DPD
Department of Planning and Development

April 30, 2021

Amy Eimerman
CRC Institute LLC
2350 N. Lincoln Ave.
Floor 5
Chicago, IL 60614

Re: Opinion response for PD 158, Subarea D, 2350 N. Lincoln Ave.

Dear Ms. Eimerman:

In response to your recent request, please be advised that the subject property is currently zoned Planned Development Number 158 ("PD 158"), Subarea D. You are seeking confirmation that an out-patient behavioral health clinic is a permitted use.

Pursuant to Statement No. 5 of PD 158, the following uses are permitted in Subarea D: all Public and Civic uses permitted by right and as special use in the B3 zoning district (excluding colleges and universities, lodge or private club, religious assembly, school, minor and major utilities and services), all Commercial uses permitted by right and as special use in the B3 zoning district (excluding body art services, day labor employment agency, indoor urban farm operations, drive-through facility, tavern, large venue entertainment and spectator sports, payday/title secured loan store, pawn shop, fortune teller service, funeral and internment services, gas stations, bed and breakfast, hotel/motel, vacation rental, non-accessory parking, residential storage warehouse, amusement arcades, entertainment cabaret, hookah bar, auto supply/accessory sales and motor vehicle repair), limited catering and shared kitchen, co-located wireless communication facility and all accessory and related uses.

An out-patient behavioral health clinic is classified as a medical service use. A medical service use, as defined in Section 17-17-0104-T of the Zoning Ordinance, is a permitted by right Commercial use within the B3 district, pursuant to Section 17-3-0207-JJ of the Zoning Ordinance. Therefore, it is permitted at the subject site.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C: Janice Hill, Main file

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

April 1, 2019

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

Re: Minor change to PD 158, Subarea H, loading/unloading at 700 W. Fullerton Ave.

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 158 ("PD 158"), 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. 12 of PD 158.

Your client, 710 West Fullerton Avenue LLC, ("Applicant"), is the sole owner of Subarea H, and they are seeking a minor change to the loading requirements for the new senior living building to be constructed at 700 W. Fullerton Ave. In accordance with Statement No. 18 of PD 158, all loading and unloading for the new building must be done in the below grade loading docks located on the south side of Fullerton Ave. in Subarea A1. Subarea A1 is owned by Lincoln Fullerton REIT Property, LLC who has consented to the use of the loading docks by the senior property. There is an existing below-grade tunnel connecting the senior property to the loading docks and the Applicant is entering onto a Public Way Tunnel Easement Agreement with the City of Chicago through CDOT in order to use the tunnel for it business operations. The Applicant requests a minor change in order to allow them the ability to use Fullerton Ave. and/or Orchard St. to accommodate necessary deliveries for any time which its use of the tunnel is interrupted as a result of conditions beyond its control under the Public Tunnel Easement Agreement. All loading and unloading of trucks will still be made in the loading docks located in Subarea A1, but those materials could then be hand-trucked, carried or otherwise transported across Fullerton Ave. or Orchard St.

With regard to your request, the Department of Planning and Development has determined that allowing this modification 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 158, 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,

Patrick Murphey
Zoning Administrator

C: Mike Marmo, Erik Glass, Bill Higgins, Main file

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

September 5, 2018

John J. George
Akerman LLP
71 South Wacker Dr., 46th Floor
Chicago, IL 60606

Re: Administrative Relief request for Planned Development No. 158
Subareas A1, A2, B, C, D, E, E1, E2, and G (not including Subareas H and I)
Lincoln Commons, Lincoln, Fullerton, and Halsted Street

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 158 ("PD 158"), 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. 12 of PD 158.

Your client, Lincoln Fullerton REIT Property LLC, ("Applicant"), is the sole owner of Subareas A1, A2, B, C, D, E, E1, E2 and G, and they are seeking administrative relief for the former Children's Memorial Hospital site in Lincoln Park. Since PD 158 was approved in 2014, the Applicant has continued to work on the design of the project and was granted administrative relief on March 28, 2017. They are now proposing the following modifications to Subareas A1, A2, B, C, D, E, E1, E2 and G only:

Bulk Regulations and Data Table

- A FAR transfer of 1,833 SF from Subareas A1 (1643 SF), A2 (178 SF) and C (12 SF) to Subarea G.
- A reduction in the no. of residential units in Subarea G from 60 to 38 and a corresponding increase in residential units in Subarea's A1 and A2 from 270 to 281 units each.
- A Subarea G parking reduction from 97 to 58 spaces.
- A Subarea G height increase from 92 feet to 96 feet (112'-7" to the top of the penthouse). A revised Bulk Regulations and Data Table, dated July 23, 2018, is attached.

Landscape and Site Plan changes

- Subarea tables on the Property Line and Subarea Map have been updated to reflect developed design.
- Updated landscape and plaza design in Subareas A1, A2 and B, including a trellis element added in the Subarea A1 central plaza.

- Adjusted street tree locations within Subareas A1, A2, D, E2, and G.
- Site plan changes, including the removal of a crosswalk on Lincoln Ave. at the parking garage, between Subarea's A1 and E2, an adjusted street curb bump-out along the east side of Lincoln Ave. within Subarea A1, the elimination of the associated standing zone, and the removal of pedestrian lighting from the west side of Orchard St. near Building G.
- Changes to the Subarea G site and building, including a 12 foot shift to the Subarea G condo parking entry, an updated green roof design, an update to the landscape/streetscape design, and updated building elevations based on height changes.
- All of these modifications are shown on the attached, revised:

A2	Property Line and Sub-Area Map
D	Overall Site Plan
D1	Partial Site Plan
D2	Partial Site Plan
D3	Partial Site Plan
D4	CDOT Site Plan
D5	CDOT – Lincoln/Fullerton/Halsted Intersection
D6	CDOT – Lincoln/Plaza Intersection
D7	CDOT – Lincoln/Belden/Orchard Intersection
D8	CDOT Lower Level Loading Plan
E	Overall Landscape Plan
E1	Partial Landscape Plan
E2	Partial Landscape Plan
E3	Partial Landscape Plan
E4	Enlarged Open Space Plans & Loading Ramp Elevation
E5	Green Roof Plan
F13	Building G (Wilson-Jones) Elevations
F14	Building G (Wilson-Jones) Elevations
F17	Plaza Trellis Plan and Elevations

Statement No. 17

- Pursuant to Statement No. 17, 46 of the leased parking spaces in the Subarea E parking garage were to be for the exclusive use of the occupant of the building located at 759 W. Belden Ave. (DePaul University). DePaul University can now relocate these spaces within a new parking garage on their campus and therefore, they have terminated their lease with the Applicant to reserve the 46 parking spaces. As a result, the Applicant is requesting that these 46 spaces now be allowed for use generally as leasable spaces without ties to any specific party.

With regard to your request, the Department of Planning and Development has determined that allowing these 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 Residential Business Planned Development No. 158, 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,

Patrick Murphey
Acting Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Ron Daye, Bill Higgins, Main file

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 158 (AS AMENDED) BULK REGULATIONS AND DATA TABLE

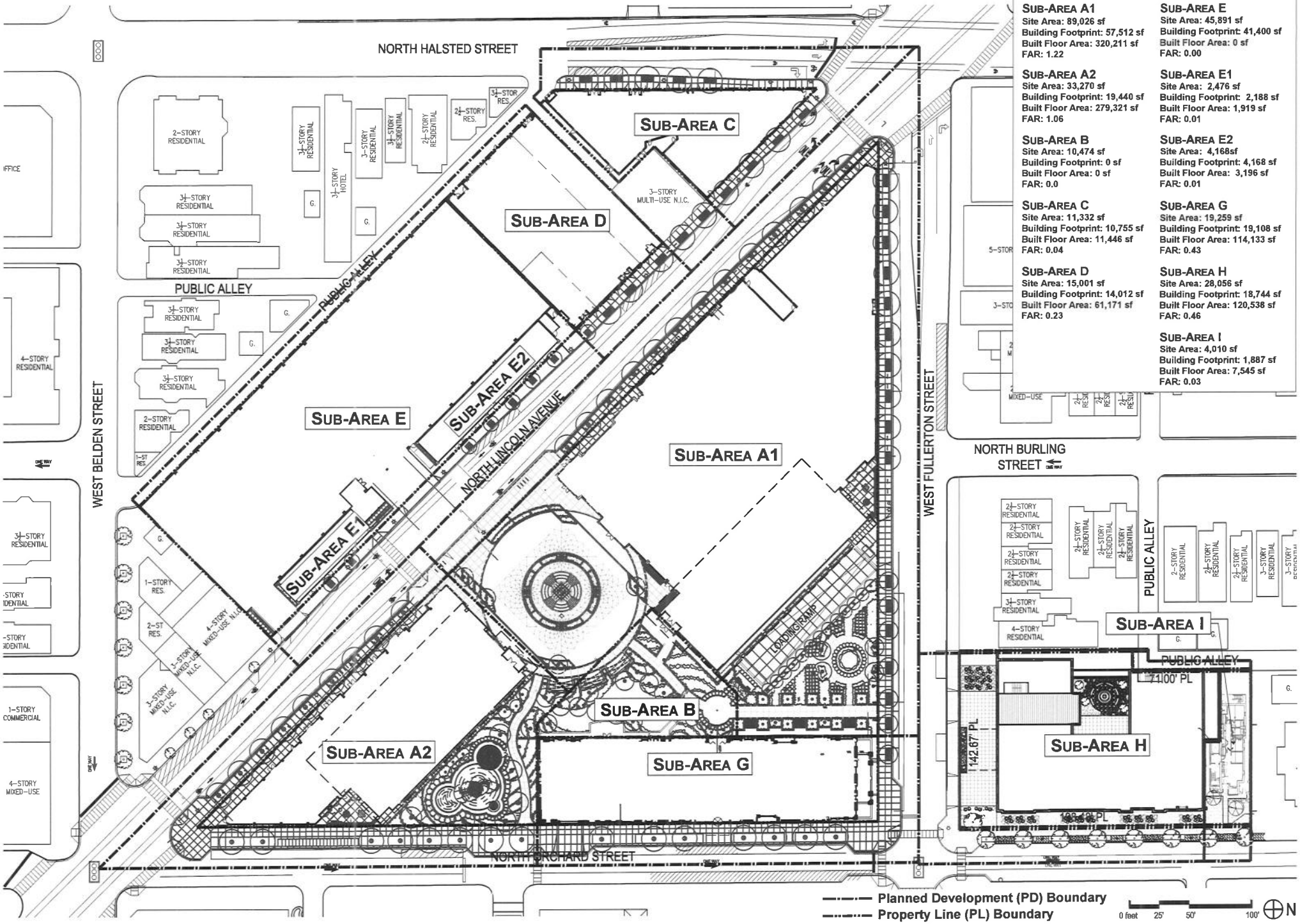
	A1	A2	B	C	D	E	E1	E2	G	H	I	TOTAL
	PROPOSED RESIDENTIAL / RETAIL BLDG	PROPOSED RESIDENTIAL / RETAIL BLDG	PROPOSED RETAIL BLDG	EXISTING RETAIL / OFFICE BLDG	PROPOSED RETAIL BLDG	PARKING STRUCTURE	RETAIL	RETAIL	WILSON JONES SITE	NELLIE BLACK SITE	KOHLS HOUSE SITE	
NET SITE AREA (sf)	89,026	33,270	10,474	11,332	15,001	45,891	2,476	4,168	19,259	28,056	4,010	262,963
GROSS SITE AREA (NET SITE AREA + AREA REMAINING IN PUBLIC RIGHT OF WAY) (sf)	123,974	54,451	10,474	25,904	19,111	58,289	3,187	5,401	31,593	39,686	5,262	377,332
ALLOWABLE FLOOR AREA RATIO: OVERALL TOTAL TO BE USED TO CALCULATE FAR	1.22	1.06	0.00	0.04	0.23	0.00	0.01	0.01	0.43	0.46	0.03	3.50
	320,211	279,321	0	11,446	61,171	0	1,919	3,196	114,133	120,538	7,545	919,480
ALLOWABLE NUMBER OF RESIDENTIAL UNITS	281 Units	281 Units	0	0	0	0	0	0	38 Units	149 Rooms	4 Units	604 Units (753 Total)
SQUARE FOOTAGE OF RETAIL / COMMERICAL SPACE (sf)	1st- 44,633 2nd- 6,726 51,359 total	12,877 sf	0 sf	11,446 sf	61,171 sf	0 sf	1,832 sf	3,283 sf	0	0	0	141,968 sf
MAXIMUM ALLOWABLE SITE COVERAGE (sf)	57,512 sf	19,440 sf	0 sf	10,755 sf	14,012 sf	41,400 sf	2,188 sf	4,168 sf	19,108 sf	18,744 sf	1,887 sf	189,214 sf
MINIMUM REQUIRED NUMBER OF ACCESSORY OFF STREET PARKING SPACES	0	0	0	0	0	850 Spaces	0	0	58 Spaces	90 Spaces	0	988 Spaces
MINIMUM REQUIRED NUMBER OF ACCESSORY OFF STREET LOADING SPACES	4 Berths	3 Berths	0	0	1 Berth	0	0	0	1 Berth (Shared)	1 Berth (Shared)	0	9 Berths
MINIMUM BUILDING SETBACKS	-	-	-	-	-	-	-	-	-	-	-	-
BUILDING HEIGHT (TO UPPER LEVEL POOL / ROOF DECK FOR A1, A2 & D)	190'-8"	190'-8"	20'-0"	Existing Building 30'-0"	78'-0"	Existing Building 76'-0"	21'-0"	21'-0"	96'-0"	82'-6"	Existing Building 42'-0"	-
PROPOSED NUMBER OF BICYCLE RACKS	50 Racks	50 Racks	0	0	0	75 Racks	0	0	10 Racks	0	0	185 Racks

GREEN FEATURES: New Buildings : LEED Silver and 50% Green Roof

APPLICANT: McCaffery Interests, Inc.

ADDRESS: FORMER CHILDRENS MEMORIAL HOSPITAL SITE 2301-2377 N. Lincoln Ave, 2316-2356 N. Lincoln Ave., 2366-2376 N. Lincoln Ave., 2337-2353 N. Halsted St., 701-756 W. Fullerton Ave., 2304-2420 N Orchard St., Chicago, Illinois

DATE: February 20th, 2014, revised May 10, 2016, revised July 23, 2018



SUB-AREA A1
Site Area: 89,026 sf
Building Footprint: 57,512 sf
Built Floor Area: 320,211 sf
FAR: 1.22

SUB-AREA A2
Site Area: 33,270 sf
Building Footprint: 19,440 sf
Built Floor Area: 279,321 sf
FAR: 1.06

SUB-AREA B
Site Area: 10,474 sf
Building Footprint: 0 sf
Built Floor Area: 0 sf
FAR: 0.0

SUB-AREA C
Site Area: 11,332 sf
Building Footprint: 10,755 sf
Built Floor Area: 11,446 sf
FAR: 0.04

SUB-AREA D
Site Area: 15,001 sf
Building Footprint: 14,012 sf
Built Floor Area: 61,171 sf
FAR: 0.23

SUB-AREA E
Site Area: 45,891 sf
Building Footprint: 41,400 sf
Built Floor Area: 0 sf
FAR: 0.00

SUB-AREA E1
Site Area: 2,476 sf
Building Footprint: 2,188 sf
Built Floor Area: 1,919 sf
FAR: 0.01

SUB-AREA E2
Site Area: 4,168sf
Building Footprint: 4,168 sf
Built Floor Area: 3,196 sf
FAR: 0.01

SUB-AREA G
Site Area: 19,259 sf
Building Footprint: 19,108 sf
Built Floor Area: 114,133 sf
FAR: 0.43

SUB-AREA H
Site Area: 28,056 sf
Building Footprint: 18,744 sf
Built Floor Area: 120,538 sf
FAR: 0.46

SUB-AREA I
Site Area: 4,010 sf
Building Footprint: 1,887 sf
Built Floor Area: 7,545 sf
FAR: 0.03

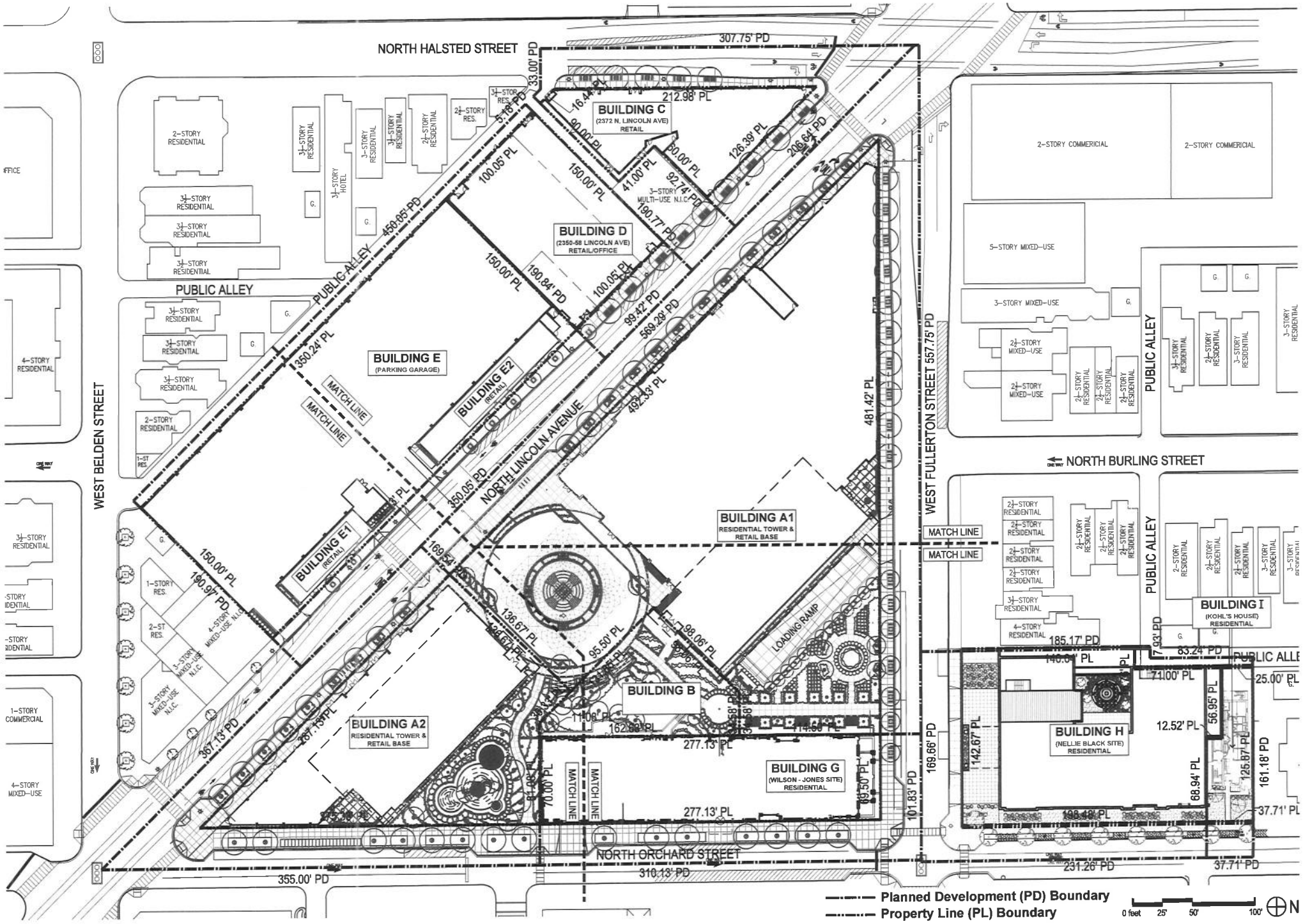
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

A2. PROPERTY LINE AND SUB-AREA MAP

APPLICANT: MCCAFFERY INTERESTS, INC.

DRAFT DATE: REVISED JULY 23, 2018; FEBRUARY 20, 2014

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



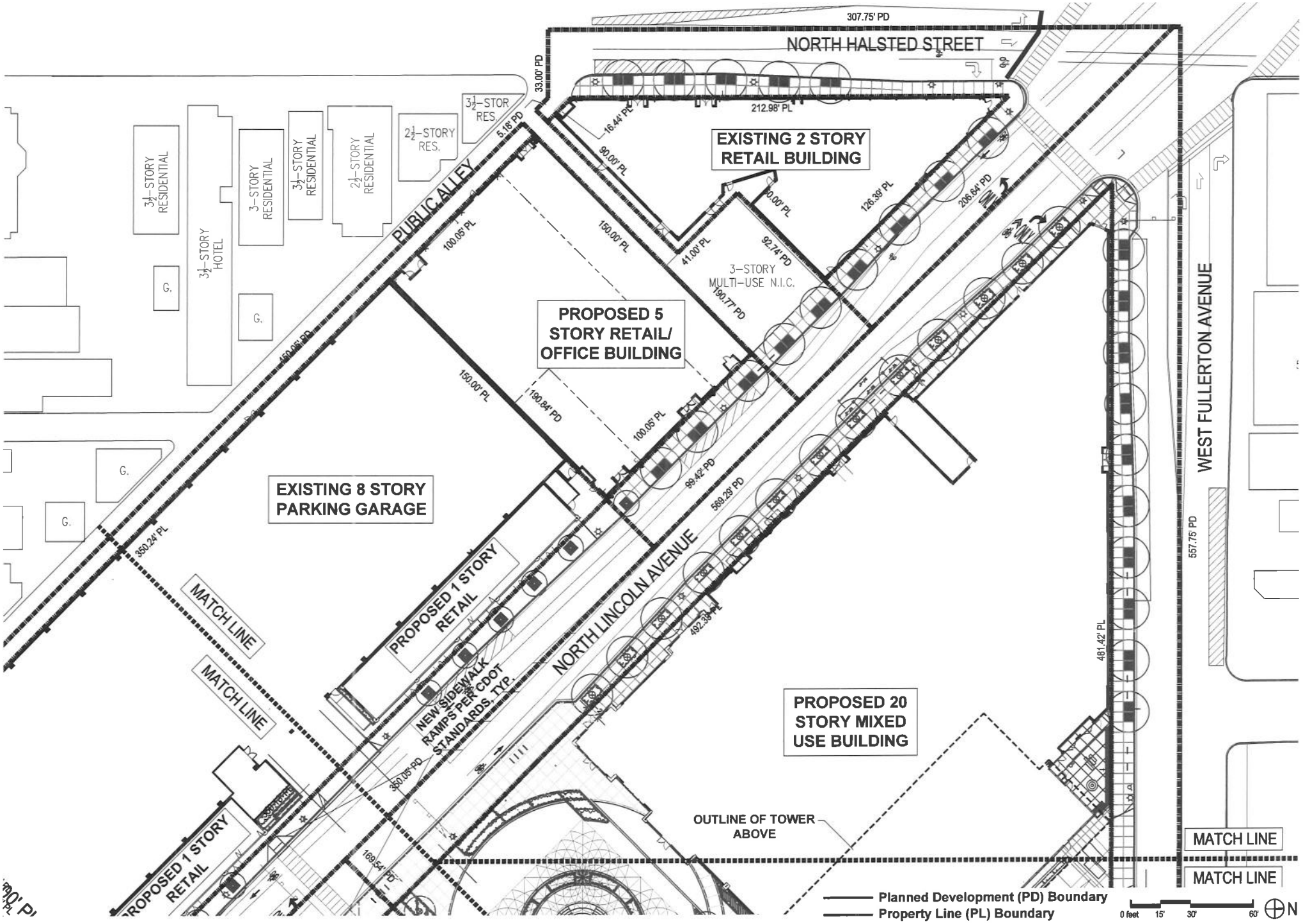
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D. OVERALL SITE PLAN

DRAFT DATE: REVISED JULY 23, 2018; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



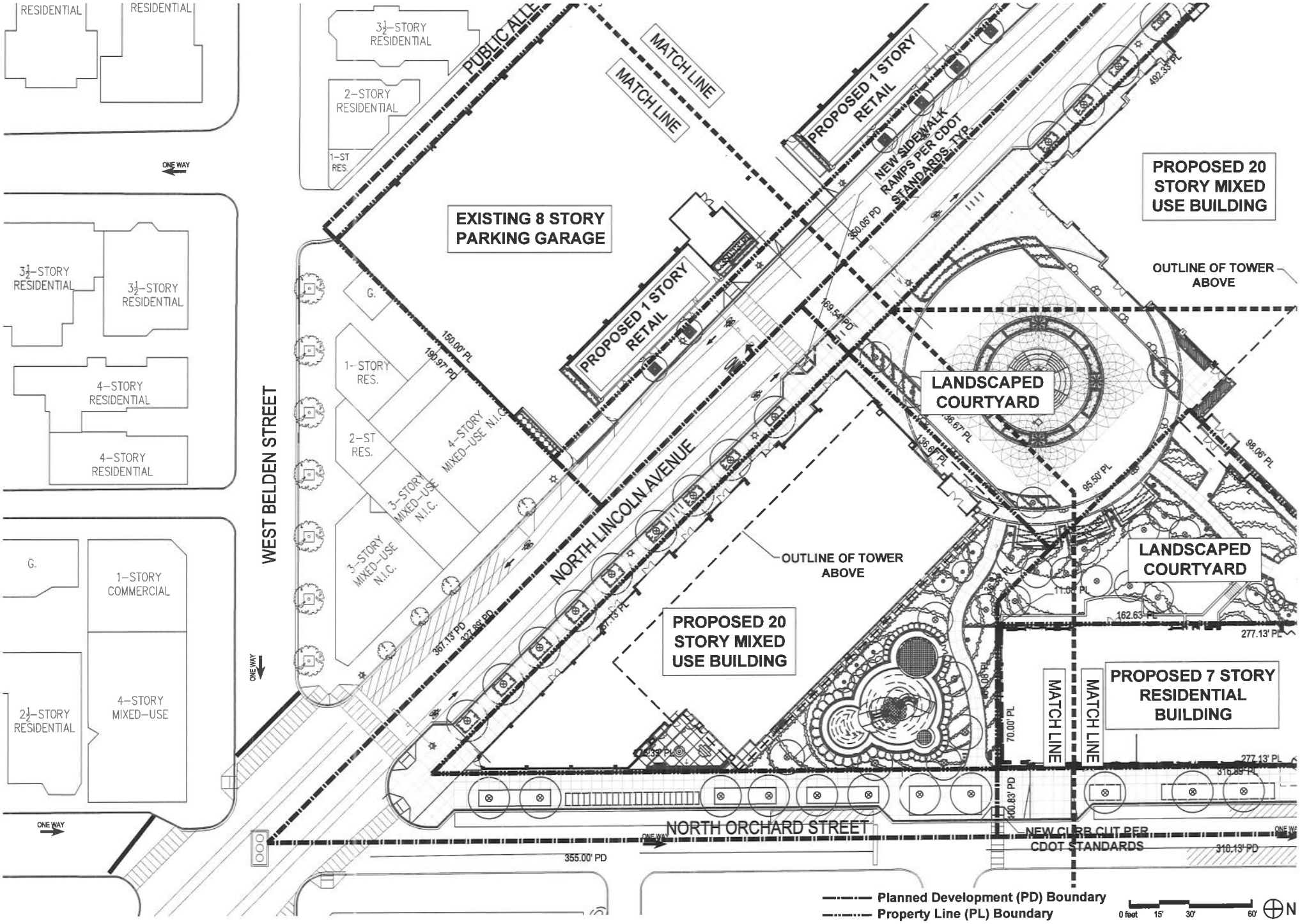
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D1. PARTIAL SITE PLAN

APPLICANT: MCCAFFERY INTERESTS, INC.

DRAFT DATE: REVISED JULY 23, 2018; FEBRUARY 20, 2014

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



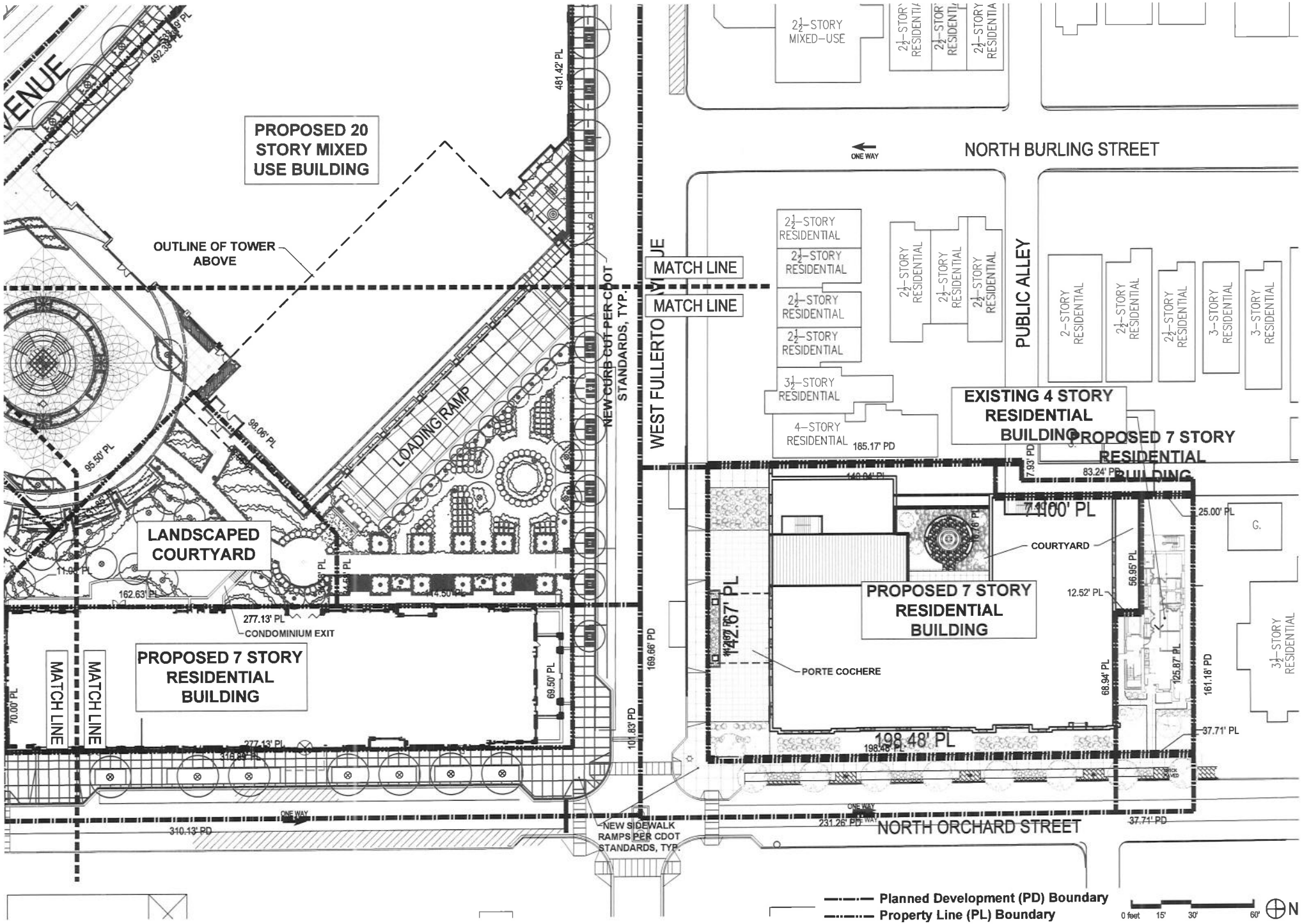
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D2. PARTIAL SITE PLAN

APPLICANT: MCCAFFERY INTERESTS, INC.

DRAFT DATE: REVISED JULY 23, 2018; FEBRUARY 20, 2014

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



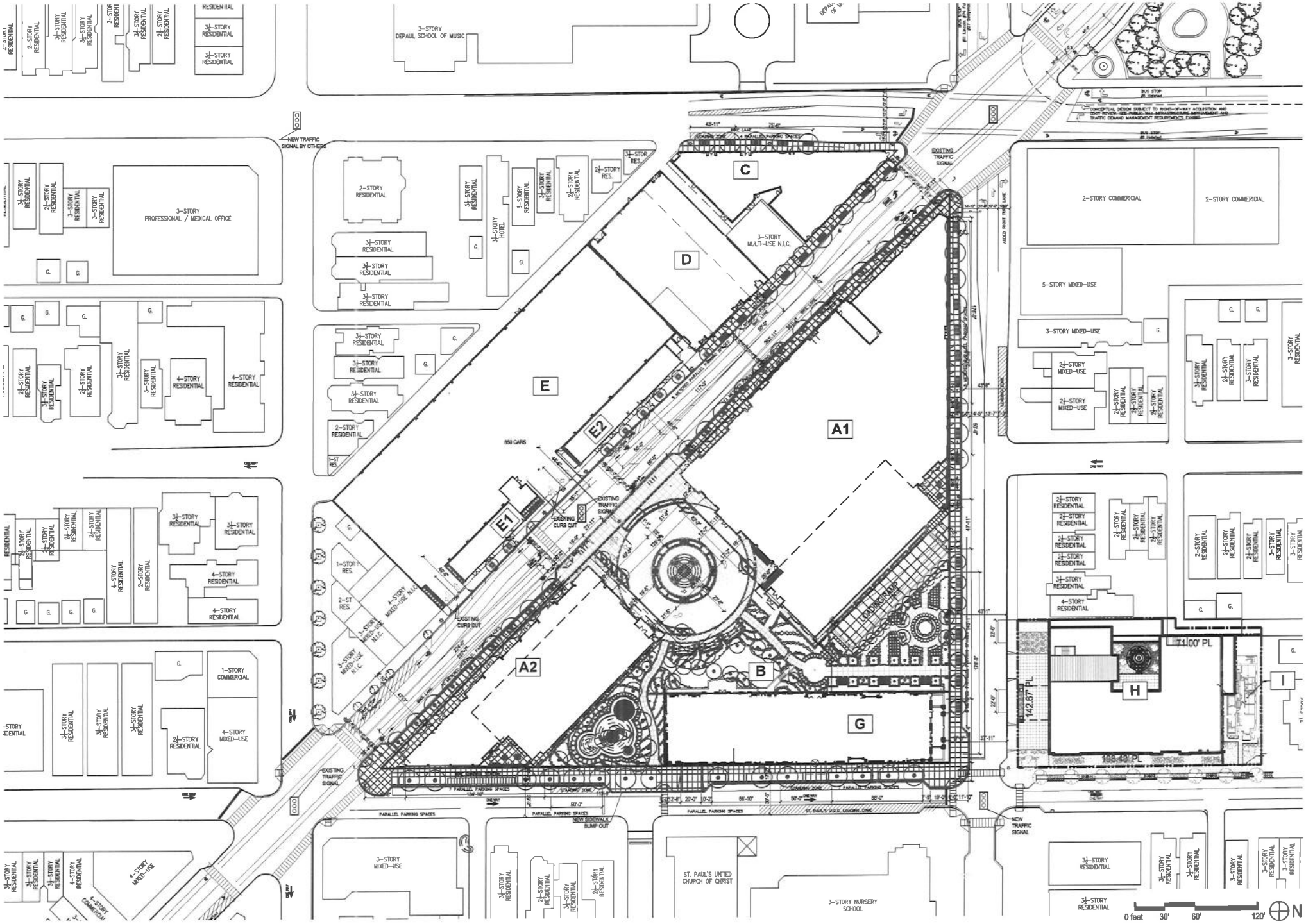
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D3. PARTIAL SITE PLAN

DRAFT DATE: REVISED JULY 23, 2018; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



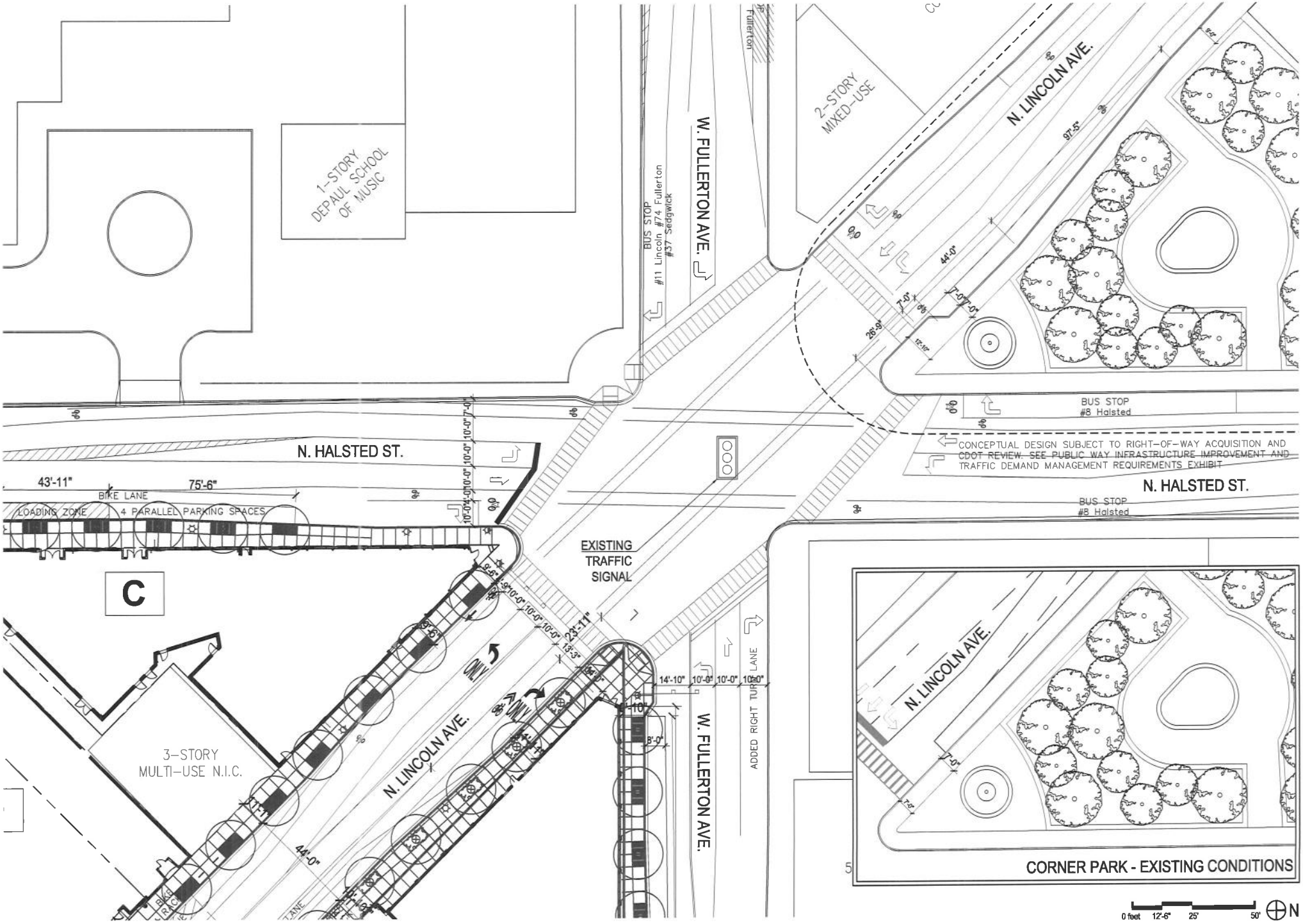
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D4. CDOT SITE PLAN

DRAFT DATE: REVISED JULY 23, 2018; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



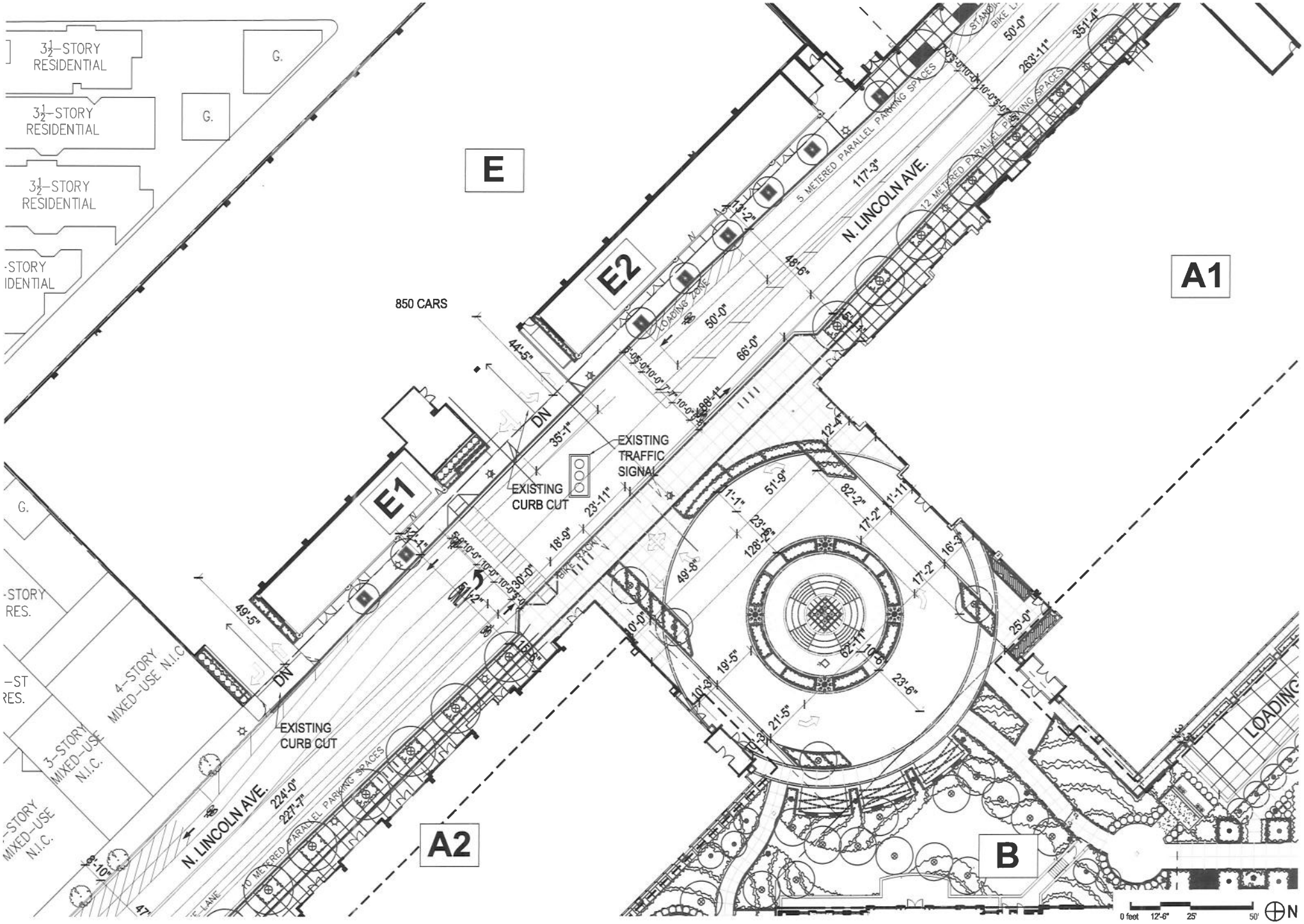
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D5. CDOT - LINCOLN /FULLERTON/HALSTED INTERSECTION

DRAFT DATE: REVISED JULY 23, 2018; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



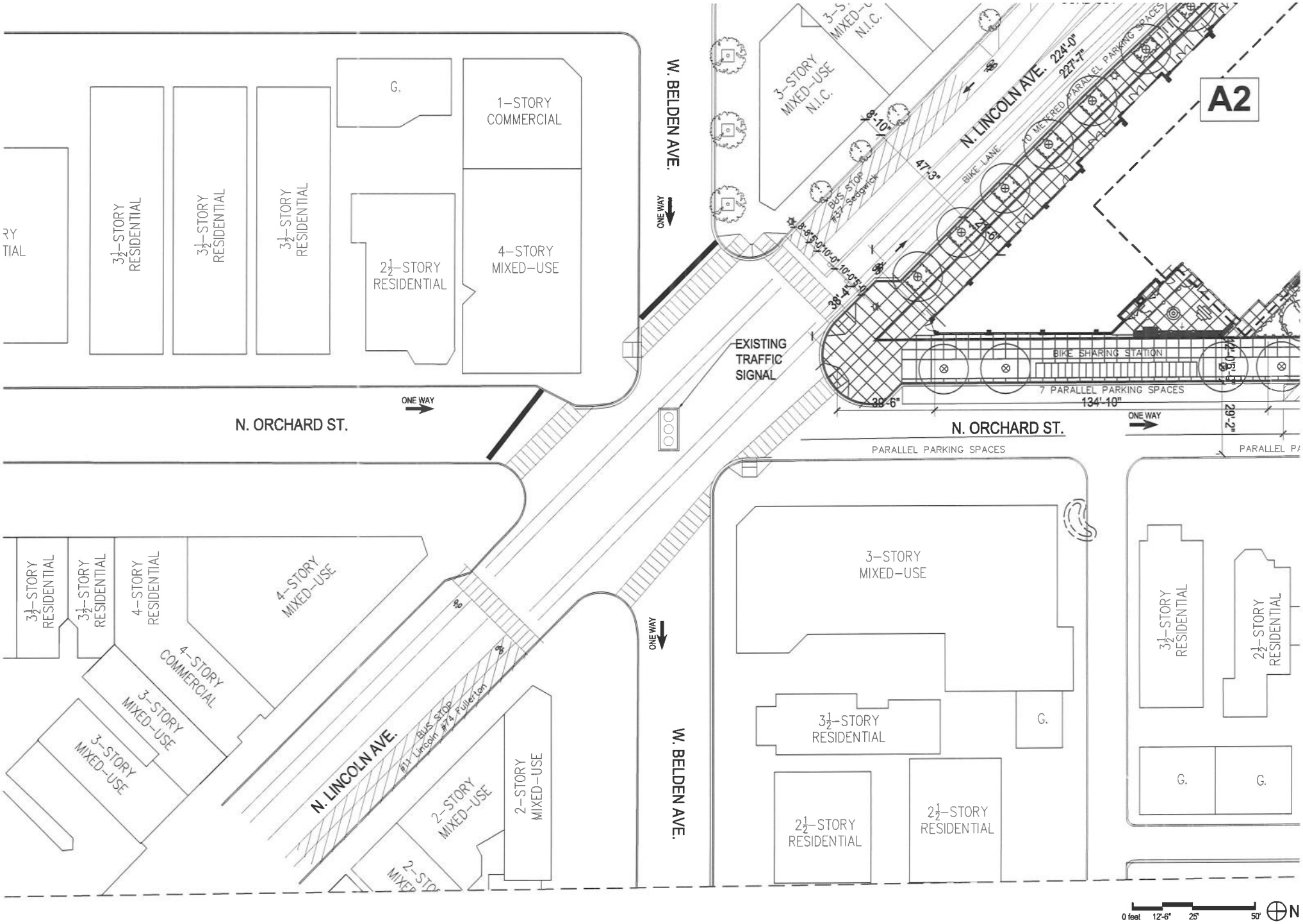
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D6. CDOT - LINCOLN/PLAZA INTERSECTION

APPLICANT: MCCAFFERY INTERESTS, INC.

DRAFT DATE: REVISED JULY 23, 2018; FEBRUARY 20, 2014

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



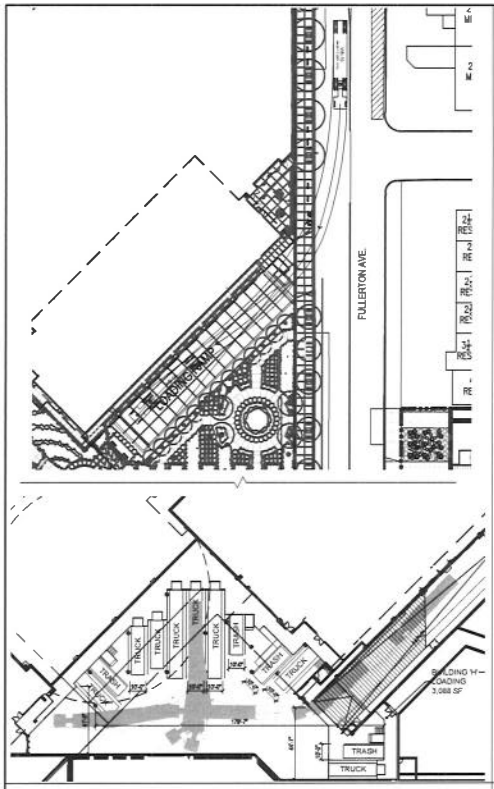
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D7. CDOT - LINCOLN/BELDEN/ORCHARD INTERSECTION

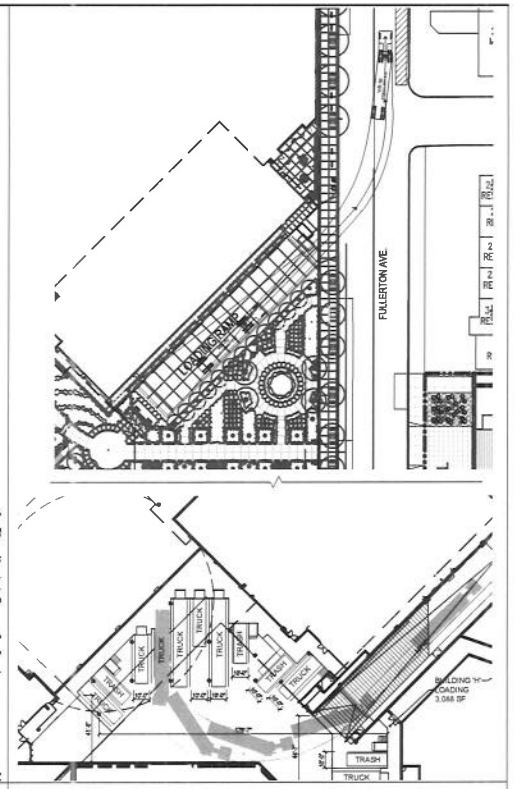
DRAFT DATE: REVISED JULY 23, 2018; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

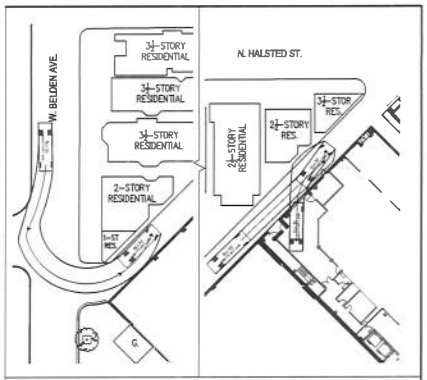
ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



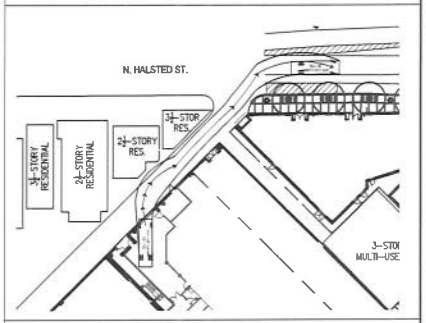
Truck Turning Diagrams - In-Bound



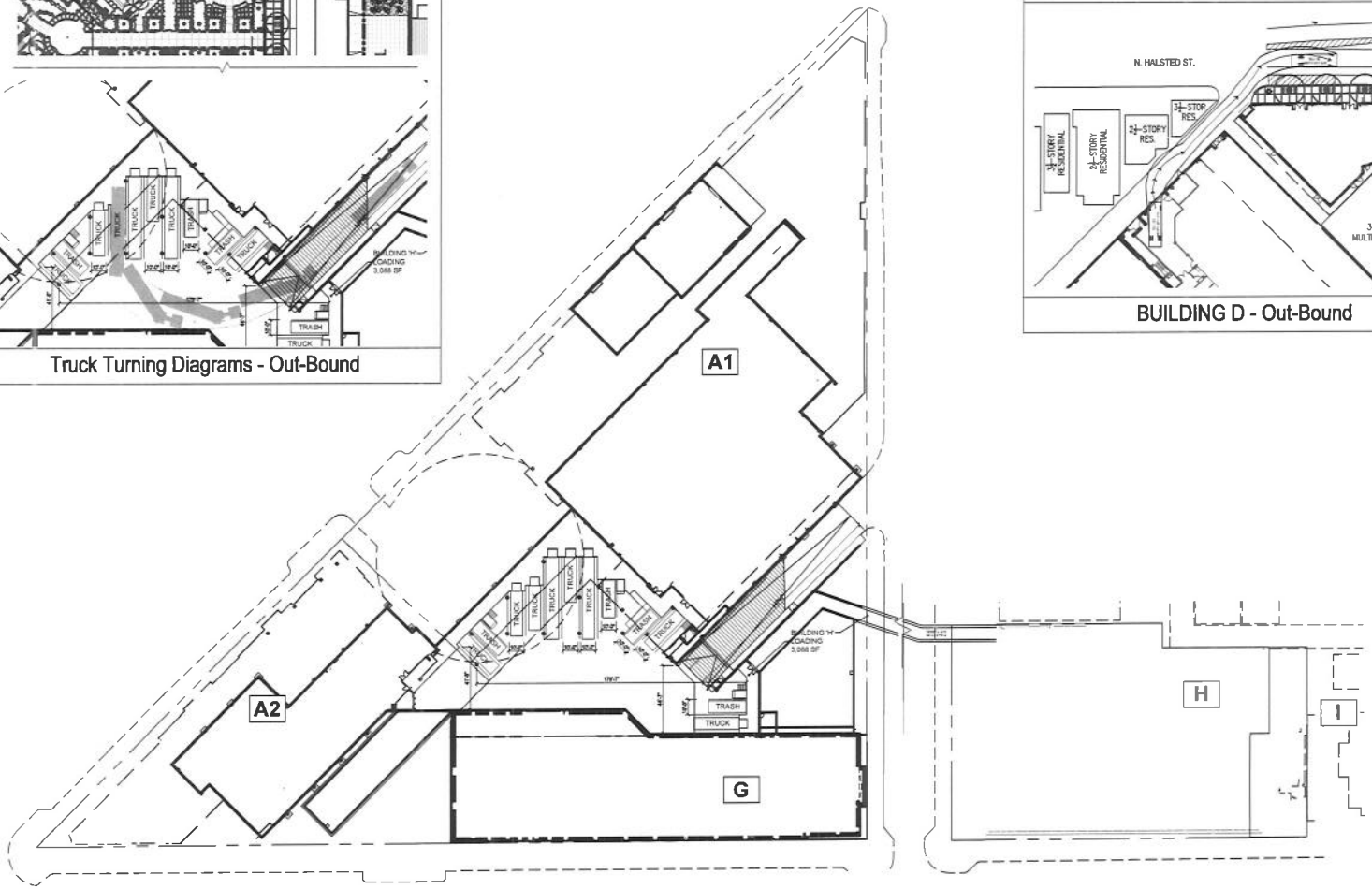
Truck Turning Diagrams - Out-Bound



BUILDING D - In-Bound



BUILDING D - Out-Bound



0 feet 30' 60' 120' N

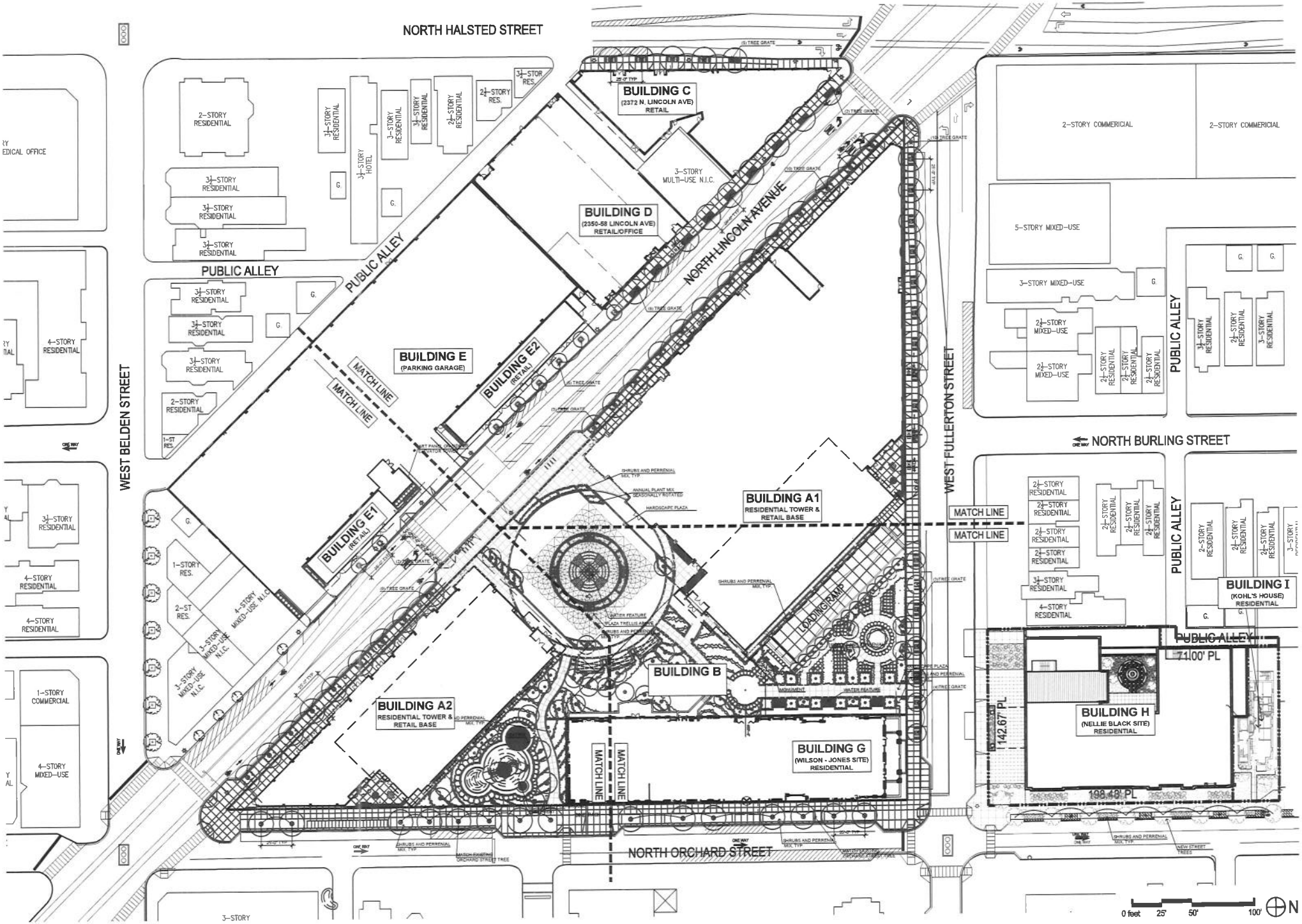
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D8. CDOT LOWER LEVEL LOADING PLAN

APPLICANT: MCCAFFERY INTERESTS, INC.

DRAFT DATE: REVISED JULY 23, 2018; FEBRUARY 20, 2014

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



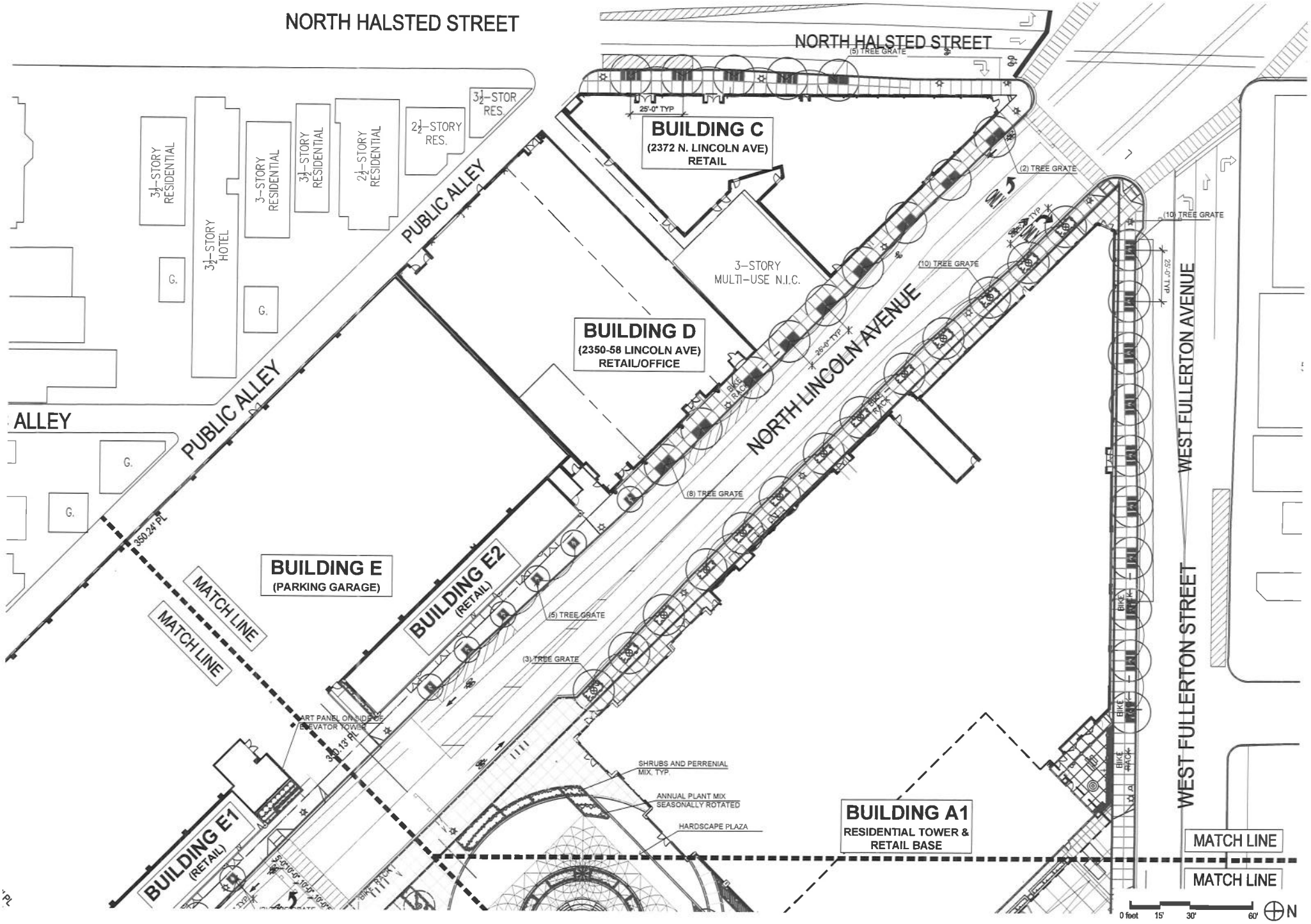
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

E. OVERALL LANDSCAPE PLAN

DRAFT DATE: REVISED JULY 23, 2018; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



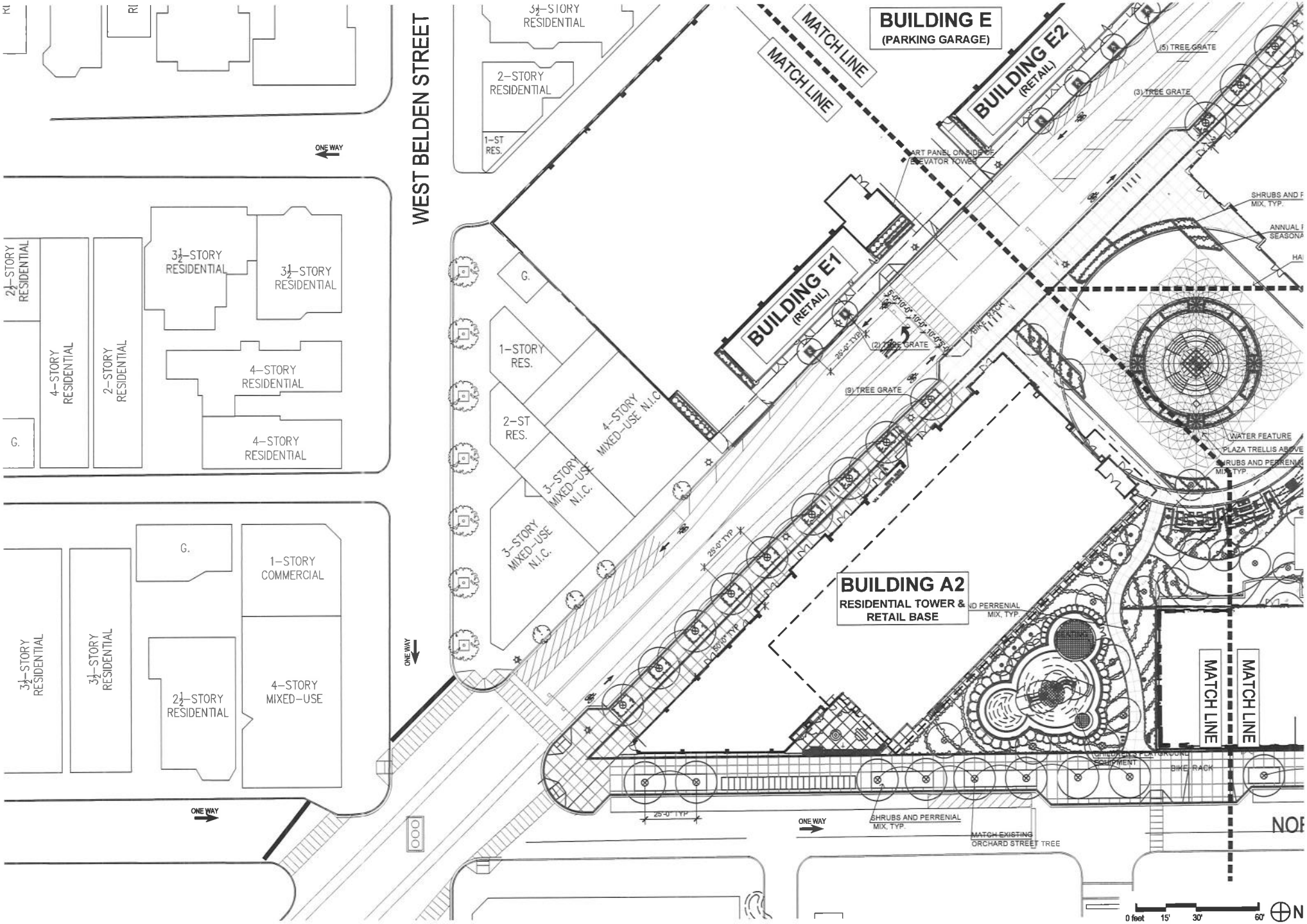
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

E1. PARTIAL LANDSCAPE PLAN

APPLICANT: MCCAFFERY INTERESTS, INC.

DRAFT DATE: REVISED JULY 23, 2018; FEBRUARY 20, 2014

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



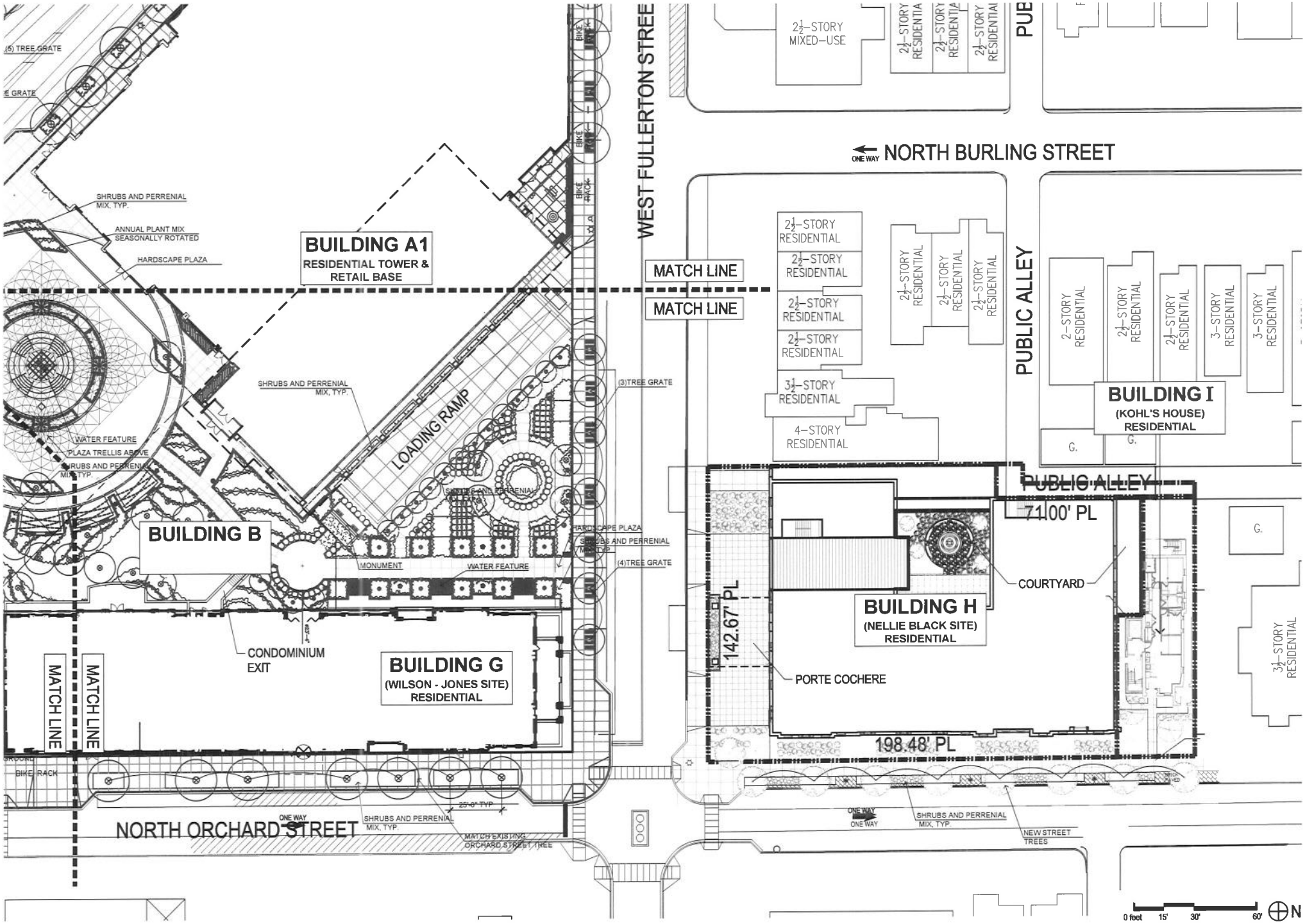
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

E2. PARTIAL LANDSCAPE PLAN

DRAFT DATE: REVISED JULY 23, 2018; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



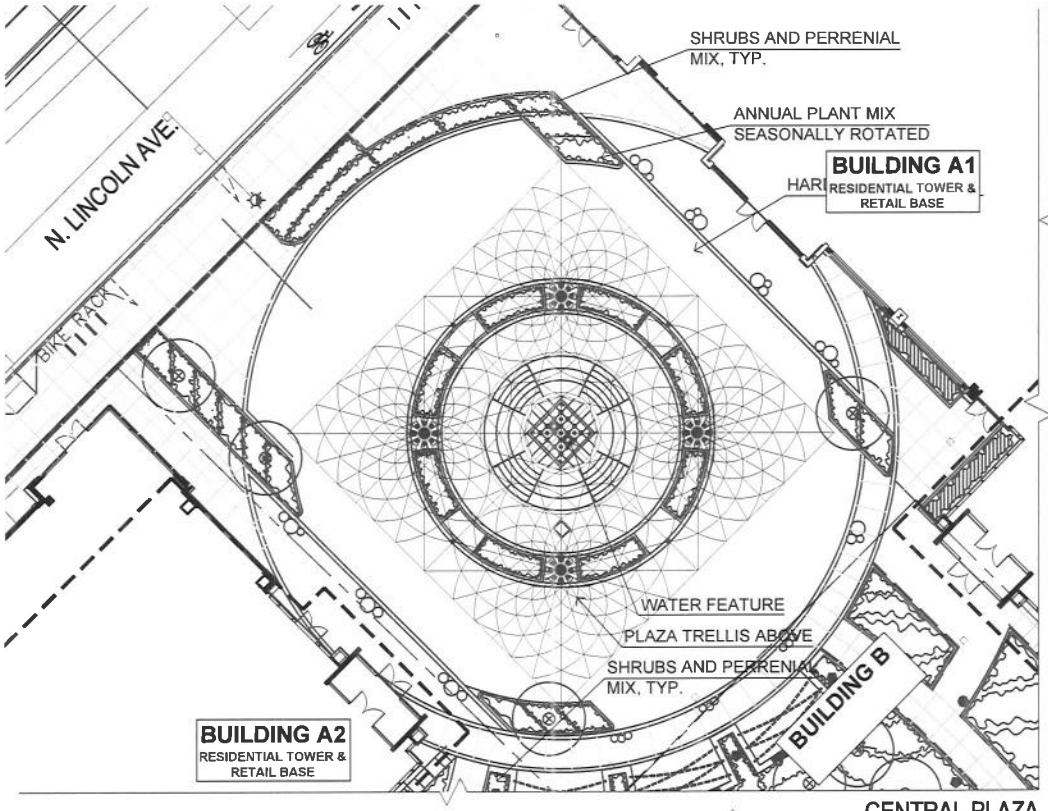
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

E3. PARTIAL LANDSCAPE PLAN

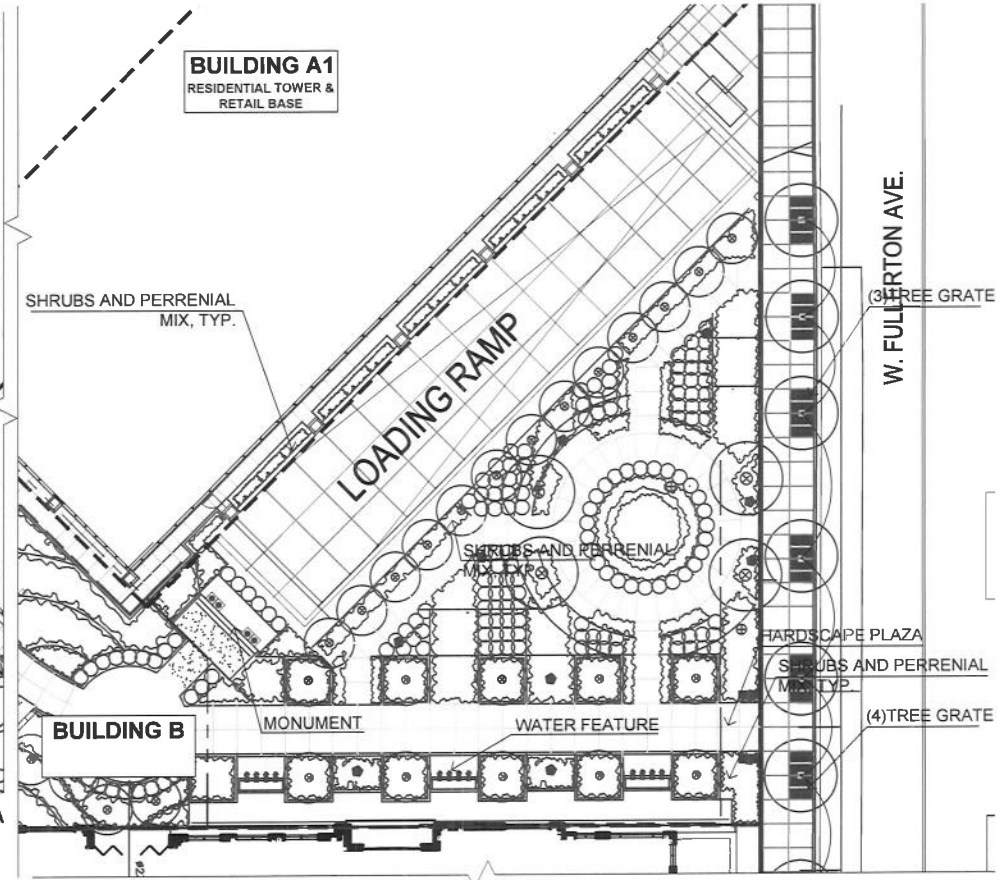
DRAFT DATE: REVISED JULY 23, 2018; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

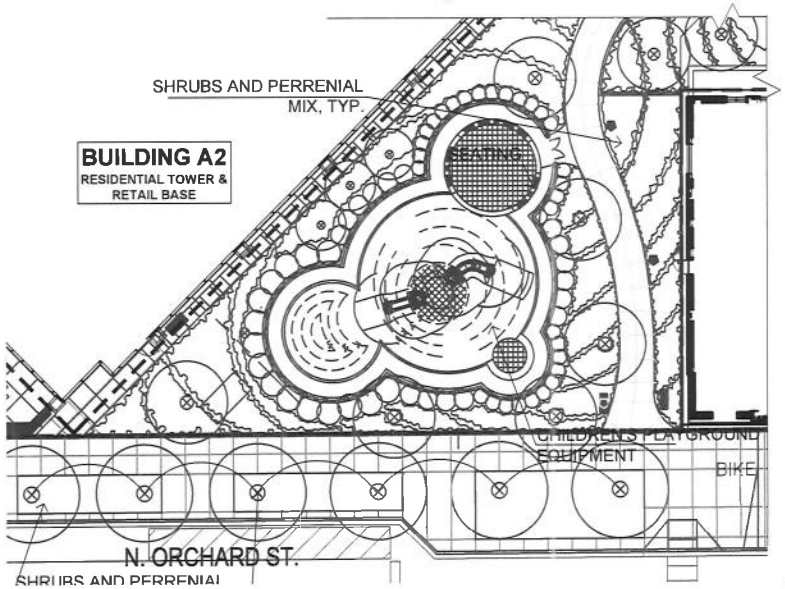
ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



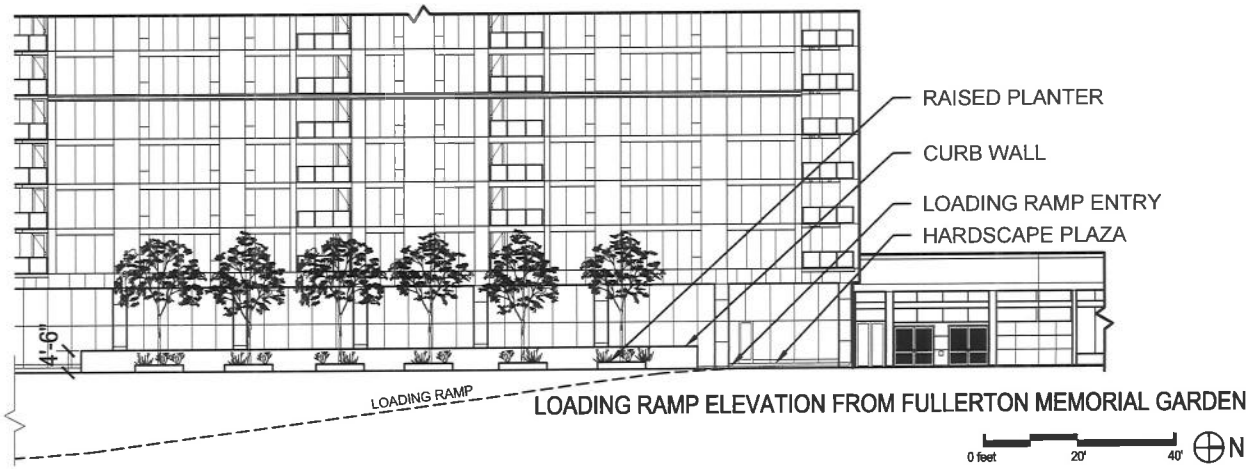
CENTRAL PLAZA



FULLERTON MEMORIAL GARDEN



ORCHARD CHILDREN'S GARDEN



LOADING RAMP ELEVATION FROM FULLERTON MEMORIAL GARDEN

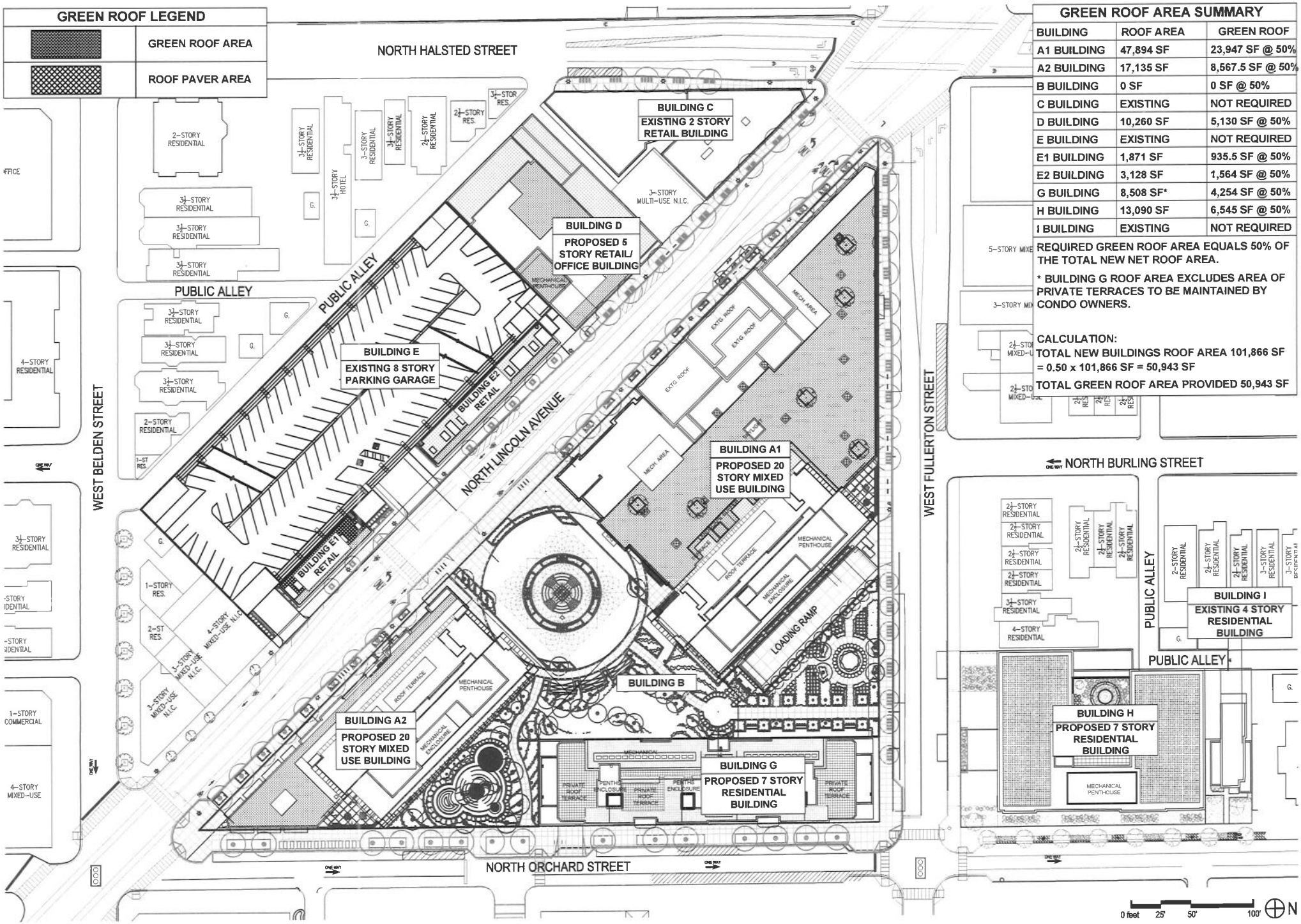
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

E4. ENLARGED OPEN SPACE PLANS & LOADING RAMP ELEVATION

DRAFT DATE: REVISED JULY 23, 2018; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



GREEN ROOF AREA SUMMARY

BUILDING	ROOF AREA	GREEN ROOF
A1 BUILDING	47,894 SF	23,947 SF @ 50%
A2 BUILDING	17,135 SF	8,567.5 SF @ 50%
B BUILDING	0 SF	0 SF @ 50%
C BUILDING	EXISTING	NOT REQUIRED
D BUILDING	10,260 SF	5,130 SF @ 50%
E BUILDING	EXISTING	NOT REQUIRED
E1 BUILDING	1,871 SF	935.5 SF @ 50%
E2 BUILDING	3,128 SF	1,564 SF @ 50%
G BUILDING	8,508 SF*	4,254 SF @ 50%
H BUILDING	13,090 SF	6,545 SF @ 50%
I BUILDING	EXISTING	NOT REQUIRED

REQUIRED GREEN ROOF AREA EQUALS 50% OF THE TOTAL NEW NET ROOF AREA.

* BUILDING G ROOF AREA EXCLUDES AREA OF PRIVATE TERRACES TO BE MAINTAINED BY CONDO OWNERS.

CALCULATION:
TOTAL NEW BUILDINGS ROOF AREA 101,866 SF
= 0.50 x 101,866 SF = 50,943 SF
TOTAL GREEN ROOF AREA PROVIDED 50,943 SF

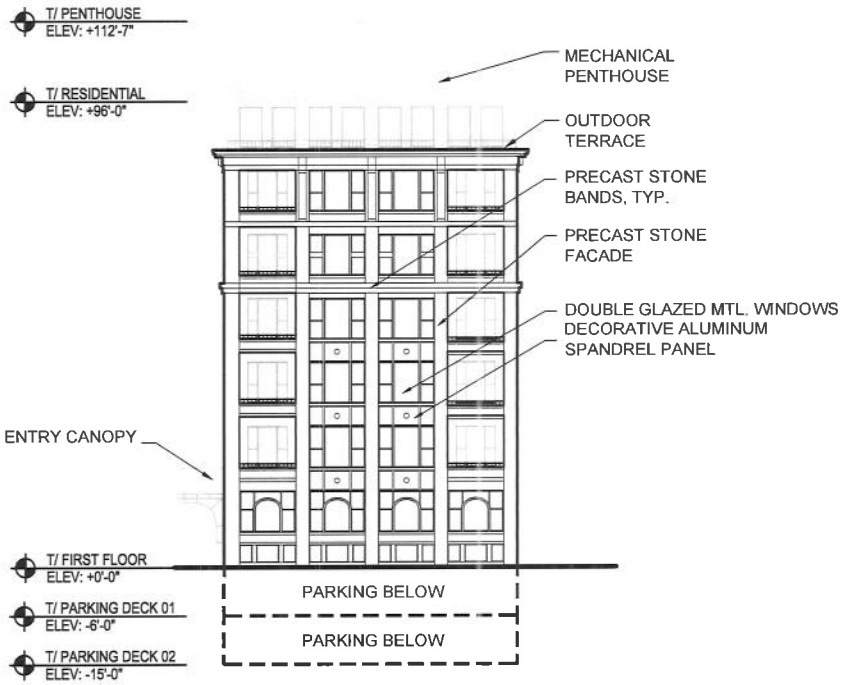
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

E5. GREEN ROOF PLAN

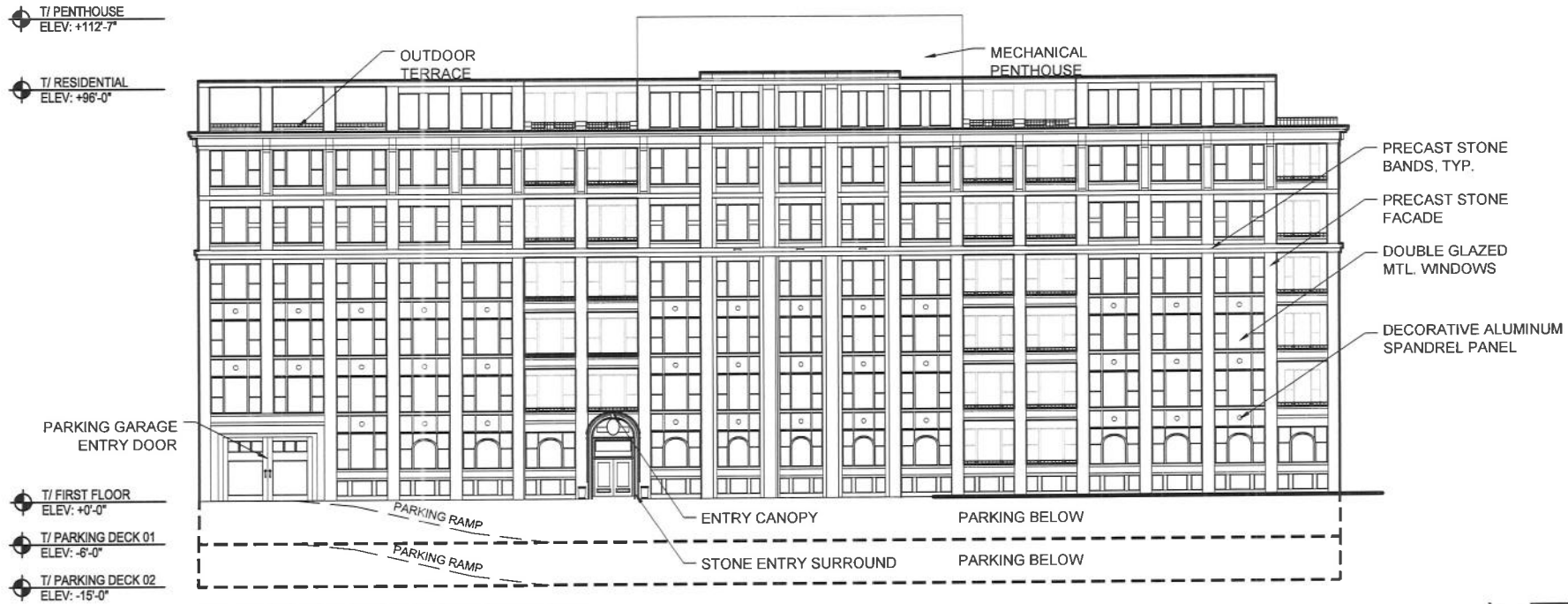
DRAFT DATE: REVISED JULY 23, 2018; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



NORTH ELEVATION (FULLERTON AVE)



EAST ELEVATION (ORCHARD ST)

0 feet 10' 20'

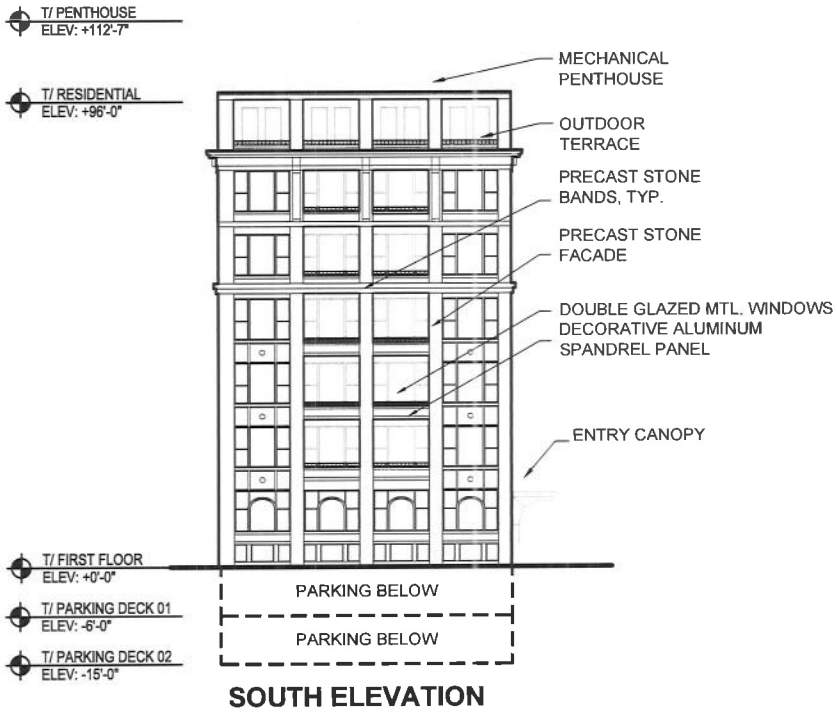
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

F13. BUILDING G (WILSON-JONES) ELEVATIONS

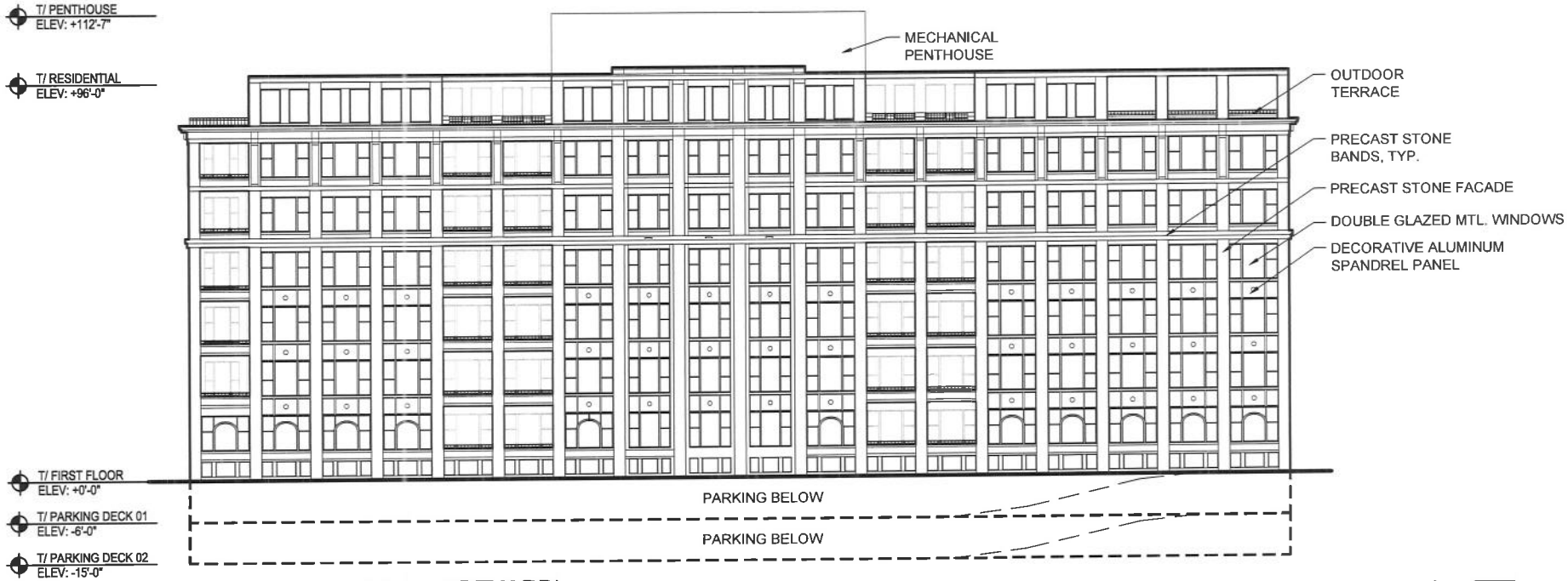
DRAFT DATE: REVISED JULY 23, 2018; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



SOUTH ELEVATION



WEST ELEVATION (COURTYARD)

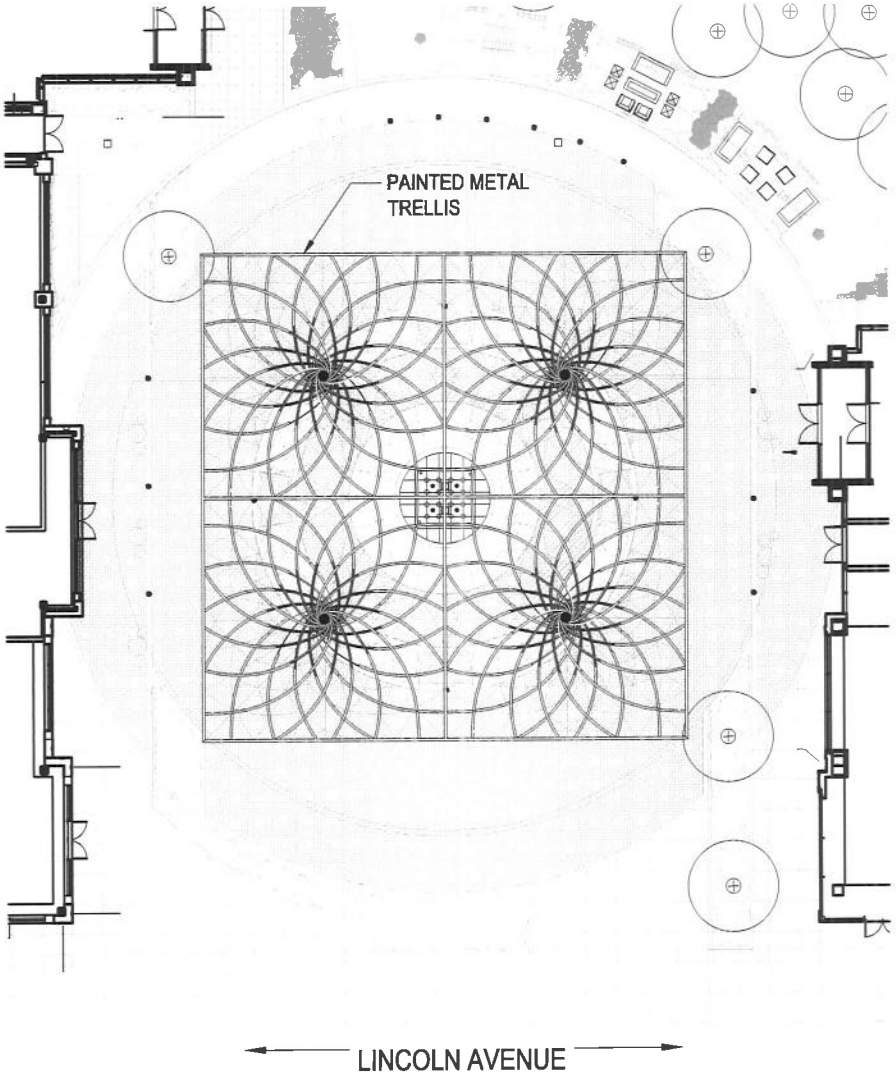
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

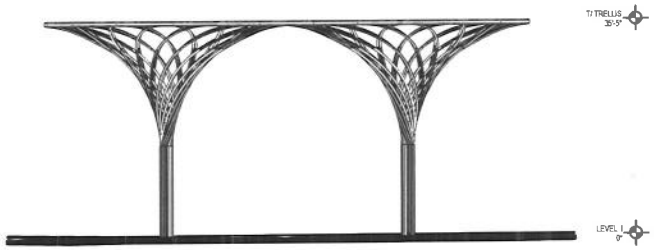
F14. BUILDING G (WILSON-JONES) ELEVATIONS

DRAFT DATE: REVISED JULY 23, 2018; FEBRUARY 20, 2014

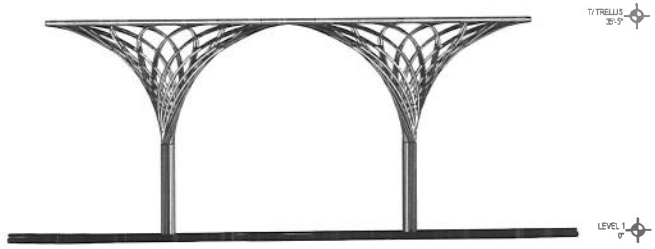
APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS





TRELLIS NORTHWEST ELEVATION



TRELLIS SOUTHWEST ELEVATION

0 feet 8' 16' 32'

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

F17. PLAZA TRELLIS PLAN AND ELEVATIONS

DRAFT DATE: REVISED JULY 23, 2018; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

July 20, 2018

Mr. John J. George
Akerman LLP
71 South Wacker Dr., 47th Floor
Chicago, Illinois 60606

Re: **PD No. 158, Sub-Area A1, 2355 N. Lincoln Ave.**

Dear Mr. George:

This letter is in response to your recent request regarding confirmation that the proposed Equinox fitness club and full-service day spa, including massage services, is a permitted use within Planned Development Number 158 ("PD 158"), Sub-Area A1. Pursuant to Statement Number 5 of the Planned Development Ordinance, the following uses are permitted within Sub-Area A1: artists live/work space on and above the ground floor, dwelling units on and above the ground floor, elderly housing, multi-unit residential, assisted living, nursing home, all public and civic uses permitted by right and as a special use in the B3 zoning district (excluding colleges and universities, lodge or private club, religious assembly, school, minor and major utilities and services), all commercial uses permitted by right and as a special use in the B3 zoning district (excluding body art services, day labor employment agency, indoor urban farm operations, drive-through facility, tavern, large venue entertainment and spectator sports, payday/title secured loan store, pawn shop, fortune telling service, funeral and interment services, gas stations, bed and breakfast, hotel/motel, vacation rental, non-accessory parking, residential storage warehouse, amusement arcades, entertainment cabaret, hookah bar, auto supply/accessory sales and motor vehicle repair), limited catering and shared kitchen, co-located wireless communication facility and all accessory and related uses.

According to your request letter, Equinox is looking to occupy approximately 31,000 SF on the 1st and lower level at 2355 N. Lincoln Ave. The proposed fitness club will comprise the following programs and facilities: open fitness and exercise areas, fitness studios, lap swimming pool, lounge and relation areas, a retail area and café, and a full service day spa offering massages and other treatments. The spa and massage services will be available to the general public, even if an individual is not a member of the fitness club. The proposed fitness club is an indoor, sports and recreation, participant use, which is a permitted use in the B3 District, pursuant to Section 17-3-0207 of the Chicago Zoning Ordinance and the spa is considered an accessory use to the principal use. Therefore, the proposed Equinox fitness club and full-service day spa is a permitted use at 2355 N. Lincoln Ave.

Sincerely,

Patrick Murphey
Acting Zoning Administrator

PM:tm
C: Terry Robinson, Janice Hill, Main file

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 12, 2017

Jason Golub
Antunovich Associates
224 W. Huron Street
Chicago IL 60654

RE: Sign Agreement for Planned Development No. 158, Lincoln Commons

Dear Mr. Golub:

This letter is in response to the attached Lincoln Commons Signage Summary, dated October 2017. Planned Development Number 158 is allowed 6,800 square feet of total signage based on the underlying B3 District and multiple street frontages. Page 18 of the Summary identifies a total of 5,410 square feet of signage allocated to Building's A1, A2, C, D, E and G. This signage is a mixture of wall, blade/medallion and banner/awnings signs as shown on the elevation drawings. The remaining 1,390 square feet is assigned to common signage for the entire development and the exact location of this signage has not yet been determined.

As the buildings are constructed and leased, we understand that the exact location and size of the signs may be slightly modified based on the needs of individual tenants or owners. If changes are requested, please note them on the exhibits submitted with the sign permit application. If you have any questions or require additional information, please contact Teresa McLaughlin of my staff at (312) 744-3509 for more information.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS:tm

C: Denice Bocek, McCaffery Interests
Main file

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602

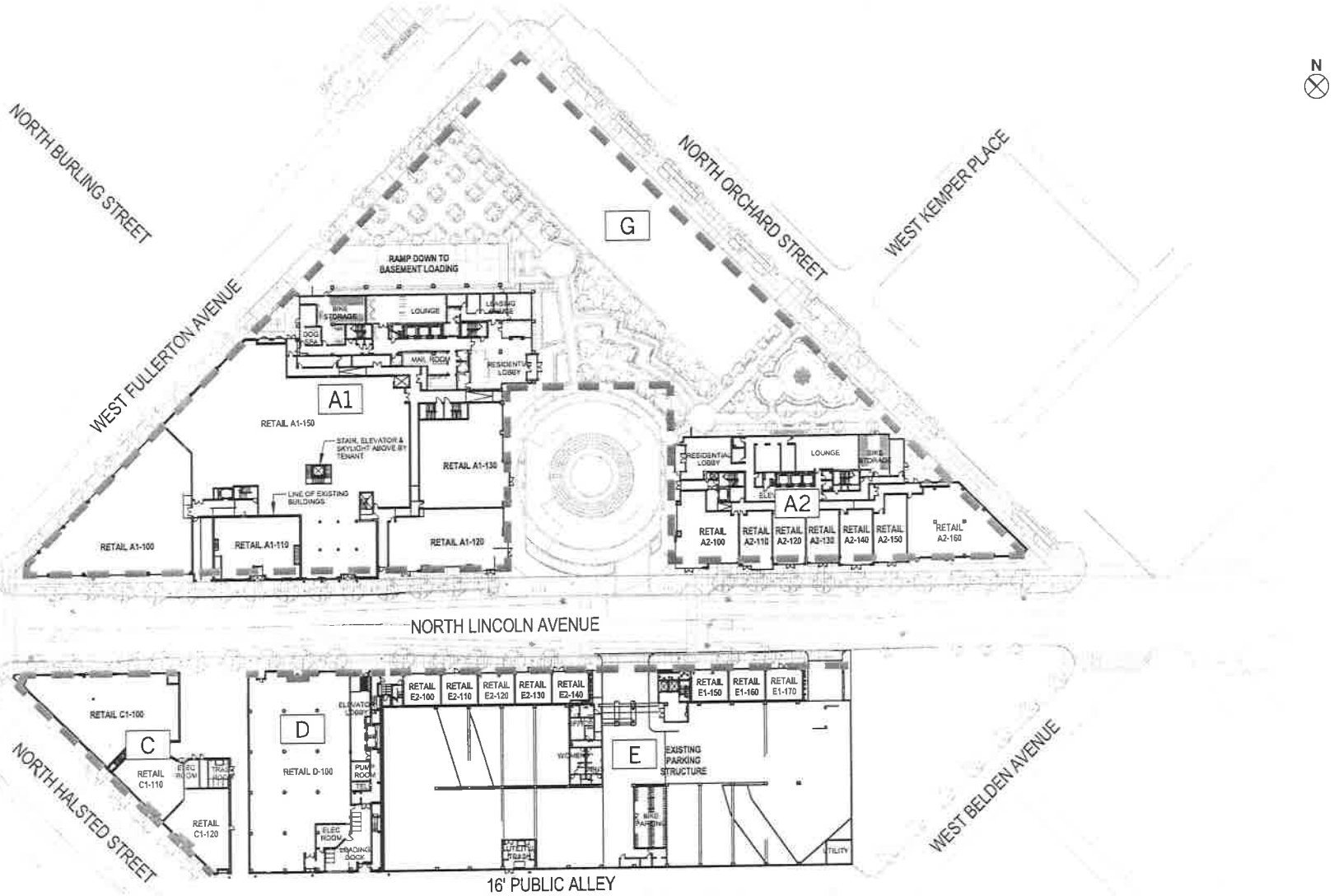
THE LINCOLN COMMON

SIGNAGE SUMMARY

1

Hines McCAFFERY · DEVELOPER | ANTUNOVICH ASSOCIATES · ARCHITECTS & PLANNERS

CHICAGO, ILLINOIS | OCTOBER 2017



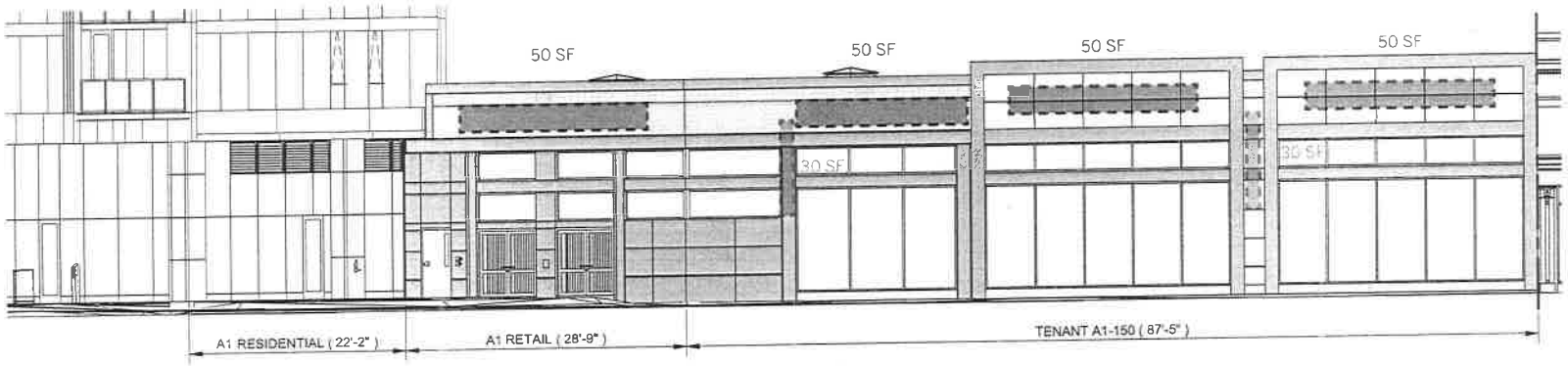
THE LINCOLN COMMON

SIGNAGE SUMMARY: LEVEL 1 SIGNAGE PLAN

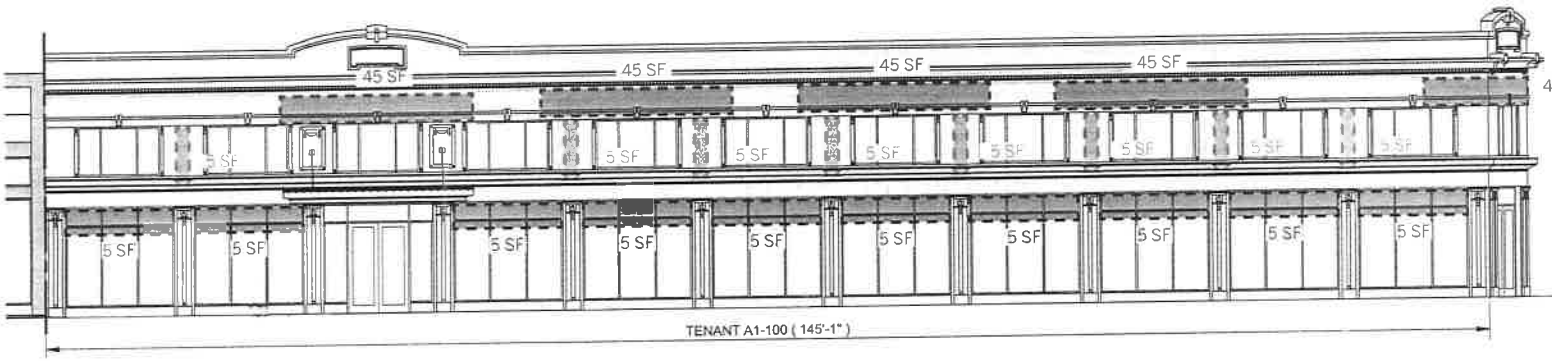
2

Hines McCAFFERY • DEVELOPER | ANTUNOVICH ASSOCIATES • ARCHITECTS & PLANNERS

CHICAGO, ILLINOIS | OCTOBER 2017



WALL SIGN 200 SF
BLADE SIGN (2) 60 SF



WALL SIGN 225 SF
BLADE SIGN (8) 40 SF
AWNING 50 SF

WALL SIGNAGE
BLADE / MEDALLION SIGNAGE
BANNER / AWNING

SCALE: 1/32"=1'-0"

THE LINCOLN COMMON

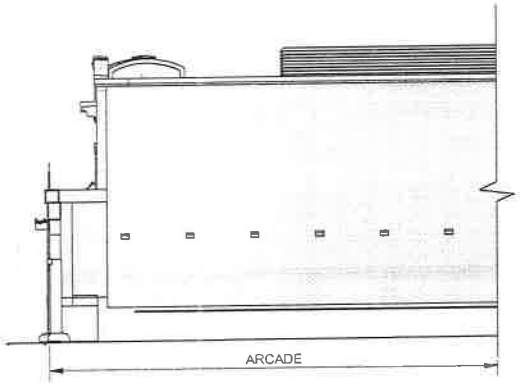
SIGNAGE SUMMARY: A1 RETAIL FULLERTON AVE ELEVATION

3

Hines McCAFFERY • DEVELOPER | ANTUNOVICH ASSOCIATES • ARCHITECTS & PLANNERS

CHICAGO, ILLINOIS | OCTOBER 2017

WALL SIGN	180 SF
BLADE SIGNS (5)	25 SF
AWNING	35 SF



WALL SIGNAGE

BLADE / MEDALLION SIGNAGE

BANNER / AWNING

SCALE 3/32"=1'-0"
0 5'-4" 10'-8"

THe LINCOLN COMMON

SIGNAGE SUMMARY: A1 RETAIL LINCOLN AVE ELEVATION

4

Hines McCAFFERY • DEVELOPER | ANTUNOVICH ASSOCIATES • ARCHITECTS & PLANNERS

CHICAGO, ILLINOIS | OCTOBER 2017

WALL SIGN 50 SF

WALL / CANOPY SIGN 200 SF
BLADE SIGN (2) 10 SF

WALL / CANOPY SIGN 75 SF
BLADE SIGN (2) 60 SF

WALL SIGN (2) 135 SF
BLADE SIGN (2) 10 SF
AWNING 15 SF

WALL SIGNAGE
BLADE / MEDALLION SIGNAGE
BANNER / AWNING

SCALE 1/32"=1'-0"

THe LINCOLN COMMON

SIGNAGE SUMMARY: A1 RETAIL LINCOLN AVE ELEVATION

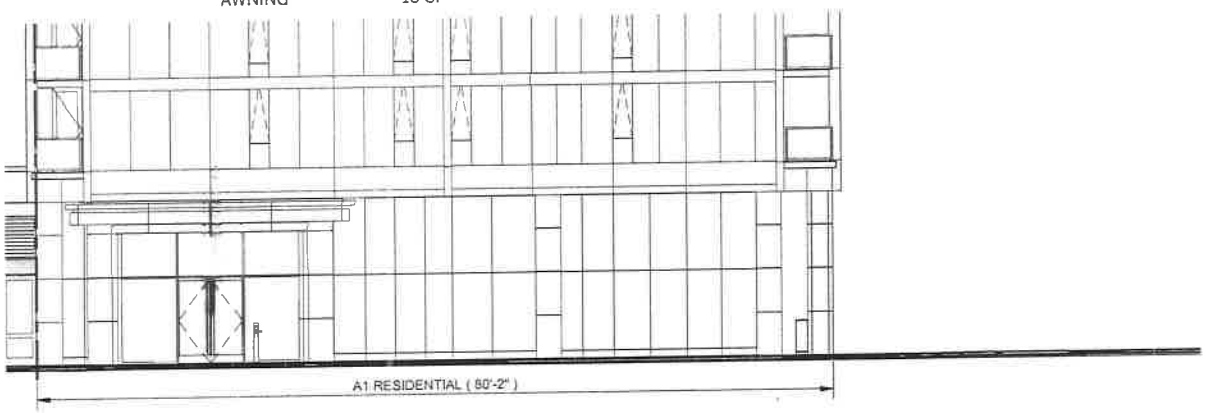
5

Hines McCAFFERY • DEVELOPER | ANTUNOVICH ASSOCIATES • ARCHITECTS & PLANNERS

CHICAGO, ILLINOIS | OCTOBER 2017

WALL SIGN	70 SF
BLADE SIGN (2)	20 SF
AWNING	10 SF

WALL SIGN	95 SF
BLADE SIGN (3)	15 SF
AWNING	15 SF



WALL SIGNAGE

BLADE / MEDALLION SIGNAGE

BANNER / AWNING

SCALE: 3/32"=1'-0"

0' 5'-4" 10'-8"

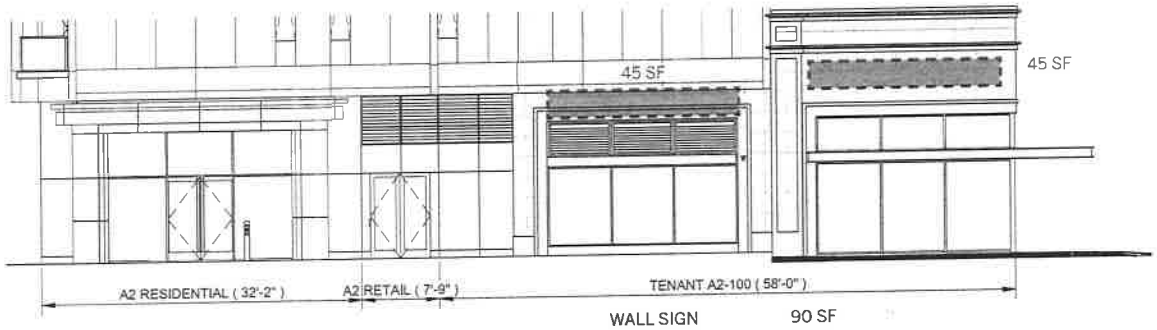
THE LINCOLN COMMON

SIGNAGE SUMMARY: A1 RETAIL COURTYARD ELEVATION

6

Hines McCAFFERY • DEVELOPER | ANTUNOVICH ASSOCIATES • ARCHITECTS & PLANNERS

CHICAGO, ILLINOIS | OCTOBER 2017



WALL SIGN	90 SF	WALL SIGN	45 SF	WALL SIGN	45 SF	WALL SIGN	45 SF
BLADE SIGNS (2)	20 SF	BLADE SIGN	5 SF	BLADE SIGN	5 SF	BLADE SIGN	5 SF
AWNING	5 SF	AWNING	5 SF	AWNING	5 SF	AWNING	5 SF

WALL SIGNAGE

BLADE / MEDALLION SIGNAGE

BANNER / AWNING

SCALE: 1/32"=1'-0"

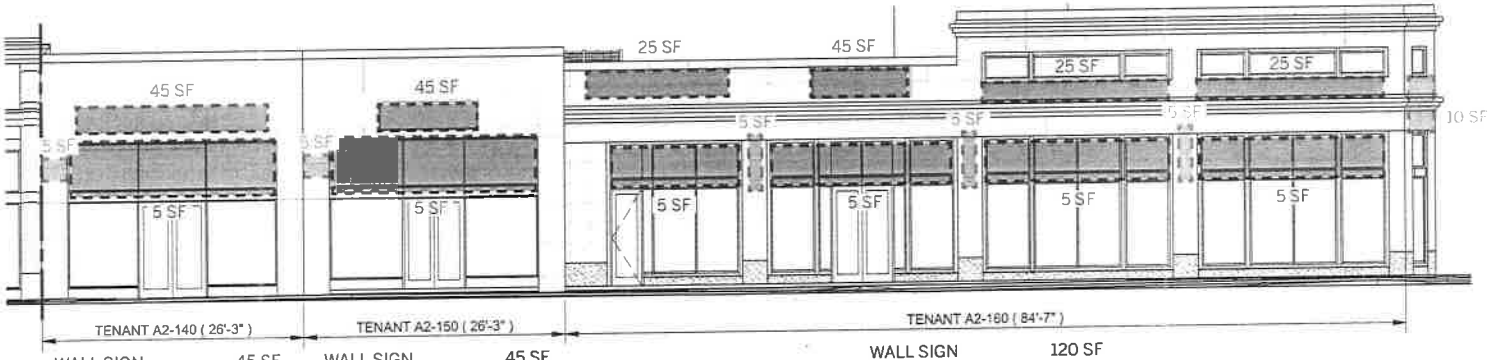
0' 5'-4" 10'-8"

THe LINCOLN COMMON

SIGNAGE SUMMARY: A2 RETAIL LINCOLN AVE ELEVATION

Hines McCAFFERY • DEVELOPER | ANTUNOVICH ASSOCIATES • ARCHITECTS & PLANNERS

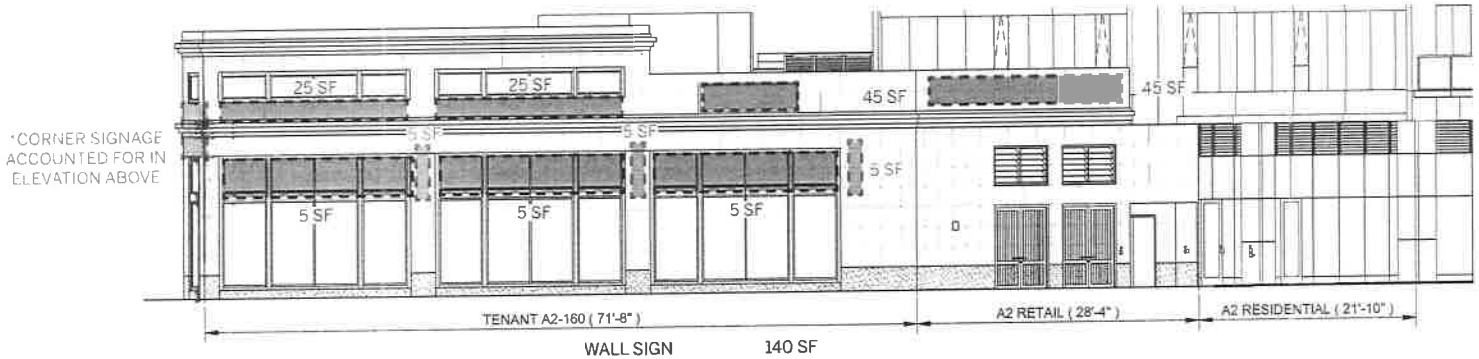
CHICAGO, ILLINOIS | OCTOBER 2017



WALL SIGN	45 SF
BLADE SIGN	5 SF
AWNING	5 SF

WALL SIGN	45 SF
BLADE SIGN	5 SF
AWNING	5 SF

WALL SIGN	120 SF
BLADE SIGNS (4)	25 SF
AWNING	20 SF



WALL SIGN	140 SF
BLADE SIGNS (3)	15 SF
AWNING	15 SF

WALL SIGNAGE

BLADE / MEDALLION SIGNAGE

BANNER / AWNING

SCALE: 3/32"=1'-0"

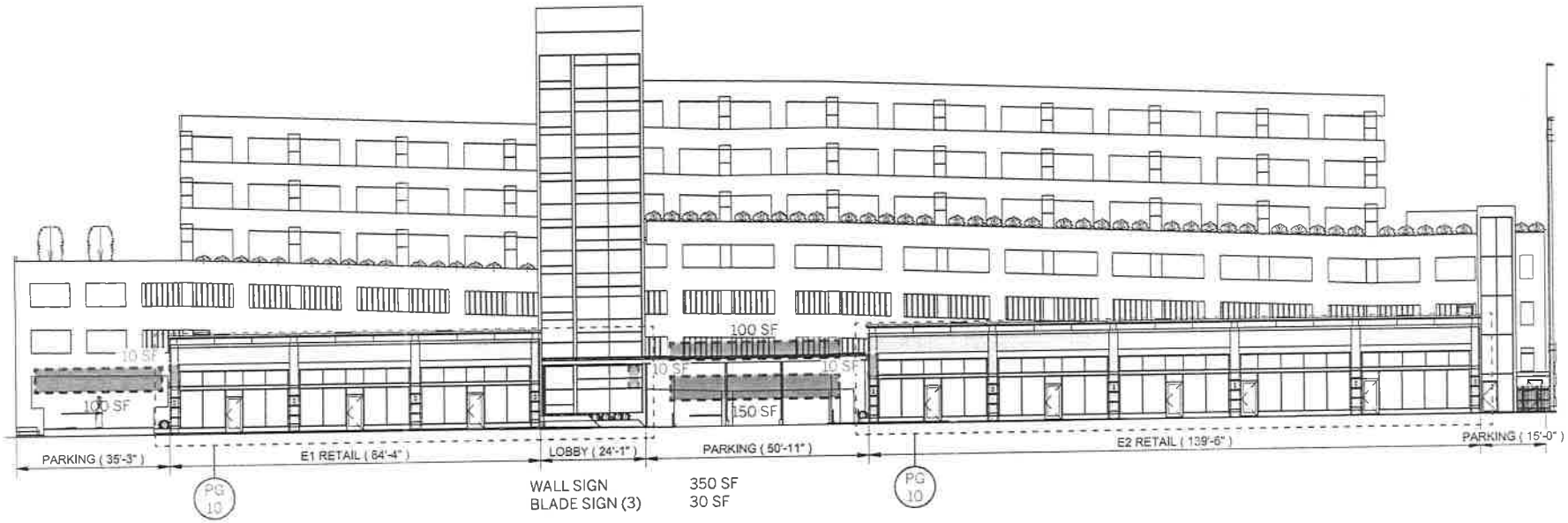
THE LINCOLN COMMON

SIGNAGE SUMMARY: A2 RETAIL LINCOLN AVE & ORCHARD ST ELEVATION

8

Hines McCAFFERY • DEVELOPER | ANTUNOVICH ASSOCIATES • ARCHITECTS & PLANNERS

CHICAGO, ILLINOIS | OCTOBER 2017



WALL SIGNAGE

BLADE / MEDALLION SIGNAGE

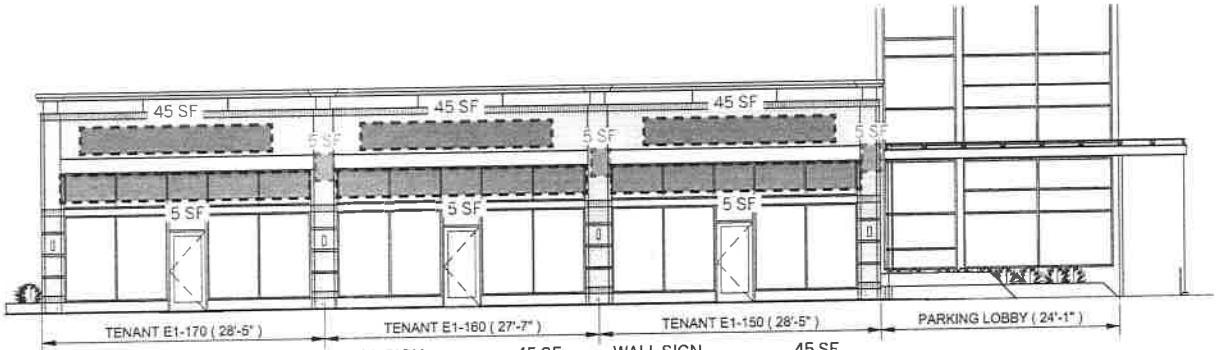
BANNER / AWNING

THE LINCOLN COMMON

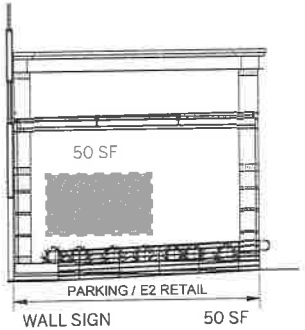
SIGNAGE SUMMARY: E PARKING LINCOLN AVE ELEVATION

Hines McCAFFERY • DEVELOPER | ANTUNOVICH ASSOCIATES • ARCHITECTS & PLANNERS

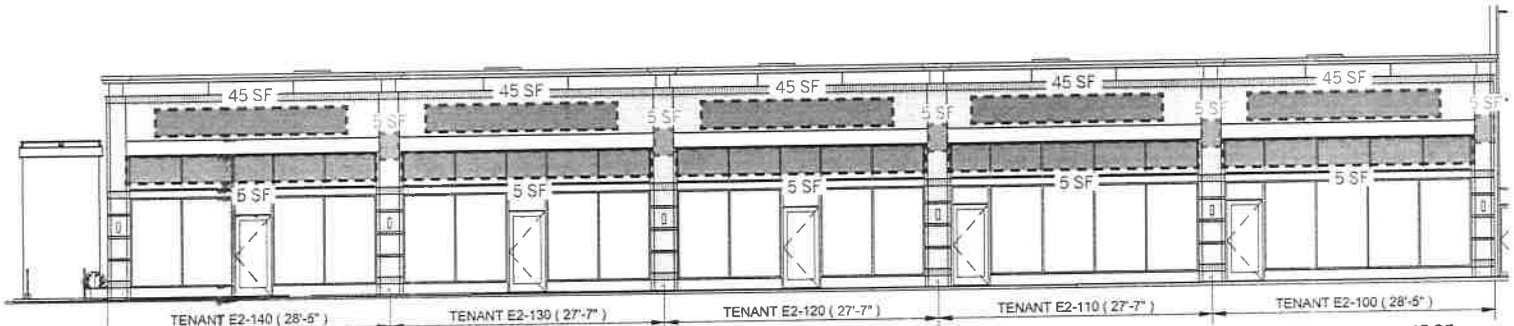
CHICAGO, ILLINOIS | OCTOBER 2017



WALL SIGN	45 SF	WALL SIGN	45 SF	WALL SIGN	45 SF
BLADE SIGN	5 SF	BLADE SIGN	5 SF	BLADE SIGN	5 SF
AWNING	5 SF	AWNING	5 SF	AWNING	5 SF



WALL SIGN	50 SF



WALL SIGN	45 SF	WALL SIGN	45 SF	WALL SIGN	45 SF	WALL SIGN	45 SF	WALL SIGN	45 SF
BLADE SIGN	5 SF	BLADE SIGN	5 SF	BLADE SIGN	5 SF	BLADE SIGN	5 SF	BLADE SIGN	5 SF
AWNING	5 SF	AWNING	5 SF	AWNING	5 SF	AWNING	5 SF	AWNING	5 SF

WALL SIGNAGE

BLADE / MEDALLION SIGNAGE

BANNER / AWNING

SCALE: 1/32"=1'-0"

0' 5'-4" 10'-8"

THE LINCOLN COMMON

SIGNAGE SUMMARY: E RETAIL LINCOLN AVE ELEVATION

10

Hines McCAFFERY • DEVELOPER | ANTUNOVICH ASSOCIATES • ARCHITECTS & PLANNERS

CHICAGO, ILLINOIS | OCTOBER 2017

*ALL TENANT SIGNAGE ON ORANGE RATED FACADE TO BE APPROVED BY LANDMARKS

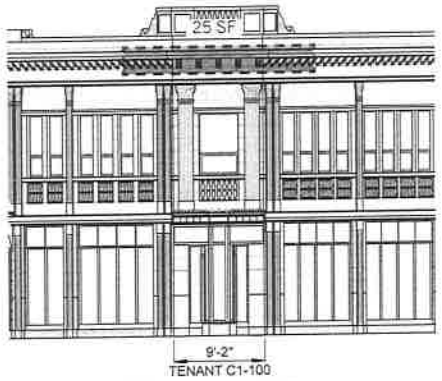
The Lincoln Common

SIGNAGE SUMMARY: D RETAIL LINCOLN AVE ELEVATION

Hines McCAFFERY • DEVELOPER | ANTUNOVICH ASSOCIATES • ARCHITECTS & PLANNERS

CHICAGO, ILLINOIS | OCTOBER 2017

WALL SIGN	135 SF
BLADE SIGN (5)	75 SF
AWNING	25 SF



WALL SIGN 25 SF

WALL SIGNAGE

BLADE / MEDALLION SIGNAGE

BANNER / AWNING

SCALE 3/32"=1'-0"

0' 5'-4" 10'-8"

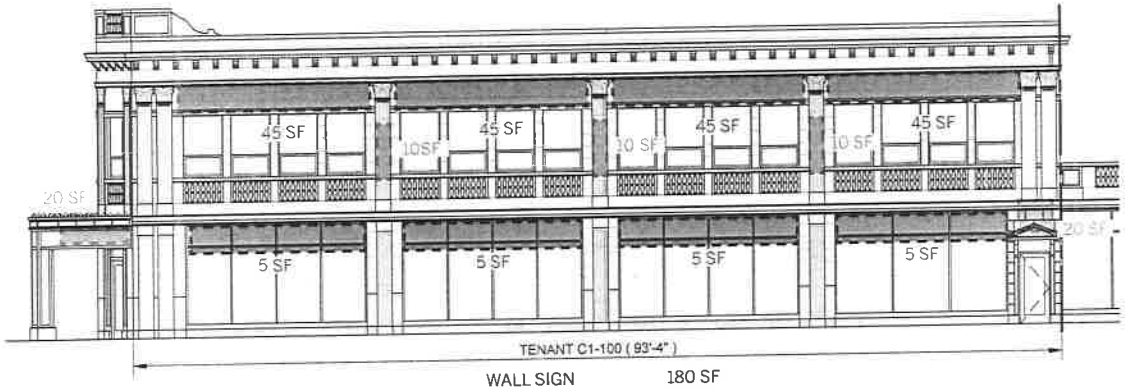
THE LINCOLN COMMON

SIGNAGE SUMMARY: C RETAIL LINCOLN AVE ELEVATION

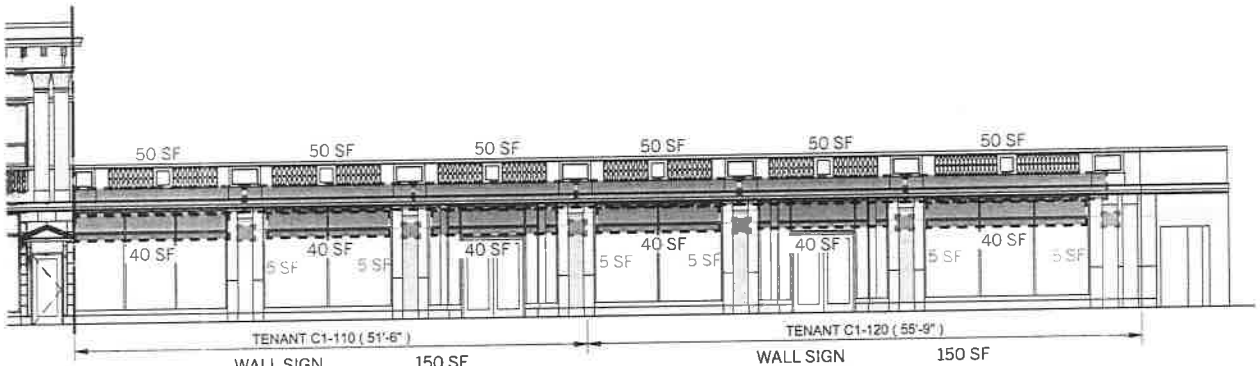
12

Hines McCAFFERY · DEVELOPER | ANTUNOVICH ASSOCIATES · ARCHITECTS & PLANNERS

CHICAGO, ILLINOIS | OCTOBER 2017



WALL SIGN	180 SF
BLADE SIGNS(5)	70 SF
AWNING	20 SF



WALL SIGN	150 SF
BLADE SIGNS(3)	15 SF
AWNING	120 SF

WALL SIGN	150 SF
BLADE SIGNS(3)	15 SF
AWNING	120 SF

WALL SIGNAGE

BLADE / MEDALLION SIGNAGE

BANNER / AWNING

SCALE: 3/32"=1'-0"

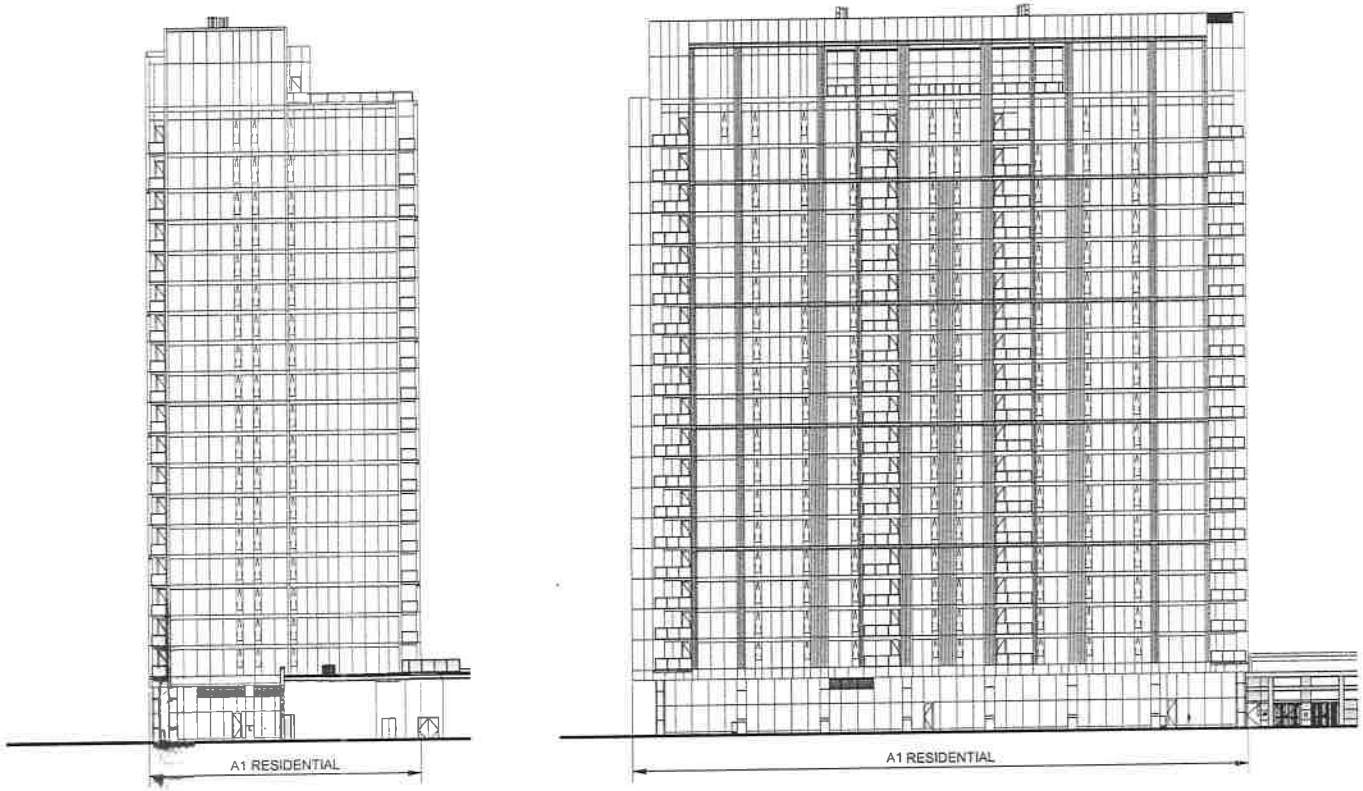
0 5'-4" 10'-8"

THE LINCOLN COMMON

SIGNAGE SUMMARY: C RETAIL HALSTED ST ELEVATION

Hines McCAFFERY • DEVELOPER | ANTUNOVICH ASSOCIATES • ARCHITECTS & PLANNERS

CHICAGO, ILLINOIS | OCTOBER 2017



WALL SIGNAGE

BLADE / MEDALLION SIGNAGE

BANNER / AWNING

SCALE: 1/32"=1'-0"

0' 16' 32'

THE LINCOLN COMMON

SIGNAGE SUMMARY: A1 RESIDENTIAL NORTH ELEVATION

Hines McCAFFERY · DEVELOPER | ANTUNOVICH ASSOCIATES · ARCHITECTS & PLANNERS

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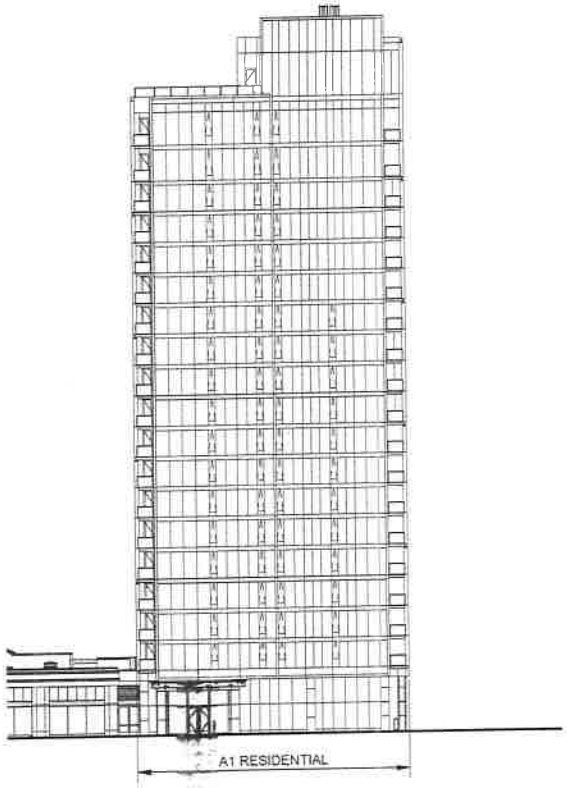
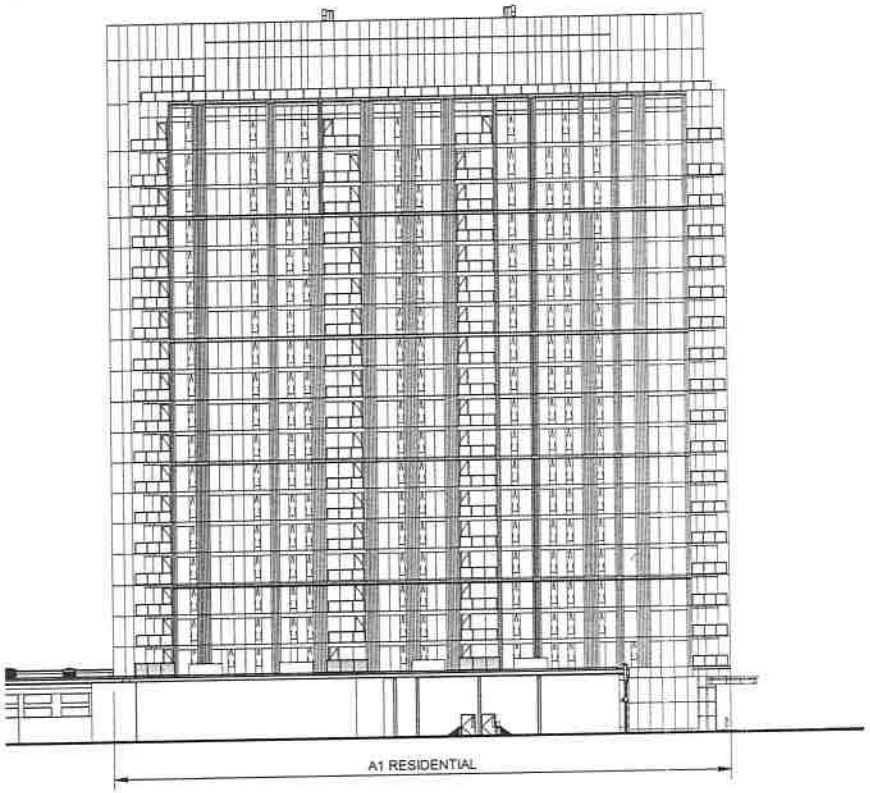




WALL SIGNAGE

BLADE / MEDALLION SIGNAGE

BANNER / AWNING

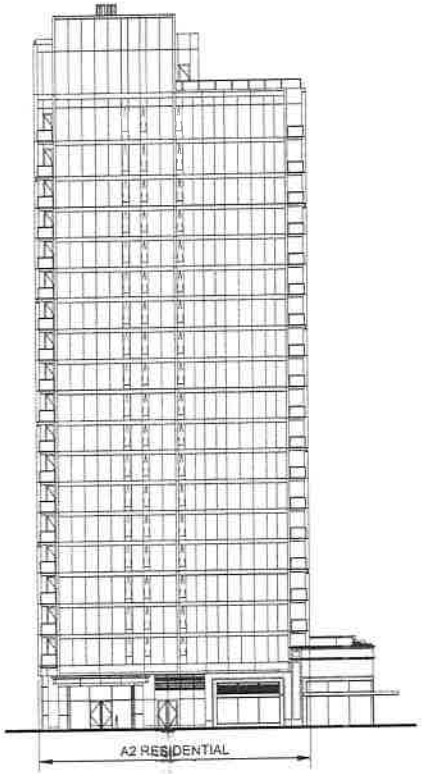
SCALE:

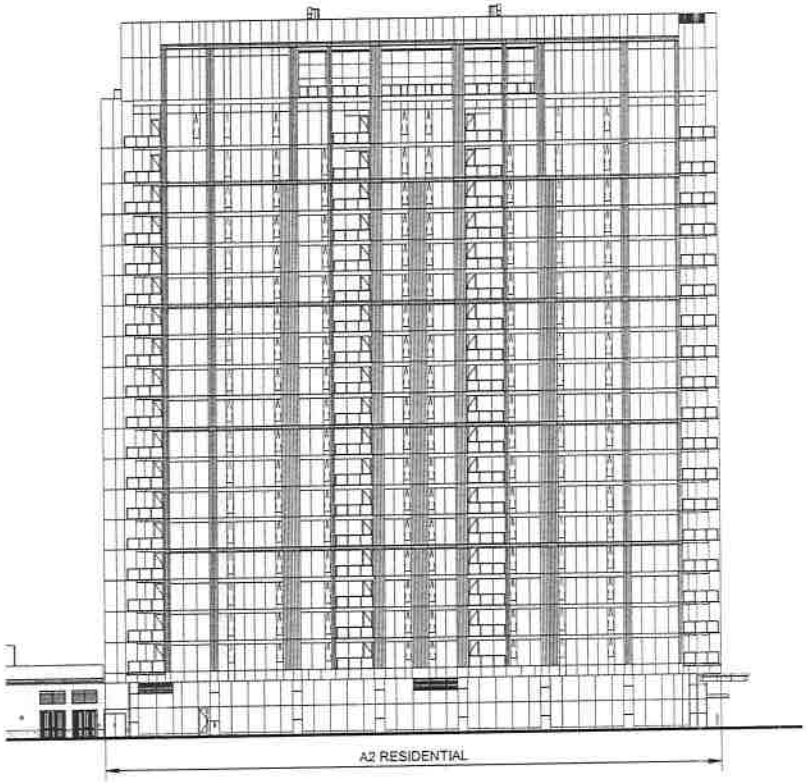
THE LINCOLN COMMON

SIGNAGE SUMMARY: A1 RESIDENTIAL SOUTH ELEVATION

Hines McCAFFERY · DEVELOPER | ANTUNOVICH ASSOCIATES · ARCHITECTS & PLANNERS

CHICAGO, ILLINOIS | OCTOBER 2017

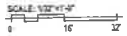




WALL SIGNAGE

BLADE / MEDALLION SIGNAGE

BANNER / AWNING

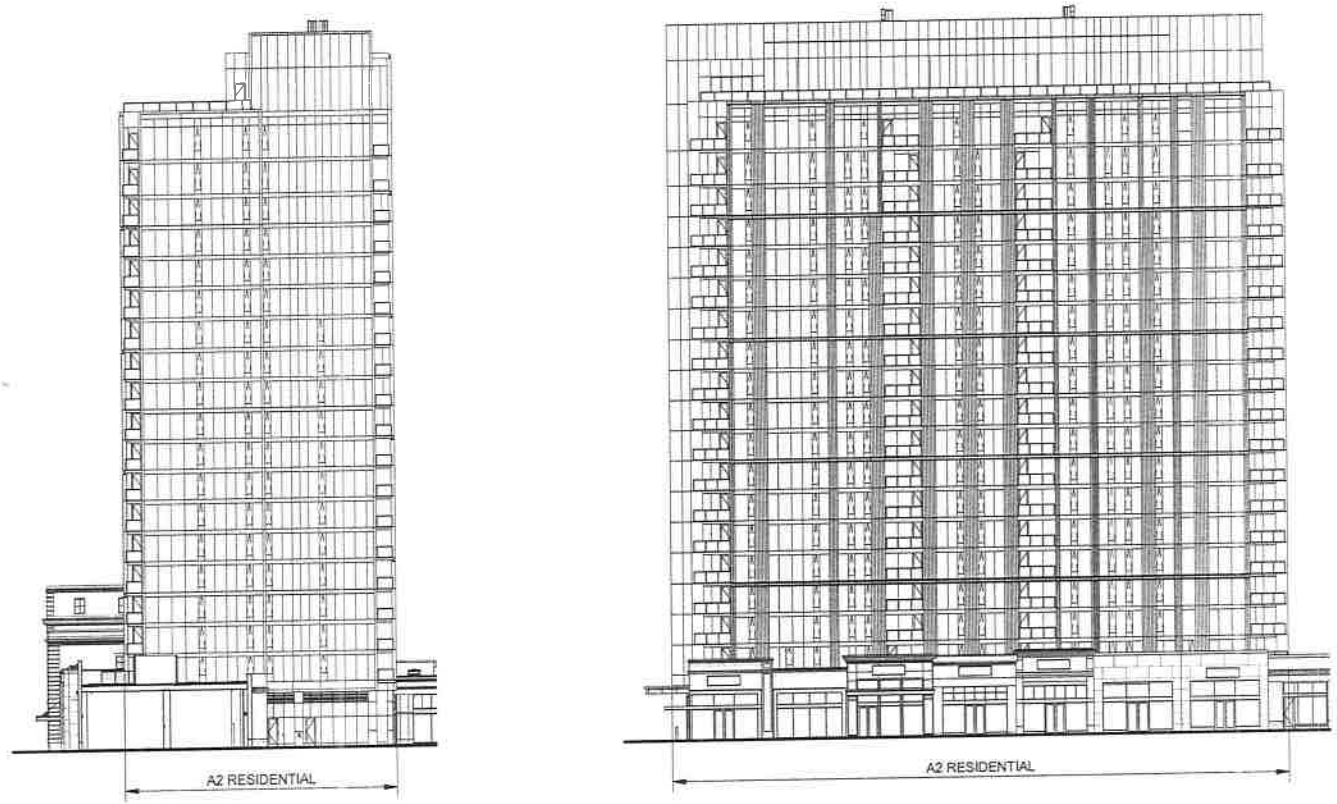


THE LINCOLN COMMON

SIGNAGE SUMMARY: A2 RESIDENTIAL NORTH ELEVATION

Hines McCAFFERY · DEVELOPER | ANTUNOVICH ASSOCIATES · ARCHITECTS & PLANNERS

CHICAGO, ILLINOIS | OCTOBER 2017



WALL SIGNAGE

BLADE / MEDALLION SIGNAGE

BANNER / AWNING

SCALE: 1/32"=1'-0"

THE LINCOLN COMMON

SIGNAGE SUMMARY: A2 RESIDENTIAL SOUTH ELEVATION

Hines McCAFFERY · DEVELOPER | ANTUNOVICH ASSOCIATES · ARCHITECTS & PLANNERS

CHICAGO, ILLINOIS | OCTOBER 2017

	Street Frontage (Feet)			Sub-Total	Allowed per Zoning - B3 (MAX)	Total (SF)
Building A1/A2:						
Retail, Residential, & Condominiums	2089	"NOT TO EXCEED 3,642" (FOR TOTAL ALLOWABLE AREA OF 6,800)				3642
Building C Retail:						
Lincoln Ave.	126.39	x	4	505.6	N/A	
Halsted St.	212.98	x	4	851.9	N/A	
				1357.5	1500	1357
Building D Retail:						
Office Lobby	23.5	x	4	94	N/A	
Lincoln Ave.	76.5	x	4	306	N/A	
				400	1500	400
Building E Retail:						
Lincoln Ave. Parking	124.38	x	4	497.5	N/A	
Lincoln Ave. Retail	225.75	x	4	903.0	N/A	
				1400.5	1500	1401
Total Allowed Signage Area:						6,800

IN REGARDS TO THE LINCOLN COMMON SITE, WE HAVE DEFINED THE STREET FRONTAGE AS THE INTERIOR STREET/COURTYARD FRONTAGE IN ADDITION TO THE TYPICAL STREET FRONTAGE WHICH TOTALS TO APPROXIMATELY 2,878.5 LINEAR FEET. APPLYING THE UNDERLYING B3 DISTRICT REGULATIONS, THE MAXIMUM TOTAL SIGN AREA IS EQUAL TO 2.36 X 2,878.5 (STREET FRONTAGE) OR 6,800 SF.

THE FOLLOWING RESTRICTIONS WILL APPLY:

1. ANY TENANT OCCUPYING MORE THAN ONE RETAIL BAY OR MORE THAN ONE FLOOR IS LIMITED TO ONE PRINCIPLE WALL SIGN PER ELEVATION. SECONDARY WALL SIGNS ARE ALLOWED ON SIDE OR REAR ELEVATIONS AS DESIGNATED. ADDITIONALLY CORNER TENANTS MAY HAVE A SECONDARY WALL SIGN ON SECONDARY STREET FRONTAGE.
2. EACH TENANT'S GROSS SIGN AREA MAY NOT EXCEED 2X THE INTERIOR STREET FRONTAGE.
3. PER THE CHICAGO MUNICIPLE CODE, TABLE 17-12-1003-E FOR ZONE B3:
   - MINIMUM WALL SIGN AREA FOR GROUND-FLOOR TENANTS IS 32 SF
   - MAXIMUM WALL SIGN AREA IS 33% OF BUILDING WALL AREA

*ALL WAYFINDING SIGNAGE IS NOT DEPICTED IN THESE DRAWINGS. HOWEVER REFER TO DESIGNATED AREAS CHART (COMMON SPACE, ENTIRE DEVELOPMENT) FOR ALLOCATED SF FOR FUTURE WAYFINDING DESIGN & USE.

**TOTAL DESIGNATED SIGNAGE AREA IS FOR ENTIRE PROJECT (PD NO. 158 THE LINCOLN COMMON EXCLUDING SUBAREA H). IT IS OUR UNDERSTANDING TOTAL SF CAN SHIFT BETWEEN SUBAREAS AS LONG AS TOTAL SIGNAGE AREA DOES NOT EXCEED AMOUNT SHOWN IN CHART.

DESIGNATED AREAS - Sign area allocation Per Building	Wall Signs (SF)	Blade / Medallion Signs (SF)	Banner / Awning (SF)	Other (SF)	Total Sign Area (SF)	Max Allowable Sign Area (SF)
Building A1/A2/G:						
A1 Residential Tower	100	30	100	0	230	
A2 Residential Tower	100	30	100	0	230	
Tenant A1-100:	405	65	85	0	555	
Tenant A1-110:	250	10	0	0	260	
Tenant A1-120:	205	30	25	0	260	
Tenant A1-130:	95	15	15	0	125	
Tenant A1-150:	275	120	0	0	395	
Tenant A2-100:	180	20	5	0	205	
Tenant A2-110:	45	5	5	0	55	
Tenant A2-120:	45	5	5	0	55	
Tenant A2-130:	45	5	5	0	55	
Tenant A2-140:	45	5	5	0	55	
Tenant A2-150:	45	5	5	0	55	
Tenant A2-160:	260	40	35	0	335	
G Condominiums	50	0	50	50	150	
Total:	2145	385	440	50	3020	3642 84%
Building C:						
Tenant C1-100:	340	145	45	0	530	
Tenant C1-110:	150	15	120	0	285	
Tenant C1-120:	150	15	120	0	285	
Total:	640	175	285	0	1100	1357 81%
Building D:						
Lobby / Office / Retail	290	30	0	0	320	
Total:	290	30	0	0	320	400 80%
Building E:						
Parking / Common Use	400	30	0	100	530	
Tenant E-100:	45	5	5	0	55	
Tenant E-110:	45	5	5	0	55	
Tenant E-120:	45	5	5	0	55	
Tenant E-130:	45	5	5	0	55	
Tenant E-140:	45	5	5	0	55	
Tenant E-150:	45	5	5	0	55	
Tenant E-160:	45	5	5	0	55	
Tenant E-170:	45	5	5	0	55	
Total:	760	70	40	100	970	1401 69%
Common / Directional Signage:						
Entire Development	0	0	0	1390	1390	
Total Designated Signage Area:					6,800	6,800 100%

2,879 LF Total Street Frontage of New Construction
2.36 SF of New Signage / LF of New Construction

17-12-0500 THE FOLLOWING SIGNS ARE EXEMPT FROM ZONING REGULATIONS:

- WORKS OF ART WITH NO COMMERCIAL MESSAGE
- HOLIDAY DECORATIONS WITH NO COMMERCIAL MESSAGE
- ANY CITY DIGITAL SIGN; PROVIDED, HOWEVER, THAT NOTWITHSTANDING SUCH EXEMPTION, CITY DIGITAL SIGNS SHALL BE SUBJECT TO THE REGULATIONS SET FORTH IN THIS TITLE 17, TITLE 10 AND TITLE 13 THAT EXPRESSLY REFER TO AND REGULATE CITY DIGITAL SIGNS.

17-12-0601 SIGN AREA

- A SIGNS ENCLOSED IN FRAMES OR CABINETS. THE AREA OF A SIGN ENCLOSED IN FRAMES OR CABINETS IS DETERMINED BASED ON THE OUTER DIMENSIONS OF THE FRAME OR CABINET SURROUNDING THE SIGN FACE.
- BACK-TO-BACK SIGNS. WHEN THE SIGN FACES OF A BACK-TO-BACK SIGN ARE PARALLEL OR WITHIN 30 DEGREES OF PARALLEL, ONLY ONE SIDE IS COUNTED. IF THE SIGN FACES ARE NOT PARALLEL OR WITHIN 30 DEGREES OF PARALLEL, EACH IS CONSIDERED ONE SIGN FACE AND BOTH FACES ARE COUNTED.

17-12-0700 PROHIBITED SIGNS - TO ABIDE BY SECTION 17-12-0700 OF THE CHICAGO MUNICIPLE CODE

17-12-0802 SIGN PLACEMENT - ALL SIGNS AND SIGN STRUCTURES MUST BE LOCATED ON PRIVATE PROPERTY WITHIN THE BOUNDARIES OF THE ZONING LOT, EXCEPT WHEN EXPRESSLY ALLOWED TO EXTEND INTO THE RIGHT-OF-WAY AND PROVIDED FURTHER, HOWEVER, THAT CITY DIGITAL SIGNS AND CITY DIGITAL SIGN STRUCTURES MAY BE LOCATED ON PUBLIC PROPERTY AND MAY BE WITHIN, PARTIALLY WITHIN, OR OUTSIDE THE BOUNDARIES OF THE ZONING LOT.

17-12-0804 TEMPORARY SIGNS

- TEMPORARY SIGNS MAY NOT BE ILLUMINATED. DYNAMIC IMAGE DISPLAYSIGN FEATURES AND ELECTRONIC ELEMENTS ARE PROHIBITED.
- TEMPORARY WALL SIGNS - BUSINESS, COMMERCIAL, DOWNTOWN AND MANUFACTURING DISTRICTS. IN ADDITION TO ANY OTHER SIGNS ALLOWED, ONE TEMPORARY WALL SIGN IS ALLOWED PER STREET FRONTAGE IN B, C, M, DC, DX AND DS DISTRICTS. SUCH A TEMPORARY WALL SIGN:
  - (A) MAY NOT EXCEED 2 SQUARE FEET × LINEAR STREET FRONTAGE IN AREA;
  - (B) MAY NOT BE MOUNTED AT A HEIGHT ABOVE 2 STORIES OR 30 FEET, WHICHEVER IS LESS; AND
  - (C) MAY NOT REMAIN IN PLACE FOR MORE THAN ONE YEAR.
- TEMPORARY BANNERS - BUSINESS, COMMERCIAL, DOWNTOWN AND MANUFACTURING DISTRICTS. TEMPORARY BANNERS IN B, C, M, DC, DX AND DS ARE SUBJECT TO THE STANDARDS APPLICABLE TO PERMANENT SIGNS AND ARE COUNTED IN THE TOTAL SQUARE FOOTAGE OF SIGNAGE ALLOWED ON THE SITE.

17-12-1000 SIGNS IN BUSINESS, COMMERCIAL, DOWNTOWN AND MANUFACTURING DISTRICTS

- THE FOLLOWING TYPES ARE PERMITTED ON-PREMISE IN B3 DISTRICTS PER TABLE 17-12-1002-F - AWNING, FREESTANDING, MARQUEE, PROJECTING, AND WALL.
- THE FOLLOWING TYPES ARE SPECIAL USE ON-PREMISE IN B3 DISTRICTS PER TABLE 17-12-1002-F - HIGH RISE (OTHER THAN HOTELS/HOSPITALS). SIGNS IDENTIFIED WITH AN "S" MAY BE ALLOWED IF REVIEWED AND APPROVED IN ACCORDANCE WITH THE SPECIAL USE PROCEDURES OF SEC. 17-13-0900. SUCH SIGNS ARE SUBJECT TO COMPLIANCE WITH ALL OTHER APPLICABLE STANDARDS OF THIS ZONING ORDINANCE.

17-12-1005-A AWNING SIGNS - AWNING SIGNS MUST BE AFFIXED FLAT TO THE SURFACE OF THE AWNING AND NOT EXTEND HORIZONTALLY OR VERTICALLY BEYOND THE LIMITS OF THE AWNING. AWNING SIGNS MAY NOT CONTAIN INTERNAL LIGHTING.

17-12-1005-D HIGH-RISE BUILDING SIGNS

- NO MORE THAN ONE HIGH-RISE BUILDING SIGN IS ALLOWED ON ANY BUILDING.
- THE MAXIMUM SIGN FACE AREA OF A HIGH-RISE BUILDING SIGN IS LIMITED AS NOTED IN 17-12-1005-D
- HIGH-RISE BUILDING SIGNS MUST BE INDIVIDUAL LETTER SIGNS.
- HIGH-RISE BUILDING SIGNS MAY NOT BE ATTACHED TO ROOF-MOUNTED STRUCTURES THAT EXIST SOLELY FOR THE PURPOSE OF SUPPORTING THE SIGN.
- NO PROJECTING SIGNS ARE ALLOWED AS HIGH-RISE BUILDING SIGNS.
- HIGH-RISE BUILDING SIGNS SHALL BE LIMITED TO BUSINESS IDENTIFICATION FOR THE PRINCIPAL TENANT OF THE BUILDING. FOR PURPOSES OF THIS SUBSECTION, "PRINCIPAL TENANT" MEANS A TENANT THAT OCCUPIES 51% OR MORE OF THE FLOOR SPACE IN A HIGH-RISE BUILDING.

17-12-1005 PROJECTING SIGNS - PROJECTING SIGNS MAY PROJECT INTO THE PUBLIC WAY PROVIDED THEY ARE SET BACK AT LEAST 18 INCHES FROM THE CURB LINE. SIGNS THAT PROJECT OVER THE PUBLIC WAY BY MORE THAN 12 INCHES MUST HAVE A MINIMUM CLEARANCE OF 9 FEET.

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

March 28, 2017

John J. George
Akerman LLP
71 South Wacker Drive
46th Floor
Chicago, IL 60606

Re: Administrative Relief request for Planned Development No. 158
Former Children's Memorial Hospital site, Lincoln, Fullerton, and Halsted

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 158 ("PD 158"), 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. 12 of PD 158.

Your client, Lincoln Fullerton REIT Property LLC, ("Applicant"), is the sole owner of all the property within PD 158 and they are seeking administrative relief for the former Children's Memorial Hospital site in Lincoln Park. Since PD 158 was approved in 2014, the Applicant has continued to work on the design of the project and is now proposing the following modifications:

Bulk Regulations and Data Table

- Project areas updated to reflect developed design.

Sheet # : A – Planned Development Boundary and Property Line Map

- Western property boundary line at Sub-Area G has moved slightly to the west. The net site area of Sub-Area G has increased while the net site area of Sub-Area A1 and B have decreased and the Bulk Regulations and Data Table has been adjusted accordingly.

Sheet # : A2 – Property Line and Sub-Area Map

- The Central Plaza Geometry has changed. Background updated to reflect developed design.
- The proposed building in Sub-Area B has been omitted and replaced with a landscaped area leading to a connection through the project to Orchard and Fullerton from Lincoln Avenue. The Bulk Regulations and Data Table has been adjusted accordingly.

- Residential entries on Fullerton Ave. and Orchard St. moved to the Lincoln Ave. central courtyard.
- Sub-Area E has been separated into three sections: Sub-Area E, Sub-Area E1, and Sub-Area E2.

Sheet # : D – Overall Site Plan

- The Central Plaza Geometry has changed. Background updated to reflect developed design and an updated water feature. Central Plaza dimensions have changed to comply with Fire Department requirements and changes in the retail façades.
- Residential entries on Fullerton Ave. and Orchard St. moved to the Lincoln Ave. central courtyard.
- Retail Building A2 footprint updated to undulate, providing character in keeping with the neighborhood.
- The existing outdoor courtyard between the existing Boiler and Annex buildings will remain and be utilized by future restaurant tenants for outdoor dining area.
- Building D use has changed from retail to retail/office use.
- Sub-area B building has been omitted and replaced with a terraced landscaped courtyard with tiers at approximately 18" and 48". The art panel has been removed and a monument added to the memorial garden.
- Western property boundary line at Sub-Area G has moved slightly to the west.
- Property line boundary length has changed along shared boundary between Sub-Area A2 and Sub-Area G.
- Property line boundary length has changed along shared boundary between Sub-Area A2 and Sub-Area B.
- Property line boundary length has changed along shared boundary between Sub-Area A1and Sub-Area B.
- Property line boundary length has changed at Sub-Area G along W. Fullerton Ave.
- Property line boundary length has changed at Sub-Area A1 along W. Fullerton Ave.
- Planned Development boundary length has changed at Sub-Area G along W. Fullerton Ave.
- Planned Development boundary length has changed at Sub-Area A1 along W. Fullerton Ave.
- Sub-Area E has been separated into three sections: Sub-Area E, Sub-Area E1, and Sub-Area E2.

Sheet # : D1 – Partial Site Plan

- The existing outdoor courtyard between the existing Boiler and Annex buildings will remain and be utilized by future restaurant tenants for outdoor dining area.
- Building D use has changed from five stories of retail to one story of retail and four stories of office.
- Property line boundary length has changed at Sub-Area A1 along W. Fullerton Ave.
- Planned Development boundary length has changed at Sub-Area A1 along W. Fullerton Ave.

Sheet # : D2 – Partial Site Plan

- Retail Building A2 footprint updated.

- Building B has been omitted and replaced with a landscaped courtyard. The art panel has been removed and a monument added to the memorial garden.
- Western property line at Sub-Area G has moved slightly west.
- Property line boundary length has changed along shared boundary between Sub-Area A2 and Sub-Area G.
- Property line boundary length has changed along shared boundary between Sub-Area A2 and Sub-Area B.

Sheet # : D3 – Partial Site Plan

- Building B has been omitted and replaced with a landscaped courtyard. The art panel has been removed and a monument added to the memorial garden.
- The water features have been relocated to the area adjacent to Sub-Area G.
- Western property boundary line at Sub-Area G has moved slightly to the west.
- Property line boundary length has changed along shared boundary between Sub-Area A1 and Sub-Area B.
- Property line boundary length has changed at Sub-Area G along W. Fullerton Ave.
- Property line boundary length has changed at Sub-Area A1 along W. Fullerton Ave.
- Planned Development boundary length has changed at Sub-Area A1 along W. Fullerton Ave.

Sheet # : D4 – CDOT Site Plan

- The Central Plaza Geometry has changed. Background updated to reflect developed design and an updated water feature. Central Plaza dimensions have changed to comply with Fire Department requirements and changes in the retail façades.
- No parking zone has been removed on W. Fullerton Ave.
- Bike racks have been relocated.
- Divvy station relocated from Lincoln Ave. to Orchard St. near the intersection of Lincoln, Belden & Orchard. Three (3) trees have been relocated from Orchard St. to an area along Lincoln Ave. in the bike sharing station's previous location.
- The PD setback of the retail facade on the street was modified to create more interest and changed from 21'-6" feet at the south end to 19'-2" and 20'-0" at the north end. The current design for Building A2 goes from a 21'-6" setback at the south end to 15'-2" in the middle to 18'-6" setback at the corner retail façade adjacent to the Central Plaza.
- Bus stop dimensions corrected per existing conditions.
- Sub-Area E has been separated into three sections: Sub-Area E, Sub-Area E1, and Sub-Area E2.

Sheet # : D5 – CDOT – Lincoln/Fullerton/Halsted Intersection

- Bus stop dimensions corrected per existing conditions.

Sheet # : D6 – CDOT – Lincoln/Plaza Intersection

- The Central Plaza Geometry has changed. Background updated to reflect developed design and an updated water feature. Central Plaza dimensions have changed to comply with Fire Department requirements and changes in the retail façades.

- Sub-Area E has been separated into three sections: Sub-Area E, Sub-Area E1, and Sub-Area E2.
- Bike racks have been relocated.

Sheet # : D7 – CDOT – Lincoln/Belden/Orchard Intersection

- Divvy station relocated from Lincoln Ave. to Orchard St. near the intersection of Lincoln, Belden & Orchard. Three (3) trees have been relocated from Orchard St. to an area along Lincoln Ave. in the bike sharing station's previous location.
- Bus stop dimensions corrected per existing conditions.

Sheet # : D8 – CDOT – Lower Level Loading Plan

- Building D insert updated to reflect developed design.

Sheet # : E – Overall Landscape Plan

- The Central Plaza Geometry has changed. Background updated to reflect developed design and an updated water feature. Central Plaza dimensions have changed to comply with Fire Department requirements and changes in the retail façades.
- Programming will include tables and chairs for outdoor seating.
- Trees previously shown in the Central Courtyard have been relocated to the Memorial Garden off Fullerton Ave. to improve the Central Courtyard and also to improve the visibility of the residential entries and retailers.
- The design of the Memorial Garden off Fullerton Ave. has been updated to reflect the additional trees, resulting in the removal of tables. The water features have been relocated to the area adjacent to Sub-Area G.
- Building B has been omitted and replaced with a landscaped courtyard. The art panel has been removed and a monument added to the Memorial Garden.
- The design of the Children's Playground off Orchard St. has been updated to provide additional play area.
- Dog run previously depicted on the retail podium roof of A1 has been relocated to grade level at A1 and an additional dog run added to A2.
- Circular landscaped area provided midway between Memorial Park off Fullerton Ave. and Central Courtyard off Lincoln Ave.
- Sub-Area E has been separated into three sections: Sub-Area E, Sub-Area E1, and Sub-Area E2.
- No Parking Zone has been removed on Fullerton Ave.

Sheet # : E1 – Partial Landscape Plan

- Dog run previously depicted on the retail podium roof of Building A1 has been relocated to grade level at A1 and an additional dog run added to A2.
- Trees previously shown east of the A1 corner have been relocated to the Memorial Garden.
- Sub-Area E has been separated into three sections: Sub-Area E, Sub-Area E1, and Sub-Area E2.

Sheet # : E2 – Partial Landscape Plan

- The design of the Children's Playground off Orchard St. has been updated to provide additional play area.
- Updated background to reflect revised Central Courtyard design and an updated water feature.
- Sub-Area E has been separated into three sections: Sub-Area E, Sub-Area E1, and Sub-Area E2.

Sheet # : E3 – Partial Landscape Plan

- Dog run previously depicted on the retail podium roof of Building A1 has been relocated to grade level at A1 and an additional dog run added to A2.
- The design of the Memorial Garden off Fullerton Ave. has been updated to reflect the additional trees, resulting in the removal of tables. The water features have been relocated to the area adjacent to Sub-Area G.
- Building B has been omitted and replaced with a landscaped courtyard. The art panel has been removed and a monument added to the Memorial Garden.
- Circular landscaped area provided midway between Memorial Park off Fullerton Ave. and Central courtyard off Lincoln Ave.

Sheet # : E4 – Enlarged Open Space Plans & Loading Ramp Elevation

- Trees previously shown in the Central Courtyard have been relocated to the Memorial Garden off Fullerton Ave.
- The design of the Memorial Garden off Fullerton Ave. has been updated. The water features have been relocated to the area adjacent to Sub-Area G.
- The design of the Children's Playground off Orchard St. has been updated.
- Updated background to reflect revised Central Courtyard design and an updated water feature. Central Courtyard dimensions have changed to comply with Fire Department requirements and changes in the retail façades.
- Building B has been omitted and replaced with a landscaped courtyard. The art panel has been removed and a monument added to the Memorial Garden.
- Circular hardscape area provided between Memorial Garden and Central Courtyard.

Sheet # : E5 – Green Roof Plan

- Building B and green roof omitted and additional green roof has been accommodated into the revised design of Building D.
- Green roof area calculations have been updated to reflect developed design.
- Green roof area for Sub-Area E has been separated into green roof Sub-Area for Sub-Area E, Sub-Area E1, and Sub-Area E2.

Sheet # : E6 – Landscape Plantings

- Landscape planting list updated to reflect developed design plant species.

Sheet # : F1 – Building A1 Elevations

- Elevation updated to reflect developed design of A1 residential tower.
- Annex Building Elevation tag updated to reference top of parapet at 27'-0".
- Elevation updated to reflect developed design of A1 corner (courtyard) tenant to be more in keeping with the neighborhood character along Lincoln Ave. and provide rooftop space for a future landmark restaurant tenant.

Sheet # : F2 – Building A1 Elevations

- Elevation updated to reflect developed design of A1 residential tower.
- Elevation updated to reflect developed design of A1 corner (courtyard) tenant.

Sheet # : F3 – Building A1 Elevations

- Elevation updated to reflect developed design of A1 residential tower.
- Annex Building Elevation tag updated to reference top of parapet at 27'-0".
- Elevation updated to reflect developed design of A1 Fullerton retail façade to provide differentiation of identity between tenants.

Sheet # : F4 – Building A1 Elevations

- Elevation updated to reflect developed design of A1 residential tower.
- Annex Building Elevation tag updated to reference top of parapet at 27'-0".
- Elevation updated to reflect developed design of A1 Fullerton retail façade.

Sheet # : F5 – Building A2 Elevations

- Elevation updated to reflect developed design of A2 residential tower.
- Elevation updated to reflect developed design of A2 retail facades to be more in keeping with the neighborhood character along Lincoln Ave.

Sheet # : F6 – Building A2 Elevations

- Elevation updated to reflect developed design of A2 residential tower and retail facades.

Sheet # : F7 – Building A2 Elevations

- Elevation updated to reflect developed design of A2 residential tower and retail facades.

Sheet # : F9 – Building D (2350-2358 N. Lincoln) Elevations

- Elevation updated to reflect developed design of Building D from modern steel and glass building to replicate a historic loft/warehouse design more in keeping with the neighborhood character along Lincoln Ave.
- Elevation tags updated to reference new floor and roof levels.

Sheet # : F10 – Building D (2350-2358 N. Lincoln) Elevations

- Elevation updated to reflect developed design of Building D from modern steel and glass building to replicate a historic loft/warehouse design more in keeping with the neighborhood character along Lincoln Ave. New design to terrace away from the historic orange rated façade in order to highlight its historic character and presence from the street.
- Elevation tags updated to reference new floor and roof levels.
- Elevation updated to show existing power pole(s) and roller door access to loading dock.

Sheet # : F11 – Building E, E1 & E2 (Parking Garage) Elevations

- Revised Building E1 & E2 retail façade design to conform with traditional neighborhood aesthetic.
- Elevation updated to illustrate reduced Building E1 & E2 roof height.
- Elevation will include artwork.
- Elevation updated and existing planter boxes to remain on the parking building. Plantings will include ivy which will grow on the face of the garage and new planter boxes will be eliminated on floors 5 and 6.
- Roof design has been updated to include green roof trays in lieu of trees.

Sheet # : F12 – Building E (Parking Garage) Elevations

- Elevation updated to show new service door to existing parking building for trash and recycling removal from alley.
- Elevation updated to illustrate reduced Building E1 & E2 roof height.

Sheet # : F13 – Building G (Wilson-Jones) Elevations

- Elevation updated to reflect removal of Building B.

Sheet # : F14 – Building G (Wilson-Jones) Elevations

- Elevation updated to reflect removal of Building B.

These proposed minor modifications affect the following PD 158 Statements:

1. Statement No. 5, Bullet No. 12 –The dog run has been relocated from the rooftop to grade.

2. Statement No. 14 – The total green roof area will be revised to be 50% of the total net roof site area of all new buildings, currently calculated at 53,799 square feet, instead of 56,689 square feet as was originally listed in PD 158.

3. Statement No. 16 – The façade of the Dental Professional Building at 2358 North Lincoln will be incorporated into a new mixed-use building proposed for Sub-Area D. This Orange-rated façade will be preserved through a detailed inventory of all façade components as it is dismantled. Described in a letter and supporting documentation from Antunovich Architects to

Dijana Cuvalo, Department of Planning and Development, dated February 9, 2017. The rebuilt and preserved façade will include all of the existing details. The building will be constructed as depicted in the updated elevation drawings (Sheet #: F9 and Sheet #: F10).

4. Public Way Infrastructure Improvements and Traffic Demand Management Requirements – "Traffic demand management requirements related to bikes – No. 5" – Applicant is proposing to relocate the bike-sharing station from Belden and Lincoln to Orchard Street as depicted on Sheet #:D4 and Sheet #: D7. The number of bike racks will remain the same as the original plan.

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

As referenced above, pursuant to Statement 16 of PD 158, there are five existing structures that have historic designations or significance, including the building at 2358 N. Lincoln Ave. The building located at 2358 North Lincoln Avenue (also known as the Dental Professional Building) is Orange-rated per the Chicago Historic Resources Survey and therefore priority is given to its rehabilitation or incorporation into new construction. The façade of the Dental Professional Building will be retained and preserved including all masonry (terra cotta, brick, stone), metal (cornice and any historic storefront elements) to the greatest extent possible and incorporated into a new mixed-use building proposed for Sub Area D. The City of Chicago agrees that in retaining the façade, the Applicant will

(a) thoroughly document the existing façade and prepare a report setting forth the material salvage and catalogue, transport, storage, replacement and re-construction protocol. The report shall also include cleaning and repair specifications for all historic exterior elements to be salvaged and reused; complete photographic documentation and measured drawings of the existing conditions; and dimensioned proposed elevation for the reconstructed facade;

(b) document and catalogue the salvaged material and store it in a protected environment;

(c) demolish the remainder of the building;

(d) repair the salvaged elements and prepare for reinstallation;

(e) construct a new structural system, back-up wall and install the salvaged and any replacement façade components to match the size, design, coursing, joint profile, appearance, etc., of the historic façade. Façade construction will include reinstallation of the salvaged masonry units including brick as much as possible and new brick to match original where necessary;

(f) prepare final as-built drawings which indicate the amount and location of salvaged façade materials reused in the completed project and provide a report certifying that the reconstructed façade has been completed in accordance with approved plans and these statements

Applicant acknowledges that delivery of the report in (a) identified above will be required prior to the City of Chicago issuing a demolition permit for the building. Upon receipt of the report and permit application to demolish the building, DPD agrees to release the 90-day hold required by the Demolition Delay Ordinance and authorize issuance of the demolition permit.

During the Part II Review Process, Applicant will submit complete and detailed drawings and specifications of all façade components that were stored and/or replaced and provide a work schedule for construction of the façade. Upon request, Applicant will provide DPD staff access to the material storage location, all salvaged and replacement inventory records, and all mock-ups of replacement components including new terra cotta, brick, mortar and joint tooling. At the completion of the reconstruction of the façade, Applicant will submit to Department of Planning and Development staff the final as-built drawings and report as indicated in (f) above and request that the Commissioner of Department of Planning and Development, in consultation with the Historic Preservation staff, issue a Certificate of Completion of the façade reconstruction. The work must be completed and a Certificate of Completion of the Façade Reconstruction must be obtained from the Commissioner of Department of Planning and Development prior to the issuance of any certificate of occupancy for the Property

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 158, 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

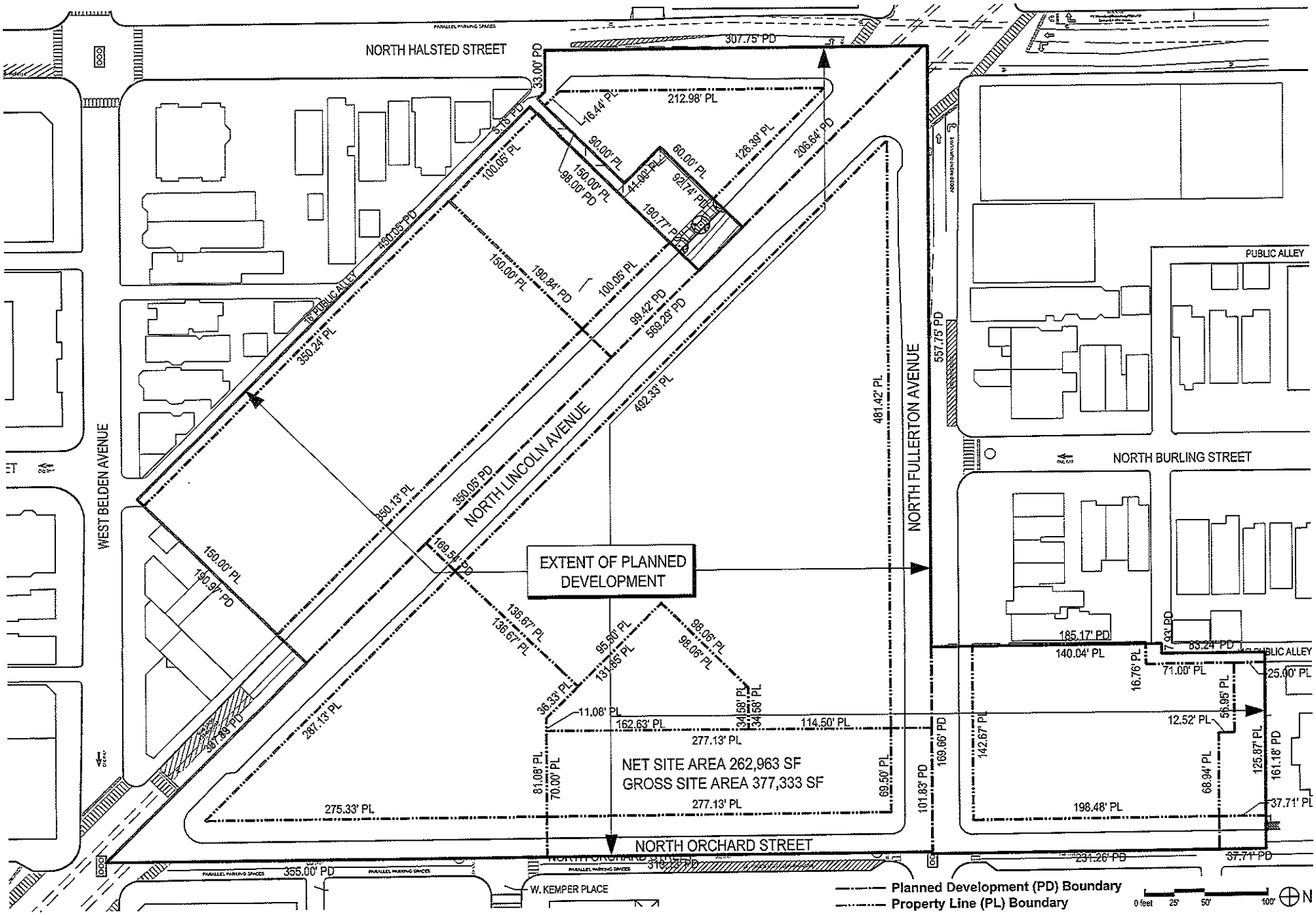
PAS:PM:tm

C: Mike Marmo, Erik Glass, Patrick Murphey, Dijana Cuvalo, Ron Daye, Main file

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 158 (AS AMENDED) BULK REGULATIONS AND DATA TABLE

	A1	A2	B	C	D	E	E1	E2	G	H	I	TOTAL
	PROPOSED RESIDENTIAL / RETAIL BLDG	PROPOSED RESIDENTIAL / RETAIL BLDG	PROPOSED RETAIL BLDG	EXISTING RETAIL / OFFICE BLDG	PROPOSED RETAIL BLDG	PARKING STRUCTURE	RETAIL	RETAIL	WILSON JONES SITE	NELLIE BLACK SITE	KOHLS HOUSE SITE	
NET SITE AREA (sf)	89,026	33,270	10,474	11,332	15,001	45,891	2,476	4,168	19,259	28,056	4,010	262,963
GROSS SITE AREA (NET SITE AREA + AREA REMAINING IN PUBLIC RIGHT OF WAY) (sf)	123,974	54,451	10,474	25,904	19,111	58,289	3,187	5,401	31,593	39,686	5,262	377,332
ALLOWABLE FLOOR AREA RATIO: OVERALL TOTAL TO BE USED TO CALCULATE FAR	1.22	1.06	0.00	0.04	0.23	0.00	0.01	0.01	0.43	0.46	0.03	3.50
	321,854	279,499	0	11,458	61,171	0	1,919	3,196	112,300	120,538	7,545	919,480
ALLOWABLE NUMBER OF RESIDENTIAL UNITS	270 Units	270 Units	0	0	0	0	0	0	60 Units	149 Rooms	4 Units	604 Units (753 Total)
SQUARE FOOTAGE OF RETAIL / COMMERICAL SPACE (sf)	1st- 44,633 2nd- 6,726 51,359 total	12,877 sf	0 sf	11,458 sf	61,171 sf	0 sf	1,832 sf	3,283 sf	0	0	0	141,980 sf
MAXIMUM ALLOWABLE SITE COVERAGE (sf)	57,512 sf	19,440 sf	0 sf	10,755 sf	14,012 sf	41,400 sf	2,188 sf	4,168 sf	19,108 sf	18,744 sf	1,887 sf	189,214 sf
MINIMUM REQUIRED NUMBER OF ACCESSORY OFF STREET PARKING SPACES	0	0	0	0	0	850 Spaces	0	0	97 Spaces	90 Spaces	0	1,037 Spaces
MINIMUM REQUIRED NUMBER OF ACCESSORY OFF STREET LOADING SPACES	4 Berths	3 Berths	0	0	1 Berth	0	0	0	1 Berth (Shared)	1 Berth (Shared)	0	9 Berths
MINIMUM BUILDING SETBACKS	-	-	-	-	-	-	-	-	-	-	-	-
BUILDING HEIGHT (TO UPPER LEVEL POOL / ROOF DECK FOR A1, A2 & D)	190'-8"	190'-8"	20'-0"	Existing Building 30'-0"	78'-0"	Existing Building 76'-0"	21'-0"	21'-0"	92'-0"	82'-6"	Existing Building 42'-0"	-
PROPOSED NUMBER OF BICYCLE RACKS	50 Racks	50 Racks	0	0	0	75 Racks	0	0	10 Racks	0	0	185 Racks

GREEN FEATURES:	New Buildings : LEED Silver and 50% Green Roof
APPLICANT:	McCaffery Interests, Inc.
ADDRESS:	FORMER CHILDRENS MEMORIAL HOSPITAL SITE 2301-2377 N. Lincoln Ave, 2316-2356 N. Lincoln Ave., 2366-2376 N. Lincoln Ave., 2337-2353 N. Halsted St., 701-756 W. Fullerton Ave., 2304-2420 N Orchard St., Chicago, Illinois
DATE:	February 20th, 2014, revised May 10, 2016, revised March 24, 2017

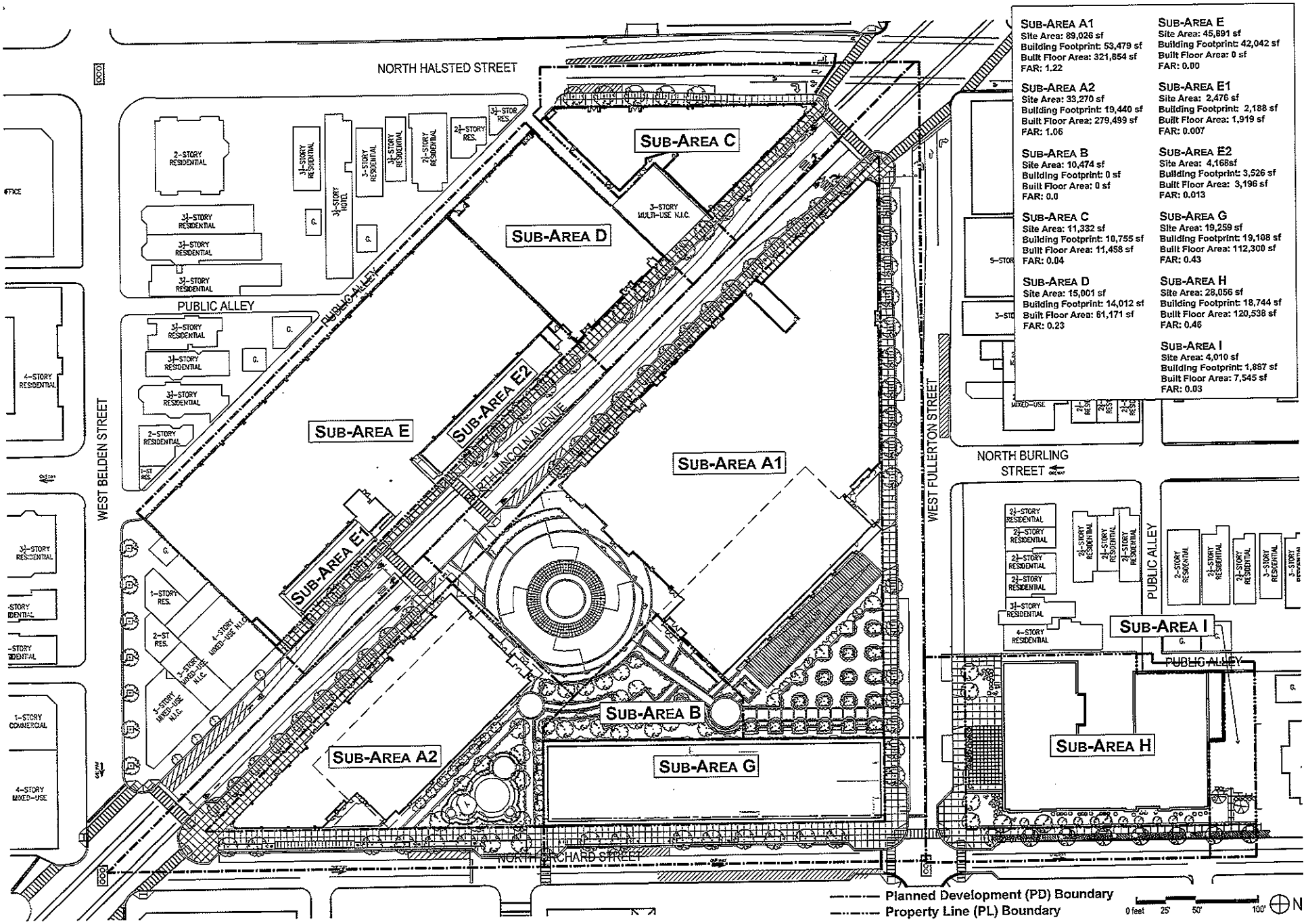


CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS A. PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



SUB-AREA A1
Site Area: 89,026 sf
Building Footprint: 53,479 sf
Built Floor Area: 321,854 sf
FAR: 1.22

SUB-AREA A2
Site Area: 33,270 sf
Building Footprint: 19,440 sf
Built Floor Area: 279,499 sf
FAR: 1.06

SUB-AREA B
Site Area: 10,474 sf
Building Footprint: 0 sf
Built Floor Area: 0 sf
FAR: 0.0

SUB-AREA C
Site Area: 11,332 sf
Building Footprint: 10,755 sf
Built Floor Area: 11,458 sf
FAR: 0.04

SUB-AREA D
Site Area: 15,001 sf
Building Footprint: 14,012 sf
Built Floor Area: 61,171 sf
FAR: 0.23

SUB-AREA E
Site Area: 45,891 sf
Building Footprint: 42,042 sf
Built Floor Area: 0 sf
FAR: 0.00

SUB-AREA E1
Site Area: 2,476 sf
Building Footprint: 2,188 sf
Built Floor Area: 1,919 sf
FAR: 0.007

SUB-AREA E2
Site Area: 4,168sf
Building Footprint: 3,526 sf
Built Floor Area: 3,196 sf
FAR: 0.013

SUB-AREA G
Site Area: 19,259 sf
Building Footprint: 19,108 sf
Built Floor Area: 112,300 sf
FAR: 0.43

SUB-AREA H
Site Area: 28,056 sf
Building Footprint: 18,744 sf
Built Floor Area: 120,538 sf
FAR: 0.46

SUB-AREA I
Site Area: 4,010 sf
Building Footprint: 1,887 sf
Built Floor Area: 7,545 sf
FAR: 0.03

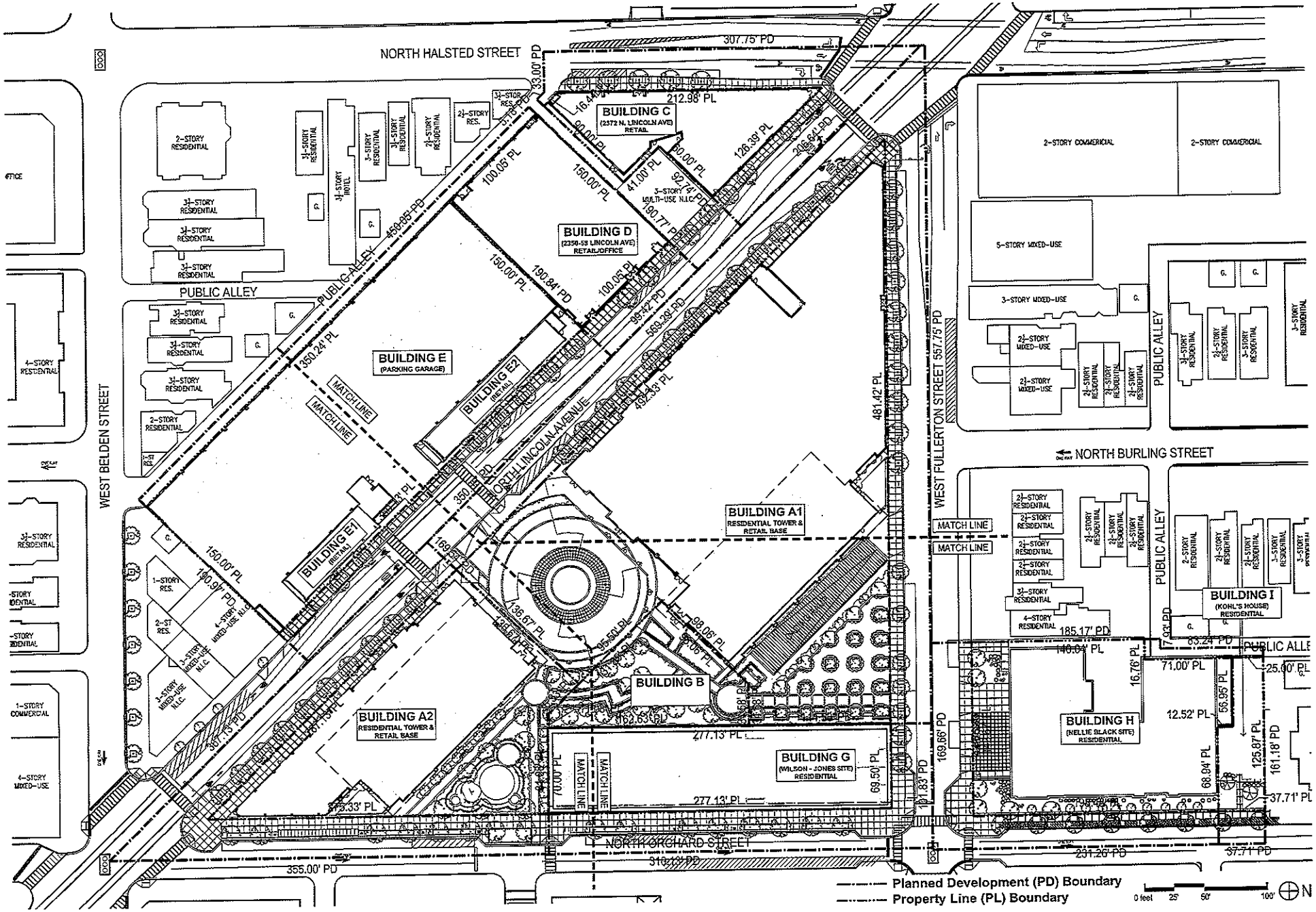
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

A2. PROPERTY LINE AND SUB-AREA MAP

DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



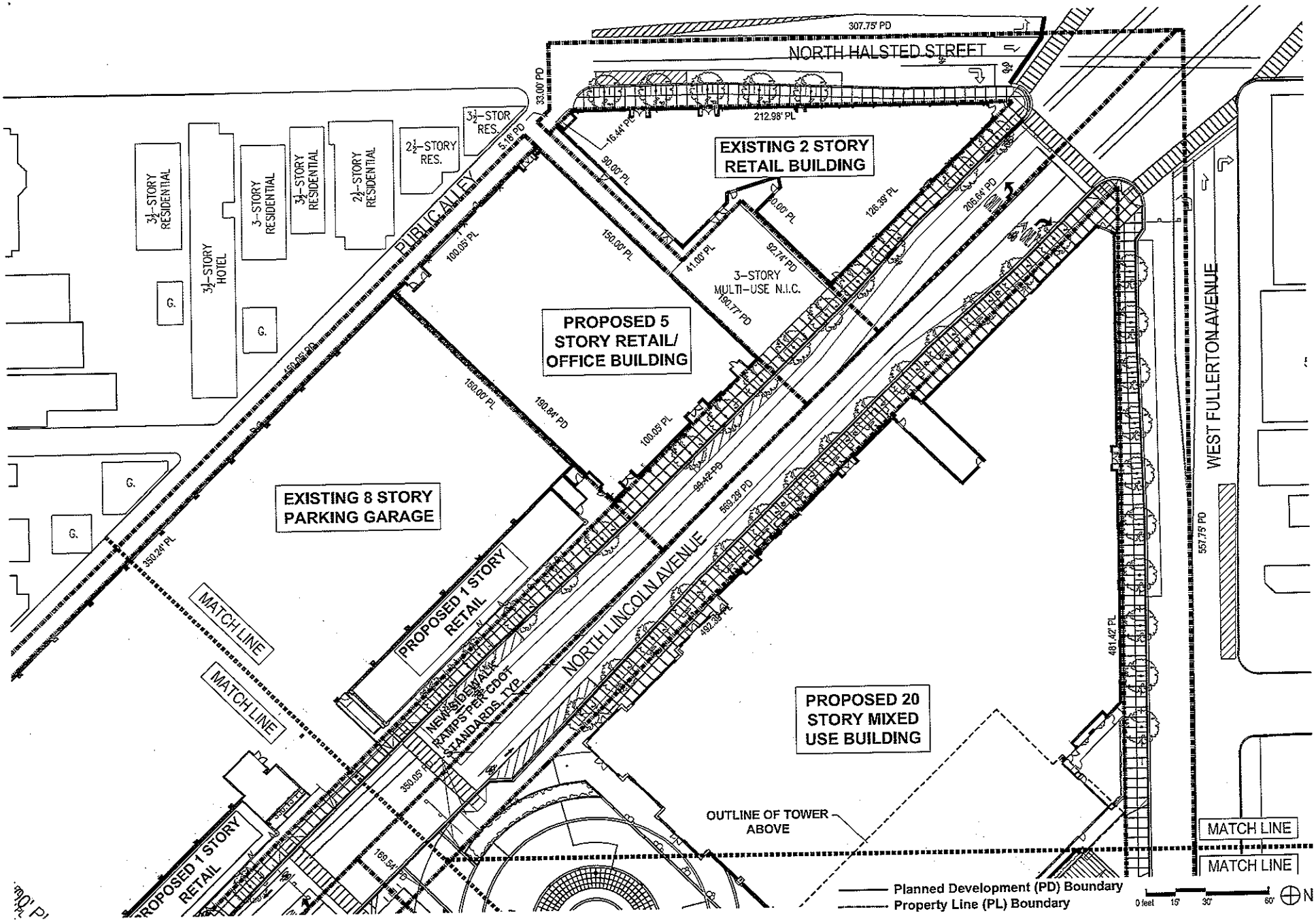
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D. OVERALL SITE PLAN

DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



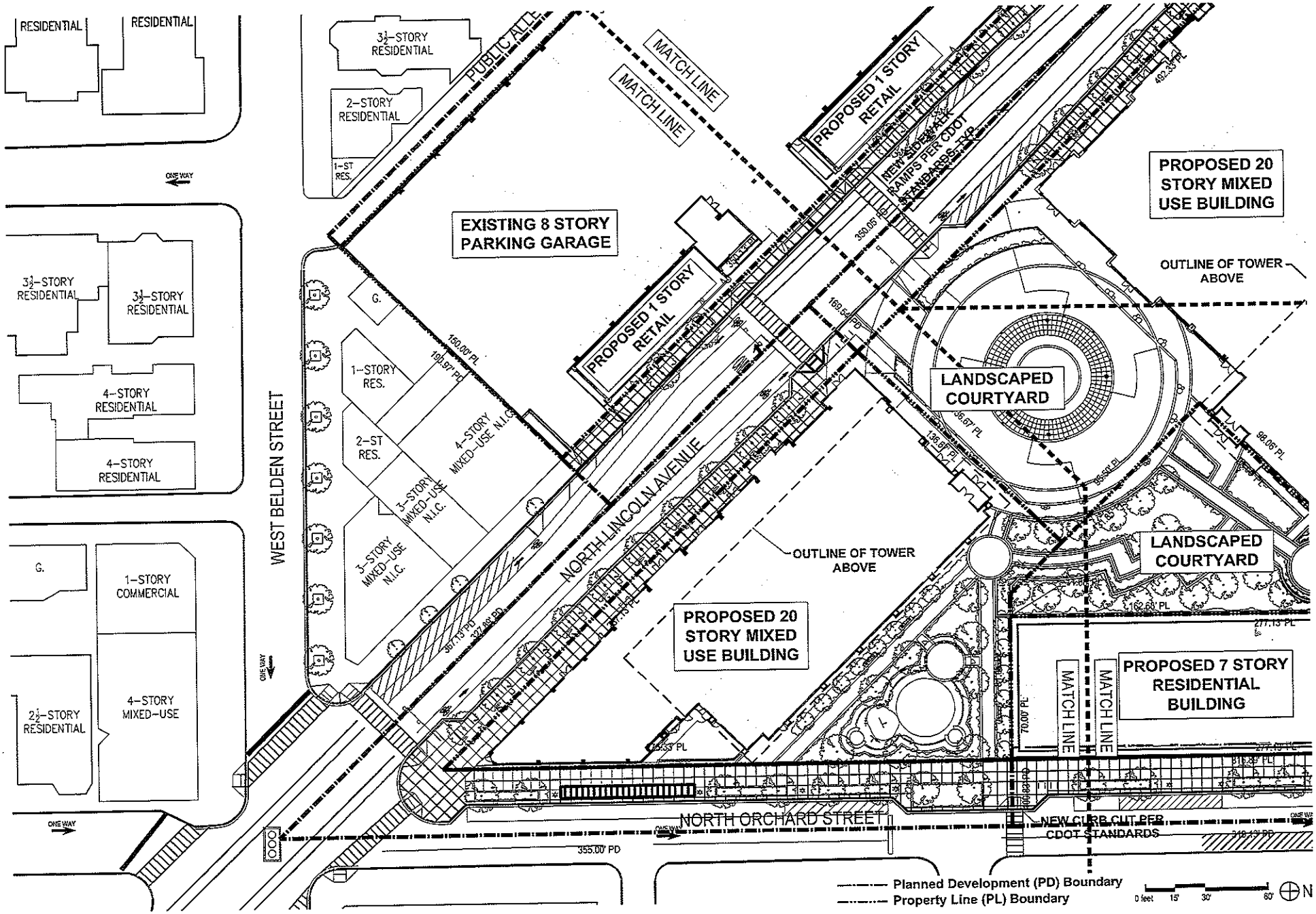
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D1. PARTIAL SITE PLAN

DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



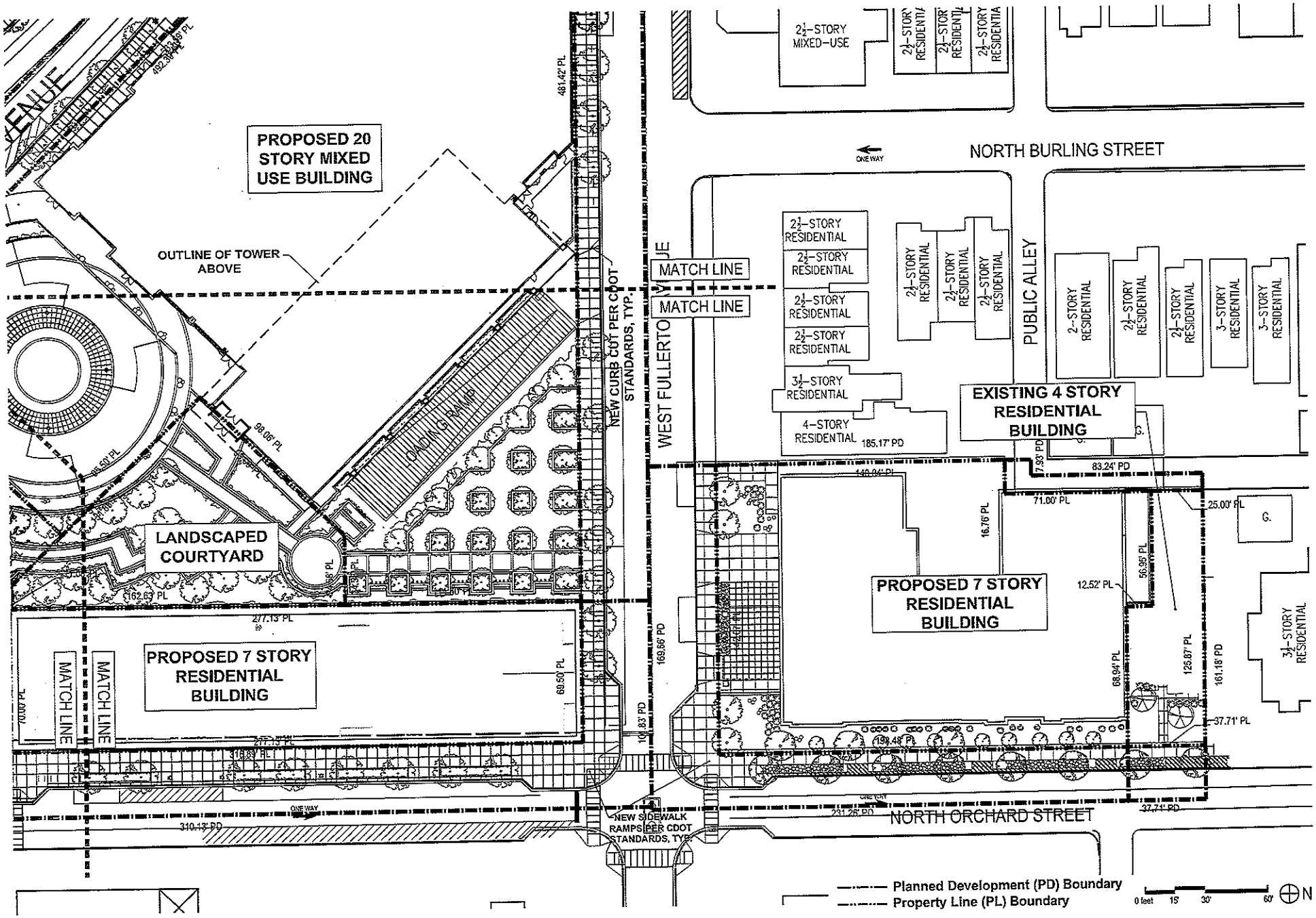
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D2. PARTIAL SITE PLAN

DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



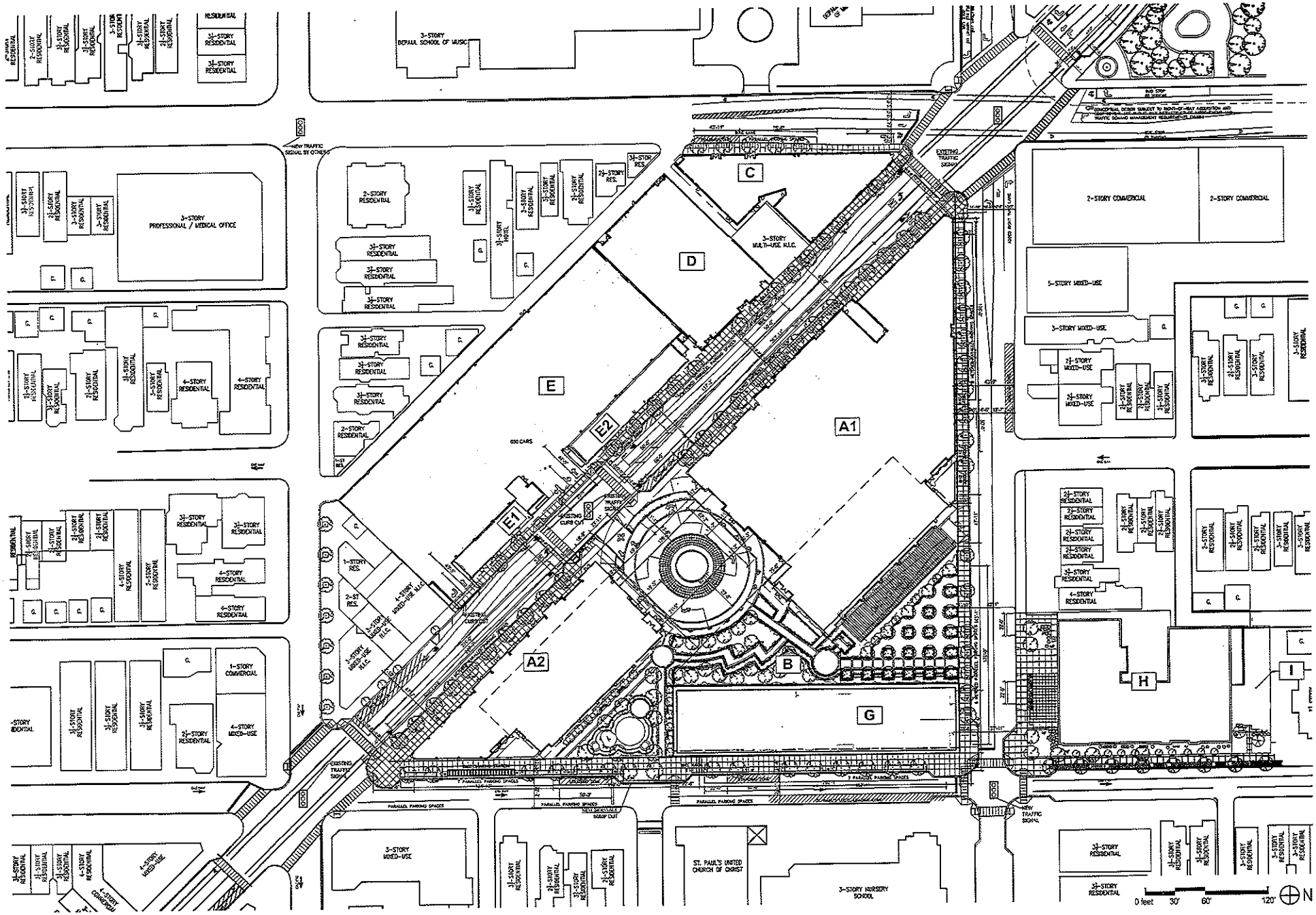
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D3. PARTIAL SITE PLAN

DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



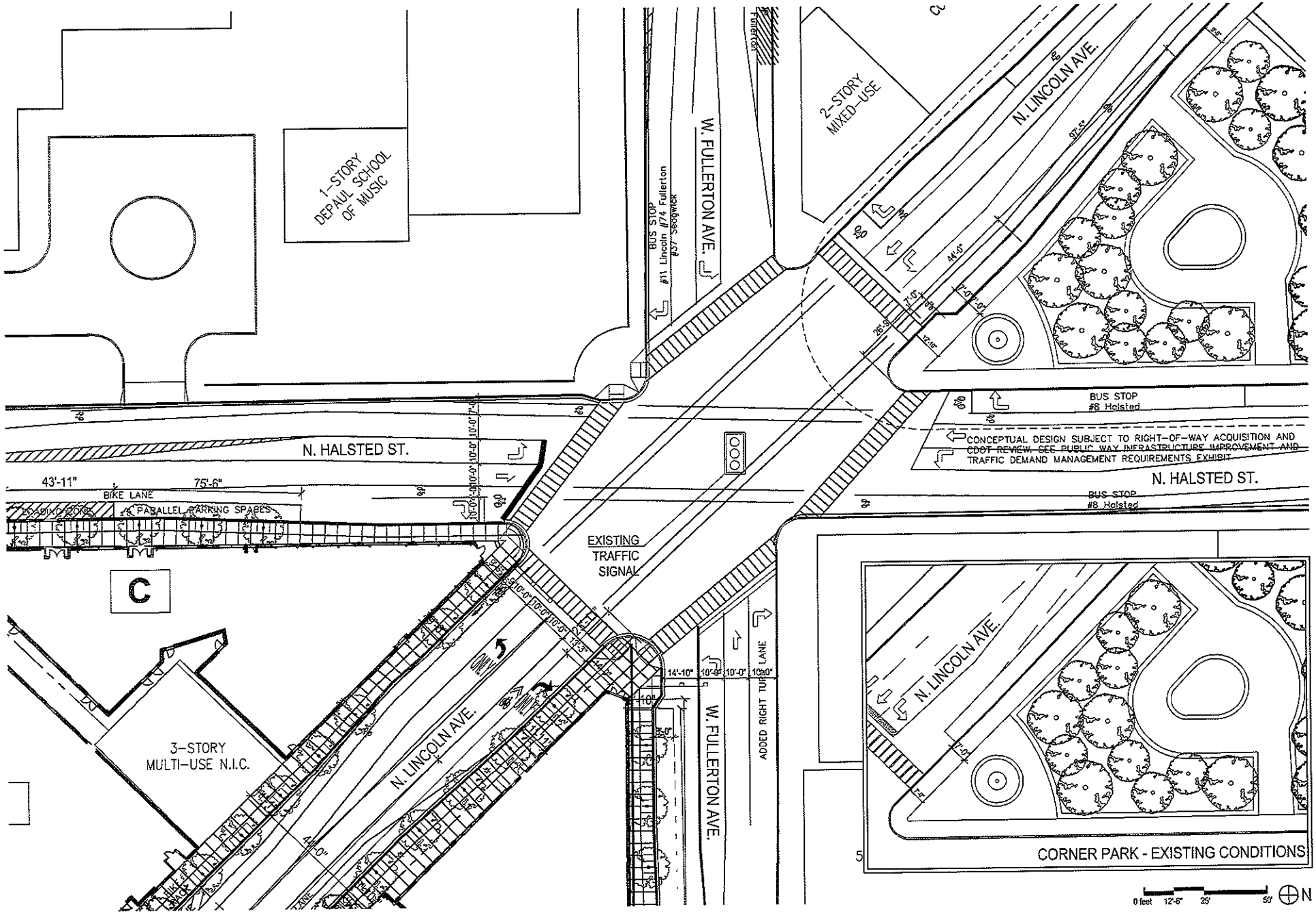
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D4. CDOT SITE PLAN

DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



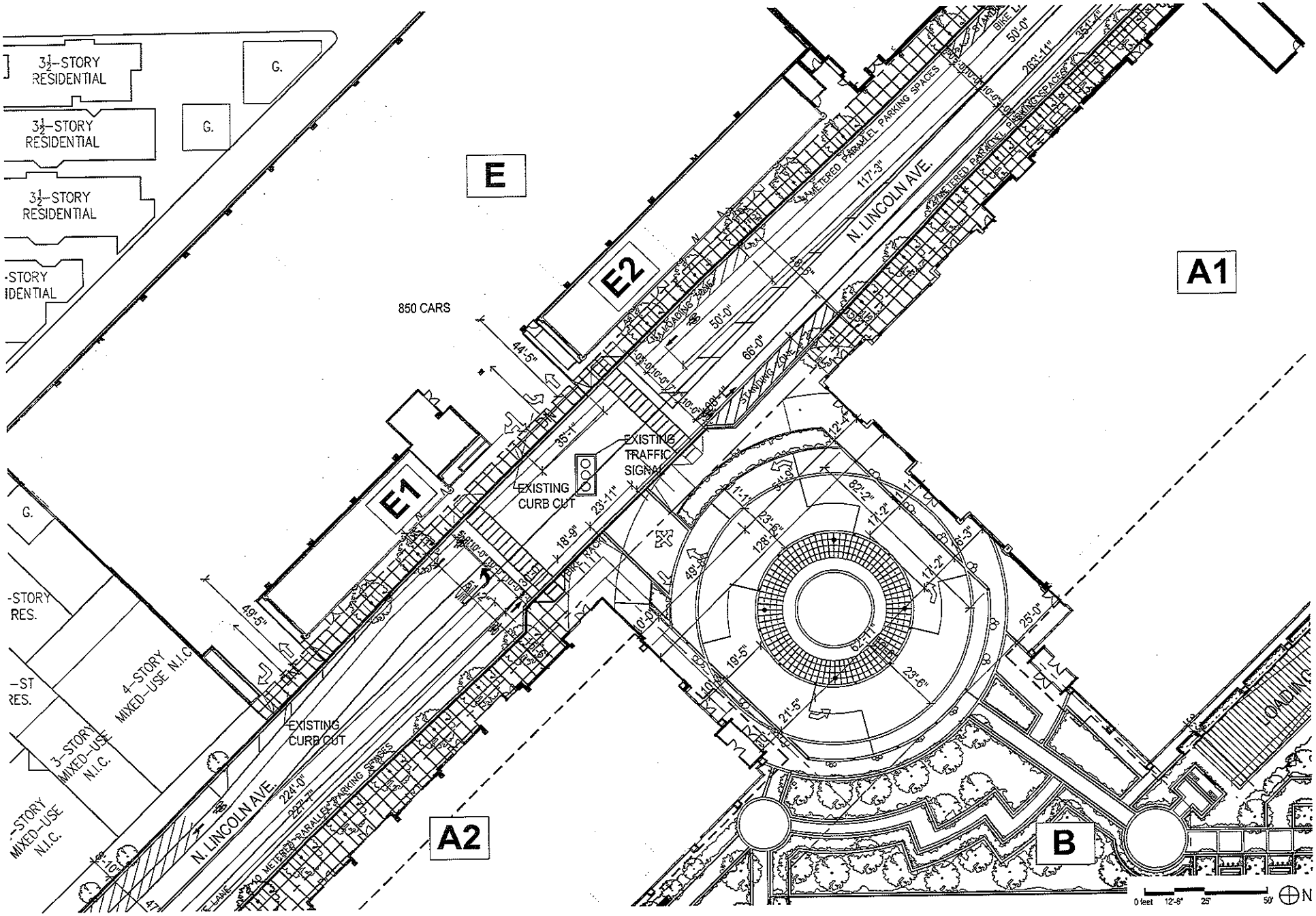
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D5. CDOT - LINCOLN /FULLERTON/HALSTED INTERSECTION

DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



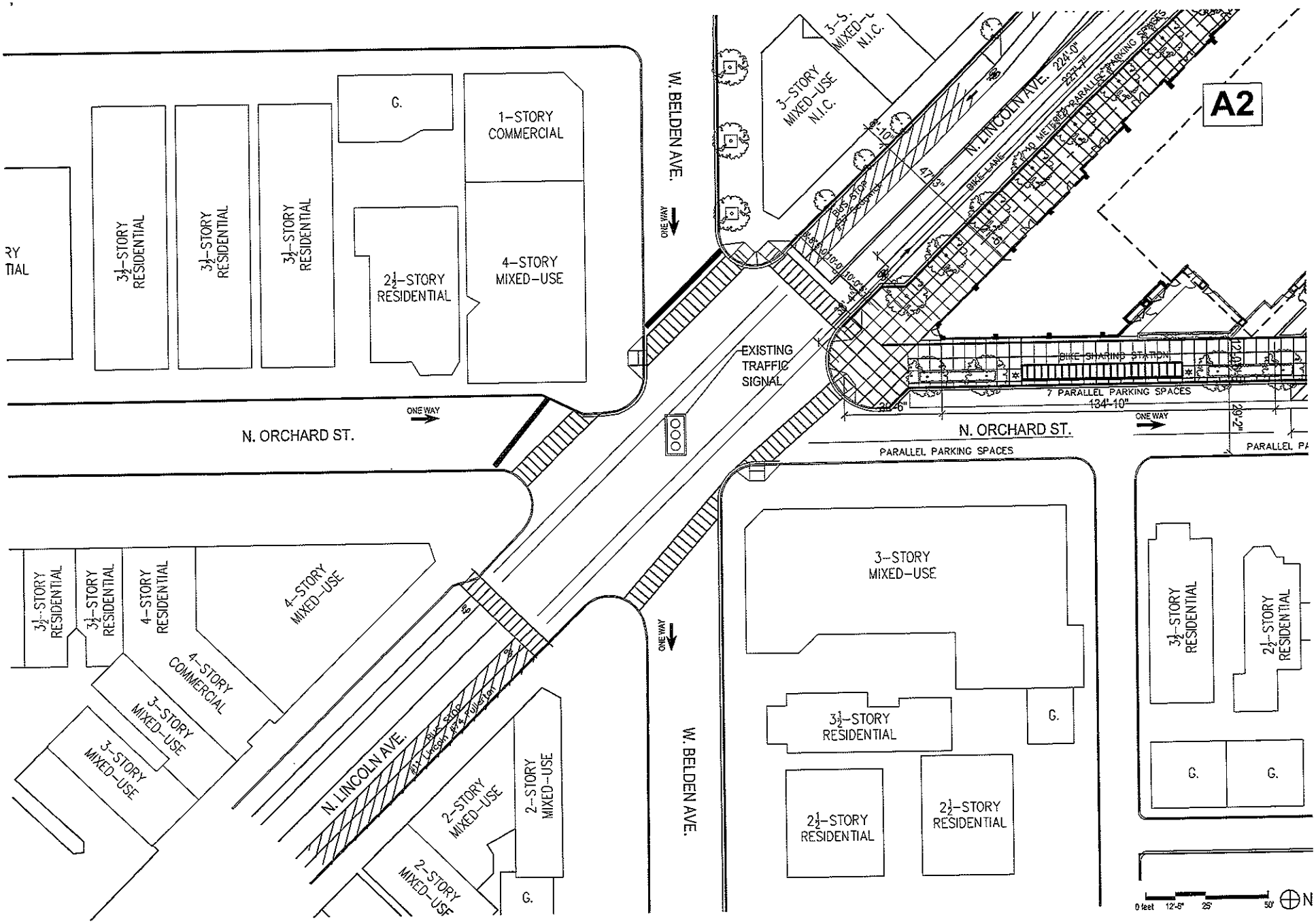
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D6. CDOT - LINCOLN/PLAZA INTERSECTION

DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



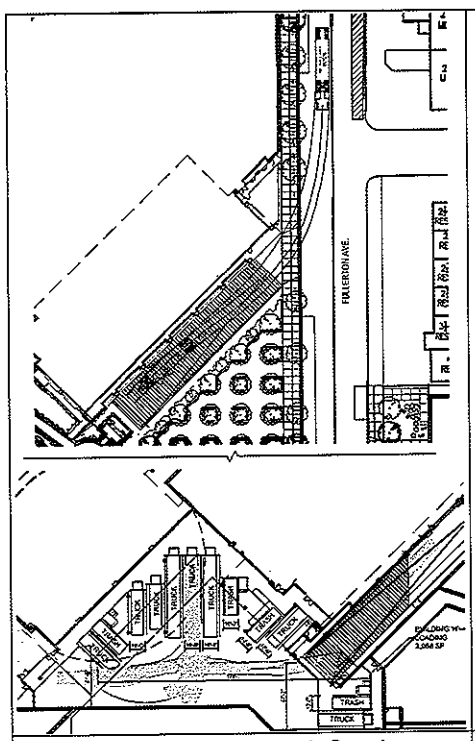
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D7. CDOT - LINCOLN/BELDEN/ORCHARD INTERSECTION

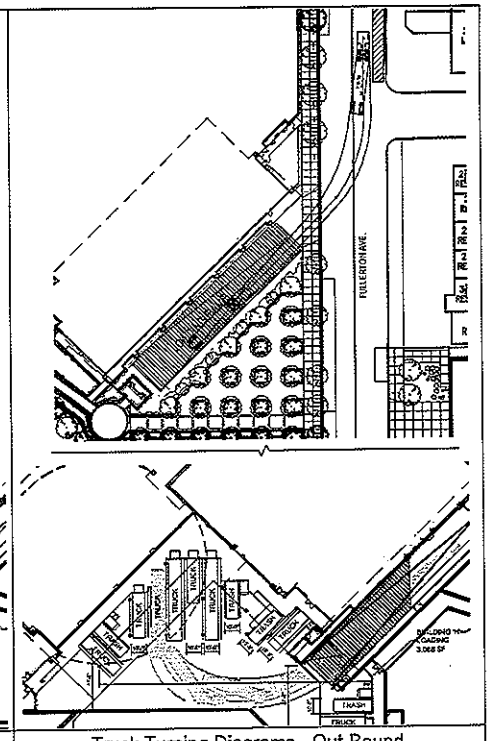
DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

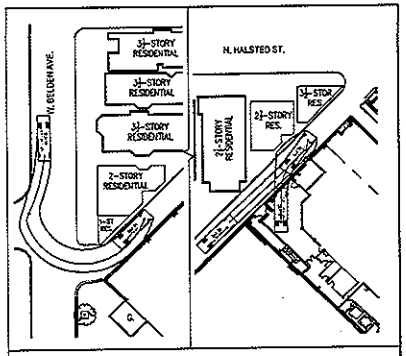
ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



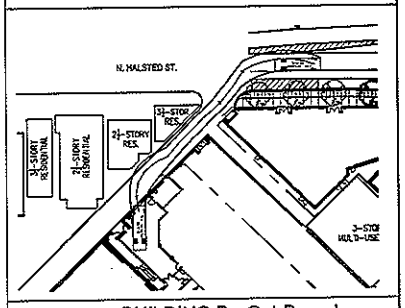
Truck Turning Diagrams - In-Bound



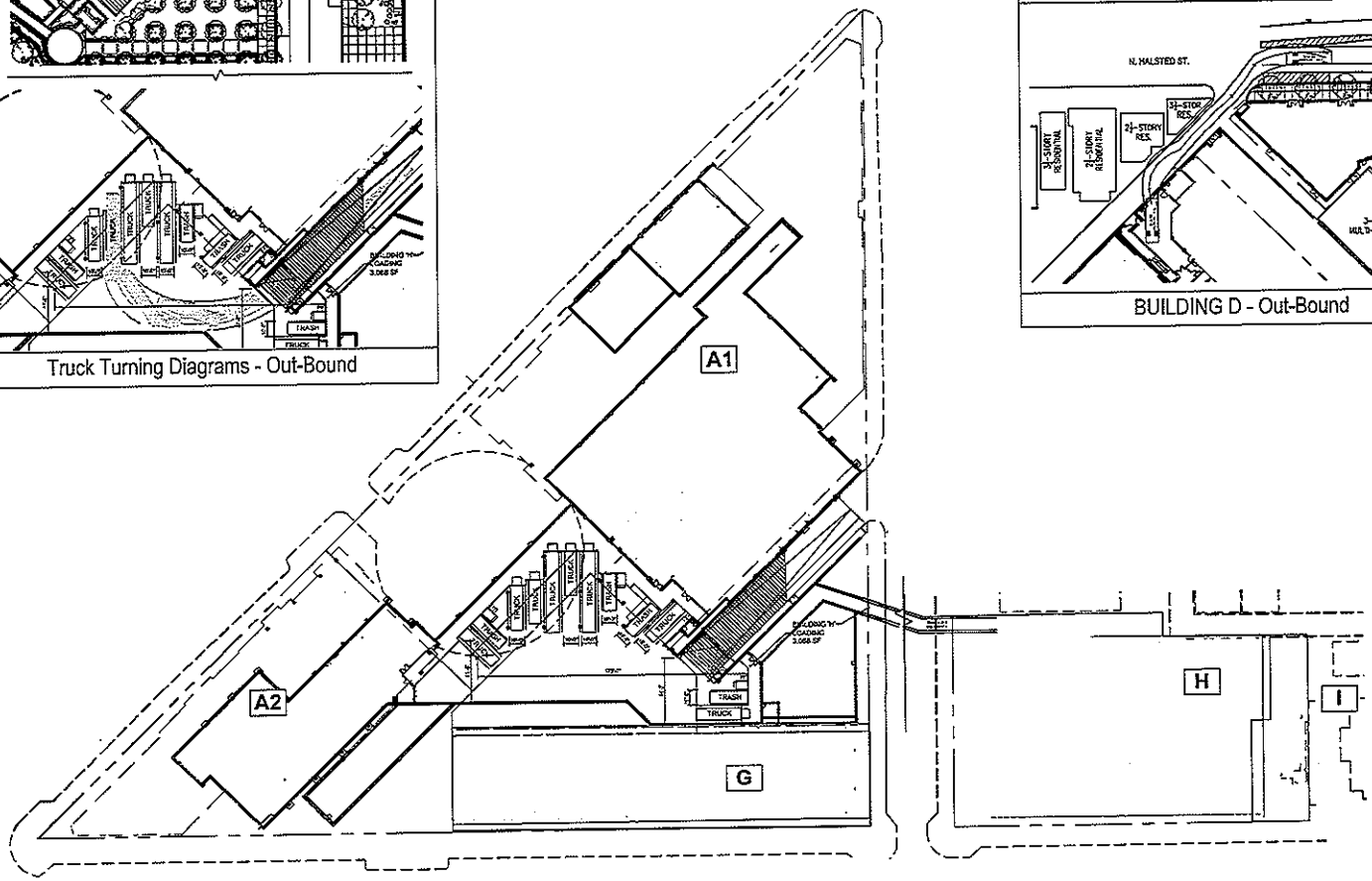
Truck Turning Diagrams - Out-Bound



BUILDING D - In-Bound



BUILDING D - Out-Bound



0 feet 30' 60' 120' N

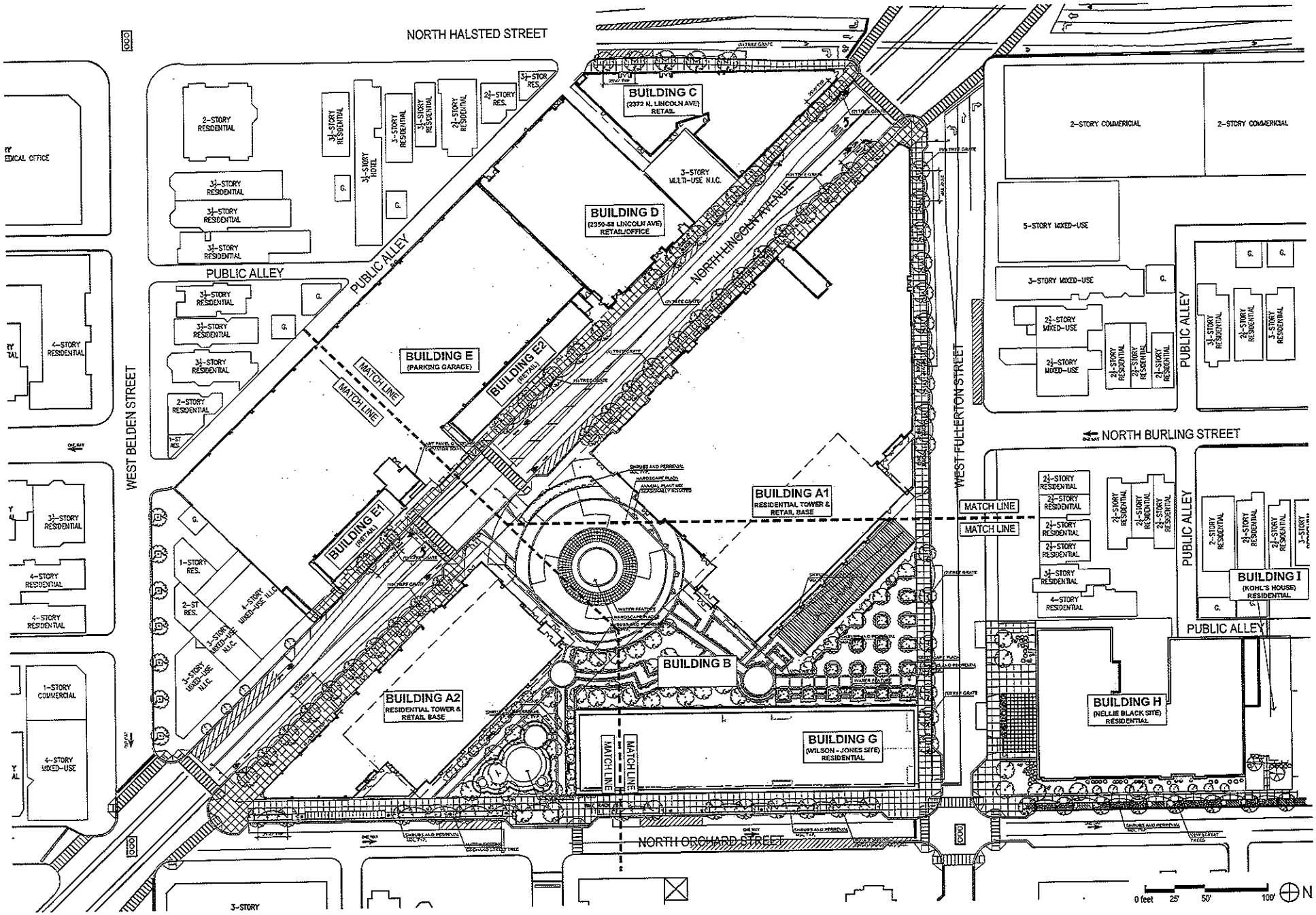
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D8. CDOT LOWER LEVEL LOADING PLAN

DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



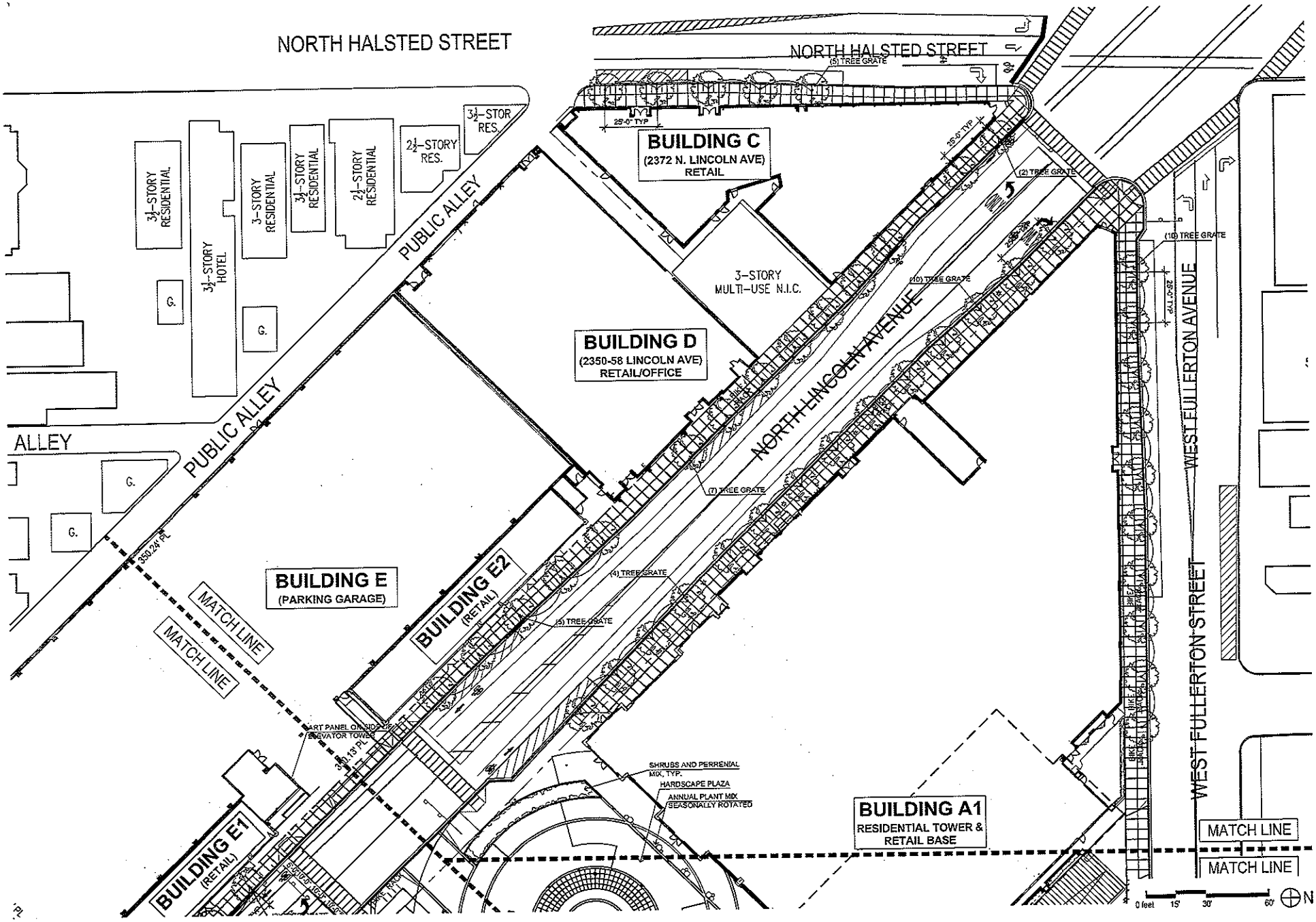
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

E. OVERALL LANDSCAPE PLAN

DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



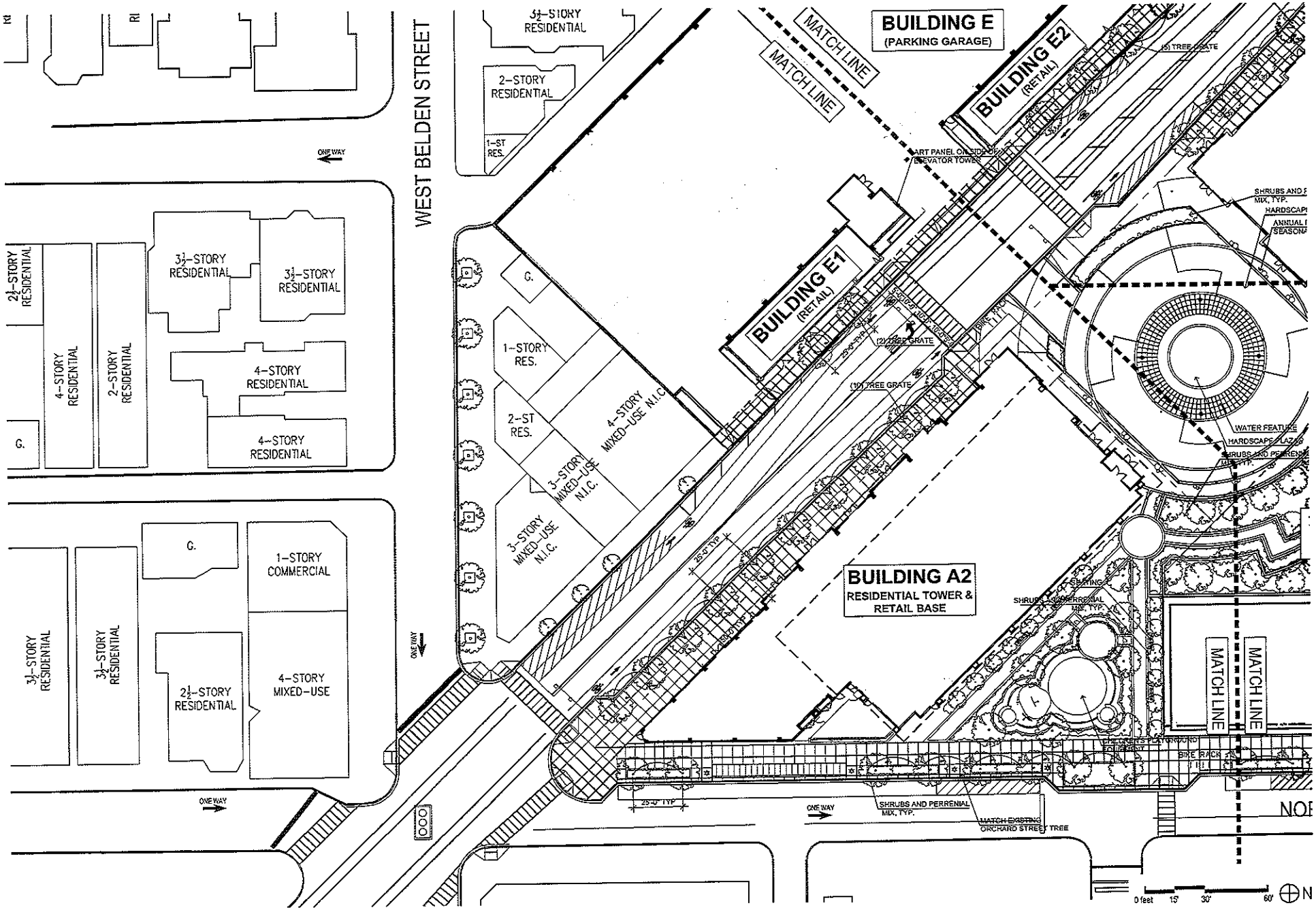
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

E1. PARTIAL LANDSCAPE PLAN

DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



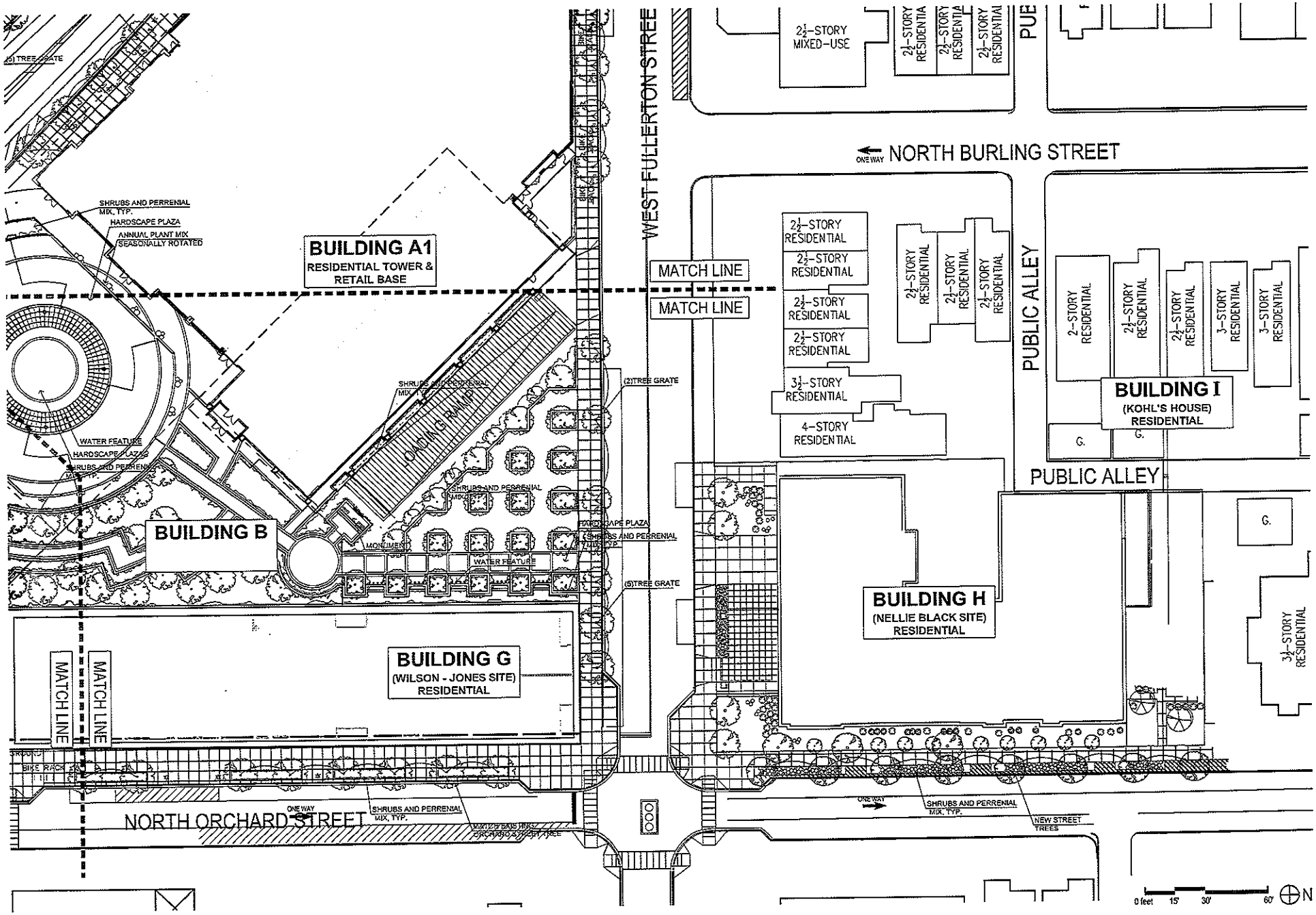
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

E2. PARTIAL LANDSCAPE PLAN

DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



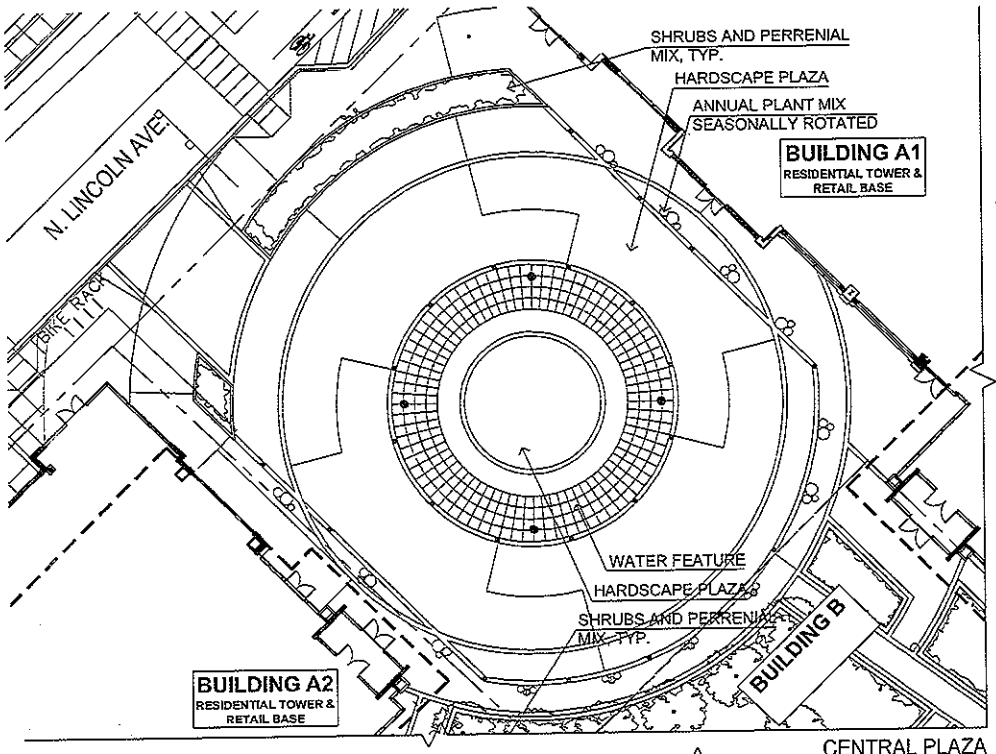
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

E3. PARTIAL LANDSCAPE PLAN

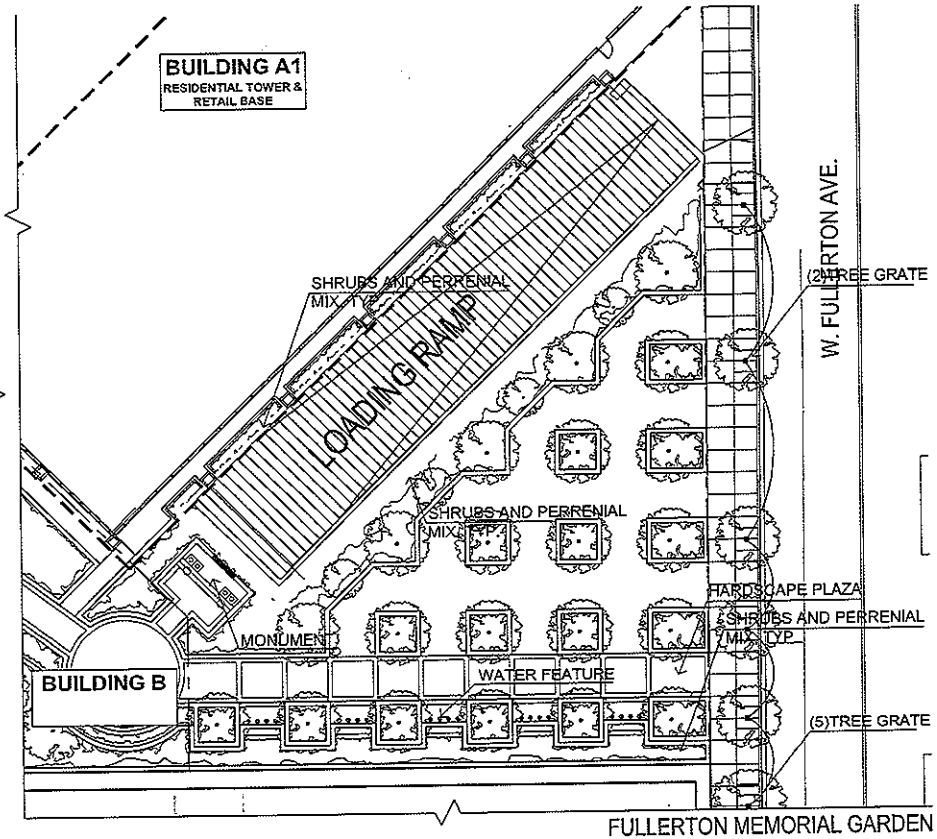
DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

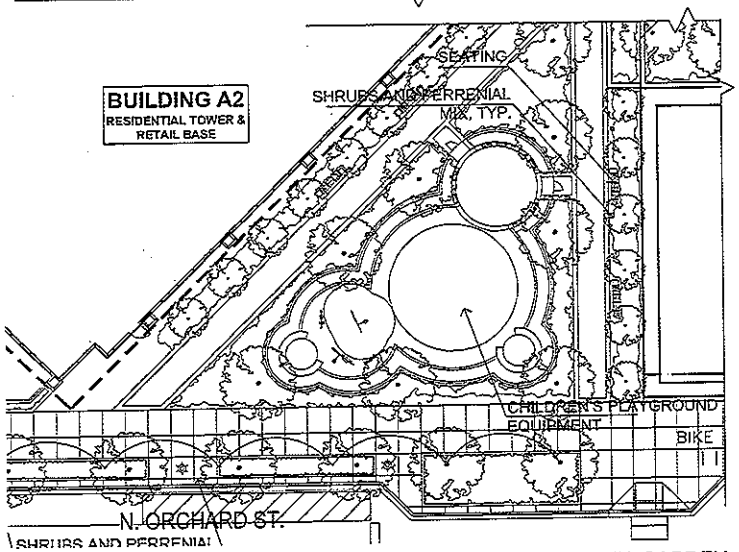
ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



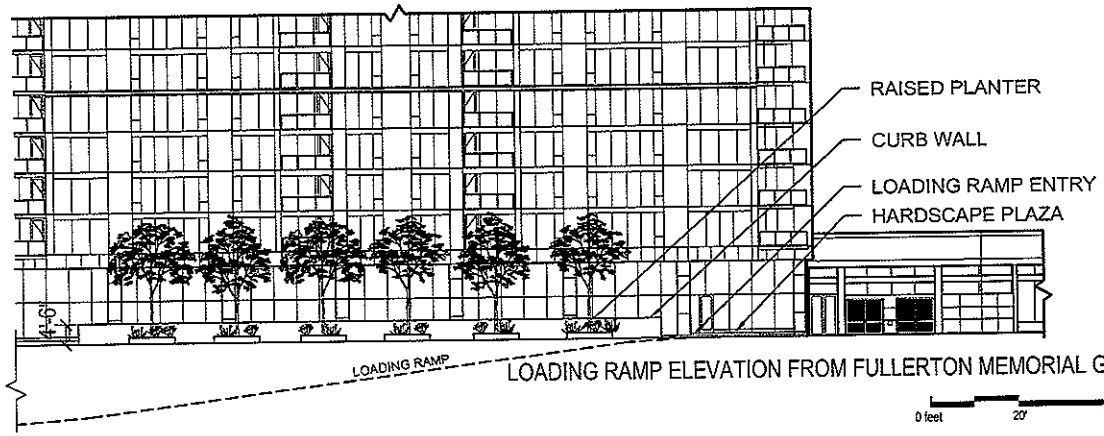
CENTRAL PLAZA



FULLERTON MEMORIAL GARDEN



ORCHARD CHILDREN'S GARDEN



LOADING RAMP ELEVATION FROM FULLERTON MEMORIAL GARDEN

0 feet 20' 40' N

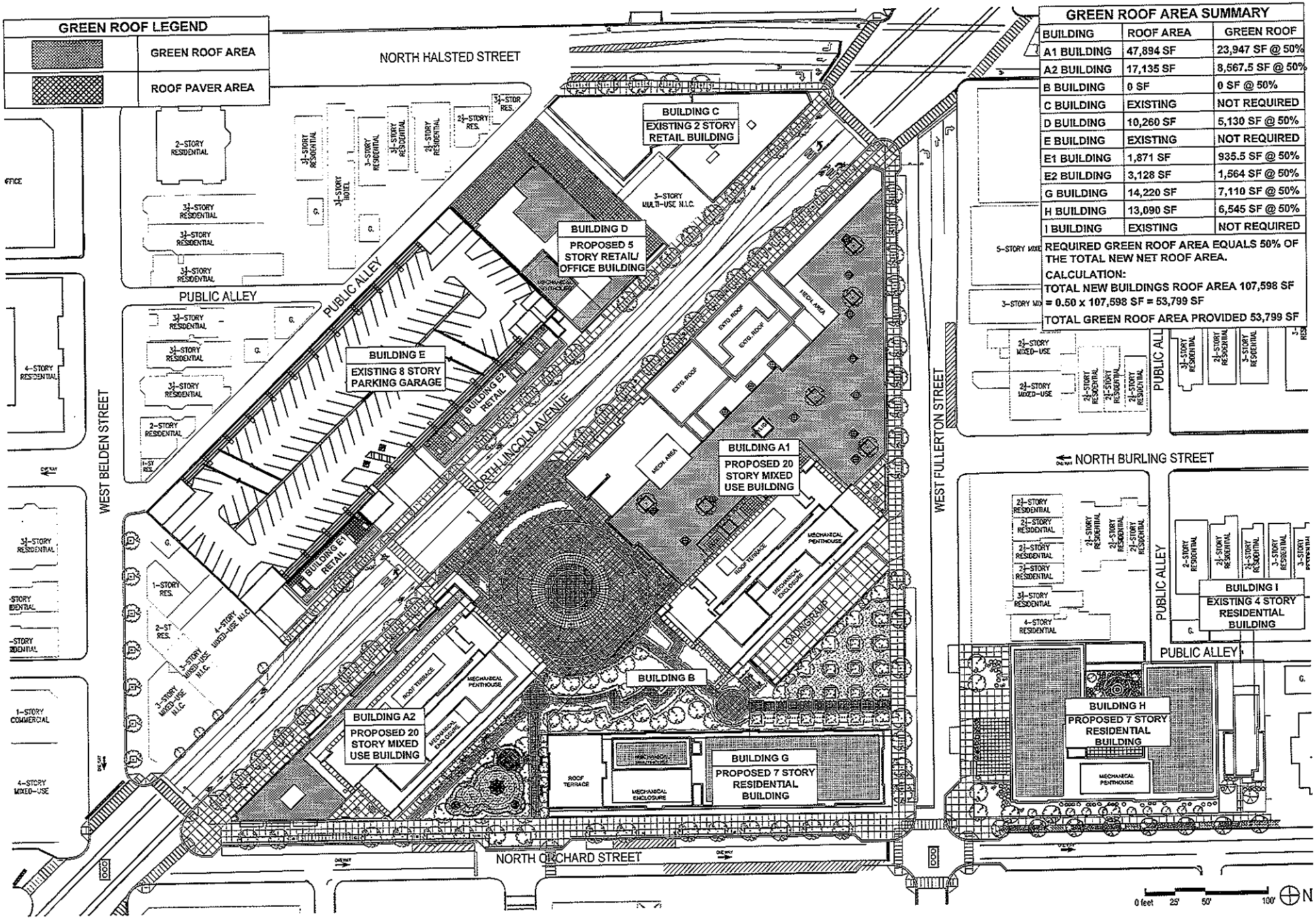
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

E4. ENLARGED OPEN SPACE PLANS & LOADING RAMP ELEVATION

DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



GREEN ROOF AREA SUMMARY

BUILDING	ROOF AREA	GREEN ROOF
A1 BUILDING	47,894 SF	23,947 SF @ 50%
A2 BUILDING	17,135 SF	8,567.5 SF @ 50%
B BUILDING	0 SF	0 SF @ 50%
C BUILDING	EXISTING	NOT REQUIRED
D BUILDING	10,260 SF	5,130 SF @ 50%
E BUILDING	EXISTING	NOT REQUIRED
E1 BUILDING	1,871 SF	935.5 SF @ 50%
E2 BUILDING	3,128 SF	1,564 SF @ 50%
G BUILDING	14,220 SF	7,110 SF @ 50%
H BUILDING	13,090 SF	6,545 SF @ 50%
I BUILDING	EXISTING	NOT REQUIRED

REQUIRED GREEN ROOF AREA EQUALS 50% OF THE TOTAL NEW NET ROOF AREA.

CALCULATION:

TOTAL NEW BUILDINGS ROOF AREA 107,598 SF = 0.50 x 107,598 SF = 53,799 SF

TOTAL GREEN ROOF AREA PROVIDED 53,799 SF

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

E5. GREEN ROOF PLAN

DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

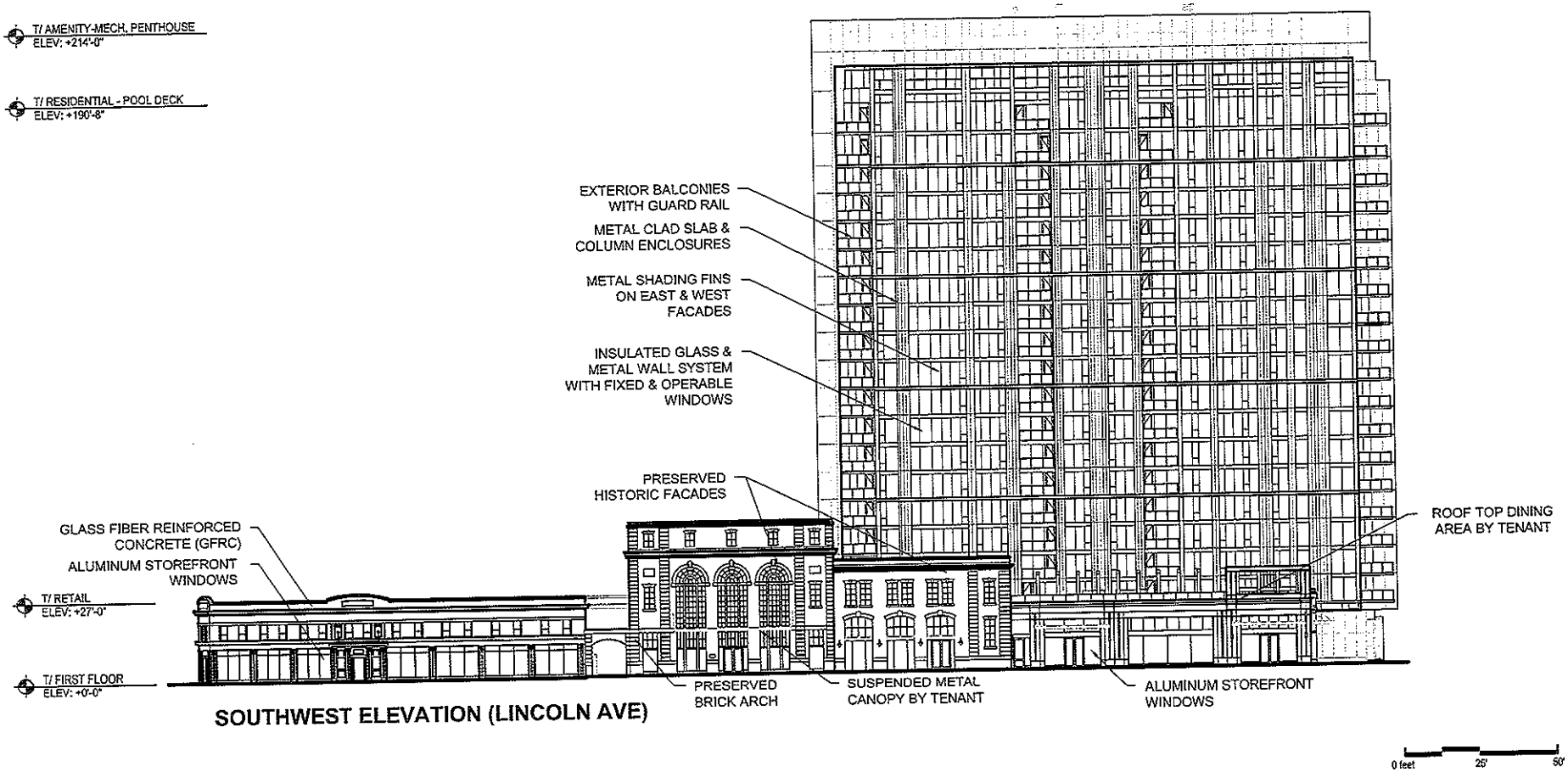
APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

PLANTING SCHEDULE

CODE	LATIN NAME	SIZE
TREES		
AGAB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	4"
BPW	BETULA POPULIFOLIA 'WHITESPIRE'	-
CVWK	CRATAEGUS VIRIDIS 'WINTER KING'	-
QRL	QUERCUS ROBUR 'LONG'	4"
SR	SYRINGA RETICULATA	-
SRIS	SYRINGA RETICULATA 'IVORY SILK'	-
SHADE TREES		
GB	GINKGO BILOBA	4"
CBF	CARPINUS BETULUS 'FASTIGIATA'	4"
COC	CELTIS OCCIDENTALIS 'CHICAGOLAND'	4"
GD	GYMNOCLADUS DIOICUS	4"
QB	QUERCUS BICOLOR	4"
TAR	TILIA AMERICANA 'REDMOND'	4"
TTS	TILIA TOMENTOSA 'STERLING'	4"
GTIS	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	4"
PAMC	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	4"
UCMG	ULMUS CARPINIFOLIA 'MORTON GLOSSY'	4"
LT	LIRIODENDRON TULIPIFERA	4"
AC	AMELANCHIER CANADENSIS	-
SHRUBS		
CSC	CORNUS SERICEA 'CARDINAL'	
FG	FOTHERGILLA GARDENII	
BG	BUXUS X 'GLENCOE'	
BMKW	BUXUS MICROPHYLLA VAR.KOREAN 'WINTERGREEN'	
HQS	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	
WFS	WEIGELA FLORIDA 'SAMBA'	
BGM	BUXUS X 'GREEN MOUNTAIN'	
HAA	HYDRANGEA ARBORESCENS 'ANNABELLE'	
JHW	JUNIPERUS HORIZONTALIS 'WILTONII'	
VINE		
PT	PARTHENOCISSUS TRICUSPIDATA	
HAP	HYDRANGEA ANOMALA SUBSP. PETIOLARIS	

GRASSES	
AAF	ASTILBE ARENDSII 'PUMILA'
ACP	ASTILBE CHINENSIS 'PUMILA'
ARJB	AJUGA REPTANS 'JUNGLE BEAUTY'
CAKF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
CMID	CAREX MORROWII 'ICE DANCE'
EFC	EUONYMUS FORTUNEI 'COLORATUS'
HC	HEUCHERA 'CARAMEL'
HF	HOSTA 'FRANCEE'
HMPP	HEUCHERA MICRANTHA 'PALACE PURPLE'
HSE	HOSTA SIEBOLDIANA 'ELEGANS'
HSF	HEUCHERA SANGUINEA 'FIREFLY'
HSPP	HEMEROCALLIS SPECIES (MIX)
HT	HOSTA 'TATTOO'
LAM	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'
LD	LIGULARIA DENTATA
LSTR	LIGULARIA STENOCEPHALA 'THE ROCKET'
MSTR	MATTEUCCIA STRUTHIOPTERIS
NF	NEPETA X FAASSENII
POKR	PENNISETUM ORIENTALE 'KARLEY ROSE'
PSEB	PHLOX SUBULATA 'EMERALD BLUE'
RFB	RUDBECKIA FULGIDA 'BLOVI'
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'
SSTB	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'



SOUTHWEST ELEVATION (LINCOLN AVE)

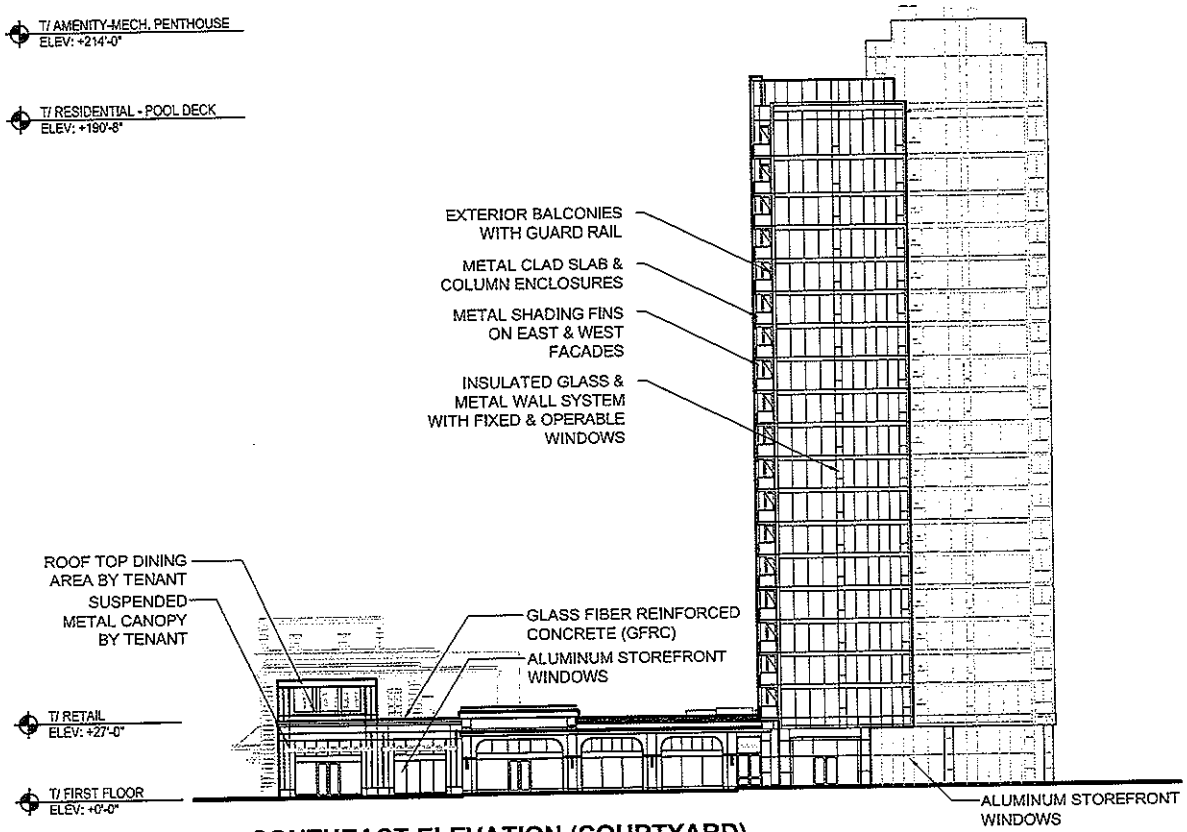
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

F1. BUILDING A1 ELEVATIONS

DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



SOUTHEAST ELEVATION (COURTYARD)

0 feet 25' 50'

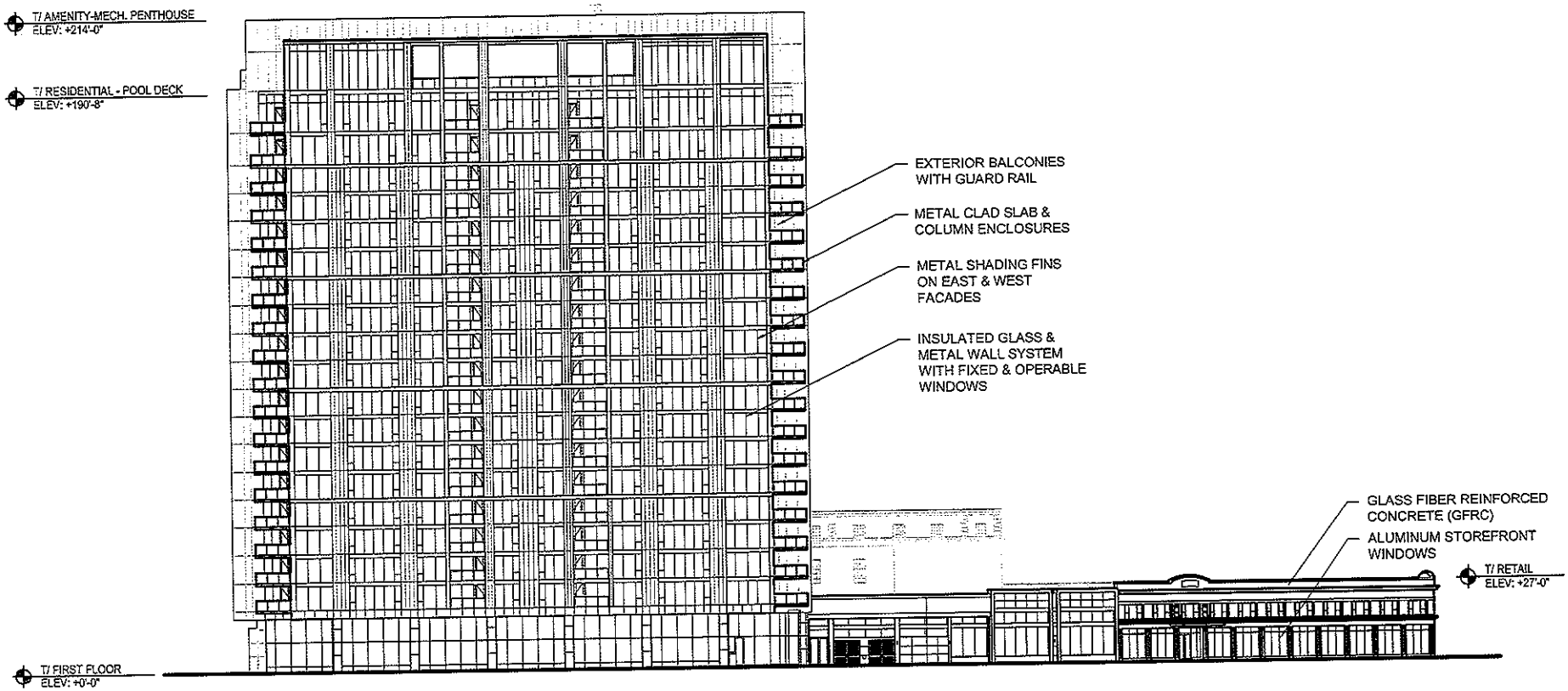
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

F2. BUILDING A1 ELEVATIONS

DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



NORTHEAST ELEVATION (MEMORIAL PARK)

0 feet 25' 50'

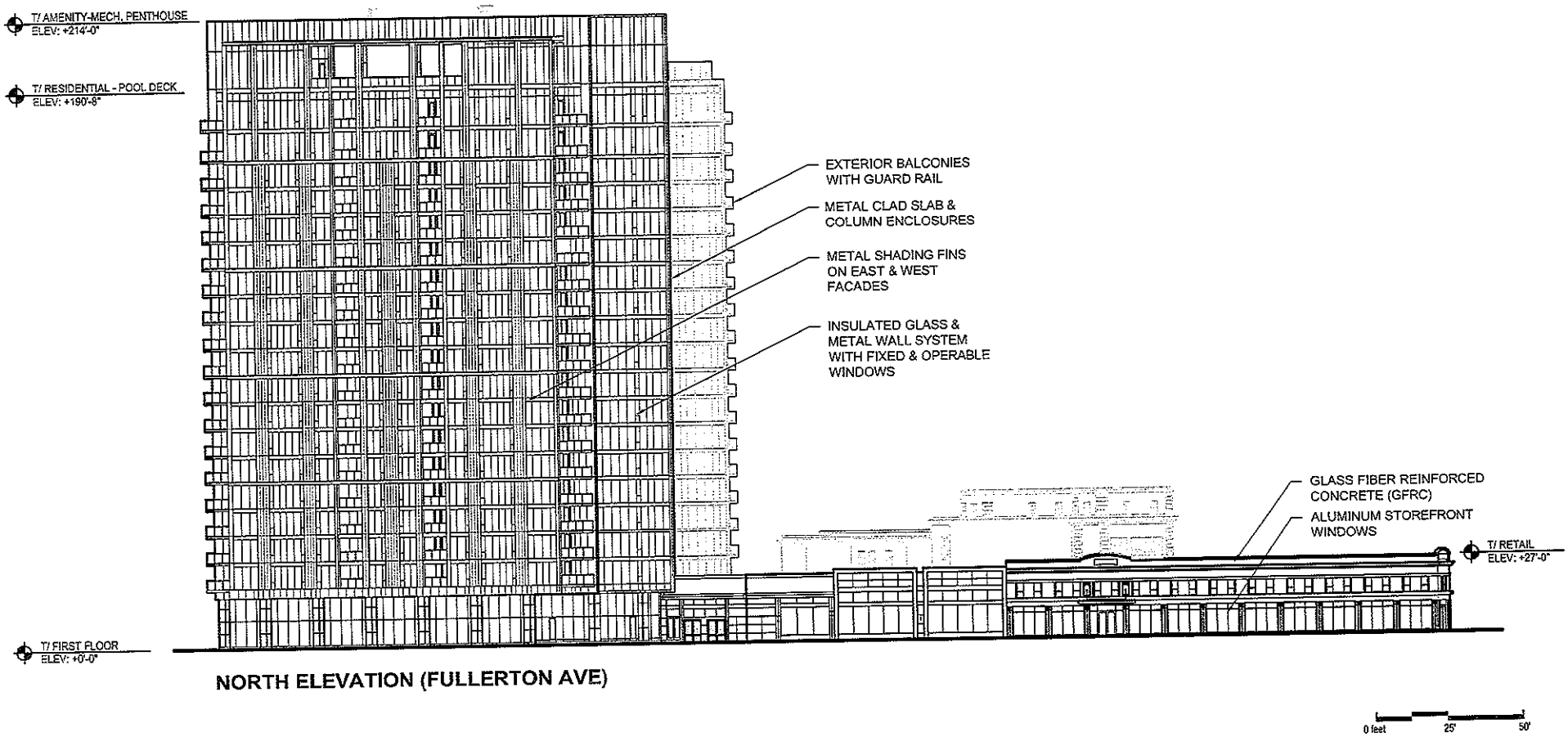
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

F3. BUILDING A1 ELEVATIONS

DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



NORTH ELEVATION (FULLERTON AVE)

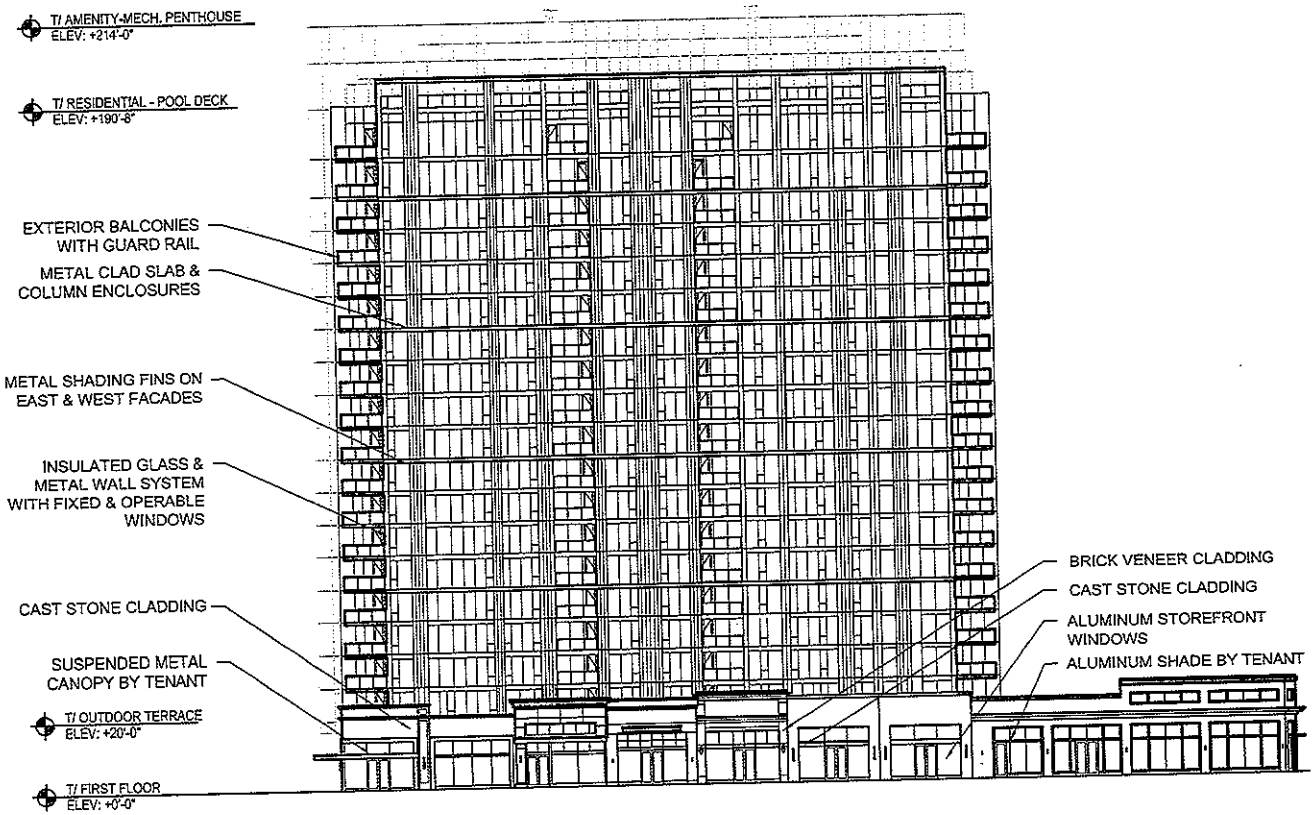
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

F4. BUILDING A1 ELEVATIONS

DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



SOUTHWEST ELEVATION (LINCOLN AVE)

0 feet 25' 50'

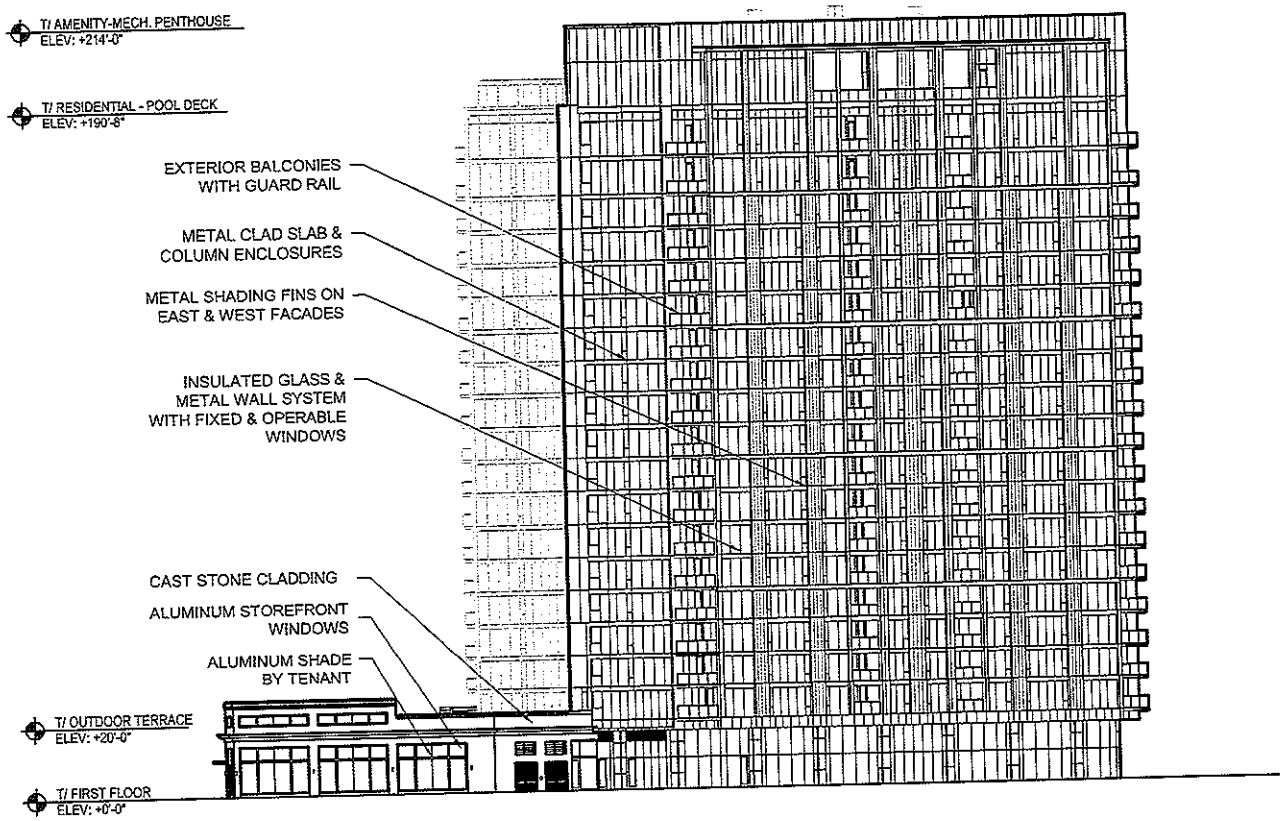
F5. BUILDING A2 ELEVATIONS

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



EAST ELEVATION (ORCHARD STREET)

0 feet 25' 50'

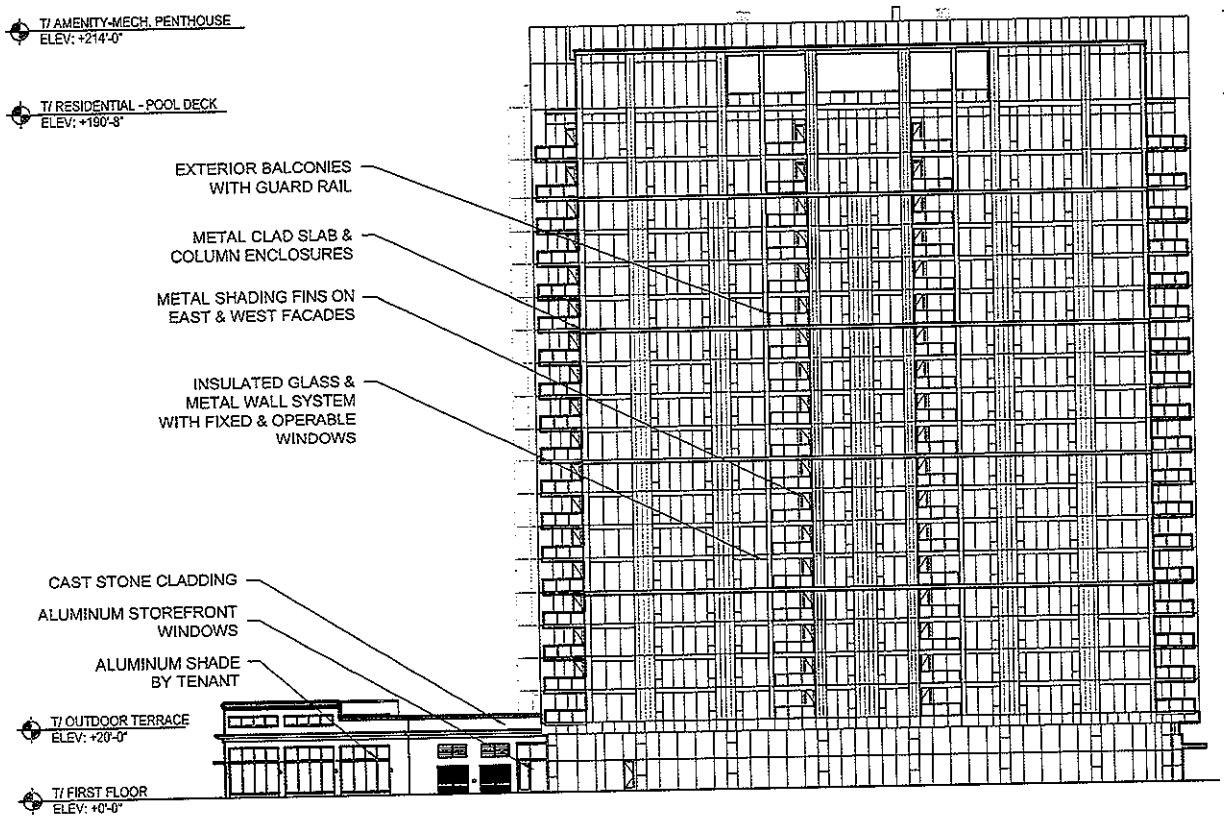
F6. BUILDING A2 ELEVATIONS

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

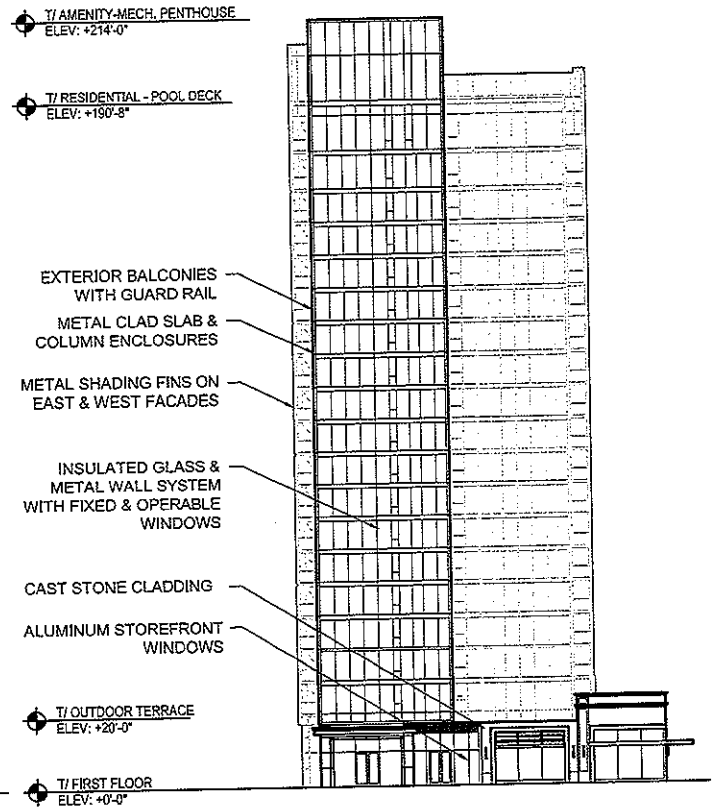
DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



NORTHEAST ELEVATION (POCKET PARK)



NORTHWEST ELEVATION (COURTYARD)

0 feet 25' 50'

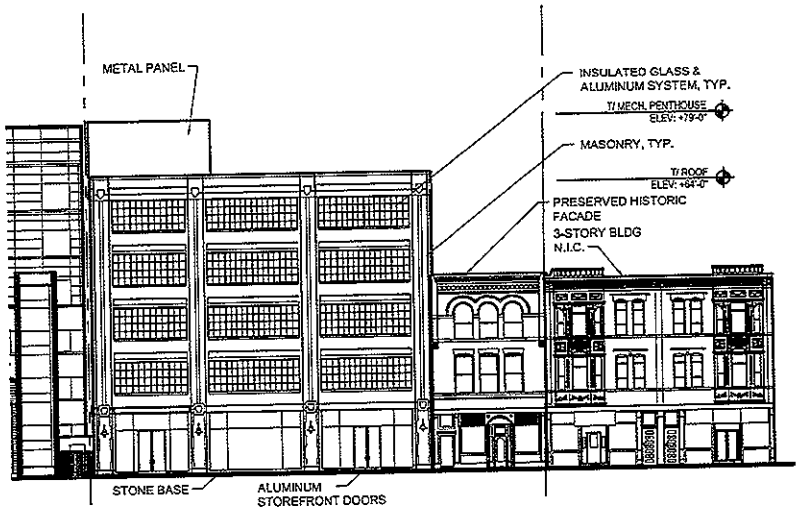
F7. BUILDING A2 ELEVATIONS

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

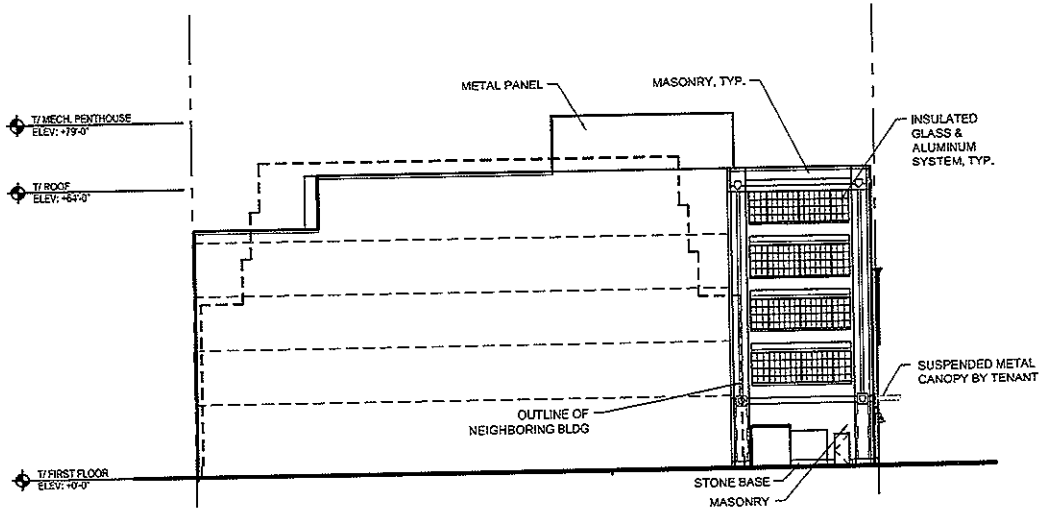
DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



NORTHEAST ELEVATION (LINCOLN AVE)



SOUTHEAST ELEVATION

0 feet 20' 40'

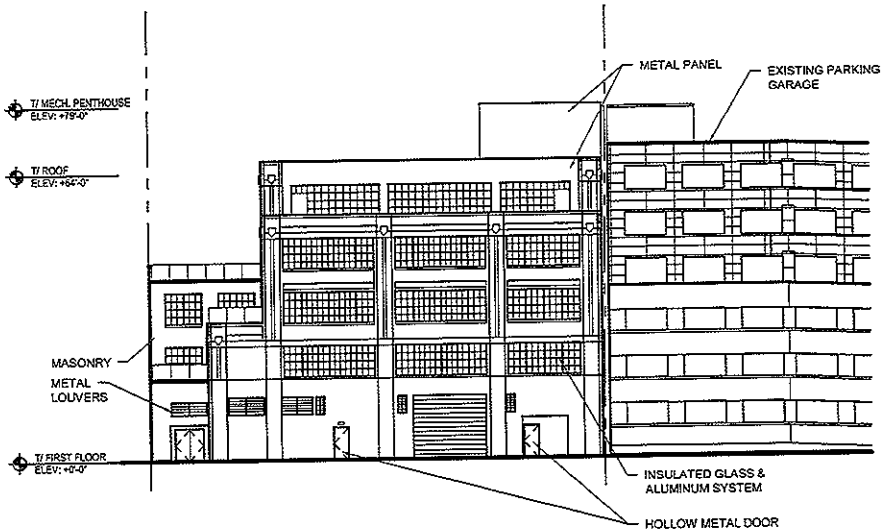
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

F9. BUILDING D (2350-2358 N LINCOLN) ELEVATIONS

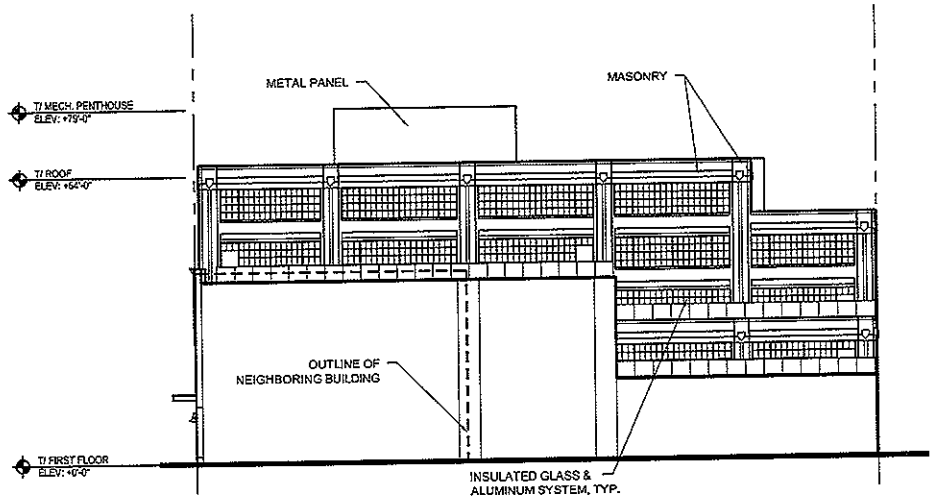
DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



SOUTHWEST ELEVATION (ALLEY)



NORTHWEST ELEVATION

0 feet 20' 40'

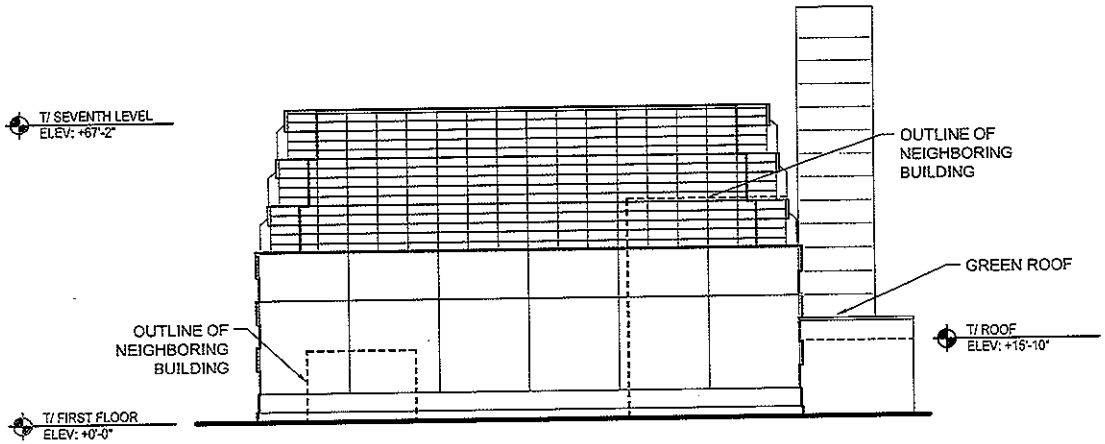
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

F10. BUILDING D (2350-2358 N LINCOLN) ELEVATIONS

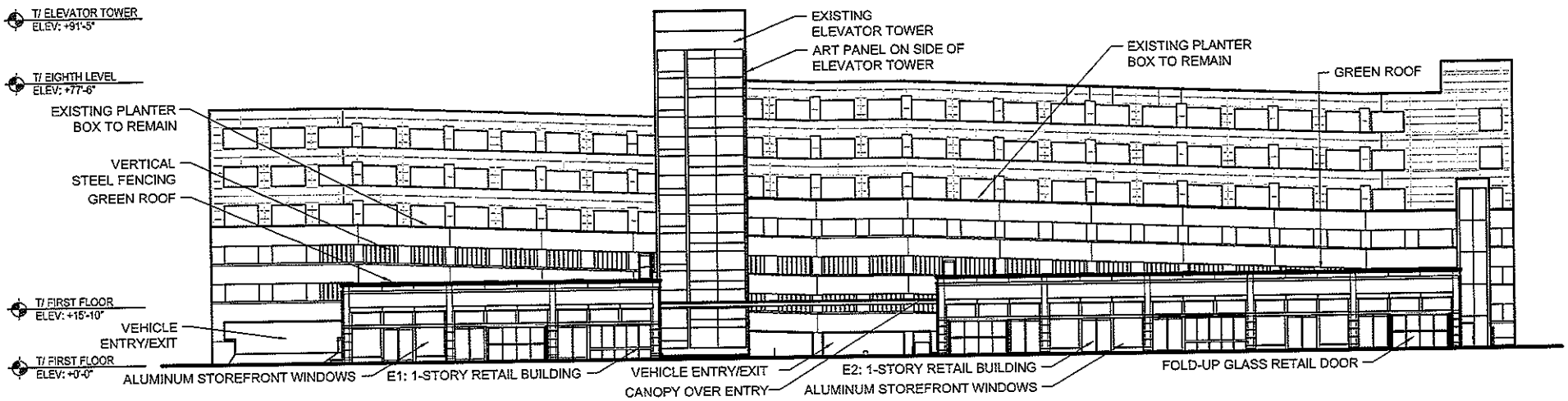
DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



SOUTHEAST ELEVATION



NORTHEAST ELEVATION (LINCOLN AVE)

0 feet 10' 20' 40'

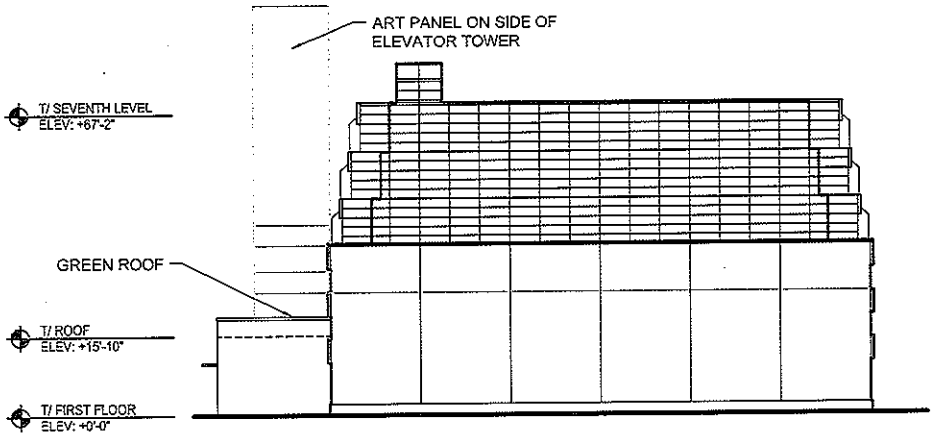
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

F11. BUILDING E, E1, & E2 ELEVATIONS

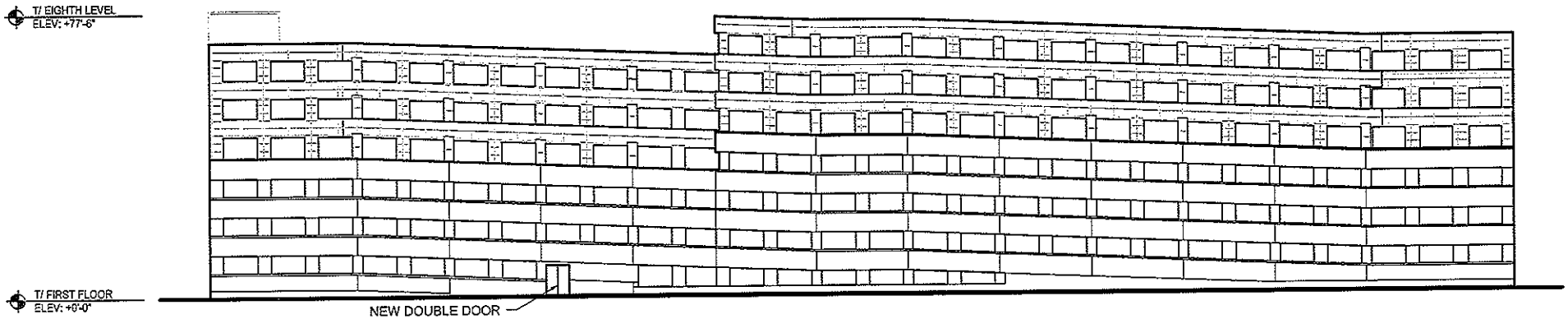
DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



NORTHWEST ELEVATION



SOUTHWEST ELEVATION (ALLEY)

0 feet 10' 20' 40'

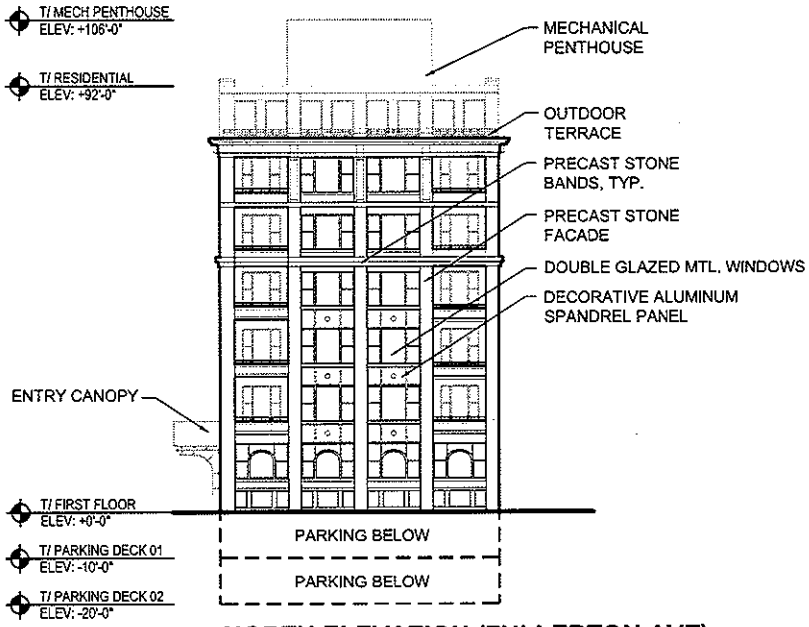
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

F12. BUILDING E (PARKING GARAGE) ELEVATIONS

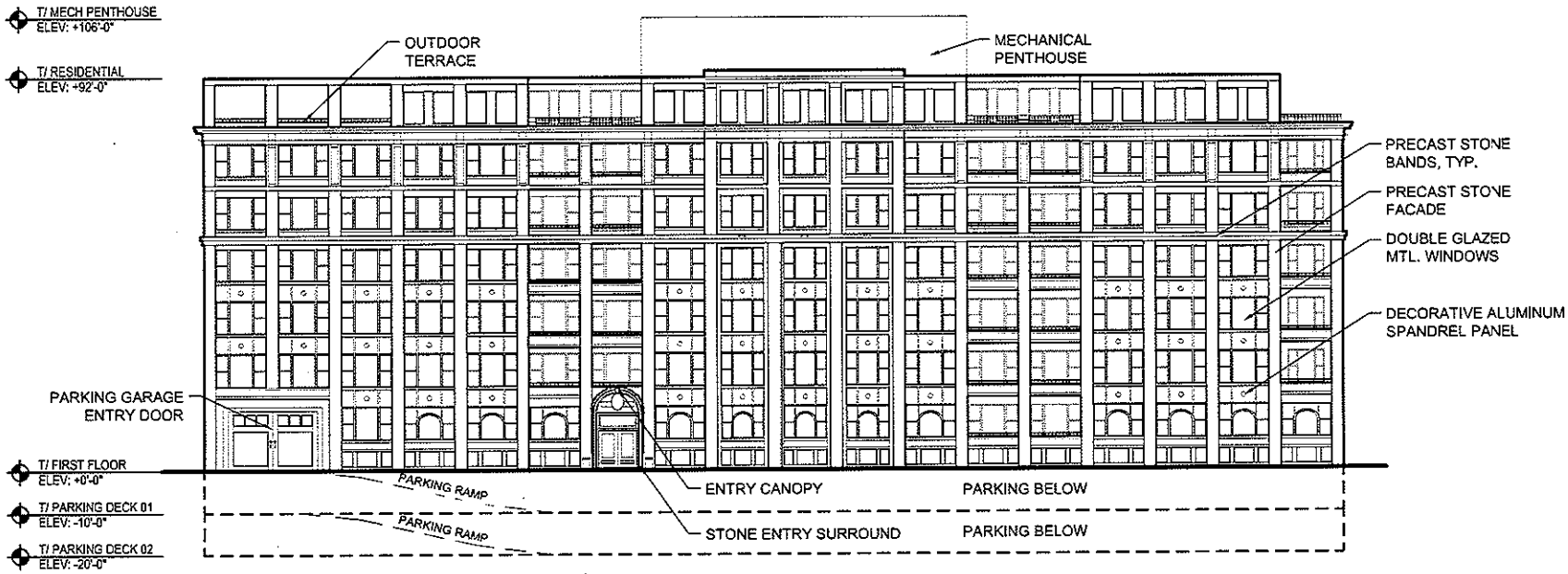
DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



NORTH ELEVATION (FULLERTON AVE)



EAST ELEVATION (ORCHARD ST)

0 feet 10' 20' 40'

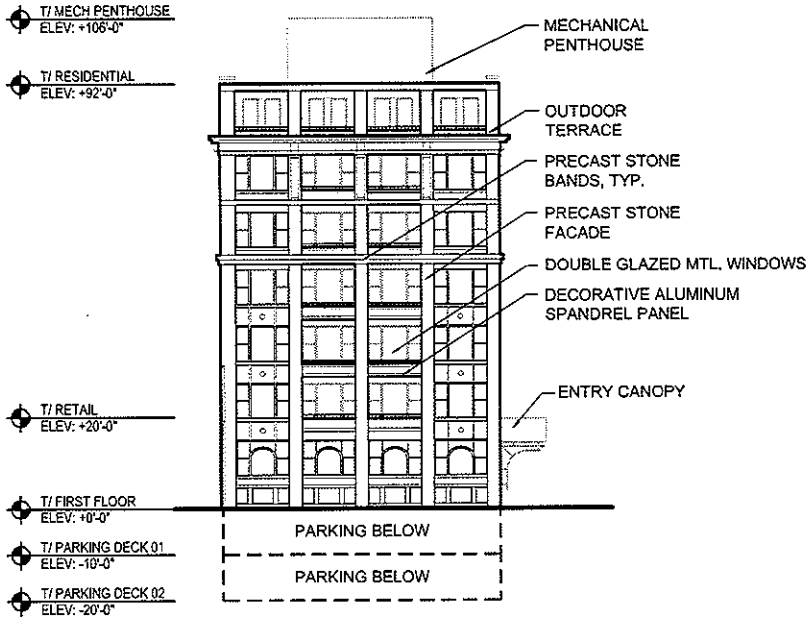
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

F13. BUILDING G (WILSON-JONES) ELEVATIONS

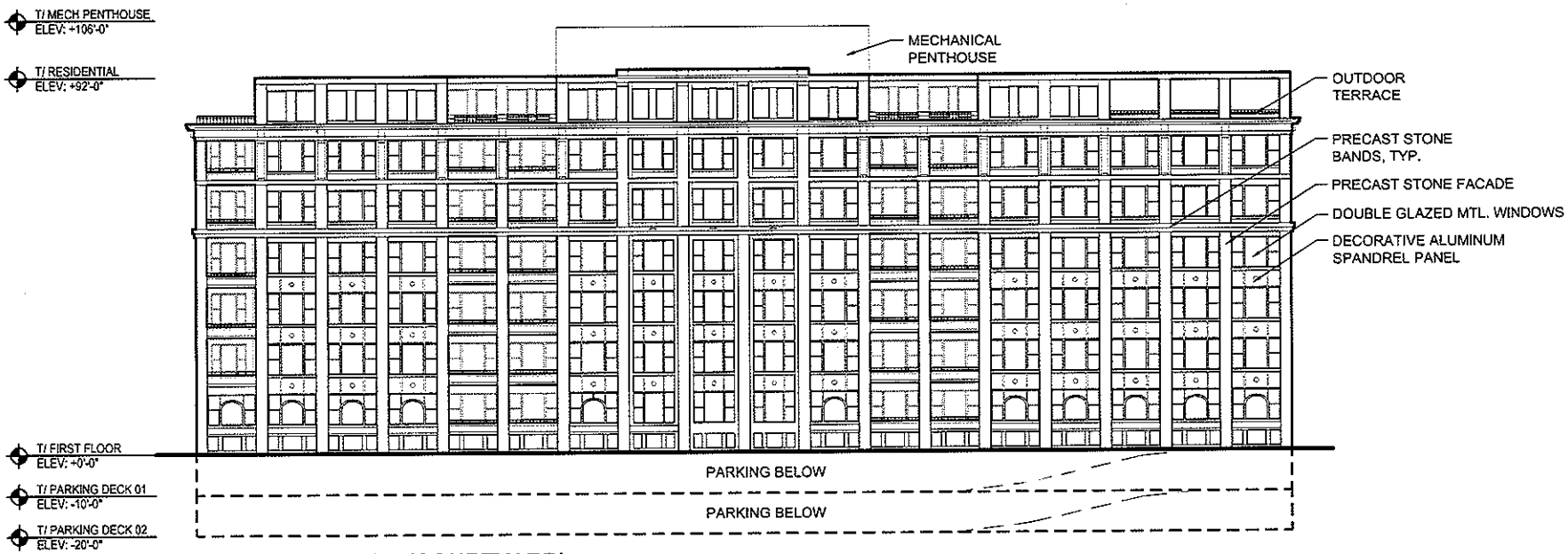
APPLICANT: MCCAFFERY INTERESTS, INC.

DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



SOUTH ELEVATION



WEST ELEVATION (COURTYARD)

0 feet 10' 20' 40'

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

F14. BUILDING G (WILSON-JONES) ELEVATIONS

APPLICANT: MCCAFFERY INTERESTS, INC.

DRAFT DATE: REVISED MARCH 24, 2017; FEBRUARY 20, 2014

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 24, 2016

John J. George
Schuyler Roche & Crisham, P.C.
Two Prudential Plaza
180 N. Stetson Avenue
Suite 3700
Chicago, IL 60601

Re: Administrative Relief request for Planned Development No. 158, Sub-Area H Nellie Black Site, 710 West Fullerton Avenue

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 158 ("PD 158"), 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. 12 of PD 158.

Your client, Orchard Fullerton SH TH LLC ("Applicant"), is seeking administrative relief for the Nellie Black site, which will contain elderly housing. They are the sole owner of the property and Sub-Area H and are seeking the following minor changes:

1. Bulk Regulations and Data Table
   -Revised the number of allowable rooms from 156 to 149 rooms
   -Revised the min. required number of accessory off street parking spaces from 97 to 90
   -Sub-Areas H and I vary slightly to reflect updated alta survey
   -Revised Building H to slightly adjust building site coverage

2. Planned Development Boundary + Property Line Map
   -Revised property line dimensions to reflect updated alta survey on Nellie Black Site

3. Property Line and Sub-Area Map
   -Sub-Areas H and I vary slightly to reflect updated alta survey
   -Revised Building H to slightly adjust building site coverage

4. Overall Site Plan
   -Revised property line dimensions to reflect updated alta survey on Nellie Black Site
   -Revised Building H site plan with 7' building setback on west property line

5. Partial Site Plan
   -Revised property line dimensions to reflect updated alta survey on Nellie Black Site
   -Revised Building H site plan with 7' building setback on west property line

6. Overall Landscape Plan
   -Revised Building H landscape plan with 7' building setback on west property line
   -Adjusted Trees along Fullerton Avenue due to conflicts with tunnel and underground parking

7. Partial Landscape Plan
   -Revised Building H plan with 7' building setback on west property line
   -Removed Trees along Building H due to conflicts with tunnel and underground parking

8. Building H (Nellie Black) Elevations
   -Revised Building H elevations with 7' building setback on west property line
   -Revised Building elevations to locate actual placement of windows

With regard to your request, the Department of Planning and Development has determined that allowing these 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 Residential Business Planned Development No. 158, 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:PM:tm

C: Mike Marmo, Erik Glass, Patrick Murphey, Ron Daye, Main file

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 158 (AS AMENDED) BULK REGULATIONS AND DATA TABLE

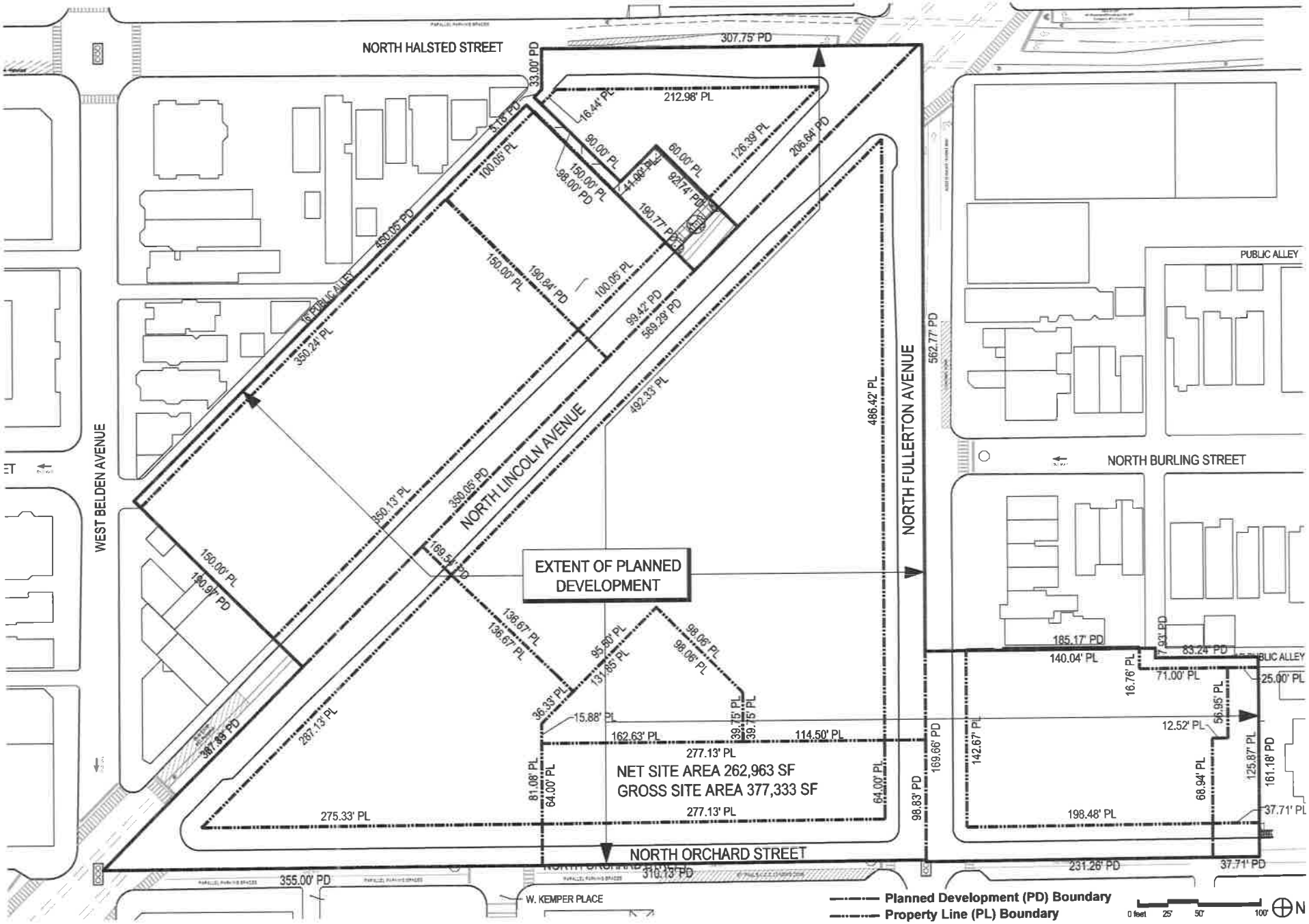
	A1	A2	B	C	D	E	G	H	I	TOTAL
	PROPOSED RESIDENTIAL / RETAIL BLDG	PROPOSED RESIDENTIAL / RETAIL BLDG	PROPOSED RETAIL BLDG	EXISTING RETAIL / OFFICE BLDG	PROPOSED RETAIL BLDG	PARKING STRUCTURE / RETAIL	WILSON JONES SITE	NELLIE BLACK SITE	KOHLS HOUSE SITE	
NET SITE AREA (sf)	89,878	33,270	10,986	11,332	15,001	52,535	17,896	28,056	4,010	262,963
GROSS SITE AREA (NET SITE AREA + AREA REMAINING IN PUBLIC RIGHT OF WAY) (sf)	124,826	54,451	10,986	25,904	19,111	66,877	30,230	39,686	5,262	377,333
ALLOWABLE FLOOR AREA RATIO: OVERALL TOTAL TO BE USED TO CALCULATE FAR	1.17	1.05	0.04	0.06	0.23	0.02	0.43	0.46	0.03	3.50
	308,891	275,793	10,986	16,461	61,180	5,786	112,300	120,538	7,545	919,480
ALLOWABLE NUMBER OF RESIDENTIAL UNITS	270 Units	270 Units	0	0	0	0	60 Units	149 Rooms	4 Units	604 Units (753 Total)
SQUARE FOOTAGE OF RETAIL / COMMERICAL SPACE (sf)	47,500 sf	16,119 sf	10,986 sf	16,025 sf	66,180 sf	5,786 sf	0	0	0	162,596 sf
MAXIMUM ALLOWABLE SITE COVERAGE (sf)	53,479 sf	19,440 sf	10,986 sf	10,755 sf	14,012 sf	47,756 sf	16,900 sf	18,744 sf	1,887 sf	193,959 sf
MINIMUM REQUIRED NUMBER OF ACCESSORY OFF STREET PARKING SPACES	0	0	0	0	0	850 Spaces	97 Spaces	90 Spaces	0	1,037 Spaces
MINIMUM REQUIRED NUMBER OF ACCESSORY OFF STREET LOADING SPACES	4 Berths	3 Berths	0	0	1 Berth	0	1 Berth (Shared)	1 Berth (Shared)	0	9 Berths
MINIMUM BUILDING SETBACKS	-	-	-	-	-	-	-	-	-	-
BUILDING HEIGHT (TO UPPER LEVEL POOL / ROOF DECK FOR A1, A2 & D)	190'-8"	190'-8"	20'-0"	Existing Building 30'-0"	78'-0"	Existing Building 76'-0"	92'-0"	82'-6"	Existing Building 42'-0"	-
PROPOSED NUMBER OF BICYCLE RACKS	50 Racks	50 Racks	0	0	0	75 Racks	10 Racks	0	0	185 Racks

GREEN FEATURES: New Buildings : LEED Silver and 50% Green Roof

APPLICANT: McCaffery Interests, Inc.

ADDRESS: FORMER CHILDRENS MEMORIAL HOSPITAL SITE 2301-2377 N. Lincoln Ave, 2316-2356 N. Lincoln Ave., 2366-2376 N. Lincoln Ave., 2337-2353 N. Halsted St., 701-756 W. Fullerton Ave., 2304-2420 N Orchard St., Chicago, Illinois

DATE: February 20th, 2014; revised May 10, 2016

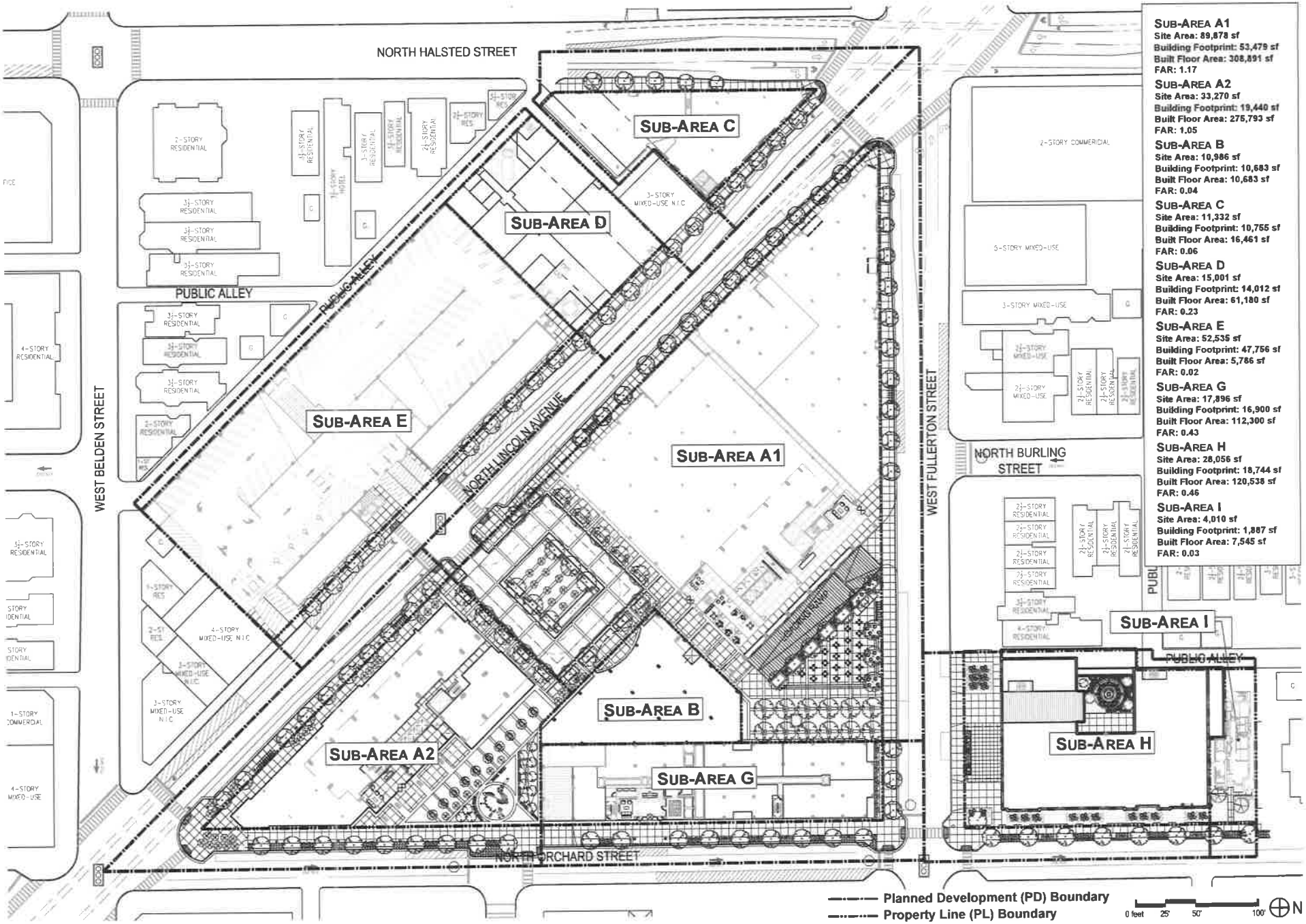


CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS A. PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

DATE: REVISED MAY 10, 2016; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



SUB-AREA A1
Site Area: 89,878 sf
Building Footprint: 53,479 sf
Built Floor Area: 308,891 sf
FAR: 1.17

SUB-AREA A2
Site Area: 33,270 sf
Building Footprint: 19,440 sf
Built Floor Area: 275,793 sf
FAR: 1.05

SUB-AREA B
Site Area: 10,986 sf
Building Footprint: 10,683 sf
Built Floor Area: 10,683 sf
FAR: 0.04

SUB-AREA C
Site Area: 11,332 sf
Building Footprint: 10,755 sf
Built Floor Area: 16,461 sf
FAR: 0.06

SUB-AREA D
Site Area: 15,001 sf
Building Footprint: 14,012 sf
Built Floor Area: 61,180 sf
FAR: 0.23

SUB-AREA E
Site Area: 52,535 sf
Building Footprint: 47,756 sf
Built Floor Area: 5,786 sf
FAR: 0.02

SUB-AREA G
Site Area: 17,896 sf
Building Footprint: 16,900 sf
Built Floor Area: 112,300 sf
FAR: 0.43

SUB-AREA H
Site Area: 28,056 sf
Building Footprint: 18,744 sf
Built Floor Area: 120,538 sf
FAR: 0.46

SUB-AREA I
Site Area: 4,010 sf
Building Footprint: 1,887 sf
Built Floor Area: 7,545 sf
FAR: 0.03

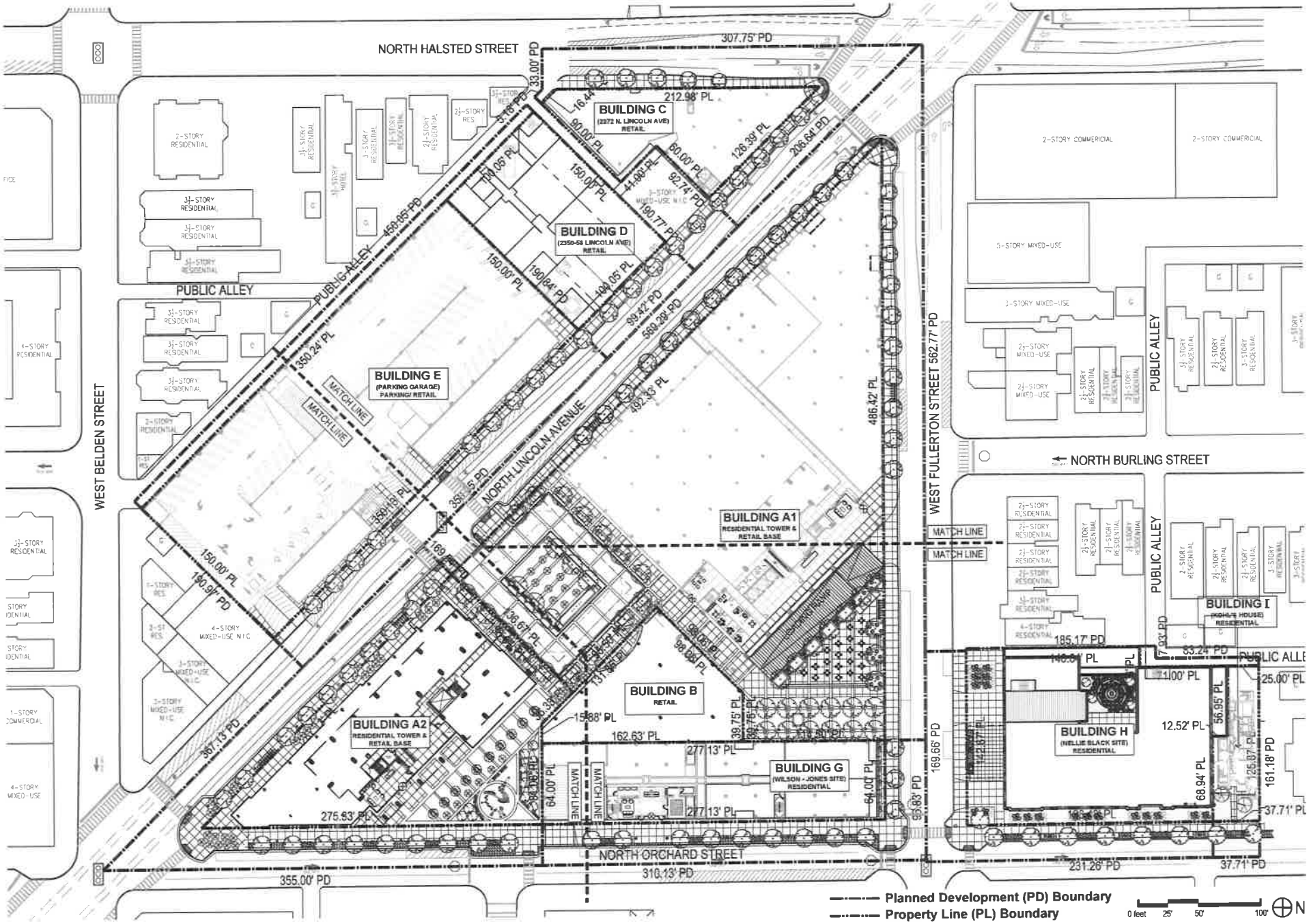
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

A2. PROPERTY LINE AND SUB-AREA MAP

DATE: REVISED MAY 10, 2016; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



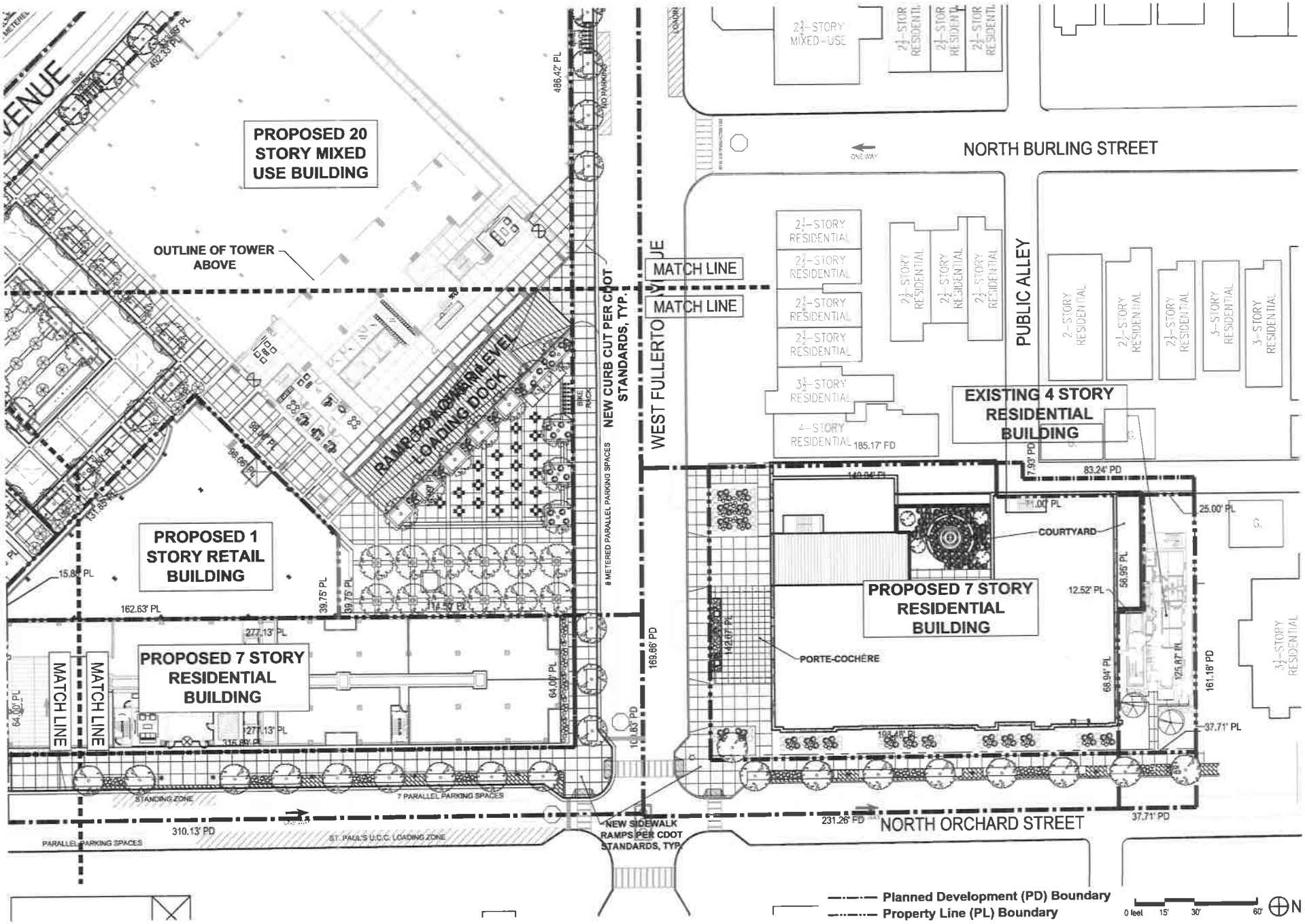
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D. OVERALL SITE PLAN

DATE: REVISED MAY 10, 2016; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



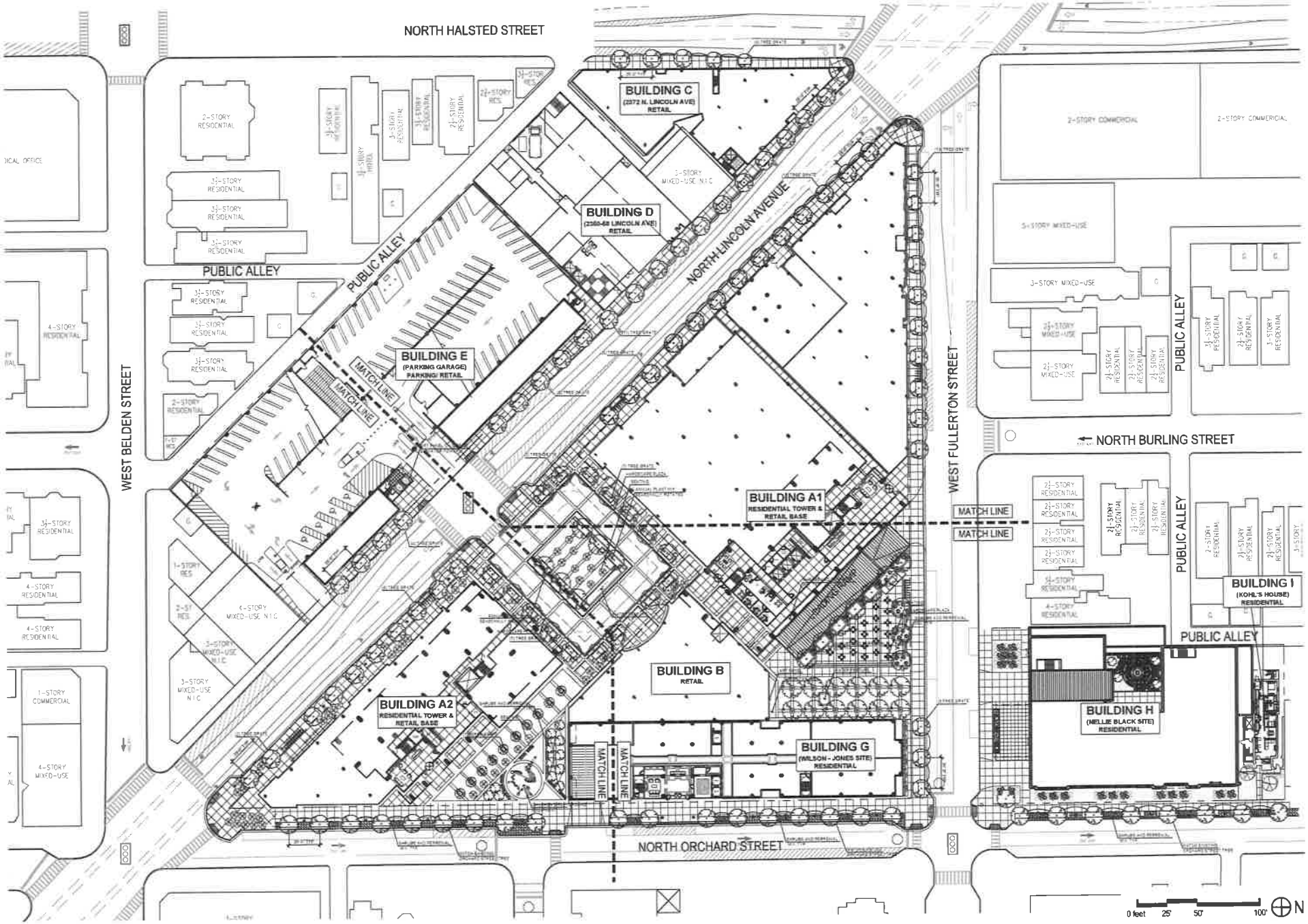
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D3. PARTIAL SITE PLAN

DATE: REVISED MAY 10, 2016; FEBRUARY 20 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



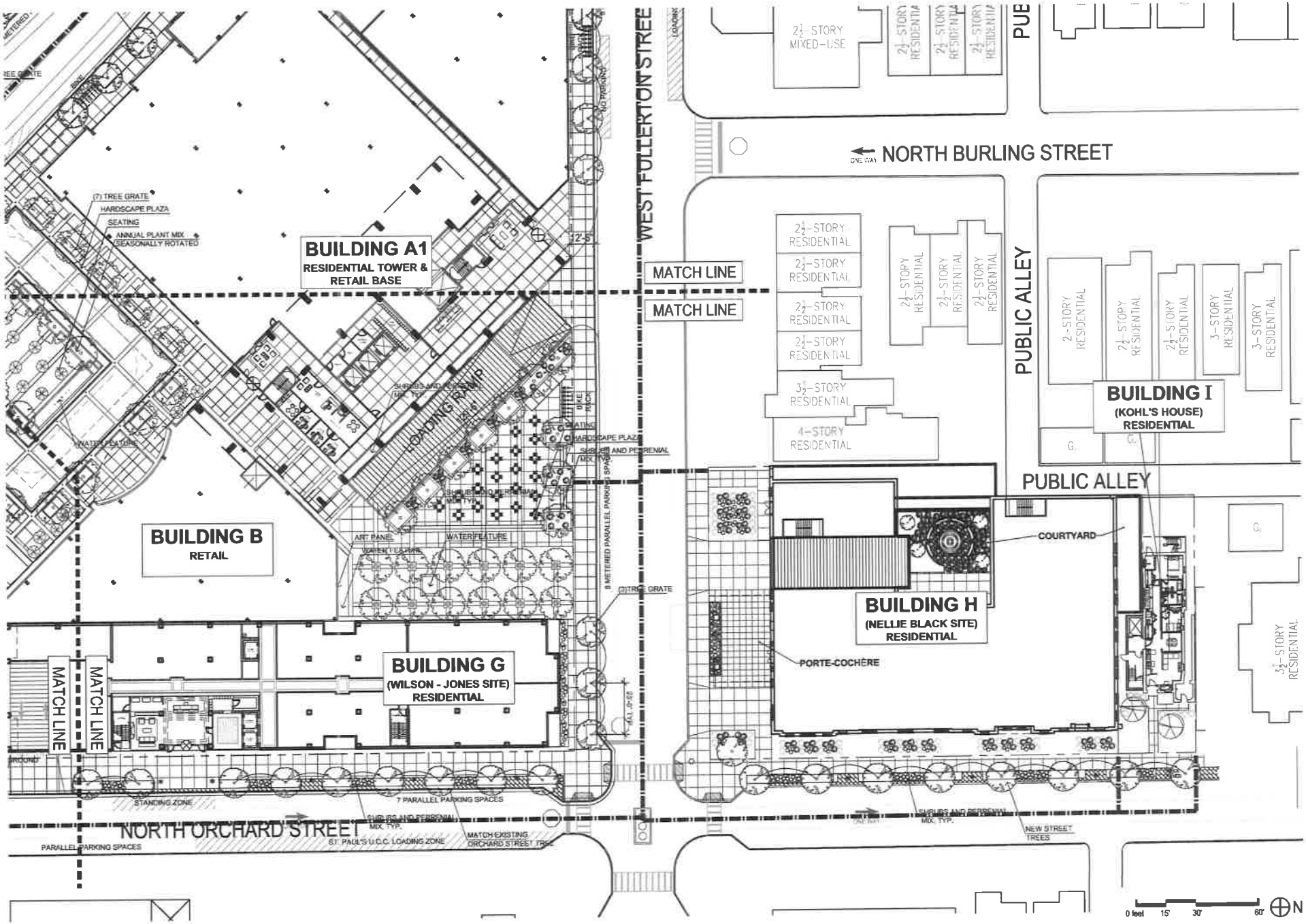
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

E. OVERALL LANDSCAPE PLAN

DATE: REVISED MAY 10, 2016; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



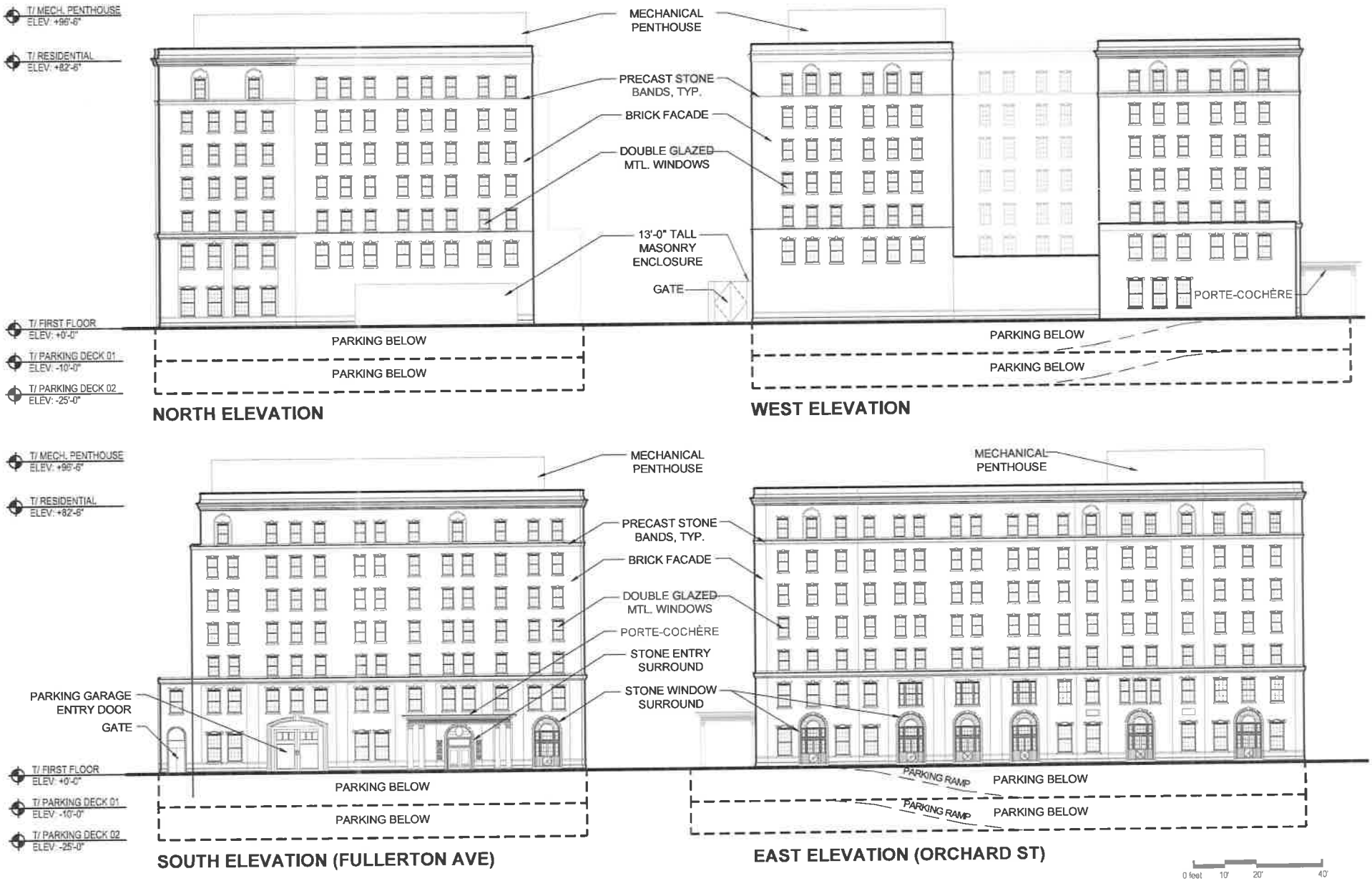
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

E3. PARTIAL LANDSCAPE PLAN

DATE: REVISED MAY 10, 2016; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

F15. BUILDING H (NELLIE BLACK) ELEVATIONS

DATE: REVISED MAY 10, 2016; FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

17537

The following is said ordinance as passed:

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

SECTION 1. The City Council hereby approves the attached agreement between the City of Chicago and the Policemen's Benevolent and Protective Association of Illinois, Unit 156-Lieutenants. The Mayor is authorized to execute this agreement.

SECTION 2. This ordinance shall be in force and effect upon its passage and approval.

[Collective Bargaining Agreement referred to in this ordinance omitted for printing purposes but on file and available for public inspection in the Office of the City Clerk and at www.chicityclerk.com]

COMMITTEE ON ZONING, LANDMARKS AND BUILDING STANDARDS.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREA SHOWN ON MAP NOS. 5-F AND 7-G.

(As Amended)

(Application No. 17537)

(Common Address: 2301 -- 2377, 2316 -- 2356 And 2366 -- 2376 N. Lincoln Ave.; 2337 -- 2353 N. Halsted St.; 701 -- 756 W. Fullerton Ave.; And 2304 -- 2420 N. Orchard St.)

RBPD 158,09

[SO2012-4974]

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, April 2, 2014.

To the President and Members of the City Council:

Presenting a series of reports for your Committee on Zoning, Landmarks and Building Standards which held a meeting on March 24, 2014, the following items were passed by a majority of the members present:

Pages 1 through 6 contain various applications for zoning map amendments.

Page 7 contains various applications for large signs, two demolitions and one landmark designation.

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

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

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

Yeas -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Holmes, Harris, Beale, Pope, Balcer, Cárdenas, Foulkes, Thompson, Thomas, Lane, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Chandler, Solis, Maldonado, Burnett, Ervin, Graham, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 48.

Nays -- None.

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

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

The following is said ordinance as passed:

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the RM5 Residential Multi-Unit District, B3-3 Community Shopping District and Institutional Planned Development Number 158 symbols and indications as shown on Map Numbers 5-F and on Map Number 7-G in the area bounded by:

a line 236 feet north of and parallel to West Fullerton Avenue; North Orchard Street; North Lincoln Avenue; a line from a point 151.2 feet northwest of the intersection of West Belden Avenue and North Lincoln Avenue as measured along the southwesterly right-of-way line of North Lincoln Avenue and perpendicular thereto; West Belden Avenue; the alley next southwest of and parallel to North Lincoln Avenue; a line from a point 601.37 feet northwest of the intersection of West Belden Avenue and North Lincoln Avenue as measured along the southwesterly right-of-way line of North Lincoln Avenue and perpendicular thereto; North Lincoln Avenue; a line 126.39 feet

southeast of the intersection of North Lincoln Avenue, North Halsted Street and West Fullerton Avenue as measured along the southwesterly right-of-way line of North Lincoln Avenue and perpendicular thereto; a line 60 feet southwest of and parallel to North Lincoln Avenue; a line 167.39 feet southeast of the intersection of North Lincoln Avenue, North Halsted Street and West Fullerton Avenue as measured along the southwesterly right-of-way line of North Lincoln Avenue and perpendicular thereto; the alley next southwest of and parallel to North Lincoln Avenue; North Halsted Street; West Fullerton Avenue; a line 142.67 feet west of North Orchard Street; the alley next north of and parallel to West Fullerton Avenue; and the alley next west of and parallel to North Orchard Street,

to those of a B3-5 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. Further, that the Chicago Zoning Ordinance be amended by changing all of the B3-5 Community Shopping District symbols and indications as shown on Map Numbers 5-F and 7-G in the area bounded by:

a line 236 feet north of and parallel to West Fullerton Avenue; North Orchard Street; North Lincoln Avenue; a line from a point 151.2 feet northwest of the intersection of West Belden Avenue and North Lincoln Avenue as measured along the southwesterly right-of-way line of North Lincoln Avenue and perpendicular thereto; West Belden Avenue; the alley next southwest of and parallel to North Lincoln Avenue; a line from a point 601.37 feet northwest of the intersection of West Belden Avenue and North Lincoln Avenue as measured along the southwesterly right-of-way line of North Lincoln Avenue and perpendicular thereto; North Lincoln Avenue; a line 126.39 feet southeast of the intersection of North Lincoln Avenue, North Halsted Street and West Fullerton Avenue as measured along the southwesterly right-of-way line of North Lincoln Avenue and perpendicular thereto; a line 60 feet southwest of and parallel to North Lincoln Avenue; a line 167.39 feet southeast of the intersection of North Lincoln Avenue, North Halsted Street and West Fullerton Avenue as measured along the southwesterly right-of-way line of North Lincoln Avenue and perpendicular thereto; the alley next southwest of and parallel to North Lincoln Avenue; North Halsted Street; West Fullerton Avenue; a line 142.67 feet west of North Orchard Street; the alley next north of and parallel to West Fullerton Avenue; and the alley next west of and parallel to North Orchard Street,

to the designation of Residential-Business Planned Development Number 158, as amended, which is hereby established in the area above described, subject to such Use and Bulk Regulations as are set forth in the Planned Development statements and exhibits herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Planned Development Number 158, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development No. 158, as amended, consists of approximately 262,963 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, McCaffery Interests, Inc.

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 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, assigns 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 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 20 (twenty) Statements: a Bulk Regulations Table; a Planned Development Boundary Map; a Property Line and Sub-Area Map; an Existing Land Use Map; an Existing Zoning Map; an Overall Site Plan; Partial Site Plans; an Overall Chicago Department of Transportation (CDOT) Site Plan; Partial CDOT Site Plans; an Overall Landscape Plan; Partial Landscape Plans; Enlarged Open Space Plans and Loading Ramp Elevation; Green Roof Plan; Building Elevations; Public Way Infrastructure Improvements and Traffic Demand Management Requirements; and, Affordable Housing

Profile Form and Component Summary prepared by Antunovich Associates and Skidmore, Owings & Merrill LLP dated February 20, 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, 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 are allowed in the area delineated herein as a Planned Development No. 158, as amended:
   - Sub-Area A1: Artists Live/Work Space On and Above the Ground Floor, Dwelling Units On and Above the Ground Floor, Elderly Housing, Multi-Unit Residential, Assisted Living, , Nursing Home, all Public and Civic uses permitted by right and as a special use in the B3 zoning district (excluding Colleges and Universities, Lodge or Private Club, Religious Assembly, School, Minor and Major Utilities and Services), all Commercial uses permitted by right and as a special use in the B3 zoning district (excluding Body Art Services, Day Labor Employment Agency, Indoor Urban Farm Operations, Drive-Through Facility, Tavern, Large Venue Entertainment and Spectator Sports, Payday/Title Secured Loan Store, Pawn Shop, Fortune Telling Service, Funeral and Interment Services, Gas Stations, Bed and Breakfast, Hotel/Motel, Vacation Rental, Non-Accessory Parking, Residential Storage Warehouse, Amusement Arcades, Entertainment Cabaret, Hookah Bar, Auto Supply/Accessory Sales and Motor Vehicle Repair), Limited Catering and Shared Kitchen, Co-Located Wireless Communication Facility and all accessory and related uses.

   - Sub-Area A2: Artists Live/Work Space On and Above the Ground Floor, Dwelling Units On and Above the Ground Floor, Elderly Housing, Multi-Unit Residential, Assisted Living, , Nursing Home, all Public and Civic uses permitted by right and as a special use in the B3 zoning district (excluding Colleges and Universities, Lodge or Private Club, Religious Assembly, School, Minor and Major Utilities and Services), all Commercial uses permitted by right and as a special use in the B3 zoning district (excluding Body Art Services, Day Labor Employment Agency, Indoor Urban Farm Operations, Drive-Through Facility, Tavern, Large Venue Entertainment and Spectator Sports, Payday/Title Secured Loan Store, Pawn Shop, Fortune Telling Service, Funeral and Interment Services, Gas Stations, Bed and Breakfast, Hotel/Motel, Vacation Rental, Non-Accessory Parking, Residential Storage Warehouse, Amusement Arcades, Entertainment Cabaret, Hookah Bar, Auto Supply/Accessory Sales and Motor Vehicle Repair), Limited Catering and Shared Kitchen, Co-Located Wireless Communication Facility and all accessory and related uses.

   - Sub-Area B: all Public and Civic uses permitted by right and as a special use in the B3 zoning district (excluding Colleges and Universities, Lodge or Private Club, Religious Assembly, School, Minor and Major Utilities and Services), all Commercial uses

permitted by right and as a special use in the B3 zoning district (excluding Body Art Services, Day Labor Employment Agency, Indoor Urban Farm Operations, Drive-Through Facility, Tavern, Large Venue Entertainment and Spectator Sports, Payday/Title Secured Loan Store, Pawn Shop, Fortune Telling Service, Funeral and Interment Services, Gas Stations, Bed and Breakfast, Hotel/Motel, Vacation Rental, Non-Accessory Parking, Residential Storage Warehouse, Amusement Arcades, Entertainment Cabaret, Hookah Bar, Auto Supply/Accessory Sales and Motor Vehicle Repair), Limited Catering and Shared Kitchen, Co-Located Wireless Communication Facility and all accessory and related uses.

- Sub-Area C: all Public and Civic uses permitted by right and as a special use in the B3 zoning district (excluding Colleges and Universities, Lodge or Private Club, Religious Assembly, School, Minor and Major Utilities and Services), all Commercial uses permitted by right and as a special use in the B3 zoning district (excluding Body Art Services, Day Labor Employment Agency, Indoor Urban Farm Operations, Drive-Through Facility, Tavern, Large Venue Entertainment and Spectator Sports, Payday/Title Secured Loan Store, Pawn Shop, Fortune Telling Service, Funeral and Interment Services, Gas Stations, Bed and Breakfast, Hotel/Motel, Vacation Rental, Non-Accessory Parking, Residential Storage Warehouse, Amusement Arcades, Entertainment Cabaret, Hookah Bar, Auto Supply/Accessory Sales and Motor Vehicle Repair), Limited Catering and Shared Kitchen, Co-Located Wireless Communication Facility and all accessory and related uses.

- Sub-Area D: all Public and Civic uses permitted by right and as a special use in the B3 zoning district (excluding Colleges and Universities, Lodge or Private Club, Religious Assembly, School, Minor and Major Utilities and Services), all Commercial uses permitted by right and as a special use in the B3 zoning district (excluding Body Art Services, Day Labor Employment Agency, Indoor Urban Farm Operations, Drive-Through Facility, Tavern, Large Venue Entertainment and Spectator Sports, Payday/Title Secured Loan Store, Pawn Shop, Fortune Telling Service, Funeral and Interment Services, Gas Stations, Bed and Breakfast, Hotel/Motel, Vacation Rental, Non-Accessory Parking, Residential Storage Warehouse, Amusement Arcades, Entertainment Cabaret, Hookah Bar, Auto Supply/Accessory Sales and Motor Vehicle Repair), Limited Catering and Shared Kitchen, Co-Located Wireless Communication Facility and all accessory and related uses.

- Sub-Area E: all Public and Civic uses permitted by right and as a special use in the B3 zoning district (excluding Colleges and Universities, Lodge or Private Club, Religious Assembly, School, Minor and Major Utilities and Services), all Commercial uses permitted by right and as a special use in the B3 zoning district (excluding Body Art Services, Day Labor Employment Agency, Indoor Urban Farm Operations, Drive-Through Facility, Tavern, Large Venue Entertainment and Spectator Sports, Payday/Title Secured Loan Store, Pawn Shop, Fortune Telling Service, Funeral and Interment Services, Gas Stations, Bed and Breakfast, Hotel/Motel, Vacation Rental, Non-Accessory Parking, Residential Storage Warehouse, Amusement Arcades, Entertainment Cabaret,

Hookah Bar, Auto Supply/Accessory Sales and Motor Vehicle Repair), Limited Catering and Shared Kitchen, Co-Located Wireless Communication Facility, parking (accessory and pursuant to Section 17-10-0503 and Statement 17) and all accessory and related uses.

- Sub-Area G: Dwelling Units On and Above the Ground Floor, Elderly Housing, Multi-Unit Residential, Assisted Living, Nursing Home, parking (accessory and pursuant to Section 17-10-0503) and accessory and related uses.

- Sub-Area H: Dwelling Units On and Above the Ground Floor, Elderly Housing, Multi-Unit Residential, Assisted Living, , Nursing Home, parking (accessory and pursuant to Section 17-10-0503) and accessory and related uses.

- Sub-Area I: Artists Live/Work Space On and Above the Ground Floor, Dwelling Units On and Above the Ground Floor, Detached House, Elderly Housing, Multi-Unit Residential (up to four [4] units), Townhouse, Two-Flat, Assisted Living, Nursing Home, accessory parking and accessory and related uses.

- 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 No. 158, medical cannabis dispensaries will not be allowed in any Sub Area of the Planned Development.

- The Applicant acknowledges and agrees that any change to the uses above would not constitute a minor change pursuant to Section 17-13-0611-A or Statement 12; but, instead may only be approved pursuant to Section 17-13-0611-B.

- The Central Plaza, Fullerton Plaza, Orchard Plaza, Rooftop Dog Run and Parking Garage Northeast Landscaping and Elevations are to be located and designed according to the Enlarged Open Space Plans and Loading Ramp Elevation, the Green Roof Plan and the Building Elevations (Building E, Parking Garage) exhibits to this Planned Development.

6. Business and business identification 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. All Off-Premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the heights as illustrated in the exhibits to this Planned Development 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 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 262,963 square feet.

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.

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 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. The Applicant acknowledges and agrees that any change to the uses listed in Statement 5 or the loading dock design or operations listed in Statement 18 would not constitute a minor change pursuant to Section 17-13-0611-A or this Statement 12; but, instead may only be approved pursuant to Section 17-13-0611-B.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all 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.

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, conserves energy and maximizes the preservation of natural resources. The project will have multiple green roof systems covering a minimum of 56,689 square feet (representing 50% of the total net roof site area of all new buildings) and the Applicant will pursue Leadership in Energy and Environmental Design (LEED) certification (Silver); collectively, those efforts will exceed the guidelines of the Sustainable Policy of the Department of Planning and Development.

15. The Applicant acknowledges and agrees that the rezoning of the Property from RM-5 (Residential Multi-Unit District), B3-3 (Community Shopping District) and PD 158 to B3-5 prior to re-establishing this planned development as Planned Development No. 158, as

amended, for construction of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance must: (i) develop affordable housing units as part of the residential housing project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). Pursuant to the Affordable Housing Ordinance, the Applicant has agreed to set aside 10% of the total number of housing units in the buildings designated as A1 and A2 on the site plan as affordable housing units and pay a fee in lieu of the development of affordable housing units in the building designated as G on the site plan, as set forth in the Affordable Housing Profile Form attached hereto as an exhibit. The Applicant agrees that affordable rental units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. The affordable housing unit mix will be the same as the overall market-rate unit mix in Buildings A1 and A2. If the Applicant subsequently reduces (or increases) the number of dwelling units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required Affordable Units and/or the amount of the Cash Payment, as applicable, without amending the Planned Development. However, under no circumstance shall Owner elect an in-lieu contribution or a combination of in-lieu contributions as permitted under 2-45-110(d) for the buildings designated as A1 or A2 on the site plan. In the event that Owner elects to sell any portion of the buildings designated as A1 or A2 as condominium units or cooperative shares prior to the expiration of thirty years, Owner agrees that it shall still set aside no less than 10% of the units as affordable rental or for-sale housing units, as those terms are defined in Section 2-45-110 of the Ordinance. For sale units shall be placed in the Chicago Community Land Trust for sale. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment (for building G as designated on the site plan), or execute and record an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2) (for buildings providing affordable units), as applicable. The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Agreement for each rental building will be recorded against the building and underlying property and will constitute a lien against such building and property. The Commissioner of DPD may enforce remedies for any breach of this Statement 15, including, without limitation, any Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. There are five (5) existing structures within the boundaries of this Planned Development that have historic designations or significance:

- 2422 North Orchard Street (also known as the Kohl House) is located in the Arlington-Deming Chicago Landmark District. As such this building is subject to the Chicago Landmark Ordinance and the Commission on Chicago Landmarks Rehabilitation and

New Construction Guidelines. This building is to be retained and renovated per the Building Elevations (Building 1, Kohl's House) exhibit to this Planned Development.

- 2358 North Lincoln Avenue (also known as the Dental Professional Building) is Orange-rated per the Chicago Historic Resources Survey and therefore priority is given to its rehabilitation or incorporation into new construction. The façade of the Dental Professional Building will be retained and incorporated into a new mixed-use building proposed for Sub Area D and three (3) additional stories will be added above the roofline of this historic façade. This Orange-rated façade will be supported in-place during the demolition of remainder of the building, the brick and stone will be cleaned and repaired, the existing windows will be rehabilitated, the existing storefronts and entry doors will be repaired and restored and the façade will be restored. This building will be constructed in accordance with the Building Elevations (Building D) exhibits to this Planned Development; however, the final design and setback of any upper floors added above the roofline, as well as the details for the façade retention, will be subject to final review and approval of the Landmarks Division of the Department of Planning and Development and Zoning Administrator before permit application submission.

- 2347-2367 North Lincoln Avenue (also known as the Boiler House and Laundry) is located in the Sheffield National Register District only; it is not a Chicago Landmark nor is it listed in the Chicago Historic Resources Survey. The existing Boiler House and Laundry building located along Lincoln Avenue will be retained and integrated into the new retail stores. The existing facades will be modified to extend the windows down to street level. The ground floor of the Laundry Building will be made more transparent to integrate with the adjacent retail. This building will be constructed in accordance with the Building Elevations (Building A1) exhibits to this Planned Development.

- 2375 North Lincoln Avenue (also known as the Annex) is located in the Sheffield National Register District only; it is not a Chicago Landmark nor is it listed in the Chicago Historic Resources Survey. The existing building will be demolished and a new building will be constructed on this site that closely resembles the exterior of the former Annex Building, using GFRC cladding materials, aluminum windows and steel canopies. The new building will be constructed to allow for wider sidewalks along West Fullerton and North Lincoln Avenues. The building on the exterior will be constructed as a one level retail space with generous ceiling heights. This building will be constructed in accordance with the Building Elevations (Building A1) exhibits to this Planned Development.

- 2376-2380 North Lincoln Avenue (also known as the Ward Mitchell Building) is located in the Sheffield National Register District only; it is not a Chicago Landmark nor is it listed in the Chicago Historic Resources Survey. The building will be retained and will be restored in place, if possible. The exterior terra cotta will be cleaned and repaired, the existing storefront windows will be replaced along with the stone storefront base and the structure on the interior of the building will be replaced to provide higher ceilings for retail tenants. If it is not reasonably possible to rehabilitate the structure in place, the

building will be demolished and a new building will be constructed with the same size, scale and mass and in materials similar to the existing cream terra cotta. This building will be rehabilitated or constructed in accordance with the Building Elevations (Building C) exhibit to this Planned Development.

- 710 West Fullerton Avenue (also known as the Nellie Black Building) has no historic designations. The building will be demolished and a new building constructed on the site. The exterior of the new building will resemble the exterior features of the former Nellie Black building with similar brick and stone, similar windows and cornice lines and will be constructed to similar proportions and scale. The new construction will include at least one level of below grade parking below the new building. This building will be constructed in accordance with the Building Elevations (Building H) exhibit to this Planned Development.

17. Pursuant to Section 17-10-0503, the Applicant shall be allowed to lease a total of 164 spaces (representing 45%) of their 364 required accessory residential parking spaces in the 850-space Sub Area E parking garage; included in such leasable space count are the following:
    - 46 spaces for the exclusive use of the occupants of the building located at 759 West Belden Avenue
    - 35 spaces for the exclusive use of the occupants of the Chicago Public School's Abraham Lincoln Elementary School, located at 615 West Kemper Place

    Furthermore, on a temporary, yet recurring basis, valet parking and the utilization of tandem parking arrangements shall be permitted within the 850-space Sub Area E parking garage.

18. The Applicant acknowledges and agrees that the Fullerton Avenue Loading Dock design and operations, as detailed in the Enlarged Open Space Plans and Loading Ramp Elevation exhibit to this Planned Development, will accommodate the residential, retail and commercial uses of Sub Areas A1, A2, B, G and H of this Planned Development through the provision of eight (8) loading bays, two (2) of which can accommodate WB-50 trucks, with one (1) additional holding bay. The entrance ramp to the Fullerton Avenue Loading Dock, as well as the below-grade dock area itself, shall be of sufficient dimensioning to accommodate the head-in arrival and head-out departure of WB-50 trucks (the maximum size of truck allowed to use the loading docks of this Planned Development). Ingress to and egress from the Fullerton Loading Dock will be prohibited on weekdays between the hours of 7:00 A.M. to 9:00 A.M. and 4:00 P.M. to 6:00 P.M.

    Loading operations for other sub areas shall be administered as follows:
    - All loading for the uses in Sub Area C shall take place from loading zones along North Halsted Street.
    - All loading for the uses in Sub Area D shall take place from the adjacent west alley, via the loading berth described in the Partial CDOT Site Plan (Lower Level Loading, Building D) exhibit to this Planned Development; such loading shall be limited to panel trucks or similar such vehicles of approximately 30' in length.

- All loading for the uses in Sub Area E shall take place from loading zones along North Lincoln Avenue.
- All loading for the uses in Sub Area I shall take place from the adjacent west alley.

The Applicant acknowledges and agrees that any change to the loading dock design or to any loading operations listed above would not constitute a minor change pursuant to Section 17-13-0611-A or Statement 12; but, instead may only be approved pursuant to Section 17-13-0611-B.

19. The Applicant commits to provide and fully-fund the infrastructure and rights-of-way improvements and other modifications as detailed in the Overall CDOT Site Plan, the Partial CDOT Site Plans, the Enlarged Open Space Plans and Loading Ramp Elevation and the Public Way Infrastructure Improvements and Traffic Demand Management Requirements exhibits to this Planned Development. The funding, design and provision of all such improvements and modifications, except for the conceptual right-of-way configurations as indicated on the Overall CDOT Site Plan and the Partial CDOT Site Plans (Lincoln/Fullerton/Halsted Intersection) exhibits to this Planned Development north of West Fullerton Avenue: 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 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. All requirements contained in this Planned Development shall comply with the provisions of all applicable City Ordinances, Rules and Regulations.

20. 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 Planning and Development shall initiate a Zoning Map Amendment to rezone the property to Planned Development No. 158, as amended (June 27, 2012).

[Planned Development Boundary and Property Line Map; Property Line and Subarea Map; Existing Land-Use Map; Existing Zoning Map; Overall Site Plan; Partial Site Plans; CDOT Site Plan; Partial CDOT Site Plans; Overall Landscape Plan; Partial Landscape Plans; Enlarged Open Space Plans and Loading Ramp Elevations; Green Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 78196 through 78230 of this *Journal*.]

Bulk Regulations and Data Table; Public Way Infrastructure Improvements and Traffic Demand Management Requirements; Affordable Housing Profile Form (Rental); and Affordable Housing Component Summary referred to in these Plan of Development Statements read as follows:

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RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 158 (AS AMENDED) BULK REGULATIONS AND DATA TABLE

	A1	A2	B	C	D	E	G	H	I	TOTAL
	PROPOSED RESIDENTIAL / RETAIL BLDG	PROPOSED RESIDENTIAL / RETAIL BLDG	PROPOSED RETAIL BLDG	EXISTING RETAIL / OFFICE BLDG	PROPOSED RETAIL BLDG	PARKING STRUCTURE / RETAIL	WILSON JONES SITE	NELLIE BLACK SITE	KOHLS HOUSE SITE	
NET SITE AREA (sf)	89,878	33,270	10,986	11,332	15,001	52,535	17,896	28,043	4,022	262,953
GROSS SITE AREA (NET SITE AREA + AREA REMAINING IN PUBLIC RIGHT OF WAY) (sf)	124,826	54,451	10,986	25,804	19,111	68,877	30,230	39,686	5,252	377,333
ALLOWABLE FLOOR AREA RATIO: OVERALL TOTAL TO BE USED TO CALCULATE FAR	1.17	1.05	0.04	0.06	0.23	0.02	0.43	0.46	0.03	3.50
	308,891	275,793	10,986	16,461	61,180	5,786	112,300	120,538	7,545	919,480
ALLOWABLE NUMBER OF RESIDENTIAL UNITS	270 Units	270 Units	0	0	0	0	60 Units	156 Rooms	4 Units	604 Units (760 Total)
SQUARE FOOTAGE OF RETAIL / COMMERICAL SPACE (sf)	47,500 sf	16,119 sf	10,986 sf	16,025 sf	86,180 sf	5,786 sf	0	0	0	162,596 sf
MAXIMUM ALLOWABLE SITE COVERAGE (sf)	53,479 sf	19,440 sf	10,986 sf	10,755 sf	14,012 sf	47,758 sf	16,900 sf	18,124 sf	1,887 sf	193,338 sf
MINIMUM REQUIRED NUMBER OF ACCESSORY OFF STREET PARKING SPACES	0	0	0	0	0	850 Spaces	97 Spaces	97 Spaces	0	1,044 Spaces
MINIMUM REQUIRED NUMBER OF ACCESSORY OFF STREET LOADING SPACES	4 Berths	3 Berths	0	0	1 Berth	0	1 Berth (Shared)	1 Berth (Shared)	0	9 Berths
MINIMUM BUILDING SETBACKS	-	-	-	-	-	-	-	-	-	-
BUILDING HEIGHT (TO UPPER LEVEL POOL / ROOF DECK FOR A1, A2 & D)	190'-8"	190'-8"	20'-0"	Existing Building 30'-0"	78'-0"	Existing Building 75'-0"	92'-0"	82'-6"	Existing Building 42'-0"	-
PROPOSED NUMBER OF BICYCLE RACKS	50 Racks	50 Racks	0	0	0	75 Racks	10 Racks	0	0	185 Racks

GREEN FEATURES:	New Buildings : LEED Silver and 50% Green Roof	
APPLICANT:	McCaffery Interests, Inc.	
ADDRESS:	FORMER CHILDRENS MEMORIAL HOSPITAL SITE	2301-2377 N. Lincoln Ave, 2316-2356 N. Lincoln Ave., 2366-2376 N. Lincoln Ave., 2337-2353 N. Halsted St., 701-756 W. Fullerton Ave., 2304-2420 N Orchard St., Chicago, Illinois
DATE:	February 20th, 2014	

Children's Memorial Hospital Development
Public Way Infrastructure Improvements and Traffic Demand Management Requirements

Halsted/Lincoln/Fullerton

1. Stripe a westbound right turn lane on Fullerton.
2. Install a southbound left turn arrow on Halsted; change northbound and southbound left turn arrows to lag phasing.
3. Install curb extensions on the southeast corner of Lincoln/Fullerton as shown in site plan.
4. Install continuous bike lanes on Lincoln up to and through the intersection of Lincoln/Halsted/Fullerton, running in both directions. The installation of this bike is subject to the acquisition of right-of-way on Lincoln north of Fullerton. The acquisition of this land shall not be an obligation of the Applicant as part of this planned development; if the acquisition of the necessary right-of-way north of Fullerton Avenue does not occur by the time the pavement markings on Lincoln Avenue south of Fullerton are installed, then the continuation of the Lincoln Avenue bike lane up to and through the Lincoln/Fullerton/Halsted intersection may be subject to re-design by the Department of Transportation.
5. Install continuous bike lanes on Halsted up to and through the intersection of Lincoln/Halsted/Fullerton, running in both directions.
6. Lengthen turn lanes on Lincoln as shown on the Overall CDOT Site Plan and the Partial CDOT Site Plans (Lincoln/Fullerton/Halsted Intersection) exhibits to this Planned Development.

Lincoln & Signalized Garage Entrance

1. Install bump outs on south side of Lincoln as shown in the site plan.
2. Provide continuous bike lanes up to and through intersection, running in both directions.
3. Restripe crosswalks with continental style markings.

Orchard & Belden/Lincoln

1. Install bump outs on the northwest corner of Orchard and Lincoln as shown on site plan
2. Restripe crosswalks with continental style markings.

Sheffield & Wrightwood/Lincoln

1. Install countdown pedestrian signals

Orchard & Fullerton

1. Install a traffic signal with pedestrian countdown indications.
2. Install curb extensions on all corners as shown in the site plan.
3. Restripe crosswalks with continental style markings.

Orchard & Kemper

1. Install curb extension on west side of Orchard as shown in the site plan.
2. Restripe crosswalks with continental style markings.

Sidewalk Widening

1. Provide widened sidewalks on the east and west sides of Lincoln in front of Retail Building A and Retail Building C as shown in the site plan.
2. Provide widened sidewalks on the south side of Fullerton from Lincoln to Orchard as shown in the site plan.

Repaving of Streets and Pavement Materials

1. As required by the Chicago Department of Transportation, the Applicant shall resurface public rights-of-way within the limits of the development per CDOT requirements with CDOT High Recycle SMA (stone matrix asphalt) or other a similar material approved by CDOT.

Traffic Demand Management requirements related to trucks deliveries and loading to the Property:

1. The regular hours of the Fullerton Loading Dock will be 6:00 A.M. to 9:00 P.M.
2. Ingress to and egress from the Fullerton Loading Dock will be prohibited on weekdays between the hours of 7:00 A.M. to 9:00 A.M. and 4:00 P.M. to 6:00 P.M.
3. Trucks going to the Fullerton Loading Dock that arrive outside the allowable hours (that is, in violation of the above provisions) will be allowed to enter the Fullerton Loading Dock (to eliminate backups on Fullerton) but will not be allowed to exit during restricted hours, and will then exit westbound on Fullerton.
4. The Fullerton Loading Dock will be staffed by a full-time dock master.
5. No trucks will be allowed to back out of the Fullerton Loading Dock onto Fullerton Avenue; all trucks exiting the loading dock will be required to head west on Fullerton.
6. No trucks will be allowed to turn left off of Fullerton into the loading dock.
7. Trucks must be allowed to enter the Fullerton Loading Dock directly and will not be permitted to stack on Fullerton to enter.
8. No truck deliveries or pick-ups for the Property shall be permitted to travel on Orchard north of Fullerton or South on Burling from Wrightwood to Fullerton

Traffic Demand Management requirements related to the operation of the 850-space Parking Structure in Sub Area E:

1. If the Applicant, its assignee, or any commercial tenant of this Planned Development elects to offer valet parking, such agreement shall be made in accordance with all applicable City of Chicago ordinances. The valet company shall only use this parking structure for its valet services.
2. This parking structure shall have parking spaces reserved for car sharing programs (as dictated by Leadership in Energy and Environmental Design requirements or pursuant to a contract with the operator of said car sharing company), electric vehicle users, short-term retail and commercial customers and carpoolers.

Traffic Demand Management requirements related to residential tenants:

1. All parking within the 850-space Parking Structure in Sub Area E shall be charged separately from residential leases. At no time shall Applicant bundle the costs of parking with residential leases at the Property.
2. The Applicant, or its assignee, shall clearly display, and provide appropriate updates to, current statistics related to parking supply, as well as, information pertaining to events which may impact pedestrian or bicycling activities adjacent to, or through, the boundaries of this Planned Development. Such information shall be reasonably accessible for all residents of this Planned Development, along with any associated guests, employees or patrons of any business within this Planned Development.
3. The Applicant, or its assignee, shall promote the use of public transit to all residents of, and those who own businesses within, this Planned Development. Such activities should include information related to the public transit options, the proximity of such options to this Planned Development and the associated schedules.
4. The Applicant, or its assignee, shall advise all residents of this Planned Development, along with any associated guests, employees or patrons of any business within this Planned Development that they will not be eligible for Residential Parking Permits and that all parking must take place on-site. Residential Parking Permit areas will be expanded on the 2300 block of Orchard and parts of the 2200 and 2300 blocks of Halsted.

Traffic Demand Management requirements related to bikes:

1. Outdoor bicycle parking racks will be as provided on the CDOT-approved site plan.
2. Indoor bicycle parking in the parking garage will be provided per the bulk table.
3. The 850-space Parking Structure in Sub Area E shall contain an air compressor and tire changing stand for bicycles.
4. The 850-space Parking Structure in Sub Area E shall contain a secure locker, shower and changing facility for on-site employees that bike to the Property as dictated by LEED.
5. Applicant, or its assignee, shall (if requested by the City, and at the expense of the Applicant or its assignee) install a bike-sharing station at the northeast corner of Belden and Lincoln on the Property.

Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development for each project that triggers an affordability requirement (including CPAN, ARO, and the Density Bonus).

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to: Marcia Baxter, Department of Planning & Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: MBaxter@cityofchicago.org Telephone: (312) 744-0696.

For information on these programs/requirements, visit www.cityofchicago.org/dpd

Date: 02/14/14

SECTION 1: DEVELOPMENT INFORMATION
Development Name: Children's Memorial Hospital
Development Address: 2335 N. Lincoln
Ward: 43
If you are working with a Planner at the City, what is his/her name? Patrick Murphy
Type of City involvement: ___ Land write-down
(check all that apply) ___ Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? ____*)
X Zoning increase, PD, or City Land purchase
*If yes, please provide copy of the TIF Eligible Expenses

SECTION 2: DEVELOPER INFORMATION
Developer Name: McCaffery Interests
Developer Contact (Project Coordinator): Thomas Shanabruch
Developer Address: 875 N. Michigan Ave., Suite 1800, Chicago, IL 60611
Email address: tshanabruch@mccafferyinterests.com *May we use email to contact you?* Yes X No
Telephone Number: 312-784-2770

SECTION 3: DEVELOPMENT INFORMATION
a) Affordable units required

For **ARO** projects: 540 x 10%* = 54 (always round up)
Total units total affordable units required
*20% if TIF assistance is provided

For **Density Bonus** projects: _____ X 25% = _____
Bonus Square Footage* Affordable sq. footage required

*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/zoning for zoning info).

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):

Cooking gas electric gas heat electric heat other (describe on back) TBD

Is parking included in the rent for the: affordable units? yes (no) market-rate units? yes (no)
If parking is not included, what is the monthly cost per space? $225

Estimated date for the commencement of marketing: Spring 2016
Estimated date for completion of construction of the affordable units: Fall 2016

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
Example	1 bed/1 bath	4	1	800	$1000	759	60%	
Affordable Units	SEE ATTACHED TABLE							
Market Rate Units						N/A	N/A	
						N/A	N/A	
						N/A	N/A	

*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu? 07/15
(typically corresponds with issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

Maximum 60 units, subject to reduction based on actual number of units constructed. _____ (Number of total units in development) X 10% = _____ (round up to nearest whole number) X $100,000 = $ $600,000, subject to reduction based on actual number of units constructed. (Amount owed)

For Density Bonus projects, use the following formula to calculate payment owed:

_____ (Bonus Floor Area (sq ft)) x 80% x $_____ (median price per base FAR foot (from table below)) = $_____ (Amount owed)

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	**Median Land Price per Base FAR Foot**
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	$29

Authorization to Proceed (to be completed by Department of DPD)

Marcia Baxter; Kara Breems — 2-14-14
Department of Planning & Development — Date

Developer/Project Coordinator — 2.14.14
Date

864014v1
084745 00001

Development Name: **Children's Memorial Hospital site**

		Proposed Percentage
Total units in project	540	
Total affordable units in project	54	10.00%
		10
Total Units in Phase	540	
Total affordable units in Phase	54	10.00%

unit type	# in project	percentage in phase	# proposed as affordable	percentage of affordable	square footage	market rents	affordable rents*	ok?
studios	108	20.00%	11	20.37%	529	$1,700	$792	yes
1-bdrm	360	66.67%	36	66.67%	809.3	$2,500	$848	yes
2-bdrm	72	13.33%	7	12.96%	1181	$3,700	$1,018	yes
Total	540	1	54	1				

*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

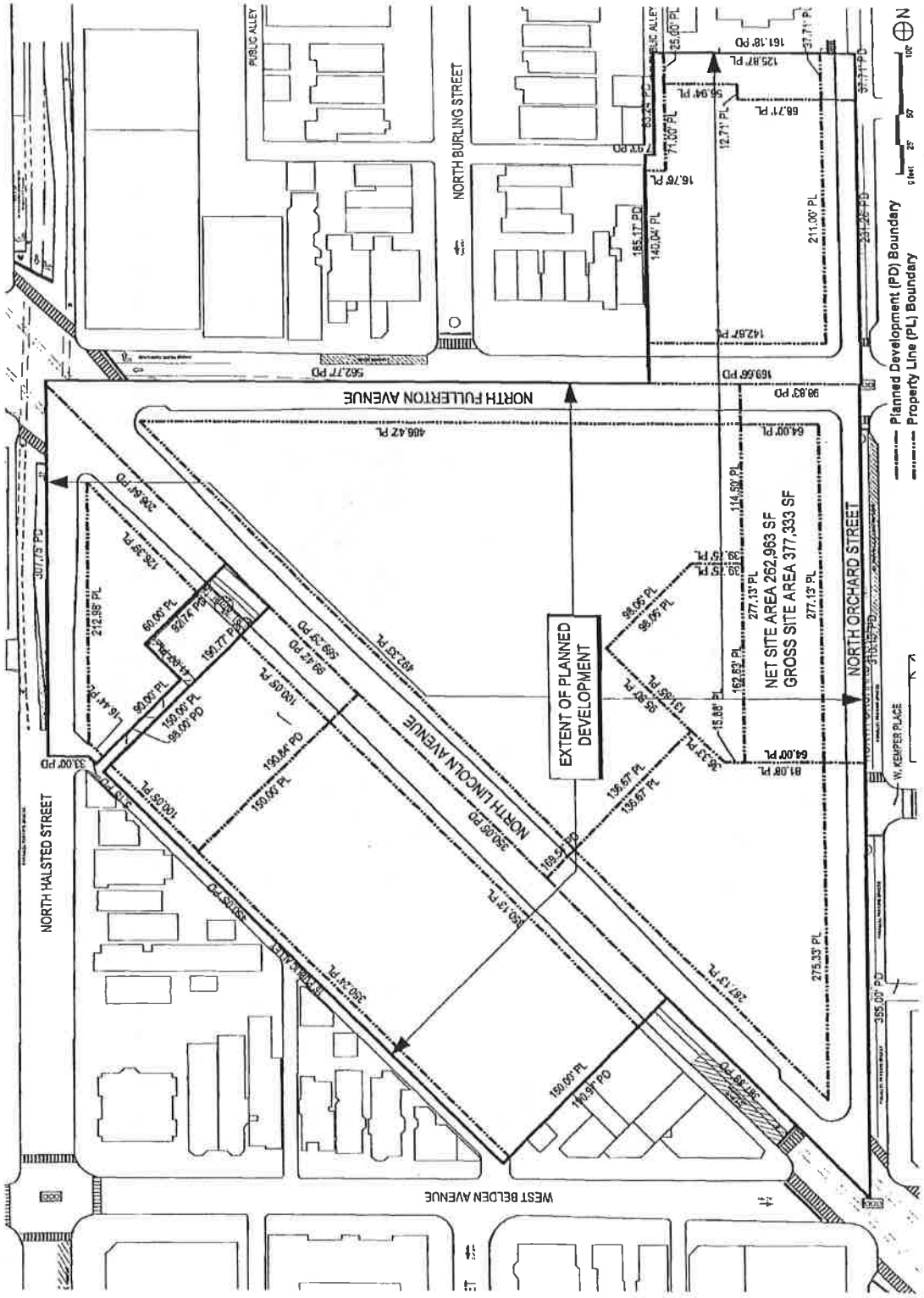
Children's Memorial Hospital - Chicago, IL

Affordable Housing Component Summary

	Unit Type	Number of Units	Number of Bedrooms /Unit	Total Square Footage	Expected Market Rent	Proposed Affordable Rent	Proposed Level of Affordability
Affordable Units	Studio	11	0	529	1,700	$ 792.00	60%
	1 Bedroom	36	1	809.30	2,500	$ 848.25	60%
	2 Bedroom	7	2	1,181	3,700	$ 1,018.50	60%
Market Rate	Studio	97	0	529	1,700		
	1 Bedroom	324	1	809.30	2,500		
	2 Bedroom	65	2	1,181	3,700		

*Based on 540 units, subject to reduction based on actual number of units constructed.

*Proposed Affordable Rent will be based on the amounts for the year during which construction takes place.

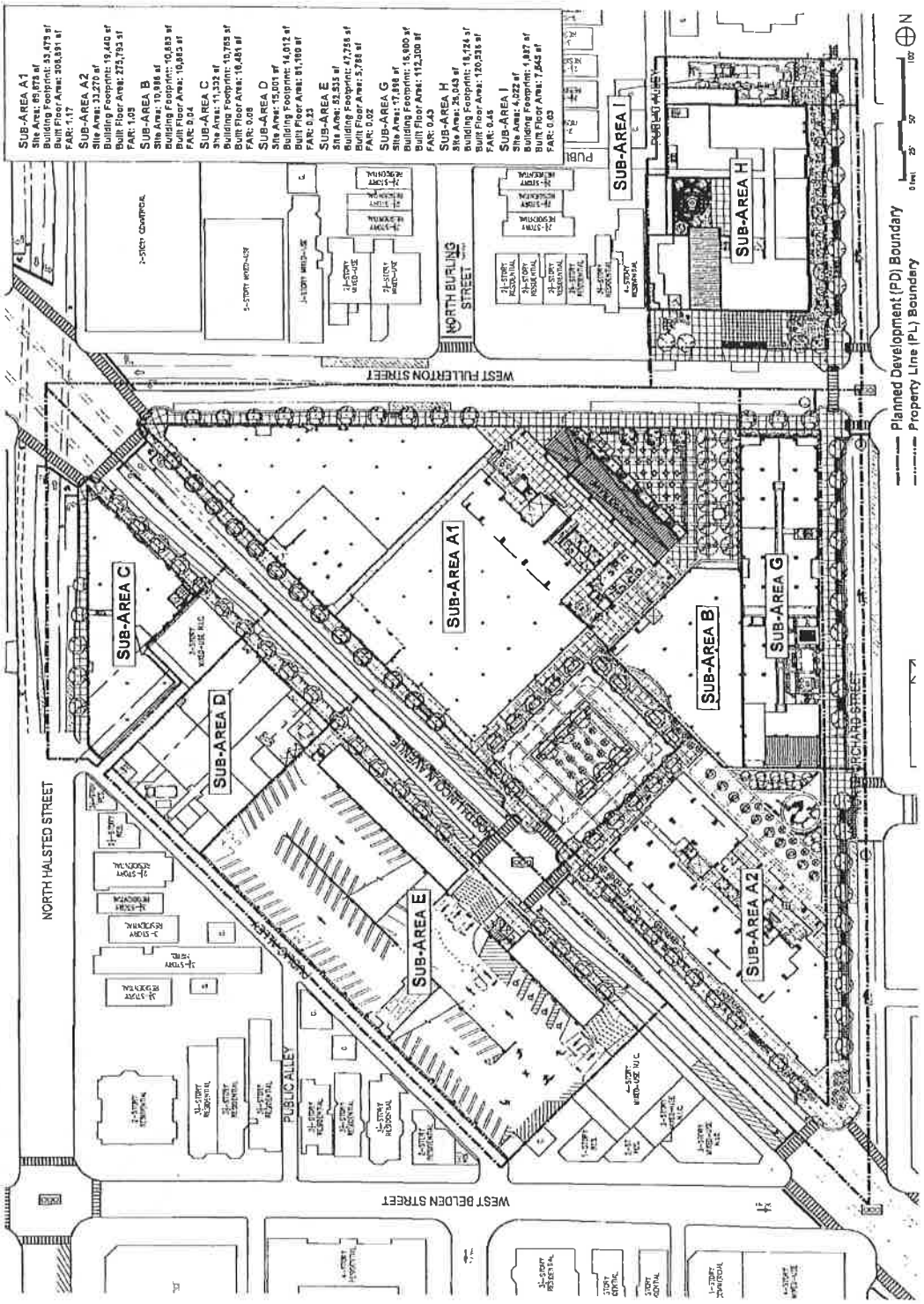


CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS A. PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

DATE: FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

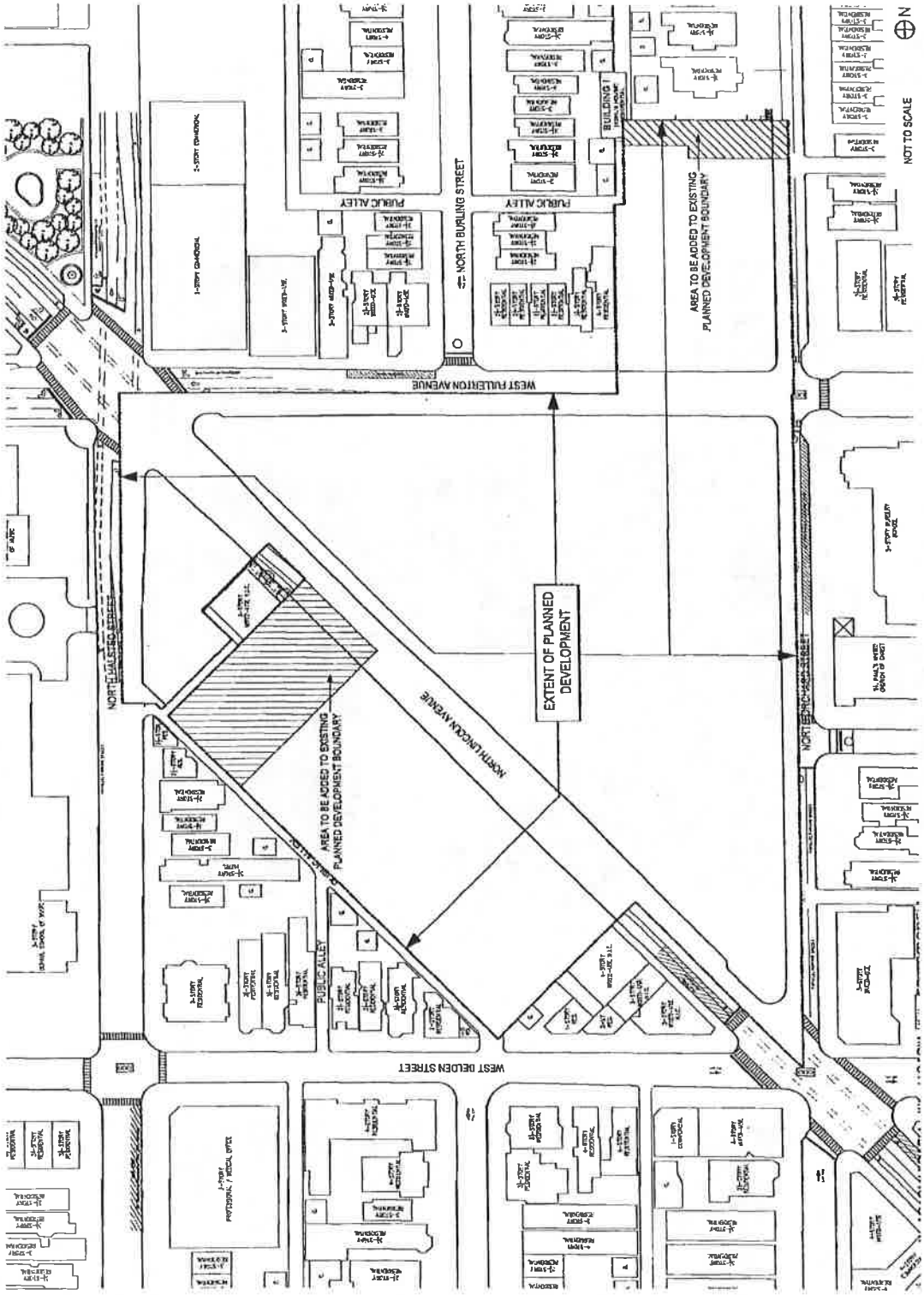
ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-755 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2378 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-758 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



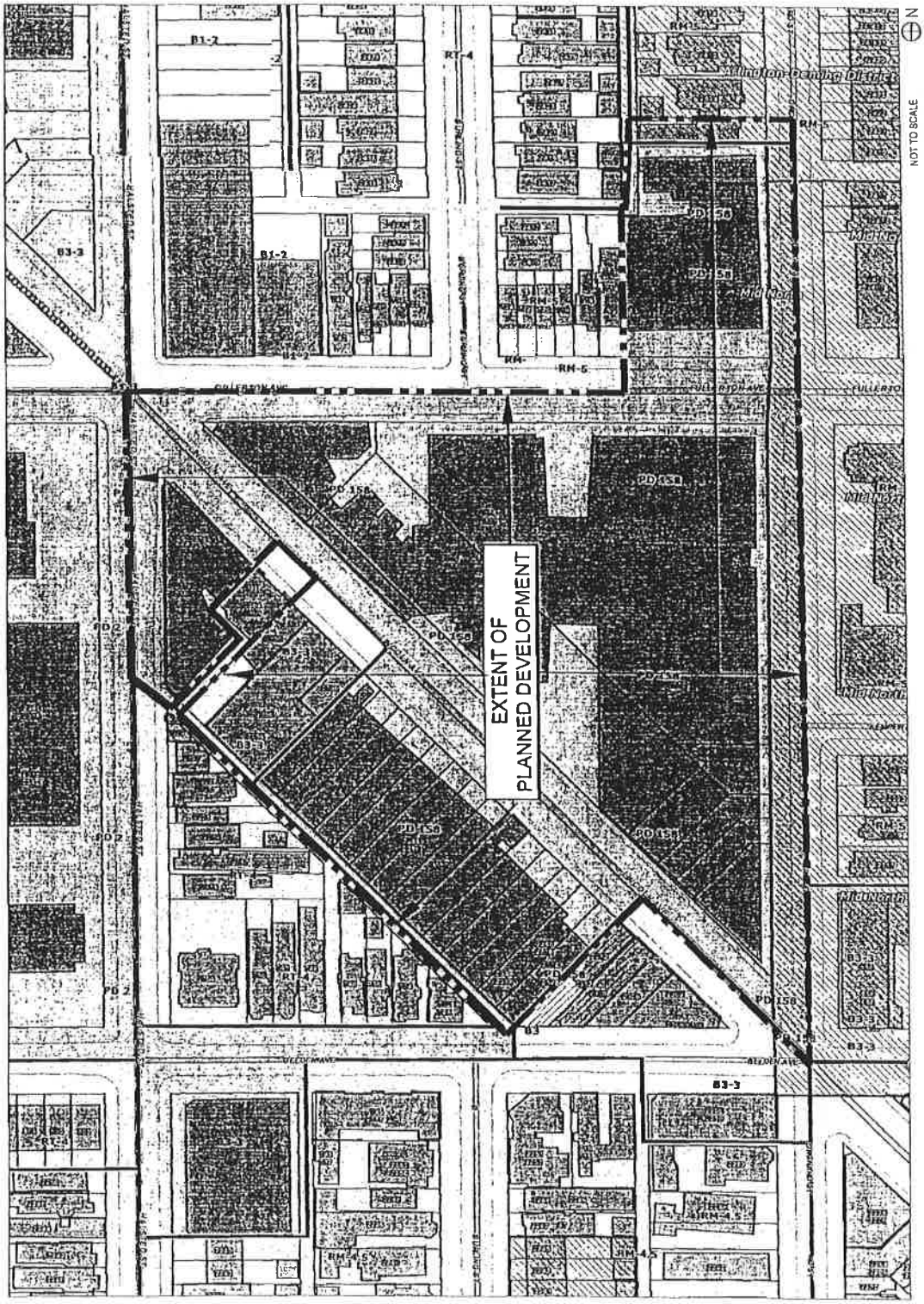
B. EXISTING LAND-USE MAP

DATE: FEBRUARY 20, 2014

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2317-2353 N. HALSTED ST., 701-758 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



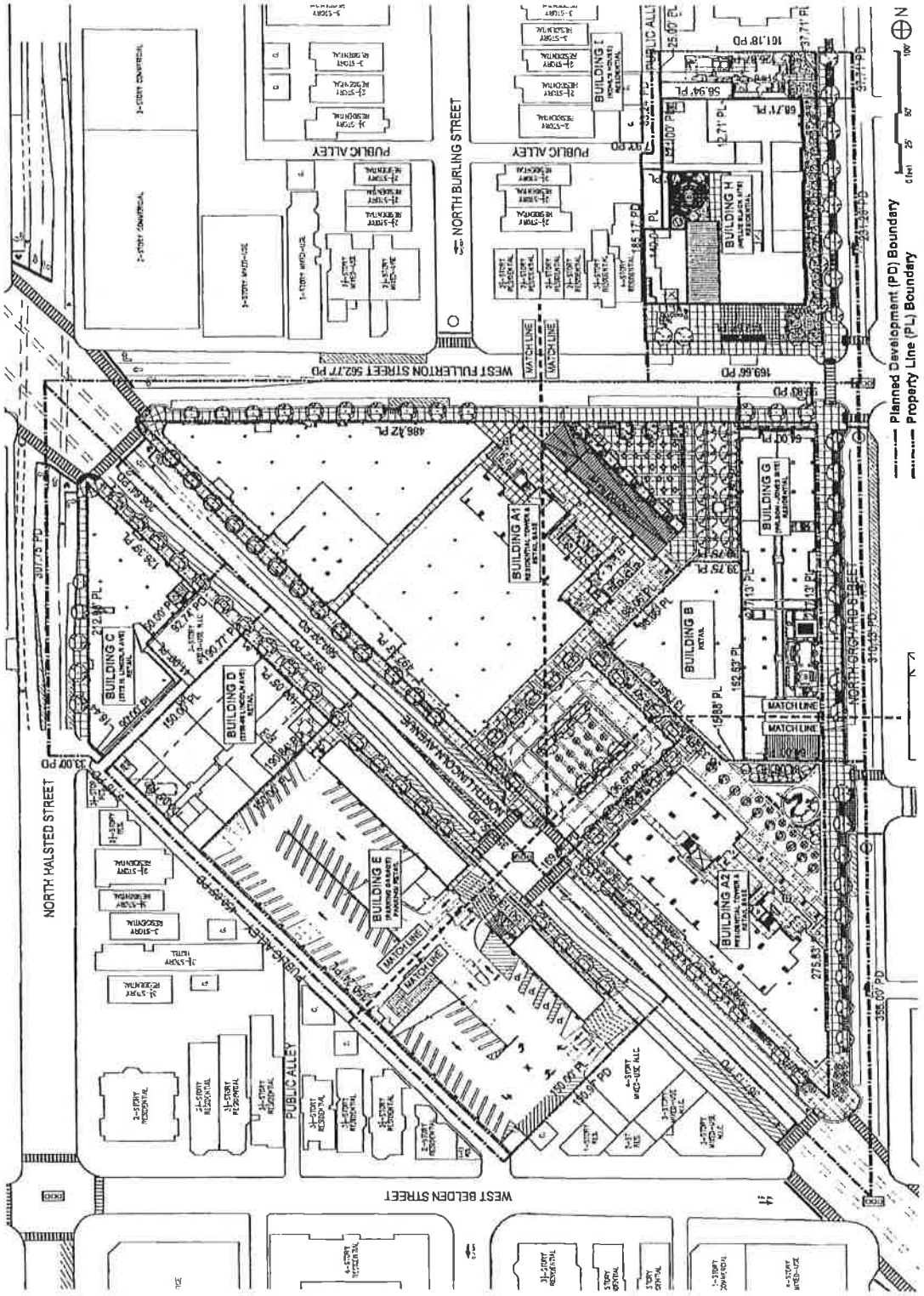
C. EXISTING ZONING MAP

DATE: FEBRUARY 20, 2014

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC.

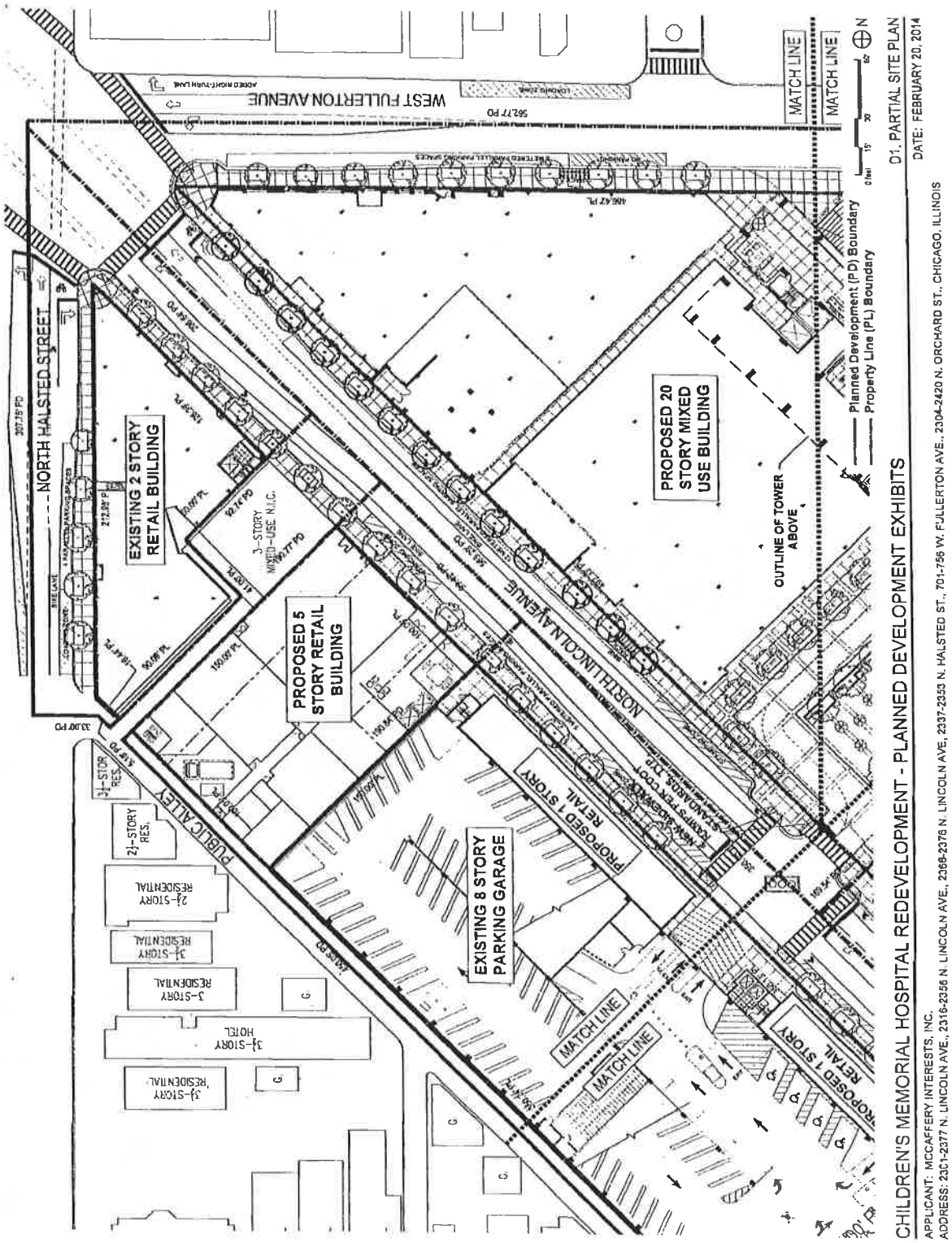
ADDRESS: 2301-2377 N. LINCOLN AVE., 2318-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-758 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

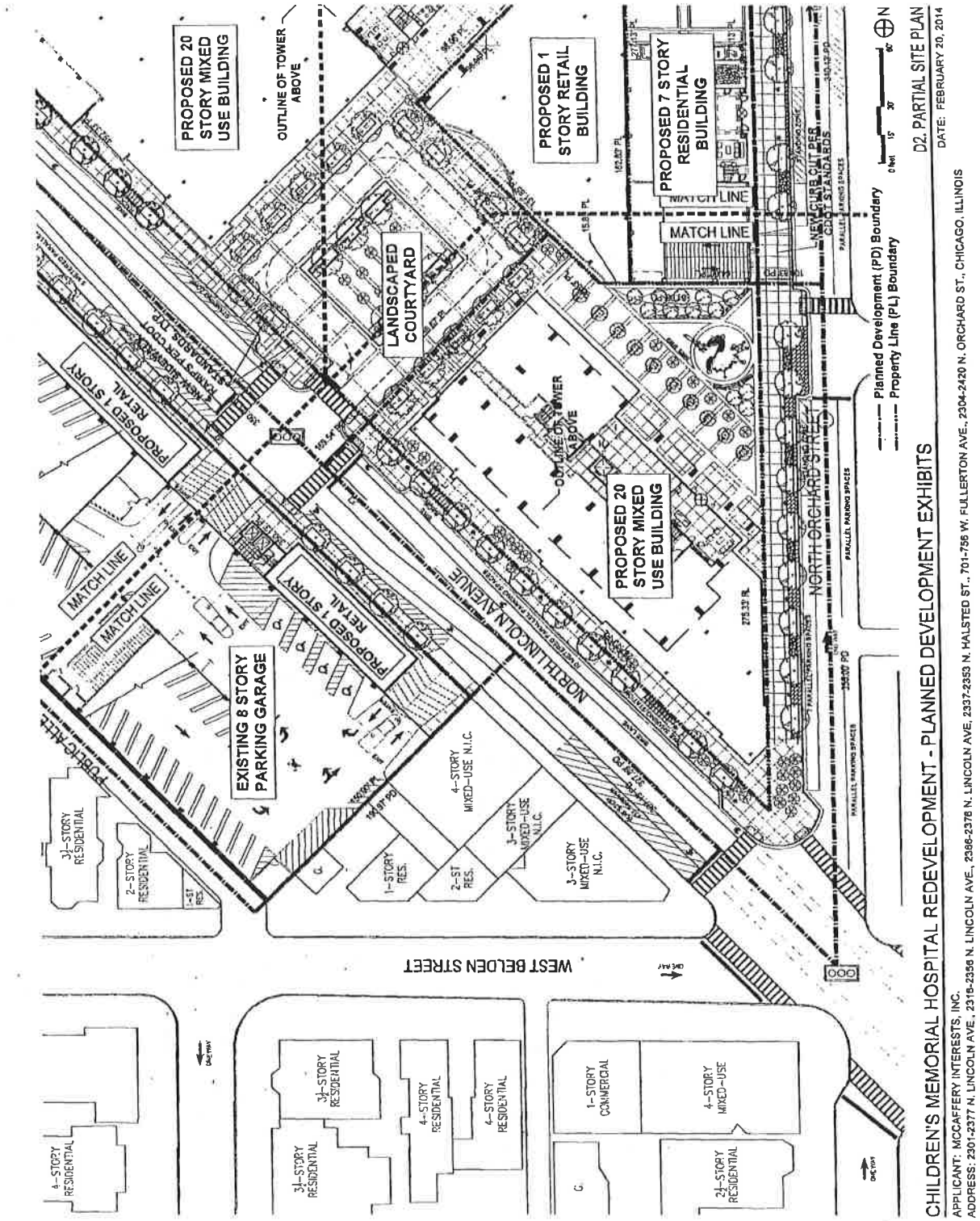


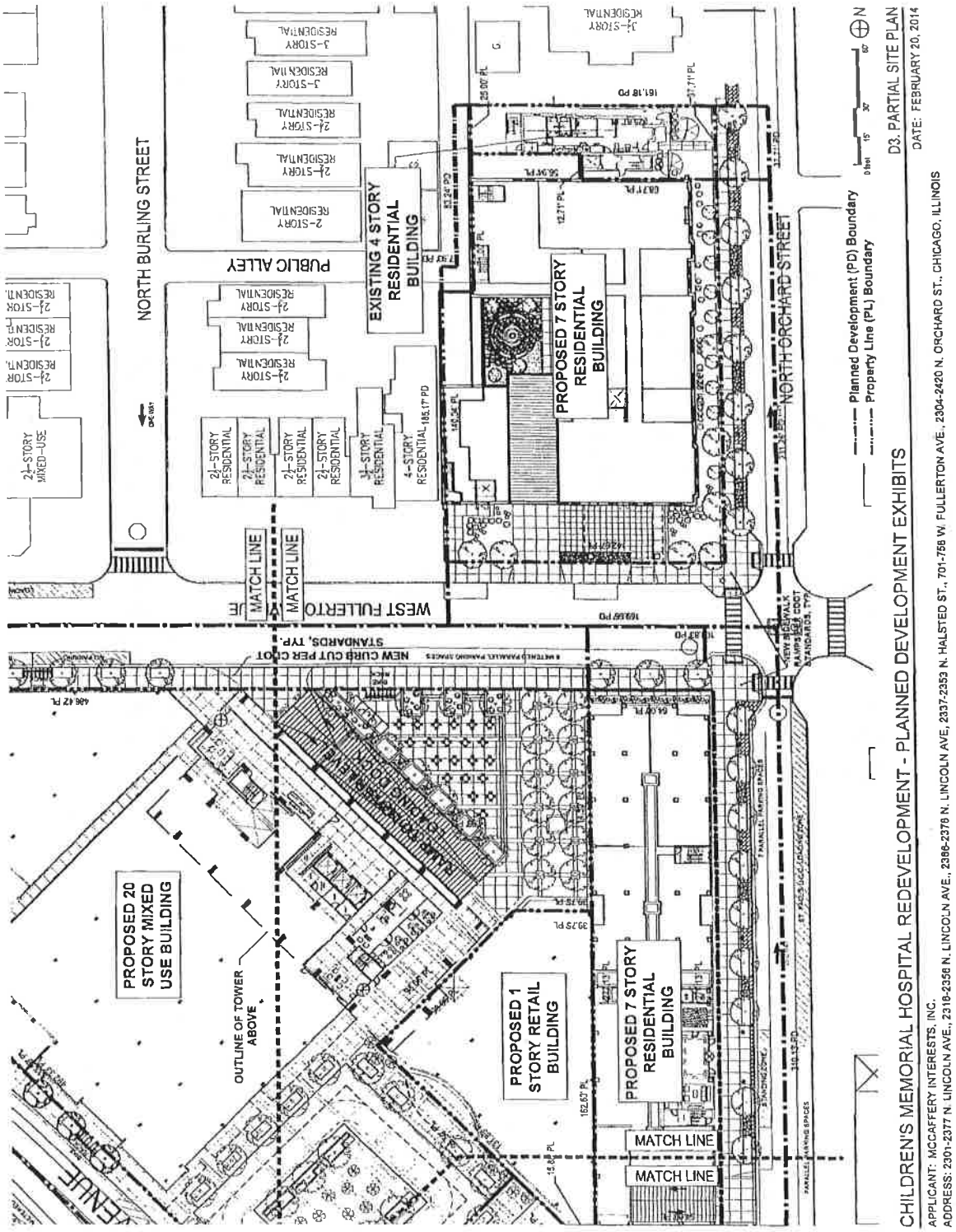
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

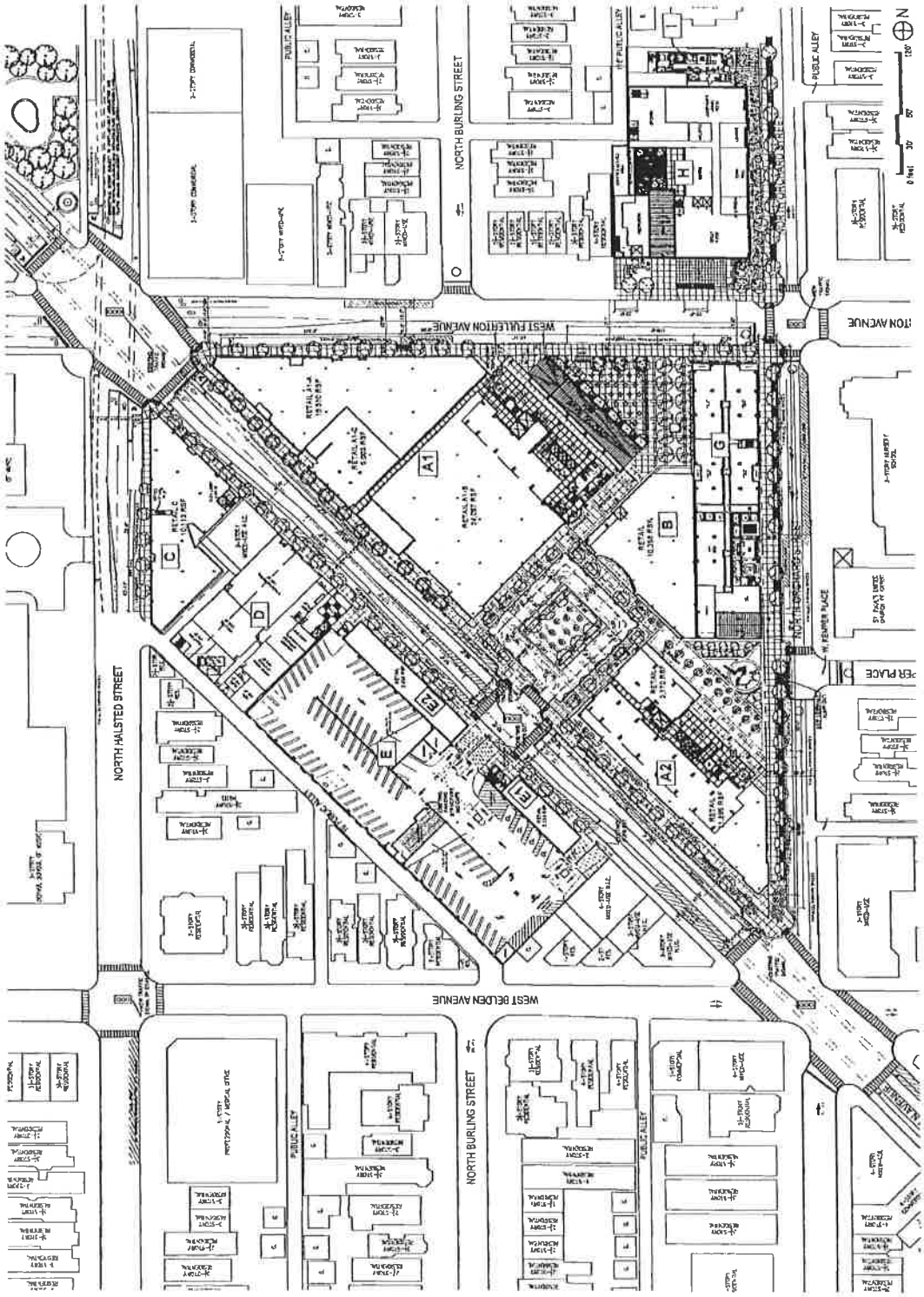
APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2358 N. LINCOLN AVE., 2366-2378 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS


WEST FULLERTON AVENUE
NORTH HALSTED STREET
NORTH LINCOLN AVENUE
PUBLIC ALLEY
EXISTING 2 STORY RETAIL BUILDING
PROPOSED 5 STORY RETAIL BUILDING
PROPOSED 20 STORY MIXED USE BUILDING
EXISTING 8 STORY PARKING GARAGE
PROPOSED 1 STORY RETAIL
PROPOSED 1 STORY RETAIL
OUTLINE OF TOWER ABOVE
MATCH LINE
MATCH LINE
MATCH LINE
MATCH LINE
Planned Development (PD) Boundary
Property Line (PL) Boundary
2½-STORY RES.
2½-STORY RESIDENTIAL
3½-STORY RESIDENTIAL
3-STORY RESIDENTIAL
3½-STORY HOTEL
3½-STORY RESIDENTIAL
D1. PARTIAL SITE PLAN
DATE: FEBRUARY 20, 2014
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS
APPLICANT: MCCAFFERY INTERESTS, INC.
ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2368-2378 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS


PROPOSED 20 STORY MIXED USE BUILDING
OUTLINE OF TOWER ABOVE
PROPOSED 1 STORY RETAIL BUILDING
PROPOSED 7 STORY RESIDENTIAL BUILDING
MATCH LINE
LANDSCAPED COURTYARD
PROPOSED 1 STORY RETAIL
EXISTING 8 STORY PARKING GARAGE
NORTH LINCOLN AVENUE
NORTH ORCHARD STREET
WEST BELDEN STREET
PUBLIC ALLEY
3½-STORY RESIDENTIAL
2-STORY RESIDENTIAL
1-ST RES.
4-STORY MIXED-USE N.I.C.
3-STORY MIXED-USE N.I.C.
3-STORY MIXED-USE N.I.C.
1-STORY RES.
2-ST RES.
4-STORY RESIDENTIAL
1-STORY COMMERCIAL
4-STORY MIXED-USE
2½-STORY RESIDENTIAL
Planned Development (PD) Boundary
Property Line (PL) Boundary
D2. PARTIAL SITE PLAN
DATE: FEBRUARY 20, 2014
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS
APPLICANT: MCCAFFERY INTERESTS, INC.
ADDRESS: 2301-2377 N. LINCOLN AVE., 2319-2356 N. LINCOLN AVE., 2366-2378 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS


NORTH BURLING STREET
PUBLIC ALLEY
EXISTING 4 STORY RESIDENTIAL BUILDING
PROPOSED 7 STORY RESIDENTIAL BUILDING
NORTH ORCHARD STREET
WEST FULLERTON AVE
MATCH LINE
MATCH LINE
PROPOSED 20 STORY MIXED USE BUILDING
OUTLINE OF TOWER ABOVE
PROPOSED 1 STORY RETAIL BUILDING
PROPOSED 7 STORY RESIDENTIAL BUILDING
MATCH LINE
MATCH LINE
Planned Development (PD) Boundary
Property Line (PL) Boundary
D3. PARTIAL SITE PLAN
DATE: FEBRUARY 20, 2014
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS
APPLICANT: MCCAFFERY INTERESTS, INC.
ADDRESS: 2301-2377 N. LINCOLN AVE., 2318-2356 N. LINCOLN AVE., 2386-2378 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-758 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



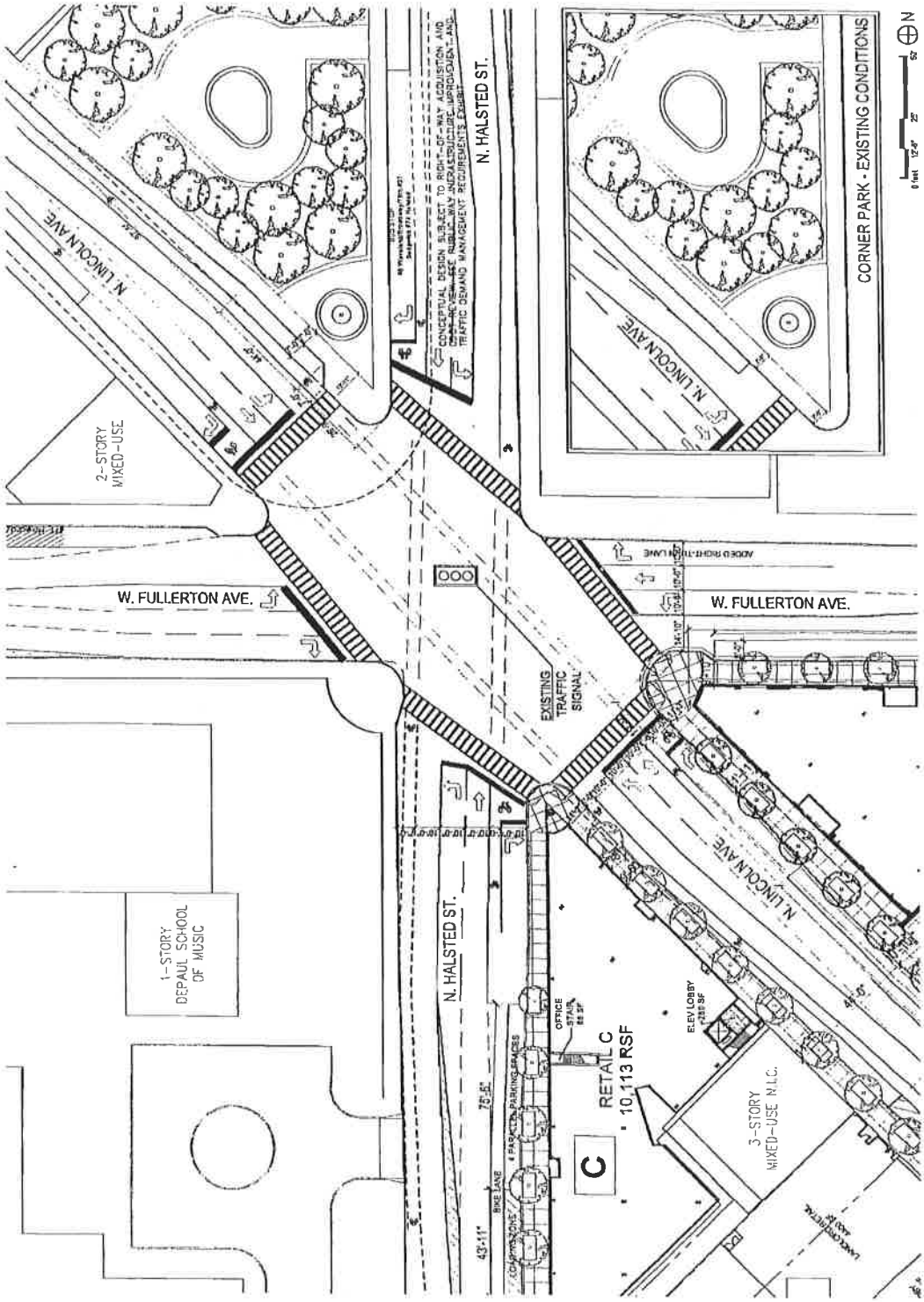
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D4. CDOT SITE PLAN

DATE: FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2318-2356 N. LINCOLN AVE., 2386-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



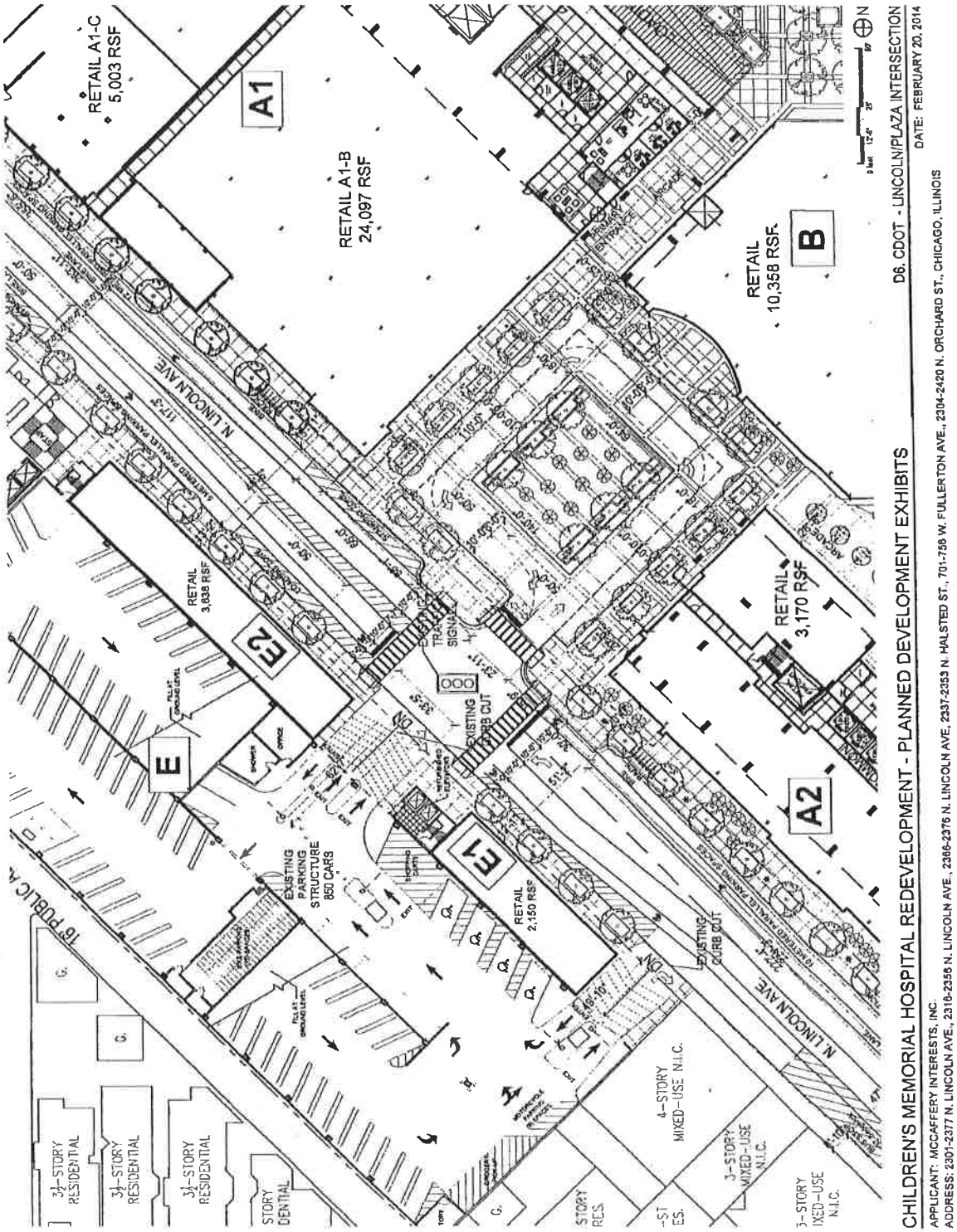
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D5. CDOT - LINCOLN /FULLERTON/HALSTED INTERSECTION

DATE: FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2365-2378 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-758 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



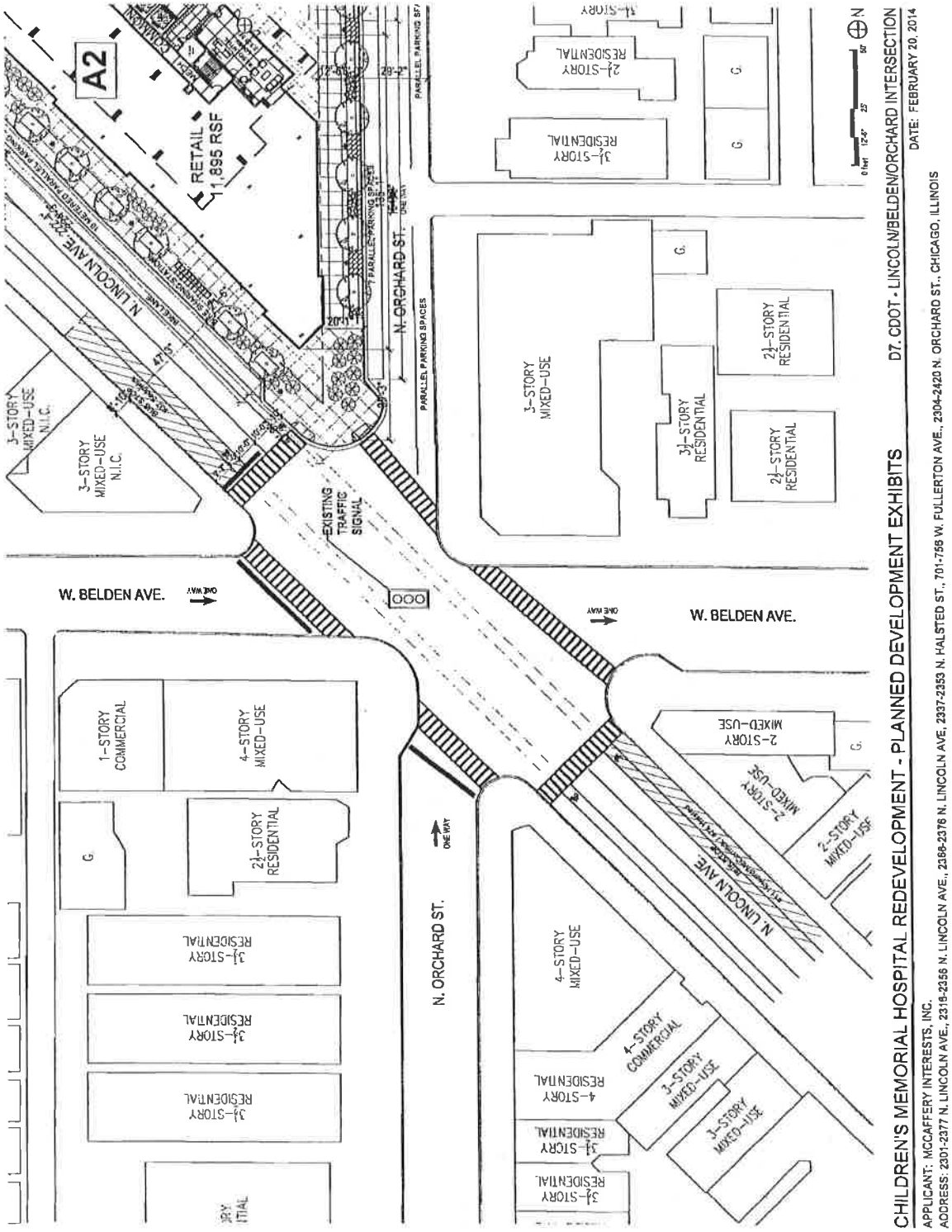
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D6. CDOT - LINCOLN/PLAZA INTERSECTION

DATE: FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2358 N. LINCOLN AVE., 2386-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



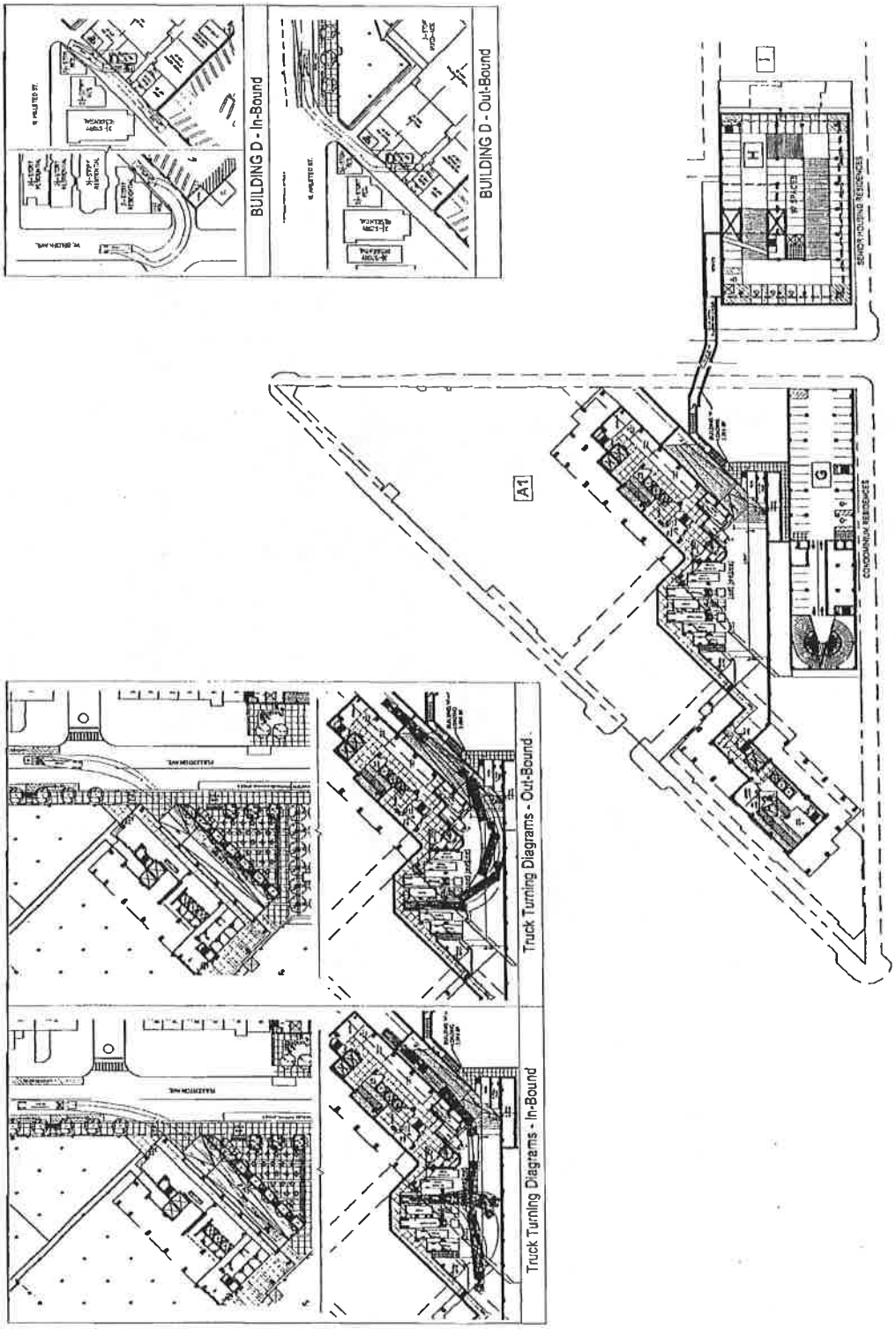
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D7. CDOT - LINCOLN/BELDEN/ORCHARD INTERSECTION

DATE: FEBRUARY 20, 2014

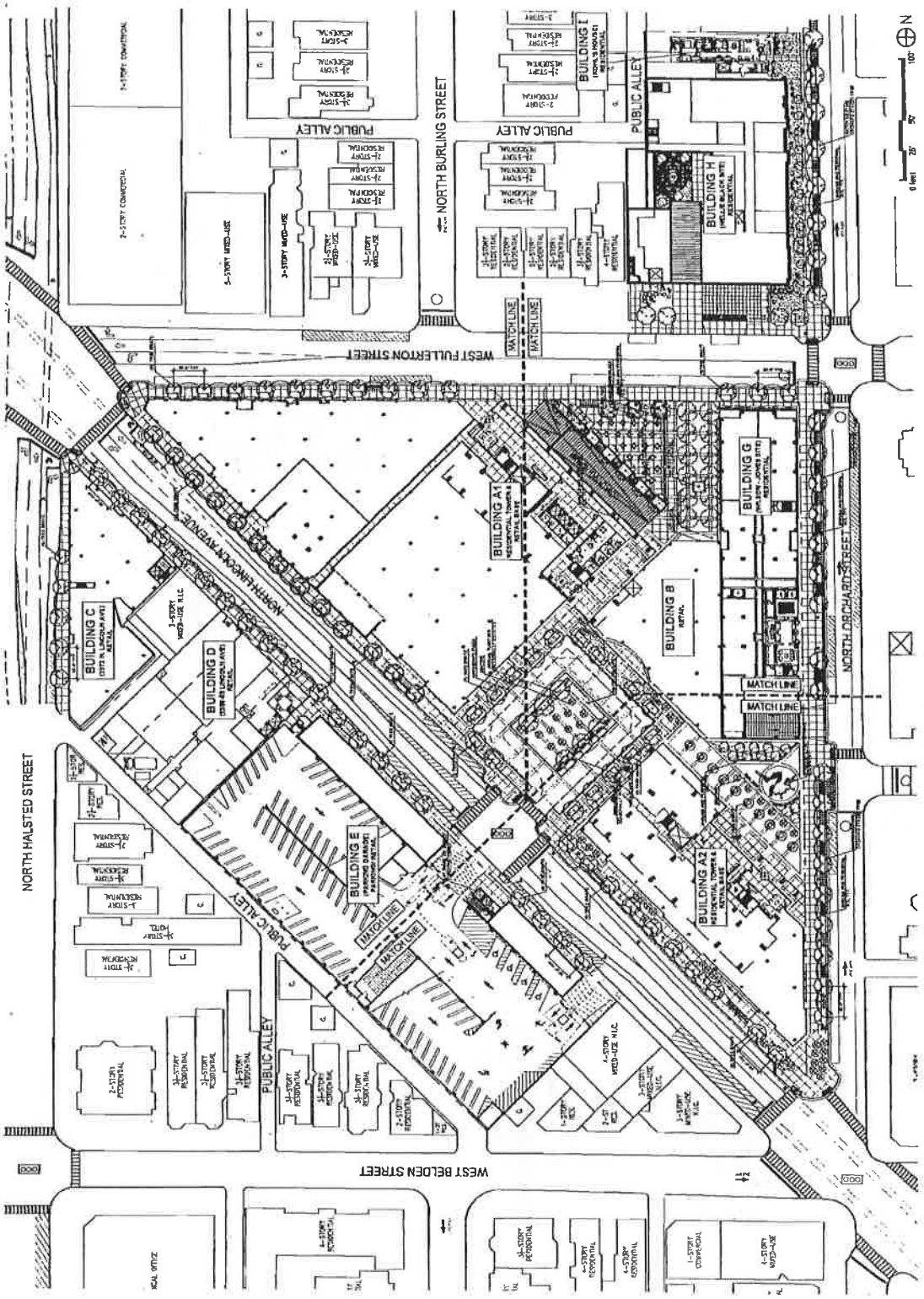
APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2318-2356 N. LINCOLN AVE., 2368-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-755 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC.
ADDRESS: 2301-2377 N. LINCOLN AVE., 2318-2356 N. LINCOLN AVE., 2366-2378 N. LINCOLN AVE. 2337-2353 N. HALSTED ST., 701-758 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



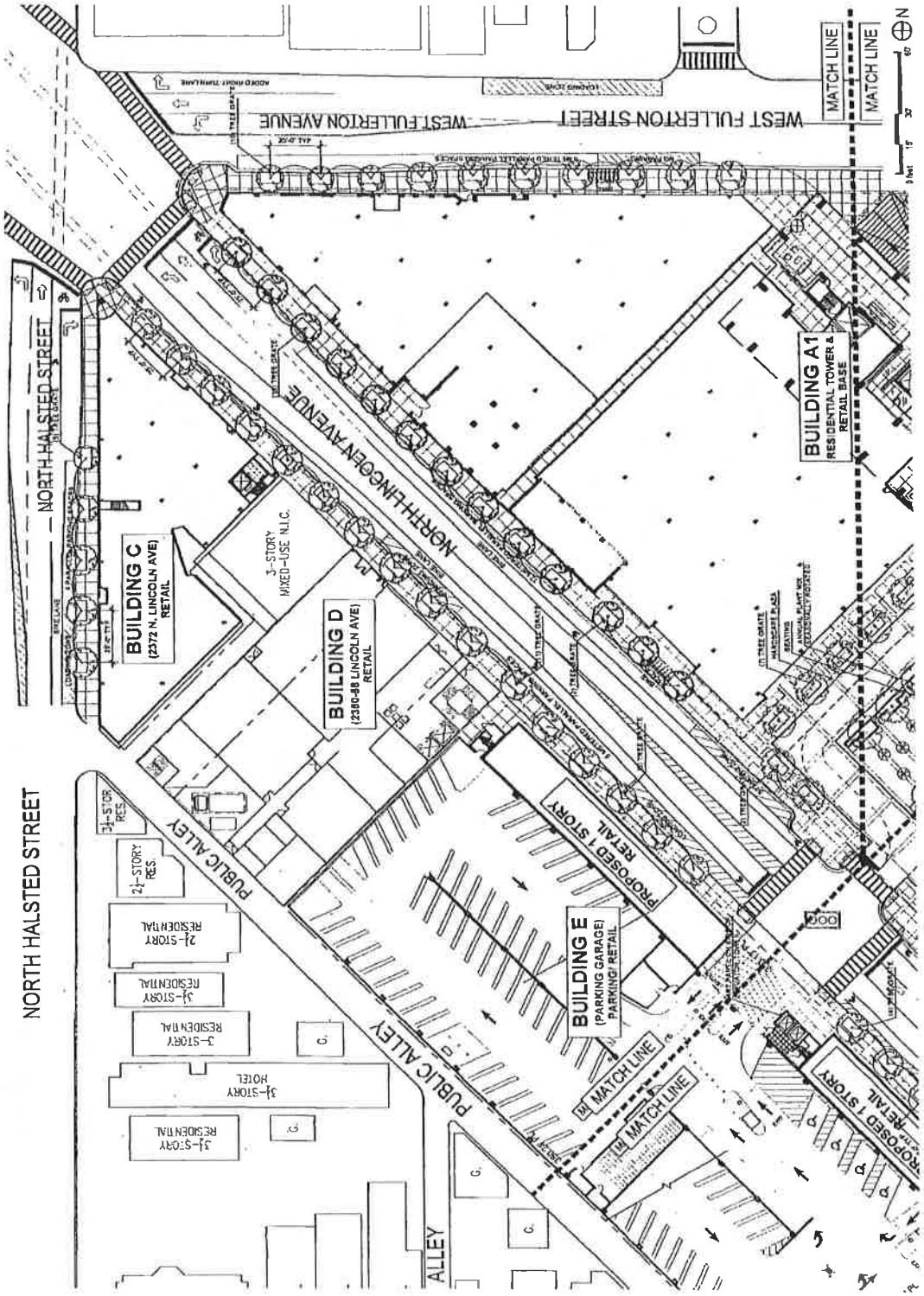
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

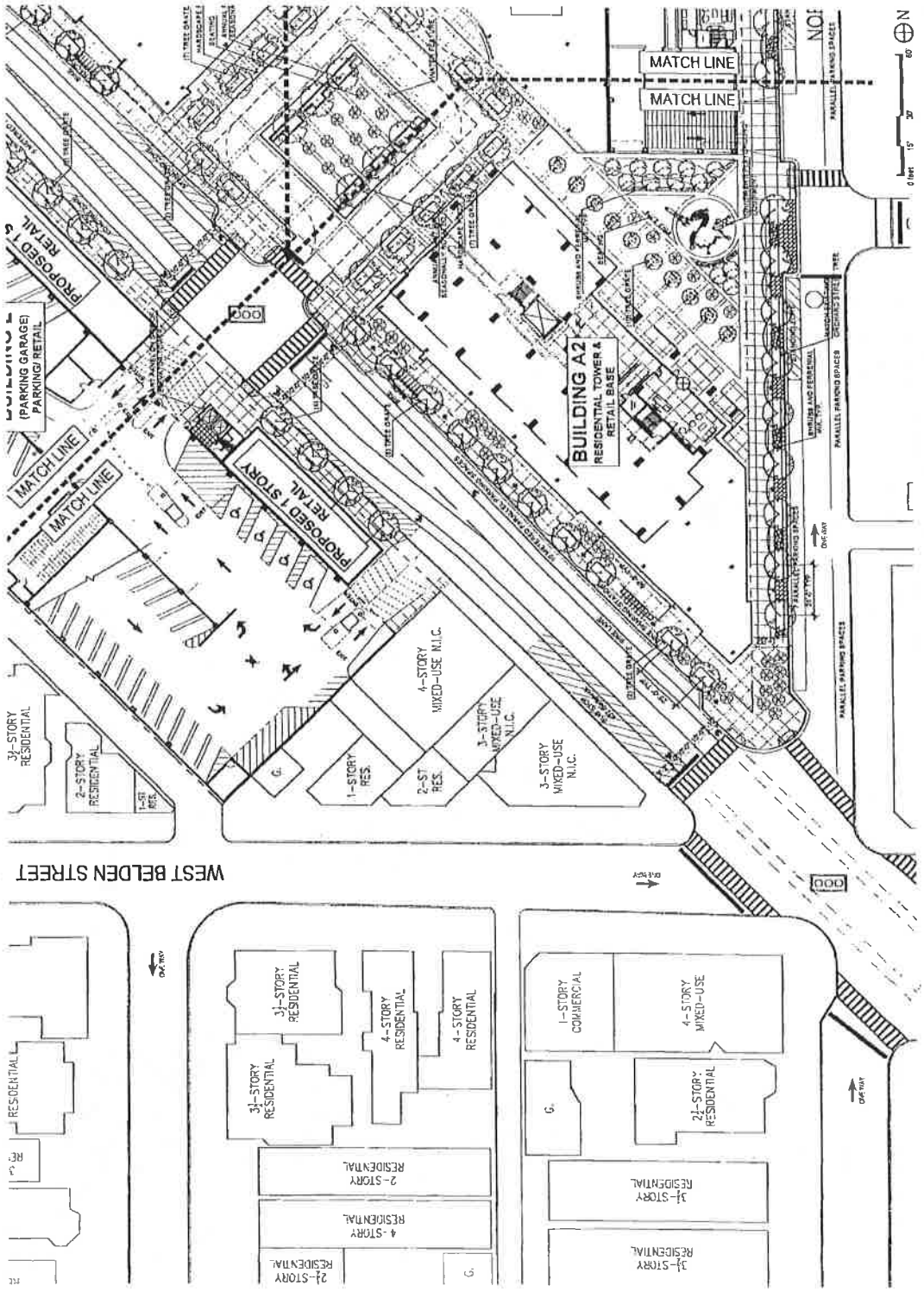
E. OVERALL LANDSCAPE PLAN

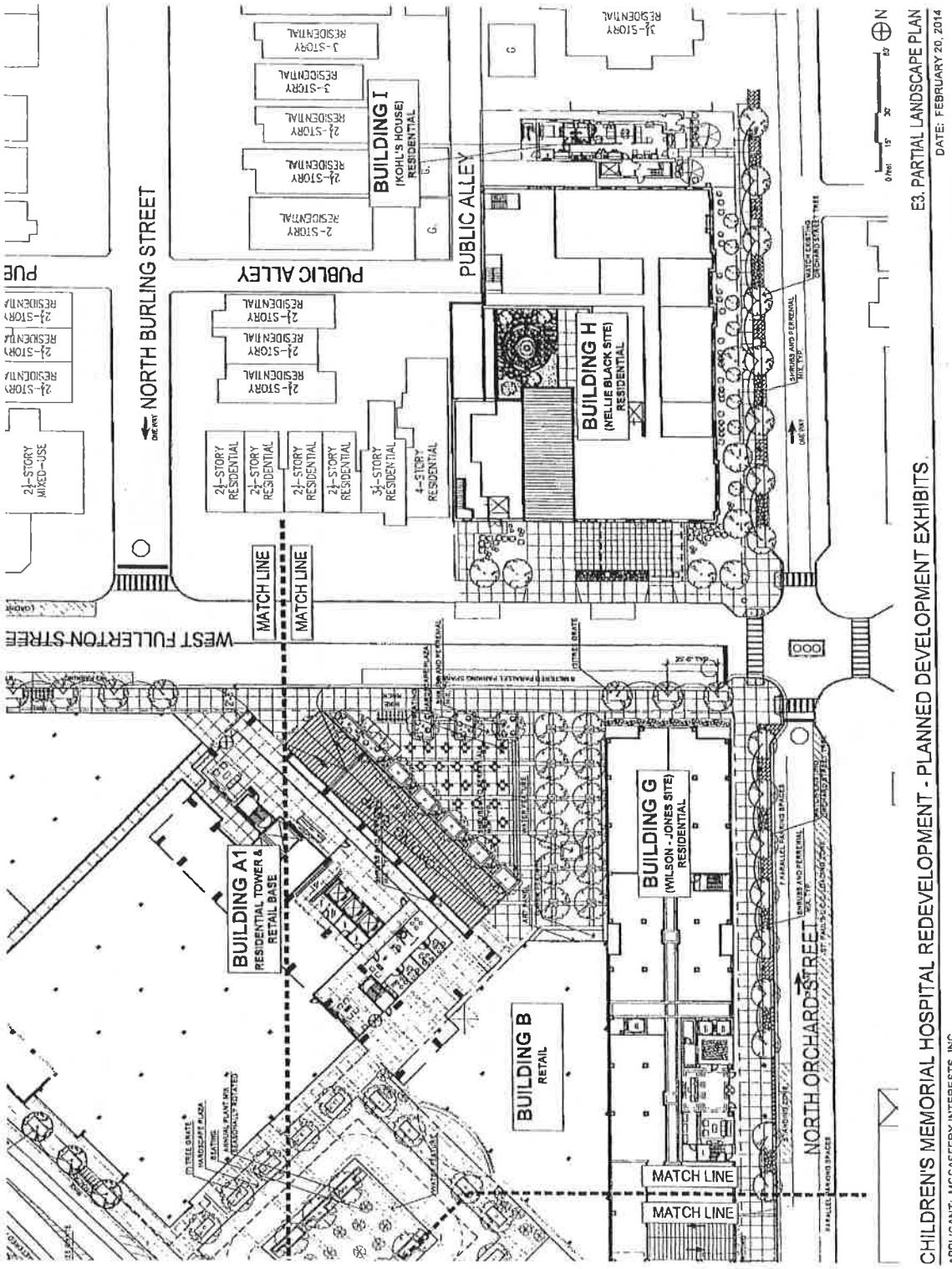
DATE: FEBRUARY 20, 2014

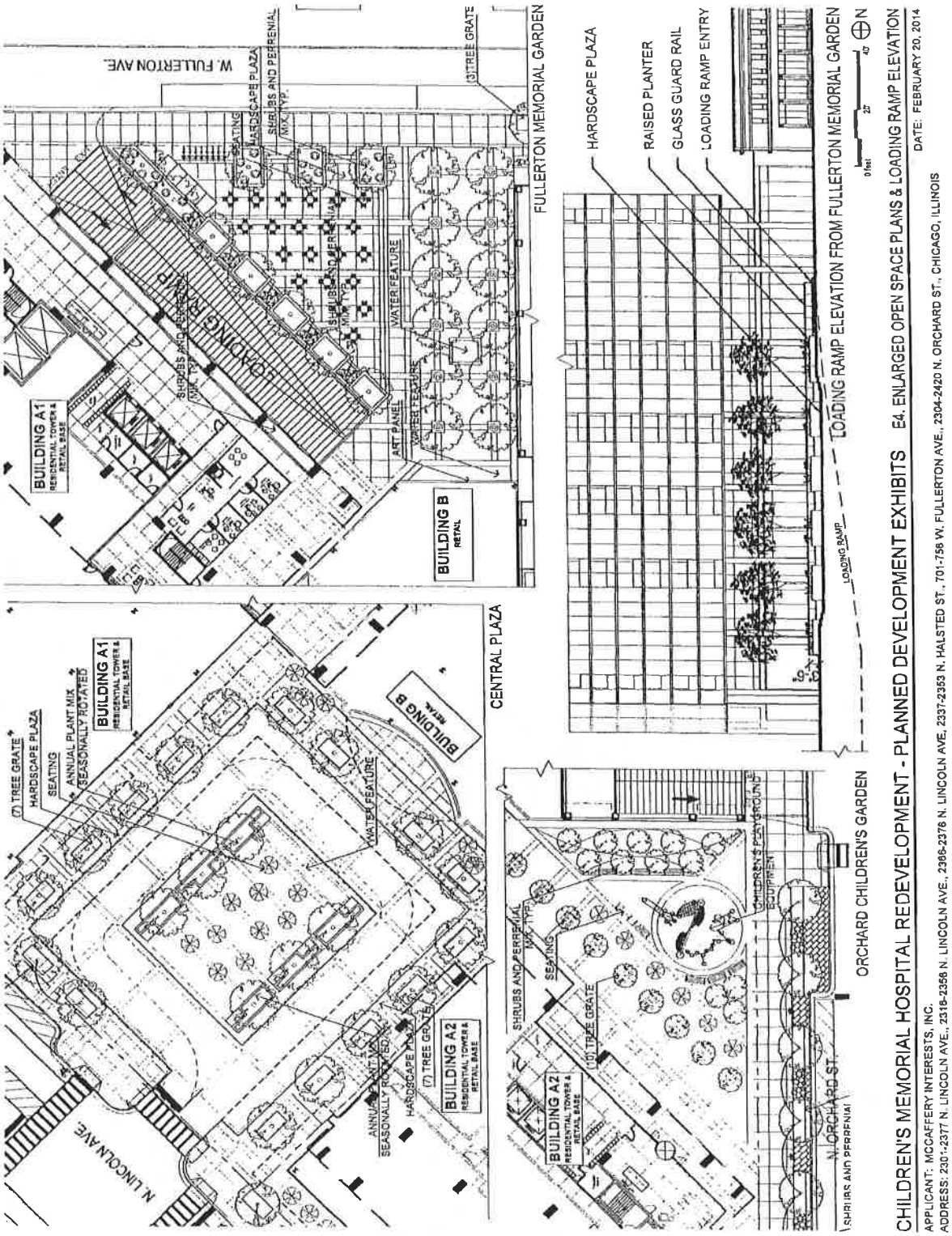
APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2358 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS


NORTH HALSTED STREET
NORTH HALSTED STREET
WEST FULLERTON AVENUE
WEST FULLERTON STREET
NORTH LINCOLN AVENUE
PUBLIC ALLEY
PUBLIC ALLEY
ALLEY
BUILDING C
(2372 N. LINCOLN AVE)
RETAIL
BUILDING D
(2380-88 LINCOLN AVE)
RETAIL
3-STORY
MIXED-USE N.I.C.
BUILDING E
(PARKING GARAGE)
PARKING/ RETAIL
BUILDING A1
RESIDENTIAL TOWER &
RETAIL BASE
PROPOSED 1 STORY
RETAIL
PROPOSED 1 STORY
RETAIL
MATCH LINE
MATCH LINE
MATCH LINE
MATCH LINE
3½-STORY
RESIDENTIAL
3-STORY
RESIDENTIAL
3½-STORY
RESIDENTIAL
2½-STORY
RESIDENTIAL
2½-STORY
RES.
2½-STOR
RES.
3½-STORY
HOTEL
3½-STORY
RESIDENTIAL
N
E1. PARTIAL LANDSCAPE PLAN
DATE: FEBRUARY 20, 2014
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS
APPLICANT: MCCAFFERY INTERESTS, INC.
ADDRESS: 2301-2377 N. LINCOLN AVE., 2318-2358 N. LINCOLN AVE., 2368-2378 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-758 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS


MATCH LINE
MATCH LINE
BUILDING A2
RESIDENTIAL TOWER & RETAIL BASE
PROPOSED 1 STORY RETAIL
(PARKING GARAGE) PARKING/ RETAIL
3½-STORY RESIDENTIAL
2-STORY RESIDENTIAL
1-ST RES.
1-STORY RES.
2-ST RES.
4-STORY MIXED-USE N.I.C.
3-STORY MIXED-USE N.I.C.
3-STORY MIXED-USE N.I.C.
WEST BELDEN STREET
3½-STORY RESIDENTIAL
4-STORY RESIDENTIAL
4-STORY RESIDENTIAL
2-STORY RESIDENTIAL
4-STORY RESIDENTIAL
2½-STORY RESIDENTIAL
1-STORY COMMERCIAL
4-STORY MIXED-USE
2½-STORY RESIDENTIAL
3½-STORY RESIDENTIAL
3½-STORY RESIDENTIAL
PARALLEL PARKING SPACES
ONE WAY
N
E2. PARTIAL LANDSCAPE PLAN
DATE: FEBRUARY 20, 2014
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS
APPLICANT: MCCAFFERY INTERESTS, INC.
ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2378 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-758 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS


NORTH BURLING STREET
PUBLIC ALLEY
PUBLIC ALLEY
WEST FULLERTON STREET
NORTH ORCHARD STREET
BUILDING I
(KOHL'S HOUSE)
RESIDENTIAL
BUILDING H
(NELLIE BLACK SITE)
RESIDENTIAL
BUILDING G
(WILSON - JONES SITE)
RESIDENTIAL
BUILDING A1
RESIDENTIAL TOWER &
RETAIL BASE
BUILDING B
RETAIL
2-STORY RESIDENTIAL
2½-STORY RESIDENTIAL
3-STORY RESIDENTIAL
3½-STORY RESIDENTIAL
4-STORY RESIDENTIAL
2½-STORY MIXED-USE
MATCH LINE
MATCH LINE
MATCH LINE
MATCH LINE
E3. PARTIAL LANDSCAPE PLAN
DATE: FEBRUARY 20, 2014
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS
APPLICANT: MCCAFFERY INTERESTS, INC.
ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2368-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-759 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

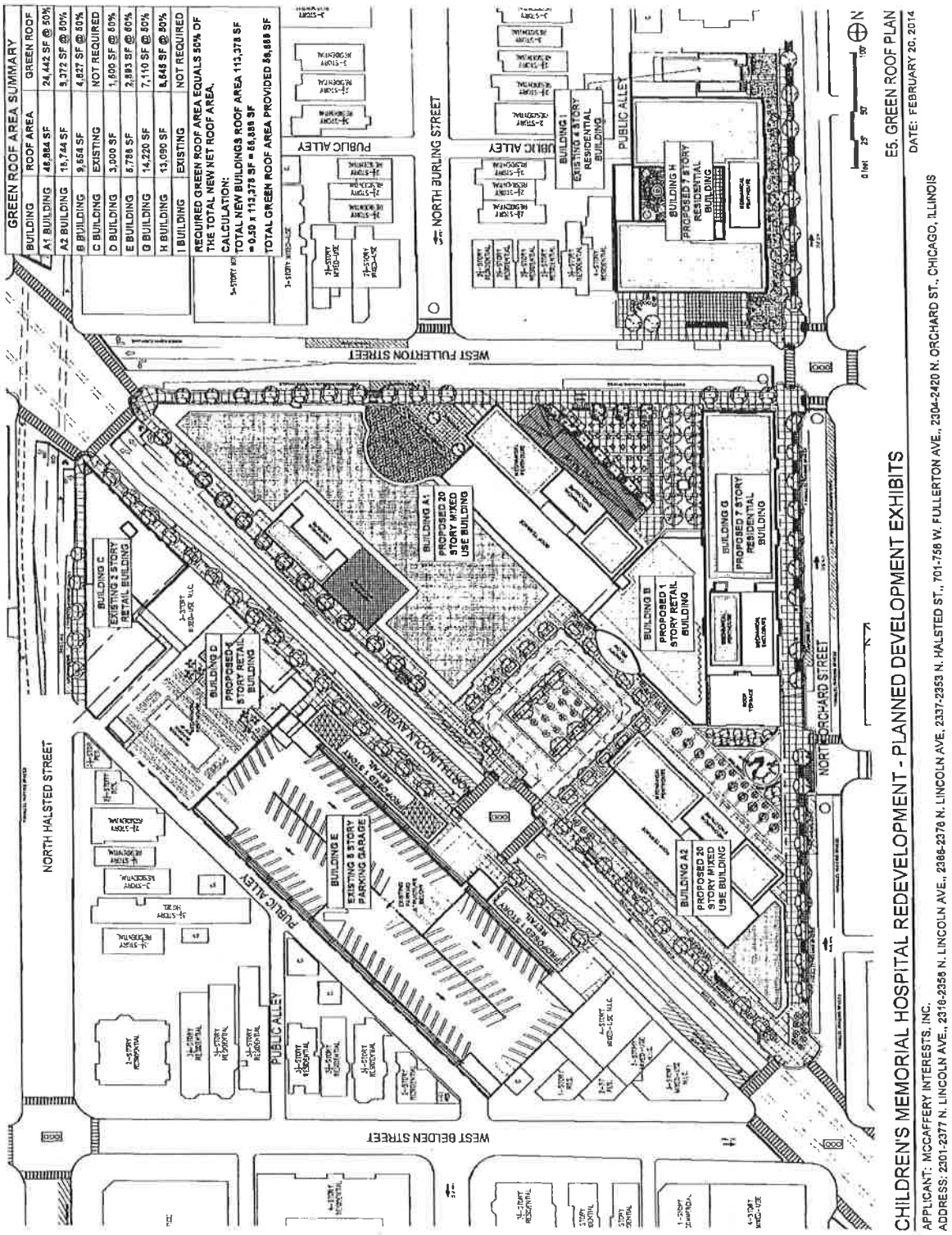


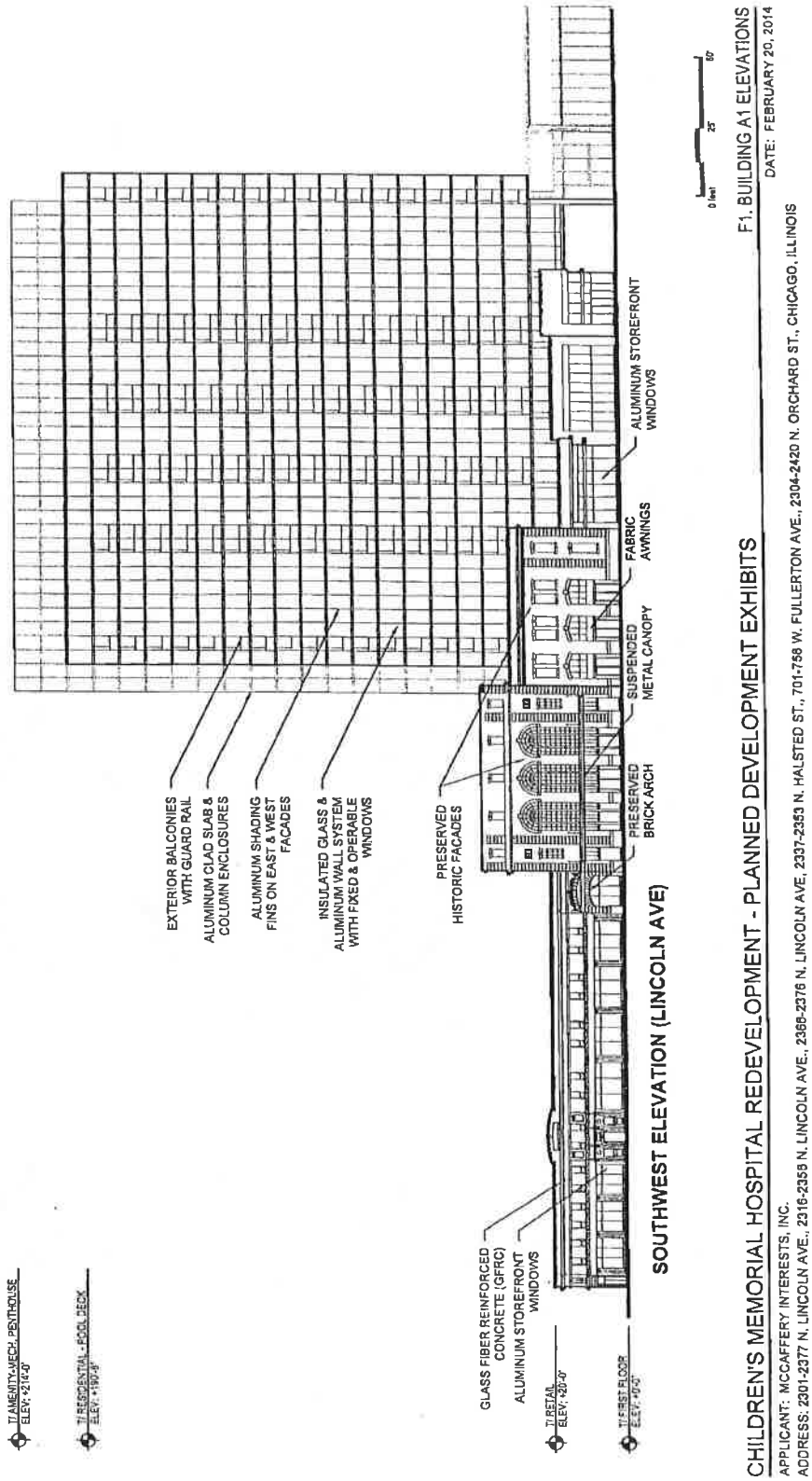
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS E4. ENLARGED OPEN SPACE PLANS & LOADING RAMP ELEVATION

DATE: FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2318-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS


GREEN ROOF AREA SUMMARY
BUILDING | ROOF AREA | GREEN ROOF
A1 BUILDING | 48,884 SF | 24,442 SF @ 50%
A2 BUILDING | 15,744 SF | 9,372 SF @ 60%
B BUILDING | 9,654 SF | 4,827 SF @ 50%
C BUILDING | EXISTING | NOT REQUIRED
D BUILDING | 3,000 SF | 1,800 SF @ 60%
E BUILDING | 5,788 SF | 2,893 SF @ 50%
G BUILDING | 14,220 SF | 7,110 SF @ 50%
H BUILDING | 13,090 SF | 8,848 SF @ 50%
I BUILDING | EXISTING | NOT REQUIRED
REQUIRED GREEN ROOF AREA EQUALS 50% OF THE TOTAL NEW NET ROOF AREA.
CALCULATION:
TOTAL NEW BUILDINGS ROOF AREA 113,378 SF
= 0.50 x 113,378 SF = 56,689 SF
TOTAL GREEN ROOF AREA PROVIDED 56,689 SF
NORTH HALSTED STREET
WEST FULLERTON STREET
WEST BELDEN STREET
NORTH BURLING STREET
NORTH ORCHARD STREET
NORTH LINCOLN AVENUE
PUBLIC ALLEY
BUILDING C EXISTING 3 STORY RETAIL BUILDING
BUILDING D PROPOSED 4 STORY RETAIL BUILDING
BUILDING A1 PROPOSED 20 STORY MIXED USE BUILDING
BUILDING E EXISTING 5 STORY PARKING GARAGE
BUILDING B PROPOSED 1 STORY RETAIL BUILDING
BUILDING G PROPOSED 7 STORY RESIDENTIAL BUILDING
BUILDING A2 PROPOSED 20 STORY MIXED USE BUILDING
BUILDING I EXISTING 4 STORY RESIDENTIAL BUILDING
BUILDING H PROPOSED 7 STORY RESIDENTIAL BUILDING
E5. GREEN ROOF PLAN
DATE: FEBRUARY 20, 2014
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS
APPLICANT: MCCAFFERY INTERESTS, INC.
ADDRESS: 2301-2377 N. LINCOLN AVE., 2310-2358 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-758 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



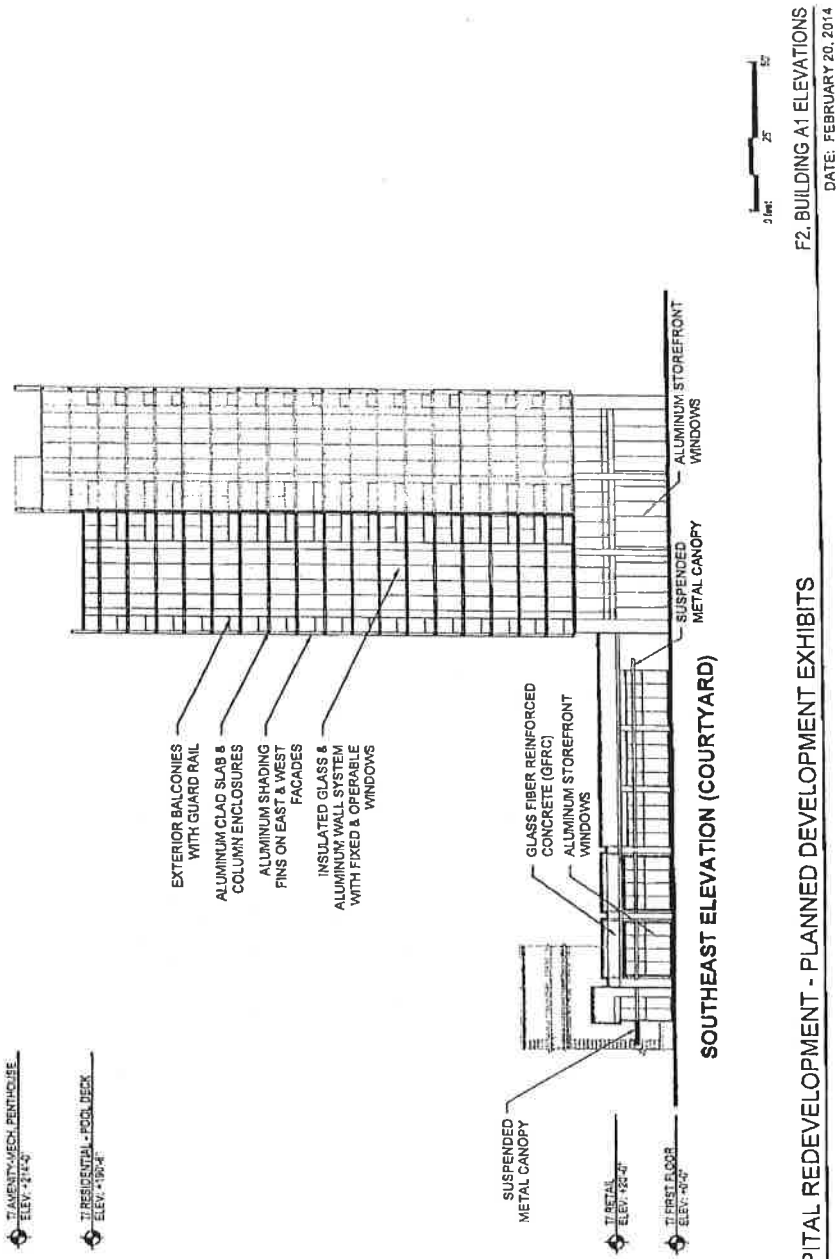
F1. BUILDING A1 ELEVATIONS

DATE: FEBRUARY 20, 2014

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2358 N. LINCOLN AVE., 2368-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-758 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



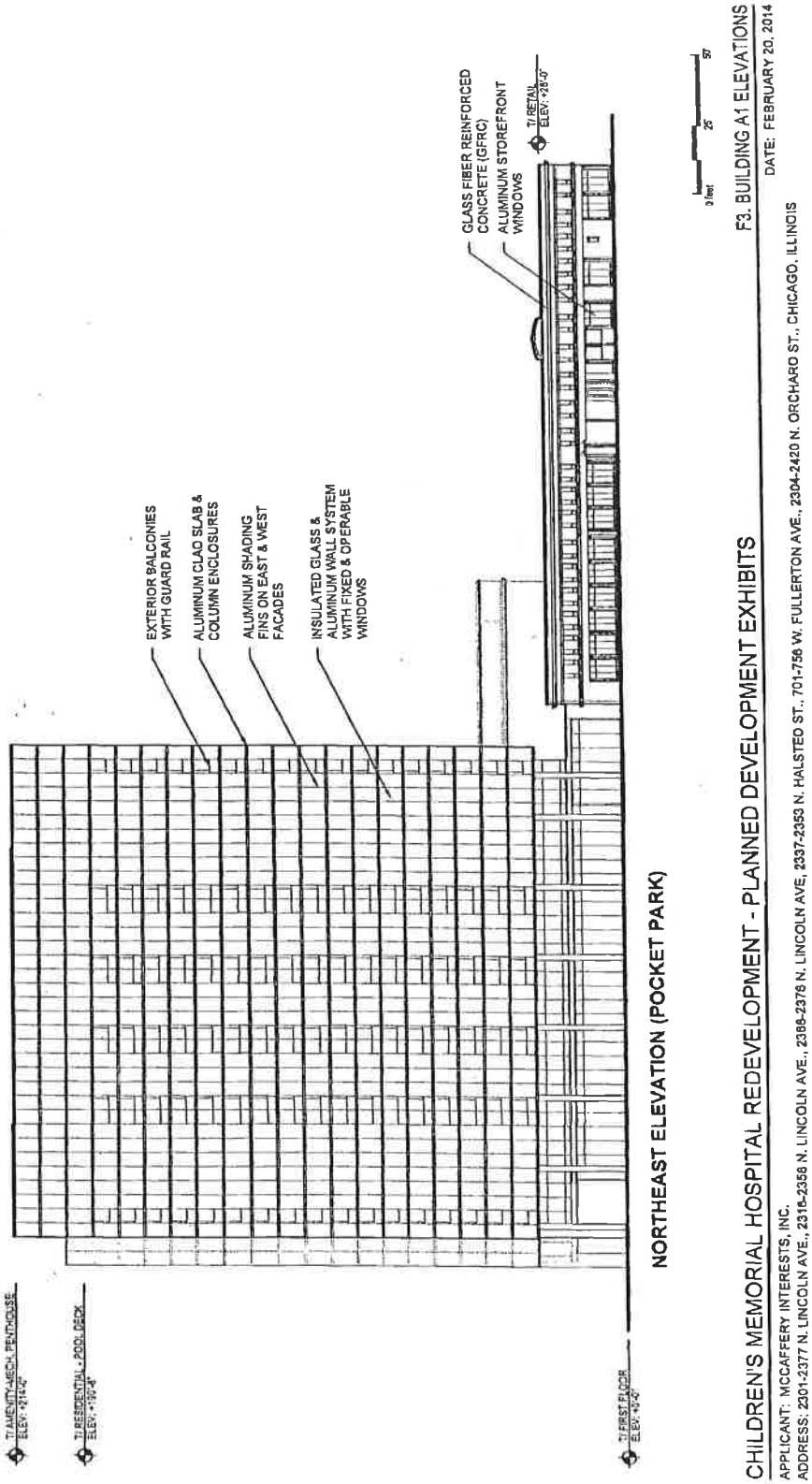
F2. BUILDING A1 ELEVATIONS

DATE: FEBRUARY 20, 2014

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2358 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



NORTHEAST ELEVATION (POCKET PARK)

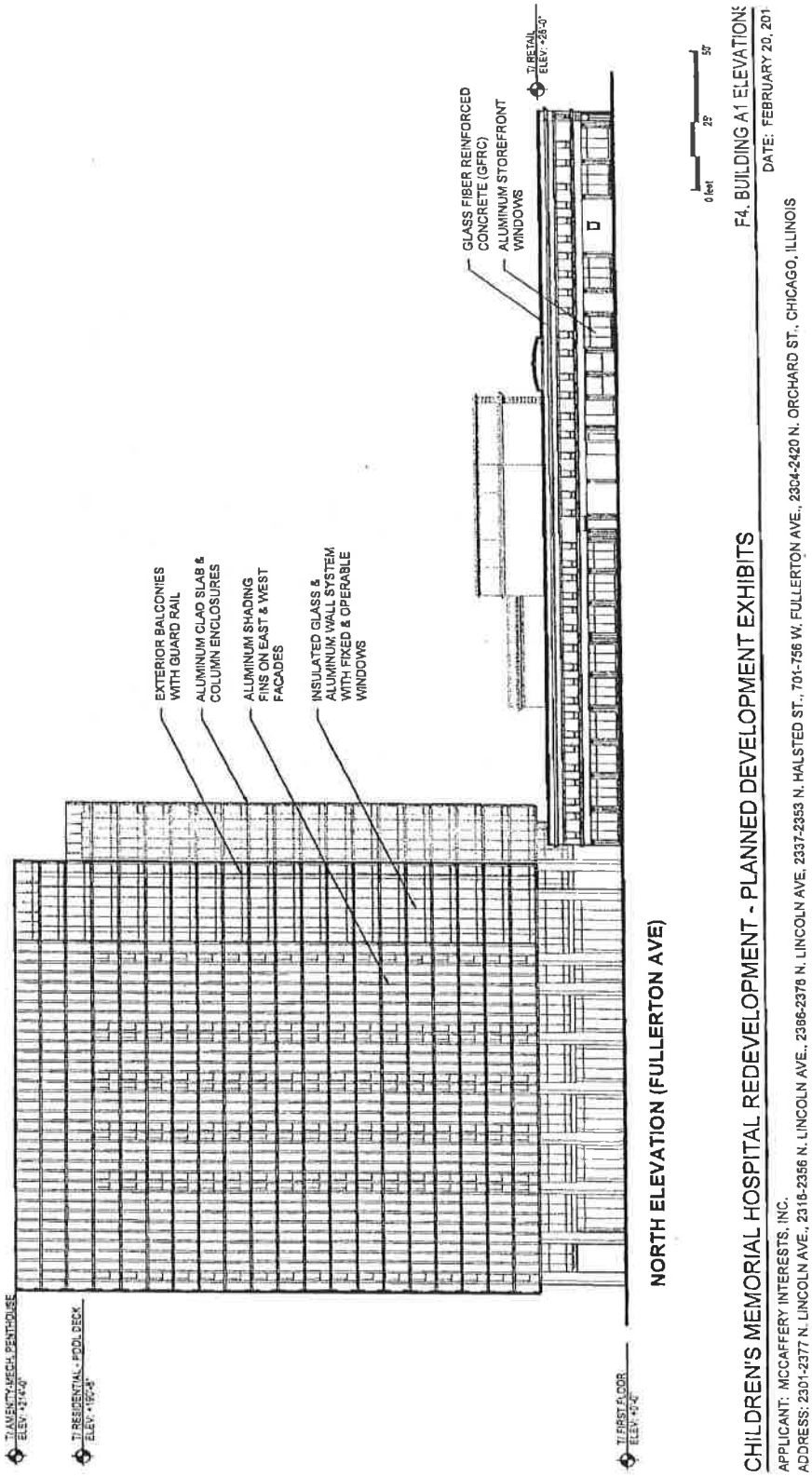
F3. BUILDING A1 ELEVATIONS

DATE: FEBRUARY 20, 2014

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2358 N. LINCOLN AVE., 2388-2378 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-758 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



NORTH ELEVATION (FULLERTON AVE)

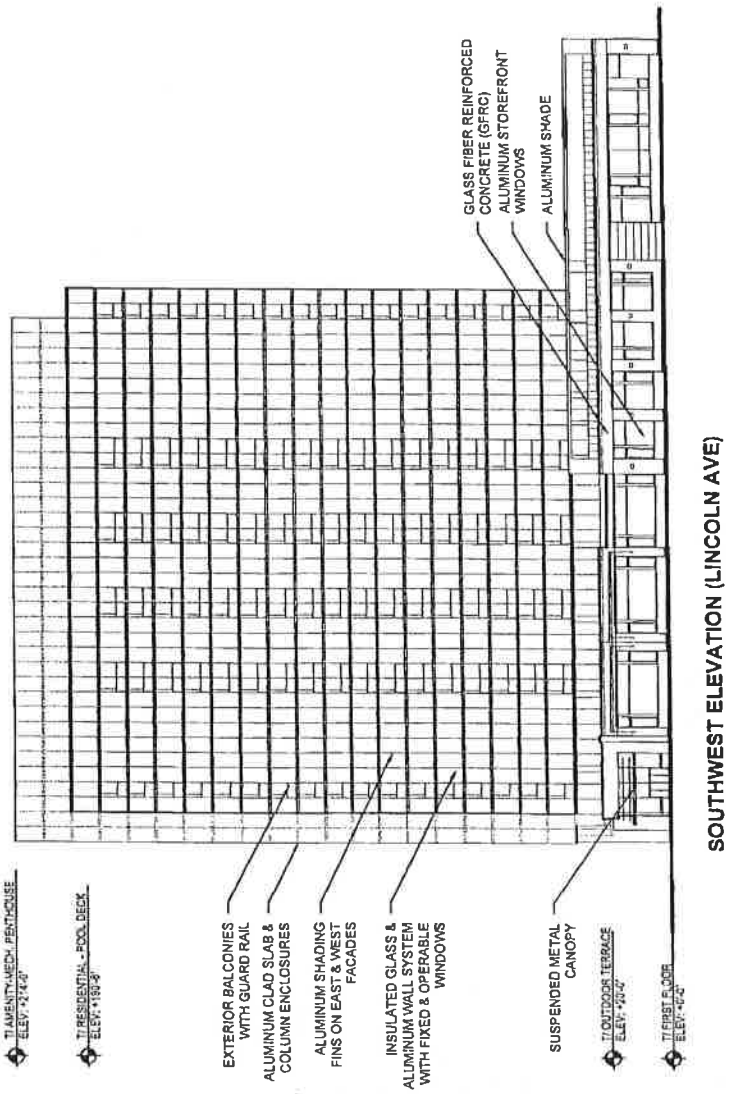
F4. BUILDING A1 ELEVATIONS

DATE: FEBRUARY 20, 201

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2318-2356 N. LINCOLN AVE., 2366-2378 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



SOUTHWEST ELEVATION (LINCOLN AVE)

0 10ft 25 50'

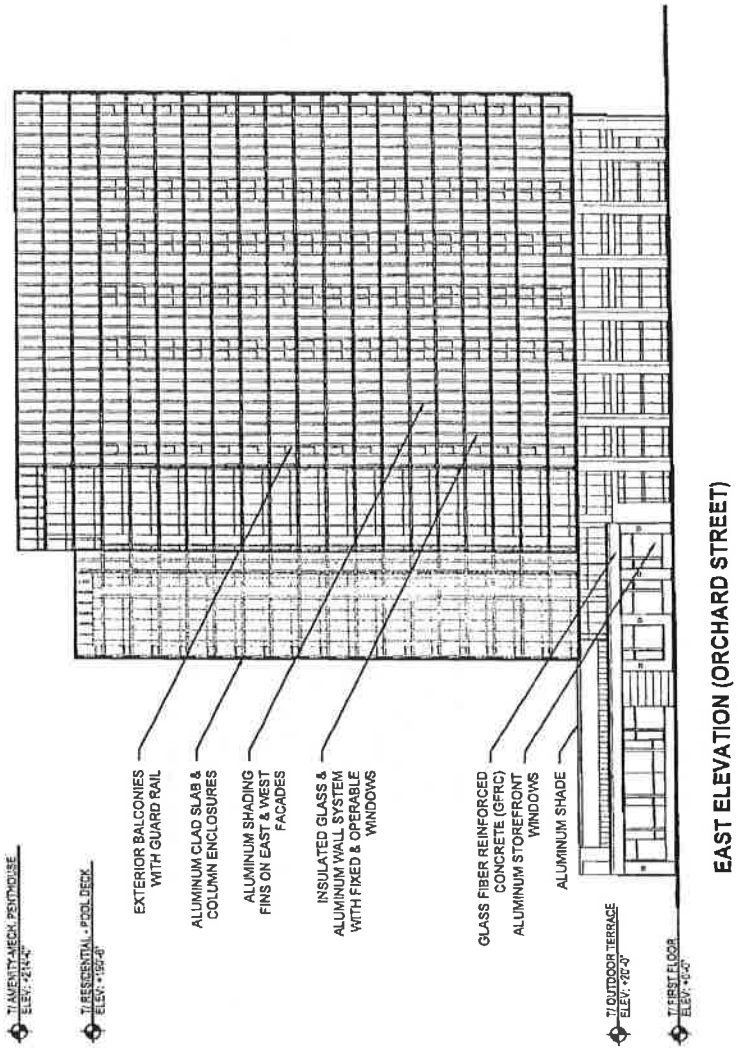
F5. BUILDING A2 ELEVATIONS

DATE: FEBRUARY 20, 2014

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2318-2356 N. LINCOLN AVE., 2368-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



EAST ELEVATION (ORCHARD STREET)

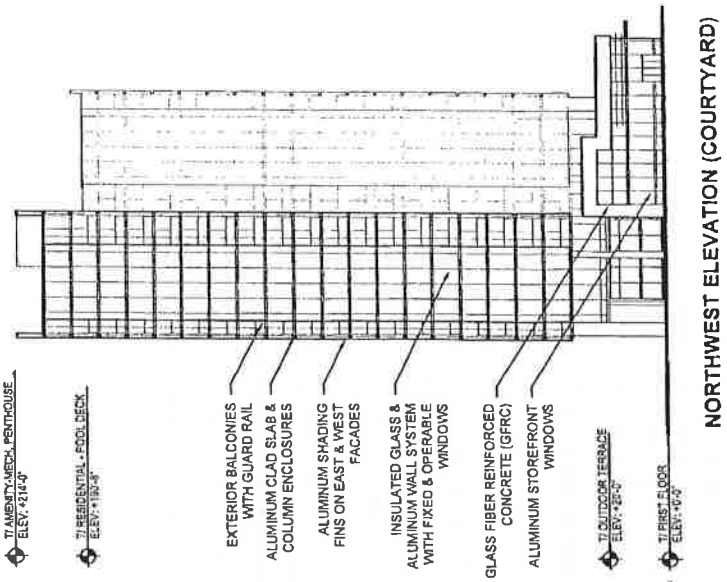
F6. BUILDING A2 ELEVATIONS

DATE: FEBRUARY 20, 2014

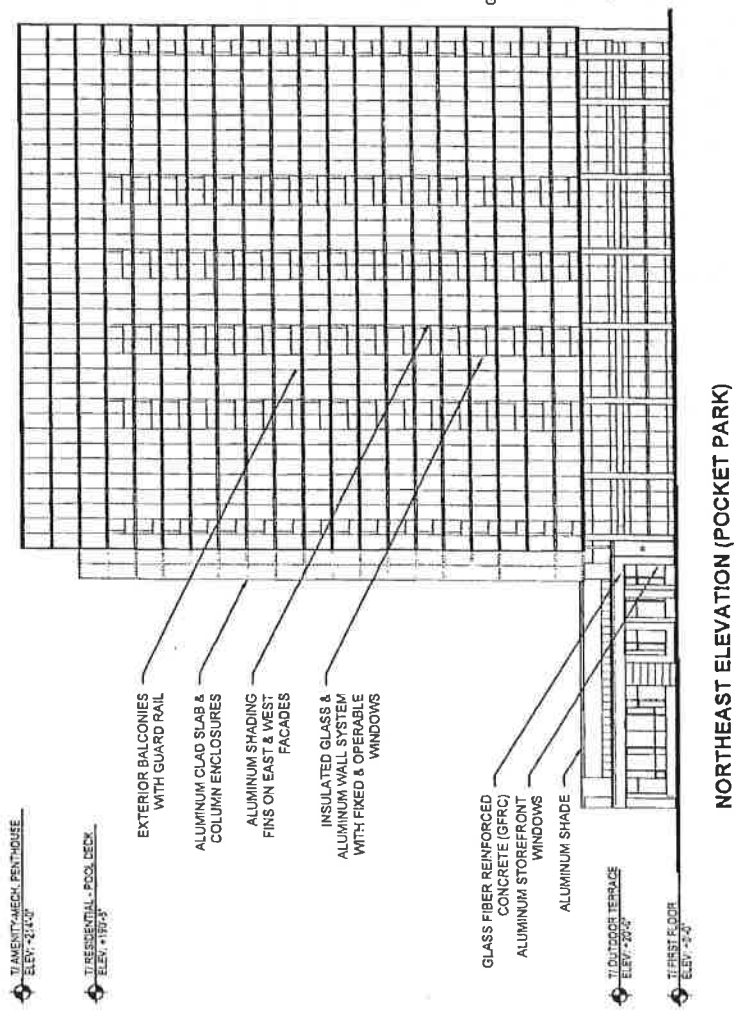
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2318-2358 N. LINCOLN AVE., 2366-2378 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-758 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



NORTHWEST ELEVATION (COURTYARD)



NORTHEAST ELEVATION (POCKET PARK)

0 feet 25' 50'

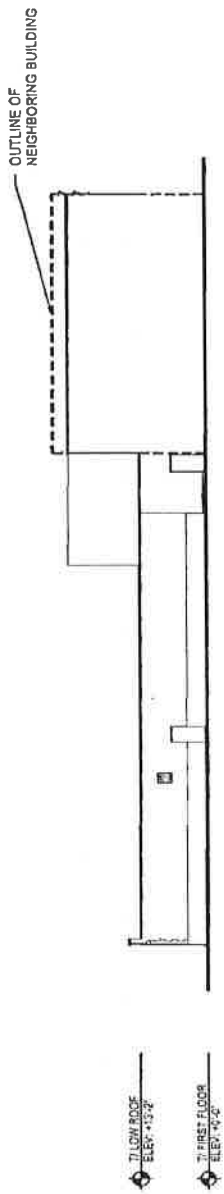
F7. BUILDING A2 ELEVATIONS

DATE: FEBRUARY 20, 2014

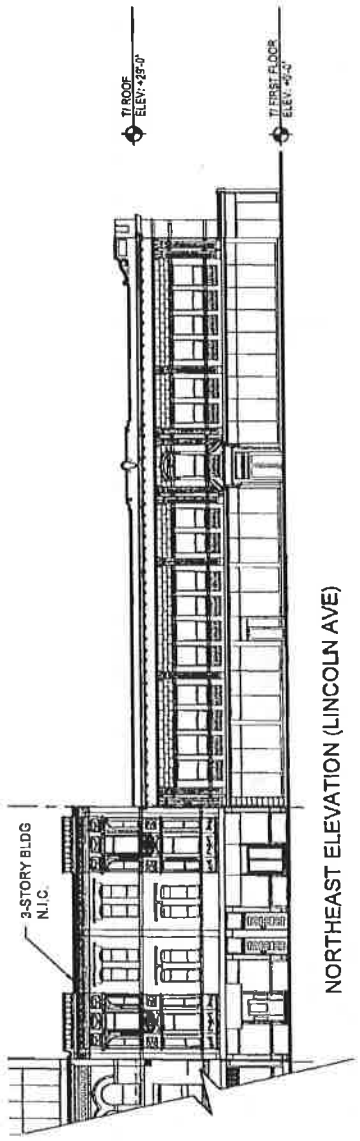
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC.

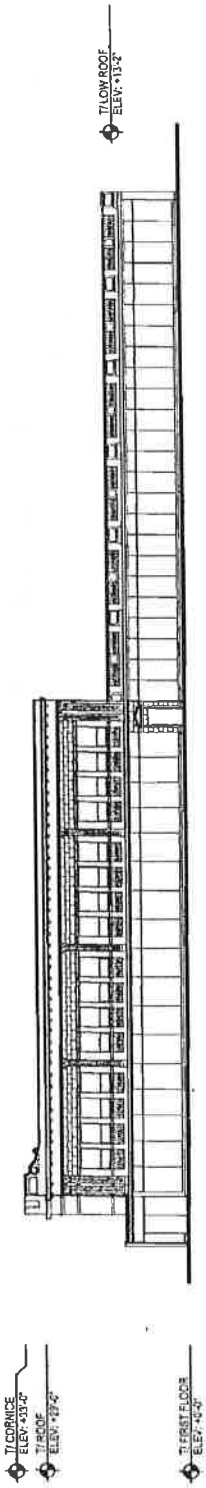
ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2358 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-758 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



SOUTHEAST ELEVATION



NORTHEAST ELEVATION (LINCOLN AVE)



WEST ELEVATION (HALSTED ST)

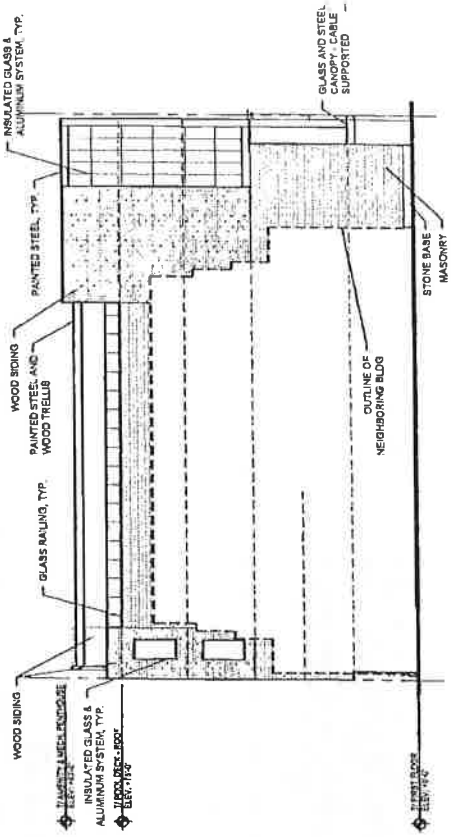
F8. BUILDING C (2372 N LINCOLN) ELEVATIONS

DATE: FEBRUARY 20, 2014

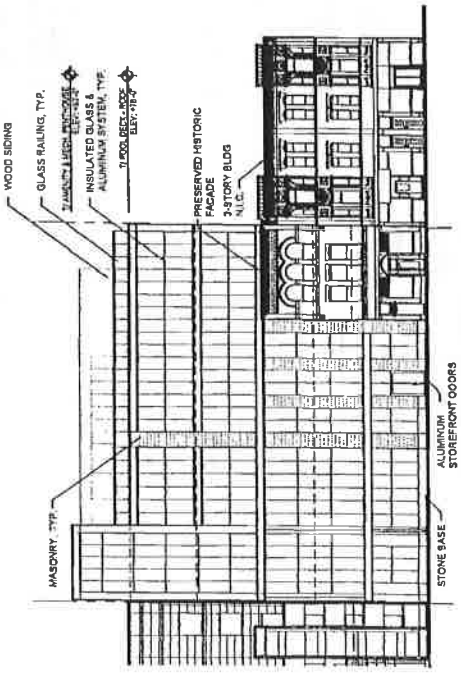
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2368-2378 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-758 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



SOUTHEAST ELEVATION



NORTHEAST ELEVATION (LINCOLN AVE)

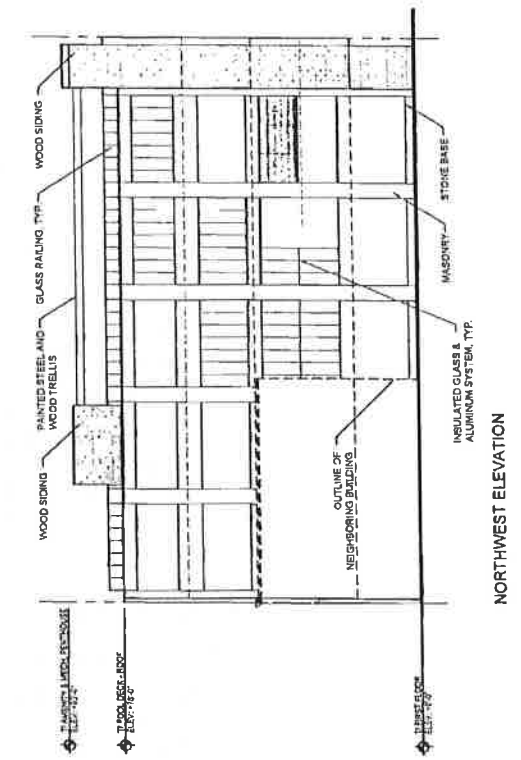
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

F9. BUILDING D (2350-2358 N LINCOLN) ELEVATIONS

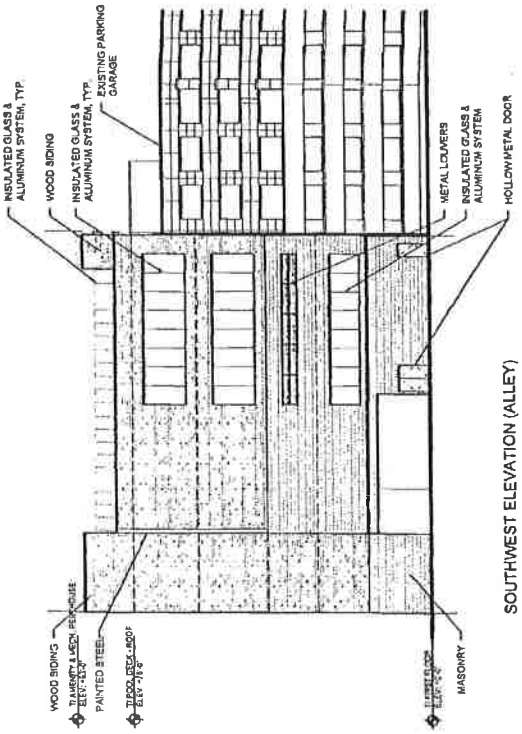
DATE: FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2368-2378 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



NORTHWEST ELEVATION



SOUTHWEST ELEVATION (ALLEY)

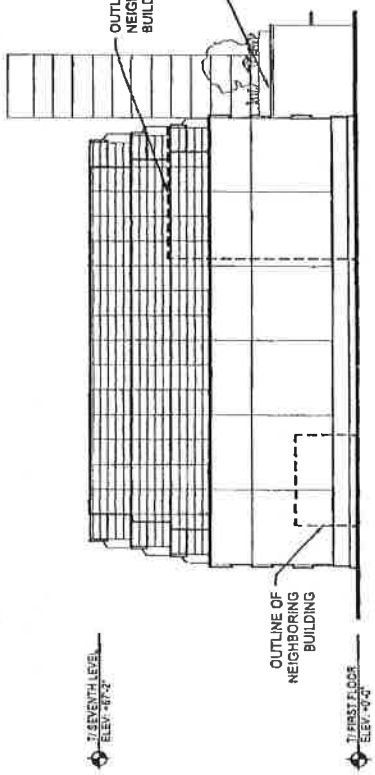
F10. BUILDING D (2350-2358 N LINCOLN) ELEVATIONS

DATE: FEBRUARY 20, 2014

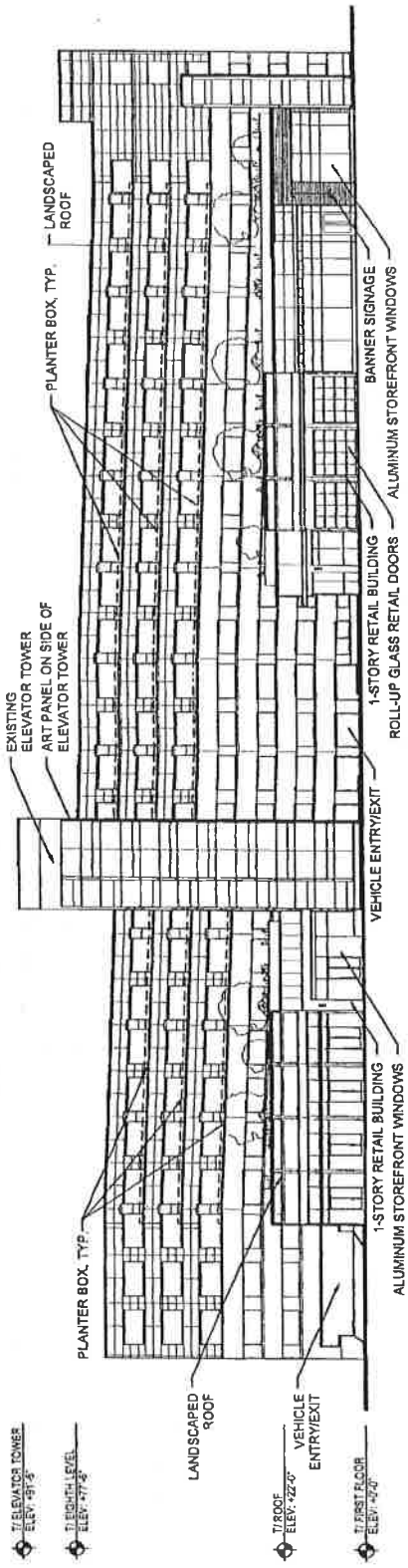
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



SOUTHEAST ELEVATION



NORTHEAST ELEVATION (LINCOLN AVE)

0 feet 10' 20' 40'

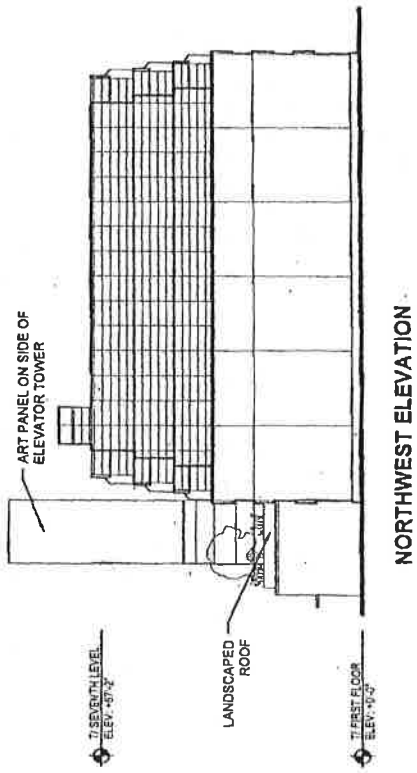
F11. BUILDING E (PARKING GARAGE) ELEVATIONS

DATE: FEBRUARY 20, 2014

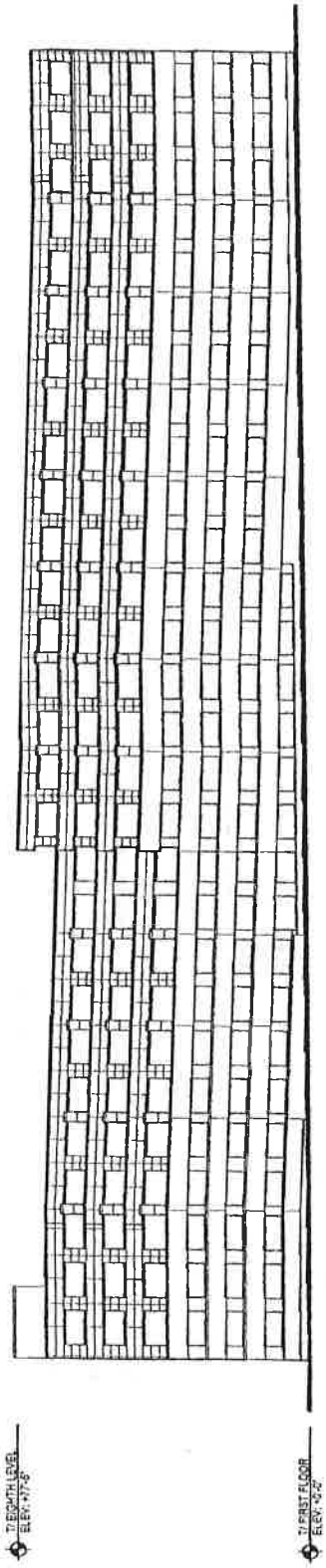
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2368-2378 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-758 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



NORTHWEST ELEVATION



SOUTHWEST ELEVATION (ALLEY)

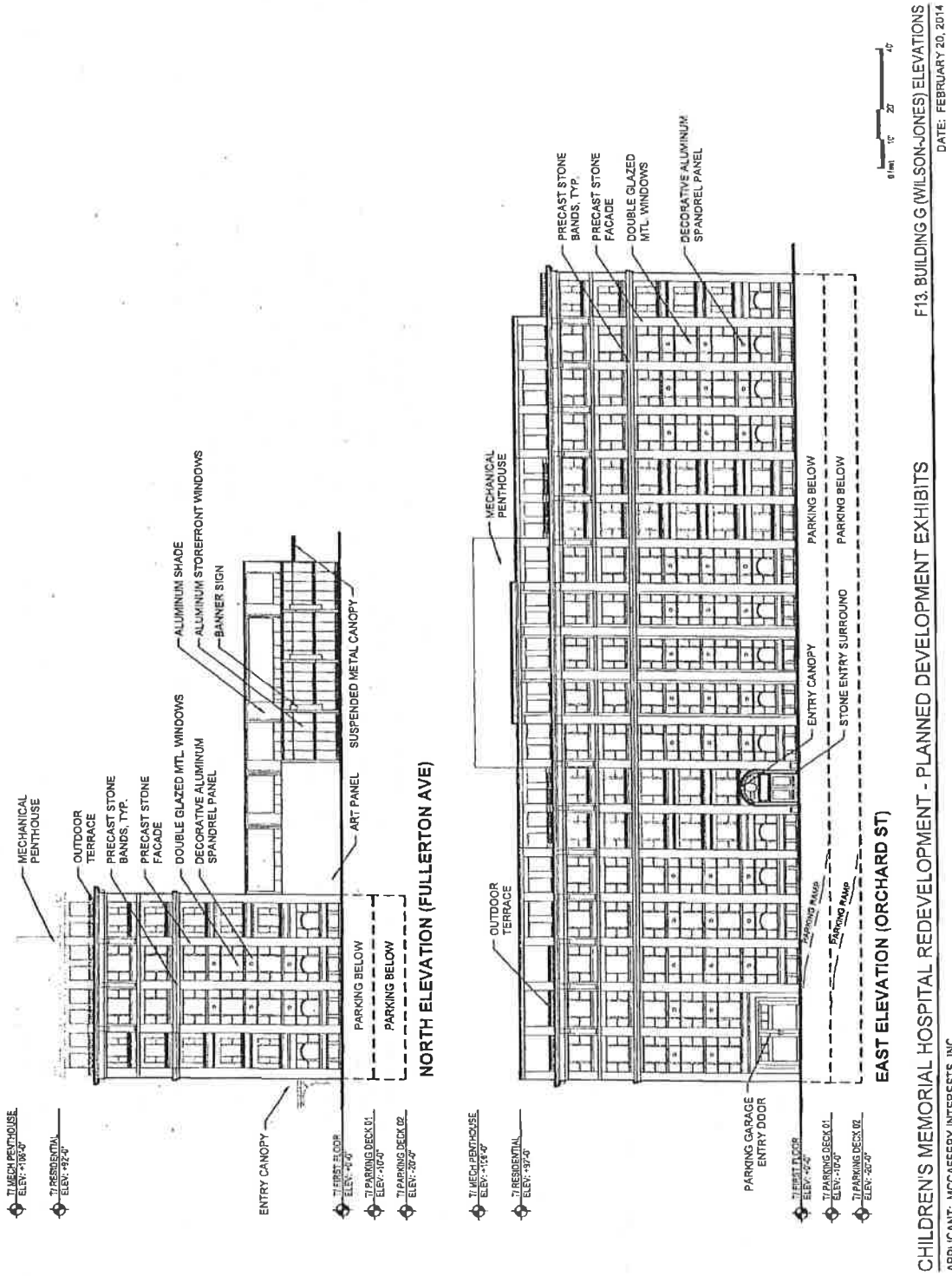
F12. BUILDING E (PARKING GARAGE) ELEVATIONS

DATE: FEBRUARY 20, 2014

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2318-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-758 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



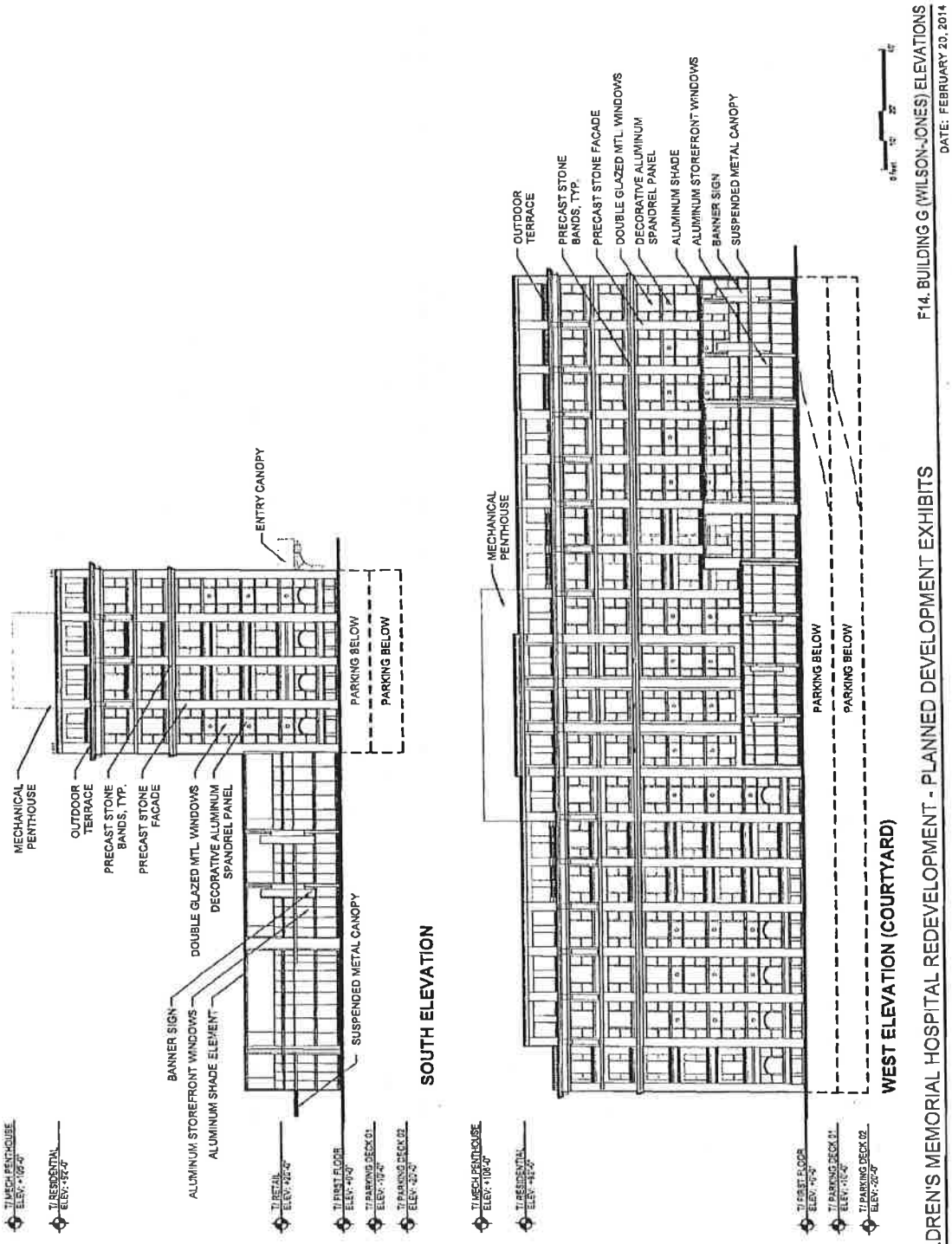
F13. BUILDING G (WILSON-JONES) ELEVATIONS

DATE: FEBRUARY 20, 2014

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2365-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-758 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



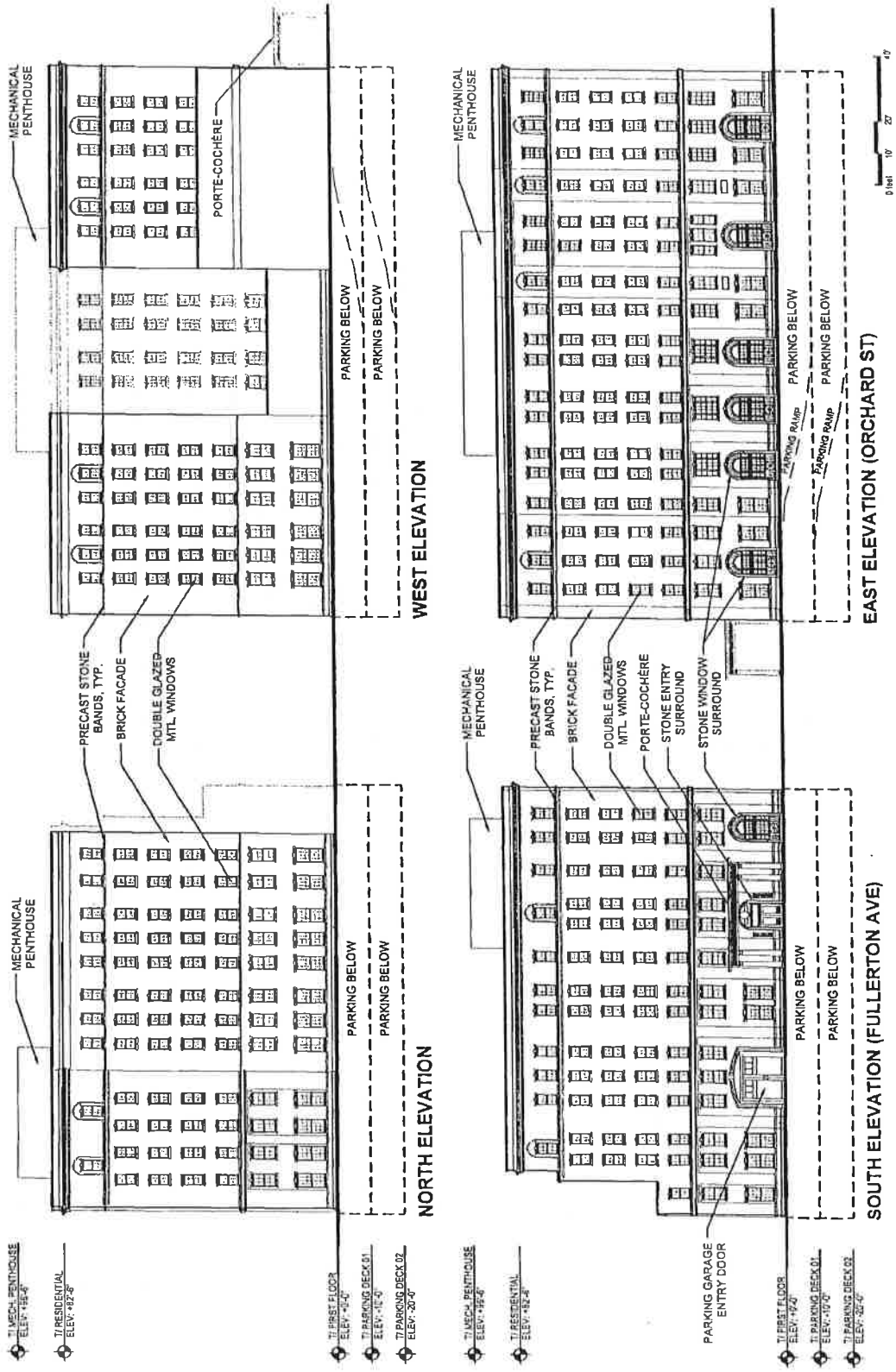
F14. BUILDING G (WILSON-JONES) ELEVATIONS

DATE: FEBRUARY 20, 2014

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

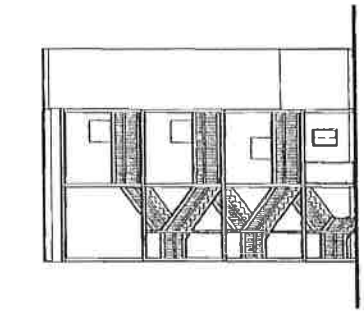
APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2358 N. LINCOLN AVE., 2366-2378 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-758 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

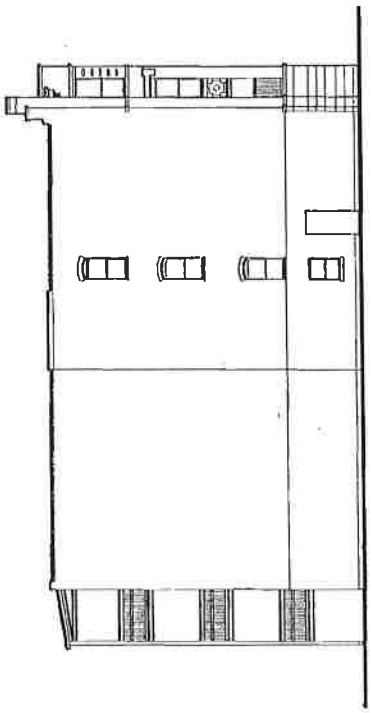


CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

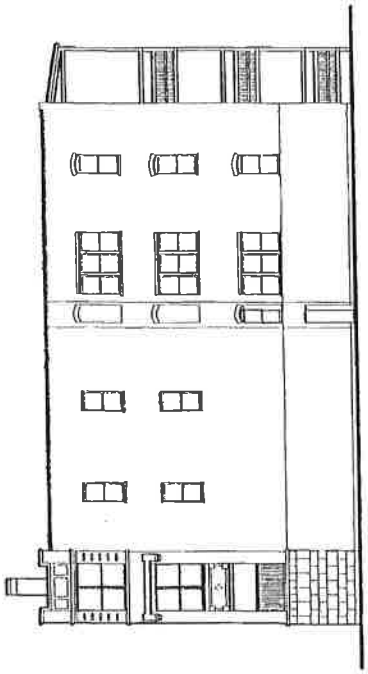
APPLICANT: MCCAFFERY INTERESTS, INC.
ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2358 N. LINCOLN AVE., 2366-2378 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-758 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



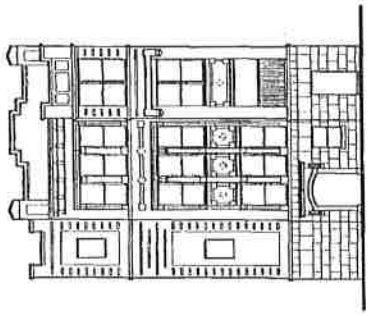
WEST ELEVATION (ALLEY)



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION (ORCHARD ST)

T/ ROOF ELEV: +42'-0"

T/ FIRST FLOOR ELEV: +0'-0"

T/ CORNICE ELEV: +48'-7"

T/ ROOF ELEV: +42'-0"

T/ FIRST FLOOR ELEV: +0'-0"

0 feet 5' 10' 20'

F16. BUILDING I (KOHLS HOUSE) ELEVATIONS

DATE: FEBRUARY 20, 2014

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2358 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE. 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

17473

Reclassification Of Area Shown On Map Nos. 5-F And 7-G.
(As Amended)
(Application No. 17473)
(Common Address: 2301 -- 2376, 2316 -- 2346, 2368 -- 2376 N. Lincoln Ave., 2337 -- 2353 N. Halsted St., 701 -- 756 W. Fullerton Pkwy., And 2304 -- 2416 N. Orchard St.)

IPD 158,09

[SO2012-2204]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Institutional Planned Development Number 158 symbols and indications as shown on Map Number 5-F and on Map Number 7-G in the area bounded by:

a line 211 feet north of and parallel to West Fullerton Parkway; North Orchard Street; North Lincoln Avenue; a line from a point 151.2 feet northwest of West Belden Avenue along the southwest line of North Lincoln Avenue to a point 211.9 feet west of North Lincoln Avenue along the north line of West Belden Avenue; the alley next southwest of and parallel to North Lincoln Avenue; a line from a point 350 feet northwest of West Belden Avenue along the northeast line of the alley next southwest of and parallel to North Lincoln Avenue to a point 501.2 feet northwest of West Belden Avenue along the southwest line of North Lincoln Avenue; a line 656.2 feet northwest of West Belden Avenue along the southwest line of North Lincoln Avenue and perpendicular to North Lincoln Avenue; a line 60 feet southwest of and parallel to North Lincoln Avenue; a line 457.16 feet northwest of West Belden Avenue along the northeast line of the alley next southwest of North Lincoln Avenue and perpendicular to that alley; West Fullerton Parkway; a line 142.5 feet west of North Orchard Street; the alley next north of and parallel to West Fullerton Parkway; and the alley next west of and parallel to North Orchard Street,

to the designation of Institutional Planned Development Number 158, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Planned Development Statements and exhibits herewith attached and made a part hereof and to no others.

SECTION 2. Further, that the Chicago Zoning Ordinance be amended by changing all of the Institutional Planned Development Number 158 symbols and indications as shown on Map Number 5-F in the area bounded by:

the north right-of-way line of West Belden Avenue; the east right-of-way line of North Burling Street or the line thereof extended; the south right-of-way line of West Belden Avenue; the alley next east of and parallel to North Halsted Street; a line 143 feet south of and parallel to West Belden Avenue; and North Halsted Street,

to those of a B3-3 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 3. Further, that the Chicago Zoning Ordinance be amended by changing all of the Institutional Planned Development Number 158 symbols and indications as shown on Map Number 7-G in the area bounded by:

West Altgeld Street; North Halsted Street; West Fullerton Parkway; North Lincoln Avenue; a line from a point 201.45 feet northwest of West Fullerton Parkway, as measured from the east right-of-way line of North Lincoln Avenue to a point 201.54 feet north of West Fullerton Parkway and 82.88 feet west of North Halsted Street; a line 201.54 feet north of West Fullerton Parkway; a line from a point 201.54 feet north of West Fullerton Parkway and 80 feet west of North Halsted Street to a point 243.54 feet north of West Fullerton Parkway and 90 feet west of North Halsted Street; the alley next north of West Fullerton Parkway; and the alley next west of North Halsted Street,

to those of a B3-3 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 4. This ordinance shall be in force and effect from and after its passage and due publication.

Planned of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development No. 158, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 158, as amended, consists of approximately 244,795 square feet (5.92 acres) which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, The Children's Memorial Hospital.

2. Off-street parking and loading facilities will be provided in compliance with this plan of development.

3. Applicant, its successors or assignees shall obtain all required official reviews, approvals or permits in connection with this plan of development. Any application to the City for an amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made by or authorized by all of the owners of the Property located in the planned development.

4. Any dedication or vacation of streets and alleys or easements, or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of applicant or its successors and approval by the City Council.

5. Any service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation and in

compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 18 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such fire lanes.

6. This plan of development consists of sixteen (16) statements; a Table of Use and Bulk Regulations and Data; an Existing Zoning Map; a General Land-Use Plan; a Property Line Map; Architectural Elevations of the Lincoln Avenue Parking Facility by Desman and Associates dated January 2, 1992; a Landscaping Plan of the Lincoln Avenue Parking Facility by Solomon, Cordwell, Buenz & Associates dated March 18, 1992. The planned development is applicable to the area delineated herein and these and no other controls shall apply. The planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17, Chapter 194A of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

7. Uses. The following uses shall be permitted within the area delineated herein as Institutional Planned Development Number 158: medical and related uses, research and educational facilities, doctors' offices, nurses' housing, temporary housing for parents, and accessory and non-accessory off-street parking, and ground floor retail uses, subject to the following:

   A. Main Bedtower Helicopter Landing Pad (Subarea D): In addition to other uses specified herein, the roof of the Main Bedtower (Subarea D) may be used for an emergency medical helicopter helistop or landing pad to receive patients being transported thereto by helicopter under the following conditions:

      1. the Landing Pad will be used only by The Children's Memorial Hospital;

      2. helicopter transports will be used only for medical and surgical emergencies;

      3. helicopter transports to or from The Children's Memorial Hospital will be made only during the following circumstances:

         a. when patients require immediate transport for surgery or medical care in an intensive care unit;

         b. when the patient meets the medical criteria stated above, and when travel distance is more than 40 miles away; or

            less than 40 miles away, but ground traffic or weather conditions would delay the transport and threaten the life of the patient.

      4. the decision to transfer a patient by air or ambulance will strictly remain a decision between the referring physician and the intensive care unit attending staff at The Children's Memorial Hospital. Although The

Children's Memorial Hospital does intend to inform other health care providers of its transport team services, it will not emphasize the helicopter portion of this service.

5. The Children's Memorial Hospital will not own or operate a helicopter transport business and will not base, store, fuel or service (except in the case of a mechanical emergency) a helicopter at its landing pad.

B. Skybridges: Skybridges connecting structures or facilities located within this planned development shall be subject to the review and approval of the Commissioner of the Department of Housing and Economic Development.

8. Height Limitations: The following height limitations and additional subarea controls shall apply to any building included in said institutional planned development:

A. Height limitations as certified on Form FAA 117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration.

B. Airport zoning regulations as established by the Department of Housing and Economic Development, Department of Aviation, Department of Law, and approved by the City Council.

C. The following are the height limitations for existing buildings and any additions thereto and for any new building to be constructed in each of the subareas within the planned development:

a. Subarea A: Buildings or additions thereto on the site of the present J.Deering and N.A. Black Buildings shall be limited to 90 feet in height;

b. Subarea B: Buildings or additions thereto on the site of the present Research Building shall be limited to 78.2 feet in height;

c. Subarea C: Buildings or additions thereto on the site of the present M. Wilson Memorial Building shall be limited to 78.2 feet in height;

d. Subarea D: Buildings or additions thereto on the site of the Main Bedtower (excluding the emergency landing pad) shall be limited to 123 feet in height and the area located above 123 feet may be used as provided in Statement Number 7C;

e. Subarea E: Buildings or additions thereto on the site of the T.D. Jones Memorial Building shall be limited to 78.2 feet in height;

f. Subarea F: Buildings or additions thereto on the site of the present Kroc Building at the northwest corner of North Orchard Street and North Lincoln Avenue shall be limited to 78.2 feet in height;

g. Subarea G: Buildings or additions thereto on the site of the present Power Plant and Laundry shall be limited to 78.2 feet in height;

h. Subarea H: Buildings or additions thereto on the site of the Bigler Auditorium shall be limited to 78.2 feet in height;

i. Subarea I: The parking facility and any additions thereto on the southwesterly side of North Lincoln Avenue shall be limited to 76.6 feet in height (which shall accommodate a total of seven levels of parking);

j. Subarea J: Buildings or additions thereto on the site of the Old Bank Building shall be limited to 78.2 feet in height in the area defined by a line from a point 75 feet east of the Fullerton/Lincoln corner measured along Fullerton Avenue to a point 75 feet southeast of that corner measured along Lincoln Avenue;

k. Subarea K: Buildings or additions thereto on the site of the Resale Shop Building shall be limited to 78.2 feet in height in the area defined by a line from a point 75 feet southeast of the Fullerton/Lincoln corner measured along Lincoln Avenue to a point 75 feet south of that corner measured along Halsted Street.

All height limitations set forth herein are measured from 18.1 feet above Chicago City Datum to the top of the parapet wall. Penthouses and spaces for mechanical equipment located on the roof of any building are not included in the computation of height limitations, and no building erected within the institutional planned development shall be deemed to violate height limitations stated herein on account of such penthouses or projections for mechanical equipment.

9. Setbacks: The following are the minimum setback limitations for existing buildings and any additions thereto and for any new building to be constructed within the planned development:

A. North Lincoln Avenue south of West Fullerton Parkway: as presently existing.

B. North Orchard Street south of West Fullerton Parkway: as presently existing.

C. North Orchard Street, from West Fullerton Parkway to a point 211 feet north of West Fullerton Parkway: 11 feet.

D. West Fullerton Parkway (north frontage) from North Orchard Street to a point 142.5 feet west of North Orchard Street: 10 feet.

E. South side of West Fullerton Parkway: 0 feet.

F. North Halsted Street (Subareas J and K): 0 feet.

10. Loading Docks: All loading docks shall be located in such a way that delivery trucks shall not block any alley, sidewalk or street.

11. Landscaping: All improvements and landscaping shall be developed and maintained in substantial conformity with the Site/Landscape Plans attached to the planned development.

12. Parking: The parking facilities located on the southwest side of North Lincoln Avenue (Subarea I) are adequate for the planned development. Forty-six parking spaces within the parking facility are hereby reserved for use by the property commonly known as 759 West Belden Avenue (the "Belden Property"). The total number of required parking spaces for this planned development shall not be impacted by this reservation of spaces for the Belden Property. Additionally, the parking facility may be used by neighborhood residents and businesses, their employees and patrons for a fee in the evenings and on the weekends.

13. Future Site Plan Approval: A site plan for any new building or park/plaza to be constructed within this planned development shall be submitted to the Commissioner of the Department of Housing and Economic Development for site plan and Part II Approval pursuant to the Chicago Zoning Ordinance. Site plan approval is intended to assure that specific development proposals conform with the planned development ordinance and to assist the City in monitoring ongoing development.

    If a site plan substantially conforms with the provisions of this planned development ordinance, the Commissioner shall approve the site plan and shall issue written approval thereof to the applicant within thirty (30) days of submission of the completed application. If the Commissioner determines within said thirty (30) day period that the site plan does not substantially conform with the provisions of this planned development ordinance, the Commissioner shall advise the applicant in writing regarding the specific reasons for such adverse determination and the specific areas in which the site plan does not conform to the provisions of this planned development ordinance within fourteen (14) days from the expiration of said thirty (30) day period. The Commissioner shall thereafter review any resubmission within fourteen (14) days and make a final written determination within said period. Following approval of the site plan by the Commissioner, the site plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this planned development ordinance.

    After the Commissioner approves the site plan, the approved site plan may be changed or modified pursuant to the provisions of this planned development ordinance. In the event of any inconsistency between an approved site plan and the terms of the planned development ordinance in effect at the time of approval of such site plan or of the modification thereto, the terms of the planned development ordinance shall govern.

    The site plan for a new building to be constructed within the boundaries of Institutional Planned Development Number 158 shall, at a minimum, provide the following information:

    -- building footprint;

    -- dimensions of all setbacks;

-- location and depiction of all on-site parking spaces (including relevant dimensions);

-- location and depiction of all loading berths (including relevant dimensions);

-- all building elevations; and

-- statistics regarding the new building or buildings to be constructed in Institutional Planned Development Number 158, including:

1. floor area and floor area ratio as presented on submitted drawings;
2. number of parking spaces provided;
3. number of loading berths provided;
4. the uses to occur in the building;
5. maximum building height;
6. setbacks and vertical setbacks, required and provided; and
7. traffic Generation Data to update and supplement previously submitted traffic impact studies, if the Chicago Department of Transportation deems it necessary.

14. Identification Signs: Business and business identification signs are permitted within Institutional Planned Development Number 158. Off-premises advertising signs are not permitted within this plan of development.

15. The applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner.

16. Department of Housing and Economic Development Regulations: The plan of development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Housing and Economic Development.

[Existing Zoning Map; General Land-Use Plan; Property Line Map; Architectural Elevations of the Lincoln Avenue Parking Facility; and Landscaping Plan for the Lincoln Avenue Parking Facility referred to in these Plan of Development Statements printed on pages 30580 through 30584 of this *Journal*.]

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

Institutional Planned Development No. 158, As Amended.

Use And Bulk Regulations And Data.

Subareas	Net Site Area	General Description Of Land-Use	Maximum Floor Area Ratio	Maximum Percentage Of Land Covered
	Square Feet/ Acres			
A -- J	233,466/ 5.36	Medical and Related Uses (see statement Number 7)	3.0	72.3% (which includes 18.6% for parking structure)
K	11.329/ 0.36	Medical and Related Uses (see statement Number 7)	3.0	100%
TOTAL:	244,795/ 5.92	As above	3.0	See above

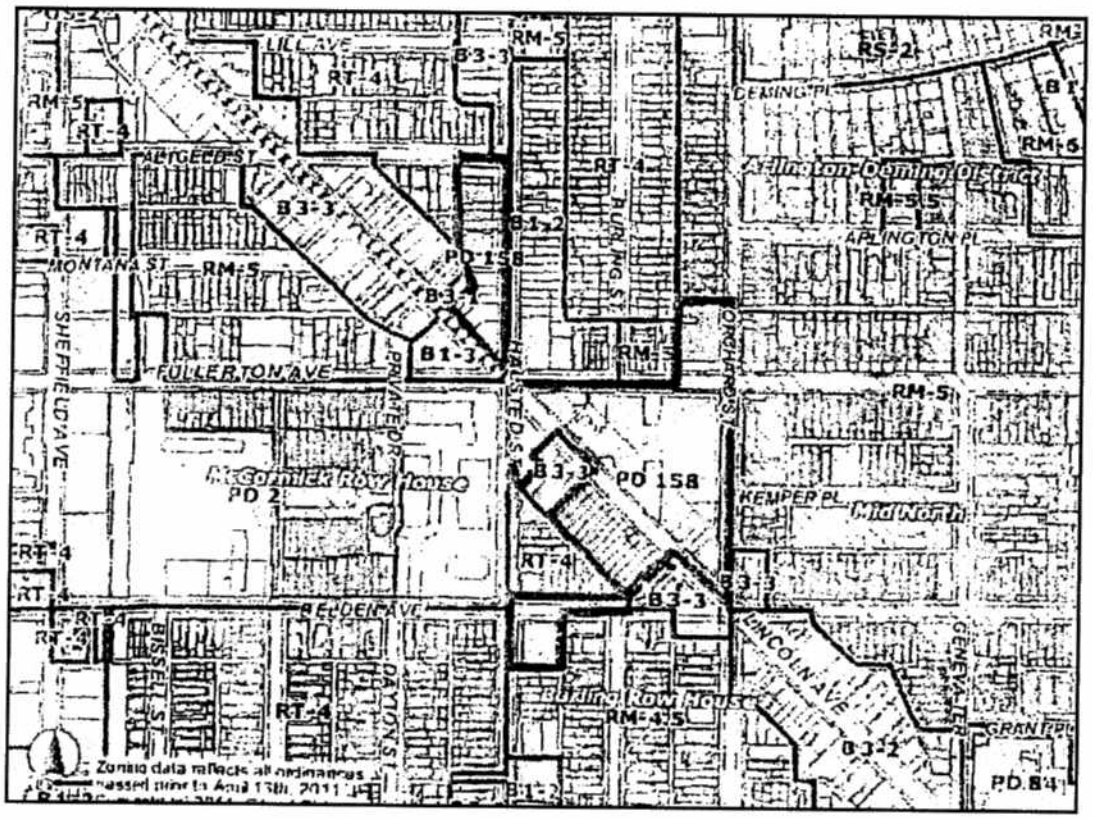
Maximum Permitted FAR:	3.0
Maximum Number of Off-Street Parking Spaces:	850
Parking Spaces for IPD Number 158:	804
Parking reserved for Belden Property:	46

Population:

1. Number of beds: 265
2. Number of staff doctors: 115
3. Number of employees, peak shift: 1,400

The above regulations relate to the ultimate development within the plan of development area. Interim stages of development may exceed these permitted standards, subject to the approval of the Department of Housing and Economic Development.

Existing Zoning Map.



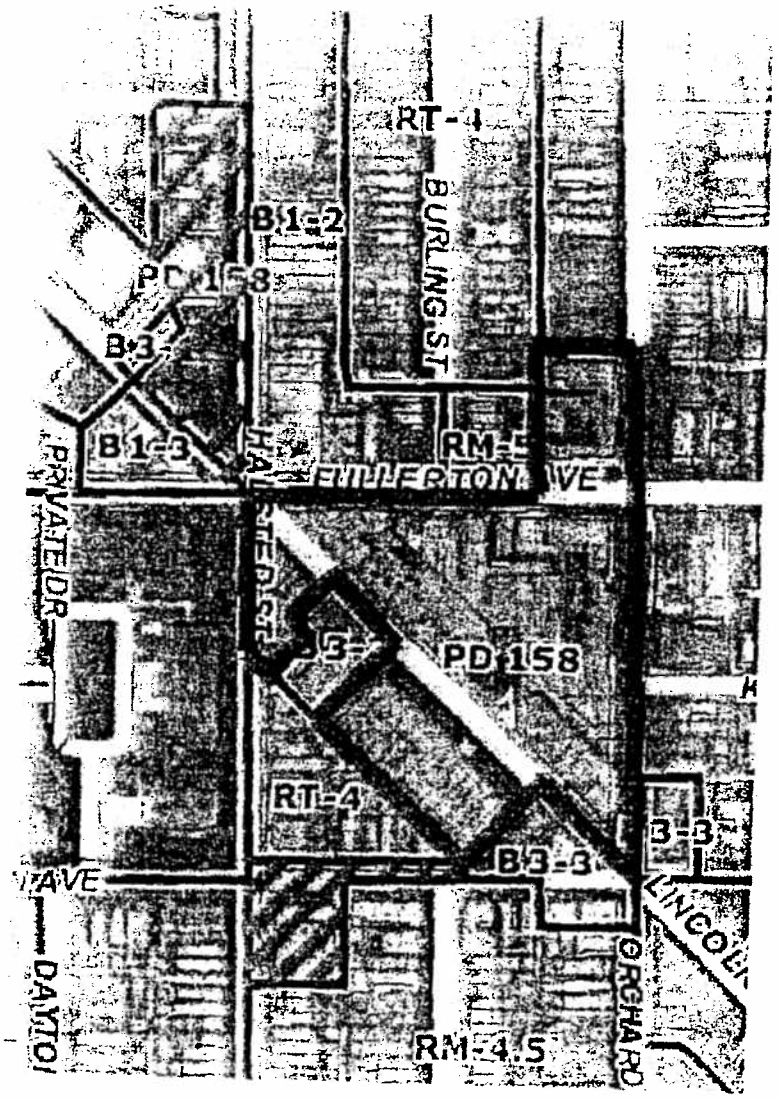
APPLICANT: THE CHILDREN'S MEMORIAL HOSPITAL

ADDRESS: 2301-2376 N. LINCOLN AVE., 2316-2346 N. LINCOLN AVE., 2368-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON PKWY., 2304-2416 N. ORCHARD ST.

DATE: MARCH 7, 2012

REVISED: JUNE 21, 2012

General Land-Use Plan.



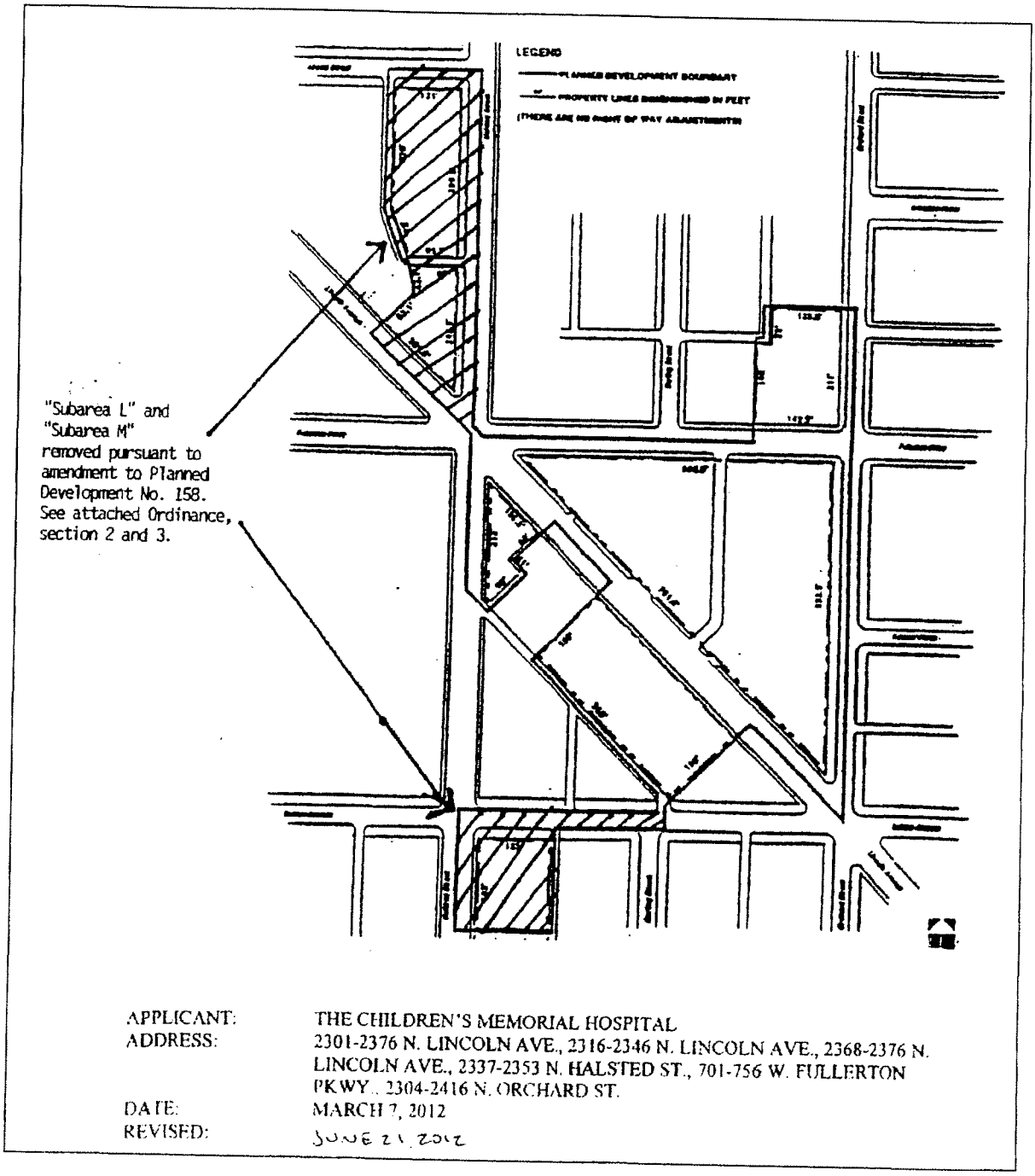
APPLICANT: THE CHILDREN'S MEMORIAL HOSPITAL

ADDRESS: 2301-2376 N. LINCOLN AVE., 2316-2346 N. LINCOLN AVE., 2368-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON PKWY., 2304-2416 N. ORCHARD ST.

DATE: MARCH 7, 2012

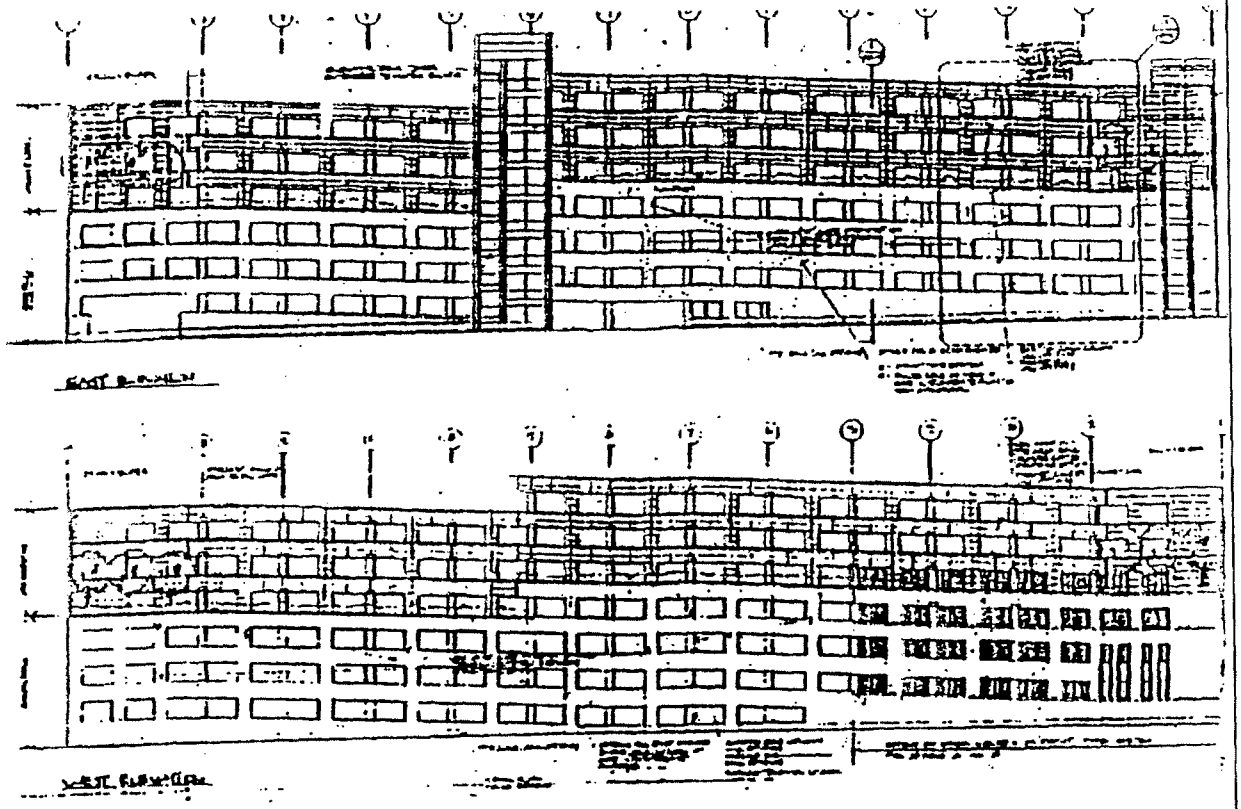
REVISED: JUNE 21, 2012

Property Line Map.



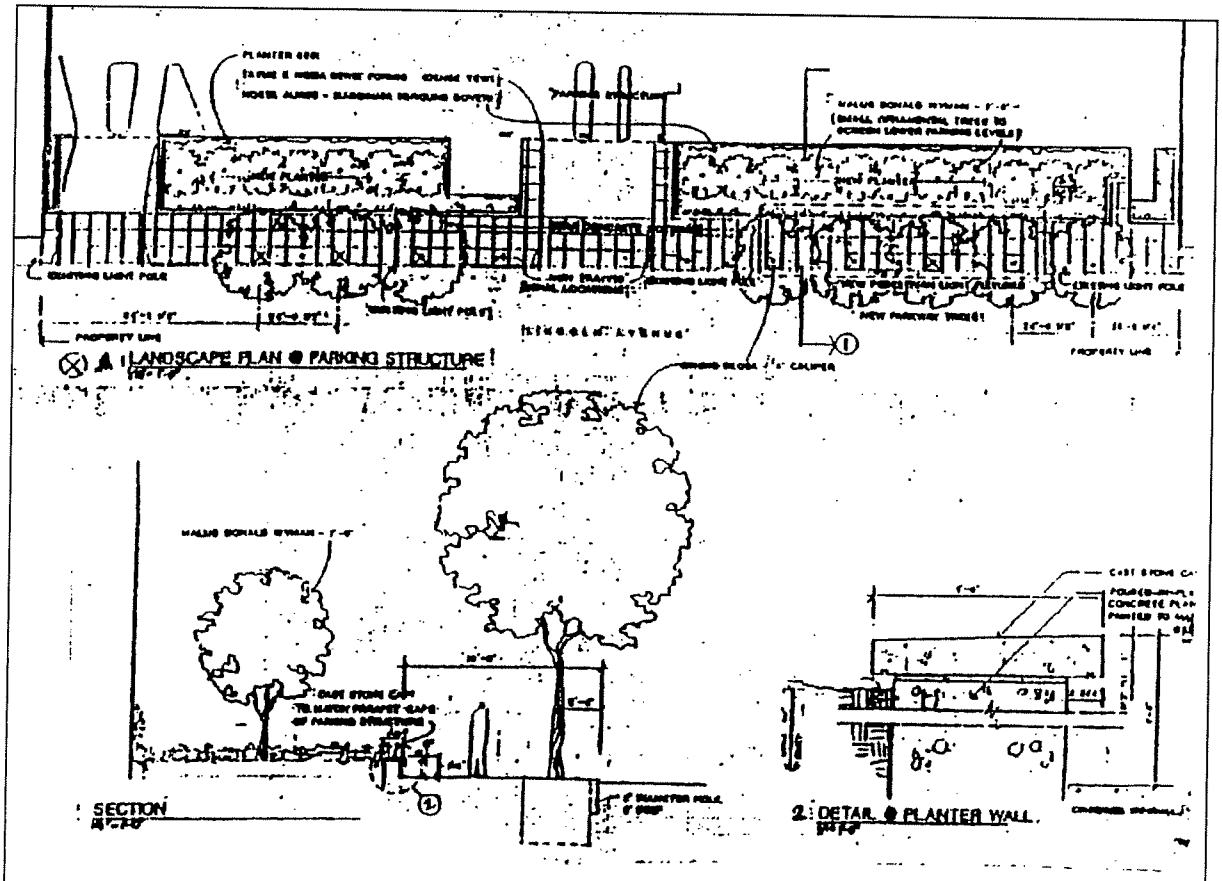
APPLICANT: THE CHILDREN'S MEMORIAL HOSPITAL
ADDRESS: 2301-2376 N. LINCOLN AVE., 2316-2346 N. LINCOLN AVE., 2368-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON PKWY., 2304-2416 N. ORCHARD ST.
DATE: MARCH 7, 2012
REVISED: JUNE 21, 2012

Architectural Elevations Of The Lincoln Avenue Parking Facility.



APPLICANT: THE CHILDREN'S MEMORIAL HOSPITAL
ADDRESS: 2301-2376 N. LINCOLN AVE., 2316-2346 N. LINCOLN AVE., 2368-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON PKWY., 2304-2416 N. ORCHARD ST.
DATE: MARCH 7, 2012
REVISED: JUNE 27, 2012

Landscaping Plan For The Lincoln Avenue Parking Facility.



APPLICANT: THE CHILDREN'S MEMORIAL HOSPITAL
ADDRESS: 2301-2376 N. LINCOLN AVE., 2316-2346 N. LINCOLN AVE., 2368-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON PKWY., 2304-2416 N. ORCHARD ST.
DATE: MARCH 7, 2012
REVISED: JUNE 21, 2012

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

http://www.cityofchicago.org

September 13, 2002

Mr. Langdon Neal
Earl L.Neal and Associates
111 West Washington Street
Suite 1700
Chicago, IL 60602

Re: Site Plan Approval for Institutional Planned Development No. 158, As Amended; Subarea M
Proposal: The construction of a new five-story medical research and educational facility addition to the CMIER Building at Children's Memorial Medical Center. (New CMIER Laboratory Building Phase II)
Location: 2430 North Halsted Street

Dear Mr. Neal:

We have reviewed the Site Plan, Landscape Plan, and Building Elevation Plans submitted by you for the construction of the "CMIER Laboratory Building Phase II," which is a new five-story medical research and educational facility building addition for the study of pediatric diseases. This project includes the redesign and development of the existing CMMC Park which is located directly south of this proposed addition. The Department of Planning and Development has determined that the facades of this proposed addition will be compatible in design and material with that of the existing CMIER Building. These plans, prepared by Solomon Cordwell Buenz & Associates Inc., dated May 1, 2002, along with revised elevation drawings depicting windows on the 1st and 2nd floors of the south facade at the southeast corner of the building, are submitted in accordance with Statement No. 13 of Institutional Planned Development No. 158, as amended.

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 158, as amended, Subarea M, for the construction of this proposed five-story medical research and educational facility addition, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on June 9, 1993.

Very truly yours,

Alicia Mazur Berg
Commissioner

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

NEIGHBORHOODS Alive!
BUILDING CHICAGO TOGETHER

CHICAGO WORKS TOGETHER

10996

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

Reclassification Of Area Shown On Map Number 3-J.

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 R5 General Residence District symbols and indications as shown on Map No. 3-J in area bounded by:

West Pierce Avenue; North Kedzie Avenue; a line 32 feet south of West Pierce Avenue; and the alley next west of and parallel to North Kedzie Avenue,

to those of a B2-3 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.

PD 158

Reclassification Of Area Shown On Map Numbers 5-F And 7-F.

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 R5 General Residence District, B2-3 Restricted Retail District, B4-3 Restricted Service District, C1-3 Restricted Commercial District and Institutional Planned Development No. 158 symbols and indications as shown on Map No. 5-F and on Map No. 7-F in area bounded by:

West Altgeld Street; North Halsted Street; West Fullerton Parkway; a line 142.5 feet west of North Orchard Street; the alley next north of and

parallel to West Fullerton Parkway; the alley next west of and parallel to North Orchard Street; a line 211 feet north of West Fullerton Parkway; North Orchard Street; North Lincoln Avenue; a line from a point 151.2 feet northwest of West Belden Avenue along the southwest line of North Lincoln Avenue to a point 211.9 feet west of North Lincoln Avenue along the north line of West Belden Avenue; a line extending due south from the last described point to the south line of West Belden Avenue; the south line of West Belden Avenue; the alley next east of and parallel with North Halsted Street; a line 143 feet south of a line parallel with West Belden Avenue; North Halsted Street; the north line of West Belden Avenue; North Halsted Street; the north line of West Belden Avenue; the alley next southwest of and parallel to North Lincoln Avenue; a line from a point 350 feet northwest of West Belden Avenue along the northeast line of the alley next southwest of and parallel to North Lincoln Avenue to a point 501.2 feet northwest of West Belden Avenue along the southwest line of North Lincoln Avenue; a line 656.2 feet northwest of West Belden Avenue along the southwest line of North Lincoln Avenue and perpendicular to North Lincoln Avenue; a line 60 feet southwest of and parallel with North Lincoln Avenue; a line 457.16 feet northwest of West Belden Avenue along the northeast line of the alley next southwest of North Lincoln Avenue and perpendicular to that alley; the alley next southwest of North Lincoln Avenue; North Halsted Street; North Lincoln Avenue; a line from a point 201.45 feet northwest of West Fullerton Parkway, as measured from the easterly right-of-way line of North Lincoln Avenue to a point 201.54 feet north of West Fullerton Parkway and 82.88 feet west of North Halsted Street; a line 201.54 feet north of West Fullerton Parkway; a line from a point 201.54 feet north of West Fullerton Parkway and 80 feet west of North Halsted Street to a point 243.54 feet north of West Fullerton Parkway and 90 feet west of North Halsted Street; the alley next north of West Fullerton Parkway; and the alley next west of North Halsted Street (to point of beginning),

to the designation of Institutional Planned Development No. 158, 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 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 attached to this ordinance reads as follows:

Institutional Planned Development No. 158, As Amended.

Statements.

1. The area delineated herein on the attached Property Line Map as "Institutional Planned Development No. 158, as amended", excluding public rights-of-way is owned or controlled by The Children's Memorial Medical Center and its subsidiaries (collectively "C.M.M.C.").

2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.

3. C.M.M.C., its successors or assignees shall obtain all required official reviews, approvals or permits in connection with this Plan of Development. Any application to the City for an amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made by or authorized by all of the owners of the property located in the Planned Development.

4. Any dedication or vacation of streets and alleys or easements, or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of The Children's Memorial Medical Center or its successors and approval by the City Council.

5. Any service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 18 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such fire lanes.

6. This Plan of Development consists of 17 Statements; an Existing Zoning Map; a Property Line Map; a General Land Use Map; a Table of Use and Bulk Regulations and Data; architectural elevations of the Lincoln Avenue Parking Facility by Desman and Associates dated January 2, 1992; a Landscaping Plan of the Lincoln Avenue Parking Facility by Solomon, Cordwell, Buenz & Associates dated March 18, 1992; architectural elevations of the Belden/Halsted

Office Building by Solomon, Cordwell, Buenz & Associates; Landscaping Plan for the Belden/Halsted Office Building; elevations of Phase I of the Children's Memorial Institute for Education and Research Facility ("C.M.I.E.R.") prepared by Solomon, Cordwell, Buenz & Associates dated September, 1992; Site/Landscaping Plan for Phase I of the C.M.I.E.R. facility, and a Landscaping Plan for the existing C.M.M.C. park located on the north side of Fullerton Parkway, between Halsted Street and Lincoln Avenue. Full size sets of these plans are on file with the Department of Planning. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17, Chapter 194A of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

7. Uses. The following uses shall be permitted within the area delineated herein as Institutional Planned Development No. 158: medical and related uses, research and educational facilities, doctors' offices, nurses' housing, temporary housing for parents, and accessory and non-accessory off-street parking, and ground floor retail uses, subject to the following:

A. Belden/Halsted (Subarea L): Subarea L may be developed as a doctor's office building (not including patient care) or as an accessory hospital residence or in other ways for medical and related facilities; provided, however, that the property will not be developed as a patient care facility or clinic, health center, or as a parking lot, garage, or facility, so long as C.M.M.C. owns the property. Any such development shall be a low-rise, low-density building, the architectural character, height, and massing of which shall be consistent with the residential buildings located on the north side of the 700 West Belden Avenue block.

B. Main Bedtower Helicopter Landing Pad (Subarea D): In addition to other uses specified herein, the roof of the Main Bedtower (Subarea D) may be used for an emergency medical helicopter helistop or landing pad to receive patients being transported thereto by helicopter under the following conditions:

1. The Landing Pad will be used only by The Children's Memorial Medical Center;

2. Helicopter transports will be used only for medical and surgical emergencies;

3. Helicopter transports to or from The Children's Memorial Medical Center will be made only during the following circumstances:

a. When patients require immediate transport for surgery or medical care in an intensive care unit;

b. When the patient meets the medical criteria stated above, and when travel distance is more than 40 miles away;

or

Less than 40 miles away, but ground traffic or weather conditions would delay the transport and threaten the life of the patient;

4. The decision to transfer a patient by air or ambulance will strictly remain a decision between the referring physician and the intensive care unit attending staff at The Children's Memorial Medical Center. Although The Children's Memorial Medical Center does intend to inform other health care providers of its transport team services, it will not emphasize the helicopter portion of this service;

5. The Children's Memorial Medical Center will not own or operate a helicopter transport business and will not base, store, fuel or service (except in the case of a mechanical emergency) a helicopter at its landing pad.

C. Skybridges: Skybridges connecting structures or facilities located within this Planned Development shall be subject to the review and approval of the Commissioner of the Department of Planning and Development.

8. Height Limitations: The following height limitations and additional subarea controls shall apply to any building included in said Institutional Planned Development:

A. Height limitations as certified on Form F.A.A. 117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration.

B. Airport zoning regulations as established by the Department of Planning, Department of Aviation, the Department of Law and approved by the City Council.

C. The following are the height limitations for existing buildings and any additions thereto and for any new building to be constructed in each of the subareas within the Planned Development:

a. Subarea A: Buildings or additions thereto on the site of the present J. Deering and N.A. Black Buildings shall be limited to 90 feet in height;

b. Subarea B: Buildings or additions thereto on the site of the present Research Building shall be limited to 78.2 feet in height;

c. Subarea C: Buildings or additions thereto on the site of the present M. Wilson Memorial Building shall be limited to 78.2 feet in height;

d. Subarea D: Buildings or additions thereto on the site of the present Main Bedtower (excluding the emergency landing pad) shall be limited to 123 feet in height and the area located above 123 feet may be used as provided in Statement Number 7C;

e. Subarea E: Buildings or additions thereto on the site of the present T.D. Jones Memorial Building shall be limited to 78.2 feet in height;

f. Subarea F: Buildings or additions thereto on the site of the present Kroc Building at the northwest corner of North Orchard Street and North Lincoln Avenue shall be limited to 78.2 feet in height;

g. Subarea G: Buildings or additions thereto on the site of the present Power Plant and Laundry shall be limited to 78.2 feet in height;

h. Subarea H: Buildings or additions thereto on the site of the present Bigler Auditorium shall be limited to 78.2 feet in height;

i. Subarea I: The parking facility and any additions thereto on the southwesterly side of North Lincoln Avenue shall be limited to 76.6 feet in height (which shall accommodate a total of seven levels of parking);

j. Subarea J: Buildings or additions thereto on the site of the present Old Bank Building shall be limited to 78.2 feet in height in the area defined by a line from a point 75 feet east of the Fullerton/Lincoln corner measured along Fullerton Avenue to a point 75 feet southeast of that corner measured along Lincoln Avenue;

k. Subarea K: Buildings or additions thereto on the site of the present Resale Shop Building shall be limited to 78.2 feet in height in the area defined by a line from a point 75 feet southeast of the Fullerton/Lincoln corner measured along Lincoln Avenue to a point 75 feet south of that corner measured along Halsted Street;

l. Subarea L: Buildings or additions thereto to be constructed on the Belden/Halsted Site shall not exceed 42 feet in height measured to the parapet on Halsted and Belden. Any fence constructed along Belden or Halsted after the construction on this site is completed shall be of wrought iron not exceeding five feet in height.

m. Subarea M: Buildings or additions thereto to be constructed on the Altgeld/Halsted Site shall not exceed 78.2 feet to the top of highest parapet measured from the existing sidewalk level, exclusive of mechanical penthouses. On the Altgeld side, the facility shall not exceed 35 feet in height within 29 feet of the property line and shall not exceed 65 feet in height within 43 feet of the property line. Mechanical penthouses for the facilities to be constructed on this site will be located on the roofs of the highest and second highest levels of the facilities. Penthouses will be masked with a facade that is consistent with the facilities.

All height limitations set forth herein are measured from 18.1 feet above Chicago City Datum to the top of the parapet wall (except as specified for Subarea M above). Penthouses and spaces for mechanical equipment located on the roof of any building are not

included in the computation of height limitations, and no building erected within the Institutional Planned Development shall be deemed to violate height limitations stated herein on account of such penthouses or projections for mechanical equipment.

9. Setbacks: The following are the minimum setback limitations for existing buildings and any additions thereto and for any new building to be constructed within the Planned Development:

A. North Lincoln Avenue south of West Fullerton Parkway, as presently existing.

B. North Orchard Street south of West Fullerton Parkway, as presently existing.

C. North Orchard Street from West Fullerton Parkway to a point 211 feet north of West Fullerton Parkway: 11 feet.

D. West Fullerton Parkway (north frontage) from North Orchard Street to a point 142.5 feet west of North Orchard Street: 10 feet.

E. South side of West Fullerton Parkway: 0 feet.

F. North Halsted Street (Subareas J and K): 0 feet.

G. North Halsted Street (Subarea L): 15 feet.

H. West Belden Avenue (Subarea L): 7.5 feet.

I. Alley east of North Halsted Street (Subarea L): 0 feet.

J. South property line (Subarea L): 0 feet.

K. North Halsted Street (Subarea M): 7.5 feet.

L. West Altgeld Street (Subarea M): 29 feet.

M. North Lincoln Avenue (Subarea M): 7.5 feet.

N. If any existing building or structure located in Subarea J or K is demolished, then the Plaza setbacks shown on the General Land Use Plan shall be provided.

10. Loading Docks: All loading docks shall be located in such a way that delivery trucks shall not block any alley, sidewalk or street. No

loading dock for the facilities to be constructed on Subarea M shall be accessed from or located on Halsted Street or Lincoln Avenue.

11. Landscaping: All improvements and landscaping shall be developed and maintained in substantial conformity with the Site/Landscape Plans attached to the Planned Development and in conformance with any future Landscape Plan that may be developed in accordance with Paragraph 13 below.

12. Parking: The Parking Facilities located on the southwesterly side of North Lincoln Avenue (Subarea I) and on-site parking located on the west side of Halsted Street between Lincoln Avenue and Altgeld Street (Subarea M) are adequate for the Planned Development and may be used by neighborhood residents and businesses, their employees and patrons for a fee in the evenings and on the weekends.

13. Future Site Plan Approval: A site plan for any new building or park/plaza to be constructed within this Planned Development shall be submitted to the Commissioner of the Department of Planning and Development for site plan and Part II approval pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance. Site plan approval is intended to assure that specific development proposals conform with the Planned Development Ordinance and to assist the City in monitoring ongoing development.

If a site plan substantially conforms with the provisions of this Planned Development Ordinance, the Commissioner shall approve the site plan and shall issue written approval thereof to the Applicant within thirty (30) days of submission of the completed application. If the Commissioner determines within said thirty (30) day period that the site plan does not substantially conform with the provisions of this Planned Development Ordinance, the Commissioner shall advise the Applicant in writing regarding the specific reasons for such adverse determination and the specific areas in which the site plan does not conform to the provisions of this Planned Development Ordinance within fourteen (14) days from the expiration of said thirty (30) day period. The Commissioner shall thereafter review any resubmission within fourteen (14) days and make a final written determination within said period. Following approval of the site plan by the Commissioner, the site plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development Ordinance.

After the Commissioner approves the site plan, the approved site plan may be changed or modified pursuant to the provisions of this Planned Development Ordinance. In the event of any inconsistency between an approved site plan and the terms of the Planned Development Ordinance in effect at the time of approval of such site

plan or of the modifications thereto, the terms of the Planned Development Ordinance shall govern.

The site plan for a new building to be constructed within the boundaries of Institutional Planned Development Number 158, shall, at a minimum, provide the following information:

-- Building footprint;

-- Dimensions of all setbacks;

-- Location and depiction of all on-site parking spaces (including relevant dimensions);

-- Location and depiction of all loading berths (including relevant dimensions);

-- All building elevations; and

-- Statistics regarding the new building or buildings to be constructed in Institutional Planned Development Number 158, including:

(1) Floor area and floor area ratio as presented on submitted drawings;

(2) Number of parking spaces provided;

(3) Number of loading berths provided;

(4) The uses to occur in the building;

(5) Maximum building height;

(6) Setbacks and vertical setbacks, required and provided; and

(7) Traffic Generation Data to update and supplement previously submitted traffic impact studies, if the Chicago Department of Transportation deems it necessary.

14. Identification Signs: Business and business identification signs are permitted within Institutional Planned Development Number 158. Off-premises advertising signs are not permitted within this Plan of Development.

15. Energy Conservation: The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").

16. Department Of Planning Regulations: The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning and Development.

17. Sunset Provision: This Amendment to Institutional Planned Development Number 158 shall expire if substantial construction of the proposed C.M.I.E.R. facility on Subarea M.1 does not commence and is not substantially completed within ten (10) years following adoption of this amended Planned Development. If the construction of the facilities in Subarea M.1 are not substantially completed within ten (10) years, then the zoning of Subarea M (M.1, M.2 and M.3, inclusive) shall automatically revert to its original zoning classifications of B2-3 and B4-3.

[Existing Zoning Map, Property Line Map, General Land Use Map, Architectural Elevations of Lincoln Avenue Parking Facility, Landscaping Plan of Lincoln Avenue Parking Facility, Architectural Elevations of Belden/Halsted Office Building, Landscaping Plan for Belden/Halsted Office Building, Elevations of Phase I for C.M.I.E.R. Facility, Site/Landscaping Plan for Phase I of C.M.I.E.R. Facility, Landscaping Plan for Existing C.M.M.C. Park and Site With Roof Plan attached to this Plan of Development printed on pages 34097 through 34107 of this Journal.]

Table of Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Institutional Planned Development No. 158.
(As Amended)

Use And Bulk Regulations And Data.

Subareas	Net Site Area Square Feet / Acres	General Description Of Land Use	Maximum Floor Area Ratio	Maximum Percentage Of Land Covered
A -- J	233,466 / 5.36	Medical and Related Uses (See Statement No. 7)	3.0	72.3% (which includes 18.6% for parking structure)
K	11,329 / 0.36	Medical and Related Uses (See Statement No. 7)	3.0	100%
L	17,875 / 0.41	See Statement No. 7A	2.2	(See Setback Requirements Statement No. 9)
M	55,350 / 1.27	Medical and Related Uses (See Statement Nos. 7 and 7B)	3.0	(See Setback Requirements Statement No. 9 and General Land Use Plan)
TOTAL:	318,020 / 7.30	As above	3.0	See above

Gross Site Area = Net Site Area (7.30 acres) + Area of Public Streets (3.76 acres) = 9.79

Maximum Permitted F.A.R.: 3.0

Minimum Number of Off-Street Parking Spaces: 850

Minimum Loading Docks in Subarea M: 1

Population:

1.	Number of beds:	265
2.	Number of staff doctors:	115
3.	Number of employees, peak shift:	1,400

The above regulations relate to the ultimate development within the Plan of Development Area. Interim stages of development may exceed these permitted standards, subject to the approval of the Department of Planning and Development.

Reclassification Of Area Shown On Map Number 5-G.
(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 R3 General Residence District symbols and indications as shown on Map No. 5-G in the area bounded by:

a line 50 feet north of West Belden Avenue; the alley next east of North Janssen Street; a line 25 feet north of West Belden Avenue; and North Janssen Street,

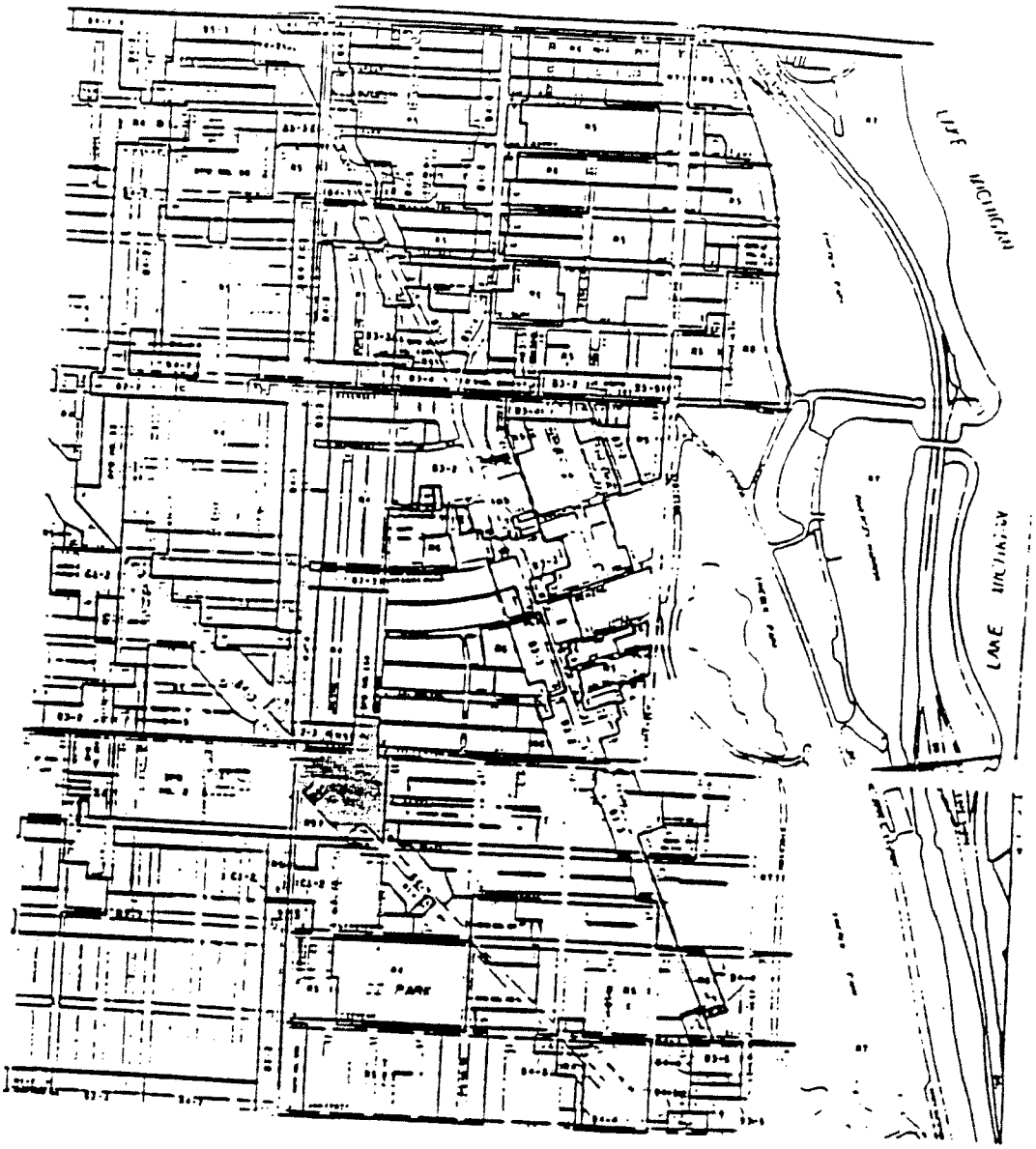
to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

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

Existing Zoning Map.

INSTITUTIONAL PLANNED DEVELOPMENT NO. 158, AS AMENDED
EXISTING ZONING MAP

FINAL FOR PUBLICATION



LEGEND

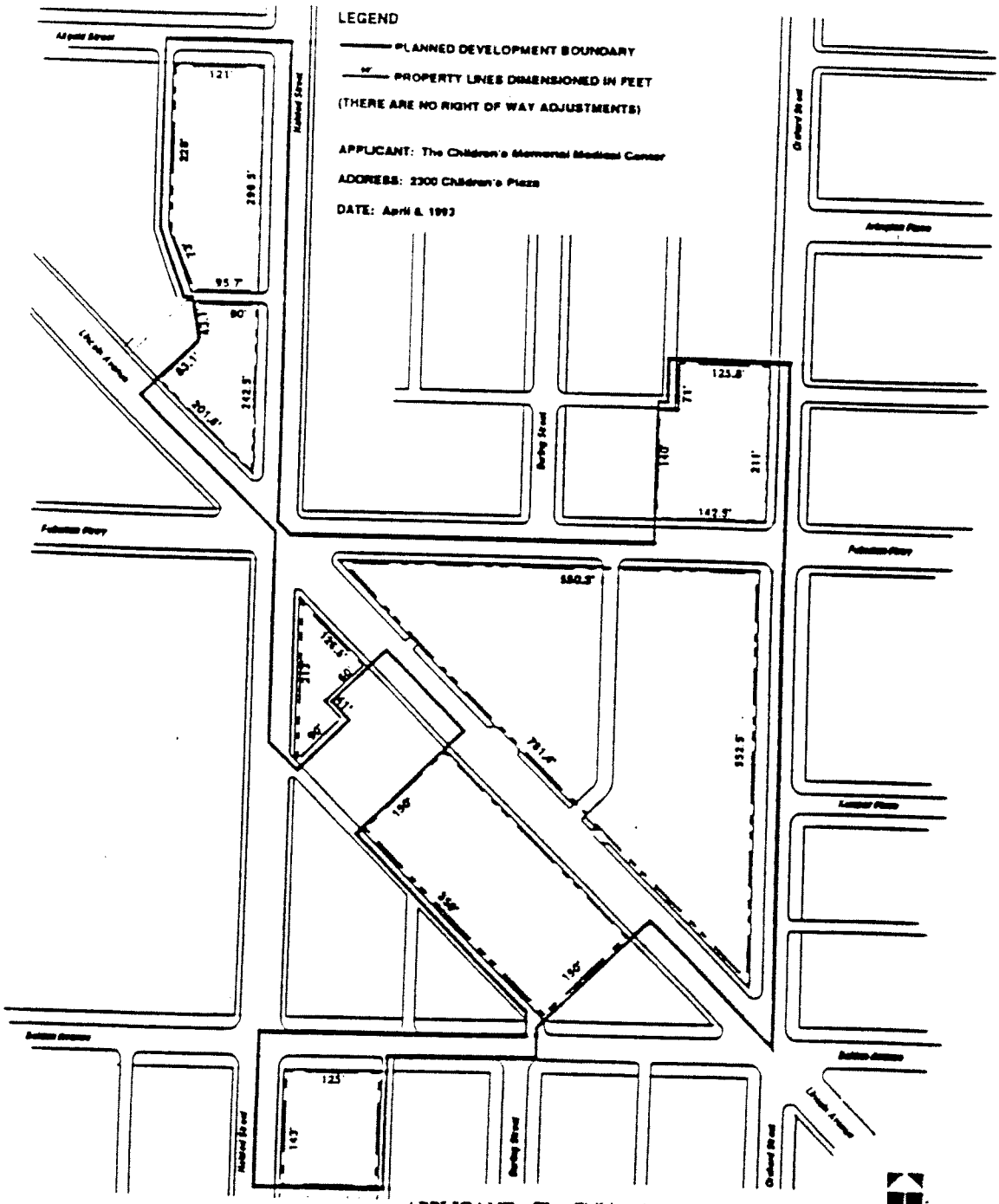
Planned Development

APPLICANT: The Children's Memorial Medical Center
ADDRESS: 2300 Children's Plaza
DATE: September 16, 1992
REVISED: April 8, 1993

Property Line Map.

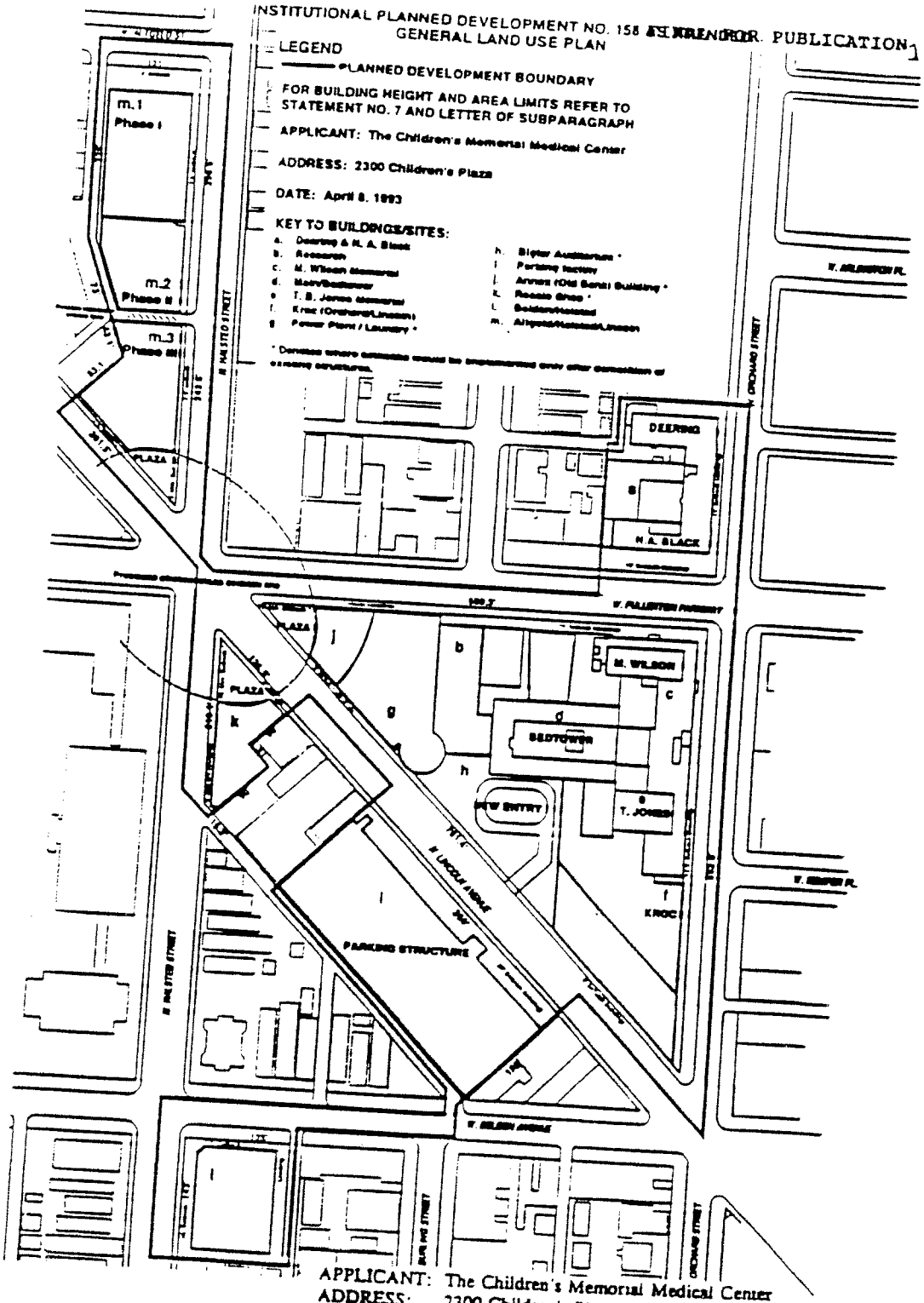
FINAL FOR PUBLICATION

INSTITUTIONAL PLANNED DEVELOPMENT NO. 158 AS AMENDED
PROPERTY LINE MAP



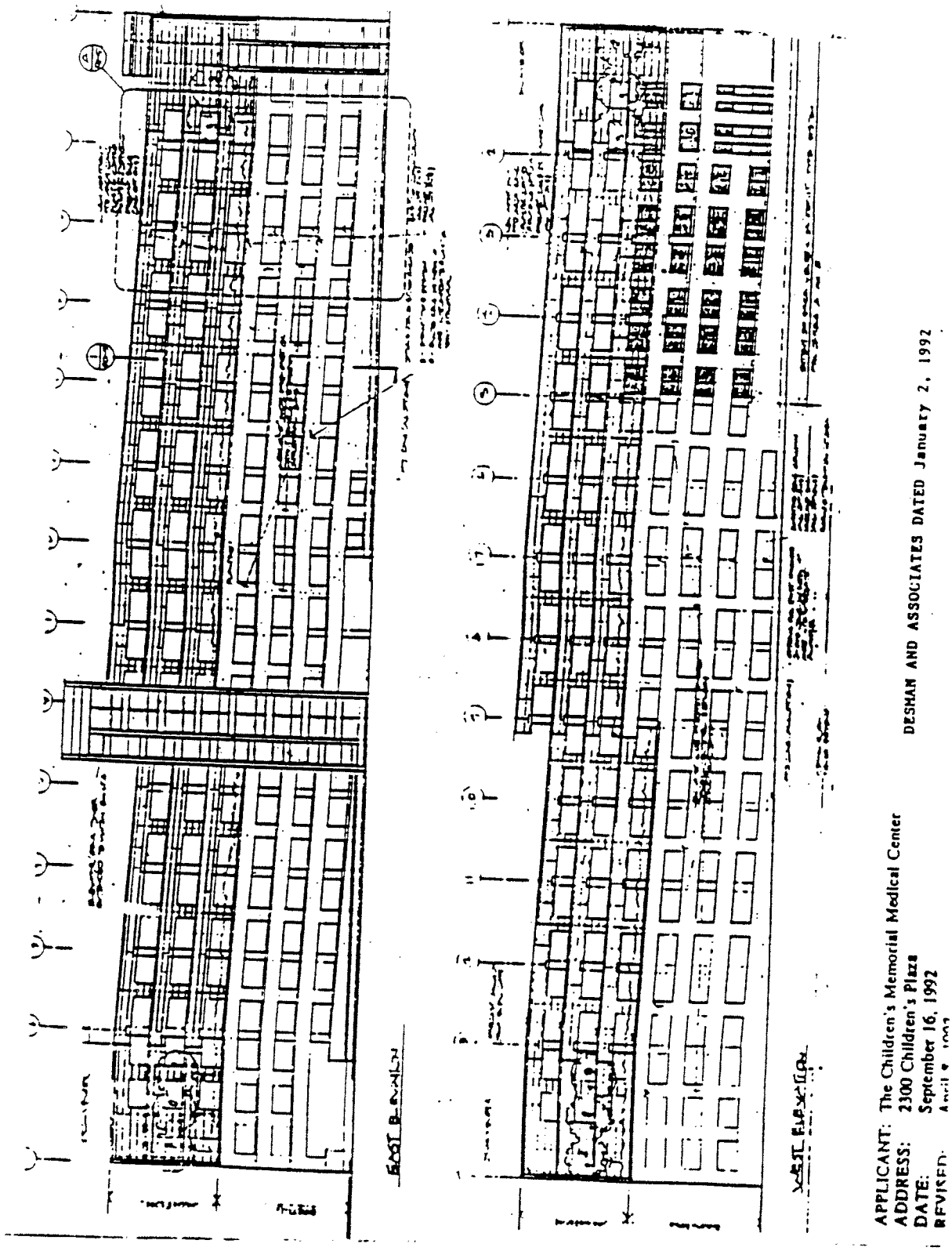
APPLICANT: The Children's Memorial Medical Center
ADDRESS: 2300 Children's Plaza
DATE: September 16, 1992

General Land Use Plan.

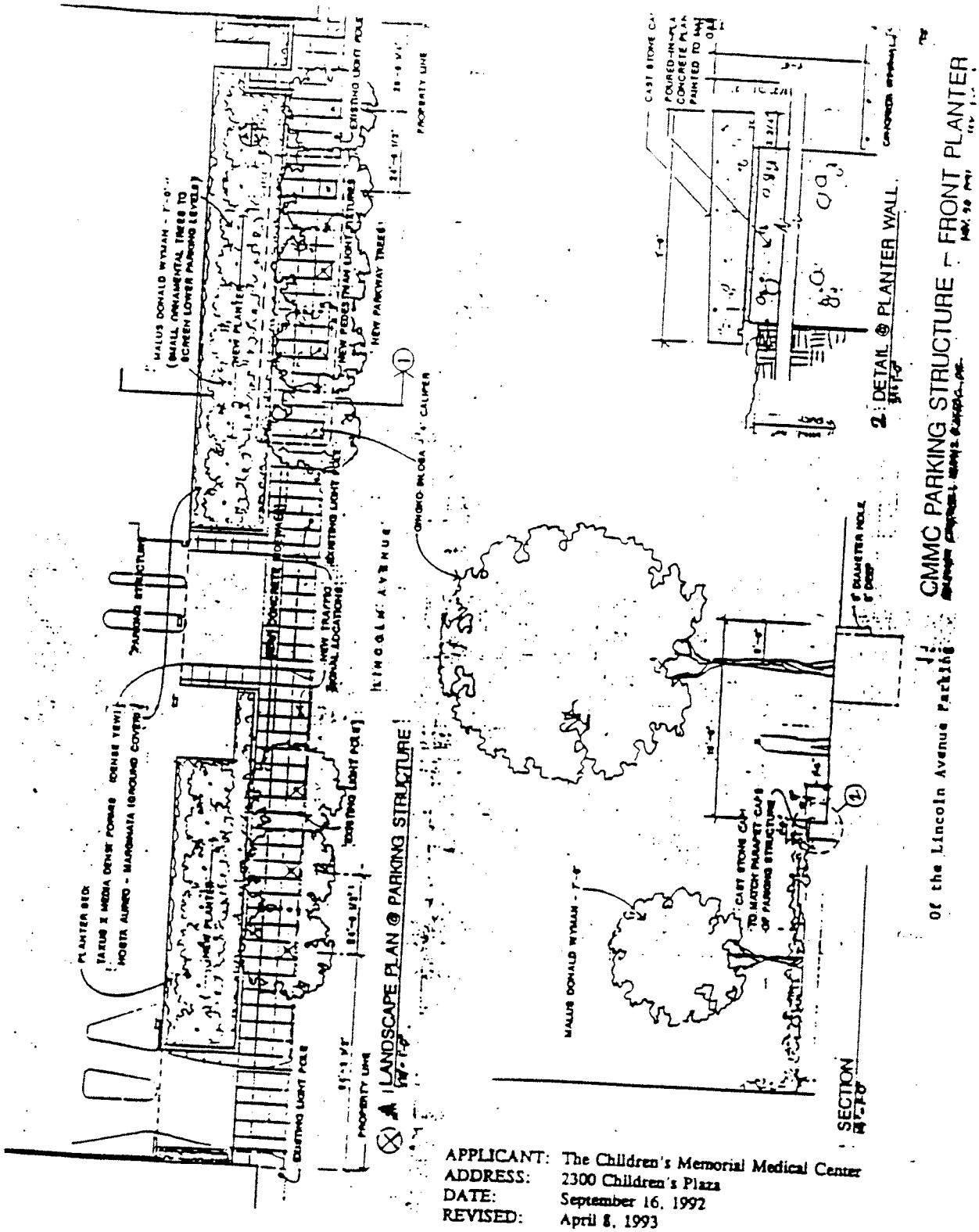


APPLICANT: The Children's Memorial Medical Center
ADDRESS: 2300 Children's Plaza
DATE: September 16, 1992

Architectural Elevations Of The Lincoln Avenue Parking Facility.

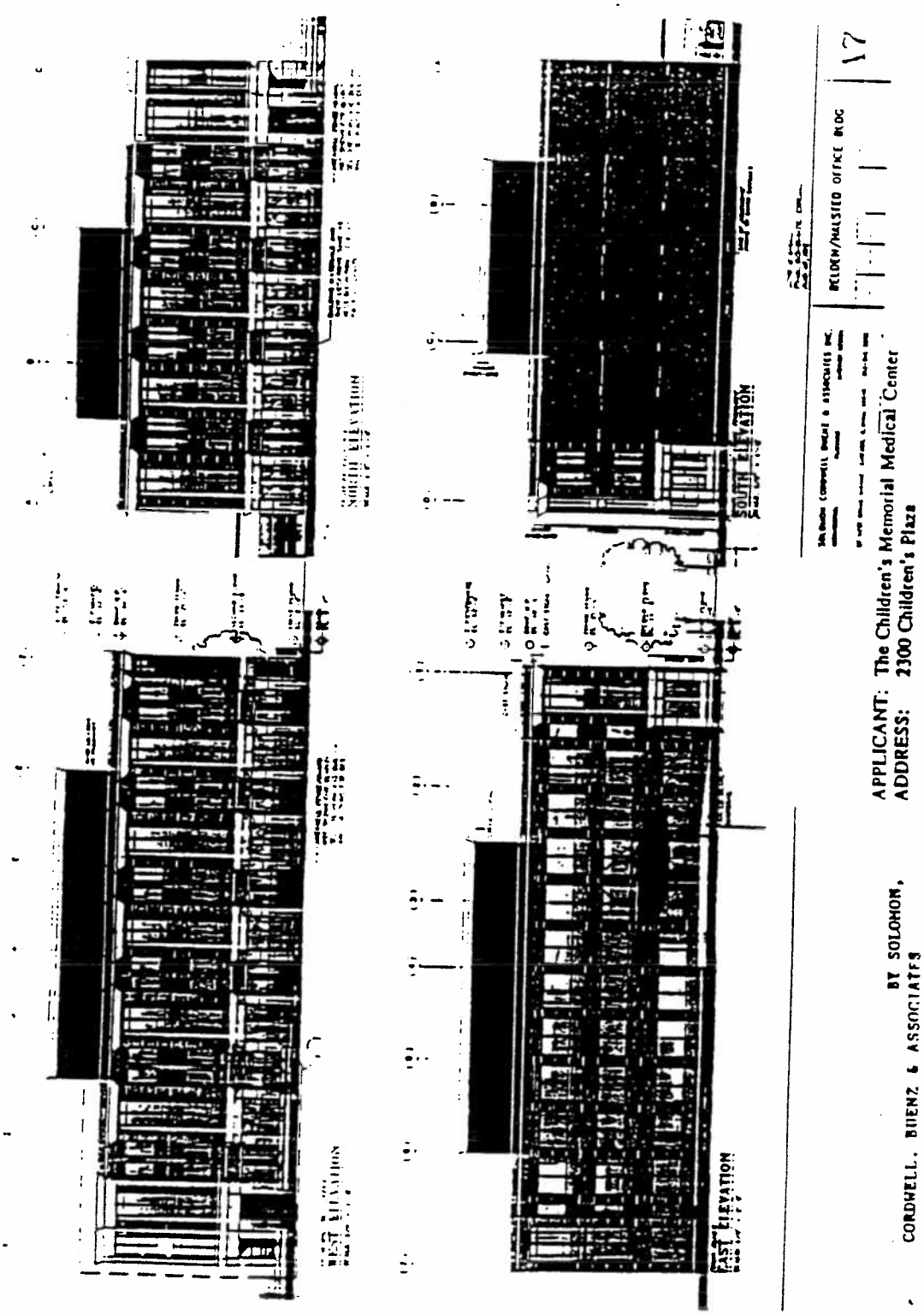


Landscaping Plan.

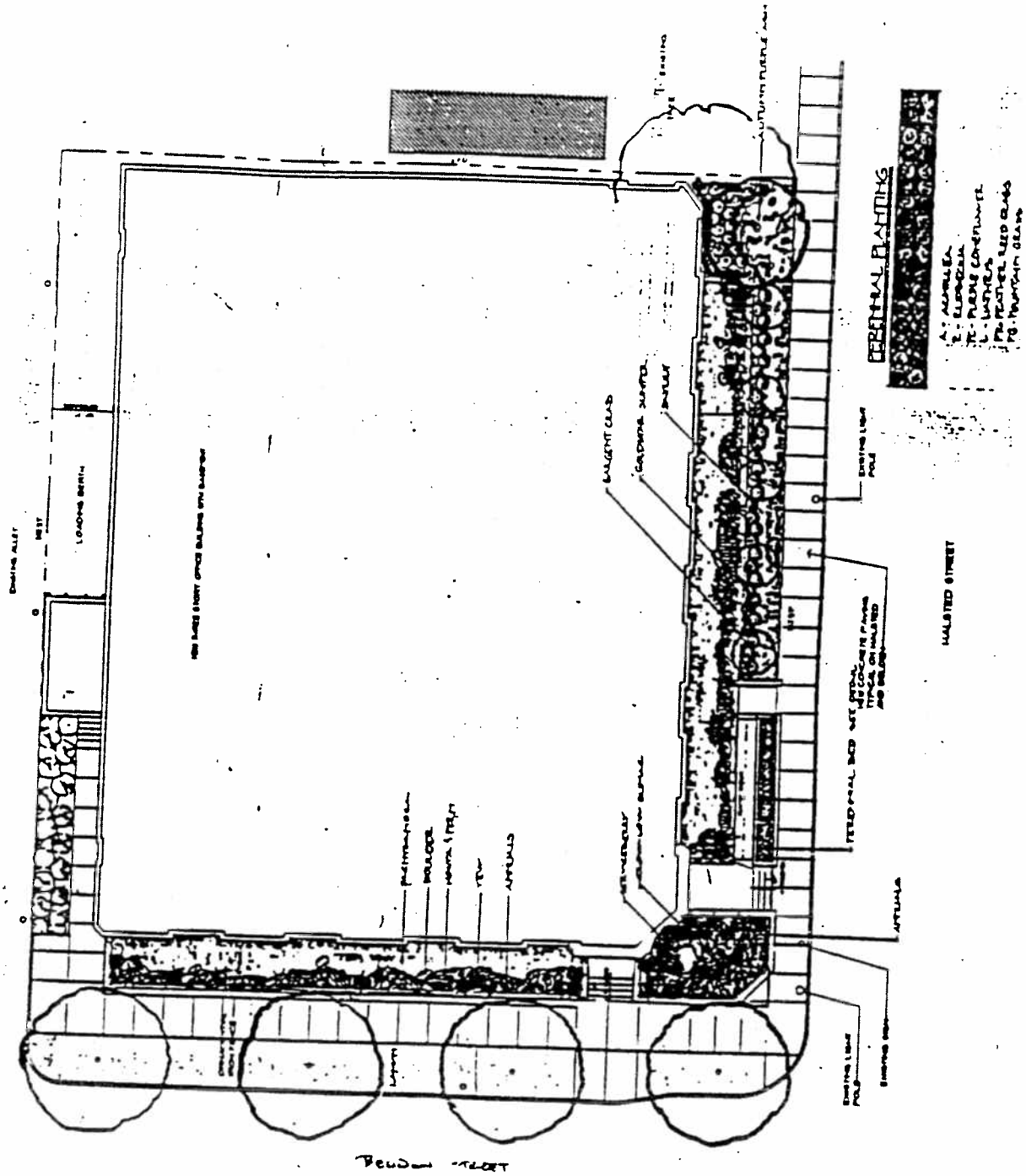


of the Lincoln Avenue Parking

Architectural Elevations Of The Belden/Halsted Office Building.

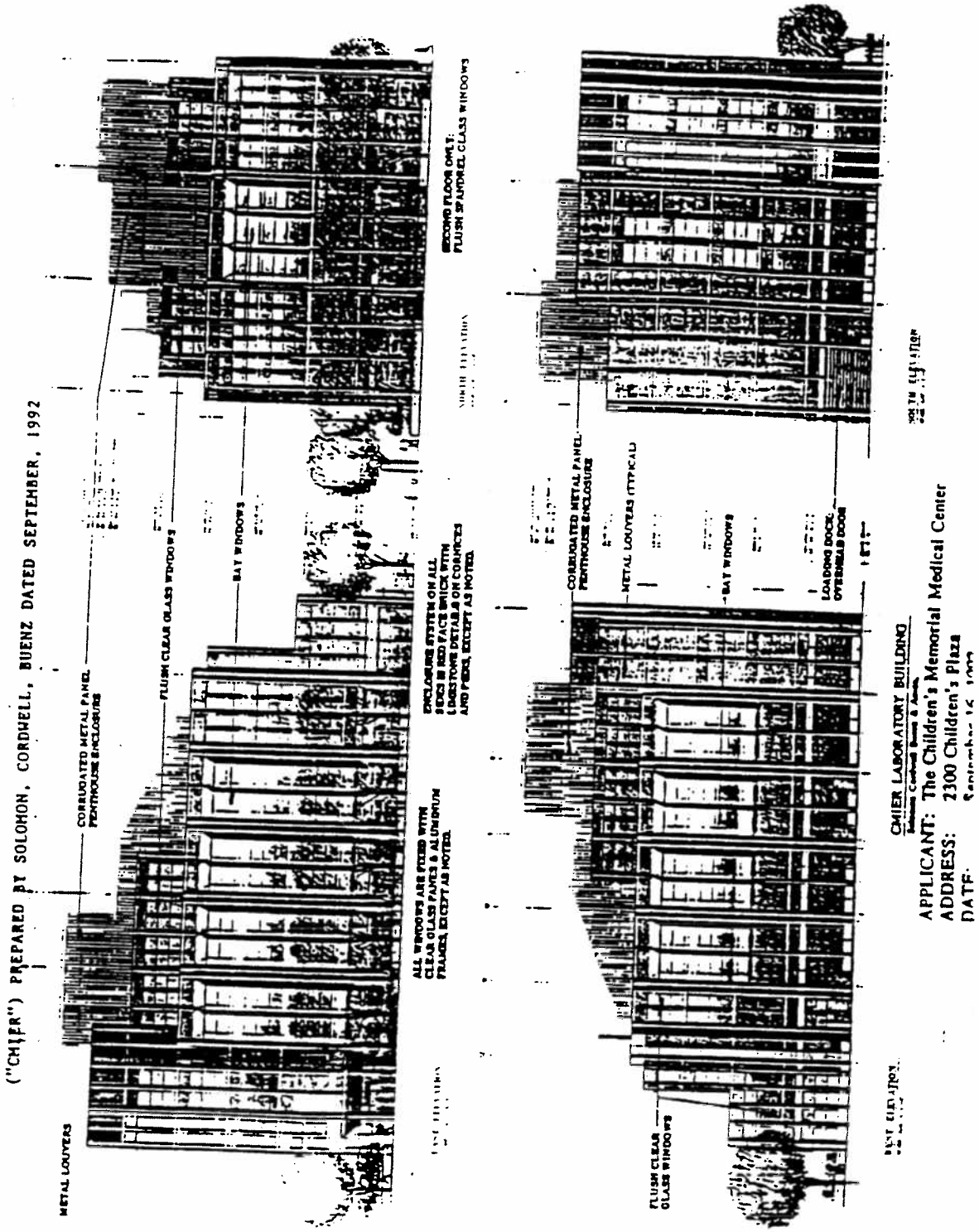


Landscaping Plan For The Belden/Halsted Office Building.

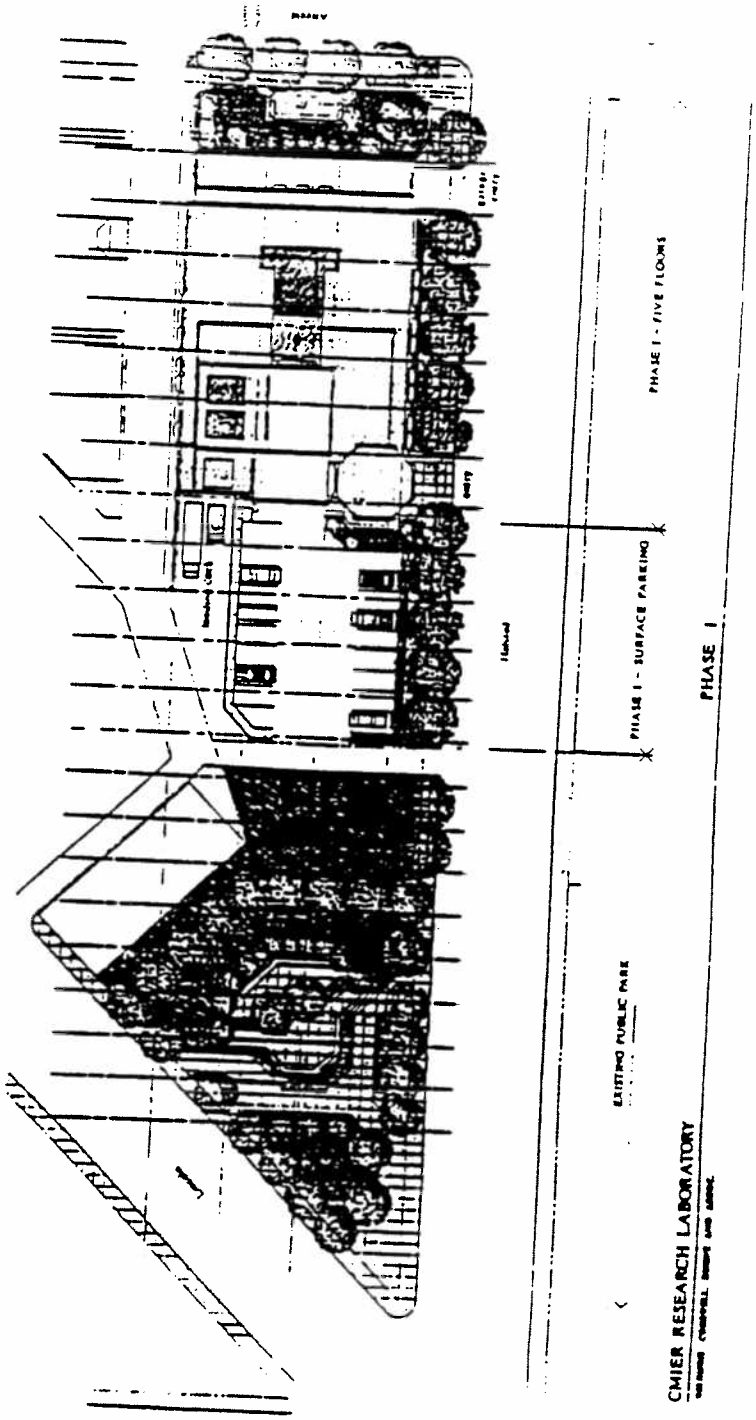


APPLICANT: The Children's Memorial Medical Center
ADDRESS: 2300 Children's Plaza

Elevations Of Phase I Of Children's Memorial Institute For Education And Research Facility.



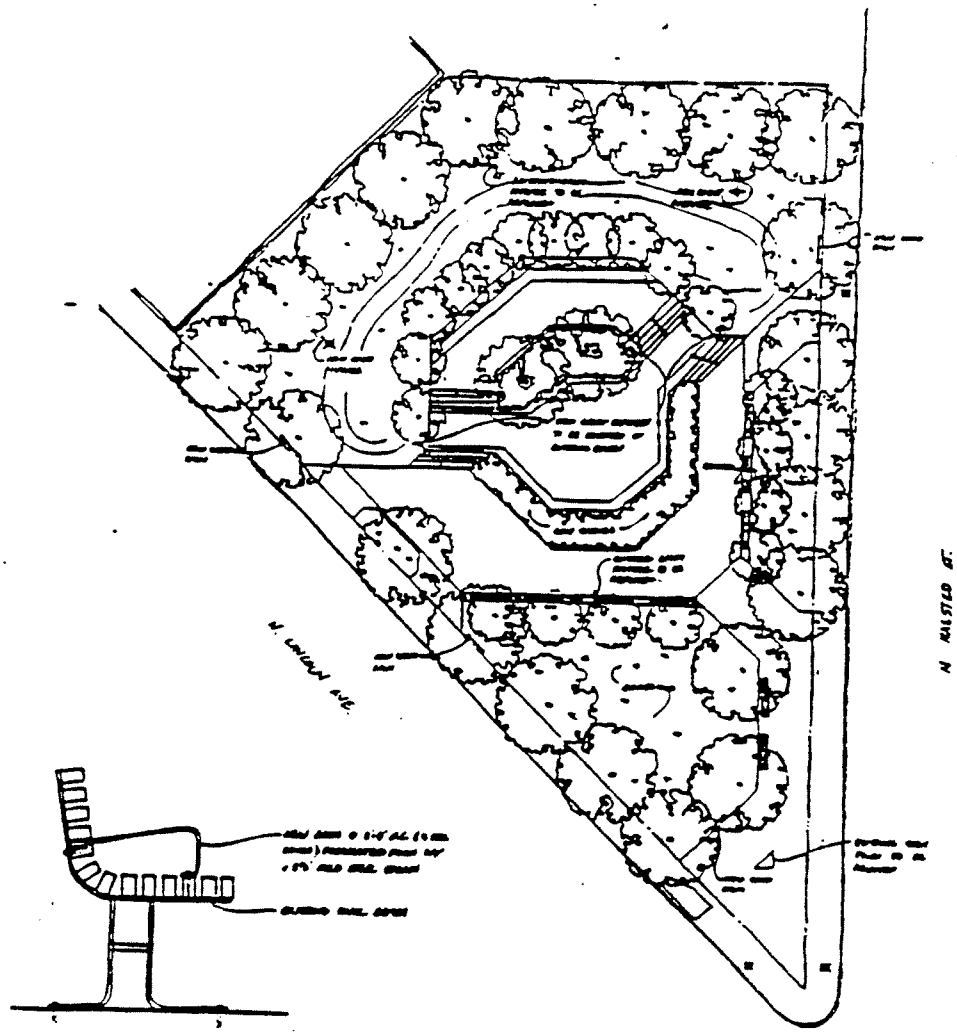
Site/Landscaping Plan For Phase I Of Children's Memorial Institute For Education And Research Facility.



APPLICANT: The Children's Memorial Medical Center
ADDRESS: 2300 Children's Plaza
DATE: September 16, 1992
REVISED: April 8, 1993

Landscaping Plan .

THE EXISTING CMMC PARK LOCATED ON THE NORTH SIDE OF FULLERTON, BETWEEN HALSTED AND LINCOLN AVENUES



SIDE ELEVATION - PARK BENCH

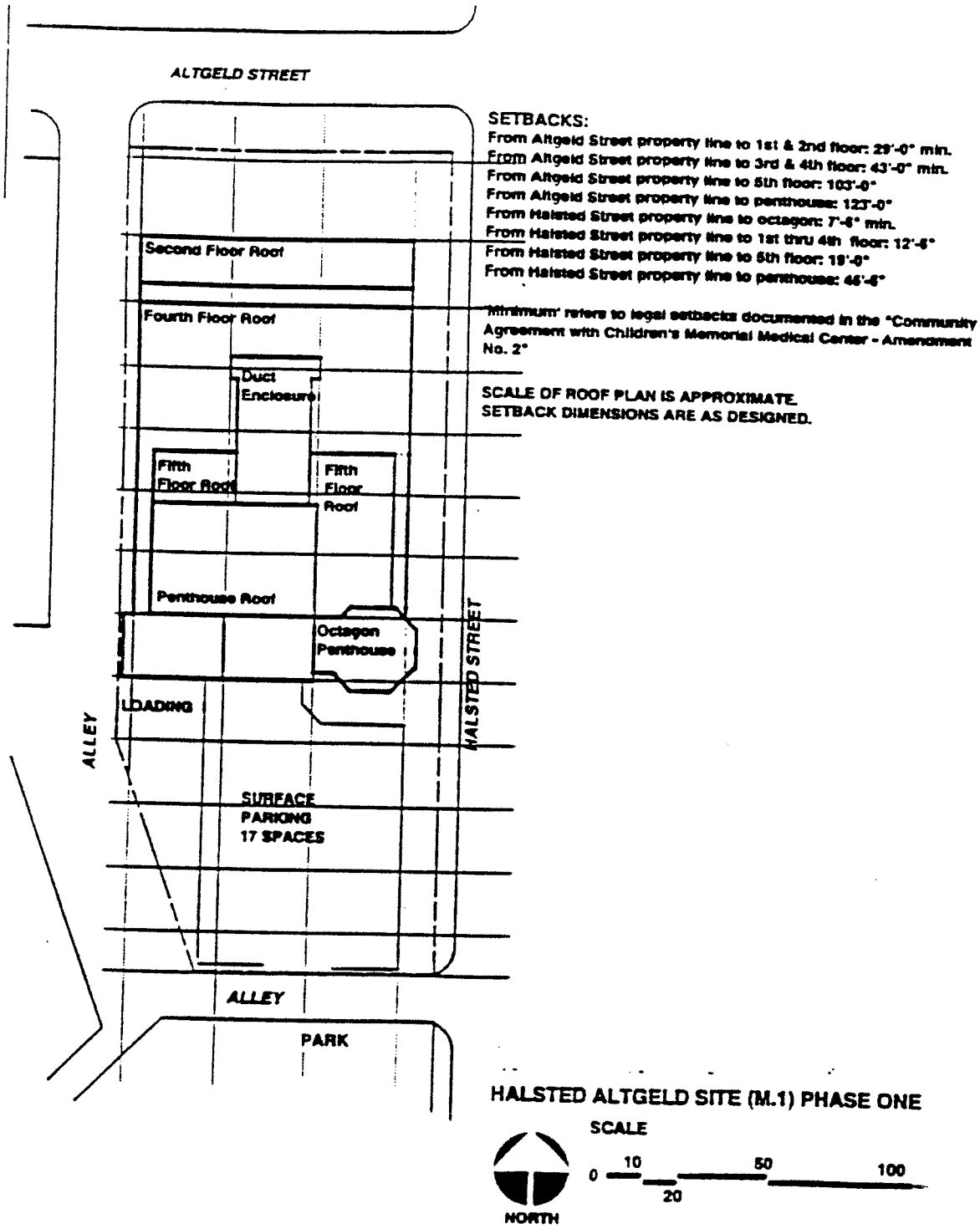
PLAN - PARK

APPLICANT: The Children's Memorial Medical Center
ADDRESS: 2300 Children's Plaza
DATE: September 16, 1992
REVISED: April 8, 1993

CMMC PARK

ASE 101B

Site With Roof Plan.



special use permit (Number 44-88-S) issued by the Zoning Board of Appeals pursuant to its meeting of March 18, 1988.

[Exhibits "A" through "J" attached to this Plan of Development printed on pages 21349 through 21359 of this Journal.]

Reclassification Of Area Shown On Map Number 2-G.

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. 2-G in the area bounded by:

a line 193 feet south of and parallel to West Polk Street; the alley next east of South Carpenter Street; a line 293 feet south of and parallel to West Polk Street; and South Carpenter Street,

to those of an R5 General Residence 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.

PD 158

Reclassification Of Area Shown On Map Numbers 5-F And 7-F.

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 R5 General Residence District, C1-3 Restricted Commercial District and Institutional Planned Development No. 158 symbols and indications as shown on Map No. 5-F and on Map No. 7-F in the area bounded by:

(Continued on page 21360)

(Continued from page 21348)

a line 211 feet north of West Fullerton Parkway; North Orchard Street; North Lincoln Avenue; a line from a point 151.2 feet northwest of West Belden Avenue along the southwest line of North Lincoln Avenue to a point 211.9 feet west of North Lincoln Avenue along the north line of West Belden Avenue; a line extending due south from the last described point to the south line of West Belden Avenue; the south line of West Belden Avenue; the alley next east of and parallel with North Halsted Street; a line 143 feet south of and parallel with West Belden Avenue; North Halsted Street; the north line of West Belden Avenue; the alley next southwest of and parallel to North Lincoln Avenue; a line from a point 350 feet northwest of West Belden Avenue along the northeast line of the alley next southwest of and parallel to North Lincoln Avenue, to a point 501.2 feet northwest of West Belden Avenue along the southwest line of North Lincoln Avenue; a line 656.2 feet northwest of West Belden Avenue along the southwest line of North Lincoln Avenue and perpendicular to North Lincoln Avenue; a line 60 feet southwest of and parallel with North Lincoln Avenue; a line 457.16 feet northwest of West Belden Avenue along the northeast line of the alley next southwest of North Lincoln Avenue and perpendicular to that alley; the alley next southwest of North Lincoln Avenue; North Halsted Street; North Lincoln Avenue; West Fullerton Parkway; a line 142.5 feet west of North Orchard Street; the alley next north of and parallel to West Fullerton Parkway; and the alley next west of and parallel to North Orchard Street,

to the designation of Institutional Planned Development No. 158, 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 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 attached to this ordinance reads as follows:

Institutional Planned Development No. 158
(As Amended)

Statements.

1. The area delineated herein as "Institutional Planned Development No. 158 as amended" excluding public rights-of-way is owned or controlled by The Children's Memorial Medical Center and its subsidiaries.

2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development. Provision for such off-street parking shall be included in the first phase of development (see Statement No. 10) under this Plan of Development.

3. The applicant, or its successors or assignees shall obtain all required official reviews, approvals or permits in connection with this Plan of Development.

4. Any dedication or vacation of streets and alleys or easements, or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of The Children's Memorial Medical Center or its successors and approval by the City Council.

5. Any service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Public Works and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 18 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such fire lanes.

6. This Plan of Development consists of 13 statements; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Generalized Land Use Map; a Table of Use and Bulk Regulations and Data; and a Master Plan Diagram, a Master Landscape Plan, and elevation drawings prepared by Anderson Mikos, Architects, Ltd., dated July 12, 1990. Full size sets of these two plans are on file with the Department of Planning. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, and all requirements thereof; and satisfies the established criteria for approval as a planned development.

7. The following uses shall be permitted within the area delineated herein as Institutional Planned Development: Medical and related uses, research and educational facilities, doctors' offices, nurses' housing, temporary housing for parents, and accessory and non-accessory off- street parking. However, no patient care or off-street parking shall be permitted in Subarea I. In addition to other uses specified herein, this land may be used for an emergency medical helicopter helistop or landing pad located on the roof of the Core Tower of the New (Kroc) Building to receive patients being transported thereto by helicopter under the following conditions:

   a) the landing pad will be used only by The Children's Memorial Medical Center;

   b) helicopter transports will be used only for medical and surgical emergencies;

c) helicopter transports to or from The Children's Memorial Medical Center will be made only during the following circumstances:

i) when patients require immediate transport for surgery or medical care in an intensive care unit;

ii) when the patient meets the medical criteria stated above, and:

when travel distance is more than 40 miles away

or

less than 40 miles away, but ground traffic or weather conditions would delay the transport and threaten the life of the patient;

d) the decision to transfer a patient by air or ambulance will strictly remain a decision between the referring physician and the intensive care unit attending staff at The Children's Memorial Medical Center. Although The Children's Memorial Medical Center does intend to inform other health care providers of its transport team services, it will not emphasize the helicopter portion of this service;

e) The Children's Memorial Medical Center will not own or operate a helicopter transport business and will not base, store, fuel or service (except in the case of a mechanical emergency) a helicopter at its landing pad.

8. The Children's Memorial Medical Center will investigate the feasibility of incorporating ground level retail space in the residual amount of space facing North Lincoln Avenue in Subarea i (the parking facility) resulting after all appropriate sight lines and other public safety concerns are determined. The result will be presented to the Commissioner of Planning on completion.

9. The following height limitations and additional subarea controls shall apply to any building included in said Institutional Planned Development:

(1) height limitations as certified on Form F.A.A. 117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and

(2) airport zoning regulations as established by the Department of Planning, Department of Aviation, the Department of Law, and approved by the City Council.

(3) a. buildings or additions thereto on the site of the present J. Deering Building and N. A. Black Building shall be limited to 90 feet in height;

b. buildings or additions thereto on the site of the present Research Building shall be limited to 78.2 feet in height;

c. buildings or additions thereto on the site of the present M. Wilson Memorial Building shall be limited to 78.2 feet in height;

d. buildings or additions thereto on the site of the present "New" Building (including emergency) shall be limited to 123 feet in height except existing enclosed area above 123 feet may be used as provided in Statement No. 6;

e. buildings or additions thereto on the site of the present T. D. Jones Memorial Building shall be limited to 78.2 feet in height;

f. buildings to be constructed at the corner of North Orchard Street and North Lincoln Avenue shall be limited to 78.2 feet in height;

g. buildings or additions thereto on the site of the present Power Plant and Laundry shall be limited to 78.2 feet in height;

h. buildings or additions thereto on the site of the present Bigler Auditorium shall be limited to 78.2 feet in height;

i. parking facility and additions thereto on the southwesterly side of North Lincoln Avenue shall be limited to 70.75 (which shall accommodate a total of six levels of parking) feet in height;

j. buildings or additions thereto on the site of the present Old Bank Building shall be limited to 78.2 feet in height in the area defined by a line from a point 75 feet east of the Fullerton/Lincoln corner measured along West Fullerton Avenue to a point 75 feet southeast of that corner measured along North Lincoln Avenue, and 35 feet in height between that line and a similar line 15 feet from that corner, with no structure permitted northwest of said 15-foot line. The street level architectural treatment of any new construction shall include a minimum of 35 percent of all street facades consisting of active areas visible through glass with the remainder appropriately finished;

k. buildings or additions thereto on the site of the present Resale Shop Building shall be limited to 78.2 feet in height in the area defined by a line from a point 75 feet southeast of the Fullerton/Lincoln corner measured along North Lincoln Avenue to a point 75 feet south of that corner measured along Halsted Street and 35 feet in height between that line and a similar line 15 feet from that corner, with no structure permitted northwest of said 15-foot line. The street level architectural treatment of any new construction shall include a minimum of 35 percent of all street facades consisting of active areas visible through glass with the remainder appropriately finished;

l. the applicant may develop its property at Belden and Halsted as a doctor's office building (not including patient care) or as an accessory hospital residence or in other ways for medical and related facilities; provided, however, that the applicant will not develop this property as a patient care facility (patients will not be seen for medical treatment or consultation in this facility) or clinic, health center, or as a parking lot, garage, or facility, so long as it owns the property. Any such development shall be a low-rise, low-density building, the architectural character, height, and massing of which shall be contextual and consistent with the residential buildings located on the north side of the 700 West Belden block. In no event shall the building exceed 42 feet in height measured to highest roof line on Halsted and Belden. The front of the building will face on Halsted Street. Any loading dock shall be located in such a way that delivery trucks shall not block the alley, sidewalks, or streets. Any fence constructed along Belden or Halsted after the construction on this site is completed shall be of black wrought iron not exceeding five feet in height, all as shown on the Generalized Land Use Plan attached hereto. All heights as indicated herein are as measured from 18.1 feet above Chicago City Datum to the top of the parapet wall (except as indicated in paragraph 1 above). Penthouses and spaces for mechanical equipment located on the roof of any building are not included in the computation of height limitations, and no building erected within the Institutional Planned Development shall be deemed to violate height limitations stated herein on account of such penthouses or projections for mechanical equipment. Connecting corridors and circulation links may be constructed to heights consistent with those of the buildings being serviced, but not over any public right-of-way. All improvements shall be developed in substantial conformity with the Master Plan Diagram and Master Landscape Plan prepared by Anderson Mikos, Architects, Ltd. dated July 12, 1990 and incorporated in this Plan of Development.

10. New facilities added, after the effective date of this amendment to Institutional Planned Development No. 158, will be phased in over a period of 15 to 20 years and will not occur all at one time immediately following this amendment. Based on Children's good faith estimates, as of the date of this amendment, construction will be undertaken in three phases. Phase One: Children's first construction would be to add at least one level to its North Lincoln Avenue parking facility and add light and sound baffling to the facility. This construction will be substantially completed in conformance with the character and quality of the elevation by Anderson Mikos, Architects, Ltd. dated July 12, 1990. Following or perhaps overlapping with the work on the parking facility, Children's next project would be to construct its Belden/Halsted facility and its White Elephant replacement facility. New facilities will not be occupied (except for the ongoing Nellie Black remodeling project) until after at least one level has been added to the North Lincoln Avenue parking facility or at least 100 additional off-street parking spaces are made available for Children's employees and visitors. Phase Two: the second phase of construction would be to expand the Kroc Building sometime between 1993 and 1995. Phase Three: the third phase, which will not occur until after the year 2000, and would not likely occur before the year 2005, and would involve the replacement of the Bank Building and the Power Plant. Each phase is subject to the availability of funds and subject to change based on local and national health care requirements: provided, however, that construction under this Planned Development will commence no later than 5 years from the passage of this ordinance.

11. Identification signs may be permitted within the area delineated herein as Institutional Planned Development, subject to the review and approval of the Commissioner of the Department of Planning.

12. The information in the table attached hereto sets forth data concerning the Generalized Land Use Plan (site plan) of the area delineated herein as Institutional Planned Development, and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.

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

[Existing Zoning Map, Property Line Map, Generalized Land Use Plan, Master Plan Diagram, Master Landscape Plan and Garage Elevations attached to this Plan of Development printed on pages 21378 through 21383 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Institutional Planned Development No. 158.
(As Amended)

Use And Bulk Regulations And Data.

Subareas	Net Site Area	General Description Of Land Use	Maximum Floor Area Ratio	Maximum Percentage Of Land Covered
	Square Feet Acres			
a -- j	233,466 5.36	Medical and Related Uses (See Statement No. 7)	3.0	72.3% (which includes 18.6% for parking structure)
k	11,329 0.26	Medical and Related Uses (See Statement No. 7)	3.0	100%
l	17,875 0.41	See Statement No. 9(3)l.	2.2	See setback requirements below
TOTAL:	262,670 6.03	as above	3.0	as above

Gross Site Area = Net Site Area (6.03 acres) + Area of Public Streets (3.10 acres) = 9.13 acres.

Maximum Permitted F.A.R.: 3.0.

Minimum Number of Off-Street Parking Spaces: 750

Population.

1.	Number of beds:	265
2.	Number of staff doctors:	115
3.	Number of employees, peak shift:	1,400

Minimum Setbacks.

1. North Lincoln Avenue: as presently existing.

2. North Orchard Street south of West Fullerton Parkway: as presently existing.

3. North Orchard Street, from West Fullerton Parkway to a point 211 feet north of West Fullerton Parkway: 11 feet.

4. West Fullerton Parkway (north frontage) from North Orchard Street to a point 142.5 feet west of North Orchard Street: 10 feet.

5. South side of West Fullerton Parkway: 0 feet.

6. North Halsted Street (subareas j and k): 0 feet.

7. North Halsted Street (subarea l): 15 feet.

8. West Belden Avenue (subarea l): 7.5 feet.

9. Alley east of North Halsted Street (subarea l): 0 feet.

10. South property line (subarea l): 0 feet.

No new construction shall be permitted within the planned development prior to initiation of construction of the addition to the existing parking structure (subarea i). Repairs, remodelling, interior alterations, code required improvements, and exterior paving, lighting, and drainage work shall not be considered new construction in terms of this statement.

Structural Height Limitations: see Statement No. 9.

The above-noted regulations relate to the ultimate development within the planned development area. Interim stages of development may exceed these permitted standards, subject to the approval of the Department of Planning.

Companion resolution submitted by Alderman Eisendrath and forwarded with this document reads as follows:

Section 1. Be It Resolved, That the agreement between Children's Memorial Hospital and the members of the Lincoln Park Community be printed in the Journal of Proceedings.

Section 2. The following is the agreement between Children's Memorial Hospital and the Lincoln Park Community:

Community Agreement With Children's Memorial Medical Center.

This Agreement (the "Agreement") made and entered into as of the 30th day of May, 1990, by and between Children's Memorial Medical Center, Its Successors, Affiliates, Subsidiaries And Foundations ("Children's") and the Lincoln Park Conservation Association, Mid-North Association, Sheffield Neighborhood Association, Wrightwood Neighbors Conservation Association, Park West Community Association, and the Lincoln Central Association (collectively, the "Community Organizations").

Witnesseth:

Whereas, Children's has been dedicated since 1882 to providing the highest quality specialized health care for the children of Chicago and its surrounding communities; and

Whereas, Children's plans to modernize and enhance its medical facilities to enable the institution to continue to provide state-of-the-art pediatric care; and

Whereas, To make possible the achievement of the goal, Children's has submitted to the City of Chicago, an amendment to Institutional Planned Development No. 158 ("I.P.D. 158"), a copy of which is attached hereto as Exhibit A; and

Whereas, Children's is located in the heart of Lincoln Park and has sought the support of the hospital's surrounding neighbors for the amendment of I.P.D. 158; and

Whereas, The Community Organizations are prepared to endorse and support the amendment of I.P.D. 158, provided Children's makes certain commitments to the Community Organizations; and

Whereas, The Community Organizations each represent the communities appearing in their name and have received the support, endorsement and authorization of their constituents for the commitments made by them hereunder;

Now, Therefore, The parties hereto affirm as follows:

1. The Floor Area Ratio (F.A.R.) allowed for I.P.D. 158, as it exists on the date of this Agreement, is 2.7. The Net Site Area is 233,466 square feet. The square footage of the facilities within I.P.D. 158 considered for the purposes of computing F.A.R. is 609,680 square feet, which includes 2,275 square feet under construction on the 7th floor of the N.A. Black Building, 3,300 square feet under construction in the Research Building and 5,625 square feet on the 10th floor of the Bed Tower.

2. To enable Children's to modernize and enhance its Lincoln Park medical and related facilities and continue to provide state-of-the-art pediatric care to the children of Chicago and its surrounding communities, Children's may develop its property within I.P.D. 158 as follows:

a. The allowable F.A.R. for I.P.D. 158, as it exists on the date of this Agreement shall be increased upon the execution of this Agreement from 2.7 to 3.0. This will allow Children's to add to the site area within the boundaries of I.P.D. 158, as it exists on the date of this Agreement, additional facilities providing 90,717 more square feet of floor area; provided that such floor area shall be computed in the manner provided for in the City of Chicago Zoning Ordinance for computing F.A.R.

b. The "Ward Mitchell" property (the "White Elephant Shop") located at 2374 North Lincoln Avenue and currently owned by Children's shall be included within I.P.D. 158. The allowable F.A.R. for this property is 3.0 and the net site area is 11,123. Upon the inclusion of this property within I.P.D. 158, it shall continue to have an F.A.R. of 3.0. The net site area of this property shall not be combined with that of any other property included within the boundaries of I.P.D. 158 for purposes of computing F.A.R.

c. The property owned by Children's on the southeast corner of Belden and Halsted shall be included within I.P.D. 158. The allowable F.A.R. for this property is 2.2 and the net site area is 17,875. Upon the inclusion of this property within I.P.D. 158, it shall continue to have an F.A.R. of 2.2. The net site area of this property shall not be included with that of any other property included within the boundaries of I.P.D. 158 for purposes of computing F.A.R. Parking spaces shall be allocated to any facility built on this property in accordance with existing zoning requirements and these spaces shall be located in the Lincoln Avenue parking facility.

d. Children's may add two additional levels to its existing parking facility.

e. Children's may use the 10th floor of the existing bed tower for patient-care related purposes.

f. Children's may install a traffic light at the Lincoln Avenue entrance to Children's parking facility only after a safety review by the City of a mid-block traffic light and approval of such traffic light by the City.

3. As an inducement to the Community Organizations to support the improvements to Children's Lincoln Park facilities, and to help insure that such improvements complement the neighborhood, such improvements will be made as follows within I.P.D. 158, as amended:

a. Subsequent to the date of this Agreement, no new building nor additions to existing buildings shall exceed the height of the Wilson-Jones Building, 78.2 feet to the top of the parapet measured from 18.1 feet above Chicago City Datum, exclusive of mechanical penthouses.

b. Any new structures built on the southeast or southwest corner of Lincoln and Fullerton to replace the existing terra cotta buildings shall not exceed 35 feet in height within 75 feet of the intersecting property lines at either corner. On the rest of the site, new structures shall not exceed 78.2 feet to the top of the parapet measured from 18.1 feet above Chicago City Datum, exclusive of the mechanical penthouses. No construction shall occur within 15 feet of the intersecting property lines at either corner.

c. Children's property at Belden and Halsted may be developed as a doctor's office building (not including patient care) or as an accessory hospital residence for use by parents of Children's patients similar to "Ronald McDonald House", or in other ways for medical and related facilities; provided, however, that Children's will not develop this property as a patient care facility (patients will not be seen for medical treatment or consultation in this facility) or clinic, health center, or as a parking lot, garage or facility, so long as it owns the property. Any such development shall be a low-rise, low-density building, the architectural character, height and massing of which shall be contextual and consistent with the residential buildings located on the north side of the 700 West Belden block. In no event shall the building exceed 42 feet in height measured to highest roof line on Halsted and Belden. In no event shall the building setbacks from property lines be less than the following: 15 feet along Halsted; 7.5 feet along Belden; 0 feet along the alley east of Halsted; 0 feet along the south property line. The front of the building will face on Halsted Street. Any loading dock shall be located in such a way that delivery trucks shall not block the alley, sidewalks or streets. Any fence constructed along Belden or Halsted after the construction on this site is completed shall be of black wrought iron not exceeding five feet in height.

d. New facilities added to I.P.D. 158, as amended, will not be occupied (except for the Nellie Black remodeling project) until after at least one level has been added to the Lincoln Avenue parking facility. This requirement for the addition of at least one new level of parking may not be changed in any future amendment of this Agreement without the unanimous approval of all of the Community Organizations that enter into this Agreement.

e. Children's shall retain an expert consultant at its own expense to develop a noise reduction program for its Lincoln Avenue parking facility. As a part of this program, before any additional levels of parking are put in service, Children's shall install sound and light baffling materials to the rear of each existing and new level

of the parking facility. Representatives of the Community Organizations shall be allowed to observe acoustical testing performed by Children's consultant and the results of the work done by this consultant may be reviewed by such representatives.

f. Exhibits B-1 through B-5 provide a site plan and details certain specifications for the following structures: a Belden/Halsted doctor's office, an addition to the Kroc Building, replacement buildings for the existing terra cotta buildings at Lincoln and Fullerton and additions to the parking facility. Any construction on these sites will conform to these specifications. Children's further agrees that any structures built on the foregoing sites will conform to the character and quality of the conceptual drawings provided in Exhibits C-1 through C-7. As the design of these structures (none of which have been commissioned and some of which may not be built for as long as 20 years) progresses, Children's will provide the Community Organizations with a full opportunity to review and comment upon the architectural design of these structures; so that the final designs may better compliment and reflect the character and quality of the surrounding neighborhood.

g. Children's will send by registered mail to the President and Corresponding Secretary of the Community Organizations construction plans for the foregoing structures. This mailing will occur sufficiently in advance of the finalization of such plans to provide the Community Organizations with a reasonable opportunity to review and comment upon such plans and in no event less than 60 days prior to the submission by Children's of an application for a building permit to the City.

h. New levels added to the parking facility will have an architectural facade on Lincoln Avenue that is compatible with the buildings in the adjacent neighborhood and will conform in character and quality to the drawings of the parking facility included as Exhibit C-2. Baffling materials shall present an attractive appearance to the west and south of the parking facility, but Children's will not be required to enclose the parking facility or install an active ventilating system.

i. Children's will use its best efforts to manage its construction projects in a manner designed to avoid disruption of the neighborhood, including parking and traffic flow. In connection with each construction project procedures will be developed and reviewed with the Community Organizations for off-street parking of all construction vehicles and off-street parking of all construction worker's vehicles.

j. The provision of this Agreement that increases the allowable F.A.R. from 2.7 to 3.0 for I.P.D. 158, as it exists on the date of this Agreement, is made with the express understanding that additional facilities allowed by such increase in F.A.R. will be phased in over a period of 15 to 20 years and will not all occur at one time at the beginning of this Agreement. Based on Children's good faith estimates as of the date of this Agreement, Children's first construction project would be to add one or more levels to the parking facility and add sound and light baffling to the facility. Following or perhaps overlapping with work on the parking facility, Children's next project would be to construct its Belden/Halsted facility and the White Elephant replacement facility. The second phase of construction would be to expand the Kroc Building somewhere between 1993 and 1995. The third phase, which will not occur

until after the year 2000 and would not likely occur before the year 2005, would involve the replacement of the Bank Building and the Power Plant. Each phase is subject to the availability of funds and subject to change based on the local and national health care requirements. Such changes will not, however, cause Children's to mass its construction at the beginning of this Agreement without the express approval of the Community Organizations.

4. In Connection with the Construction of Additional Levels to its Parking Facility:

a. Children's will make a comprehensive effort to reduce on-street parking by its employees and visitors to the hospital and to insure maximum utilization of the parking facility first by such employees and visitors and second by others. Parking incentives will be provided as a part of this effort, if necessary. ("Maximum" utilization will take into account overlapping shifts at the hospital.)

b. Children's efforts to reduce on-street parking by employees and visitors will be reviewed with representatives of the Community Organizations on an annual basis, or more often as needed, to assure that the additional parking capacity, both on-site and off-site, is fully utilized and that new problems do not develop with the operation of the parking garage.

c. Children's shall undertake certain other measures to minimize problems resulting from operation of the parking facility which may include: towing cars whose alarms sound in the parking facility; the use of sound-deadening materials within the garage; redesigning alarm button (e.g., by covering with glass or moving buttons away from the elevators) to deter inadvertent use or use by pranksters; prompt removal of graffiti; monitoring devices for the alarm system so that it can be shut off quickly; establishing strict operating guidelines for any independent contractor operating the facility.

d. Children's current parking management plan, which is intended to minimize on-street parking by employees and visitors, is attached hereto as Exhibit D.

e. Children's will work with DePaul University, the City and the Community Organizations to alleviate traffic congestion at the intersection of Fullerton, Halsted and Lincoln.

5. Property Acquisition and Use:

a. A 20-year life-span is imposed by Chicago zoning laws for completion of construction projects planned under institutional planned developments such as I.P.D. 158, as amended (Attachment A), which will control the property development authorized by this Agreement. In return for the Community Organizations support for such a 20-year zoning authorization for Children's and its affiliated organizations and corporations for a period of 20-years from the date of

passage by the City Council of the amendment to I.P.D. 158 (Attachment A) will not acquire title, option to purchase, contract purchaser's interest, or the beneficial interest in any trust holding title to, any property currently zoned "General Residence District" within the area bounded by North Avenue, Southport Avenue, Diversey Avenue and Lake Michigan (the "Designated Area") without the approval of a majority of the Community Organizations, as provided for in paragraph 9 hereof. Furthermore, any properties currently zoned as "General Residence District", which are owned or leased by Children's or the affiliated organizations and corporations within the Designated Area, shall (with the exception of the Belden/Halsted property discussed above) continue to be used for residential purposes only and may not be used for patient care, office space, parking, institutional or other non-residential uses during this 20-year period.

b. Children's will advise by registered mail the President and Corresponding Secretary of each of the Community Organizations of any proposed acquisition by Children's of any property within the Designated Area which is zoned "General Commercial District" or "General Business District" along with the intended uses by Children's of such property within five business days following execution of any real estate purchase contract by Children's for such property. If Children's elects to make changes in the use or density of such property, Children's will sponsor a public community review before making any such change.

6. Children's will advise by registered mail the President and Corresponding Secretary of each of the Community Organizations of any filing of an application for a Certificate of Need.

7. A Standing Children's Community Relations Committee, composed of representatives from Children's and from each of the organizations signing this Agreement, shall be established upon the execution of this Agreement. The purpose of this Committee shall be to monitor the performance of the parties under this Agreement and to perform such other activities as the Committee shall determine, to promote good relations between Children's and its surrounding neighbors. For example the Committee will review construction phasing, construction management, parking management, noise, pollution and light abatement in the parking facility, architectural standards and helicopter safety and noise.

8. Children's agrees that the maximum permissible zoning under the Chicago Zoning Ordinance for all properties currently zoned business or commercial other than properties owned or controlled by Children's fronting on Lincoln Avenue in the Designated Area should be limited to B3-3 to prohibit the establishment of taverns or bars.

9. The terms and conditions of this Agreement may be reviewed by the parties at any time upon request of Children's or the Community Organizations. Should an amendment of this Agreement be requested, any such amendment to be effective must be written and must be approved in writing by Children's and a majority of the Community Organizations. Furthermore, if the proposed amendment involves any property or structure located in whole or in part within the boundaries of one or more

of the Community Organizations, the majority approving the proposed amendment must include the affirmative vote of each such Community Organization, within whose boundaries the property involved is at least partially located. The requirement for the addition of at least one new level of parking to the Lincoln Avenue parking facility, as provided for in paragraph 3(d) hereof, may not be changed by any amendment of this Agreement without the written approval of all of the Community Organizations that enter into this Agreement. A Community Organization shall be deemed to have agreed to an amendment to this Agreement if such amendment is executed by the President or any Vice President thereof, with the written authorization of the Community Organization's Board of Directors.

10. The Community Organizations will publicly support Children's application to amend I.P.D. 158, a copy of which amendment is attached hereto as Exhibit A.

11. This Agreement shall have no force or effect until such amendment to I.P.D. 158 is approved by the Chicago City Council.

12. This Agreement shall be binding on successors and assigns. To the extent that any of the Community Organizations do not continue in existence or continue to be bona fide representatives of their respective communities, the rights of such Organization shall be exercised by other Community Organizations hereunder still extent and representative.

13. The terms of this Agreement may be enforced and violations hereof may be restrained or abated by equitable remedies, including specific performance and injunctive relief. Children's hereby stipulates to and waives any right to later challenge the standing of the undersigned Community Organizations to enforce this Agreement in any court of law or equity.

14. On an annual basis the Community Organizations shall report to Children's the names, addresses and telephone numbers of the current presidents, vice presidents and recording secretaries of the Community Organizations. Children's shall annually report to the Community Organizations the name and address of the Children's representative who is authorized to receive any notices provided for under this Agreement. Any notices required to be given hereunder must also be given to the Alderman of the 43rd Ward and shall be deemed properly served on the parties if hand-delivered or sent by U. S. mail, postage prepaid, addressed as follows:

Children's Memorial Medical Center

President:

Earl Frederick

Address: 2356 North Lincoln Avenue
Chicago, Illinois 60614

Lincoln Park Conservation Association

President:

Betty Fromm

Address: 1810 North Orleans Street
Chicago, Illinois 60614

Recording Secretary:

_____

Address: _____

_____

Mid North Association

President:

Vi Daley

Address: 2130 North Lincoln Park
Chicago, Illinois 60614

Recording Secretary:

Susanne Sova

Address: 2145 North Clark Street
Chicago, Illinois 60614

Lincoln Central Association

President:

Michael O'Rourke

Address: 1651 North Burling Street
Chicago, Illinois 60614

Recording Secretary:

Laura Schriesheim

Address: 1648 A North Burling Street
Chicago, Illinois 60614

Sheffield Neighborhood Association

President:

Mary Anne Friend

Address: 2326 North Wayne Avenue
Chicago, Illinois 60614

Wrightwood Neighbors Conservation Association

President:

Thomas Kennedy

Address: 2650 North Southport Avenue
Chicago, Illinois 60614

Recording Secretary:

_____

Address: _____

_____

Park West Community Association

President:

Judi Marohn

Address: 2465 North Geneva Terrace
Chicago, Illinois 60614

Recording Secretary:

Marquita Sheble

Address: 2668 North Burling Street
Chicago, Illinois 60614

Recording Secretary:

Nancy McDaniels

Address: 872 West Lill Avenue
Chicago, Illinois 60614

Alderman, 43rd Ward:

Edwin Eisendrath

Address: 735 West Wrightwood Avenue
Chicago, Illinois 60614

In Witness Whereof, The parties hereto have executed this Agreement on the day and year first above written.

Children's Memorial Medical Center

By: (Signed) _____

Title: President _____

Lincoln Park Conservation Association

By: _____

Title: President _____

Mid North Association

By: (Signed)

Title: President

Lincoln Central Association

By: (Signed)

Title: President

Sheffield Neighborhood Association

By: (Signed)

Title: President

Wrightwood Neighbors Conservation Association

By: (Signed)

Title: President

Park West Community Association

By: (Signed)

Title: President

[Exhibits A, B-1 through B-5, C-1 through C-7 and D together with Attachment A to this Agreement unavailable at time of printing.]

Reclassification Of Area Shown On Map Number 5-G.

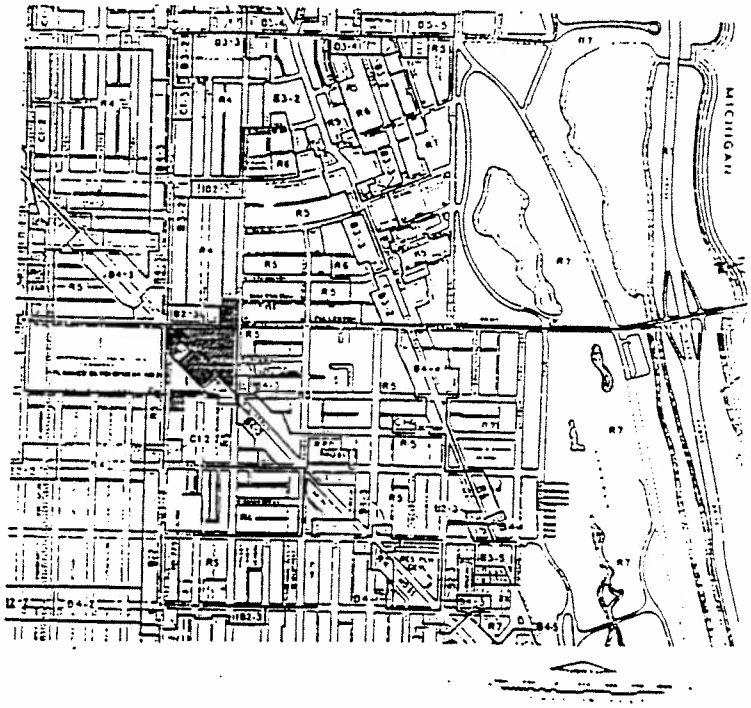
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 5-G in the area bounded by:

(Continued on page 21384)

INSTITUTIONAL PLANNED DEVELOPMENT NO. 158, AS AMENDED

EXISTING ZONING MAP



LEGEND

PLANNED DEVELOPMENT

APPLICANT: The Children's Memorial Medical Center

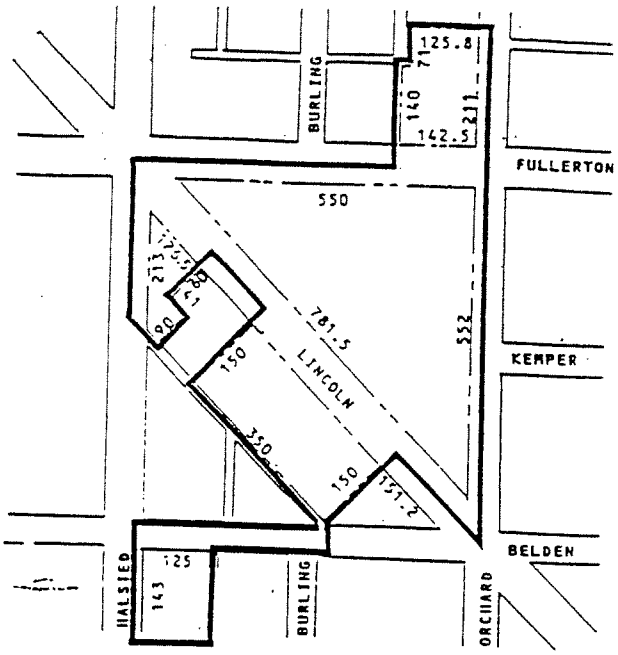
ADDRESS: 2300 Children's Plaza

DATE: March 21, 1990

REVISED: July 12, 1990

INSTITUTIONAL PLANNED DEVELOPMENT NO. 158, AS AMENDED

PROPERTY LINE MAP



LEGEND

PLANNED DEVELOPMENT BOUNDARY

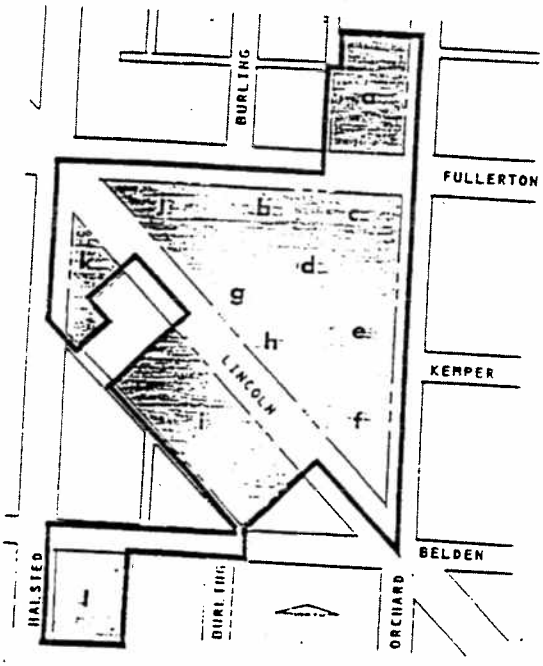
60 PROPERTY LINES DIMENSIONED IN FEET

(THERE ARE NO RIGHT-OF-WAY ADJUSTMENTS)

APPLICANT: The Children's Memorial Medical Center
ADDRESS: 2300 Children's Plaza
DATE: March 21, 1990

INSTITUTIONAL PLANNED DEVELOPMENT [illegible] AS AMENDED

GENERALIZED LAND USE PLAN



KEY TO BUILDINGS/SITES

a. Deering E. H. A. Block
b. Research
c. H. Wilson Memorial
d. KBOC -- "New"
e. T. S. Jones Memorial
f. Orchard-Lincoln
g. Power/Laundry
h. Bigler Auditorium
i. Parking facility
j. Old Bank building
k. Resale Shop building
l. Belden/Halsted

LEGEND

PLANNED DEVELOPMENT BOUNDARY

FOR LAND USE SEE STATEMENT NO. 6.

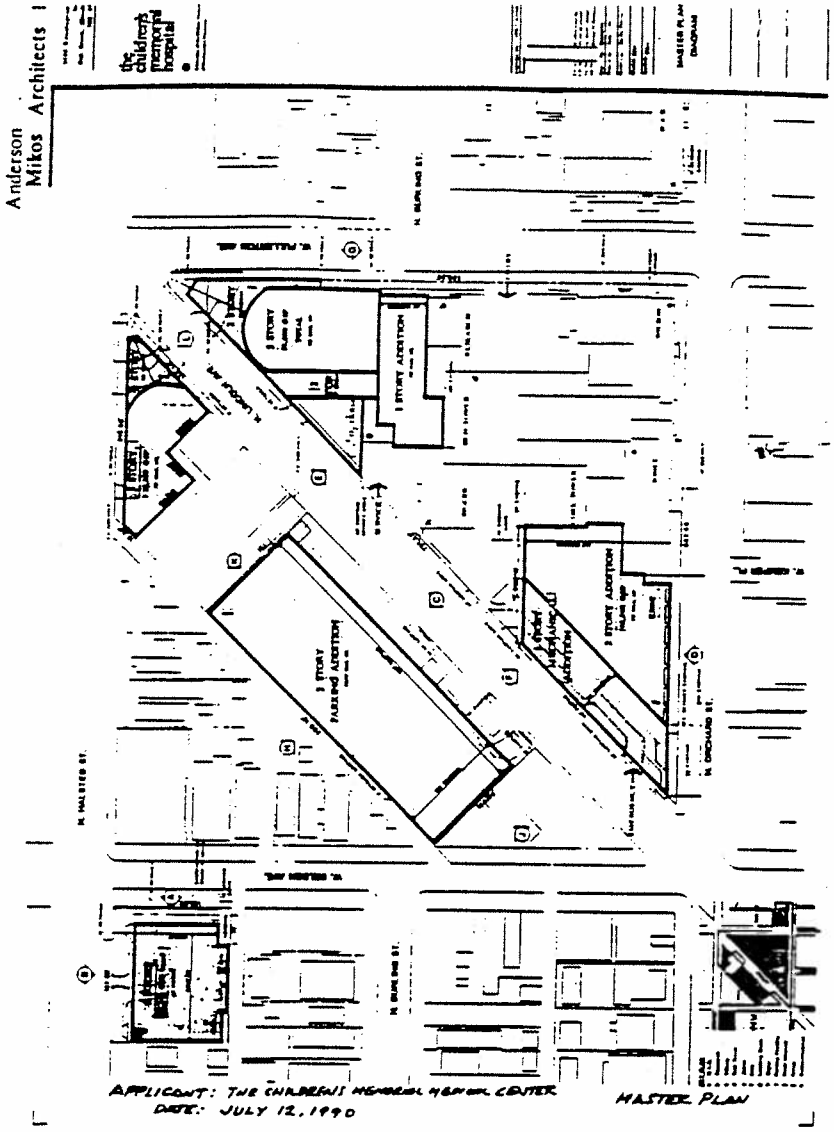
b FOR HEIGHT LIMITS REFER TO STATEMENT NO. 7 AND LETTER OF SUBPARAGRAPH.

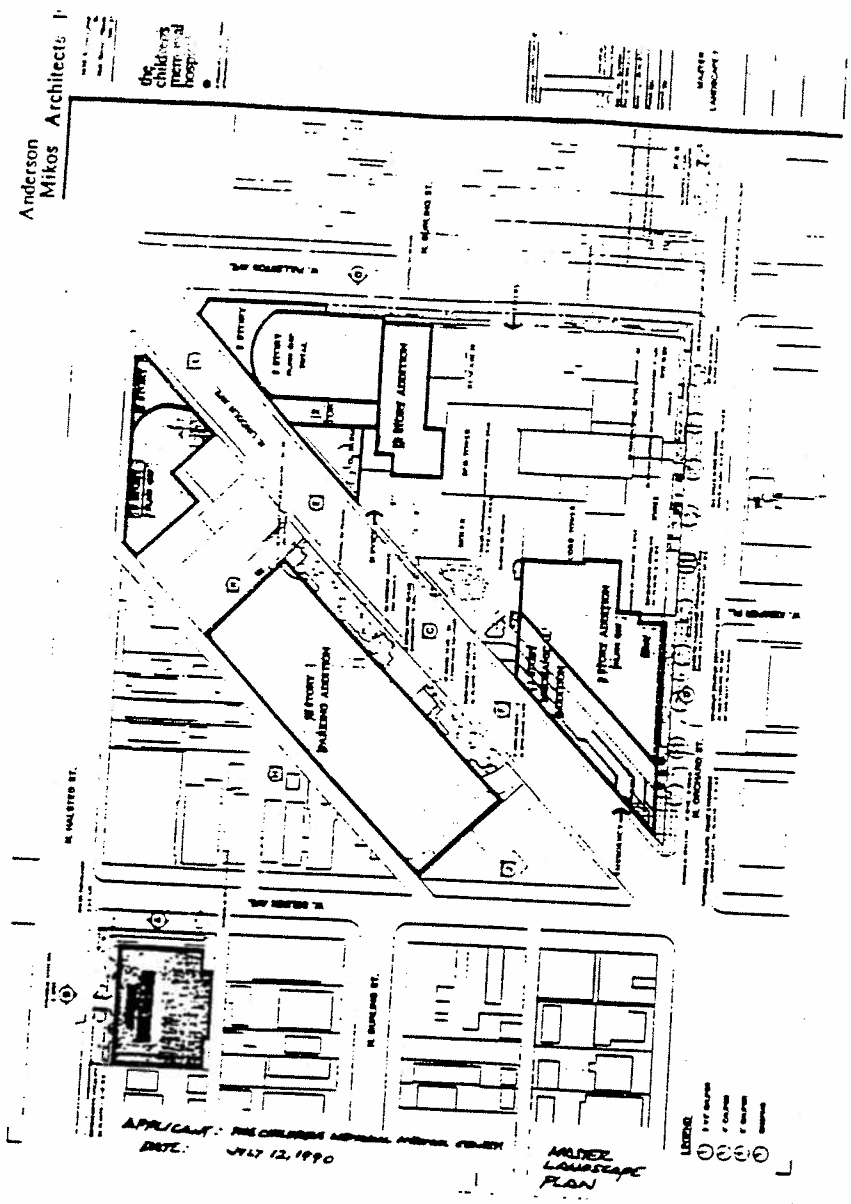
APPLICANT: The Children's Memorial Medical Center

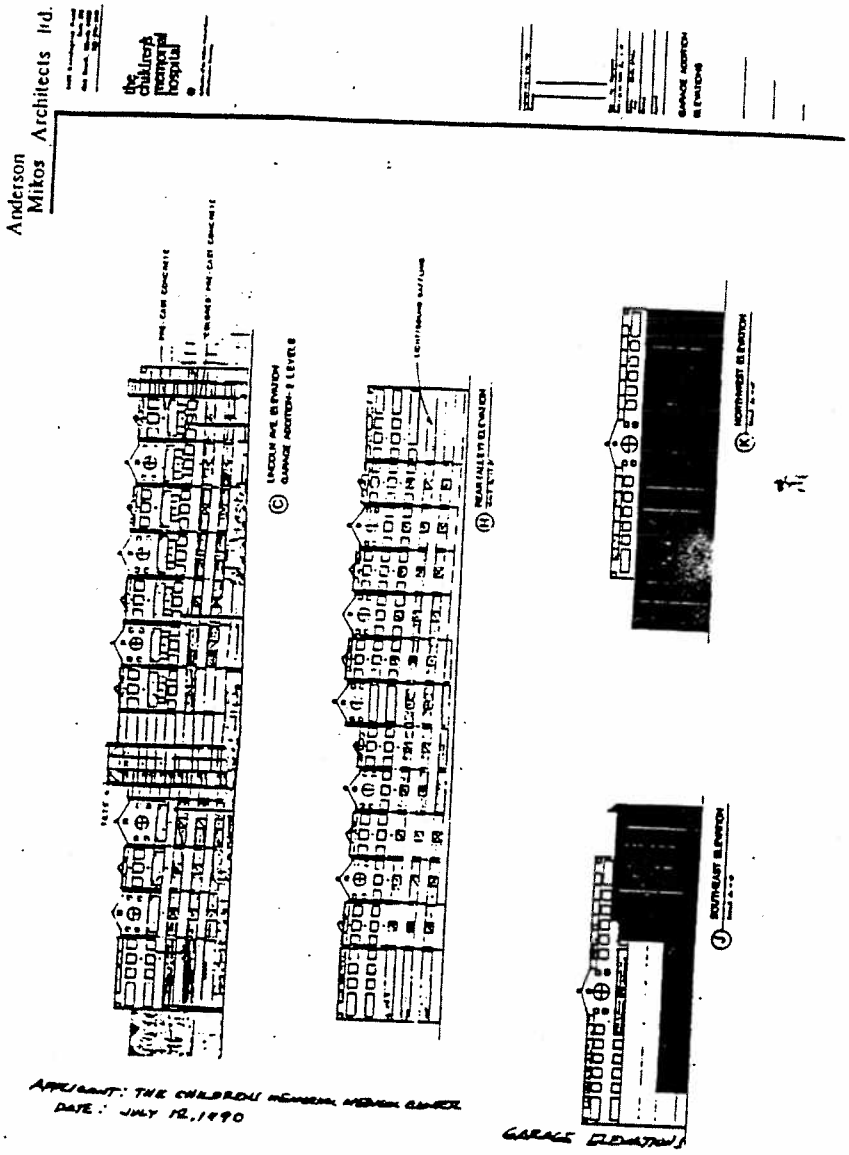
ADDRESS: 2300 Children's Plaza

DATE: March 21, 1990

REVISED: July 12, 1990


Anderson Mikos Architects
the children's memorial hospital
MASTER PLAN DIAGRAM
N. HALSTED ST.
N. BURLING ST.
N. ORCHARD ST.
3 STORY ADDITION
3 STORY PARKING ADDITION
3 STORY ADDITION
APPLICANT: THE CHILDREN'S MEMORIAL MEDICAL CENTER
DATE: JULY 12, 1990
MASTER PLAN


Anderson Mikos Architects
APPLICANT: THE CHILDREN'S MEMORIAL MEDICAL CENTER
DATE: JULY 12, 1990
MASTER LANDSCAPE PLAN


Anderson Mikos Architects ltd.
the children's memorial hospital
GARAGE ADDITION ELEVATIONS
LINCOLN AVE. ELEVATION
GARAGE ADDITION - 5 LEVELS
REAR ALLEY ELEVATION
NORTHWEST ELEVATION
SOUTHEAST ELEVATION
APPLICANT: THE CHILDREN'S MEMORIAL MEDICAL CENTER
DATE: JULY 12, 1990
GARAGE ELEVATIONS

8706

INSTITUTIONAL PLANNED DEVELOPMENT No. 158

STATEMENTS

(As Amended 9/7/76)

1. The area delineated hereon as "Institutional Planned Development" is owned or controlled by The Children's Memorial Hospital. Three (3) parcels comprising in the aggregate 18,750 square feet are owned by the Department of Urban Renewal and The Children's Memorial Hospital has entered into a contract for the purchase of those parcels from the Department of Urban Renewal.

2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development. Provision for such off-street parking shall constitute the first phase of development under this Plan of Development.

3. All applicable official reviews, approvals or permits are required to be obtained by The Children's Memorial Hospital.

4. Any dedication or vacation of streets and alleys or easements, or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of The Children's Memorial Hospital or its successors and approval by the City Council.

5. Any service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such fire lanes.

6. The following uses shall be permitted within the area delineated herein as Institutional Planned Development: Medical and related uses, research and educational facilities, doctors' offices, nurses' housing, and off-street parking.

7. The following height limitations shall apply to any building included in said Institutional Planned Development:

a. buildings or additions thereto on the site of the present J. Deering Building and N. A. Black Building shall be limited to 90 feet in height;

b. buildings or additions thereto on the site of the present Research Building shall be limited to 75 feet in height;

c. buildings or additions thereto on the site of the present M. Wilson Memorial Building shall be limited to 75 feet in height;

d. buildings or additions thereto on the site of the present New Building (including Emergency) shall be limited to 123 feet in height;

e. buildings or additions thereto on the site of the present T. D. Jones Memorial Building shall be limited to 75 feet in height;

f. buildings to be constructed at the corner of North Orchard and North Lincoln Avenue shall be limited to 52 feet in height;

g. buildings or additions thereto on the site of the present Bigler Auditorium shall be limited to 25 feet in height;

h. buildings or additions thereto on the site of the present Power Plant and Laundry shall be limited to 52 feet in height;

i. Parking Garage to be constructed on the southwesterly side of North Lincoln Avenue shall be limited to 45 feet in height; and

j. buildings or additions thereto on the site of the present Old Bank Building shall be limited to 52 feet in height;

all as shown on the Generalized Land Use Plan attached hereto. All heights as indicated herein are as measured from the curb level opposite the center of the front of each existing or

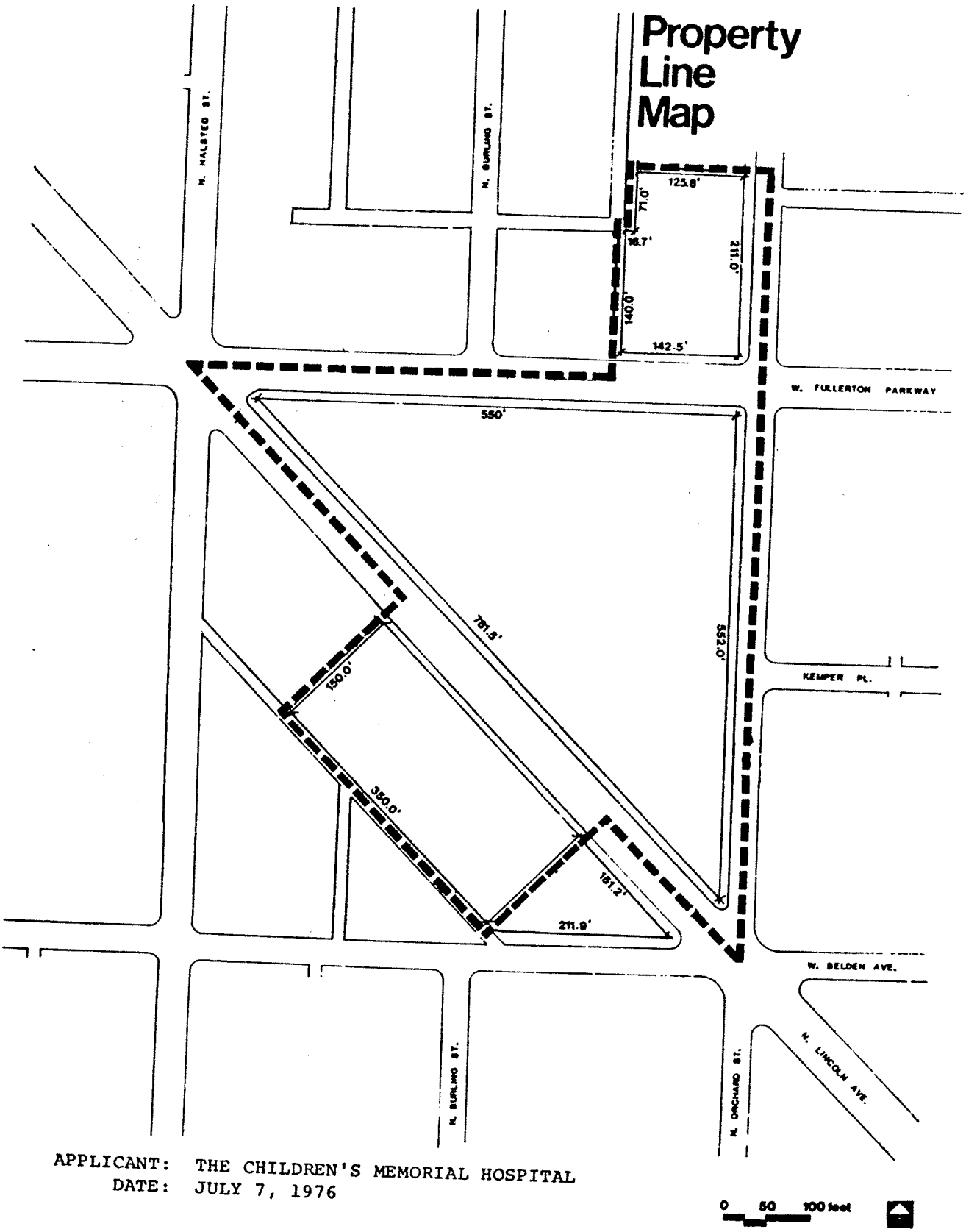
proposed building to the highest point of the underside of the ceiling beams. Penthouses and spaces for mechanical equipment located on the roof of any building are not included in computation of height limitations, and no building erected within the Institutional Planned Development shall be deemed to violate height limitations stated herein on account of such penthouses or projections for mechanical equipment. Connecting corridors and circulation links may be constructed to heights consistent with those of the buildings being serviced.

8. Identification signs may be permitted within the area delineated herein as Institutional Planned Development, subject to the review and approval of the Department of Buildings and the Commissioner of the Department of Development and Planning.

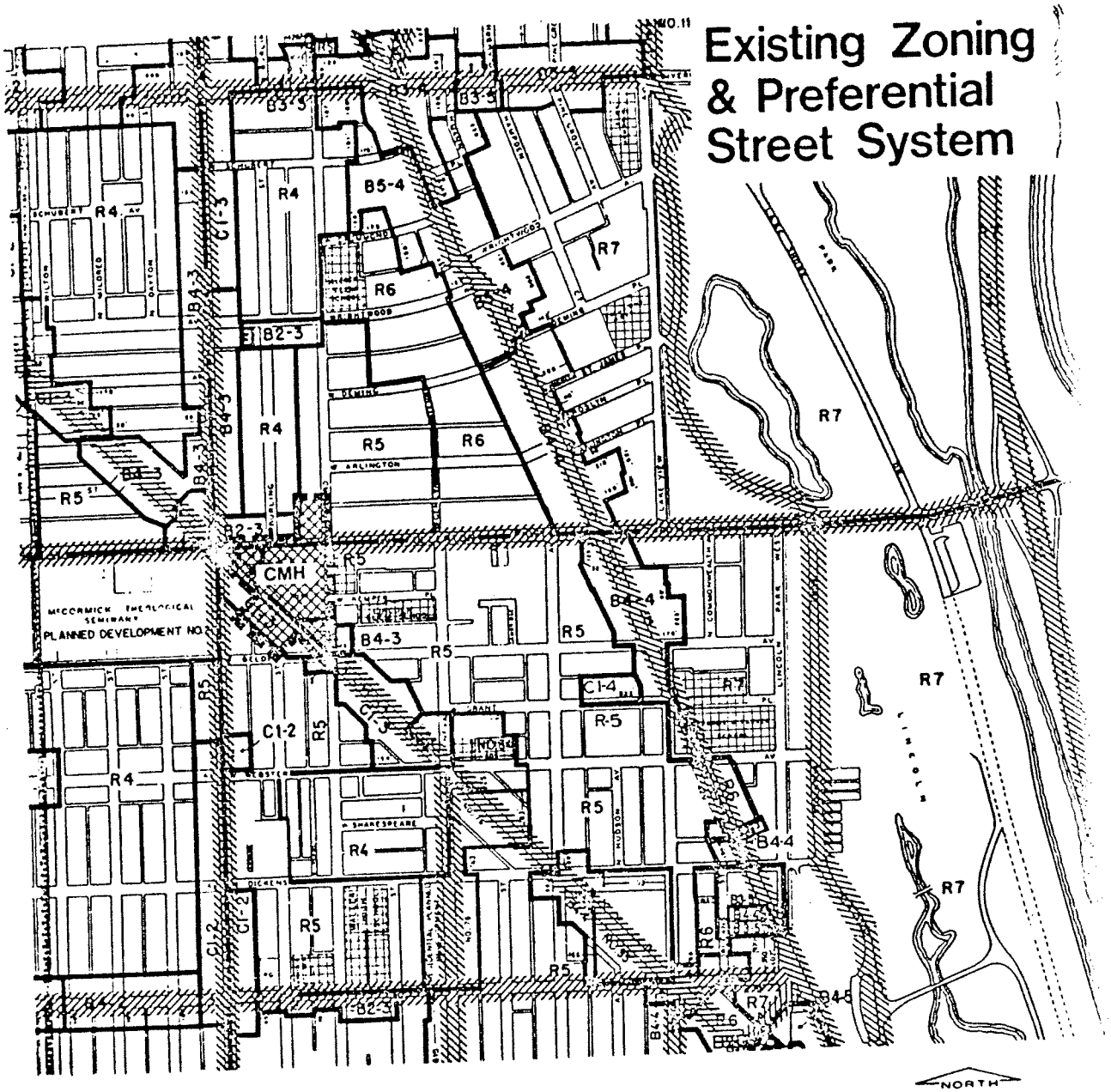
9. The information in the table attached hereto sets forth data concerning the Generalized Land Use Plan (site plan) of the area delineated herein as Institutional Planned Development, and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.

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

APPLICANT: THE CHILDREN'S MEMORIAL HOSPITAL



APPLICANT: THE CHILDREN'S MEMORIAL HOSPITAL
DATE: JULY 7, 1976



LEGEND

- ZONING DISTRICT
- PREFERENTIAL STREET SYSTEM
- PROPOSED PLANNED DEVELOPMENT
- PROPOSED PLANNED DEVELOPMENT BOUNDARY
- OTHER PUBLIC, QUASI PUBLIC AND PRIVATE INSTITUTIONS AND FACILITIES

APPLICANT: THE CHILDREN'S MEMORIAL HOSPITAL
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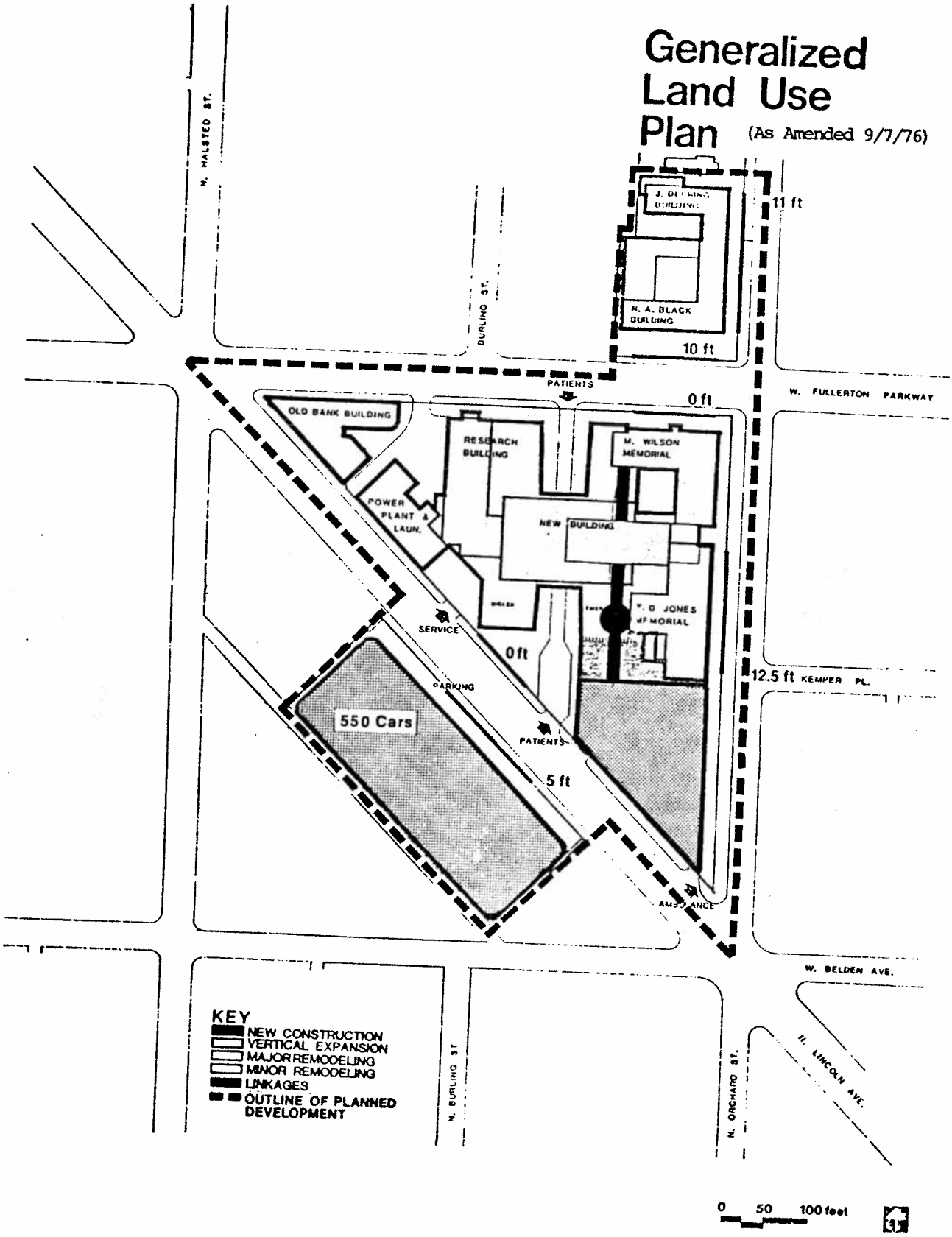
Generalized Land Use Plan
(As Amended 9/7/76)
N. HALSTED ST.
DURLING ST.
W. FULLERTON PARKWAY
W. BELDEN AVE.
N. BURLING ST.
N. ORCHARD ST.
N. LINCOLN AVE.
11 ft
10 ft
0 ft
0 ft
5 ft
12.5 ft
KEMPER PL.
PATIENTS
OLD BANK BUILDING
RESEARCH BUILDING
M. WILSON MEMORIAL
POWER PLANT & LAUN.
NEW BUILDING
SERVICE
PARKING
550 Cars
PATIENTS
AMBULANCE
KEY
NEW CONSTRUCTION
VERTICAL EXPANSION
MAJOR REMODELING
MINOR REMODELING
LINKAGES
OUTLINE OF PLANNED DEVELOPMENT
0 50 100 feet

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA
(As Amended 9/7/76)

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENTAGE OF LAND COVERED
SQUARE FEET	ACRES			
234,860	5.39	Medical and Related Uses, Research and Educational Facilities Doctors' Offices, Nurses' Housing, and Off-Street Parking	2.7	71% (which includes 18.6% for parking structure)

THE ABOVE NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

GROSS SITE AREA = NET SITE AREA + AREA OF PUBLIC STREETS
7.49 ACRES 5.39 ACRES 2.1 ACRES

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 2.7

POPULATION:	PRESENT	PROJECTED 1980
1. Number of Beds	259	265
2. Number of Staff Doctors	95	115
3. Number of Employees, Peak Shift	981	1,149

OFF-STREET LOADING REQUIREMENTS FOR PROPOSED MEDICAL AND RELATED USES SHALL BE PROVIDED AS REQUIRED BY AN R5 GENERAL RESIDENCE DISTRICT CLASSIFICATION OF THE CHICAGO ZONING ORDINANCE
MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 550

MINIMUM SETBACKS:
1. Frontage along the northeasterly side of North Lincoln Avenue: 0 ft.;
2. Frontage along southwesterly side of North Lincoln Avenue: 5 ft.;
3. Frontage along North Orchard Street south of West Fullerton Avenue: 12.5 ft.;
4. The North Orchard Street frontage from West Fullerton Avenue to a point 211 feet north of West Fullerton Avenue: 11 ft.;
5. The north frontage of West Fullerton Avenue from North Orchard Street to a point 142.5 feet west of North Orchard Street: 10 ft.; and
6. Frontage along south side of West Fullerton Avenue: 0 ft.

SET BACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR, WHEN NECESSARY, BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

STRUCTURAL HEIGHT LIMITATIONS:
As stated in paragraph 7 of "Statements" and as shown in Generalized Land Use Plan attached hereto.

MAXIMUM PER CENT OF LAND COVERED (NET SITE AREA): 71% (including 18.6% for parking structure)

APPLICANT: THE CHILDREN'S MEMORIAL HOSPITAL
DATE: JULY 7, 1976