



December 6, 2002

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>

Mr. John J. George
Two First National Plaza, Suite 400
20 South Clark Street
Chicago, IL 60603-1903

Re: Site Plan Approval for Residential-Business Planned Development No. 70, as amended; (Lakeshore East) 201 N. Westshore Drive - Building M ("Lancaster" Building)

Proposal: The construction of a thirty-story residential highrise building containing two-hundred and seven (207) dwelling units and two-hundred and twenty-seven (227) parking spaces.

Location: The property located at 201 North Westshore Drive.

Dear Mr. George:

We have reviewed the Site Plan, Landscape Plan, and Building Elevation Plans submitted by you for the construction of a thirty-story residential highrise building containing two-hundred and seven (207) dwelling units and two-hundred and twenty-seven (227) parking spaces. These plans prepared by Lowenberg Associates Inc, are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 70, as amended.

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Residential-Business Planned Development No. 70, Building M, for the construction of a thirty-story residential highrise building containing two-hundred and seven (207) dwelling units and two-hundred and twenty-seven (227) parking spaces, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on June 19, 2002.

Very truly yours,



Alicia Mazur Berg
Commissioner

cc. Jack Swenson, Ed Kus, Philip Levin, Michael Marmo, Tim Bleuher



Be It Ordained by the City Council of the City of Chicago: RBPD 70,99

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential-Business Planned Development Number 70, as amended, symbols and indications as shown on Map Number 1-E in the area bounded by:

the south dock line of the Chicago River as established by ordinance passed August 15, 1952 and amended by ordinance passed December 11, 1952; the east right-of-way line of North Lake Shore Drive; the south right-of-way line of East Wacker Drive or the line thereof extended where no street exists; and North Beaubien Court or the street thereof extended where no street exists,

to those of a C1-3 Restricted Commercial 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 Residential-Business Planned Development Number 70, as amended, symbols and indications as shown on Map Number 1-E in the area bounded by:

the south right-of-way line of East Wacker Drive or the line thereof extended where no street exists; a line 3,095 feet east of the west line of North Michigan Avenue; a line 140 feet south of the north line of East Randolph Street, or the line thereof if extended where no street exists; a line 2,022 feet east of the west line of North Michigan Avenue; the north line of East Randolph Street; the east line of North Stetson Street; the north line of East Lake Street; North Michigan Avenue; the north line of East South Water Street; a line 55.53 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; the south line of the alley next north of and parallel to East South Water Street; the east line of the alley next east of and parallel to North Michigan Avenue; a line 138.74 feet north of the north line of the alley next north of and parallel to East South Water Street, or the line thereof if extended where no alley exists; a line 55.53 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; a line 428.773 feet north of the north line of East South Water Street; a line 19.69 feet west of the east line of north Beaubien Court, or the line thereof if extended where no street exists; a line 468.819 feet north of East South Water Street; and a line 68.43 feet east of the east line of North Beaubien Court, or the line thereof if extended where no street exists,

to the designation of Residential-Business Planned Development Number 70, as amended 2001, 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 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 70, As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 70, as amended ("the Planned Development") consists of approximately one million eight hundred fifty-eight thousand nine hundred twenty-two (1,858,922) square feet (forty-two and sixty-seven hundredths (42.67) acres) of property (the "Property") which is divided into seven (7) subareas as depicted in the attached subarea map. Subareas A, B, C, D, F and G have been substantially developed in a manner consistent with this Planned Development. Subarea E is undeveloped and is controlled by the applicant, Lakeshore East, L.L.C.
2. All necessary official reviews, approvals or permits are required to be obtained by the applicant as to Subarea E and by the respective owners of the property to Subareas A, B, C, D, F and G.
3. The requirements, obligations and conditions contained within the Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal title holder and any ground lessors with respect to Subarea E and to the respective owners, their successors and assigns with respect to Subareas A, B, C, D, F and G. 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, then to the owners of record title to all of the Property and any ground lessors with respect to Subarea E and to the respective owners, their successors and assigns with respect to Subareas A, B, C, D, F and G. With respect to Subarea E, the applicant is hereby designated as the controlling entity for purposes of this Planned Development.
4. This plan of development consists of these seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary Map; a Subarea Map; a Net Developable Area Map for Subarea E; a Generalized Land-Use Plan for Subarea E; Subarea E Parcelization Plans (Upper Level, Intermediate Level and Lower Level); Subarea E Right-of-Way Adjustment Maps and a Subarea E Public Park Zone Map dated March 15, 2001 prepared by Skidmore, Owings and

Merril, L.L.P.. Full size sets of the exhibits are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply to the Property, provided, however, that the development of the Property shall also be subject to an ordinance adopted by the City Council and known as the 2000 Amendatory Lakefront Ordinance and also subject to the Lakeshore East Master Plan and Design Standards dated March 15, 2001 prepared by Skidmore, Owings and Merrill, L.L.P.

5. (A) Within Subareas A, B, C, D, F and G at the elevations above Chicago City Datum indicated, provided that these elevations may be varied by plus or minus five (+/- 5) feet or as otherwise necessary to meet existing conditions, and subject to the condition in statement 12 and in the Bulk Regulations and Data Table, the following uses are permitted:

Lower Level
(+ 8.0 feet)

Illinois Central Gulf tracks and facilities; warehousing and storage; trucking; public esplanade park along the Chicago River; and accessory uses including automobile parking and hotel uses. (Major service access level)

Interim Level

Accessory uses including automobile parking and hotel uses.

Intermediate Level
(+ 26.0 feet)

Accessory uses including automobile parking and hotel uses. (Vehicular Access Level)

Interim Level

Accessory uses including retail sales, service used automobile parking and hotel uses.

Arcade Level

Pedestrian walkways; public park; and accessory uses including retail sales, service uses, automobile parking and hotel uses.

Upper Level**(+ 53.0 feet) and above**

Apartment, office, mixed use (apartment-office) and hotel buildings; accessory uses including retail sales and service uses; related uses; and pedestrian walkways. (vehicular right-of-way and access level),

(B) Within Subarea E, the following uses are permitted: public parks; public school; commercial uses, retail uses, hotel uses, residential uses, business uses, office uses, religious and institutional uses, warehousing and storage (at the Lower Level only) and accessory uses. A driving range, golf course and related facilities shall be a permitted interim use through December 31, 2001.

In addition, the following uses shall be permitted in all subareas and at all levels subject to the review and approval of the Department of Planning and Development:

- (i) broadcast and telecommunication structures, equipment and installations including parabolic transmitting and receiving antennae;
 - (ii) townhouses and any land-use accessory to a principal use at any level and not specifically authorized in statements 5(A) and (B); and
 - (iii) public utility and public service uses necessary to serve the development including, but not limited to district electrical generation and utility substations under this Planned Development; and
 - (iv) district cooling and heating.
6. Business identification signs affixed to the face of or recessed into a building or structure shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Temporary construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. No advertising signs shall be permitted within the Planned Development.

7. 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 if within Subarea E, and the respective owners of the property within Subareas A, B, C, D, F and G if within those subareas, and approval by the City Council.
8. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development, in parking structures or areas developed after the effective date hereof, shall be designated and designed for parking for the handicapped.
9. 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 except where provided in public street areas as permitted by the Department of Transportation. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of Planning and Development. The applicant agrees to reserve a sixty-six (66) foot wide area which is sufficient property in order to permit the possible future connection of North Harbor Drive or North Field Drive (or at a location chosen by agreement between the applicant, the Department of Transportation and the Department of Planning) with the intermediate level of Wacker Drive which will be determined by the Department of Transportation prior to the development of Parcels C1-3.
10. In addition to the maximum height of the buildings and any appurtenances thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
11. This Planned Development shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.
12. Subareas A, B, C, D, F and G already have been substantially developed. The further development or redevelopment of properties within Subareas A, B, C, D, F and G shall be subject only to the regulations in Subsections A through G below. The development of Subarea E shall be completed in accordance with all of the regulations contained herein and

in accordance with the Guidelines of the Lakeshore East Master Plan and Design Standards.

(A) Net Developable Area.

For purposes of Floor Area Ratio calculations, the definitions in the Chicago Zoning Ordinance shall apply, provided, however, that "Net Developable Area" refers to the net site area at the Upper Level. The Upper Level is typically at approximately + 53.0 feet above Chicago City Datum but may be lower depending on factors such as road levels and the location of building entrances and exits as determined by the applicant. Floor Area below the Upper Level shall not be included in calculating the total number of square feet of development unless the principal entrance to the building is located below the Upper Level and, in that event, the level of the principal entrance to the building shall be considered "curb level" for purposes of the Chicago Zoning Ordinance.

(B) Bulk And Density Regulations.

- 1) Warehousing and storage uses permitted as principal uses in Statement Number 5 shall be limited to four hundred thousand (400,000) square feet and shall be established in accordance with the C3-7 regulations existing on the effective date of this Planned Development.
- 2) With regard to areas devoted as a principal use to office, hotel and residential uses and retail sales and service uses, the following maximums shall apply:

Office, maximum floor
area = 12,000,000 square feet

Hotel, maximum number
of rooms/keys = 5,500

Residential maximum
number of dwelling
units = 9,050 units

Retail sales and service,
maximum floor area = 1,325,000 square feet

Provided, however, that in calculating these maximums, ballrooms, meeting rooms, exhibition space and eating facilities associated with a hotel use and located at or above the established Upper Level shall be chargeable against the maximum permitted floor area for principal retail sales and service uses.

- 3) The applicant may increase the maximum number of dwelling units allowed by up to three thousand one hundred eighty-three (3,183) dwelling units by converting a portion of the maximum allowed office space and/or a portion of the maximum allowed hotel rooms/keys. The applicant may increase the maximum amount of office space by up to two million (2,000,000) square feet by converting a portion of the maximum dwelling units and/or a portion of the maximum number of hotel rooms/keys. The applicant may increase the maximum number of hotel rooms/keys by up one thousand (1,000) rooms/keys by converting a portion of the maximum allowed office space and/or a portion of the maximum allowed dwelling units. For purposes of this conversion one thousand (1,000) square feet of office space shall be equal to one (1) dwelling unit, two (2) hotel rooms/keys shall be equal to one (1) dwelling unit, and one thousand (1,000) square feet of the office space shall be equal to two (2) hotel rooms/keys.
- 4) Except for Subarea E, the number of efficiency units within this Planned Development shall not exceed thirty percent (30%) of the number of permitted dwelling units. The number of efficiency units in Subarea E shall not exceed fifteen percent (15%).
- 5) To the extent this Planned Development does not cover all items required for development, the Chicago Zoning Ordinance shall apply as follows: warehousing and storage at the Lower Level shall be in general conformity with the C3-7 Commercial-Manufacturing District regulations; permitted office, hotel and retail used shall be in general conformity with the B6-7 General Central Business District regulations; and residential uses shall be in general conformity with the R8 General Residence District regulations.

(C) Maximum Permitted Site Coverage.

- 1) East of North Stetson Avenue: (except for Subarea E) fifty percent (50%) between Upper Level and plus thirty (+30) feet above the Upper Level (sixty percent (60%) on a single parcel provided that a single parcel may contain multiple buildings); and forty percent (40%) above plus thirty (+30) feet above the Upper Level.
- 2) West of North Stetson Avenue: eighty percent (80%) between the Upper Level and plus seventy-five (+75) feet above the Upper Level; and sixty percent (60%) above plus seventy-five (+75) feet above the Upper Level.
- 3) Subarea E: Site coverage is controlled by the Parcel Design Criteria as described in the Master Plan and Design Standards.

(D) Periphery Setbacks And Minimum Distance Between Buildings.

- 1) For Subareas A, B, C, D, F and G:

Minimum Distance Between Building Faces at Upper Level: eighty and zero-tenths (80.0) feet.

Minimum Distance Between Building Corners or Building Face-to-Corner at Upper Level: sixty and zero-tenths (60.0) feet.

Periphery setback and distance provisions may be adjusted where required to allow flexibility of architectural or site design arrangement, subject to the approval of the Department of Planning and Development.

- 2) For Subarea E: Setbacks are controlled by the Master Plan and Design Standards.

(E) Parking.

1) Minimum Requirements for other uses:

Office building: one (1) space per three thousand five hundred (3,500) square feet.

Hotel: one (1) space per three (3) rooms/keys.

Residential building: spaces equal to fifty-five percent (55%) of the dwelling units including efficiency units, provided that with respect to townhome units a minimum of one (1) parking space per dwelling unit shall be required.

Compact spaces accessory to a use may be provided within a garage once the applicant has satisfied the minimum parking requirements subject to the review and approval of the Department of Transportation.

2) Location

All parking spaces required to serve buildings or uses shall be located on the same parcel as the building or use served, or (i) if a residential use, within five hundred (500) feet walking distance measured from the property line; or (ii) if a non-residential use, within one thousand (1,000) feet walking distance measured from the property line.

3) Vehicular entrances and exits to accessory automobile parking areas shall be located in conformance with the Automobile Entrance Zone Maps attached hereto. Provided, however, that temporary driveways shall be permitted within the restricted areas depicted on the Automobile Entrance Zone Maps when necessitated by division of parcels and subject to the review and approval of the Department of Transportation.

4) The location, geometrics and operation of all interior or local ramps adjoining any structure at the Upper Level shall be subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

(F) Loading.

Minimum off-street loading shall be provided in accordance with the regulations applicable in the R8 and B7-6 Districts of the Chicago Zoning Ordinance existing on the effective date hereof. The location of loading berths shall be subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

(G) Construction Of Public Improvements.

No certificate of occupancy shall be issued for any improvement located within a parcel in the development until such time as the Applicant for the certificate produces evidence that construction of public improvements related to the improvement located within a parcel in said development has been completed, is under construction or is under contract for construction, or that adequate access can be provided, all as certified by the Department of Transportation and approved by the Department of Planning and Development. In particular, the pedestrian walkway connection beneath Lake Shore Drive and the pedestrian walkway connection beneath Wacker Drive shall be installed on or before the completion of the Neighborhood Park and the vertical connections (handicap accessible) adjacent to the Neighborhood Park shall be installed prior to the issuance of a Certificate of Occupancy for the building containing said vertical connection. In addition, the applicant shall use its best efforts to provide landscaping in the parkway area and in the median area of North Columbus Drive and East Randolph Street along the frontage of said streets adjacent to Subarea E subject to the review and approval of the Department of Planning and Development and the Department of Transportation.

(H) Public Park.

Provided the applicant is instructed to proceed by the City of Chicago and the Chicago Park District and provided with specific park specifications no later than December 31, 2002, the applicant shall be responsible for the construction of the public park (the "Neighborhood Park") depicted on the Public Park Zone map to be substantially completed on or before June 30, 2004. The City of Chicago acknowledges and agrees that the applicant will cause a grant of easement to be recorded within ninety (90) days from the effective date of this ordinance providing for public

use of the Neighborhood Park and that the applicant will dedicate the fee simple title of the Neighborhood Park to the Chicago Park District on December 31, 2008. Further, the City of Chicago acknowledges that the grant of easement satisfies all open space impact fee requirements of the applicant in the development of Subarea E.

(I) Public Elementary School.

Provided the applicant is instructed to proceed by the City of Chicago, the Chicago Board of Education and the Chicago Park District, and provided with specific building specifications no later than June 30, 2002, the applicant shall be responsible for the construction of a forty-five thousand (45,000) square foot portion of a fifty-three thousand (53,000) square foot structure to contain a public elementary school with space to be shared with the Chicago Park District to be substantially completed on or before June 30, 2004.

(J) Pedestrian Walkways.

The pedestrian walkways depicted on the Pedway Level Pedestrian Walkway System Map shall consist of an enclosed all-weather walkway, having a minimum unobstructed vertical clearance of nine (9) feet (or lower as required by street conditions) and a width of fifteen (15) to twenty-five (25) feet (as depicted on the Pedway Level Pedestrian Walkway System Map), designed to accommodate pedestrian movement at the Arcade Level and/or other levels as depicted in the Pedway Level Pedestrian Walkway System Map attached hereto. It shall be the responsibility of the applicant to provide continuous pedestrian walkways at the Arcade Level and/or other levels within Subarea E pursuant to the Master Plan and Design Standards subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

13. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for development or redevelopment of any development parcels within the Planned Development, other than alterations to existing buildings which do not increase their height or alter their footprints, a Site Plan for the proposed development, including parking areas, shall be submitted to the Commissioner of the Department

of Planning and Development for approval. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals conform with the general design standards in statement 12, is consistent with the intent of the Lakeshore East Master Plan and Design Standards and to ensure coordination of public improvements described in statements 12(G), 12(4) and 12(i). No Part II approval for work for which a Site Plan must be submitted to the Commissioner shall be granted until the Site Plan has been approved by the Commissioner. Further, all Part II submittals shall be in compliance with the Chicago Landscape Ordinance. Following approval of a Site Plan by the Commissioner, the approved plan 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. The approved Site Plan may be changed by the provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance. A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- (1) the boundaries of the Property;
- (2) the footprint of the improvements;
- (3) location and dimensions of all loading berths;
- (4) preliminary landscaping plan prepared by a landscape architect with final landscaping plan to be approved at Part II stage;
- (5) all pedestrian circulation routes;
- (6) the location of any adjacent public improvements;
- (7) a signage plan for any building where retail or theater uses would be present above the ground level;
- (8) preliminary building sections and elevations of the improvements with a preliminary building materials list; and
- (9) statistical information applicable to the Property limited to the following:
 - (a) floor area and floor area ratio;
 - (b) uses to be established;

- (c) building heights; and
- (d) all setbacks, required and provided.

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

14. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning 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.
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 Subarea E of 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."). 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 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.

17. Unless substantial construction has commenced and been diligently pursued within Subarea E on a minimum of five hundred thousand (500,000) square feet of floor area within five (5) years from the date of City Council approval of this amendment to Residential-Business Planned Development Number 70, one million (1,000,000) square feet of floor area within ten (10) years from the date of City Council approval of this amendment to Residential-Business Planned Development Number 70, and one million five hundred thousand (1,500,000) square feet of floor area within fifteen (15) years of City Council approval of this amendment to Residential-Business Planned Development Number 70, the Department of Planning and Development may decide to review the provisions of this Planned Development in whole or in part. In the event that the Department of Planning and Development determines to review the provisions of this Planned Development, the applicant shall submit a report to the Commissioner of Planning and Development on the status of the development proposals for Subarea E. Following the submission of such status report, the Commissioner of Planning and Development shall determine whether changed circumstances since the effective date of this amendment warrant any further modifications to this Planned Development. Upon the written request of the applicant, the Department of Planning and Development shall certify to the applicant in writing within thirty (30) days from the receipt of said request whether the applicant has complied with the construction requirements contained in this statement 17.

[Bulk Regulations and Data Table; Planned Development Boundary Map; Existing Zoning Map; Generalized Land-Use Plan; Subarea Map; Net Developable Area; Pedestrian Walkway System -- Pedway Level; Subarea E Parcelization Plan; Right-Of-Way Adjustments; and Public Park Zone referred to in these Plan of Development Statements printed on pages 88992 through 89005 of this *Journal*.]

Bulk Regulations And Data Table.

Residential - Business Planned Development Number 70
Amended Planned Development Use and Bulk Regulations and Data

March 14, 1991

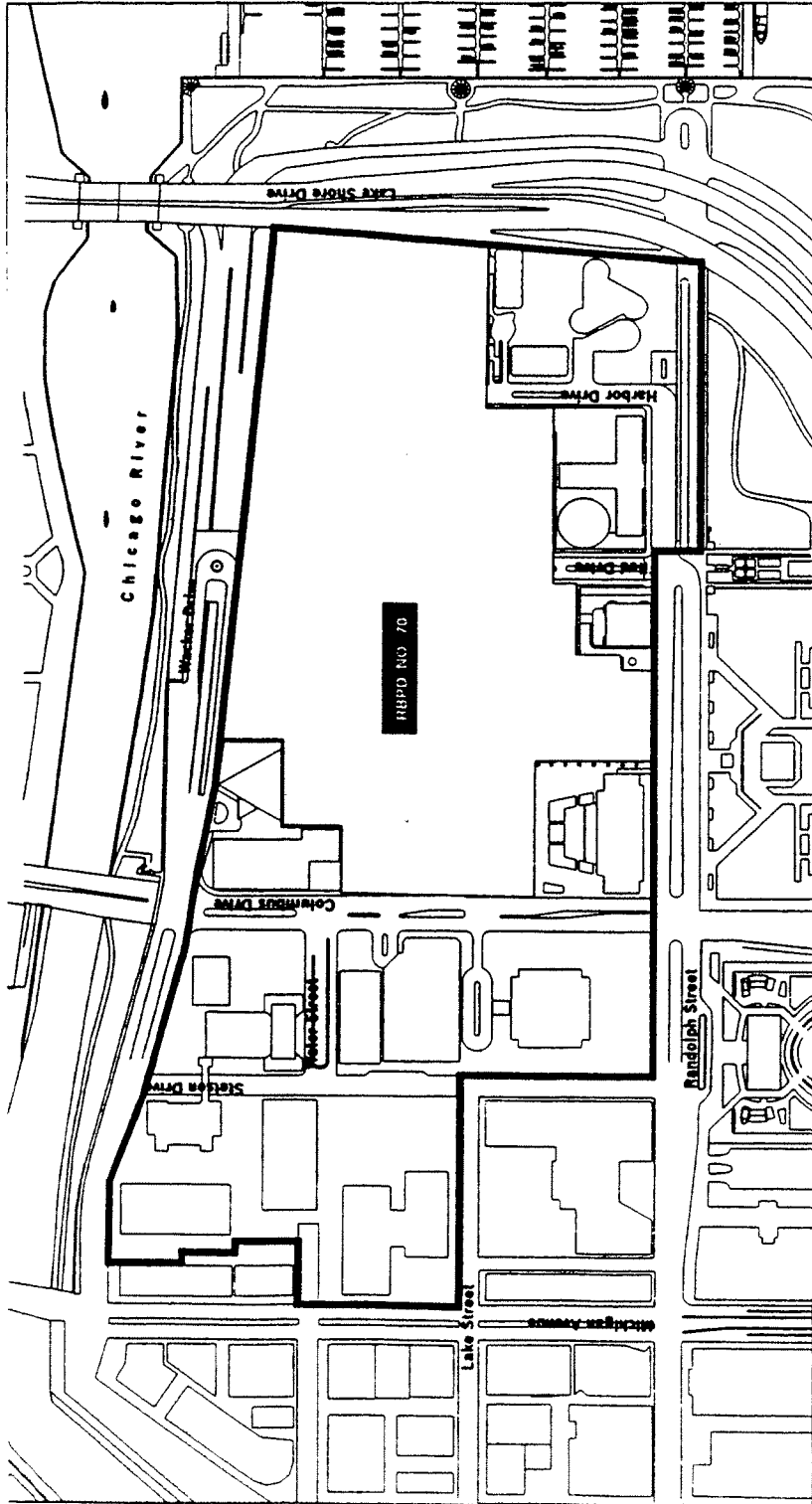
Subarea	Net Developable Area ¹ SF	Building Area Existing/Under Construction	Future Allowed	Net P.A.R. P.A.R.	Residential Dwelling Units Existing/Under Construction	Future Allowed	Offices (sq) Existing/Under Construction	Future Allowed	Hotel Rooms (# of Rooms) Existing/Under Construction	Future Allowed	Retail Subservices Area Existing/Under Construction	Future Allowed
Subarea A												
Three Rivers Center	66,194											
Hyatt West	52,356											
Three Rivers Center	80,003											
Hyatt East	73,000											
Columbus Plaza	34,164											
Three Rivers Center	51,995											
Subtotal	297,119	0,110,483		12.20	852		1,707,958		2,841		133,948	
Subarea B												
ADP (SOS) (Admns)	198,619	3,091,828		18.73			2,889,328				84,000	
Subarea C												
Order Drive East	96,483											
Harbor Point	19,050											
Subtotal	115,533	3,091,828		11.80	1,682						42,068	
Subarea D												
Brookgreen	34,433											
17th Street Drive	17,111											
17th Street	41,872											
Bankers	34,000											
Parment	41,189											
Admns Ctr	21,943											
17th Street	41,091											
BTE	41,091											
918	53,778											
Subtotal	397,587	6,707,928		17.89	1,289		2,889,920		1,217		221,289	
Subarea E												
South 6th	16,000											
Private Developable Area	822,908											
Subtotal	838,908			18.73	4,846		3,122,820		2,122		773,003	
Subarea F												
SOCS	190,903	1,052,872		18.89			1,852,872				89,000	
Subarea G												
Post Millennium	49,641	849,289		14.34	489						89,000	
Sub Total	1,669,822	18,674,886			4,194		8,252,896		3,278		881,000	
GRANDTOTAL SUBAREAS (Existing + Future)		27,493,328		Net P.A.R. 11.89	7,999		11,289,936		11,217		1,331,888	

NOTES:
(1) Net developable areas for individual parcel components (A, B, C, or D) are taken from original survey as prepared by Dale Meyer.

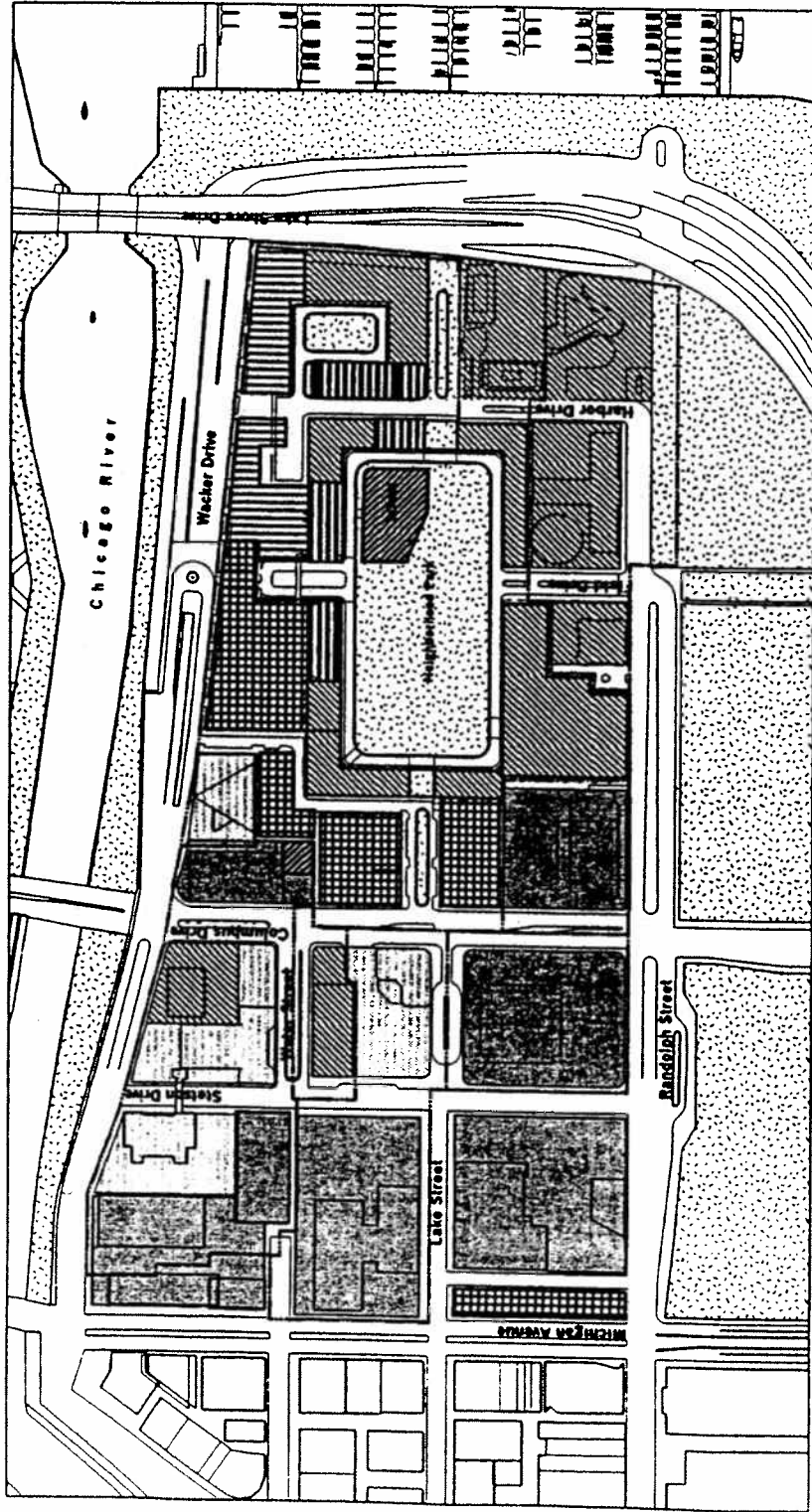
Notes

Areas outside of Subarea E
provided by The City of Chicago
& I E Consultants, Surveyors

Planned Development Boundary Map.



Generalized Land-Use Plan.

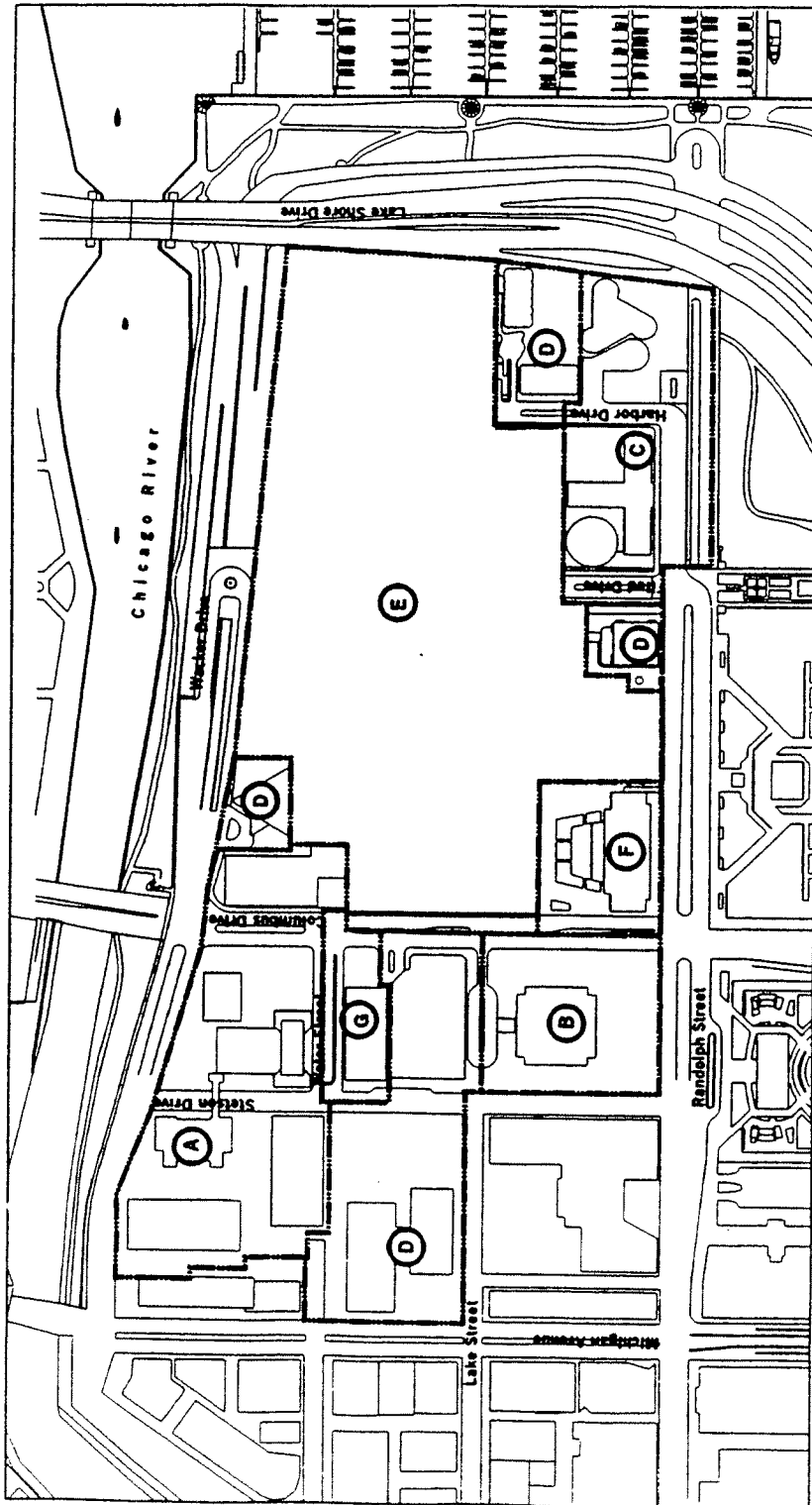


APPLICANT: LAKEHURON EAST LLC
 DATE: NOVEMBER 14, 2001
 REVISED: MARCH 14, 2002

- Office
- Hotel
- Residential
- Mixed Use A (Commercial / Retail / Hotel / Residential / Office)
- Mixed Use B (Commercial / Retail / Hotel / Residential)
- Residential with Ground Floor Retail

- Park and Open Space
- Residential

Subarea Map.

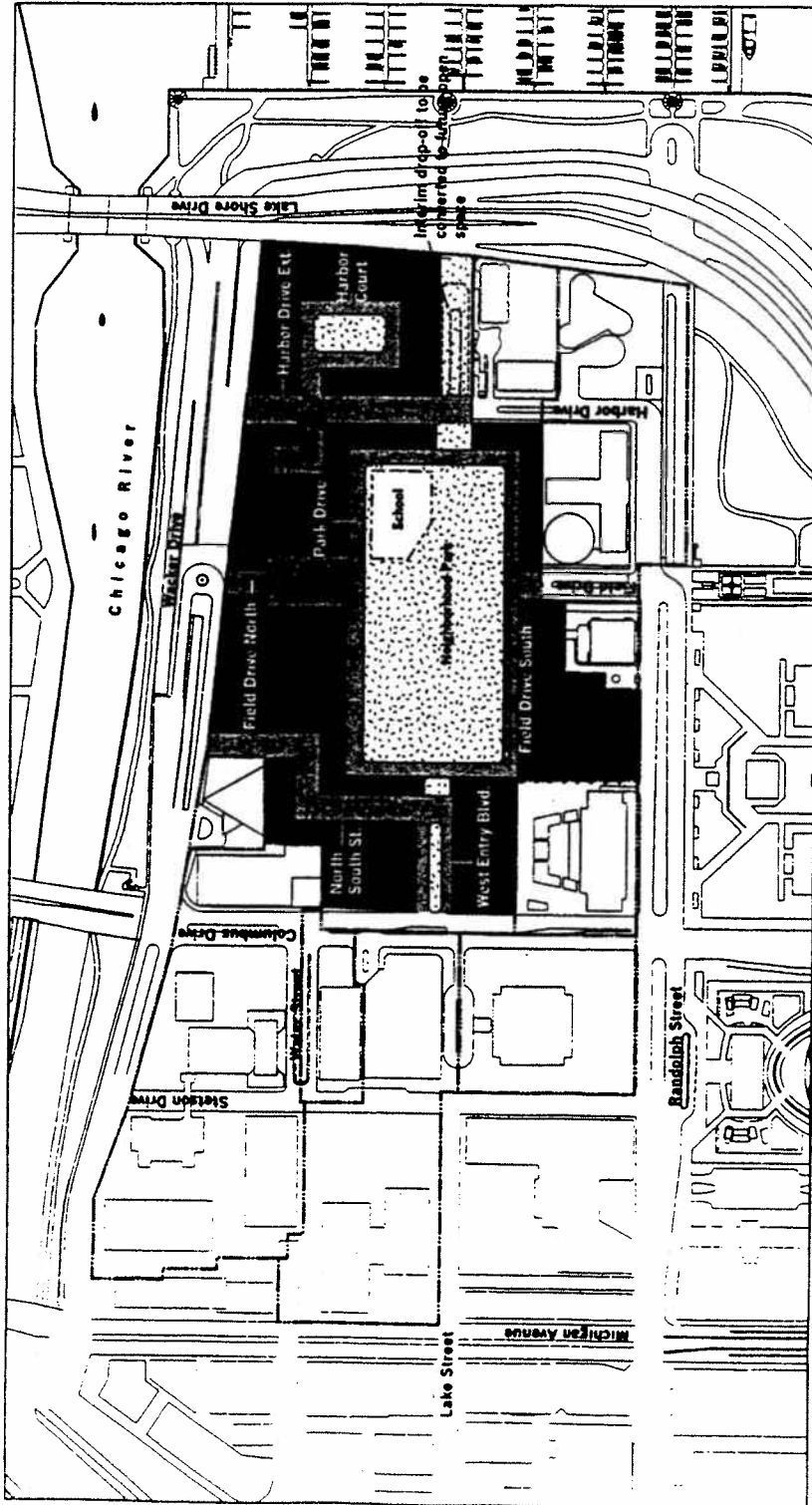


Ⓐ Subarea Identification

APPLICANT LAKE SHORE EAST LLC
DATE NOVEMBER 14, 2001
REVISED MARCH 18, 2002

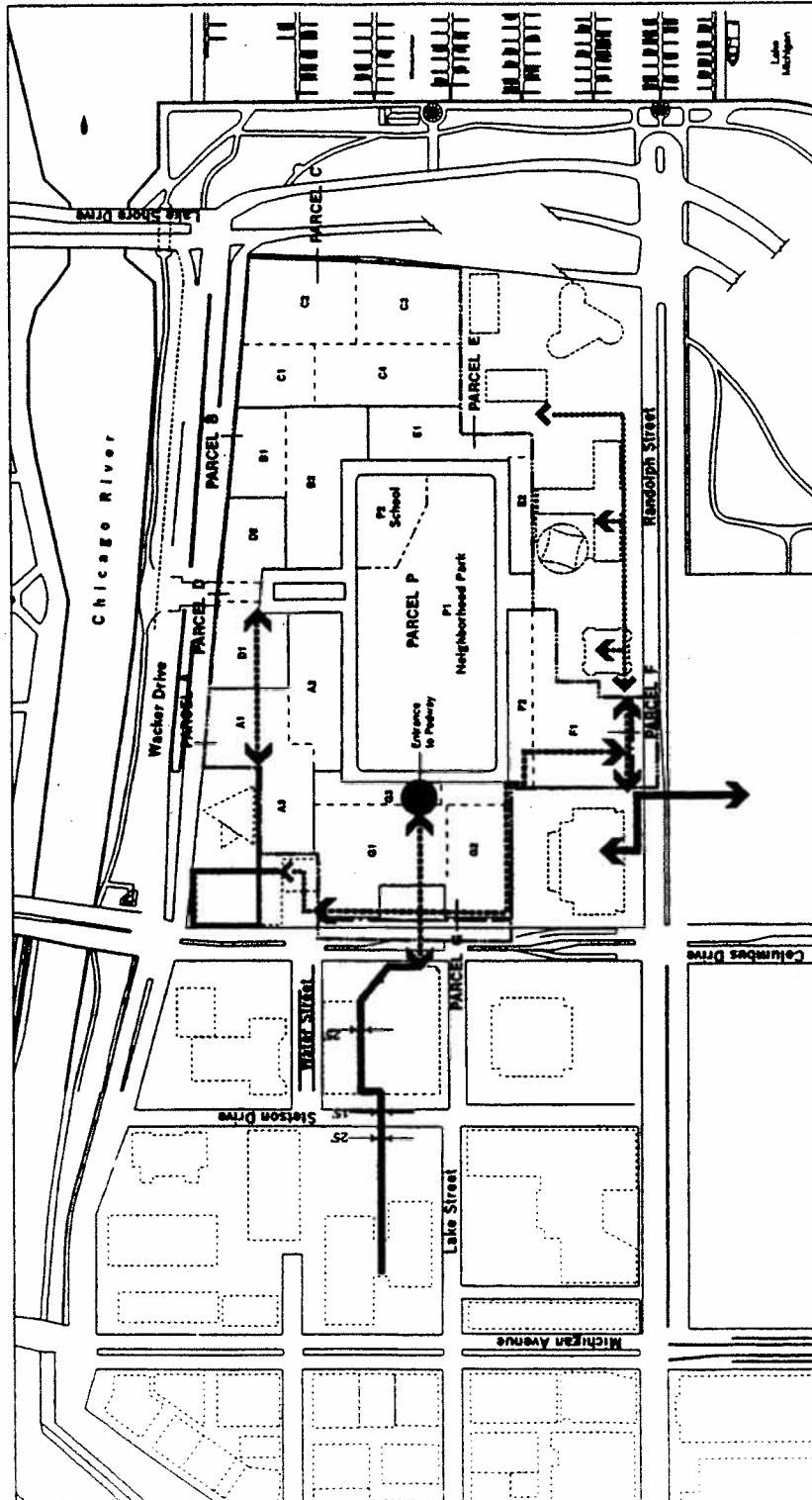
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Net Developable Area.



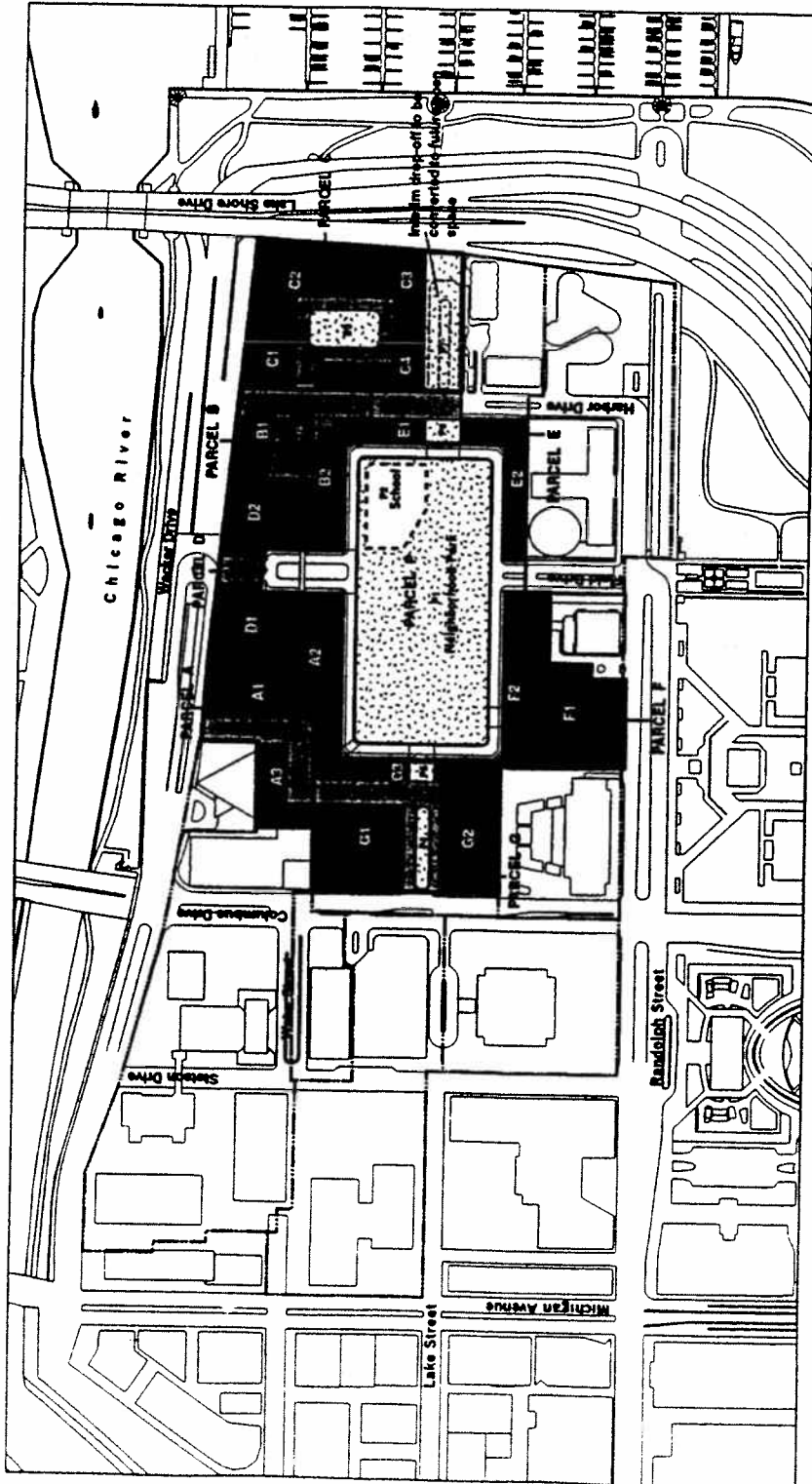
APPLICANT: LAKE SHORE EAST LLC
 DATE: NOVEMBER 14, 2001
 REVISED: MARCH 15, 2002

Pedestrian Walkway System
-- Pedway Level.

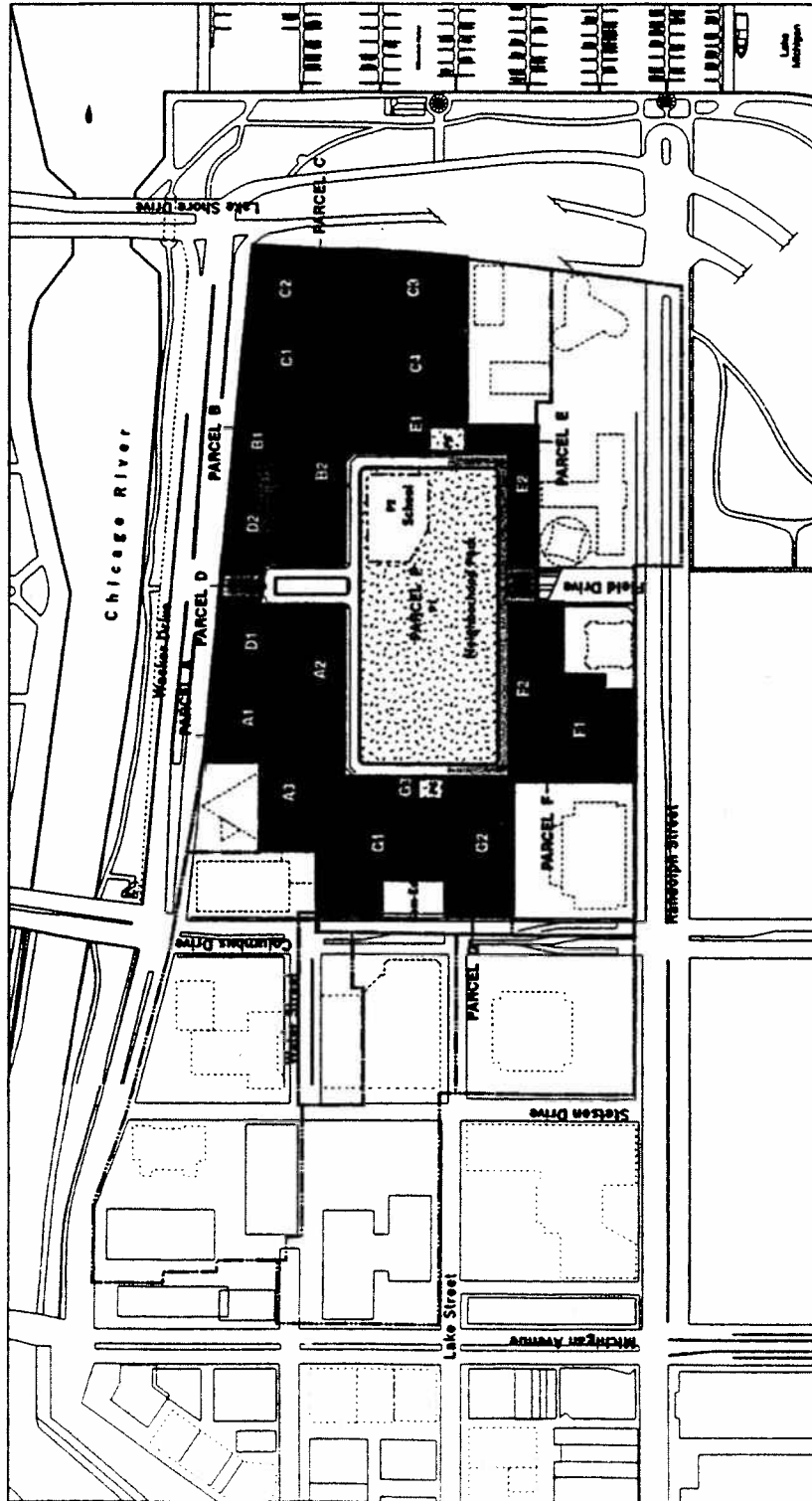


- Existing
- Potential Connections (Other Subways)
- Pedestrian Connections
- Vertical Connection (Subway B)

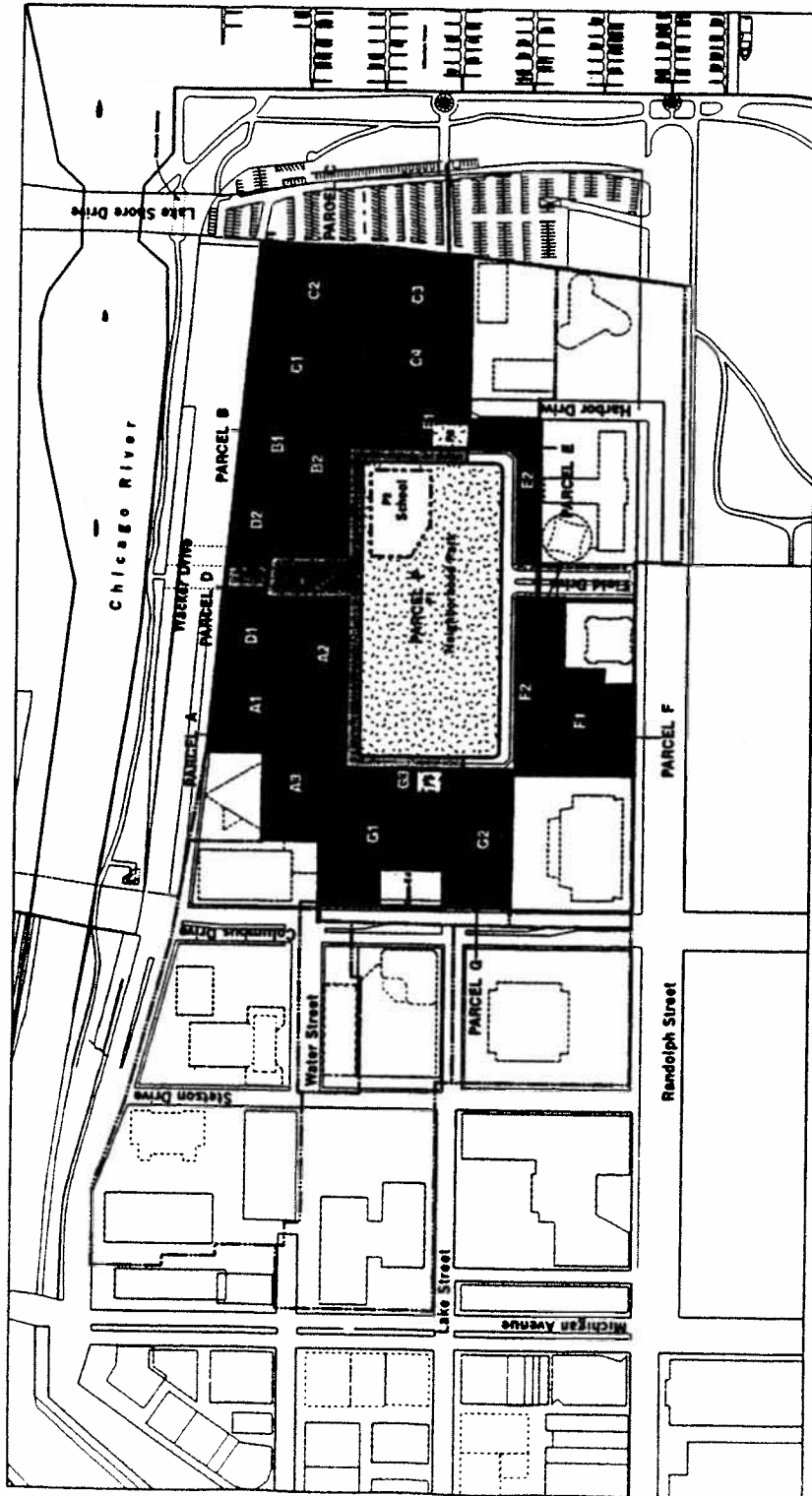
Subarea E Parcelization
Plan -- Upper Level.



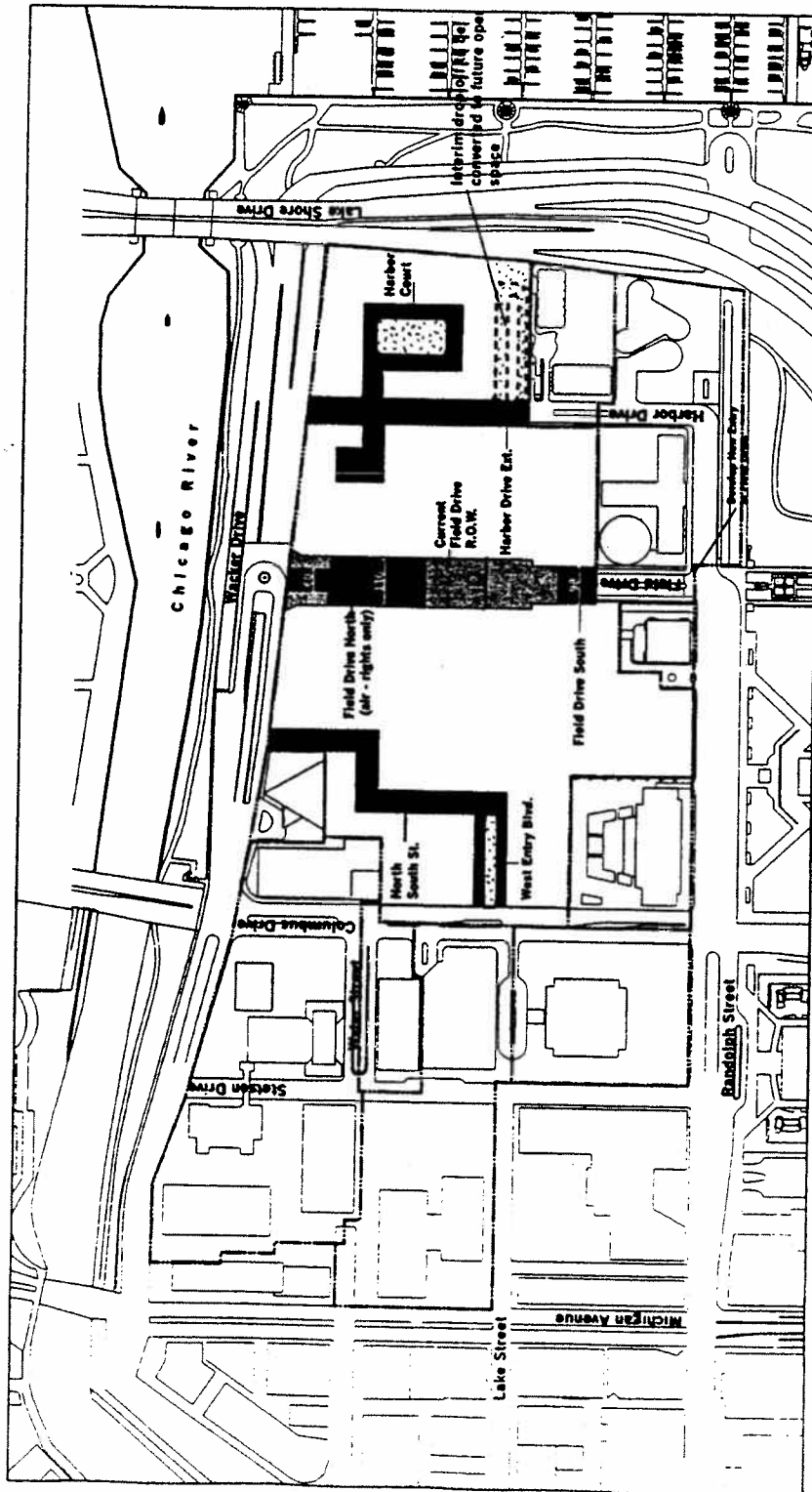
Subarea Parcelization Plan
-- Intermediate Level.



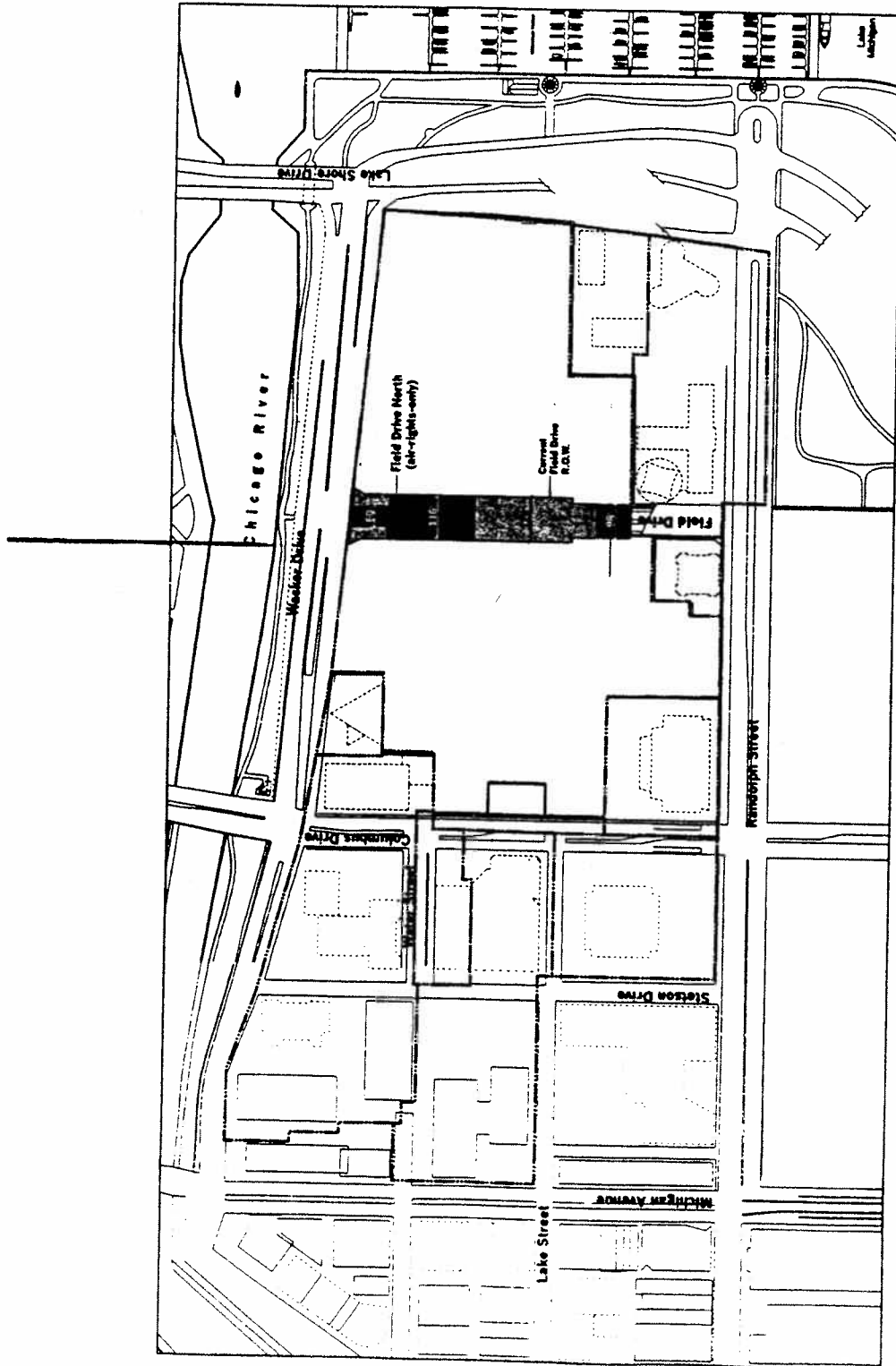
Subarea E Parcelization
Plan -- Lower Level.



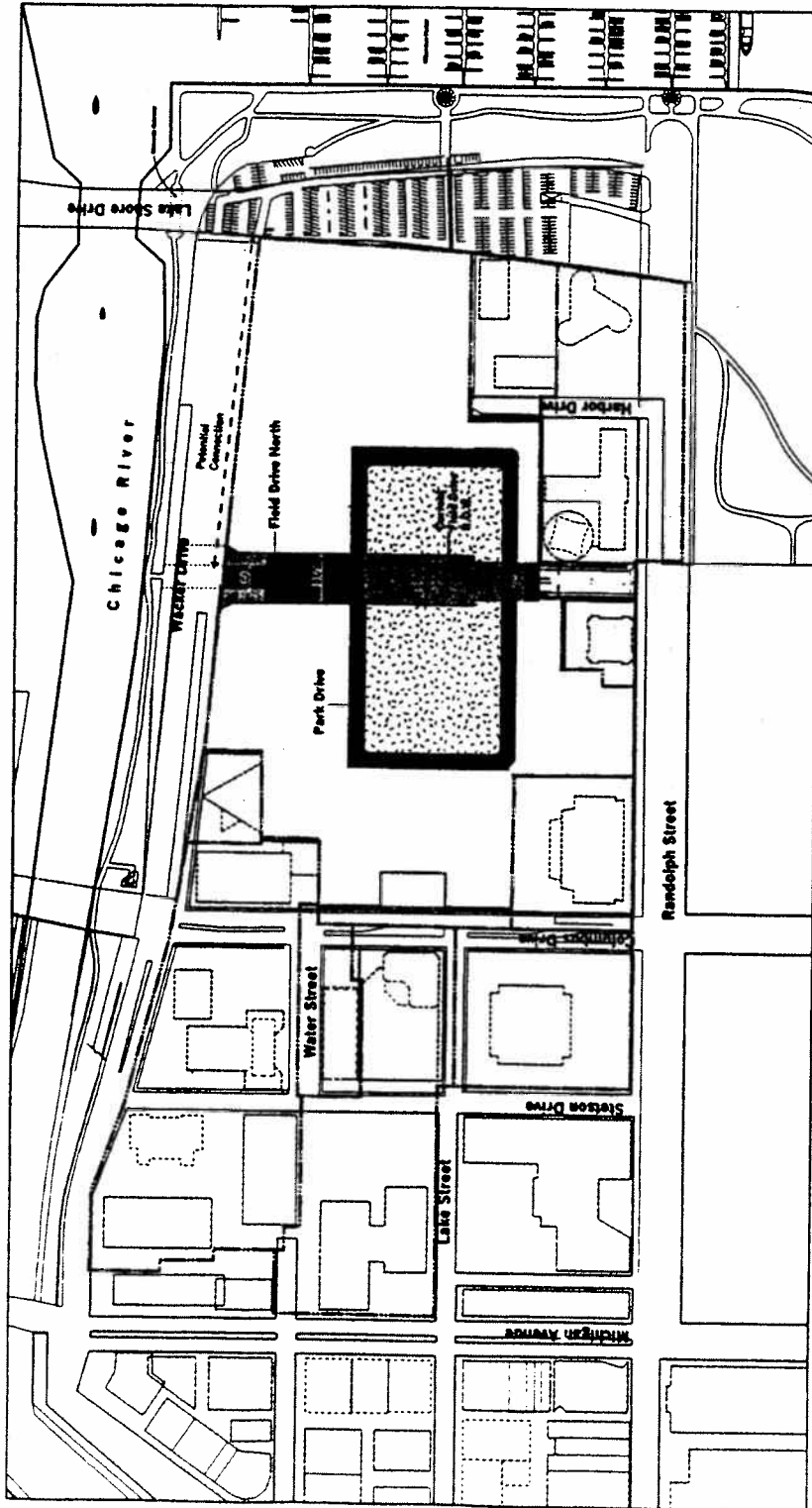
Right-Of-Way Adjustments
-- Upper Level.



Right-Of-Way Adjustments
-- Intermediate Level.



Right-Of-Way Adjustments
-- Lower Level.



R.O.W. to Be Vacated

 New R.O.W. to be Dedicated

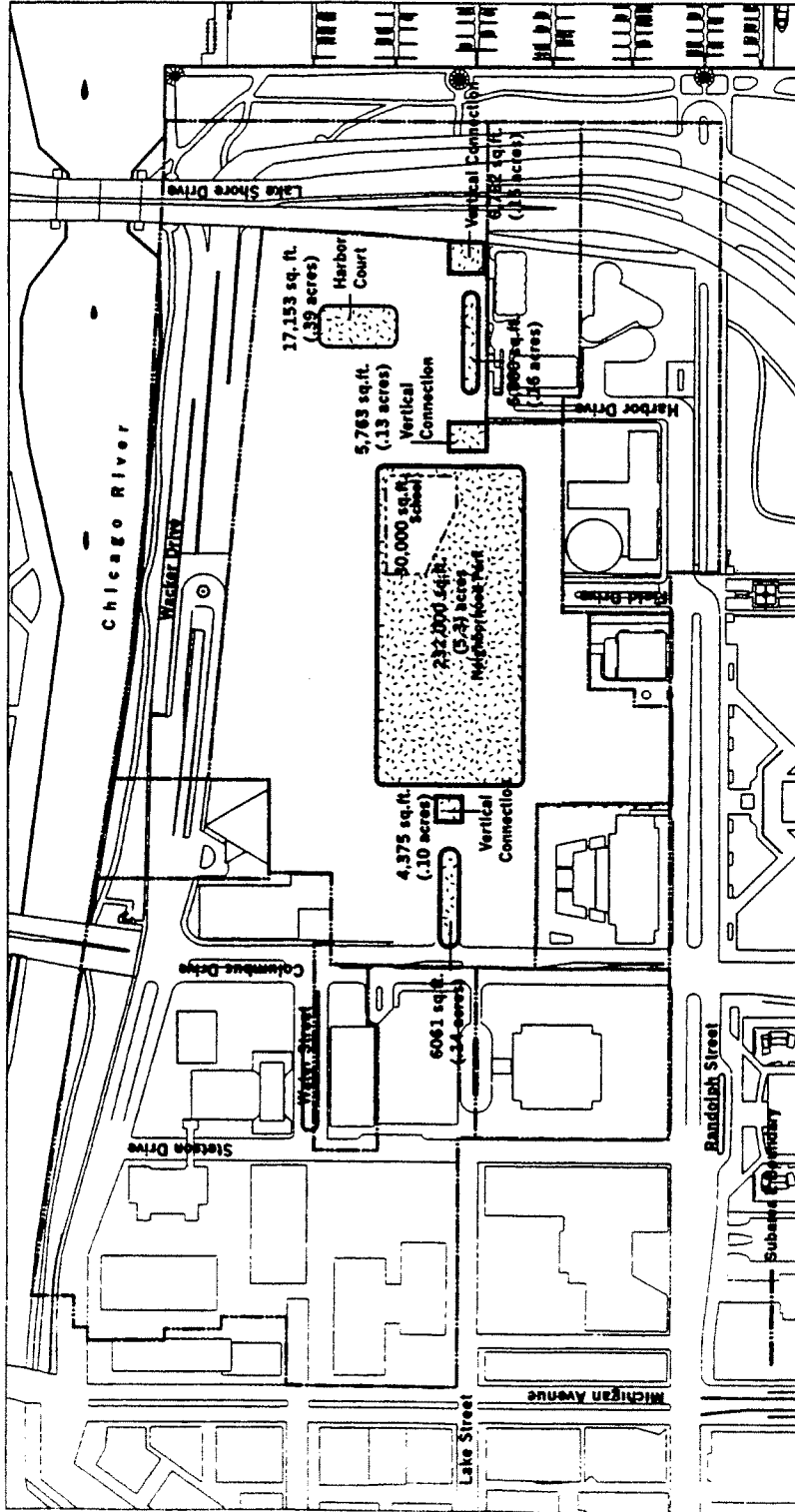
 Existing Dedicated R.O.W. to Remain

Note: Refer to Street Criteria Drawings for new R.O.W. dimensions & criteria

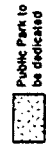


APPLICANT: LANDSHORE EAST LLC
 DATE: NOVEMBER 14, 2001
 REVISED: MARCH 14, 2002

Public Park Zone.



Total Public Park: 278,994 sq. ft.
6.4 acres
Total School Land Area: 30,000 sq. ft.
0.68 acres



Public Park to be dedicated

APPLICANT: LAKEHORE EAST LLC
DATE: NOVEMBER 14, 2001
REVISED: MARCH 15, 2002

ORDINANCE

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 No. 70, as amended, symbols and indications as shown on Map No. 1-E in the area bounded by:

the south dock line of the Chicago River as established by Ordinance passed August 15, 1952 and amended by Ordinance passed December 11, 1952; the east right-of-way line of North Lake Shore Drive; the south right-of-way line of East Wacker Drive or the line thereof extended where no street exists; and North Beaubien Court or the street thereof extended where no street exists

to those of a C1-3 Restricted Commercial 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 Residential-Business Planned Development No. 70, as amended, symbols and indications as shown on Map No. 1-E in the area bounded by:

the south right-of-way line of East Wacker Drive or the line thereof extended where no street exists; a line 3,095 feet east of the west line of North Michigan Avenue; a line 140 feet south of the north line of East Randolph Street, or the line thereof if extended where no street exists; a line 2,022 feet east of the west line of North Michigan Avenue; the north line of East Randolph Street; the east line of North Stetson Street; the north line of East Lake Street; North Michigan Avenue; the north line of East South Water Street; a line 55.53 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; the south line of the alley next north of and parallel to East South Water Street; the east line of the alley next east of and parallel to North Michigan Avenue; a line 138.74 feet north of the north line of the alley next north of and parallel to East South Water Street, or the line thereof if extended where no alley exists; a line 55.53 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; a line 428.773 feet north of the north line of East South Water Street; a line 19.69 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; a line 468.819 feet north of East South Water Street; and a line 68.43 feet east of the east line of North Beaubien Court, or the line thereof if extended where no street exists,

to the designation of Residential-Business Planned Development No. 70, as amended 2001, 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 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.



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>

October 24, 2001

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

RE: Request for a minor change to Residential-Business Planned
Development No. 70

Dear Mr. George:

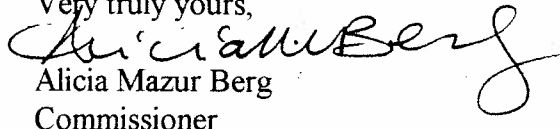
Please be advised that your request for a minor change to Residential-Business Planned Development No. 70 on behalf of Lakeshore East LLC, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance.

Specifically, you requested a change in the permitted uses in the Planned Development in order to permit electrical facilities, including any switching, generation and/or utility substation constructed pursuant to City of Chicago permits and approvals within Subarea E of RBPD No. 70 to provide service to uses located both within and outside of the boundaries of RBPD No. 70.

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 electrical needs of the area.

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 Lakeshore East LLC complies with all relevant terms of the City policy pertaining to district electrical facilities.

Very truly yours,


Alicia Mazur Berg
Commissioner

cc: Jack Swenson
Philip Levin
Michael Marmo
Ed Kus



LAW OFFICES

DALEY AND GEORGE, LTD.

TWO FIRST NATIONAL PLAZA

SUITE 400

20 SOUTH CLARK STREET

CHICAGO, ILLINOIS 60603-1903

TELEPHONE
(312) 726-8797

FAX
(312) 726-8819

MICHAEL DALEY
JOHN J. GEORGE
DENNIS J. AUKSTIK
ROBERT T. OLESZKIEWICZ
CHRIS A. LEACH
CATHERINE W. MURNANE
MARK G. VANECKO
RICHARD A. TOTH
WENDY M. MELONE

October 11, 2001

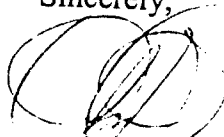
Mr. Phil Levin
Department of Planning
City of Chicago
121 North LaSalle Street
Room 1003
Chicago, IL 60602

In re: Lakeshore East

Dear Phil:

I have reviewed the letter that has been sent to you by David Reefman as it relates to the Lakeshore East Property and my client has indicated that he is in full support of granting this letter of clarification on this property.

Sincerely,



John J. George

JJG:ml



October 11, 2001

Smith Properties Holdings Lakeshore East L.L.C.
c/o Charles E. Smith Residential Realty, Inc.
2345 Crystal Drive, Suite 1100
Arlington, Virginia 22202

Re: Request for Clarification regarding Parcels G1, G2 and
A3 in Residential-Business Planned Development No.
70 (Illinois Center - Lakeshore East)

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>

Dear Sirs:

Please be advised that the Department of Planning and Development has considered your request for clarification and confirmation of development rights and obligations under Residential-Business Planned Development No. 70, as amended ("RBPDP No. 70"), and the Master Plan & Design Standards for Lakeshore East (the "Master Plan"). It is our understanding that Smith Properties Holdings Lakeshore East L.L.C., a Delaware limited liability company or its successors and/or assigns ("Purchaser") proposes to acquire and develop Parcel G1, Parcel G2 and a portion of Parcel A3, as such parcels are defined in the Master Plan.

1. **Use and Development of Parcels.** You have requested certain clarifications and confirmations regarding an allocation of development rights for Parcel G-1 and Parcel G-2 and you have indicated that you propose to use a portion of Parcel A-3 in order to provide additional accessory parking for those parcels.

a. **Parcel G1.** In accordance with the development regulations set forth in the Master Plan, the following development rights shall be permitted in and allocated to Parcel G1, provided that the Purchaser may elect but shall not be obligated to use all or any portion of the described rights:

i. 800 dwelling units (of which a maximum of fifteen percent (15%) or 120 Dwelling units may be efficiency dwelling units).

ii. 25,000 square feet of retail sales and service floor area.

iii. 922,067 square feet of floor area (consisting of 897,067 square feet of residential floor area and not more than 25,000 square feet of retail sales and service floor area).

NEIGHBORHOODS



b. Parcel G2. In accordance with the development regulations set forth in the Master Plan, the following development rights shall be permitted in and allocated to Parcel G2, provided that the Purchaser may elect but shall not be obligated to use all or any portion of the described rights:

i. 800 dwelling units (of which a maximum of fifteen percent (15%) or 120 Dwelling units may be efficiency dwelling units).

ii. 25,000 square feet of retail sales and service floor area.

iii. 922,067 square feet of floor area (consisting of 897,067 square feet of residential floor area and not more than 25,000 square feet of retail sales and service floor area).

c. Parcel A3. Off-street parking spaces accessory to the uses on Parcel G1 and Parcel G2 may be constructed and maintained in those portions of Parcel A3 located below the Upper Level (as defined in the Master Plan) as depicted on the attached Exhibit A.

2. **Required Improvements.** Statement No. 12(G) of RBPD No. 70 provides that no certificate of occupancy shall be issued for any improvements within a parcel in the planned development property until such time as the applicant for such certificate produces evidence that the construction of public improvements "related to the improvements located within a parcel" have been completed, are under construction or are under contract for construction, or that adequate access can be provided. We acknowledge and confirm that this language refers only to those public improvements that are to be located entirely within the boundaries of Parcel G1, Parcel G2 and the relevant portion of Parcel A3, and shall not include public improvements to be located beyond the boundaries of those parcels (by way of example and not of limitation, the continuation of the roadway at the Upper Level beyond Parcel G1 over Parcel A3 to Wacker Drive). Further, the Purchaser shall have no obligation to contribute to the payment or to undertake the construction of the Public Park, Public Elementary School or other public improvements to be constructed pursuant to RBPD No. 70 on portions of the Property other than Parcel G1, Parcel G2 and the portions of Parcel A3 depicted on the attached Exhibit A.

3. **Effect of Amendatory Lakefront Ordinance.** RBPD No. 70 provides that the planned development property also is governed by the Lakefront Ordinance approved by the Chicago City Council on July 31, 1919, as amended (the "Amendatory Lakefront Ordinance"). We acknowledge and confirm that no obligations, monetary or otherwise, shall attach to Parcel G1, Parcel G2, the portions of Parcel A3 depicted on the attached Exhibit A or

Purchaser relating to "Park Costs" or to the construction or maintenance of the "Park Surface" or "Park Improvements", as such terms are defined in the Amendatory Lakefront Ordinance, and Purchaser shall not be obligated to post any monetary or other security for any public improvements to be constructed on the planned development property with the City of Chicago and, upon request, the City of Chicago will deliver a release of such obligations as concerns Parcel G1, Parcel G2 and the portion of Parcel A3 depicted on the attached Exhibit A. In the event of any conflict between the provisions of RBPD No. 70 and the provisions of the Amendatory Lakefront Ordinance, the provisions of RBPD No. 70 shall control.

4. **Zoning Control Party.** Upon its acquisition thereof, the Purchaser shall be the "zoning control party" for Parcel G1, Parcel G2 and the relevant portions of Parcel A3 located below the Upper Level as shown on Exhibit A.

5. **Sunset.** Notwithstanding the provisions of Statement No. 17 of RBPD No. 70, and provided that substantial construction of at least 500,000 square feet of floor area with Parcel G1 and/or Parcel G2 has commenced within five (5) years after the date of Chicago City Council approval of the 2001 Amendment to RBPD No. 70, the Department of Planning and Development will not review the provisions of RBPD No. 70 applicable to Parcel G1, Parcel G2 and the portions of Parcel A3 depicted on attached Exhibit A sooner than fifteen (15) years after the date of City Council approval of the 2001 Amendment to RBPD No. 70. For the purposes hereof, "substantial construction" shall be deemed to have commenced upon the laying of foundations and footers for the improvements to be constructed on a parcel, and "diligently pursued" shall mean that the owner of the parcel is taking all steps reasonably necessary to proceed with the efficient construction of the improvements on the parcel.

This letter shall inure to the benefit of the Purchaser from and after its acquisition of Parcel G1, Parcel G2, and the portions of Parcel A3 depicted on the attached Exhibit A, and its successors and assigns.

Very truly yours,



Philip Levin

Assistant Commissioner



CITY OF CHICAGO



APPLICATION FOR AN AMENDMENT TO THE ZONING ORDINANCE

This application must be typewritten and filed in quadruplicate. You will be advised of the date of the public hearing.

1. Applicant Lakeshore East LLC Phone (312) 642-2777

Address One West Superior St., Suite 200, Chicago, IL Zone 60610

(of Subarea E)
2. Owner or Lessee Lakeshore East LLC Phone (312) 642-2777
(Circle One)

3. What is the address of the property in which the applicant has an interest?
Address See Parcel E description on Subarea Map attached.

4. The present owner acquired legal title to the subject area on _____ (date)

5. Boundaries of subject area. See Parcel E description on Subarea Map attached.

6. Present Zoning Residential - Business Planned Development, as amended 1992.

7. Proposed zoning change Residential - Business Planned Development, as amended 2000.

8. Has the present owner previously rezoned this property? No.
When? _____

9. Is subject property to be improved? If so, how and when? In accordance with attached Plan of Development upon zoning approval.

10. What will be the actual use of the improvement? Residential, business, commercial, public park and school and related uses.

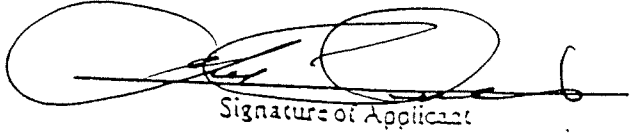
11. Is off-street parking being provided? Yes, in accordance with Plan of Development.

(Over)

County of Cook }
State of Illinois } SS.

The undersigned _____ being first duly sworn, on oath deposes and says, that all of the above statements and the statements contained in the documents submitted herewith are true.

Subscribed and sworn to before me this

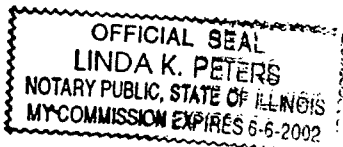


Signature of Applicant

14 day of November 19 2000

Linda K. Peters

Notary Public



INTRODUCED BY: _____ Date _____

REFERRED TO:

FILE NO. _____

COMMITTEE ON BUILDINGS & ZONING _____

WARD NO. _____

REZONING STAFF _____

CHICAGO PLAN COMMISSION _____

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
NO. 70, AS AMENDED
PLAN OF DEVELOPMENT STATEMENTS**

1. The area delineated herein as Residential-Business Planned Development No. 70, as amended, (“the Planned Development”) consists of approximately 1,858,922 square feet (42.67 acres) of property (the “Property”) which is divided into seven (7) Subareas as depicted in the attached Sub Area Map. Subareas A, B, C, D, F and G have been substantially developed in a manner consistent with this Planned Development. Subarea E is undeveloped and is controlled by the Applicant Lakeshore East LLC.
2. All necessary official reviews, approvals or permits are required to be obtained by the Applicant as to Subarea E and by the respective owners of the property to Subareas A, B, C, D, F and G.
3. The requirements, obligations and conditions contained within the Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors with respect to Subarea E and to the respective owners, their successors and assigns with respect to Subarea A, B, C, D, F and G. All rights granted hereunder to the Applicant shall inure to the benefit to the Applicant’s successors and assigns and if different than the Applicant, then to the owners of record title to all of the Property and any ground lessors with respect to Subarea E and to the respective owners, their successors and assigns with respect to Subareas A, B, C, D, F and G. With respect to Subarea E, the Applicant is hereby designated as the controlling entity for purposed of this Planned Development.
4. This Plan of Development consists of these seventeen (17) Statements; a Bulk Regulations

APPLICANT: LAKESHORE EAST LLC

DATE: NOVEMBER 14, 2000

REVISED: MARCH 15, 2001

and Data Table; an Existing Zoning Map; a Planned Development Boundary Map; a Subarea Map; a Net Developable Area Map for Subarea E; a Generalized Land Use Plan for Subarea E; Subarea E Parcelization Plans (Upper Level, Intermediate Level and Lower Level); Subarea E Right-of-Way Adjustment Maps and a Subarea E Public Park Zone Map dated March 15, 2001 prepared by Skidmore, Owings and Merrill LLP. Full size sets of the exhibits are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply to the Property, provided, however, that the development of the Property shall also be subject to an Ordinance adopted by the City Council and known as the 2000 Amendatory Lakefront Ordinance and also subject to the Lakeshore East Master Plan and Design Standards dated March 15, 2001 prepared by Skidmore, Owings and Merrill LLP.

5. (A) Within Subareas A, B, C, D, F and G at the elevations above Chicago City Datum indicated, provided that these elevations may be varied by +/- 5 feet or as otherwise necessary to meet existing conditions, and subject to the condition in Statement 12 and in the Bulk Regulations and Data Table, the following uses are permitted:

Lower Level (+ 8.0 feet)	Illinois Central Gulf tracks and facilities; warehousing and storage; trucking; public esplanade park along the Chicago River; and accessory uses including automobile parking and hotel uses. (Major service access level)
Interim Level	Accessory uses including automobile parking and hotel uses.
Intermediate Level (+ 26.0 feet)	Accessory uses including automobile parking and hotel uses. (Vehicular Access Level)
Interim Level	Accessory uses including retail sales, service used automobile parking and hotel uses.
Arcade Level	Pedestrian walkways; public park; and accessory uses including retail sales, service uses, automobile parking and hotel uses.

APPLICANT: LAKESHORE EAST LLC

DATE: NOVEMBER 14, 2000

REVISED: MARCH 15, 2001

Upper Level (+ 53.0 feet) and above Apartment, office, mixed use (apartment-office) and hotel buildings; accessory uses including retail sales and service uses; related uses; and pedestrian walkways. (Vehicular right-of-way and access level)

(B) Within Subarea E, the following uses are permitted: public parks; public school; commercial uses, retail uses, hotel uses, residential uses, business uses, office uses, religious and institutional uses, warehousing and storage (at the Lower Level only) and accessory uses. A driving range, golf course and related facilities shall be a permitted interim use through December 31, 2001.

In addition, the following uses shall be permitted in all subareas and at all levels subject to the review and approval of the Department of Planning and Development:

- (i) broadcast and telecommunication structures, equipment and installations including parabolic transmitting and receiving antennae;
- (ii) townhouses and any land use accessory to a principal use at any level and not specifically authorized in Statements 5(A) and (B); and
- (iii) public utility and public service uses necessary to serve the development including, but not limited to district electrical generation and utility substations under this Planned Development; and
- (iv) district cooling and heating.

6. Business identification signs affixed to the face of or recessed into a building or structure shall be permitted within the Planned Development; subject to the review and approval of the Department of Planning and Development. Temporary

APPLICANT: LAKESHORE EAST LLC

DATE: NOVEMBER 14, 2000

REVISED: MARCH 15, 2001

construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. No advertising signs shall be permitted within the Planned Development.

7. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-ways shall require a separate submittal on behalf of the Applicant if within Subarea E, and the respective owners of the property within Subareas A, B, C, D, F and G if within those subareas, and approval by the City Council.
8. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent of all parking spaces provided within the Planned Development, in parking structures or areas developed after the effective date hereof, shall be designated and designed for parking for the handicapped.
9. 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 except where provided in public street areas as permitted by the Department of Transportation. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of Planning and Development. The Applicant agrees to reserve a 66 foot wide area which is sufficient property in order to permit the possible future connection of North Harbor Drive or North Field Drive (or at a location chosen by agreement between the Applicant, the Department of Transportation and the Department of Planning) with the intermediate level of

APPLICANT: LAKESHORE EAST LLC

DATE: NOVEMBER 14, 2000

REVISED: MARCH 15, 2001

Wacker Drive which will be determined by the Department of Transportation prior to the development of Parcels C1-3.

10. In addition to the maximum height of the buildings and any appurtenances thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
11. This Planned Development shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.
12. Subareas A, B, C, D, F and G already have been substantially developed. The further development or redevelopment of properties within Subareas A, B, C, D, F and G shall be subject only to the regulations in Subsections A through G below. The development of Subarea E shall be completed in accordance with all of the regulations contained herein and in accordance with the Guidelines of the Lakeshore East Master Plan and Design Standards.

(A) Net Developable Area.

For purposes of Floor Area Ratio calculations, the definitions in the Chicago Zoning Ordinance shall apply, provided, however, that "Net Developable Area" refers to the net site area at the Upper Level. The Upper Level is typically at approximately + 53.0 feet above Chicago City Datum but may be lower depending on factors such as road levels and the location of building entrances and exits as determined by the Applicant. Floor Area below the Upper Level shall not be included in calculating the total number of square feet of development unless the principal entrance to the building is located below

APPLICANT: LAKESHORE EAST LLC

DATE: NOVEMBER 14, 2000

REVISED: MARCH 15, 2001

the Upper Level and, in that event, the level of the principal entrance to the building shall be considered "curb level" for purposes of the Chicago Zoning Ordinance.

(B) Bulk and Density Regulations.

- 1) Warehousing and storage uses permitted as principal uses in Statement No. 5 shall be limited to 400,000 square feet and shall be established in accordance with the C3-7 regulations existing on the effective date of this Planned Development.

- 2) With regard to areas devoted as a principal use to office, hotel and residential uses and retail sales and service uses, the following maximums shall apply:

Office, maximum floor area	=	12,000,000 sq. ft.
Hotel, maximum number of rooms/keys	=	5,500
Residential maximum number of dwelling units	=	9,050 units
Retail sales and service, maximum floor area	=	1,325,000 sq. ft.

Provided, however, that in calculating these maximums, ballrooms, meeting rooms, exhibition space and eating facilities associated with a hotel use and located at or above the established Upper Level shall be chargeable against the maximum permitted floor area for principal retail sales and service uses.

- 3) The Applicant may increase the maximum number of dwelling units allowed by up to 3,183 dwelling units by converting a portion of the

APPLICANT: LAKESHORE EAST LLC

DATE: NOVEMBER 14, 2000

REVISED: MARCH 15, 2001

maximum allowed office space and/or a portion of the maximum allowed hotel rooms/keys. The Applicant may increase the maximum amount of office space by up to 2,000,000 square feet by converting a portion of the maximum dwelling units and/or a portion of the maximum number of hotel rooms/keys. The Applicant may increase the maximum number of hotel rooms/keys by up 1,000 rooms/keys by converting a portion of the maximum allowed office space and/or a portion of the maximum allowed dwelling units. For purposes of this conversion 1,000 square feet of office space shall be equal to one (1) dwelling unit, two (2) hotel rooms/keys shall be equal to one (1) dwelling unit, and 1,000 square feet of the office space shall be equal to two (2) hotel rooms/keys.

- 4) Except for Subarea E, the number of efficiency units within this Planned Development shall not exceed 30% of the number of permitted dwelling units. The number of efficiency units in Subarea E shall not exceed 15%.

- 5) To the extent this Planned Development does not cover all items required for development, the Chicago Zoning Ordinance shall apply as follows: warehousing and storage at the Lower Level shall be in general conformity with the C3-7 Commercial-Manufacturing District regulations; permitted office, hotel and retail used shall be in general conformity with the B6-7 General Central Business District regulations; and residential uses shall be in general conformity with the R8 General Residence District regulations.

APPLICANT: LAKESHORE EAST LLC

DATE: NOVEMBER 14, 2000

REVISED: MARCH 15, 2001

(C) Maximum Permitted Site Coverage.

- 1) East of Stetson Avenue: (except for Subarea E) 50% between Upper Level and + 30 feet above the Upper Level (60% on a single parcel provided that a single parcel may contain multiple buildings); and 40% above + 30 feet above the Upper Level.
- 2) West of Stetson Avenue: 80% between the Upper Level and + 75 feet above the Upper Level; and 60% above + 75 feet above the Upper Level.
- 3) Subarea E: Site coverage is controlled by the Parcel Design Criteria as described in the Master Plan and Design Standards.

(D) Periphery Setbacks And Minimum Distance Between Buildings.

- 1) For Subarea A, B, C, D, F and G:

Minimum Distance Between Building Faces at Upper Level: 80.0 feet.

Minimum Distance Between Building Corners or Building Face-to-Corner at Upper Level: 60.0 feet.

Periphery setback and distance provisions may be adjusted where required to allow flexibility of architectural or site design arrangement, subject to the approval of the Department of Planning and Development.

- 2) For Subarea E: Setbacks are controlled by the Master Plan and Design Standards.

(E) Parking.

- 1) Minimum Requirements for other uses:
Office building: 1 space per 3,500 square feet.

APPLICANT: LAKESHORE EAST LLC

DATE: NOVEMBER 14, 2000

REVISED: MARCH 15, 2001

Hotel: 1 space per three rooms/keys.

Residential building: spaces equal to 55% of the dwelling units including efficiency units, provided that with respect to townhome units a minimum of one (1) parking space per dwelling unit shall be required.

Compact spaces accessory to a use may be provided within a garage once the Applicant has satisfied the minimum parking requirements subject to the review and approval of the Department of Transportation.

2) Location

All parking spaces required to serve buildings or uses shall be located on the same parcel as the building or use served, or (i) if a residential use, within 500 feet walking distance measured from the property line; or

(ii) if a non-residential use, within 1,000 feet walking distance measured from the property line.

3) Vehicular entrances and exits to accessory automobile parking areas shall be located in conformance with the Automobile Entrance Zone Maps attached hereto. Provided, however, that temporary driveways shall be permitted within the restricted areas depicted on the Automobile Entrance Zone Maps when necessitated by division of parcels and subject to the review and approval of the Department of Transportation.

4) The location, geometrics and operation of all interior or local ramps adjoining any structure at the Upper Level shall be subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

APPLICANT: LAKESHORE EAST LLC

DATE: NOVEMBER 14, 2000

REVISED: MARCH 15, 2001

(F) Loading.

Minimum off-street loading shall be provided in accordance with the regulations applicable in the R8 and B7-6 Districts of the Chicago Zoning Ordinance existing on the effective date hereof. The location of loading berths shall be subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

(G) Construction of Public Improvements.

No certificate of occupancy shall be issued for any improvement located within a parcel in the development until such time as the Applicant for the certificate produces evidence that construction of public improvements related to the improvement located within a parcel in said development has been completed, is under construction or is under contract for construction, or that adequate access can be provided, all as certified by the Department of Transportation and approved by the Department of Planning and Development. In particular, the pedestrian walkway connection beneath Lake Shore Drive and the pedestrian Walkway connection beneath Wacker Drive shall be installed on or before the completion of the Neighborhood Park and the vertical connections (handicap accessible) adjacent to the Neighborhood Park shall be installed prior to the issuance of a Certificate of Occupancy for the building containing said vertical connection. In addition, the Applicant shall use its best efforts to provide landscaping in the parkway area and in the median area of North Columbus Drive and East Randolph Street along the frontage of said streets adjacent to Subarea E subject to the review and approval of the Department of Planning and Development and the Department of Transportation.

APPLICANT: LAKESHORE EAST LLC

DATE: NOVEMBER 14, 2000

REVISED: MARCH 15, 2001

(H) Public Park.

Provided the Applicant is instructed to proceed by the City of Chicago and the Chicago Park District and provided with specific park specifications no later than December 31, 2002, the Applicant shall be responsible for the construction of the public park (the "Neighborhood Park") depicted on the Public Park Zone map to be substantially completed on or before June 30, 2004. The City of Chicago acknowledges and agrees that the Applicant will cause a grant of easement to be recorded within ninety (90) days from the effective date of this Ordinance providing for public use of the Neighborhood Park and that the Applicant will dedicate the fee simple title of the Neighborhood Park to the Chicago Park District on December 31, 2008. Further, the City of Chicago acknowledges that the grant of easement satisfies all open space impact fee requirements of the Applicant in the development of Subarea E.

(I) Public Elementary School.

Provided the Applicant is instructed to proceed by the City of Chicago, the Chicago Board of Education, and the Chicago Park District and provided with specific building specifications no later than June 30, 2002, the Applicant shall be responsible for the construction of a 45,000 square foot portion of a 53,000 square foot structure to contain a public elementary school with space to be shared with the Chicago Park District to be substantially completed on or before June 30, 2004.

(J) Pedestrian Walkways.

The pedestrian walkways depicted on the Pedway Level Pedestrian Walkway System Map shall consist of an enclosed all-weather walkway, having a minimum unobstructed vertical clearance of 9 feet (or lower as required by street conditions) and a width of 15 to 25 feet (as depicted on the Pedway Level Pedestrian Walkway System Map), designed to accommodate pedestrian

APPLICANT: LAKESHORE EAST LLC

DATE: NOVEMBER 14, 2000

REVISED: MARCH 15, 2001

movement at the Arcade Level and/or other levels as depicted in the Pedway Level Pedestrian Walkway System Map attached hereto. It shall be the responsibility of the Applicant to provide continuous pedestrian walkways at the Arcade Level and/or other levels within Subarea E pursuant to the Master Plan and Design Standards subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

13. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance (“Part II approval”) for development or redevelopment of any development parcels within the Planned Development, other than alterations to existing buildings which do not increase their height or alter their footprints, a Site Plan for the proposed development, including parking areas, shall be submitted to the Commissioner of the Department of Planning and Development for approval. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals conform with the general design standards in Statement 12, is consistent with the intent of the Lakeshore East Master Plan and Design Standards and to ensure coordination of public improvements described in Statements 12(G), 12(4) and 12(i). No Part II approval for work for which a Site Plan must be submitted to the Commissioner shall be granted until the Site Plan has been approved by the Commissioner. Further, all Part II submittals shall be in compliance with the Chicago Landscape Ordinance. Following approval of a Site Plan by the Commissioner, the approved plan 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. The approved Site Plan may be changed by the provisions of Section 11.11-3(c) of the Chicago Zoning

APPLICANT: LAKESHORE EAST LLC

DATE: NOVEMBER 14, 2000

REVISED: MARCH 15, 2001

Ordinance. A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- (1) the boundaries of the Property;
- (2) the footprint of the improvements;
- (3) location and dimensions of all loading berths;
- (4) preliminary landscaping plan prepared by a landscape architect with final landscaping plan to be approved at Part II stage;
- (5) all pedestrian circulation routes;
- (6) the location of any adjacent public improvements;
- (7) a signage plan for any building where retail or theater uses would be present above the ground level;
- (8) preliminary building sections and elevations of the improvements with a preliminary building materials list; and
- (9) statistical information applicable to the Property limited to the following:
 - (a) floor area and floor area ratio;
 - (b) uses to be established;
 - (c) building heights; and
 - (d) all setbacks, required and provided.

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

14. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after

APPLICANT: LAKESHORE EAST LLC

DATE: NOVEMBER 14, 2000

REVISED: MARCH 15, 2001

a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning 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.

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 Subarea E of this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("ASHRAE") and the Illuminating Engineering Society ("IES"). 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 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 (MOPD) 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

APPLICANT: LAKESHORE EAST LLC

DATE: NOVEMBER 14, 2000

REVISED: MARCH 15, 2001

approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.

17. Unless substantial construction has commenced and been diligently pursued within Subarea E on a minimum of five hundred thousand (500,000) square feet of floor area within five (5) years from the date of City Council approval of this amendment to Residential-Business Planned Development No. 70, one million (1,000,000) square feet of floor area within ten (10) years from the date of City Council approval of this amendment to Residential-Business Planned Development No. 70, and one million five hundred thousand (1,500,000) square feet of floor area within fifteen (15) years of City Council approval of this amendment to Residential-Business Planned Development No. 70, the Department of Planning and Development may decide to review the provisions of this Planned Development in whole or in part. In the event that the Department of Planning and Development determines to review the provisions of this Planned Development, the Applicant shall submit a report to the Commissioner of Planning and Development on the status of the development proposals for Subarea E. Following the submission of such status report, the Commissioner of Planning and Development shall determine whether changed circumstances since the effective date of this amendment warrant any further modifications to this Planned Development. Upon the written request of the Applicant, the Department of Planning and Development shall certify to the Applicant in writing within thirty (30) days from the receipt of said request whether the Applicant has complied with the construction requirements contained in this Statement 17.

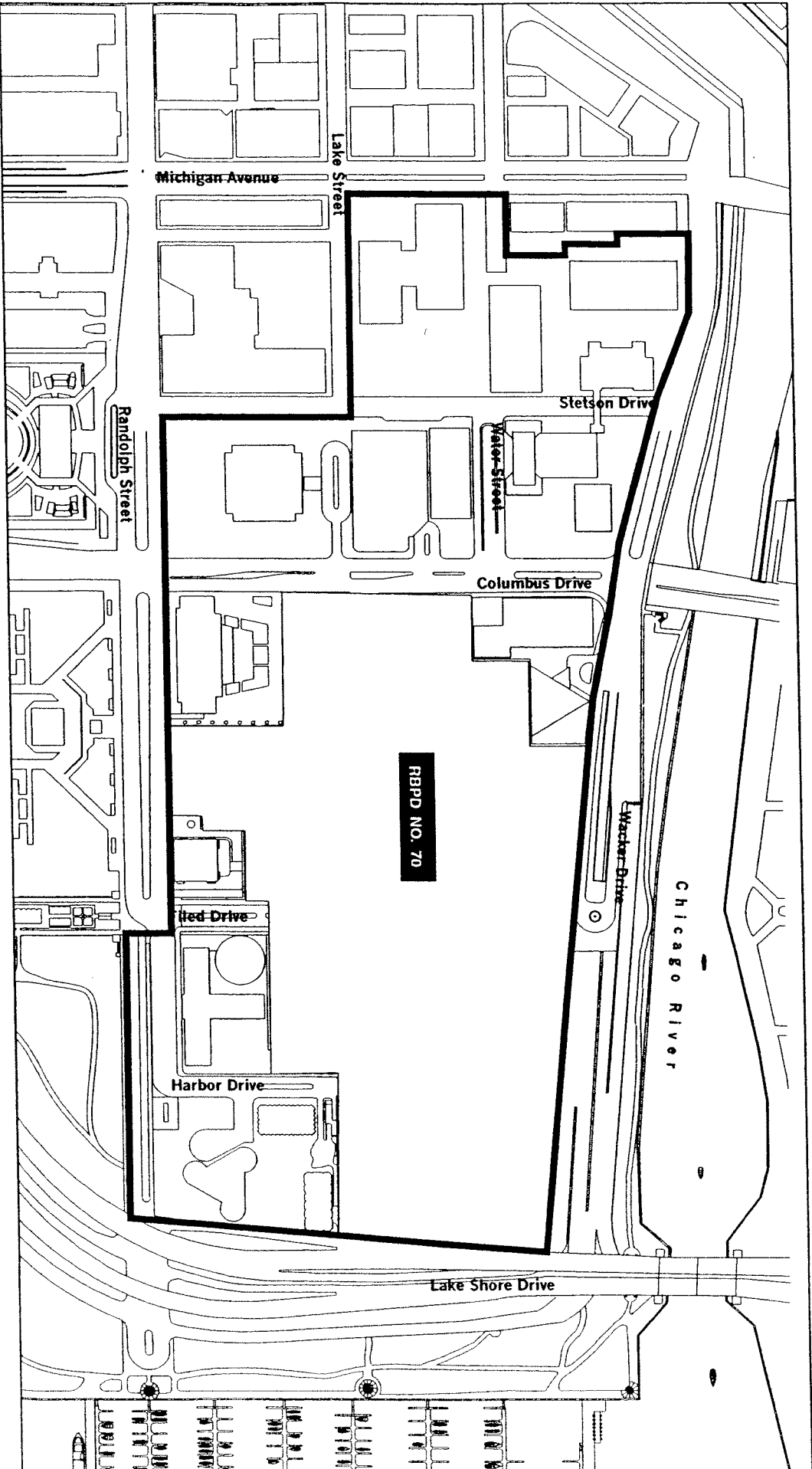
s:\Marnee\Planned Development Statement LAKESHORE EAST LLCa

APPLICANT: LAKESHORE EAST LLC

DATE: NOVEMBER 14, 2000

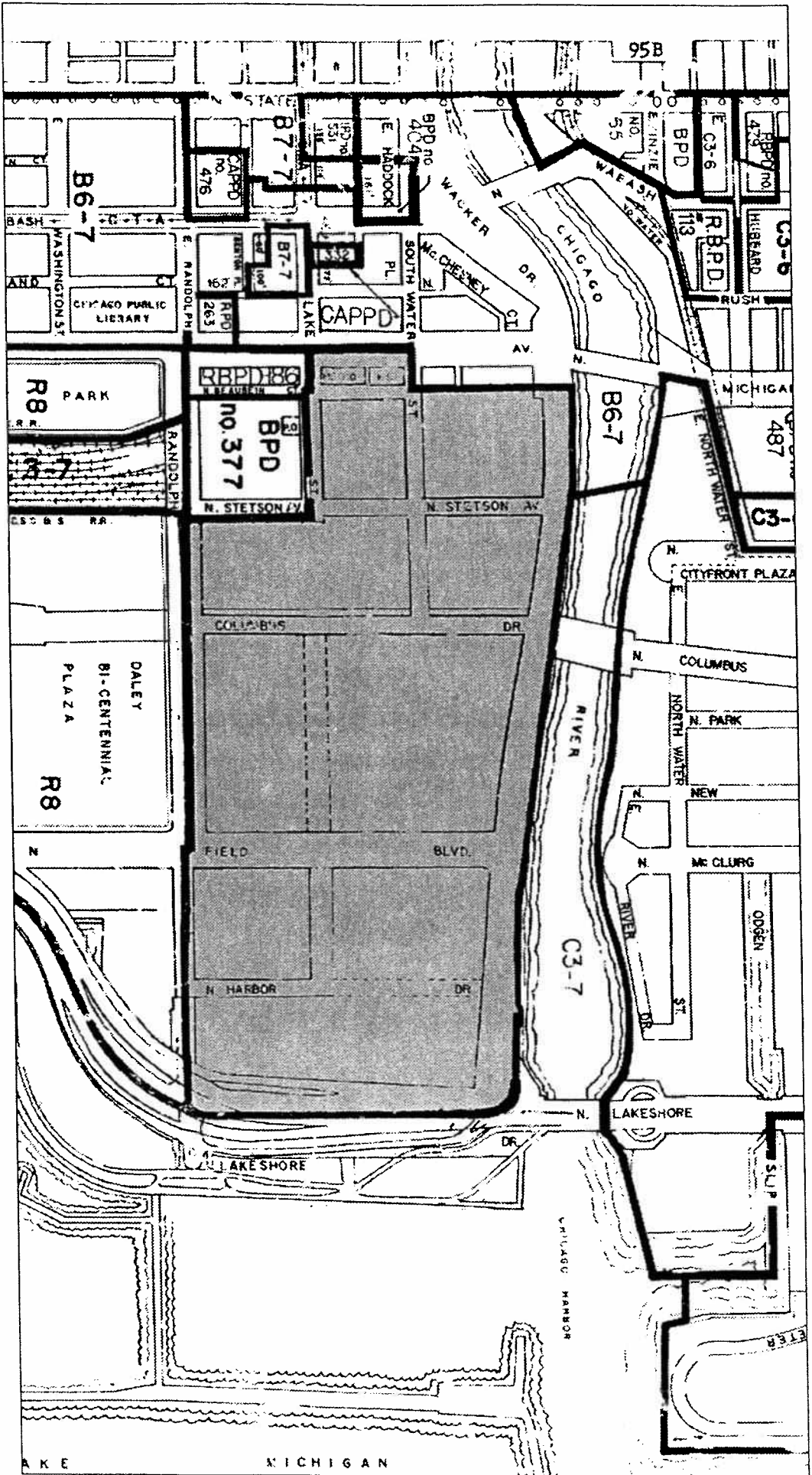
REVISED: MARCH 15, 2001

Planned Development Boundary



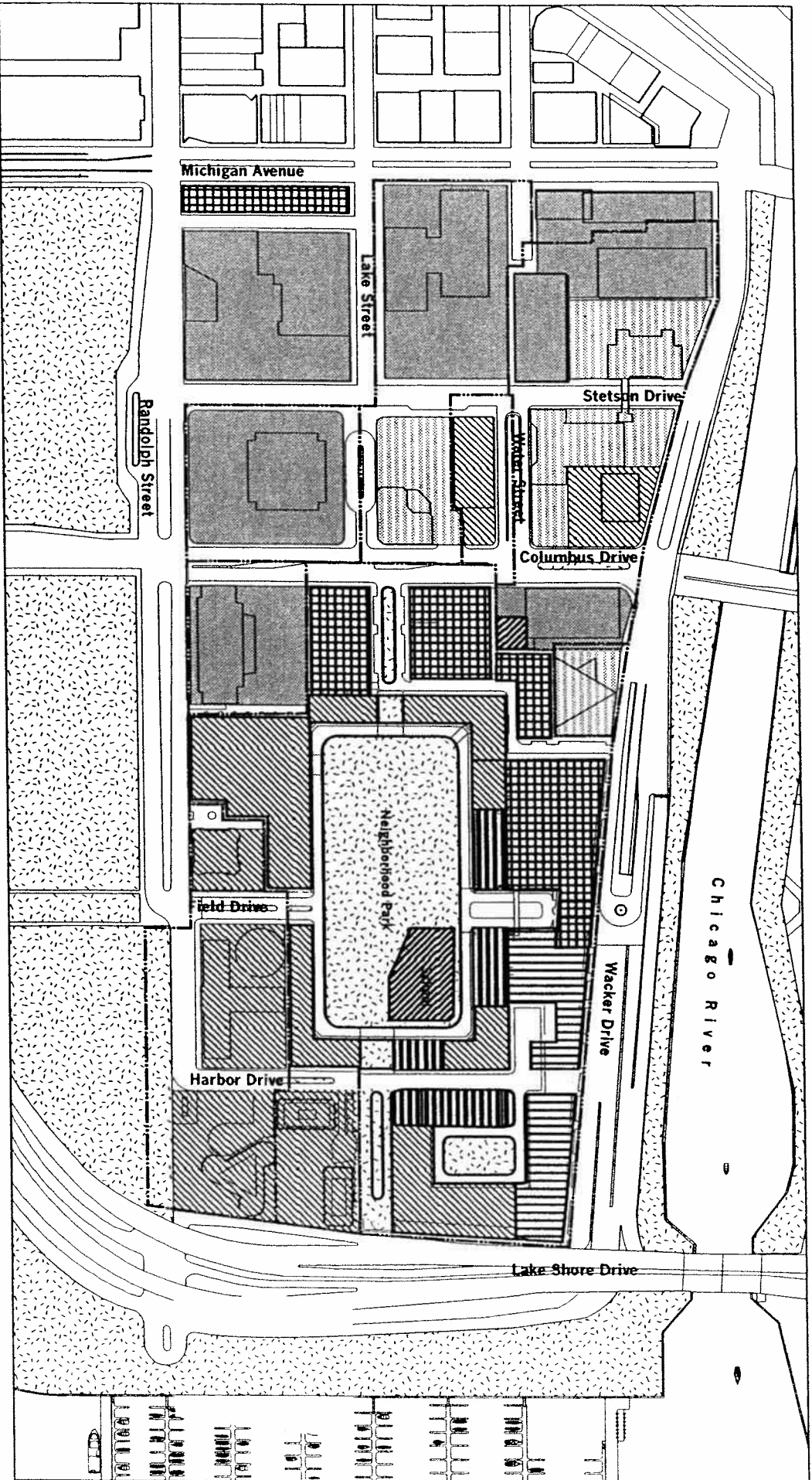
RBPD NO. 70

Existing Zoning Map



Residential Business Planned Development No. 70

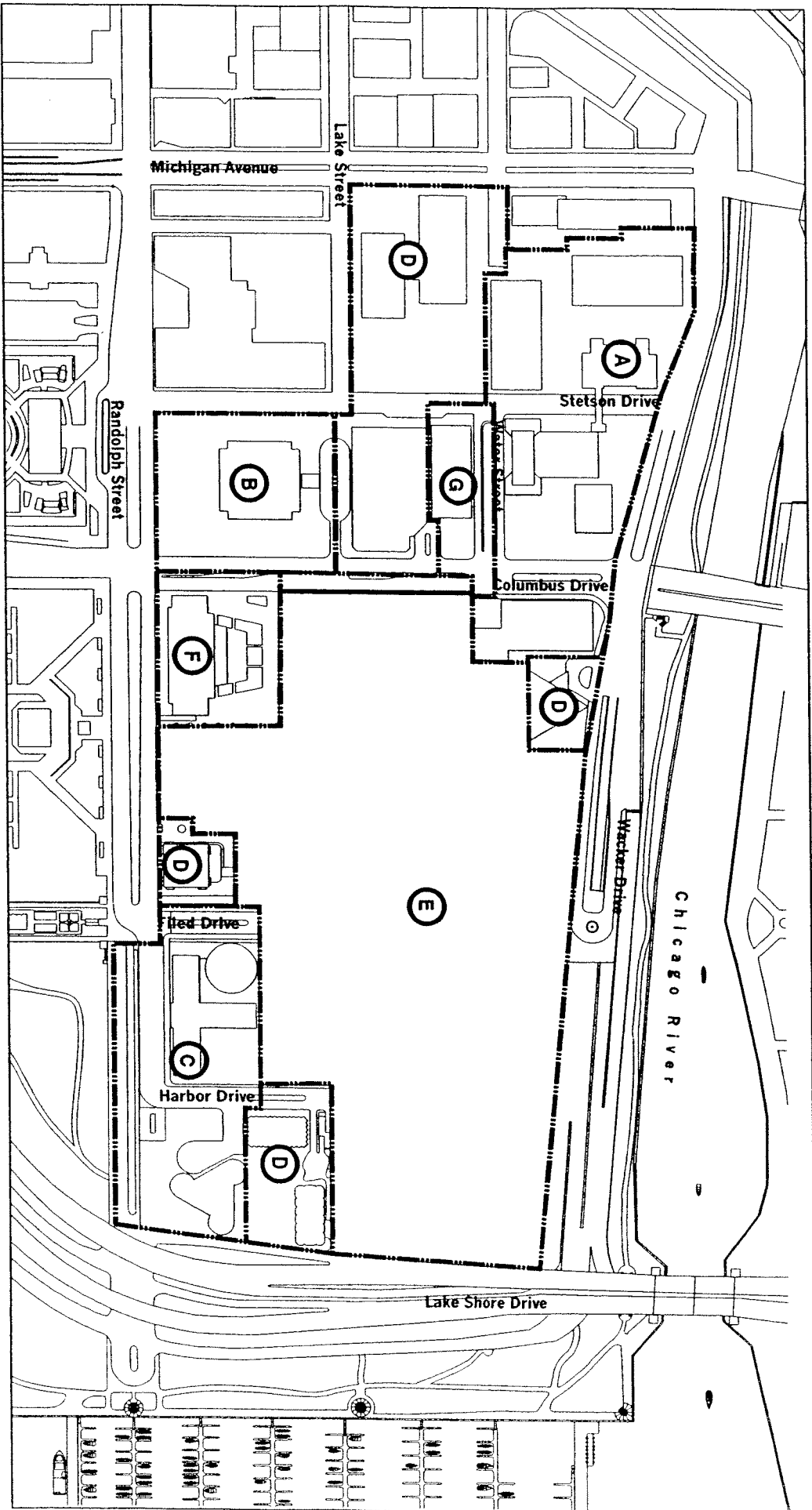
Generalized Land Use Plan



- Parks and Open Space
- Residential
- Mixed Use A (Commercial / Retail / Hotel / Residential / Office)
- Mixed Use B (Commercial / Retail / Hotel / Residential)
- Residential with Ground floor retail
- Office
- Hotel
- Institutional

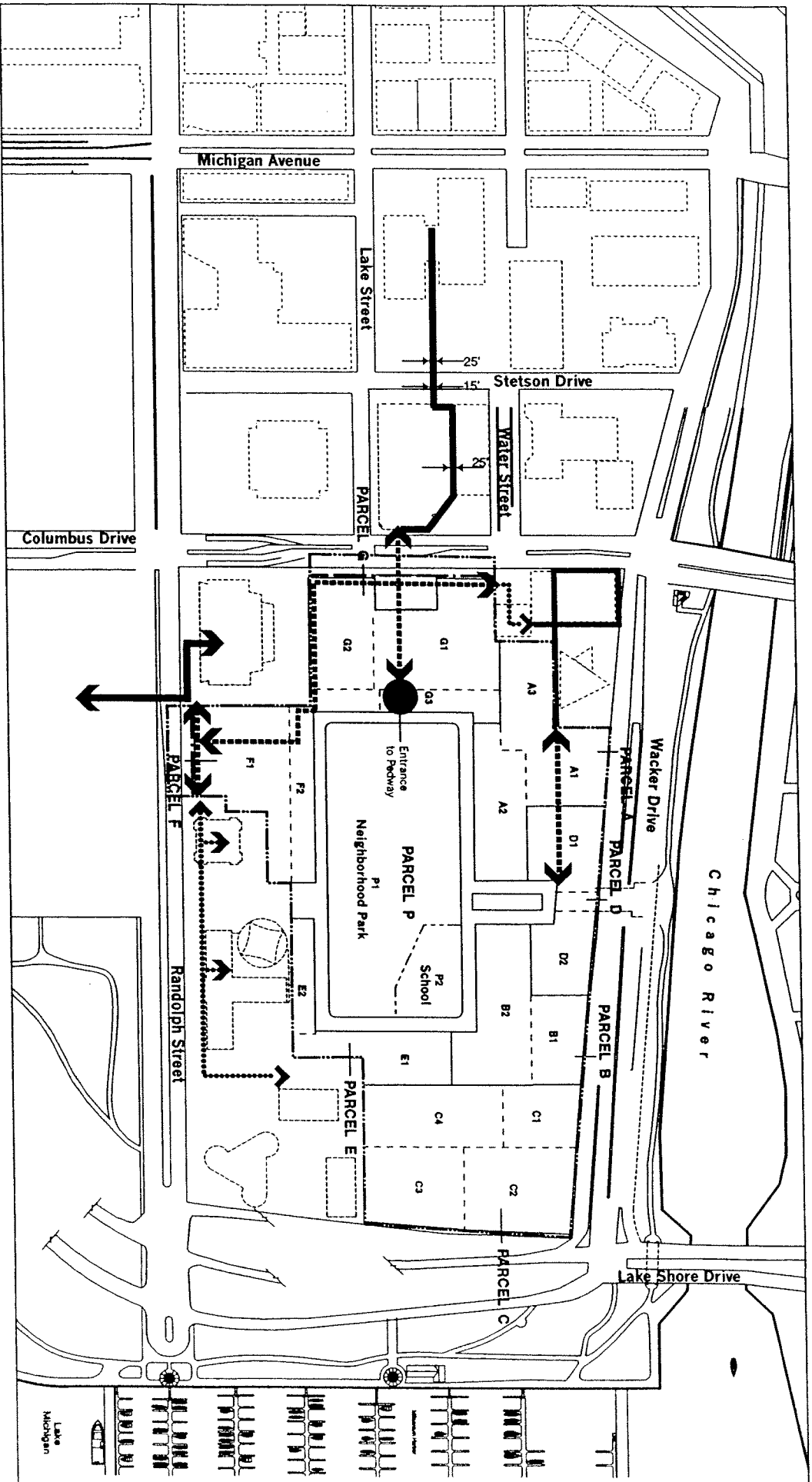


Subarea Map



(A) Subarea Identification

Pedestrian Walkway System · Pedway Level



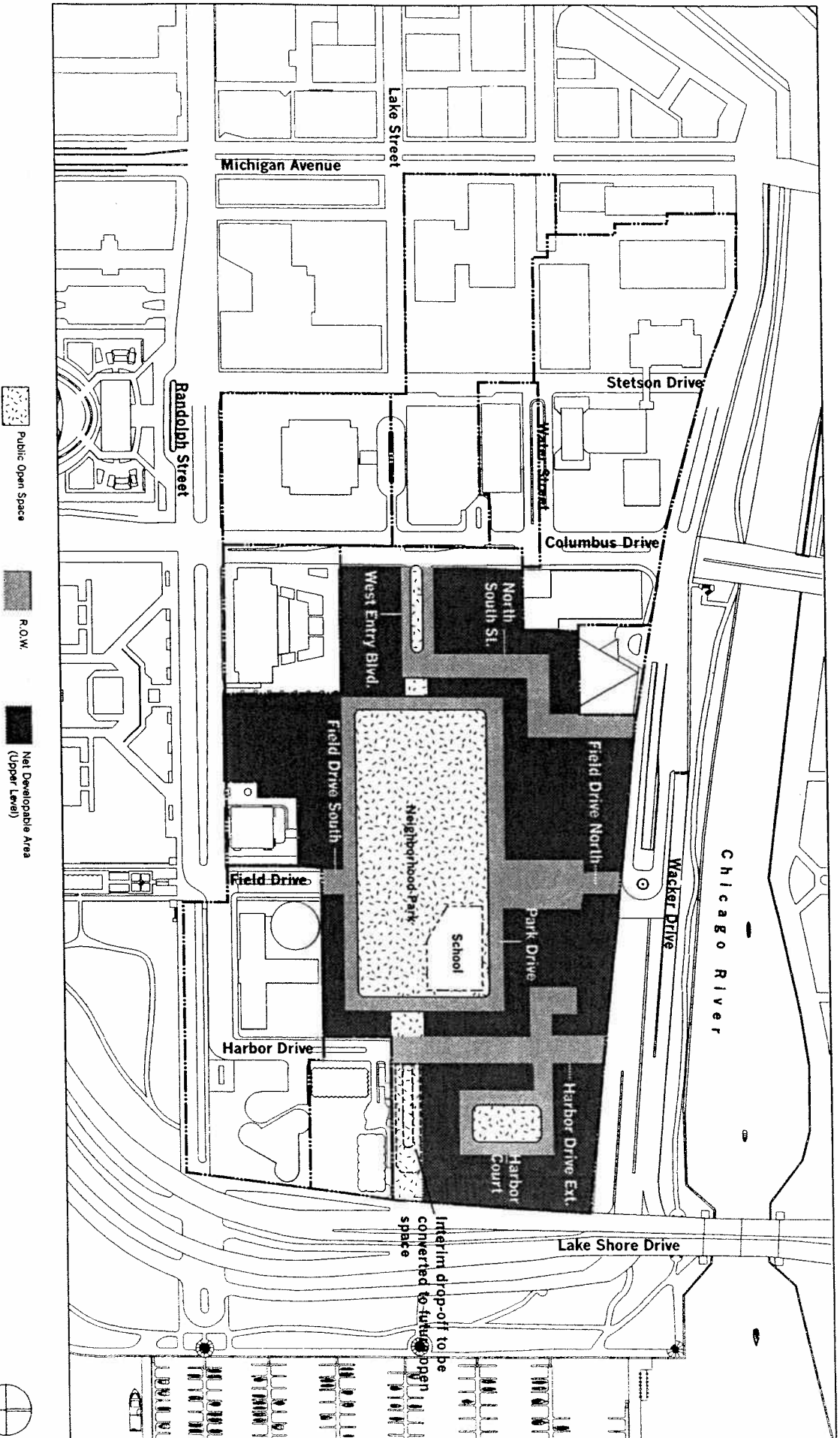
Existing

Pedestrian Connections

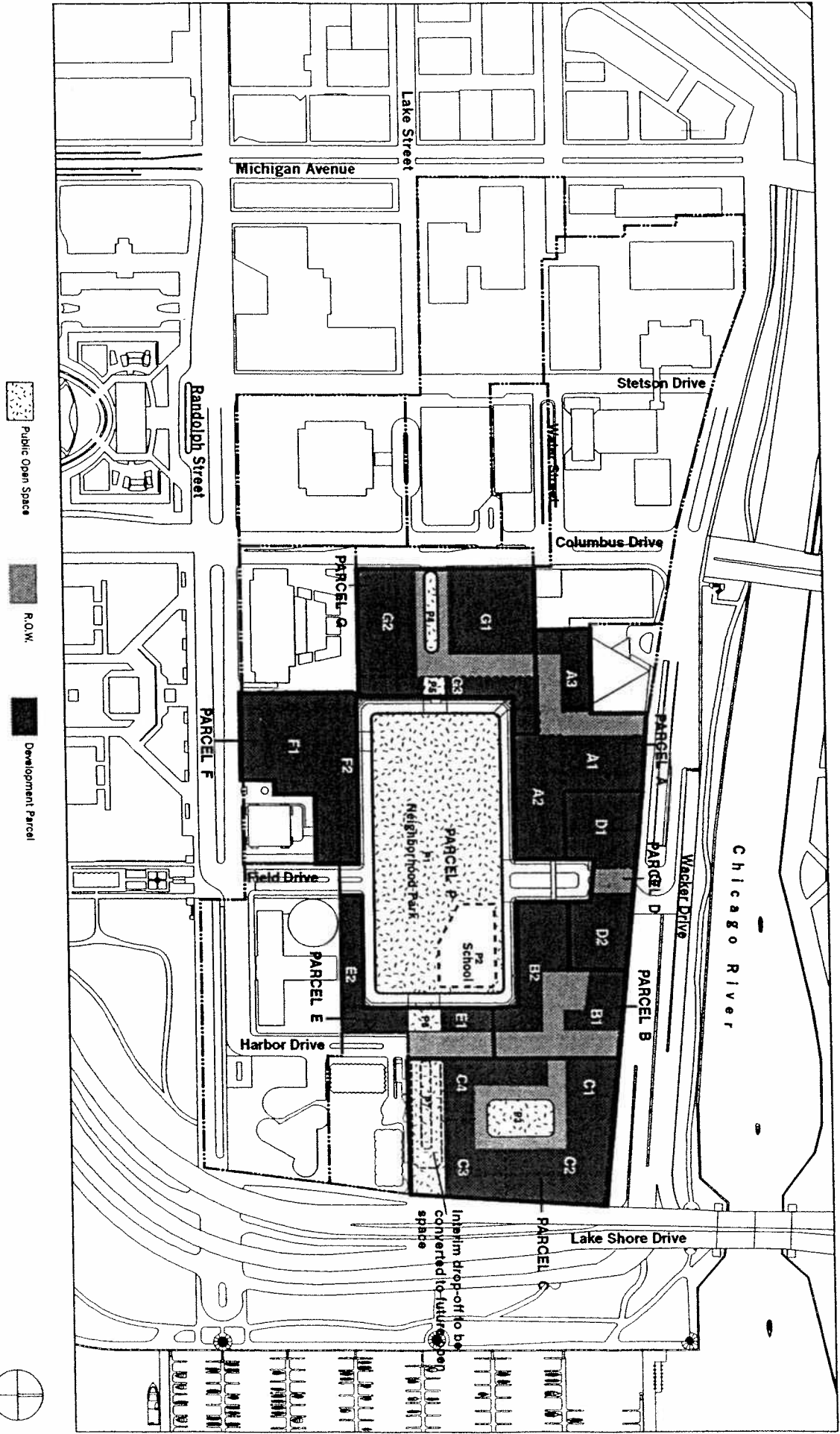
Potential Connections
(Other Subareas)

Vertical Connection
(Subarea E)

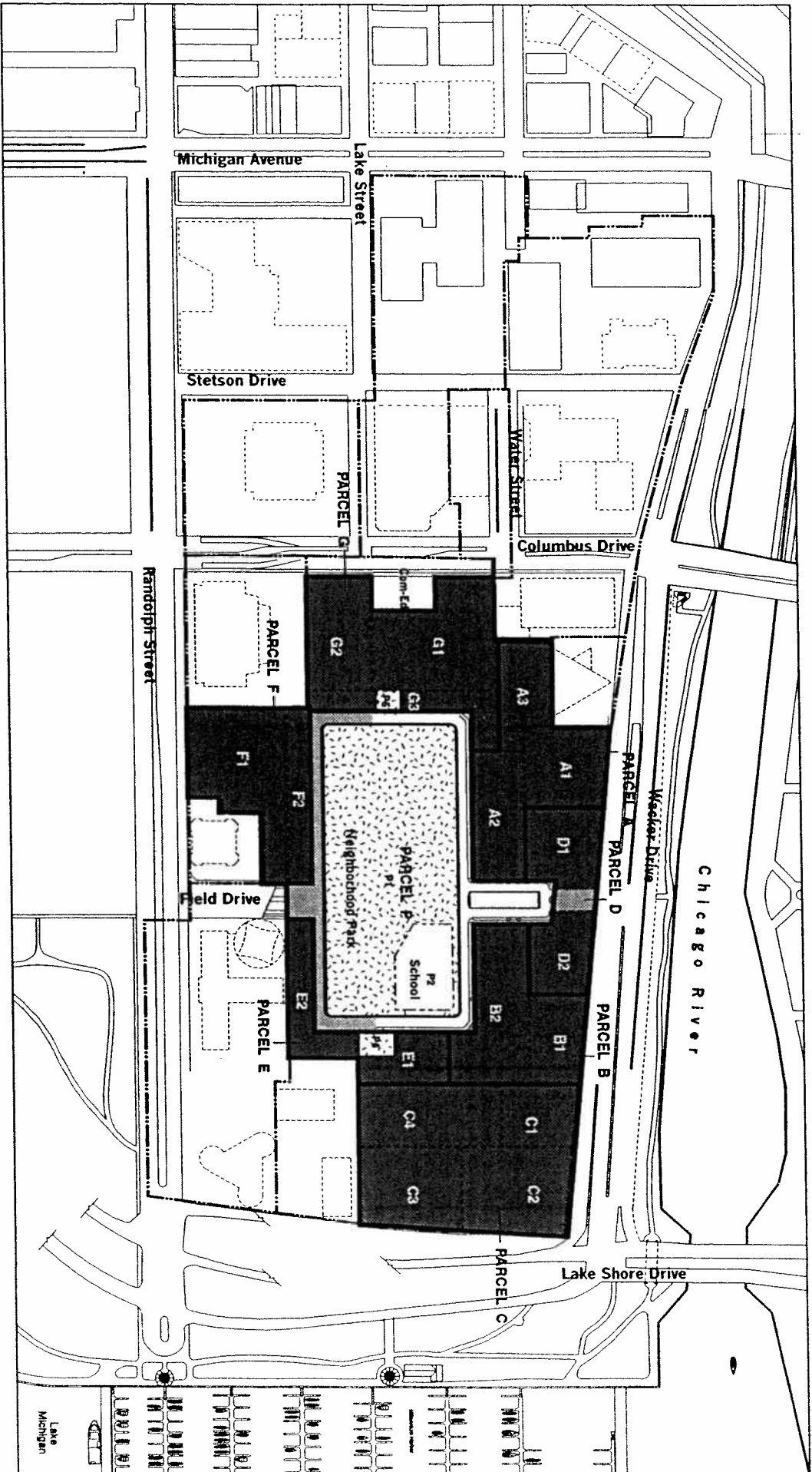
Net Developable Area



Subarea E Parcelization Plan - Upper Level
 (+/-) elev +47.00 to +56.00 CCD



Subarea E Parcelization Plan - Intermediate Level
 (+/-) elev. +27.00 CCD



Public Open Space

R.O.W.

Development Parcel

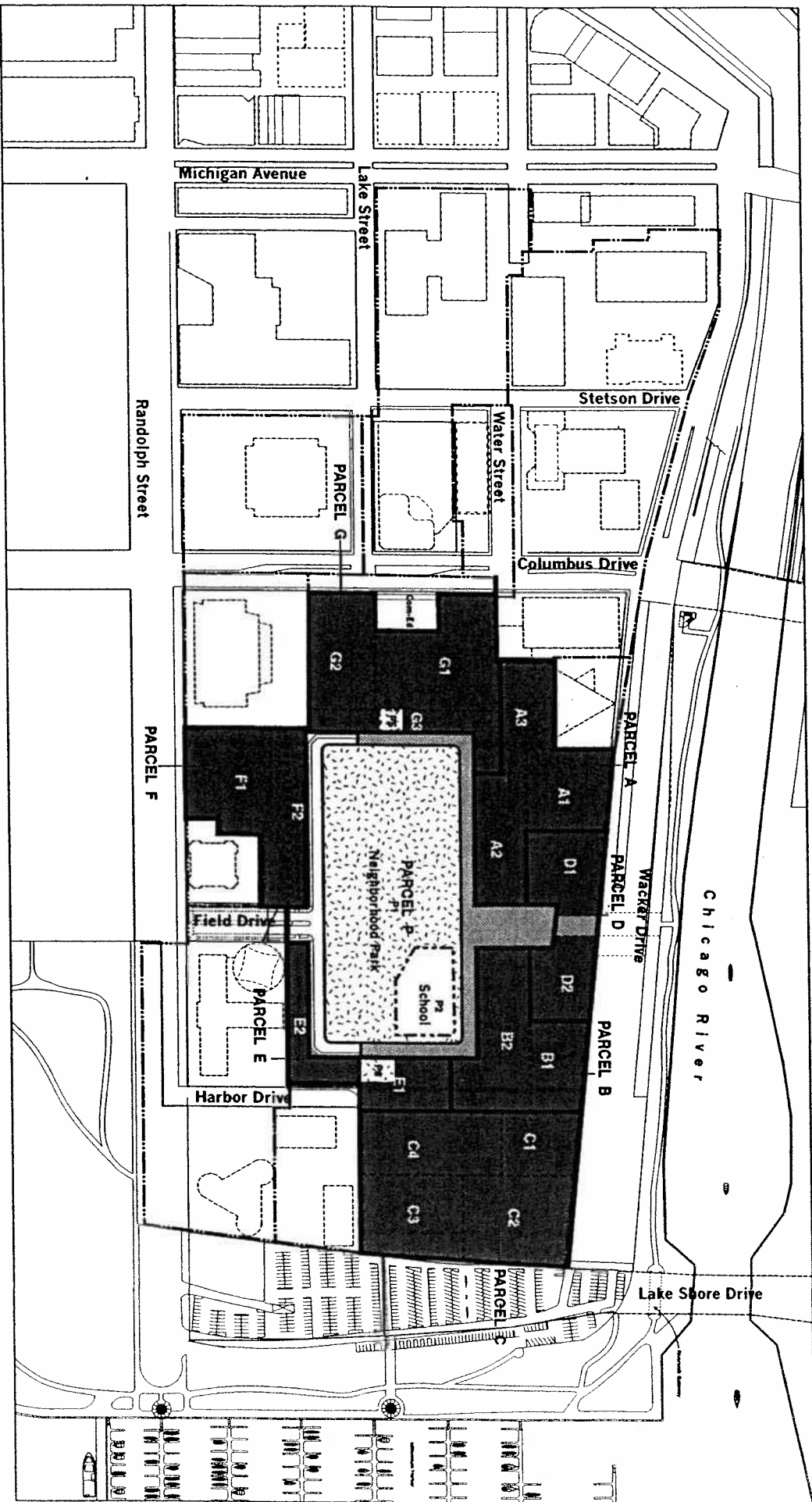


APPLICANT: LAKESHORE EAST, LLC

DATE: NOVEMBER 14, 2000

REVISED: MARCH 15, 2001

Subarea E Parcelization Plan - Lower Level
 (+/-) elev. +6.00 CCD



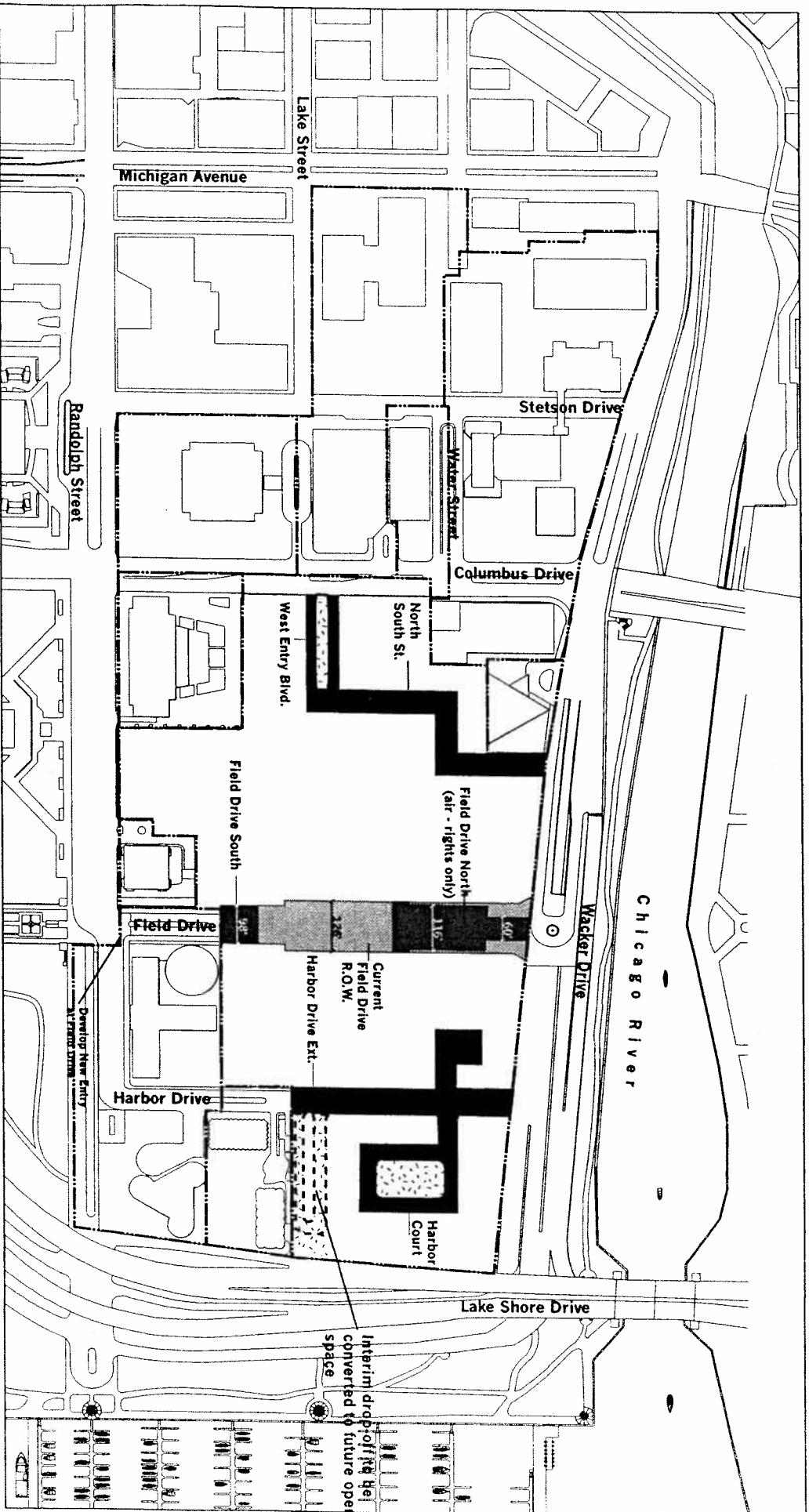
Public Open Space




R.O.W.

Development Parcel



R.O.W. Adjustments - Upper Level

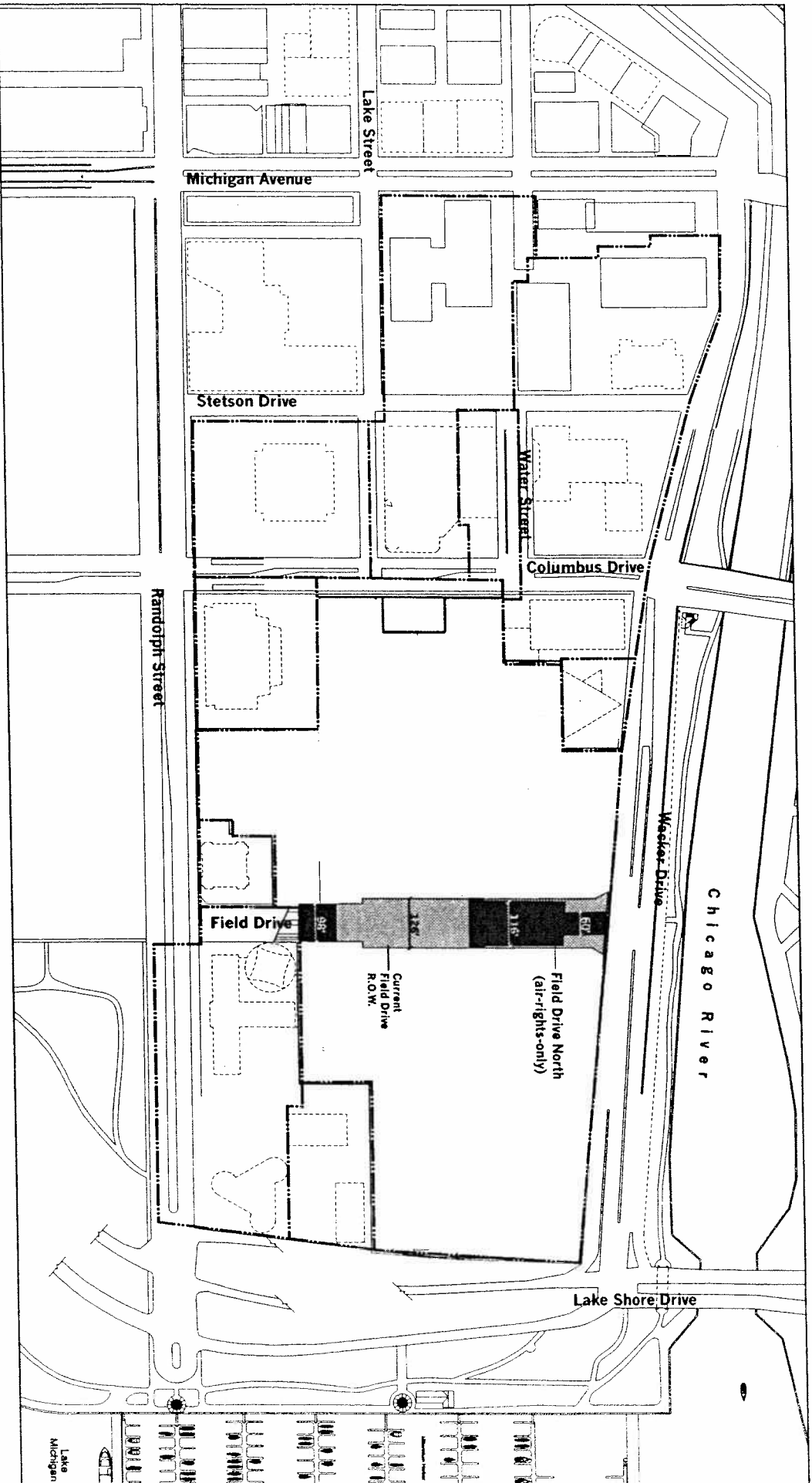


-  R.O.W. to Be Vacated
-  New R.O.W. to be Dedicated
-  Existing Dedicated R.O.W. to Remain


Note: Refer to Street Criteria Drawings for new R.O.W. dimensions & criteria



R.O.W. Adjustments - Intermediate Level



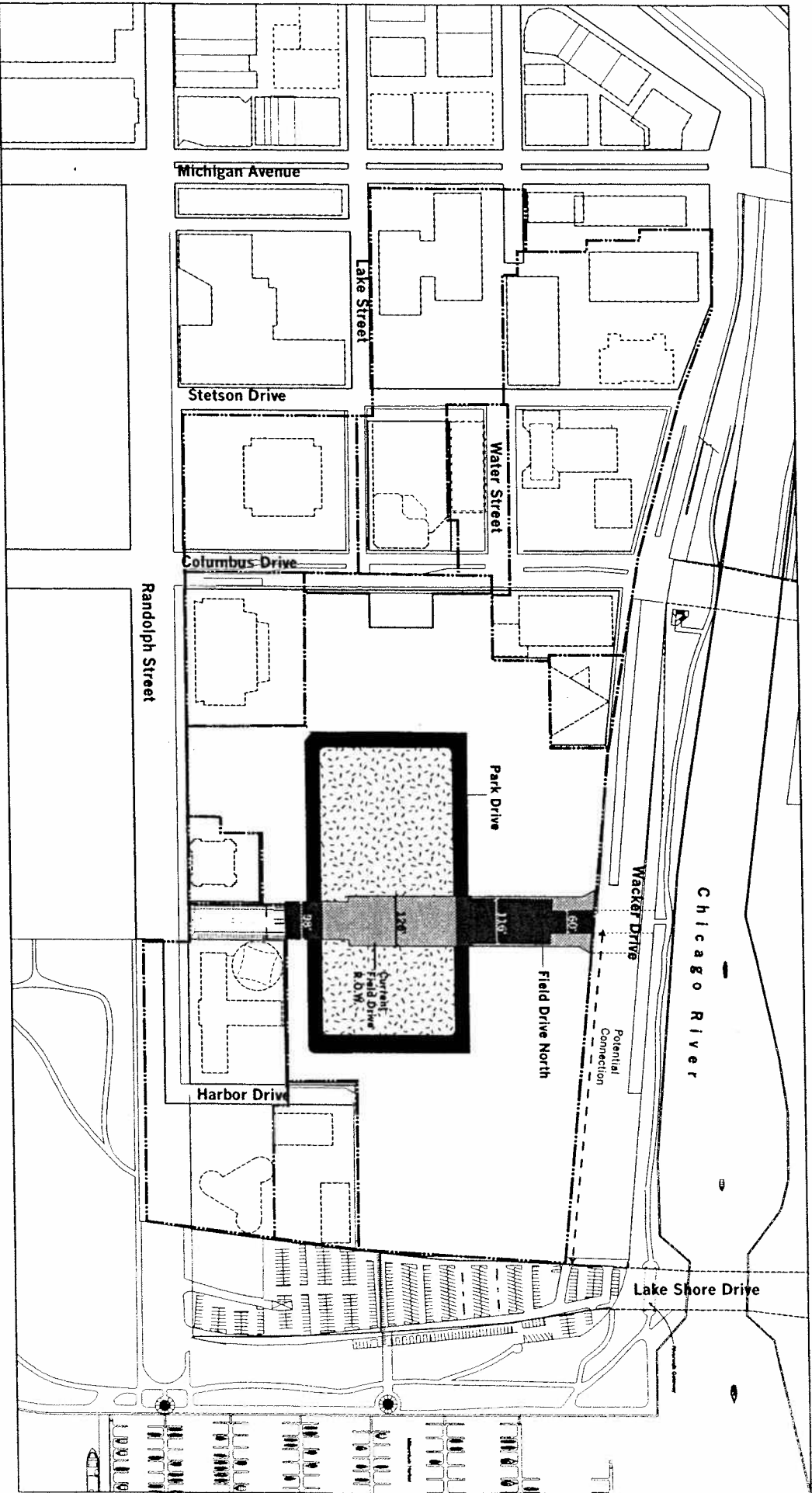
Note: Refer to Street Criteria Drawings for new R.O.W. dimensions & criteria




-  R.O.W. to Be Vacated
-  New R.O.W. to be Dedicated
-  Existing Dedicated R.O.W. to Remain



APPLICANT: LAKESHORE EAST LLC
 DATE: NOVEMBER 14, 2000
 REVISED: MARCH 15, 2001

R.O.W. Adjustments - Lower Level

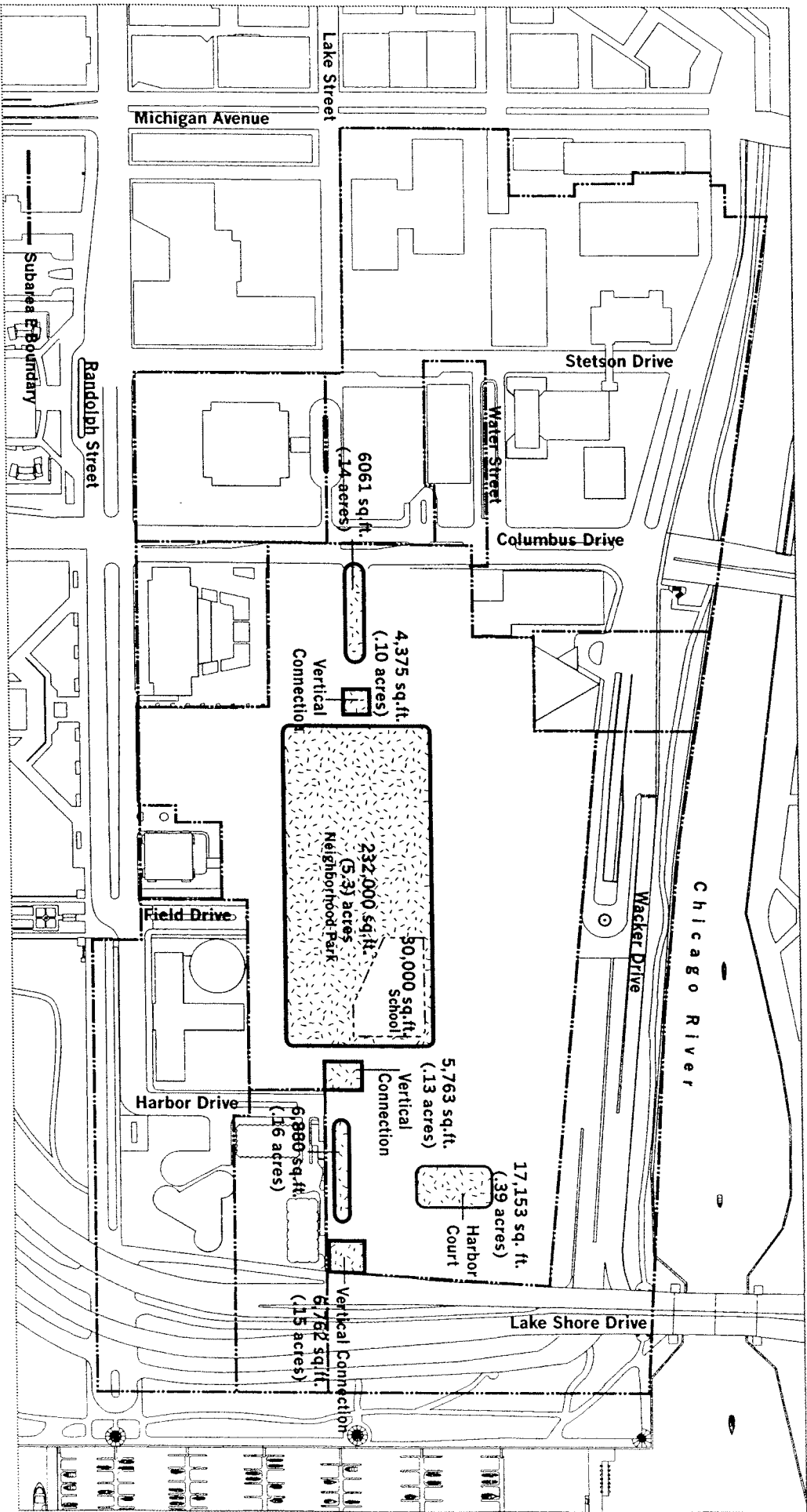


-  R.O.W. to Be Vacated
-  New R.O.W. to be Dedicated
-  Existing Dedicated R.O.W. to Remain

Note: Refer to Street Criteria Drawings for new R.O.W. dimensions & criteria



Public Park Zone



Public Park to be dedicated

Total Public Park: 278,994sq. ft.
6.4 acres
Total School Land Area: 30,000 sq. ft.
0.68 acres

Bulk Regulations and Data Table

Residential - Business Planned Development Number 70 Amended Planned Development Use and Bulk Regulations and Data

March 14, 2001

Subarea	Net Developable Area ⁽¹⁾ SF	Acres	Building Area		Max Net F.A.R.	Residential Dwelling Units		Office (SF)		Hotel Rooms (# of keys)		Retail Sales/Service Area	
			Existing/Under construction	Future Allowed		Existing/Under construction	Future Allowed	Existing/Under Construction	Future Allowed	Existing/Under Construction	Future Allowed		
Subarea A													
One Illinois Center	66,104	1.52											
Hyatt West	52,256	1.20											
Two Illinois Center	80,085	1.84											
Hyatt East	73,000	1.68											
Columbus Plaza	38,154	0.88											
Three Illinois Center	52,560	1.21											
Subtotal	382,159	8.31	4,419,483		12.20	552		1,762,908		2,041		153,958	
Subarea B													
ACN Bldg. (Amoco)	136,819	3.14	2,898,308		19.72			2,898,308				84,000	
Subarea C													
Outer Drive East	88,463	2.03											
Harbor Point	79,950	1.84											
Subtotal	168,413	3.87	2,004,225		11.90	1,862						42,868	
Subarea D													
Buckingham	34,825	0.80											
175 Harbor Drive	50,248	1.15											
Park Shore	41,872	0.96											
Swissotel	34,000	0.78											
Farmport	43,189	0.99											
Athletic Club	21,943	0.50											
BTE	44,091	1.01											
BTN	63,860	1.46											
BTS	53,778	1.23											
Subtotal	387,387	8.89	5,707,385		17.08	1,390		2,899,000		1,337		221,369	
Subarea E													
SPINN Site	30,000	0.69											
Private Developable Area	632,428	14.52											
Subtotal	662,428	15.21				4,946							773,005
Subarea F													
BCBS	100,905	2.32	1,082,872		18.00			1,082,872					
Subarea G													
Park Millennium	40,641	0.93	582,903		14.34	480						50,000	
Sub Total	1,888,822	42.87	18,474,866		11,405,289	4,104	4,946	6,222,886	3,777,414	3,378	2,122	651,958	773,005
ORDINANCE MAXIMUMS (Existing + Future)			Building Area (SF) 27,830,245		Net F.A.R. 18.00	Residential Dwelling Units 8,050		Office Area (SF) 12,000,000		Hotel Rooms (# of keys) 8,600		Retail Sales/Service Area (SF) 1,335,800	

NOTES:
(1) Net developable areas for individual parcel components (A, B, C, or D) are taken from original survey as prepared by Dale Weaver.
Notes

Areas outside of Subarea E
provided by The City of Chicago
& I E Consultants, Surveyors

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APPLICANT: LAKESHORE EAST LLC
DATE: NOVEMBER 14, 2000
REVISED: MARCH 15, 2001



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
<http://www.ci.chi.il.us>

October 6, 2000

Mr. James E. Gorman & Associates
10644 South Western Avenue
Chicago, Illinois 60643

Re: Request for a minor change to Residential
Business Planned Development No.70 (Illinois
Center)

Proposal: Conversion of Harbor Field 400-
space garage in to a Technology Center
Location: 400 East Randolph Street

Dear Mr. Gorman:

Please be advised that your request for minor changes to Residential Business Planned Development No. 70 has been considered by the Department of Planning and Development pursuant to Section 11. 11-3 (c) of the Chicago Zoning Ordinance.

Specifically, you have requested a change in use of the existing 400-space garage to a technology center at Field Harbor Garage in accordance with the architectural drawings dated 6/23/2000 by Fujikawa Johnson and Associates. The two-level space would primarily house computer equipment to serve the telecom industry located in nearby buildings. Your request would expand the permitted uses on lower level (+8.0 feet) and the interim level to include the proposed technology center providing that the primarily utilization of space would be for housing computer equipment.

With regards to your request, the Department of Planning and Development has determined that the proposed modification would

NEIGHBORHOODS



constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approved the foregoing minor change, but no other changes to Residential Business Planned Development No. 70.

Sincerely,

A handwritten signature in black ink, appearing to read "CHRISTOPHER HILL", written over a horizontal line.

Christopher R. Hill
Commissioner

Attachment

cc:

Jack Swenson

Philip Levin

Carmen Vidal-Hallett

Mike Marmo

F:/ZON/STAFF-RP/RESOLUTI.RPT/PART/MPD70HARFIEL.WPD



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
<http://www.ci.chi.il.us>

April 5, 2000

Mr. Gerald L. Johnson
Fujikawa Johnson and Associates, Inc.,
111 East Wacker Drive, Suite 3015
Chicago, Illinois 60601

Re: Request for minor changes to Residential-Business
Planned Development No. 70, As Amended;
Proposal: The construction of a new fifty-two story
apartment building. (Illinois Center)
Location: 222 N. Columbus Drive

Dear Mr. Johnson:

Please be advised that your request on behalf of the Applicant for minor changes to Residential-Business Planned Development No. 70, as amended, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 13 of the Plan of Development.

In a letter dated December 1, 1999 you requested that certain changes to the Planned Development be approved to allow for the construction of a proposed fifty-two story apartment building. These requested changes include the following:

- 1) The creation of a new Subarea G in accordance with the attached Subarea Map dated November 29, 1999;
- 2) The adoption of the attached revised Table of Use and Bulk Regulations dated March 9, 2000 which specifies the net developable area, maximum permitted F.A.R. and site coverage, the maximum number of dwelling units and square foot area maximums for retail sales and service uses in the new Subarea G.
- 3) The concurrent reduction in the net developable area of Subarea E of which new Subarea G is being developed from, the resulting change in F.A.R. from 13.82 to 13.56 for Subarea E which is a figure based actually upon a reduction in the established maximum square feet allowed for future construction within this subarea, and a reduction in the maximum dwelling units allowed in Subarea E from 12,187 to 11,707 dwelling units;
- 4) Amendment of Statement No. 5 of the Planned Development to include Subarea G and to limit the permitted uses within Subarea

GHBORHOODS

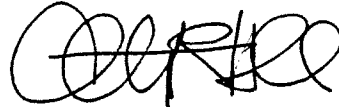


G to residential, pedestrian walkways and accessory uses including automobile parking and retail sales and service;

With regard to your request, the Department of Planning and Development has determined that this request for the minor changes stated herein will have no adverse impact on the balance of the development or the immediate neighborhood and would constitute minor changes pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor changes, but no other changes to Residential-Business Planned Development No. 70, as amended, The revised Planned Development Use and Bulk Regulations and Data Table dated March 9, 2000, and the revised Generalized Land Use Plan dated November 29, 1999 are made a part of this approval.

Sincerely,

A handwritten signature in black ink, appearing to read "CHRISTOPHER HILL", written over a circular stamp or mark.

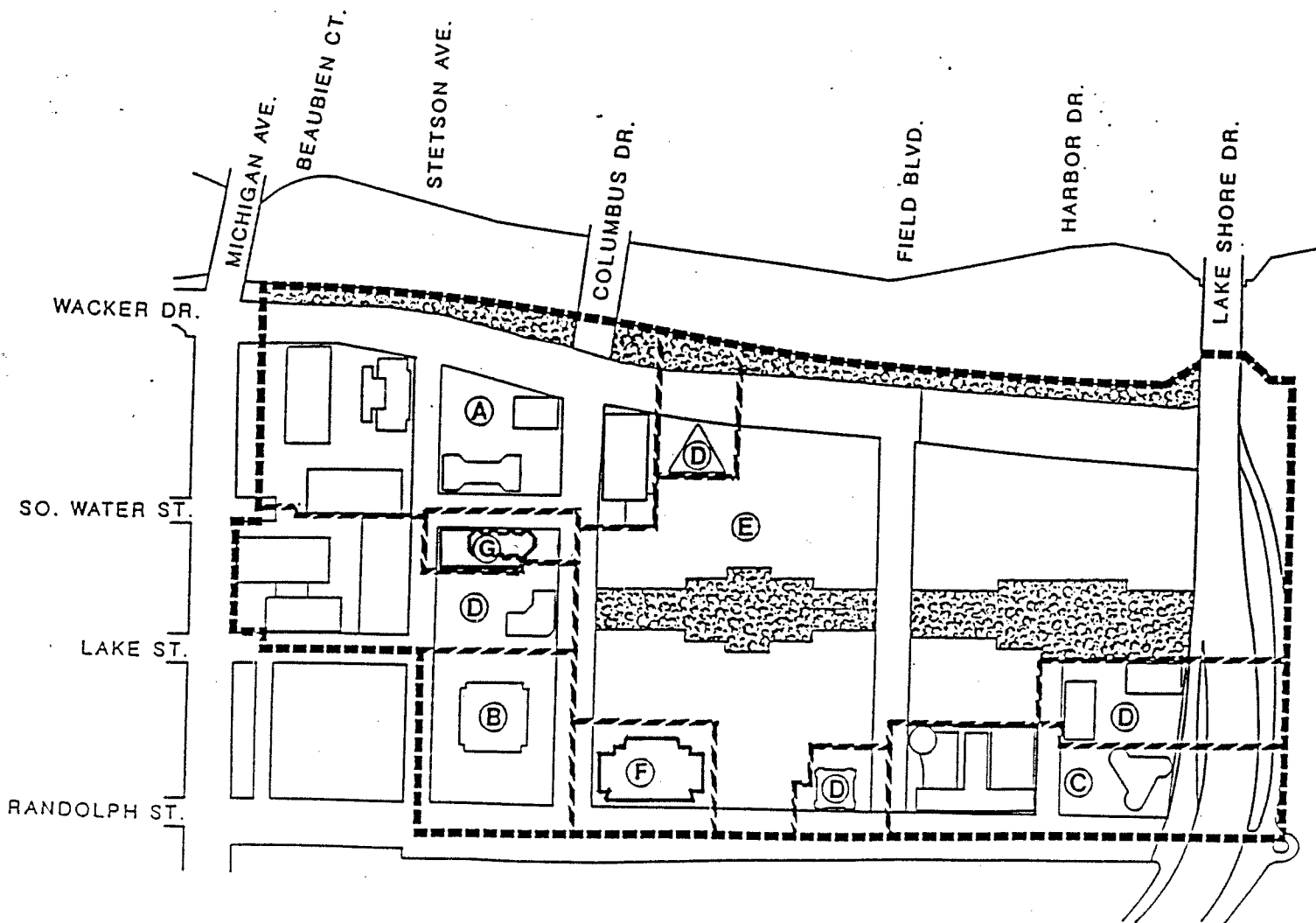
Christopher R. Hill
Commissioner

cc: Jack Swenson
Paul Woznicki
Philip Levin
Michael Marmo

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED

(AIR RIGHTS)

GENERALIZED LAND USE PLAN



LEGEND

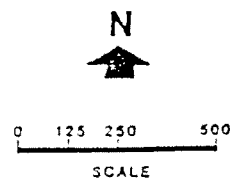
--- PLANNED DEVELOPMENT BOUNDARY

RESERVED FOR PUBLIC PARK
AND ESPLANADE PARK

-.-.- SUB AREA BOUNDARY

EXISTING BUILDING

(A) SUB AREA IDENTIFICATION



Residential - Business Planned Development Number 70

As Amended

(Air Rights)

Planned Development Use and Bulk Regulations and Data

03/09/00

	Net Developable Area (1)		F.A.R.	Area (sf) built or under construction	Dwelling Units built or under construction (3)	Area Covered	Percent Coverage
	SF	Acres					
EXISTING							
Parcel A							
One Illinois Center	66,104.00	1.52					
Hyatt West	52,256.00	1.20					
Two Illinois Center	80,085.40	1.84					
Hyatt East	73,000.00	1.68					
Columbus Plaza	38,154.00	0.88					
Three Illinois Center	52,560.00	1.21					
Subtotal	382,159.40	8.31	12.20	4,417,328.00	1,572.5	148,465.00	40.99%
Parcel B							
AON Bldg. (Amoco)	136,819.00	3.14	19.72	2,698,308.00	-	35,026.00	25.80%
Parcel C							
Outer Drive East	88,463.00	2.03					
Harbor Point	79,950.00	1.84					
Subtotal	168,413.00	3.87	11.90	2,004,028.00	1,882.0	53,387.00	31.70%
Parcel D (2)							
Buckingham	34,825.00	0.80					
175 Harbor Drive	50,249.00	1.15					
195 Harbor Drive	41,672.00	0.96					
Swissotel	34,000.00	0.78					
Fairmont	43,169.00	0.99					
Athletic Club	21,943.00	0.50					
BTE	44,091.00	1.01					
BTN	63,580.00	1.45					
BTS	53,778.00	1.23					
Subtotal	387,387.00	8.89	14.73	5,707,385.00	2,058.5	150,091.00	38.74%
Parcel F							
BCBS	100,905.00	2.32	18.00	1,816,290.00	-	36,629.00	38.30%
Parcel G (3)							
New Apartment Tower	40,841.00	0.93	14.34	582,903.00	480.0	24,335.83	59.88%
Subtotal	1,196,324.40	27.46	14.40	17,228,243.00	5,793.00	447,933.83	37.44%
FUTURE							
Parcel E							
Future Area	1,074,852.60	24.68	13.56	14,570,235.00	11,707.0	687,654.67	53.98%
TOTAL (4)	2,271,177.00	52.14	14.00	31,796,478.00	17,500.0	1,135,688.50	50.00%

NOTES:

- (1) Net developable areas for individual parcel components (A, B, C, or D) are taken from original survey as prepared by Dale Weaver.
- (2) Does not include future building area of BTE site.
- (3) New subarea G.
- (4) 2,271,177sf has been taken from the amended 1993 PD70. This number does not include 'bonus' areas for undeveloped upper level portions of Wacker Drive and Randolph Street (currently included in roadway allocation). It is also net of the future Field Boulevard and 6-acre park. It assumes that this is the developable area net of roadways at the upper level and areas reserved for public purposes. The F.A.R. of 14.0 has been fixed from the original PD (1989).