



May 26, 2004

City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Denise M. Casalino, P.E.  
Commissioner

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

Mr. John A. (Jack) Buck III  
The John Buck Company  
One North Wacker Drive  
Suite 2400  
Chicago, IL 60606

RE: Request for minor changes to Business Planned Development  
No. 598 (111 South Wacker Drive)

Dear Mr. Buck:

Please be advised that your request for minor changes to Business Planned Development N. 598, on behalf of JBC Fund 111 Wacker, LLC, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

Specifically, you requested the following:

1. Remove the planter in the Southwest corner of the site.
2. Delay the installation of cobblestone pavers on the sidewalk right of way along Wacker Drive.

The Department has reviewed the request and has determined that the proposed modifications would be appropriate. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor changes to this Planned Development.

Very truly yours,

Denise M. Casalino, P.E.  
Commissioner

cc: Swenson, Marmo





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

February 26, 2004

Mr. Rolando R. Acosta  
Acosta, Kruse, Raines and Zemenides  
One South Wacker Drive  
Suite 3890  
Chicago, IL 60606

RE: Request for minor changes to Business Planned Development  
No. 598 (111 South Wacker Drive)

Dear Mr. Acosta:

Please be advised that your request for minor changes to Business Planned Development No. 598, on behalf of JBC Fund 111 Wacker, LLC, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

Specifically, you requested the following:

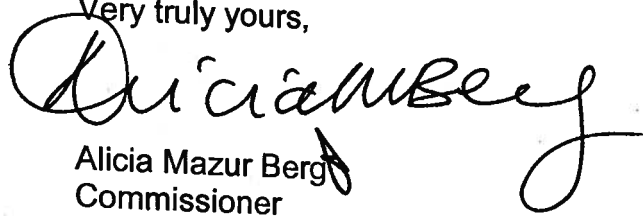
1. The addition of one floor (13 feet) to the approved 40-story office building increasing the height from 688 feet to 701 feet.
2. Utilization of 0.57 FAR (of the permitted maximum of 1.0 FAR) for the Streetlighting, Streetscape/Off-Site Park or Riverwalk bonus which would result in the payment of \$98,899.40 payable to the City of Chicago Office of Budget and Management (attn: Beth O'Reilly) concurrent with this approval.
3. Substitution of the approved Building Elevations with Building Elevations dated September 12, 2003.

The Department has reviewed the request and has determined that the proposed modification to add one floor to the building would be appropriate. The funds generated from the use of an available bonus would benefit a small river edge park in close proximity to the site.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor changes to this Planned Development.

Very truly yours,

A handwritten signature in black ink that reads "Alicia Mazur Berg". The signature is written in a cursive style with a large initial "A" and a long, sweeping tail.

Alicia Mazur Berg  
Commissioner

CC: Jack Swenson, Philip Levin, Michael Marmo, Ed Kus, Terri Texley, Cathy Dickhut, Beth O'Reilly

12/4/2002

REPORTS OF COMMITTEES

13700  
101089

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

*Yeas* -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Frias, Olivo, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Levar, Shiller, Schulter, M. Smith, Stone -- 47.

*Nays* -- None.

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

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

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

*Reclassification Of Area Shown On Map Number 2-F.*

(As Amended)

(Application Number 13700)

BPD 598, A A

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current C3-7 Commercial Manufacturing District symbols and indications as shown on Map Number 2-F in the area bounded by:

West Monroe Street; South Franklin Street; a line 199.05 feet south of West Monroe Street; and a line 159.76 feet west of South Franklin Street,

to those of Business Planned Development Number 598, as amended 2002.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current Business Planned Development Number 598, as amended, symbols and indications as shown on Map Number 2-F in the area bounded by:

West Monroe Street; a line 163.64 feet east of South Wacker Drive; a line 198.96 feet south of West Monroe Street; and South Wacker Drive,

to those of Business Planned Development Number 598, as amended 2002, 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 3. This ordinance shall be in full force and effect after its passage and publication.

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

*Business Planned Development Number 598, As Amended 2002.*

*Plan Of Development Statements.*

1. The area delineated herein as a Business Planned Development Number 598, as amended 2002, consists of approximately sixty-four thousand three hundred forty-one (64,341) square feet of property (one and forty-eight hundredths (1.48) acres) which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The applicant is JBC Fund 111 Wacker, L.L.C. (hereinafter, the "Applicant"). The Applicant makes this application with the consent of the owner, JBC Acquisition and Development Fund I, L.L.C.
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 rights-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 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 of the owners of the Property. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except an 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 transferred, the term "Applicant" shall be deemed 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. Nothing herein shall prohibit or in any way restrict the alienation, sale or any transfer of all or any portion of the Property or any rights, interests or obligations therein.

4. This planned development consists of sixteen (16) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; and an Overall Site/Landscape Plan, a Ground Floor Detail Plan, a P1 Parking Floor Plan, a P2 Parking Floor Plan, a Green Roof Plan and Building Elevations prepared by Lohan Caprile Goettsch Architects, dated November 14, 2002. Full-size copies of these Plans and Building Elevations 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 shall be permitted in this planned development subject to the Bulk and Data Regulations Table: business and professional offices, drive-thru banking facilities, conference center, day care center, health club, retail uses, including restaurants which may serve liquor in conjunction with the service of food as the principal activity and may include live entertainment and dancing, telecommunications and broadcast equipment, structures and installations which are appropriately screened accessory uses, accessory and non-accessory parking and those uses permitted in a C3-7 Commercial-Manufacturing District.
6. Business and business identification signs shall be permitted within the Property subject to the review and approval of the Department of Planning and Development; provided, however, that any signage in use on the date of publication of this planned development shall not be subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs shall also be permitted, subject to the review and approval of the Department of Planning and Development. No advertising signs as defined by the Chicago Zoning Ordinance shall be permitted.

7. Off-street parking and loading facilities shall be provided in compliance with this planned development subject to the review and approval of the Department of Transportation and of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this planned development shall be designated and designed for parking for the handicapped. The Monroe Street exit to the parking garage indicated on the Overall Site/Landscape shall be equipped with sound and/or visual aids to alert pedestrians to a car's exit from the garage.
8. Any service drive or other ingress or egress not in use as of the date of publication of this planned development 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 Department of Transportation and of the Department of Planning and Development.
9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this planned development, the height of any improvements shall also be subject to height limitations as certified and approved by the Federal Aviation Administration.
10. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that floor area for these purposes shall not include (i) floor area devoted to mechanical equipment in excess of four thousand five hundred (4,500) square feet in any single location, regardless of placement in the building, and (ii) floor area devoted to accessory off-street parking.
11. The improvements on the Property, including on-site landscaping and the landscaping along the adjacent rights-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 requirements of this planned development, the Overall Site/Landscape Plan, the P1 Parking Floor Plan, the P2 Parking Floor Plan, the Ground Floor Detail Plan and the Building Elevations. Landscaping shall be installed and maintained in accordance with the requirements of this Planned Development.
12. The maximum floor area ratio ("F.A.R.") authorized by this Planned Development is based on a base F.A.R. of 16.0 and bonuses derived in accordance with Section 8.5-8 of the Chicago Zoning Ordinance as applicable to the B6-7 Restricted Central Business District and the following schedule:

Bonus Amenity	Maximum Bonus	Premium Value
Green Roof	2.00	Per Zoning Ordinance
Upper Story Setback	4.00	Per Zoning Ordinance
Underground Parking	1.31	Per Zoning Ordinance
Underground Loading	0.19	Per Zoning Ordinance
Streetlighting, Streetscape/ Off-Site Park or Riverwalk	1.00	At \$20/square feet of floor area

The Applicant may select bonuses from the above table as needed to arrive at the F.A.R. required for the building as determined at the time of application for a building permit for the building. The bonus for streetlighting, streetscape/off-site park or riverwalk shall be based on the cost for the purchase and installation of the extended loop lights at the locations indicated on the Overall Site/Landscape Plan, the cost for the purchase and installation of planters along Franklin Street indicated on the Overall Site/Landscape Plan and other streetlighting and streetscape improvements approved by the Commissioner of the Department of Planning and Development. The streetlighting and streetscape improvements shall be installed prior the issuance of a certificate of occupancy for the building. The contributions for the off-site park or riverwalk shall be deposited with the City of Chicago at the time of issuance of Part II approval for the building based on the amount required, accounting for prior contributions, to achieve the remaining F.A.R. for the building.

13. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this planned development. Any such modification shall be deemed 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 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 the property 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 and the Illuminating Engineering Society.

15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-(3)(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for the improvements on the Property.
16. Unless substantial construction of the improvements contemplated by this planned development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this planned development shall expire and the zoning of the Property shall automatically revert to the zoning classification which is applicable to the Property as of the date of this application. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Overall Site/Landscape Plan; Grand Floor Detail Plan; P1 Parking Floor Plan; Green Roof Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 101096 through 101106 of this *Journal*.]

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

*Business Planned Development.**Plan Of Development Bulk Regulations And Data Table.*

Gross Site Area (99,892 square feet (2.29 acres))= Net Site Area (64,341 square feet (1.48 acres)) + Area Remaining in Public Right-of-Way (35,551 square feet (0.82 acres)).

Maximum Permitted Floor  
Area Ratio:

24.5.

Maximum Percent Site Coverage:

In accordance with the Ground  
Floor Detail Plan.

Minimum Building Setbacks:

In accordance with the Ground  
Floor Detail Plan and Building  
Elevations.

Minimum Number of Off-Street  
Parking Spaces:

367 spaces.

Maximum Number of Off-Street  
Parking Spaces:

519 spaces, of which a maximum of  
30 spaces may be located at grade  
at the existing building, a  
maximum of 100 may be located  
below grade at the new building  
and a maximum of 389 may be  
located above grade at the new  
building.

Minimum Number of Loading  
Berths:

Existing Building:

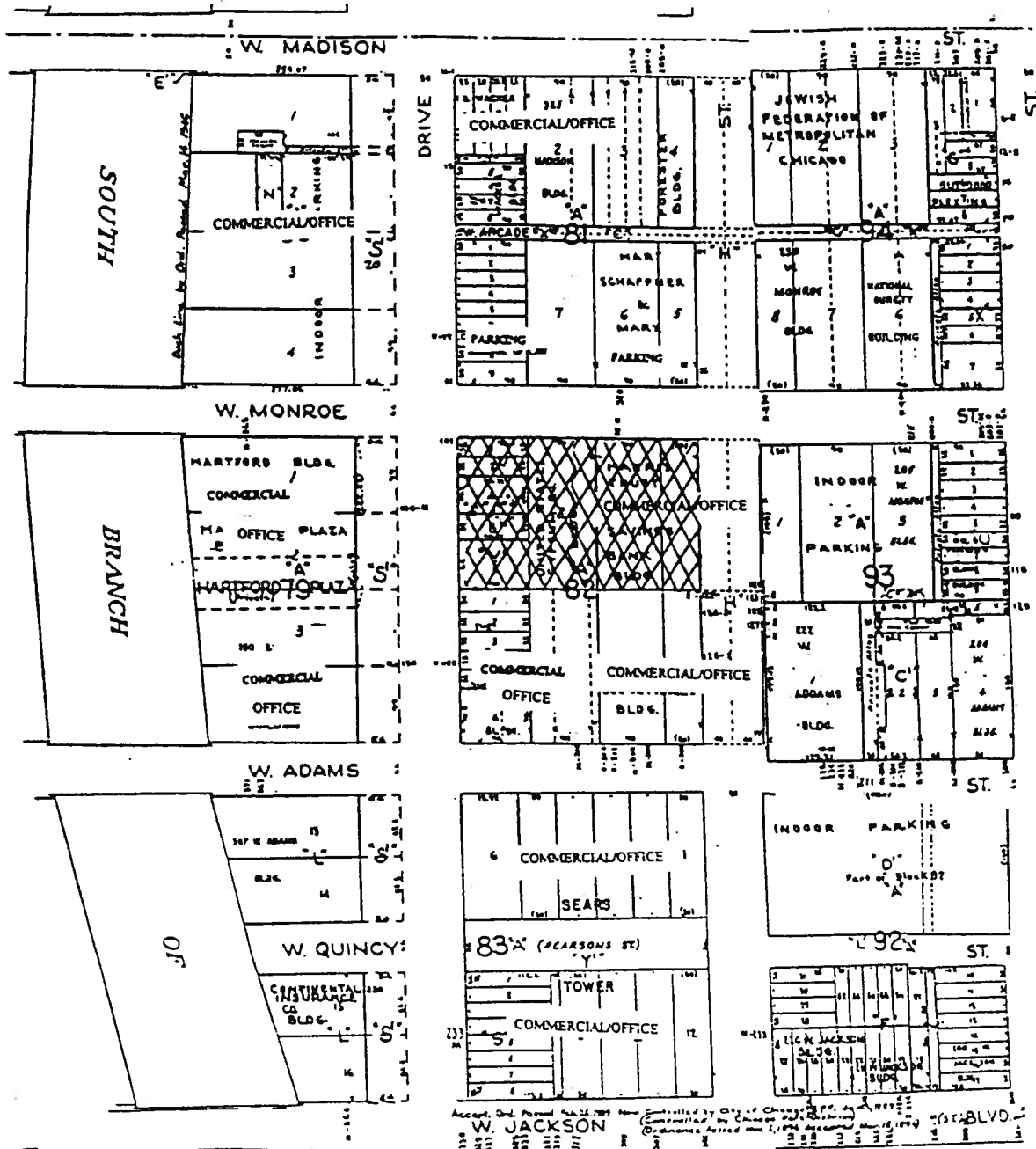
2 berths.

New Building:

5 berths.

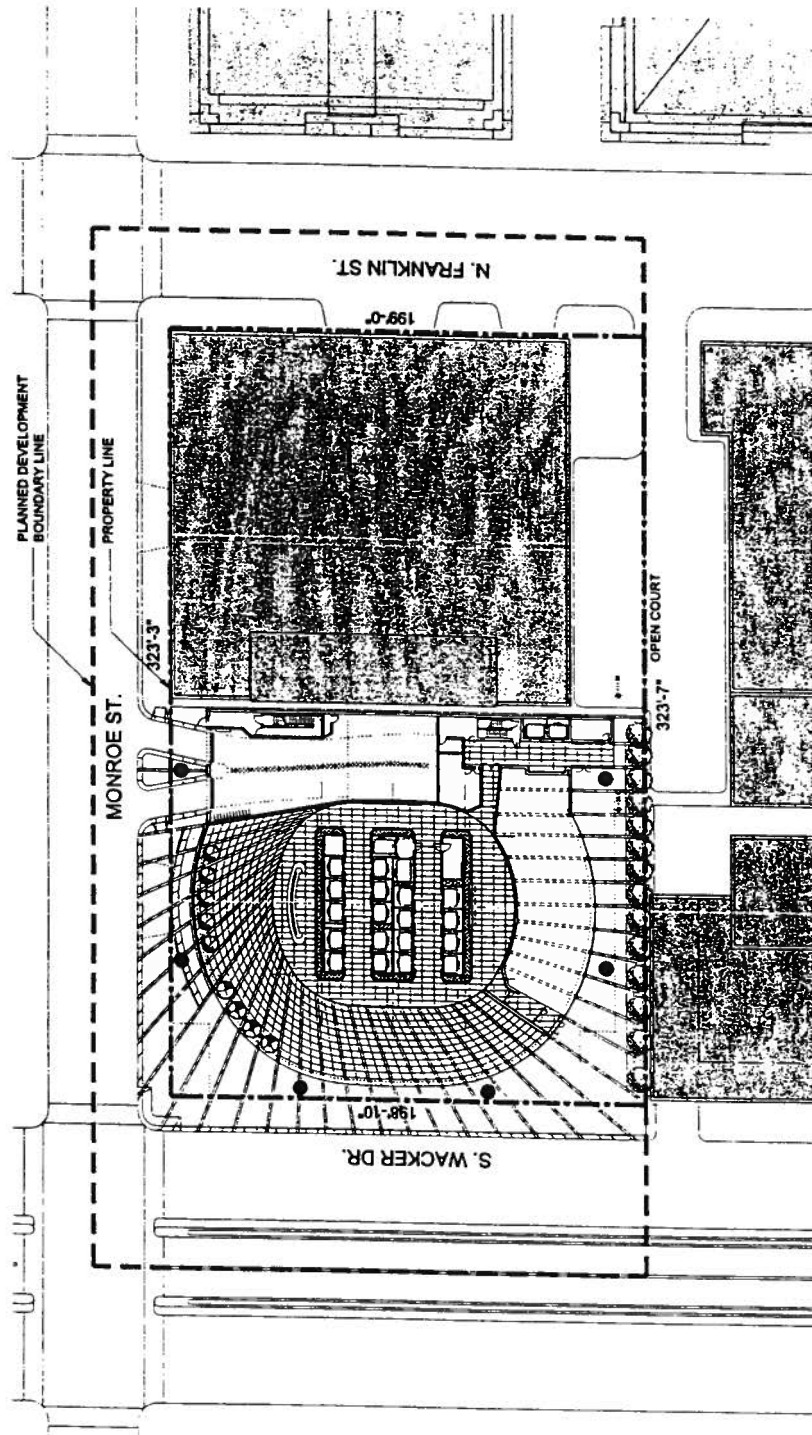


Existing Land-Use Map.



Account, Ord. Passed Feb. 22, 1999. Now Controlled by City of Chicago, I.P.C. and  
 Controlled by Chicago Planning Commission  
 Ordinance Passed Nov. 1, 1994. Assessed March 15, 1994 (ST. BLVD.)

Planned Development Boundary  
And Property Line Map.

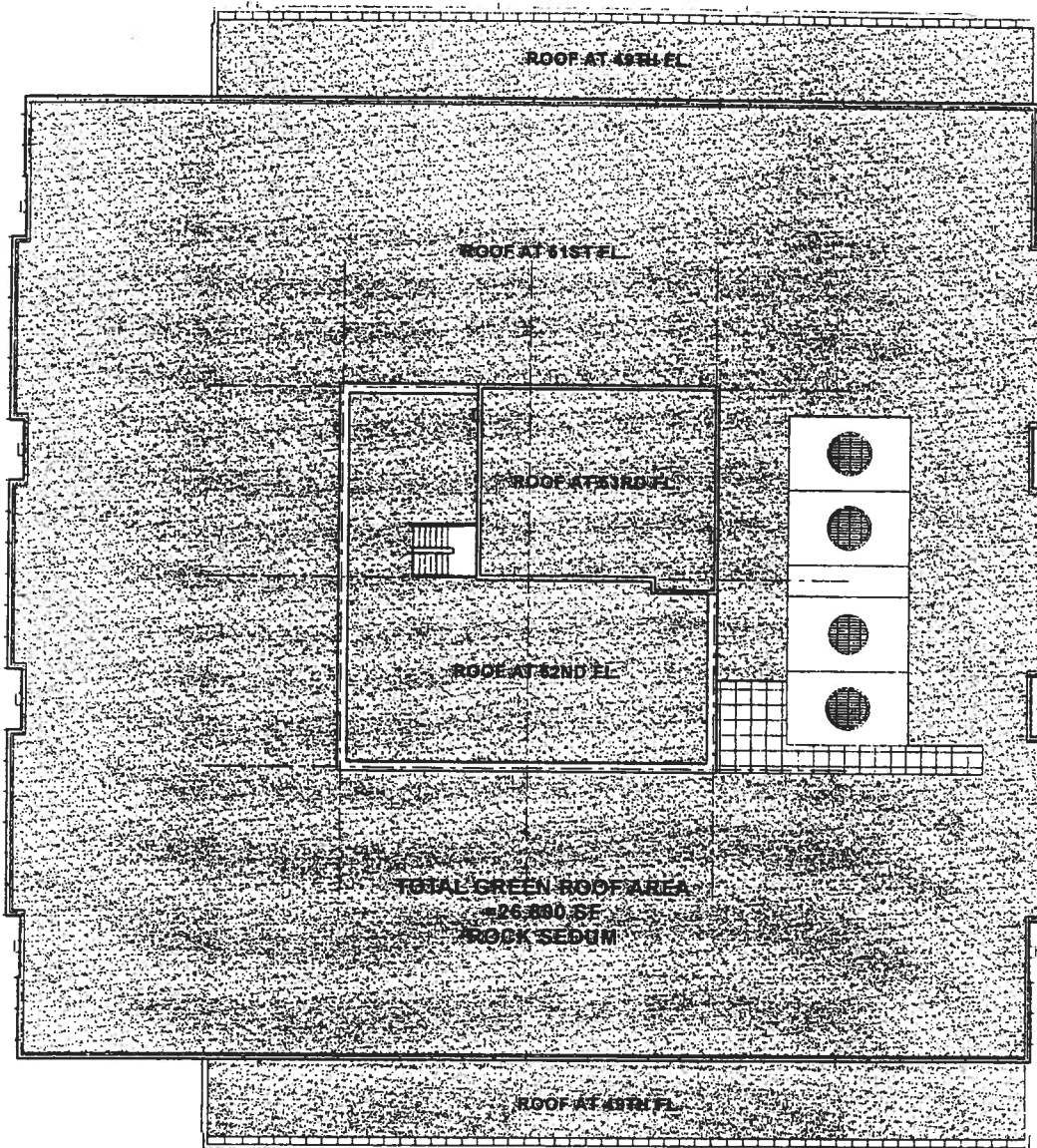




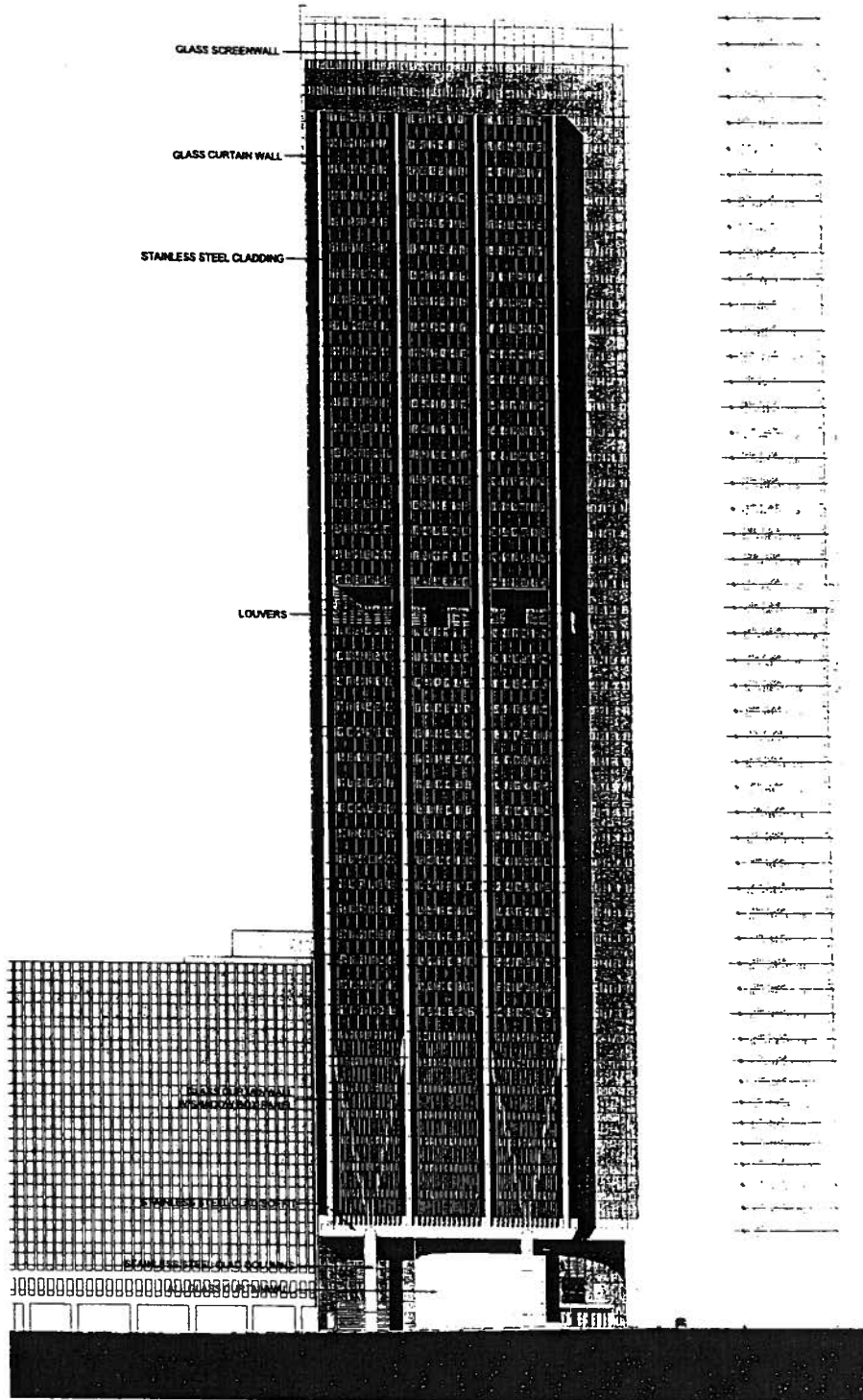




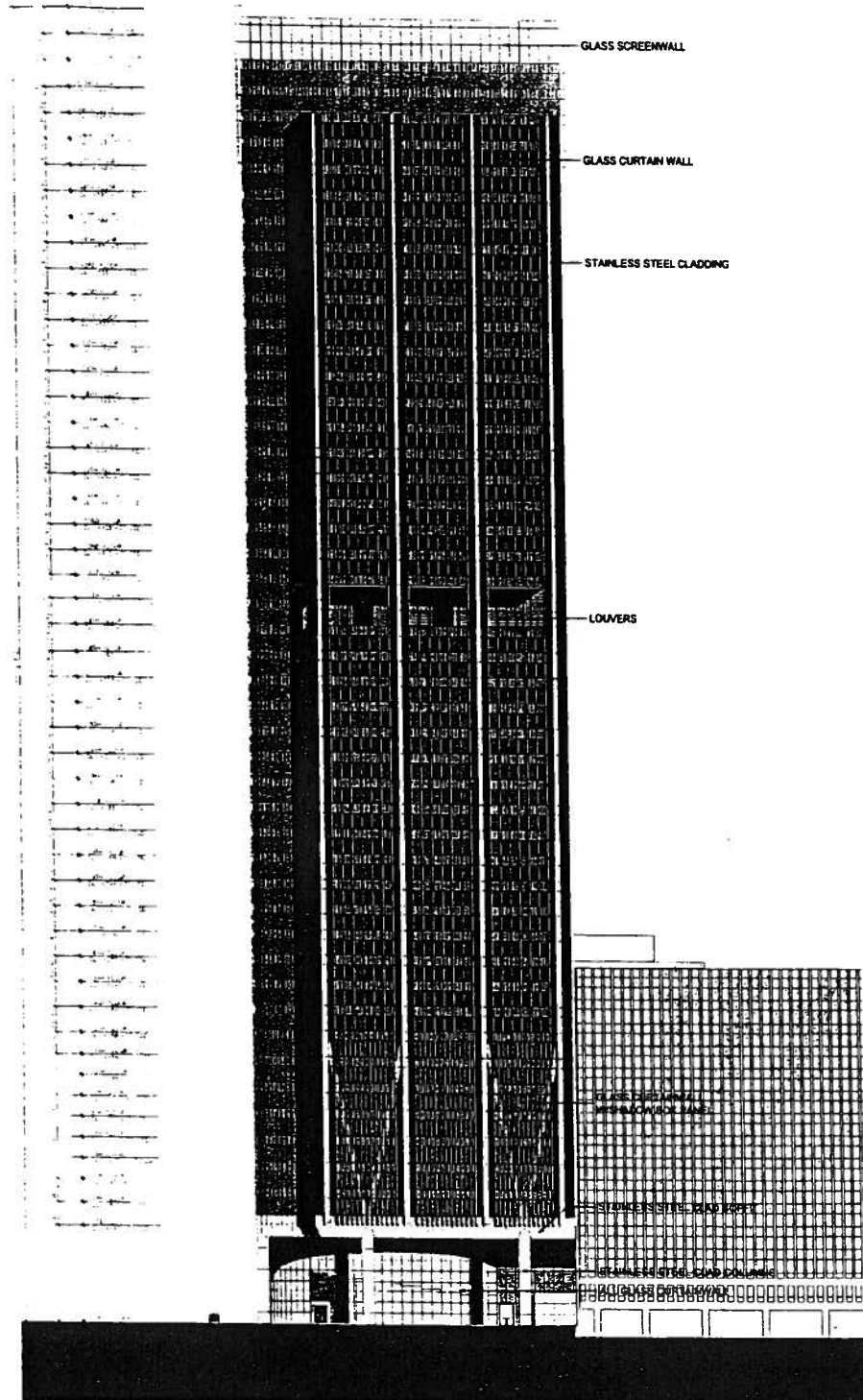
Green Roof Plan.



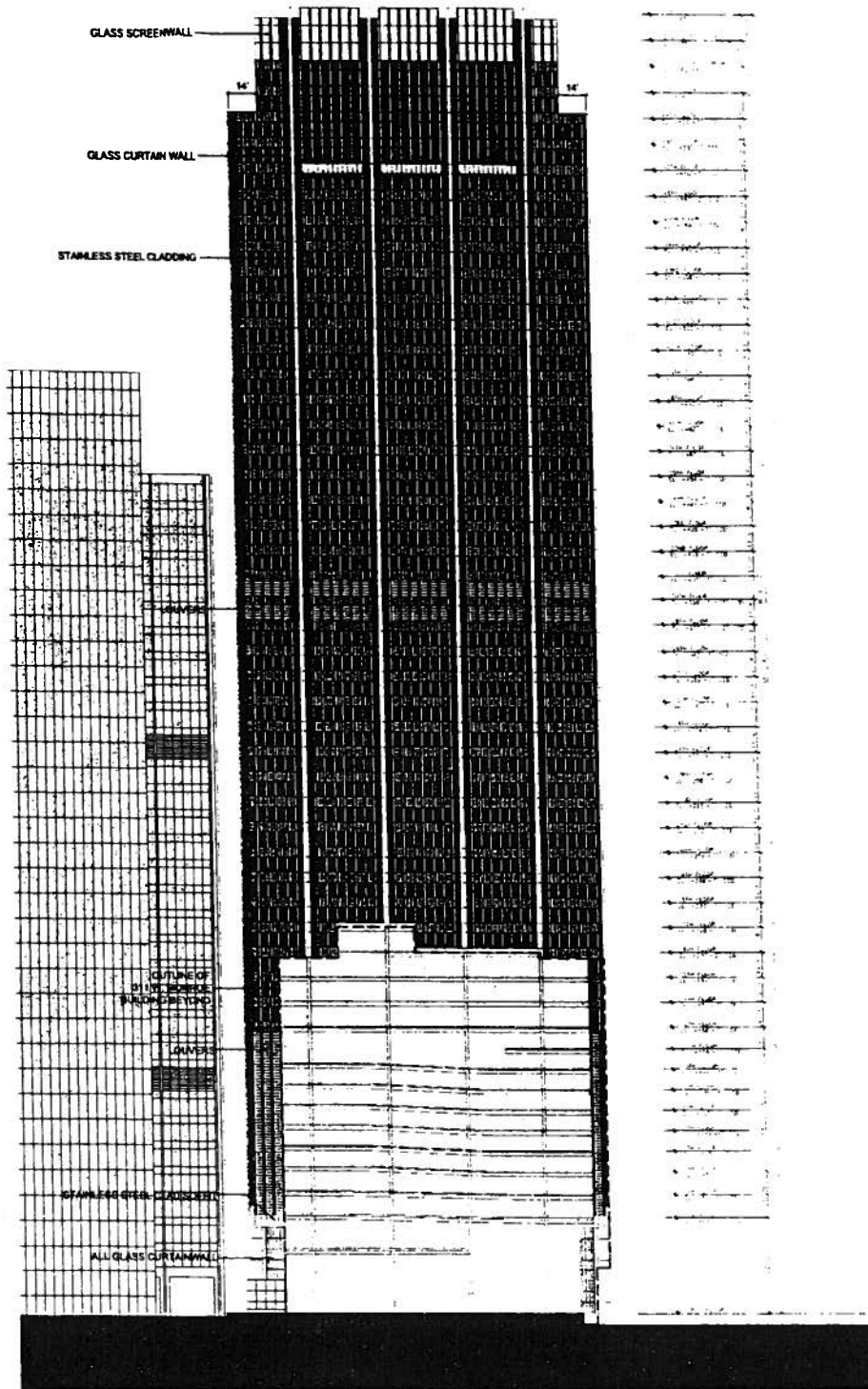
Building Elevation -- North.



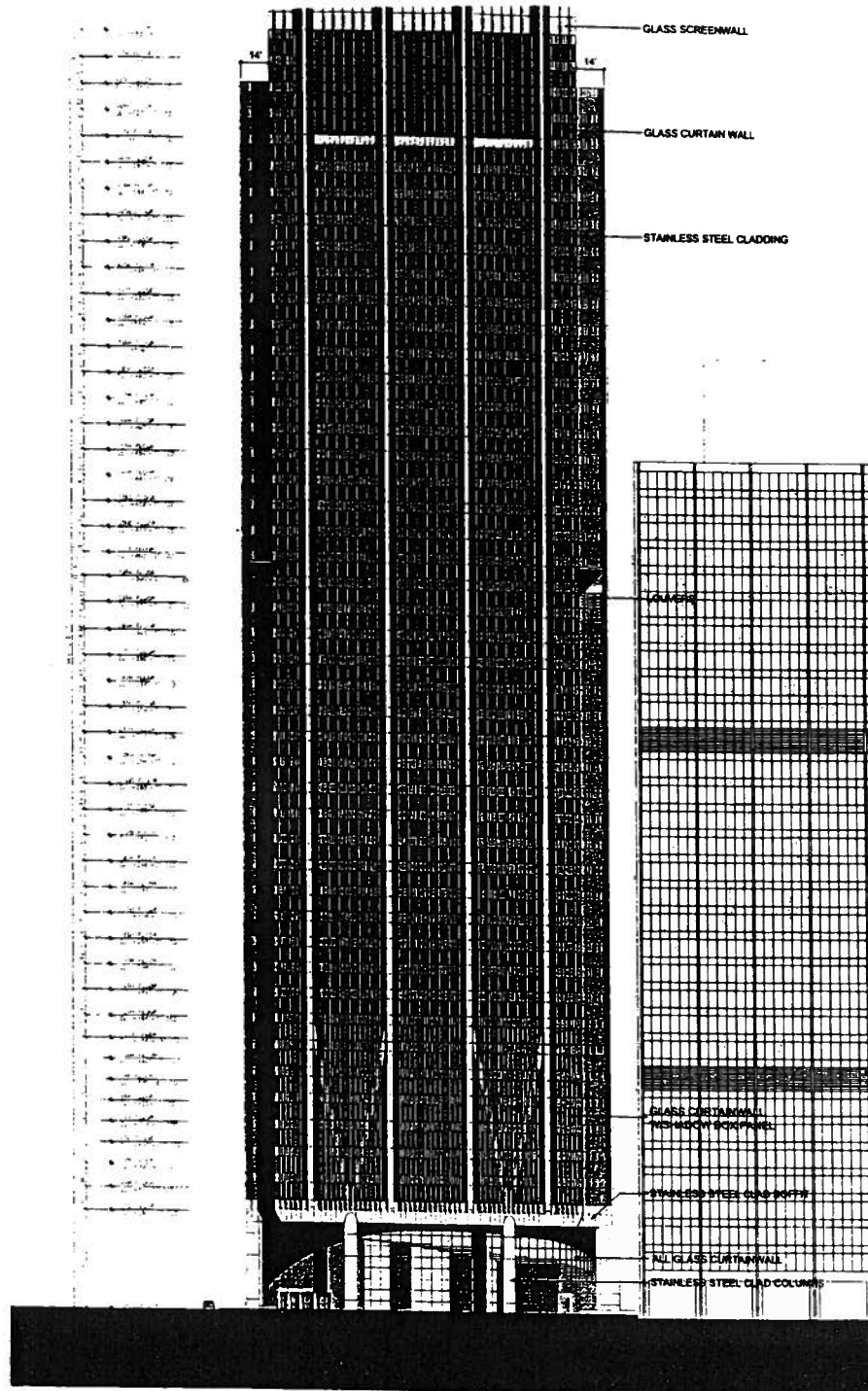
Building Elevation -- South.



Building Elevation -- East.



Building Elevation -- West.



9/5/2001

REPORTS OF COMMITTEES

13263  
66561

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

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

*Reclassification Of Area Shown On Map Number 1-F.*  
(As Amended)  
(Application Number 13263)

*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 Central Area Parking Planned Development Number 598 symbols and indications as shown on Map Number 1-F in the area bounded by:

West Monroe Street; a line 163.61 feet east of South Wacker Drive; a line 198.96 feet south West Monroe Street; and South Wacker Drive.

to those of Business Planned Development Number 598, as amended, 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:

*Business Planned Development Number 598, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Business Planned Development Number 598, as amended, consists of approximately thirty-two thousand five hundred sixty-seven (32,567) square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the applicant, JBC Fund III Wacker, L.L.C. (hereafter, the "Applicant").

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 and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 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 of the owners of the property. Upon any alienation, sale or any other transfer of all or any portion of the property or the rights therein, except an 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 transferred, the term "Applicant" shall be deemed 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. Nothing herein shall prohibit or in any way restrict the alienation, sale or any transfer of all or any portion of the property or any rights, interests or obligations therein.
4. This planned development consists of seventeen (17) statements; a Bulk Regulations and Data Table, an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; and a Site Plan and Building Elevations prepared by Lohan Associates, dated August 16, 2001. A full size copy of the Site Plan and Building Elevations 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 shall be permitted in this planned development subject to the restrictions contained in Statement 11 hereof and in the Bulk and Data Regulations Table: business and professional offices, conference center, day care center, health club, retail uses, including restaurants which may serve liquor in conjunction with the service of food as the principal activity and may include live entertainment and dancing, telecommunications and broadcast equipment, structures and installation which are appropriately screened accessory uses and accessory parking.
6. Business and business identification signs shall be permitted within the property subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs shall also be permitted, subject to the review and approval of the Department of Planning and Development. No advertising signs as defined by the Chicago Zoning Ordinance shall be permitted.
7. Off-street parking and loading facilities shall be provided in compliance with this planned development subject to the review and approval of the Department of Transportation and of the Department of Planning and Development. All parking and loading areas shall be accessed from lower Wacker Drive. A minimum of two percent (2%) of all parking spaces provided pursuant to this planned development shall be designated and designed for parking for the handicapped. Detailed construction drawings shall be subject to the review and approval of the Chicago Mayor's Office of People with Disabilities to assure compliance with all applicable laws and regulations related to access for physically disabled persons prior to Part II Approval.
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 Department of Transportation and of the Department 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 any improvements shall also be subject to height limitations as certified and approved by the Federal Aviation Administration.

10. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that floor area for these purposes shall not include (i) floor area devoted to mechanical equipment in excess of three thousand five hundred (3,500) square feet in any single location, regardless of placement in the building, and (ii) floor area devoted to off-street parking.
11. The improvements on the property, including landscaping and the landscaping along the adjacent rights-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 requirements of this planned development and the Site Plan. Landscaping shall be installed and maintained in accordance with the requirements of this Planned Development and with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. The maximum permitted F.A.R. identified in the Bulk Regulations and Data Table has been determined using a base F.A.R. of 16.0 and additional F.A.R. for a series of public amenities. The proposed public amenities and the F.A.R. value established based on the current design of the improvements is identified in the following table. The F.A.R. value was derived using the standards established in Sections 8.5-8(5) and (6) of the Chicago Zoning Ordinance.

Public Amenity	F.A.R. Value
Plaza	6.00
Below Grade Parking	2.45
Below Grade Loading	.44
Above Grade Setbacks	1.27
Green Roof	2.00

Provided, however, that the Applicant can substitute other bonusable amenities as identified in Sections 8.5-8(5) and (6) of the Chicago Zoning Ordinance with the review and approval of the Commissioner of the Department of Planning and Development.

13. The development authorized by this planned development is to include an at-grade plaza (the "Plaza") that will serve both as the setting for the building and as a significant amenity to the public. The following standards shall apply to the Plaza:

A) Use.

The Plaza shall remain private property and activities therein shall be under the control of the Applicant. The Plaza, however, shall be open to the public between the hours of 8:00 A.M. to 9:00 P.M., provided, however, that Plaza may be closed to the public for routine cleaning and maintenance and for private special events (not to exceed four (4) days per year).

B) Design.

The Plaza design shall address the following criteria:

- 1) provide an inviting area designed to draw pedestrian activity to all areas of the Plaza;
- 2) provide direct pedestrian access from the adjoining sidewalks, which may include stair and/or ramps to accommodate grade separations between the level of the Plaza and the adjoining sidewalks;
- 3) provide a direct link, to the extent feasible, to the arcade located along the Wacker Drive frontage of the building immediately south of the Property;
- 4) compliance with the Plaza design, lighting, seating and landscaping criteria of the F.A.R. bonus provisions, provided, however, that the Plaza may be covered by the proposed building as indicated on the Site Plan and Elevations; and
- 5) provide other amenities, such as works of art, landscaping arrangements, water features, special pavings, as may be appropriate and harmonious with the building design and the development's environs.

C) Maintenance.

The Plaza shall be maintained by the Applicant for the purposes stated herein, including without limitation, maintaining the area clean, litter free and in good state of repair and maintaining all landscaping and plant material in a healthy condition.

D) Selection Of Plaza Designer.

The Applicant may undertake a selection process to identify the designer for the Plaza. This selection process shall be solely within the control of the Applicant. The Commissioner of the Department of Planning and Development and the Chairman of the Chicago Plan Commission, or their designees, however, shall be consulted during the selection process and shall be ex-officio members of any committee established to select the Plaza designer.

E) Design Approval.

Once a design for the Plaza has been selected, and prior to 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 development of the building, a site plan for proposed development of the Plaza (the "Plaza Plan") shall be submitted by the Applicant to the Commissioner of the Department of Planning and Development for review and approval.

Review and approval of the Plaza Plan by the Commissioner is intended to assure that specific development proposals substantially conform with this Planned Development. Prior to approval of the proposed Plaza Plan, the Commissioner shall present the Plaza Plan to the Chicago Plan Commission for its review and comment.

Following approval of the Plaza Plan by the Commissioner, the approved Plaza Plan and supporting data and materials shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development.

After approval of the Plaza Plan by the Commissioner, the approved Plaza Plan may be changed or modified pursuant to the provisions of Statement 14 hereof. In the event of any inconsistency between the approved Plaza Plan and the terms of this Planned Development in effect at the time of approval of such Plaza Plan or of the modifications or changes thereto, the terms of this Planned Development shall govern.

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

- a) boundaries of the site;
- b) the footprint of the proposed improvements;
- c) all pedestrian circulation routes;
- d) elevations of the improvements; and
- e) all landscaping and buffer zones (including a description of all landscape materials, including species and size, and water feature(s) if any.

A Plaza Plan shall include such other information as may be necessary to illustrate substantial conformance to this Planned Development.

14. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this planned development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
15. 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 the property 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."). Copies of these standards may be obtained from the Department of Planning and Development.

16. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-(3)(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for the improvements on the property.
17. Unless substantial construction of the improvements contemplated by this planned development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the property shall automatically revert to the C3-7 Commercial-Manufacturing District classification. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Building Elevation Drawings; Ground Floor Plan; and First Sub-Level Plan referred to in these Plan of Development Statements printed on pages 66570 through 66576 of this Journal.]

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

9/5/2001

## REPORTS OF COMMITTEES

66569

*Business Planned Development Number 598. AA.*

*Plan Of Development*

*Bulk Regulations And Data Table.*

Maximum Permitted Floor Area Ratio: 28.5.

Gross Site Area, 54,187.37 square feet (1.24 acres) = Net Site Area, 32,567 square feet (0.75 acres) + Area Remaining in Public Right-of-Way, 21,620.37 square feet (0.50 acres).

Setbacks from Property Line: In substantial conformance with the Site Plan.

Maximum percentage of Site Coverage: In substantial conformance with the Site Plan.

Minimum Number of Off-Street Parking Spaces: 95 parking spaces.

Minimum Number of Off-Street Loading Berths: 6 berths (10 feet by 50 feet).

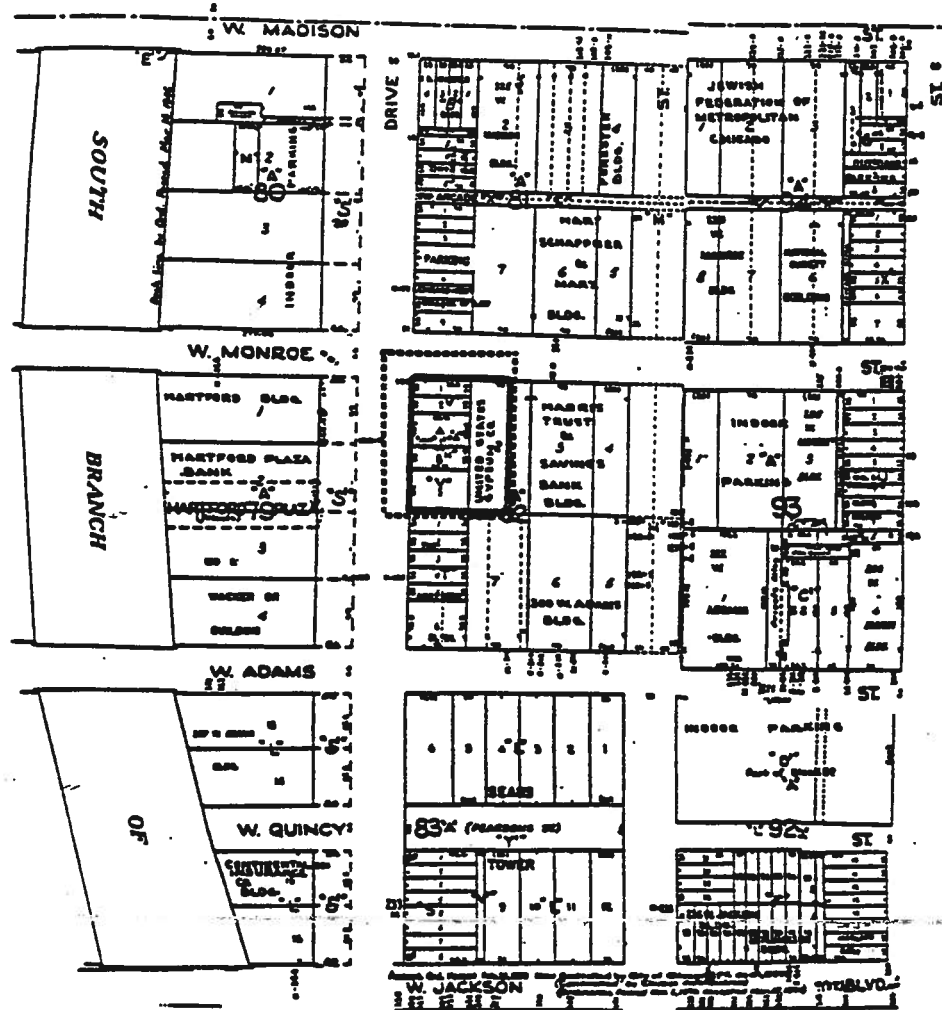
Maximum Building Height: 590 feet (measured from Upper Wacker Drive grade).

Minimum Height of First Habitable Floor: 115 feet (measured at top of slab and from Upper Wacker Drive grade).

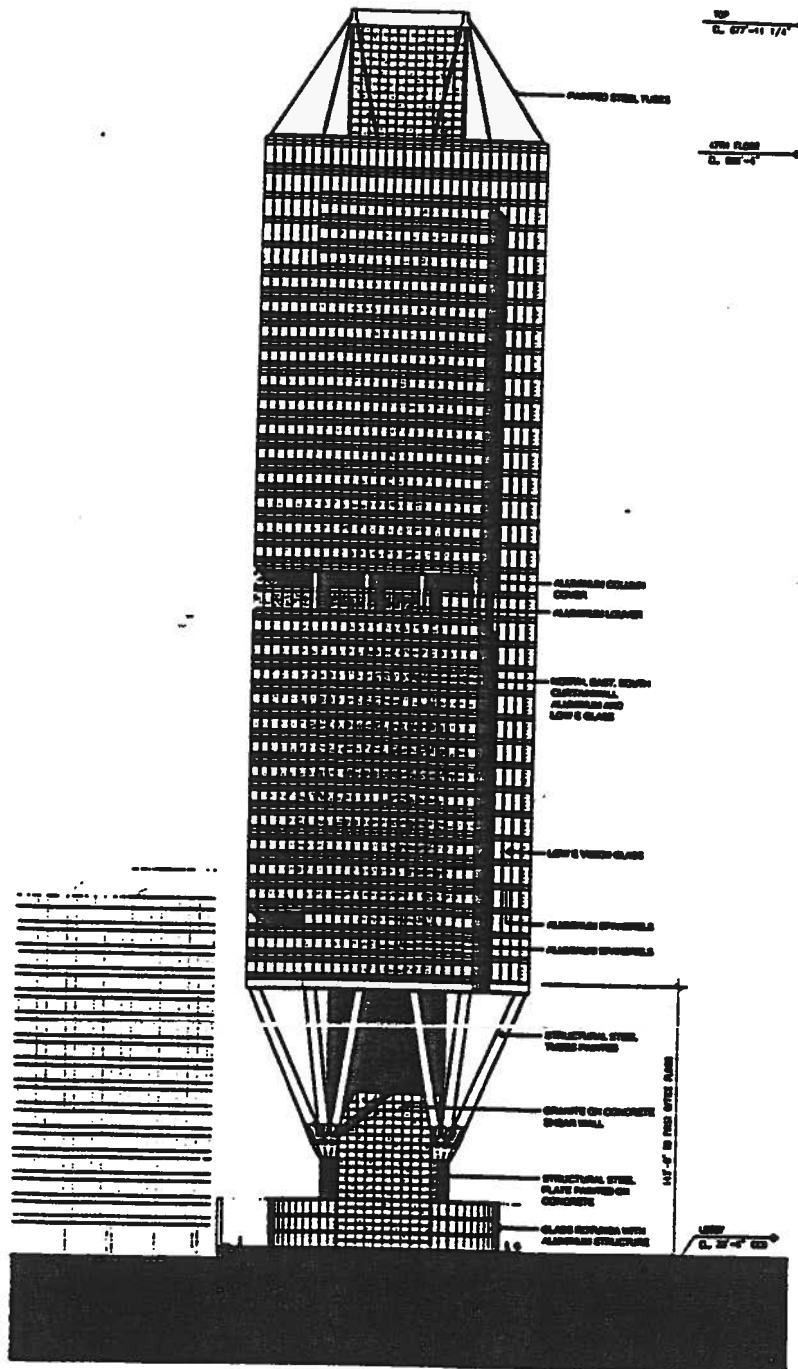




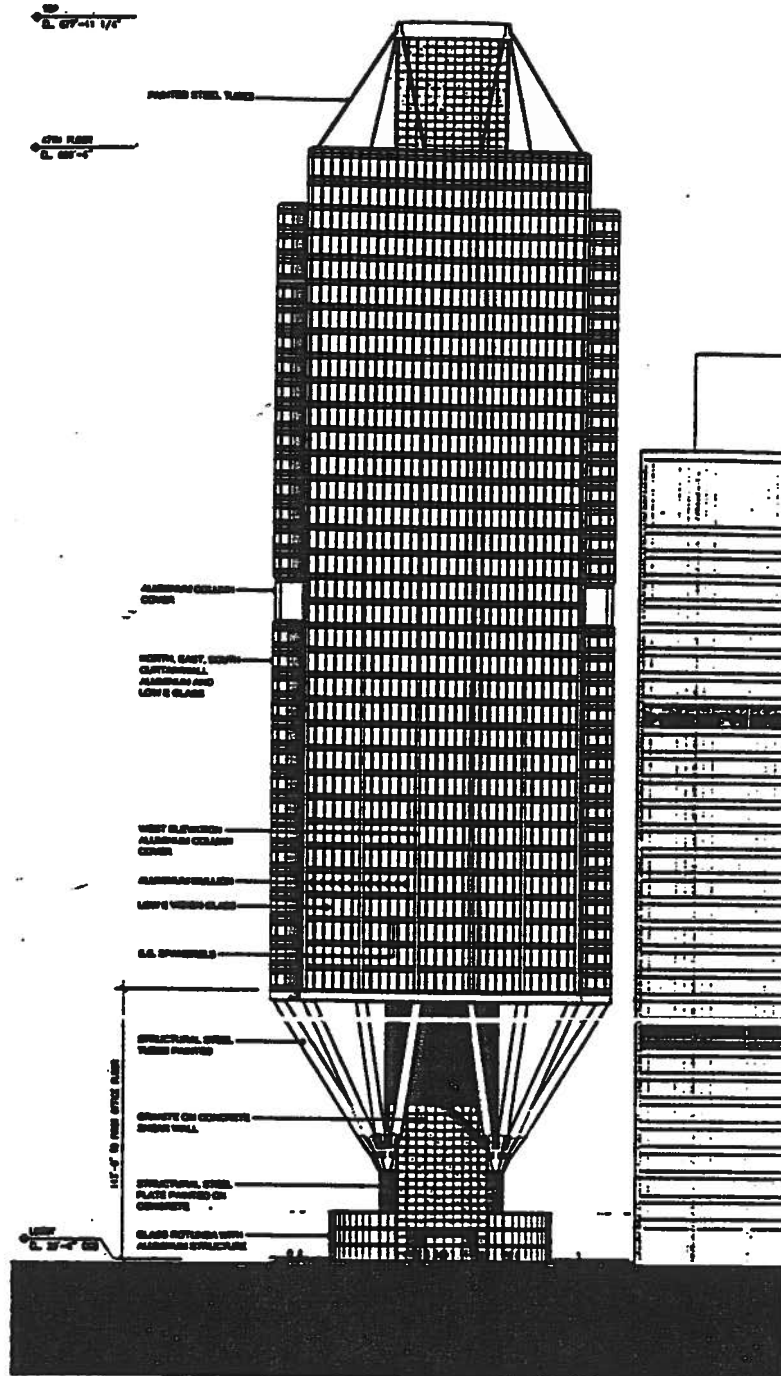
### Planned Development Boundary And Property Line Map.



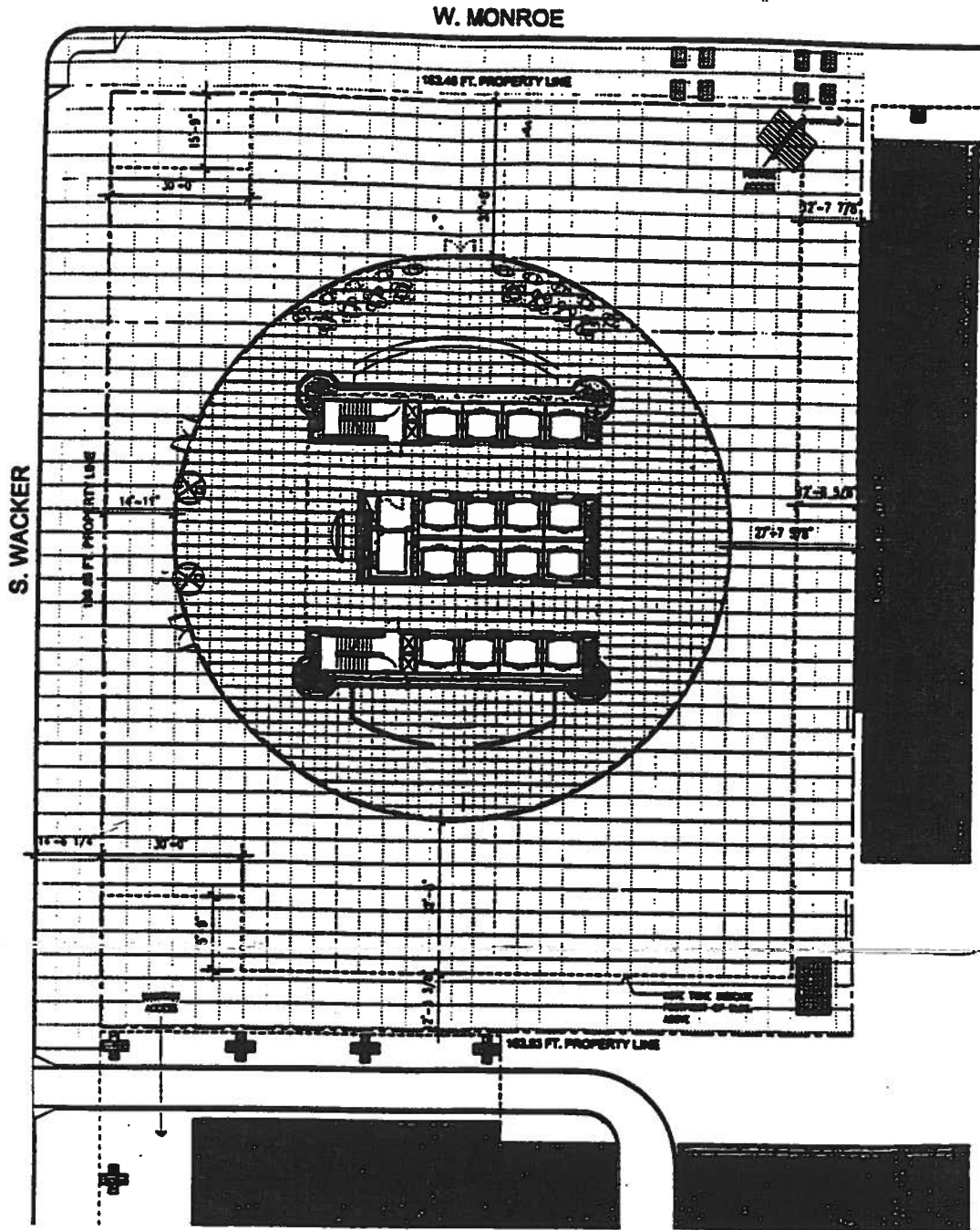
North Elevation.



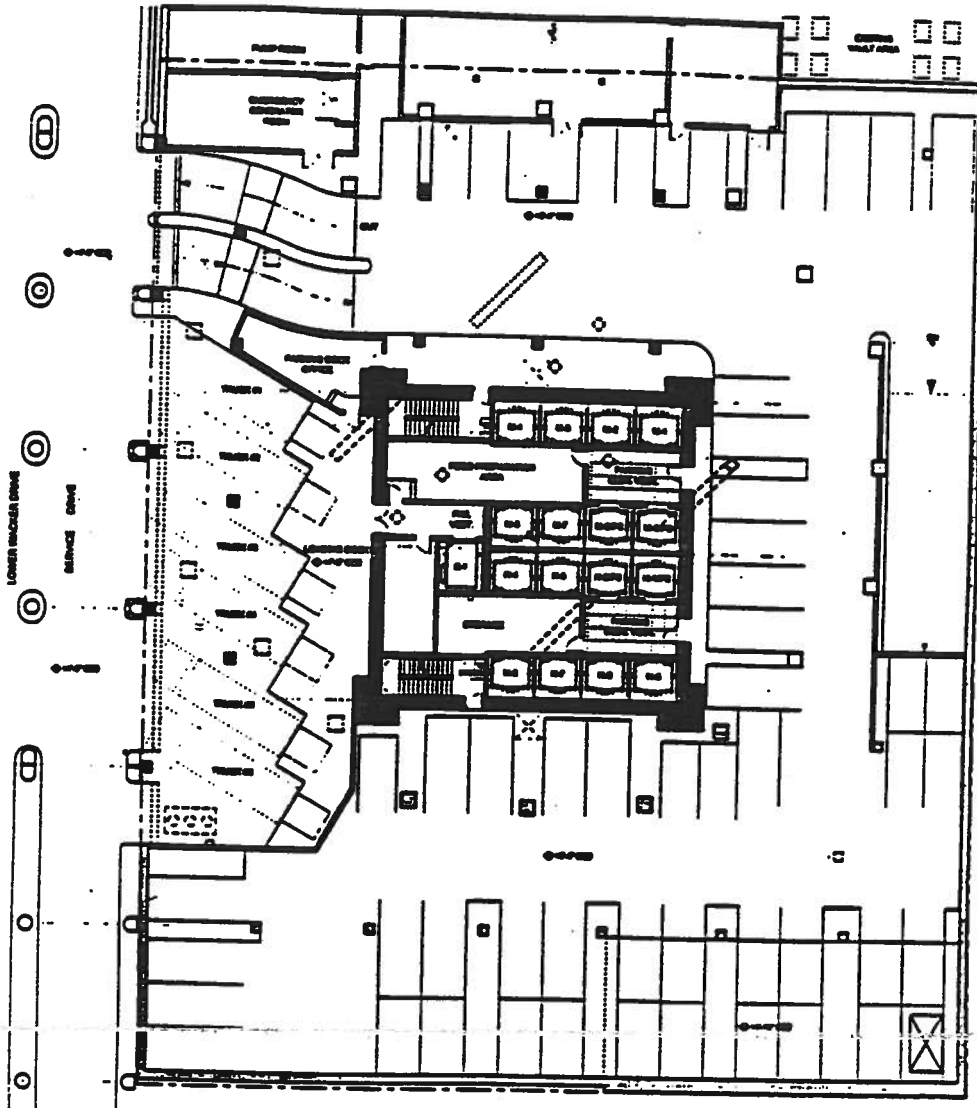
West Elevation.



Grand Floor Plan.



First Sub-Level Plan.



FIRST SUB-LEVEL PLAN  
33 - TOTAL NO OF PARKING SPACE  
11 - TOTAL NO OF TENDEM PARKING SPACE

<b>Maximum Percentage of Site Coverage:</b>	In substantial conformance with the Site/Landscape Plan.
<b>Maximum Number of Dwelling Units:</b>	236.
<b>Minimum Number of Off-Street Parking Spaces:</b>	236.
<b>Minimum Number of Off-Street Loading Berths:</b>	2 at 17 feet by 29 feet; 1 at 10 feet by 50 feet.
<b>Maximum Height:</b>	In substantial conformance with the Building Elevations.

**Reclassification Of Area Shown On Map Number 2-F.  
(As Amended)**

**PD 598**

*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 C3-7 Commercial-Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by:

South Wacker Drive; West Monroe Street; a line 163.64 feet east of and parallel to South Wacker Drive; and a line 198.86 feet south of and parallel to West Monroe Street,

to those of a Central Area Parking 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.

(Continued on page 16144)

(Continued from page 16134)

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

*Central Area Parking Planned Development.*

598

*Plan Of Development Statements.*

1. The area delineated herein as a Central Area Parking Planned Development (the "Planned Development") consists of approximately thirty-two thousand five hundred sixty-eight (32,568) square feet, plus or minus seventy-five hundredths (+.75) acres of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is controlled by the Applicant, General Parking Management L.P., as agent for the Property owner, The Manufacturers Life Insurance Company.
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 rights-of-way shall require a separate submittal on behalf of the Applicant, its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, 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 twelve (12) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; and a Site/Landscape Plan, Landscaping Cross-Section Plans and Building Elevations prepared by Fujikawa Johnson and Associates, Inc., dated November 16, 1995. Reduced copies of the Site/Landscape Plan, Landscaping Cross-Section Plans and Building Elevations are attached hereto and full sized copies thereof 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 use permitted in the area delineated herein as a Central Area Parking Planned Development shall be off-street parking.
6. Business identification signs and temporary signs such as construction signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. 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 Department of Transportation's Bureau of Traffic and the Department of Planning and Development.

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 provisions of this section, then the zoning of the property shall automatically revert to a C3-7 Commercial Manufacturing District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; First Basement Level Plan; and Landscaping Cross-Section and Building Elevations referred to in these Plan of Development Statements printed on pages 16149 through 16154 of this Journal.]

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

*Central Area Parking Planned Development No. 598.*

*Bulk Regulations And Data Table.*

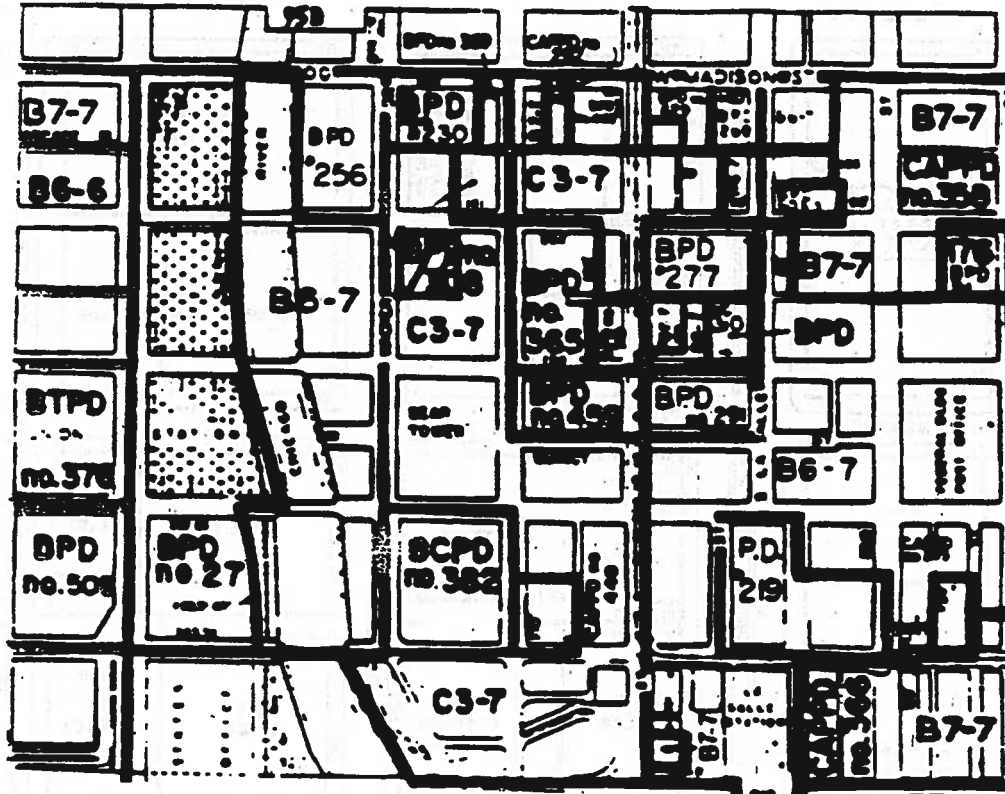
Gross Site Area	=	Net Site Area	+	Area Remaining in Public Right-of-Way
+51,313 square feet (±1.18 acres)	=	±32,568 square feet (±.75 acres)	+	+18,745 square feet (±.43 acres)

Maximum Permitted Floor Area Ratio: 16.0.



Setbacks From Property Line: In substantial conformance with the Site/Landscape Plan.

Existing Zoning Map.

(Special Flood Hazard Area)  
SEC 16 T 394 R 14E



**LEGEND**

-  Subject Property
-  Zoning Boundaries

Applicant: General Parking Management L.P.  
111 West Jackson, Suite 1900  
Chicago, IL 60604

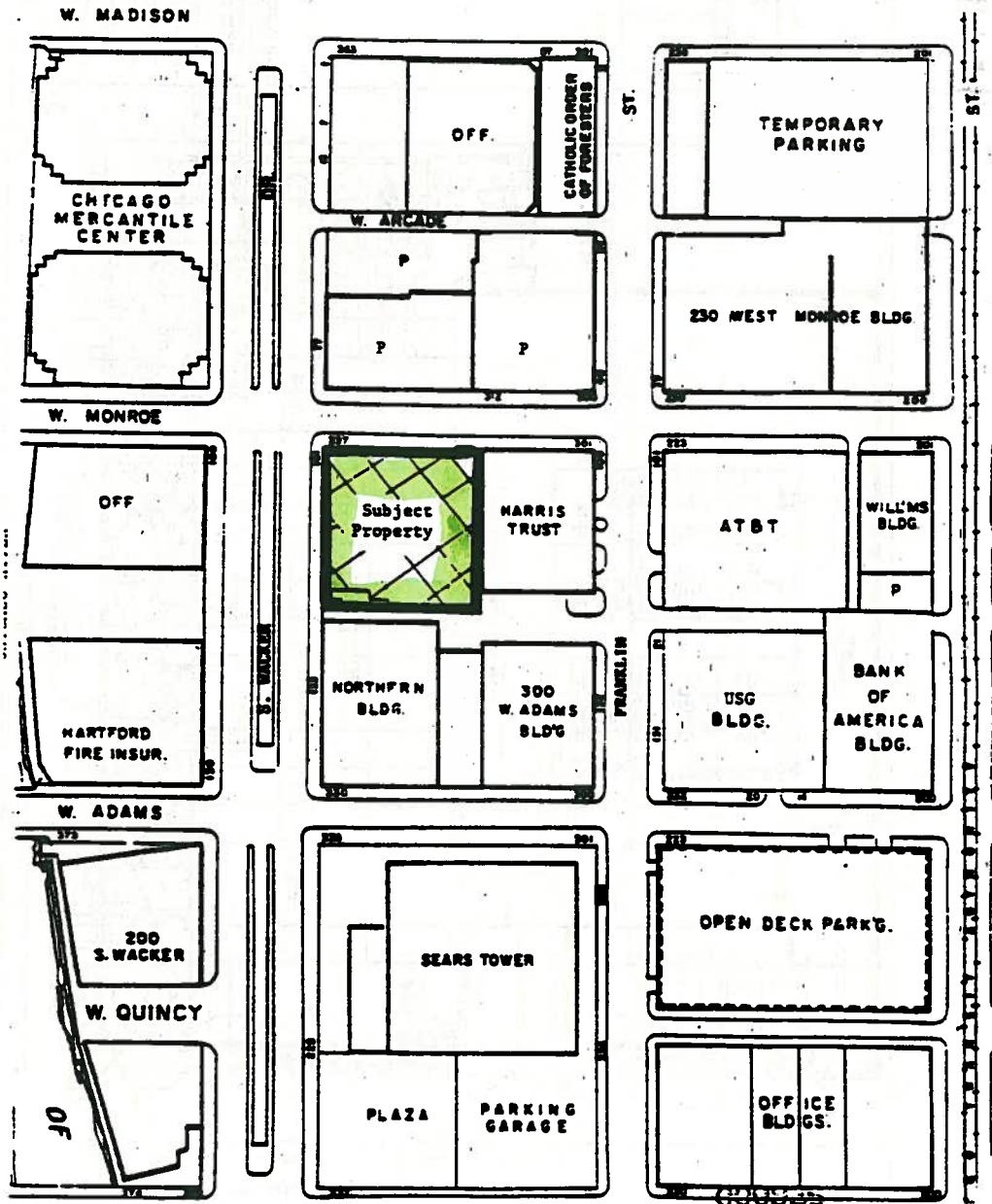
Date: September 13, 1995

Revised: November 16, 1995

Existing Land-Use Map.

Applicant: General Parking Management L.P.  
111 W. Jackson, Suite 1900  
Chicago, IL 60604

Date: September 13, 1995  
Revised: November 16, 1995



2/7/96

# UNFINISHED BUSINESS

16153

## First Basement Level Plan

