



# City of Chicago



SO2014-4967

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/25/2014
<b>Sponsor(s):</b>	City Clerk (transmitted by)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-E at 200-214 N Michigan Ave - App No. 18096
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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 Residential Business Planned Development No. 1229 symbols and indications as shown on Map No. 1-E in an area bounded by:

a line 166.30 feet north of and parallel to East Lake Street; North Michigan Avenue; East Lake Street; North Garland Court

to the designation of Residential Business Planned Development No. 1229, 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 after its passage and due publication.

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 1229, AS AMENDED  
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Business Planned Development No. 1229, as amended consists of approximately 21,706 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, 200 North Michigan Owner LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. 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 adjustments of right-of-way, shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.

APPLICANT: 200 N. MICHIGAN OWNER, LLC  
ADDRESS: 200-214 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS  
INTRODUCED: JUNE 25, 2013  
PLAN COMMISSION: JULY 17, 2014

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 Planning and 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.

4. This Plan of Development consists of these seventeen (17) Statements; a Bulk Regulations and Data Table; an FAR Bonus Calculation Worksheet; an Existing Zoning Map; a General Land Use Map; a Planned Development Boundary and Property Line Map; an Existing Site Plan; a Site Plan; a Lower Level 1 Plan; Level 3 Parking Plan; Level 4 Parking Plan; Level 5 Parking Plan; Level 5.5 Parking Plan; a Landscape and Green Roof Plan; East, South, West and North Building Elevations; Garland Street/West Podium Elevation; and Exhibits depicting bonus for Parking Concealed by Occupiable Spaces; prepared by bKL Architecture LLC dated July 17, 2014. Full-size copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and 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,

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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.

5. The following uses shall be allowed within the area herein delineated as Residential Business Planned Development: all uses permitted in the DX-16 Downtown Mixed-Use District Residential Use Group and Commercial Use Group (except Bed and Breakfast, Hotel/Motel, Non-Accessory Parking, Residential Storage Warehouse, and the Vehicle Sales and Service Use Category), related and accessory uses, and accessory parking.
6. 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 Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. 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.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations and Data 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 and Data Table has been determined using a Net Site Area of 21,706 square feet.

Base FAR: 16.0

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The improvements to be constructed on the Property will utilize the following series of

FAR Bonuses:

Affordable Housing:	2.40
Parking Concealed by Occupiable Space:	<u>1.79</u>
TOTAL FAR:	20.19

The calculation of the additional Floor Area Ratio obtained through the series of proposed amenities is as follows:

Affordable Housing

Sec Statement No. 16.

Parking Concealed by Occupiable Space

Bonus F.A.R. = (area of concealed parking facade / lot area) x 0.40 x Base F.A.R.

$$(2,330 \text{ sf} + 3,749 \text{ sf}) / 21,706 \text{ sf} \times 0.40 \times 16 = 1.79$$

The required three (3) 10' x 25' loading spaces may be located in Lower North Michigan Avenue subject to a Grant of Privilege approved by the City Council.

9. 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 Planning and 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.
10. 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 Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

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11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. 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 title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enable 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 accessibility.
14. 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 project will be LEED certified and will provide an approximately 9,537 square foot green roof to cover at least 50% of the net roof area of the building. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.

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15. The Applicant commits to provide and fully-fund the following infrastructure improvements prior to issuance of the final occupancy certificate for the project:

The relocation of seven existing planters located in front of the Property on Michigan Avenue to the following locations:

1. 852 S. Wabash Avenue;
2. 907 S. Wabash Avenue;
3. 915 S. Wabash Avenue;
4. 917 S. Wabash Avenue;
5. 1001 S. Wabash Avenue;
6. 1011 S. Wabash Avenue; and
7. 1021 S. Wabash Avenue;

The funding and provision of all infrastructure improvements detailed in this Statement 15: A) will be the responsibility of the Applicant, B) will be subject to review and installation scheduling by the Department of Transportation, and C) must be in accordance with the Department of Transportation Construction Standards for Work in the Public Way in compliance with the Municipal Code of the City of Chicago.

16. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, the Applicant has requested an increase in the floor area ratio for the Property, as set forth in the bonus worksheet required under Section 17-4-1003-D and attached hereto as an exhibit. Any developer of a building receiving an affordable housing floor area bonus ("Eligible Building") must either provide on-site affordable housing units or make a cash payment to the City's Affordable Housing Opportunity Fund. The Applicant has elected to make a cash payment in lieu of providing on-site affordable housing units. In accordance with the

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formulas set forth in Section 17-4-1004-C and the Bonus Worksheet, the Applicant acknowledges and agrees that it must make a cash payment in the amount of \$1,291,931.20 ("Cash Payment"). The Applicant must make the required Cash Payment before the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, and must comply with all applicable affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference.

17. Unless construction of the new improvements contemplated in this Planned Development has commenced within four (4) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the property shall automatically revert to the DX-16 Downtown Mixed-Use District classification.

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 1229, AS AMENDED

*Bulk Regulations and Data Table*

Gross Site Area:	45,110 square feet
Area in Public Way:	23,404 square feet
Net Site Area:	21,706 square feet
Maximum Floor Area Ratio:	20.19
Base Floor Area Ratio:	16.00
Affordable Housing:	2.40
Parking Concealed by Occupiable Space:	1.79
Maximum Percent of Site Coverage:	100%
Minimum Number of Off-Street Accessory Parking Spaces:	125 spaces
Minimum Number of Loading Berths:	3 @ 10'x25' (See Statement No. 8.)
Minimum Number of Bicycle Spaces	50
Minimum Required Setbacks:	none
Maximum Height:	489'
Maximum Dwelling Units:	402
Minimum Number of Efficiency Units	130
Maximum Percentage of Efficiency Units	50%
Maximum Commercial Area:	24,990 square feet

APPLICANT: 200 NORTH MICHIGAN OWNER, LLC  
ADDRESS: 200-214 NORTH MICHIGAN AVENUE  
DATE OF INTRODUCTION: June 25, 2014  
DATE OF PLAN COMMISSION: July 17, 2014



CITY OF CHICAGO  
 DEPARTMENT OF PLANNING AND DEVELOPMENT  
 BUREAU OF ZONING AND LAND USE  
 APPLICATION FOR ZONING BONUS REVIEW

**WORKSHEET: FAR BONUS CALCULATION**

Property Address: 200-214 N. Michigan Ave.

Zoning District: PD #1229

**ON-SITE BONUSES**

Amenity	Amenity area (in sq.ft.)	Lot area (in sq.ft.)	Premium Factor	Base FAR	FAR Bonus calculated	FAR Bonus Cap
Formula:	A	B	C	D	(A/B) * C * D	compare with
Affordable Housing – On-Site			4	(1)		1.00 (-5) 1.75 (-7) 2.50 (-10) 3.60 (-12) 4.80 (-16)
Public Plaza and Pocket Park			1			6
Chicago Riverwalk			1			–
Winter Garden			1			3
Through-Block Connection (Indoor)			0.66			–
Through-Block Connection (Outdoor)			1			–
Sidewalk Widening			2			–
Arcade			1.25			2
Water Feature			0.3			1
Upper-Level Setbacks (-7 & -10 Districts)			0.3			1
Upper-Level Setbacks (-12 & -16 Districts)			0.4			25% of D
Lower-Level Planting Terrace			1			–
Green Roofs			0.3			2
Underground Parking (Levels -1 & -2)			0.15			30% of D
Underground Parking (Level -3 or lower)			0.2			30% of D
Underground Loading			0.15			30% of D
Parking Concealed by Occupiable Space	6,079	21,706	0.4	16.0	1.79	25% of D
<b>Total FAR Bonus On-Site Improvements</b>					<b>1.79</b>	

**OFF-SITE BONUSES**

**Calculation of Financial Contribution**

Formula: Cash contribution for 1 sq.ft. of FAR bonus = 0.8 x median cost of 1 sq. ft. of buildable floor area

Amenity	Bonused Square Feet Desired	Discount Factor	median cost of 1 sqft. of buildable floor area (in \$): See City Survey of Land Cost	Base FAR	Financial Contribution
	A	B	C	D	E=A*B*C
Off-Site Park or Riverwalk		0.8			
Street Lighting and Landscaping		0.8			
Transit Station Improvements		0.8			
Pedway Improvements		0.8			
Adopt-A-Landmark		0.8			
Affordable Housing	52,094	0.8	\$31.00	16.0	\$1,291,931.20
Education		0.8			

<b>Totals</b>	52,094				\$1,291,931.20
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**Comparison to FAR Bonus Cap**

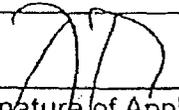
Amenity	Total Bonused Square Feet Desired	Lot Area (in sq. ft.)	Base FAR	FAR Bonus calculated	FAR Bonus Cap:
	F	G	H	I = (F/G) * H	Compare with
Off-Site Park or Riverwalk					20% of H
Street Lighting and Landscaping					20% of H
Transit Station Improvements					20% of H
Pedway Improvements					20% of H
Adopt-A-Landmark					20% of H
Affordable Housing	52,094	21,706	16.0	2.40	20% of H (-5) 25% of H (-7, -10) 30% of H (-12, -16)
Education					25% of H (-10) 30% of H (-12, -16)

If FAR Bonus calculated exceeds FAR Bonus Cap, the effective FAR Bonus for Off-Site Improvements is equal to the FAR Bonus Cap

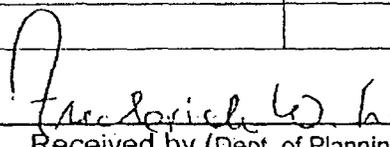
**Summary**

Base FAR	16.00
FAR Bonus for On-Site Improvements	1.79
FAR Bonus for Off-Site Improvements	2.40
<b>Total FAR</b>	<b>20.19</b>
<b>Total Financial Contribution</b>	<b>\$1,291,931.20</b>

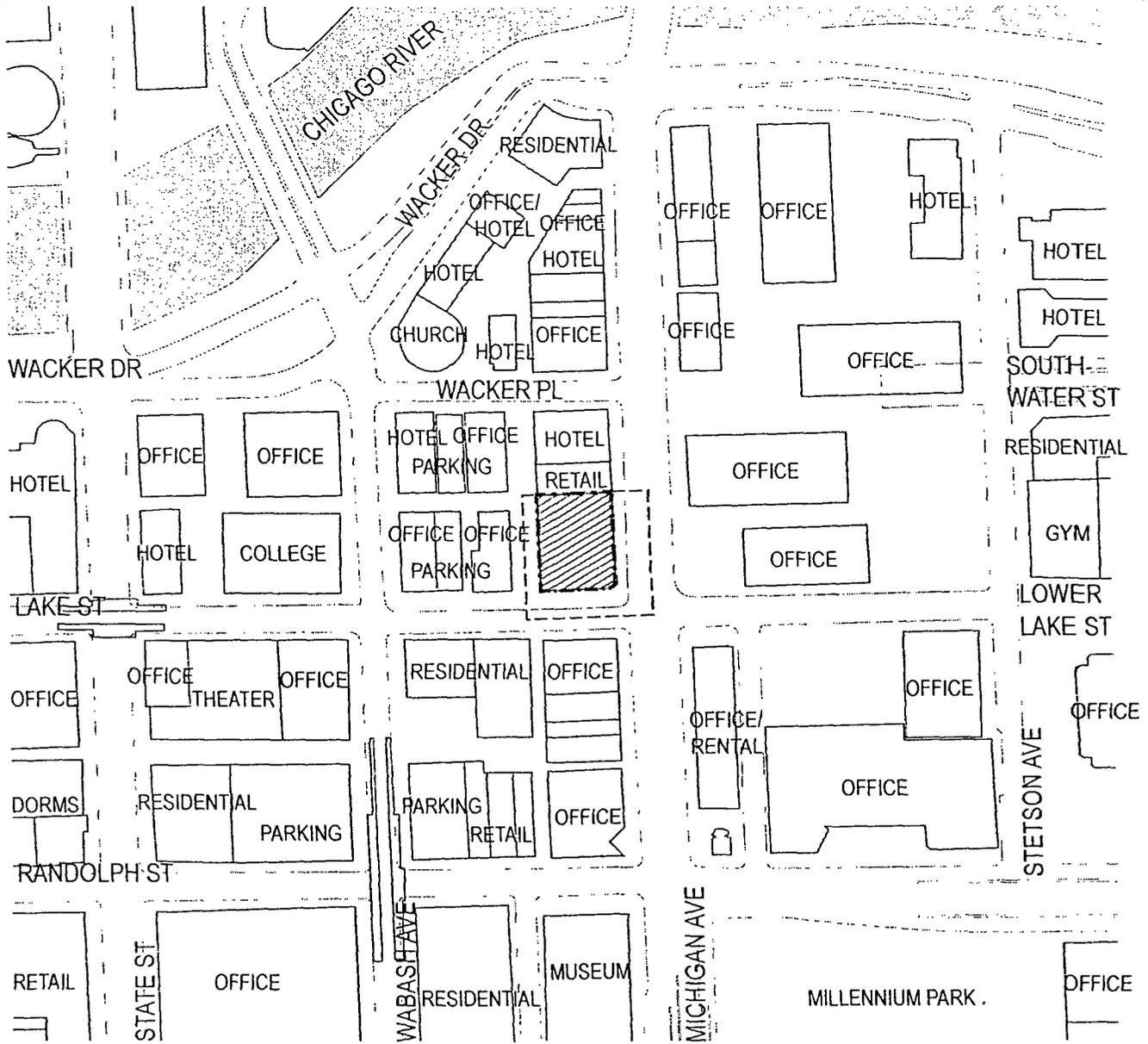
Maximum Floor Area with Base FAR	347,296 sf.
Floor Area with FAR Bonus On-Site Improvements	38,906 sf.
Floor Area with FAR Bonus Off-Site Improvements	52,094 sf.
<b>Total Maximum Floor Area</b>	<b>438,296 sf.</b>

  
 Signature of Applicant  
 Rev. May 2014

7/8/14  
Date

  
 Received by (Dept. of Planning & Dev.)  
 Date 7/8/14





GENERAL LAND-USE MAP  
Scale: N.T.S.

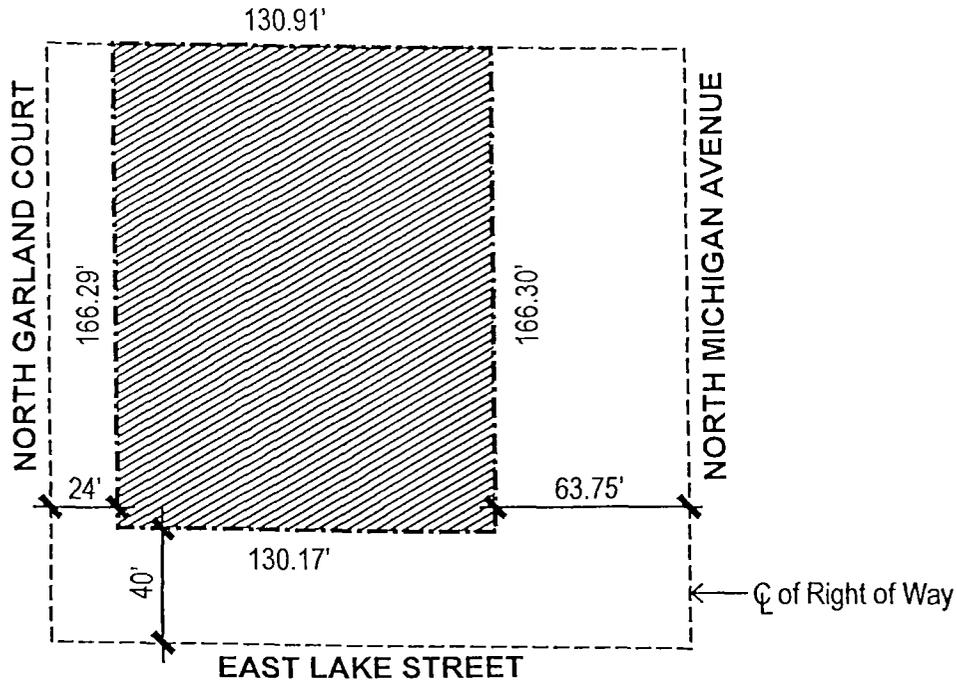


-  Subject Property
-  Property Line
-  Planned Development Boundary

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THE JOHN BUCK COMPANY





PLANNED DEVELOPMENT BOUNDARY  
AND PROPERTY LINE MAP  
Scale: N.T.S.

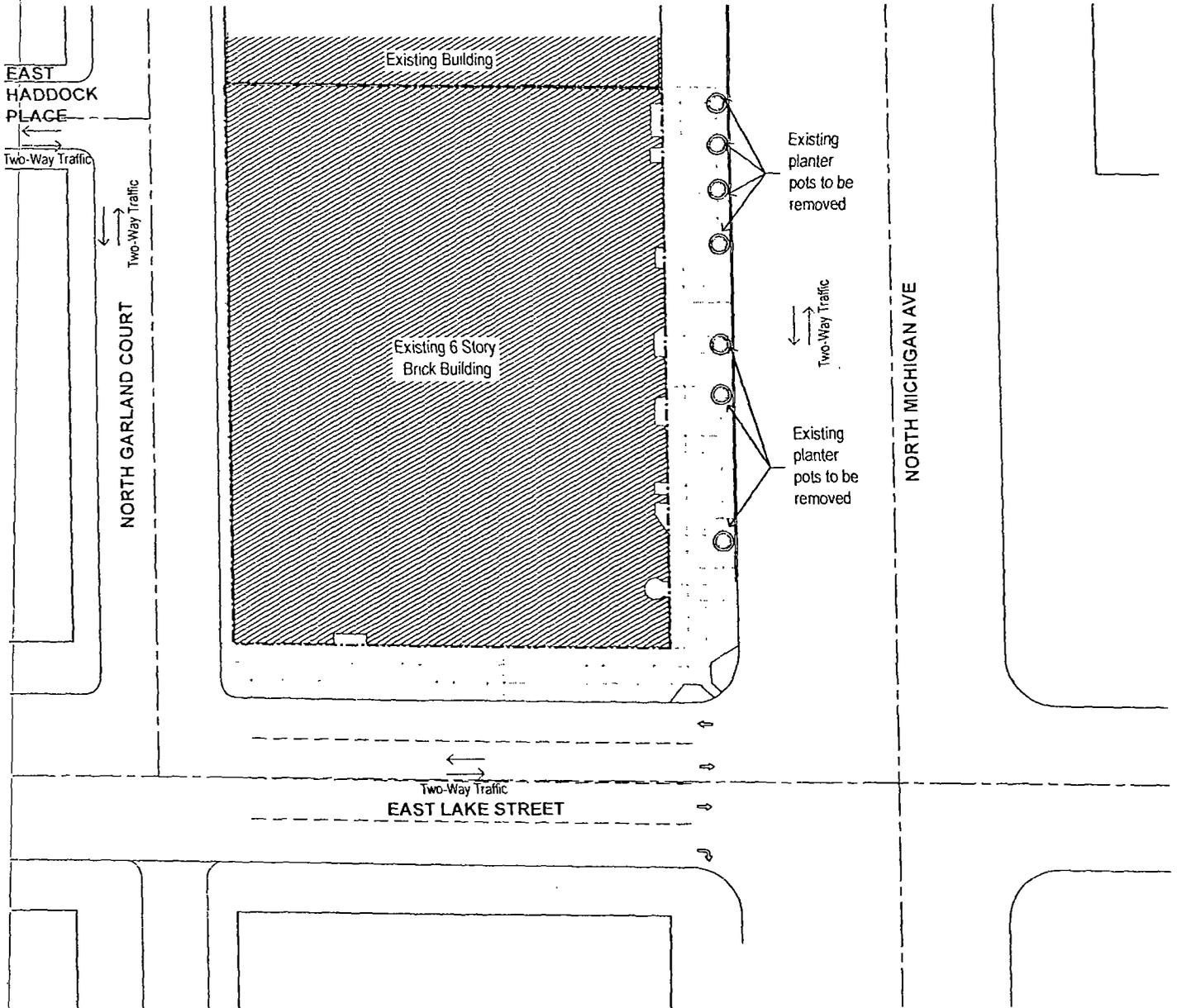


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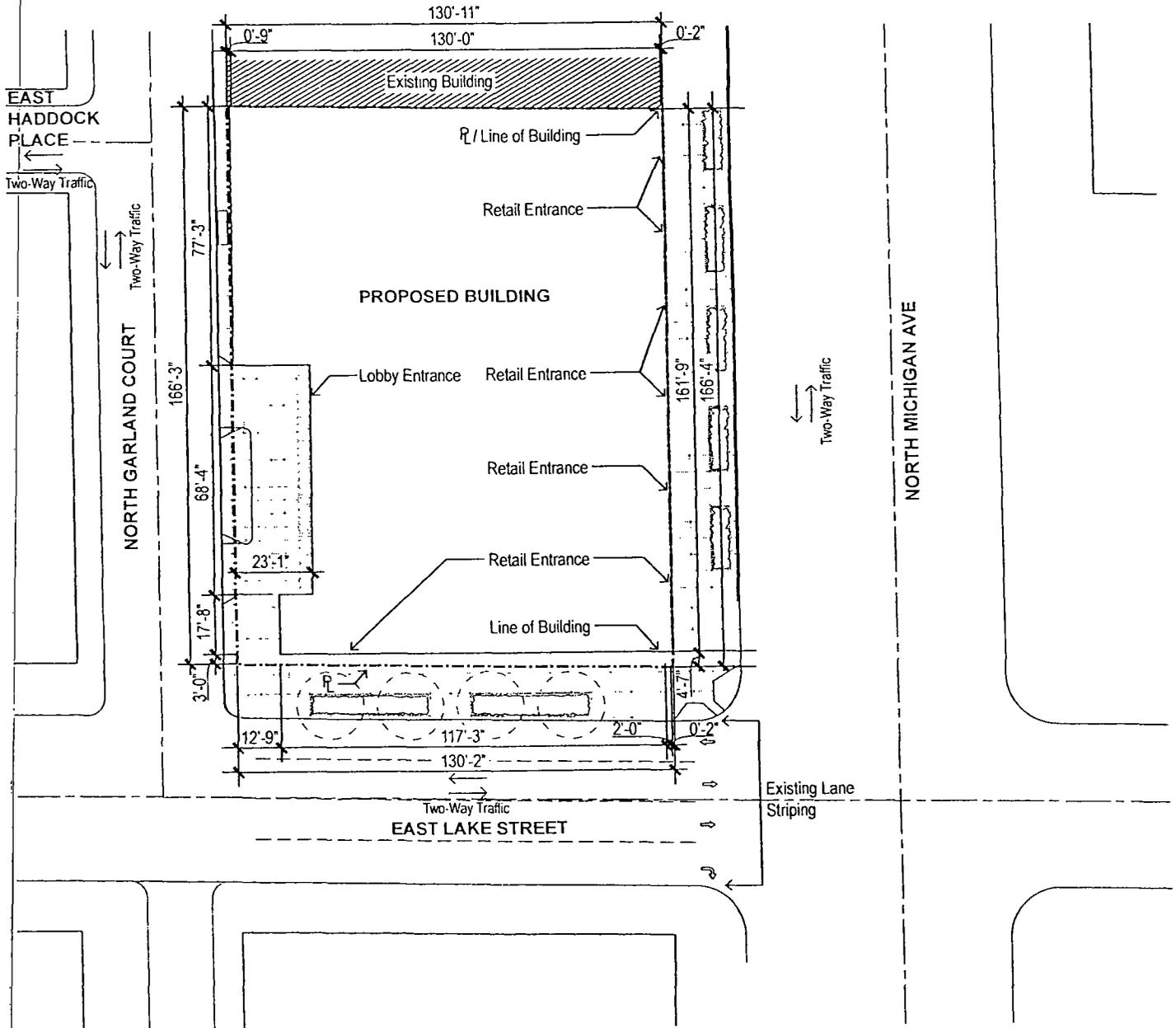
EXISTING SITE PLAN  
Scale: N.T.S.



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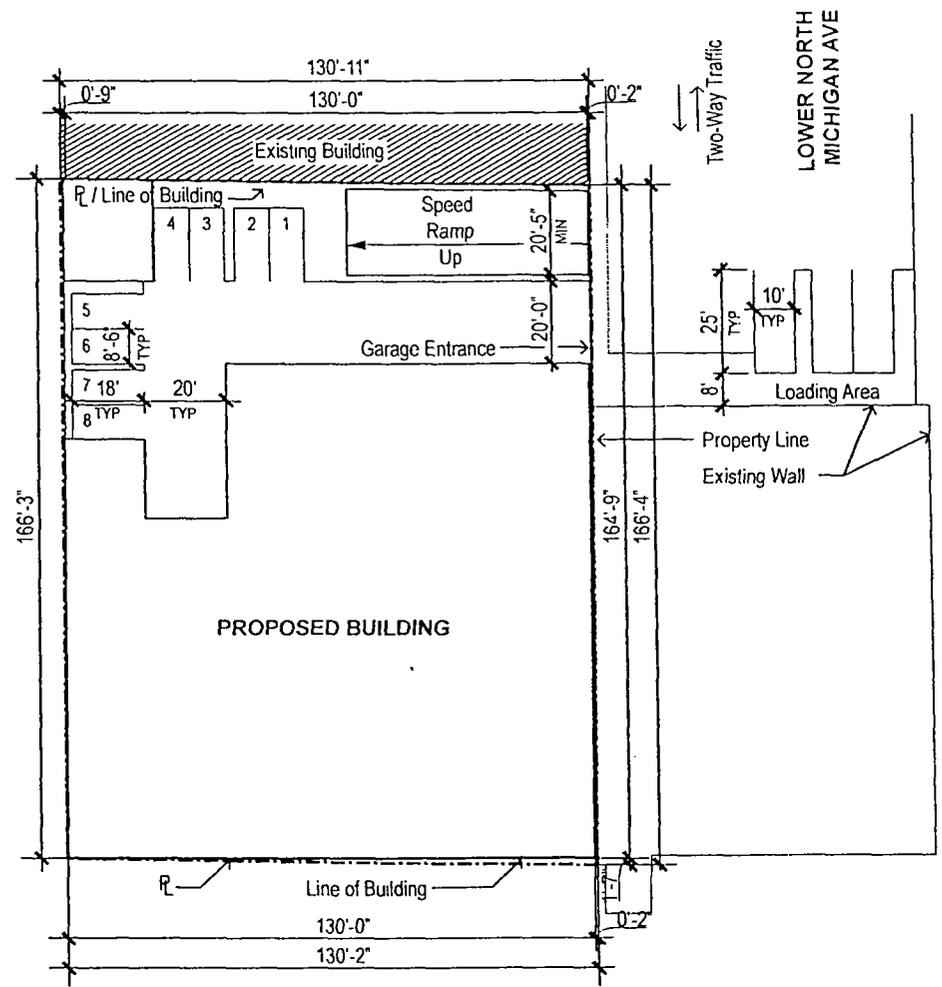
SITE PLAN  
Scale: N.T.S.



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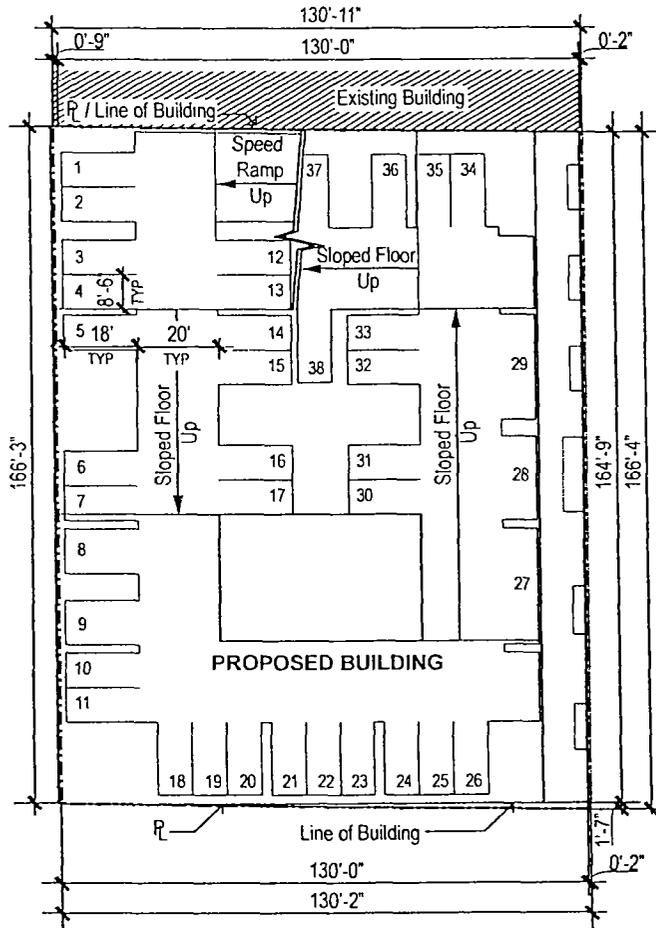
LOWER LEVEL 1 PLAN  
Scale: N.T.S.



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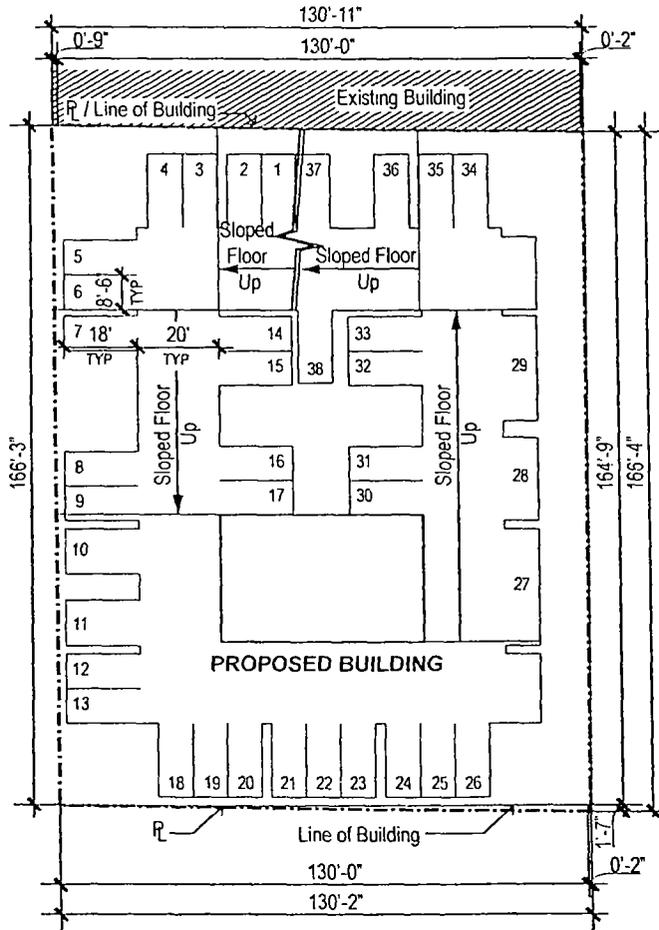
LEVEL 3 PARKING PLAN  
Scale: N.T.S.



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LEVEL 4 PARKING PLAN

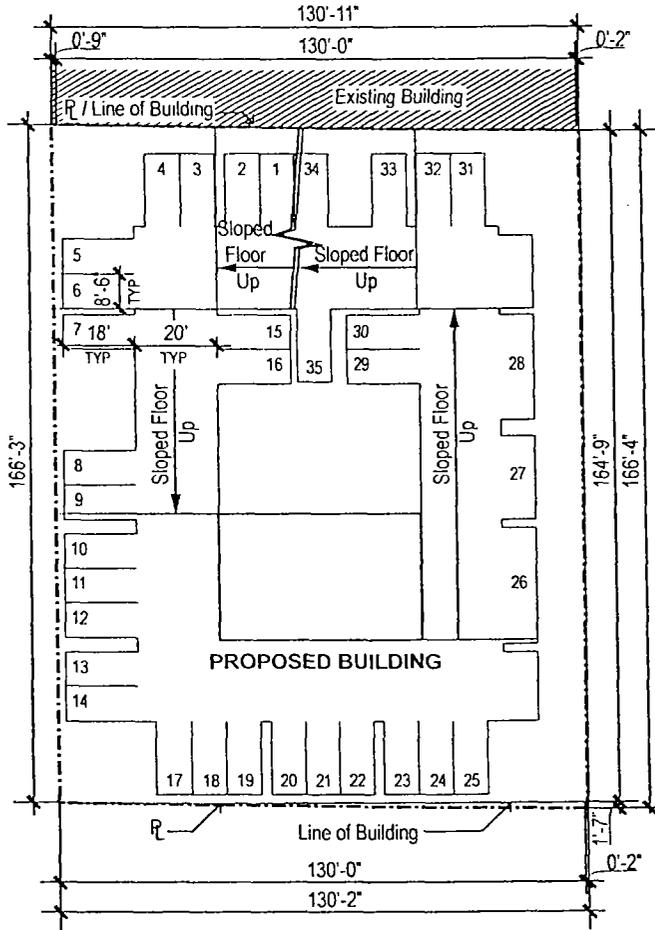
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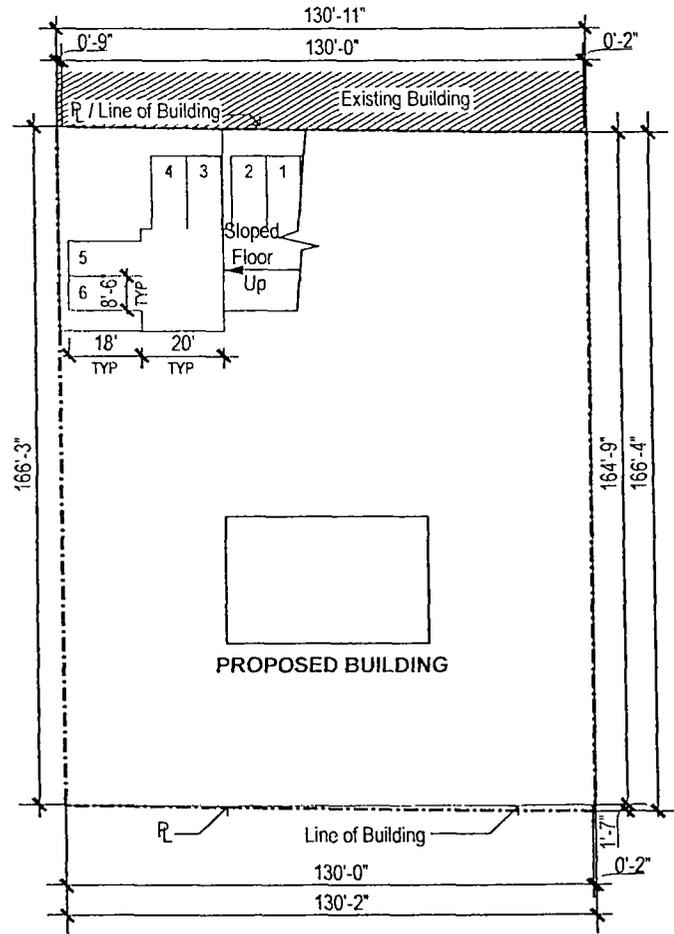
LEVEL 5 PARKING PLAN  
Scale: N.T.S.



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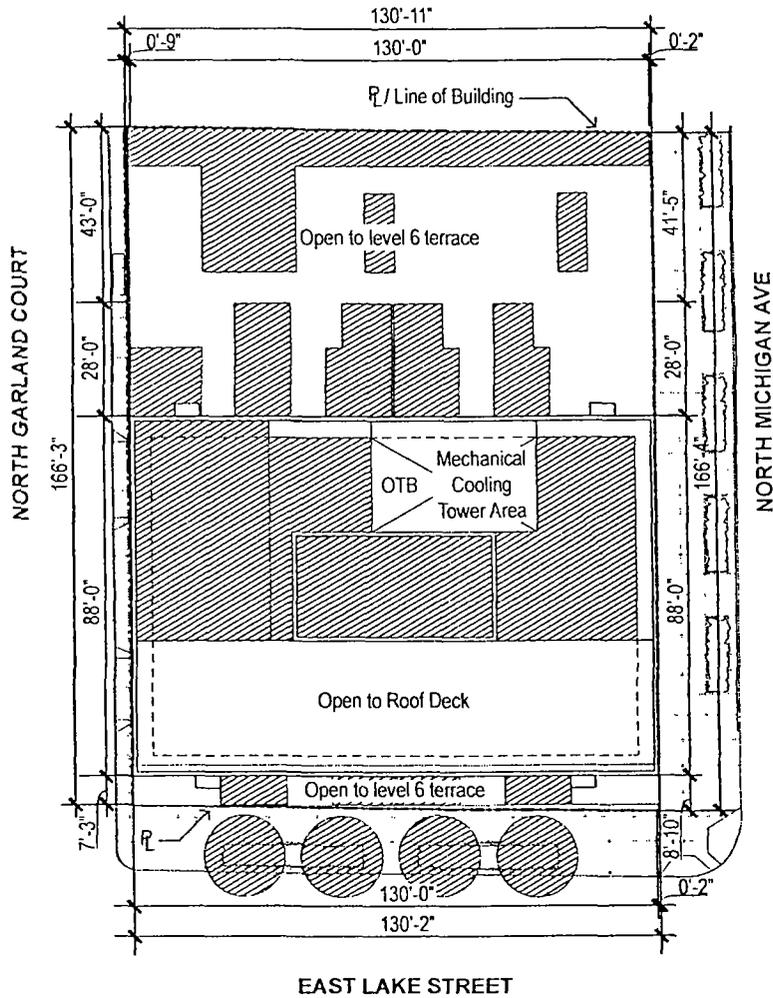
LEVEL 5.5 PARKING PLAN  
Scale: N.T.S.



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LANDSCAPE & GREEN ROOF PLAN

Scale: N.T.S.



Roof Area

Overall Gross Roof Area	21,618 sq ft
Overall Net Roof Area	18,769 sq ft
Total Green	9,537 sq ft
% Green	50.8%



Proposed shade street trees

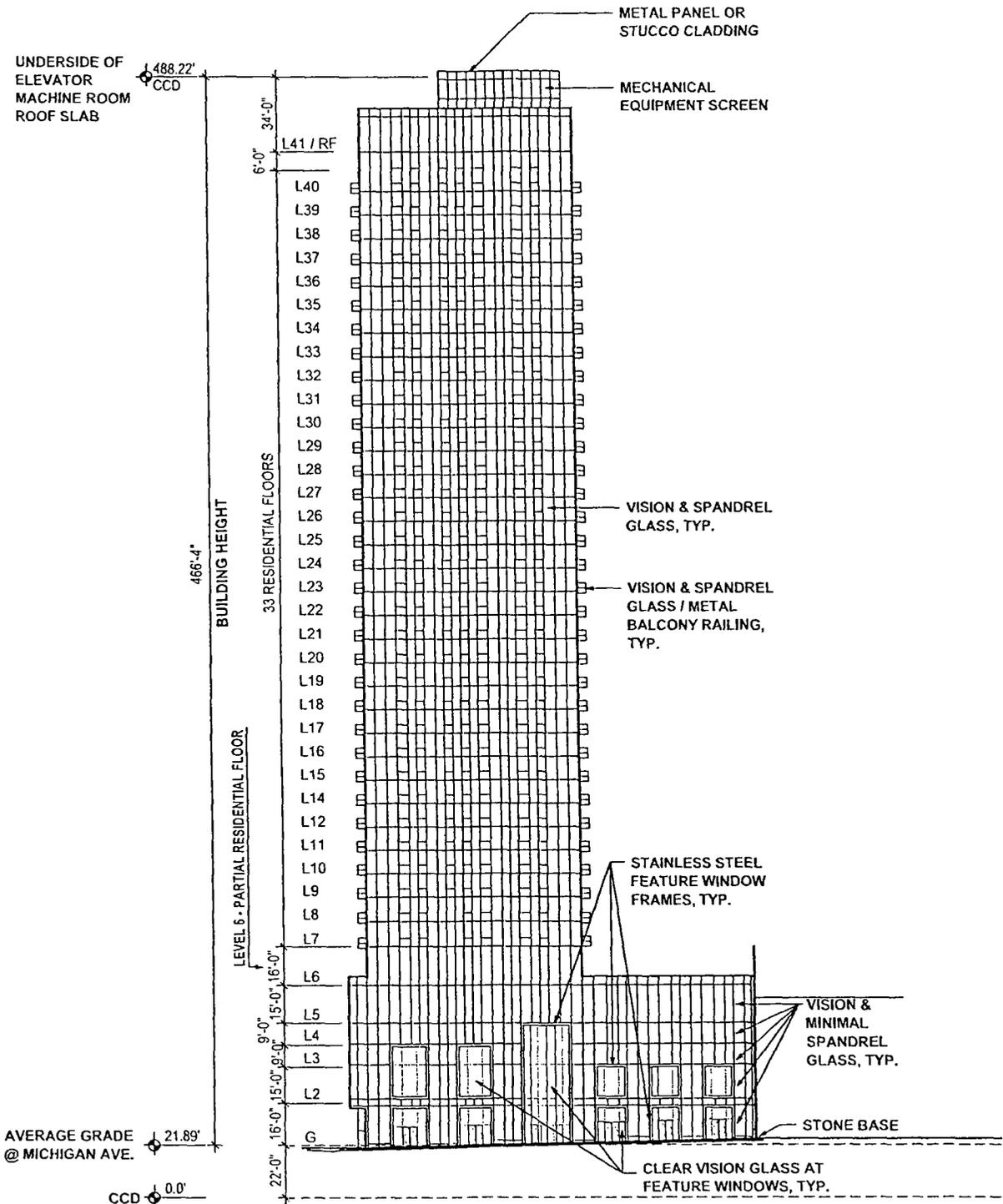


Greenroof

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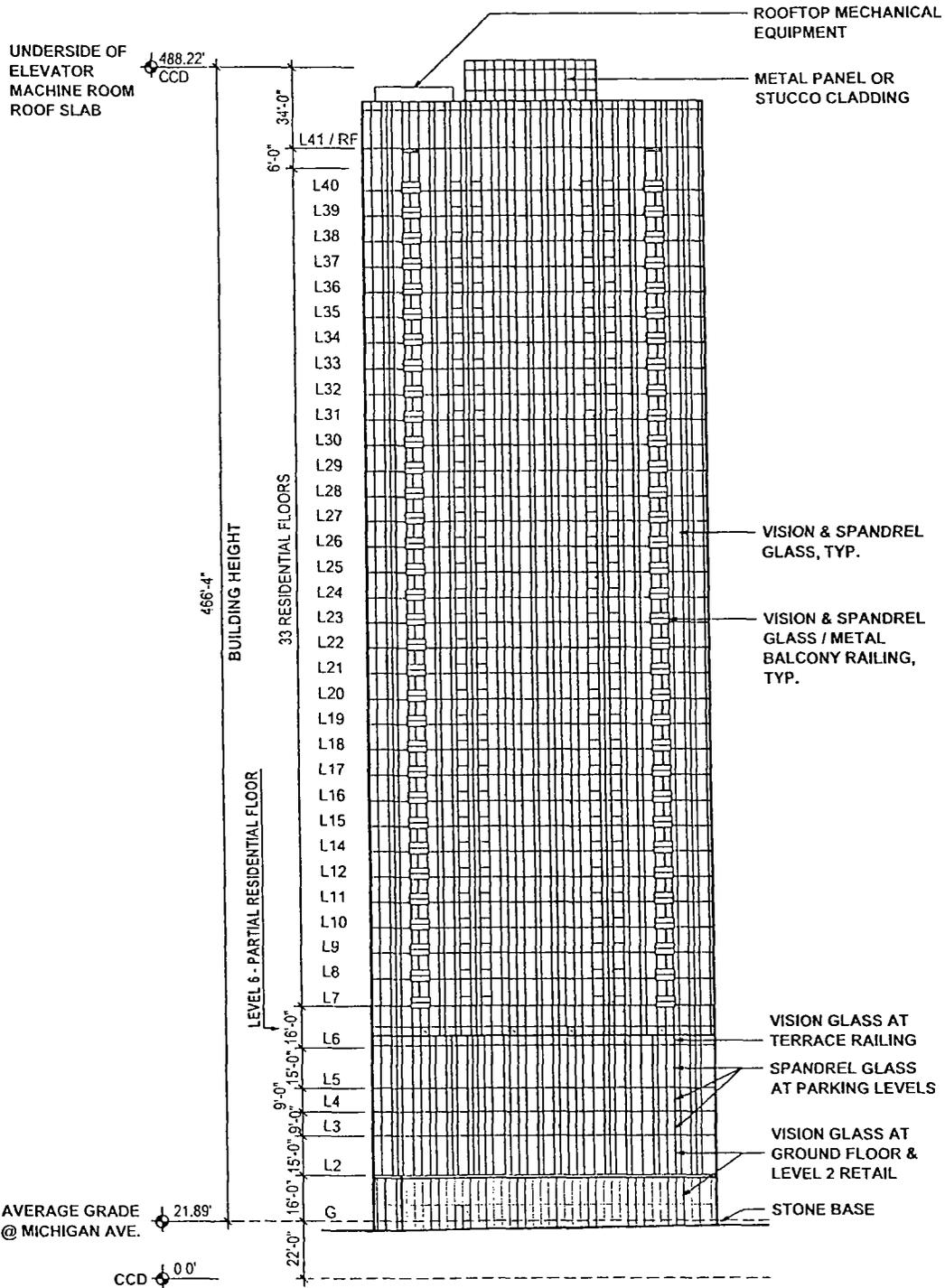


EAST BUILDING ELEVATION  
Scale: N.T.S.

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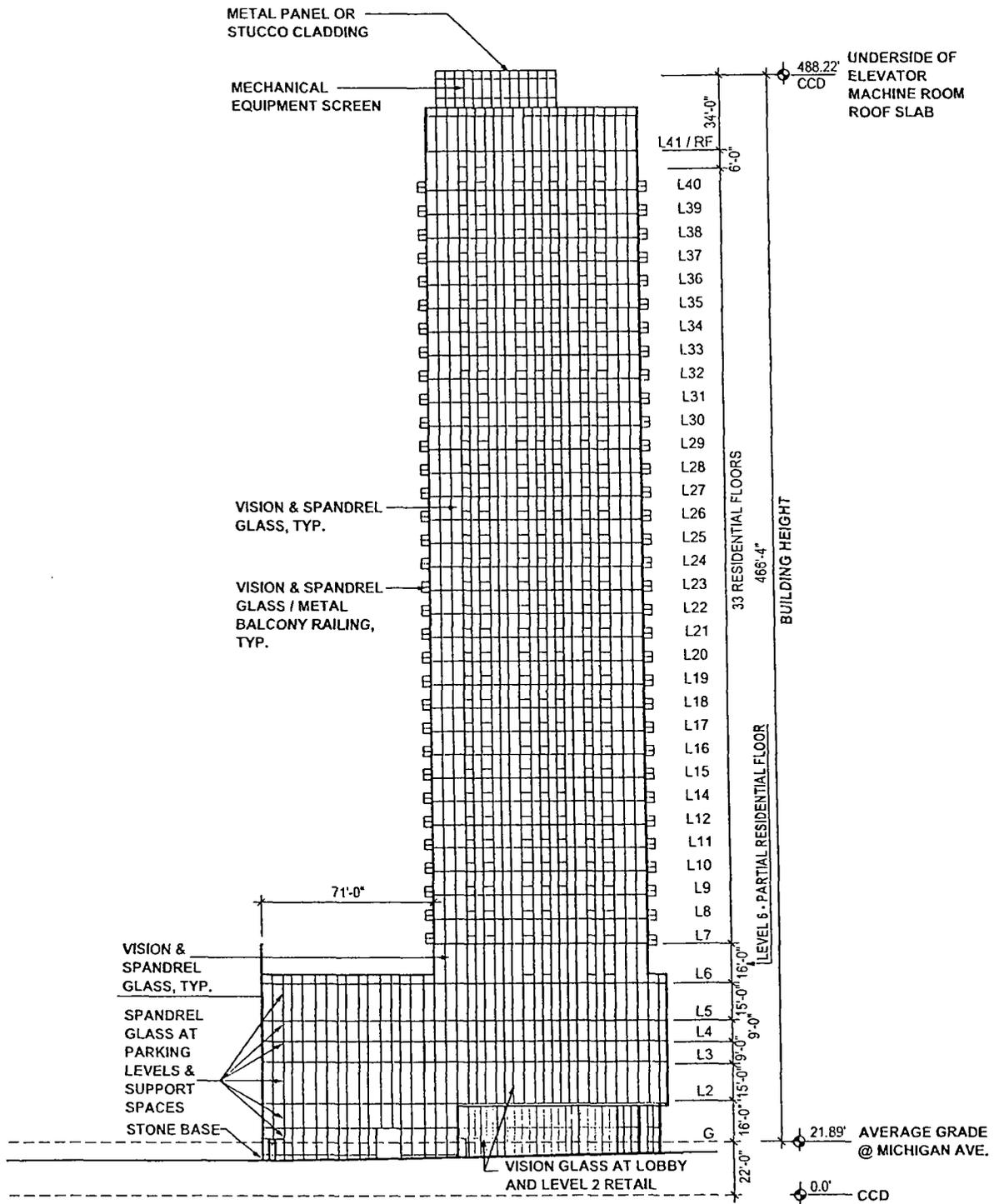


SOUTH BUILDING ELEVATION  
Scale: N.T.S.

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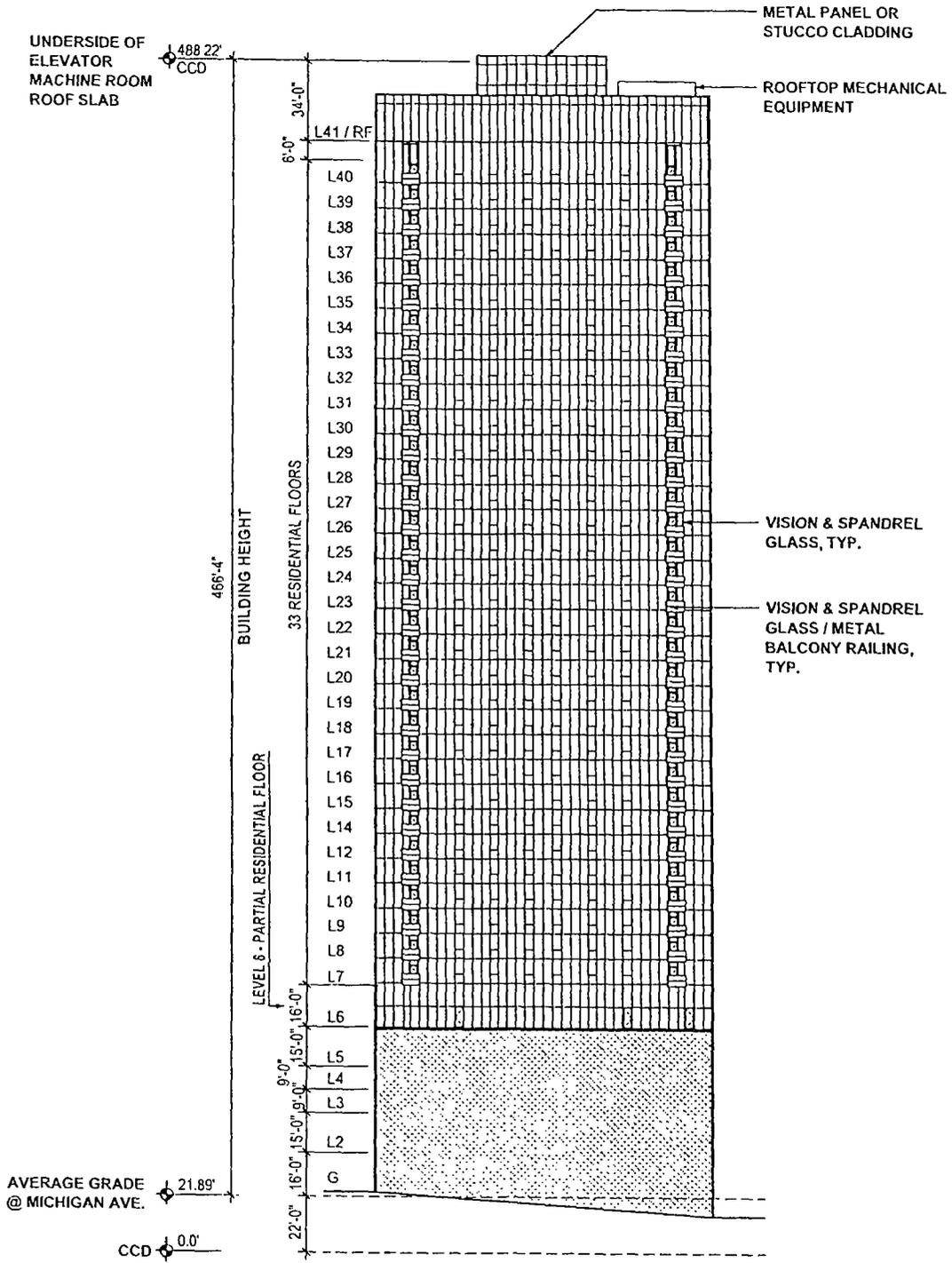
WEST BUILDING ELEVATION

Scale: N.T.S.

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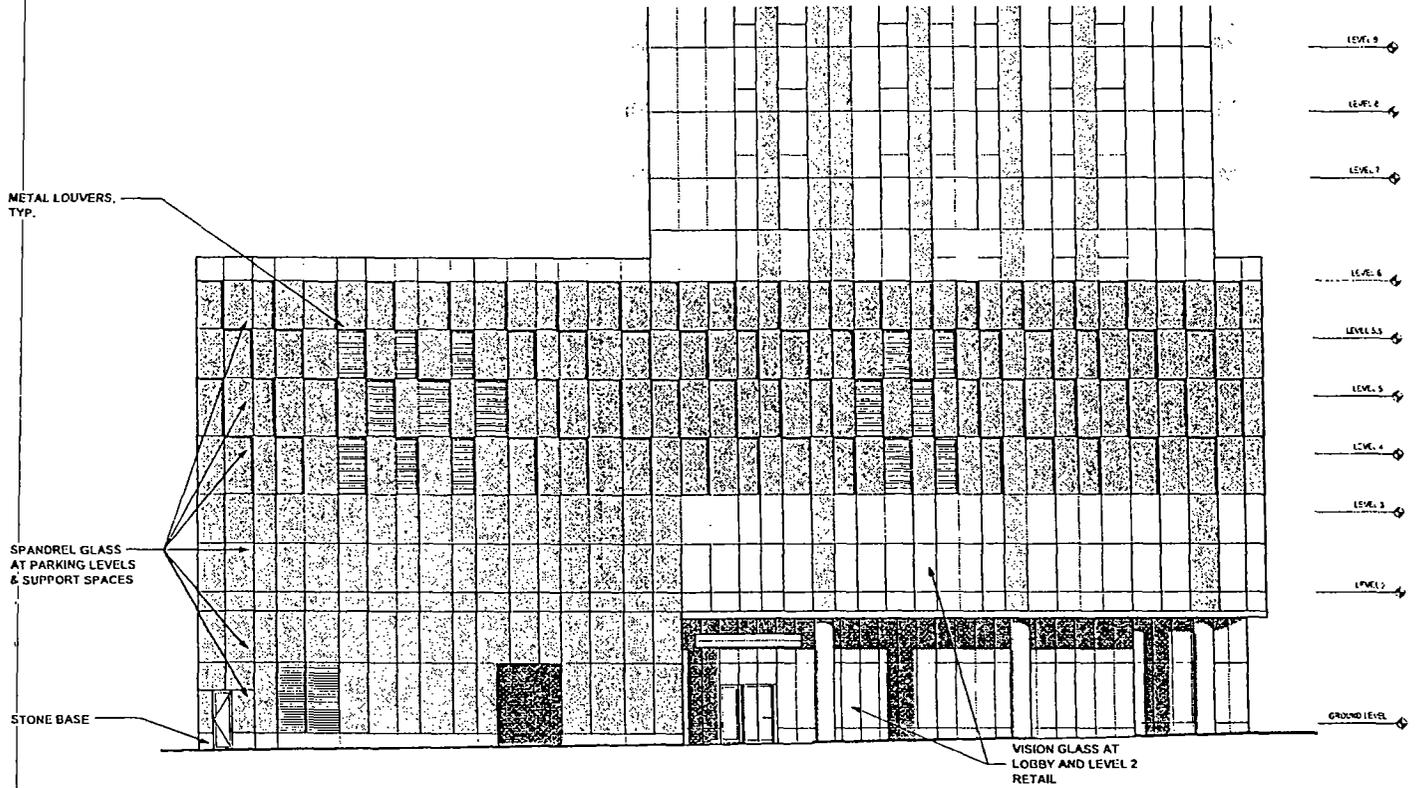


NORTH BUILDING ELEVATION  
Scale: N.T.S.

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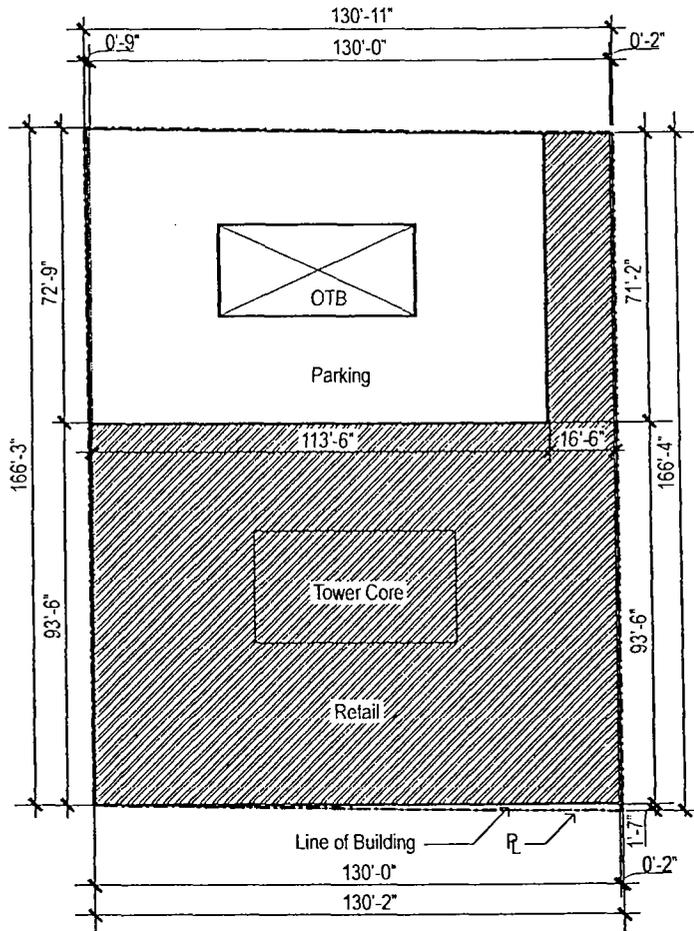
GARLAND STREET / WEST PODIUM ELEVATION

Scale: N.T.S.

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LEVEL 2 PLAN DIAGRAM

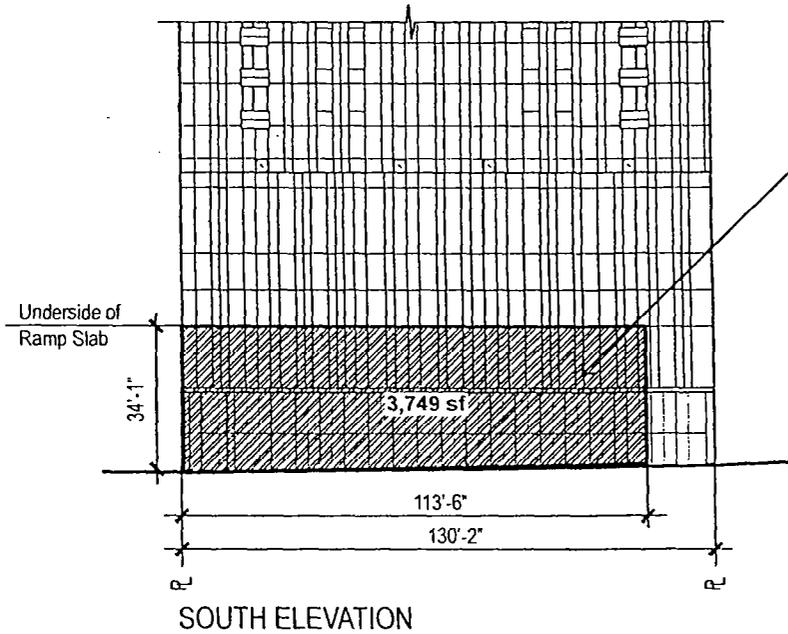
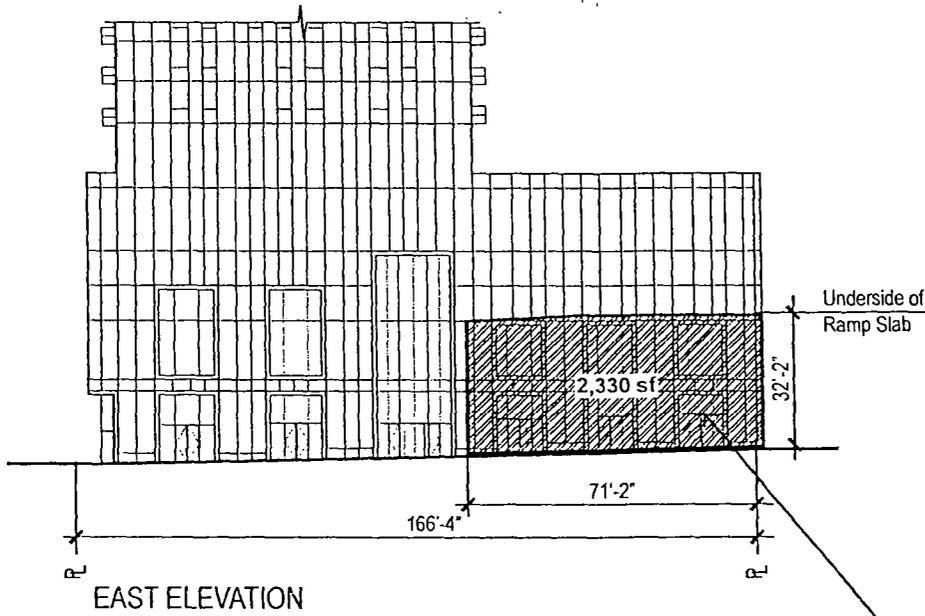
EXHIBIT 1.1  
PARKING CONCEALED BY OCCUPIABLE SPACES  
Scale: N.T.S.



APPLICANT: 200 N. MICHIGAN OWNER, LLC  
ADDRESS: 200-214 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS  
INTRODUCED: JUNE 25, 2014  
PLAN COMMISSION: JULY 17, 2014

THE JOHN BUCK COMPANY





$$\frac{(2,330 \text{ sf} + 3,749 \text{ sf})}{21,706 \text{ sf}} \times 0.4 \times 16 = 1.79 \text{ bonus}$$

EXHIBIT 1.2  
 PARKING CONCEALED BY OCCUPIABLE SPACES  
 Scale: N.T.S.

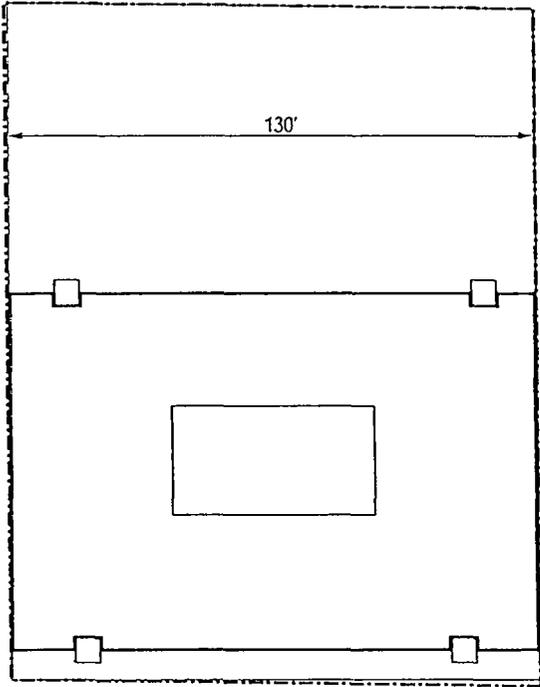


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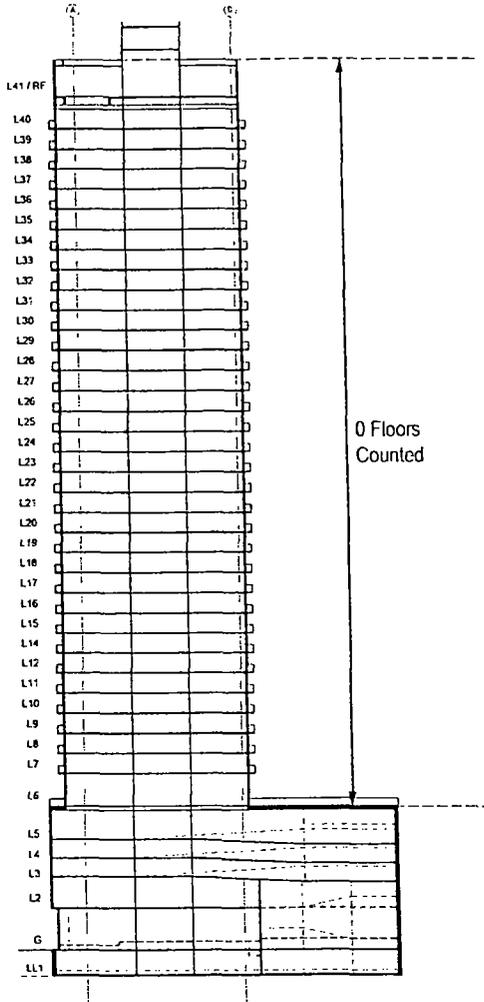
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0.00 bonus



PLAN DIAGRAM



SECTION DIAGRAM

EXHIBIT 2  
 UPPER LEVEL SETBACKS  
 Scale: N.T.S.



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