

1/18/2023

REPORTS OF COMMITTEES

A-8791  
59815

I hereby move for passage of the proposed ordinances and substitute ordinances transmitted herewith.

Respectfully submitted,

(Signed) THOMAS TUNNEY,  
Chairman.

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

Yeas -- Aldermen La Spata, Hopkins, Dowell, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Lee, Abarca, Quinn, Burke, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Brookins, Rodriguez, Tabares, Scott, Sigcho-Lopez, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Cardona, Waguespack, Rodriguez-Sanchez, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Tunney, Gardiner, Cappleman, Martin, Osterman, Hadden, Silverstein -- 48.

Nays -- None.

Alderman Cappleman 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 No. 1-E.* DX-12  
(Application No. A-8791)  
(Common Address: 39 -- 65 E. Huron St., 671 -- 679 N. Wabash Ave.  
And 664 -- 678 N. Rush St.)

[O2022-3599]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Residential-Business-Institutional Planned Development Number 889 symbols and indications as shown on Map Number 1-E in the area described as follows:

East Huron Street; North Rush Street; a line approximately 47.00 feet north of and parallel to East Erie Street; a line 150.00 feet west of and parallel to North Rush Street; a line approximately 109.00 feet south of and parallel to East Huron Street; and North Wabash Avenue,

to those of a DX-12 Downtown Mixed-Use District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map No. 1-H.*  
 (Application No. 22059T1)  
 (Common Address: 1863 W. Race Ave.)

[O2022-3902]

*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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 1-H in the area bounded by:

West Race Avenue; a line 96 feet east of and parallel to North Wolcott Avenue; the alley next south of and parallel to West Race Avenue; and a line 48 feet east of and parallel to North Wolcott Avenue,

to those of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District.

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

[Roof Deck; Garage Roof Deck; Yard Area; Basement; First, Second and Third Floor Plans; and North, South, East and West Building Elevations attached to this ordinance printed on pages 59818 through 59826 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:



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>

May 9, 2011

George B. Chapman  
Loebl Schlossman & Hackl  
233 North Michigan Avenue  
Suite 3000  
Chicago, IL 60601-5704

**Re: Administrative Relief request for Residential Business Institutional  
Planned Development No. 889, Saint James Commons Lobby  
Addition and Renovation, 65 East Huron Street**

Dear Mr. Chapman:

Please be advised that your request for a minor change to Residential Business Institutional Planned Development No. 889 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. 12 of the Planned Development (PD).

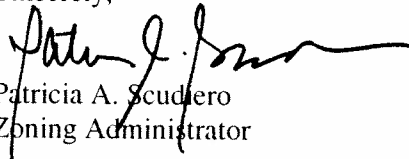
The PD, as amended, was passed by the City Council on February 8, 2006, and proposed a mixed-use high rise tower at this location. The tower is no longer proposed and the property owner, the Bishops and Trustees of the Protestant and Episcopal Church, is proposing to retain the existing office building adjacent to the Cathedral of Saint James, and renovate the upper level office spaces in the future. Currently, improvements are underway to replace the existing plaza level concrete paving with granite pavers and to improve the landscaping in the courtyard to the north of the existing office building.

At this time, you are requesting to construct a new entrance lobby and to renovate the lower level of the existing office building originally slated for demolition in the PD.

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. However, as you know, pursuant to Statement No. 16 of the PD, unless substantial construction of the proposed mixed-use high rise building contemplated by the PD has commenced within six years following adoption of the PD, the PD shall expire.

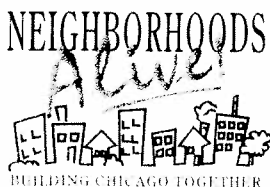
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Institutional Planned Development No. 889, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Main file



At this time, I move for passage of the ordinances and substitute ordinances transmitted herewith.

Again, please let the record reflect that I abstain from voting on Application Numbers 15301, 15298, 15300, 15316, 14875 and 15223 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 ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Flores, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 49.

*Nays* -- None.

Alderman Beavers 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 15258)

RBIPD 889, 99

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Residential Business Institutional Planned Development Number 889 symbols and indications as shown on Map Number 1-E in the area bounded by:

East Huron Street; North Rush Street; a line approximately 47.05 feet north of and parallel to East Erie Street; a line approximately 150.385 feet west of and parallel to North Rush Street; a line approximately 109.046 feet south of and parallel to East Huron Street; and North Wabash Avenue,

to those of Residential-Business-Institutional Planned Development Number 889, as amended, and a corresponding use district is hereby established in the area above described.

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

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

*Residential-Business-Institutional Planned Development  
Number 889, As Amended.*

*Plan Of Development Statements*

1. The area delineated herein as Residential-Business-Institutional Planned Development Number 889, as amended (the "Planned Development"), consists of approximately forty-two thousand one hundred twenty-eight and five-tenths (42,128.5) net square feet (approximately ninety-seven hundredths (0.97) acres) of property located in the area generally bounded on the north by East Huron Street; on the east by North Rush Street; on the south by East Erie Street; and on the west by North Wabash Avenue (the "Property"). For purposes of this Planned Development, the Property is controlled by the applicant, Huron-Rush L.L.C., a Delaware limited liability company.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant, its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors and their respective successors and assigns. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors and their respective successors and assigns. Furthermore, pursuant to the requirements of Section 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 statement 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 of the Property. For purposes of this Planned Development, where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. In addition, where portions of the improvements located on the Property are owned by different persons, the term "owners" shall mean all of the owners (including any condominium association(s) with respect to any portions of the Property that consist of condominiums and all legal titleholders to any portions of the Property and any and all ground lessors of any portions of the Property). Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder with respect to the portion of the Property so transferred.

4. This plan of development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; and the following documents prepared by DeStefano Partners dated November 1, 2005, and revised as of December 15, 2005 (collectively, the "Plans"): an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site Plan; a Landscape Plan; Building Elevations; Basement Parking Plan; Upper Green Roof Plan; Lower Green Roof Plan; Plaza Plans; and Lower Level Planting Terrace; and Level 12 Parking with Dog Run. Full-sized copies of the Plans are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The following uses of the Property shall be permitted: dwelling units; accessory and non-accessory parking; loading; banks, business and

professional offices; retail, service and commercial facilities, including but not limited to health clubs; telecommunications facilities, including but not limited to antennas and satellite dishes, which shall be appropriately screened; hotels; churches, rectories and religious and charitable institutions; and all other uses allowed as permitted in the DX-12 Downtown Mixed-Use District.

6. Business identification signs shall be permitted upon the Property provided that such signs are compatible with the character of development authorized by this Planned Development and with the character of the area in which it is located. Temporary signs such as construction and marketing signs and temporary business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Plans described in Statement 4 above, and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance.
8. In addition to the maximum building height and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") and Building Height, the definition in the Chicago Zoning Ordinance in effect as of the date hereof shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, such floor area shall not include (a) floor area devoted to mechanical equipment and storage areas within the building and (b) any floor area associated with parking and loading areas. The calculation of F.A.R. shall be based on the net site area of the Planned Development. In addition, the calculation of building height shall not include elevator shafts, ingress/egress towers, mechanical penthouses and enclosures, telecommunications facilities or architectural design elements such as spires.
10. All work proposed 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. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.

11. The maximum permitted F.A.R. identified in the Bulk Regulations and Data Table is equal to the DX-12 Downtown Mixed-Use District base F.A.R. of twelve and zero-tenths (12.0) plus the grant of floor area premiums for associated amenities set forth in the Bulk Regulations and Data Table. Notwithstanding the above, the applicant may reallocate F.A.R. premiums or substitute other bonusable amenities as identified in the Chicago Zoning Ordinance, subject to the review and approval of the Commissioner of the Department of Planning and Development.
12. The requirements of the Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon application and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. Notwithstanding the provisions of Section 17-13-0611 of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks and an increase of the maximum percent of land covered; provided, however, any permit to demolish the existing improvements known as the "Cathedral of Saint James" shall be issued only upon receipt of written approval by the Commissioner of the Department of Planning and Development.
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 agrees that it shall design, construct and maintain all buildings located upon the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating. The applicant commits to a L.E.E.D. certified building and a green roof totaling ten thousand seventy-three (10,073) square feet (eight thousand seventy-three (8,073) square feet upper and two thousand (2,000) square feet lower).
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 new 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 at the time of application for a building permit.



15. Pursuant to Section 17-4-1004, et seq. of the City of Chicago Zoning Ordinance (Affordable Housing), the applicant has asked for an increase in F.A.R. for the Property. The applicant hereby acknowledges that, according to Section 17-4-1004D of the Chicago Zoning Ordinance, the total floor area devoted to affordable housing units must equal at least twenty-five percent (25%) of the total increase in floor area allowed pursuant to the aforementioned bonus or a cash payment must be made to the City of Chicago Affordable Housing Opportunity Fund based on the increase in allowable floor area multiplied by eighty percent (80%) of the median cost of land per buildable square foot. Based on Section 17-4-1004D, the applicant has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount of One Million Five Hundred Fifty Thousand Three Hundred Twenty-nine Dollars (\$1,550,329). Prior to the issuance of permits, the applicant will enter into an Affordable Housing Agreement with the Chicago Department of Housing or provide a letter of credit or other security in an amount equal to the cash contribution. The applicant must comply with Section 17-4-1004 (Affordable Housing) of the Chicago Zoning Ordinance, which sections are hereby incorporated into this Planned Development. The Affordable Housing Agreement required by Section 17-4-1004-E9 is also incorporated into this Planned Development.
16. Unless substantial construction of the new building contemplated by this amended Planned Development ordinance has commenced within six (6) years following adoption of this amended Planned Development ordinance, and unless completion of such building is pursued thereafter, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to the pre-existing classification of 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 that good cause for such an extension is shown.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site Plan; Landscape Plan; Building Elevations; Basement Parking Plan; Upper Green Roof Plan; Lower Green Roof Plan; Exhibits "A", "B", "C" and "D" Plaza Plans; Lower Level Planting Terrace; and Level 12 Parking with Dog Run referred to in these Plan of Development Statements printed on pages 70321 through 70338 of this *Journal*.]

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

*Bulk Regulations And Data Table.*

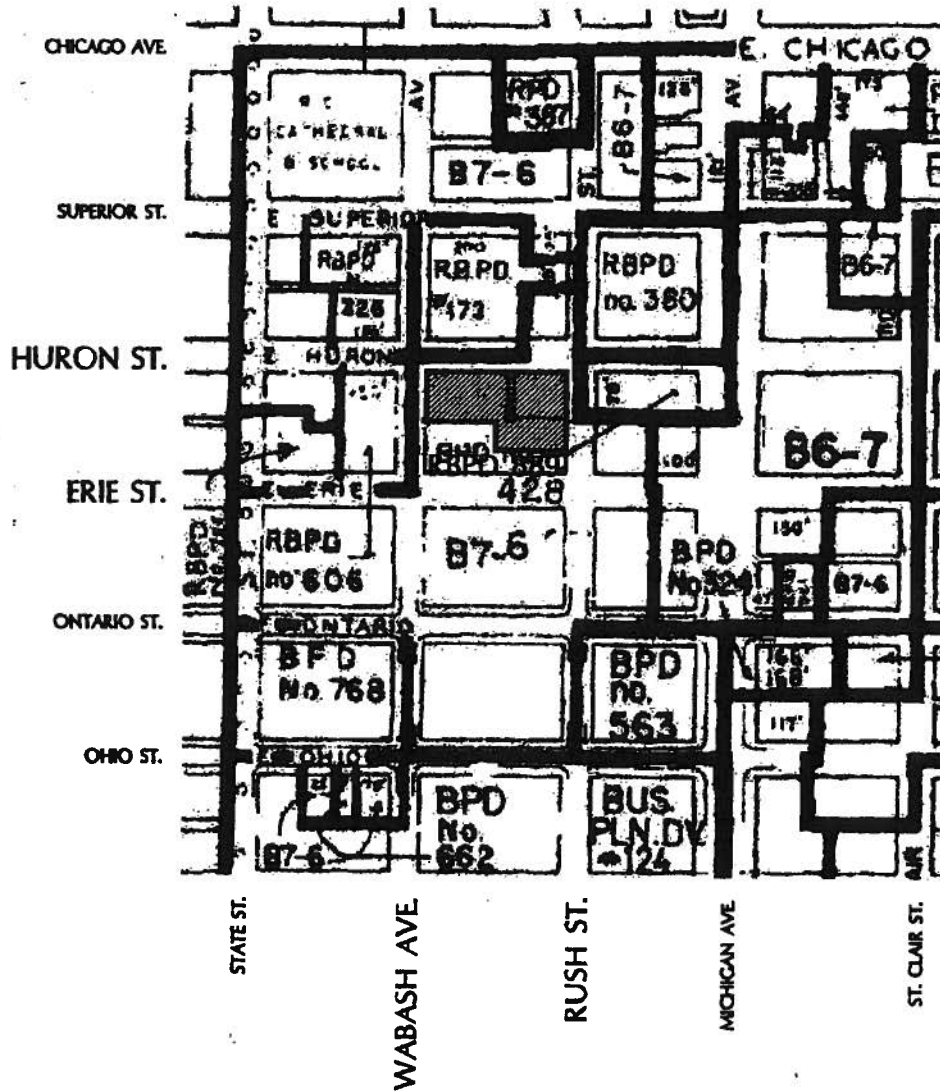
Gross Site Area (66,110.5 square feet) = Net Site Area (42,128.5 square feet) + Area in Public Rights-of-way (23,982 square feet):

Net Site Area:	±42,128.5 square feet
Base Floor Area Ratio:	12.0
Maximum Floor Area Ratio:	18.85*
Maximum Number of Dwelling Units:	330
Minimum Number of Off-Street Parking Spaces:	1 per dwelling unit
Minimum Number of Off-Street Loading Berths:	2 berths, each 10 feet by 25 feet
Maximum Percentage of Land Covered:	.78
Minimum Setbacks from Property Line:	As per the Site Plan
Maximum Building Height:	750 feet
Public Plaza (Section 17-4-1005):	1.238
Upper-Level Setbacks (Section 17-4-1013):	3.0
Lower-Level Planting Terrace (Section 17-4-1014):	0.104
Green Roof (Section 17-4-1015):	0.369
Underground Parking and Loading (Section 17-4-1016):	0.299
Affordable Housing (Section 17-4-1004):	1.84

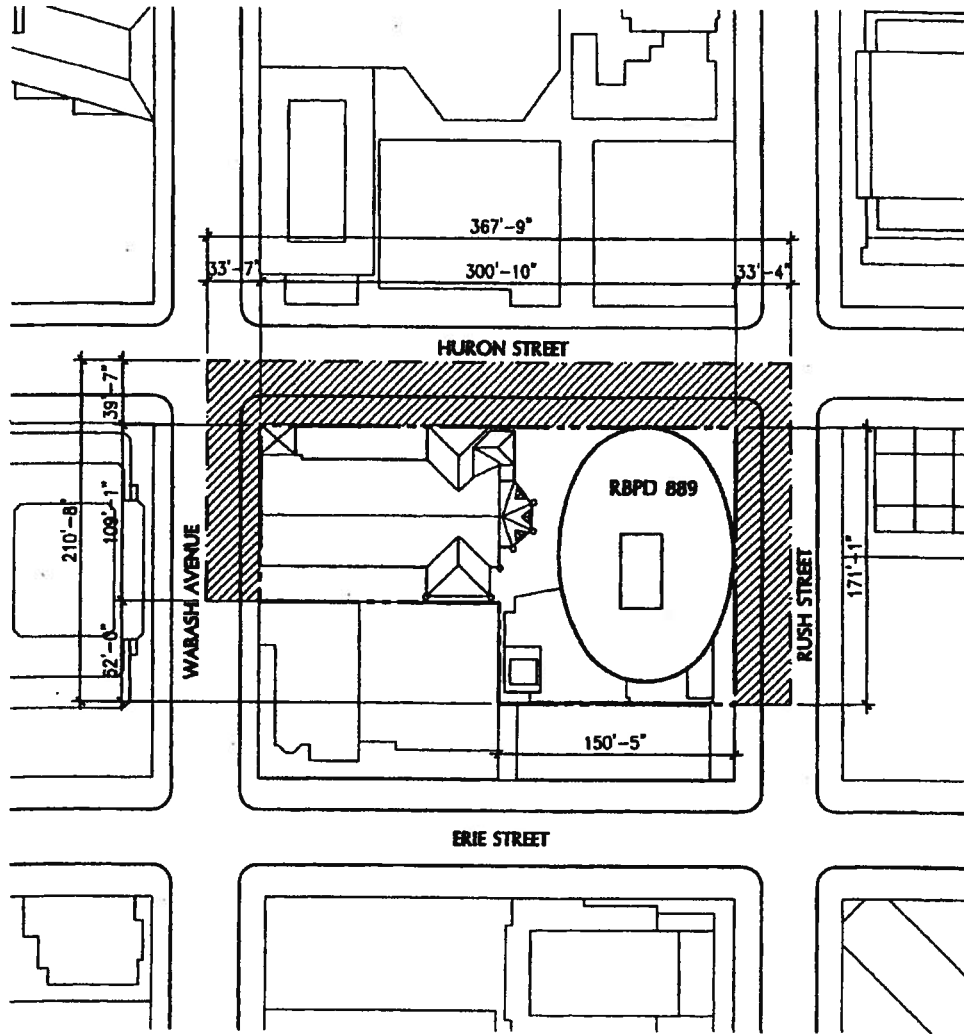
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\* The maximum Floor Area Ratio is based on a base floor area of 12.0 plus the following bonuses:

Existing Zoning Map.



Planned Development Boundary And Property Line Map.

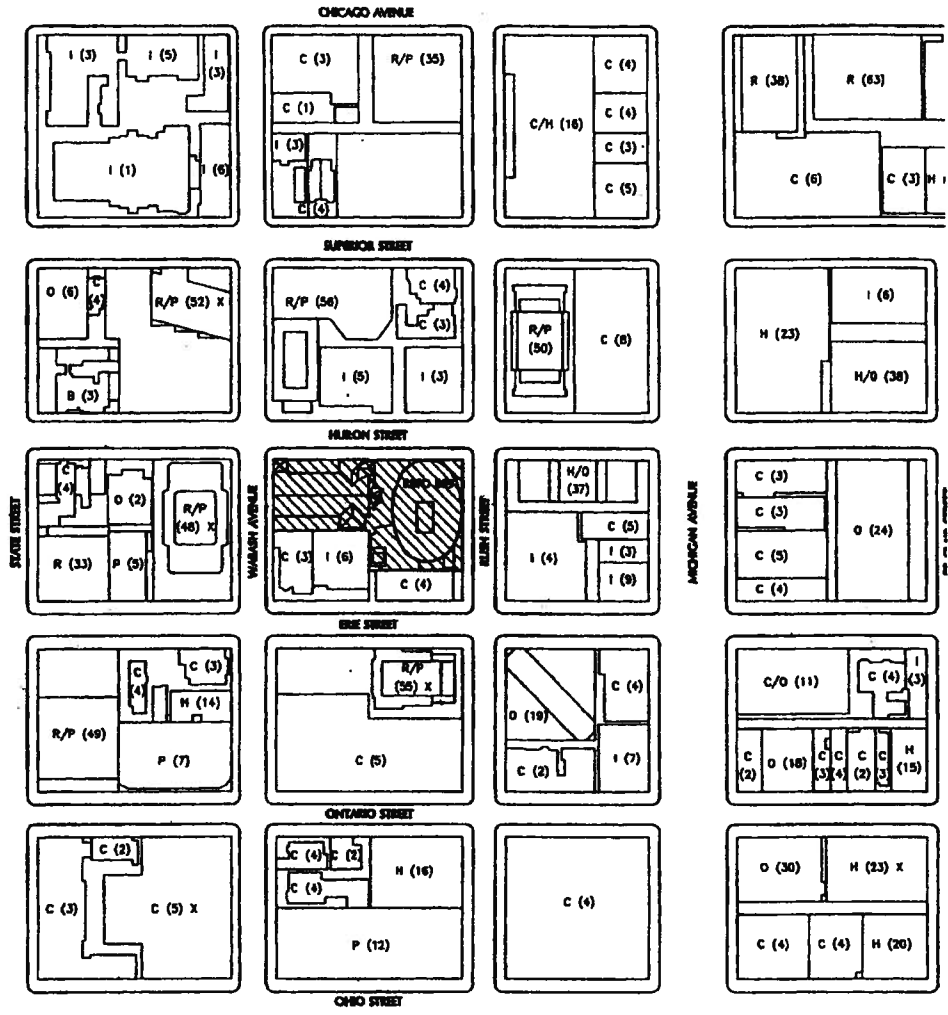


LEGEND	
PLANNED DEVELOPMENT BOUNDARY	— · — · —
PROPERTY LINE	— · — · —
PUBLIC RIGHT OF WAY	////

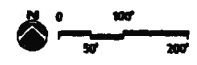
PLANNED DEVELOPMENT AREA = 66,110  
NET SITE AREA (PROPERTY AREA) = 42,128 SF



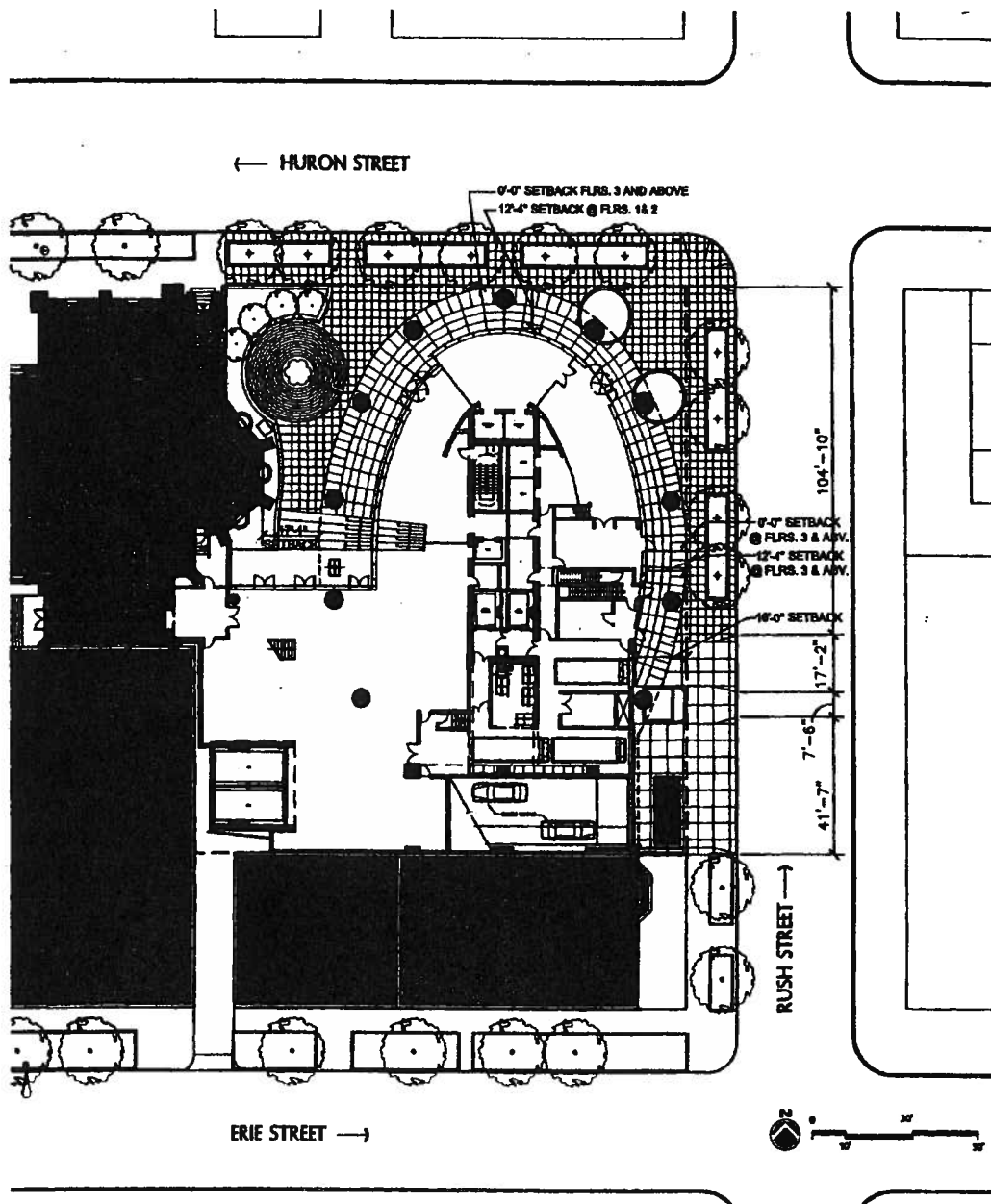
Existing Land-Use Map.



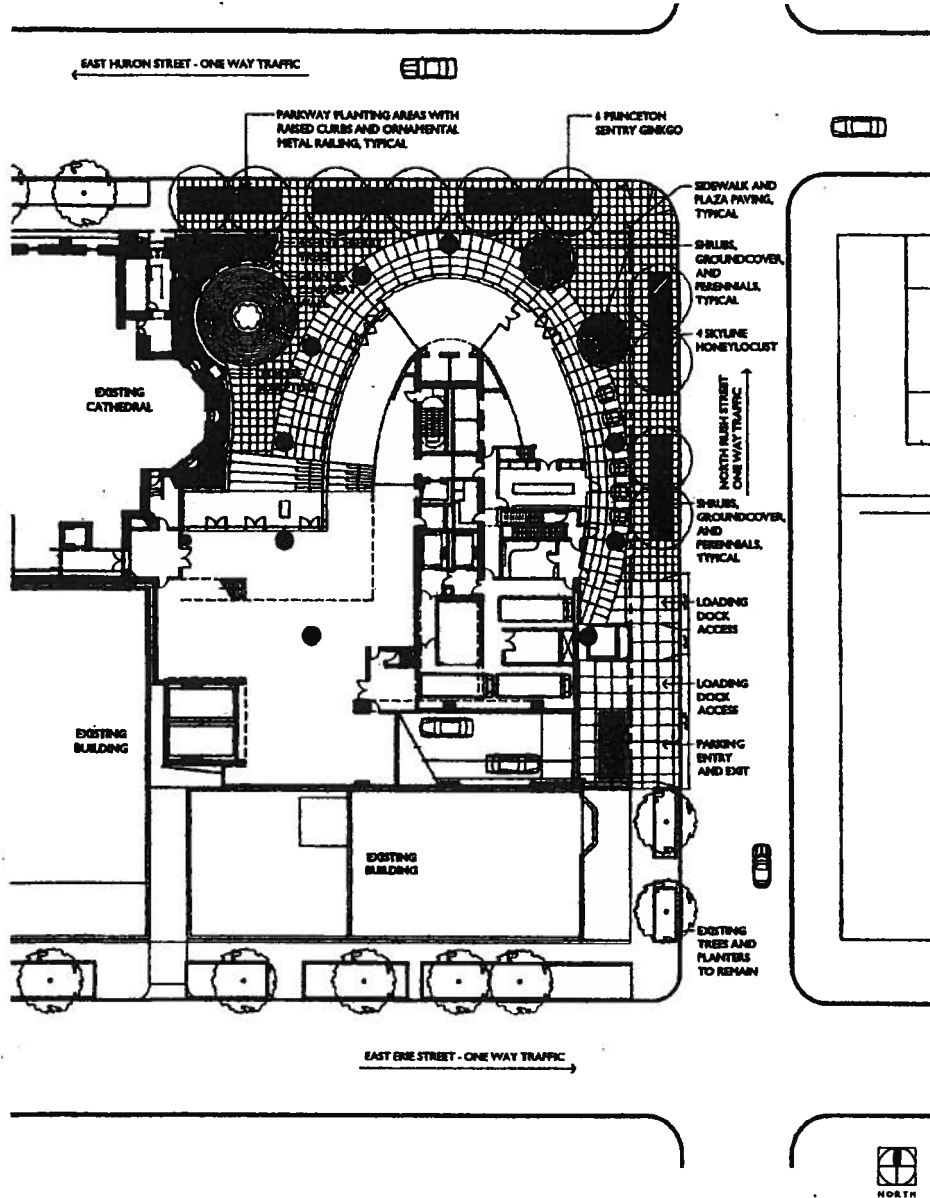
**LEGEND:**  
 LAND USE (F OF FLOORS)  
 R = RESIDENTIAL  
 H = HOTEL  
 O = OFFICE  
 C = COMMERCIAL  
 I = INSTITUTIONAL  
 P = PARKING  
 X = UNDER CONSTRUCTION



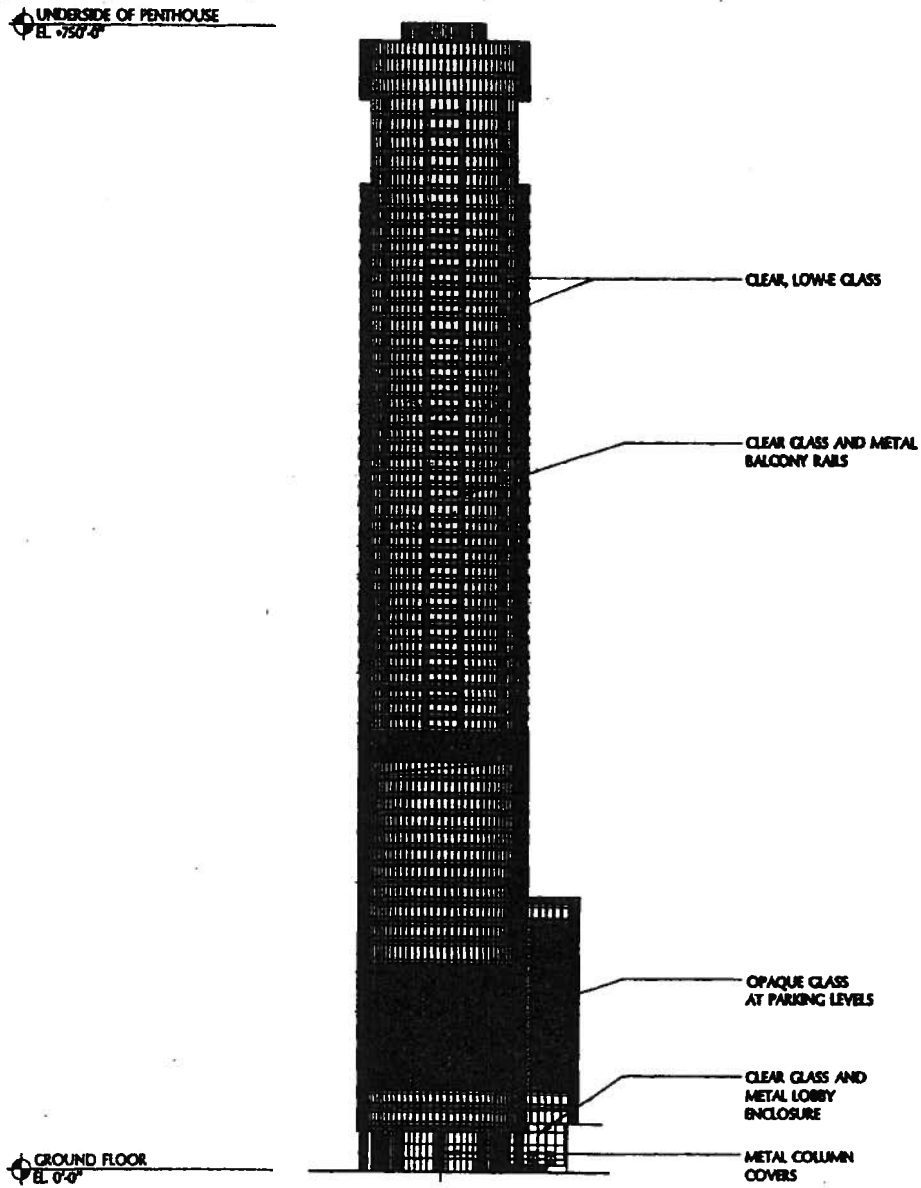
Site Plan.



Landscape Plan.



North Elevation.





East Elevation.

UNDERSIDE OF PENTHOUSE  
EL. 750'-0"



CLEAR, LOW-E GLASS

CLEAR GLASS AND METAL  
BALCONY RAILS

OPAQUE GLASS  
AT PARKING LEVELS

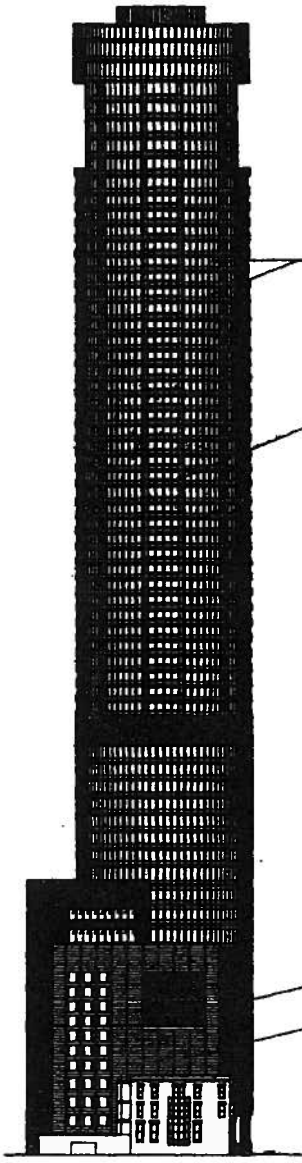
CLEAR GLASS AND  
METAL LOBBY  
ENCLOSURE

METAL COLUMN  
COVERS

GROUND FLOOR  
EL. 0'-0"

South Elevation.

UNDERSIDE OF PENTHOUSE  
EL. +750'-0"



CLEAR, LOWE GLASS

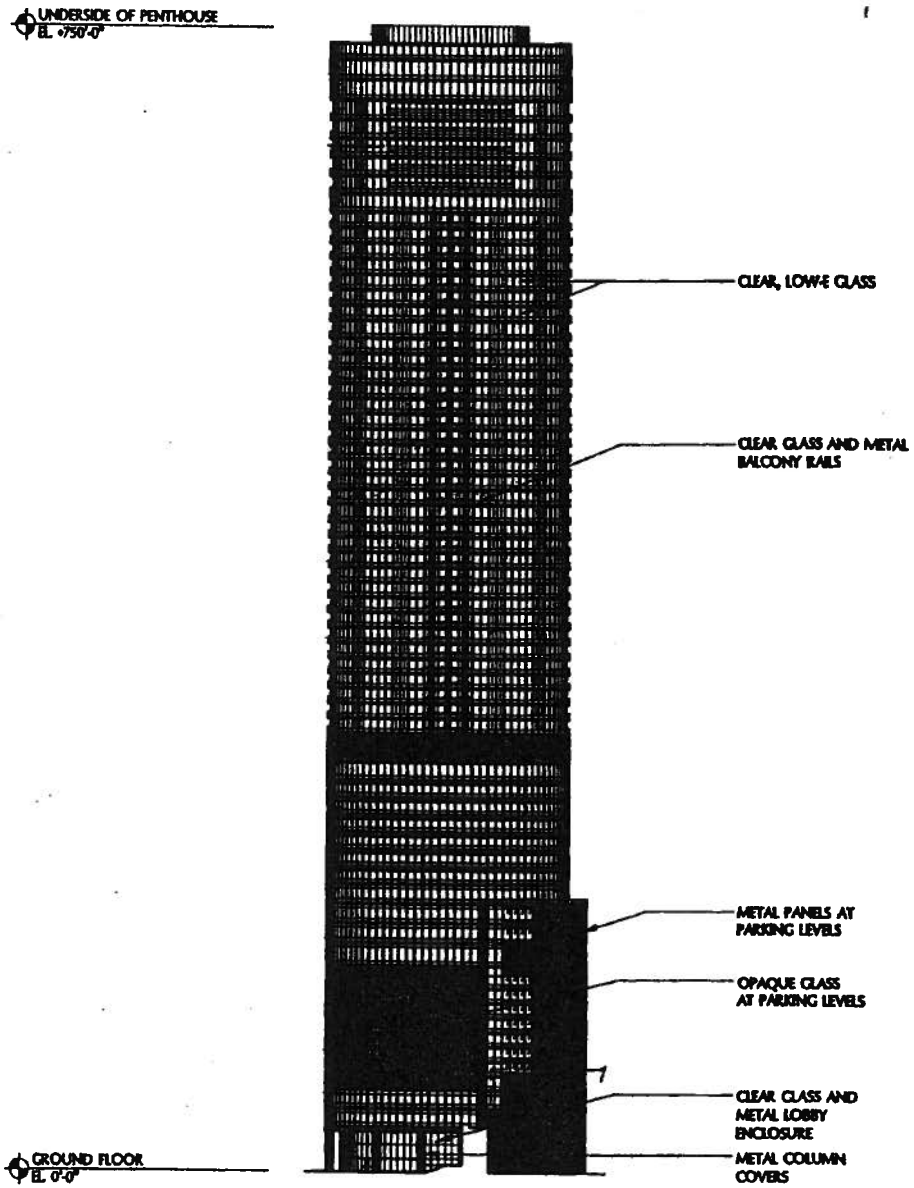
CLEAR GLASS AND METAL  
BALCONY RAILS

OPAQUE GLASS  
AT PARKING LEVELS

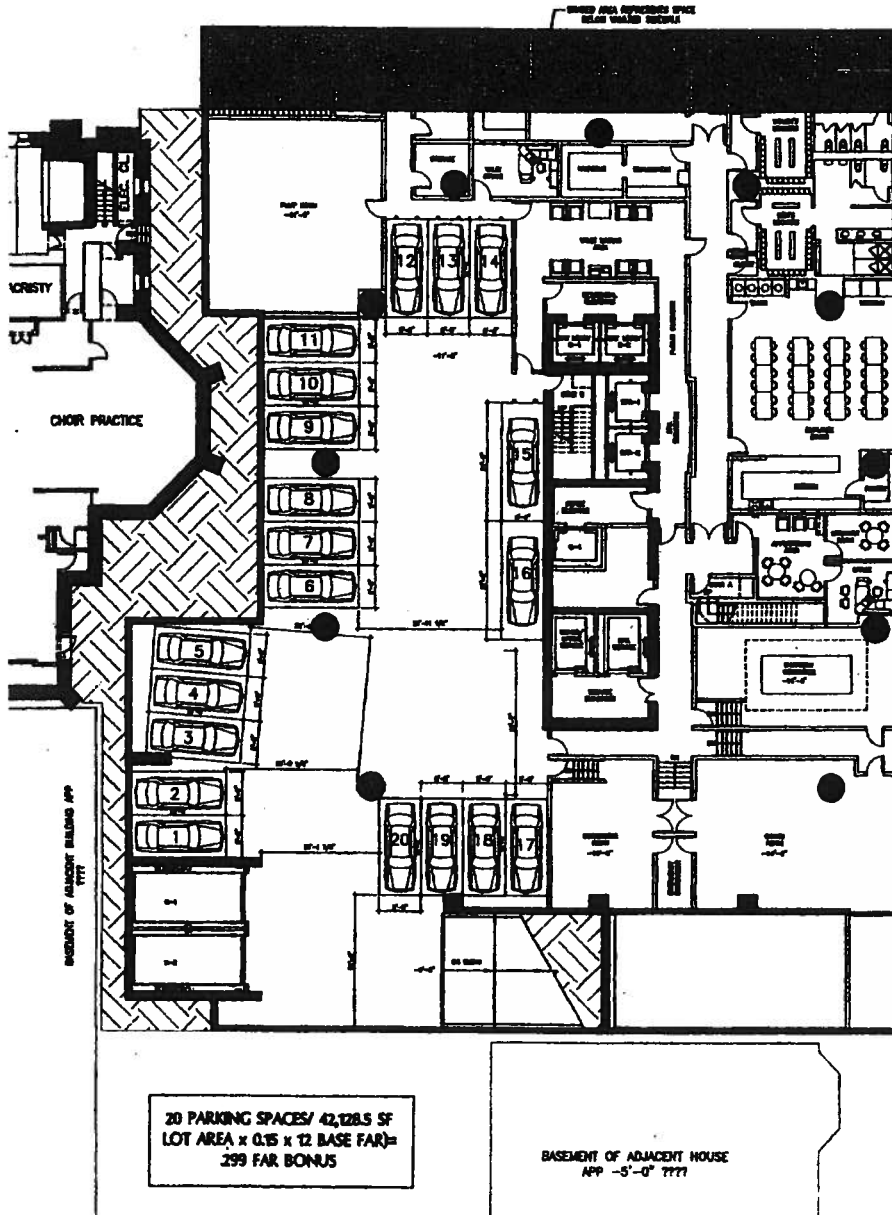
PRECAST CONCRETE  
AT PARKING LEVELS

GROUND FLOOR  
R.P.P.

West Elevation.

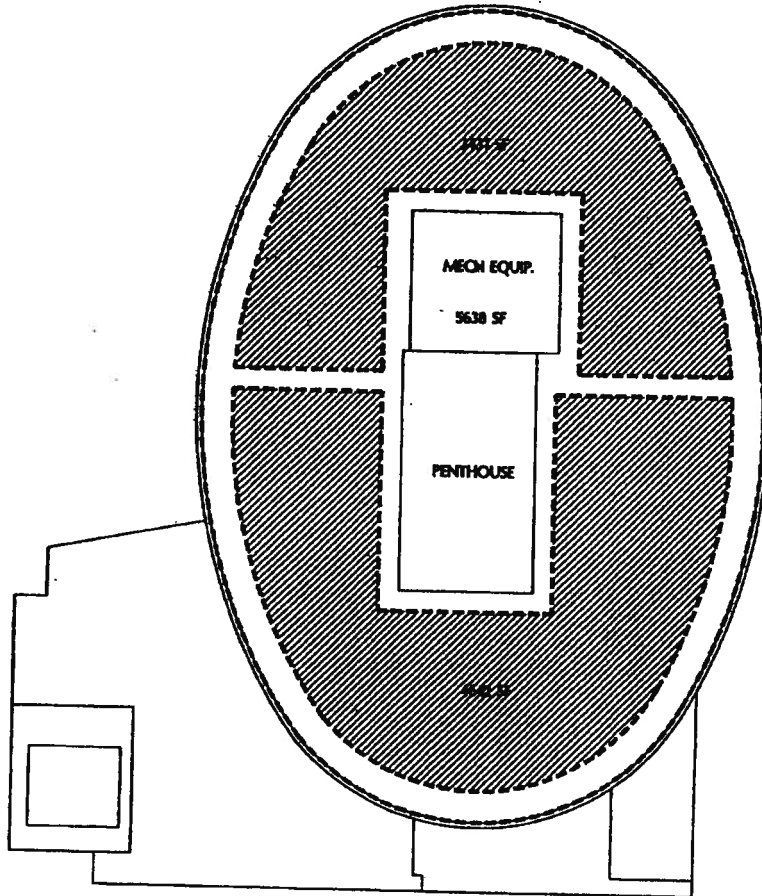


Basement Parking Plan.



Upper Green Roof Plan.

14,138 SF GROSS ROOF AREA  
5638 SF MECHANICAL AREA  
8073 SF NET ROOF AREA  
8073 GREEN ROOF AREA



Lower Green Roof Plan.

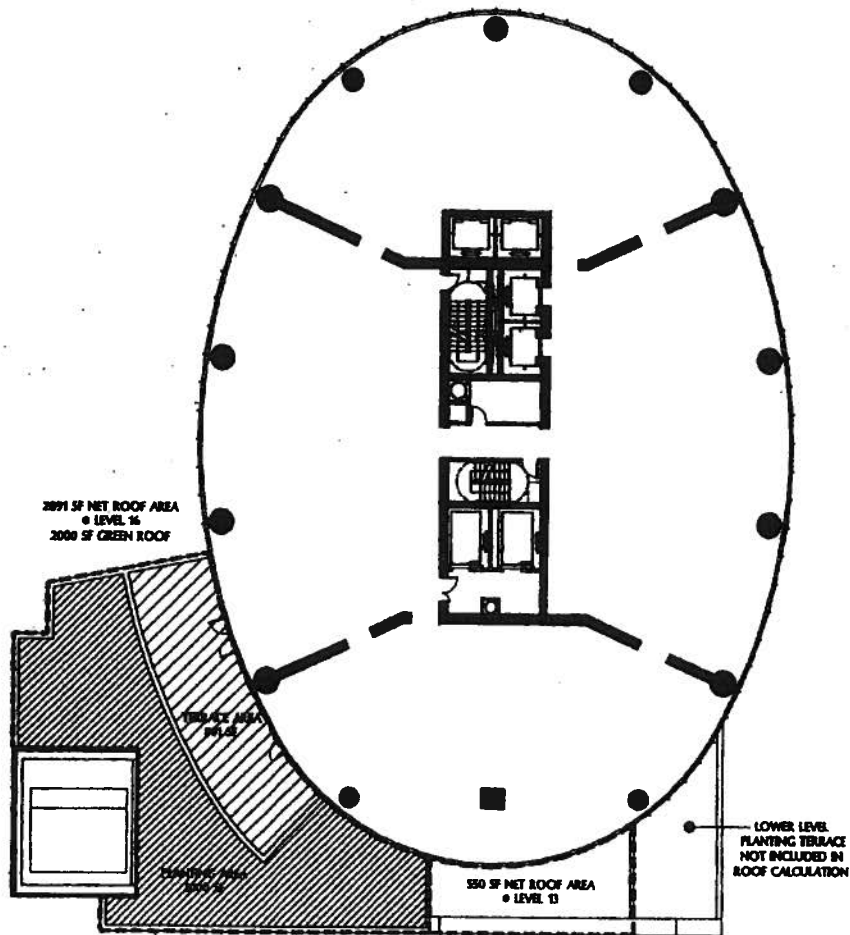


Exhibit "A".

Plaza Plan And Area.

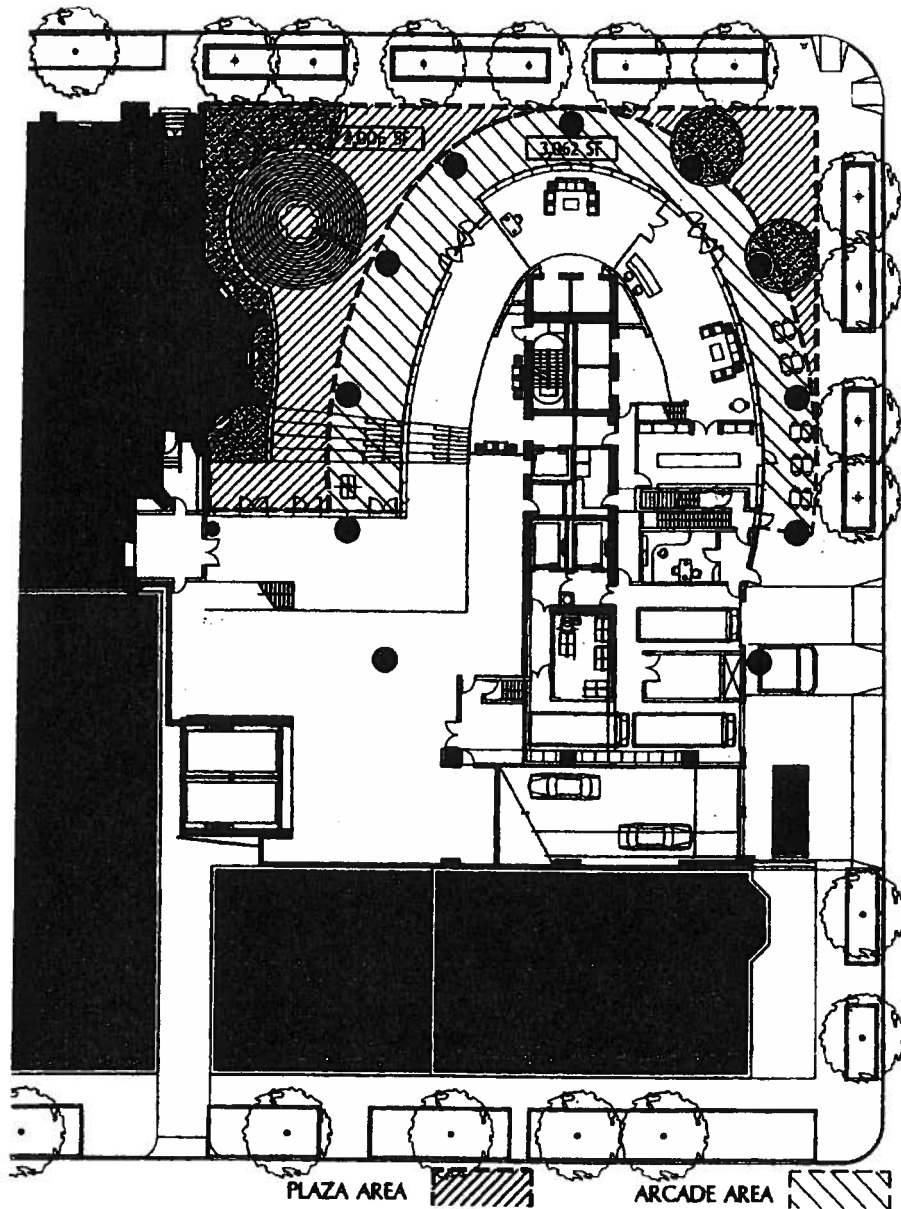


Exhibit "B".

Plaza Plan And Landscape Area.

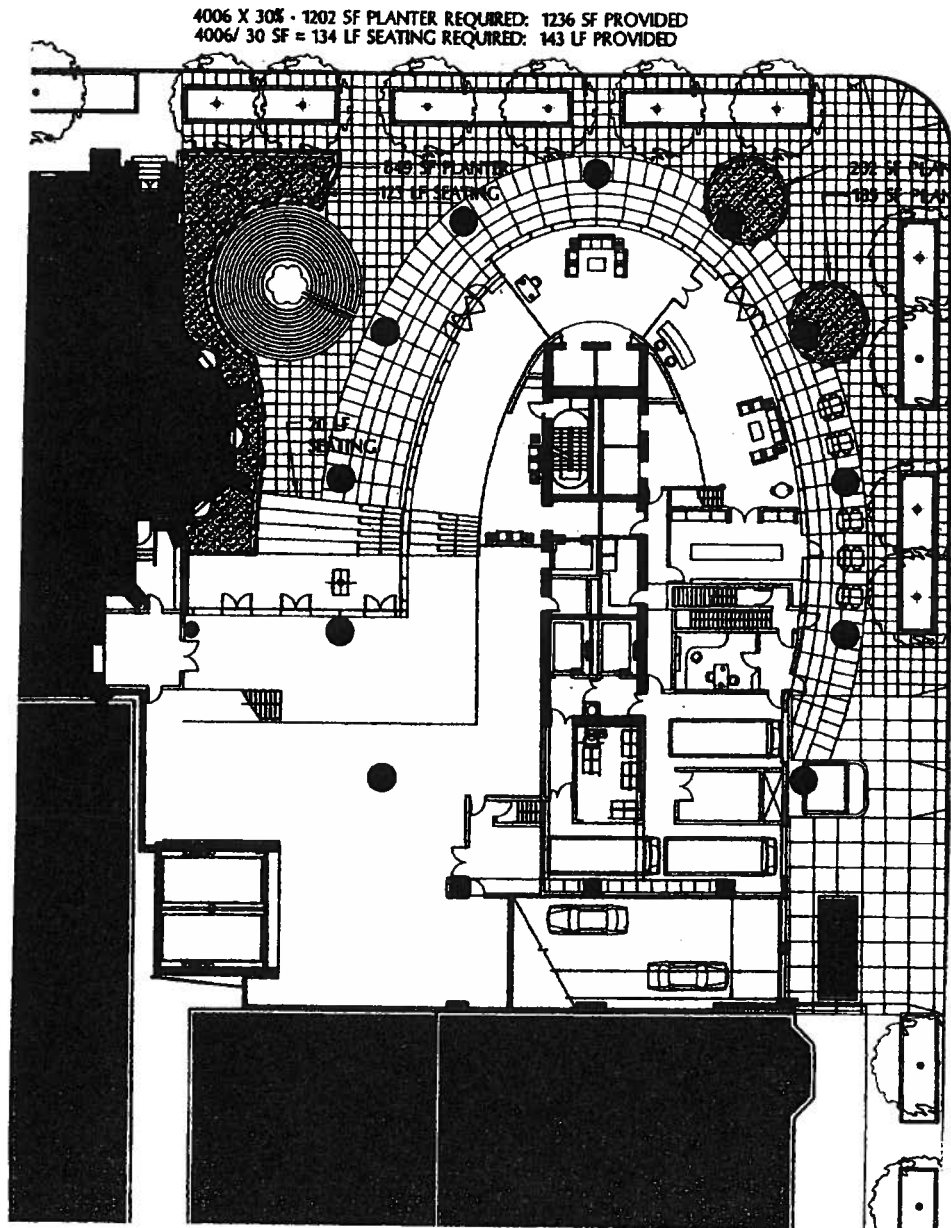




Exhibit "C".  
Plaza Plan And Perimeter.

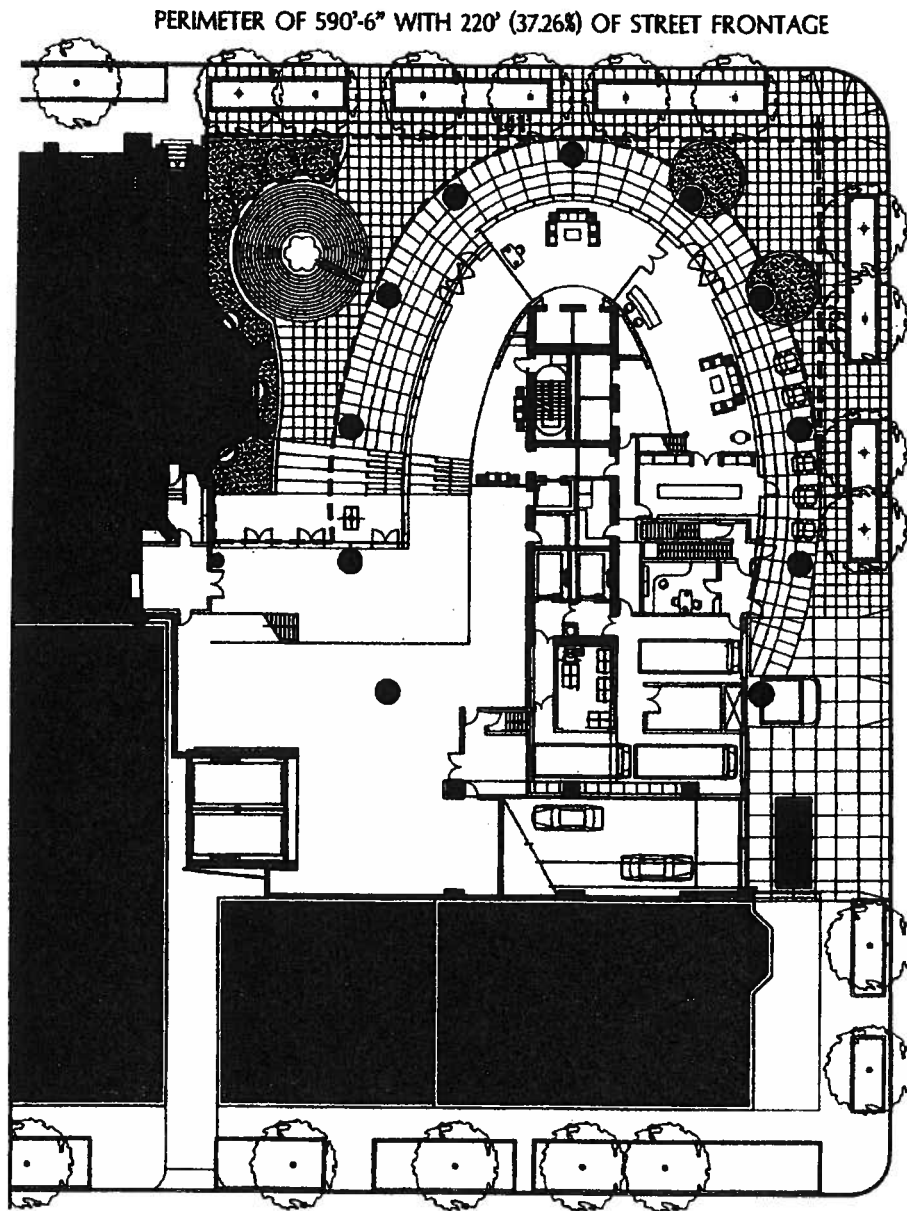
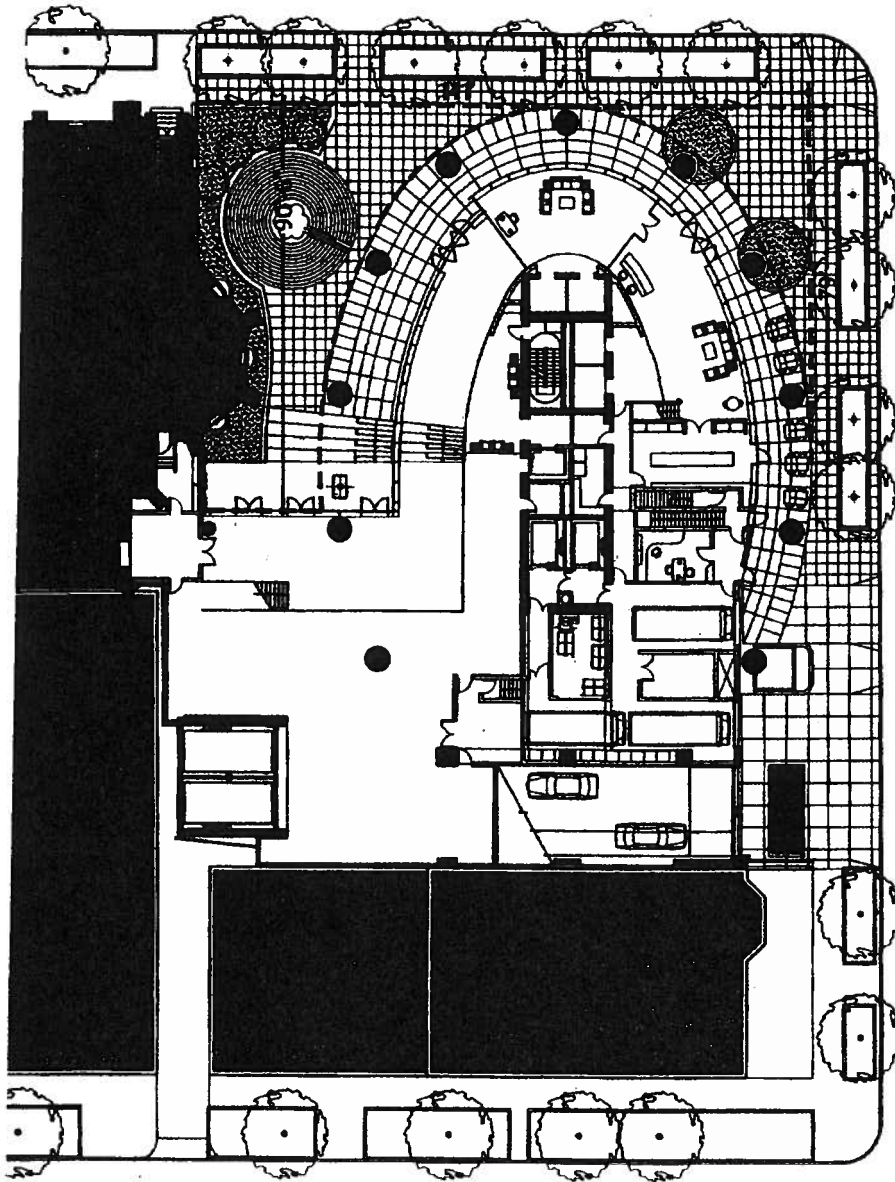
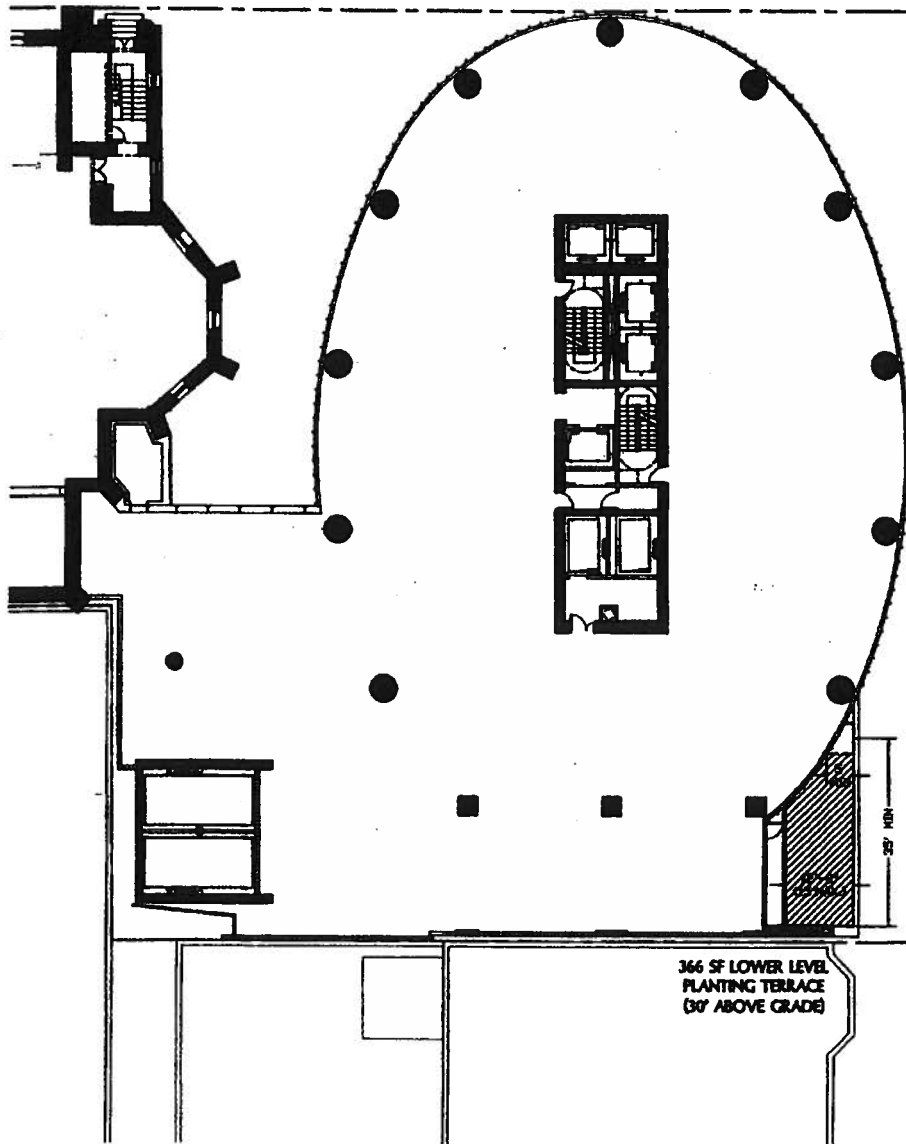


Exhibit "D".

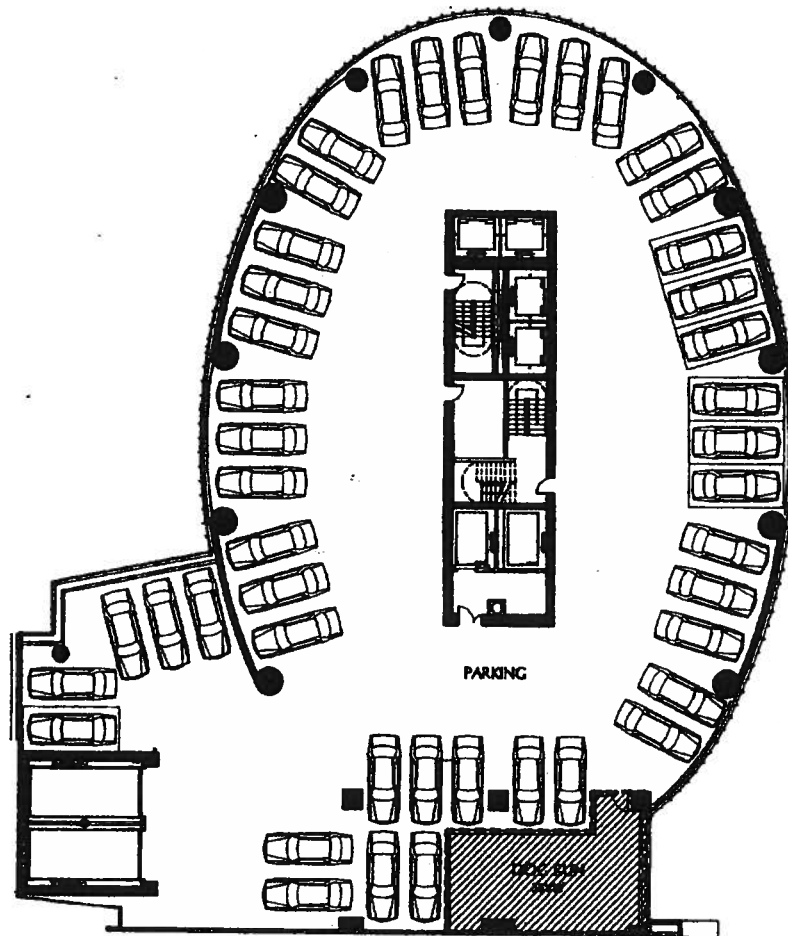
Plaza Plan And Proportion.



Lower Level Planting Terrace.



Level 12 Parking With Dog Run.



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

*Yeas* -- Aldermen Flores, Haithcock, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colon, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore -- 48.

*Nays* - None.

Alderman Beavers 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 14003) *RBPD 889*

*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 current B7-6 General Central Business District symbols and indications as shown on Map Number 1-E in the area bounded by:

East Huron Street; North Rush Street; a line approximately 47.05 feet north of and parallel to East Erie Street; a line approximately 150.385 feet west of and parallel to North Rush Street; a line approximately 109.046 feet south of and parallel to East Huron Street; and North Wabash Avenue,

to those of a Residential-Business-Institutional Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development Statements and the Bulk Regulations and Data Table 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 and Bulk Regulations and Data Table referred to in this ordinance read as follows:

*Residential-Business-Institutional Planned Development Number 889*

*Plan Of Development Statements.*

1. The area delineated herein as Residential-Business-Institutional Planned Development Number 889 (the "Planned Development"), consists of approximately forty-two thousand one hundred twenty-eight and five-tenths (42,128.5) net square feet (approximately ninety-seven hundredths (0.97) acres) of properly located in the area generally bounded on the north by East Huron Street; on the east by North Rush Street; on the south by East Erie Street; and on the west by North Wabash Avenue (the "Property"). For purposes of this Planned Development, the Property is controlled by the applicant, Huron Rush L.L.C., a Delaware limited liability company.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant, its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors and their respective successors and assigns. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors and their respective successors and assigns. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this statement 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 of the Property. For purposes of this Planned Development, where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. In addition, where portions of the improvements located on the Property are owned by different persons, the term "owners" shall mean all of the owners (including any condominium association(s) with respect to any portions of the Property that consist of condominiums and all legal titleholders to any portions of the Property and any and all ground lessors of any portions of the Property). Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder with respect to the portion of the Property so transferred.

4. This Plan of Development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; and the following documents prepared by DeStefano Partners dated June 4, 2003, revised November 20, 2003 (collectively, the "Plans"): an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map; a Site Plan; a Landscape Plan; Building Elevations; Upper Green Roof Plan; Lower Green Roof Plan; and Lower Level Planting Terrace Plan. Full-sized copies of the Plans are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses of the Property shall be permitted: dwelling units; accessory and non-accessory parking; loading; banks, business and professional offices; retail, service and commercial facilities, including but not limited to health clubs; telecommunications facilities, including but not limited to antennas and satellite dishes, which shall be appropriately screened; hotels; churches, rectories and religious and charitable institutions; and all other uses allowed as permitted in the B7-6 General Central Business District.
6. Business identification signs shall be permitted upon the Property provided that such signs are compatible with the character of development authorized by this Planned Development and with the character of the area in which it is located. Temporary signs such as construction and marketing signs and temporary business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Service drives or other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or fire lanes. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. All work proposed 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 accordance with the Municipal Code of the City of Chicago. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.
8. In addition to the maximum building height (which shall be calculated in accordance with the definition in the Chicago Zoning Ordinance) and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date hereof shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, such floor area shall not include (a) floor area devoted to mechanical equipment and storage areas which exceeds five thousand



(5,000) square feet in any single location within the building and (b) any floor area associated with parking and loading areas.

10. The maximum permitted F.A.R. identified in the Bulk Regulations and Data Table is equal to the B7-6 Zoning District base F.A.R. of twelve and zero-tenths (12.0) plus the grant of floor area premiums for associated amenities established pursuant to Section 8.5-8 of the Chicago Zoning Ordinance. Said amenities meet all applicable requirements, standards and criteria of Section 8.5-8 of the Chicago Zoning Ordinance. No standards or criteria, other than those contained in this Planned Development, shall govern these amenities. The approved amenities and the F.A.R. value associated therewith are described in the following table:

Amenity	F.A.R. Value
Upper Story Setback	3.00
Green Roofs	1.27
Lower Level Planting Terrace	0.10
TOTAL:	4.37

Notwithstanding the above, the applicant may reallocate F.A.R. premiums or substitute other bonusable amenities as identified in Sections 8.5-8(5) and (6) of the Chicago Zoning Ordinance, subject to the review and approval of the Commissioner of the Department of Planning and Development.

11. The requirements of the Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon application and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the

Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks and an increase of the maximum percent of land covered; provided, however, any permit to demolish the existing improvements known as the "Cathedral of Saint James" shall be issued only upon receipt of written approval by the Commissioner of the Department of Planning and Development.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of natural resources. The applicant shall use commercially reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new 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 11.1 1-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each new building or improvement.
14. Unless substantial construction of the new building contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion of such building is pursued thereafter, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to the

pre-existing classification of a B7-6 General Central Business 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 that good cause for such an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Green Roof Plans; Lower Level Planting Terrace Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 16245 through 16256 of this Journal.]

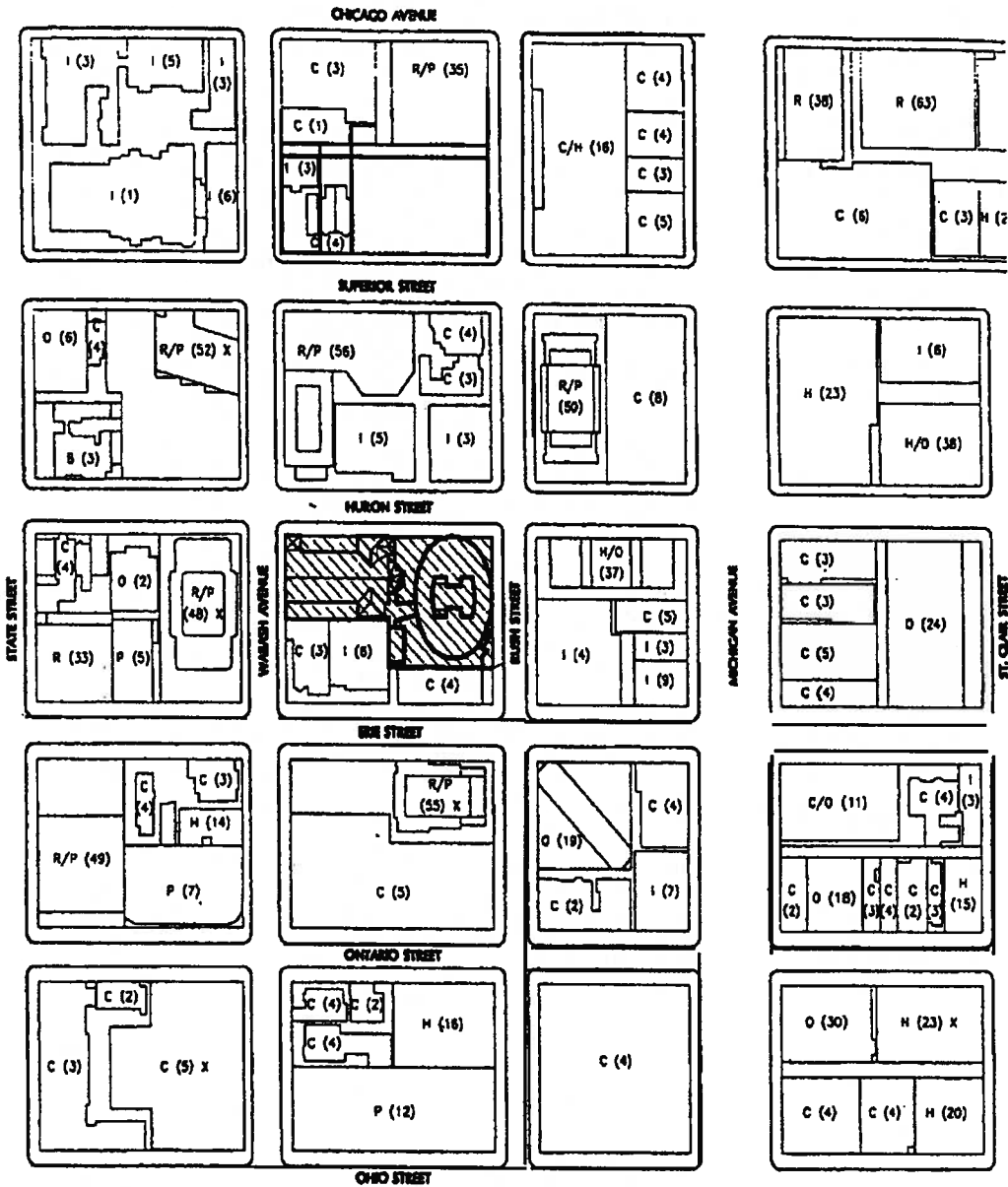
*Bulk Regulations And Data Table.*

Gross Site Area: (66,110.5 square feet) = Net Site Area (42,128.5 square feet) + Area in Public Rights-of-Way (23,982 square feet).

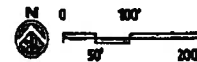
Net Site Area:	±42,128.5 square feet
Maximum Floor Area Ratio:	16.37
Maximum Number of Dwelling Units:	330
Minimum Number of Off-Street Parking Spaces:	1 per dwelling unit
Minimum Number of Off-Street Loading Berths:	2 berths, each 10 feet by 25 feet
Maximum Percentage of Land Covered:	As per Site Plan
Minimum Setbacks from Property Line:	As per Site Plan
Maximum Building Height:	720 feet



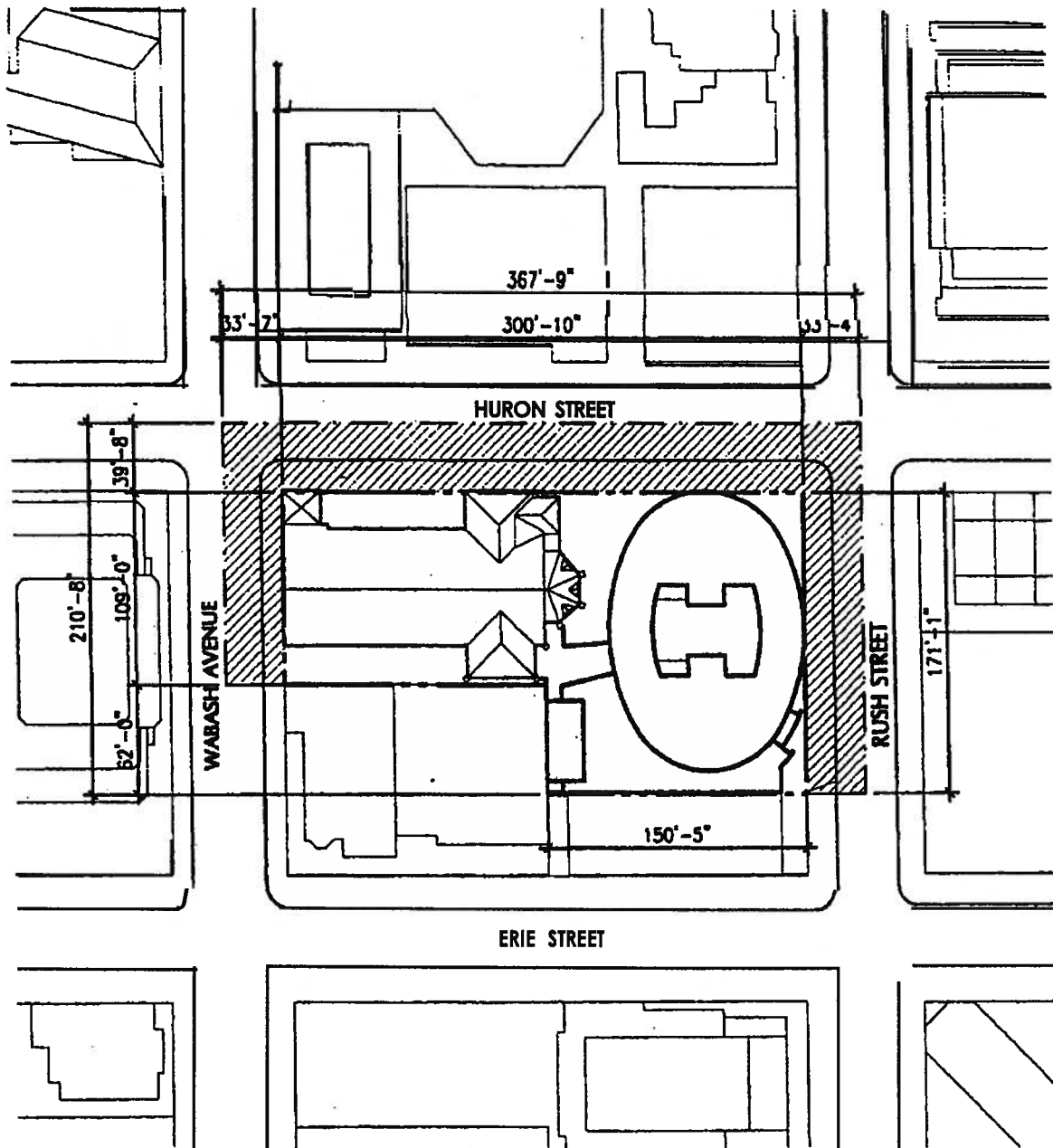
Existing Land-Use Map.



**LEGEND:**  
 LAND USE (# OF FLOORS)  
 R = RESIDENTIAL  
 H = HOTEL  
 O = OFFICE  
 C = COMMERCIAL  
 I = INSTITUTIONAL  
 P = PARKING  
 X = UNDER CONSTRUCTION

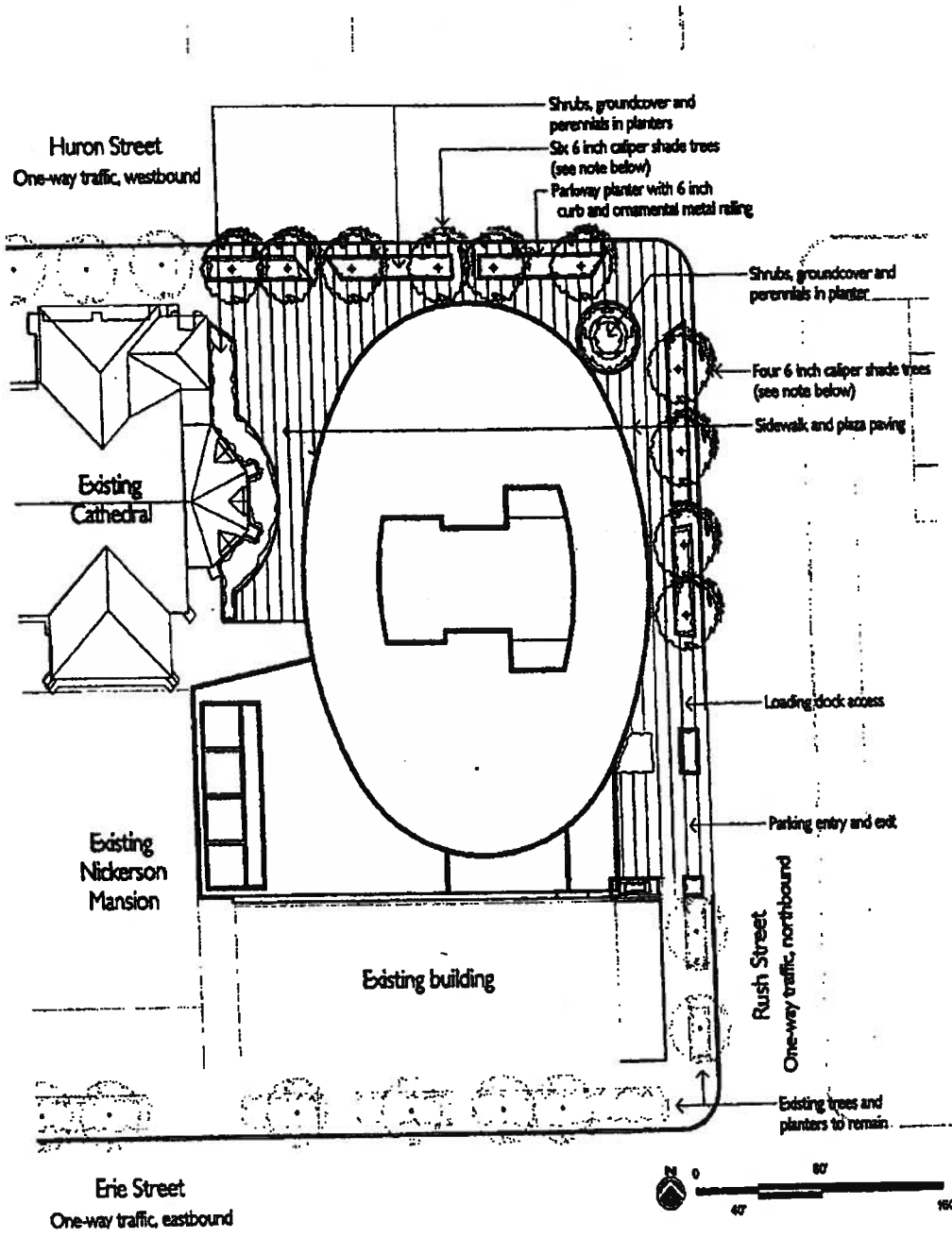


Planned Development Boundary  
And Property Line Map.



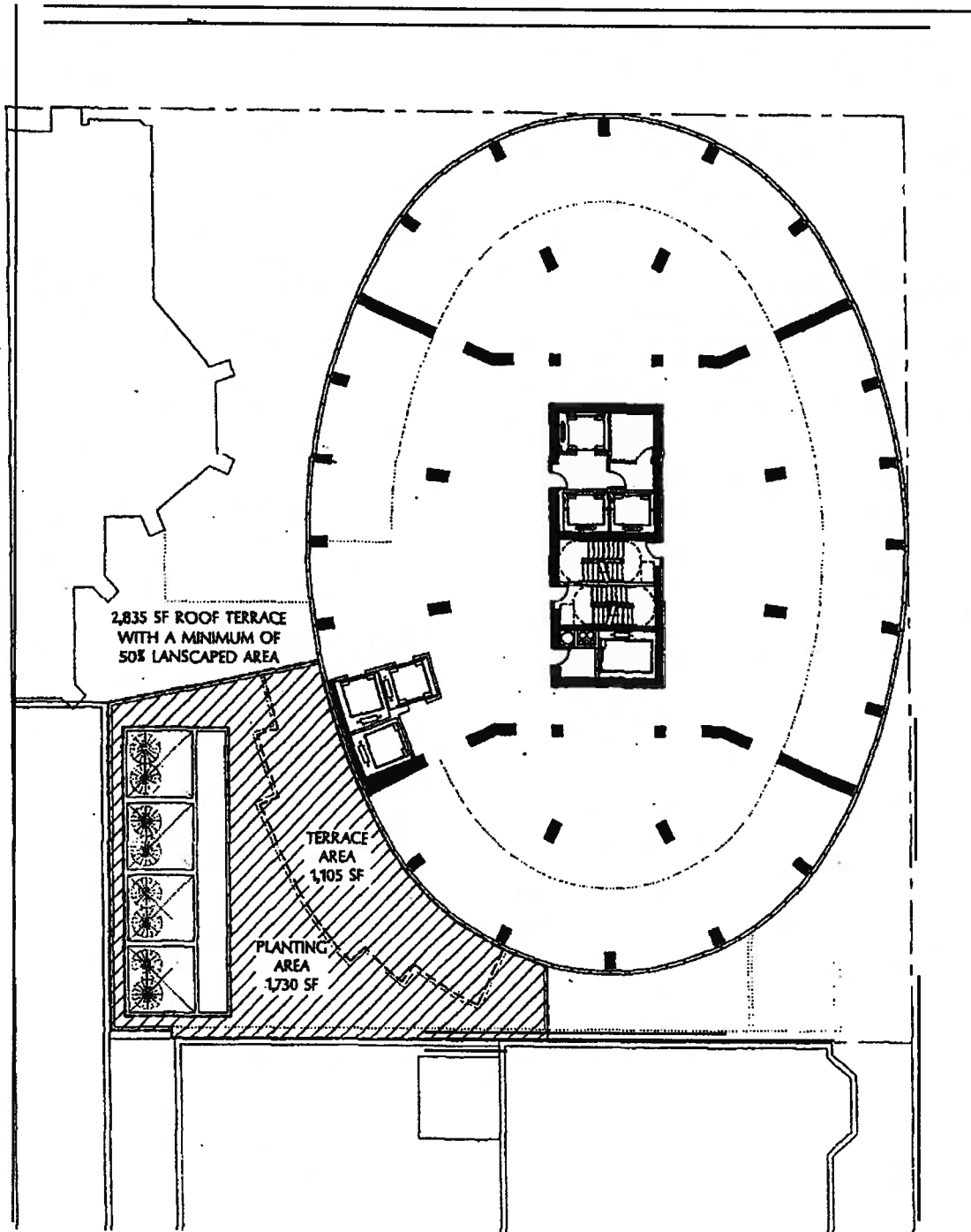


Landscape Plan.

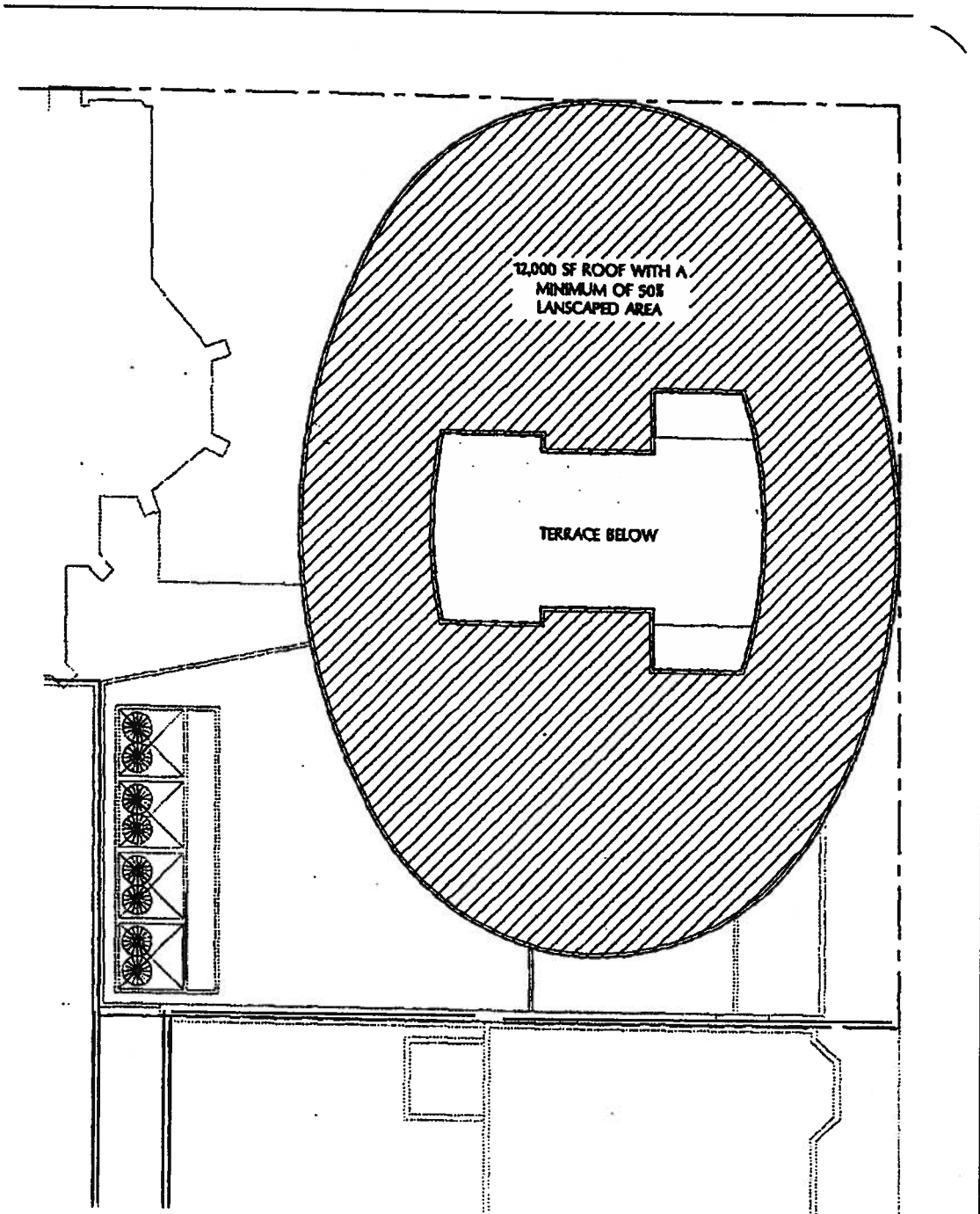




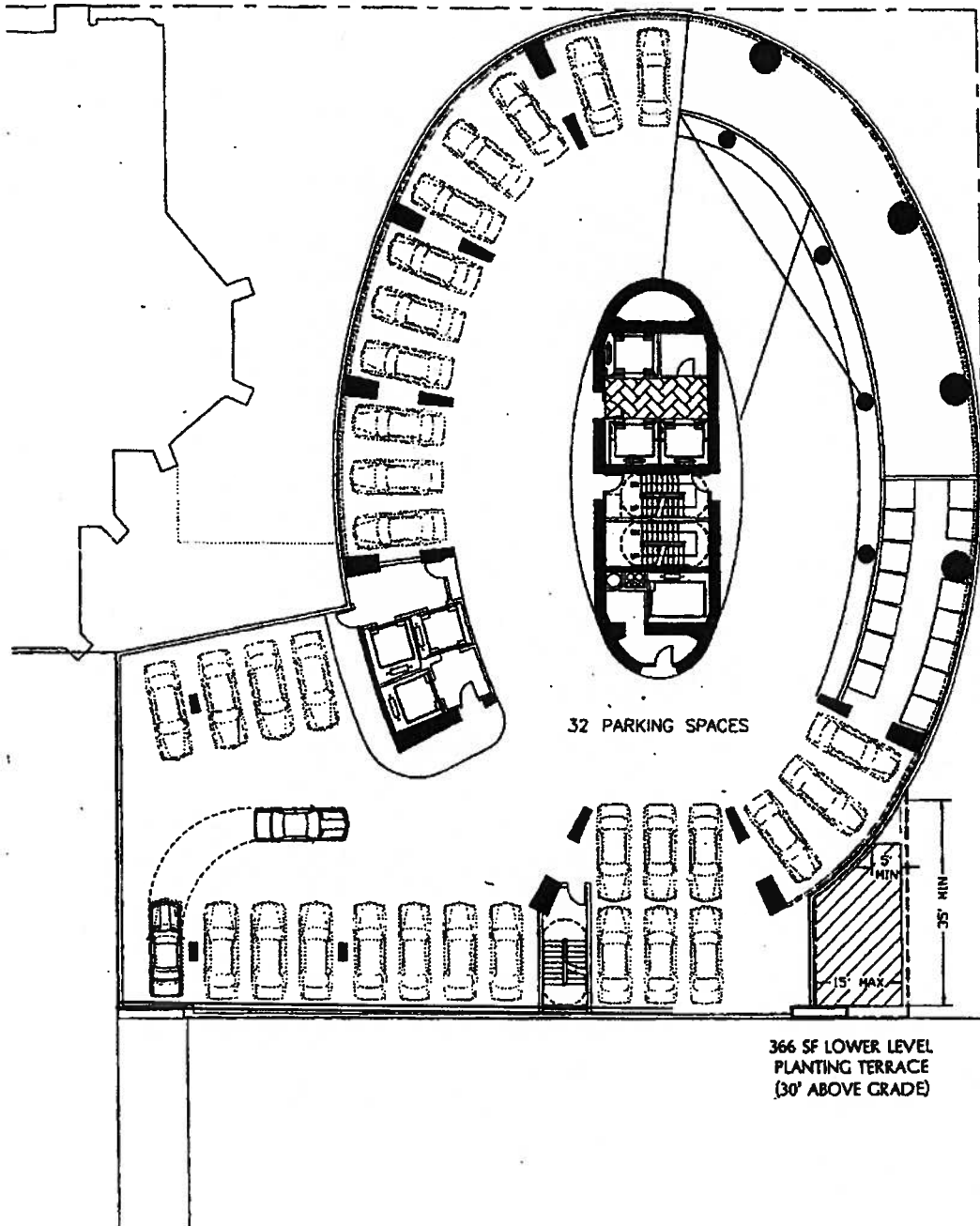
Lower Green Roof Plan.



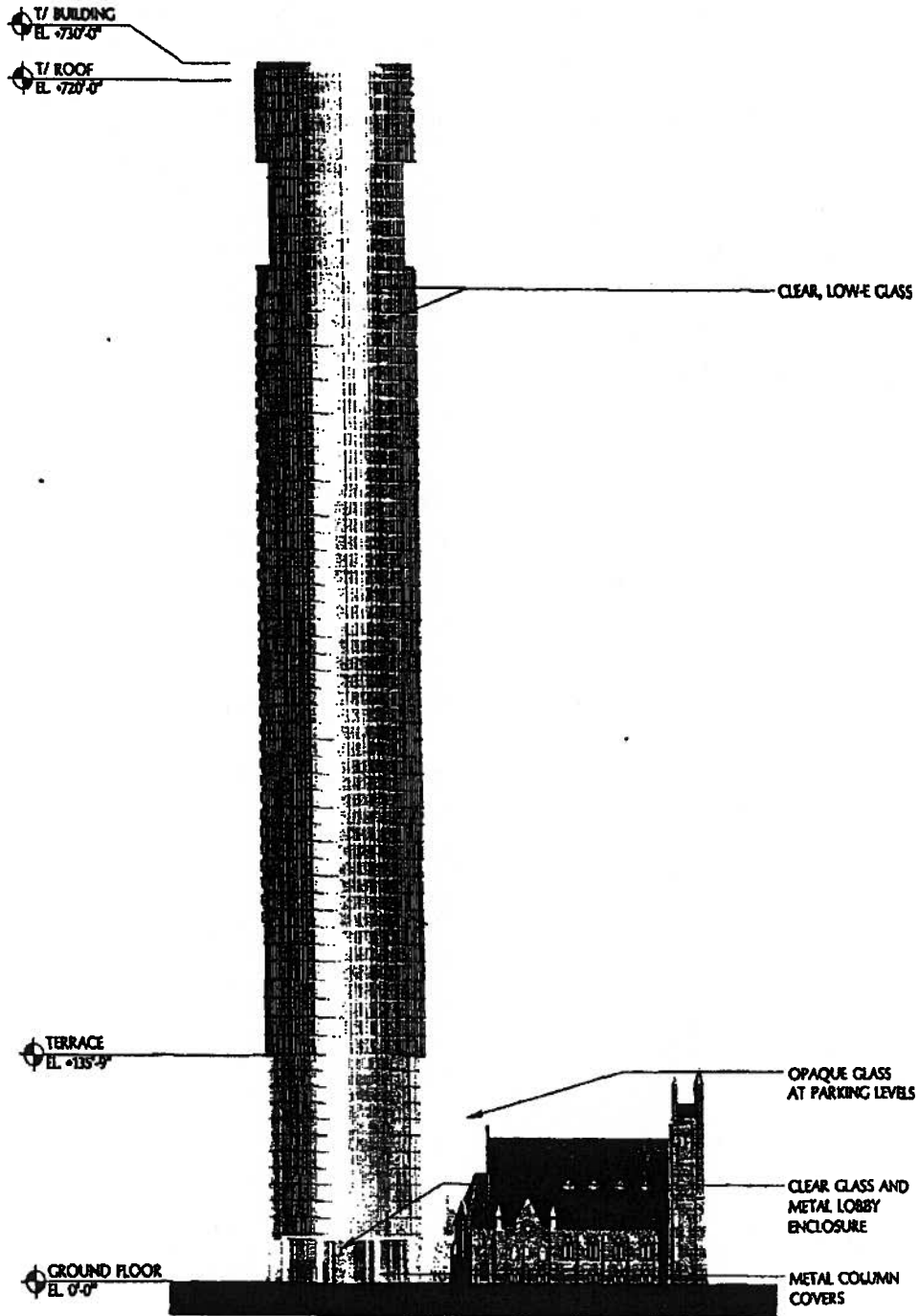
Upper Green Roof Plan.



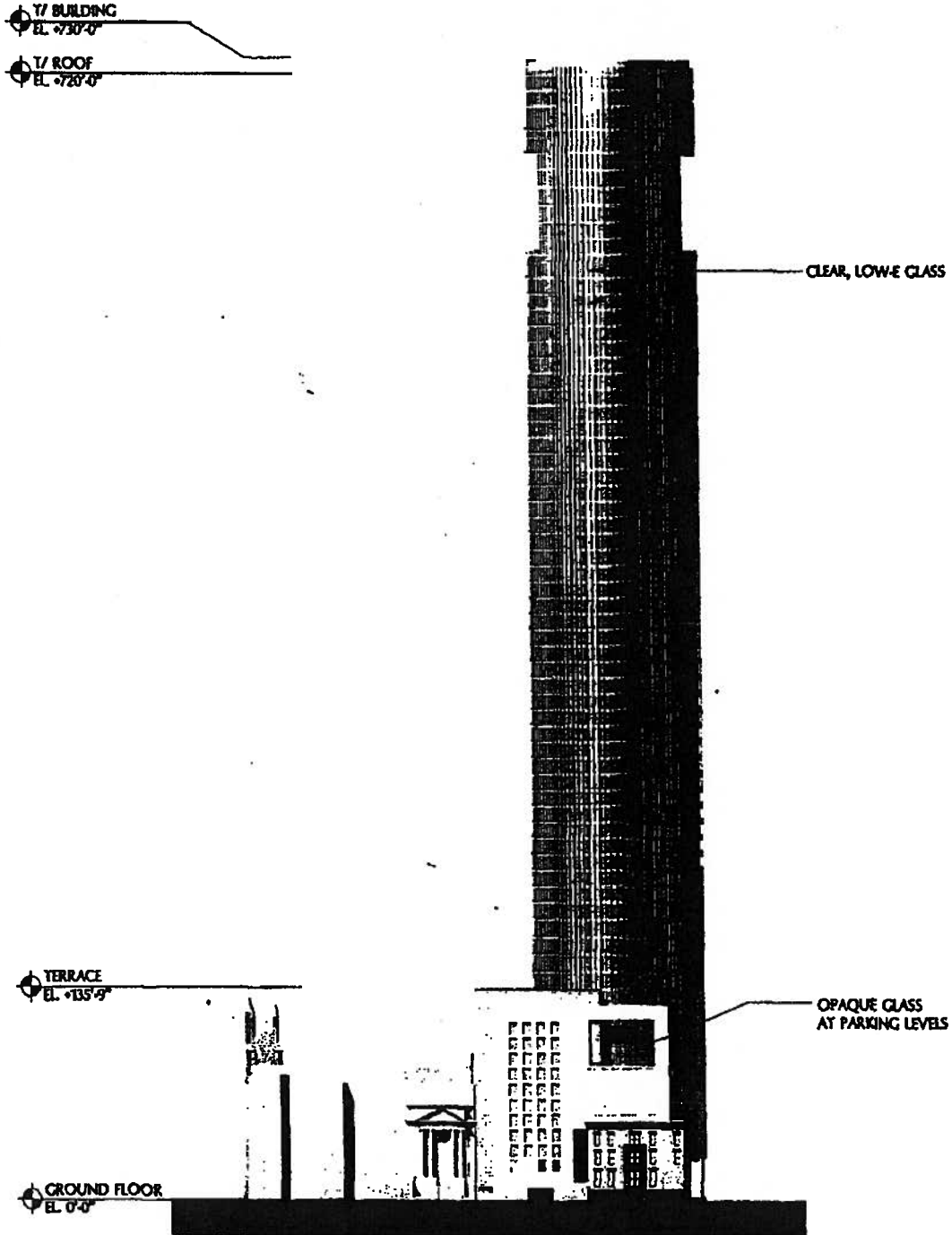
Lower Level Planting Terrace Plan.



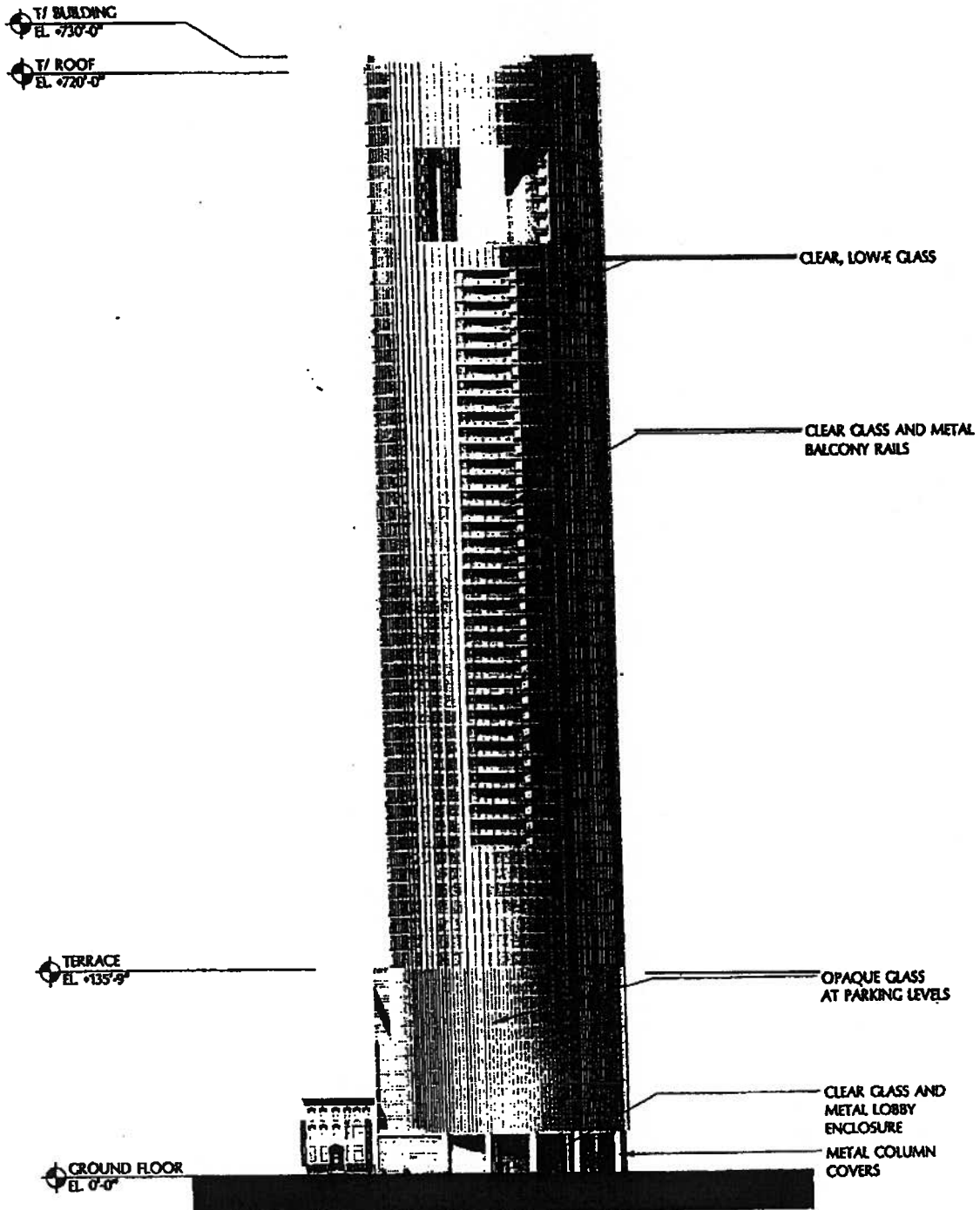
North Elevation.



South Elevation.



East Elevation.



West Elevation.

