

PD 756

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 16, 2020

John J. George
Akerman LLP
71 S. Wacker Dr.
47th Floor
Chicago, IL 60606

Re: Minor change for PD No. 756, Sub area A, 555 W. Monroe St.

Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No. 756, ("PD 756") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number's 11 and 18 of PD 756.

Your client and the owner of all of the property within Sub area A, West Monroe Fund Investors, LLC, is seeking a minor change to allow for a small addition on the second floor roof terrace of 555 W. Monroe St., and a resulting floor area ratio ("FAR") reduction from 15.0 to 14.923. The proposed addition is approximately 1,015 sq. ft. and will provide a continuous interior connection from the existing exterior stair tower on the terrace to the interior of the building at the second floor. As a result of the addition, approximately 262 sq. ft. of northern perimeter planting area on the terrace will be removed, as shown on the attached plans.

Statement No. 11 of the PD contemplated an FAR bonus for a lower level planting terrace which required the terrace's planting area be installed along a minimum of 80% of the terrace's northern and western perimeter. Thirty sq. ft. of floor area per square foot of perimeter planted area, up to 0.3 FAR was allowed as FAR bonus in Subarea A. While the planting area was installed, the FAR Bonus was not taken at the time the building was constructed. The maximum permitted FAR is 15 and according to the last Part II issued, the existing FAR is 12.58.

Pursuant to Section 17-4-1007-B1 of the Zoning Ordinance, no public benefit or amenity for which a floor area bonus has been granted under the previous bonus provisions may be eliminated or reduced in size without a corresponding reduction in approved floor area. As a result of the proposed addition, the planted area along the northern and western perimeter will be reduced from 80% to 74.6%, and the corresponding reduction in FAR will be from 15.0 to 14.923, as shown on the attached, revised Bulk Table and plans.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed addition will not create an adverse impact on the PD or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 756, I hereby approve the foregoing minor change, but no other changes to this PD. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy Radzevich", written over a printed name.

Nancy Radzevich
Assistant Commissioner

NR:tm

C: Mike Marmo, Erik Glass, Main file

BUSINESS PLANNED DEVELOPMENT NO. 756

PLAN OF DEVELOPMENT

BULK REGULATIONS AND DATA TABLE

Gross Site Area = Net Site Area + Area Remaining in Public Rights-of-Way¹
150,145.98 square feet (3.45 acres) = 101,585 square feet (2.33 acres) + 48,560.98 square feet (1.11 acres)

Maximum Permitted Floor Area Ratio: 14.923, subject to Statement 11. (Reduction of 0.223 for Subarea A due to minor changed dated March 2020 due to reduction of lower level planting terrace bonus)

Maximum Height of Building: Subarea A: In substantial conformance with the Elevations.
Subarea B: 550 feet.
Subarea C: 550 feet.

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

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

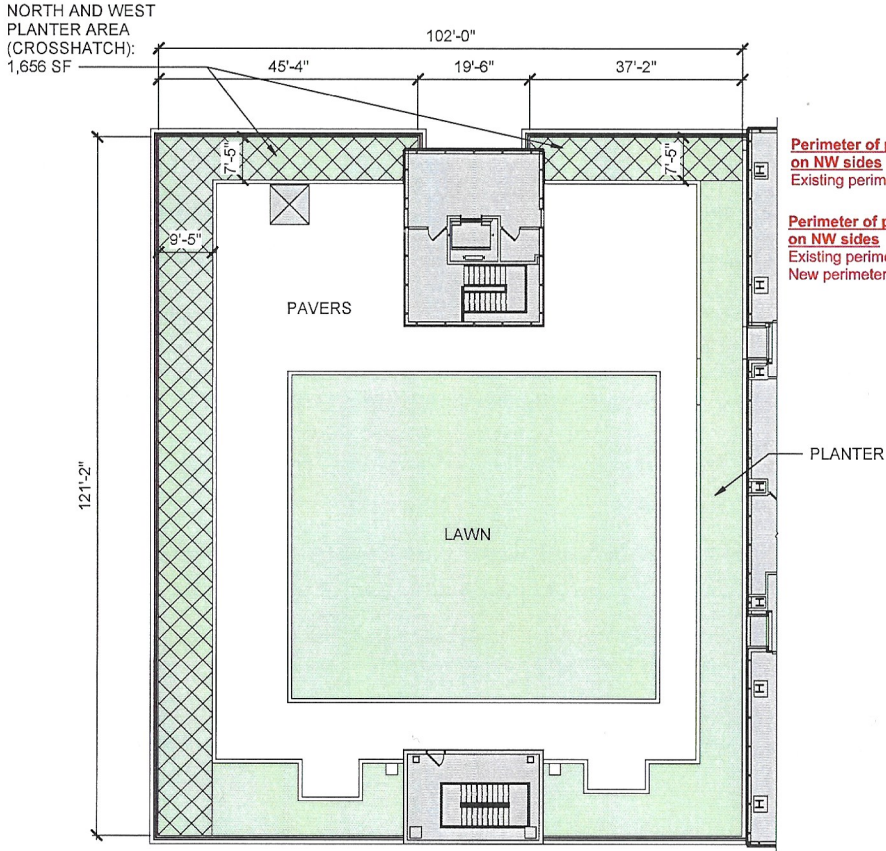
Minimum Number of Off-Street Parking Spaces: Subarea A: 6 spaces.
Subarea B: 18 spaces.
Subarea C: 20 spaces.

Provided, however, that if any building within any subarea exceeds five hundred thousand (500,000) square feet in Floor Area, then parking for such excess shall be provided at a rate of one (1) space per two thousand five hundred (2,500) square feet. Such additional parking shall be provided either below grade or above grade with all street frontages fully enclosed. The design of such additional parking areas shall be subject to the review and approval of the Department of Planning and Development pursuant to Statement 17.

Minimum Number of Off-Street Loading Berths: Subarea A berths: 2 (10 feet by 25 feet)
Subarea B berths: 2 (10 feet by 25 feet)
Subarea C berths: 2 (10 feet by 25 feet)

¹ Certain vacations and dedication, as depicted in the Right-of Way Adjust Map, are contemplated by this Planned Development. Should the Net Site Area of the Planned Development change as a result of such vacation/dedications, then the Floor Area Ratio permitted by this Planned Development shall be adjusted to retain the same overall level of development.

CBRE-555 W MONROE

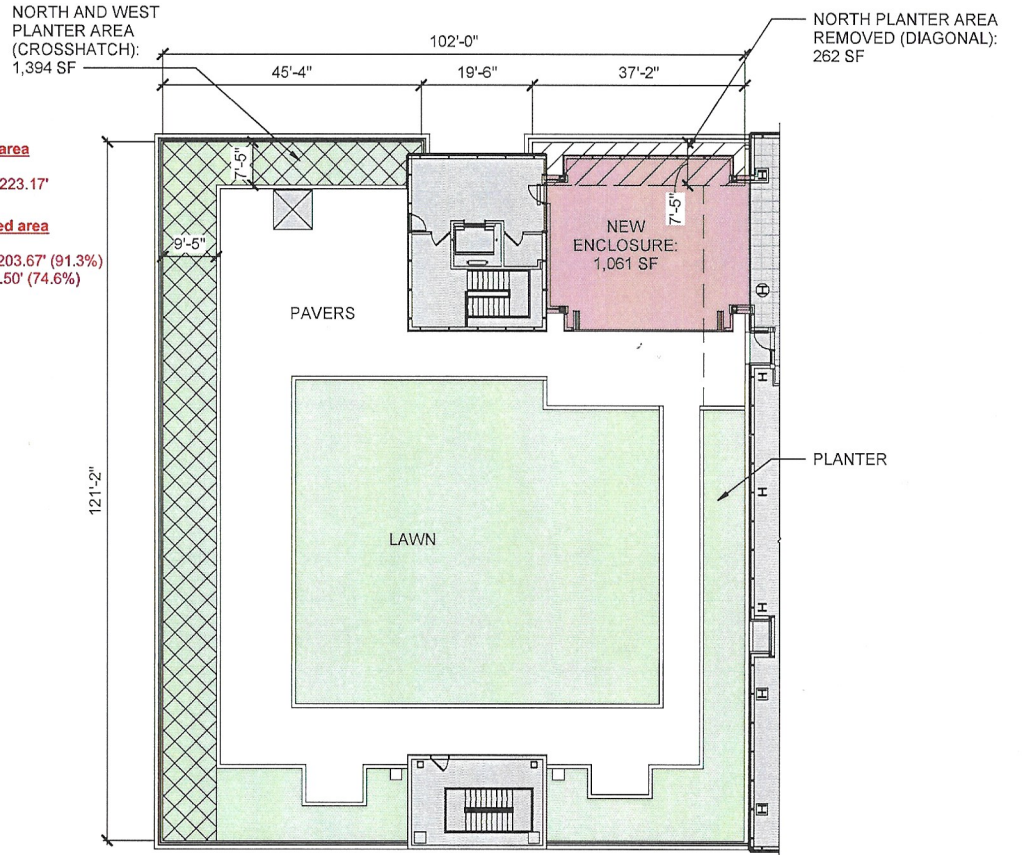


**Perimeter of park area
on NW sides**
Existing perimeter: 223.17'

**Perimeter of planted area
on NW sides**
Existing perimeter: 203.67' (91.3%)
New perimeter: 166.50' (74.6%)

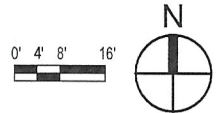
1 ROOF PARK - EXISTING

Scale: 3/64" = 1'-0"



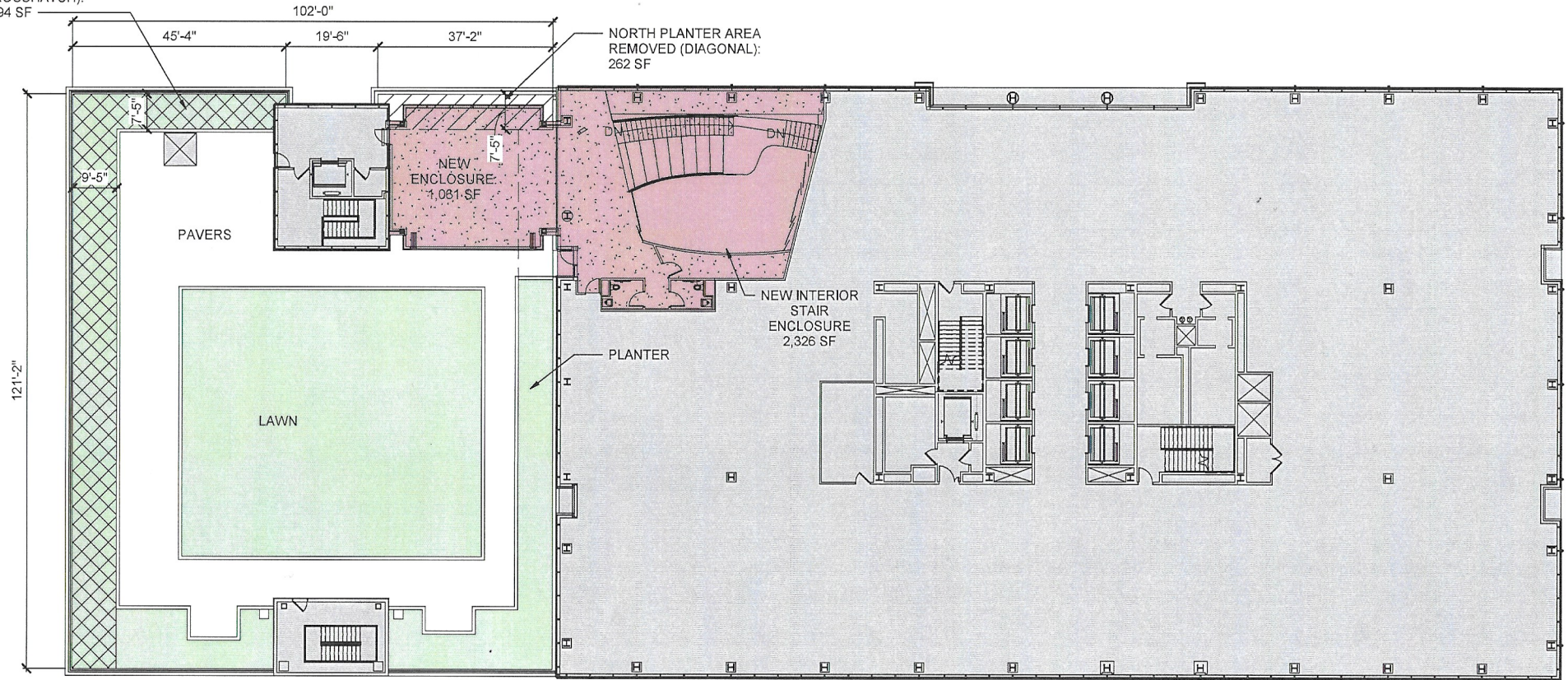
2 ROOF PARK - PROPOSED

Scale: 3/64" = 1'-0"



CBRE-555 W MONROE

NORTH AND WEST
PLANTER AREA
(CROSSHATCH):
1,394 SF





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>

November 9, 2001

Mr. Rolando Acosta
Alzheimer and Gray
10 South Wacker Drive
Chicago, Illinois 60606

**Re: Site Plan Review for Business Planned
Development No. 756, Park Alexandria
Condominium Building**

Dear Mr. Acosta:

The Department of Planning and Development has reviewed the Site Plan, Landscape Plan, and Building Elevations submitted by you on behalf of your client, Fifield Companies, LTD., for the construction of a 33-story condominium building on Subarea C of the Planned Development. In accordance with Statement No. 17 of the Planned Development, these drawings and other supporting materials have been submitted for Site Plan Review.

Upon review of the materials submitted, the Department has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. As indicated on the plans, a landscaped deck on top of the garage will be provided which will include a fenced dog run.

Accordingly, this Site Plan submittal for Business Planned Development No. 756 for the construction of a condominium building on Subarea C, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on August 30, 2000. The Site Plan, the Landscape Plan and Building Elevations dated October 9, 2001, all prepared by Loewenberg Associates, Inc., are hereby made a part of this approval.

Very truly yours,

A handwritten signature in cursive script that reads "Alicia Mazur Berg".

Alicia Mazur Berg
Commissioner

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



Reclassification Of Area Shown On Map Number 2-F.

(As Amended)

(Application Number 12956)

BPD 756

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C3-5 Commercial-Manufacturing District symbols and indications as shown on Map Number 2-F in the area bounded by:

West Monroe Street; South Clinton Street; a line 140.90 feet south of West Monroe Street; the alley next west of South Clinton Street; a line 138.95 feet north of West Adams Street; South Clinton Street; West Adams Street; a line 80.020 feet east of South Jefferson Street; a line 123.88 feet north of West Adams Street; and South Jefferson Street,

to those of a B6-7 Restricted 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 B6-7 Restricted Central Business District symbols and indications as shown on Map Number 2-F in the area bounded by,

West Monroe Street; South Clinton Street; a line 140.90 feet south of West Monroe Street; the alley next west of South Clinton Street; a line 138.95 feet north of West Adams Street; South Clinton Street; West Adams Street; a line 80.020 feet east of South Jefferson Street; a line 123.88 feet north of West Adams Street; and South Jefferson Street,

to those of a 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 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:

Business Planned Development Number 756.

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development (the "Planned Development") consists of approximately one hundred one thousand five hundred eighty-five (101,585) square feet (two and thirty-three hundredths (2.33) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the applicant, Monroe/Clinton, L.L.C. (hereafter, the "Applicant").
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns (including any condominium association which is formed) and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns (including any condominium association which is formed) and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all of the owners of the Property and any ground lessors.
4. This Planned Development consists of twenty-one (21) 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 Right-of-Way Adjustment Map; a Subarea Map; a Site Plan

prepared by Skidmore, Owings & Merrill, L.L.P., dated June 15, 2000; a Landscape Plan for Subarea A prepared by Skidmore, Owings & Merrill, L.L.P., dated June 15, 2000; and Elevations for the Subarea A improvements prepared by Skidmore, Owings & Merrill, dated June 15, 2000. Full size copies of the Site Plan and Elevations are on file with the Department of Planning and Development. These and no other Zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses shall be permitted in this Planned Development subject to the restrictions contained in these Plan of Development Statements and in the Bulk Regulations and Data Table: business and professional offices, conference center, day care center, health club, retail and restaurant uses (including outdoor food service and the serving of liquor as incidental to the serving of food) residential and hotel uses (subject to Statement 16), telecommunications and broadcast equipment, structures and installations subject to the review and approval of the Department of Planning and Development, existing interim non-accessory parking and accessory uses, including parking.
6. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. The Department shall review the design, materials, size, illumination level and location of proposed signs to ensure their compatibility with the building design and with the neighborhood character prior to the issuance of Part II Approval for said signs. The Department encourages signs with individually lit or back-lit letters, logos or other three-dimensional effects and strongly discourages box-signs and painted or applied murals. Electronic message boards are prohibited. Retail tenant identification signs shall be located adjacent to the floor area occupied by the tenant, except in the case of tenants located below grade where such signage can be located within the first floor level. Temporary signs, such as construction and marketing signs, shall be permitted subject to the review and approval of the Department of Planning and Development. No advertising signs as defined in the Chicago Zoning Ordinance shall be permitted.

7. Off-Street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review and approval of the Department of Transportation and of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development, shall be designated and designed for parking for the handicapped.
8. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and of the Department of Planning and Development.
9. In addition to the maximum height of the proposed building and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as certified and approved by the Federal Aviation Administration.
10. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that floor area for these purposes shall not include (i) floor area devoted to mechanical equipment in excess of five thousand (5,000) square feet in any single location, regardless of placement in the building, and (ii) floor area devoted to accessory off-street parking.
11. The maximum permitted F.A.R. identified in the Bulk Regulations and Data Table has been determined using a base F.A.R. of 12.0 and additional F.A.R. for a series of proposed public amenities. The proposed public amenities, the F.A.R. value established based on the current design of the improvements and the ratio at which these values were determined are identified in the following table.

Public Amenity	Total Value	Ratio
Parking	As determined during site plan review process.	600 square feet of floor area per one underground parking space. 5 square feet of floor area per 1 square foot of facade for above-ground parking concealed by habitable space. 2 square feet of floor area per 1 square foot of facade for enclosed above-ground parking.
Street Level Retail	.42 (based on an estimated 28,500 square feet).	1.5 square feet of floor area per square foot of retail.
Upper Level Setbacks	.52.	0.2 x setback area/net site area.
Lower Level Planting Terrace	For Subarea A, .3 (based on an estimated 1,000 square feet of planted area). The final value Subarea A to be for determined during Part II Approval process. For Subareas B and C, as determined during site Plan review process. Plan review process.	30 square feet of floor area per square foot of perimeter planted area.
Streetscape Improvements (\$500,000)	.41	1 square foot of floor area per \$12.00 of expenditures on qualifying items.
Off-site Park Contribution (\$500,000)	.41	1 square foot of floor area per \$12.00 of expenditures on qualifying items.
TOTAL:	Not to exceed 3.0 as stated in the Bulk Regulations and Data Table.	

The parking qualifying for the bonus shall consist of spaces obstructed from view from the street by buildings, contained within underground parking facilities or contained in an above ground parking facility the street exterior of which is fully enclosed. Value of bonus will vary based on type of parking as depicted on chart.

The "planted area" of the public terrace shall be measured from the exterior edge of the planters, or other vessels containing the plants or other materials. The planters shall have a minimum depth of two and one-half (2½) feet and a minimum width of three (3) feet. The planters shall be installed along a minimum of eighty percent (80%) of the terrace's northern and western perimeters. At least forty percent (40%) of the perimeter planters will have a minimum width of eight (8) feet.

The streetscape improvements qualifying for the public amenity bonus include:

- 1) installation and maintenance on the public right-of-way adjacent to the proposed development of landscaping in excess of that required under the Chicago Zoning Ordinance;
- 2) installation on the right-of-way adjacent to the proposed development of district appropriate street lights;

The off-site public park contribution shall be made as follows: 1) Three Hundred Thousand Dollars (\$300,000) upon the issuance of a building permit for the Subarea A improvements; 2) One Hundred Thousand Dollars (\$100,000) upon the issuance of a building permit for the Subarea B improvements; and 3) One Hundred Thousand Dollars (\$100,000) upon the issuance of a building permit for the Subarea C improvements.

With the submittal of its request for a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for construction within a subarea of this Planned Development, the Applicant shall submit a statement and supporting documentation indicating the actual requested and attainable F.A.R. based on the table above. In no event shall the F.A.R. exceed that stated in the Bulk Regulations and Data Table. In all instances, however, the F.A.R. shall be measured based on the entire net site area. The public amenities which form the basis of the F.A.R. approved during the Part II Approval process shall be constructed contemporaneously with the construction of the building.

12. The improvements on the Property, including 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 Site Plan. Should the ground floor uses or design of the Buildings contemplated within any subarea of this Planned Development be substantially altered from those depicted on the Site Plan, the Applicant shall submit the plans for that building to the Department of Planning and Development for Site Plan Approval pursuant to the provisions of Statement 18 and/or for an administrative modification pursuant to the provisions of Statement 19.
13. Prior to the construction of the buildings contemplated within Subarea B or C of the Planned Development, the Applicant shall submit elevations of such buildings for review and approval of the Department pursuant to the provisions of Statement 18. The exterior design of the buildings within Subareas B and C shall be compatible with the design of the building contemplated for Subarea A.
14. Landscaping and district appropriate street lighting 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 landscaping along the public right-of-way within each subarea shall be constructed contemporaneously with the construction of the building within such subarea.
15. The roof of the one-story retail building within Subarea A shall be improved with landscaping and furnished as appropriate for a publicly accessible elevated terrace. Public access to that elevated terrace shall be provided through an entrance opening directly onto Monroe Street and there shall be a secondary means of egress from the elevated terrace. The elevated terrace shall be open to the public during all regular building hours (defined as 8:00 A.M. to 6:00 P.M.) so long as the public's use of such plaza area does not interfere with the regular use of that elevated plaza by the tenants of the buildings within this Planned Development. Provided, however, that such elevated plaza may, in addition, be closed to the public during special tenant events. The design of the improvements on the elevated plaza shall be subject to the review and approval of the Department of Planning and Development prior to the issuance of a Part II approval for the Building within Subarea A. The improvements on the elevated plaza shall be constructed contemporaneously with the construction of the Subarea A building.

16. Residential/hotel uses are conditional subject to the Department of Planning and Development's determination, at the time in which a project is presented for review, that 1) the land-use is appropriate at this location; 2) the residential/hotel building design is appropriate within the context of adjacent land uses; and 3) the number of dwelling units/hotel keys and the corresponding number of minimum required parking is appropriate for the overall development. At no time will residential/hotel uses be permitted in more than one (1) of the three (3) buildings contemplated by this Planned Development.
17. Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for construction of the buildings contemplated within Subareas B and C, the Applicant shall, as required by this planned development, submit a Site Plan for the proposed development, including parking areas (a "Site Plan") and Building Elevations to the Commissioner for review and approval. Review and approval of the Site Plan/Elevations by the Commissioner is intended to assure that specific development proposals substantially conform with this Planned Development and to assist the City in monitoring ongoing development. No Part II Approval for any portion of the Property shall be granted until an applicable Site Plan/Elevations have been approved.

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

After approval of a Site Plan/Elevations by the Commissioner, the approved Site Plan/Elevations may be changed or modified pursuant to the provisions of Statement 18 hereof. In the event of any inconsistency between an approved Site Plan/Elevations and the terms of this Planned Development in effect at the time of approval of such Site Plan/Elevations or of the modifications or changes thereto, the terms of this Planned Development shall govern.

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

- (a) the boundaries of the site;
- (b) the footprint of the proposed improvements;

- (c) all proposed landscaping, including species and size;
- (d) all landscaping and buffer zones (including a description of all landscape materials);
- (e) location and depiction of all parking spaces (including relevant dimensions);
- (f) location and depiction of all loading berths (including relevant dimensions);
- (g) all drives, roadways and vehicular routes;
- (h) statistical information applicable to the Property limited to the following:
 - (1) floor area and floor area ratio;
 - (2) number of parking spaces; and
 - (3) number of loading berths;
- (i) parameters of building envelopes including:
 - (1) maximum building height; and
 - (2) setbacks, required and provided.

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

Elevations shall at a minimum include the following information:

- (a) Depiction of all four sides of the building;
- (b) Indication of the materials to be used; and
- (c) any above-grade setback.

18. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
19. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
20. 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.
21. Unless substantial construction of the Subarea A improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the C3-5 classification. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Right-of-Way Adjustment Map; Subarea Map; Site/Roof Plan; Landscape Plan for Subarea A; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 40204 through 40212 of this Journal.]

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

Business Planned Development Number 756.

Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in Public Rights-of-Way¹:

150,145.98 square feet (3.45 acres) = 101,585 square feet (2.33 acres) + 48,560.98 square feet (1.11 acres).

Maximum Permitted Floor
Area Ratio:

15, subject to Statement 11.

Maximum Height of Building:

Subarea A: In substantial conformance with the Elevations.

Subarea B: 550 feet.

Subarea C: 550 feet.

1. Certain vacations and dedications, as depicted in the Right-of-Way Adjustment Map, are contemplated by this Planned Development. Should the Net Site Area of the Planned Development change as a result of such vacations/dedications, then the Floor Area Ratio permitted by this Planned Development shall be adjusted to retain the same overall level of development.

Setbacks From Property Line:

In substantial conformance with the Site Plan.

Maximum Percentage of Site Coverage:

In substantial conformance with the Site Plan.

Minimum Number of Off-Street Parking Spaces:

Subarea A: 6 spaces.

Subarea B: 18 spaces.

Subarea C: 20 spaces.

Provided, however, that if any building within any subarea exceeds five hundred thousand (500,000) square feet in Floor Area, then parking for such excess shall be provided at a rate of one (1) space per two thousand five hundred (2,500) square feet. Such additional parking shall be provided either below grade or above grade with all street frontages fully enclosed. The design of such additional parking areas shall be subject to the review and approval of the Department of Planning and Development pursuant to Statement 17.

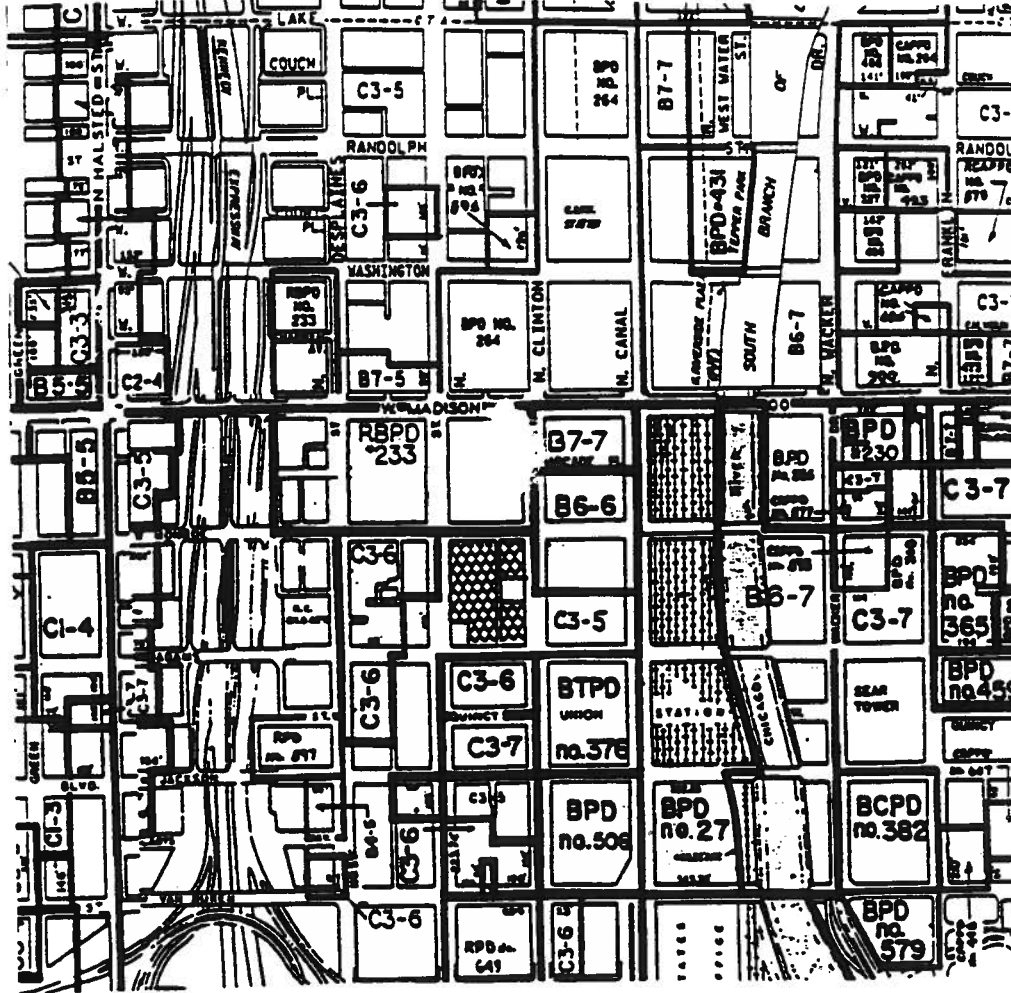
Minimum Number of Off-Street Loading Berths:

Subarea A: 2 (10 feet by 25 feet) berths.

Subarea B: 2 (10 feet by 25 feet) berths.

Subarea C: 2 (10 feet by 25 feet) berths.

Existing Zoning Map.



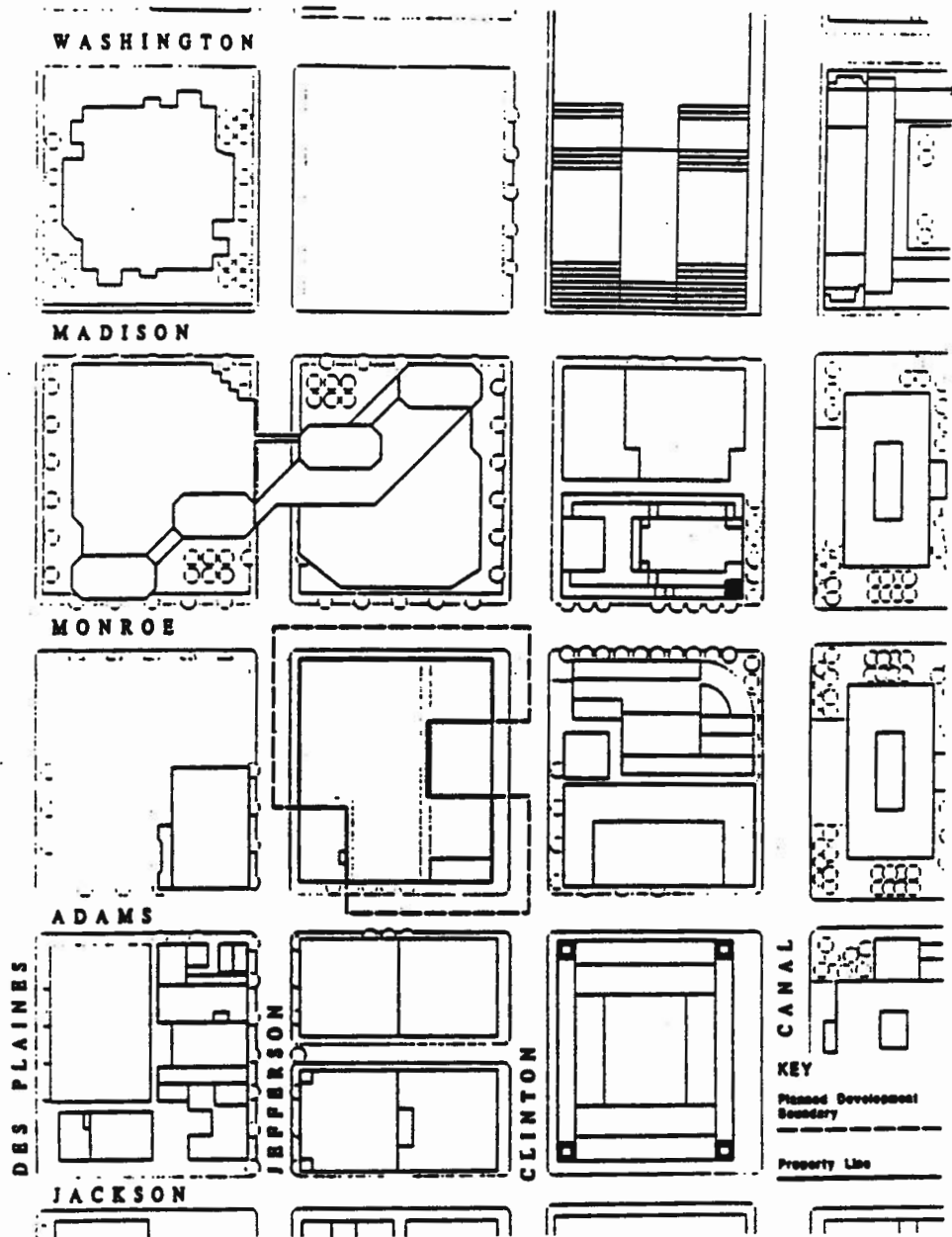
Applicant: Monroe/Clinton LLC
 20 North Wacker Drive, Suite 3200
 Chicago, IL 60606

Subject Property:



Date: February 16, 2000
 Revised: June 15, 2000

Planned Development Boundary
And Property Line Map.



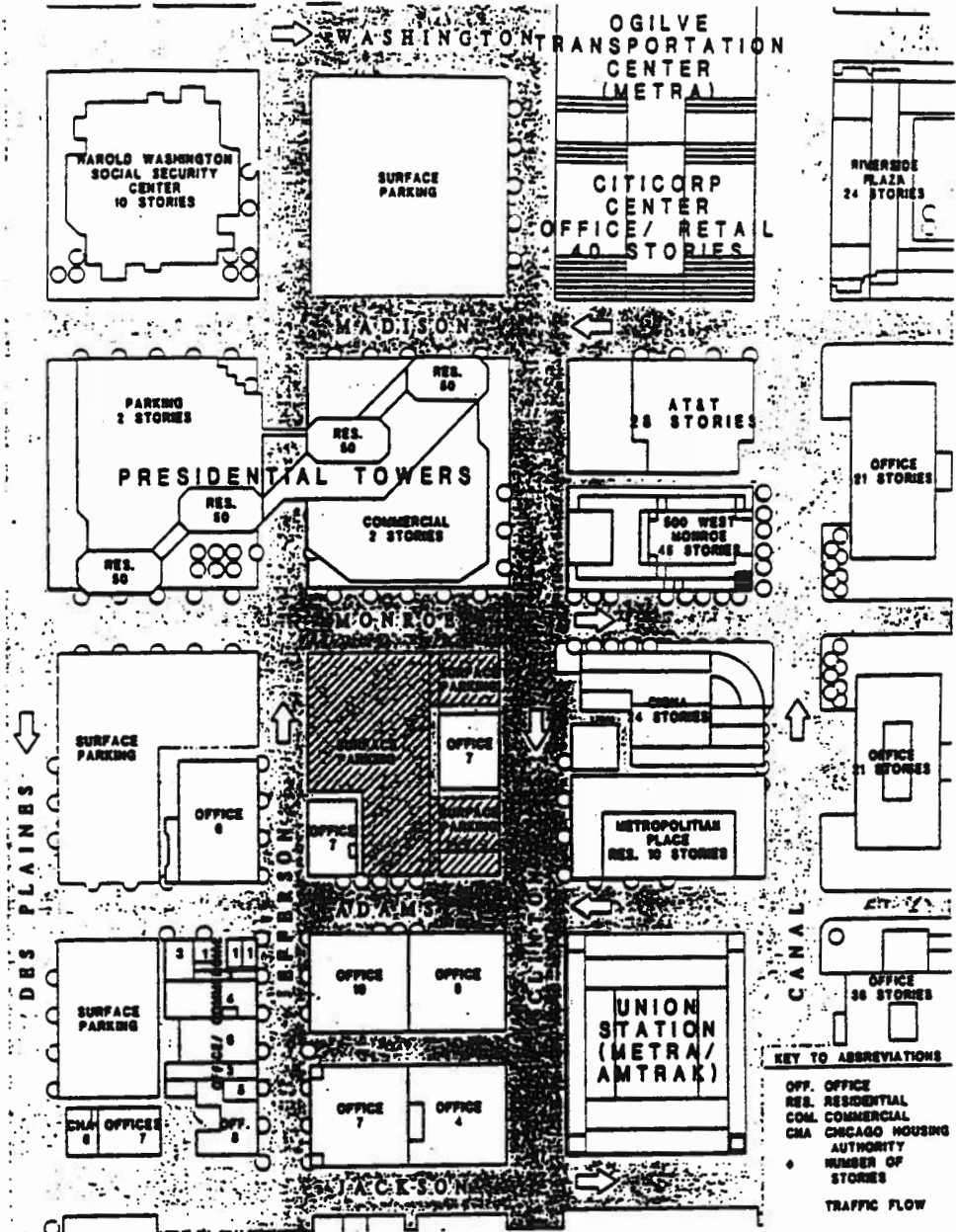
Planned Development Boundary
and Property Line Map **Monroe/Clinton LLC**

Skidmore, Owings & Merrill LLP

Applicant: Monroe/Clinton LLC
20 North Wacker Drive, Suite 3200
Chicago, IL 60606

Date: February 16, 2000
Revised: June 15, 2000

Existing Land-Use Map.

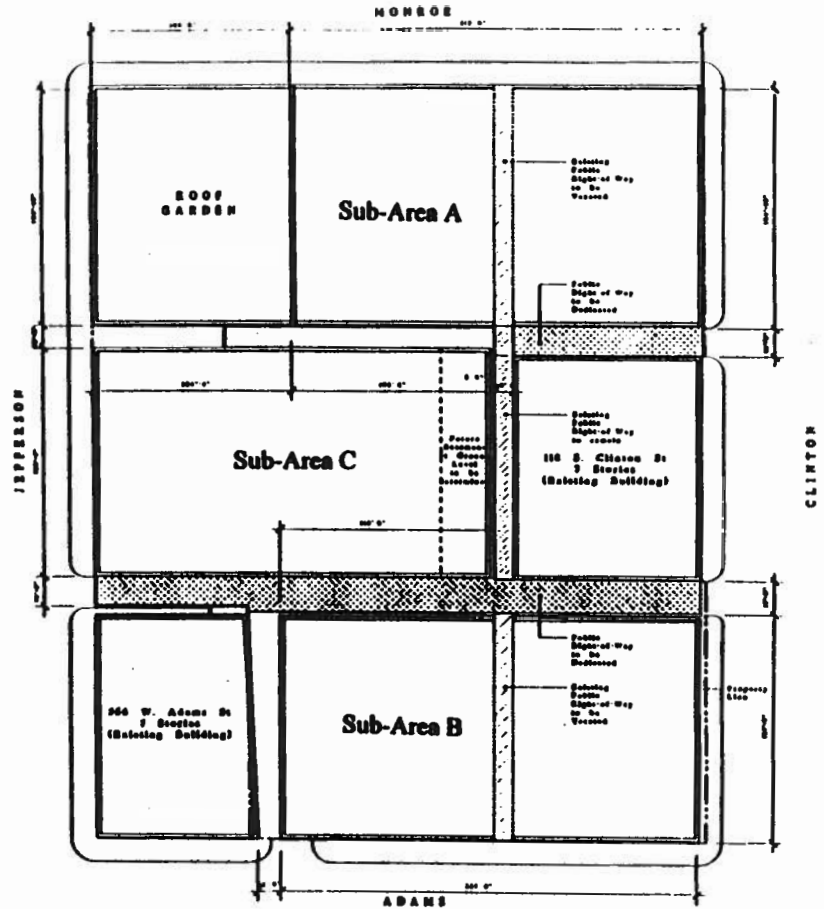
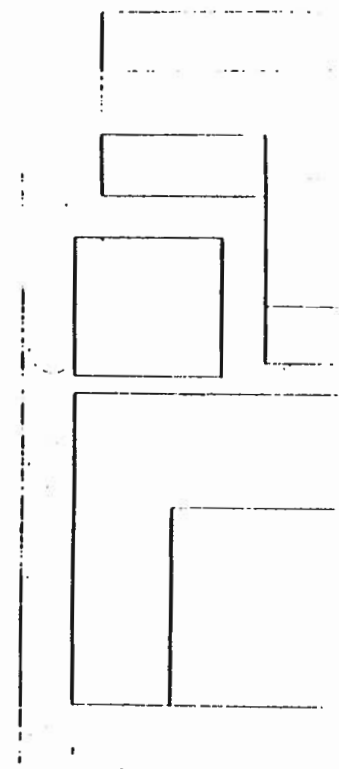


Existing Land Use Monroe/Clinton LLC
Shidmore, Owings & Merrill LLP

Applicant: Monroe/Clinton LLC
 20 North Wacker Drive, Suite 3200
 Chicago, IL 60606

Date: February 16, 2000
 Revised: June 15, 2000

Right-Of-Way Adjustment Map.



PARK

LEGEND

- Existing Public Right-of-Way to be Retained
- Public Right-of-Way to be Deducted
- Existing Public Right-of-Way to be Vacated

5 5 5

West Monroe Street

RIGHT-OF-WAY ADJUSTMENT MAP

June 15, 2000

ALL DIMENSIONS ARE NOMINAL.

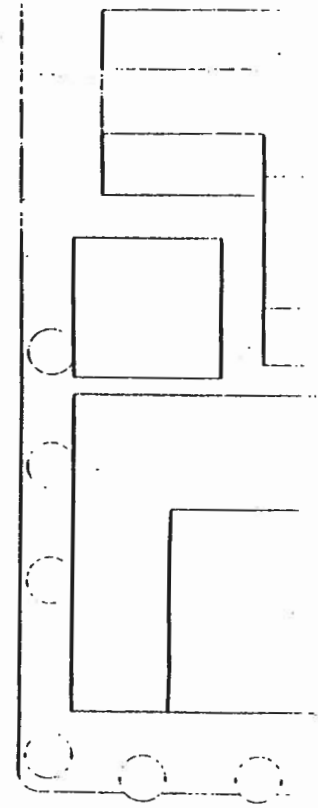
Monroe Clinton, L.L.C.

Skidmore, Owings & Merrill
45K 000-149

Applicant: Monroe/Clinton LLC
 20 North Wacker Drive, Suite 3200
 Chicago, IL 60606

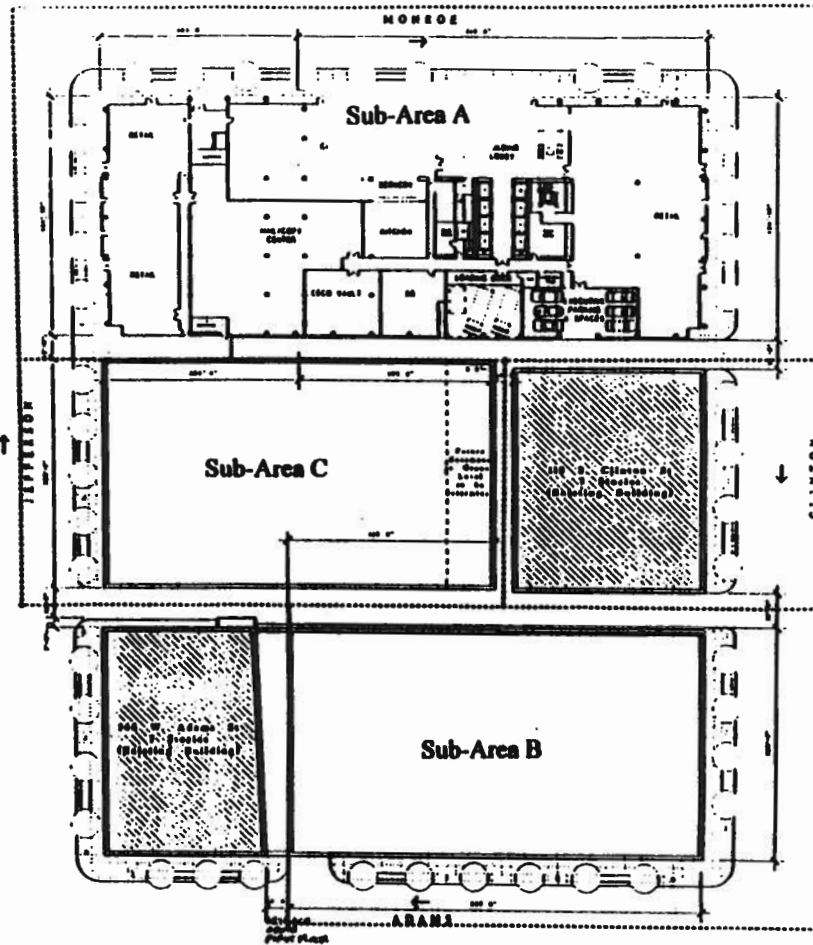
Date: February 16, 2000
 Revised: June 15, 2000

Subarea Map.



ALL DIMENSIONS ARE NOMINAL

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ASK 000111



Scale 1/8" = 1'-0"

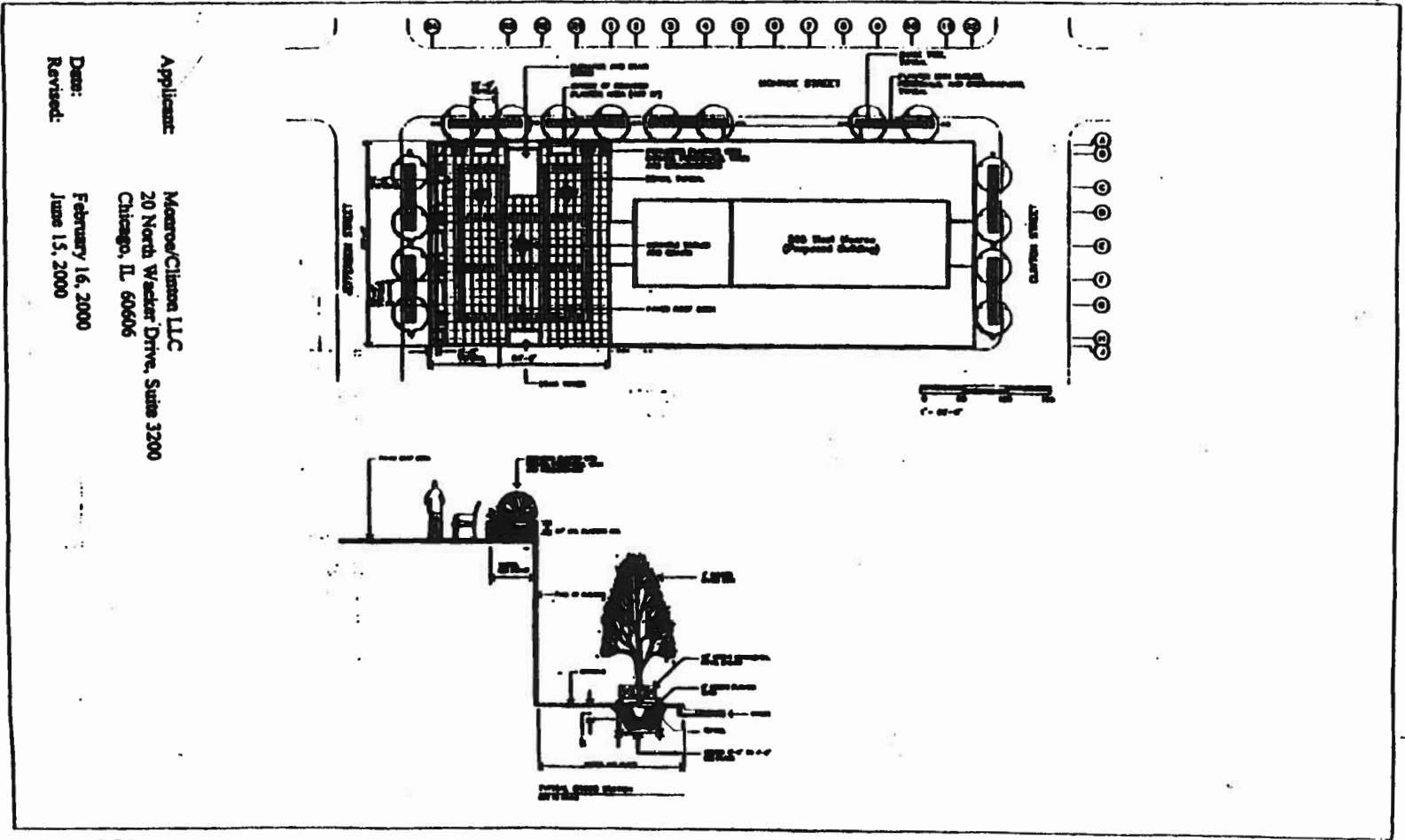
SUB-AREA MAP

Applicant: Monroe/Clinton L.L.C.
20 North Wacker Drive, Suite 3200
Chicago, IL 60606

Date: February 16, 2000
Revised: June 15, 2000

555
West Monroe Street

Landscape Plan For Subarea A.



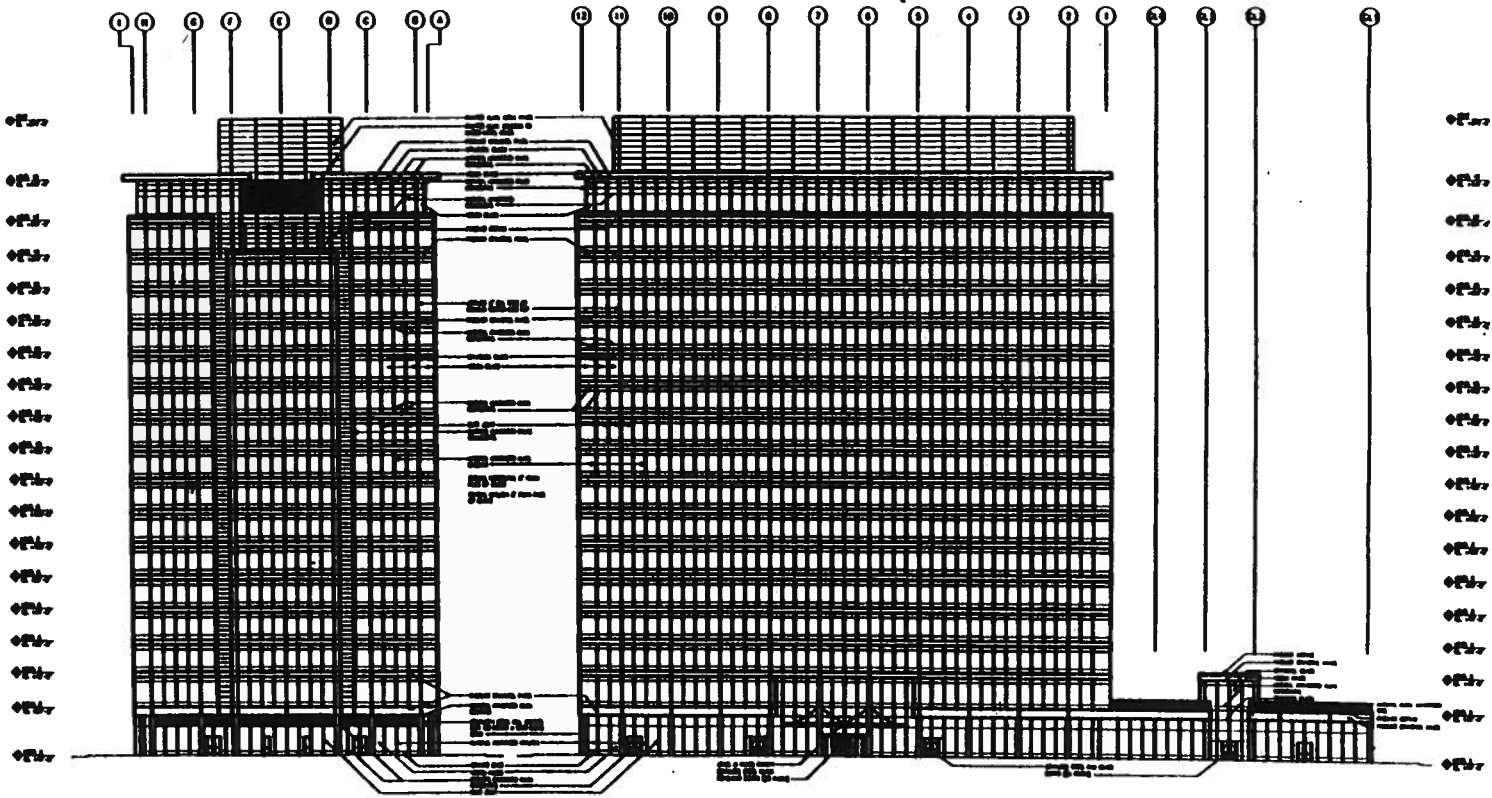
Applicant: Monroe/Clason LLC
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 Chicago, IL 60606
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 Revised: June 15, 2000

555
 West Monroe Street

LANDSCAPE PLAN FOR SUB-AREA A
 June 15, 2000

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 ASX-000129-001

Building Elevations.
(Page 1 of 2)



5 5 5

West Monroe Street

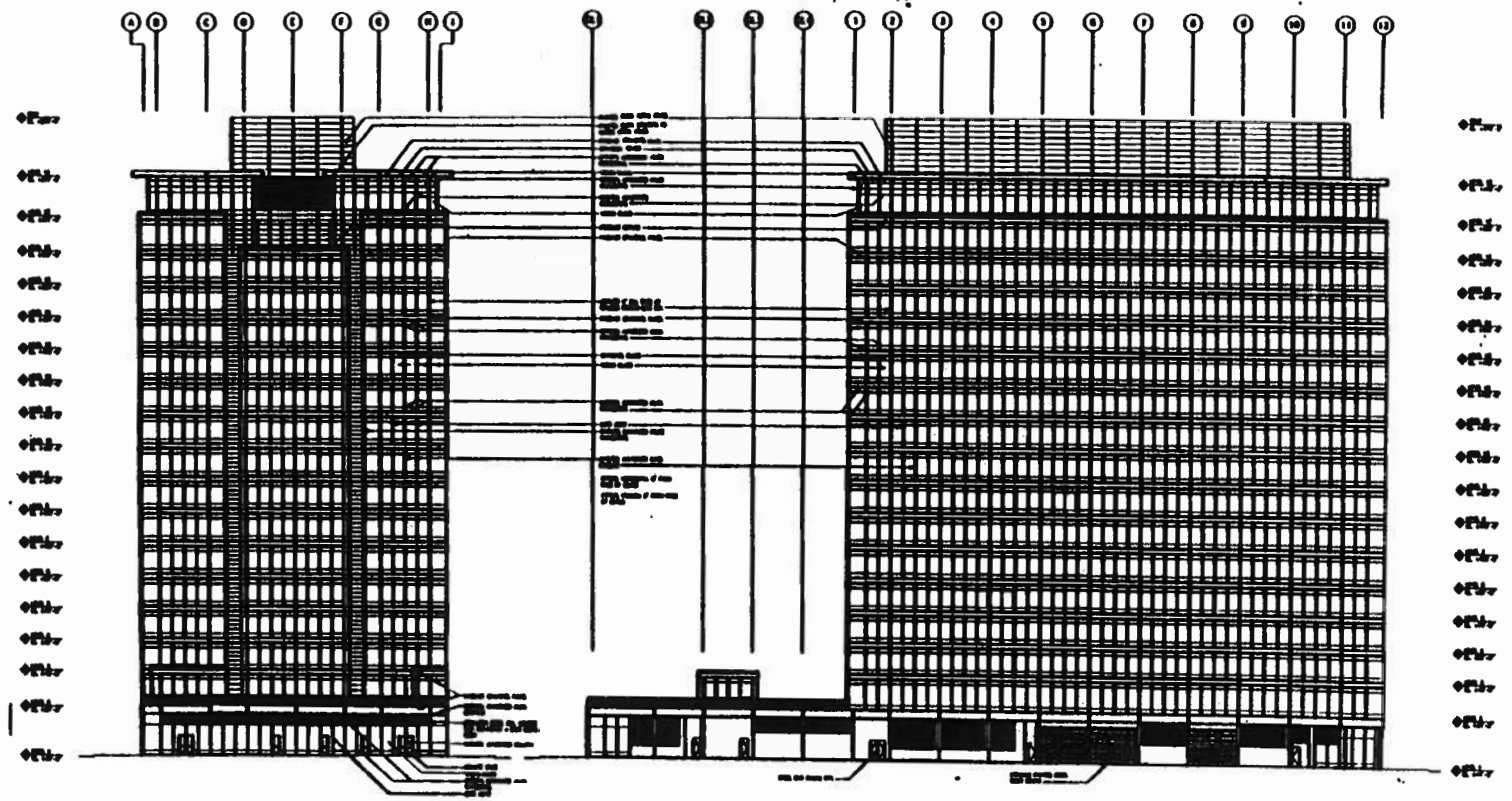
ELEVATIONS

Aug 15, 2000

Monroe Clinton, LLC

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Building Elevations.
(Page 2 of 2)



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West Monroe Street

ELEVATIONS

No. 11, 2000

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31 Monroe, Orange A Merritt LLP
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