



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 21, 2019

Ms. Patricia L. McGarr, MAI
National Director of Valuation Advisory Services
CohnReznick, LLP
200 S. Wacker Dr., Suite 2600
Chicago, Illinois 60606-5829

Re: PD No. 65, Sub area B, 401 N. State St.

Dear Ms. McGarr:

In response to your recent request, please be advised that the subject property is zoned Business Planned Development No. 65 ("PD 65"), Sub area B. Your firm has been retained to provide a valuation on the land under the existing parking garage structure within Sub area B at 401 N. State St. You are seeking clarification on the permitted uses and density of Sub area B.

Pursuant to Statement No. 9 of PD 65, the use of the land will consist of business uses of the general character permitted in the B6-7 District (amended in 2004 to DC-16 for Sub area A and DX-16 for Sub area B), and will include, without limitation, off-street multi-level parking facilities in compliance with paragraph 2 of the PD, and activities related to the cleaning, servicing, testing, repair or storage of typewriters, data processing equipment, similar office equipment and parts and supplies; provided that all such uses shall be subject to review by the Dept. of Streets and Sanitation and approval by the Dept. of Planning and Dev. Additional restrictions are provided for Sub area A uses.

The Bulk Table describes the general description of land use within Sub area B as business, parking facility and related uses and identifies a Sub area B maximum floor area ratio of 12.0. As noted in your request letter, within Sub area A only, a minor change were granted in 2001 for the addition of a cooling plant in a portion of the existing building at 330 N. Wabash and in 2008, a minor change was granted to convert the same building from office use to hotel use.

In regards to whether the subject property must remain a parking facility or whether another use and structure could possibly be constructed on the site, without a specific development proposal and/or use, we cannot provide a detailed response. The permitted commercial uses in the DX District in Section 17-4-0207 of the Zoning Ordinance may be permitted within the existing structure. However, any modification to the existing structure or use may require approval of a minor change or amendment as outlined in Section 17-13-0611 of the Zoning Ordinance. Also, the replacement of the existing structure with a new structure would require an amendment to the Planned Development.

Sincerely,


Patrick Murphey
Zoning Administrator

C: Teresa McLaughlin, Main file



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

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

<http://www.cityofchicago.org>

January 23, 2008

Mr. Paul W. Shadle
DLA Piper US LLP
203 North LaSalle Street
Suite 1900
Chicago, Illinois 60601-1293

**Re: Administrative Relief request for Business Planned Development
No. 65, 330 North Wabash Avenue**

Dear Mr. Shadle:

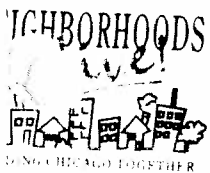
Please be advised that your request for a minor change to Business Planned Development No. 65 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Specifically, you are requesting to allow an approximately 350,000 square foot portion of the building located at 330 North Wabash Avenue (consisting of Floors 2 through 14 and a portion of the lobby) to be converted from office uses to a hotel and, in connection therewith, approval of a modification to the existing curb recess along North Wabash Avenue and the creation of a seasonal outdoor café in the existing plaza area. The proposed hotel will include a maximum of 400 guest rooms; restaurant and lounge facilities; ballroom, conference and meeting areas; a pool and spa; and a seasonal outdoor café.

The following drawings show the proposed changes and shall be inserted into the main file in anticipation of a Part II:

- A101 Site Context Plan prepared by Gettys and dated December 17, 2007
- A104 Enlarged Site Plan, Proposed Curb Lines and Traffic Flow prepared by Gettys and dated December 4, 2007
- A803 Canopy Plan, Section, Elevations and Details, prepared by Gettys and dated December 17, 2007
- AG-01 Option A Site Plan, prepared by Forcade Assoc. and dated November 26, 2007
- Level 2-Floor Plan prepared by Gettys and dated October 24, 2007
- Level 5-7 Floor Plan prepared by Gettys and dated October 24, 2007
- Exterior Entry Rendering prepared by Gettys
- First Floor Interior Lobby Rendering prepared by Gettys; and
- Proposed Green Roof Plan prepared by DeStefano & Partners and dated August 21, 2007

With regard to your request, the Department of Planning and Development has determined that these changes do not create an adverse impact on the Planned Development or surrounding neighborhood, do not result in an increase in the



bulk or density, do not change the character of the development and therefore, would constitute a minor change.

However, the following conditions apply to this approval:

- As shown on the above-referenced Site Context Plan (A101) and Canopy Elevations (A803), a glass canopy is to be installed. There will be no up lighting from the roof of the canopy permitted, only down lighting and indirect lighting of the sides. At the time of Part II submittal, the opacity/translucency of the glass and the proposed lumens for the sides and bottom of the canopy shall be noted. In addition, a mock-up of a side panel shall be assembled constructed for DPD review and approval before construction of the canopy.
- As shown on the above-referenced Option A Site Plan (AG-01), signage is to be installed. The primary and secondary identifiers shall be solid anodized aluminum or similar finish to match that of the building. Only the letters of the signs are to be illuminated.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 65, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,



Arnold L. Randall
Commissioner

ALR:SA:tm

cc: Terri Haymaker, Eleanor Gorski, Mike Marmo, Pat Haynes, Erik Glass, DPD files



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>

September 17, 2001

Mr. John J. George
Attorney at Law
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, IL 60603

RE: Request for a minor change to Business Planned Development No. 65
(IBM Building)

Dear Mr George:

Please be advised that your request for a minor change to Business Planned Development No. 65 on behalf of Exelon Thermal Technologies, Inc., has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance.

Specifically, you requested a change in the permitted uses in the Planned Development in order to allow for the establishment and operation of a District Cooling Plant in a portion of the building base removed from view. In addition to bringing chilled water to the IBM Building, the plant would have the capacity to serve other buildings in the vicinity.

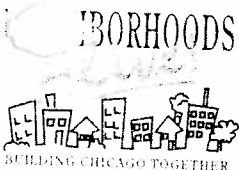
The Department of Planning and Development has reviewed the proposal and has determined that it would be a positive addition to the Planned Development and would help serve the cooling needs of other buildings.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change but no other changes to this Planned Development providing that Excelon Thermal Technologies complies with all relevant terms of the City policy pertaining to district heating and cooling facilities

Very truly yours,

Alicia Mazur Berg
Alicia Mazur Berg
Commissioner

cc: Jack Swenson
Philip Levin
Michael Marmo
Ed Kus



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

(312) 726-8797

September 14, 2001

BY MESSENGER

Hon. Alicia Mazur Berg
Commissioner
Department of Planning
City Hall – Room 1000
121 N. LaSalle Street
Chicago, Illinois 60602

In re: Business Planned Development No. 65
IBM Building

Dear Commissioner Berg:

On behalf of my client, Exelon Thermal Technologies, Inc., I respectfully request that a minor change be granted to the provisions of Business Planned Development No. 65 in order to authorize the establishment and operation of a District Cooling Plant as a permitted use within this Planned Development.

As you are aware, Exelon Thermal Technologies has established and operates the world's largest district cooling system in the Downtown Chicago area. Exelon Thermal Technologies will install district cooling equipment within the IBM Building located at the southeast corner of North State Street / East Kinzie Street which will provide the cooling for the IBM Building. The district cooling equipment will have the ability and capacity to provide district cooling services to other buildings in the area which are in need of this service. Further, the piping system utilized to bring the chilled water from the plant in the IBM Building to other buildings can easily be connected to an existing approved piping system. The incorporation of the proposed District Cooling Plant at the IBM Building into the approved piping system will provide additional security for the system.

The District Cooling Plant located within the IBM Building is removed from view and the production of the chilled water will not be apparent to the public.


Since the permitted uses within Business Planned Development No. 65 do not include district cooling facilities, my client respectfully requests that a minor change be granted to permit the proposed district cooling plant. Please be advised that Exelon Thermal Technologies agrees to comply with all relevant terms of the City policy pertaining the district heating and cooling facilities. Exelon Thermal Technologies further understands and agrees that all applicable official reviews, approvals or permits are required to be obtained in connection with the establishment and operation of a district cooling facility from the IBM Building.

The granting of the proposed administrative change is authorized by Section 11.11-3 (C) of the Chicago Zoning Ordinance in that the requested change will not:

1. Alter the character of the development authorized by the Planned Development;
2. Increase the maximum permitted F.A.R. under the Planned Development;
3. Affect the number of permitted dwelling units;
4. Result in a decrease in the required setbacks; or
5. Increase the percentage of land covered.

If you have any questions or comments concerning this matter, please feel free to contact me. Thank you.

Sincerely,


John J. George

cc: Hon. Burton F. Natarus
Jeffrey A. Patterson
Frank Duffy

JJG:mal

tee's recommendation and adopt the proposed resolution recommended in the committee's report.

After debate, Alderman Simon moved to defer action on the proposed resolution to the next regular meeting of the City Council.

Alderman Keane moved to *Lay the Motion to Defer on the Table*. The motion to Lay on the Table *Pre-vailed*.

The main question thereupon being put, on the adoption of the pending proposed resolution, the motion *Prevailed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Harvey, Metcalfe, Holman, Lupo, Swinarski, Krska, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Janousek, Kuta, Collins, Marzullo, Zydlo, Sain, Jambrone, Biggs, McMahan, Keane, Sulski, Brandt, Laskowski, Aiello, Casey, Cullerton, Laurino, Goldberg, McCutcheon, Rosenberg, Kerwin, O'Rourke, Wigoda, Sperling—37.

Nays—Aldermen Despres, Rayner, Cousins, Staszuk, Simon—5.

Alderman Keane moved to *Reconsider* the foregoing vote. The motion was *Lost*.

The following is said resolution as adopted:

WHEREAS, The Legislature of the State of Illinois passed an Act to authorize the creation of Public Building Commissions and to define their rights, powers and duties, approved July 5, 1955, as amended; and

WHEREAS, The Legislature found and declared it to be necessary and desirable to make possible the construction, acquisition or enlargement of public improvements, buildings and facilities at convenient locations within county seats for use by governmental agencies in the furnishing of essential governmental, health, safety and welfare services to its citizens; and

WHEREAS, Pursuant to the provisions of said Public Building Commission Act, the Public Building Commission of Chicago did select, locate and designate the following-described site as a site to be acquired for the construction of a new facility for the Audy Home for the adequate housing of juveniles:

That certain tract of land in the Chicago Medical Center district bounded by W. Roosevelt Road, W. Ogden Avenue, W. Taylor Street, and S. Hamilton Avenue, in the City of Chicago, County of Cook and State of Illinois; now, therefore,

Be It Resolved, That the City Council of the City of Chicago does hereby approve the following site, heretofore approved, selected and designated by the Public Building Commission of Chicago, as a site to be acquired for the construction of a new facility for the Audy Home for the adequate housing of juveniles:

That certain tract of land in the Chicago Medical Center district bounded by W. Roosevelt Road, W. Ogden Avenue, W. Taylor Street, and S. Hamilton Avenue, in the City of Chicago, County of Cook and State of Illinois.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Metcalfe the City Council

took up for consideration the report of the Committee on Buildings and Zoning deferred and published on October 9, 1968, pages 3685-3686, recommending that the City Council pass nineteen proposed ordinances transmitted with the committee's report for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

On separate motions made by Alderman Metcalfe each of the eighteen proposed ordinances (which were recommended by the committee without change), was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Harvey, Metcalfe, Holman, Despres, Rayner, Cousins, Lupo, Buchanan, Swinarski, Staszuk, Krska, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Janousek, Kuta, Collins, Marzullo, Zydlo, Sain, Jambrone, Biggs, McMahan, Keane, Sulski, Brandt, Laskowski, Aiello, Casey, Cullerton, Laurino, Simon, Goldberg, McCutcheon, Rosenberg, Kerwin, O'Rourke, Wigoda, Sperling—43.

Nays—None.

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

Reclassification of Area Shown on Map No. 1-E.

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 and C3-6 Commercial Manufacturing District symbols and indications as shown on Map No. 1-E in the area bounded by

the alley next north of and parallel to E. Kinzie Street; N. Wabash Avenue; the north dock line of the Chicago River; and N. State Street,

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

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

[Maps for Plan of Development attached to this ordinance printed on pages 3818-3823 of this Journal.]

PLAN OF DEVELOPMENT BUSINESS PLANNED DEVELOPMENT

(Air Rights)

Statements

1. Sub-Area "A" in the area delineated in this application as the proposed "Business Planned Development" is presently owned by the applicant, International Business Machines Corporation, a New York corporation (herein referred to as "IBM"). Title to Sub-Area "A" is subject to an easement in favor of the Chicago and North Western Railway Company of sufficient width and height to accommodate the Railroad's two tracks which presently exist on the property. The plane limiting the height of this easement is approximately 25.5 feet above Chicago City Datum.

Sub-Area "B" in the area delineated as the

(Continued on page 3824)

(Continued from page 3817)

proposed "Business Planned Development" will be held by IBM under a lease in favor of IBM, its successors and assigns, having a term of 90 years (including extensions at lessee's option).

2. Off-street parking spaces shall be provided in compliance with this Plan of Development, computed in accordance with the B6-7 Restricted Central Business District classification of the Chicago Zoning Ordinance, subject to the review of the Department of Streets and Sanitation and approval by the Department of Development and Planning.

Off-street loading shall be provided in compliance with this Plan of Development as authorized by the B-6 Restricted Central Business District Zoning classification of the Chicago Zoning Ordinance, subject to the review of the Department of Streets and Sanitation and approval by the Department of Development and Planning.

3. The applicant, IBM, or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.

- 10K/ 4. Any dedication or vacation of streets and alleys, any release of easements, or adjustment of rights-of-way shall require a separate submittal on behalf of IBM, or its successors, assignees or grantees, and approval by the City Council.

5. Any public way or service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress or egress for motor vehicles, including emergency vehicles. There shall be no parking within any such paved areas.

6. Use of the area delineated as the proposed "Business Planned Development" will consist of business uses of the general character permitted in the B6-7 Restricted Central Business District classification of the Chicago Zoning Ordinance, and will include, without limitation, off street multi-level parking facilities in compliance with paragraph 2 of this Plan of Development, and activities related to the cleaning, servicing, testing, repair or storage of typewriters, data processing equipment, similar office equipment and parts and supplies; provided that all such uses shall be subject to review by the Department of Streets and Sanitation and approval by the Department of Development and Planning. In particular, use of Sub-Area "A" will consist of the following at the specified grade elevations above Chicago City Datum:

Elevations Above Chicago City Datum	Proposed Land Use
+5'-3", south of railroad easement	Newsprint storage and handling facilities for the Sun-Times, Daily News Building.
-9'-2", north of railroad easement	Building mechanical facilities.
-8'-8", +1'-4", north of railroad easement	Accessory parking for automobiles.
+11'-0", +15'-0", north of railroad easement	Truck loading facilities, and limited vehicular right-of-way.

Elevations Above Chicago City Datum

+5'-6"

+30'-4"

Proposed Land Use

Railroad right-of-way of the Chicago and North Western Railway Company.

Office building, limited accessory retail sales, and service uses, related uses and limited vehicular right-of-way.

Business and business identification signs may be permitted, subject to review of and approval by the Department of Development and Planning and the Department of Buildings.

7. The following information sets forth data concerning a generalized land use plan (site plan) illustrating the development of said property and air rights elevations in accordance with the intent and purpose of the Chicago Zoning Ordinance, as follows:

Railroad right-of-way elevation at +5'-6" above City Datum, in general conformity with the C3-6 Commercial-Manufacturing District classification, and air rights elevations at and above +25'-6" above City Datum in general conformity with the B6-7 Restricted Central Business District classification, and with all other regulations hereby made applicable thereto.

8. The height restriction of said office building or any other appurtenance attached thereto shall be subject to:

- (a) Height limitations as certified on form FAA-117 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.

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

Dated: June 18, 1968

Applicant:

International Business Machines Corporation

By **A.B. Barnes**
Midwest Area Real Estate Manager.

Reclassification of Area Shown on Map No. 5-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-3 Restricted Service symbols and indications as shown on Map No. 5-F in the area bounded by

W. Armitage Avenue; the alley next east of and parallel to N. Larrabee Street; a line 149 feet south of W. Armitage Avenue; N. Larrabee Street; a line 200 feet south of W. Armitage Avenue; and the alley next west of and parallel to N. Larrabee Street,

to those of an R5 General Residence District, and a corresponding use district is hereby established in the area above described.

PASSED 11-15-68

#7869

PLAN OF DEVELOPMENT

BUSINESS PLANNED DEVELOPMENT #65

(AIR RIGHTS)

STATEMENTS

1. Sub-Area "A" in the area delineated in this application as the proposed "Business Planned Development" is presently owned by the applicant, International Business Machines Corporation, a New York corporation (herein referred to as "IBM"). Title to Sub-Area "A" is subject to an easement in favor of the Chicago and North Western Railway Company of sufficient width and height to accommodate the Railroad's two tracks which presently exist on the property. The plane limiting the height of this easement is approximately 25.5 feet above Chicago City Datum.

Sub-Area "B" in the area delineated as the proposed "Business Planned Development" will be held by IBM under a lease in favor of IBM, its successors and assigns, having a term of 90 years (including extensions at lessee's option).

2. Off-street parking spaces shall be provided in compliance with this Plan of Development, computed in accordance

with the B6-7 Restricted Central Business District classification of the Chicago Zoning Ordinance, subject to the review of the Department of Streets and Sanitation and approval by the Department of Development and Planning.

Off-street loading shall be provided in compliance with this Plan of Development as authorized by the B6 Restricted Central Business District Zoning classification of the Chicago Zoning Ordinance, subject to the review of the Department of Streets and Sanitation and approval by the Department of Development and Planning.

3. The applicant, IBM, or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.
4. Any dedication or vacation of streets and alleys, any release of easements, or adjustment of rights-of-way shall require a separate submittal on behalf of IBM, or its successors, assignees or grantees, and approval by the City Council.

5. Any public way or service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress or egress for motor vehicles, including emergency vehicles. There shall be no parking within any such paved areas.
6. Use of the area delineated as the proposed "Business Planned Development" will consist of business uses of the general character permitted in the B6-7 Restricted Central Business District classification of the Chicago Zoning Ordinance, and will include, without limitation, off street ~~multi-level~~ parking facilities in compliance with paragraph 2 of this ~~Plan of Development~~, and activities related to the cleaning, servicing, testing, repair or storage of typewriters, data processing equipment, similar office equipment and parts and supplies; provided that all such uses shall be subject to review by the Department of Streets and Sanitation and approval by the Department of Development and Planning. In particular, use of Sub-Area "A" will

consist of the following at the specified grade elevations above Chicago City Datum:

<u>Elevations Above Chicago City Datum</u>	<u>Proposed Land Use</u>
+5'-3", south of railroad easement	Newsprint storage and handling facilities for the Sun-Times, Daily News Building.
-9'-2", north of railroad easement	Building mechanical facilities.
-8'-8", +1'-4", north of railroad easement	Accessory parking for automobiles.
+11'-0", +15'-0", north of railroad easement	Truck loading facilities, and limited vehicular right-of-way.

<u>Elevations Above Chicago City Datum</u>	<u>Proposed Land Use</u>
+5'-6"	Railroad right-of-way of the Chicago and North Western Railway Company.
+30'-4"	Office building, limited accessory retail sales, and service uses, related uses and limited vehicular right-of-way.

Business and business identification signs may be permitted, subject to review of and approval by the

Department of Development and Planning and the Department of Buildings.

7. The following information sets forth data concerning a generalized land use plan (site plan) illustrating the development of said property and air rights elevations in accordance with the intent and purpose of the Chicago Zoning Ordinance, as follows:

Railroad right-of-way elevation at +5'-6" above City Datum, in general conformity with the C3-6 Commercial-Manufacturing District classification, and air rights elevations at and above +25'-6" above City Datum in general conformity with the B6-7 Restricted Central Business District classification, and with all other regulations hereby made applicable thereto.

8. The height restriction of said office building or any other appurtenance attached thereto shall be subject to:

- (a) Height limitations as certified on form FAA-117 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.

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

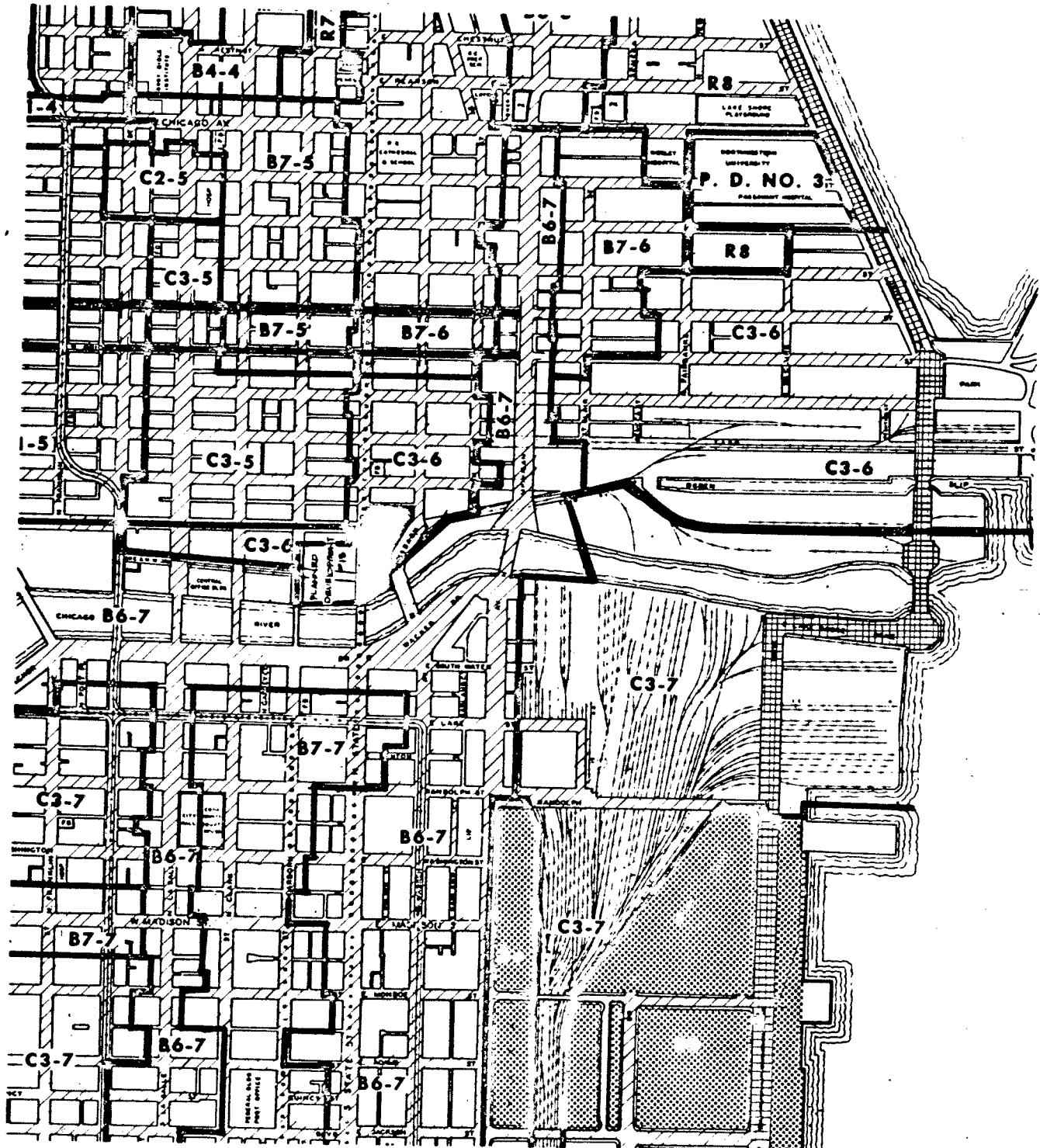
Dated: _____, 1968

APPLICANT:

INTERNATIONAL BUSINESS MACHINES CORPORATION

By _____

PLAN OF DEVELOPMENT
BUSINESS PLANNED DEVELOPMENT
(AIR RIGHTS)
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND:

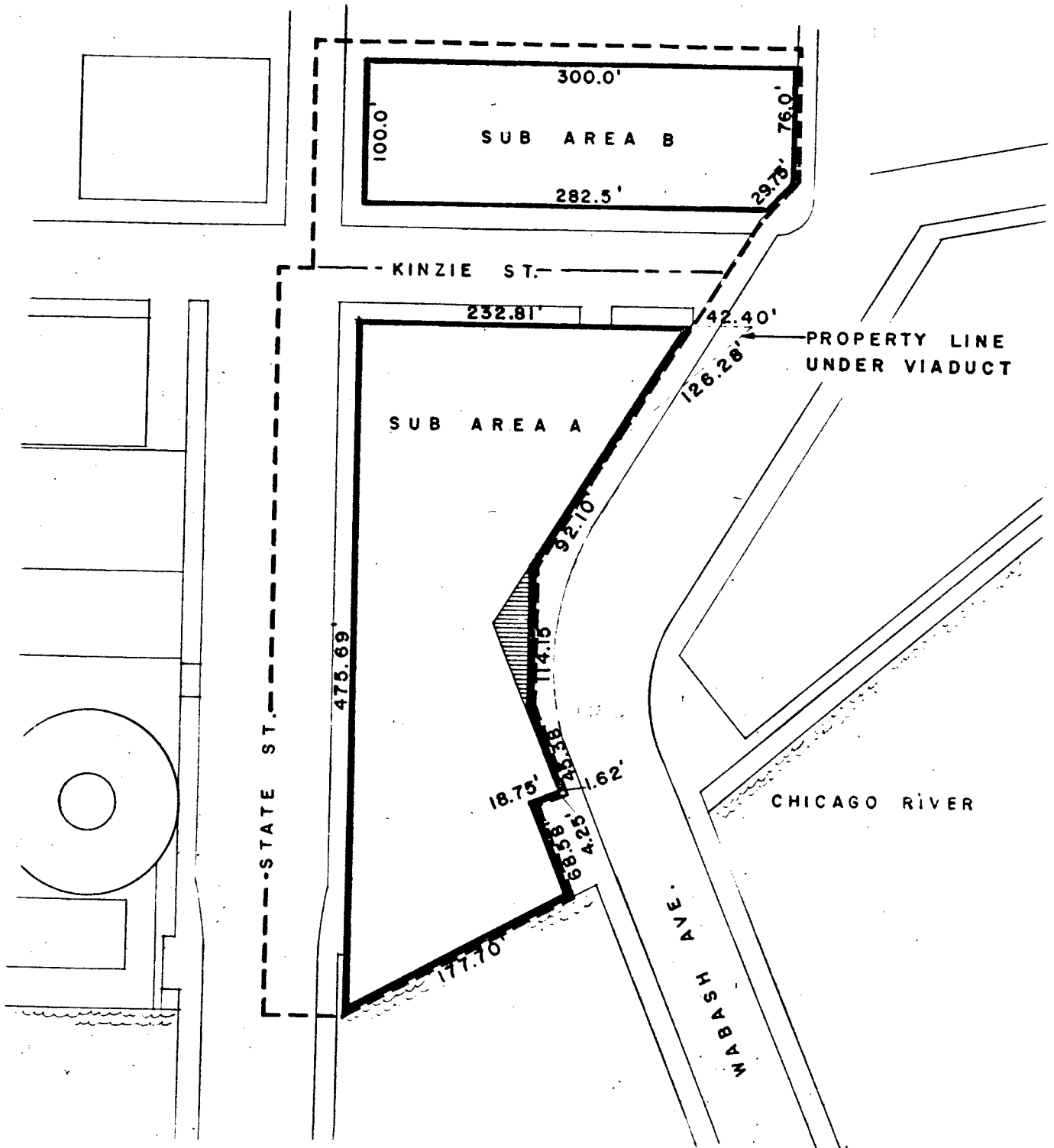
- ZONING DISTRICTS
- PREFERENTIAL STREETS
- EXPRESSWAYS

- PARKS AND PLAYGROUNDS
- PROPOSED BUSINESS PLANNED DEVELOPMENT

APPLICANT: INTERNATIONAL BUSINESS MACHINES CORPORATION
DATE: JUNE 19, 1968

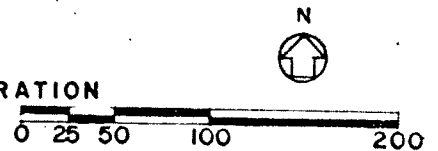


PLAN OF DEVELOPMENT
 BUSINESS PLANNED DEVELOPMENT
 (AIR RIGHTS)
 PROPERTY LINE MAP AND RIGHT-OF WAY ADJUSTMENTS

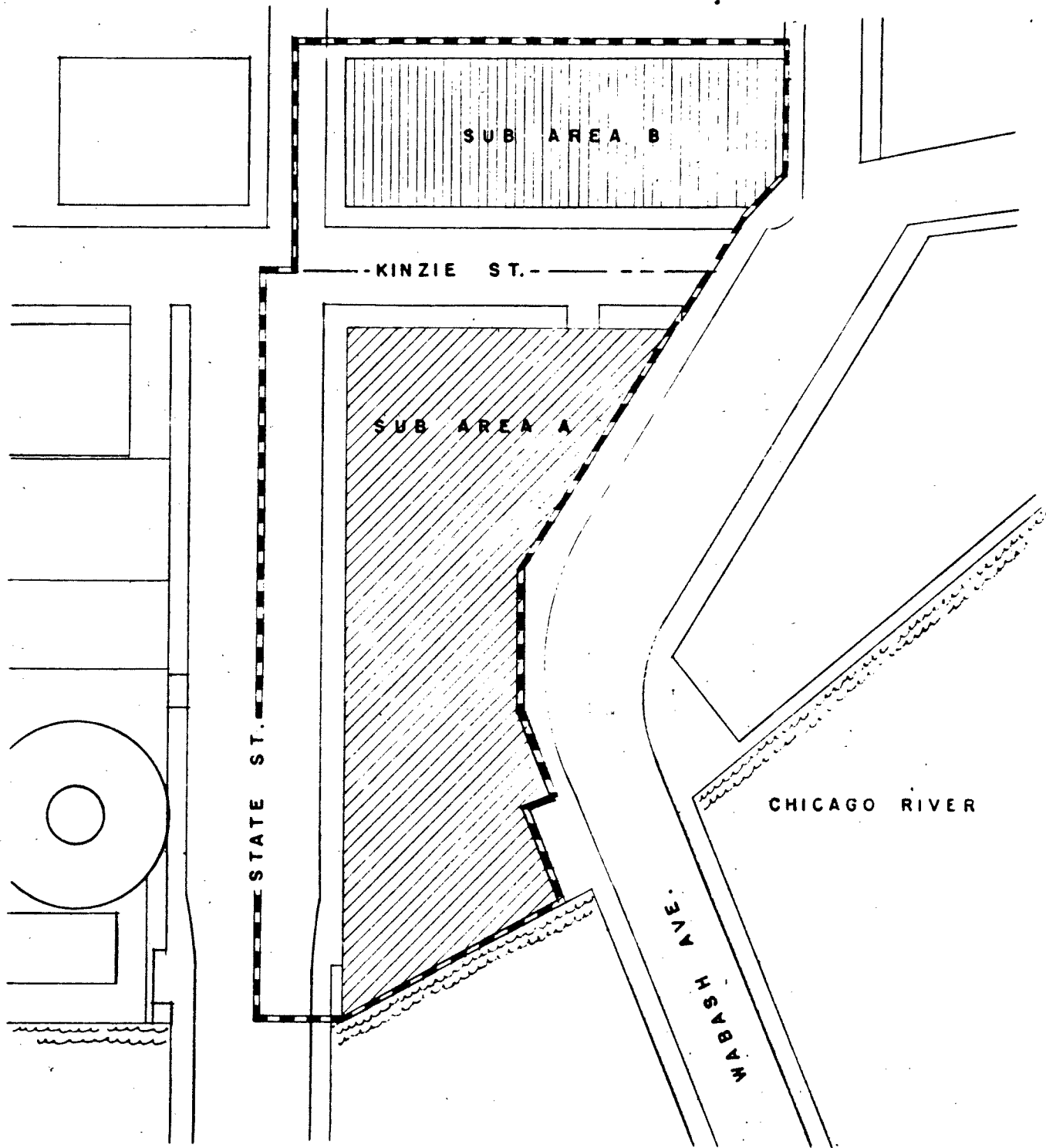


- PROPERTY LINES
- - - PLANNED DEVELOPMENT BOUNDARY
- ▨ PROPOSED VACATION OF PUBLIC RIGHT-OF-WAY

APPLICANT: INTERNATIONAL BUSINESS MACHINES CORPORATION
 DATE: JUNE 19, 1968



PLAN OF DEVELOPMENT
BUSINESS PLANNED DEVELOPMENT
(AIR RIGHTS)
LAND USE MAP

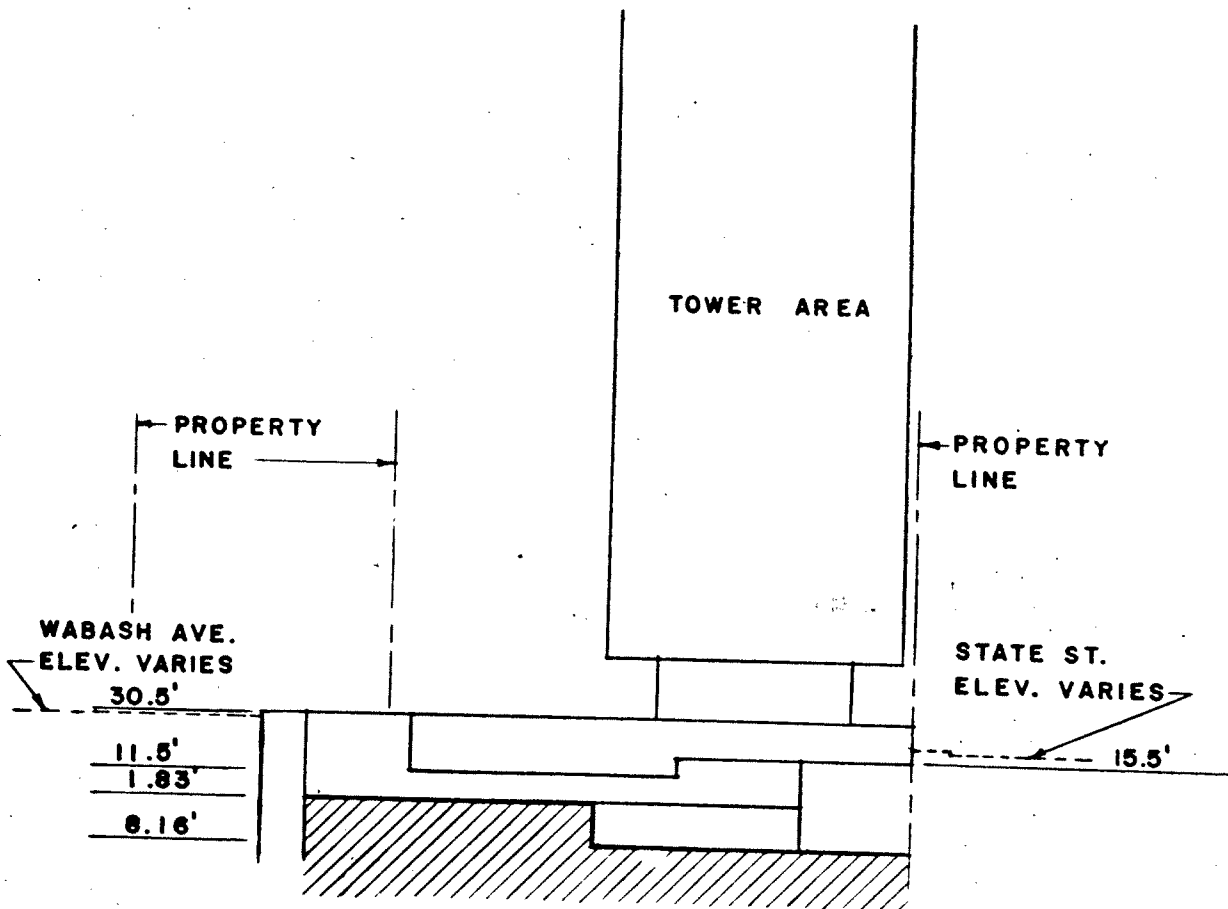


- PLANNED DEVELOPMENT BOUNDARY
- //// OFFICE BLDG., PARKING FACILITY, AND RELATED USES
- |||| BUSINESS, PARKING FACILITY, AND RELATED USES

APPLICANT: INTERNATIONAL BUSINESS MACHINES CORPORATION
DATE: JUNE 19, 1968



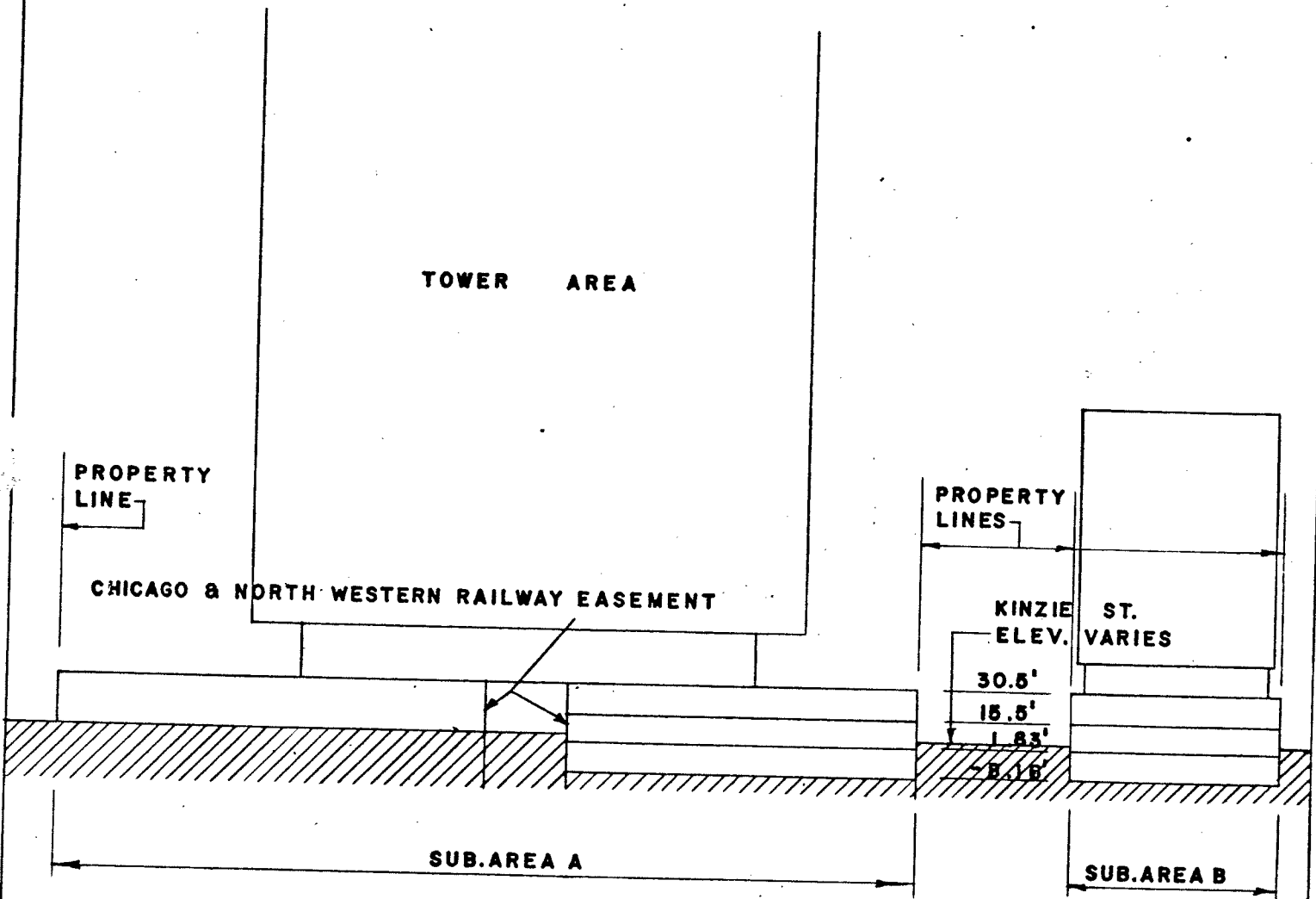
PLAN OF DEVELOPMENT
BUSINESS PLANNED DEVELOPMENT
(AIR RIGHTS)
LAND USE MAP; AIR RIGHTS PROFILE *



*LOOKING SOUTH

APPLICANT: INTERNATIONAL BUSINESS MACHINES CORPORATION
DATE: JUNE 19, 1968

PLAN OF DEVELOPMENT
BUSINESS PLANNED DEVELOPMENT
(AIR RIGHTS)
LAND USE MAP; AIR RIGHTS PROFILE *



* LOOKING WEST

APPLICANT: INTERNATIONAL BUSINESS MACHINES CORPORATION
DATE: JUNE 19, 1968

**PLAN OF DEVELOPMENT
BUSINESS PLANNED DEVELOPMENT
(AIR RIGHTS)
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA**

SITE	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAXIMUM F.A.R.	MAXIMUM % OF LAND COVERAGE (AT PLATFORM LEVEL)
	SQUARE FT.	ACRES			
SUB AREA A	69,544 S.F.	1.60	OFFICE BUILDING, PARKING FACILITY & RELATED USES.	26.0	30% OF TOTAL NET
SUB AREA B	29,790 S.F.	0.68	BUSINESS, PARKING FACILITY AND RELATED USES	12.0	100% OF TOTAL NET

GROSS SITE AREA = NET SITE AREA (2.28 ACRES) + AREA OF PUBLIC STREETS (1.44 ACRES) = 3.72 ACRES

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA = 21.0

MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR PRIVATE PASSENGER AUTOMOBILES: 402 (IN ACCORDANCE WITH THE B6-7 ZONING DISTRICT OF THE CHICAGO ZONING ORDINANCE; NUMBER SUBJECT TO REVIEW OF THE DEPT. OF STREETS AND SANITATION AND APPROVAL OF THE DEPT. OF DEVELOPMENT AND PLANNING). ESTIMATED NUMBER OF OFF-STREET PARKING SPACES: 450

MINIMUM LOADING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE B6-7 ZONING DISTRICT OF THE CHICAGO ZONING ORDINANCE; LOCATION, NUMBER, AND SIZE SUBJECT TO REVIEW OF THE DEPT. OF STREETS AND SANITATION AND APPROVAL OF THE DEPT. OF DEVELOPMENT AND PLANNING.

MINIMUM PERIPHERY SETBACK OF OFFICE BUILDING FROM PUBLIC STREET AT ELEVATION 30.5 FT. = 22.5 FT.

MAXIMUM OVERALL PERCENT OF LAND COVERED (NET SITE AREA) = 60 %

**APPLICANT: INTERNATIONAL BUSINESS MACHINES CORPORATION
DATE: JUNE 19, 1968**