



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

J.F. Boyle, Jr.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-6559 (FAX)
(312) 744-2578 (TDD)

May 2, 1996

Mr. Jack Guthman
Shesky Froelich and Devine Ltd.
444 North Michigan Avenue
Chicago, IL 60611

Re: Institutional Planned Development
No 585-Orchestra Hall

Dear Mr. Guthman:

Please be advised that your request dated April 18, 1996, for a minor change to Institutional Planned Development No. 585 on behalf of the Orchestral Association has been considered by the Department of Planning and Development pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development and is hereby approved subject to the conditions detailed below.

Specifically, you requested an extension of the date upon which the finish treatment of the west facade of the Chapin and Gore Building must be completed. Statement 11 (c) of the Plan of Development requires that this work be completed prior to the issuance of any Certificate of Occupancy for any portion of the Planned Development. In your letter, you indicated that initial upper-level occupancy could occur by May 4th. You further indicated that delays in lower-level tenant selection necessitates your request to extend the plan approval date to no later than December 31, 1996, with completion diligently pursued thereafter.

With regard to your request, the Department of Planning and Development has determined that the requested time extension would constitute a minor change subject to the following conditions:

- 1) The Orchestral Association submits detailed plans for interim landscaping and fencing along Adams Street and Wabash Avenue as well as the finish treatment of the west wall of the Chapin and Gore Building no later than December 31, 1996, for review and approval by the Department. These plans should also denote interim landscaping of the Phase II site if the proposed interim parking lot will not be constructed within six months of the completion of Phase I improvements; and

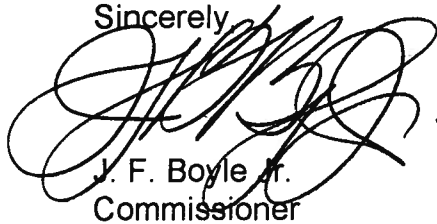


page 2

- 2) The Orchestral Association submits a written status report to the Department by September 16, 1996, when on-site staging needs have been determined with the construction contractor, and every 45 days thereafter until construction is completed. The second status report submitted to the Department (on or about November 1, 1996) should establish a date of completion for the finish treatment of the west wall and all interim landscaping and fencing.

Please note that this does not constitute approval of the completion dates outlined in your request or any other changes to Planned Development No 585. We will assess whether earlier completion dates are achievable once better information is submitted pursuant to the reporting requirements outlined above.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'J. F. Boyle Jr.', is written over the typed name and title.

J. F. Boyle Jr.
Commissioner

Originated by:


Christine Slattery
Deputy Commissioner

cc: Paul Woznicki
Philip Levin

11391

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-E in the area bounded by:

East Adams Street; the alley next west of South Michigan Avenue; a line 105.79 feet south of East Adams Street; South Michigan Avenue; a line 225.39 feet south of East Adams Street; the alley next west of South Michigan Avenue; a line 96.16 feet north of East Jackson Boulevard; and South Wabash Avenue,

to those of an Institutional Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

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

Institutional Planned Development.

IPD 585

Plan Of Development Statements.

LF 300

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately 72,995 square feet (1.675 acres) of property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property") and is owned or controlled by the Applicant, The Orchestral Association.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors

(Continued on page 5187)

(Continued from page 5182)

and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, 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 or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of fourteen (14) Statements; an Existing Zoning Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; an Existing Land-Use Map; a Bulk Regulations and Data Table; and a Site Plan, which includes the interim parking lot layout and landscaping (the "Site/Landscape Plan") and Building, Fencing and Gate Elevations, all prepared by Skidmore Owings & Merrill, dated May 11, 1995. A reduced copy of the Site Plan is attached hereto and full sized copies are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses are permitted in the Planned Development subject to the restrictions in Statement 12:

Theatres presenting live stage performances and the serving of liquor in conjunction therewith; retail and service uses; restaurants (including the serving of liquor in conjunction therewith); taverns; public accessible outdoor plazas; interim public parking and accessory uses including recording studios and schools.

6. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped. The parking provided within this Planned Development may be operated under a valet service arrangement (which may include the stacking of vehicles on the site), as a self-park or a combination thereof.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of Planning and Development.
9. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of the improvements and any appurtenance attached thereto also shall be subject to:
 - (A) height limitations as certified and approved by the Federal Aviation Administration; and
 - (B) airport zoning regulations as established by the Department of Planning and Development, Department of

Aviation and Department of Law and approved by the City Council.

10. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.
11. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent right-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscaping Plan and the Elevations. In addition, the following regulations:

(A) Landscaping.

Parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.

(B) Phase II Site Plan Review.

Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for redevelopment of the property depicted on the Site Plan as initially being developed with a surface parking lot (including any public space to be developed at the Adams/Wabash intersection), other than demolition of existing buildings or changes to existing buildings which do not increase their height or alter their footprint, a site plan for the proposed redevelopment (the "Redevelopment Site Plan") shall be submitted to the Commissioner of the Department of Planning and Development (the "Commissioner") for approval. Review and approval of the Redevelopment Site Plan by the Commissioner is intended to assure that specific development proposals conform with this Planned Development. No Part II approval for work for which a Redevelopment Site Plan must be submitted to the Commissioner shall be granted until the Redevelopment Site Plan has been approved.

If the Redevelopment Site Plan substantially conforms to the provisions of this Planned Development, the Commissioner shall approve said plan in writing within thirty (30) days of the submission of a complete application for approval thereof. If the Commissioner fails to make written determination on a Redevelopment Site Plan within thirty (30) days after the

submission of a complete application, then the Redevelopment Site Plan shall be deemed approved by the Commissioner. If the Commissioner determines within said thirty (30) day period that the Redevelopment Site Plan that was submitted does not substantially conform with the provisions of this Planned Development, the Commissioner shall advise the Applicant in writing of such determination within the thirty (30) day period and, within fourteen (14) days after the expiration of the thirty (30) day period, advise the Applicant in writing of the reasons for disapproval thereof. The Commissioner shall thereafter make a final written determination on any resubmission of the Redevelopment Site Plan within fourteen (14) days of its filing shall be deemed an approval of the Redevelopment Site Plan by the Commissioner.

Following approval of a Redevelopment Site Plan by the Commissioner, the approved plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development.

After approval of a Redevelopment Site Plan by the Commissioner, the approved Redevelopment Site Plan may be changed or modified pursuant to the provisions of Statement 14.

In the event of an inconsistency between the approved Redevelopment Site Plan and the terms of the Statements and Bulk Regulations and Data Table of this Planned Development in effect at the time of approval of such plan or of modifications thereto, the terms of Statements and Bulk Regulations and Data Table of the Planned Development shall govern.

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

- (1) boundaries of the development parcel or parcels;
- (2) building footprint or footprints;
- (3) dimensions of all setbacks;
- (4) location and depiction of all parking spaces (including relevant dimensions);
- (5) location and depiction of all loading berths (including relevant dimensions);
- (6) all drives, roadways and vehicular routes;
- (7) all landscaping (including a description of all landscape materials);

- (8) all pedestrian circulation routes and points of ingress/egress (including sidewalks);
- (9) all building elevations including an indication of materials;
- (10) all site statistics and cumulative site statistics for the applicable development parcel or parcels, including:
 - (a) floor area and floor area ratio as represented on the submitted drawings;
 - (b) floor area devoted to retail uses;
 - (c) number of parking spaces;
 - (d) number of loading berths;
 - (e) uses of parcels; and
 - (f) percentage of green space provided; and
- (11) Parameters of the building envelope including:
 - (a) maximum building height; and
 - (b) setbacks, required and provided.

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

An application for approval of a Redevelopment Site Plan shall be deemed complete if the Applicant submits to the Commissioner an application for approval which contains all the information listed immediately above and the Commissioner does not advise the Applicant in writing within ten (10) working days of the submission thereof that the submitted application is incomplete and the specific information required to render the application complete.

Factors to be considered by the Commissioner in determining conformance of the Redevelopment Site Plan to the provisions of this Planned Development are as follows: (1) the extent to which the project is designed to be compatible with the existing buildings within the Planned Development and other buildings in the immediate vicinity; (2) the extent to which the exterior walls visible

from any public way are designed and to be constructed to avoid a monotonous and blank appearance through the use of scale, massing, articulation, setbacks, materials, color, lighting, texture and detail on windows, openings, projections, recesses, offsets or other architectural devices; (3) the extent to which special attention is given to achieving an interesting building design at the pedestrian level through landscape elements, articulation of surface forms and texture and architectural detail; (4) the extent to which windows, retail, lobby space and other active uses are proposed along the Wabash Avenue frontage; and (5) the extent to which open space is provided along the Adams Street frontage.

(C) West Facade Of The Chapin & Gore Building.

Prior to the sixty (60) day anniversary of the effective date of this Planned Development, the Applicant shall secure the Commissioner of the Department of Planning and Development's review and approval of a finish treatment for the west facade of the Chapin & Gore Building and a timetable for its construction or application. The construction or application of finish treatment shall be complete prior to the issuance of any Certificate of Occupancy for any portion of the Planned Development.

(D) Adams/Wabash Corner.

Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for construction of the parking lot depicted on the Site Plan the Applicant shall secure the Commissioner of the Department of Planning and Development's review and approval of a treatment for public space at the Adams and Wabash Corner extending east to the west facade of the Chapin & Gore Building and south to a line 40.0 feet south of the Adams Street property line. This area shall be designed and constructed to create an attractive and finished publicly accessible outdoor plaza for pedestrians, to shield the proposed parking lot and to complement the vicinity's appearance and urban design. The plaza shall include lighting and seating. The construction of the plaza shall be complete prior to the issuance of a license required for the operation of the parking lot.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most

current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").

13. The requirements of this Planned Development may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of these Statements by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
14. Unless substantial construction of the Phase I Improvements contemplated by this Planned Development has commenced within ten (10) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire, provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provision of this section, then the zoning of the Property shall automatically revert to a B6-7 Restricted Central Business District.

[Existing Zoning Map; Generalized Land-Use Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; Building Elevation Drawings; and Gate Elevation Drawing referred to in these Plan of Development Statements printed on pages 5196 through 5204 of this Journal.]

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

Institutional Planned Development

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*Plan Of Development**Use And Bulk Regulations And Data.*

General Description of Land Use:	See Statements No. 5.
Maximum Permitted Floor Area Ratio:	4.5.
Gross Site Area, 108,538.43 square feet (2.49 acres) = Net Site Area, 72,995 square feet (1.675 acres)+ Area Remaining in Public Rights-of-Way, 35,543.43 square feet (.81 acres).	
Setbacks from Property Line:	In general conformance with the Site Plan and the Plan of Development Statements.
Maximum Percentage of Site Coverage:	In general conformance with the Site Plan.
Maximum Concert Hall Seating Capacity:	4,000 seats.
Minimum Number of Off-Street Parking:	No spaces.
Minimum Number of Off-Street Loading Berths:	3 berths.

Reclassification Of Area Shown On Map Number 2-G.

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 R5 General Residence District and C2-3 General Commercial District symbols and indications as shown on Map No. 2-G in the area bounded by:

West Madison Street; South Loomis Street; a line 258.3 feet south of West Madison Street; a line 149.12 feet west of South Loomis Street; West Monroe Street; a line 27 feet east of South Laflin Street; the alley next north of and parallel to West Monroe Street; and South Laflin Street,

to those of a C2-4 General Commercial 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.

Reclassification Of Area Shown On Map Number 3-G.

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

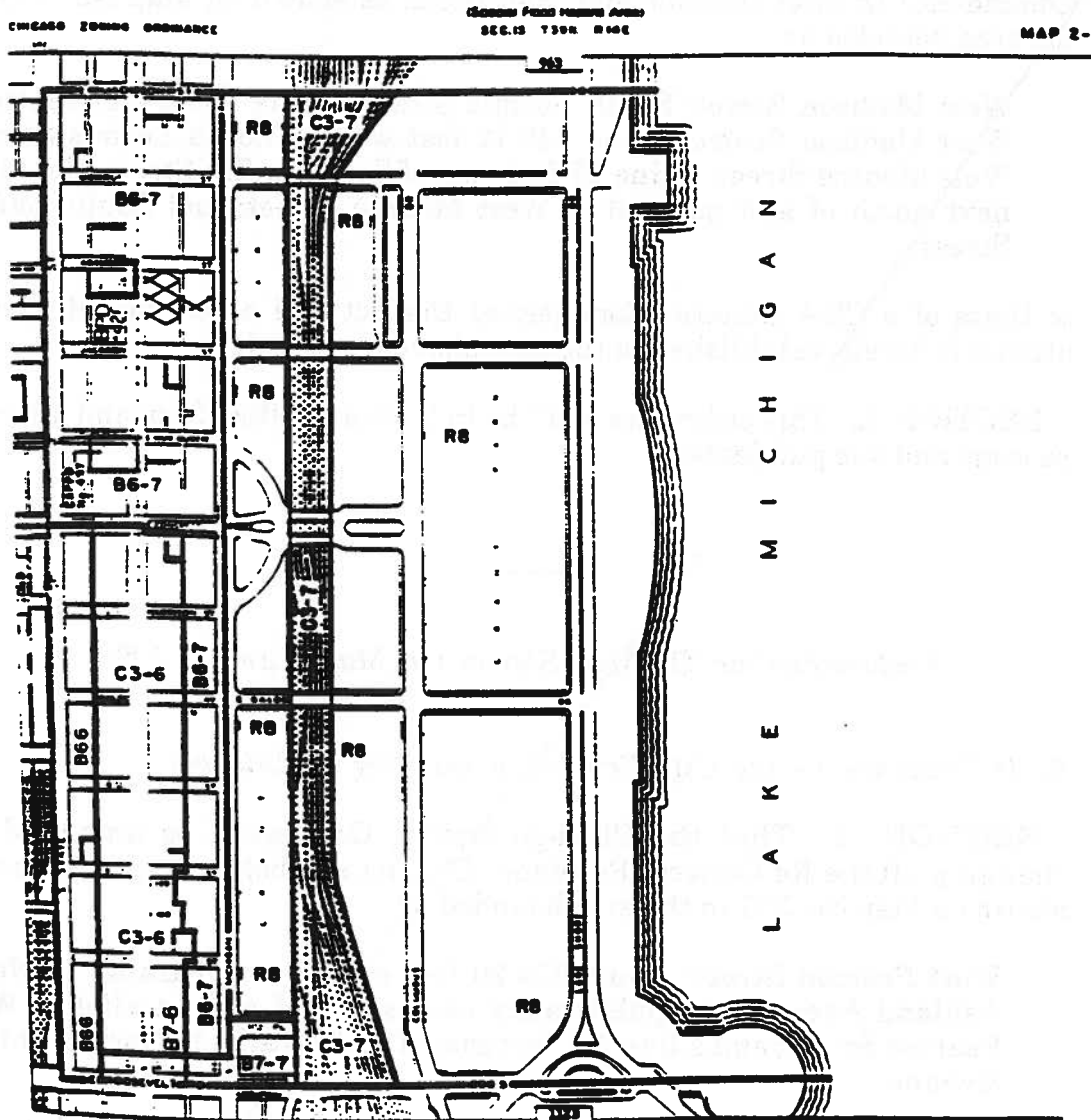
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 3-G in the area bounded by:

West Pearson Street; a line 274.20 feet east of and parallel to North Ashland Avenue; the public alley next south of and parallel to West Pearson Street; and a line 224 feet east of and parallel to North Ashland Avenue,

to those of an R5 General Residence 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.

Existing Zoning Map.

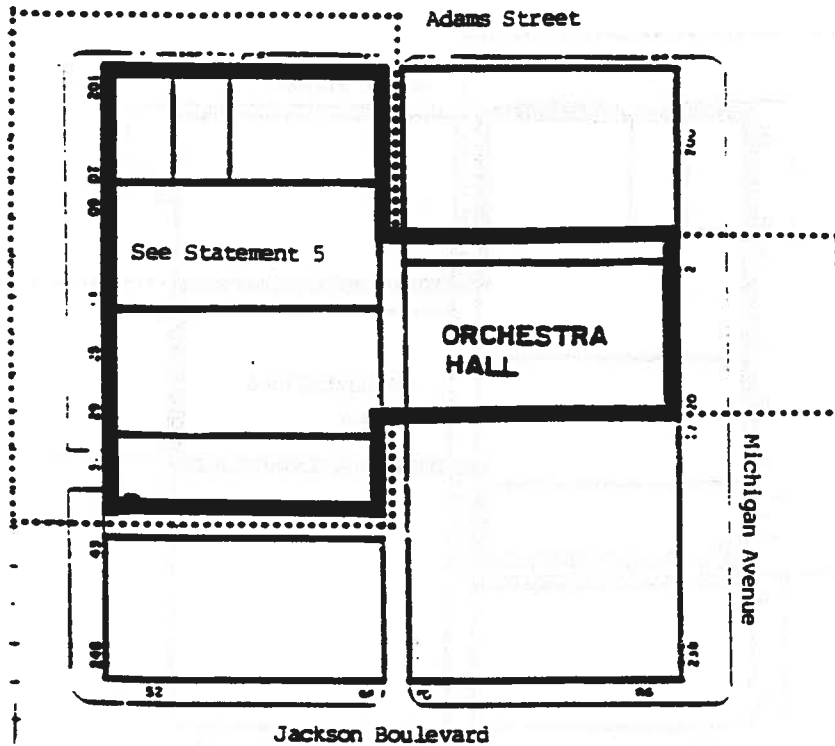


APPLICANT: The Orchestral Association
 220 S. Michigan Avenue
 Chicago, Illinois 60604

SUBJECT SITE

DATE: September 14, 1994

Generalized Land-Use Map.

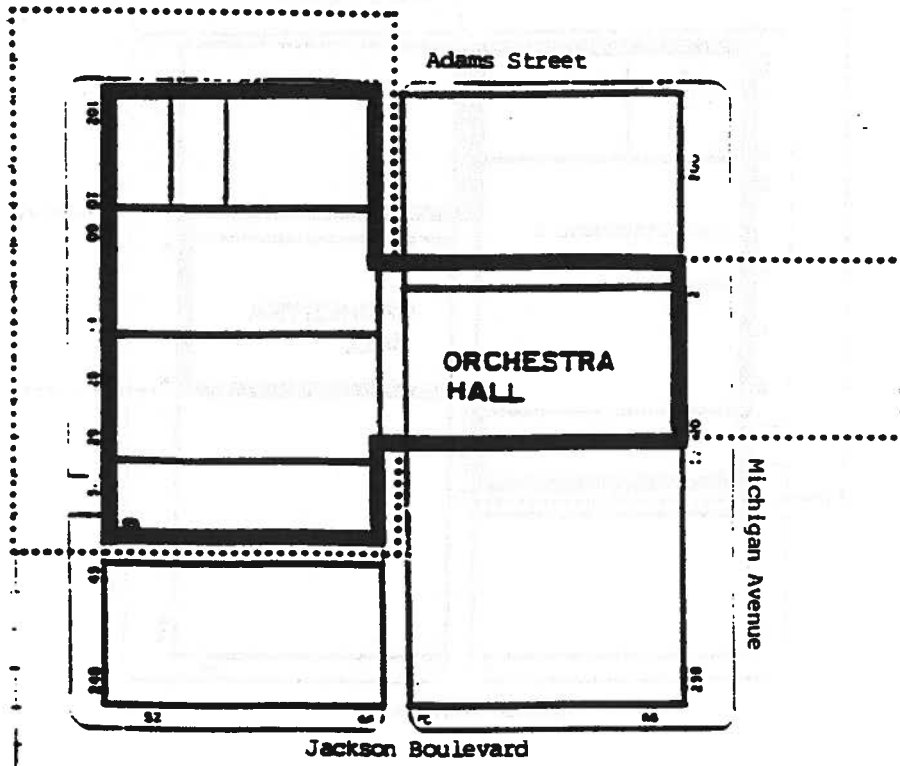


APPLICANT: The Orchestral Association
220 S. Michigan Avenue
Chicago, Illinois 60604

DATE: September 14, 1994

..... PLANNED DEVELOPMENT BOUNDARY
————— PROPERTY LINE

Planned Development Boundary and Property Line Map.



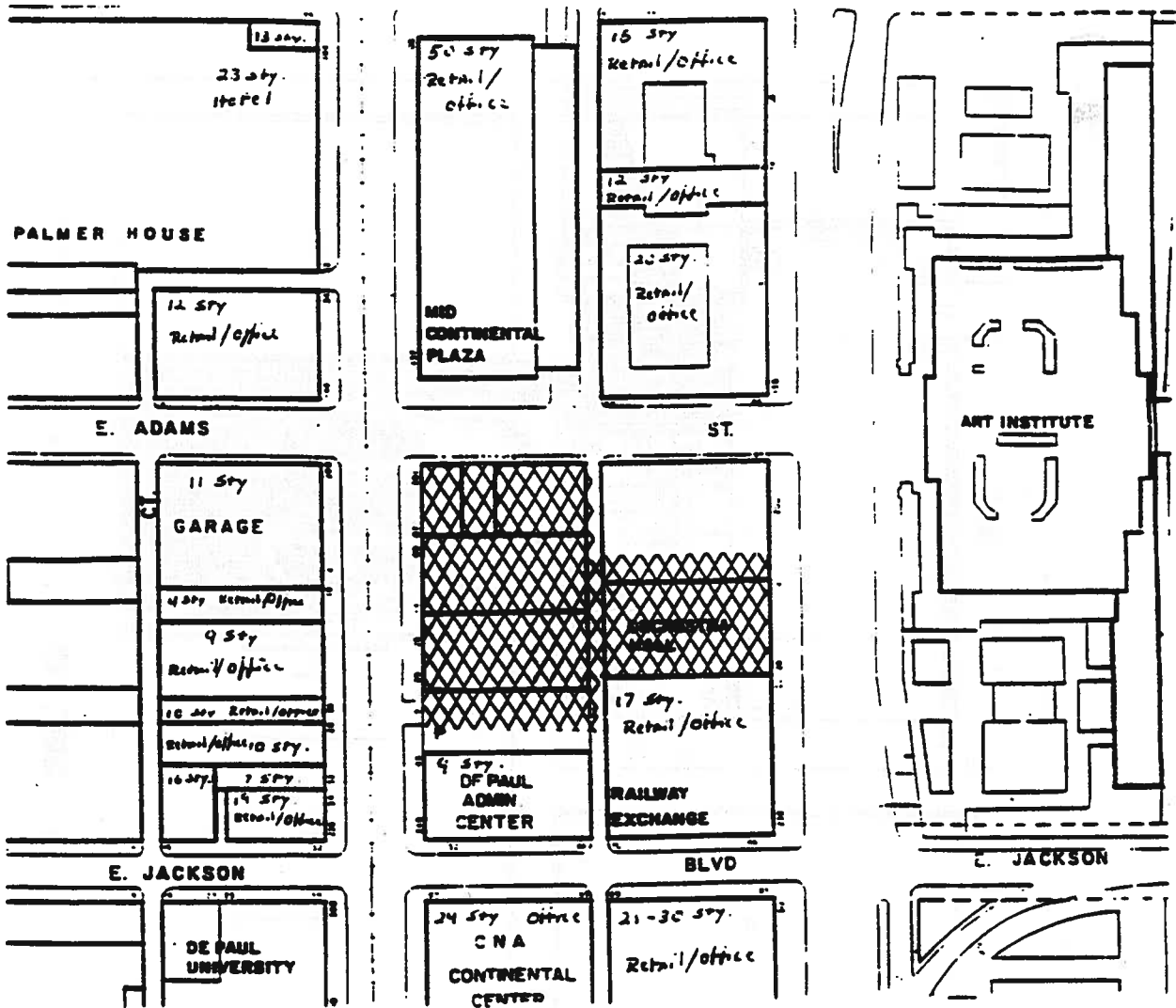
APPLICANT: The Orchestral Association
220 S. Michigan Avenue
Chicago, Illinois 60604

..... PLANNED DEVELOPMENT BOUNDARY

DATE: September 14, 1994

————— PROPERTY LINE

Existing Land-Use Map.



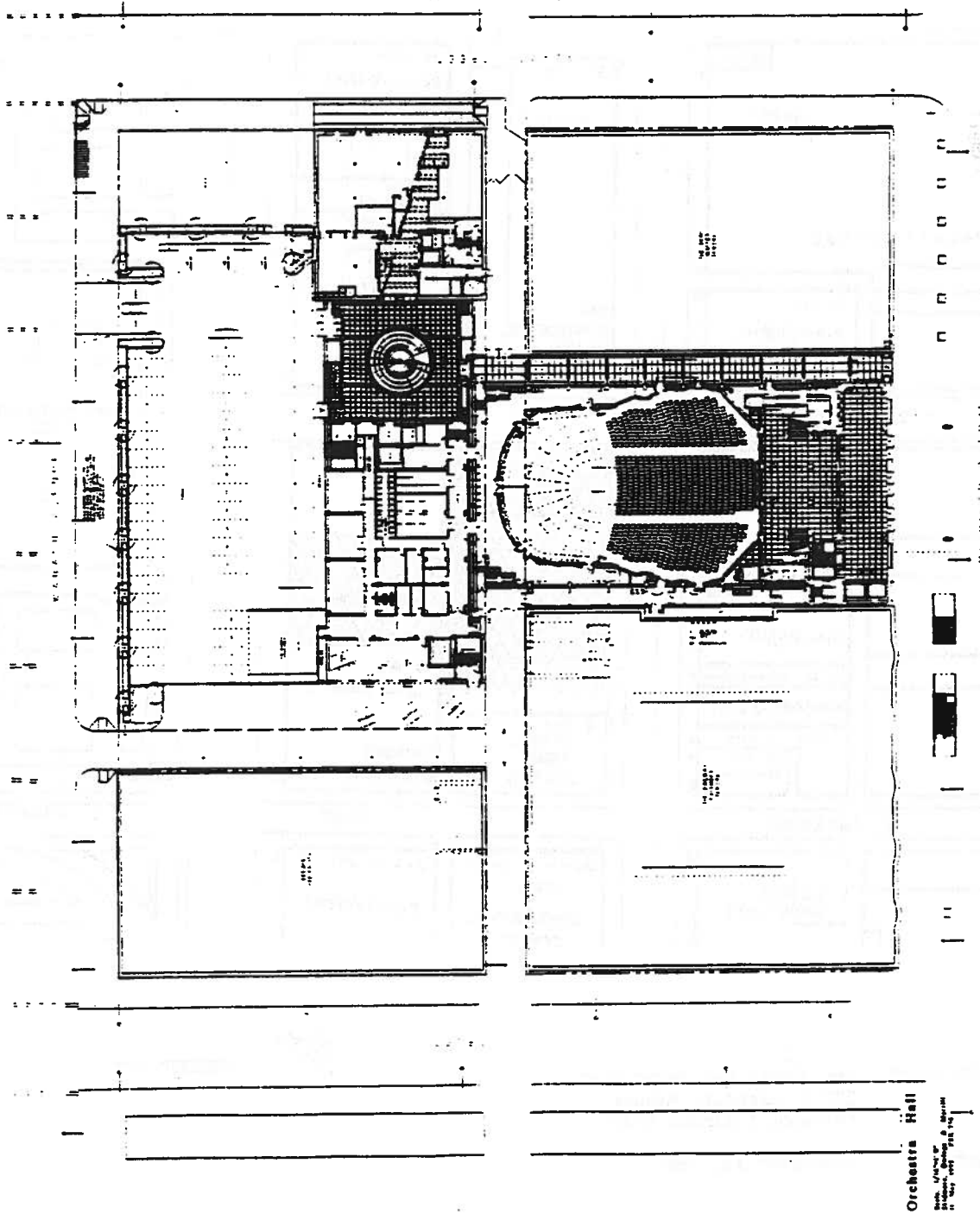
APPLICANT: ^fThe Orchestral Association
 220 S. Michigan Avenue
 Chicago, Illinois 60604



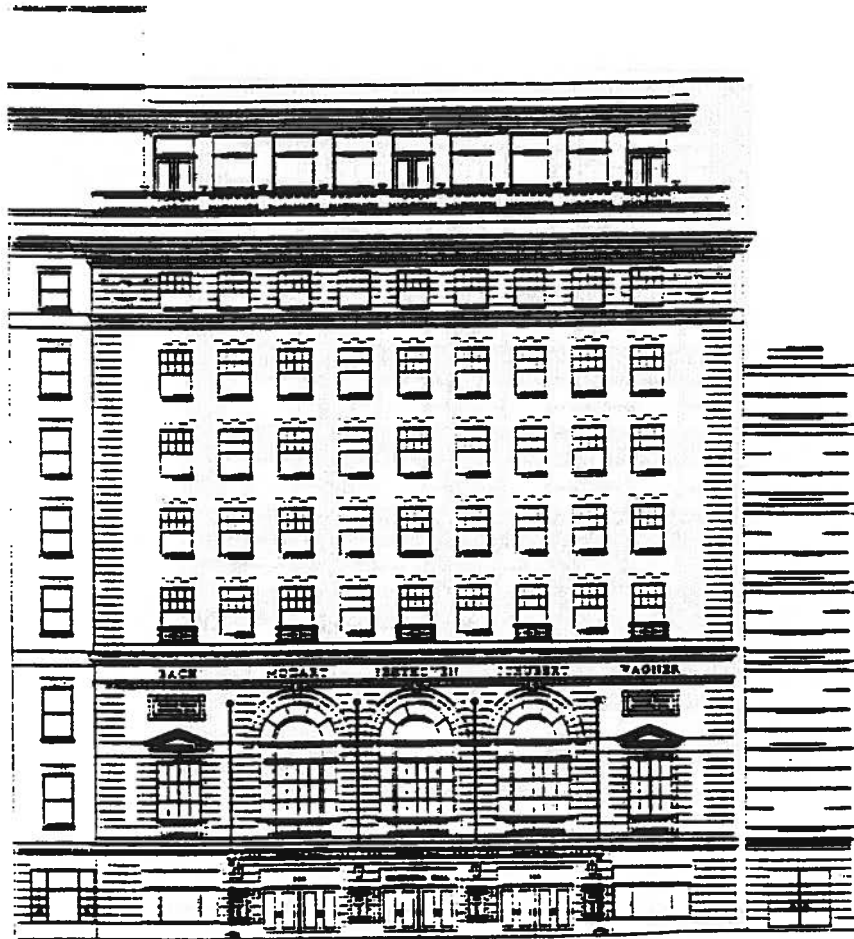
SUBJECT SITE

DATE: September 14, 1994

Site/Landscape Plan.



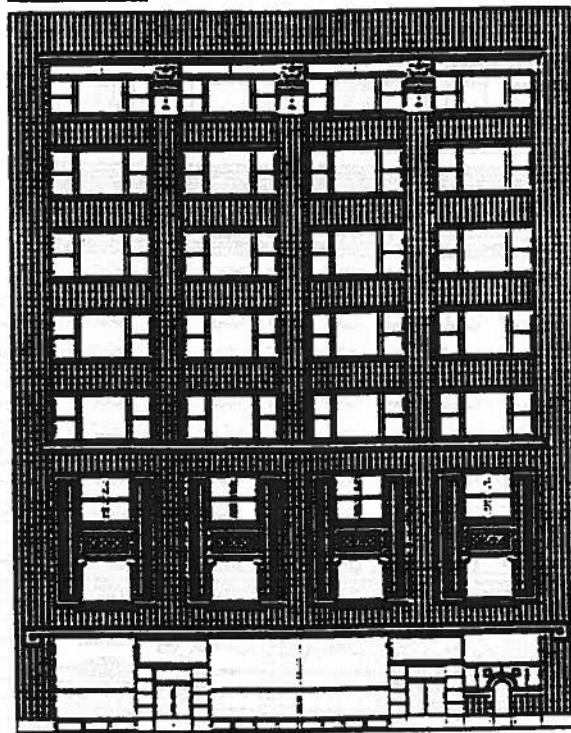
Building Elevation Michigan Avenue Facade.



Orchestra Hall

Skidmore, Owings & Merrill
Scale: 1/8" = 1'-0"
11 May 1995 25K-732

North Building Elevation.

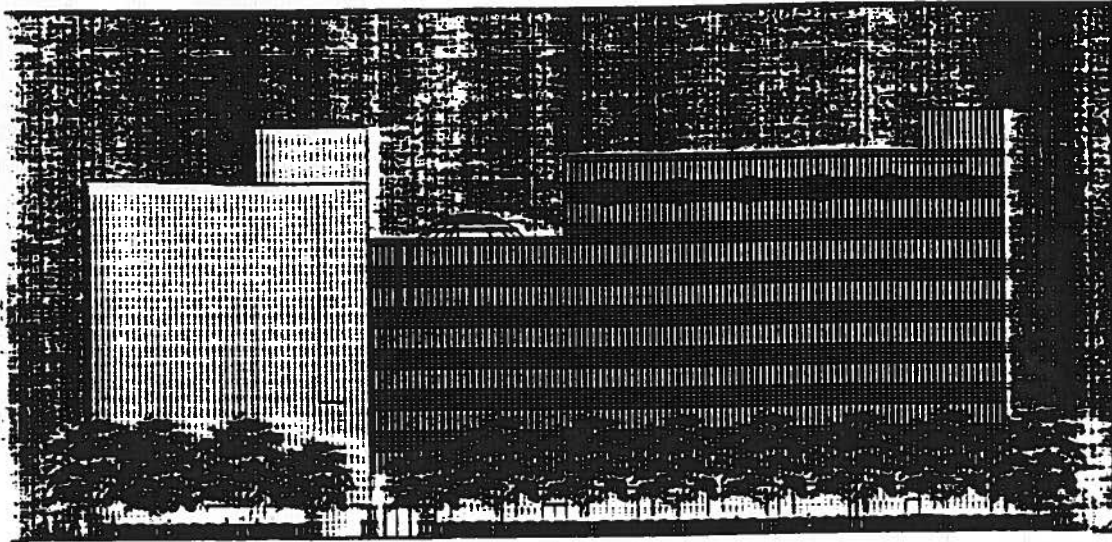


Chapin & Gore - North Elevation

Orchestra Hall

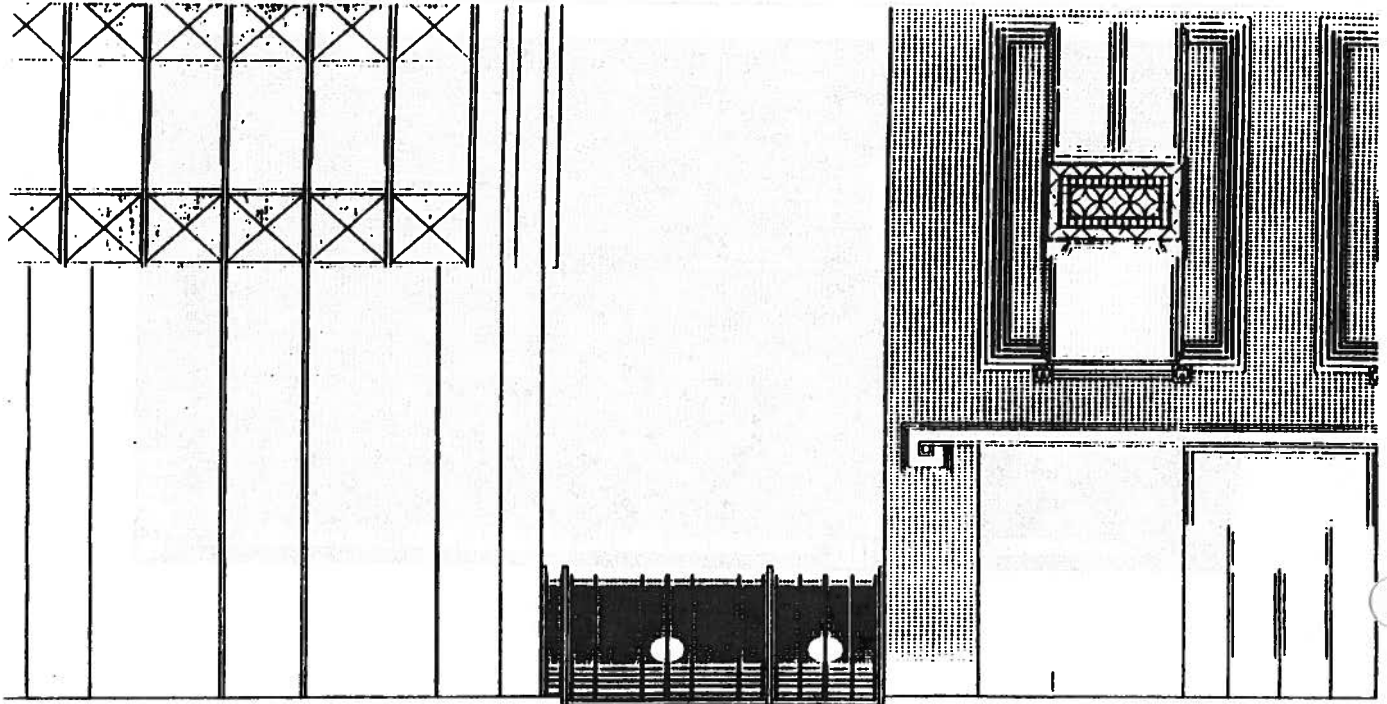
Skidmore, Owings & Merrill
Scale: 1/8" = 1'-0"
11 May 1995 ZSK-733

Wabash Avenue Building Elevation.



Orchestra Hall
Architect: [illegible]
[illegible]
[illegible]

Adams Street Alley Gate Elevation.



Orchestra Hall

Chicago, George A. Meier
Scale 1/8" = 1' 0"
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