



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
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<http://www.cityofchicago.org>

August 12, 2003

Mr. David L. Reifman
Piper Rudnick
203 North LaSalle Street
18th Floor
Chicago, Illinois 60601

**RE: Request for minor changes to Residential-Business Planned
Development No. 689, (One South Dearborn Street)**

Dear Mr. Reifman:

Please be advised that your request for minor changes to Residential-Business Planned Development No. 689, on behalf of the contract purchaser of the property commonly known as One South Dearborn Street, Hines Interests Limited Partnership ("Hines"), has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 10 of the Planned Development. The effective Planned Development pertaining to this site is the ordinance approved and dated October 7, 1998.

Specifically, you requested the following:

1. Approval of project ingress and egress to the parking garage from the north/south alley next east of South Dearborn Street instead of from Madison Street and the east/west alley next south of West Madison Street;
2. Elimination of the requirement for Hines to widen the east/west alley next south of West Madison Street to 22 feet as set forth in Statement 7 of the Planned Development;
3. Elimination of the requirement for Hines to provide traffic control personnel for vehicles entering and exiting the garage as set forth in Statement 7 of the Planned Development;
4. Elimination of the allowance for non-accessory parking for up to 25% of the total number of parking spaces provided;
5. Elimination of the requirement for Hines to provide the following public amenities or cash contributions set forth in Statement 9 of the Planned Development:
 - a) Widening of the Dearborn Street sidewalk to a minimum width of 24 feet;



- b) Enhanced street lighting and landscaping on Dearborn and Madison Streets with a minimum value of \$400,000.
- c) A major public art and water feature located along Dearborn Street with a minimum value of \$200,000;
- d) Improvements to the Monroe Chicago Transit Authority subway station including, without limitation, a new entrance to the subway station from the property with a minimum value of \$500,000; and
- e) Cash contribution for acquisition or improvement of off-site public open space.

In lieu of the foregoing items, Hines agrees to provide an approximately 13,300 square foot, landscaped plaza along South Dearborn Street with enhanced landscaping, seating and building lighting. The Plaza would be designed and constructed in conformance with the Public Plaza provision of the Zoning Bonus Ordinance. The plaza will be constructed in accordance with (1) the Site Plan and Plaza Plan which were prepared by DeStephano Keating Partners, dated August 11, 2003 and (2) the Landscape Plan prepared by Daniel Weinbach and Partners, dated August 11, 2003. The final design of pavement and landscape improvements in the public right of way shall be subject to final approval by the City of Chicago.

In addition, Hines agrees to make a contribution in the amount of \$150,000 to the Chicago Transit Authority for improvements to its facilities near the Property. Hines shall make the contribution at the time of Part II approval pursuant to terms and conditions that are mutually acceptable to Hines, the Department of Planning and Development and the Chicago Transit Authority.

- 5. The extension of the Planned Development expiration and reversion date from September 30, 2003 to September 30, 2004 with an option of an additional one year extension upon a showing of good cause by Hines to the Department of Planning and Development;
- 6. A maximum number of required parking spaces of 170 instead of a minimum of 236 spaces;
- 7. A minimum number of loading docks of 4 instead of a number to be determined by the Department of Planning and Development; and
- 8. For purposes of Floor Area and Floor Area Ratio calculations, the definitions of the Chicago Zoning Ordinance in effect as of the date hereof apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining FAR permitted by the Chicago Zoning Ordinance, floor area devoted to mechanical equipment which exceeds 5,000 square feet in any single location within the improvements and all rooftop mechanical equipment shall be excluded.

The Department has reviewed the request and has determined that the revisions to the building elevations and the adjacent landscaping would be appropriate. The building as currently proposed would be smaller than the development as approved. The Floor Area Ratio would be 21.19 instead of the approved 29.97 the building height would be 571 feet (instead of a maximum of 1,210 feet) and the number of floors would be 40 (instead of 82).

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor changes but no other changes to this Planned Development. The attached revised Building Elevations, Site/Landscape Plan and Plaza Plan are made part of this approval. Notwithstanding the foregoing, if Hines has not acquired title to the property by December 31, 2003, then this grant of Administrative Relief shall be null and void and the zoning of the property shall revert to its pre-existing B7-7 General Central Business District and Central Area Parking Planned Development No. 358 classifications as set forth in the Planned Development.

Very truly yours,


Alicia Mazur Berg
Commissioner

cc: Jack Swenson, Philip Levin, Tim Bleuher, Michael Marmo, Ed Kus, Terri Texley

ONE SOUTH DEARBORN

June 27, 2003

Plaza Conformity Table, for FAR bonus

Plaza Location: SE corner at intersection of Madison and Dearborn
 Plaza Total Area = 13,316 sq. ft.

2002 Zoning Ordinance, Section 8.5-8(7)(A)

Criteria	Requirement	Provided	Compliance	Notes
1. Open to Sky	Open	Yes	Yes	
2. Minimum area	4,000 S.F.	13,316 S.F.	Yes	
3. Landscaping Area				
% of total	30%	12.7% Planters TBD		Urban density requires larger usable area
Square Feet	3,995 sq. ft.	1,688 sq. ft.		
		39.2% Garden Area 5,215 sq. ft.		
4. Tree number	7	15	Yes	
5. Linear feet of bench	443	443	Yes	
6. Lighting levels	2.5 fc	TBD	TBD	To Be Designed
7. Sidewalk Frontage	25%	50%	Yes	2 sides of plaza are street front/sidewalk
8. Length/Width	1:3	69':193'	Yes	1:3 = .333 69:193 = .357
9. Req. To meet ADA		Yes	Yes	
10. Open Times	8am to 9pm	Yes	Yes	
11. Orientation	Not North only	Open on West and South	Yes	
12. Restricted Locations		NA	NA	
13. Water Features		Not provided	NA	No water features provided

Materials:

Granite pavers (Sierra White Thermal finish), cast stone pavers, to be selected
 Granite Bench
 Granite Planter
 River Rock- Set into plaza surface
 Glass Pavers- adjacent to building facade

Plaza will receive sunlight during early to mid afternoon hours.

RBPD 689

12748

9/29/99

REPORTS OF COMMITTEES

12673

Reclassification Of Area Shown On Map Number 2-F.

(As Amended)

(Application Number 12748)

RBPD No. 689 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 Residential Business Planned Development Number 689 symbols and indications as shown on Map Number 2-F in the area bounded by:

West Madison Street; the alley next west of and parallel to South State Street; the alley next south of and parallel to West Madison Street; and South Dearborn Street,

to those of a B7-7 General Central Business District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B7-7 General Central Business District symbols and indications as shown on Map Number 2-F in the area bounded by:

West Madison Street; the alley next west of and parallel to South State Street; the alley next south of and parallel to West Madison Street; and South Dearborn Street,

to those of Residential Business Planned Development Number 689, as amended, 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 Statements herewith attached and made a part hereof and to no others.

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

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

Residential Business Planned Development Number 689, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential Business Planned Development Number 689, as amended (the "Planned Development"), consists of approximately forty-one thousand eight hundred fifty (41,850) net square feet (zero and ninety-six hundredths (0.96) acres) of property located in the area bounded by West Madison Street; the alley next west of and parallel to South State Street; the alley next south of and parallel to West Madison Street; and South Dearborn Street, which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned by the Applicant, European American Realty, Ltd., an Illinois corporation.
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 titleholders 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 titleholder 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 or any property owners association which is formed to succeed the Applicant and any ground lessors.
4. This Plan of Development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan Building Elevations; a Building Section;

a Building Perspective; and Streetscape Sections for Dearborn and Madison Streets prepared by Skidmore, Owings & Merrill L.L.P. dated September 21, 1999. Full-sized copies of these plans 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 uses permitted in the Planned Development shall be business and professional offices, retail and commercial facilities, accessory parking, restaurants, dwelling units, hotel, communication facilities, accessory uses and other uses permitted in the B7-7 General Central Business District, except non-accessory parking garages. Hotel uses shall be permitted subject to the review and approval for traffic considerations by the Department of Transportation and by the Department of Planning and Development.
6. Business signs, business identification signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. No public parking or parking rate signage shall be displayed on the building and no signage shall be permitted above the retail/lobby area of the building.
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. Any changes to ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Ingress and egress to the proposed parking garage is contemplated from Madison Street and from the east/west alley just south of Madison Street. Prior to "Part II" approval, a garage operation package providing for warning lights, gates and/or other amenities, if necessary, shall be developed by Applicant in conjunction with the Department of Transportation. The Applicant acknowledges that on-street traffic queues may make access from the parking garage difficult during certain peak hours. The Applicant agrees that traffic control personnel may be needed during certain weekday hours to assist vehicles exiting the garage by stopping vehicles on the public street system. The Applicant agrees to bear all

costs associated with placement of traffic control personnel, as determined by the Chicago Department of Transportation, and to coordinate with the City's traffic control officer at the Dearborn/Madison intersection. The Applicant also agrees to widen the east/west alley on the south side of the planned development to twenty-two (22) feet clear to adequately accommodate two (2) way traffic.

8. In addition to the maximum height of the building and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the plans and exhibits described in Statement 4 above, and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The Applicant also agrees to the following improvements and contributions toward public amenities in the immediate area concurrently with construction of the proposed building unless specified otherwise:
 - a. active ground floor retail uses on both Madison and Dearborn Streets, operations to begin after issuance of a certificate of occupancy for the building;
 - b. widening of the Dearborn Street sidewalk to a minimum width of twenty-four (24) feet;
 - c. enhanced street lighting and landscaping on both Dearborn and Madison Streets with a minimum value of Four Hundred Thousand Dollars (\$400,000), subject to review and approval by the Department of Planning and Development;
 - d. a major public art and water feature located along Dearborn Street between the office and residential entrances with a minimum value of Two Hundred Thousand Dollars (\$200,000), and which is subject to review and approval by the Chicago Department of Cultural Affairs prior to full "Part II" zoning approval;
 - e. improvements to the Monroe C.T.A. subway station with a minimum value of Five Hundred Thousand Dollars (\$500,000),

- which are subject to review and approval by the Chicago Department of Transportation and the Chicago Transit Authority prior to full "Part II" zoning approval, and which may include but are not limited to a new entrance canopy similar to the new canopies on State Street, recladding of stairs and entry walls in stone and other quality materials, and below grade at the concourse level, a new entrance to the subway station from the Planned Development;
- f. fully enclosed above-grade parking, indistinguishable in design and materials from habitable floors with no ventilation vents visible from either West Madison Street or South Dearborn Street;
 - g. a cash contribution to acquisition or improvement of off-site public open space of Fifteen Dollars (\$15) per square foot for floor area in excess of a Floor Area Ratio of twenty-nine and fifteen hundredths (29.15) up to an F.A.R. of twenty-nine and ninety-seven hundredths (29.97), payable to the City of Chicago prior to the issuance of a certificate of occupancy for the building;
 - h. A cash contribution to enhanced street-lighting and landscaping of the north side of Madison Street, between State Street and Dearborn Street of Fifteen Dollars (\$15) per square foot for floor area in excess of a floor area ratio of twenty-nine and ninety-seven hundredths (29.97) up to an F.A. R. of thirty and forty-five hundredths (30.45) payable to the City of Chicago prior to the issuance of a certificate of occupancy for the building; and
 - i. A cash contribution to transit station improvements (in addition to the minimum Five Hundred Thousand Dollars (\$500,000) contribution described in Statement 9.c) of Fifteen Dollars (\$15) per square foot for floor area in excess of a Floor Area Ratio of thirty and forty-five hundredths (30.45), which is subject to review and approval by the Chicago Department of Transportation and the Chicago Transit Authority. Such transit station improvements may include improvements to the Monroe C.T.A. Subway (subject to review and approval prior to full "Part II" zoning approval) and which shall be paid for and

constructed concurrently with the construction of the proposed building or to off-site stations within one-half (½) mile of the site (subject to review and approval prior to the issuance of a certificate of occupancy for the building).

10. Demolition of the existing building located on the site shall not occur until proof of project financing is provided to the Commissioner of the Department of Planning and Development.
11. The requirements of the 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 or legal title holder of the Property 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 the Planned Development 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.
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 its 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, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which 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 each building or improvement.

14. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within two (2) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the pre-existing Residential Business Planned Development Number 689 classification (as approved by the City Council on October 7, 1998) which shall be in effect for two (2) years following the date of reversion. If no construction has commenced by that date, then the pre-existing Planned Development shall expire and the zoning of the Property shall automatically revert to a B7-7 General Central Business District classification.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site/Landscape Plan; West Building Elevation; Building Section; Building Perspective; and Streetscape Sections and Elevations referred to in these Plan of Development Statements printed on pages 12681 through 12688 of this Journal.]

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

Residential Business Planned Development Number 689, As Amended.

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way:
± 63,272 gross square feet (1.45 acres) = ± 41,850 net square feet + 21,422 square feet in public right-of-way.

Maximum Permitted Floor Area Ratio: 32.00.*

* Mechanical and Communications Facility Floor Area is not included in F.A.R. calculations.

Minimum Setbacks from Property Line:	In accordance with the Site Plan.
Minimum Number of Parking Spaces:	236.**
Maximum Number of Parking Spaces:	800.
Minimum Number of Loading Docks:	6.
Maximum Number of Residential Units:	360.
Maximum Percentage of Land Covered:	In accordance with the Site Plan.
Maximum Building Height:	1,600 feet.
Maximum Antenna Height:	2,000 feet.

~~Reclassification Of Area Shown On Map Number 2-G.
(Application Number 12771)~~

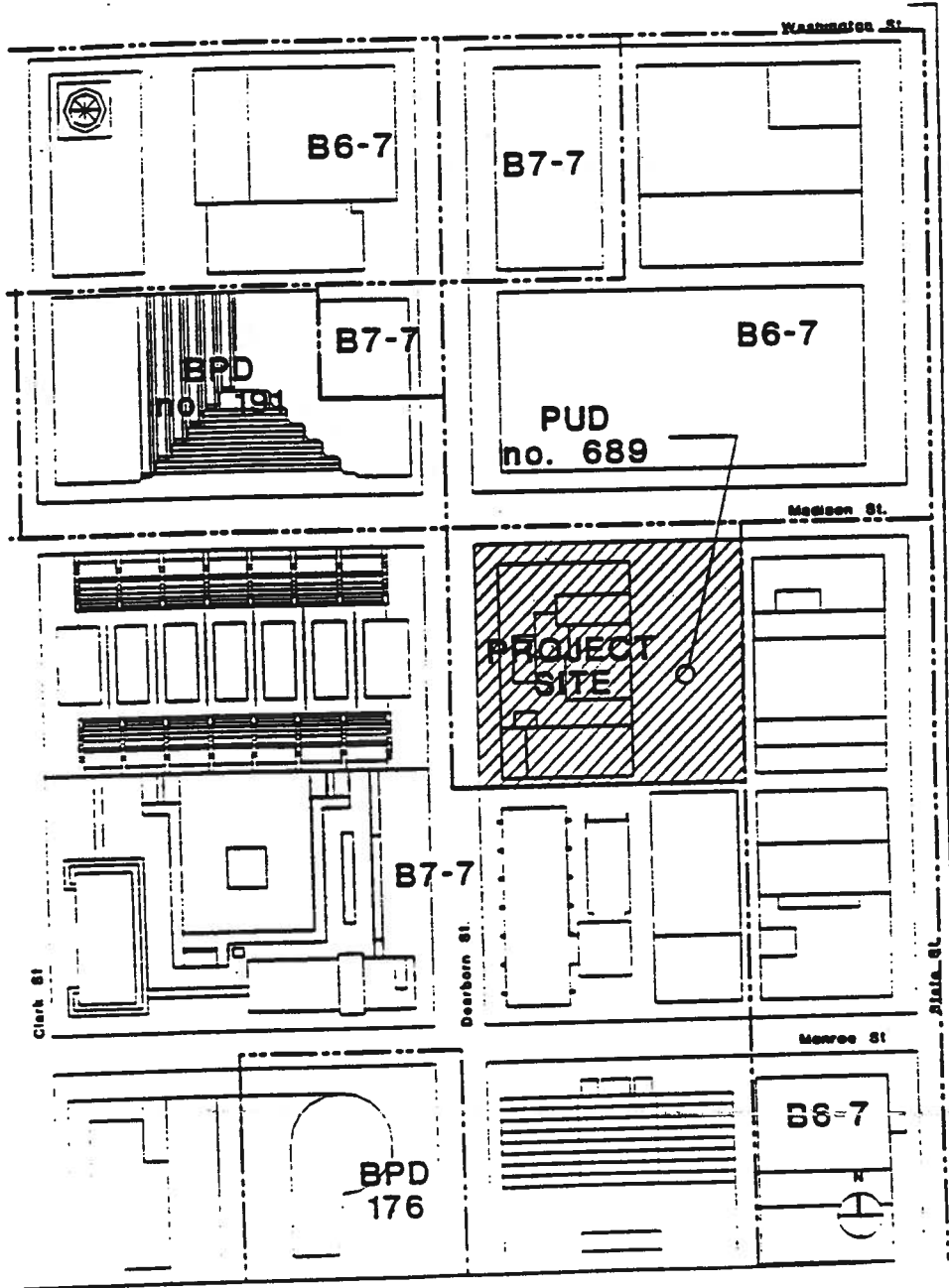
~~Be It Ordained by the City Council of the City of Chicago:~~

~~(Continued on page 12689)~~

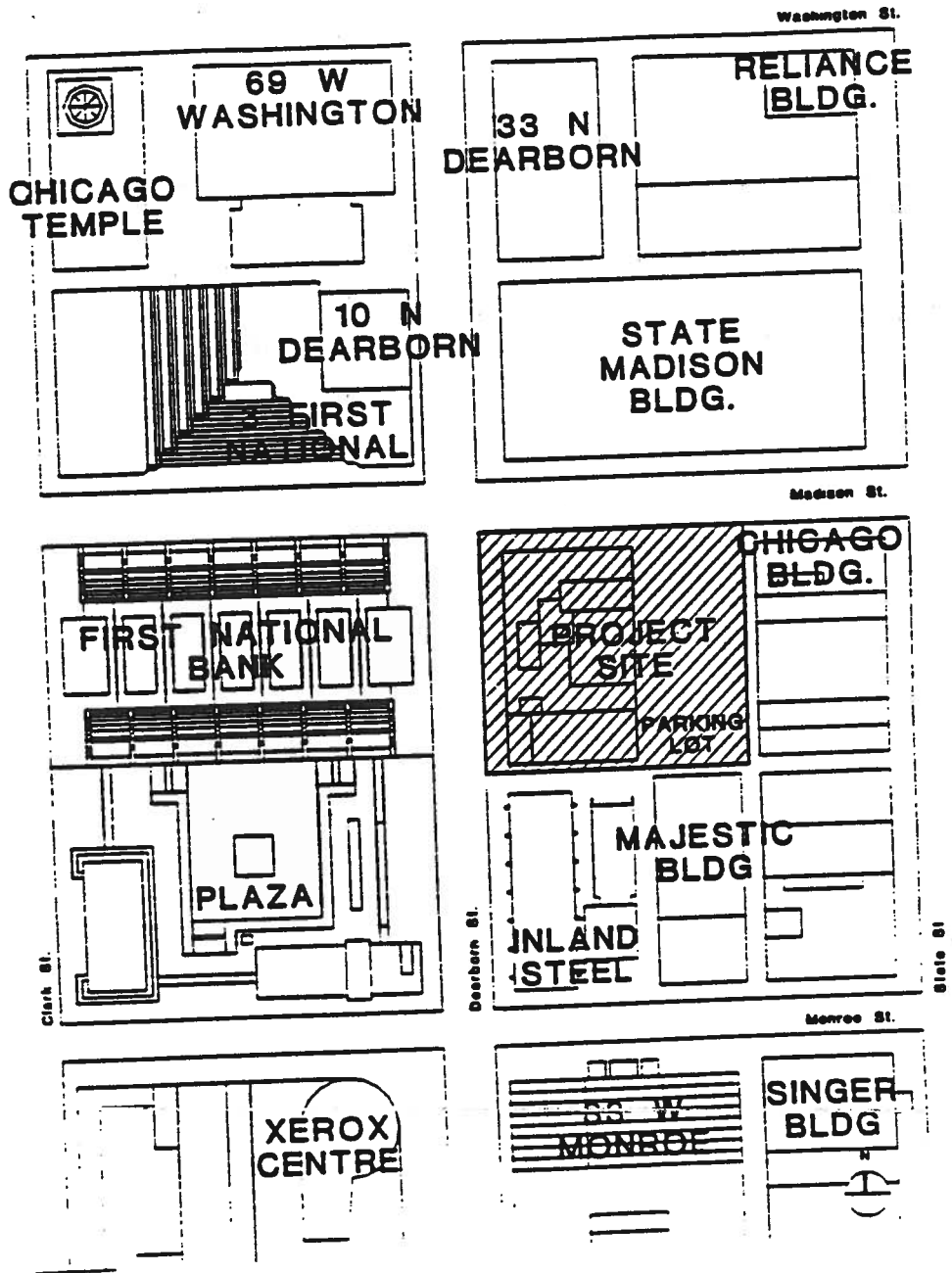
* Mechanical and Communications Facility Floor Area is not included in F.A.R. calculations.

** Minimum required under Zoning Code B7-7 requirements.

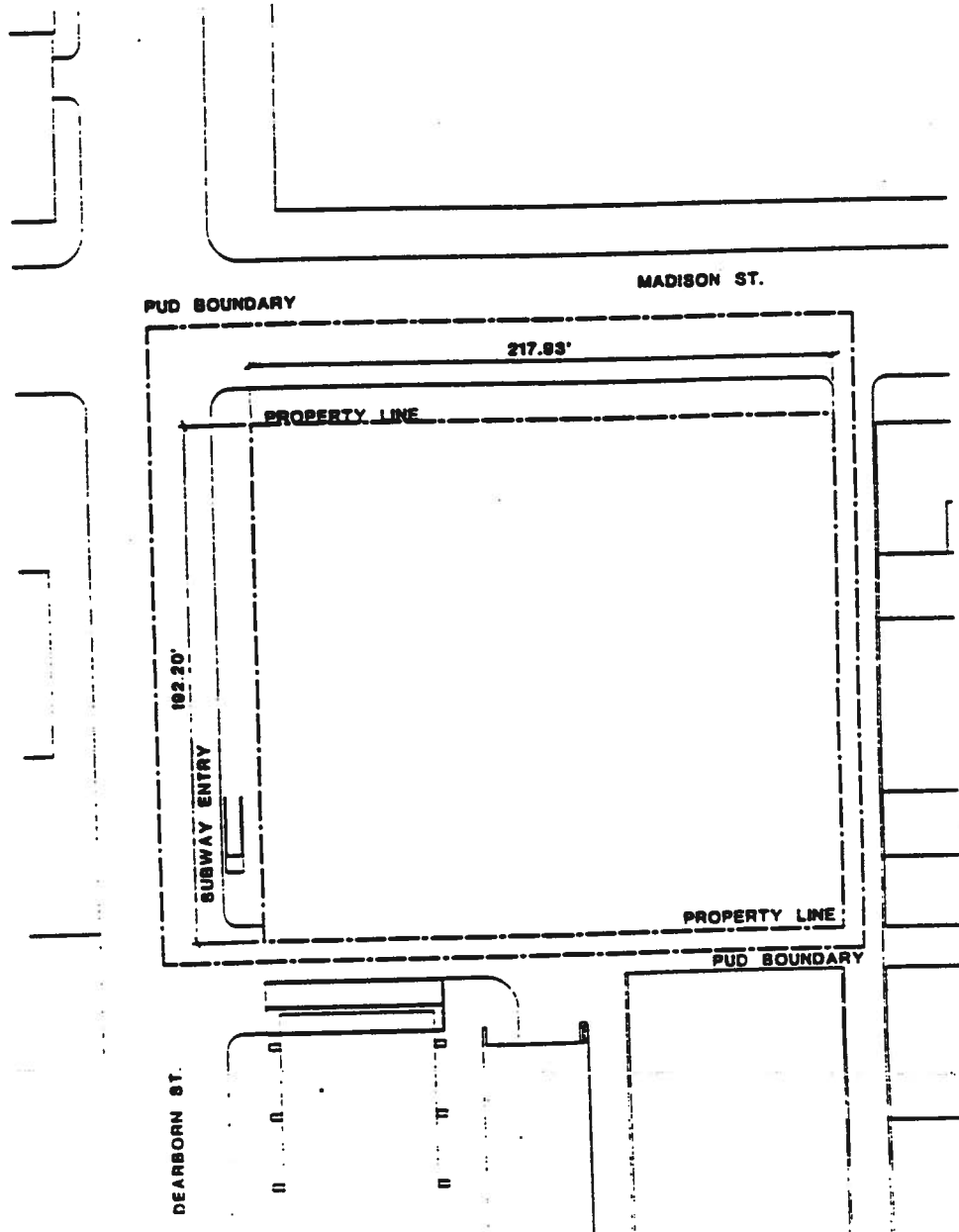
Existing Zoning Map.



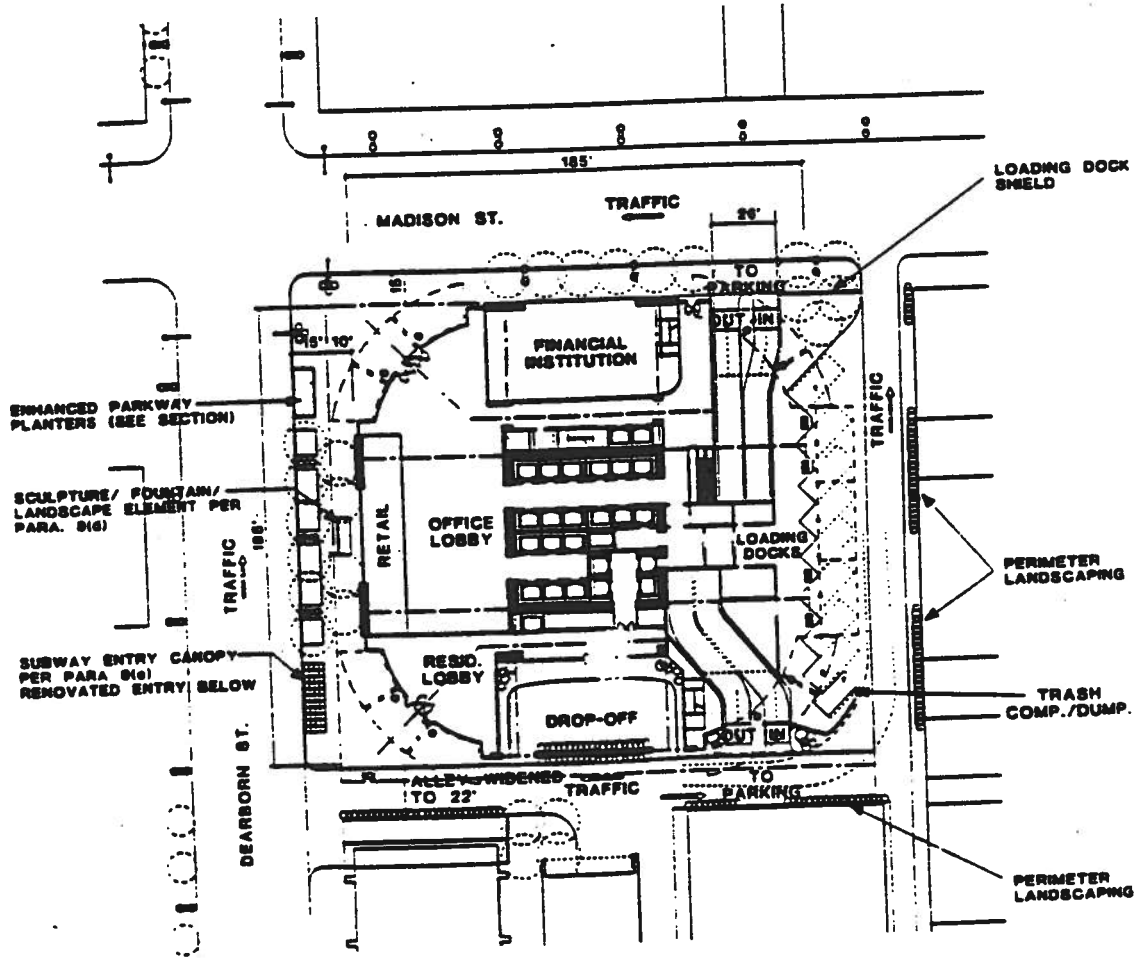
Existing Land-Use Map.



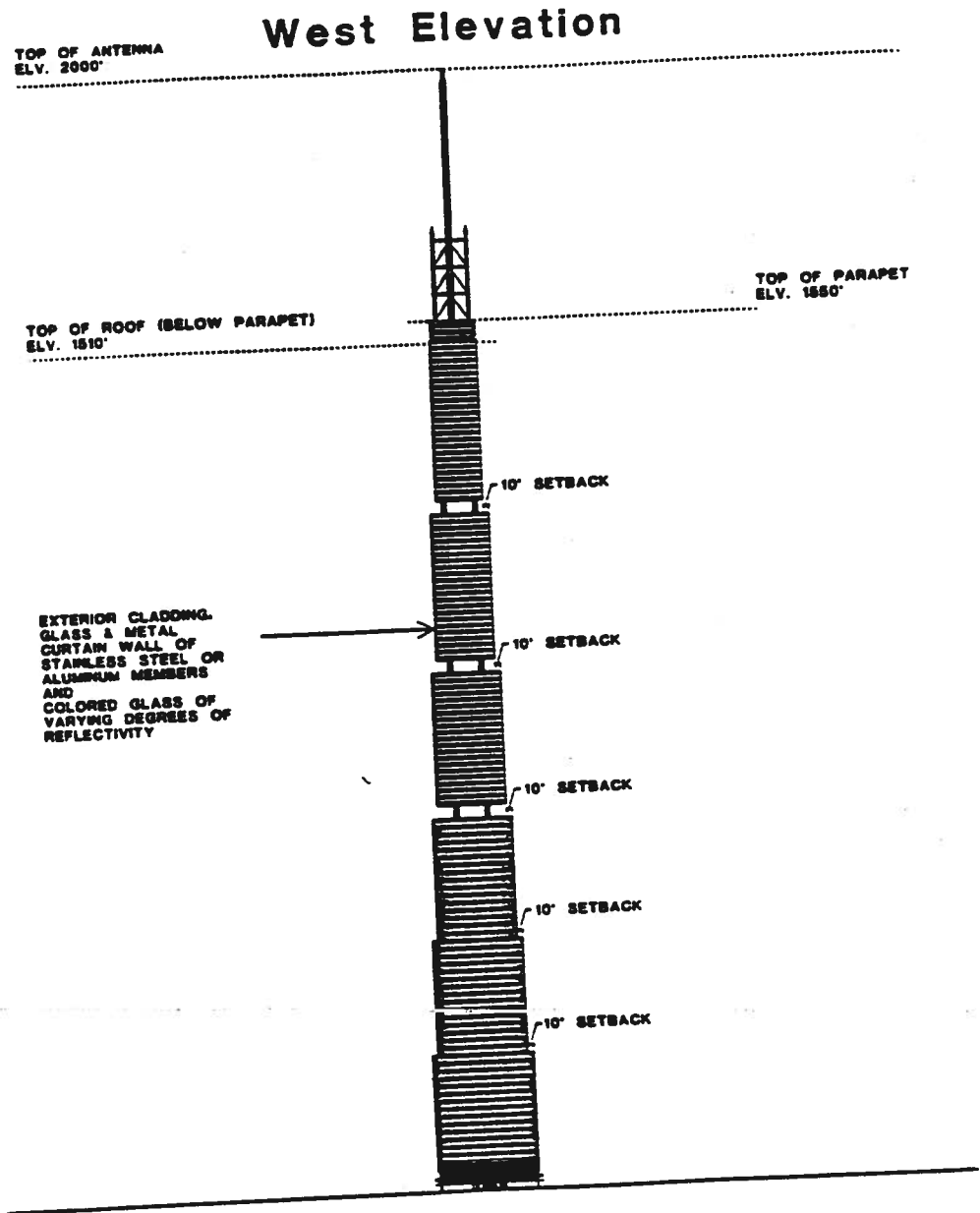
Planned Development Property Line
And Boundary Map.



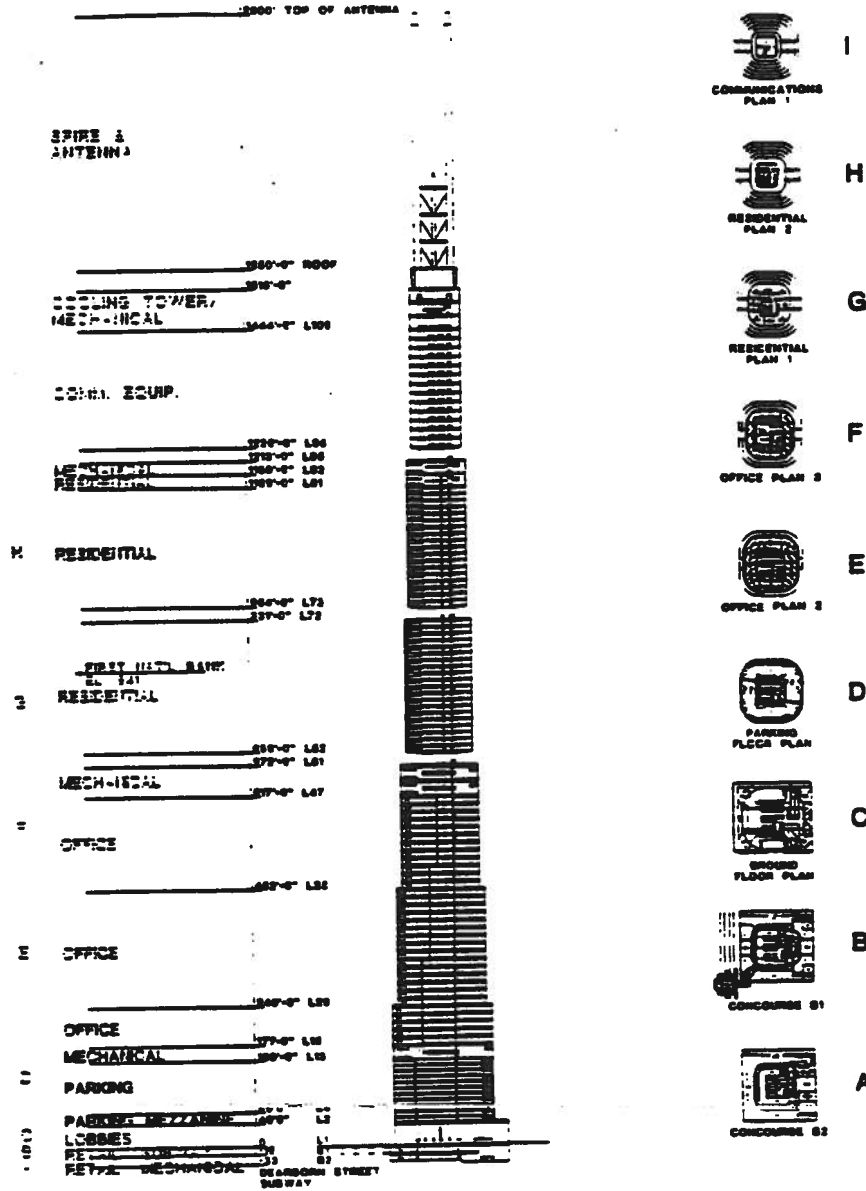
Site/Landscape Plan.



West Building Elevation.



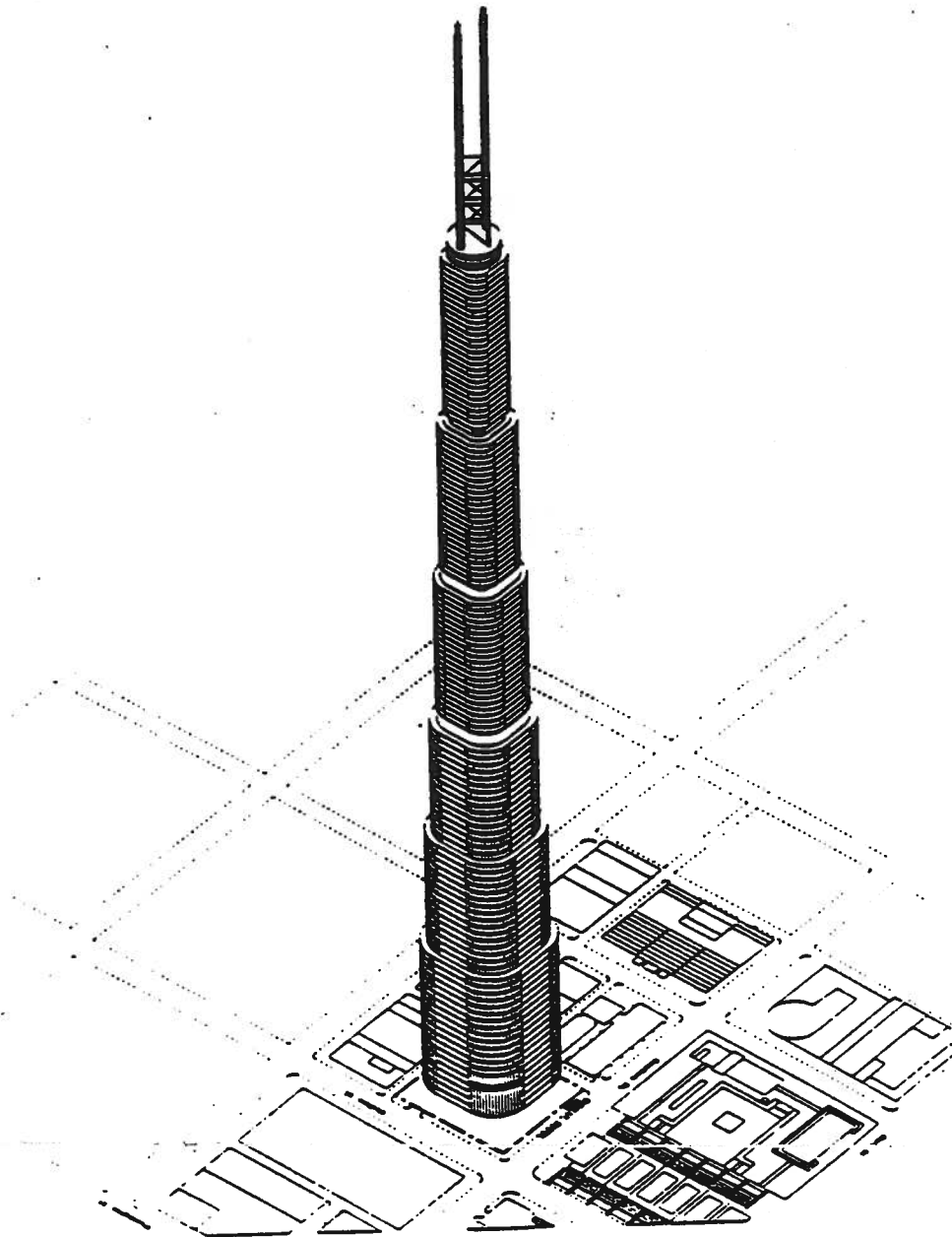
Building Section.



7 South Dearborn
 European American Realty, Ltd.
 Skidmore, Owings & Merrill LLP ©
 Rudnick & Wolfe

Building Section
 September 21, 1999

Building Perspective.

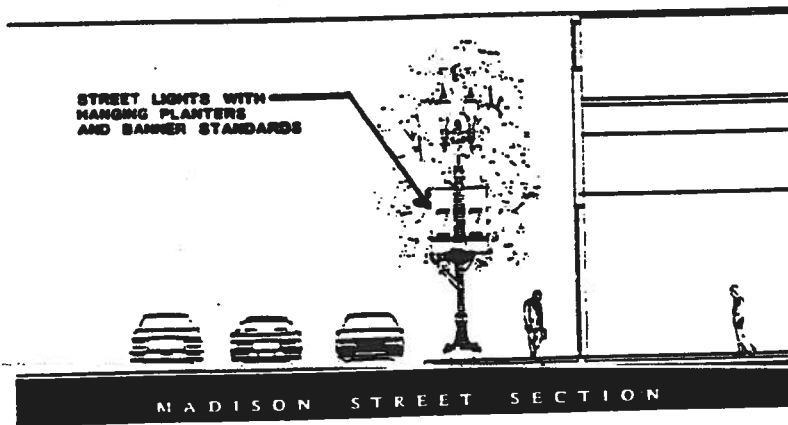
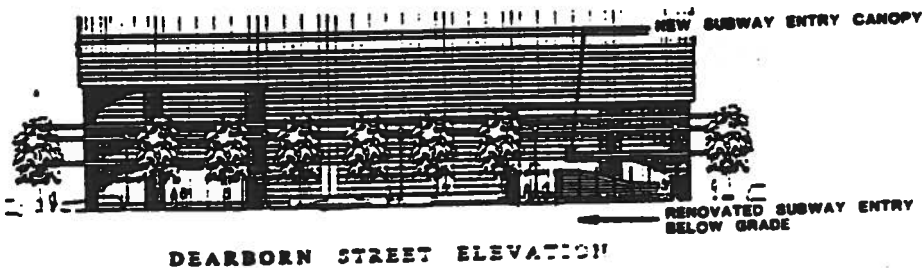
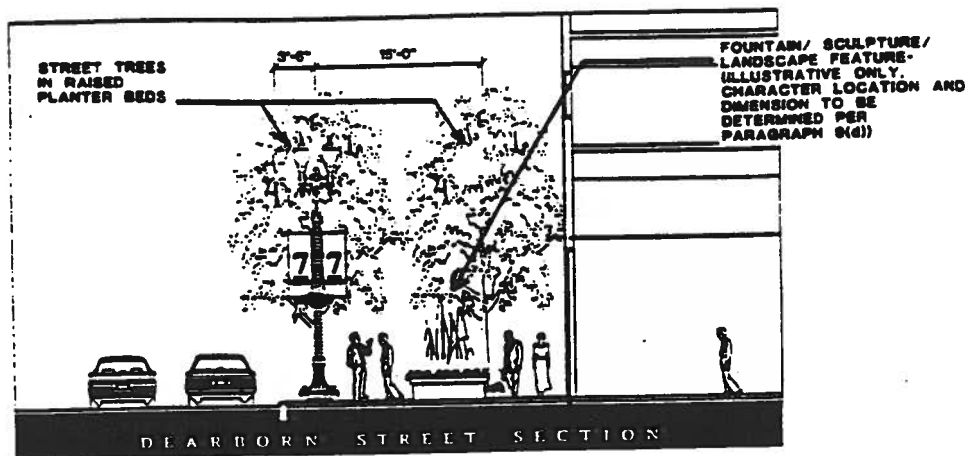


7 South Dearborn
European American Realty, Ltd.
Skidmore, Owings & Merrill LLP c
Rudnick & Wolfe

Persperctive

September 21, 1999

Streetscape Sections And Elevation.



7 South Dearborn
 European American Realty, Ltd.
 Skidmore, Owings & Merrill LLP ©
 Rudnick & Wolfe

Streetscape
 Sections And Elevation

September 21, 1999

10/7/98

REPORTS OF COMMITTEES

79307

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 1-G.
(Application Number 12494)

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 R3 General Residence District symbols and indications as shown on Map Number 1-G in the area bounded by:

the alley next north of West Erie Street; a line 175 feet, 3⁵/₈ inches east of and parallel to North Armour Street; West Erie Street; and a line 75 feet, 1⁵/₈ inches east of and parallel to North Armour Street,

to those of an R4 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.

Reclassification Of Area Shown On Map Number 2-F.

(As Amended)

(Application Number 12400)

RBPD No. 689

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 358 symbols and indications as shown on Map Number 2-F within the area bounded by:

West Madison Street; the alley next west of and parallel to South State Street; the alley next south of and parallel to West Madison Street; and the alley next east of and parallel to South Dearborn Street,

to those of a B7-7 General Central Business District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B7-7 General Central Business District symbols and indications as shown on Map Number 2-F within the area bounded by:

West Madison Street; the alley next west of and parallel to South State Street; the alley next south of and parallel to West Madison Street; and South Dearborn Street,

to those of a 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 Statements herewith attached and made a part hereof and to no others.

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

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

*Residential Business Planned Development Number 689.
Plan Of Development Statements.*

1. The area delineated herein as a Residential Business Planned Development (the "Planned Development"), consists of approximately forty-one thousand eight hundred fifty (41,850) net square feet (zero and ninety-six hundredths (0.96 acres)) of property located in the area bounded by West Madison Street; the alley next west of and parallel to South State Street; the alley next south of and parallel to West Madison Street; and South Dearborn Street, which depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned by the Applicant, European American Realty, Ltd., an Illinois corporation.
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 adjustments or 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 or any property owners association which is formed to succeed the Applicant and any ground lessors.

4. This Plan of Development consists of these thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan ("Site Plan"); Building Elevations; a Building Section; a Building Perspective; and Streetscape Sections for Dearborn and Madison Streets prepared by Skidmore, Owings & Merrill L.L.P. dated September 10, 1998. Full-sized copies of these plans 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 uses permitted in the Planned Development shall be business and professional offices, retail and commercial facilities, accessory parking, non-accessory parking for up to twenty-five percent (25%) of the total number of parking spaces provided, restaurants, dwelling units, accessory uses and other uses permitted in the B7-7 General Central Business District except non-accessory parking garages. Hotel uses shall be permitted subject to the review and approval for traffic considerations by the Department of Transportation and by the Department of Planning and Development.
6. Business signs, business identification signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development subject to 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. Any changes to ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Ingress and egress to the proposed parking garage is contemplated from Madison Street and from the east/west alley just south of Madison Street. The Applicant acknowledges that on-street traffic queues may make access from the parking garage difficult during certain peak hours. The Applicant agrees that traffic control personnel may be needed during certain weekday hours to assist vehicles exiting the garage by stopping vehicles on the public street system. The Applicant agrees to bear all costs associated with placement of traffic control personnel, as determined by the Chicago Department of Transportation, and to coordinate with the City's traffic control officer at the Dearborn/Madison intersection. The Applicant also agrees to widen the east/west alley on the south side of the Planned Development to twenty-two (22) feet clear to adequately accommodate two-way traffic.

8. In addition to the maximum height of the building and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the plans and exhibits described in Statement 4 above, and in accordance with parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The Applicant also agrees to the following improvements and contributions toward public amenities in the immediate area concurrently with construction of the proposed building unless specified otherwise:
 - a. active ground floor retail uses on both Madison and Dearborn Streets, operations to begin after issuance of a certificate of occupancy for the building;
 - b. widening of the Dearborn Street sidewalk to a minimum width of twenty-four (24) feet;
 - c. enhanced street lighting and landscaping on both Dearborn and Madison Streets with a minimum value of Four Hundred Thousand Dollars (\$400,000), subject to review and approval

by the Department of Planning and Development;

- d. a major public art and water feature located along Dearborn Street between the office and residential entrances with a minimum value of Two Hundred Thousand Dollars (\$200,000), and which is subject to review and approval by the Chicago Department of Cultural Affairs prior to full "Part II" zoning approval;
 - e. improvements to the Monroe Chicago Transit Authority subway station with a minimum value of Five Hundred Thousand (\$500,000), which are subject to review and approval by the Chicago Department of Transportation and the Chicago Transit Authority prior to full "Part II" zoning approval, and which may include but are not limited to a new entrance canopy similar to the new canopies on State Street, recladding of stairs and entry walls in stone and other quality materials, and below grade at the concourse level, a new entrance to the subway station from the Planned Development;
 - f. fully enclosed above grade parking, indistinguishable in design and materials from habitable floors; and
 - g. a cash contribution to acquisition or improvement of off-site public open space of Fifteen Dollars (\$15) per square foot for floor area in excess of a Floor Area Ratio of twenty-nine and fifteen hundredths (29.15)¹, payable to the City of Chicago prior to the issuance of a certificate of occupancy for the building.
10. The requirements of the 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 or legal title holder of the Property 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 the Planned Development 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.
11. 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 its 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, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").

12. The Applicant acknowledges that it is the public interest to design, construct and maintain the project in a manner which 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 each building or improvement.
13. Unless substantial construction of the improvements contemplated by this Planned Development has commenced with five (5) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the pre-existing B7-7 General Central Business District and Central Area Parking Planned Development Number 358 classification.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line and Boundary Map; Site/Landscape Plan; West Elevation Drawing; Building Section Drawing; Perspective Drawing; Streetscape Sections; and Elevation Drawings referred to in these Plan of Development Statements printed on pages 79314 through 79321 of this Journal.]

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

¹ If fewer than six hundred forty-five (645) above grade enclosed parking spaces are provided, the maximum Floor Area Ratio shall be adjusted downward to adjust the density bonus given for enclosed parking.

10/7/98

REPORTS OF COMMITTEES

79313

*Residential Business Planned Development Number 68.9.**Plan Of Development**Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way:

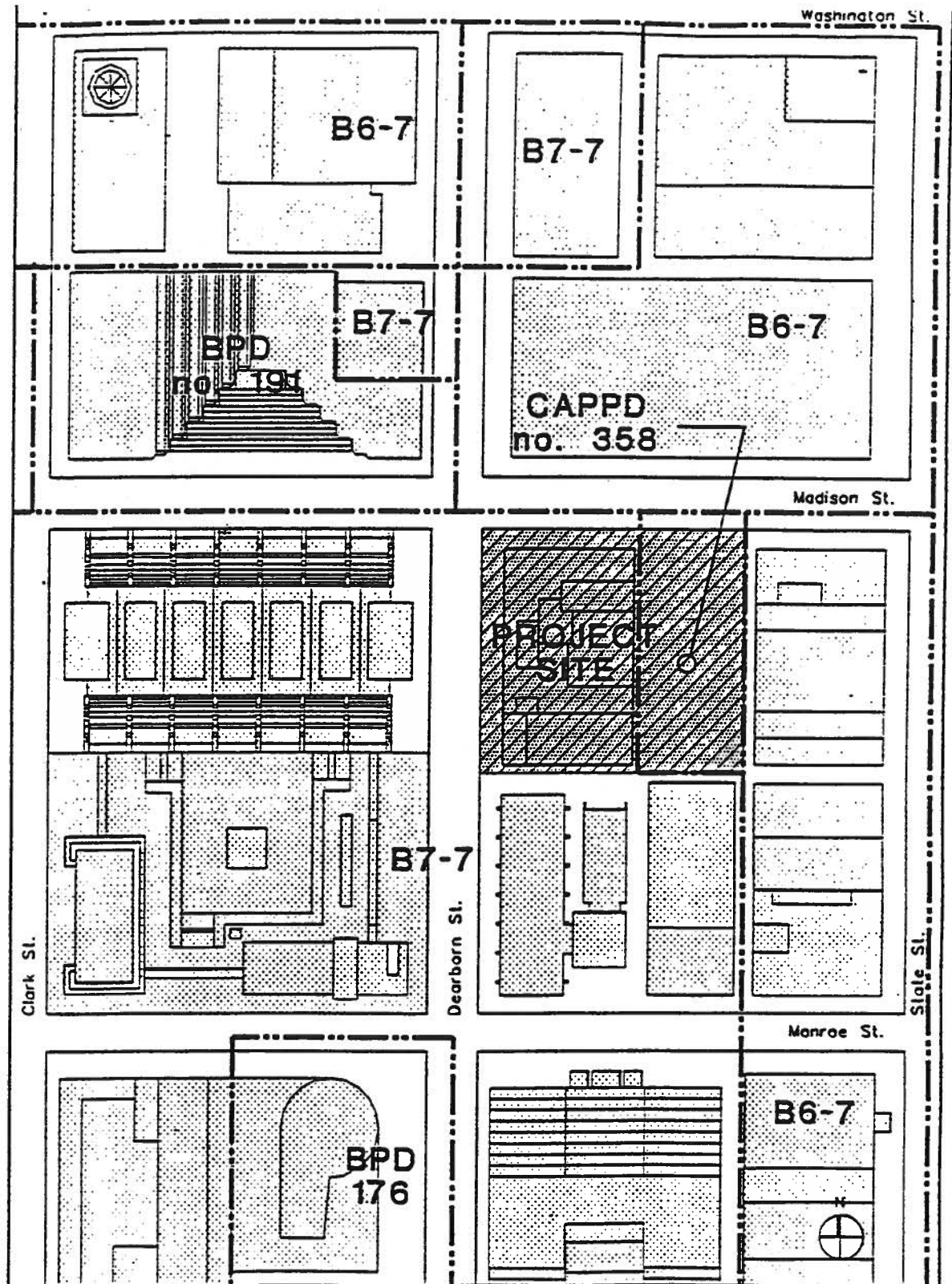
± 63,272 gross square feet (1.45 acres) = ± 41,850 net square feet + 21,422 square feet in public right-of-way.

Maximum Permitted Floor Area Ratio:	29.97**.
Minimum Setbacks from Property Line:	In accordance with the Site Plan.
Minimum Number of Parking Spaces:	236*.
Maximum Number of Parking Spaces:	645**.
Minimum Number of Loading Docks:	To be determined by the Department of Planning and Development.
Maximum Percentage of Land Covered:	In accordance with the Site Plan.
Maximum Building Height:	1,210 feet (as depicted on the Building Elevation).

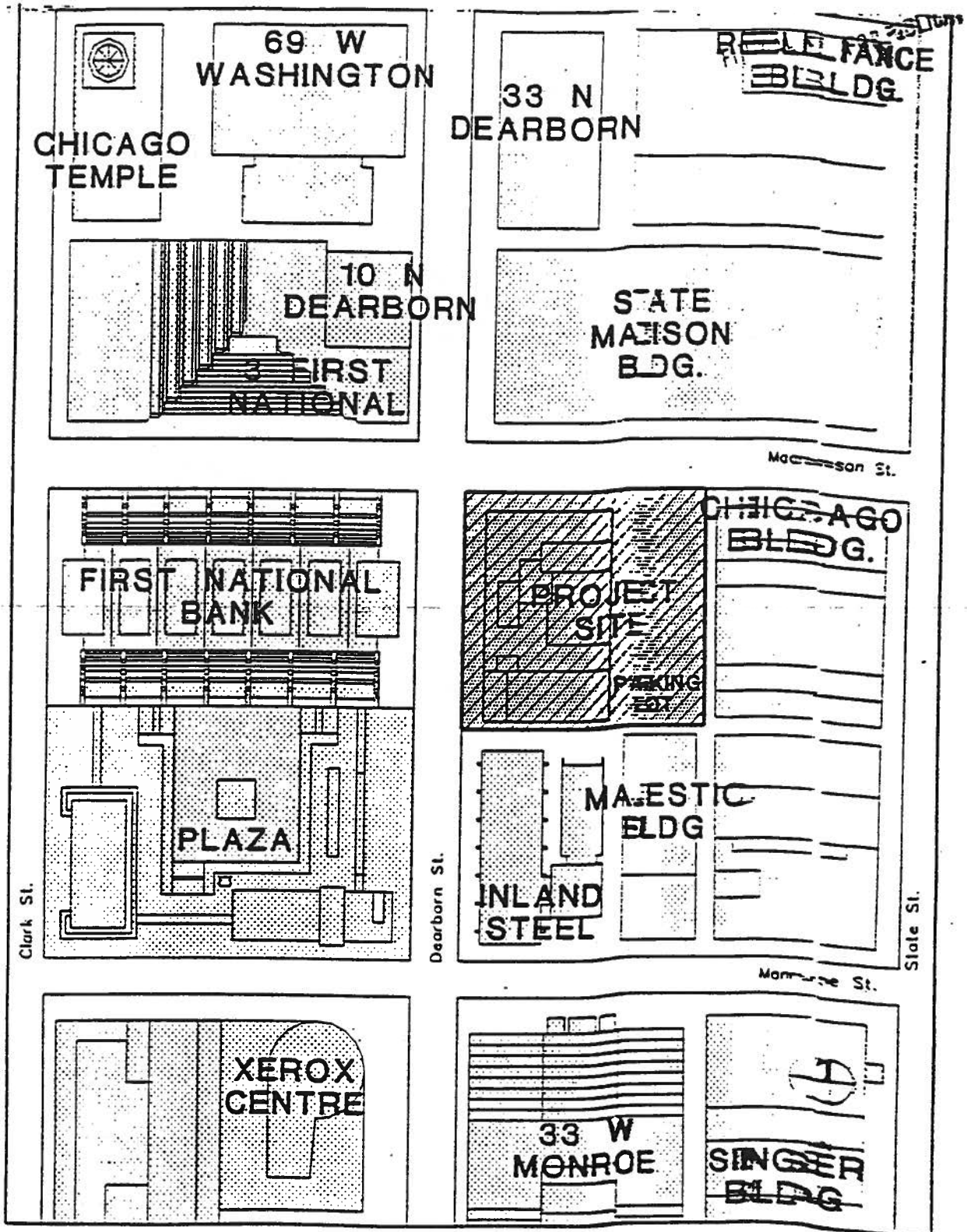
* Minimum required under Zoning Code B7-7 requirements.

** Assumes zero and thirty-five hundredths (0.35) spaces per one thousand (1,000) square feet of office space (0.35 × 770,840 gross square feet = 270 spaces) plus one and five tenths (1.5) spaces per dwelling unit (1.5 × 250 unit = 375 spaces). If fewer than six hundred forty-five (645) above grade enclosed spaces are provided, the maximum Floor Area Ratio shall be adjusted downward to adjust density bonus given for enclosed parking.

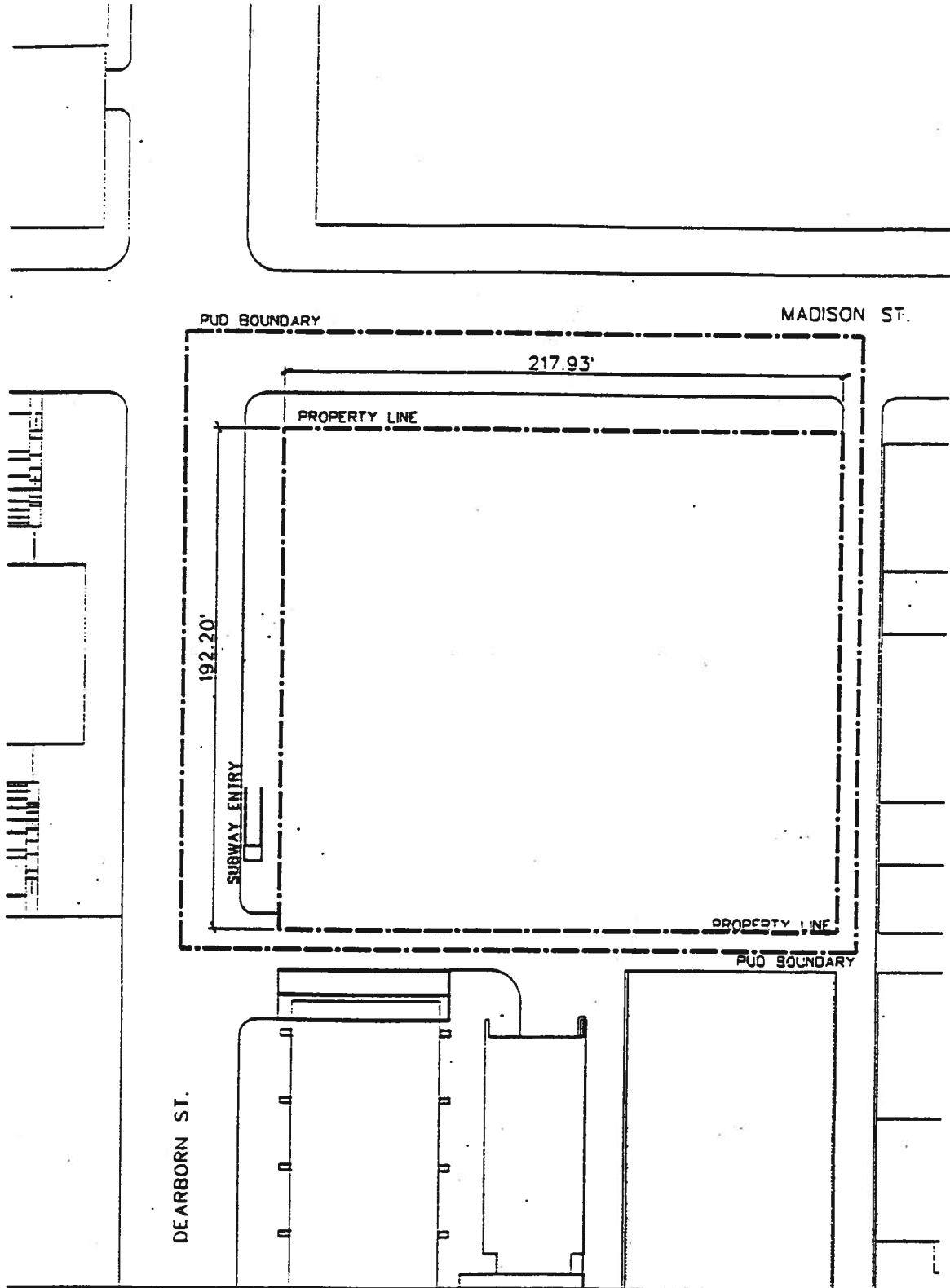
Existing Zoning Map.



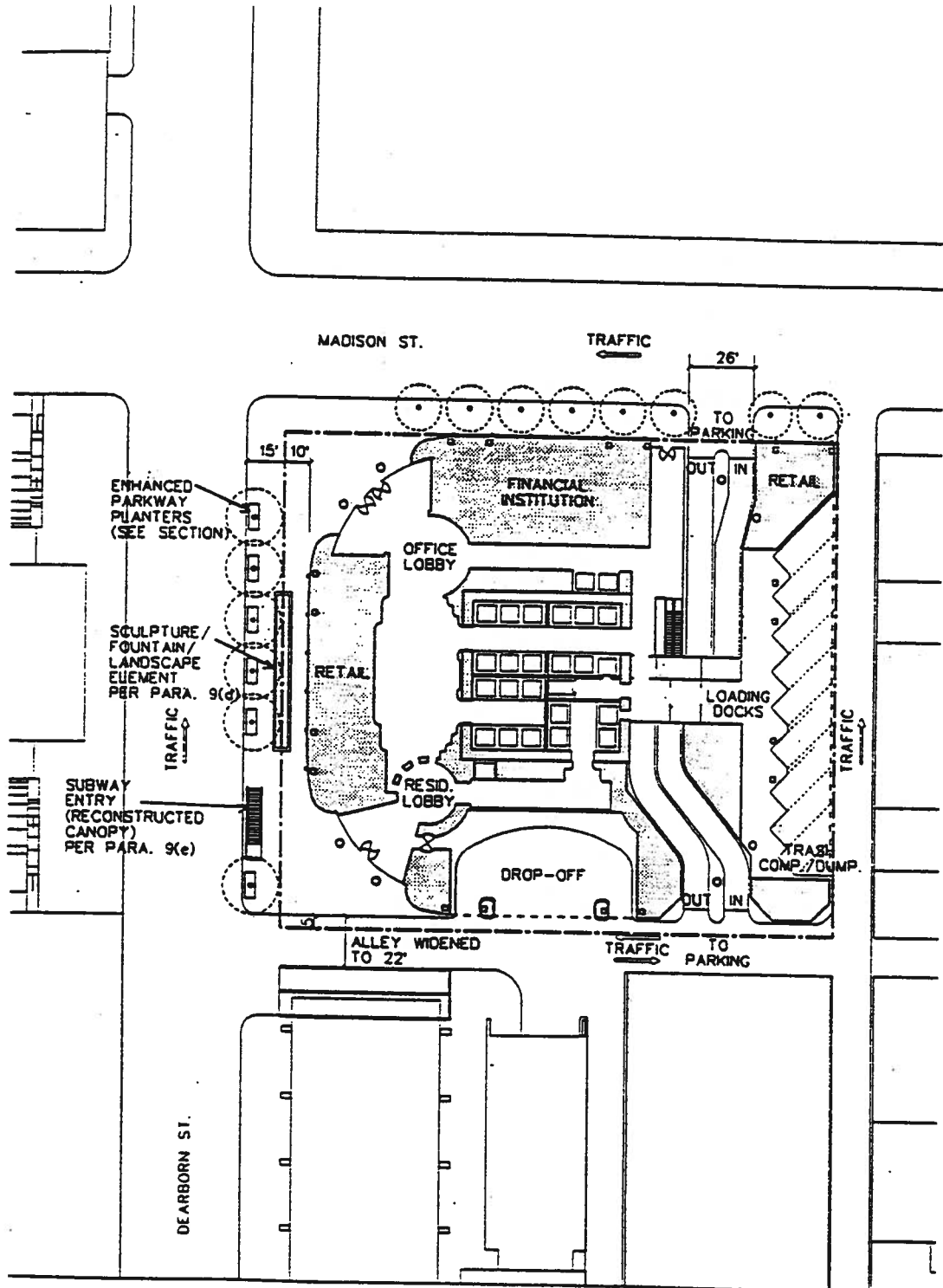
Existing Land-Use Map.



Planned Development Property Line And Boundary Map.



Site/Landscape Plan.

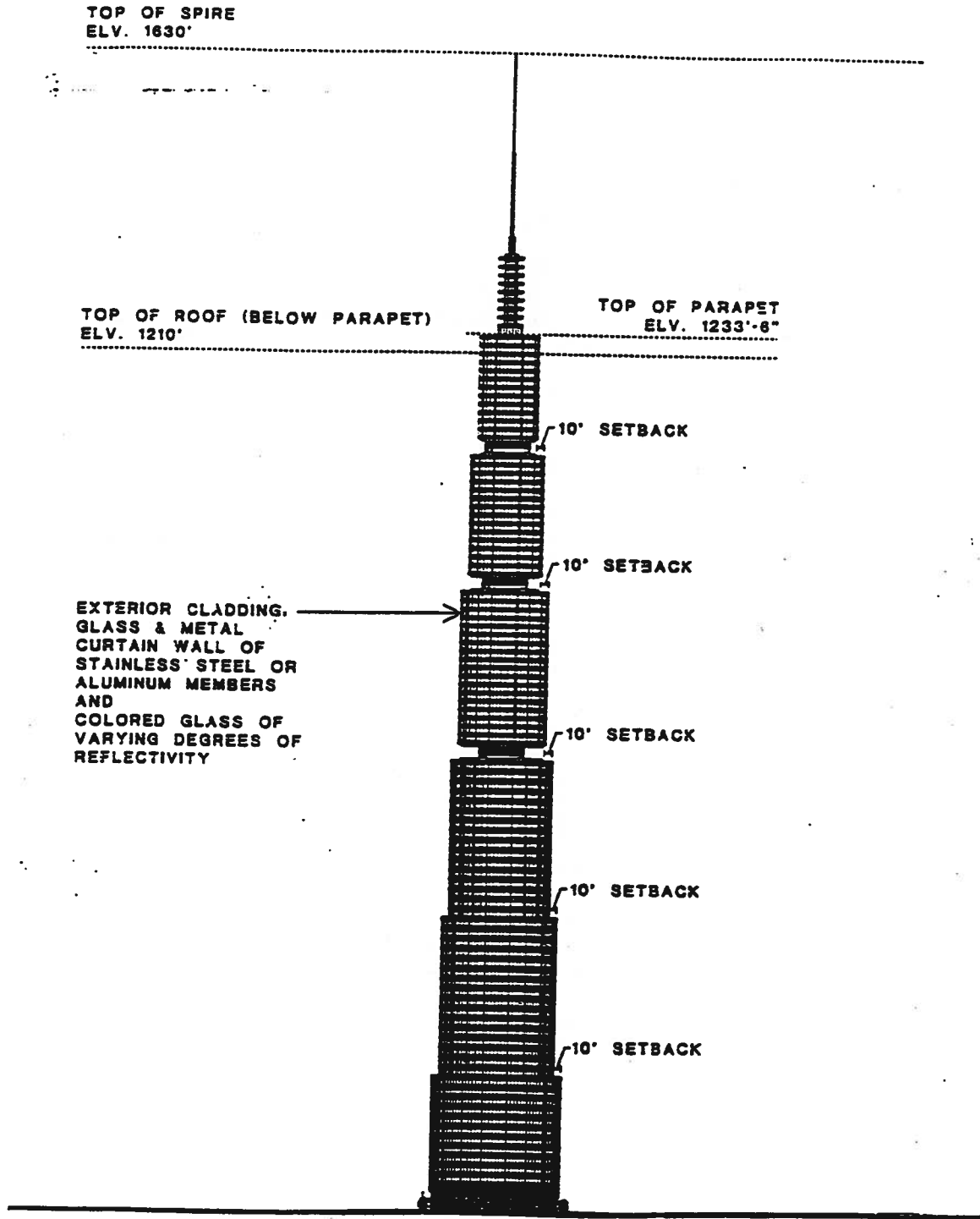


7 South Dearborn
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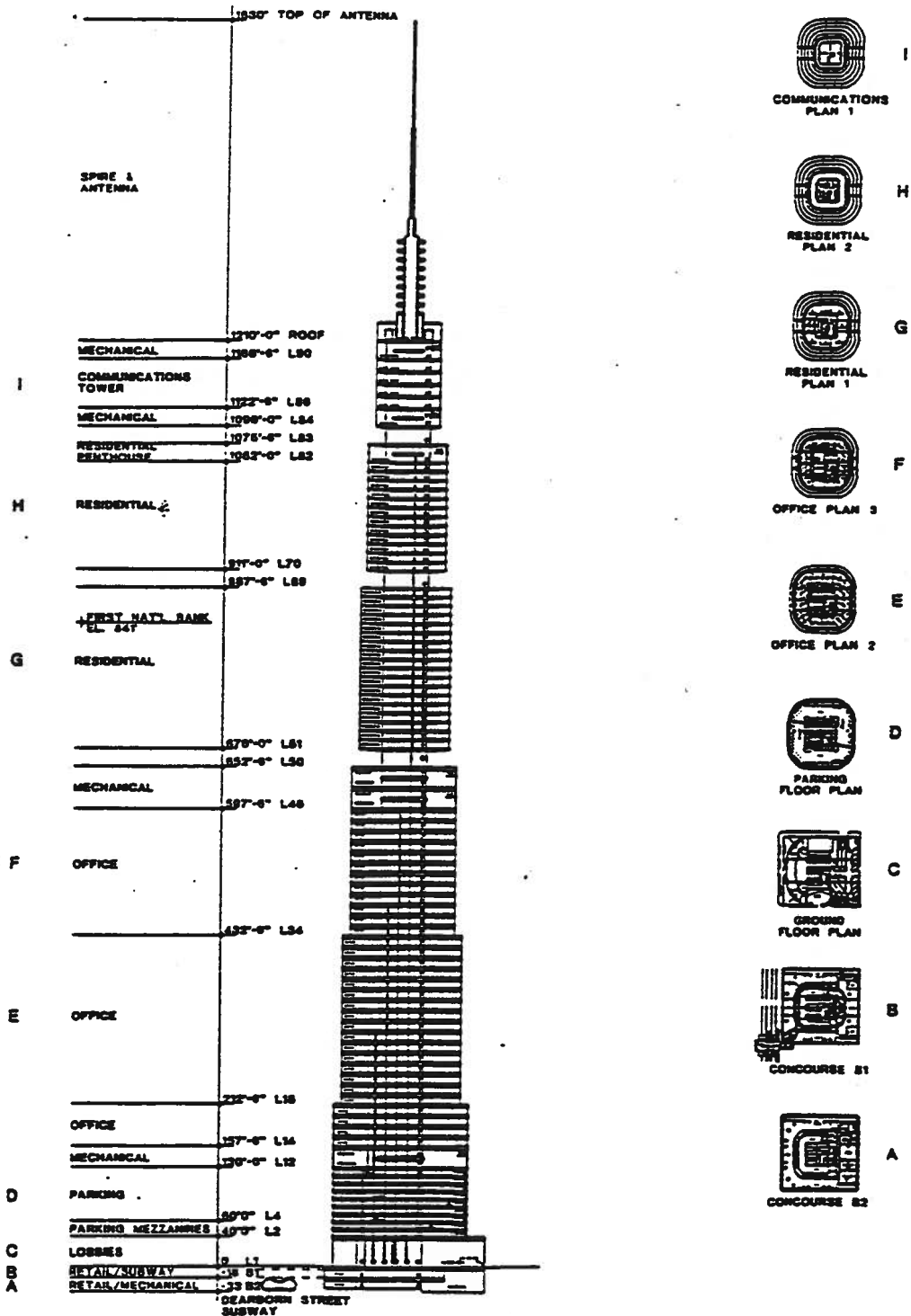
Site/Landscape Plan

September 10, 1995

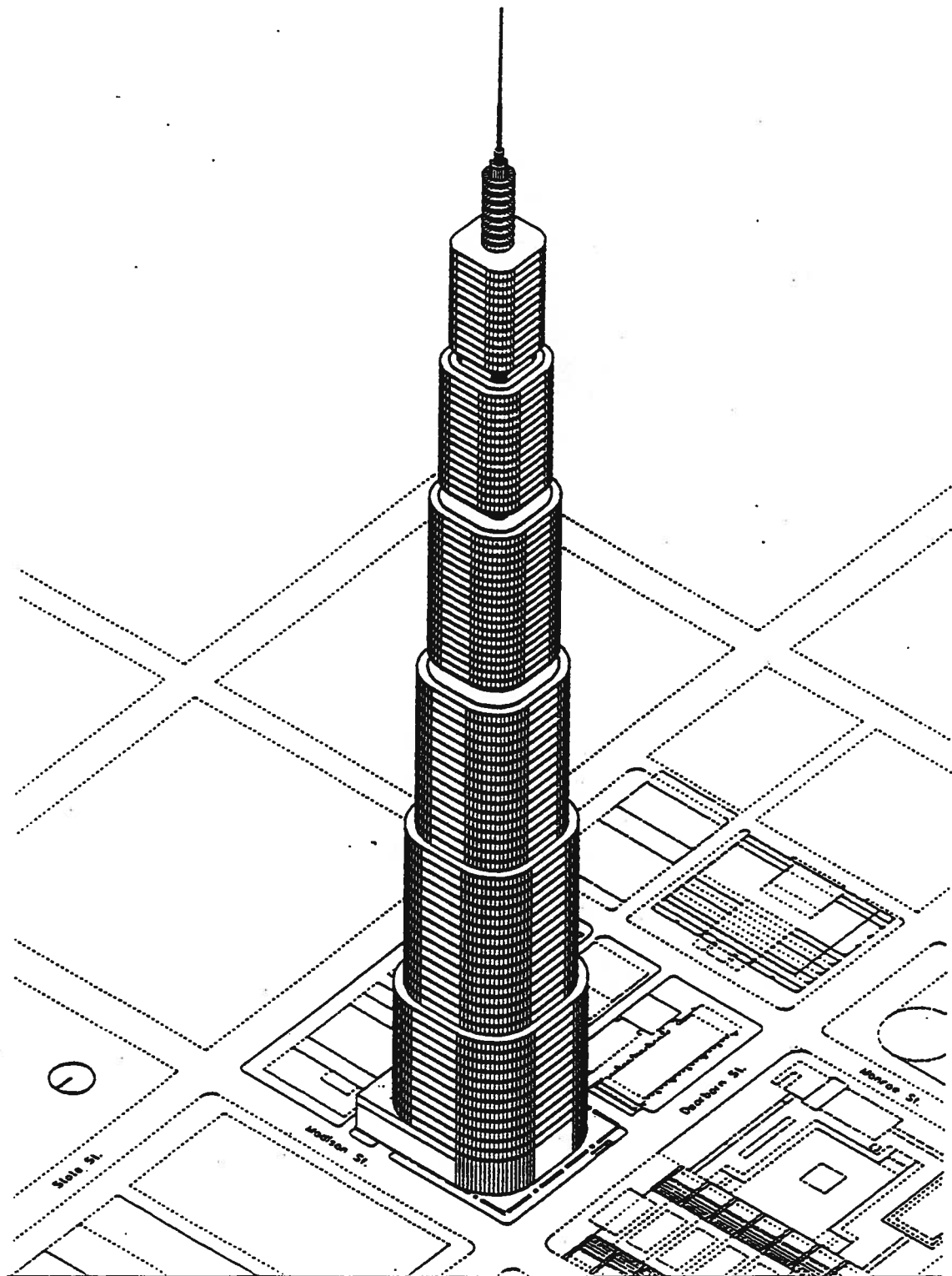
West Elevation.



Building Section.



Perspective.

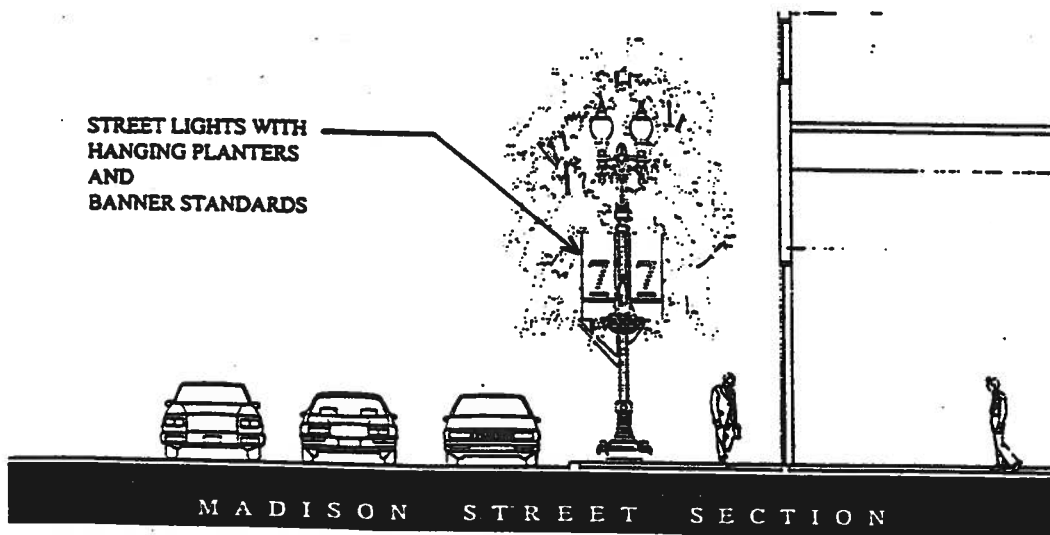
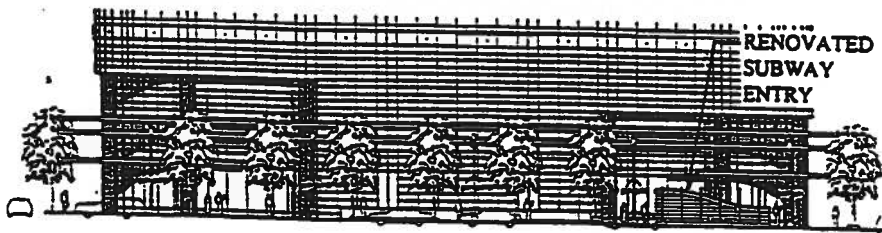
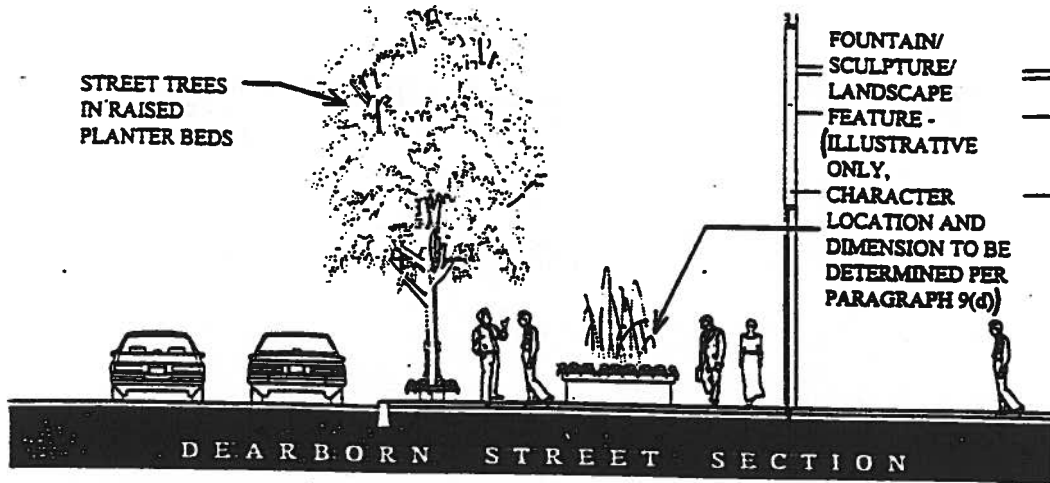


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PERSPECTIVE

September 10, 1998

Streetscape Sections And Elevation.



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STREETSCAPE SECTIONS AND ELEVATION

September 10, 1998