



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 31, 2025

Carol D. Stubblefield
Neal & Leory, LLC
20 S. Clark St., Suite 2050
Chicago, IL 60603

**Re: Lakefront Ordinance Exemption for PD 674
Metra's Jackson Substation Improvements at E. Jackson Dr. and S. Michigan Ave.**

Dear Ms. Stubblefield:

Please be advised that your request for a Lake Michigan and Chicago Lakefront Protection Ordinance (the "Lakefront Ordinance") exemption has been considered by the Department of Planning and Development. Metra's Jackson Substations are located within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District and zoned Institutional Planned Development No. 674 ("PD 674").

Your client, the Commuter Rail Division of the Regional Transportation Authority ("Metra"), is seeking to construct a new Jackson South substation building and upgrade the existing Jackson North substation building. Both buildings will have new electrical transformers and switch gear used to supply power for Metra trains and both are accessory buildings, as defined in Section 16-4-050(a) of the Lakefront Ordinance. The following exhibits are attached: Plat of Survey, Proposed Utility Plan, Architectural Site Plan, Substation-Elevations Sheet 1, Substation-Elevations Sheet 2, Substation-Building Sections. The Art Institute of Chicago is the zoning control party of PD 674, and they have provided their authorization to Metra to seek this request.

You are requesting an exemption from the Lakefront Ordinance pursuant to Section 16-4-150 so as to receive approval for the proposed work without the necessity of securing approval of the Chicago Plan Commission. Pursuant to the Lakefront Ordinance, accessory buildings are exempt from securing approval of the Chicago Plan Commission.

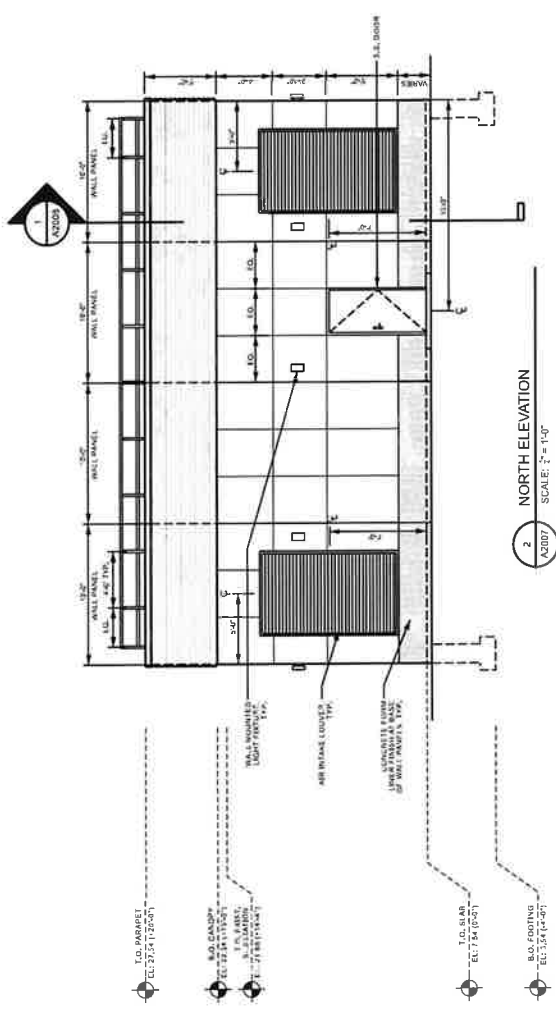
Therefore, I hereby approve your request for an exemption from the Chicago Plan Commission approval provisions of the Lakefront Ordinance for the proposed Metra substation work. All new construction must comply with the requirements of PD 674 and all required permits must be obtained prior to the start of construction.

Sincerely,

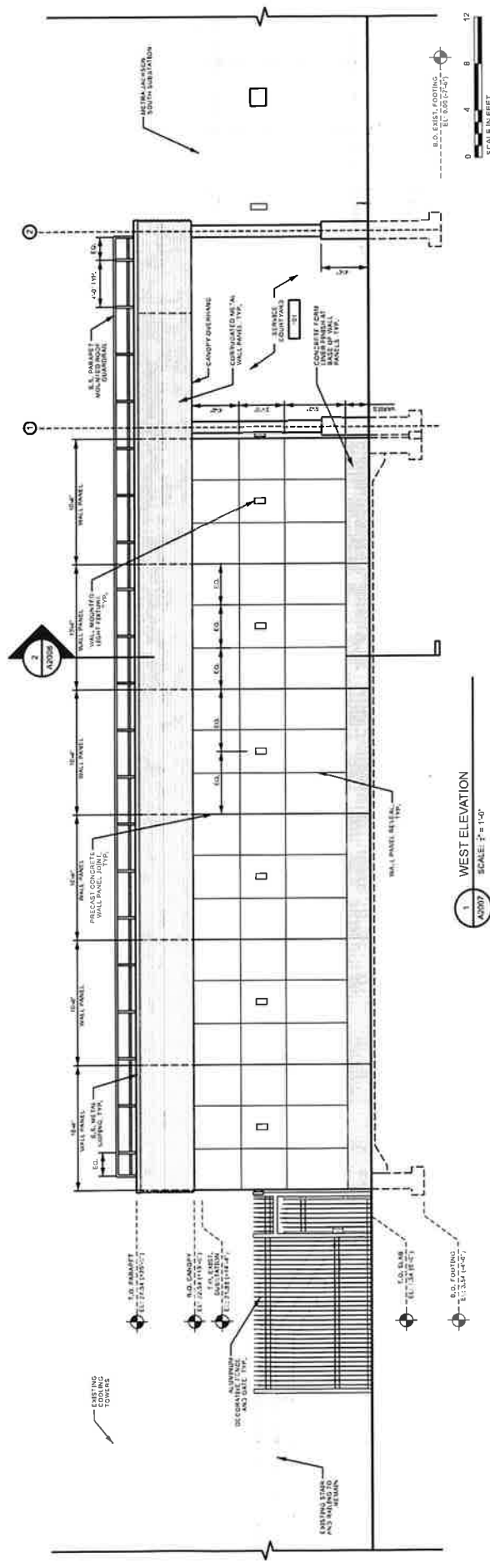

Noah Szafraniec
Assistant Commissioner

NS:tm

c: Janice Hill, Mike Marmo, Stephen Nutt

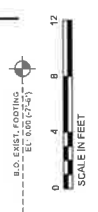


2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

- GENERAL NOTES:
- SEE SHEET A2007 (MP 0.6B) FOR ALL ARCHITECTURAL GENERAL NOTES.
 - SEE SHEET A2016 (MP 0.6B) FOR DOOR SCHEDULE AND DOOR DETAILS.
 - SEE SHEET A2017 (MP 0.6B) FOR LOUVER SCHEDULE AND DETAILS.
 - SEE SHEET A2018 (MP 0.6B) FOR FINISH SCHEDULE AND DETAILS.
 - SEE ELECTRICAL AND MECHANICAL EQUIPMENT INFORMATION, DIMENSIONS, AND LAYOUTS.
 - ALL DIMENSIONS FOR EXISTING BUILDING ELEMENTS SHALL BE FIELD VERIFIED.
 - CONTRACTOR SHALL PROTECT ALL ELEMENTS NOT SHOWN OR NOTED ON PLANS TO REMAIN.
 - SEE CIVIL AND STRUCTURAL DRAWINGS FOR ADDITIONAL BUILDING AND SITE INFORMATION.



GANNETT FLEMING ARCHITECTS 100 N. LAUREL ST. CHICAGO, IL 60610 TEL: 312.467.1000 WWW.GANNETT-FLEMING.COM		Meta ENGINEERING DEPARTMENT 517 W. JACKSON STREET CHICAGO, IL 60601		JACKSON NORTH TASK 3 - JACKSON SUBSTATION IMPROVEMENTS SUBSTATION - ELEVATIONS SHEET 2		CIVIL ENGINEER METRO CHICAGO PROJECT NO. SHEET NO. DATE PLOTTED		A2007	
DATE	BY	APP	DESCRIPTION	DATE	BY	APP	DESCRIPTION	DATE	BY



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 15, 2016

Ronald P. Kilpatrick
School of the Art Institute of Chicago
116 South Michigan Avenue, Suite 1600
Chicago, Illinois 60603

Re: **Site Plan Approval – PD #674 – 280 S. Columbus; School of the Art Institute of Chicago**


Dear Mr. Kilpatrick:

Pursuant to Section 17-130-0800 of the Chicago Zoning Ordinance, the City of Chicago Department of Planning and Development (DPD) has reviewed the site plan and elevation drawings submitted for the project identified above. The project consists of the conversion of existing auditorium space to classroom space for the building located at 280 S. Columbus Drive within Planned Development #674. The request for approval includes the following attached documents from Cannon Design:

- SKA-106- Roof Plan (12-15-2016)
- SKA-107- Section Through Auditorium (12-15-2016)
- SKA-108- Existing South Façade/(Proposed) South Facade (12-15-2016)
- SKA-109 -(Proposed) Site Plan (12-15-2016)

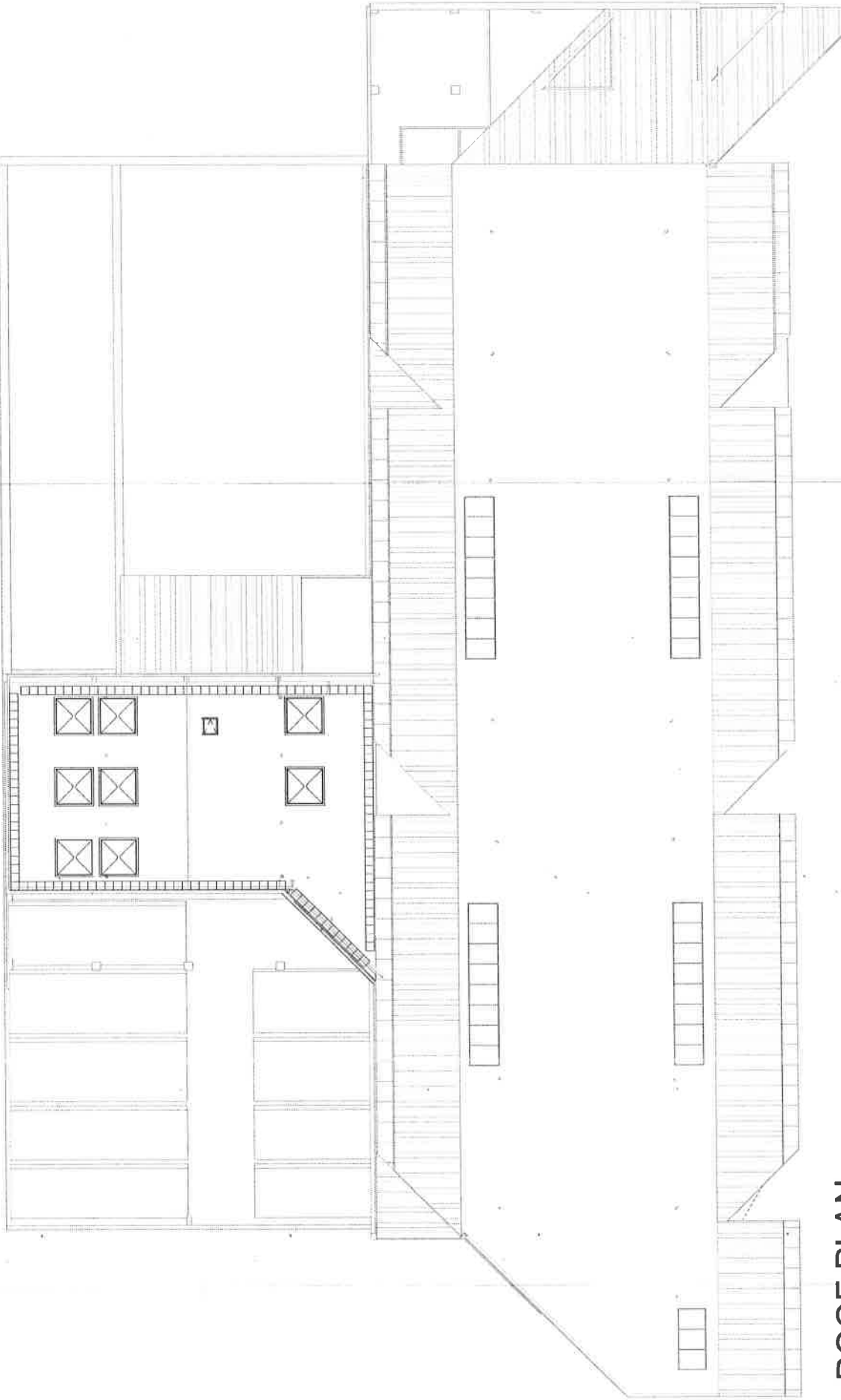
Upon review of the materials submitted, DPD has determined that the site plan is consistent with and satisfies the requirements of the Planned Development and the Chicago Zoning Ordinance. Accordingly, this site plan submittal for Planned Development #674, As Amended, is hereby approved as conforming to the Planned Development as passed by the Chicago City Council (5-20-1998).

Sincerely,


Patricia A. Scudiero,
Zoning Administrator

Originated by: Dan Klaiber

cc: Mike Marmo (DPD)
Erik Glass (DPD)
Planned Development files



ROOF PLAN

1/32" = 1'-0"

CANNONDESIGN

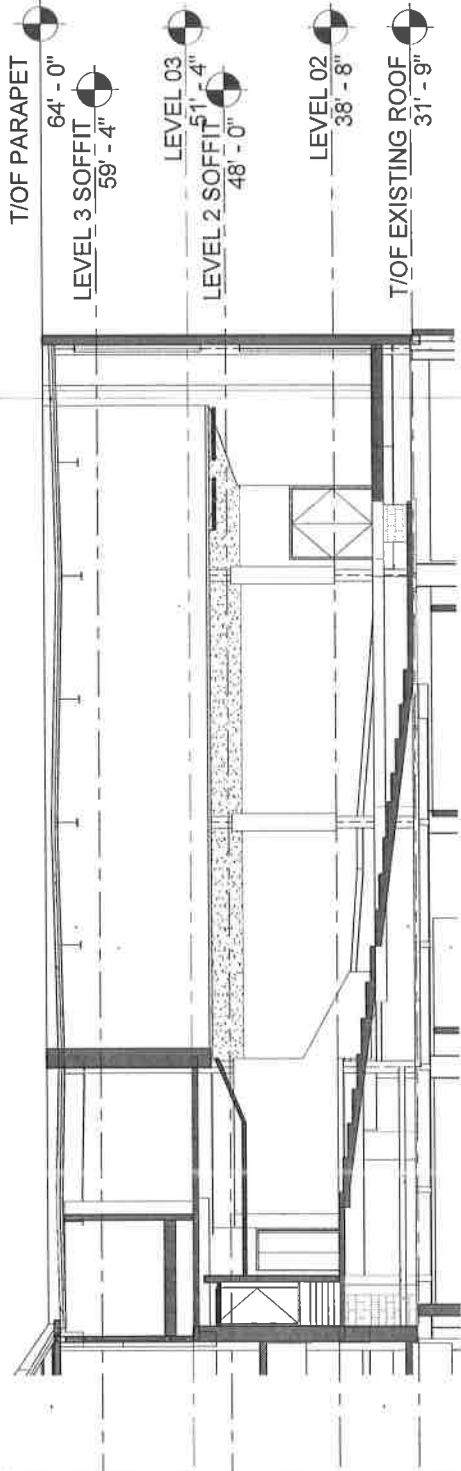
SKA-106

School of the Art Institute of Chicago
280 S Columbus Drive Auditorium Infill

Issue Date: 12/15/2016 Project No.: 005126.00

Sheet Ref No.:

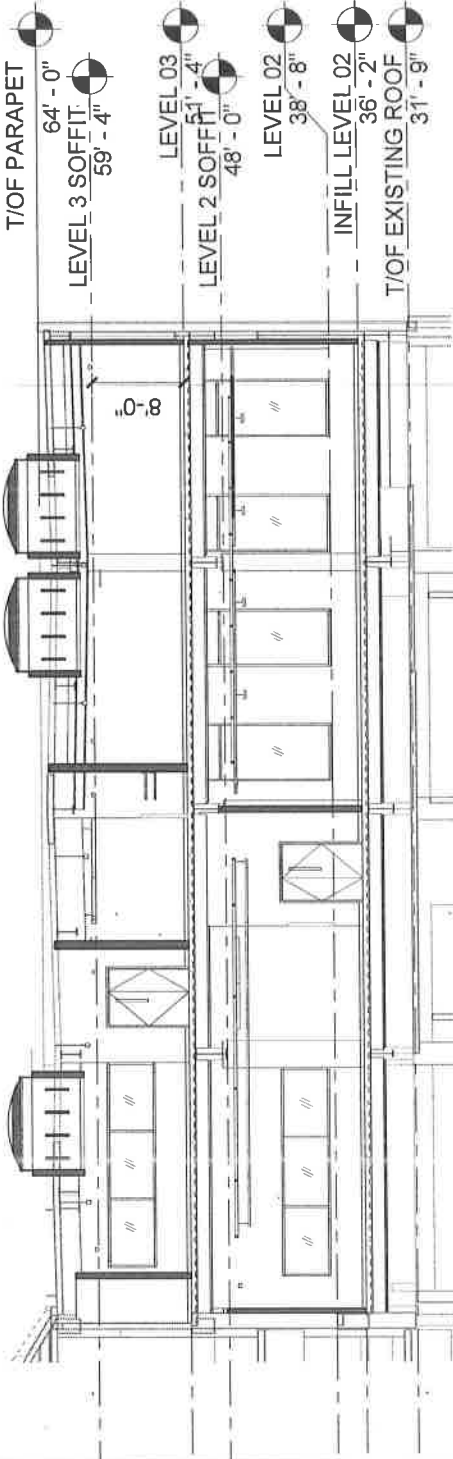
© 2015 Cannon Design



EXISTING SECTION THROUGH AUDITORIUM

1

1/16" = 1'-0"



SECTION THROUGH AUDITORIUM

2

1/16" = 1'-0"

CANNONDESIGN

SKA-107

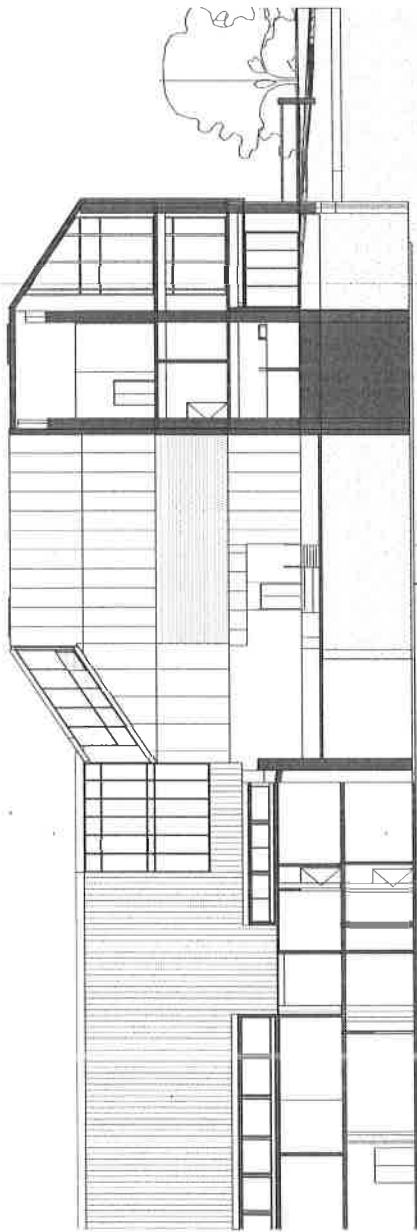
School of the Art Institute of Chicago
 280 S Columbus Drive Auditorium Infill

Project No.: 005126.00

Sheet Ref No.:

Issue Date: 12/15/2016

© 2015 Cannon Design



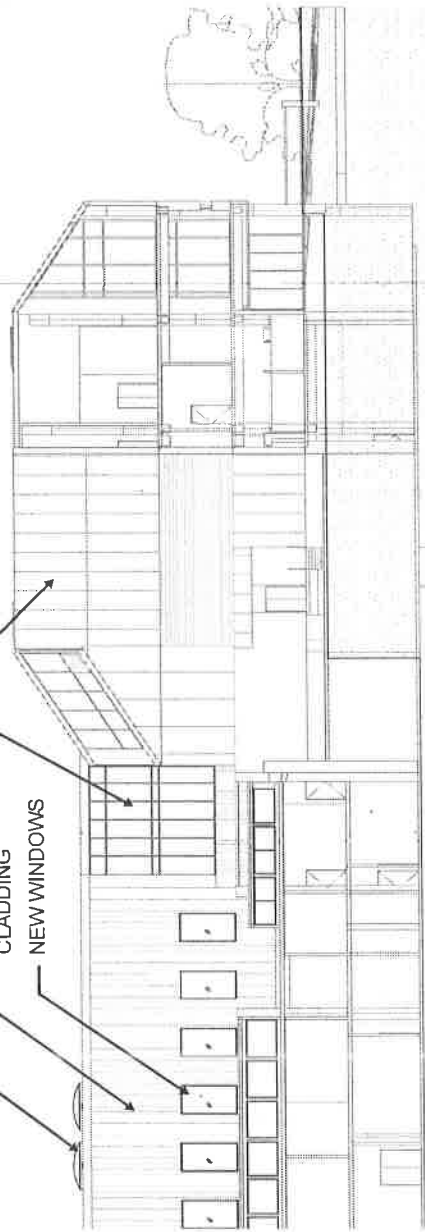
EXISTING SOUTH FACADE

1

1/32" = 1'-0"

NEW SKYLIGHTS
 EXISTING METAL CLADDING
 NEW WINDOWS

EXISTING CURTAINWALL
 EXISTING LIMESTONE CLADDING



SOUTH FACADE

2

1/32" = 1'-0"

School of the Art Institute of Chicago
 280 S Columbus Drive Auditorium Infill

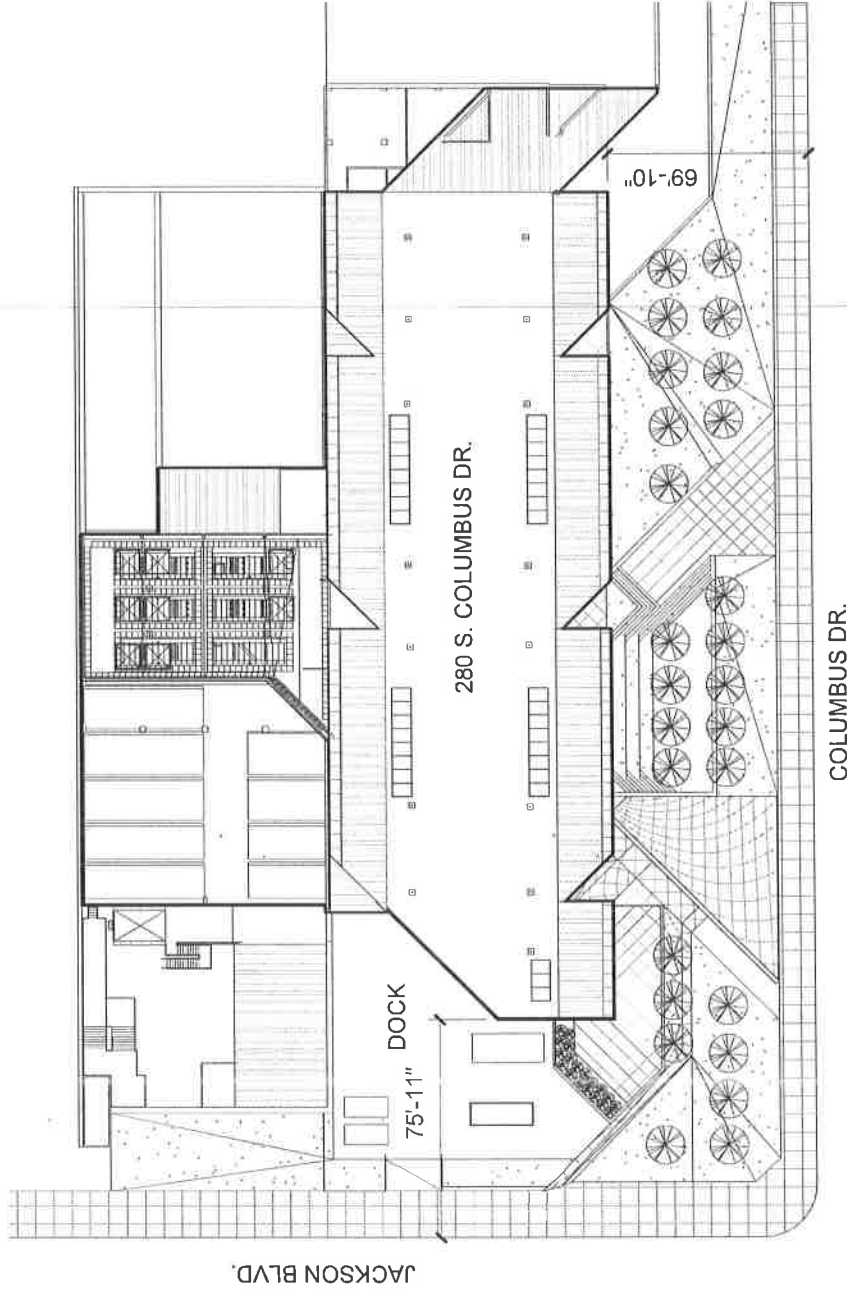
Issue Date: 12/15/2016 Project No.: 005126.00

Sheet Ref No.:

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CANNONDESIGN

SKA-108



SITE PLAN

1/64" = 1'-0"

CANNONDESIGN

SKA-109

School of the Art Institute of Chicago
 280 S Columbus Drive Auditorium Infill

Issue Date: 12/15/2016 Project No.: 005126.00

Sheet Ref No.:



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

September 26, 2007

Ms. Meredith Mack
Senior Vice President for Finance and Operations
The Art Institute of Chicago
111 S. Michigan Avenue
Chicago, IL 60603-6110

Re: **Administrative Relief request for Institutional Planned Development
No. 674, The Art Institute of Chicago**

Dear Ms. Mack: *Meredith*

Please be advised that your request for a minor change to Institutional Planned Development No. 674 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

Specifically, you are requesting to redesign the north elevation of Gunsaulus Hall. At the July 26, 2006 Plan Commission meeting, plans to replace the solid masonry north elevation of Gunsaulus Hall with a floor-to-ceiling glass and truss system were approved (Attachment A Proposal July 2006). Based on the need to display additional artwork and limit sunlight, the Art Institute of Chicago (AIC) is now proposing a much smaller three window opening in the center of the facade only (Attachment B Proposal August 2007). The proposed scope of work also includes cleaning the facade and removing chiller pipes that are no longer in use. It should be noted that this building is rated "orange" in the Chicago Historic Resources Survey.

With regards to your request, the Department of Planning and Development has determined that the redesign of the north elevation of the AIC's Gunsaulus Hall does not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 674, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:MRD:tm

cc: Kathleen Nelson, Terri Haymaker, Brian Goeken, Mike Marmo, Pat Haynes, DPD files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

May 6, 2005

Ms. Meredith Mack
Vice President for Finance and Operations
The Art Institute of Chicago
111 South Michigan Avenue
Chicago, Illinois 60603

Re: **One-year sunset extension for Institutional Planned Development No. 674
and Lakefront Application No. 370: 111 South Michigan Avenue**

Dear Meredith:

This letter serves as response to your request for acknowledgment of the one-year sunset extension for Institutional Planned Development No. 674 and Lakefront Application No. 370. According to the sunset provision in the Chicago Zoning Ordinance (Section 17-11-4 C) for planned developments, applicants are afforded six years with an additional one-year extension at the discretion of the Commissioner of Planning and Development.

A one-year extension was granted from May 20, 2004 to May 20, 2005. Currently, the scope of work toward compliance of this extension includes:

- Built out three new floors in the 116 South Michigan building to accommodate moving the Department of Design and Construction from the north wing (completed Winter 2005): Permit # 1041787 issued on 7/20/04.
- Installation of a new boiler to serve the new North Wing (construction is underway scheduled for completion June 2005): Permit # 041216075 issued on 12/20/04.
- Currently working with ComEd to relocate feeder lines to electrical vaults to ensure continuity of power during construction and required prior to demolition of existing North Wing (completed April 2005): Permit # 100032358 issued on 4/1/05.
- Submission of permit requests for new North Wing, currently being reviewed by DCAP (construction anticipated to begin June 2005).

Based upon the construction activity listed above, the Department of Planning and Development has determined that the sunset provision for Institutional Planned Development No. 674 and Lakefront Application No. 370 has been met.

Sincerely,

Denise M. Casalino, P.E.
Commissioner

DMC:SRP:md

cc: Nori Greenstein, John McDonough, DPD files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

June 8, 2004

Ms. Patricia A. Woodworth
Executive Vice President
and Chief Financial Officer
111 South Michigan Avenue
Chicago, Illinois 6063-6110

Re: Request for minor changes to Institutional Planned
Development No.674 and Lakefront Application
(LF No. 370) 111 South Michigan Avenue

Dear Ms. Woodworth:

Please be advised that your request for minor changes to Institutional Planned Development No.674 and LF No. 370, on behalf of The Art Institute, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested:

1) One year sunset extension. One year extension from May 20, 2004 to May 20, 2005. According to the sunset provision in the Chicago Zoning Ordinance (Section 11.11-4) for planned developments provides for 6 years with an additional one year at the discretion of the Department of Planning and Development Commissioner.

2) Setback changes.

Reduction of the Monroe Street setback from 40 feet to 28 feet. The Planned Development specifically acknowledges in Statement No. 13 that "It is anticipated that adjustments to suggested setbacks may be made in the future to accommodate specific architectural design solutions while providing equivalent open area". The northeast quadrant of the development was approved in 1998 with a 40-foot setback along Monroe Street which would provide an open space area of 16,000 square feet. The proposed reduced 28-foot setback along Monroe reduces the open space area to 11,200 sf but this change is accompanied by a proposed 11,780 sf public garden. Therefore the net gain in open space for the northeast quadrant is 5,980 square feet which is a substantial increase of the total open space.

3) Inclusion of Accessory Uses

Inclusion of accessory uses to the to the permitted uses within the Planned Development as stated in statement No. 5

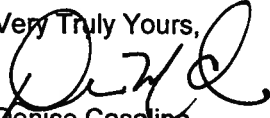
With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development are consistent with the original intent of the ordinance and would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, Institutional Planned Development No.674 and Lakefront Application No.370, hereby approve the foregoing minor changes as stated, but no other changes to



Institutional Planned Development No. 674 and LF No. The revised Site and Floor Plans dated April and May 2004 rendering and Building plans dated April and May 2004 are hereby made a part of this approval.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Denise Casalino', written over the typed name.

Denise Casalino
Commissioner

cc: Jack Swenson, Mike Marmo, Carmen Vidal-Hallett

Said ordinances, as passed, read as follows (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 1-G.
(Application Number 12367)

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 Number 1-G in the area bounded by:

West Erie Street; a line 48 feet east of and parallel to North Elizabeth Street; the public alley next south of and parallel to West Erie Street; and North Elizabeth Street,

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

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

Reclassification Of Area Shown On Map Number 2-E.
(As Amended)
(Application Number 12360)

IPD 674
LF No 370

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 R8 General Residence District symbols and indications as shown on Map Number 2-E in the area bounded by:

South Michigan Avenue; East Monroe Street; South Columbus Drive; and East Jackson Boulevard,

to those of an Institutional Planned Development, which is hereby established in the area above described.

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

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

Institutional Planned Development Number 674, As Amended.

Plan Of Development Statements. LF 370

1. The area delineated herein as an Institutional Planned Development consisting of approximately seventeen (17) acres (the "Property") which is depicted on the attached Planned Development is owned by the Chicago Park District, an Illinois municipal corporation and occupied by the Art Institute of Chicago (the "Art Institute" or "Applicant") since 1893 and operated as an art museum gallery and educational facility exclusively since its inception pursuant to its Articles of Incorporation.
2. The Applicant shall obtain all official reviews, approvals and permits, which may be necessary to implement the development of the Property, including dedication or vacation of alleys.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the successors and assigns of the Applicant and/or 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 entity, the Art Institute, is hereby designated as the zoning control party for the limited purposes of (1) receiving any and all zoning enforcement-related or other zoning-related communications 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 and in the name of the affected owner or owners of the Property.

4. This Plan of Development consist of fifteen (15) statements: an Existing Zoning and Street Map; a Planned Development Boundary and Property Line Map; a First Level Plan (Generalized Site/Landscaping Plan); a Ground Level Plan; a First Level Plan -- Phase 1; a First Level Plan -- Phase 1A; all prepared by Skidmore, Owings & Merrill, L.L.P., dated May 7, 1998; and a Bulk Regulations and Data Table. This Plan of Development is applicable to the area delineated herein and no other zoning controls shall apply. This Plan of Development conforms to the intent and purpose of Title 17, the Chicago Zoning Ordinance, the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development. Full size sets of the Site/Landscape Plan are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply.

The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.

5. The following uses are permitted on the property under this Institutional Planned Development: museums, galleries, libraries of art, assembly, exhibition, educational facilities, theaters; and related dining; retail; facilities which allow Applicant to conduct appropriate activities conducive to the artistic development of the region; and to conduct and participate in appropriate activities of national and international significance; and parking.
6. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as "Institutional Planned Development", subject to the review and approval by the Department of Planning and Development.
7. Any service drives, transportation corridors or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject of the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part

of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.

8. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations as certified and approved by the Federal Aviation Administration.
9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property shall be designed and constructed within the bulk and use limitations contained herein and in conformance with the Plan referred in Statement Number 4 hereinabove. In addition, the development of the Property shall be subject to the following:
 - (a) **Landscaping.** Landscaping shall be installed and maintained substantially in accordance with the landscaping provisions of the Chicago Zoning Ordinance and any site plans submitted pursuant of Statement Number 10 herein. Parkway trees shall be installed and maintained adjacent to any new development of the Property and in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and associated regulations. Two landscaped decks are proposed over portions of the Metra right-of-way in locations depicted on the First Level Plan (Generalized Site/Landscape Plan). To the maximum extent feasible, these landscaped areas and streetscape improvements on Monroe Street shall be designed and constructed consistent with the adjacent Lakefront Millenium Project, in cooperation with the Chicago Department of Transportation and Chicago Park District.
 - (b) Existing and proposed new public gardens as depicted on the Site/Landscape Plan incorporated herein shall be maintained as public common areas. New garden space created through the use of setbacks will be publicly accessible and landscaped in a manner consistent in quality with the existing gardens along Michigan Avenue.
 - (c) **Streetscape Improvements.** Landscaping, sidewalk, parking and lighting on Monroe Street shall be installed consistent with improvements on the north side of Monroe Street. Construction of streetscape improvements within the parkway on Jackson Boulevard shall be coordinated with rehabilitation of the bridge

structure by the Chicago Department of Transportation.

- (d) Building Design and Exterior. The exterior street walls of any new structures shall be designed to complement the existing buildings in form, scale, material and detail. The design of walls facing public streets, parks or gardens shall be designed to provide an appropriate monumental image and presence facing the park and will, to the extent possible, assist in developing a more unified whole. Any mechanical areas adjacent to or visible from the park will be enclosed or screened with landscaping.
 - (e) The Applicant acknowledges that the City of Chicago intends to construct an express busway through the track level of the subject property. The Applicant agrees to cooperate with the City in the routing of the busway and to defer construction of any track level improvements if necessary to accommodate busway operations on an interim basis.
 - (f) Existing loading docks and curb cuts on Monroe Street shall be removed upon construction of new loading docks at the track level and upon the development of buildings which link existing structures to the new loading docks.
11. Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for any development of the Property with a visible facade facing a public right-of-way, a plan for the proposed phase of development shall be submitted to the Chicago Plan Commission for approval. Plan Commission approval is intended to assure that specific development proposals substantially conform with this Plan of Development, general City planning guidelines and principles and assist the City in monitoring ongoing development. Materials presented to the Plan Commission shall include detailed building Elevations, Site Plans, Landscape Plans. However, Plan Commission approval subsequent to the adoption of this ordinance shall not be required for the following specific development activities of applicant: a) construction of landscaped gardens; b) construction of structures which are interior to the Art Institute campus which contain no facades visible at street level. For these improvements, Part II Approval by the Department of Planning and Development shall be obtained.
12. 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 (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated in this Planned Development ordinance and will not result in increasing the maximum height of structures, the maximum floor area ratio or the maximum site coverage for the total property net site area established by this Planned Development ordinance. It is anticipated that adjustments to suggested setbacks may be made in the future to accommodate specific architectural design solutions while providing equivalent open area. Any such modification shall be deemed to be a minor change in the Planned Development ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner.
15. Unless construction of any portion of this development has commenced within six (6) years following adoption of this Planned Development, then this Planned Development shall expire and the zoning of the property shall automatically revert to the R8 General Residence District and the C3-7 Commercial Manufacturing District classification.

Existing Zoning and Street Map; First Level Plan
 (Generalized Site/Landscaping Plan); Ground
 Level Plan; First Level Plan -- Phase 1; and
 First Level Plan -- Phase 1A referred to
 in these Plan of Development
 Statements printed on
 pages 69857 through
 69862 of this
 Journal.]

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

Institutional Planned Development Number 674, As Amended.

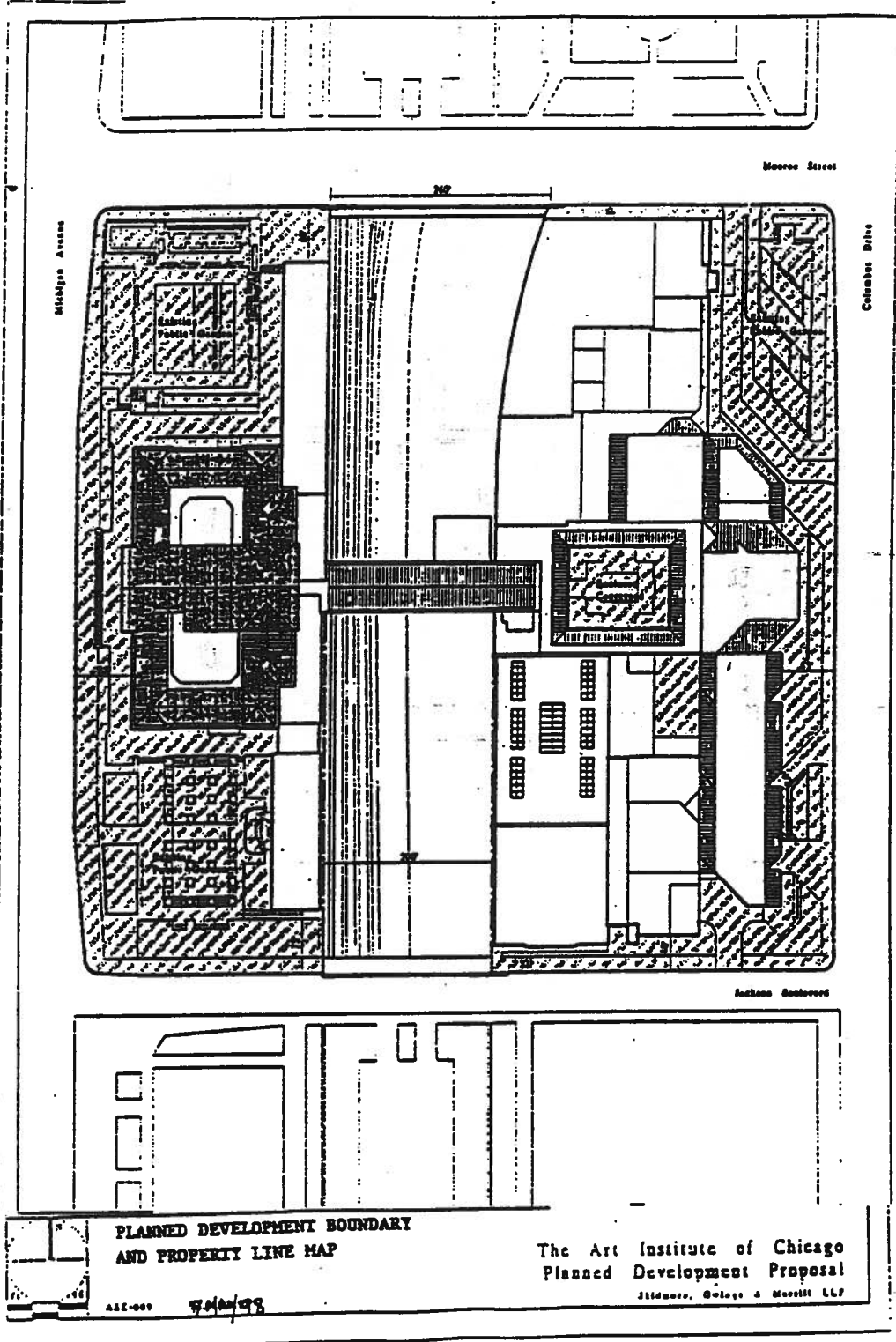
Bulk Regulations And Data Table. LF 370

**Art Institute of Chicago
 Planned Development Proposal
 Bulk Regulations and Data Table**

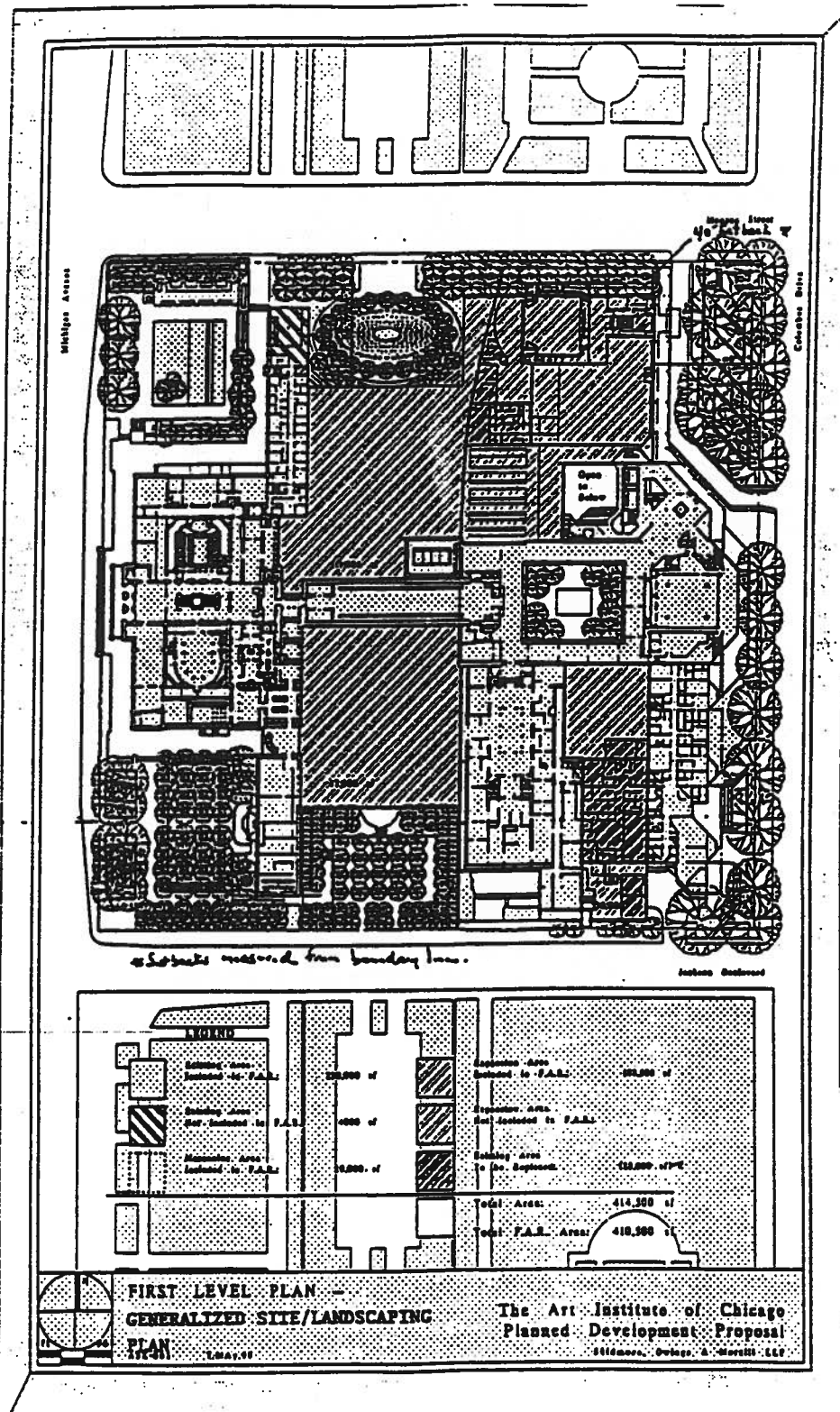
Existing Site Area (square feet):	549,300	
Existing Site Floor Area Ratio:	1.0	
Existing Site Coverage:	368,500	67%
Proposed Site Area (square feet):	724,000	
Proposed Site Floor Area Ratio:	1.8	
Proposed Site Coverage:	457,000	63%

No new structures contemplated as part of this Planned Development will exceed
 the height of the ridgeline of the Allerton Building set at 98.0 feet C.C.D.
 consistent with previous agreements.

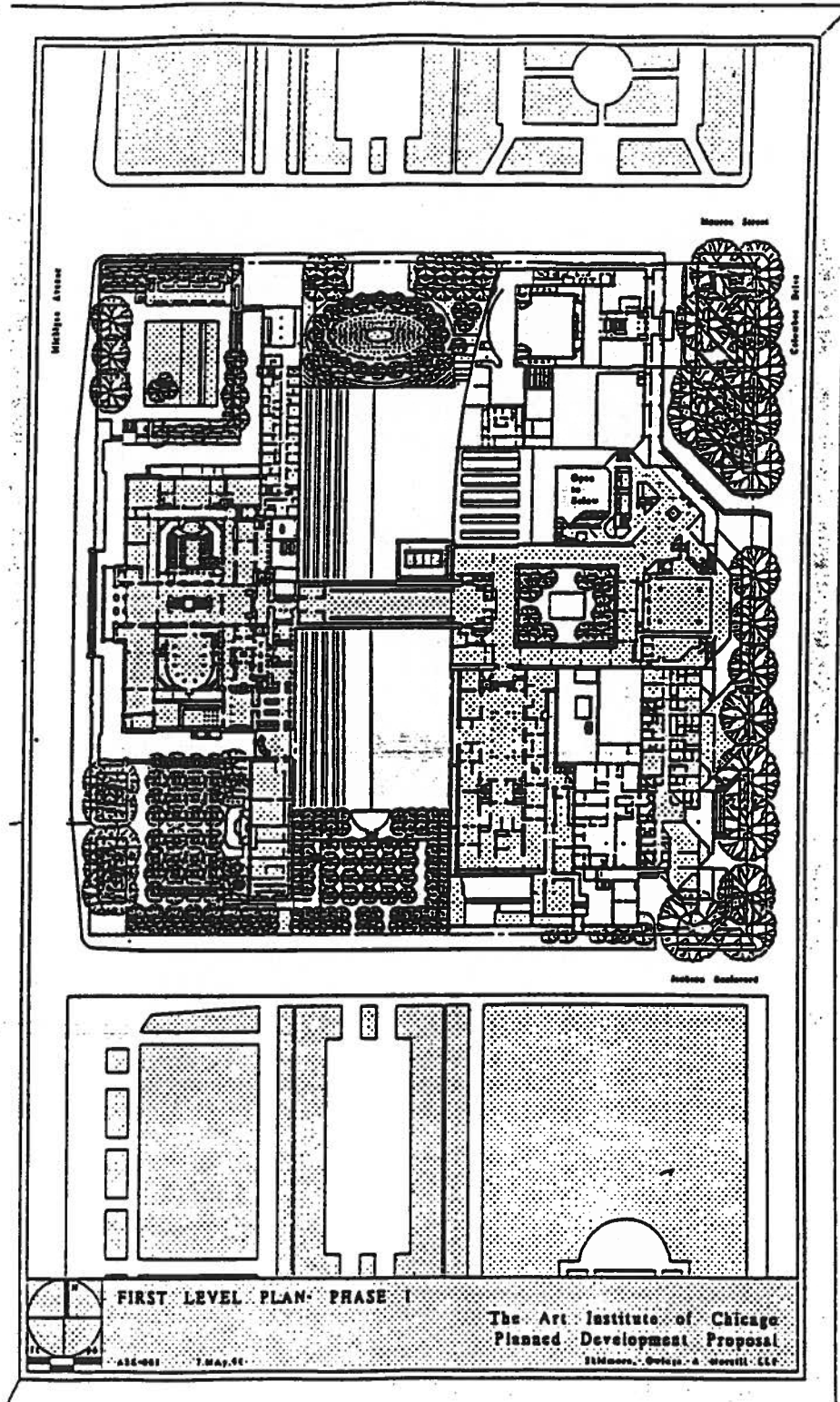
Planned Development Boundary And Property Line Map.



First Level Plan (Generalized Site/Landscaping Plan).



First Level Plan -- Phase I.



First Level Plan -- Phase IA.

