



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





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Richard M. Daley, Mayor

Department of Planning  
and Development

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<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 *LTH*  
Commissioner

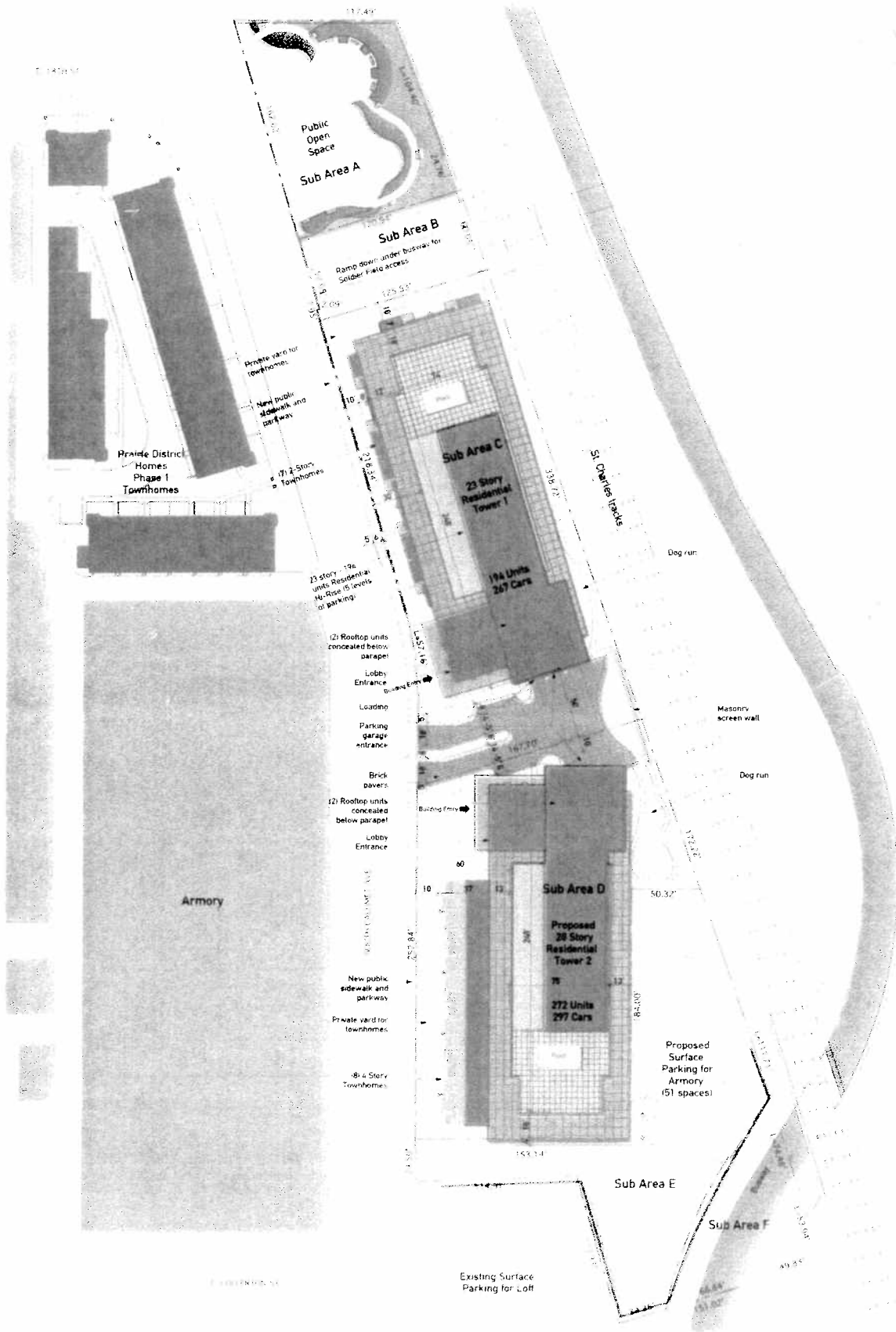
Originated by: Fred Deters

cc: Michael Marmo, Terri Haymaker, Planned Development files



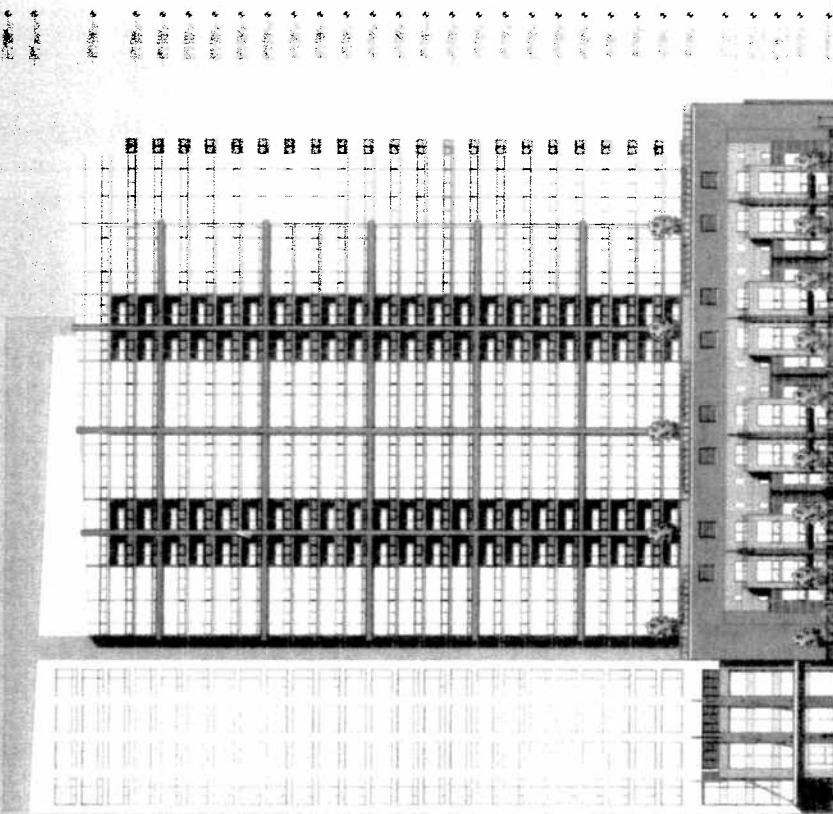
*P. 1 of 11*



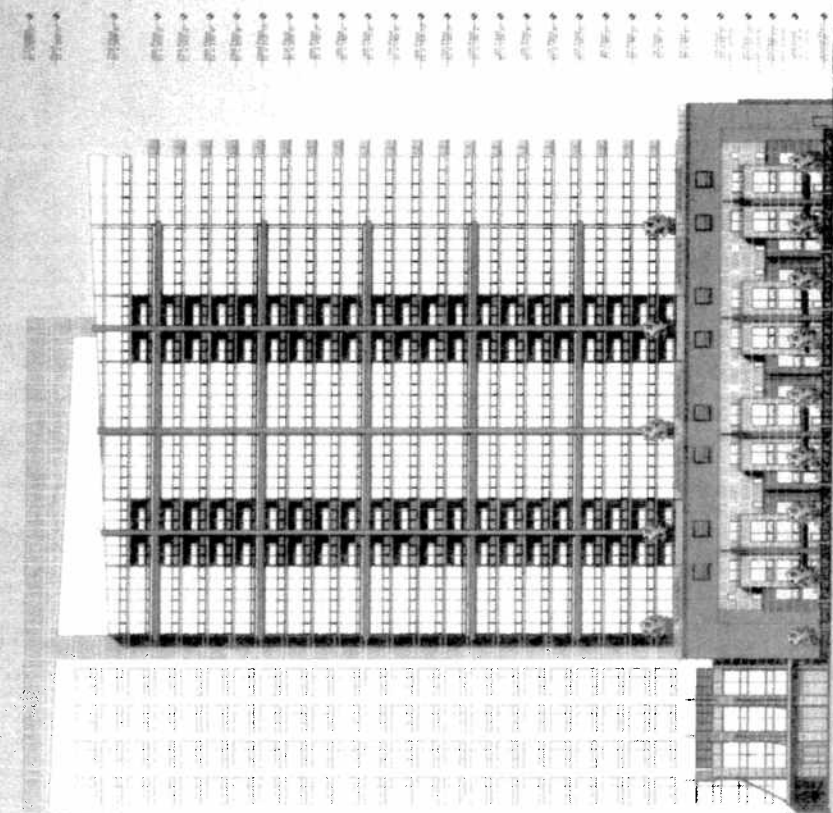


Site Plan

P. 2 of 11



Proposed West Elevation  
Tower 2



Approved West Elevation  
Tower 2

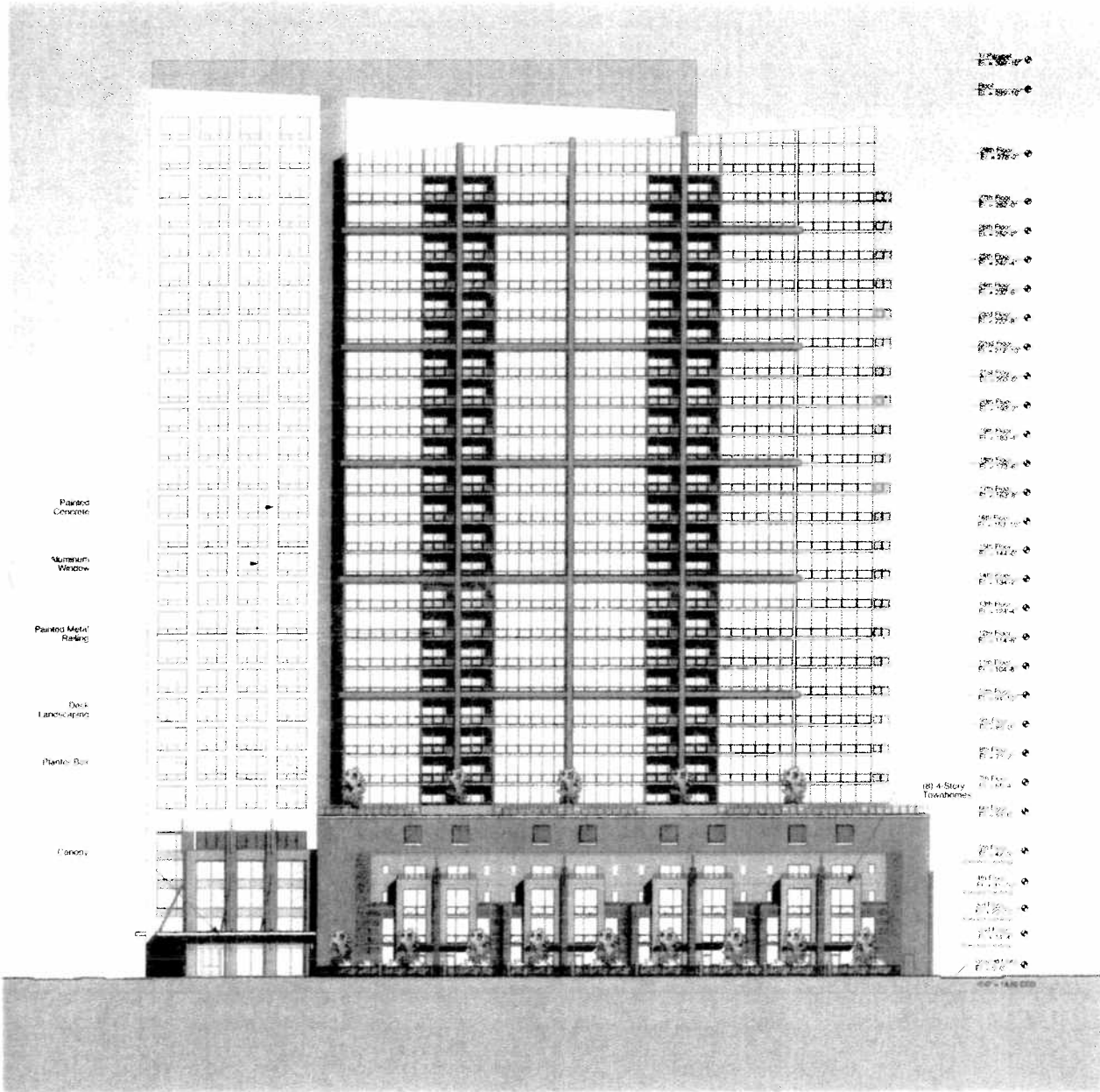
CENTRAL STATION  
DEVELOPMENT  
DEVELOPER



PARK PROPERTIES  
MANAGING MEMBER  
ARCHITECT

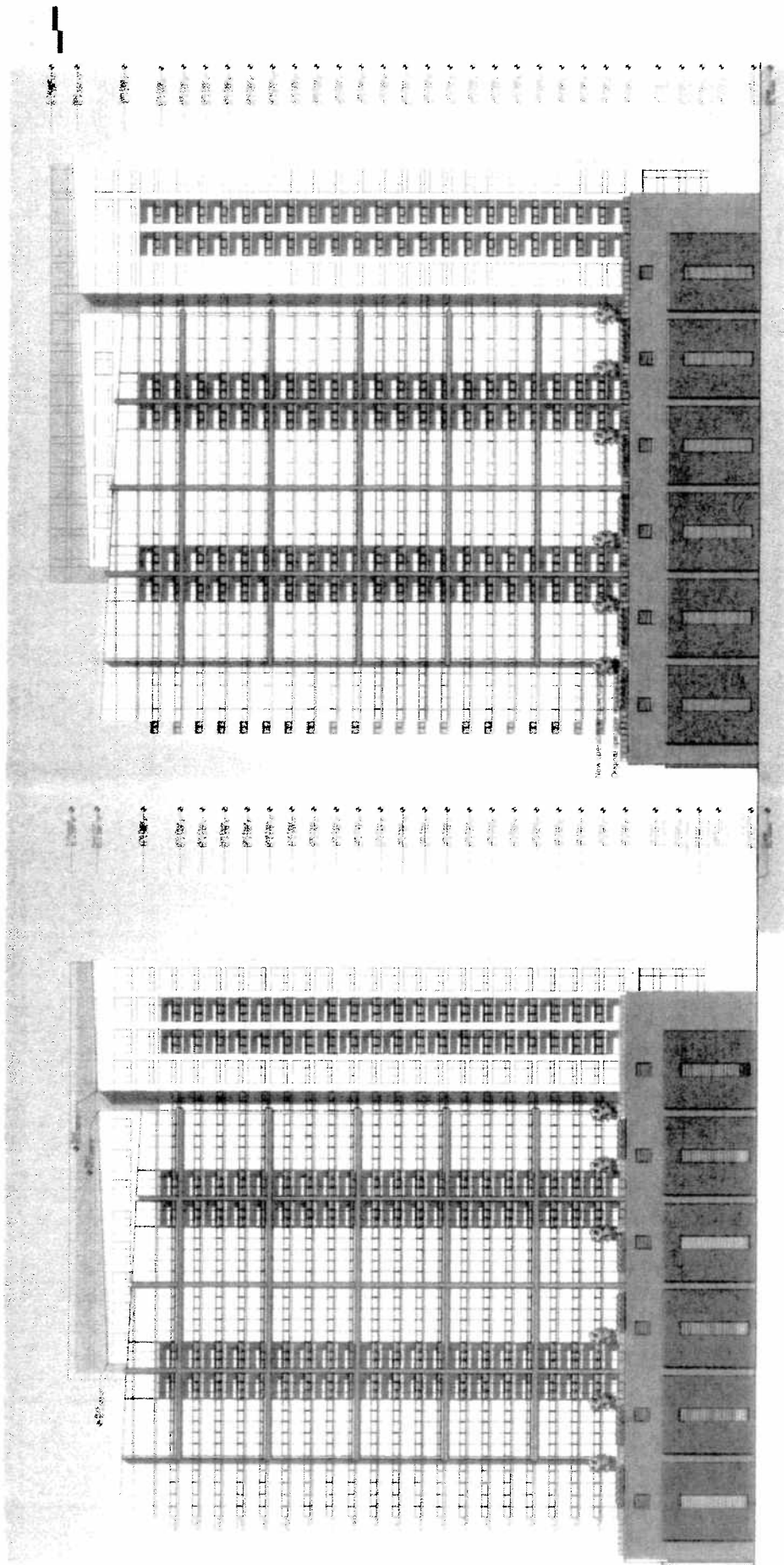
1000 10TH AVENUE  
DENVER, CO 80202

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West Elevation - Tower 2

P. 4 of 11



Approved East Elevation  
Tower 2

Proposed East Elevation  
Tower 2

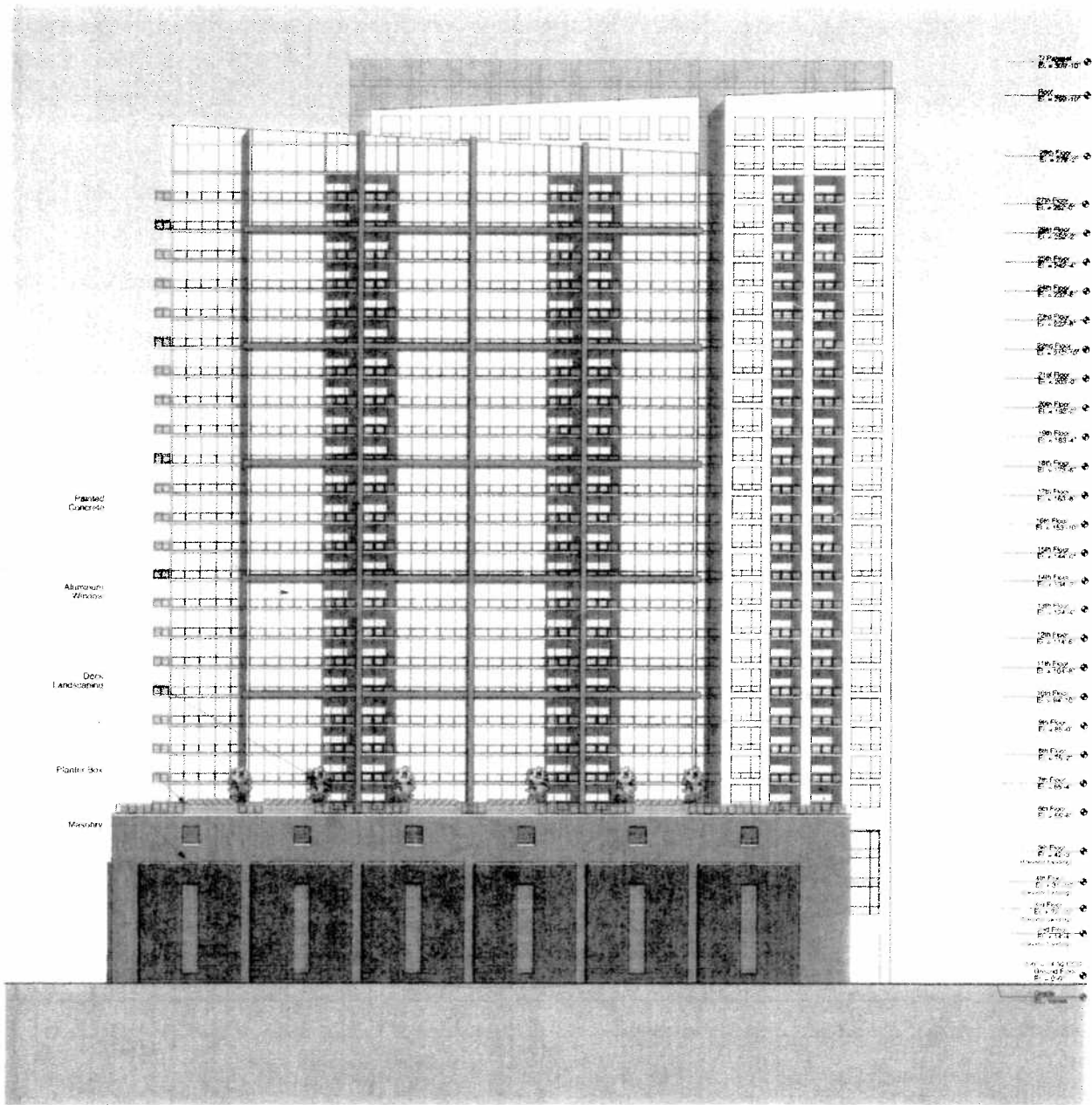
CENTRAL STATION  
DEVELOPMENT  
DEVELOPER



PAPPAJARDO/HAWMES INC.  
ARCHITECT

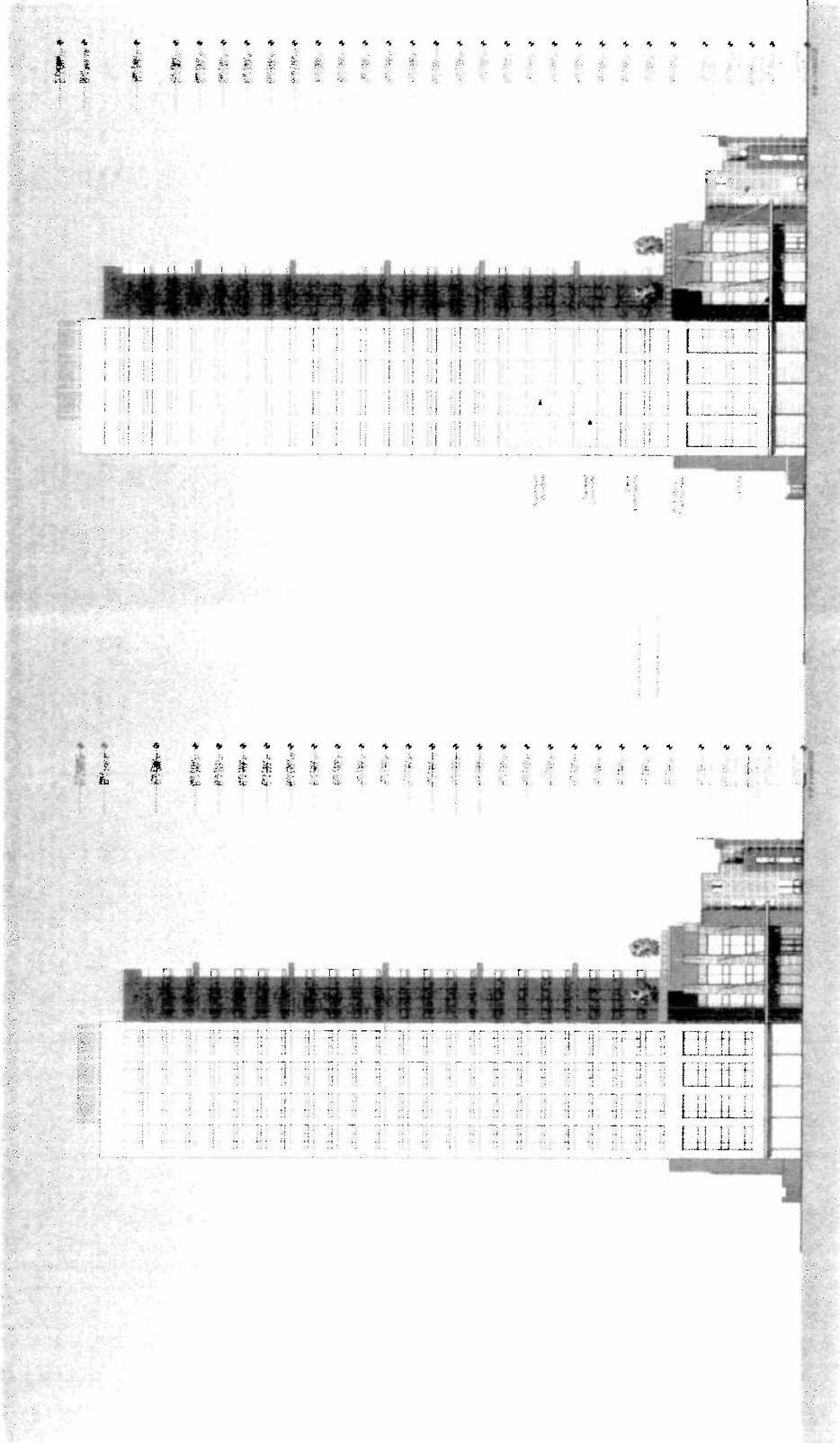
Project No. 2005  
Rev. 01/07

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East Elevation - Tower 2

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Proposed North Elevation  
Tower 2

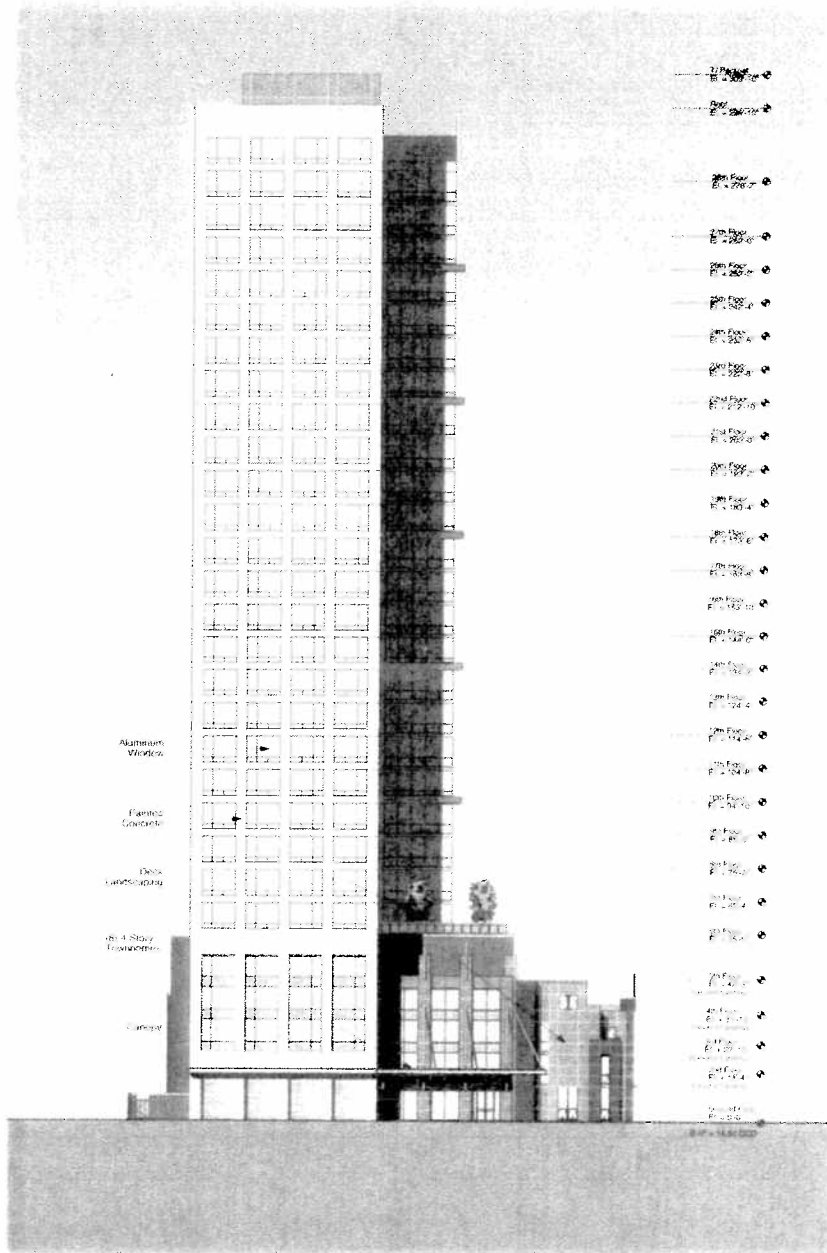
Approved North Elevation  
Tower 2

CENTRAL STATION  
DEVELOPMENT  
DEVELOPER



PAPPAGEORGE/HAYMES, INC.  
ARCHITECT

10/15/2009  
10/15/2009



North Elevation - Tower 2

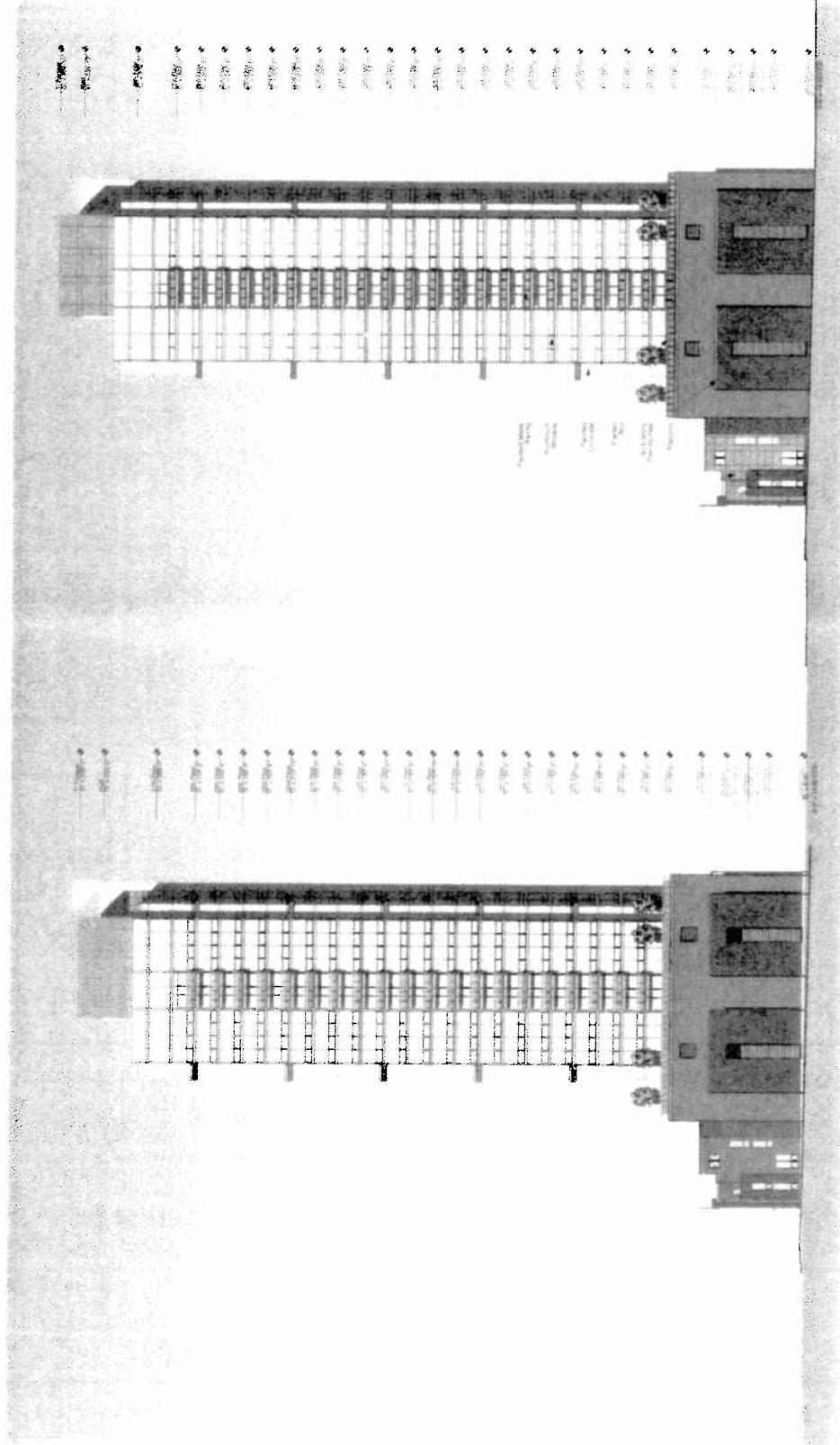
P. 8 of 11

CENTRAL STATION DEVELOPMENT  
DEVELOPER



PAPPAGEORGE/HAYMES LTD  
ARCHITECT

Project: 2106  
Date: 04/17/24



Proposed South Elevation  
Tower 2

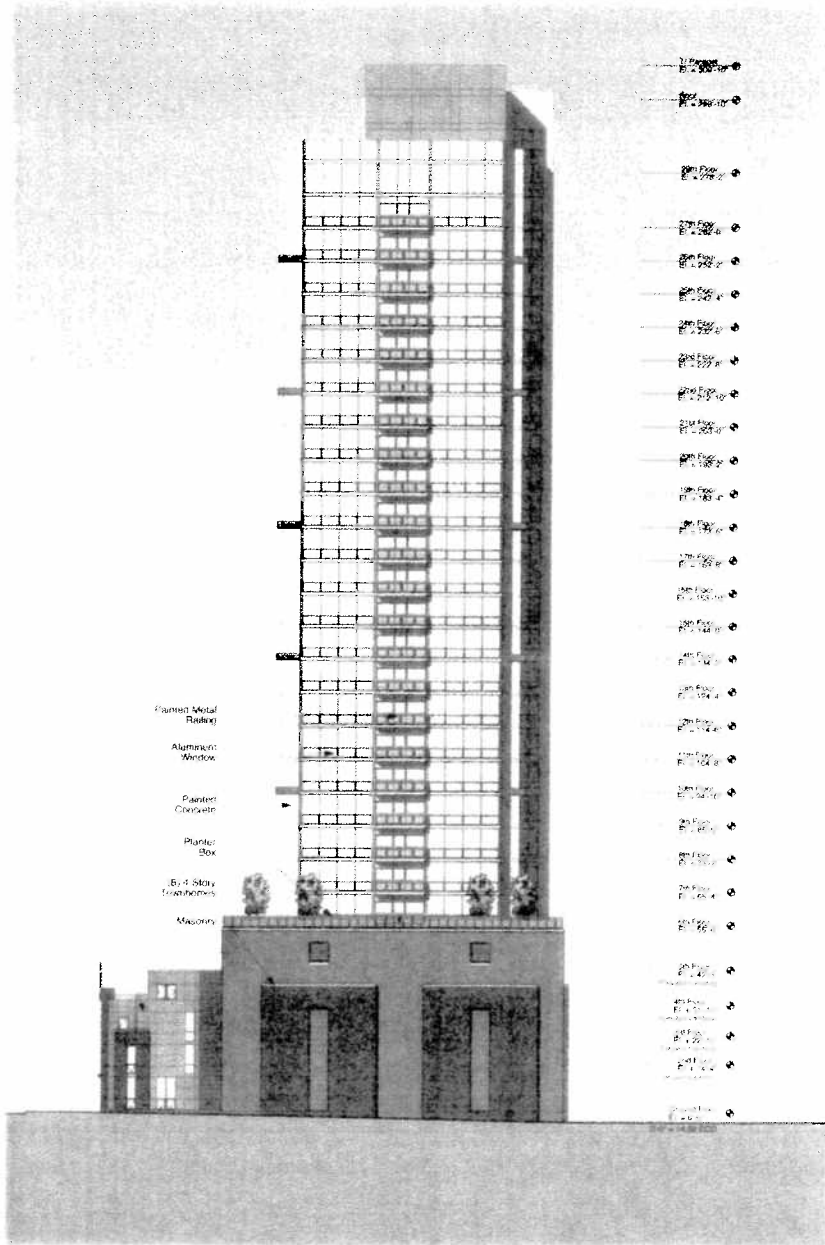
Approved South Elevation  
Tower 2

CENTRAL STATION  
DEVELOPMENT  
DEVELOPER



PAPPALARDO/HAYMES LLC  
ARCHITECT

February 13, 2013  
PH & OUTLINE



South Elevation - Tower 2

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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

APPLICANT: **CENTRAL STATION L.L.C.**  
 ADDRESS: 1801-1935 South Calumet Avenue  
 Chicago, Illinois  
 DATE: February 6, 2006



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*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):

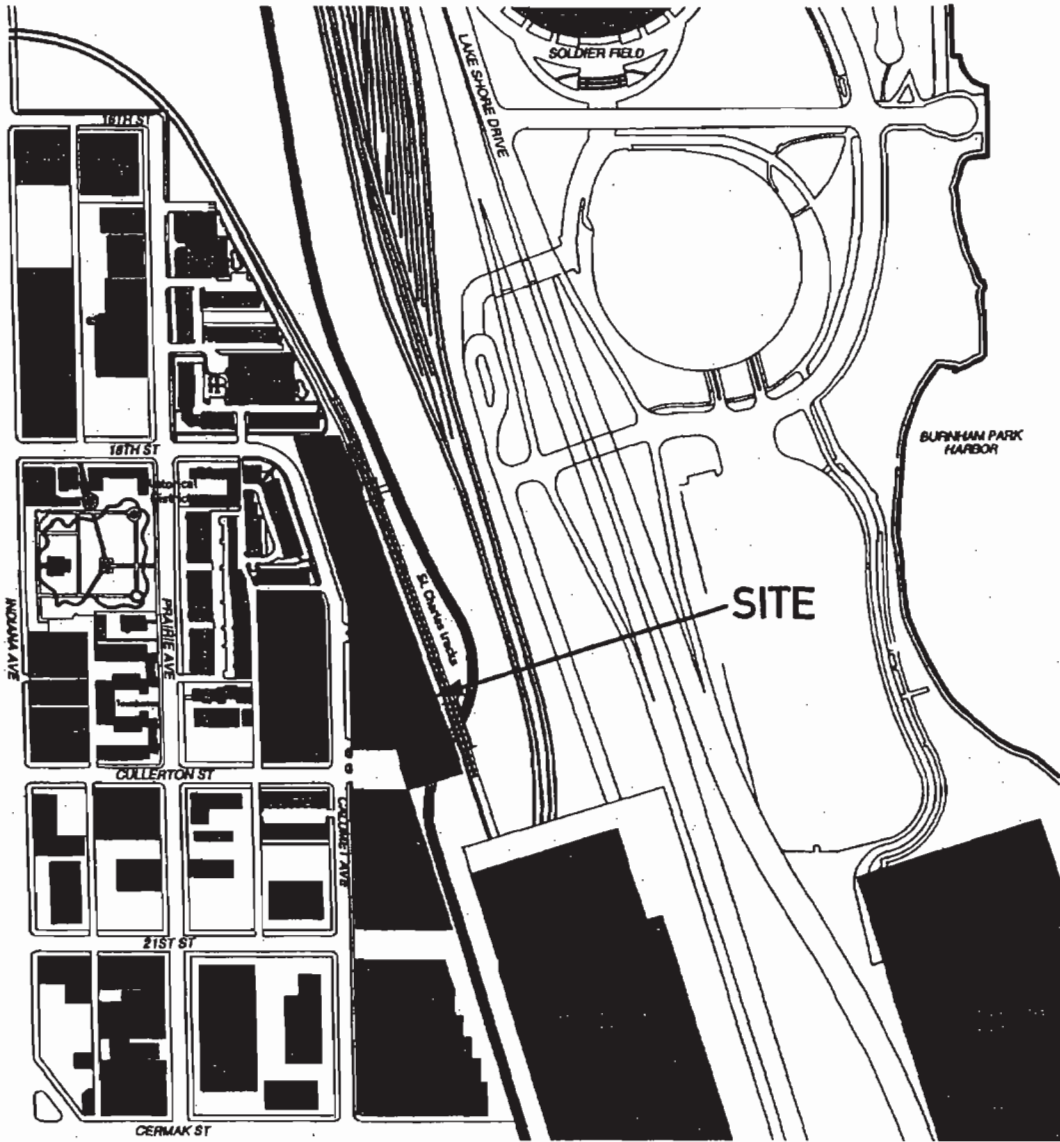
Subarea A:	5,518
Subarea B:	1,965
Subarea C:	11,355
Subarea D:	8,462
Subarea E:	800
Subarea F:	0
Area Total:	28,100

Gross Site Area  
(Square Feet):

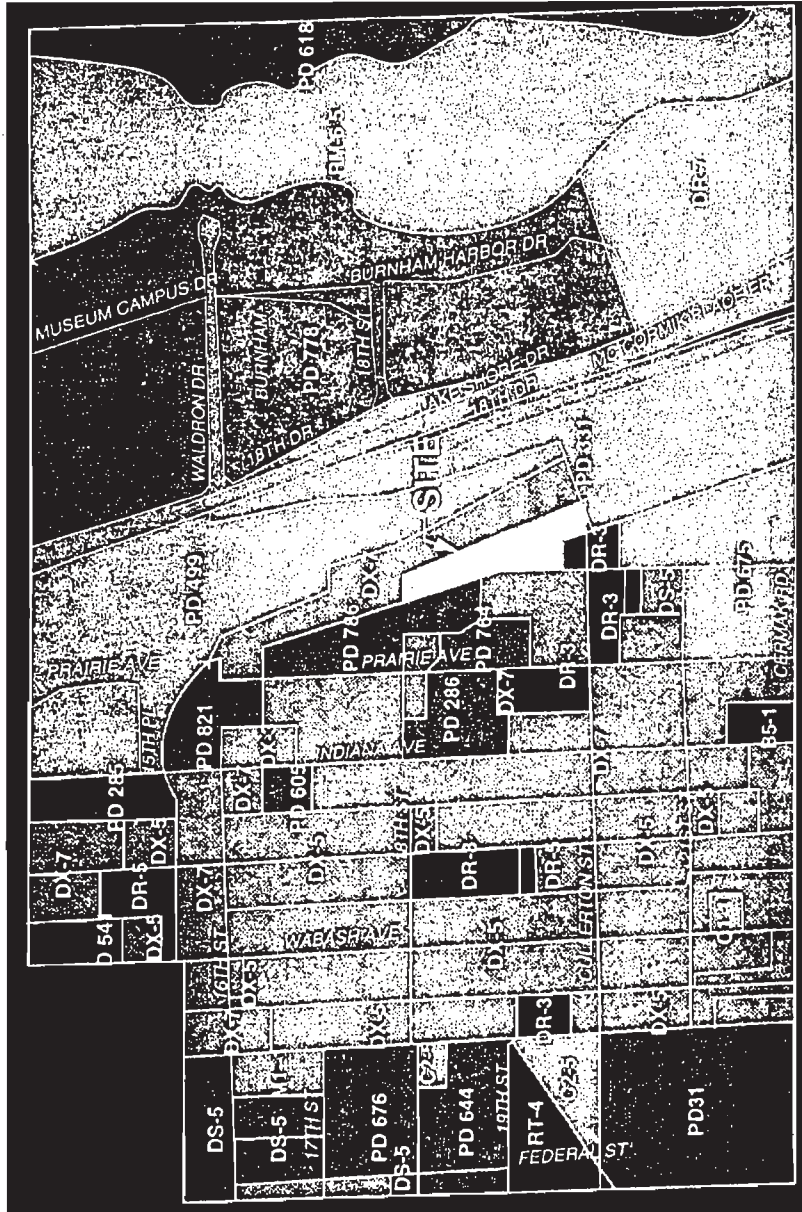
Subarea A:	22,545
Subarea B:	9,314
Subarea C:	57,607
Subarea D:	54,949

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.

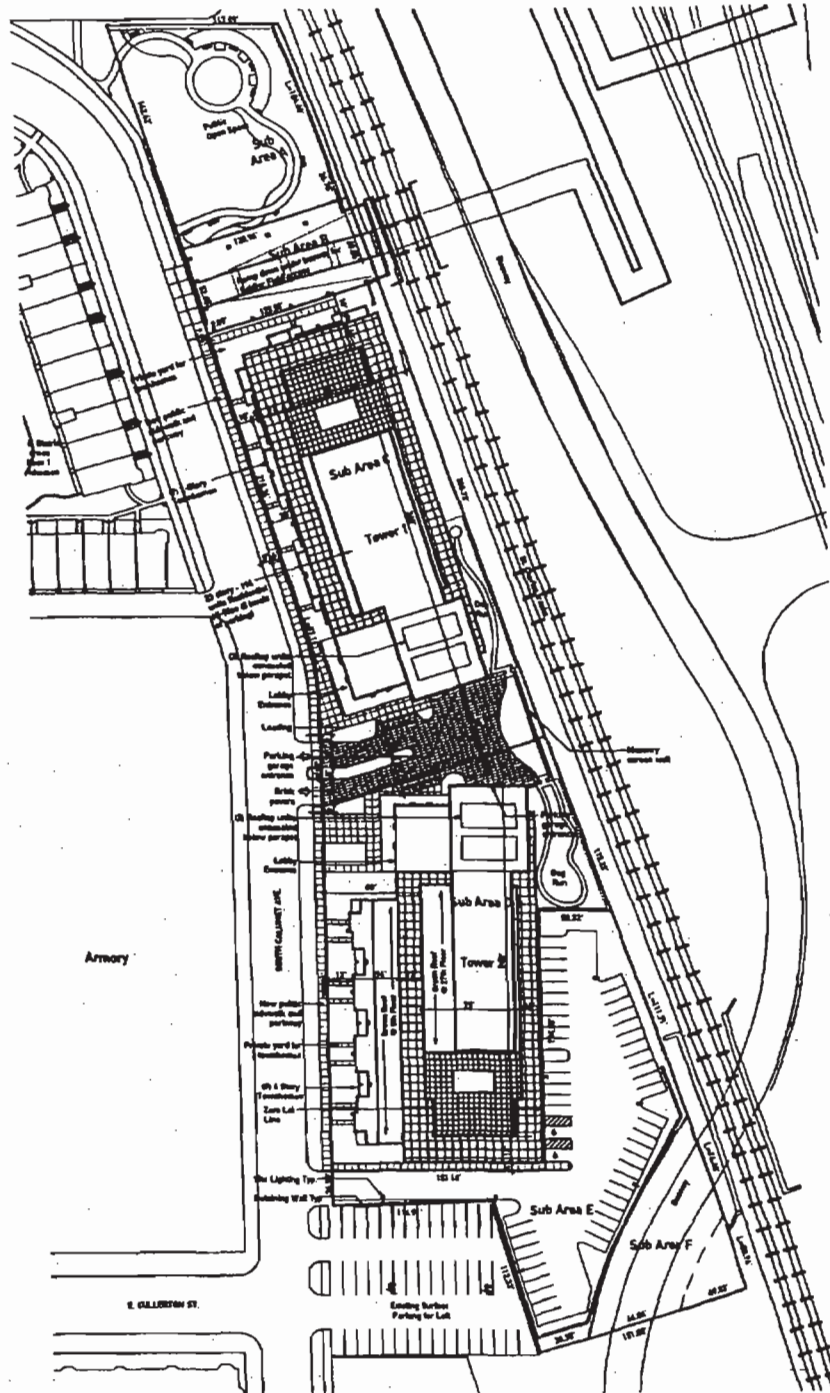


Existing Zoning Map.

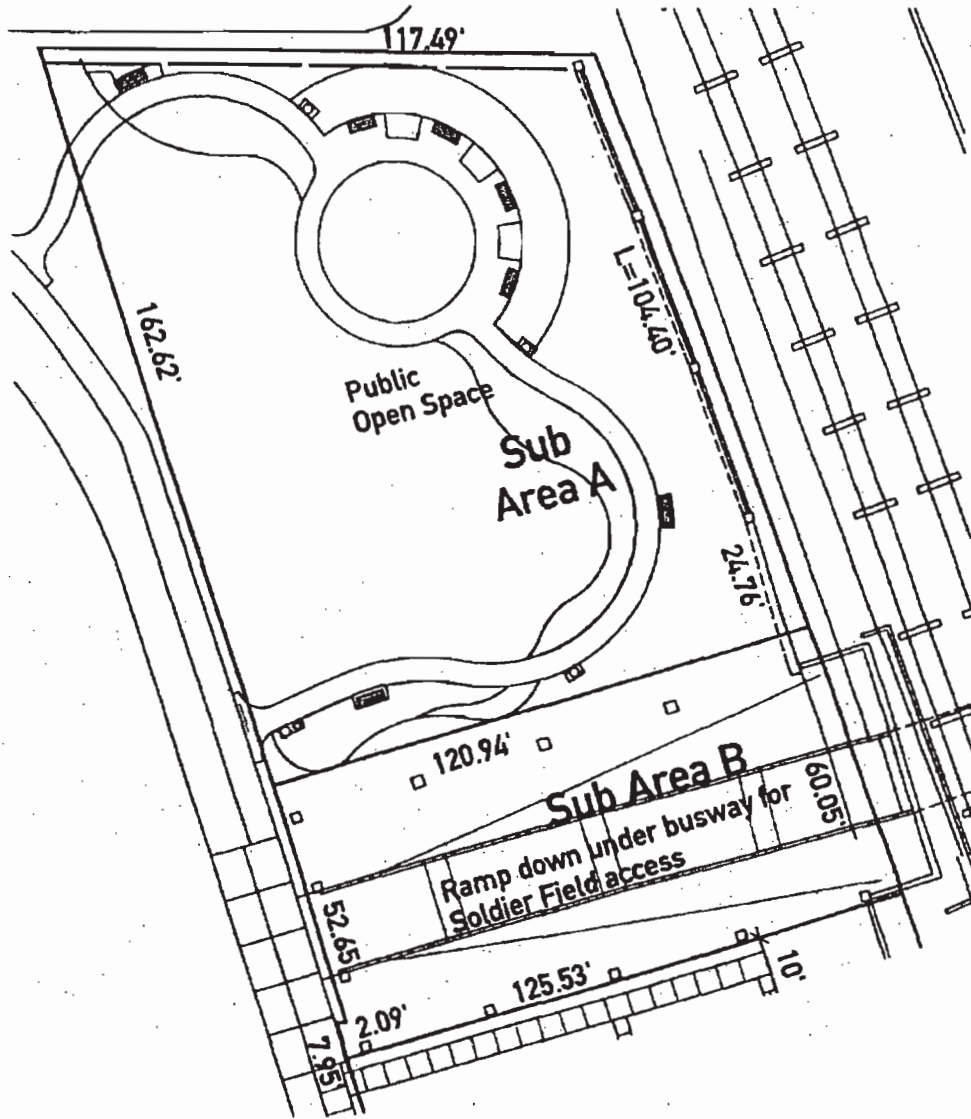




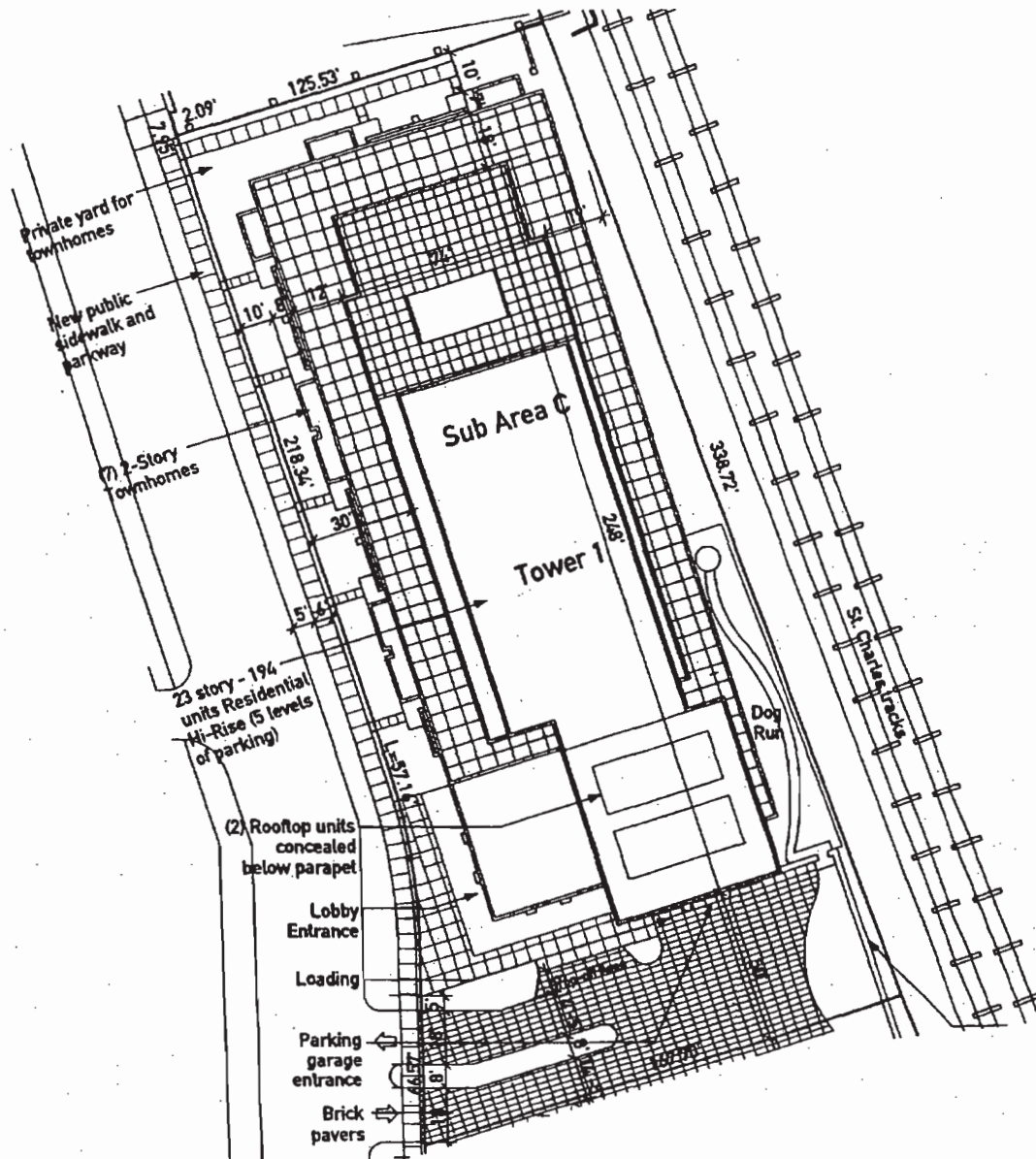
Site Plan -- Subareas A,  
B, C, D, E And F.



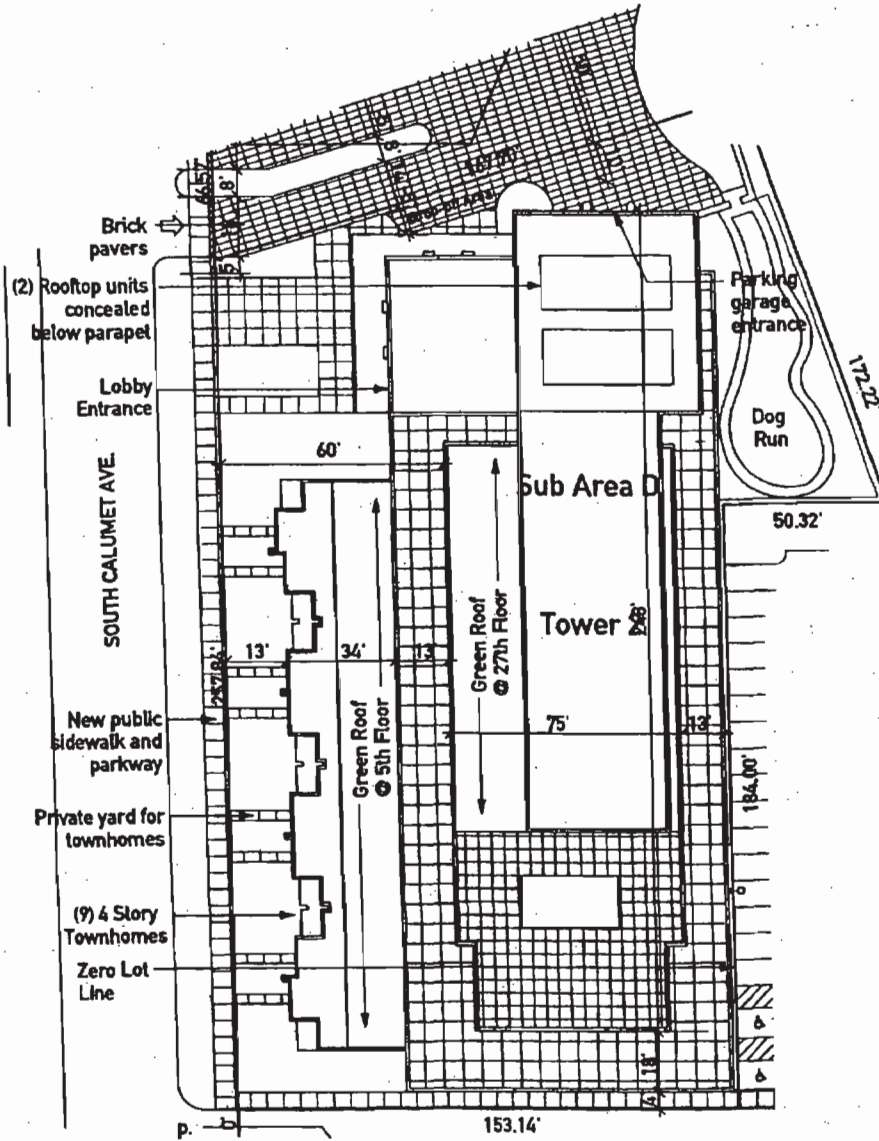
Site Plan -- Subareas A And B.



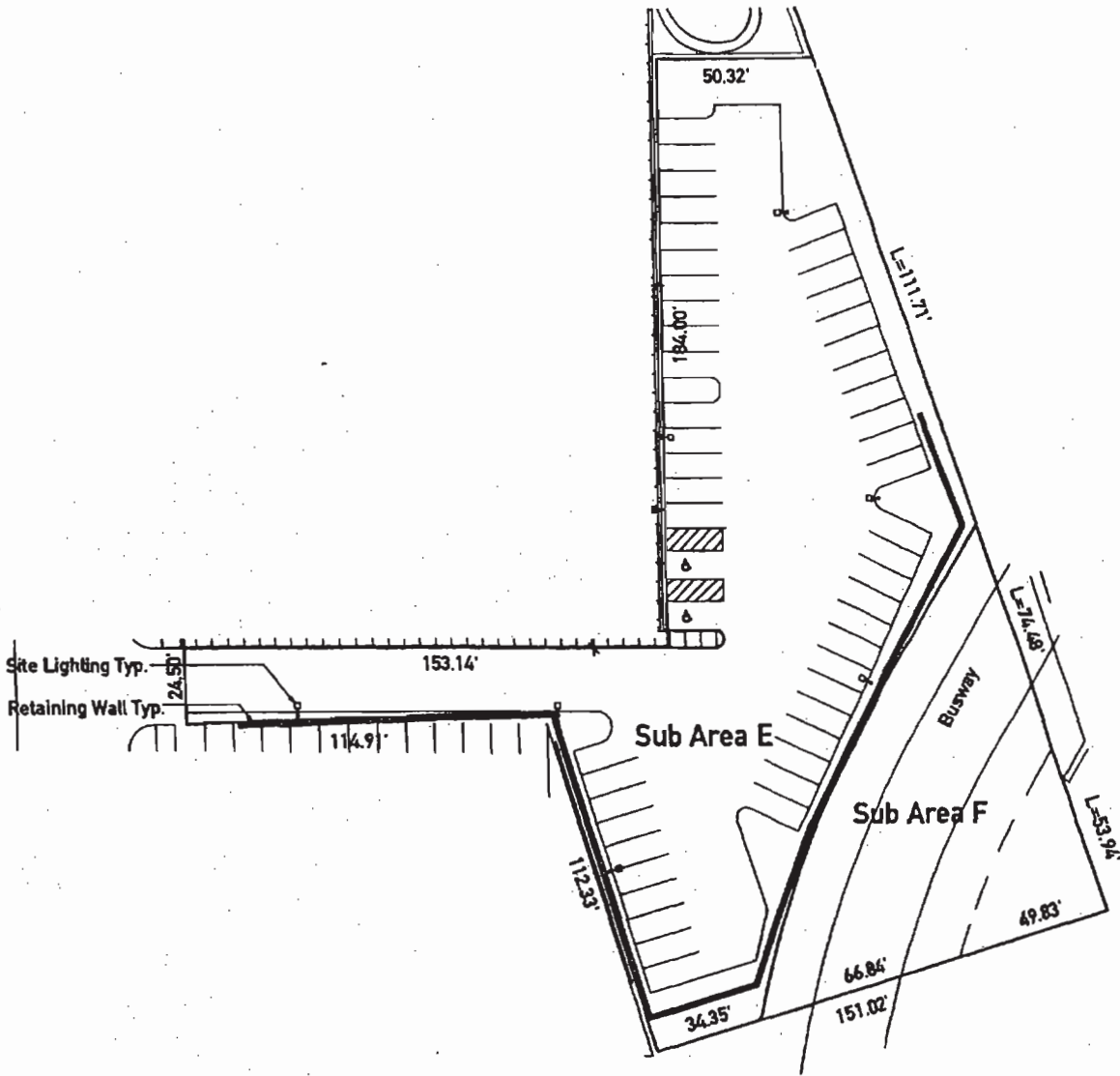
Site Plan -- Subarea C.



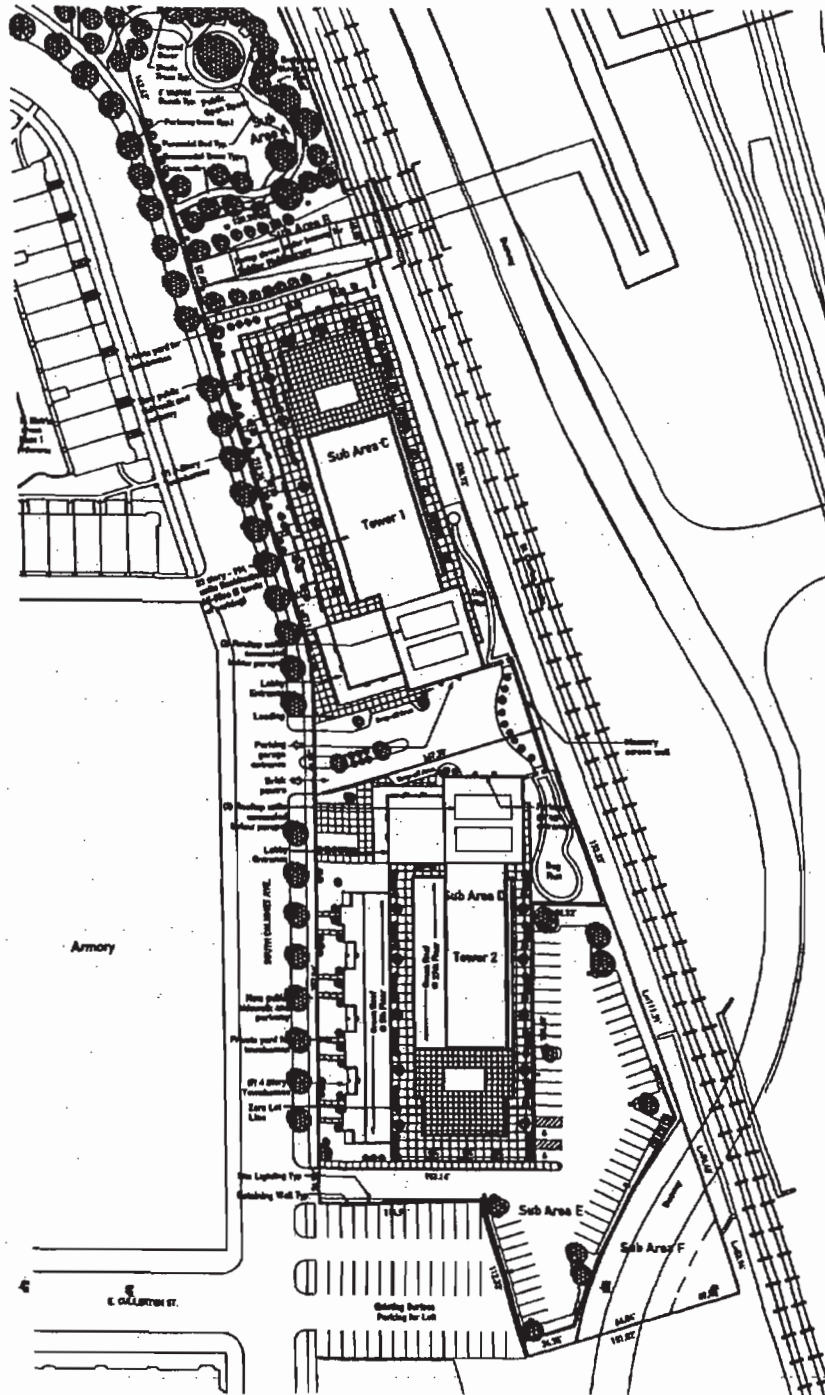
Site Plan -- Subarea D.



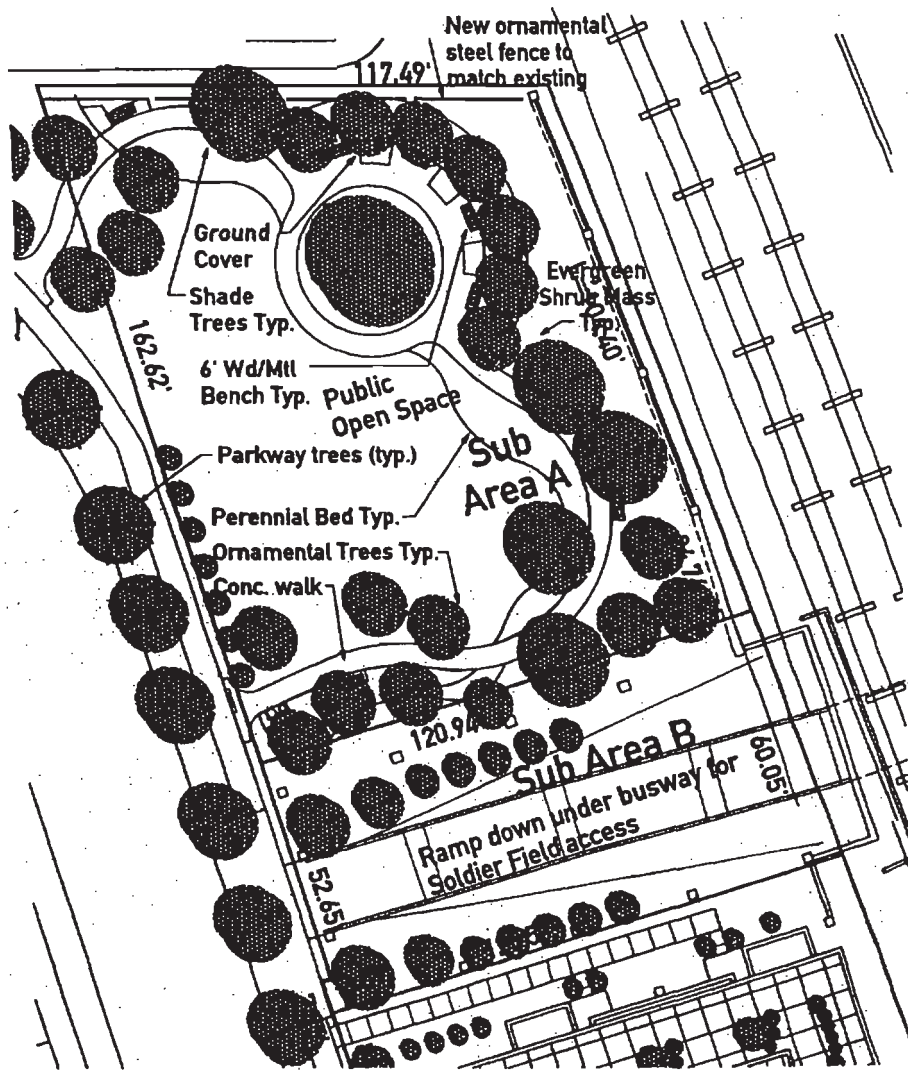
Site Plan -- Subareas E And F.



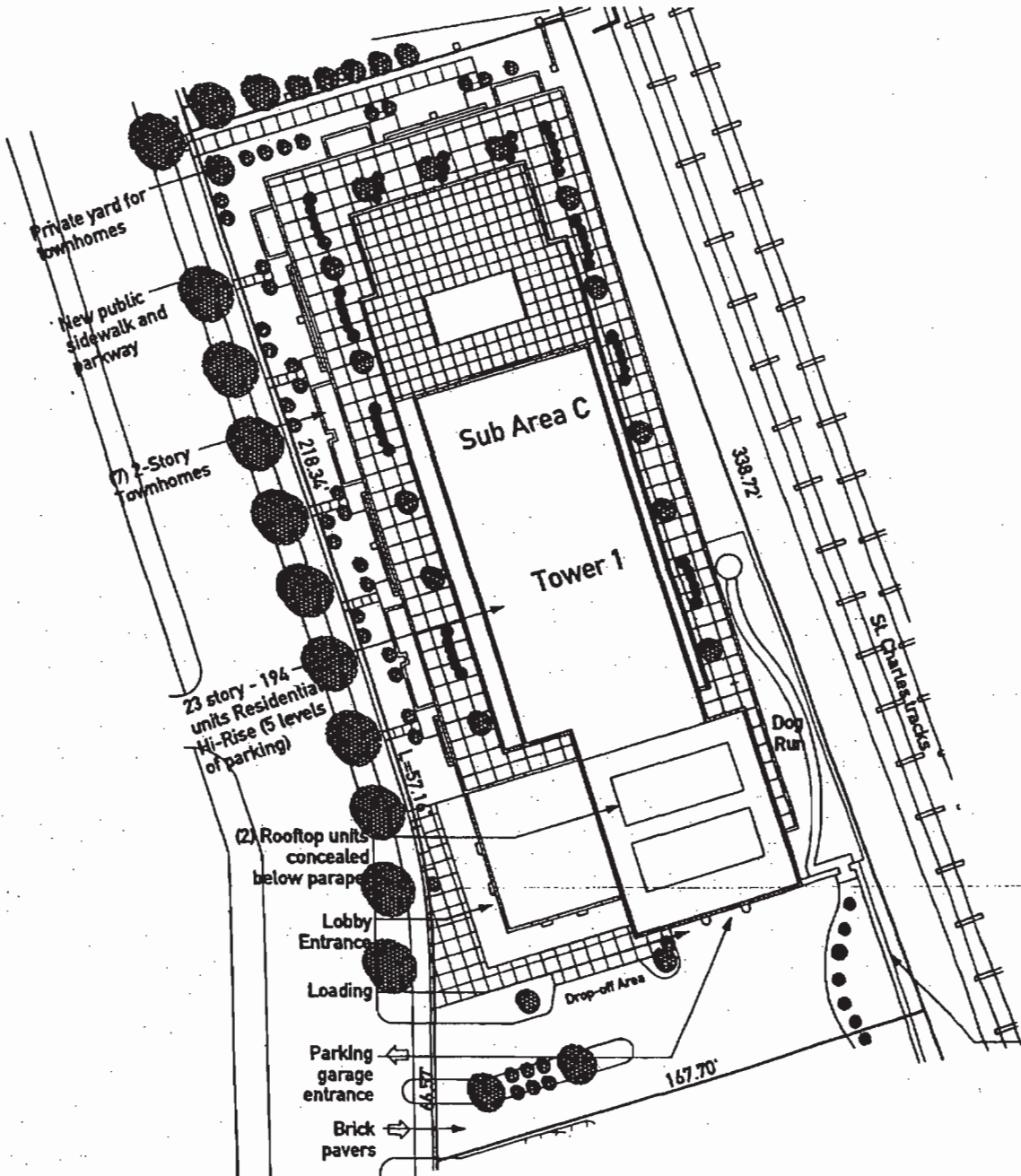
Landscape Plan -- Subareas A, B, C, D, E And F.



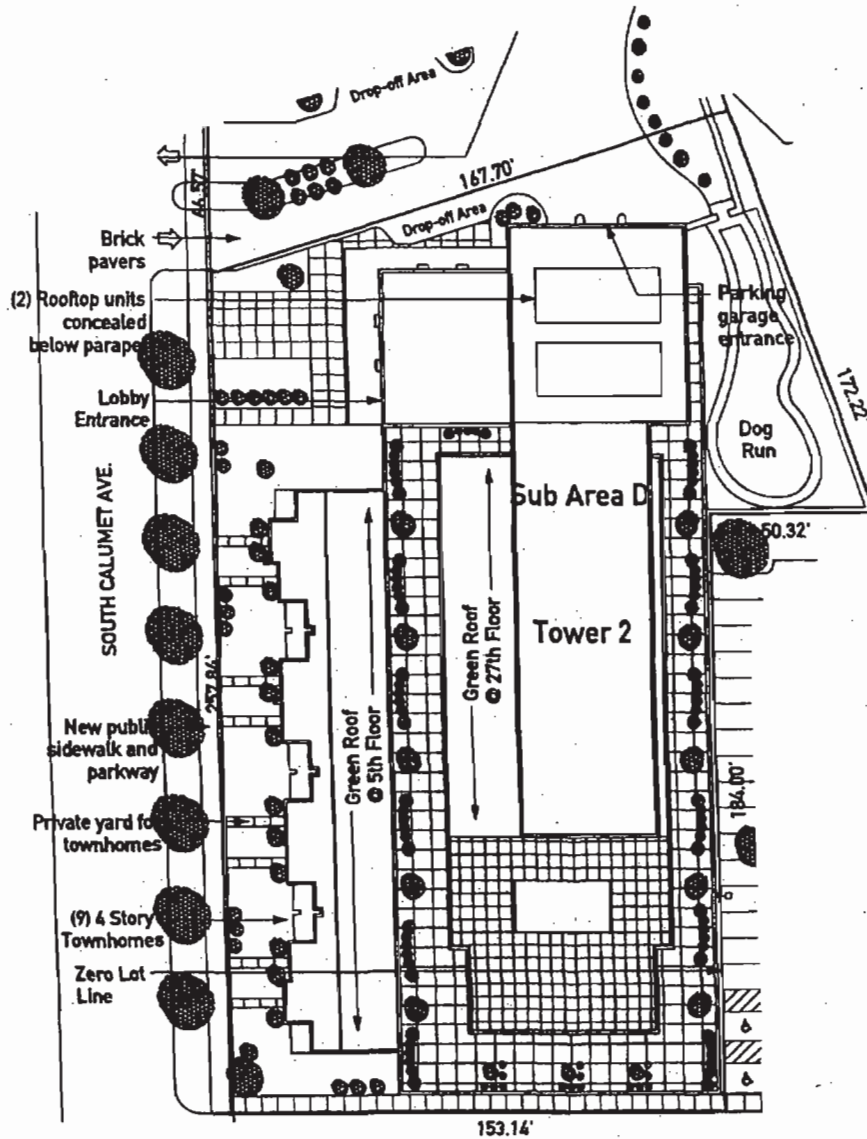
Landscape Plan -- Subareas A And B.



Landscape Plan -- Subarea C.



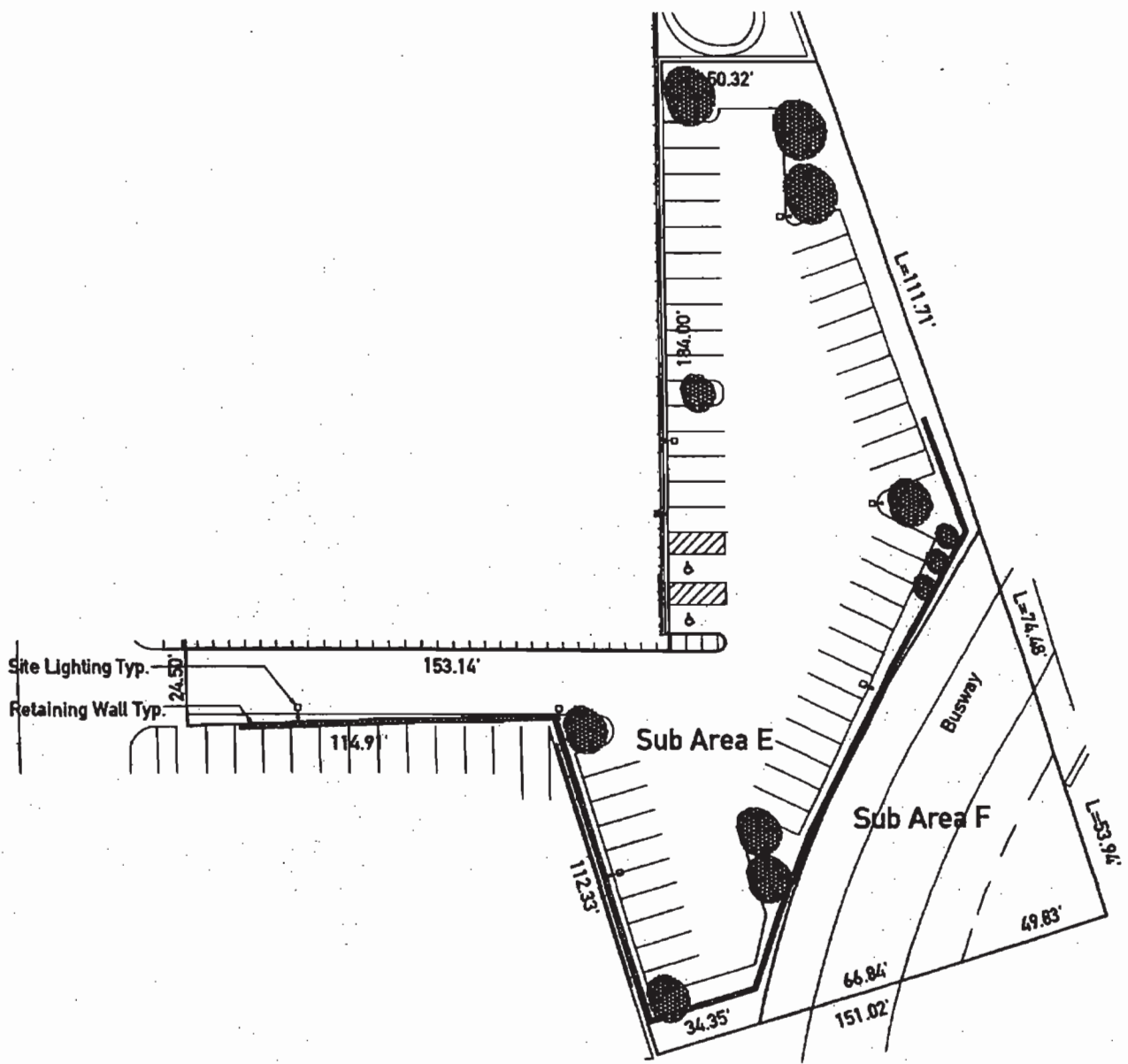
Landscape Plan -- Subarea D.



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	1600	Excludes Pool
Roof	2194	2547	0	Partial Mech Use
<b>Total</b>	<b>17294</b>	<b>16367</b>	<b>4692</b>	
<b>Green Roof Area Request:</b>		<b>4992</b>		Based upon 27% of Net Roof Area for Museum Park Residential 2.4 Lobby

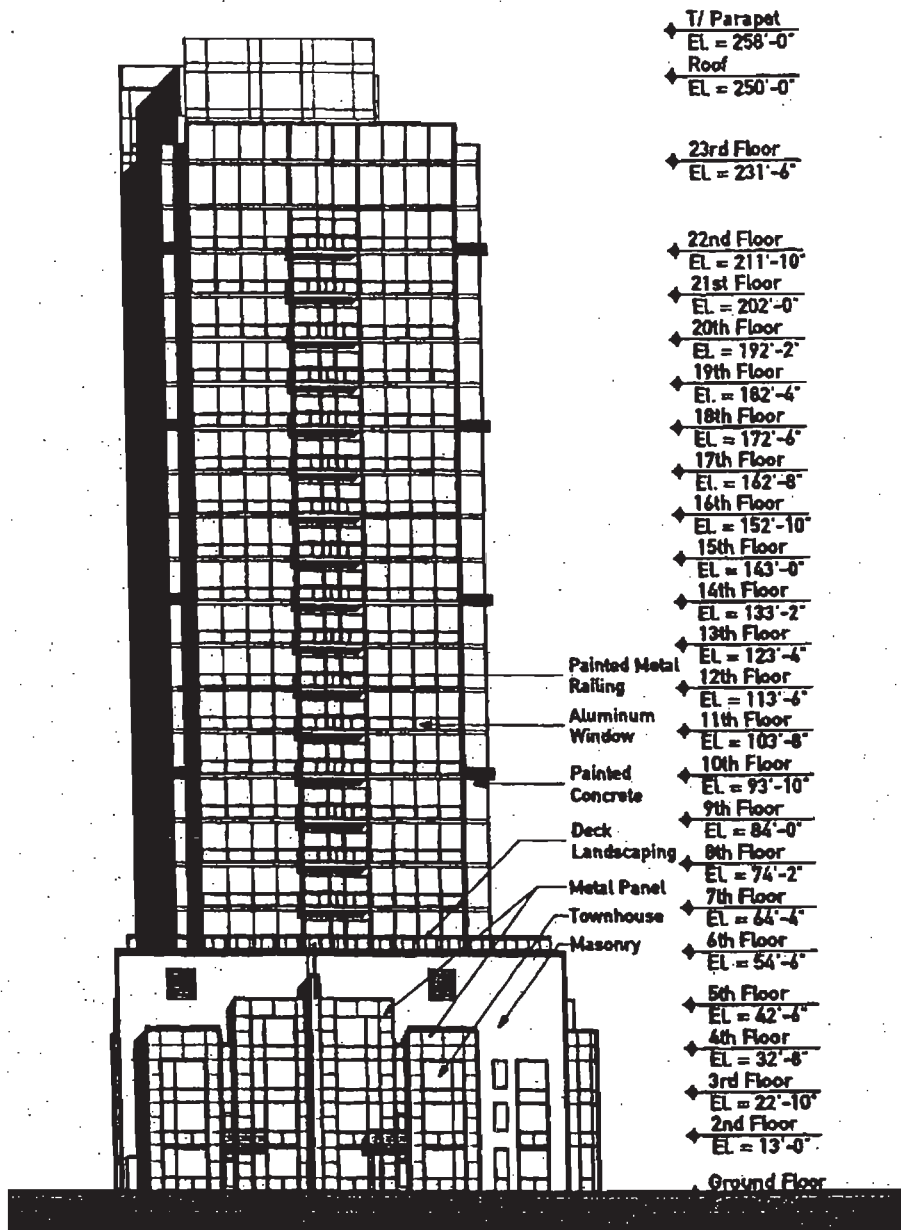
Landscape Plan -- Subareas E And F.



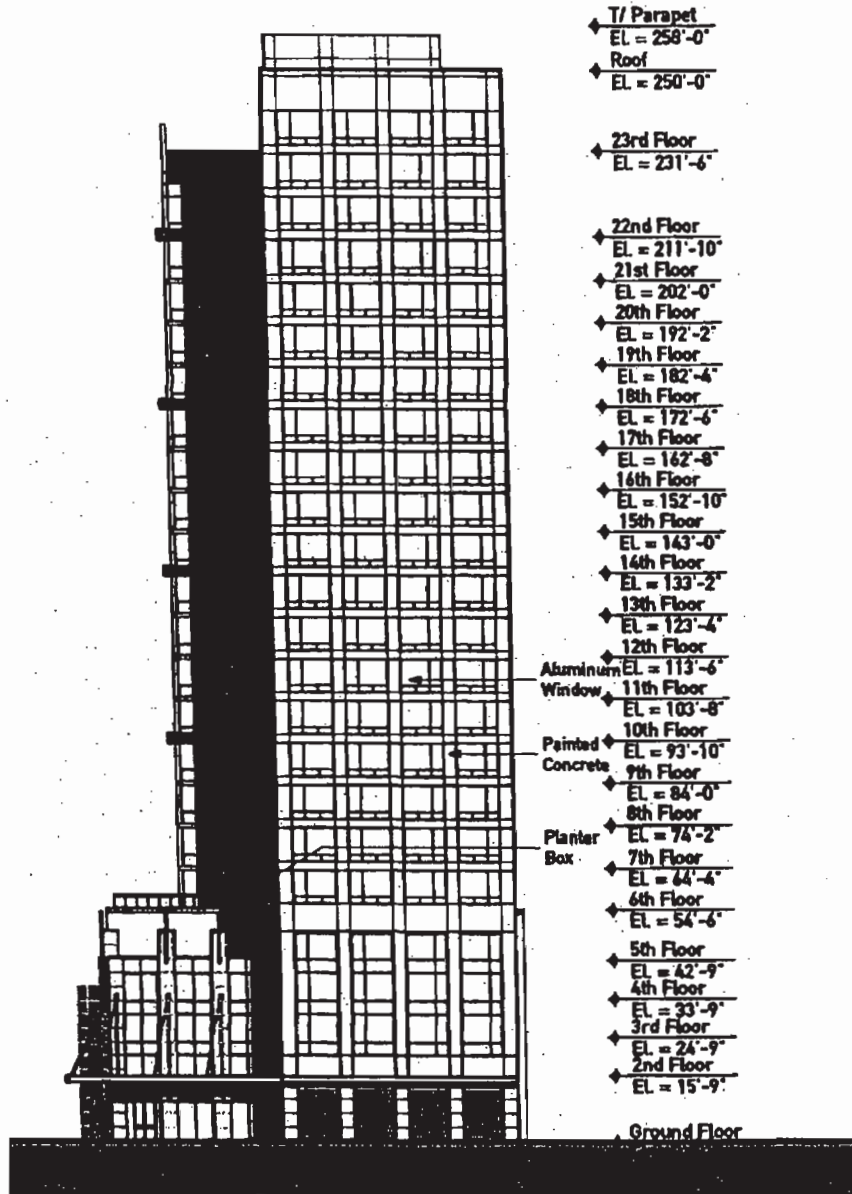
Plant List -- Subareas A,  
B, C, D, E And F.

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 MICROPHYLLIA KOR.		DWARF KOREAN BOXWOOD	
	CONTONEASTER APICULATA		CRANBERRY CONTONEASTER	
	RIBES ALPINUM		ALPINE CURRANT	
	SPIREA JAPONICA		JAPANESE SPIREA	
	VIBURNUM CARLESII (COMP.)		DWARF KOREANSPICE VIB.	

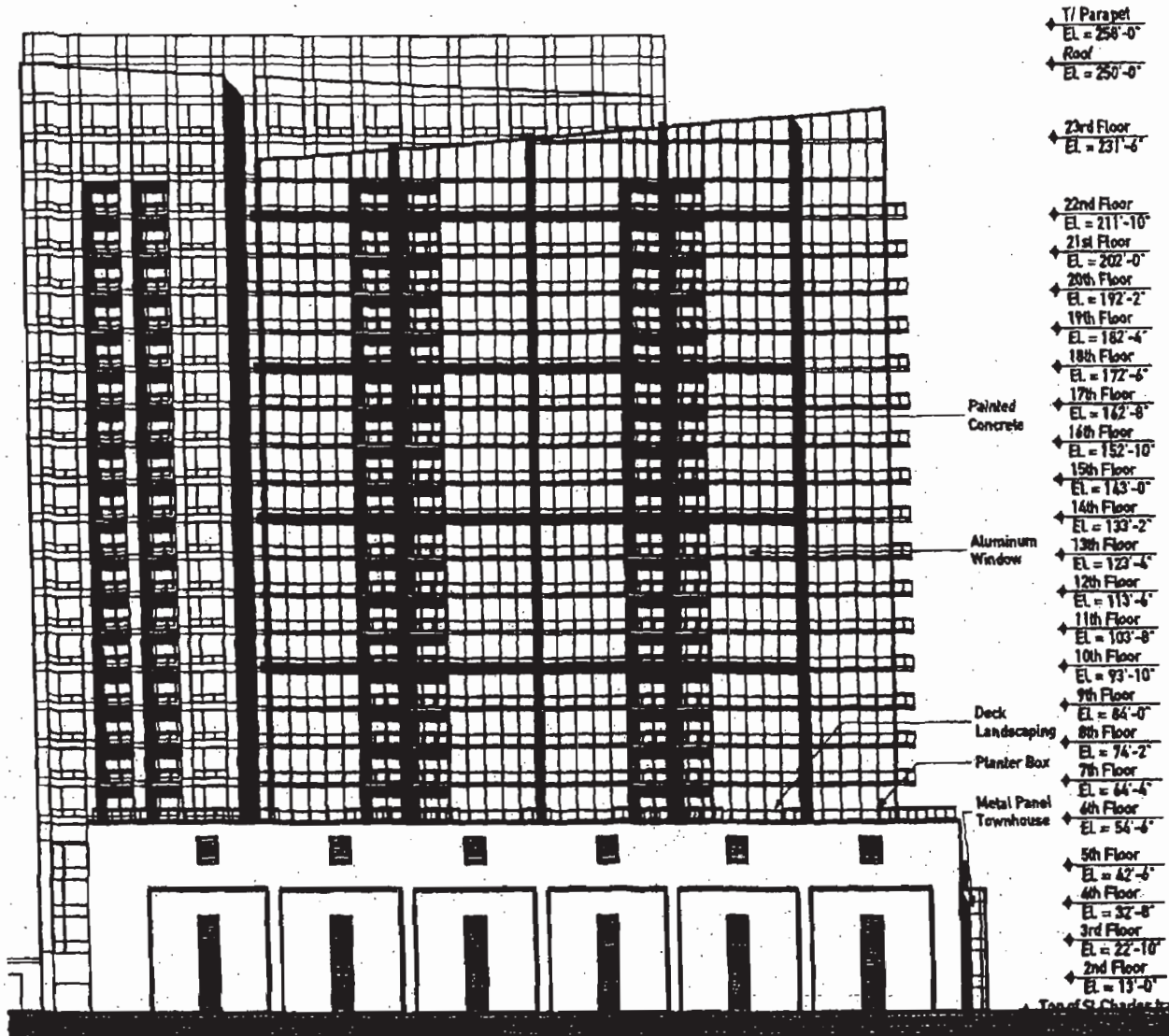
Tower 1 -- North Building Elevation.



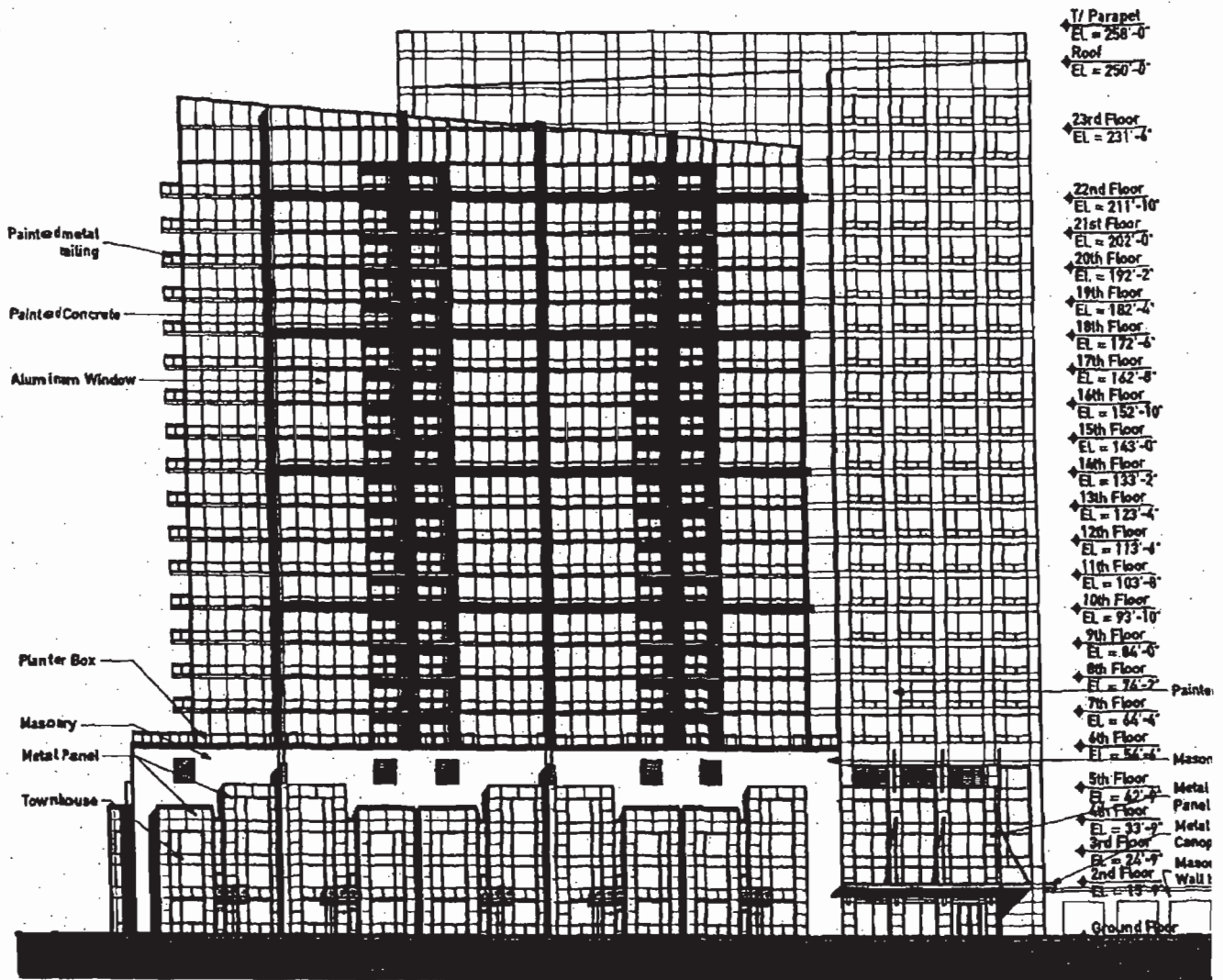
Tower 1 -- South Building Elevation.



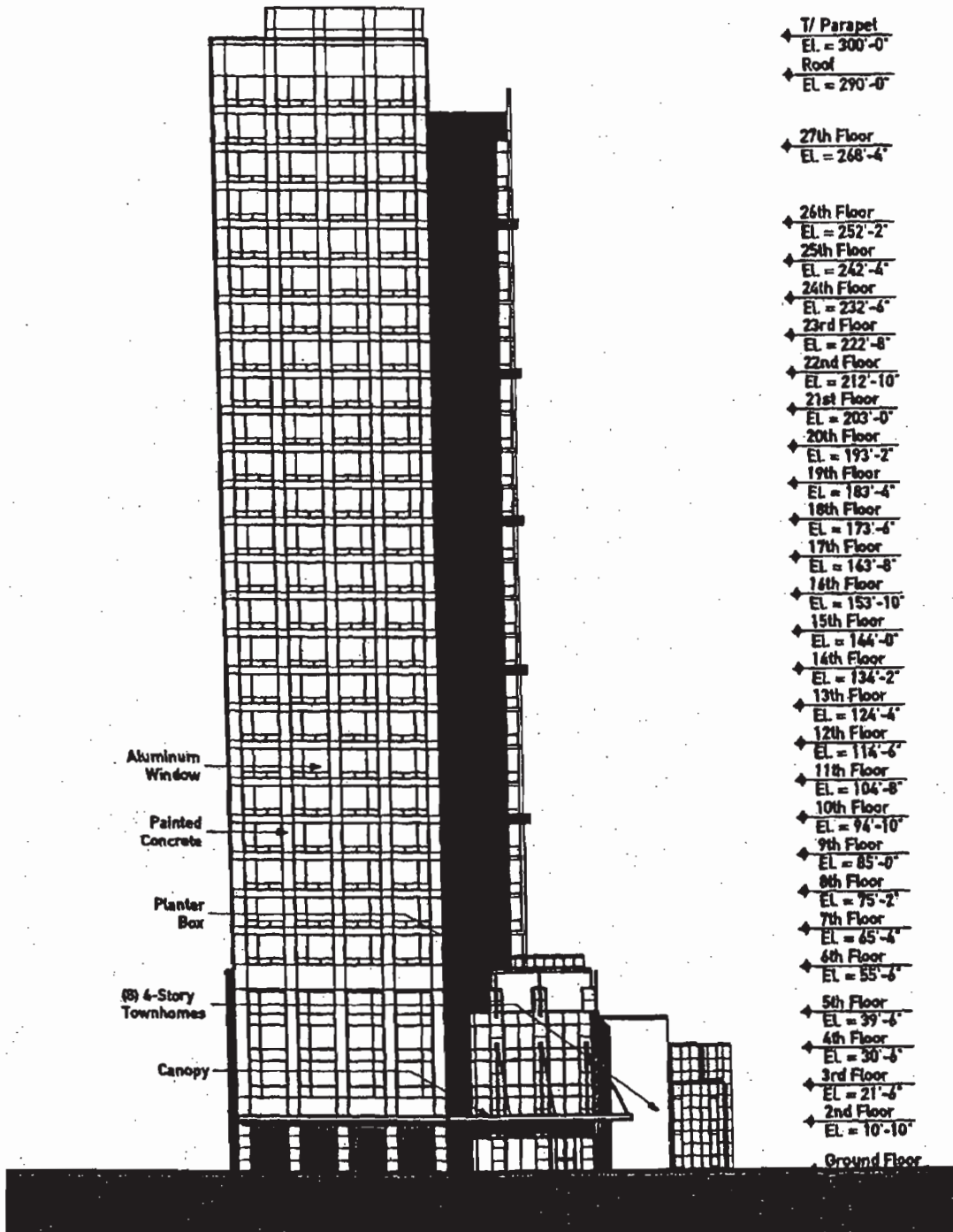
Tower 1 -- East Building Elevation.



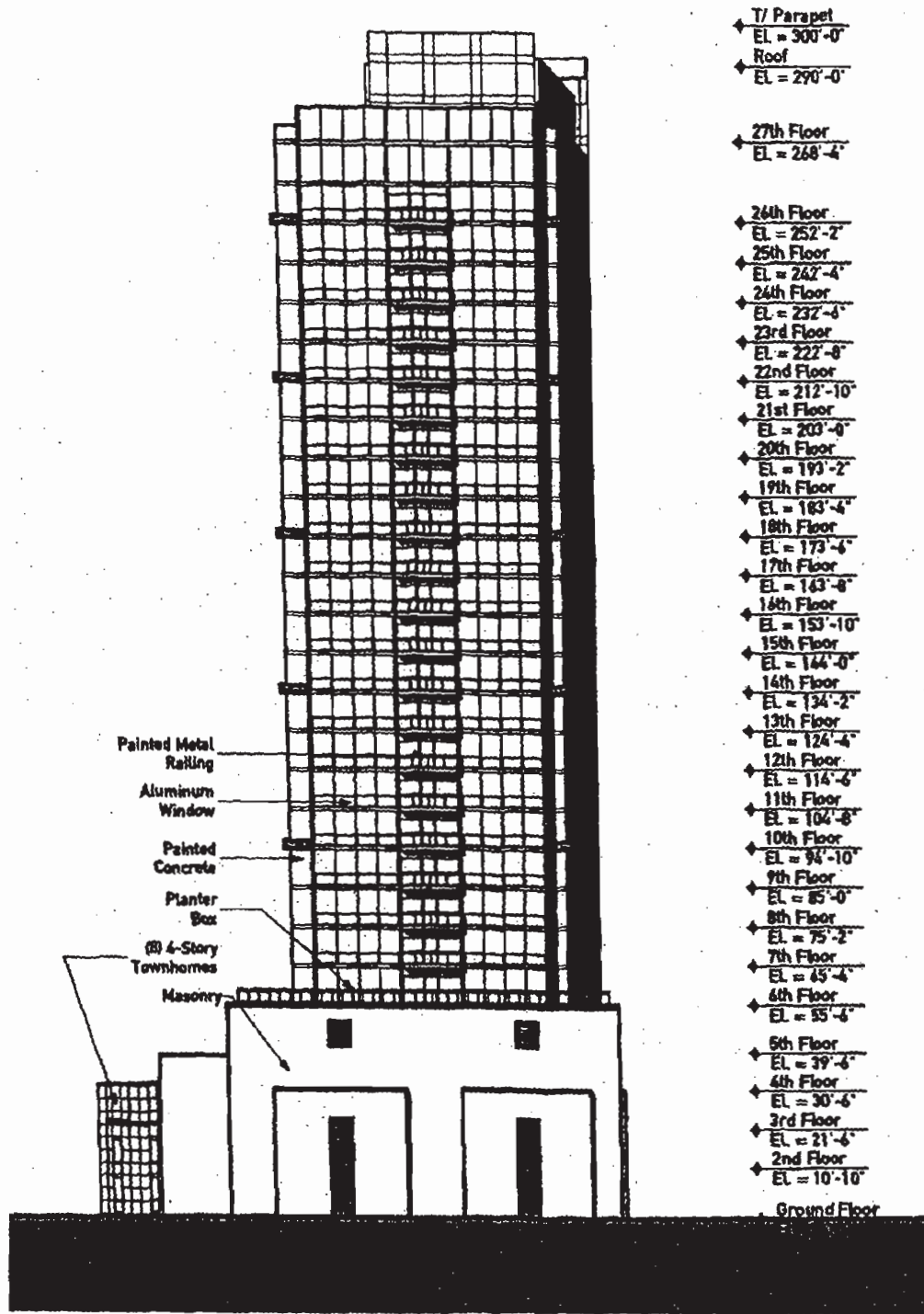
Tower 1 -- West Building Elevation.



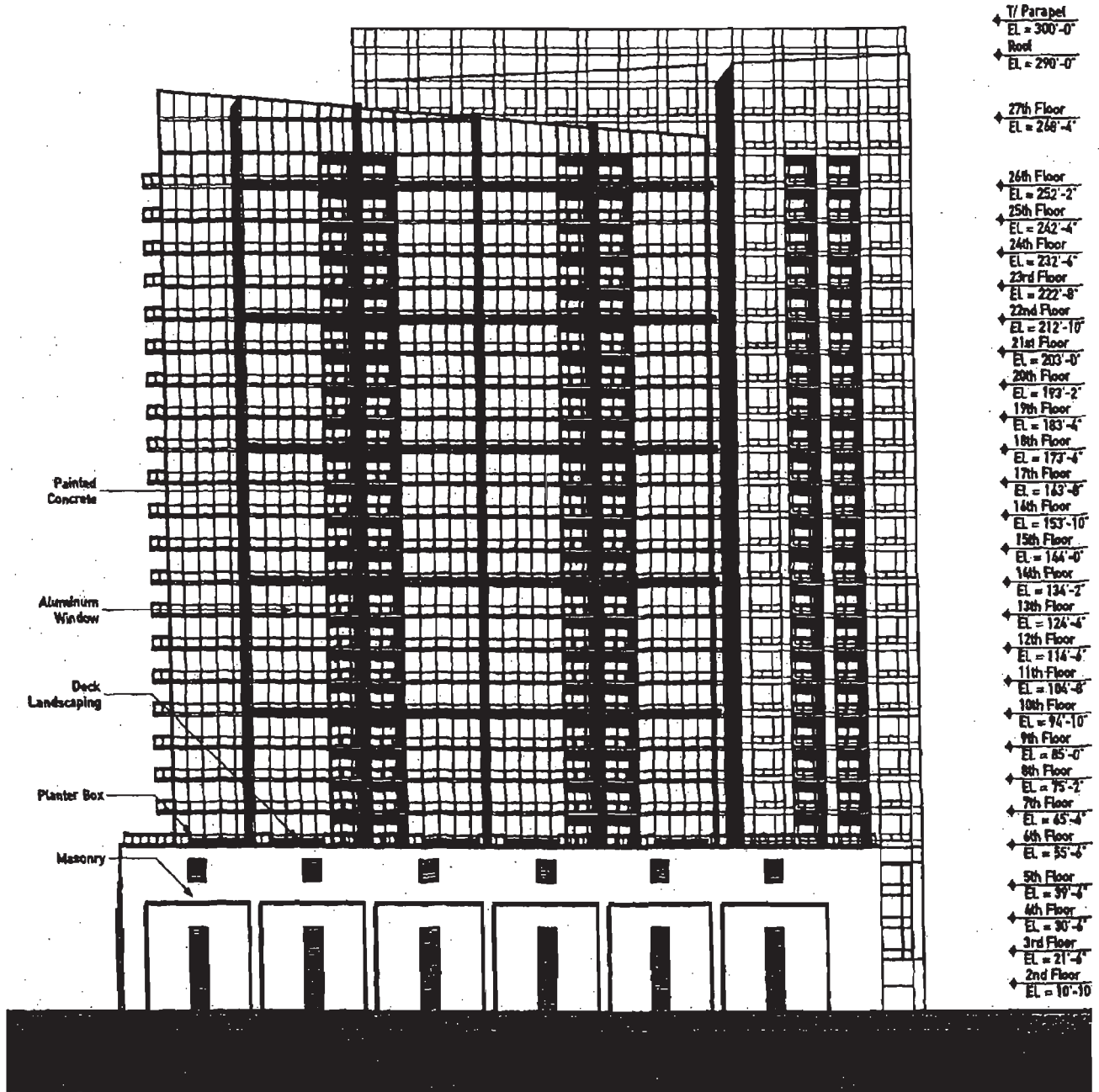
Tower 2 -- North Building Elevation.



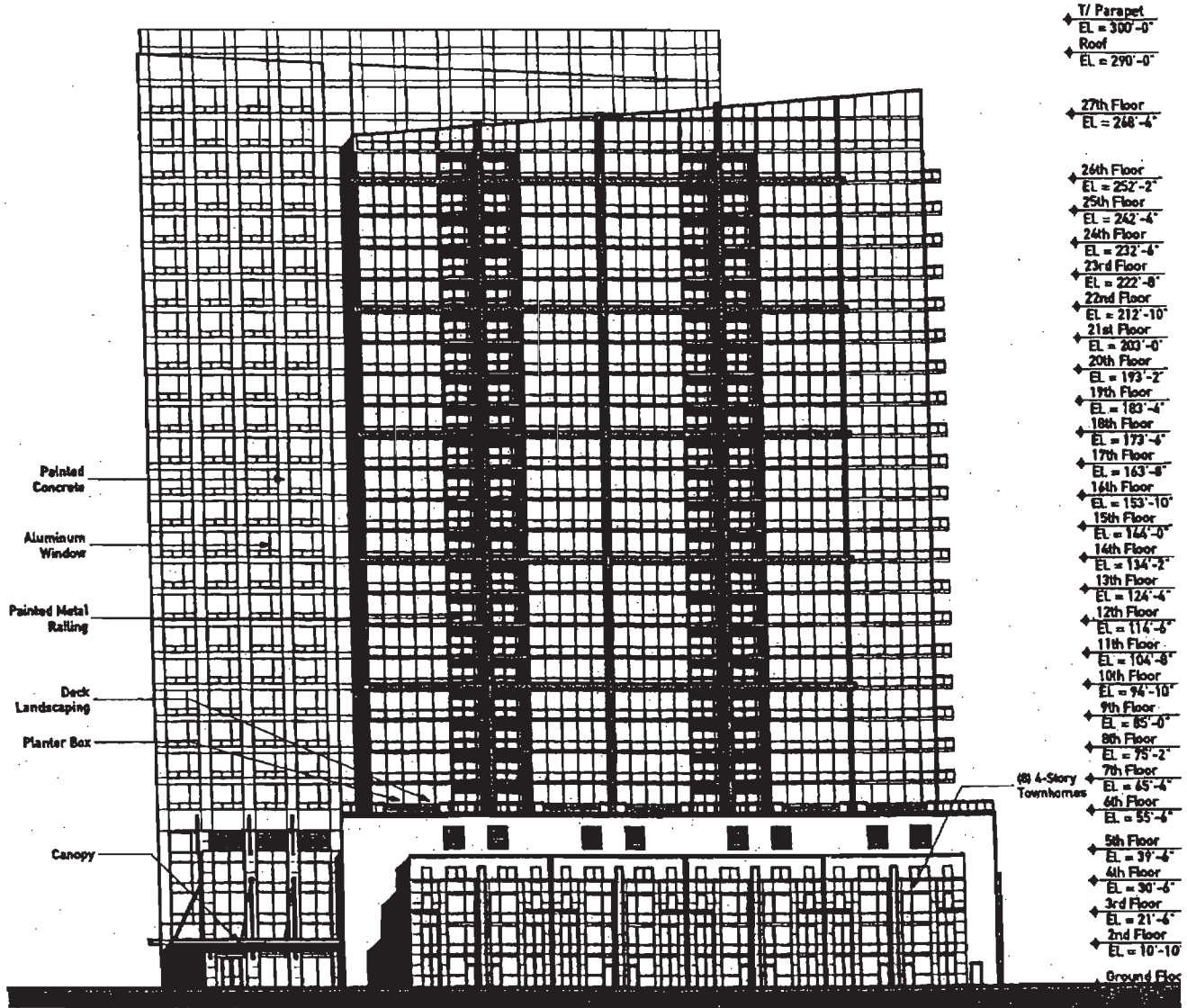
Tower 2 -- South Building Elevation.



Tower 2 -- East Building Elevation.



Tower 2 -- West Building Elevation.





Context Elevation.

