

# PD 522

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2/19/2025

REPORTS OF COMMITTEES

22535  
24683

*Reclassification Of Area Shown On Map No. 2-G.  
(As Amended)  
(Application No. 22655)  
(Common Address: 1349 W. Taylor St.)*

[SO2025-0014958]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by the changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Taylor Street; a line 125 feet east of and parallel to South Loomis Street; a public alley next south of and parallel to West Taylor Street; and a line 100 feet east of and parallel to South Loomis Street,

to those of a B2-3 Neighborhood Mixed-Use District.

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

*Reclassification Of Area Shown On Map No. 2-H.  
(As Amended)  
(Application No. 22535)  
(Common Address: 1901 W. Madison St.)*

SPD 522, 09

[SO2024-0012317]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Stadium Planned Development Number 522, Residential-Business Planned Development Number 1077, RT4 Residential Two-Flat, Townhouse and Multi-Unit District, RM5 Residential Multi-Unit District, B1-3 Neighborhood Shopping District, B3-1 Community Shopping District, B3-3 Community Shopping District, C1-2 Neighborhood Commercial District and C1-3 Neighborhood Commercial District symbols and indications as shown on Map Number 2-H in the area bounded by:

North Ashland Avenue; West Madison Street; a line 97.88 feet east of and parallel to North Paulina Street; the public alley north of and parallel to West Madison Street; a line 43 feet west of and parallel to North Paulina Street; West Madison Street; North Paulina Street; the public alley south of and parallel to West Monroe Street; the public alley west of and parallel to North Paulina Street; a line 163.4 feet north of and parallel to West Adams Street; a line 176.48 feet west of and parallel to South Paulina Street; West Adams Street; North Wood Street; a line 431.2 feet north of and parallel to West Adams Street; South Honore Street; West Adams Street; a line 25 feet east of and parallel to South Honore Street; a line 100 feet south of and parallel to West Adams Street; a line 215.50 feet west of and parallel to North Wood Street; West Adams Street; a line 96.50 feet west of and parallel to North Wood Street; the public alley south of and parallel to West Adams Street; South Honore Street; a line 22.5 feet north of and parallel to the public alley south of and parallel to West Adams Street; a line 74 feet west of and parallel to South Honore Street; the public alley south of and parallel to West Adams Street; South Wolcott Avenue; West Adams Street; a line 84.05 feet east of and parallel to South Seeley Avenue; the public alley north of and parallel to West Adams Street; the public alley west of and parallel to South Damen Avenue; a line 177 feet north of and parallel to West Adams Street; South Seeley Avenue; the public alley south of and parallel to West Madison Street; a line 132.58 feet west of and parallel to South Seeley Avenue; West Madison Street; a line 240 feet east of and parallel to North Hoyne Avenue; the public alley north of and parallel to West Madison Street; a line 327.15 feet west of and parallel to North Damen Avenue; West Warren Boulevard; a line 300.90 feet east of and parallel to North Hoyne Avenue; the public alley north of and parallel to West Warren Boulevard; a line 236.74 feet west of and parallel to North Damen Avenue; West Warren Boulevard; a line 75.25 feet east of and parallel to North Damen Avenue; the public alley north of and parallel to West Warren Boulevard; a line 112.77 feet east of and parallel to North Damen Avenue; West Washington Boulevard; a line 275.26 feet east of and parallel to North Damen Avenue; the public alley north of and parallel to West Warren Boulevard; a line 314.28 feet east of and parallel to North Damen Avenue; West Washington Boulevard; a line 130.83 feet west of and parallel to North Wolcott Street; the public alley north of and parallel to West Warren Boulevard; North Wolcott Street; West Washington Boulevard; North Wood Street; West Warren Boulevard; North Hermitage Avenue; West Washington Boulevard; a line 60.11 feet east of and parallel to North Hermitage Avenue; West Warren Boulevard; a line 179.49 feet east of and parallel to North Paulina Street; and the public alley south of and parallel to West Warren Boulevard,

excluding the area bounded by:

West Madison Street; a line 146 feet west of and parallel to North Damen Avenue; the alley north of and parallel to West Madison Street; and a line 206.13 feet west of and parallel to North Damen Avenue,

and excluding the area bounded by:

West Madison Street; a line 28.7 feet east of and parallel to North Damen Avenue; a line 47.5 feet north of and parallel to West Madison Street; and North Damen Avenue,

and excluding the area bounded by:

West Madison Street; a line 78.31 feet west of and parallel to North Paulina Street; the alley north of and parallel to West Madison Street; and a line 132.01 feet west of and parallel to North Paulina Street,

to those of the C2-5 Motor Vehicle-Related Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C2-5 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 2-H in the area bounded by the area described in Section 1 above to Stadium Residential-Business Planned Development Number 522, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

*Stadium Residential-Business Planned Development No. 522, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Stadium Residential-Business Planned Development Number 522 (the "Planned Development" or "PD") consists of approximately 2,506,788 sf (57.55 acres) together with certain portions of adjacent rights-of-way, which is depicted on the attached Planned Development Property and Boundary Map (the "Property"). United Center Joint Venture is the owner of a portion of the Property and the "Applicant" for this Planned Development pursuant to authorization from the owner of the remainder of the Property.
  
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control for purposes of this statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground/air-rights lessors of the Property, subject, however, to the following exceptions and conditions: (a) any changes or modifications to this Planned Development applicable to or in a given subarea need only be made or authorized by the owners and/or any ground/air-rights lessors of such subarea, (b) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein and (c) for so long as the Applicant or any affiliate thereof owns or controls any part of the Property, such entity may apply for any changes or modifications (administrative, legislative or otherwise) without the consent of any other owner or owners. 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 including any ground or air-rights leases. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein including any ground or air-rights leases (but not including an 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; provided, however that the Applicant's right to authorize changes or modifications to this Planned Development for so long as it owns or controls all or any portion

of the Property as set forth in clauses (a) or (c) of this Statement Number 2 above shall not be deemed amended or transferred to apply to a transferee (or its beneficiaries as aforesaid) unless expressly assigned in a written instrument executed by the original Applicant hereunder.

3. Applicant commits to provide and fully-fund the following infrastructure improvements prior to issuance of the final certificate of occupancy for Phase 1 (Subarea A):
  - Installation of a well-lit, raised intersection at Adams Street and Wolcott Street
  - The following traffic signal equipment upgrades and improvements:
    - ATC Controller and Cabinet/Foundation with NEMA Timing Plans at Damen Ave and Adams St, Damen Ave and Washington Blvd, Damen and Congress Parkway, and Damen Ave and Van Buren
    - Traffic Signal Head Modifications, Video Actuated Turn Arrows, ATC Controller and Cabinet/Foundation with NEMA Timing Plans at Damen Ave and Warren Blvd – SB Left Turn Arrow, NB Right Turn Arrow and NB Bike Signal for Pedestrian/Bicycle Phase Separation. (Note: The existing controller is ATC type for this location; therefore, controller upgrade is not needed)
    - Pedestrian Countdown Timers, ATC Controller and Cabinet/Foundation with NEMA Timing Plans at Damen Ave and Monroe St
    - Traffic Signal Head Modifications, Video Actuated Turn Arrows, ATC Controller and Cabinet/Foundation with NEMA Timing Plans required at the following signals:
      - Damen Ave and Jackson Blvd, NB/SB Left Turn Arrow
      - Damen Ave and Madison St, NB/SB Left Turn Arrow
  - A new Divvy station estimated at Damen and Adams (exact location to be coordinated with the Divvy team)
  - Prior to a certificate of occupancy for the final building in Phase 1 (Subarea A), the following bike lanes shall be installed, with final engineering to be coordinated with CDOT:
    - Protected bike lanes along Damen between Maypole and Warren;
    - Sidewalk level bike lanes along Damen between Warren and Adams; and
    - Protected bike lane along Adams between Damen and Paulina.

- The following dedications and vacations are contemplated, subject to CDOT review and approval. To the extent CDOT determines that compensation is payable to the City by the Applicant for existing right-of-way to be vacated, the Applicant shall receive credit on a square footage basis for all right-of-way to be dedicated in determining such compensation. Additionally, the square footage of land necessary for dedications requested by CDOT shall be retained by the Applicant as net site area for purposes of calculating FAR.
  - To be dedicated: Property (i) between the eastern Damen ROW line and the building setback from Adams to Madison and (ii) between the northern Adams ROW line and the building setback from Damen to Honore.
  - To be vacated: Honore St between Adams St and the public alley south of Adams St.

The following improvements are contemplated for future phases and subareas, which shall be finalized in conjunction with future Site Plan Approval.

- Traffic signal equipment upgrades and improvements
  - ATC Controller and Cabinet/Foundation with NEMA Timing Plans required for the following signals:
    - Wood St and Warren Blvd
    - Paulina St and Ogden Ave/Adams St
    - Paulina St and Madison St
    - Wood St and Washington Blvd
    - Paulina St and Warren Blvd
    - Paulina St and Washington Blvd
  - Pedestrian Countdown Timers, ATC Controller and Cabinet/Foundation with NEMA Timing Plans required at the following signals:
    - Wood St and Monroe St
    - Wood St and Madison St
- Traffic signal upgrades and improvements for future phases at Western Ave and Madison St, Western Ave and Jackson Blvd, and Western Ave and Washington Blvd, scope to be determined in future submittals.
- 2 additional Divvy Stations (3 total in the development)

- 1 new Divvy station estimated near future CTA Pink Line Station (to be coordinated with Divvy team)
- 1 new Divvy station estimated at Paulina and Warren – will coordinate with Divvy team to determine the exact location
- For each subsequent site plan approval, phases 2-6, an updated traffic study and TDM study are required to be submitted and approved by CDOT. Infrastructure improvements identified in future updated traffic studies and TDM studies will be required to be built at the sole expense of the applicant. To the extent that improvements built in earlier phases or interim conditions conflict with future development, such conflicts must be resolved as part of site plan approval.
- Dedications and vacations as shown in the right of way adjustment map in phases 2-6 will be reviewed by CDOT through future site plan approval process and subject to CDOT approval.
- During future site plan approval for phases 2-6, protected bike lanes will be required to connect new bike lanes to existing bike lanes. It may also be determined that bike lanes are required in both the north and south directions or the east and west directions to provide a proper connection. These bicycle network connections will be determined by CDOT.

Any unique pavement, street furniture, light poles, decorations, bollards, or any other element that is not a standard CDOT installation shall be the responsibility of the property owner. This includes regular maintenance and repairs. Removable bollards adjacent to driveways identified on site plan must be kept in place unless vehicles are utilizing the driveways for loading into or out of the property.

Street cross sections are conceptual and will be finalized through site plan review in each phase of development. Minimum 9'6" feet sidewalk shall be incorporated into all future design.

Minimum 20-foot setbacks must be included on the properties adjacent to both sides of the CTA tracks. This will allow maintenance and any future work.

The Traffic Management Plan will be evaluated and updated as necessary, based on traffic and truck/loading activity.

4. This Planned Development consists of 20 Statements; a Bulk Regulations Table; an Existing Land Use Map; a Planned Development Property Line and Boundary Map; an Existing Zoning Map; a Subarea Map; a Planned Development Parcel Map; a Right of Way Vacation and Dedication Map; a Planned Development Site Plan; Site Plan-Subarea A; Landscape Plans – Subarea A (9 pages); Roof Plan – Subarea A; Building Elevations – Music Hall – Subarea A

(4 pages); Building Elevations – West Garage – Subarea A (4 pages); Building Elevations – South Garage – Subarea A (4 pages); Neighborhood Design Guidelines; and Illustrations - Street Sections (11 pages) dated January 16, 2025 submitted herein; that certain Administrative Relief issued February 19, 2015 regarding “Proposed United Center Addition at 1901 West Madison Street”; that certain Administrative Relief issued June 6, 2014 regarding “Chicago Bulls Training Storage Building, approx. 1739 West Madison”; that certain Administrative Relief issued September 5, 2013 regarding “Proposed Chicago Bulls Training Facility at 15 S. Wood”; that certain Administrative Relief issued May 10, 2013 regarding “Proposed Signage for the United Center and Chicago Bulls Training Facility”; that certain Administrative Relief issued April 1, 2013 regarding “Proposed Chicago Bulls Training Facility at the SE Corner of West Madison and South Wood Streets”; and that certain Minor Change issued September 14, 1992 regarding “West Side Stadium” (collectively, the “Plans”). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development 522: Entertainment and Spectator Sports (all, including, without limitation, indoor special event, banquet or meeting halls and small, medium and large venues), Artist and Business Live/Work Space (on and above the ground floor), Multi-Unit Residential (on and above the ground floor), Single-Room Occupancy, Group Living (including Elderly Housing, Assisted Living, Nursing Home, Student Housing), Detached Houses, Townhouse, Colleges and Universities, Cultural Exhibits and Libraries, Day Care, Hospital, Lodge or Private Club, Parks and Recreation (including, without limitation, community garden and community centers, recreation buildings and similar assembly uses), Postal Service, Public Safety Services, Religious Assembly, School, Minor and Major Utilities and Services, Animal Services, Artist Work or Sales Space, Body Art Services, Building Maintenance Services, Business Support Services (including day labor employment agency), Urban Farms (indoor, outdoor and rooftop), Communication Service Establishment, Building Material Sales, Contractor/Construction Storage Yard, Drive-Through Facility, Eating and Drinking Establishments (all), Financial Services (excluding payday loan and pawn shops), Food and Beverage Retail Sales (including liquor sales), Lodging (including bed and breakfast, hotel/motel, vacation rental and shared housing unit), Medical Service, Office (including electronic data storage center), Accessory, Non-Accessory and Shared (pursuant to Section 17-10-0700) Parking, Personal Service, Repair or Laundry Service (Consumer), Residential Storage Warehouse, Retail Sales, Indoor/Outdoor Participant Sports and Recreation, Amusement Arcade, Children’s Play Center, Auto Supply/Accessory Sales, Car Wash or Cleaning Service, Light Equipment Sales/Rental (indoor and outdoor), Co-located Wireless Communication Facilities, Business Live/Work Units, Artisan, Limited and General Manufacturing, accessory and incidental uses, and additional uses established by the

Zoning Ordinance after the date of establishment of this Planned Development that are consistent with the character of the development, as determined and approved by the Zoning Administrator in accordance with Statement 12.

The following uses shall require Site Plan Approval in accordance with Statement 15: Single-Room Occupancy, Detached Houses, Urban Farms (indoor, outdoor, rooftop), Building Material Sales, Contractor/Construction Storage Yard, Drive-Through Facility, Electronic Data Storage Center, Residential Storage Warehouse, Auto Supply/Accessory Sales, Car Wash or Cleaning Service, Light Equipment Sales/Rental (indoor/outdoor), and Limited/General Manufacturing (except for food manufacturing).

### **Open Space**

Notwithstanding the foregoing permitted uses, the following uses are permitted in the Park (as defined in Statement 18): Daycare, Parks and Recreation, Band Shells and Outdoor Theaters, Batting Cage, Community Center, Recreation Building and Similar Assembly Use, Community Garden, Conservatories and Greenhouses, Dog Park, Forest or Nature Preserve, Ice Skating Rink (indoor and outdoor), Miniature Golf, Passive Open Space, Playgrounds including water play areas, Playing Courts (basketball, volleyball, etc.), Playing Fields (baseball, soccer, etc.), Skate Park, Swimming Pools, Tennis Courts (indoor and outdoor), Trails for Hiking, Bicycling, or Running, Cultural Exhibits and Libraries, Major and Minor Utility Service, Food and Beverage Retail Sales (including liquor sales), General Retail Sales, Eating and Drinking Establishments (all), Field house, locker rooms or similar buildings that support primary outdoor recreation areas, Kiosks, Accessory Off-Street Parking, Restrooms, Storage and Maintenance Areas/Buildings, Temporary Uses, Wireless Communication Facilities (Co-located and Freestanding), additional uses not listed above when approved as an administrative adjustment, and accessory and incidental uses.

6. The existing signs shall be permitted pursuant to Statement 7 of PD 522, as it existed prior to this amendment and the Plans identified in Statement 4 herein including, without limitation, that certain Administrative Relief issued May 10, 2013 regarding "Proposed Signage for the United Center and Chicago Bulls Training Facility". Two outdoor illuminated double-faced advertising and business identification signs shall be permitted within the Planned Development in the general vicinity depicted upon the Site Plan/Landscaping Plan (hereinafter defined). Neither sign shall exceed forty feet (40') in height or twenty-five feet (25') in-width. On each side, the signs may contain an electronic changeable message board and four ad panels each measuring no more than four feet (4') high by twenty-five feet (25') wide. In addition, two building-mounted signs identifying the stadium, which signs shall not exceed the dimensions of eight feet (8') by one hundred eighty feet (180'), with or without electronic, changeable message boards, shall be permitted. All other advertising signs shall be restricted to the interior of the stadium structure, unless approved by the Department of Planning.

Future and additional on-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development; provided, however, for the purposes of this Planned Development, any sign which identifies the name or sponsorship of any structure or designated area within the Property, or any sponsor of the teams operating in the Property, or any sponsor of a retail showcase, recreation area or other space within the Property shall be deemed an on-premises sign and may be located in any subarea. For purposes of Section 17-12-0711, the principal use of the Planned Development is a sports stadium. At the Applicant's election, the maximum total sign area and a Uniform Sign Plan may be reviewed and approved by DPD pursuant to Section 17-13-0611-A and 17-13-0800. Interior signs are permitted and nothing in this Planned Development shall regulate any interior sign.

7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 2,506,788 square feet and a base FAR of 5.0.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. All Site & Landscapes Plan shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance including, without limitations, modifications to the exhibits and design guidelines, may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and,

if different than the Applicant, the legal title holders and any ground lessors. It is hereby acknowledged that many of elements of the exhibits and design guidelines including, but not limited to, sections and access, circulation and open space plans, are illustrative and may change as the Property is developed. Such modifications shall be permitted if approved by the Zoning Administrator pursuant to Section 17-13-0611-A.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. Except with respect to Phase I (Subarea A), prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any buildings, the Applicant shall submit a site plan, landscape plan and building elevations (a "Site Plan Submittal") for the specific Sub-Area(s) or portion of specific Sub-Area(s) for review and approval by DPD (each, a "Site Plan Approval"). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site Plan Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Sub-Area, only a Site Plan Submittal for such portion of the Property shall be required.

No Part II approval for which a Site Plan is required hereunder shall be granted until the Site Plan Submittal has been approved by the Commissioner of the Department of Planning and Development and reviewed by the Chicago Plan Commission at a public hearing. The hearing conducted by the Plan Commission shall be for review purposes only and no approval or recommendation shall be required in order for the Commissioner to issue an approval of the Site Plan Submittal. Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development and the Design Guidelines, and provided Applicant has timely provided all Site Plan Submittals, the Commissioner shall issue such site plan decision after the Plan Commission conducts its review hearing. Following approval by DPD, the approved Site Plan Approval, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD.

After Site Plan Approval, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any Site Plan Submittal shall, at a minimum, provide the following information:

- a. the boundaries of the property and a site plan identifying the proximity to public transit;
- b. the footprint of the improvements;
- c. location and dimensions of all parking spaces and loading berths;
- d. preliminary landscaping plan prepared by a landscape architect;
- e. all pedestrian circulation routes;
- f. the location of any adjacent public improvements;
- g. preliminary building sections and elevations of the improvements with a preliminary building materials list; and
- h. any statistical information applicable to the property, including but not limited to:
  - (1) floor area and floor area ratio;
  - (2) uses to be established;
  - (3) building heights;
  - (4) all setbacks, required and provided;
  - (5) floor area devoted to all uses (e.g. office, retail etc.);
  - (6) number of dwelling units (if applicable);
  - (7) number of parking spaces;
  - (8) number of loading spaces/berths;
  - (9) a School Impact Study (if residential); and
  - (10) an approved Site Plan by CDOT, including any required vacations and dedications (as provided in Statement 3), Fire Prevention Bureau, Mayor's

Office for People with Disabilities, and the Building Departments Division of Stormwater Management.

Site Plan Submittals shall include all other information necessary to illustrate substantial conformance to the PD and Design Guidelines.

16. Subject in all cases to the other statements, terms, regulations and provisions of this Planned Development, the Applicant shall have the right to designate additional subareas within the Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and re-designation of subareas shall not in and of itself require an amendment to this Planned Development and shall be approved as a minor change, pursuant to Section 17-13-0611; included in such minor change, the Applicant shall provide notice of all material terms of any such designation to DPD, including the designated area and the bulk regulations that will apply therein, for DPD's administrative purposes to facilitate Part II review for any such designated subarea. In furtherance of the foregoing, and in all cases subject to the other statements, terms, regulations and provisions of this Planned Development, the Applicant may allocate or assign previously unused development rights under the Planned Development from other designated or to be designated subareas including, but not limited to, floor area and floor area ratio, signage, building height, dwelling units and parking; provided, however, that the overall regulations and limitations set forth in the Bulk Regulations and Data Table and the Plans applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such allocation(s) or assignment(s), and (iii) all such allocation(s) or assignment(s) of development rights are subject to the terms of Section 17-13-0611 and the Design Guidelines of this Planned Development.

The Applicant may continue to evolve the design of the building elevations or materials for the South Garage and Hotel located in Subarea A and changes to such elevations or materials, if any, shall, if mutually agreed upon, be reviewed and approved by DPD pursuant to Section 17-13-0800.

17. The Applicant acknowledges and agrees that the rezoning of the Property from Stadium Planned Development No. 522, to Stadium Residential-Business Planned Development No. 522, as amended ("PD") is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The PD is located in a community preservation area within the meaning of the ARO and permits the construction of 9,463 dwelling units.

Developers of projects in community preservation areas with 30 or more units must provide between 10% and 20% of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project,

developers must construct at least 25% of the affordable units on-site and another 25% on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20% option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 1,893 affordable units (20% of 9,463 = 1,892.6, rounded up pursuant to subsection (T) of the ARO), half of which are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing all 1,893 affordable units in the buildings in the PD, as set forth in the Affordable Housing Profile (AHP) form attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80% of the AMI, (y) at least one-third (or 631 units) must be affordable to households at or below 50% of the AMI, of which one-sixth (or 105 of the 631 units) must be affordable to households at or below 40% of the AMI, and (z) all income levels must be multiples of 10% of the AMI.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this PD, DOH may adjust the AHP form as requested, in accordance with the ARO, without amending the PD, provided however, the Applicant must update and resubmit the revised AHP form to DOH for review and approval and, at DOH's request, provide an informational presentation to the Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the PD, and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 17, including any breach of the IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this PD. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

18. Subject to the receipt of all necessary permits and approvals, the Applicant or its successors and assigns, at its sole cost, shall design and construct the open space improvements in shown on the Open Space Plan (hereinafter the "Park"). Upon completion of the Park, the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors, shall be responsible for maintaining and managing the Park for the purposes set forth herein, including ensuring that the Park's landscaping is well maintained, that the vegetation and plantings are kept in a healthy condition and that the Park facilities are clean, well lit, litter free and clear of snow (hardscaped areas) and debris. The Applicant shall provide sufficient liability insurance coverage for the operation of the Park for public use. The Applicant shall provide informational and wayfinding signage at all entries that the Park is open to the public (subject to occasional partial closure for private use provided that a path providing access during such closures shall be maintained through the Park), free of charge, during normal park hours from 6:00am to 11:00pm every day of the year. During winter months, the Applicant may enclose portions of the Park in a temporary climate-controlled manner with access managed in accordance and compliance with the Chicago Park District Code. The maintenance and management obligations contained herein shall continue for the life of this Planned Development.

Park improvements within each Subarea shall be constructed and delivered prior to issuance of a certificate of occupancy for the vertical improvements within such Subarea provided, however, Park improvements may be provided in an interim condition (i) until receipt of the certificate of occupancy for the final principal building in each subarea or delayed if consistent with good landscape practice, but not longer than one year following the timing for construction of the final open space improvements set forth herein, or (ii) if necessary to accommodate the later construction of large park recreation components.

Prior to issuance of building permits for the first principal building for the Planned Development, the Applicant will enter into a development and maintenance agreement (the "DEMA") with the City for the construction, maintenance, and management of the Park. The DEMA obligations shall be binding upon the Applicant, its successors and assigns, including but not limited to a homeowners or master association whose purpose includes maintaining the Park. Upon completion of the Park, the public access provided for herein shall be memorialized in a public access easement agreement (which may be included in the DEMA) with and for the benefit of the City. The recording and other costs associated with establishing the easement shall be the responsibility of the Applicant. A copy of said public access easement agreement shall be on file with DPD.

The Commissioner is hereby authorized to enter into the DEMA (or more than one DEMA if the Commissioner deems necessary depending on the phasing of the development) and all other documents contemplated by the Statement and, in his/her sole discretion, may modify by minor change the foregoing requirements, without further City Council approval, for the DEMA(s) and public access easement agreement(s) so as to permit alternate forms of achieving compliance with the Applicant's construction, maintenance and management obligations and public access rights, such as, by means of example and not limitation, one or more restrictive covenants or owners' reciprocal easement and operation agreements in form and substance acceptable to the City which expressly grant the City necessary enforcement, self-help and lien rights as may be necessary to assure compliance with this Statement.

19. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the Applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). Notwithstanding the City's goals, the Applicant has established goals of 30% MBE and 8% WBE participation. The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof; and evidence of such participation. In addition to the foregoing, DPD may request such additional information as DPD determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city

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residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

20. Construction of the improvements contemplated by this Planned Development may be completed in phases over a period of years. It is acknowledged that commencement and completion of certain phases may exceed the periods set forth in Section 17-13-0612 of the Chicago Zoning Ordinance as of the date of this approval. Should this Planned Development ordinance lapse, the Commissioner may initiate a Zoning Map Amendment to rezone the property to C2-5 Neighborhood Commercial District.

[Existing Land-Use Map; Property Line and Boundary Map; Existing Zoning Map; Subarea Map; Parcel Map; Right-of-Way Vacation and Dedication Map; Site Plan; Site Plan -- Subarea A; Landscape Plans -- Subarea A; Roof Plans -- Subarea A; Building Elevations -- Subarea A; Neighborhood Design Guidelines; Proposed Sections A, C, D, F, I, L, N, P, Q and R; and Illustrations -- Massing referred to in these Plan of Development Statements printed on pages 24704 through 24748 of this *Journal*.]

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

*Planned Development No. 522 Bulk Regulations And Data Table.*

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**Gross Site Area (sf):<sup>1</sup> 3,368,274**

**Area in Public Right of Way (Total) (sf): 861,486**

**Area in Public Right of Way (To Remain) (sf): 765,551**

**Area in Public Right of Way (To Be Vacated In The Future) (sf): 95,935**

**Area to be Dedicated to Public Right of Way (Included in Net Site Area) (sf): 32,630**

**Net Site Area (sf): 2,506,788**

**Subarea A: 885,178**

**Subarea B: 564,423**

**Subarea C: 263,091**

**Subarea D: 270,592**

**Subarea E: 231,509**

**Subarea F: 291,995**

**Maximum Floor Area Ratio: 5.00**

**Subarea A: 1.99**

**Subarea B: 2.29**

**Subarea C: 8.67**

**Subarea D: 7.43**

**Subarea E: 13.05**

**Subarea F: 7.41**

**Maximum Number of Dwelling Units: 9,463**

**Subarea A: 0**

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<sup>1</sup> Note: The Area in Public Right of Way and Net Site Areas shown herein may change, due to future vacations and dedications which shall be subject to future CDOT approval.

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Subarea B: 798

Subarea C: 2,457

Subarea D: 1,551

Subarea E: 2,310

Subarea F: 2,347

**Maximum Number of Hotel Keys: 1,309\***

Subarea A: 233

Subarea B: 228

Subarea C: 0

Subarea D: 248

Subarea E: 600

Subarea F: 0

\*Note that the hotel-to-dwelling unit and dwelling unit-to-hotel conversion is a ratio of 2 hotel keys to 1 dwelling unit. Any additional dwelling units in excess of those listed in this bulk table must be submitted to the Department of Housing for review to ensure compliance with the Affordable Requirements Ordinance.

**Minimum Parking: Pursuant to Section 17-10-0207**

Pursuant to 17-10-0102-B (Transit Served Locations), minimum required parking ratios may be reduced by up to 100 percent from the otherwise applicable standards.

Required event parking will be provided throughout the Planned Development as future phases are developed.

Pursuant to Section 17-3-0308.4, Residential building projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as a minor change under the provisions of Section 17-13-0611.

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**Maximum Height: 660'**

Subarea A: 200'

Subarea B: 400'

Subarea C: 310'

Subarea D: 485'

Subarea E: 660'

Subarea F: 220'

**Minimum Loading:**

**Residential**

0 – 24,999 | 0

25,000 – 199,999 | 1

200,000+ | 1 per 200K sq ft

**Retail**

0 – 9,999 | 0

10,000 – 24,999 | 1

25,000 – 49,999 | 2

50,000 – 99,999 | 3

100,000 – 249,999 | 4

250,000+ | 1 per 200K sq ft above 250K sq ft

**Office & Hotel**

0 – 24,999 | 0

25,000 – 499,999 | 1 per 100,00 sq ft

500,000+ | 1 per 500K sq ft

**Entertainment**

100,000+ | 1 per 100K sq ft

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**Minimum Bicycle Parking\*:**

**Residential**

(1 space per dwelling unit)

**Retail**

(1 space per 5 auto spaces)

**Hotel**

(1 space per 10 auto spaces)

**Office**

(1 space per 10 auto spaces)

**Event**

(1 space per 10 auto spaces)

\*Max 50 per use

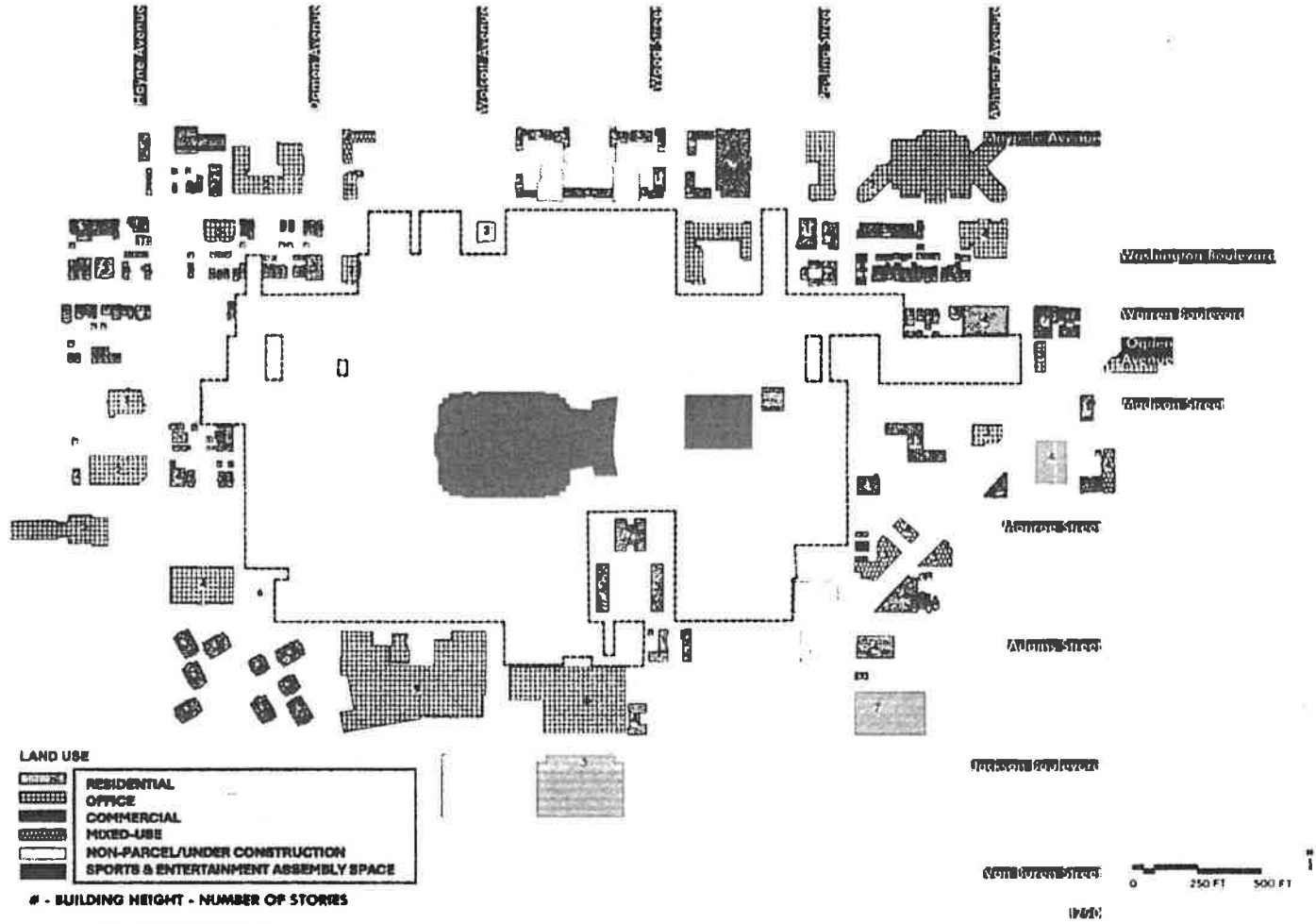
**Minimum Setbacks:**

Subarea A: 0' based on the underlying C2-5 District pursuant to Sections 17-3-0404, 17-3-0405 and 17-3-0406

Future Subareas will be determined on a case-by-case basis during Site Plan Review.

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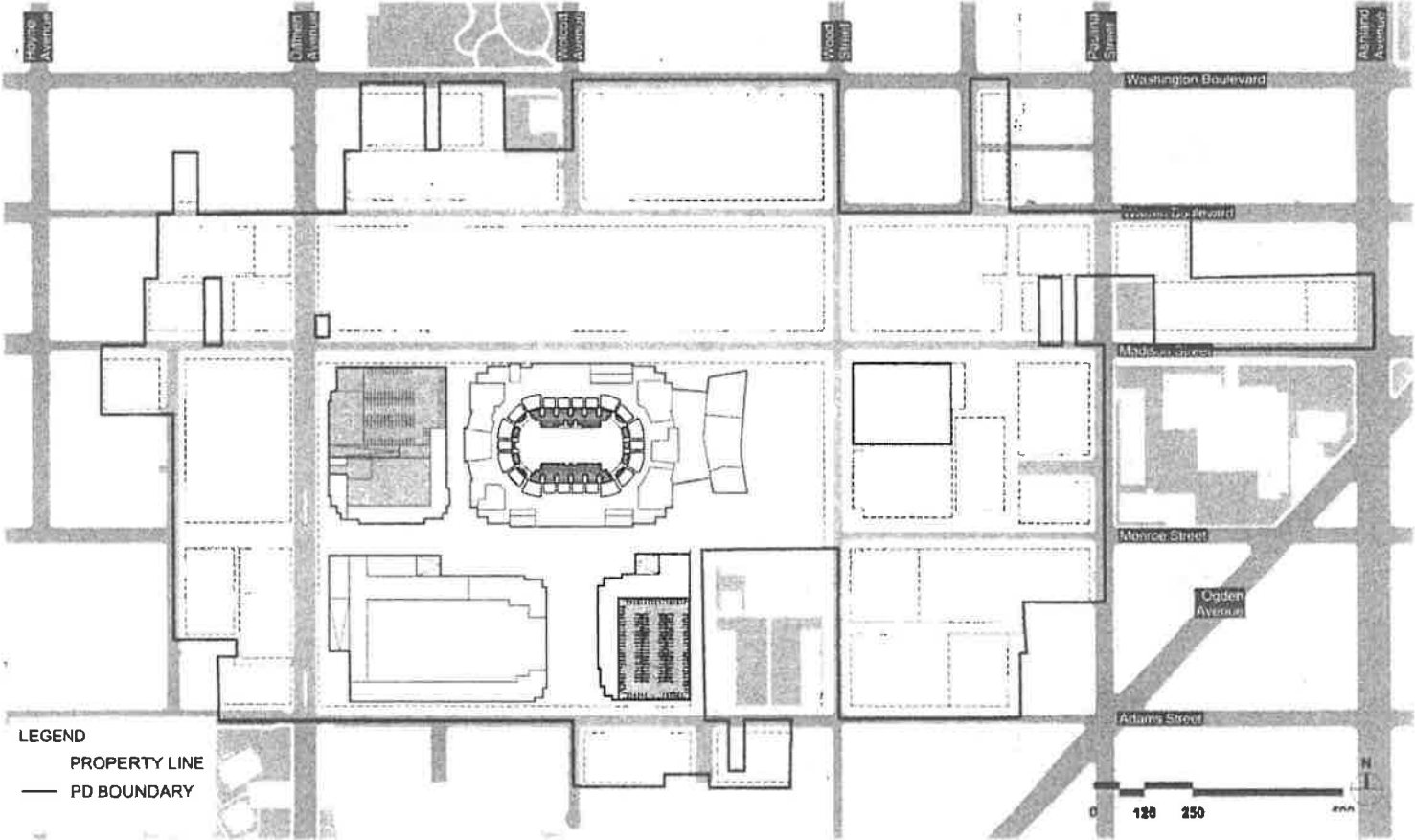
Existing Land Use Map



Applicant: United Center Joint Venture  
 Address: 1901 W Madison, Chicago, Illinois  
 Introduced: September 18, 2024  
 Plan Commission: January 16, 2025

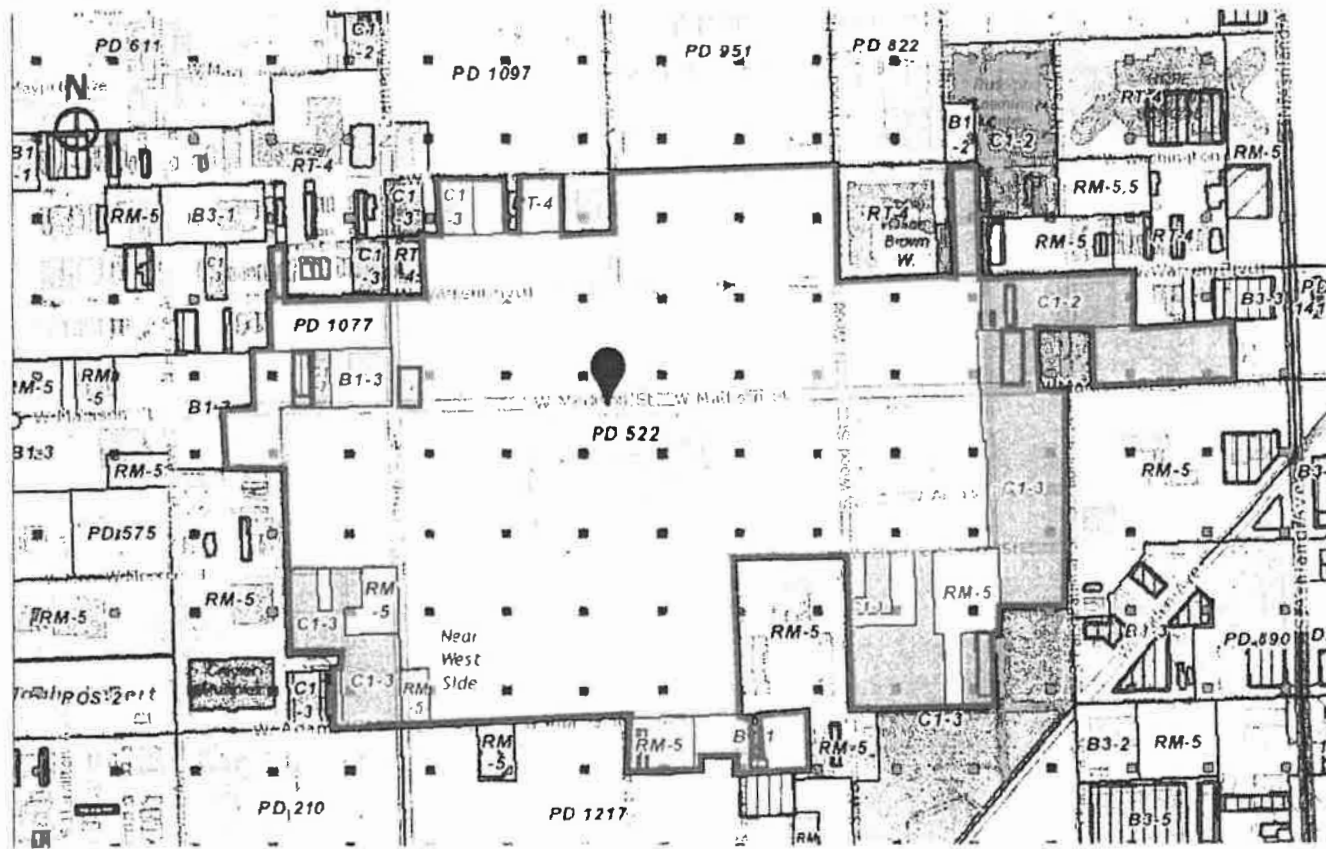


Planned Development Property Line and Boundary Map



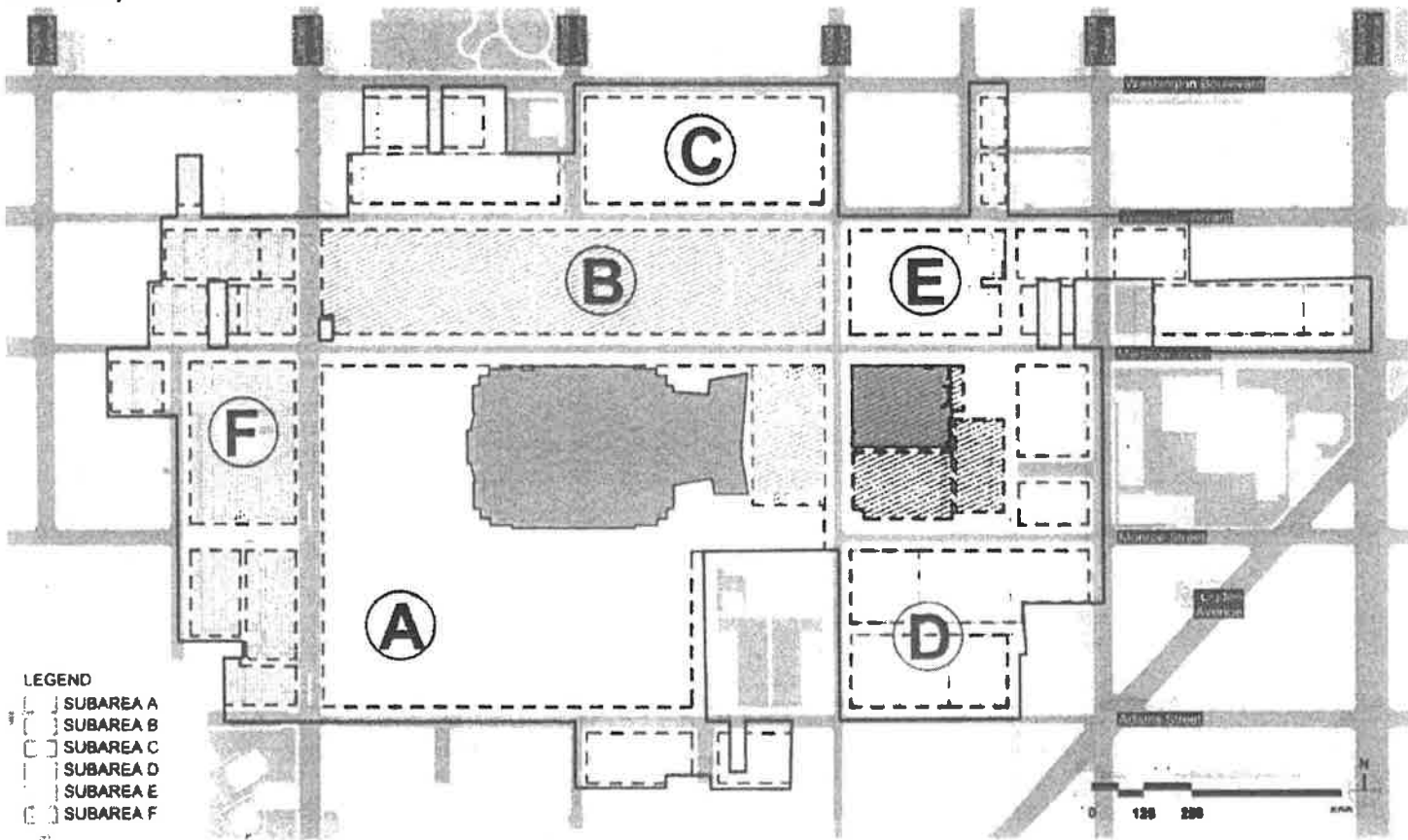
Applicant: United Center Joint Venture  
 Address: 1901 W Madison, Chicago, Illinois  
 Introduced: September 18, 2024  
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Existing Zoning Map



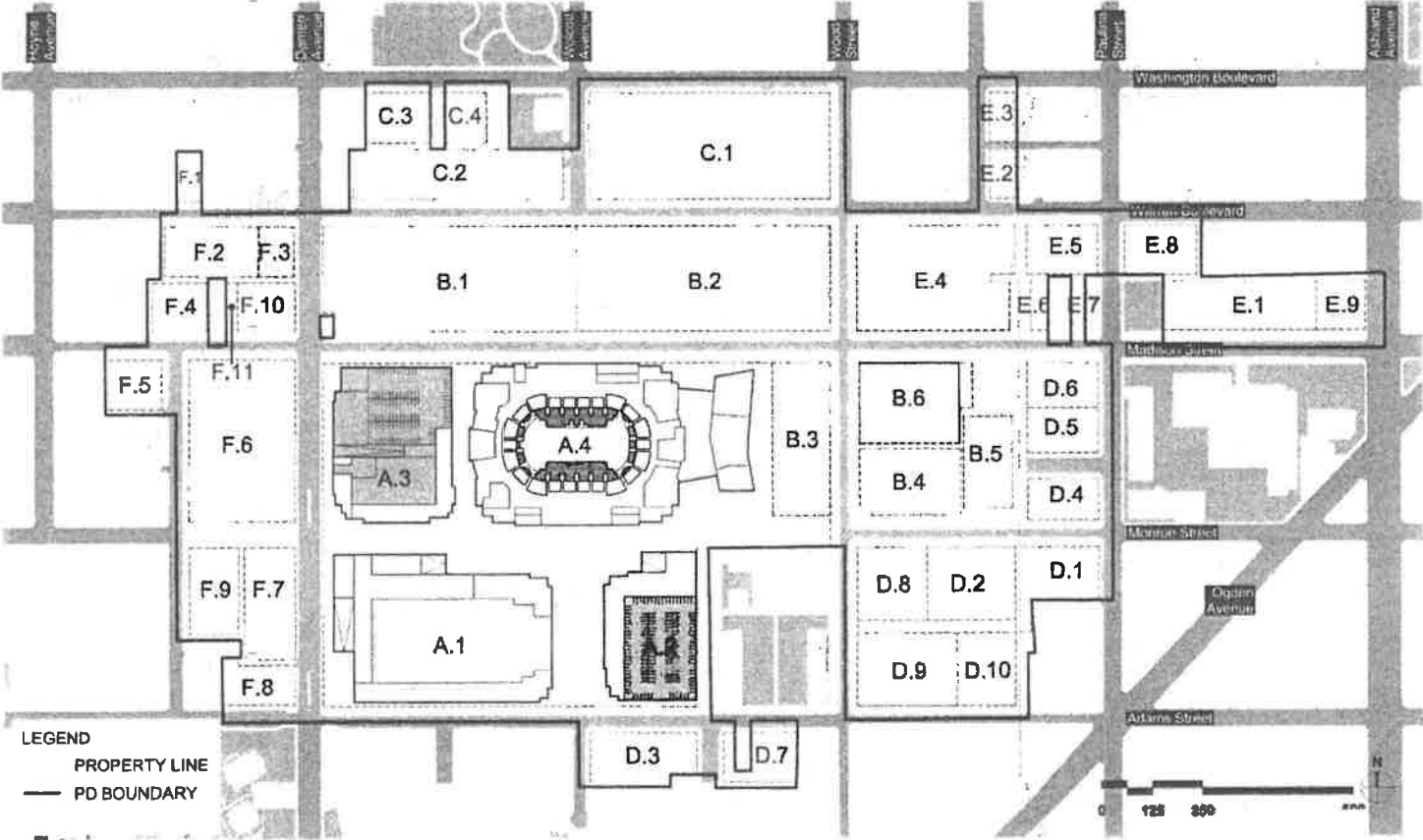
Applicant: United Center Joint Venture  
 Address: 1901 W Madison, Chicago, Illinois  
 Introduced: September 18, 2024  
 Plan Commission: January 16, 2025

**Subarea Map**



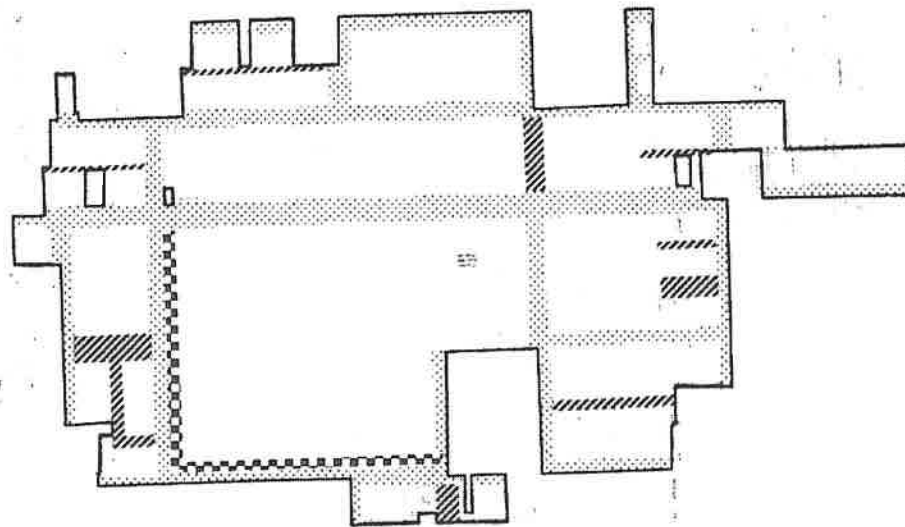
Applicant: United Center Joint Venture  
Address: 1901 W Madison, Chicago, Illinois  
Introduced: September 18, 2024  
Plan Commission: January 16, 2025




Planned Development Parcel Map



Applicant: United Center Joint Venture  
 Address: 1901 W Madison, Chicago, Illinois  
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Right-of-Way Vacation and Dedication Map



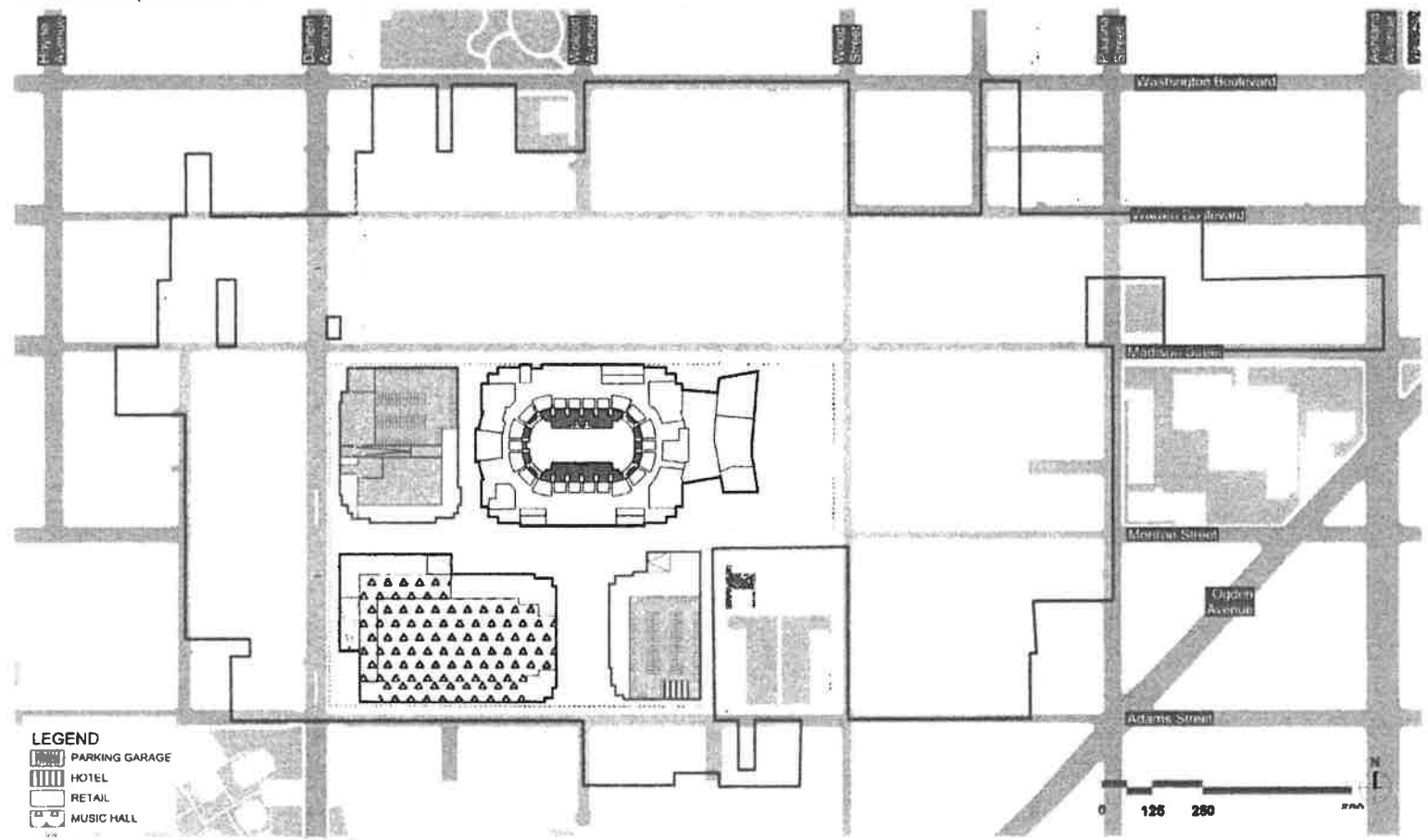
-  Public Right of Way to Remain (765,551 sq ft)
-  Public Right of Way to be Vacated (95,935 sq ft)
-  Public Right of Way to be Dedicated (32,630 sq ft)

Vacations and dedications shown hereon are conceptual and subject to future CDOT and Site Plan Approval.

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Planned Development Site Plan

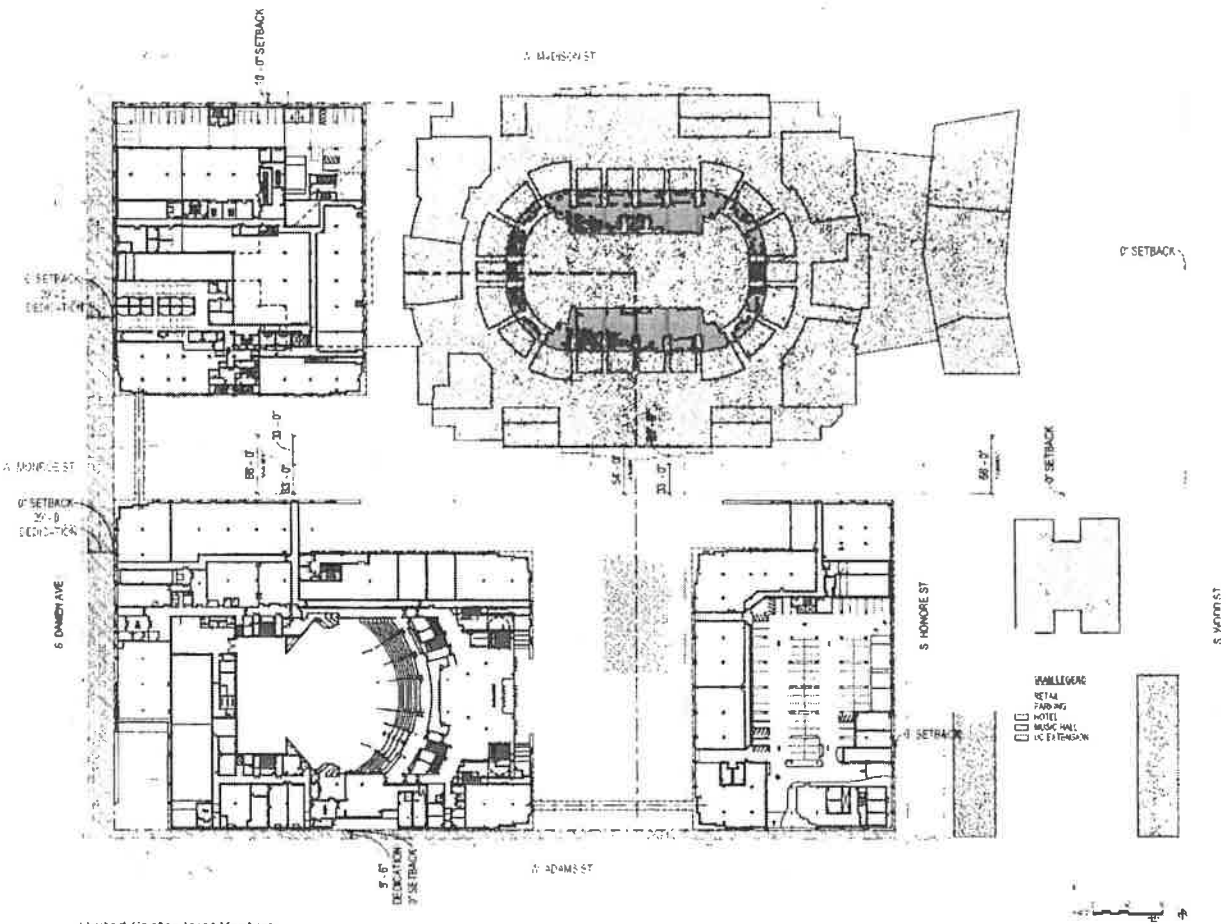


- LEGEND**
- PARKING GARAGE
  - HOTEL
  - RETAIL
  - MUSIC HALL

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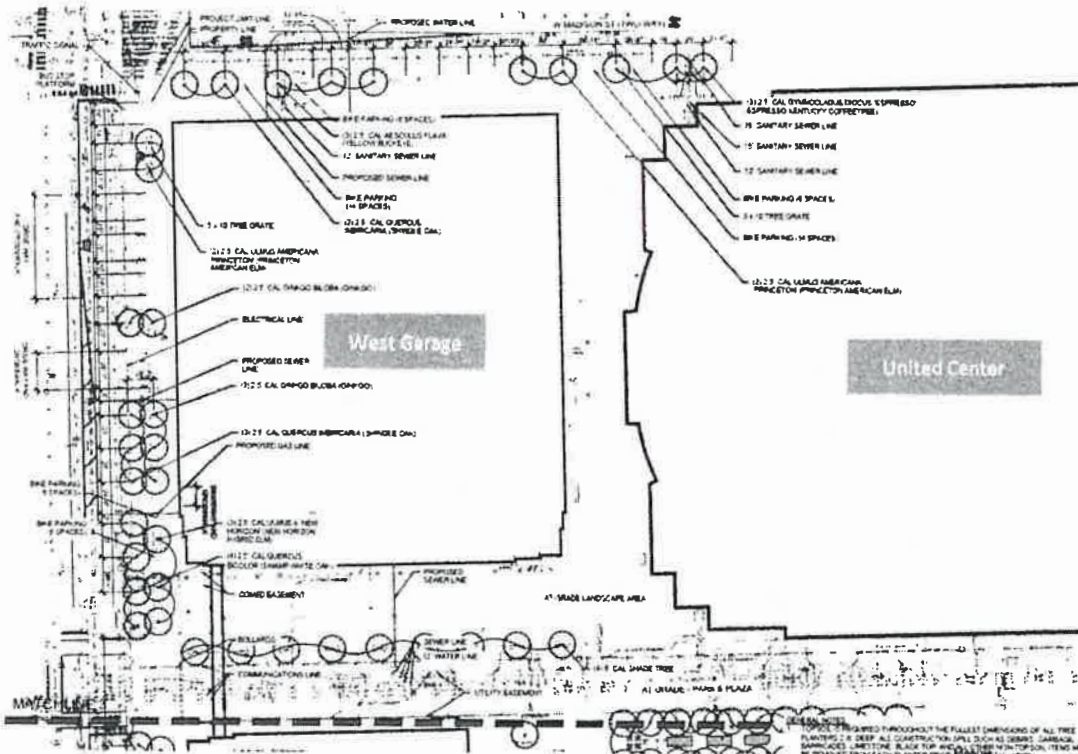
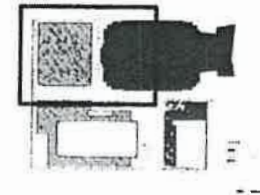
Site Plan - Subarea A



Applicant: United Center Joint Venture  
 Address: 1901 W Madison, Chicago, Illinois  
 Introduced: September 18, 2024  
 Plan Commission: January 16, 2025

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Landscape Plan - Subarea A



2 LANDSCAPE SITE ENLARGEMENT PLAN  
1" = 40' 0"



0 10 20 30 40 50

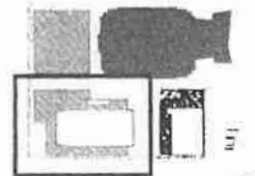
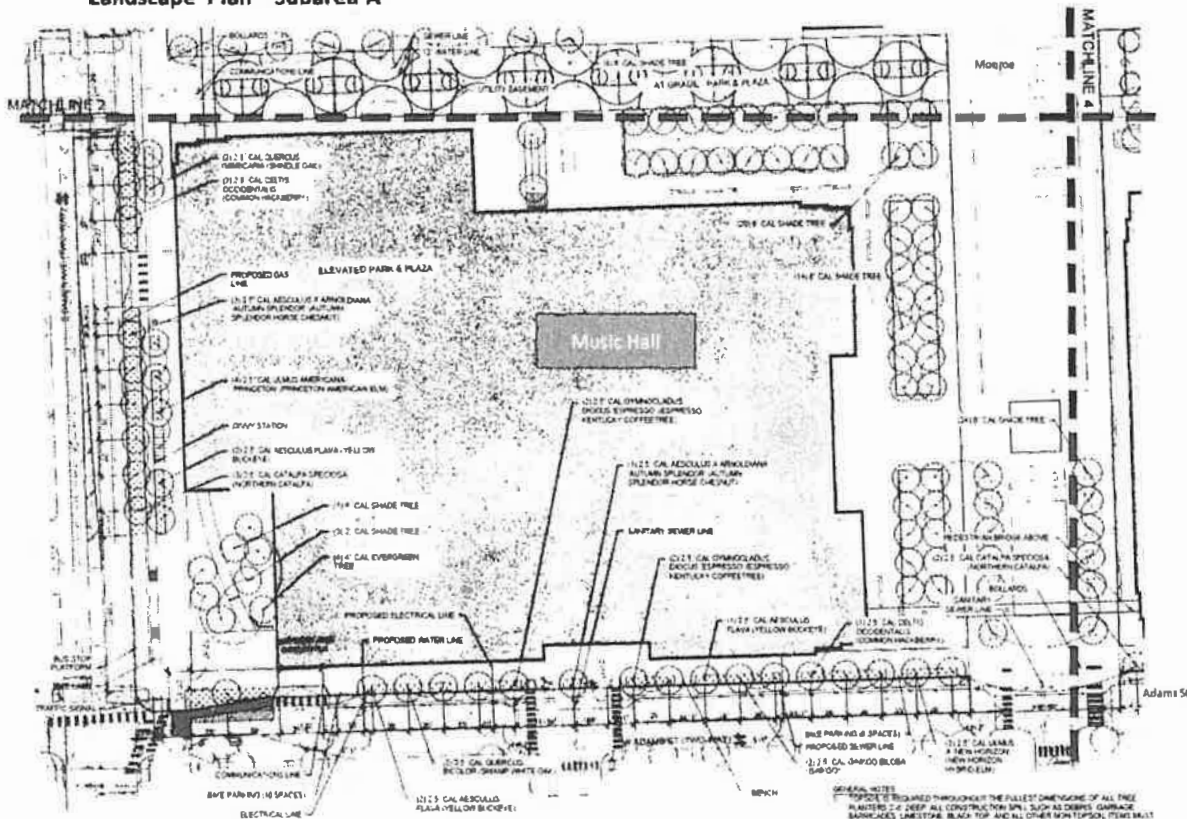
- TOPSOIL TO BE PREPARED THROUGHOUT THE PROJECT (REMOVAL OF ALL TREE PLANTINGS 1" DEEP ALL QUANTITIES) TO BE 12" DEEP. GARAGE, SANITARY SEWER, ELECTRICAL, BLACK TOP AND ASPHALT IN TOPSOIL TENDS MUST BE REMOVED FROM EACH PLANTER PRIOR TO INSTALLATION.
1. ALL RECALLED LANDSCAPE WITHIN PUBLIC RIGHT OF WAY TO BE REPLACED, IF NEEDED FOR A PERIOD OF 18 TO 24 MONTHS BY THE ORIGINAL APPLICANT AND NOT SUBSTITUTED THEREOF.
  2. SECURED GRATES TO PREVENT PUBLIC ACCESS. GRATE PANELS SHALL BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT, WASHERS AND NUTS TO THE HARDWARE.
  3. LAYER OF 1" BLACK LEAF LIME ROCK TO BE PLACED THROUGHOUT THE GRATE OPENING AND THE FULLEST DIMENSIONS OF THE AT GRATE PLANTER TO BE MAINTAINED LEAVE 10" SPACE BETWEEN EACH GRATE.
  4. NO ROOT PLANTS SHOULD BE ASHLE AT MAKE.
  5. ALL NEW BIRCH TREES TO BE COOT TREE.

5

Applicant: United Center Joint Venture  
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 Introduced: September 18, 2024  
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### Landscape Plan - Subarea A



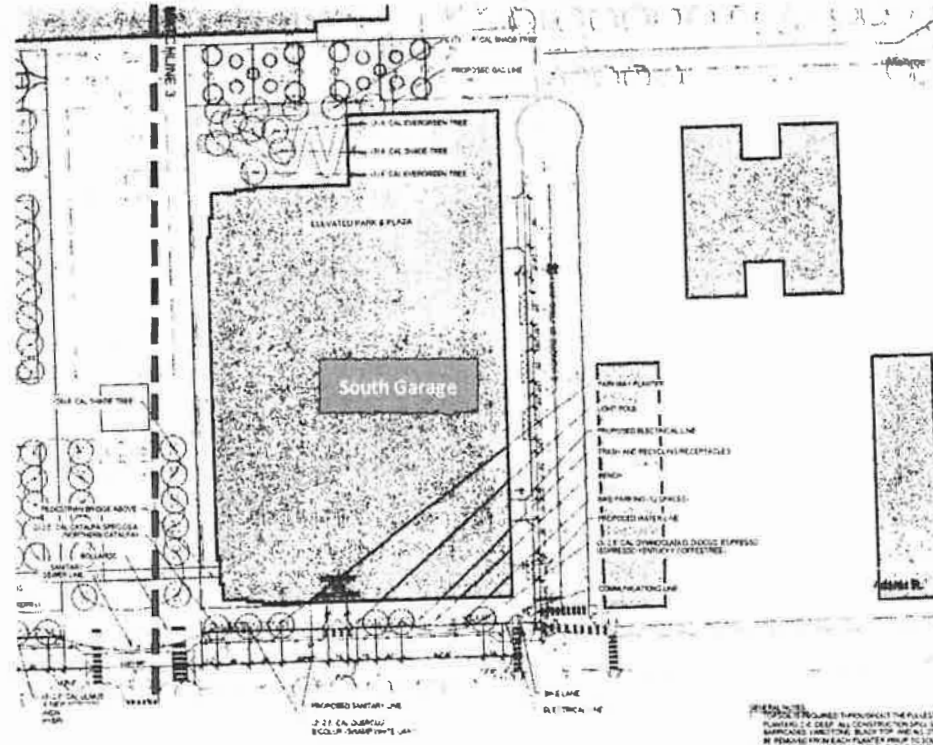
3 LANDSCAPE SITE ENLARGEMENT PLAN  
1" = 80' 0"

- GENERAL NOTES
1. TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL TREE PLANTERS 2" DEEP. ALL CONSTRUCTION SPLS. SUCH AS CURBS, GARAGE BANKS, ETC. SHALL BE BLACK TOP AND ALL OTHER ROAD TOPS. STUMPS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
  2. ALL REQUIRED LANDSCAPE WITHIN PUBLIC RIGHT OF WAY TO BE REPLACED IF NEEDED, FOR A PERIOD OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUCCESSOR OWNERS.
  3. SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS MAY BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT, LOAD AND MANUFACTURER'S BOLT-TIGHT HARDWARE.
  4. A LAYER OF 1" BLACK JAWA WOOD INSTALLED THROUGHOUT THE GRATE OPENING AND THE FULLEST DIMENSION OF THE AT GRADE PLANTER IS REQUIRED. A 1/2" JOINT BETWEEN SOIL AND GRATE.
  5. ALL ROCK PLANTS SHOULD BE USED AT GRADE.
  6. ALL NEW BIRCHES TO BE LOGS TYPE 3.

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 Plan Commission: January 16, 2025

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Landscape Plan - Subarea A



- GENERAL NOTES:**
1. TOPICAL IS REQUIRED THROUGHOUT THE PROJECT. DIMENSIONS OF ALL TREE PLANTINGS (I.E. DEEP, ALL CONSTRUCTION SHALL BE AS SHOWN. UNLESS OTHERWISE NOTED, THE BOTTOM AND ALL OTHER SURFACES SHALL BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
  2. ALL PLANTINGS SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF THE PROJECT. IF REPLACEMENT IS NOT COMPLETED WITHIN 90 DAYS, THE ORIGINAL APPLICANT AND NOT THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT.
  3. SECURED SPACES TO FRAMES IS PROHIBITED. SPACE FRAMES MAY BE SECURED TO FRAMES FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOX TYPED AND MARKED THEREON.
  4. A LAYER OF 1" BLACK SAND SHALL BE INSTALLED THROUGHOUT THE GRATE OPENING AND THE FULL LENGTH DIMENSIONS OF THE 10" SQUARE PLANTER IS REQUIRED. LEAVE NO GAPS BETWEEN SAND AND GRATE.
  5. ALL TREE PLANTINGS SHALL BE CORRECTLY SPACED.
  6. ALL TREE PLANTS SHALL BE TO BE CONT. TREE.



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 Plan Commission: January 16, 2025



Landscape Plan – Subarea A

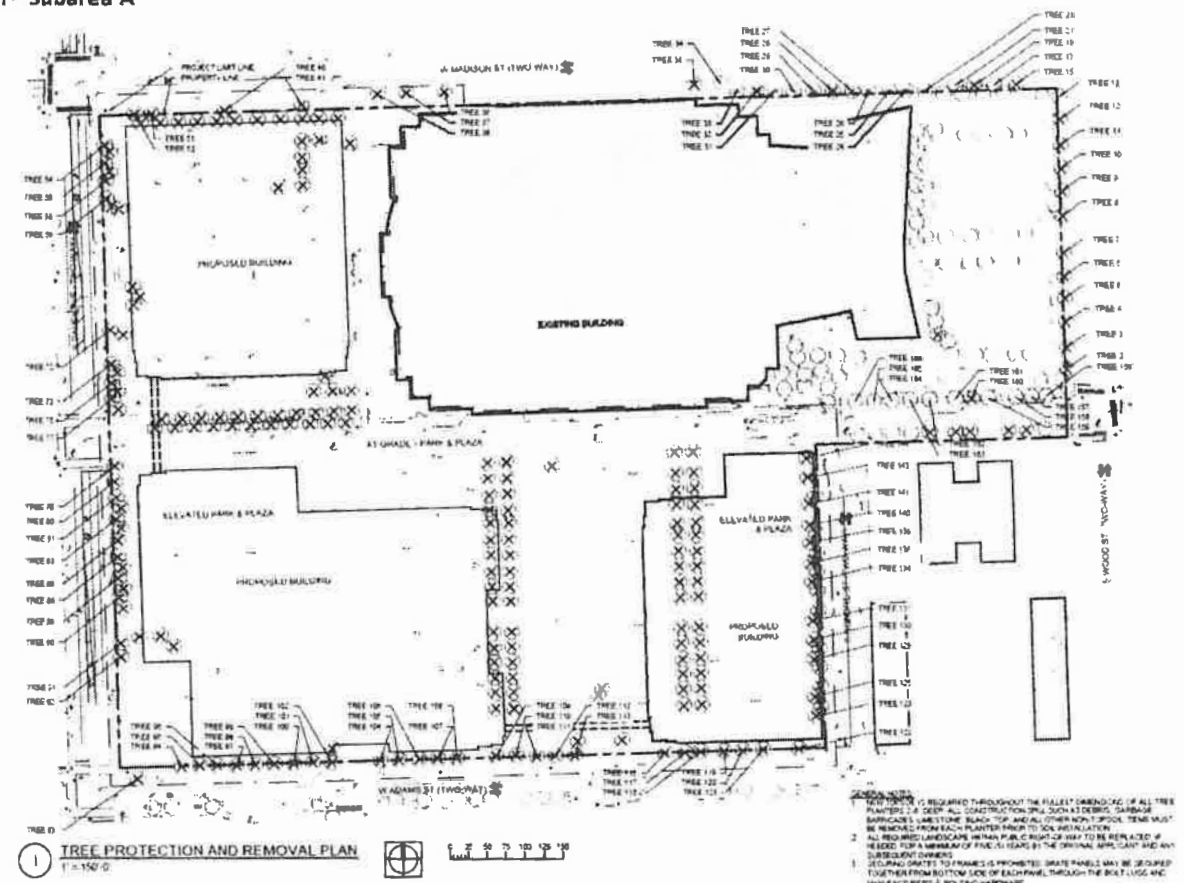
PLANT SCHEDULE - 9709							CSDP 4.1 WORKING LANDSCAPES	
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	NATIVE/NATVAR	PLANT TYPE
<b>SHADE TREES</b>								
AE AR	4	<i>Aesculus x smoketree</i> 'Autumn Splendor'	Autumn Splendor Horse Chestnut	B&B	2.5' cal	6' T clear branch height		T
AE CA		<i>Aesculus x carnea</i> 'Fort McNeil'	Fort McNeil Red Horse Chestnut	B&B	2.5' cal	6' T clear branch height		T
AE FL	8	<i>Aesculus flava</i>	Yellow Buckeyes	B&B	2.5' cal	6' T clear branch height		T
BE M		<i>Betula nigra</i> 'Cutty'	Heritage River Birch	B&B	2.5' cal	6' T clear branch height		T
CA SP	5	<i>Catalpa speciosa</i>	Northern Catalpa	B&B	2.5' cal	6' T clear branch height	Y	T
CE OC	4	<i>Celtis occidentalis</i>	Common Hackberry	B&B	2.5' cal	6' T clear branch height	Y	T
GL BI	7	<i>Ginkgo biloba</i>	Ginkgo	B&B	2.5' cal	6' T clear branch height		T
GL TR		<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Honey Locust	B&B	2.5' cal	6' T clear branch height		T
GY ES	10	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	B&B	2.5' cal	6' T clear branch height	Y	T
PL AC		<i>Platanus x acerifolia</i> 'Morton Circle'	Excelsior Platanus	B&B	2.5' cal	6' T clear branch height		T
QU BI	8	<i>Quercus bicolor</i>	Swamp White Oak	B&B	2.5' cal	6' T clear branch height	Y	T
QU MU		<i>Quercus muhlenbergii</i>	Chinkapin Oak	B&B	2.5' cal	6' T clear branch height	Y	T
QU IM	7	<i>Quercus imbricaria</i>	Shingle Oak	B&B	2.5' cal	6' T clear branch height		T
QU MA		<i>Quercus x macdonnellii</i> 'Clemons'	Heritage Oak	B&B	2.5' cal	6' T clear branch height		T
QU SC		<i>Quercus x schuettei</i>	Schuette Oak	B&B	2.5' cal	6' T clear branch height		T
QU TA		<i>Quercus Taylor'</i>	Triple Crown Oak	B&B	2.5' cal	6' T clear branch height		T
TI AM		<i>Tilia americana</i> 'McSentry'	American Sentry Linden	B&B	2.5' cal	6' T clear branch height	Y	T
TI TO		<i>Tilia tomentosa</i>	Silver Linden	B&B	2.5' cal	6' T clear branch height		T
TI MO		<i>Tilia mongolica</i> 'Harvest Gold'	Harvest Gold Linden	B&B	2.5' cal	6' T clear branch height		T
TA DI		<i>Taxodium distichum</i>	Bald Cypress	B&B	2.5' cal	6' T clear branch height		T
TA SH		<i>Taxodium distichum</i> 'Shawnee Brave'	Shawnee Brave Bald Cypress	B&B	2.5' cal	6' T clear branch height		T
UL NE	6	<i>Ulmus x 'New Horizon'</i>	New Horizon Hybrid Elm	B&B	2.5' cal	6' T clear branch height	Y	T
UL MI		<i>Ulmus minor</i> 'Patriot'	Patriot Elm	B&B	2.5' cal	6' T clear branch height		T
UL AM	7	<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	B&B	2.5' cal	6' T clear branch height		T
<b>UNDERSTORY / ORNAMENTAL TREES</b>								
CA CA		<i>Carpinus caroliniana</i>	American Hornbeam	B&B	2.5' cal	Limbed up canopy	Y	T
MA PO		<i>Macleura pomifera</i> 'Inermis' 'White Shield'	White Shield Osage Orange	B&B	2' cal	Single Stem	Y	T
MA RE		<i>Mafus</i> 'Red Jewel'	Red Jewel Crabapple	B&B	2' cal	Single Stem	Y	T
OS VI		<i>Ostrya virginiana</i>	Ironwood	B&B	12 H x 12' W	3-5 canes, Northern Strain, Limbed	Y	T
SY RE		<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B&B	10 H x 10' W	3-5 canes, Northern Strain, Limbed	Y	T
SY PE		<i>Syringa pekinensis</i> 'Morton'	China Snow Peking Lilac	B&B	8' H x 8' W	Single Stem, Northern Strain, Limbed	Y	T

**PLANTING NOTES**  
 SUBMIT PLANT MATERIAL & GROWING MEDIA PRODUCT DATA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AOR & OWNER'S REP PRIOR TO PURCHASE AND INSTALLATION  
 INCLUDE PHOTOS AND NOTE HEIGHTS AND WIDTHS OF ALL PLANT MATERIAL.  
 PROVIDE PLANT LIST AND SUPPLYING NURSERIES / GROWERS FOR EACH ITEM  
 ALL PLANT LOCATION SHALL BE FINALIZED, FACED AND APPROVED BY LA IN THE FIELD PRIOR TO INSTALLATION  
 BULB LAYOUT SHALL BE FIELD DIRECTED BY LA. BULBS SHALL BE INSTALLED IN OCTOBER AND/OR NOVEMBER  
 ALL PLANT SUBSTITUTIONS MUST BE REVIEWED WITH & APPROVED BY LA

Applicant: United Center Joint Venture  
 Address: 1901 W Madison, Chicago, Illinois  
 Introduced: September 18, 2024  
 Plan Commission: January 16, 2025

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Landscape Plan - Subarea A



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 Plan Commission: January 16, 2025

Landscape Plan – Subarea A

PROJECT 1 8720 Union Center Phase 1 SURVEY DATE: 7/26/24 11:20 AM

DESIGNED BY: M. MURPHY, S. CHAMBERS, C. O'BRIEN, A. TAYLOR

PROJECT 1 8720 Union Center Phase 1 SURVEY DATE: 7/26/24 11:20 AM

DESIGNED BY: M. MURPHY, S. CHAMBERS, C. O'BRIEN, A. TAYLOR

TREE #	COMMON NAME	Latin Name	DBH	CONDITION	COMMENTS	REMOVE PROJECT IN PLACE
1	Redbud	Linnaea	8	Good		
2	Carolina Yew	Prunella caroliniana	2	Fair	Overlapping canopy & foliage obscuring	Remove
3	Carolina Yew	Prunella caroliniana	7	Fair	Overlapping canopy & foliage obscuring	Remove
4	Carolina Yew	Prunella caroliniana	14	Fair	Overlapping canopy & foliage obscuring	Remove
5	Carolina Yew	Prunella caroliniana	29	Fair	Overlapping canopy & foliage obscuring	Remove
6	Carolina Yew	Prunella caroliniana	37	Fair	Overlapping canopy & foliage obscuring	Remove
7	Carolina Yew	Prunella caroliniana	13	Fair	Overlapping canopy & foliage obscuring	Remove
8	Carolina Yew	Prunella caroliniana	15	Fair	Overlapping canopy & foliage obscuring	Remove
9	Shrub		10	Good		
10	Shrub		2	Good		
11	Carolina Yew	Prunella caroliniana	8	Fair	Overlapping canopy & foliage obscuring	Remove
12	Carolina Yew	Prunella caroliniana	4	Fair	Overlapping canopy & foliage obscuring	Remove
13	Manitowish	Hamamelis virginiana	14	Good	Overlapping canopy	Remove in Place
14	Manitowish	Hamamelis virginiana	4	Good	Light used - overlaid by vegetation	Remove in Place
15	Manitowish	Hamamelis virginiana	6	Fair	None of the tree is visible due to canopy obscuring	Remove in Place
16	American Linden	Tilia americana	17	Good		Remove in Place
17	American Linden	Tilia americana	11	Good		Remove in Place
18	American Linden	Tilia americana	9	Good		Remove in Place
19	Manitowish	Hamamelis virginiana	6	Fair		Remove in Place
20	American Linden	Tilia americana	14	Fair		Remove in Place
21	American Linden	Tilia americana	16	Fair		Remove in Place
22	American Linden	Tilia americana	10	Fair		Remove in Place
23	American Linden	Tilia americana	10	Fair		Remove in Place
24	American Linden	Tilia americana	10	Fair		Remove in Place
25	American Linden	Tilia americana	10	Fair		Remove in Place
26	American Linden	Tilia americana	10	Fair		Remove in Place
27	American Linden	Tilia americana	10	Fair		Remove in Place
28	American Linden	Tilia americana	10	Fair		Remove in Place
29	American Linden	Tilia americana	10	Fair		Remove in Place
30	American Linden	Tilia americana	10	Fair		Remove in Place
31	American Linden	Tilia americana	10	Fair		Remove in Place
32	American Linden	Tilia americana	10	Fair		Remove in Place
33	American Linden	Tilia americana	10	Fair		Remove in Place
34	American Linden	Tilia americana	10	Fair		Remove in Place
35	American Linden	Tilia americana	10	Fair		Remove in Place
36	American Linden	Tilia americana	10	Fair		Remove in Place
37	American Linden	Tilia americana	10	Fair		Remove in Place
38	American Linden	Tilia americana	10	Fair		Remove in Place
39	American Linden	Tilia americana	10	Fair		Remove in Place
40	American Linden	Tilia americana	10	Fair		Remove in Place
41	American Linden	Tilia americana	10	Fair		Remove in Place
42	American Linden	Tilia americana	10	Fair		Remove in Place
43	American Linden	Tilia americana	10	Fair		Remove in Place
44	American Linden	Tilia americana	10	Fair		Remove in Place
45	American Linden	Tilia americana	10	Fair		Remove in Place
46	American Linden	Tilia americana	10	Fair		Remove in Place
47	American Linden	Tilia americana	10	Fair		Remove in Place
48	American Linden	Tilia americana	10	Fair		Remove in Place
49	American Linden	Tilia americana	10	Fair		Remove in Place
50	American Linden	Tilia americana	10	Fair		Remove in Place

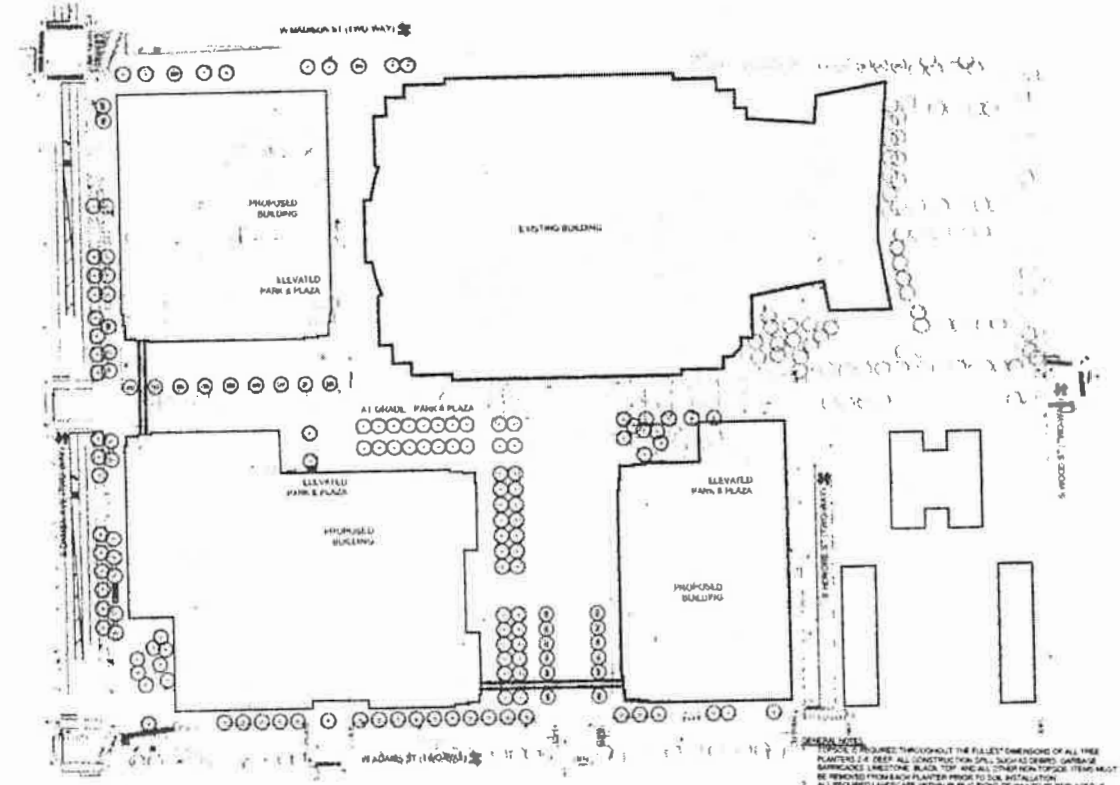
TREE #	COMMON NAME	Latin Name	DBH	CONDITION	COMMENTS	REMOVE PROJECT IN PLACE
51	Carolina Yew	Prunella caroliniana	8	Fair		Remove
52	Carolina Yew	Prunella caroliniana	18	Fair	Overlapping canopy	Remove
53	Carolina Yew	Prunella caroliniana	16	Fair		Remove
54	Carolina Yew	Prunella caroliniana	18	Fair		Remove
55	Carolina Yew	Prunella caroliniana	12	Fair	Overlapping canopy	Remove
56	Carolina Yew	Prunella caroliniana	18	Fair		Remove
57	Carolina Yew	Prunella caroliniana	18	Fair		Remove
58	Carolina Yew	Prunella caroliniana	20	Good		Remove
59	Carolina Yew	Prunella caroliniana	14	Fair		Remove
60	American Linden	Tilia americana	15	Good		Remove
61	American Linden	Tilia americana	11	Good		Remove
62	Shrub		12	Good		Remove
63	Manitowish	Hamamelis virginiana	8	Fair		Remove
64	Manitowish	Hamamelis virginiana	7	Fair		Remove
65	Manitowish	Hamamelis virginiana	11	Fair		Remove
66	Manitowish	Hamamelis virginiana	11	Fair		Remove
67	Manitowish	Hamamelis virginiana	11	Fair		Remove
68	Manitowish	Hamamelis virginiana	11	Fair		Remove
69	Manitowish	Hamamelis virginiana	11	Fair		Remove
70	Manitowish	Hamamelis virginiana	11	Fair		Remove
71	Manitowish	Hamamelis virginiana	11	Fair		Remove
72	Manitowish	Hamamelis virginiana	11	Fair		Remove
73	Manitowish	Hamamelis virginiana	11	Fair		Remove
74	Manitowish	Hamamelis virginiana	11	Fair		Remove
75	Manitowish	Hamamelis virginiana	11	Fair		Remove
76	Manitowish	Hamamelis virginiana	11	Fair		Remove
77	Manitowish	Hamamelis virginiana	11	Fair		Remove
78	Manitowish	Hamamelis virginiana	11	Fair		Remove
79	Manitowish	Hamamelis virginiana	11	Fair		Remove
80	Manitowish	Hamamelis virginiana	11	Fair		Remove
81	Manitowish	Hamamelis virginiana	11	Fair		Remove
82	Manitowish	Hamamelis virginiana	11	Fair		Remove
83	Manitowish	Hamamelis virginiana	11	Fair		Remove
84	Manitowish	Hamamelis virginiana	11	Fair		Remove
85	Manitowish	Hamamelis virginiana	11	Fair		Remove
86	Manitowish	Hamamelis virginiana	11	Fair		Remove
87	Manitowish	Hamamelis virginiana	11	Fair		Remove
88	Manitowish	Hamamelis virginiana	11	Fair		Remove
89	Manitowish	Hamamelis virginiana	11	Fair		Remove
90	Manitowish	Hamamelis virginiana	11	Fair		Remove

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Roof Plan – Subarea A



1 LANDSCAPE ROOF PLAN  
1" = 150'-0"

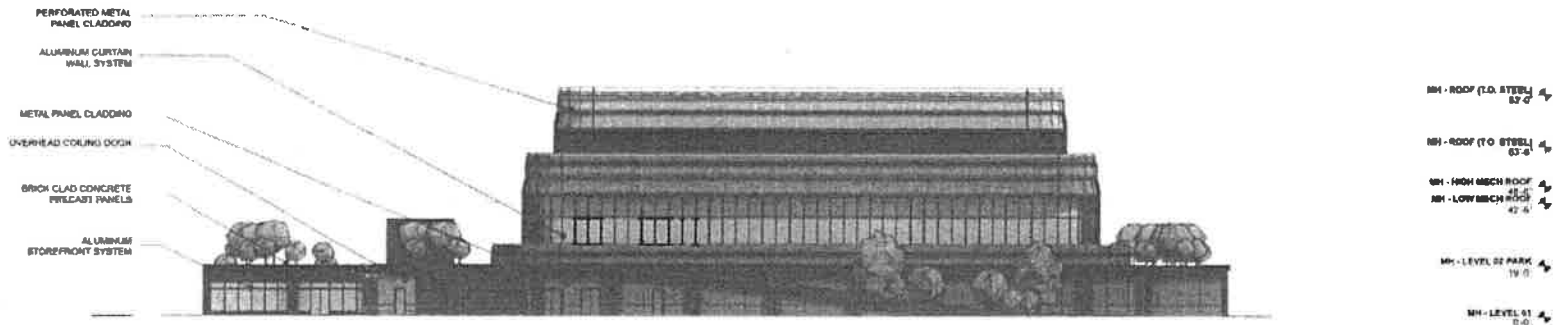
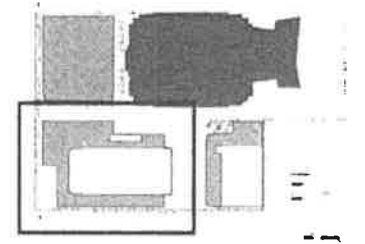


- GENERAL NOTES:**
1. TOPSOIL IS REQUIRED THROUGHOUT THE FULL ESTIMATED DIMENSIONS OF ALL TREE PLANTERS (I.E. DEEP ALL CONSTRUCTION SHALL BE AS SHOWN). GARAGE BARRICADES & BENTONITE BLOCK TOP AREAS OTHER THAN TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
  2. ALL REQUIRED LANDSCAPE WITHIN PUBLIC RIGHT OF WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.
  3. SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS MAY BE SECURED TOGETHER FROM BOTTOM EDGE OF EACH FRAME THROUGH THE BOLT/LUGS AND MANUFACTURER'S BOLTING HARDWARE.
  4. 1" LAYER OF 1" BLACK LAMAR ROCK IS INSTALLED THROUGHOUT THE GRATE OPENING AND THE FULL ESTIMATED DIMENSIONS OF THE A1 GRADE PLANTER IS REQUIRED. LEAVE 10" GAPS BETWEEN SOIL AND GRATE.
  5. ALL ROCK PLATES SHOULD BE VIBRATED AT GRADE.
  6. ALL NEW BONE RAILS TO BE COAT TYPE 1.

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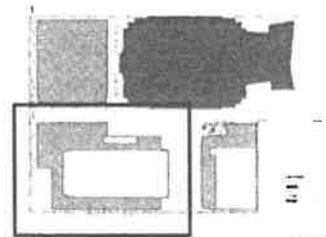
Building Elevations – Music Hall – Subarea A



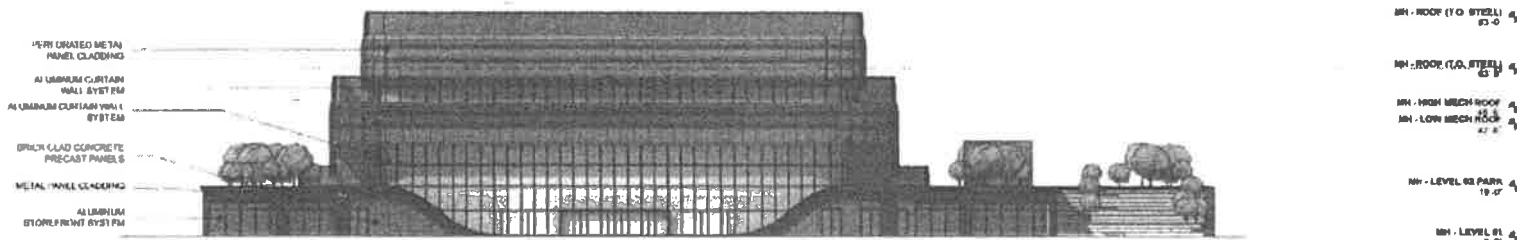
Music Hall - Looking East from Damen

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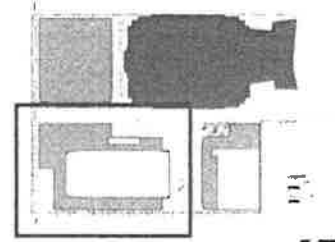
Building Elevations – Music Hall – Subarea A



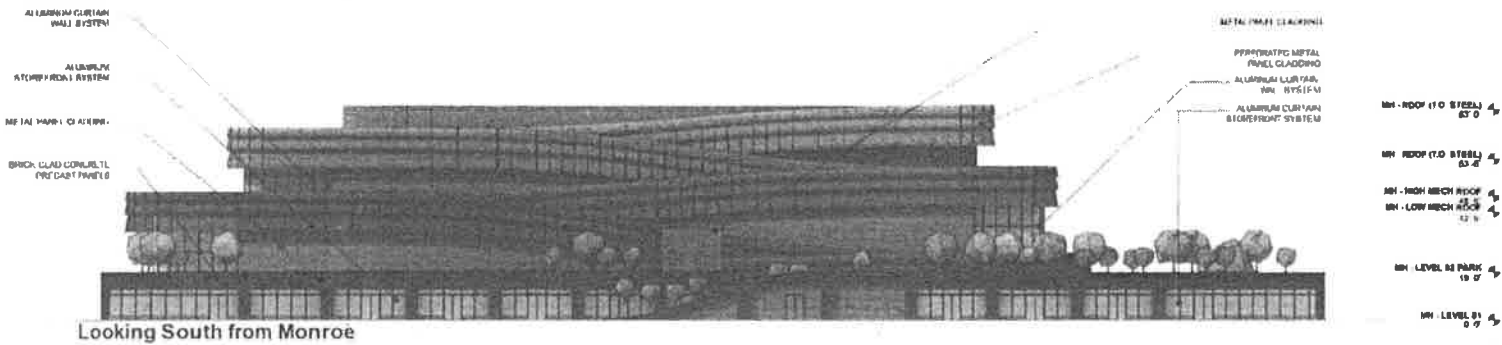
Looking West from Plaza

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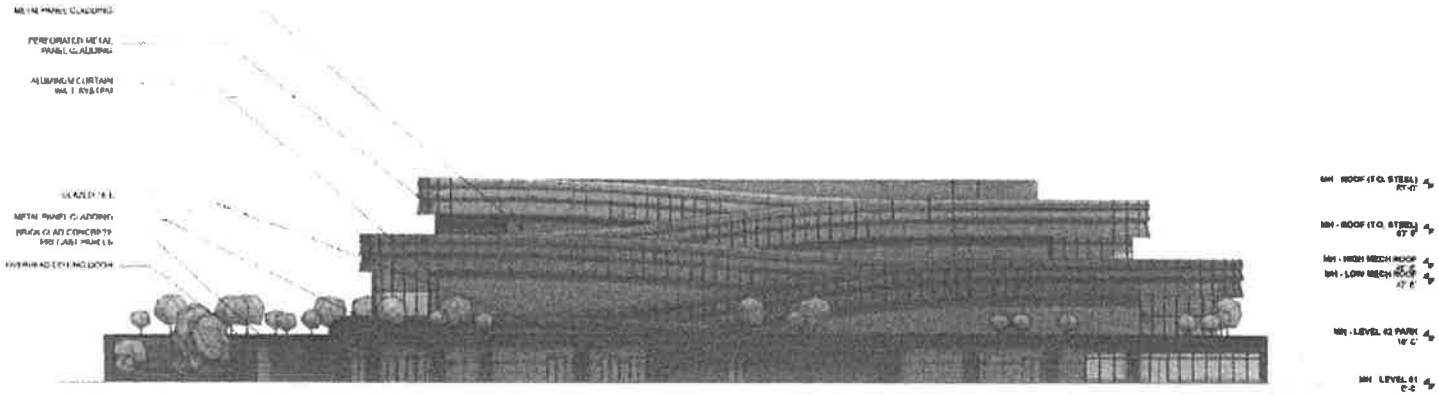
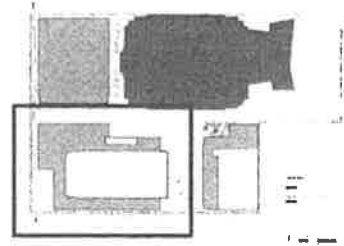
Building Elevations – Music Hall – Subarea A



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Building Elevations – Music Hall – Subarea A

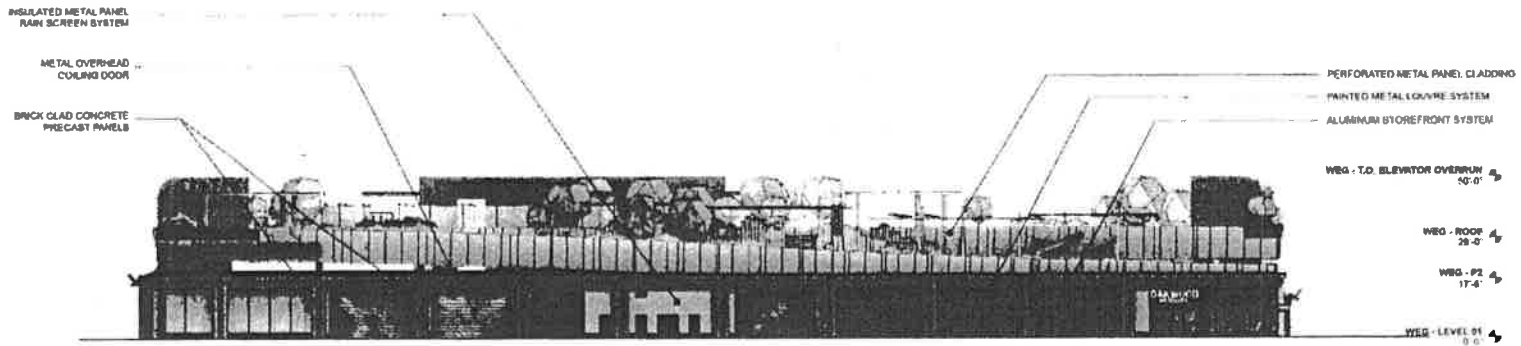
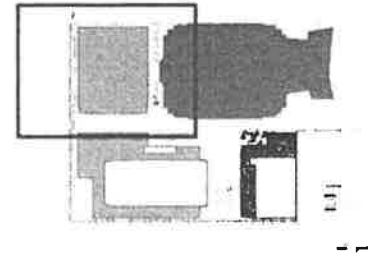


Looking North from Adams

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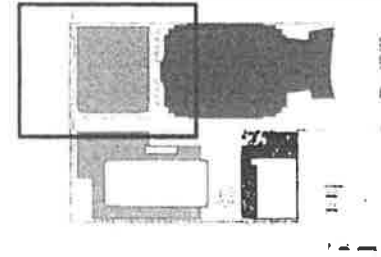
Building Elevations – West Garage – Subarea A



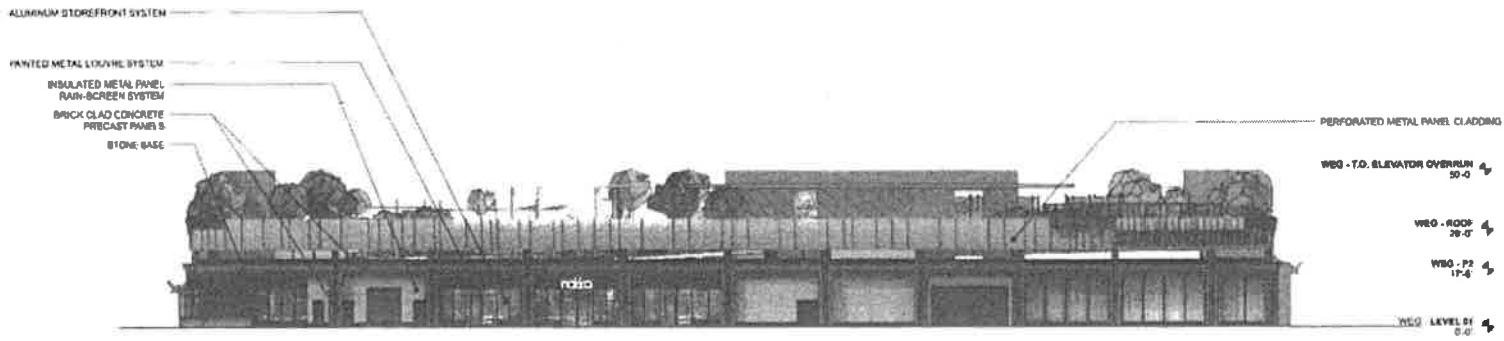
Looking East from Damen

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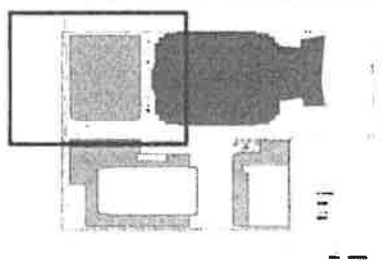
Building Elevations – West Garage – Subarea A



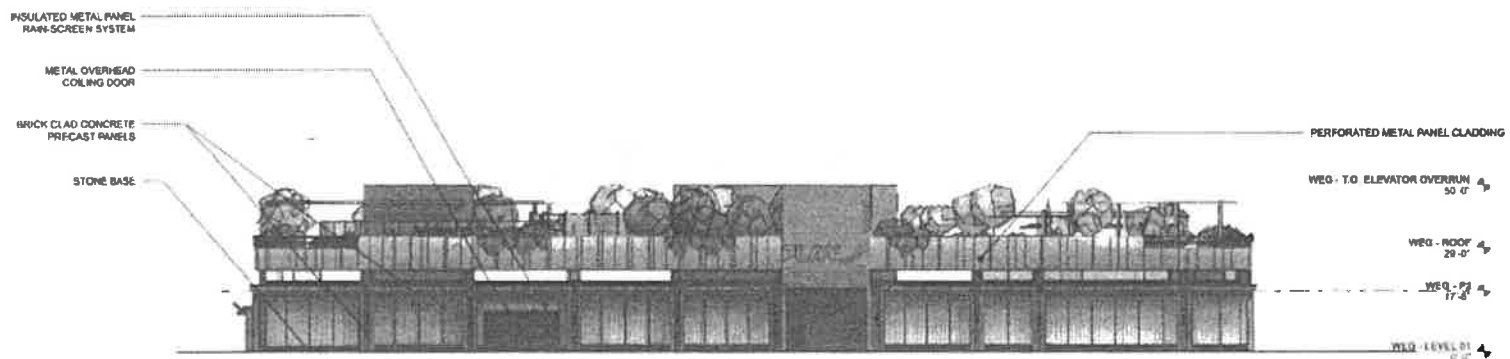
Looking West from United Center

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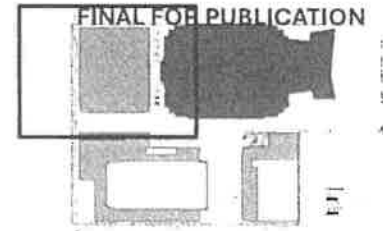
Building Elevations – West Garage – Subarea A



Looking South from Madison

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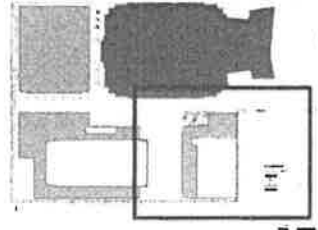
**Building Elevations – West Garage – Subarea A**



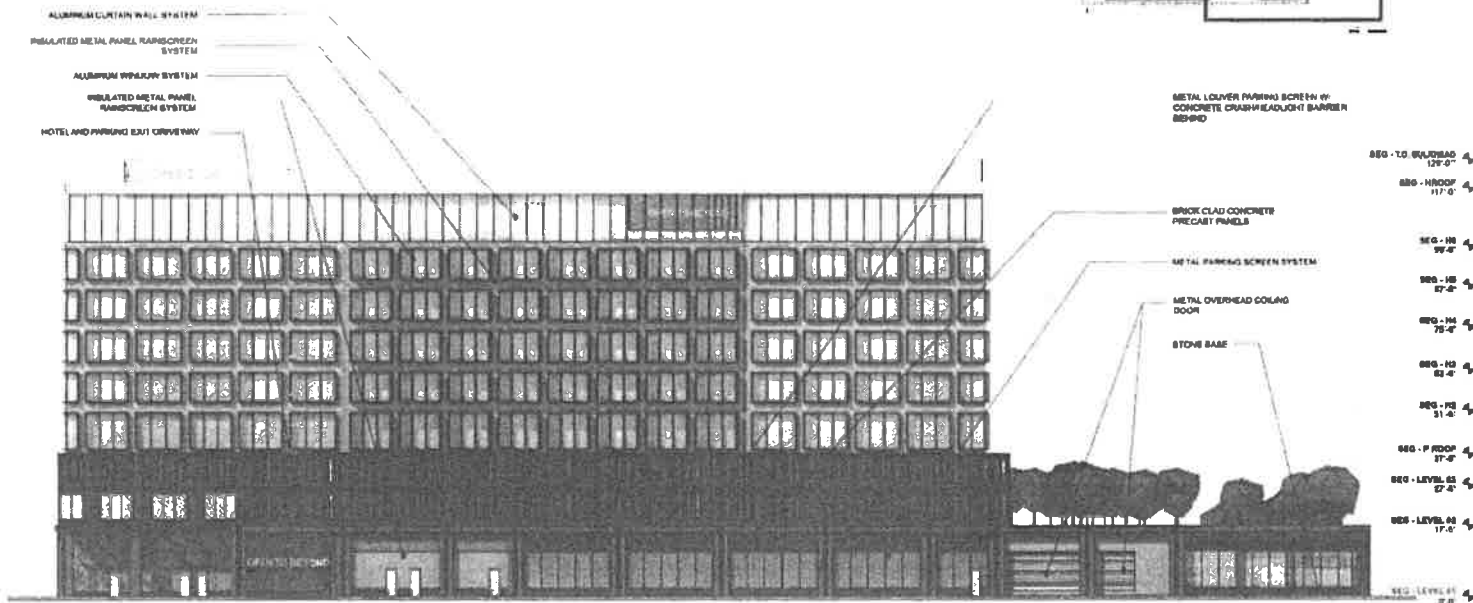
**Looking North from Monroe**

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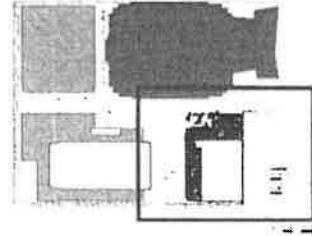
Building Elevations – South Garage – Subarea A



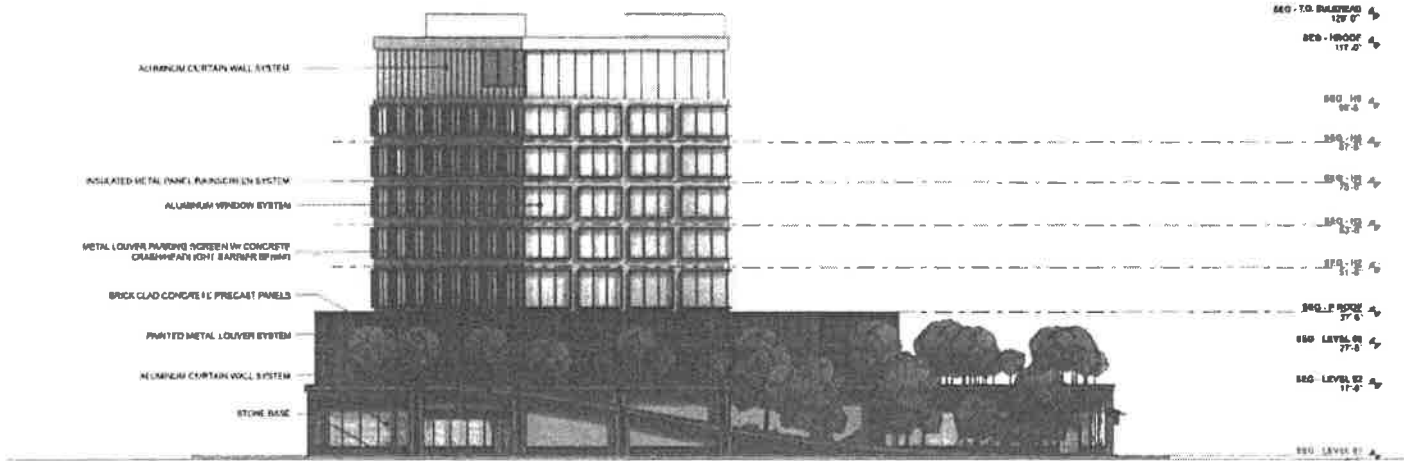
Looking West from Honore

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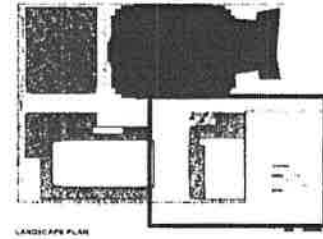
Building Elevations – South Garage – Subarea A



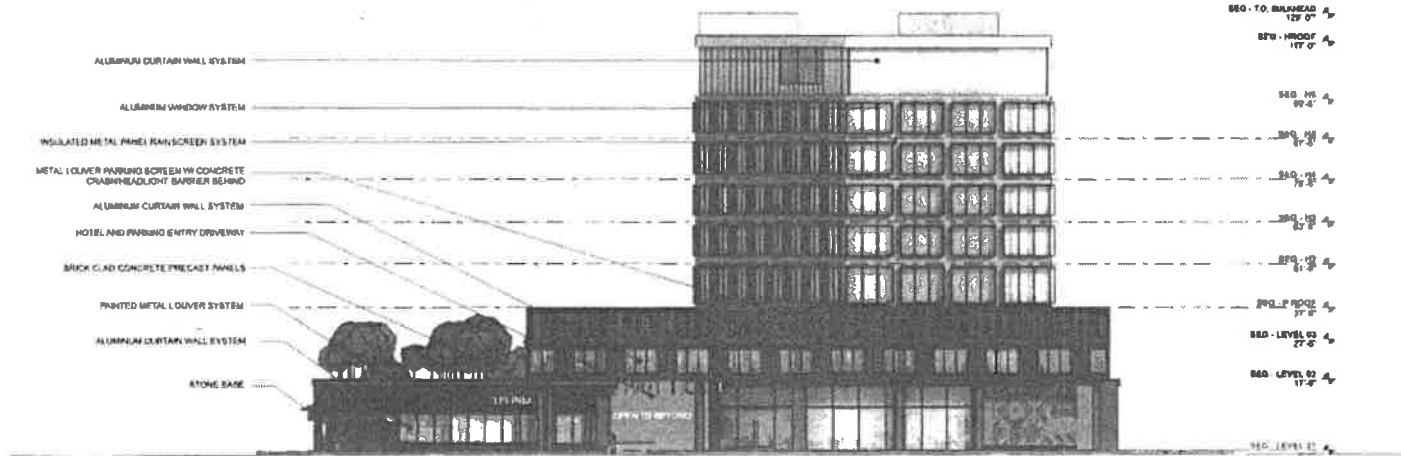
Looking South from Monroe

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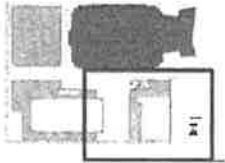
Building Elevations – South Garage – Subarea A



Looking North from Adams

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Building Elevations – South Garage – Subarea A



- INSULATED METAL PANEL RAIN-SCREEN BY STPM
- ALUMINUM WINDOW SYSTEM
- METAL EDGEPERFINING "SCREEN" W/ CONCRETE CRASHHEADLIGHT BARRIER BEHIND
- PAINTED METAL COVER IN FS FINE
- BRICK CLAD CONCRETE PRECAST PANELS
- ALUMINUM CURTAIN WALL SYSTEM
- STONE BASE

- SEC - 1D BULKHEAD 129'-0"
- SEC - HROOF 117'-0"
- SEC - M1 89'-0"
- SEC - M2 87'-0"
- SEC - M3 75'-0"
- SEC - M4 62'-0"
- SEC - M5 51'-0"
- SEC - F FLOOR 27'-0"
- SEC - LEVEL 03 27'-0"
- SEC - LEVEL 02 17'-0"
- SEC - LEVEL 01

Looking East from the Plaza

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Neighborhood Design Guidelines**1. Introduction****a. Purpose**

All development within PD522 must comply to all applicable plans and guidelines adopted by the City Plan Commission.

The guidelines in this document provide additional standards for buildings and public realm design. These guidelines should set the foundation for all future development to advance cohesion throughout the development, while also providing space for creativity and contrast.

Overall, PD522 design should aim to promote equity, inclusion, and sustainability, furthering the city's commitment to creating a better future for all its residents.

**2. Public Realm Guidelines****a. Public Realm and Open Space Framework**

Reintroducing ecological and programmatic diversity into the existing bare parking lots surrounding the United Center, the landscape should work with the newly activated retail and amenity spaces to activate the surrounding spaces. Landscape shall be the glue between the new architecture, existing roadways and cultural touchpoints creating a unified public realm that allows for diversity in program and scales regardless of season, time of day or event.

1. Safety is a top priority. Well-lit pathways, visible security measures, and regular maintenance should be adhered to.
2. Open space should include lush greenery, well-maintained lawns, and a diverse array of trees and plants.
3. Wayfinding shall match neighborhood-wide branding and shall be strategically placed throughout to guide visitors and residents.
4. Elevated open spaces should capitalize on wide-ranging views of the downtown Chicago skyline and maximizing outdoor space that can be utilized throughout all four seasons. Accessible ramps and walkways shall connect the ground floor to the elevated roof decks providing all with a variety of active and passive park spaces for any occasion.
5. A variety of scales and activation shall offer opportunities for community gathering, recreation, play, art, ecological restoration and active urban life. Gathering spaces, such as plazas, amphitheaters, and recreational lawns, shall be incorporated throughout, allowing residents to socialize, celebrate, and be active outdoors.
6. Lighting design in park and plazas shall be designed to avoid light pollution to the surrounding neighborhoods.

**b. Hardscaped Open Space**

The goal of the neighborhood is to create open space in all subareas. Hardscaped areas should be another opportunity for an active ground plane, unifying the neighborhood. Hardscaped

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areas should adhere to the following requirements:

1. Hardscape shall promote outdoor leisure and connection, including spaces for sitting, walking, and eating.
2. Hardscape materials shall vary to create interest and culture.
3. Space for public art should be maintained in public plazas.
4. Lighting design in the plazas shall be designed to avoid light pollution to the surrounding building and neighborhoods.

**c. Street Design and Streetscapes**

The neighborhood's streetscape design will unify the pedestrian realm across all the districts into a cohesive and safe environment.

1. Sidewalk widths shall adjust across the district to accommodate the program at the podium level but shall maintain at least 9'-6" depth. Other sidewalks, where possible, can be increased to over 20' to allow for a designated pedestrian zone in addition to a healthy retail area for sidewalk dining.
2. In nearly all conditions, a 3'-4' planting buffer should separate the pedestrian zone from vehicles and incorporate various streetscape elements such as benches, bike racks, signage, and trash cans.

**3. Ground Floor Guidelines**

**a. Street Level Activation**

The goal of the neighborhood is to promote an active street level.

1. Ground plan should be pedestrianized, with food & beverage, retail, and open space  
a. activation, whenever possible.
2. Avoid long non-activated walls.
3. Entrances to buildings should be obvious and visible, with unique storefronts to create character.
4. Buildings should extend to the street, while maintaining an appropriate sidewalk width, to create an urban experience.

**b. Service and Parking**

The goals of the service and parking design should help meet the goals of the building loading and servicing requirements, while blending into the urban environment as much as possible.

1. Access to and egress from the inner ring parking garages should be separate.
2. Service access for the United Center shall remain on Damen.
3. Service entrances should blend in as much as possible with the surrounding building façade.
4. Alleys for garbage collection should be included as much as possible

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**4. Built Form Guidelines****a. Base Building/Podium**

When building the neighborhood, human scale should be at the forefront of all design.

1. Base building podium heights shall be kept low, from 2-4 stories.
2. Podiums should promote the street level activation described in the "street level activation" section
3. Entrances to the base building should be obvious
4. Retail should have personality while maintaining high quality facades
5. Signage should meet the signage requirements for the neighborhood
6. Bird-friendly design should be considered

**b. Height and Massing**

Residents often form deep emotional connections with their city's skyline, viewing it as a symbol of identity and pride. Chicago's iconic skyline is recognizable around the world, and the United Center neighborhood will add to that legacy.

1. Taller buildings shall be placed towards the east, closest to the growth in Fulton Market, stepping down in height towards the residential context to the west.
2. Taller buildings will frame the views from the lower rise buildings on the west over the United Center arena.
3. Building heights shall vary to create a layered, contextual urban landscape.
4. The buildings' forms should be shaped to maximize downtown views while also prioritizing quality sunlight, allowing smaller buildings exposure throughout the day. In addition, the height of the smaller buildings to the west should respond to the overall context of the neighborhood.
5. Conceal mechanical systems from pedestrian views using materials that are cohesive to the overall building.
6. Balconies shall be integrated into building façade design.
7. Taller buildings, over 4 stories, should step back after the podium to emphasize human scale.

**c. Material Guidelines for Buildings**

The United Center neighborhood vision seeks to integrate Chicago's rich material history to ensure that the new architecture has a strong sense of place while providing a new urban vision for the future of the West Side.

1. Buildings across the new district should utilize primarily brick cladding at podiums to maintain a cohesive streetscape expression.
2. The mid-rise and high-rise buildings above shall have more flexibility in expression but should still reference Chicago's rich history of materials for a cohesive material palette across the area.
3. Materials should be high-quality and durable.
4. Finishes should reinforce the character zone identity.

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5. In subarea D and E, opportunities exist for iconic buildings to serve as feature architectural elements, providing forward thinking dynamism that help distinguish the new neighborhood amidst the city's skyline.

**d. Building Performance**

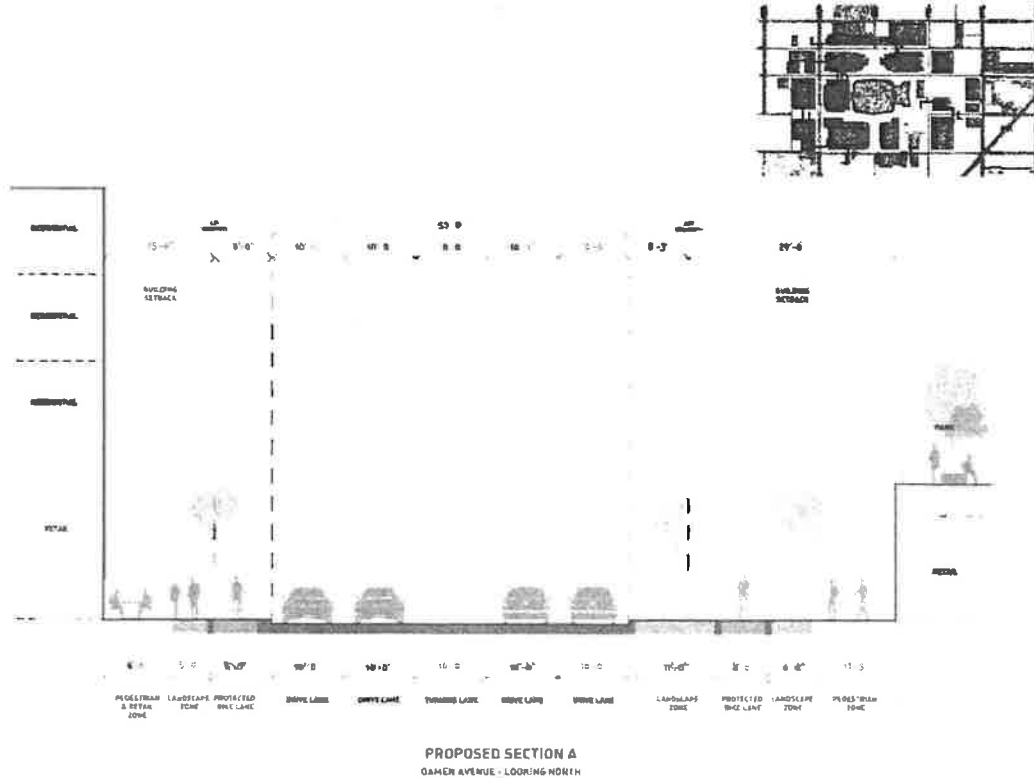
Buildings shall meet the sustainability requirements set forth by the City of Chicago. A special focus should be placed on exceeding the energy code and green roofs.

1. Buildings should prioritize human health.
2. Design should respond to the seasonal wind patterns and opportunities for natural ventilation.

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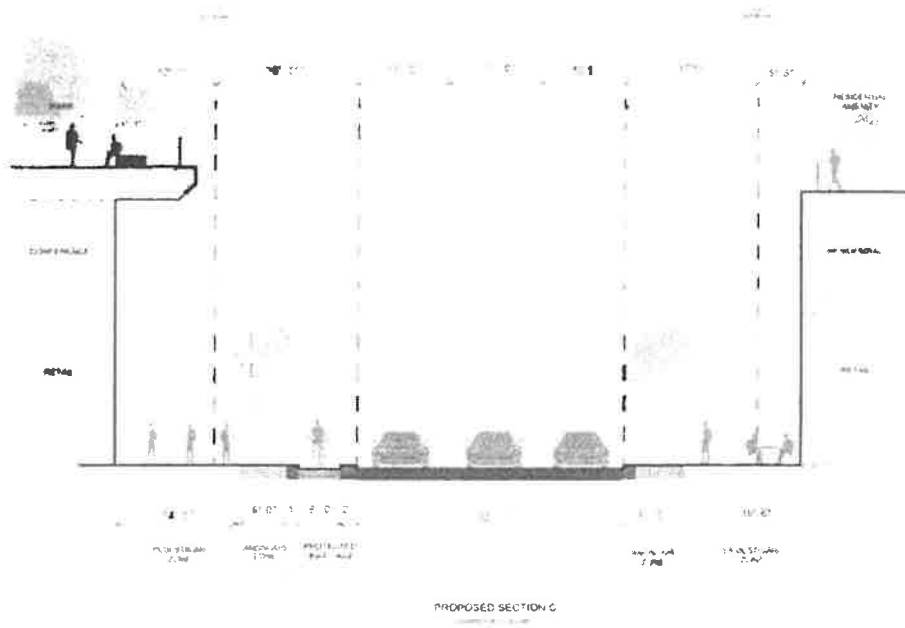
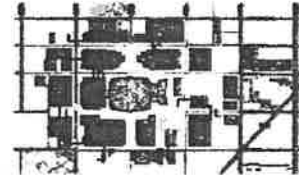
FINAL FOR PUBLICATION

a. Illustrations - Street Sections



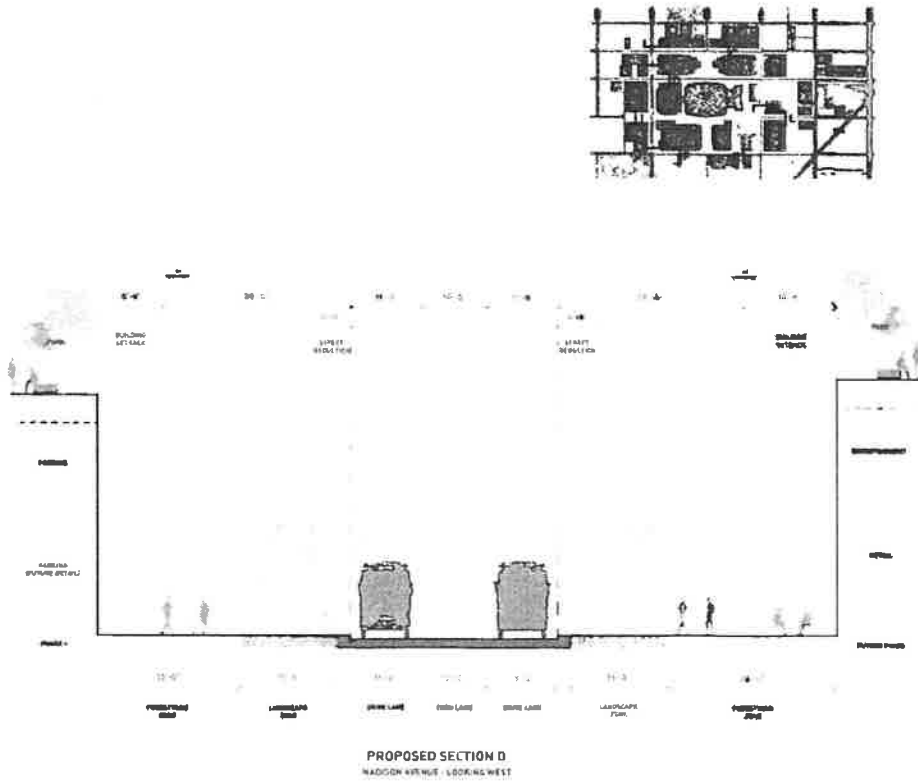
Applicant: United Center Joint Venture  
 Address: 1901 W Madison, Chicago, Illinois  
 Introduced: September 18, 2024  
 Plan Commission: January 16, 2025

FINAL FOR PUBLICATION



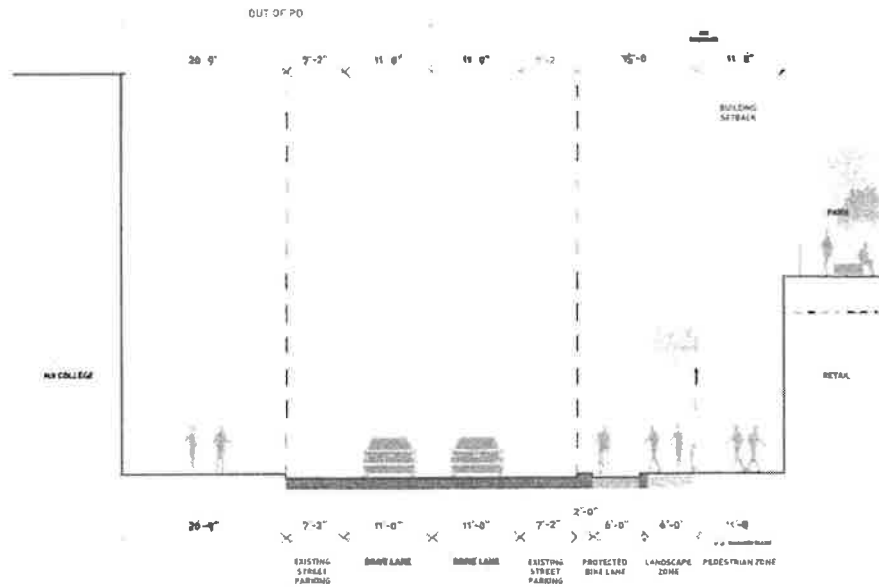
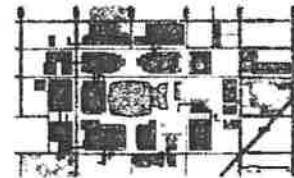
Applicant: United Center Joint Venture  
Address: 1901 W Madison, Chicago, Illinois  
Introduced: September 18, 2024  
Plan Commission: January 16, 2025

FINAL FOR PUBLICATION



Applicant: United Center Joint Venture  
Address: 1901 W Madison, Chicago, Illinois  
Introduced: September 18, 2024  
Plan Commission: January 16, 2025

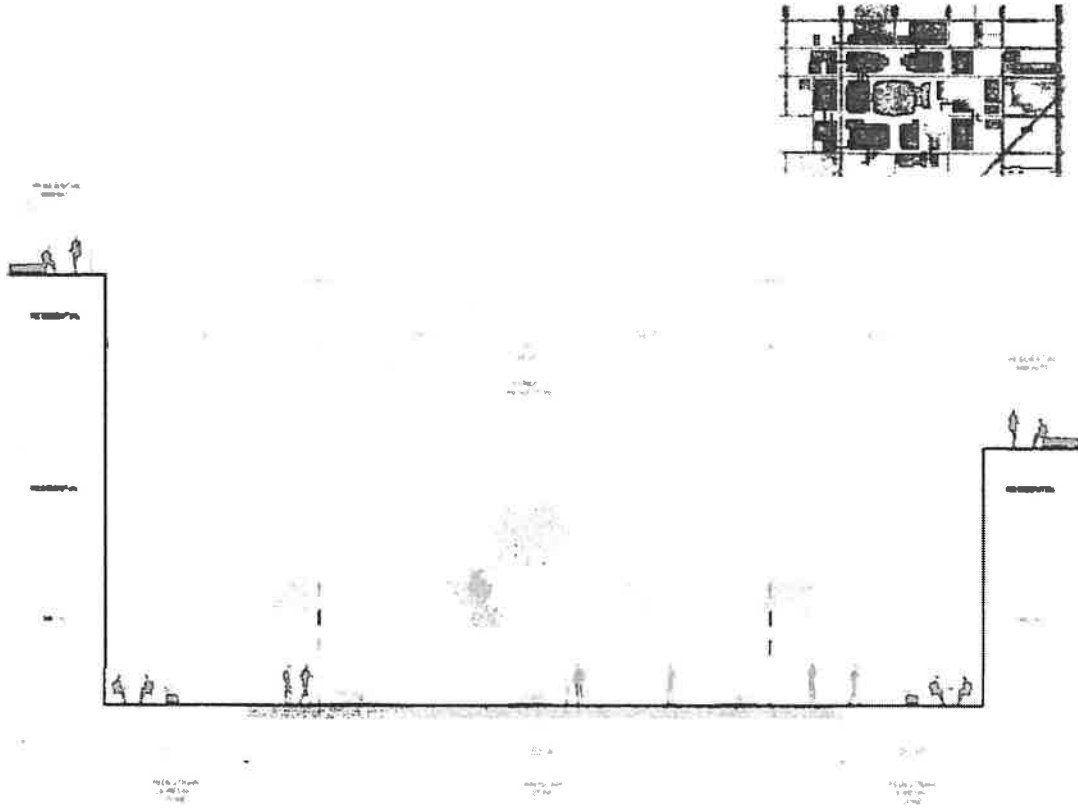
FINAL FOR PUBLICATION



PROPOSED SECTION F  
ADAMS ST - LOOKING WEST

Applicant: United Center Joint Venture  
Address: 1901 W Madison, Chicago, Illinois  
Introduced: September 18, 2024  
Plan Commission: January 16, 2025

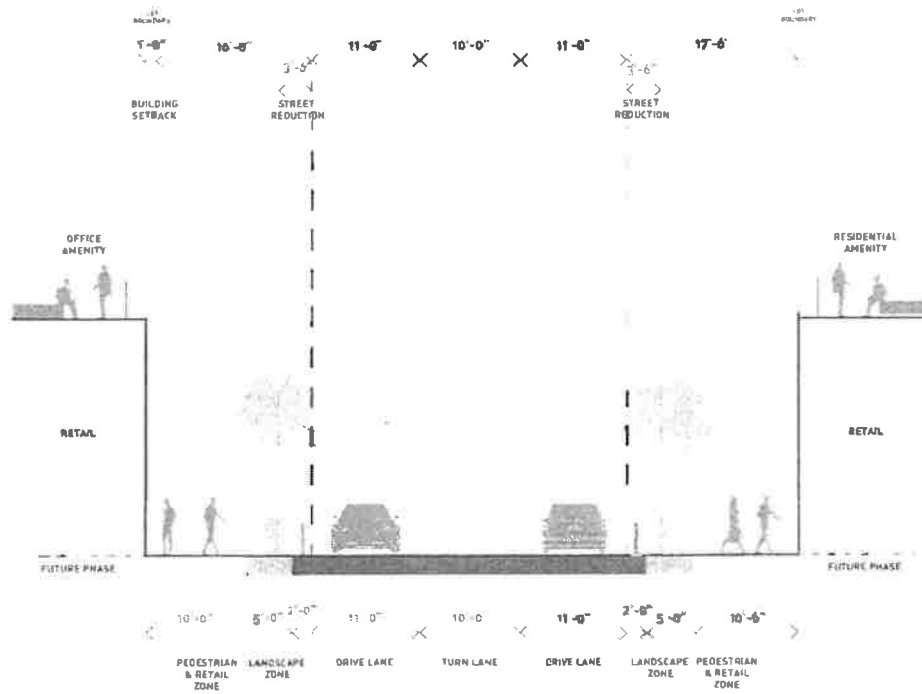
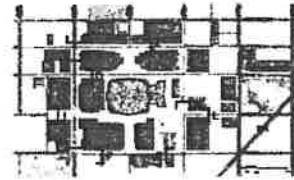
FINAL FOR PUBLICATION



PROPOSED SECTION II  
SECTION 51

Applicant: United Center Joint Venture  
Address: 1901 W Madison, Chicago, Illinois  
Introduced: September 18, 2024  
Plan Commission: January 16, 2025

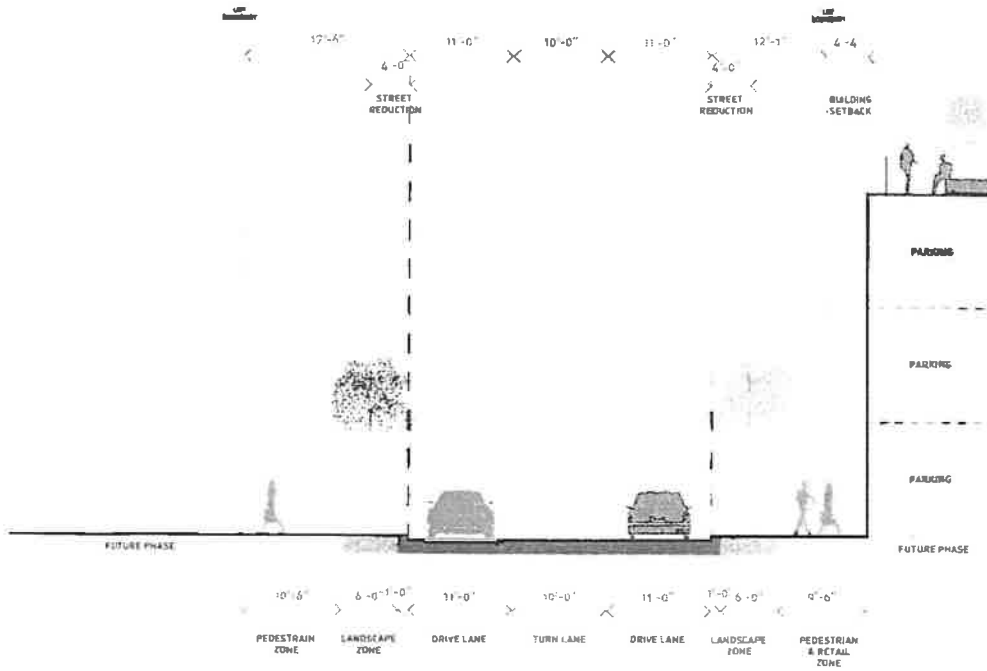
FINAL FOR PUBLICATION



PROPOSED SECTION L  
MONROE ST - LOOKING WEST

Applicant: United Center Joint Venture  
Address: 1901 W Madison, Chicago, Illinois  
Introduced: September 18, 2024  
Plan Commission: January 16, 2025

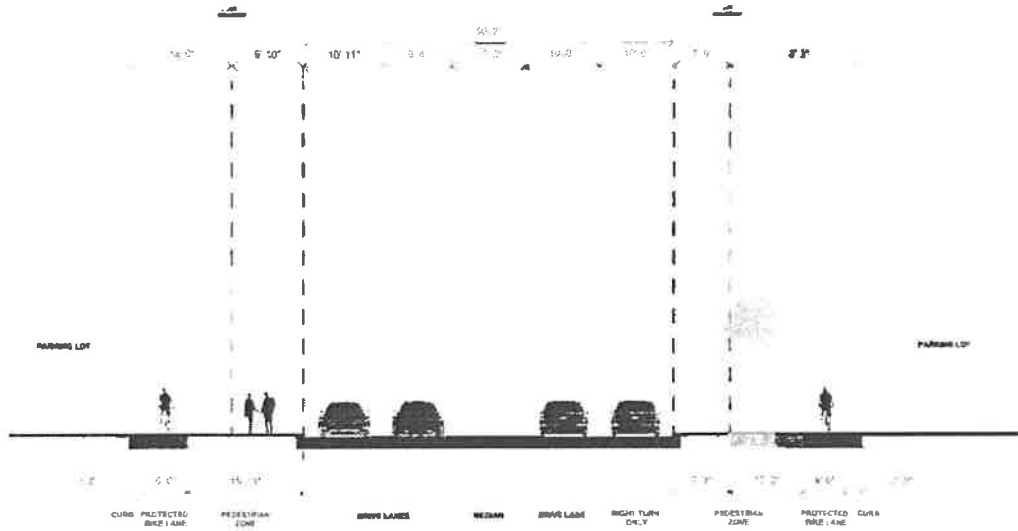
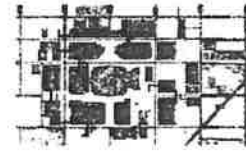
FINAL FOR PUBLICATION



PROPOSED SECTION N  
WOOD ST - LOOKING NORTH

Applicant: United Center Joint Venture  
 Address: 1901 W Madison, Chicago, Illinois  
 Introduced: September 18, 2024  
 Plan Commission: January 16, 2025

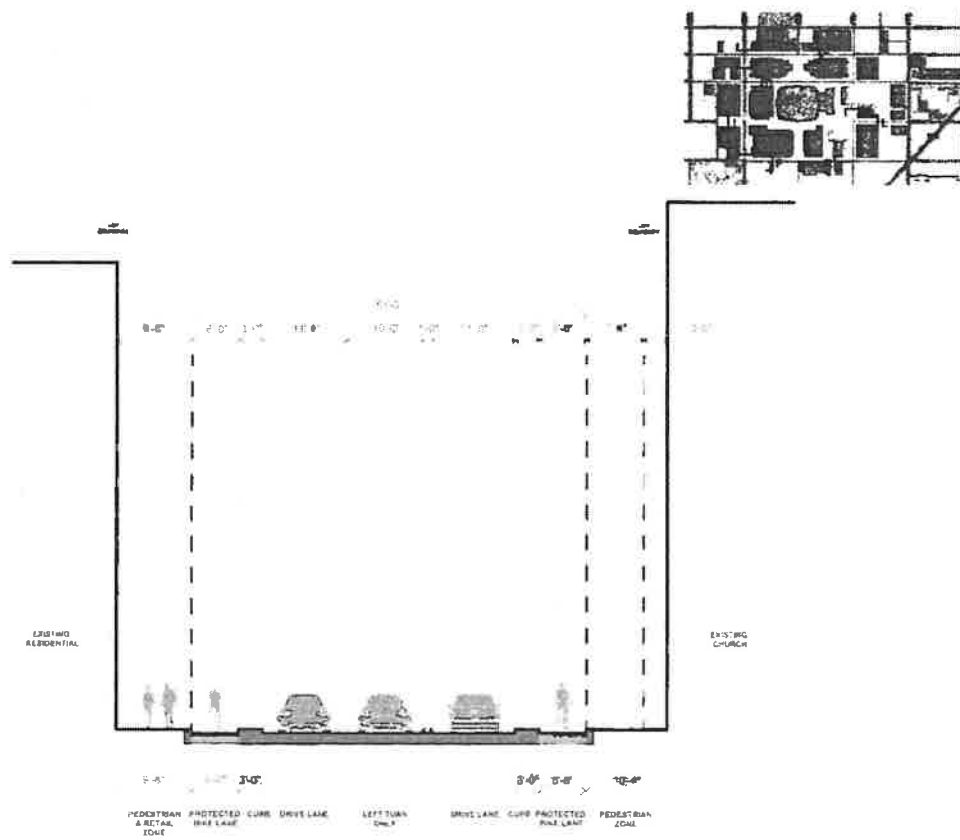
FINAL FOR PUBLICATION



PROPOSED SECTION P  
DAMEN AVENUE LOOKING NORTH

Applicant: United Center Joint Venture  
Address: 1901 W Madison, Chicago, Illinois  
introduced: September 18, 2024  
Plan Commission: January 16, 2025

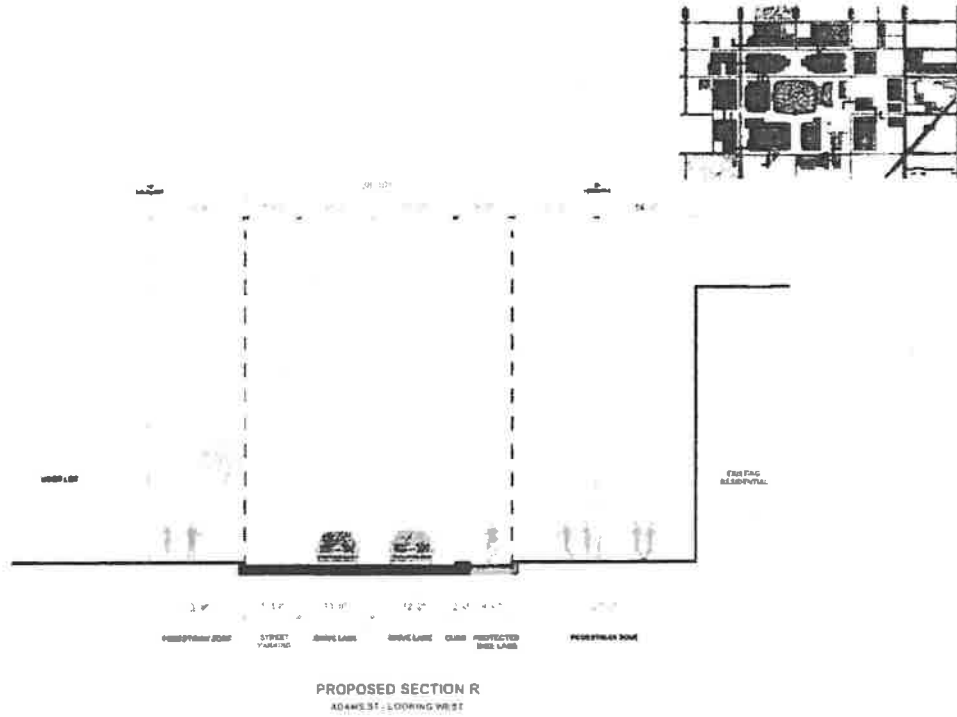
FINAL FOR PUBLICATION



PROPOSED SECTION Q  
DAMEN AVENUE LOOKING NORTH

Applicant: United Center Joint Venture  
Address: 1901 W Madison, Chicago, Illinois  
Introduced: September 18, 2024  
Plan Commission: January 16, 2025

FINAL FOR PUBLICATION

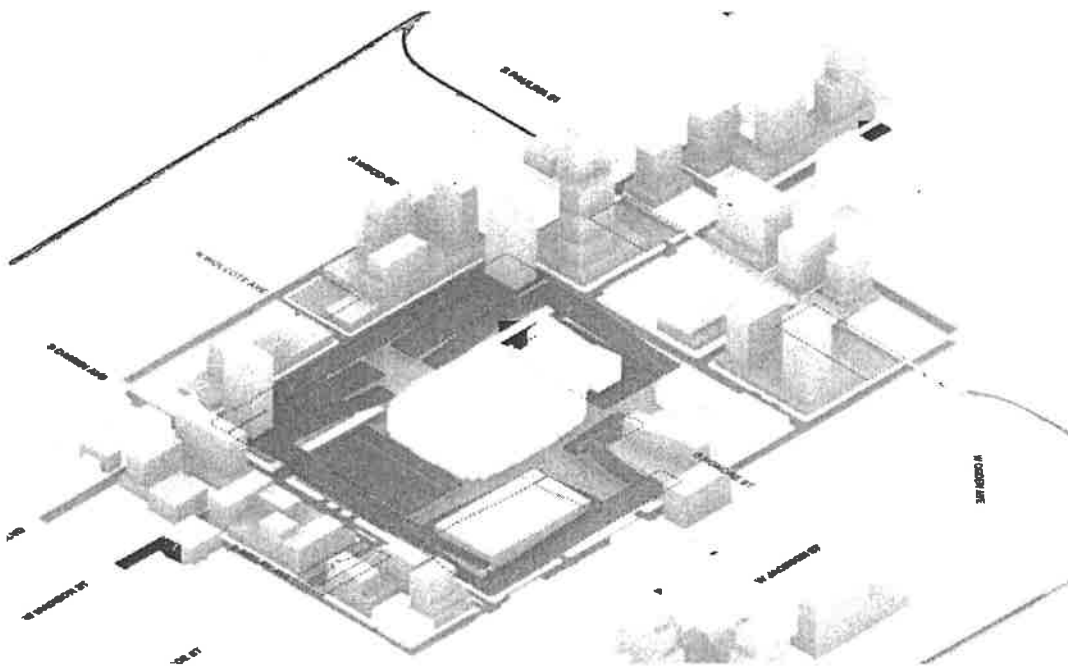


Applicant: United Center Joint Venture  
Address: 1901 W Madison, Chicago, Illinois  
Introduced: September 18, 2024  
Plan Commission: January 16, 2025

FINAL FOR PUBLICATION

b. Illustrations – Massing

The massing of the neighborhood should rise to the northeast and blend with the environment towards the west. Buildings should be offset to keep the iconic views of the skyline. The illustrative visual of the massing can be found below:



Applicant: United Center Joint Venture  
Address: 1901 W Madison, Chicago, Illinois  
Introduced: September 18, 2024  
Plan Commission: January 16, 2025



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

February 19, 2015

Donna J. Pugh  
Foley & Lardner LLP  
321 North Clark Street  
Suite 2800  
Chicago, IL 60654-5313

**Re: Administrative Relief request for Stadium Planned Development No. 522  
Combined Subarea A (A+B+C), Proposed United Center Addition at 1901 West  
Madison Street**

Dear Ms. Pugh:

Please be advised that your request for a minor change to Stadium Planned Development Number 522 ("PD 522") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

United Center Joint Venture is the owner of Subarea's A, B and C. Pursuant to Statement Number's 14 and 15, upon acquiring all of Subarea B and C, such land shall be removed from Subarea B and C and included as part of Subarea A. When Subareas B and C are added to Subarea A, the total net site area of the combined Subarea A is 1,847,403.00 square feet ("SF"). When multiplied by a maximum floor area ratio of .6 (since only one stadium remains), a total of 1,108,441.8 SF of floor area is allowed within the Planned Development.

You are seeking, on behalf of United Center Joint Venture, administrative relief to allow for a five-story, approximately 160,000 square foot addition on the east side of the United Center at 1901 West Madison Street. The proposed addition will contain approximately 115,800 SF of office space for Chicago Bulls and Blackhawks staff and 9,600 SF of retail space which will be used for a Chicago Bulls and Blackhawks merchandise store. Offices currently located in the United Center will be relocated and expanded within the new addition. The attached drawings, dated December 5, 2014, shall be inserted into the main file, Site Plan, Landscape Plan, Roof Plan, North, South, East and West Elevations.

After reviewing the floor area of the existing United Center, we have determined that there is enough floor area remaining to construct the proposed addition. Also, according to your request, there are currently 4,445 parking spaces within the PD, including 390 spaces within Lot H, the site of the proposed addition. PD 522 requires a minimum of 4,100 parking spaces. After the addition is built, Lot H will contain 211 spaces and the total number of parking spaces will be

reduced to 4,266, as shown on the attached Parking Counts Exhibit, and in excess of the 4,100 spaces required.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed addition to the existing stadium will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 522, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

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

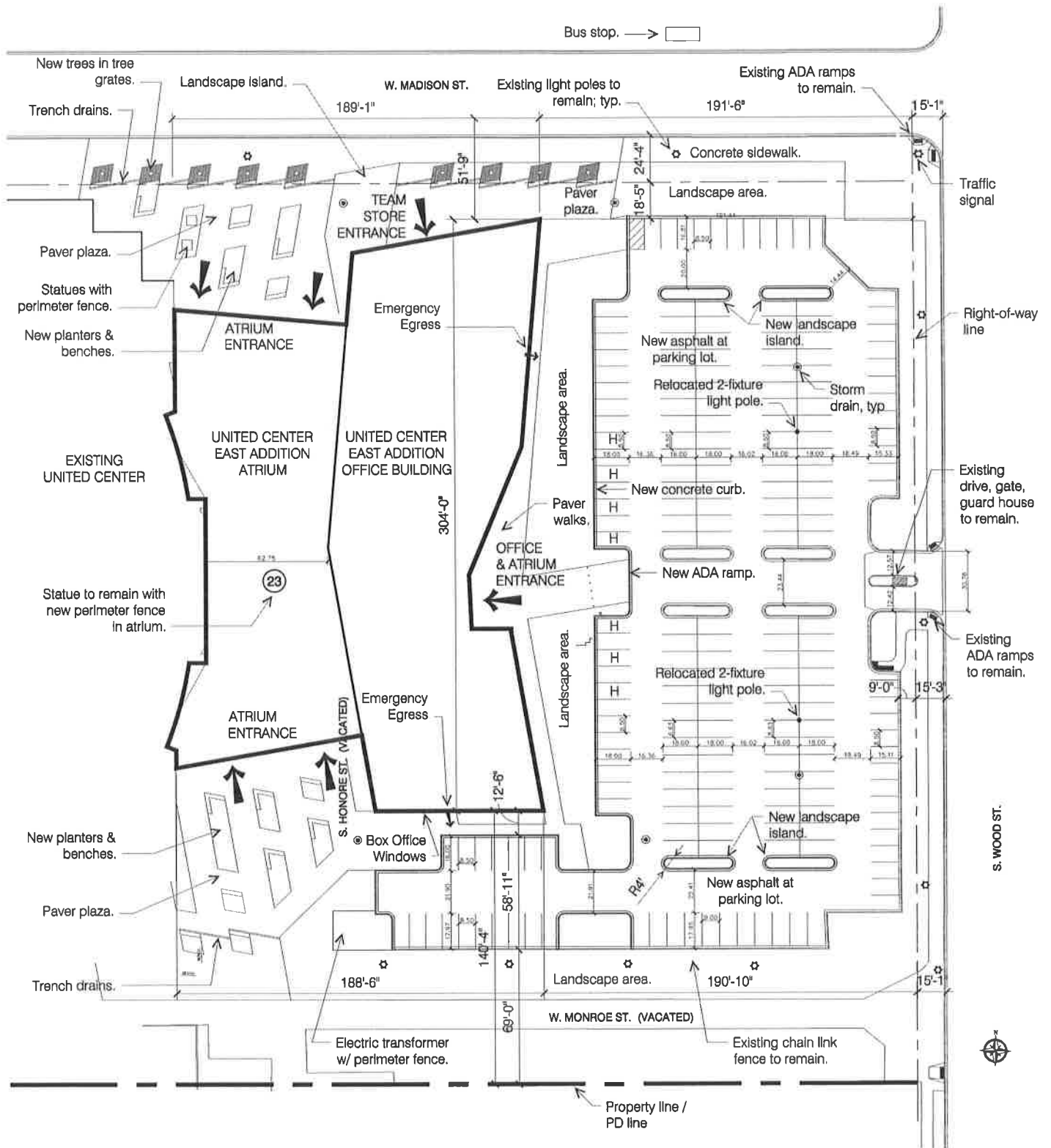
Sincerely,



Patricia A. Scudiero  
Zoning Administrator

PAS:HG:tm

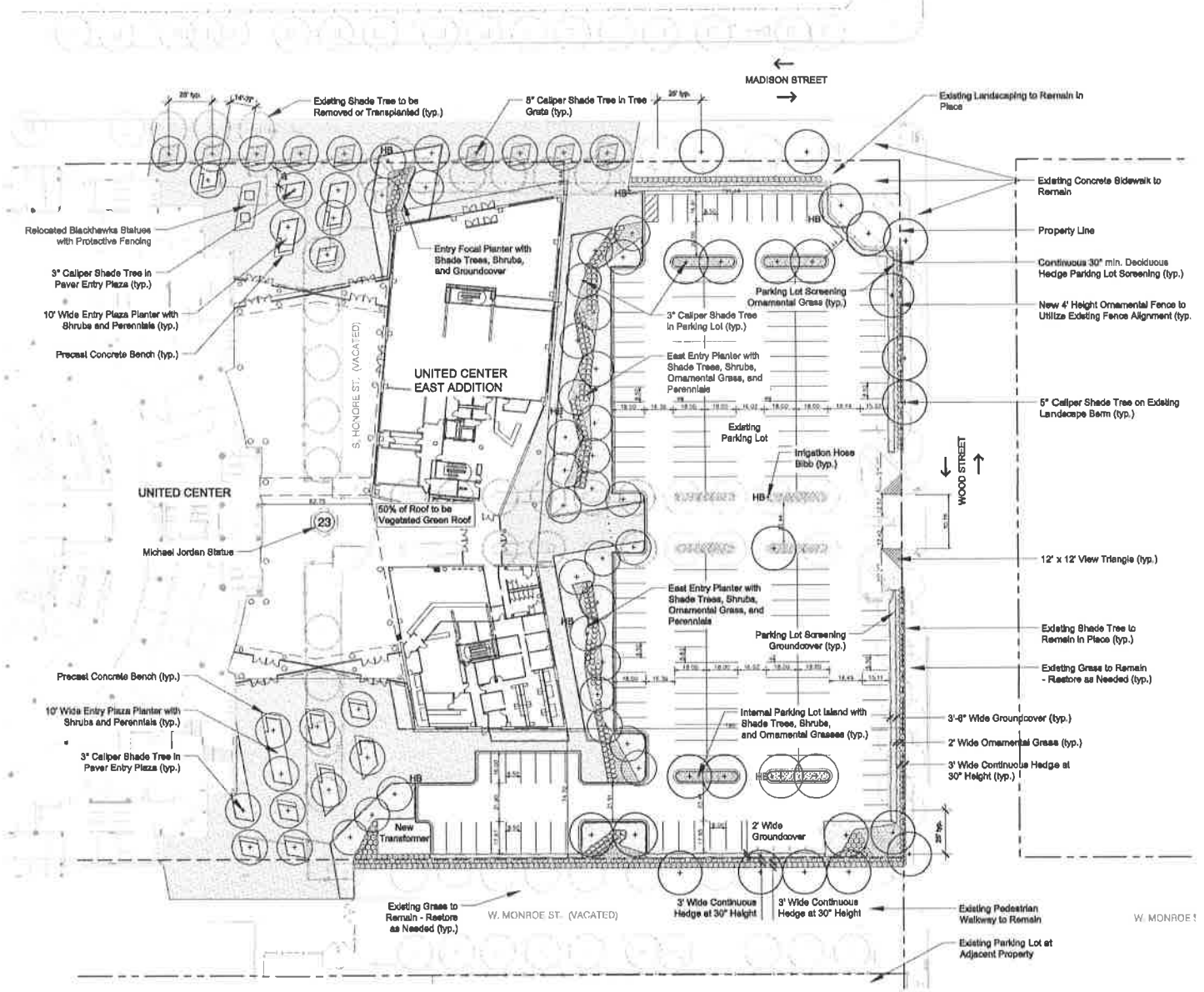
C: Mike Marmo, Erik Glass, Ron Daye, Main file



<b>BUILDING</b>	
Total Building Area	160,000 SF
Building Footprint	44,800 SF
Building Height	84'-8"

# SITE PLAN

**UNITED CENTER EAST ADDITION**  
 1901 W MADISON ST | CHICAGO, IL 60612 (WITHIN P.D. #522)  
 05 DECEMBER 14



**LANDSCAPE ORDINANCE ANALYSIS**

**PARKWAY PLANTING**

<b>MADISON STREET</b>	
LENGTH (LINEAR FEET)	420'
NUMBER OF TREES REQUIRED (1 PER 26')	17
EXISTING TREES TO REMAIN	2
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	13

NOTE: ADDITIONAL TREES CANNOT BE PROVIDED DUE TO EXISTING TREE SPACING AND EXISTING CONDITIONS

<b>WOOD STREET</b>	
LENGTH (LINEAR FEET)	345'
NUMBER OF TREES REQUIRED (1 PER 26')	14
EXISTING TREES TO REMAIN	9
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	4

NOTE: ADDITIONAL TREES CANNOT BE PROVIDED DUE TO EXISTING TREE SPACING AND EXISTING CONDITIONS

**PARKING LOT SCREENING**

<b>MADISON STREET</b>	
LENGTH (LINEAR FEET)	160'
NUMBER OF TREES REQUIRED (1 PER 26')	6
EXISTING TREES TO REMAIN	4
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	2

<b>WOOD STREET</b>	
LENGTH (LINEAR FEET)	325'
NUMBER OF TREES REQUIRED (1 PER 26')	13
EXISTING TREES TO REMAIN	10
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	2

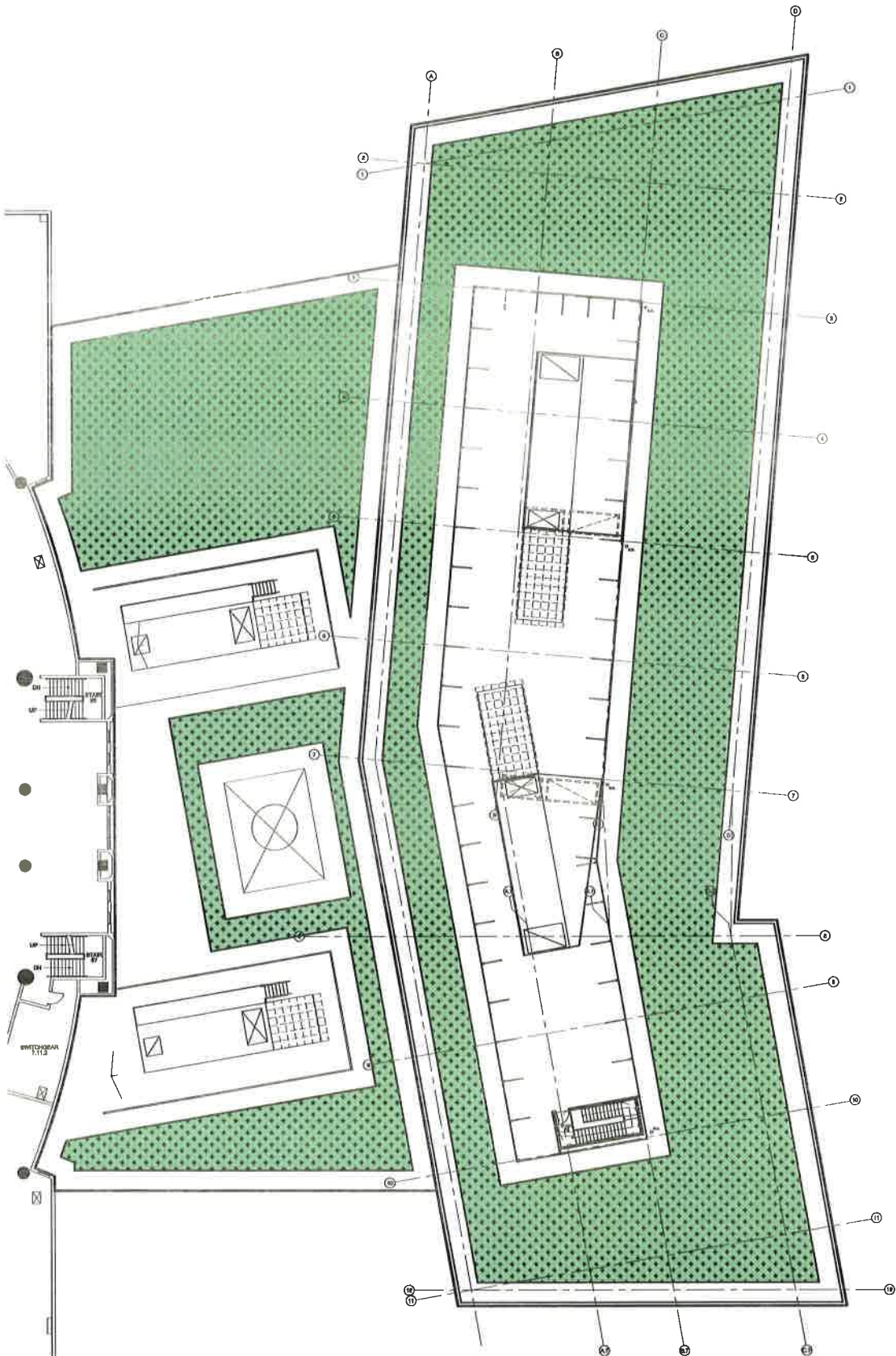
<b>SOUTH PROPERTY LINE (MONROE STREET - VACATED)</b>	
LENGTH (LINEAR FEET)	280'
NUMBER OF TREES REQUIRED (1 PER 26')	11
EXISTING TREES TO REMAIN	7
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	4

**NOTES:**

- ADDITIONAL TREES CANNOT BE PROVIDED DUE TO EXISTING TREE SPACING AND EXISTING CONDITIONS.
- FOR MADISON AND WOOD STREET, THE REQUIREMENT OF A 7' WIDE SCREENING AREA IS ACCOMPLISHED UTILIZING THE EXISTING FENCE ALIGNMENT TO MINIMIZE ROOT IMPACT AND TO ALLOW THE NEW ORNAMENTAL FENCE (4' HEIGHT) TO BE PLACED AT THE TOP OF THE BERM TO PROVIDE ADEQUATE SCREENING. LOCATED BETWEEN THE PROPERTY LINE AND NEW FENCE IS A 3' WIDE CONTINUOUS HEDGE 30" MINIMUM HEIGHT. BETWEEN THE FENCE AND PARKING LOT IS A 24" WIDE ROW ORNAMENTAL GRASSES AT 36" HEIGHT WITH AN ADDITIONAL 3'-8" WIDE LOW GROUNDCOVER IN THE CAR OVERHANG AREA. TOTAL PROPOSED SCREENING ARE 8'-8" WIDE.
- FOR THE SOUTH PROPERTY LINE AT VACATED MONROE STREET, THE REQUIREMENT OF A 7' WIDE SCREENING AREA IS ACCOMPLISHED UTILIZING THE EXISTING FENCE ALIGNMENT TO MINIMIZE ROOT IMPACT AND TO ALLOW THE NEW ORNAMENTAL FENCE (4' HEIGHT) TO BE PLACED AT THE TOP OF THE BERM TO PROVIDE ADEQUATE SCREENING. LOCATED ON SOUTH SIDE OF THE NEW FENCE IS A 3' WIDE CONTINUOUS HEDGE AT 30" MINIMUM HEIGHT. BETWEEN THE FENCE AND PARKING LOT IS A 3' WIDE ROW OF SHRUBS AT 30" HEIGHT WITH AN ADDITIONAL 2' WIDE LOW GROUNDCOVER IN THE CAR OVERHANG AREA. TOTAL PROPOSED SCREENING ARE 8'-8" WIDE.

**PARKING LOT INTERNAL PLANTING**

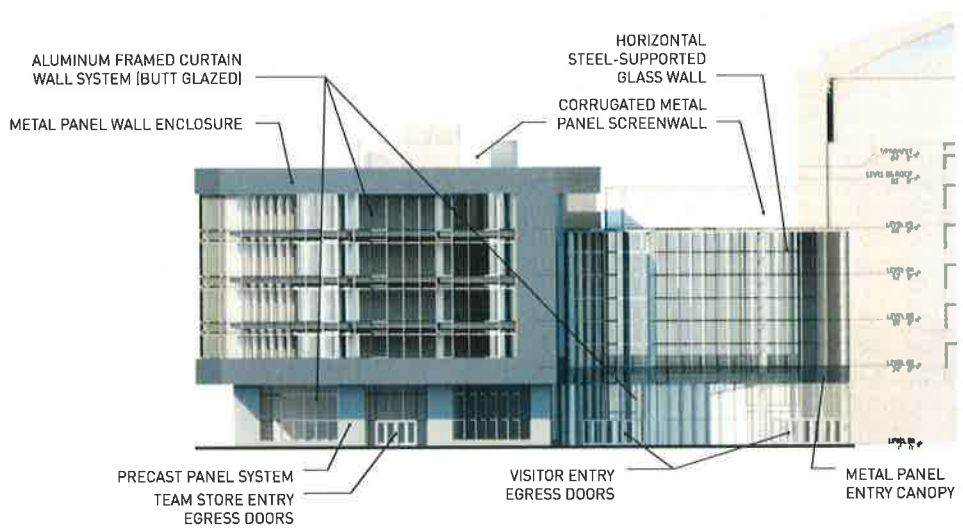
TOTAL VEHICULAR USE AREA	56,196 SF
LANDSCAPE AREA REQUIRED (10% OF TOTAL VUA)	5,619 SF
LANDSCAPE AREA PROVIDED	12,268 SF
NUMBER OF TREES REQUIRED (1 PER 120 SF)	47
EXISTING TREES TO REMAIN	7
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	40



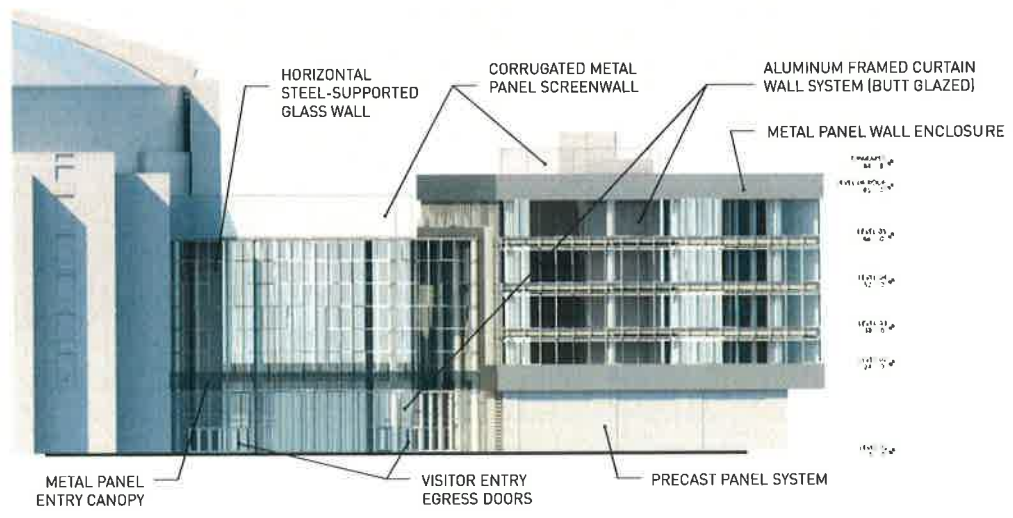
<b>ROOF</b>	
Total Roof Area	46,000 SF
 Green Roof Area	24,000 SF

# ROOF PLAN

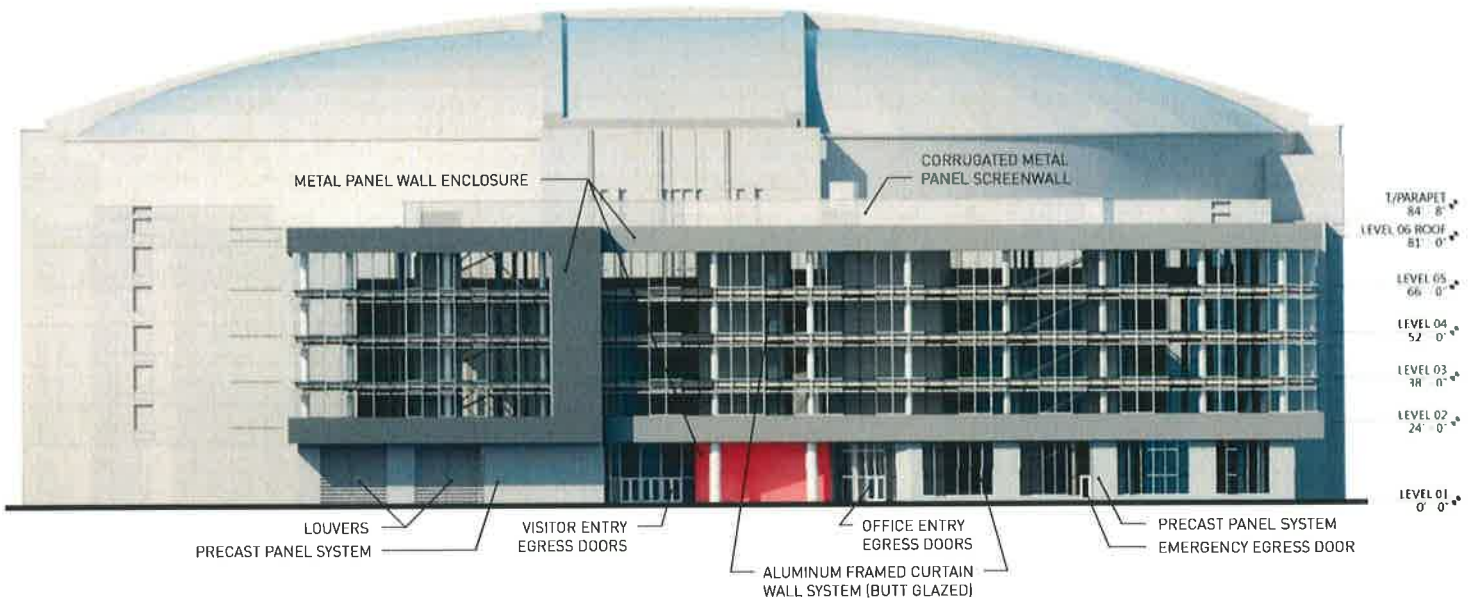
UNITED CENTER EAST ADDITION  
 1901 W MADISON ST. | CHICAGO, IL 60612 | WITHIN P.D. #522  
 05 DECEMBER 14



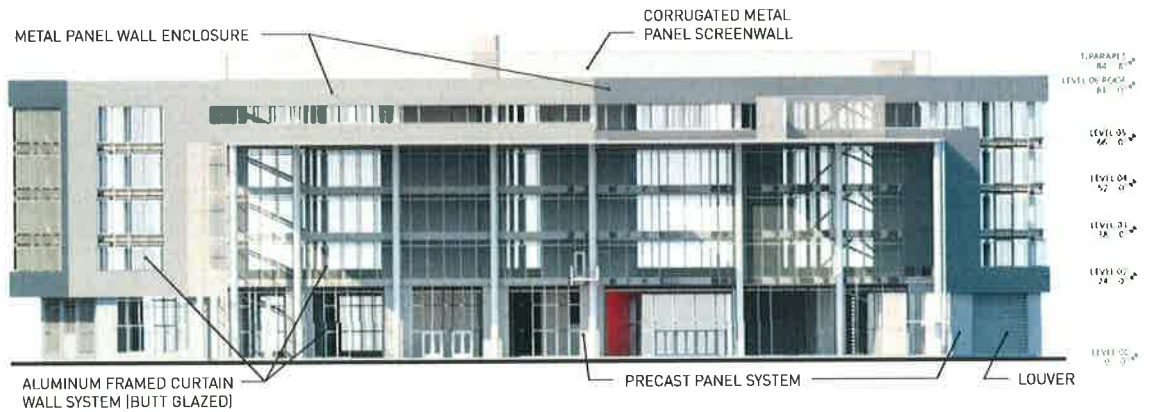
NORTH ELEVATION



SOUTH ELEVATION



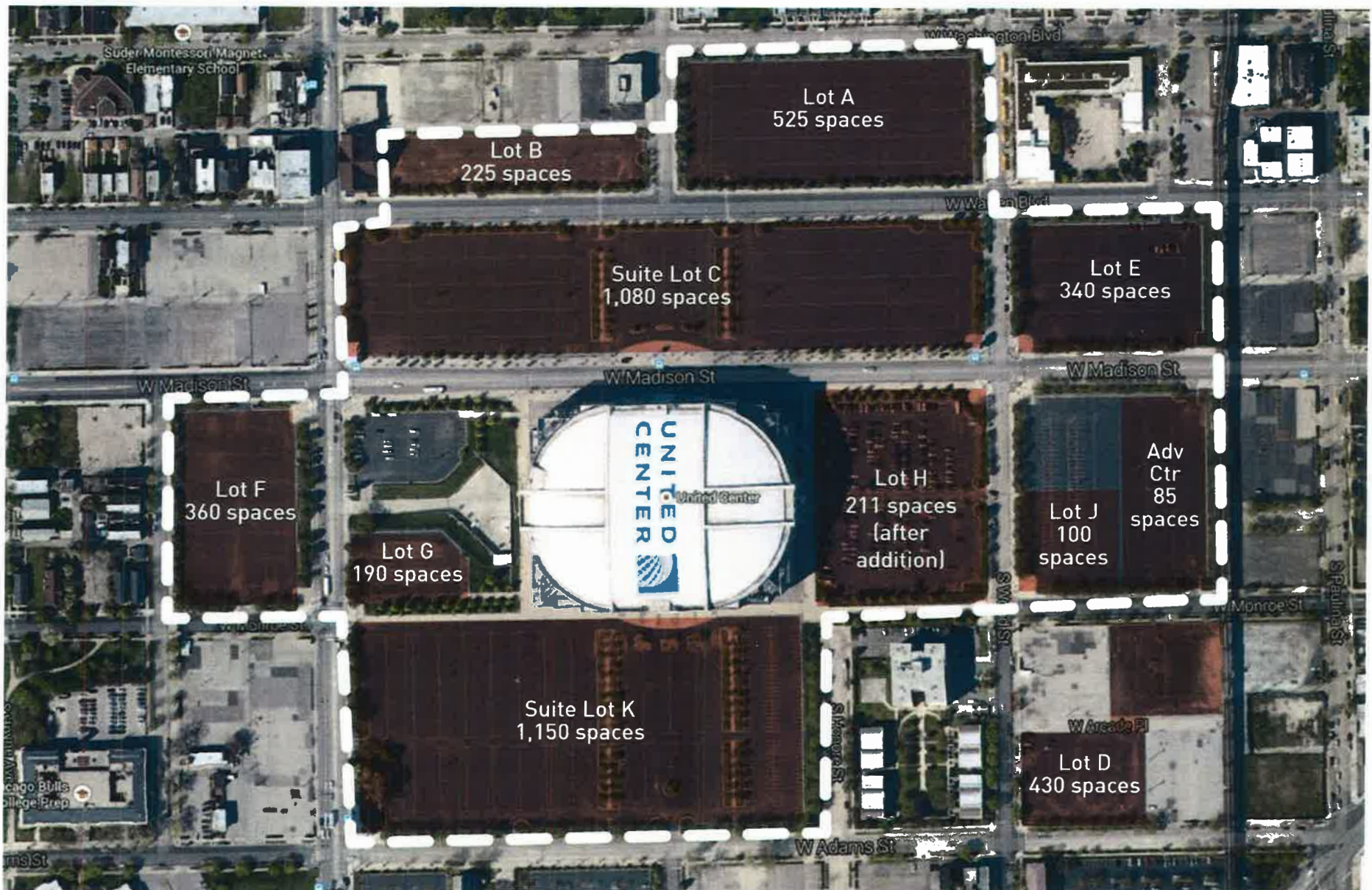
EAST ELEVATION



WEST ELEVATION

# ELEVATIONS

UNITED CENTER EAST ADDITION  
 1901 W MADISON ST | CHICAGO, IL 60612 (WITHIN P.D. #522)  
 05 DECEMBER 14



## PARKING COUNTS



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 6, 2014

Donna J. Pugh  
Foley & Lardner LLP  
321 North Clark Street  
Suite 2800  
Chicago, IL 60654-5313

**Re: Administrative Relief request for Stadium Planned Development No. 522  
Chicago Bulls Training Facility Storage Building, approx. 1739 W. Madison Street**

Dear Ms. Pugh:

Please be advised that your request for a minor change to Stadium Planned Development Number 522 ("PD 522") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

The Chicago Bulls have relocated their training center from Deerfield, IL to the United Center Campus' former Parking Lot J, within PD 522. On April 1, 2013, and September 5, 2013, an administrative relief was granted for the proposed training facility. The training center is nearing completion and includes a small storage building to the east along West Madison Street.

You are seeking, on behalf of the property owner, United Center Joint Venture, to allow approximately 2,500 square feet of the storage building space to be occupied by an Athletico facility as an accessory use. A glass facade has been added to the north elevation and windows have been added along the east elevation. The Athletico facility, as shown on the attached drawings, will serve Chicago Bulls team members, office staff members, and the public.

Athletico provides a wide variety of services and support for Bulls players and the Bulls Sports Medicine Staff. They provide training and rehabilitation services for players during practices, and they provide game day sports medicine services for the Bulls, visiting teams, NBA referees, and the entire Bulls Entertainment Network. They are also a referral source for physical training services for Bulls front office staff members.

With regard to your request, the Department of Planning and Development has determined that allowing an Athletico facility as an accessory to the stadium use will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago

Zoning Ordinance and PD 522, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Patricia A. Scudiero".

Patricia A. Scudiero  
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Janice Hill, Main file



AERIAL VIEW

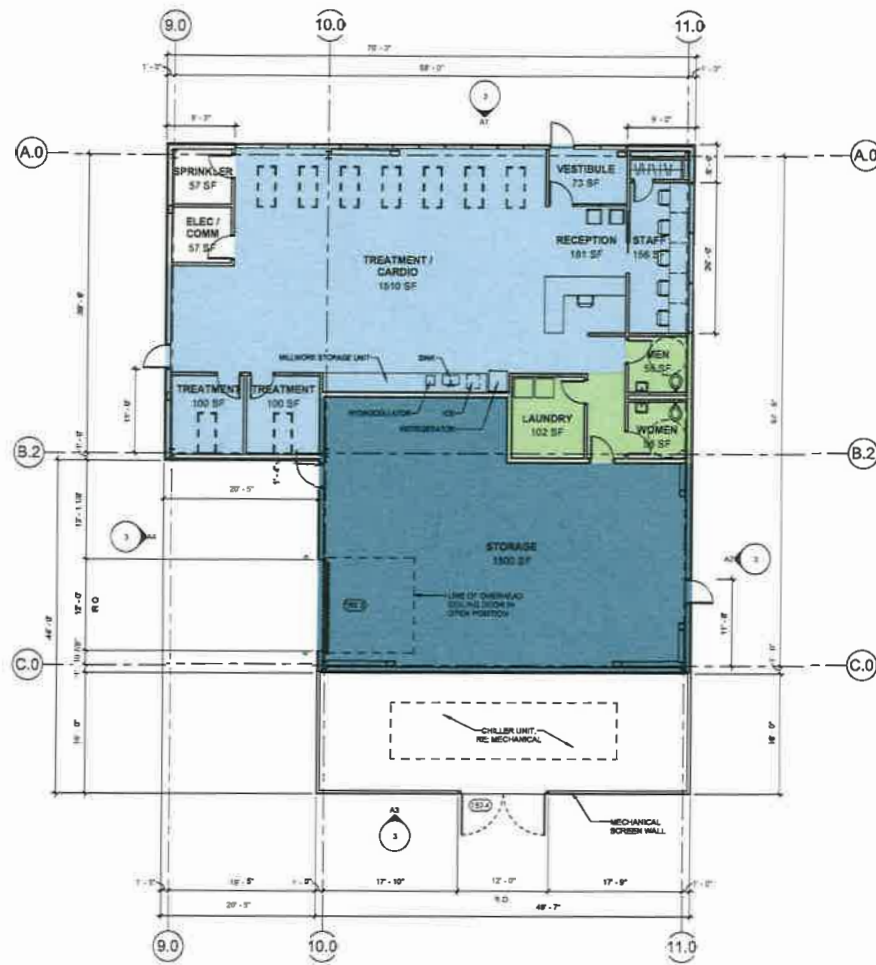


**BULLS PRACTICE FACILITY - STORAGE BUILDING TRANSFORMATION**  
DESIGN PACKAGE 2014.04.14

EXTERIOR RENDERING

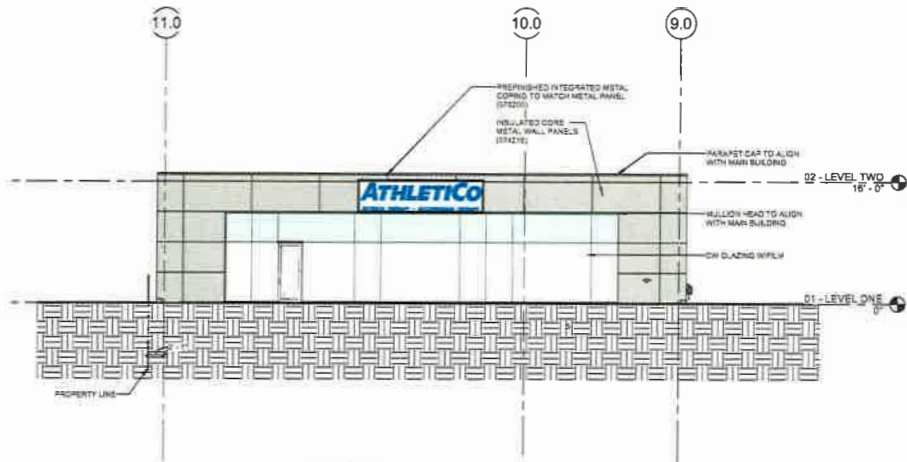


STREET PERSPECTIVE

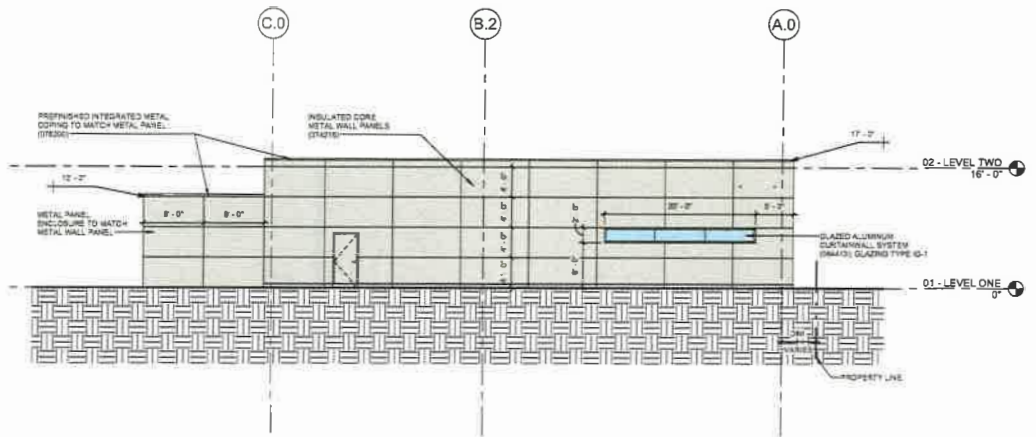


- 01 \_ 1,500 SF
- 02 \_ 330 SF
- 03 \_ 114 SF
- 04 \_ 2,150 SF

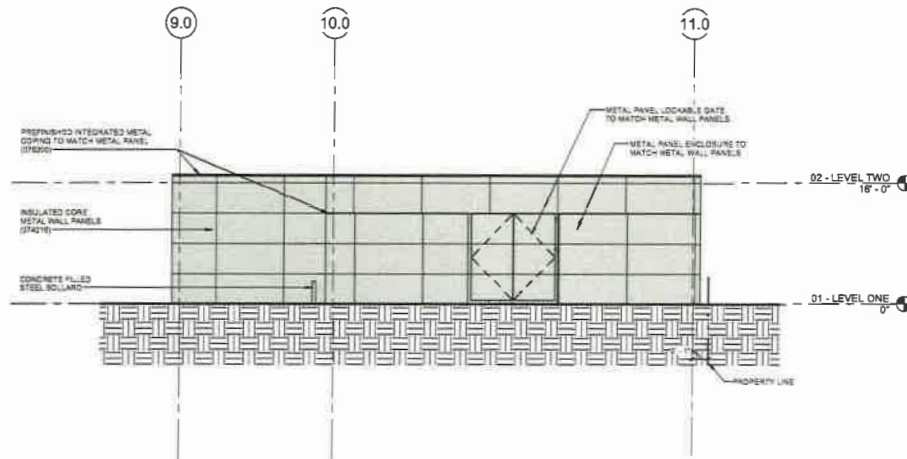
FIRST FLOOR PLAN



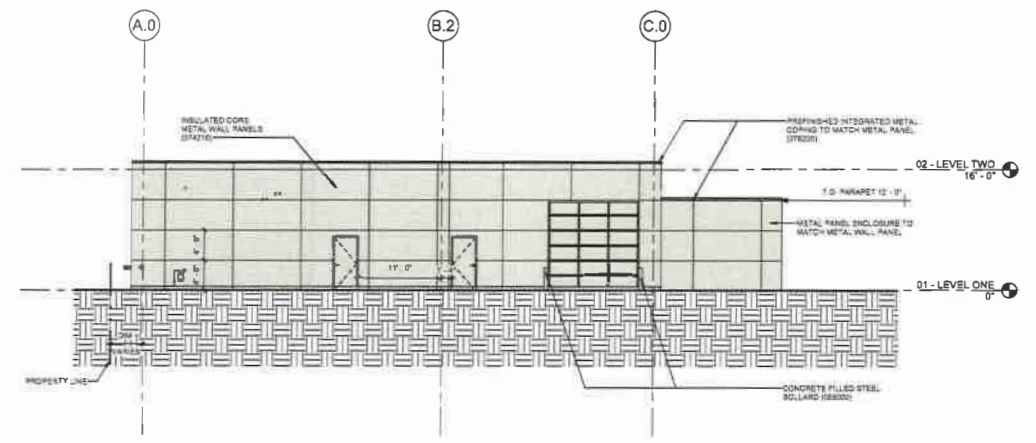
A1\_NORTH ELEVATION



A2\_EAST ELEVATION



A3\_SOUTH ELEVATION



A4\_WEST ELEVATION



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

September 5, 2013

Bryan Hallier  
Threesixty Architecture  
300 W. 22<sup>nd</sup> Street  
Kansas City, MO 64108

**Re: Administrative Relief request for Stadium Planned Development No. 522  
Proposed Chicago Bulls Training Facility at 15 S. Wood Street**

Dear Mr. Hallier:

Please be advised that your request for a minor change to Stadium Planned Development No. 522 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

The Chicago Bulls are relocating their existing training center from Deerfield, IL to the United Center Campus' former Parking Lot J, within Stadium Planned Development No. 522 ("PD 522"). On April 1, 2013, an administrative relief was granted for the proposed training facility. Since that time, there have been minor shifts to the location of both the main practice building and the storage building due to requirements that surfaced during the permitting process. During the geotechnical review, it was discovered that the caisson bells extended beyond the property line and as a result, modification were made to the property setbacks. Secondly, the proposed interior running track within the training facility building was extended, requiring an adjustment of the Wood St. setback. There have also been modifications to the proposed trees and their locations along both Wood and Madison Streets.

As a result, you are seeking, on behalf of the property owner, United Center Joint Venture, setback and landscape modifications as shown on the attached, revised Site Plan, Landscape Plan, Landscape Details (2), and North, South, East and West Elevations of both the Main Practice Building and the Storage Building, dated September 4, 2013.

With regard to your request, the Department of Housing and Economic Development has determined that the proposed setback, elevation, and landscaping modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 522, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

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

Sincerely,



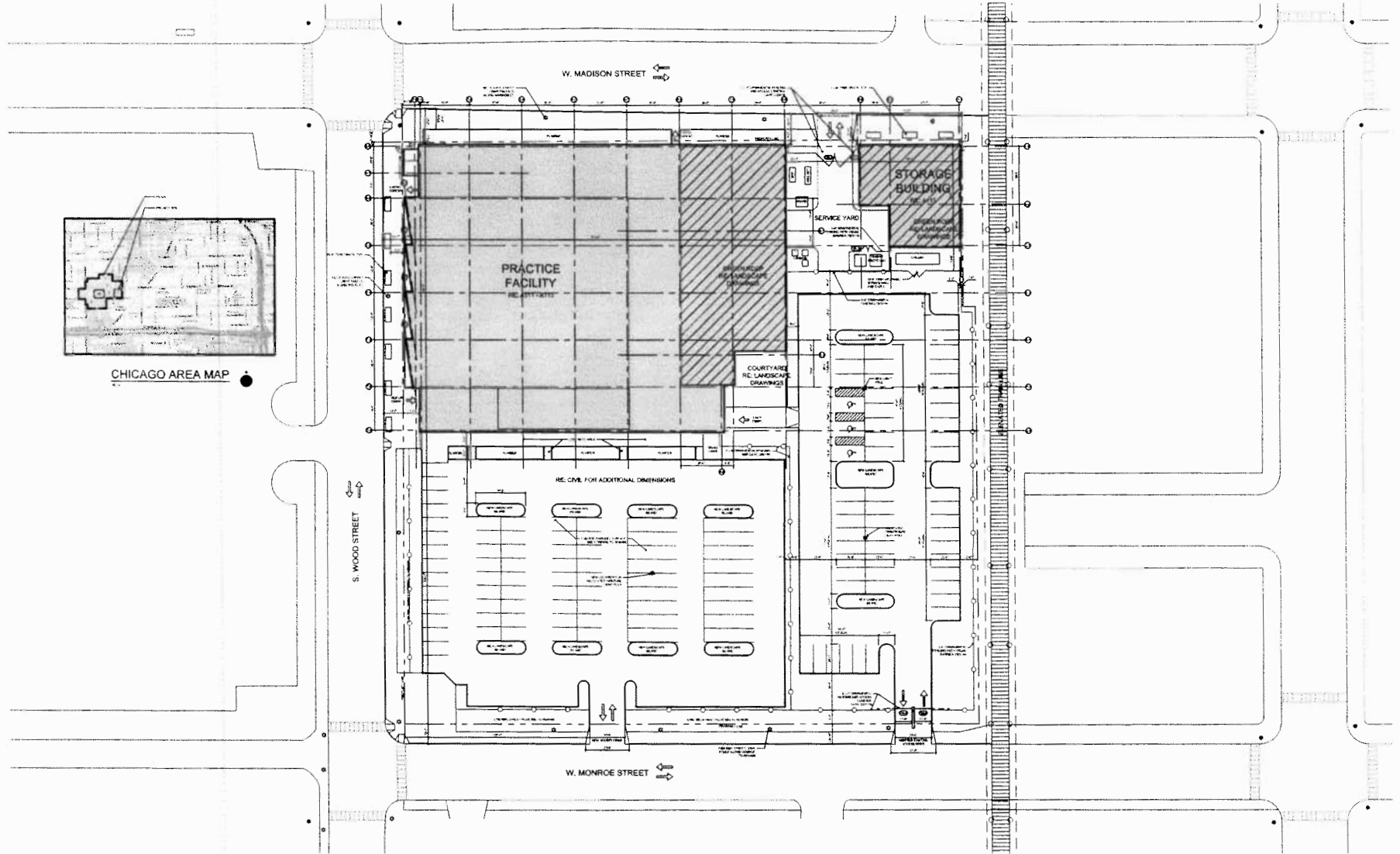
Patricia A. Scudiero  
Zoning Administrator

PAS: HG: tm

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



CHICAGO AREA MAP

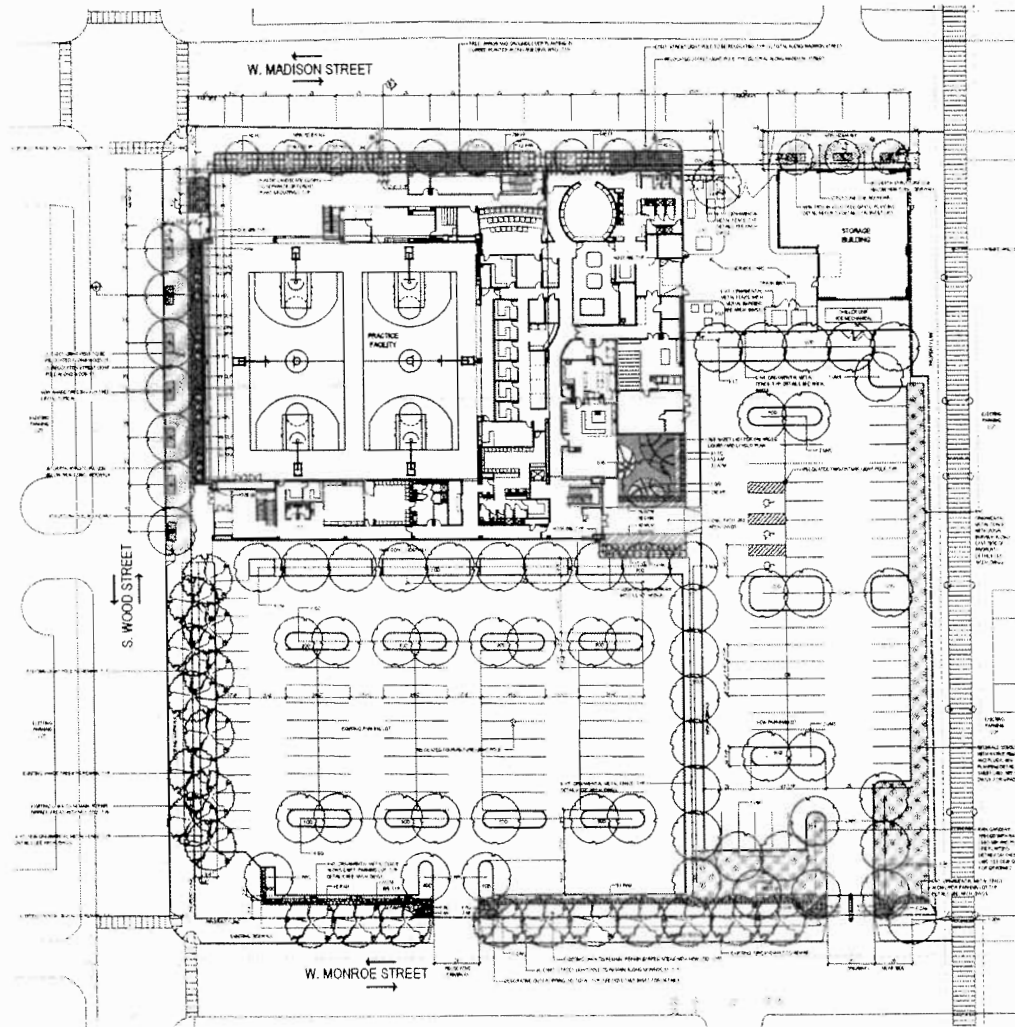


SITE PLAN  
A<sub>1</sub> = 1/4"



# CHICAGO BULLS PRACTICE FACILITY

EXHIBIT A \_ SITE PLAN 09.04.2013



**OWNER'S SWORN STATEMENT**  
 I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

**LANDSCAPE ARCHITECT'S SWORN STATEMENT**  
 I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am a duly licensed landscape architect in the State of Illinois.

**LANDSCAPE OBSTACLE ANALYSIS**

**EXISTING OBSTACLES**

NUMBER OF TREES	10
NUMBER OF TREES TO BE REMOVED	0
NUMBER OF TREES TO BE PLANTED	0
NUMBER OF OBSTACLES TO BE REMOVED	0
NUMBER OF OBSTACLES TO BE PLANTED	0

**PROPOSED OBSTACLES**

NUMBER OF TREES	10
NUMBER OF TREES TO BE REMOVED	0
NUMBER OF TREES TO BE PLANTED	0
NUMBER OF OBSTACLES TO BE REMOVED	0
NUMBER OF OBSTACLES TO BE PLANTED	0

**PARKING LOT SCREENING**

NUMBER OF TREES	10
NUMBER OF TREES TO BE REMOVED	0
NUMBER OF TREES TO BE PLANTED	0
NUMBER OF OBSTACLES TO BE REMOVED	0
NUMBER OF OBSTACLES TO BE PLANTED	0

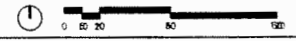
**PARKING LOT INTERNAL PLANTING**

NUMBER OF TREES	10
NUMBER OF TREES TO BE REMOVED	0
NUMBER OF TREES TO BE PLANTED	0
NUMBER OF OBSTACLES TO BE REMOVED	0
NUMBER OF OBSTACLES TO BE PLANTED	0

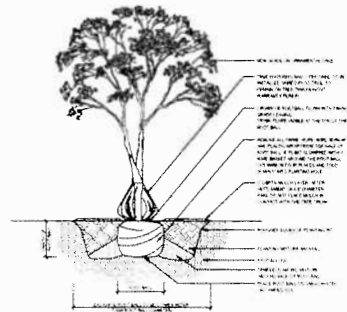
**GENERAL NOTES**

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
2. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL ANALYSES OF THE PROPOSED LANDSCAPE PLAN AND HAS FOUND IT TO BE VISUALLY ATTRACTIVE AND APPROPRIATE FOR THE FACILITY.
3. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL ANALYSES OF THE PROPOSED LANDSCAPE PLAN AND HAS FOUND IT TO BE VISUALLY ATTRACTIVE AND APPROPRIATE FOR THE FACILITY.
4. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL ANALYSES OF THE PROPOSED LANDSCAPE PLAN AND HAS FOUND IT TO BE VISUALLY ATTRACTIVE AND APPROPRIATE FOR THE FACILITY.
5. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL ANALYSES OF THE PROPOSED LANDSCAPE PLAN AND HAS FOUND IT TO BE VISUALLY ATTRACTIVE AND APPROPRIATE FOR THE FACILITY.

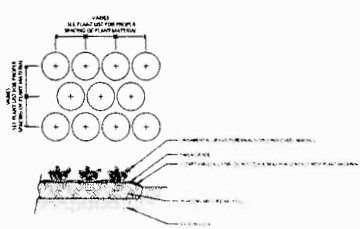
LANDSCAPE PLAN  
 1/8" = 1'-0"



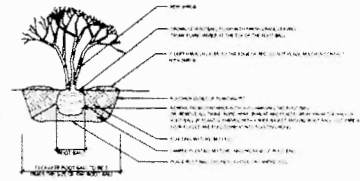
# CHICAGO BULLS PRACTICE FACILITY



1 TYPICAL TREE PLANTING DETAIL



2 TYPICAL ORNAMENTAL GRASS, PERENNIAL, & GROUNDCOVER PLANTING DETAIL



3 TYPICAL SHRUB PLANTING DETAIL

LANDSCAPE AREA	DEPTH (INCHES)
GRASS AREAS	2-4"
PERENNIALS, ORNAMENTAL GRASSES, PERENNIALS AND GROUNDCOVERS	4-6"
PLANTING HOLES FOR TREES AND SHRUBS	12-18"
PLANTING HOLES FOR PERENNIALS, ORNAMENTAL GRASSES, PERENNIALS AND GROUNDCOVERS	4-6"
PLANTING HOLES FOR TREES AND SHRUBS	12-18"



4 TYPICAL CROSS SECTION OF BIOBASIN/RAIN GARDEN

BIOBASIN/RAIN GARDEN DETAIL SEE PLANTING LIST

CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
101	...	...	1	...	...
102	...	...	1	...	...
103	...	...	1	...	...
104	...	...	1	...	...
105	...	...	1	...	...
106	...	...	1	...	...
107	...	...	1	...	...
108	...	...	1	...	...
109	...	...	1	...	...
110	...	...	1	...	...

CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
111	...	...	1	...	...
112	...	...	1	...	...
113	...	...	1	...	...
114	...	...	1	...	...
115	...	...	1	...	...
116	...	...	1	...	...
117	...	...	1	...	...
118	...	...	1	...	...
119	...	...	1	...	...
120	...	...	1	...	...

NOTES:  
 1. ALL PLANTS SHALL BE PLANTED AT THE POINT OF PLANTING.  
 2. ALL PLANTS SHALL BE PLANTED AT THE POINT OF PLANTING.  
 3. ALL PLANTS SHALL BE PLANTED AT THE POINT OF PLANTING.  
 4. ALL PLANTS SHALL BE PLANTED AT THE POINT OF PLANTING.  
 5. ALL PLANTS SHALL BE PLANTED AT THE POINT OF PLANTING.  
 6. ALL PLANTS SHALL BE PLANTED AT THE POINT OF PLANTING.  
 7. ALL PLANTS SHALL BE PLANTED AT THE POINT OF PLANTING.  
 8. ALL PLANTS SHALL BE PLANTED AT THE POINT OF PLANTING.  
 9. ALL PLANTS SHALL BE PLANTED AT THE POINT OF PLANTING.  
 10. ALL PLANTS SHALL BE PLANTED AT THE POINT OF PLANTING.

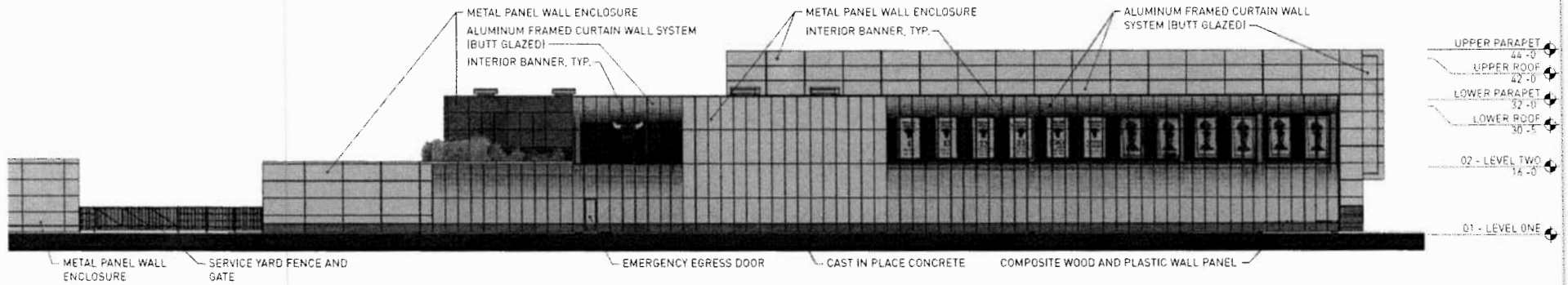
5 PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
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102	...	...	1	...	...
103	...	...	1	...	...
104	...	...	1	...	...
105	...	...	1	...	...
106	...	...	1	...	...
107	...	...	1	...	...
108	...	...	1	...	...
109	...	...	1	...	...
110	...	...	1	...	...
111	...	...	1	...	...
112	...	...	1	...	...
113	...	...	1	...	...
114	...	...	1	...	...
115	...	...	1	...	...
116	...	...	1	...	...
117	...	...	1	...	...
118	...	...	1	...	...
119	...	...	1	...	...
120	...	...	1	...	...

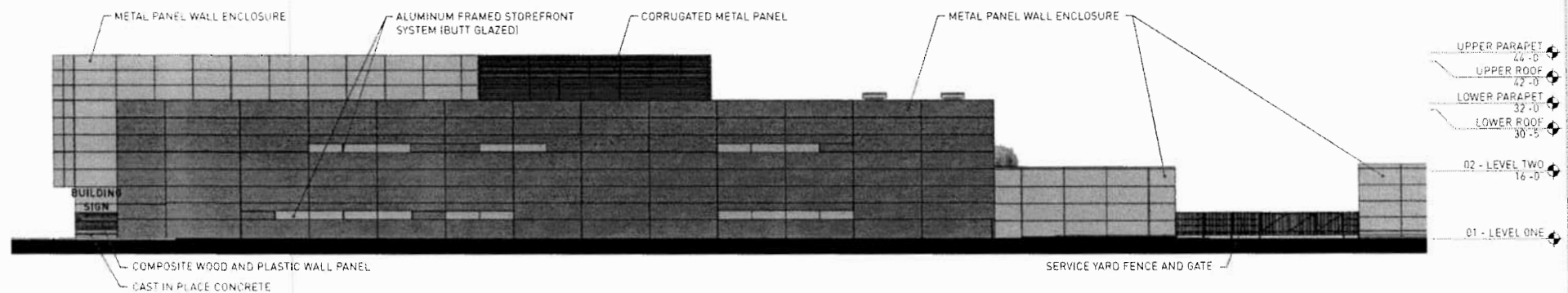


CHICAGO BULLS PRACTICE FACILITY





NORTH ELEVATION

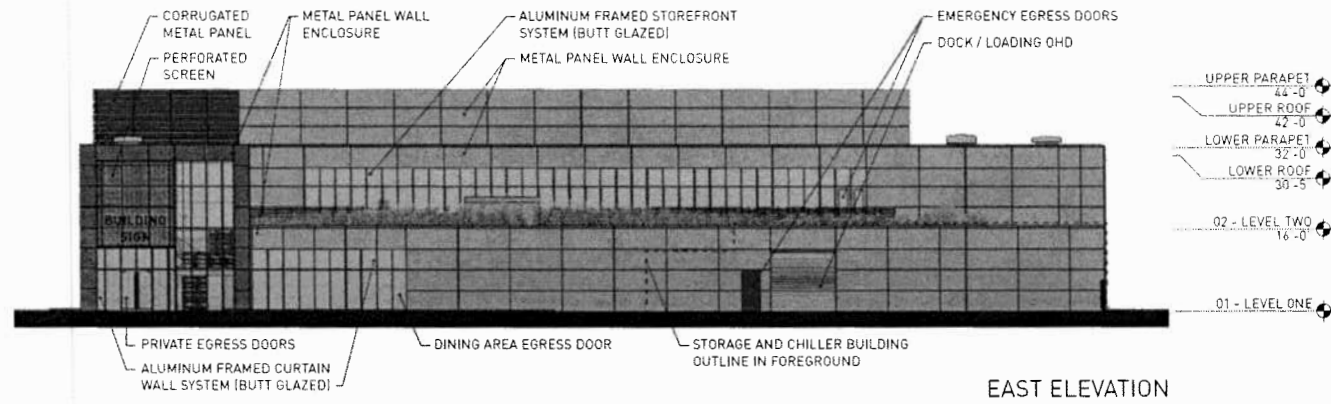
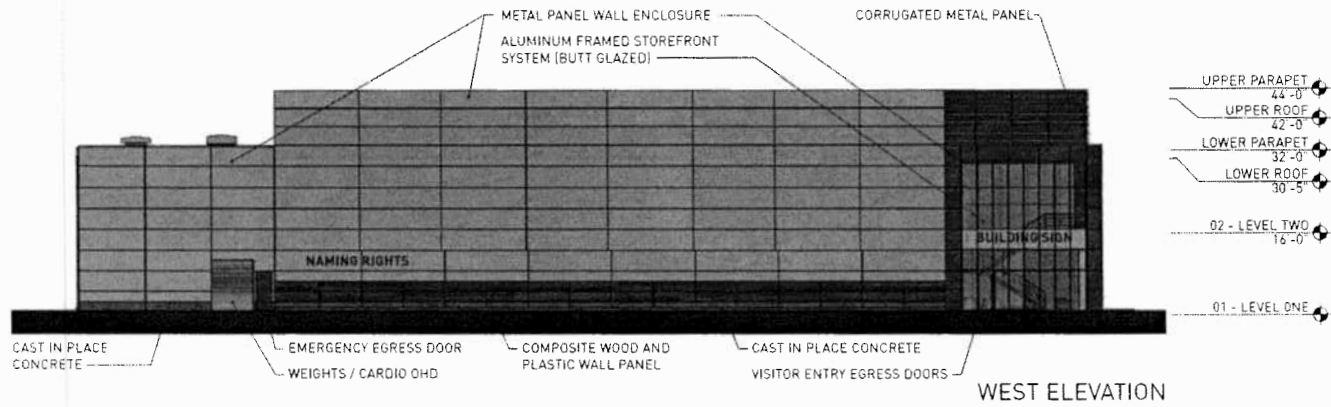


SOUTH ELEVATION

MAIN PRACTICE BUILDING

**CHICAGO BULLS PRACTICE FACILITY**

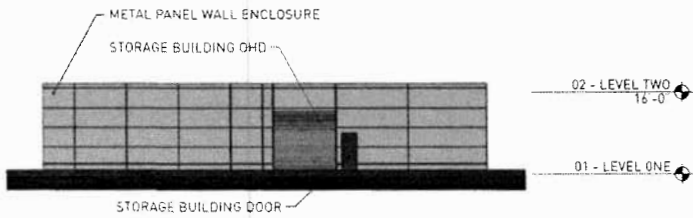




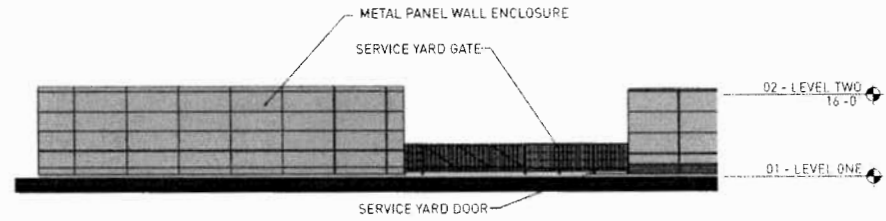
MAIN PRACTICE BUILDING

# CHICAGO BULLS PRACTICE FACILITY

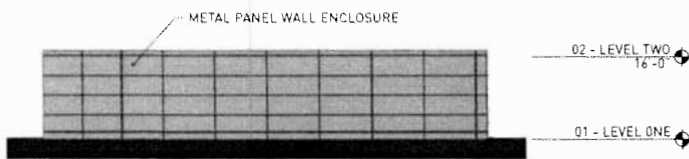




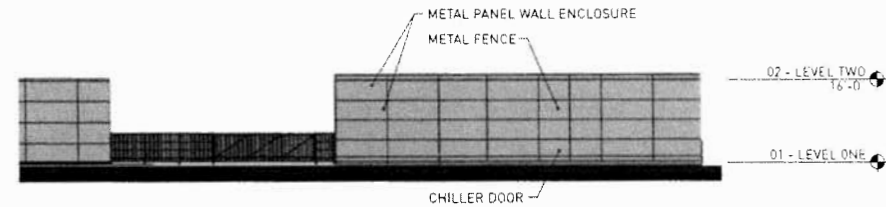
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

STORAGE BUILDING



CHICAGO BULLS PRACTICE FACILITY



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

May 10, 2013

Donna J. Pugh  
Foley & Lardner LLP  
321 North Clark Street  
Suite 2800  
Chicago, IL 60654-5313

**Re: Administrative Relief request for Stadium Planned Development No. 522  
Proposed Signage for the United Center and Chicago Bulls Training Facility**

Dear Ms. Pugh:

Please be advised that your request for a minor change to Stadium Planned Development No. 522 ("PD 522") has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Your firm represents United Center Joint Venture, ("United Center") located at 1901 W. Madison Street, within PD 522. United Center is the successor in interest to zoning control party Metro-Chicago Sports Stadium Joint Venture. As part of the renewal of the naming rights agreement with United Airlines, new signage is desired at the United Center.


You are seeking, on behalf of the property owner, to allow additional signage on the United Center and signage on the proposed Chicago Bulls Training Facility to be located east of the United Center. These signs are identified on the attached Existing and Proposed Signage Inventory ("Inventory") and drawings. The United Center drawings also show several allowed incidental signs which are referenced at the end of the Inventory, however, since they are incidental signs, they are not included in the total sign area calculations.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these signs on the United Center and the proposed Bulls Training Facility will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Stadium Planned Development No. 522, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

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

Sincerely,



Patricia A. Scudiero  
Zoning Administrator

PAS: HG: tm

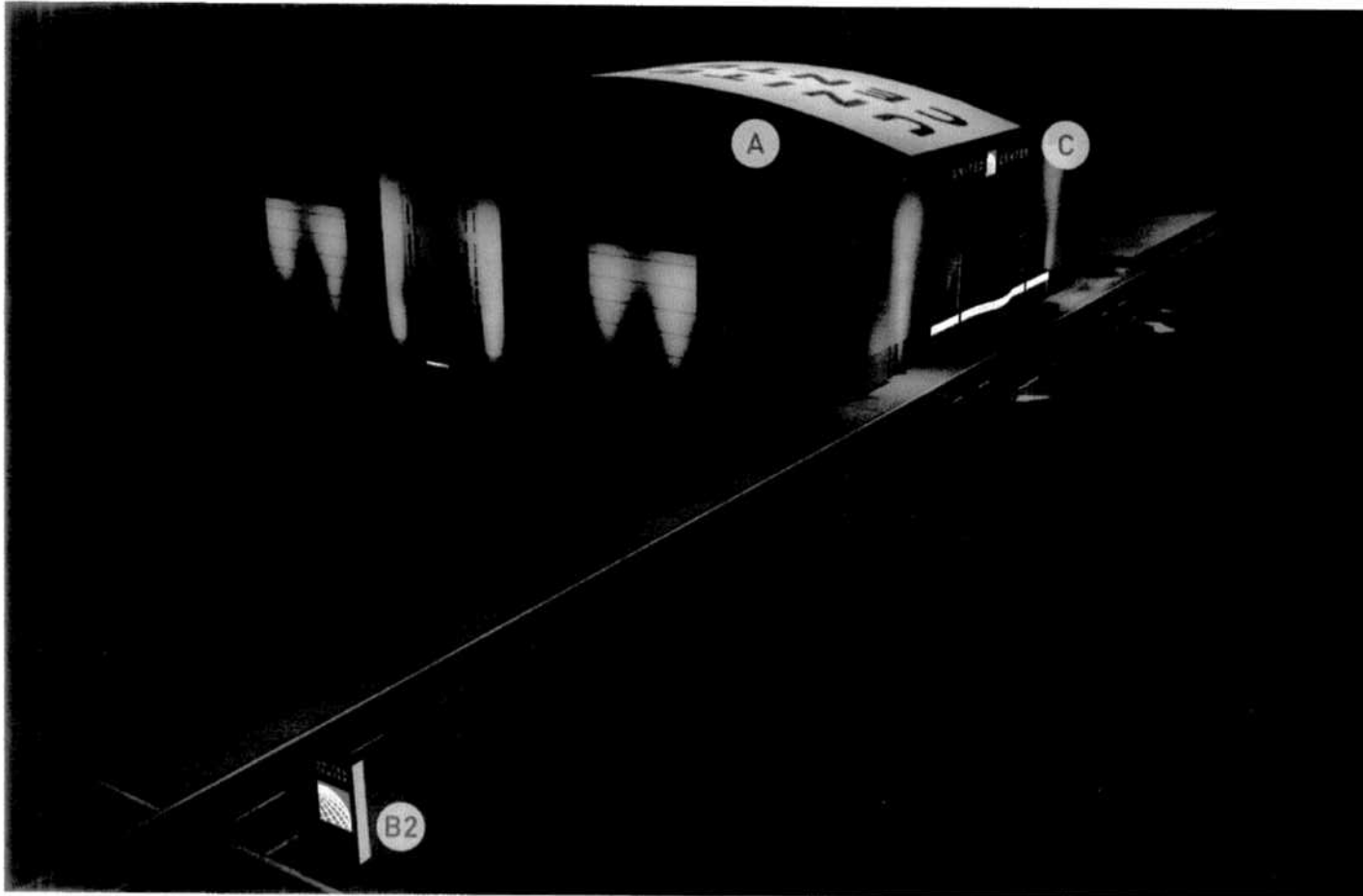
C: Mike Marmo, Main file

## EXISTING AND PROPOSED SIGNAGE INVENTORY

I.	<u>Existing Signage</u> – The following inventory of existing signage within P.D. 522 does not include incidental signs or signs not legible from the public way.
A.	Freestanding (Marquee) Signs (1 on Damen and 1 on Madison)
1.	1,000 SF each
2.	Total square footage: <u>2,000 SF</u>
B.	Wall Signs at Entrance (1 at south entry and 1 at north entry)
1.	250 SF each
2.	Total square footage (counting one side only, per code): <u>500 SF</u>
C.	<b>Existing Signage Square Footage Total: 2,500 SF</b>
II.	<u>New/Substitute Signage:</u>
A.	Freestanding (Marquee) Signs (2; <u>replacing</u> existing Damen and Madison signs)
1.	672 SF each
2.	Total square footage: <u>1,344 SF</u>
B.	Wall Sign (Pictured as Blue Lettering; 1 on north and 1 on south)
1.	653 SF each
2.	Total square footage: <u>1,306 SF</u>
C.	Video Display Screen (2)
1.	345 SF each

	2.	Total square footage: <u>690 SF</u>
D.		Wall Sign, Mesh LED (1 on north and 1 on south)
	1.	7,840 each
	2.	Total square footage: <u>15,680 SF</u>
E.		Chicago Bulls Practice Facility Signage
	1.	Total square footage: <u>1,279 SF</u>
F.		<b>New Signage Square Footage Total: 20,299 SF</b>
G.		<b>GRAND TOTAL SITE SIGNAGE, NET, EXCLUDING ROOF SIGN: 20,799 SF</b>

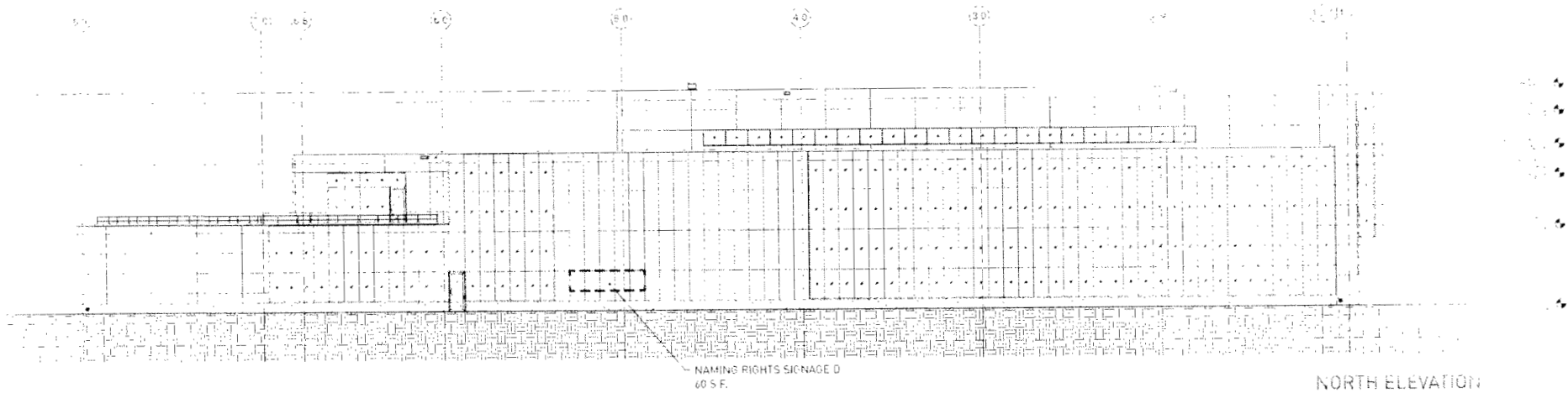
\*Note: There is an existing roof sign that is not legible from the public way, and is therefore not included in our calculations (350' x 80' = 28,000 SF) Also not included are two corner fixed building identification wall signs (988 SF each, 1,976 SF total), and LED band wall signs (812 SF each, 1,624 SF total). These signs are incidental signs.



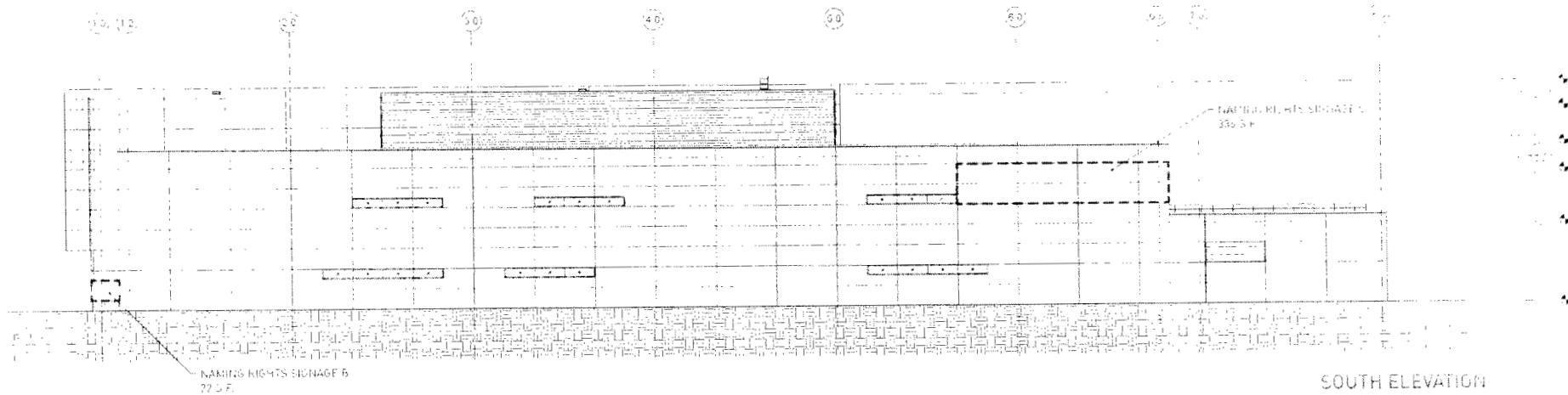
- A - ROOF SIGNAGE
- B2 - PYLON MARQUEE SIGNAGE (2)
- C - ELEVATION SIGNAGE (2)
- D - NON LED WRAP SIGNAGE BOX (2)
- E - CORNER RIBBON BOARD SIGNAGE (2 @ 5 EA.)
- F - NORTH VIDEO SIGNAGE BOX (2)
- G - LED MESH WINDOW SIGNAGE (2)



- A - ROOF SIGNAGE
- B2 - PYLON MARQUEE SIGNAGE (2)
- C - ELEVATION SIGNAGE (2)
- D - NON LED WRAP SIGNAGE BOX (2)
- E - CORNER RIBBON BOARD SIGNAGE (2 @ 5 EA.)
- F - NORTH VIDEO SIGNAGE BOX (2)
- G - LED MESH WINDOW SIGNAGE (2)

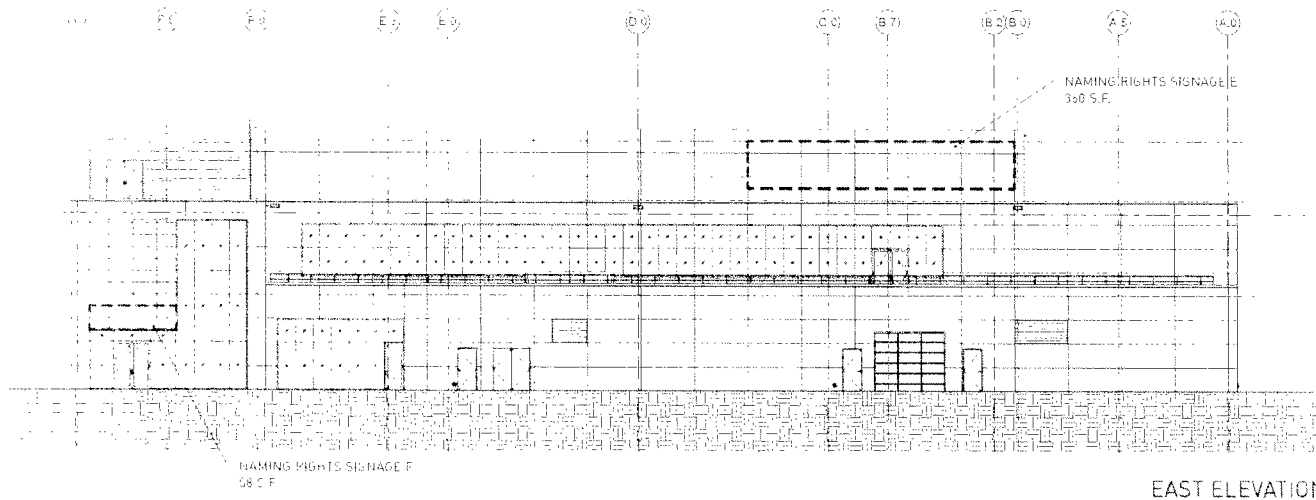


NORTH ELEVATION



SOUTH ELEVATION



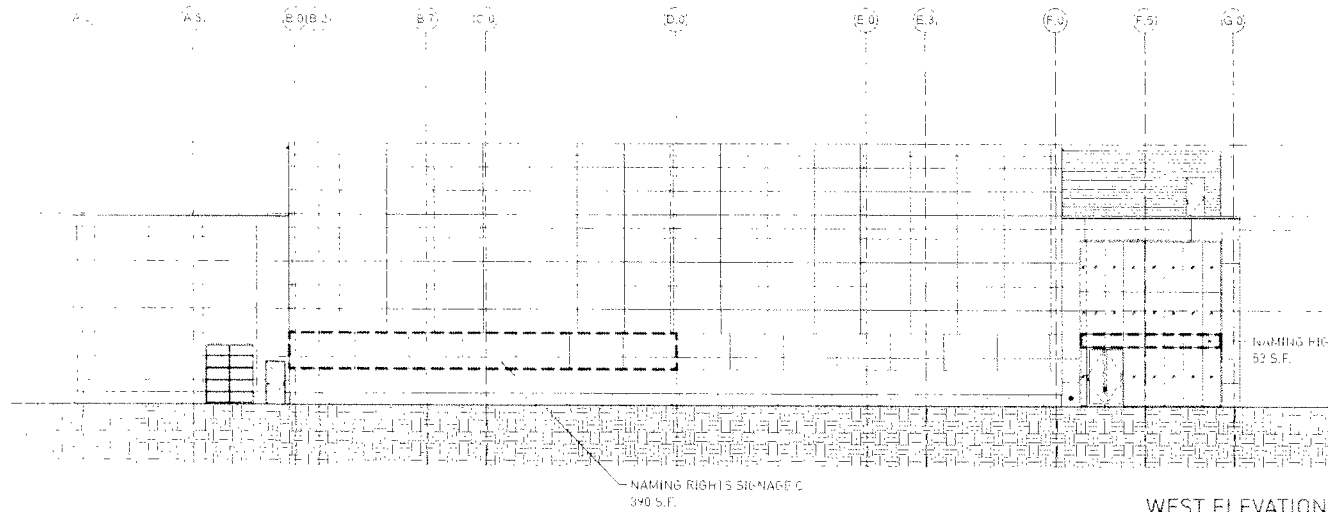


EAST ELEVATION

CHICAGO BULLS  
PRACTICE FACILITY SIGNAGE

SIGNAGE A	-	53 SF
SIGNAGE B	-	22 SF
SIGNAGE C	-	390 SF
SIGNAGE D	-	60 SF
SIGNAGE E	-	360 SF
SIGNAGE F	-	58 SF
SIGNAGE G	-	336 SF

TOTAL AREA 1,279 SF



WEST ELEVATION





DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

April 1, 2013

Donna J. Pugh  
Foley & Lardner LLP  
321 North Clark Street  
Suite 2800  
Chicago, IL 60654-5313

**Re: Administrative Relief request for Stadium Planned Development No. 522  
Proposed Chicago Bulls Training Facility at the SE corner of West Madison and  
South Wood Streets**

Dear Ms. Pugh:

Please be advised that your request for a minor change to Stadium Planned Development No. 522 ("PD 522") has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Your firm represents United Center Joint Venture, ("United Center") located at 1901 W. Madison Street, within PD 522. United Center is the successor in interest to zoning control party Metro-Chicago Sports Stadium Joint Venture. The Chicago Bulls are relocating their existing training center from Deerfield, IL to the United Center Campus on what is now surface parking (Parking Lot J).

You are seeking, on behalf of the property owner, the following modifications:


1. That the existing "Site Plan/Landscaping Plan" referenced throughout the PD be supplemented, as needed, by the following new plans: Site Plan, Landscape Plan, and Elevations, prepared by 360 Architecture and dated March 15, 2013.
2. That the permitted uses for Subarea A, listed in Statement 3, be revised to eliminate the words "within said stadium(s)" wherever they appear.
3. That the design of the proposed training facility, with a green roof of 25% + LEED equivalent be deemed to satisfy the City's Sustainability Matrix requirements. This would be a modification from the 25% + LEED certification detailed in the Matrix.
4. That the proposed project site be granted relief from the landscaping requirements to allow the following legal nonconforming uses: a. Shade trees cannot be provided at the parking lot perimeter setback area along Monroe Street due to the proximity to the existing mature parkway trees, and b. A deciduous shrub hedge and shade trees cannot be provided at the parking lot perimeter setback area along Wood Street due to the close distance to the existing mature parkway trees.

With regard to your request, the Department of Housing and Economic Development has determined that pursuant to Statement 3 of the PD, training and rehabilitation facilities are a permitted accessory use within the stadium and within those portions of Subarea A which are not devoted to parking facilities. Therefore, your second request, the elimination of the words "within said stadium" from the PD is not necessary. Allowing this training facility with the above-referenced green roof and landscaping modifications, and as shown on the attached drawings, will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change. It should be noted that even after Parking Lot J is replaced with the training facility, the number of existing parking spaces within the PD will still exceed the minimum number required. Also, the revised Site Plan was approved by CDOT on March 29, 2013.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Stadium Planned Development No. 522, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

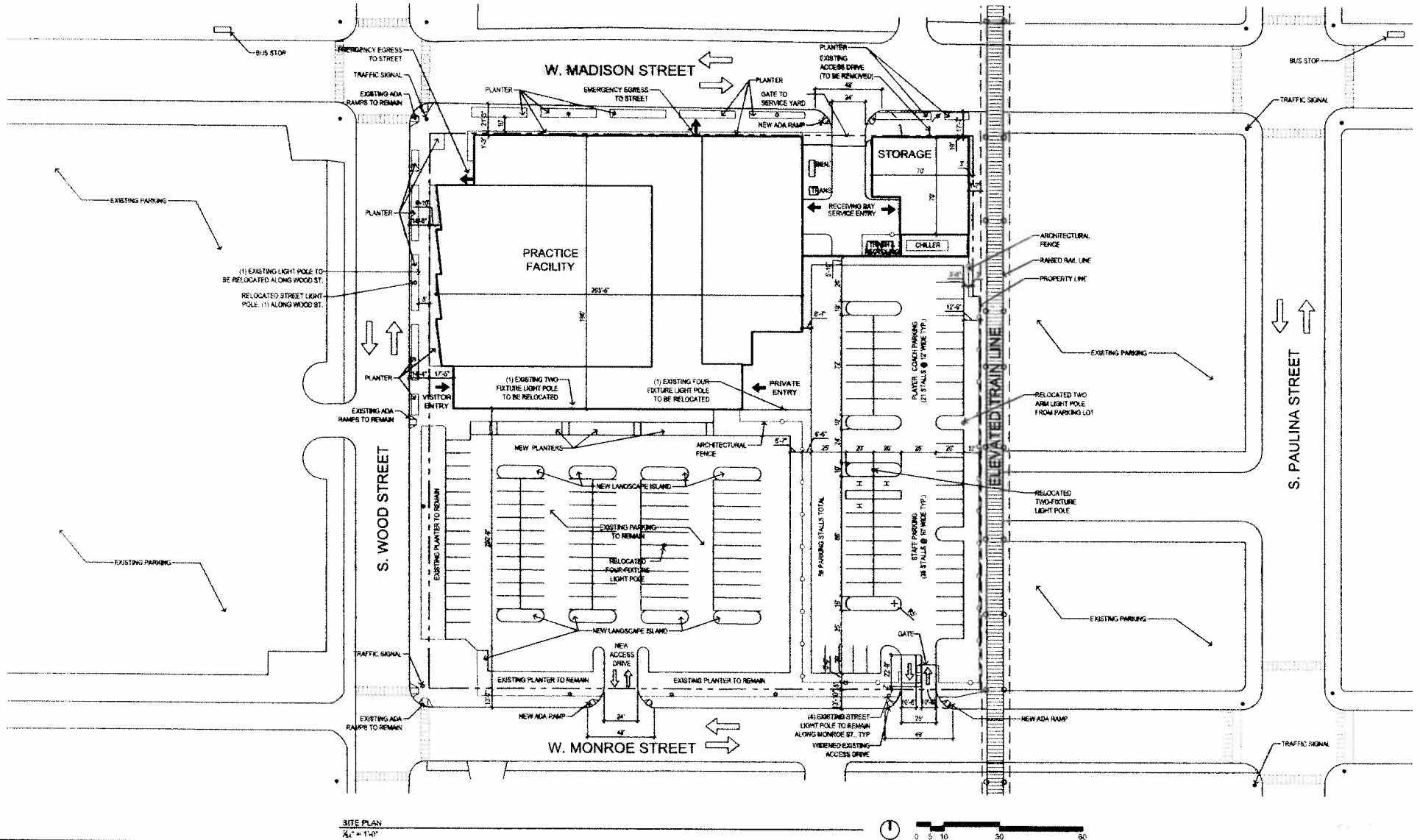
This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit.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

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Ron Daye, Michael Berkshire, Main file



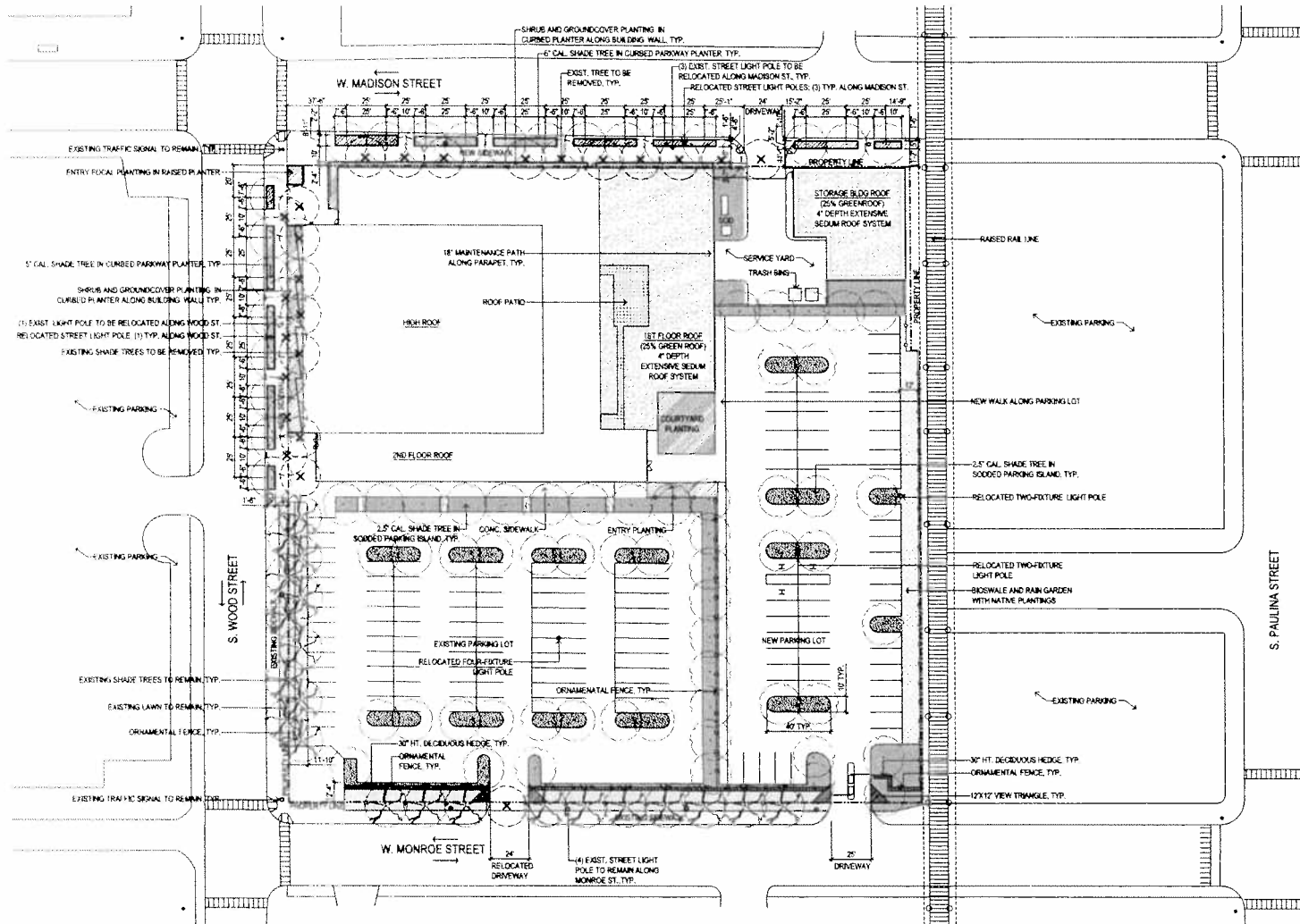
SITE PLAN  
1/4" = 1'-0"



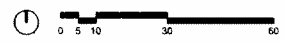
# CHICAGO BULLS PRACTICE FACILITY



03.15.2013



LANDSCAPE PLAN  
1/8" = 1'-0"



**LANDSCAPE ORDINANCE ANALYSIS**

**PARKWAY PLANTING**

<b>W. MADISON STREET</b>	391'-6"
LENGTH (LINEAR FEET)	15
NUMBER OF TREES REQUIRED (1 PER 25 LF)	0
NUMBER OF EXISTING TREES TO REMAIN	13
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	0
ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO DRIVEWAYS, DRIVEWAY OFFSETS, INTERSECTION OFFSETS AND RAISED RAIL LINE OFFSET	
<b>S. WOOD STREET</b>	386'-1"
LENGTH (LINEAR FEET)	15
NUMBER OF TREES REQUIRED (1 PER 25 LF)	5
NUMBER OF EXISTING TREES TO REMAIN	8
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	0
ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO INTERSECTION OFFSETS	
<b>W. MONROE STREET</b>	397'-6"
LENGTH (LINEAR FEET)	15
NUMBER OF TREES REQUIRED (1 PER 25 LF)	10
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	0
ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO DRIVEWAYS, DRIVEWAY OFFSETS, INTERSECTION OFFSETS AND RAISED RAIL LINE OFFSET	

**PARKING LOT SCREENING**

<b>W. MONROE STREET</b>	296'
LENGTH (LINEAR FEET)	11
NUMBER OF TREES REQUIRED (1 PER 25 LF)	0
NUMBER OF EXISTING TREES TO REMAIN	1
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	0
VEHICULAR USE AREA IS SCREENED FROM PUBLIC R.O.W. BY A CONTINUOUS HEDGE OF DECIDUOUS SHRUBS	
ADDITIONAL TREES CANNOT BE PROVIDED DUE TO CLOSE DISTANCE TO THE EXISTING MATURE PARKWAY TREES	
<b>S. WOOD STREET</b>	170'
LENGTH (LINEAR FEET)	6
NUMBER OF TREES REQUIRED (1 PER 25 LF)	0
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	0
DECIDUOUS SHRUB HEDGE CANNOT BE PROVIDED DUE TO CLOSE DISTANCE TO THE EXISTING MATURE TREES	

**PARKING LOT INTERNAL PLANTING**

TOTAL VEHICULAR USE AREA	68,800 SF
INTERNAL PLANTING AREA REQUIRED (10% OF 68,800)	6,880 SF
INTERNAL PLANTING AREA PROPOSED	9,900 SF
NUMBER OF TREES REQUIRED (# 800 / 125)	55
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	55

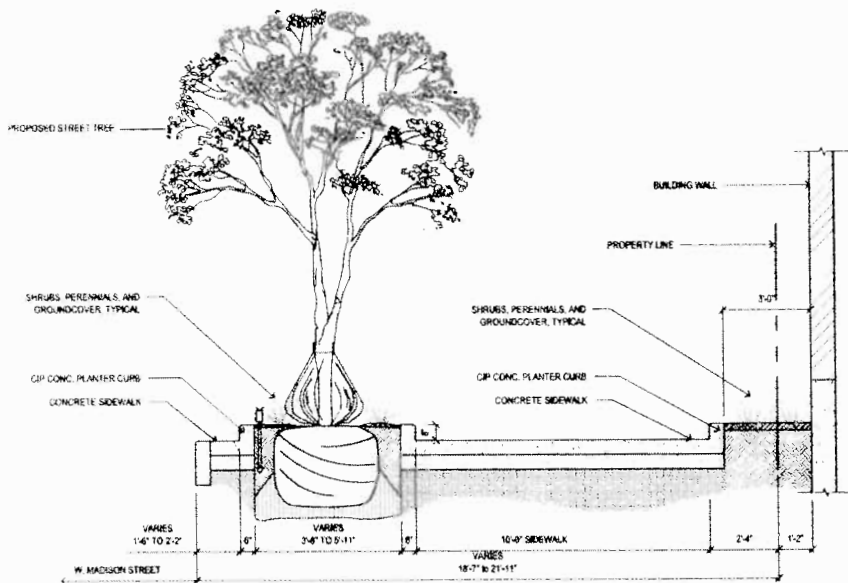
**AREAS OF LANDSCAPE CODE NON-COMPLIANCE**

- ALONG MONROE STREET, THE SHADE TREES CANNOT BE PROVIDED AT THE PARKING LOT PERIMETER SETBACK AREA DUE TO THE CLOSE DISTANCE TO THE EXISTING MATURE PARKWAY TREES.
- ALONG WOOD STREET, THE DECIDUOUS SHRUB HEDGE AND THE SHADE TREES CANNOT BE PROVIDED AT THE PARKING LOT PERIMETER SETBACK AREA DUE TO THE CLOSE DISTANCE TO THE EXISTING MATURE PARKWAY TREES.

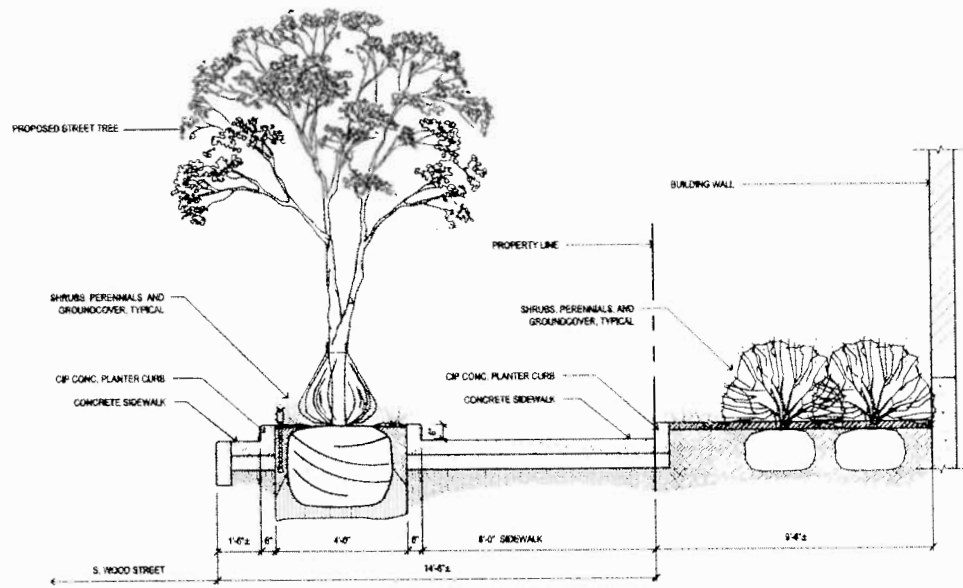


**CHICAGO BULLS PRACTICE FACILITY**

03.15.2013



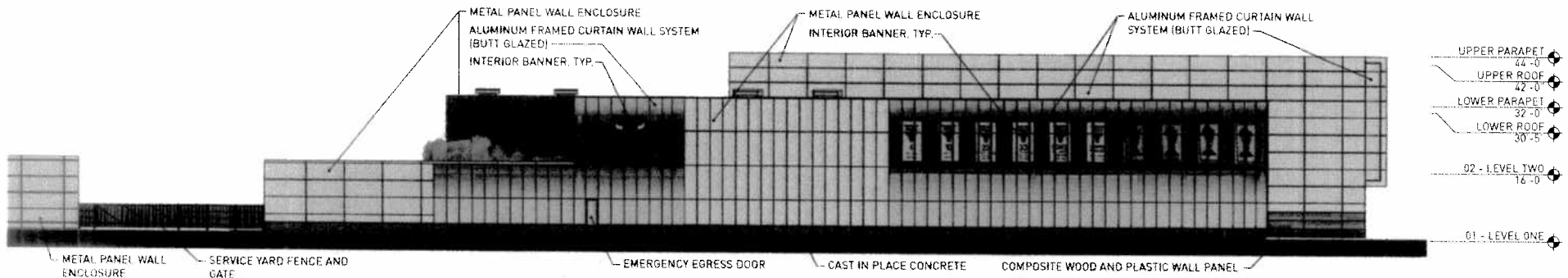
SECTION THROUGH W. MADISON STREET PARKWAY



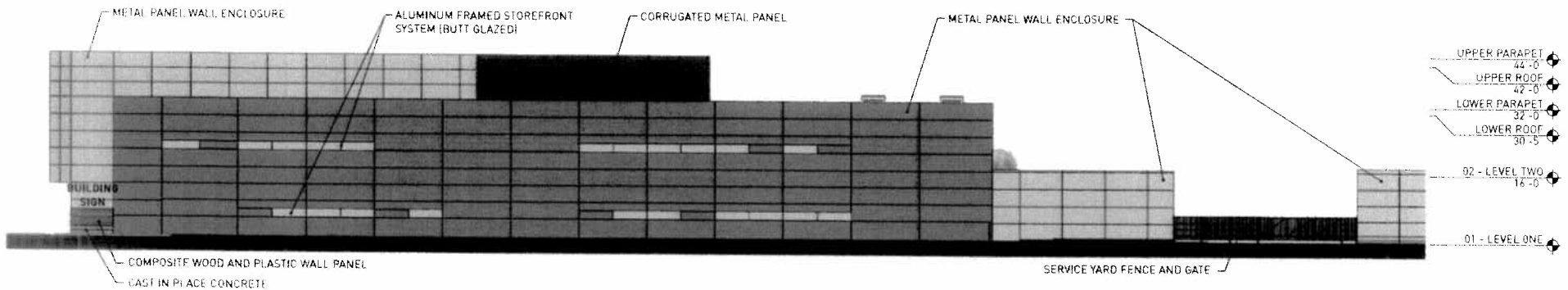
SECTION THROUGH S. WOOD STREET PARKWAY



# CHICAGO BULLS PRACTICE FACILITY



NORTH ELEVATION

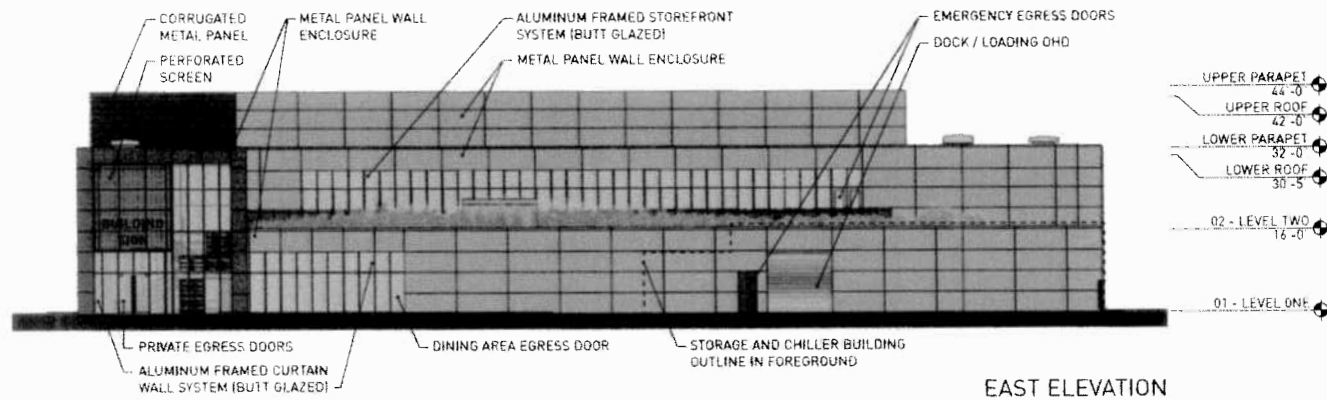
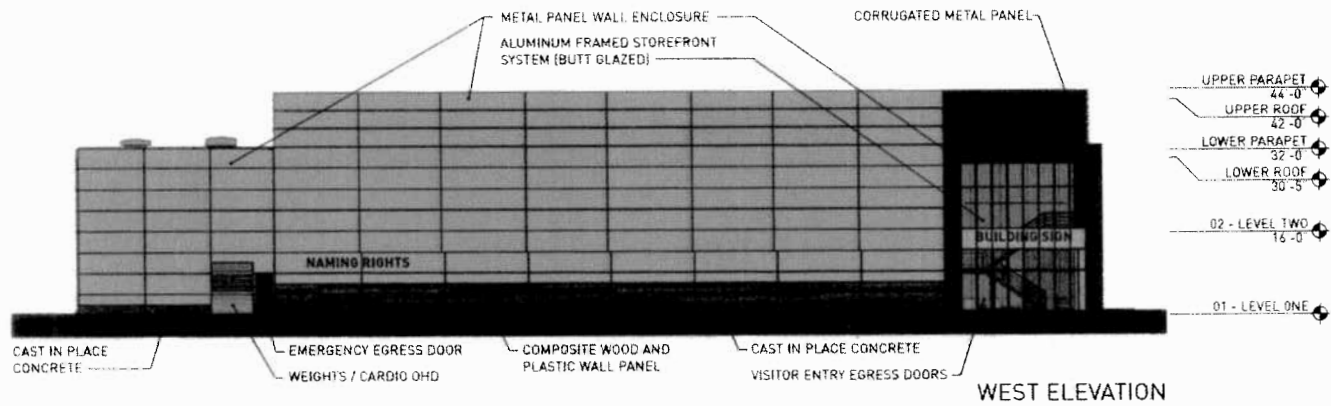


SOUTH ELEVATION

MAIN PRACTICE BUILDING

# CHICAGO BULLS PRACTICE FACILITY

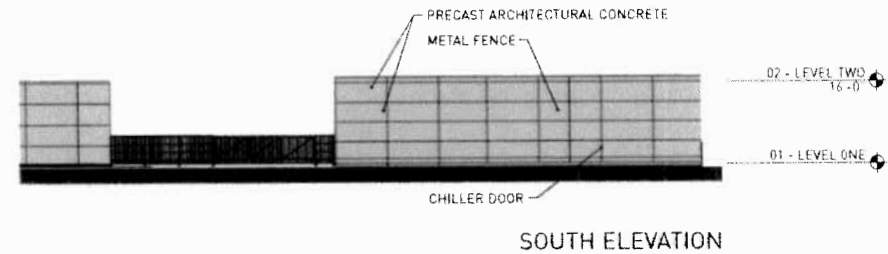
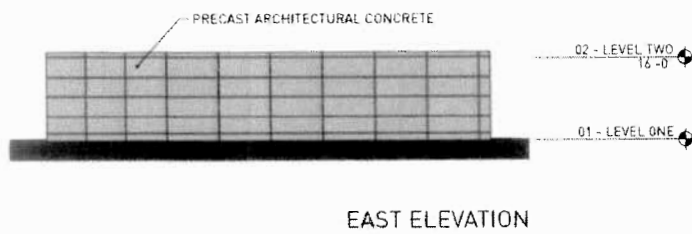
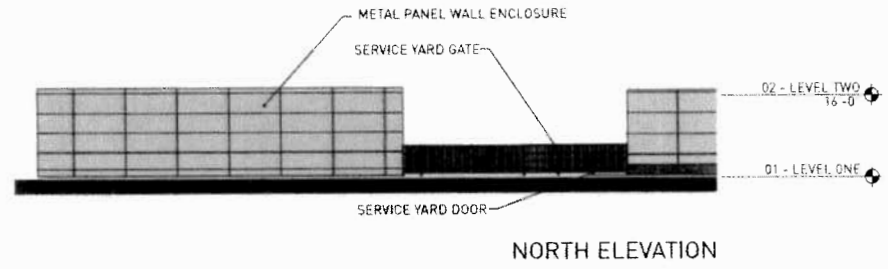
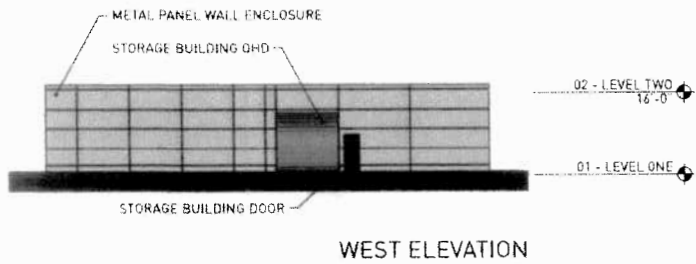




MAIN PRACTICE BUILDING

# CHICAGO BULLS PRACTICE FACILITY





STORAGE BUILDING

CHICAGO BULLS PRACTICE FACILITY





*Phil*

September 14, 1992

City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Valerie 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)

Ms. Donna J. Pugh  
Katten, Muchin, Zavis  
525 West Monroe, Suite 1600  
Chicago, IL 60661-3693

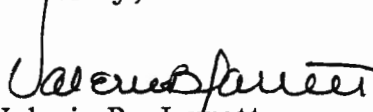
RE: West Side Stadium  
Planned Development # 522

Please be advised that the Department of Planning and Development has considered your request for a minor change to the West Side Stadium Planned Development (P.D. No 522) on behalf of the applicant, Metro-Chicago Sports Stadium Joint Venture, and that we hereby approve your request. Specifically, you requested authority to allow a four percent increase in the maximum seating capacity for sporting events (i.e. from 21,200 to 22,100 seats). The planned development ordinance limits of seating for both sporting and non-sporting events to 23,880 seats.

The Commissioner of Planning and Development is authorized by Section 11.11-3(c) of the Chicago Zoning Ordinance to approve changes or modifications to a planned development provided that such changes are minor in nature and do not constitute a change in the character of the development.

With regard to the requested change, the Department of Planning and Development has determined that the four percent increase in seating capacity for sporting events will not change the character of the development or have additional adverse traffic impact or necessitate additional parking. Accordingly, the Department of Planning and Development has determined that the added sports event seating constitutes a minor change and is hereby approved.

Sincerely,

  
Valerie B. Jarrett  
Commissioner





April 2, 1992

City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Valerie B. Jarrett  
Commissioner

Nina M. Klarich  
First Deputy Commissioner

Charles Thurow  
First Deputy Commissioner

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

24 East Congress Parkway  
Chicago, Illinois 60605-1226  
(312) 747-7400 (Voice)  
(312) 747-2946 (TDD)  
(312) 747-8754 (FAX)  
(312) 747-7399 (FAX)

Mr. Graham C. Grady  
Zoning Administrator  
Department of Zoning  
City Hall-Room 800  
Chicago, Illinois 60602

Dear Mr. Grady:

Re: Issuance of "Caisson Permit Only"-Stadium  
Planned Development No. 522  
Proposal: Construction of an Indoor Arena  
Location: 1835-1927 West Madison Street

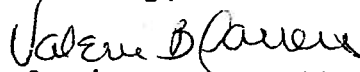
We have received an Interim Stage Part II submittal (caisson permit only) for Stadium Planned Development No. 522, for the construction of an indoor arena.

The Department of Planning and Development has determined that, based on architectural drawings submitted by the applicant, the proposed structure will conform with the site plan as published in the Chicago City Council Journal on October 23, 1991. From the plans and data submitted, we have determined that the proposed caisson plans will be in basic conformity with the Plan of Development.

Although we have not completed our entire review of a Part II submittal, we have completed that portion which relates to caisson work and would have no objection to you reviewing caisson plans and issuing a caisson permit.

Upon completion of our review of a full Part II submittal, we will inform your Department. In no way does this letter absolve the owner or contractor from obtaining full Part II approval or other approvals as required by Chicago City Code.

Sincerely,

  
Valerie B. Jarrett  
Commissioner



West Adams Street; South Honore Street; West Monroe Street; the Chicago Transit Authority tracks; West Warren Boulevard; North Wood Street; West Washington Boulevard; North Wolcott Avenue; a line approximately 125 feet north of West Warren Boulevard; a line 75 feet east of North Damen Avenue; West Warren Boulevard; North Damen Avenue; West Madison Street; Seeley Avenue; West Monroe Street; South Damen Avenue; a line approximately 125 feet north of West Adams Street; a line approximately 74 feet east of South Damen Avenue and West Adams Street,

to those of a C1-3 District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be further amended by changing all the C1-3 District symbols and indications in the area bounded by:

West Adams Street; South Honore Street; West Monroe Street; the Chicago Transit Authority tracks; West Warren Boulevard; North Wood Street; West Washington Boulevard; North Wolcott Avenue; a line approximately 125 feet north of West Warren Boulevard; a line 75 feet east of North Damen Avenue; West Warren Boulevard; North Damen Avenue; West Madison Street; Seeley Avenue; West Monroe Street; South Damen Avenue; a line approximately 125 feet north of West Adams Street; a line approximately 74 feet east of South Damen Avenue and West Adams Street,

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

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

Plan of Development attached to this ordinance reads as follows:

Stadium Planned Development Number 522.

*Plan Of Development*

*Statements.*

1. The area delineated herein as a Stadium Planned Development (the "Property") consists of approximately 1,847,403.00 square feet net site area (42.41 acres), and is owned or controlled by the applicant, Metro-Chicago Sports Stadium Joint Venture, an Illinois general partnership (the "Applicant"), by virtue of (a) that Redevelopment Agreement (the "Redevelopment Agreement") by and between the Applicant and the City of Chicago, and (b) as to certain lots located on the north side of Warren between Damen and Wolcott, either ownership of said lots or contracts to purchase same.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees.
3. Permitted uses for the Property shall include:

For Subarea A: (a) the use of the proposed arena (alternatively referred to as a stadium) building and the existing stadium currently located upon the Property for, among other things, sporting, entertainment and convention events to be conducted within said stadium(s), and accessory uses to be conducted within said stadium(s) including, but not limited to, food and beverage (including alcoholic beverages) service facilities such as restaurants, private clubs, catering and banquet facilities, concession stands, mobile vendors; retail sales of novelties; ticket sales offices; administrative offices; team and other service uses such as clubhouse(s), locker rooms, training and rehabilitation facilities, and related services and facilities; stadium suites; storage; press facilities; radio and television communication facilities, including earth station receiving and transmitting dishes; signage; and other accessory uses; (b) parking and parking-control facilities; (c) the use of those portions of the subarea which are not devoted to parking facilities for uses accessory to the stadium uses, including such accessory uses as moveable food and beverage (including alcoholic beverages) service facilities, moveable concession stands, mobile vendors, picnic areas, retail

sale of novelties, tickets and other items related to the stadium use in moveable facilities, radio and television communication facilities (including earth station receiving and transmitting dishes), signage, the conducting of entertainment events, and other related, accessory uses; (d) the use of the parking areas for entertainment, outdoor sales (including, but not limited to, swap meets, farmers' markets, or other such events), and non-accessory parking at times when the stadium(s) is (are) not in use; and (e) non-accessory parking by the neighborhood churches, community groups or other similar users.

For Subarea B: (a) following acquisition of title, if any, by the Metro-Chicago Sports Stadium Joint Venture, or its agents, successors or assigns: all of the uses described in subsections (b), (c), (d) and (e) in Subarea A above; and (b) prior to acquisition of title, if any, by the Metro-Chicago Sports Stadium Joint Venture or its agents, successors or assigns: all of the uses permitted in the R5 zoning district.

For Subarea C: (a) following acquisition of title, if any, by the Metro-Chicago Sports Stadium Joint Venture, or its agents, successors or assigns: all of the uses described in subsections (b), (c), (d) and (e) in Subarea A above; (b) prior to acquisition of title, if any, by the Metro-Chicago Sports Stadium Joint Venture or its agents, successors or assigns, with regard to the portion depicted on the attached Existing Zoning and Street System Map as located within the R5 zoning district: all of the uses permitted in the R5 zoning district; and (c) prior to acquisition of title, if any, by the Metro-Chicago Sports Stadium Joint Venture or its agents, successors or assigns with regard to the portion depicted on the attached Existing Zoning and Street System Map as located within the C1-3 zoning district: all of the uses permitted in the C1-3 zoning district.

4. Any dedication or vacation of streets and alleys, or adjustments of right-of-way, or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council. The rights-of-way designated upon the Property Line Map and Right-of-Way Adjustment Map, attached hereto, as areas to be vacated are required to be vacated in order to accommodate the proposed development.
5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.

6. Service drives or other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in accordance with the regulations of the Department of Public Works and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
7. Two outdoor illuminated double-faced advertising and business identification signs shall be permitted within the Planned Development in the general vicinity depicted upon the Site Plan/Landscaping Plan (hereinafter defined). Neither sign shall exceed forty feet (40') in height or twenty-five feet (25') in width. On each side, the signs may contain an electronic changeable message board and four ad panels each measuring no more than four feet (4') high by twenty-five feet (25') wide. In addition, two building-mounted signs identifying the stadium, which signs shall not exceed the dimensions of eight feet (8') by one hundred eighty feet (180'), with or without electronic, changeable message boards, shall be permitted. All other advertising signs shall be restricted to the interior of the stadium structure, unless approved by the Department of Planning.
8. In addition to the restrictions contained on the Bulk Regulations and Data Table, the height restriction of any building within the Planned Development and any appurtenance attached thereto shall be subject to:
  - (a) Height limitations as certified on Form FAA-117 or on successor forms covering the same subject matter and approved by the Federal Aviation Administration; and
  - (b) Airport zoning regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.
9. This Plan of Development consists of twenty (20) Statements, including the Existing Land Use Area Map, Existing Zoning and Street System Map, Generalized Land Use Plan, Property Line Map and Right-of-Way Adjustment Map, the Planned Development Use and Bulk Regulation and Data Table, a two-page site plan/landscaping plan ("Site Plan/Landscaping Plan"), prepared by Hellmuth, Obata & Kassabaum, Inc. ("H.O.K.") on behalf of the Applicant, dated September 12, 1991, and elevation drawings ("Elevations"), also prepared by H.O.K., dated September 6, 1991, all of which are attached hereto and incorporated herein, shall be applicable to the Property and no other controls shall apply to the

Property. Full-size sets of the Site Plan/Landscaping Plan and Elevations are on file with the Department of Planning. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of the City of Chicago and all requirements thereof and satisfies the established criteria for approval as a Planned Development.

10. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the successors and assigns of the Applicant and the Property owners of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property and all portions thereof shall, throughout the period this Planned Development is in effect, be held 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 affected 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 of the affected owner or owners of the Property. Nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of its obligation hereunder or any rights in relation thereto, or may not receive directly such communication or is not subject to City action pursuant to this Planned Development. 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 any alienation, sale or any other transfer of all or any portion of the Property, the term "Applicant" shall be deemed amended to apply to the legal titleholder thereof (and its beneficiaries if such title is held in a land trust) and the seller or transferor thereof (and its beneficiaries if title is held in a land trust) shall thereafter be released from any and all obligation or liability hereunder.

Prior to actual acquisition of property within the Planned Development over which the applicant does not have actual control or title, such property shall nevertheless be deemed to be under the Applicant's control so long as such property remains subject to the City's authority to condemn pursuant to the Redevelopment Agreement, as it may from time to time be amended, so long as such property has not reverted to another zoning classification pursuant to Statements No. 14 and 15 of this Planned Development.

11. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
12. Unless substantial construction of the proposed new stadium has commenced within ten (10) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the previously existing R4, R5, C1-2 and C1-3 zoning districts, as accurately depicted upon the Existing Zoning and Street System Map attached hereto.
13. The improvements on the Property, including all entrances and exits to the parking and loading area, shall be designed and constructed in general conformance with the Site Plan/Landscaping Plan and with the Elevations. Pursuant to the terms of the Redevelopment Agreement, certain portions of the Property are to be landscaped by the City of Chicago and certain portions are to be landscaped by the Applicant. The Applicant shall, for a period of five (5) years from the adoption of this Ordinance, be responsible for watering and fertilizing of parkway trees located within the areas to be improved by the Applicant, as set forth in the Redevelopment Agreement and for routine care of said parkway lawn. Further, it is acknowledged that the City is responsible for the care of those areas identified in the Redevelopment Agreement as areas to be improved by the City. Routine care of said parkway lawn shall include periodic watering, weeding and mowing. Further, the lighting to be installed in connection with the stadium shall be designed so as to minimize any glare being cast on adjacent properties. The requirements of this statement may be modified, administratively, by the Commissioner of the Department of Planning upon the request of the Applicant and after the determination by the Commissioner of the Department of Planning that such a modification is appropriate and consistent with the nature of the improvements contemplated in this Planned Development. Such a modification 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. Further, changes to the Elevations which are not substantial in nature are permitted.
14. In the event that, pursuant to that letter agreement ("I.O.P. Agreement") by and between Interfaith Organizing Project of Greater Chicago and the Applicant, dated May 8, 1991, a copy of

which is on file with the Department of Planning, the Applicant has not acquired all or any portion of Subarea B by December 31, 1993, then zoning of the portions of Subarea B which have not been so acquired shall automatically revert to the previously existing R5 zoning district.

In the event that, prior to December 31, 1993, the Applicant or its successors make a final determination that no portion of Subarea B is to be acquired, the Applicant or its successors shall so notify the Commissioner within thirty (30) days of such final determination. Upon the receipt of such notification by the Commissioner, the zoning of Subarea B (or relevant portion thereof) shall automatically revert to the R5 zoning district, as set forth above.

Prior to or on December 31, 1993, Applicant or its successors shall notify the Commissioner of the status of the acquisition of Subarea B.

Upon acquiring any or all of Subarea B, such land shall be deemed removed from Subarea B and included as part of Subarea A for purposes of this Planned Development. Further, upon acquisition of Subarea B, or a large enough portion thereof to permit the construction of a parking facility thereon, Applicant shall promptly construct parking facilities, landscaping and other improvements thereon in accordance with the Site Plan/Landscaping Plan.

15. In the event that, pursuant to the I.O.P. Agreement, the Applicant has not acquired all or any portion of Subarea C by September 30, 1996, the zoning of the portions of Subarea C which have not been so acquired shall automatically revert to the previously existing R5 and C1-3 zoning districts as accurately depicted on the Existing Zoning and Street System Map, attached hereto. Prior to or on September 30, 1996, Applicant or its successors shall notify the Commissioner of the status of the acquisition of Subarea C.

In the event the Applicant or its successors at any time make a final determination that no portion of Subarea C is to be acquired, the Applicant or its successors shall so notify the Commissioner within thirty (30) days of such final determination. Upon the receipt of such notification by the Commissioner, the zoning of Subarea C (or relevant portion thereof) shall automatically revert as set forth in the preceding paragraph.

Upon acquiring any or all of Subarea C, such land shall be deemed removed from Subarea C and included as part of Subarea A for purposes of this Planned Development. Further, upon acquisition of Subarea C, or a large enough portion thereof to permit the construction of a parking facility thereon, Applicant shall promptly

construct parking facilities, landscaping and other improvements in accordance with the Site Plan/Landscaping Plan.

Notwithstanding the provisions of Statement No. 3 of this Planned Development, no portion of Subarea C may be used for any stadium or related purpose (i.e., Subarea A uses) by the Applicant unless such portion of Subarea C has been acquired in accordance with the provisions of paragraph 5 and related provisions of the I.O.P. Agreement.

16. In the event the existing stadium remains in operation after the completion of the proposed stadium, Applicant may not hold any events in the existing stadium simultaneously with the holding of an event in the proposed stadium. Furthermore, any use made of the second of the two stadiums during the time an event is being conducted in the first of the two stadiums shall be permitted solely to the extent that such use results in nominal generation of parking demand and of traffic and pedestrian volumes. Further, in the event that the existing stadium is removed, the parcel upon which the existing stadium is located may be used only for the parking and accessory uses described herein in accordance with the Site Plan/Landscaping Plan and in such event the Applicant shall promptly construct such parking facilities, landscaping and other improvements in accordance with the Site Plan/Landscaping Plan.
17. The Applicant shall designate, employ and make reasonably available a parking and traffic coordinator to assist the Department of Public Works, the Police Department and the Chicago Transit Authority in developing, carrying out and monitoring on an on-going basis a mutually-agreeable parking and traffic management plan to assure safe and efficient parking and traffic operations in connection with the use of the stadiums and their environs. The Applicant shall comply with the requirements of that plan.
18. The Plan of Development hereby attached, shall be subject to the "Rules, Regulations and Procedures Related to Planned Development Amendments", as promulgated by the Commissioner of Planning.
19. Prior to acquisition, if any, by the Metro-Chicago Sports Stadium Joint Venture, the maximum F.A.R., density, minimum number of parking spaces and loading berths and all other development restrictions applicable to Subareas B and C shall be as set forth in the provisions of the Chicago Zoning Ordinance applicable to the previously underlying R5 and C1-3 zoning districts corresponding to the zoning districts depicted on the attached Existing Zoning and Street System Map.

20. The Applicant shall make reasonable, good faith efforts to secure the necessary rights to use and maintain, in connection with stadium events, a minimum of 850 parking spaces located upon the property of the adjacent Malcolm X College and, if such rights are secured, shall utilize such spaces in connection with stadium events.

[Existing Land Use Area Map, Existing Zoning and Street System Map, Generalized Land-Use Plan, Property Line Map and Right-of-Way Adjustment Map, Site Plan/Landscape Plan and Elevation Drawings attached to this Plan of Development printed on pages 6962 through 6969 of this Journal.]

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

*Planned Development Use And  
Bulk Regulations And Data.*

1. Net Site Area of Property: 42.41 acres (1,847,403.00 square feet).
  - (a) Subarea A: 39.13 acres (1,704,488.00 square feet).
  - (b) Subarea B: .76 acres (33,250.00 square feet).
  - (c) Subarea C: 2.52 acres (109,665.00 square feet).
  
2. Gross Site Area of Property: Net Site Area (42.41 acres or 1,847,403.00 square feet) plus area to remain in public right-of-way (8.95 acres or 389,748.00 square feet) = 51.36 acres or 2,237,151.00 square feet.
  - (a) Subarea A: Net Site Area (39.13 acres or 1,704,488.00 square feet) plus area to remain in public right-of-way (7.35 acres or 320,328.00 square feet) = 46.48 acres or 2,024,816.00 square feet.

- (b) Subarea B: Net Site Area (.76 acres or 33,250.00 square feet) plus area to remain in public right-of-way (.49 acres or 21,198.00 square feet) = 1.25 acres or 54,448.00 square feet.
- (c) Subarea C: Net Site Area (2.52 acres or 109,665.00 square feet) plus area to remain in public right-of-way (1.11 acres or 48,222.00 square feet) = 3.63 acres or 157,887.00 square feet.

3. Uses:

See Statement 3 of this Planned Development.

4. Maximum Floor Area Ratio:

Subarea A: .9 if both stadiums remain; and .6 if only one stadium remains.

5. Minimum Number of Off-Street Parking Spaces:

- (a) Prior to the commencement of construction of the new stadium: 3,700.
- (b) Following commencement of construction and prior to the completion of the new stadium: 2,700.
- (c) Subarea A: 4,100 on-site spaces, subject to mandatory increase under the provisions of Statement Nos. 14, 15, 16 and 20.

6. Minimum Size of Parking Stalls:

Length: 15 feet.

Width: 8.5 feet.

7. Minimum Number of Off-Street Loading Berths:

Subarea A: 6 (new stadium) plus existing stadium berths.

8. Minimum Periphery Setbacks:

Subarea A: In accordance with the Site Plan/Landscaping Plan.

9. Maximum Building Height (exclusive of satellite receiving dishes, antennas and other communications equipment):

Subarea A: 150 feet.

10. Maximum Seating:

New Stadium: 23,880 seats (maximum of 21,200 seats for sporting events).

Existing Stadium: 20,500 seats.

Note: For bulk and other regulations applicable to Subareas B and C, refer to Statement No. 19 of this Planned Development.

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*Reclassification Of Area Shown On Map Number 5-I.  
(As Amended)*

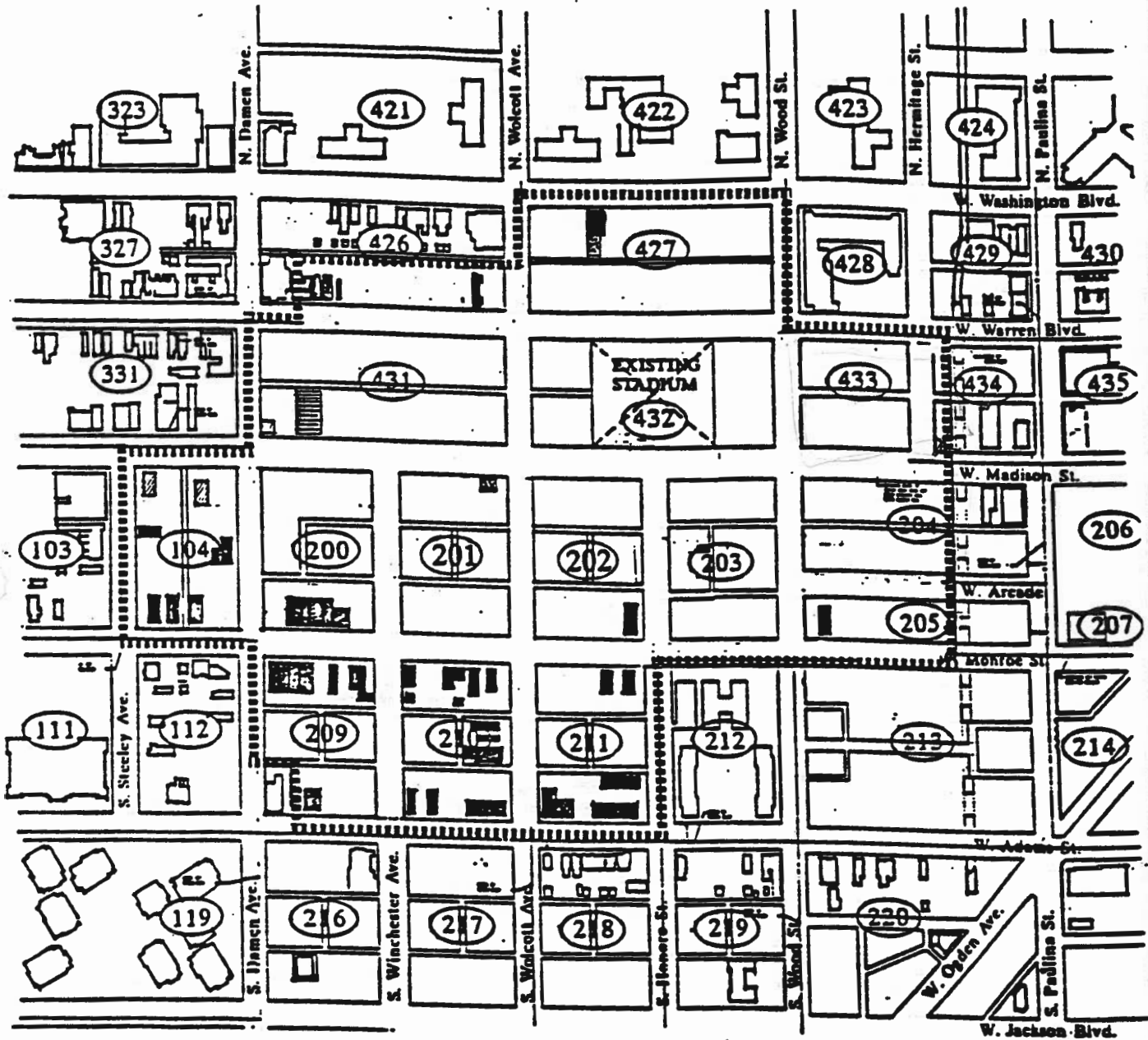
*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 5-I in area bounded by:

a line 72.5 feet north of the alley next north of and parallel to West North Avenue; the alley next east of and parallel to North Rockwell Street; the alley next north of and parallel to West North Avenue; and North Rockwell Street,

(Continued on page 6970)

EXISTING LAND USE AREA MAP.









JUNE 21, 1991  
REV: 8-20-91



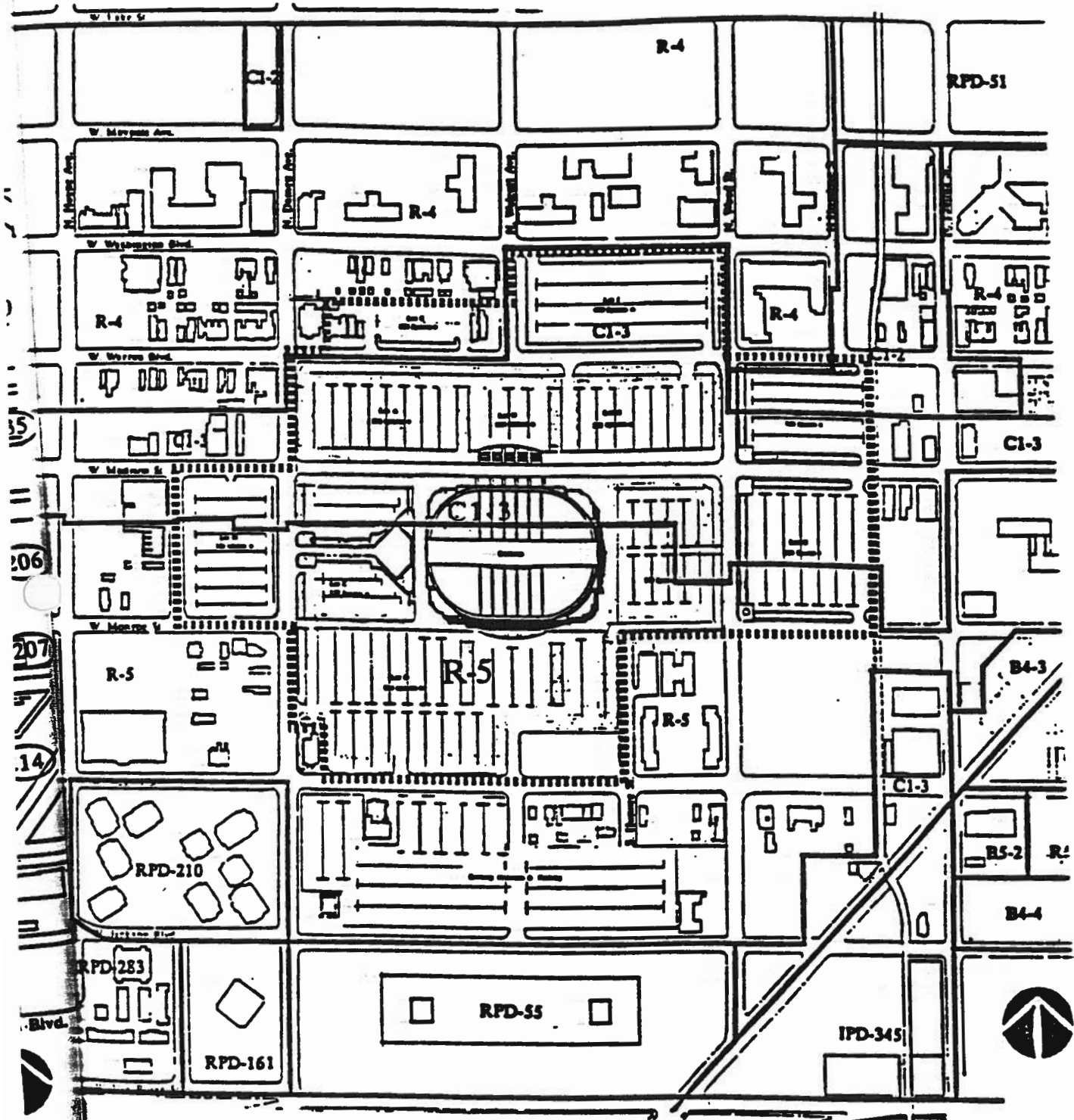
**NOTE:**  
VACANT LAND IN LOTS 200, 201, 202, 203,  
204, 205, 431, 432, 433, 427 AND PARTS OF  
LOT 104 ARE USED FOR PARKING

**LEGEND**

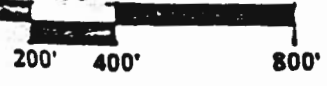
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-  BLOCK NUMBER
-  RESIDENTIAL
-  RETAIL
-  WAREHOUSE
-  AUTO SERVICE



EXISTING ZONING AND STREET SYSTEM MAP.



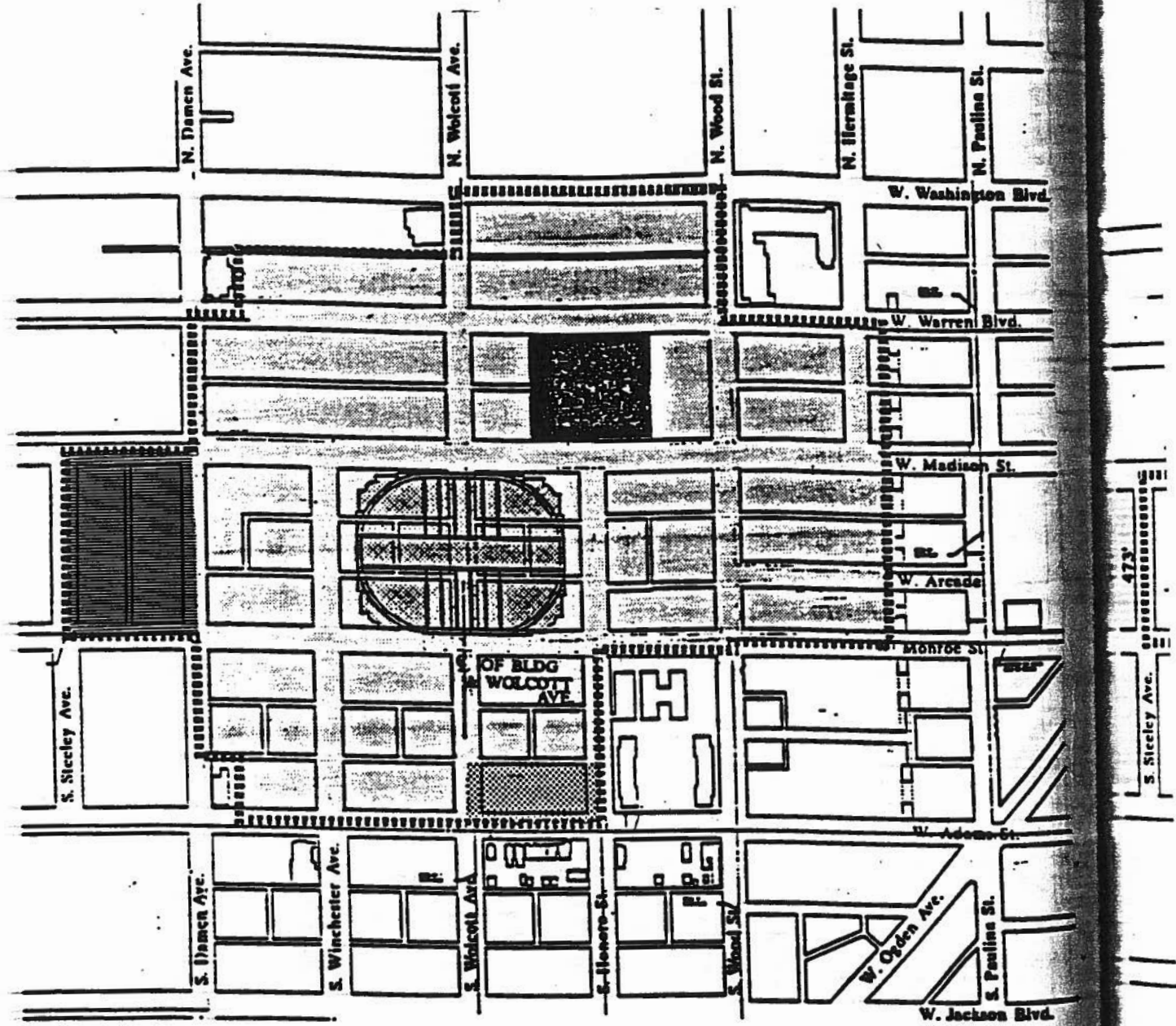
NE 21, 1991  
 EV: 8-20-91  
 EV: 9-3-91



LEGEND




-  SITE BOUNDARY
-  ZONING BOUNDARY




GENERALIZED LAND-USE PLAN.



JUNE 21, 1991  
 REV: 8-23-91  
 REV: 9-3-91

LEGEND

-  SUB AREA A
-  SUB AREA B
-  SUB AREA C

-  SITE BOUNDARY
-  PROPOSED STADIUM
-  EXISTING STADIUM

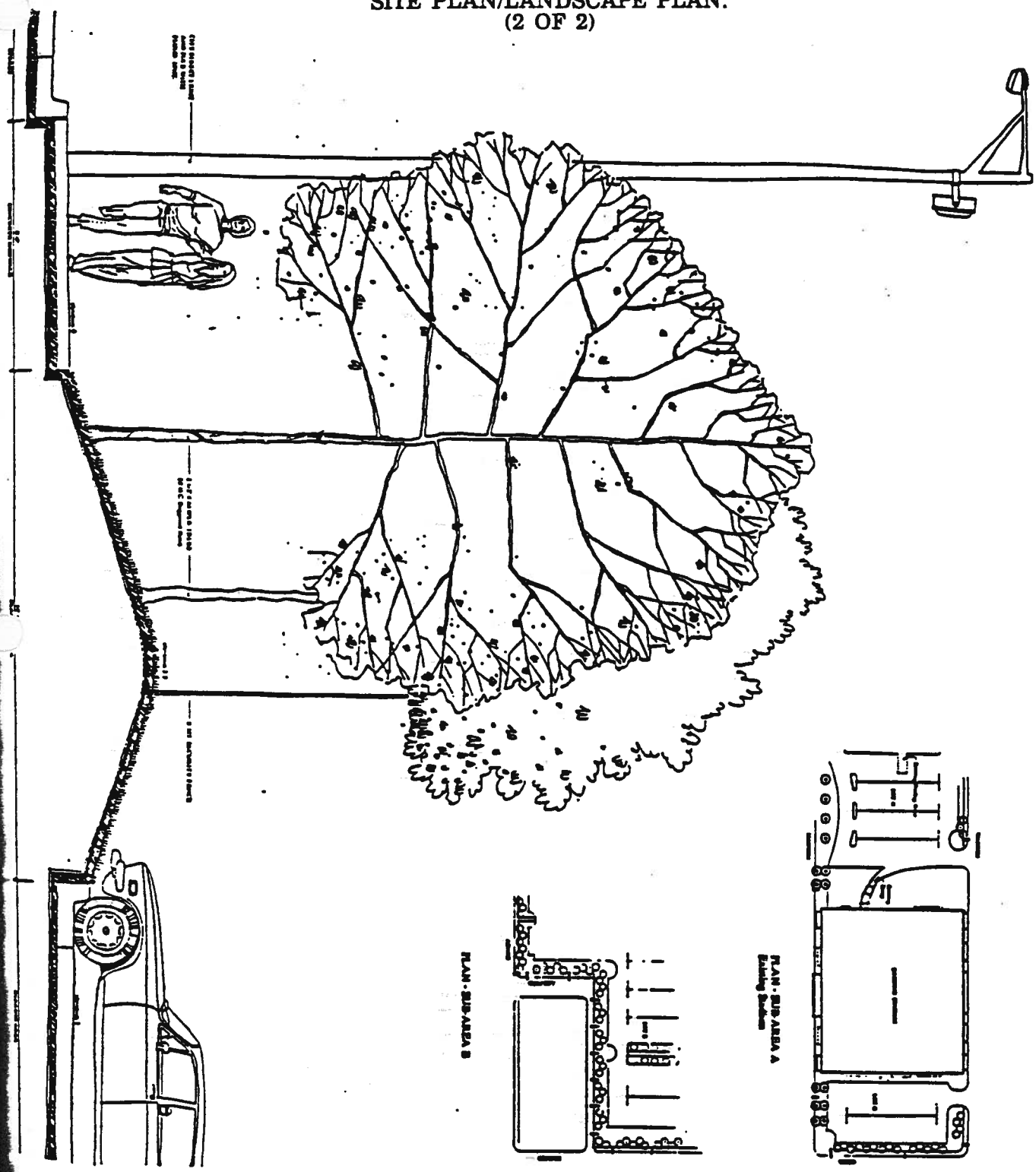


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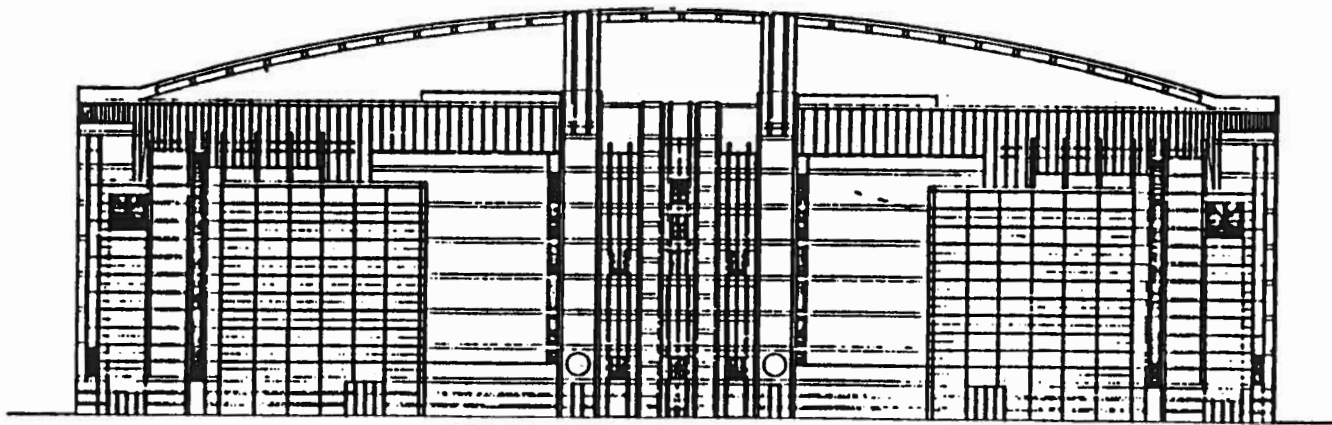
SITE PLAN/LANDSCAPE PLAN.  
(2 OF 2)



APPLICANT: Metro-Chicago Sports Stadium Joint Venture, an Illinois general partnership  
 680 North Lake Shore Drive, Chicago, Illinois 60611  
 DATE: June 25, 1991  
 REVISED DATE: September 12, 1991

**Chicago Stadium**  
 Chicago, Illinois  
 Metro Chicago Sports Stadium Joint Venture

ELEVATION DRAWINGS.  
(1 OF 2)



C H I C A G O S T A D I U M 

APPLICANT: Metro-Chicago Sports Stadium Joint Venture,  
 an Illinois general partnership  
 680 North Lake Shore Drive  
 Chicago, Illinois 60611

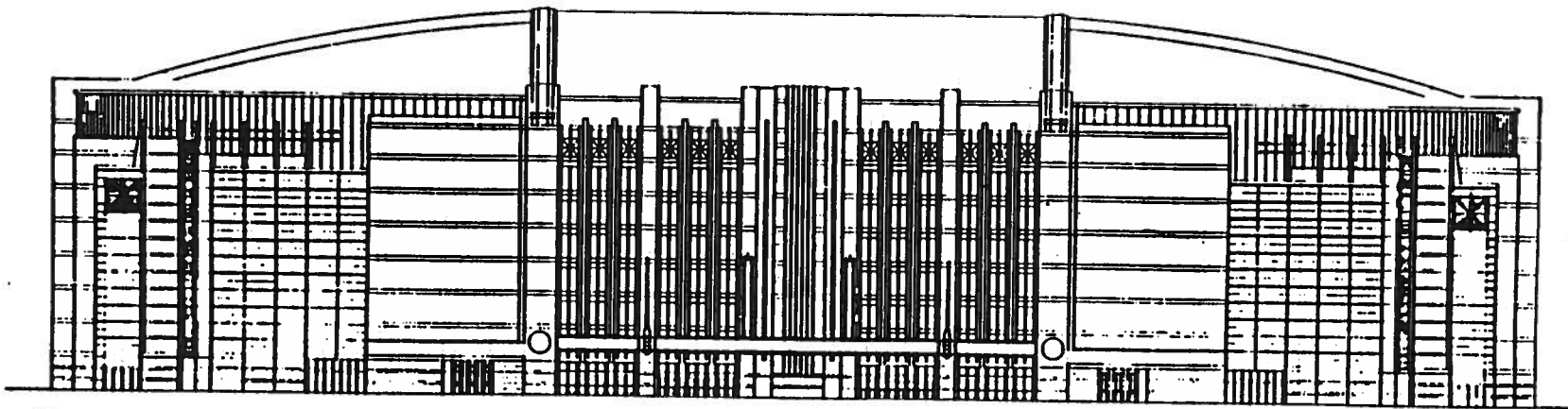
DATE: June 25, 1991  
 REVISED DATE: September 12, 1991

September 6, 1991

10/23/91

REPORTS OF COMMITTEES

ELEVATION DRAWINGS.  
(2 OF 2)



□ C H I C A G O S T A D I U M □ 

APPLICANT: Metro-Chicago Sports Stadium Joint Venture,  
an Illinois general partnership  
680 North Lake Shore Drive  
Chicago, Illinois 60611

DATE: June 25, 1991  
REVISED DATE: September 12, 1991

September 6, 1991

6969