

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

Yeas -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Brookins, Muñoz, Tabares, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 47.

Nays -- None.

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

Alderman Burke abstained from voting pursuant to Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

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 No. 1-E.
(As Amended)
(Application No. 19823)
(Common Address: 505 -- 515 N. State St.)

BPD 790, 99

[SO2018-7773]

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 Business Planned Development Number 790, as amended, symbols and indications shown on Map Number I-E in the area bounded by:

North State Street; East Grand Avenue; North Wabash Avenue; and East Illinois Street,

to those of Business Planned Development Number 790, as amended, 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 2. 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 790,

AS AMENDED.

PLAN OF DEVELOPMENT STATEMENTS.

1. The area delineated herein as a Business Planned Development ("Planned Development") consists of property commonly known as 505 North State Street (the "505 Property") and 515 North State Street (the "515 Property") (collectively the "Property"). The Property consists of approximately sixty-five thousand eight hundred forty (65,840) square feet (one and fifty-one hundredths (1.51) acres) of net site area which is depicted on the attached Planned Development Boundary and Property Line Map. The 505 Property is owned by Royal Tallahassee III 2 (DE) L.L.C. (the "Applicant"). The 515 Property is owned by 515 North State Street Chicago, LP.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or re-subdivision of parcels, 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, grantees and lessees, and if different than the Applicant, the legal titleholders or any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder or any ground lessors. Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors, or by a governmental agency with the power of eminent domain which has designated the property for acquisition. An agreement among Property owners, the board of directors of any property owners association, or covenant binding property owners may designate the authorized party for any future amendment, modification or change.
4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; a Public Amenities Plan, a Ground Floor Landscape Plan, an Enlarged Landscape Plan, and a Plant List and Details Plan prepared by Wolff Landscape Architecture dated November 11, 2016; an Existing Zoning Map; a General Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape and Green Roof Plan; a L.E.E.D. Project Checklist; a South Elevation; a North Elevation; and a West/East Elevation prepared by GREC Architects dated November 16, 2007. Full

size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The 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. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.

5. Within the area delineated herein as Business Planned Development Number 790, as amended, the following uses shall be permitted: residential, hotel, retail, office, restaurant, entertainment establishment (excluding adult uses, pool halls, video arcades), radio and television station and studio, medical service, and accessory parking.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development. Off-premise signs shall not be permitted in the Planned Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of any building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions of the Chicago Zoning Ordinance shall apply. The maximum F.A.R. identified in the Bulk Regulations and Data Table has been determined using a base F.A.R. of twelve and zero-tenths (12.0) and additional F.A.R. for a series of proposed public amenities not to exceed a total of fifteen and five-tenths (15.5) F.A.R. The proposed public amenity values were based on the design provided in the attached exhibits and on the zoning bonus system provided in Section 17-4-1000 of the Chicago Zoning Ordinance. The values are zero and eleven-hundredths (0.11) F.A.R. for water feature, one and eleven-hundredths (1.11) F.A.R. for arcade, zero and nineteen-hundredths (0.19) F.A.R. for underground loading docks, zero and twenty-nine hundredths (0.29) F.A.R. for upper level setbacks on 515 North State Street, zero and ten-hundredths (0.10) F.A.R. for upper level setbacks on 505 North State Street and one and sixty-nine hundredths (1.69) F.A.R. for plaza.

10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan, and Building Elevations and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of the Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in the Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance. The building at 503 North State Street shall be set back from the Property line along East Illinois Street, as depicted on the Site Plan, to provide an expanded pedestrian path and parkway trees along the street. The setback varies in width along Illinois Street to create a constant sidewalk width of ten (10) feet, zero (0) inches along the length of the building. This pedestrian setback shall remain free and clear of obstruction and it shall be open to the public at all times after completion of construction for purposes of pedestrian access.
11. The Applicant shall obtain the applicable official reviews, approvals and permits from the various City Departments and/or committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall design and construct a building in an energy efficient manner and consistent with the L.E.E.D. Green Building Rating System for New Construction Project Checklist, published by the United States Green Building Council and shall achieve a minimum of twenty-six (26) project points from the L.E.E.D. Project Checklist, notwithstanding the Energy & Atmosphere prerequisites. The Applicant shall also use PPG Solarban 60 Vision Glass on the building. Copies of these standards may be obtained from the Department of Planning and Development. Additionally, Applicant shall provide a green roof identified on the Landscape Plan. The green roof shall be fifty percent (50%) of the net roof area (eight thousand thirty-eight (8,038) square feet). Additionally, Applicant shall provide a dog run as part of the project.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject 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 a high standard of accessibility. No building permit shall be issued by the Department of

Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.

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 is made 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 Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
15. Unless substantial construction on the new improvements described and illustrated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the DX-12 Downtown Mixed-Use District. Said 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 the good cause for such an extension is shown.

[Existing Zoning Map; General Land-Use Map; Boundary and Property Line Map;
Site Plan; Public Amenities Plan; Ground Floor Landscaping Plan;
Enlarged Landscape Plans; and Plant List and Details referred
to in these Plan of Development Statements printed on
pages 87796 through 87803 of this *Journal*.]

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

10/31/2018

REPORTS OF COMMITTEES

87795

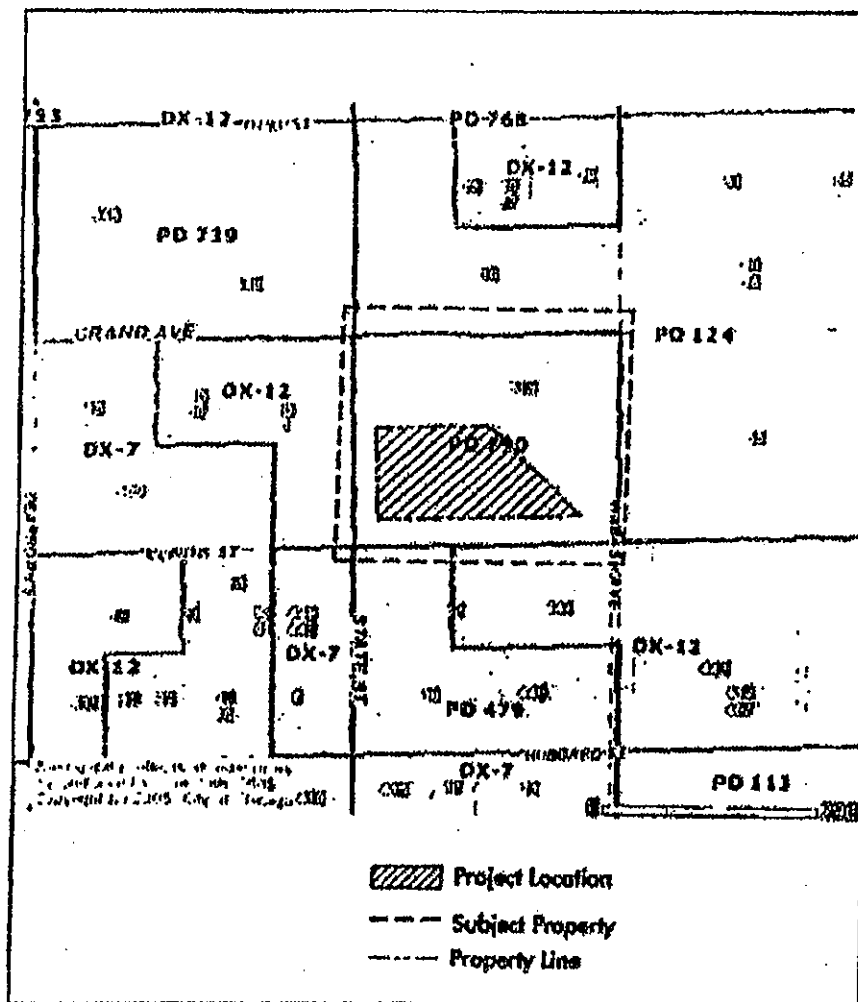
BUSINESS PLANNED DEVELOPMENT NUMBER 790, AS AMENDED.

BULK REGULATIONS AND DATA TABLE

| | |
|--|--|
| Gross Site Area: | 102,542 square feet (2.35 acres) |
| Area in Public Way: | 36,702 square feet (0.84 acre) |
| Net Site Area: | 65,840 square feet (1.51 acres) |
| Maximum Floor Area Ratio: | |
| Base Floor Area Ratio: | 12.00 |
| Water Feature Bonus: | 0.11 |
| Arcade Bonus: | 1.11 |
| Underground Loading Dock Bonus: | 0.19 |
| Upper-level Setback Bonus (515 North State Street): | 0.29 |
| Upper-level Setback Bonus (505 North State Street): | 0.10 |
| <u>Plaza Bonus:</u> | <u>1.69</u> |
| Total FAR. | 15.49 |
| Permitted Uses: | Residential, hotel, retail, office, restaurant, entertainment establishment (excluding adult uses, pool halls, video arcades), radio and television station and studio, medical service, and accessory parking |
| Maximum Number of Residential Units: | 145 |
| Maximum Percentage of Site Coverage: | In accordance with the Site Plan |
| Minimum Number of Off-Street Parking Spaces: | 113 |
| Minimum Number of Bicycle Parking Spaces: | 50 |
| Minimum Off-Street Loading Berths: | 7 |
| Minimum Building Setbacks: | In accordance with the Site Plan |
| Maximum Building Height: | |
| 515 North State Street: | 430 feet |
| 505 North State Street: | 380 feet |

Final for Publication

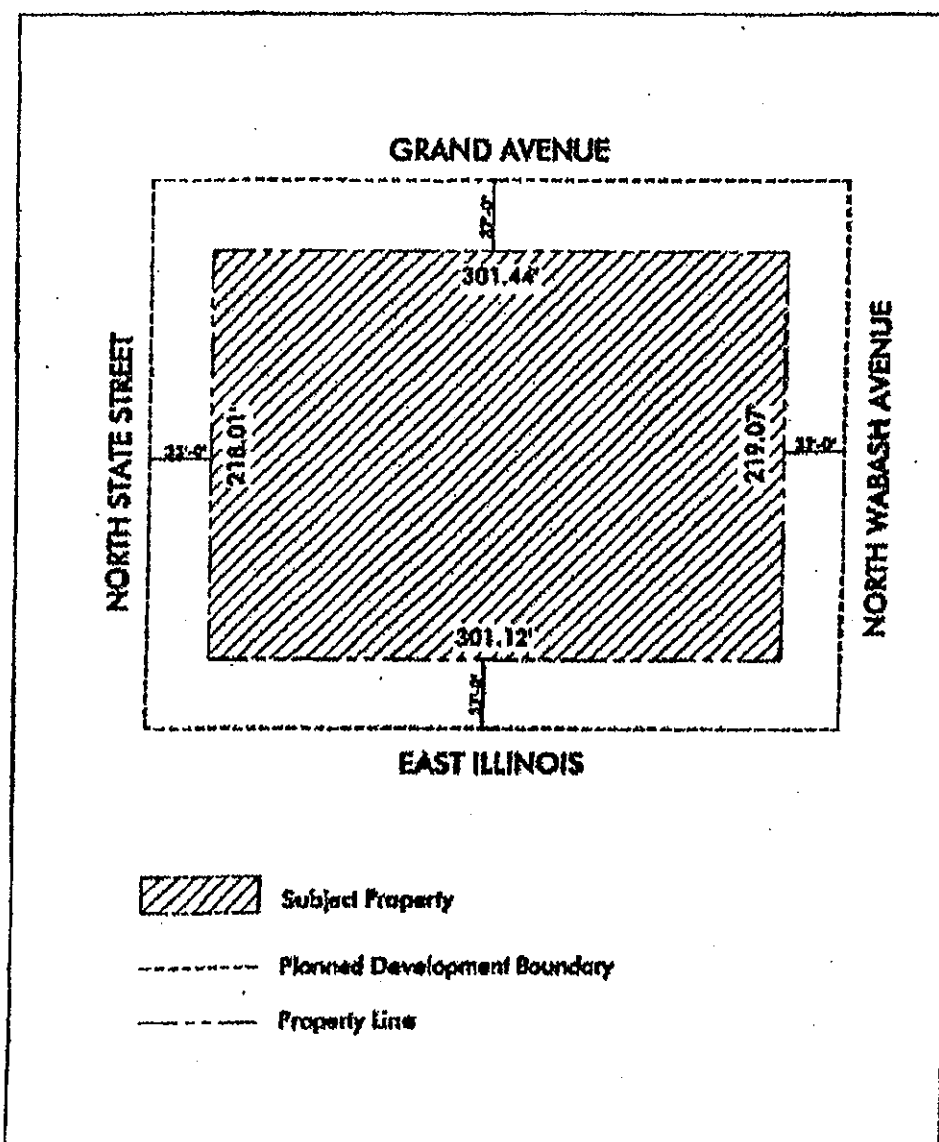
Existing Zoning Map



Applicant: BCSP 515 North State Street LLC
Address: 505-515 North State Street
Introduced: September 20, 2018
Plan Commission: TBD

Final for Publication

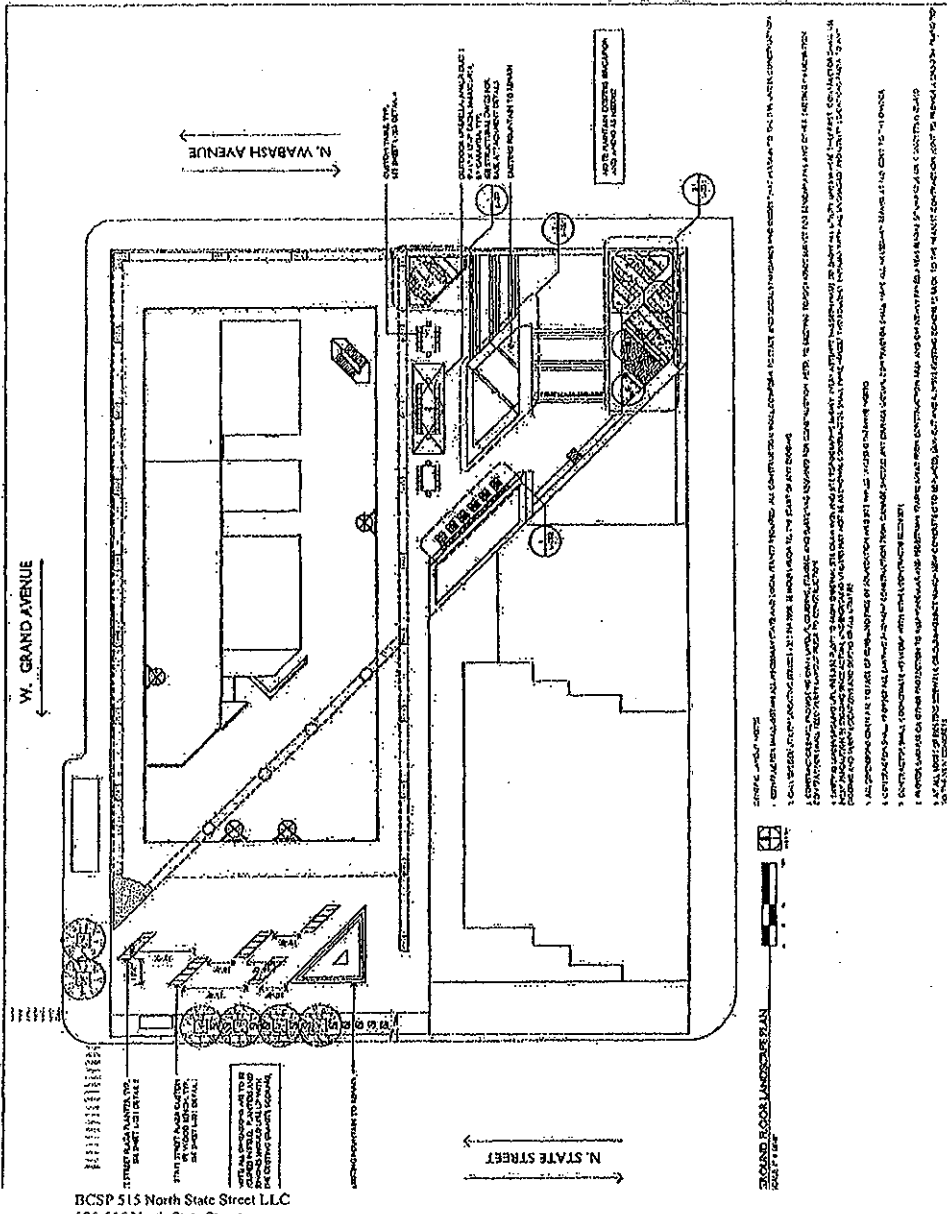
Planned Development Boundary And Property Line Map.



Applicant: BCSP 515 North State Street LLC
Address: 505-515 North State Street
Introduced: September 20, 2018
Plan Commission: TBD

Final for Publication

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|---|--|---|---|
| 515 NORTH STATE STREET PLAZA 515 NORTH STATE STREET CHICAGO, ILLINOIS 60610 | |  | 515 NORTH STATE STREET PLAZA 515 NORTH STATE STREET CHICAGO, ILLINOIS 60610 |
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Applicant: BCSP 515 North State Street LLC
 Address: 505-515 North State Street
 Introduced: September 20, 2018
 Plan Commission: TBD

GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND ALL APPLICABLE CODES.
 2. THE LANDSCAPE SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND ALL APPLICABLE CODES.
 3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND ALL APPLICABLE CODES.
 4. ALL MATERIALS SHALL BE OF HIGH QUALITY AND DURABLE.
 5. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 6. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND ALL APPLICABLE CODES.
 7. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND ALL APPLICABLE CODES.
 8. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND ALL APPLICABLE CODES.
 9. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND ALL APPLICABLE CODES.
 10. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND ALL APPLICABLE CODES.

Final for Publication

515 NORTH STATE STREET PLAZA

PLANT LIST AND DETAILS

L-301

11 NORTH UNIVERSITY STREET, CHICAGO, IL 60602

DATE: 09/20/2018

PROJECT: 1515 NORTH STATE STREET PLAZA

SCALE: AS SHOWN

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 09/20/2018

SOIL DEPTH CHART NOT TO SCALE. INDICATES MINIMUM SOIL DEPTH FOR PLANTING AREAS. DEPTH IN INCHES.

| LANDSCAPE AREAS | DEPTH IN INCHES |
|-----------------------------|-----------------|
| PLANTING AREAS (GENERAL) | 18" |
| PLANTING AREAS (TROPICAL) | 24" |
| PLANTING AREAS (SPECIAL) | 30" |
| PLANTING AREAS (TERRACE) | 36" |
| PLANTING AREAS (SLOPE) | 42" |
| PLANTING AREAS (WATER) | 48" |
| PLANTING AREAS (ROCK) | 54" |
| PLANTING AREAS (CONCRETE) | 60" |
| PLANTING AREAS (ASPHALT) | 66" |
| PLANTING AREAS (PAVEMENT) | 72" |
| PLANTING AREAS (GRAVEL) | 78" |
| PLANTING AREAS (SAND) | 84" |
| PLANTING AREAS (MULCH) | 90" |
| PLANTING AREAS (DRAINAGE) | 96" |
| PLANTING AREAS (FOUNDATION) | 102" |
| PLANTING AREAS (FOUNDATION) | 108" |
| PLANTING AREAS (FOUNDATION) | 114" |
| PLANTING AREAS (FOUNDATION) | 120" |
| PLANTING AREAS (FOUNDATION) | 126" |
| PLANTING AREAS (FOUNDATION) | 132" |
| PLANTING AREAS (FOUNDATION) | 138" |
| PLANTING AREAS (FOUNDATION) | 144" |
| PLANTING AREAS (FOUNDATION) | 150" |
| PLANTING AREAS (FOUNDATION) | 156" |
| PLANTING AREAS (FOUNDATION) | 162" |
| PLANTING AREAS (FOUNDATION) | 168" |
| PLANTING AREAS (FOUNDATION) | 174" |
| PLANTING AREAS (FOUNDATION) | 180" |
| PLANTING AREAS (FOUNDATION) | 186" |
| PLANTING AREAS (FOUNDATION) | 192" |
| PLANTING AREAS (FOUNDATION) | 198" |
| PLANTING AREAS (FOUNDATION) | 204" |
| PLANTING AREAS (FOUNDATION) | 210" |
| PLANTING AREAS (FOUNDATION) | 216" |
| PLANTING AREAS (FOUNDATION) | 222" |
| PLANTING AREAS (FOUNDATION) | 228" |
| PLANTING AREAS (FOUNDATION) | 234" |
| PLANTING AREAS (FOUNDATION) | 240" |
| PLANTING AREAS (FOUNDATION) | 246" |
| PLANTING AREAS (FOUNDATION) | 252" |
| PLANTING AREAS (FOUNDATION) | 258" |
| PLANTING AREAS (FOUNDATION) | 264" |
| PLANTING AREAS (FOUNDATION) | 270" |
| PLANTING AREAS (FOUNDATION) | 276" |
| PLANTING AREAS (FOUNDATION) | 282" |
| PLANTING AREAS (FOUNDATION) | 288" |
| PLANTING AREAS (FOUNDATION) | 294" |
| PLANTING AREAS (FOUNDATION) | 300" |
| PLANTING AREAS (FOUNDATION) | 306" |
| PLANTING AREAS (FOUNDATION) | 312" |
| PLANTING AREAS (FOUNDATION) | 318" |
| PLANTING AREAS (FOUNDATION) | 324" |
| PLANTING AREAS (FOUNDATION) | 330" |
| PLANTING AREAS (FOUNDATION) | 336" |
| PLANTING AREAS (FOUNDATION) | 342" |
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| PLANTING AREAS (FOUNDATION) | 354" |
| PLANTING AREAS (FOUNDATION) | 360" |
| PLANTING AREAS (FOUNDATION) | 366" |
| PLANTING AREAS (FOUNDATION) | 372" |
| PLANTING AREAS (FOUNDATION) | 378" |
| PLANTING AREAS (FOUNDATION) | 384" |
| PLANTING AREAS (FOUNDATION) | 390" |
| PLANTING AREAS (FOUNDATION) | 396" |
| PLANTING AREAS (FOUNDATION) | 402" |
| PLANTING AREAS (FOUNDATION) | 408" |
| PLANTING AREAS (FOUNDATION) | 414" |
| PLANTING AREAS (FOUNDATION) | 420" |
| PLANTING AREAS (FOUNDATION) | 426" |
| PLANTING AREAS (FOUNDATION) | 432" |
| PLANTING AREAS (FOUNDATION) | 438" |
| PLANTING AREAS (FOUNDATION) | 444" |
| PLANTING AREAS (FOUNDATION) | 450" |
| PLANTING AREAS (FOUNDATION) | 456" |
| PLANTING AREAS (FOUNDATION) | 462" |
| PLANTING AREAS (FOUNDATION) | 468" |
| PLANTING AREAS (FOUNDATION) | 474" |
| PLANTING AREAS (FOUNDATION) | 480" |
| PLANTING AREAS (FOUNDATION) | 486" |
| PLANTING AREAS (FOUNDATION) | 492" |
| PLANTING AREAS (FOUNDATION) | 498" |
| PLANTING AREAS (FOUNDATION) | 504" |
| PLANTING AREAS (FOUNDATION) | 510" |
| PLANTING AREAS (FOUNDATION) | 516" |
| PLANTING AREAS (FOUNDATION) | 522" |
| PLANTING AREAS (FOUNDATION) | 528" |
| PLANTING AREAS (FOUNDATION) | 534" |
| PLANTING AREAS (FOUNDATION) | 540" |
| PLANTING AREAS (FOUNDATION) | 546" |
| PLANTING AREAS (FOUNDATION) | 552" |
| PLANTING AREAS (FOUNDATION) | 558" |
| PLANTING AREAS (FOUNDATION) | 564" |
| PLANTING AREAS (FOUNDATION) | 570" |
| PLANTING AREAS (FOUNDATION) | 576" |
| PLANTING AREAS (FOUNDATION) | 582" |
| PLANTING AREAS (FOUNDATION) | 588" |
| PLANTING AREAS (FOUNDATION) | 594" |
| PLANTING AREAS (FOUNDATION) | 600" |
| PLANTING AREAS (FOUNDATION) | 606" |
| PLANTING AREAS (FOUNDATION) | 612" |
| PLANTING AREAS (FOUNDATION) | 618" |
| PLANTING AREAS (FOUNDATION) | 624" |
| PLANTING AREAS (FOUNDATION) | 630" |
| PLANTING AREAS (FOUNDATION) | 636" |
| PLANTING AREAS (FOUNDATION) | 642" |
| PLANTING AREAS (FOUNDATION) | 648" |
| PLANTING AREAS (FOUNDATION) | 654" |
| PLANTING AREAS (FOUNDATION) | 660" |
| PLANTING AREAS (FOUNDATION) | 666" |
| PLANTING AREAS (FOUNDATION) | 672" |
| PLANTING AREAS (FOUNDATION) | 678" |
| PLANTING AREAS (FOUNDATION) | 684" |
| PLANTING AREAS (FOUNDATION) | 690" |
| PLANTING AREAS (FOUNDATION) | 696" |
| PLANTING AREAS (FOUNDATION) | 702" |
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| PLANTING AREAS (FOUNDATION) | 720" |
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| PLANTING AREAS (FOUNDATION) | 750" |
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| PLANTING AREAS (FOUNDATION) | 762" |
| PLANTING AREAS (FOUNDATION) | 768" |
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| PLANTING AREAS (FOUNDATION) | 792" |
| PLANTING AREAS (FOUNDATION) | 798" |
| PLANTING AREAS (FOUNDATION) | 804" |
| PLANTING AREAS (FOUNDATION) | 810" |
| PLANTING AREAS (FOUNDATION) | 816" |
| PLANTING AREAS (FOUNDATION) | 822" |
| PLANTING AREAS (FOUNDATION) | 828" |
| PLANTING AREAS (FOUNDATION) | 834" |
| PLANTING AREAS (FOUNDATION) | 840" |
| PLANTING AREAS (FOUNDATION) | 846" |
| PLANTING AREAS (FOUNDATION) | 852" |
| PLANTING AREAS (FOUNDATION) | 858" |
| PLANTING AREAS (FOUNDATION) | 864" |
| PLANTING AREAS (FOUNDATION) | 870" |
| PLANTING AREAS (FOUNDATION) | 876" |
| PLANTING AREAS (FOUNDATION) | 882" |
| PLANTING AREAS (FOUNDATION) | 888" |
| PLANTING AREAS (FOUNDATION) | 894" |
| PLANTING AREAS (FOUNDATION) | 900" |
| PLANTING AREAS (FOUNDATION) | 906" |
| PLANTING AREAS (FOUNDATION) | 912" |
| PLANTING AREAS (FOUNDATION) | 918" |
| PLANTING AREAS (FOUNDATION) | 924" |
| PLANTING AREAS (FOUNDATION) | 930" |
| PLANTING AREAS (FOUNDATION) | 936" |
| PLANTING AREAS (FOUNDATION) | 942" |
| PLANTING AREAS (FOUNDATION) | 948" |
| PLANTING AREAS (FOUNDATION) | 954" |
| PLANTING AREAS (FOUNDATION) | 960" |
| PLANTING AREAS (FOUNDATION) | 966" |
| PLANTING AREAS (FOUNDATION) | 972" |
| PLANTING AREAS (FOUNDATION) | 978" |
| PLANTING AREAS (FOUNDATION) | 984" |
| PLANTING AREAS (FOUNDATION) | 990" |
| PLANTING AREAS (FOUNDATION) | 996" |
| PLANTING AREAS (FOUNDATION) | 1002" |

GENERAL NOTES:

1. ALL PLANTING AREAS SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE CITY OF CHICAGO.
2. ALL PLANTING AREAS SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE CITY OF CHICAGO.
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9. ALL PLANTING AREAS SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE CITY OF CHICAGO.
10. ALL PLANTING AREAS SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE CITY OF CHICAGO.

1. PREVIOUS TREE PLANTING DETAIL

2. MULTI-STEP BRONZE TREE PLANTING DETAIL

3. SHRUB INSTALLATION DETAIL

4. ORNAMENTAL GRASS, PERENNIAL AND GROUND COVER INSTALLATION DETAIL

Applicant: BCSP 515 North State Street LLC
 Address: 505-515 North State Street
 Introduced: September 20, 2018
 Plan Commission: TRD



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 12, 2017

Paul Shadle
DLA Piper LLP
444 W. Lake St., Suite 900
Chicago, IL 60606-0089

**RE: Signage Plan for 515 N. State Street, Outcome Health
Planned Development No. 790**


Dear Mr. Shadle:

We have reviewed the attached signage proposal for the above location. Your client, Contact Media d/b/a Outcome Health, intends to establish a new corporate headquarters at 515 N. State St. within Business Planned Development Number 790 ("PD 790"). Outcome Health will occupy approximately 393,763 square feet of 60% of the space within 515 N. State St., making it the principal tenant of the building.

As shown on the attached, Outcome Health is proposing nine signs totaling 2,293 square feet. Your proposal also includes window graphics that do not contain any commercial message and are therefore exempt from zoning regulation pursuant to Section 17-12-0500 of the Zoning Ordinance. Combining the nine new signs with 142 square feet of existing signage on the building will result in a total of 2,435 square feet of signage on the building.

PD 790 consists of two buildings, 505 and 515 N. State St. and is greater than one acre in area. Based on a total street frontage of 1,040 linear feet, the PD is allowed 3,200 square feet of signage. The building at 515 N. State St. occupies 65% (or 680 linear feet) of the total frontage and is therefore allowed 2,080 square feet of signage. The building at 505 N. State St. occupies the remaining 35% (or 360 linear feet) of street frontage and is allowed 1,120 square feet of signage. Outcome Health's sign proposal slightly exceeds the total allowed for the building, however, it is permitted, pending submittal of sign permit applications in compliance with Chapter 17-12 of the Chicago Zoning Ordinance.

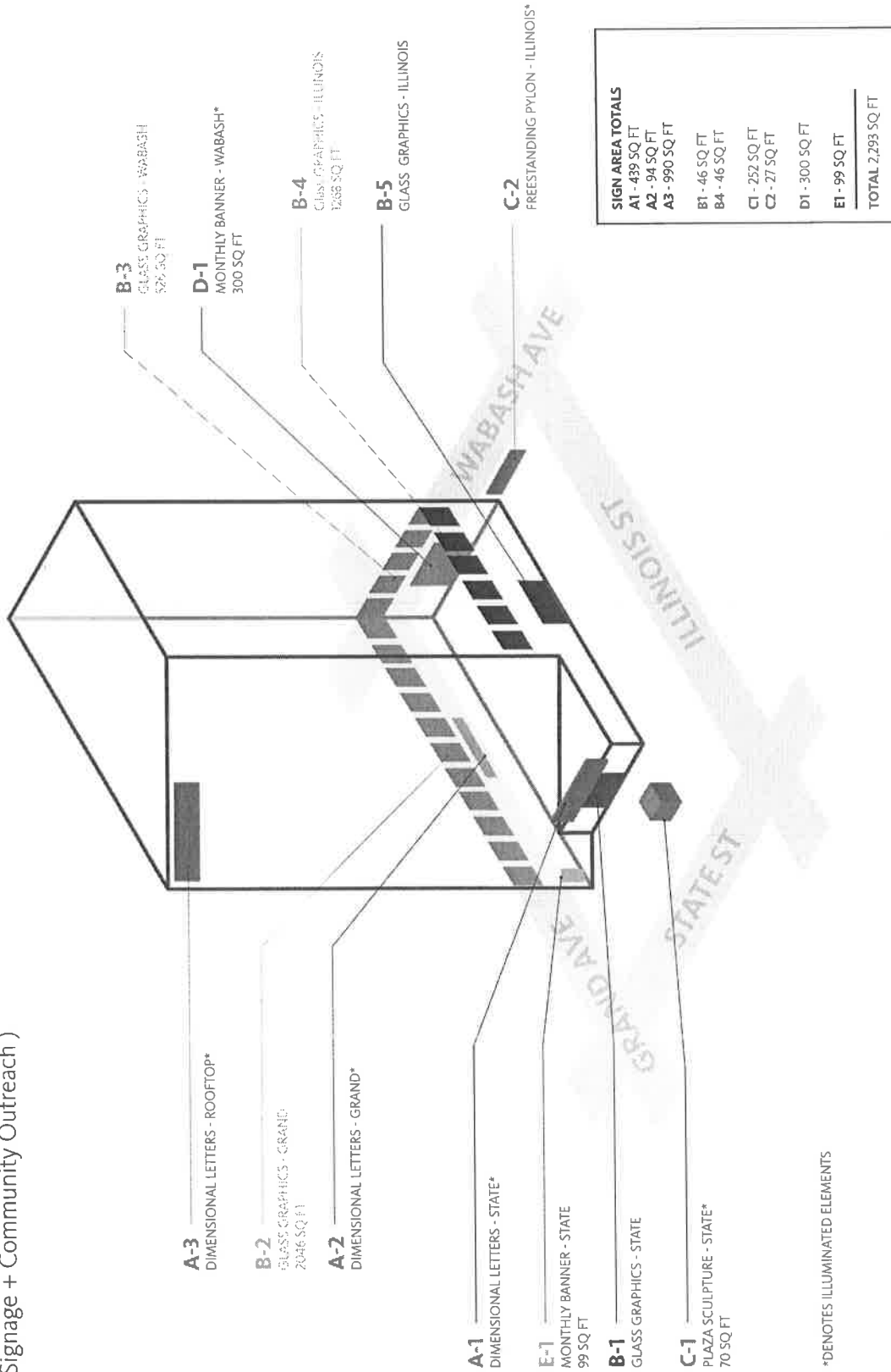
Sincerely



Patricia A. Scudiero
Zoning Administrator

C: Liz Butler, Main file

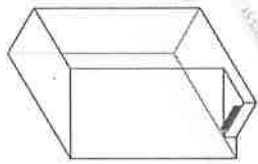
SIGN TYPES – SUMMARY OF SIGN AREAS
(Exterior Signage + Community Outreach)



*DENOTES ILLUMINATED ELEMENTS

BUILDING AXON
NOT TO SCALE

STATE STREET
A-1 – DIMENSIONAL LETTERS



DETAIL
 1/4"=1'

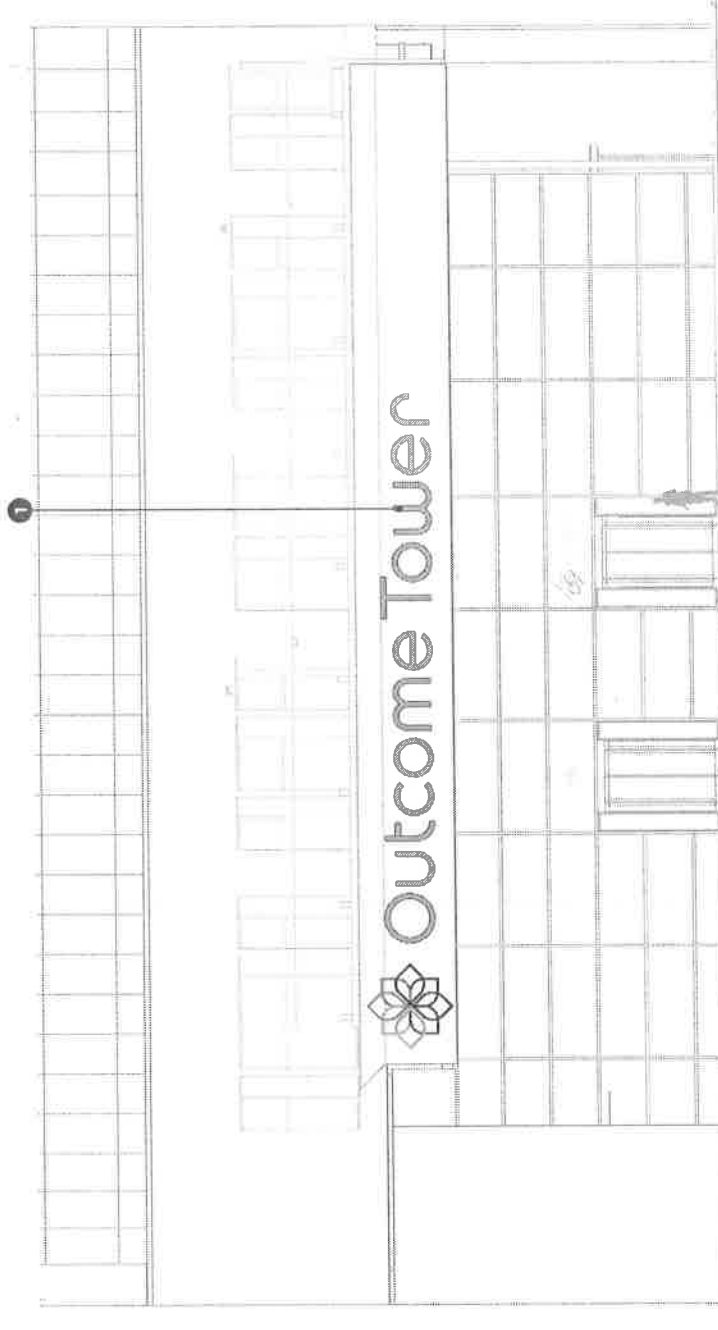
SIDE VIEW
 1/4"=1'

BUILDING AXON
 NOT TO SCALE

- 1 8" DEEP CHANNEL LETTERS WITH OPAQUE RETAINER-LESS FACES (NOT TRIP CAP). INTERIOR ILLUMINATED EDGE-LIT RETURNS AND FASTENERS PAINTED TO MATCH THE FACE COLOR OF EACH SEGMENT. WHITE LED ILLUMINATION WITH COMBINATION TIMER AND PHOTOCCELL CONTROL TO ILLUMINATE PURPLE AT NIGHT. LED MODEL OMEGA OPTICS X2-BW65. 78 LM/FT BRIGHTNESS.
- *LETTERS ARE ILLUMINATED ONLY ON RETURNS

PIN MOUNTED TO FACADE. LOW VOLTAGE ELECTRICAL CONNECTIONS FED THROUGH FACADE FACE TO REMOTE POWER SUPPLIES (AC-1, AC-7)

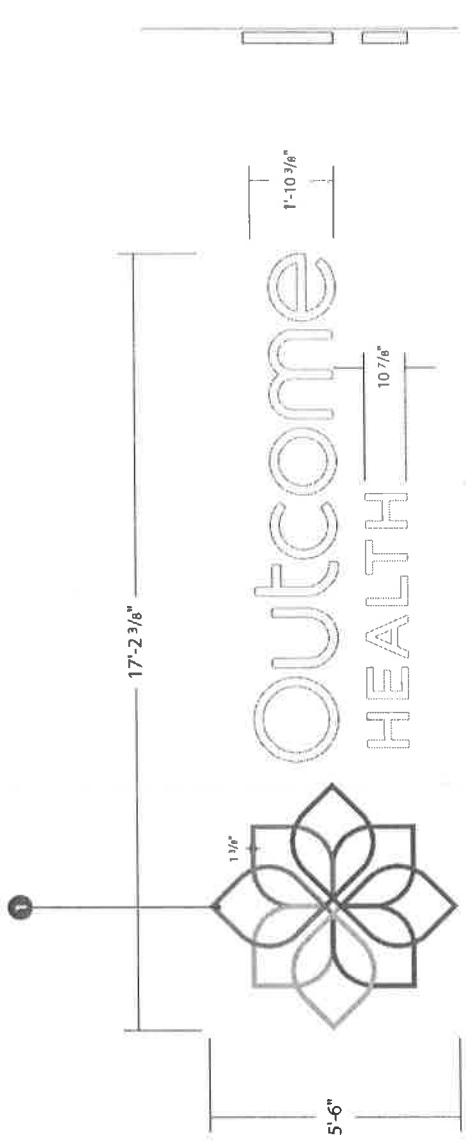
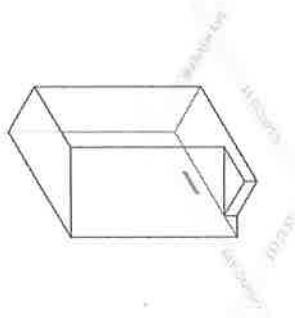
EST TOTAL: 439 SQ FT*



STATE STREET ELEVATION
 3/32"=1'

(* ALL SIGNAGE AREAS ARE ESTIMATES TO BE FINALIZED DURING DESIGN DEVELOPMENT PHASE AND IN COMPLIANCE WITH CITY PLANNED DEVELOPMENT NO. 790 ORDINANCE)

**GRAND AVE
A-2 - DIMENSIONAL SIGN**



**BUILDING AXON
NOT TO SCALE**

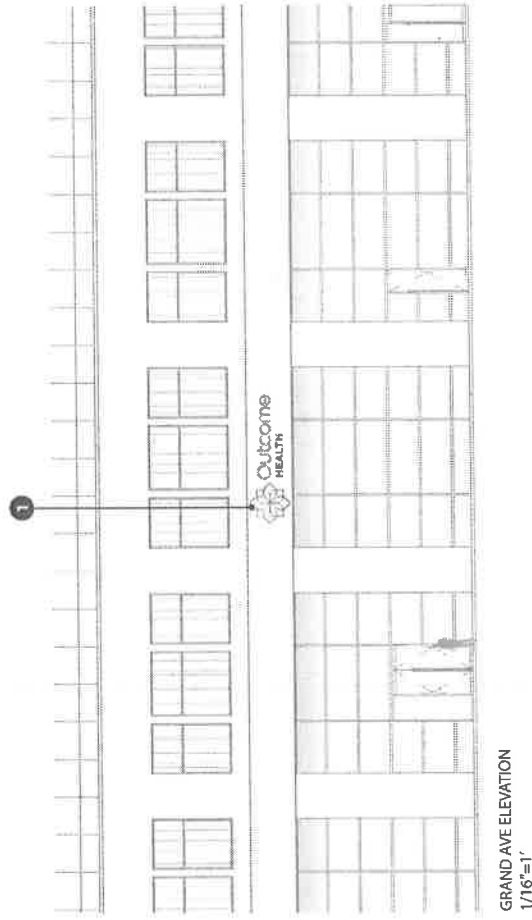
- 1 3" THK EDGE-LIT CHANNEL LETTERS WITH RETAINER-LESS FACES (NOT TRIM CAP) WITH RETURNS AND FASTENERS PAINTED TO MATCH THE FACE COLOR OF EACH SEGMENT. WHITE LED ILLUMINATION WITH COMBINATION TIMER AND PHOTOCELL CONTROL. LED MODEL OMEGA OPTICS X2-BW65. 78 LM/FT BRIGHTNESS. MOUNTED TO FACE OF BUILDING.

ALTERNATE: NON-ILLUMINATED CHANNEL LETTERS
PIN-MOUNTED TO FACE OF BUILDING.

EST TOTAL: 94 SQ FT*

GRAND AVE ELEVATION
3/8"=1'

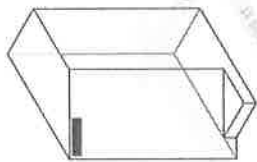
SIDE VIEW
3/8"=1'



SECTION
1:1

(*ALL SIGNAGE AREAS ARE ESTIMATES TO BE FINALIZED DURING DESIGN DEVELOPMENT PHASE AND IN COMPLIANCE WITH CITY ZONING ORDINANCE)

STATE STREET
A-3 – ROOFTOP SIGN

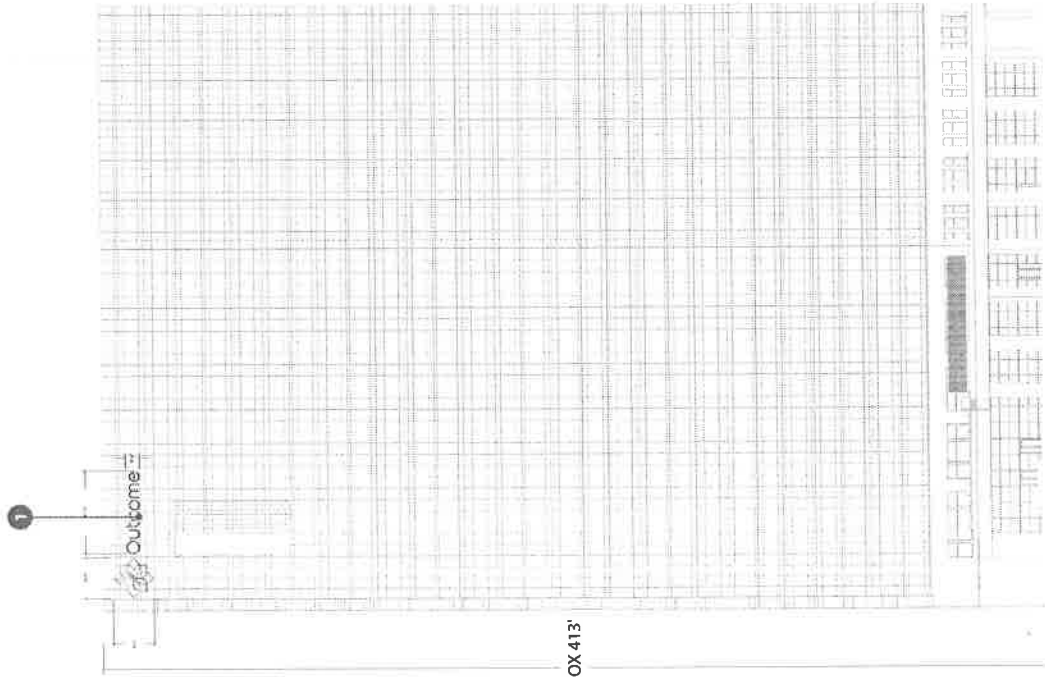


BUILDING AXON
 NOT TO SCALE

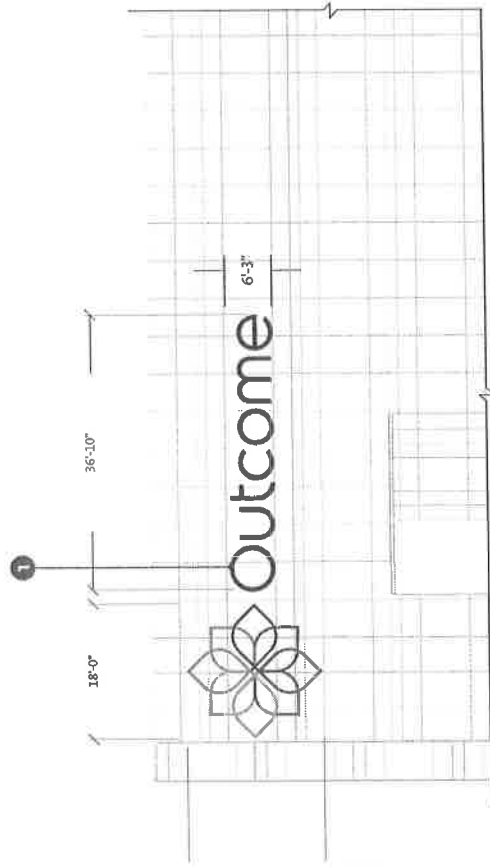
- 1 INTERIOR ILLUMINATED CHANNEL FLEX FACE LETTERS. RETURNS TO MATCH FACE COLOR OF EACH SECTION.
- WHITE LED ILLUMINATION WITH COMBINATION TIMER AND PHOTOCCELL CONTROL. LED MODEL OMEGA OPTICS CYCLOPS X1-BW65. 288 LM/FT BRIGHTNESS.

ILLUMINATION DETAILS AND DIMENSIONS IN PROGRESS

EST TOTAL - 990 SQ FT*
 (*ALL SIGNAGE AREAS ARE ESTIMATES TO BE FINALIZED DURING DESIGN DEVELOPMENT PHASE AND IN COMPLIANCE WITH CITY PLANNED DEVELOPMENT NC. 790 ORDINANCE)

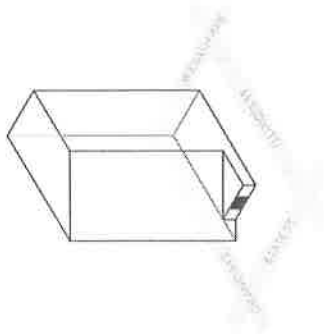


ELEVATION
 NOT TO SCALE



ELEVATION
 SCALE: 1/16"=1'

STATE STREET
B-1 – GLASS GRAPHICS ENTRY

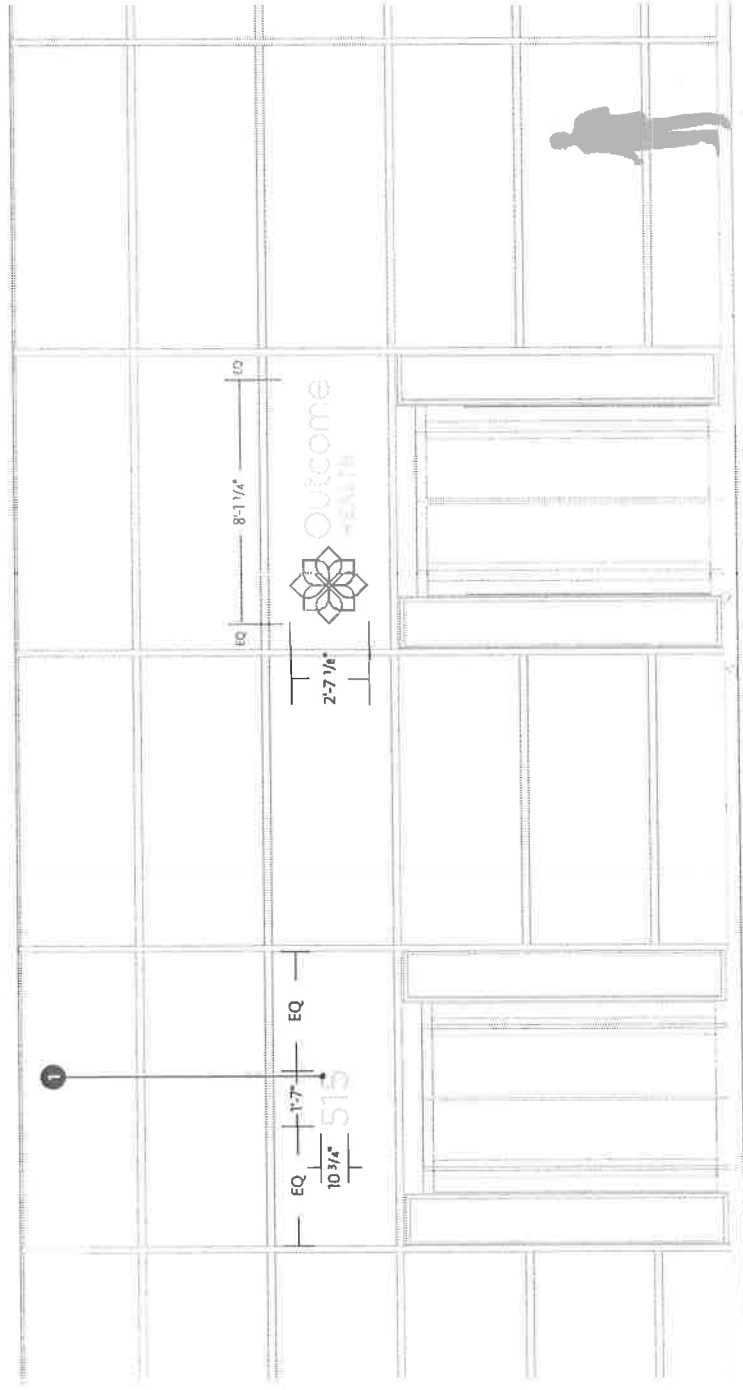


BUILDING AXON
 NOT TO SCALE

1 EXTERIOR GRADE DIGITALLY PRINTED VINYL,
 OPTICALLY CLEAR, APPLIED FIRST SURFACE (VN-1)

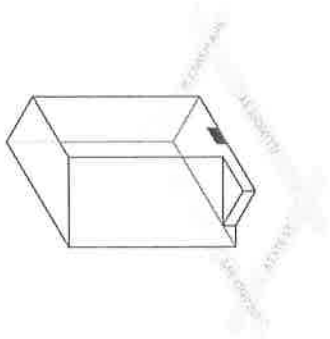
EST TOTAL: 46 SQ. FT.*
 LOGO TOTAL: 20.25 SQ. FT.*

(*ALL SIGNAGE AREAS ARE ESTIMATES TO BE
 FINALIZED DURING DESIGN DEVELOPMENT
 PHASE AND IN COMPLIANCE WITH CITY
 PLANNED DEVELOPMENT NO. 790 ORDINANCE)



STATE ST ELEVATION
 1/4"=1'

ILLINOIS STREET
B-4 – GLASS GRAPHICS DOORWAY

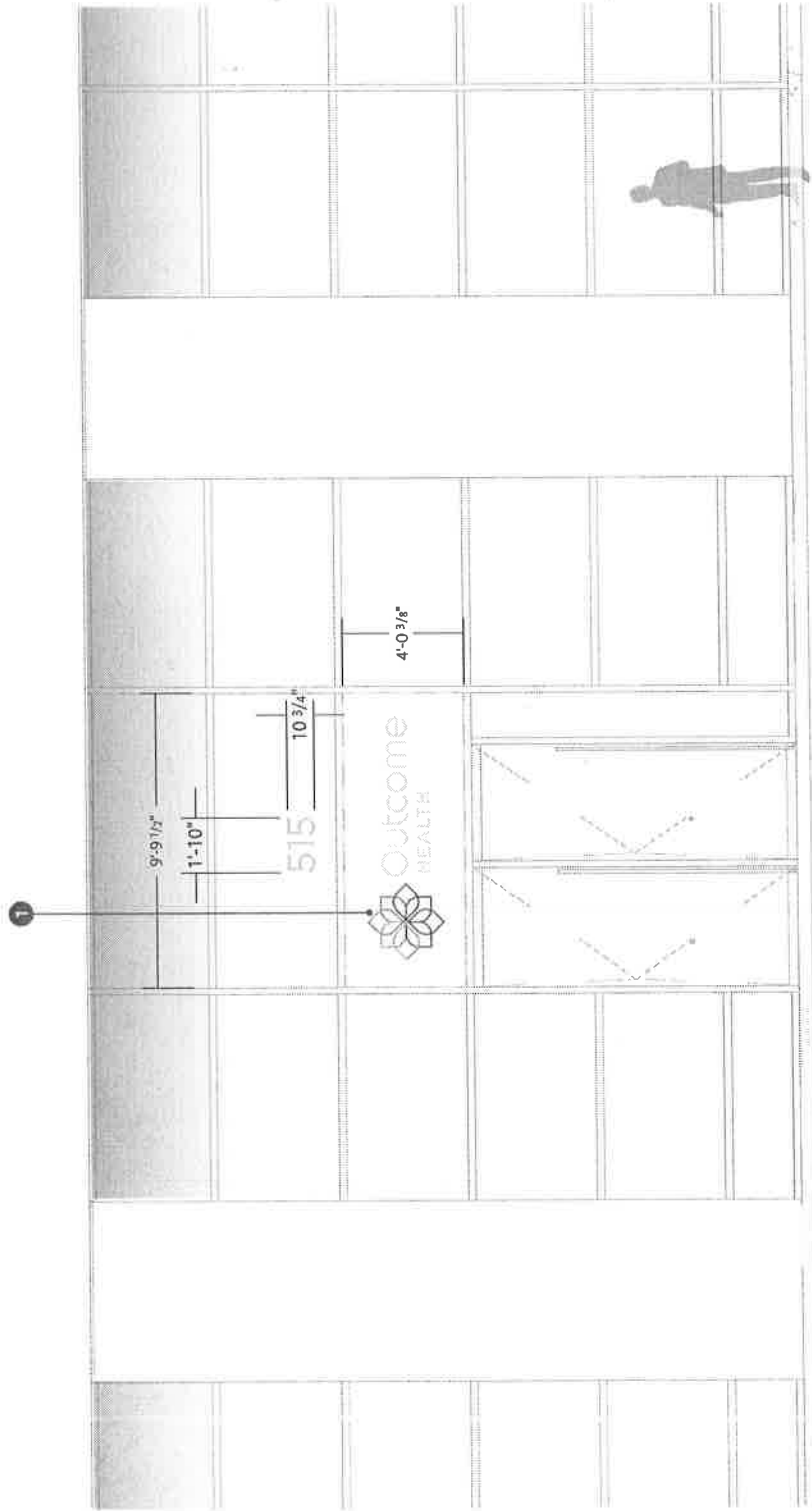


BUILDING AXON
 NOT TO SCALE

1 EXTERIOR GRADE DIGITALLY PRINTED VINYL,
 OPTICALLY CLEAR, APPLIED FIRST SURFACE
 (VN-1)

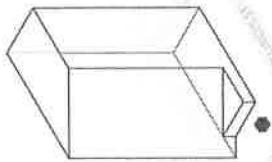
EST TOTAL: 46 SQ FT*
 LOGO TOTAL: 20.25 SQ FT*

(*ALL SIGNAGE AREAS ARE ESTIMATES TO BE
 FINALIZED DURING DESIGN DEVELOPMENT
 PHASE AND IN COMPLIANCE WITH
 CITY PLANNED DEVELOPMENT NO. 790
 ORDINANCE)



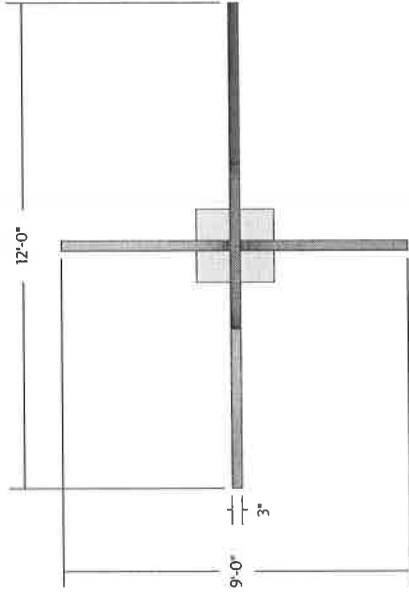
GRAND AVE ELEVATION
 1/4"=1'

STATE STREET
C-1 – PLAZA SCULPTURE

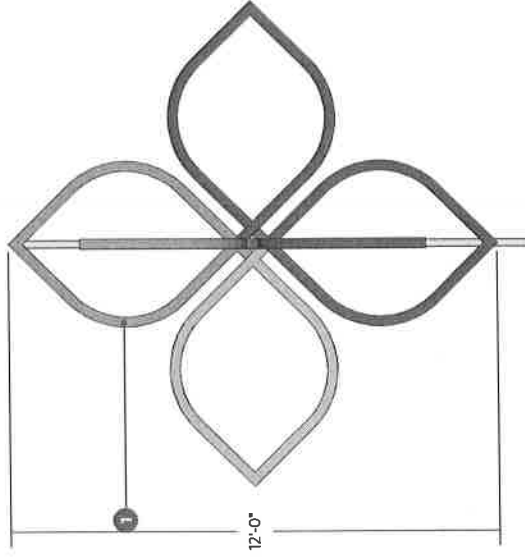


BUILDING AXON
NOT TO SCALE

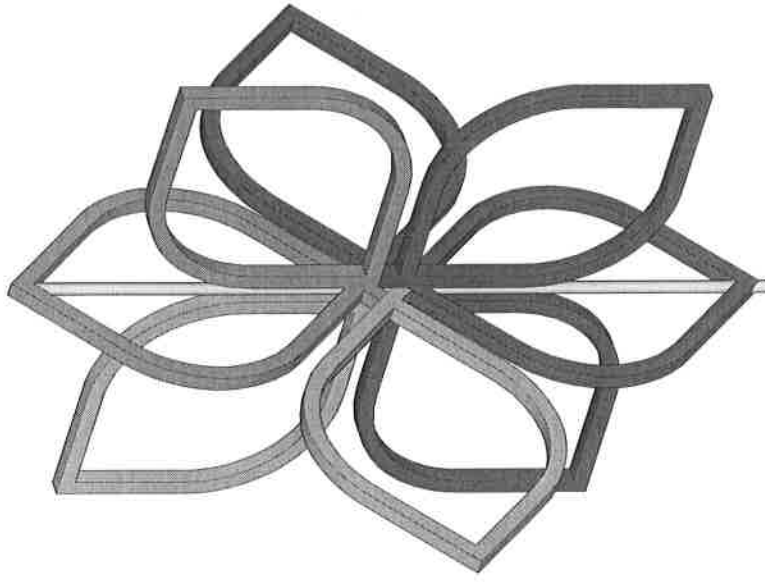
- 1 EXTERIOR ILLUMINATED PAINTED ALUMINUM PLAZA SCULPTURE, ANCHORED WITH RECESSED BOLTS TO CONCRETE FOUNDATION HIDDEN BELOW PAVERS.
 - 2 STANDARD FLOOD LIGHT IN PLANTER FOR EXTERIOR UP LIGHTING. DETAILS IN PROGRESS.
- EST TOTAL: 252 SQ FT*



MONUMENT PLAN
1/2"=1'



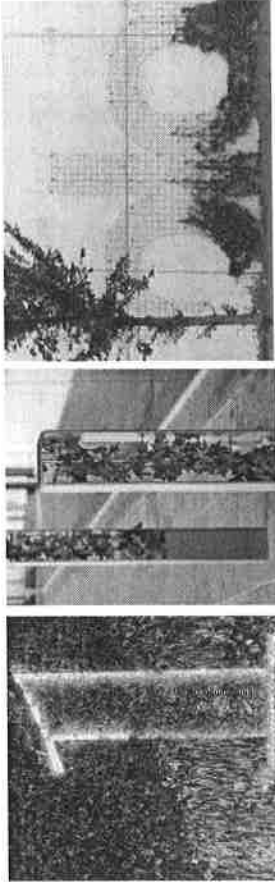
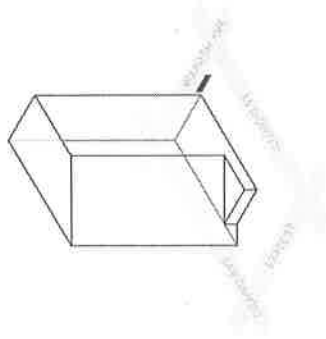
MONUMENT ELEVATION
1/2"=1'



3D VIEW
NOT TO SCALE

(*ALL SIGNAGE AREAS ARE ESTIMATES TO BE FINALIZED DURING DESIGN DEVELOPMENT PHASE AND IN COMPLIANCE WITH CITY PLANNED DEVELOPMENT NO. 796 ORDINANCE)

ILLINOIS STREET
C-2 – MONUMENT SIGN – PYLON



REFERENCE IMAGES

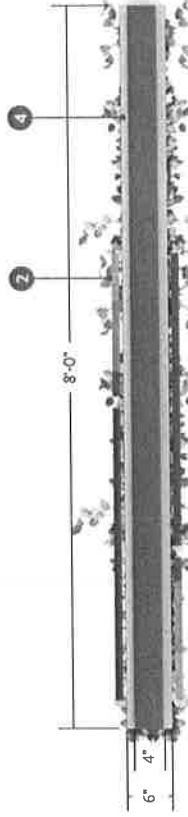
BUILDING AXON
 NOT TO SCALE

- 1 DOUBLE SIDED ALUMINUM SIGN, PAINTED PT-1.
- 2 1" THK HALO LIT ACRYLIC LETTERS PIN MOUNTED 1/2" OFF ALUMINUM SIGN.
- 3 6" VERTICAL PLANTER BOX
- 4 INTERNALLY ILLUMINATED COLOR CHANGING LED PANEL IN 2" SEGMENTS CONTROLLED INDEPENDENTLY. TRAXON IPXL COVE LIGHT XR RGB. 83LM BRIGHTNESS.
 ANCHORED WITH BOLTS TO CONCRETE FOOTING HIDDEN BELOW PAVERS.
- 5 PAINT RETURN OF EXISTING WALL PT-2.

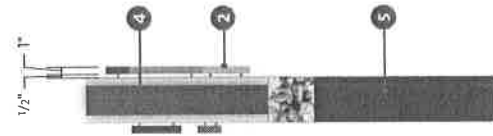
ILLUMINATION DETAILS IN PROGRESS

EST TOTAL: 27 SQ FT*
 LOGO TOTAL: 7.25 SQ FT*

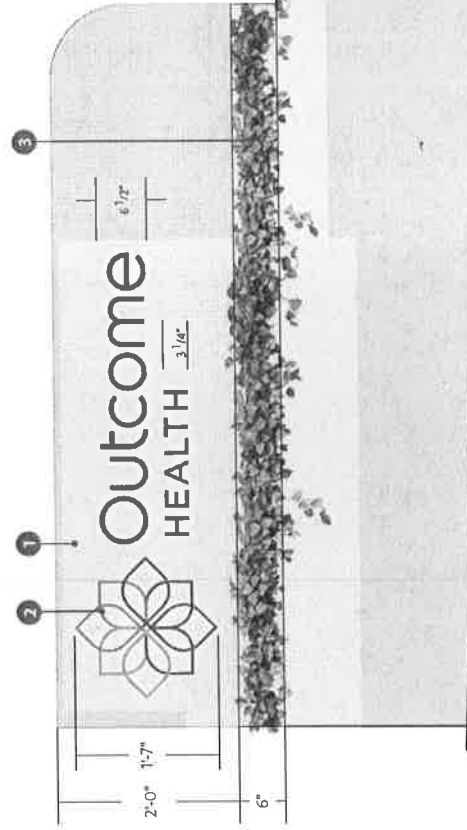
(* ALL SIGNAGE AREAS ARE ESTIMATES TO BE FINALIZED DURING DESIGN DEVELOPMENT PHASE AND IN COMPLIANCE WITH CITY PLANNED DEVELOPMENT NO. 790-ORDINANCE)



TOP VIEW
 1/2"=1'

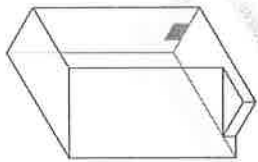


SIDE VIEW
 3/4"=1'



ELEVATION
 3/4"=1'

**WABASH AVE
D-1 – MEDIA DISPLAY**

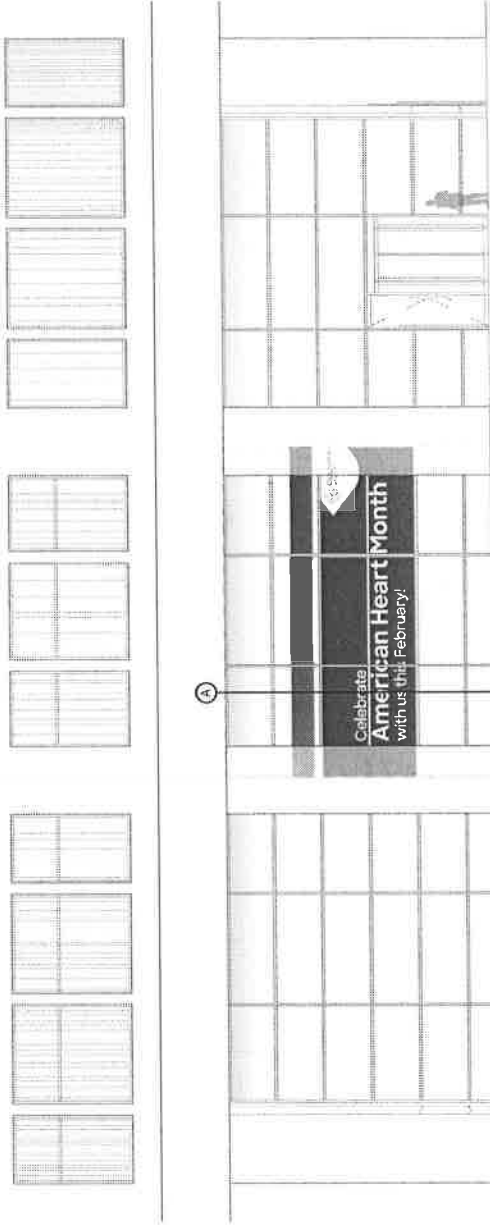


**BUILDING AXON
NOT TO SCALE**

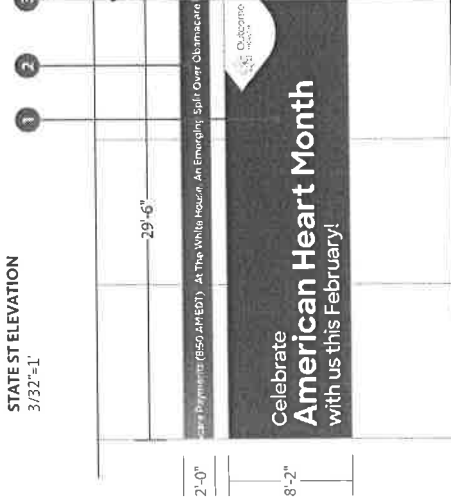
- 1** DIGITALLY PRINTED VN-3 INSERT IN 1" THK ALUMINUM FRAME MOUNTED TO ALUMINUM BRACING SYSTEM
- 2** TILED LED VIDEO MONITORS DISPLAYING HEALTH NEWS. DETAILS TO BE DETERMINED.
- 3** ALUMINUM FRAME AND BRACING SYSTEM

EST TOTAL: 300 SQ FT*
LOGO TOTAL: 6.25 SQ FT*

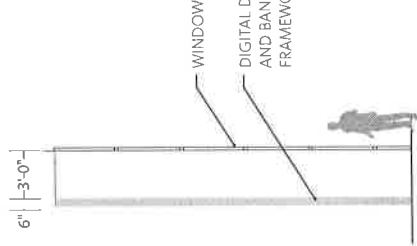
* ALL SIGNAGE AREAS ARE ESTIMATES TO BE FINALIZED DURING DESIGN DEVELOPMENT PHASE AND IN COMPLIANCE WITH CITY PLANNED DEVELOPMENT NO. 799 ORDINANCE



**STATE ELEVATION
3/32" = 1'**



**DETAIL
1/8" = 1'**

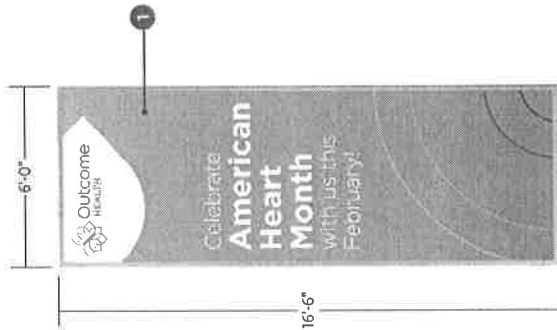
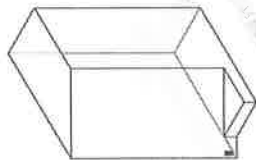


CONTENT NOTES:
THIS DISPLAY WILL INCLUDE CONTENT THAT PROMOTES THE HEALTH AND WELLBEING OF THE PEOPLE WHO LIVE, WORK, AND PLAY NEARBY. MESSAGES WILL INCLUDE THE PROMOTION OF HEALTHY ACTIVITIES (FITNESS, HEALTHY EATING, MEDITATION, PREVENTATIVE CARE (ANNUAL PHYSICALS, FLU SHOTS), ENCOURAGING HEALTHY CHANGE (QUITTING SMOKING, LOWERING STRESS), AND NATIONAL HEALTH OBSERVANCES, COMBINATIONS OF STATIC PHOTOGRAPHY, SLOW MOVING VIDEO, GRAPHIC PATTERNS, AND TEXT BUILDINGS UPON THE BRAND STANDARDS MAY ALL BE USED IN MESSAGING.

CONTENT LIMITS:
SO AS TO NOT CREATE A PUBLIC NUISANCE OR DISTRACTION TO DRIVERS, THE FOLLOWING CONTENT AND ILLUMINATION LIMITATIONS SHALL BE FOLLOWED:

- THE OVERALL ILLUMINATION LEVEL OF THE SCREEN SHALL BE LIMITED TO 100 NITS AT NIGHT AND 5000 NITS DURING DAYLIGHT HOURS.*
- THE SCREEN SHALL NOT BE ILLUMINATED BETWEEN THE HOURS OF 12:00 AM AND 5:00 AM.
- OVERALL BRIGHTNESS OF THE SCREEN SHALL NOT CHANGE AT A RATE FASTER THAN 50% PER SECOND.
- THE COLOR OF EACH PIXEL MAY CHANGE VALUE NO FASTER THAN 50% PER RGB COLOR CHANNEL PER SECOND.
- NO ELEMENT ON SCREEN SHALL APPEAR TO MOVE AT A RATE FASTER THAN 1 FOOT PER SECOND AS MEASURED AT THE SCREEN SURFACE.
- THE SCALE OF ELEMENTS ON SCREEN SHALL BE LIMITED TO A RATE OF 50% PER SECOND AND SUCH THAT NO PORTION APPEARS TO MOVE FASTER THAN 1 FOOT PER SECOND.
- ANY TEXT ON THE SCREEN SHALL BE NO SMALLER THAN 1 FOOT GAP HEIGHT AS MEASURED AT THE SCREEN SURFACE.
- COMPANY LOGOS OR OTHER RECOGNITION ARE LIMITED TO OUT-OF-STATE BUSINESSES AND THEIR PROFESSIONAL ASSOCIATIONS. THESE MAY APPEAR FOR UP TO 30 MINUTES OF EACH HOUR OF DISPLAY AND WILL NOT VIOLATE ANY LIMITATIONS LISTED ABOVE.

STATE STREET
E-1 – MONTHLY BANNER



ELEVATION
 1/4"=1'

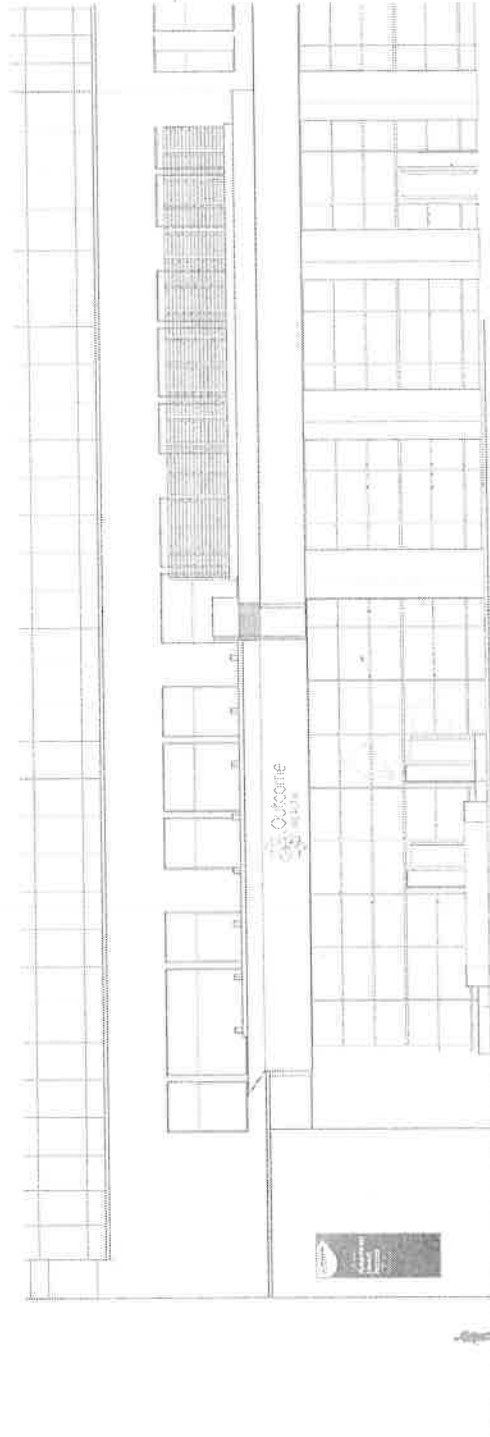
BUILDING AXON
 NOT TO SCALE

1 DIGITALLY PRINTED VN-3 INSERT IN 2" THK ALUMINUM FRAME FLUSH MOUNTED TO SIDE OF BUILDING – TO BE UPDATED MONTHLY. SEE NEXT PAGE FOR MONTHLY BANNER CONTENT.

NO EXTERNAL ILLUMINATION RECOMMENDED, BUT LINEAR LED LIGHTING CAN BE EXPLORED.

EST TOTAL: 99 SQ FT*
 LOGO TOTAL: 45 SQ FT*

(* ALL SIGNAGE AREAS ARE ESTIMATES TO BE FINALIZED DURING DESIGN DEVELOPMENT PHASE AND IN COMPLIANCE WITH CITY PLANNED

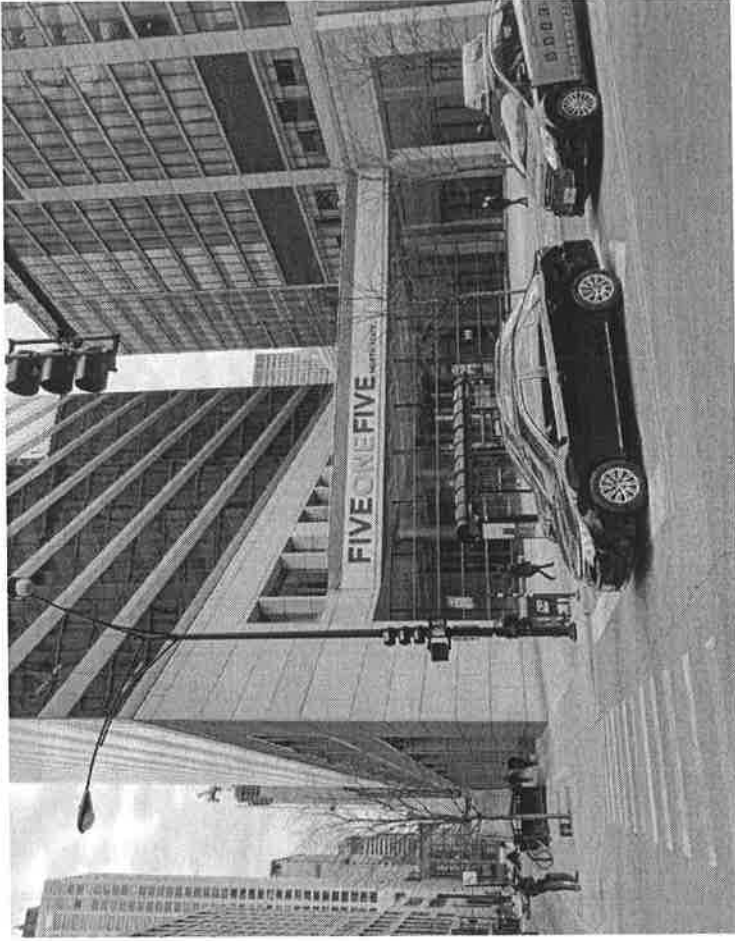


ELEVATION
 1/16"=1'

Existing Signage



Starbucks:
QTY (2)
3' round
7 sq ft x 2 = 14sq ft



FIVE ONE FIVE NORTH STATE:
QTY (1)
Approximately 4' x 32'
128 sq ft

TOTAL: 142 sq ft



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 28, 2016

Paul W. Shadle
DLA Piper LLP
203 N. LaSalle Street
Suite 1900
Chicago, IL 60601-1293

**Re: Administrative Relief request for Business Planned Development No. 790
Outdoor plazas adjacent to 505-515 N. State Street**

Dear Mr. Shadle:

Please be advised that your request for a minor change to Business Planned Development No. 790, as amended ("PD 790") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of PD 790.

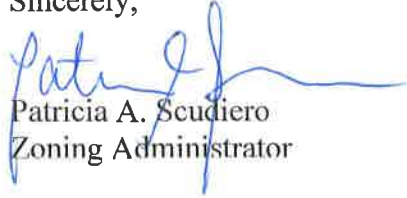
You are requesting, on behalf of the property owner of 515 N. State St., BCSP 515 North State Street LLC, administrative relief to allow for modifications to the outdoor plazas at 505-515 N. State Street. The other two property owners within PD 790, 505 N. State Street, LLC and LPF 505 State, LLC, have provided their consent to this request. The Planned Development was amended by the City Council on February 6, 2008 and includes a floor area bonus of 1.69 FAR for the plazas. Further, a minor change was approved on February 23, 2011 to permit plaza modifications.

Your client is now proposing to relocate five trees and add seating within the plaza along Wabash Ave. and Illinois St. The total landscape area will be 2,853 square feet, slightly exceeding the required 2,848 square feet. Within the plaza along State St. and Grand Ave., two planters and three benches will be added. This landscaped area will increase from the required 2,000 square feet to 2,074 square feet. The proposed modifications are shown on the attached, revised, Public Amenities Plan, Ground Floor Landscape Plan, Enlarged Landscape Plans, and Plant List and Details.

With regard to your request, the Department of Planning and Development has determined that allowing these modifications will not create an adverse impact on the Planned Development 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 Business Planned Development No. 790, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for 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 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.

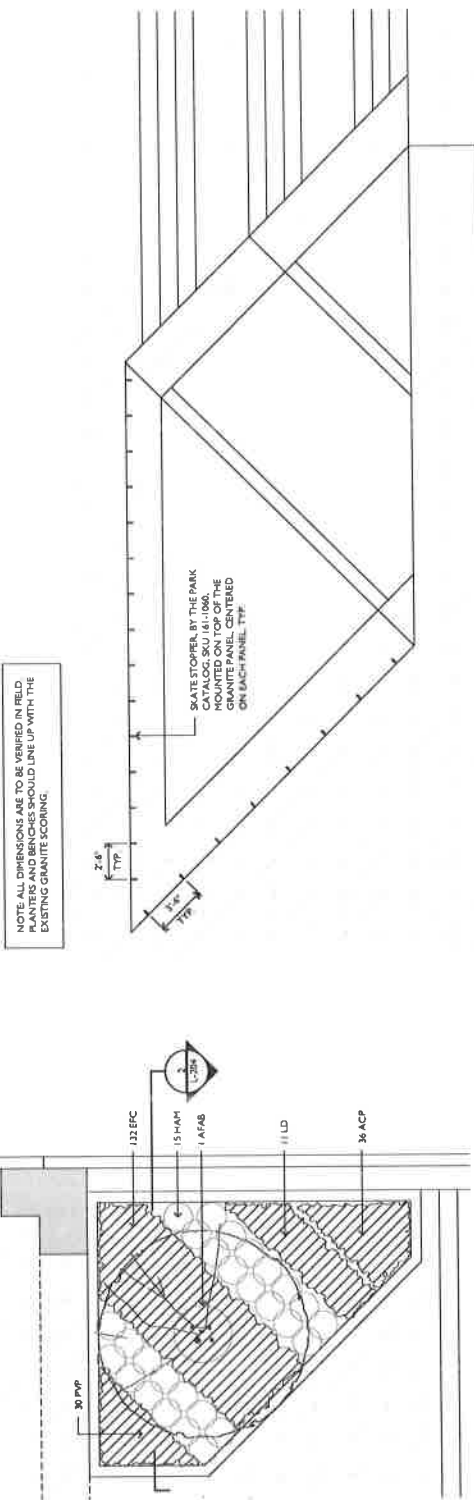
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

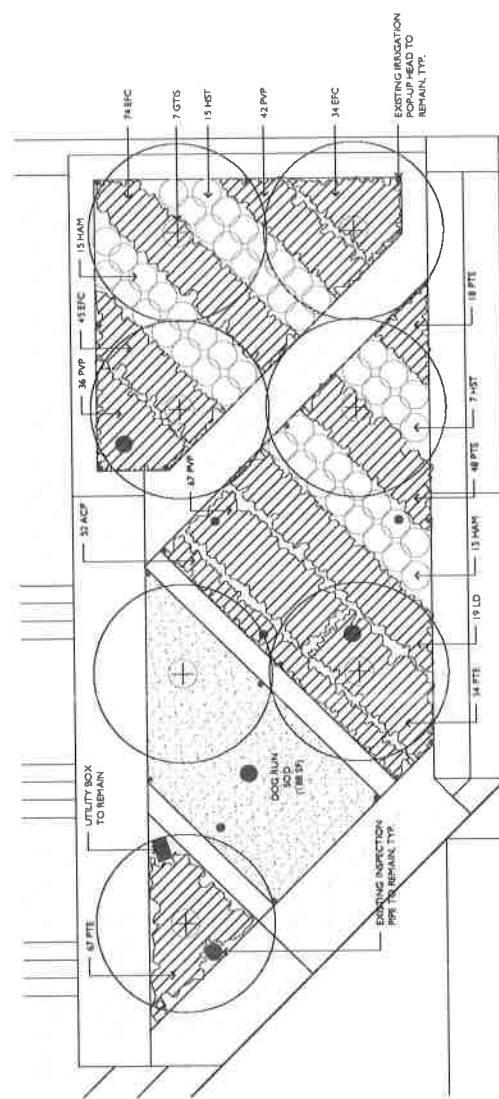
C: Liz Butler, Mike Marmo, Erik Glass, Ron Daye, Main file



1 ENLARGED LANDSCAPE PLAN
 SCALE 1/4" = 1'-0"



2 ENLARGED LANDSCAPE PLAN
 SCALE 1/4" = 1'-0"



3 ENLARGED LANDSCAPE PLAN
 SCALE 1/4" = 1'-0"



| REV | DESCRIPTION | DATE |
|-----|----------------------|------------|
| 1 | IN PROGRESS REVISION | 8/20/2014 |
| 2 | IN PROGRESS REVISION | 8/20/2014 |
| 3 | FINAL FOR BIDDING | 8/20/2014 |
| 4 | AS BUILT FOR BIDDING | 11/11/2014 |



**515 NORTH STATE STREET
 STATE STREET
 PLAZA**

515 NORTH STATE STREET
 CHICAGO, ILLINOIS 60611

| | |
|----------------|----------|
| DRAWN BY | TW |
| DATE | AS NOTED |
| SCALE | AS NOTED |
| PROJECT NUMBER | 16030 |

**ENLARGED
 LANDSCAPE
 PLANS**

L-201



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

June 20, 2013

Edward J. Kus
Shefsky & Froelich
111 E. Wacker Drive, Suite 2800
Chicago, IL 60601-3713

**Re: Advisory Opinion for Business Planned Development No. 790
Proposed Illinois Institute of Art at 515 N. State Street**


Dear Mr. Kus:

In response to your recent request, please be advised that the property at 515 N. State Street is zoned Business Planned Development No. 790, as amended ("PD 790"). Pursuant to Statement No. 5 of PD 790, the following uses shall be permitted: residential, hotel, retail, office, restaurant, entertainment establishment (excluding adult uses, pool halls, video arcades), radio and television station and studio, and accessory parking.

The American Medical Association ("AMA") is moving out of the building at 515 N. State St. and the building owner is seeking to lease approximately 110,000 square feet, about one-third of the vacated AMA space to the Illinois Institute of Art. The Illinois Institute of Art is an institution of higher education offering degree and other academic programs in the creative and applied arts.

While colleges and universities are not expressly permitted in PD 790, the PD's underlying zoning district (DX-12 Downtown Mixed-Use District) permits colleges and universities. Additionally, the proposed space to be occupied by the Illinois Institute of Art is only approximately 10% of the total floor area allowable in PD 790. Therefore, we will permit this use pursuant to a minor change request. If you have any questions or need additional information on the minor change process, please contact Teresa McLaughlin at (312) 744-4891.

Sincerely,


Patricia A. Soudiero
Zoning Administrator

PAS: HG: tm
C: Vicki Lozano, Janice Hill, Main file



City of Chicago
Richard M. Daley, Mayor

Department of Housing
and Economic Development

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602

(312) 744-4190 (Voice)

(312) 744-2271 (FAX)

(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

February 23, 2011

Robert P. Sotak
Senior Vice President
The John Buck Company
One North Wacker Drive
Suite 2400
Chicago, IL 60606

**Re: Administrative Relief request for Business Planned Development
No. 790, 505-515 North State Street**

Dear Mr. Sotak:

Please be advised that your request for a minor change to Planned Development No. 790 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

You are requesting the following modifications to the plaza along North Wabash Avenue: retain the lower-level water feature, expand and convert the upper-level fountain to a landscaped planter with trees, and add six small planters containing five trees along the northern edge of the plaza. These modifications are shown on the following revised drawings, prepared by GREC Architects: Public Amenities Plan, dated January 13, 2011, Landscape Plan and Section and Details, dated November 29, 2010.

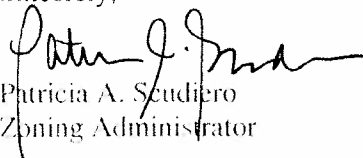
Business Planned Development No. 790 was amended by the City Council on February 6, 2008, and includes a Floor Area Bonus of 1.69 FAR for the plaza. The proposed plaza design meets or exceeds the plaza features which qualified the plaza for the Floor Area Bonus:

- Area = 9,285 square feet (equal to the approved 9,285 square feet)
- Seating = 232 lineal feet (exceeds the approved 230 lineal feet)
- Trees = 8 trees (equal to the approved 8 trees)
- Area in landscaping and/or water feature = 2,891 square feet (exceeds the approved 2,848 square feet)

With regard to your request, the Department of Housing and Economic Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, 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 Business Planned Development No. 790, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

c: Amy Gempeler, Heather Gleason, Fred Deters, Mike Marmo, Erik Glass, Main file



Yeas – Aldermen Flores, Floretti, Dowell, Preckwinkle, Lyle, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Olivo, Foulkes, Thompson, Thomas, Lane, Rugai, Cochran, Brookins, Muñoz, Zalewski, Dixon, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Reilly, Daley, Tunney, Levar, Shiller, Schuller, M. Smith, Moore, Stone -- 48.

Nays – None.

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

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

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-E.
(As Amended)
(Application Number 16352)

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Business Planned Development Number 790 symbols and designations as shown on Map Number 1-E in the area bounded by:

North State Street; East Grand Avenue; North Wabash Avenue; and East Illinois Street,

to the designation of Business Planned Development Number 790, as amended, which is hereby established in the area described, subject to such us and bulk regulations as set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. 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 790,
As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development ("Planned

Development") consists of property commonly known as 505 North State Street (the "505 Property") and 515 North State Street (the "515 Property") (collectively the "Property"). The Property consists of approximately sixty-five thousand eight hundred forty (65,840) square feet (one and fifty-one hundredths (1.51) acres) of net site area which is depicted on the attached Planned Development Boundary and Property Line Map. The 505 Property is owned by Royal Tallahassee III 2 (DE) L.L.C. (the "Applicant"). The 515 Property is owned by 515 North State Street Chicago, L.P.

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or re-subdivision of parcels, 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, grantees and lessees, and if different than the Applicant, the legal titleholders or any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder or any ground lessors. Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors, or by a governmental agency with the power of eminent domain which has designated the property for acquisition. An agreement among Property owners, the board of directors of any property owners association, or covenant binding property owners may designate the authorized party for any future amendment, modification or change.
4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a General Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape and Green Roof Plan; a L.E.E.D. Project Checklist; a South Elevation; a North Elevation; and a West/East Elevation prepared by GREC Architects dated November 16, 2007. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The 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. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.

5. Within the area delineated herein as Business Planned Development Number 790, as amended, the following uses shall be permitted: residential, hotel, retail, office, restaurant, entertainment establishment (excluding adult uses, pool halls, video arcades), radio and television station and studio, and accessory parking.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development. Off-premise signs shall not be permitted in the Planned Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of any building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions of the Chicago Zoning Ordinance shall apply. The maximum F.A.R. identified in the Bulk Regulations and Data Table has been determined using a base F.A.R. of twelve and zero-tenths (12.0) and additional F.A.R. for a series of proposed public amenities not to exceed a total of fifteen and five-tenths (15.5) F.A.R. The proposed public amenity values were based on the design provided in the attached exhibits and on the zoning bonus system provided in Section 17-4-1000 of the Chicago Zoning Ordinance. The values are zero and eleven-hundredths (0.11) F.A.R. for water feature, one and eleven-hundredths (1.11) F.A.R. for arcade, zero and nineteen-hundredths (0.19) F.A.R. for underground loading docks, zero and twenty-nine hundredths (0.29) FAR for upper level setbacks on 515 North State Street, zero and ten-hundredths (0.10) F.A.R. for upper level setbacks on 505 North State Street, and one and sixty-nine hundredths (1.69) F.A.R. for plaza.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan, and Building Elevations and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago

Zoning Ordinance governing landscaping and screening. In any instance where a provision of the Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in the Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance. The building at 505 North State Street shall be set back from the Property line along East Illinois Street, as depicted on the Site Plan, to provide an expanded pedestrian path and parkway trees along the street. The setback varies in width along Illinois Street to create a constant sidewalk width of ten (10) feet, zero (0) inches along the length of the building. This pedestrian setback shall remain free and clear of obstruction and it shall be open to the public at all times after completion of construction for purposes of pedestrian access.

11. The Applicant shall obtain the applicable official reviews, approvals and permits from the various City Departments and/or committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall design and construct a building in an energy efficient manner and consistent with the L.E.E.D. Green Building Rating System for New Construction Project Checklist, published by the United States Green Building Council and shall achieve a minimum of twenty-six (26) project points from the L.E.E.D. Project Checklist, notwithstanding the Energy & Atmosphere prerequisites. The Applicant shall also use PPG Solarban 60 Vision Glass on the building. Copies of these standards may be obtained from the Department of Planning and Development. Additionally, Applicant shall provide a green roof identified on the Landscape Plan. The green roof shall be fifty percent (50%) of the net roof area (eight thousand thirty-eight (8,038) square feet). Additionally, Applicant shall provide a dog run as part of the project.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject 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 a high standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.

- 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 is made 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 Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
- 15. Unless substantial construction on the new improvements described and illustrated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the DX-12 Downtown Mixed-Use District. Said 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 the good cause for such an extension is shown.

[L.E.E.D. For New Construction V2.2 Registered Project Checklist; Existing Zoning Map; General Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape and Green Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 21247 through 21256 of this Journal.]

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

Business Planned Development Number 790, As Amended.

Bulk Regulations And Data Table.

| | |
|---------------------|----------------------------------|
| Gross Site Area: | 102,542 square feet (2.35 acres) |
| Area in Public Way: | 36,702 square feet (0.84 acre) |
| Net Site Area: | 65,840 square feet (1.51 acres) |

Maximum Floor Area Ratio:

| | |
|--|-------------|
| Base Floor Area Ratio: | 12.00 |
| Water Feature Bonus: | 0.11 |
| Arcade Bonus: | 1.11 |
| Underground Loading Dock Bonus: | 0.19 |
| Upper-level Setback Bonus (515 North State Street): | 0.29 |
| Upper-level Setback Bonus (505 North State Street): | 0.10 |
| Plaza Bonus: | <u>1.69</u> |
| Total F.A.R. | 15.49 |

Permitted Uses:

Residential, hotel, retail, office, restaurant, entertainment establishment (excluding adult uses, pool halls, video arcades), radio and television station and studio, and accessory parking

**Maximum Number of
Residential Units:**

145

**Maximum Percentage of
Site Coverage:**

In accordance with the Site Plan

**Minimum Number of Off-Street
Parking Spaces:**

113

**Minimum Number of Bicycle
Parking Spaces:**

50

**Minimum Off-Street
Loading Berths:**

7

Minimum Building Setbacks:

In accordance with the Site Plan

Maximum Building Height:

515 North State Street: 430 feet

505 North State Street: 380 feet

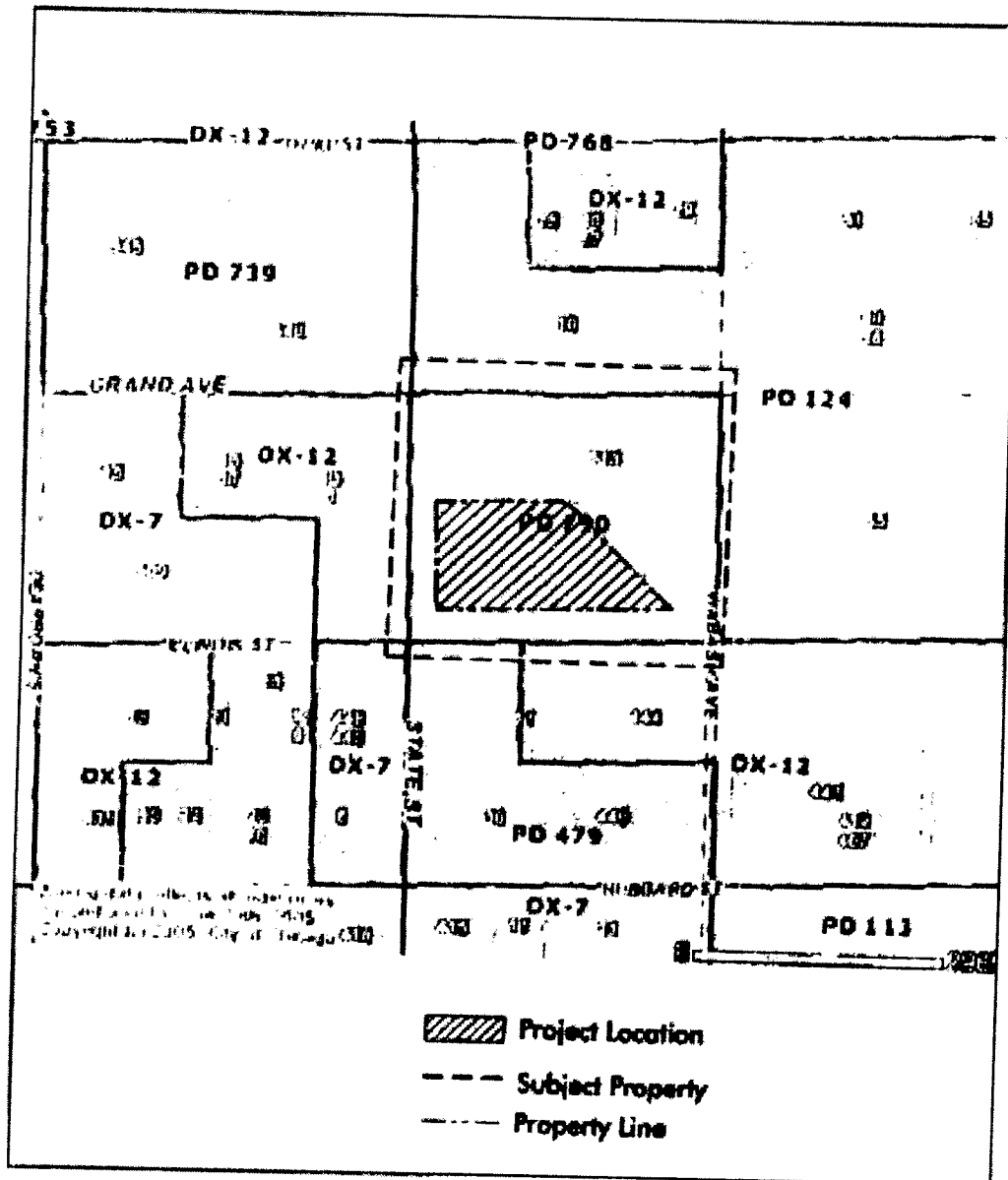
L.E.E.D. For New Construction V2.2
Registered Project Checklist.
(Page 1 of 2)

| Sustainable Sites | | | |
|--|---|---|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Prereq 1 | Construction Activity Pollution Prevention | | Required |
| <input type="checkbox"/> | Credit 1 | Site Selection | 1 |
| <input type="checkbox"/> | Credit 2 | Development Density & Community Connectivity | 1 |
| <input type="checkbox"/> | Credit 3 | Brownfield Redevelopment | 1 |
| <input type="checkbox"/> | Credit 4.1 | Alternative Transportation, Public Transportation Access | 1 |
| <input type="checkbox"/> | Credit 4.2 | Alternative Transportation, Bicycle Storage & Changing Rooms | 1 |
| <input type="checkbox"/> | Credit 4.3 | Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles | 1 |
| <input type="checkbox"/> | Credit 4.4 | Alternative Transportation, Parking Capacity | 1 |
| <input type="checkbox"/> | Credit 5.1 | Site Development, Protect or Restore Habitat | 1 |
| <input type="checkbox"/> | Credit 5.2 | Site Development, Maximize Open Space | 1 |
| <input type="checkbox"/> | Credit 6.1 | Stormwater Design, Quantity Control | 1 |
| <input type="checkbox"/> | Credit 6.2 | Stormwater Design, Quality Control | 1 |
| <input type="checkbox"/> | Credit 7.1 | Heat Island Effect, Non-Roof | 1 |
| <input type="checkbox"/> | Credit 7.2 | Heat Island Effect, Roof | 1 |
| <input type="checkbox"/> | Credit 8 | Light Pollution Reduction | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Water Efficiency | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | Credit 1.1 | Water Efficient Landscaping, Reduce by 50% | 1 |
| <input type="checkbox"/> | Credit 1.2 | Water Efficient Landscaping, No Potable Use or No Irrigation | 1 |
| <input type="checkbox"/> | Credit 2 | Innovative Wastewater Technologies | 1 |
| <input type="checkbox"/> | Credit 3.1 | Water Use Reduction, 20% Reduction | 1 |
| <input type="checkbox"/> | Credit 3.2 | Water Use Reduction, 30% Reduction | 1 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Energy & Atmosphere | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Prereq 1 | Fundamental Commissioning of the Building Energy Systems | | Required |
| Prereq 2 | Maximize Energy Performance | | Required |
| Prereq 3 | Fundamental Refrigerant Management | | Required |
| Note for EAc1: All LEED for New Construction projects registered after June 20 th , 2007 are required to achieve at least two (2) points under EAc1. | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Credit 1 | Optimize Energy Performance | | 1 to 10 |
| <input type="checkbox"/> | 10.5% New Buildings or 3.0% Existing Building Renovations | | 1 |
| <input type="checkbox"/> | 14% New Buildings or 7% Existing Building Renovations | | 2 |
| <input type="checkbox"/> | 17.5% New Buildings or 10.5% Existing Building Renovations | | 3 |
| <input type="checkbox"/> | 21% New Buildings or 14% Existing Building Renovations | | 4 |
| <input type="checkbox"/> | 24.5% New Buildings or 17.5% Existing Building Renovations | | 5 |
| <input type="checkbox"/> | 28% New Buildings or 21% Existing Building Renovations | | 6 |
| <input type="checkbox"/> | 31.5% New Buildings or 24.5% Existing Building Renovations | | 7 |
| <input type="checkbox"/> | 35% New Buildings or 28% Existing Building Renovations | | 8 |
| <input type="checkbox"/> | 38.5% New Buildings or 31.5% Existing Building Renovations | | 9 |
| <input type="checkbox"/> | 42% New Buildings or 35% Existing Building Renovations | | 10 |
| <input type="checkbox"/> | Credit 2 | On-Site Renewable Energy | 1 to 3 |
| <input type="checkbox"/> | 2.5% Renewable Energy | | 1 |
| <input type="checkbox"/> | 7.5% Renewable Energy | | 2 |
| <input type="checkbox"/> | 12.5% Renewable Energy | | 3 |
| <input type="checkbox"/> | Credit 3 | Enhanced Commissioning | 1 |
| <input type="checkbox"/> | Credit 4 | Enhanced Refrigerant Management | 1 |
| <input type="checkbox"/> | Credit 5 | Measurement & Verification | 1 |
| <input type="checkbox"/> | Credit 6 | Green Power | 1 |

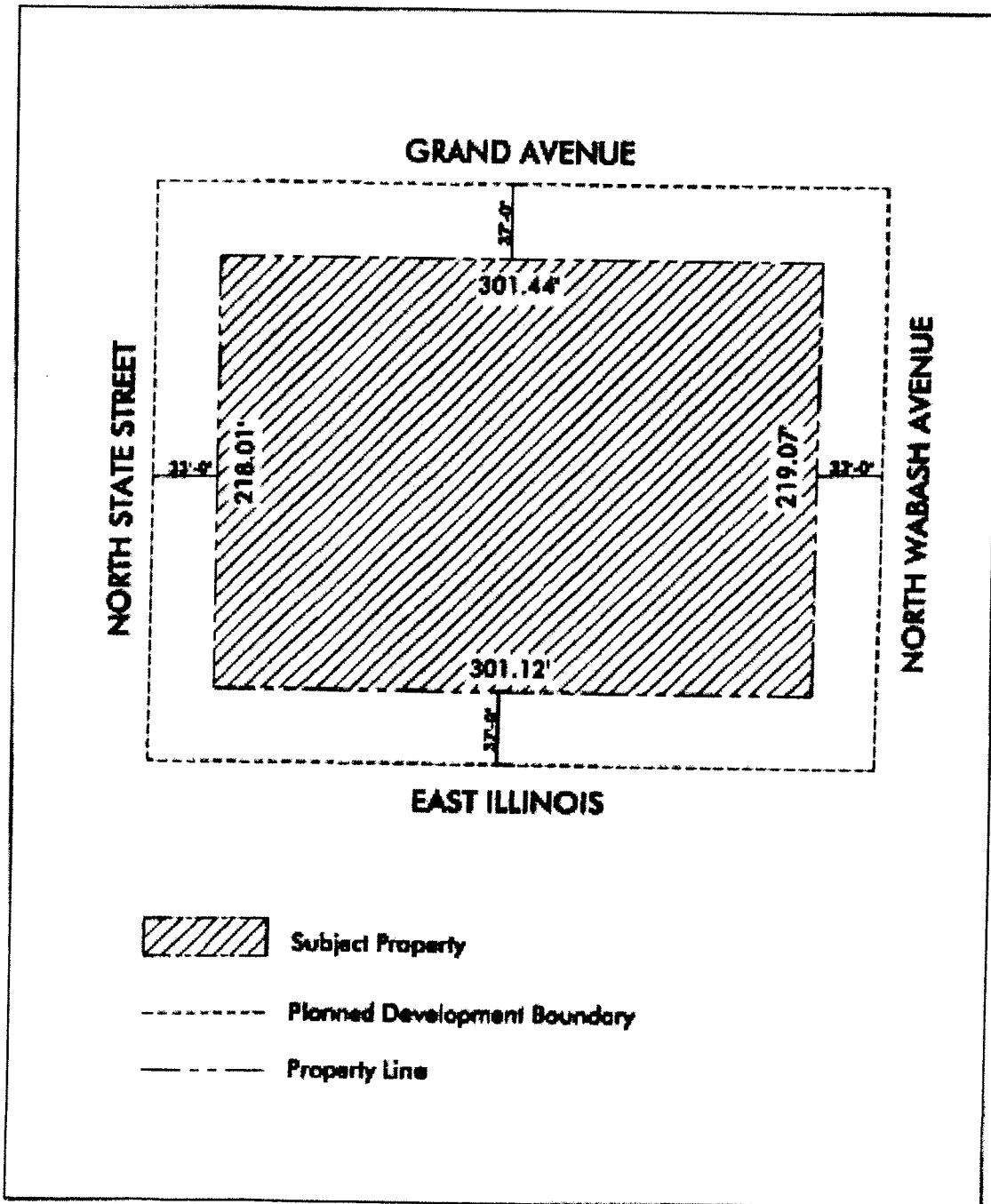
L.E.E.D. For New Construction V2.2
Registered Project Checklist.
(Page 2 of 2)

| Materials & Resources | | Points | Required |
|---|------------|--|----------|
| <input checked="" type="checkbox"/> | Prereq 1 | Storage & Collection of Recyclables | Required |
| <input type="checkbox"/> | Credit 1.1 | Building Reuse, Maintain 75% of Existing Walls, Floors & Roof | 1 |
| <input type="checkbox"/> | Credit 1.2 | Building Reuse, Maintain 100% of Existing Walls, Floors & Roof | 1 |
| <input type="checkbox"/> | Credit 1.3 | Building Reuse, Maintain 50% of Interior Non-Structural Elements | 1 |
| <input type="checkbox"/> | Credit 2.1 | Construction Waste Management, Divert 50% from Disposal | 1 |
| <input type="checkbox"/> | Credit 2.2 | Construction Waste Management, Divert 75% from Disposal | 1 |
| <input type="checkbox"/> | Credit 3.1 | Materials Reuse, 5% | 1 |
| <input type="checkbox"/> | Credit 3.2 | Materials Reuse, 10% | 1 |
| <input type="checkbox"/> | Credit 4.1 | Recycled Content, 10% (post-consumer + 1/2 pre-consumer) | 1 |
| <input type="checkbox"/> | Credit 4.2 | Recycled Content, 20% (post-consumer + 1/2 pre-consumer) | 1 |
| <input type="checkbox"/> | Credit 5.1 | Regional Materials, 10% Extracted, Processed & Manufactured Regionally | 1 |
| <input type="checkbox"/> | Credit 5.2 | Regional Materials, 20% Extracted, Processed & Manufactured Regionally | 1 |
| <input type="checkbox"/> | Credit 6 | Rapidly Renewable Materials | 1 |
| <input type="checkbox"/> | Credit 7 | Certified Wood | 1 |
| Yes | T | No | |
| Indoor Environmental Quality | | Points | Required |
| <input checked="" type="checkbox"/> | Prereq 1 | Minimum IAQ Performance | Required |
| <input checked="" type="checkbox"/> | Prereq 2 | Environmental Tobacco Smoke (ETS) Control | Required |
| <input type="checkbox"/> | Credit 1 | Outdoor Air Delivery Monitoring | 1 |
| <input type="checkbox"/> | Credit 2 | Increased Ventilation | 1 |
| <input type="checkbox"/> | Credit 3.1 | Construction IAQ Management Plan, During Construction | 1 |
| <input type="checkbox"/> | Credit 3.2 | Construction IAQ Management Plan, Before Occupancy | 1 |
| <input type="checkbox"/> | Credit 4.1 | Low-Emitting Materials, Adhesives & Sealants | 1 |
| <input type="checkbox"/> | Credit 4.2 | Low-Emitting Materials, Paints & Coatings | 1 |
| <input type="checkbox"/> | Credit 4.3 | Low-Emitting Materials, Carpet Systems | 1 |
| <input type="checkbox"/> | Credit 4.4 | Low-Emitting Materials, Composite Wood & Agrifiber Products | 1 |
| <input type="checkbox"/> | Credit 5 | Indoor Chemical & Pollutant Source Control | 1 |
| <input type="checkbox"/> | Credit 6.1 | Controllability of Systems, Lighting | 1 |
| <input type="checkbox"/> | Credit 6.2 | Controllability of Systems, Thermal Comfort | 1 |
| <input type="checkbox"/> | Credit 7.1 | Thermal Comfort, Design | 1 |
| <input type="checkbox"/> | Credit 7.2 | Thermal Comfort, Verification | 1 |
| <input type="checkbox"/> | Credit 8.1 | Daylight & Views, Daylight 75% of Spaces | 1 |
| <input type="checkbox"/> | Credit 8.2 | Daylight & Views, Views for 90% of Spaces | 1 |
| Yes | T | No | |
| Innovation & Design Process | | Points | Required |
| <input type="checkbox"/> | Credit 1.1 | Innovation in Design: Provide Specific Title | 1 |
| <input type="checkbox"/> | Credit 1.2 | Innovation in Design: Provide Specific Title | 1 |
| <input type="checkbox"/> | Credit 1.3 | Innovation in Design: Provide Specific Title | 1 |
| <input type="checkbox"/> | Credit 1.4 | Innovation in Design: Provide Specific Title | 1 |
| <input type="checkbox"/> | Credit 2 | LEED® Accredited Professional | 1 |
| Yes | T | No | |
| Project Totals (pre-credit an estimate) | | 63 Points | |
| Certified: 26-32 points, Silver: 33-36 points, Gold: 39-51 points, Platinum: 52-69 points | | | |

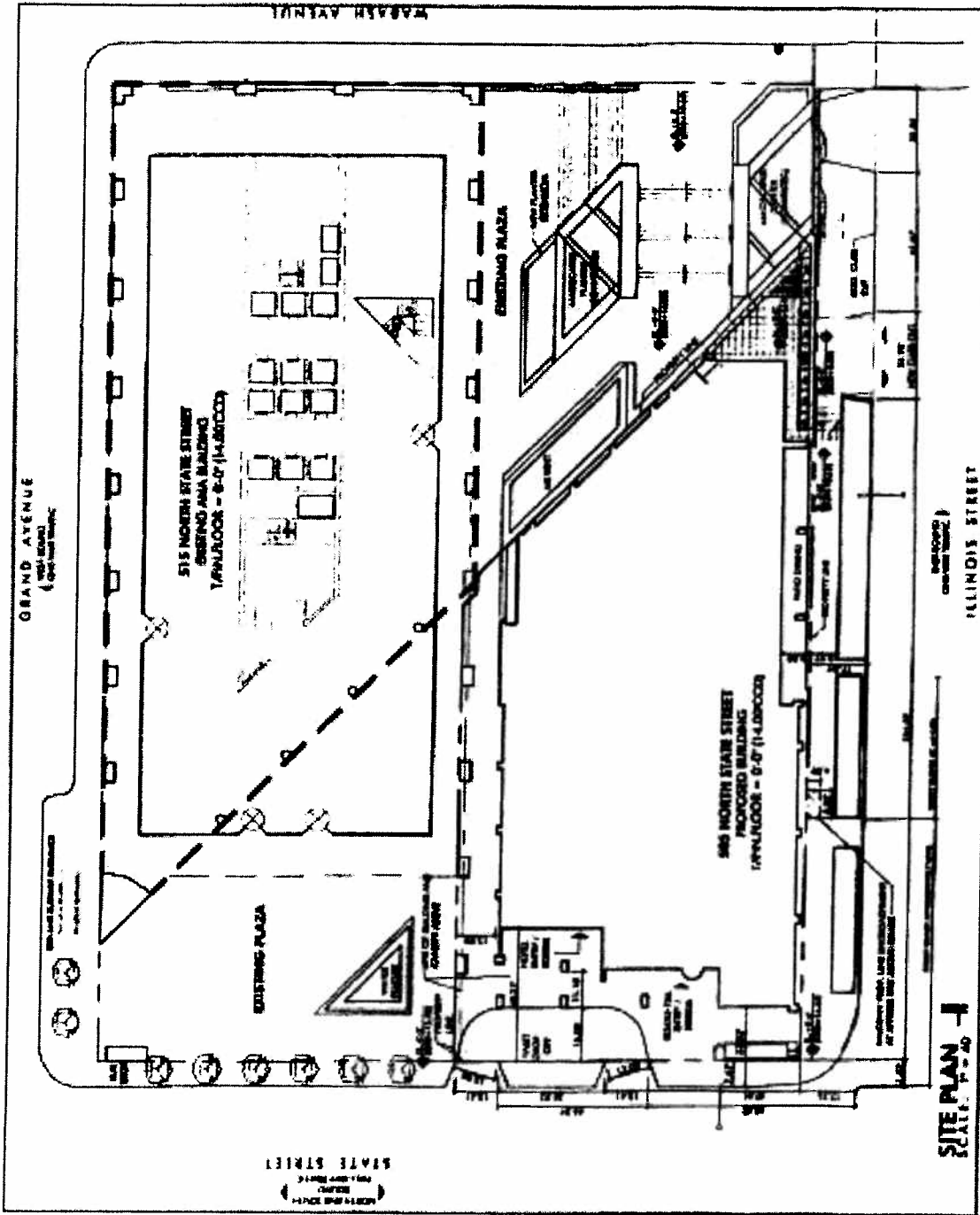
Existing Zoning Map.



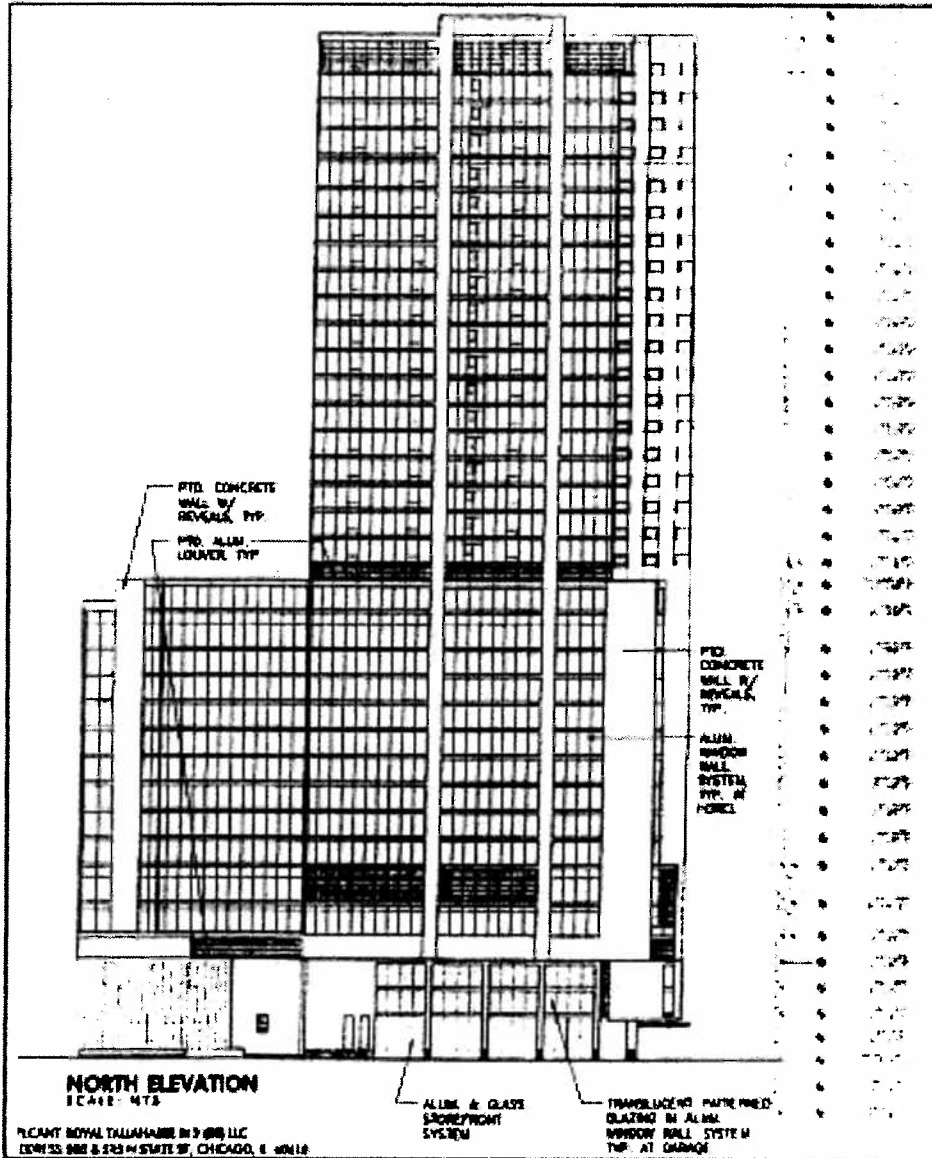
Planned Development Boundary And
Property Line Map.



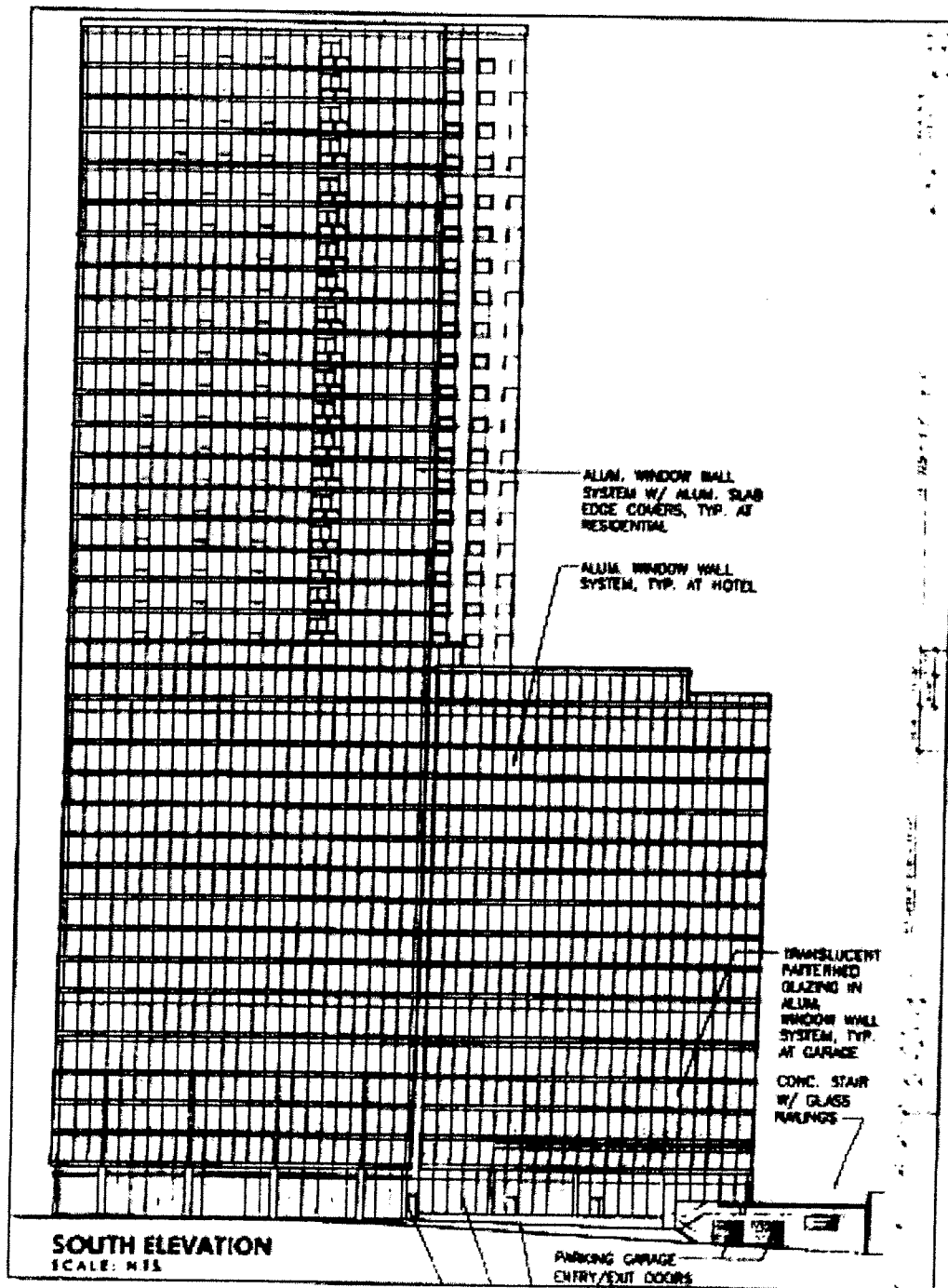
Site Plan.



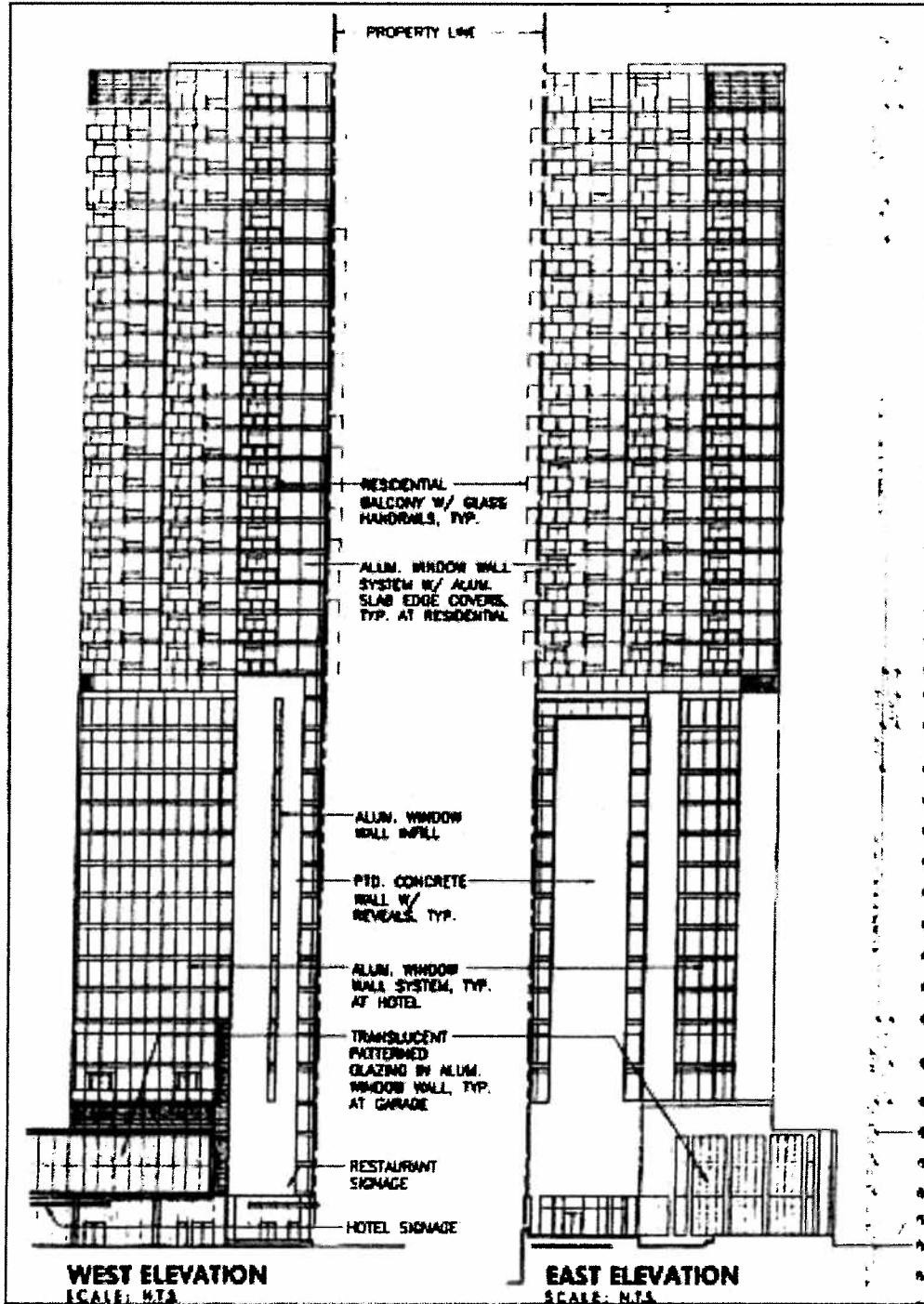
North Elevation.



South Elevation.



East And West Elevations.



7/19/2007

REPORTS OF COMMITTEES

16101
5503

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

Yeas -- Aldermen Flores, Fioretti, Dowell, Preckwinkle, Hairston, Lyle, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, Foulkes, Thomas, Lane, Rugai, Cochran, Brookins, Muñoz, Zalewski, Dixon, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Mitts, Allen, Laurino, O'Connor, Reilly, Daley, Tunney, Levar, Shiller, Schuler, M. Smith, Moore -- 46.

Nays -- None.

Alderman Carothers 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-E.

(As Amended)

(Application Number 16101) *BPD 790,99*

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Business Planned Development Number 790 symbols and designations as shown on Map Number 1-E in the area bounded by:

North State Street; East Grand Avenue; North Wabash Avenue; and East Illinois Street,

to the designation of Business Planned Development Number 790, as amended 2007, which is hereby established in the area described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. 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 790,
As Amended 2007.*

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development ("Planned Development") consists of property commonly known as 505 North State Street (the "505 Property") and 515 North State Street (the "515 Property") (collectively the "Property"). The Property consists of approximately sixty-five thousand eight hundred forty (65,840) square feet (one and fifty-one hundredths (1.51) acres) of net site area which is depicted on the attached Planned Development Boundary and Property Line Map. The 505 Property is owned by Royal Tallahassee III 2 (DE) L.L.C. (the "Applicant"). The 515 Property is owned by 515 North State Street Chicago, L.P.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or re-subdivision of parcels, 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, grantees and Lessees, if different than the Applicant, the legal titleholders or any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder or any ground lessors. Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors, or by a governmental agency with the power of eminent domain which has designated the property for acquisition. An agreement among property owners, the board of directors of any property owners association, or covenant binding property owners,

may designate the authorized party for any future amendment, modification or change. The applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.

4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a General Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape and Green Roof Plan; South Elevation; a North Elevation; and a West/East Elevation prepared by GREC Architects dated June 21, 2007. Full-size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The 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. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. Within the area delineated herein as Business Planned Development Number 790, as amended 2007, the following uses shall be permitted: residential, hotel, retail, office, restaurant, entertainment establishment (excluding adult uses, pool halls, video arcades), radio and television station and studio, and accessory parking.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development. Off-Premises signs shall not be permitted in the Planned Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the public way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be

subject to the review and approval of the Chicago Department of Transportation.

8. In addition to the maximum height of any building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions of the Chicago Zoning Ordinance shall apply. The maximum F.A.R. identified in the Bulk Regulations and Data Table has been determined using a base F.A.R. of twelve and zero-tenths (12.0) and additional F.A.R. for a series of proposed public amenities not to exceed a total of fifteen and five-tenths (15.5) F.A.R.. The proposed public amenity values were based on the design provided in the attached exhibits and on the zoning bonus system provided in Section 17-4-1000 of the Chicago Zoning Ordinance. The values are zero and eleven-hundredths (0.11) F.A.R. for water feature, one and eleven-hundredths (1.11) F.A.R. for arcade, zero and nineteen-hundredths (0.19) F.A.R. for underground loading docks, zero and twenty-nine hundredths (0.29) F.A.R. for upper level setbacks on 515 North State Street, zero and ten-hundredths (0.10) F.A.R. for upper level setbacks on 505 North State Street, and one and sixty-nine hundredths (1.69) F.A.R. for plaza.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations, and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of the Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in the Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
11. The Applicant shall obtain the applicable official reviews, approvals and permits from the various City Departments and or Committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on

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

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes that conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the subject property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development. Additionally, Applicant shall provide a green roof identified on the Landscape Plan. The green roof shall be twenty-five percent (25%) of the net roof area (nine thousand sixteen (9,016) square feet). Additionally, Applicant shall provide a dog run as part of the project.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject 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 a high standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.
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 is made 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 Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
15. Unless substantial construction on the new improvements described and illustrated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless

completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the property shall automatically revert to the DX-12 Downtown Mixed-Use District. Said six (6) year period maybe extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines the good cause for such an extension is shown.

[Green Roof Plan referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning Map; General Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 5510 through 5517 of this *Journal*.]

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

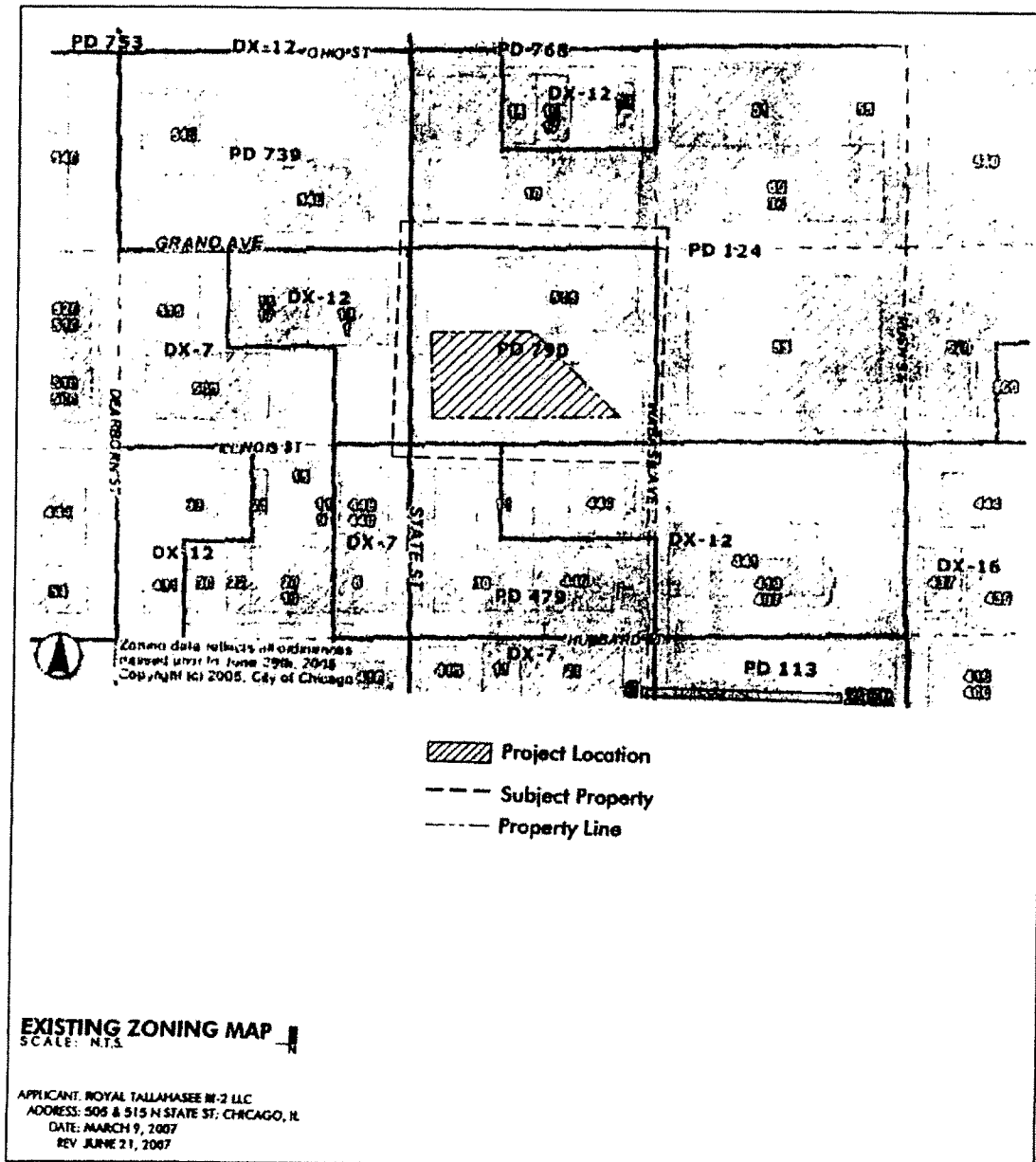
*Business-Planned Development Number 790,
As Amended 2007.*

Bulk Regulations And Data Table.

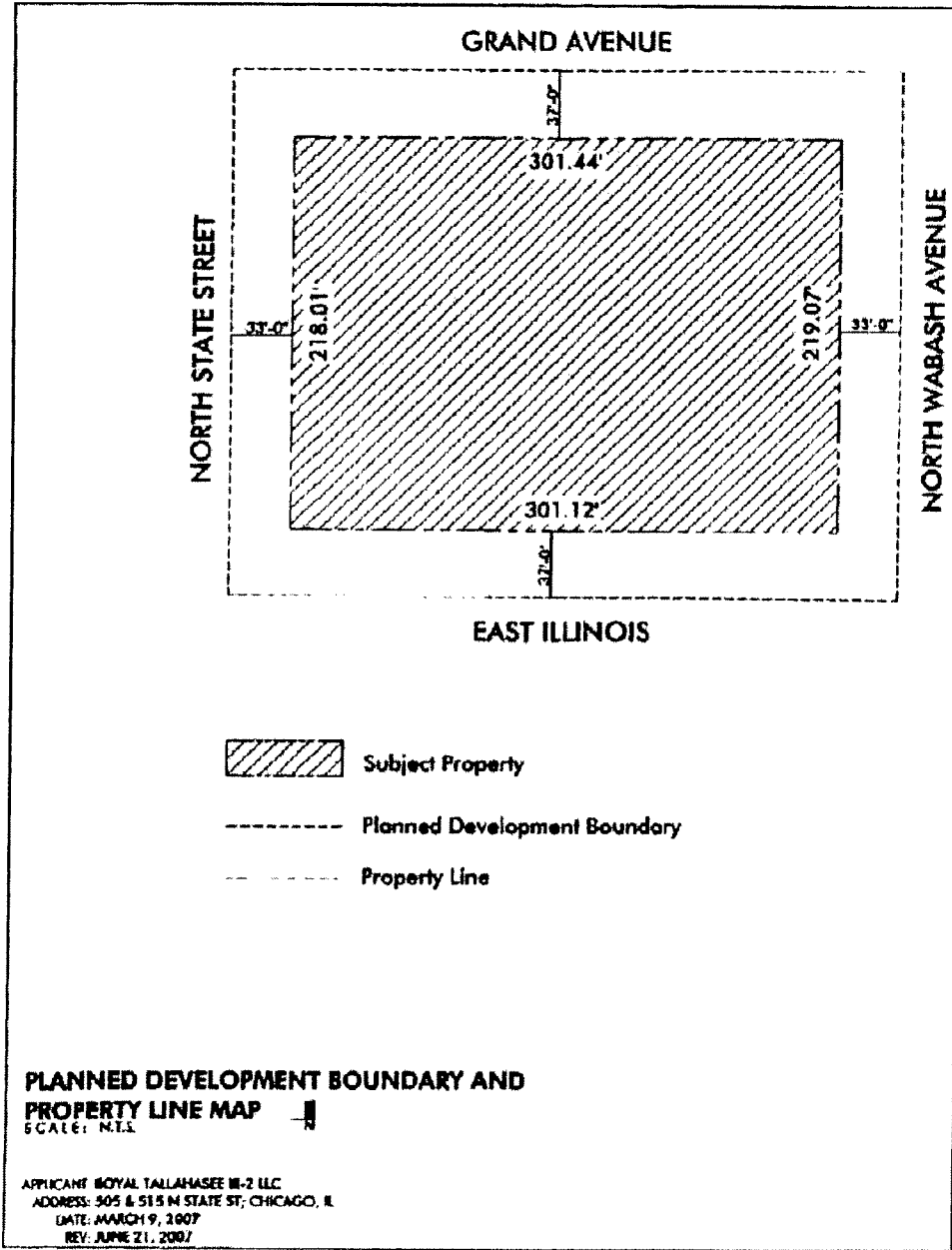
| | |
|---------------------------|----------------------------------|
| Gross Site Area: | 102,542 square feet (2.35 acres) |
| Area in Public Way: | 36,702 square feet (0.84 acres) |
| Net Site Area: | 65,840 square feet (1.51 acres) |
| Maximum Floor Area Ratio: | |
| Base Floor Area Ratio: | 12.00 |
| Water Feature Bonus: | 0.11 |

| | |
|--|--|
| Arcade Bonus: | 1.11 |
| Underground Loading Dock Bonus: | 0.19 |
| Upper-Level Setback Bonus (515 North State Street): | 0.29 |
| Upper-Level Setback Bonus (505 North State Street): | 0.10 |
| Plaza Bonus: | 1.69 |
| Total Floor Area Ratio: | 15.49 |
| Permitted Uses: | Residential, hotel, retail, office, restaurant, entertainment establishment (excluding adult uses, pool halls, video arcades), radio and television station and studio, and accessory parking. |
| Maximum Number of Residential Units: | 121 |
| Maximum Percent of Site Coverage: | In accordance with the Site Plan |
| Minimum Number of Off-Street Parking Spaces: | 113 |
| Minimum Number of Bicycle Parking Spaces: | 50 |
| Minimum Off-Street Loading Berths: | 7 |
| Minimum Building Setbacks: | In accordance with site plan |
| Maximum Building Height: | |
| 515 North State Street | 430 feet |
| 505 North State Street | 380 feet |

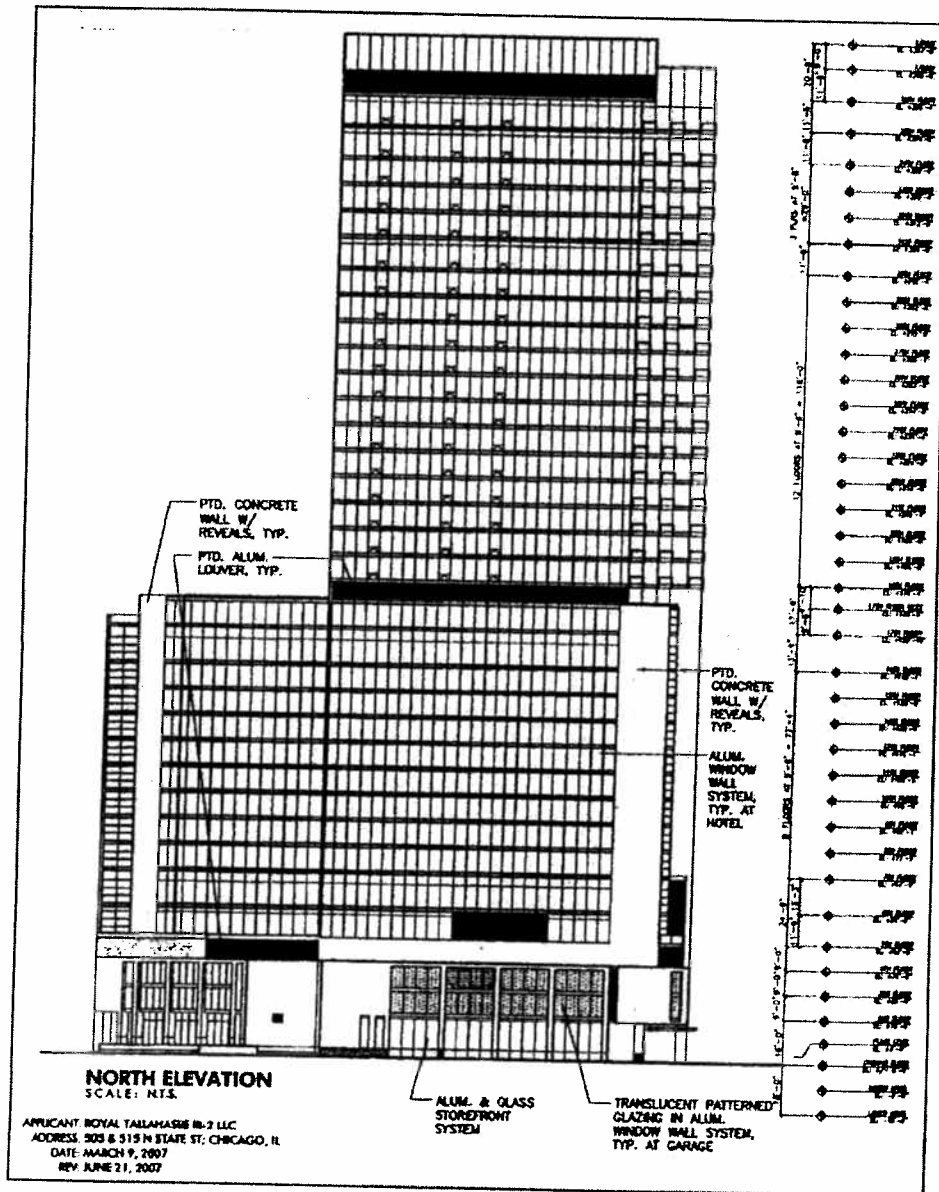
Existing Zoning Map.



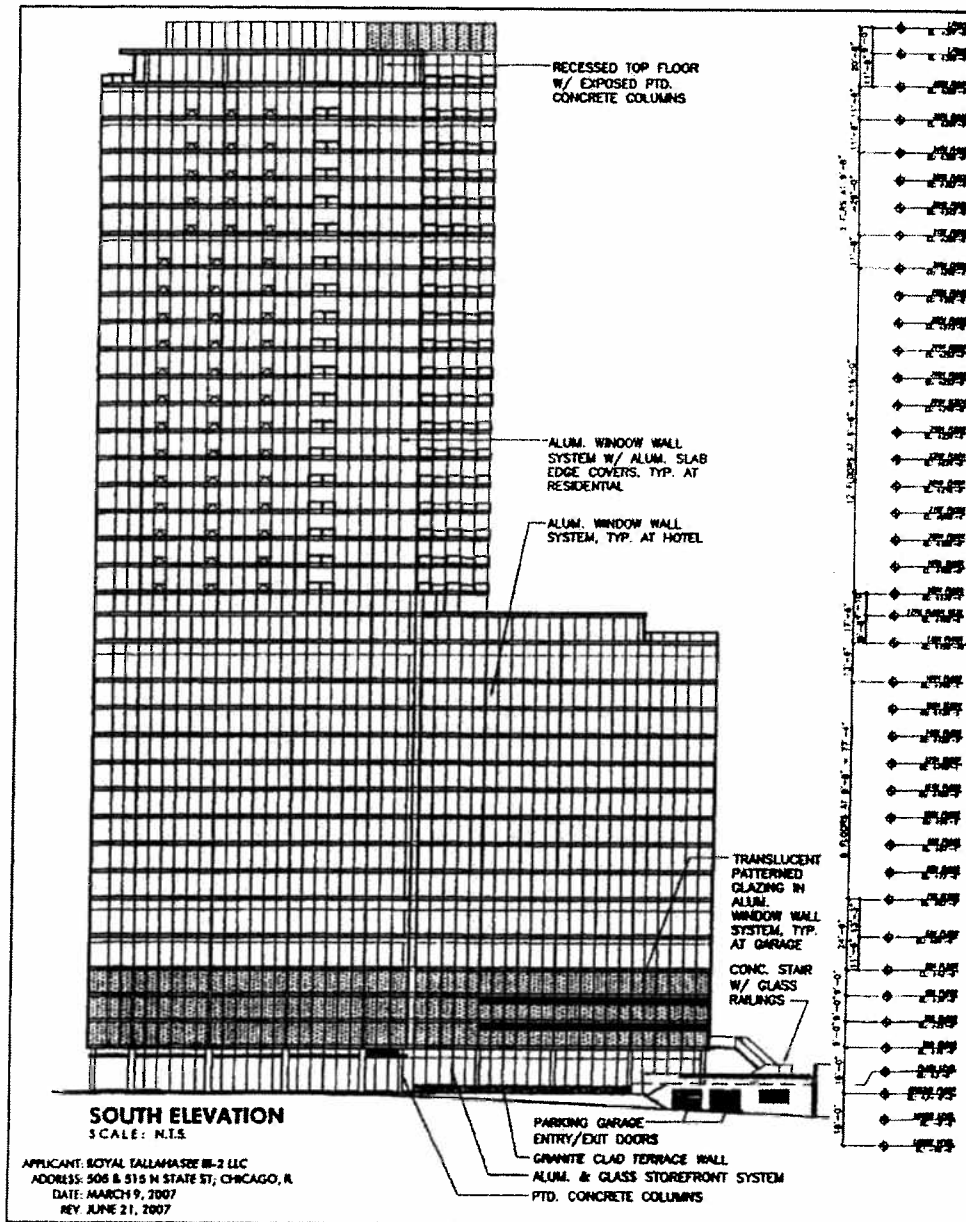
Planned Development Boundary
And Property Line Map.



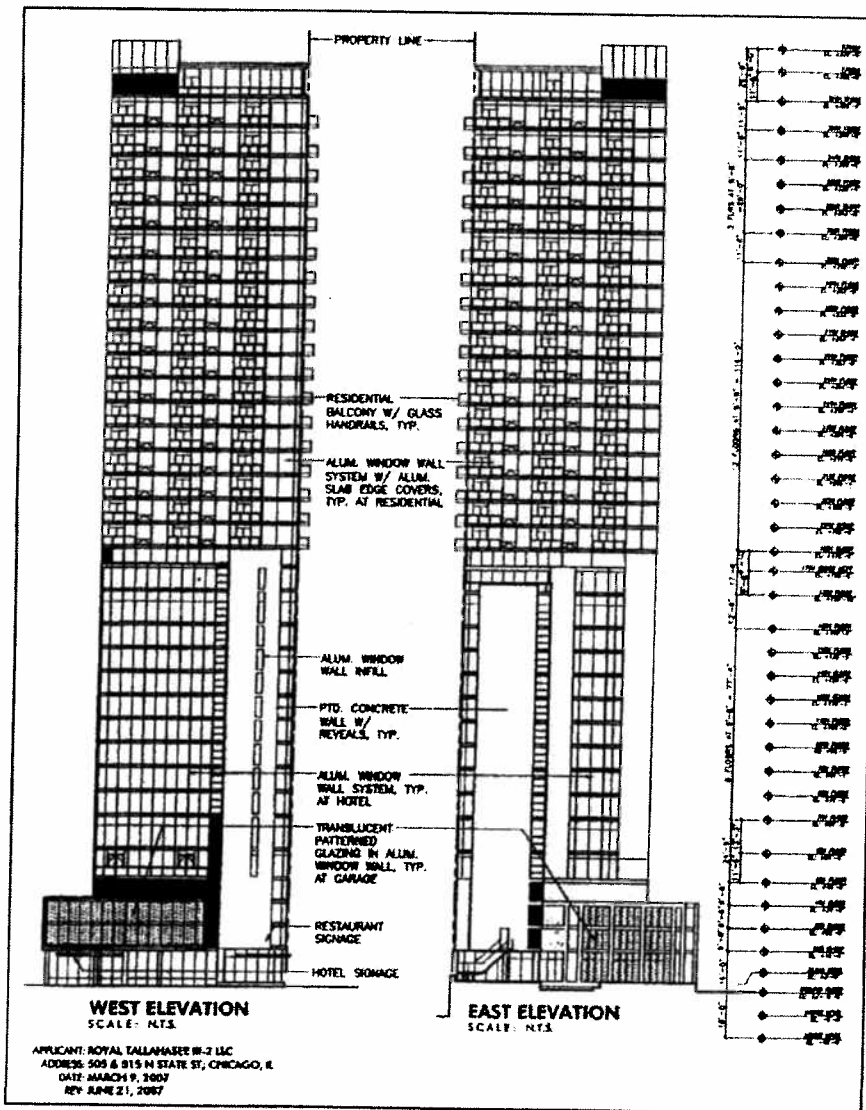
North Building Elevations.



South Building Elevations.



West And East Building Elevations.



*Reclassification Of Area Shown On Map Number 20-I.
(Application Number 13367)*

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 20-I in the area bounded by:

West 79th Street; South California Avenue; the alley next south of and parallel to West 79th Street; and South Mozart Street,

to those of a B2-1 Restricted Retail District and a corresponding use district is hereby established in the area above described.

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

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION
OF AREA SHOWN ON MAP NUMBER 1-E.

(As Amended)
(Application Number 13091)

BPD 790

(Committee Meeting Held July 31, 2001)

The Committee on Zoning submitted the following report:

CHICAGO, September 5, 2001.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on July 31, 2001, I beg leave to recommend that Your Honorable Body Pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of five ordinances which were corrected and amended in their amended form. They are Application Numbers A-4598, A-4512, 13091, 13245 and 13321.

Please let the record reflect that I, William J. P. Banks, abstained from voting and recused myself on Application Numbers 13367 and 13321 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time, I move for passage of the ordinance transmitted herewith.

Again, please let the record reflect that I abstain from voting on Application Numbers 13367 and 13321 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

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

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

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Balcer, Frias, Olivo, Coleman, L. Thomas, Murphy, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Suarez, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, Moore, Stone -- 43.

Nays -- None.

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

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

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 C3-6 Commercial-Manufacturing District symbols and indications as shown on Map Number 1-E in the area bounded by:

North State Street; East Grand Avenue; North Wabash Avenue; and East Illinois Street,

to the designation of a Business Planned Development and a corresponding use district which is hereby established in the area above described.

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

Plan of Development Statements attached to this ordinance read as follows:

Business Planned Development Number 790.

Plan Of Development Statements.

1. The area delineated herein as a business planned development consists of approximately sixty-five thousand eight hundred forty (65,840) square feet (one and fifty-one hundredths (1.51) acres) and is owned or controlled by the applicant, MKDG/Buck 123 Limited Partnership and 505 Venture Company, L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, 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 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 shall be under single ownership or under "single designated control" at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made. Single

designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property or any ground lessors or lessees.

4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; General Land-Use Map; Boundary and Property Line Map; Site Plan; Landscape Plan; Plaza Plan, Floor Plans and Building Elevations dated July 12, 2001, prepared by Solomon Cordwell Buenz, Architects. Full size sets of the Site/Landscape Plan and Building Elevations 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.
5. The following uses shall be permitted within the area delineated herein as "Business Planned Development": retail, office, restaurant, entertainment establishment, radio and television station and studio (excluding adult uses, pool halls, video arcades) and accessory 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. No signage shall be permitted at the top of the buildings. Temporary signs, such as construction signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Any service drives 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.
8. Off-street parking facilities shall be provided in compliance with this planned development, subject to review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.

9. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, 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 of the Chicago Zoning Ordinance shall apply. The maximum F.A.R. identified in the Bulk Regulations and Data Table has been determined using a base F.A.R. of twelve and zero-tenths (12.0) and additional F.A.R. for a series of proposed public amenities not to exceed a total of seventeen and seven-tenths (17.7) F.A.R. The proposed public amenity values were based on the design provided in the attached exhibits and on the zoning bonus system approved by the Chicago City Council on May 2, 2001. The values are three and zero-tenths (3.0) F.A.R., for upper level setbacks, zero and thirty-five hundredths (0.35) F.A.R. for underground parking, one and seventy-nine hundredths (1.79) F.A.R. for plaza space and zero and fifty-four hundredths (0.54) F.A.R. for a water feature.
11. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Plans and Building Elevations referenced in Statement Number 4 hereinabove. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Site/Landscape Plan and the Parkway Tree landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Applicant agrees to continue to maintain all existing landscaping on the planned development site until a building permit is obtained and construction is scheduled to commence.
12. 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 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 and Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
13. 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 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.

14. 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.
15. Unless substantial construction has commenced within six (6) years following adoption of this planned development, then this planned development shall expire. However, in the event that no substantial construction has not commenced within four (4) years of adoption of this planned development, then the Commissioner of Planning may elect to terminate this planned development by giving written notice to the developer. If this planned development expires under provisions of this section, then the zoning of the property shall automatically revert to the underlying C3-6 Commercial-Manufacturing District classification.

[Existing Zoning Map; General Land-Use Map; Boundary and Property Line Map; Site Plan; Landscape Plan; Wabash Plaza Plan; Wabash Plaza Plan Reference; Ground Floor Plan; Basement Floor Plan; Typical Low-Rise Floor Plan; Typical High-Rise Floor Plan; Site Details; Site Sections; Building Elevation Drawings; and Schematic Section Drawing referred to in these Plan of Development Statements printed on pages 66458 through 66476 of this Journal.]

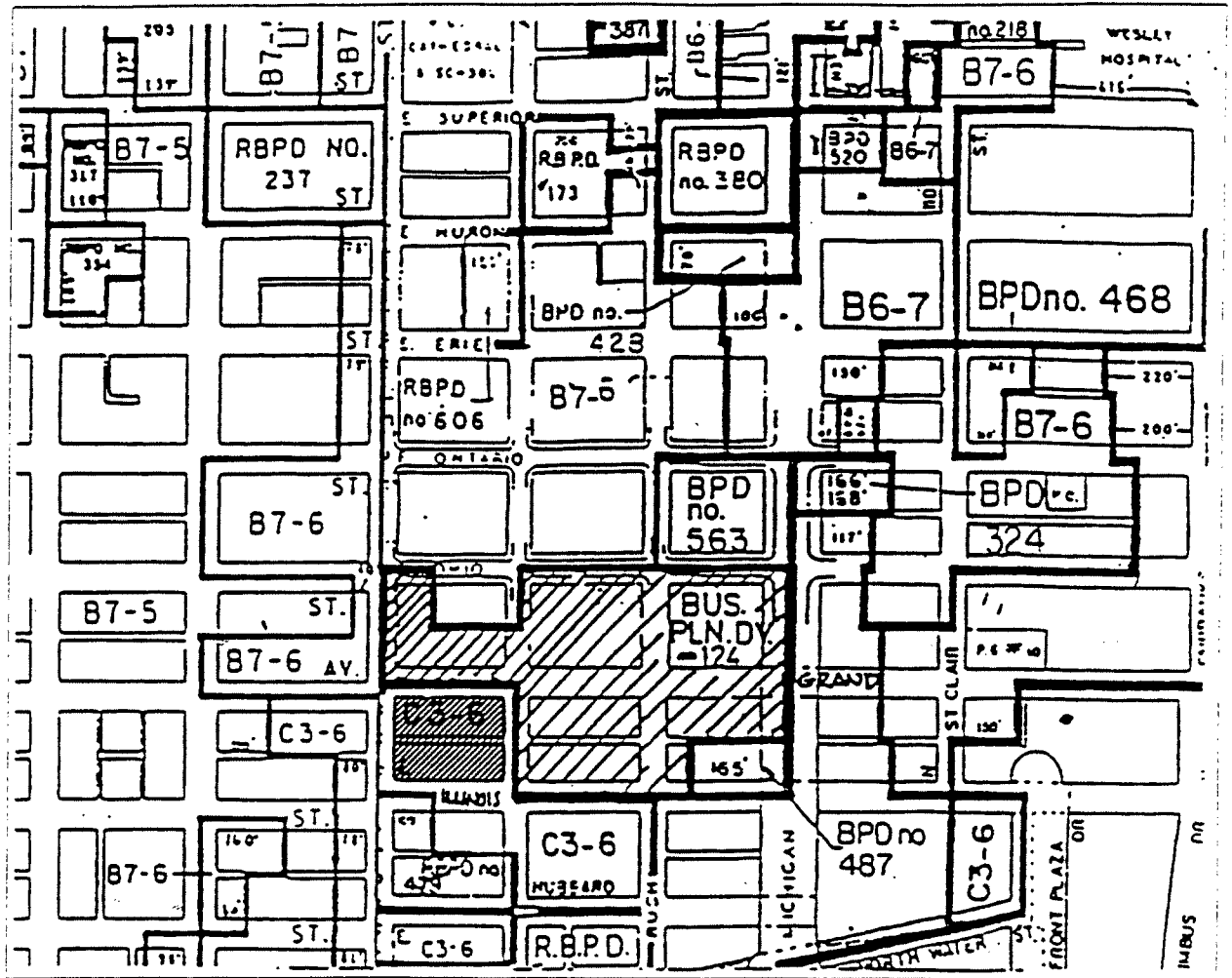
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development Number 790.

Bulk Regulations And Data Table.

| | |
|------------------------------------|-----------------------------------|
| Gross Site Area: | 102,542 square feet. |
| Area in Public Way: | 36,702 square feet. |
| Net Site Area: | 65,840 square feet. |
| Maximum Floor Area Ratio: | 17.7. |
| Maximum Percent of Site Coverage: | In accordance with the Site Plan. |
| Minimum Off-Street Loading Spaces: | 7. |
| Minimum Off-Street Parking Spaces: | 35. |
| Minimum Required Setbacks: | In accordance with the Site Plan. |
| Maximum Building Height: | |
| 515 North State Street | 430 feet. |
| 505 North State Street | 350 feet. |

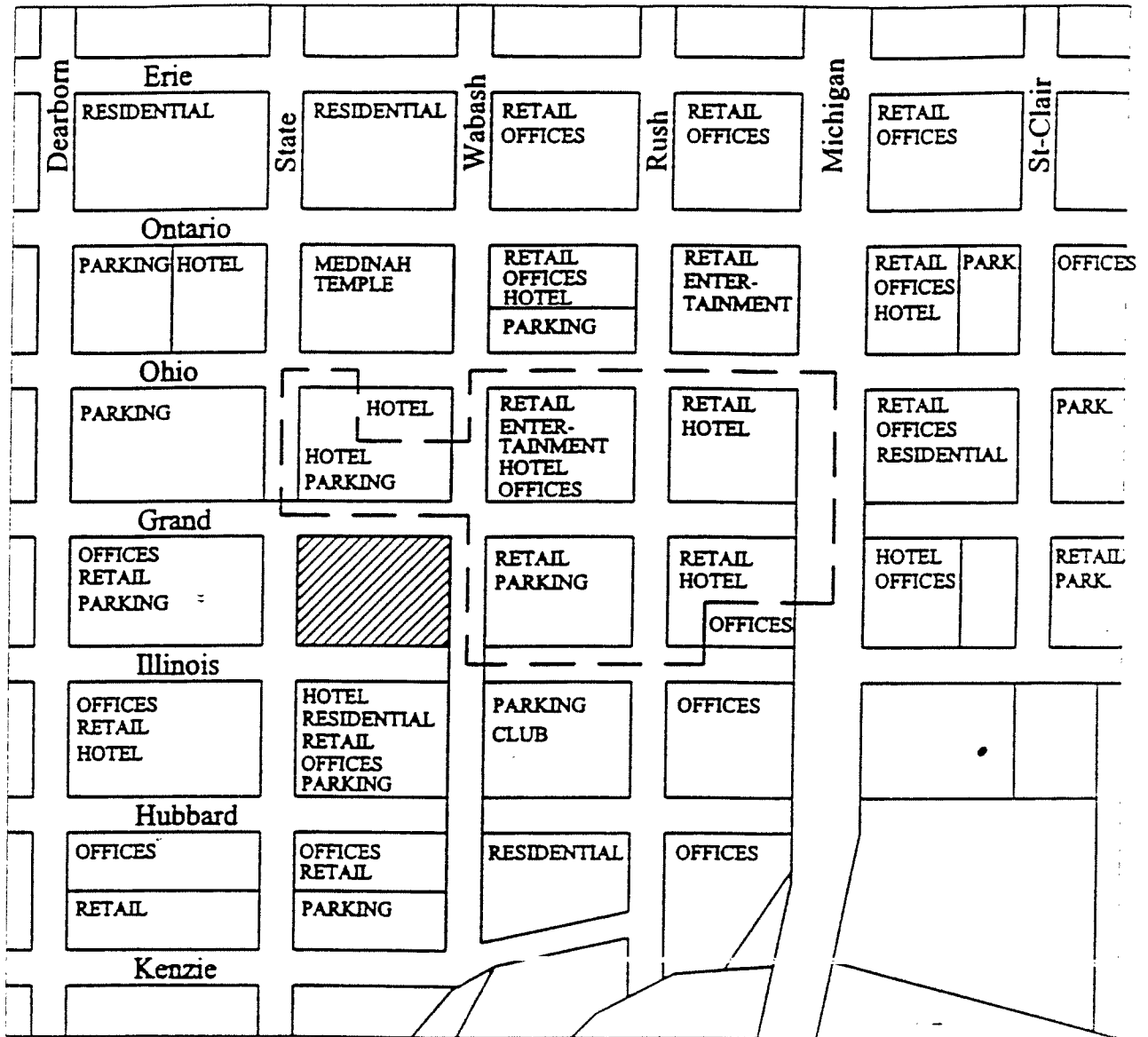
Existing Zoning Map.



 Subject Property

Applicant: MKDG/Buck 123 Limited Partnership
 505 Venture Company, LLC
 Address: 505 & 515 North State Street
 Chicago, Illinois 60610
 Date: July 19, 2000
 Revised Date: July 12, 2001

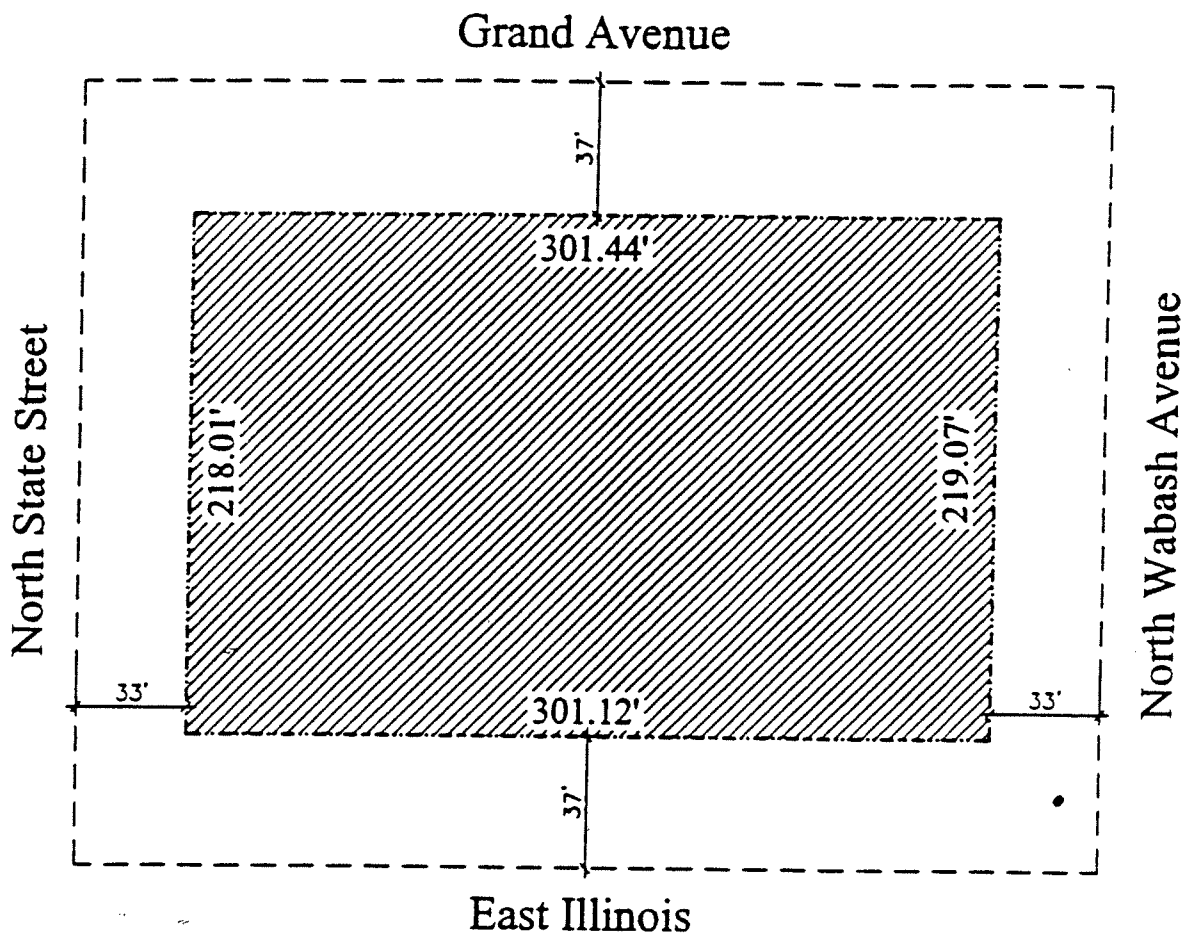
General Land-Use Map.



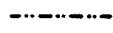


--- NorthBridge PUD
 [Hatched Box] Subject Property

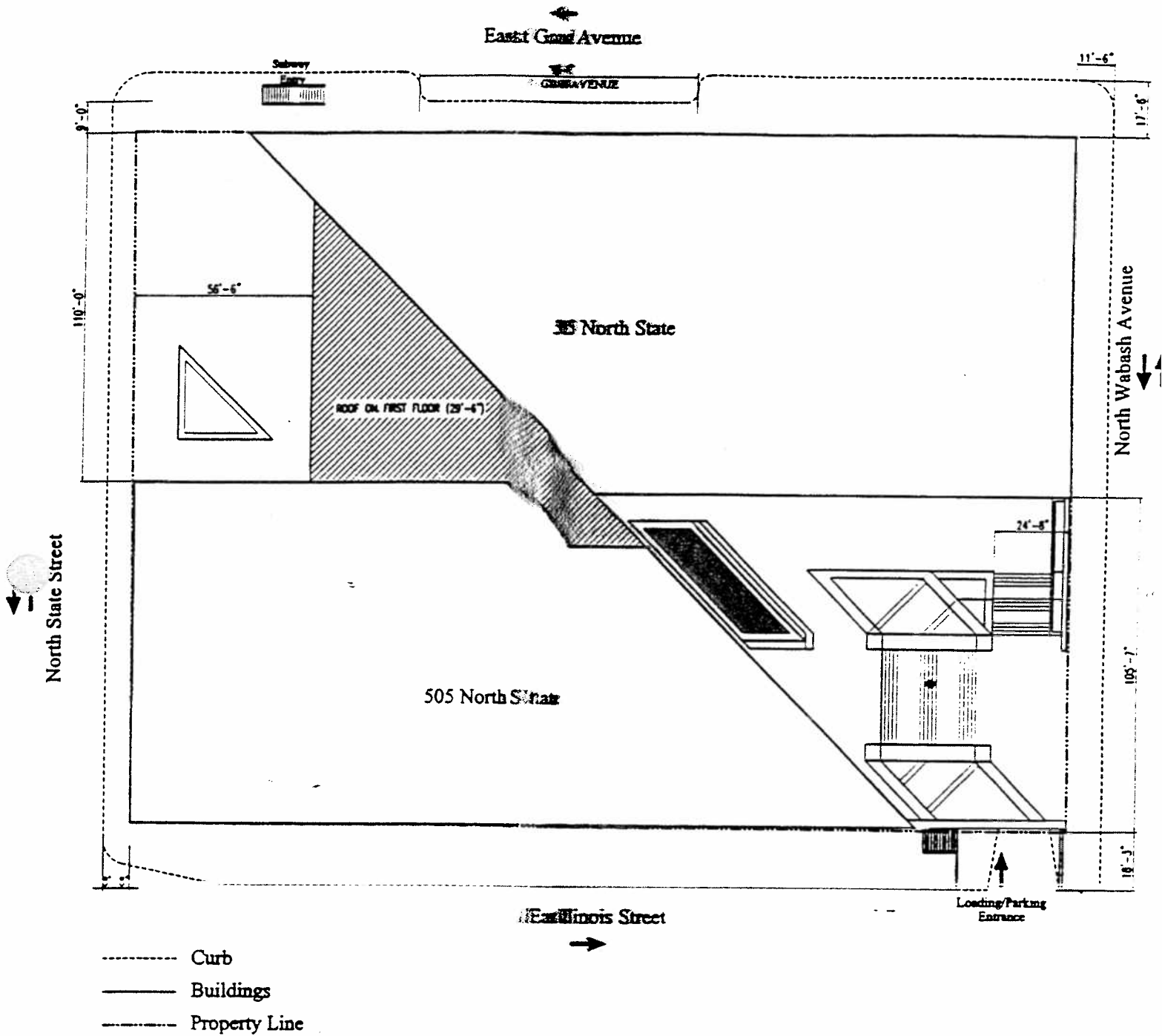
Applicant: MKDG/Buck 123 Limited Partnership
 505 Venture Company, LLC
 Address: 505 & 515 North State Street
 Chicago, Illinois 60610
 Date: July 19, 2000
 Revised Date: July 12, 2001

Boundary And Property Line Map.



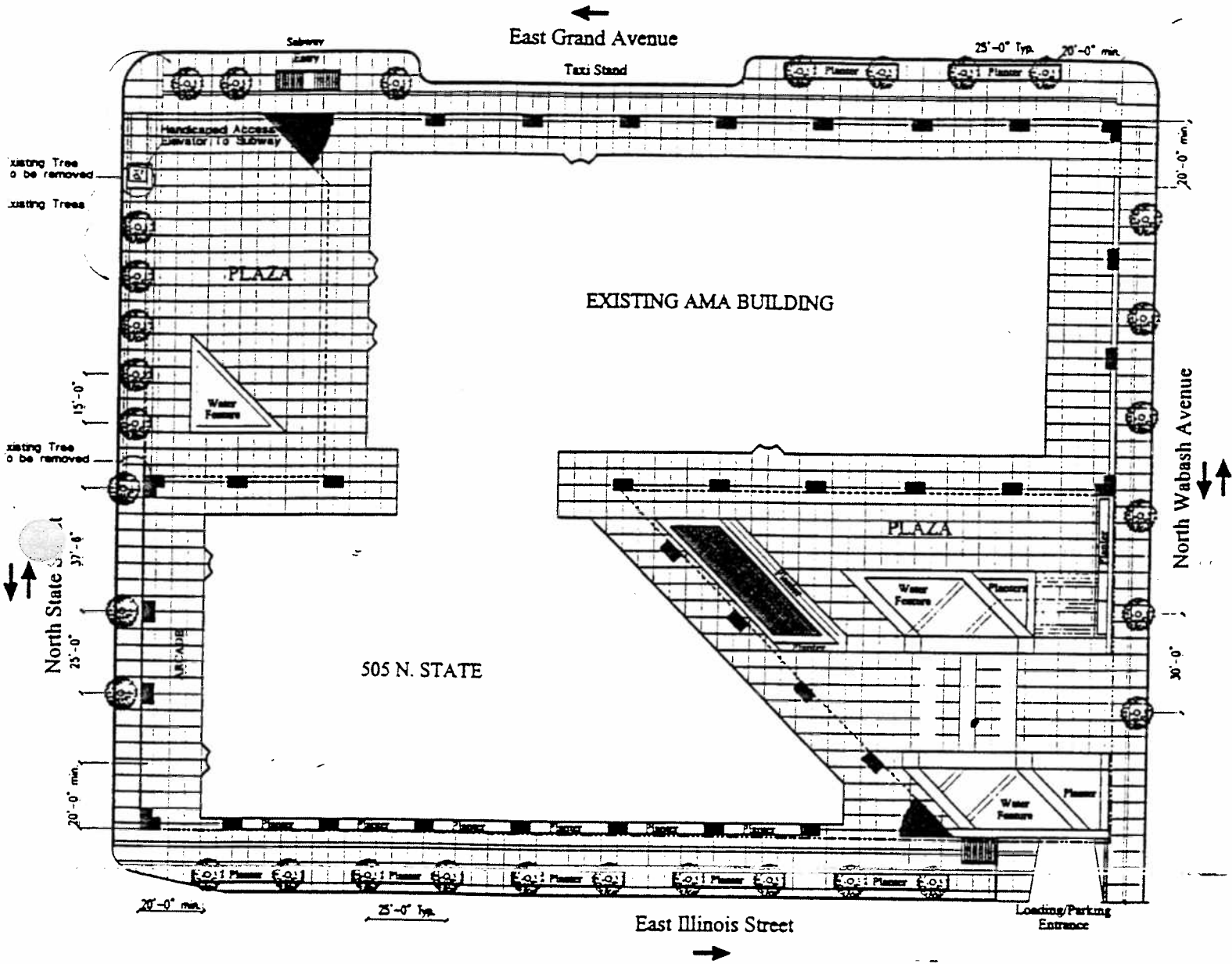
-  Subject Property
-  Planned Development Boundary
-  Property Line

Applicant: MKDG/Buck 123 Limited Partnership
505 Venture Company, LLC
Address: 505 & 515 North State Street
Chicago, Illinois 60610
Date: July 19, 2000
Revised Date: July 12, 2001



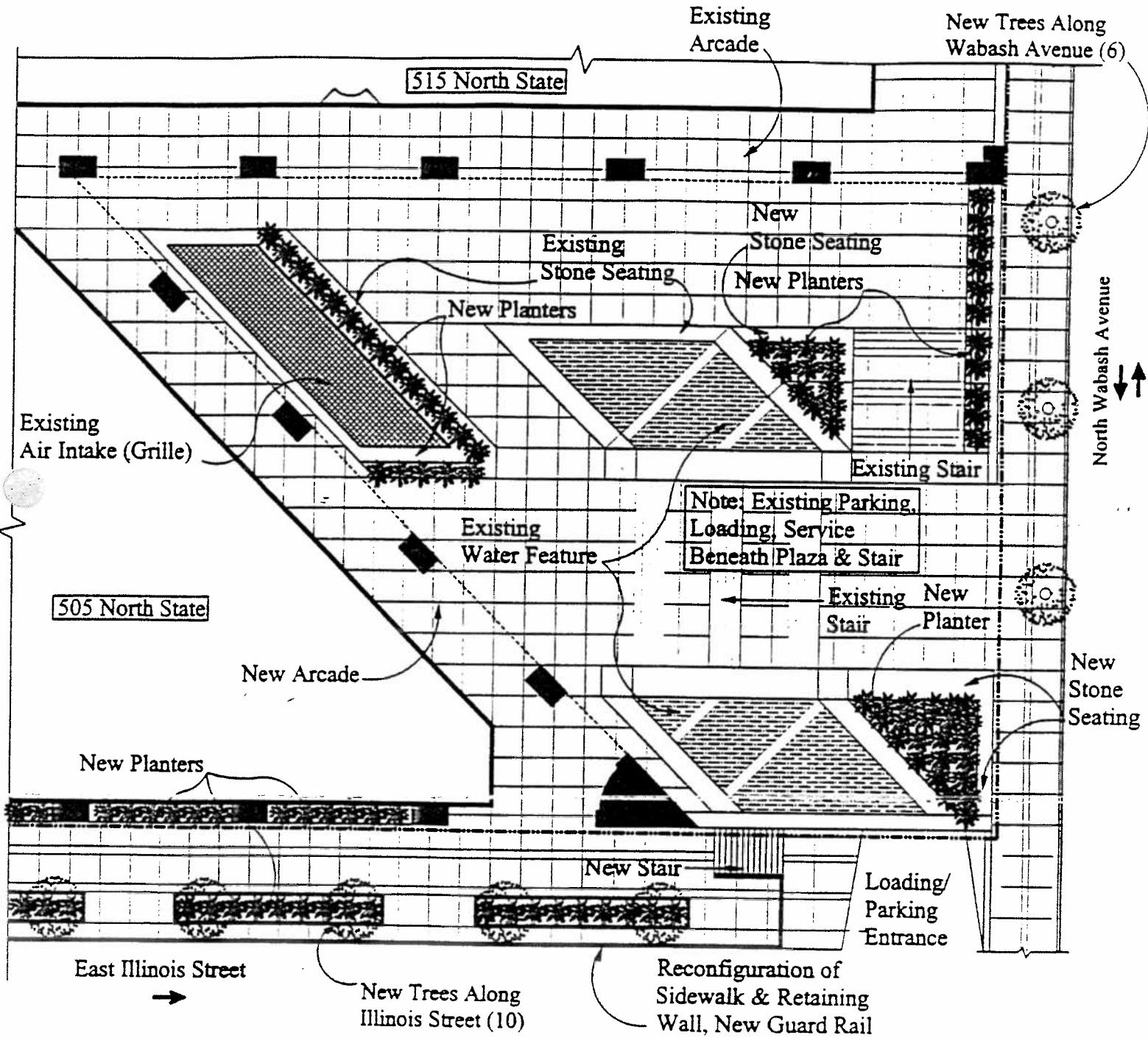
Applicant: MKDG/Buck 123 Limited Partnership
 505 Venture Company, LLC
 Address: 505 & 515 North State Street
 Chicago, Illinois 60610
 Date: July 19, 2000
 Revised Date: July 12, 2001

Landscape Plan.



Applicant: MKDG/Buck 123 Limited Partnership
 505 Venture Company, LLC
 Address: 505 & 515 North State Street
 Chicago, Illinois 60610
 Date: July 19, 2000
 Revised Date: July 12, 2001

Wabash Plaza Plan.



Applicant: MKDG/Buck 123 Limited Partnership
 505 Venture Company, LLC
 Address: 505 & 515 North State Street
 Chicago, Illinois 60610
 Date: July 19, 2000
 Revised Date: July 12, 2001

9/5/2001

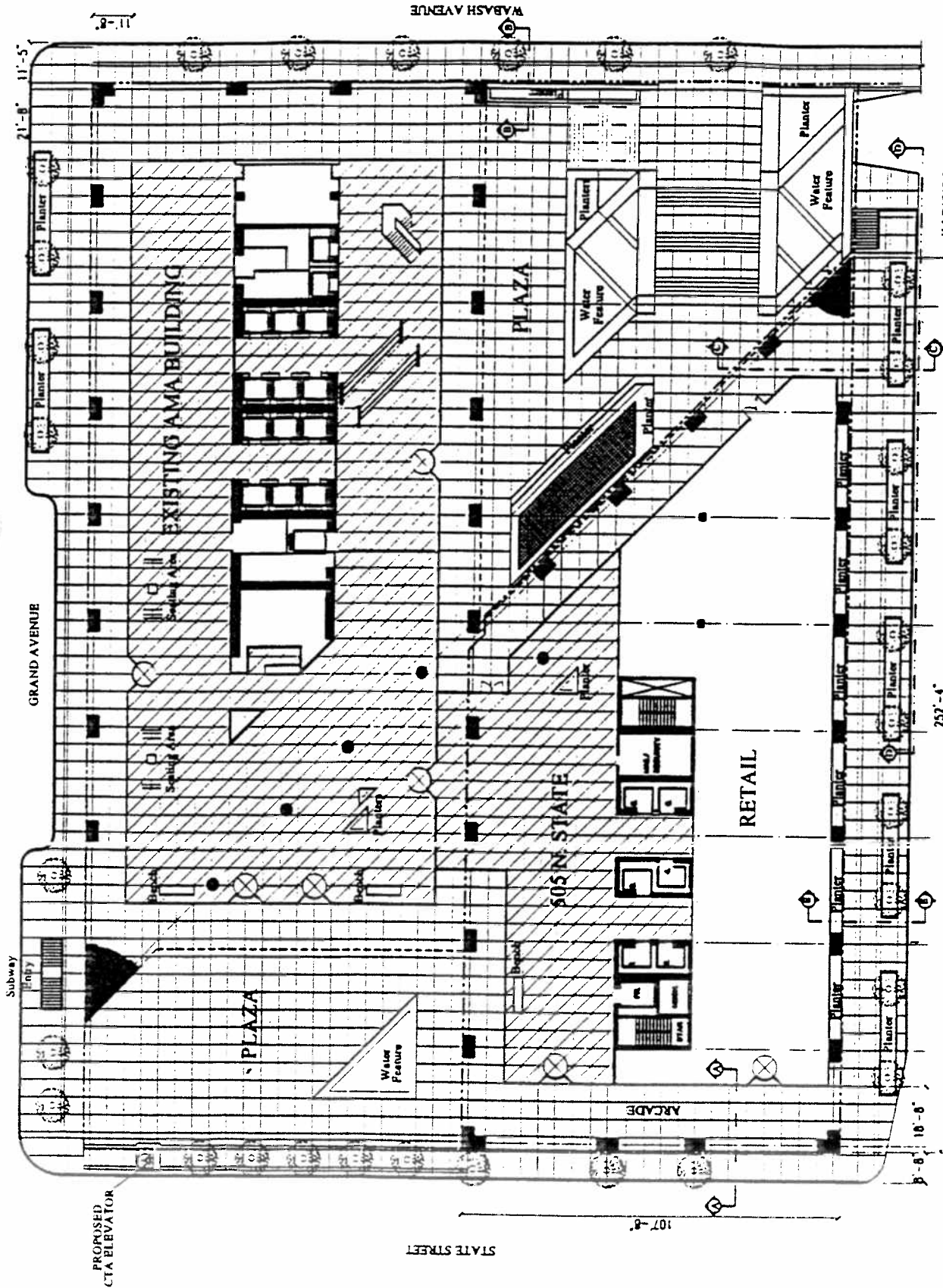
REPORTS OF COMMITTEES

66465

Wabash Plaza Plan Reference.

| Public Plaza Area | Zoning Ordinance | Proposed Layout |
|---|--|--|
| All Plaza Area | Open to sky | Open to sky |
| Plaza Area | More than 4,000 square feet | 9,818 square feet |
| Landscaping/Water Feature | 30% of Plaza | 31% of Plaza |
| Plaza between 4,000 to 12,000 square feet | 1 tree/1,000 square feet | 0.16 (New Trees along Wabash/Illinois) |
| Seating | 1 linear foot/30 square feet | 0.87 linear feet/30 square feet |
| Pedestrian Lighting | 2.5 foot candles | 2.5 foot candles |
| Street Frontage | Visible/connected to sidewalk plus 25% street frontage | Visible/connected to sidewalk plus 60% street frontage |
| Length of Plaza | Less than 3 times the width | Maximum length is 1.44 times the width |
| A.D.A. Requirements | All A.D.A. requirements plus less than 3 feet above sidewalk | All A.D.A. requirements plus less than 3 feet above sidewalk |
| Open to Public | 8:00 A.M. to 9:00 P.M. | 8:00 A.M. to 9:00 P.M. |
| Location | Receive natural light | Plaza faces southeast |
| Additional Premiums | Water feature | Water feature |

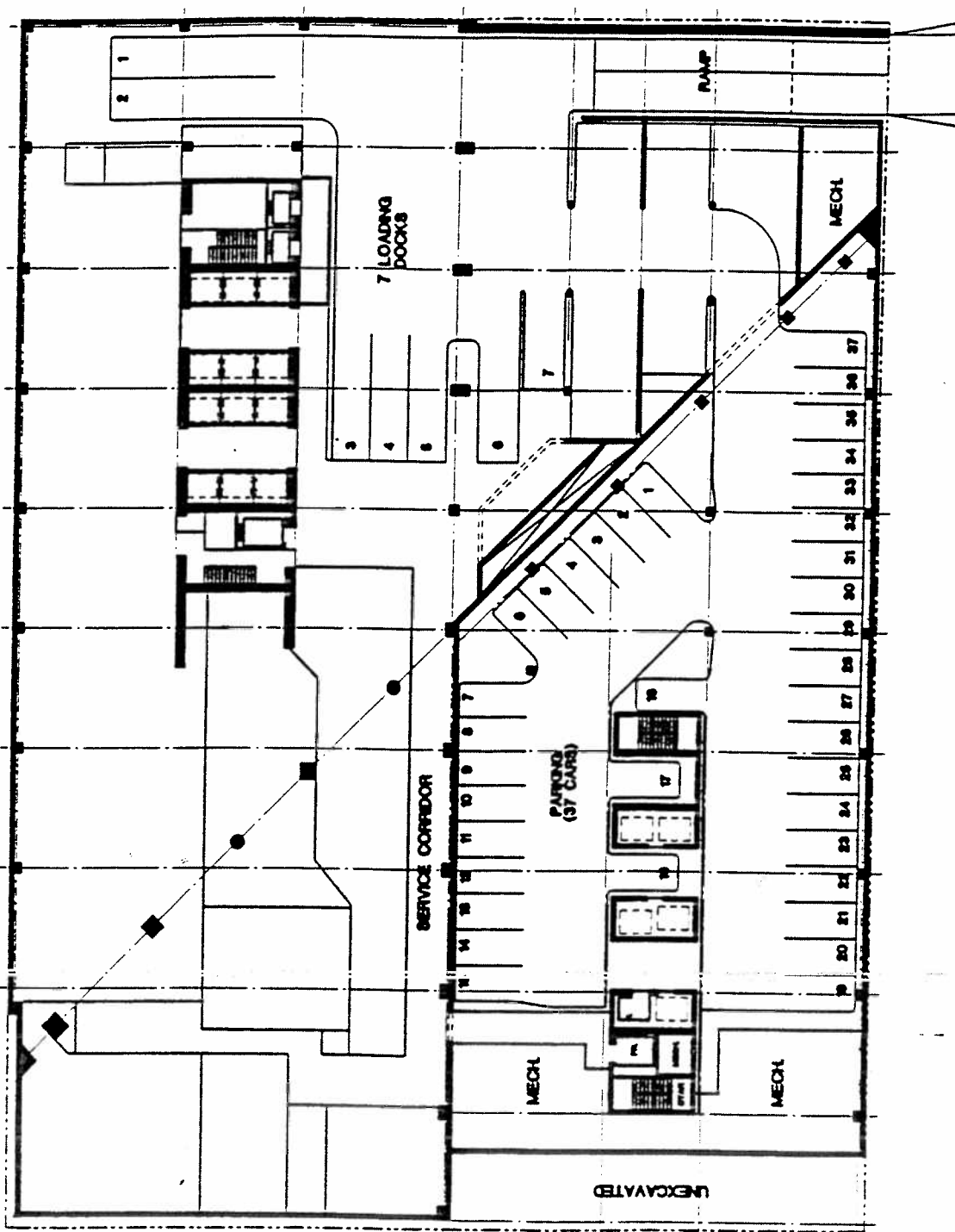
Ground Floor Plan.



Site Area: 65,841.7 SF
 Open Area: 30,631.7 SF
 (47% of Site Area)

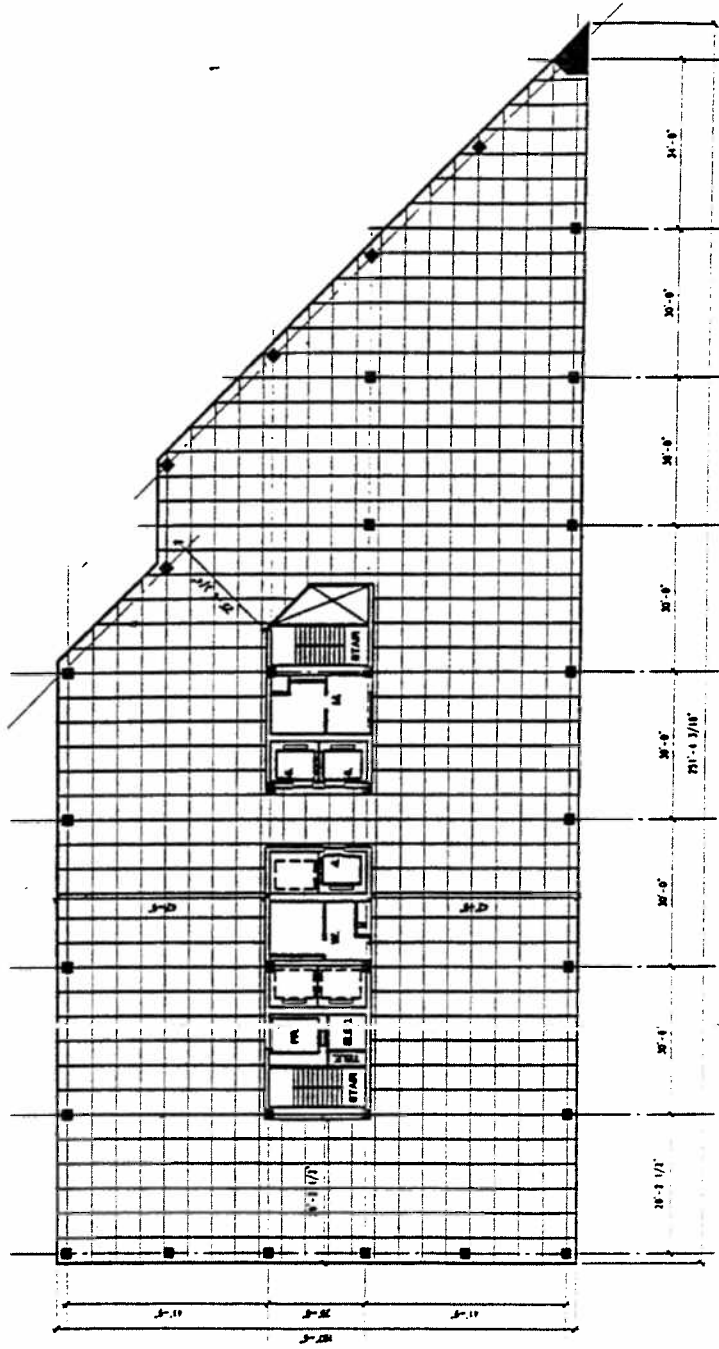
Applicant: MKDG/Buck 123 Limited Partnership
 505 Venture Company, LLC
 Address: 505 & 515 North State Street
 Chicago, Illinois 60610
 Date: July 19, 2000
 Revised Date: July 12, 2001

Basement Floor Plan.



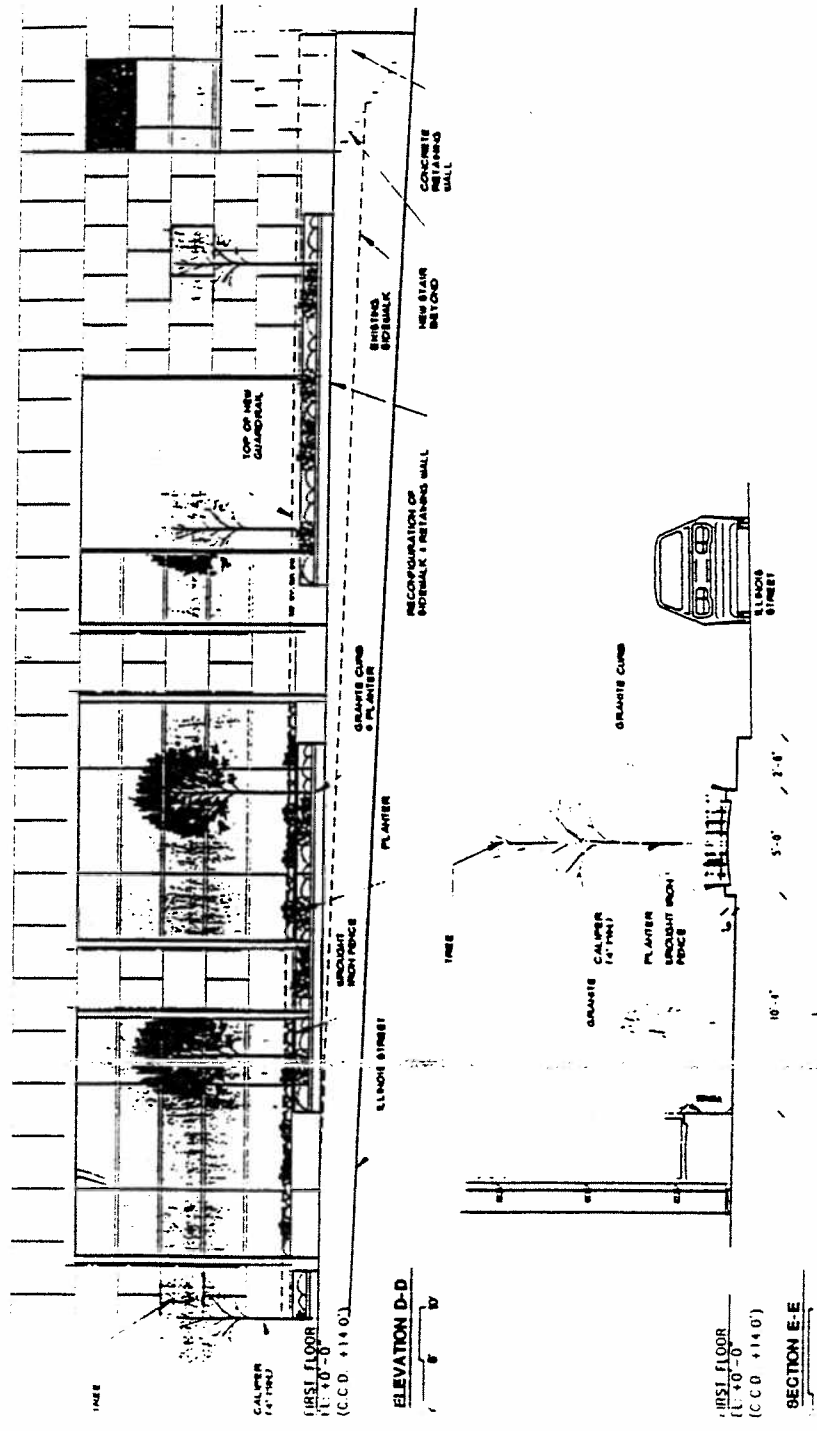
Applicant MKDCG/Buck 123 Limited Partnership
Address 505 Venture Company, L.L.C.
505 & 515 North State Street
Chicago, Illinois 60610
Date July 19, 2000
Revised Date July 12, 2001

Typical Low-Rise Floor Plan.



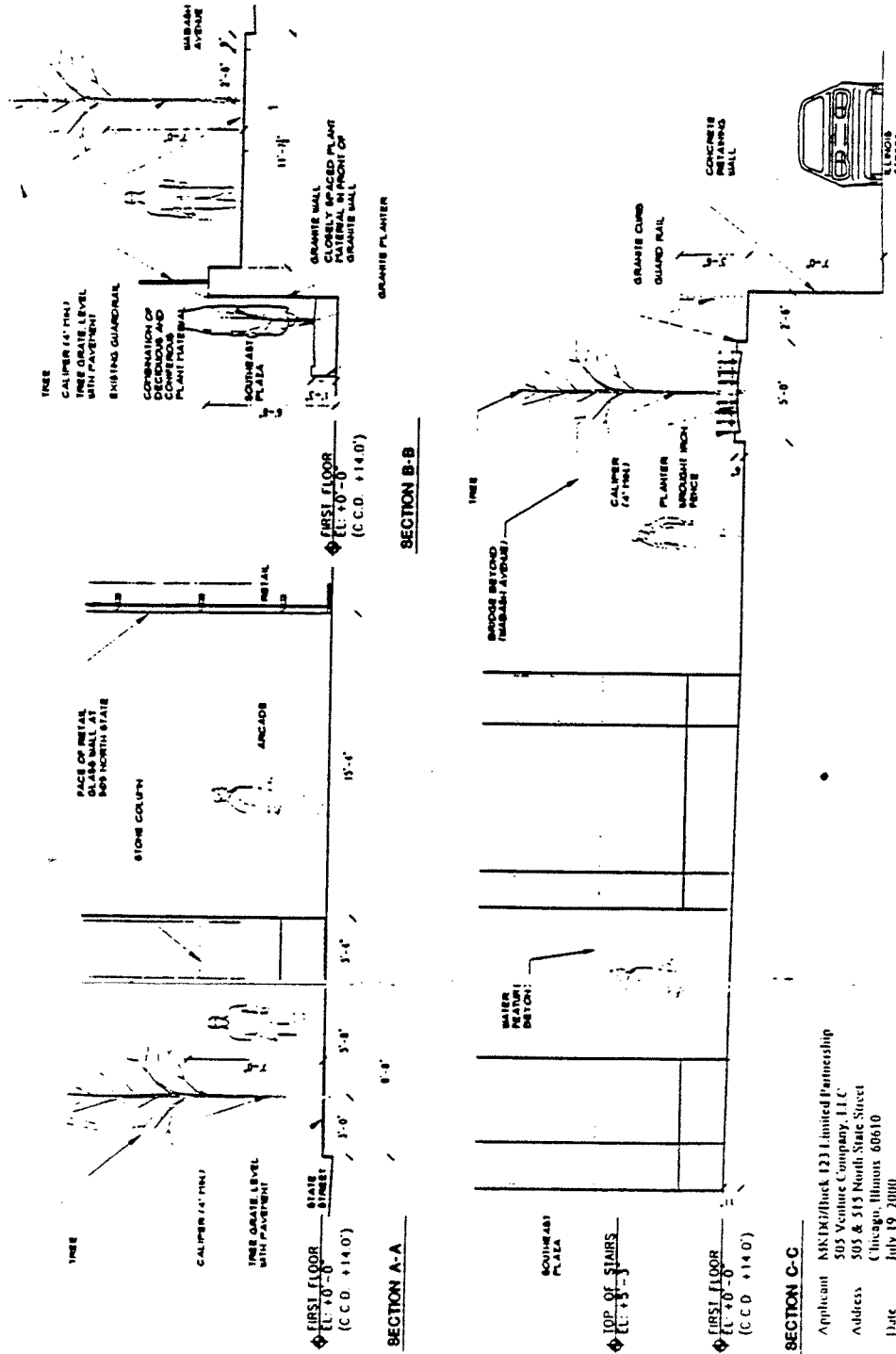
Applicant MKDX/Buck 123 Limited Partnershi
505 Venture Company, LLC
Address 505 & 515 North State Street
Chicago, Illinois 60610
Date July 19, 2000
Revised Date July 17, 2001

Site Details.



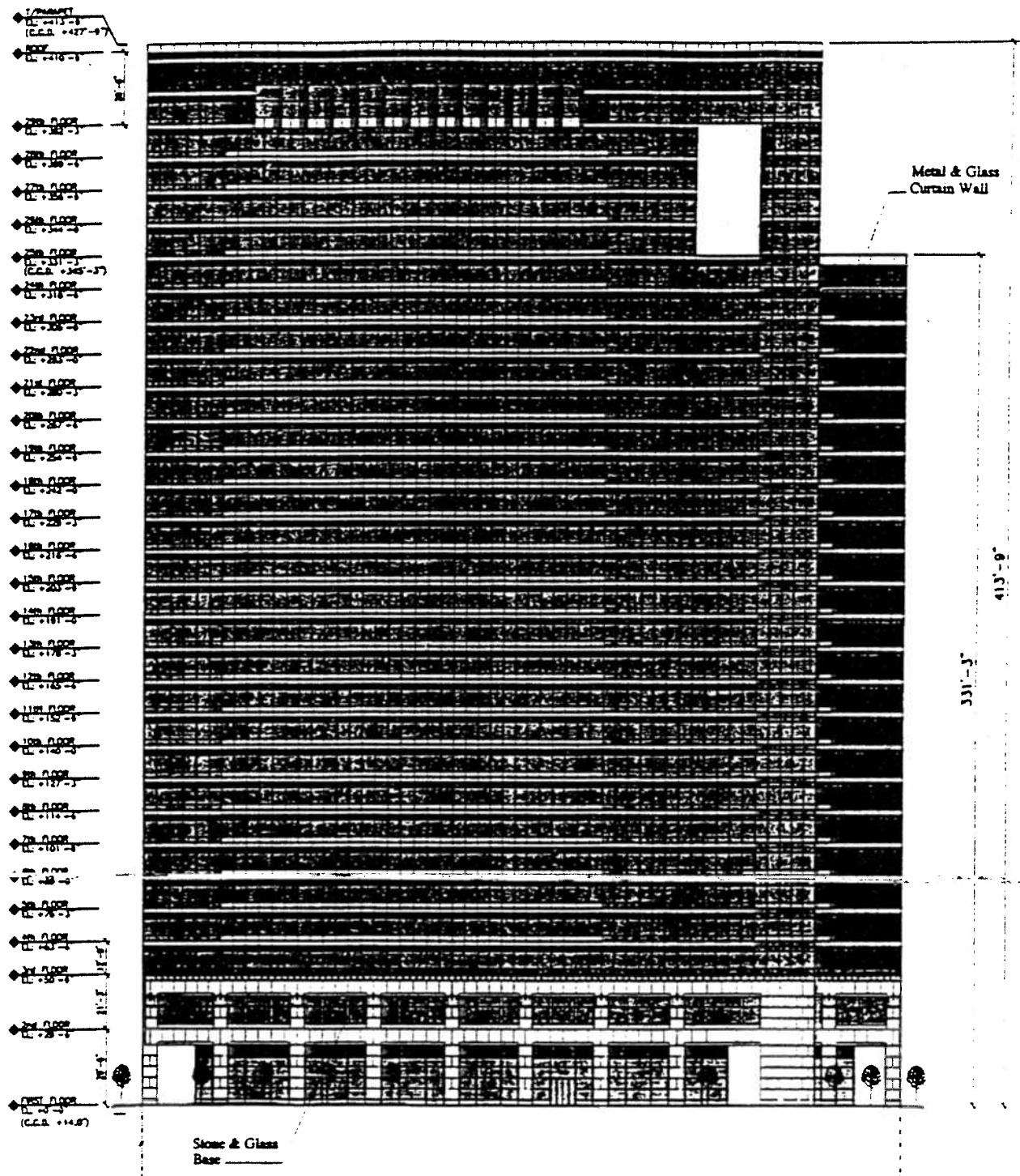
Applicant MKD/Hillock F23 Limited Partnership
 505 Venture Company, LLC
 Address 505 & 315 North State Street
 Chicago, Illinois 60610
 Date July 19, 2000
 Revised Date July 12, 2001

Site Sections.



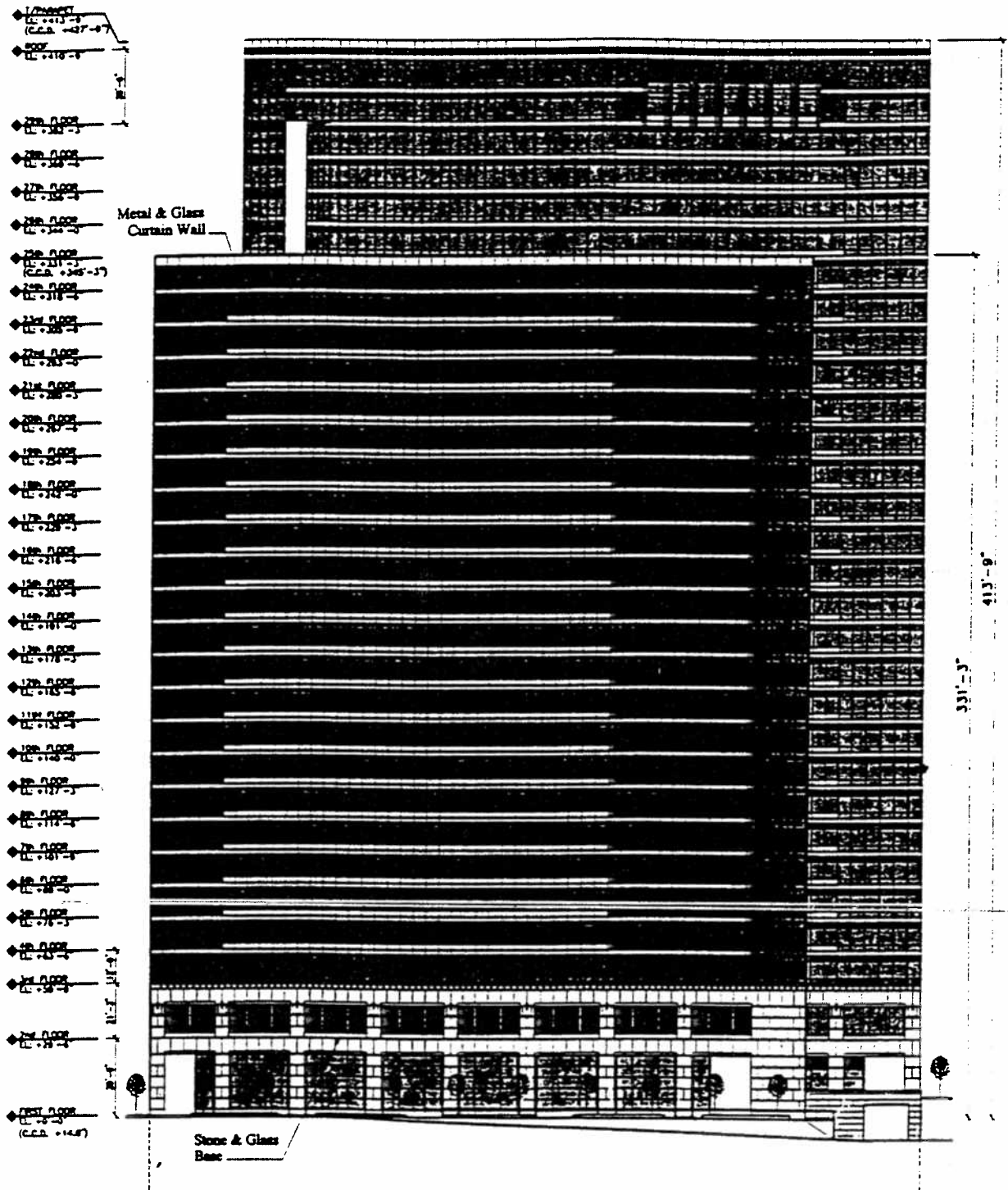
Applicant MKR/D/Busk 123 Limited Partnership
 505 Venture Company, LLC
 Address 505 & 515 North State Street
 Chicago, Illinois 60610
 Date July 19, 2000
 Revised Date July 12, 2001

North Elevation.



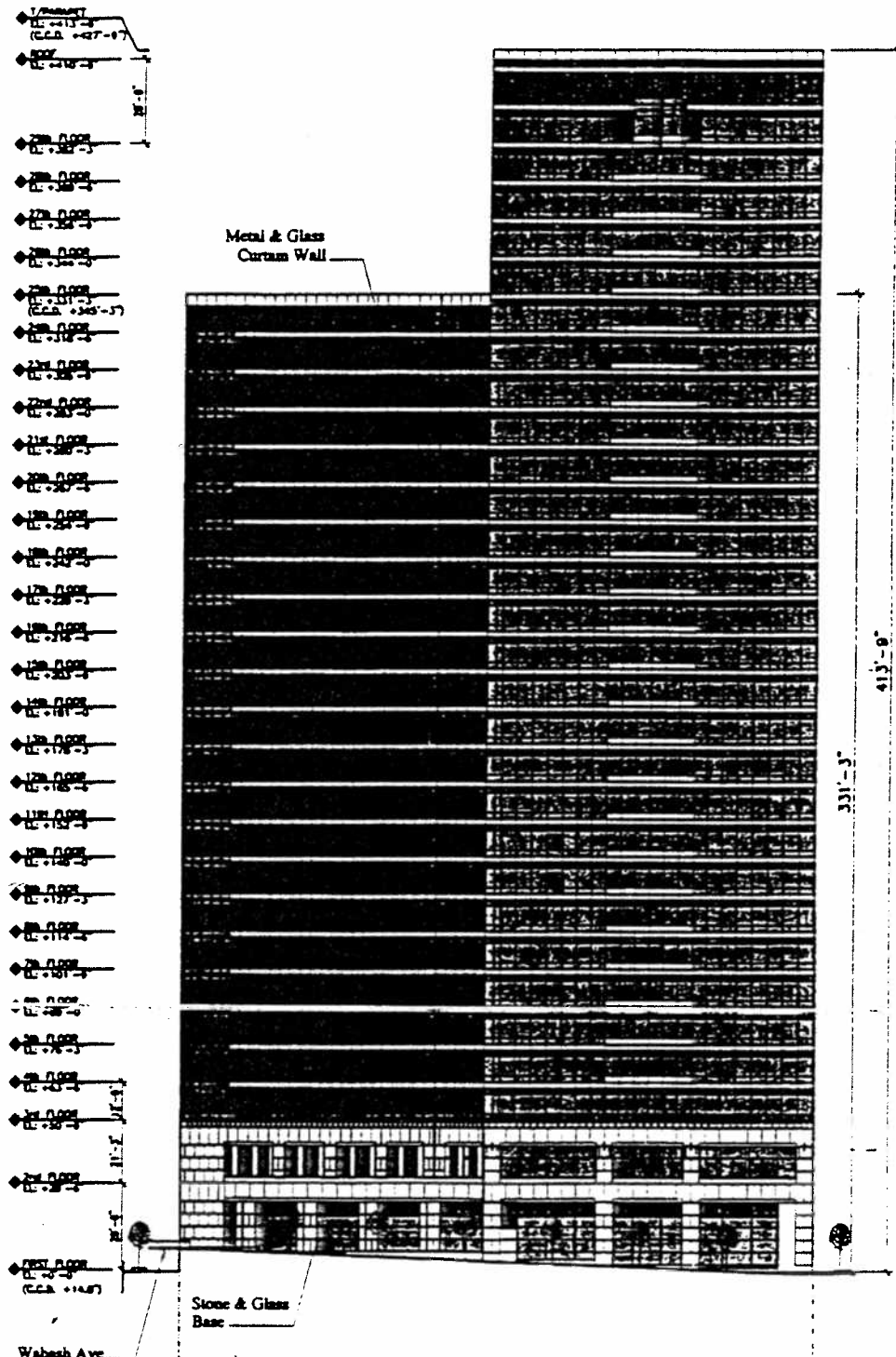
Applicant MKDG/Buck 123 Limited Partnership
 505 Venture Company, LLC
 Address 505 & 515 North State Street
 Chicago, Illinois 60610
 Date July 19, 2000
 Revised Date: July 12, 2001

South Elevation.



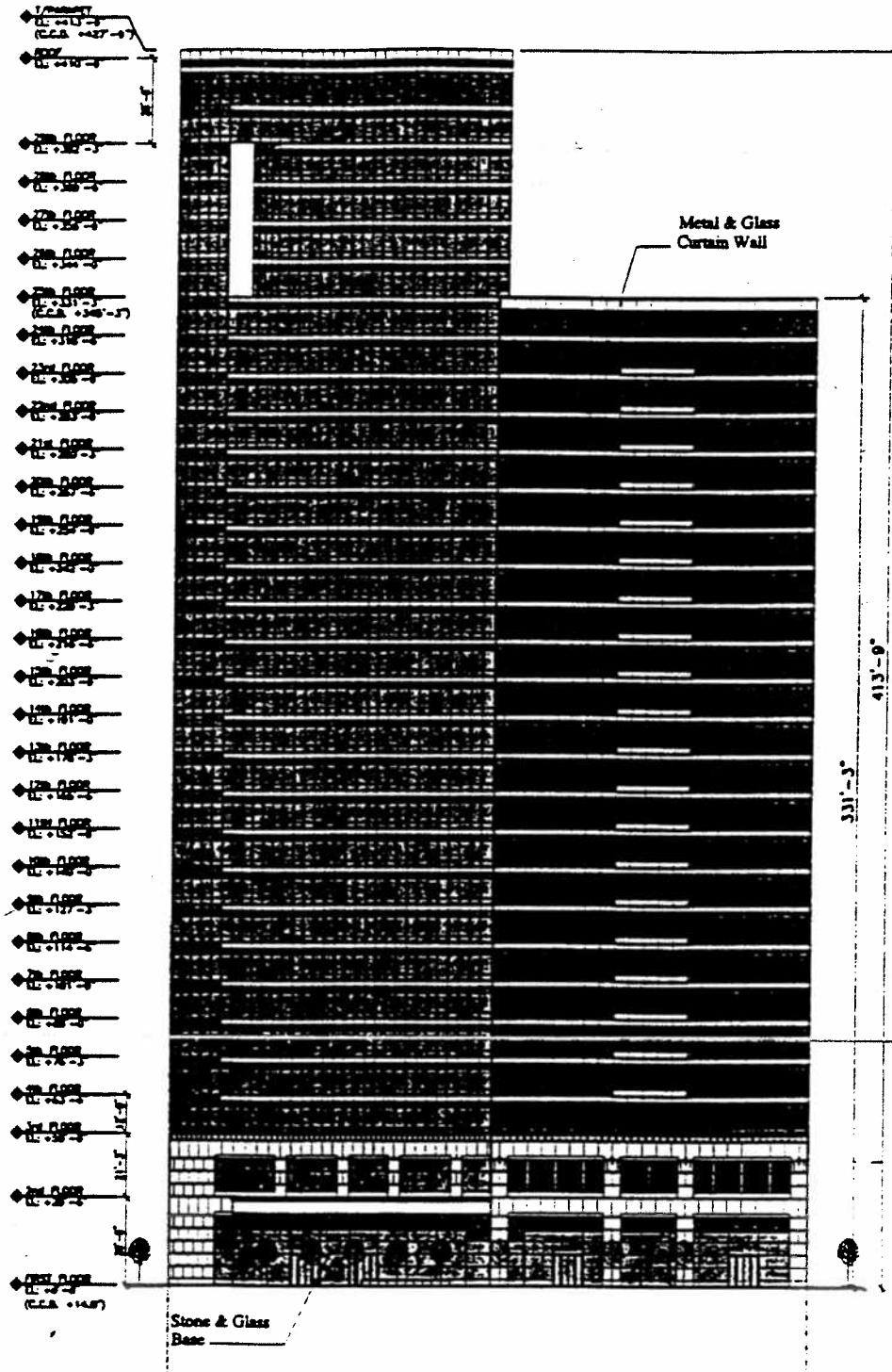
Applicant: MKDG/Buck 123 Limited Partnership
505 Venture Company, LLC
Address: 505 & 515 North State Street
Chicago, Illinois 60610
Date: July 19, 2000
Revised Date: July 12, 2001

East Elevation.



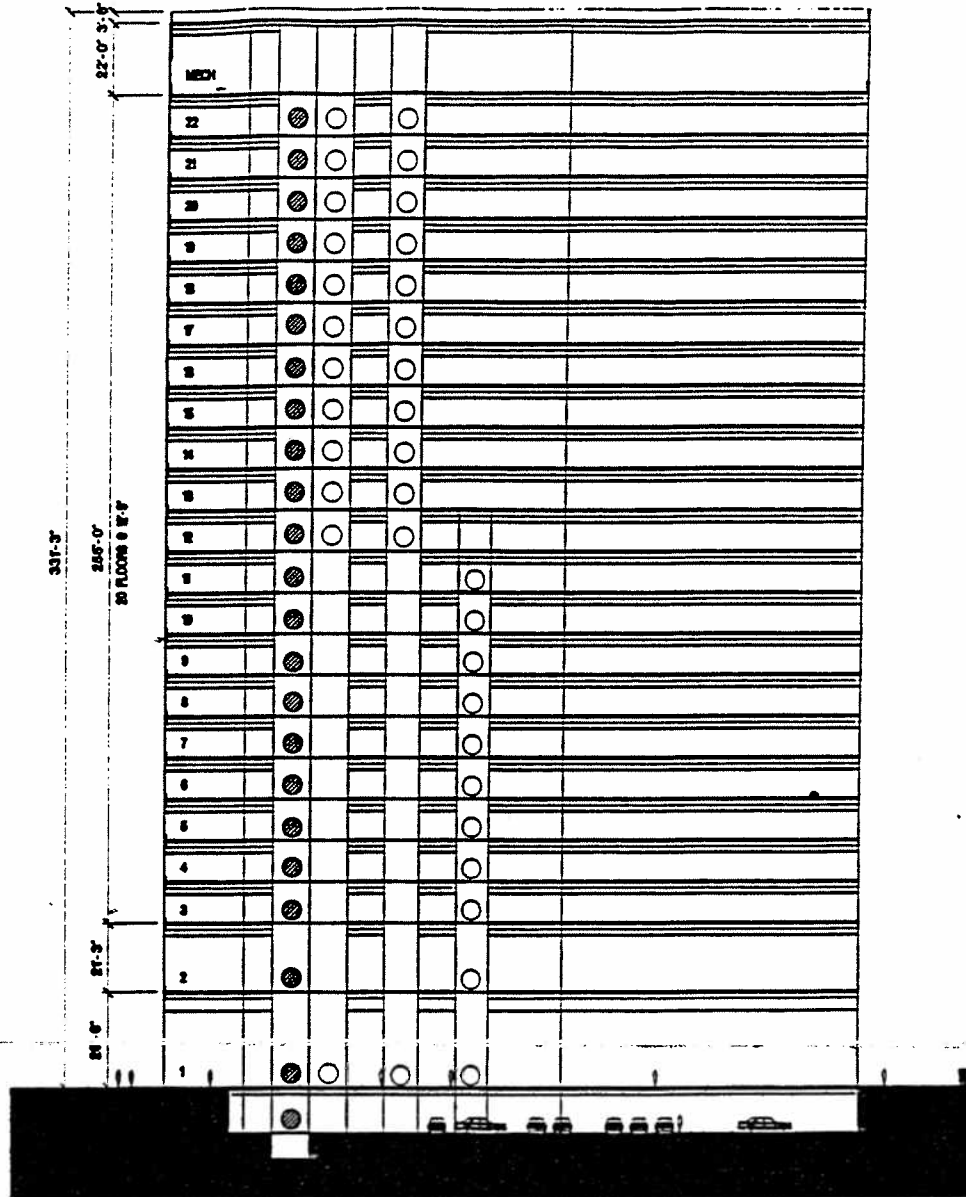
Applicant: MKDG/Buck 123 Limited Partnership
505 Venture Company, LLC
Address: 505 & 515 North State Street
Chicago, Illinois 60610
Date: July 19, 2000
Revised Date: July 12, 2001

West Elevation.



Applicant: MKDG/Buck 123 Limited Partnership
505 Venture Company, LLC
Address: 505 & 515 North State Street
Chicago, Illinois 60610
Date: July 19, 2000
Revised Date: July 12, 2001

Schematic Section.



Applicant: MKDG/Buck 123 Limited Partnership
505 Venmare Company, LLC
Address: 505 & 515 North State Street
Chicago, Illinois 60610
Date: July 19, 2000
Revised Date: July 12, 2001

○ PASSENGER ELEVATOR
⊗ SERVICE ELEVATOR