



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

May 19, 2014

Michael P. Kelly  
General Superintendent & CEO  
Attn: Rob Rejman  
Chicago Park District  
541 N. Fairbanks  
Chicago IL 60611

RE: Proposed Daniel Burnham Memorial, 1400 South Lake Shore Drive  
Lakefront Application Number 586

Dear Mr. Kelly:

In response to a recent request from Falona Joy of SNP Strategies, we have reviewed the proposed changes to the Burnham Memorial as they relate to the project as approved by the Chicago Plan Commission on May 20, 2010. The proposed changes do not require additional Lakefront review and approval before the Plan Commission, since they are in substantial compliance with what was previously approved. Additionally, the current proposal is smaller in scale than what was originally approved and the amount of hardscape has been reduced, thereby resulting in a lesser impact on the Lakefront overall. If you have any questions or require additional information, please contact Heather Gleason of my staff at (312) 744-0063.

Sincerely,

Patricia A. Scudiero  
Zoning Administrator

PAS:HG:tm

C: Heather Gleason, Falona Joy, Main file



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Galerie B. Jarrett  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471 (Voice)  
(312) 744-2578 (TDD)  
(312) 744-6550 (FAX)

January 26, 1995

Mr. Michael A. Tobin  
Central Station Development Corporation  
867 North Dearborn Street  
Chicago, IL 60610

Re: Revised Site Plan Submittal for Central Station  
Residential-Business Planned Development  
No. 499, as Amended; Lakefront No. 299.

Proposal: Site Plan Approval for Parcel F; Central  
Station Master Plan; Area I.

Location: An Area Bounded by the east line of South  
Prairie Avenue, the south line of restricted  
Development Zone B, the west line of the  
Railroad right-of-way and the north line of  
Restricted Development Zone C.

Dear Mr. Tobin:

We have reviewed the plans and elevations submitted by you for the 115 dwelling units to be constructed on Parcel F of the Central Station Master Plan Area I. This approval supersedes the Site Plan approval for Parcel F granted on June 14, 1994. The current Site Plan reflects the expansion of Parcel F as described in Master Plan Area I as amended on October 13, 1994. The Site Plan and Elevations have been prepared by DeStefano and Partners and are in accord with the provisions of Section 12 of Residential-Business Planned Development No. 499, as amended and the requirements of the Central Station Master Plan Area I, as amended.

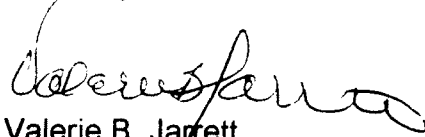
The Site Plan submitted to this Department indicates that the development of Parcel F will consist of three (3) buildings with a total of 115 townhouse units. The Site Plan and Elevations prepared by DeStefano and Partners and dated December 15, 1994 are made part of this letter by reference.



We have determined that the Site Plan and Elevations are consistent with and satisfy the requirements of the Plan of Development, the terms and conditions of the Central Station Master Plan I, as amended and the administrative relief granted on January 25, 1995.

Accordingly, the submitted Parcel F Site Plan and Elevation drawings for Residential-Business Planned Development No. 499, as amended are hereby approved as conforming to the Plan of Development approved by the Chicago City Council on November 30, 1994 and as being consistent with Master Plan I, as amended, approved by the Chicago Plan Commission on October 13, 1994 as well as the administrative relief granted on January 25, 1995.

Sincerely,

A handwritten signature in cursive script, appearing to read "Valerie B. Jarrett".

Valerie B. Jarrett  
Commissioner



City of Chicago  
Mayor Richard M. Daley, Mayor

Department of Planning  
and Development

Valerie B. Jarrett  
Commissioner

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January 25, 1995

Michael A. Tobin  
Central Station Development Corporation  
867 North Dearborn Street  
Chicago, Illinois 60610

Re: Request for minor change to Central  
Station Residential-Business Planned  
Development No. 499, as amended, Ma-  
ster Plan Area 1/ Lakefront No. 254

Dear Mr. Tobin:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 499, as amended has been considered by the Department of Planning and Development pursuant to Statement 12 of Planned Development 499 and Section 11.11-3(c) of the Chicago Zoning Ordinance and is hereby approved.

Specifically, you have requested that the Restricted Development Zone B be reduced in width from 66 feet to 52 feet to reflect the Prairie Place Site Plan which was approved prior to the October 13, 1994 amendment to Master Plan 1.

The Department has determined that the requested change is technical only and does not in any way change the contemplated development of the site or the intended character of Restricted Development Zone B and thus, the change is minor in nature.

Therefore, the Department of Planning and Development hereby approves the proposed minor change under Statement 12 of Planned Development No. 499, as amended adopted on November 30, 1994 and Section 11.11-3(c) of the Chicago Zoning Ordinance.

Sincerely,

Valerie B. Jarrett  
Commissioner



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Valerie B. Jarrett  
Commissioner

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Sincerely,

Valerie B. Jarrett  
Commissioner



CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY PARTICULAR AREAS.

On motion of Alderman Banks, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Pr of November 16, 1994, pages 61316 through 61424, recomme the said proposed ordinances which amend th particular areas.

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PD #499

(11/30/94)

Ord, Streets, BRMD

EX (4)

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The following are said ordinances as passed (the itanc - in each case not being a part of the ordinance):

553 6090

Reclassification Of Area Shown On Map Number 1-F.  
(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 M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by:

the alley next north of and parallel to West Superior Street; North Franklin Street; West Superior Street; and a line 100 feet west of and parallel to North Franklin Street,

to those of a B7-5 General Central Business 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.

11.11-1 of the Chicago Zoning Ordinance, the Property, throughout the period this Planned Development is in effect and at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single-designated control. Single-designated control for purposes of this paragraph shall mean that a single person, corporation, association or other entity has been designated and authorized by the owner or owners of all of the Property as Authorized Agent of the Property for the limited purposes of (1) receiving any and all zoning enforcement-related or other zoning-related communication from the City in relation to and on behalf of the effected property owner or owners and (2) making application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) on behalf and in the name of the affected owner or owners of the property. Nothing herein shall be construed to mean that any individual owner, any ground lessors, or any property owners association, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Planned Development consists of these nineteen (19) statements; a Zoning Districts and Preferential Street Map; a Property Line and Right-of-Way Adjustment Map; a Subareas and Generalized Land-Use Map; an Air Rights Parcels Map; and a Table of Use and Bulk Regulations and Data. In addition, the Central Station Development Guidelines adopted by the Chicago Plan Commission on March 1, 1990, as they may be amended from time to time (the "Guidelines") are incorporated into this Planned Development. These statements and attachments shall be construed and implemented in conformance with the Guidelines. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements

thereof, and satisfies the established criteria for approval as a Planned Development.

5. All use and development of the Property shall conform with the provisions of the Planned Development and the Guidelines; provided, however, that in the event of any conflict between the provisions of the Planned Development and any subsequent amendment to the Guidelines, the provisions of this Planned Development shall govern. The Property is divided into three subareas, as illustrated on the subareas and Generalized Land-Use Map attached hereto, for the purpose of establishing use and density controls by subareas. The Table of Use and Bulk Regulations and Data describes the use and density controls applicable within each subarea. For purposes of floor area controls and/or determining Floor Area Ratio ("F.A.R."), the provisions of the Chicago Zoning Ordinance shall apply, with the following exceptions:
  - (1) Grade Level and Plaza Level shall be established at the time of Master Plan Approval. Plaza Level shall be considered "Curb Level" for purposes of the Chicago Zoning Ordinance, and floor area below the Plaza Level shall not be included in calculating the total number of square feet of development permitted under this Planned Development;
  - (2) Individual development parcels may exceed the floor area controls established herein, provided that (1) the floor area controls applicable to the entire subarea in which any development parcel is located shall not be exceeded, (2) the floor area controls applicable to the overall Property shall not be exceeded, and (3) floor area controls established by any Master Plan in accordance with this Planned Development shall govern;
  - (3) Floor area (for determining the total number of square feet of development permitted under this Planned Development, and for determining F.A.R. and off-street parking and loading requirements) shall not include any space devoted to mechanical equipment (including, without limitation, heating, ventilation and air conditioning equipment) where such space occupies the entire floor of any structure or consists of more than 5,000 square feet of contiguous floor area.
6. Uses of the Property which are permitted by this Planned Development shall be residential uses, office uses (business or professional), exhibition uses, institutional uses, and retail and commercial uses. Retail and commercial uses shall mean (a) all uses

which are permitted uses within the C3-5 Zoning District other than residential, office, exhibition and institutional use, and (b) uses listed as special uses within the C3-5 Zoning District if such uses are determined at the time of Master Plan approval to be designed, located and proposed in a manner which will not have an adverse impact on public health, safety or welfare. In addition, the following structures and uses shall also be permitted: (1) Earth station receiving and transmitting dishes, satellite dishes, earth station antennae, microwave relay dishes and transmitting or receiving dishes; (2) Railroad rights-of-way and uses; (3) Motor vehicles rental and related operation and maintenance facilities including, without limitation, service stations, auto laundries and underground storage tanks; (4) District and central heating and cooling systems and related equipment and appurtenances, such as boilers, turbines, chillers, and piping for distribution and exhaust; (5) Petroleum underground storage tanks; (6) Day care facilities; and (7) Dwelling units below the second floor of buildings. All structures and uses shall be designed, located and operated in accordance with the provisions of the applicable Master Plan. Any Master Plan may include such conditions on the design, location or operation of any allowable structures or uses as may be appropriate or necessary to implement the intent of this Planned Development and the Guidelines.

7. The maximum allowable height of any structure upon the Property shall conform with the Guidelines and the height limitations applicable in Restricted Height Height Zones in accordance with Figures 5-1, 5-2 and 5-3 of the Lakefront Protection Ordinance application and shall also be subject to the following:
  - a. Height limitations as certified on Form FAA-117 (or successor forms involved in the same subject matter) and approved by the Federal Aviation Administration; and
  - b. Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.
8. Open space and public parks upon the Property as identified in the Guidelines shall be addressed in applicable provisions of the Master Plans. In addition and in accordance with the Guidelines, the Applicant shall promptly upon completion of the Roosevelt Road extension from Michigan Avenue to its intersection with Columbus Drive and completion of the Columbus Drive extension to its intersection with 14th Street (all as contemplated in the Guidelines), convey and dedicate or cause the conveyance and dedication to the Park District, free and clear of all improvements and encumbrances

of any kind whatsoever (other than the standard exceptions contained within the standard owner's title policy issued by Near North National Title Corporation), that approximately 70,000 square foot parcel which is located north of Roosevelt Road between Michigan Avenue and Columbus Drive and which is necessary to complete the southern portion of Grant Park as provided by the Guidelines. However, that parcel shall be conveyed and dedicated to the Park District prior to the completion of said roadway extensions upon provision to Applicant of written binding commitments accompanied by a timely schedule for complete construction of all the aforementioned street improvements, which commitments shall be in such form and text and from such parties and/or governmental authorities as demonstrated with reasonable certainty the construction and completion of the aforesaid street improvements. Further, the Applicant commits to keep said Property free and clear of all temporary or permanent structures, other than temporary construction related facilities, and of all development whatsoever, except for public facilities or temporary surface parking facilities as may be agreed to from time to time by the Applicant, the City and the Park District. Within ninety (90) days following adoption of this Planned Development, the Applicant and the City shall enter into an agreement which reflects the foregoing in a form reasonably acceptable to the City's Corporation Counsel and the Applicant. The Agreement shall provide that the City is entitled to the remedy of specific performance or any other remedy provided by law to insure the Applicant's performance under said agreement.

Applicant shall reserve all that portion of the Property east of Columbus Drive proposed to be or actually extended south to 16th Street as open space in accordance with the Guidelines. Furthermore, Applicant shall properly offer for dedication to the City (or other relevant public agency) said Property or any portion thereof at such time as such dedication is requested by the City in order to accommodate the relocation of portions of Lake Shore Drive as contemplated by the Guidelines as defined herein.

9. Each year, no later than each anniversary date of the original adoption of this Planned Development (July 31, 1990), the Applicant shall file an Annual Development Report with the Commissioner of the Department of Planning (the "Commissioner"). The report shall, at a minimum, contain the following information related to the Property:
  - (1) The number of square feet of construction completed, under construction or approved for construction, identifying also the type of use and location;
  - (2) Percentage occupancy of each structure;

- (3) Construction/development anticipated within the following year;
  - (4) Status of all public improvements; and
  - (5) The Traffic Mitigation Report which shall contain a report and analysis of traffic volumes and public transportation use upon the Property in accordance with traffic analysis industry standards.
10. The Applicant and the City anticipate the use of public funds or public financial participation for certain infrastructure improvements, which may include among other things, the Public Improvements described in Statement 11, within or in the vicinity of the Property. Therefore, the City will use its best efforts, solely to the extent it deems appropriate, to evaluate the appropriateness of using public funds for the aforesaid Public Improvements. In the event that the City determines such public funding to be appropriate, the City and the Applicant will use their best efforts to cooperate in the consideration of entering into a Redevelopment Agreement or other agreement which will address the schedule and manner in which those public funds are to be used or public financial participation is to be applied and may also address other tax incentives from other governmental bodies and coordinate those programs with infrastructure improvements. Said agreement may also address implementation of public and private improvements, land acquisitions, dispositions, additional traffic mitigation activities and other matters related to the orderly development of the Property so long as said agreement is not inconsistent with this Planned Development, the Guidelines or any approved Master Plans.

Notwithstanding the above, this does not constitute a public financing commitment by the City for any of the infrastructure improvements nor does it constitute a commitment by the City to execute any agreement for such funding.

The Applicant shall be allowed to develop the Property in accordance with all other applicable terms and provisions of this Planned Development, whether or not such a Redevelopment Agreement or other agreement is executed by the Applicant and the City, or whether or not public funds or public financing participation of any kind is obtained or available.

Any infrastructure costs advanced by the Applicant prior to an execution of the Redevelopment Agreement and prior to the granting of any forms of tax relief or tax increment financing shall not impair the Applicant's eligibility to request such forms of relief from local,

state or federal agencies or impair the Applicant's ability to request reimbursement from said agencies for costs advanced by the Applicant; provided however, that such relief, reimbursement and requests are not in conflict with any applicable laws.

11. The Property which is the subject of this Planned Development is a large tract of land located within the City's South Loop area and is currently mostly vacant. Few, if any, Public Improvements and services ("Public Improvements") such as roads, utilities and parks as hereinafter provided exist upon or near the Property to serve the development contemplated by this Planned Development. The Applicant and City acknowledge that the development of the Property contemplated by this Planned Development necessitates that Public Improvements must exist in order to accommodate the expected impact of such development on the public health, safety and welfare. The Applicant further acknowledges that this Planned Development is adopted based upon the City's requirement that development of the Property or portion thereof shall be allowed only if, and to the extent that, such development is accompanied by the necessary Public Improvements as provided for hereinafter.

The description of the Public Improvements necessary or appropriate in connection with construction or development upon the Property, including the type, location and extent of such Public Improvements, shall be contained in the Master Plan applicable to the portion or portions of the Property upon which the construction or development is to be undertaken. Master Plans shall be adopted for each of the following subareas: (1) Subarea A fee property; (2) Subarea B fee property; (3) Subarea C air-rights; and (4) the air-rights property of Subareas A and B. No application for Site Plan approval or for Part II Approval shall be granted until and unless the property subject to such application is contained within the boundaries of an approved Master Plan. Master Plans are intended to implement the provisions of this Planned Development and, following approval as provided herein, shall have the same force and effect as this Planned Development.

The Chicago Plan Commission shall be responsible for the review, approval or disapproval of Master Plans in the manner provided herein. Applications for Master Plan approval shall be filed with the Department of Planning and the Department of Planning shall prepare and file a written report in accordance with the provisions hereof. The Plan Commission, as well as the Department of Planning, may adopt such rules or procedures as either finds appropriate to carry out their respective responsibilities under this Planned Development.

After submission of an application for Master Plan approval, together with all required documentation hereinafter described, a

Master Plan shall be considered for approval by the Plan Commission in a public meeting. Such meeting shall be held only following (1) the publication of adequate notice thereof in the manner provided for in Section 11.11-3 of the Chicago Zoning Ordinance; and (2) the filing with the Plan Commission of a written report prepared by the Commissioner which shall include the Commissioner's findings and recommendations with regard to the proposed Master Plan. The Commissioner's report, together with the Master Plan substantially in the form to be acted upon by the Plan Commission, shall be made available to the general public five (5) days before the Commission meeting. Said public meeting shall be held within ninety (90) days following the filing of a complete application for Master Plan approval. An application shall be complete when all materials necessary for review and approval have been submitted. The Commissioner or the Applicant may elect to extend the aforesaid ninety (90) day period where appropriate, for not to exceed one (1) period providing that such extension period does not exceed thirty (30) days. The Commissioner shall make a determination within the time hereinabove prescribed or as may be extended. The City and the Applicant shall cooperate to process the consideration of approval of any Master Plan in an expeditious manner. Failure of the Commissioner to make a determination within the time hereinabove prescribed shall be deemed a disapproval. The decision of the Plan Commission on a Master Plan shall be final.

Master Plans may include both narrative and graphic information. A Master Plan shall demonstrate the parameters for all future development within the boundaries of the Master Plan. Said parameters shall be arranged and depicted in such format and manner as the Commissioner reasonably determines to be appropriate in order to best facilitate the administration of the development approval of the subject property.

A Master Plan shall include a description of the following Public Improvements:

- Public roads and public roadway-related improvements including, without limitation, existing street widening, curbs, gutters, sidewalks, streetlights, street furnishings and appurtenances;
- Public Transportation facilities, easements, rights-of-way, etc.;
- Public and quasi-public utilities, including without limitation, electric, telephone, gas, other energy-related facilities, water supply, storm water runoff facilities,

sanitary sewer, and all lines, circuits, connectors and facilities related thereto;

- The availability by appropriate governmental agencies of police, fire, medical and emergency services and the facilities therefor, and public education and library facilities to service the Planned Development;
- Public and quasi-public parks and recreational areas and open spaces such as McFetridge Park, 15th Street Neighborhood Park and Columbus-Lake Shore Drive Park, as said parks are described by the Guidelines. The aforesaid specifically named three (3) parks shall be constructed and dedicated to the Chicago Park District at such time as shall be provided by an approved Master Plan covering that portion of the Property where such park is located. Other parks and open spaces shall be constructed and where appropriate, dedicated to a public entity as shall be provided by the applicable Master Plan.

A Master Plan may also:

- Describe the type, amount, extent and location of construction or development of the Property which may be conditioned upon the completion and availability of specified Public Improvements;
- Require that the construction and installation of such Public Improvements shall be in accordance with all applicable laws, including the requirements and standards of any affected public agency; and
- Require that the owner of the Property upon, under, over or across which such Public Improvements or services may be constructed, installed or maintained shall dedicate such property or grant such easements and licenses to the public as may be necessary or appropriate in connection therewith.

The information and documentation contained within a proposed Master Plan shall, at a minimum, address each of the following considerations:

(1) Site Conditions.

Utilities.

Grading/Drainage.

Easements and Rights-of-Way.

Development parcel boundaries/layout of blocks and street grid.

- (2) Use Controls.
  - (i) Type.
  - (ii) Location.
  
- (3) Vehicular Circulation.
  - (i) Public Street Layout.
  - (ii) Public Parking.
  - (iii) Curb-Cut Zones.
  - (iv) Loading Dock Zones.
  
- (4) Pedestrian Circulation.
  - (i) On-Street Pedestrian Routes.
  - (ii) Internal Pedestrian Routes.
  
- (5) Bulk.
  - (i) Density.
  - (ii) View Corridors in conformance with Figure 3-2 of the Lakefront Protection Ordinance Application.
  - (iii) Building Height and Setbacks as described in Figures 5-1, 5-2 and 5-3 of the Lakefront Protection Ordinance Application.
  - (iv) Shadow Zones.
  - (v) Floor Area Ratio.
  - (vi) Criteria for Lot Area per Dwelling Unit.

- (6) Public Open Space.
  - (i) Size.
  - (ii) Location.
  - (iii) Character.
  - (iv) Overall Ratio of Public Open Space as determined by the Guidelines.

The Plan Commission shall approve any Master Plan if the Commission finds the following:

- (a) The proposed Master Plan is consistent with the Guidelines and this Planned Development; and
- (b) After giving due consideration to the guidelines contained in Section 11.11-2 of the Chicago Zoning Ordinance, the proposed Master Plan would have no adverse impact on the public health, safety or welfare; and
- (c) The proposed Master Plan conforms with the fourteen basic Policies and the thirteen basic Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance.

No Master Plan shall be approved unless the Applicant and the subject Property are in compliance with the provisions of this Planned Development, including but not limited to all other previously approved Master Plans, Site Plans or Part II Approvals or any agreements entered into with the City as part of or in furtherance of this Planned Development. Following Master Plan approval, Master Plans shall be kept on permanent file with the Department of Planning and Development.

No Part II Approval or occupancy permits shall be granted or issued unless the Public Improvements specified in the proposed Master Plan as necessary or appropriate to accommodate such construction or development are in place and available for use or are otherwise committed and in compliance with a schedule for commencement and completion as specified by the Master Plan.

12. The total number of square feet of development permitted under this Planned Development has been fixed based upon the Applicant's commitment to a program which promotes the use of public transportation facilities in preference to the use of private

automobiles as reflected in the Guidelines. The Master Plan shall provide, if and when appropriate in connection with development of all or any portion of the Property, as and when such portions are developed, that the Applicant shall:

- a. Dedicate such Property and grant such easements and licenses to the public as may be necessary, appropriate and reasonable to accommodate the expansion of public transportation facilities through or within the boundaries of the Property, if the location and operation of such facilities are consistent with the Guidelines.
- b. Construct or cause the construction of public bus facilities where appropriate and reasonable; provided that appropriate public agencies have reasonably demonstrated that a need for such facilities exists in connection with the subject development. The foregoing shall include bus turn-around areas and bus shelters, where appropriate, in order to enhance and extend public bus service throughout the Property; provided, however, that Applicant shall not be obligated to provide more than five (5) bus shelters. Additional bus shelters may be required in connection with development which exceeds 17,250,000 square feet in the aggregate or 4,000,000 square feet of office use, provided that need is established.
- c. Provide or cause the provision of express bus service between Union Station and Northwestern Station to and from the Property during A.M. and P.M. rush hour periods when office development upon the Property has exceeded 250,000 square feet, unless the Applicant reasonably demonstrates that a sufficient demand for such service does not exist and such services shall be provided and/or restored when and if such demand occurs or reoccurs.
- d. Establish and maintain a transportation management program intended to reduce the use of private automobiles by office employees traveling to and from the Property. Such a program shall, at a minimum, include the following:
  - (i) Creation of a traffic management association or similar organization, whose purpose will be to implement a traffic management plan for the office development portion(s) of the Property utilizing the following devices:
    - All owners or tenants of property containing office space will be required to

maintain membership in this association and may be assessed to support said association.

- The association will retain a Transportation Coordinator either as an employee or as a consultant.
- The association and the Transportation Coordinator shall design and implement the traffic management program (taking into account all development within the Property boundaries) working with all appropriate groups, including on-site owners, tenants and residents.
- The association will report in the form of a Traffic Mitigation Report on the condition and characteristics of the plan and related programs to the appropriate local governmental body or designated agency on a regular basis but at least annually.

(ii)

- Implementation of a ride-sharing program for employees.
- Implementation of programs for car-pooling or van-pooling.
- Implementation of a transit service awareness program which promotes the use of the public transportation.
- Implementation of a program to encourage and accommodate non-motorized commuting (bicycle and pedestrian).
- Promotion of "variable working hours" programs among the various employers at Central Station, as feasible.

Where development of the Property exceeds a total of 17,250,000 square feet of floor area (consisting of any use or uses) or 4,000,000 square feet of office floor area, if and when appropriate in connection

with development of all or any portion of the Property, the applicable Master Plan shall provide that the Applicant shall:

- (i) Dedicate such Property, grant such easements and licenses to the public or METRA as may be necessary or appropriate and reasonable to accommodate the relocation of the existing METRA station to a location proximate to Roosevelt Road as contemplated by the Guidelines.
  - (ii) Make provisions within a building to be developed on the Property in the vicinity of Roosevelt Road as contemplated by the Guidelines, for an uncompleted "shell" space which is capable of accommodating complete construction by METRA or others of facilities for the installation and operation by METRA of a newly relocated METRA station.
  - (iii) Construct or cause the construction, in cooperation with the City and in compliance with all applicable laws and regulations, of such improvements along the pedestrian walks on both sides of Roosevelt Road between State Street and Columbus Drive as may be necessary or appropriate to promote and enhance the use by pedestrians of the Roosevelt Road/State Street C.T.A. facility, providing such improvements shall be limited to enhancements to work to be performed by the City or other governmental agencies and shall be limited generally to paving, landscaping, lighting, and signage. This obligation need not be undertaken by Applicant until the aggregate development of the Property has reached 17,250,000 square feet notwithstanding the amount of office floor area developed.
  - (iv) Dedicate such Property, grant such easements and licenses as may be necessary, appropriate and reasonable to accommodate the extension of a Central Area Circulator through or within the boundaries of the Property; provided that provision is made by others to extend the Circulator to the Property boundaries, and provided further that the route will be designated so that it does not unreasonably interfere with the proposed Planned Development.
13. Following Master Plan approval as provided above, all Site Plans for proposed development within the area covered by the applicable Master Plan shall be submitted to the Commissioner for Site Plan approval. Site Plan approval is intended to assure that specific development proposals conform with the applicable approved Master Plan and with this Planned Development and to assist the City in monitoring on-going development. No Part II Approval shall be granted until an applicable Site Plan has been approved.

If said Site Plan substantially conforms with the applicable approved Master Plan and with the other provisions of this Planned Development, the Commissioner shall approve said Site Plan and shall issue written approval thereof to the Applicant for such Site Plan approval within sixty (60) days of submission of the completed application. If the Commissioner determines within said sixty (60) day period that the Site Plan does not substantially conform with the applicable approved Master Plan and with the other provisions of this Planned Development, the Commissioner shall advise the Applicant for such Site Plan approval, in writing, regarding the reasons for such adverse determination. The Commissioner shall thereafter review any resubmission within fourteen (14) days and make his or her final determination, in writing, to the Applicant for such Site Plan within said period. Failure of the Commissioner to make a determination within the time hereinabove prescribed shall be deemed a disapproval. Following approval of a 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.

Changes or modifications to Site Plans may be made after approval of the Commissioner, so long as the Site Plan, as so changed or modified, substantially conforms with the approved applicable Master Plan and with the other provisions of this Planned Development. In the event of any inconsistency between an approved Site Plan or any permitted modifications thereto and the terms of the Master Plan in effect at the time of approval of such Site Plan or of the modification thereto, then the terms of the Master Plan shall govern.

A Site Plan shall, at a minimum, provide the following information:

- Boundaries of development parcel or parcels
- Building footprint or footprints
- Dimensions of all setbacks
- Location and depiction of all parking spaces (including relevant dimensions)
- Location and depiction of all loading berths (including relevant dimensions)
- All drives, roadways and vehicular routes
- All landscaping (including species and size)

- All pedestrian circulation routes and points of ingress/egress (including sidewalks)
- All site statistics applicable to the development parcel or parcels including:
  - F.A.R. Floor Area and Floor Area Ratio as represented on submitted drawings
  - Lot coverage as represented on submitted drawings
  - Number of Parking spaces provided
  - Number of Loading berths provided
  - Uses of development parcel

Parameters of the building envelope including:

- Maximum Building height
- Vertical setbacks, if any

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable approved Master Plan and with the other provisions of this Planned Development.

14. The Property is subject to certain of the provisions of an ordinance passed by the City Council of the City of Chicago on July 21, 1919 entitled "An Ordinance for the Establishment of Harbor District Number Three; the Construction by the Illinois Central Railroad Company of a New Passenger Station; Electrification of Certain of the Lines of the Illinois Central and Michigan Central Railroad Companies within the City; and Development of the Lakefront" as the same may have been from time to time amended (the "1919 Ordinance"). If the 1919 Ordinance is inconsistent with this Planned Development or any applicable approved Master Plan, then to the extent authorized by law the City shall take all necessary action to adopt such amendments to the 1919 Ordinance as may be necessary or appropriate to make the 1919 Ordinance consistent with any such Master Plan approved for Property within sixty (60) days following Plan Commission approval of each Master Plan.
15. Within five (5) years of the effective date of this Planned Development, the Applicant, its successors or assignees must commence construction of 500,000 gross square feet (G.S.F.) of improvements. Within ten (10) years of the effective date of this

Planned Development, the Applicant, its successors or assignees must commence construction of a total of 1,500,000 G.S.F. of improvements. Within fifteen (15) years of the effective date of this Planned Development, the Applicant, its successors or assignees must commence construction of a total of 2,500,000 G.S.F. of improvements. The Applicant, its successors or assignees must commence construction of a total of 5,000,000 G.S.F. of improvements within twenty (20) years of the effective date of this Planned Development. Commencement of construction, for purposes of this section, shall mean any combination of the following: (1) the required floor area has been substantially completed or (2) building permits for plans including the required floor area have been issued, construction has commenced upon the structure for which the permit has been issued, and substantial completion of such structure being improved is pursued with reasonable diligence and in good faith. The time for compliance shall be suspended, tolled and abated during any moratorium on the issuance of building permits or other such federal, state or local government restriction on development. Each of the above compliance periods is subject to two (2) one (1) year extensions upon application to the Commissioner. Cause for extension may include, but is not limited to, a showing that compliance is impossible due to circumstances beyond or out of the reasonable control of the Applicant, its successors or assignees. However, should the Applicant, its successors or assignees fail to achieve compliance with the above requirements within the prescribed time periods, including any extension periods which may be granted, the total number of square feet of development permitted under this Planned Development shall not exceed 17,250,000 square feet (7.30 F.A.R.).

Notwithstanding the above stated requirement of the commencement of construction within five (5) years following the adoption of this Planned Development, the total number of square feet of development permitted under this Planned Development will be restored to 19,485,000 square feet (8.25 F.A.R.) if the Applicant, its successors or assignees meet the 500,000 square foot requirement within ten (10) years of the effective date of this Planned Development.

16. The terms, conditions and exhibits of this Planned Development Ordinance including any approved Master Plan or Site Plan, may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature and consistent with the Guidelines and the nature of the improvements contemplated in this Planned Development. Any such modification of the requirements of

this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

17. 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 most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
18. A district heating-cooling feasibility study will be completed by the Applicant prior to approval of the first Master Plan, but no later than September 30, 1990. Such study, which shall be made available for use by the City, shall at a minimum address the following: existing proximate heat sources, environmental and legal concerns, potential relationships with existing utilities, regulatory issues, comparable systems, system staging and options, system costs and implementation.
19. This Planned Development is intended to include in its entirety, the terms and provisions of Statement 11 hereof and Statement 11 is not intended to be severable from this Planned Development. Accordingly, if Statement 11 of this Planned Development or any portion thereof or any other provision of this Planned Development or any portion thereof, shall to any extent be found to be invalid, void or unenforceable by any court having proper jurisdiction, then this Planned Development shall in its entirety be deemed invalid, void and unenforceable, ab initio, with respect to any portions of the Property which remain undeveloped or unimproved with any principal structures and also with respect to any rights, duties and obligations created by this Planned Development as said rights, duties and obligations relate to such portions of the Property. Property shall be considered to be developed or improved with principal structures if a proper building permit for any portion of said structures has been issued and remains in force or construction has been commenced. Said undeveloped or unimproved portions of the Property shall thereafter, without further City Council action, revert to the zoning district classifications applicable immediately prior to the adoption of this Planned Development.

[Zoning Districts and Preferential Streets Map; Property Line and Right-of-Way Adjustment Map; Subareas and Generalized Land-Use Map; and Air Rights Parcel Map referred to in these Plan of Development Statements printed on pages 63308 through 63311 of this Journal.]

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

*Table Of Use And Bulk Regulations And Data.*

Subarea	A	B	C	Total
Net Site Area Square Feet:	860,066	1,002,970	500,514	2,363,550
Acres:	19.74	23.03	11.49	54.26
Maximum Floor Area Ratio:	10.76	6.42	7.59	8.25
Permanent Floor Area Square Feet:	9,250,000	6,435,000	3,800,000	19,485,000
Maximum Residential Units:	3,000	5,500	2,000	9,500
Maximum Hotel Rooms:	2,500	1,320	2,500	3,500
Maximum Office Square Feet:	7,500,000	600,000	3,000,000	7,500,000
Maximum Retail and Commercial Square Feet:	500,000	200,000	500,000	1,000,000
Maximum Exhibition, Institutional and Mart	1,000,000	0	2,000,000	3,000,000

Gross Site Area, 3,060,144 square feet (70.25 acres) = Net Site Area, 2,363,550 square feet (54.26 acres) + Area In or Proposed To Be Public Right-of-Way, 696,594 square feet (15.99 acres).

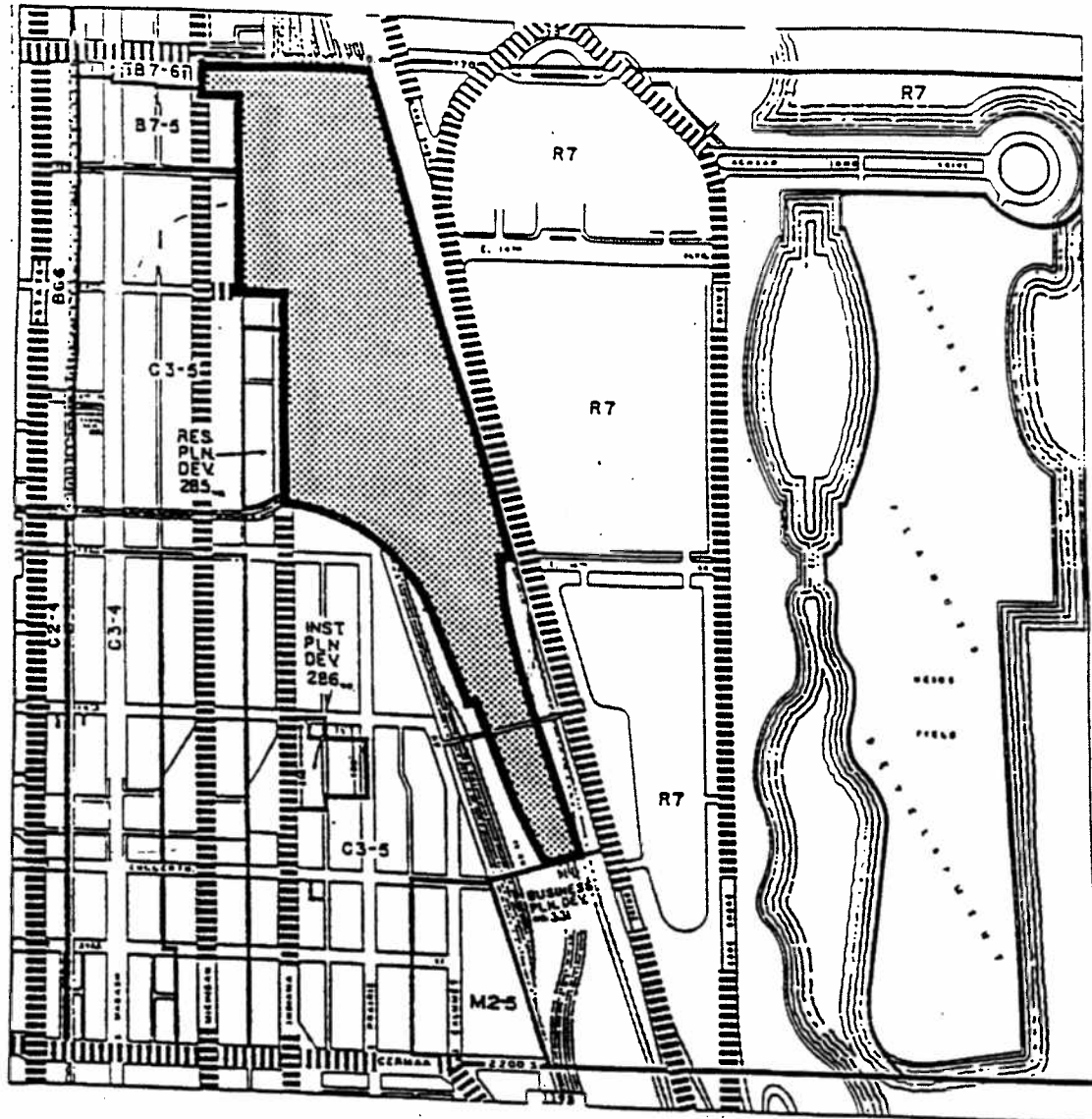
The total number of square feet of development permitted under this Planned Development shall be fixed at 19,485,000 square feet, and the total number of square feet developed under this Planned Development shall not exceed 19,485,000 square feet of development except as limited by Paragraphs 12 and 15 hereof. Notwithstanding a reduction in the Net Site Area which results from an increase in the size of publicly-dedicated open area or rights-of-way contemplated by this Planned Development or any Master Plan, the total number of square feet of development permitted under this Planned Development shall not change.

The Minimum Required Parking for Residential Use is :	0.55 spaces per unit.
The Minimum Required Parking for Office Use is:	0.7 spaces per 1,000 square feet.
The Minimum Required Parking for Hotel Use is:	0.25 spaces per room.
The Minimum Required Parking for Retail and Commercial Uses is:	0.4 spaces per 1,000 square feet if retail uses are less than 5% of total developed floor area and 2.9 spaces per 1,000 square feet if retail uses exceed 5% of total developed floor area.
The Minimum Required Parking for Exhibition, Institutional and Mart Uses is:	0.65 spaces per 1,000 square feet.
Minimum Peripheral Setback may be determined by Master Plan.	
Open spaces required:	20 percent of Net Site Area.

## Notes.

1. Development of Air Rights Parcels with frontage on Columbus Drive between 14th Street and 16th Street shall be restricted to residential, local retail and related uses. Office and related uses on any property between 14th Street and 16th Street shall be restricted to parcels fronting 14th Street between Indiana Avenue and Columbus Drive. Local retail uses shall be permitted along Indiana Avenue between 14th Street and 15th Street.
2. The Maximum Residential Floor Area for project: 10,450,000 square feet. Dwelling units figured at 1,100 square feet per unit.
3. The Maximum Hotel Floor Area for project: 1,925,000 square feet. Rooms figured at 550 square feet per room.
4. Hotel Floor Area, where permitted, may be converted to Residential Floor Area in any subarea at the ratio of 1:1.
5. Office uses include office and related uses.
6. Dwelling units shall be permitted in all subareas of this Planned Development.
7. Off-street loading shall be provided in accordance with the requirements of a C3-5 Commercial Manufacturing District.
8. In the event that a certificate of occupancy has been issued for any portion of the METRA property exceeding 250,000 square feet which is developed with any use which utilizes floor area (as floor area is defined by the Chicago Zoning Ordinance for the purpose of determining Floor Area Ratio) save and except that property which is presently developed with a METRA facility or shall be developed with a METRA facility which is a continuation of the present use, then the maximum allowable floor area pursuant to this Planned Development shall be reduced by the number of square feet of floor area which is equivalent to the floor area for which said certificate in excess of 250,000 square feet has been issued for the development upon the METRA property.

Zoning Districts And Preferential Streets Map.



Applicant: Central Station Limited Partnership,  
an Illinois Limited Partnership  
867 North Dearborn Parkway  
Chicago, Illinois 60610

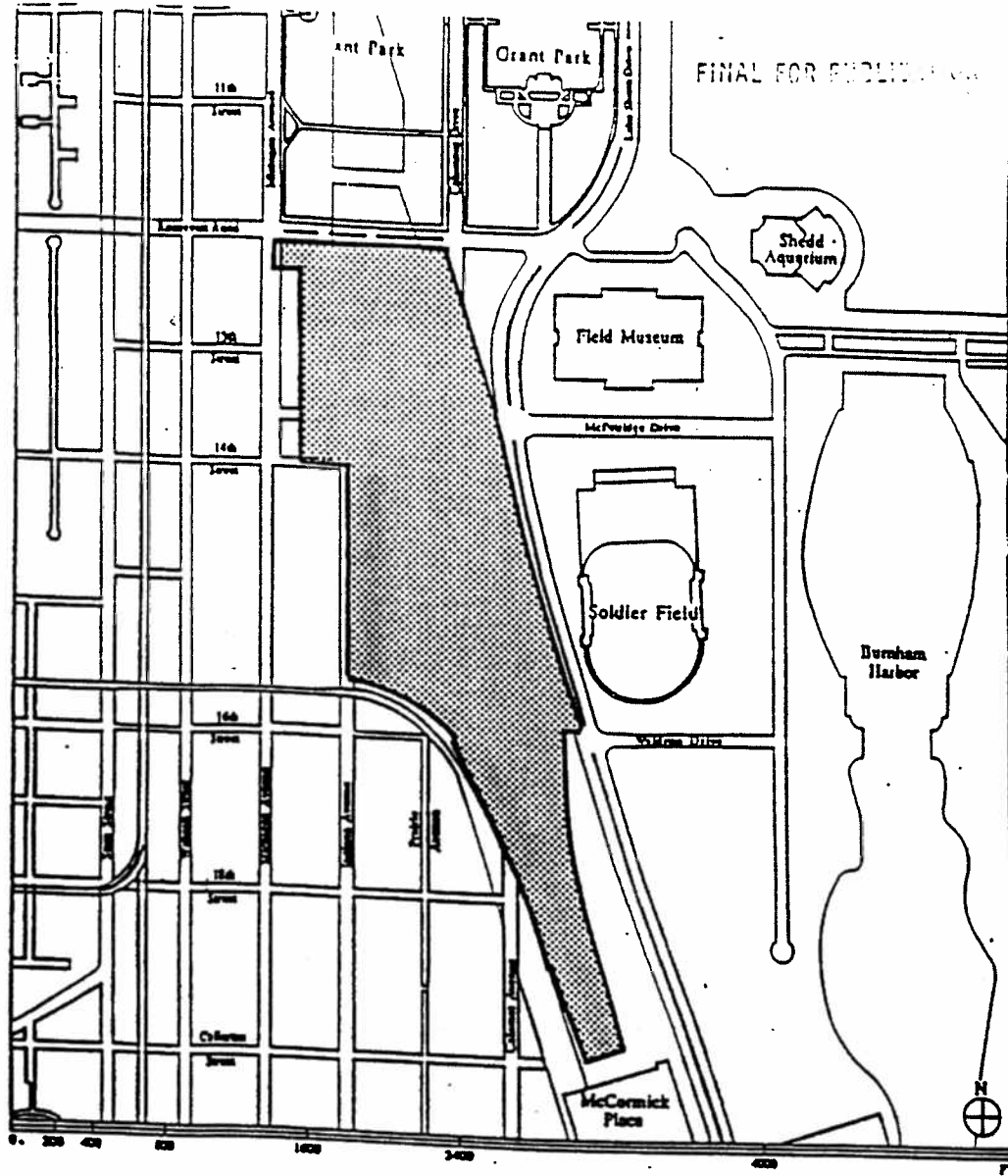
Date: March 8, 1990

Revised: October 13, 1994

||||| Preferential Streets

■ Site

Property Line And Right-Of-Way Adjustment Map.



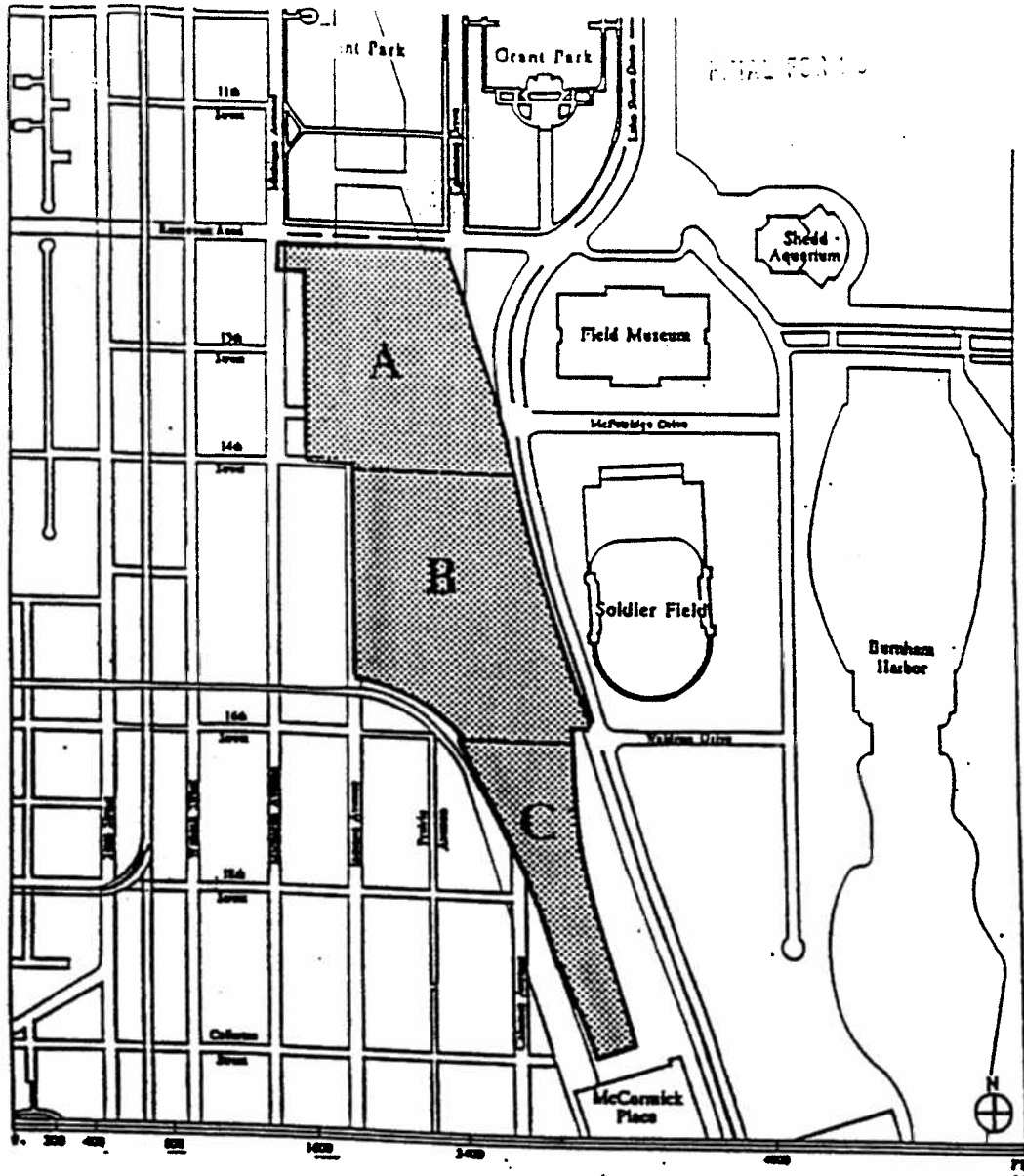
Applicant: Central Station Limited Partnership,  
 an Illinois Limited Partnership  
 867 North Dearborn Parkway  
 Chicago, Illinois 60610

Date: March 8, 1990  
 Revised: October 13, 1994

PLANNED DEVELOPMENT BOUNDARY

NOTE: Where the Planned Development boundary is within the right-of-way of Michigan Avenue, said boundary line is on the centerline of Michigan Avenue. Where the Planned Development boundary is within the right-of-way of Indiana Avenue, said boundary line is parallel to and 33 feet east of the west line of Indiana Avenue. The Planned Development boundary along the north edge of the Property is on the south line (extended) of Roosevelt Road.


Subareas And Generalized Land-Use Map.



Sub-Area A- Michigan/Columbus Gateway

Sub-Area B- 15th/Lake Shore Area

Sub-Area C- Harbor View Area

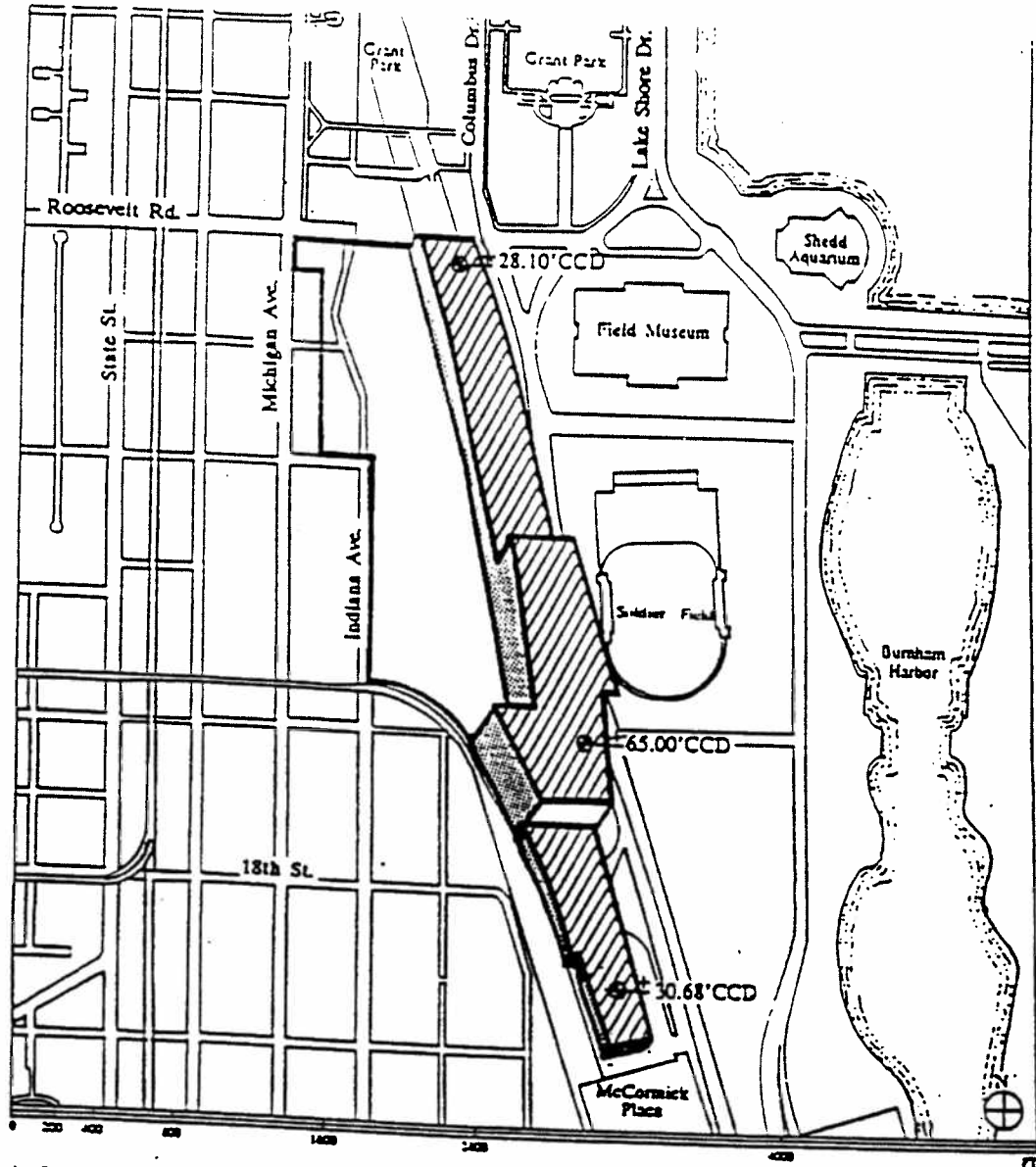
 Mixed Land-Use as Described in the Use and Bulk Regulations Table and Notes

**Applicant:** Central Station Limited Partnership,  
an Illinois Limited Partnership  
887 North Dearborn Parkway  
Chicago, Illinois 60610

**NOTE:** The boundary line separating Subareas A and B is the south line of 14th Street (extended) as shown above. The boundary line separating Subareas B and C is the south line of 16th Street (extended) as shown above.


**Date:** March 8, 1990  
**Revised:** October 13, 1994

Air Rights Parcels Map.



Applicant: Central Station Limited Partnership,  
 an Illinois Limited Partnership  
 867 North Dearborn Parkway  
 Chicago, Illinois 60610

Date: March 8, 1990  
 Revised: October 13, 1994

 Air Rights Parcels, showing the Elevation of the Bottom Plane of Each Such Parcel