

CENTRAL STATION

Master Plan I

AMENDMENT #2
Revised - As Presented to the Plan Commission
10/13/94

File: A:\ MASTER1F.AM2

Central Station Master Plan I

1. The area delineated herein as Master Plan I consists of approximately ~~[908,475]~~ 1,078,364 square feet (~~[20.86]~~ 24.76 acres). The Net Site area (Master Plan I area less area devoted to public roadways and parks) is ~~[369,471]~~ 539,351 square feet (~~[8.48]~~ 12.38 acres).

The private areas within this Master Plan are divided into ~~[four]~~ five Parcels as depicted on Exhibit 4: Parcel A, Parcel B, Parcel C, ~~[and] Parcel F[-], and G. [An~~ a] Areas referred to herein as the "Restricted Development Zones [is] are located ~~[within Parcel B]~~ as depicted in Exhibit 3. Any reference herein to "parcel" or "development parcel" shall mean the aforesaid Parcels A, B, C, ~~[or] F[-], or G. The~~ public areas within this Master Plan are depicted on Exhibit #4 as Parcel D (15th Street Neighborhood Park) and Parcel E (McFetridge Park).

2. The boundaries of this Master Plan I are generally as follows: E. Roosevelt Road, the west line of South Indiana Avenue, the north line of the St. Charles Airline Railroad, the south line of 16th street extended east, the Metra air rights boundary line, ~~[the south line of 15th Street extended, the east line of South Prairie Avenue and that line extended north, to a point approximately 375 feet south of the south line of 14th Street, then east to the METRA air rights boundary,]~~ then north to the north line of 14th Street extended east, then west to the north line of Prairie extended north, the south line of proposed McFetridge Drive, the east line of Indiana Avenue, which boundaries are more particularly described in Exhibit 9, attached.

3. This Master Plan consists of these eight statements and the following attached Exhibits:

Exhibit	Title
1.	Location Map
2.	Existing Rights-of-Way and Easements Map
3.	Adjusted Rights-of-Way Map
4.	Master Plan Boundary and Development Parcel Map
5.	Street and Block Map
6.	Land Use Controls Map
7.	Table of Permitted Uses
8.	Table of Bulk Regulations
9.	Property Survey
10.	15th Street Neighborhood Park Improvement Concept Plan
11.	Restricted Development Zone Improvement Concept Plan
12.	Streetscape Improvement Plan

Full size sets of these exhibits are on file with the Department of Planning.

4. This Master Plan conforms to the requirements of Planned Development No. 499 and the Central Station Development Guidelines for Master Plan approval.

5. Public Rights-of-Way as depicted on Exhibit 3 shall be retained, dedicated and/or vacated in accordance with the provisions of this Master Plan I as necessary to accommodate the private development and public improvements contemplated by this Master Plan I. In the event of any inconsistency between the requirements to dedicate, vacate or retain right-of-way and any other agreement (including the redevelopment agreement), between the City and the Property owners or any ordinance adopted by the City Council, the terms of said ordinance or said agreement shall govern.

At such time as the existing easement for railroad operations located generally between 15th Street and the St. Charles Airline Railroad east of Indiana Avenue and west of Prairie Avenue extended south is released or removed, in whole or in part, any areas subject to such release or removal shall become part of and subject to the provisions hereof applicable to the 15th Street Neighborhood Park.

6. This Master Plan I implements the provisions of Statement No. 11 of Planned Development No. 499 for that portion of the Planned Development property located within the Master Plan I area. All improvements upon and use of the Property shall be designed and constructed in conformance with the provisions of this Master Plan I and Planned Development No. 499; provided, however, that the terms and

provisions of this Master Plan I contain regulations, among other things, upon the uses and bulk permitted by Planned Development No. 499 which provisions shall govern and, the provisions of this Master Plan I carry out, among other things, the requirements of Statements No. 9 and 10 of Planned Development No. 499, which provisions shall govern.

7. Development Regulations

A. Permitted Uses. Permitted uses within the area of Master Plan I are those described and contained on the Table of Permitted Uses (Exhibit 7).

B. Bulk Regulations. The bulk regulations for the Master Plan I area are contained on the Table of Bulk Regulations (Exhibit 8).

C. Parking and Loading.

(i) Off-Street Parking

Off-street parking spaces shall be provided at a minimum for each use developed in the Master Plan area as follows: residential uses - 0.55 spaces/DU; retail/commercial uses - 0.4 spaces/1000 sq.ft.; office uses - 0.7 spaces/1000 sq.ft.

Off-street parking areas must be carefully located and designed to be functional, compatible with immediately surrounding uses, and aesthetic. The following are additional restrictions on off-street parking:

- a. Parking spaces at and above grade (+14' CCD) may not be located within thirty feet (30') of the rights-of-way of Indiana Avenue or 14th Street except:
 - 1) Parcels A, B, C, and F in garages or other enclosed structures or below-grade. [Note: Admin. relief granted 2-22-93 regarding Parcel A.]
- b. Parking spaces at and above grade (+14' CCD) may not be located in any block within fifteen feet (15') of the rights-of-way of South Prairie Avenue or 15th Street, except in garages or other enclosed structures, which garages or structures must be designed and developed in accordance with the provisions of Paragraph 7, E, (iv), below.
- c. Parking spaces at or above the ground in Block B may not be located within the Restricted Development Zone, except on a temporary or interim basis as follows: a maximum of twelve (12) parking spaces may be located therein until but not later than the date on which any portion of said Zone is required to be constructed in accord with the provisions hereof.

- d. Any portion of an outdoor, at-grade off-street parking area visible from a public right-of-way must be located and landscaped in a manner consistent with the vehicular use area landscaping and screening provisions of the Chicago Zoning Ordinance.
- e. All required off-street parking spaces serving uses within the Master Plan area shall be located within the same Parcel as the use served.
- f. Direct access from a public street to offstreet parking areas and garages is permitted through permitted curb cuts.

(ii) Off-Street Loading.

Loading docks and related facilities shall be provided in accordance with the C3-5 requirements of the Chicago Zoning Ordinance.

No loading dock or loading facility within the Master Plan area shall have direct access from or egress to Indiana Avenue, 14th Street, 15th Street or the Restricted Development Zone. All loading docks shall be off-street, and all loading docks shall be located within a structure or building which shall be enclosed and provided with a door.

D. Vehicular Circulation.

(i) Curb Cuts. Driveways, entrances to off-street parking and to loading docks, and all other facilities requiring curb cuts shall be located to minimize conflicts with on-street traffic and with pedestrian circulation. All curb cuts shall, singly or in combination, provide for access and egress and shall be constructed in accordance with the standards of the City of Chicago and included in an approved Site Plan.

There shall be no curb cuts in the following locations:

- a. Along the Indiana Avenue frontage of Parcels A, B, C, D, or E, except as hereinafter provided.
- b. Along the 14th Street frontage of McFetridge Park and Parcel A.
[NOTE: Change in plans for Parcel A eliminated need for drop-off drive.]
- c. Along the 15th Street frontage of 15th Street Park and Parcel C.

- d. Curb cuts shall only be permitted in the following locations:

One (1) curb cut (or a pair of curb cuts serving a split alignment) may be located along the west side of South Prairie Avenue at the Restricted Development Zone in Parcel B to provide vehicular access to Parcel B and/or Parcel C.

One (1) curb cut may be located on the west side of South Prairie Avenue along the east line of Parcel C to provide vehicular access to Parcel C; however, that curb cut shall not be located within 100 feet of either 15th Street or the Restricted Development Zone in Parcel B. One (1) curb cut may be located on the west side of South Prairie Avenue along the east line of Parcel B north of the Restricted Development Zone to provide vehicular access to Parcel B; however, that curb cut shall not be located within 100 feet of the Restricted Development Zone in Parcel B or within 120 feet of Parcel A.

Two (2) curb cuts, one for parking access and one for loading access, may be located along the west side of South Prairie Avenue along the east line of Parcel A to provide vehicular access to Parcel A and/or Parcel B.

One (1) curb cut may be located along the east side of South Prairie Avenue in the first sixty-six feet south of the north line of 14th Street for the purpose of providing access from 14th Street across Central Station property to the Metra property to the east.

A maximum of ~~[five (5)]~~ two (2) ~~[drop-off]~~ curb cuts on the east side of South Prairie Avenue for the purpose of providing vehicular and service access to Parcel F. ~~[Provided, however, that if five drop-off bays are constructed, there shall be no parking on the east side of Prairie adjacent to Parcel F]~~

~~[Two (2)]~~ One (1) curb cut[s] each on ~~[14th Street east]~~ South Prairie Avenue for the purpose of providing vehicular and service access to ~~[Parcel F]~~ the restricted development zones, [and] Metra property[-], and Parcel G, if access is not provided through the restricted development zones.

- e) Notwithstanding the above, temporary curb cuts are permitted as follows:

One (1) temporary curb cut (or a pair of curb cuts serving a split alignment) may be located on the east side of Indiana Avenue at the Restricted Development Zone in Parcel B if improvements to Indiana Avenue, including a median are completed between 14th and 16th Streets as herein provided to permit vehicular access to Parcel B and/or Parcel C. The temporary curb cut (or curb cuts) along the east side of Indiana Avenue between 14th Street and 15th Street may be used only until the occurrence of the earlier of the following: the completion of South Prairie Avenue across the east end of the Restricted Development Zone in Parcel B and its connection to Indiana Avenue via 14th Street or 15th Street or the completion and connection to Indiana Avenue of both 14th Street and 15th Street or within three years of the date of approval of the first Site Plan for any development in Parcels B or Parcel C pursuant to the provisions of Statement No. 12 of Planned Development No. 499. The Commissioner of Planning shall extend said three year period for a maximum of two additional one-year periods (each of which shall be referred to as an "extension period") upon receipt by the Commissioner of Planning prior to expiration of the first period or any

any extension period of the Applicant's written statement sworn under oath, specifically stating that the commencement of construction as aforesaid is delayed for any reasons or circumstances beyond the reasonable control of the Applicant and its affiliates and agents, the specific cause of the delay, and that the Applicant and its affiliates and agents have not taken any action or failed to take any action which could reasonably have resulted in such delay.

Three (3) temporary curb cuts may be located along the east side of South Prairie Avenue between the south line of 14th Street and the north line of 15th Street for the purpose of providing interim access to non-accessory parking on Central Station property to the east of South Prairie Avenue. None of these curb cuts may be located within one-hundred feet of any other curb cut on the east side of South Prairie Avenue. A total of four (4) temporary curb cuts - two (2) on the east side and two (2) on the west side - shall be permitted along Indiana Avenue north of 14th Street for the purpose of providing interim access to non-accessory parking on Central Station property to the east and west of Indiana Avenue. None of

these curb cuts may be located within 100 feet of any other curb cut on the same side of Indiana Avenue or within 100 feet of either Roosevelt Road or 14th Street.

f) The patterns of temporary curb cuts along the east side of South Prairie Avenue and along both sides of Indiana Avenue north of 14th Street are anticipated to be modified in the future when a Master Plan (or Plans) for adjacent portions of the Central Station property is approved.

(ii) Private Roadways

- a. A Private roadway shall mean any drive or way designed and intended for use as vehicular access to or within any Development Parcel.
- b. Private roadways may be constructed in any of the Parcels for the purpose of providing ingress and egress, including service access, to residential units.
- c. Private roadways may provide all of the vehicular access to structures located in Parcels A, B, C or F.

- d. Each private roadway must be included in an approved Site Plan, and each segment of private roadway shall be adequately designed and paved in compliance with the Municipal Code of Chicago, all to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas.
- e. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide access and egress for emergency vehicles; there shall be no parking within such fire lanes.
- f. All private roadways shall be designed to appropriately accommodate pedestrian use. Sidewalks (on at least one side of the roadway), lighting and landscaping shall be provided along the roadway.
- g. All private roadways shall be reasonably accessible to public pedestrian use and shall not preclude such use through security fences, gates, walls or other obstructions.

- h. All private roadways shall be designed and configured to provide direct and coherent pathways to public streets.
- i. Private roadways within any development parcel shall be designed to maximize access to any public parks, transit facilities, major streets and pedestrian corridors which may be adjacent or proximate to the development parcel.

(iii) Access and Layout

Every building or use within a development parcel shall be provided with adequate and appropriate vehicular and pedestrian access to a public roadway. Parking space layout, private roadway vehicular circulation, private pedestrian circulation routes, location and design of curb cuts at public streets shall be designed and constructed in accord with the applicable provisions of this Master Plan I and shall promote a safe, efficient, appropriate and beneficial design. Such considerations shall be subject to the review and approval of the Department of Planning.

(iv). **Central Area Circulator**

The Circulator alignment shall take priority in the determination of traffic lanes, and in particular left-turn lanes, in the right-of-way of Indiana Avenue between Roosevelt Road and 16th Street.

E. Urban Design

(i) **Private Open Space.**

In addition to the Restricted Development Zone, other open space will be provided within the development parcels of the Master Plan I area in the form of gardens, landscaped areas, tot-lots, playgrounds, or roof decks or other above-grade open space facilities. All or a portion of any roof may be used for these recreational or open space purposes. Said open space shall be adequate in area and design to serve the associated residential development.

(ii) **Building Entrances.**

For each building adjacent to a public right-of-way or the Restricted Development Zone, a primary building entrance must be oriented to, accessible from and visible from that public right-of-way or the Restricted Development Zone, as the case may be.

(iii) Building Materials.

The primary material for the facades of structures in the Master Plan I area generally visible from the public right-of-way but not otherwise devoted to windows or other openings shall be masonry (i.e., brickwork, stonework, terra cotta, et al.) or materials (such as concrete, Dry-vit and others) which are articulated and colored to give the appearance of, and which are compatible with, masonry. Distinct windows or courses of windows are to be provided on all sides of each building above its base. The colors and textures of materials used within any Parcel are to be complementary and compatible.

(iv) Parking Structures.

Walls enclosing a structure which is used, in part, for parking automobiles must be treated architecturally with texture, fenestration, or other devices such that the facade of any such structure which faces a public right-of-way, and the materials used in that facade, are architecturally related, consistent and compatible with the architectural treatment of the remainder of the structure of which that facade is a part as well as with the architectural treatment of adjacent structures. Parking areas, floors, interior lighting and parked vehicles must be substantially screened from view from the public way.

(v) **Streetfront Fences.**

Fencing on private property adjacent to a public right-of-way shall be substantially open and shall not take the form of a wall which prevents views from the public right-of-way into the private property lying between the fence and the facade of the structure beyond. Fencing shall not be of chain-link or wood construction.

(vi) **Lighting.**

Lighting along private pedestrian ways shall be compatible with lighting in the public rights-of-way in the Master Plan I area. The level, or intensity, of lighting shall be sufficient to permit reasonable safety in walking.

(vii) **Landscaping.**

All open areas of the Property which are not otherwise devoted to permitted buildings, parking areas or pedestrian/vehicular circulation areas shall be maintained in landscaping, which shall consist of grass, ground cover, shrubs, trees or other living plant materials. In addition to the requirements of this Master Plan I (providing, among other things, for the installation of parkway trees in the public right-of-way and the landscaping and screening of open parking areas), any

development of the Property shall incorporate landscaping to the extent feasible to enhance the appearance of the development from the public street, to screen uses from the street and to provide compatible buffers between adjacent uses. All private property landscaping shall be properly and adequately maintained at all times. Parkway trees shall be maintained in accord with the applicable provisions of the Chicago Zoning Ordinance.

(viii) Signage.

Except as delineated below, permitted signage in Parcels A, B, [and] C, and F shall include signs for building identification and information, business identification and information, and parking identification and information; however, all signage shall be subject to the approval of the Department of Planning and Development.

Temporary signage for site identification and information purposes or for marketing (sales, rental, leasing) and directional purposes is permitted in all Parcels, subject to the approval of the Department of Planning and Development.

Temporary signage for site identification and information purposes or for marketing (sales, rental, leasing) and directional purposes is expressly permitted on the sites of McFetridge Park and 15th Street Park except that only park identification and information signage shall be permitted on the sites of McFetridge Park and 15th Street Park once grading and seeding improvements as required herein are initiated. Prohibited signs include moving signs, flashing signs, advertising signs, rooftop signs, and projecting signs.

(ix) Streetwalls

The wall of any structure facing a public street (the "streetwall") shall be given texture and detail through the use of projections, recesses, offsets, variations to the parapet wall, variations in the type or color of materials or other devices which contribute to an architectural character which would "prevent the appearance of a megastructure" (Guidelines, p.58). A minimum of fifty percent (50%) of the street wall at the ground level of any structure containing retail, commercial or office uses at the ground level shall be finished with clear glass opening onto active internal uses, and the remainder of that streetwall shall be architecturally compatible with adjacent structures.

(x) **Restricted Development Zone.**

Any reference in this Section E to public right-of-way, public roadway, public street or public way shall also mean the Restricted Development Zone in Parcel B.

F. **Energy Conservation.**

All new construction within the Master Plan I area shall comply with the then current energy and efficiency and management standards of the U.S. Department of Energy. Applicants for any Part II approval shall submit documentation demonstrating compliance with those Department of Energy standards or comparable standards. No Part II approval for new construction shall be granted without this required documentation.

8. **Public Improvements**

Developments within this Master Plan I shall be accompanied by certain public improvements necessary to serve the development. All such public improvements shall be contained within the boundaries of an approved Site Plan prior to construction. All public improvements shall be designed, constructed and installed in accordance with all applicable City standards, laws and regulations, subject to the approval of the appropriate City Departments and Agencies as required, as well as

in conformance with all other applicable state and federal standards, regulations and laws. These public improvements and the Property upon, over or within which they are located shall be properly dedicated and/or conveyed to the City (or other public agency designated by the City) as appropriate; provided, however, that in the case of the Restricted Development Zone and any utilities not located within a roadway right-of-way, appropriate easements shall be granted to the City in form acceptable to the Department of Law. Completion of the aforesaid public improvements as hereinafter referred to shall mean that dedication of property, conveyance of ownership or a grant of easements, as the case may be, shall have occurred.

A. Public improvements shall be divided into the following categories:

(i). Public Roadways

Public roadways necessary to provide public access to and from the Property shall be constructed within the areas depicted on Exhibit 3. These roadways are known generally as Indiana Avenue (between Roosevelt Road and 16th Street), 14th Street (extended east from Indiana Avenue, 15th Street (extended east from Indiana Avenue) and South Prairie Avenue (between 14th Street and 15th Street). Public roadways for purposes of this Master Plan shall include pavement, curbs and gutters and in the case of Indiana Avenue, medians, all as depicted on Exhibit 12.

(ii). Public Utilities

Public utilities providing all necessary and appropriate utility service to the Property shall be constructed within and near the rights-of-way adjacent to the Property. These utilities include, without limitation, water supply, sewer facilities, electrical, gas, telephone and other utility facilities and services. These facilities shall be generally, but not necessarily, located within the roadways depicted on Exhibit 3.

(iii). Public Streetscape Improvements

Streetscape improvements are generally street improvements other than roadway pavement, curbs and gutters. These improvements include sidewalks, parkway trees and planting areas, street furniture (including bus shelters) and street lights. All public roadways and the Restricted Development Zone within the Master Plan I shall include completed streetscape improvements. Exhibit 12 attached generally depicts typical streetscape improvements. Streetscape improvements shall be constructed in accordance with Exhibit 12 and all applicable city laws, regulations and standards, subject to the approval of the appropriate City Departments and Agencies as required.

(iv). Public Parks

Two public parks shall be constructed and dedicated, free and clear of all encumbrances inconsistent with public park use, to the Chicago Park District in connection with development of the Property. These are: McFetridge Park (Parcel E) and the 15th Street Neighborhood Park (Parcel D). McFetridge Park is to be at least one acre in area and located generally as depicted on Exhibit 2; provided, however, that if South Prairie Avenue is extended north of 14th Street, the area of McFetridge Park may be reduced to no less than 38,000 square feet provided that the total area of Parks serving Sub-Area B is increased in size by an amount commensurate with any reduction in the area of McFetridge Park below one acre so that the combined area of parks does not fall below four acres. No individual park serving Sub-Area B shall be less than .75 acres. McFetridge Park shall be designed and constructed in two phases in accord with the provisions of subsection 8.B. (xi) hereof and the standards and specifications of the Chicago Park District, with the consultation of the Department of Planning and Development, and the Central Station Development Guidelines.

The 15th Street Neighborhood Park (Parcel D) is to be at least three acres in area and located generally as depicted on Exhibit 2. The 15th Street Neighborhood park shall be designed, landscaped and constructed to include a play field (which may include a baseball field), a children's playground area,

appropriate pedestrian furnishings and linkages between the adjacent the adjacent public rights-of-way, and appropriate transition areas and other informal and passive park areas. The park's design shall be subject to the review and approval of the Chicago Park District, with the consultation of the Department of Planning and Development, and shall be constructed in general accord with Exhibit 10 attached hereto. The park shall be constructed in phases:

Phase I shall be [that portion of the park shown in Exhibit 10 which is west of the east line of Central Station Drive extended south] the final grading and seeding of the Park, and the planting of major trees and shrubs and installation of major pathways, and fencing [-], except at the perimeter of the Park east of South Prairie Avenue. Phase II shall be [that portion of the park shown on Exhibit 10 which is east of the east line of Central Station Drive extended south] the construction of the tot lot, playground, playfield (e.g. ballfield or other comparable improvements which shall be mutually agreed to by Central Station and the Chicago Park District based upon community input), circulation paths and appropriate pedestrian furnishings. Final grading and planting of major trees and shrubs at the perimeter of the park east of South Prairie Avenue shall be completed when private or public improvements adjacent to the perimeter are completed.

(v). Restricted Development Zones

The Restricted Development Zones [is] are to be [a] private areas located within private development Parcels which [is] are open and devoted to public uses for open space, pedestrian passage, protected views and private use for vehicular and pedestrian ingress and egress to adjacent development. The Restricted Development Zones [is] are located as depicted on Exhibit 3. The Restricted Development Zones shall be designed and constructed generally in accordance with Exhibit 11. All Zones shall be open and accessible to the public at all times and shall be directly accessible from Indiana Avenue and South Prairie Avenue. [~~The~~] Zone A & C shall be generally aligned so as to provide a direct view from Indiana Avenue to the Soldier Field Colonnade.

✓ Restricted Development Zone B is to be a private area located on the north boundary of Parcel F. It shall be due east and in general alignment with 14th Street. It shall be directly accessible from South Prairie Avenue.

Restricted Development Zone C is to be a private area located on the south boundary of Parcel F due east and in alignment with Restricted Development Zone A. It shall be directly accessible from South Prairie Avenue and shall generally be aligned so as to provide a direct view from South Prairie Avenue to the Soldier Field colonnade.

Restricted Development Zone D is to be a private area located on the south boundary of Parcel G. It shall be due east and in general alignment with 15th Street. It shall be directly accessible from South Prairie Avenue.

The Zones may contain permanent roadway access from South Prairie Avenue to ~~[Parcel B and Parcel C]~~ adjacent property private development. That access may be provided by means of ~~[a split alignment]~~ private driveways, and the design of that segment of comprising that driveway pass shall be developed generally as depicted in Exhibit 11 and shall have the following characteristics: a) the facilities shall be ~~[symmetrically]~~ arranged along the long axis of the Zone, ~~[b) a median at least 12 feet in width shall be provided in the center of the Zone,]~~ and ~~[e)]~~ b) the roadways shall extend no more than 190 feet into ~~[the]~~ Zone ~~A~~ from South Prairie Avenue.

Prior to the construction in [the] Zone A of the permanent driveway or roadway(s) providing access to Parcel B and/or Parcel C private development from South Prairie Avenue, the Zone may contain temporary roadway access from Indiana Avenue to Parcel B and/or Parcel C private development. That temporary access may be provided by means of either a split-alignment driveway or by a two-way driveway. If a split alignment driveway is provided, then design of that segment of the Zone through which the roadways comprising that driveway pass shall be developed generally as depicted in Exhibit 11 and shall have the following characteristics: a) the facilities shall be symmetrically arranged along the long axis of the Zone, b) a median at least 12 feet in width shall be provided in the center of the Zone, and c) the roadways shall extend no more than 190 feet into the Zone from Indiana Avenue. If a two-way driveway is provided, then the design of that segment of the Zone through which the roadway comprising that driveway passes shall have the following characteristics: a) the driveway shall be no wider than 24 feet in width, and b) the roadway shall extend no more than 190 feet into the Zone from Indiana Avenue. Such a temporary roadway or roadways, if developed, must be removed and access to Parcels B and C established via South Prairie Avenue (as described above in this paragraph) in accordance with the provisions in Paragraph 7, D, (i) hereof.

B. Public Improvements shall be completed in accordance with the following schedule:

(i). Parcel A and F Development - Roadways Utilities and Streetscape Improvements

Prior to issuance of the first certificate of occupancy for any development of Parcel A, all public roadway and utility improvements, streetlight installation, and streetscape improvements in 14th Street and that portion of South Prairie Avenue adjacent to Parcel A shall be completed; provided, however, that final roadway lift need not be complete until one year following issuance of said certificate.

(ii). Parcel B and C Development - Roadways and Utilities

Prior to issuance of the first certificate of occupancy for any development of either Parcel B or Parcel C, all public roadway and utility improvements in one of the following shall be completed: Indiana Avenue from Roosevelt Road to the north line of 16th Street or 14th Street and South Prairie Avenue extended south from 14th Street to its point of intersection with the north boundary of Parcel C extended east or 15th street and South Prairie Avenue extended north from 15th Street to a point of intersection with the north boundary of the Restricted Development Zone in Parcel B extended east; provided, however, that final roadway lift need not be complete until one year following issuance of said certificate of occupancy.

(iii). Parcels B and C - Right of Way Frontage Development: Roadway and Utilities

Public roadway and utility improvements along the frontages of South Prairie Avenue and 15th Street adjacent to Parcels B and C shall be complete at the occurrence of the earliest of the following: a) within three years of the date of approval of the first Site Plan for any development in Parcels B or Parcel C pursuant to the provisions of Statement No. 12 of Planned Development No. 499, provided, however, that the Commissioner of Planning shall extend said three year period for a maximum of two additional one-year periods (each of which shall be referred to as an "extension period") upon receipt by the Commissioner of Planning prior to expiration of the first period or any extension period of the Applicant's written statement sworn under oath, specifically stating that the commencement of construction as aforesaid is delayed for any reasons or circumstances beyond the reasonable control of the Applicant and its affiliates and agents, the specific cause of the delay, and that the Applicant and its affiliates and agents have not taken any action or failed to take any action which could reasonably have resulted in such delay; or b) prior to the issuance of a certificate of occupancy for the first structure within Parcels B and C which results in development of more than 75% of the structures adjacent to the combined frontages of South Prairie Avenue and

15th Street adjacent to Parcels B and C; or c) prior to the issuance of a certificate of occupancy for the first structure within Parcels B and C which results in development of more than 75% of the total maximum number of permitted dwelling units for Parcels B and C, combined (i.e., 75% x [300] 157 DU's = [225] 118 DU's). The final roadway lift need not be complete until one year following the completion of any segment of such roadway.

(iv). All Parcels - Utilities

Prior to the issuance of a certificate of occupancy for any development within any development parcel, the public utilities necessary to serve said development shall be complete.

(v). All Parcels - Streetscape Improvements

Within 6 months following construction of a street and issuance of a certificate of occupancy for any structure located along any development parcel's public right-of-way frontage (including proposed and required rights-of-way and the Restricted Development Zone), all public streetscape improvements adjacent to that length of said parcel's right-of-way frontage which is immediately adjacent to the structure for which the occupancy certificate has been issued shall be complete and a continuous sidewalk leading from said structure to

Indiana Avenue (or, if said structures are along Indiana Avenue, to the Restricted Development Zone) on private property and/or public right-of-way shall be complete; provided, however, that (a) streetscape improvements along the frontage of any parcel must extend continuously across the frontage of all structures for which occupancy certificates have been issued and across all spaces (or gaps) between said structures along said frontage and to one end of said frontage, (b) streetscape improvements other than parkway trees need not be installed along the north side of 14th Street until such time as McFetridge Park or any portion thereof is first required to be developed beyond the grading and seeding as provided in Paragraph B (xi) hereof, (c) streetscape improvements other than parkway trees need not be installed along the south side of 15th Street until such time as the 15th Street Neighborhood Park or any portion thereof is first required to be developed beyond the grading and seeding as provided in Paragraph B (xii) hereof, and (d) streetscape improvements other than parkway trees need not be installed along the east side of South Prairie Avenue until such time as may be required by a Master Plan governing the property east of South Prairie Avenue. With the exception of those situations cited in clauses (b), (c), and (d), in this paragraph, all streetscape improvements within the Master Plan I area shall be completed at the occurrence of the earliest of the following: within three years of the date of approval of the first Site Plan for any

development in Parcels A, B, C or F pursuant to the provisions of Statement No. 12 of Planned Development No. 499, provided, however, that the Commissioner of Planning shall extend said three year period for a maximum of two additional one-year periods (each of which shall be referred "extension period") upon receipt by the Commissioner of Planning prior to expiration of the first period or any extension period of the Applicant's written statement sworn under oath, specifically stating that the commencement of construction as aforesaid is delayed for any reasons or circumstances beyond the reasonable control of the Applicant and its affiliates and agents, the specific cause of the delay, and that the Applicant and its affiliates and agents have not taken any action or failed to take any action which could reasonably have resulted in such delay; or prior to the issuance of a certificate of occupancy for the first structure within Parcels B and C which results in development of more than 75% of the structures facing the combined frontages of Parcels B and C along South Prairie Avenue and 15th Street, provided, however, that at all times reasonable construction access can be maintained to structures under construction and to the Parcel within which said construction is located. If and when either the temporary or permanent roadway(s), as described previously herein, is constructed in the Restricted Development Zone, the improvements related to that roadway(s), as depicted on Exhibit 11, must be completed to the full east-west depth to which said roadway(s) penetrates the

Zone from either Indiana Avenue or South Prairie Avenue and the remainder of the Zone shall be graded and seeded. Bus shelters shall be constructed and installed at or near the intersections of Indiana Avenue with 14th Street, 15th Street and the Restricted Development Zone at such time as the appropriate sidewalk areas have been constructed but only after a determination of necessity made by the Chicago Transit Authority.

(vi). All Parcels - West Half of Indiana Avenue, North of 14th Street - Roadway, Utilities and Streetscape Improvements

Prior to the issuance of the first certificate of occupancy for any development of Parcel A, Parcel B, or Parcel C, all public roadway and utility improvements in the west half of Indiana Avenue between Roosevelt Road and the south line of 14th Street extended west shall be complete; provided, however, that (1) final roadway lift need not be complete until one year following issuance of said certificate. Within 6 months following issuance of said certificate, all streetscape improvements therein shall be complete; provided, however, that street lights need not be complete until one year following issuance of said certificate. Additionally, an adequate and appropriate area shall be provided for Chicago Transit Authority bus turn-around movements proximate to the intersection of Roosevelt Road and

Indiana Avenue which shall be designed and paved in accordance with the reasonable requirements of the Chicago Transit Authority.

(vii). All Parcels - East Half of Indiana Avenue North of 14th Street Roadway, Utilities and Streetscape Improvements

Prior to issuance of a certificate of occupancy for the first dwelling unit resulting in the development of more than 325 dwelling units on the property, all public roadway, utility and streetscape improvements in the east half of Indiana Avenue between Roosevelt Road and the south line of 14th Street extended west shall be complete; provided, however, that the final roadway lift need not be complete until one year thereafter. Within 6 months following issuance of said certificate, all streetscape improvements shall be complete; provided, however, that street lights need not be complete until one year thereafter.

(viii). All Parcels - Indiana Avenue South of 14th Street - Roadways and Utilities

Prior to issuance of a certificate of occupancy for the first dwelling unit resulting in the development of more than 325 dwelling units on the property,

all public roadways, utility and median improvements in Indiana Avenue between the south line of 14th Street extended east and the north line of 16th Street shall be complete; provided, however, that final roadway lift need not be complete until one year following issuance of said certificate.

(ix). Parcel B - Restricted Development Zone Improvements

Prior to the issuance of a certificate of occupancy for the first structure within Parcel B which results in development exceeding 50% of the linear frontage along the Restricted Development Zone, the north half of the Restricted Development Zone improvements shall be complete.

(x). Parcel C - Restricted Development Zone Improvements

Prior to the issuance of a certificate of occupancy for the first structure within Parcel C which results in development exceeding 50% of the linear frontage along the Restricted Development Zone, the south half of the Restricted Development Zone improvements shall be complete.

(xi) Parcel F - Restricted Development Zone Improvements.

Prior to the issuance of a Certificate of Occupancy for the first structure within Parcel F which results in development exceeding 50% of the linear

frontage along the Restricted Development Zone B, the Restricted Development Zone improvements shall be complete. Prior to the issuance of a Certificate of Occupancy for the first structure within Parcel F which results in development exceeding 50% of the linear frontage along the Restricted Development Zone C, the north half of the Restricted Development Zone improvements shall be complete.

(xii) Parcel G - Restricted Development Zone Improvements.

Prior to the issuance of a Certificate of Occupancy for the first structure within Parcel G which results in development exceeding 50% of the linear frontage along the Restricted Development Zone D, the Restricted Development Zone improvements shall be complete. Prior to the issuance of a Certificate of Occupancy for the first structure within Parcel G which results in development exceeding 50% of the linear frontage along the Restricted Development Zone C, the south half of the Restricted Development Zone improvements shall be complete.

~~(xi)~~ (xiii). McFetridge Park (Parcel E)

Prior to the issuance of a certificate of occupancy for any development within Parcel A, McFetridge Park shall be fine graded at current elevation, with no

fill except topsoil, seeded[-], and maintained in a manner suitable for active recreation. Upon the construction of McFetridge Drive adjacent to Parcel E and [Prior to] the issuance of a certificate of occupancy for any private development parcel which has frontage on McFetridge Park, but which is not located within this Master Plan I, final grading and the permanent improvements in McFetridge Park shall be complete; provided, however, that if McFetridge Drive is not constructed within two years after such certificate of occupancy is issued, then a plan for additional interim park improvements shall be submitted to the Chicago Park District for review and approval within six (6) months after the expiration of such two-year period, and the interim improvements shall be completed in accordance with the plan within twelve (12) months after the expiration of such two-year period. McFetridge Park shall not be dedicated to the Chicago Park District until all permanent improvements are completed.

~~[(xiii)]~~ (xiv). 15th Street Neighborhood Park (Parcel D)

In all matters concerning the design and development of 15th Street Neighborhood Park, all parties shall endeavor to use their best efforts to carry out and complete their individual and collective responsibilities in a timely manner.

Upon the completion of 15th Street between Indiana and Prairie adjacent to Parcel D and ~~[Prior to]~~ the issuance of a certificate of occupancy for any private development of Parcel C, the 15th Street Neighborhood Park shall be seeded and graded.

The 15th Street Neighborhood Park permanent improvements shall be constructed according to the following phasing schedule:

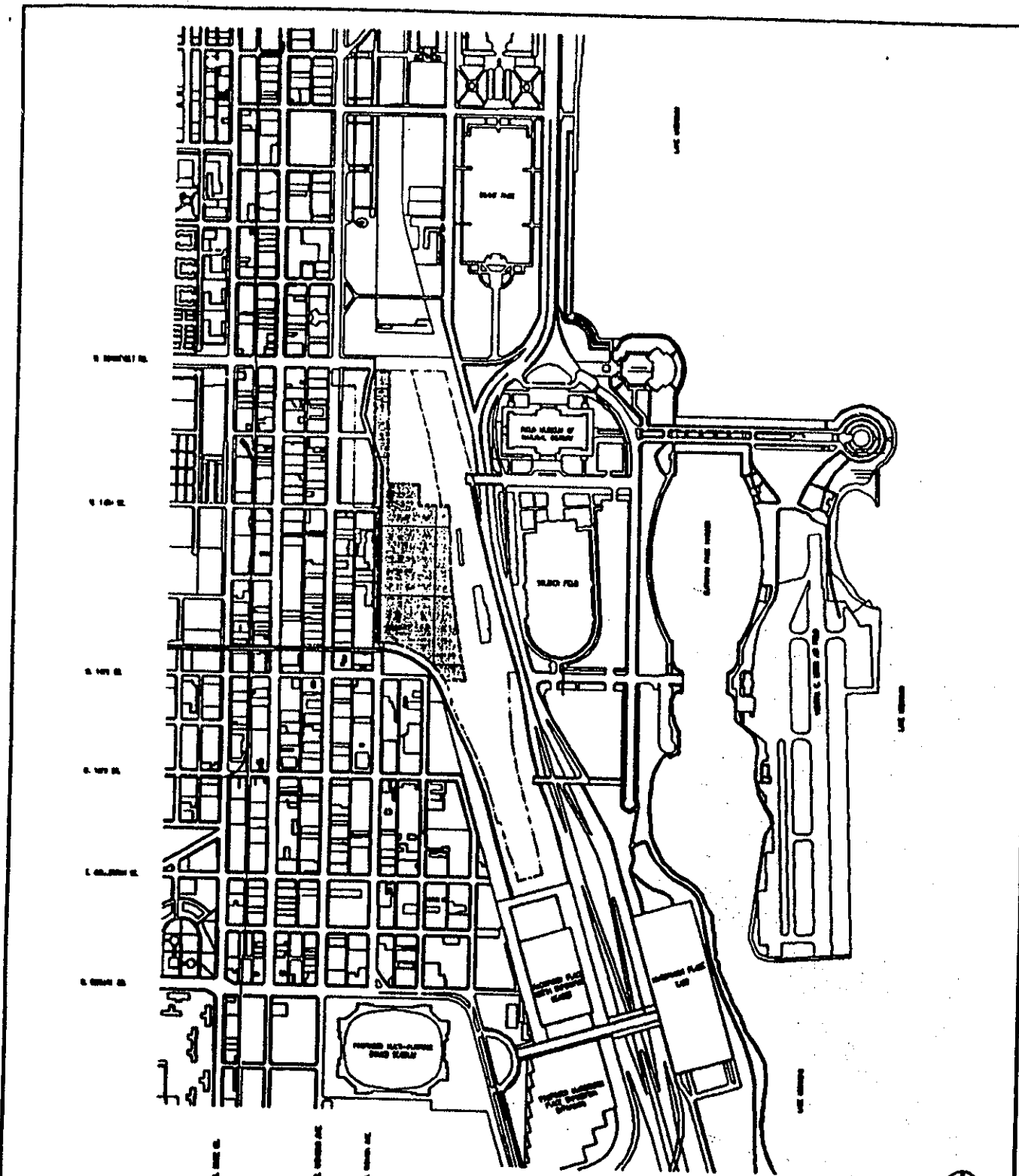
Prior to the issuance of a certificate of occupancy for the first structure within any development parcel which results in development exceeding 100 dwelling units, Phase I of the 15th Street Neighborhood park permanent improvements shall be complete ~~[and title to all of the property therein shall be dedicated free and clear of any and all encumbrances inconsistent with public park use].~~

Prior to the issuance of a certificate of occupancy for the first structure within any development parcel which results in development exceeding 250 dwelling units, Phase II of the 15th Street Neighborhood Park permanent improvements shall be complete ~~[and title to all of the property therein shall be dedicated free and clear of any and all encumbrances inconsistent with public park use].~~

Title to all of the property in the 15th Street Park shall be dedicated to the Chicago Park District, free and clear of any and all encumbrances inconsistent with Park use, when the final improvements to the perimeter of the Park east of South Prairie Avenue are complete.

(xiii). Public Services and Facilities

The City and the Applicant acknowledge that full development of Master Plan I is expected to be adequately served with school, library, police, fire and emergency facilities in existence or planned. In order to assure, however, that such facilities are available to serve the full development of the entire property located within Planned Development No. 499, the Applicant shall provide the Department of Planning with a fiscal impact report which (1) analyzes the impact of such full development of Planned Development No. 499 upon available and planned school, library, police, fire and emergency services and facilities and (2) provides the Department with methodologies and formulae necessary or appropriate to assess the need for additional services and facilities over time as the property develops. Such report shall be in a form acceptable to the Commissioner of Planning and shall be made available to the Commissioner prior to the approval of the second Master Plan upon the Planned Development No. 499 property, but no later than December 31, 1994 in any event.



AUGUST 30, 1984

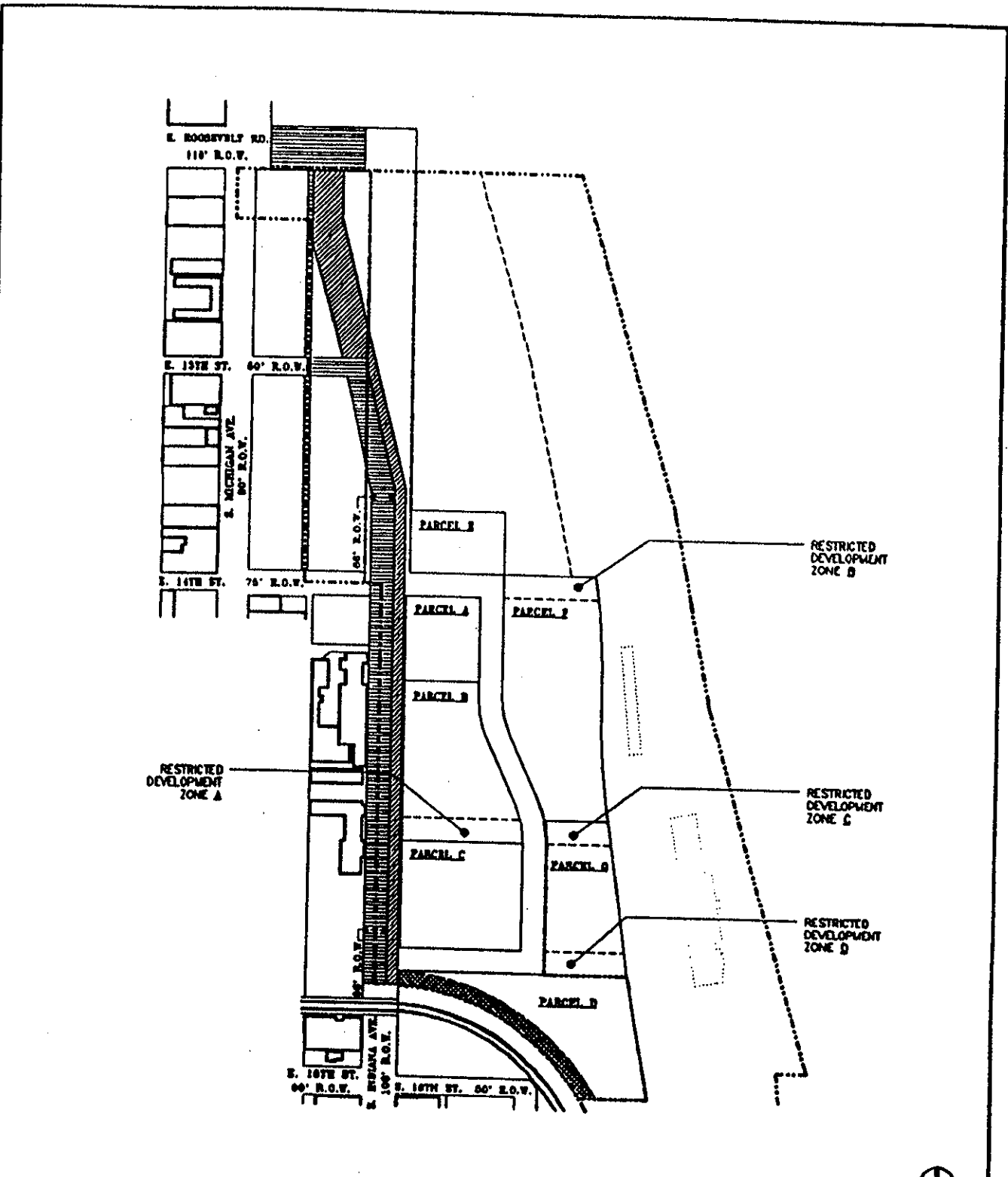
PLANNED DEVELOPMENT #109

MASTER PLAN I

SOLOMON CORDELL BUENT & ASSOCIATES, INC.
 ARCHITECT AND PLANNER
 DUSTYFAND & PARTNERS, LTD.
 ARCHITECT AND PLANNER
 BOWMAN BARRETT & ASSOCIATES, INC.
 ARCHITECT AND PLANNER
 COWNEY GUDMUNDSON LEDES, LTD.
 ARCHITECT AND PLANNER

CENTRAL STATION

MASTER PLAN I
 EXHIBIT 1
 LOCATION MAP



AUGUST 30, 1994



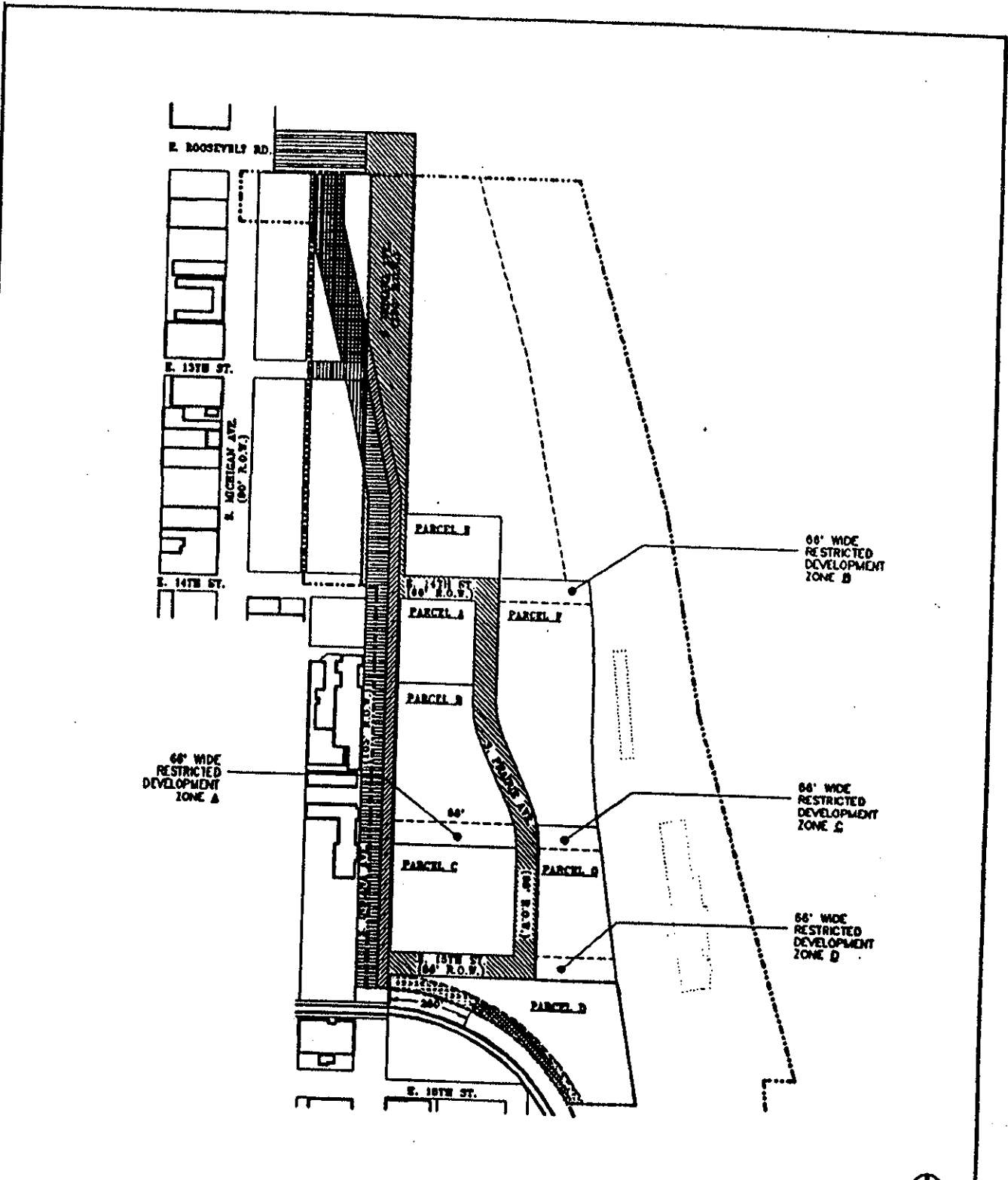
- PLANNED DEVELOPMENT #100
- MASTER PLAN 1

- EXISTING RIGHTS-OF-WAY
- EXISTING EASEMENT TO CITY FOR ROADWAY
- EXISTING EASEMENT FOR RAILROAD OPERATIONS

SOLOMON CORDELL BURNETT & ASSOCIATES, INC.
 ARCHITECTS AND PLANNERS
 D. STEFANO + PARTNERS, LTD.
 ARCHITECTS AND PLANNERS
 BOWMAN BARRETT & ASSOCIATES, INC.
 CIVIL ENGINEERS
 COVENEY CUMMINGS LINDER, LTD.
 CIVIL ENGINEERS






MASTER PLAN 1
EXHIBIT 2
EXISTING RIGHTS-OF-WAY AND EASEMENTS



AUGUST 30, 1984



-  PLANNED DEVELOPMENT #499
-  MASTER PLAN I


 RAILROAD EASEMENT TO BE VACATED

 RIGHTS-OF-WAY TO BE DEDICATED

 RIGHTS-OF-WAY TO BE VACATED

 BASEMENT TO BE VACATED

 EXISTING RIGHTS-OF-WAY TO BE RETAINED

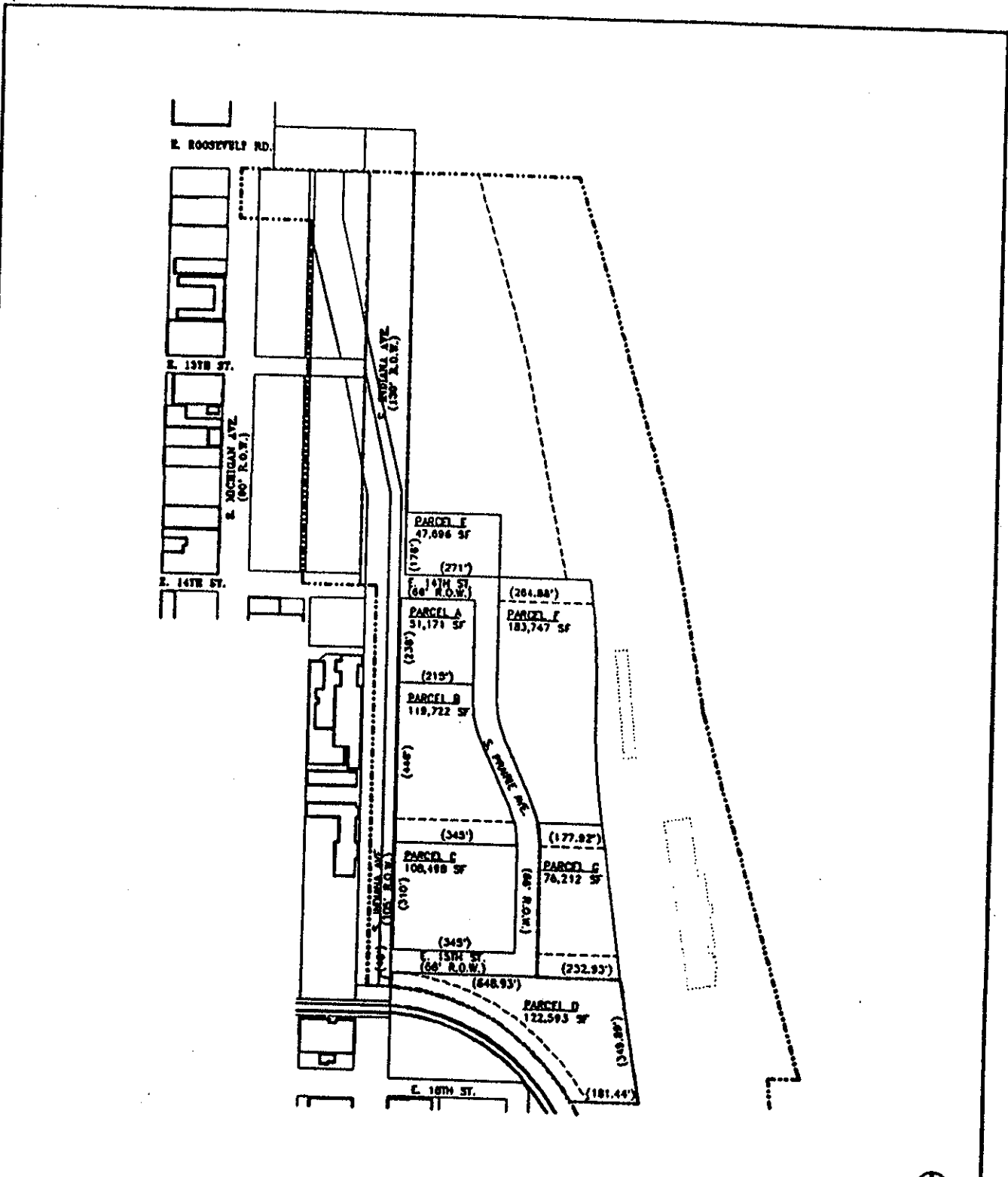
 EXISTING EASEMENT TO BE CONVERTED TO RIGHTS-OF-WAY

 EXISTING BASEMENT FOR RAILROAD OPERATIONS TO BE RETAINED

SOLOMON CORWELL BUENS & ASSOCIATES, INC.
ARCHITECTS AND PLANNERS
BASTIEN & PARTNERS, LTD.
ARCHITECTS AND PLANNERS
BOYMAN BARRETT & ASSOCIATES, INC.
ARCHITECTS AND PLANNERS
COVSEY CUDMUNDSON LINDS, LTD.
ARCHITECTS AND PLANNERS



MASTER PLAN I
EXHIBIT 3
ADJUSTED RIGHTS-OF-WAY AND EASEMENTS



AUGUST 30, 1984

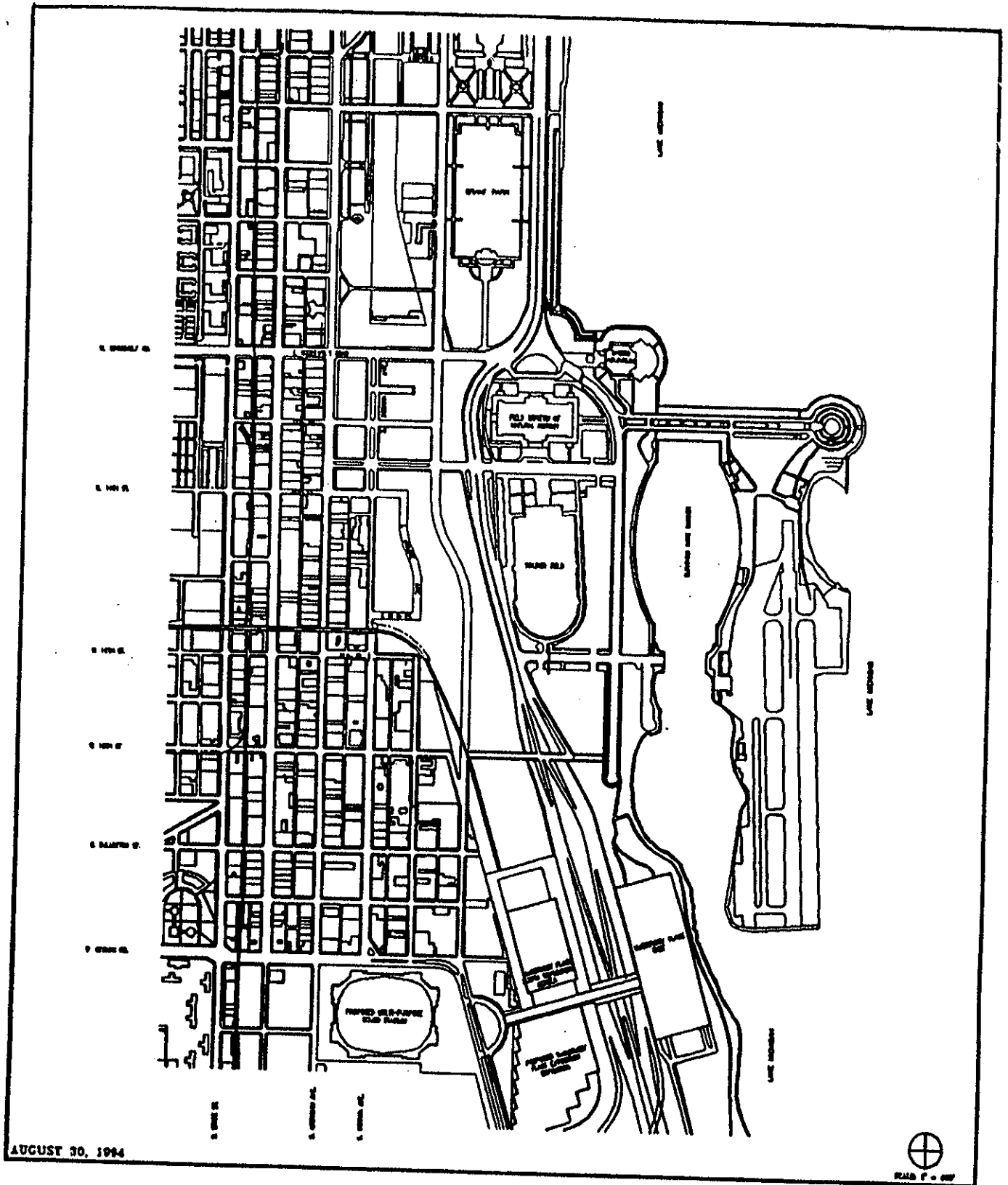
- PLANNED DEVELOPMENT #100
- MASTER PLAN I



SOLOMON CORDWELL BUENI & ASSOCIATES, INC.
 ARCHITECTS AND PLANNERS
 D-STEYFANO + PARTNERS, LTD.
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 CIVIL ENGINEERS
 COVREY CUDMUNDSON LEHR, LTD.
 LANDSCAPE ARCHITECTS



MASTER PLAN I
EXHIBIT 4
MASTER PLAN BOUNDARY AND
DEVELOPMENT PARCEL MAP



AUGUST 30, 1964




<p>SOLONON CORDELL BURG & ASSOCIATES, INC. ARCHITECTS AND PLANNERS</p> <p>DE STEVANO & PARTNERS, LTD. ARCHITECTS AND PLANNERS</p> <p>BOWMAN BERRY & ASSOCIATES, INC. ENGINEERS ARCHITECTS</p> <p>CONVEY CUNNINGHAM LEGER, LTD. ENGINEERING ARCHITECTS</p>	 CENTRAL STATION	<p>STREET AND BLOCK PLAN</p> <p>EXHIBIT 5</p>
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EXHIBIT 7

Table of Permitted Uses

Parcel A

Residential Uses
Accessory Parking

Parcel B (not including the Restricted Development Zone)

Residential Uses
Accessory Parking

Parcel B - Restricted Development Zone

Ingress/egress to Parcel B and Parcel C
Promenade and Open Space Uses

Parcel C

Residential Uses
Accessory Parking

Parcel D

Public Park Uses

Parcel E

Public Park Uses

Parcel F

Residential Uses - Accessory Parking

Parcel G

Residential Uses - Accessory Parking
Retail and Commercial Uses - Ground & Second & Top Floor Only

NOTES TO THE TABLE OF PERMITTED USES:

1. Residential uses include single and multi-family dwellings, congregate living and sheltered care facilities, elderly housing and institutional uses devoted primarily to housing.
2. Office uses include business and professional offices.
3. Retail and Commercial Uses include all uses which are permitted uses within the B4-1 Zoning District (other than automobile service stations, residential and office uses.)
4. Accessory uses and structures are permitted within all parcels (other than the Restricted Development Zone) provided that accessory structures within Parcels D and E shall be subject to the review and approval of the Commissioner of Planning.
5. Non-Accessory Parking shall be permitted interim use on Parcels A, B, C, F and G until such time as a Site Plan for the property upon which such parking is located is approved. Non-Accessory Parking shall be permitted on Parcels D and E until such time as said parcels are required by this Master Plan I to be graded and seeded. Non-Accessory parking for Metra shall be permitted on Parcel G.

EXHIBIT 8

TABLE 1: BASIC BULK REGULATIONS FOR PARCELS A - C, F & G

	PARCEL A	PARCEL B	PARCEL C	PARCEL F	PARCEL G	TOTAL: A-G
Net Site Area	51,171 sf	119,723 sf	108,498 sf	183,747 sf	76,212 sf	539,351 sf
Maximum DU's	23 DU	69 DU	88 DU	125 DU	1000 DU	1305 DU
Maximum sq. ft. Retail/Comm'l		None	None	None	70,000 sf	70,000 sf
Maximum sq. ft. Office	None	None	None	None	100,000 sf	100,000 sf
Max. Floor Area	69,974 sf	165,200 sf	136,024 sf	270,000 sf	1,000,000	1,641,198 sf
Derived FAR	1.37	1.38	1.25	1.47	13.12	3.04 (overall FAR)
Max. Bldg. Coverage +14' to +60' CCD	100%	70%	77%	100%	100%	—
Max. Bldg. Coverage +60' to +85' CCD	100%	35%	0%	80%	80%	—
Max. Bldg. Coverage +85' to +210' CCD	65%	0%	0%	65%	60%	—
Max. Bldg. Coverage Above +210' CCD	40%	0%	0%	0%	60%	—
Max. Height	+85' CCD	+85' CCD	+60' CCD	+85' CCD	+400' CCD	—

EXHIBIT 8

Table 2: SETBACKS FROM PARCEL LINES

LOCATION OF THE SETBACKS	OPERATIVE ELEVATIONS OF SETBACKS RE: CITY DATUM	MINIMUM REQUIRED	MAXIMUM REQUIRED
Parcel A: West, North, & East Parcel Lines	Below +95' CCD	0 ft.	0 ft.
Parcel A: West and East Parcel Lines	Above +95' CCD	15 ft.	*
Parcel A: North Parcel Line	Above +95' CCD	50 ft.	*
Parcel A: South Parcel Line	Above +14' CCD	28 ft.	*
Parcel B: West & North Parcel Lines	Above +14' CCD	0 ft.	5 ft.
Parcel B: East Parcel Line	Above +14' CCD	0 ft.	**
Parcel B: South Parcel Lines	Above +14' CCD	66 ft.	71 ft.
Parcel C: All Parcel Lines	Above +14' CCD	0 ft.	***
Parcel F:	Above +14' CCD	0 ft.	0 ft.
Parcel G: North, South, East and West Parcel Lines	Above +14' CCD	0 ft.	*

* There is no control on the maximum setback.

** In response to the angle of the east parcel line of Parcel B, the maximum permitted setback from that parcel line is 10 ft.; provided, however, that the average setback of structures facing this parcel line shall not exceed 5 ft., and the calculation of the average shall not include any spaces between structures.

*** The maximum permitted setback is 15 ft.; however, the distance between any portion of the facade of any structure set back from a parcel line and any other portion of the facade of that same structure or any other structure facing that same parcel line shall not be greater than 5 ft.

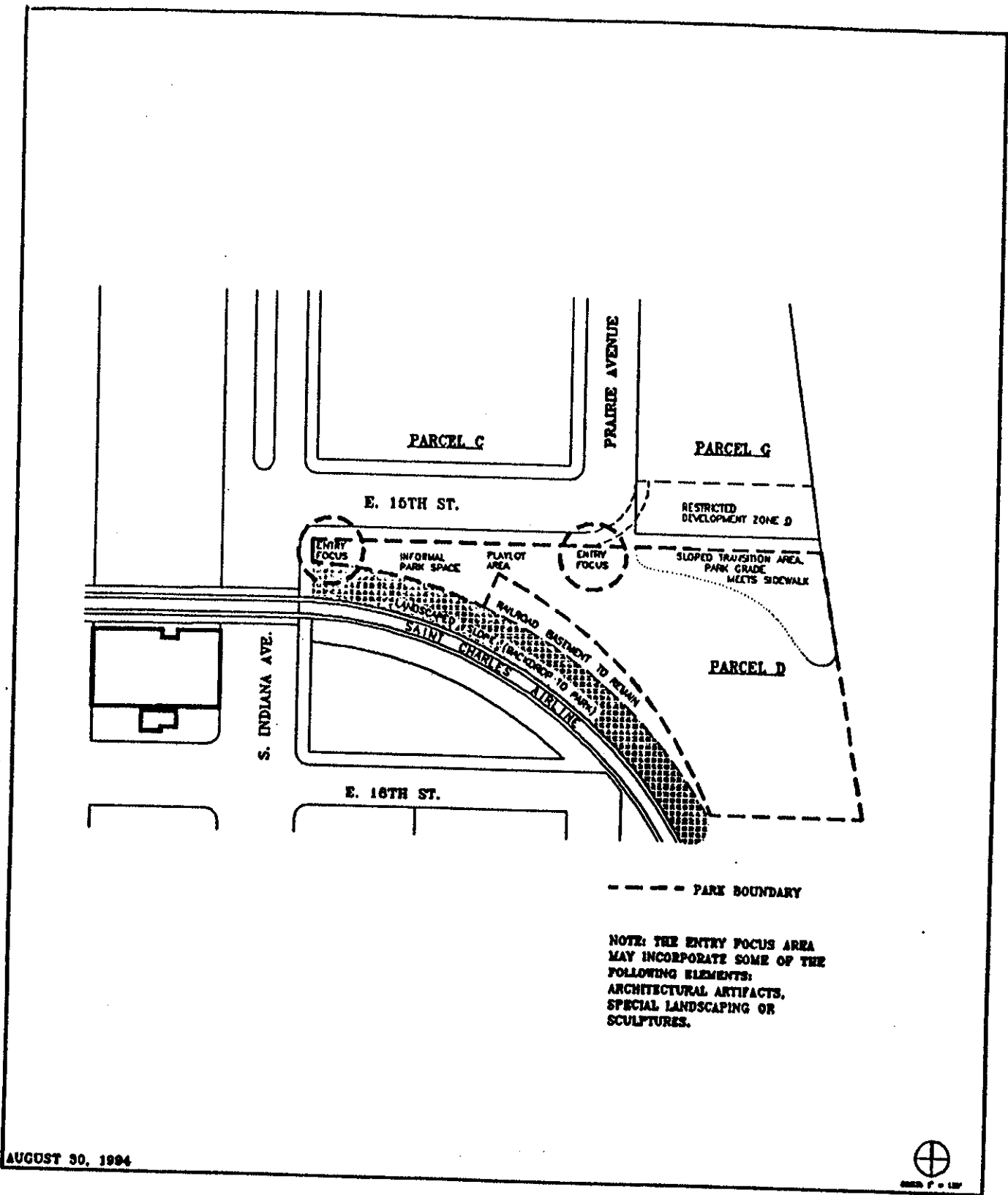
NOTE: No development in Parcel A above +95' CCD shall result in shadows being cast which cover more than 20% of McPetridge Park at any one time as measured at noon on the 21st day of December. Prior to Site Plan approval for any development on Parcel A above, +95' CCD, evidence demonstrating compliance shall be provided.

TABLE 3: SETBACKS BETWEEN PRINCIPAL BUILDINGS WITHIN DEVELOPMENT PARCELS

Below +95' CCD: 12 feet.

Above +95' CCD: 40 feet.

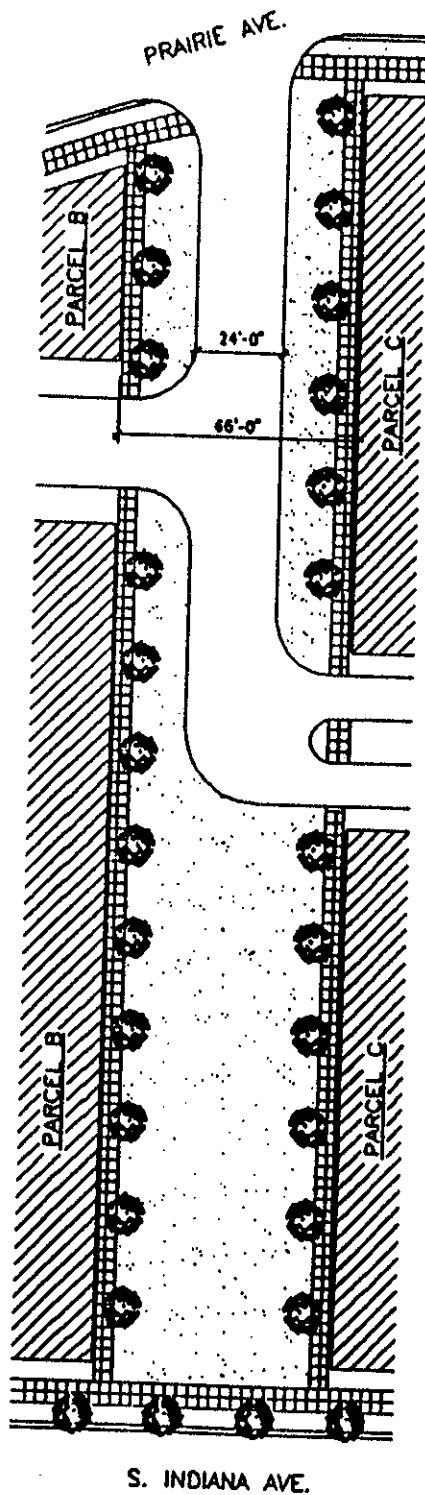
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AUGUST 30, 1994



<p>SOLMON COXWELL BUNT & ASSOCIATES, INC. ARCHITECTS AND PLANNERS</p> <p>BOSTFANG & PARTNERS, LTD. ARCHITECTS AND PLANNERS</p> <p>BOWMAN BARNETT & ASSOCIATES, INC. CONSULTING ENGINEERS</p> <p>COVERLY SUDHUTSON LEISER, LTD. CONSULTING ENGINEERS</p>	<p>CENTRAL STATION</p>	<p>MASTER PLAN I</p> <p>EXHIBIT 10</p> <p>15TH STREET NEIGHBORHOOD</p> <p>PARK IMPROVEMENT PLAN</p>
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AUGUST 30, 1994



SOLDON CORDELL SUZUKI & ASSOCIATES, INC.
ARCHITECT AND PLANNER

BASTIEN & PARTNERS, LTD.
ARCHITECT AND PLANNER

BOWMAN BARRETT & ASSOCIATES, INC.
CIVIL ENGINEER

COVETRY CUBMUNDSON LEIDER, LTD.
CIVIL ENGINEER

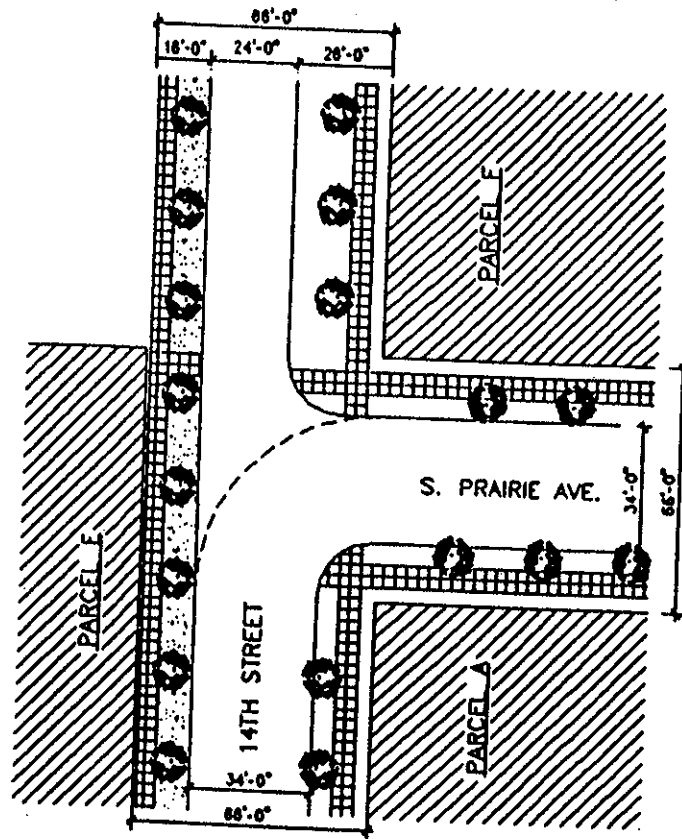


MASTER PLAN I

EXHIBIT 11

RESTRICTED DEVELOPMENT

A: ZONE IMPROVEMENT PLAN



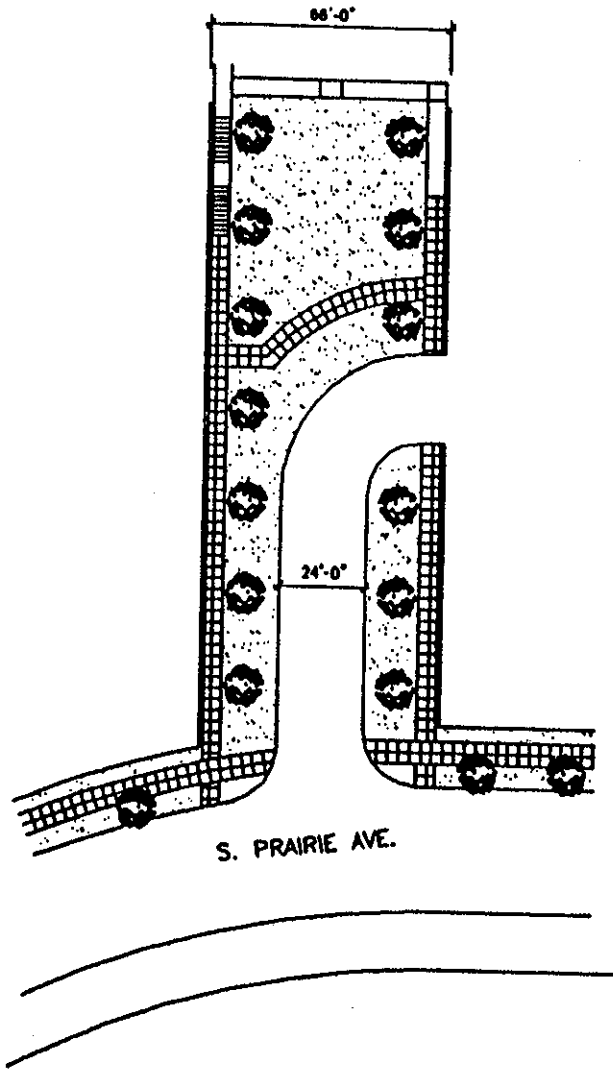
AUGUST 30, 1994



BOLTON CORDWELL EVANS & ASSOCIATES, INC.
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 BASTIANO & PARTNERS, LTD.
 LANDSCAPE ARCHITECTS
 BOWMAN BARRETT & ASSOCIATES, INC.
 CIVIL ENGINEERS
 COVET CUMMINGS LIDER, LTD.
 CIVIL ENGINEERS



MASTER PLAN I
EXHIBIT 11
RESTRICTED DEVELOPMENT
B: ZONE IMPROVEMENT PLAN



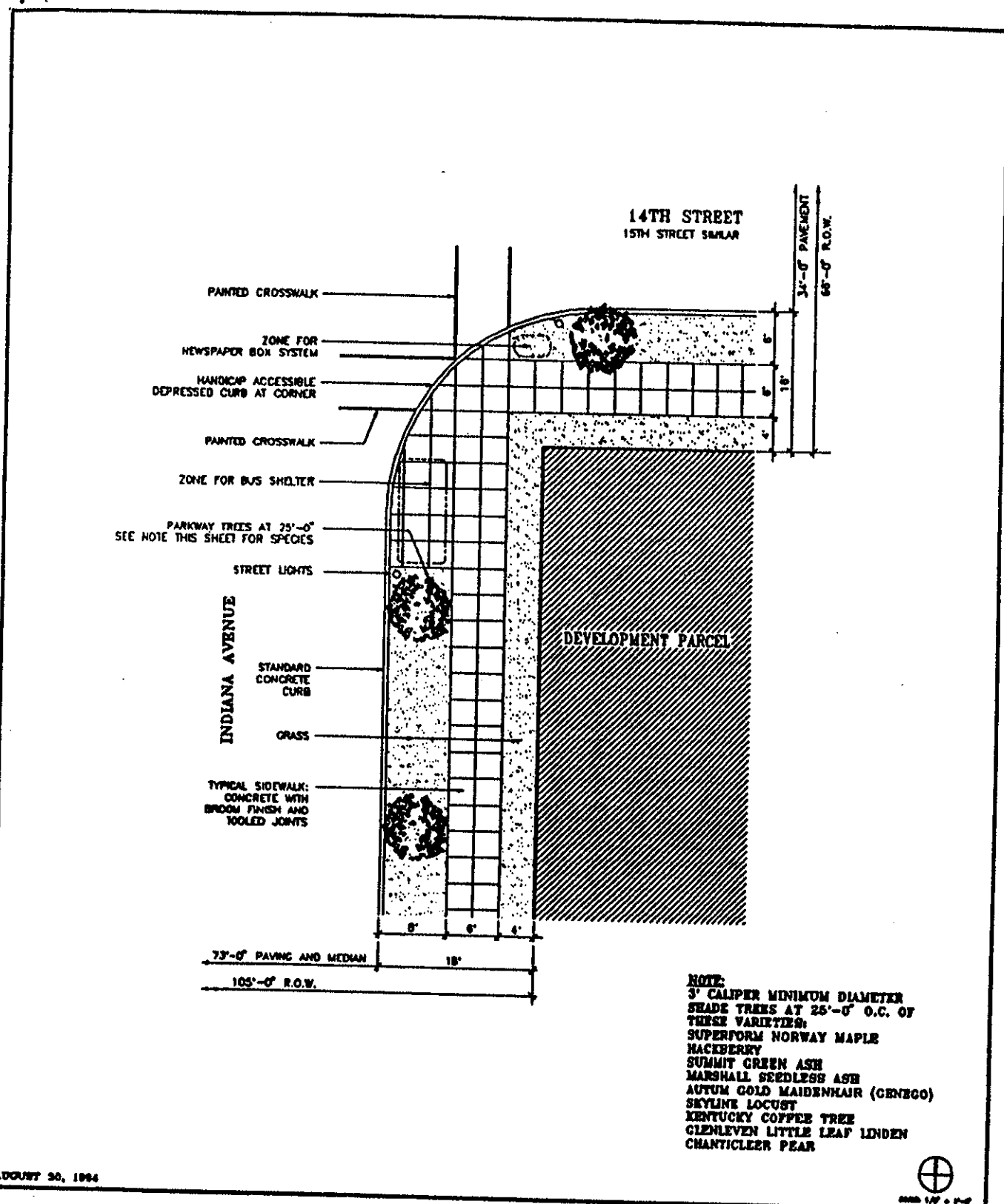
AUGUST 30, 1994



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 D-STEPANO & PARTNERS, LTD.
 ARCHITECTS AND PLANNERS
 HOWMAN BARRETT & ASSOCIATES, INC.
 ARCHITECTS AND PLANNERS
 COVENEY CROMWINDSON LEBER, LTD.
 ARCHITECTS AND PLANNERS

CENTRAL STATION

MASTER PLAN I
 EXHIBIT 11
 RESTRICTED DEVELOPMENT
 C: ZONE IMPROVEMENT PLAN



- PAINTED CROSSWALK
- ZONE FOR NEWSPAPER BOX SYSTEM
- HANDICAP ACCESSIBLE DEPRESSED CURB AT CORNER
- PAINTED CROSSWALK
- ZONE FOR BUS SHELTER
- PARKWAY TREES AT 25'-0" SEE NOTE THIS SHEET FOR SPECIES
- STREET LIGHTS
- INDIANA AVENUE
- STANDARD CONCRETE CURB
- GRASS
- TYPICAL SIDEWALK: CONCRETE WITH BROOM FINISH AND TOOLED JOINTS

14TH STREET
15TH STREET SIMILAR

3'-0" PAVEMENT
66'-0" R.O.W.

DEVELOPMENT PARCEL

73'-0" PAVING AND MEDIAN
105'-0" R.O.W.

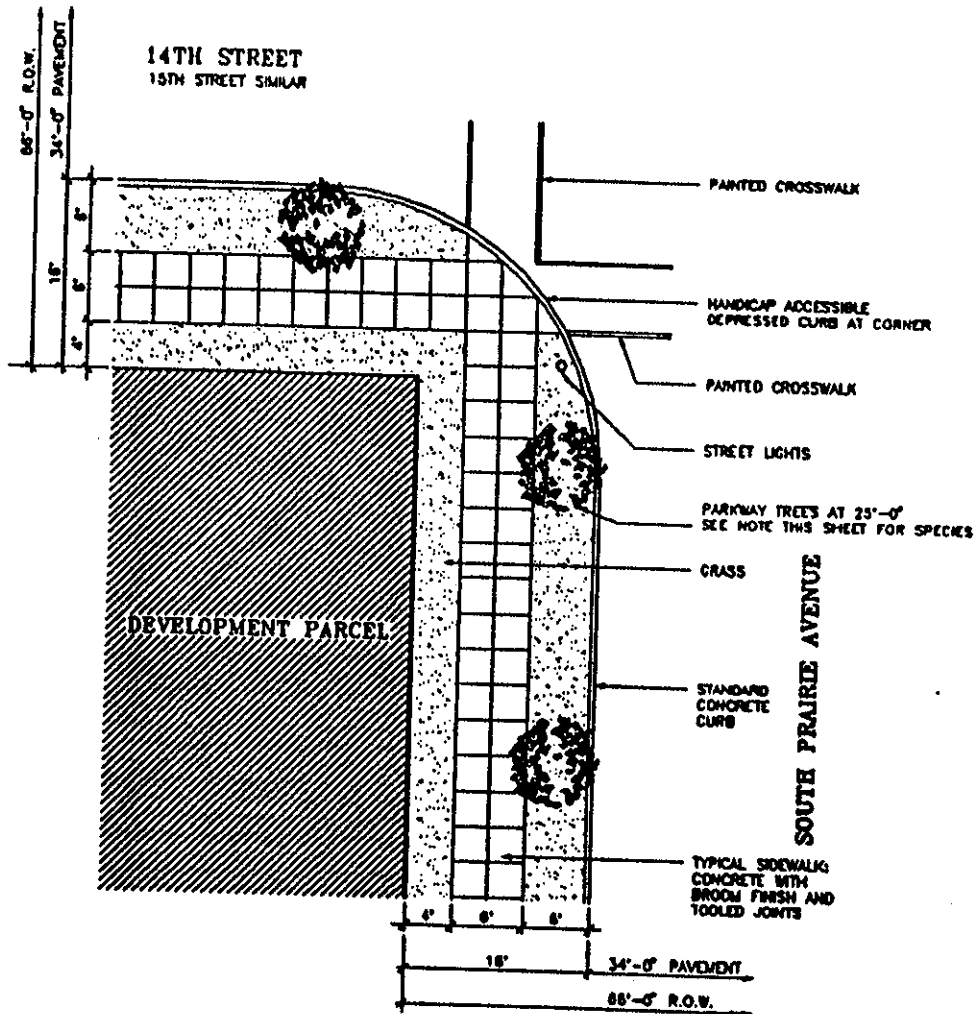
NOTE:
3' CALIPER MINIMUM DIAMETER
SHADE TREES AT 25'-0" O.C. OF
THESE VARIETIES:
SUPERFORM NORWAY MAPLE
HACKBERRY
SUMMIT GREEN ASH
MARSHALL SEEDLESS ASH
AUTUM GOLD MAIDENHAIR (GENCO)
SKYLINE LOCUST
KENTUCKY COPPER TREE
CLEMVEN LITTLE LEAF LINDEN
CHANTICLEER PEAR



AUGUST 30, 1984

SCALE 1/8" = 1'-0"

<p>COLONN CORNWELL BURNS & ASSOCIATES, INC. ARCHITECTS AND PLANNERS</p> <p>DeSTEFANO & PARTNERS, LTD. ARCHITECTS AND PLANNERS</p> <p>BOYMAN BARRETT & ASSOCIATES, INC. ARCHITECTS AND PLANNERS</p> <p>CONLEY GUDMUNDSON LEDER, LTD. ARCHITECTS AND PLANNERS</p>	<p>CENTRAL STATION</p>	<p>MASTER PLAN I</p> <p>EXHIBIT 12</p> <p>STREETSCAPE IMPROVEMENTS</p> <p>A: INDIANA AVENUE</p>
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NOTE:
 3" CALIPER MINIMUM DIAMETER
 SHADE TREES AT 25'-0" O.C. OF
 THESE VARIETIES:
 SUPERFORM NORWAY MAPLE
 HICKBERRY
 SUMMIT GREEN ASH
 MARSHALL SEEDLESS ASH
 AUTUM GOLD MAIDENHAIR (GENGO)
 SKYLINE LOCUST
 KENTUCKY COFFEE TREE
 GLENLEVEN LITTLE LEAF LINDEN
 CHANTICLEER PEAR

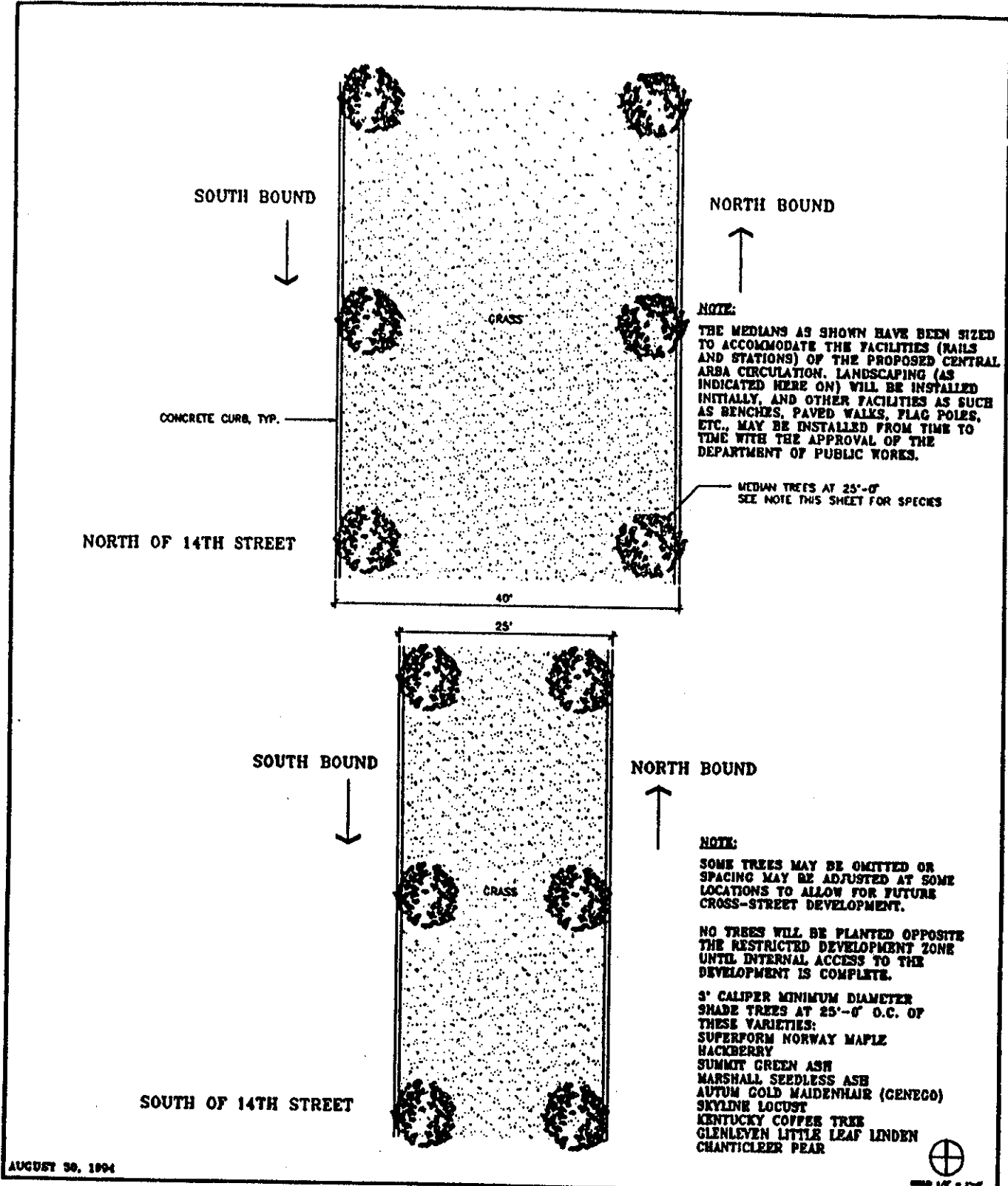
AUGUST 30, 1994



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 DOSTENFANG & PARTNERS, LTD.
 ARCHITECTS AND PLANNERS
 BOWMAN BARRETT & ASSOCIATES, INC.
 CIVIL ENGINEERS
 COWHEY GUDMUNDSON LEDER, LTD.
 CIVIL ENGINEERS



MASTER PLAN I
EXHIBIT 12
STREETSCAPE IMPROVMENTS
B: SOUTH PRAIRIE AVENUE



SOLOMON CORDELL BURNS & ASSOCIATES, INC.
ARCHITECT AND PLANNER

D. STEFANO & PARTNERS, LTD.
ARCHITECT AND PLANNER

BOWMAN BARRETT & ASSOCIATES, INC.
CONSULTING ENGINEER

COFFEY CUDMUNDSON LIDER, LTD.
CONSULTING ENGINEER



MASTER PLAN I

EXHIBIT 12

STREETScape IMPROVMENTS

C: INDIANA AVENUE MEDIAN