



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

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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,

A handwritten signature in black ink, appearing to read "Denise".

Denise M. Casalino, P.E.
Commissioner

A small handwritten signature or mark in black ink.

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 23rd 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 23rd 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 18th 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 23rd 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 23rd 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 23rd 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 23rd 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 23rd 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 23rd 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 (2nd) 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	

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

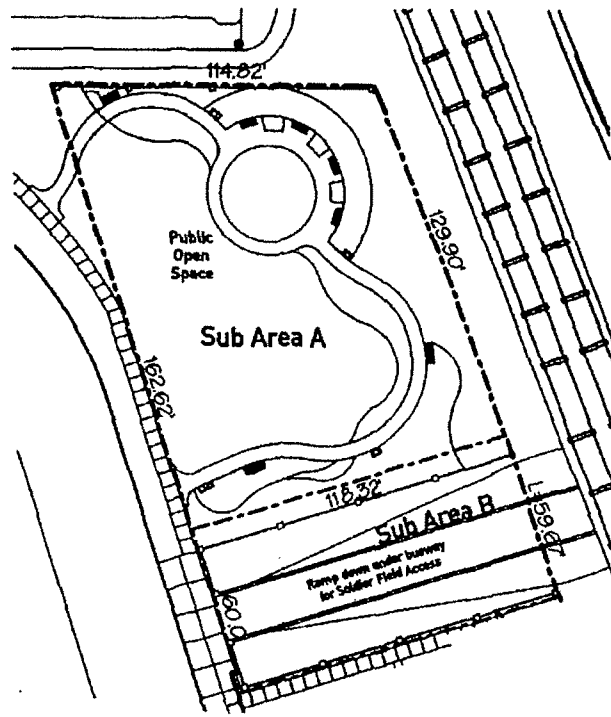
Plant List.

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	Acer Platanoides	Norway Maple
	Acer Saccharum	Sugar Maple
	Acer Rubrum	Red Maple
	Celtis Occident&s	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 V.I.B.

Site Plan -- Subareas A, And B.



SUB AREAS A & B

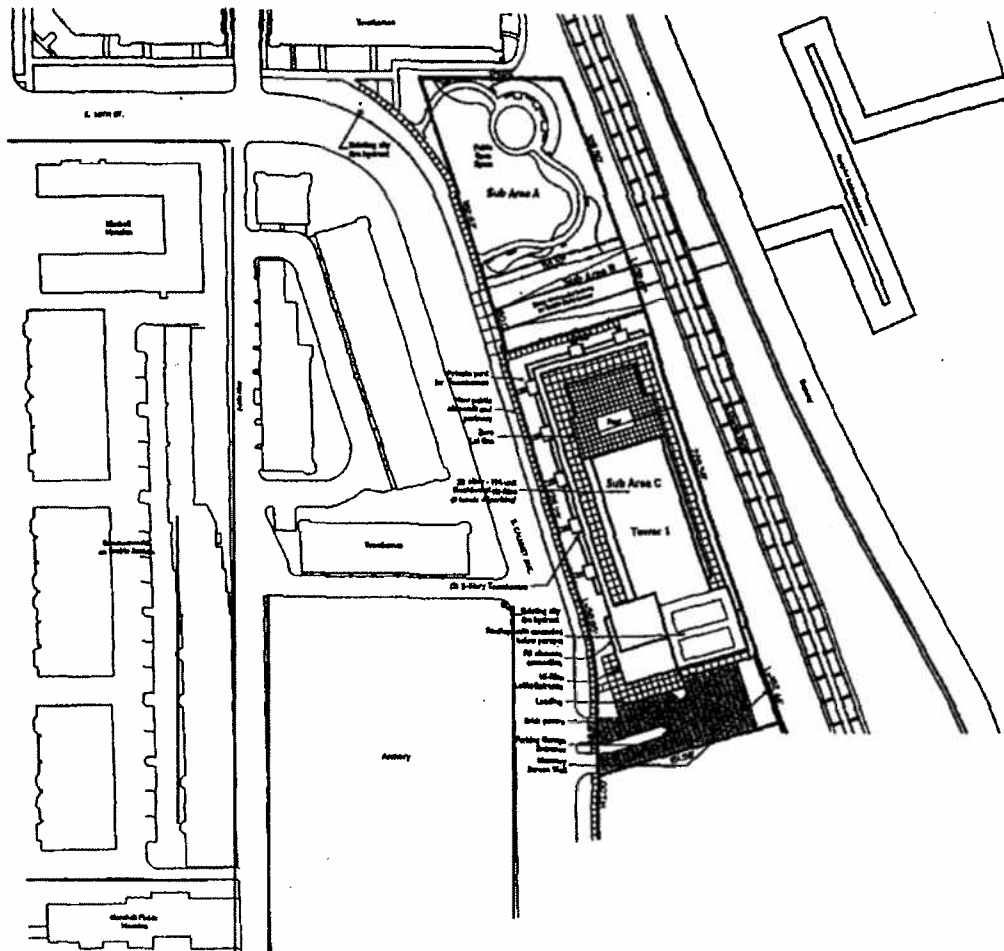
Site Plan
Scale: 1"=50'-0"

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.



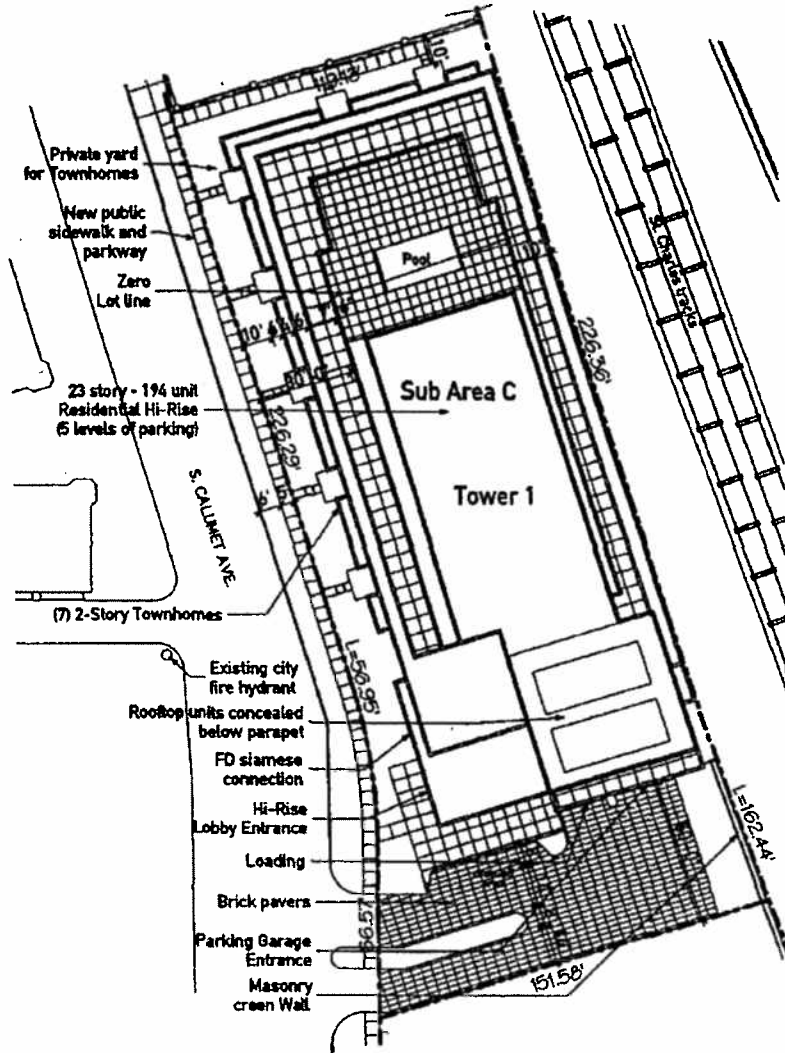
SUB AREAS A, B, & C

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

<p>APPLICANT: CENTRAL STATION L.L.C. ADDRESS: 1801-1901 South Calvert Avenue Chicago, Illinois DATE: July 15, 2004 (revised)</p>	<p>V2</p>
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Site Plan -- Subarea C.



SUB AREA C

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

APPLICANT: CENTRAL STATION L.L.C.

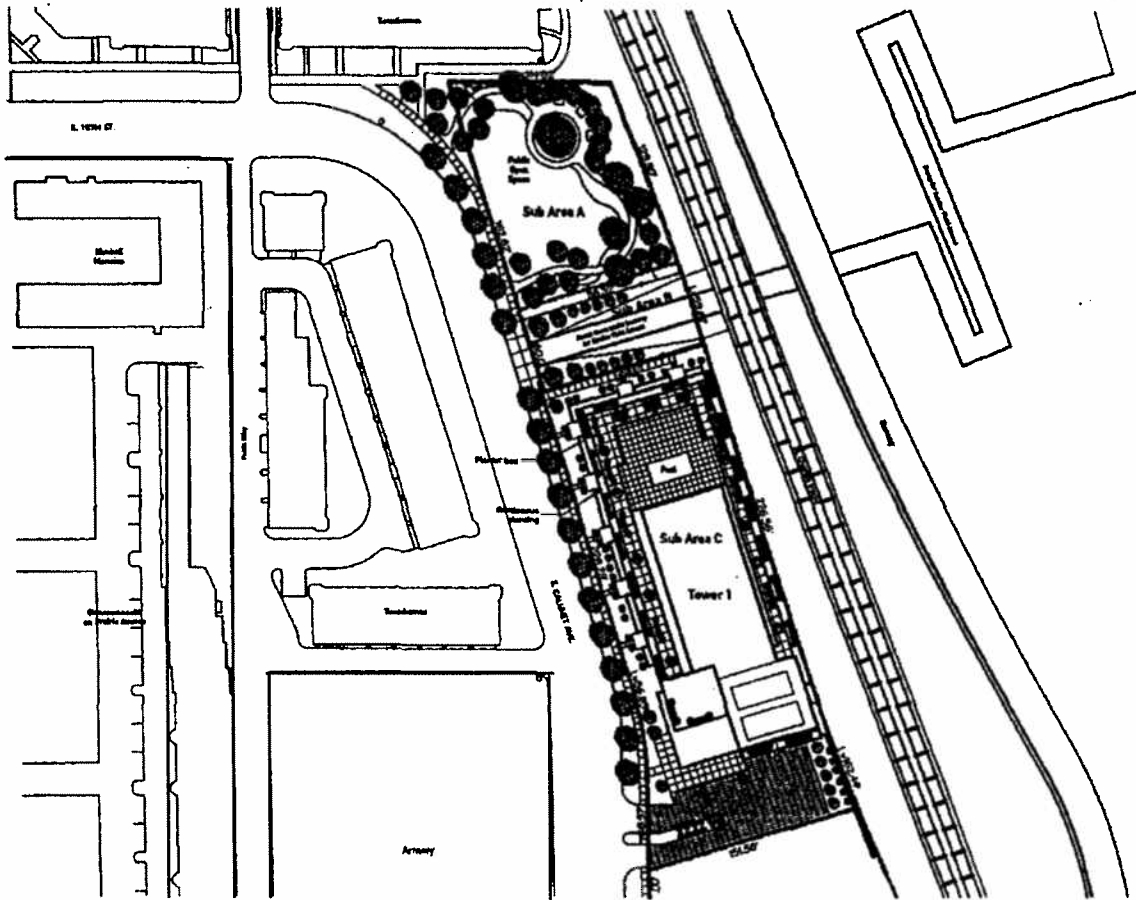
ADDRESS: 1801-1901 South Calumet Avenue
Chicago, Illinois

DATE: July 15, 2004 (revised)

V2



Landscape Plan -- Subareas A, B And C.



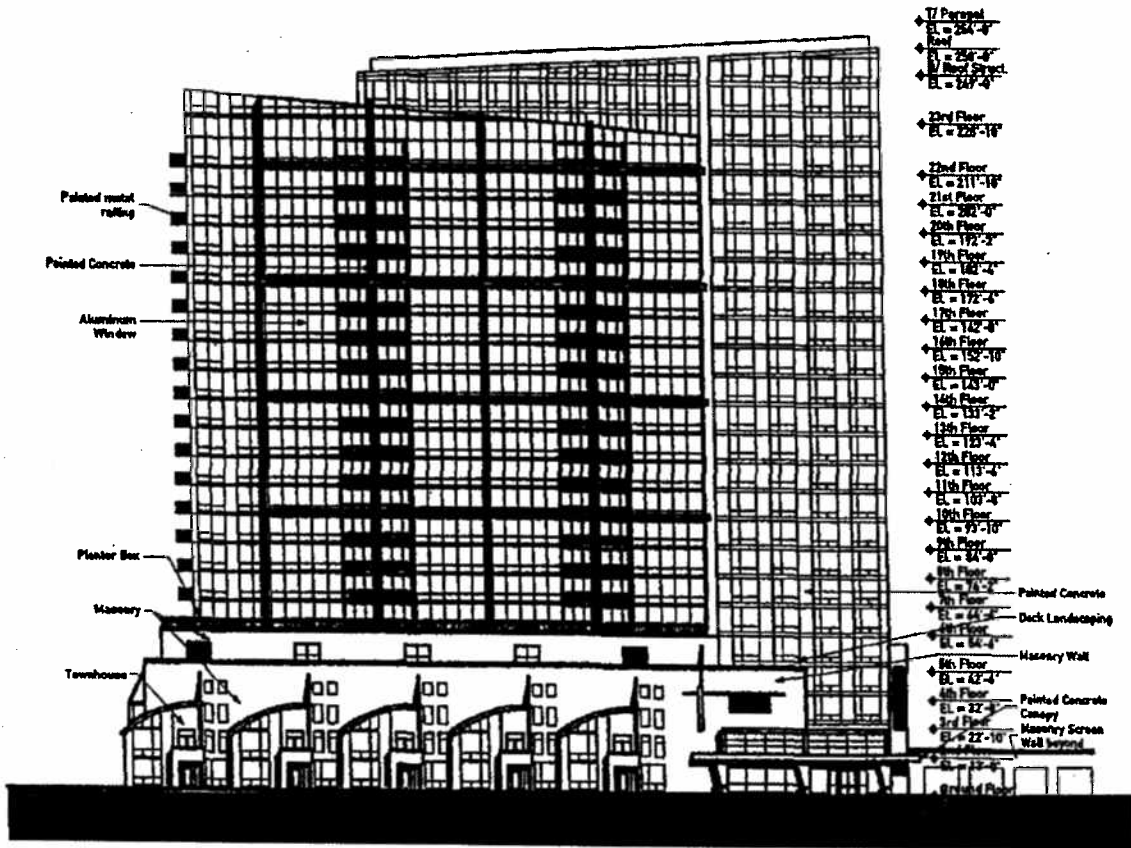
SUB AREAS A, B, & C

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

<p>APPLICANT: CENTRAL STATION L.L.C. ADDRESS: 1801-1901 South Calumet Avenue Chicago, Illinois DATE: July 15, 2004 (revised)</p>	<p>V2</p>
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Building Elevation -- West Elevation.



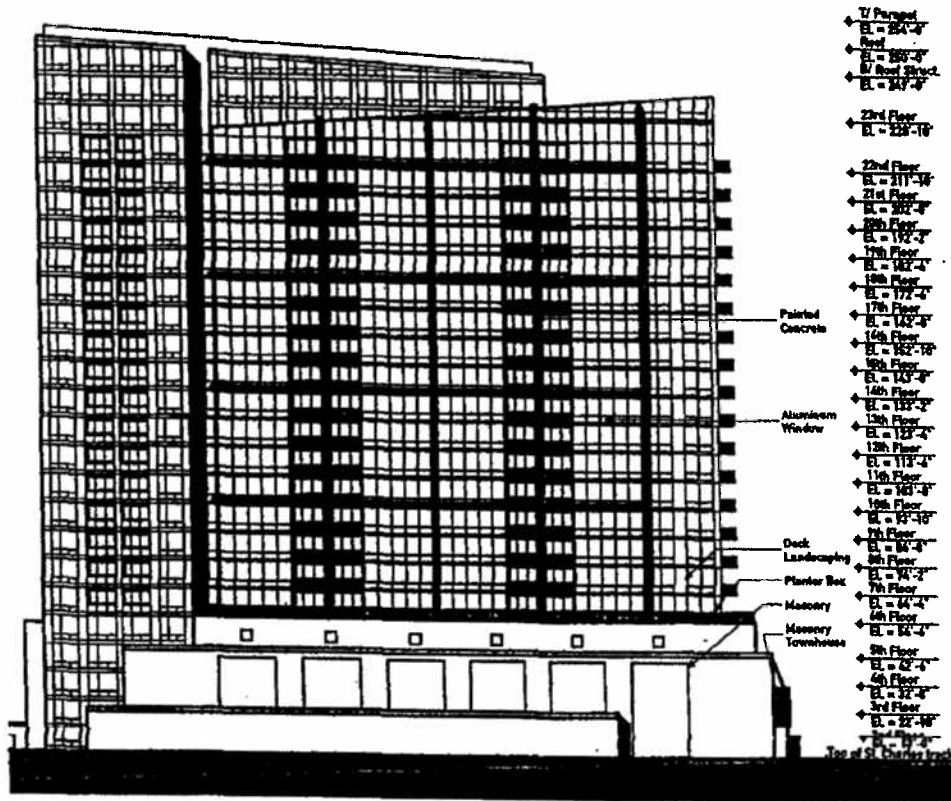
BUILDING ELEVATION
WEST ELEVATION

Scale: 1"=50'-0"

<p>APPLICANT: CENTRAL STATION L.L.C. ADDRESS: 1801-1901 South Calumet Avenue Chicago, Illinois DATE: July 15, 2004 (revised)</p>	<p>"2</p>
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Building Elevation -- East Elevation.



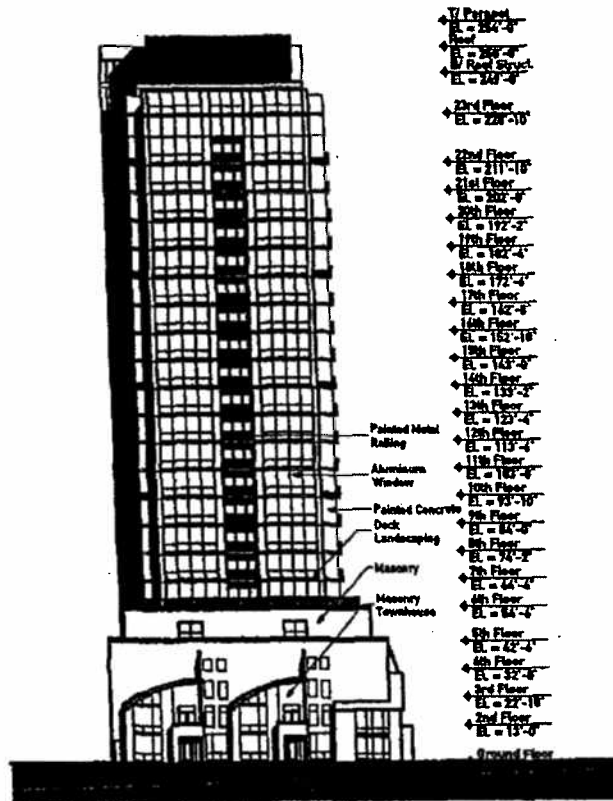
BUILDING ELEVATION
EAST ELEVATION

Scale: 1"=50'-0"



APPLICANT: CENTRAL STATION L.L.C.
 ADDRESS: 1801-1901 South Calumet Avenue
 Chicago, Illinois
 Sub 152004 (revised)
 V2

Building Elevation -- North Elevation.



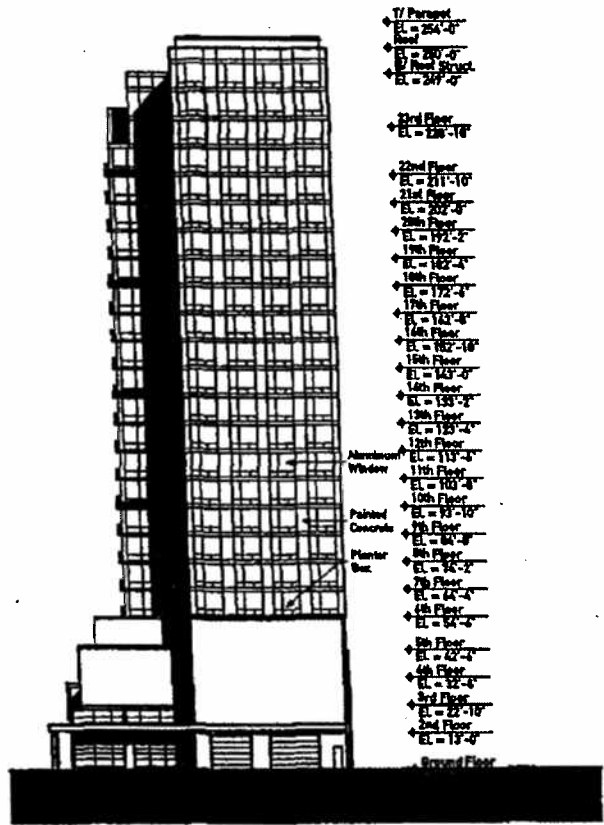
BUILDING ELEVATION
NORTH ELEVATION

Scale: 1"=50'-0"

APPLICANT: CENTRAL STATION L.L.C. ADDRESS: 1821-1901 South Calumet Avenue Chicago, Illinois DATE: July 15, 2004 (revised)	V2
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Building Elevation -- South Elevation



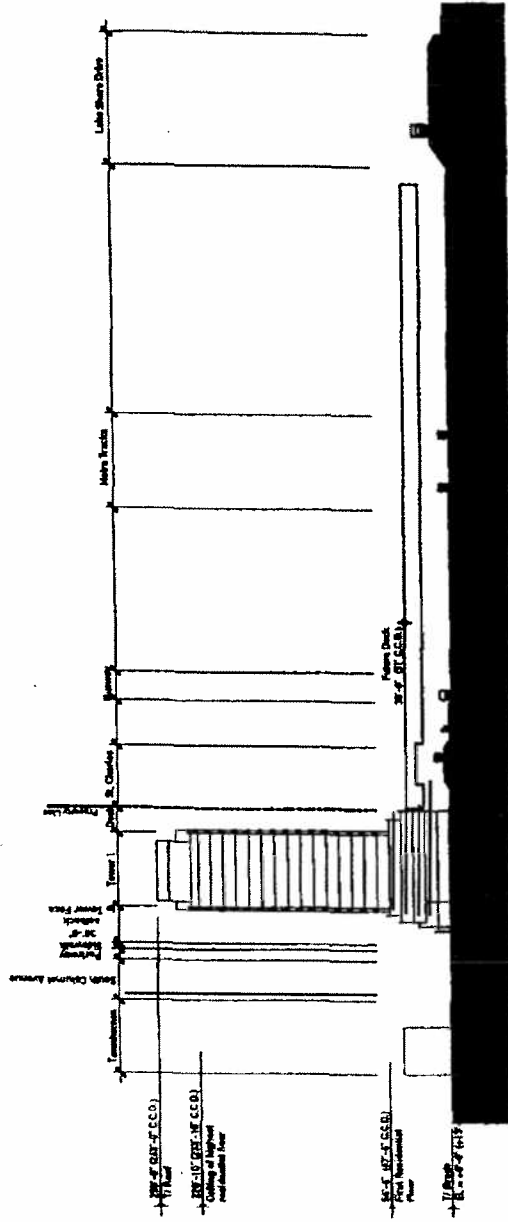
BUILDING ELEVATION
SOUTH ELEVATION

Scale: 1"=50'-0"

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



SITE SECTION

Scale: None

APPLICANT: CENTRAL STATION L.L.C. ADDRESS: 1801-1801 South Cahoon Avenue Chicago, Illinois DATE: July 15, 2004 (revised)	V2
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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 23rd 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 23rd 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 18th 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 23rd 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 23rd 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 23rd 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 23rd 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 23rd 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 23rd 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.

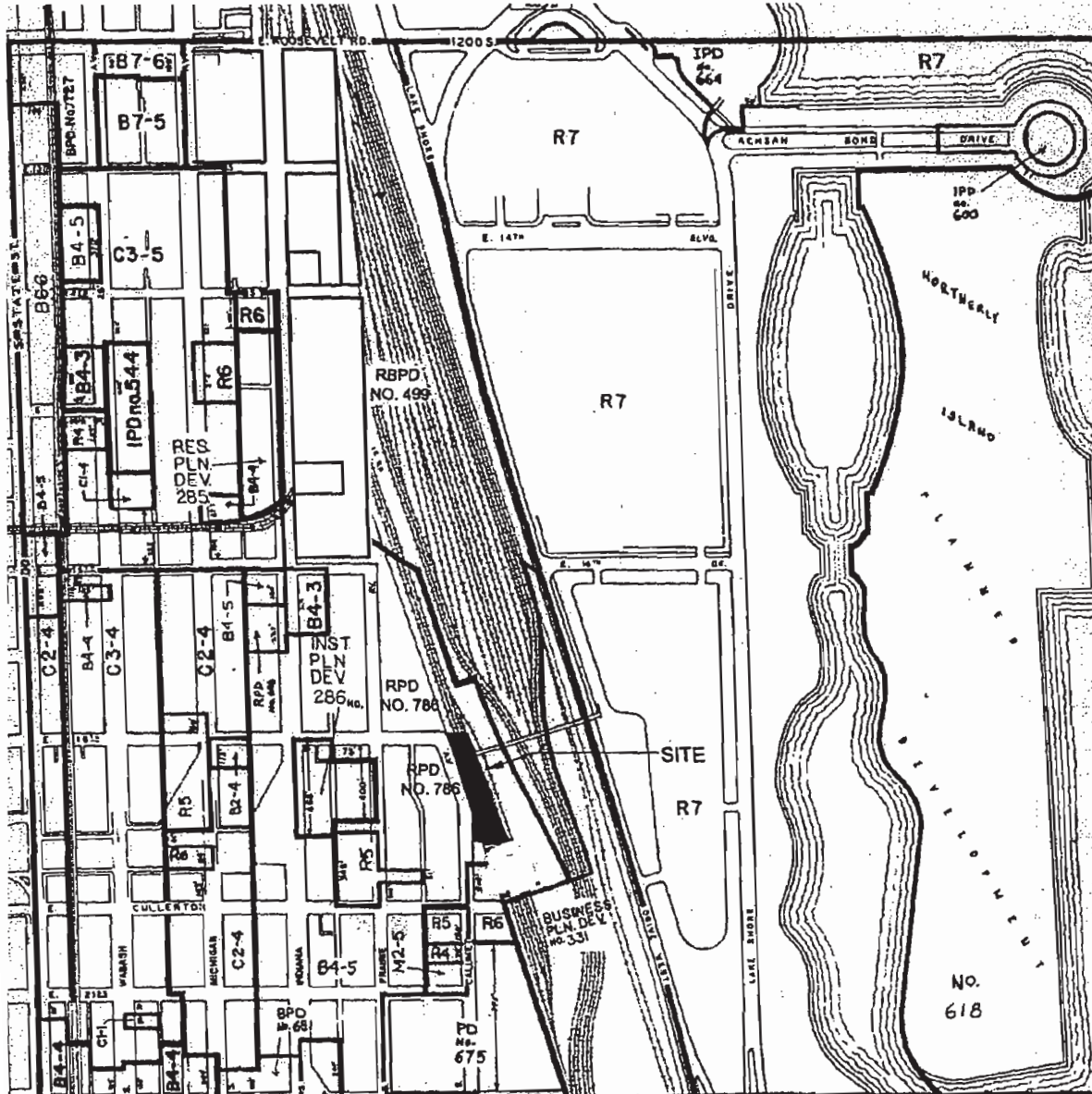
[Bulk Regulations and Data Table; Existing Zoning Map; Existing Land-Use Map; Site Plans; Conceptual Park Plan; Landscape Plans; Plant List; Planned Development Boundary and Property Line Maps; Building Elevation Drawings; and Site Section referred to in these Plan of Development Statements printed on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

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

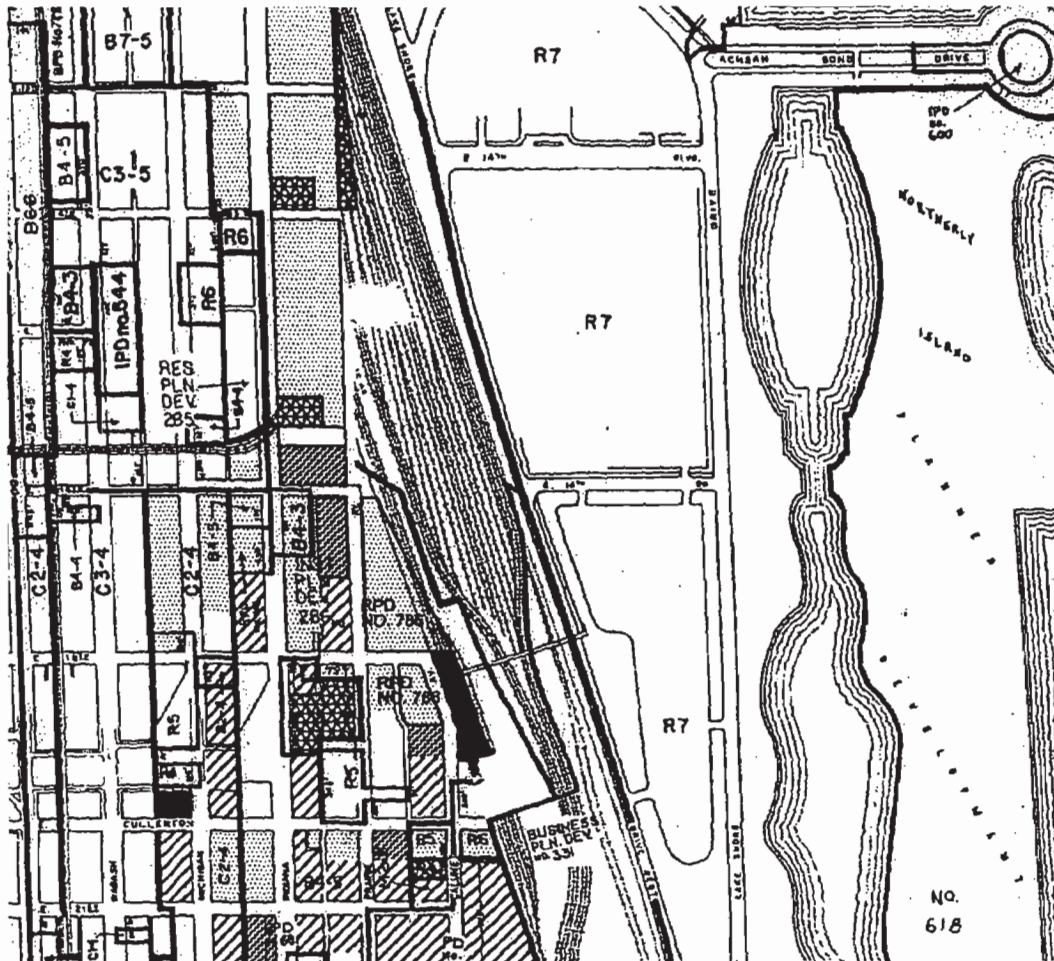
Bulk Regulations and Data Table				
	Sub Area A	Sub Area B	Sub Area C	Area Total
Net Site Area (SF)	16,709	7,133	42,289	66,131
Net Site Area (Acre)	0.38	0.16	0.97	1.52
Gross Site Area (SF)	22,227	9,113	53,607	84,947
Gross Site Area (Acre)	0.51	0.21	1.23	1.95
FAR Site Area (SF)	16,709	7,133	42,289	66,131
FAR Site Area (Acre)	0.38	0.16	0.97	1.52
TOTAL PROPOSED BUILDING AREA			270000	270000
Proposed FAR				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

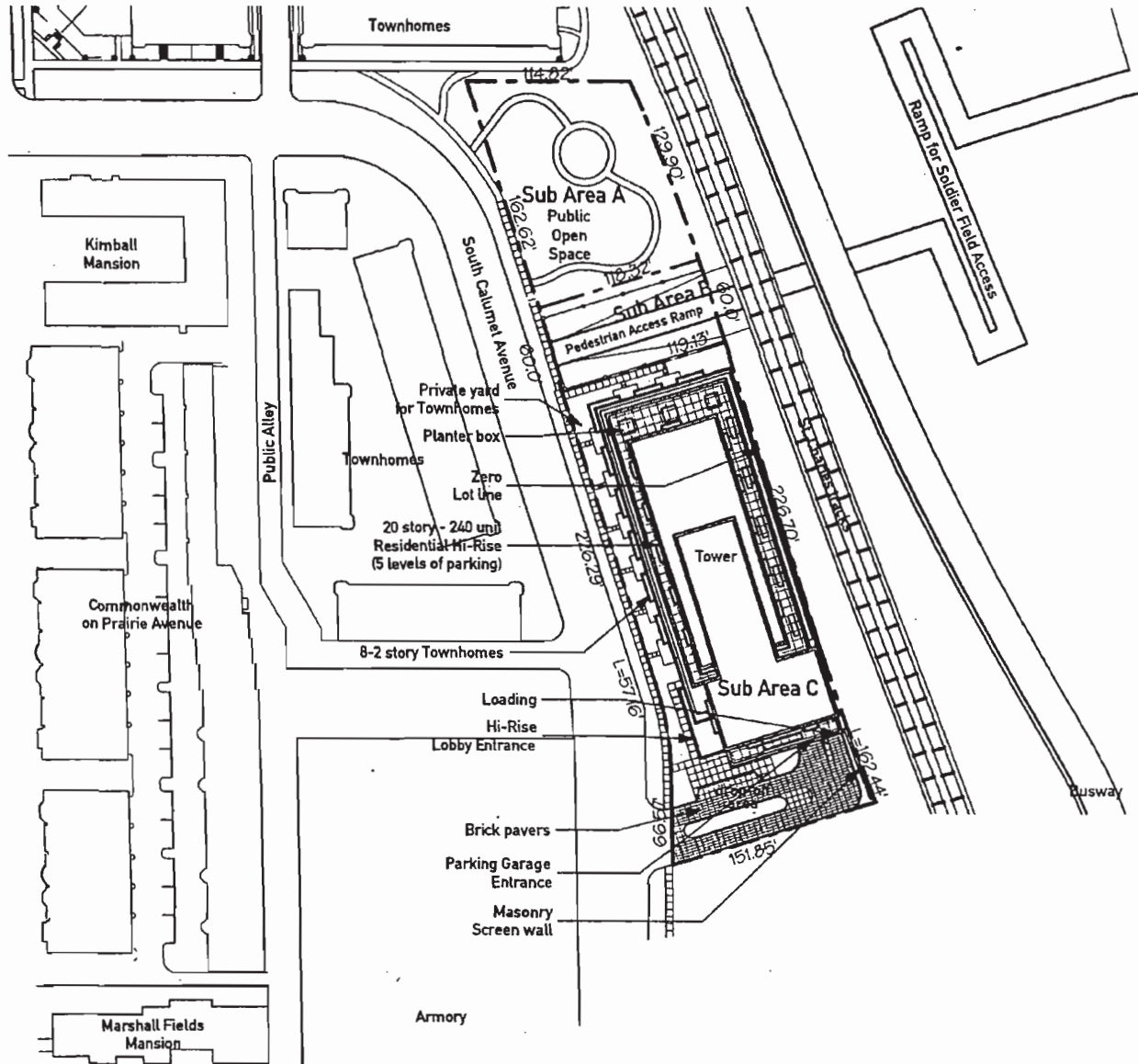
Existing Zoning Map.



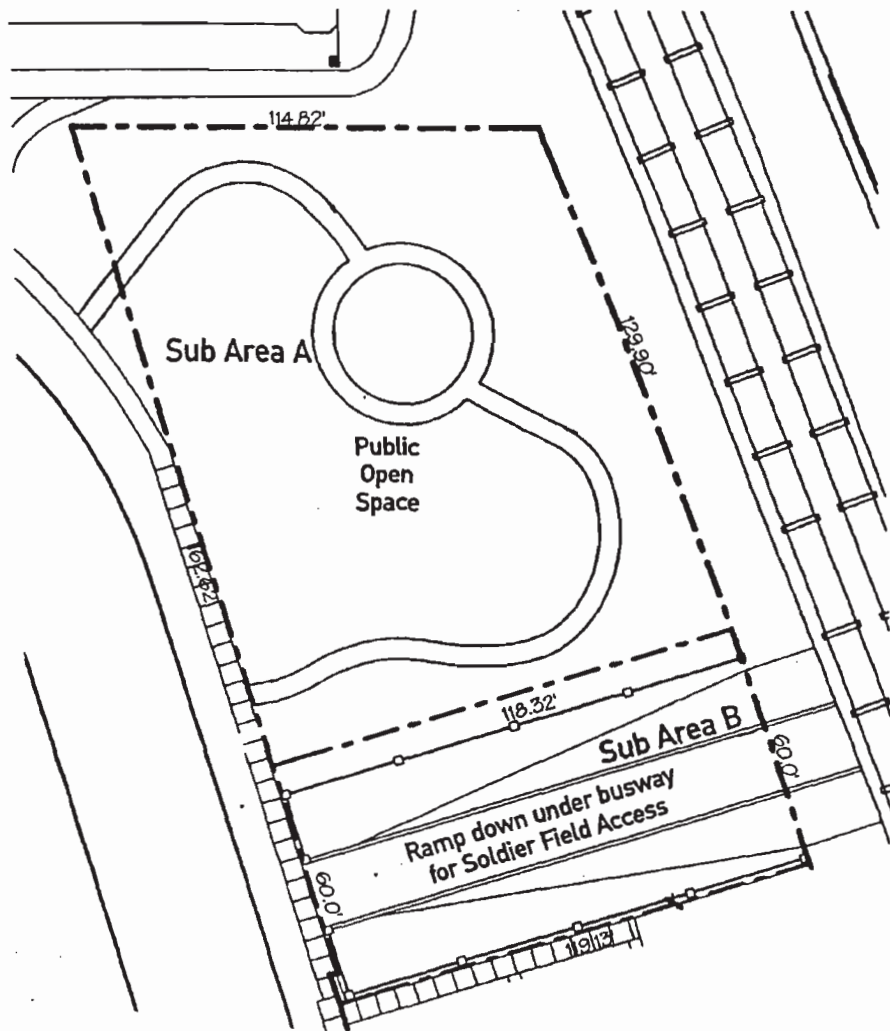
Existing Land-Use Map.



Site Plan
(Subareas A, B And C)

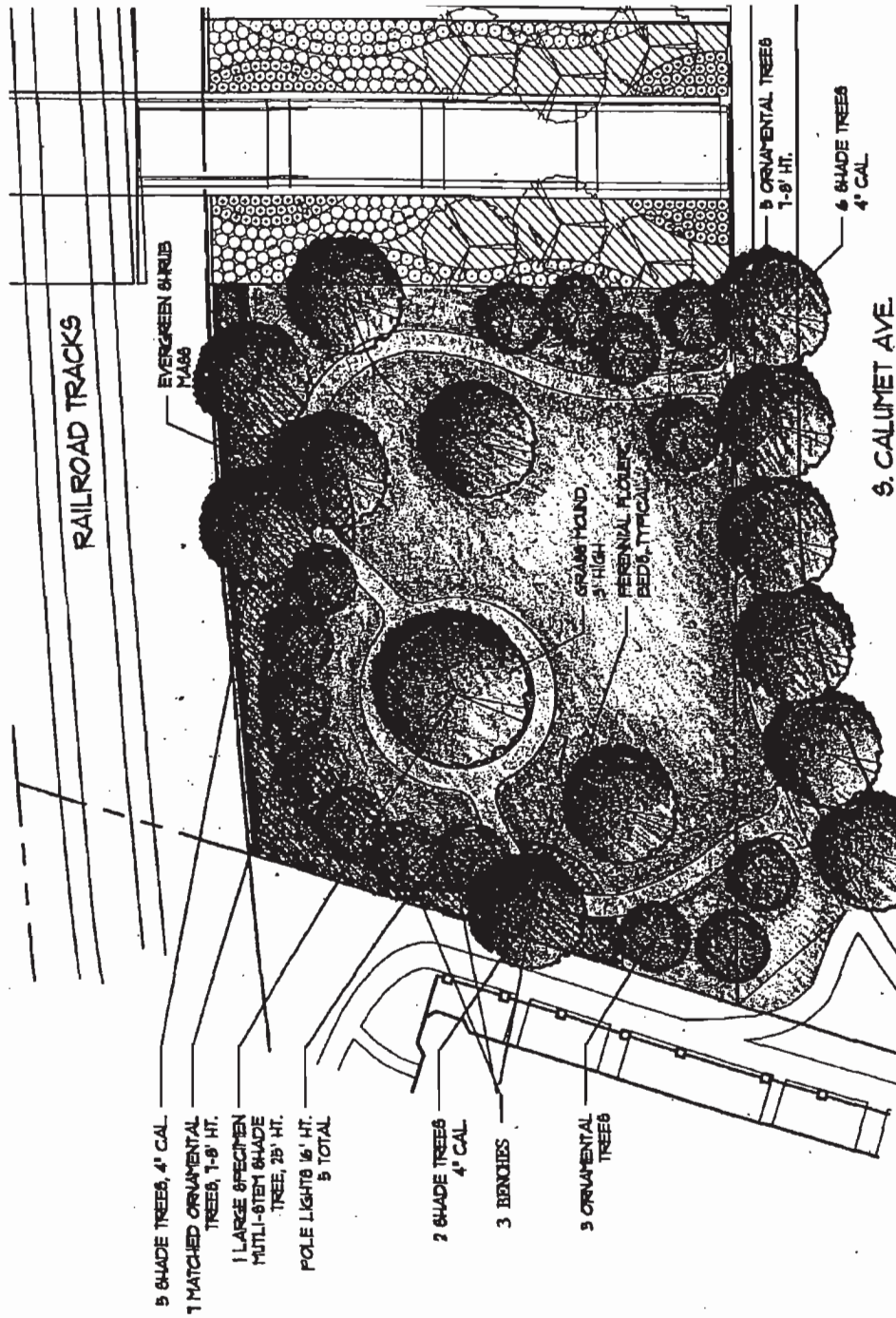


Site Plan.
(Subareas A And B)

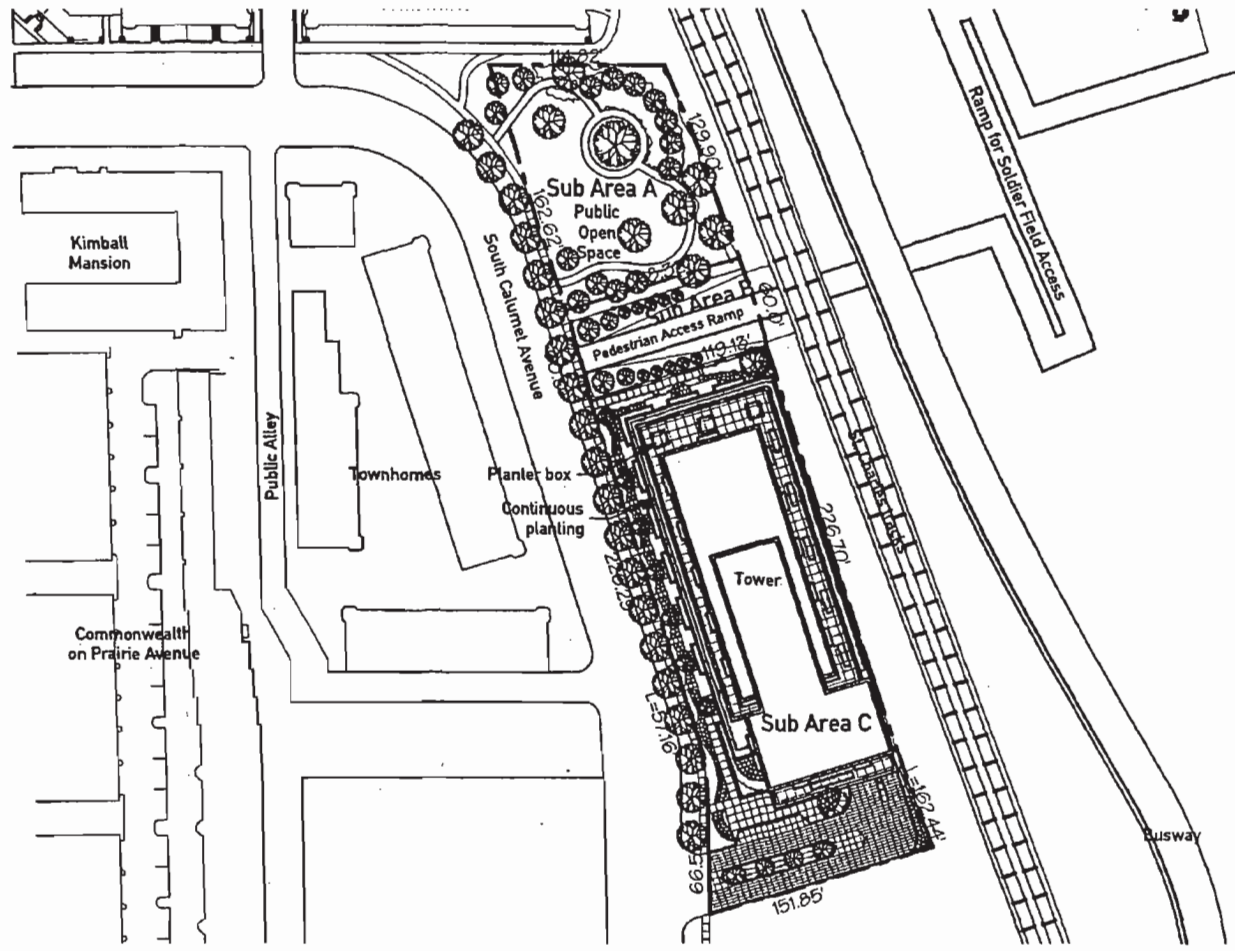


Subarea A.

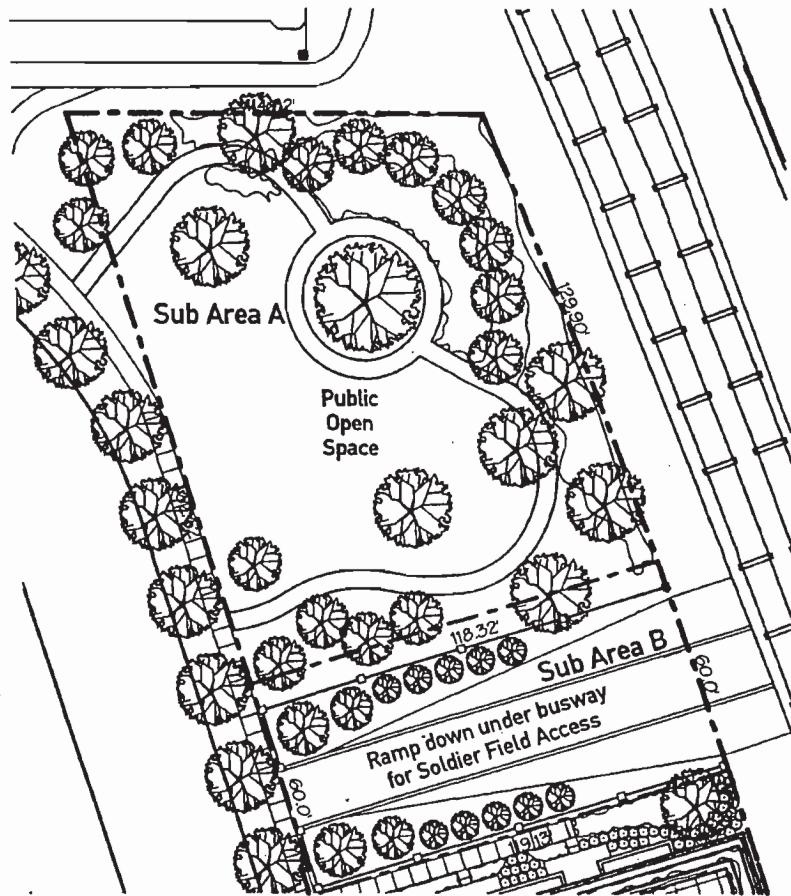
Conceptual Park Plan.



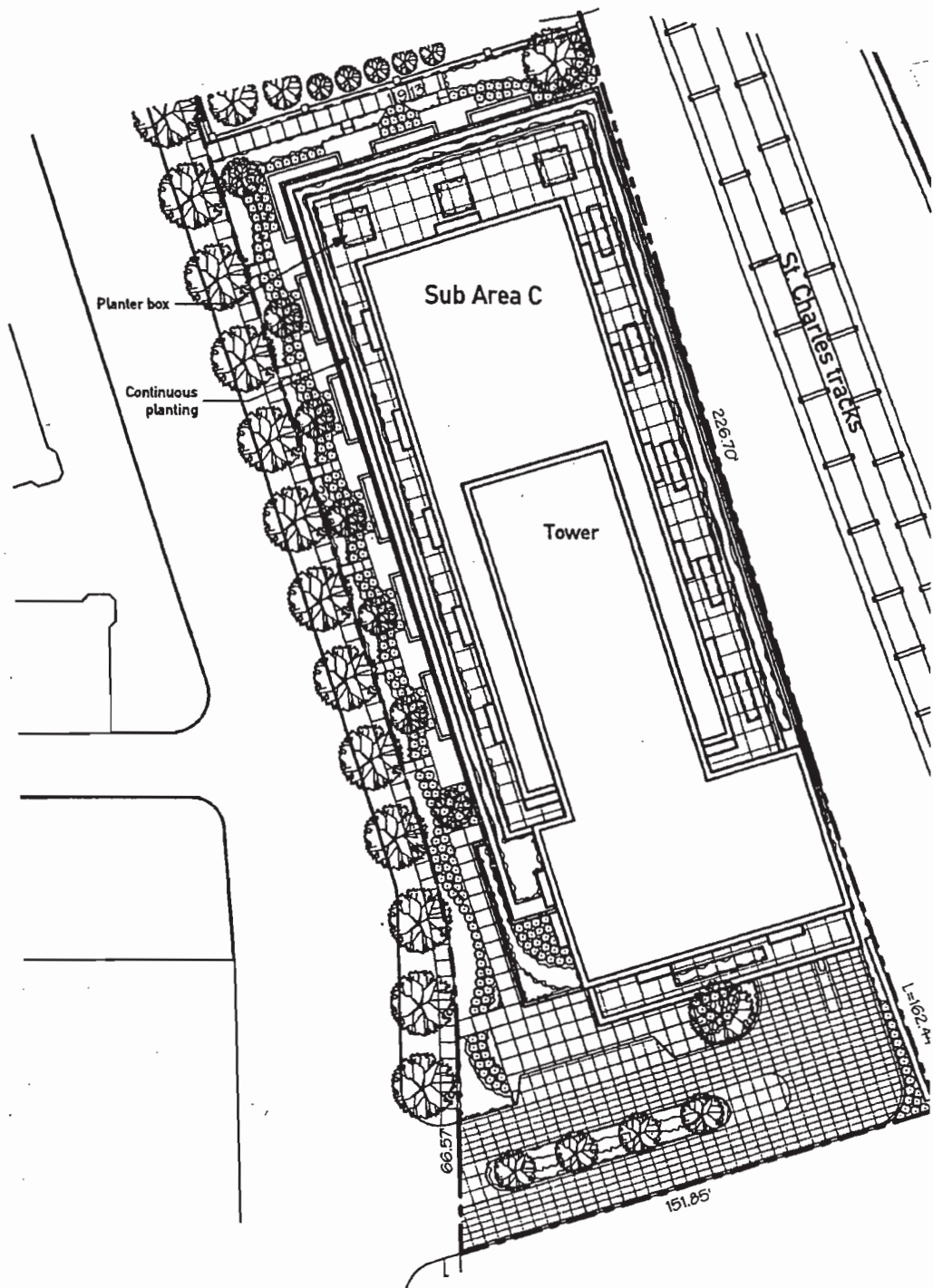
Landscape Plan.
(Subareas A, B and C)



Landscape Plan.
(Subareas A and B)



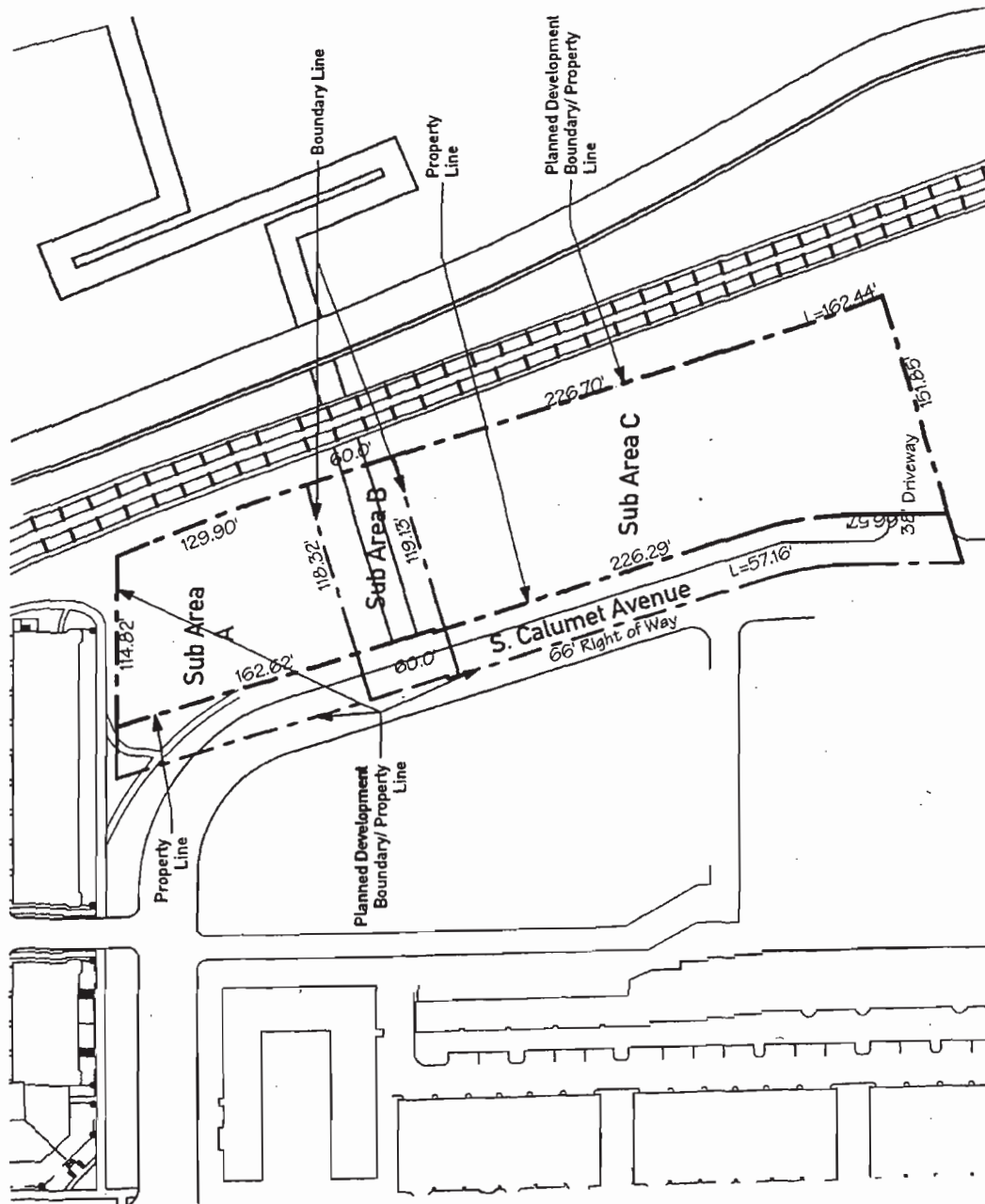
Landscape Plan.
(Subarea C)



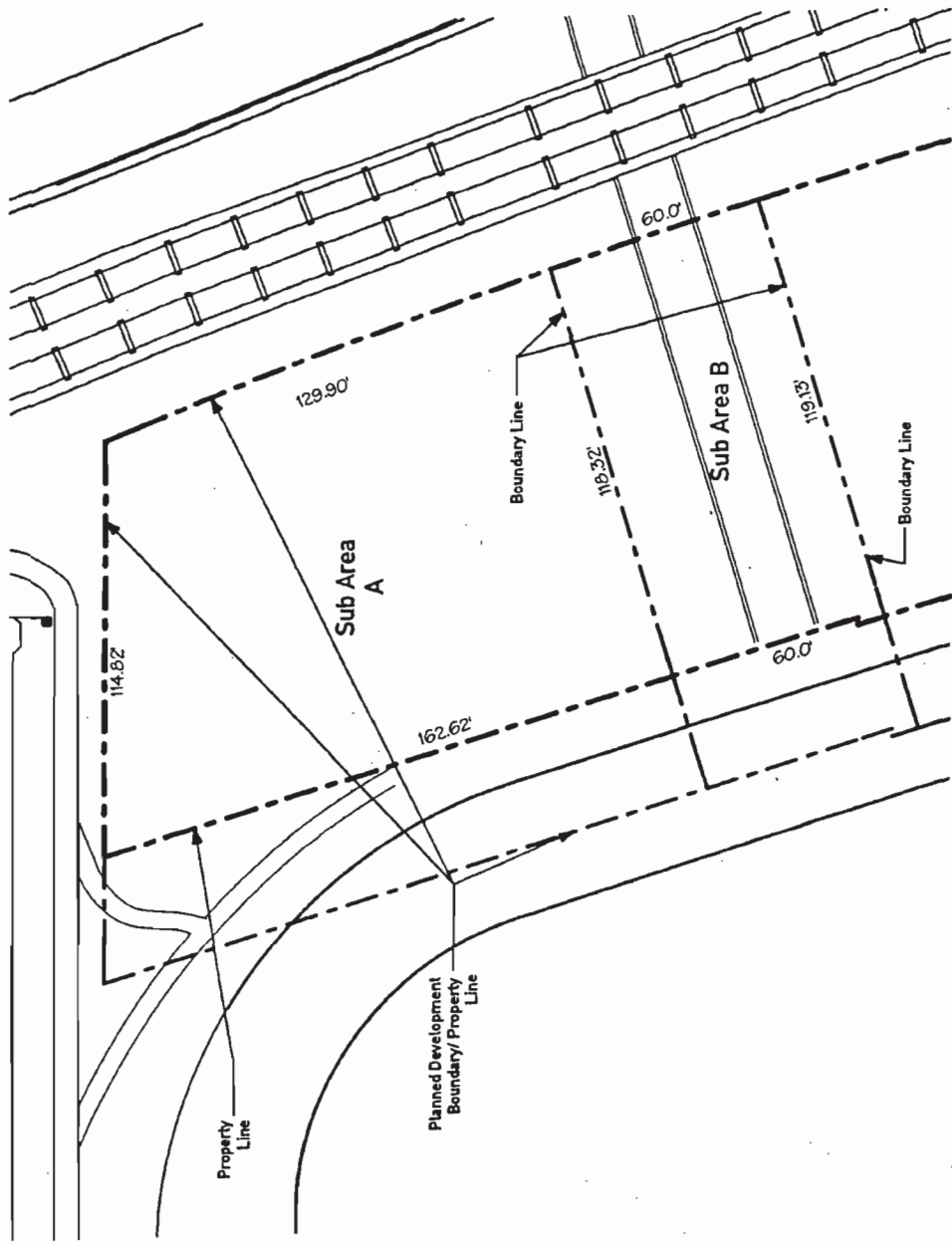
Planned Development Boundary
And Property Line Map.
(Subareas A, B and C)

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

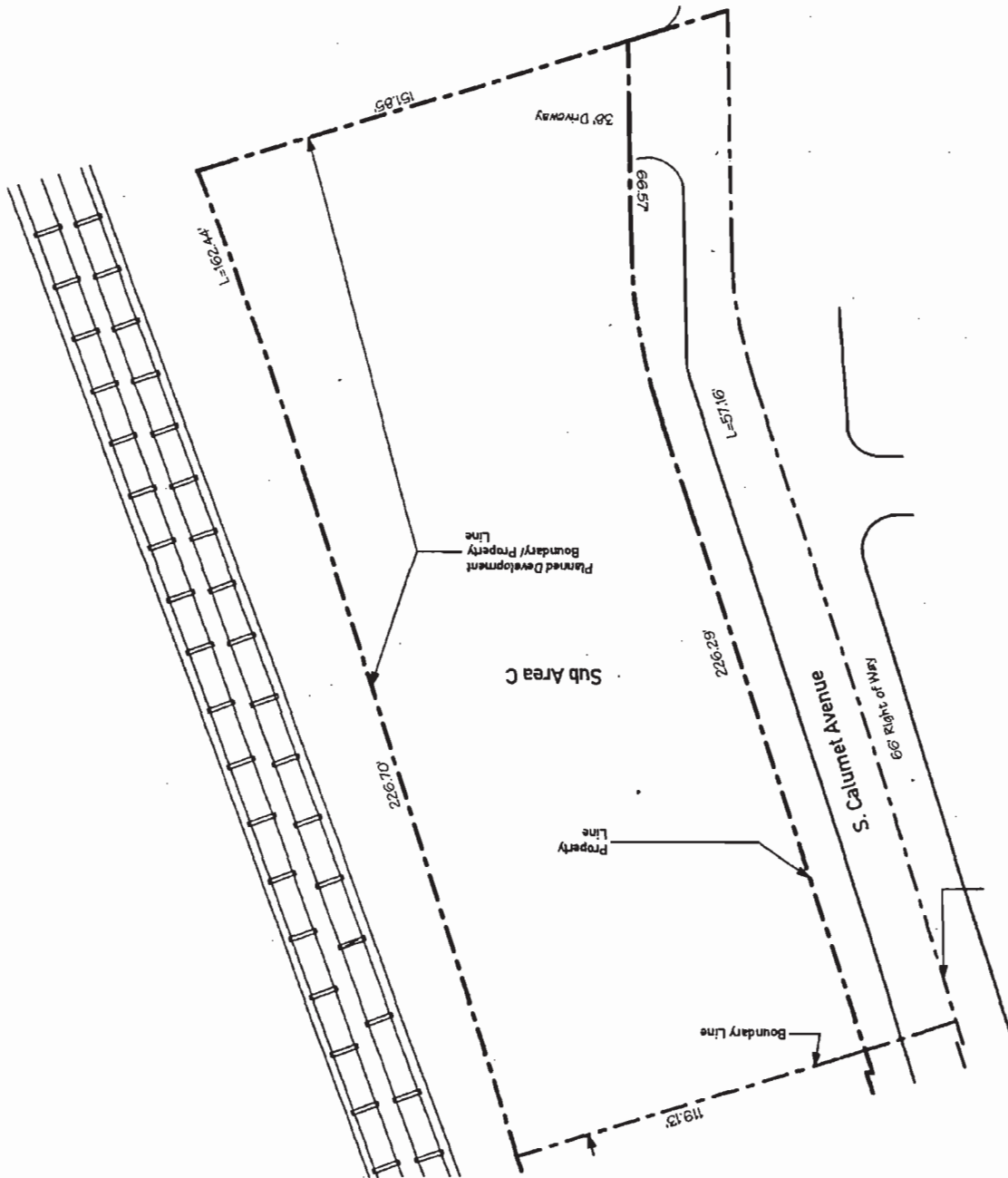
Planned Development Boundary
And Property Line Map.
(Subareas A and B)



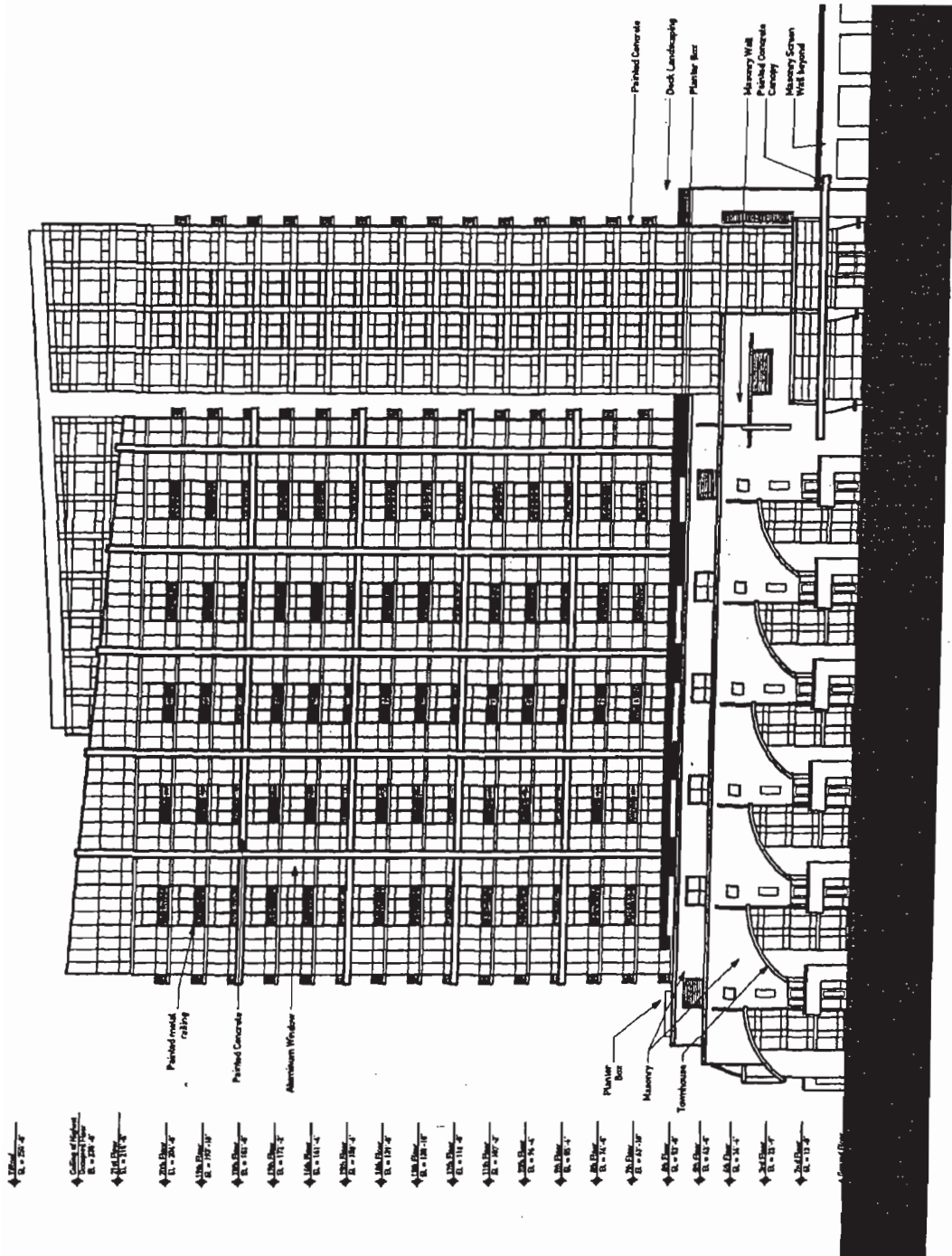
Planned Development Boundary
And Property Line Map.
(Subareas A, B and C)



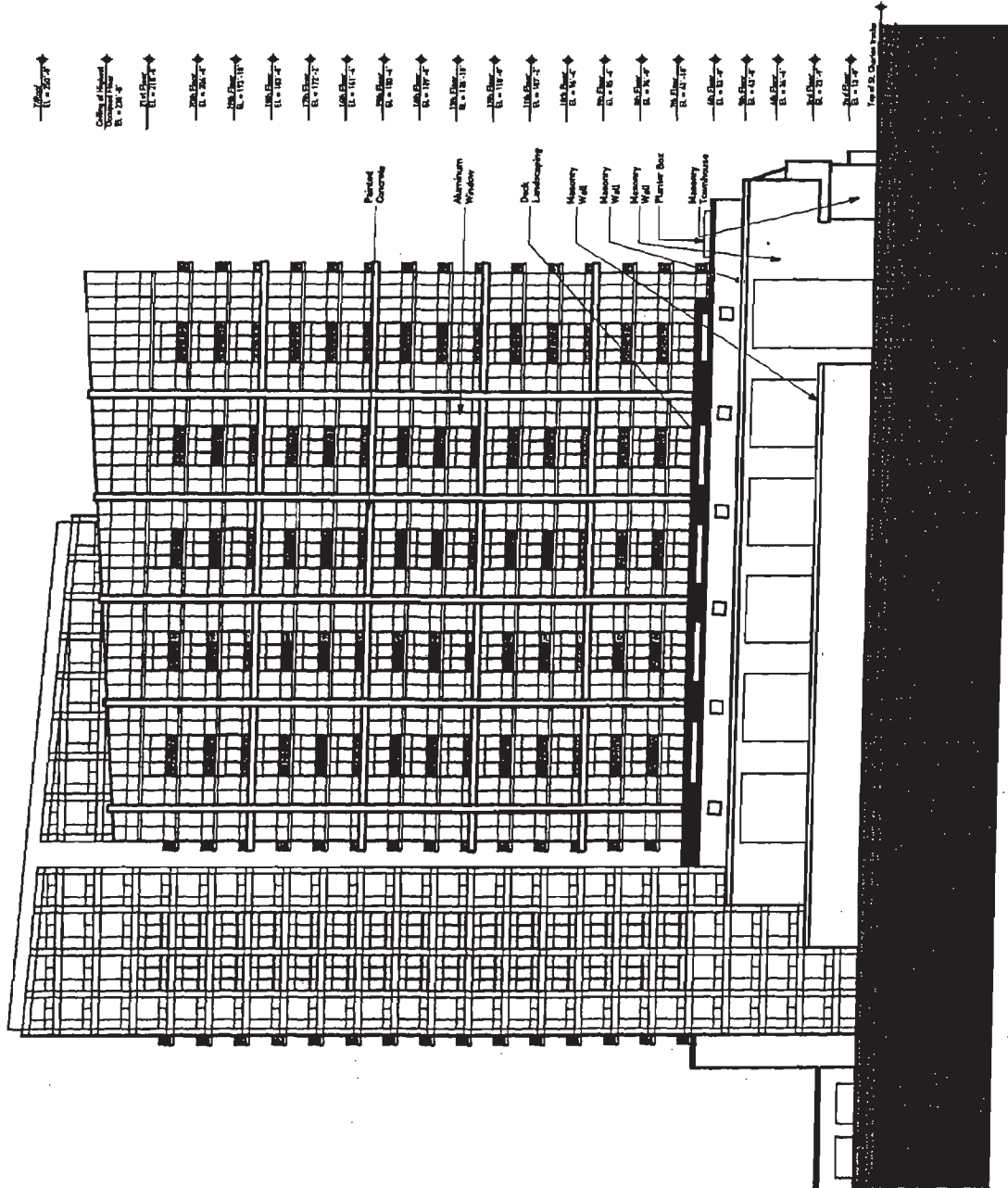
Planned Development Boundary
and Property Line Map.
(Subarea C)



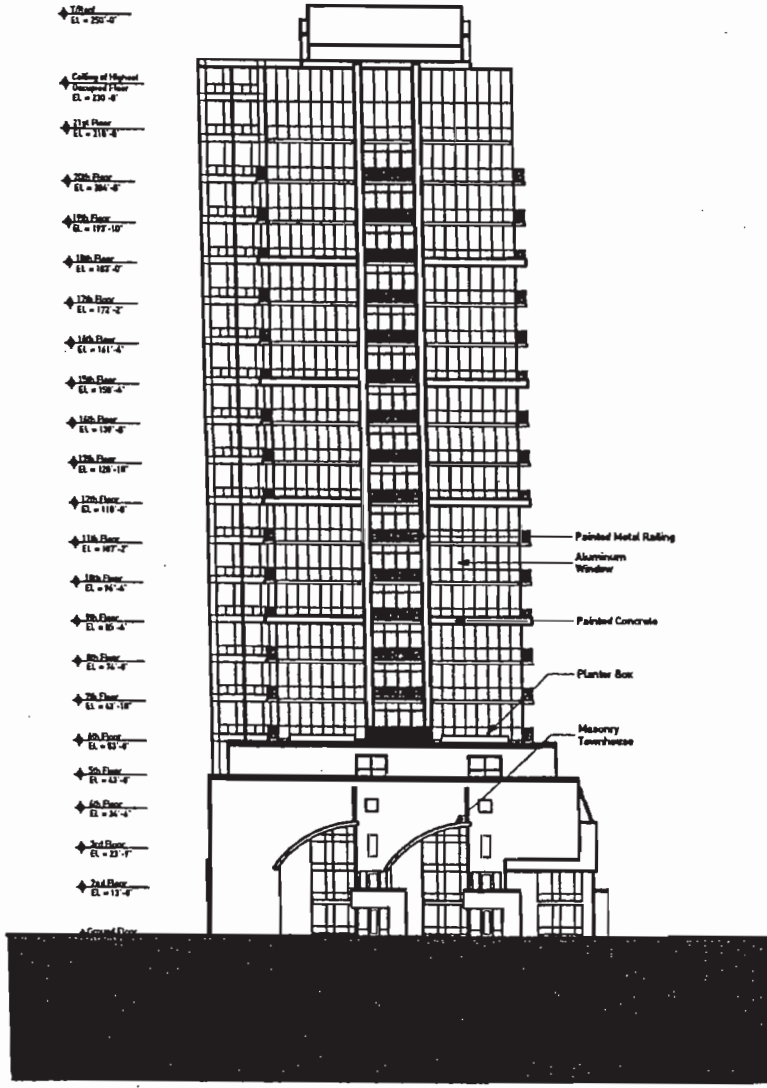
Building Elevation.
(East Elevation)



Building Elevation.
(West Elevation)



Building Elevation. (North Elevation)



Building Elevation.
(South Elevation)

