



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

May 19, 2025

Mariah F. DiGrino  
DLA Piper  
444 W. Lake St., Suite 900  
Chicago, IL 60606

**Re: Opinion response for PD 883**

Dear Ms. DiGrino:

This letter is in response to your recent opinion request. On behalf of Landmark Chicago Interests, LLC, who is affiliated with the owners of certain subareas within Residential Planned Development Number 883 ("PD 883"), you seek to verify that:

- PD 883 was most recently amended by ordinance of the City Council on March 14, 2007;
- The bulk and density standards allowed within PD 883 have not been modified since the 2007 amendment;
- Any modifications of PD 883 since 2007 have been administrative in nature and have not increased the overall entitlements granted by the 2007 legislative amendment; and
- There are no pending applications to amend PD 883.

PD 883 was most recently amended by ordinance of the City Council on March 14, 2007. We are not aware of any modifications to the bulk and density standards since the PD was amended in 2007. We are not aware of any modifications that have increased the overall entitlements granted by the 2007 legislative amendment. We are not aware of any pending applications to amend PD 883.

Sincerely,

Kyle Bartlett  
Assistant Zoning Administrator

KB:tm

C: Kyle Bartlett, Noah Szafraniec, Mike Marmo, Janice Hill



3/14/2007

REPORTS OF COMMITTEES

15831  
101089

*Reclassification Of Area Shown On Map Number 4-E.*

(As Amended)

(Application Number 15831)

RPD 883.00

*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 Residential Planned Development Number 883, as amended, symbols and indications as shown on Map Number 4-E in the area bounded by:

Subarea A:

That part of the following described tract, said tract being comprised of the hereinafter described Parcels C, C-1 and Three all taken together, all in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, said parcels more particularly described as follows:

Parcel C.

That part of the lands of the Illinois Central Railroad Company in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

commencing on the westerly right-of-way line of said railroad, at the intersection of said line with the northerly line of 23<sup>rd</sup> Street viaduct, said northerly line being 60 feet (measured perpendicularly) northerly of and parallel with the centerline of the existing structure; thence north 16 degrees, 37 minutes, 38 seconds west along said westerly right-of-way line, a distance of 1,500.00 feet to the point of beginning for that part hereinafter described; thence north 73 degrees, 22 minutes, 22 seconds east, parallel with said northerly line of the 23<sup>rd</sup> Street viaduct, a distance of 151.02; thence northwesterly along the arc of a circle, convex to the easterly, with a radius of 5,738.60 feet, the chord of said arc having a bearing of north 17 degrees, 59 minutes, 18 seconds west, a distance of 240.13 feet; thence north 19 degrees, 11 minutes, 14 seconds west along a straight line, tangent to last described arc of a circle, a distance of 595.75 feet to a point of curve; thence northwesterly along the arc of a circle, convex to the easterly, tangent to the last described straight line, with a radius of 1,928.20 feet, the chord of said arc having a bearing of north 20 degrees, 44 minutes, 30 seconds west, a distance of 104.63 feet to the eastward extension of the north line of East 18<sup>th</sup> Street; thence south 89 degrees, 59 minutes, 21 seconds west along said eastward extension, a distance of 117.47 feet to said westerly right-of-way line of railroad; thence south 16 degrees, 42 minutes, 49 seconds east along said westerly right-of-way line, a distance of 908.58 feet to the north line of East 20<sup>th</sup> Street; thence south 16 degrees, 37 minutes, 38 seconds east continuing



along said westerly right-of-way line, a distance of 64.46 feet to the point of beginning, in Cook County, Illinois;

Also,

Parcel C-1.

The south 55 feet of that part of Lot 1 lying east of Calumet Avenue, in Block 5 in William Jones' Addition to Chicago; the north 9 feet of the south 64 feet of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; the north 55 feet of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; all those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of Calumet Avenue as now laid out and marked on the plat of Meeker's Addition to Chicago, Illinois, as Lot "AA", in Cook County, Illinois, and described as follows, to wit:

an undivided half of all that portion of the above described premises, lying east of the north 68 feet of Lot 6 in Clarke's Subdivision of Lots 51 and 52 and other property in said Block 10 included between 2 lines running east and west and formed by the prolonging eastwardly the north and south lines of original Lots 51 and 52 in; also, all that portion of the remainder of the premises in question falling within Lot 6 and to the south 62 feet of said Lot 52; and undivided half of those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of the east line of Calumet Avenue, as now laid out and marked on the plat of Meeker's Addition to Chicago, as Lot "AA", described as all that portion lying east of the north 68 feet of Lot 6, in Clarke's Subdivision of Lots 51 and 56 and the north 55 feet of Lots 52 and 55 of said Block 10 included between 2 lines running east and west and formed by prolonging eastwardly the north and south lines of said Original Lots 51 and 55, in Cook County, Illinois;

Also,

Parcel Three.

Lot 14 in Culver and Others' Subdivision of Lots 2 and 3 in Block 5 in Jones' Addition to Chicago with Lots 2 in Block 11 and 3 and 4 in Block 12 in



Assessor's Division in the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

That part of the aforesaid tract being more particularly described as follows:

beginning at the point of intersection of the eastward extension of the north line of East 18<sup>th</sup> Street with the westerly right-of-way line of the Illinois Central Railroad Company, aforesaid; thence south 16 degrees, 42 minutes, 49 seconds east, along said westerly right-of-way line, 162.62 feet; thence north 73 degrees, 16 minutes, 26 seconds east, 120.94 feet to the easterly line of said tract; thence north 19 degrees, 11 minutes, 14 seconds west, along the easterly line of said tract, 24.76 feet; thence northerly 104.40 feet along the easterly line of said tract, being the arc of a circle, convex to the east, having a radius of 1,928.20 feet and whose chord bears north 20 degrees, 44 minutes, 17 seconds west a distance of 104.40 feet to the eastward extension of the north line of East 18<sup>th</sup> Street; thence south 89 degrees, 58 minutes, 14 seconds west, along said eastward extension, 117.49 feet to the point of beginning, in Cook County, Illinois,

containing 17,027 square feet or 0.3909 acres, more or less.

Subarea B:

That part of the following described tract, said tract being comprised of the hereinafter described Parcels C, C-1 and Three all taken together, all in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, said parcels more particularly described as follows:

Parcel C.

That part of the lands of the Illinois Central Railroad Company in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

commencing on the westerly right-of-way line of said railroad, at the intersection of said line with the northerly line of 23<sup>rd</sup> Street viaduct, said northerly line being 60 feet (measured perpendicularly) northerly of and parallel with the centerline of the existing structure; thence north 16 degrees, 37 minutes, 38 seconds west along said westerly right-of-way line, a distance of 1,500.00 feet to the point of beginning for that part hereinafter described; thence north 73 degrees, 22 minutes, 22 seconds east, parallel with said northerly line of the 23<sup>rd</sup> Street viaduct, a distance of 151.02; thence northwesterly along the arc of a circle, convex to the easterly, with a radius of



5,738.60 feet, the chord of said arc having a bearing of north 17 degrees, 59 minutes, 18 seconds west, a distance of 240.13 feet; thence north 19 degrees, 11 minutes, 14 seconds west along a straight line, tangent to last described arc of a circle, a distance of 595.75 feet to a point of curve; thence northwesterly along the arc of a circle, convex to the easterly, tangent to the last described straight line, with a radius of 1,928.20 feet, the chord of said arc having a bearing of north 20 degrees, 44 minutes, 30 seconds west, a distance of 104.63 feet to the eastward extension of the north line of East 18<sup>th</sup> Street; thence south 89 degrees, 59 minutes, 21 seconds west along said eastward extension, a distance of 117.47 feet to said westerly right-of-way line of railroad; thence south 16 degrees, 42 minutes, 49 seconds east along said westerly right-of-way line, a distance of 908.58 feet to the north line of East 20<sup>th</sup> Street; thence south 16 degrees, 37 minutes, 38 seconds east continuing along said westerly right-of-way line, a distance of 64.46 feet to the point of beginning, in Cook County, Illinois;

Also,

Parcel C-1.

The south 55 feet of that part of Lot 1 lying east of Calumet Avenue, in Block 5 in William Jones' Addition to Chicago; the north 9 feet of the south 64 feet of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; the north 55 feet of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; all those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of Calumet Avenue as now laid out and marked on the plat of Meeker's Addition to Chicago, Illinois, as Lot "AA", in Cook County, Illinois, and described as follows, to wit:

an undivided half of all that portion of the above described premises, lying east of the north 68 feet of Lot 6 in Clarke's Subdivision of Lots 51 and 52 and other property in said Block 10 included between 2 lines running east and west and formed by the prolonging eastwardly the north and south lines of original Lots 51 and 52 in; also, all that portion of the remainder of the premises in question falling within Lot 6 and to the south 62 feet of said Lot 52; and undivided half of those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of the east line of Calumet Avenue, as now laid out and marked on the plat of Meeker's Addition to Chicago, as Lot "AA", described as all that portion lying east of the north 68 feet of Lot 6, in Clarke's Subdivision



of Lots 51 and 56 and the north 55 feet of Lots 52 and 55 of said Block 10 included between 2 lines running east and west and formed by prolonging eastwardly the north and south lines of said Original Lots 51 and 55, in Cook County, Illinois;

Also,

Parcel Three.

Lot 14 in Culver and Others' Subdivision of Lots 2 and 3 in Block 5 in Jones' Addition to Chicago with Lots 2 in Block 11 and 3 and 4 in Block 12 in Assessor's Division in the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

That part of the aforesaid tract being more particularly described as follows:

commencing at the point of intersection of the eastward extension of the north line of East 18<sup>th</sup> Street with the westerly right-of-way line of the Illinois Central Railroad Company, aforesaid; thence south 16 degrees, 42 minutes, 49 seconds east, along said westerly right-of-way line, 162.62 feet to the point of beginning; thence north 73 degrees, 16 minutes, 26 seconds east, 120.94 feet to the easterly line of said tract; thence south 19 degrees, 11 minutes, 14 seconds east, along the easterly line of said tract, 60.05 feet; thence south 73 degrees, 16 minutes, 26 seconds west, 125.53 feet to the easterly line of South Calumet Avenue; thence north 16 degrees, 42 minutes, 49 seconds west, along the easterly line of South Calumet Avenue, 7.95 feet to the north line of Meeker's Addition to Chicago, aforesaid; thence north 89 degrees, 58 minutes, 39 seconds east, along said north line, 2.09 feet to the westerly right-of-way line of the Illinois Central Railroad Company, aforesaid; thence north 16 degrees, 42 minutes, 49 seconds west, along said westerly right-of-way line, 52.65 feet to the point of beginning, in Cook County, Illinois,

containing 7,349 square feet or 0.1687 acres, more or less.

Subarea C (Museum Park Place 1):

That part of the following described tract, said tract being comprised of the hereinafter described Parcels C, C-1 and Three all taken together, all in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, said parcels more particularly described as follows:



## Parcel C.

That part of the lands of the Illinois Central Railroad Company in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

commencing on the westerly right-of-way line of said railroad, at the intersection of said line with the northerly line of 23<sup>rd</sup> Street viaduct, said northerly line being 60 feet (measured perpendicularly) northerly of and parallel with the centerline of the existing structure; thence north 16 degrees, 37 minutes, 38 seconds west along said westerly right-of-way line, a distance of 1,500.00 feet to the point of beginning for that part hereinafter described; thence north 73 degrees, 22 minutes, 22 seconds east, parallel with said northerly line of the 23<sup>rd</sup> Street viaduct, a distance of 151.02; thence northwesterly along the arc of a circle, convex to the easterly, with a radius of 5,738.60 feet, the chord of said arc having a bearing of north 17 degrees, 59 minutes, 18 seconds west, a distance of 240.13 feet; thence north 19 degrees, 11 minutes, 14 seconds west along a straight line, tangent to last described arc of a circle, a distance of 595.75 feet to a point of curve; thence northwesterly along the arc of a circle, convex to the easterly, tangent to the last described straight line, with a radius of 1,928.20 feet, the chord of said arc having a bearing of north 20 degrees, 44 minutes, 30 seconds west, a distance of 104.63 feet to the eastward extension of the north line of East 18<sup>th</sup> Street; thence south 89 degrees, 59 minutes, 21 seconds west along said eastward extension, a distance of 117.47 feet to said westerly right-of-way line of railroad; thence south 16 degrees, 42 minutes, 49 seconds east along said westerly right-of-way line, a distance of 908.58 feet to the north line of East 20<sup>th</sup> Street; thence south 16 degrees, 37 minutes, 38 seconds east continuing along said westerly right-of-way line, a distance of 64.46 feet to the point of beginning, in Cook County, Illinois;

Also,

## Parcel C-1.

The south 55 feet of that part of Lot 1 lying east of Calumet Avenue, in Block 5 in William Jones' Addition to Chicago; the north 9 feet of the south 64 feet of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; the north 55 feet of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; all those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of Calumet Avenue as now laid out and marked on the plat of Meeker's Addition to Chicago, Illinois, as Lot "AA", in Cook County, Illinois, and described as follows, to wit:



an undivided half of all that portion of the above described premises, lying east of the north 68 feet of Lot 6 in Clarke's Subdivision of Lots 51 and 52 and other property in said Block 10 included between 2 lines running east and west and formed by the prolonging eastwardly the north and south lines of original Lots 51 and 52 in; also, all that portion of the remainder of the premises in question falling within Lot 6 and to the south 62 feet of said Lot 52; and undivided half of those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of the east line of Calumet Avenue, as now laid out and marked on the plat of Meeker's Addition to Chicago, as Lot "AA", described as all that portion lying east of the north 68 feet of Lot 6, in Clarke's Subdivision of Lots 51 and 56 and the north 55 feet of Lots 52 and 55 of said Block 10 included between 2 lines running east and west and formed by prolonging eastwardly the north and south lines of said Original Lots 51 and 55, in Cook County, Illinois;

Also,

Parcel Three.

Lot 14 in Culver and Others' Subdivision of Lots 2 and 3 in Block 5 in Jones' Addition to Chicago with Lots 2 in Block 11 and 3 and 4 in Block 12 in Assessor's Division in the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

That part of the aforesaid tract being more particularly described as follows:

commencing at the point of intersection of the eastward extension of the north line of East 18<sup>th</sup> Street with the westerly right-of-way line of the Illinois Central Railroad Company, aforesaid; thence south 16 degrees, 42 minutes, 49 seconds east, along said westerly right-of-way line, 215.27 feet to the north line of Meeker's Addition to Chicago, aforesaid; thence south 89 degrees, 58 minutes, 39 seconds west, along said north line, 2.09 feet to the easterly line of South Calumet Avenue; thence south 16 degrees, 42 minutes, 49 seconds east, along the easterly line of South Calumet Avenue, 7.95 feet to the point of beginning; thence south 16 degrees, 42 minutes, 49 seconds east, along the easterly line of South Calumet Avenue, 218.34 feet; thence southerly along the easterly line of South Calumet Avenue, 57.16 feet being the arc of a circle, convex to the east, having a radius of 195.00 feet and whose chord bears south 08 degrees, 18 minutes, 59 seconds east a distance of 56.95 feet;



thence south 00 degrees, 04 minutes, 52 seconds west, along the easterly line of South Calumet Avenue, 37.56 feet; thence south 89 degrees, 55 minutes, 08 seconds east, 17.06 feet; thence north 73 degrees, 16 minutes, 26 seconds east, 142.00 feet to the easterly line of said tract; thence north 19 degrees, 11 minutes, 14 seconds west, along the easterly line of said tract, 315.86 feet; thence south 73 degrees, 16 minutes, 26 seconds west, 125.53 feet to the point of beginning, in Cook County, Illinois,

containing 42,468 square feet or 0.9749 acres, more or less.

Subarea D (Museum Park Place 2):

That part of the following described tract, said tract being comprised of the hereinafter described Parcels C, C-1, Three and Four all taken together, all in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, said parcels more particularly described as follows:

Parcel C.

That part of the lands of the Illinois Central Railroad Company in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

commencing on the westerly right-of-way line of said railroad, at the intersection of said line with the northerly line of 23<sup>rd</sup> Street viaduct, said northerly line being 60 feet (measured perpendicularly) northerly of and parallel with the centerline of the existing structure; thence north 16 degrees, 37 minutes, 38 seconds west along said westerly right-of-way line, a distance of 1,500.00 feet to the point of beginning for that part hereinafter described; thence north 73 degrees, 22 minutes, 22 seconds east, parallel with said northerly line of the 23<sup>rd</sup> Street viaduct, a distance of 151.02; thence northwesterly along the arc of a circle, convex to the easterly, with a radius of 5,738.60 feet, the chord of said arc having a bearing of north 17 degrees, 59 minutes, 18 seconds west, a distance of 240.13 feet; thence north 19 degrees, 11 minutes, 14 seconds west along a straight line, tangent to last described arc of a circle, a distance of 595.75 feet to a point of curve; thence northwesterly along the arc of a circle, convex to the easterly, tangent to the last described straight line, with a radius of 1,928.20 feet, the chord of said arc having a bearing of north 20 degrees, 44 minutes, 30 seconds west, a distance of 104.63 feet to the eastward extension of the north line of East 18<sup>th</sup> Street; thence south 89 degrees, 59 minutes, 21 seconds west along said eastward extension, a distance of 117.47 feet to said westerly right-of-way line of railroad; thence south 16 degrees, 42 minutes, 49 seconds east along said westerly right-of-way line, a distance of 908.58 feet to the north line of East



20<sup>th</sup> Street; thence south 16 degrees, 37 minutes, 38 seconds east continuing along said westerly right-of-way line, a distance of 64.46 feet to the point of beginning, in Cook County, Illinois;

Also,

Parcel C-1.

The south 55 feet of that part of Lot 1 lying east of Calumet Avenue, in Block 5 in William Jones' Addition to Chicago; the north 9 feet of the south 64 feet of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; the north 55 feet of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; all those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of Calumet Avenue as now laid out and marked on the plat of Meeker's Addition to Chicago, Illinois, as Lot "AA", in Cook County, Illinois, and described as follows, to wit:

an undivided half of all that portion of the above described premises, lying east of the north 68 feet of Lot 6 in Clarke's Subdivision of Lots 51 and 52 and other property in said Block 10 included between 2 lines running east and west and formed by the prolonging eastwardly the north and south lines of original Lots 51 and 52 in; also, all that portion of the remainder of the premises in question falling within Lot 6 and to the south 62 feet of said Lot 52; and undivided half of those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of the east line of Calumet Avenue, as now laid out and marked on the plat of Meeker's Addition to Chicago, as Lot "AA", described as all that portion lying east of the north 68 feet of Lot 6, in Clarke's Subdivision of Lots 51 and 56 and the north 55 feet of Lots 52 and 55 of said Block 10 included between 2 lines running east and west and formed by prolonging eastwardly the north and south lines of said Original Lots 51 and 55, in Cook County, Illinois;

Also,

Parcel Three.

Lot 14 in Culver and Others' Subdivision of Lots 2 and 3 in Block 5 in Jones' Addition to Chicago with Lots 2 in Block 11 and 3 and 4 in Block 12 in



Assessor's Division in the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

Also,

Parcel Four.

Lots 15, 16 and 17 and that part of Lot 18 in Culver and Others' Subdivision of Lots 2 and 3 in Block 5 in Jones' Addition to Chicago with Lots 2 in Block 11 and 3 and 4 in Block 12 in Assessor's Division in the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

That part of the aforesaid tract being more particularly described as follows:

commencing at the point of intersection of the eastward extension of the north line of East 18<sup>th</sup> Street with the westerly right-of-way line of the Illinois Central Railroad Company, aforesaid; thence south 16 degrees, 42 minutes, 49 seconds east, along said westerly right-of-way line, 215.27 feet to the north line of Meeker's Addition to Chicago, aforesaid; thence south 89 degrees, 58 minutes, 39 seconds west, along said north line, 2.09 feet to the easterly line of South Calumet Avenue; thence south 16 degrees, 42 minutes, 49 seconds east, along the easterly line of South Calumet Avenue, 226.29 feet; thence southerly along the easterly line of South Calumet Avenue, 57.16 feet being the arc of a circle, convex to the east, having a radius of 195.00 feet and whose chord bears south 08 degrees, 18 minutes, 59 seconds east a distance of 56.95 feet; thence south 00 degrees, 04 minutes, 52 seconds west, along the easterly line of South Calumet Avenue, 37.56 feet to the point of beginning; thence south 89 degrees, 55 minutes, 08 seconds east, 17.06 feet; thence north 73 degrees, 16 minutes, 26 seconds east, 142.00 feet to the easterly line of said tract; thence south 19 degrees, 11 minutes, 14 seconds east, along the easterly line of said tract, 152.14 feet; thence north 90 degrees, 00 minutes, 00 seconds west, 50.32 feet; thence south 00 degrees, 00 minutes, 00 seconds west, 176.86 feet; thence north 90 degrees, 00 minutes, 00 seconds west, 153.13 feet to the easterly line of South Calumet Avenue; thence north 00 degrees, 04 minutes, 52 seconds east, along the easterly line of South Calumet Avenue, 279.70 feet to the point of beginning, in Cook County, Illinois,

containing 49,176 square feet or 1.1289 acres, more or less.



## Subarea E:

That part of the following described tract, said tract being comprised of the hereinafter described Parcels C, C-1, Three and Four all taken together, all in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, said parcels more particularly described as follows:

## Parcel C.

That part of the lands of the Illinois Central Railroad Company in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

commencing on the westerly right-of-way line of said railroad, at the intersection of said line with the northerly line of 23<sup>rd</sup> Street viaduct, said northerly line being 60 feet (measured perpendicularly) northerly of and parallel with the centerline of the existing structure; thence north 16 degrees, 37 minutes, 38 seconds west along said westerly right-of-way line, a distance of 1,500.00 feet to the point of beginning for that part hereinafter described; thence north 73 degrees, 22 minutes, 22 seconds east, parallel with said northerly line of the 23<sup>rd</sup> Street viaduct, a distance of 151.02; thence northwesterly along the arc of a circle, convex to the easterly, with a radius of 5,738.60 feet, the chord of said arc having a bearing of north 17 degrees, 59 minutes, 18 seconds west, a distance of 240.13 feet; thence north 19 degrees, 11 minutes, 14 seconds west along a straight line, tangent to last described arc of a circle, a distance of 595.75 feet to a point of curve; thence northwesterly along the arc of a circle, convex to the easterly, tangent to the last described straight line, with a radius of 1,928.20 feet, the chord of said arc having a bearing of north 20 degrees, 44 minutes, 30 seconds west, a distance of 104.63 feet to the eastward extension of the north line of East 18<sup>th</sup> Street; thence south 89 degrees, 59 minutes, 21 seconds west along said eastward extension, a distance of 117.47 feet to said westerly right-of-way line of railroad; thence south 16 degrees, 42 minutes, 49 seconds east along said westerly right-of-way line, a distance of 908.58 feet to the north line of East 20<sup>th</sup> Street; thence south 16 degrees, 37 minutes, 38 seconds east continuing along said westerly right-of-way line, a distance of 64.46 feet to the point of beginning, in Cook County, Illinois;

Also,

## Parcel C-1.

The south 55 feet of that part of Lot 1 lying east of Calumet Avenue, in Block 5 in William Jones' Addition to Chicago; the north 9 feet of the



south 64 feet of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; the north 55 feet of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; all those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of Calumet Avenue as now laid out and marked on the plat of Meeker's Addition to Chicago, Illinois, as Lot "AA", in Cook County, Illinois, and described as follows, to wit:

an undivided half of all that portion of the above described premises, lying east of the north 68 feet of Lot 6 in Clarke's Subdivision of Lots 51 and 52 and other property in said Block 10 included between 2 lines running east and west and formed by the prolonging eastwardly the north and south lines of original Lots 51 and 52 in; also, all that portion of the remainder of the premises in question falling within Lot 6 and to the south 62 feet of said Lot 52; and undivided half of those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of the east line of Calumet Avenue, as now laid out and marked on the plat of Meeker's Addition to Chicago, as Lot "AA", described as all that portion lying east of the north 68 feet of Lot 6, in Clarke's Subdivision of Lots 51 and 56 and the north 55 feet of Lots 52 and 55 of said Block 10 included between 2 lines running east and west and formed by prolonging eastwardly the north and south lines of said Original Lots 51 and 55, in Cook County, Illinois;

Also,

Parcel Three.

Lot 14 in Culver and Others' Subdivision of Lots 2 and 3 in Block 5 in Jones' Addition to Chicago with Lots 2 in Block 11 and 3 and 4 in Block 12 in Assessor's Division in the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

Also,

Parcel Four.

Lots 15, 16 and 17 and that part of Lot 18 in Culver and Others' Subdivision



of Lots 2 and 3 in Block 5 in Jones' Addition to Chicago with Lots 2 in Block 11 and 3 and 4 in Block 12 in Assessor's Division in the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

That part of the aforesaid tract being more particularly described as follows:

commencing at the point of intersection of the eastward extension of the north line of East 18<sup>th</sup> Street with the westerly right-of-way line of the Illinois Central Railroad Company, aforesaid; thence south 16 degrees, 42 minutes, 49 seconds east, along said westerly right-of-way line, 215.27 feet to the north line of Meeker's Addition to Chicago, aforesaid; thence south 89 degrees, 58 minutes, 39 seconds west, along said north line, 2.09 feet to the easterly line of South Calumet Avenue; thence south 16 degrees, 42 minutes, 49 seconds east, along the easterly line of South Calumet Avenue, 226.29 feet; thence southerly along the easterly line of South Calumet Avenue, 57.16 feet, being the arc of a circle, convex to the east, having a radius of 195.00 feet and whose chord bears south 08 degrees, 18 minutes, 59 seconds east a distance of 56.95 feet; thence south 00 degrees, 04 minutes, 52 seconds west along the easterly line of South Calumet Avenue, 37.56 feet; thence south 89 degrees, 55 minutes, 08 seconds east, 17.06 feet; thence north 73 degrees, 16 minutes, 26 seconds east, 142.00 feet to the easterly line of said tract; thence south 19 degrees, 11 minutes, 14 seconds east along the easterly line of said tract, 152.14 feet to the point of beginning; thence north 90 degrees, 00 minutes, 00 seconds west, 50.32 feet; thence south 00 degrees, 00 minutes, 00 seconds west, 176.86 feet; thence north 90 degrees, 00 minutes, 00 seconds west, 153.13 feet to the easterly line of South Calumet Avenue; thence south 00 degrees, 04 minutes, 52 seconds west, along the easterly line of South Calumet Avenue, 31.64 feet to a point 42.01 feet north of the north line of vacated East Cullerton Street (as measured along the east line of South Calumet Avenue aforesaid); thence north 88 degrees, 01 minutes, 16 seconds east, 114.91 feet to a point on the westerly right-of-way line of the lands of the Illinois Central Railroad Company, aforesaid, said point being 48.01 feet north of the north line of vacated East Cullerton Street (as measured along the westerly right-of-way line of the lands of the Illinois Central Railroad Company aforesaid); thence south 16 degrees, 42 minutes, 49 seconds east, along the westerly right-of-way line of the lands of the Illinois Central Railroad Company aforesaid, 48.01 feet; thence south 16 degrees, 37 minutes, 38 seconds east along the westerly right-of-way line of the lands of the Illinois Central Railroad Company aforesaid, 64.31 feet to the southerly most corner of said tract; thence north 73 degrees, 22 minutes, 22 seconds east, parallel with said northerly line of the 23<sup>rd</sup> Street viaduct, a distance of 34.35 feet; thence northeasterly 119.35 feet along the arc of a circle convex to the northwest, having a radius of 333.31 feet and whose chord bears north 21 degrees,



58 minutes, 42 seconds east 118.71 feet; thence north 32 degrees, 14 minutes, 12 seconds east 54.17 feet to the easterly line of said tract; thence northwesterly 111.71 feet along the easterly line of said tract, being the arc of a circle convex to the northeast, having a radius of 5,738.60 feet and whose chord bears north 18 degrees, 37 minutes, 46 seconds west 111.71 feet; thence north 19 degrees, 11 minutes, 14 seconds west along the easterly line of said tract, 42.93 feet to the point of beginning, in Cook County, Illinois,

containing 26,911 square feet or 0.61 78 acres, more or less.

Subarea F:

That part of the following described tract, said tract being comprised of the hereinafter described Parcels C, C-1 and Three all taken together, all in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, said parcels more particularly described as follows:

Parcel C.

That part of the lands of the Illinois Central Railroad Company in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

commencing on the westerly right-of-way line of said railroad, at the intersection of said line with the northerly line of 23<sup>rd</sup> Street viaduct, said northerly line being 60 feet (measured perpendicularly) northerly of and parallel with the centerline of the existing structure; thence north 16 degrees, 37 minutes, 38 seconds west along said westerly right-of-way line, a distance of 1,500.00 feet to the point of beginning for that part hereinafter described; thence north 73 degrees, 22 minutes, 22 seconds east, parallel with said northerly line of the 23<sup>rd</sup> Street viaduct, a distance of 151.02; thence northwesterly along the arc of a circle, convex to the easterly, with a radius of 5,738.60 feet, the chord of said arc having a bearing of north 17 degrees, 59 minutes, 18 seconds west, a distance of 240.13 feet; thence north 19 degrees, 11 minutes, 14 seconds west along a straight line, tangent to last described arc of a circle, a distance of 595.75 feet to a point of curve; thence northwesterly along the arc of a circle, convex to the easterly, tangent to the last described straight line, with a radius of 1,928.20 feet, the chord of said arc having a bearing of north 20 degrees, 44 minutes, 30 seconds west, a distance of 104.63 feet to the eastward extension of the north line of East 18<sup>th</sup> Street; thence south 89 degrees, 59 minutes, 21 seconds west along said eastward extension, a distance of 117.47 feet to said westerly right-of-way line of railroad; thence south 16 degrees, 42 minutes, 49 seconds east along said



westerly right-of-way line, a distance of 908.58 feet to the north line of East 20<sup>th</sup> Street; thence south 16 degrees, 37 minutes, 38 seconds east continuing along said westerly right-of-way line, a distance of 64.46 feet to the point of beginning, in Cook County, Illinois;

Also,

Parcel C-1.

The south 55 feet of that part of Lot 1 lying east of Calumet Avenue, in Block 5 in William Jones' Addition to Chicago; the north 9 feet of the south 64 feet of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; the north 55 feet of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; all those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of Calumet Avenue as now laid out and marked on the plat of Meeker's Addition to Chicago, Illinois, as Lot "AA", in Cook County, Illinois, and described as follows, to wit:

an undivided half of all that portion of the above described premises, lying east of the north 68 feet of Lot 6 in Clarke's Subdivision of Lots 51 and 52 and other property in said Block 10 included between 2 lines running east and west and formed by the prolonging eastwardly the north and south lines of original Lots 51 and 52 in; also, all that portion of the remainder of the premises in question falling within Lot 6 and to the south 62 feet of said Lot 52; and undivided half of those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of the east line of Calumet Avenue, as now laid out and marked on the plat of Meeker's Addition to Chicago, as Lot "AA", described as all that portion lying east of the north 68 feet of Lot 6, in Clarke's Subdivision of Lots 51 and 56 and the north 55 feet of Lots 52 and 55 of said Block 10 included between 2 lines running east and west and formed by prolonging eastwardly the north and south lines of said Original Lots 51 and 55, in Cook County, Illinois;

Also,

Parcel Three.

Lot 14 in Culver and Others' Subdivision of Lots 2 and 3 in Block 5 in Jones'



Addition to Chicago with Lots 2 in Block 11 and 3 and 4 in Block 12 in Assessor's Division in the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

That part of the aforesaid tract being more particularly described as follows:

commencing on the westerly right-of-way line of said railroad at the intersection of said line with the northerly line of the 23<sup>rd</sup> Street viaduct, said northerly line being 60 feet (measured perpendicularly) northerly of and parallel with the centerline of the existing structure, and running thence north 16 degrees, 37 minutes, 38 seconds west along said westerly right-of-way line, a distance of 1,500.00 feet; thence north 73 degrees, 22 minutes, 22 seconds east parallel with said northerly line of the 23<sup>rd</sup> Street viaduct, a distance of 34.35 feet to the point of beginning for that part hereinafter described; thence northeasterly 119.35 feet along the arc of a circle convex to the northwest, having a radius of 333.31 feet and whose chord bears north 21 degrees, 58 minutes, 42 seconds east 118.71 feet; thence north 32 degrees, 14 minutes, 12 seconds east 54.17 feet to the easterly line of said tract; thence southeasterly 128.42 feet along the arc of a circle convex to the northeast, having a radius of 5,738.60 feet and whose chord bears south 17 degrees, 25 minutes, 50 seconds east 128.42 feet to the southeast corner of said tract; thence south 73 degrees, 22 minutes, 22 seconds west, along the south line of said tract, 116.67 feet to the point of beginning, in Cook County, Illinois,

containing 8,517 square feet or 0.1955 acres, more or less.

to the designation of Residential Planned Development Number 883, as amended, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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



*Residential Planned Development Number 883,  
As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development Number 883, as amended, consists of approximately one hundred fifty-one thousand four hundred forty-eight (151,448) square feet (three and forty-eight hundredths (3.48) acres) and is owned or controlled by the applicant, Central Station, L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
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 titleholder 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 to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any 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 the owners of the property and any ground lessors. An agreement among property owners, the board of directors of any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.



4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map -- Subareas A, B, C, D, E and F; a Site Plan -- Subareas A, B, C, D, E and F; a Site Plan -- Subarea A and B; a Site Plan -- Subarea C; a Site Plan -- Subarea D; a Site Plan -- Subareas E and F; a Landscape Plan -- Subareas A, B, C, D, E and F; a Landscape Plan -- Subareas A and B; a Landscape Plan -- Subarea C; a Landscape Plan -- Subarea D; a Landscape Plan -- Subareas E and F; a Plant List; Tower 1 -- West, North, East and South Building Elevations; Tower 2 -- West, North, East and South Building Elevations; a Site Section; and a Context Elevation, dated January 18, 2007, prepared by Pappageorge Haymes Architects. Full-size sets of the Site and Landscape Plans and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply. In any instance where a provision of the planned development conflicts with the Chicago Building Code, the Building Code shall control.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": Subarea A -- public open space and related uses; Subarea B -- public space improved with access ramp and related uses; Subarea C -- multi-family dwelling units in one (1) elevator building, attached townhomes, convenience retail uses on ground level, accessory parking and related uses; Subarea D -- multi-family dwelling units in one (1) elevator building; attached townhomes, convenience retail uses on ground level, accessory parking and related uses; Subarea E -- non-accessory surface-level parking or open space, no buildings or structures are permitted in Subarea E; and Subarea F -- transportation facilities, structure, open space and related uses. Residential use is expressly permitted below the second (2) floor in Subareas C and D.
6. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. 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 Chicago Department of Transportation.



8. For purposes of building height calculations, the definitions in the Chicago Zoning Ordinance shall apply. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations 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, installed and maintained in substantial conformance with the Site /Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Garbage cans shall be stored indoors in garages and said requirement shall be expressly stated in the condominium documents for each townhome unit. The applicant agrees at applicant's sole cost to improve Subarea A as a public passive open space pursuant to a design to be mutually agreed upon by the applicant and the Chicago Park District. The applicant shall level, seed and/or sod Subarea A and shall install trees and landscaping materials to create a passive open space. The applicant agrees to dedicate Subarea A as improved with a passive open space to the Chicago Park District at the time of the issuance of the first certificate of occupancy for a dwelling unit within the high-rise tower to be constructed on Subarea C (weather and planting conditions permitting). Provided that the applicant dedicates the public open space area identified as Subarea A and Lakefront access area identified as Subarea B to the Chicago Park District or a similar agency, then the square footage of the dedicated areas and the documented costs of the improvements thereto shall be applied towards the open space and open space fee requirements for the development.
11. 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 application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this 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 17-13-0611 of the Chicago Zoning Ordinance.



12. 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 a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The applicant shall provide a vegetated ("green") roof on at least twenty-five percent (25%) of the net roof area of each building to be constructed within this planned development. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures and roof-mounted equipment.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("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 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction of the improvements has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of Subarea C, Subarea D, Subarea E and Subarea F of the property shall automatically revert to the pre-existing RM6 Residential Multi-Unit District.

[Existing Zoning Map; Planned Development Boundary and Property  
Line Map -- Subareas A through F; Site Plan -- Subareas A  
through F; Landscape Plan -- Subareas A through F;  
Green Roof Plan; Landscape Plan; Towers 1 and 2  
Building Elevations; Site Section; and Context  
Elevation referred to in these Plan of  
Development Statements printed on  
pages 101110 through 101132  
of this *Journal*.]



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

*Residential-Planned Development Number 883.*

*Central Station Development*

*Bulk Regulations And Data Table.*

Subarea	Net Site Area (Square Feet)	Net Site Area (Acre)	Area in Adjoining R.O.W. (Square Feet)	Gross Site Area (Square Feet)	Gross Site Area (Acre)	Maximum Floor Area Ratio	Maximum Number Of Units	Minimum Number Of Parking Spaces
A	17,027	0.39	5,530	22,557	0.52			
B	7,349	0.17	1,965	9,314	0.21			
C	42,468	0.97	9,906	52,374	1.20			
D	49,176	1.13	9,169	58,345	1.34			
E	26,911	0.62	974	27,885	0.64			
F	8,517	0.20	0	8,517	0.20			
TOTAL:	151,448	3.48	27,544	178,992	4.11	4.82	496	512

Maximum Permitted Building Height:

Per approved Building Elevations

Maximum Site Coverage:

Per approved Site Plan

Minimum Periphery Setbacks:

Per approved Site Plan

Permitted Uses:

As per Statement Number 5



Plant List -- Subareas A Through F.

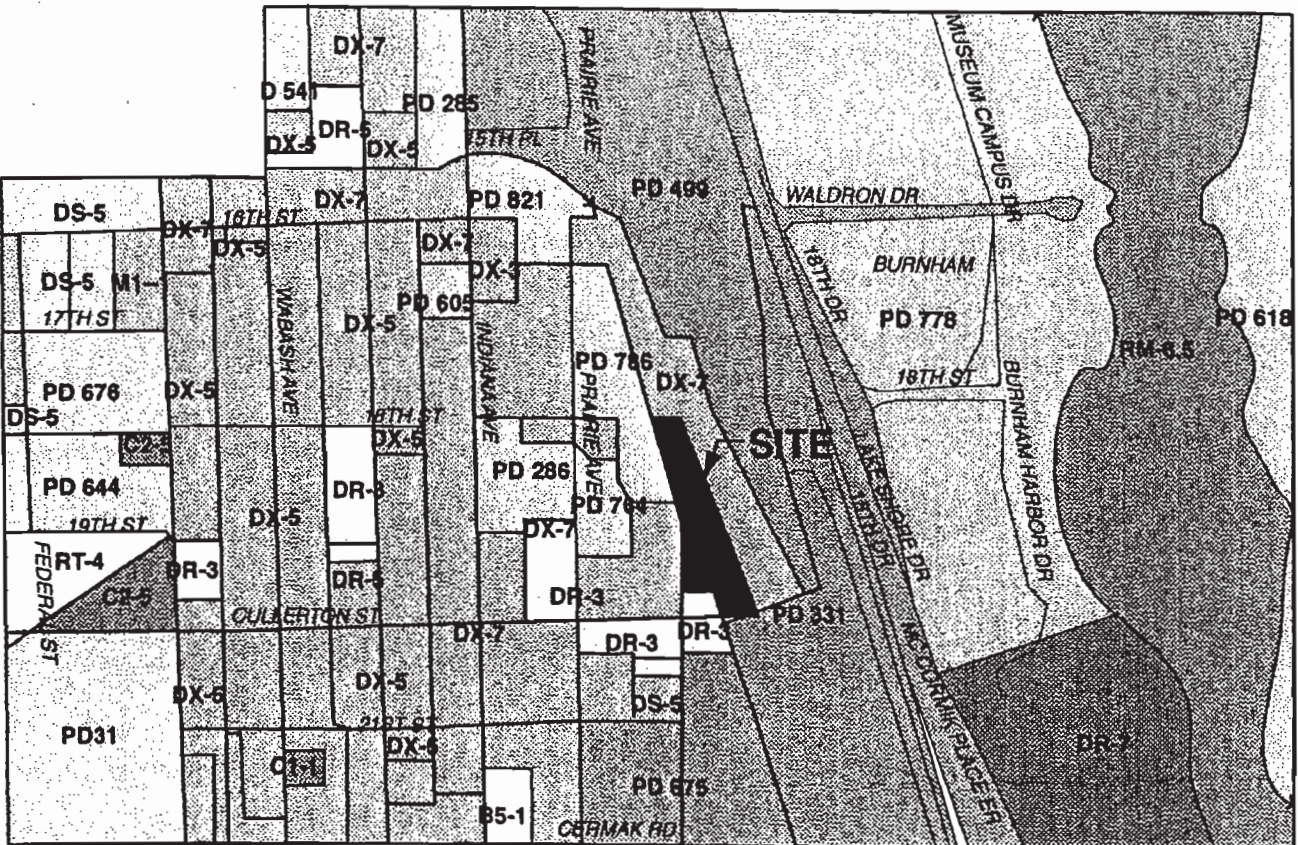
TYPE	SIZE	SPACING	REMARKS
SHADE TREE	4" CALIPER (MIN.)	25'-0" U.N.O.	SEE BELOW
CONTAINER TREE	2" CALIPER	PER PLAN	SEE BELOW
SHRUB	2'-0"W x 3'-0"H	PER PLAN	SEE BELOW

## SPECIES

TYPE	BOTANIC NAME	COMMON NAME
TREE	ACER PLATANOIDES	NORWAY MAPLE
	ACER SACCHARUM	SUGAR MAPLE
	ACER RUBRUM	RED MAPLE
	CELTIS OCCIDENTALIS	HACKBERRY
	FRAXINUS PENNSYLVANICA	GREEN ASH
	GLEDITSIA TRIACANTHOS	THORNLESS HONEYLOCUST
	TILIA CORDATA	LITTLELEAF LINDEN
SHRUB	BUXUS MICROPHYLIA KOR.	DWARF KOREAN BOXWOOD
	CONTONEASTER APICULATA	CRANBERRY CONTONEASTER
	RIBES ALPINUM	ALPINE CURRANT
	SPIREA JAPONICA	JAPANESE SPIREA
	VIBURNUM CARLESII (COMP.)	DWARF KOREANSPICE VIB.



Existing Zoning Map.

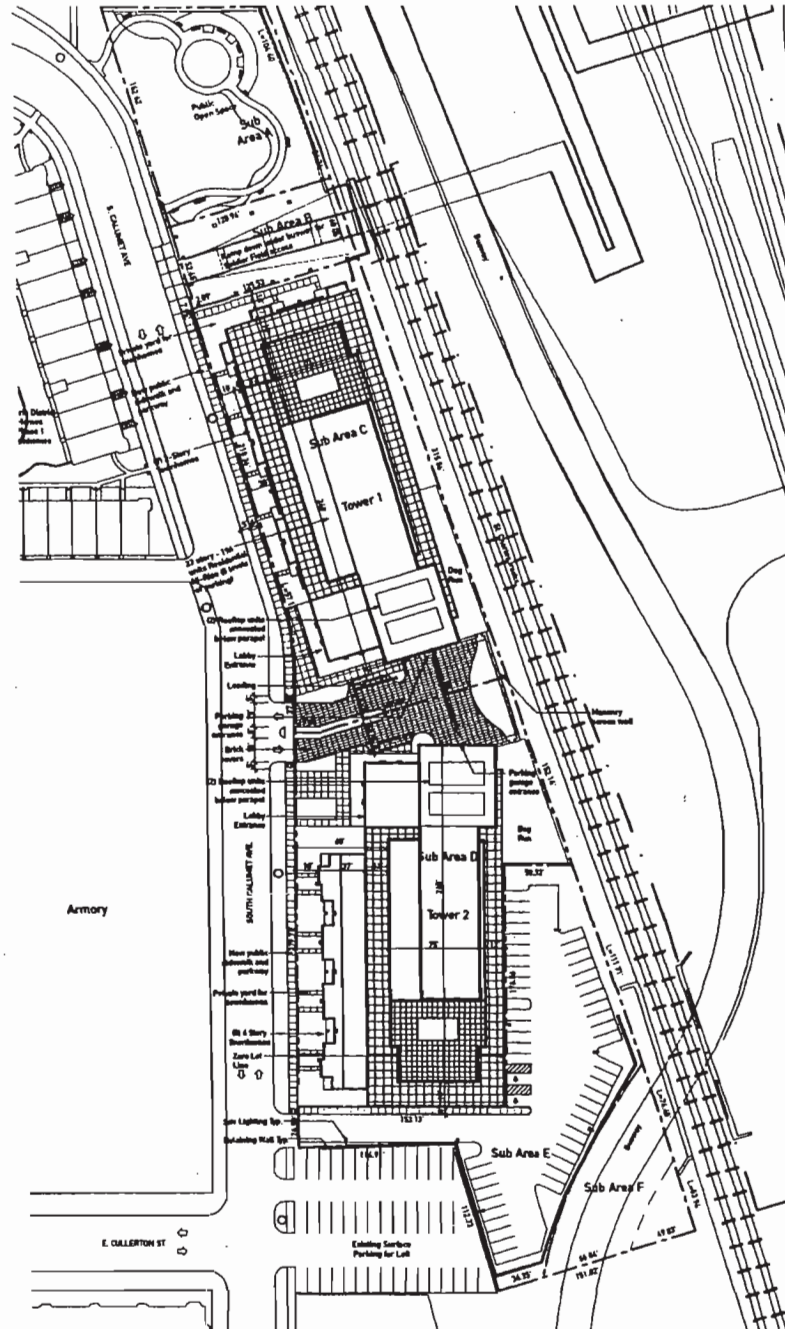






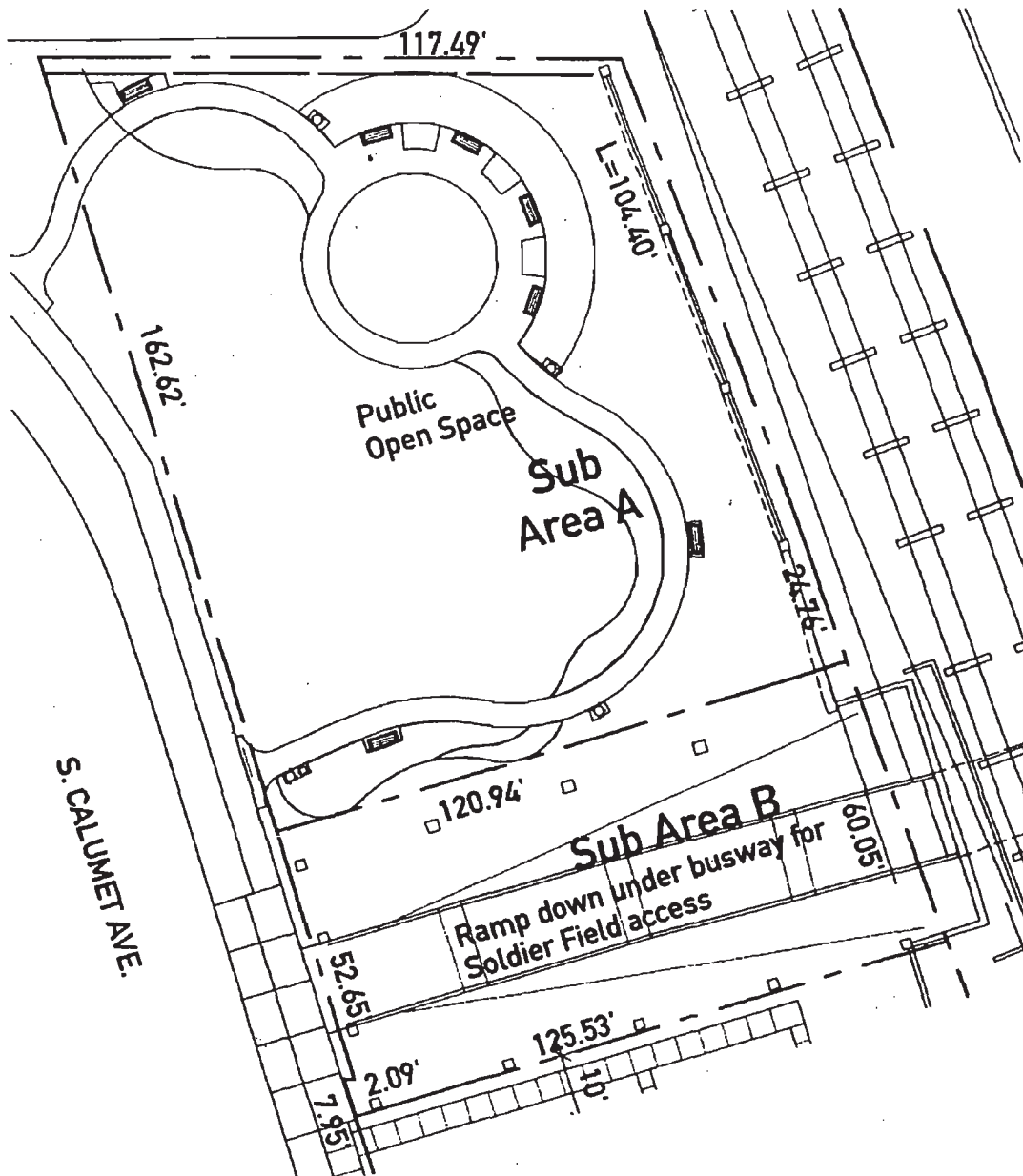


## Site Plan -- Subareas A Through F.



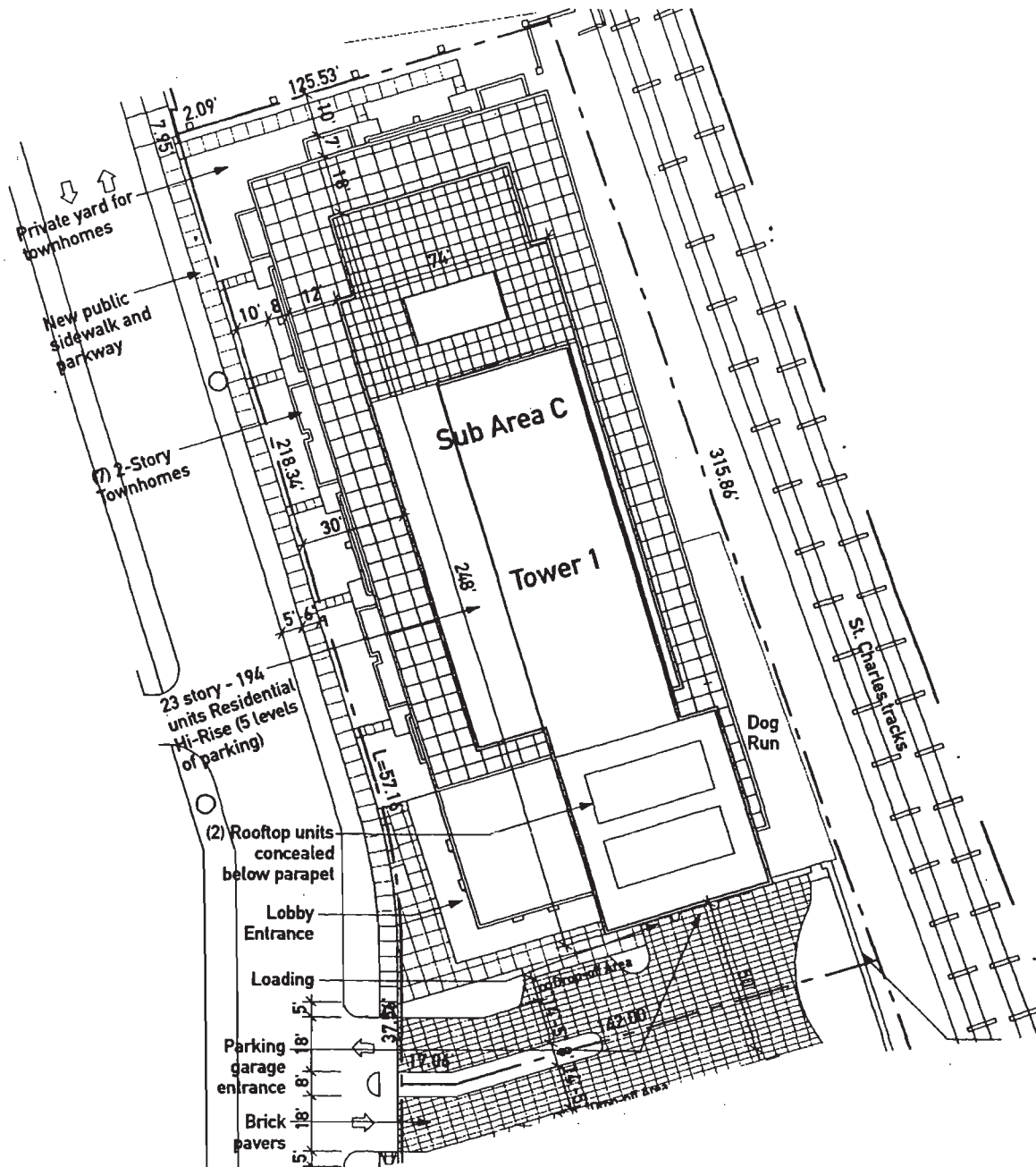


## Site Plan -- Subareas A And B.



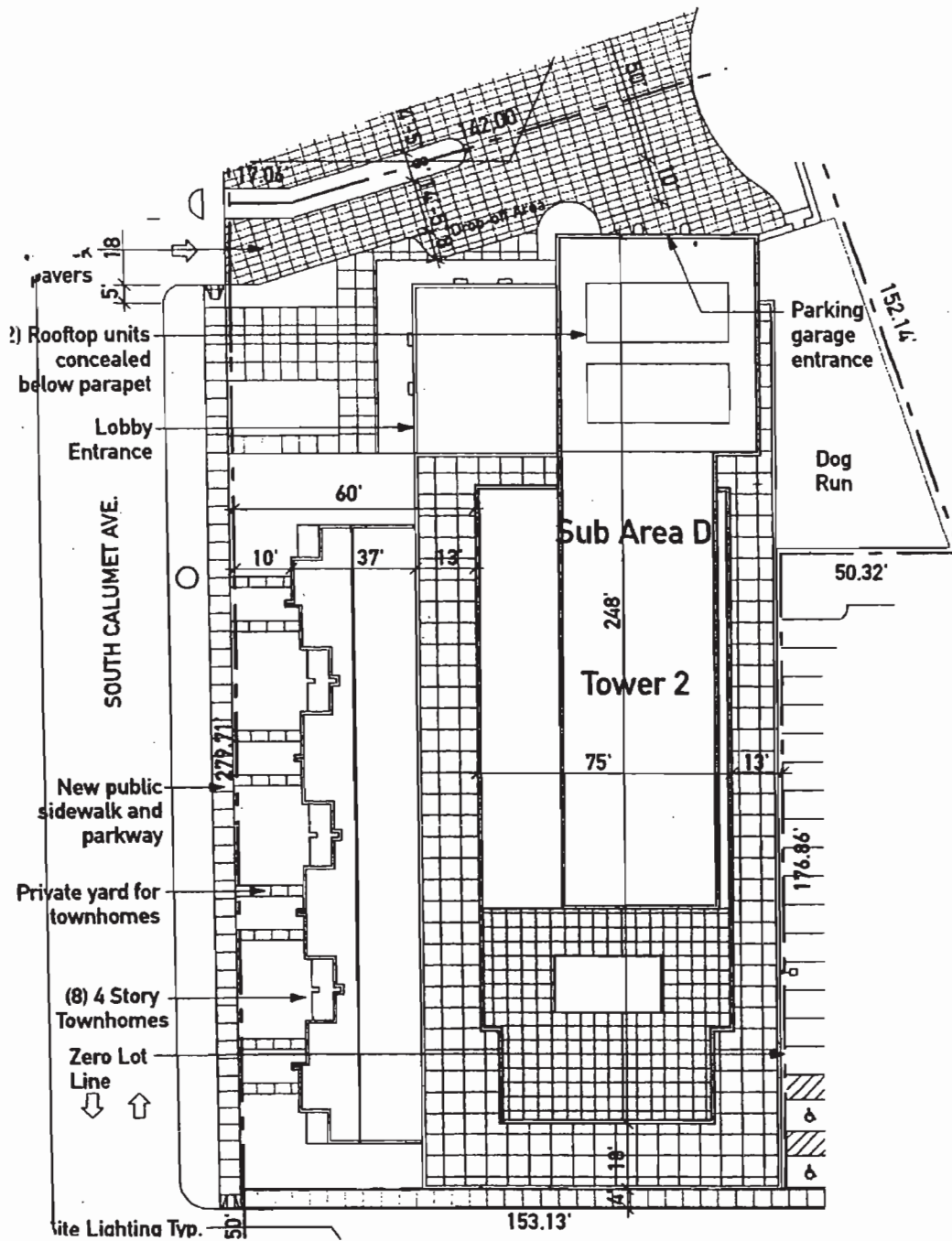


## Site Plan -- Subarea C.



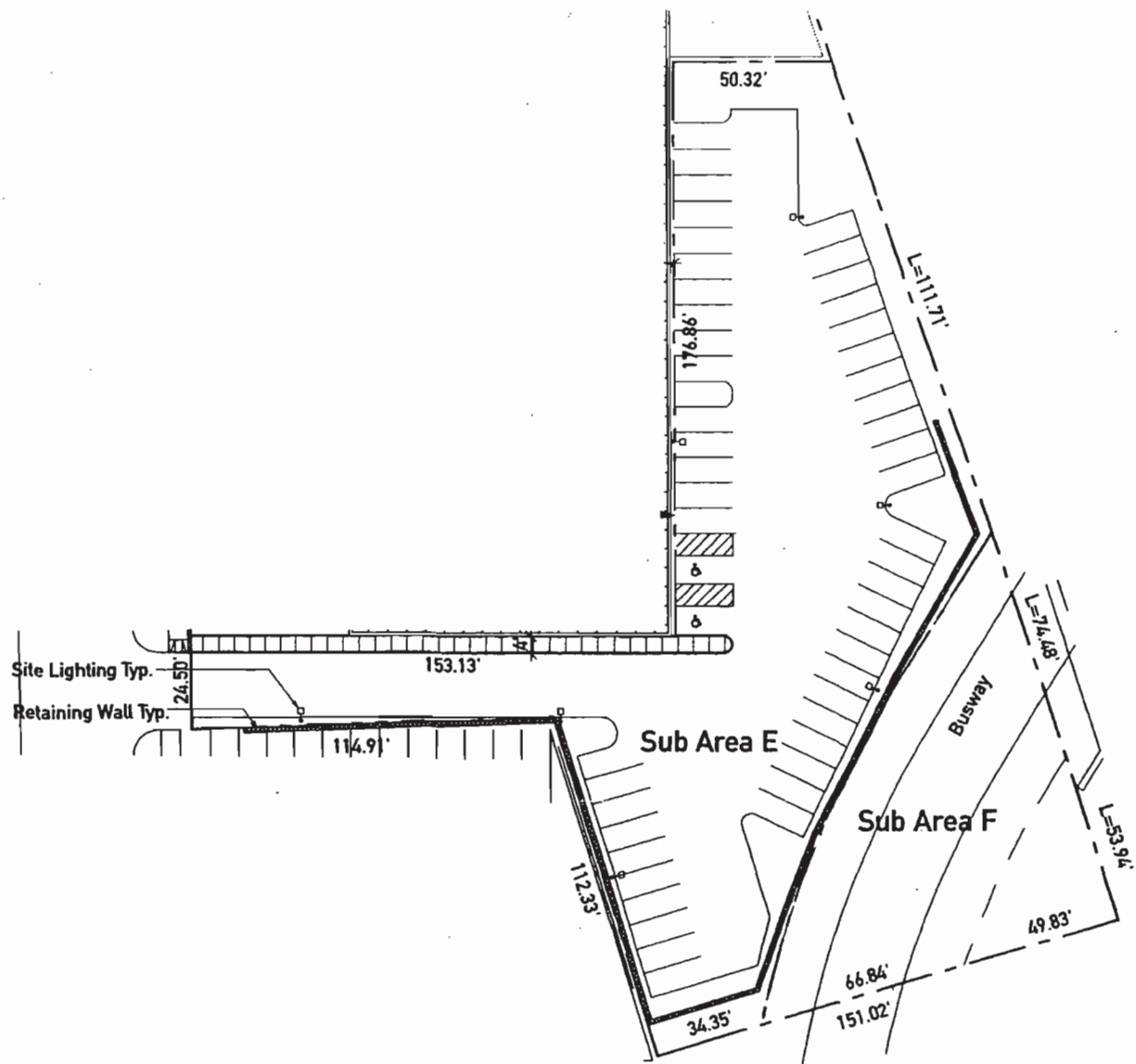


## Site Plan -- Subarea D.





## Site Plan -- Subareas E And F.



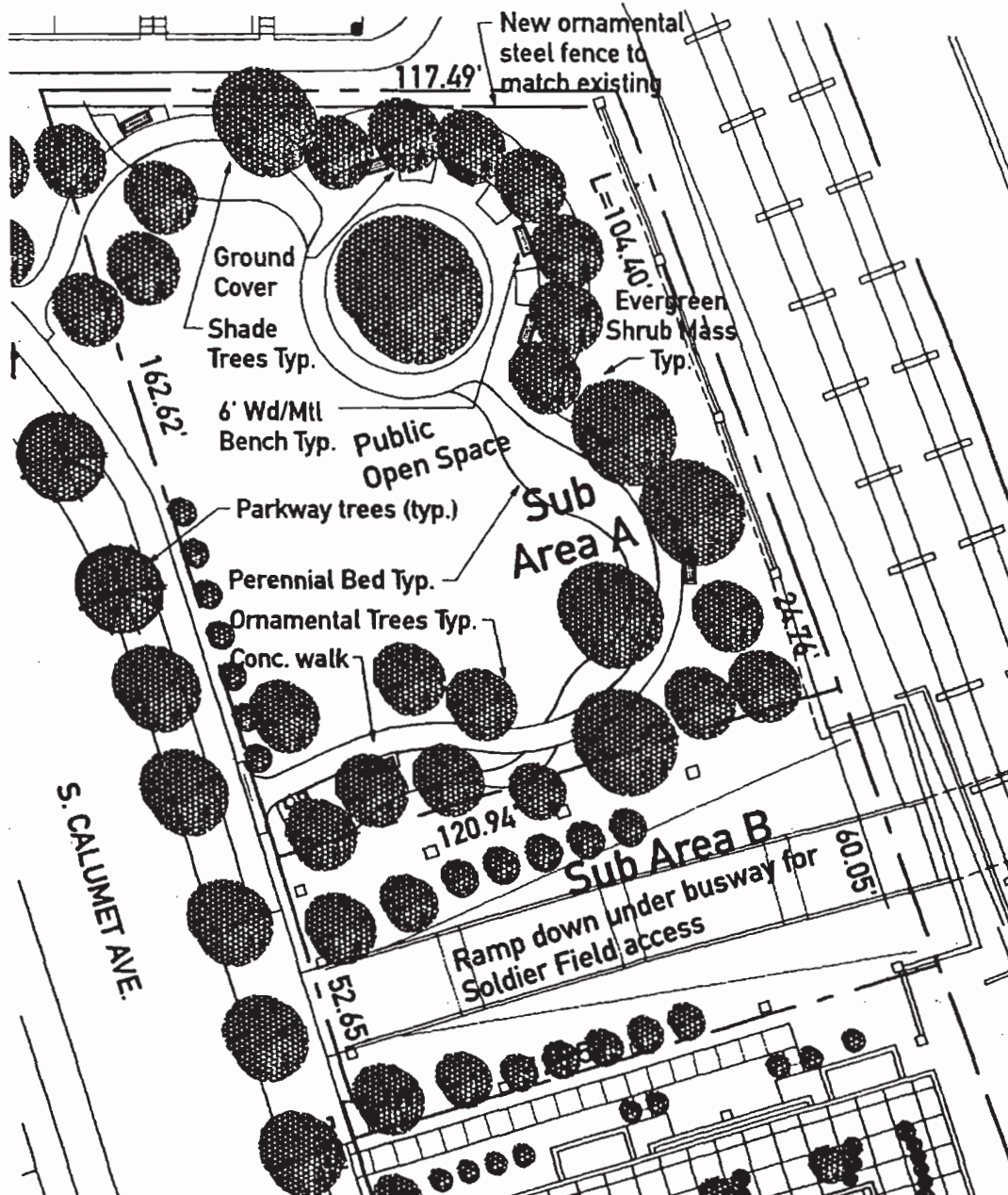


This architectural site plan illustrates the proposed new building at the Army Medical Center, divided into Sub Areas A through F. The plan includes the following details:

- Sub Areas:** Sub Area A (top left), Sub Area B (top center), Sub Area C (center, containing Tower 1), Sub Area D (center right, containing Tower 2), Sub Area E (bottom center), and Sub Area F (bottom right).
- Towers:** Tower 1 and Tower 2 are the central vertical structures.
- Streets:** S. CALLETON ST runs vertically along the left side. E CALLETON ST runs horizontally at the bottom. A diagonal road runs along the right side.
- Parking:** Various parking lots are shown, including "Existing Surface Parking for LAH" at the bottom center and "Parking garage entrance" near Tower 2.
- Landmarks:** "Armory" is labeled on the left side. "Masonry screen wall" is indicated near Tower 2.
- Other Features:** The plan shows numerous trees, landscaping, and specific entrances like "Lobby Entrance" and "Loading".

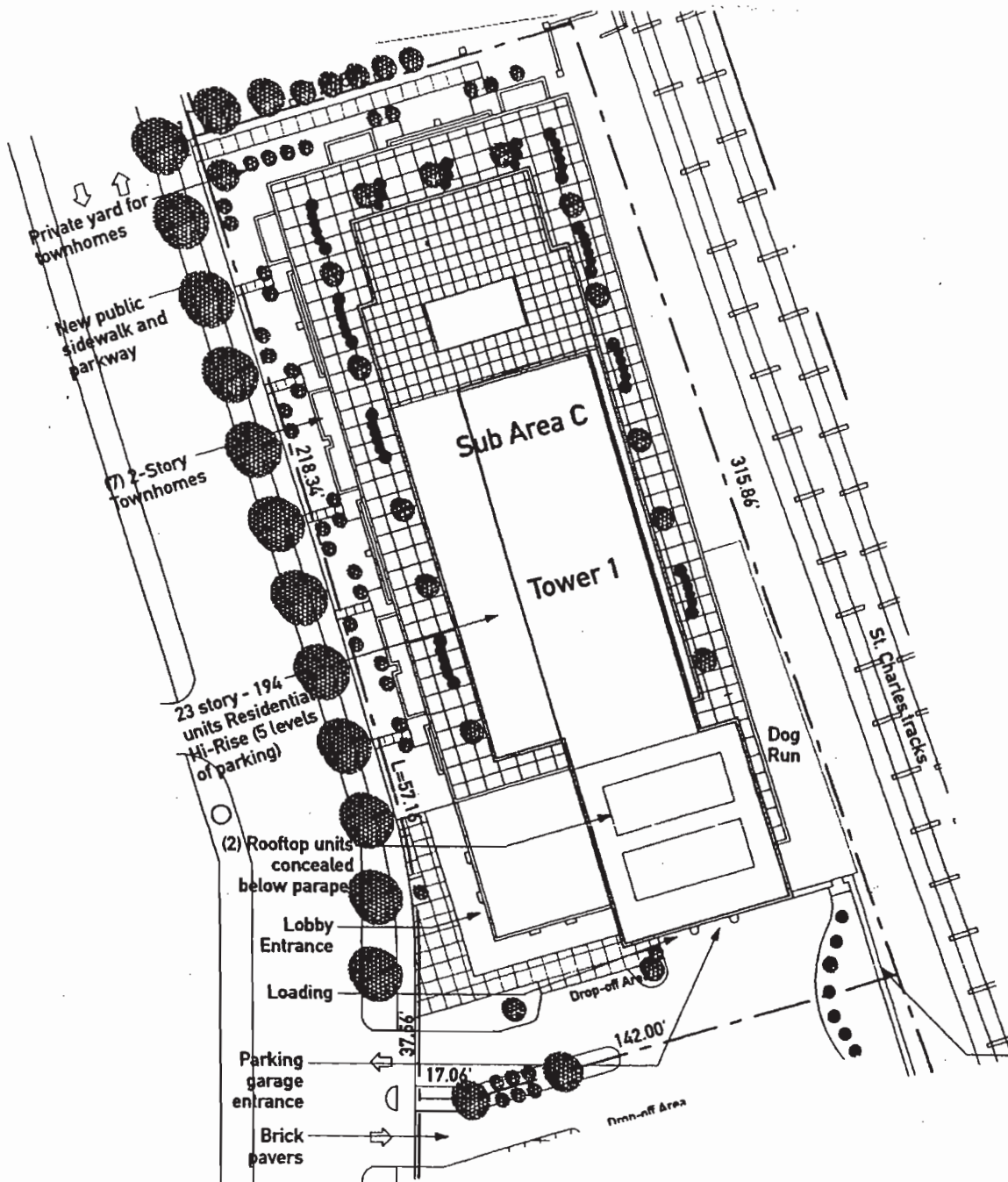


## Landscape Plan -- Subareas A And B.



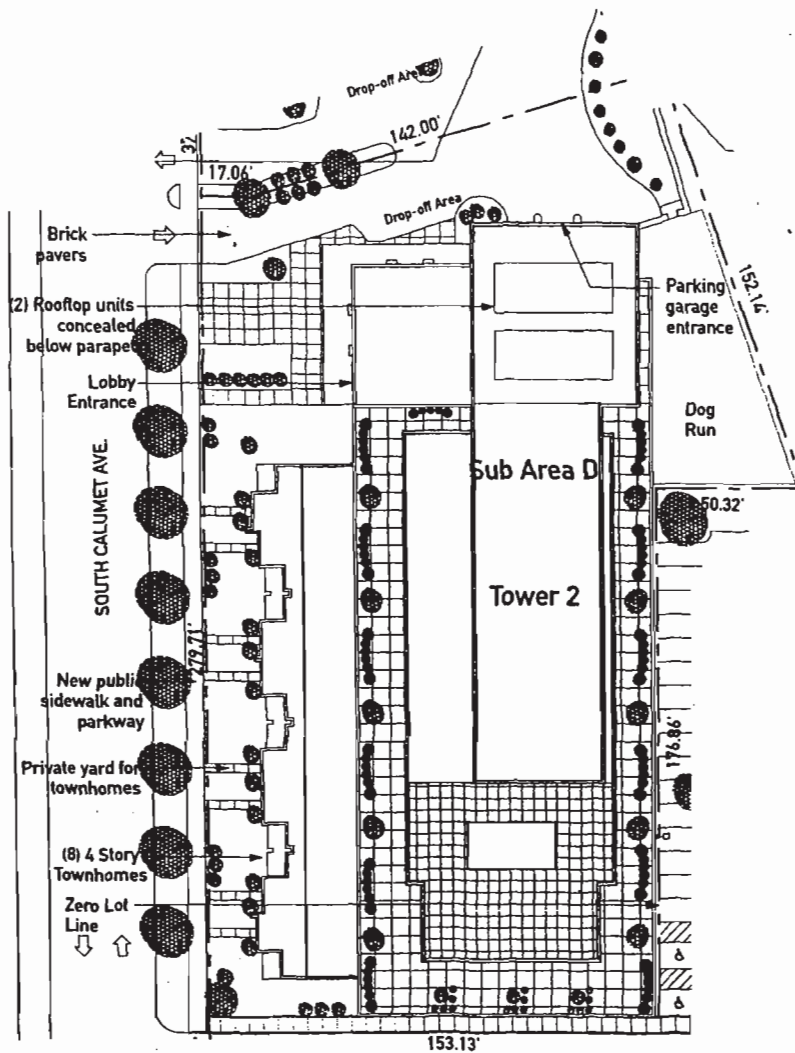


## Landscape Plan -- Subarea C.





## Landscape/Green Roof Plan -- Subarea D.

Museum Park Place  
Tower 2

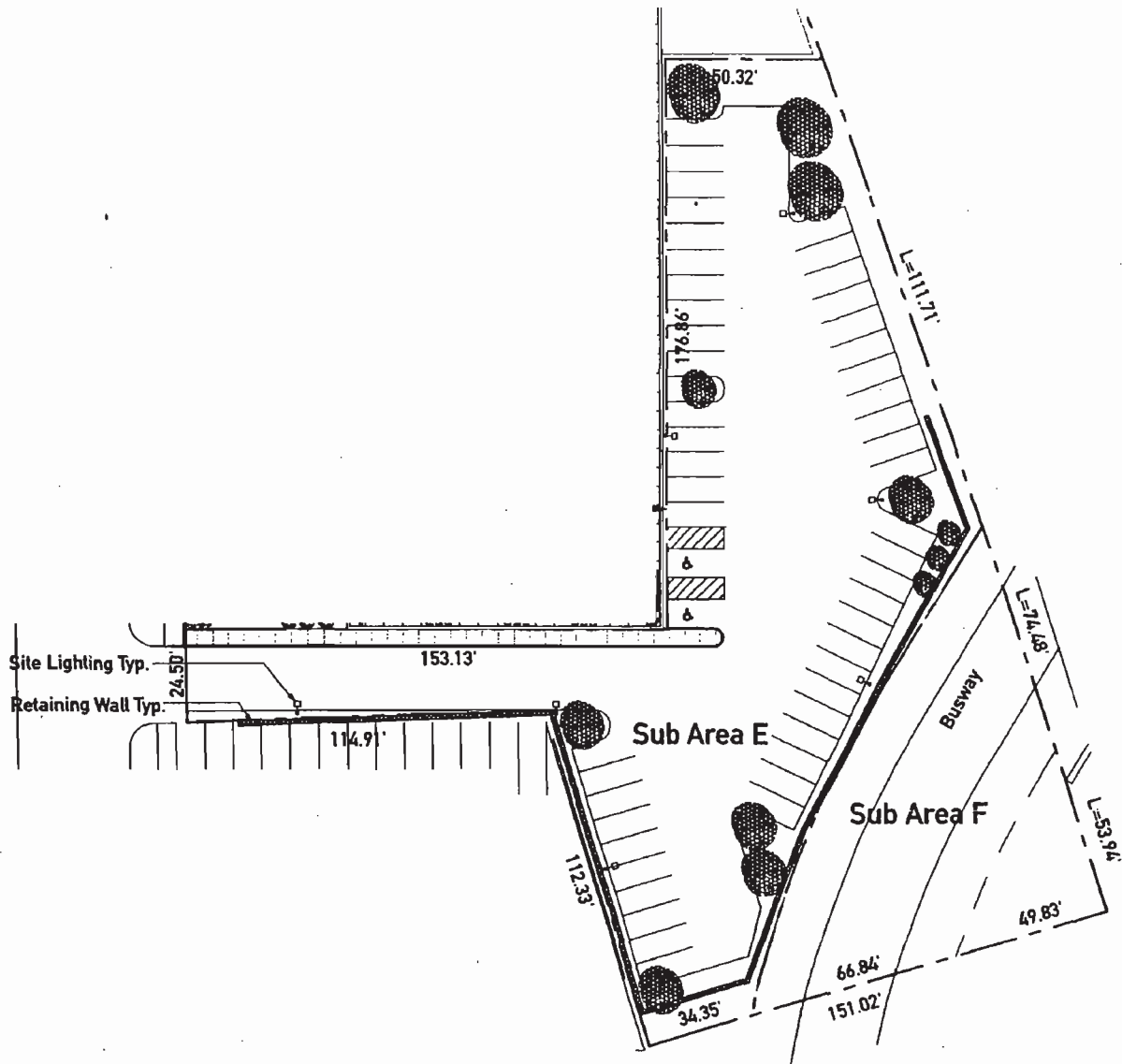
Green Roof Calculation

Floor	Gross Roof Area (sf)	Roof Area Excluded (sf)	Net Roof Area (sf)	Proposed Green Roof Area	Remarks
1	0	0	0	0	
2	0	0	0	0	
3	0	0	0	0	
4	1538	0	1538	0	Private Use Only
5	6265	1642	4623	2641	Partial Mech Use
6	7111	0	7111	408	Partial Private Use
7	0	0	0	0	
8	0	0	0	0	
9	0	0	0	0	
10	0	0	0	0	
11	0	0	0	0	
12	0	0	0	0	
13	0	0	0	0	
14	0	0	0	0	
15	0	0	0	0	
16	0	0	0	0	
17	0	0	0	0	
18	0	0	0	0	
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23	0	0	0	0	
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26	0	0	0	0	
27	0	0	0	0	
28	0	0	0	0	
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30	0	0	0	0	
31	0	0	0	0	
32	0	0	0	0	
33	0	0	0	0	
34	0	0	0	0	
35	0	0	0	0	
36	0	0	0	0	
37	0	0	0	0	
38	0	0	0	0	
39	0	0	0	0	
40	0	0	0	0	
41	0	0	0	0	
42	0	0	0	0	
43	0	0	0	0	
44	0	0	0	0	
45	0	0	0	0	
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47	0	0	0	0	
48	0	0	0	0	
49	0	0	0	0	
50	0	0	0	0	
51	0	0	0	0	
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63	0	0	0	0	
64	0	0	0	0	
65	0	0	0	0	
66	0	0	0	0	
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69	0	0	0	0	
70	0	0	0	0	
71	0	0	0	0	
72	0	0	0	0	
73	0	0	0	0	
74	0	0	0	0	
75	0	0	0	0	
76	0	0	0	0	
77	0	0	0	0	
78	0	0	0	0	
79	0	0	0	0	
80	0	0	0	0	
81	0	0	0	0	
82	0	0	0	0	
83	0	0	0	0	
84	0	0	0	0	
85	0	0	0	0	
86	0	0	0	0	
87	0	0	0	0	
88	0	0	0	0	
89	0	0	0	0	
90	0	0	0	0	
91	0	0	0	0	
92	0	0	0	0	
93	0	0	0	0	
94	0	0	0	0	
95	0	0	0	0	
96	0	0	0	0	
97	0	0	0	0	
98	0	0	0	0	
99	0	0	0	0	
100	0	0	0	0	
Total	27864	7258	20606	4392	
Green Roof Area Required:			4086		
Actual Green Roof Provided:				27%	

See...

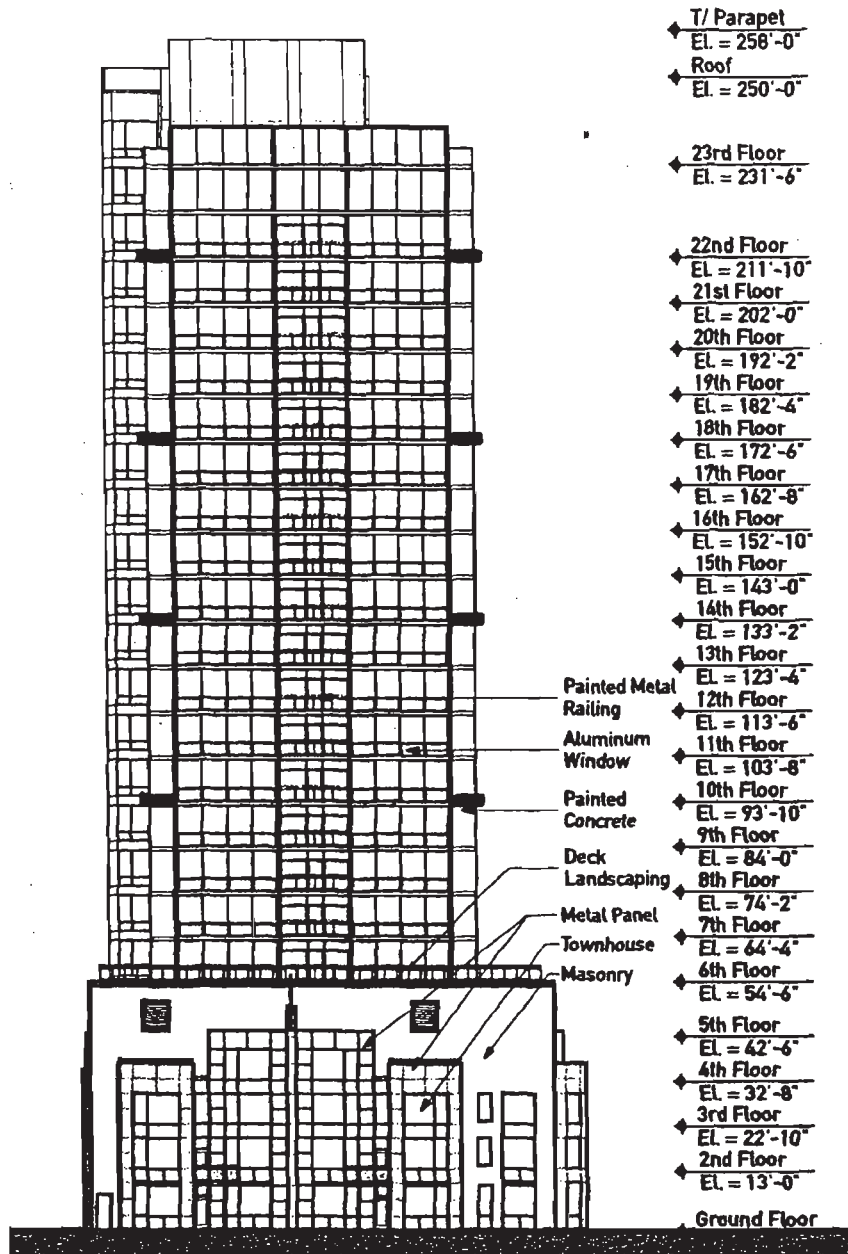


## Landscape Plan -- Subareas E And F.



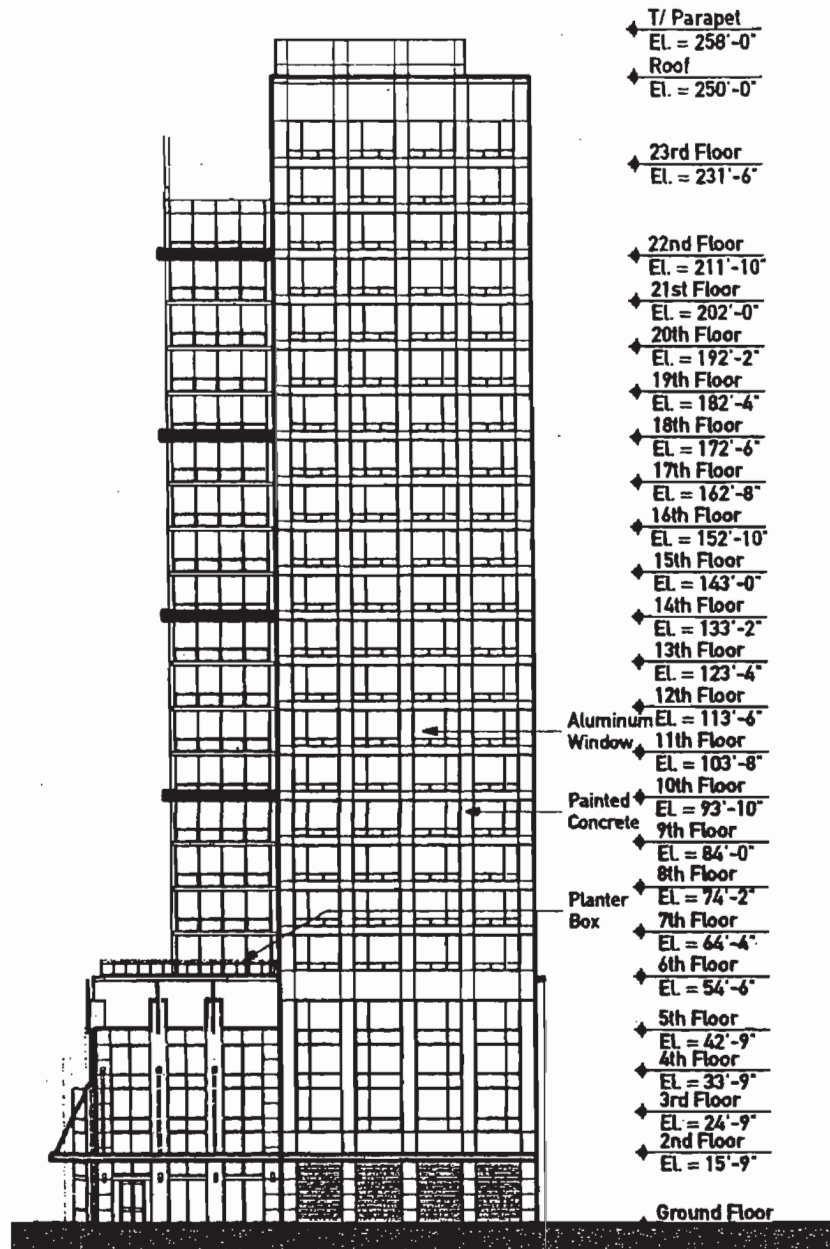


## Tower One -- North Building Elevation.



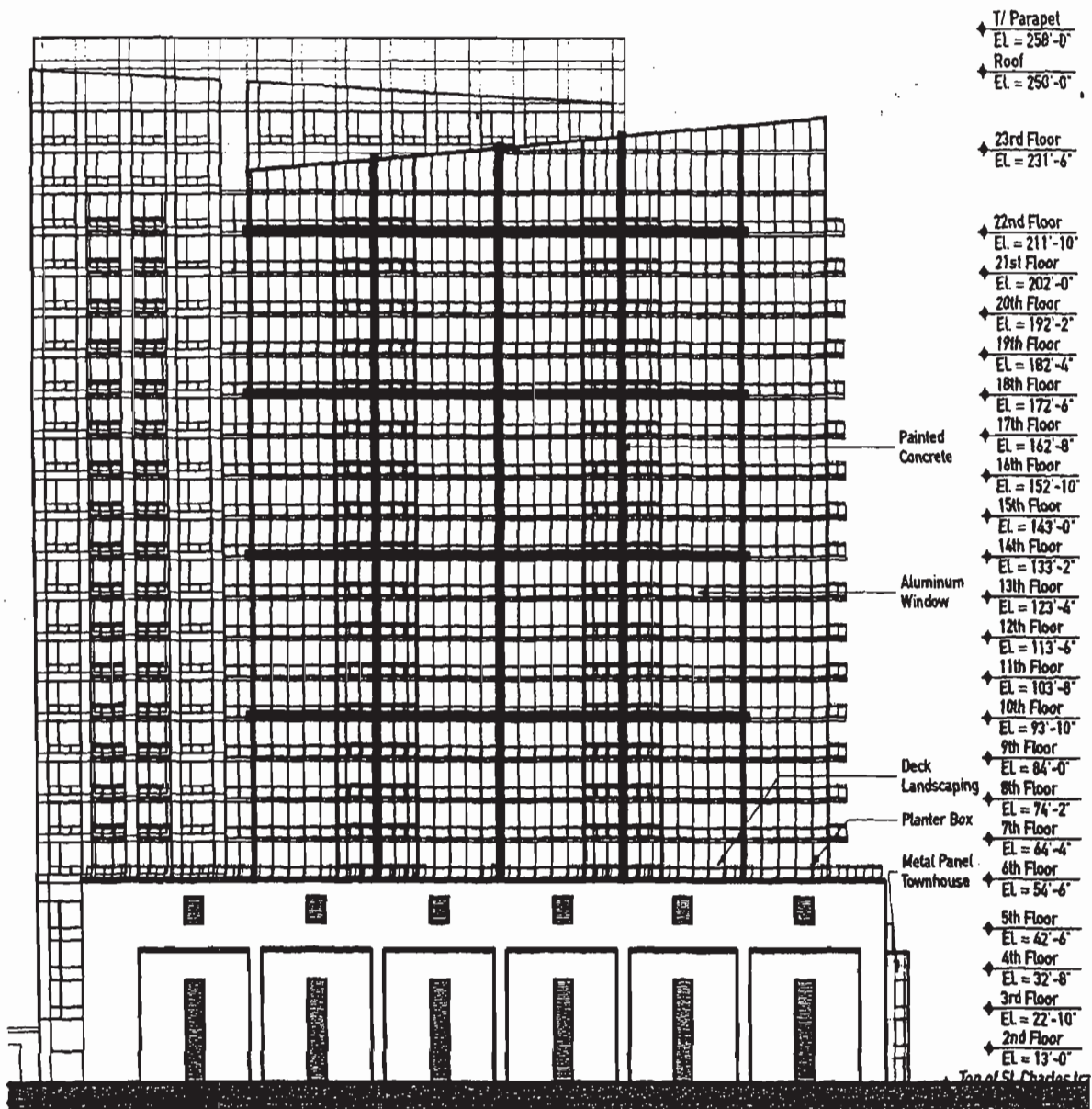


## Tower One -- South Building Elevation.



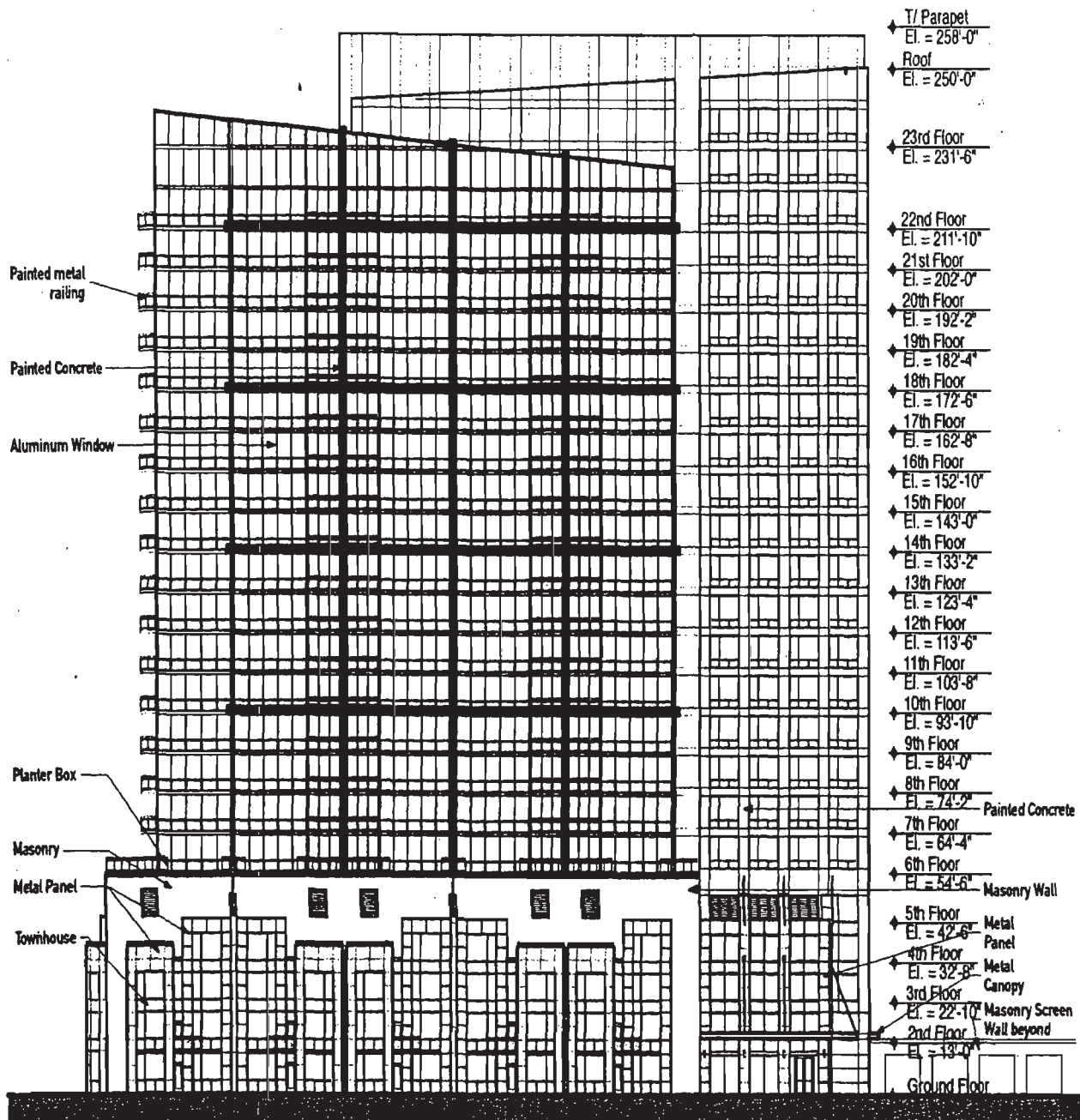


## Tower One -- East Building Elevation.



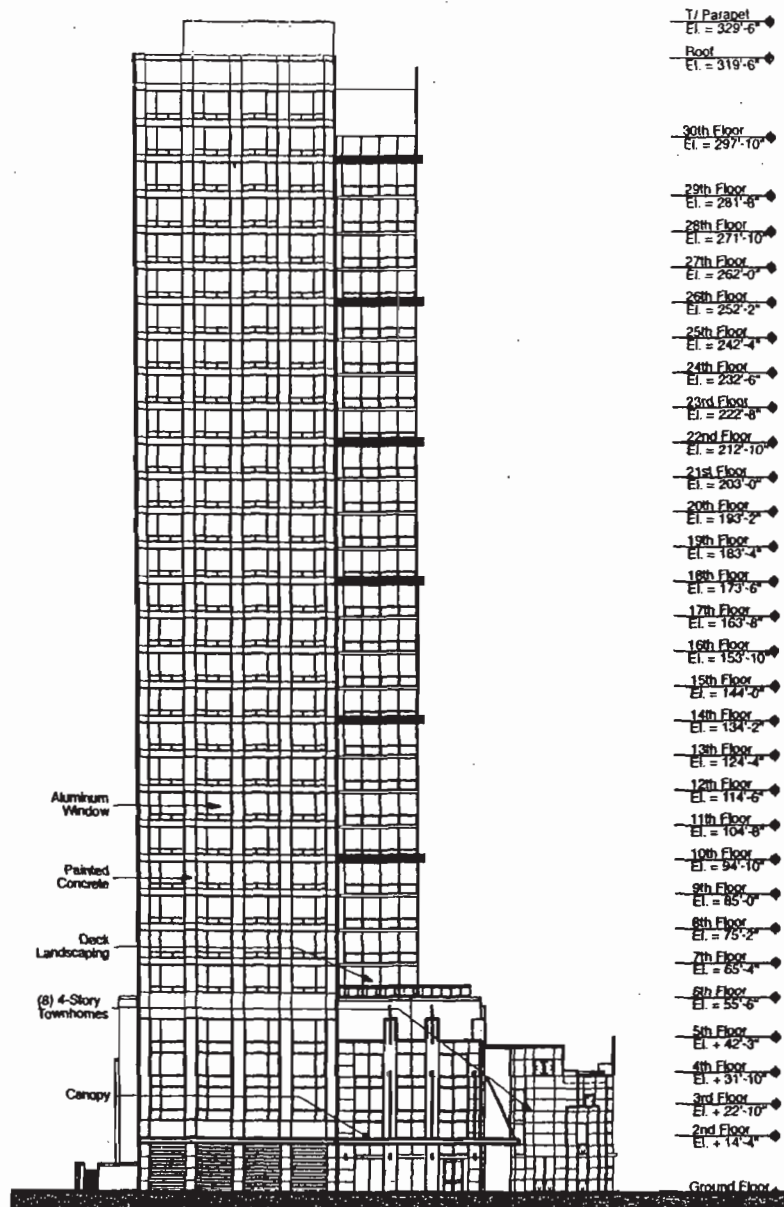


## Tower One -- West Building Elevation.



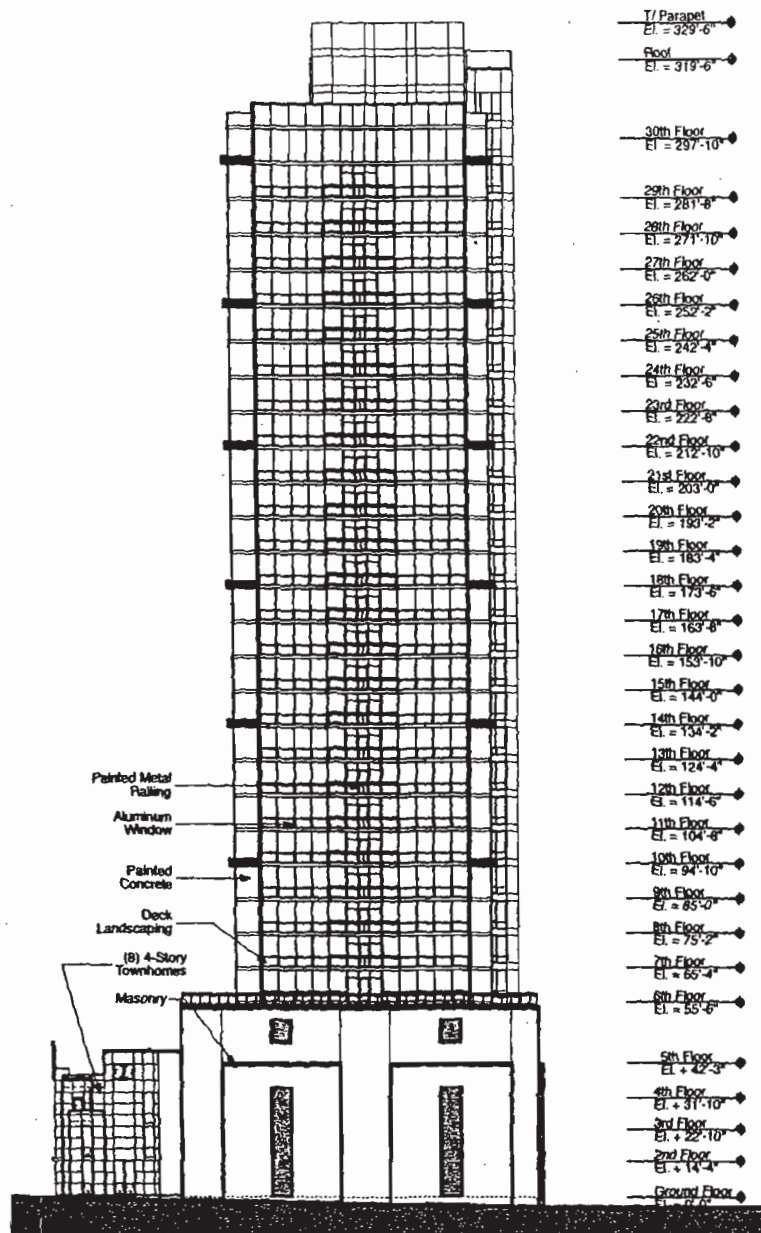


## Tower Two -- North Building Elevation.



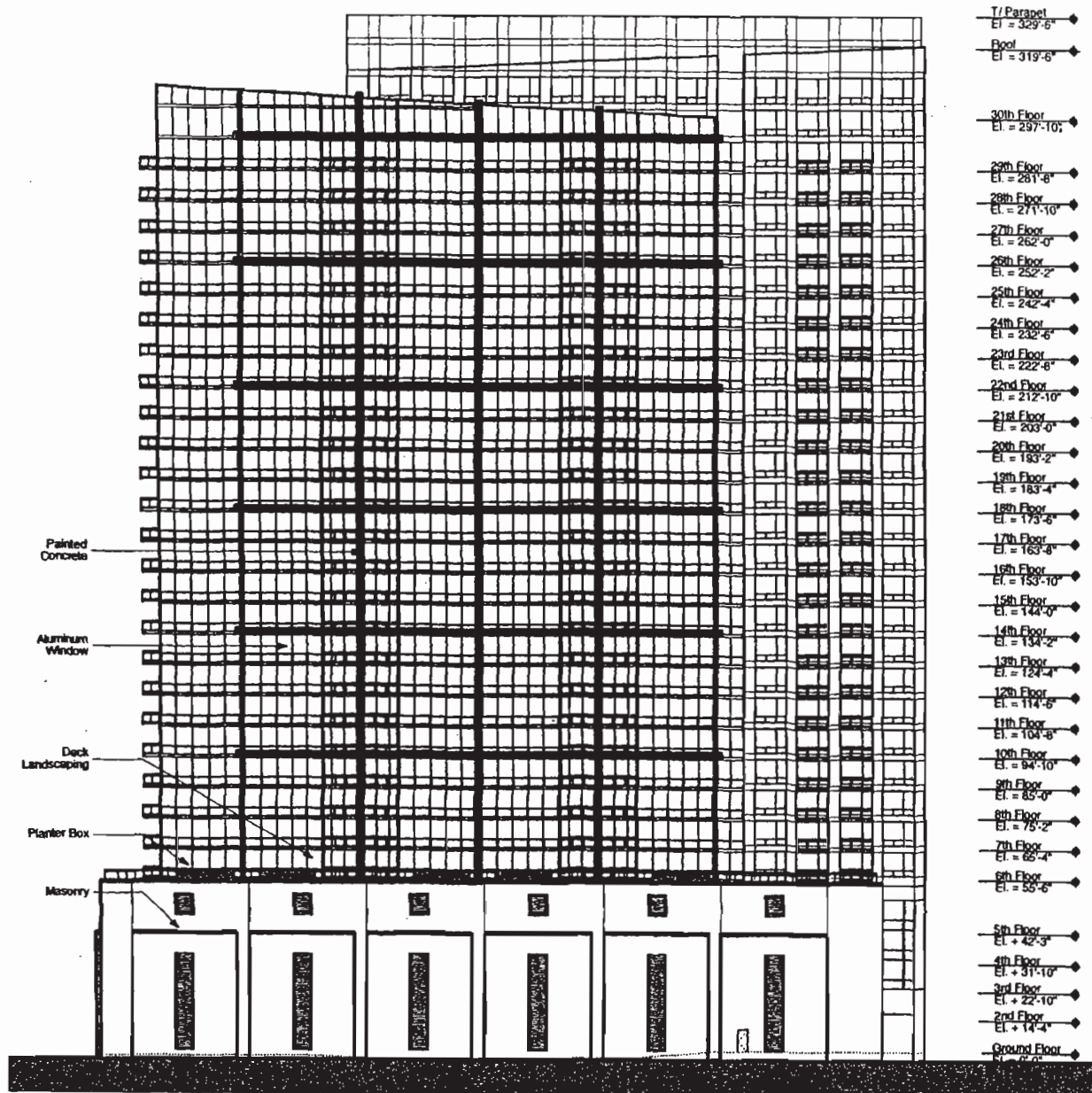


## Tower Two -- South Building Elevation.



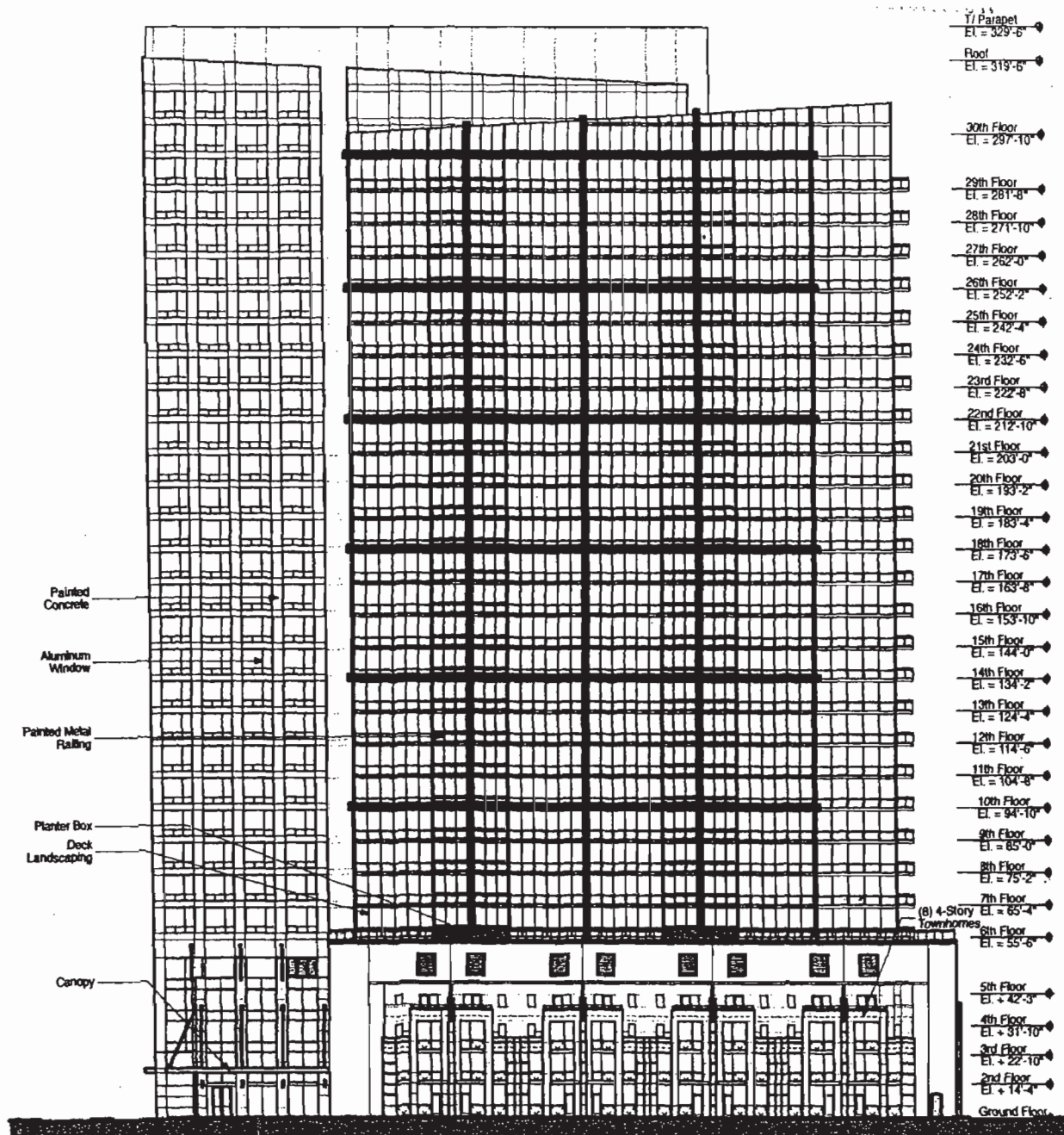


## Tower Two -- East Building Elevation.



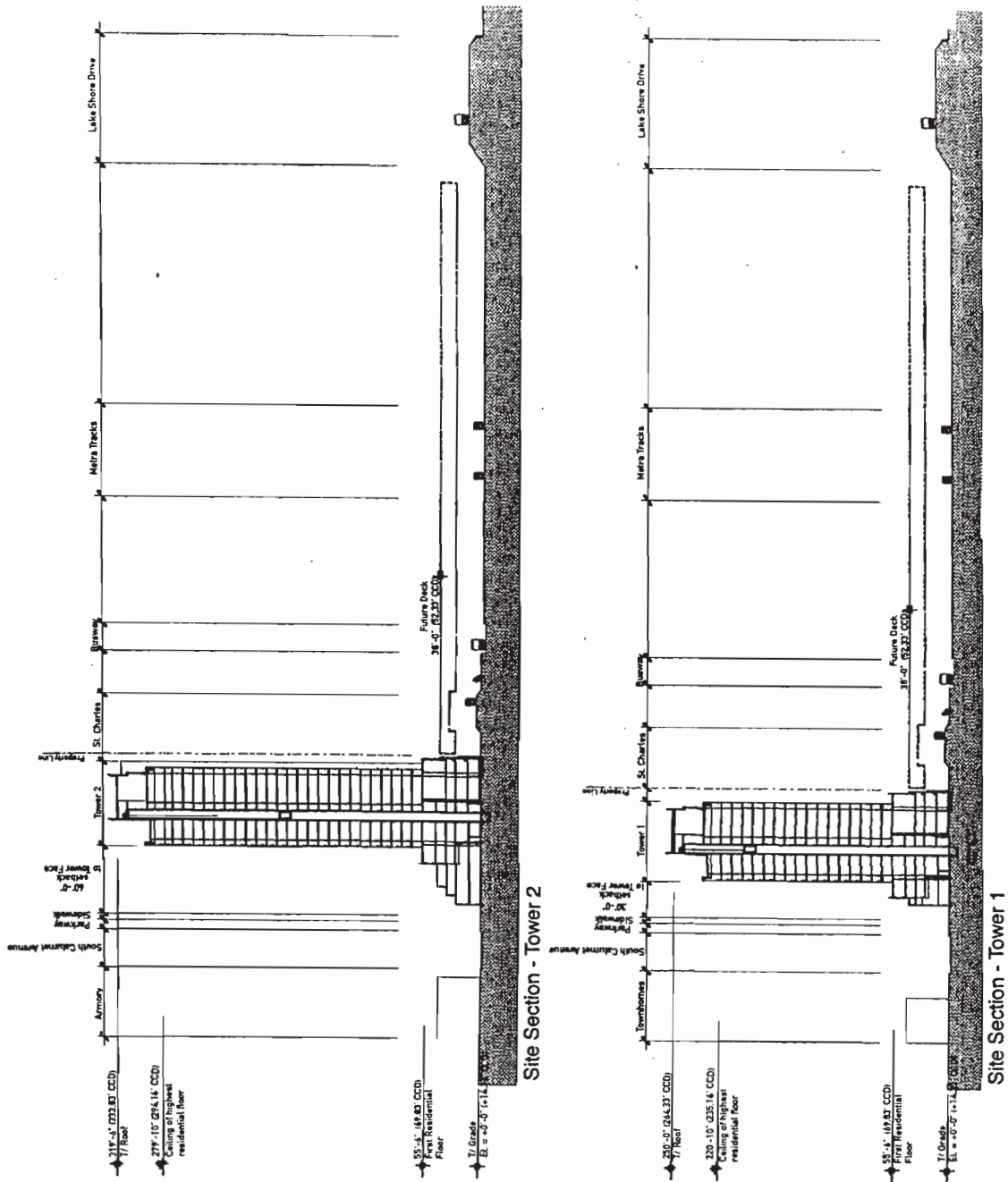


## Tower Two -- West Building Elevation.



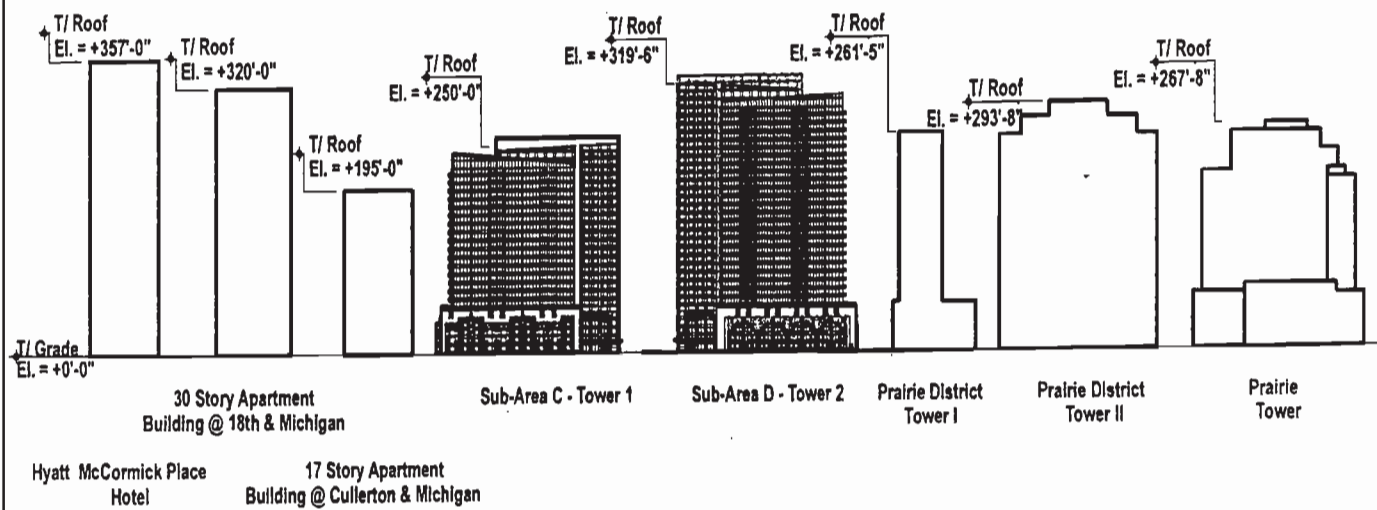


Site Section.





## Context Elevation.







City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Lori T. Healey  
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 28, 2006

John J. George  
Attorney At Law  
Two First National Plaza  
20 South Clark Street  
Chicago, Illinois 60603-1903

Re: **Lake Michigan and Chicago Lakefront Protection Ordinance  
Waiver, Lakefront Application No. 506, Residential Planned  
Development No. 883, 1801-1935 South Calumet Avenue**

Dear Mr. George:


In response to your letter dated September 27, 2006, please be advised that your request for a Lakefront Protection Ordinance waiver has been considered by the Department of Planning and Development.

On September 13, 2006, an ordinance was introduced into the Chicago City Council as TAD 319 that amends portions of the Lake Michigan and Chicago Lakefront Protection Ordinance. In particular, TAD 319 provides that an Applicant shall provide written notice by *regular* mail upon property owners of the filing of an application instead of the written notice by *certified* or *registered* mail previously required by the Lakefront Ordinance.

On September 8, 2006, an Application was filed to amend Residential Business Planned Development No. 883 and an Application was filed under the Lakefront Ordinance (No. 506) regarding the property located at 1801-1935 South Calumet Avenue. Pursuant to the provisions of the Chicago Zoning Ordinance, written notice was provided by *regular* mail to property owners within 400 feet of the subject property.

Accordingly, I hereby approve your request for a waiver from the certified or registered mail notice provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance.

Sincerely,

Lori T. Healey   
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Terri Haymaker, Mike Marmo, DPD files







City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Lori T. Healey  
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>

April 3, 2006

Mr. John J. George  
Daley & George  
20 South Clark Street; Suite 400  
Chicago, Illinois 60603-1903

**RE: Request for Minor Change to Residential Planned  
Development No. 883, as amended; Subarea D  
(1801-1935 South Calumet Avenue; Museum Park Place -  
Tower 2)**

Dear Mr. George:

Please be advised that your request for minor change to Residential Planned Development No. 883 as amended, Subarea D, on behalf of Central Station, LLC, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of Chicago Zoning Ordinance and Statement No.11 of the Planned Development.

Specifically, you requested to increase the height of the proposed Subarea D Tower 2 from 27 to 28 stories (ceiling height from 262 feet to 272 feet; overall height from 300 feet to 310 feet), as per the elevations dated February 6, 2006, prepared by Papageorge/Haymes, Ltd.

The Department has reviewed the request and has determined that the proposed modification would be appropriate. It would not change the character of the development, nor would it increase the maximum number of dwelling units or the maximum F.A.R. permitted in the Planned Development, nor would it reduce the minimum distance required between structures.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested Minor Change to this Planned Development.

Very truly yours,

*Lori Healey*  
Lori T. Healey  
Commissioner

Originated by: Fred Deters

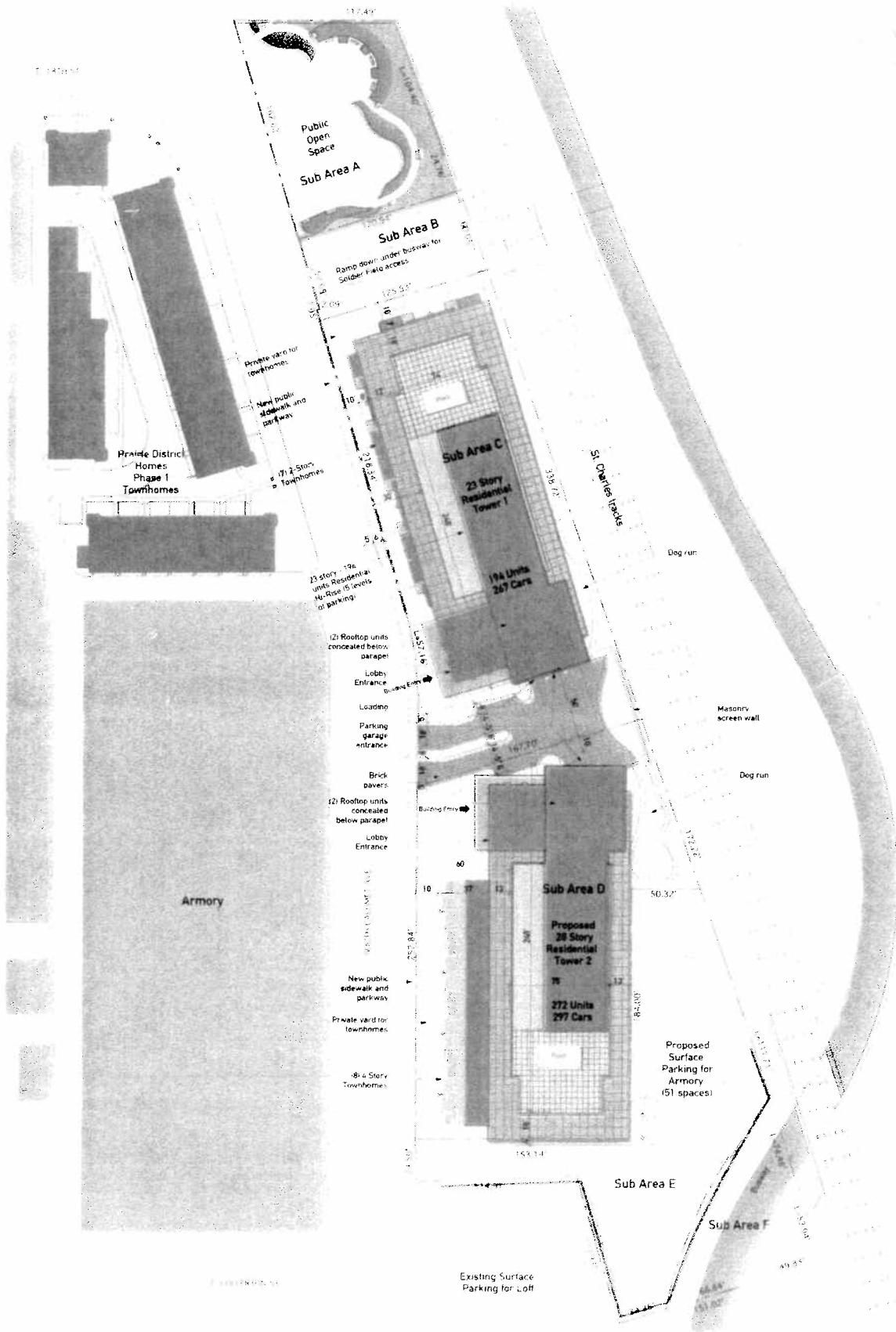
cc: Michael Marmo, Terri Haymaker, Planned Development files



*P. 1 of 11*







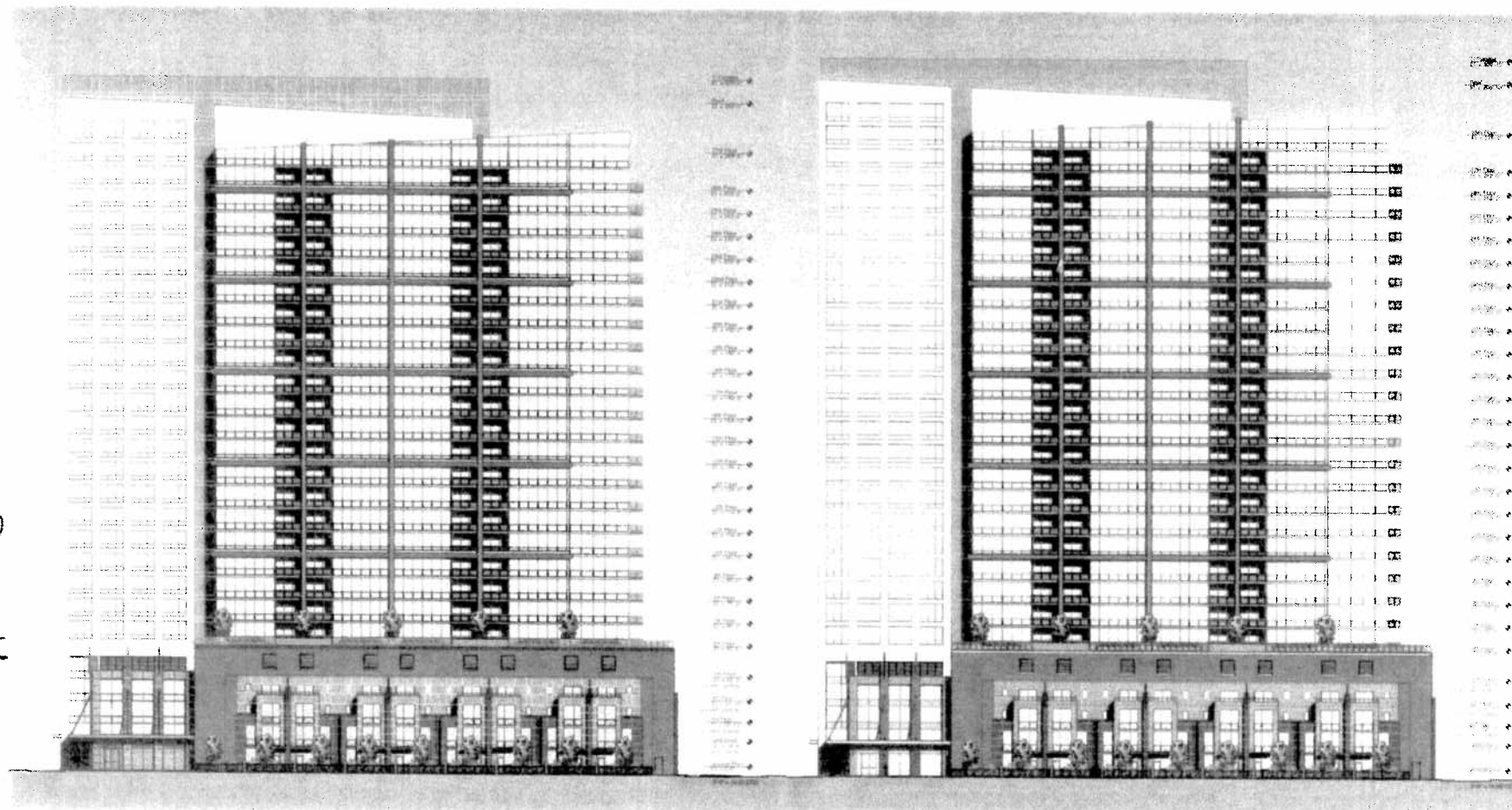
Site Plan

P. 2 of 11





P.3 of 11



Approved West Elevation  
Tower 2

Proposed West Elevation  
Tower 2

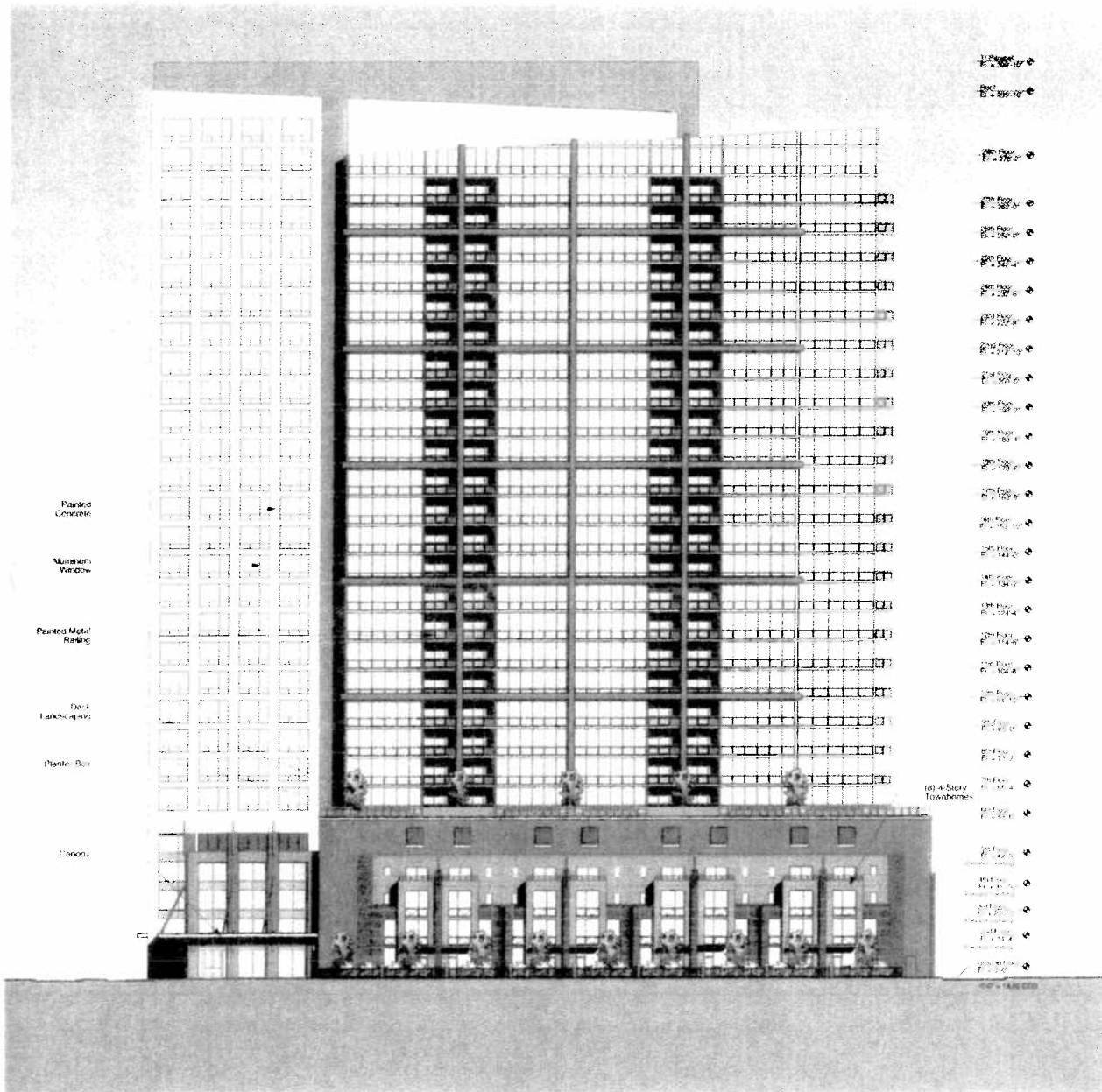
CENTRAL STATION  
DEVELOPMENT  
DEVELOPER



PAPPAGEORGE HAYES LTD.  
ARCHITECT

REVISED 11.2007  
P.3 OF 11



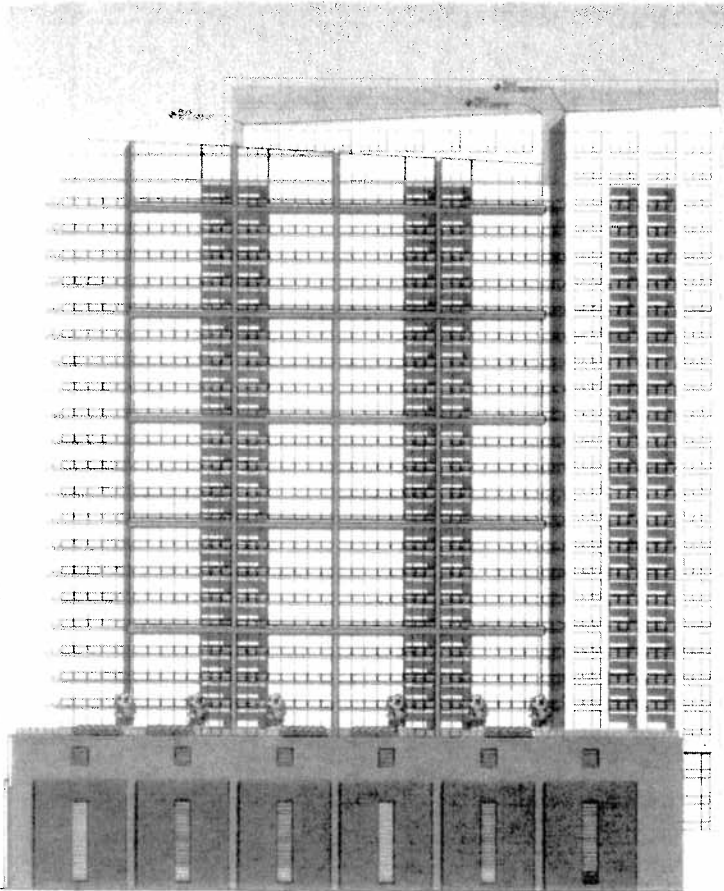


West Elevation - Tower 2

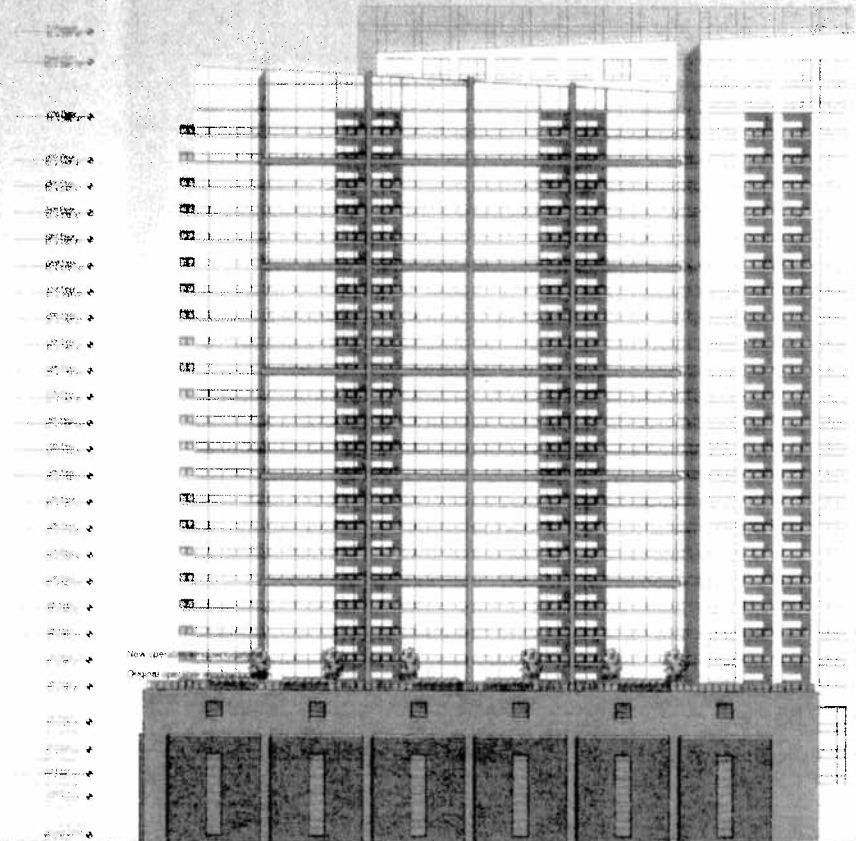
p. 4 of 11



P.5 of 11



**Approved East Elevation  
Tower 2**



**Proposed East Elevation  
Tower 2**

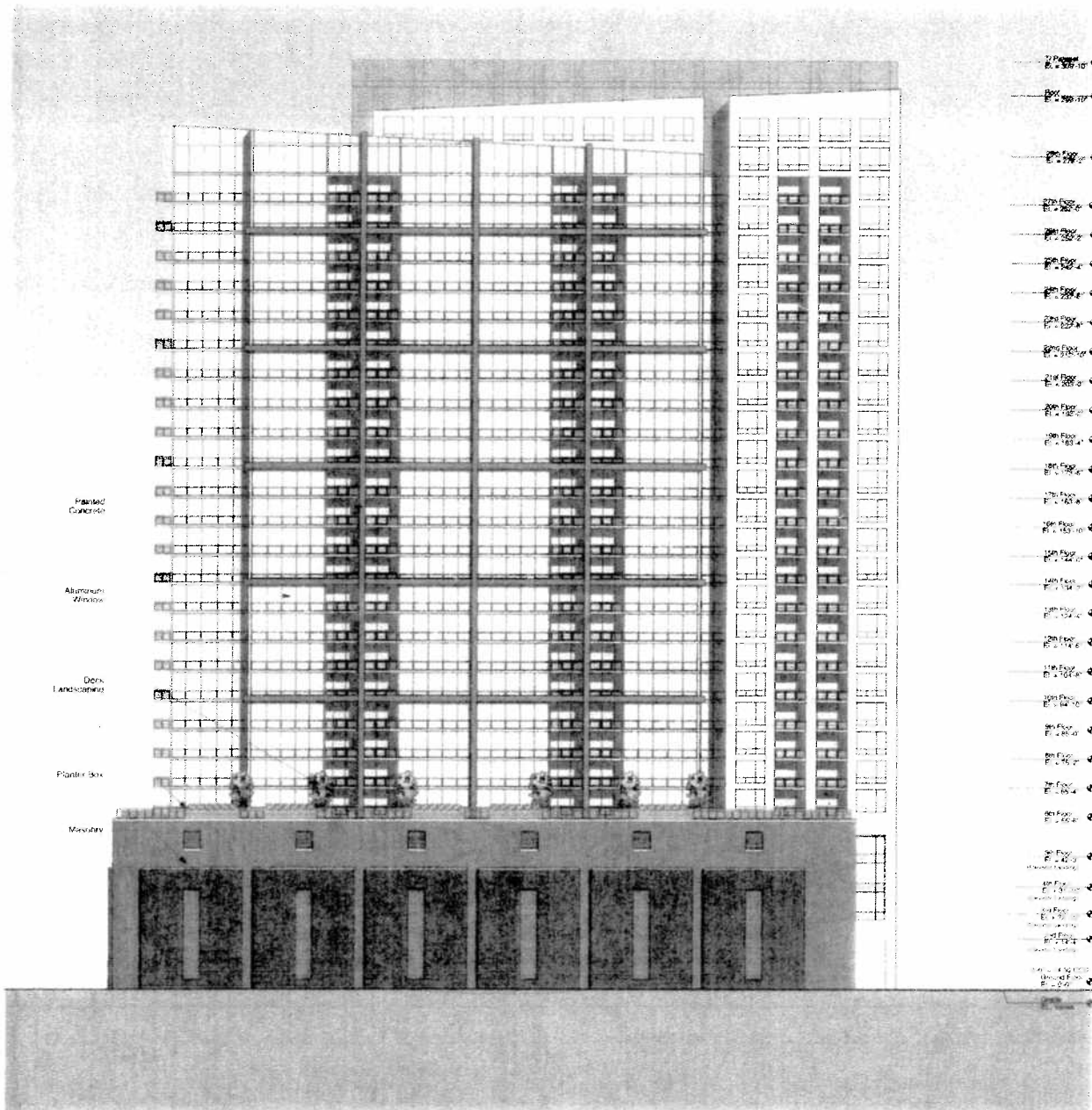
CENTRAL STATION  
DEVELOPMENT  
DEVELOPER



PAPPAGEORGE/HAYMES Ltd  
ARCHITECT

February 14, 2005  
P.M. # 041524



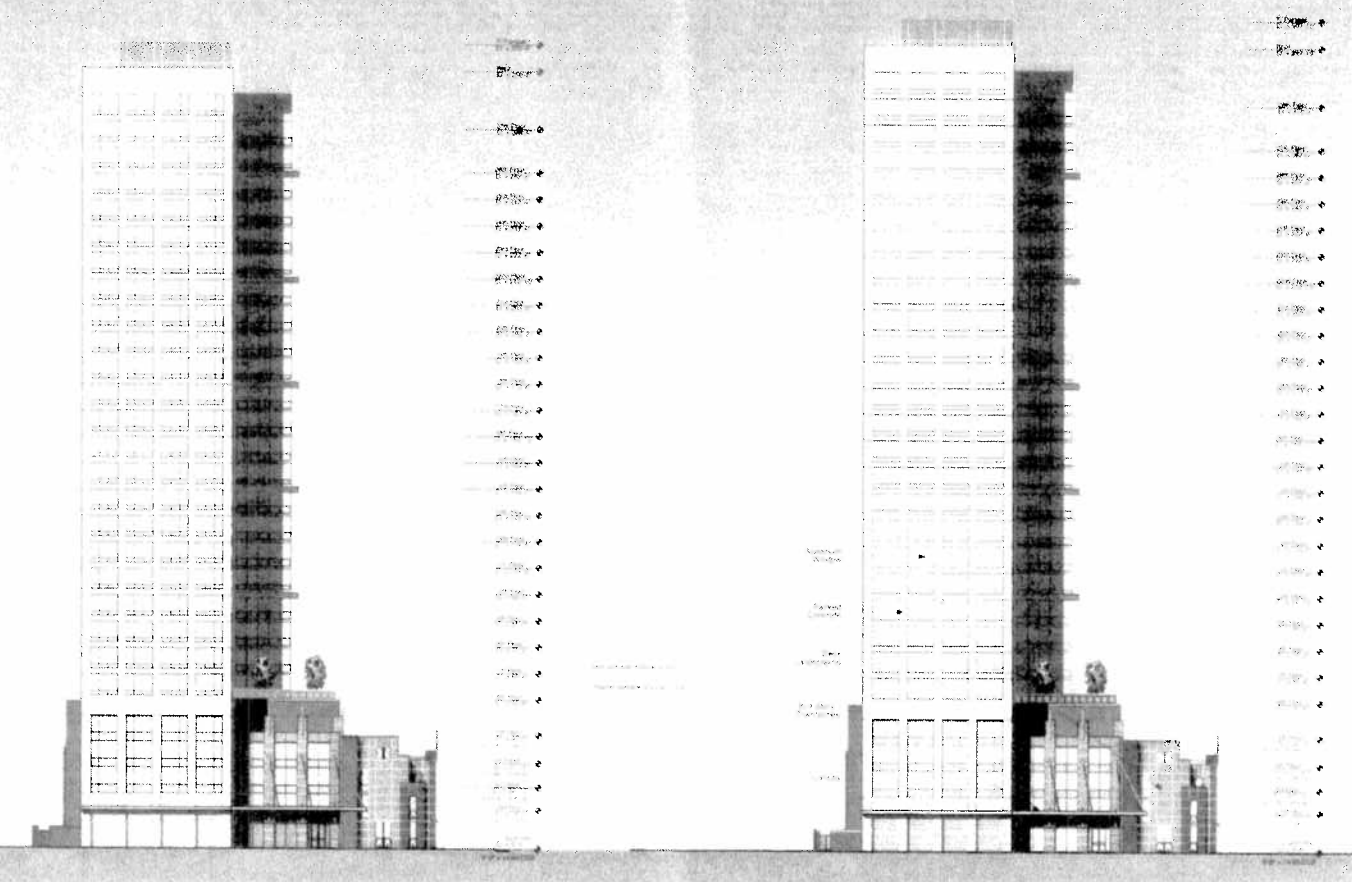


East Elevation - Tower 2

P. 6 of 11



P. 70811



**Approved North Elevation  
Tower 2**

**Proposed North Elevation  
Tower 2**

CENTRAL STATION  
DEVELOPMENT  
DEVELOPER

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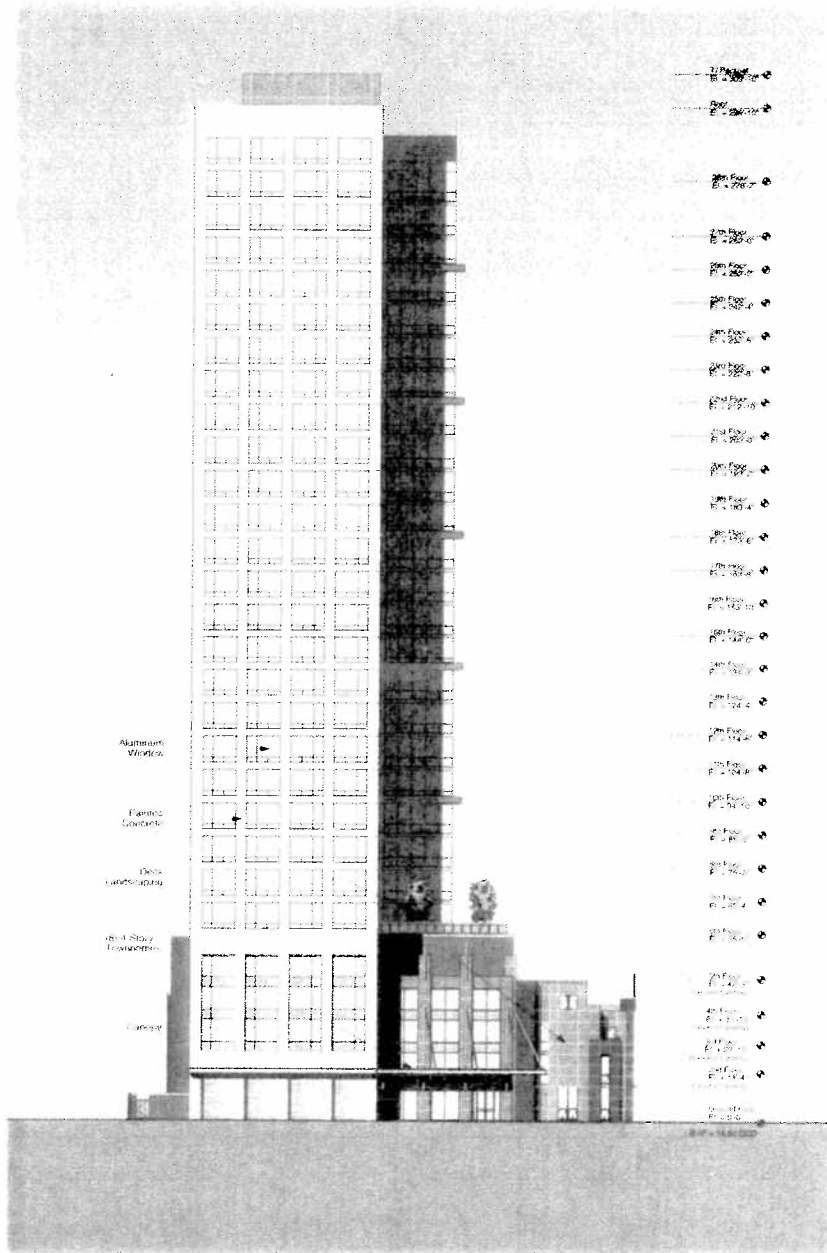
**P/H**

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PAPPA GEORGE HAYMES Ltd.  
ARCHITECT

February 14, 2005  
P. 70811



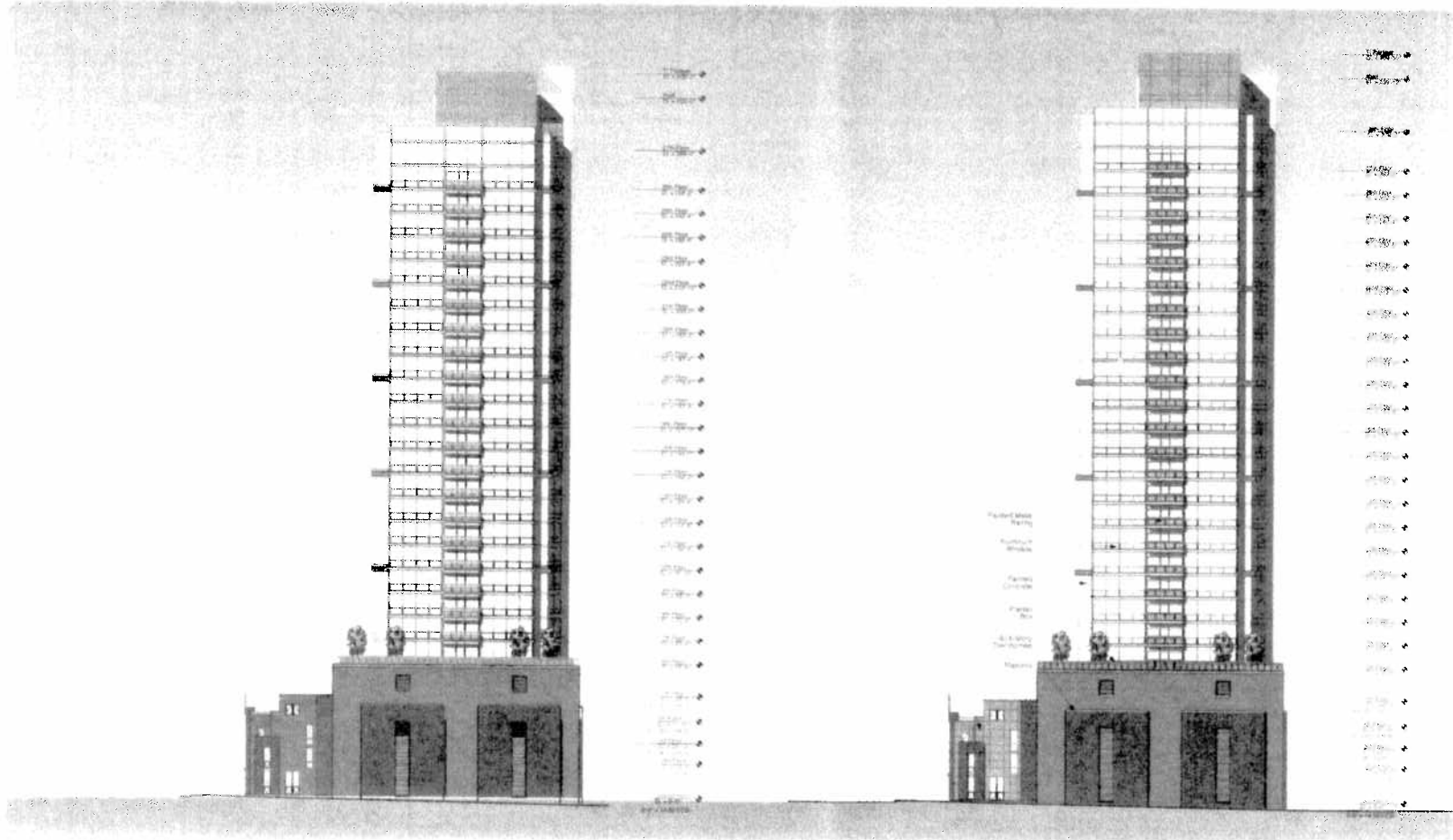


North Elevation - Tower 2

P. 8 & 11



P.9411



Approved South Elevation  
Tower 2

Proposed South Elevation  
Tower 2

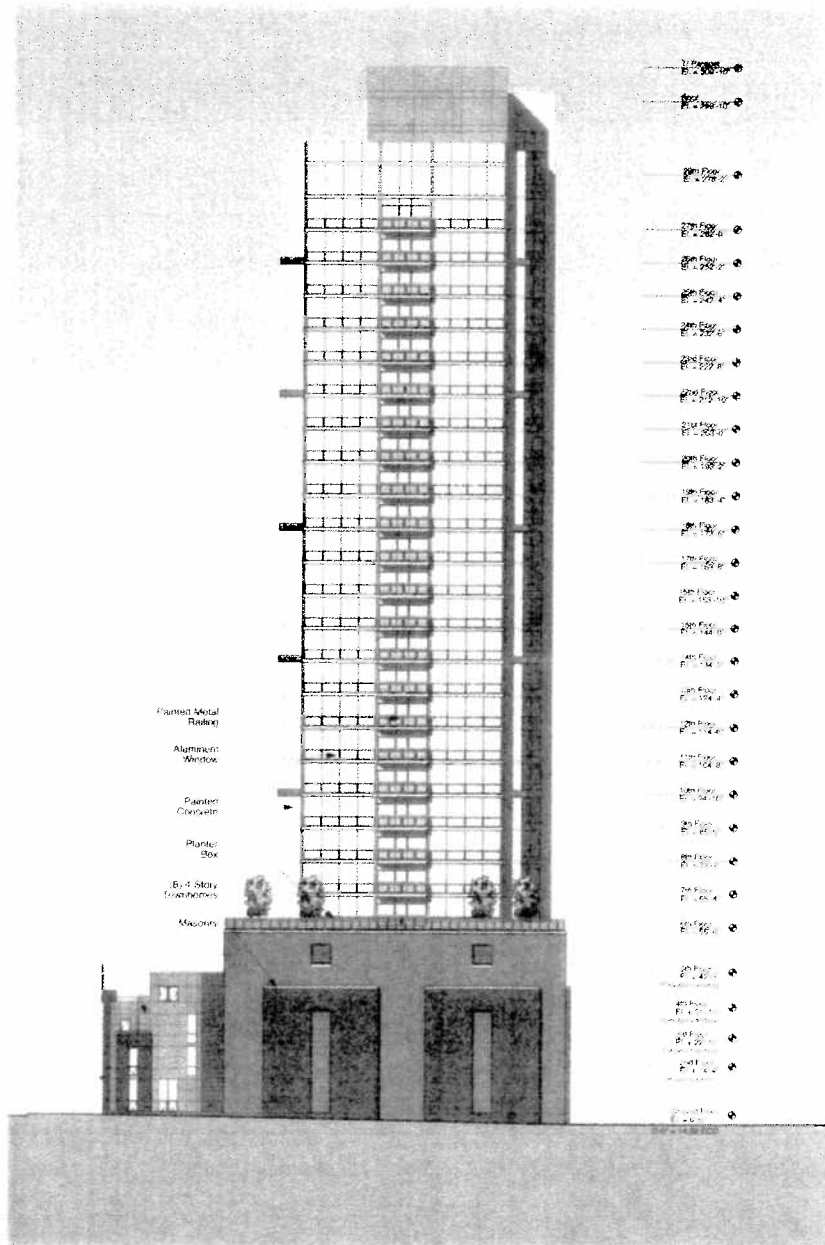
CENTRAL STATION  
DEVELOPMENT  
DEVELOPER



PAPPAGEORGE/HAYMES Ltd  
ARCHITECT

February 24, 2005  
P.9411/20





South Elevation - Tower 2

p. 10 of 11



APPLICANT:
ADDRESS:
DATE:

CENTRAL STATION L.L.C.
1801-1935 South Calumet Avenue  
Chicago, Illinois
February 6, 2006



P. 11 8 11

RESIDENTIAL PLANNED DEVELOPMENT  
BULK REGULATIONS AND DATA TABLE

RPD #883

CENTRAL STATION DEVELOPMENT

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D	Sub-Area E	Sub-Area F	Area Total
Net Site Area (SF):	17,027	7,349	46,252	46,487	25,817	8,516	151,448
Net Site Area (Acre):	0.39	0.17	1.06	1.07	0.59	0.20	3.48
Area in Adjoining ROW (SF):	5,518	1,965	11,355	8,462	800	0	28,100
Gross Site Area (SF):	22,545	9,314	57,607	54,949	26,617	8,516	179,548
Gross Site Area (Acre):	0.52	0.21	1.32	1.26	0.61	0.20	4.12
Maximum Floor Area Ratio:							4.50
Maximum Number of Units:							496
Minimum Number of Parking Spaces:							512
Maximum Permitted Building Height:	Per approved building elevations						
Maximum Site Coverage:	Per approved site plan						
Minimum Periphery Setbacks:	Per approved site plan						
Permitted Uses:	As per statement number 5						



*Reclassification Of Area Shown On Map Number 4-E.*

(As Amended)

(Application Number 14807) *RPD 883**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 RM6 Residential Multi-Unit District and Residential Planned Development Number 883, as amended, symbols and indications as shown on Map Number 4-E in the area bounded by:

## Subarea A.

That part of the following described tract, said tract being comprised of the hereinafter described Parcels C, C-1 and Three all taken together, all in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, said parcels more particularly described as follows:

## Parcel C.

That part of the lands of the Illinois Central Railroad Company in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

commencing on the westerly right-of-way line of said railroad, at the intersection of said line with the northerly line of 23<sup>rd</sup> Street viaduct, said northerly line being 60 feet (measured perpendicularly) northerly of and parallel with the centerline of the existing structure; thence north 16 degrees, 37 minutes, 38 seconds west along said westerly right-of-way line, a distance of 1,500.00 feet to the point of beginning for that part hereinafter described; thence north 73 degrees, 22 minutes, 22 seconds east, parallel with said northerly line of the 23<sup>rd</sup> Street viaduct, a distance of 151.02 feet; thence northwesterly along the arc of a circle, convex to the easterly, with a radius of 5,738.60 feet, the chord of said arc having a bearing of north 17 degrees, 59 minutes, 18 seconds west, a distance of 240.13 feet; thence north 19 degrees, 11 minutes, 14 seconds west along a straight line, tangent to last described arc of a circle, a distance of 595.75 feet to a point of curve; thence northwesterly along the arc of a circle, convex to the easterly, tangent to the last described straight line, with a radius of 1,928.20 feet, the chord of said arc having a bearing of north 20 degrees, 44 minutes, 30 seconds west, a distance of 104.63 feet to the eastward extension of the north line of East 18<sup>th</sup> Street; thence south 89 degrees, 59 minutes, 21 seconds west along said eastward extension, a distance of 117.47 feet to said westerly right-of-way line of railroad; thence south 16 degrees, 42 minutes, 49 seconds east along said westerly right-of-way line, a distance of 908.58 feet to the north line of East 20<sup>th</sup> Street; thence south



16 degrees, 37 minutes, 38 seconds east continuing along said westerly right-of-way line, a distance of 64.46 feet to the point of beginning, in Cook County, Illinois;

Also,

Parcel C-1.

The south 55 feet of that part of Lot 1 lying east of Calumet Avenue, in Block 5 in William Jones' Addition to Chicago; the north 9 feet of the south 64 feet of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; the north 55 feet of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; all those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of Calumet Avenue as now laid out and marked on the plat of Meeker's Addition to Chicago, Illinois, as Lot "AA", in Cook County, Illinois, and described as follows, to wit:

an undivided half of all that portion of the above described premises, lying east of the north 68 feet of Lot 6 in Clarke's Subdivision of Lots 51 and 52 and other property in said Block 10 included between 2 lines running east and west and formed by the prolonging eastwardly the north and south lines of original Lots 51 and 52 in; also, all that portion of the remainder of the premises in question falling within Lot 6 and to the south 62 feet of said Lot 52; and the undivided half of those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of the east line of Calumet Avenue, as now laid out and marked on the plat of Meeker's Addition to Chicago, as Lot "AA", described as all that portion lying east of the north 68 feet of Lot 6, in Clarke's Subdivision of Lots 51 and 56 and the north 55 feet of Lots 52 and 55 of said Block 10 included between 2 lines running east and west and formed by prolonging eastwardly the north and south line of said original Lots 51 and 55, in Cook County, Illinois;

Also,

Parcel Three.

Lot 14 in Culver and Others' Subdivision of Lots 2 and 3 in Block 5 in Jones'



Addition to Chicago with Lots 2 in Block 11 and 3 and 4 in Block 12 in Assessor's Division in the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

That part of the aforesaid tract being more particularly described as follows:

beginning at the point of intersection of the eastward extension of the north line of East 18<sup>th</sup> Street with the westerly right-of-way line of the Illinois Central Railroad Company, aforesaid; thence south 16 degrees, 42 minutes, 49 seconds east along said westerly right-of-way line, 162.62 feet; thence north 73 degrees, 16 minutes, 26 seconds east, 120.94 feet to the easterly line of said tract; thence north 19 degrees, 11 minutes, 14 seconds west along the easterly line of said tract, 24.76 feet; thence northerly 104.40 feet along the easterly line of said tract, being the arc of a circle, convex to the east, having a radius of 1,928.20 feet and whose chord bears north 20 degrees, 44 minutes, 17 seconds west, a distance of 104.39 feet to the eastward extension of the north line of East 18<sup>th</sup> Street; thence south 89 degrees, 58 minutes, 14 seconds west along said eastward extension, 117.49 feet to the point of beginning, in Cook County, Illinois,

containing 17,027 square feet, more or less.

#### Subarea B.

That part of the following described tract, said tract being comprised of the hereinafter described Parcels C, C-1 and Three all taken together, all in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcels more particularly described as follows:

#### Parcel C.

That part of the lands of the Illinois Central Railroad Company in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

commencing on the westerly right-of-way line of said railroad, at the intersection of said line with the northerly line of 23<sup>rd</sup> Street viaduct, said northerly line being 60 feet (measured perpendicularly) northerly of and parallel with the centerline of the existing structure; thence north 16 degrees, 37 minutes, 38 seconds west along said westerly right-of-way line, a distance of 1,500.00 feet to the point of beginning for that part hereinafter described; thence north 73 degrees, 22 minutes, 22 seconds east, parallel with said northerly line of the 23<sup>rd</sup> Street viaduct, a distance of 151.02 feet; thence northwesterly along the arc of a circle, convex to the easterly, with a radius of 5,738.60 feet, the chord of said arc having a bearing of north 17 degrees, 59 minutes, 18 seconds west, a



distance of 240.13 feet; thence north 19 degrees, 11 minutes, 14 seconds west along a straight line, tangent to last described arc of a circle, a distance of 595.75 feet to a point of curve; thence northwesterly along the arc of a circle, convex to the easterly, tangent to the last described straight line, with a radius of 1,928.20 feet, the chord of said arc having a bearing of north 20 degrees, 44 minutes, 30 seconds west, a distance of 104.63 feet to the eastward extension of the north line of East 18<sup>th</sup> Street; thence south 89 degrees, 59 minutes, 21 seconds west along said eastward extension, a distance of 117.47 feet to said westerly right-of-way line of railroad; thence south 16 degrees, 42 minutes, 49 seconds east along said westerly right-of-way line, a distance of 908.58 feet to the north line of East 20<sup>th</sup> Street; thence south 16 degrees, 37 minutes, 38 seconds east continuing along said westerly right-of-way line, a distance of 64.46 feet to the point of beginning, in Cook County, Illinois;

Also,

Parcel C-1.

The south 55 feet of that part of Lot 1 lying east of Calumet Avenue, in Block 5 in William Jones' Addition to Chicago; the north 9 feet of the south 64 feet of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; the north 55 feet of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; all those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of Calumet Avenue as now laid out and marked on the plat of Meeker's Addition to Chicago, Illinois, as Lot "AA", in Cook County, Illinois, and described as follows, to wit:

an undivided half of all that portion of the above described premises, lying east of the north 68 feet of Lot 6 in Clarke's Subdivision of Lots 51 and 52 and other property in said Block 10 included between 2 lines running east and west and formed by the prolonging eastwardly the north and south lines of original Lots 51 and 52 in; also, all that portion of the remainder of the premises in question falling within Lot 6 and to the south 62 feet of said Lot 52; and the undivided half of those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of the east line of Calumet Avenue, as now laid out and marked on the plat of Meeker's Addition to Chicago, as Lot "AA", described as all that portion lying east of the north 68 feet of Lot 6,



in Clarke's Subdivision of Lots 51 and 56 and the north 55 feet of Lots 52 and 55 of said Block 10 included between 2 lines running east and west and formed by prolonging eastwardly the north and south line of said original Lots 51 and 55, in Cook County, Illinois;

Also,

Parcel Three.

Lot 14 in Culver and Others' Subdivision of Lots 2 and 3 in Block 5 in Jones' Addition to Chicago with Lots 2 in Block 11 and 3 and 4 in Block 12 in Assessor's Division in the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

That part of the aforesaid tract being more particularly described as follows:

commencing at the point of intersection of the eastward extension of the north line of East 18<sup>th</sup> Street with the westerly right-of-way line of the Illinois Central Railroad Company, aforesaid; thence south 16 degrees, 42 minutes, 49 seconds east along said westerly right-of-way line, 162.62 feet to the point of beginning; thence north 73 degrees, 16 minutes, 26 seconds east, 120.94 feet to the easterly line of said tract; thence south 19 degrees, 11 minutes, 14 seconds east along the easterly line of said tract, 60.05 feet; thence south 73 degrees, 16 minutes, 26 seconds west, 125.53 feet to the easterly line of South Calumet Avenue; thence north 16 degrees, 42 minutes, 49 seconds west along the easterly line of South Calumet Avenue, 7.95 feet to the north line of Meeker's Addition to Chicago, aforesaid; thence north 89 degrees, 58 minutes, 39 seconds east along said north line, 2.09 feet to the westerly right-of-way line of the Illinois Central Railroad Company, aforesaid; thence north 16 degrees, 42 minutes, 49 seconds west, along said westerly right-of-way line, 52.65 feet to the point of beginning, in Cook County, Illinois,

containing 7,349 square feet, more or less.

Subarea C.

That part of the following described tract, said tract being comprised of the hereinafter described Parcels C, C-1 and Three all taken together, all in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, said parcels more particularly described as follows:



## Parcel C.

That part of the lands of the Illinois Central Railroad Company in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

commencing on the westerly right-of-way line of said railroad, at the intersection of said line with the northerly line of 23<sup>rd</sup> Street viaduct, said northerly line being 60 feet (measured perpendicularly) northerly of and parallel with the centerline of the existing structure; thence north 16 degrees, 37 minutes, 38 seconds west along said westerly right-of-way line, a distance of 1,500.00 feet to the point of beginning for that part hereinafter described; thence north 73 degrees, 22 minutes, 22 seconds east, parallel with said northerly line of the 23<sup>rd</sup> Street viaduct, a distance of 151.02 feet; thence northwesterly along the arc of a circle, convex to the easterly, with a radius of 5,738.60 feet, the chord of said arc having a bearing of north 17 degrees, 59 minutes, 18 seconds west, a distance of 240.13 feet; thence north 19 degrees, 11 minutes, 14 seconds west along a straight line, tangent to the last described arc of a circle, a distance of 595.75 feet to a point of curve; thence northwesterly along the arc of a circle, convex to the easterly, tangent to the last described straight line, with a radius of 1,928.20 feet, the chord of said arc having a bearing of north 20 degrees, 44 minutes, 30 seconds west, a distance of 104.63 feet to the eastward extension of the north line of East 18<sup>th</sup> Street; thence south 89 degrees, 59 minutes, 21 seconds west along said eastward extension, a distance of 117.47 feet to said westerly right-of-way line of railroad; thence south 16 degrees, 42 minutes, 49 seconds east along said westerly right-of-way line, a distance of 908.58 feet to the north line of East 20<sup>th</sup> Street; thence south 16 degrees, 37 minutes, 38 seconds east continuing along said westerly right-of-way line, a distance of 64.46 feet to the point of beginning, in Cook County, Illinois;

Also,

## Parcel C-1.

The south 55 feet of that part of Lot 1 lying east of Calumet Avenue, in Block 5 in William Jones' Addition to Chicago; the north 9 feet of the south 64 feet of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; the north 55 feet of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; all those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of Calumet Avenue as now laid out and marked on the plat of Meeker's



Addition to Chicago, Illinois, as Lot "AA", in Cook County, Illinois, and described as follows, to wit:

an undivided half of all that portion of the above described premises, lying east of the north 68 feet of Lot 6 in Clarke's Subdivision of Lots 51 and 52 and other property in said Block 10 included between 2 lines running east and west and formed by prolonging eastwardly the north and south lines of original Lots 51 and 52 in; also, all that portion of the remainder of the premises in question falling within Lot 6 and to the south 62 feet of said Lot 52; and the undivided half of those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of the east line of Calumet Avenue, as now laid out and marked on the plat of Meeker's Addition to Chicago, as Lot "AA", described as all that portion lying east of the north 68 feet of Lot 6, in Clarke's Subdivision of Lots 51 and 56 and the north 55 feet of Lots 52 and 55 of said Block 10 included between 2 lines running east and west and formed by prolonging eastwardly the north and south line of said original Lots 51 and 55, in Cook County, Illinois;

Also,

Parcel Three.

Lot 14 in Culver and Others' Subdivision of Lots 2 and 3 in Block 5 in Jones' Addition to Chicago with Lots 2 in Block 11 and 3 and 4 in Block 12 in Assessor's Division in the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

That part of the aforesaid tract being more particularly described as follows:

commencing at the point of intersection of the eastward extension of the north line of East 18<sup>th</sup> Street with the westerly right-of-way line of the Illinois Central Railroad Company, aforesaid; thence south 16 degrees, 42 minutes, 49 seconds east, along said westerly right-of-way line, 215.27 feet to the north line of Meeker's Addition to Chicago, aforesaid; thence south 89 degrees, 58 minutes, 39 seconds west along said north line, 2.09 feet to the easterly line of South Calumet Avenue; thence south 16 degrees, 42 minutes, 49 seconds east along the easterly line of South Calumet Avenue, 7.95 feet to the point of beginning; thence south 16 degrees, 42 minutes, 49 seconds east along the easterly line of South Calumet Avenue, 218.34 feet; thence southerly along the easterly line of South Calumet Avenue, 57.16 feet being the arc of a circle, convex to the east, having a radius of 195.00 feet and whose chord bears south 08 degrees, 18



minutes, 59 seconds east, a distance of 56.95 feet; thence south 00 degrees, 04 minutes, 52 seconds west along the easterly line of South Calumet Avenue, 66.57 feet; thence north 73 degrees, 16 minutes, 26 seconds east 167.70 feet to the easterly line of said tract; thence north 19 degrees, 11 minutes, 14 seconds west along the easterly line of said tract, 338.72 feet; thence south 73 degrees, 16 minutes, 26 seconds west, 125.53 feet to the point of beginning, in Cook County, Illinois,

containing 46,252 square feet, more or less.

Subarea D.

That part of the following described tract, said tract being comprised of the hereinafter described Parcels C, C-1, Three and Four all taken together, all in Fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, said parcels more particularly described as follows:

Parcel C.

That part of the lands of the Illinois Central Railroad Company in Fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

commencing on the westerly right-of-way line of said railroad, at the intersection of said line with the northerly line of 23<sup>rd</sup> Street viaduct, said northerly line being 60 feet (measured perpendicularly) northerly of and parallel with the centerline of the existing structure; thence north 16 degrees, 37 minutes, 38 seconds west along said westerly right-of-way line, a distance of 1,500.00 feet to the point of beginning for that part hereinafter described; thence north 73 degrees, 22 minutes, 22 seconds east, parallel with said northerly line of the 23<sup>rd</sup> Street viaduct, a distance of 151.02 feet; thence northwesterly along the arc of a circle, convex to the easterly, with a radius of 5,738.60 feet, the chord of said arc having a bearing of north 17 degrees, 59 minutes, 18 seconds west, a distance of 240.13 feet; thence north 19 degrees, 11 minutes, 14 seconds west along a straight line, tangent to last described arc of a circle, a distance of 595.75 feet to a point of curve; thence northwesterly along the arc of a circle, convex to the easterly, tangent to the last described straight line, with a radius of 1,928.20 feet, the chord of said arc having a bearing of north 20 degrees, 44 minutes, 30 seconds west, a distance of 104.63 feet to the eastward extension of the north line of East 18<sup>th</sup> Street; thence south 89 degrees, 59 minutes, 21 seconds west along said eastward extension, a distance of 117.47 feet to said westerly right-of-way line of railroad; thence south 16 degrees, 42 minutes, 49 seconds east along said westerly right-of-way line, a distance of 908.58 feet to the north line of East 20<sup>th</sup> Street; thence south 16 degrees, 37



minutes, 38 seconds east continuing along said westerly right-of-way line, a distance of 64.46 feet to the point of beginning, in Cook County, Illinois;

Also,

Parcel C-1.

The south 55 feet of that part of Lot 1 lying east of Calumet Avenue, in Block 5 in William Jones' Addition to Chicago; thence north 9 feet of the south 64 feet of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; the north 55 feet of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; all those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of Calumet Avenue as now laid out and marked on the plat of Meeker's Addition to Chicago, Illinois, as Lot "AA", in Cook County, Illinois, and described as follows, to wit:

an undivided half of all that portion of the above described premises, lying east of the north 68 feet of Lot 6 in Clarke's Subdivision of Lots 51 and 52 and other property in said Block 10 included between 2 lines running east and west and formed by the prolonging eastwardly the north and south lines of original Lots 51 and 52 in; also, all that portion of the remainder of the premises in question falling within Lot 6 and to the south 62 feet of said Lot 52; and the undivided half of those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of the east line of Calumet Avenue, as now laid out and marked on the plat of Meeker's Addition to Chicago, as Lot "AA", described as all that portion lying east of the north 68 feet of Lot 6, in Clarke's Subdivision of Lots 51 and 56 and the north 55 feet of Lots 52 and 55 of said Block 10 included between 2 lines running east and west and formed by prolonging eastwardly the north and south line of said original Lots 51 and 55, in Cook County, Illinois;

Also,

Parcel Three.

Lot 14 in Culver and Others' Subdivision of Lots 2 and 3 in Block 5 in Jones' Addition to Chicago with Lots 2 in Block 11 and 3 and 4 in Block 12 in Assessor's Division in the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;



Also,

Lots 15, 16 and 17 and that part of Lot 18 in Culver and Others' Subdivision of Lots 2 and 3 in Block 5 in Jones Addition to Chicago with Lots 2 in Block 11 and 3 and 4 in Block 12 in Assessor's Division in the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

Parcel Four.

That part of the aforesaid tract being more particularly described as follows:

commencing at the point of intersection of the eastward extension of the north line of East 18<sup>th</sup> Street with the westerly right-of-way line of the Illinois Central Railroad Company, aforesaid; thence south 16 degrees, 42 minutes, 49 seconds east along said westerly right-of-way line, 215.27 feet to the north line of Meeker's Addition to Chicago, aforesaid; thence south 89 degrees, 58 minutes, 39 seconds west along said north line, 2.09 feet to the easterly line of South Calumet Avenue; thence south 16 degrees, 42 minutes, 49 seconds east, along the easterly line of South Calumet Avenue, 226.29 feet; thence southerly along the easterly line of South Calumet Avenue, 57.16 feet being the arc of a circle, convex to the east, having a radius of 195.00 feet and whose chord bears south 08 degrees, 18 minutes, 59 seconds east, a distance of 56.95 feet; thence south 00 degrees, 04 minutes, 52 seconds west along the easterly line of South Calumet Avenue, 66.57 feet to the point of beginning; thence north 73 degrees, 16 minutes, 26 seconds east, 167.70 feet to the easterly line of said tract; thence south 19 degrees, 11 minutes, 14 seconds east along the easterly line of said tract, 129.29 feet; thence north 90 degrees, 00 minutes, 00 seconds west, 50.32 feet; thence south 00 degrees, 00 minutes, 00 seconds west, 184.00 feet; thence north 90 degrees, 00 minutes, 00 seconds west, 153.14 feet to the easterly line of South Calumet Avenue; thence north 00 degrees, 04 minutes, 52 seconds east along the easterly line of South Calumet Avenue, 257.84 feet to the point of beginning, in Cook County, Illinois,

containing 46,487 square feet, more or less.

Subarea E.

That part of the following described tract, said tract being comprised of the hereinafter described Parcels C, C-1, Three and Four all taken together, all in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, said parcels more particularly described as follows:



## Parcel C.

That part of the lands of the Illinois Central Railroad Company in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

commencing on the westerly right-of-way line of said railroad, at the intersection of said line with the northerly line of 23<sup>rd</sup> Street viaduct, said northerly line being 60 feet (measured perpendicularly) northerly of and parallel with the centerline of the existing structure; thence north 16 degrees, 37 minutes, 38 seconds west along said westerly right-of-way line, a distance of 1,500.00 feet to the point of beginning for that part hereinafter described; thence north 73 degrees, 22 minutes, 22 seconds east, parallel with said northerly line of the 23<sup>rd</sup> Street viaduct, a distance of 151.02 feet; thence northwesterly along the arc of a circle, convex to the easterly, with a radius of 5,738.60 feet, the chord of said arc having a bearing of north 17 degrees, 59 minutes, 18 seconds west, a distance of 240.13 feet; thence north 19 degrees, 11 minutes, 14 seconds west along a straight line, tangent to last described arc of a circle, a distance of 595.75 feet to a point of curve; thence northwesterly along the arc of a circle, convex to the easterly, tangent to the last described straight line with a radius of 1,928.20 feet, the chord of said arc having a bearing of north 20 degrees, 44 minutes, 30 seconds west, a distance of 104.63 feet to the eastward extension of the north line of East 18<sup>th</sup> Street; thence south 89 degrees, 59 minutes, 21 seconds west along said eastward extension, a distance of 117.47 feet to said westerly right-of-way line of railroad; thence south 16 degrees, 42 minutes, 49 seconds east along said westerly right-of-way line, a distance of 908.58 feet to the north line of East 20<sup>th</sup> Street; thence south 16 degrees, 37 minutes, 38 seconds east continuing along said westerly right-of-way line, a distance of 64.46 feet to the point of beginning, in Cook County, Illinois;

Also,

## Parcel C-1.

The south 55 feet of that part of Lot 1 lying east of Calumet Avenue, in Block 5 in William Jones' Addition to Chicago; the north 9 feet of the south 64 feet of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; the north 55 feet of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; all those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of Calumet Avenue as now laid out and marked on the plat of Meeker's



Addition to Chicago, Illinois, as Lot "AA", in Cook County, Illinois, and described as follows to wit:

an undivided half of all that portion of the above described premises, lying east of the north 68 feet of Lot 6 in Clarke's Subdivision of Lots 51 and 52 and other property in said Block 10 included between 2 lines running east and west and formed by the prolonging eastwardly the north and south lines of original Lots 51 and 52 in; also, all that portion of the remainder of the premises in question falling within Lot 6 and to the south 62 feet of said Lot 52; and the undivided half of those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of the east line of Calumet Avenue, as now laid out and marked on the plat of Meeker's Addition to Chicago, as Lot "AA", described as all that portion lying east of the north 68 feet of Lot 6 in Clarke's Subdivision of Lots 51 and 56 and the north 55 feet of Lots 52 and 55 of said Block 10 included between 2 lines running east and west and formed by prolonging eastwardly the north and south line of said original Lots 51 and 55, in Cook County, Illinois;

Also,

Parcel Three.

Lot 14 in Culver and Others' Subdivision of Lots 2 and 3 in Block 5 in Jones' Addition to Chicago with Lot 2 in Block 11 and 3 and 4 in Block 12 in Assessor's Division in the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

Also,

Parcel Four.

Lots 15, 16 and 17 and that part of Lot 18 in Culver and Others' Subdivision of Lots 2 and 3 in Block 5 in Jones' Addition to Chicago with Lots 2 in Block 11 and 3 and 4 in Block 12 in Assessor's Division in the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

That part of the aforesaid tract being more particularly described as follows:



commencing at the point of intersection of the eastward extension of the north line of East 18<sup>th</sup> Street with the westerly right-of-way line of the Illinois Central Railroad Company aforesaid; thence south 16 degrees, 42 minutes, 49 seconds east, along said westerly right-of-way line, 215.27 feet to the north line of Meeker's Addition to Chicago aforesaid; thence south 89 degrees, 58 minutes, 39 seconds west along said north line, 2.09 feet to the easterly line of South Calumet Avenue; thence south 16 degrees, 42 minutes, 49 seconds east, along the easterly line of South Calumet Avenue, 226.29 feet; thence southerly along the easterly line of South Calumet Avenue, 57.16 feet being the arc of a circle, convex to the east, having a radius of 195.00 feet and whose chord bears south 08 degrees, 18 minutes, 59 seconds east a distance of 56.95 feet; thence south 00 degrees, 04 minutes, 52 seconds west along the easterly line of South Calumet Avenue, 66.57 feet; thence north 73 degrees, 16 minutes, 26 seconds east, 167.70 feet to the easterly line of said tract; thence south 19 degrees, 11 minutes, 14 seconds east along the easterly line of said tract, 129.29 feet to the point of beginning; thence north 90 degrees, 00 minutes, 00 seconds west, 50.32 feet; thence south 00 degrees, 00 minutes, 00 seconds west, 184.00 feet; thence north 90 degrees, 00 minutes, 00 seconds west, 153.14 feet to the easterly line of South Calumet Avenue; thence south 00 degrees, 04 minutes, 52 seconds west along the easterly line of South Calumet Avenue, 24.50 feet to a point 42.01 feet north of the north line of vacated East Cullerton Street, as measured along the east line of South Calumet Avenue, aforesaid; thence north 88 degrees, 01 minute, 16 seconds east, 114.91 feet to a point on the westerly right-of-way line of the lands of the Illinois Central Railroad Company, aforesaid, said point being 48.01 feet north of the north line of vacated East Cullerton Street, as measured along the westerly right-of-way line of the lands of the Illinois Central Railroad Company, aforesaid; thence south 16 degrees, 42 minutes, 49 seconds east along the westerly right-of-way line of the lands of the Illinois Central Railroad Company, aforesaid, 48.01 feet; thence south 16 degrees, 37 minutes, 38 seconds east along the westerly right-of-way line of the lands of the Illinois Central Railroad Company, aforesaid, 64.31 feet to the southerly-most corner of said tract; thence north 73 degrees, 22 minutes, 22 seconds east, parallel with said northerly line of the 23<sup>rd</sup> Street viaduct, a distance of 34.35 feet; thence northeasterly 119.35 feet along the arc of a circle convex to the northwest, having a radius of 333.31 feet and whose chord bears north 21 degrees, 58 minutes, 42 seconds east, 118.71 feet; thence north 32 degrees, 14 minutes, 12 seconds east, 54.17 feet to the easterly line of said tract; thence northwesterly, 111.71 feet along the easterly line of said tract, being the arc of a circle convex to the northeast, having a radius of 5,738.60 feet and whose chord bears north 18 degrees, 37 minutes, 46 seconds west, 111.71 feet; thence north 19 degrees, 11 minutes, 14 seconds west along the easterly line of said tract, 42.93 feet to the point of beginning in Cook County, Illinois,

containing 25,817 square feet, more or less.



## Subarea F.

That part of the following described tract, said tract being comprised of the hereinafter described Parcels C, C-1 and Three all taken together, all in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, said parcels more particularly described as follows:

## Parcel C.

That part of the lands of the Illinois Central Railroad Company in fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

commencing on the westerly right-of-way line of said railroad, at the intersection of said line with the northerly line of 23<sup>rd</sup> Street viaduct, said northerly line being 60 feet (measured perpendicularly) northerly of and parallel with the centerline of the existing structure; thence north 16 degrees, 37 minutes, 38 seconds west along said westerly right-of-way line, a distance of 1,500.00 feet to the point of beginning for that part hereinafter described; thence north 73 degrees, 22 minutes, 22 seconds east, parallel with said northerly line of the 23<sup>rd</sup> Street viaduct, a distance of 151.02 feet; thence northwesterly along the arc of a circle, convex to the easterly, with a radius of 5,738.60 feet, the chord of said arc having a bearing of north 17 degrees, 59 minutes, 18 seconds west, a distance of 240.13 feet; thence north 19 degrees, 11 minutes, 14 seconds west along a straight line, tangent to last described arc of a circle, a distance of 595.75 feet to a point of curve; thence northwesterly along the arc of a circle, convex to the easterly, tangent to the last described straight line, with a radius of 1,928.20 feet, the chord of said arc having a bearing of north 20 degrees, 44 minutes, 30 seconds west, a distance of 104.63 feet to the eastward extension of the north line of East 18<sup>th</sup> Street; thence south 89 degrees, 59 minutes, 21 seconds west along said eastward extension, a distance of 117.47 feet to said westerly right-of-way line of railroad; thence south 16 degrees, 42 minutes, 49 seconds east along said westerly right-of-way line, a distance of 908.58 feet to the north line of East 20<sup>th</sup> Street; thence south 16 degrees, 37 minutes, 38 seconds east continuing along said westerly right-of-way line, a distance of 64.46 feet to the point of beginning, in Cook County, Illinois;

Also,

## Parcel C-1.

The south 55 feet of that part of Lot 1 lying east of Calumet Avenue, in Block 5 in William Jones' Addition to Chicago; the north 9 feet of the south 64 feet



of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; the north 55 feet of Lot 1 lying east of Calumet Avenue in Block 5 in William Jones' Addition to Chicago; all those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of Calumet Avenue as now laid out and marked on the plat of Meeker's Addition to Chicago, Illinois, as Lot "AA", in Cook County, Illinois, and described as follows, to wit:

an undivided half of all that portion of the above described premises, lying east of the north 68 feet of Lot 6 in Clarke's Subdivision of Lots 51 and 52 and other property in said Block 10 included between 2 lines running east and west and formed by the prolonging eastwardly the north and south lines of original Lots 51 and 52 in; also, all that portion of the remainder of the premises in question falling within Lot 6 and to the south 62 feet of said Lot 52; and the undivided half of those parts of Lots 51, 52 and 53 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, lying west of the west line of the right-of-way of the Illinois Central Railroad and east of the east line of Calumet Avenue, as now laid out and marked on the plat of Meeker's Addition to Chicago, as Lot "AA", described as all that portion lying east of the north 68 feet of Lot 6, in Clarke's Subdivision of Lots 51 and 56 and the north 55 feet of Lots 52 and 55 of said Block 10 included between 2 lines running east and west and formed by prolonging eastwardly the north and south line of said original Lots 51 and 55, in Cook County, Illinois;

Also,

Parcel Three.

Lot 14 in Culver and Others' Subdivision of Lots 2 and 3 in Block 5 in Jones' Addition to Chicago with Lots 2 in Block 11 and 3 and 4 in Block 12 in Assessor's Division in the southwest fractional quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

That part of the aforesaid tract being more particularly described as follows:

commencing on the westerly right-of-way line of said railroad at the intersection of said line with the northerly line of the 23<sup>rd</sup> Street viaduct, said northerly line being 60 feet (measured perpendicularly) northerly of and parallel with the centerline of the existing structure, and running; thence north 16 degrees, 37 minutes, 38 seconds west along said westerly right-of-way line, a distance of



1,500.00 feet; thence north 73 degrees, 22 minutes, 22 seconds east parallel with said northerly line of the 23<sup>rd</sup> Street viaduct, a distance of 34.35 feet to the point of beginning for that part hereinafter described; thence northeasterly 119.35 feet along the arc of a circle convex to the northwest, having a radius of 333.31 feet and whose chord bears north 21 degrees, 58 minutes, 42 seconds east 118.71 feet; thence north 32 degrees, 14 minutes, 12 seconds east 54.17 feet to the easterly line of said tract; thence southeasterly, 128.42 feet along the arc of a circle convex to the northeast, having a radius of 5,738.60 feet and whose chord bears south 17 degrees, 25 minutes, 50 seconds east 128.42 feet to the southeast corner of said tract; thence south 73 degrees, 22 minutes, 22 seconds west along the south line of said tract, 116.67 feet to the point of beginning, in Cook County, Illinois,

containing 8,516 square feet, more or less.

to the designation of Residential Planned Development Number 883, as amended, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

*Residential Planned Development Number 883, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development Number 883, as amended, consists of approximately one hundred fifty-one thousand four hundred forty-eight (151,448) square feet (three and forty-eight hundredths (3.48) acres) and is owned or controlled by the applicant, Central Station, L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.



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 titleholder 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 to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any 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 the owners of the property and any ground lessors. An agreement among property owners, the board of directors of any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.
4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map -- Subareas A, B, C, D, E and F; a Site Plan -- Subareas A, B, C, D, E and F; Subarea A Conceptual Park Plan; a Landscape Plan -- Subareas A, B, C, D, E and F; a Landscape Plan -- Subareas A and B; a Landscape Plan -- Subarea C; a Plant List; Subareas C and D Building Elevation -- West Elevation; Subareas C and D Building Elevation -- East Elevation; Subareas C and D Building Elevation -- North Elevation; Subareas C and D Building Elevation -- South Elevation; and Site Section dated April 14, 2005 prepared by Pappageorge Haymes Architects. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": Subarea A: public open space and related uses; Subarea B: public space improved with access ramp and related uses; Subarea C: multi-family dwelling units in one (1) elevator building, attached townhomes, convenience retail uses on ground level, accessory parking and related uses; Subarea D: multi-family dwelling units in one (1) elevator building; attached townhomes, convenience retail uses on ground level, accessory parking and related uses; Subarea E: non-accessory surface level parking or open space, no buildings or structures are permitted in Subarea E; and Subarea F: transportation



facilities, structure, open space and related uses. Residential use is expressly permitted below the second floor in Subarea C and D.

6. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. 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 Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations 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, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Garbage cans shall be stored indoors in garages and said requirement shall be expressly stated in the condominium documents for each townhome unit. The applicant agrees at applicant's sole cost to improve Subarea A as a public passive open space pursuant to a design to be mutually agreed upon by the applicant and the Chicago Park District. The applicant shall level, seed and/or sod Subarea A and shall install trees and landscaping materials to create a passive open space. The applicant agrees to dedicate Subarea A as improved with a passive open space to the Chicago Park District at the time of the issuance of the first Certificate of Occupancy for a dwelling unit within the high-rise tower to be constructed on Subarea C (weather and planting conditions permitting). Provided that the applicant dedicates the public open space area identified as Subarea A and Lakefront access area identified as Subarea B to the Chicago Park District or a similar agency, then the square footage of the dedicated areas shall be applied towards the open



space and open space fee requirements for the development and no further open space impact fee shall be required from the applicant.

11. 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 application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this 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 17-13-0611 of the Chicago Zoning Ordinance.
12. 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 a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("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 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction of the improvements has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of Subarea C, Subarea D, Subarea E and Subarea F of the property shall automatically revert to the pre-existing RM6 Residential Multi-Unit District.

[Subarea A Conceptual Park Plan referred to in these  
Plan of Development Statements unavailable  
at time of printing.]



[Existing Land-Use Map; Existing Zoning Map; Planned Development Boundary and Property Line Map; Site Plan -- Subareas A, B, C, D, E and F; Landscape Plan -- Subareas A, B, C, D, E and F; Plant List -- Subareas A, B, C, D, E and F; Towers 1 and 2 -- Building Elevations; Site Section; and Context Elevation referred to in these Plan of Development Statements printed on pages 48562 through 48585 of this *Journal*.]

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

*Residential Planned Development.*

*Central Station Development*

*Bulk Regulations And Data Table.*

Net Site Area (Square Feet):

Subarea A:	17,027
Subarea B:	7,349
Subarea C:	46,252
Subarea D:	46,487
Subarea E:	25,817
Subarea F:	8,516
Area Total:	151,448

Net Site Area (Acres):

Subarea A:	0.39
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Subarea B:	0.17
Subarea C:	1.06
Subarea D:	1.07
Subarea E:	0.59
Subarea F:	0.20
Area Total:	3.48

Area in Adjoining Right-of-Way  
(Square Feet):

Subarea A:	5,518
Subarea B:	1,965
Subarea C:	11,355
Subarea D:	8,462
Subarea E:	800
Subarea F:	0
Area Total:	28,100

Gross Site Area  
(Square Feet):

Subarea A:	22,545
Subarea B:	9,314
Subarea C:	57,607
Subarea D:	54,949

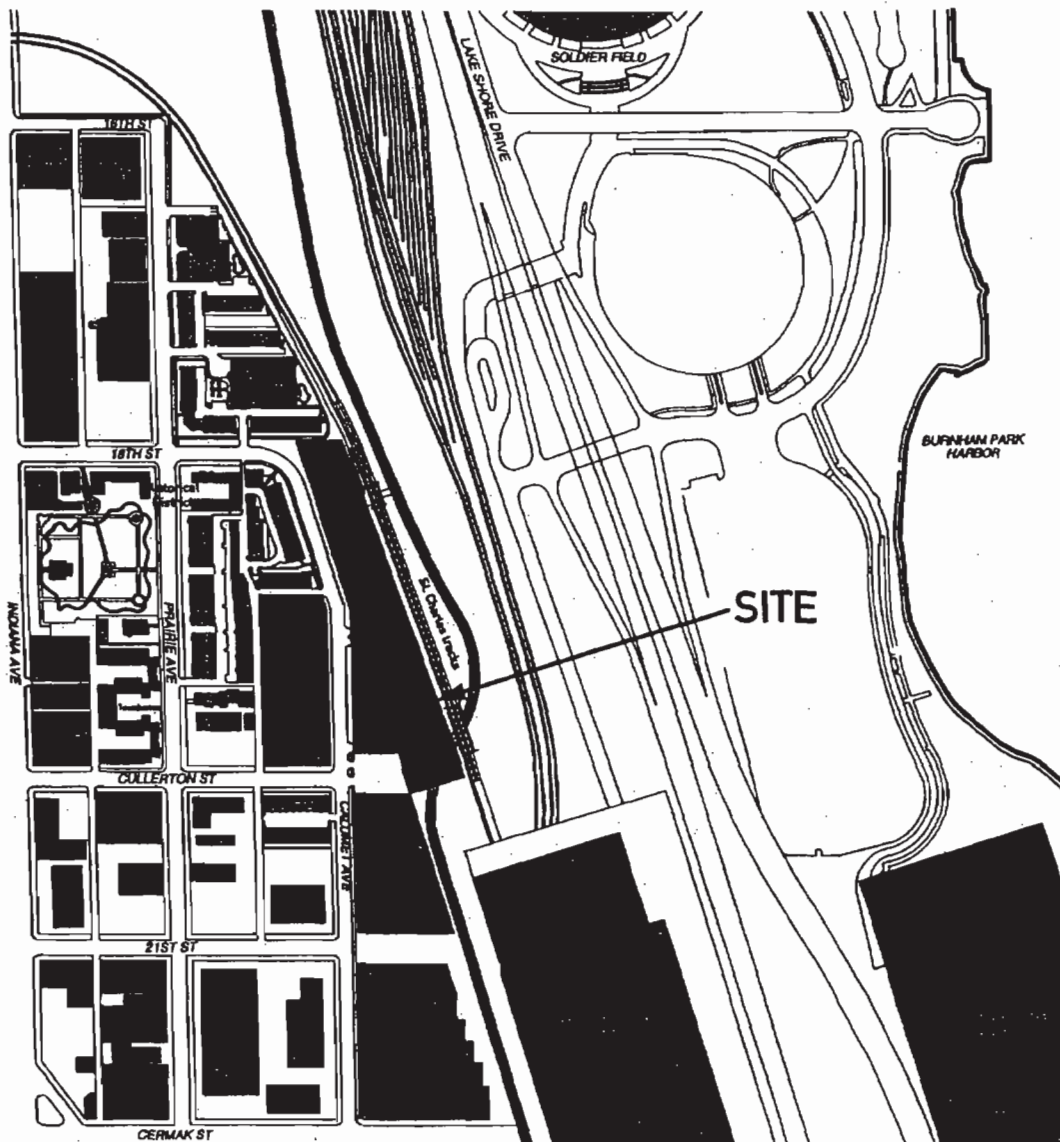
---



Subarea E:	26,617
Subarea F:	8,516
Area Total:	179,548
Gross Site Area (Acres):	
Subarea A:	0.52
Subarea B:	0.21
Subarea C:	1.32
Subarea D:	1.26
Subarea E:	0.61
Subarea F:	0.20
Area Total:	4.12
Maximum Floor Area Ratio (Area Total):	4.50
Maximum Number of Units (Area Total):	496
Minimum Number of Parking Spaces (Area Total):	512
Maximum Permitted Building Height:	Per approved Building Elevations
Maximum Site Coverage:	Per approved Site Plan
Minimum Periphery Setbacks:	Per approved Site Plan
Permitted Uses:	As per Statement Number 5

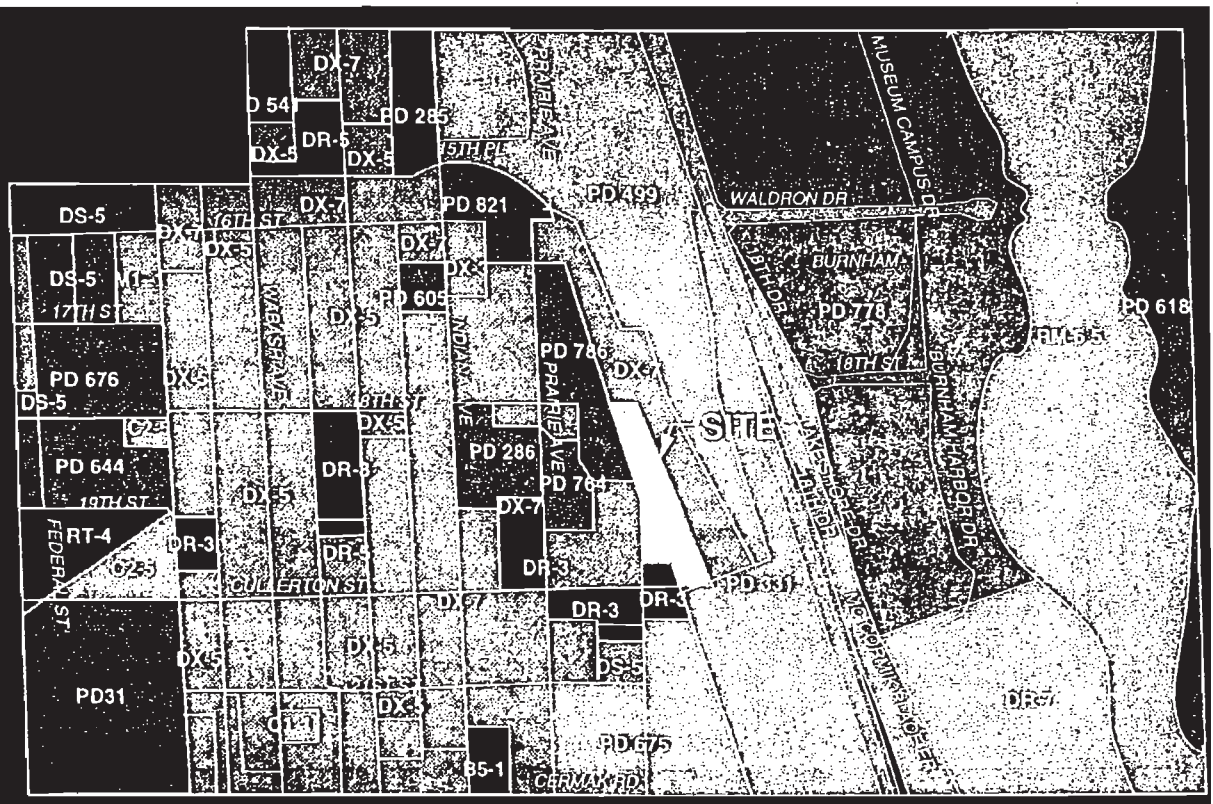


## Existing Land-Use Map.



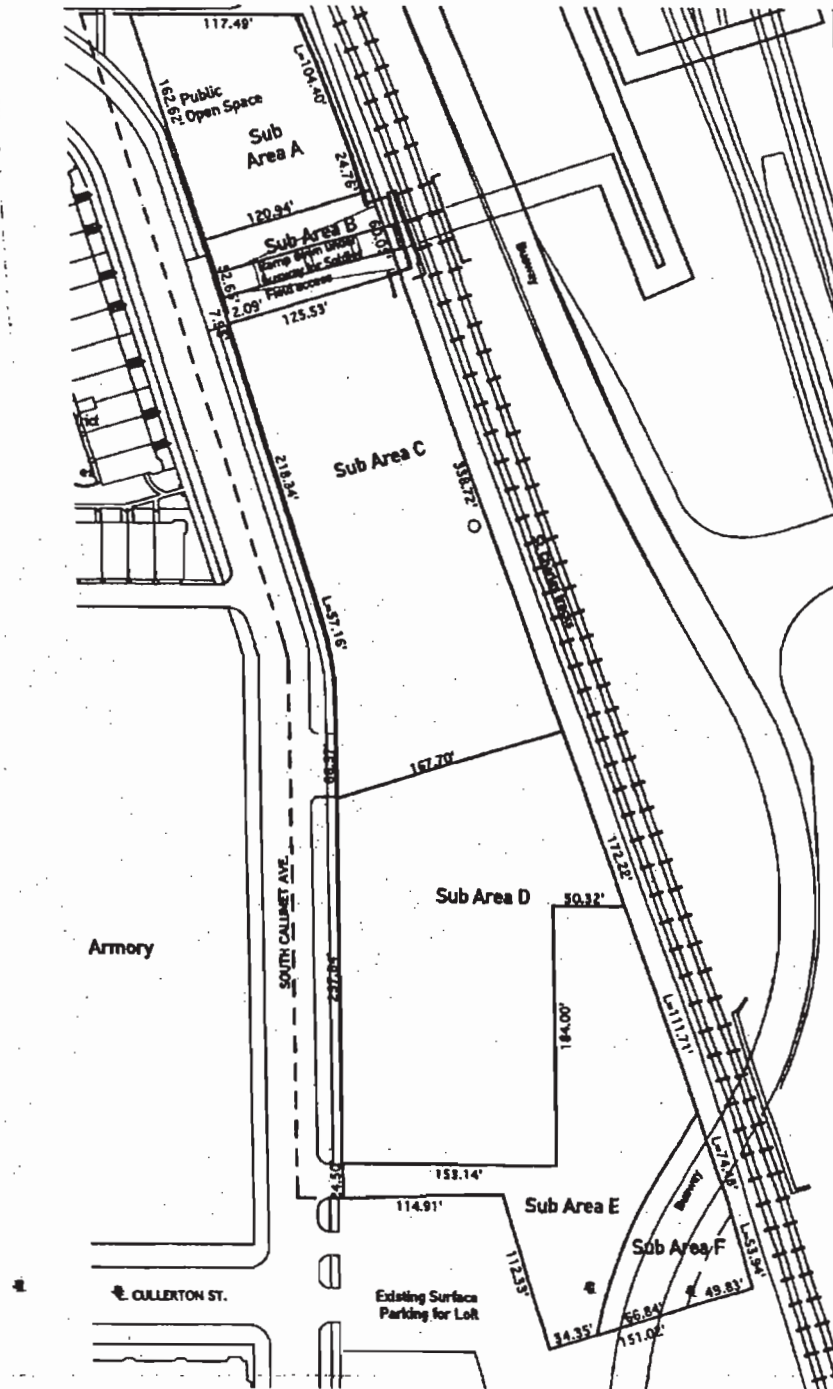


**Existing Zoning Map.**



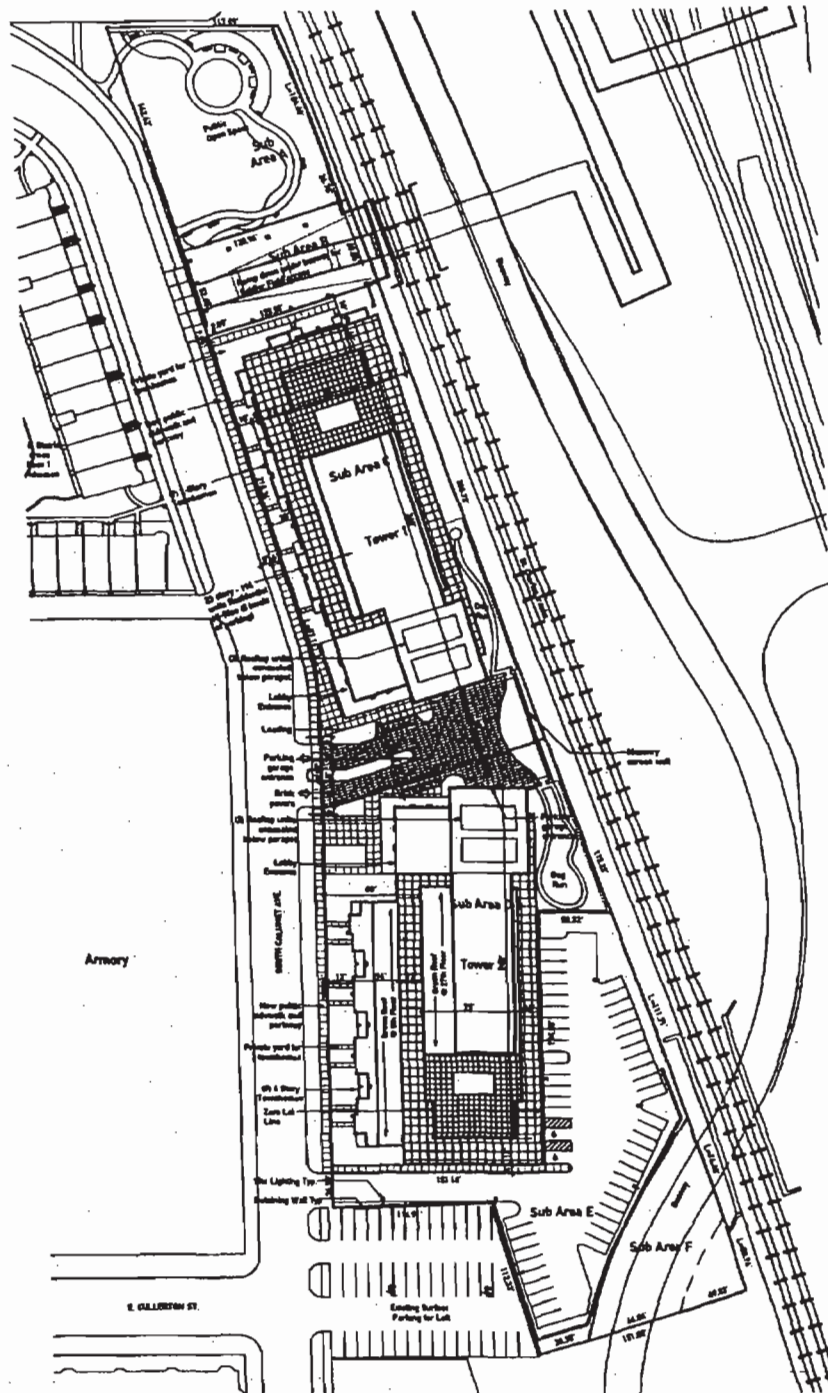


Planned Development Boundary And Property Line  
Map -- Subareas A, B, C, D, E And F.



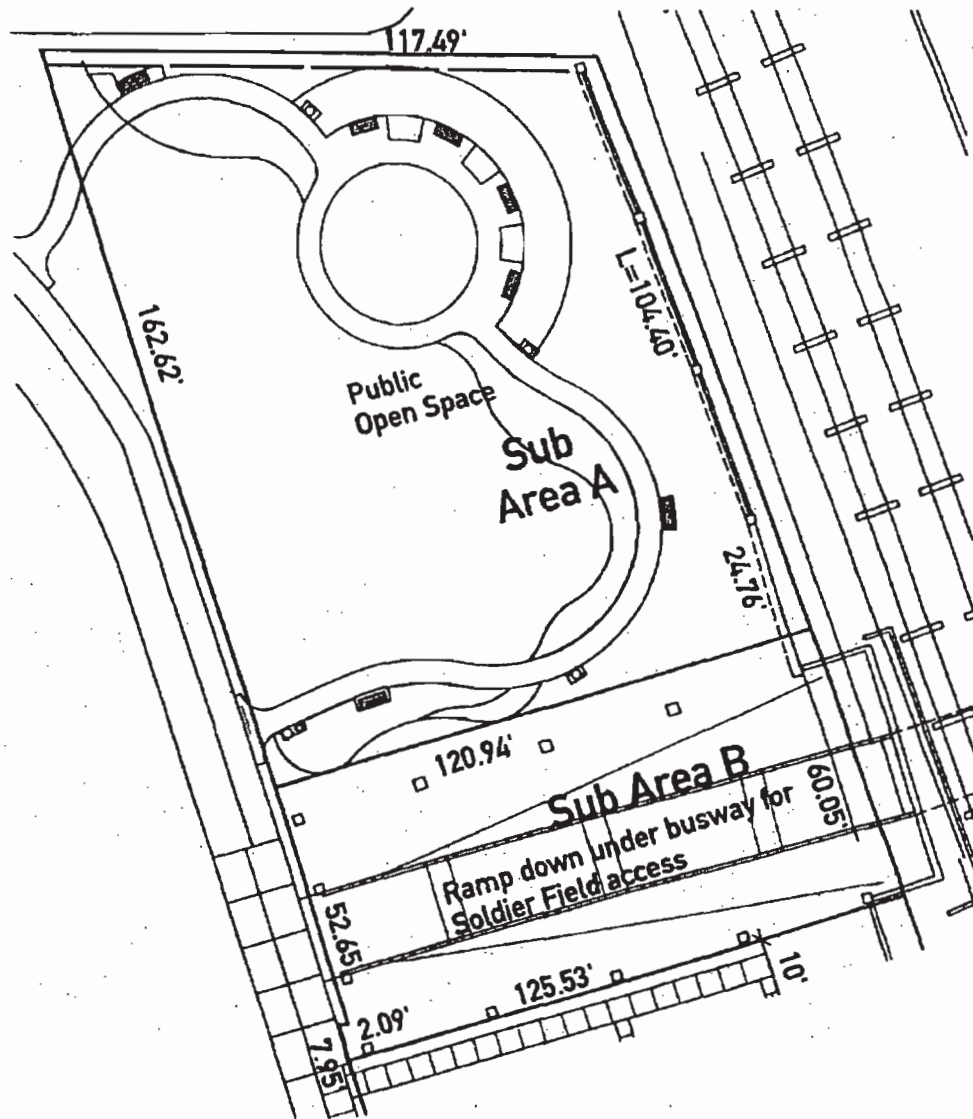


Site Plan -- Subareas A,  
B, C, D, E And F.



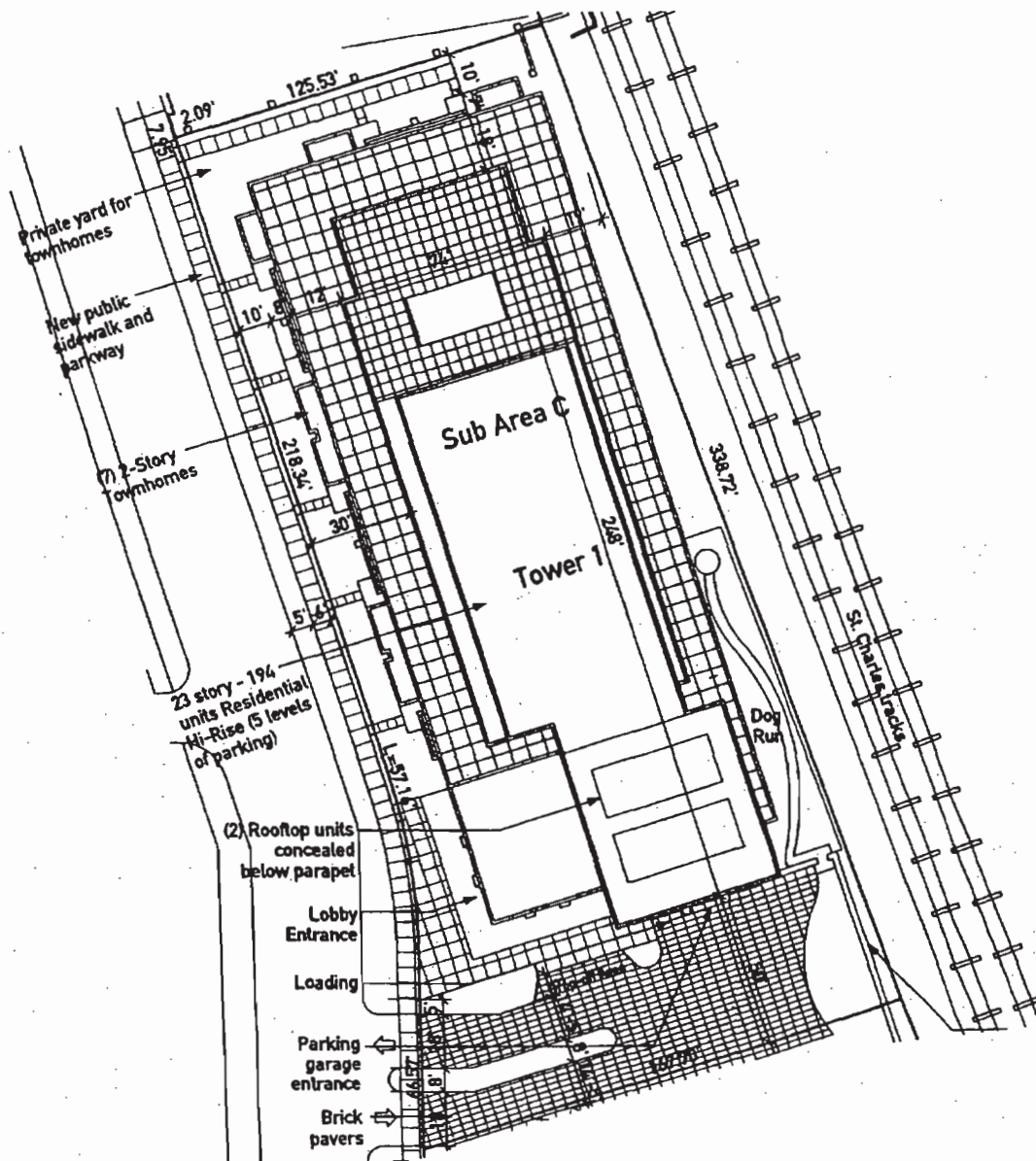


## Site Plan -- Subareas A And B.



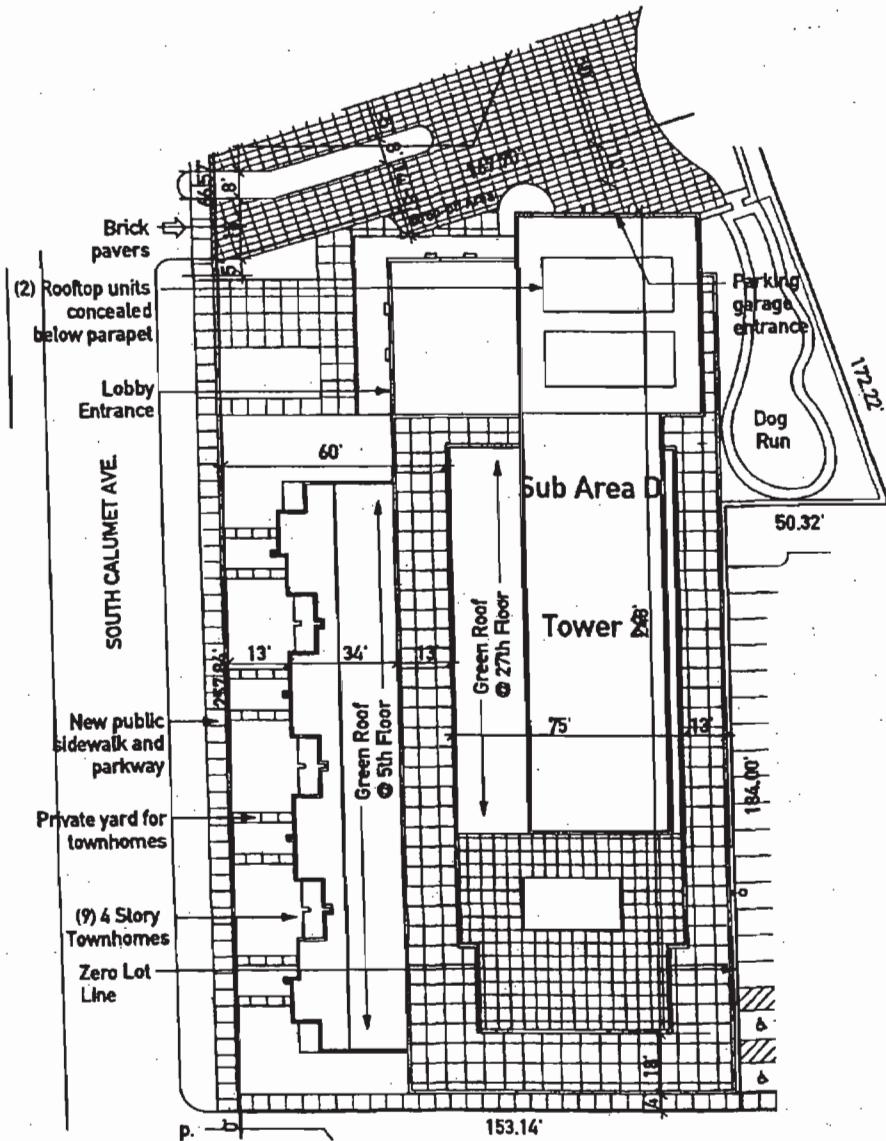


## Site Plan -- Subarea C.



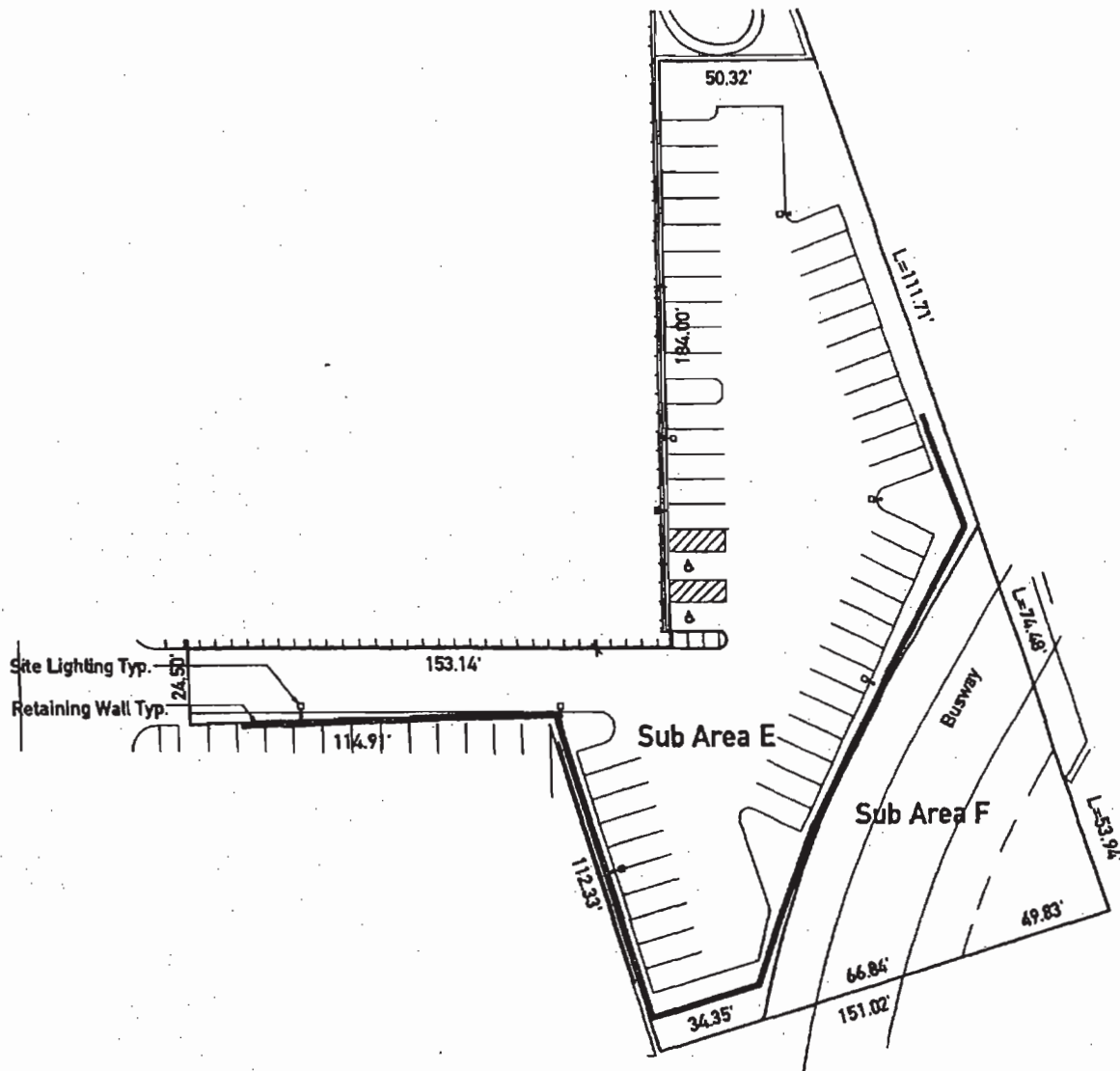


## Site Plan -- Subarea D.



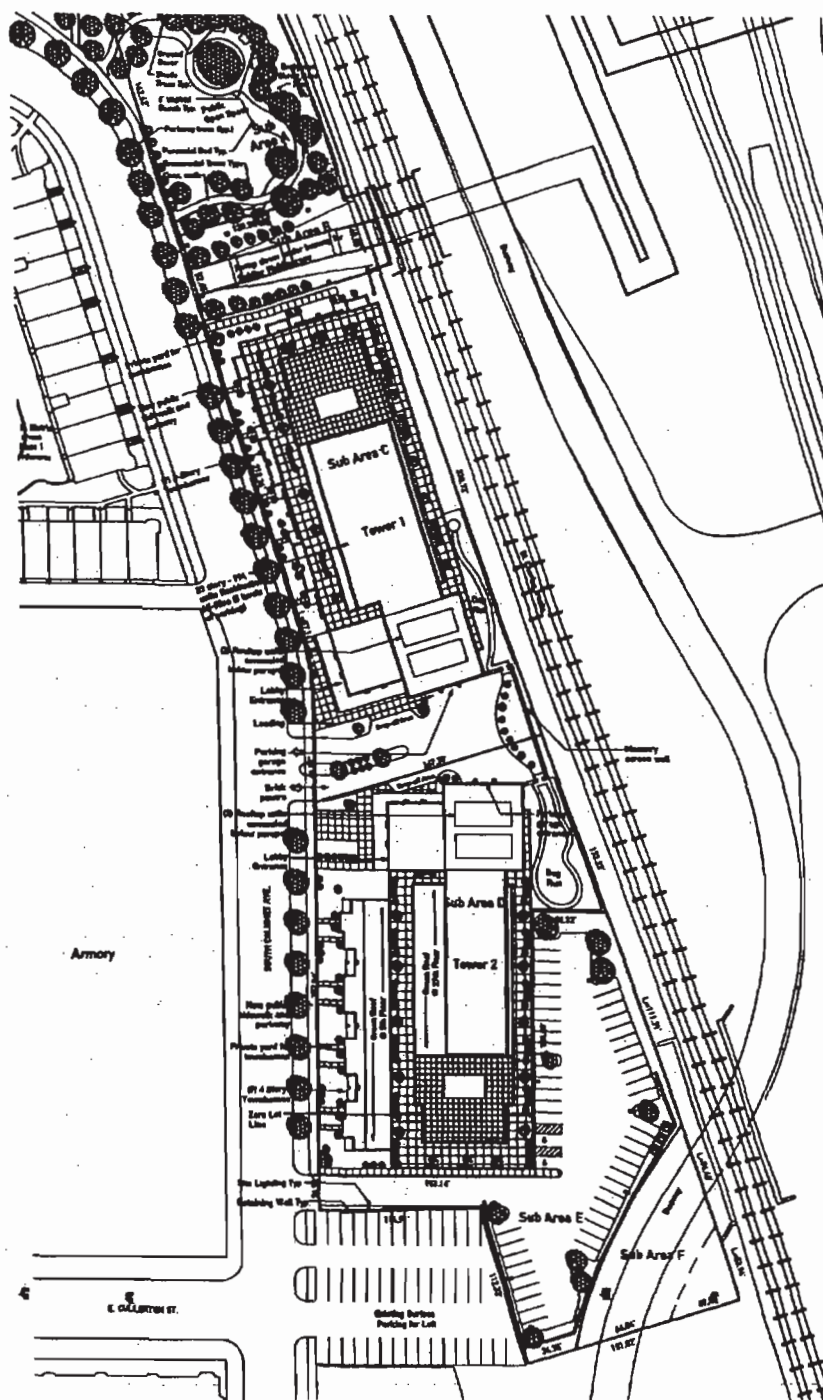


## Site Plan -- Subareas E And F.



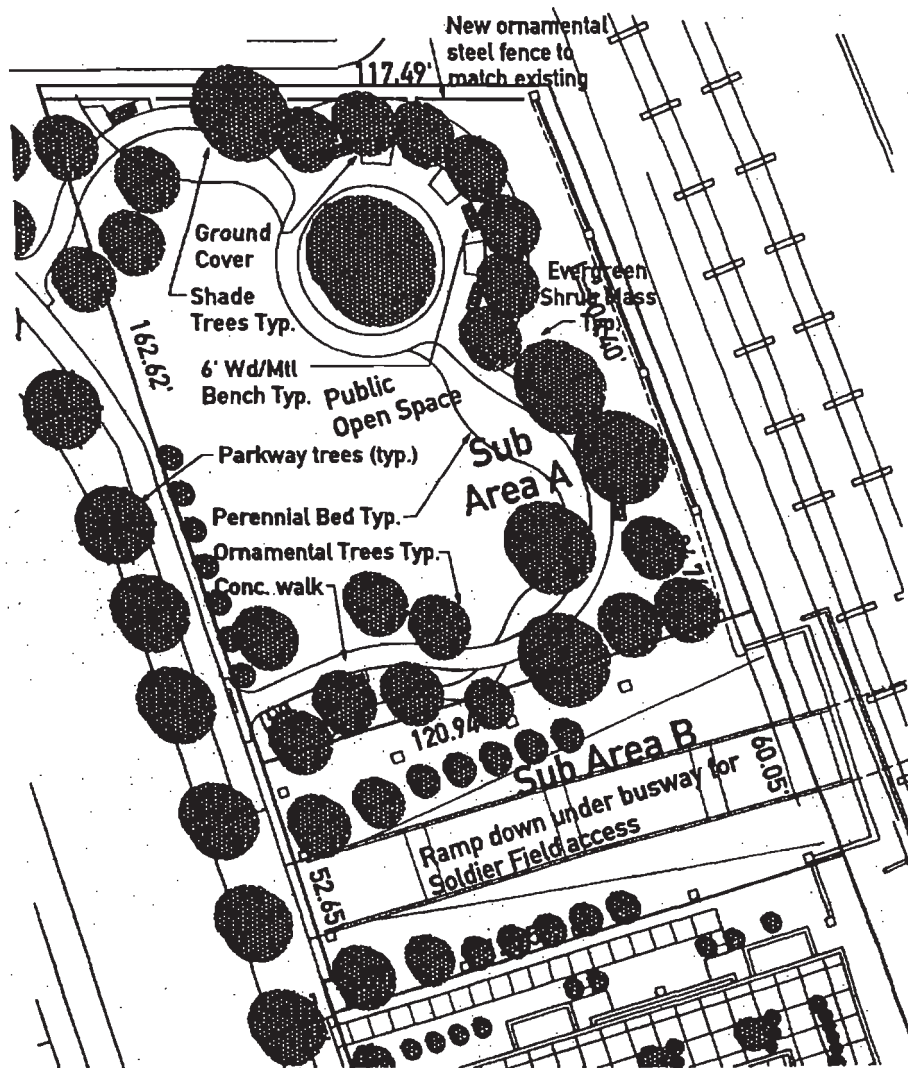


Landscape Plan -- Subareas A,  
B, C, D, E And F.



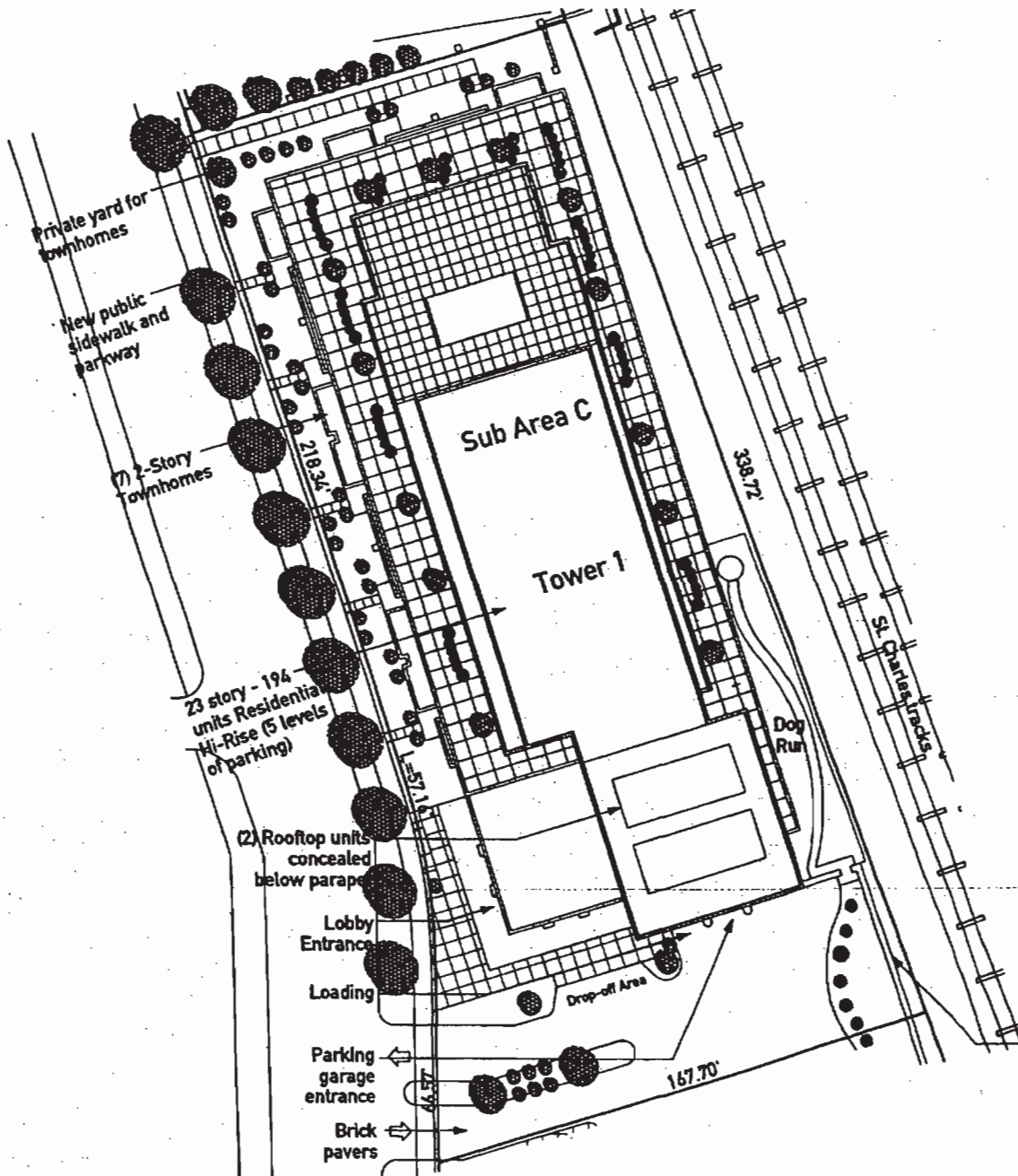


## Landscape Plan -- Subareas A And B.



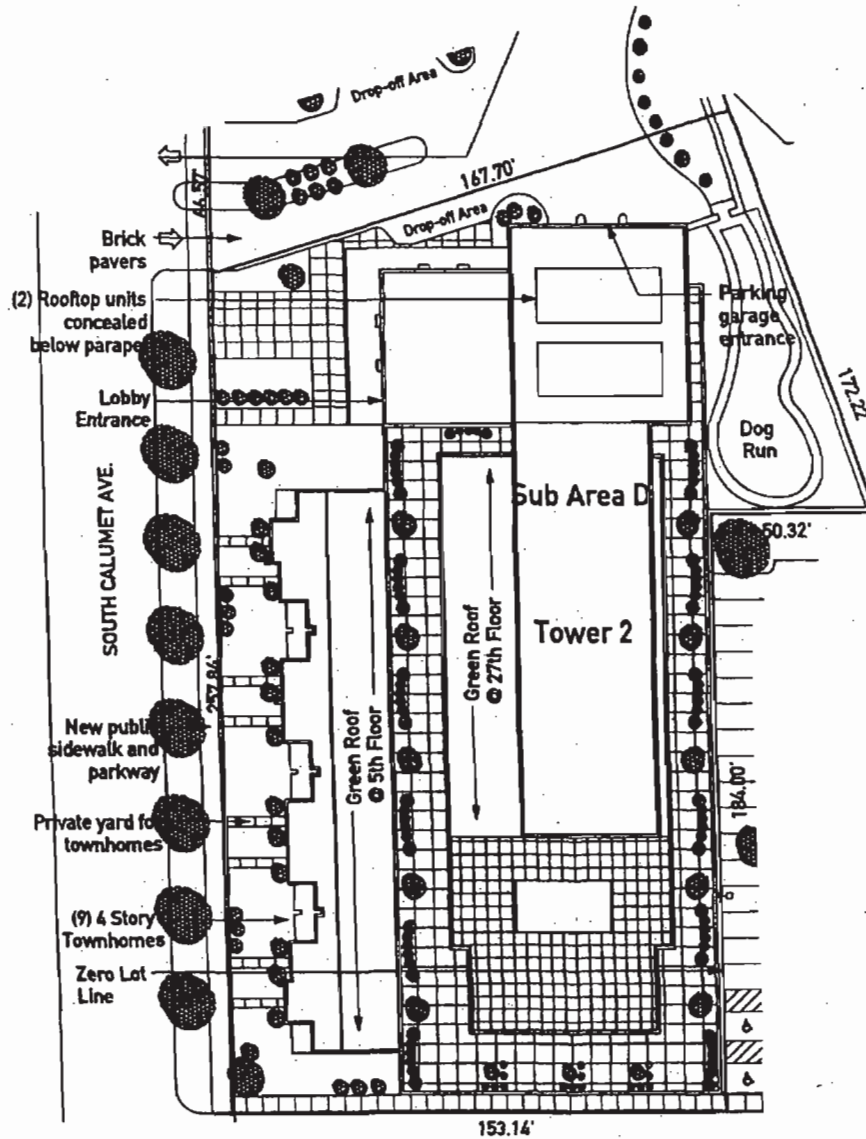


## Landscape Plan -- Subarea C.





## Landscape Plan -- Subarea D.

Museum Park Place  
Tower 2

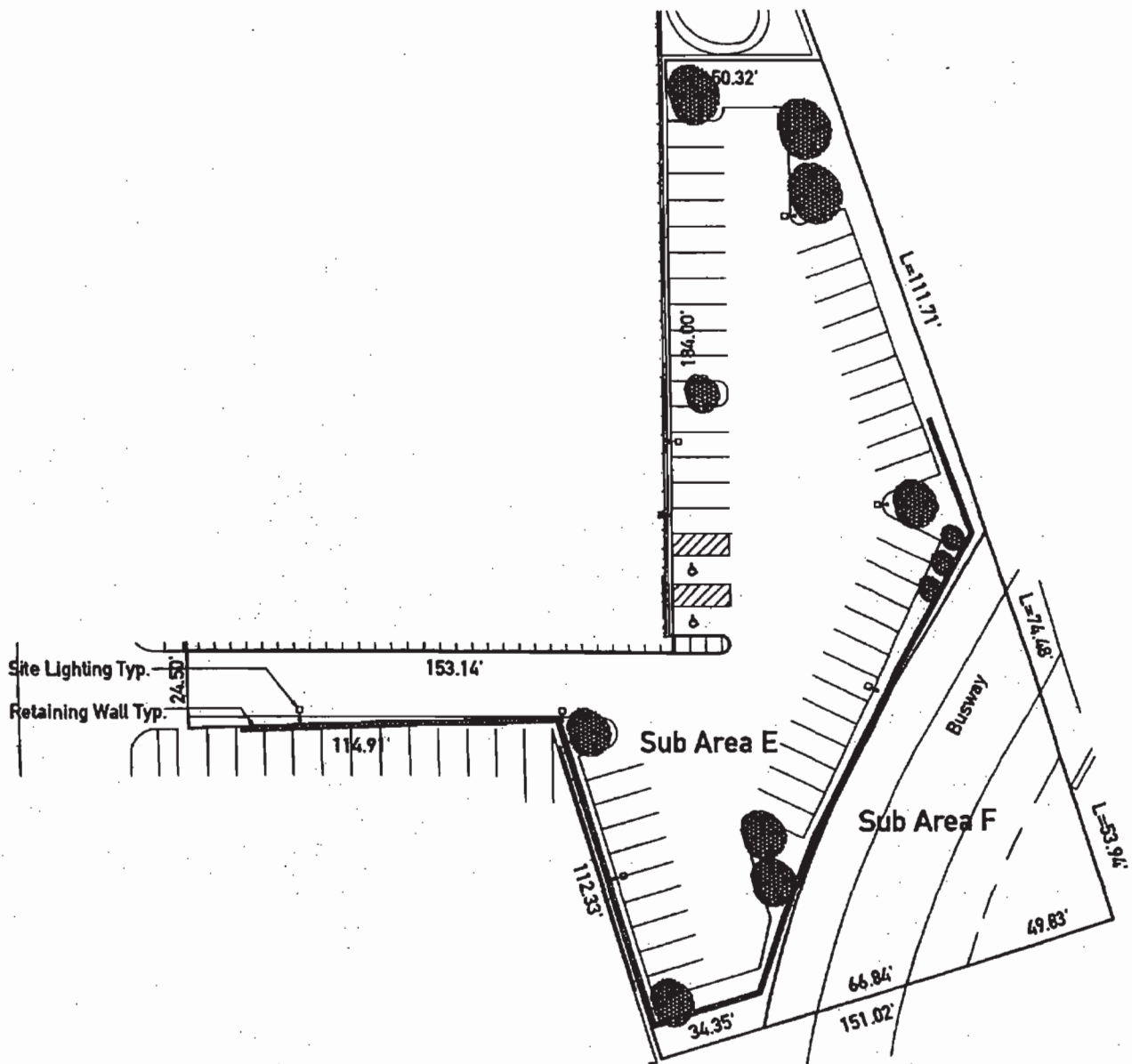
Green Roof Calculation

3/21/05

Floor	Gross Roof Area (sf)	Net Roof Area (sf)	Proposed Green Roof Area	Remarks
1	0	0	0	
2	0	0	0	
3	0	0	0	
4	1838	0	0	Private Use Only
5	2358	2513	2584	Partial Mech Use
6	7111	7111	408	Partial Private Use
Typ. 7 - 26	0	0	0	
27	8098	8098	1800	Excludes Pool
Pool	8184	8547	0	Partial Mech Use
<b>Total</b>	<b>17294</b>	<b>18367</b>	<b>4892</b>	
<b>Green Roof Area Required:</b>				Based upon 25% of Net Roof Area for Mixed-Use Residential & 4 Levels



## Landscape Plan -- Subareas E And F.



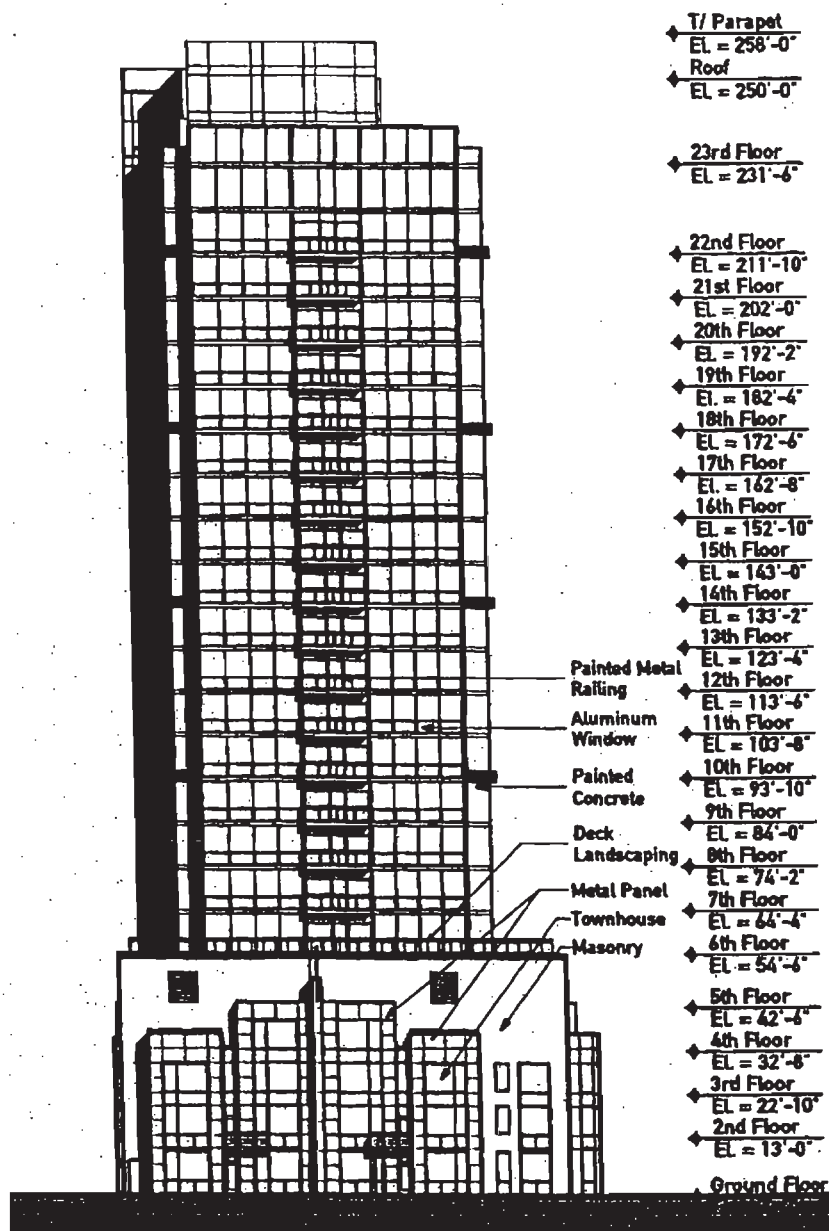


Plant List -- Subareas A,  
B, C, D, E And F.

TYPE		SIZE	SPACING	REMARKS
SHADE TREE		4" CALIPER (MIN.)	25'-0" U.N.O.	SEE BELOW
CONTAINER TREE		2" CALIPER	PER PLAN	SEE BELOW
SHRUB		2'-0"W x 3'-0"H	PER PLAN	SEE BELOW
SPECIES				
TYPE	BOTANIC NAME		COMMON NAME	
TREE	ACER PLATANOIDES		NORWAY MAPLE	
	ACER SACCHARUM		SUGAR MAPLE	
	ACER RUBRUM		RED MAPLE	
	CELTIS OCCIDENTALIS		HACKBERRY	
	FRAXINUS PENNSYLVANICA		GREEN ASH	
	GLEDITSIA TRIACANTHOS		THORNLESS HONEYLOCUST	
	TILIA CORDATA		LITTLELEAF LINDEN	
SHRUB	BUXUS MICROPHYLLA KOR.		DWARF KOREAN BOXWOOD	
	CONTONEASTER APICULATA		CRANBERRY CONTONEASTER	
	RIBES ALPINUM		ALPINE CURRANT	
	SPIREA JAPONICA		JAPANESE SPIREA	
	VIBURNUM CARLESII (COMP.)		DWARF KOREANSPICE VIB.	

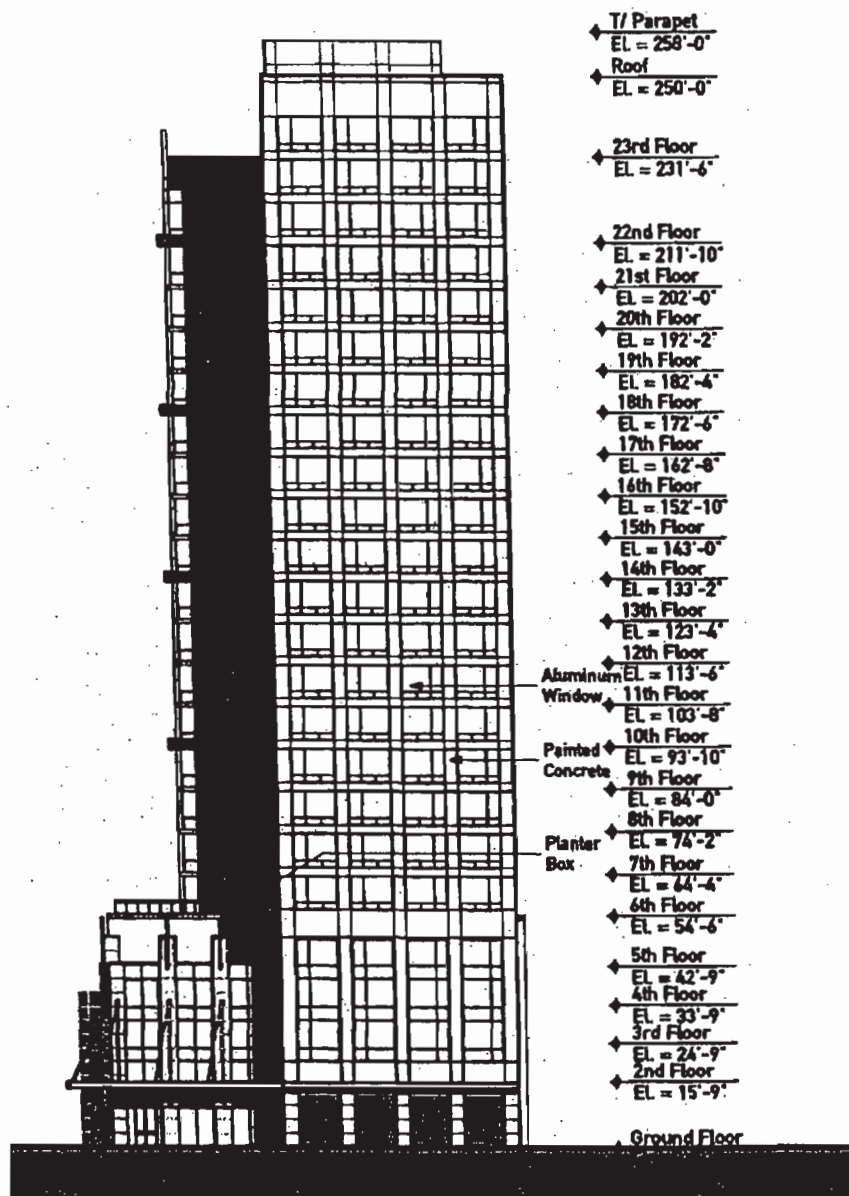


## Tower 1 -- North Building Elevation.



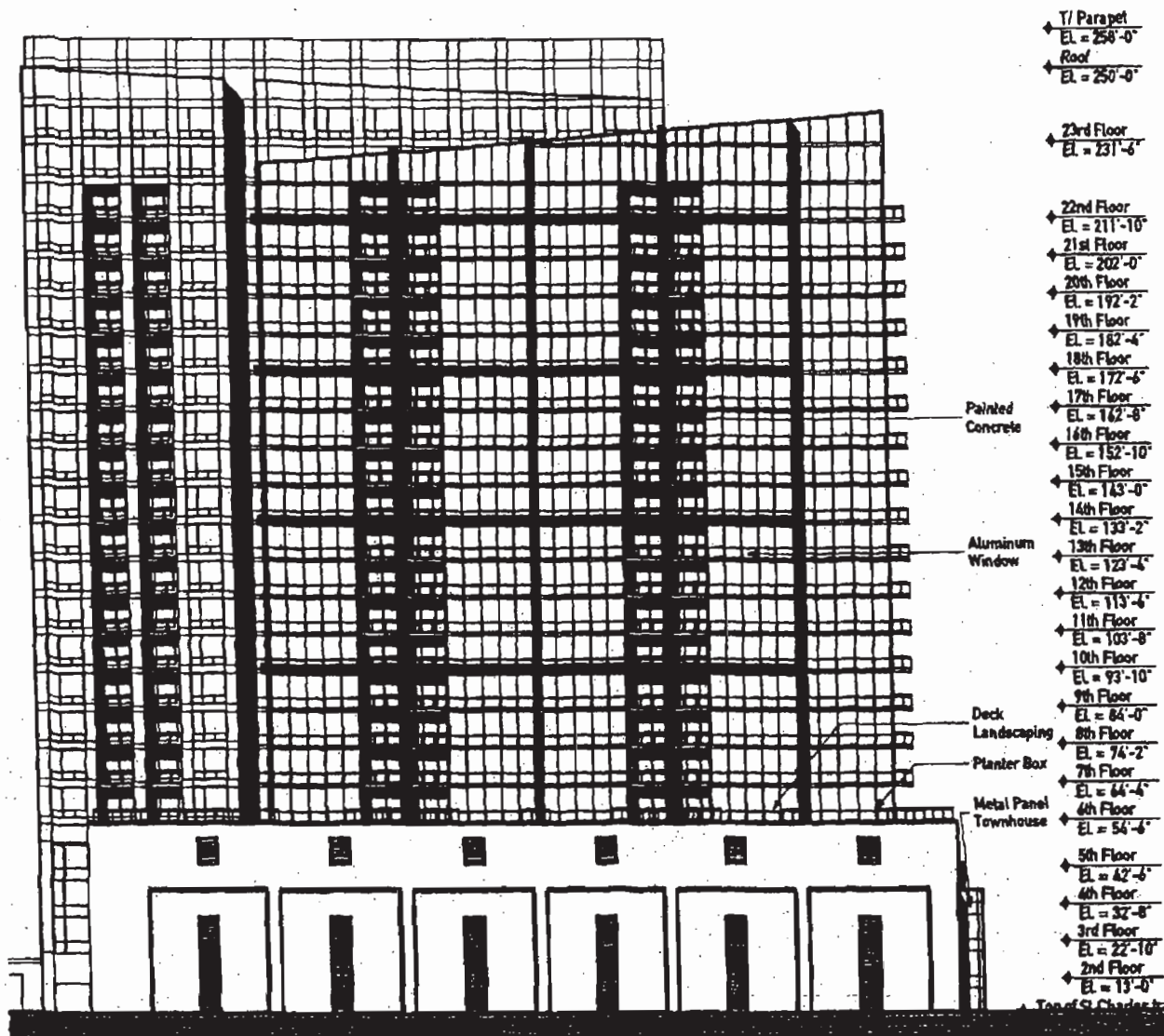


## Tower 1 -- South Building Elevation.



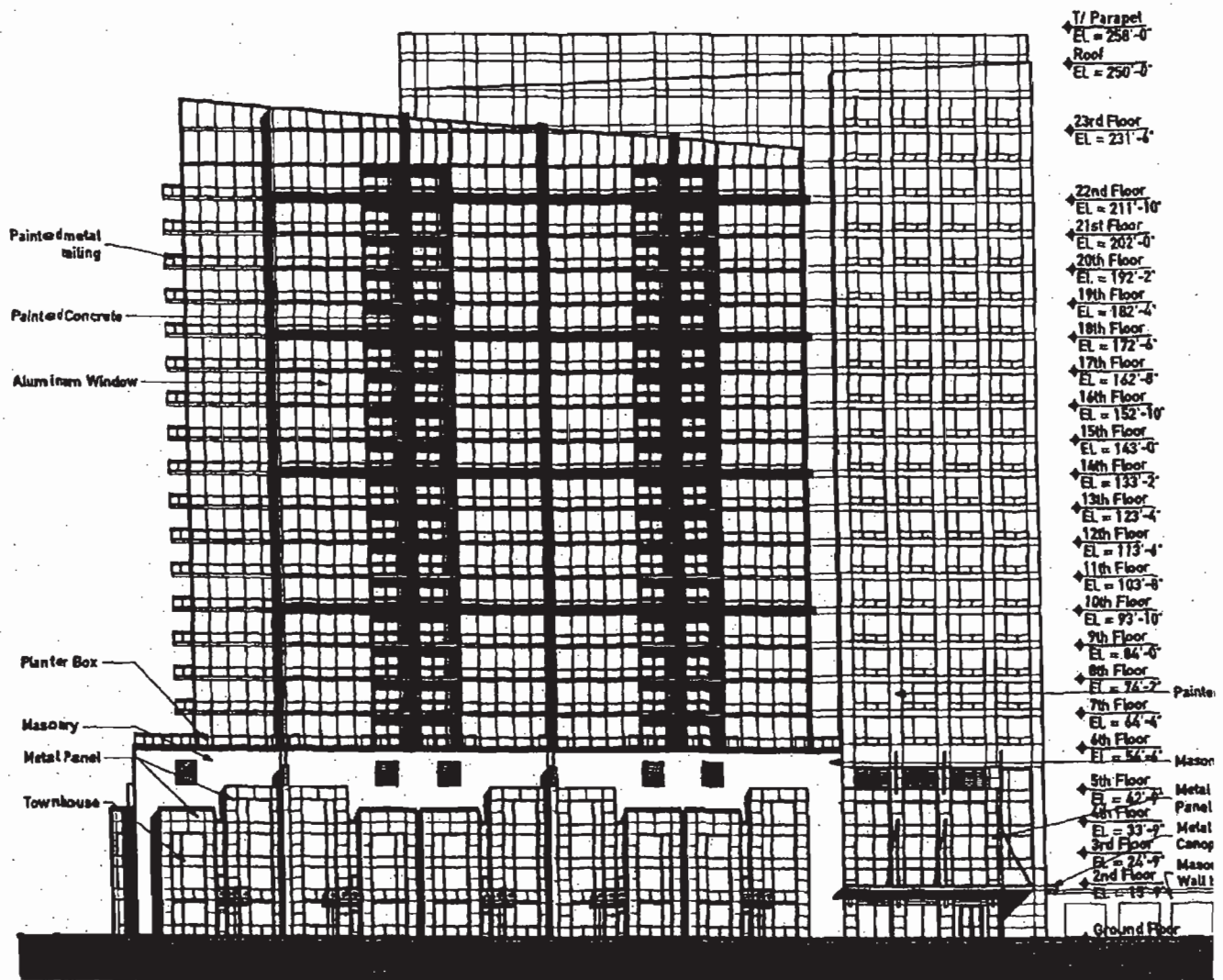


Tower 1 -- East Building Elevation.



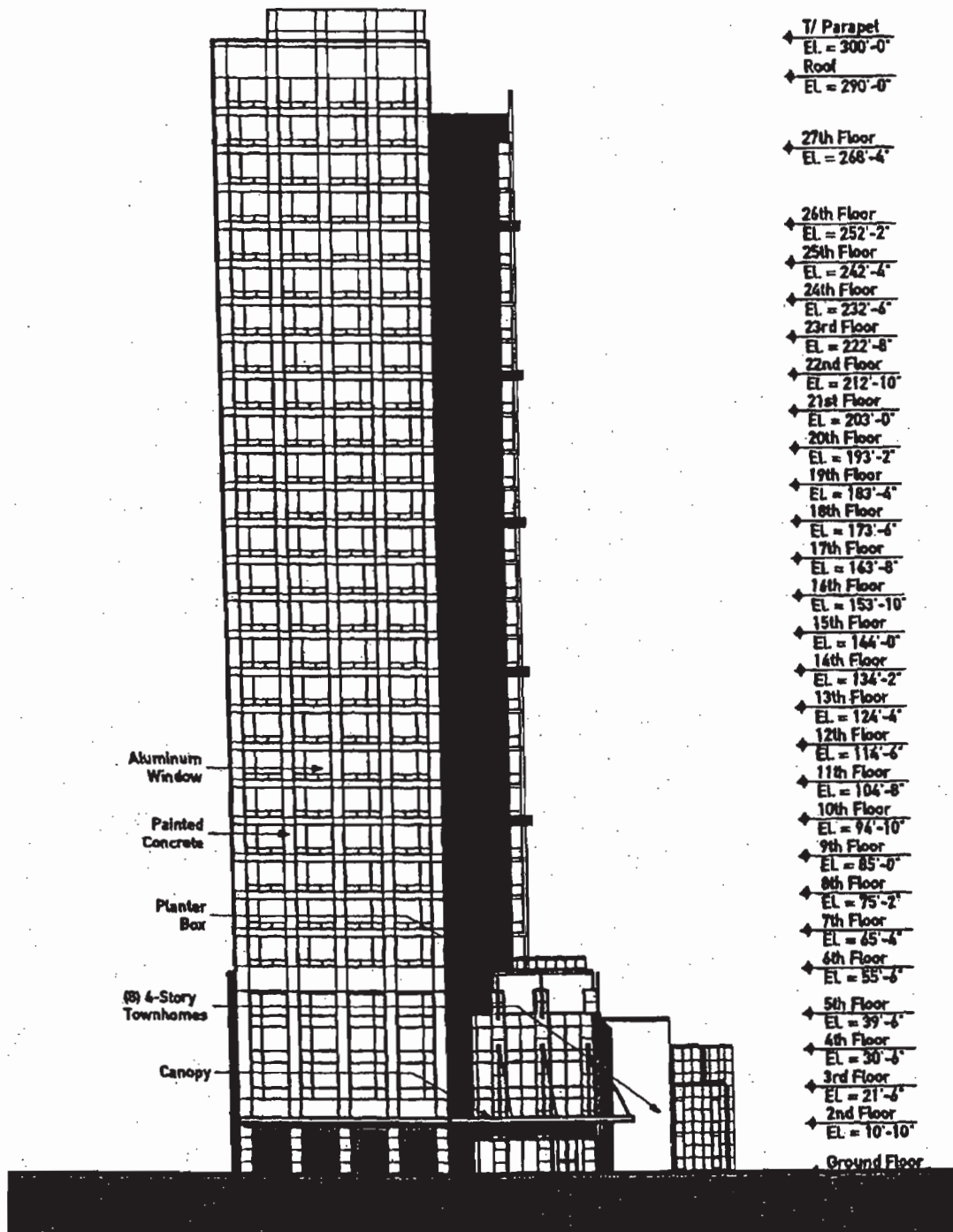


Tower 1 -- West Building Elevation.



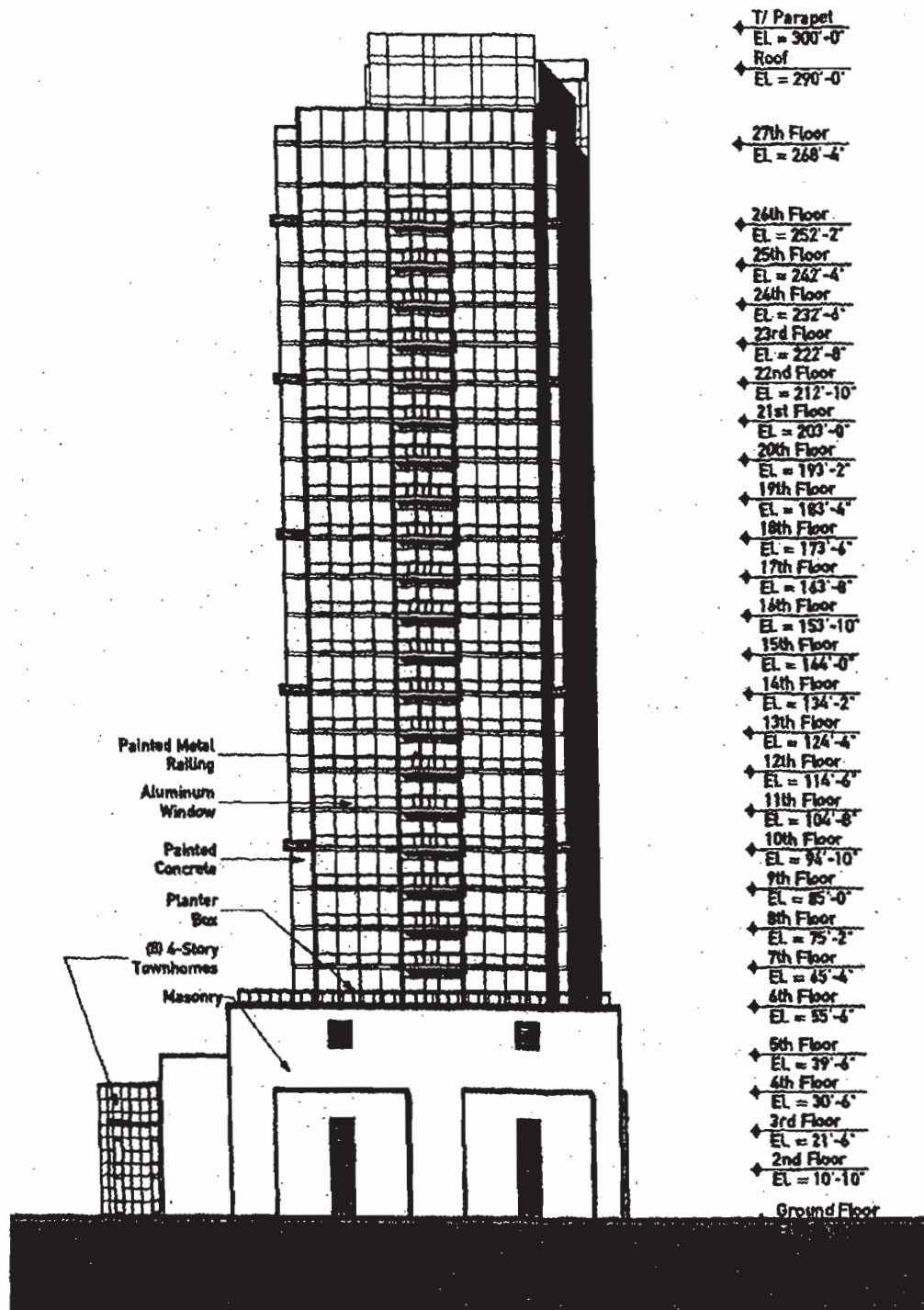


Tower 2 -- North Building Elevation.



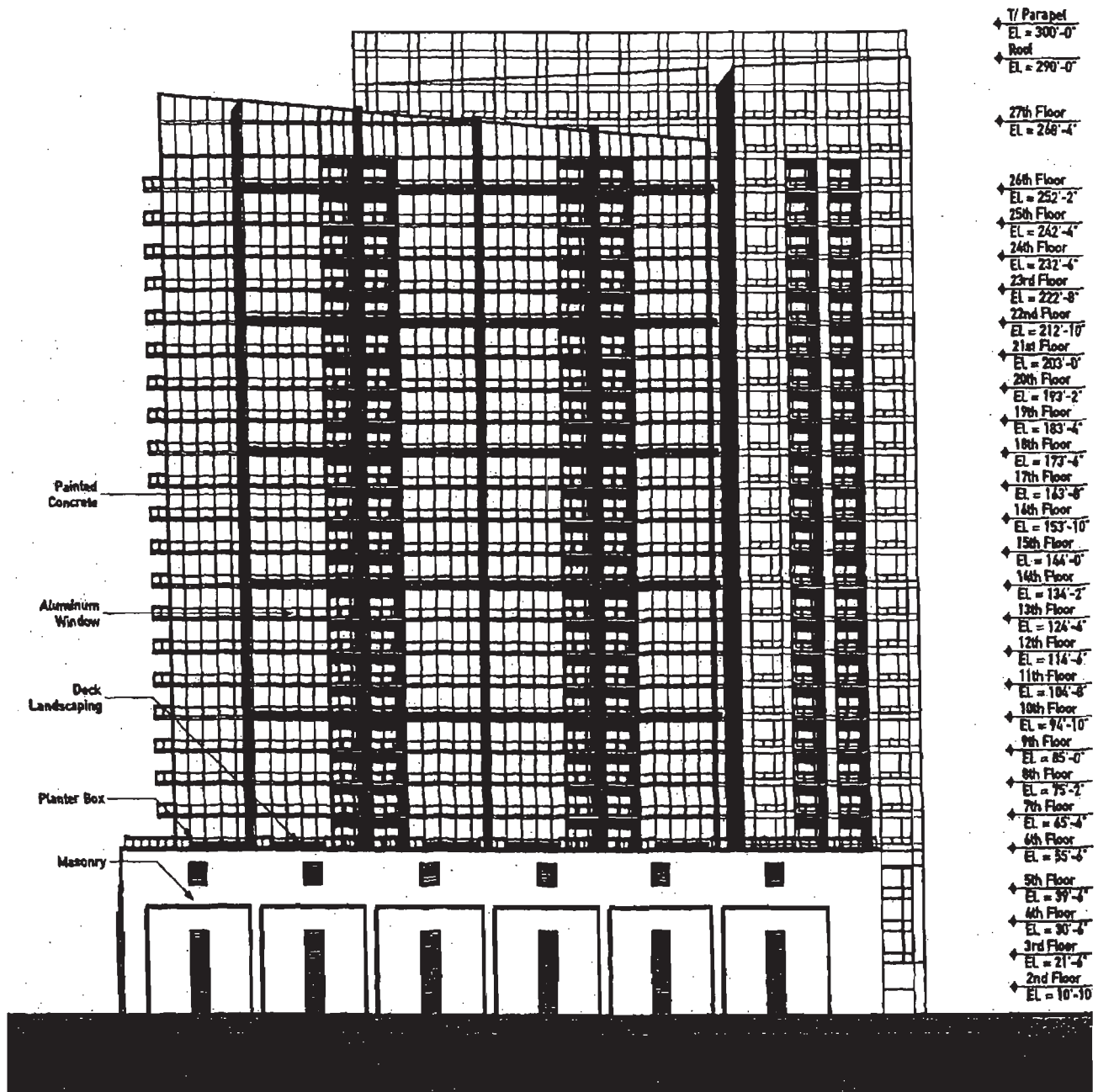


Tower 2 -- South Building Elevation.



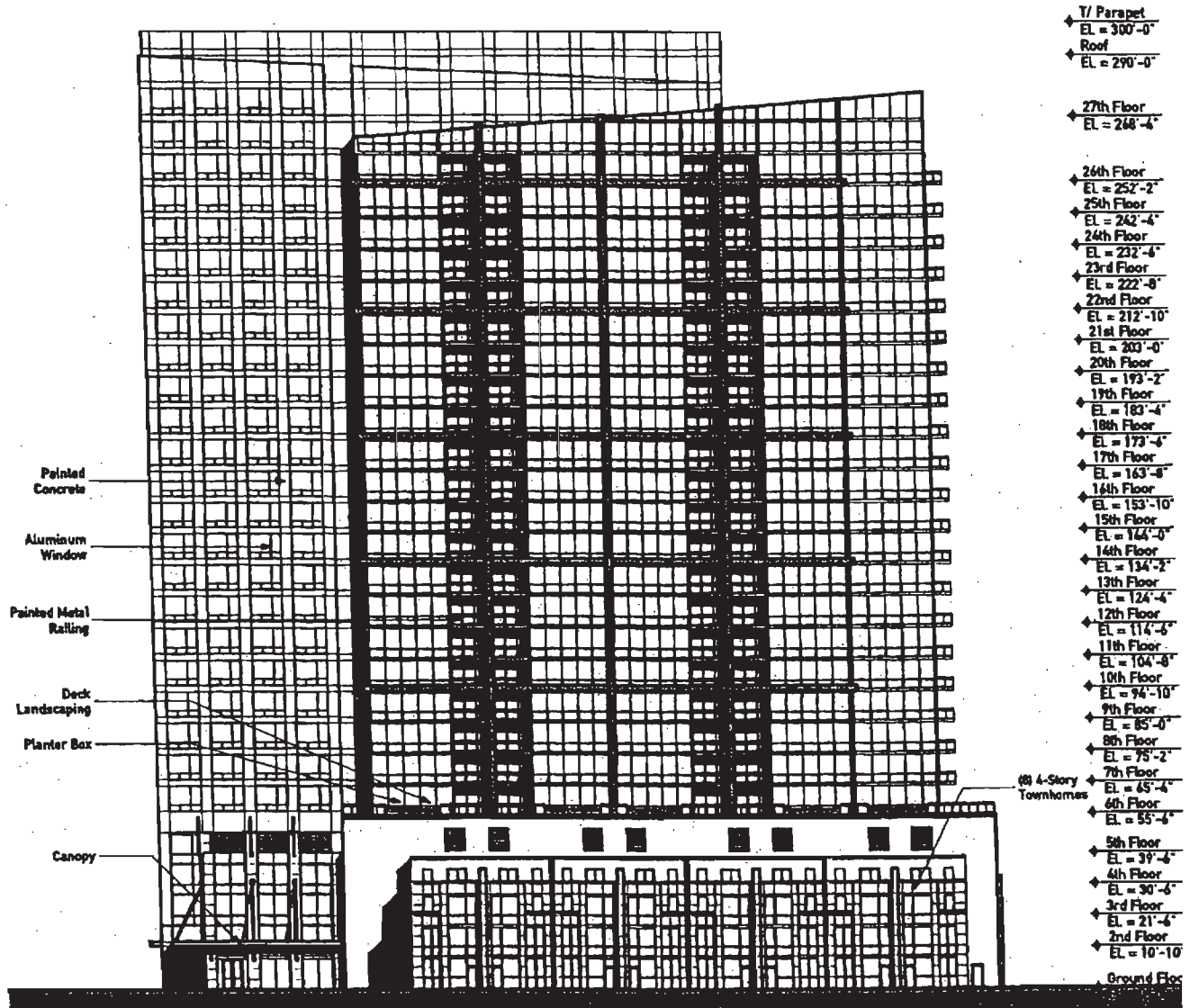


Tower 2 -- East Building Elevation.



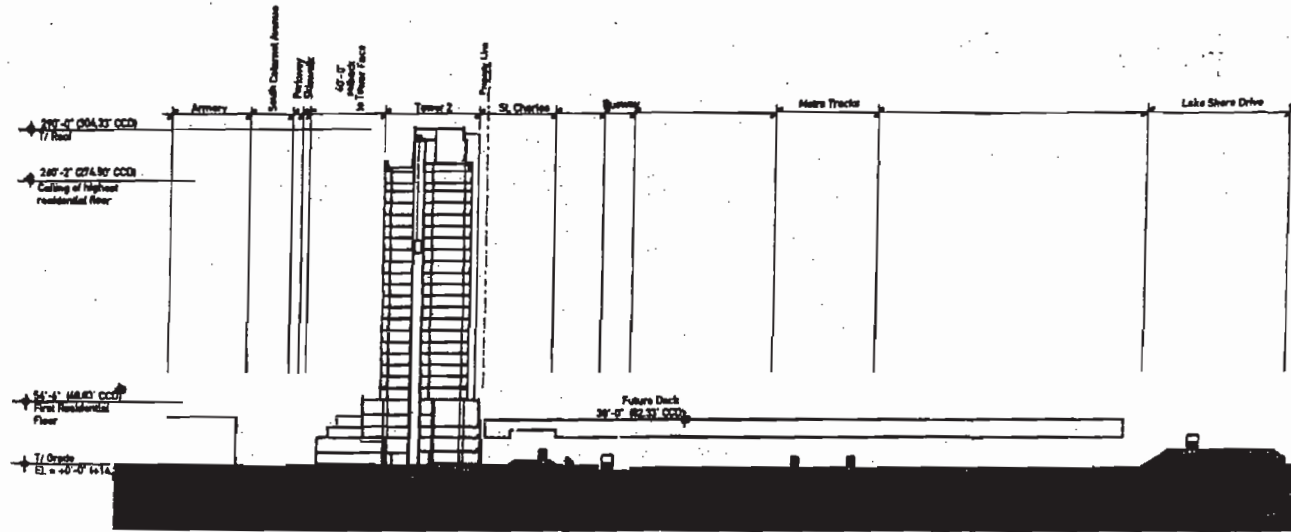


## Tower 2 -- West Building Elevation.

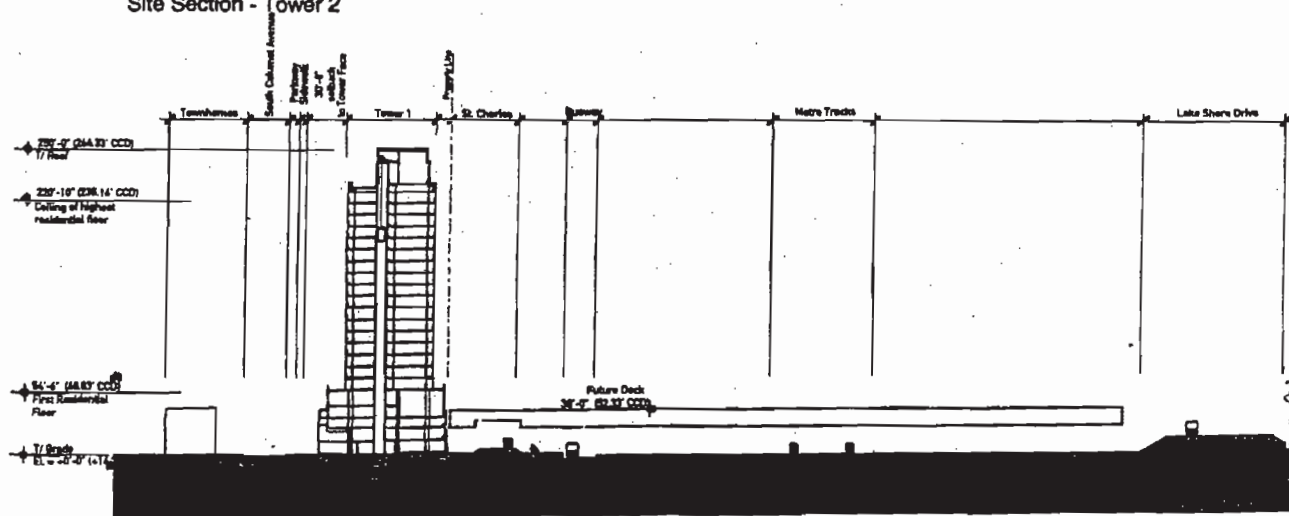




## Site Section.



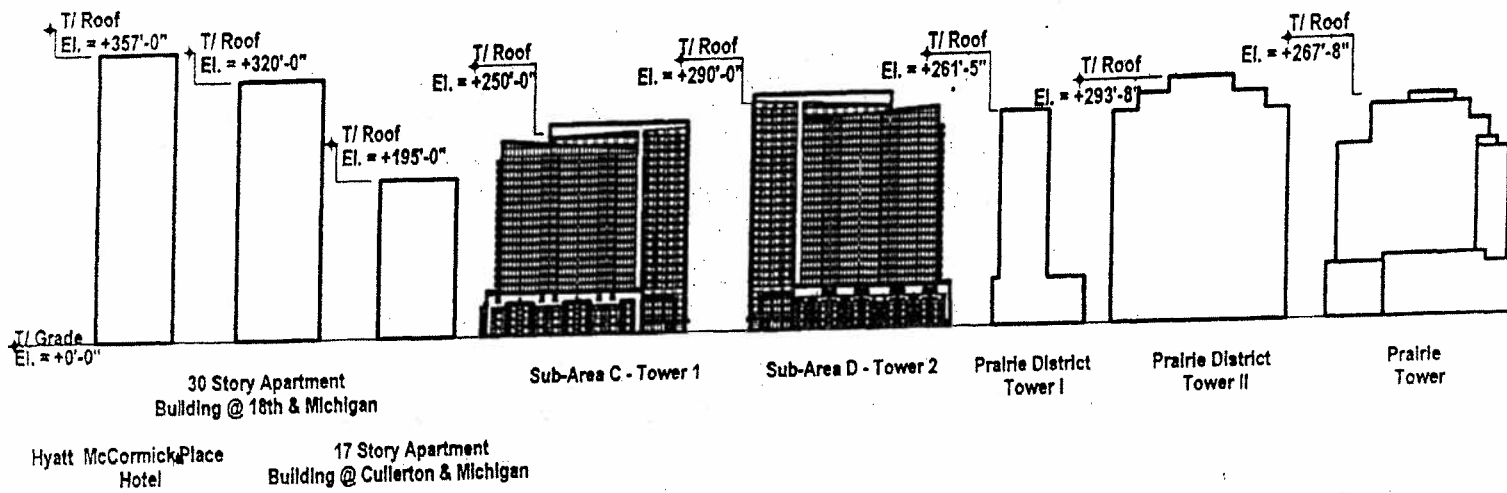
Site Section - Tower 2



Site Section - Tower 1



Context Elevation.







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>

November 2, 2004

Mr. John J. George  
Attorney at Law  
Two First National Plaza, Suite 400  
20 South Clark Street  
Chicago, Illinois 60603

RE: Request for minor change to Residential Planned Development No.  
883, as amended (1801-1901 South Calumet Avenue)

Dear Mr. George:

Please be advised that your request for a minor change to Residential Planned Development No. 883, as amended on behalf of Central Station, L.L.C., has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested to substitute the Site Plan, Landscape Plan, West Elevation, North Elevation, East Elevation and South Elevation, dated September 29, 2004, to the Planned Development. This substitution reflects modifications to the proposal that relate to the design of the project.

The Department has reviewed the request and has determined that the proposed modifications would be appropriate. These changes in design do not change the character of development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change to Residential Planned Development No. 883, as amended.

Very truly yours,

Denise M. Casalino, P.E.  
Commissioner

cc: Mike Marmo, DPD Files





9/1/2004

REPORTS OF COMMITTEES

14398  
30517

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

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

*Reclassification Of Area Shown On Map Number 4-E.*

(As Amended)

(Application Number 14398) *RPD 883*

*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 Residential Planned Development Number 883 symbols and indications shown on Map Number 4-E in the area bounded by:

that part of the lands of the Illinois Central Railroad Company in fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows:

commencing on the westerly right-of-way line of said railroad at the intersection of said line with the northerly line of the 23<sup>rd</sup> Street viaduct, said northerly line being 60 feet (measured perpendicularly) northerly of and parallel with the centerline of the existing structure, and running thence north 16 degrees, 37 minutes, 38 seconds west along said westerly right-of-way line, a distance of 1,500.00 feet; thence north 73 degrees, 22 minutes, 22 seconds east, parallel with said northerly line of the 23<sup>rd</sup> Street viaduct, a distance of 151.94 feet; thence north 16 degrees, 40 minutes, 13 seconds west, a distance of 54.90 feet; thence northwardly along the arc of a circle convex to the east, tangent to the last described straight line with a radius of 1,024.30 feet; the chord of said arc having a bearing of north 19 degrees, 33 minutes, 43 seconds west, a distance of 103.39 feet; thence north 22 degrees, 27 minutes, 12 seconds west along a straight line, tangent to the last described arc of a circle, a distance of 204.89 feet; thence northwardly along the arc of a circle convex to the west, tangent to the last described straight line, with a radius of 1,570.45 feet, the chord of said arc having a bearing of north 19 degrees, 29 minutes, 25 seconds west, a distance of 162.44 feet; thence north 16 degrees, 31 minutes, 37 seconds west along a straight line tangent to the last described arc of a circle, a distance of 226.70 feet; thence northwesterly 59.67 feet along the arc of a circle, tangent



to the last described course, convex easterly, having a radius of 1,872.52 feet and whose chord bears north 17 degrees, 29 minutes, 32 seconds west 59.67 feet to the point of beginning for that part hereinafter described; thence northwesterly 129.92 feet along the arc of a circle, convex easterly, having a radius of 1,872.52 feet and whose chord bears north 20 degrees, 23 minutes, 35 seconds west 129.90 feet to the eastward extension of the north line of East 18<sup>th</sup> Street; thence south 89 degrees, 58 minutes, 14 seconds west along said eastward extension, a distance of 114.82 feet to the said westerly right-of-way line of railroad; thence south 16 degrees, 42 minutes, 49 seconds east along said westerly right-of-way line, a distance of 162.62 feet to the point of intersection of said westerly right-of-way line of railroad with line drawn 2,310.26 feet northerly of and parallel with the northerly line of the 23<sup>rd</sup> Street viaduct; thence north 73 degrees, 16 minutes, 26 seconds east, 118.32 feet to the point of beginning, in Cook County, Illinois; and that part of the lands of the Illinois Central Railroad Company in fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows:

commencing on the westerly right-of-way line of said railroad at the intersection of said line with the northerly line of the 23<sup>rd</sup> Street viaduct, said northerly line being 60 feet (measured perpendicularly) northerly of and parallel with the centerline of the existing structure, and running thence north 16 degrees, 37 minutes, 38 seconds west along said westerly right-of-way line, a distance of 1,500.00 feet; thence north 73 degrees, 22 minutes, 22 seconds east parallel with said northerly line of the 23<sup>rd</sup> Street viaduct, a distance of 151.94 feet; thence north 16 degrees, 40 minutes, 13 seconds west a distance of 54.90 feet; thence northwardly along the arc of a circle convex to the east, tangent to the last described straight line with a radius of 1,024.30 feet, the chord of said arc having a bearing of north 19 degrees, 33 minutes, 43 seconds west, a distance of 103.39 feet; thence north 22 degrees, 27 minutes, 12 seconds west along a straight line, tangent to the last described arc of a circle, a distance of 204.89 feet; thence northwardly along the arc of a circle convex to the west, tangent to the last described straight line, with a radius of 1,570.45 feet, the chord of said arc having a bearing of north 19 degrees, 29 minutes, 25 seconds west, a distance of 162.44 feet; thence north 16 degrees, 31 minutes, 37 seconds west along a straight line tangent to the last described arc of a circle, a distance of 226.36 feet to the point of beginning for that part hereinafter described; thence south 73 degrees, 16 minutes, 26 seconds west 119.13 feet to the said westerly right-of-way line of railroad; thence north 16 degrees, 42 minutes, 49 seconds west, along said westerly right-of-way line, 60.00 feet to the point of intersection of said westerly right-of-way line with a line drawn 2,310.26 feet northerly of and parallel with the northerly line of the 23<sup>rd</sup> Street viaduct; thence north 73 degrees, 16 minutes, 26 seconds east 118.32 feet; thence southeasterly 59.67 feet along the arc of



a circle, convex easterly, having a radius of 1,872.52 feet and whose chord bears south 17 degrees, 29 minutes, 32 seconds east 59.67 feet; thence south 16 degrees, 31 minutes, 37 seconds east 0.34 feet to the point of beginning, in Cook County, Illinois; and that part of the lands of the Illinois Central Railroad Company in fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, together with that part of Lot 14 in Block 11 of Culver and Others Subdivision of the southwest quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, together with that part of Lot AA in A. B. Meeker's Addition to Chicago, a subdivision of Sublots 5 and 6 in C. M. Clark's Subdivision of Lots 51 and 56 and then north 55 feet of Lots 52 and 55 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, together with the south 62 feet of Lots 52 and 55 in said Block 10 of Assessor's Division, according to the plat thereof recorded April 29, 1872 as Document Number 27407, together with that part of Lot 1, lying east of South Calumet Avenue, in Block 5 in William Jones' Addition to Chicago, a subdivision of part of Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded May 18, 1875 as Document Number 86039, all taken as a tract and bounded and described as follows:

commencing on the westerly right-of-way line of said railroad at the intersection of said line with the northerly line of the 23<sup>rd</sup> Street viaduct, said northerly line being 60 feet (measured perpendicularly) northerly of and parallel with the centerline of the existing structure, and running thence north 16 degrees, 37 minutes, 38 seconds west along said westerly right-of-way line, a distance of 1,500.00 feet; thence north 73 degrees, 22 minutes, 22 seconds east parallel with said northerly line of the 23<sup>rd</sup> Street viaduct, a distance of 151.94 feet; thence north 16 degrees, 40 minutes, 13 seconds west a distance of 54.90 feet; thence northwardly along the arc of a circle convex to the east, tangent to the last described straight line, with a radius of 1,024.30 feet, the chord of said arc having a bearing of north 19 degrees, 33 minutes, 43 seconds west, a distance of 103.39 feet; thence north 22 degrees, 27 minutes, 12 seconds west along a straight line, tangent to the last described arc of a circle, a distance of 204.89 feet; thence northwardly along the arc of a circle convex to the west, tangent to the last described straight line, with a radius of 1,570.45 feet, the chord of said arc having a bearing of north 21 degrees, 32 minutes, 08 seconds west, a distance of 50.31 feet to the point of beginning for that part hereinafter described; thence northwardly along the arc of a circle convex to the west, with a radius of 1,570.45 feet, the chord of said arc having a bearing of north 18 degrees, 34 minutes, 20 seconds west, a distance of 112.23 feet; thence north 16 degrees,



31 minutes, 37 seconds west along a straight line tangent to the last described arc of a circle, a distance of 226.36 feet; thence south 73 degrees, 16 minutes, 26 seconds west 121.13 feet to the west line of said Lot AA being also the easterly line of South Calumet Avenue; thence south 16 degrees, 42 minutes, 49 seconds east, along said easterly line, 218.34 feet; thence southerly 57.16 feet along said easterly line, being the arc of a circle convex to the east, having a radius of 195.00 feet and whose chord bears south 08 degrees, 18 minutes, 59 seconds east 56.95 feet; thence south 00 degrees, 04 minutes, 52 seconds west, along said easterly line, aforesaid, 66.57 feet; thence north 73 degrees, 16 minutes, 26 seconds east 15 1.58 feet to the point of beginning, in Cook County, Illinois,

to the designation of Residential Planned Development Number 883, as amended, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

*Residential Planned Development  
Number 883, As Amended,*

*Plan of Development Statements,*

1. The area delineated herein as Residential Planned Development Number 883, as amended, consists of approximately sixty-six thousand one hundred nine (66,109) square feet (one and fifty-two hundredths (1.52) acres) and is owned or controlled by the applicant, Central Station, L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
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 titleholder 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 to **all** of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 11.1 1-1 of the Chicago Zoning Ordinance, the property, at the time any 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 the owners of the property and any ground lessors. An agreement among property owners, the board of directors of any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.

4. This Plan of Development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map -- Subareas A, B and C; a Site Plan -- Subareas A, B and C; a Site Plan -- Subareas A and B; a Site Plan -- Subarea C; Subarea A Conceptual Park Plan; a Landscape Plan -- Subareas A, B and C; a Landscape Plan -- Subareas A and B; a Landscape Plan -- Subarea C; a Plant List; Building Elevation -- West Elevation; Building Elevation -- East Elevation; Building Elevation -- North Elevation; Building Elevation -- South Elevation; and Site Section dated July 15, 2004 prepared by Pappageorge Haymes Architects. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses **shall** be permitted within the area delineated herein as "Residential Planned Development": Subarea A: public open space and related uses; Subarea B: public space improved with access ramp and related uses; Subarea C: multi-family dwelling units in one (1) elevator building, attached to-homes, convenience retail uses on ground level, accessory parking and related uses. Residential use is expressly permitted below the second (2<sup>nd</sup>) floor.
6. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the



Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. 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 Chicago Department of Transportation.

- a. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations 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, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Garbage cans shall be stored indoors in garages and said requirement shall be expressly stated in the condominium documents for each townhome unit. The applicant agrees at applicant's sole cost to improve Subarea A as a public passive open space pursuant to a design to be mutually agreed upon by the applicant and the Chicago Park District. The applicant shall level, seed and/or sod Subarea A and shall install trees and landscaping materials to create a passive open space. The applicant agrees to dedicate Subarea A as improved with a passive open space to the Chicago Park District at the time of the issuance of the first certificate of occupancy for a dwelling unit within the high-rise tower to be constructed on Subarea C (weather and planting conditions permitting). Provided that the applicant dedicates the public open space area identified as Subarea A and Lakefront access area identified as Subarea B to the Chicago Park District or a similar agency, then the square footage of the dedicated areas shall be applied towards the open space and open space fee requirements for the development.
11. 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 application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this 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.

12. 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 a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("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.
14. Unless substantial construction of the improvements has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of Subarea C of the property shall automatically revert to the pre-existing R6 General Residence District.

[Existing Land-Use Map and Subarea A Conceptual Park Plan  
referred to in these Plan of Development Statements  
unavailable at time of printing.]

[Existing Zoning Map; Planned Development Boundary and Property  
Line Map; Site Plans; Landscape Plans; Building Elevations; and  
Site Section referred to in these Plan of Development  
Statements printed on pages 30526 through 30537  
of this Journal.]

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



*Bulk Regulations And Data Table.*

	Subarea A	Subarea B	Subarea C	Area Total
Net Site Area (square feet)	16,709	7,148	42,252	66,109
Net Site Area (acre)	0.38	0.16	0.97	1.52
Gross Site Area (square feet)	22,227	9,113	53,607	84,947
Gross Site Area (acre)	0.51	0.21	1.23	1.95
Maximum Floor Area Ratio:				4.50
Maximum Number of Units:			248	248
Minimum Number of Parking Spaces:*			256	256
Maximum Permitted Building Height:			Per Approved Building Elevations	
Maximum Site Coverage:			Per Approved Site Plan	
Minimum Periphery Setbacks:			Per Approved Site Plan	
Permitted Uses:			As Per Statement Number 5	

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\* 2: 1 For Townhomes, 1: 1 for Tower



9/1/2004

## REPORTS OF COMMITTEES

30525

*Plant List.*

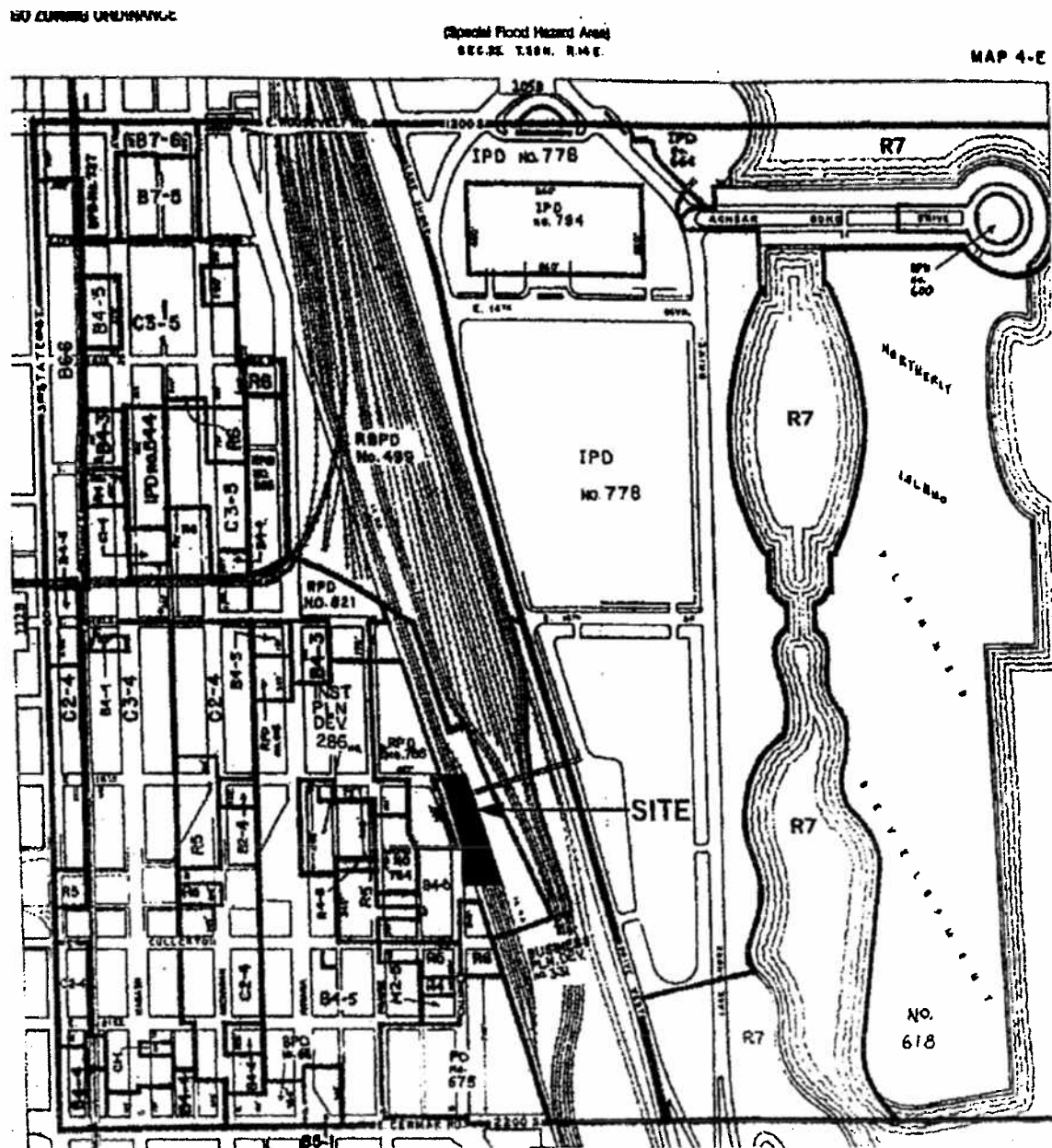
Type	Size	Spacing	Remarks
Shade Tree	4 inch caliper minimum	25 feet U.N.O.	See Below
Container Tree	2 inch caliper	Per Plan	See Below
Shrub	2 feet wide by 3 feet high	Per Plan	See Below

## Species

Type	Botanic Name	Common Name
Tree	<b>Acer Platanoides</b>	Norway Maple
	<b>Acer Saccharum</b>	Sugar Maple
	<b>Acer Rubrum</b>	Red Maple
	Celtis Occident&s	Hackberry
	<b>Fraxinus Pennsylvanica</b>	Green Ash
	Gleditsia Triacanthos	Thornless Honeylocust
	Tilia Cordata	<b>Littleleaf</b> Linden
Shrub	Buxus Microphyllia Kor.	Dwarf Korean Boxwood
	Contoneaster Apiculata	Cranberry Contoneaster
	Ribes Alpinum	Alpine Currant
	Spirea Japonica	Japanese Spirea
	Viburnum Carlesii (comp.)	Dwarf Koreanspice V.I.B.



Existing Zoning Map.



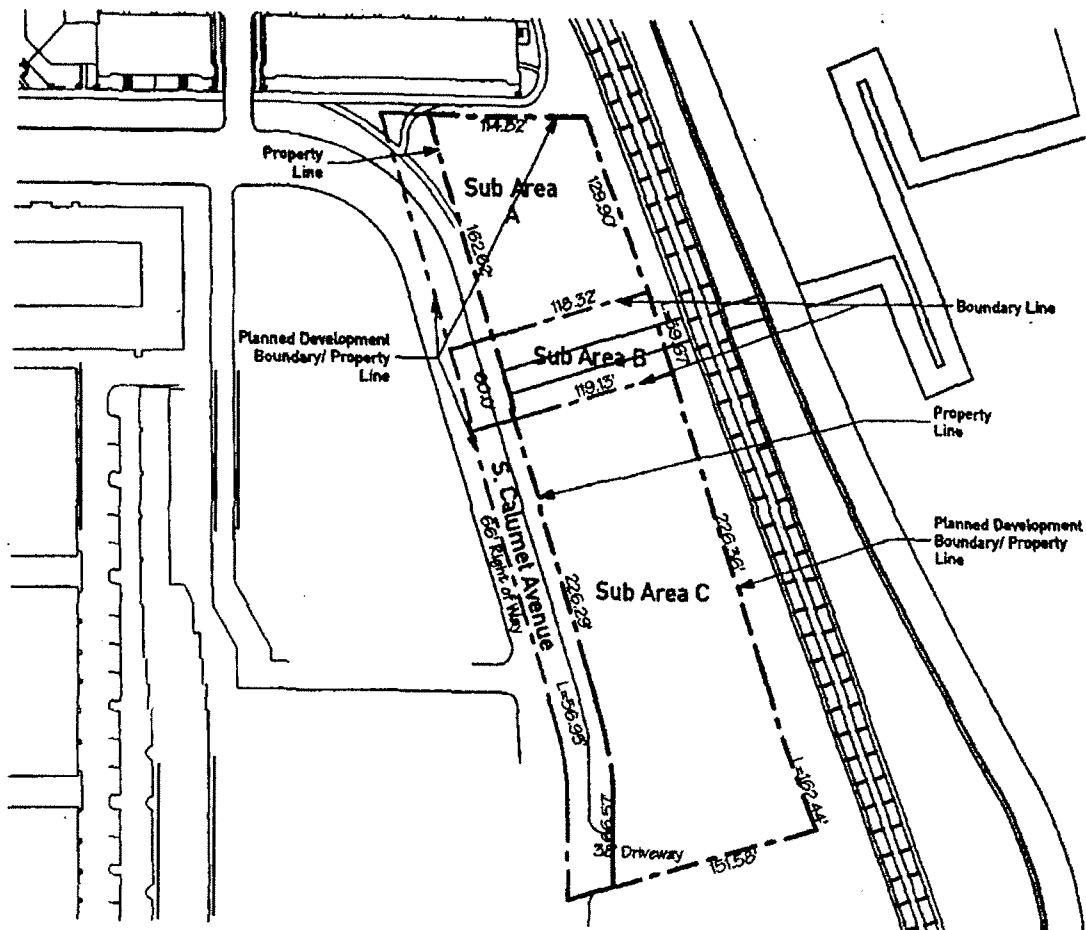


9/1/2004

## REPORTS OF COMMITTEES

30527

Planned Development Boundary  
And Property Line Map --  
Subareas A, B And C.



**PLANNED DEVELOPMENT BOUNDARY  
AND PROPERTY LINE MAP • SUB AREAS A, B, & C**

Scale: 1"=100'-0"

APPLICANT: CENTRAL STATION L.L.C.

ADDRESS: 1801-1901 South Calumet Avenue  
Chicago, Illinois

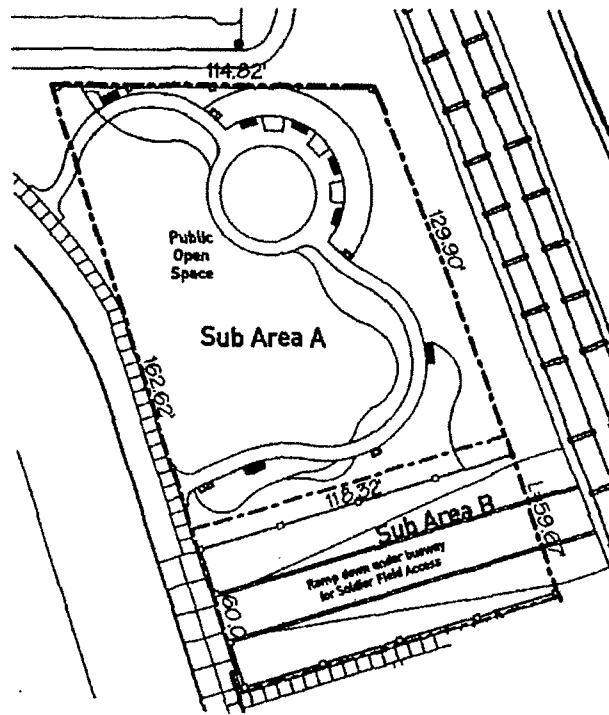
DATE: July 15, 2004 (revised)

V2





## Site Plan -- Subareas A, And B.



## SUB AREAS A &amp; B

Site Plan  
Scale: 1"=50'-0"

APPLICANT: CENTRAL STATION L.L.C.

ADDRESS: 1801-1901 South Calumet Avenue  
Chicago, Illinois

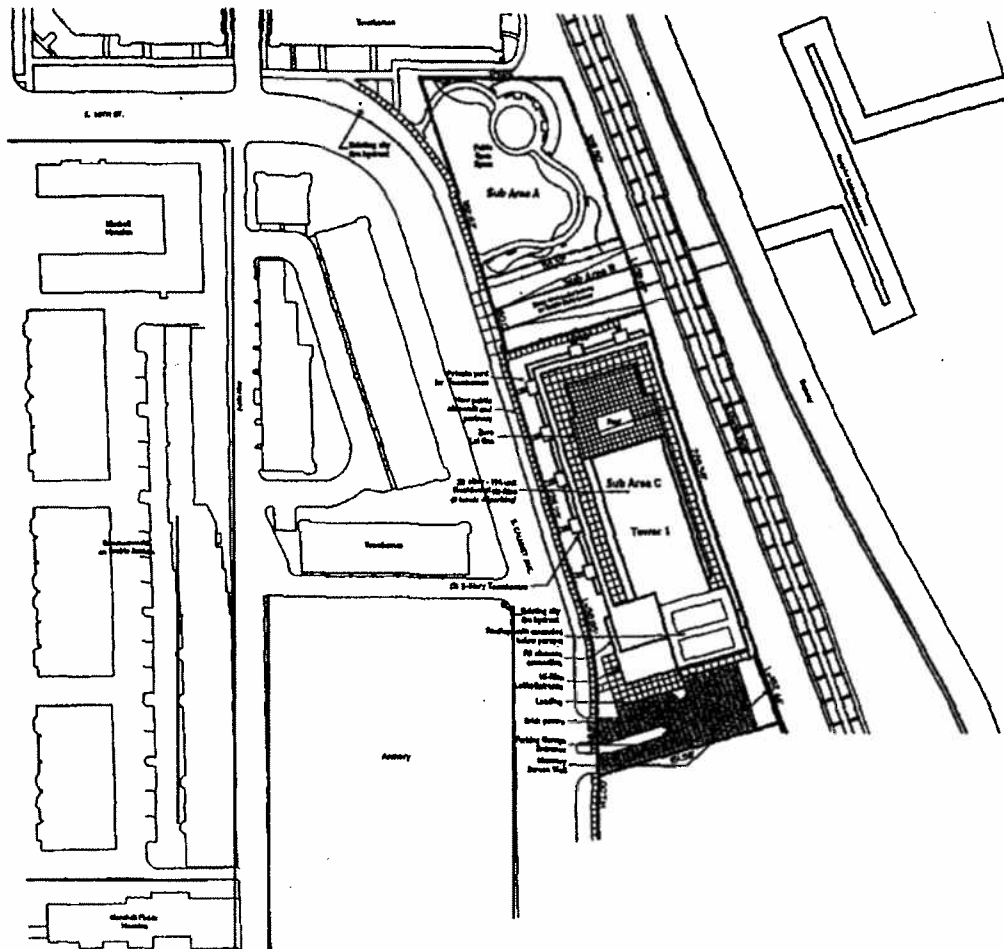
DATE: July 15, 2004 (revised)

V2





## Site Plan -- Subareas A, B And C.



## SUB AREAS A, B, &amp; C

Site Plan  
Scale: 1"=100'-0"

APPLICANT: CENTRAL STATION L.L.C.

ADDRESS: 1801-1901 South Calvert Avenue  
Chicago, Illinois

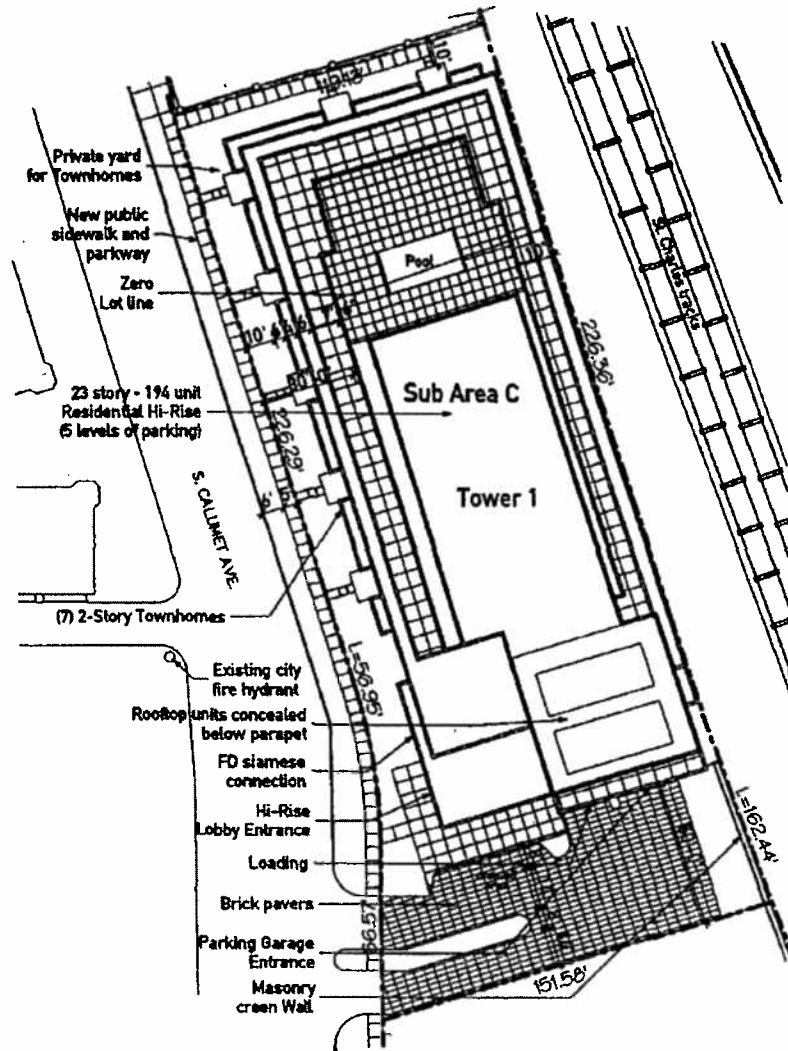
DATE: July 15, 2004 (revised)

V2





Site Plan -- Subarea C.



**SUB AREA C**

APPLICANT: CENTRAL STATION L.L.C.

ADDRESS: 1801-1901 South Calumet Avenue  
Chicago, Illinois

DATE: July 15, 2004 (revised)

## Site Plan

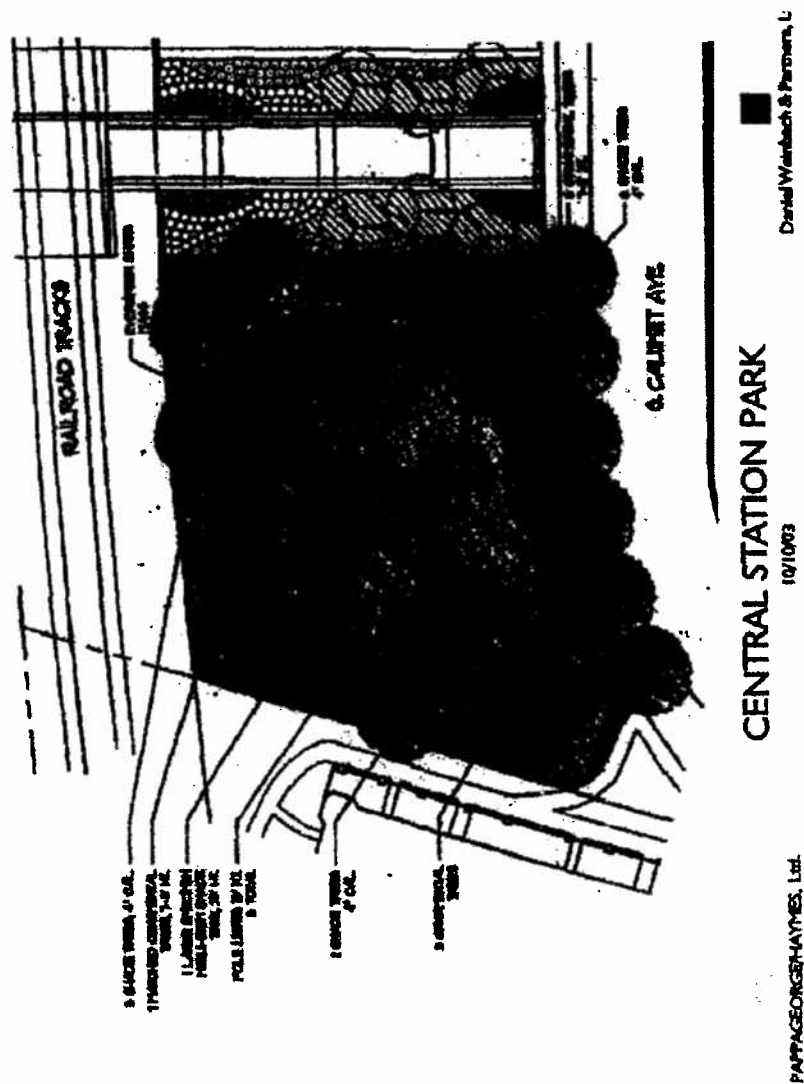
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VZ



Landscape Plan -- Subarea A



SUBAREA A -

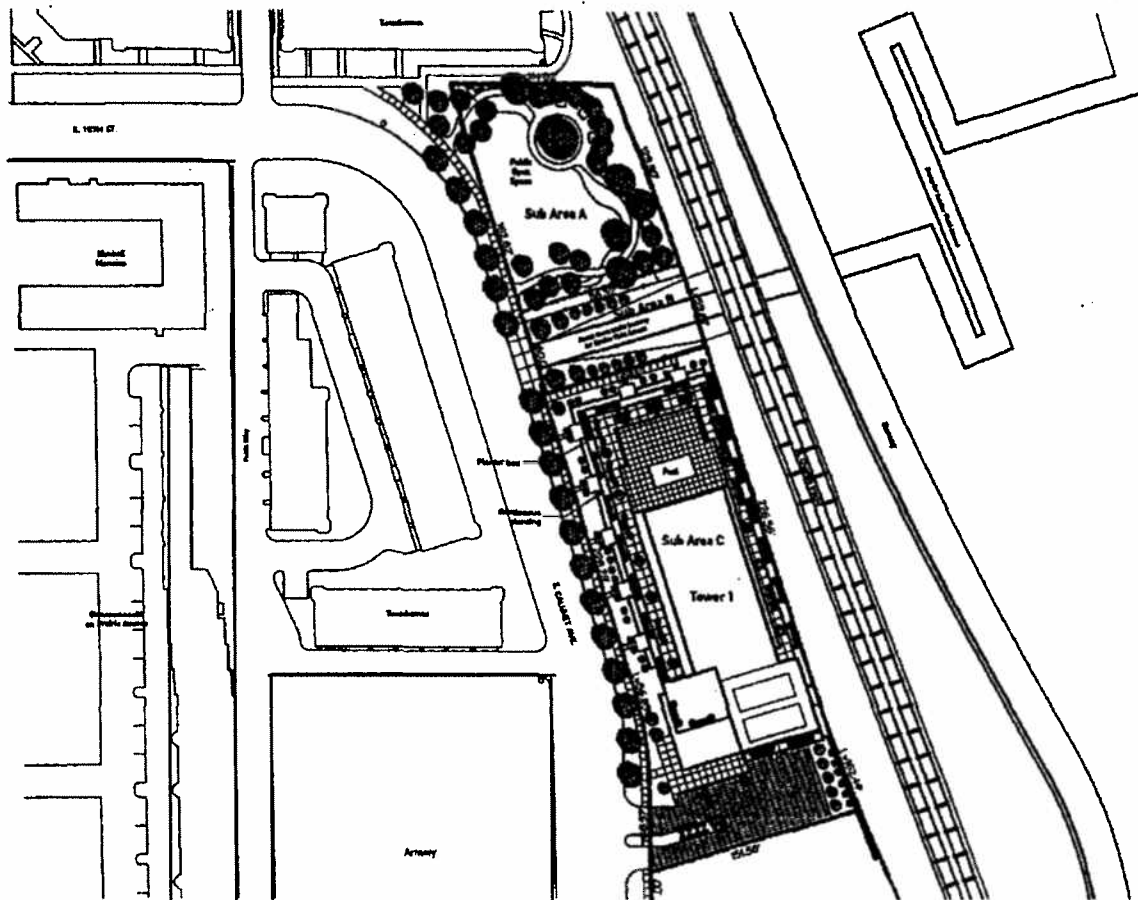
**Landcape Plan**  
Scale: 1"=100'-0"

APPLICANT: CENTRAL STATION L.L.C.  
ADDRESS: 1801-1901 South Calumet Avenue  
Chicago, Illinois  
DATE: July 15, 2004 (revised) V2





## Landscape Plan -- Subareas A, B And C.



## SUB AREAS A, B, &amp; C

Landscape Plan  
Scale: 1"=100'-0"

APPLICANT: CENTRAL STATION L.L.C.

ADDRESS: 1801-1901 South Calumet Avenue  
Chicago, Illinois

DATE: July 15, 2004 (revised)

V2



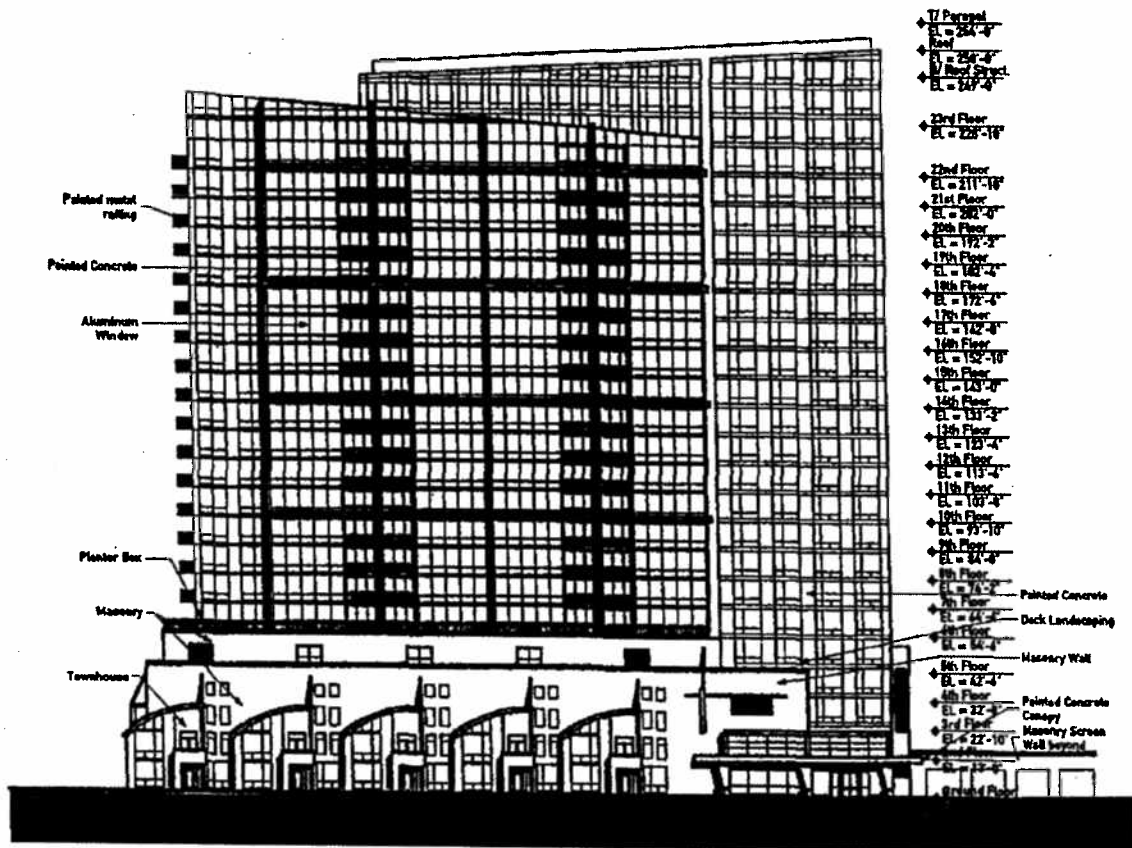


9/1/2004

REPORTS OF COMMITTEES

30533

Building Elevation -- West Elevation.



BUILDING ELEVATION  
WEST ELEVATION

Scale: 1"=50'-0"

APPLICANT: CENTRAL STATION L.L.C.

ADDRESS: 1801-1901 South Calumet Avenue  
Chicago, Illinois

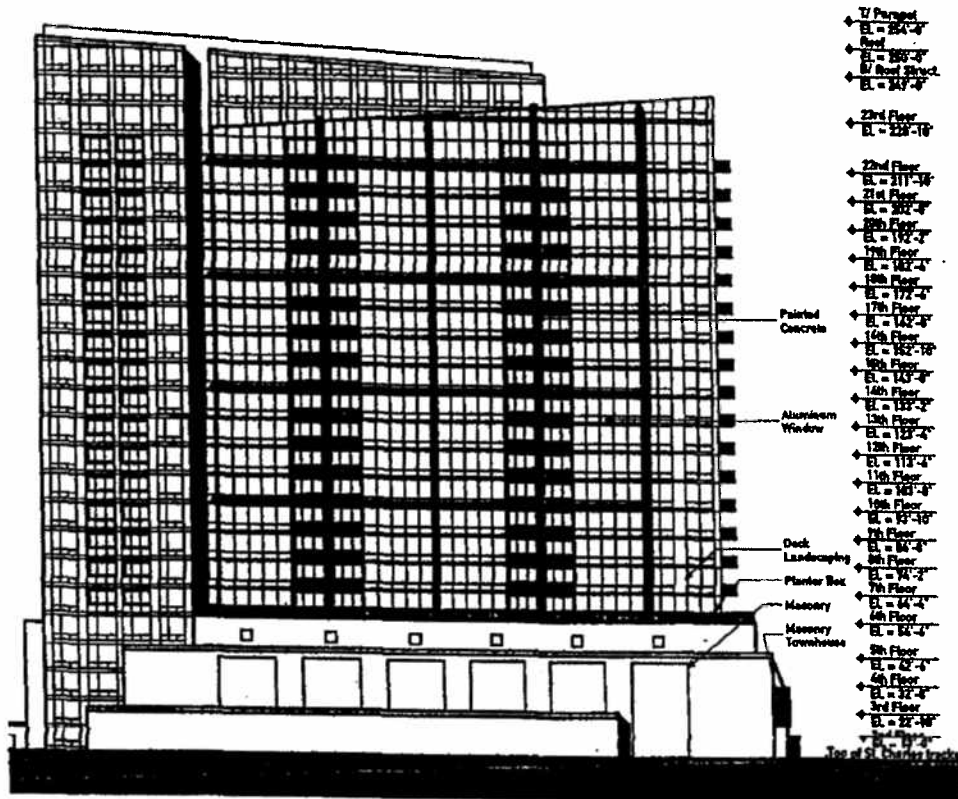
DATE: July 15, 2004 (revised)

"2





## Building Elevation -- East Elevation.



BUILDING ELEVATION  
EAST ELEVATION

Scale: 1"=50'-0"



APPLICANT: CENTRAL STATION L.L.C.

ADDRESS: 1801-1901 South Calumet Avenue  
Chicago, Illinois  
Sub 152004 (revised)

V2



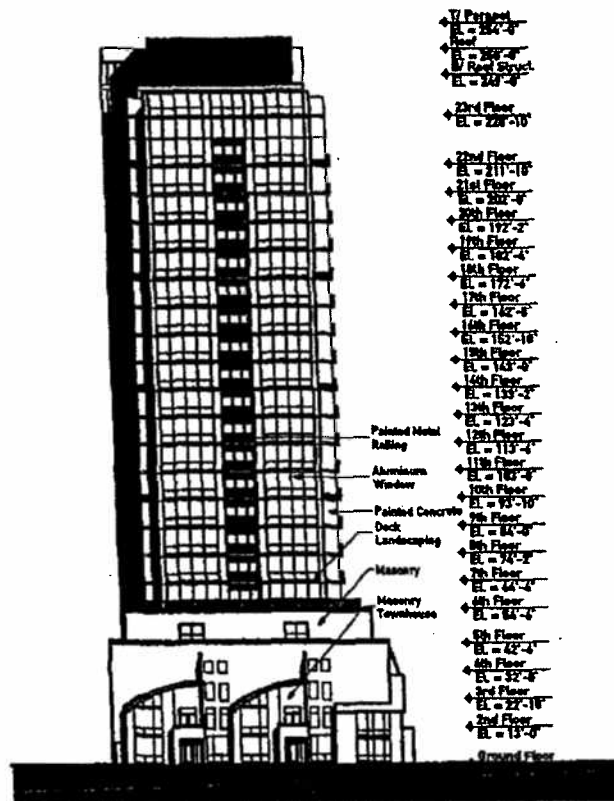


9/1/2004

REPORTS OF COMMITTEES

30535

Building Elevation -- North Elevation.



BUILDING ELEVATION  
NORTH ELEVATION

Scale: 1"=50'-0"

APPLICANT: CENTRAL STATION L.L.C.

ADDRESS: 1801-1901 South Columbus Avenue  
Chicago, Illinois

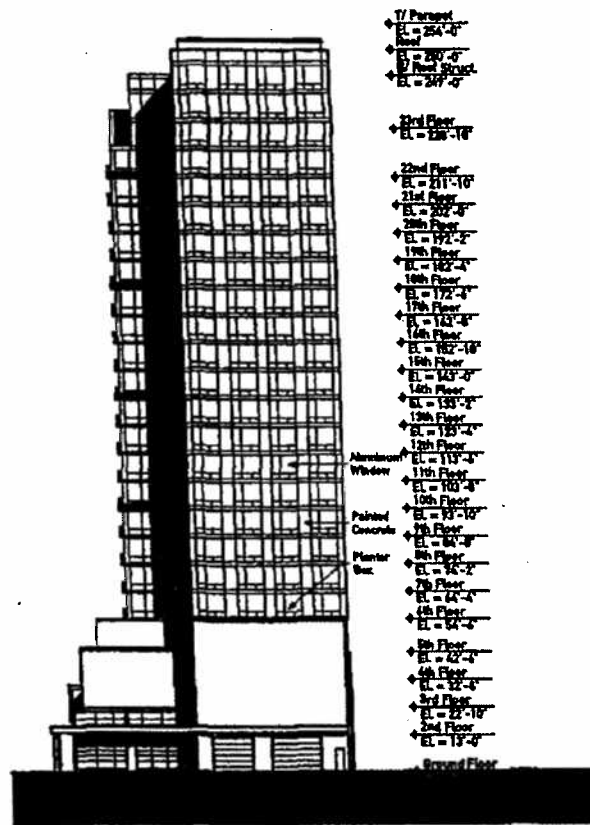
DATE: July 15, 2004 (revised)

V2





## Building Elevation -- South Elevation



**BUILDING ELEVATION  
SOUTH ELEVATION**

Scale: 1"=50'-0"

APPLICANT: CENTRAL STATION L.L.C.

ADDRESS: 1801-1901 South Calumet Avenue  
Chicago, Illinois

DATE: July 15, 2004 (revised)

V2









*Reclassification Of Area Shown On Map Number 4-E.*  
(As Amended)  
(Application Number 13945)

*Be It Ordained by the City Council of the City of Chicago: RPD 883*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-5 Restricted Service District symbols and indications as shown on Map Number 4-E in the area bounded by:

that part of the lands of the Illinois Central Railroad Company in fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows:

commencing on the westerly right-of-way line of said railroad at the intersection of said line with the northerly line of the 23<sup>rd</sup> Street viaduct, said northerly line being 60 feet (measured perpendicularly) northerly of and parallel with the centerline of the existing structure, and running thence north 16 degrees, 37 minutes, 38 seconds west along said westerly right-of-way line, a distance of 1,500.00 feet; thence north 73 degrees, 22 minutes, 22 seconds east parallel with said northerly line of the 23<sup>rd</sup> Street viaduct, a distance of 151.94 feet; thence north 16 degrees, 40 minutes, 13 seconds west, a distance of 54.90 feet; thence northwardly along the arc of a circle convex to the east, tangent to the last described straight line, with a radius of 1,024.30 feet, the chord of said arc having a bearing of north 19 degrees, 33 minutes, 43 seconds west, a distance of 103.39 feet; thence north 22 degrees, 27 minutes 12 seconds west along a straight line, tangent to the last described arc of a circle, a distance of 204.89 feet; thence northwardly along the arc of a circle convex to the west, tangent to the last described straight line, with a radius of 1,570.45 feet, the chord of said arc having a bearing of north 19 degrees, 29 minutes, 25 seconds west, a distance of 162.44 feet; thence north 16 degrees, 3 1 minutes, 37 seconds west along a straight line tangent to the last described arc of a circle, a distance of 226.70 feet; thence northwesterly 59.67 feet along the arc of a circle, tangent to the last described course, convex easterly, having a radius of 1,872.52 feet and whose chord bears north 17 degrees, 29 minutes, 32 seconds west 59.67 feet to the point of beginning for that part hereinafter described; thence northwesterly 129.92 feet along the arc of a circle, convex easterly, having a radius of 1,872.52 feet and whose chord bears north 20 degrees, 23 minutes, 35 seconds west 129.90 feet to the eastward extension of the north line of East 18<sup>th</sup> Street; thence south 89 degrees, 58 minutes, 14 seconds west along said eastward extension, a distance of 114.82 feet to the said westerly right-of-way line of railroad; thence south 16 degrees, 42 minutes, 49 seconds east along said westerly right-of-way line, a distance of 162.62 feet to the point of intersection of said westerly right-of-way line of railroad with a line drawn 2,310.26 feet northerly of and parallel with the northerly line of the 23<sup>rd</sup> Street viaduct; thence north 73 degrees, 16 minutes, 26 seconds east 118.32 feet to the point of beginning, in Cook County, Illinois; and



that part of the lands of the Illinois Central Railroad Company in fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows:

commencing on the westerly right-of-way line of said railroad at the intersection of said line with the northerly line of the 23<sup>rd</sup> Street viaduct, said northerly line being 60 feet (measured perpendicularly) northerly of and parallel with the centerline of the existing structure, and running thence north 16 degrees, 37 minutes, 38 seconds west along said westerly right-of-way line, a distance of 1,500.00 feet; thence north 73 degrees, 22 minutes, 22 seconds east parallel with said northerly line of the 23<sup>rd</sup> Street viaduct, a distance of 151.94 feet; thence north 16 degrees, 40 minutes, 13 seconds west a distance of 54.90 feet; thence northwardly along the arc of a circle convex to the east, tangent to the last described straight line, with a radius of 1,024.30 feet, the chord of said arc having a bearing of north 19 degrees, 33 minutes, 43 seconds west, a distance of 103.39 feet; thence north 22 degrees, 27 minutes, 12 seconds west along a straight line, tangent to the last described arc of a circle, a distance of 204.89 feet; thence northwardly along the arc of a circle convex to the west, tangent to the last described straight line, with a radius of 1,570.45 feet, the chord of said arc having a bearing of north 19 degrees, 29 minutes, 25 seconds west, a distance of 162.44 feet; thence north 16 degrees, 31 minutes, 37 seconds west along a straight line tangent to the last described arc of a circle, a distance of 226.36 feet to the point of beginning for that part hereinafter described; thence south 73 degrees, 16 minutes, 26 seconds west 119.13 feet to the said westerly right-of-way line of railroad; thence north 16 degrees, 42 minutes, 49 seconds west, along said westerly right-of-way line, 60.00 feet to the point of intersection of said westerly right-of-way line with a line drawn 2,310.26 feet northerly of and parallel with the northerly line of the 23<sup>rd</sup> Street viaduct; thence north 73 degrees, 16 minutes, 26 seconds east 118.32 feet; thence southeasterly 59.67 feet along the arc of a circle, convex easterly, having a radius of 1,872.52 feet and whose chord bears south 17 degrees, 29 minutes, 32 seconds east 59.67 feet; thence south 16 degrees, 31 minutes, 37 seconds east 0.34 feet to the point of beginning, in Cook County, Illinois; and

that part of the lands of the Illinois Central Railroad Company in fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, together with that part of Lot 14 in Block 11 of Culver and Others Subdivision of the southwest quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, together with that part of Lot AA in A. B. Meeker's Addition to Chicago, a subdivision of Sublots 5 and 6 in C. M. Clark's Subdivision of Lots 51 and 56 and the north 55 feet of Lots 52 and 55 in Block 10 in Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, together with the south 62 feet of Lots 52 and 55 in said Block 10 of Assessor's Division, according to the plat thereof recorded April 29, 1872 as Document Number 27407, together with that part of Lot 1, lying east of Calumet Avenue, in Block 5 in William Jones' Addition to Chicago, a subdivision of part of Assessor's Division of the southwest fractional quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded May 18, 1875 as Document



Number 86039, all taken as a tract and bounded and described as follows:

commencing on the westerly right-of-way line of said railroad at the intersection of said line with the northerly line of the 23<sup>rd</sup> Street viaduct, said northerly line being 60 feet (measured perpendicularly) northerly of and parallel with the centerline of the existing structure, and running thence north 16 degrees, 37 minutes, 38 seconds west along said westerly right-of-way line, a distance of 1,500.00 feet; thence north 73 degrees, 22 minutes, 22 seconds east parallel with said northerly line of the 23<sup>rd</sup> Street viaduct, a distance of 151.94 feet; thence north 16 degrees, 40 minutes, 13 seconds west a distance of 54.90 feet; thence northwardly along the arc of a circle convex to the east, tangent to the last described straight line, with a radius of 1,024.30 feet, the chord of said arc having a bearing of north 19 degrees, 33 minutes, 43 seconds west, a distance of 103.39 feet; thence north 22 degrees, 27 minutes, 12 seconds west along a straight line, tangent to the last described arc of a circle, a distance of 204.89 feet; thence northwardly along the arc of a circle convex to the west, tangent to the last described straight line, with a radius of 1,570.45 feet, the chord of said arc having a bearing of north 21 degrees, 32 minutes, 08 seconds west, a distance of 50.31 feet to the point of beginning for that part hereinafter described; thence northwardly along the arc of a circle convex to the west, with a radius of 1,570.45 feet, the chord of said arc having a bearing of north 18 degrees, 34 minutes, 20 seconds west, a distance of 112.13 feet; thence north 16 degrees, 31 minutes, 37 seconds west along a straight line tangent to the last described arc of a circle, a distance of 226.36 feet; thence south 73 degrees, 16 minutes, 26 seconds west 121.13 feet to the west line of said Lot AA being also the easterly line of South Calumet Avenue; thence south 16 degrees, 42 minutes, 49 seconds east, along said easterly line, 218.34 feet; thence southerly 57.16 feet along said easterly line, being the arc of a circle convex to the east, having a radius of 195.00 feet and whose chord bears south 08 degrees, 18 minutes, 59 seconds east 56.95 feet; thence south 00 degrees, 04 minutes, 52 seconds west, along said easterly line, aforesaid, 66.57 feet; thence north 73 degrees, 16 minutes, 26 seconds east 151.58 feet to the point of beginning, in Cook County, Illinois,

to those of an R6 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R6 General Residence District symbols and indications established in Section 1 above to the designation of a Residential Planned Development which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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



*Residential Planned Development Number \_\_\_\_\_.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development No. \_\_\_\_\_ consists of approximately 66,131 square feet (1.52 acres) and is owned or controlled by the Applicant, Central Station, L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
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 title holder 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 to all of the Property and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time any 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 the owners of the Property and any ground lessors. An agreement among property owners, the board of directors or any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.

4. This Plan of Development consists of these fourteen Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map - Sub Areas A, B & C; a Site Plan - Sub Areas A, B & C; a Site Plan Sub Areas A & B; a Site Plan Sub Area C; Sub Area A Conceptual Park Plan; a Landscape Plan Sub Areas A, B & C; a Landscape Plan Sub Areas A & B; a Landscape Plan Sub Area C; Building Elevation West Elevation; Building Elevation East Elevation; Building Elevation North Elevation; Building Elevation South Elevation; and Site Section dated October 16, 2003 prepared by Pappageorge Haymes Architects. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": Sub Area A: public open space and related uses; Sub Area B: public space improved with access ramp and related uses; Sub Area C: multi-family



dwelling units in one (1) elevator building, attached townhomes, convenience retail uses on ground level, accessory parking and related uses. Residential use is expressly permitted below the second floor.

6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. 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 Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations 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, installed and maintained in substantial conformance with the Site /Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Garbage cans shall be stored indoors in garages and said requirement shall be expressly stated in the condominium documents for each townhome unit. The Applicant agrees at Applicant's sole cost to improve Sub Area A as a public passive open space pursuant to a design to be mutually agreed upon by the Applicant and the Chicago Park District. The Applicant shall level, seed and/or sod Sub Area A and shall install trees and landscaping materials to create a passive open space. The Applicant agrees to dedicate Sub Area A as improved with a passive open space to the Chicago Park District at the time of the issuance of the first Certificate of Occupancy for a dwelling unit within the high-rise tower to be constructed on Sub Area C (weather and planting conditions permitting). Provided that the Applicant dedicates the public open space area identified as Sub Area A and Lakefront access area identified as Sub Area B to the Chicago Park District or a similar agency, then the square footage of the dedicated areas shall be applied towards the open space and open space fee requirements for the development.
11. 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 application for such a modification by the Applicant and after a



determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

12. 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 a manner generally consistent with the Leadership in Energy and Environmental Design (LEED) Green Building Rating System.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD) 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 MOPD has approved detailed construction drawings for each building or improvement.

14. Unless substantial construction of the improvements has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of Sub Area C of the property shall automatically revert to the pre-existing R6 General Residence District.

[Bulk Regulations and Data Table; Existing Zoning Map; Existing Land-Use Map; Site Plans; Conceptual Park Plan; Landscape Plans; Plant List; Planned Development Boundary and Property Line Maps; Building Elevation Drawings; and Site Section referred to in these Plan of Development Statements printed on pages 11053 through 11071 of this *Journal*.]

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



Bulk Regulations and Data Table				
	Sub Area A	Sub Area B	Sub Area C	Area Total
Net Site Area (SF)	16,709	7,133	42,289	66,131
Net Site Area (Acre)	0.38	0.16	0.97	1.52
Gross Site Area (SF)	22,227	9,113	53,607	84,947
Gross Site Area (Acre)	0.51	0.21	1.23	1.95
FAR Site Area (SF)	16,709	7,133	42,289	66,131
FAR Site Area (Acre)	0.38	0.16	0.97	1.52
<b>TOTAL PROPOSED BUILDING AREA</b>			270000	270000
<b>Proposed FAR</b>				4.08
Maximum Number of Units			248	248
Minimum Number of Parking spaces*			256	256
Max. Permitted Building Height			Per Approved Building Elevations	
Max. Site Coverage			Per Approved Site Plan	
Min. Periphery Setbacks			Per Approved Site Plan	

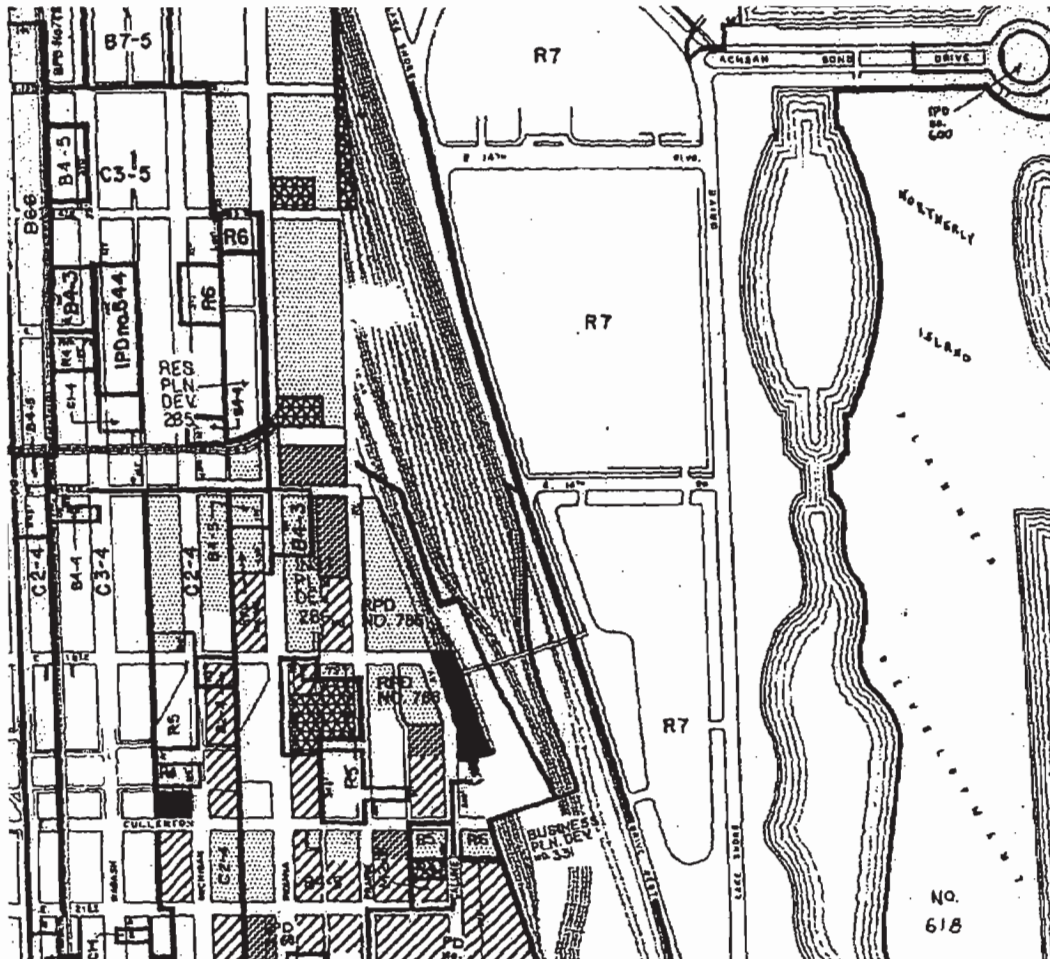
\*2:1 for Townhomes, 1:1 for Tower



[illegible]

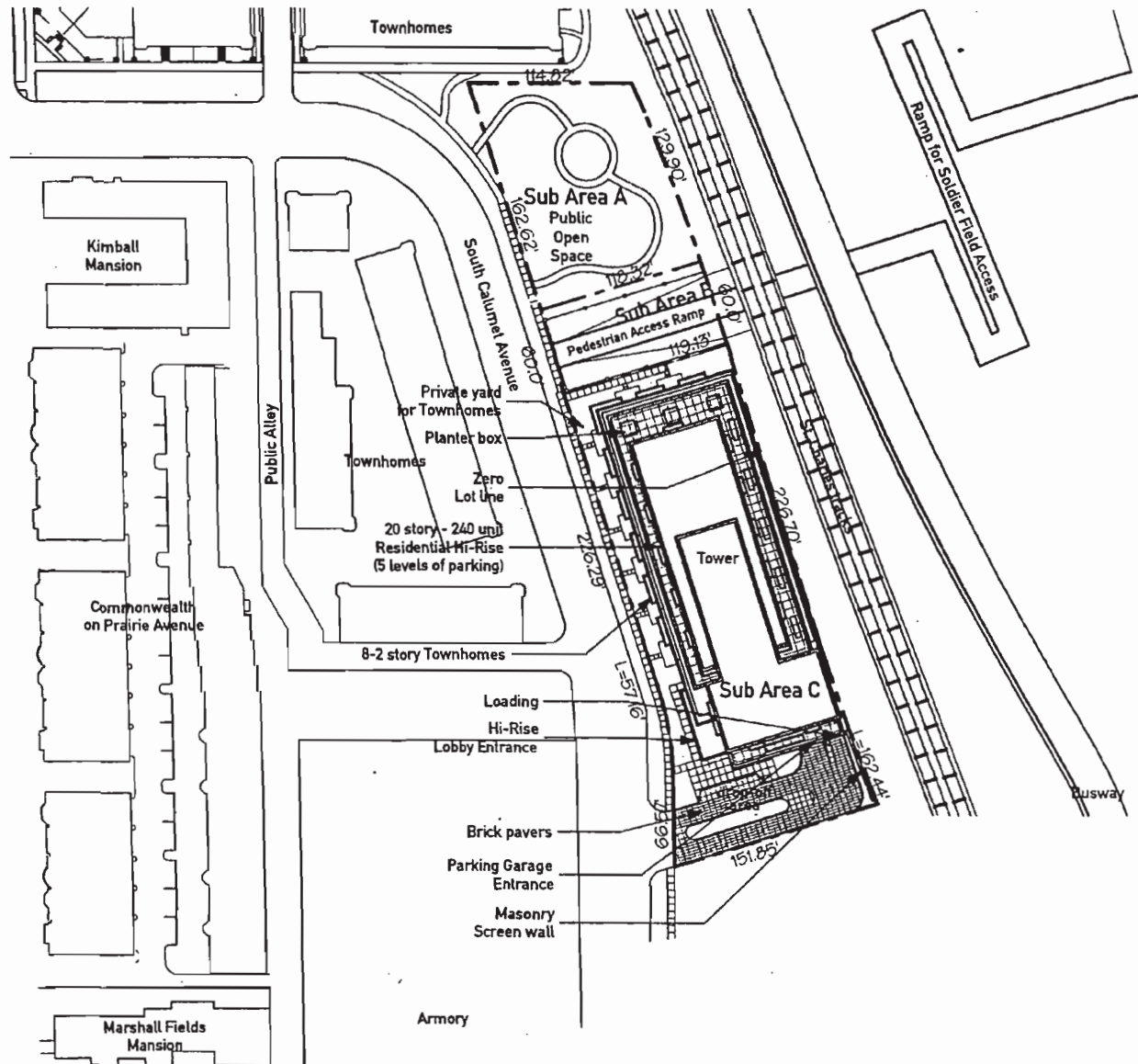


## Existing Land-Use Map.



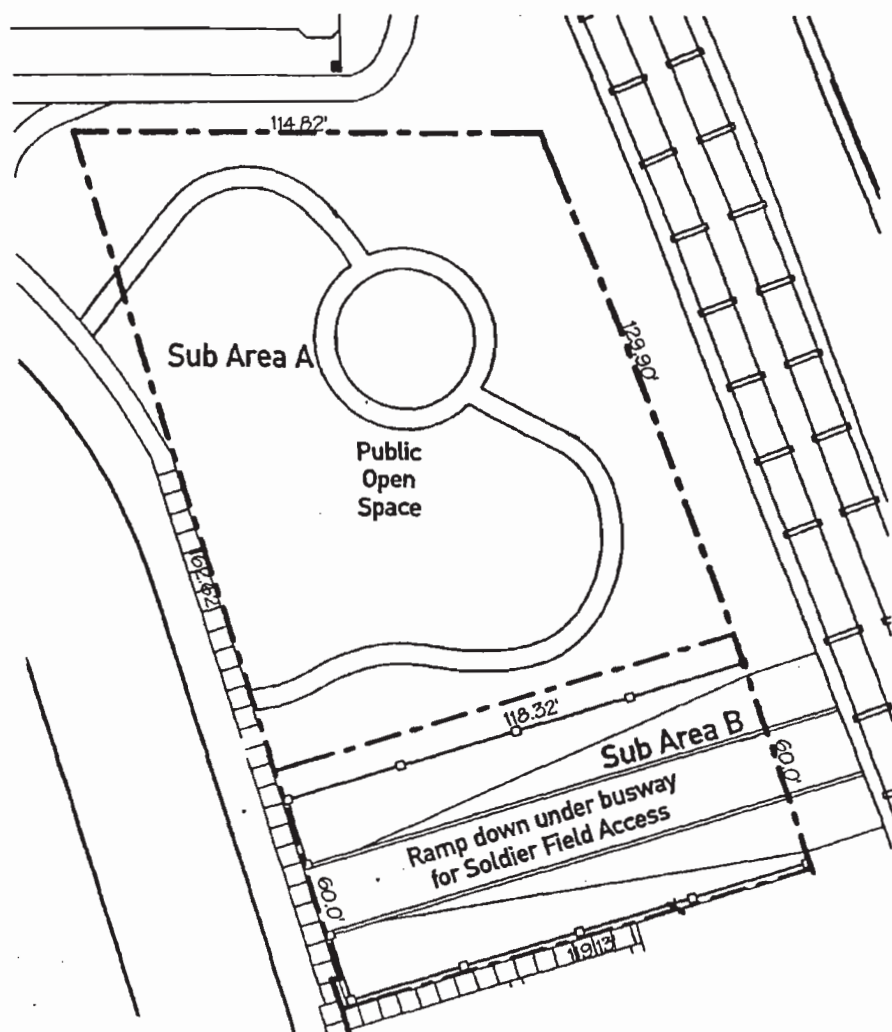


Site Plan  
(Subareas A, B And C)



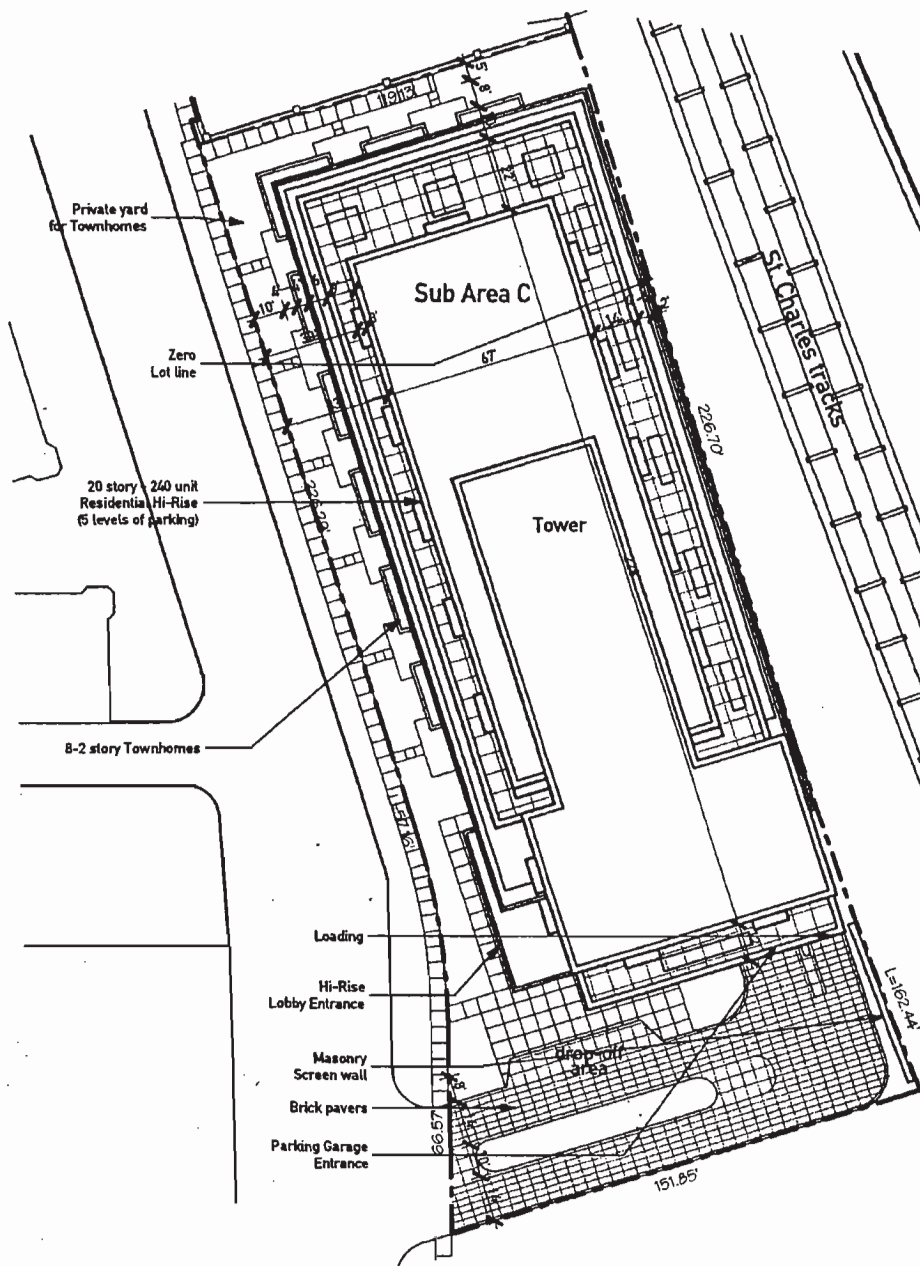


Site Plan.  
(Subareas A And B)





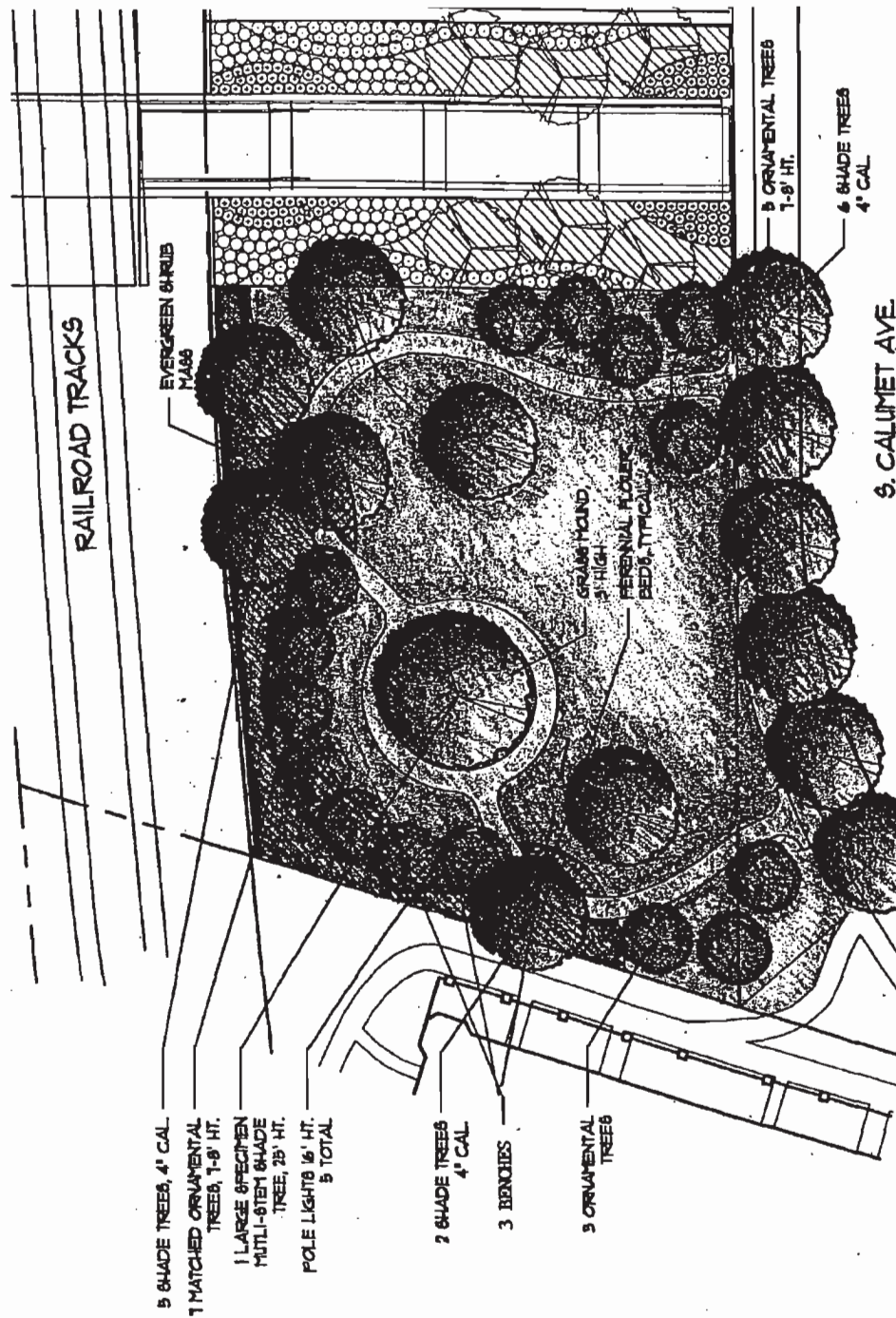
### Subarea C.





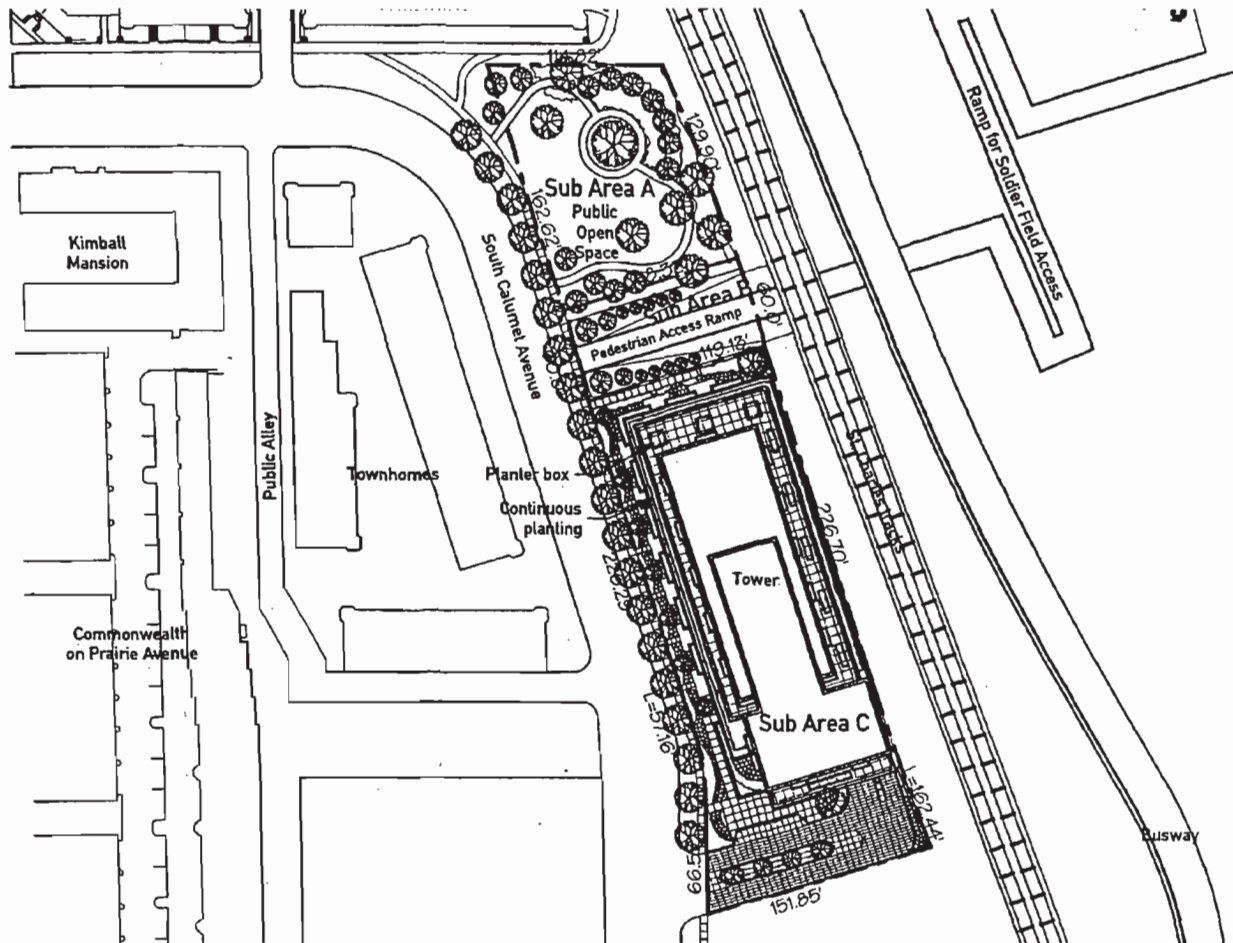
## Subarea A.

## Conceptual Park Plan.



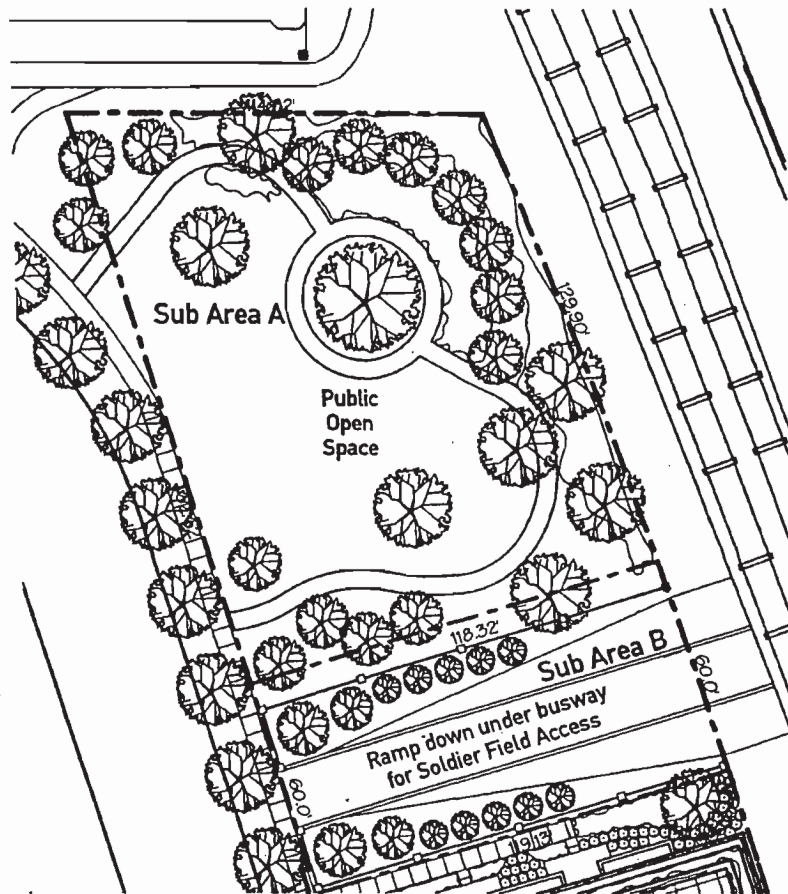


Landscape Plan.  
(Subareas A, B and C)



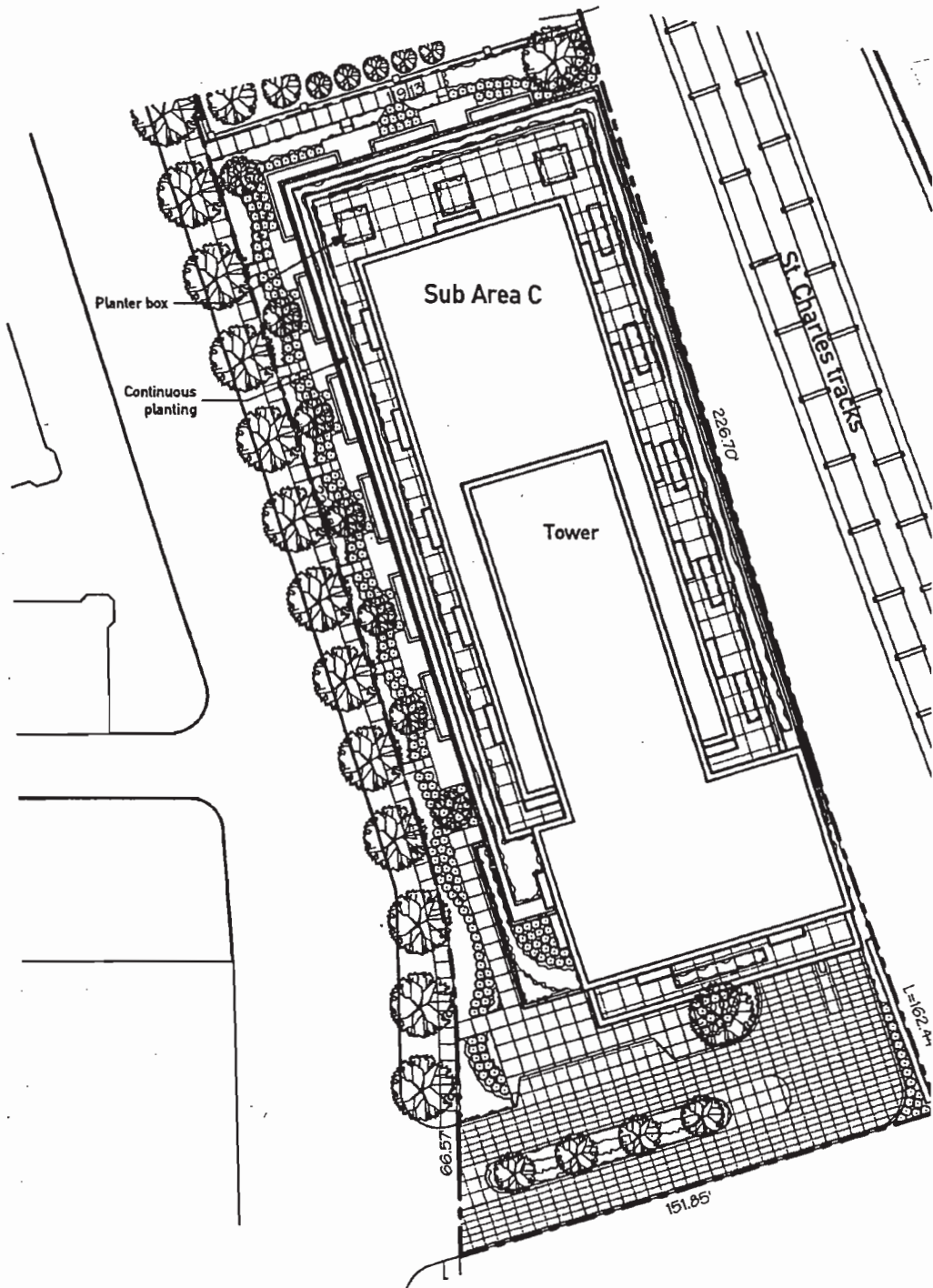


Landscape Plan.  
(Subareas A and B)





Landscape Plan.  
(Subarea C)





11/5/2003

## REPORTS OF COMMITTEES

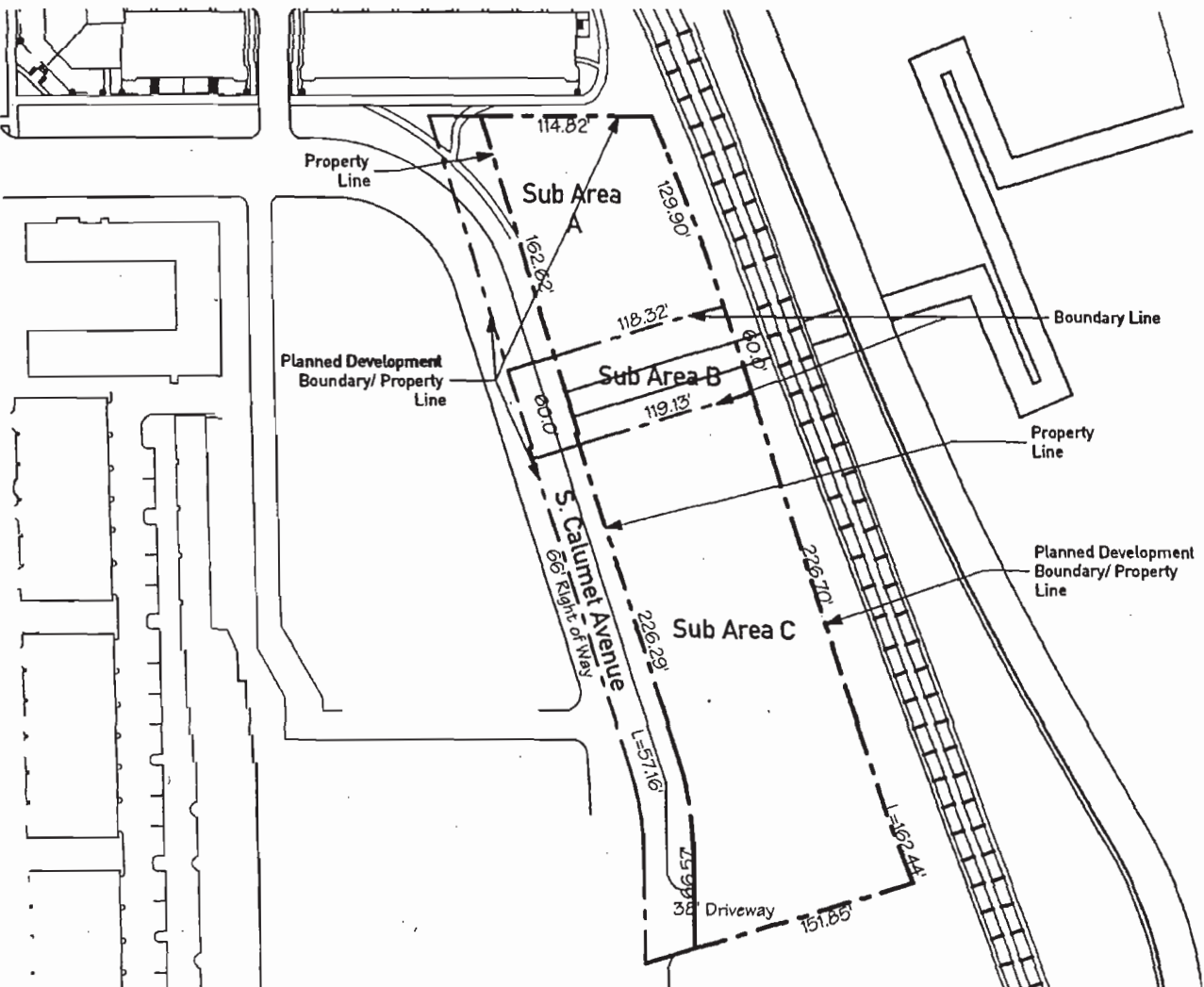
11063

Planned Development Boundary  
And Property Line Map.  
(Subareas A, B and C)

TYPE	SIZE	SPACING	REMARKS
SHADE TREE	4" CALIPER (MIN.)	25'-0" U.N.O.	SEE BELOW
CONTAINER TREE	2" CALIPER	PER PLAN	SEE BELOW
SHRUB	2'-0"W x 3'-0"H	PER PLAN	SEE BELOW
SPECIES			
TYPE	BOTANIC NAME	COMMON NAME	
TREE	ACER PLATANOIDES	NORWAY MAPLE	
	ACER SACCHARUM	SUGAR MAPLE	
	ACER RUBRUM	RED MAPLE	
	CELTIS OCCIDENTALIS	HACKBERRY	
	FRAXINUS PENNSYLVANICA	GREEN ASH	
	GLEDITSIA TRIACANTHOS	THORNLESS HONEYLOCUST	
	TILIA CORDATA	LITTLELEAF LINDEN	
SHRUB	BUXUS MICROPHYLIA KOR.	DWARF KOREAN BOXWOOD	
	CONTONEASTER APICULATA	CRANBERRY CONTONEASTER	
	RIBES ALPINUM	ALPINE CURRANT	
	SPIREA JAPONICA	JAPANESE SPIREA	
	VIBURNUM CARLESII (COMP.)	DWARF KOREANSPICE VIB.	

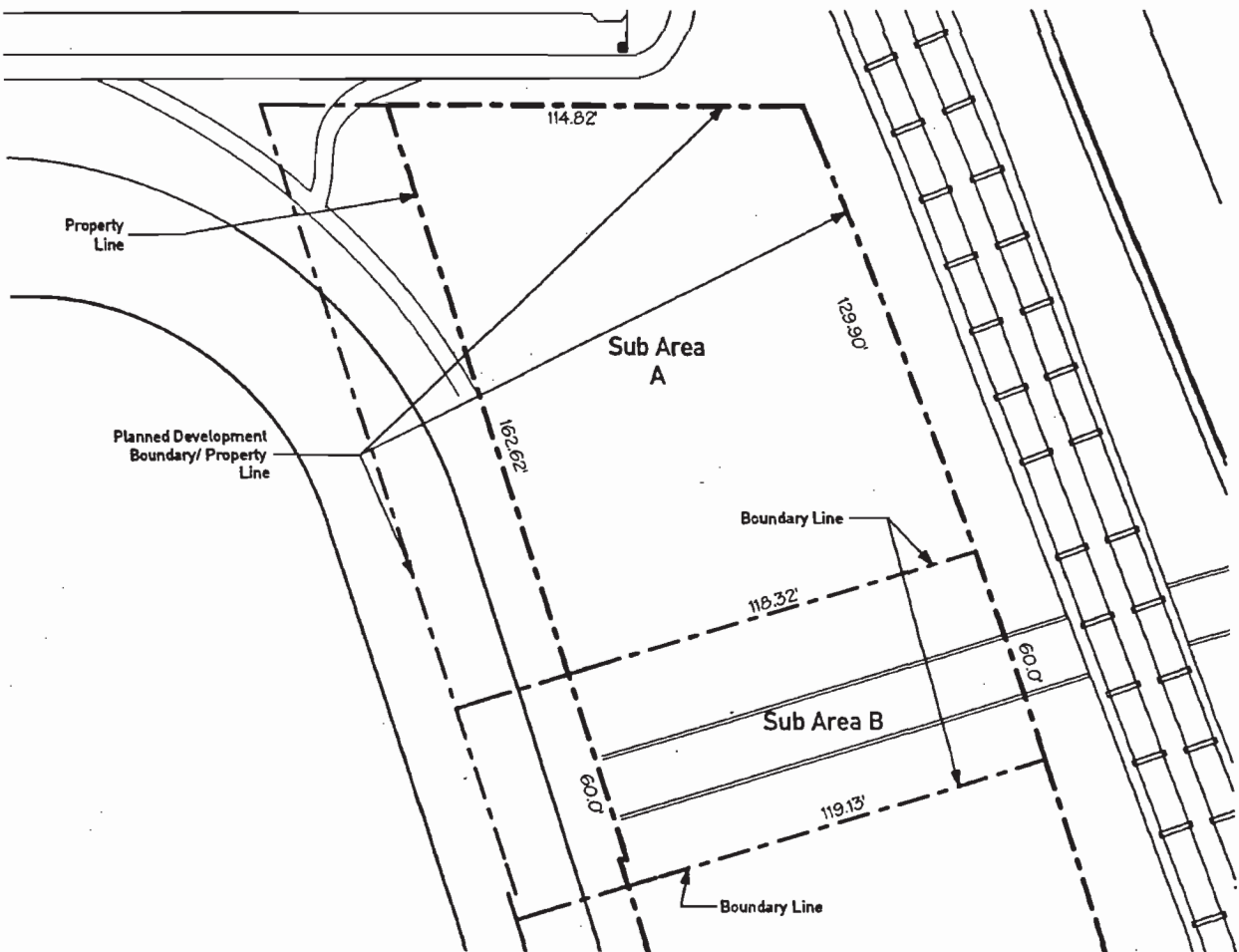


Planned Development Boundary  
And Property Line Map.  
(Subareas A and B)



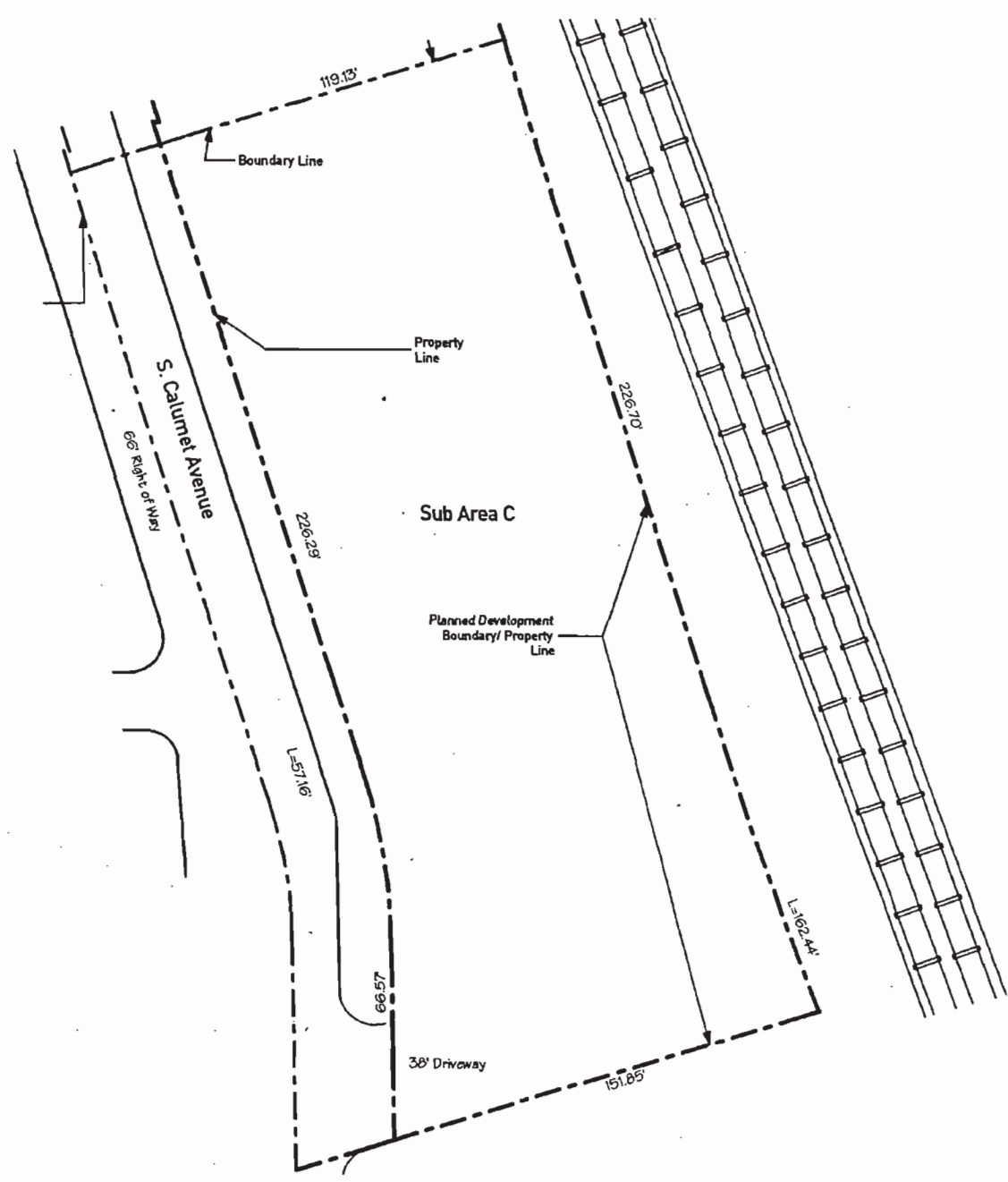


Planned Development Boundary  
And Property Line Map.  
(Subareas A, B and C)





Planned Development Boundary  
and Property Line Map.  
(Subarea C)



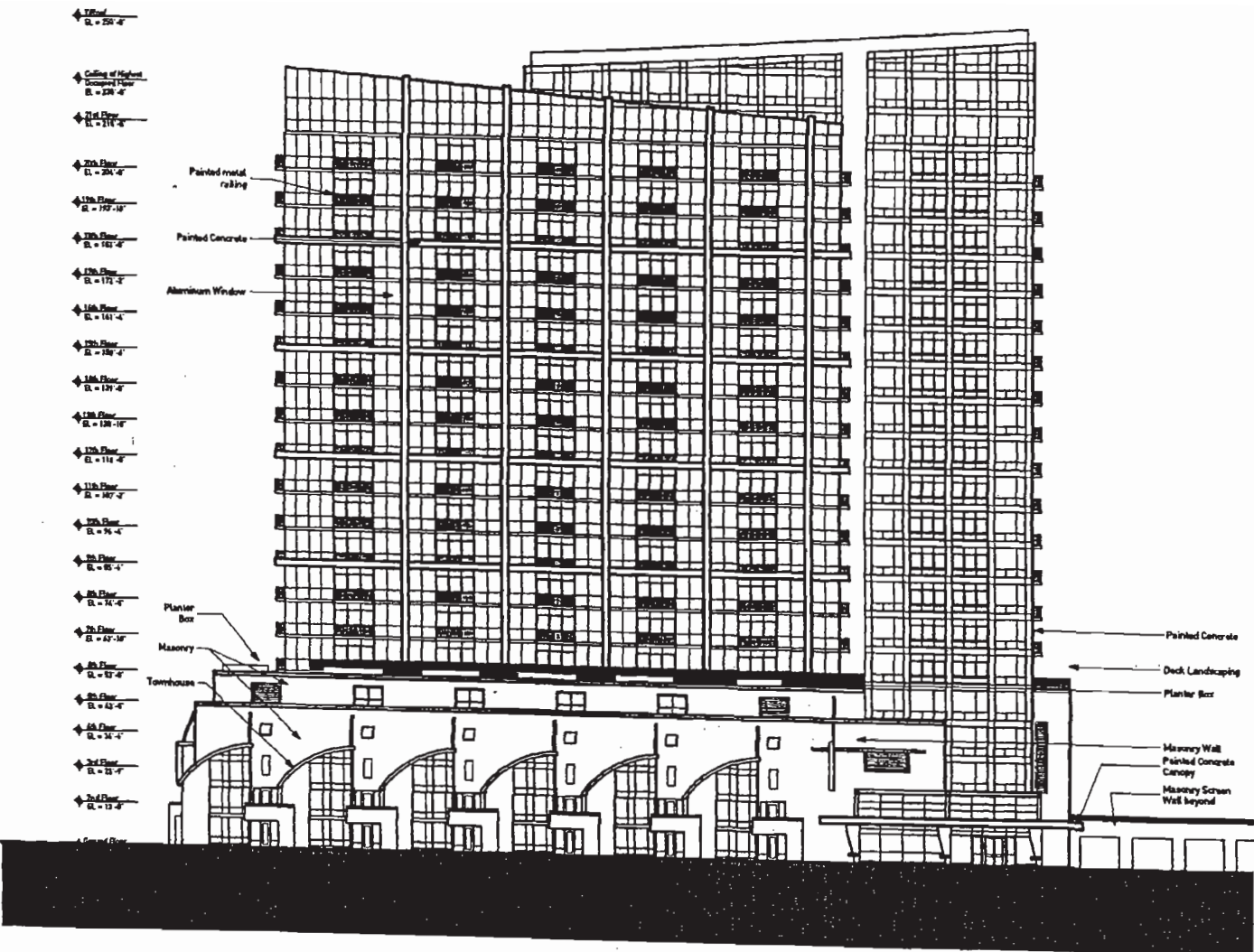


11/5/2003

# REPORTS OF COMMITTEES

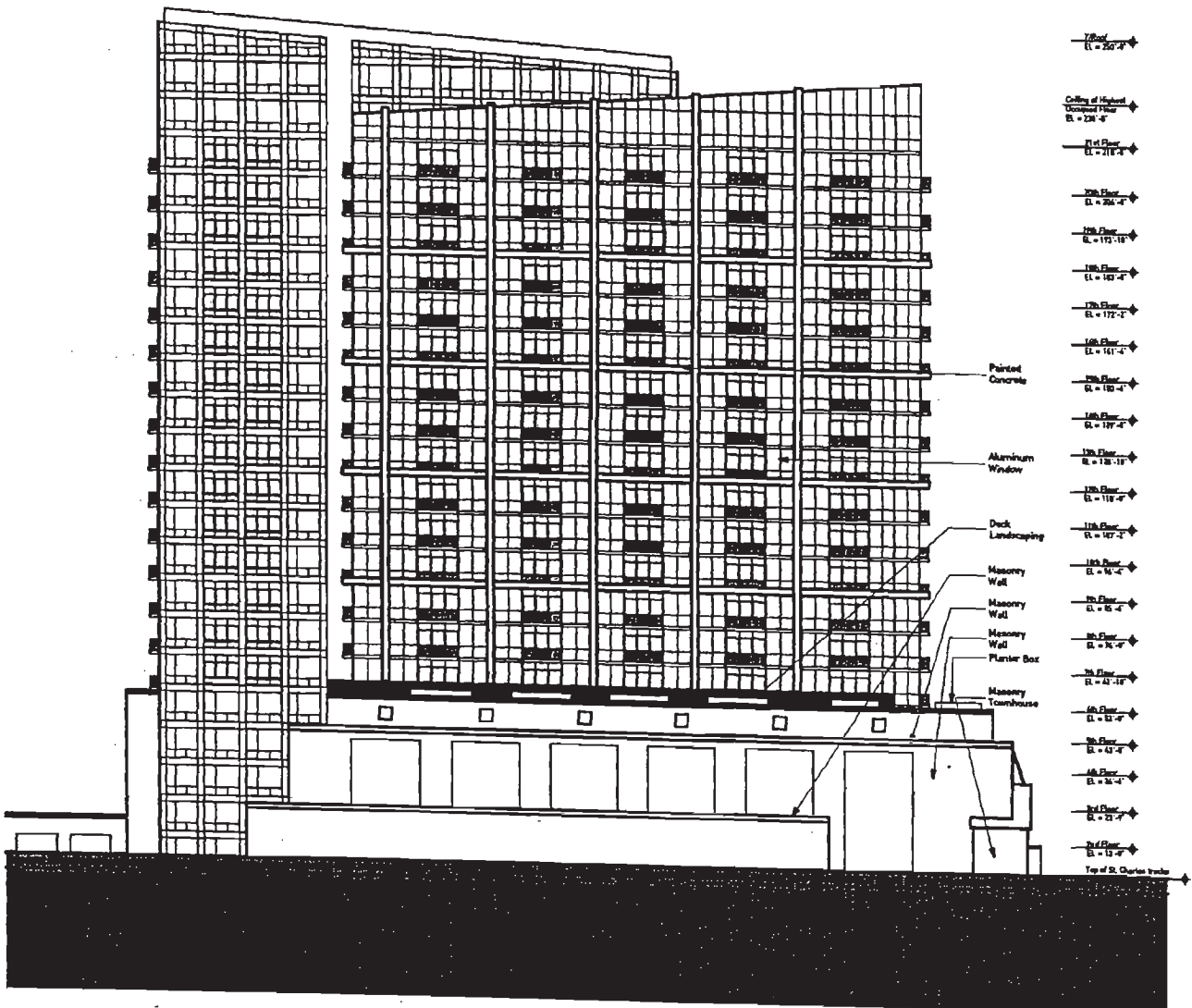
11067

## Building Elevation. (East Elevation)



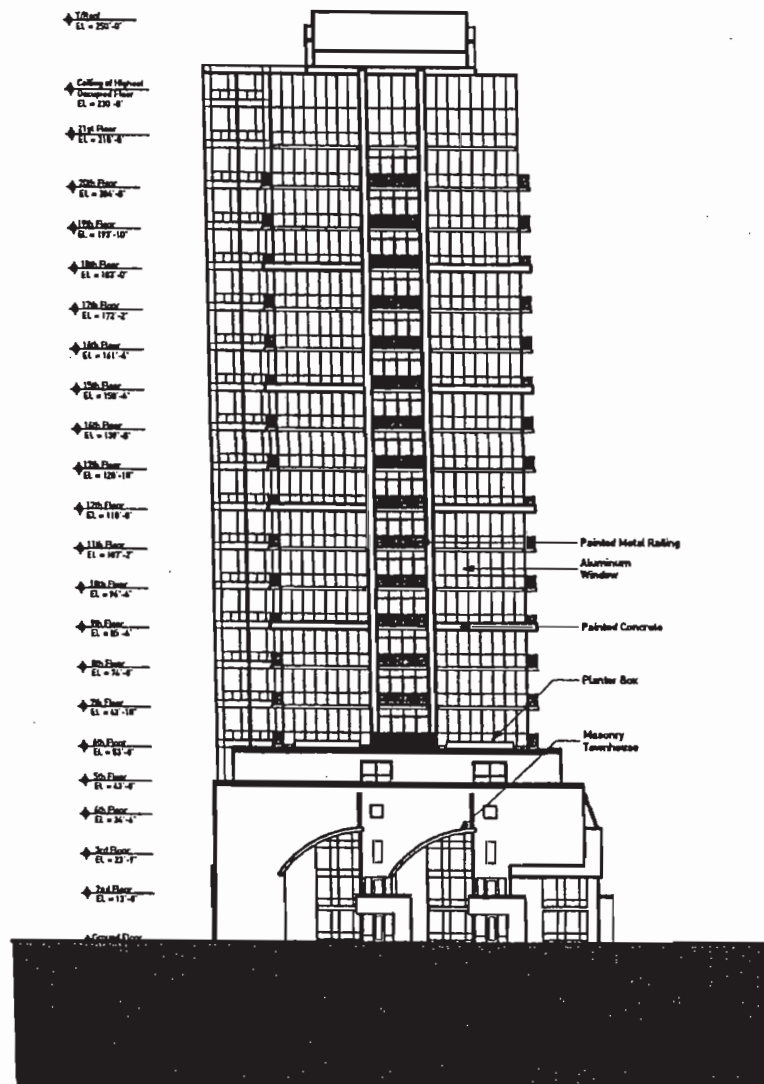


Building Elevation.  
(West Elevation)



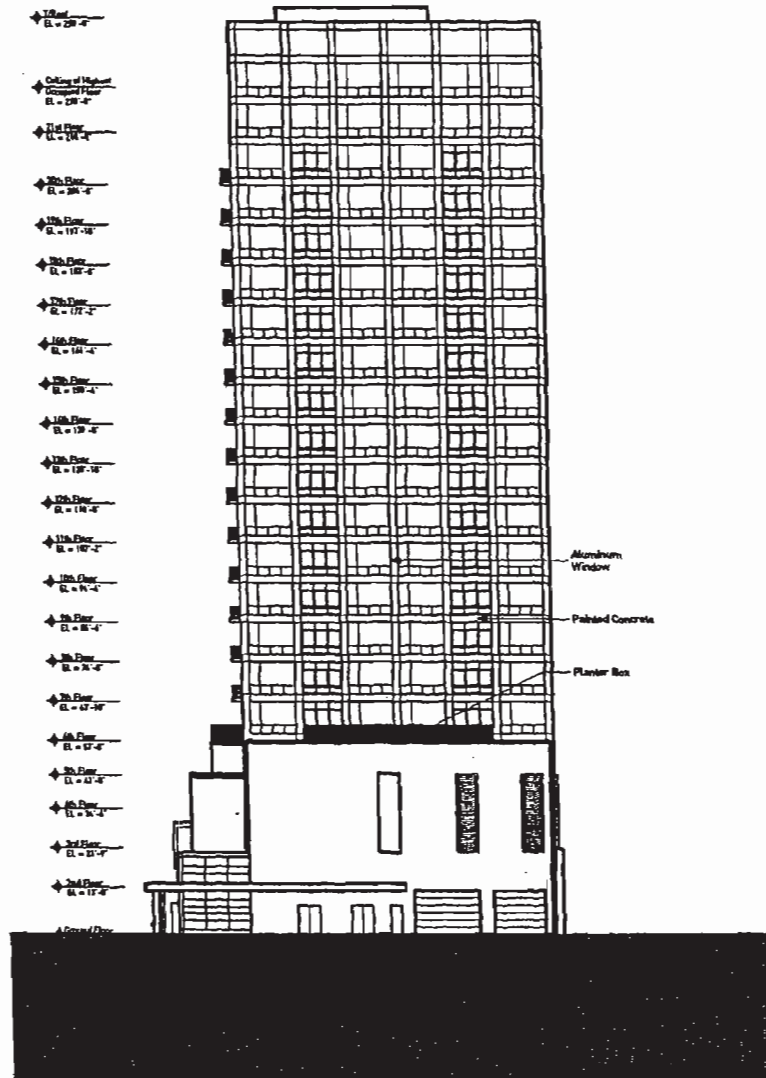


Building Elevation.  
(North Elevation)





Building Elevation.  
(South Elevation)





11/5/2003

REPORTS OF COMMITTEES

11071

Site Section.

