



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 5, 2024

Jack George
Akerman LLP
71 South Wacker Drive, 47th Floor
Chicago, Illinois 60606

Re: Minor Change to Planned Development No. 98, Subarea B (333 West Wolf Point Plaza)

Dear Mr. George -

Please be advised that your request for a minor change Planned Development No. 98 Subarea B ("PD 98") has been considered by the Department of Planning and Development ("DPD") pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 19 of PD 98. WPO South Owner, LLC and Hines Interests Limited Partnership ("Applicant") requests a minor change to permit a seasonal enclosure for a riverwalk patio at 333 West Wolf Point Plaza.

The proposed patio will encroach upon the 30' riverwalk setback by approximately 2,226 square feet, a 15' pathway along the riverwalk will be maintained and over 2.3 times the required compensatory area (hardscape and landscape) will be provided on the site pursuant to allowances delineated in the Chicago River Design Guidelines. The enclosure will be operable which will allow the space to remain open during favorable weather conditions and provide a temporary environment during the colder weather conditions to be used for outdoor dining. The enclosure would be utilized year-round for the life of the lease which is 20 years. Attached are the following exhibits:

- Riverwalk cross-section
- Close-up of enclosure area
- Riverwalk Plan: Wolf Point South Tower
- Site and Landscape Plan: Wolf Point South Tower
- Site Plan Following Wolf Point South
- Riverwalk Encroachment Diagram
- Public Open Space Diagram

In accordance with Planned Development statement 11, the Applicant agrees to develop historical signage located near the east Riverwalk elevator and will indicate the role Wolf Point played in the maturation of Chicago's Central Business District and the City as a whole. The Applicant has also installed a natural rock shoreline providing a natural habitat for fish and wildlife to the extent possible under the high-water line.

PD 98
Minor Change
February 5, 2024
Page 2

Regarding your request, the Department of Planning and Development has determined that allowing the proposed 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 PD 98, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

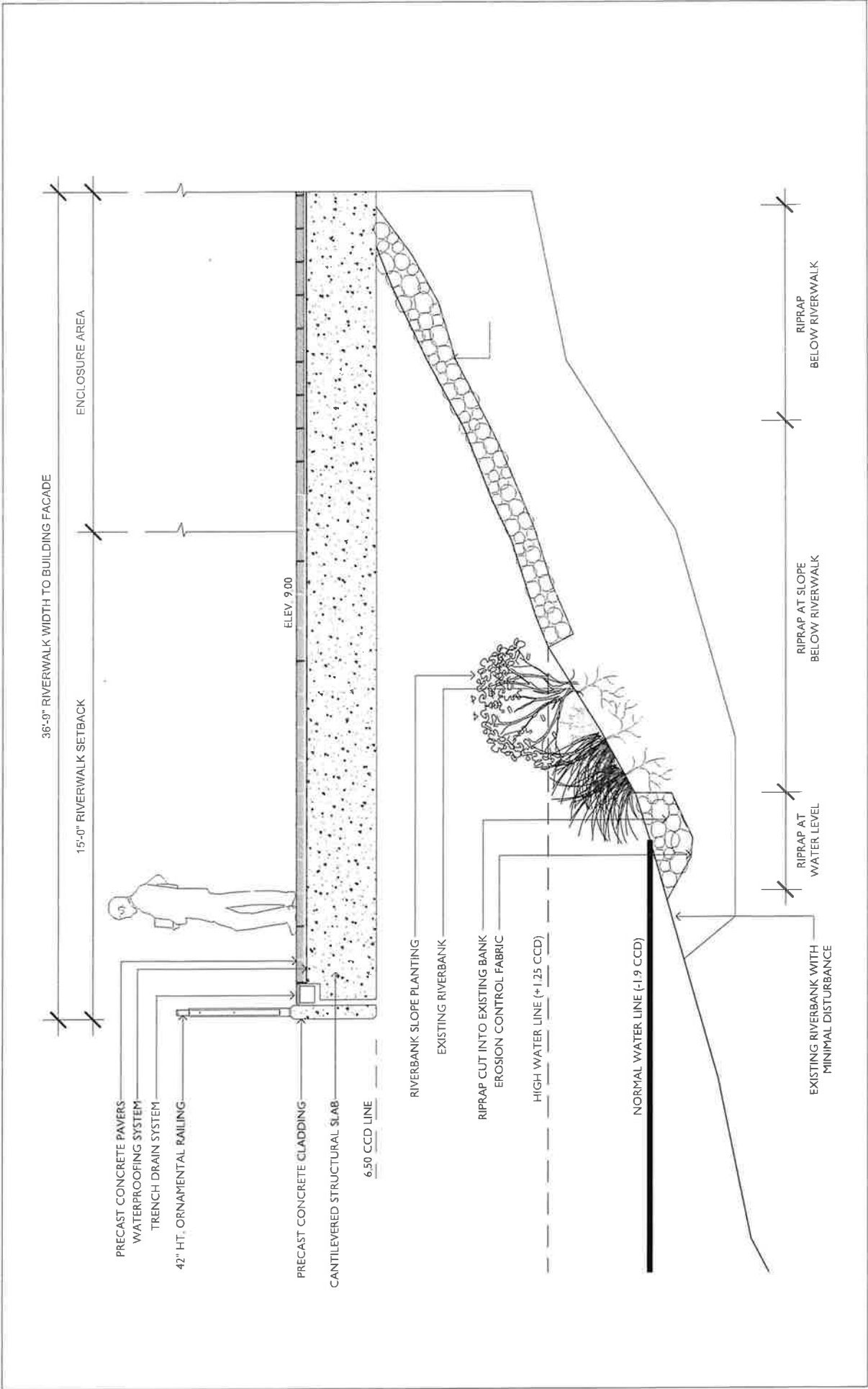
This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

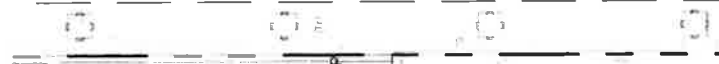
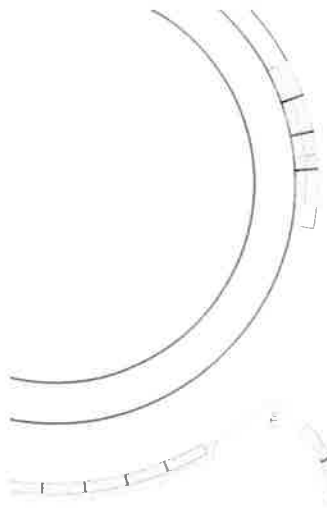
Sincerely,



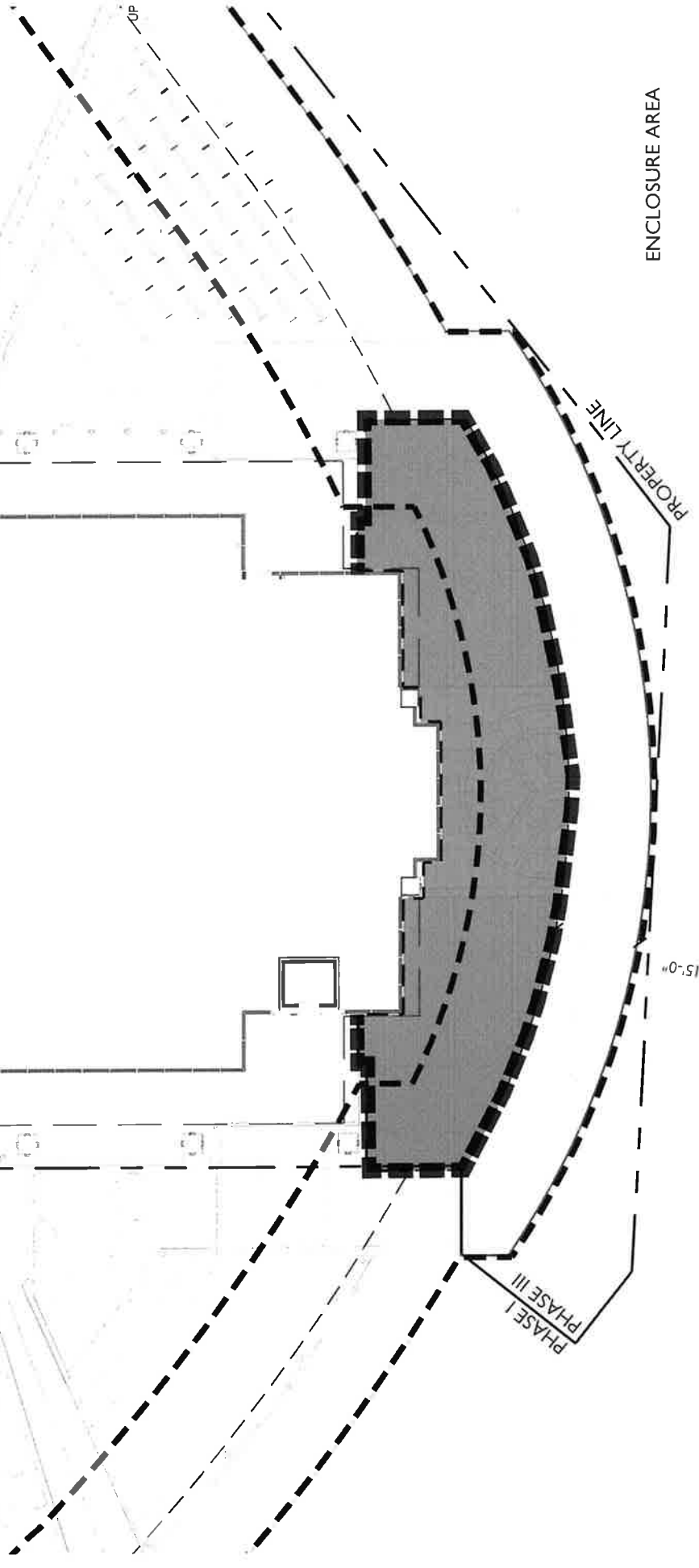
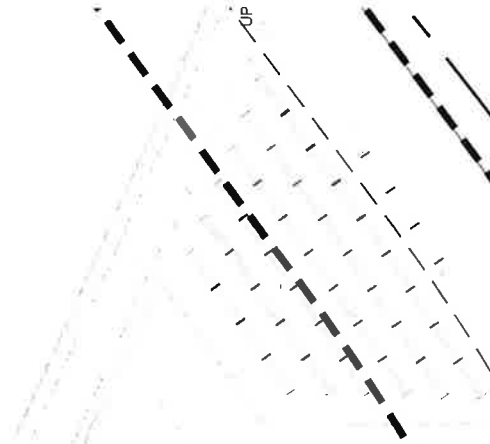
Noah Szafraniec,
Assistant Commissioner

CC: Emily Thrun, Mike Marmo, Erik Glass, Main File





196'-2"



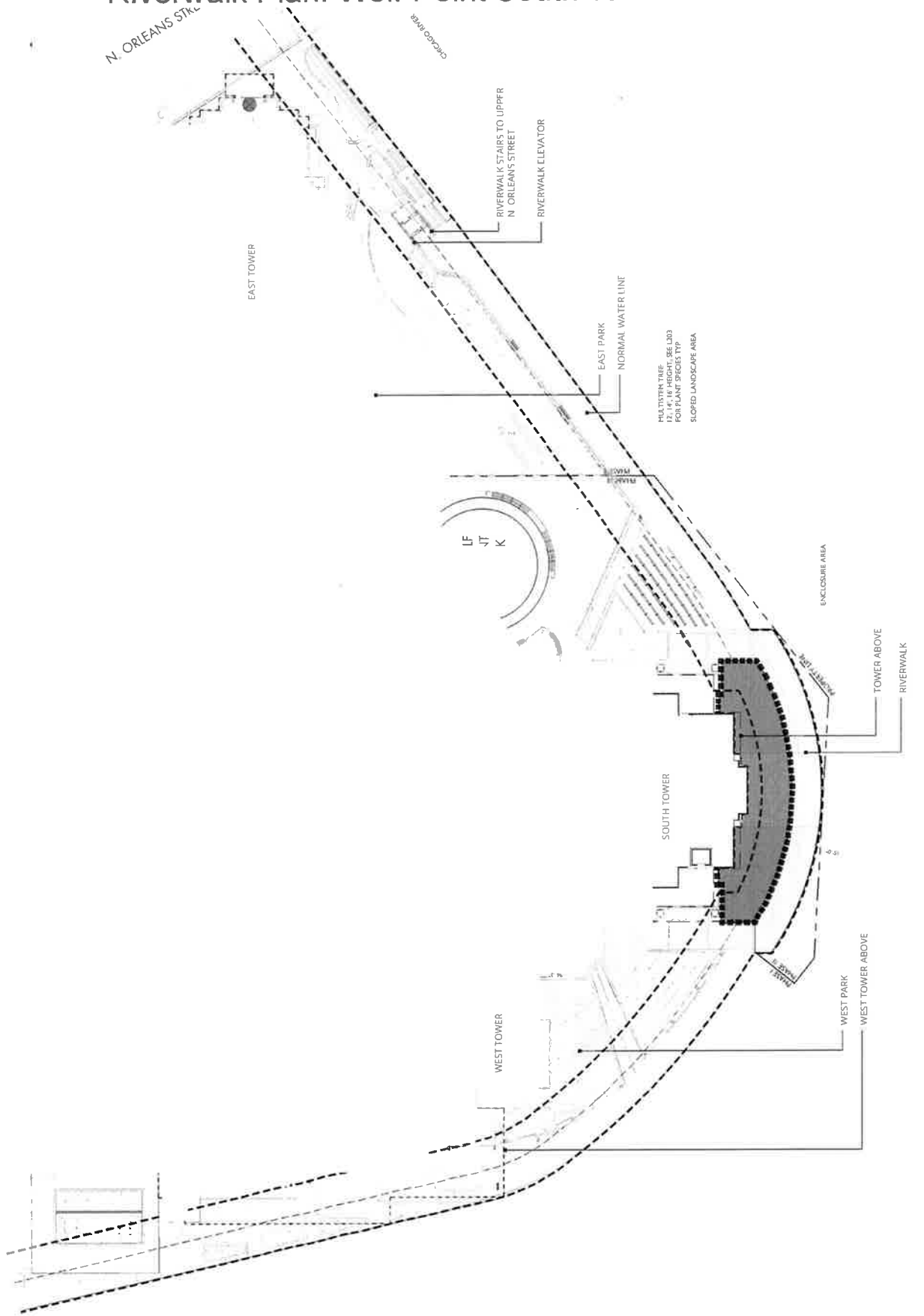
ENCLOSURE AREA

PROPERTY LINE

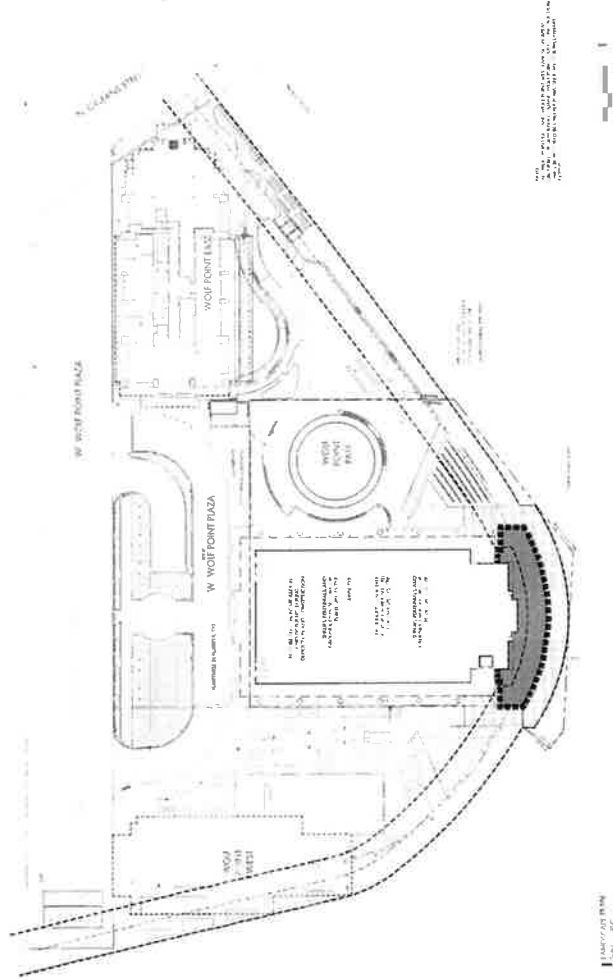
PHASE I
PHASE II
PHASE III

15'-0"

Riverwalk Plan: Wolf Point South Tower



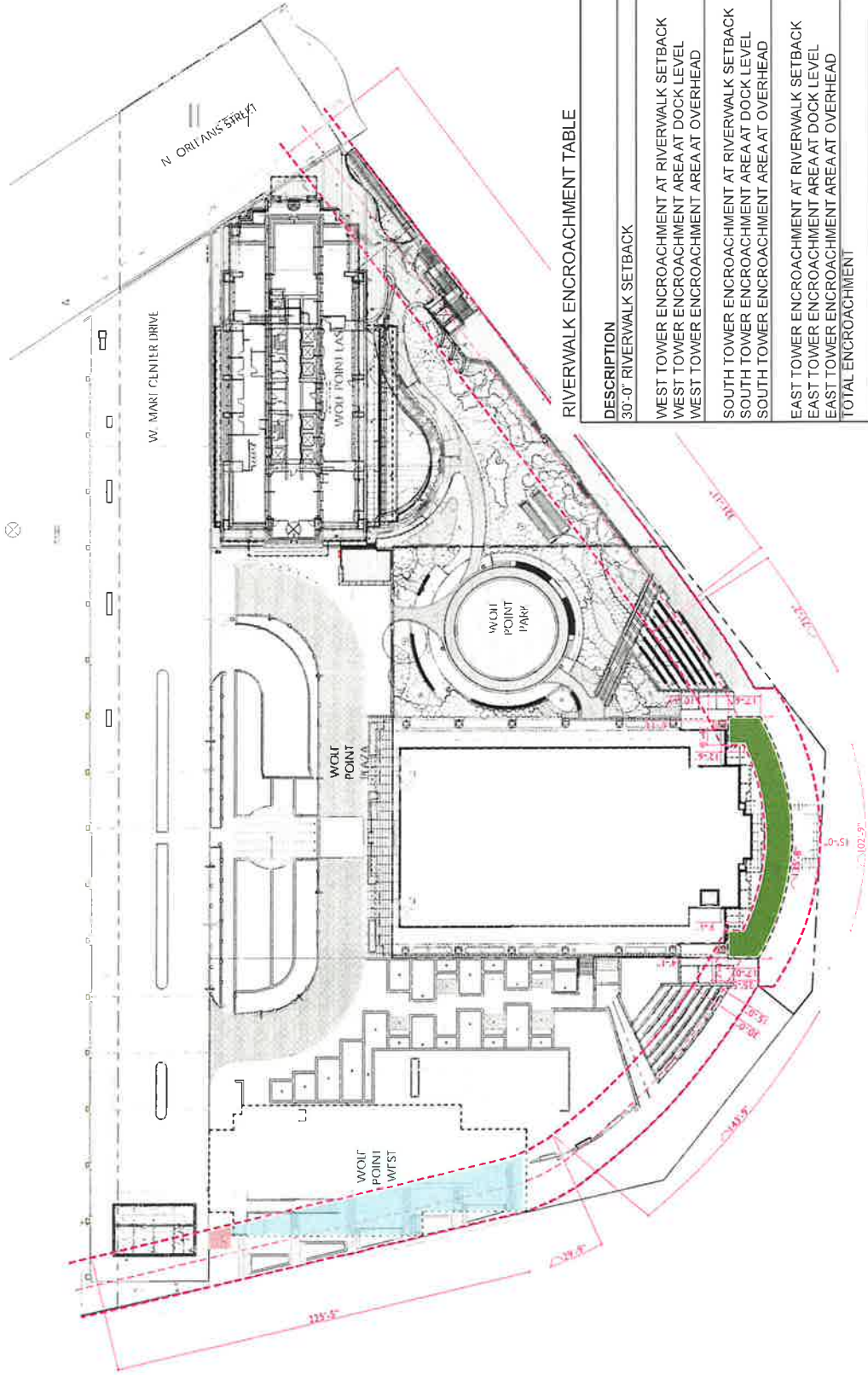
Site and Landscape Plan: Wolf Point South Tower



TREE SPECIES LISTS:

- | | |
|-----------------------|---|
| Amstronng red maple | Acer rubrum 'Amstronng' |
| Whitespire birch | Betula platyphylla var. japonica 'whitespire' |
| Triumph hybrid elm | Ulmus 'Morton Glossy Triumph' |
| Winter King hawthorn | Crataegus viridis 'Winter King' |
| Skyline honeylocust | Gleditsia triacanthos |
| Kentucky coffee tree | Gymnocladus dioica |
| Swamp white oak | Quercus bicolor |
| Ivory Silk tree lilac | Syringa reticulata 'Ivory Silk' |
| Bald cypress | Taxodium distichum |
| Hackberry | Celtis occidentalis 'Chicagoland' |

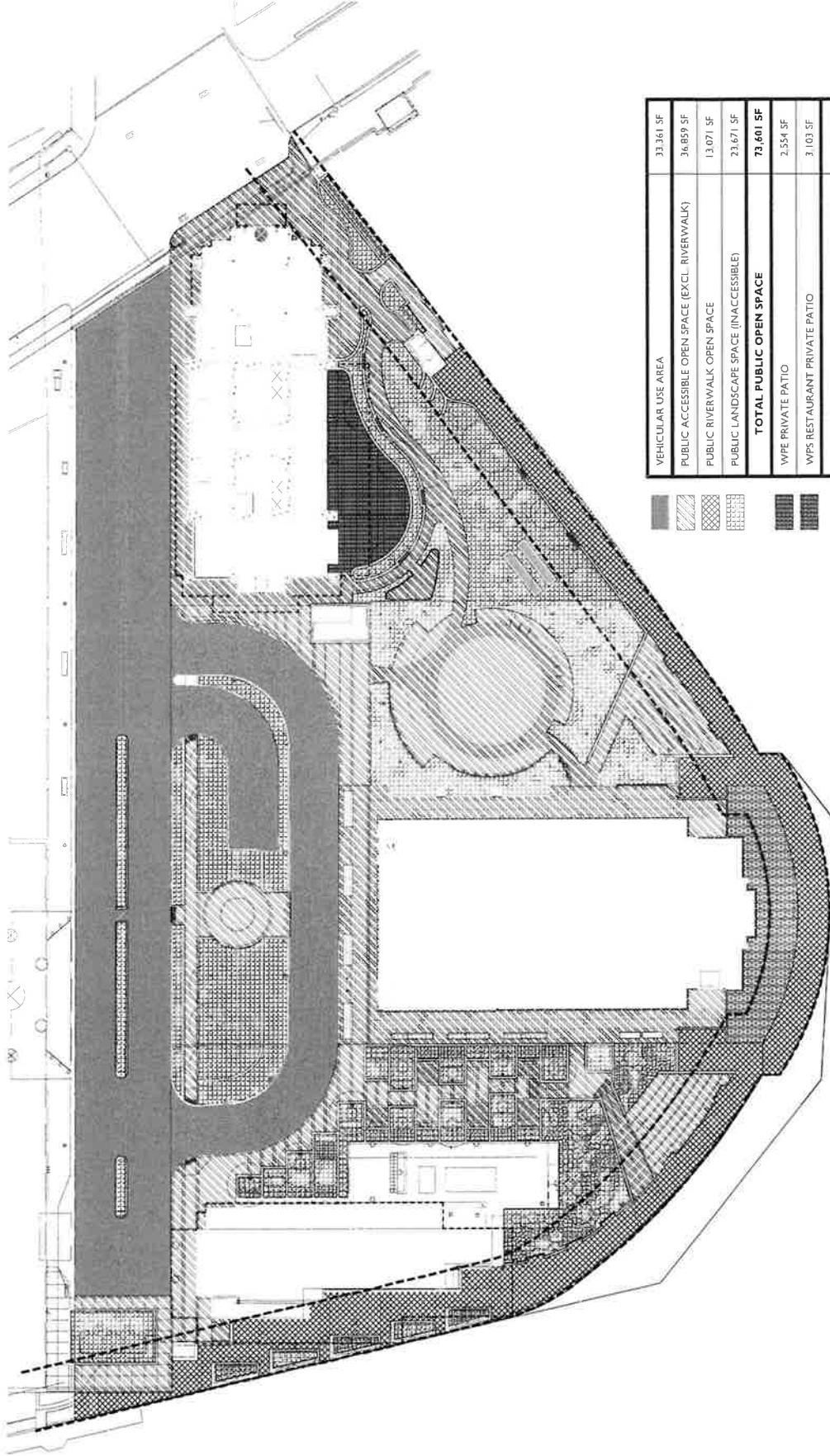
REQUESTED ENCROACHMENT



RIVERWALK ENCROACHMENT TABLE

DESCRIPTION	LF	SF
30'-0" RIVERWALK SETBACK	996	
WEST TOWER ENCROACHMENT AT RIVERWALK SETBACK	175	439
WEST TOWER ENCROACHMENT AREA AT DOCK LEVEL		2,963
WEST TOWER ENCROACHMENT AREA AT OVERHEAD		
SOUTH TOWER ENCROACHMENT AT RIVERWALK SETBACK	197	2,226
SOUTH TOWER ENCROACHMENT AREA AT DOCK LEVEL		165
SOUTH TOWER ENCROACHMENT AREA AT OVERHEAD		
EAST TOWER ENCROACHMENT AT RIVERWALK SETBACK	20	54
EAST TOWER ENCROACHMENT AREA AT DOCK LEVEL		
EAST TOWER ENCROACHMENT AREA AT OVERHEAD		
TOTAL ENCROACHMENT	392	5,847 SF

DESCRIPTION	CALCULATION
SETBACK REQUIREMENT	392 LF / 996 LF = 39.4%
REQUIRED COMPENSATORY AREA	5,847 SF X 2.5 = 14,617 SF
COMPENSATORY AREA PROVIDED	34,035 SF



VEHICULAR USE AREA	33,361 SF
PUBLIC ACCESSIBLE OPEN SPACE (EXCL. RIVERWALK)	36,859 SF
PUBLIC RIVERWALK OPEN SPACE	13,071 SF
PUBLIC LANDSCAPE SPACE (INACCESSIBLE)	23,671 SF
TOTAL PUBLIC OPEN SPACE	73,601 SF
WPE PRIVATE PATIO	2,354 SF
WPS RESTAURANT PRIVATE PATIO	3,103 SF
TOTAL PRIVATE SPACE	5,657 SF
BUILDING FOOTPRINT	39,476 SF
TOTAL SITE AREA	140,731 SF

Legend for hatching patterns:

- Diagonal lines (top-left to bottom-right): VEHICULAR USE AREA
- Diagonal lines (bottom-left to top-right): PUBLIC ACCESSIBLE OPEN SPACE (EXCL. RIVERWALK)
- Grid pattern: PUBLIC RIVERWALK OPEN SPACE
- Stippled pattern: PUBLIC LANDSCAPE SPACE (INACCESSIBLE)
- Horizontal lines: WPE PRIVATE PATIO
- Vertical lines: WPS RESTAURANT PRIVATE PATIO

SALE FORCE
LOWER OFFICE



DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1"=40'

PUBLIC OPEN SPACE DIAGRAM

OVERALL LANDSCAPE PLAN

August 6, 2021

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

Re: PD 98, Proposed high-rise sign at 325 W. Wolf Point Plaza

Dear Mr. Shadle:

Please be advised that your client's request regarding the proposed Salesforce sign at 325 W. Wolf Point Plaza, within Business Planned Development No. 98 ("PD 98") has been considered by the Department of Planning and Development. On November 27, 2018, the Department approved an approximately 1,080 square foot high-rise building sign on the eastern elevation of the building. You are seeking confirmation that this approval remains in effect.

Per your recent request, Salesforce has entered into a signed lease to occupy at least 350,000 square feet, which is less than 51% of the building's total floor area, and has the building owner's support for the proposed high-rise sign. Salesforce complies with the current principal tenant requirements of Section 17-12-1005-D9 of the Zoning Ordinance ("Ordinance"). Failure to comply with the applicable tenancy criteria will result in the denial of the associated permit.

The individual letter sign, as shown on the attached, will be mounted at a height of approximately 813 feet above grade, and is less than the maximum 1,100 square feet allowed, pursuant to Section 17-12-1005-D2 of the Ordinance. Additionally, the size of the proposed sign complies with Section 17-12-0601-C1 of the Ordinance. Finally, as stated in our prior approval, your client has agreed to work in partnership with the City to adjust the lumens emitted by the high-rise sign to appropriately account for day, evening, and overnight settings.

The proposed sign complies with the current, applicable standards of the Zoning Ordinance, including Section's 17-12-1005-D High-Rise Building Signs and Section 17-12-1104 Chicago Rover Corridor Special Sign District, along with PD 98. Accordingly, the approval granted November 27, 2018, in regard to the high-rise sign is still in effect, subject to submittal and approval of a sign permit application.

Sincerely,

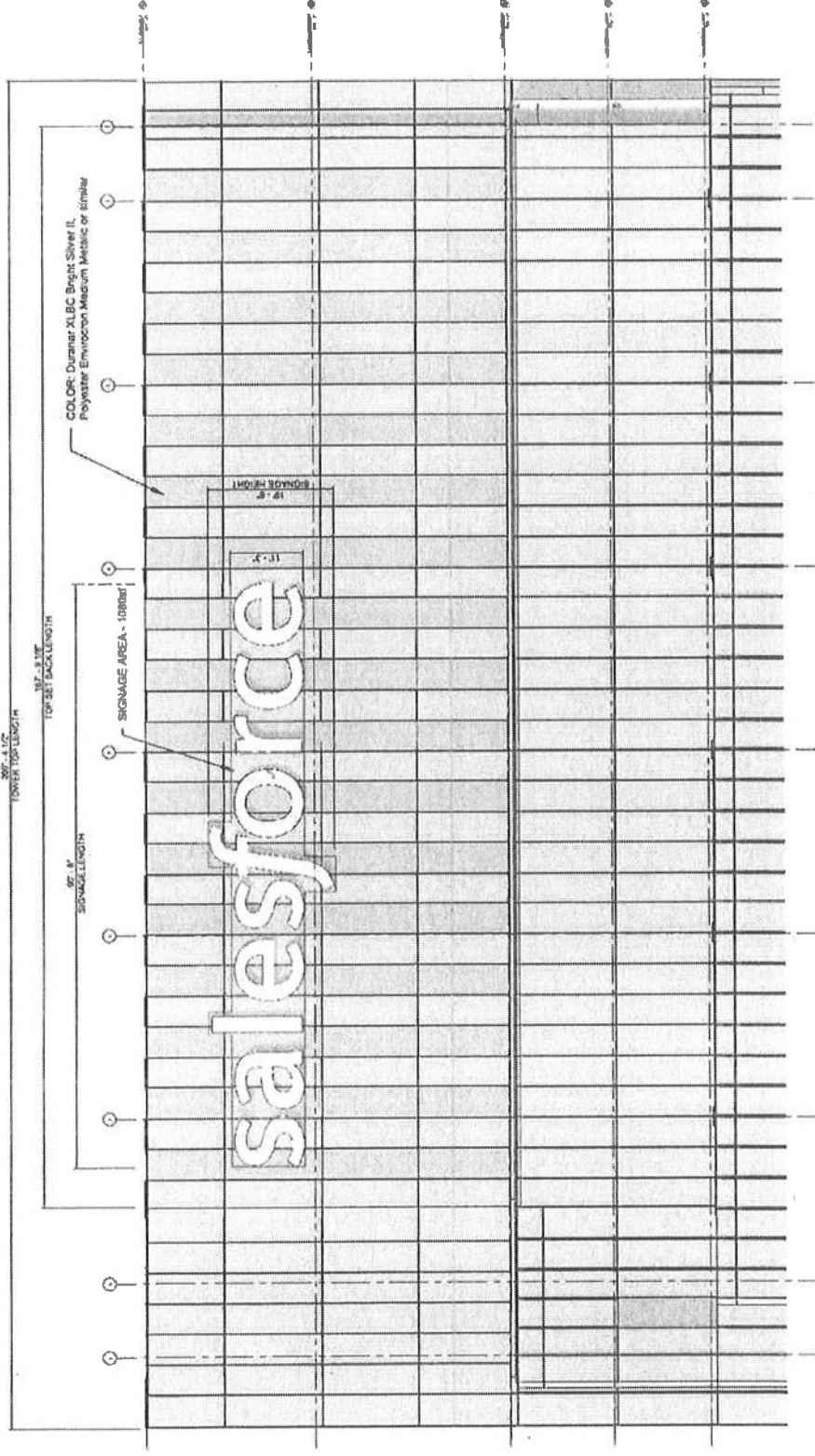


Patrick Murphey
Zoning Administrator

C: Noah Szafraniec, Main file

Wolf Point South Tower
Wolf Point Plaza
Chicago, IL

Wolf Point South - Tower
Top - Salesforce Signage



WOLF POINT OWNERS

Hines

Wolf Point South Holdings, LLC

Pelli Clarke Pelli Architects

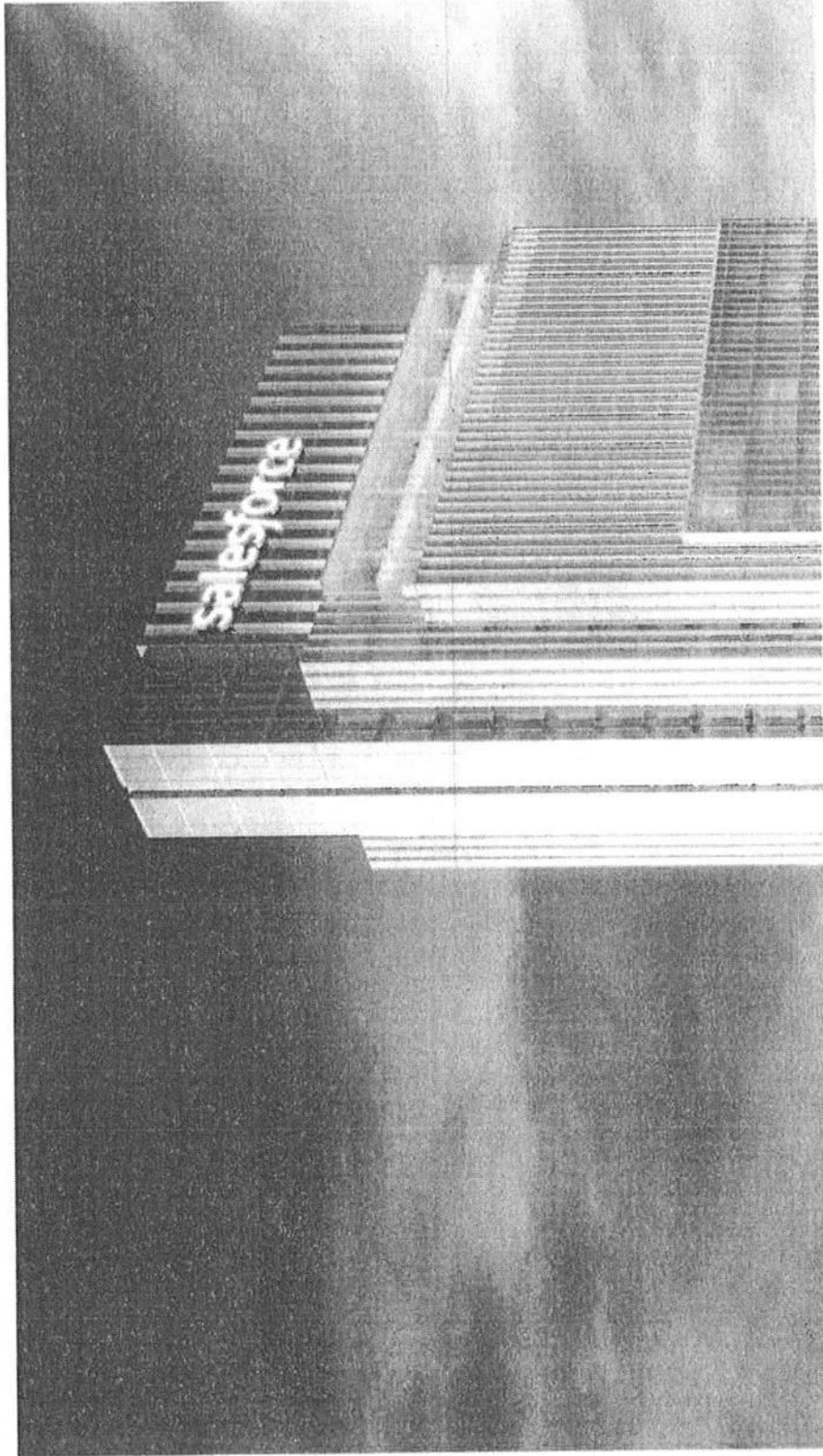
HKS

LD.03
11/22/2018 9:40:23 AM

East - Tower Top - Salesforce Signage
1/16" = 1'-0"

Wolf Point South Tower
Wolf Point Plaza
Chicago, IL

Wolf Point South - Tower
Top Signage



WOLF POINT OWNERS

Hines

Wolf Point South Holdings, LLC

Pelli Clarke Pelli Architects

HKS

LD.02

11/02/2018 1:00:04 PM



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 6, 2020

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

Re: Minor change for PD No. 98, Subarea B, Wolf Point South Tower landscaping

Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No. 98 ("PD 98"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 19 of PD 98.

On behalf of WPO South, LLC and Hines Interests Limited Partnership, the property owners of Subarea B, you are seeking a minor change to the landscaping east of the South Tower, along the Chicago River. Your client is seeking to provide additional accessible public gathering space by adding additional seating to the East Park. Immediately to the south, they are seeking to replace the steep hill with a landscaped terraced seating area, similar to what was approved along the southwest corner of the South Tower. These modifications do not change the amount of open, landscaped space provided and are shown on the attached Revised Site Plan.

With regard to your request, the Department of Planning and Development has determined that allowing the 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.

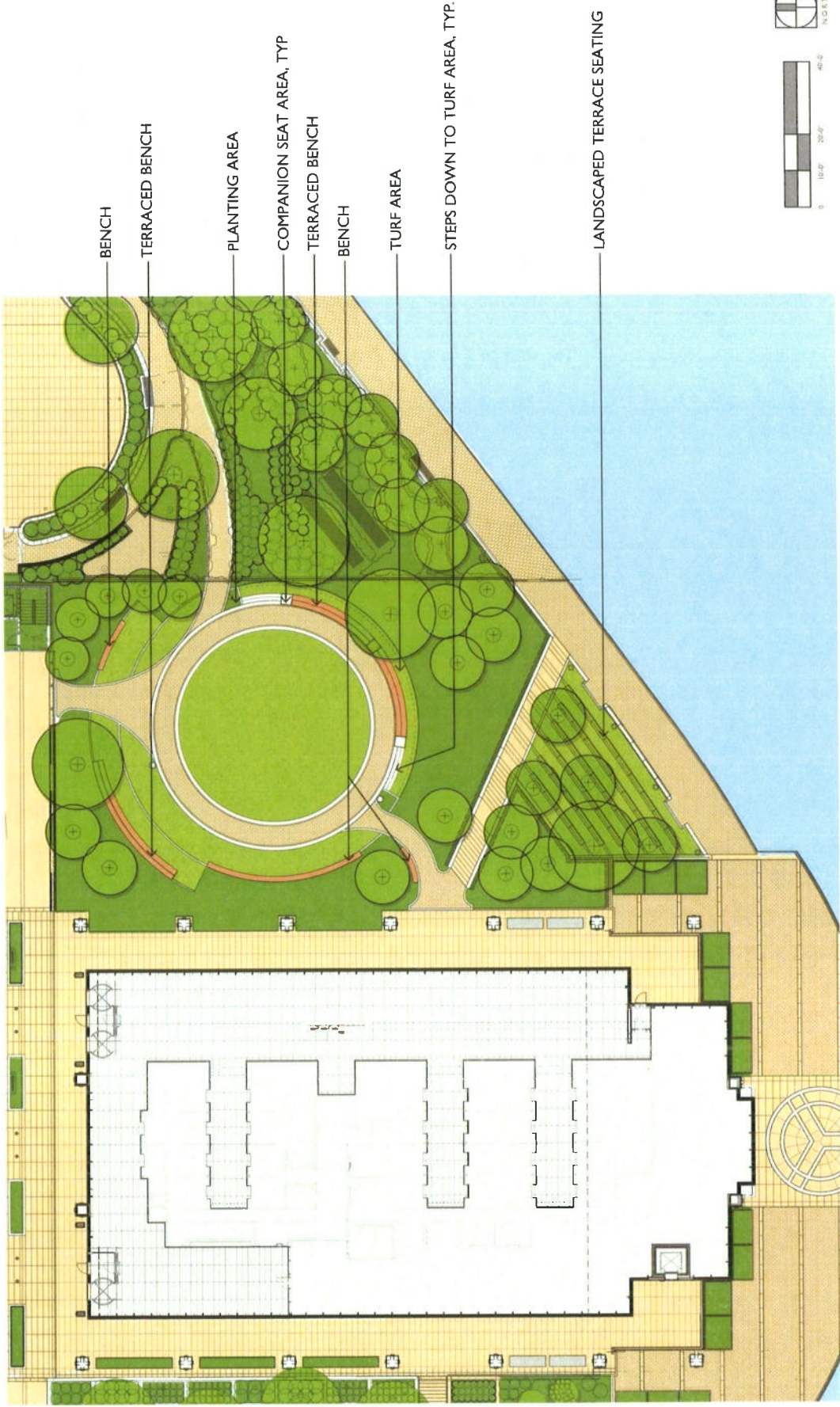
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 98, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Nancy Radzevich
Assistant Commissioner

C: Mike Marmo, Erik Glass, Main file

REVISED SITE PLAN



akerman

Jack George

Akerman LLP
71 South Wacker Drive
47th Floor
Chicago, IL 60606

T: 312 634 5700
F: 312 424 1900

February 14, 2019

BY HAND DELIVERY

Mr. Patrick Murphey
Department of Planning and Development
City Hall – Room 905
121 North LaSalle Street
Chicago, Illinois 60602

Re: Request for Site Plan Approval
Planned Development No. 98 South Tower

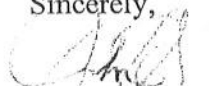
Dear Mr. Murphey:

Pursuant to the provisions of Section 17-13-0800 of the Chicago Zoning Ordinance and Statement No. 13 of Planned Development No. 98 (the “Planned Development”), my client WPO South, LLC and Hines Interests Limited Partnership (“Applicants”), respectfully requests that the Commissioner of the Department of Planning and Development review this request for Site Plan Approval for the South Tower at 333 West Wolf Point Plaza, Chicago, Illinois.

On January 24, 2019 the proposed plans for the South Tower of Planned Development No. 98 were submitted to the Chicago Plan Commission for site plan approval for the construction of the South Tower which would reach 815 feet in height and contain approximately 1,500,000 square feet of floor area containing office space, restaurant and accessory and related uses. All proposed improvements are designated to take place within Sub Area B. No changes are being requested with respect to Sub Area A or any other aspect of Planned Development No. 98.

Applicant respectfully submits that the proposed Site Plan and drawings are appropriate and consistent with the nature of the improvements contemplated in the Planned Development and respectfully requests that the Commissioner of the Department of Planning and Development grant Site Plan Approval allowing the proposed South Tower Office building. I would appreciate it if you could please provide me with a letter indicating whether or not this Site Plan is acceptable to the Department of Planning and Development. Please feel free to contact me if you should have any questions. Applicant and the Project Architect are prepared to meet and explain the proposed project in greater detail, if necessary. Thank you.

Sincerely,



John J. George

JJG:df

cc: Emily Thrun
akerman.com

47900283;1



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 15, 2019

Mr. John J. George
Akerman LLP
71 South Wacker Drive
Chicago, Illinois 60606

Re: Site Plan Approval for Planned Development No. 98 South Tower

Dear Mr. George:

This letter is in response to your request for Site Plan Approval for the construction of the South Tower located at 333 W. Wolf Point Plaza within Planned Development 98 and more commonly referred to as Wolf Point.

According to the details attached to this letter and presented to the Department of Planning and Development ("DPD") and to the Chicago Plan Commission at their January 24, 2019, hearing, it is the opinion of this department that the proposed improvements are in conformance with Statement 16 of PD 98 and Section 17-13-0800 of the Chicago Municipal Code. Therefore, the Wolf Point South Tower may proceed with submission of the appropriate documentation to the City of Chicago as it relates to their Part II review.

Additionally, existing and proposed riverwalk installation within this PD shall include wayfinding, directional, and regulatory signage and mile markers utilizing the Chicago River Brand and Sign Standards, as outlined in a separate document to be published by DPD at a future date.

Sincerely,

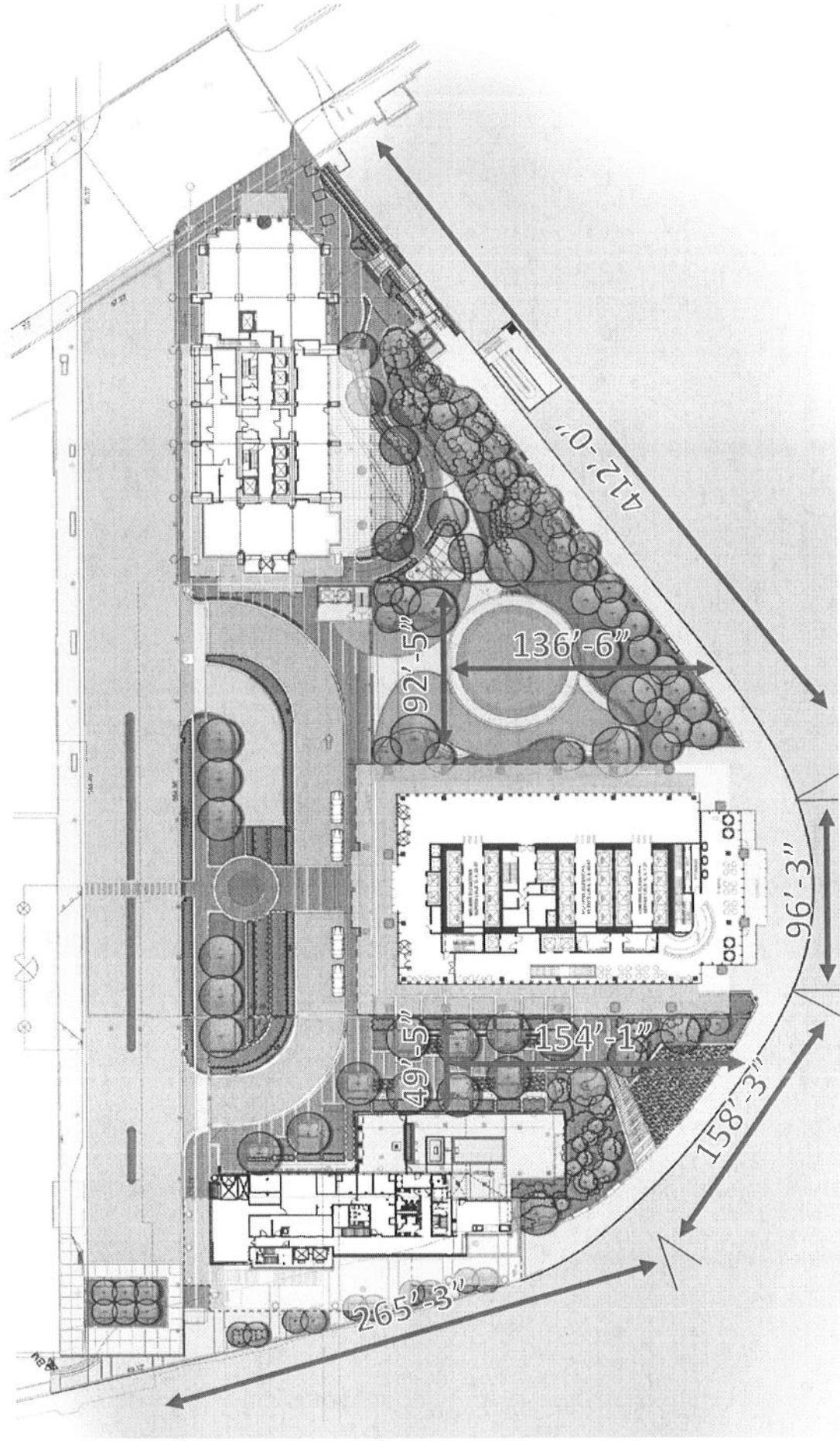
Patrick Murphey
Zoning Administrator
Bureau of Zoning and Land Use

Cc: Main File

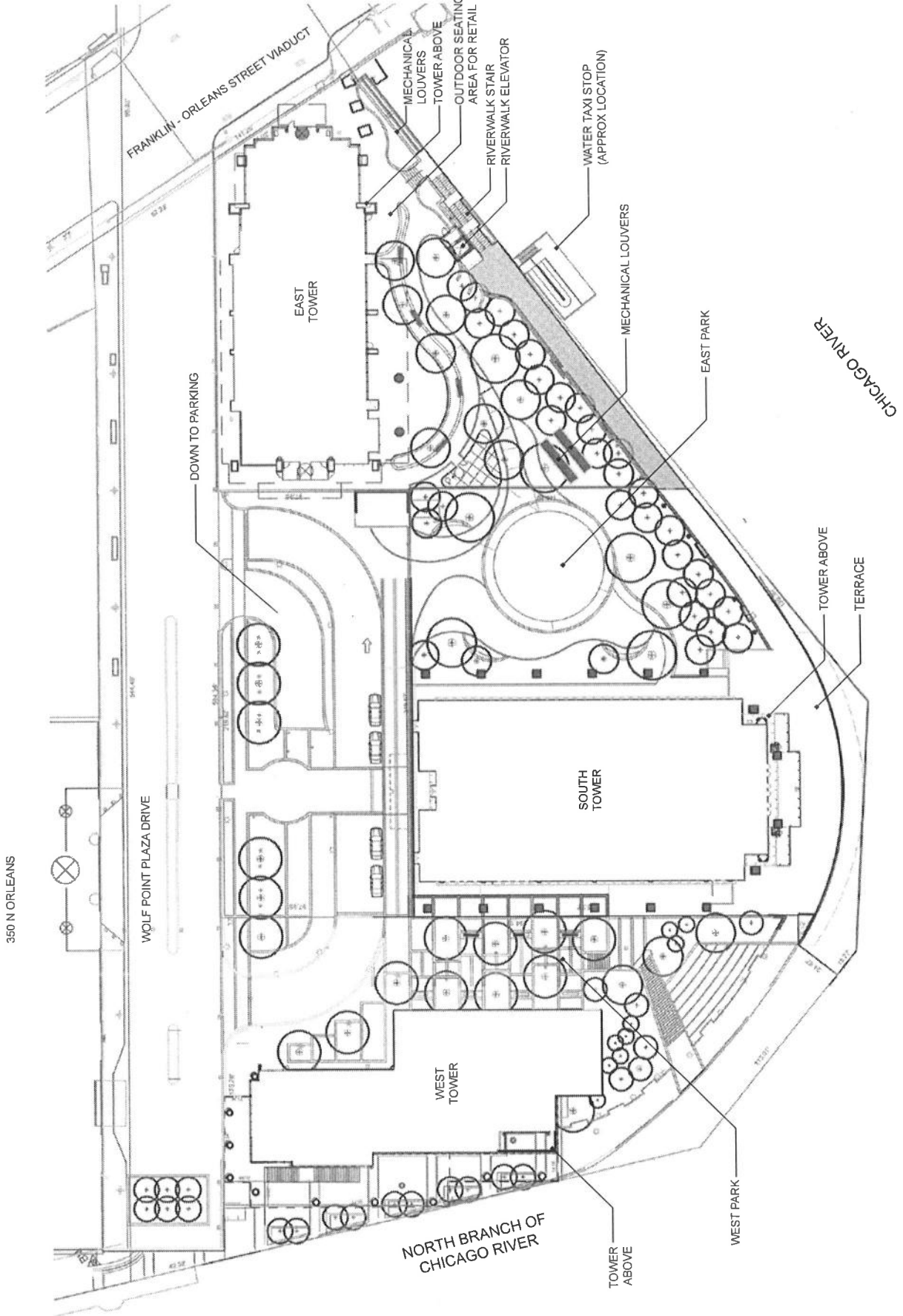
Wolf Point
Bulk Table Comparison

	PD 98 Amended 2013	Wolf Point South Updates 2018	Summary of Updates
Net Site Area Sub-Area B	167,730 sq. ft.	167,730 sq. ft.	-
Maximum FAR	24	24	-
Maximum FAR Buildable Area	4,025,520 sq. ft.	4,025,520 sq. ft.	-
FAR Building Areas:			
West Tower	460,000 sq. ft.	460,000 sq. ft.	-
East Tower	1,500,000 sq. ft.	+930,000 sq. ft.	570,000 sq. ft. less
South Tower	1,800,000 sq. ft.	+1,500,000 sq. ft.	300,000 sq. ft. less
Maximum Height:			
West Tower	525 ft.	525 ft.	-
East Tower	750 ft.	±665 ft.	85 ft. less
South Tower	950 ft.	+815 ft.	135 ft. less
Maximum Parking Spaces:			
West Tower	1,285	1,285	-
East Tower	685	685	-
South Tower	200	200	-
Maximum Number of Res. Units:			
West Tower	400	400	-
East Tower	1,410	1,410	-
South Tower	510	510	-
Maximum Number of Hotel Rooms:			
West Tower	700	700	-
East Tower	200	0	200 less
South Tower	450	450	-
West Tower	0	0	-
East Tower & South Tower	450	0	450 less

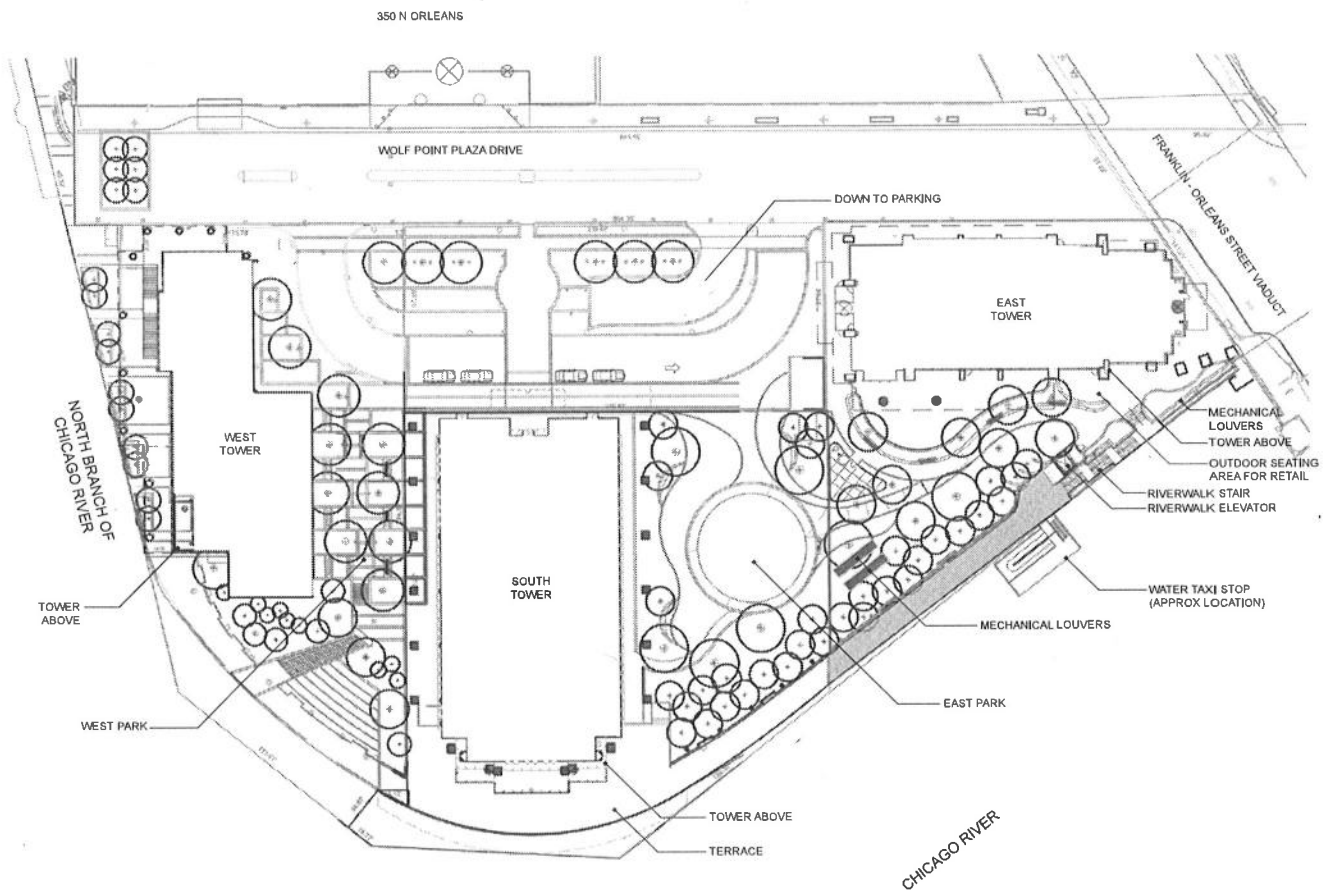
Site Plan Following Wolf Point South



Overall Landscape Plan



Site and Landscape Plan: Wolf Point South Tower

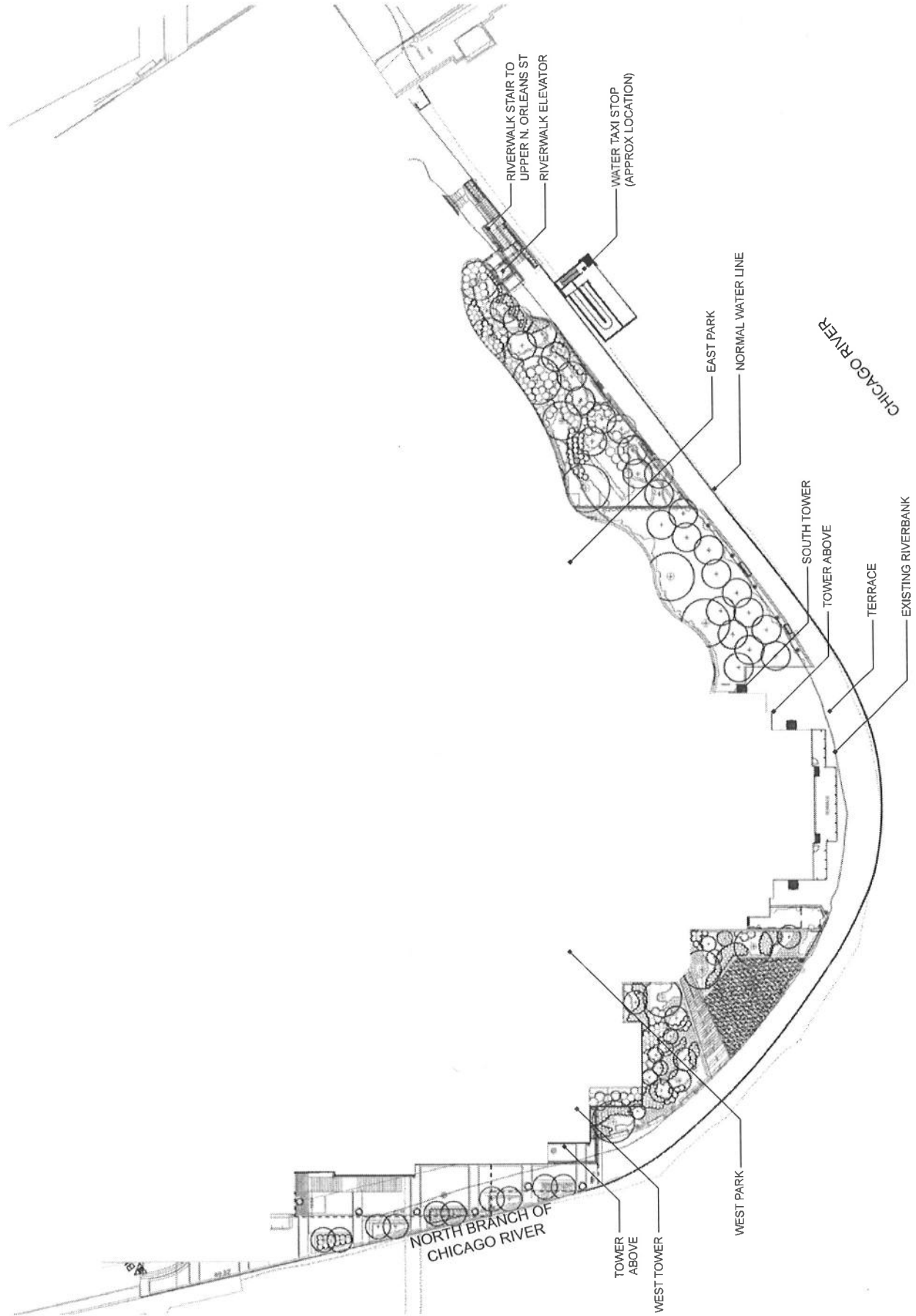


TREE SPECIES LISTS:

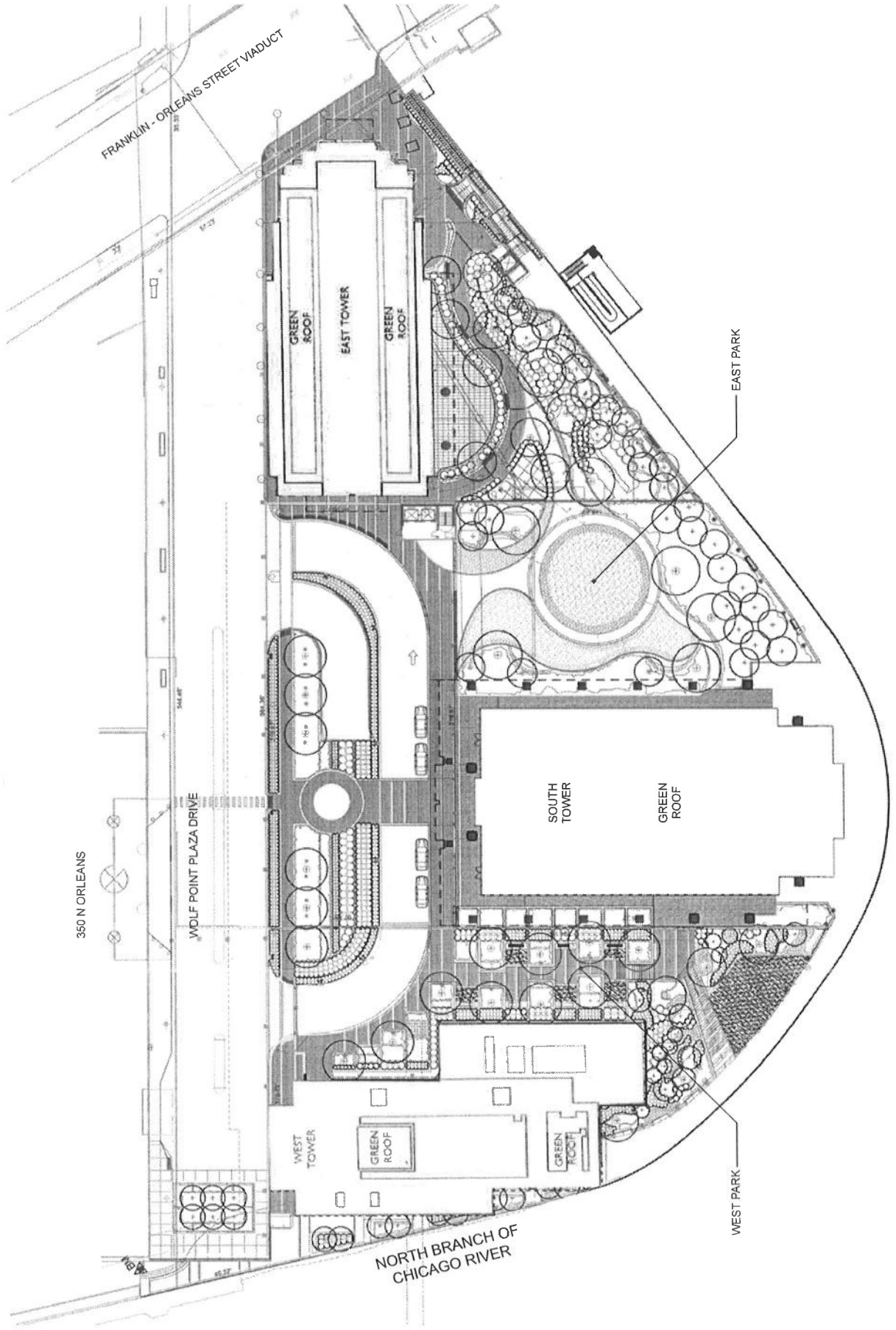
Armstrong red maple
 Whitespire birch
 Triumph hybrid elm
 Winter King hawthorn
 Skyline honeylocust
 Kentucky coffee tree
 Swamp white oak
 Ivory Silk tree lilac
 Bald cypress
 Hackberry

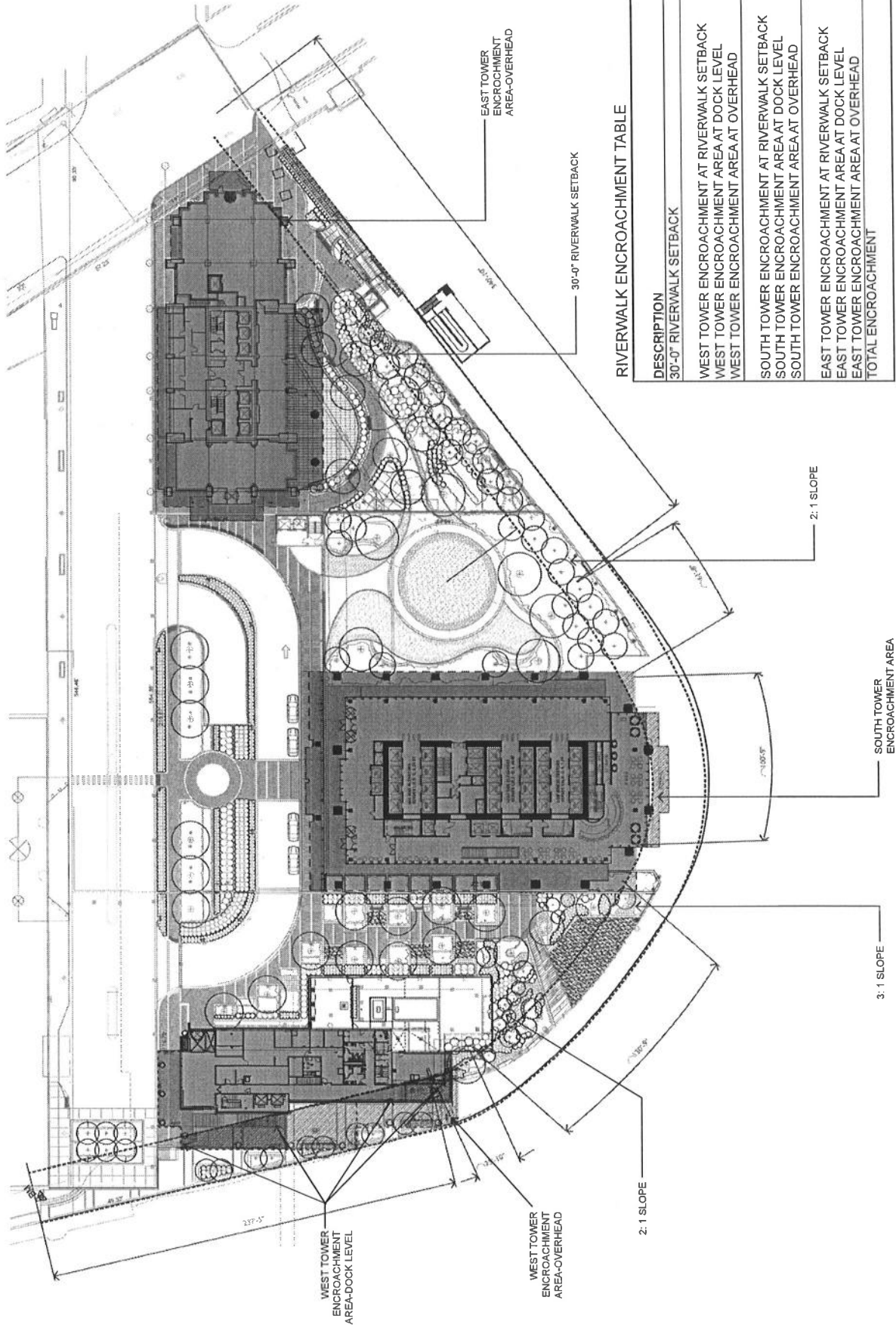
Acer rubrum 'Armstrong'
Betula papyrifera var. *Japonica* 'whitespire'
Ulmus 'Morton Glossy' Triumph
Crataegus viridis 'Winter King'
Gleditsia triacanthos
Gymnocladus dioica
Quercus bicolor
Syringa reticulata 'Ivory Silk'
Taxodium distichum
Celtis occidentalis 'Chicagoland'

Riverwalk Plan: Wolf Point South Tower



Green Roof Plan





RIVERWALK ENCROACHMENT TABLE

DESCRIPTION	LF	SF
30'-0" RIVERWALK SETBACK	917	
WEST TOWER ENCROACHMENT AT RIVERWALK SETBACK	175	439
WEST TOWER ENCROACHMENT AREA AT DOCK LEVEL		2,963
WEST TOWER ENCROACHMENT AREA AT OVERHEAD		
SOUTH TOWER ENCROACHMENT AT RIVERWALK SETBACK	109	0
SOUTH TOWER ENCROACHMENT AREA AT DOCK LEVEL		697
SOUTH TOWER ENCROACHMENT AREA AT OVERHEAD		
EAST TOWER ENCROACHMENT AT RIVERWALK SETBACK	18	54
EAST TOWER ENCROACHMENT AREA AT DOCK LEVEL		0
EAST TOWER ENCROACHMENT AREA AT OVERHEAD		
TOTAL ENCROACHMENT	302 LF	4,153 SF

DESCRIPTION	LF	SF
SETBACK REQUIREMENT	302 LF	7,917 SF = 32.9%
REQUIRED COMPENSATORY AREA	4,153 SF X 2.5 =	10,383 SF
COMPENSATORY AREA PROVIDED		34,872 SF

RIVERWALK ENCROACHMENT DIAGRAM

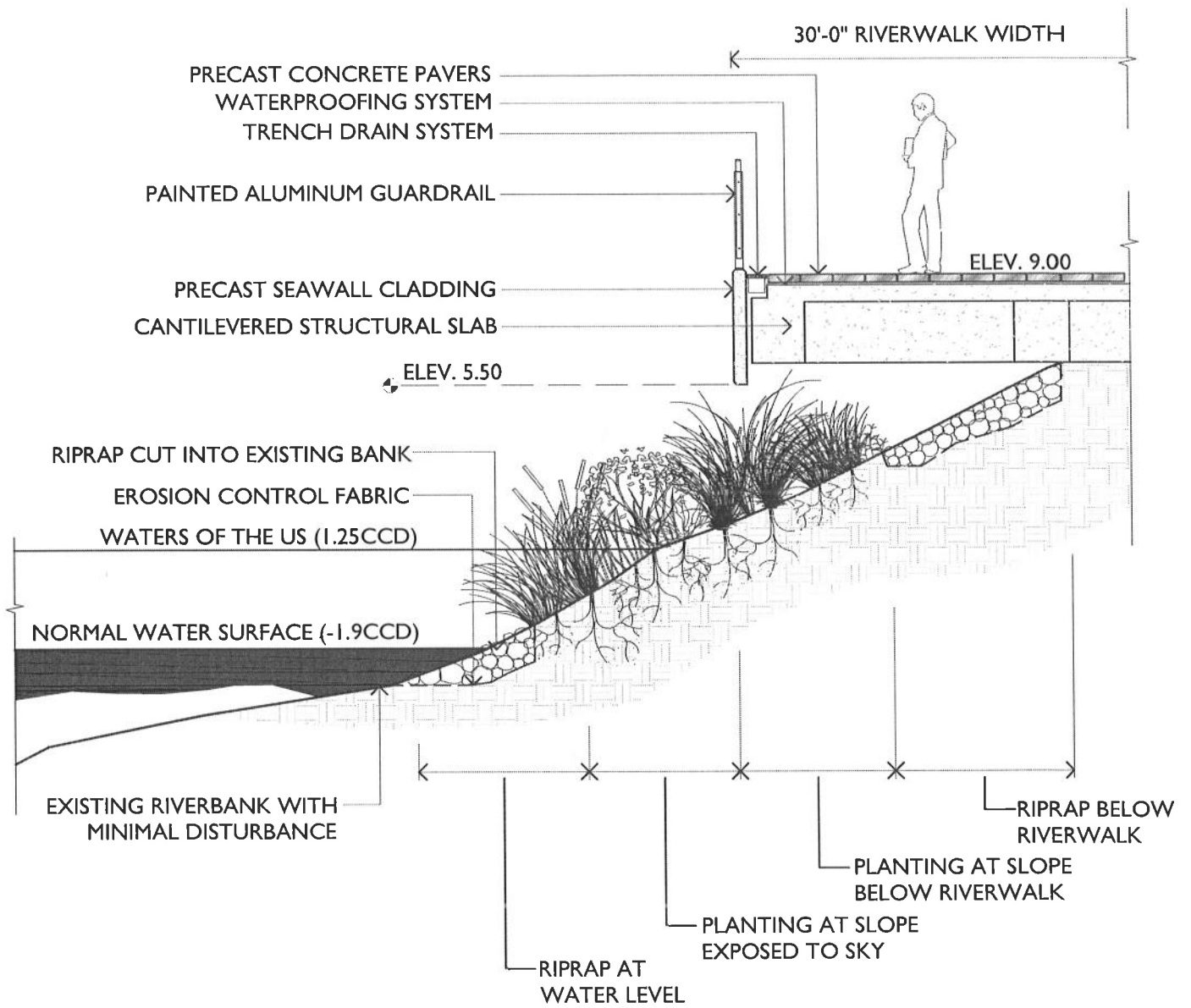
Current Riverwalk Encroachment Diagram

- Wolf Point West** Encroaches across 175 linear feet of Riverwalk setback
Of the total encroachment SF, 439 SF addresses the site at grade (shaded in black) and 2,936 SF is overhead (shaded in gray)
- Wolf Point South** Encroaches across 109 linear feet of Riverwalk setback
Of the total encroachment SF, 0 SF addresses the site at grade and 697 SF is overhead (shaded in gray)
- Wolf Point East** Encroaches across 18 linear feet of Riverwalk setback
Of the total encroachment SF, 54 SF addresses the site at grade (shaded in black) and 0 SF is overhead

$$175 + 109 + 18 = 302$$

$$302 \text{ linear feet of encroachment} / 917 \text{ total linear feet of Riverwalk} = 32.9\%$$

Phase II Riverwalk Cross Section: Wolf Point South Tower



Building Elevations: Floors and Heights

SOUTH TOWER - 813'

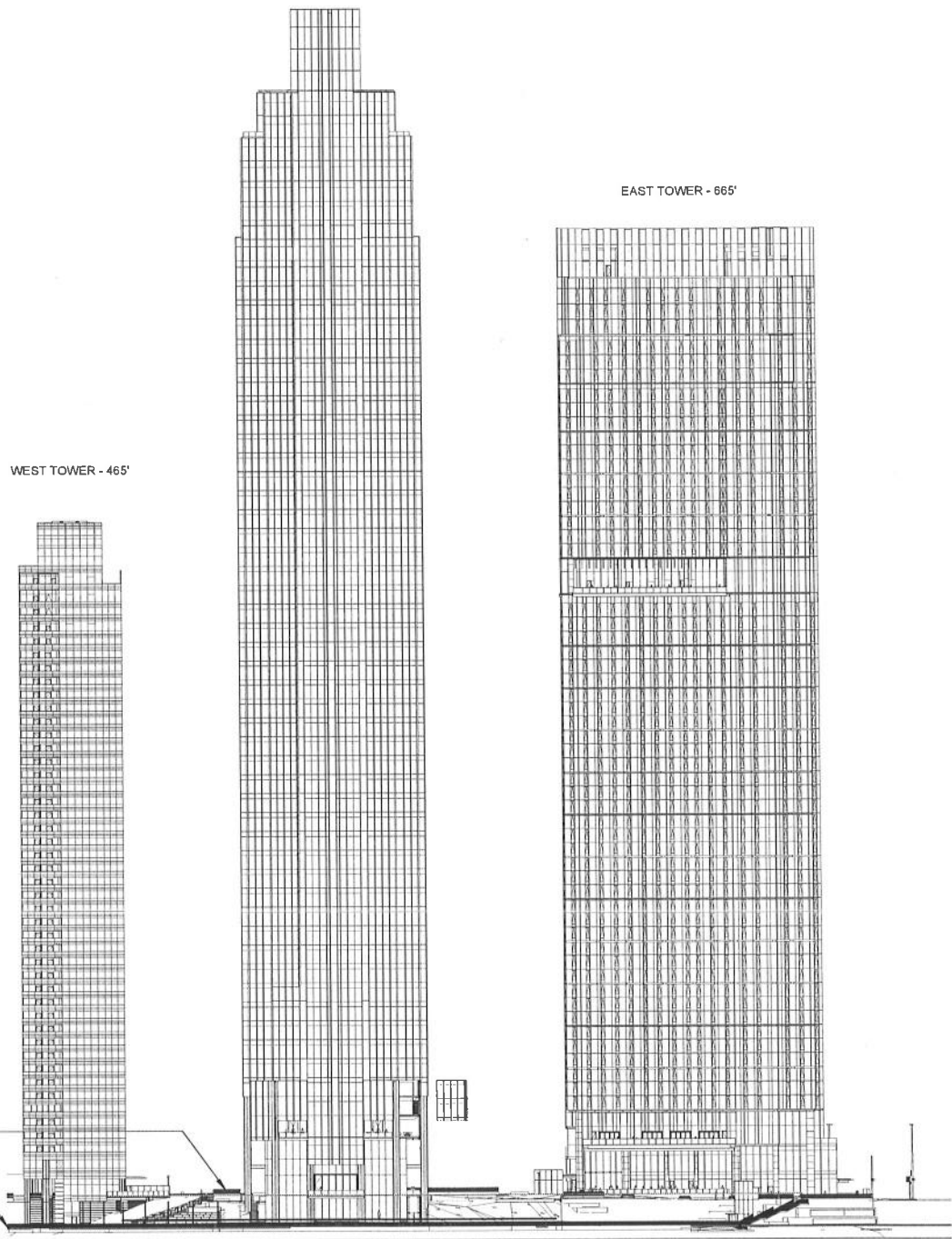
EAST TOWER - 665'

WEST TOWER - 465'

Plaza Level

Riverwalk Level

River Level



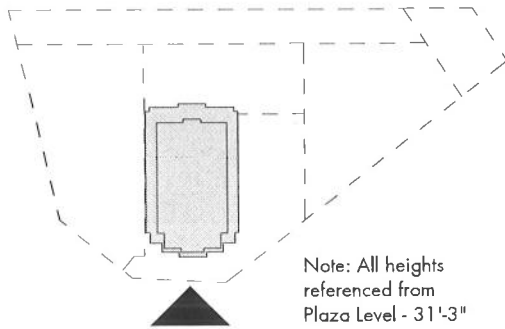
TOP OF BUILDING - 813'

LEVEL 58 - SETBACK - TOP OF BUILDING

LEVEL 56 - SETBACK - TERRACE

LEVEL 51 - SETBACK

GLASS CURTAIN WALL SYSTEM



Note: All heights referenced from Plaza Level - 31'-3" above Chicago City Datum.

LEVEL 7 - STEP OUT

LEVEL 4 - STEP OUT

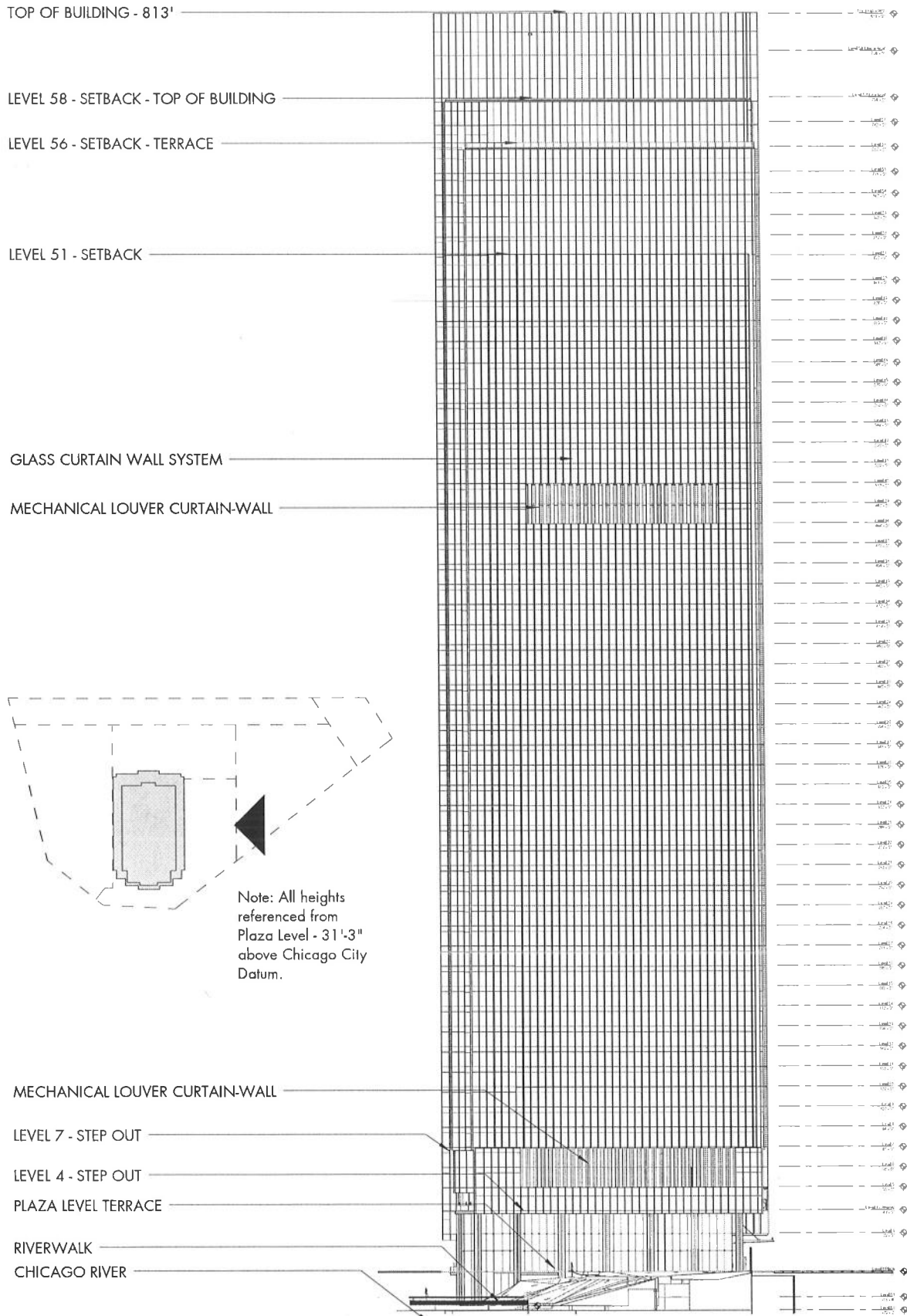
PLAZA LEVEL TERRACE

RIVERWALK

CHICAGO RIVER

1 PD - South Elevation
1" = 60'-0"





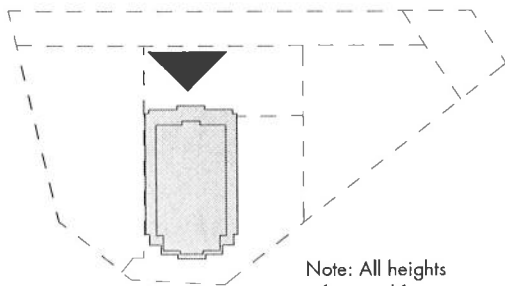
TOP OF BUILDING - 813'

LEVEL 58 - SETBACK - TOP OF BUILDING

LEVEL 56 - SETBACK - TERRACE

LEVEL 51 - SETBACK

GLASS CURTAIN WALL SYSTEM



Note: All heights referenced from Plaza Level - 31'-3" above Chicago City Datum.

LEVEL 7 - STEP OUT

LEVEL 4 - STEP OUT

NORTH TOWER ENTRY CANOPY

PLAZA LEVEL

RIVERWALK

CHICAGO RIVER

TOP OF BUILDING - 813'

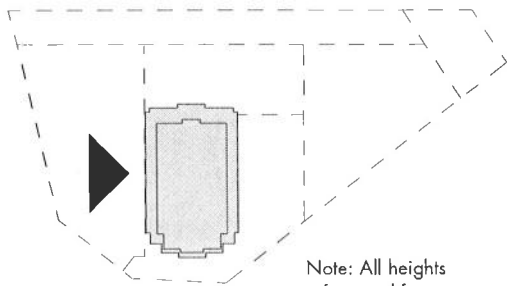
LEVEL 58 - SETBACK - TOP OF BUILDING

LEVEL 56 - SETBACK - TERRACE

LEVEL 51 - SETBACK

GLASS CURTAIN WALL SYSTEM

MECHANICAL LOUVER CURTAIN-WALL



Note: All heights
referenced from
Plaza Level - 31'-3"
above Chicago City
Datum.

MECHANICAL LOUVER CURTAIN-WALL

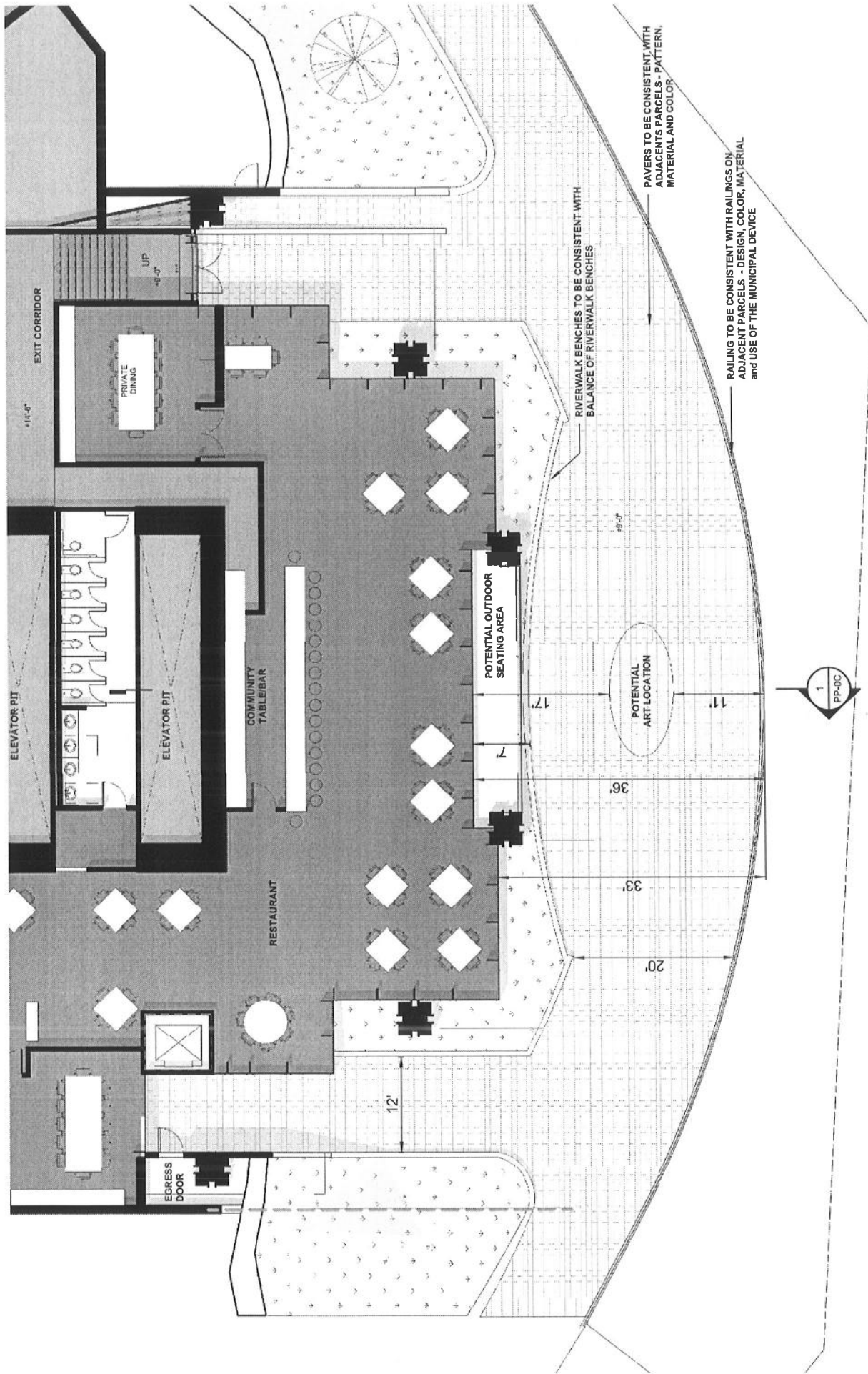
LEVEL 7 - STEP OUT

LEVEL 4 - STEP OUT

PLAZA LEVEL TERRACE

RIVERWALK

CHICAGO RIVER



Level B1 - RIVERWALK POINT-LAYOUT - STAIR-ELEVATOR
 ANALYSIS - OPTION-0-NO BUMP+

1
 3/32" = 1'-0"



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 27, 2018

Mr. Paul Shadle
DLA Piper, LLP
444 West Lake Street
Suite 900
Chicago, Illinois 60606-0089

Re: 325 West Wolf Point Plaza – Business Planned Development 98
Request to establish a high-rise building sign and electronic video art wall

Dear Mr. Shadle:

Please be advised that your client's request for approval of the construction and maintenance of a high-rise building sign and an electronic video art wall on property zoned Business Planned Development 98 ("PD 98") has been considered by the Department of Planning and Development ("Department") pursuant to Statements 8 and 16 of PD 98.

The subject site at the above address is zoned as part of Subarea B of PD 98, with an immediately prior zoning district of DC-16 (Downtown Core). Your client is proposing to occupy approximately 500,000 square feet of a proposed, approximately 813' tall office building at this location, containing approximately 1,200,000 square feet of total floor area. This tower, which is referred to in PD 98 as the South Tower, is expected to be built on the southern portion of Subarea B of PD 98, the development rights for which were approved by the Chicago City Council on March 13, 2013.

As a result of this project being fully contained within PD 98, all signage and interior art work installations are under the review authority of the Department. According to the information provided, your client is proposing to establish the following business identification high-rise building sign on, and work of art within, this building:

- A. One 1,080 square foot high-rise building sign, as detailed in the attached dimensioned plans, located approximately 813' above grade (Wolf Point Plaza Drive).
 1. Such sign is proposed to be mounted on the eastern elevation of the building, immediately below its roofline
 2. The 1,080 square foot measurement is based on Section 17-12-0601-C, of the Chicago Municipal Code, and the following measurement standard, approved by the City Council on October 31, 2018:
 - a. Portions of individual letters and/or elements, which collectively form one individual letter sign, may extend beyond the dimensions of the smallest

box that encapsulates all other high-rise building sign letters and/or elements; provided, (i) the total area of such extensions may not exceed 10% of the square footage contained within such box that encapsulates all other high-rise building sign letters and/or elements, and (ii) the total square footage of such individual letter sign and any such extensions under (i) may not exceed the maximum high-rise building sign area square footage allowed at the corresponding building height at which the high-rise building sign is proposed. In this case:

- i. The dimensions of the smallest box that encapsulates all other high-rise building sign elements is 11' x 90' (990 total square feet).
 - ii. The total area of such extensions, which may not exceed 10% of the square footage contained within such box, is an additional 90 square feet.
- b. The total square footage and placement of this proposed sign is based on the following sign face area maximum chart, approved by the City Council on October 31, 2018; the relevant figures are noted in **bold** below:

Height of Sign (feet above grade at base of building)	Maximum Area (square feet)
150 – 199	200
200 – 299	300
300 – 399	400
400 – 499	500
500 – 599	600
600 – 649	700
650 – 699	800
700 – 749	900
750 – 799	1,000
800 +	1,100

3. The authorization for your client to establish such high-rise building sign is based on the following tenant designation standards, approved by the City Council on October 31, 2018; the relevant portions are included below:
- a. A principal tenant is a tenant which occupies the lesser of 51% of a building's total floor area or 350,000 square feet of floor area.
 - b. A principal tenant must provide the city with building owner support for such high-rise building sign.
 - c. A principal tenant that is issued a high-rise building sign permit must re-certify that it adheres to the applicable criteria of this section at the time of each high-rise building sign permit renewal request. Failure to comply with the applicable standards will result in the denial of the associated permit to legally maintain the high-rise building sign.

B. One approximately 2,740 square foot (137'L x 20'H), electronic video art wall will be established along the eastern façade of the proposed building's elevator core, recessed approximately 25' west of the building's exterior glass façade and entrance and entirely contained within the building's lobby. Pursuant to Section 17-12-0504, of the Chicago Municipal Code, and consistent with how other such installations are evaluated by this department, this electronic video art wall is considered a "work of art with no commercial message" and is exempt from regulation as a sign. The display, on this electronic video art wall, of any commercial message of any type or description (as defined in Section 17-17-0236, of the Chicago Municipal Code, as any sign, wording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity) is strictly prohibited.

Your client has also agreed to work in partnership with the city and alderman to adjust the lumens emitted by both their high-rise building sign and the electronic video art wall to appropriately account for day, evening and overnight settings. Specifically, with respect to the electronic video art wall, such adjustments are intended to assure that it does not detract from, or conflict with, public usage and enjoyment of the Chicago River, the downtown Riverwalk, public rights-of-way, open space, residences, offices or other similar matters from which such electronic video art wall may be legible.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 98, the Department hereby approves the above-referenced high-rise building sign and electronic video art wall, as generally described on Exhibit A attached to this letter. The Department's later approvals of the South Tower building to be located in Subarea B of PD 98, if such approvals are granted, shall be deemed to include the Department's approval of the high-rise building sign and electronic video art wall approved by this letter. The City of Chicago is excited at the prospects of your client expanding their operations here and building out the final phase at Wolf Point. My staff will work with your client to diligently pursue the construction of this office tower and establishment of the referenced high-rise building sign and art work.

Sincerely,



David L. Reifman
Commissioner

Cc: Rahm Emanuel, Mayor
Brendan Reilly, Alderman, 42nd Ward
Judith Frydland, Commissioner, Department of Buildings
Rosa Escareno, Commissioner, Department of Business Affairs and Consumer Protection
Rebekah Scheinfeld, Commissioner, Department of Transportation



DLA Piper LLP (US)
203 North LaSalle Street, Suite 1900
Chicago, Illinois 60601-1293
www.dlapiper.com

Paul W. Shadle
paul.shadle@dlapiper.com
T 312.368.3493
F 312.251.5870

November 27, 2018

VIA MESSENGER & E-MAIL

Mr. David Reifman, Commissioner
City of Chicago
Department of Planning and Development
121 N. LaSalle St. Rm. 1000
Chicago, IL 60602

**RE: *Request for Approval of Sign and Approval of Video Art Wall –
Residential Business Planned Development No. 98 (the "PD")***

Dear Commissioner Reifman:

On behalf of our client, Salesforce.com, Inc. ("**Salesforce**"), I respectfully request your and the Department of Planning and Development's (the "Department") approval of a business identification high-rise building sign and an electronic video art wall that will be established and maintained as part of the South Tower to be located within Subarea B of the captioned PD (the "**Property**"), both generally as described in Exhibit A attached to this letter.

The Department has the authority to grant the requested approvals under Statements 8 and 16 of the captioned PD, and pursuant to amendments to Sections 17-12-0601 and 17-12-0504 of the Chicago Municipal Code approved by the Chicago City Council on October 31, 2018.

The proposed high-rise building sign and electronic video art wall are consistent with the plans described in Statement 6 of the PD, and will not change the character of the development approved under the PD. They also will enhance the experiences of public and private users of the riverbank park and riverwalk areas that will be established on the Property pursuant to Statement 11 of the PD.



November 27, 2018
Page Two

Thank you for your consideration of this request. If you require any additional information, please contact me.

Very truly yours,

DLA Piper LLP (US)

A handwritten signature in blue ink, appearing to read 'Paul W. Shadle', with a long horizontal flourish extending to the right.

Paul W. Shadle

Attachment

cc: Ald. Brendan Reilly
Elizabeth Pinkham
George Kreitem
Amy Waggoner
Eric Loeb
Michael Kovaleski
Liz Butler



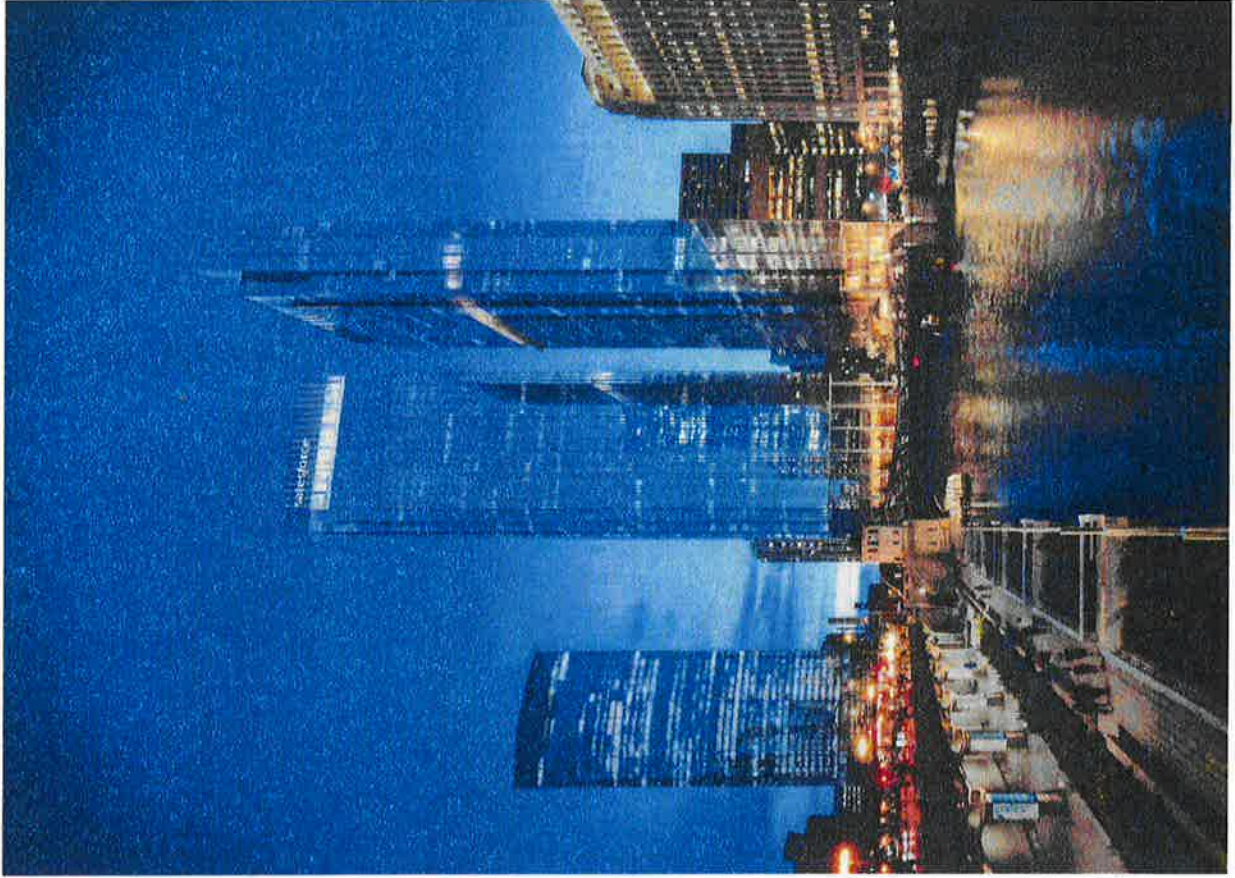
November 27, 2018
Page Three

EXHIBIT A

[Attached]

Wolf Point South Tower
Wolf Point Plaza
Chicago, IL

Wolf Point South - East
View



WOLF POINT OWNERS

Hines

Wolf Point South Holdings, LLC

Pelli Clarke Pelli Architects

HKS

LD.01

11/2/2018 1:00:03 PM

Wolf Point South Tower
Wolf Point Plaza
Chicago, IL

Wolf Point South - Tower
Top Signage



WOLF POINT OWNERS

Hines

Wolf Point South Holdings, LLC

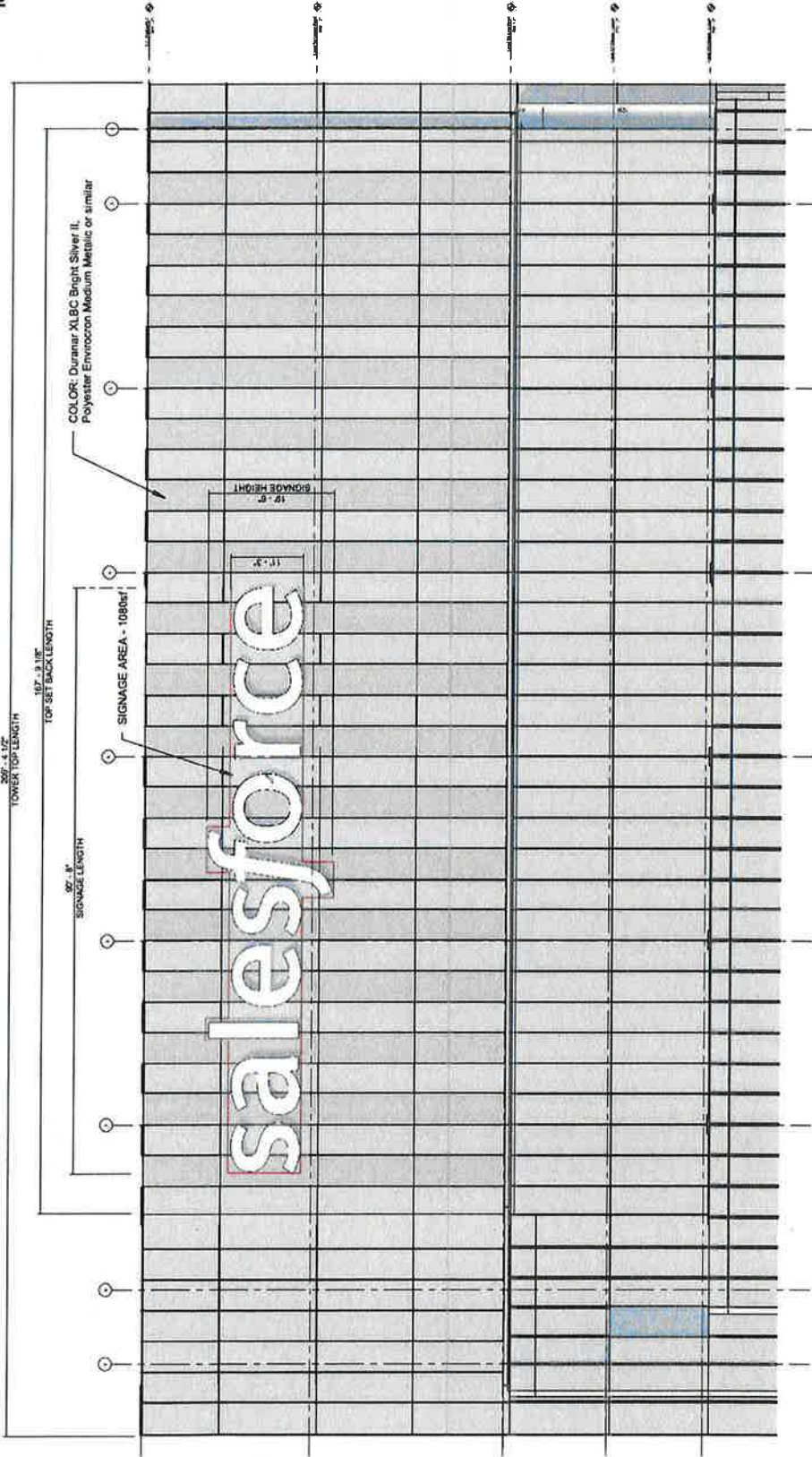
Pelli Clarke Pelli Architects

HKS

LD.02
11/2/2016 1:00:04 PM

Wolf Point South Tower
Wolf Point Plaza
Chicago, IL

Wolf Point South - Tower
Top - Salesforce Signage



WOLF POINT OWNERS

Hines

Wolf Point South Holdings, LLC

Pelli Clarke Pelli Architects

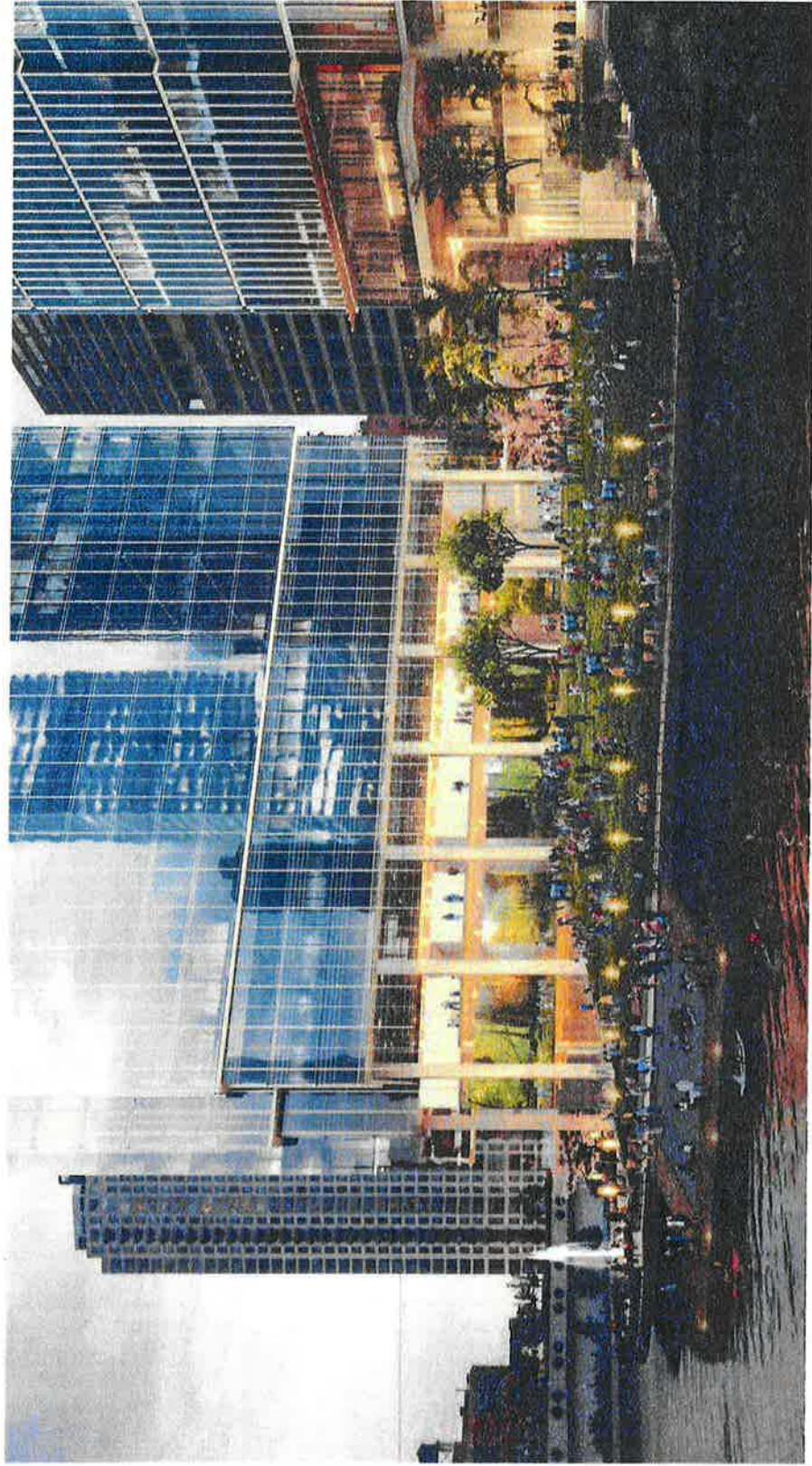
HKS

LD.03

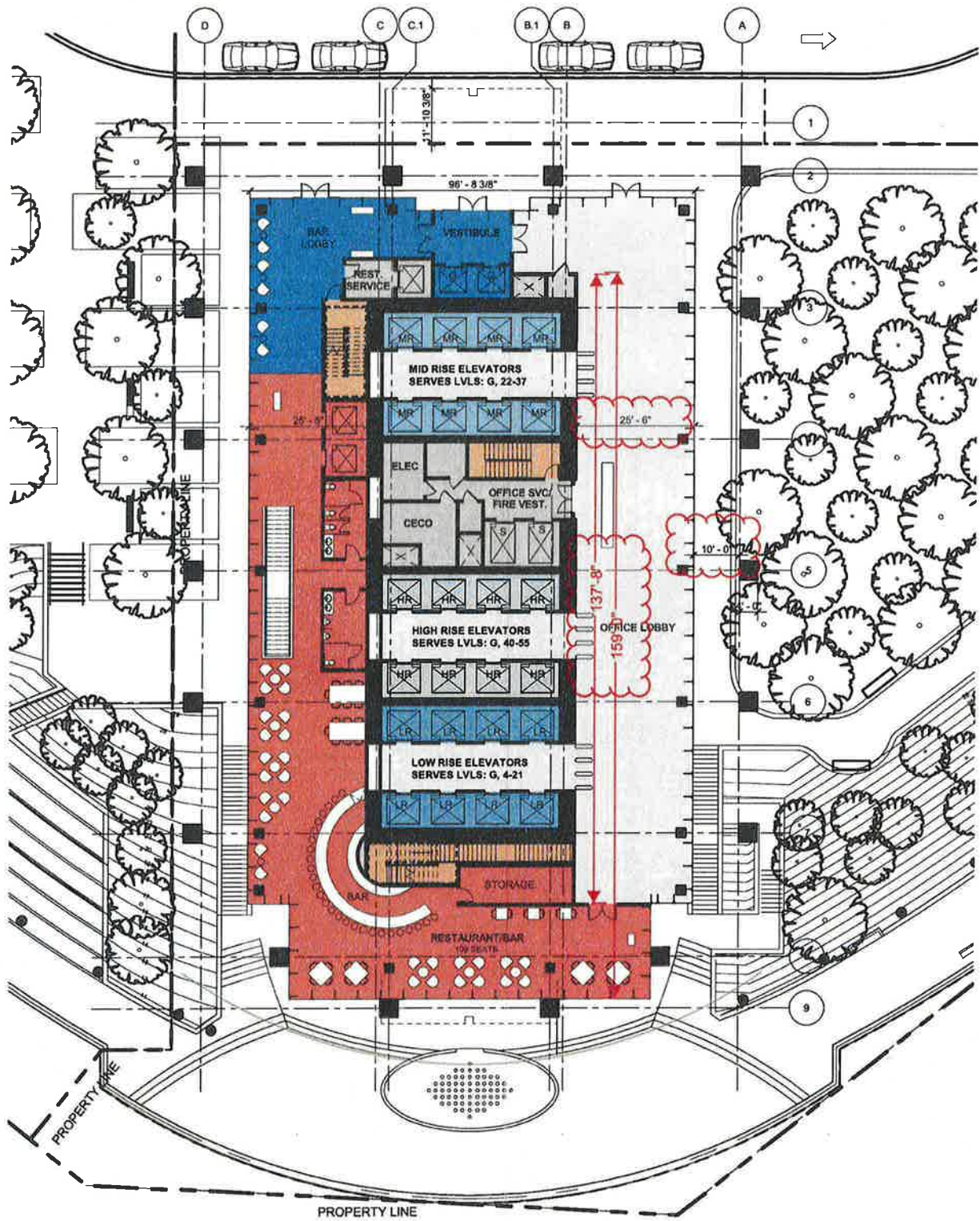
11/2/2018 1:00:13 PM

East - Tower Top - Salesforce Signage
1/16" = 1'-0"

Proposed Lobby Perspective



MARK CAVAGNERO ASSOCIATES ARCHITECTS





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 17, 2016

Mr. John J. George
Schuyler, Roche & Crisham, PC
Two Prudential Plaza
180 North Stetson Street
Suite 3700
Chicago, Illinois 60601

Re: 316 North Orleans Street

Dear Mr. George:

This letter is in response to your request for Site Plan Approval for the construction of the East Tower at the above referenced location within Planned Development 98 and more commonly referred to as Wolf Point.

According to the details attached to this letter and presented to the Department of Planning and Development and to the Chicago Plan Commission at their October 20, 2016, hearing, it is the opinion of this department that the proposed improvements are in conformance with Statement 16 of PD 98 and Section 17-13-0800 of the Chicago Municipal Code. Therefore, the Wolf Point East Tower may proceed with submission of the appropriate documentation to the city of Chicago as it relates to their Part II review.

Sincerely,

Patti Scudiero
Zoning Administrator
Bureau of Zoning and Land Use

Cc: Mike Marmo
Patrick Murphey

Wolf Point Bulk Table, East Tower Phase

Summary of Revisions

Summary of Updates

PD 98
Amended 2013

Wolf Point East
Updates 2016

Net Site Area Sub-Area B	167,730 sq. ft.	167,730 sq. ft.	-
Maximum FAR	24	24	-
Maximum FAR Buildable Area	4,025,520 sq. ft.	4,025,520 sq. ft.	-
FAR Building Areas:			
West Tower	460,000 sq. ft.	460,000 sq. ft.	570,000 sq. ft. less
East Tower	1,500,000 sq. ft.	+930,000 sq. ft.	-
South Tower	1,800,000 sq. ft.	1,800,000 sq. ft.	-
Maximum Height:			
West Tower	525 ft.	525 ft.	85 ft. less
East Tower	750 ft.	+665 ft.	-
South Tower	950 ft.	950 ft.	-
Building Footprint:			
East Tower	22,301 sq. ft.	+13,900 sq. ft.	8,401 sq. ft. less
Maximum Parking Spaces:			
West Tower	1,285	1,285	-
East Tower	685	685	-
South Tower	200	200	-
Maximum Number of Res. Units:			
West Tower	400	400	-
East Tower	1,410	1,410	-
South Tower	510	510	-
Maximum Number of Hotel Rooms:			
West Tower	700	700	-
East Tower	200	200	-
South Tower	450	450	-
East Tower & South Tower	0	0	-
West Tower	+50	450	-

Two Prudential Plaza 312.565.2400 TEL
180 North Stetson Avenue 312.565.8300 FAX
Suite 3700 SRCattorneys.com
Chicago, Illinois 60601

JOHN J. GEORGE
Attorney at Law
TEL 312 565.8439
FAX 312 565.8300
JGeorge@SRCattorneys.com

November 28, 2016

Ms. Patricia A. Scudiero
Chicago Zoning Administrator
City Hall, Room 905
121 N. LaSalle Street
Chicago, IL 60602

Dear Ms. Scudiero:

On March 13, 2013, the Chicago City Council approved an amendment to PD 98 which allowed for a three phased development to be built in Sub-Area B of PD 98. Phase I (West Tower) has been built and is now occupied by residents.

Pursuant to the provisions of Section 17-13-0800 of the Chicago Zoning Ordinance as amended, and Statement No. 16 of Business Planned Development No. 98 (the "Planned Development"), my client Wolf Point Owners LLP ("Applicant"), respectfully requests that the Commissioner of the Department of Planning and Development review this request for Site Plan Approval for the East Tower in Sub-Area B.

The developer is now in the process of going forward with Phase III (East Tower) of this PD and in accordance with the terms of PD 98 as amended 17-13-0800 has met with Department of Planning seeking Part II site plan approval for Phase III and has submitted the following documents:

Site Plan	Riverwalk Cross Sections
Bulk Table	Tower Setback
Landscape Plan	Building Elevations
Riverbank Plan	Traffic Study

In addition to submitting the necessary documents to the City Department of Planning, he has also appeared before the Chicago Plan Commission on October 20, 2016, and explained in detail the Phase II (East Tower) development and the changes that are being made which differ in a minor way from what was approved by the City when PD 98 as amended was approved by the City Council on March 13, 2013. No changes were made by the Department of Planning and no comments were received

Ms. Patricia A. Scudlero
Chicago Zoning Administrator
November 28, 2016
Page 2

by the Chicago Plan Commission after the matter was presented to them on October 20, 2016.

Based on the foregoing, I would respectfully request that you issue a Part II Site Plan Approval for this project.

If you have any questions, please call me.

Sincerely,

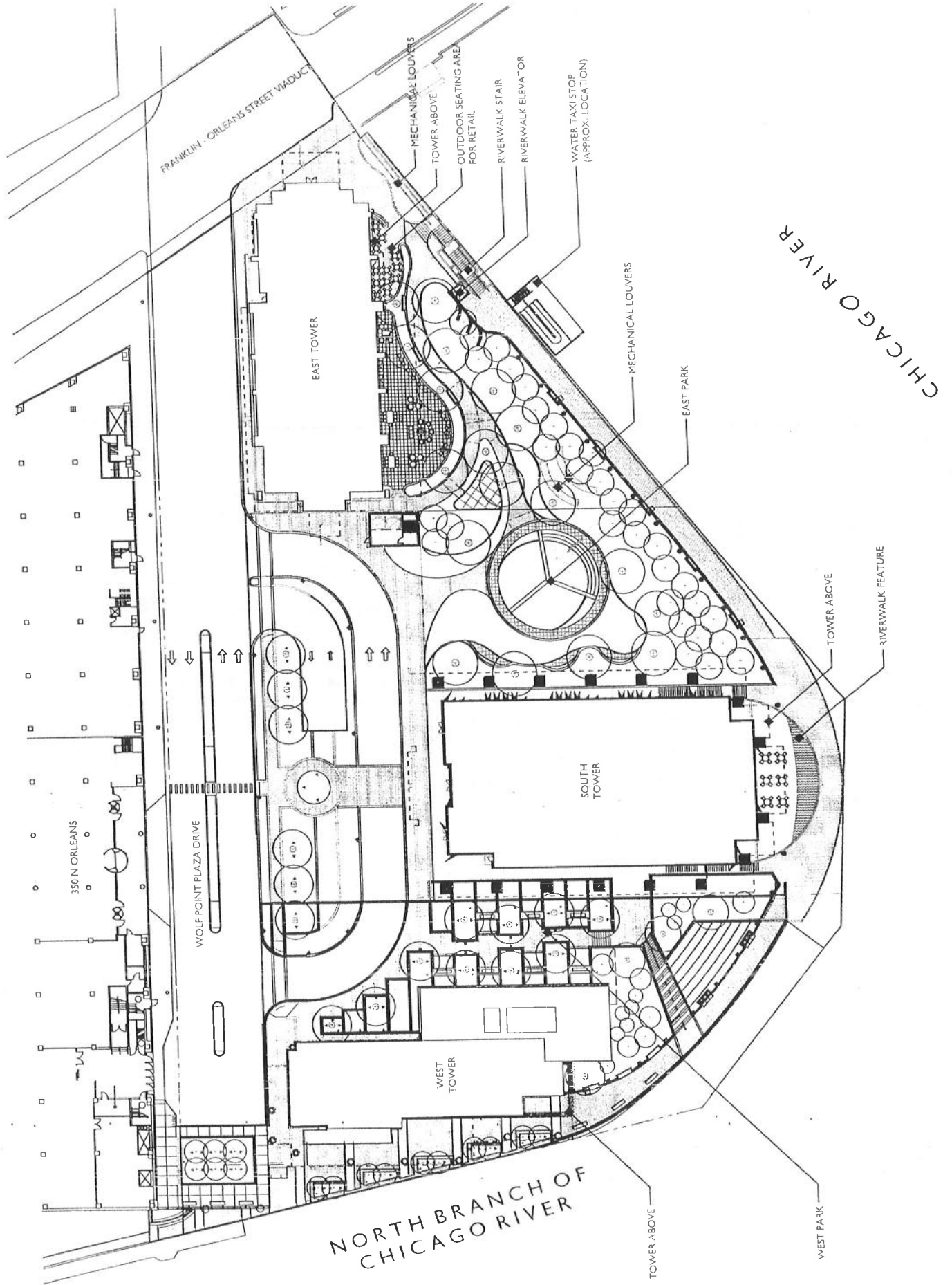
A handwritten signature in black ink, appearing to read "John J. George". The signature is stylized and cursive.

John J. George

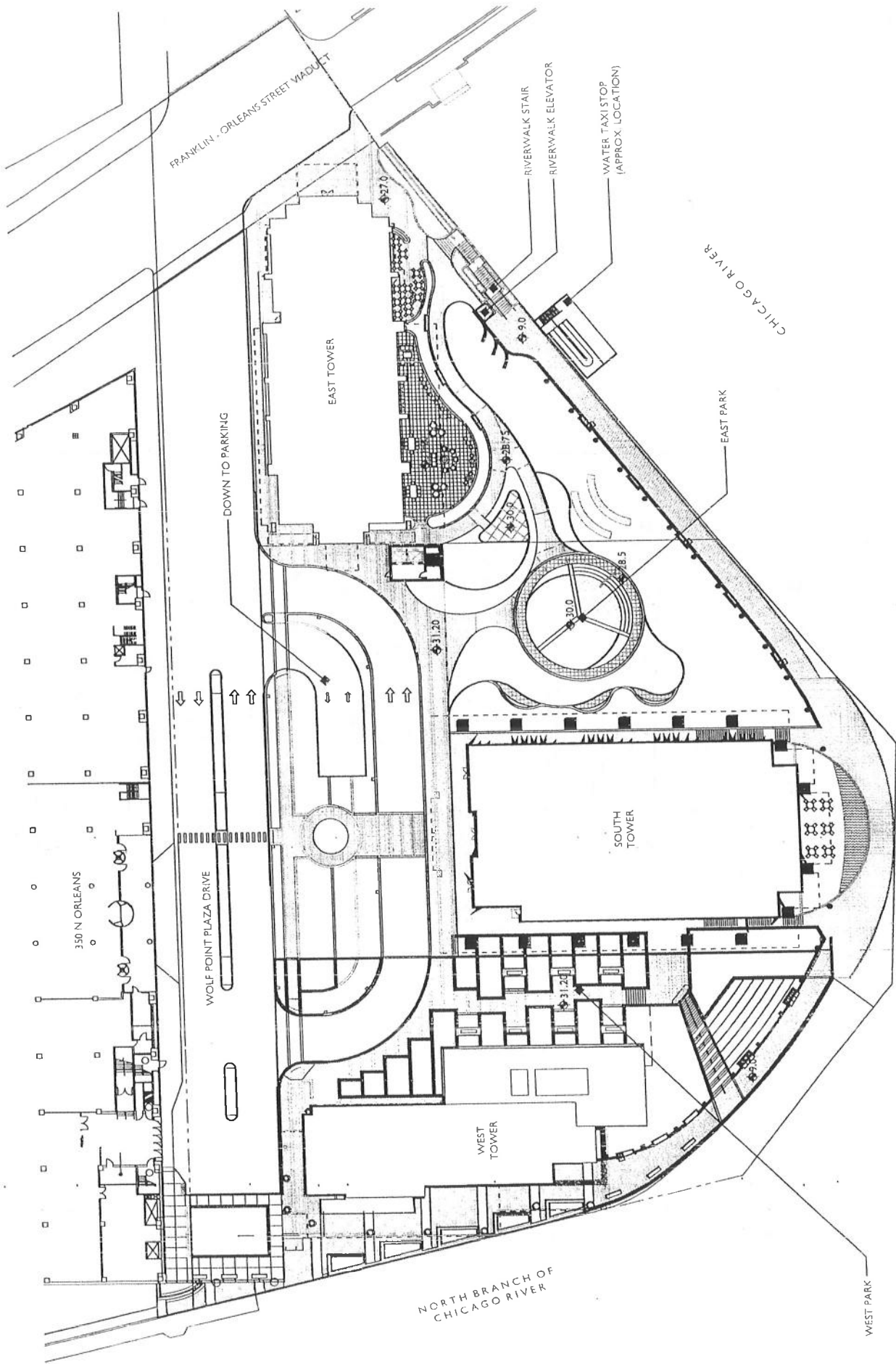
JJG/cmc

914045v1
084823.00001

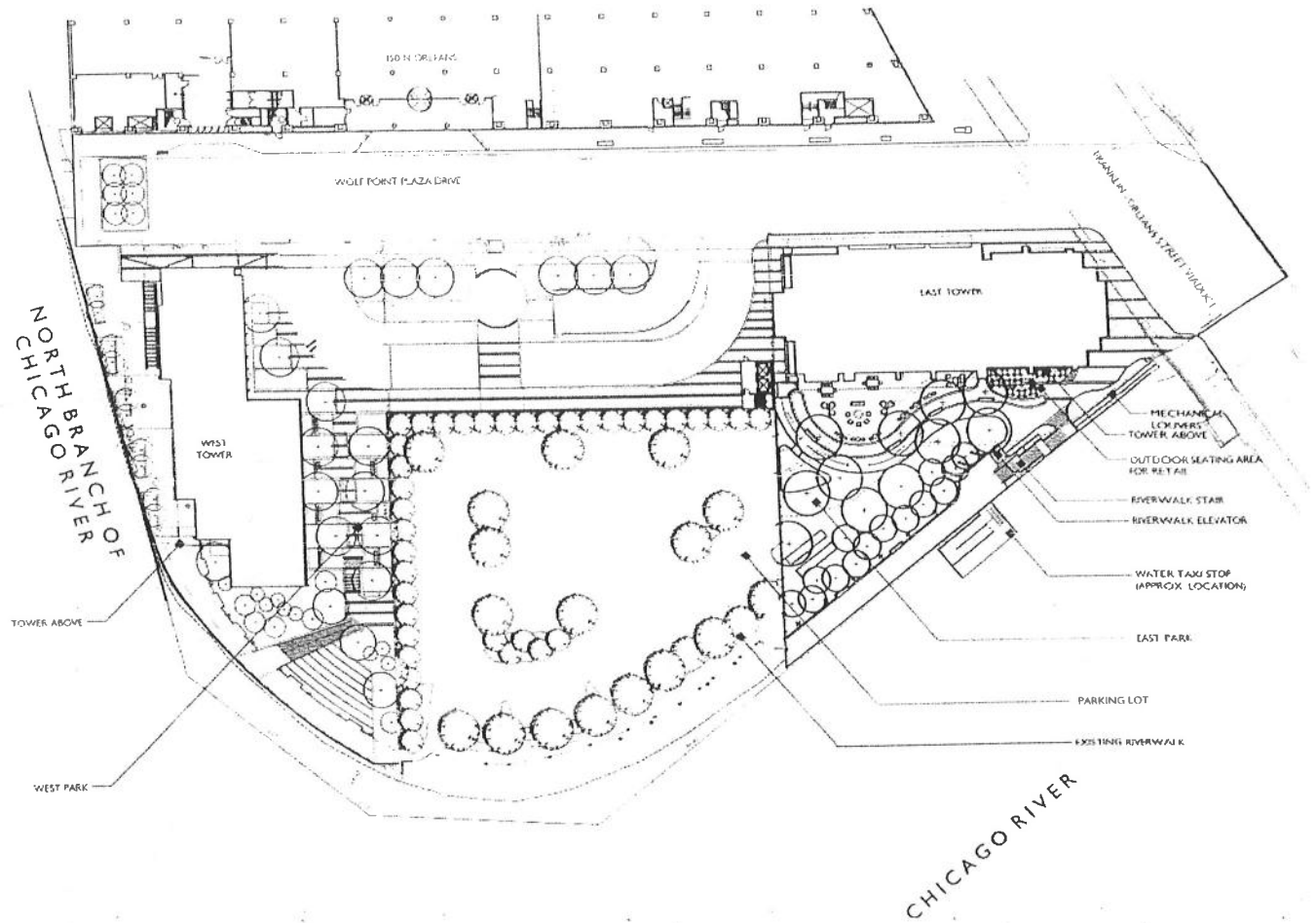
Overall Landscape Plan



Site Plan



Phase II Site and Landscape Plan: Wolf Point East Tower



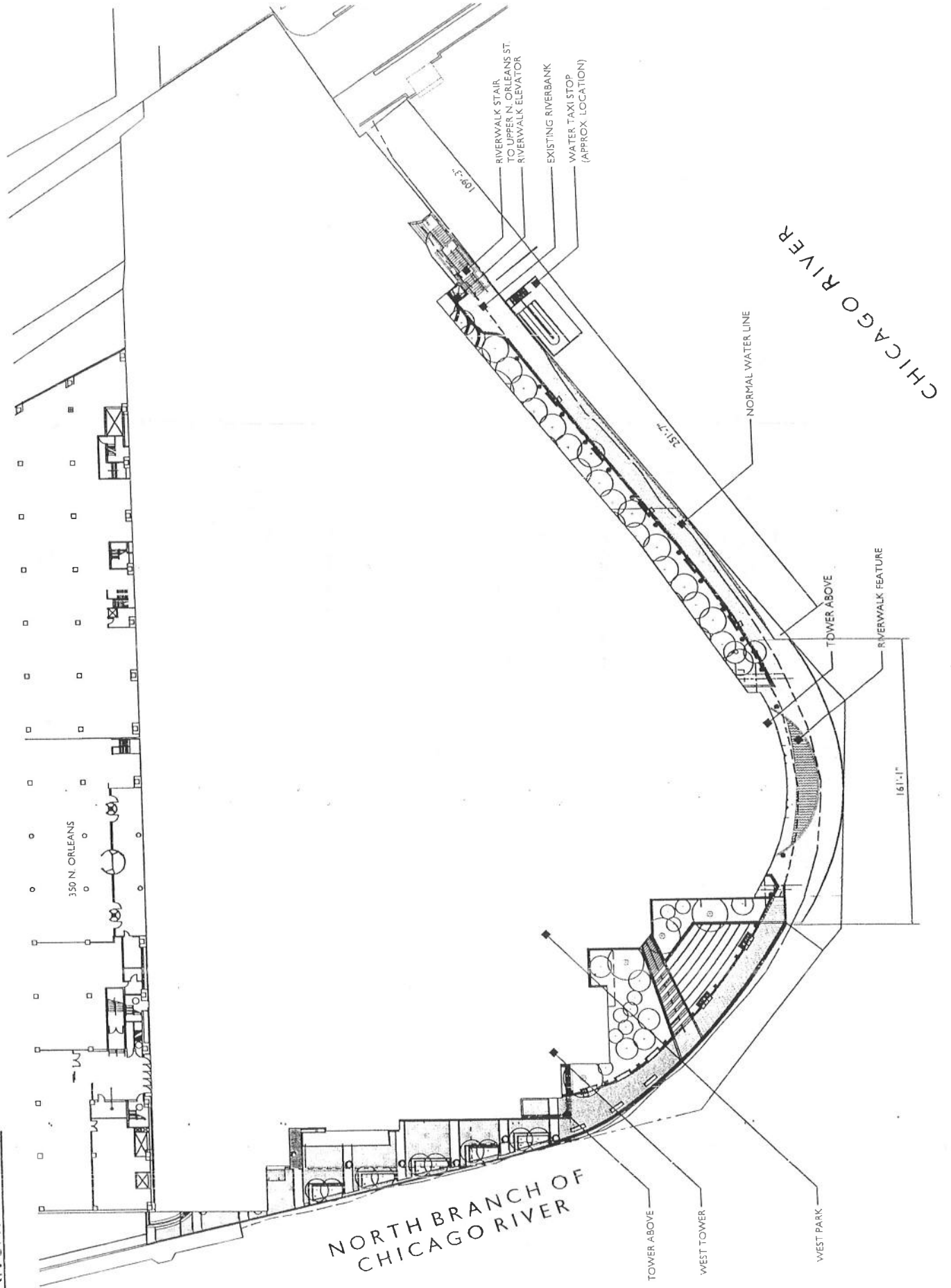
TREE SPECIES LISTS:

Armstrong red maple
 Whitespire birch
 Triumph hybrid elm
 Winter King hawthorn
 Skyline honeylocust
 Kentucky coffee tree
 Swamp white oak
 Ivory Silk tree lilac
 Bald cypress
 Hackberry

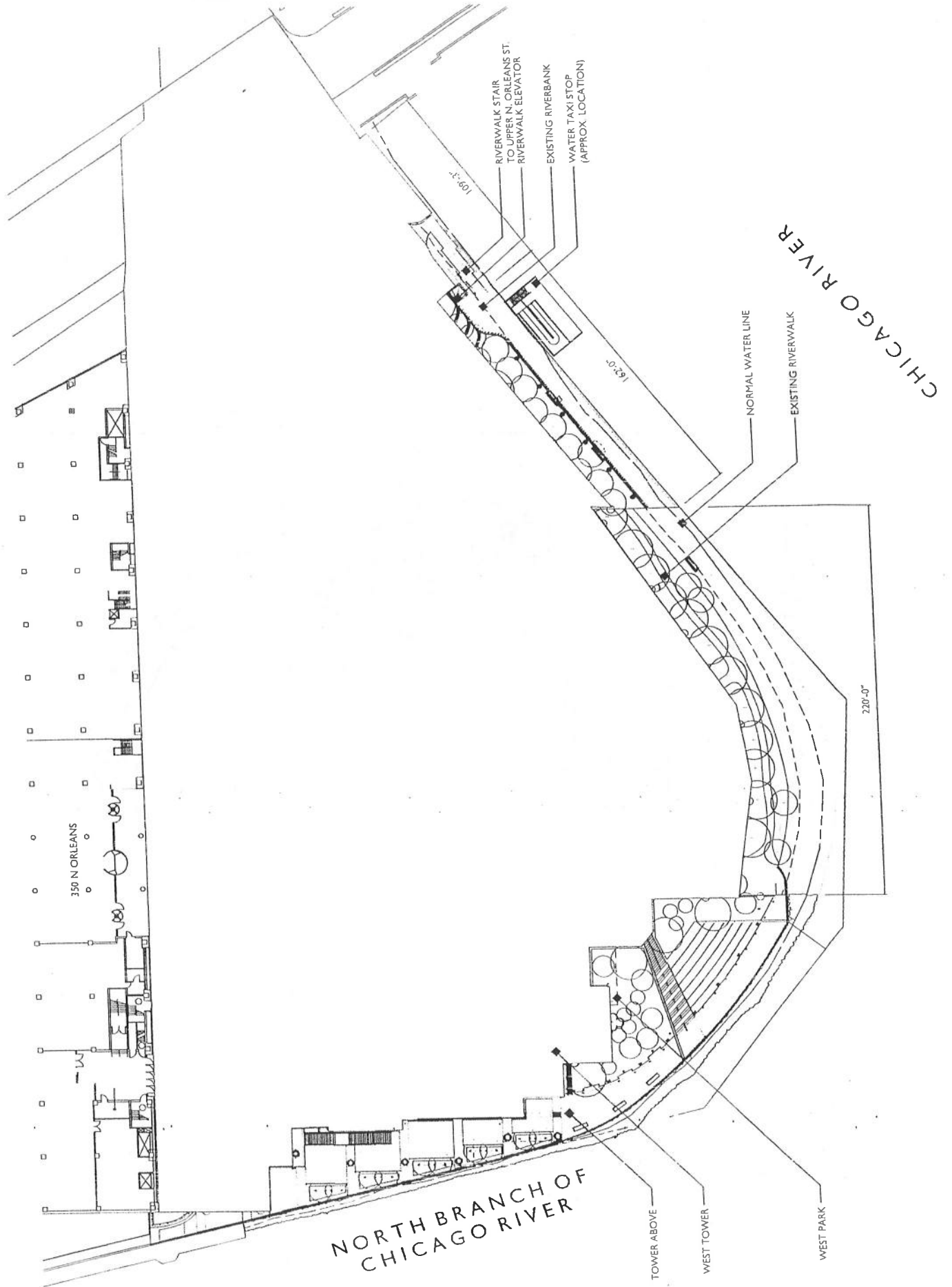
Acer rubrum 'Amstrong'
 Betula ptiatphylla var. Japonica 'whitespire'
 Ulmus 'Morton Glossy' Triumph
 Crataegus viridis 'Winter King'
 Gleditsia triacanthos
 Gymnocladus dioicus
 Quercus bicolor
 Syringa reticulata 'Ivory Silk'
 Taxodium distichum
 Celtis occidentalis 'Chicagoland'

Overall Riverwalk Plan

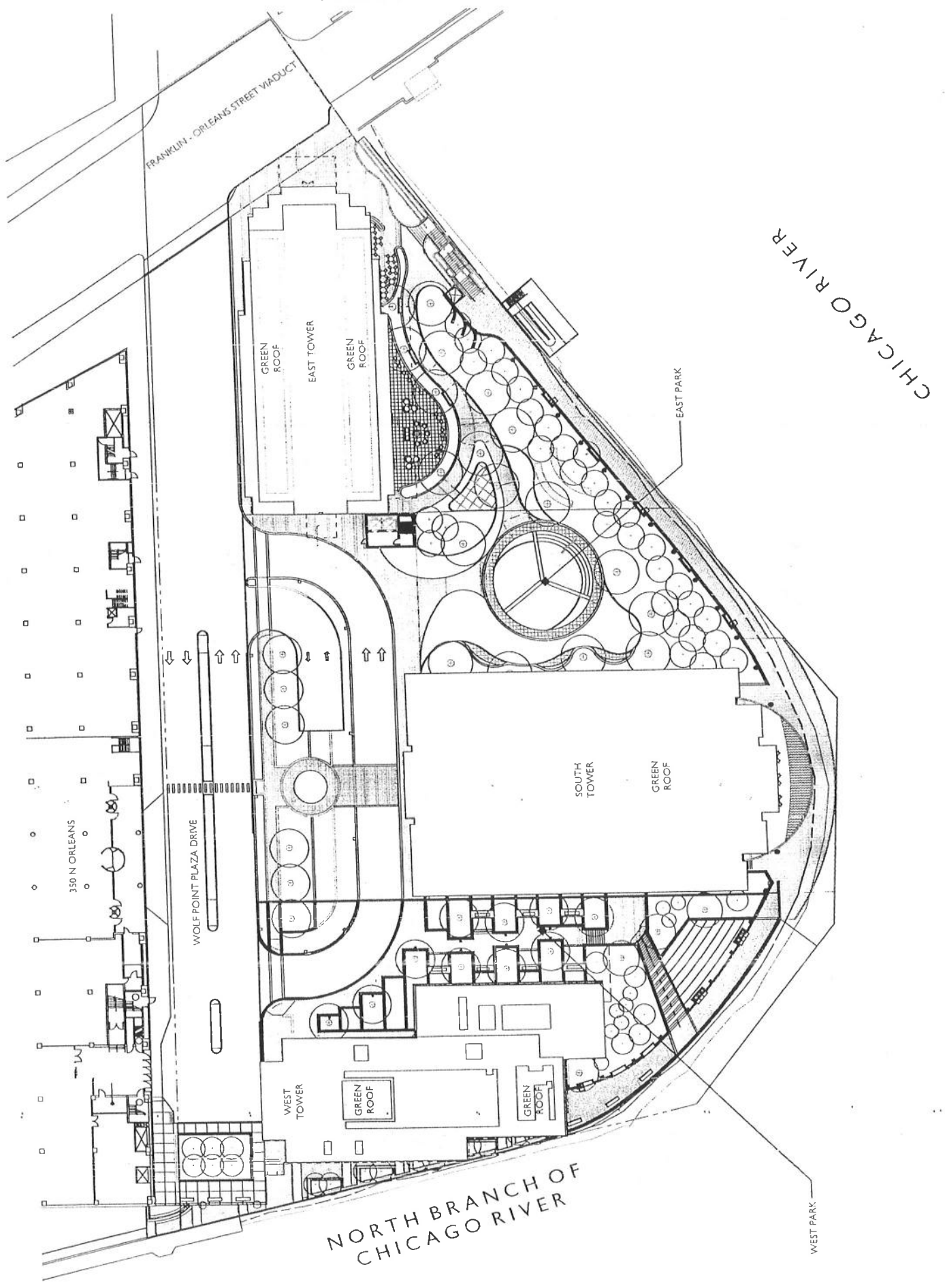
Riverwalk Plan - All Phases



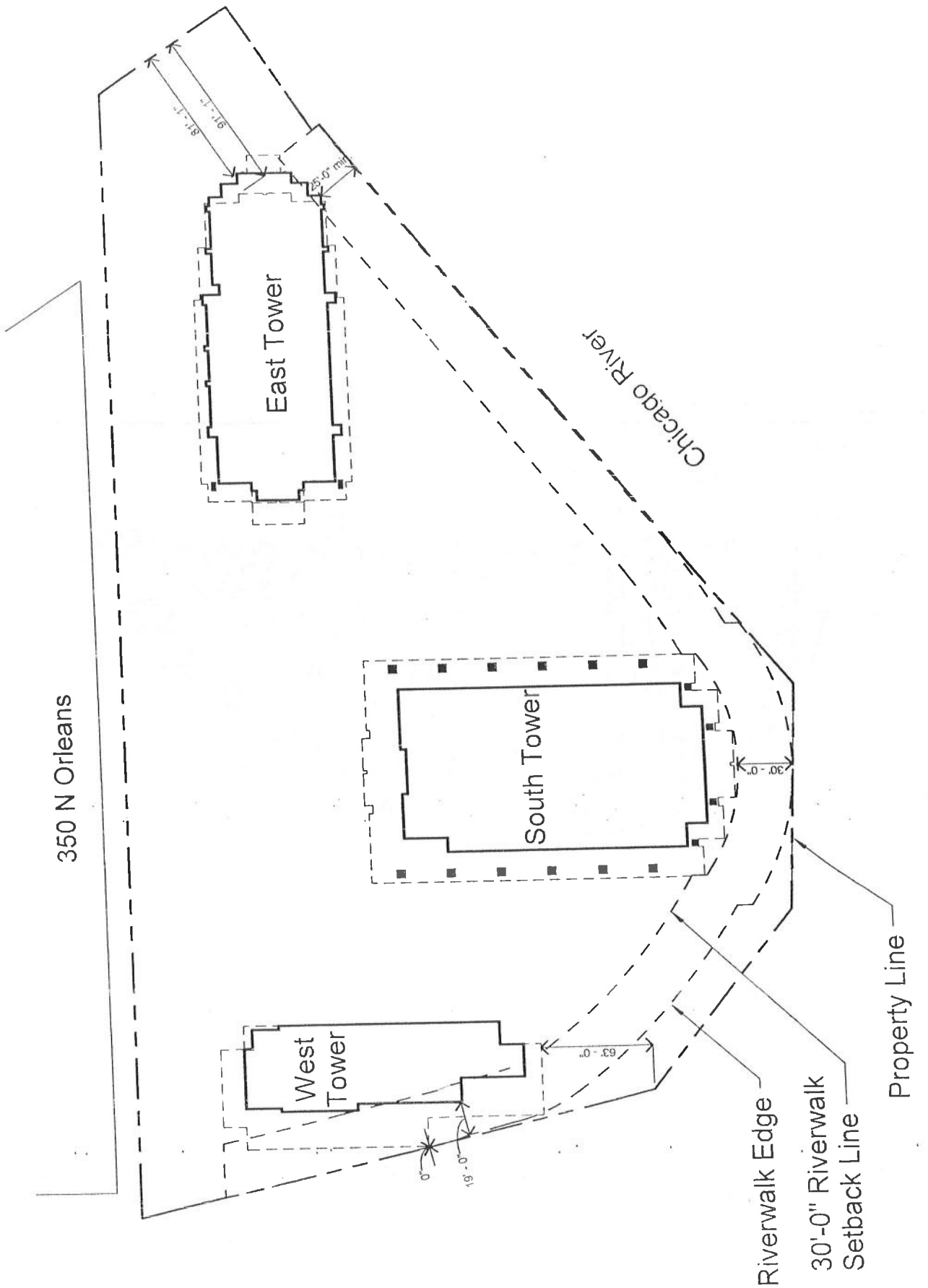
Phase II Riverwalk Plan: Wolf Point East Tower



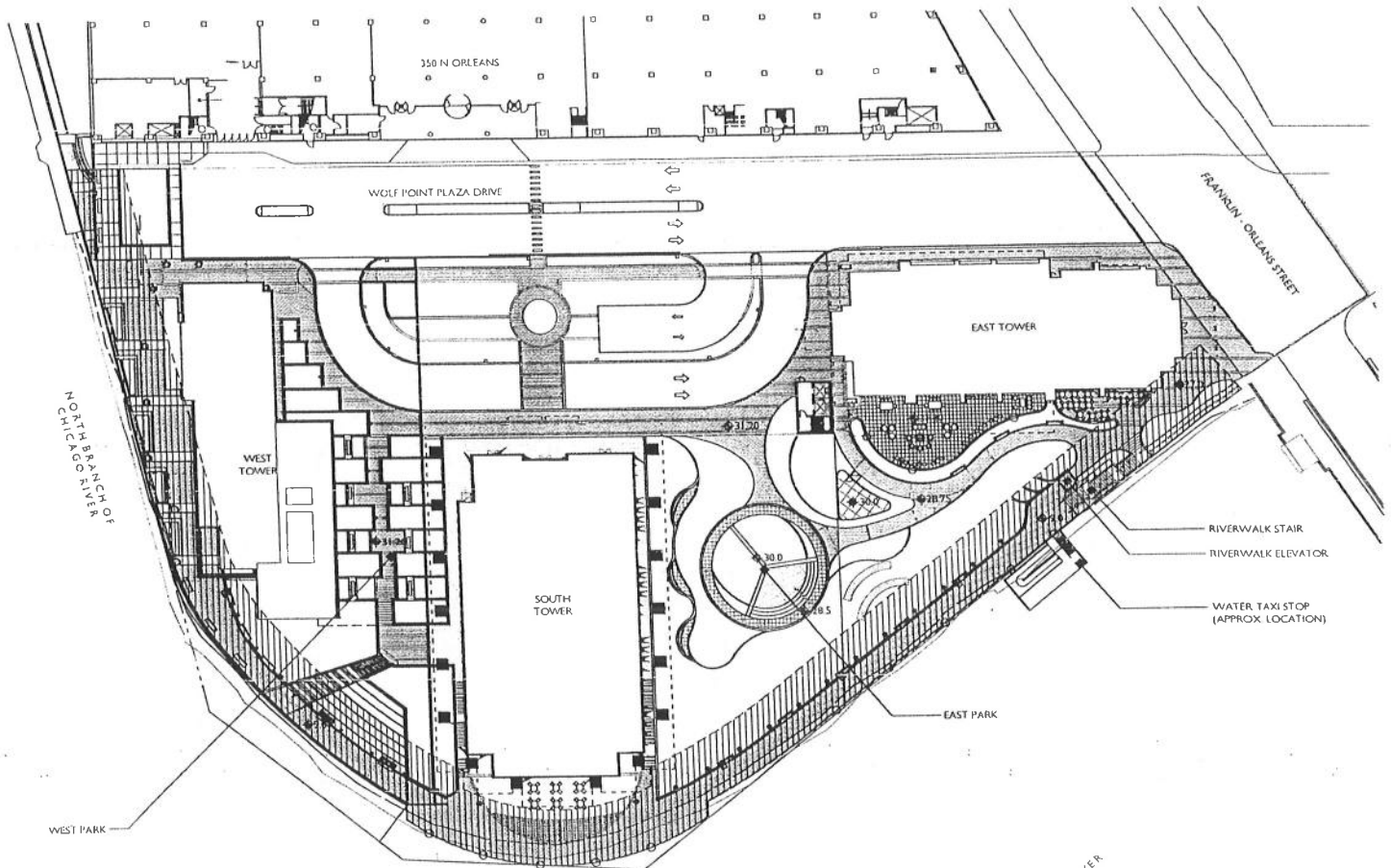
Phase II Green Roof Plan



Tower Setbacks



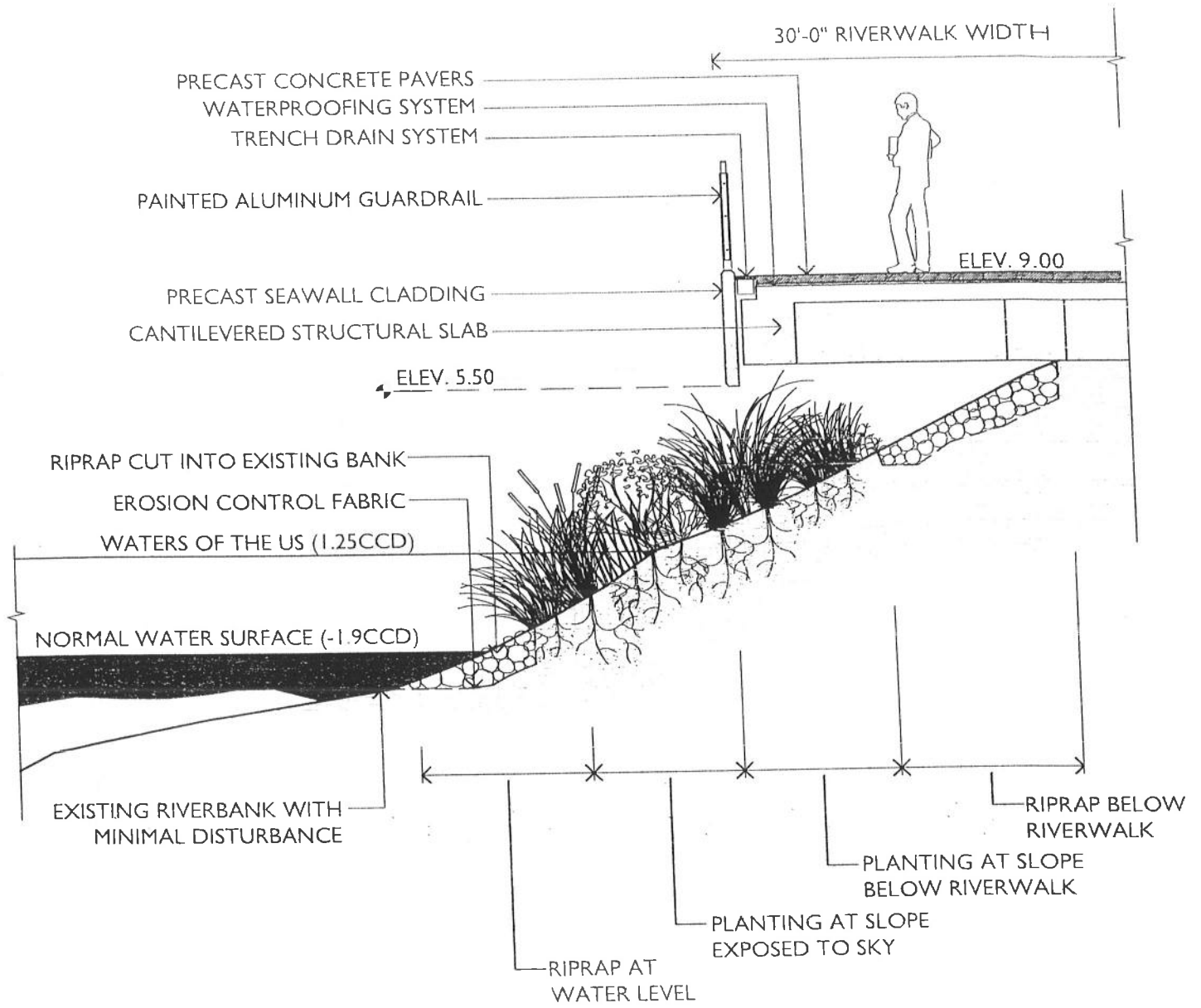
Riverwalk Setback



30 FOOT RIVERWALK SETBACK (28,050 SF)

CHICAGO RIVER

Phase II Riverwalk Cross Section: Wolf Point East Tower



Building Elevations: Floors and Heights

SOUTH TOWER - 950'

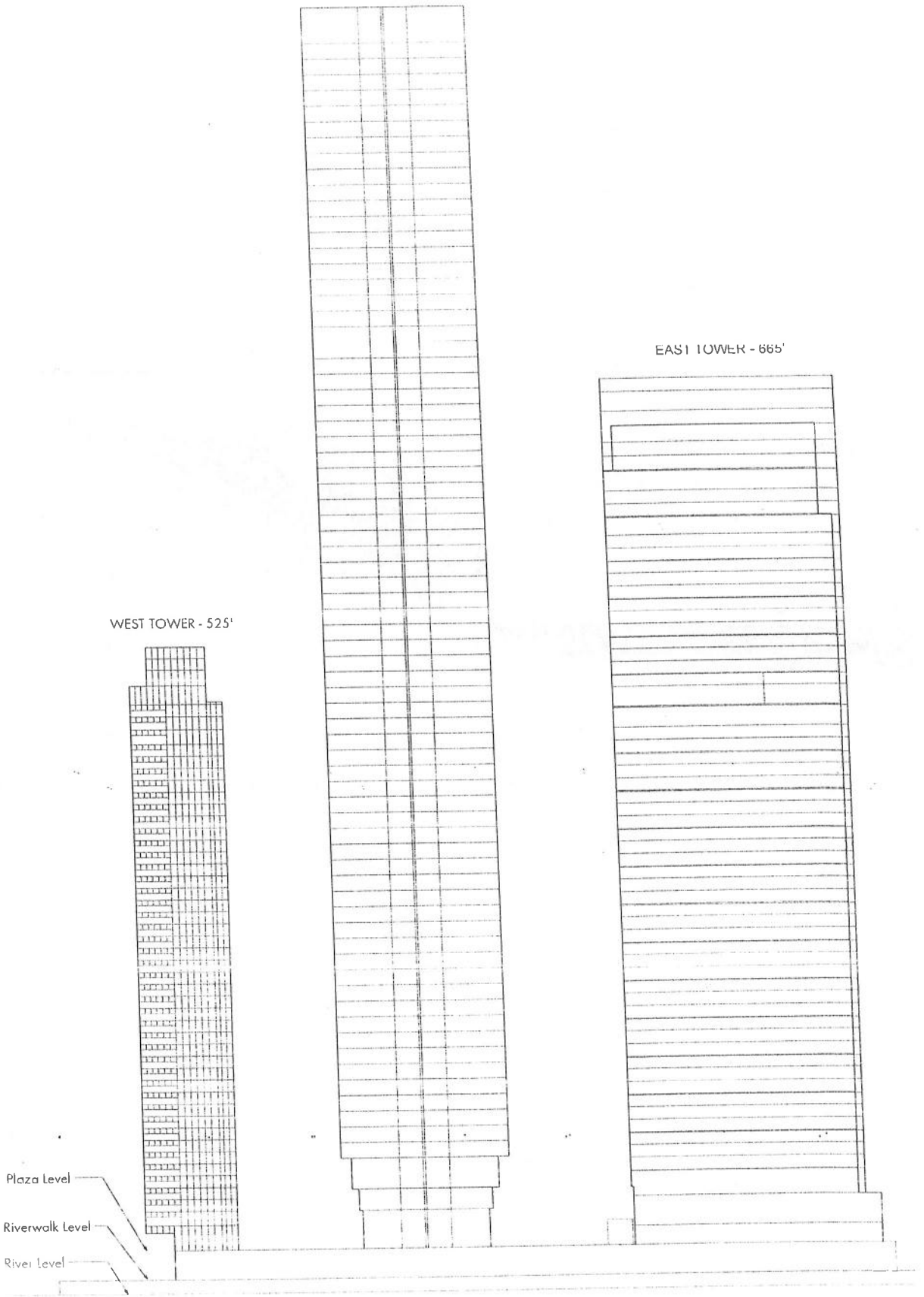
EAST TOWER - 665'

WEST TOWER - 525'

Plaza Level

Riverwalk Level

River Level



TOP OF BUILDING - 665'-0"

LEVEL 59 SETBACK

LEVEL 56 PH TERRACE

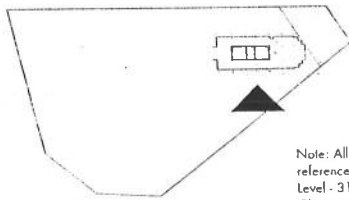
LEVEL 53 TERRACE

LEVEL 40 AMENITY TERRACE

GLASS CURTAIN WALL SYSTEM

OPERABLE CURTAIN WALL PANELS

HORIZONTAL REVEALS



Note: All heights referenced from Plaza Level - 31'-3" above Chicago City Datum.

RIVERWALK ELEVATOR

LEVEL 3 AMENITY TERRACE

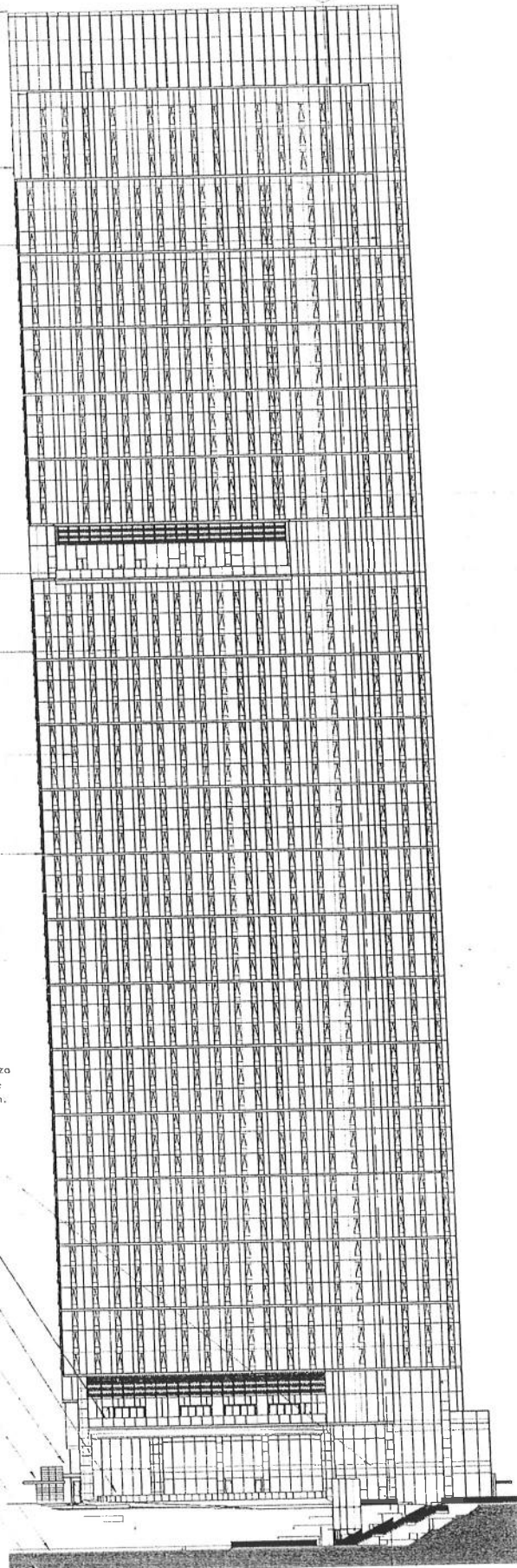
PLAZA LEVEL AMENITY TERRACE

WEST ENTRANCE AND CANOPY

PARKING GARAGE ELEVATOR AND STAIRS

RIVERWALK

CHICAGO RIVER



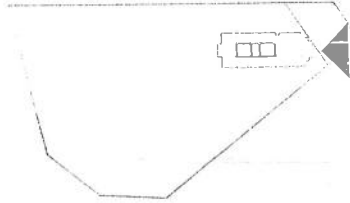
- ROOF 665'-0"
- 60 MECH 645'-0"
- 59 MECH 619'-0"
- 58 PENTHOUSE 611'-0"
- 57 PENTHOUSE 600'-0"
- 56 PENTHOUSE 590'-0"
- 55 RESIDENTIAL 576'-0"
- 54 RESIDENTIAL 566'-0"
- 53 RESIDENTIAL 557'-0"
- 52 RESIDENTIAL 543'-0"
- 51 RESIDENTIAL 533'-0"
- 50 RESIDENTIAL 524'-0"
- 49 RESIDENTIAL 516'-0"
- 48 RESIDENTIAL 506'-0"
- 47 RESIDENTIAL 497'-0"
- 46 RESIDENTIAL 487'-0"
- 45 RESIDENTIAL 477'-0"
- 44 RESIDENTIAL 466'-0"
- 43 RESIDENTIAL 456'-0"
- 42 RESIDENTIAL 446'-0"
- 41 RESIDENTIAL 437'-0"
- 40 MEZZ - MEP 427'-0"
- 40 AMENITY - MEP 412'-0"
- 39 RESIDENTIAL 396'-0"
- 38 RESIDENTIAL 386'-0"
- 37 RESIDENTIAL 377'-0"
- 36 RESIDENTIAL 367'-0"
- 35 RESIDENTIAL 357'-0"
- 34 RESIDENTIAL 348'-0"
- 33 RESIDENTIAL 338'-0"
- 32 RESIDENTIAL 328'-0"
- 31 RESIDENTIAL 319'-0"
- 30 RESIDENTIAL 309'-0"
- 29 RESIDENTIAL 299'-0"
- 28 RESIDENTIAL 290'-0"
- 27 RESIDENTIAL 280'-0"
- 26 RESIDENTIAL 270'-0"
- 25 RESIDENTIAL 261'-0"
- 24 RESIDENTIAL 251'-0"
- 23 RESIDENTIAL 241'-0"
- 22 RESIDENTIAL 232'-0"
- 21 RESIDENTIAL 222'-0"
- 20 RESIDENTIAL 212'-0"
- 19 RESIDENTIAL 203'-0"
- 18 RESIDENTIAL 193'-0"
- 17 RESIDENTIAL 183'-0"
- 16 RESIDENTIAL 174'-0"
- 15 RESIDENTIAL 164'-0"
- 14 RESIDENTIAL 154'-0"
- 13 RESIDENTIAL 145'-0"
- 12 RESIDENTIAL 135'-0"
- 11 RESIDENTIAL 125'-0"
- 10 RESIDENTIAL 116'-0"
- 9 RESIDENTIAL 106'-0"
- 8 RESIDENTIAL 96'-0"
- 7 RESIDENTIAL 87'-0"
- 6 RESIDENTIAL 77'-0"
- 5 RESIDENTIAL 67'-0"
- 4 RESIDENTIAL 58'-0"
- 3 MEZZ 46'-0"
- 3 AMENITY 34'-0"
- 2 AMENITY 1'-0"
- 1 PLAZA LEVEL (+31'25" C.C.D.) 0'-0"
- 1 RETAIL (+27'00" C.C.D.) 0'-0"

TOP OF BUILDING 665'-0"

LEVEL 59 SETBACK

LEVEL 56 P/H TERRACE

LEVEL 53 TERRACE



LEVEL 40 AMENITY TERRACE

VERTICAL REVEAL

GLASS CURTAIN WALL SYSTEM

OPERABLE CURTAIN WALL PANELS

HORIZONTAL REVEALS

EAST ENTRY AND CANOPY

LEVEL 3 AMENITY TERRACE

LEVEL 1 AMENITY TERRACE

RIVERWALK ELEVATOR

Note: All heights referenced from Plaza level - 31'-3" above Chicago City Datum.

GRAPHIC SCALE



- ROOF 649'-6"
- 60 MECH 645'-5"
- 59 MECH 629'-10"
- 58 PENTHOUSE 611'-5"
- 57 PENTHOUSE 605'-11"
- 56 PENTHOUSE 590'-7"
- 55 RESIDENTIAL 576'-4"
- 54 RESIDENTIAL 566'-10"
- 53 RESIDENTIAL 557'-7"
- 52 RESIDENTIAL 543'-6"
- 51 RESIDENTIAL 533'-10"
- 50 RESIDENTIAL 524'-7"
- 49 RESIDENTIAL 514'-5"
- 48 RESIDENTIAL 504'-10"
- 47 RESIDENTIAL 495'-7"
- 46 RESIDENTIAL 485'-6"
- 45 RESIDENTIAL 475'-10"
- 44 RESIDENTIAL 464'-3"
- 43 RESIDENTIAL 456'-6"
- 42 RESIDENTIAL 446'-10"
- 41 RESIDENTIAL 437'-7"
- 40 MEZZ + MEP 427'-6"
- 40 AMENITY + MEP 417'-6"
- 39 RESIDENTIAL 396'-4"
- 38 RESIDENTIAL 386'-6"
- 37 RESIDENTIAL 377'-0"
- 36 RESIDENTIAL 367'-4"
- 35 RESIDENTIAL 357'-8"
- 34 RESIDENTIAL 348'-0"
- 33 RESIDENTIAL 338'-4"
- 32 RESIDENTIAL 328'-8"
- 31 RESIDENTIAL 319'-0"
- 30 RESIDENTIAL 309'-4"
- 29 RESIDENTIAL 299'-8"
- 28 RESIDENTIAL 290'-0"
- 27 RESIDENTIAL 280'-4"
- 26 RESIDENTIAL 270'-8"
- 25 RESIDENTIAL 261'-0"
- 24 RESIDENTIAL 251'-4"
- 23 RESIDENTIAL 241'-8"
- 22 RESIDENTIAL 232'-0"
- 21 RESIDENTIAL 222'-4"
- 20 RESIDENTIAL 212'-8"
- 19 RESIDENTIAL 203'-0"
- 18 RESIDENTIAL 193'-4"
- 17 RESIDENTIAL 183'-8"
- 16 RESIDENTIAL 174'-0"
- 15 RESIDENTIAL 164'-4"
- 14 RESIDENTIAL 154'-8"
- 13 RESIDENTIAL 145'-0"
- 12 RESIDENTIAL 135'-4"
- 11 RESIDENTIAL 125'-8"
- 10 RESIDENTIAL 116'-0"
- 9 RESIDENTIAL 106'-4"
- 8 RESIDENTIAL 96'-8"
- 7 RESIDENTIAL 87'-0"
- 6 RESIDENTIAL 77'-4"
- 5 RESIDENTIAL 67'-8"
- 4 RESIDENTIAL 58'-0"
- 3 MEZZ 48'-8"
- 3 AMENITY 39'-0"
- 2 AMENITY 29'-0"
- 1 PLAZA LEVEL (+31.25' C.C.D.) 19'-0"
- 1 RETAIL (+27.00' C.C.D.) 14'-0"

TOP OF BUILDING 665'-0"

LEVEL 59 SETBACK

LEVEL 56 PH TERRACE

LEVEL 53 TERRACE

LEVEL 40 AMENITY TERRACE

GLASS CURTAIN WALL SYSTEM

OPERABLE CURTAIN WALL PANELS

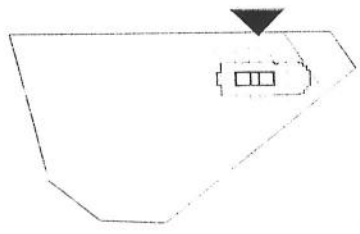
HORIZONTAL METAL REVEALS

EAST ENTRANCE AND CANOPY

NORTH ENTRANCE AND CANOPY

LEVEL 3 AMENITY TERRACE

WEST ENTRANCE AND CANOPY



Note: All heights referenced from Plaza Level - 31'-3" above Chicago City Datum.

GRAPHIC SCALE

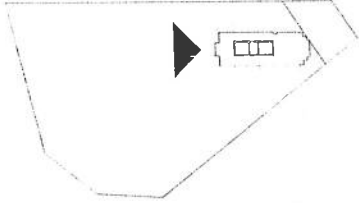


- ROOF 642'-2"
- 60 MECH 640'-6"
- 59 MECH 632'-10"
- 58 PENTHOUSE 591'-2"
- 57 PENTHOUSE 600'-10"
- 56 PENTHOUSE 596'-2"
- 55 RESIDENTIAL 572'-8"
- 54 RESIDENTIAL 566'-10"
- 53 RESIDENTIAL 557'-7"
- 52 RESIDENTIAL 543'-6"
- 51 RESIDENTIAL 533'-10"
- 50 RESIDENTIAL 524'-7"
- 49 RESIDENTIAL 514'-6"
- 48 RESIDENTIAL 504'-10"
- 47 RESIDENTIAL 495'-7"
- 46 RESIDENTIAL 485'-6"
- 45 RESIDENTIAL 475'-10"
- 44 RESIDENTIAL 466'-7"
- 43 RESIDENTIAL 456'-6"
- 42 RESIDENTIAL 446'-10"
- 41 RESIDENTIAL 437'-7"
- 40 MEZZ - MEP 427'-6"
- 40 AMENITY - MEP 417'-6"
- 39 RESIDENTIAL 396'-4"
- 38 RESIDENTIAL 386'-8"
- 37 RESIDENTIAL 377'-0"
- 36 RESIDENTIAL 367'-4"
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- 11 RESIDENTIAL 125'-8"
- 10 RESIDENTIAL 116'-0"
- 9 RESIDENTIAL 106'-4"
- 8 RESIDENTIAL 96'-8"
- 7 RESIDENTIAL 87'-0"
- 6 RESIDENTIAL 77'-4"
- 5 RESIDENTIAL 67'-8"
- 4 RESIDENTIAL 58'-0"
- 3 MEZZ 46'-8"
- 3 AMENITY 34'-0"
- 2 AMENITY 10'-0"
- 1 PLAZA LEVEL (-31.25' C.C.D.) 0'-0"
- 1 RETAIL (-27.00' C.C.D.) -4'-0"

TOP OF BUILDING - 665'-0"

LEVEL 59 SETBACK

LEVEL 56 PH TERRACE



LEVEL 40 AMENITY TERRACE

VERTICAL REVEAL

GLASS CURTAIN WALL SYSTEM

OPERABLE CURTAIN WALL PANELS

HORIZONTAL REVEALS

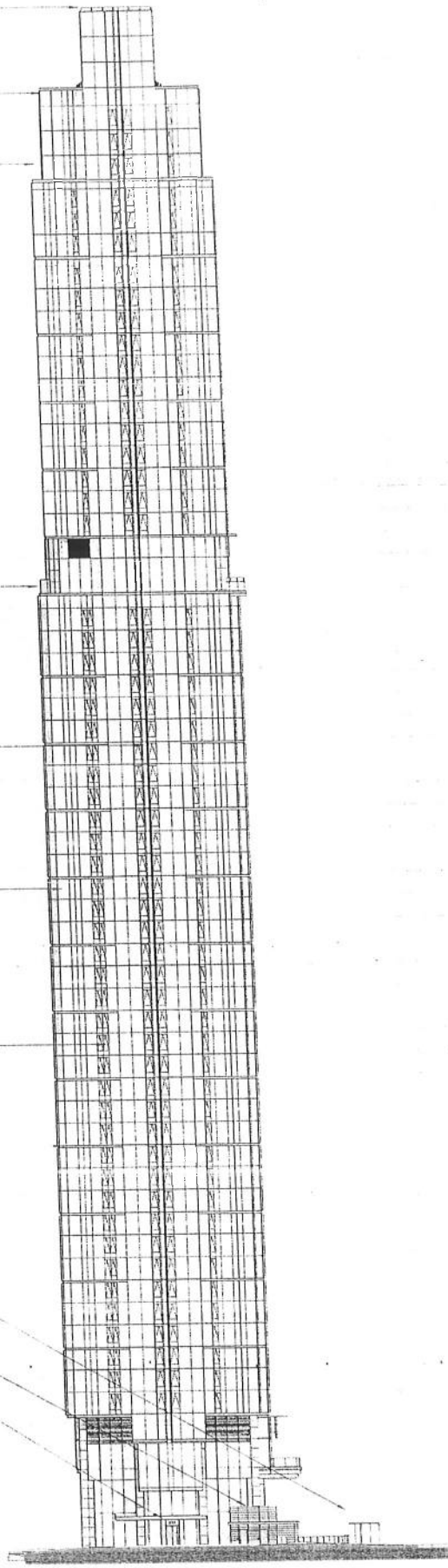
RIVERWALK ELEVATOR

NORTH GARAGE ELEVATOR AND STAIR ENCLOSURE

WEST ENTRANCE AND CANOPY

Note: All heights referenced from Plaza Level - 31'-3" above Chicago City Datum

GRAPHIC SCALE



- ROOF
665'-0"
- 60 MECH
646'-0"
- 59 MECH
639'-10"
- 58 PENTHOUSE
611'-4"
- 57 PENTHOUSE
495'-15"
- 56 PENTHOUSE
565'-2"
- 55 RESIDENTIAL
576'-4"
- 54 RESIDENTIAL
566'-10"
- 53 RESIDENTIAL
557'-2"
- 52 RESIDENTIAL
543'-0"
- 51 RESIDENTIAL
533'-10"
- 50 RESIDENTIAL
524'-2"
- 49 RESIDENTIAL
514'-0"
- 48 RESIDENTIAL
506'-10"
- 47 RESIDENTIAL
495'-2"
- 46 RESIDENTIAL
485'-6"
- 45 RESIDENTIAL
475'-10"
- 44 RESIDENTIAL
466'-2"
- 43 RESIDENTIAL
456'-6"
- 42 RESIDENTIAL
446'-10"
- 41 RESIDENTIAL
437'-2"
- 40 MEZZ - MEP
427'-6"
- 40 AMENITY - MEP
412'-0"
- 39 RESIDENTIAL
396'-4"
- 38 RESIDENTIAL
386'-8"
- 37 RESIDENTIAL
377'-0"
- 36 RESIDENTIAL
367'-4"
- 35 RESIDENTIAL
357'-8"
- 34 RESIDENTIAL
348'-0"
- 33 RESIDENTIAL
338'-4"
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328'-8"
- 31 RESIDENTIAL
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- 30 RESIDENTIAL
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232'-0"
- 21 RESIDENTIAL
222'-4"
- 20 RESIDENTIAL
212'-8"
- 19 RESIDENTIAL
203'-0"
- 18 RESIDENTIAL
193'-4"
- 17 RESIDENTIAL
183'-8"
- 16 RESIDENTIAL
174'-0"
- 15 RESIDENTIAL
164'-4"
- 14 RESIDENTIAL
154'-8"
- 13 RESIDENTIAL
145'-0"
- 12 RESIDENTIAL
135'-4"
- 11 RESIDENTIAL
125'-8"
- 10 RESIDENTIAL
116'-0"
- 9 RESIDENTIAL
106'-4"
- 8 RESIDENTIAL
96'-8"
- 7 RESIDENTIAL
87'-0"
- 6 RESIDENTIAL
77'-4"
- 5 RESIDENTIAL
67'-8"
- 4 RESIDENTIAL
58'-0"
- 3 MEZZ
46'-8"
- 3 AMENITY
36'-0"
- 2 AMENITY
3'-0"
- 1 PLAZA LEVEL (+31'25" C.C.D.)
0'-0"



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 8, 2015

Jim Walsh
Managing Director
Hines
Midwest Regional Office
One South Dearborn
Suite 2000
Chicago, IL 60603

**Re: Administrative Relief request for Business Planned Development No. 98
Subarea B, Wolf Point West Tower, 326 N. Orleans Street**

Dear Mr. Walsh:

Please be advised that your request for a minor change to Business Planned Development No. 98 ("PD 98"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 19 of PD 98.

You are seeking on behalf of BIT Wolf Point West Investors, the sole property owner of Subarea B, administrative relief to allow the following modifications to the building currently under construction at 326 N. Orleans St.:

- Move the east elevation setback from Level 43 to Level 45, as shown on the attached, revised Elevations.
- Move the west elevation setback from Level 45 to Level 46, as shown on the attached, revised Elevations.
- Increase the number of residential units from 507 to 509 units, as a result of revisions to the unit mix. There is no change to the building footprint. The PD permits a maximum of 510 units within the Phase 1 West Tower building.

With regard to your request, the Department of Planning and Development has determined that allowing the setback changes and two additional units 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.

However, the proposed setback changes will add floor area to the 43rd, 44th and 45th floors of the building currently under construction. On March 12, 2014, a Part II was issued for this building which indicated it had a floor area of 458,753 square feet (including 540 square feet for an above grade parking garage entry vestibule). Since the PD permits a maximum floor area of 460,000 square feet for Phase 1 (West Tower), according to our calculations, there is only 1,247 square feet remaining. Your request letter states that the revised building will have a floor area of 459,286 square feet, as a result of floor area reductions to the ground floor and 2nd floor and the proposed setback floor area additions. Please be advised, upon submittal and review of your revised Part II request, if there is not enough remaining floor area available to allow for the setback changes, they will be denied.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 98, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

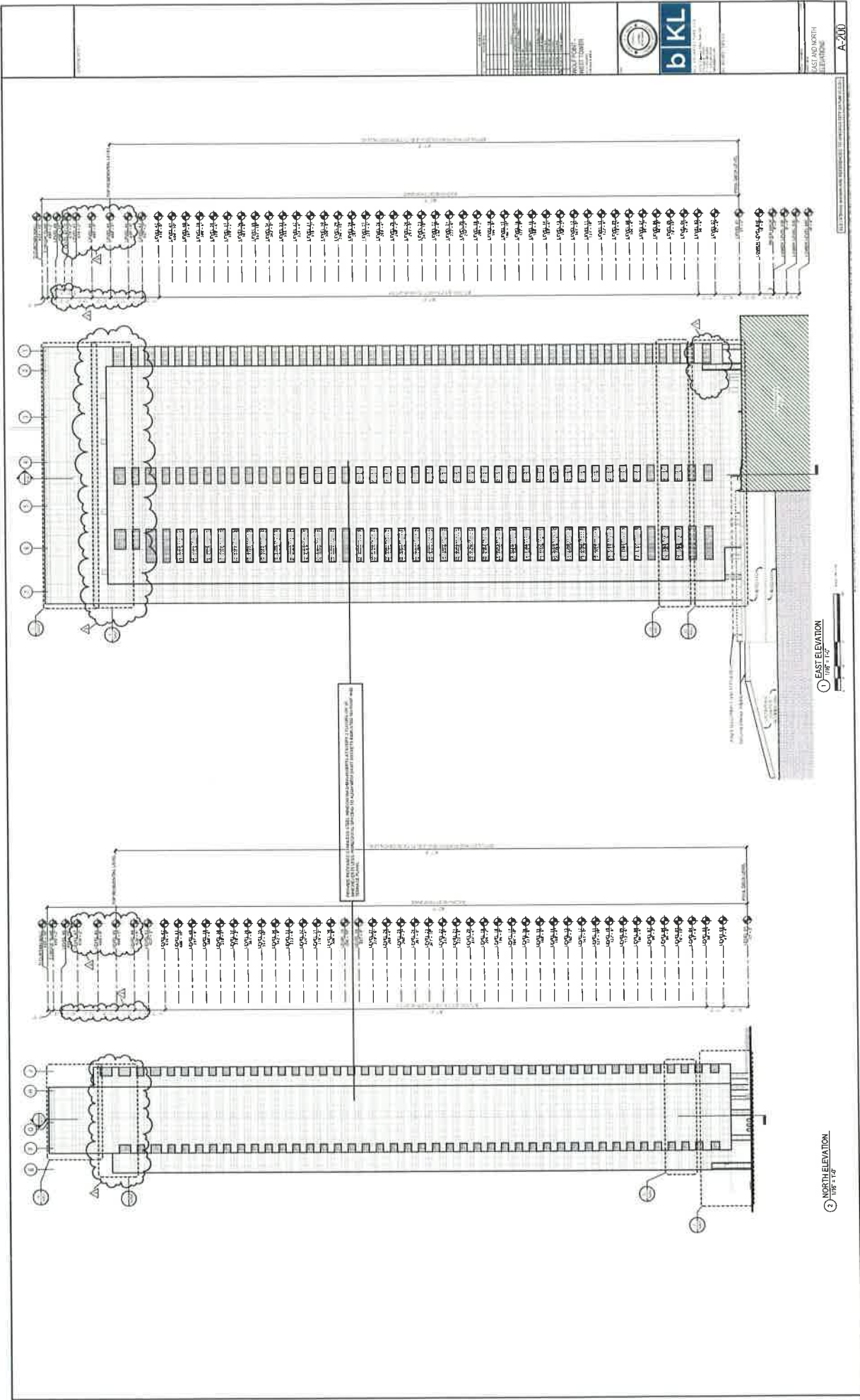
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Main file



June 29, 2015

Jim Walsh
Managing Director
Hines
Midwest Regional Office
One South Dearborn
Suite 2000
Chicago, IL 60603

**Re: Administrative Relief request for Business Planned Development No. 98
Subarea B, Wolf Point West Tower, 326 N. Orleans Street**

Dear Mr. Walsh:

Please be advised that your request for a minor change to Business Planned Development No. 98 ("PD 98"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 19 of PD 98.

You are seeking on behalf of BIT Wolf Point West Investors, the sole property owner of Subarea B, administrative relief to allow the following modifications to the building currently under construction at 326 N. Orleans St.:

- Move the east elevation setback from Level 43 to Level 45, as shown on the attached, revised Elevations.
- Move the west elevation setback from Level 45 to Level 46, as shown on the attached, revised Elevations.
- Increase the number of residential units from 507 to 509 units, as a result of revisions to the unit mix. There is no change to the building footprint. The PD permits a maximum of 510 units within the Phase 1 West Tower building.

With regard to your request, the Department of Planning and Development has determined that allowing the setback changes and two additional units 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.

However, the proposed setback changes will add floor area to the 43rd, 44th and 45th floors of the building currently under construction. On March 12, 2014, a Part II was issued for this building which indicated it had a floor area of 458,753 square feet (including 540 square feet for an above grade parking garage entry vestibule). Since the PD permits a maximum floor area of 460,000 square feet for Phase I (West Tower), according to our calculations, there is only 1,247 square feet remaining. Your request letter states that the revised building will have a floor area of 459,286 square feet, as a result of floor area reductions to the ground floor and 2nd floor and the proposed setback floor area additions. Please be advised, upon submittal and review of your revised Part II request, if there is not enough remaining floor area available to allow for the setback changes, they will be denied.

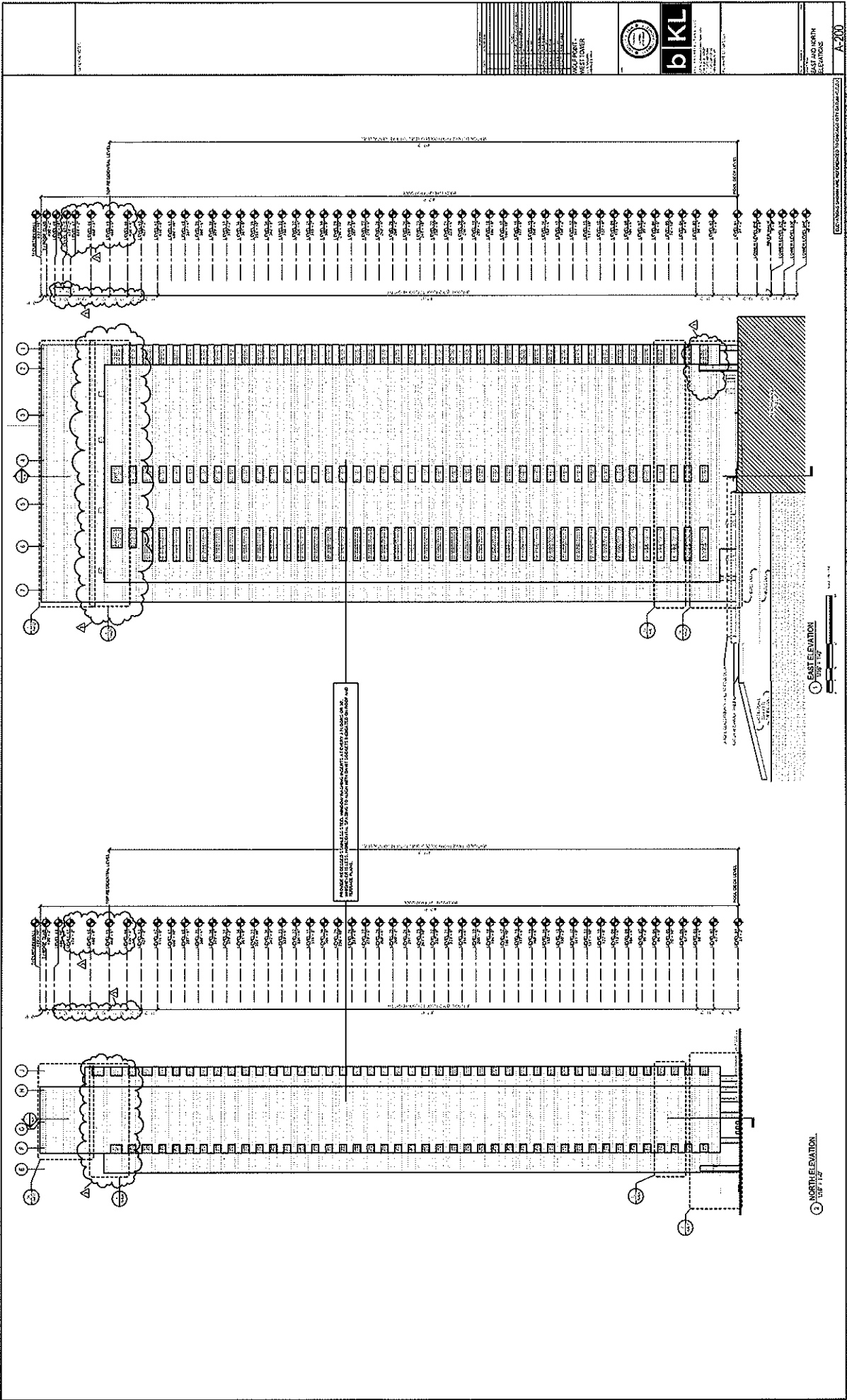
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 98, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Main file



DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]

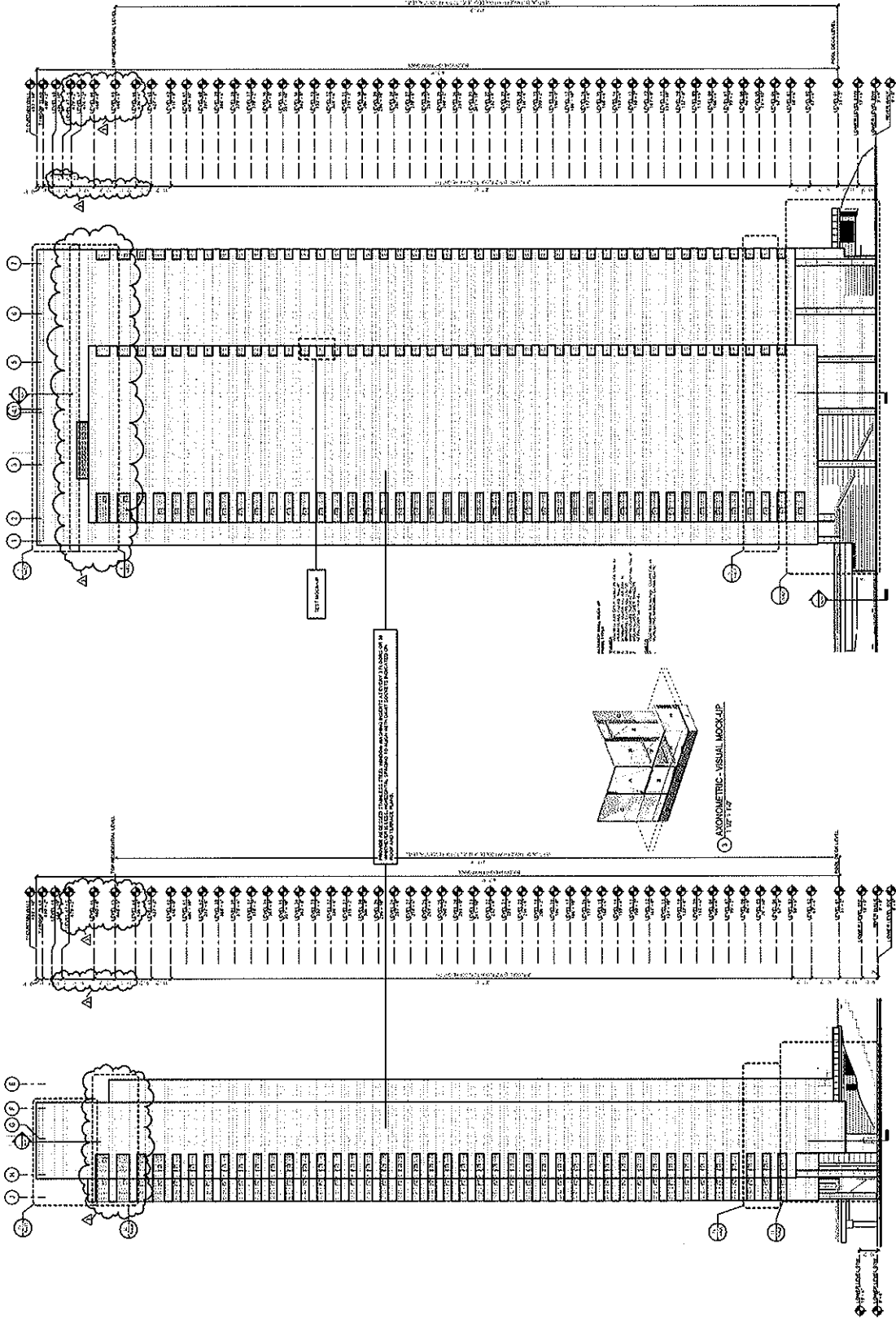
b|KL
 ARCHITECTURAL FIRM
 1000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.BKLARCHITECTS.COM

PROJECT: EAST AND NORTH ELEVATIONS
 SHEET: A-200

ALL DIMENSIONS IN FEET AND INCHES. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

1 EAST ELEVATION
 1/8" = 1'-0"

2 NORTH ELEVATION
 1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

2 SOUTH ELEVATION
1/8" = 1'-0"

3 ASYMMETRIC - VISUAL MOCKUP
1/8" = 1'-0"

WINDOW SIZES AND SPACING TO BE DETERMINED BY ARCHITECT AND ENGINEER IN CONJUNCTION WITH THE CLIENT AND THE LOCAL BUILDING DEPARTMENT. THE WINDOW SIZES AND SPACING TO BE DETERMINED BY ARCHITECT AND ENGINEER IN CONJUNCTION WITH THE CLIENT AND THE LOCAL BUILDING DEPARTMENT.



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 29, 2015

Rebekah Scheinfeld
Commissioner
Department of Transportation
30 North LaSalle St., Suite 1100
Chicago, IL 60602

**Re: Administrative Relief request for Business Planned Development No. 98
Subarea B, Wolf Point Bike lanes, Phase 1**

Dear Ms. Scheinfeld:

Please be advised that your request for a minor change to Business Planned Development No. 98 ("PD 98"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 19 of PD 98.

The City of Chicago Department of Transportation ("CDOT") is seeking administrative relief to waive the requirement described in the following language from Statement No. 22 of the PD as a pre-condition to issuance of the final occupancy certificate for Phase 1 and allow the developer to proceed with occupancy when otherwise applicable:

"Temporary removal of the barrier protected bike lanes on Kinzie Street, extending from Milwaukee Avenue to Dearborn Street, and the temporary provision of a barrier protected bike lane system on Grand Avenue, Wells Street and Illinois Street, as follows:

- An eastbound and westbound barrier protected bike lane on Grand Avenue, from Milwaukee Avenue to Wells Street.
- A westbound-only barrier protected bike lane on Grand Avenue, from Dearborn to Wells Streets.
- An eastbound-only barrier protected bike lane on Illinois Street, from Wells to Dearborn Streets.
- An improved bicycle accommodation on Wells Street for cyclists traveling between Grand Avenue and Illinois Street.
- The temporary provision of the barrier protected bike lane system on Grand Avenue, Wells Street and Illinois Street must be complete prior to the temporary removal of the barrier protected bike lanes on Kinzie Street, extending from Milwaukee Avenue to Dearborn Street and all such bike lane provision and removal work will be the responsibility of the Subarea B applicant."

(The above requirement is hereafter referred to as the "Temporary Relocation.")

It is your understanding that the Temporary Relocation was included as a required infrastructure improvement during construction to 1) increase the safety of bicyclists by minimizing anticipated conflicts between bicyclists and construction-related trucks on Kinzie Street, and 2) ensure construction-related trucks could properly access the PD 98 site. CDOT has monitored bicycle and truck traffic operations during Phase I construction and found that the amount of construction-related traffic did not necessitate such temporary relocation of the bike lane. Further, it is your understanding that the next phase of construction of PD 98 will not occur for at least three more years. Pursuant to the language in PD 98 that all infrastructure improvements are subject to review by CDOT, you find the Temporary Relocation to be unnecessary at this time and thereby request this Administrative Relief.

Your request for administrative relief applies only to the language in Statement No. 22 referenced above. CDOT is not requesting any other changes to the required infrastructure improvements for Subarea B that the applicant must still provide and fully fund prior to issuance of the final occupancy certificate for Phase I, as otherwise detailed in Plan of Development Statement No. 22.

It should be noted, however, that prior to issuance of Part II zoning permit approval for any future phases of the development, the developer is required to prepare and submit a complete and updated traffic study to CDOT and DPD for review and approval. CDOT requests that this updated traffic study include an analysis of the protected bike lanes on Kinzie Street to determine if their presence will impede construction-related traffic and/or decrease the safety of people riding their bikes, and whether the Temporary Relocation is recommended as part of the next phase of development. CDOT will review the updated traffic study to determine if it is necessary to temporarily remove the protected bike lanes on Kinzie at that time and will work with DPD to draft the necessary language regarding a Temporary Relocation, which would include provision for reinstallation of the protected bike lane on Kinzie at the developer's expense and within a required timeframe, if needed.

Phase 1 Kinzie Bicycle and Truck Operations Analysis

CDOT has conducted numerous observations and traffic counts on both Kinzie Street and Grand Avenue near the PD 98 site since Phase 1 construction commenced in late 2013 and has determined that the presence of the barrier protected bike lane on Kinzie Street does not increase safety risks for bicyclists and does not restrict access to the site for construction-related trucks. Construction of Phase I is nearly complete, and barrier protected bike lanes were retained on Kinzie Street without any apparent effect on construction-related traffic or threats to bicyclist safety.

Based on CDOT's observations and permit information, trucks accessing the PD 98 site travel eastbound on Kinzie Street from Desplaines and enter the site via the driveway on the south curb immediately east of the Kinzie Street Bridge or at the all-way stop at Lower Orleans. The greatest number of trucks entering the site occurred during excavation, with 70-100 trucks per day, but decreased to less than 20 trucks per day once construction started. It should also be noted that all work is contained within the site so trucks do not generally stage on Kinzie Street. CDOT's observations found that due to the low traffic volumes, slow traffic speeds, and size of

trucks entering the site, auto and bicycle traffic typically stops and leaves room for trucks to enter and exit the driveway.

The traffic counts that CDOT conducted over numerous morning rush, midday, and afternoon rush hours on Kinzie Street and Grand Avenue found motor vehicle traffic volumes are significantly higher on Grand Avenue -- auto (+49%), truck (+53%) and bus (+300%)—while bike volumes are significantly higher on Kinzie Street (260%).

Average Vehicles Per Hour (over 22 hours of observations)

Street	Bikes	Trucks	Cars	Buses
Kinzie	295	32	785	5.5
Grand	82	49	1170	22

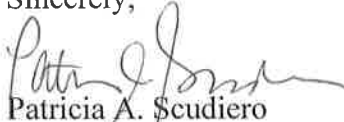
Even if the barrier protected bike lanes were temporarily removed from Kinzie and bike lanes added to Grand Avenue, based on observed traffic conditions CDOT would expect most bicyclists to continue to use Kinzie Street because of lower traffic volumes and reduced conflicts with other roadway users, as well as the direct connection it provides between Milwaukee Avenue (the most heavily used street for cycling in Chicago) and the central business district (especially if no further construction activity commences for several years). In this scenario, a large number of bicyclists would then be using Kinzie Street without barrier protected bike lanes, which could create new safety risks.

With regard to your request, the Department of Planning and Development has determined that allowing a waiver of the Temporary Relocation as a pre-condition to issuance of the final occupancy certificate for Phase 1 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.

As noted above, the proposed Temporary Relocation shall be further studied as part of the traffic studies to be submitted by the developer and reviewed by CDOT and DPD in advance of the next phase of development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 98, 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: Alderman Reilly, Luann Hamilton, Lloyd Davidson, Mike Marmo, Erik Glass, Main file

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-I.
(Application No. 17652)
(Common Address: 740 -- 742 N. Western Ave.)

[O2013-32]

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 C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 1-I in the area bounded by:

the alley next south of and parallel to West Chicago Avenue; North Western Avenue; a line 48.95 feet south of and parallel to the alley next south of and parallel to West Chicago Avenue; and the alley next west of and parallel to North Western Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses 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-F.
(As Amended)
(Application No. 17502)
(Common Address: 316 -- 326 N. Orleans St.)

BPD 98, CA

[SO2012-3734]

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 98 symbols and designations as shown on Map Number 1-F in the area bounded by:

the centerline of North Kingsbury Street, beginning with its intersection with the centerline of West Kinzie Street southeasterly to a point on said centerline 30 feet south of the centerline between the two main tracks of the Chicago and North Western Railway Company as the same are now located and established across the north branch of the Chicago River; thence southwesterly to a point on the west line of North Kingsbury Street

75 feet south of the centerline between the said two main tracks of the Chicago and North Western Railway Company; thence westerly 20 feet, 10 inches to the dock line of the north branch of the Chicago River and continuing on said line southeasterly along the dock line of the north branch of the Chicago River and northeasterly along the dock line of the main branch of the Chicago River to its intersection with the easterly line of the Franklin/Orleans viaduct; thence northerly along the easterly line of the Franklin/Orleans viaduct to its intersection with North Orleans Street; thence westerly to the centerline of North Orleans Street; thence north along said centerline to its intersection with the centerline of West Kinzie Street; and thence westerly along the centerline of West Kinzie Street to its point of intersection with the centerline of North Kingsbury Street,

to the designation of Business Planned Development Number 98, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are 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 No. 98, As Amended.

Plan Of Development Statements.

1. Subarea A: The area delineated herein as Subarea A of this "Business Planned Development" is presently owned by the Subarea A titleholder, except for parcel "K" which is owned by the City of Chicago. Air rights of parcel "K" will be occupied by the Subarea A titleholder at + 42 feet above Chicago City Datum. Title to Subarea "A" is subject to an easement in favor of the Chicago and North Western Railway Company of sufficient width (40 feet) and height to accommodate the Railroad's two tracks which presently exist on the property. The plane limiting the height of this easement is approximately + 29 feet, 6 inches above Chicago City Datum at the westerly end of the property and + 23 feet, 6 inches above Chicago City Datum at the easterly end of the property. No changes are being made to Subarea A in connection with this amendment.

Subarea B: The area delineated herein as Subarea B of Business Planned Development Number 98, as amended, ("Planned Development") consists of approximately 167,730 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Wolf Point Owners LLC. 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. 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. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

2. Subarea A: Off-street parking spaces for the total site (Subareas "A" and "B") shall be provided in compliance with this Plan of Development, computed in accordance with the DC-16 Downtown Core District classification of the Chicago Zoning Ordinance, subject to the review of the Department of Streets and Sanitation, and the approval by the Department of Housing and Economic Development. Off-street parking spaces for any stage of the development may be provided in excess of the DC-16 Downtown Core District classification of the Chicago Zoning Ordinance but the total number of spaces provided is not to exceed 1,800, subject to the review of the Department of Streets and Sanitation and the approval by the Department of Housing and Economic Development. Off-street loading shall be provided in compliance with this plan of development as authorized by the DC-16 Downtown Core District classification of the Chicago Zoning Ordinance, subject to the review of the Department of Streets and Sanitation and approval by the Department of Housing and Economic Development.

Subarea B: 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

3. Subarea A: The Subarea A titleholder, or its successors, assignees or grantees shall obtain all official review approvals and permits.
4. Subarea A: Any dedication or vacation of streets and alleys, any release of easements, adjustment of rights-of-way and any application for air rights shall require a separate submittal on behalf of the Subarea A titleholder, or its successors, assignees or grantees, and approval by the City Council.
5. Subarea A: Any public way or service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress or egress for motor vehicles, including emergency vehicles. There shall be no parking within any such paved areas.
6. Subareas A and B: This plan of development consists of 23 statements: Overall Bulk Regulations Table; Subarea B Bulk Regulations Table; Existing Zoning Map; Existing Land-Use Map; Subarea Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Maps Specific to Subarea A (Property Map, Land-Use Map and Air Rights Profiles); Maps Specific to Subarea B (Site Plan, Overall Landscape Plan, Phase I Site and Landscape Plan, Phase I Riverwalk Plan, Phase I Green Roof Plan, Tower Setbacks, Riverwalk Setback, Phase I Riverwalk Cross-Sections and Phase I Building Elevations); and, the Chicago Builds Green form prepared by bKL Architecture LLC and dated January 24, 2013, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
7. Subarea A: Use of the area delineated as the proposed "Business Planned Development" will consist of business uses of the general character permitted in the DC-16 Downtown Core District classification of the Chicago Zoning Ordinance, and will include, without limitation, off-street multi-level parking facilities in compliance with Statement 2, Subarea A of this plan of development, and activities related to private clubs, exhibition facilities and storage and handling facilities in connection with the above.

Subarea B: The following uses are allowed in the area delineated herein as Subarea B: multi-unit residential; office; retail sales (general); eating and drinking establishments; hotel and accessory hotel uses (including but not limited to meeting, retail and storage space but excluding ballroom and convention space); boat dock; private club and accessory private club use; accessory parking and storage and

handling facilities in connection with the above. At the request of the applicant, and in spite of this not being a defined term, or permitted use, in the Chicago Zoning Ordinance at the time of the filing for this amendment to Planned Development Number 98, a casino, or other similar gaming or wagering facilities, will not be allowed in Subarea B.

The maximum number of residential units allowed in Subarea B of PD 98, as amended, will be 1,410. The Phase I West Tower development will be allocated 510 of such units. The allowed distribution of the remaining 900 residential units between the Phase II South Tower and the Phase III East Tower will be subject to Site Plan Approval by the Zoning Administrator, following review and comment by the Department of Housing and Economic Development and Chicago Plan Commission, subject to statement Number 16 of this Planned Development and Section 17-13-0610 of the Chicago Zoning Ordinance. In no instance may the combined maximum number of residential units available for Phases II and III be allowed to exceed 900.

The maximum number of hotel rooms allowed in Subarea B of PD 98, as amended, will be 450. The Phase I West Tower development will be allocated no such rooms. The allowed distribution of the 450 hotel rooms between the Phase II South Tower and the Phase III East Tower will be subject to Site Plan Approval by the Zoning Administrator, following review and comment by the Department of Housing and Economic Development and Chicago Plan Commission, subject to statement Number 16 of this Planned Development and Section 17-13-0610 of the Chicago Zoning Ordinance. In no instance may the combined maximum number of hotel rooms allowed in Subarea B exceed 450.

8. Subarea A: Business and business identification signs may be permitted, subject to review of and approval by the Departments of Housing and Economic Development and Buildings.

Subarea B: On-premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Housing and Economic Development. Off-premise signs are prohibited within the boundary of the Planned Development.

9. Subarea A: The following information sets forth data concerning a generalized use plan (site plan) illustrating the development of said property and air rights elevations in accordance with the intent and purpose of the Chicago Zoning Ordinance, as follows:

railroad right-of-way elevation at + 5 feet, 8 inches (east end of property) and + 11 feet, 5 inches (west end of property) above City Datum and air rights elevations at and above + 23 feet, 6 inches (east end of property) and + 29 feet, 6 inches (west end of property) and + 42 feet with respect to parcel "K" above City Datum in general conformity with the B6-7 Restricted Central Business District classification, and with all other regulations hereby made applicable thereto.

10. Subarea A: The height restriction of said office building or any other appurtenance attached thereto shall be subject to:
 - (a) height limitations as certified on form FAA-117 and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and,
 - (b) Airport Zoning Regulations as established by the Departments of Housing and Economic Development, Aviation and Law and approved by the City Council.

Subarea B: For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

11. Subarea A: The river's edge shall be developed as a continuous pedestrian way, available to the public, 25 feet wide or its equivalent in area with a minimum width of 15 feet. This pedestrian way shall be suitably paved and/or landscaped and shall be unobstructed except for columns or piers supporting upper stories or a roof. It may be developed partially or wholly at any elevation from + 33 feet Chicago City Datum (Franklin/Orleans Plaza Level) down to the water level.

Subarea B: applicant acknowledges the importance of the Chicago River as a resource for commerce and recreation and also acknowledges the City's goal of establishing a continuous public multi-purpose riverside trail for recreational use. To further this goal, when the full project is complete, the applicant agrees to provide an upper-level plaza and adjacent landscaped area ("riverbank park") and lower-level riverwalk ("riverwalk") as shown in the Site, Landscape and Riverwalk Plans, access to which is to be ungated and open to the public free of charge daily from 6:00 A.M. to 10:00 P.M. The maintenance of such riverbank park and riverwalk, and all adjacent open space, shall be the responsibility of the applicant or appropriate designee.

The applicant also acknowledges the historical significance of the subject site and, to commemorate such, will work with the Historical Preservation Division of the Department of Housing and Economic Development to establish historical markers, prior to issuance of the final occupancy certificate for Phase III, which will provide visitors and other site users with details describing the role these grounds played in the maturation of Chicago's Central Business District and the City as a whole.

The applicant also acknowledges the desirability of wildlife habitat and other natural features in or near the water's edge and shall work with the Sustainable Development Division of the Department of Housing and Economic Development to provide such features to the extent practical. When the total project is complete, the applicant shall permit extension of the riverwalk to the north and east of the site, in the latter case via a connection under the Orleans Street Bridge, to be built by others, and shall design the

riverwalk to facilitate such connections. During Phase I construction, the West Tower riverbank park and riverwalk must be complete, as detailed in the attached Phase I Landscape Plan, Phase I Riverwalk Plan and Phase I Riverwalk Cross-Sections exhibits, including the provision of a fully-accessible connection to the existing riverwalk at both the southeast and northwest points of the Phase I site prior to issuance of the final occupancy certificate for the West Tower; provided that planting may be delayed, if consistent with good landscaping practice, but not longer than six months following issuance of the final occupancy certificate. During each subsequent phase (Phase II South Tower and Phase III East Tower) of the development, the corresponding riverbank park and riverwalk must be completed per the approved Site Plan, Tower Setbacks, Riverwalk Setback, Landscape Plan, Riverwalk Plan and Riverwalk Cross-Sections exhibits submitted in compliance with statement 16 of this Planned Development or no final occupancy certificate may be issued. Each completed riverwalk phase must provide a connection to adjacent unfinished phase(s) of the riverwalk.

12. The development of Subareas A and B shall be restricted to a total site coverage of 85 percent and 60 percent, respectively, between a plane at + 33 feet Chicago City Datum (Franklin/Orleans Plaza Level) and a plane 20 stories above said Franklin/Orleans Plaza Level and to 50 percent and 40 percent, respectively, above the 20-story plane. The total maximum site coverage for Subareas A and B shall be restricted to 73 percent between the Franklin/Orleans Plaza Level and said 20-story plane and to 45 percent above the 20-story plane. There is no site coverage restriction below the Franklin/Orleans Plaza Level.
13. Subarea A: The plan of development attached hereto shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development" as promulgated by the Commissioner of the Department of Housing and Economic Development.
14. Subarea A: The maximum permitted Floor Area Ratio (FAR) for this subarea shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 187,183 square feet, a base FAR of 16.0 with base FAR of 4.0 transferred to Subarea B, as follows:

Description	FAR
Base FAR	16.00
Base FAR transferred to Subarea B	<u>-4.00</u>
Total Subarea A FAR	12.00*

* No changes are being made to Subarea A in connection with this amendment.

Subarea B: The maximum permitted FAR for this subarea shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. In regards to calculating FAR, North Orleans Street (+27.47 above Chicago City Datum) is designated as being at-grade for measurement purposes. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 167,730 square feet, a base FAR of 16.0, base FAR of 4.0 transferred from Subarea A, an FAR premium of 3.84 (as granted under the 1973 Zoning Code) and an FAR Bonus of 0.16, pursuant to Section 17-4-1003-E, as follows:

Description	FAR
Base FAR	16.00
Base FAR transferred from Subarea A	4.00
1973 FAR premium	3.84
Riverwalk Improvements FAR Bonus	<u>0.16*</u>
Total Subarea B FAR:	24.00

Overall: The maximum permitted FAR for this Planned Development shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 354,913 square feet, resulting in a base FAR of 18.0. No changes are being made to the overall allowable FAR in this Planned Development with this amendment.

15. Subarea B: Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
16. Subarea B: Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) of Phases II and III of Subarea B, the applicant shall submit a site plan, bulk table, landscape plan, riverbank park plan, riverwalk plan, downtown floor area bonus plan (as applicable), tower setbacks, riverwalk cross-sections and building elevations

* The calculation of FAR obtained through the Riverwalk Improvements is provided pursuant to Section 17-4-1006, as follows = (setback area exceeding Zoning Ordinance minimum/lot area) x 1.0 x Base FAR = (1,680/167,730) x 1.0 x 16 = 0.16.

for the specific phase for review and approval by the Department of Housing and Economic Development. Review and approval by the Department of Housing and Economic Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. The applicant shall also submit a traffic study that contemplates the full extent of the proposed development and which details the anticipated vehicular and pedestrian impact of such project on both the subject site and area infrastructure. Review and approval of such traffic study by the Department of Transportation is intended to assure that the proposed development will not establish an improperly mitigated burden on the existing infrastructure; if any such modifications are needed, the study shall detail the specific improvements, to be fully funded by the applicant, which will provide for the necessary infrastructure upgrades. Subarea Site Plan Approval Submittals (per Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the applicant; the site plan provided shall include all dimensioned and planned street rights-of-way.

Following submission, to the Department of Housing and Economic Development the request for Site Plan Approval, the proposal shall be reviewed by the Departments of Fire and Transportation and the Mayor's Office for People with Disabilities and presented to the Chicago Plan Commission for review and comment. Only after all comments generated by such departmental and Plan Commission reviews have been addressed shall the Department of Housing and Economic Development consider granting Site Plan Approval. Following such Site Plan Approval by the Department of Housing and Economic Development, the supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

Any Subarea Site Plan Approval Submittals shall, at a minimum, contain the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned tower setbacks;
- fully-dimensioned landscape plan(s);
- fully-dimensioned riverbank park plan(s);
- fully-dimensioned riverwalk plan(s);
- fully-dimensioned riverwalk cross-sections;
- fully-dimensioned downtown floor area bonus plan (as applicable);

- statistical information (bulk table) applicable to the subject subarea phase, including floor area (both the applicable base and bonus FAR, as applicable), uses (and associated quantities of such) to be established, parking projections, building heights and setbacks; and
- a traffic study detailing the anticipated vehicular and pedestrian impact.

Subarea Site Plan Approval Submittals shall include all other information deemed necessary to illustrate substantial conformance to the Planned Development. Changes or modifications to the approved site plan must be made pursuant to the provisions of this statement 16. In the event of any inconsistency between submitted plans and the terms of the Planned Development, the terms of the Planned Development shall govern.

17. Subarea B: The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
18. Subarea B: The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
19. Subarea B: The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
20. Subarea B: 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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
21. Subarea B: The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Phase I (West) Tower will have a green roof system covering approximately 3,067 square feet (50 percent of the roof net site area) which will be supplemented by the approximately 19,600 square feet of landscaped open space being provided on the roof of the corresponding Phase I Parking Podium; in addition, this building will be Leadership in Energy and Environmental Design (LEED) certified, meeting the guidelines of the Sustainable Policy of the Department of Housing and Economic Development. The towers being proposed for Phases II and III will be required to

adhere to the Sustainable Policy of the Department of Housing and Economic Development, at such time that the applicant is ready to actively pursue such construction.

22. Subarea B applicant commits to provide and fully-fund the following infrastructure improvements prior to issuance of the final occupancy certificate for Phase I:

- Temporary removal of the barrier protected bike lanes on Kinzie Street, extending from Milwaukee Avenue to Dearborn Street, and the temporary provision of a barrier protected bike lane system on Grand Avenue, Wells Street and Illinois Street, as follows:
 - An eastbound and westbound barrier protected bike lane on Grand Avenue, from Milwaukee Avenue to Wells Street.
 - A westbound-only barrier protected bike lane on Grand Avenue, from Dearborn to Wells Streets.
 - An eastbound-only barrier protected bike lane on Illinois Street, from Wells to Dearborn Streets.
 - An improved bicycle accommodation on Wells Street for cyclists traveling, between Grand Avenue and Illinois Street.
 - The temporary provision of this barrier protected bike lane system on Grand Avenue, Wells Street and Illinois Street must be complete prior to the temporary removal of the barrier protected bike lanes on Kinzie Street, extending from Milwaukee Avenue to Dearborn Street and all such bike lane provision and removal work will be the responsibility of the Subarea B applicant.

- Addition of a left-turn arrow for northbound Orleans Street traffic turning west onto Hubbard Street.
- Addition of a left-turn arrow for westbound Kinzie Street traffic turning south onto Wells Street.
- Addition of a right-turn arrow for southbound Wells Street traffic turning west onto Merchandise Mart Drive.
- Addition of a left-turn arrow for eastbound Wolf Point Plaza Drive traffic turning north onto Orleans Street.
- Addition of a left-turn arrow for northbound Orleans Street turning west onto Wolf Point Plaza Drive.
- Installation of a new traffic signal, with pedestrian countdown signal heads, at the intersection of Kingsbury and Kinzie Streets.

- Installation of new pedestrian countdown signal heads at the intersection of Wacker Drive and Lake Street.
- Installation of new pedestrian countdown signal heads at the intersection of Wacker Drive and Wells Street.
- Installation of new pedestrian countdown signal heads at the intersection of Hubbard and Wells Streets.
- Installation of new pedestrian countdown signal heads at the intersection of Wacker Drive and Orleans Street.
- Installation of new pedestrian countdown signal heads at the intersection of Orleans Street and Wolf Point Plaza Drive.
- Installation of new pedestrian countdown signal heads at the intersection of Lake Street, Canal Street and Milwaukee Avenue.
- Actuation of the signal which controls the traffic coming off of the Merchandise Mart ramp which connects to Kinzie Street, immediately west of the intersection of Kinzie and Wells Streets.
- Actuation of the signal which controls the traffic coming out of the Apparel Mart onto Orleans Street, immediately south of the intersection of Orleans and Hubbard Streets.
- Monitor signal timing and adjust green signal length accordingly at the intersection of Orleans Street and Wacker Drive.
- Install High-Visibility (International Style) Crosswalks on all legs of the following intersections:
 - Wacker Drive and Orleans Street.
 - Orleans Street and Merchandise Mart Drive.
 - Wells Street and Merchandise Mart Drive.
 - Lake Street, Canal Street and Milwaukee Avenue.

Subarea B applicant commits to provide and fully-fund the following infrastructure improvements prior to issuance of the final occupancy certificate for Phase II:

- Pavement markings, static signs, electrical signs and signal modifications, as deemed necessary by the Department of Transportation, to accommodate the one Orleans Street southbound ("contra-flow") lane proposed to extend from Hubbard Street to Wolf Point Plaza Drive.
- Addition of a right-turn arrow for southbound Orleans Street traffic turning west onto Wolf Point Plaza Drive.

The funding, design and provision of all infrastructure improvements detailed in this Statement 22: A) will be the responsibility of the Subarea B applicant, B) will be subject to review and installation scheduling by the Department of Transportation, and C) must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

23. Subarea B: This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to Planned Development Number 98, as amended, June 22, 1973.

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

[Existing Zoning Map; Existing Land-Use Map; Subarea Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Property Map Site Dimensions; Land-Use Map; Land-Use Map: Air Rights Profile; Site Plan; Overall Landscape Plan; Phase 1 Site and Landscape Plan: Wolf Point West Tower; Phase 1 Riverwalk Plan: Wolf Point West Tower; Phase 1 Green Roof Plan; Tower Setbacks; Riverwalk Setback; Phase 1 Riverwalk Cross-Sections: Wolf Point West Tower; Building Elevations: Floor and Heights; Phase 1 West Elevation: Wolf Point West Tower; Phase 1 South Elevation: Wolf Point West Tower; Phase 1 South Elevation (Site): Wolf Point West Tower; Phase 1 East Elevation: Wolf Point West Tower; and Phase 1 North Elevation: Wolf Point West Tower referred to in these Plan of Development Statements printed on pages 49173 through 49194 of this *Journal*.]

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

**Subarea B Bulk Regulations And Data Table.*

Net Site Area Subarea B:	167,730 square feet (3.85 acres)
Maximum FAR:	24
Maximum FAR Buildable Area:	4,025,520 square feet
FAR Building Areas:	
Phase I (West Tower):	460,000 square feet
Phase II (South Tower):	1,800,000 square feet
Phase III (East Tower):	1,500,000 square feet
Maximum Height:	
Phase I (West Tower):	525 feet
Phase II (South Tower):	950 feet
Phase III (East Tower):	750 feet
Maximum Parking Spaces:	1,285 ⁽¹⁾
Phase I (West Tower):	685 ⁽²⁾
Phase II (South Tower):	400 ⁽³⁾
Phase III (East Tower):	200 ⁽⁴⁾

-
- (1) Per Section 17-10-0102-C, due to the provision of all proposed parking within a below-grade parking structure, all three phases of the Subarea B project will be required to only provide 50 percent of its Section 17-10-0208 mandated minimum number of parking spaces. Bike parking will be provided pursuant to Section 17-10-0300.
- (2) A maximum of 685 parking spaces may be provided in the Phase I (West Tower) below-grade podium; a minimum of 125 existing parking spaces will be available on the remainder of the current Subarea B surface parking lot, following the construction of Phase I. Total maximum combination of podium and surface parking spaces available on-site following the construction of Phase I will be 810.
- (3) A maximum of 400 parking spaces may be provided in the Phase II (South Tower) below-grade podium; a minimum of 75 existing parking spaces will be available on the remainder of the current Subarea B surface parking lot, following the construction of Phase II. Total maximum combination of podium and surface parking spaces available on-site following the construction of Phase II will be 1,160.
- (4) A maximum of 200 parking spaces may be provided in the Phase III (East Tower) below-grade podium; no surface parking spaces will remain on-site following the construction of Phase III. Total maximum podium parking spaces available on-site following the construction of Phase III will be 1,285.

Loading Spaces:

Phase I (West Tower):	2 (10 x 25)
Phase II (South Tower):	Per underlying DC-16 zoning district requirements
Phase III (East Tower):	Per underlying DC-16 zoning district requirements

Maximum Number of Residential Units:	1,410 ⁽¹⁾
Phase I (West Tower):	510
Phase II (South Tower) and Phase III (East Tower):	900 ⁽¹⁾

(1) The allowed distribution of these remaining 900 residential units will be subject to Site Plan Approval by the Zoning Administrator, following review and comment by the Department of Housing and Economic Development and Chicago Plan Commission, subject to Planned Development statement Number 16 and Section 17-13-0610 of the Chicago Zoning Ordinance; in no instance may the combined maximum number of residential units available for Phases II and III be allowed to exceed 900.

Maximum Number of Hotel Rooms:	450 ⁽¹⁾
Phase I (West Tower):	0
Phase II (South Tower) and Phase III (East Tower):	450 ⁽¹⁾

(1) The allowed distribution of these 450 hotel rooms will be subject to Site Plan Approval by the Zoning Administrator, following review and comment by the Department of Housing and Economic Development and Chicago Plan Commission, subject to Planned Development statement Number 16 and Section 17-13-0610 of the Chicago Zoning Ordinance; in no instance may the maximum number of hotel rooms allowed in Subarea B exceed 450.

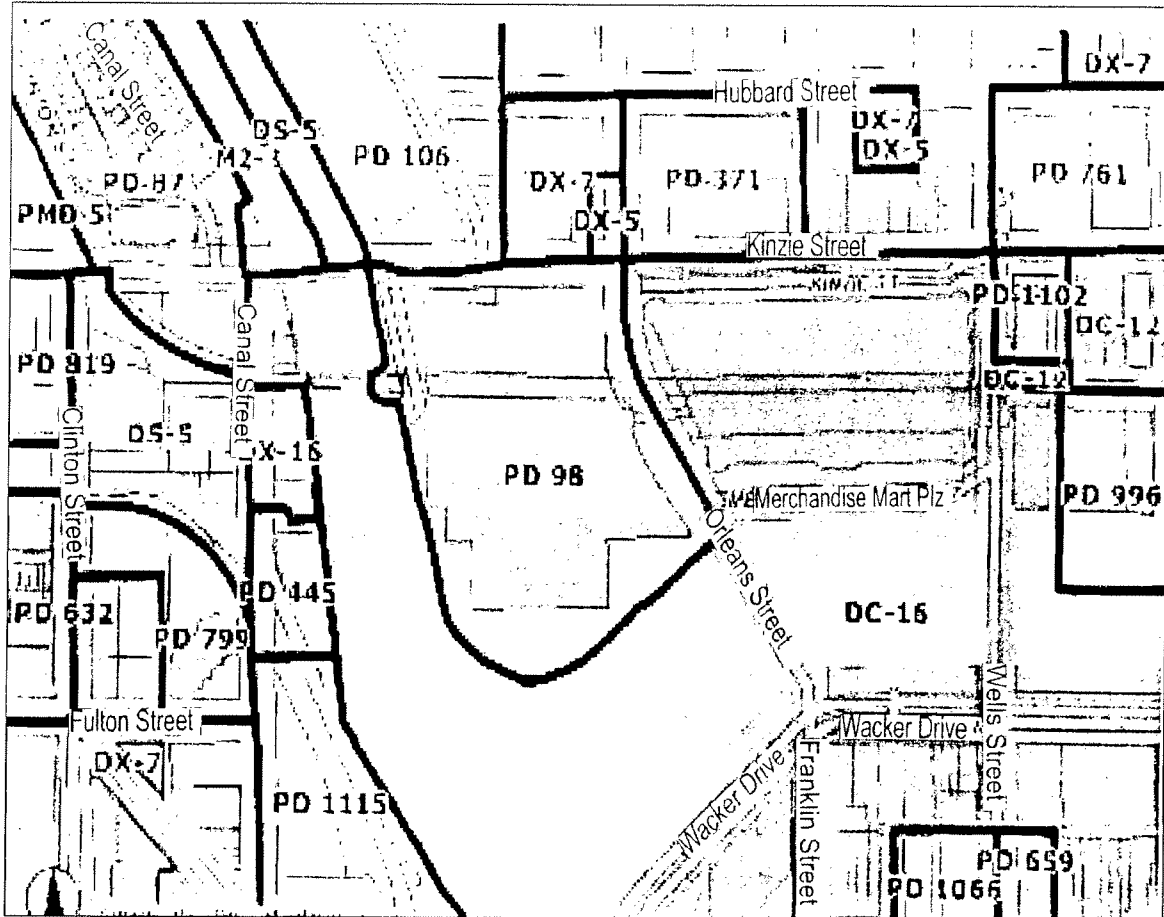
Setbacks: Per Site Plans

*Plan Of Development
Business Planned Development
(Air Rights)
Planned Development Use And Bulk Regulations And Data.*

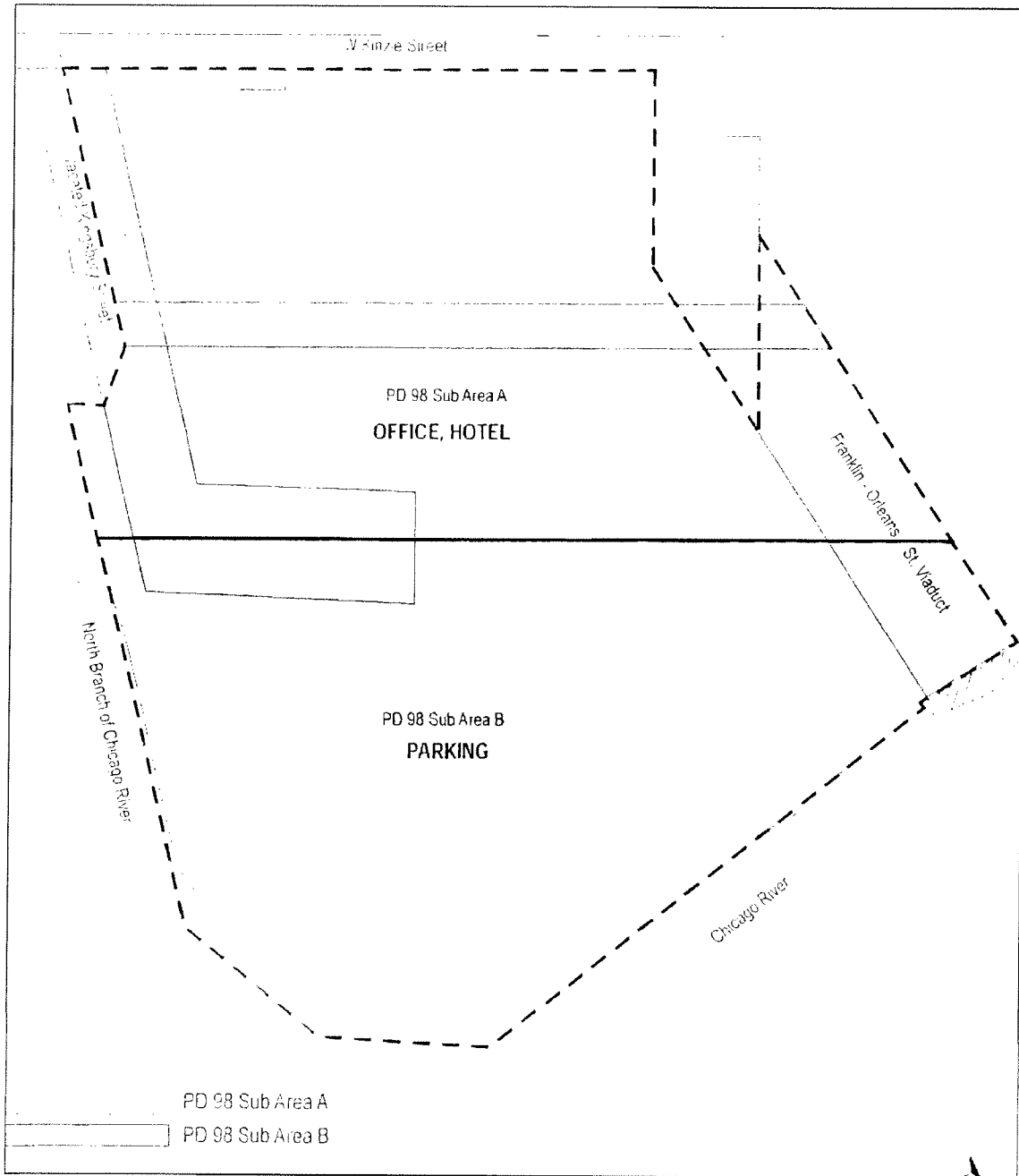
Site	Net Site Area		Acres	General Description Of Land Uses	Maximum FAR	Maximum Percentage Of Land Coverage
	Square Feet	Square Feet				
Subarea A	187,163 square feet includes 20,555 square feet of vacated street and 2,400 square feet Parcel "K"		4.3	Merchandise Mart, Exhibition Facilities, Office Uses, Hotel, Parking Facilities and Related Uses	12.0 Estimated	85% at Franklin/Orleans Plaza Level 50% at a Plane 20 Stories Above Franklin/Orleans Plaza Level
Subarea B (*see attached table)	167,730 square feet includes 8,185 square feet of vacated street		3.85		24.0 Estimated	
Total Site	354,913 square feet includes 28,740 square feet of vacated street and 2,400 square feet Parcel "K"		8.15		18.0 Maximum	73% at Franklin/Orleans Plaza Level 45% at a Plane 20 Stories Above Franklin/Orleans Plaza Level

Gross Site Area = Net Site Area, 354,913 square feet (8.15 acres) + Public Right-of-Ways, 32,942 square feet (0.75 acres) = 387,855 square feet (8.90 acres)
 Parking spaces for the total site (Subarea A and Subarea B) shall be provided in accordance with the DC-16 Downtown Core District of the Chicago Zoning Ordinance, number subject to review and approval of the Department of Housing Economic Development.
 Minimum loading requirements shall be in accordance with the DC-16 Downtown Core District of the Chicago Zoning Ordinance, location, number and size subject to review and approval of the Department of Housing Economic Development.

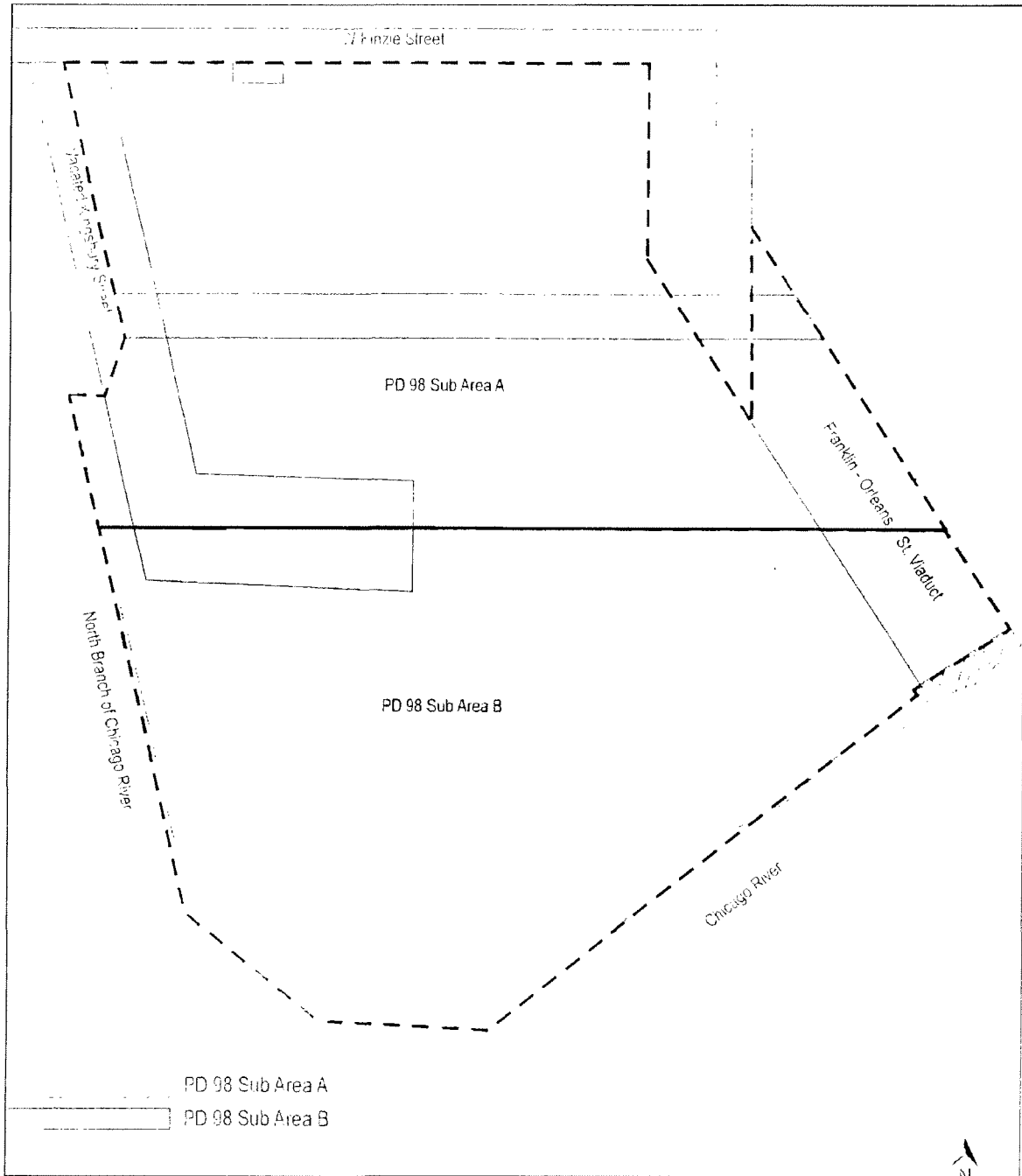
Existing Zoning Map.



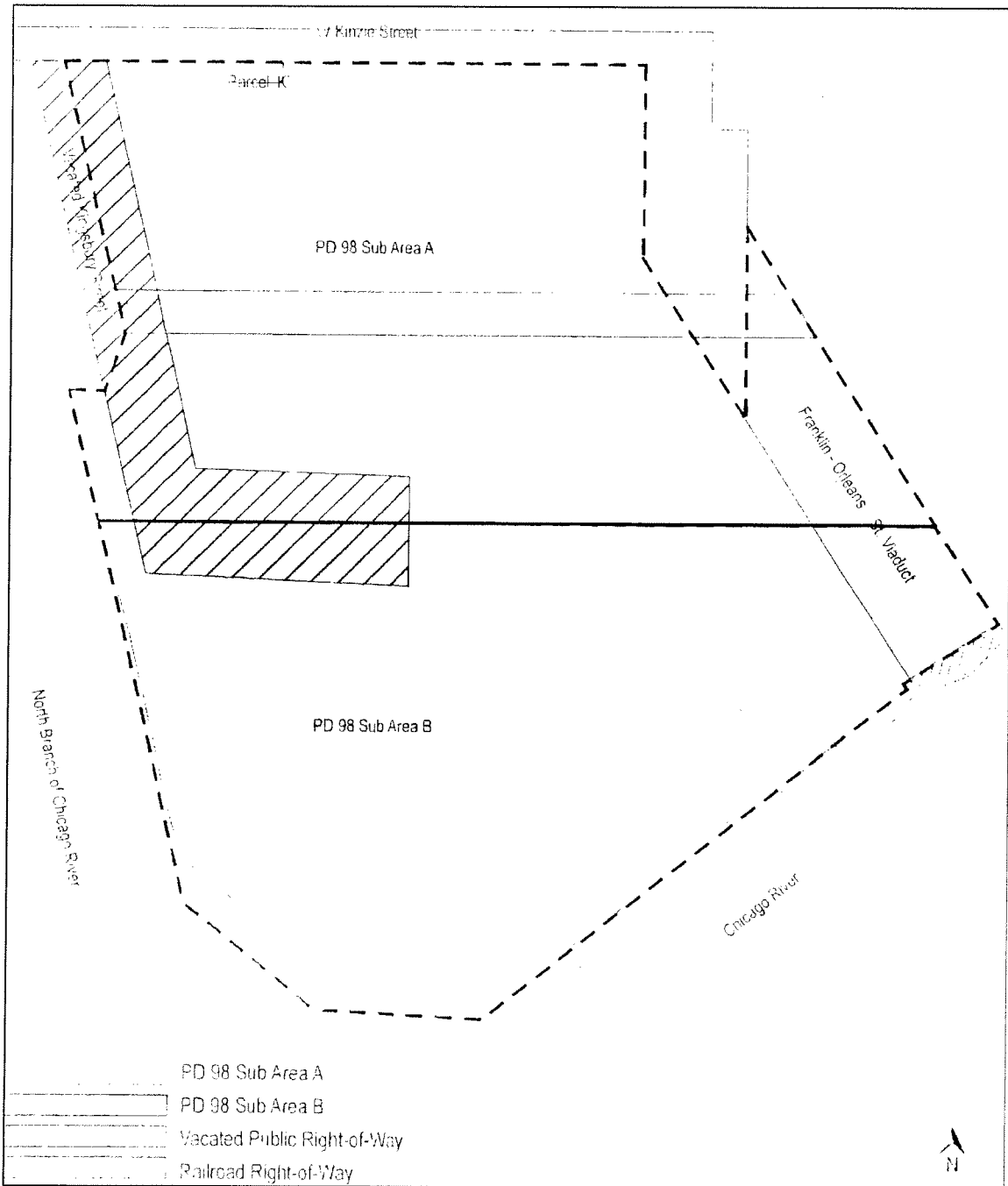
Existing Land-Use Map



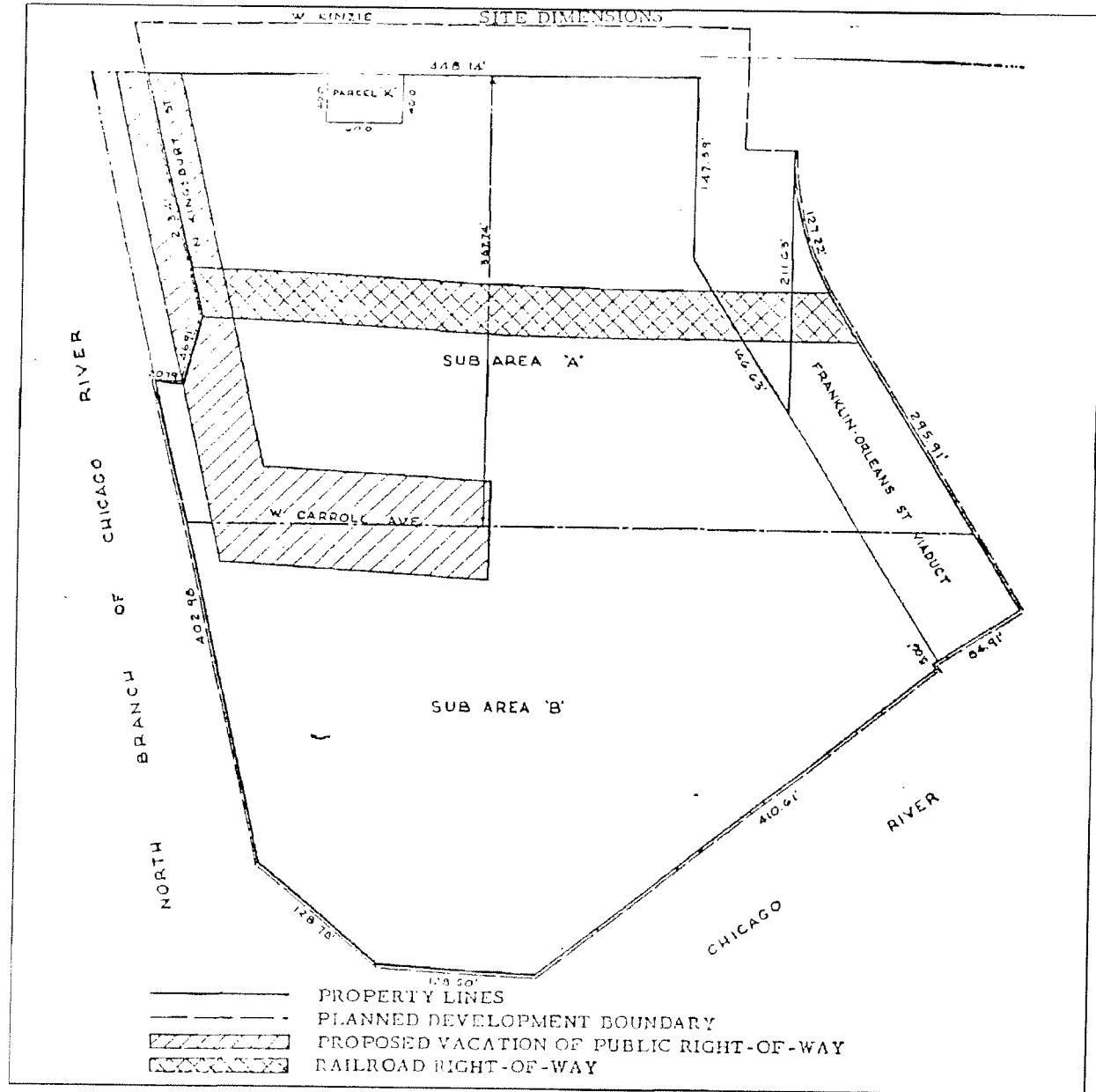
Subarea Map.



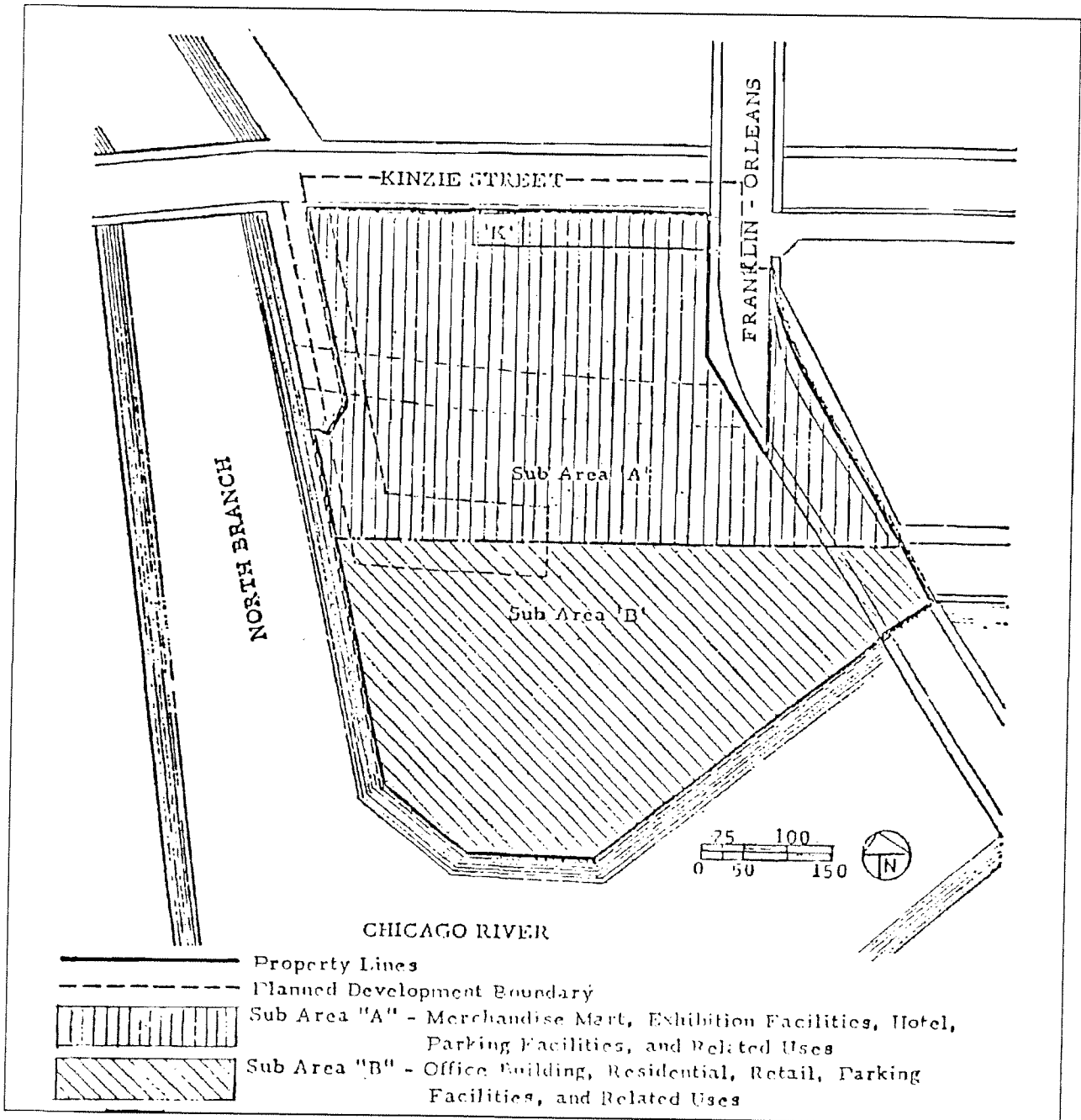
Planned Development Boundary, Property Line
And Right-Of-Way Adjustment Map.



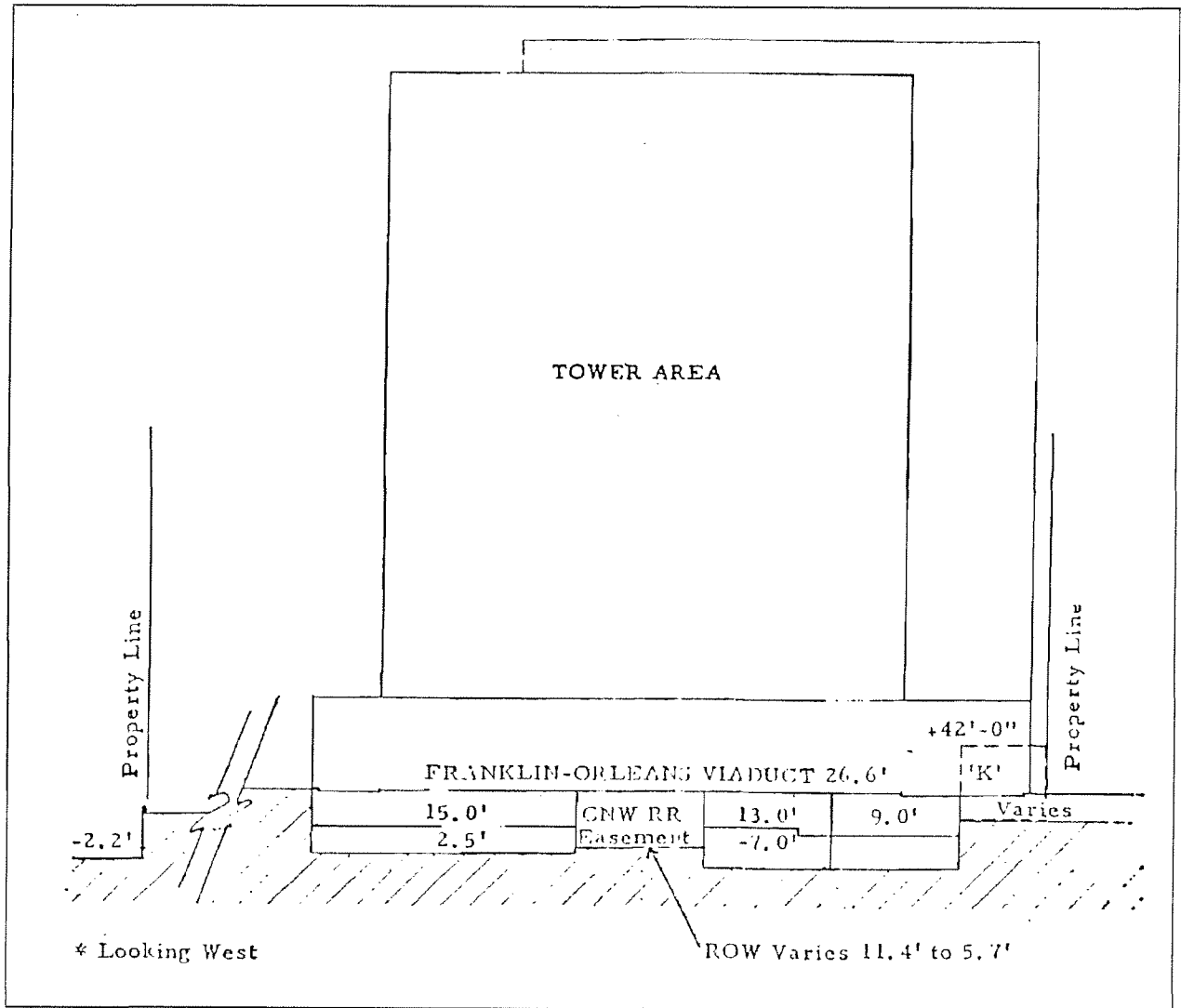
Property Map Site Dimensions.



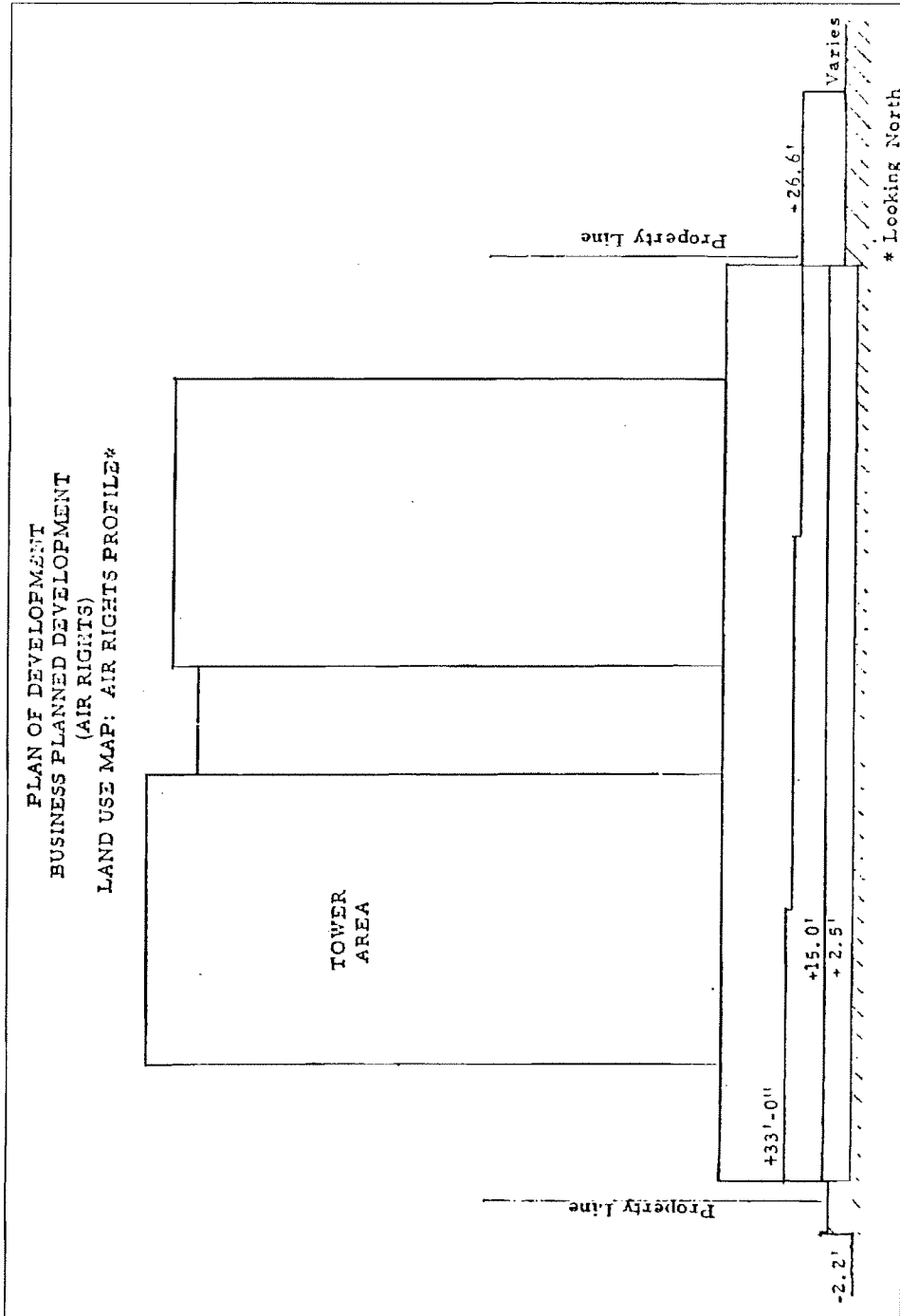
Land-Use Map.



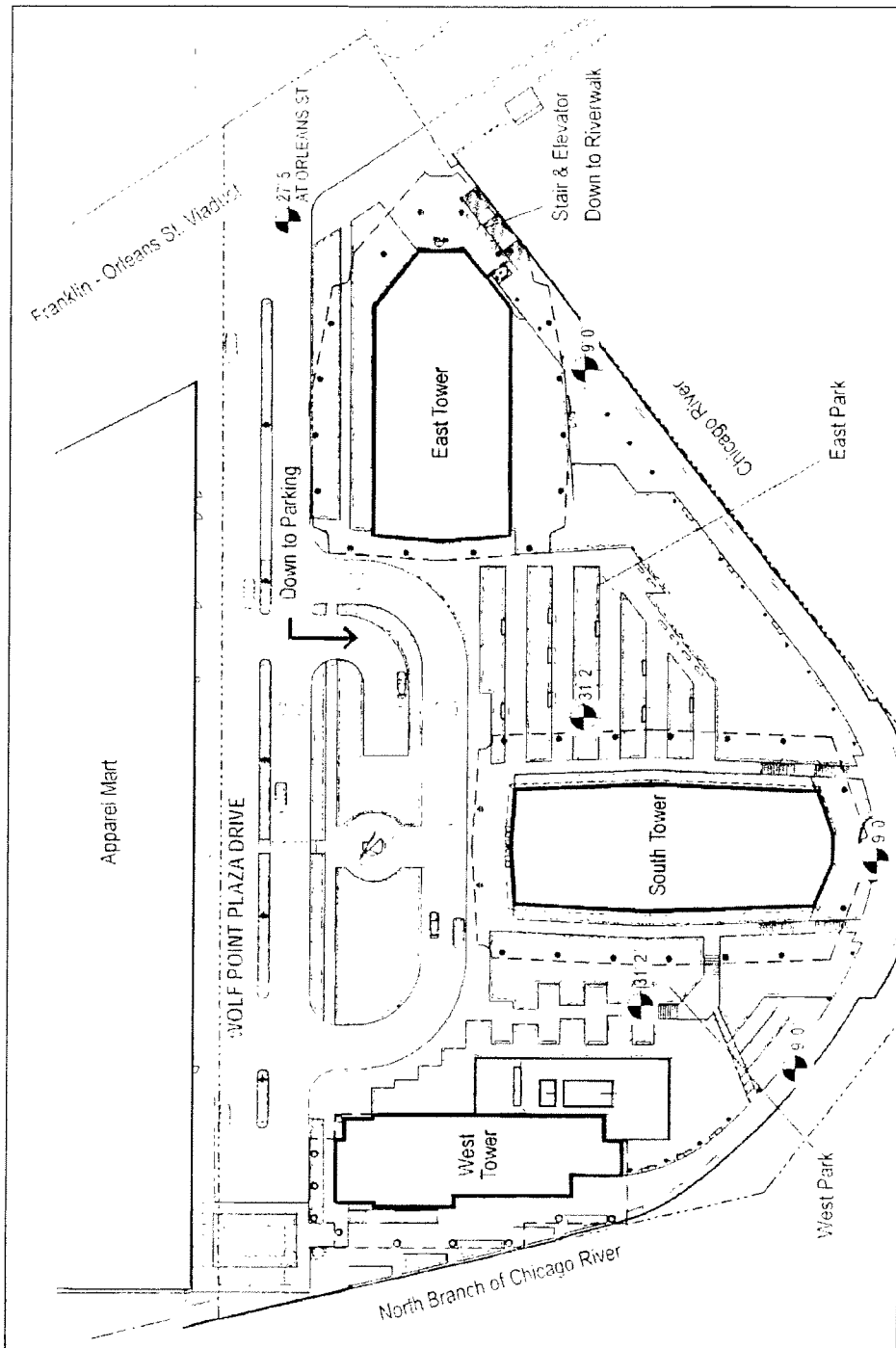
Land-Use Map: Air Rights Profile.
(Page 1 of 2)



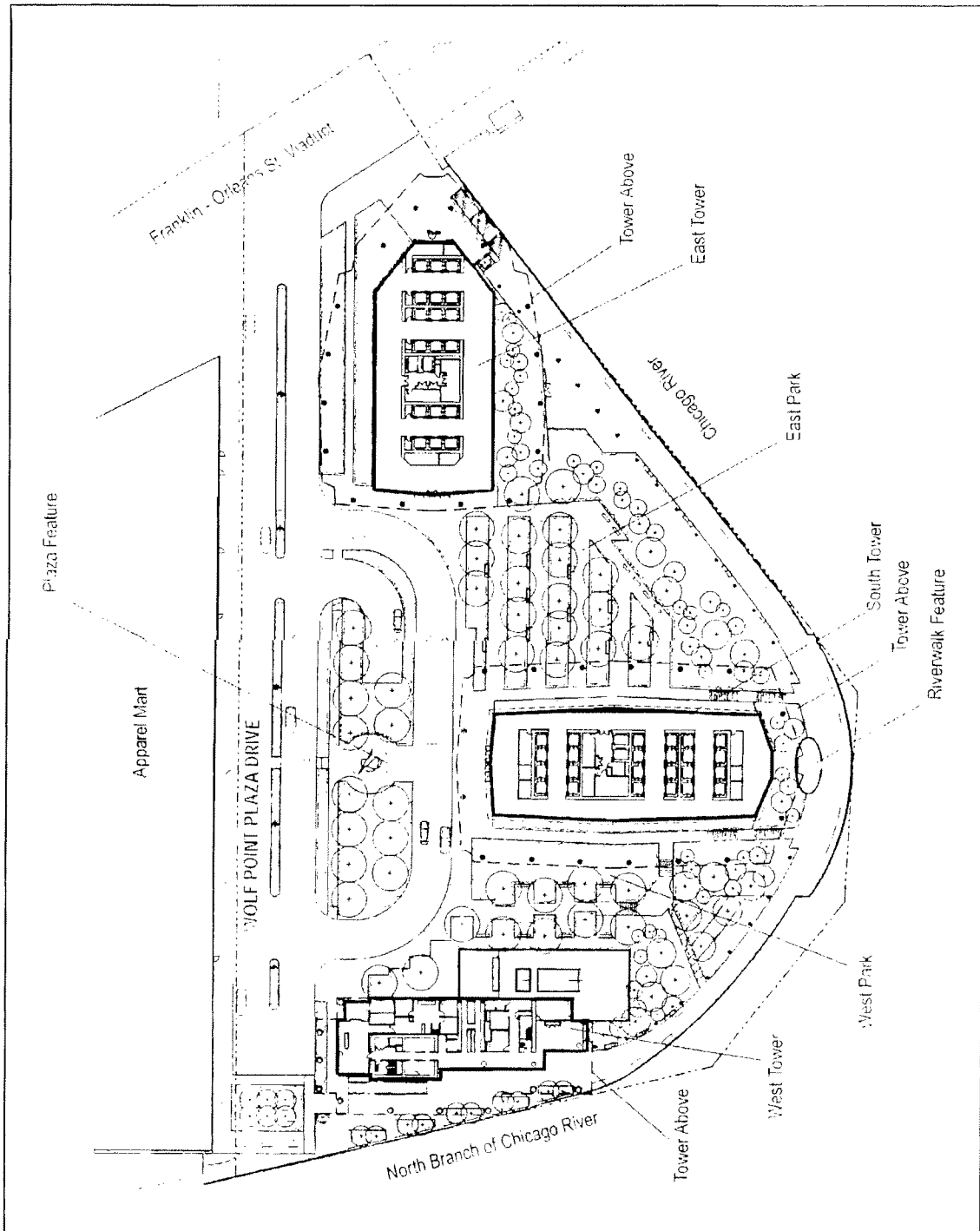
Land-Use Map: Air Rights Profile.
(Page 2 of 2)



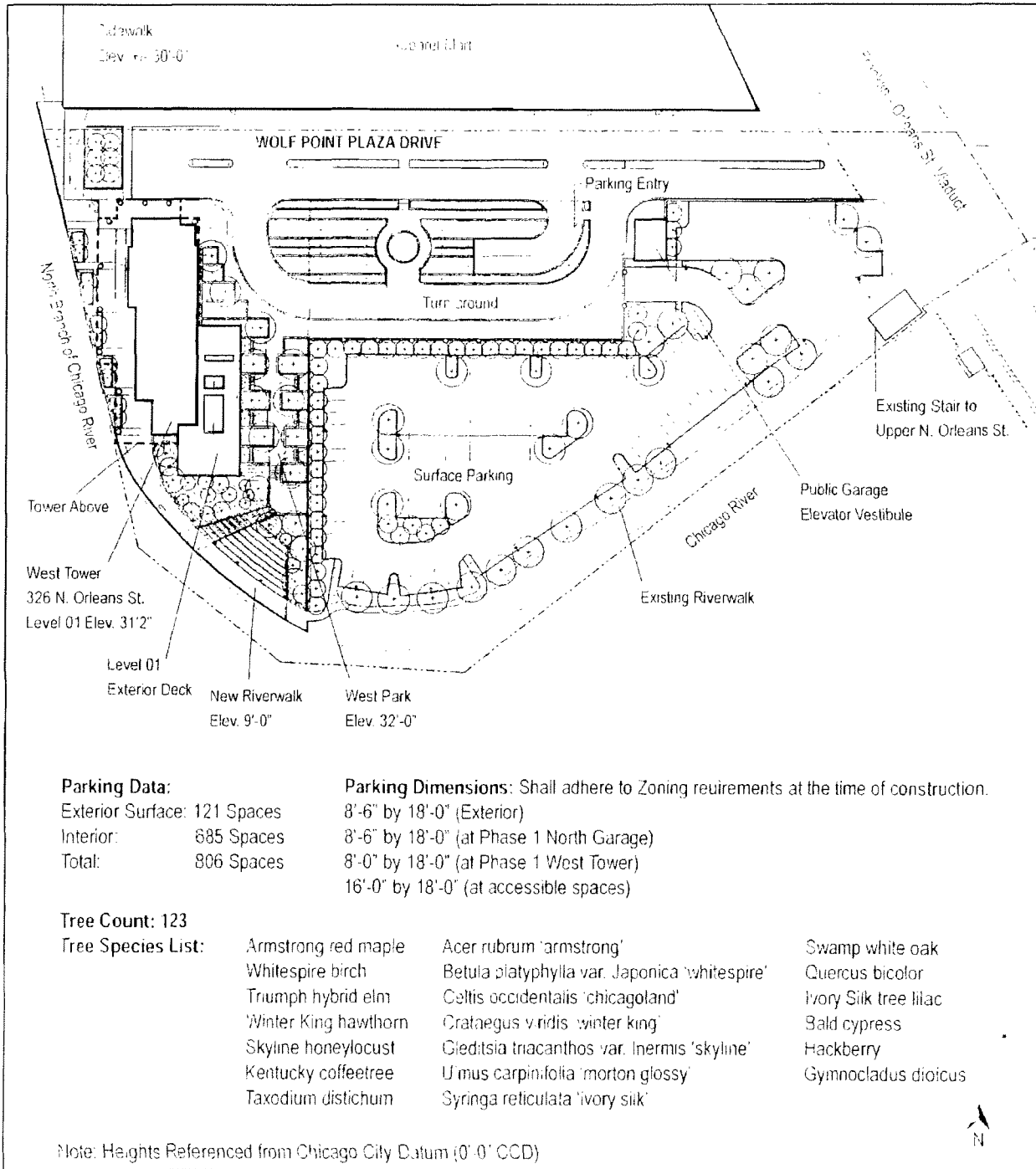
Site Plan.



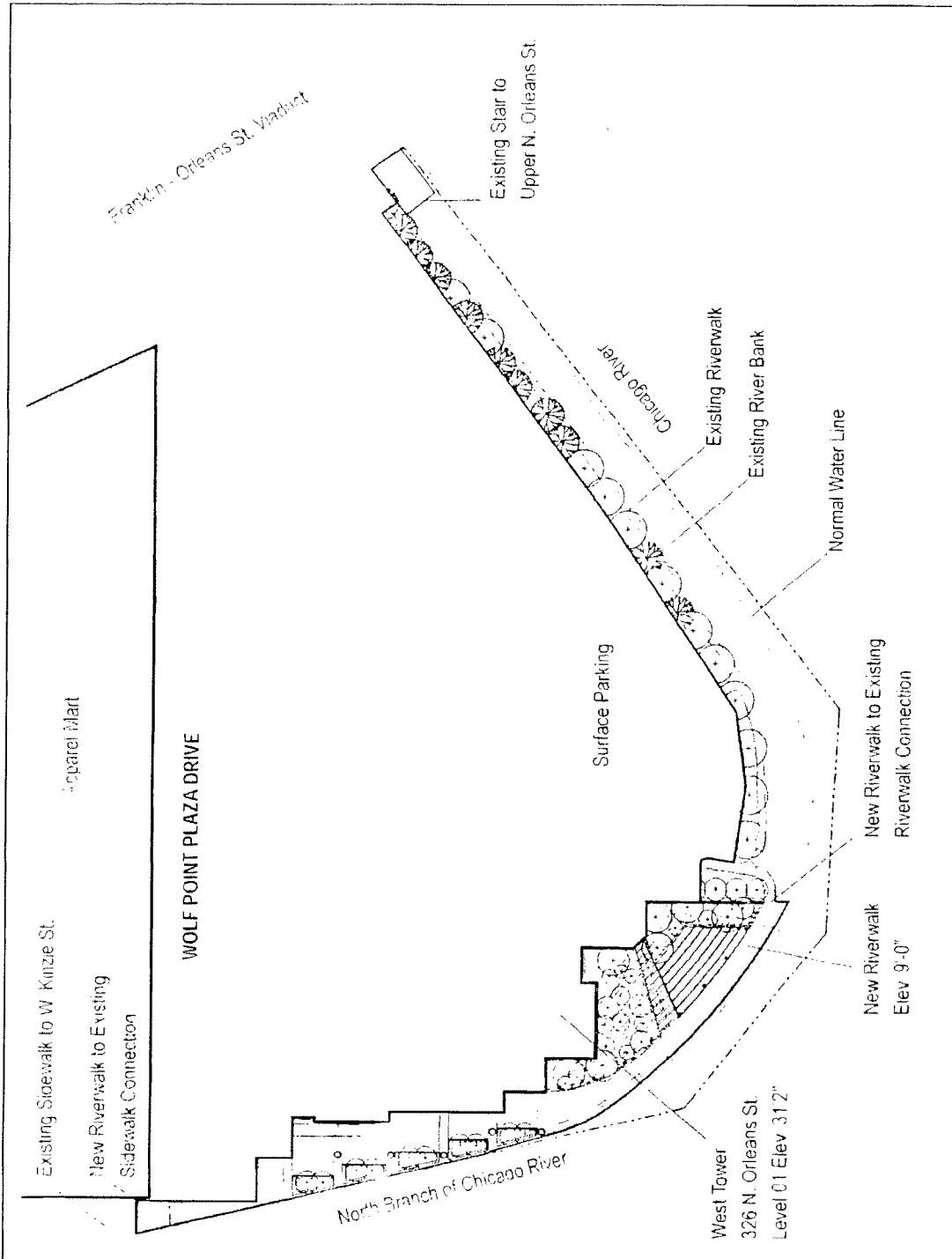
Overall Landscape Plan.



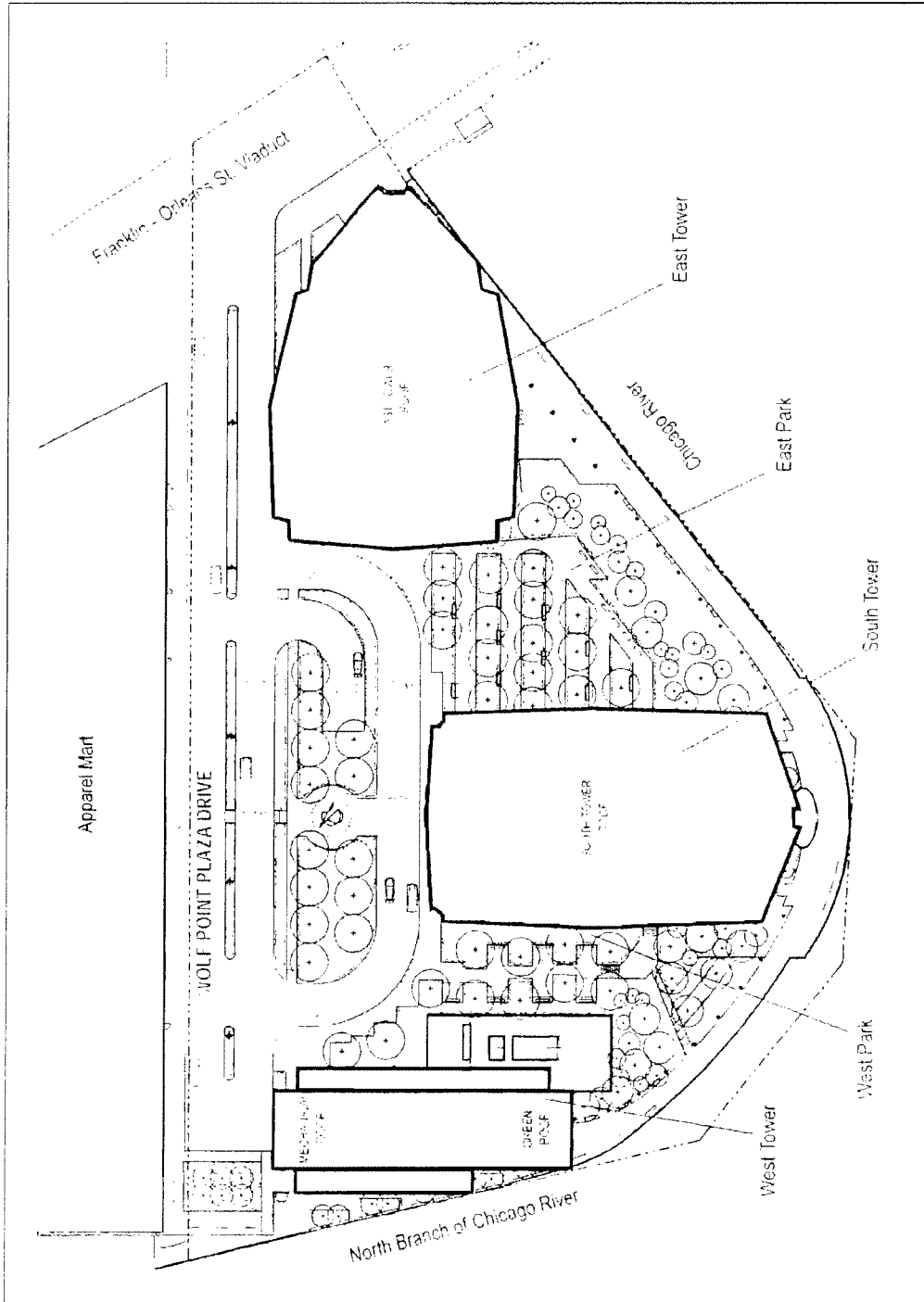
Phase 1 Site And Landscape Plan: Wolf Point West Tower.



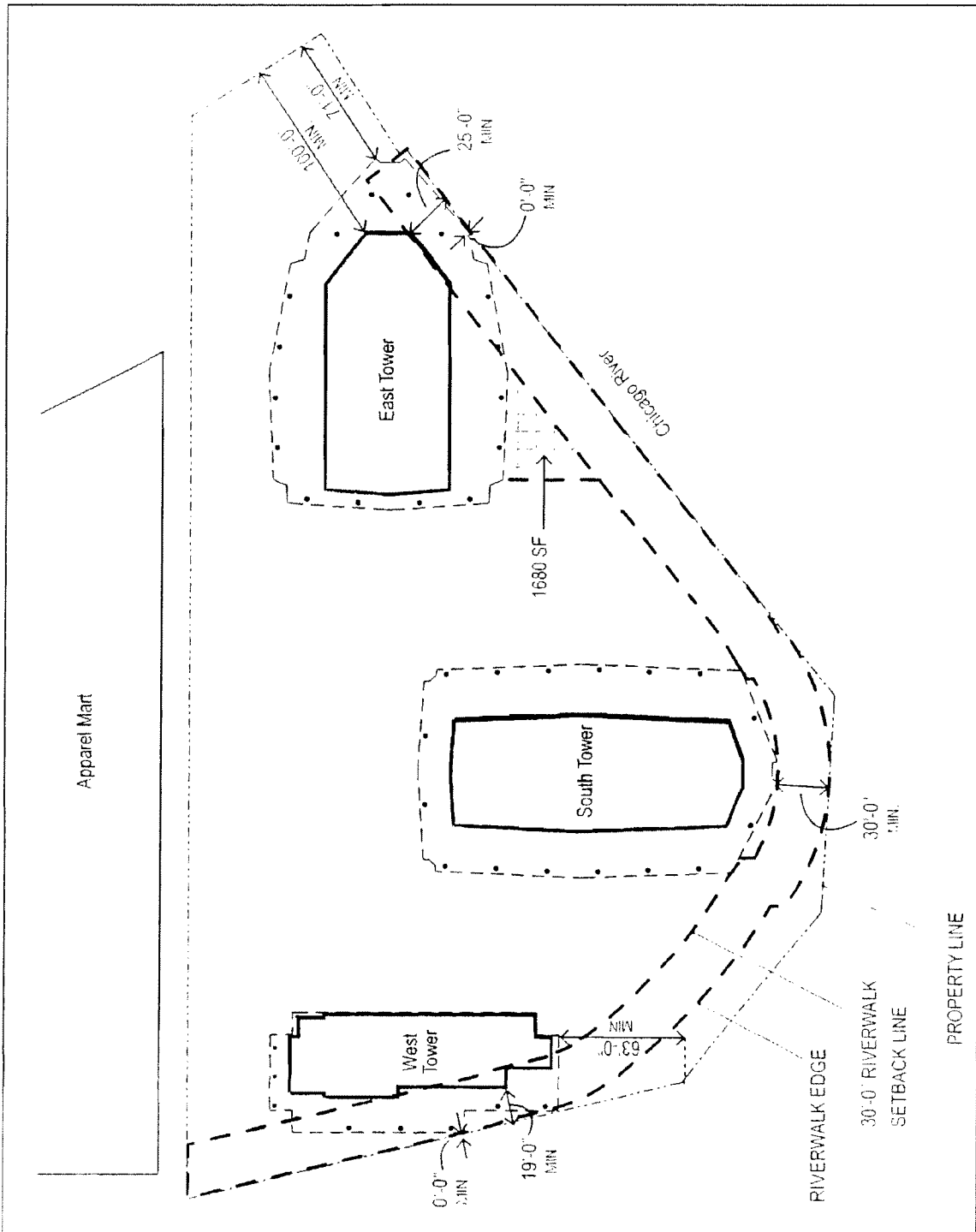
Phase 1 Riverwalk Plan: Wolf Point West Tower.



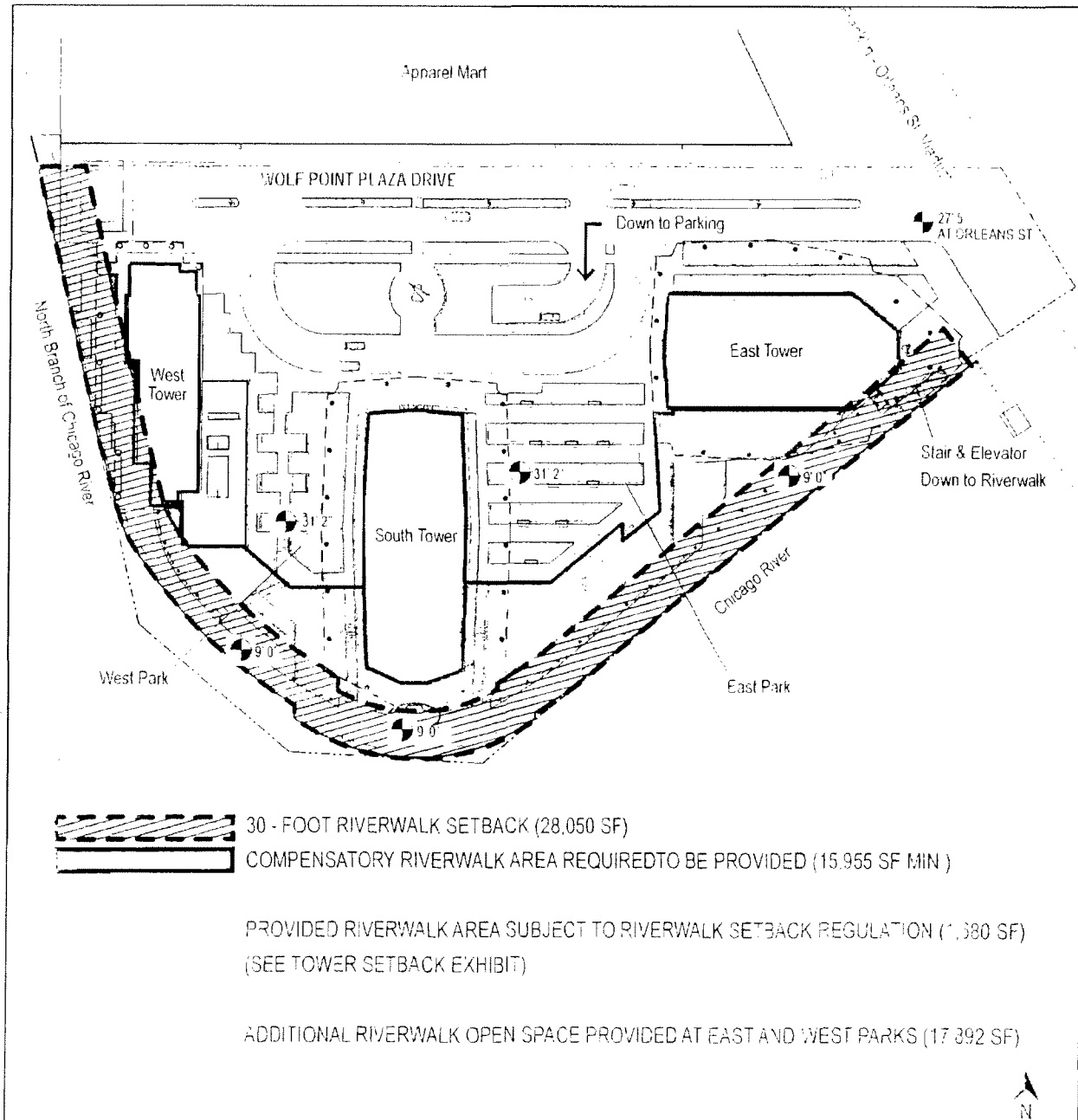
Phase 1 Green Roof Plan.



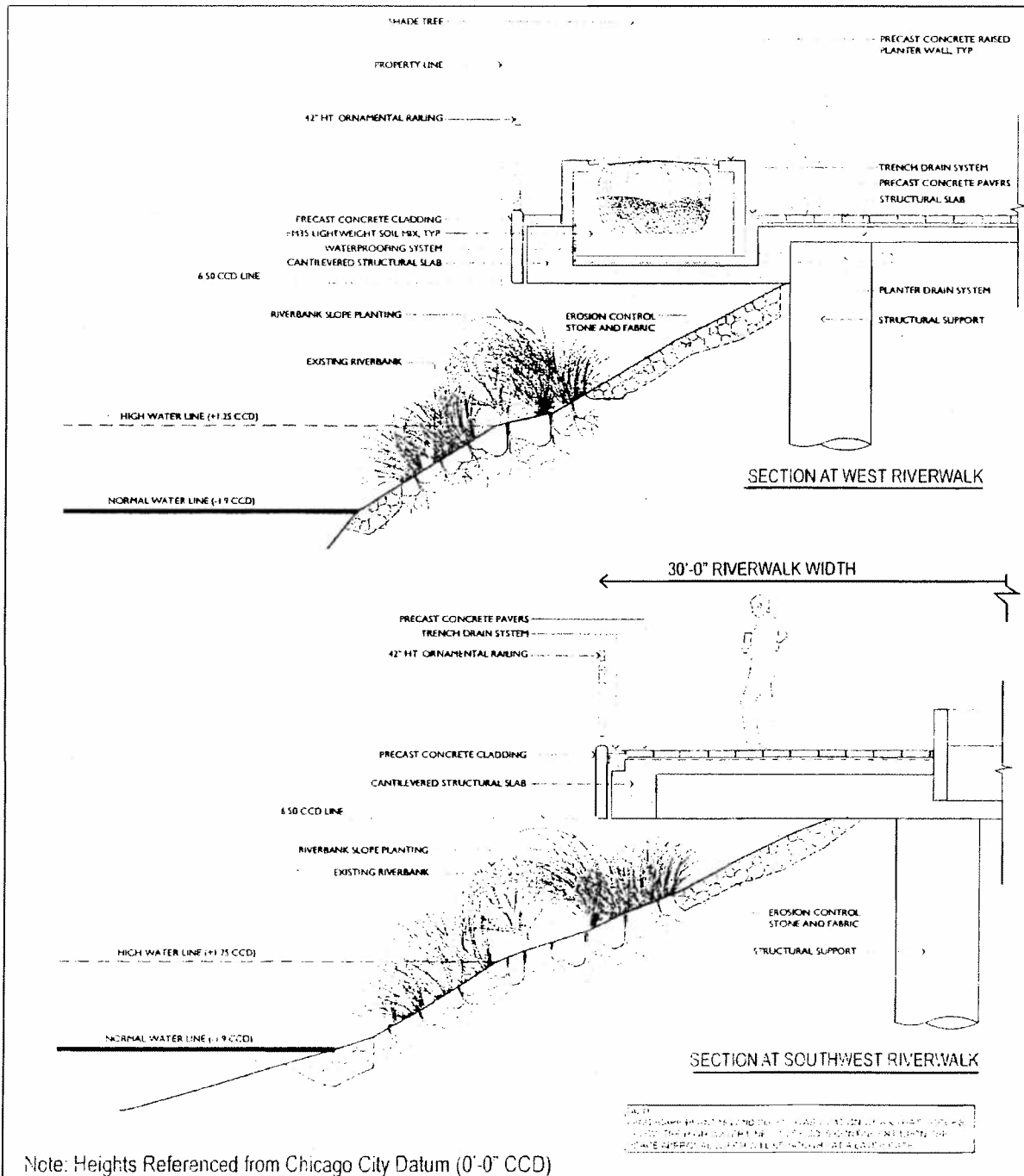
Tower Setbacks.



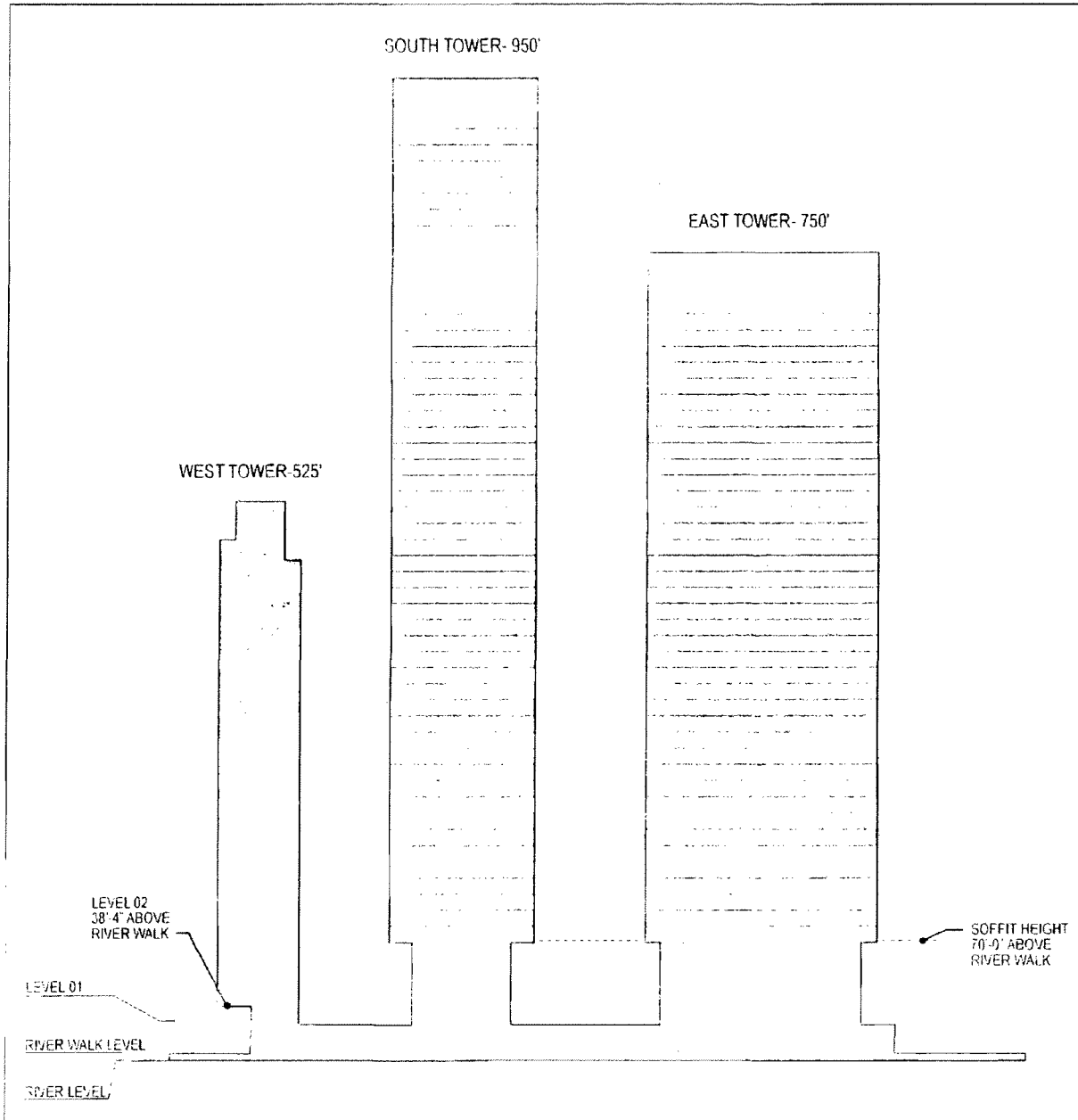
Riverwalk Setback.



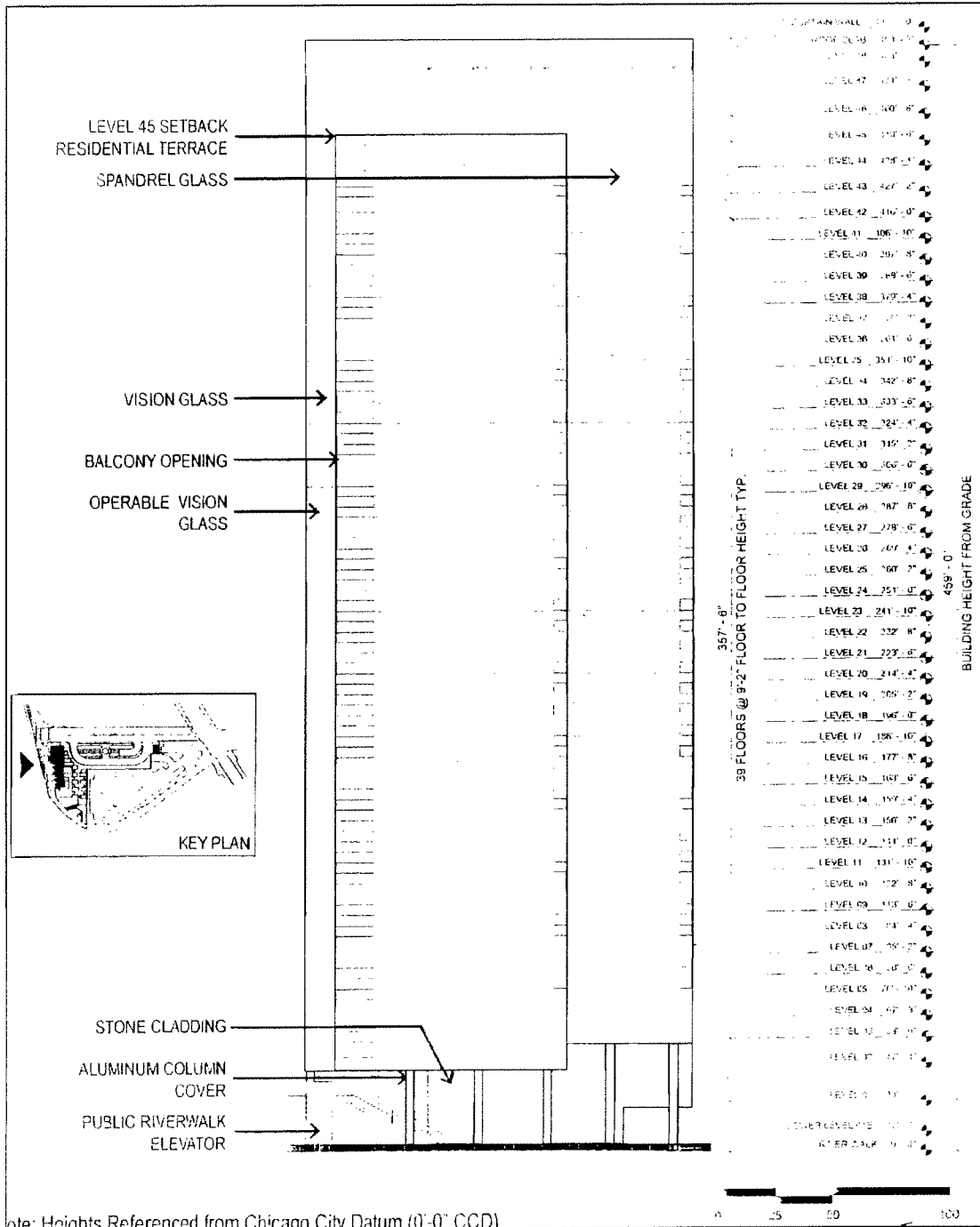
Phase 1 Riverwalk Cross-Sections: Wolf Point West Tower.



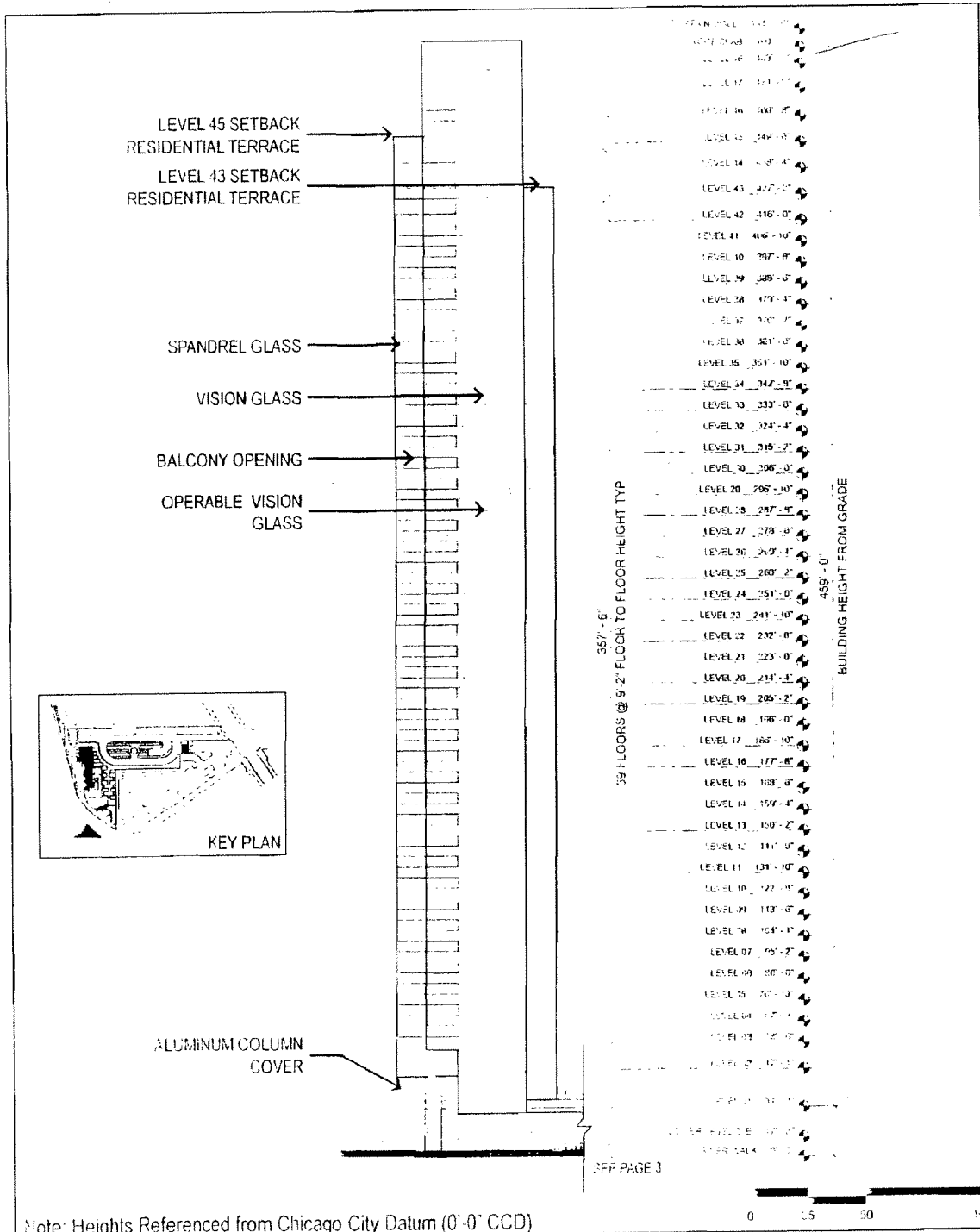
Building Elevations: Floors And Heights.



Phase 1 West Elevation: Wolf Point West Tower.

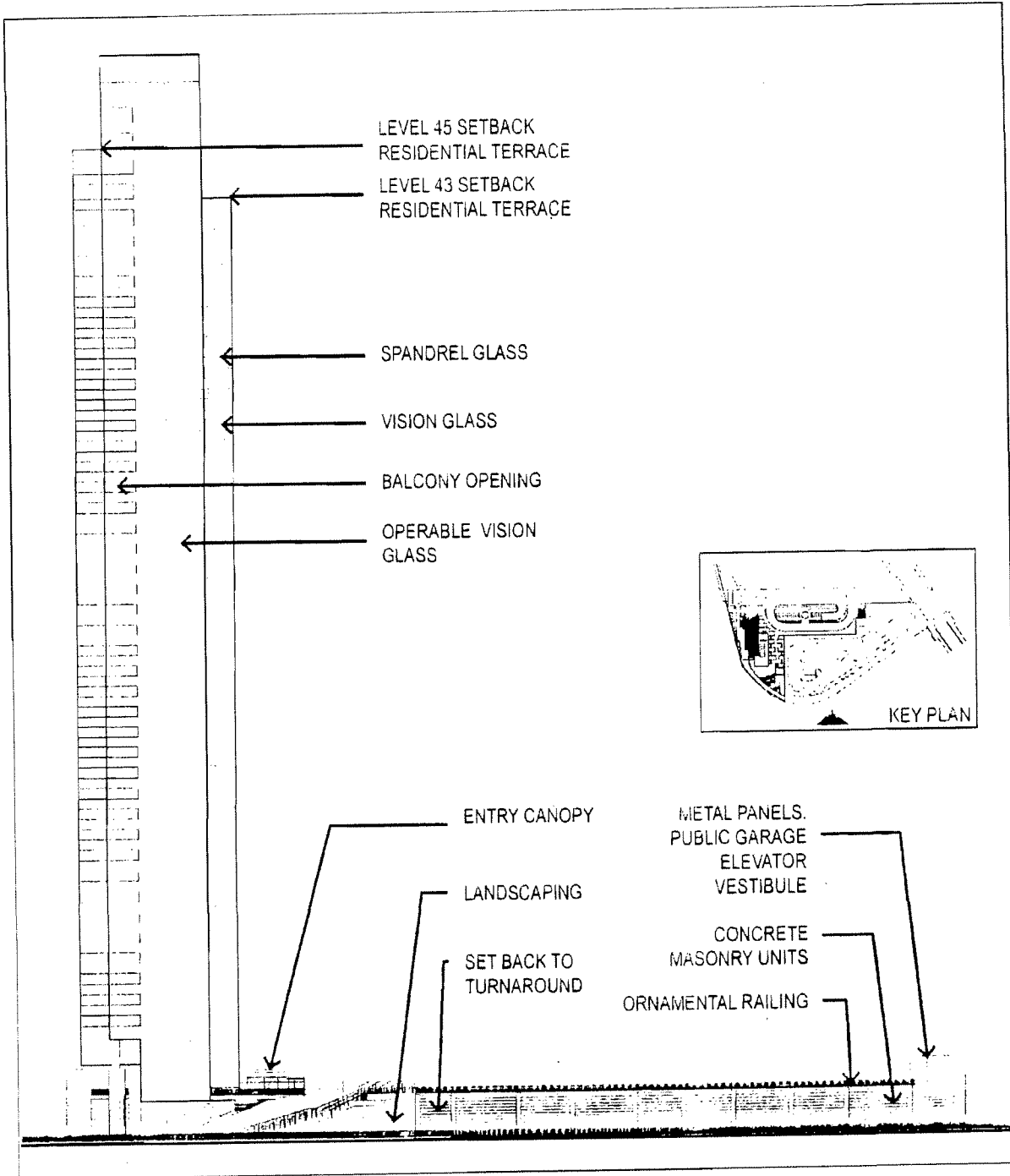


Phase 1 South Elevation: Wolf Point West Tower.

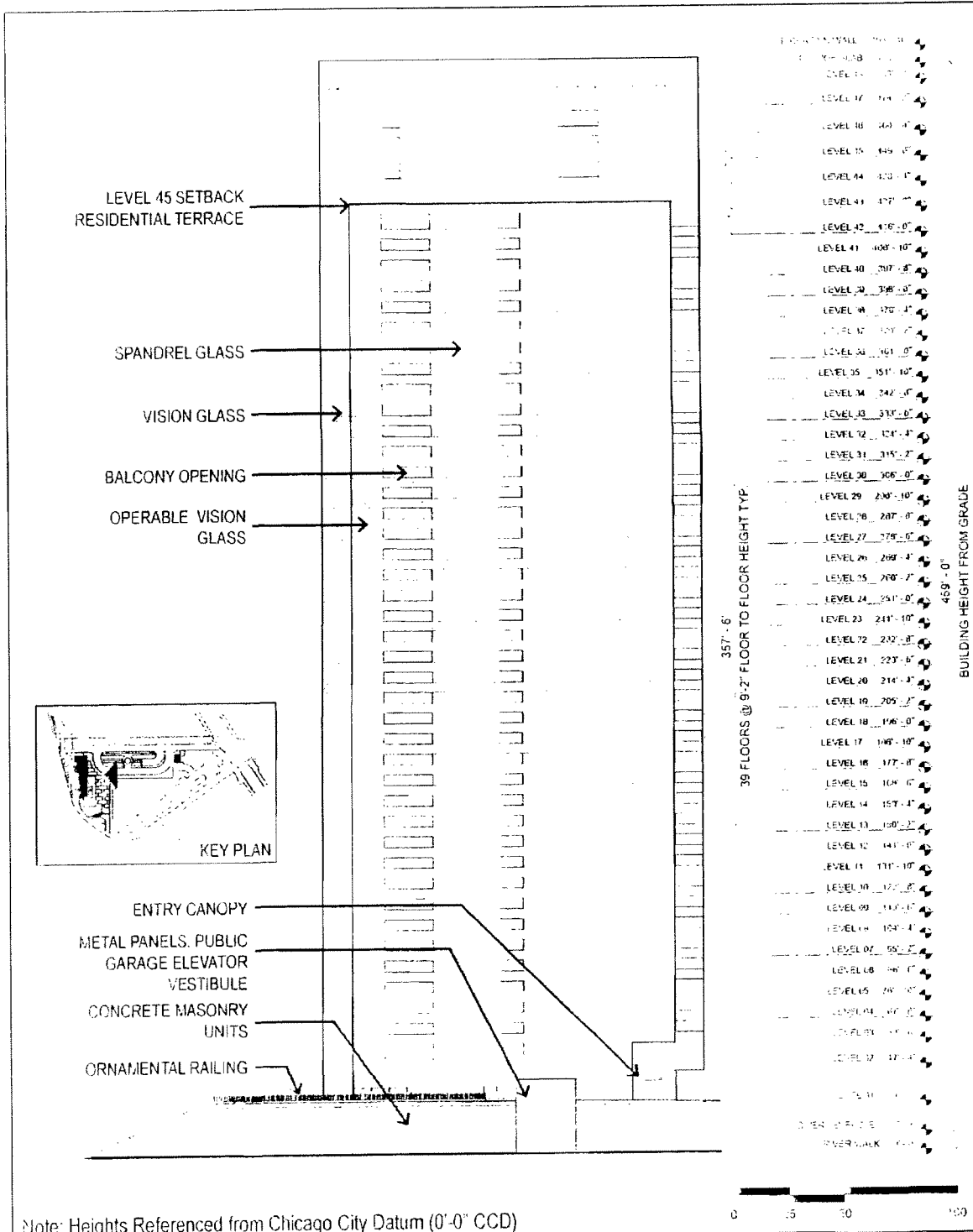


Note: Heights Referenced from Chicago City Datum (0'-0" CCD)

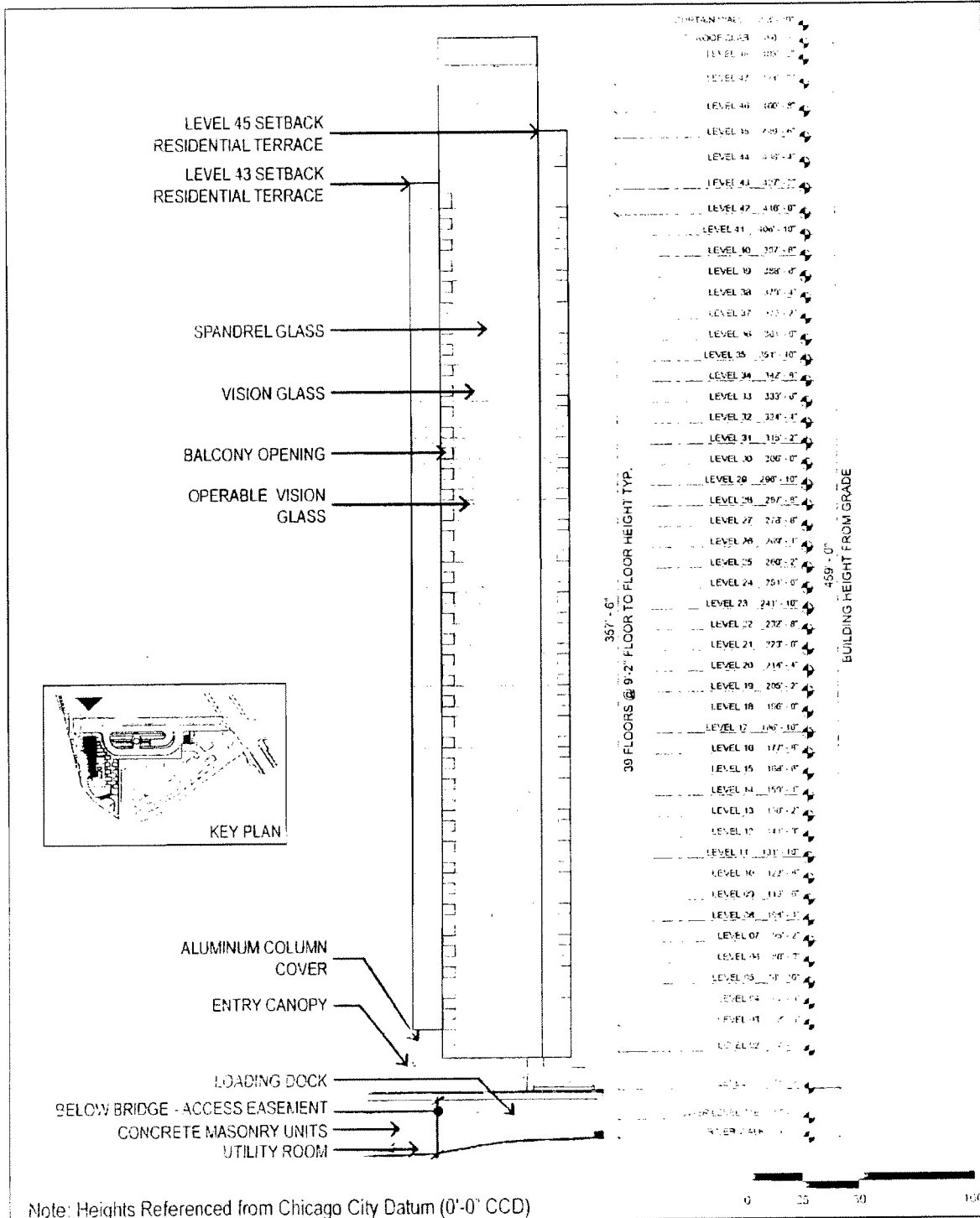
Phase 1 South Elevation (Site): Wolf Point West Tower.



Phase 1 East Elevation: Wolf Point West Tower.



Phase 1 North Elevation: Wolf Point West Tower.



Albert House 3938 W. Gladys Avenue Chicago, Illinois 60624	3313 W. Flournoy Street	300.00
Roman Souchet 3214 W. North Avenue Chicago, Illinois 60651	3214 W. North Avenue	300.00
Fernando Navarro 2859 W. 38th Place Chicago, Illinois 60632	2859 W. 38th Place	83.81;

The motion *Prevailed*.

Alderman Vrdolyak then moved to further *Correct* the printed Official Journal as follows:

Page 8220 - by deleting the fourth and fifth lines from the top of the page;

Page 8237 - by deleting the name "Beuche" in the eighteenth line from the bottom of the page and inserting the name "Beucher" in lieu thereof.

The motion *Prevailed*.

Thereupon Alderman Vrdolyak moved to *Approve* said printed Official Journal as *Corrected* and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

UNFINISHED BUSINESS.

Chicago Zoning Ordinance Amended to Reclassify
Particular Areas.

On motion of Alderman Vrdolyak the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of December 3, 1981, pages 8194-8197, recommending that the City Council pass ten proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak moved to *Concur* in the committee's recommendations and *each* of the ten proposed ordinances was *Passed* by yeas and nays as follows:

Yeas--Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Marzullo, Nardulli, Carothers, Davis, Hagopian, Martinez, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Merlo, Clewis, Axelrod, Schulter, Volini, Orr, Stone--46.

Nays--None.

Said ordinances as passed read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 1-F.

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

SECTION 1. That the ordinance amending Business Planned Development No. 98, enacted on July 8, 1980, printed on page 3519 of the Journal of the Proceedings of said date, and the Plan of Development printed on pages 3520 thru 3525 of the Journal of the Proceedings also of said date, be and the same is hereby repealed.

BPD 98

SECTION 2. That Business Planned Development No. 98, as amended, enacted on June 22, 1973, printed on page 5822 and the Plan of Development printed on pages 5824 thru 5829 of the Journal of the Proceedings of said date, shall remain in full force and effect.

SECTION 3. This ordinance shall take effect and be in full force from and after its passage.

Reclassification of Area Shown on Map No. 1-K.

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, B4-1 Restricted Service District, C1-1 and C1-2 Restricted Commercial District, and M1-1 and M1-4 Restricted Manufacturing District, symbols and indications as shown on Map No. 1-K in the area bounded by

the alley next north of and parallel to W. Race Avenue; a line 50 feet east of N. Kilpatrick Avenue; W. Race Avenue; a line 170 feet east of N. Kilpatrick Avenue; the north line of the alley next south of and parallel to W. Race Avenue; a line 579 feet east of N. Kilpatrick Avenue; the south line of the alley next south of and parallel to W. Race Avenue, or the line thereof if extended where no alley exists; a line 618.34 feet east of N. Kilpatrick Avenue; the north line of W. Kinzie Street, or the line thereof if extended where no street exists; a line 603.34 feet east of N. Kilpatrick Avenue; the south line of W. Kinzie Street, or the line thereof if extended where no street exists; a line 579 feet east of N. Kilpatrick Avenue; a line 23 feet south of the south line of W. Kinzie Street, or the line thereof if extended where no street exists; a line 229.76 feet east of N. Kilpatrick Avenue; the south line of W. Kinzie Street or the line thereof if extended where no street exists; N. Cicero Avenue; the alley next south of and parallel to W. Race Avenue; and N. Kilpatrick Avenue,

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

[Planned Development printed on pages 8330 thru 8334 of this Journal]

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. 4-1.

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 R4 General Residence District symbols and indications as shown on Map No. 4-1 in the area bounded by

W. 15th Place; a line 330 feet west of and parallel to S. Rockwell Street; W. 16th Street; then a line 453.81 feet west of and parallel to S. Rockwell Street; the alley north of and parallel to W. 16th Street; then a line 477.80 feet west of and parallel to S. Rockwell Street; W. 16th Street; and S. Washtenaw Avenue,

to those of an M1-2 Restricted Manufacturing 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.

W. 55th Street; S. Kolin Avenue; the alley next south of and parallel to W. 55th Street; and S. Kilbourn Avenue

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 publication.

On motion of Alderman Roti the foregoing proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Madrzyk, Burke, Brady, McFolling, Kellam, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Young, Clewis, Axelrod, Schulter, Volini, Stone—44.

Nays—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof 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 printed on pages 3520-3526 of this Journal]

On motion of Alderman Roti the foregoing proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Madrzyk, Burke, Brady, McFolling, Kellam, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Young, Clewis, Axelrod, Schulter, Volini, Stone—42.

Nays—Aldermen Bloom, Oberman—2.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Roti the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of June 27, 1980, pages 3316-3317, recommending that the City Council pass seven proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Roti moved to *Concur* in the committee's recommendations and *each* of the seven proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Madrzyk, Burke, Brady, McFolling, Kellam, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Young, Clewis, Axelrod, Schulter, Volini, Stone—44.

Nays—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 26-A.

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 No. 26-A in area bounded by

a line 108 feet south of and parallel to E. 106th Street; S. State Line Road; a line 160 feet south of and parallel to E. 106th Street; and S. Avenue B

to those of a C1-1 Restricted Commercial 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.

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 1-F.

On motion of Alderman Roti the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of June 27, 1980, page 3316, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area.

The proposed ordinance reads as follows:

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 No. 98 District symbols and indications as shown on Map No. 1-F in the area bounded by

the center line of N. Kingsbury Street, beginning with its intersection with the center line of W. Kinzie Street, southeasterly to a point on said center line 30 feet south of the center line between the two main tracks of the Chicago and North Western Railway Company as the same are now located and established across the North Branch of the Chicago River, and thence southwesterly to a point on the west line of N. Kingsbury Street 75 feet south of the center line between the said two main tracks of the Chicago and North Western Railway Company, thence westerly 20 feet 10 inches to the Dock Line of the North Branch of the Chicago River, and continuing said line southeasterly along the Dock Line of the North Branch of the Chicago River and northeasterly along the Dock Line of the Main Branch of the Chicago River to its intersection with the easterly line of the Franklin-Orleans viaduct, thence northerly along the easterly line of the Franklin-Orleans viaduct to its intersection with Orleans Street, thence westerly to the center line of Orleans Street, thence north along said center line to its intersection with the center line of W. Kinzie Street, thence westerly along the center line of W. Kinzie Street to its point of intersection with the center line of N. Kingsbury Street,

to the designation of a Business Planned Development No. 98 as amended which is hereby established in the area above described, subject to such use

PD
98

Plan of Development
Business Planned Development
No. 98
As Amended

Statements

1. Sub-Areas "A" and "B" in the area delineated in this application as proposed "Business Planned Development No. 98" as amended are presently owned by the applicant, LaSalle National Bank, as Trustee under Trust No. 36223, except for parcel "K" which is owned by the City of Chicago. Air rights of parcel "K" will be occupied by applicant at + 47'-0" above Chicago City Datum. Title to Sub-Area "A" is subject to an easement in favor of the Chicago and North Western Railway Company of sufficient width (40') and height to accommodate the Railroad's two tracks which presently exist on the property. The plane limiting the height of this easement is approximately + 29'-6" above Chicago City Datum at the westerly end of the property and + 23'-6" above Chicago City Datum at the easterly end of the property.
2. Off-street parking spaces for the total site (Sub-Areas "A" and "B") shall be provided in compliance with this Plan of Development No. 98 as amended, computed in accordance with the Business Planned Development No. 98 of the Chicago Zoning Ordinance subject to the review of the Department of Streets and Sanitation, and the approval by the Department of Planning. Off-street parking spaces for Sub-Area "A" shall be provided in excess of the Business Planned Development No. 98 of the Chicago Zoning Ordinance, but not to exceed 1,500, subject to the review of the Department of Streets and Sanitation and the approval by the Department of Planning.
Off-street loading shall be provided in compliance with this Plan of Development No. 98 as amended as authorized by the Business Planned Development No. 98 of the Chicago Zoning Ordinance, subject to the review of the Department of Streets and Sanitation and approval by the Department of Planning.
3. The applicant, LaSalle National Bank, as Trustee under Trust No. 36223, or its successors, assignees or grantees shall obtain all official review, approvals and permits.
4. Any dedication or vacation of streets and alleys, any release of easements, adjustment of rights-of-way and any application for air rights shall require a separate submittal on behalf of LaSalle National Bank, as Trustee

under Trust No. 36223, or its successors, assignees or grantees, and approval by the City Council.

5. Any public way or service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress or egress for motor vehicles, including emergency vehicles. There shall be no parking within any such paved areas.

6. Use of the area delineated as the proposed "Business Planned Development No. 98" as amended will consist of business uses of the general character permitted in the Business Planned Development No. 98 of the Chicago Zoning Ordinance, and will include, without limitation, off-street multi-level parking facilities in compliance with paragraph 2 of this Plan of Development as amended, and activities related to private clubs, exhibition facilities, and storage and handling facilities in connection with the above. In addition, a heliport at ground level is also permitted in Sub Area "B".

7. Business and business identification signs may be permitted, subject to review of and approval by the Department of Planning and the Department of Buildings.

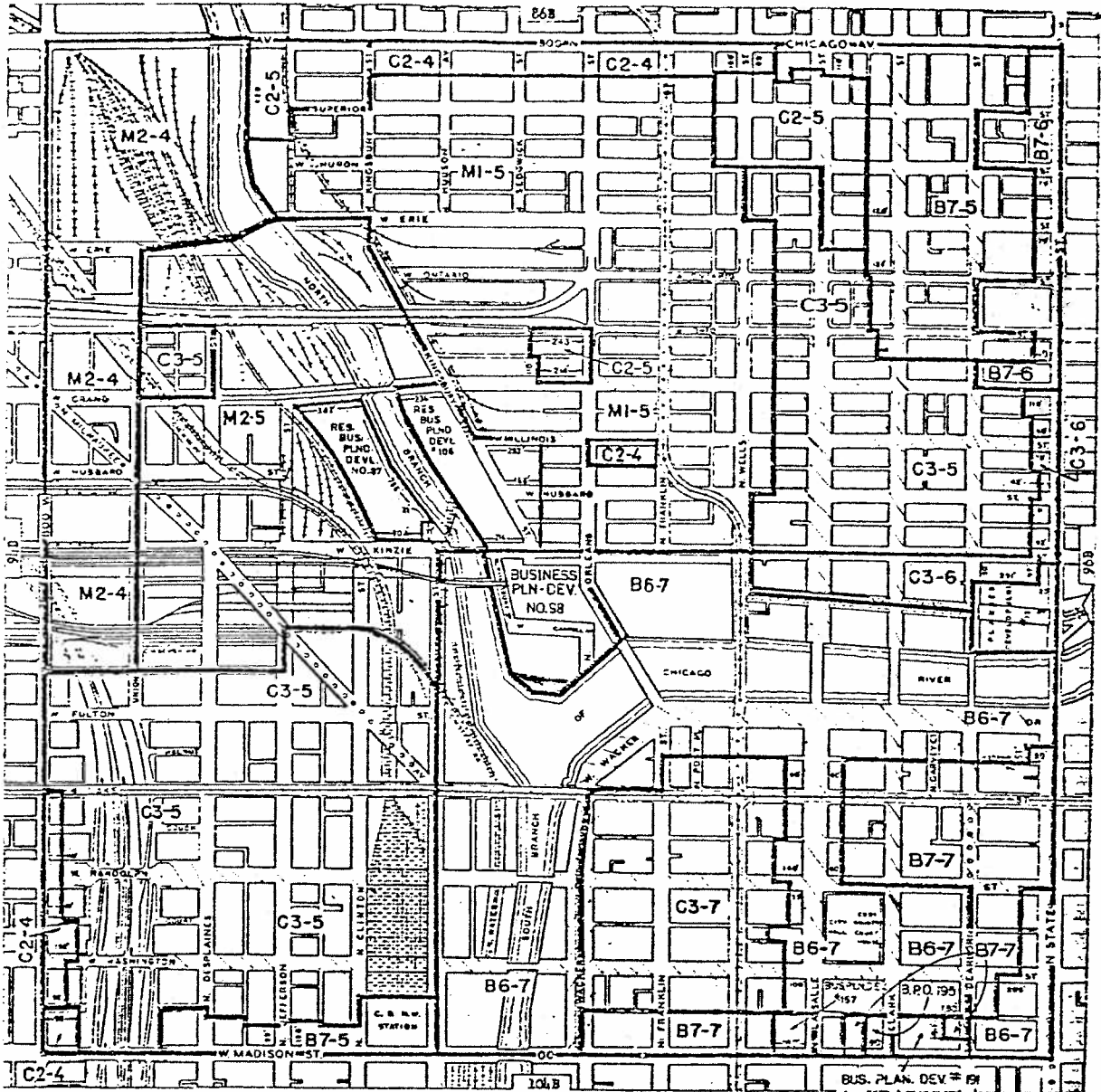
8. The following information sets forth data concerning a generalized use plan (site plan) illustrating the development of said property and air rights elevations in accordance with the intent and purpose of the Chicago Zoning Ordinance, as follows:

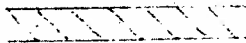
Railroad right-of-way elevation at + 5'8" (East end of property) and + 11'5" (West end of property) above City Datum and air rights elevations at and above + 23'6" (East end of property) and + 29'7" (West end of property) and + 47'-" with respect to parcel "K" above City Datum in general conformity with the Business Planned Development No. 98 and with all other regulations hereby made applicable thereto.

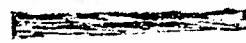
9. The height restriction of said office building or any other appurtenance attached thereto shall be subject to:

- (a) Height limitations as certified on form FAA-117 and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and,
 - (b) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation, and Department of Law and approved by the City Council.
10. The river's edge surrounding the Heliport shall be landscaped in its entirety to provide scenic beauty to the site.
11. The development of Sub-Areas "A" and "B" shall be restricted to a total site coverage of 85 percent and 60 percent, respectively, between a plane at + 33'0" Chicago City Datum (Franklin-Orleans Plaza Level) and a plane 20 stories above said Franklin-Orleans Plaza Level and to 50 percent and 40 percent, respectively, above the 20-story plane. The total maximum site coverage for Sub-Areas "A" and "B" shall be restricted to 73 percent between the Franklin-Orleans Plaza Level and said 20-story plane and to 45 percent above the 20-story plane. There is no site coverage restriction below the Franklin-Orleans Plaza Level.
12. The Plan of Development attached hereto shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development", as promulgated by the Commissioner of Development and Planning.

BUSINESS PLANNED DEVELOPMENT NO. 98 (AIR RIGHTS)
AS AMENDED
EXISTING ZONING MAP



 - Preferential Streets

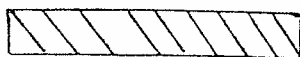
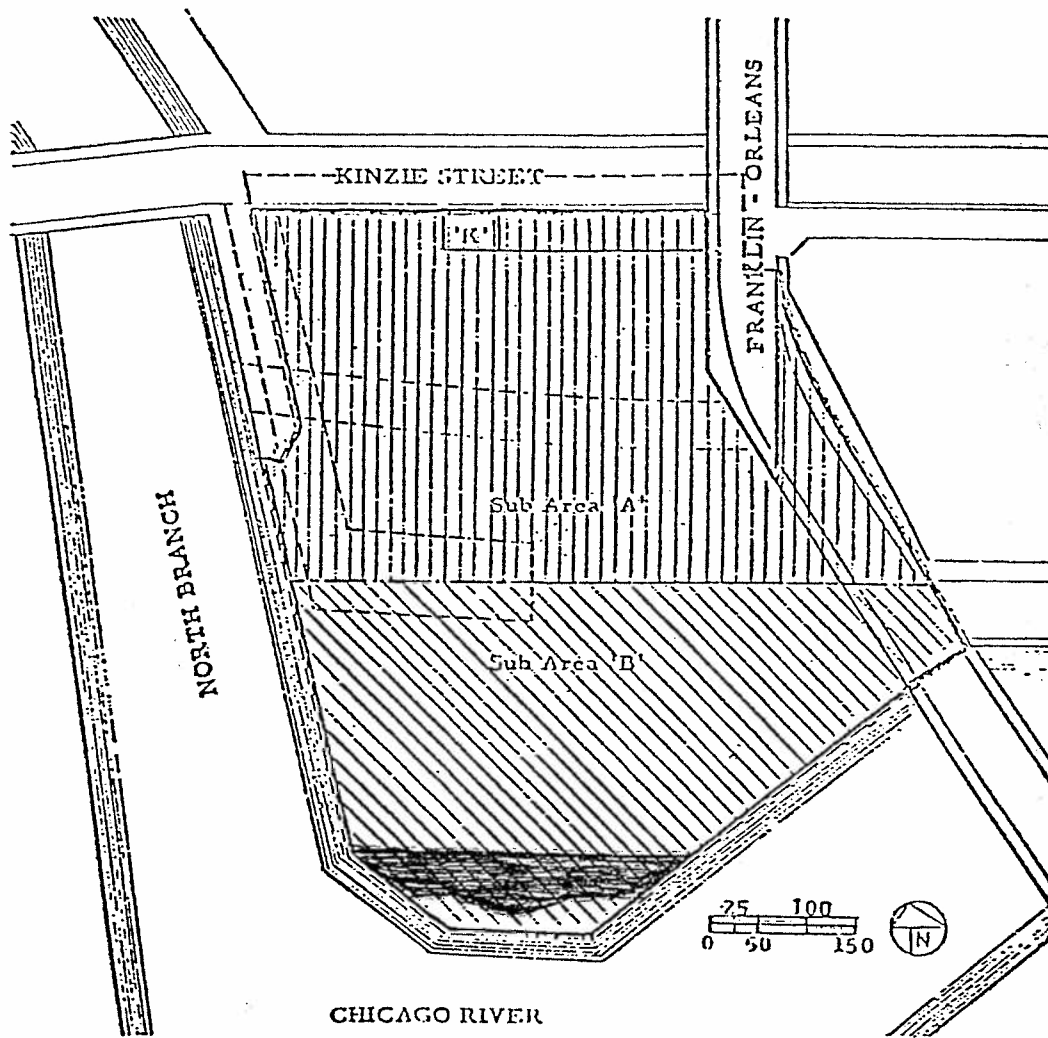
 - Proposed Heliport

DATED: April 15, 1980

APPLICANT: LaSalle National Bank
as Trustee under Trust No. 36223

BUSINESS PLANNED DEVELOPMENT NO. 98 (AIR RIGHTS)
AS AMENDED

LAND USE MAP



- Existing Business Planned Development No. 98



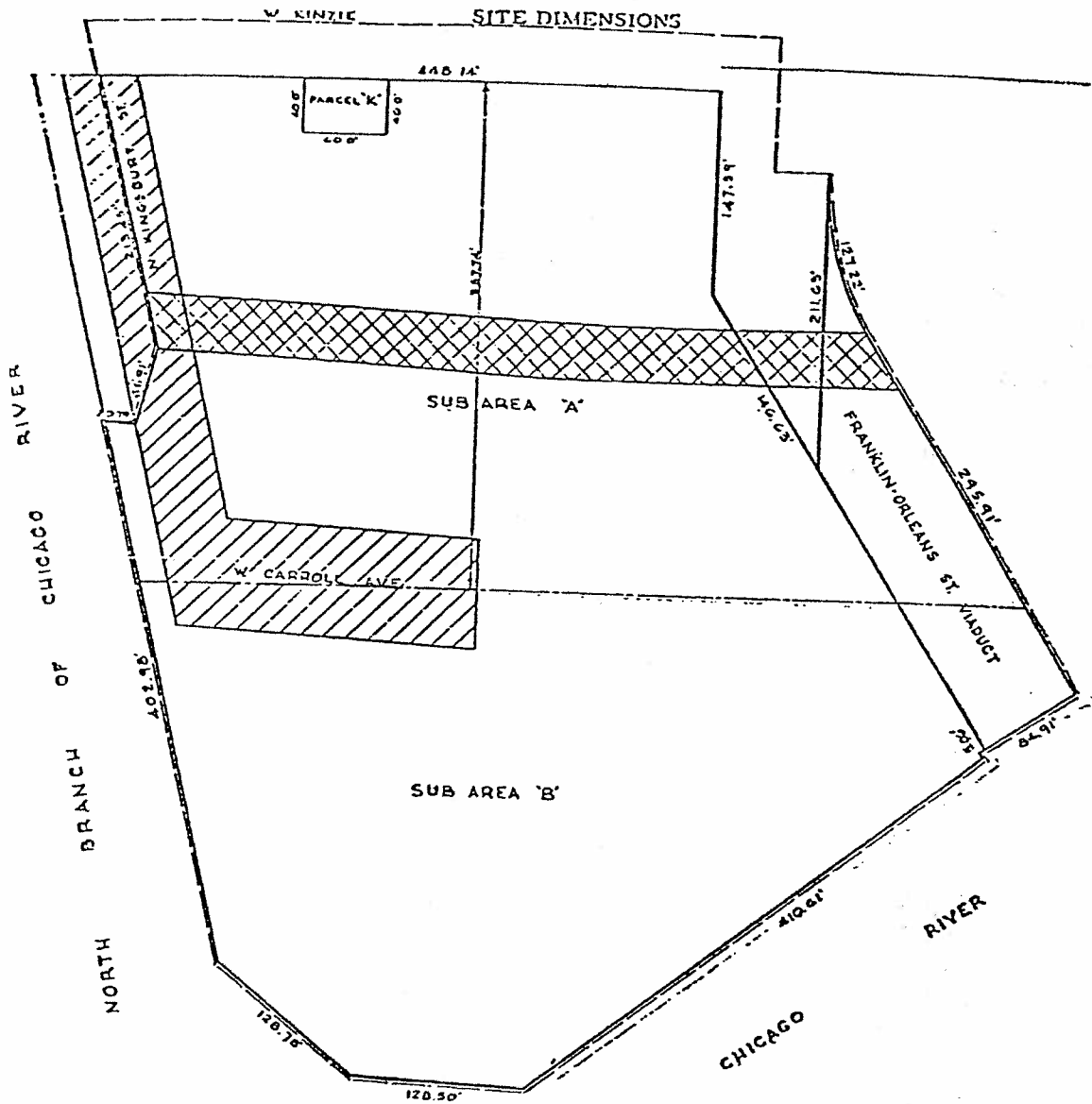
- Proposed Business Planned Development No. 98 as Amended-
Heliport

DATED: April 15, 1980

APPLICANT: LaSalle National Bank
as Trustee under Trust No. 36223

BUSINESS PLANNED DEVELOPMENT NO. 98 (AIR RIGHTS)
AS AMENDED

PROPERTY MAP



- Property Lines
- - - Planned Business Development No. 98 Boundary Lines
- ▨ - Vacated Public Right-of-Way
- ▩ - Railroad Right-of-Way

DATED: APRIL 15, 1980

APPLICANT: LaSalle National Bank
as Trustee under Trust No. 36223

**BUSINESS PLANNED DEVELOPMENT NO. 98 (AIR RIGHTS)
AS AMENDED**

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Site	Net Site Area		General Description of Land Uses	Maximum F. A. R.	Maximum % of Land Coverage
	Square Ft.	Acres			
Sub Area A	187,183 sq. ft. Includes 20,555 sq. ft. of vacated street and 2,400 sq. ft. Parcel 'K'	4.30	Merchandise Mart, Exhibition Facilities, Office Uses, Hotel, Parking Facilities and Related Uses	12.0 Estimated	85% at Franklin/Orleans Plaza Level 50% at a Plane 20 Stories Above Franklin/ Orleans Plaza Level
Sub Area B	167,730 sq. ft. Includes 8,185 sq. ft. of vacated street	3.85	Office Building, Retail, Residential, Parking Facilities, Heliport and Related Uses	24.0 Estimated	60% at Franklin/Orleans Plaza Level 40% at a Plane 20 Stories Above Franklin/ Orleans Plaza Level
Total Site	354,913 sq. ft. Includes 20,740 sq. ft. of vacated street and 2,400 sq. ft. Parcel 'K'	8.15		18.0 Maximum	73% at Franklin/Orleans Plaza Level 45% at a Plane 20 Stories Above Franklin/ Orleans Plaza Level

Gross Site Area = Net Site Area, 354,913 S. F. (8.15 acres) + Public
Right-of-Ways 22,942 S. F. (.75 acres) = 387,855 S. F. (8.90 acres)

Parking spaces for the total site (Sub Area A and Sub Area B) shall be provided in accordance with the D6-7 zoning district of the Chicago Zoning Ordinance, number subject to review of the Department of Streets and Sanitation and approval of the Department of Development and Planning.

Minimum loading requirements shall be in accordance with the D6-7 zoning district of the Chicago Zoning Ordinance; location, number and size subject to review of the Department of Streets and Sanitation and approval of the Department of Development and Planning.

DATED: April 15, 1980

APPLICANT: LaSalle National Bank
as Trustee under Trust No. 36223

UNFINISHED BUSINESS.

Failed to Pass—PROPOSED ORDINANCE FOR RENEWAL OF LEASE FROM 556 MADISON CORPORATION FOR SPACE AT NOS. 921-923 W. MADISON ST.

On motion of Alderman Keane the City Council took up for consideration the report of the Committee on Finance deferred and published in the Journal of the Proceedings of April 6, 1973, pages 5370-5371, to authorize a renewal of lease from 556 Madison Corporation for space in building at Nos. 921-923 W. Madison Street, for the Department of Human Resources (Municipal Reading Room), for the period from May 1, 1973 to April 30, 1974 at a rental of \$400.00 per month.

On motion of Alderman Keane said proposed ordinance *Failed to Pass*, by yeas and nays as follows:

Yeas—None.

Nays—Aldermen Roti, Barnett, Despres, Sawyer, Wilinski, Adduci, Vrdolyak, Bilandic, Kwak, Burke, Lawlor, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Potempa, Rhodes, Marzullo, Zydlo, Ray, Washington, Filippini, Keane, Sande, Frost, Laskowski, Aiello, Casey, Simon, Pucinski, Natarus, Singer, Simpson, Fifielski, Cohen, Hoellen, Wigoda—40.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Fitzpatrick the City Council took up for consideration the report (with the exception of Map No. 3-F), of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of June 6, 1973 pages 5676-5677, recommending that the City Council pass fifteen proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Fitzpatrick moved to *Concur In* the committee's recommendations and *each* of the fifteen proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Despres, Sawyer, Wilinski, Adduci, Vrdolyak, Bilandic, Kwak, Burke, Lawlor, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Potempa, Rhodes, Marzullo, Zydlo, Ray, Washington, Filippini, Keane, Sande, Frost, Laskowski, Aiello, Casey, Simon, Pucinski, Natarus, Singer, Simpson, Fifielski, Cohen, Hoellen, Wigoda—40.

Nays—None.

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

*Reclassification of Area Shown on Map No. 1F
(As Amended).*

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 B6-7 Restricted Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by

the center line of North Kingsbury Street, beginning with its intersection with the center line of West Kinzie Street, Southeasterly to a point on said center line 30'-0" South of the center line between the two main tracks of the Chicago and North Western Railway Company as the same are now located and established across the North Branch of the Chicago River, and thence Southwesterly to a point on the West line of North Kingsbury Street 75'-0" South of the center line between the said two main tracks of the Chicago and North Western Railway Company, thence Westerly 20'-10" to the Dock Line of the North Branch of the Chicago River, and continuing said line Southeasterly along the Dock Line of the North Branch of the Chicago River and North-easterly along the Dock Line of the Main Branch of the Chicago River to its intersection with the Easterly line of the Franklin-Orleans Viaduct, thence Northerly along the Easterly line of the Franklin-Orleans Viaduct to its intersection with Orleans Street, thence Westerly to the center line of Orleans Street, thence North along said center line to its intersection with the center line of West Kinzie Street, thence Westerly along the center line of West Kinzie Street to its point of intersection with the center line of North Kingsbury Street,

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

Plan of Development
Business Planned Development # 98

(Air Rights)

Statements

1. Sub-Areas "A" and "B" in the area delineated in this application as the proposed "Business Planned Development" are presently owned by the applicant, LaSalle National Bank, as Trustee under Trust No. 36223, except for parcel "K" which is owned by the City of Chicago. Air rights of parcel "K" will be occupied by applicant at + 42'-0" above Chicago City Datum. Title to Sub-Area "A" is subject to an easement in favor of the Chicago and North Western Railway Company of sufficient width (40') and height to accommodate the Railroad's two tracks which presently exist on the property. The plane limiting the height of this easement is approximately + 29'-6" above Chicago City Datum at the westerly end of the property and + 23'-6" above Chicago City Datum at the easterly end of the property.

2. Off-street parking spaces for the total site (Sub-Areas "A" and "B") shall be provided in compliance with this Plan of Development, computed in accordance with the B6-7 Restricted Central Business District classification of the Chicago Zoning Ordinance, subject to the review of the Department of Streets and Sanitation, and the approval by the Department of Development and Planning. Off-street parking spaces for any stage of development may be provided in excess of the B6-7 Restricted Central Business District classification of the Chicago Zoning Ordinance but the total number of spaces provided is not to exceed 1,800, subject to the review of the Department of Streets and Sanitation and the approval by the Department of Development and Planning.

Off-street loading shall be provided in compliance with this Plan of Development as authorized by the B6-7 Restricted Central Business District Zoning classification of the Chicago Zoning Ordinance, subject to the review of the Department of Streets and Sanitation and approval by the Department of Development and Planning.

3. The applicant, LaSalle National Bank, as Trustee under Trust No. 36223, or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.

4. Any dedication or vacation of streets and alleys, any release of easements, adjustment of rights-of-way and any application for air rights shall require a separate submittal on behalf of LaSalle National Bank, as Trustee under Trust No. 36223, or its successors, assignees or grantees, and approval by the City Council.

5. Any public way or service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress or egress for motor vehicles, including emergency vehicles. There shall be no parking within any such paved areas.

6. Use of the area delineated as the proposed "Business Planned Development" will consist of business uses of the general character permitted in the B6-7 Restricted Central Business District classification of the Chicago Zoning Ordinance, and will include, without limitation, off-street multi-level parking facilities in compliance with paragraph 2 of this Plan of Development, and activities related to private clubs, exhibition facilities, and storage and handling facilities in connection with the above.

7. Business and business identification signs may be permitted, subject to review of and approval by the Department of Development and Planning and the Department of Buildings.

8. The following information sets forth data concerning a generalized land use plan (site plan) illustrating the development of said property and air rights elevations in accordance with the intent and purpose of the Chicago Zoning Ordinance, as follows:

Railroad right-of-way elevation at + 5'8" (East end of property) and + 11'5" (West end of property) above City Datum and air rights elevations at and above + 23'6" (East end of property) and + 29'6" (West end of property) and + 42'0" with respect to parcel "K" above City Datum in general conformity with the B6-7 Restricted Central Business District classification, and with all other regulations hereby made applicable thereto.

9. The height restriction of said office building or any other appurtenance attached thereto shall be subject to:

- (a) Height limitations as certified on form FAA-117 and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and,
- (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.

10. The river's edge shall be developed as a continuous pedestrian way, available to the public, 25' wide or its equivalent in area with a minimum width of 15'. This pedestrian way shall be suitably paved and/or landscaped and shall be unobstructed except for columns or piers supporting upper stories or a roof. It may be developed partially or wholly at any elevation from + 33'0" Chicago City Datum (Franklin-Orleans Plaza Level) down to the water level.

11. The development of Sub-Areas "A" and "B" shall be restricted to a total site coverage of 85 percent and 60 percent, respectively, between a plane at + 33'0" Chicago City Datum (Franklin-Orleans Plaza Level) and a plane 20 stories above said Franklin-Orleans Plaza Level and to 50 percent and 40 percent, respectively, above the 20-story plane. The total maximum site coverage for Sub-Areas "A" and "B" shall be restricted to 73 percent between the Franklin-Orleans Plaza Level and said 20-story plane and to 45 percent above the 20-story plane. There is no site coverage restriction below the Franklin-Orleans Plaza Level.

12. The Plan of Development attached hereto shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development", as promulgated by the Commissioner of Development and Planning.

Dated: March 14, 1973; Revised May 10, 1973

Applicant: LaSalle National Bank,
as Trustee under Trust No. 36223

[Plan of Development printed on
pages 5824 to 5829 of this Journal]

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. 3-K.

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 B4-1 Restricted Service District symbols and indications as shown on Map No. 3-K in the area bounded by

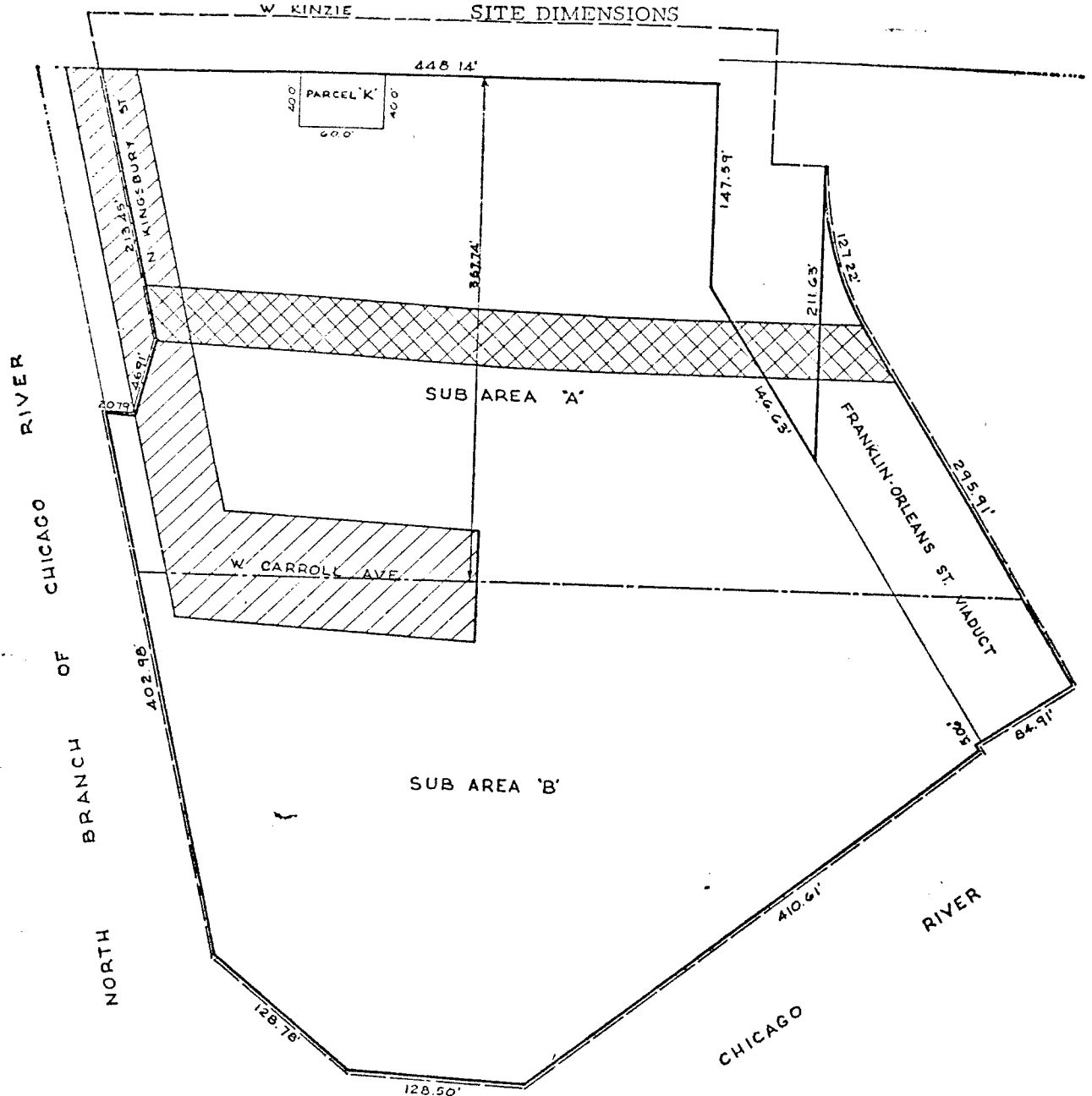
the alley next north of and parallel to W. Division Street; N. Karlov Avenue; W. Division Street; and N. Keeler Avenue,

to those of a C1-1 Restricted Commercial 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.

8501

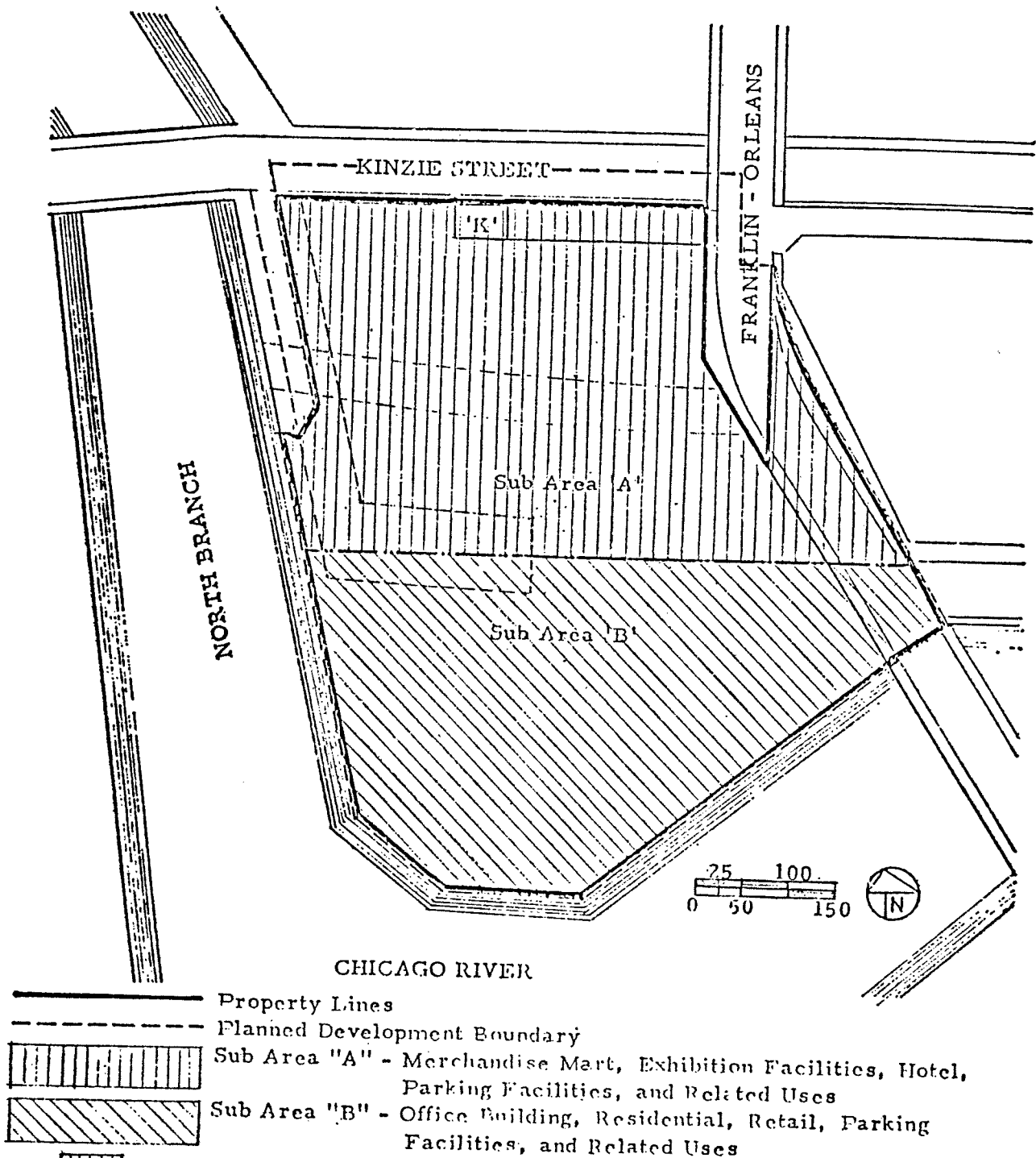
PLAN OF DEVELOPMENT
BUSINESS PLANNED DEVELOPMENT
(AIR RIGHTS)
PROPERTY MAP



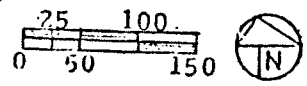
- PROPERTY LINES
- - - PLANNED DEVELOPMENT BOUNDARY
- ▨ PROPOSED VACATION OF PUBLIC RIGHT-OF-WAY
- ▩ RAILROAD RIGHT-OF-WAY

Applicant: LaSalle National Bank as Trustee under Trust No. 36223
 Date: March 14, 1973
 Revised: April 24, 1973 May 10, 1973

PLAN OF DEVELOPMENT
BUSINESS PLANNED DEVELOPMENT
(AIR RIGHTS)
LAND USE MAP



CHICAGO RIVER



Property Lines

Planned Development Boundary

Sub Area "A" - Merchandise Mart, Exhibition Facilities, Hotel, Parking Facilities, and Related Uses

Sub Area "B" - Office Building, Residential, Retail, Parking Facilities, and Related Uses

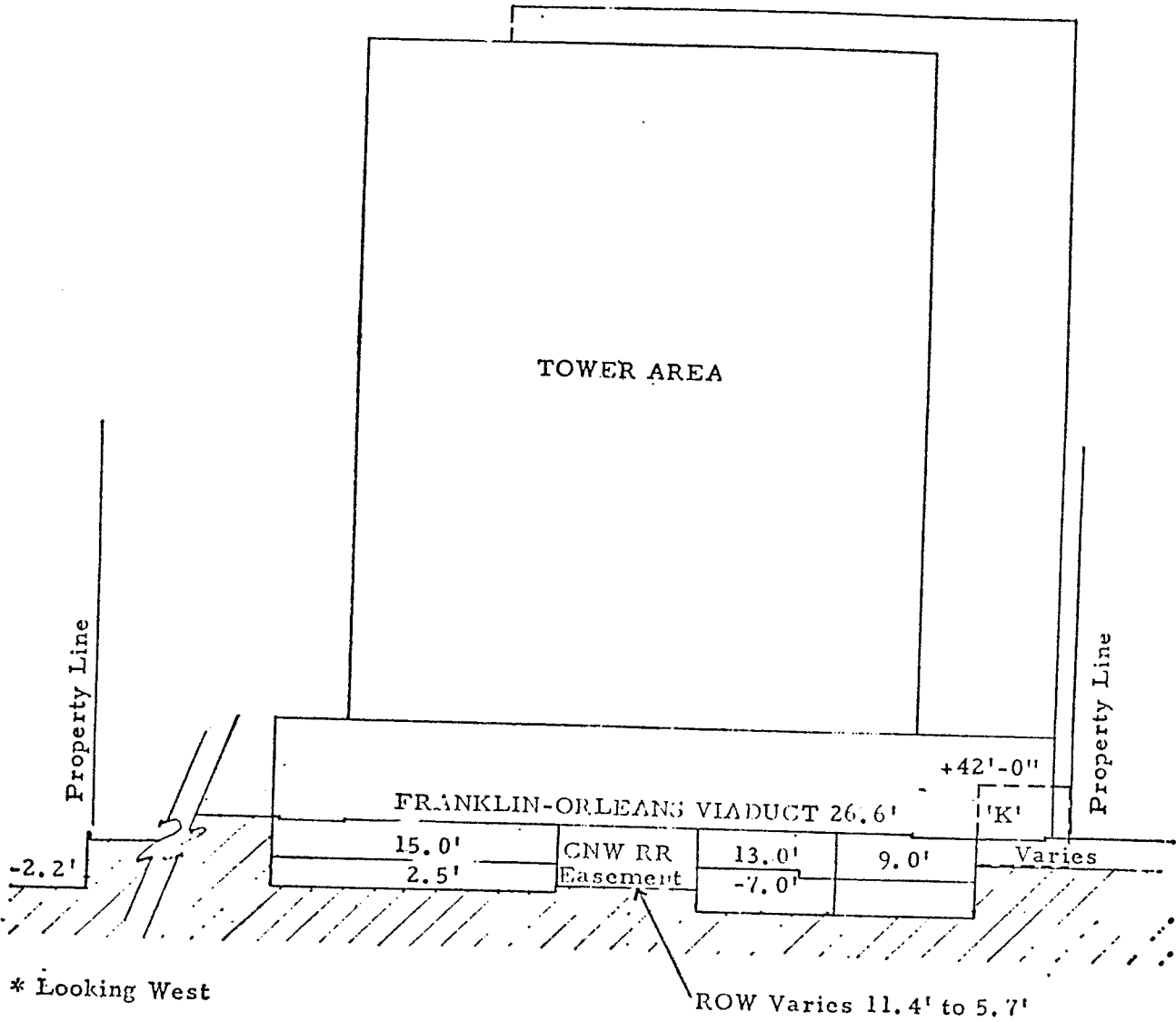
K Air Rights of Parcel 'K' to be Occupied Above + 42'-0" C. C. D.

Applicant: LaSalle National Bank as Trustee under Trust No. 36223

Date: March 14, 1973

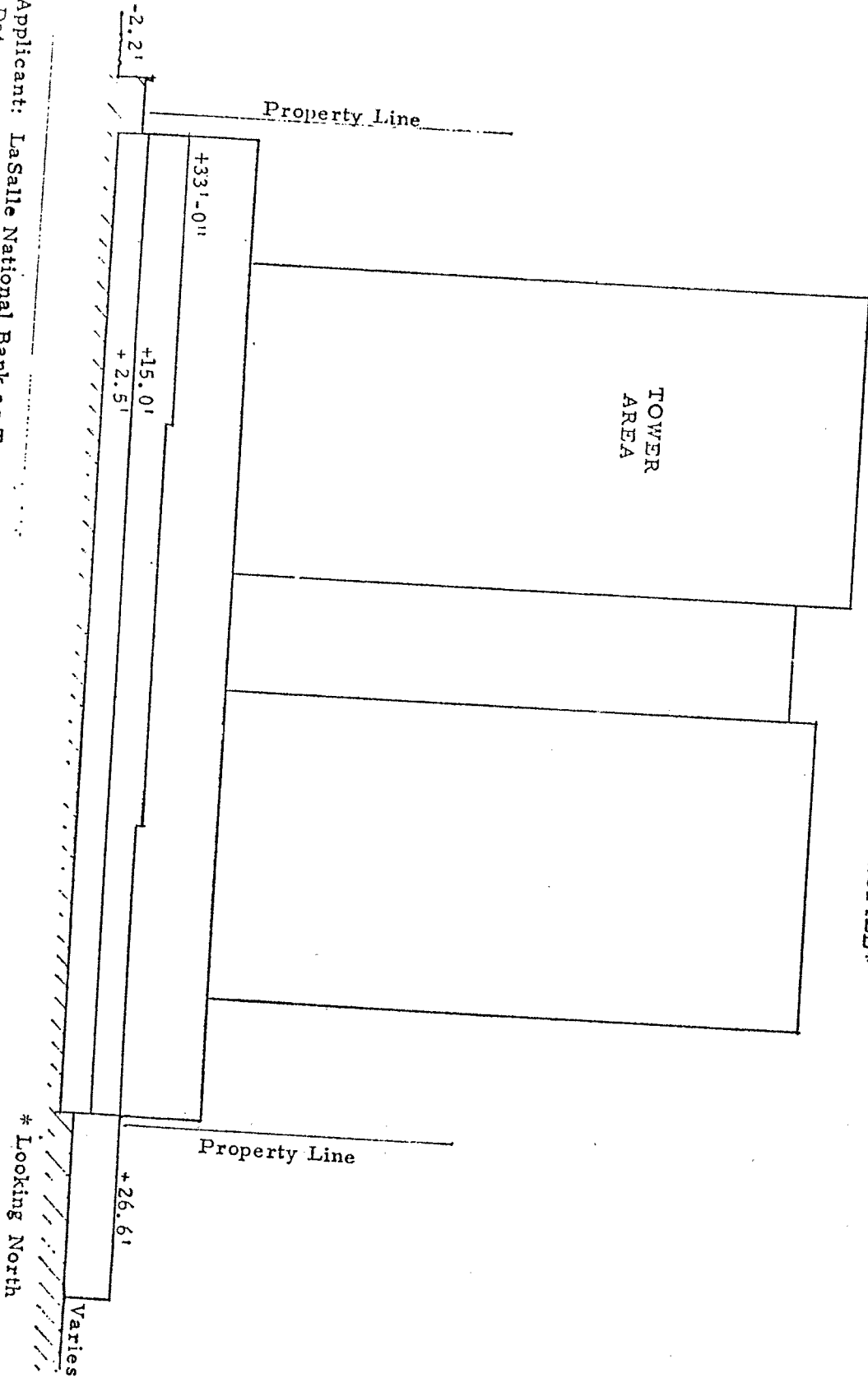
Revised: May 10, 1973

PLAN OF DEVELOPMENT
 BUSINESS PLANNED DEVELOPMENT
 (AIR RIGHTS)
 LAND USE MAP; AIR RIGHTS PROFILE*



Applicant: LaSalle National Bank as Trustee under Trust No. 36223
 Date: March 14, 1973
 Revised: May 10, 1973

PLAN OF DEVELOPMENT
BUSINESS PLANNED DEVELOPMENT
(AIR RIGHTS)
LAND USE MAP: AIR RIGHTS PROFILE*



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PLAN OF DEVELOPMENT
 BUSINESS PLANNED DEVELOPMENT
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 PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Site	Net Site Area		General Description of Land Uses	Maximum F. A. R.	Maximum % of Land Coverage
	Square Ft.	Acres			
Sub Area A	187, 183 sq. ft. includes 20, 555 sq. ft. of vacated street and 2, 400 sq. ft. Parcel 'K1	4.30	Merchandise Mart, Exhibition Facilities, Office Uses, Hotel, Parking Facilities and Related Uses	12.0 Estimated	85% at Franklin/Orleans Plaza Level 50% at a Plane 20 Stories Above Franklin/Orleans Plaza Level
Sub Area B	167, 730 sq. ft. includes 8, 185 sq. ft. of vacated street	3.85	Office Building, Retail, Residential, Parking Facilities and Related Uses	24.0 Estimated	60% at Franklin/Orleans Plaza Level 40% at a Plane 20 Stories Above Franklin/Orleans Plaza Level
Total Site	354, 913 sq. ft. includes 28, 740 sq. ft. of vacated street and 2, 400 sq. ft. Parcel 'K1	8.15		18.0 Maximum	73% at Franklin/Orleans Plaza Level 45% at a Plane 20 Stories Above Franklin/Orleans Plaza Level

Gross Site Area = Net Site Area, 354, 913 S. F. (8.15 acres) + Public Right-of-Ways 32, 942 S. F. (.75 acres) = 387, 855 S. F. (8.90 acres)

Parking spaces for the total site (Sub Area A and Sub Area B) shall be provided in accordance with the B6-7 zoning district of the Chicago Zoning Ordinance, number and size subject to review of the Department of Streets and Sanitation and approval of the Department of Development and Planning.

Minimum loading requirements shall be in accordance with the B6-7 zoning district of the Chicago Zoning Ordinance; location, number and size subject to review of the Department of Streets and Sanitation and approval of the Department of Development and Planning.

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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 B6-7 Restricted Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by

The center line of North Kingsbury Street, beginning with its intersection with the center line of West Kinzie Street, Southeast-erly to a point on said center line 30'-0" South of the center line between the two main tracks of the Chicago and North Western Railway Company as the same are now located and estab-lished across the North Branch of the Chicago River, and thence Southwesterly to a point on the West line of North Kingsbury Street 75'-0" South of the center line between the said two main tracks of the Chicago and North Western Railway Company, thence Westerly 20'-10" to the Dock Line of the North Branch of the Chicago River, and continuing said line Southeasterly along the Dock Line of the North Branch of the Chicago River and Northeasterly along the Dock Line of the Main Branch of the Chicago River to its intersection with the Easterly line of the Franklin-Orleans Viaduct, thence Northerly along the Easterly line of the Franklin-Orleans Viaduct to its intersection with Orleans Street, thence Westerly to the center line of Orleans Street, thence North along said center line to its inter-section with the center line of West Kinzie Street, thence Westerly along the center line of West Kinzie Street to its point of intersection with the center line of North Kingsbury Street,

to the designation of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development here-with attached and made a part hereof and to no others.

Date: May 10, 1973

Section 2. This Ordinance shall be in force and effect from and after its passage and due publication.

#8941

PASSED. 6/22/73
C.J.R. 5822

Plan of Development
Business Planned Development # 98

(Air Rights)

Statements

1. Sub-Areas "A" and "B" in the area delineated in this application as the proposed "Business Planned Development" are presently owned by the applicant, LaSalle National Bank, as Trustee under Trust No. 36223, except for parcel "K" which is owned by the City of Chicago. Air rights of parcel "K" will be occupied by applicant at + 42'-0" above Chicago City Datum. Title to Sub-Area "A" is subject to an easement in favor of the Chicago and North Western Railway Company of sufficient width (40') and height to accommodate the Railroad's two tracks which presently exist on the property. The plane limiting the height of this easement is approximately + 29'-6" above Chicago City Datum at the westerly end of the property and + 23'-6" above Chicago City Datum at the easterly end of the property.

2. Off-street parking spaces for the total site (Sub-Areas "A" and "B") shall be provided in compliance with this Plan of Development, computed in accordance with the B6-7 Restricted Central Business District classification of the Chicago Zoning Ordinance,

subject to the review of the Department of Streets and Sanitation, and the approval by the Department of Development and Planning. Off-street parking spaces for any stage of development may be provided in excess of the B6-7 Restricted Central Business District classification of the Chicago Zoning Ordinance, but the total number of spaces provided is not to exceed 1,800, subject to the review of the Department of Streets and Sanitation and the approval by the Department of Development and Planning.

Off-street loading shall be provided in compliance with this Plan of Development as authorized by the B6-7 Restricted Central Business District Zoning classification of the Chicago Zoning Ordinance, subject to the review of the Department of Streets and Sanitation and approval by the Department of Development and Planning.

3. The applicant, LaSalle National Bank, as Trustee under Trust No. 36223, or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.

4. Any dedication or vacation of streets and alleys, any release of easements, adjustment of rights-of-way and any application for air rights shall require a separate submittal on behalf of LaSalle National Bank, as Trustee under Trust No. 36223, or its successors, assignees or grantees, and approval by the City Council.

5. Any public way or service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in accord with the regulations of the

Date: May 10, 1973

Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress or egress for motor vehicles, including emergency vehicles. There shall be no parking within any such paved areas.

6. Use of the area delineated as the proposed "Business Planned Development" will consist of business uses of the general character permitted in the B6-7 Restricted Central Business District classification of the Chicago Zoning Ordinance, and will include, without limitation, off-street multi-level parking facilities in compliance with paragraph 2 of this Plan of Development, and activities related to private clubs, exhibition facilities, and storage and handling facilities in connection with the above.

7. Business and business identification signs may be permitted, subject to review of and approval by the Department of Development and Planning and the Department of Buildings.

8. The following information sets forth data concerning a generalized land use plan (site plan) illustrating the development of said property and air rights elevations in accordance with the intent and purpose of the Chicago Zoning Ordinance, as follows:

Railroad right-of-way elevation at + 5'8"
(East end of property) and + 11'5" (West end
of property) above City Datum and air rights
elevations at and above + 23'6" (East end
of property) and + 29'6" (West end of property)
and + 42'0" with respect to parcel "K" above
City Datum in general conformity with the B6-7
Restricted Central Business District classifi-
cation, and with all other regulations hereby
made applicable thereto.

9. The height restriction of said office building or any other appurtenance attached thereto shall be subject to:

- (a) Height limitations as certified on form FAA-117 and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and,
- (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.

10. The river's edge shall be developed as a continuous available to the public, pedestrian way, ^{25'} wide or its equivalent in area with a minimum width of 15'. This pedestrian way shall be suitably paved and/or landscaped and shall be unobstructed except for columns or piers supporting upper stories or a roof. It may be developed partially or wholly at any elevation from +33'0" Chicago City Datum (Franklin-Orleans Plaza Level) down to the water level.

11. The development of Sub-Areas "A" and "B" shall be restricted to a total site coverage of 85 percent and 60 percent, respectively, between a plane at +33'0" Chicago City Datum (Franklin-Orleans Plaza Level) and a plane 20 stories above said Franklin-Orleans Plaza Level and to 50 percent and 40 percent, respectively, above the 20-story plane. The total maximum site coverage for Sub-Areas "A" and "B" shall be restricted to 73 percent between the Franklin-Orleans Plaza Level and said 20-story plane and to

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45 percent above the 20-story plane. There is no site coverage restriction below the Franklin-Orleans Plaza Level.

12. The Plan of Development attached hereto shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development", as promulgated by the Commissioner of Development and Planning.

Dated: March 14, 1973; Revised May 10, 1973

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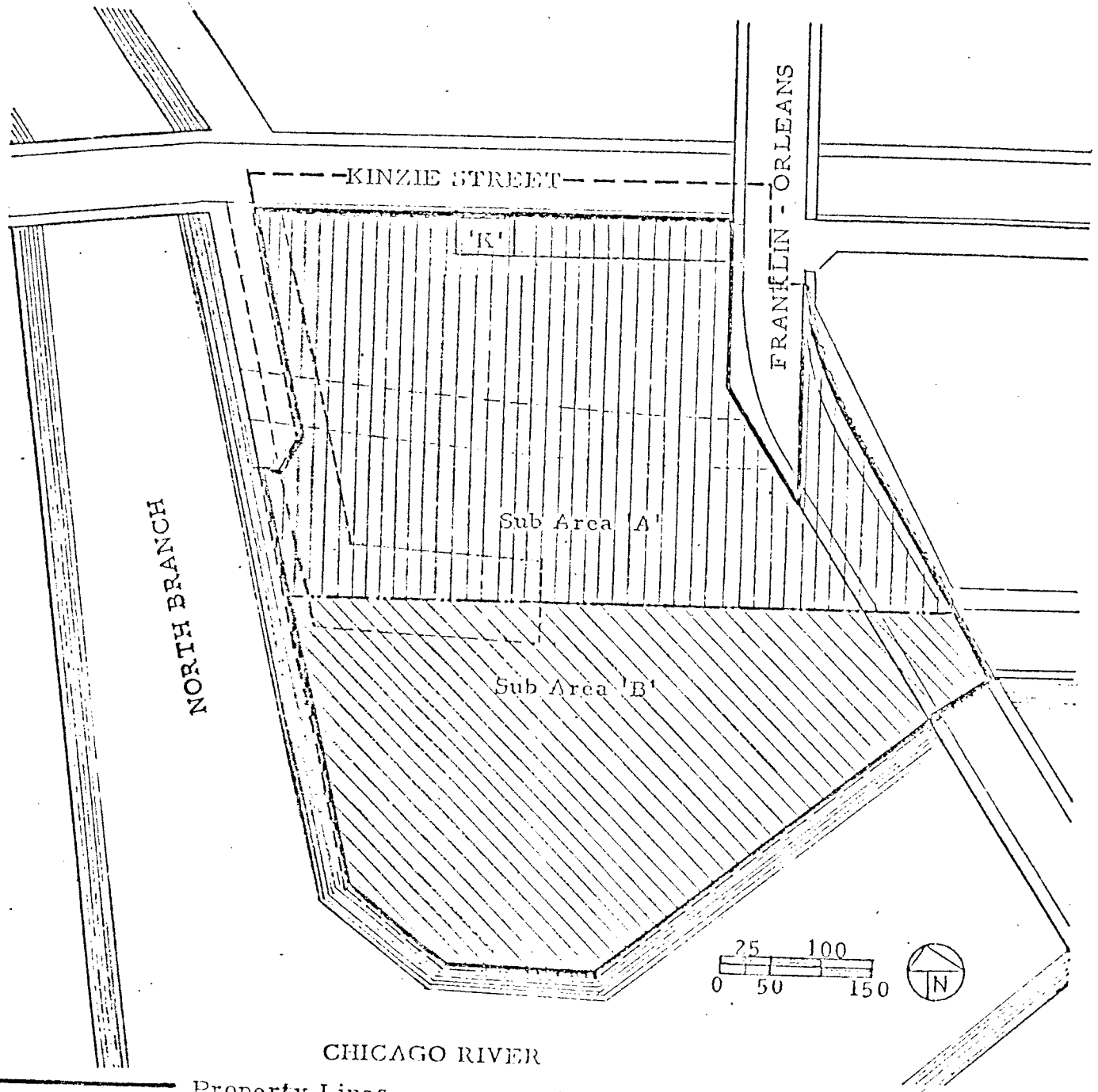
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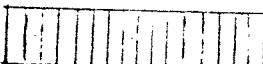
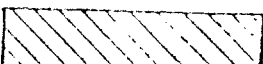
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
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**BUSINESS PLANNED DEVELOPMENT
(AIR RIGHTS)
LAND USE MAP**

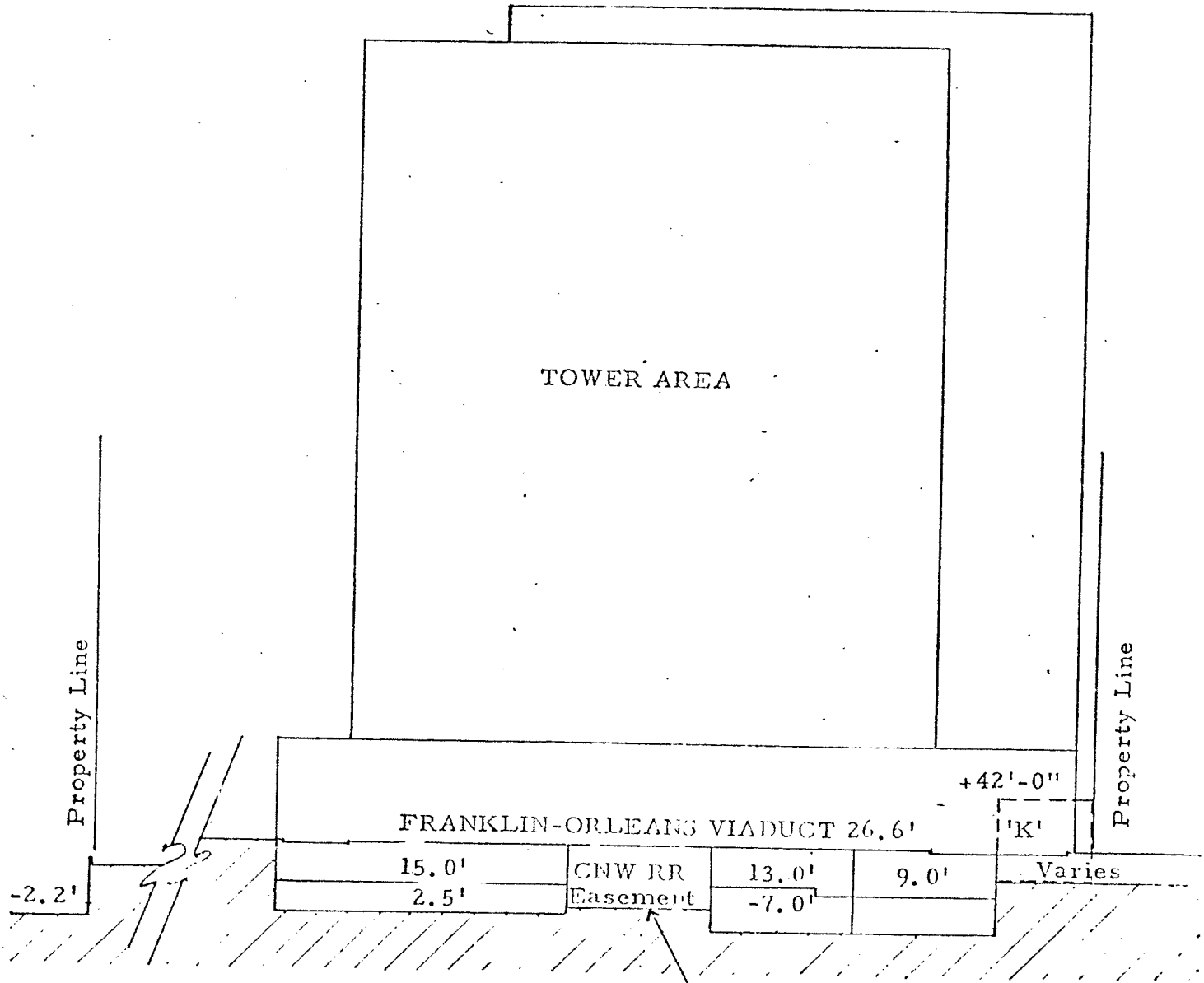


-  Property Lines
-  Planned Development Boundary
-  Sub Area "A" - Merchandise Mart, Exhibition Facilities, Hotel, Parking Facilities, and Related Uses
-  Sub Area "B" - Office Building, Residential, Retail, Parking Facilities, and Related Uses

 Air Rights of Parcel 'K' to be Occupied Above + 42'-0" C. C. D.

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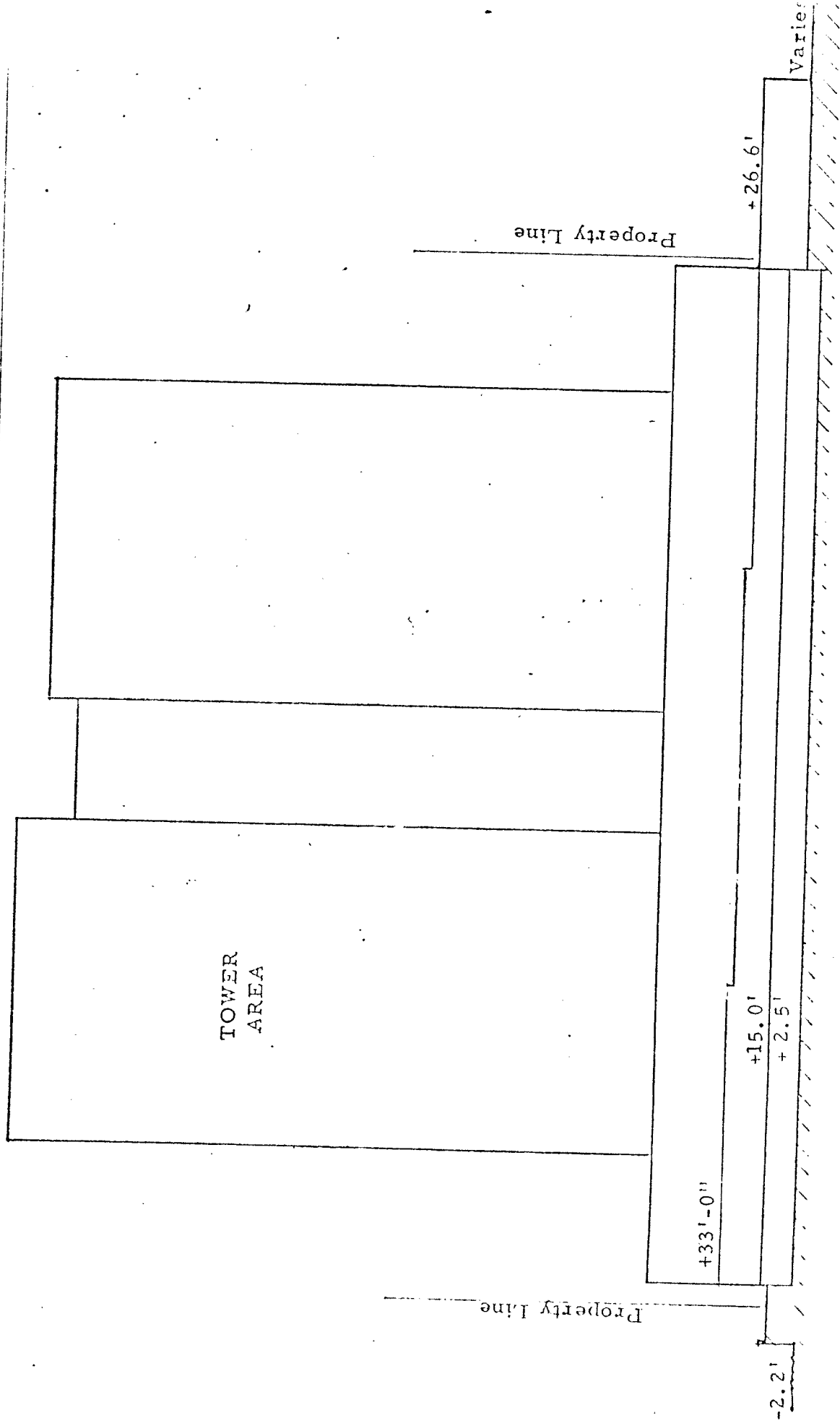


* Looking West

ROW Varies 11.4' to 5.7'

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* Looking North