



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>

May 20, 2002

Mr. James Loewenberg
1 West Superior Street
Suite 200
Chicago, Illinois 60610

RE: Non-Compliance with Residential-Business Planned
Development No. 739 (Grand Plaza, 540 N. State Street)

Dear Mr. Loewenberg:

It has recently come to our attention that the sidewalk and curblin along the State Street frontage of the site as installed is not in compliance with the Site Plan for this Planned Development as approved by the Chicago City Council on March 15, 2000. The curb-cut is much larger than approved and the remaining sidewalk space will not accommodate the landscaping as approved on the Landscape Plan. As you know through our months of review, establishing and maintaining a pedestrian oriented streetscape consistent with the goals and intent of the North State Street Special Transportation Corridor was a crucial element in the approval process for this development.

Although we have been working together to resolve this matter, please be advised that no additional approvals for this Planned Development will be issued until revised plans are submitted to our Department and approved.

Sincerely,

Philip Levin
Assistant Commissioner

CC: Alicia Mazur Berg, Jack Swenson, Ed Kus, Michael Marmo, Terri Texley, Tim Bleuher





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December 10, 2001

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

RE: Request for minor changes to Residential-Business Planned
Development No. 739 (Grand Plaza)

Dear Mr George:

Please be advised that your request for minor changes to Residential-Business Planned Development No. 739 on behalf of Magellan Development Group, Ltd., has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 17 of the Planned Development.

Specifically, you requested the following modifications to the Planned Development:

1. Reduce the minimum number of 3-bedroom units from 48 to 24.
2. Provide a curb-cut along approximately 2/3rds of the State Street frontage of the site to provide vehicular loading for the tenant at the northeast corner of the site - Jewel Foods.
3. Provide a curb-cut along most of the Grand Avenue frontage of the site to provide vehicular loading for Bed Bath and Beyond.

The Department has reviewed the proposed modifications to the Planned Development and has determined that the request to reduce the number of three-bedroom units would be acceptable. You have indicated that as a rental development, there has been minimal interest in the larger units by corporate or executive leasing companies or individual renters. Correspondingly, 24 of the originally proposed 1-bedroom units would be increased in size to 2-bedroom units. The overall number of units would not change.

The Department does NOT, however, approve your request to provide a large

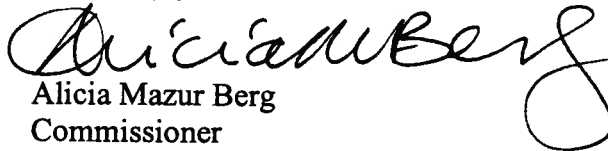


curb-cut along State Street which would virtually eliminate the public sidewalk on 2/3rds of the frontage. The approved plan, which sets the building back 17 feet from the property line, is in accordance with Section 5.12 of the Chicago Zoning Ordinance (North State Street Special Transportation Corridor) which requires the setback in order to achieve a 25 foot pedestrian walkway along State Street providing for a double row of trees, space for outdoor dining and other pedestrian amenities. This curb-cut would not be consistent with other new developments that have been constructed along State Street from Chicago Avenue to Hubbard Street nor the overall long-term intent of the Corridor.

Furthermore, the Department does NOT approve your request to provide a curb-cut along Grand Avenue which would reduce the width of the pedestrian walkway area and eliminate all landscaping along Grand Avenue. This development has been designed to provide direct access to the multi-level parking garage directly from the larger retail spaces.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change to decrease the number of 3-bedroom units but no other changes to this Planned Development. The Revised Bulk Regulations and Data Table, dated November 7, 2001, is made part of this approval.

Very truly yours,


Alicia Mazur Berg
Commissioner

CC: Jack Swenson, Philip Levin, Michael Marmo, Ed Kus



City of Chicago
Richard M. Daley, Mayor

**Department of Planning
and Development**

Christopher R. Hill
Commissioner

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Chicago, Illinois 60602
(312) 744-4190
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September 29, 2000

Ms. Erika L. Kruse
Alzheimer and Gray
10 South Wacker Drive
Suite 400
Chicago, IL 60606

**RE: Request for minor changes to Residential-Business Planned
Development No. 739 (Grand Plaza)**

Dear Ms. Kruse:

**Please be advised that your request for minor changes to Residential-Business
Planned Development No. 739 on behalf CB3, L.L.C.; has been considered by
the Department of Planning and Development pursuant to Section 11.11-3(c)
of Chicago Zoning Ordinance and Statement No. 17 of Planned Development
No. 739.**

Specifically, you requested the following modifications:

- 1. Elimination of the below-grade loading docks and replacement with
grade-level loading docks accessed by a through-block dock area.
Access to the dock area would be from Ohio Street with egress onto
Grand Avenue. The Department of Transportation has reviewed this
through-block proposal and has determined that it would be an
acceptable revision to the plan.**
- 2. A reduction in the minimum number of parking spaces from 1,066 to
975 resulting from certain design constraints and the reduction in the
total retail square footage from 128,000 square feet to 105,000 square
feet. This reduction is primarily the result of placing the loading docks
on the ground-level. A minimum ratio of one space per dwelling unit
would be maintained with 211 spaces available for the retail
component of the development.**

**Accordingly, pursuant to the authority granted by the Chicago Zoning
Ordinance and Residential-Business Planned Development No. 739, I hereby
approve the requested minor changes, but no other changes to this planned
development. The Revised Bulk Regulations and Data Table and the Site Plan**

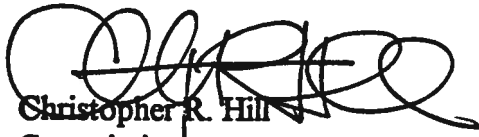
NEIGHBORHOODS



Plan dated September 19, 2000 (prepared by Anthony Belluschi/OWP&P Architects) are made part of this approval.

Please be advised that review of your elevation revisions by the Department is still ongoing and subject to a separate administrative determination.

Very truly yours,



Christopher R. Hill
Commissioner

cc: Jack Swenson
Paul Woznicki
Philip Levin
Michael Marmo

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT
BULK REGULATIONS AND DATA TABLE**

GROSS SITE AREA (126,614 sq. ft./2.90 acres) = **NET SITE AREA** (78,480 sq. ft./1.80 acres) +
Area remaining in public right of way (48,134 sq. ft./1.10 acres)

MAXIMUM PERMITTED F.A.R.: 14.25

MAXIMUM BUILDING HEIGHT: West Tower = 462 feet*; East Tower = 554 feet*

*The developer may increase the height of the East Tower provided that (1) the number of additional floors on the East Tower is off-set by a decrease in the height of the West Tower by the same number of floors (measured from the West Tower's maximum Building Height), and (2) the height of the East Tower does not exceed 565 feet. "Building Height" excludes mechanical penthouses, elevator overruns, building spires and other appurtenances above the level of the highest habitable floor.

SETBACKS FROM PROPERTY LINE

In substantial conformance with the Site Plan.

MAXIMUM NUMBER OF DWELLING UNITS

764 units*; provided that a minimum of 48 of the total units must be 3-bedroom units and the maximum number of efficiency units is limited to 20%** of the total units.

* May include up to 300 extended stay hotel rooms.

** Fractions of 0.5 or greater shall be rounded up to the next whole number while fractions less than 0.5 shall be rounded down to the next whole number.

MINIMUM NUMBER OF OFF-STREET PARKING

Residential uses:	764 spaces
Non-residential uses:	<u>211 spaces</u>
Total	975 spaces

MINIMUM NUMBER OF OFF-STREET LOADING BERTHS

3 berths at 10' x 50'; 2 berths at 10' x 25'

Applicant: CB³, LLC
20 North Michigan Avenue
Suite 400
Chicago, Illinois 60602

Date: February 10, 2000

Revised: September 29, 2000

3/15/2000

REPORTS OF COMMITTEES

28051

Again, please let the record reflect that I abstain from voting on Application Number 12847.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS;
Chairman.

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

Yeas -- Aldermen Granato, Harthcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Burke, Thomas, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Levar, Schulter, M. Smith, Moore, Stone -- 47.

Nays -- None.

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

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

Reclassification Of Area Shown On Map Number 1-F.

(As Amended)

(Application Number 12398)

R B P D
739

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 B7-5 General Central Business District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Ohio Street; a line 40 feet west of North State Street; the alley next south of West Ohio Street; and North Dearborn Street,

to those of a B7-6 General Central Business District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B7-6 General Central Business District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Ohio Street; North State Street; West Grand Avenue; and North Dearborn Street,

to those of a Residential-Business Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and 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 739.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development consists of approximately seventy-eight thousand four hundred eighty (78,480) square feet (one and eighty hundredths (1.80) acres) of property (the "Property") which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the applicant, CB³, L.L.C., or affiliates thereof (hereafter the "Applicant") for purposes of this Residential-Business Planned Development. These Plan of Development Statements, together with the (sub)exhibits hereto, may hereafter be referred to as the "Planned Development".
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Public rights-of-way shall be retained, vacated or dedicated as necessary to accommodate the development contemplated by this Planned Development. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on

behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns (including any condominium or homeowners association which is formed) and, if different than the Applicant, the legal title holder(s) and any ground lessor(s). All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns (including any condominium or homeowners association which is formed) and, if different than the Applicant, the legal title holder(s) and any ground lessor(s). Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all of the owners of the Property (or where a condominium or homeowners association has been formed on behalf of the condominium owners or homeowners, by said association).
4. This Planned Development consists of nineteen (19) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan prepared by Anthony Belluschi Architects, dated February 1, 2000; a Roof Landscape Plan prepared by Anthony Belluschi Architects, dated February 1, 2000; sections and elevations prepared by Anthony Belluschi Architects, dated February 1, 2000; and streetscape sections for Dearborn Avenue, Grand Avenue, Ohio Street and State Street prepared by Anthony Belluschi Architects, dated February 1, 2000. Full size sets are on file with the Department of Planning and Development (the "Department"). These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses shall be permitted in this Planned Development subject to the restrictions contained in Statement 12 hereof:

Uses permitted in the B7-6 zoning district, including but not limited to retail uses, commercial uses, hotel uses, residential uses, entertainment and amusement uses (including multi-media attractions, arcades and other attractions), accessory and non-accessory off-street parking and accessory uses. Broadcast and telecommunications structures (including related equipment and parabolic transmitting and receiving antennae) are also permitted provided that such uses shall be hidden from view or architecturally integrated into the building to which they are attached.

6. The design, materials, size, illumination level and location of signs proposed to be located upon the Property shall be reviewed by the Department prior to issuance of Part II Approval for said signs. The Department's review shall be limited to assuring compliance with the following standards:

- (a) Signs should be compatible with the building design and with other high-quality signs within the area west of Michigan Avenue generally referred to as the entertainment district.
- (b) Signs with individually lit or backlit letters, logos or other three- (3) dimensional effects are encouraged~ box-signs and painted or applied murals are strongly discouraged.
- (c) Electronic message boards are prohibited.
- (d) Tenant identification signs should be located in a sign band area, should be located at the first (1) or second (2) floor levels only, and should be adjacent to the floor area occupied by the tenant.
- (e) Projecting signs should project no more than four (4) feet off the face of the building.
- (f) Windows may be used for display at either the first (1) or second (2) floor levels. No posters or other two- (2) dimensional images should be affixed directly to the glass. Any permitted posters should occupy no more than 20% of the window area.
- (g) Awnings and canopies should be consistent in design among tenants.

- (h) Any displays above the second (2) floor level that are visible from the street shall be reviewed by the Department for overall size and quality of material and design and should be translucent rather than opaque if applied directly to the glass.
- (i) No signs will be permitted at either tower above the second (2) floor level, except as provided by subsection (h) above.

The Department may, without the necessity of a minor change as described by Statement No. 17, authorize signs which do not meet all of the aforesaid standards.

7. Upper level building lighting shall be provided to accent the building's appearance at night. Proposed lighting plans are subject to the review of the Department.
8. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review and approval of the Department of Transportation and of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.
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. Ingress and egress shall be subject to the review and approval of the Department of Transportation and of the Department of Planning and Development.
10. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as certified and approved by the Federal Aviation Administration.
11. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that floor area for these purposes shall not include (i) floor area devoted to mechanical equipment in excess of one thousand five hundred (1,500) square feet in any single location, regardless of placement in the building, and (ii) floor area devoted to non-accessory offstreet parking.

12. The improvements on the Property, including landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the requirements of this Planned Development. Landscaping shall be installed and maintained in accordance with the requirements of this Planned Development and with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The two (2) residential towers may be constructed in phases which are separate from each other and also which are separate from the non-residential base structure.
13. The Applicant shall make reasonable and good faith efforts to market up to twenty-eight (28) three (3)-bedroom units which are in addition to the minimum required number indicated on the Bulk Regulations and Data Table. Reasonable and good faith efforts to market the three (3)-bedroom units means including information regarding the availability of three (3)-bedroom units in any advertisement, floor plans or promotional materials which also promote the availability of efficiency, one (1)-bedroom or two (2)-bedroom units and receiving and pursuing all inquiries for three (3)-bedroom units in a manner equal to that of the efficiency, one (1)-bedroom and two (2)-bedroom units. The additional three (3)-bedroom units may be made available in any manner that the Applicant deems appropriate including, without limitation, converting two (2) or more units designed or constructed to contain fewer bedrooms into three (3)-bedroom units. The requirements of this Statement shall not be construed to mean that Applicant is required to rent or sell three (3)-bedroom units if such units are not (or cannot be made) available or if the rental or sale would otherwise fail to meet the Applicant's criteria. The efforts to market additional three (3) bedroom units described above need not continue beyond the time that the last convertible constructed unit in the project has been initially rented, sold or otherwise committed to use.
14. The Applicant shall make good faith efforts to establish two hundred fifty (250) of the dwelling units to be initially constructed on the Property as for-sale residential units. Good faith efforts, for the purposes of this statement, mean the Applicant's investigation and evaluation of, among other things, market demand for for-sale units on the Property and the availability of acceptable financing for the development. The manner and extent of such efforts shall be wholly within the sole discretion of the Applicant. If, after such efforts, Applicant, in its sole discretion, determines that incorporation of some or all of said for-sale units is not feasible, appropriate or acceptable, then the Applicant shall advise the Department in writing of such determination and Applicant shall thereafter have no further obligation under this statement.

15. The Applicant has voluntarily agreed, subject to the following terms, and without compensation from the City, to grant the City a permanent easement for the purpose of allowing the installation of a C.T.A. elevator and certain underground improvements and rehabilitation to the State and Grand Subway station. The grant of easement shall be subject to reasonable conditions and terms established by the Applicant. The Applicant will grant the easement following the City's written request which also states that the easement is needed to implement the aforesaid C.T.A. improvements. The portion of the Property to be subject to said easement is described as follows: beginning at the southeast corner of the Property; running north along the boundary with State Street sixty (60) feet; running west along a line perpendicular to State Street for ten (10) feet; running south along a line parallel to State Street sixty (60) feet to the Grand Avenue Property boundary; running east ten (10) feet along Grand Avenue to return to the place of beginning. Additionally, the Applicant has agreed to be responsible for the reasonable cost of the design and construction of a street-level, decorative, architectural stair improvement to be built over the existing C.T.A. subway access stairwell located north of Grand Avenue and west of State Street; provided that (1) the Applicant has reasonable opportunity to review and comment on the design and specifications for the street-level, decorative, architectural stair improvement, (2) the Applicant and the City mutually agree on the final design and specifications, (3) the street-level, decorative, architectural stair improvement is built according to the approved design and specifications and (4) the Applicant is provided with evidence of the costs of the design and construction. Additionally, the Applicant shall, by adjustments to the street front facade at the ground level of the proposed building, provide a minimum distance of nine (9) feet between the street-level exterior wall of the proposed building and the C.T.A. stair.
16. The Applicant shall grant the City an easement to allow public pedestrian use of the following portions of the Property which lie outside of the footprint of the building contemplated by this Planned Development. The purpose of such grant of easement is to allow the pedestrian public to utilize those exterior walking areas provided upon the Property effectively as an extension of the public sidewalks. Said easement shall be perpetual, provided that said easement shall have no force or effect until and unless the completed building contemplated by this Planned Development exists upon the Property and only so long as it so exists. Said grant of easement shall be made prior to Part II approval for the project contemplated by this Planned Development and shall be subject to reasonable conditions and terms established by the Applicant. The portions of the Property to be subject to said easement are those portions which are outside the footprint of the building as shown on the Site Plan, not actually or proposed to be

- occupied by any improvements or appurtenances and necessary to conform to the aforesaid purpose of the easement.
17. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
 18. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, 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.
 19. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the current B7-6 General Central Business District classification. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line and Boundary Map; Site/Landscape Plan; Roof/Landscape Plan; Building and Section Elevation Drawings; and Streetscape Section Drawings referred to in these Plan of Development Statements printed on pages 28061 through 28076 of this Journal.]

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

Residential-Business Planned Development No 739

Bulk Regulations And Data Table.

Gross Site Area (126,614 square feet/2.90 acres) = Net Site Area (78,480 square feet/1.80 acres) + Area Remaining in Public Right-of-Way (48,134 square feet/1.10 acres).

Maximum Permitted
Floor Area Ratio:

14.25.

Maximum Building Height:

West Tower = 462 feet⁽¹⁾.

East Tower = 554 feet⁽¹⁾.

Setbacks From Property Line:

In substantial conformance with the Site Plan.

Maximum Number of
Dwelling Units:

764 units⁽²⁾; provided that a minimum of 48 of the total units must be 3 bedroom units and the maximum number of efficiency units is limited to 20%⁽³⁾ of the total units.

-
- (1) The developer may increase the height of the East Tower provided that (1) the number of additional floors on the East Tower is off-set by a decrease in the height of the West Tower by the same number of floors (measured from the West Tower's Maximum Building Height), and (2) the height of the East Tower does not exceed five hundred sixty-five (565) feet. "Building Height" excludes mechanical penthouses, elevator overruns, building spires and other appurtenances above the level of the highest habitable floor.
 - (2) May include up to three hundred (300) extended stay hotel rooms.
 - (3) Fractions of zero and five-tenths (0.5) or greater shall be rounded up to the next whole number while fractions less than zero and five-tenths (0.5) shall be rounded down to the next whole number.

Minimum Number of Off-Street Parking:

Residential uses: 764 spaces.

Non-residential uses: 302 spaces.

TOTAL: 1,066 spaces.

Maximum Number of Off-Street Loading Berths:

3 berths at 10 feet by 50 feet.

2 berths at 10 feet by 25 feet.

*Reclassification Of Area Shown On Map Number 1-H.
(As Amended)
(Application Number 12896)*

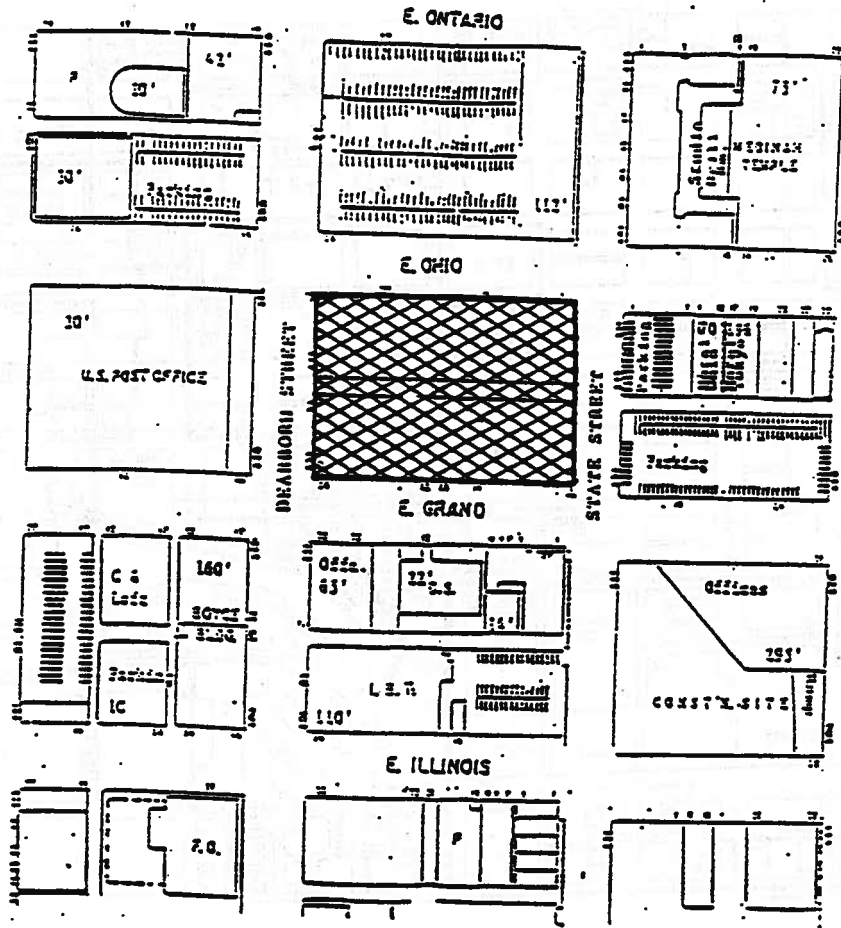
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map Number 1-H in the area bounded by:

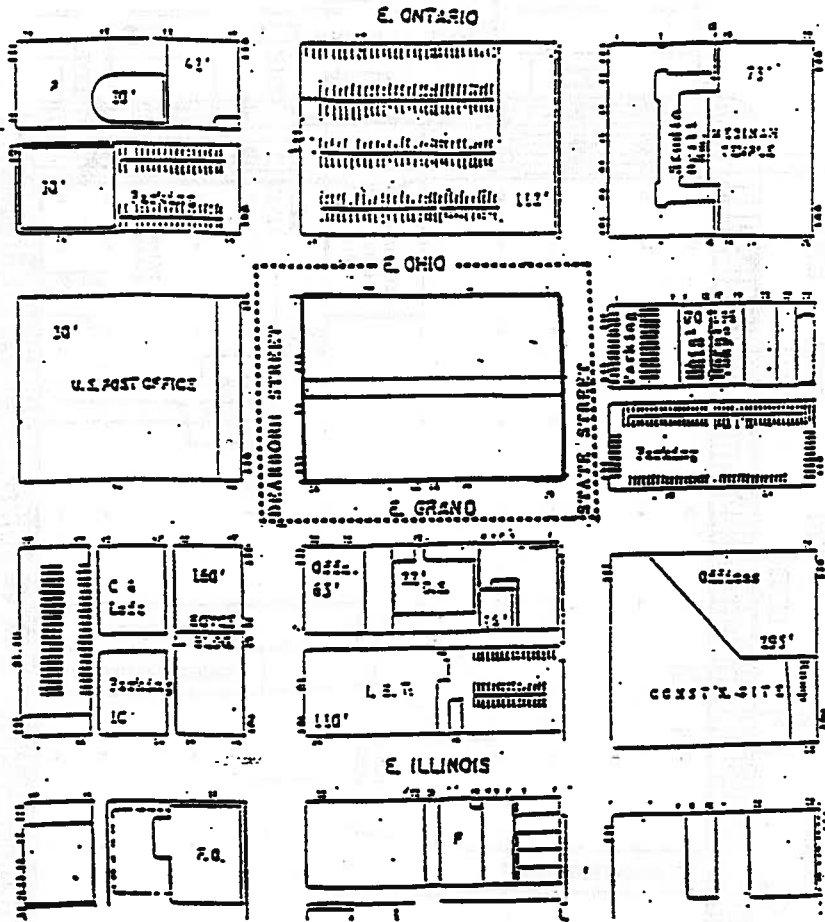
beginning at a point on the south line of that public alley next north of West Race Avenue and 120 feet west of the west line of North Damen Avenue; thence south 92 feet to the north line of West Race Avenue, thence east 120 feet along said north line of West Race Avenue to the west line of North Damen Avenue, therein north along said west line of North Damen Avenue 92 feet to the south line of the next north public alley; and thence west along said north line of the next public alley 120 feet to the point of beginning,

(Continued on page 28077)

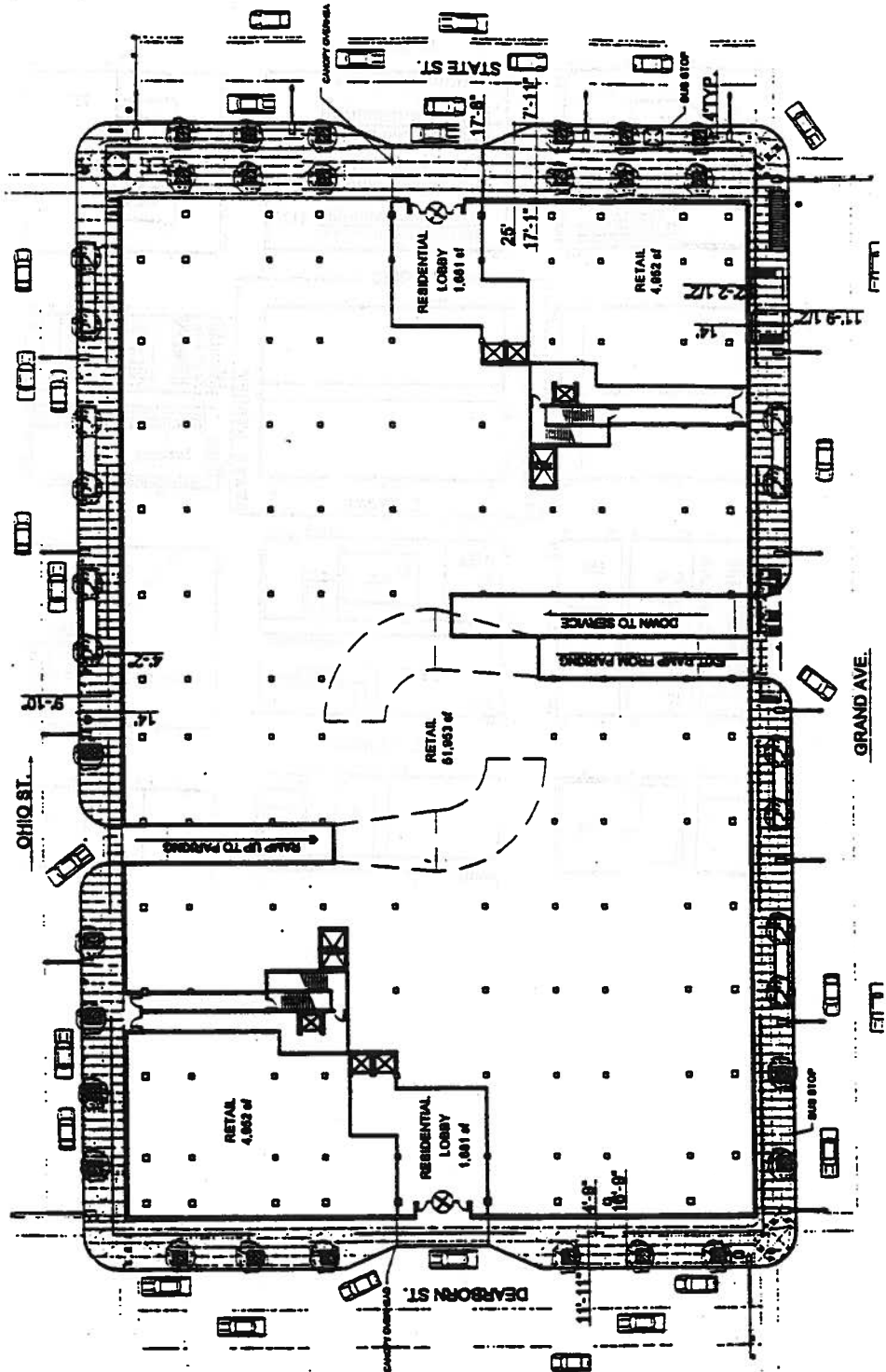
Existing Land-Use Map.



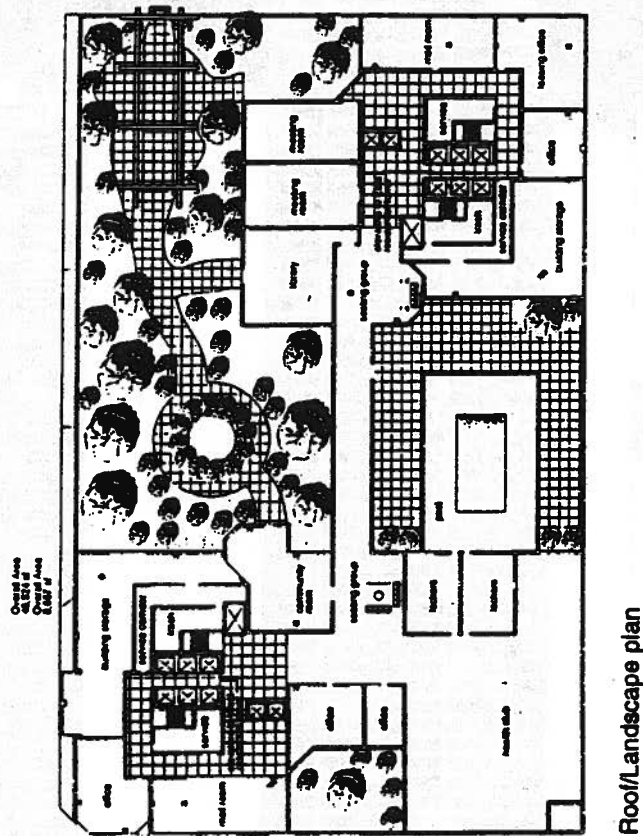
Planned Development Boundary
And Property Line Map.



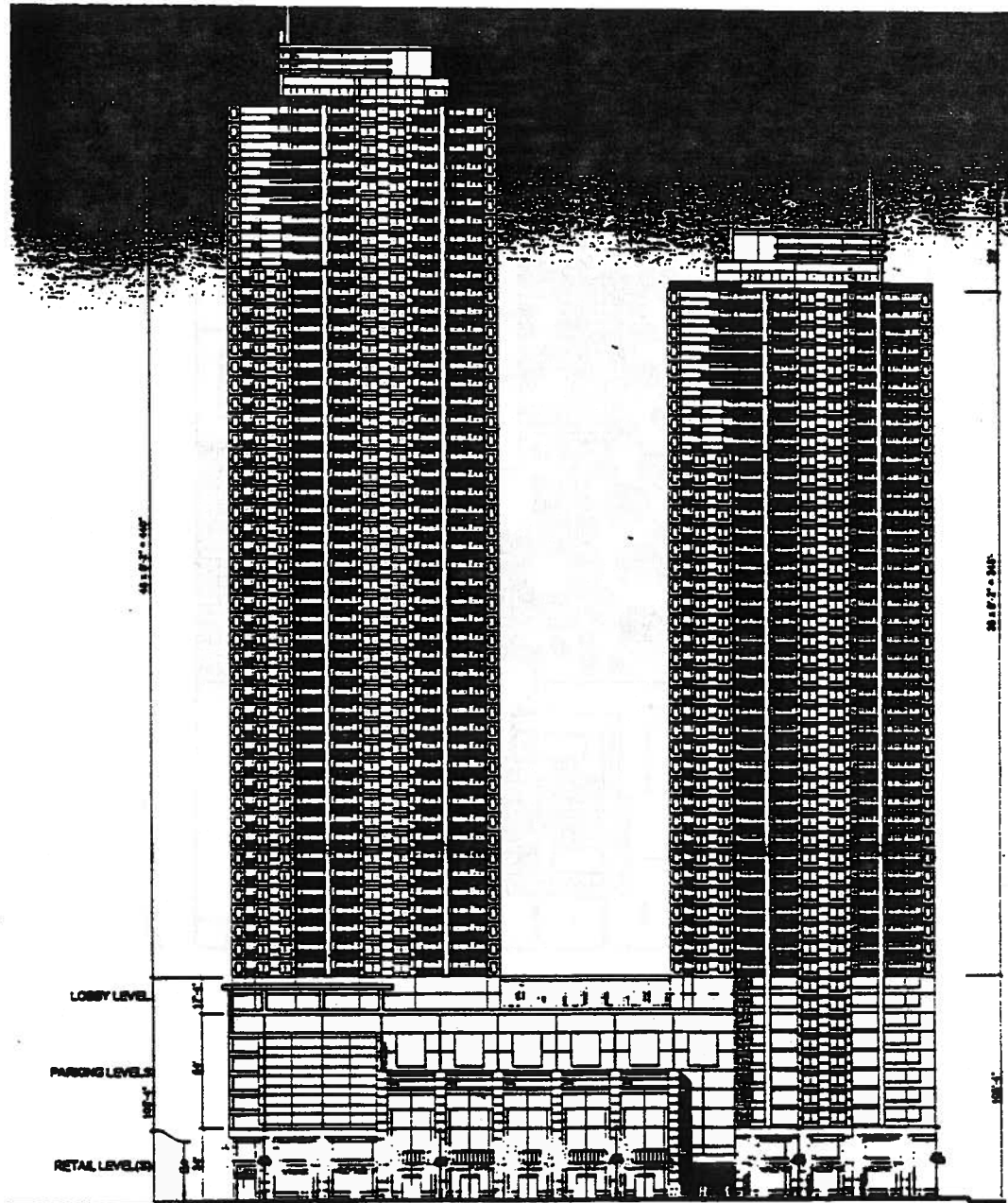
Site/Landscape Plan.



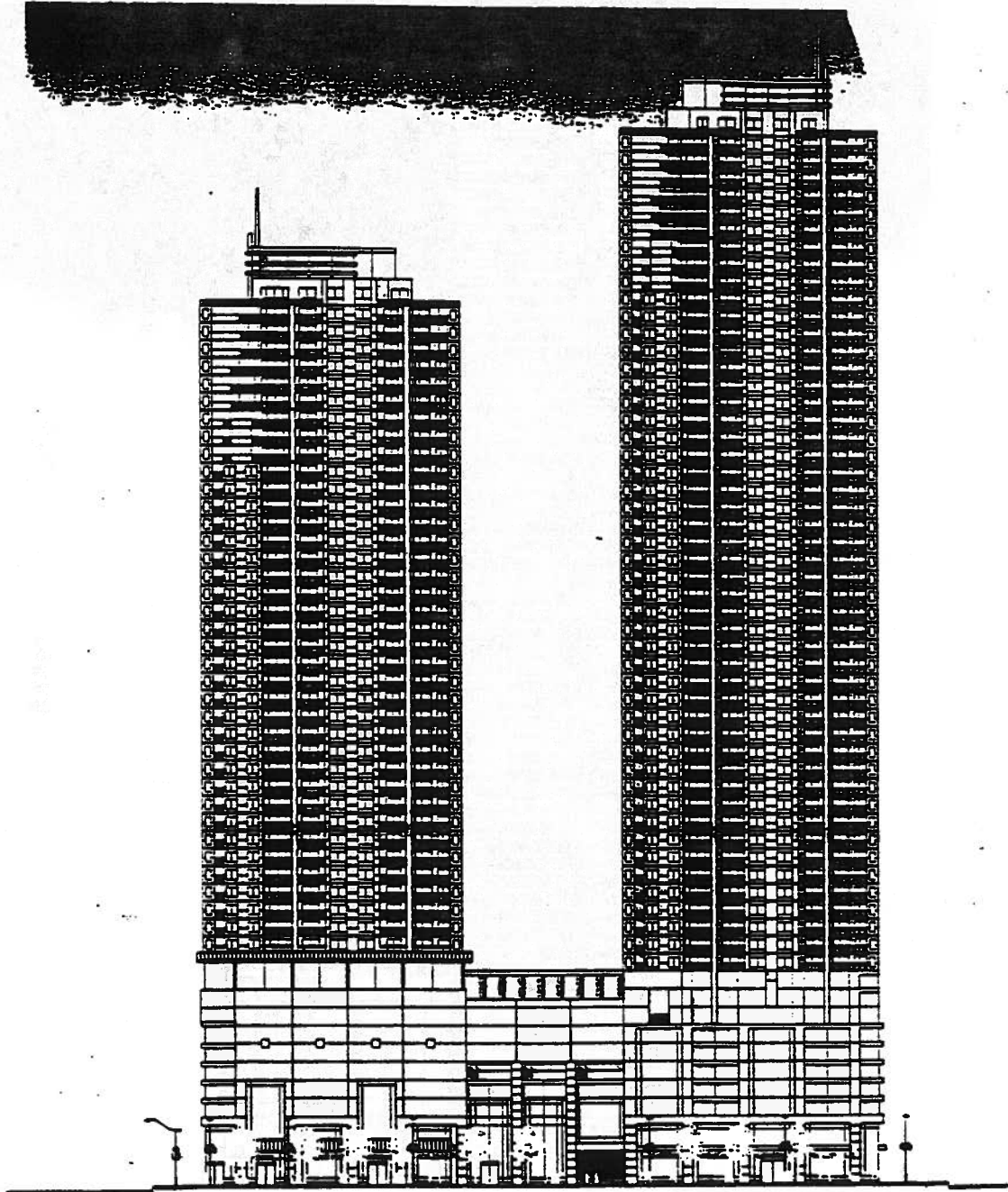
Roof/Landscape Plan.



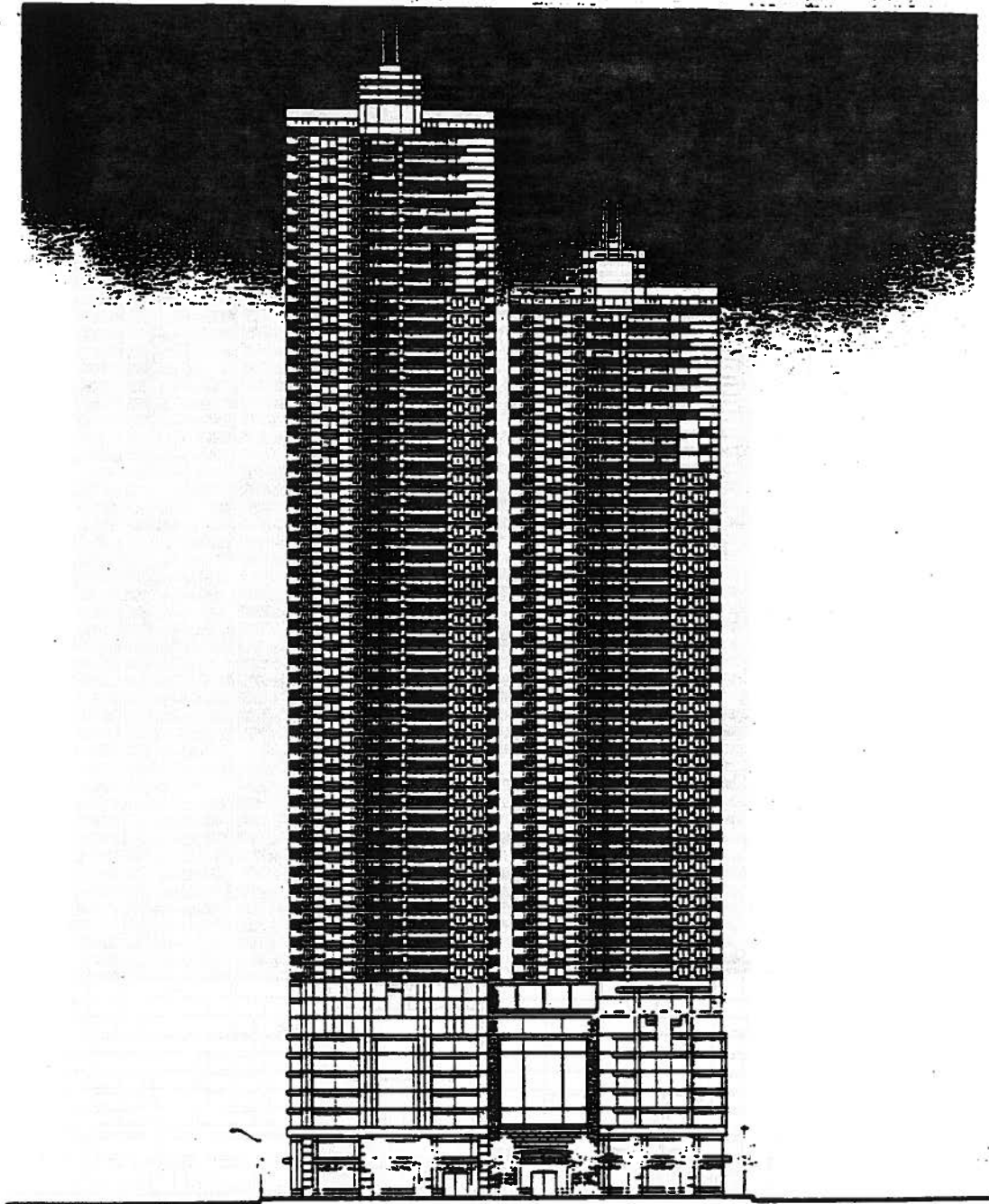
North Building Elevation.



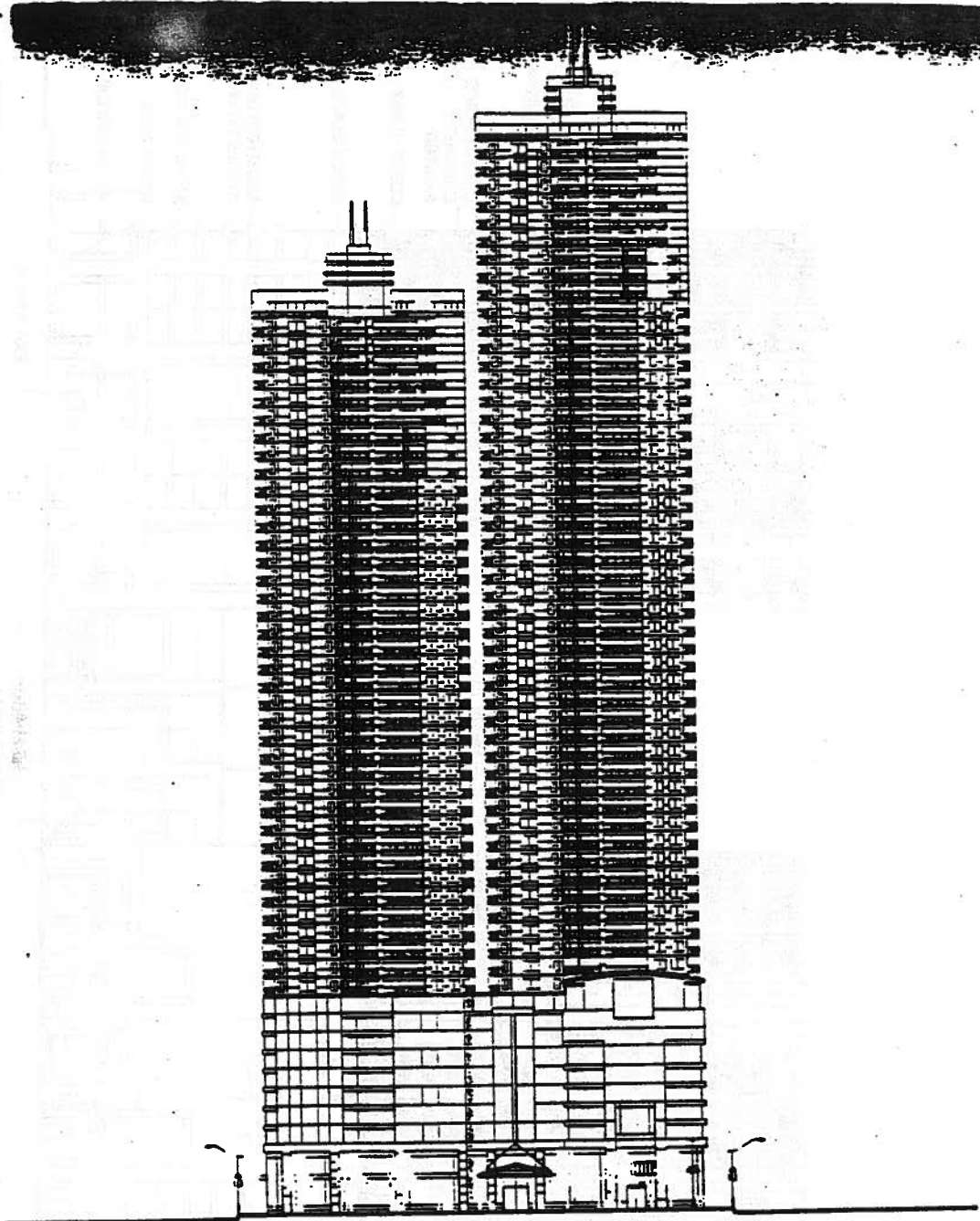
South Building Elevation.



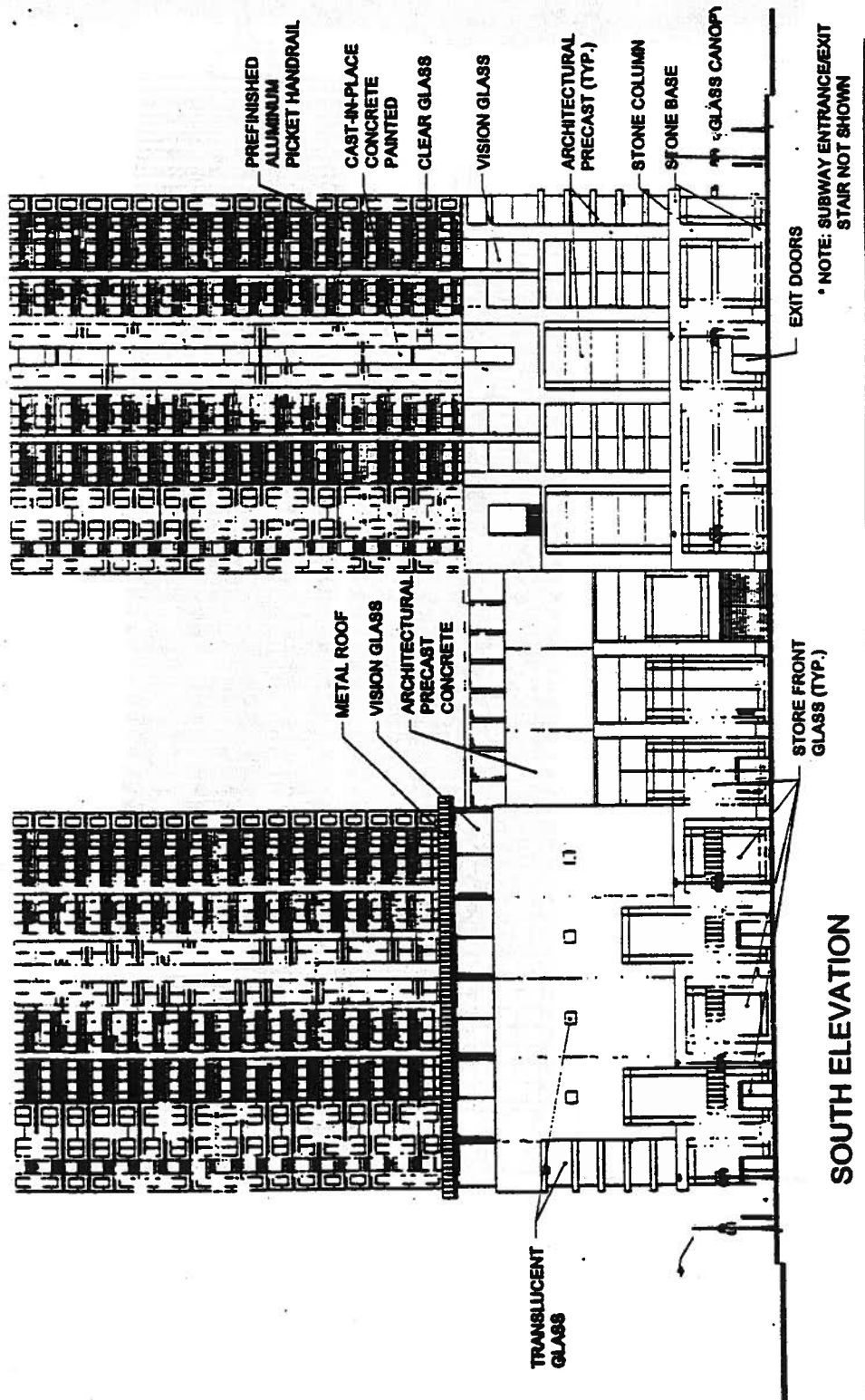
East Building Elevation.



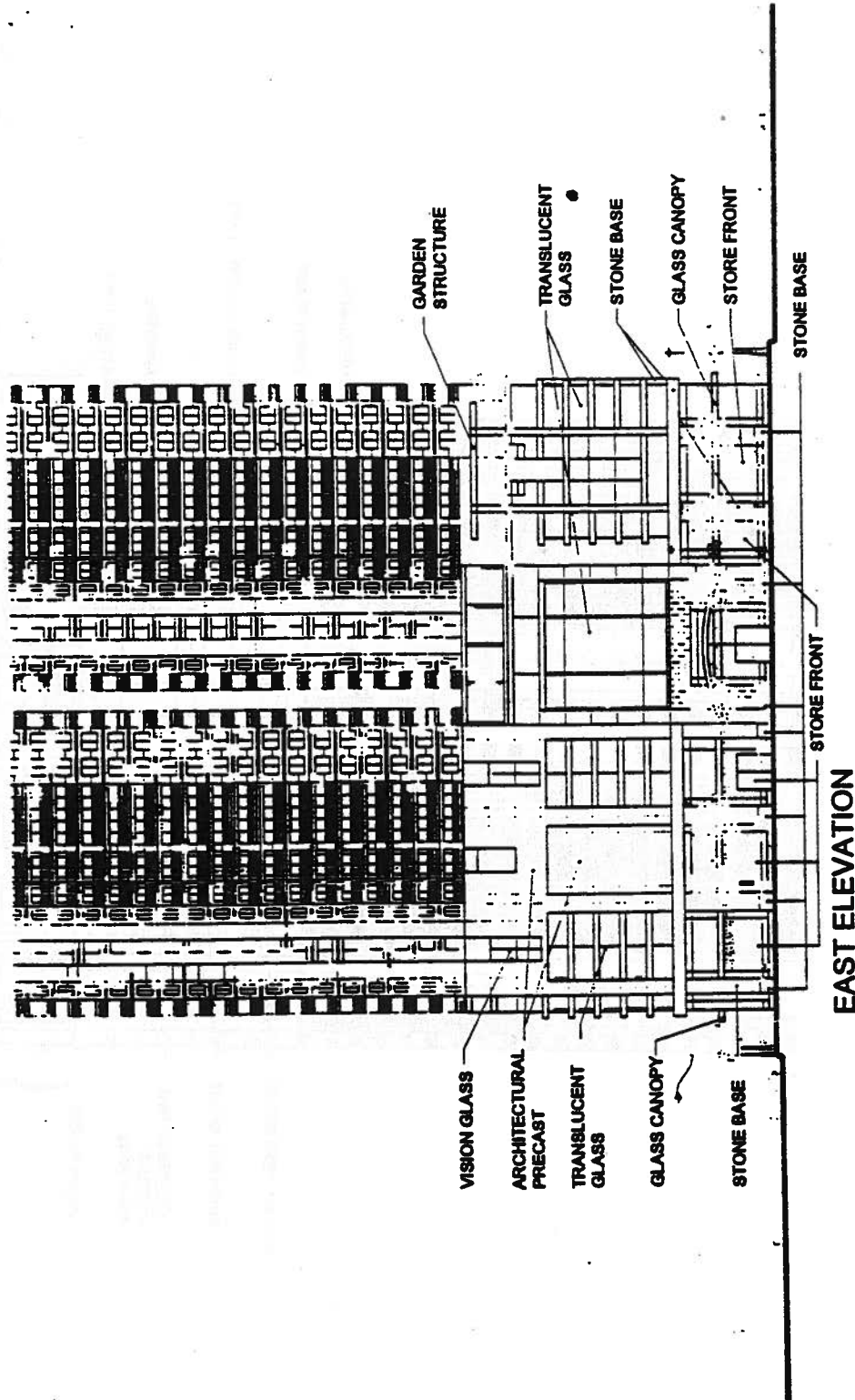
West Building Elevation.



South Section Elevation.



East Section Elevation.



ANTHONY BELLOSCIO ARCHITECTS
 LOEWENBERG ASSOCIATES
 CHICAGO ILLINOIS

RIVER NORTH DEVELOPMENT
 CHICAGO, ILLINOIS

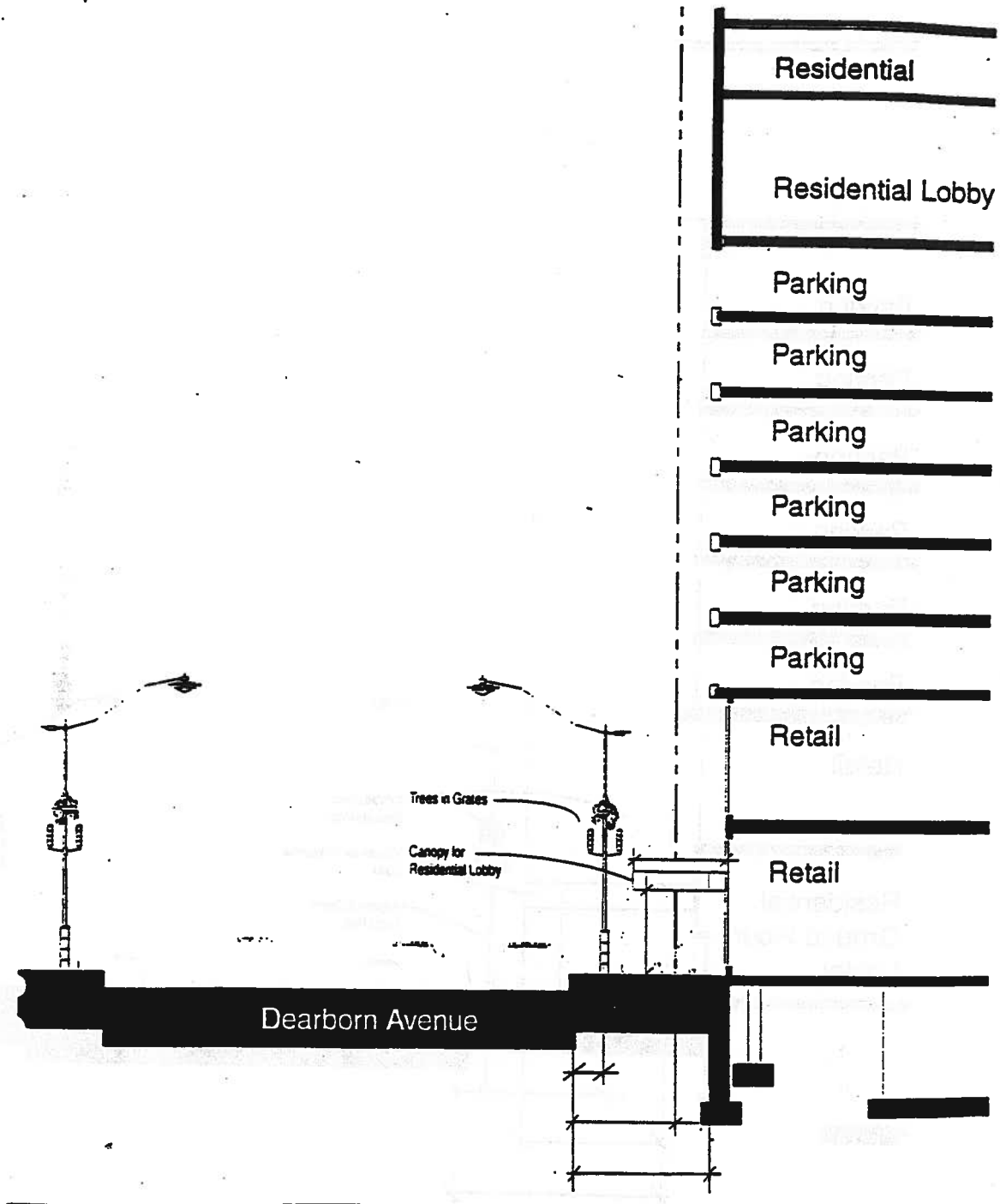
PLANNED DEVELOPMENT SUBMITTAL
 February 01, 2000

CB, LLC
 20 NORTH MICHIGAN AVENUE
 SUITE 400
 CHICAGO, IL 60602

West Section Elevation.



Streetscape Sections -- Dearborn Street.



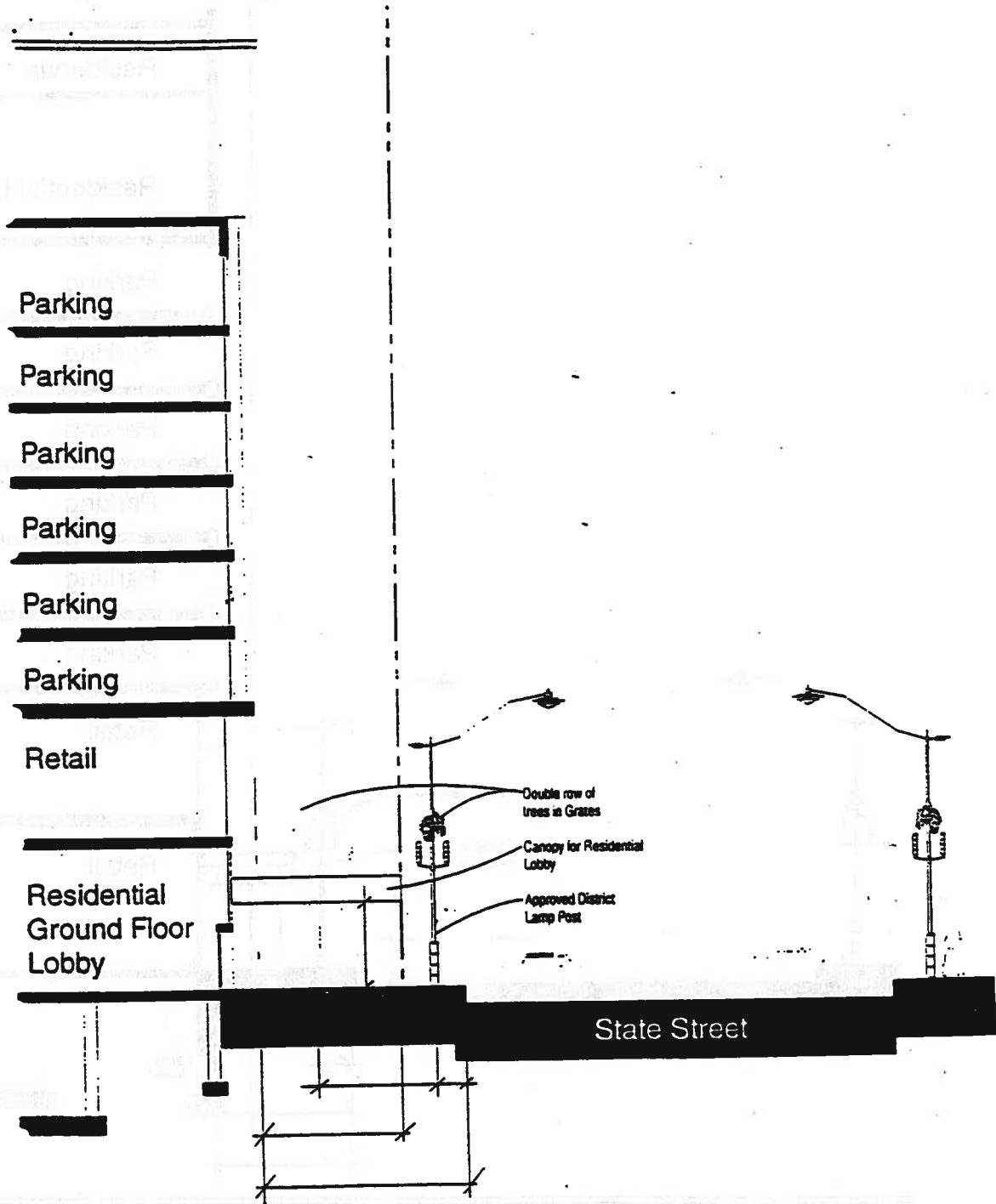
CS³, LLC
29 North Michigan Avenue
Suite 400
Chicago, IL 60602

RIVER NORTH DEVELOPMENT

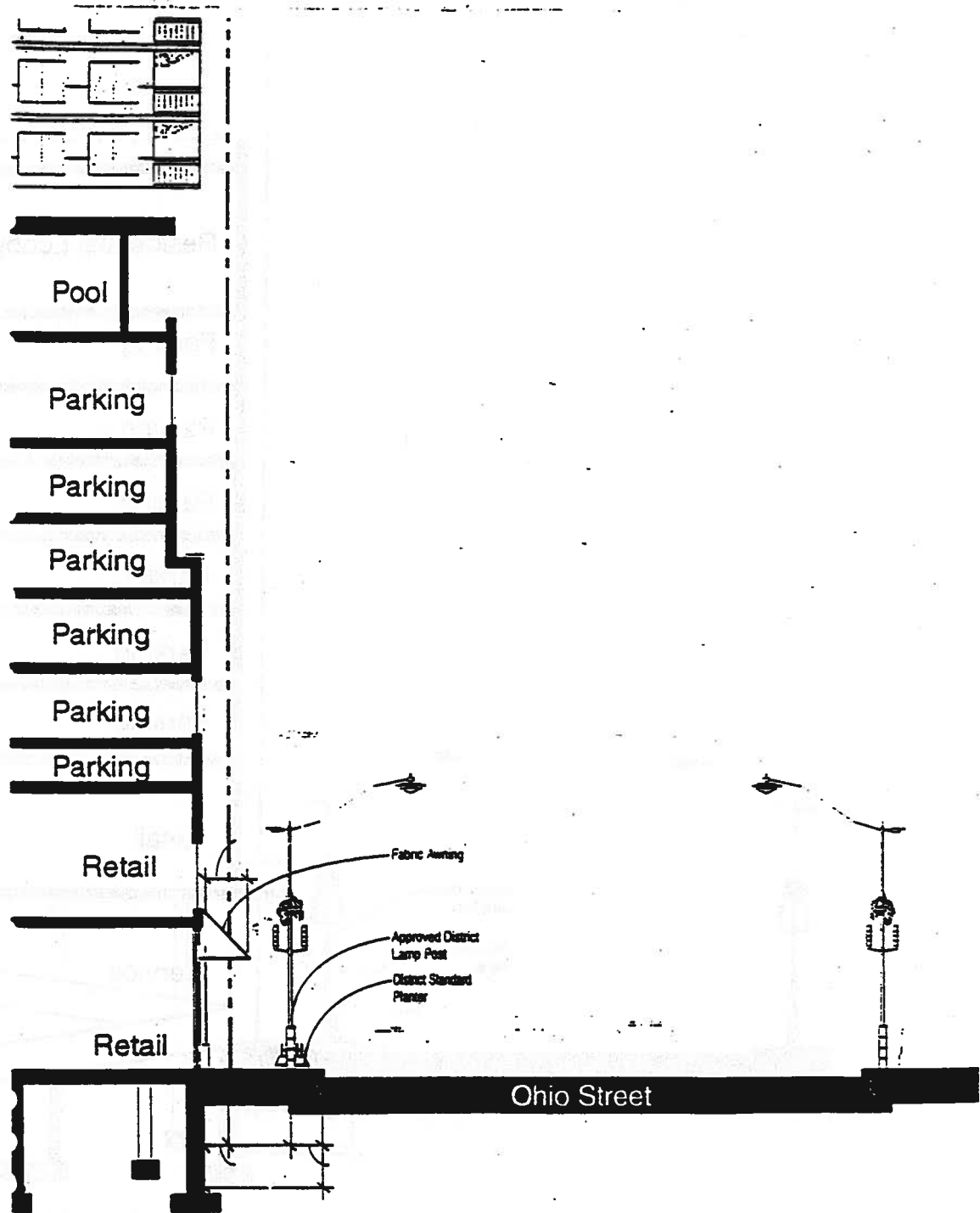
PLANNED DEVELOPMENT SUBMITTAL
February 10, 2000

Anthony Belluschi Architects
Loewenberg Associates
Chicago Illinois

Streetscape Sections -- State Street.



Streetscape Sections -- Ohio Street.

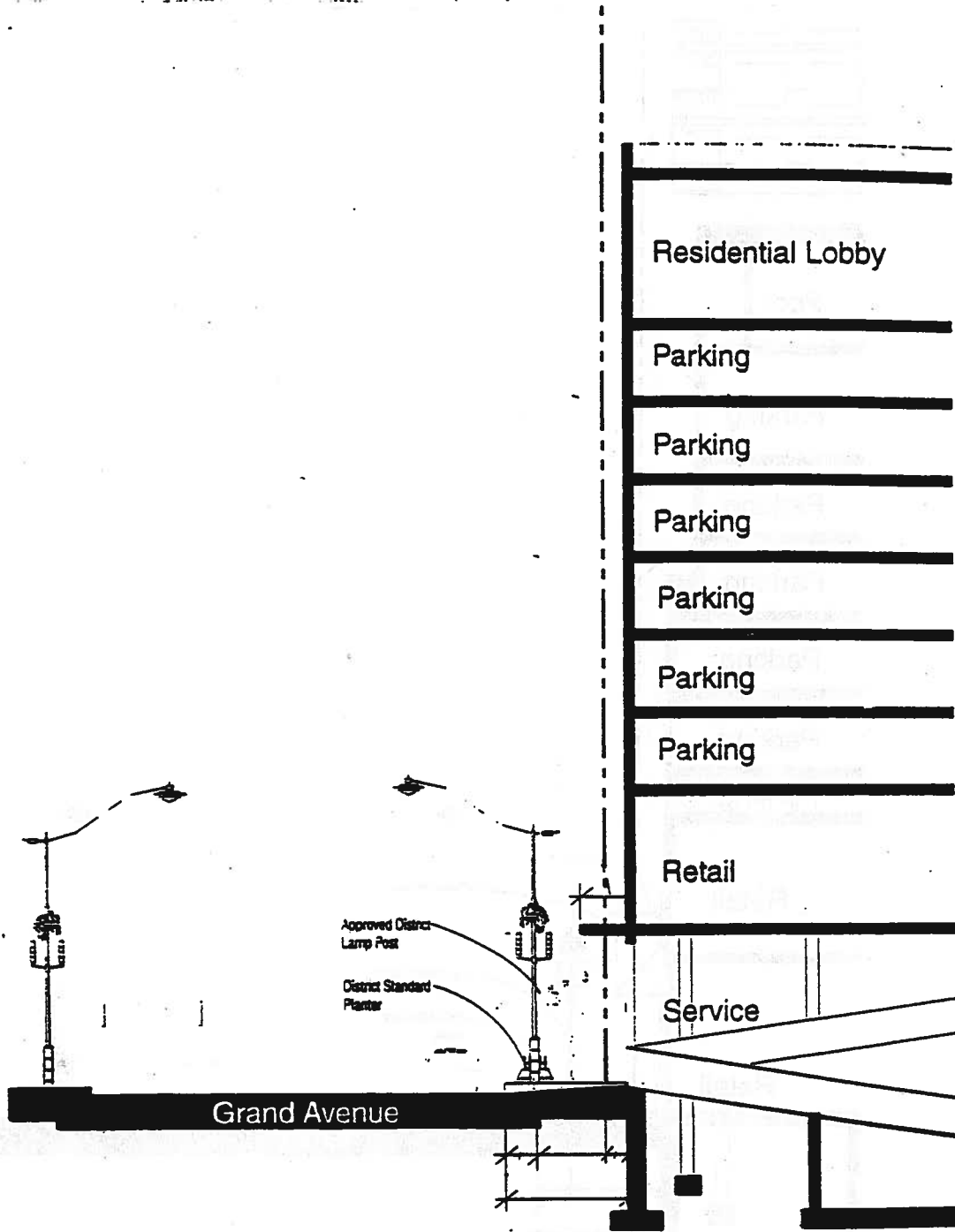


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RIVER NORTH DEVELOPMENT
PLANNED DEVELOPMENT SUBMITTAL
February 10, 2000

ANTHONY BELLISSIMI ARCHITECTS
LOEWENBERG ASSOCIATES
CHICAGO

Streetscape Sections -- Grand Avenue.

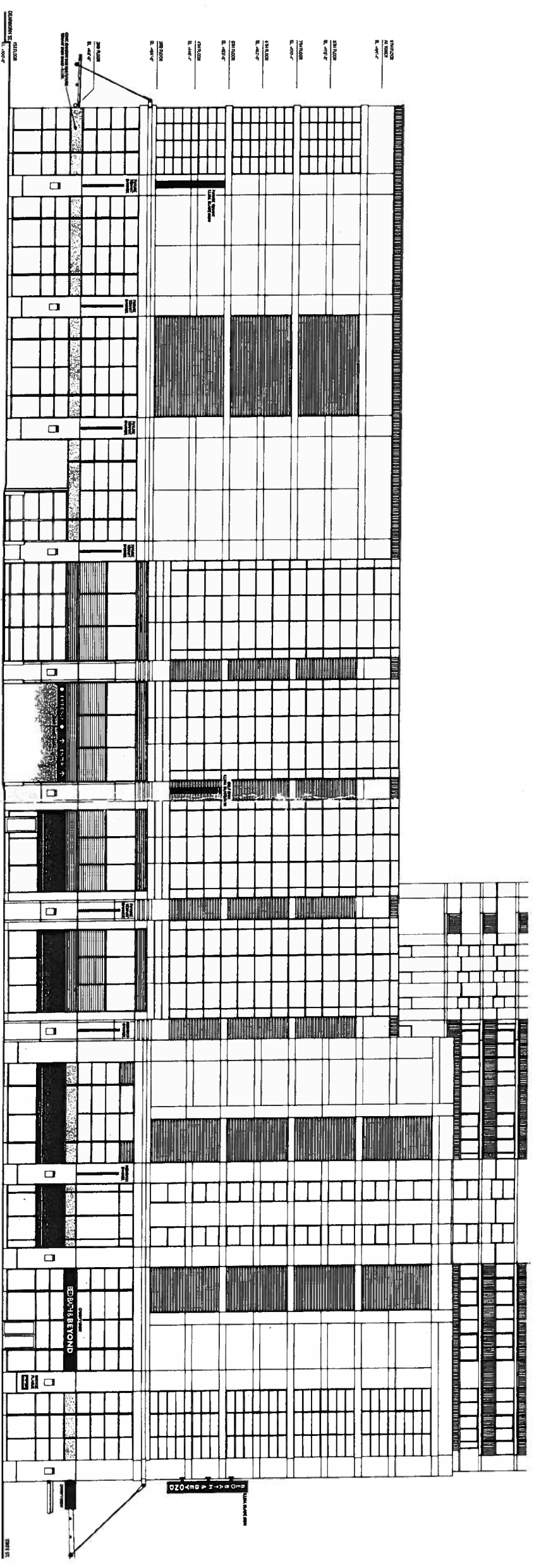


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RIVER NORTH DEVELOPMENT

PLANNED DEVELOPMENT SUBMITTAL
 February 10, 2000

Anthony Belluschi Architects
 ARCHITECTS PLANNERS ENGINEERS INTERIORS
 Loewenberg Associates
 Chicago Illinois



SIGNAGE PROGRAM

GRAND PLAZA