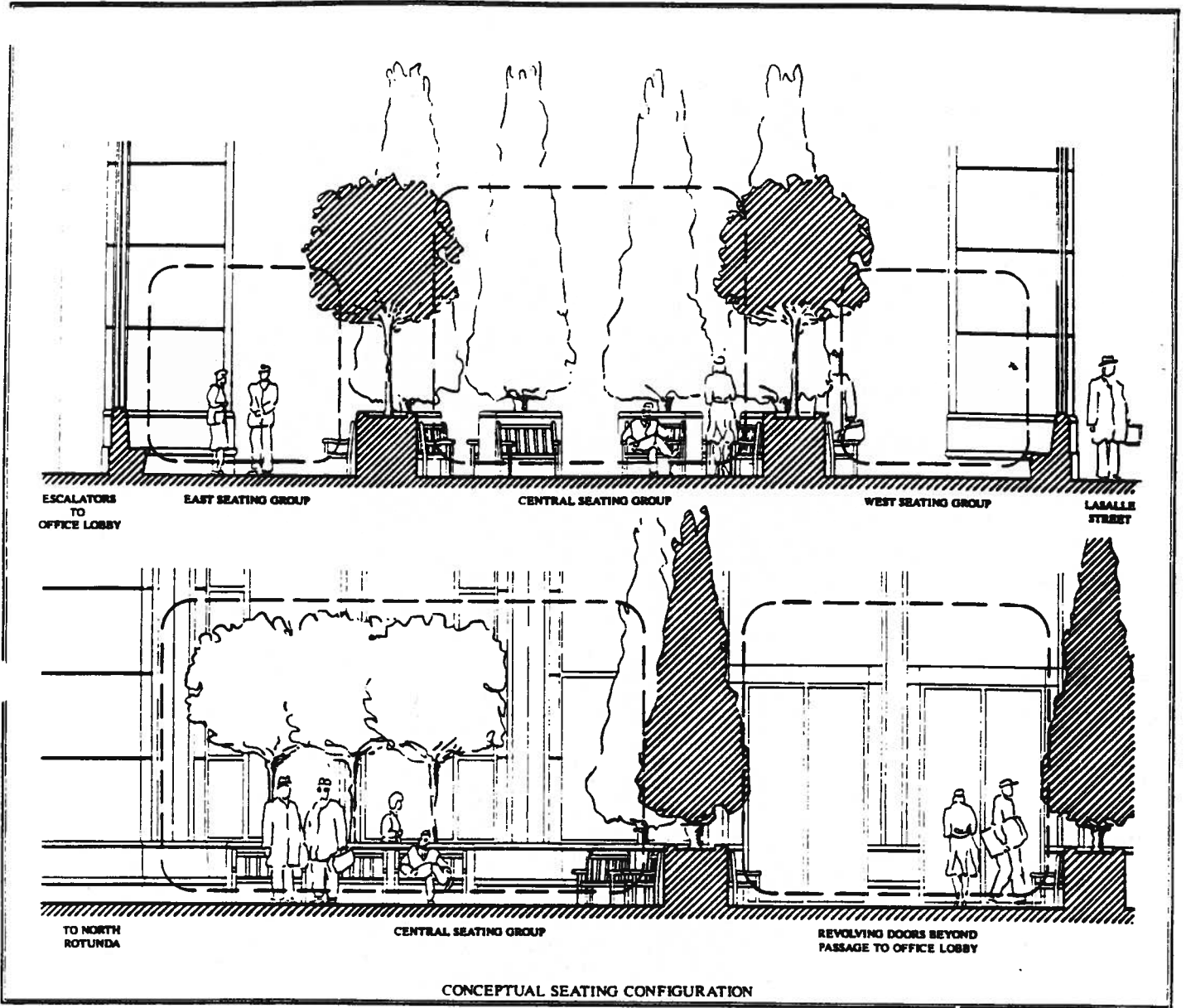


39 SOUTH LASALLE ST
TRAMMELL CROW COMPANY

PUBLIC SPACE
DRAWINGS PAGE 7

SKIDMORE, OWINGS & MERRILL

14 FEBRUARY 1991

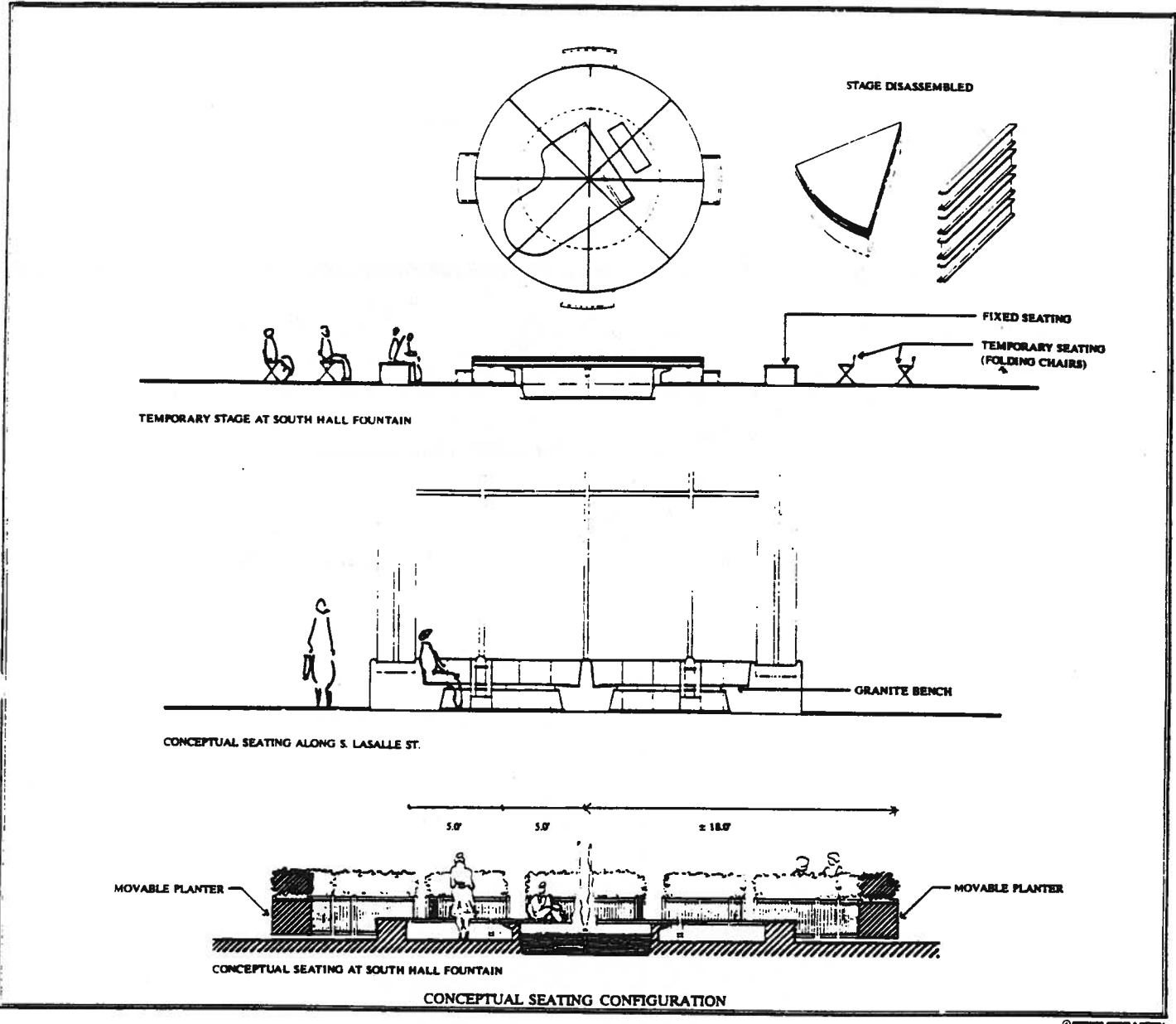


39 SOUTH LASALLE ST
TRAMMELL CROW COMPANY

PUBLIC SPACE
DRAWINGS PAGE 8

BY TO W ALF
 SKIDMORE, OWINGS & MERRILL

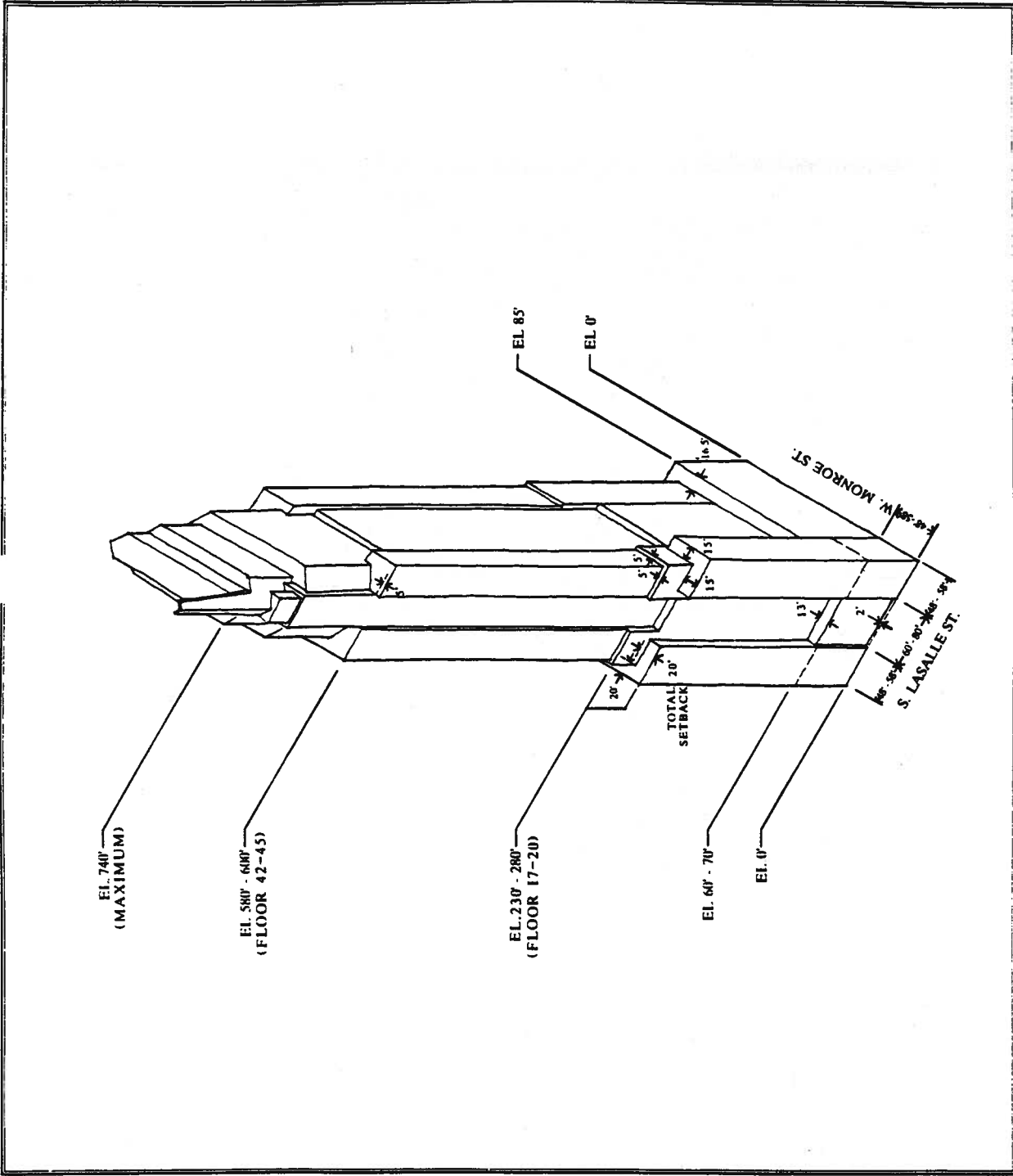
14 FEBRUARY 1991



39 SOUTH LASALLE ST
TRAMMELL CROW COMPANY

NOT TO SCALE
 SKIDMORE, OWINGS & MERRILL

14 FEBRUARY 1991



Setback Diagram

39 SOUTH LASALLE ST
TRAMMELL CROW COMPANY