



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 8, 2019

Jack George
Akerman LLP
71 S. Wacker Dr., 47th Floor
Chicago, IL 60606

Re: Minor change approval for PD No. 778, Subarea 1, Soldier Field signage

Dear Mr. George:

Please be advised that your request for a minor change to Institutional Planned Development No. 778 ("PD 778") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 14 of PD 778.

Your client and the tenant of the property commonly known as Soldier Field at 1410 S. Museum Campus Dr., the Chicago Bears Football Club Inc., is seeking a minor change to allow for two video display signs and two static sponsorship signs at the south gate. As shown on the two attached drawings, the video display signs will each measure 20'-0" in height and 17'-8" in width and the two static sponsorship cabinet signs will each measure 4'-11" in height and 19'-0" in width. The owner of PD 778, the Chicago Park District, has consented to this request.

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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 778, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patrick Murphey
Zoning Administrator

C: Mike Marmo, Erik Glass, Main file

POPULOUS

DRAWING NOTES:

1. CABINET

- Welded aluminum construction
- Tube framed or brake-formed channels
- 1/8" thickness minimum on all panels
- Top surface to be angled, to promote drainage of rain/snow
- All surfaces to receive C-01 painted finish
- Mechanically attached to masonry facade

2. CHANNEL LETTERS & LOGO

- 5" deep internally illuminated face-lit channel letterforms
- White LED illumination, 5000K Temperature
- Face to be White acrylic
- Faces to be minimum 1/4" thick
- Returns to be painted finish
- Trim caps to match return finish
- Mechanically attach letters flush to face of cabinet

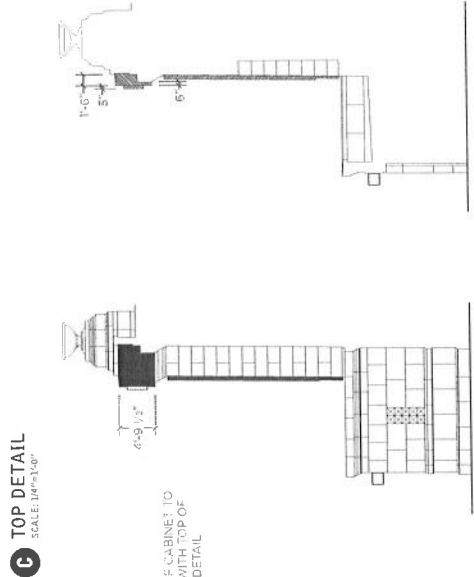
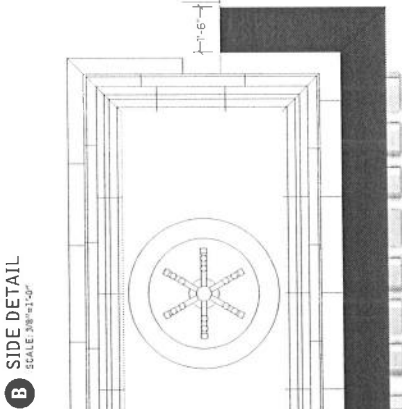
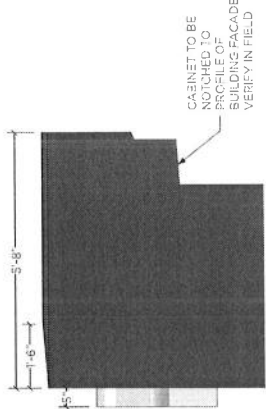
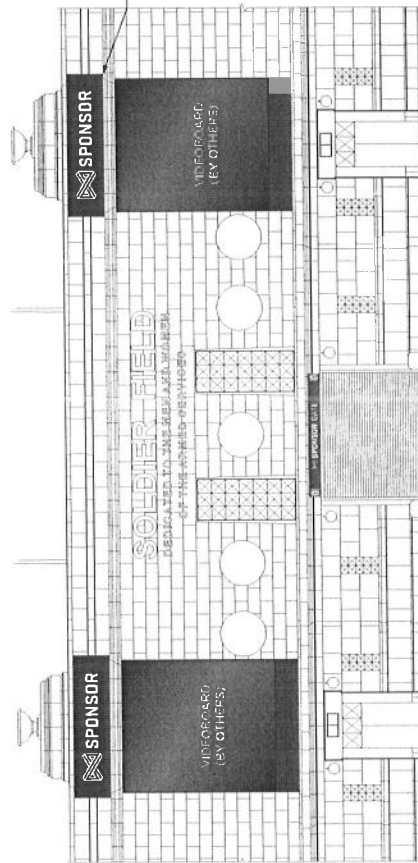
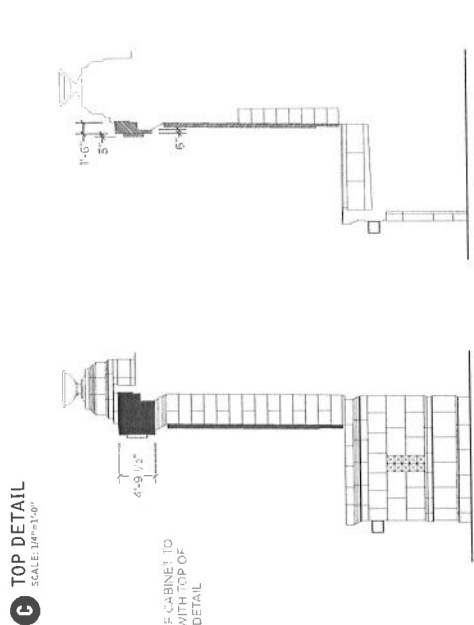
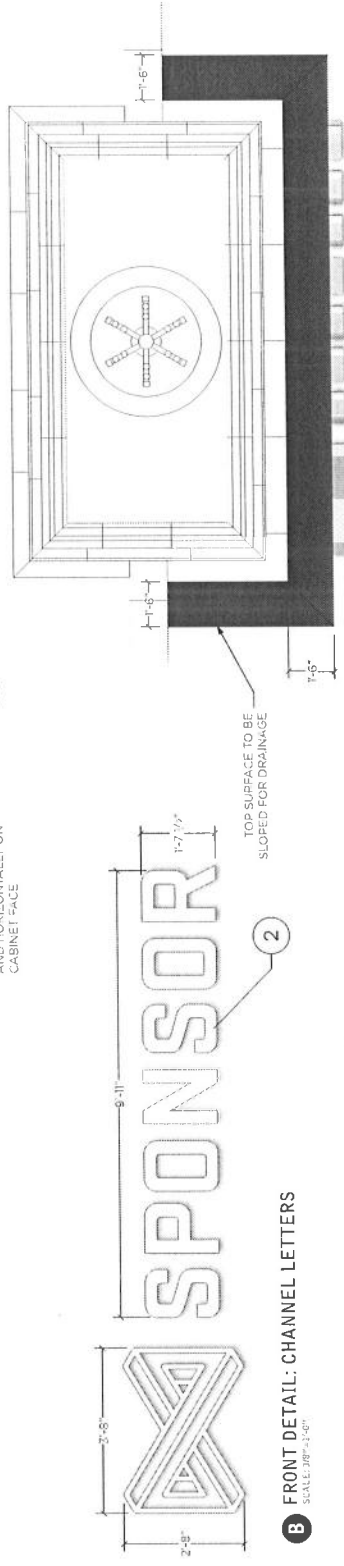
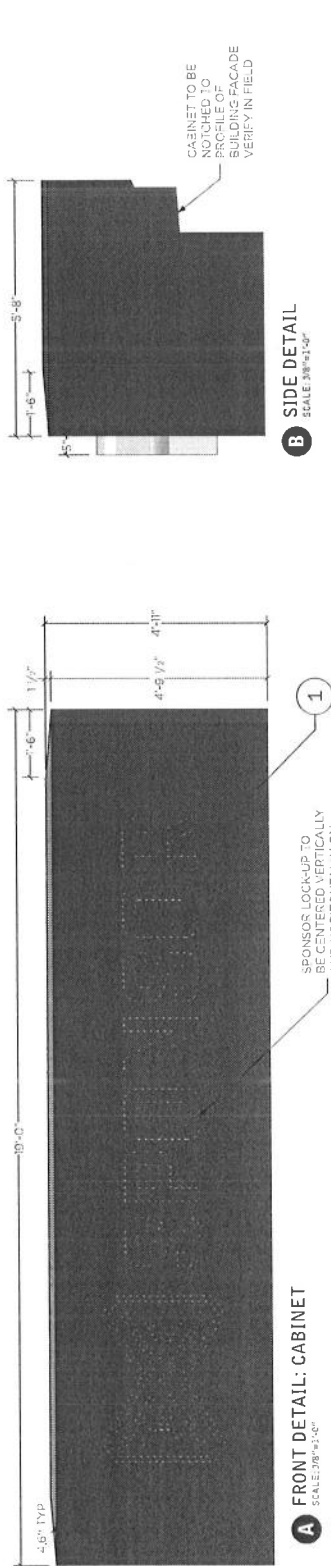
ADDITIONAL REQUIREMENTS:

SIGN FABRICATOR IS RESPONSIBLE FOR VERIFYING MOUNTING CONDITIONS AND DIMENSIONS
 SIGN FABRICATOR IS RESPONSIBLE FOR PRODUCING FIELD DIMENSIONS
 SIGN FABRICATOR IS RESPONSIBLE FOR PROVIDING SIGN STRUCTURE, FASTENINGS AND SUPPORTS
 SPONSOR LOGO SHOWN FOR PLACEMENT ONLY. FINAL LOGO TO BE BASED ON ARTWORK PROVIDED BY FABRICATOR TO SET UP PRIOR ART AFTER DETERMINED

SOLDIER FIELD SOUTH GATE PROJECT

project no.: 18-4743
 phase: CONSTRUCTION DOCUMENT
 date: 05-24-2019
 revisions:

sign type: X-20
 drawing name: Videoboard Sponsor Panel
 sheet: G-13.0



F SECTION

SCALE: 3/8"=1'-0"

18482

12948

JOURNAL--CITY COUNCIL--CHICAGO

10/28/2015

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREA SHOWN ON MAP NO. 4-E.

IPD 778,09

(As Amended)

(Application No. 18482)

(Common Address: 1410 S. Museum Campus Dr., 458 E. 18th St., 600 E. Waldron Dr., 1559 S. Lake Shore Dr. And Properties With Address Ranges Of 414 -- 508 E. 18th St., 415 -- 509 E. 18th St., 1600 -- 1800 S. Museum Campus Dr. And 1800 -- 1930 S. Burham Harbor Dr.)

(Lucas Museum Of Narrative Art)

(Committee Meeting Held September 20, 2015)

[SO2015-6360]

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

CHICAGO, October 28, 2015.

To the President and Members of the City Council:

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on September 20, 2015, the following item was passed by a majority of the members present:

Page 1 contains an application regarding the George Lucas Museum.

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

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

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

Yeas -- Aldermen Moreno, Hopkins, Burns, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Cappleman, J. Moore, Silverstein -- 40.

Nays -- Aldermen Dowell, Hairston, Waguespack, Reilly, Smith, Tunney, Arena, Pawar, Osterman -- 9.

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

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

The following is said ordinance as passed:

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Institutional Planned Development Number 778 symbols and indications as shown on Map Number 4-E in the area legally bounded by:

Those parts of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows:

beginning at the intersection of the westerly extension of the most northerly back of curb line of the drop off/pick up drive lane of McFetridge Drive, said line being immediately south of the south entrance to the Field Museum, and the east face of the most easterly barrier wall of Lake Shore Drive as they both exist on January 31, 2001; thence north 88 degrees, 26 minutes, 41 seconds, east along said westerly extension and said most northerly back of curb line of the drop off/pick up drive lane of McFetridge Drive, 982.20 feet to the most westerly back of curb line of the east parking lot of the Field Museum as it exists on January 31, 2001; thence north 01 degree, 32 minutes, 40 seconds, west along said most westerly back of curb line, 326.04 feet to the south line of a concrete walk as it exists on January 31, 2001; thence north 88 degrees, 17 minutes, 27 seconds, east along said south line, and its extension east, 728.19 feet to the east edge of the West Burnham Harbor seawall extended north as it exists on June 25, 2015; thence the following 31 courses and distances along said east edge of the West Burnham Harbor seawall as it exists on June 25, 2015; (1) thence south 01 degree, 55 minutes, 19 seconds east, 336.84 feet; (2) thence north 86 degrees, 20 minutes, 12 seconds west, 24.62 feet; (3) thence southerly along the arc of a nontangent curve concave to the east, having a radius of 2,166.69 feet, a chord bearing of south 18 degrees, 50 minutes, 19 seconds west, 240.00 feet to a point of nontangency; (4) thence southerly along the arc of a nontangent curve concave to the east, having a radius of 1,567.92 feet, a chord bearing of south 15 degrees, 07 minutes, 13 seconds west, 283.22 feet to a point of nontangency; (5) thence south 09 degrees, 20 minutes, 37 seconds west, 204.25 feet; (6) thence southerly along the arc of a nontangent curve concave to the east, having a radius of 701.61 feet, a chord bearing of south 05 degrees, 53 minutes, 14 seconds east, 297.46 feet to a point of nontangency; (7) thence southerly along the arc of a nontangent curve concave to the east, having a radius of 1,908.95 feet, a chord bearing of south 23 degrees, 48 minutes, 21 seconds east, 476.54 feet to a point of nontangency; (8) thence north 86 degrees, 13 minutes, 13 seconds east, 23.38 feet; (9) thence south 01 degree, 23 minutes, 31 seconds east, 200.00 feet; (10) thence north 86 degrees, 30 minutes, 47, seconds east, 21.54 feet; (11) thence south 06 degrees, 37 minutes, 51 seconds east, 19.10 feet; (12) thence south 27 degrees, 03 minutes, 38 seconds east, 27.93 feet; (13) thence south 50 degrees, 06 minutes, 21 seconds east, 27.96 feet; (14) thence south 68 degrees, 56 minutes, 42 seconds east, 12.04 feet; (15) thence south 82 degrees, 38 minutes, 44 seconds east, 26.70 feet; (16) thence south 01 degree,

55 minutes, 04 seconds east, 166.03 feet; (17) thence south 75 degrees, 55 minutes, 08 seconds west, 36.70 feet; (18) thence south 45 degrees, 10 minutes, 23 seconds west, 35.23 feet; (19) thence south 14 degrees, 16 minutes, 04 seconds west, 37.14 feet; (20) thence south 08 degrees, 29 minutes, 02 seconds east, 71.49 feet; (21) thence south 15 degrees, 17 minutes, 18 seconds east, 52.51 feet; (22) thence southerly along the arc of a nontangent curve concave to the west, having a radius of 793.85 feet, a chord bearing of south 17 degrees, 37 minutes, 07 seconds east, 145.84 feet to a point of nontangency; (23) thence south 03 degrees, 12 minutes, 08 seconds east, 215.32 feet; (24) thence southerly along the arc of a nontangent curve concave to the west, having a radius of 101.24 feet, a chord bearing of south 08 degrees, 01 minute, 44 seconds west, 34.83 feet to a point of nontangency; (25) thence southerly along the arc of a nontangent curve concave to the northwest, having a radius of 49.21 feet, a chord bearing of south 53 degrees, 49 minutes, 21 seconds west, 62.70 feet to a point of nontangency; (26) thence north 88 degrees, 24 minutes, 31 seconds west, 48.92 feet; (27) thence southerly along the arc of a nontangent curve concave to the east, having a radius of 198.52 feet, a chord bearing of south 34 degrees, 33 minutes, 50 seconds west, 143.66 feet to a point of nontangency; (28) thence southerly along the arc of a nontangent curve concave to the east, having a radius of 800.66 feet, a chord bearing of south 02 degrees, 20 minutes, 44 seconds west, 568.59 feet to a point of nontangency; (29) thence southerly along the arc of a nontangent curve concave to the west, having a radius of 349.41 feet, a chord bearing of south 12 degrees, 20 minutes, 39 seconds east, 108.10 feet to a point of nontangency; (30) thence southerly along the arc of a nontangent curve concave to the northeast, having a radius of 542.56 feet, a chord bearing of south 35 degrees, 18 minutes, 37 seconds east, 345.95 feet to a point of nontangency; (31) thence south 50 degrees, 52 minutes, 55 seconds east, 225.99 feet to the northerly face of McCormick Place extended east; thence south 73 degrees, 00 minutes, 15 seconds west, along said northerly face and easterly and westerly extensions thereof, 863.80 feet to said east face of the most easterly barrier wall of Lake Shore Drive as it exists on January 31, 2001; thence the following 16 courses and distances along said east face of the most easterly barrier wall of Lake Shore Drive; (1) thence northerly along the arc of a nontangent curve concave to the east, having a radius of 3,037.47 feet, a chord bearing of north 25 degrees, 20 minutes, 29 seconds west, 363.76 feet to a point of nontangency; (2) thence north 16 degrees, 23 minutes, 25 seconds west, 536.10 feet; (3) thence north 14 degrees, 45 minutes, 43 seconds west, 65.11 feet; (4) thence northerly along the arc of a nontangent curve, concave to the east, having a radius of 2,407.33 feet, a chord bearing of north 11 degrees, 40 minutes, 01 second west, 116.07 feet to a point of nontangency; (5) thence north 10 degrees, 50 minutes, 09 seconds west, 243.01 feet; (6) thence north 21 degrees, 58 minutes, 08 seconds west, 137.99 feet; (7) thence north 37 degrees, 16 minutes, 44 seconds west, 20.02 feet; (8) thence north 31 degrees, 10 minutes, 38 seconds west, 364.52 feet; (9) thence north 27 degrees, 14 minutes, 17 seconds west, 78.85 feet; (10) thence north 23 degrees, 25 minutes, 52 seconds west, 140.70 feet; (11) thence northerly along the arc of a nontangent curve concave to the east, having a radius of 3,374.65 feet, a chord bearing of north 22 degrees, 48 minutes, 45 seconds west, 123.33 feet to a point of nontangency; (12) thence north 20 degrees, 30 minutes,

53 seconds west, 145.50 feet; (13) thence northerly along the arc of a nontangent curve concave to the east, having a radius of 8,556.48 feet, a chord bearing of north 18 degrees, 11 minutes, 20 seconds west, 258.52 feet; (14) thence northerly along the arc of a nontangent curve concave to the east, having a radius of 6,581.45 feet, a chord bearing of north 16 degrees, 20 minutes, 00 seconds west, 420.04 feet; (15) thence northerly along the arc of a nontangent curve concave to the east, having a radius of 5,236.09 feet, a chord bearing of north 11 degrees, 58 minutes, 28 seconds west, 350.41 feet to a point of nontangency; (16) thence north 09 degrees, 34 minutes, 47 seconds west, 741.64 feet to the place of beginning, in Cook County, Illinois.

And generally bounded by:

East McFetridge Drive; a line approximately 981.96 feet east of the east line of South Lake Shore Drive; the south line of east Solidarity Drive; the west line of Burnham Harbor; the north line of McCormick Place East; and south Lake Shore Drive,

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

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the DX-3 Downtown Mixed Use District symbols and indications as shown on Map Number 4-E in the area legally bounded by:

Those parts of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows:

beginning at the intersection of the westerly extension of the most northerly back of curb line of the drop off/pick up drive lane of McFetridge Drive, said line being immediately south of the south entrance to the Field Museum, and the east face of the most easterly barrier wall of Lake Shore Drive as they both exist on January 31, 2001; thence north 88 degrees, 26 minutes, 41 seconds, east along said westerly extension and said most northerly back of curb line of the drop off/pick up drive lane of McFetridge Drive, 982.20 feet to the most westerly back of curb line of the east parking lot of the Field Museum as it exists on January 31, 2001; thence north 01 degree, 32 minutes, 40 seconds, west along said most westerly back of curb line, 326.04 feet to the south line of a concrete walk as it exists on January 31, 2001; thence north 88 degrees, 17 minutes, 27 seconds, east along said south line, and its extension east, 728.19 feet to the east edge of the West Burnham Harbor seawall extended north as it exists on June 25, 2015; thence the following 31 courses and distances along said east edge of the West Burnham Harbor seawall as it exists on June 25, 2015; (1) thence south 01 degree, 55 minutes, 19 seconds east, 336.84 feet; (2) thence north 86 degrees, 20 minutes, 12 seconds west, 24.62 feet; (3) thence southerly along the arc of a nontangent curve concave to the east, having a radius of 2,166.69 feet, a chord bearing of south 18 degrees, 50 minutes, 19 seconds west, 240.00 feet to a point of nontangency; (4) thence southerly along the arc of a nontangent curve concave to the

east, having a radius of 1,567.92 feet, a chord bearing of south 15 degrees, 07 minutes, 13 seconds west, 283.22 feet to a point of nontangency; (5) thence south 09 degrees, 20 minutes, 37 seconds west, 204.25 feet; (6) thence southerly along the arc of a nontangent curve concave to the east, having a radius of 701.61 feet, a chord bearing of south 05 degrees, 53 minutes, 14 seconds east, 297.46 feet to a point of nontangency; (7) thence southerly along the arc of a nontangent curve concave to the east, having a radius of 1,908.95 feet, a chord bearing of south 23 degrees, 48 minutes, 21 seconds east, 476.54 feet to a point of nontangency; (8) thence north 86 degrees, 13 minutes, 13 seconds east, 23.38 feet; (9) thence south 01 degree, 23 minutes, 31 seconds east, 200.00 feet; (10) thence north 86 degrees, 30 minutes, 47 seconds east, 21.54 feet; (11) thence south 06 degrees, 37 minutes, 51 seconds east, 19.10 feet; (12) thence south 27 degrees, 03 minutes, 38 seconds east, 27.93 feet; (13) thence south 50 degrees, 06 minutes, 21 seconds east, 27.96 feet; (14) thence south 68 degrees, 56 minutes, 42 seconds east, 12.04 feet; (15) thence south 82 degrees, 38 minutes, 44 seconds east, 26.70 feet; (16) thence south 01 degree, 55 minutes, 04 seconds east, 166.03 feet; (17) thence south 75 degrees, 55 minutes, 08 seconds west 36.70 feet; (18) thence south 45 degrees, 10 minutes, 23 seconds west, 35.23 feet; (19) thence south 14 degrees, 16 minutes, 04 seconds west, 37.14 feet; (20) thence south 08 degrees, 29 minutes, 02 seconds east, 71.49 feet; (21) thence south 15 degrees, 17 minutes, 18 seconds east, 52.51 feet; (22) thence southerly along the arc of a nontangent curve concave to the west, having a radius of 793.85 feet, a chord bearing of south 17 degrees, 37 minutes, 07 seconds east, 145.84 feet to a point of nontangency; (23) thence south 03 degrees, 12 minutes, 08 seconds east, 215.32 feet; (24) thence southerly along the arc of a nontangent curve concave to the west, having a radius of 101.24 feet, a chord bearing of south 08 degrees, 01 minute, 44 seconds west, 34.83 feet to a point of nontangency; (25) thence southerly along the arc of a nontangent curve concave to the northwest, having a radius of 49.21 feet, a chord bearing of south 53 degrees, 49 minutes, 21 seconds west, 62.70 feet to a point of nontangency; (26) thence north 88 degrees, 24 minutes, 31 seconds west, 48.92 feet; (27) thence southerly along the arc of a nontangent curve concave to the east, having a radius of 198.52 feet, a chord bearing of south 34 degrees, 33 minutes, 50 seconds west, 143.66 feet to a point of nontangency; (28) thence southerly along the arc of a nontangent curve concave to the east, having a radius of 800.66 feet, a chord bearing of south 02 degrees, 20 minutes, 44 seconds west, 568.59 feet to a point of nontangency; (29) thence southerly along the arc of a nontangent curve concave to the west, having a radius of 349.41 feet, a chord bearing of south 12 degrees, 20 minutes, 39 seconds east, 108.10 feet to a point of nontangency; (30) thence southerly along the arc of a nontangent curve concave to the northeast, having a radius of 542.56 feet, a chord bearing of south 35 degrees, 18 minutes, 37 seconds east, 345.95 feet to a point of nontangency; (31) thence south 50 degrees, 52 minutes, 55 seconds east, 225.99 feet to the northerly face of McCormick Place extended east; thence south 73 degrees, 00 minutes, 15 seconds west, along said northerly face and easterly and westerly extensions thereof, 863.80 feet to said east face of the most easterly barrier wall of Lake Shore Drive as it exists on January 31, 2001; thence the following 16 courses and distances along said east face of the most easterly barrier wall of Lake Shore Drive; (1) thence northerly

along the arc of a nontangent curve concave to the east, having a radius of 3,037.47 feet, a chord bearing of north 25 degrees, 20 minutes, 29 seconds west, 363.76 feet to a point of nontangency; (2) thence north 16 degrees, 23 minutes, 25 seconds west, 536.10 feet; (3) thence north 14 degrees, 45 minutes, 43 seconds west, 65.11 feet; (4) thence northerly along the arc of a nontangent curve, concave to the east, having a radius of 2,407.33 feet, a chord bearing of north 11 degrees, 40 minutes, 01 second west, 116.07 feet to a point of nontangency; (5) thence north 10 degrees, 50 minutes, 09 seconds west, 243.01 feet; (6) thence north 21 degrees, 58 minutes, 08 seconds west, 137.99 feet; (7) thence north 37 degrees, 16 minutes, 44 seconds west, 20.02 feet; (8) thence north 31 degrees, 10 minutes, 38 seconds west, 364.52 feet; (9) thence north 27 degrees, 14 minutes, 17 seconds west, 78.85 feet; (10) thence north 23 degrees, 25 minutes, 52 seconds west, 140.70 feet; (11) thence northerly along the arc of a nontangent curve concave to the east, having a radius of 3,374.65 feet, a chord bearing of north 22 degrees, 48 minutes, 45 seconds west, 123.33 feet to a point of nontangency; (12) thence north 20 degrees, 30 minutes, 53 seconds west, 145.50 feet; (13) thence northerly along the arc of a nontangent curve concave to the east, having a radius of 8,556.48 feet, a chord bearing of north 18 degrees, 11 minutes, 20 seconds west, 258.52 feet; (14) thence northerly along the arc of a nontangent curve concave to the east, having a radius of 6,581.45 feet, a chord bearing of north 16 degrees, 20 minutes, 00 seconds west, 420.04 feet; (15) thence northerly along the arc of a nontangent curve concave to the east, having a radius of 5,236.09 feet, a chord bearing of north 11 degrees, 58 minutes, 28 seconds west, 350.41 feet to a point of nontangency; (16) thence north 09 degrees, 34 minutes, 47 seconds west, 741.64 feet to the place of beginning, in Cook County, Illinois.

And generally bounded by:

East McFetridge Drive; a line approximately 981.96 feet east of the east line of South Lake Shore Drive; the south line of the East Solidarity Drive; the west line of Burnham Harbor; the north line of McCormick Place East; and South Lake Shore Drive,

to those of Institutional Planned Development Number 778, as amended, and a corresponding use district is hereby established in the area above described.

SECTION 3. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Institutional Planned Development Number 778 symbols and indications as shown on Map Number 4-E in the area legally bounded by:

That part of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows:

beginning at the intersection of the westerly extension of the most northerly back of curb line of the drop off/pick up drive lane of McFetridge Drive, said line being immediately south of the south entrance to the Field Museum, and the east face of the most easterly barrier wall of Lake Shore Drive as they both exist on January 31, 2001;

thence the following 5 courses and distances along said east face of the most easterly barrier wall of Lake Shore Drive; (1) thence north 09 degrees, 35 minutes, 36 seconds west, 187.70 feet; (2) thence north 09 degrees, 19 minutes, 48 seconds west, 86.20 feet; (3) thence northerly along the arc of a nontangent curve concave to the east, having a radius of 745.03 feet, a chord bearing of north 13 degrees, 02 minutes, 10 seconds east, 554.41 feet to a point of nontangency; (4) thence north 34 degrees, 22 minutes, 54 seconds east, 154.81 feet; (5) thence north 34 degrees, 54 minutes, 09 seconds east, 53.76 feet; thence south 53 degrees, 33 minutes, 20 seconds east, 25.01 feet; thence south 34 degrees, 54 minutes, 09 seconds west, 52.98 feet; thence south 34 degrees, 22 minutes, 54 seconds west, 154.69 feet; thence southerly along the arc of a nontangent curve concave to the east having a radius of 720.03 feet, a chord bearing south 13 degrees, 02 minutes, 41 seconds west, 535.57 feet to a point of nontangency; thence south 09 degrees, 19 minutes, 48 seconds east, 85.91 feet; thence south 09 degrees, 35 minutes, 36 seconds east, 191.21 feet to the westerly extension of the most northerly back of curb line of the drop-off/pickup drive lane of McFetridge Drive, said line being immediately south of the south entrance to the Field Museum; thence south 88 degrees, 26 minutes, 41 seconds, west along said westerly extension, 25.25 feet to the place of beginning, in Cook County, Illinois.

to those of Parks and Open Space 1 and a corresponding use district is hereby established in the area above described.

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

Plan of Development Statements attached to this ordinance read as follows:

Institutional Planned Development No. 778, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 778, as amended (the "Planned Development") consists of approximately 4,747,930 gross square feet (109.0 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property is owned by the applicant, the Chicago Park District, an Illinois unit of local government (the "Applicant"). The Metropolitan Pier and Exposition Authority, an Illinois unit of local government ("MPEA"), is a ground lessee of a portion of the Property. The Applicant intends to ground lease Subarea 3 to the Lucas Museum of Narrative Art, a California not-for-profit corporation. The Applicant makes the application with the consent of the MPEA.

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 titleholders 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, then to the owners of record title and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph 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 of the owners of the Property and any ground lessors. An agreement among property owners or a covenant binding property owners may designate the authorized party for any future amendment, modification or change. Provided, however, that after adoption of an ordinance wherein the Property is divided into specifically delineated subareas, each having its own bulk and density standards, or similar subarea specific development controls or requirements, the owners of, or designated controlling party for, each subarea may seek amendments, changes or modifications for that subarea without the consent of the owners or designated controlling party of the other subareas.
3. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation. All roadway vacations and dedications shall be substantially in accordance with the attached Right-of-Way Adjustment Plan and shall be subject to the requirements, regulations and restrictions of the Department of Transportation and the applicable requirements of the Municipal Code.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans, as defined below, and shall be subject to the requirements, regulations and restrictions of the Department of Transportation and the applicable requirements of the Municipal Code.

Ingress and egress shall be in accordance with the plans and the closure of all or any public street or alley during demolition or construction shall be in accordance with the plans, subject to the requirements, regulations and restrictions of the Department of Transportation and the applicable requirements of the Municipal Code.
4. All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
5. This Planned Development consists of 17 Statements; a Bulk Regulations and Data Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Generalized Land-Use Map; a Right-of-Way Adjustment Map; a Detail Right-of-Way Adjustment Map (Subareas 3 and 4A); a Subarea Map; Site Plan (Subarea 1); Landscape Plan (Subarea 1); Site Plan (Subarea 2); Landscape Plan (Subarea 2); Site Plan (Subareas 3 and 4A); Site Plan

Ground Level (Subareas 3 and 4A); Landscape Plan (Subareas 3 and 4A); Site Plan (Subareas 4B and 4C); Landscape Plan (Subareas 4B and 4C); Site Plan of Development Statements referred to in this ordinance read as follows: (Subarea 4D); Landscape Plan (Subarea 4D); Planting Palette; Planting Palette and Tree Count; Level 01 -- Museum Ground Floor Plan; South Elevation; North Elevation; East Elevation; and West Elevation (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 Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control. No changes to the improvements or the zoning on Subarea 1 are contemplated as part of this amendment to the Planned Development.

For the purpose of this Planned Development, it is agreed and acknowledged that the development standards for Subarea 1 were established pursuant to Institutional Planned Development Number 778, rights and obligations, as published on May 28, 2001 at the *Journal of the Proceedings of the City Council of the City of Chicago*, page 56415, (the "2001 Planned Development") and shall remain applicable to Subarea 1.

6. The Property within the Planned Development is divided into subareas as indicated on the Subarea Map. The following uses are permitted within this Planned Development as follows:

- a. Subarea 1:

Public park and recreation uses; stadiums (over 2,000 seats); concessions and restaurants (including liquor sales); accessory and non-accessory parking; live performances, festivals, special events and other cultural events; broadcast and telecommunications equipment; ticket offices; retail sales; and accessory uses.

- b. Subarea 2:

Public park and recreation uses; concessions and restaurants (including liquor sales); accessory and non-accessory parking; live performances, festivals, special events and other cultural events; broadcast and telecommunications equipment; ticket offices; retail sales; transportation facilities; bus and taxi staging; and accessory uses.

- c. Subarea 3:

Public park and recreation uses; public museums; cultural exhibits and libraries; eating and drinking establishments, concessions and restaurants (including liquor sales); outdoor patios including rooftop operations; entertainment and spectator sport specifically small, medium and large venues; indoor special

events (Class A or B, as applicable); accessory and non-accessory parking; live performances, festivals, special events and other cultural and educational events; offices; broadcast and telecommunications equipment; ticket offices; retail sales; transportation facilities; bus and taxi staging; minor utility services and equipment; and accessory uses.

d. Subareas 4A To 4D:

Public park and recreation uses; eating and drinking establishments and concessions (including liquor sales); non-accessory and accessory parking; transportation facilities; bus and taxi staging; and telecommunications and minor utility services and equipment.

e. All Subareas:

Portions of the Property may be utilized on an interim basis for accessory and non-accessory parking, construction staging, construction support activities, and the storage of construction materials for the various stages of development of the Property.

7. On-premises signs, temporary signs such as construction and marketing signs, and directional signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited in the Planned Development.
8. For purposes of height measurement, the definitions in the Zoning Ordinance in effect as of the date hereof shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration. The Applicant shall be permitted to increase the height of the improvements in Subarea 3 by up to four feet where such increase is due to grade variations based on soil conditions. Such increase may be made without application for a minor change as provided in Statement Number 13; provided, however, the Applicant shall, if there is a height increase, provide notice of such change to the Department of Planning and Development as part of its superstructure Part II Review Approval Request.
9. The maximum permitted floor area ratio for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the definition in the Chicago Zoning Ordinance in effect as of the date hereof shall apply; provided, however, that, notwithstanding the foregoing and with respect to Subarea 1 only, space devoted to mechanical equipment, if any, shall not be counted as floor area. With respect to the Soldier Field Stadium, floor area shall be calculated as the sum of the gross horizontal areas of the portions of the stadium that are (a) covered by a roof or ceiling and are enclosed by walls on all sides or (b) covered by a roof or ceiling and not totally enclosed by walls on all sides provided such portions of the Stadium are intended to be used and occupied by patrons for pedestrian concourses. The seating bowl of the Stadium will not be counted as floor

area. For purposes of floor area calculations for Subarea 1, all parking located on the Property shall be deemed accessory, off-street parking and any space devoted to parking (including all lobbies, concourses and areas accessory thereto) shall not be counted as floor area. The permitted FAR identified in the Bulk Regulations Table has been determined on a subarea by subarea basis using the net site area established for each subarea as set forth in the Bulk Regulations and Data Table.

10. Upon review and determination, pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
11. The final site and landscape plans for Subareas 2, 3 and 4A to 4D shall be designed, constructed and maintained in substantial conformance with the applicable plans set forth in Statement Number 4. Final landscape plan review and approval for Subareas 2, 3 and 4A to 4D will be performed by the Department of Planning and Development.
12. Prior to the full Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) for the superstructure in Subarea 3, the Applicant shall, if it intends to construct a pedestrian bridge connecting Subarea 2 to Subarea 3, submit a site plan and building elevations for such pedestrian bridge for review and approval by the Department of Planning and Development. Review and approval by the Department of Planning and Development is intended to assure that design and location of the pedestrian bridge substantially conforms with the Planned Development and to assist the City in monitoring ongoing development. No Part II Approval for the Subarea 3 superstructure shall be granted until Site Plan Approval of the pedestrian bridge has been granted if Applicant elects to construct a pedestrian bridge. Following approval by the Department of Planning and Development, the approved Subarea Site Plan Approval submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development. The Applicant may seek and the Department may grant Part II Approval for Subarea 3 foundations prior to Subarea Site Plan Approval for the pedestrian bridge.

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Subarea Site Plan Approval submittals shall, at a minimum, provide the following information:

- a. fully-dimensioned site plan (including a footprint of the proposed improvements);
- b. fully-dimensioned building elevations; and
- c. statistical information applicable to the subject subarea, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Subarea Site Plan Approval submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

13. The Applicant, its successors and assigns and, if different than the Applicant, the legal titleholder, any ground lessees or their respective successors and assigns, as applicable, of a subarea (or portion thereof) shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
14. Subject to the provisions of Statement Number 2 of this Planned Development, the terms and conditions of development under this Planned Development ordinance may be modified administratively pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholder, any ground lessees (unless restricted or prohibited under the ground lease between the ground lessor and the ground lessee, and in all cases with prior notice to the Applicant) or their respective successors and assigns, as applicable.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes and enables universal access throughout the Property. Plans for all new buildings and improvements on the Property constructed after the date hereof 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.
16. 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. In furtherance thereof, the improvements on Subarea 3 only shall include at least the following sustainable features: (A) 50 percent Green Roof (B) Divert at least 90 percent of storm water in Subarea 3 away from City of Chicago combined sewer system; and (C) (i) Achieve Energy Star Certification or (ii) Exceed ASHRAE 90.1 (2004) by at least 14 percent.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. In the event that substantial construction is not commenced in Subarea 3 within six years of its passage and approval, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to Planned Development Number 778, as amended, in effect as of January 1, 2001.

[Existing Land-Use Map; Existing Zoning Map; Boundary and Property Line Map; Generalized Land-Use Map; Right-of-Way Adjustment Maps; Subarea Map; Site Plans; Landscape Plans; Planting Palettes and Tree Count; Level One Museum Ground Floor Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 12962 through 12986 of this *Journal*.]

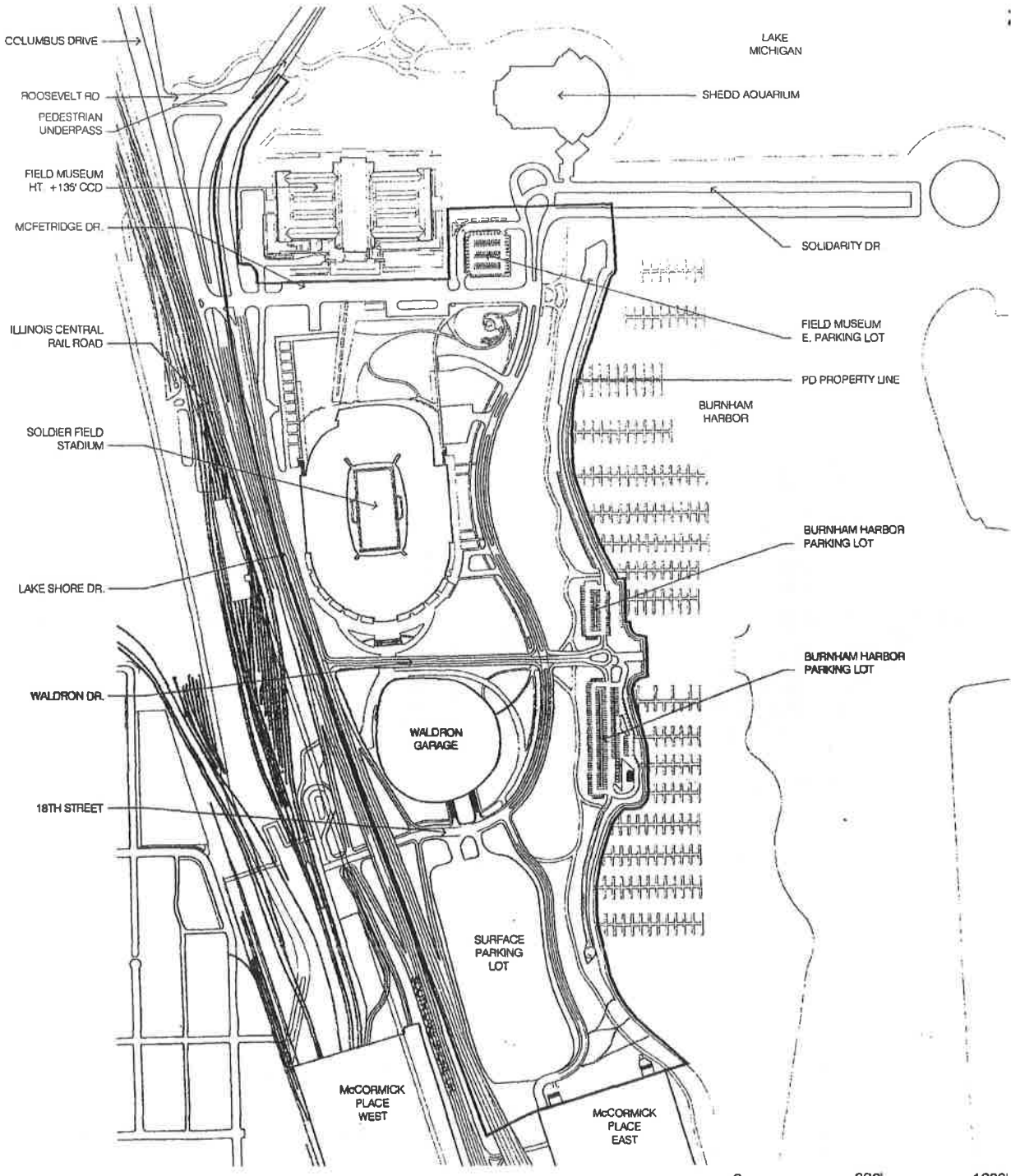
Bulk Regulations and Data Table referred to in this Plan of Development Statements reads as follows:

Bulk Regulations And Data Table.

Gross Site Area ⁽¹⁾	= ± 4,747,930 (109.0 acres)
Net Site Area ⁽²⁾	= ± 4,318,537 (99.14 acres)
Net Site Area -- Subarea 1:	1,774,876 square feet
Net Site Area -- Subarea 2:	560,455 square feet
Net Site Area -- Subarea 3:	307,861 square feet
Net Site Area -- Subarea 4:	1,675,346 square feet (4A to 4D inclusive)
Maximum Permitted Floor Area Ratio:	
Total Property ⁽³⁾ :	0.40
Subarea 1:	0.601
Subarea 2:	0.02
Subarea 3:	1.44
Subarea 4:	0.02

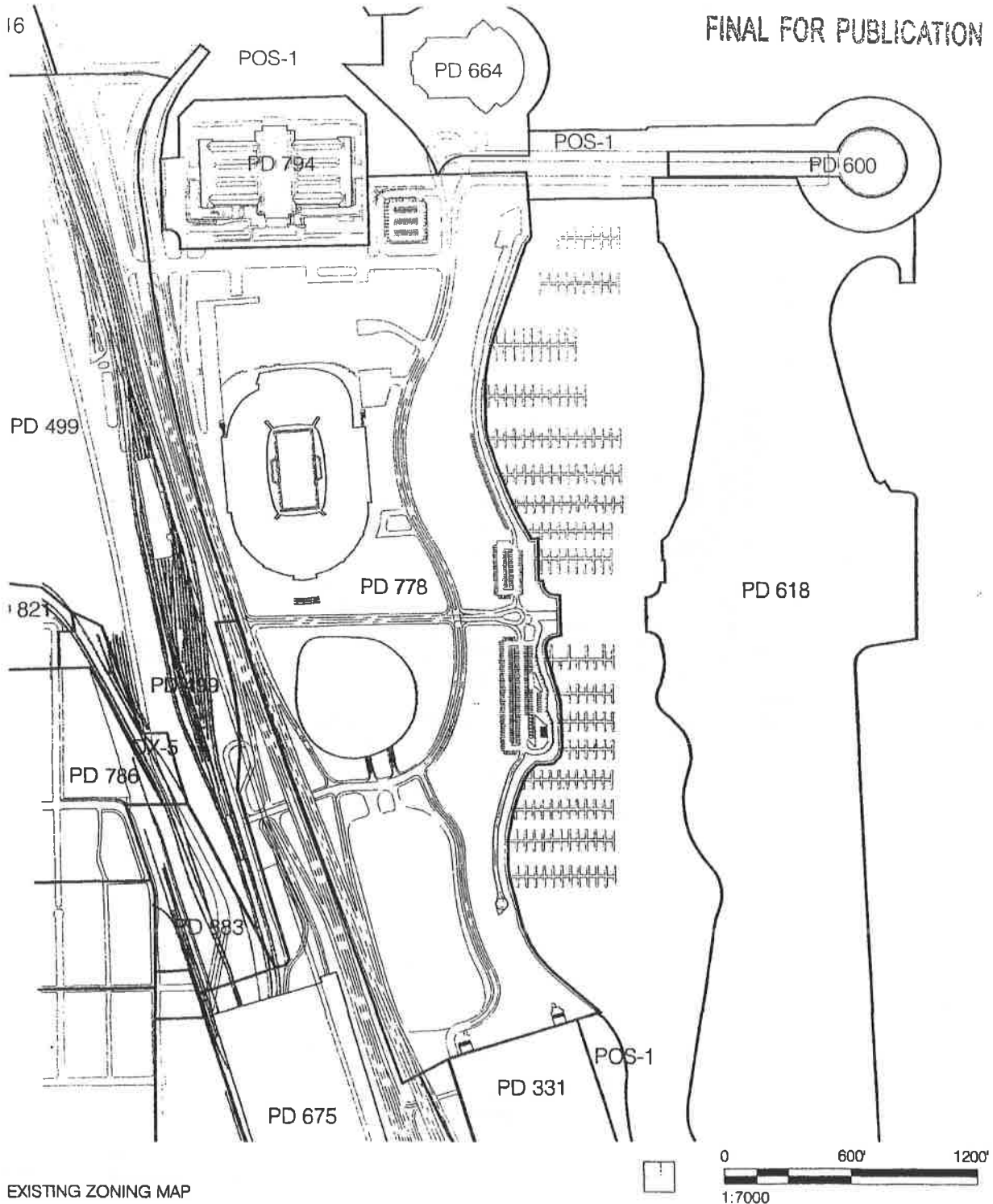
-
- (1) Gross Site Area shall mean all square footage within the Planned Development boundaries including (a) all rights-of-way to be dedicated and vacated and (b) existing rights-of-way to remain; provided, however, those portions of South Lake Shore Drive adjacent to the Planned Development property line shall not be included in Gross Site Area.
- (2) Net Site Area shall mean all square footage within a subarea exclusive of existing or to be dedicated rights-of-way and inclusive of rights-of-way to be vacated.
- (3) Total property floor area ratio is measured based on net site area of the entire Planned Development property. Floor area ratio for each subarea is measured based on Net Site Area of each subarea.

Minimum Setbacks from Property Line and/or Subarea Lines:	0 feet on north, south, east and west
Minimum Number of Parking Spaces:	
Total Property:	4,927 (4,917 if pedestrian bridge constructed)
Subareas 1 and 4D:	2,400
Subarea 2:	1,500 (1,490 if pedestrian bridge constructed)
Subarea 3:	225
Subarea 4A:	560 (event prairie parking)
Subarea 4B:	242
Subarea 4C:	0
Minimum Number of Loading Berths Subarea 3:	2, 10 feet by 50 feet; 1, 10 feet by 25 feet
Minimum Bike Parking Spaces (Subarea 3):	100
Maximum Height:	
Subarea 1:	In accordance with the Stadium Elevations referenced in Statement Number 4
Subarea 2:	30 feet to the top of the parapet wall
Subarea 3:	Up to 136 feet, 6 inches to the top of the observation tower; up to 156 feet, 6 inches to the top of the observation deck subject to Statement Number 8
Subarea 4:	20 feet for any permanent building in 4A and 4D



EXISTING LAND USE MAP

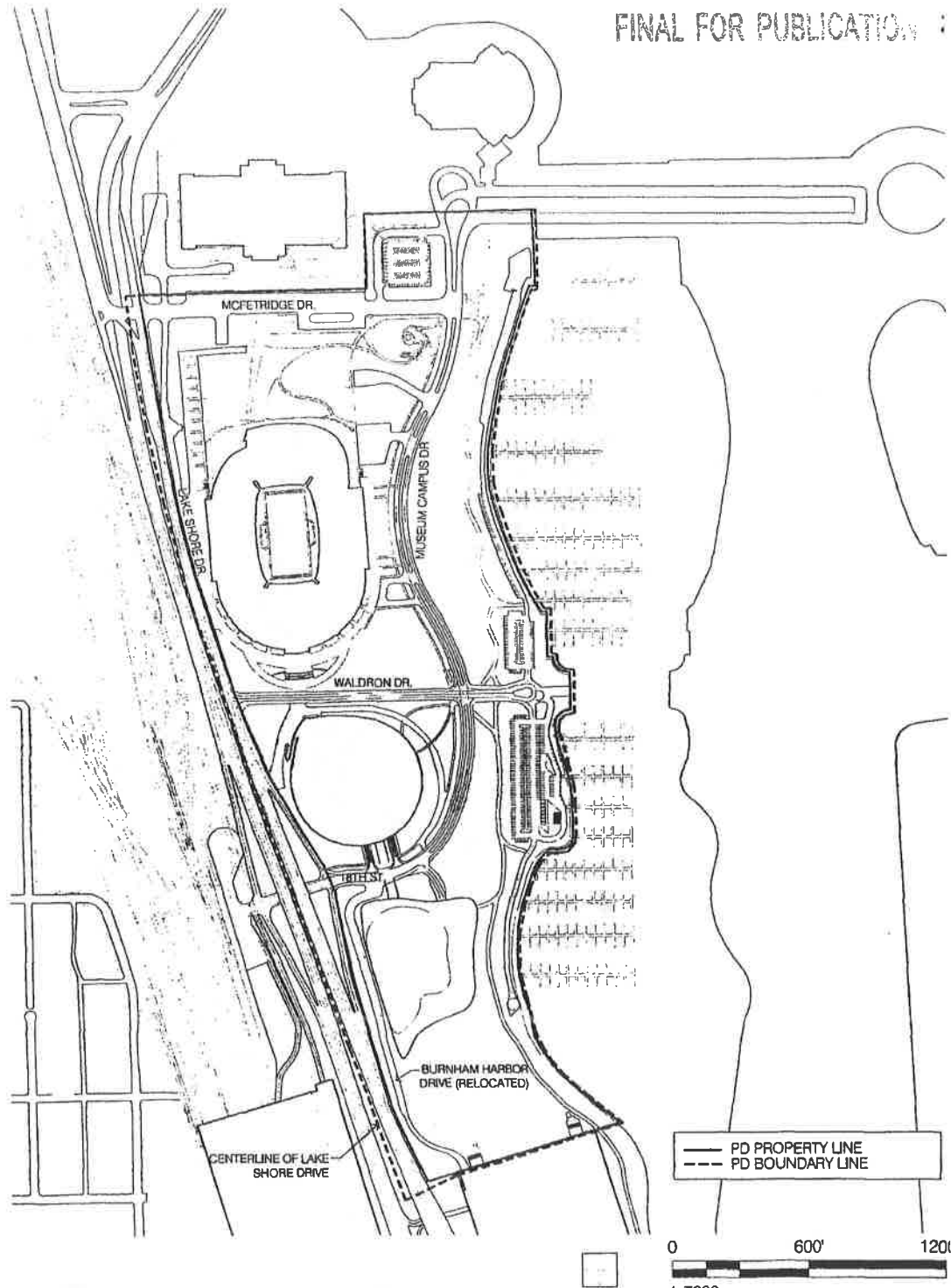
APPLICANT: CHICAGO PARK DISTRICT
 ADDRESS: 541 N. FAIRBANKS CT. CHICAGO IL 60611
 INTRODUCTION DATE: 24 SEPTEMBER 2015
 PLAN COMMISSION: 15 OCTOBER 2015



EXISTING ZONING MAP

APPLICANT: CHICAGO PARK DISTRICT
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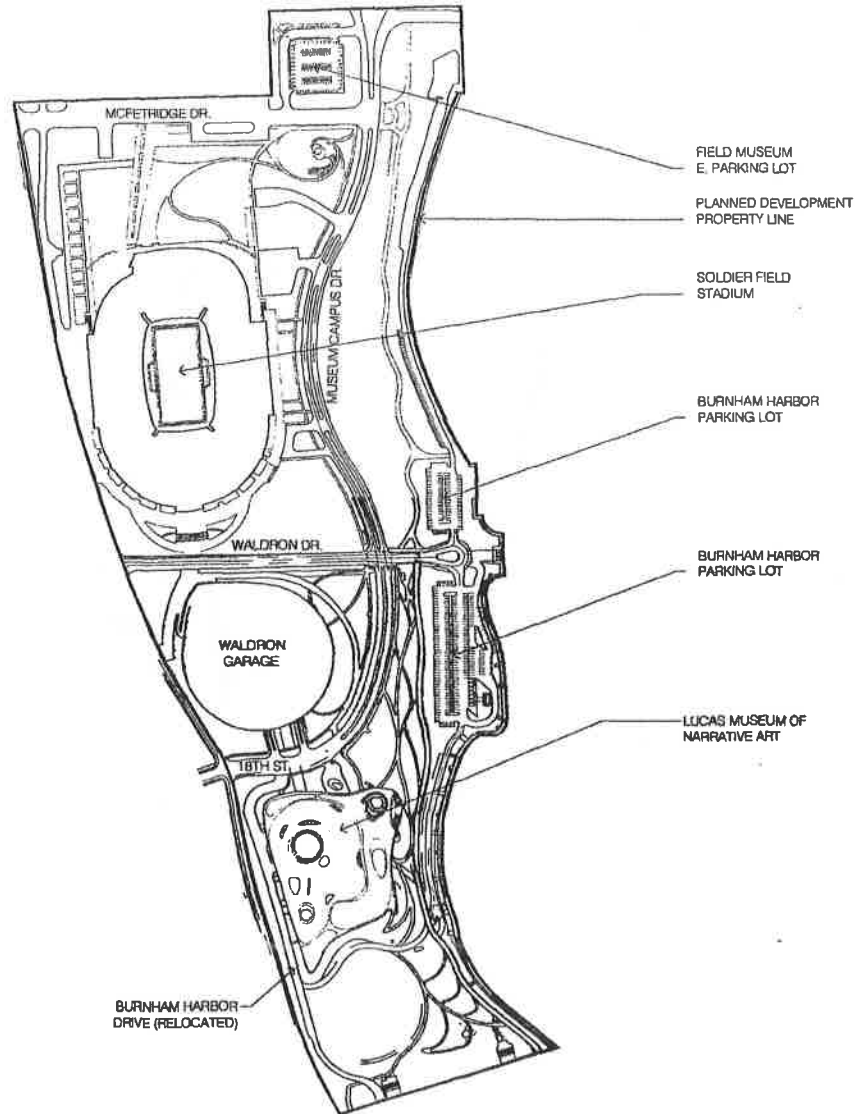
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PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

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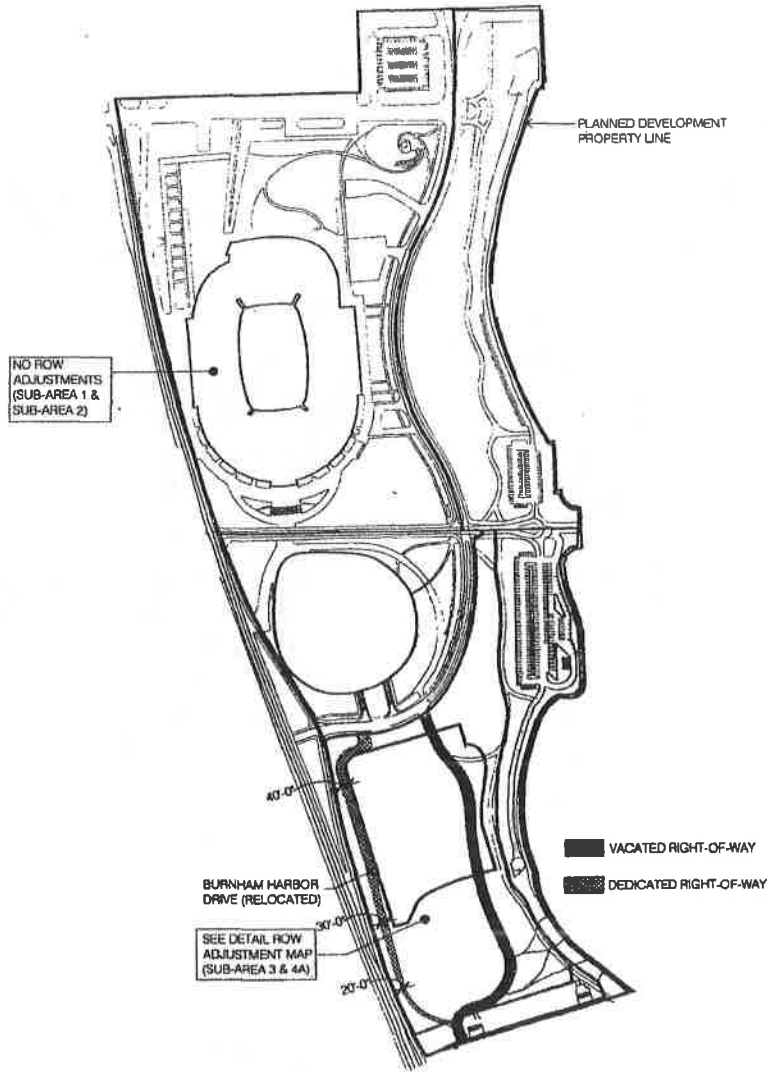
GENERALIZED LAND USE MAP



APPLICANT: CHICAGO PARK DISTRICT
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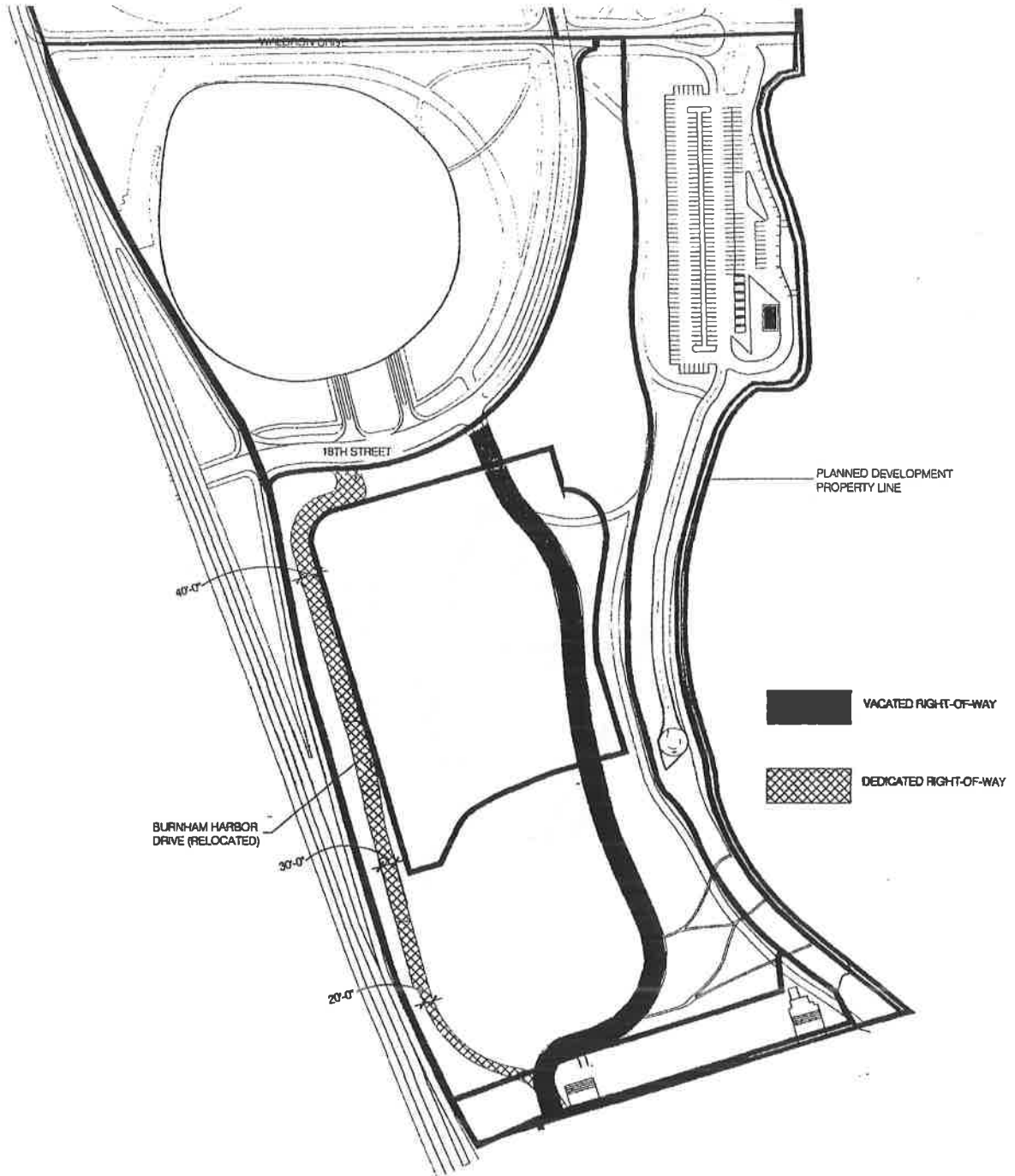
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RIGHT OF WAY ADJUSTMENT MAP



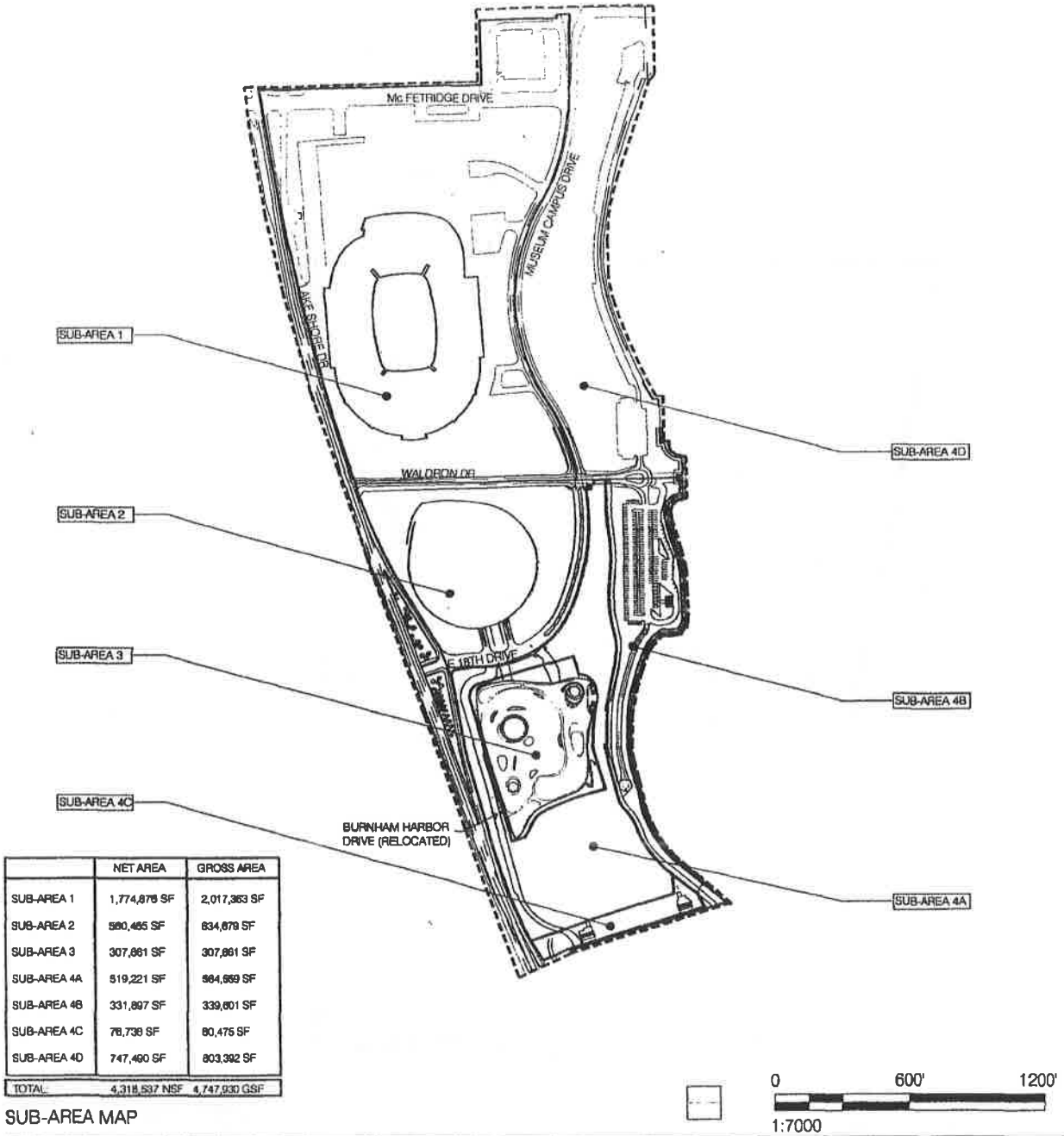
APPLICANT: CHICAGO PARK DISTRICT
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DETAIL RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA 3 & 4A)

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 PLAN COMMISSION: 15 OCTOBER 2015

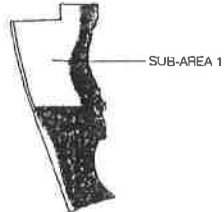
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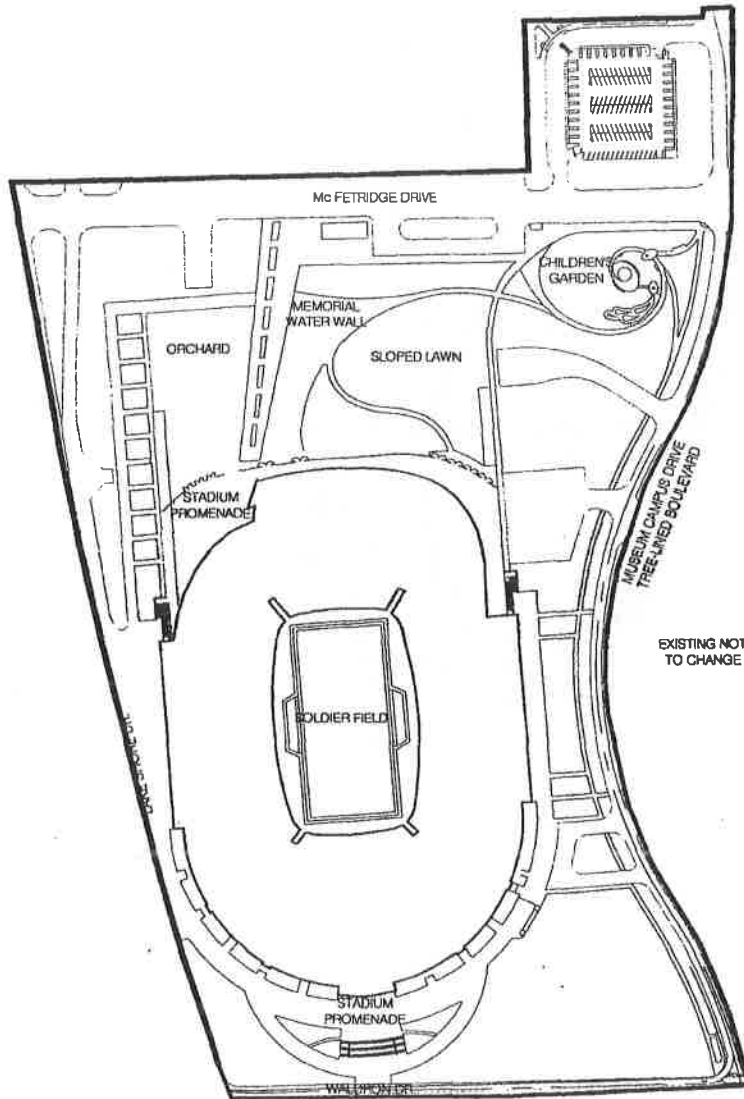
SUB-AREA MAP

APPLICANT: CHICAGO PARK DISTRICT
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KEY PLAN

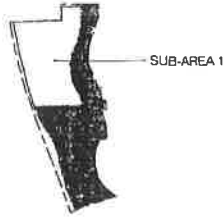


SITE PLAN (SUB-AREA 1)

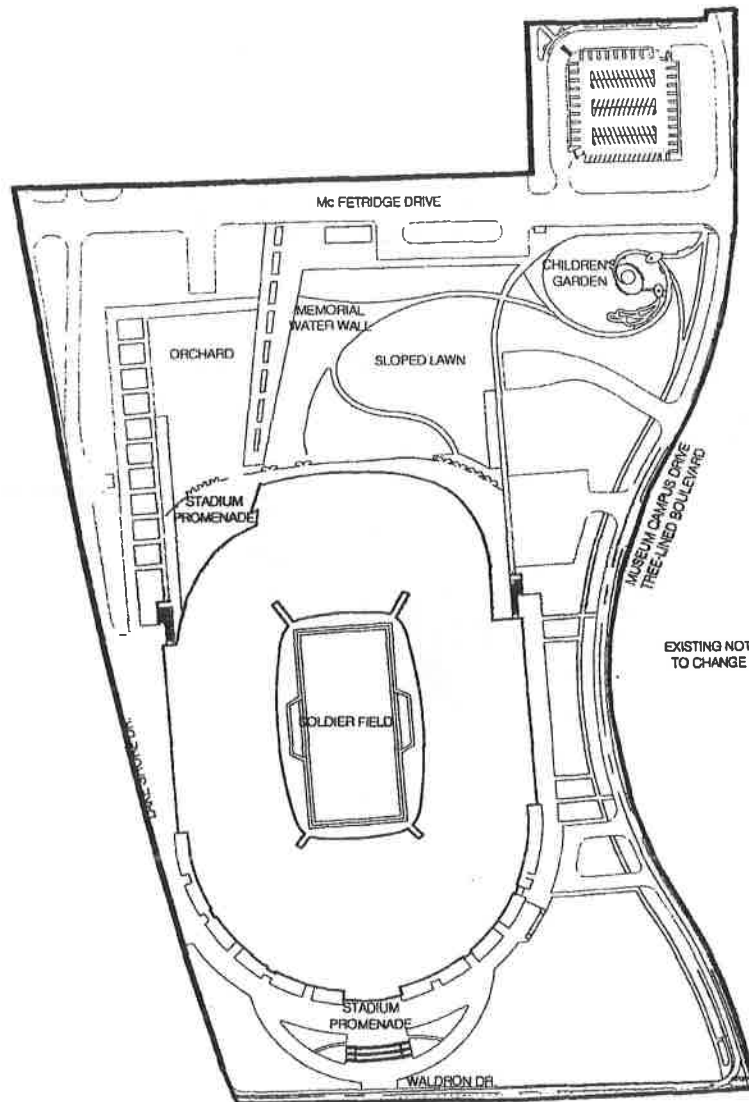


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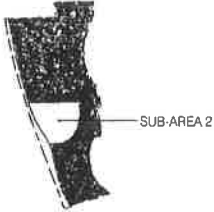
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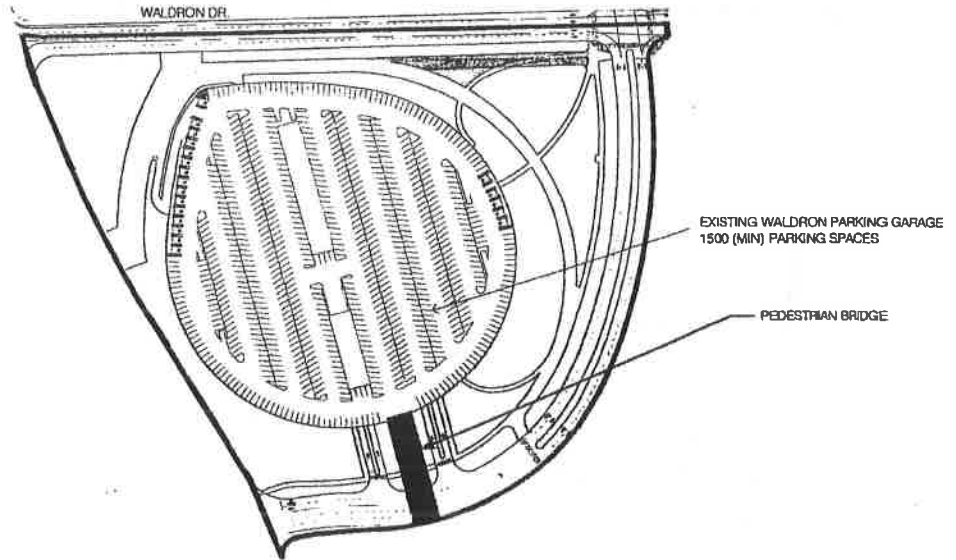
LANDSCAPE PLAN (SUB-AREA 1)

APPLICANT: CHICAGO PARK DISTRICT
 ADDRESS: 541 N. FAIRBANKS CT, CHICAGO IL 60611
 INTRODUCTION DATE: 24 SEPTEMBER 2015
 PLAN COMMISSION: 15 OCTOBER 2015

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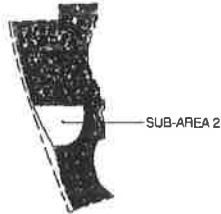


SITE PLAN (SUB-AREA 2)



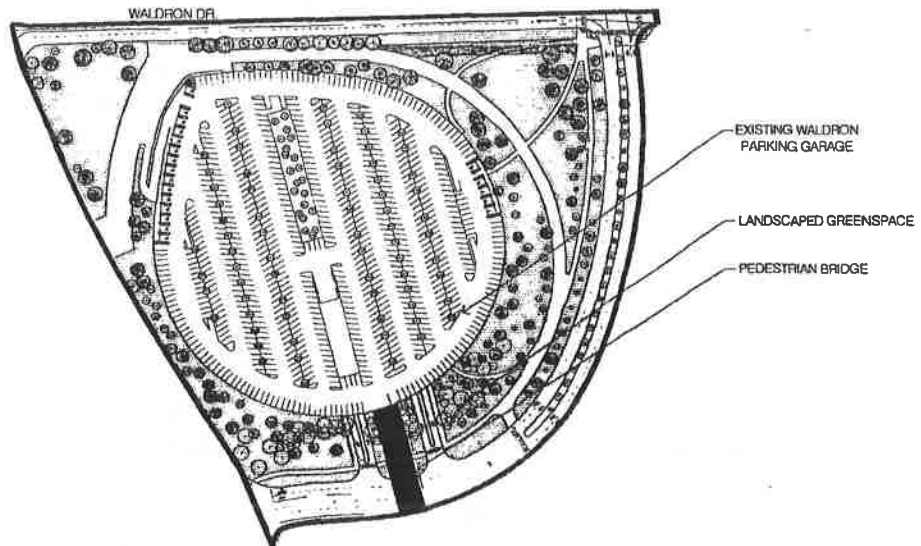
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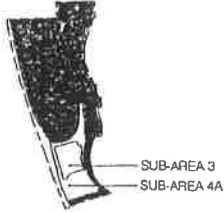
PLANTING LEGEND	
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○ DECIDUOUS TREE	▨ WETLAND GRASSES
○ EVERGREEN TREE	▨ UNDERSTORY MIX
○ ORNAMENTAL TREE	▨ TURF
○ THICKET	▨ DECIDUOUS SHRUB
○ MUSEUM GARDEN TREE	▨ EVERGREEN SHRUB
	▨ STABILIZE PRAIRE



LANDSCAPE PLAN (SUB-AREA 2)

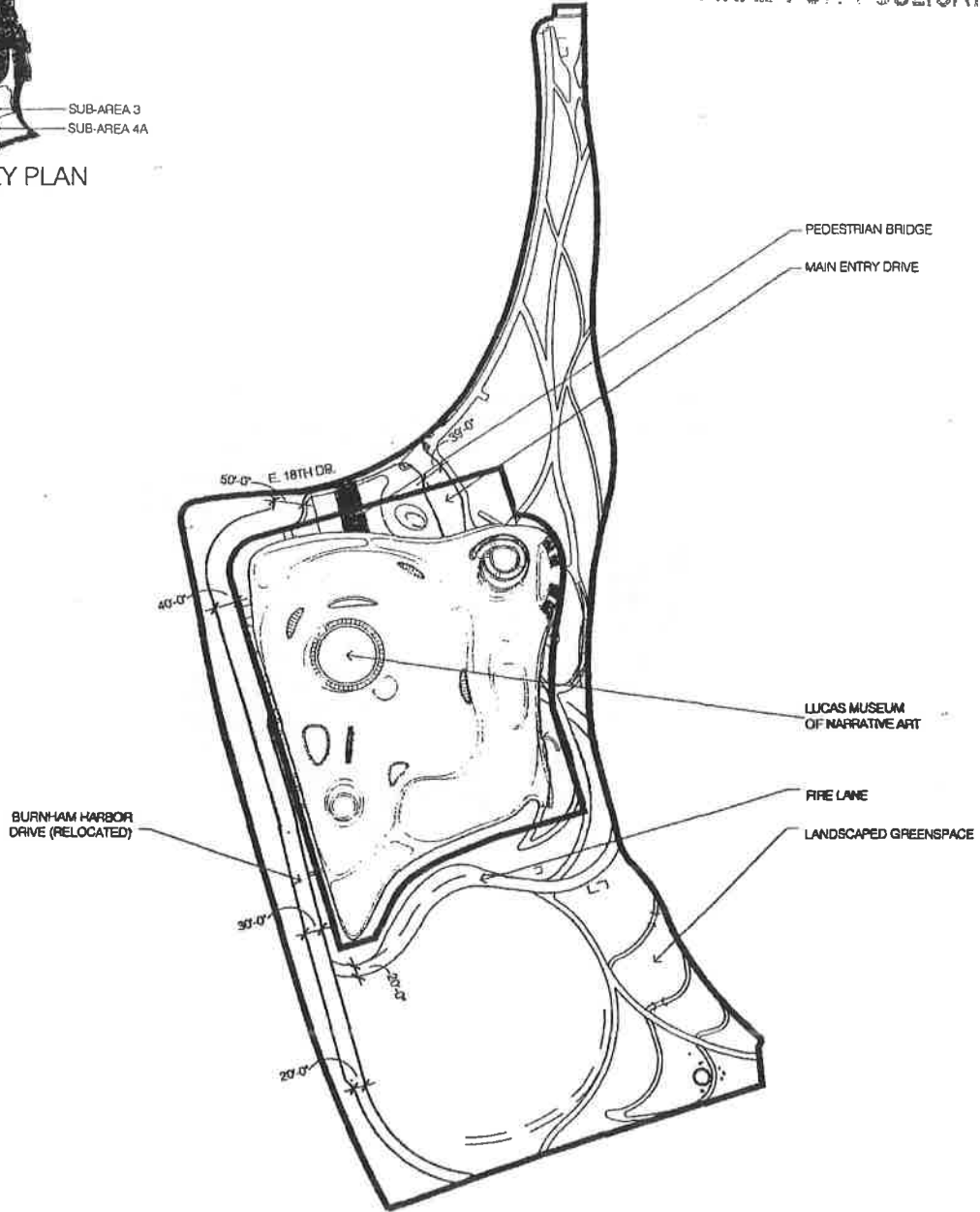


APPLICANT: CHICAGO PARK DISTRICT
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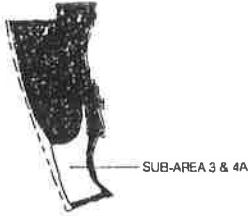
SITE PLAN (SUB-AREA 3 & 4A)



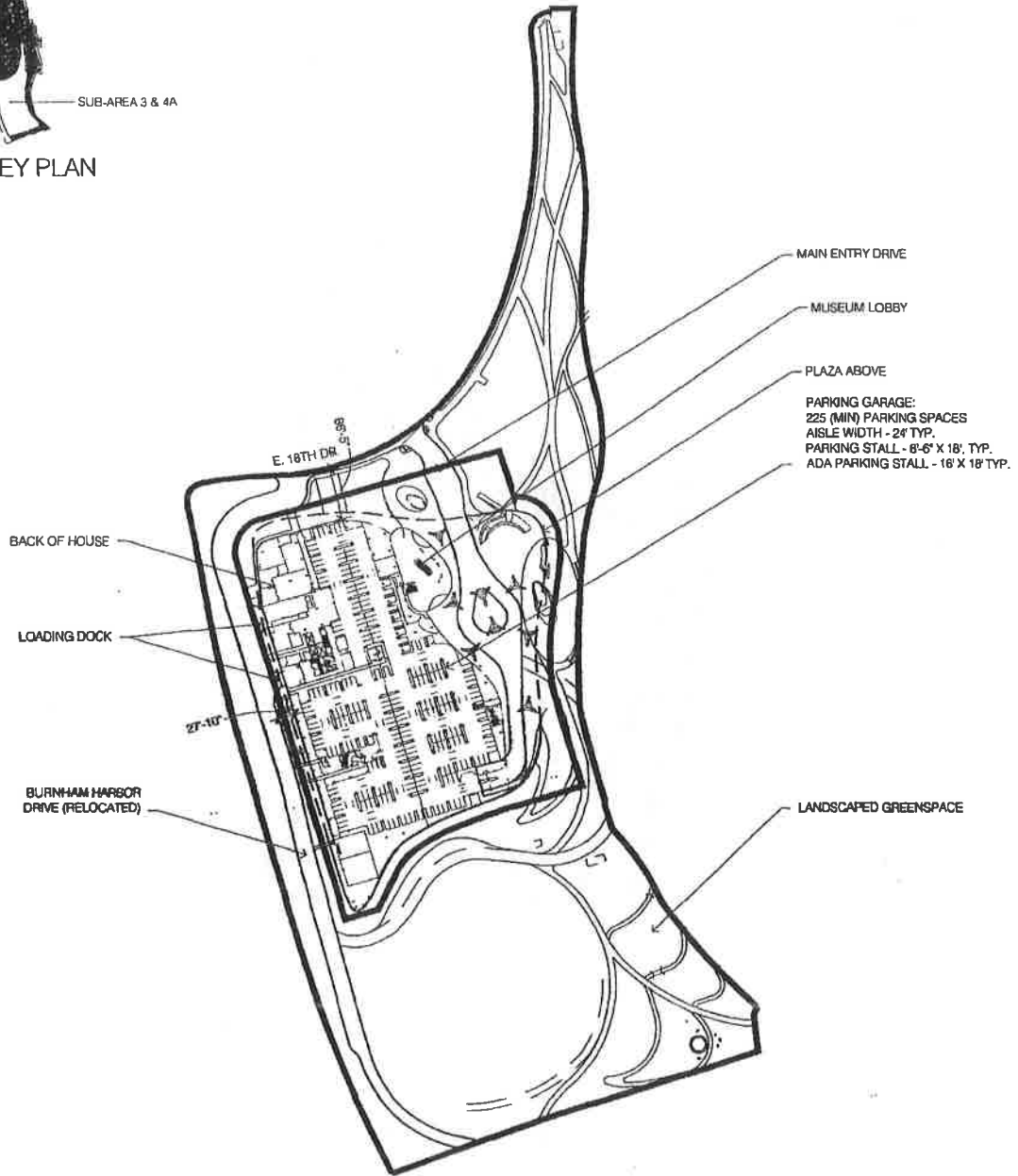
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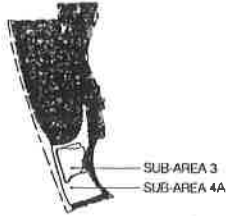
KEY PLAN



SITE PLAN GROUND LEVEL (SUB-AREA 3 & 4A)

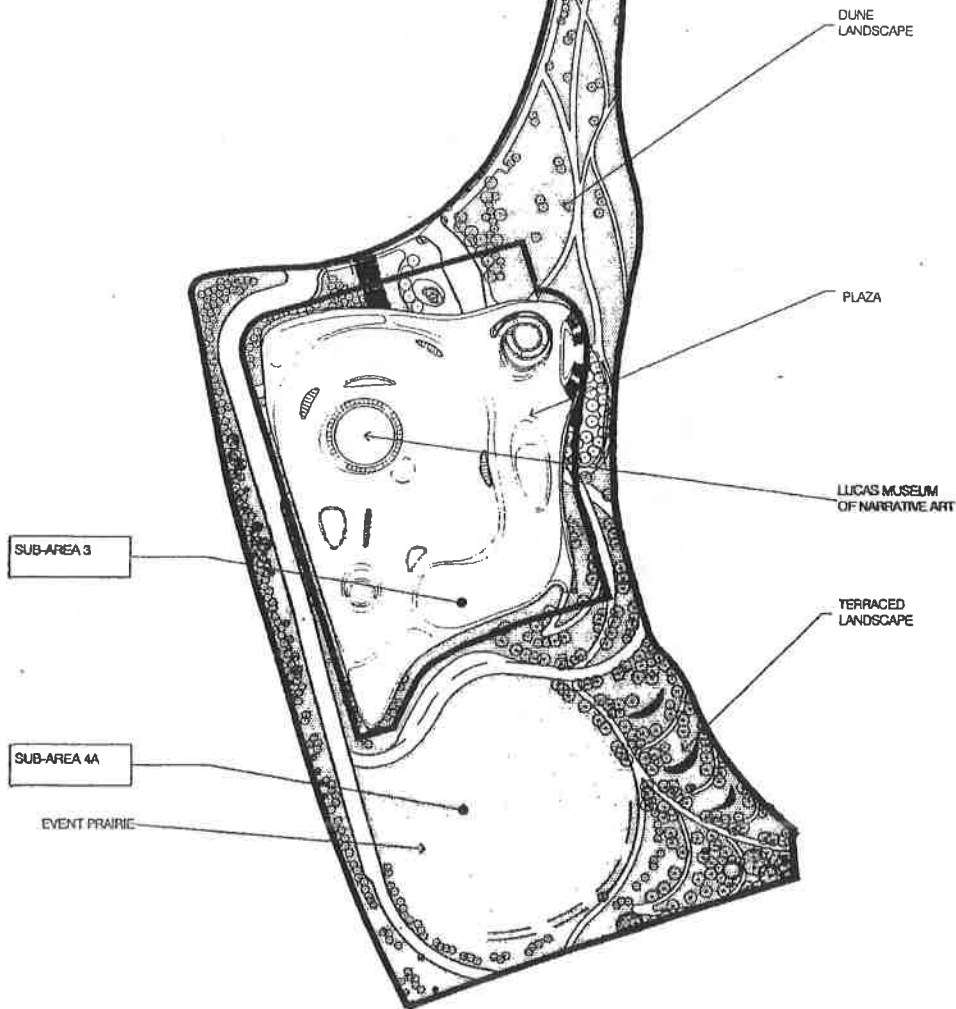


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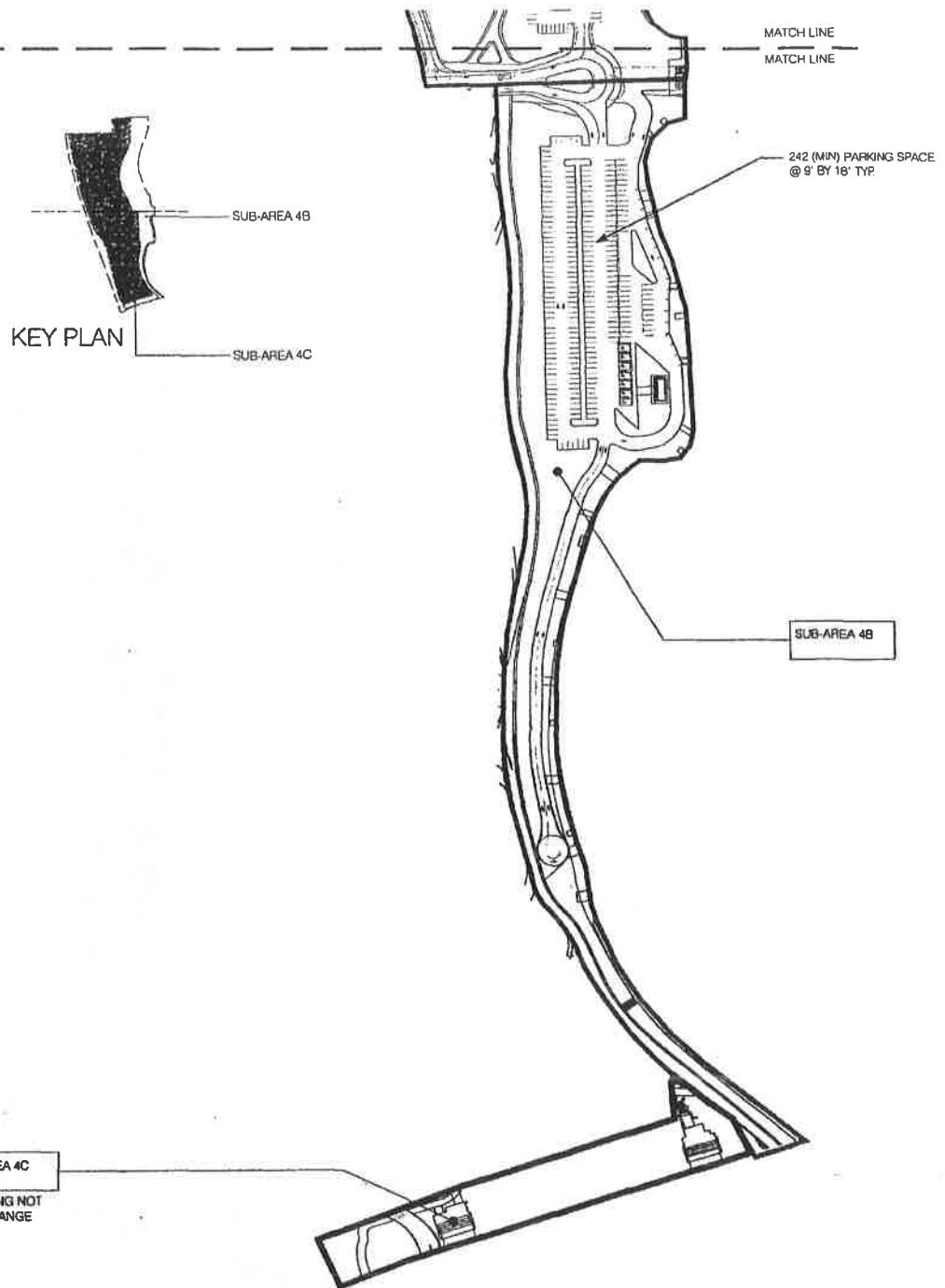
KEY PLAN

PLANTING LEGEND			
○	EXISTING TREE	▨	DUNE GRASSES
○	DECIDUOUS TREE	▨	WETLAND GRASSES
○	EVERGREEN TREE	▨	UNDERSTORY MIX
○	ORNAMENTAL TREE	▨	TURF
○	THICKET	▨	DECIDUOUS SHRUB
○	MUSEUM GARDEN TREE	▨	EVERGREEN SHRUB
		▨	STABILIZE PRAIRE



LANDSCAPE PLAN (SUB-AREA 3 & 4A)

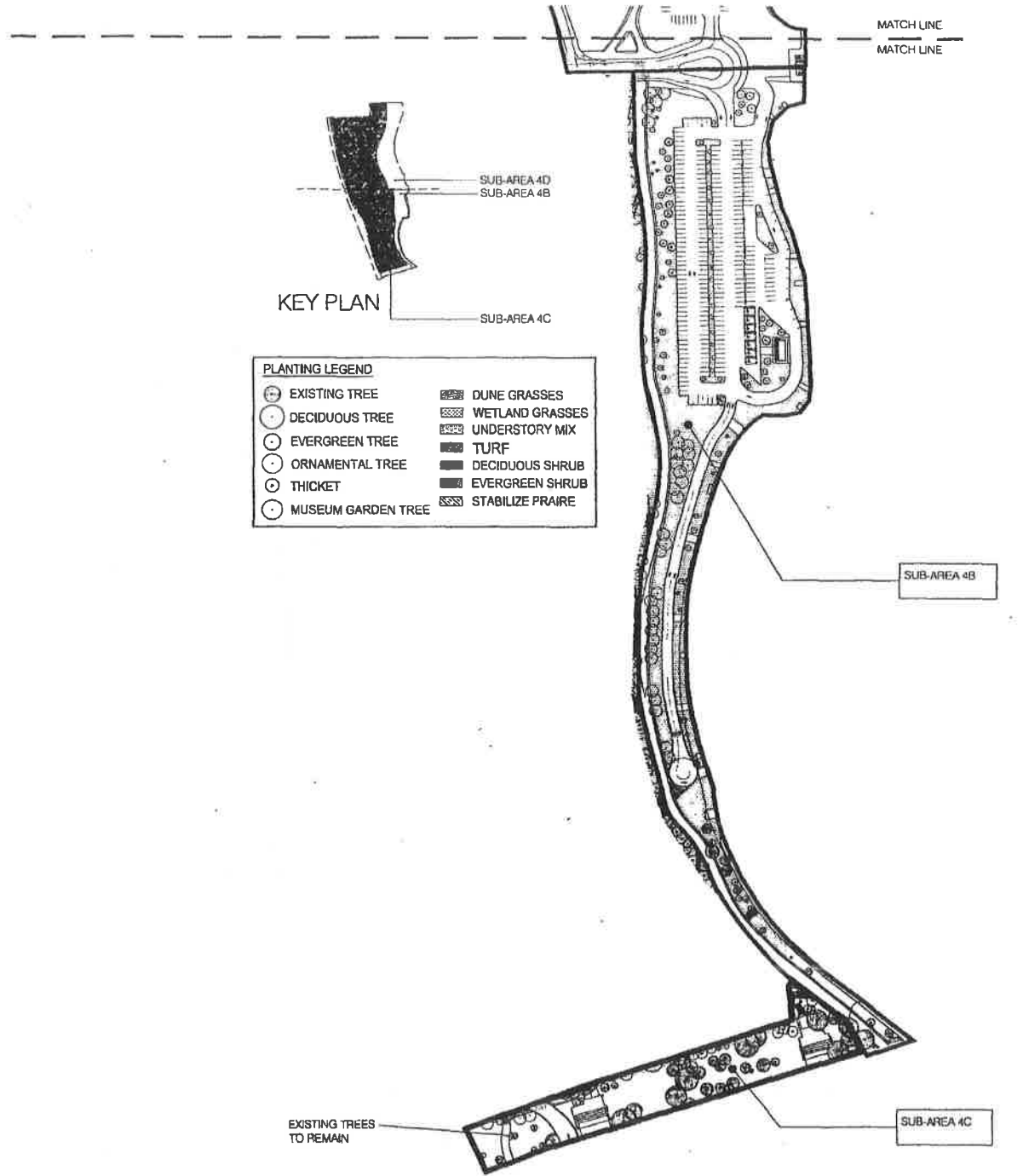
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 INTRODUCTION DATE: 24 SEPTEMBER 2015
 PLAN COMMISSION: 15 OCTOBER 2015



SITE PLAN (SUB-AREA 4B & 4C)



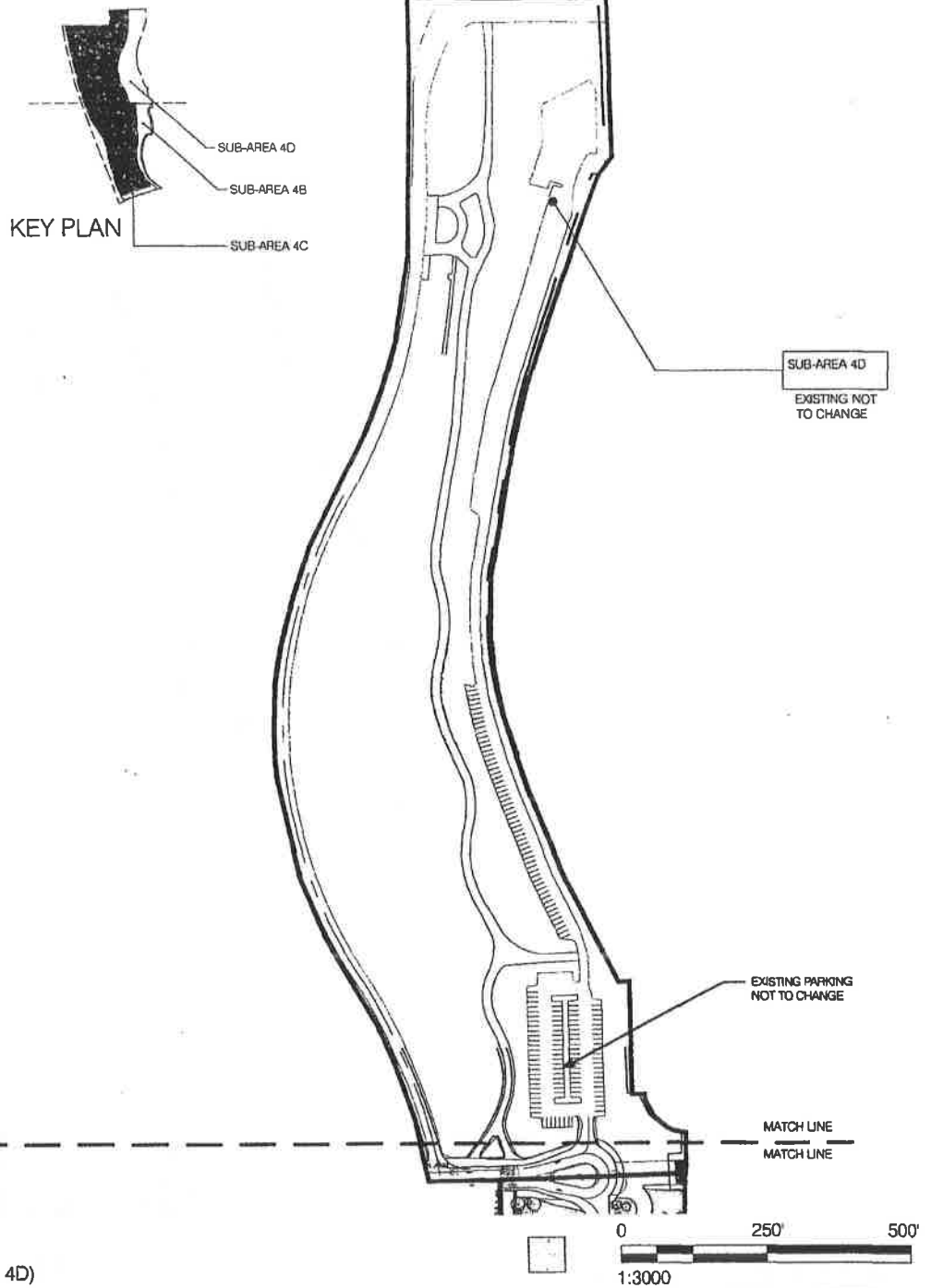
APPLICANT: CHICAGO PARK DISTRICT
ADDRESS: 541 N. FAIRBANKS CT, CHICAGO IL 60611
INTRODUCTION DATE: 24 SEPTEMBER 2015
PLAN COMMISSION: 15 OCTOBER 2015



LANDSCAPE PLAN (SUB-AREA 4B & 4C)

APPLICANT: CHICAGO PARK DISTRICT
 ADDRESS: 541 N. FAIRBANKS CT. CHICAGO IL 60611
 INTRODUCTION DATE: 24 SEPTEMBER 2015
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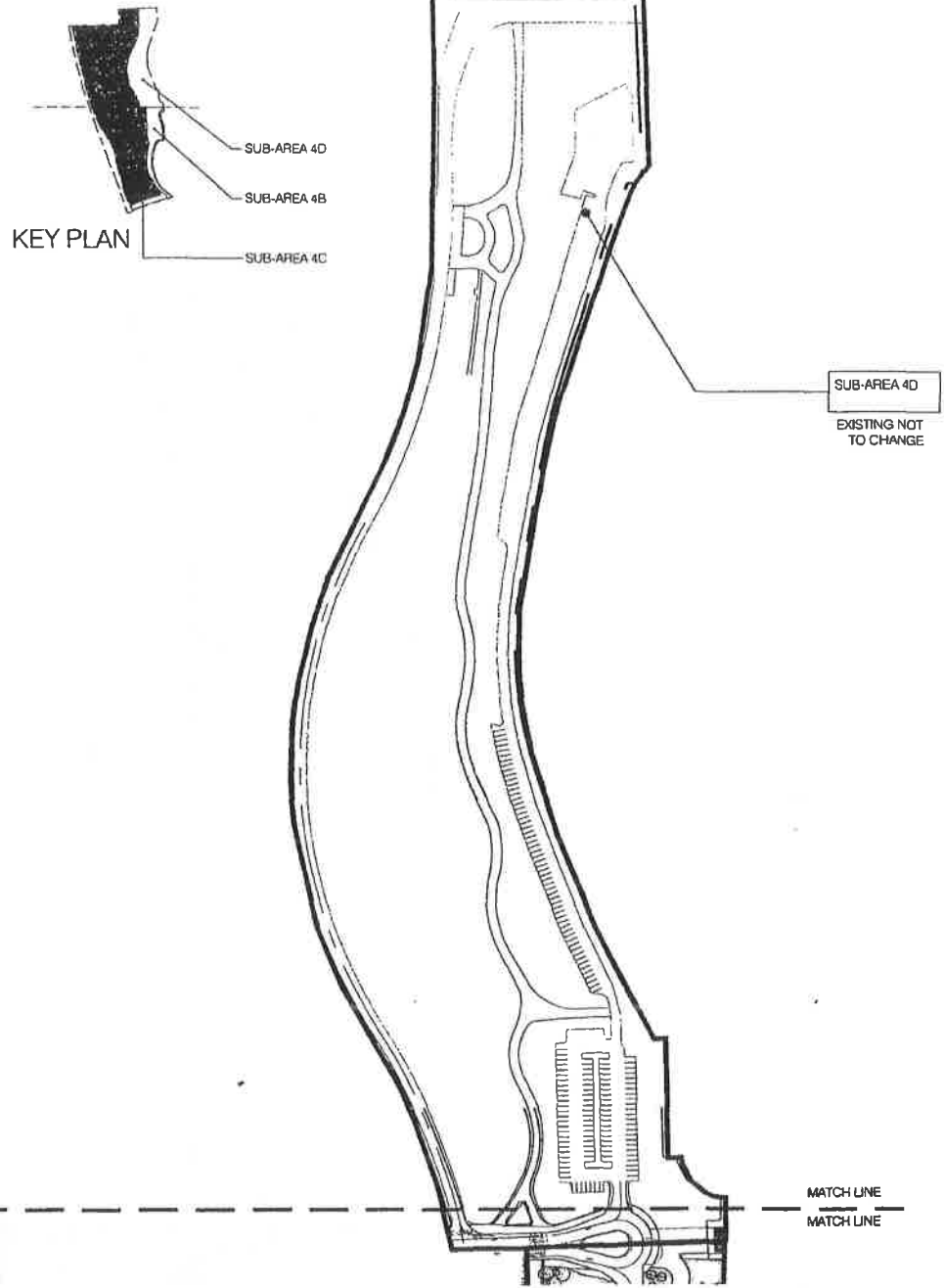
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SITE PLAN (SUB-AREA 4D)

APPLICANT: CHICAGO PARK DISTRICT
ADDRESS: 541 N. FAIRBANKS CT. CHICAGO IL 60611
INTRODUCTION DATE: 24 SEPTEMBER 2015
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LANDSCAPE PLAN (SUB-AREA 4D)

APPLICANT: CHICAGO PARK DISTRICT
ADDRESS: 541 N. FAIRBANKS CT. CHICAGO IL 60611
INTRODUCTION DATE: 24 SEPTEMBER 2015
PLAN COMMISSION: 15 OCTOBER 2015



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SUB-AREA 2

TREES 63 TOTAL

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
10	<i>Acer rubrum</i>	Red Maple	3" cal.	Multi-stem specimens
10	<i>Juniperus virginiana</i>	Eastern Red Cedar	10'-12' HT	
15	<i>Magnolia virginiana</i>	Sweetbay Magnolia	8'-10' HT	Multi-stem specimens
10	<i>Nyssa sylvatica</i> 'Wildfire'	Black gum	2" cal.	
10	<i>Thuja occidentalis</i>	Northern White Cedar	3" cal.	
8	<i>Quercus velutina</i>	Black Oak	3" cal.	

SUB-AREA 3

TREES 171 TOTAL

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
15	<i>Acer rubrum</i>	Red Maple	3" cal.	Multi-stem specimens
13	<i>Amelanchier canadensis</i>	Juneberry	8'-10' HT	Multi-stem specimens
5	<i>Asimina triloba</i>	Pawpaw	2" cal.	
10	<i>Carya ovata</i>	Shagbark Hickory	3" cal.	
30	<i>Magnolia virginiana</i>	Sweetbay Magnolia	8'-10' HT	Multi-stem specimens
10	<i>Nyssa sylvatica</i> 'Wildfire'	Black gum	2" cal.	
15	<i>Pinus banksiana</i>	Jack Pine	2.5" cal.	
15	<i>Pinus nigra</i>	Black Pine	2.5" cal.	Asymmetrical specimens
7	<i>Quercus macrocarpa</i>	Bur Oak	3" cal.	
10	<i>Quercus velutina</i>	Black Oak	3" cal.	
5	<i>Taxodium distichum</i>	Bald cypress	1.5"-2.5" cal.	Pyramidal specimens
5	<i>Taxodium ascendens</i>	Pond cypress	1.5"-2.5" cal.	
20	<i>Thuja occidentalis</i>	Northern White Cedar	3" cal.	
11	<i>Ulmus americana</i>	American Elm	4.5"-5" cal.	

SUB-AREA 4A

TREES 673 TOTAL

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
50	<i>Acer rubrum</i>	Red Maple	3" cal.	Multi-stem specimens
27	<i>Amelanchier canadensis</i>	Juneberry	8'-10' HT	Multi-stem specimens
5	<i>Asimina triloba</i>	Pawpaw	2" cal.	
25	<i>Betula papyrifera</i>	Paper birch	2" cal.	
25	<i>Betula populifolia</i> 'Whitespire.'	Grey birch	2" cal.	
20	<i>Carya ovata</i>	Shagbark Hickory	3" cal.	
5	<i>Cercis canadensis</i>	Eastern Redbud	2.5" cal.	
25	<i>Fagus grandiflora</i>	American Beech	4" cal.	
25	<i>Liriodendron tulipifera</i>	Tulip Tree	2.5" cal.	
30	<i>Juniperus virginiana</i>	Eastern Red Cedar	10'-12' HT	
35	<i>Magnolia virginiana</i>	Sweetbay Magnolia	8'-10' HT	Multi-stem specimens
40	<i>Picea mariana</i>	Black Spruce	2.5" cal.	
20	<i>Pinus nigra</i>	Black Pine	2.5" cal.	Asymmetrical specimens
20	<i>Pinus banksiana</i>	Jack Pine	2.5" cal.	
25	<i>Nyssa sylvatica</i> 'Wildfire'	Black gum	2" cal.	
30	<i>Populus tremuloides</i>	Trembling Aspen	2.5" cal.	
15	<i>Quercus alba</i>	White Oak	3" cal.	
35	<i>Quercus coccoloba</i>	Scarlet oak	3" cal.	
8	<i>Quercus macrocarpa</i>	Bur Oak	3" cal.	
25	<i>Quercus velutina</i>	Black Oak	3" cal.	
25	<i>Sassafras albidum</i>	Sassafras	2" cal.	
30	<i>Thuja occidentalis</i>	Northern White Cedar	3" cal.	
45	<i>Tilia americana</i>	American Basswood	3" cal.	
20	<i>Taxodium distichum</i>	Bald cypress	1.5"-2.5" cal.	Pyramidal specimens
20	<i>Taxodium ascendens</i>	Pond cypress	1.5"-2.5" cal.	
43	<i>Ulmus americana</i>	American Elm	4.5"-5" cal.	

PLANTING PALETTE

APPLICANT: CHICAGO PARK DISTRICT
 ADDRESS: 641 N. FAIRBANKS CT. CHICAGO IL 60611
 INTRODUCTION DATE: 24 SEPTEMBER 2015
 PLAN COMMISSION: 15 OCTOBER 2015

FINAL FOR PUBLICATION

SUB-AREA 4B

TREES 31 TOTAL

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
20	<i>Acer rubrum</i>	Red Maple	3" cal.	Multi-stem specimens
1	<i>Fraxinus pennsylvanica</i>	Green Ash	2" cal.	
5	<i>Nyssa sylvatica</i> 'Wildfire'	Black Gum	2" cal.	
5	<i>Tilia americana</i>	American Basswood	3" cal.	

SUB-AREA 4C

TREES 47 TOTAL (ALL ARE EXISTING)

LMNA/ TREE REMOVALS AND ADDITIONS PER SUB-AREA

SUB-AREA 2	
TREES EXISTING	211
TREES REMOVED	0
TREES PLANTED	63
TREES TOTAL	274
TOTAL TREES ADDED	63

SUB-AREA 3	
TREES EXISTING	134
TREES REMOVED	134
TREES PLANTED	171
TREES TOTAL	171
TOTAL TREES ADDED	37

SUB-AREA 4A	
TREES EXISTING	456
TREES REMOVED	404
TREES PLANTED	673
TREES TOTAL	726
TOTAL TREES ADDED	269

SUB-AREA 4B	
TREES EXISTING	134
TREES REMOVED	16
TREES PLANTED	31
TREES TOTAL	149
TOTAL TREES ADDED	15

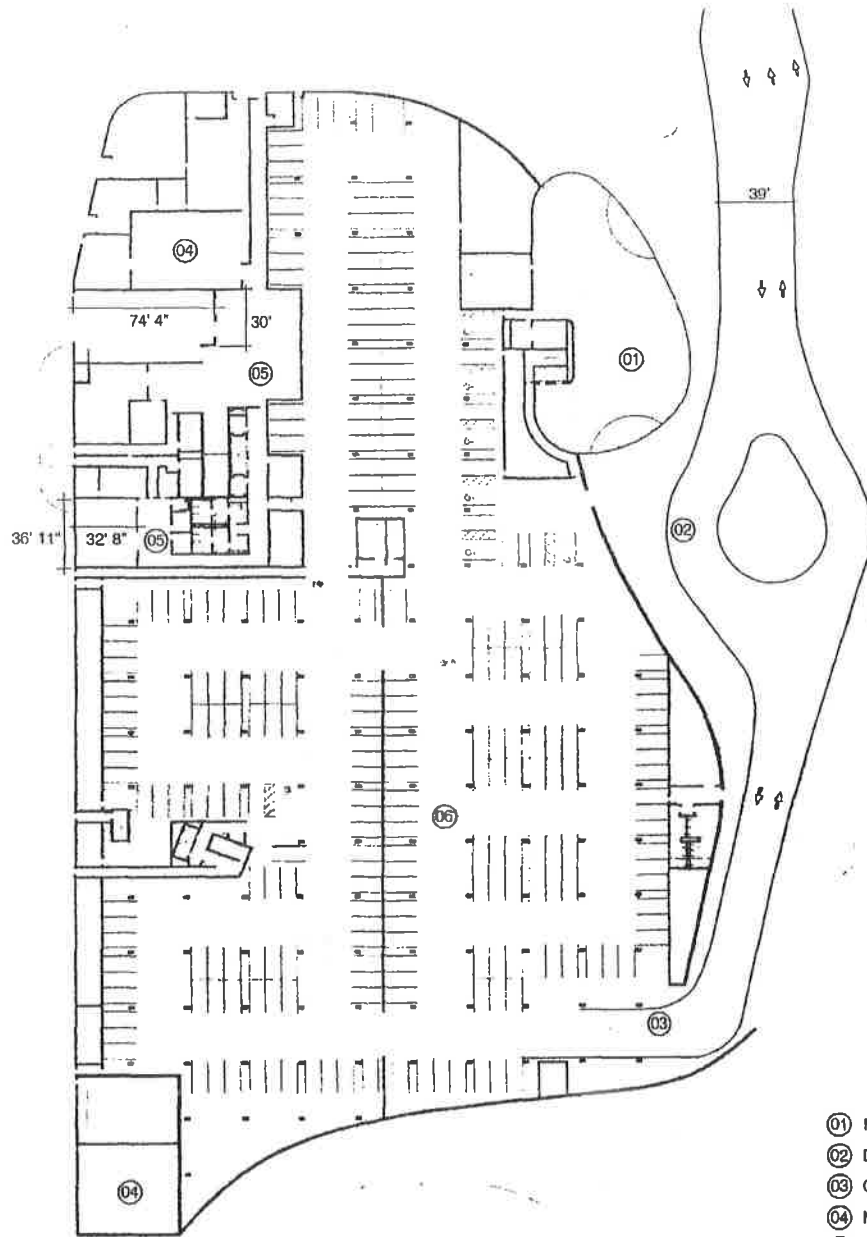
SUB-AREA 4C	
TREES EXISTING	47
TREES REMOVED	0
TREES PLANTED	0
TREES TOTAL	47
TOTAL TREES ADDED	0

OVERALL	
TREES EXISTING	982
TREES REMOVED	554
TREES PLANTED	838
TREES TOTAL	1366
TOTAL TREES ADDED	384

PLANTING PALETTE AND TREE COUNT

APPLICANT: CHICAGO PARK DISTRICT
 ADDRESS: 541 N. FAIRBANKS CT. CHICAGO IL 60611
 INTRODUCTION DATE: 24 SEPTEMBER 2015
 PLAN COMMISSION: 15 OCTOBER 2015

FINAL FOR PUBLICATION



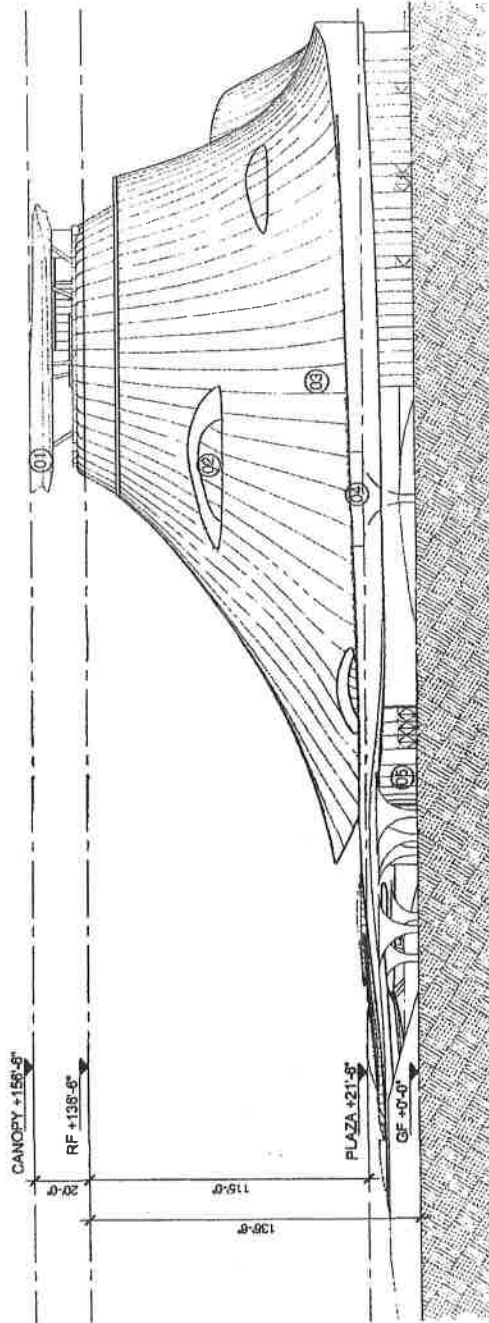
- ① MUSEUM ENTRANCE
- ② DROP-OFF LANE
- ③ GARAGE ENTRY
- ④ MECHANICAL
- ⑤ LOADING DOCK
- ⑥ PARKING GARAGE
225 (MIN) SPACES
STANDARD SPACE = 8'-6" X 18"
ADA SPACE = 16' X 18' TYP.
DRIVE AISLE = 24' TYP.



LEVEL 01 - MUSEUM GROUND FLOOR PLAN

APPLICANT: CHICAGO PARK DISTRICT
 ADDRESS: 541 N. FAIRBANKS CT. CHICAGO IL 60611
 INTRODUCTION DATE: 24 SEPTEMBER 2015
 PLAN COMMISSION: 15 OCTOBER 2015

FINAL FOR PUBLICATION

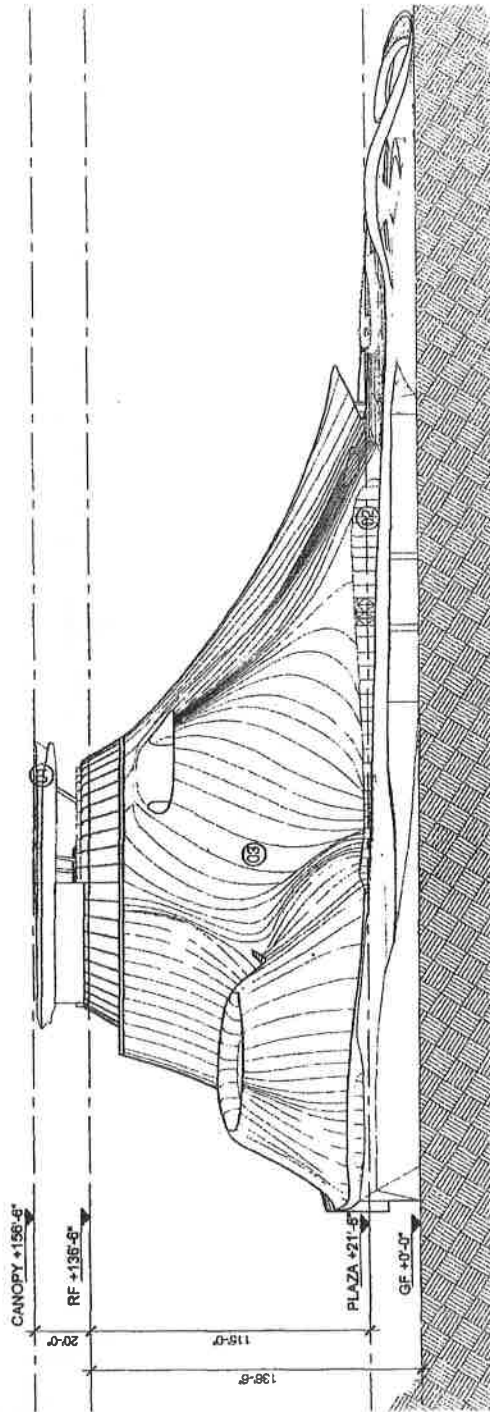


- 01 POLISHED STAINLESS STEEL
- 02 INSULATED GLASS STOREFRONT WITH STAINLESS STEEL MULLIONS
- 03 "SITE CAST" ENGINEERED CAST STONE
- 04 PEDESTRIAN BRIDGE
- 05 MUSEUM ENTRANCE

NORTH ELEVATION - SCALE: 1/64" = 1'

APPLICANT: CHICAGO PARK DISTRICT
 ADDRESS: 541 N. FAIRBANKS CT. CHICAGO IL 60611
 INTRODUCTION DATE: 24 SEPTEMBER 2015
 PLAN COMMISSION: 15 OCTOBER 2015

FINAL FOR PUBLICATION



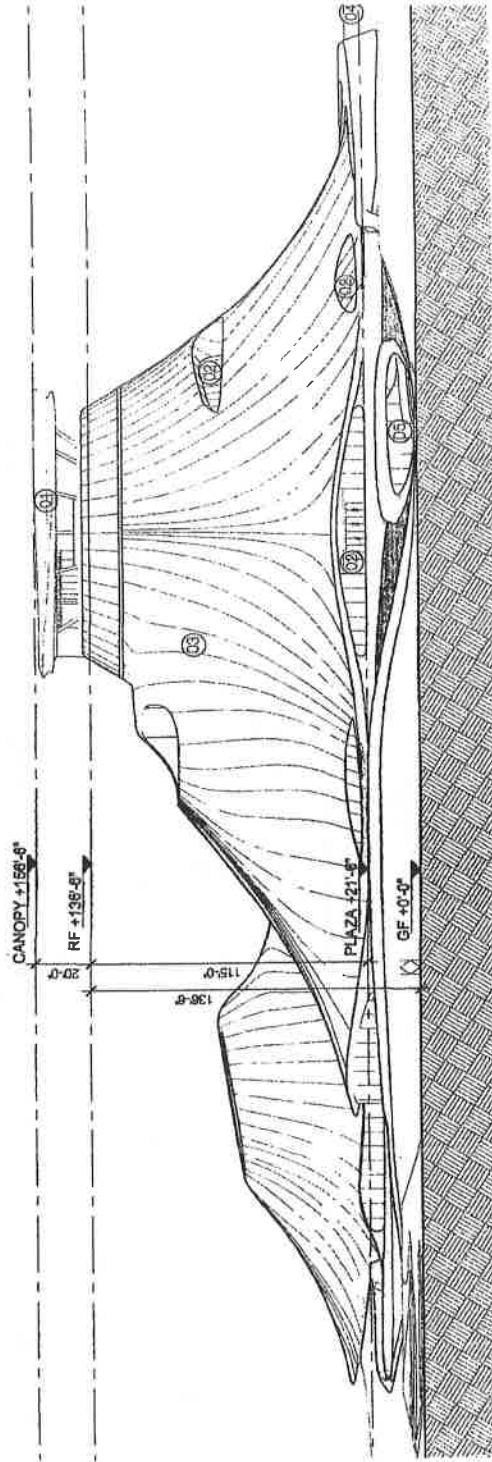
- 01 POLISHED STAINLESS STEEL
- 02 INSULATED GLASS STOREFRONT WITH STAINLESS STEEL MULLIONS
- 03 "SITE CAST" ENGINEERED CAST STONE

SOUTH ELEVATION - SCALE: 1/64" = 1'

APPLICANT: CHICAGO PARK DISTRICT
 ADDRESS: 541 N. FAIRBANKS CT. CHICAGO IL 60611
 INTRODUCTION DATE: 24 SEPTEMBER 2015
 PLAN COMMISSION: 15 OCTOBER 2015



FINAL FOR PUBLICATION



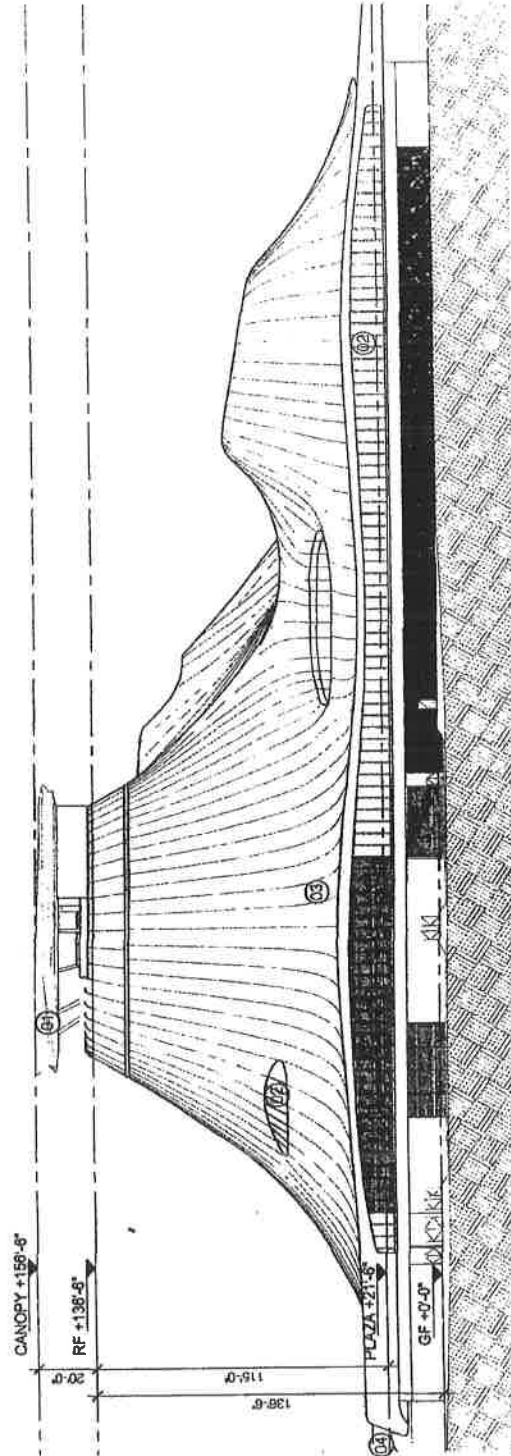
EAST ELEVATION - SCALE: 1/64" = 1'

- 01 POLISHED STAINLESS STEEL
- 02 INSULATED GLASS STOREFRONT WITH STAINLESS STEEL MULLIONS
- 03 "SITE CAST" ENGINEERED CAST STONE
- 04 PEDESTRIAN BRIDGE
- 05 MUSEUM ENTRANCE

APPLICANT: CHICAGO PARK DISTRICT
 ADDRESS: 541 N. FAIRBANKS CT. CHICAGO IL 60611
 INTRODUCTION DATE: 24 SEPTEMBER 2015
 PLAN COMMISSION: 15 OCTOBER 2015



FINAL FOR PUBLICATION



WEST ELEVATION - SCALE: 1/64" = 1'

APPLICANT: CHICAGO PARK DISTRICT
 ADDRESS: 541 N. FAIRBANKS CT. CHICAGO IL 60611
 INTRODUCTION DATE: 24 SEPTEMBER 2015
 PLAN COMMISSION: 15 OCTOBER 2015

- (01) POLISHED STAINLESS STEEL
- (02) INSULATED GLASS STOREFRONT WITH STAINLESS STEEL MULLIONS
- (03) "SITE CAST" ENGINEERED CAST STONE
- (04) PEDESTRIAN BRIDGE

3/28/2001

REPORTS OF COMMITTEES

56415

COMMITTEE ON ZONING.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION
OF AREA SHOWN ON MAP NUMBER 4-E.
(As Amended)
(Application Number 13260)

The Committee on Zoning submitted the following report:

CHICAGO, March 28, 2001.

To the President and Members of the City Council:

IPD No 778

Reporting for your Committee on Zoning, for which a meeting was held on March 20, 2001, I beg leave to recommend that Your Honorable Body Pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of seven ordinances which were corrected and amended in their amended form. They are Application Numbers 13240, TAD-271, 13260, 13212, 12975, 13100 and 13230.

Please let the record reflect that I, William J. P. Banks, abstained from voting and recused myself on the following matters under the provisions of Rule 14 of the City Council's Rules of Order and Procedure: Application Numbers 13241, 13252, 13258, 13272, 13256, 13247, 13253, 13257 and 12706.

Please let the record reflect that Alderman Ray Suarez voted "present" on Application Number 13266.

At this time, I move for passage of the ordinance transmitted herewith.

Again, please let the record reflect that I abstain from voting on Application Numbers 13241, 13252, 13258, 13272, 13256, 13247, 13253, 13257 and 12706 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

Aldermen Natarus, Murphy and Mell moved to *Defer and Publish* the proposed ordinance to amend Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, by reclassification of the area shown on Map Number 4-E (Application Number 13260).

Alderman Natarus later moved to *Suspend the Rules Temporarily* to return to the report of the Committee on Zoning concerning Application Number 13260. The motion *Prevailed*.

Aldermen Natarus, Murphy and Mell then moved to withdraw their motion to defer and publish Zoning Application Number 13260. The motion *Prevailed* by a viva voce vote.

Alderman Natarus next moved to amend the aforesaid ordinance on its face.

After debate, Alderman Burke and Alderman Banks moved to *Defer and Publish* the ordinance regarding Application Number 13260.

Alderman Burke later moved to return to the report of the Committee on Zoning for consideration of the ordinance to reclassify the area shown on Map Number 4-E (Application Number 13260). The motion *Prevailed* by a viva voce vote.

After debate, Alderman Burke and Alderman Banks moved to withdraw their motion to defer and publish Zoning Application Number 13260. The motion *Prevailed*.

3/28/2001

REPORTS OF COMMITTEES

56417

Alderman Natarus then moved to withdraw his motion to amend the aforesaid ordinance. The motion *Prevailed*.

Following further debate, Alderman Burke moved the previous question. The motion *Prevailed*.

Thereupon, on motion of Alderman Banks, the proposed ordinance to amend Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, by reclassification of the area shown on Map Number 4-E (Application Number 13260) was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Beavers, Beale, Pope, Balcer, Olivo, Burke, L. Thomas, Rugai, DeVille, Munoz, Zalewski, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Matlak, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Natarus, Daley, Levar, Schulter, M. Smith, Moore, Stone -- 35.

Nays -- Aldermen Preckwinkle, Hairston, Murphy, Troutman, Chandler, Mell, Doherty -- 7.

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

The following is said ordinance as passed:

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R7 General Residence District symbols and indications as shown on Map Number 4-E in the area described as follows:

the property generally known as Soldier Field and North Burnham Park located east of Lake Shore Drive between the Field Museum on the north and McCormick Place East on the south which area is more particularly described on Exhibit A attached hereto,

to those of a C3-1 Commercial-Manufacturing District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the C3-1 Commercial-Manufacturing District symbols and indications as shown on Map Number 4-E in the area described as follows:

the property generally known as Soldier Field and North Burnham Park located east of Lake Shore Drive between the Field Museum on the north and McCormick Place East on the south which area is more particularly described on Exhibit A attached hereto,

to those of Institutional Planned Development Number 778 which is hereby established in the area above described, subject to such use and bulk regulations set forth in the Plan of Development Statements herewith attached and made a part hereof and to no others.

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

Exhibit "A" and Plan of Development Statements referred to in this ordinance read as follows:

Exhibit "A".

Those parts of Section 22 and the south half of Section 15, all in Township 39 North, Range 14, East of the Third Principal Meridian, described as follows:

commencing at the intersection of the westerly extension of the most northerly back of curb line of the drop off/pick up drive lane of McFetridge Drive, said line being immediately south of the south entrance to the Field Museum, and the east face of the most easterly barrier wall of Lake Shore Drive as they both exist on January 31, 2001; thence south 87 degrees, 14 minutes, 38 seconds east along said westerly extension, 25.25 feet for the place of beginning; thence continuing south 87 degrees, 14 minutes, 38 seconds east along said westerly extension and said most northerly back of curb line of the drop off/pick up drive lane of McFetridge Drive, 956.52 feet to the most westerly back of curb line of the east parking lot of the Field Museum as it exists on January 31, 2001; thence north 02 degrees, 46 minutes, 01 seconds east along said most westerly back of curb line, 326.04 feet to the south line of a concrete walk as it exists on January 31, 2001; thence south 87 degrees, 23 minutes, 52 seconds east along said south line, 611.62 feet; thence south 02 degrees, 41 minutes, 45 seconds west, 210.03 feet; thence southerly along the arc of a nontangent curve concave to the east, having a radius of 2,245.51 feet, a chord bearing of south 13 degrees, 39 minutes, 15 seconds west, 928.46 feet to a point of nontangency; thence south 06 degrees, 46 minutes, 57 seconds west, 128.68 feet; thence southerly along the arc of a nontangent curve concave to the east, having a radius of 26,461.37

feet, a chord bearing of south 08 degrees, 20 minutes, 37 seconds east, 487.12 feet to a point of nontangency; thence south 02 degrees, 41 minutes, 12 seconds west along a line 15 feet west of and parallel with the most westerly back of curb line of the Burnham Harbor parking lot north of Waldron Drive as it exists on January 31, 2001, a distance of 294.72 feet; thence south 02 degrees, 41 minutes, 06 seconds east, 219.06 feet; thence south 03 degrees, 29 minutes, 21 seconds west along a line 15 feet west of and parallel with the most westerly back of curb line of the Burnham Harbor parking lot south of Waldron Drive as it exists on January 31, 2001, a distance of 523.15 feet; thence southerly along the arc of a nontangent curve concave to the east, having a radius of 1,144.39 feet, a chord bearing of south 06 degrees, 57 minutes, 09 seconds east, 1,147.67 feet to a point of nontangency; thence south 04 degrees, 53 minutes, 36 seconds east, 236.79 feet to the northerly face of McCormick Place; thence south 77 degrees, 19 minutes, 24 seconds west along said northerly face and westerly extension thereof, 634.00 feet to said east face of the most easterly barrier wall of Lake Shore Drive as it exists on January 31, 2001; thence the following 22 courses and distances along said east face of the most easterly barrier wall of Lake Shore Drive; (1) thence northerly along the arc of a nontangent curve concave to the east, having a radius of 3,037.47 feet, a chord bearing of north 21 degrees, 01 minutes, 48 seconds west, 363.76 feet to a point of nontangency; (2) thence north 12 degrees, 04 minutes, 44 seconds west, 536.10 feet; (3) thence north 10 degrees, 27 minutes, 02 seconds west, 65.11 feet; (4) thence northerly along the arc of a nontangent curve, concave to the east, having a radius of 2,407.33 feet, a chord bearing of north 07 degrees, 21 minutes, 20 seconds west, 116.07 feet to a point of nontangency; (5) thence north 06 degrees, 31 minutes, 28 seconds west, 243.01 feet; (6) thence north 17 degrees, 39 minutes, 27 seconds west, 137.99 feet; (7) thence north 32 degrees, 58 minutes, 03 seconds west, 20.02 feet; (8) thence north 26 degrees, 51 minutes, 57 seconds west, 364.52 feet; (9) thence north 22 degrees, 55 minutes, 36 seconds west, 78.85 feet; (10) thence north 19 degrees, 07 minutes, 11 seconds west, 140.70 feet; (11) thence northerly along the arc of a nontangent curve concave to the east having a radius of 3,374.65 feet, a chord bearing of north 18 degrees, 30 minutes, 04 seconds west, 123.33 feet to a point of nontangency; (12) thence north 16 degrees, 12 minutes, 12 seconds west, 84.73 feet; (13) thence north 16 degrees, 12 minutes, 12 seconds west, 60.77 feet; (14) thence northerly along the arc of a nontangent curve concave to the east, having a radius of 8,556.48 feet, a chord bearing of north 13 degrees, 51 minutes, 49 seconds west, 258.52 feet; (15) thence northerly along the arc of a nontangent curve concave to the east, having a radius of 6,581.45 feet, a chord bearing of north 12 degrees, 00 minutes, 29 seconds west, 420.04 feet; (16) thence northerly along the arc of a nontangent curve concave to the east, having a radius of 5,236.09 feet, a chord bearing of north 07 degrees, 38 minutes, 57 seconds west, 350.41 feet to a point of nontangency; (17) thence north 05 degrees, 15 minutes, 16 seconds west, 741.64 feet; (18) thence north 05 degrees, 16 minutes, 05 seconds west, 187.70

feet; (19) thence north 05 degrees, 00 minutes, 17 seconds west, 86.20 feet; (20) thence northerly along the arc of a nontangent curve concave to the east, having a radius of 745.03 feet, a chord bearing of north 17 degrees, 21 minutes, 41 seconds east, 554.41 feet to a point of nontangency; (21) thence north 38 degrees, 42 minutes, 25 seconds east, 154.81 feet; (22) thence north 39 degrees, 13 minutes, 40 seconds east, 53.76 feet; thence south 49 degrees, 13 minutes, 49 seconds east, 25.01 feet; thence south 39 degrees, 13 minutes, 40 seconds west, 52.98 feet; thence south 38 degrees, 42 minutes, 25 seconds west, 154.69 feet; thence southerly along the arc of a nontangent curve concave to the east having a radius of 720.03 feet, a chord bearing of south 17 degrees, 22 minutes, 12 seconds west, 535.57 feet to a point of nontangency; thence south 05 degrees, 00 minutes, 17 seconds east, 85.91 feet; thence south 05 degrees, 16 minutes, 05 seconds east, 191.29 feet to the place of beginning, Cook County, Illinois.

Institutional Planned Development Number 778

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 778 (the "Planned Development") consists of approximately four million two hundred six thousand four (4,206,004) net square feet (ninety-six and fifty-five hundredths (96.55) acres) of property which is depicted on the attached Planned Development Property Line and Boundary Map (the "Property"). The Property is owned or controlled by the applicant, Chicago Park District, an Illinois municipal corporation.
2. The applicant shall obtain all applicable official reviews, approvals or permits which are required to implement this Plan of Development. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant and approval by the City Council.
3. 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 titleholders 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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for

amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph 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 of the owners of the Property.

4. This Plan of Development consists of these fourteen (14) statements and the following exhibits:
 - a. Bulk Regulations and Data Table,
 - b. Existing Zoning Map,
 - c. Existing Land-Use Map,
 - d. Planned Development Property Line Boundary Map,
 - e. Site Plan and Sub-Area Map ("Site Plan"),
 - f. Right-of-Way Adjustment Plan,
 - g. Conceptual Landscape Plan ("Landscape Plan"),
 - h. Conceptual Landscape Plan -- A,
 - i. Conceptual Landscape Plan -- B,
 - j. Conceptual Landscape Plan -- C,
 - k. Roadway Sections (A, B),
 - l. Roadway Sections (C, D),
 - m. Stadium Elevations (south/north) and
 - n. Stadium Elevations (east/west).

Exhibits B through N are dated March 15, 2001 and are prepared by Lohan Associates/Wood and Zapata, Inc.. Full-sized copies of these plans are on file with the Department of Planning and Development. This 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. These and no other zoning controls shall apply to the Property.

5. The Property within the Planned Development is divided into numbered Subareas as indicated on the Site Plan and Subarea Map. Subject to the restrictions set forth in this Plan of Development the following uses are permitted in this Planned Development:

- a. Subarea 1.

Public park and recreation uses; stadiums (over two thousand (2,000) seats); concessions and restaurants (including liquor sales); accessory and non-accessory parking; live performances, festivals, special events and other cultural events; broadcast and telecommunications equipment; ticket offices; retail sales; and accessory uses.

- b. Subarea 2.

Public park and recreation uses; concessions and restaurants (including liquor sales); accessory and non-accessory parking; live performances, festivals, special events and other cultural events; broadcast and telecommunications equipment; ticket offices; retail sales; transportation facilities; bus and taxi staging; and accessory uses.

- c. All Subareas.

Portions of the Property may be utilized on an interim basis for accessory and non-accessory parking, construction staging, construction support activities and the storage of construction materials for the various stages of development of the Property.

6. Business signs, business identification signs, temporary signs such as construction and marketing signs, and directional signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Any service drive 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 final design and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. Any changes to ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
8. In addition to the maximum height of the building and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements also shall be subject to:
 - a. height limitations established by the Federal Aviation Administration; and
 - b. airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.
9. The maximum permitted floor area ratio for the property shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply; provided, however, that, notwithstanding the foregoing, space devoted to mechanical equipment, if any, shall not be counted as floor area. With respect to the Soldier Field Stadium, floor area shall be calculated as the sum of the gross horizontal areas of the portions of the Stadium that are (a) covered by a roof or ceiling and are enclosed by walls on all sides or (b) covered by a roof or ceiling and not totally enclosed by walls on all sides provided such portions of the Stadium are intended to be used and occupied by patrons for pedestrian concourses. The seating bowl of the Stadium will not be counted as floor area. For purposes of floor area calculations, all parking located on the Property shall be deemed accessory off-street parking and any space devoted to parking (including all lobbies, concourses and areas accessory thereto) shall not be counted as floor area.

10. All improvements on the Property, including all on-site landscaping and the landscaping along the adjacent rights-of-way, shall be designed, constructed and maintained in substantial conformance with the plans and exhibits described in Statement 4 above. In addition, the uses and improvements on the Property shall be subject to the following regulations:
 - a. Landscaping. Landscaping shall be installed and maintained substantially in accordance with the Landscape Plan. Notwithstanding any other provisions of the Municipal Code to the contrary, the regulations and provisions of this Planned Development shall control with respect to landscaping requirements.
 - b. Roadway Improvements. All roadway vacations and dedications shall be in substantially in accordance with the attached right-of-way Adjustment Plan.
 - c. Parking. During construction of the improvements on the Property a minimum of two thousand five hundred (2,500) parking spaces shall be provided on property controlled by the applicant in the area generally referred to as the museum campus area at all times for use by the adjacent museum campus, McCormick Place and other users of the Lakefront park.
11. 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 reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy-efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
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 may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant or legal title holder of the Property and after a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development. Any such modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
14. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the pre-existing R7 General Residence District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line Boundary Map; Site Plan and Subarea Map; Right-of-Way Adjustment Plan; Conceptual Landscape Plan; Conceptual Landscape Plan -- A; Conceptual Landscape Plan -- B; Conceptual Landscape -- C; Roadway Sections A and B; Roadway Sections C and D; Stadium Elevations -- South/North; and Stadium Elevations -- East/West referred to in these Plan of Development Statements printed on pages 56428 through 56440 of this Journal.]

10260

56426

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

Institutional Planned Development Number 778.

Bulk Regulations And Data Table.

Gross Site Area = ± 4,206,004 square feet (96.55 acres).

Net Site Area¹ = ± 3,678,841 square feet (84.45 acres).

Net Site Area -- Subarea 1: 1,774,876 square feet.

Net Site Area -- Subarea 2: 1,903,965 square feet.

**Maximum Permitted
Floor Area Ratio:**

Total Property: .3.

Subarea 1: .6.

Subarea 2: .05.

**Minimum Setbacks from Property
Line and/or Subarea Lines:**

0 feet on north, south, east and west.

(1) Net Site Area for purposes of this Planned Development shall mean Gross Site Area minus (1) all previously dedicated rights-of-way (excluding those portions to be vacated) and all to be dedicated rights-of-way all in accordance with the Right-of-Way Adjustment Map and (2) all vehicular roads that will be owned by the Chicago Park District. Net Site Area will include all rights-of-way to be vacated to the Park District.

3/28/2001

REPORTS OF COMMITTEES

56427

Minimum Number of Parking
Space:

Total Property ² :	5,400.
Subarea 1:	2,400.
Subarea 2:	3,000.

Maximum Number of Parking
Spaces:

Total Property:	5,800.
Subarea 1:	2,600.
Subarea 2:	3,400.

Maximum Percentage of Land
Covered:

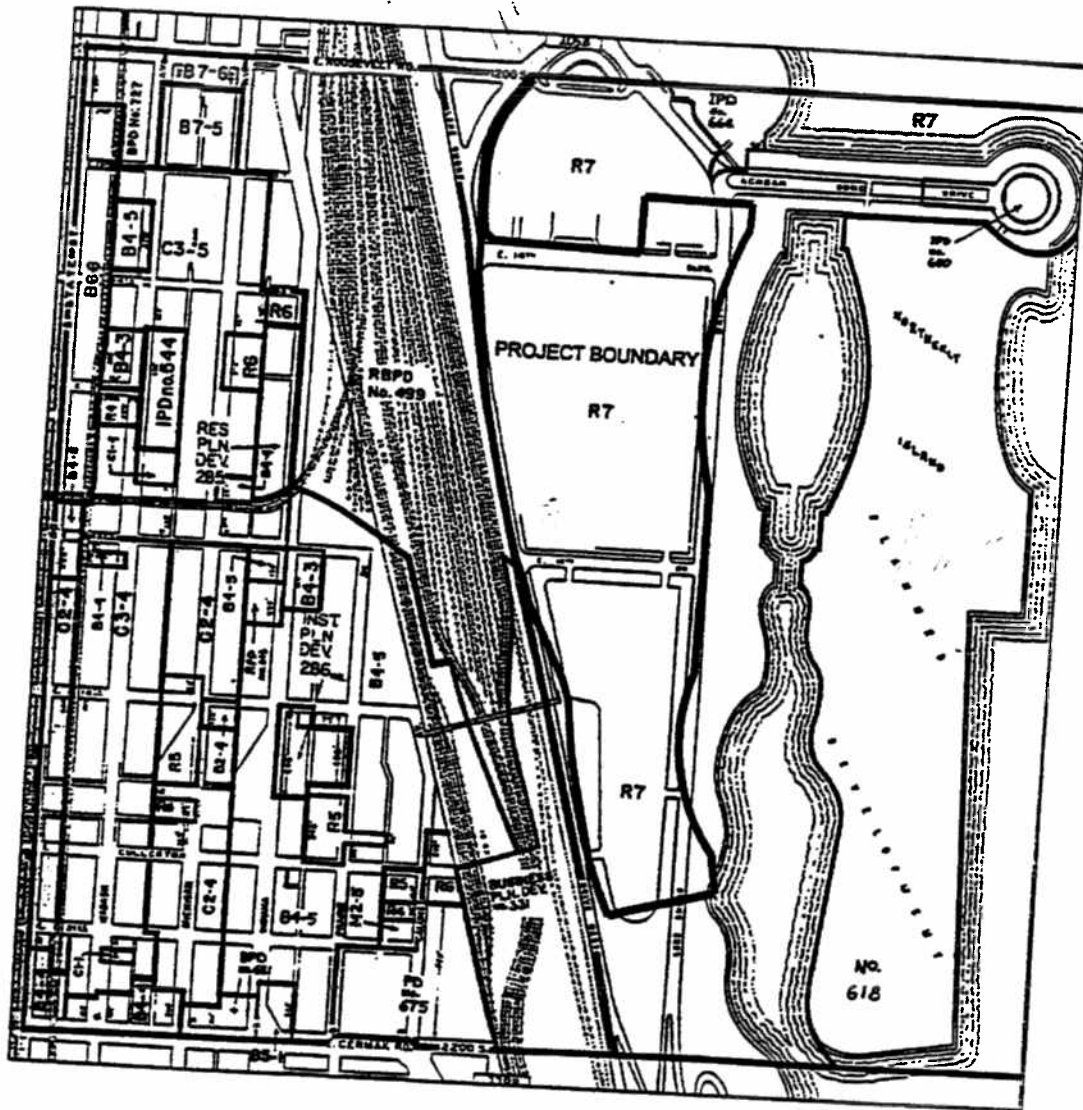
In accordance with Site Plan.

Maximum Stadium Height:

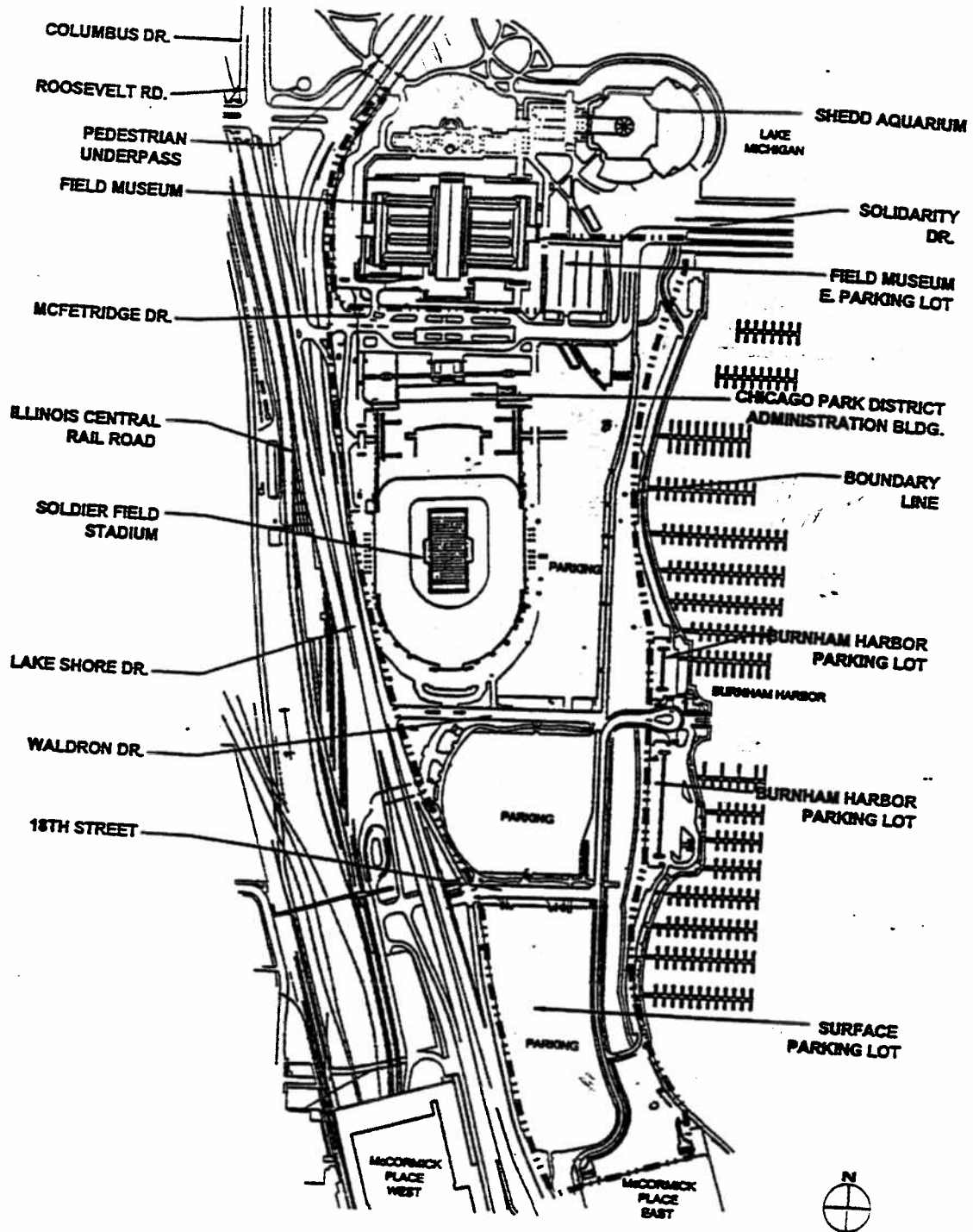
In accordance with the Stadium
Elevation.

(2) The figures set forth herein reflect minimum number of parking spaces upon completion of all improvement under the Planned Development. Minimum number of parking spaces during the construction of the improvements on the Property will be in accordance with Plan of Development Statement 10(c).

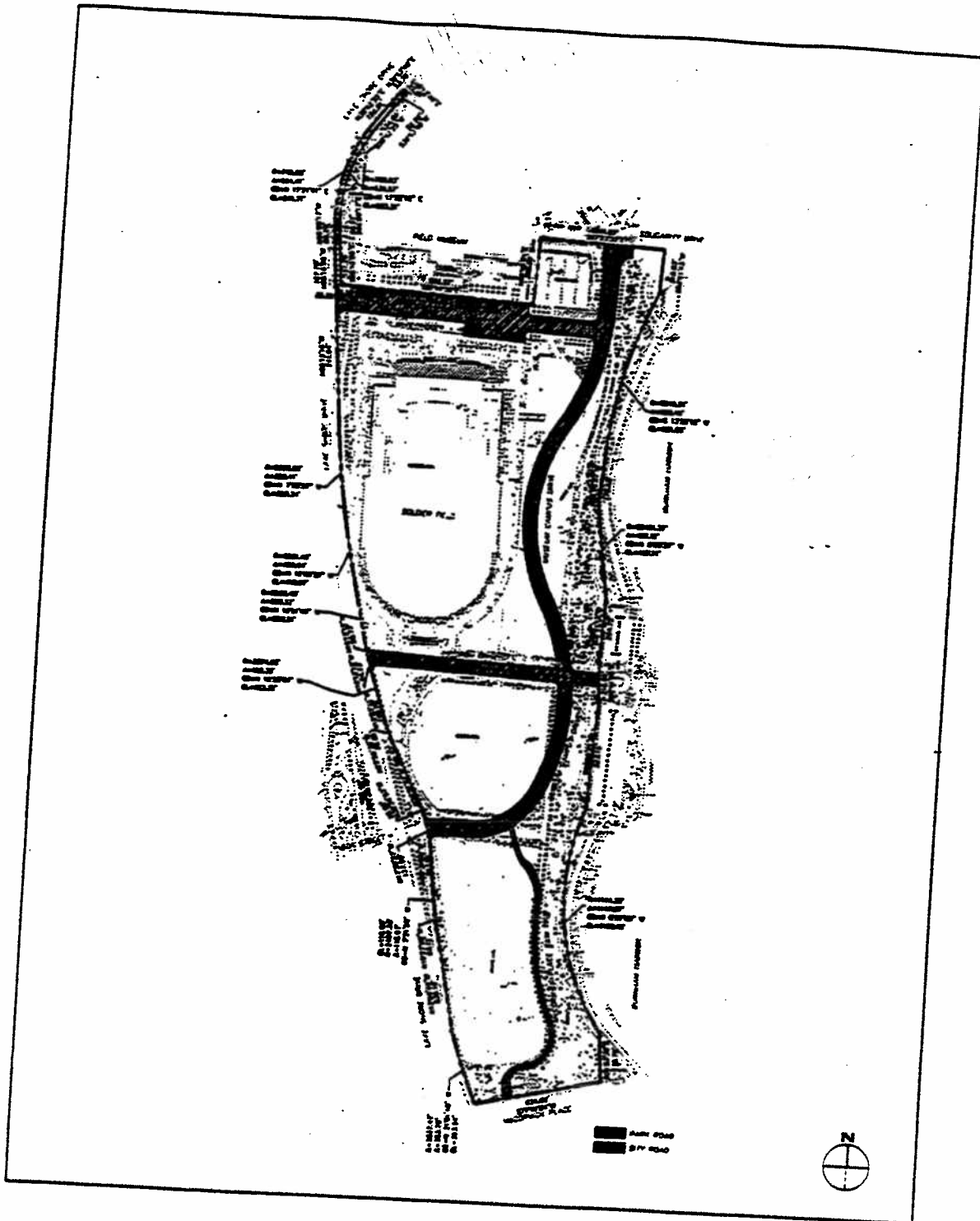
Existing Zoning Map.



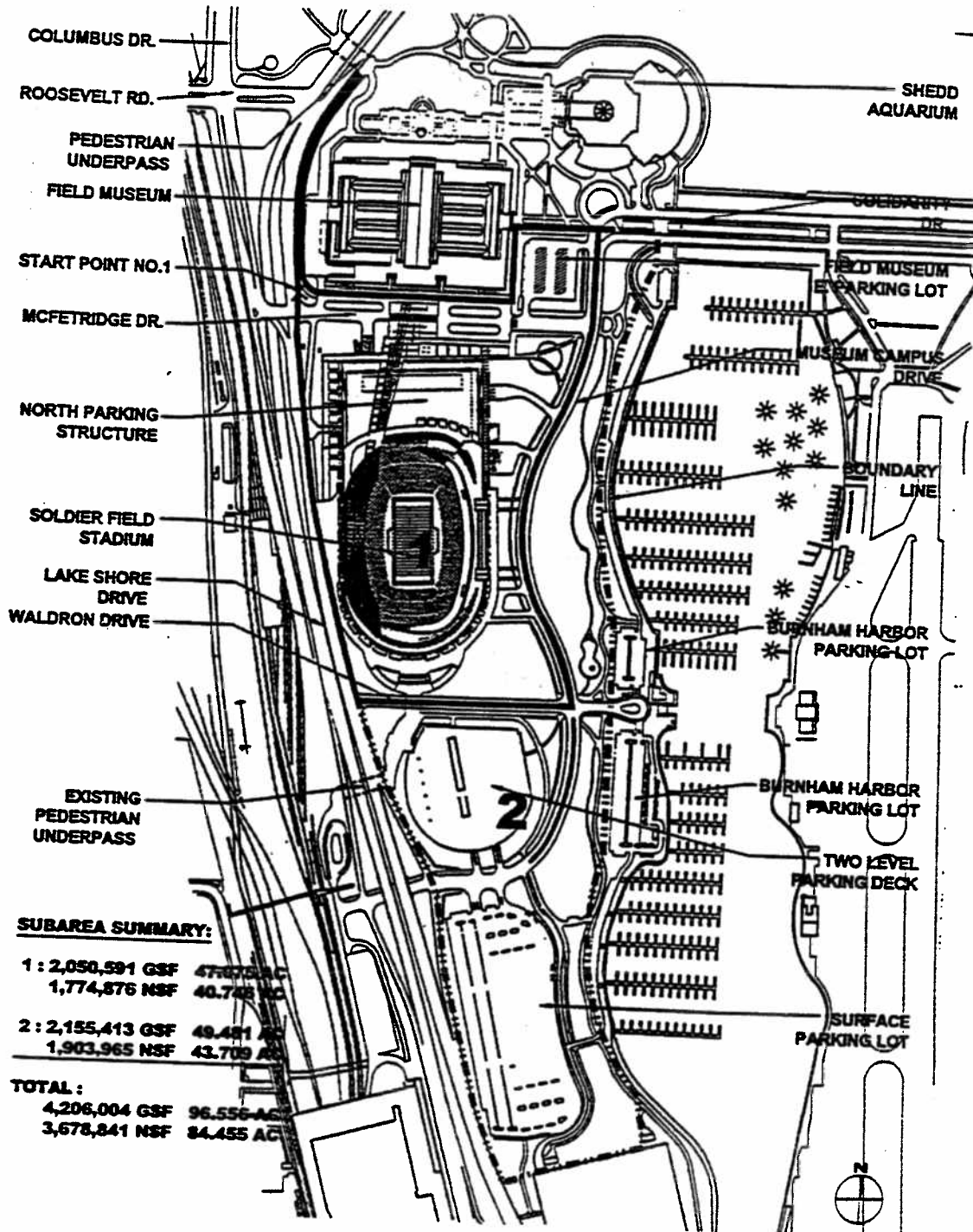
Existing Land-Use Map.



Planned Development Property
Line Boundary Map.



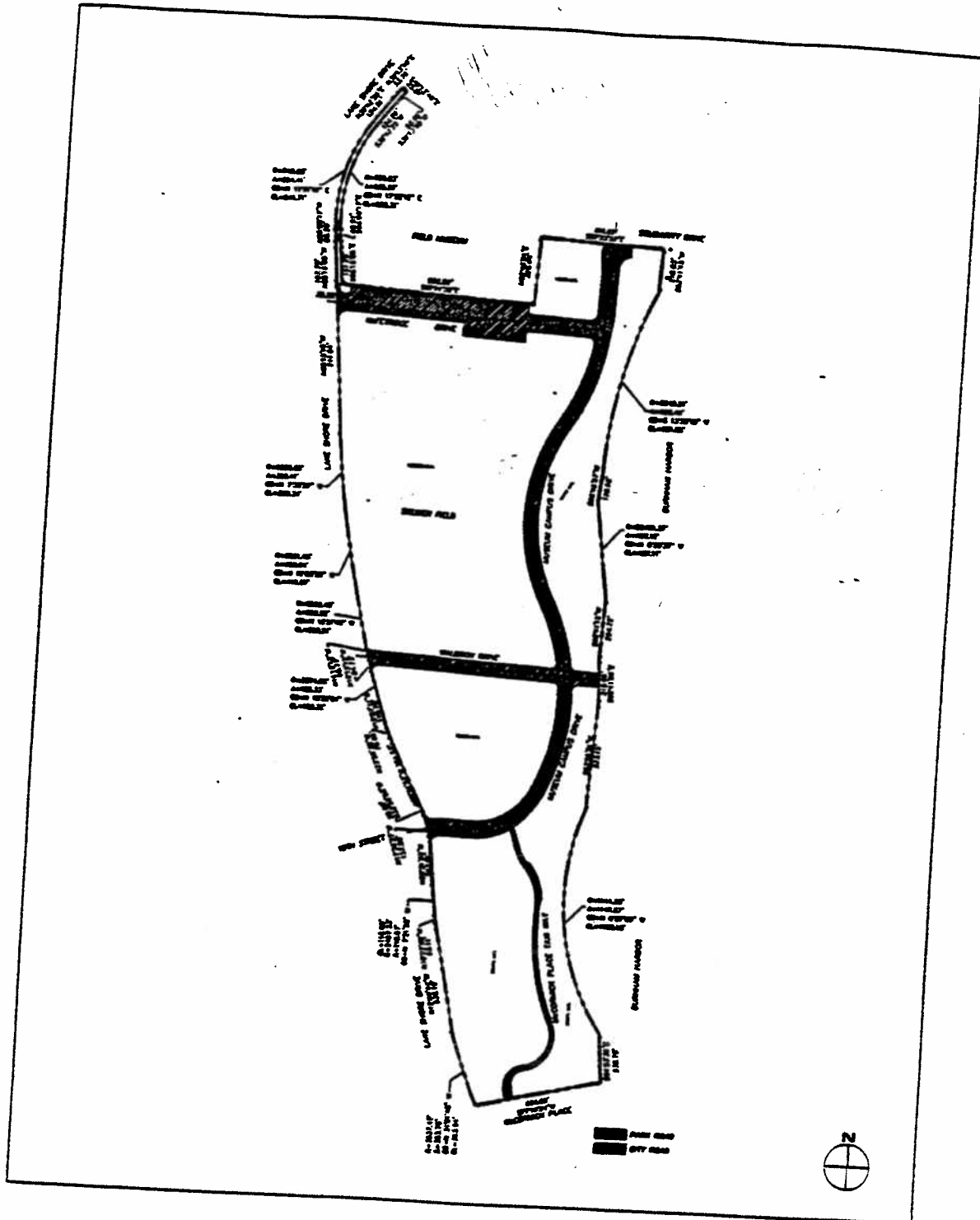
Site Plan And Subarea Map.



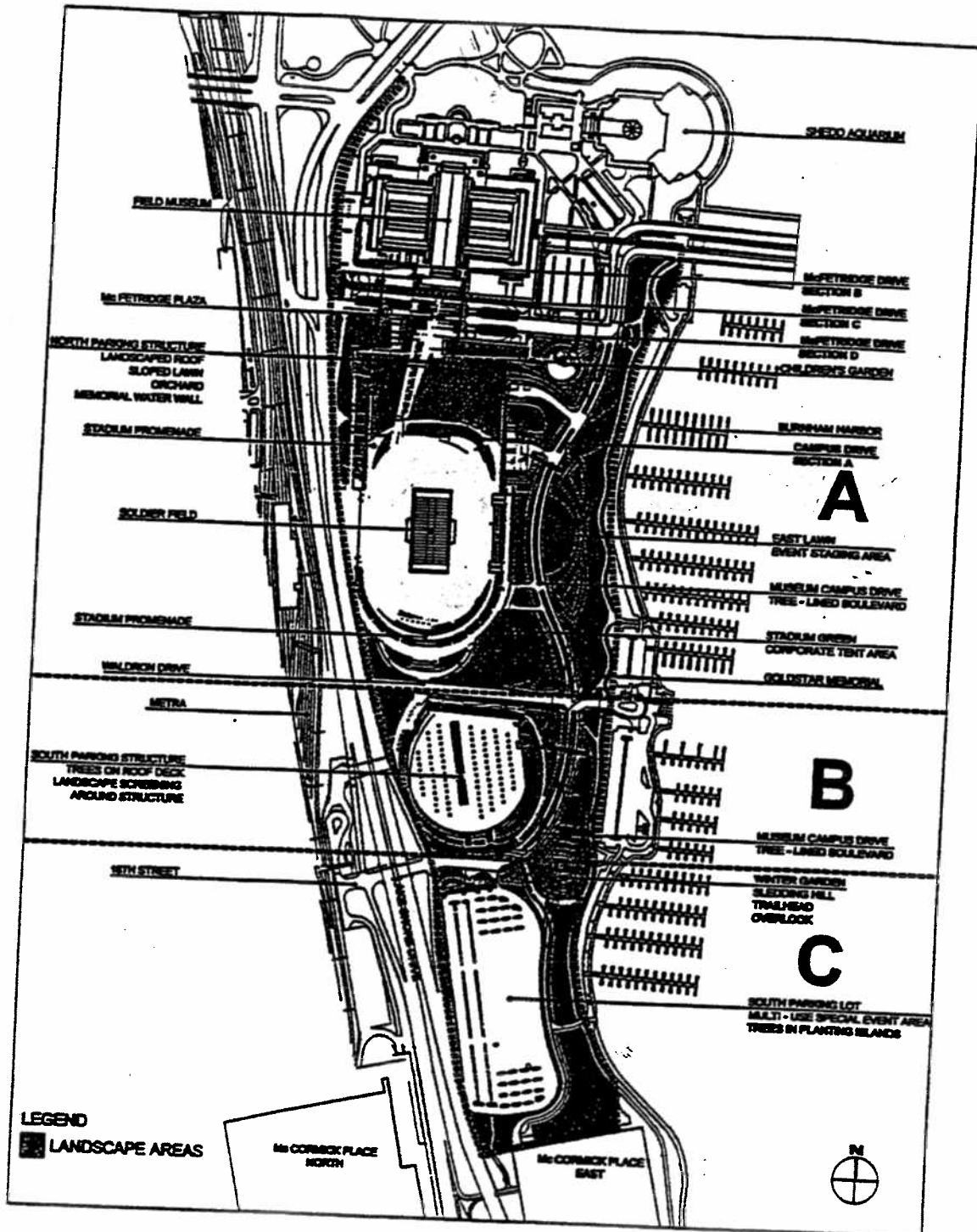
SUBAREA SUMMARY:

1 :	2,050,591 GSF	47.675 AC
	1,774,876 NSF	40.745 AC
2 :	2,155,413 GSF	49.481 AC
	1,903,965 NSF	43.709 AC
TOTAL :	4,206,004 GSF	96.556 AC
	3,678,841 NSF	84.455 AC

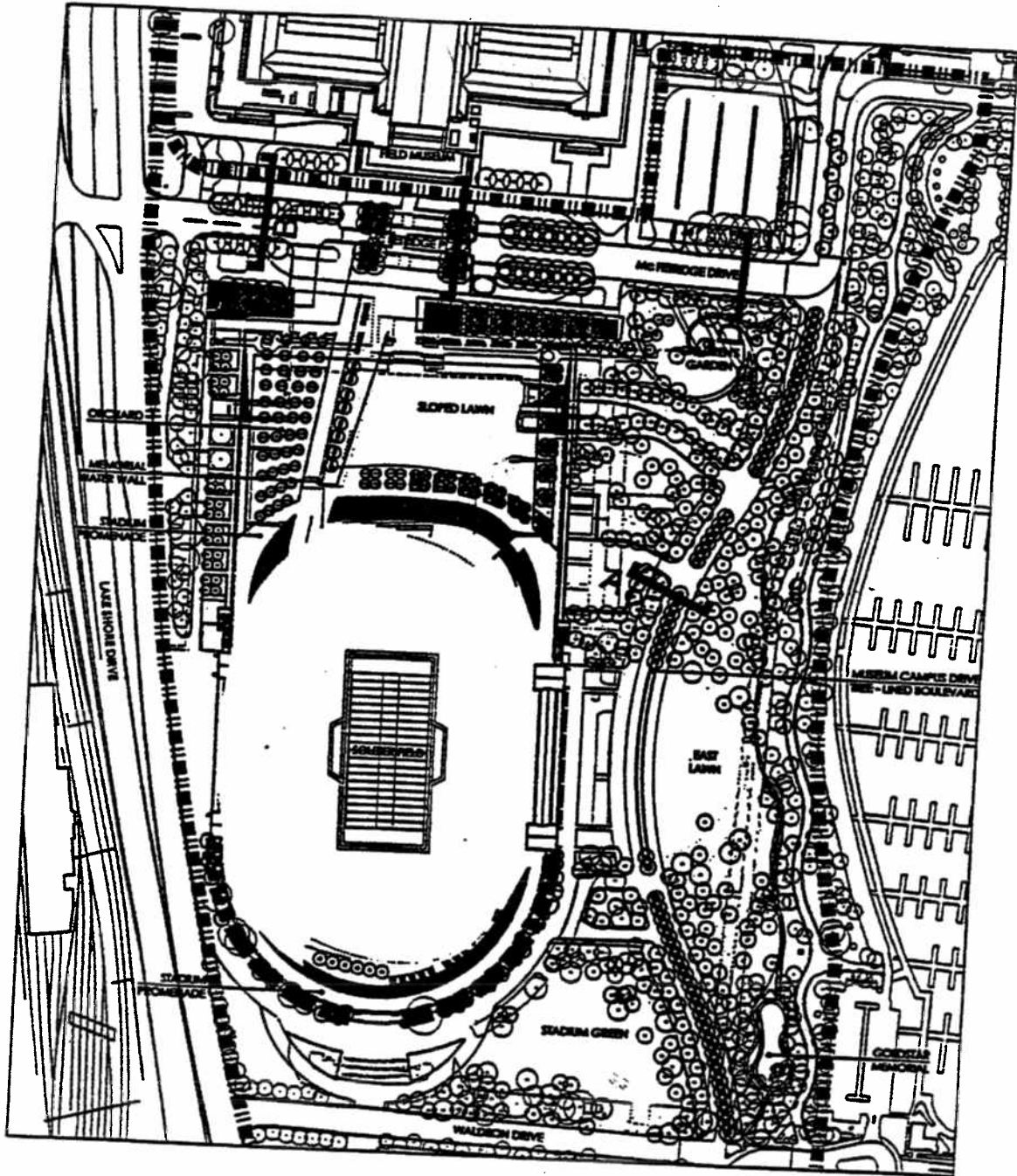
Right-Of-Way Adjustment Plan.



Conceptual Landscape Plan.



Conceptual Landscape Plan -- A.

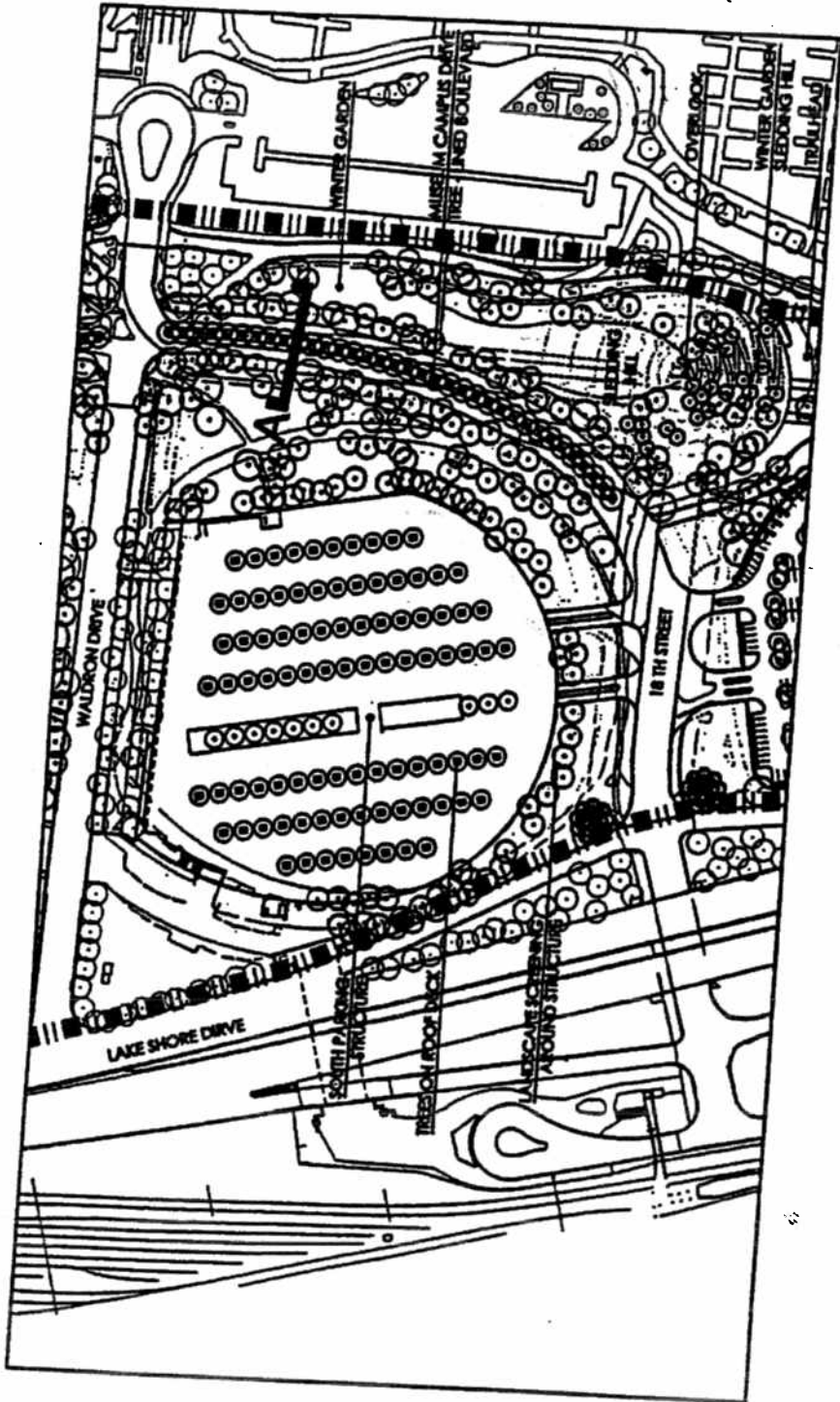


3/28/2001

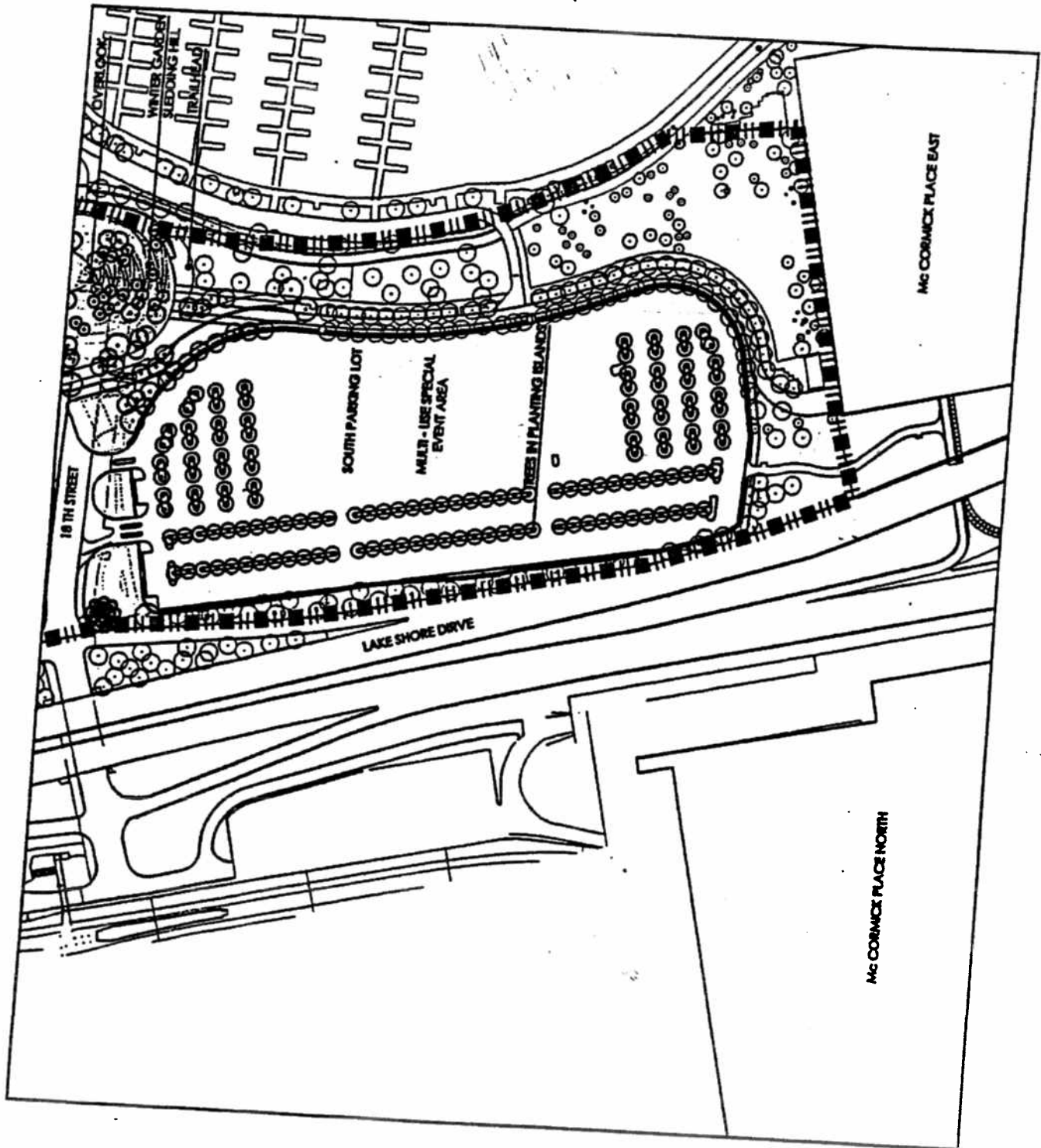
REPORTS OF COMMITTEES

56435

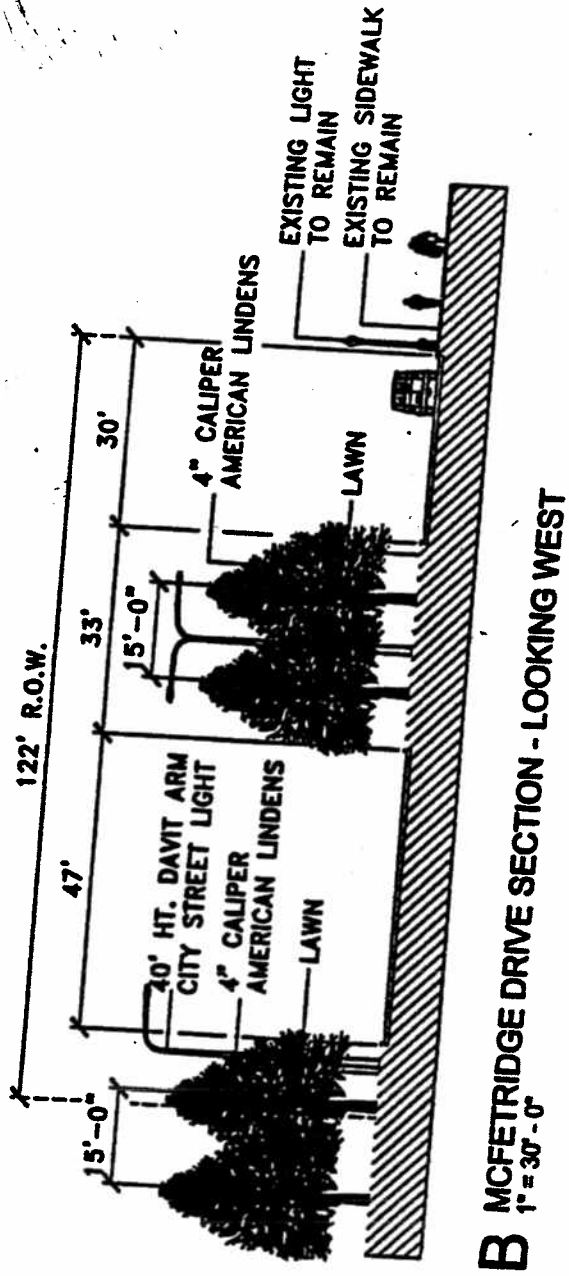
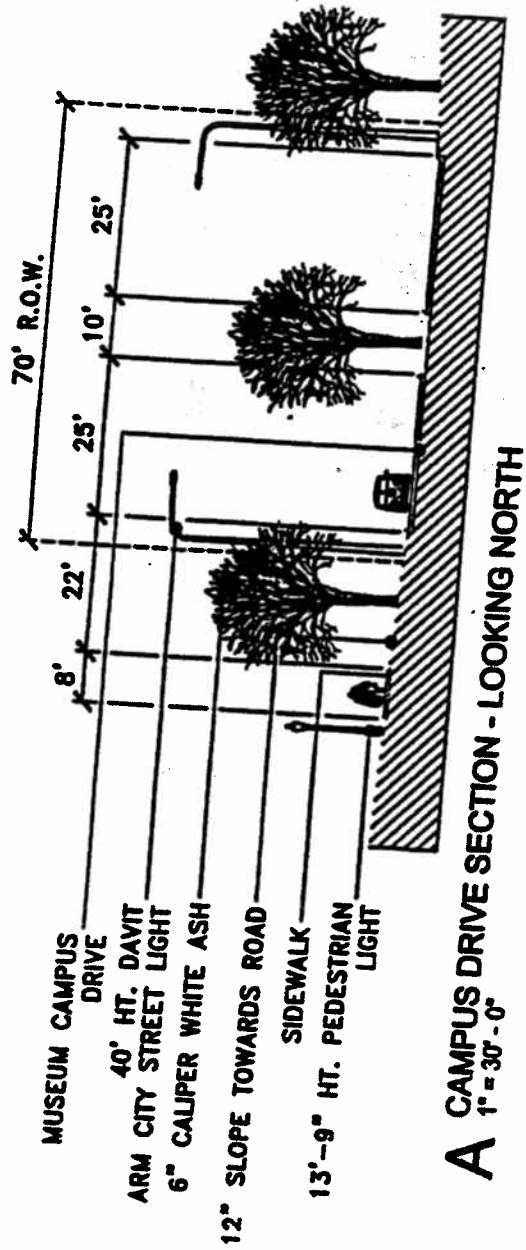
Conceptual Landscape Plan -- B.



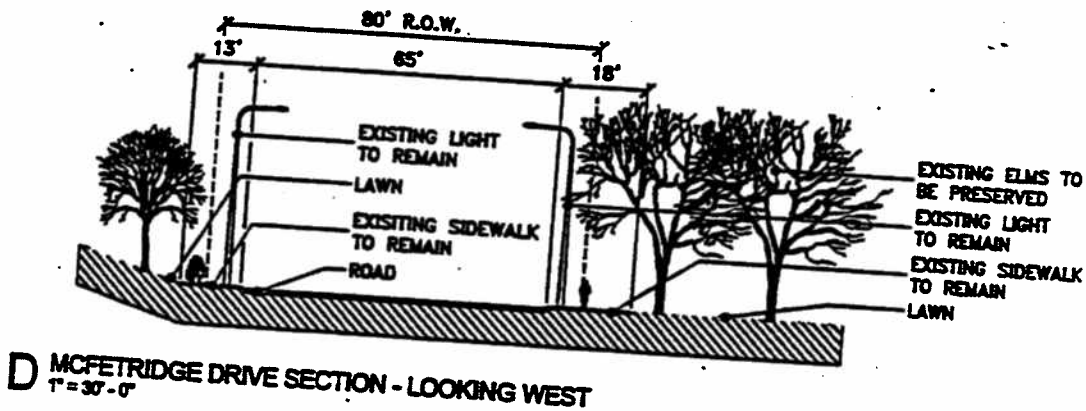
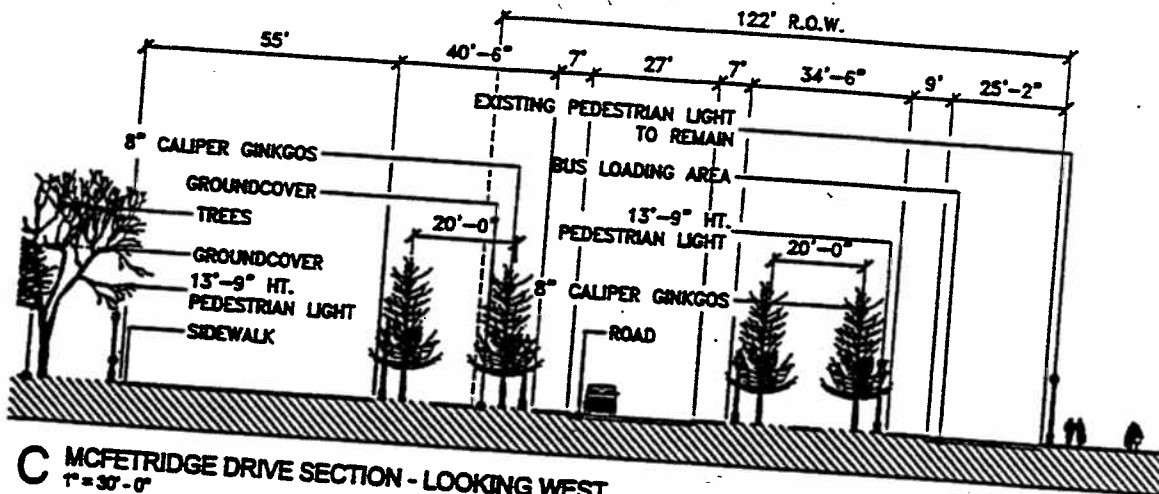
Conceptual Landscape Plan -- C.



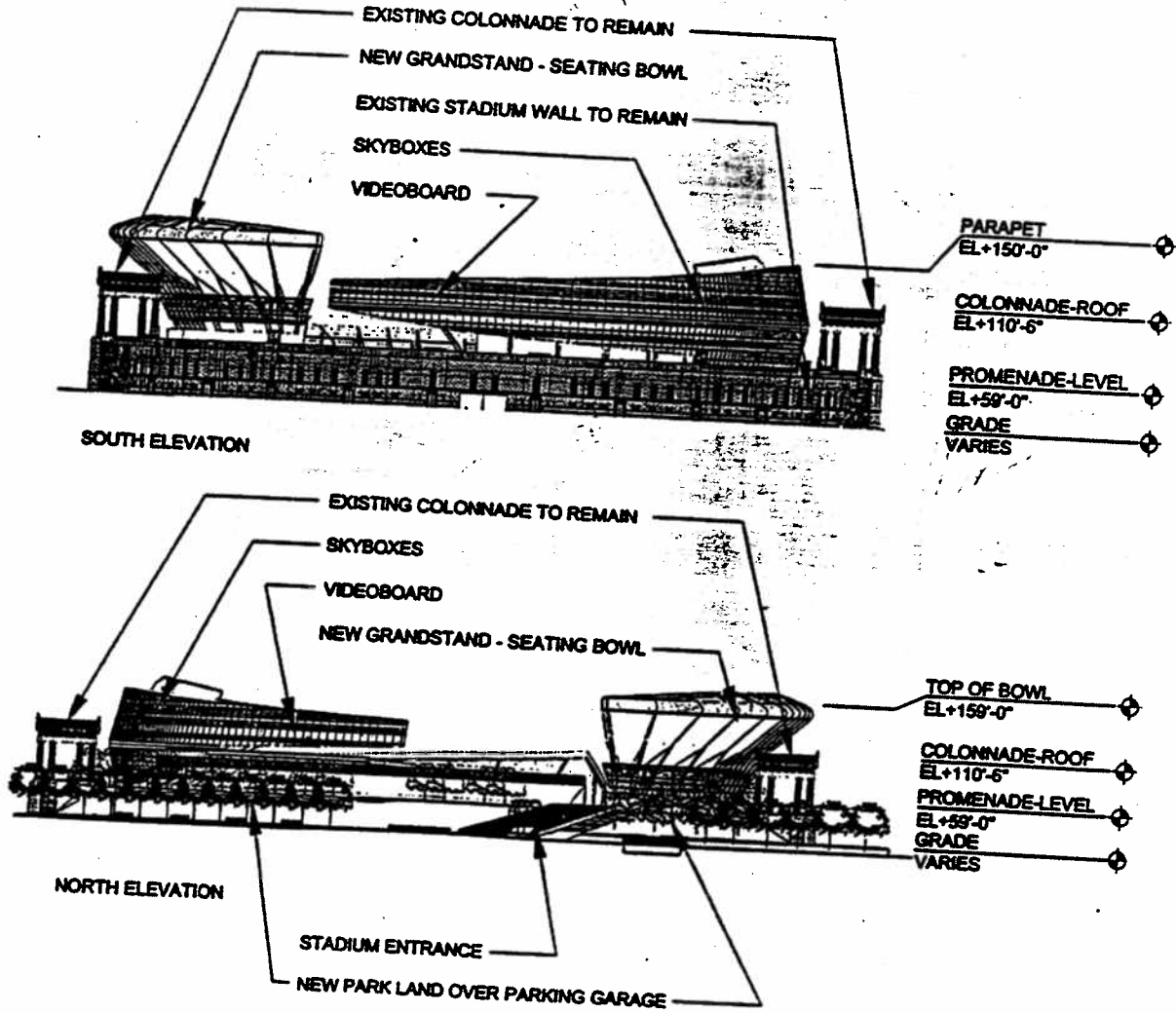
Roadway Sections A And B.



Roadway Sections C And D.



Stadium Elevation -- South/North.



Stadium Elevations -- East/West.

