



# City of Chicago



SO2012-4974

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 7/25/2012

**Sponsor(s):** City Clerk (transmitted by)

**Type:** Ordinance

**Title:** Zoning Reclassification App No. 17537 at 2301-2377 N Lincoln Ave, 2316-2356 N Lincoln Ave, 2366-2376 N Lincoln Ave, 2337-2353 N Halsted St, 701-756 W Fullerton Ave and 2304-2420 N Orchard Ave

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

**ORDINANCE**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all of the RM5 Residential Multi-Unit District, B3-3 Community Shopping District and Institutional Planned Development No. 158 symbols and indications as shown on Map No. 5-F and on Map No. 7-G in the area bounded by:

a line 236 feet north of and parallel to West Fullerton Avenue; North Orchard Street; North Lincoln Avenue; a line from a point 151.2 feet northwest of the intersection of West Belden Avenue and North Lincoln Avenue as measured along the southwesterly right of way line of North Lincoln Avenue and perpendicular thereto; West Belden Avenue; the alley next southwest of and parallel to North Lincoln Avenue; a line from a point 601.37 feet northwest of the intersection of West Belden Avenue and North Lincoln Avenue as measured along the southwesterly right of way line of North Lincoln Avenue and perpendicular thereto; North Lincoln Avenue; a line 126.39 feet southeast of the intersection of North Lincoln Avenue, North Halsted Street, and West Fullerton Avenue as measured along the southwesterly right of way line of North Lincoln Avenue and perpendicular thereto; a line 60 feet southwest of and parallel to North Lincoln Avenue; a line 167.39 feet southeast of the intersection of North Lincoln Avenue, North Halsted Street, West Fullerton Avenue as measured along the southwesterly right of way line of North Lincoln Avenue and perpendicular thereto; the alley next southwest of and parallel to North Lincoln Avenue; North Halsted Street; West Fullerton Avenue; a line 142.67 feet west of North Orchard Street; the alley next north of and parallel to West Fullerton Avenue; the alley next west of and parallel to North Orchard Street

to those of B3-5 Community Shopping District and a corresponding use district is hereby established in the area above described.

**SECTION 2.** Further, that the Chicago Zoning Ordinance be amended by changing all of the B3-5 Community Shopping District symbols and indications as shown on Map No. 5-F and 7-G in the area bounded by:

a line 236 feet north of and parallel to West Fullerton Avenue; North Orchard Street; North Lincoln Avenue; a line from a point 151.2 feet northwest of the intersection of West Belden Avenue and North Lincoln Avenue as measured along the southwesterly right of way line of North Lincoln Avenue and

perpendicular thereto; West Belden Avenue; the alley next southwest of and parallel to North Lincoln Avenue; a line from a point 601.37 feet northwest of the intersection of West Belden Avenue and North Lincoln Avenue as measured along the southwesterly right of way line of North Lincoln Avenue and perpendicular thereto; North Lincoln Avenue; a line 126.39 feet southeast of the intersection of North Lincoln Avenue, North Halsted Street, and West Fullerton Avenue as measured along the southwesterly right of way line of North Lincoln Avenue and perpendicular thereto; a line 60 feet southwest of and parallel to North Lincoln Avenue; a line 167.39 feet southeast of the intersection of North Lincoln Avenue, North Halsted Street, West Fullerton Avenue as measured along the southwesterly right of way line of North Lincoln Avenue and perpendicular thereto; the alley next southwest of and parallel to North Lincoln Avenue; North Halsted Street; West Fullerton Avenue; a line 142.67 feet west of North Orchard Street; the alley next north of and parallel to West Fullerton Avenue; the alley next west of and parallel to North Orchard Street

to the designation of Residential-Business Planned Development No. 158, as amended, which is hereby established in the area above described, subject to such Use and Bulk Regulations as are set forth in the Planned Development Statements and Exhibits herewith attached and made a part hereof and to no others.

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

**PLANNED DEVELOPMENT NO. 158, AS AMENDED**  
**PLAN OF DEVELOPMENT STATEMENTS**

1. The area delineated herein as Residential-Business Planned Development No. 158, as amended, consists of approximately 262,963 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, McCaffery Interests, Inc.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assignees or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of 20 (twenty) Statements: a Bulk Regulations Table; a Planned Development Boundary Map; a Property Line and Sub-Area Map; an Existing Land Use Map; an Existing Zoning Map; an Overall Site Plan; Partial Site Plans; an Overall Chicago Department of Transportation (CDOT) Site Plan; Partial CDOT Site Plans; an Overall Landscape Plan; Partial Landscape Plans; Enlarged Open Space Plans and Loading Ramp Elevation; Green Roof Plan; Building Elevations; Public Way Infrastructure Improvements and Traffic Demand Management Requirements; and, Affordable Housing

Applicant:	McCaffery Interests, Inc.
Address:	2300 block of North Lincoln Avenue
Introduced:	July 25, 2012
Plan Commission:	February 20, 2014

Profile Form and Component Summary prepared by Antunovich Associates and Skidmore, Owings & Merrill LLP dated February 20, 2014. Full size copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are allowed in the area delineated herein as a Planned Development No. 158, as amended:

- Sub-Area A1: Artists Live/Work Space On and Above the Ground Floor, Dwelling Units On and Above the Ground Floor, Elderly Housing, Multi-Unit Residential, Assisted Living, , Nursing Home, all Public and Civic uses permitted by right and as a special use in the B3 zoning district (excluding Colleges and Universities, Lodge or Private Club, Religious Assembly, School, Minor and Major Utilities and Services), all Commercial uses permitted by right and as a special use in the B3 zoning district (excluding Body Art Services, Day Labor Employment Agency, Indoor Urban Farm Operations, Drive-Through Facility, Tavern, Large Venue Entertainment and Spectator Sports, Payday/Title Secured Loan Store, Pawn Shop, Fortune Telling Service, Funeral and Interment Services, Gas Stations, Bed and Breakfast, Hotel/Motel, Vacation Rental, Non-Accessory Parking, Residential Storage Warehouse, Amusement Arcades, Entertainment Cabaret, Hookah Bar, Auto Supply/Accessory Sales and Motor Vehicle Repair), Limited Catering and Shared Kitchen, Co-Located Wireless Communication Facility and all accessory and related uses.
- Sub-Area A2: Artists Live/Work Space On and Above the Ground Floor, Dwelling Units On and Above the Ground Floor, Elderly Housing, Multi-Unit Residential, Assisted Living, , Nursing Home, all Public and Civic uses permitted by right and as a special use in the B3 zoning district (excluding Colleges and Universities, Lodge or Private Club, Religious Assembly, School, Minor and Major Utilities and Services), all Commercial uses permitted by right and as a special use in the B3 zoning district (excluding Body Art Services, Day Labor Employment Agency, Indoor Urban Farm Operations, Drive-Through Facility, Tavern, Large Venue Entertainment and Spectator Sports, Payday/Title Secured Loan Store, Pawn Shop, Fortune Telling Service, Funeral and Interment Services, Gas Stations, Bed and Breakfast, Hotel/Motel, Vacation Rental, Non-Accessory Parking, Residential Storage Warehouse, Amusement Arcades, Entertainment Cabaret, Hookah Bar, Auto Supply/Accessory Sales and Motor Vehicle Repair), Limited Catering and Shared Kitchen, Co-Located Wireless Communication Facility and all accessory and related uses.
- Sub-Area B: all Public and Civic uses permitted by right and as a special use in the B3 zoning district (excluding Colleges and Universities, Lodge or Private Club, Religious Assembly, School, Minor and Major Utilities and Services), all Commercial uses

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permitted by right and as a special use in the B3 zoning district (excluding Body Art Services, Day Labor Employment Agency, Indoor Urban Farm Operations, Drive-Through Facility, Tavern, Large Venue Entertainment and Spectator Sports, Payday/Title Secured Loan Store, Pawn Shop, Fortune Telling Service, Funeral and Interment Services, Gas Stations, Bed and Breakfast, Hotel/Motel, Vacation Rental, Non-Accessory Parking, Residential Storage Warehouse, Amusement Arcades, Entertainment Cabaret, Hookah Bar, Auto Supply/Accessory Sales and Motor Vehicle Repair), Limited Catering and Shared Kitchen, Co-Located Wireless Communication Facility and all accessory and related uses.

- Sub-Area C: all Public and Civic uses permitted by right and as a special use in the B3 zoning district (excluding Colleges and Universities, Lodge or Private Club, Religious Assembly, School, Minor and Major Utilities and Services), all Commercial uses permitted by right and as a special use in the B3 zoning district (excluding Body Art Services, Day Labor Employment Agency, Indoor Urban Farm Operations, Drive-Through Facility, Tavern, Large Venue Entertainment and Spectator Sports, Payday/Title Secured Loan Store, Pawn Shop, Fortune Telling Service, Funeral and Interment Services, Gas Stations, Bed and Breakfast, Hotel/Motel, Vacation Rental, Non-Accessory Parking, Residential Storage Warehouse, Amusement Arcades, Entertainment Cabaret, Hookah Bar, Auto Supply/Accessory Sales and Motor Vehicle Repair), Limited Catering and Shared Kitchen, Co-Located Wireless Communication Facility and all accessory and related uses.
  
- Sub-Area D: all Public and Civic uses permitted by right and as a special use in the B3 zoning district (excluding Colleges and Universities, Lodge or Private Club, Religious Assembly, School, Minor and Major Utilities and Services), all Commercial uses permitted by right and as a special use in the B3 zoning district (excluding Body Art Services, Day Labor Employment Agency, Indoor Urban Farm Operations, Drive-Through Facility, Tavern, Large Venue Entertainment and Spectator Sports, Payday/Title Secured Loan Store, Pawn Shop, Fortune Telling Service, Funeral and Interment Services, Gas Stations, Bed and Breakfast, Hotel/Motel, Vacation Rental, Non-Accessory Parking, Residential Storage Warehouse, Amusement Arcades, Entertainment Cabaret, Hookah Bar, Auto Supply/Accessory Sales and Motor Vehicle Repair), Limited Catering and Shared Kitchen, Co-Located Wireless Communication Facility and all accessory and related uses.
  
- Sub-Area E: all Public and Civic uses permitted by right and as a special use in the B3 zoning district (excluding Colleges and Universities, Lodge or Private Club, Religious Assembly, School, Minor and Major Utilities and Services), all Commercial uses permitted by right and as a special use in the B3 zoning district (excluding Body Art Services, Day Labor Employment Agency, Indoor Urban Farm Operations, Drive-Through Facility, Tavern, Large Venue Entertainment and Spectator Sports, Payday/Title Secured Loan Store, Pawn Shop, Fortune Telling Service, Funeral and Interment Services, Gas Stations, Bed and Breakfast, Hotel/Motel, Vacation Rental, Non-Accessory Parking, Residential Storage Warehouse, Amusement Arcades, Entertainment Cabaret,

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Hookah Bar, Auto Supply/Accessory Sales and Motor Vehicle Repair), Limited Catering and Shared Kitchen, Co-Located Wireless Communication Facility, parking (accessory and pursuant to Section 17-10-0503 and Statement 17) and all accessory and related uses.

- Sub-Area G: Dwelling Units On and Above the Ground Floor, Elderly Housing, Multi-Unit Residential, Assisted Living, Nursing Home, parking (accessory and pursuant to Section 17-10-0503) and accessory and related uses.
  - Sub-Area H: Dwelling Units On and Above the Ground Floor, Elderly Housing, Multi-Unit Residential, Assisted Living, , Nursing Home, parking (accessory and pursuant to Section 17-10-0503) and accessory and related uses.
  - Sub-Area I: Artists Live/Work Space On and Above the Ground Floor, Dwelling Units On and Above the Ground Floor, Detached House, Elderly Housing, Multi-Unit Residential (up to four [4] units), Townhouse, Two-Flat, Assisted Living, Nursing Home, accessory parking and accessory and related uses.
  - In spite of this not being a defined term, or permitted use, in the Chicago Zoning Ordinance at the time of the filing for this amendment to Planned Development No. 158, medical cannabis dispensaries will not be allowed in any Sub Area of the Planned Development.
  - The Applicant acknowledges and agrees that any change to the uses above would not constitute a minor change pursuant to Section 17-13-0611-A or Statement 12; but, instead may only be approved pursuant to Section 17-13-0611-B.
  - The Central Plaza, Fullerton Plaza, Orchard Plaza, Rooftop Dog Run and Parking Garage Northeast Landscaping and Elevations are to be located and designed according to the Enlarged Open Space Plans and Loading Ramp Elevation, the Green Roof Plan and the Building Elevations (Building E, Parking Garage) exhibits to this Planned Development.
6. Business and business identification signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. All Off-Premise signs are prohibited within the boundary of the Planned Development.
  7. For purposes of height measurement, the heights as illustrated in the exhibits to this Planned Development shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
  8. The maximum permitted Floor Area Ratio (“FAR”) for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 262,963 square feet.

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9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. The Applicant acknowledges and agrees that any change to the uses listed in Statement 5 or the loading dock design or operations listed in Statement 18 would not constitute a minor change pursuant to Section 17-13-0611-A or this Statement 12; but, instead may only be approved pursuant to Section 17-13-0611-B.
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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. The project will have multiple green roof systems covering a minimum of 56,689 square feet (representing 50% of the total net roof site area of all new buildings) and the Applicant will pursue Leadership in Energy and Environmental Design (LEED) certification (Silver); collectively, those efforts will exceed the guidelines of the Sustainable Policy of the Department of Planning and Development.
15. The Applicant acknowledges and agrees that the rezoning of the Property from RM-5 (Residential Multi-Unit District), B3-3 (Community Shopping District) and PD 158 to B3-5 prior to re-establishing this planned development as Planned Development No. 158, as

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amended, for construction of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance must: (i) develop affordable housing units as part of the residential housing project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). Pursuant to the Affordable Housing Ordinance, the Applicant has agreed to set aside 10% of the total number of housing units in the buildings designated as A1 and A2 on the site plan as affordable housing units and pay a fee in lieu of the development of affordable housing units in the building designated as G on the site plan, as set forth in the Affordable Housing Profile Form attached hereto as an exhibit. The Applicant agrees that affordable rental units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. The affordable housing unit mix will be the same as the overall market-rate unit mix in Buildings A1 and A2. If the Applicant subsequently reduces (or increases) the number of dwelling units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required Affordable Units and/or the amount of the Cash Payment, as applicable, without amending the Planned Development. However, under no circumstance shall Owner elect an in-lieu contribution or a combination of in-lieu contributions as permitted under 2-45-110(d) for the buildings designated as A1 or A2 on the site plan. In the event that Owner elects to sell any portion of the buildings designated as A1 or A2 as condominium units or cooperative shares prior to the expiration of thirty years, Owner agrees that it shall still set aside no less than 10% of the units as affordable rental or for-sale housing units, as those terms are defined in Section 2-45-110 of the Ordinance. For sale units shall be placed in the Chicago Community Land Trust for sale. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment (for building G as designated on the site plan), or execute and record an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2) (for buildings providing affordable units), as applicable. The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Agreement for each rental building will be recorded against the building and underlying property and will constitute a lien against such building and property. The Commissioner of DPD may enforce remedies for any breach of this Statement 15, including, without limitation, any Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. There are five (5) existing structures within the boundaries of this Planned Development that have historic designations or significance:

- 2422 North Orchard Street (also known as the Kohl House) is located in the Arlington-Deming Chicago Landmark District. As such this building is subject to the Chicago Landmark Ordinance and the Commission on Chicago Landmarks Rehabilitation and

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New Construction Guidelines. This building is to be retained and renovated per the Building Elevations (Building I, Kohl's House) exhibit to this Planned Development.

- 2358 North Lincoln Avenue (also known as the Dental Professional Building) is Orange-rated per the Chicago Historic Resources Survey and therefore priority is given to its rehabilitation or incorporation into new construction. The façade of the Dental Professional Building will be retained and incorporated into a new mixed-use building proposed for Sub Area D and three (3) additional stories will be added above the roofline of this historic façade. This Orange-rated façade will be supported in-place during the demolition of remainder of the building, the brick and stone will be cleaned and repaired, the existing windows will be rehabilitated, the existing storefronts and entry doors will be repaired and restored and the façade will be restored. This building will be constructed in accordance with the Building Elevations (Building D) exhibits to this Planned Development; however, the final design and setback of any upper floors added above the roofline, as well as the details for the façade retention, will be subject to final review and approval of the Landmarks Division of the Department of Planning and Development and Zoning Administrator before permit application submission.
- 2347-2367 North Lincoln Avenue (also known as the Boiler House and Laundry) is located in the Sheffield National Register District only; it is not a Chicago Landmark nor is it listed in the Chicago Historic Resources Survey. The existing Boiler House and Laundry building located along Lincoln Avenue will be retained and integrated into the new retail stores. The existing facades will be modified to extend the windows down to street level. The ground floor of the Laundry Building will be made more transparent to integrate with the adjacent retail. This building will be constructed in accordance with the Building Elevations (Building A1) exhibits to this Planned Development.
- 2375 North Lincoln Avenue (also known as the Annex) is located in the Sheffield National Register District only; it is not a Chicago Landmark nor is it listed in the Chicago Historic Resources Survey. The existing building will be demolished and a new building will be constructed on this site that closely resembles the exterior of the former Annex Building, using GFRC cladding materials, aluminum windows and steel canopies. The new building will be constructed to allow for wider sidewalks along West Fullerton and North Lincoln Avenues. The building on the exterior will be constructed as a one level retail space with generous ceiling heights. This building will be constructed in accordance with the Building Elevations (Building A1) exhibits to this Planned Development.
- 2376-2380 North Lincoln Avenue (also known as the Ward Mitchell Building) is located in the Sheffield National Register District only; it is not a Chicago Landmark nor is it listed in the Chicago Historic Resources Survey. The building will be retained and will be restored in place, if possible. The exterior terra cotta will be cleaned and repaired, the existing storefront windows will be replaced along with the stone storefront base and the structure on the interior of the building will be replaced to provide higher ceilings for retail tenants. If it is not reasonably possible to rehabilitate the structure in place, the

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building will be demolished and a new building will be constructed with the same size, scale and mass and in materials similar to the existing cream terra cotta. This building will be rehabilitated or constructed in accordance with the Building Elevations (Building C) exhibit to this Planned Development.

- 710 West Fullerton Avenue (also known as the Nellie Black Building) has no historic designations. The building will be demolished and a new building constructed on the site. The exterior of the new building will resemble the exterior features of the former Nellie Black building with similar brick and stone, similar windows and cornice lines and will be constructed to similar proportions and scale. The new construction will include at least one level of below grade parking below the new building. This building will be constructed in accordance with the Building Elevations (Building H) exhibit to this Planned Development.

17. Pursuant to Section 17-10-0503, the Applicant shall be allowed to lease a total of 164 spaces (representing 45%) of their 364 required accessory residential parking spaces in the 850-space Sub Area E parking garage; included in such leasable space count are the following:

- 46 spaces for the exclusive use of the occupants of the building located at 759 West Belden Avenue
- 35 spaces for the exclusive use of the occupants of the Chicago Public School's Abraham Lincoln Elementary School, located at 615 West Kemper Place

Furthermore, on a temporary, yet recurring basis, valet parking and the utilization of tandem parking arrangements shall be permitted within the 850-space Sub Area E parking garage.

18. The Applicant acknowledges and agrees that the Fullerton Avenue Loading Dock design and operations, as detailed in the Enlarged Open Space Plans and Loading Ramp Elevation exhibit to this Planned Development, will accommodate the residential, retail and commercial uses of Sub Areas A1, A2, B, G and H of this Planned Development through the provision of eight (8) loading bays, two (2) of which can accommodate WB-50 trucks, with one (1) additional holding bay. The entrance ramp to the Fullerton Avenue Loading Dock, as well as the below-grade dock area itself, shall be of sufficient dimensioning to accommodate the head-in arrival and head-out departure of WB-50 trucks (the maximum size of truck allowed to use the loading docks of this Planned Development). Ingress to and egress from the Fullerton Loading Dock will be prohibited on weekdays between the hours of 7:00 A.M. to 9:00 A.M. and 4:00 P.M. to 6:00 P.M.

Loading operations for other sub areas shall be administered as follows:

- All loading for the uses in Sub Area C shall take place from loading zones along North Halsted Street.
- All loading for the uses in Sub Area D shall take place from the adjacent west alley, via the loading berth described in the Partial CDOT Site Plan (Lower Level Loading, Building D) exhibit to this Planned Development; such loading shall be limited to panel trucks or similar such vehicles of approximately 30' in length.

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- All loading for the uses in Sub Area E shall take place from loading zones along North Lincoln Avenue.
- All loading for the uses in Sub Area I shall take place from the adjacent west alley.

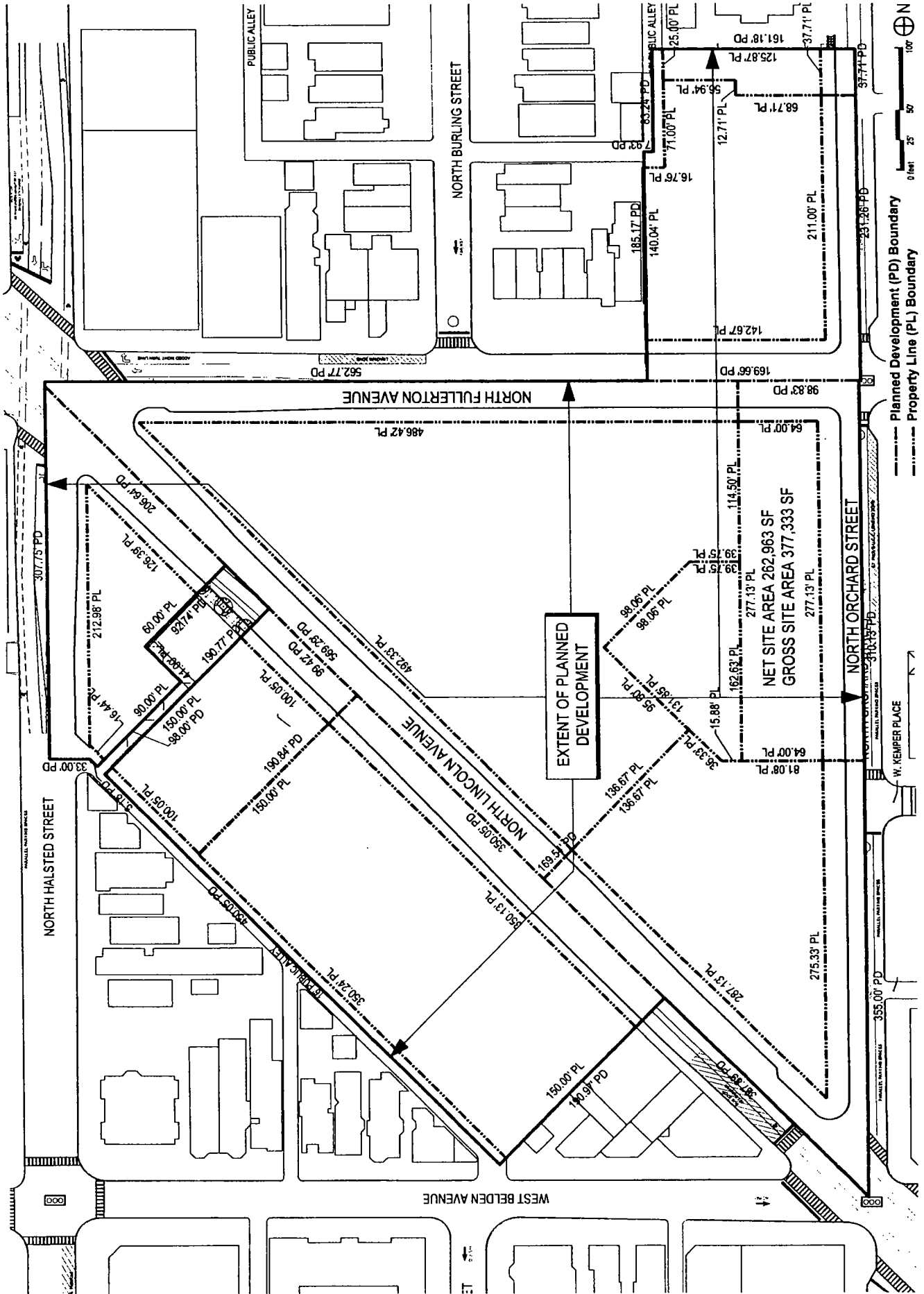
The Applicant acknowledges and agrees that any change to the loading dock design or to any loading operations listed above would not constitute a minor change pursuant to Section 17-13-0611-A or Statement 12; but, instead may only be approved pursuant to Section 17-13-0611-B.

19. The Applicant commits to provide and fully-fund the infrastructure and rights-of-way improvements and other modifications as detailed in the Overall CDOT Site Plan, the Partial CDOT Site Plans, the Enlarged Open Space Plans and Loading Ramp Elevation and the Public Way Infrastructure Improvements and Traffic Demand Management Requirements exhibits to this Planned Development. The funding, design and provision of all such improvements and modifications, except for the conceptual right-of-way configurations as indicated on the Overall CDOT Site Plan and the Partial CDOT Site Plans (Lincoln/Fullerton/Halsted Intersection) exhibits to this Planned Development north of West Fullerton Avenue: A) will be the responsibility of the Applicant, B) will be subject to review and installation scheduling by the Department of Transportation; and, C) must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. All requirements contained in this Planned Development shall comply with the provisions of all applicable City Ordinances, Rules and Regulations.
20. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to Planned Development No. 158, as amended (June 27, 2012).

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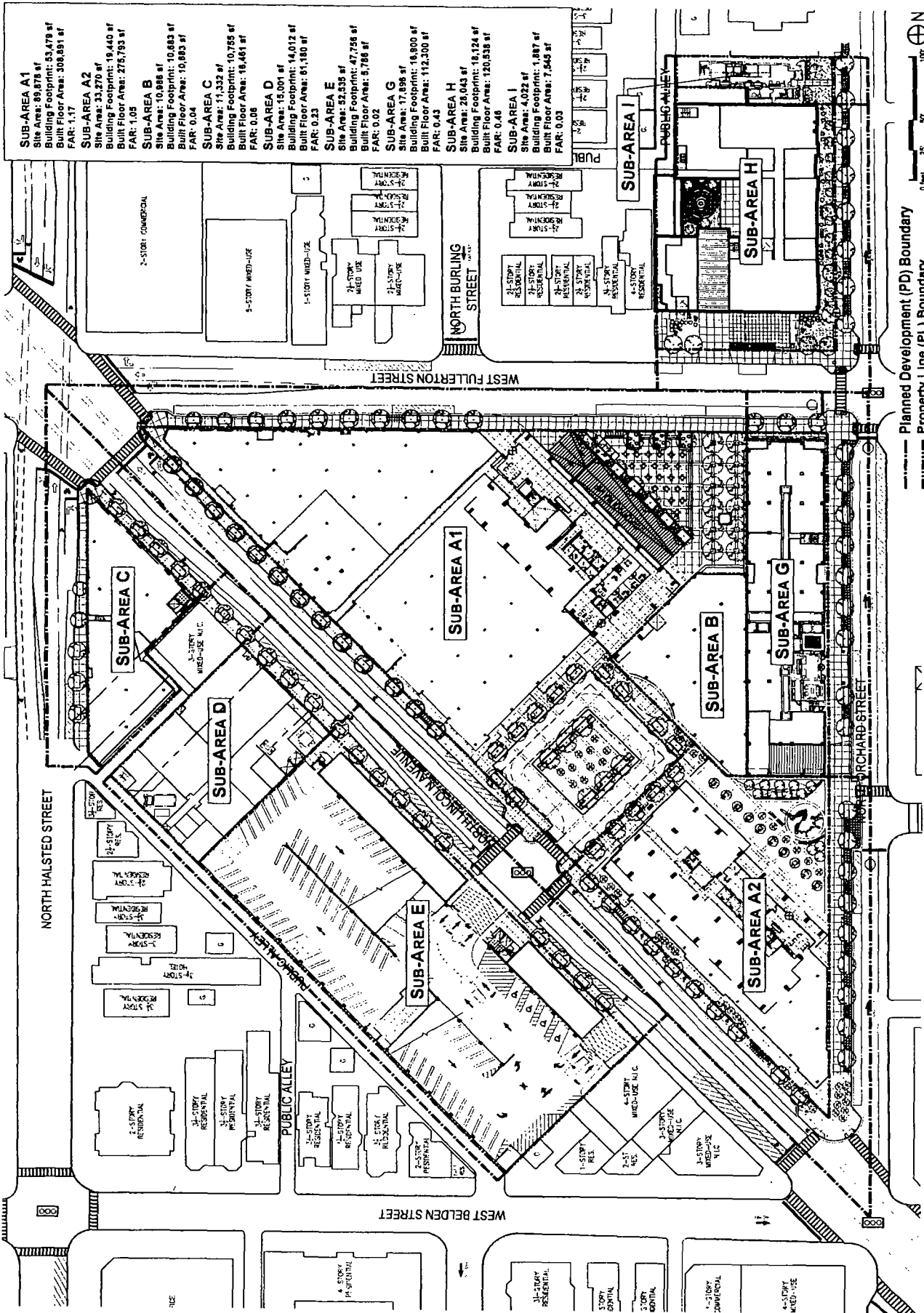
RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 168 (AS AMENDED) BULK REGULATIONS AND DATA TABLE										
	A1	A2	B	C	D	E	G	H	I	TOTAL
	PROPOSED RESIDENTIAL / RETAIL BLDG	PROPOSED RESIDENTIAL / RETAIL BLDG	PROPOSED RETAIL BLDG	EXISTING RETAIL / OFFICE BLDG	PROPOSED RETAIL BLDG	PARKING STRUCTURE / RETAIL	WILSON JONES SITE	NELLIE BLACK SITE	KOHL'S HOUSE SITE	
NET SITE AREA (sf)	89,878	33,270	10,986	11,332	15,001	52,535	17,896	29,043	4,022	262,963
GROSS SITE AREA (NET SITE AREA + AREA REMAINING IN PUBLIC RIGHT OF WAY) (sf)	124,826	54,451	10,986	25,904	19,111	66,877	30,230	39,686	5,262	377,333
ALLOWABLE FLOOR AREA RATIO OVERALL TOTAL TO BE USED TO CALCULATE FAR	1.17	1.05	0.04	0.06	0.23	0.02	0.43	0.46	0.03	3.50
ALLOWABLE NUMBER OF RESIDENTIAL UNITS	270 Units	270 Units	0	0	0	0	60 Units	156 Rooms	4 Units	604 Units (760 Total)
SQUARE FOOTAGE OF RETAIL / COMMERCIAL SPACE (sf)	47,500 sf	16,119 sf	10,986 sf	16,025 sf	66,180 sf	5,786 sf	0	0	0	162,586 sf
MAXIMUM ALLOWABLE SITE COVERAGE (sf)	53,479 sf	19,440 sf	10,986 sf	10,755 sf	14,012 sf	47,756 sf	16,900 sf	18,124 sf	1,887 sf	193,339 sf
MINIMUM REQUIRED NUMBER OF ACCESSORY OFF STREET PARKING SPACES	0	0	0	0	0	850 Spaces	97 Spaces	97 Spaces	0	1,044 Spaces
MINIMUM REQUIRED NUMBER OF ACCESSORY OFF STREET LOADING SPACES	4 Berths	3 Berths	0	0	1 Berth	0	1 Berth (Shared)	1 Berth (Shared)	0	9 Berths
MINIMUM BUILDING SETBACKS	-	-	-	-	-	-	-	-	-	-
BUILDING HEIGHT (TO UPPER LEVEL POOL / ROOF DECK FOR A1, A2 & D)	190'-8"	190'-8"	20'-0"	Existing Building 30'-0"	78'-0"	Existing Building 76'-0"	92'-0"	82'-6"	Existing Building 42'-0"	-
PROPOSED NUMBER OF BICYCLE RACKS	50 Racks	50 Racks	0	0	0	75 Racks	10 Racks	0	0	185 Racks

**GREEN FEATURES:** New Buildings LEED Silver and 50% Green Roof  
**APPLICANT:** McCaffery Interests, Inc.  
**ADDRESS:** FORMER CHILDRENS MEMORIAL HOSPITAL SITE 2301-2377 N. Lincoln Ave., 2316-2356 N. Lincoln Ave., 2366-2376 N. Lincoln Ave., 2337-2353 N. Halsted St., 701-756 W. Fullerton Ave., 2304-2420 N. Orchard St., Chicago, Illinois  
**DATE:** February 20th, 2014



CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS A. PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

APPLICANT: MCCAFFERY INTERESTS, INC.  
 ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS  
 DATE: FEBRUARY 20, 2014

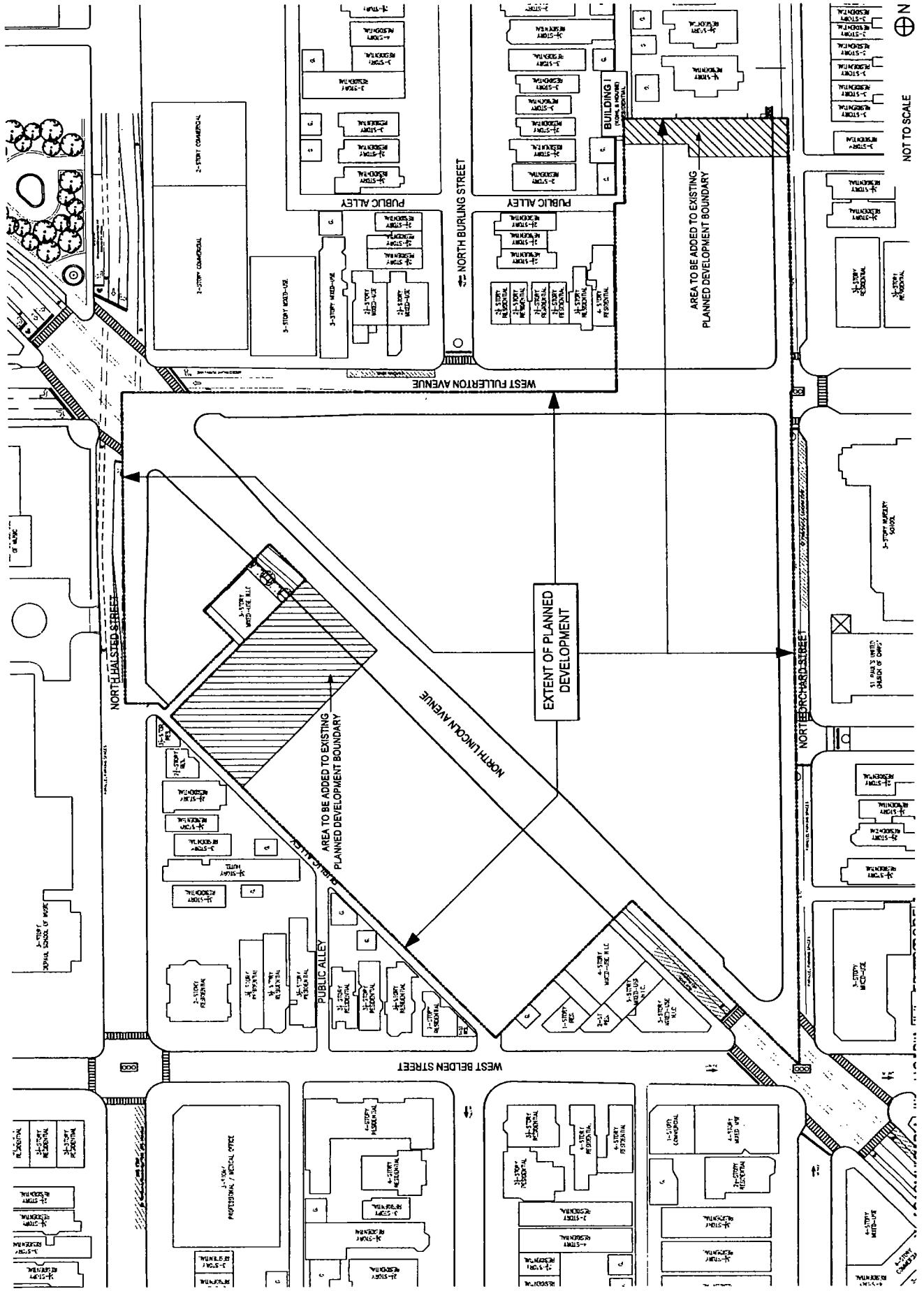


<b>SUB-AREA A1</b> Site Area: 89,878 sf Building Footprint: 53,478 sf Built Floor Area: 308,891 sf FAR: 1.17	<b>SUB-AREA A2</b> Site Area: 33,270 sf Building Footprint: 19,440 sf Built Floor Area: 275,793 sf FAR: 1.05	<b>SUB-AREA B</b> Site Area: 10,888 sf Building Footprint: 10,683 sf Built Floor Area: 10,683 sf FAR: 0.04	<b>SUB-AREA C</b> Site Area: 17,332 sf Building Footprint: 10,755 sf Built Floor Area: 18,461 sf FAR: 0.06	<b>SUB-AREA D</b> Site Area: 15,001 sf Building Footprint: 14,012 sf Built Floor Area: 81,180 sf FAR: 0.23	<b>SUB-AREA E</b> Site Area: 52,335 sf Building Footprint: 47,758 sf Built Floor Area: 5,786 sf FAR: 0.02	<b>SUB-AREA G</b> Site Area: 17,896 sf Building Footprint: 16,800 sf Built Floor Area: 112,300 sf FAR: 0.43	<b>SUB-AREA H</b> Site Area: 28,043 sf Building Footprint: 18,124 sf Built Floor Area: 120,538 sf FAR: 0.48	<b>SUB-AREA I</b> Site Area: 4,022 sf Building Footprint: 3,887 sf Built Floor Area: 7,545 sf FAR: 0.03
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CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

A2. PROPERTY LINE AND SUB-AREA MAP

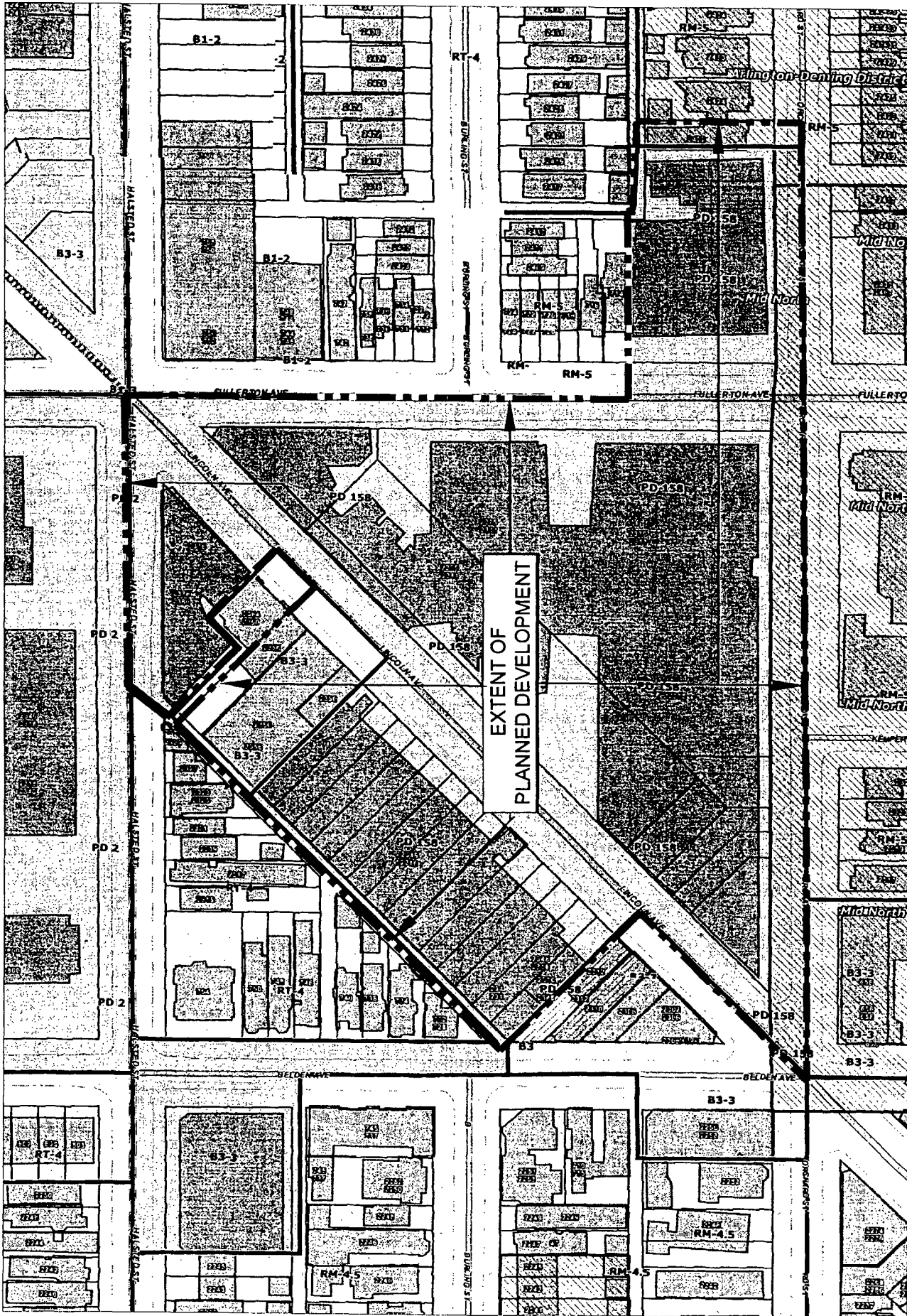
APPLICANT: MCCAFFERY INTERESTS, INC.  
 ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W FULLERTON AVE , 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS  
 DATE: FEBRUARY 20, 2014



**CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS**  
**B. EXISTING LAND-USE MAP**  
 DATE: FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.  
 ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2378 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



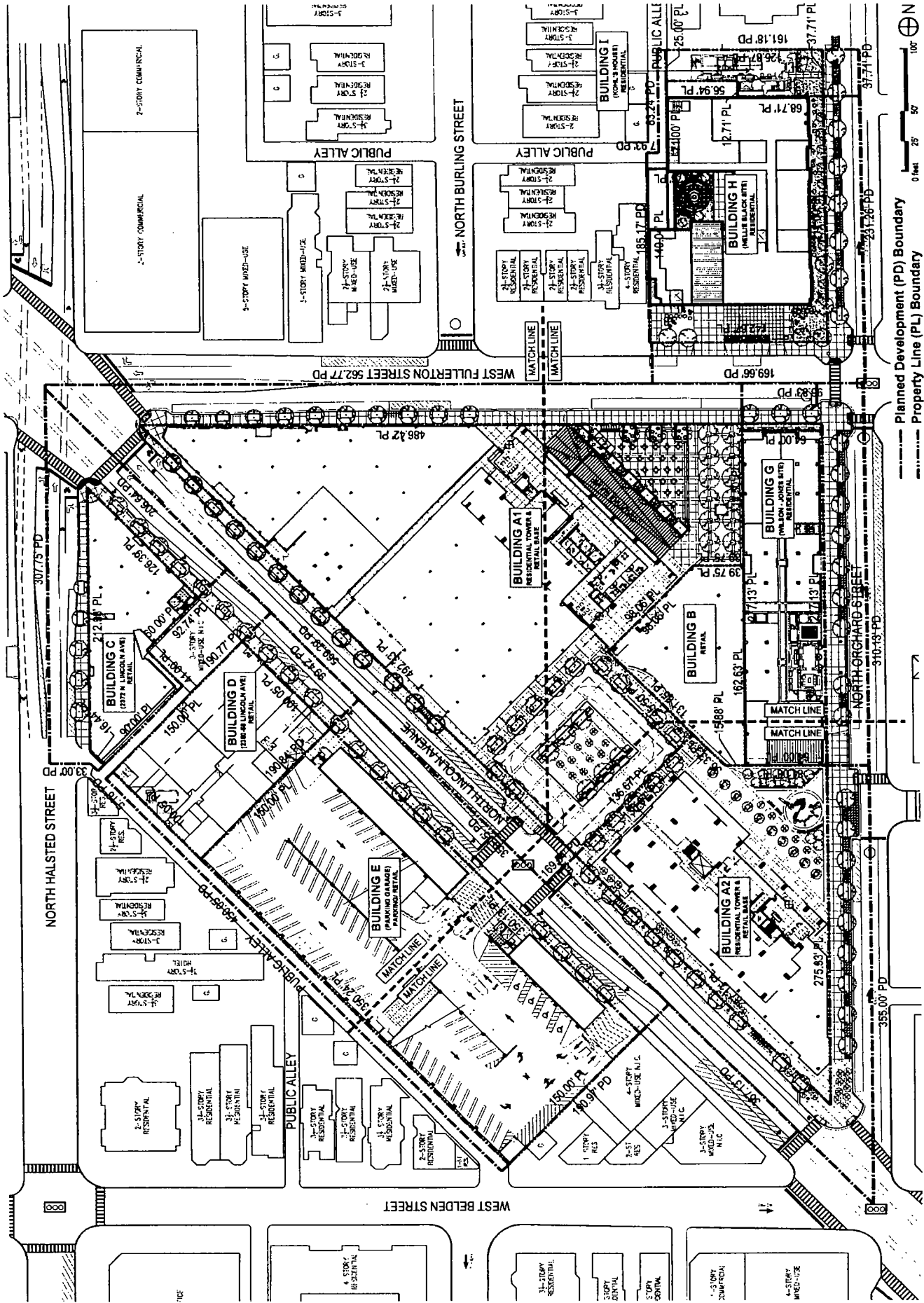


NOT TO SCALE

C. EXISTING ZONING MAP  
DATE: FEBRUARY 20, 2014

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC.  
ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE, 2337-2353 N. LINCOLN AVE, 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

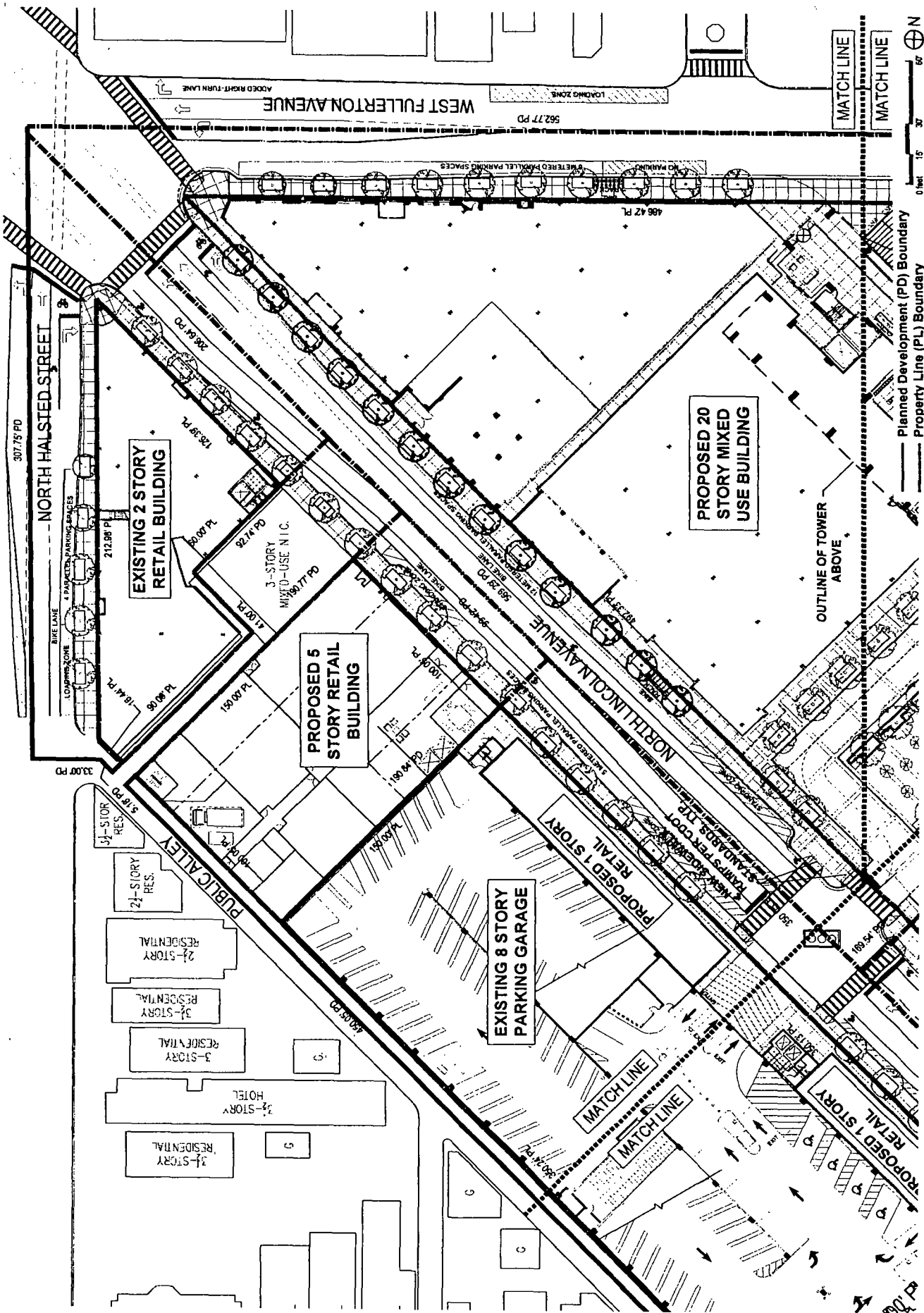


CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

D. OVERALL SITE PLAN

DATE: FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.  
ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2358 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-758 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

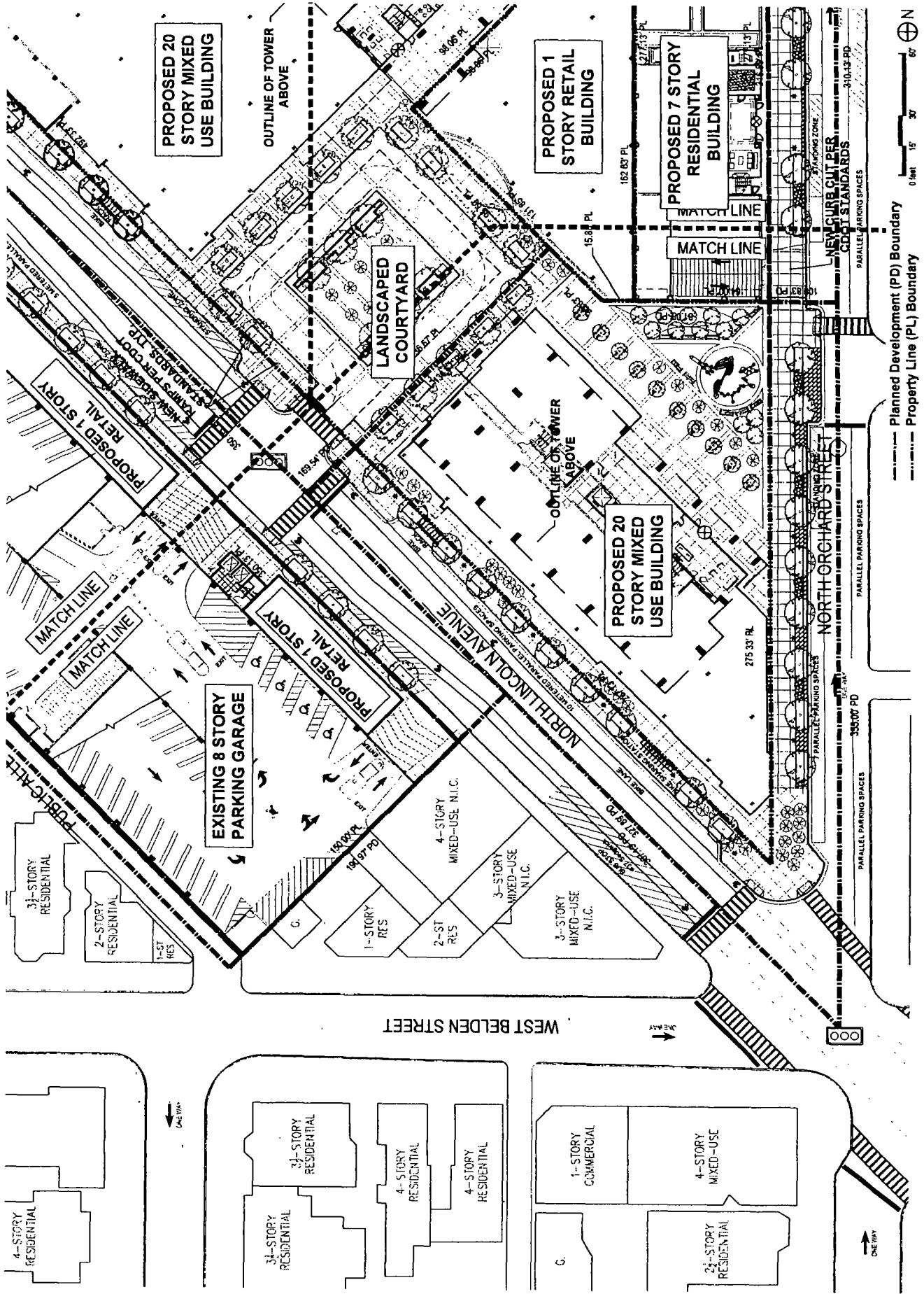


**CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS**

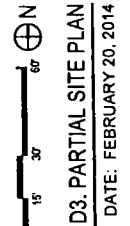
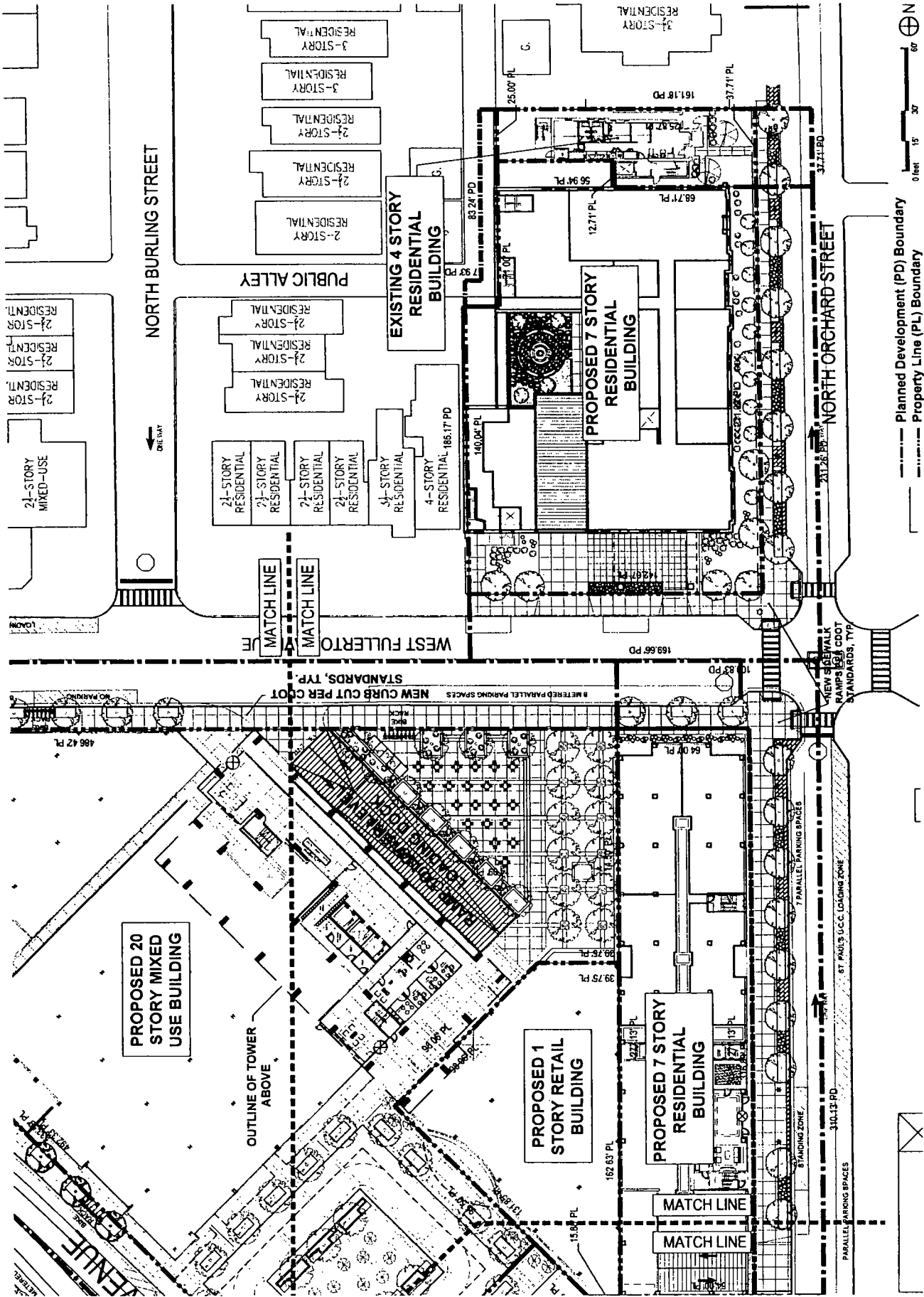
**D1. PARTIAL SITE PLAN**

APPLICANT: MCCAFFERY INTERESTS, INC.  
 ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

DATE: FEBRUARY 20, 2014



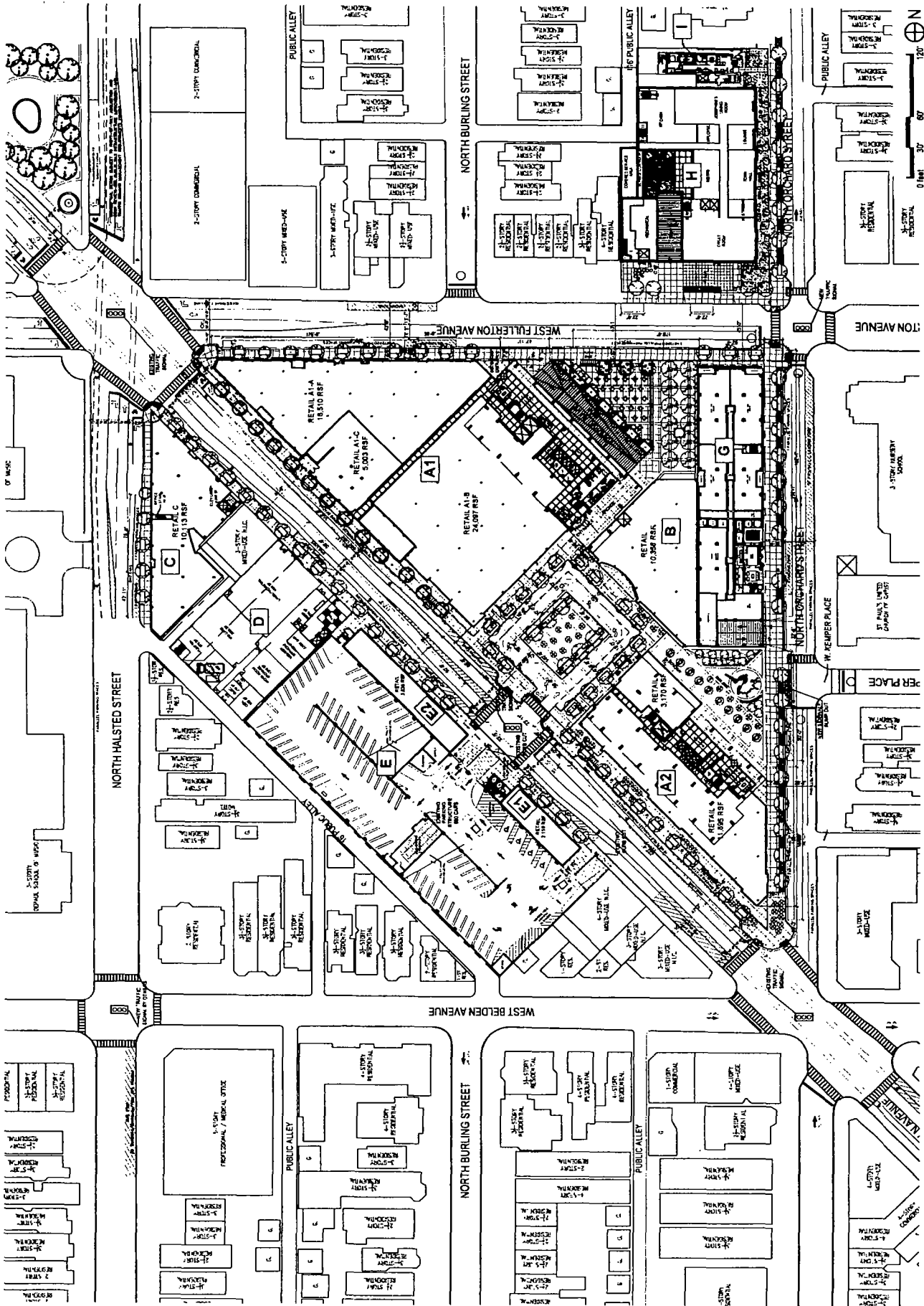
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS



D3. PARTIAL SITE PLAN  
DATE: FEBRUARY 20, 2014

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC.  
ADDRESS: 2301-2377 N. LINCOLN AVE., 2318-2356 N. LINCOLN AVE., 2368-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

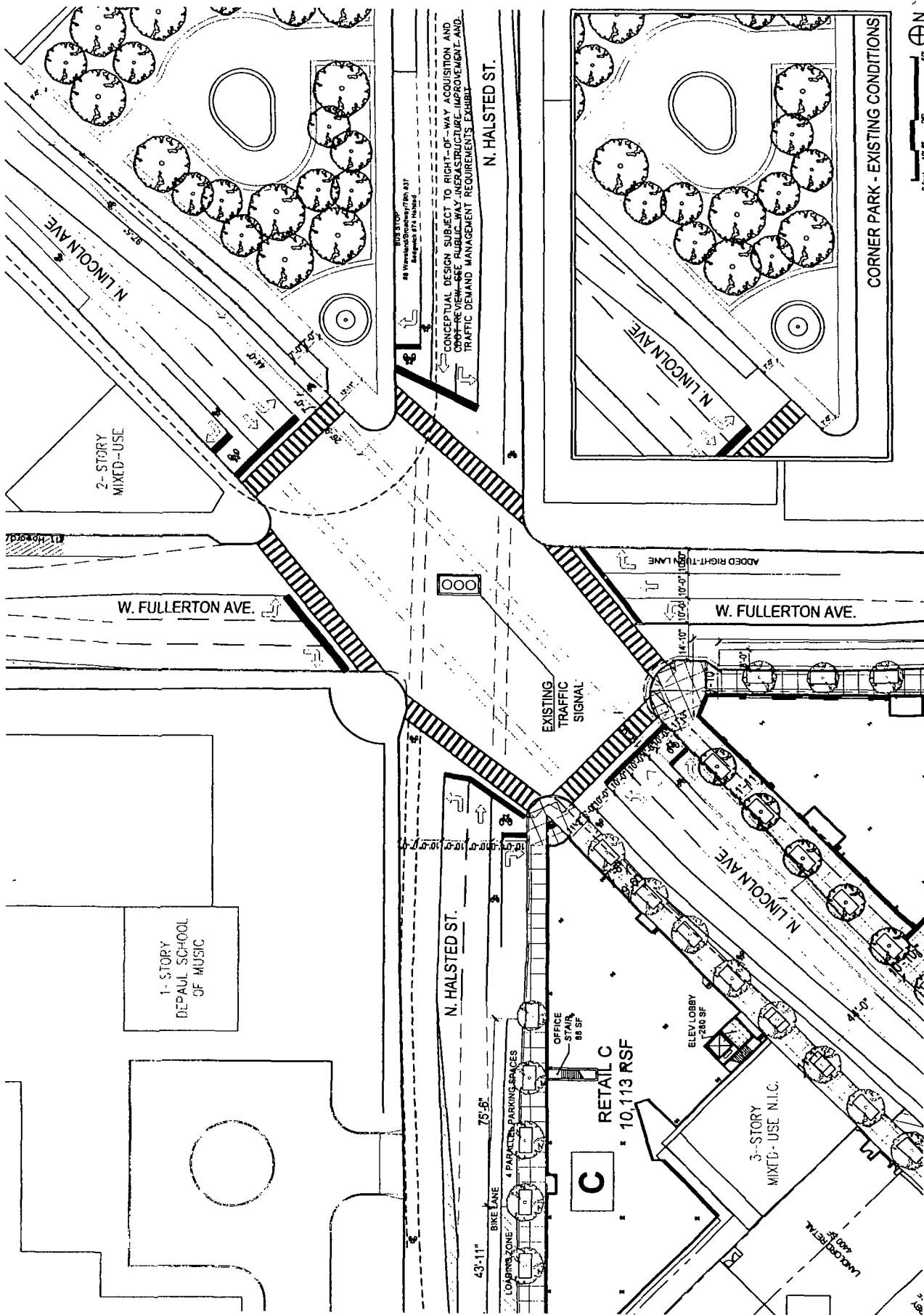


D4. CDOT SITE PLAN

DATE: FEBRUARY 20, 2014

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC  
ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2366 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



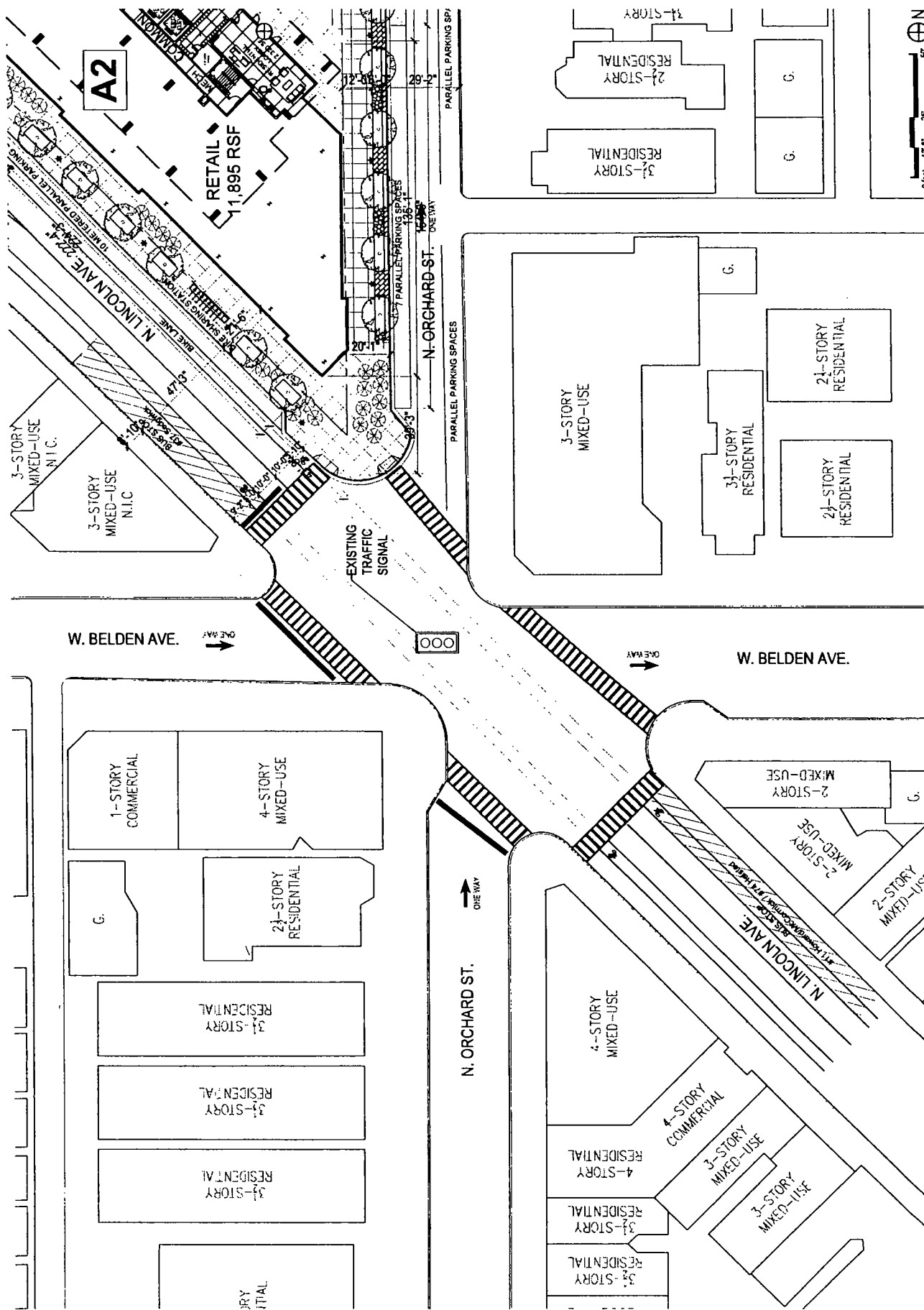
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS D5. CDDOT - LINCOLN /FULLERTON/HALSTED INTERSECTION

APPLICANT: MCCAFFERY INTERESTS, INC. DATE: FEBRUARY 20, 2014

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

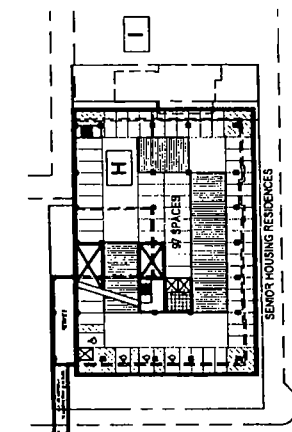
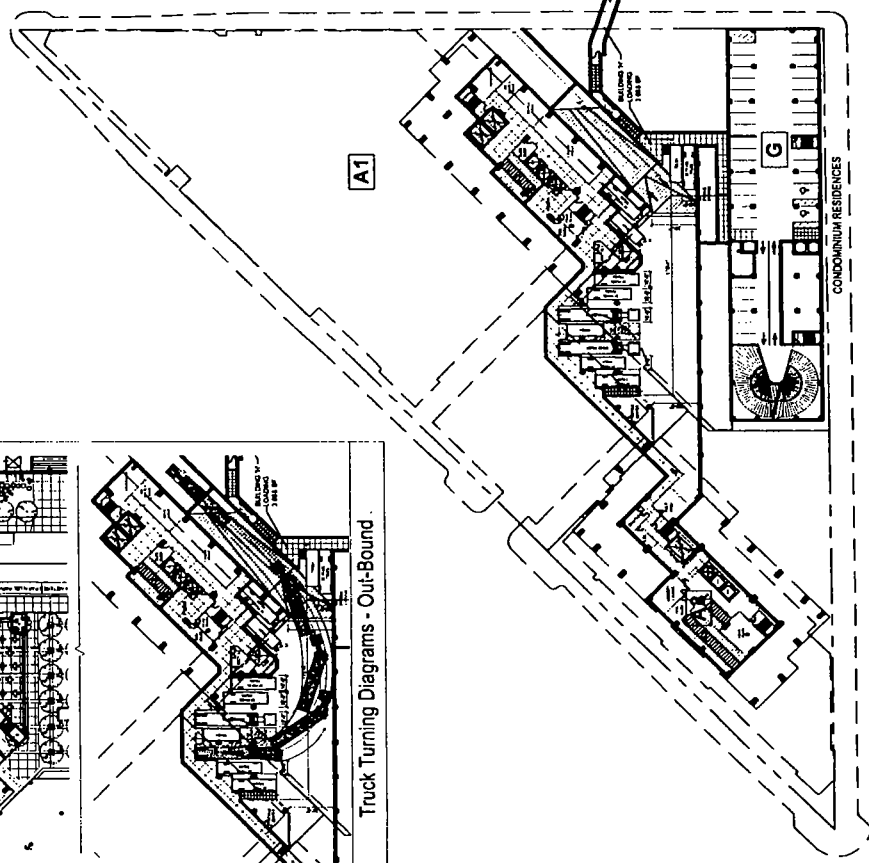
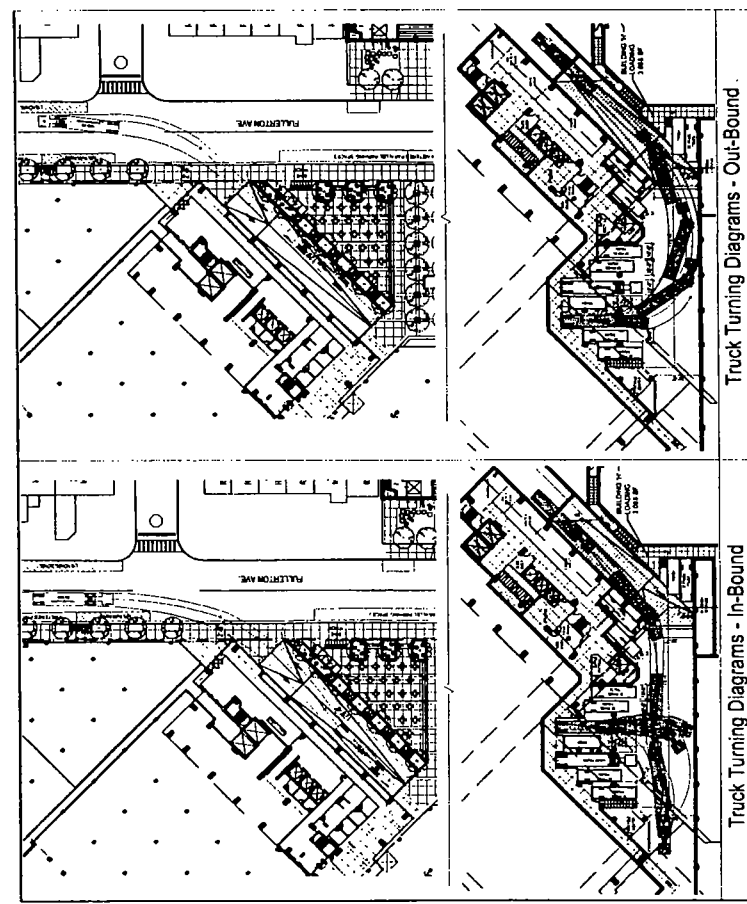
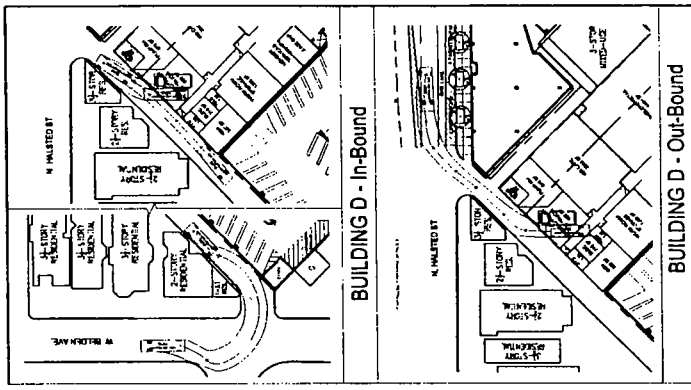






CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS D7. CDOT - LINCOLNBELDENORCHARD INTERSECTION DATE: FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC. ADDRESS: 2301-2377 N. LINCOLN AVE., 2318-2358 N. LINCOLN AVE., 2388-2376 N. LINCOLN AVE., 2337-2353 N. LINCOLN AVE., 701-758 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

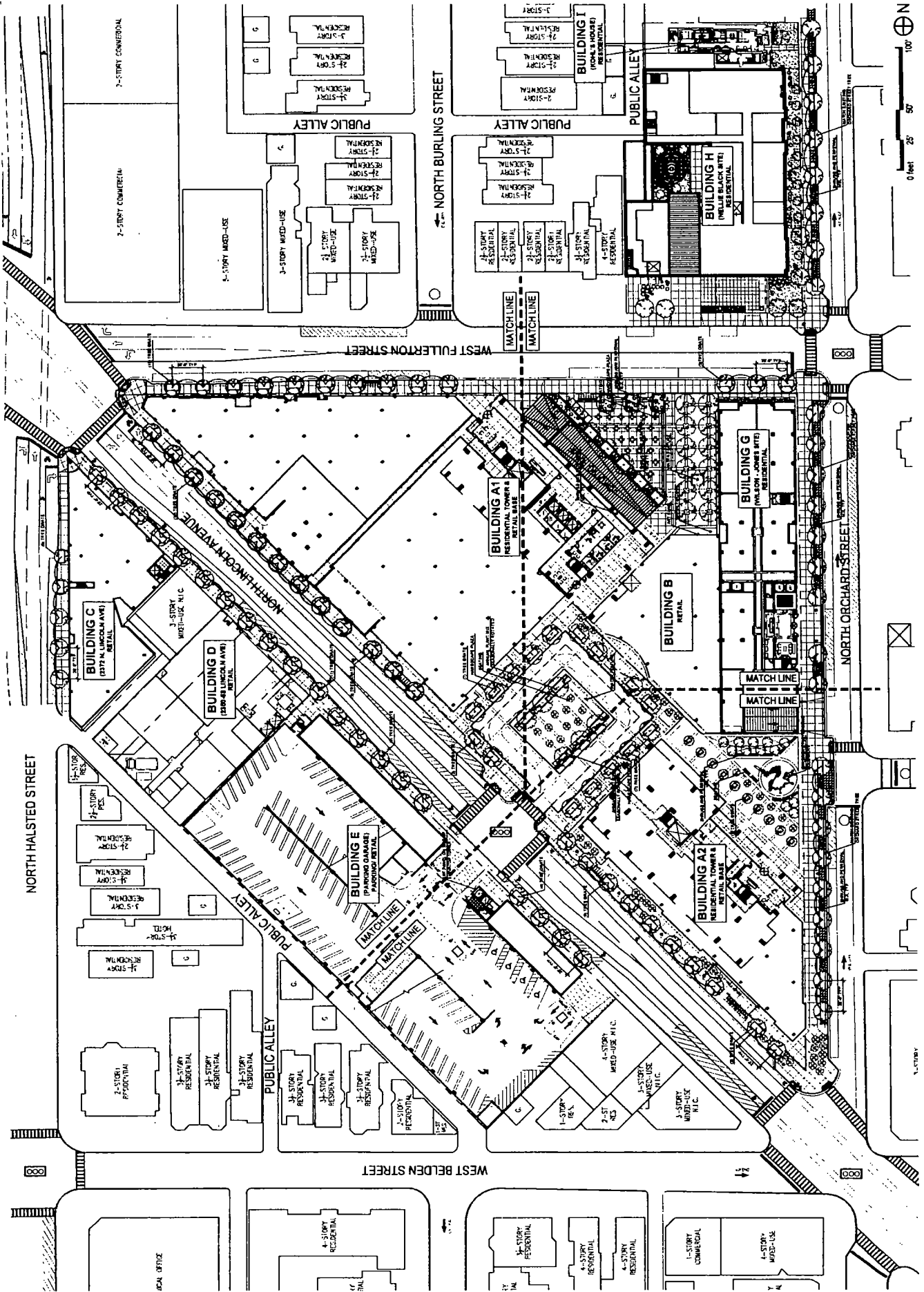


D8. CDOT LOWER LEVEL LOADING PLAN

DATE: FEBRUARY 20, 2014

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC  
 ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2378 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

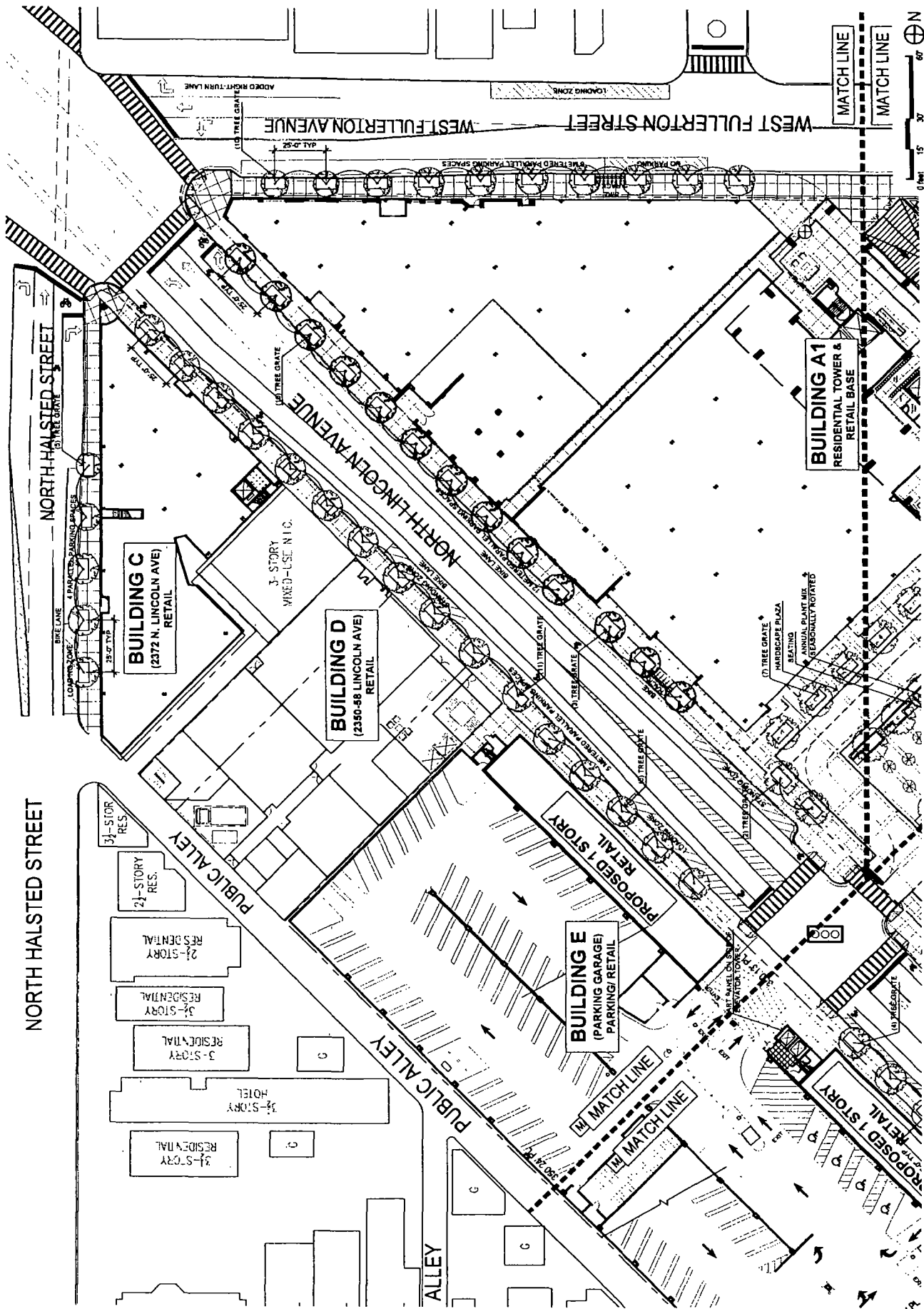


E. OVERALL LANDSCAPE PLAN

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC.  
 ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-758 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

DATE: FEBRUARY 20, 2014

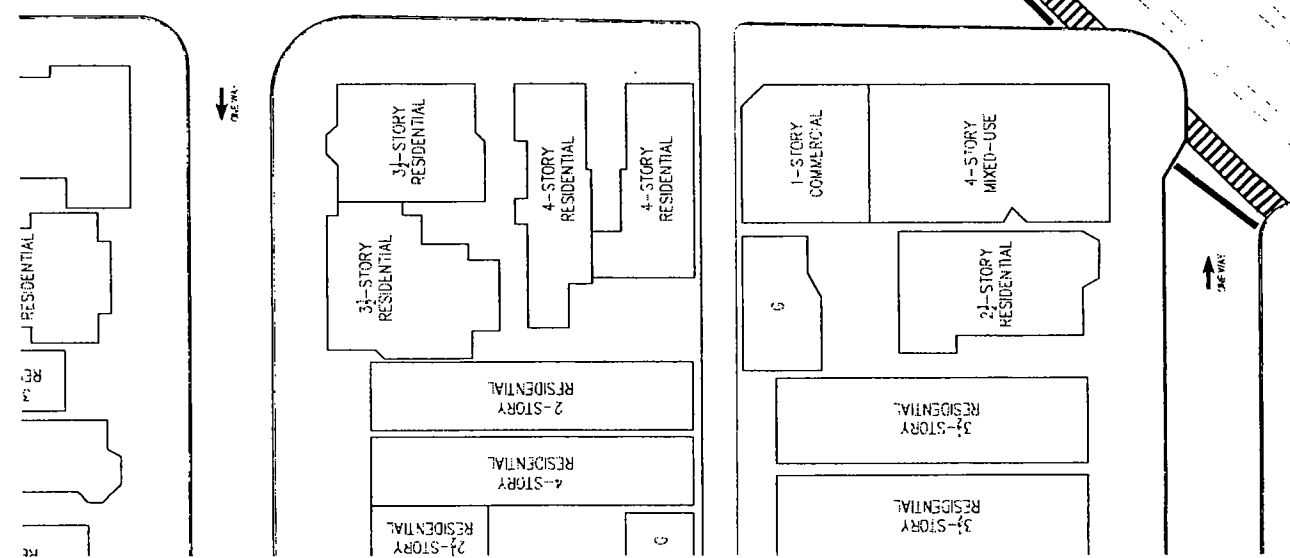
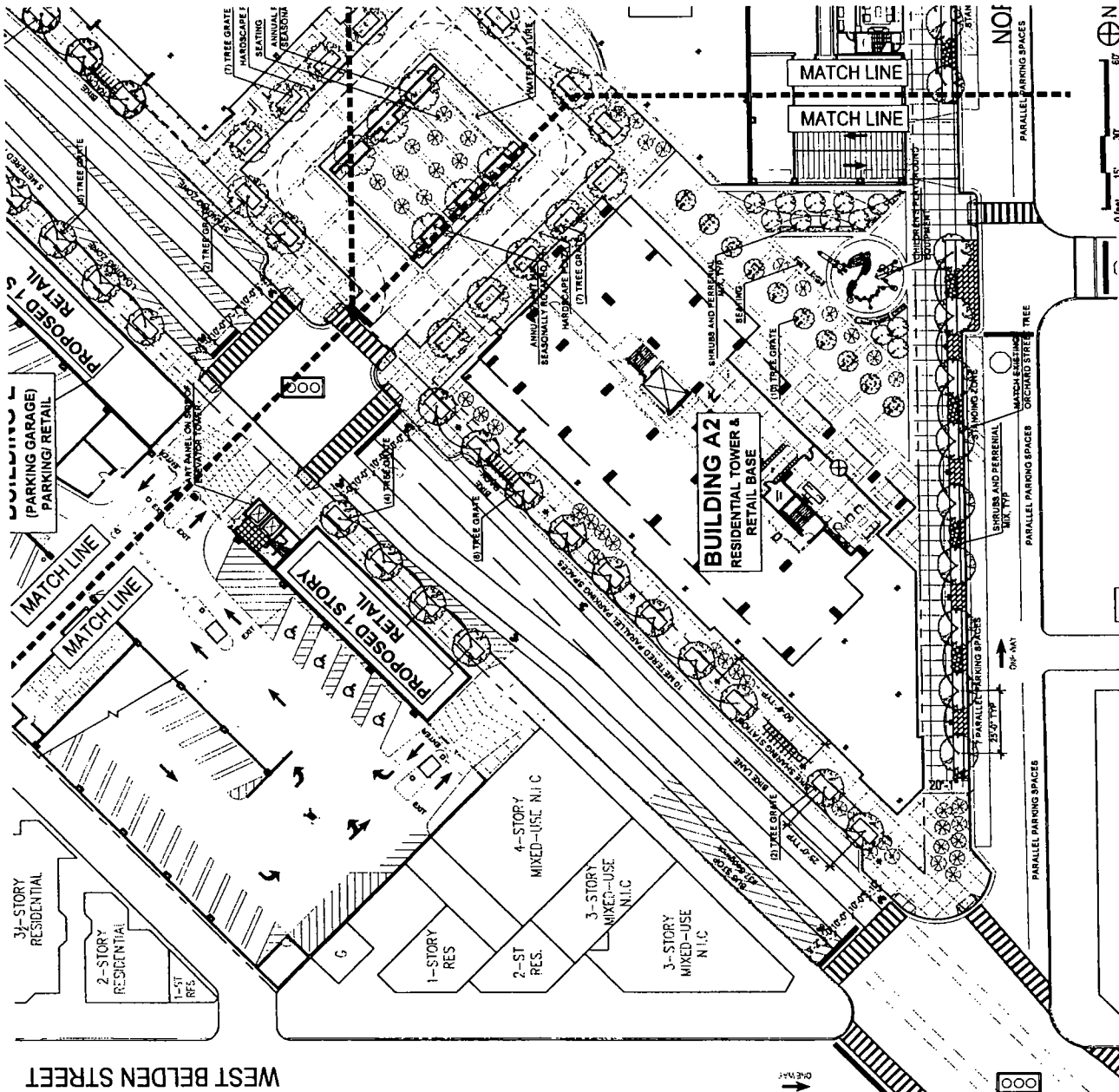


E1. PARTIAL LANDSCAPE PLAN

DATE: FEBRUARY 20, 2014

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

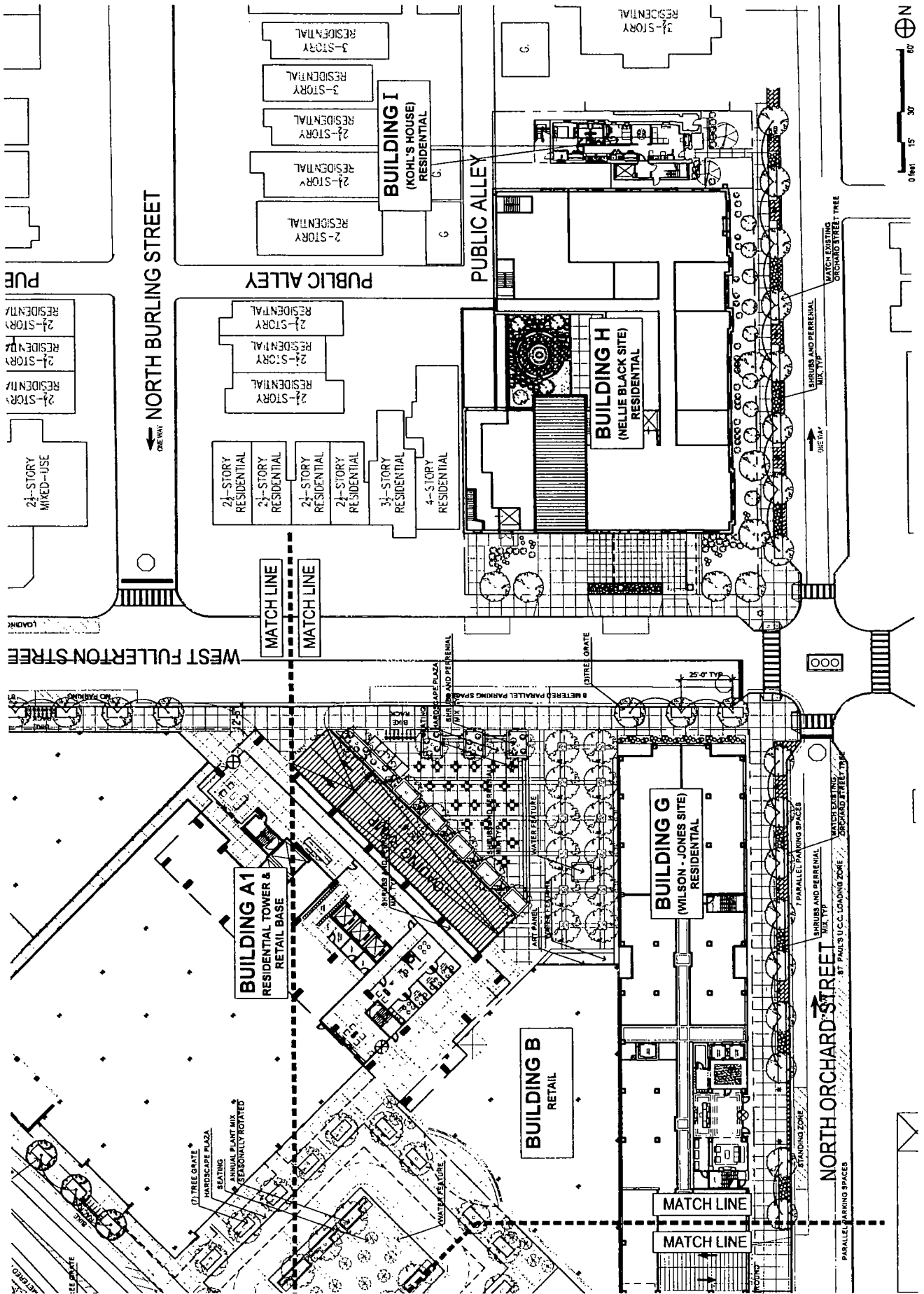
APPLICANT: MCCAFFERY INTERESTS, INC.  
ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2368-2378 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

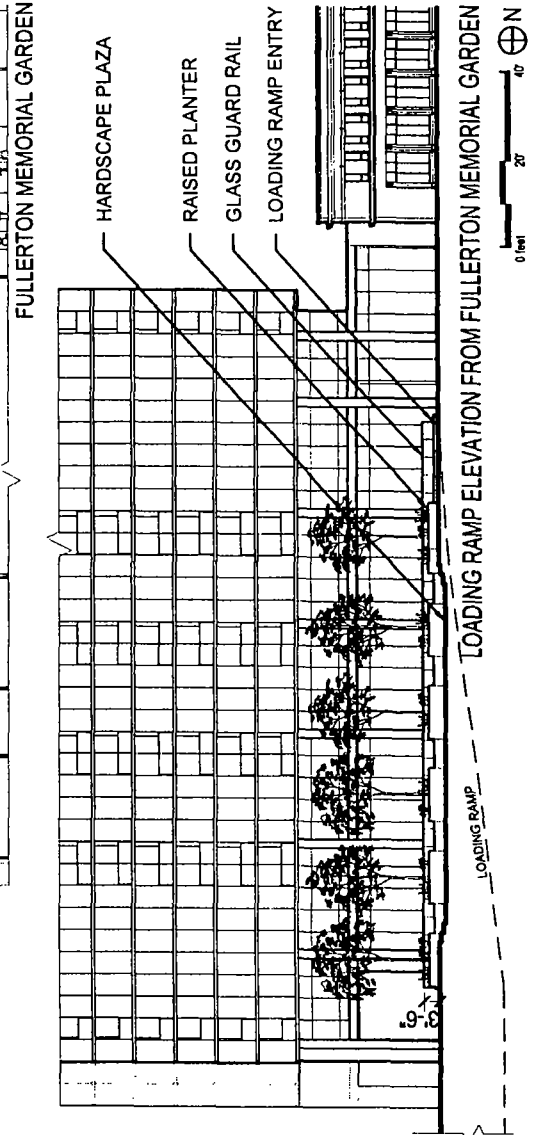
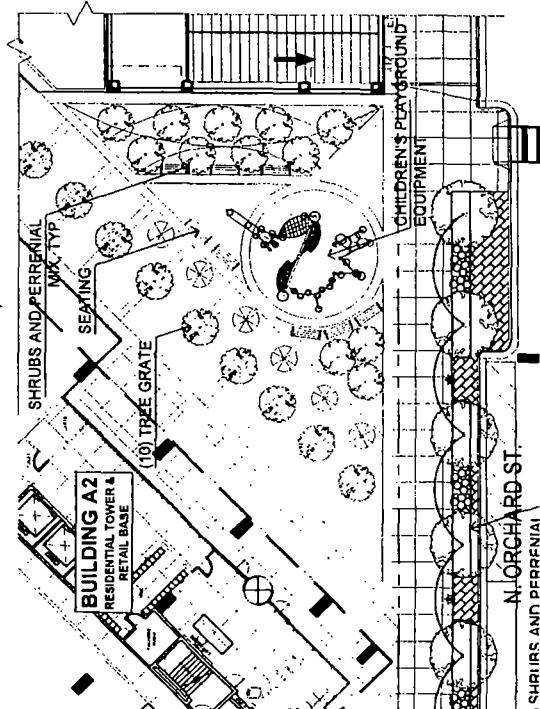
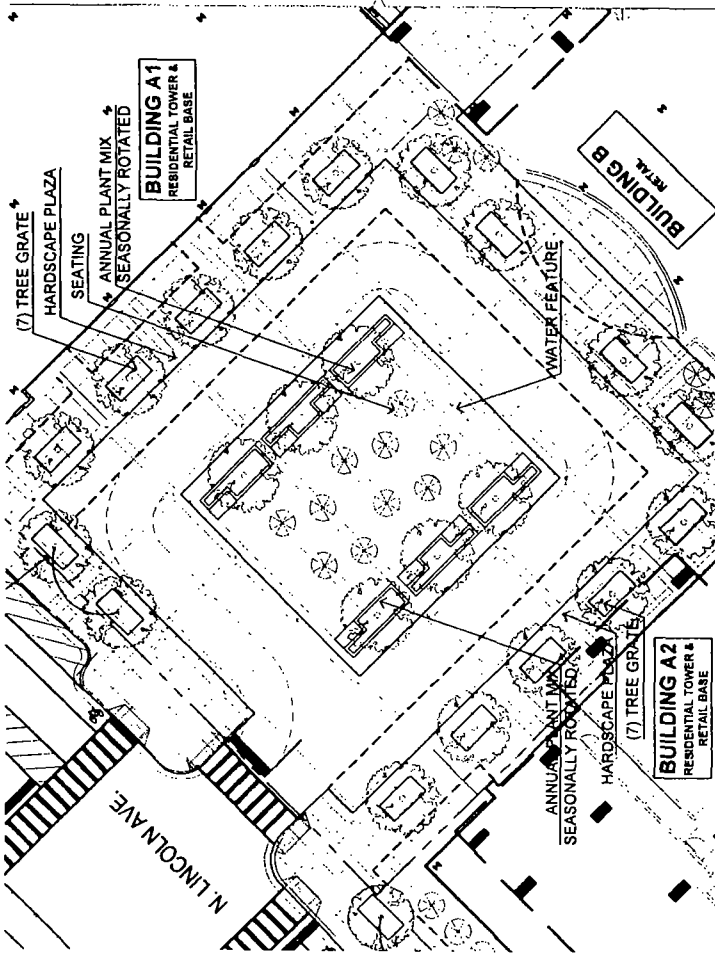
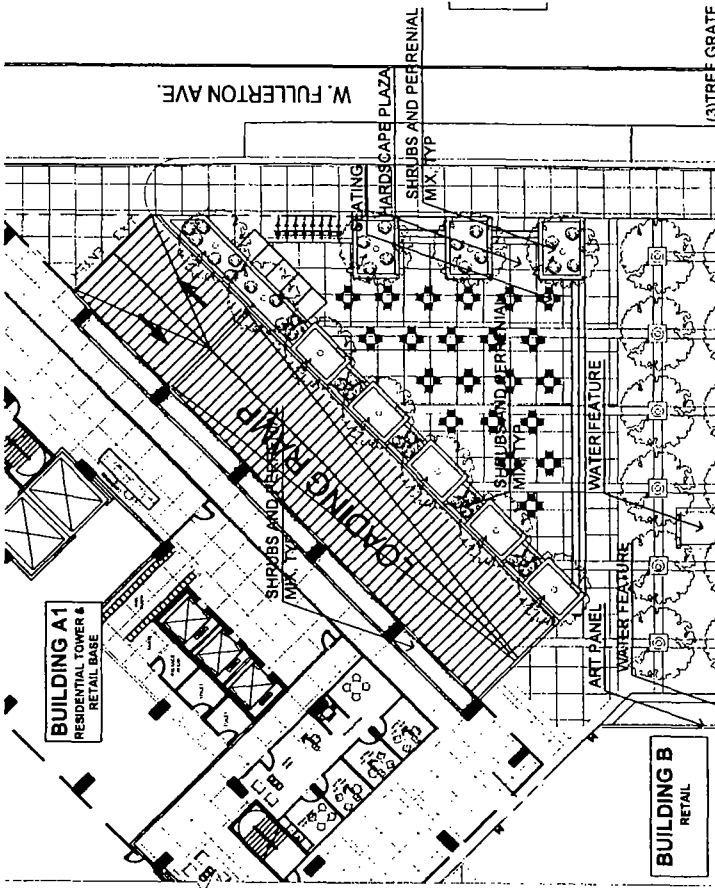


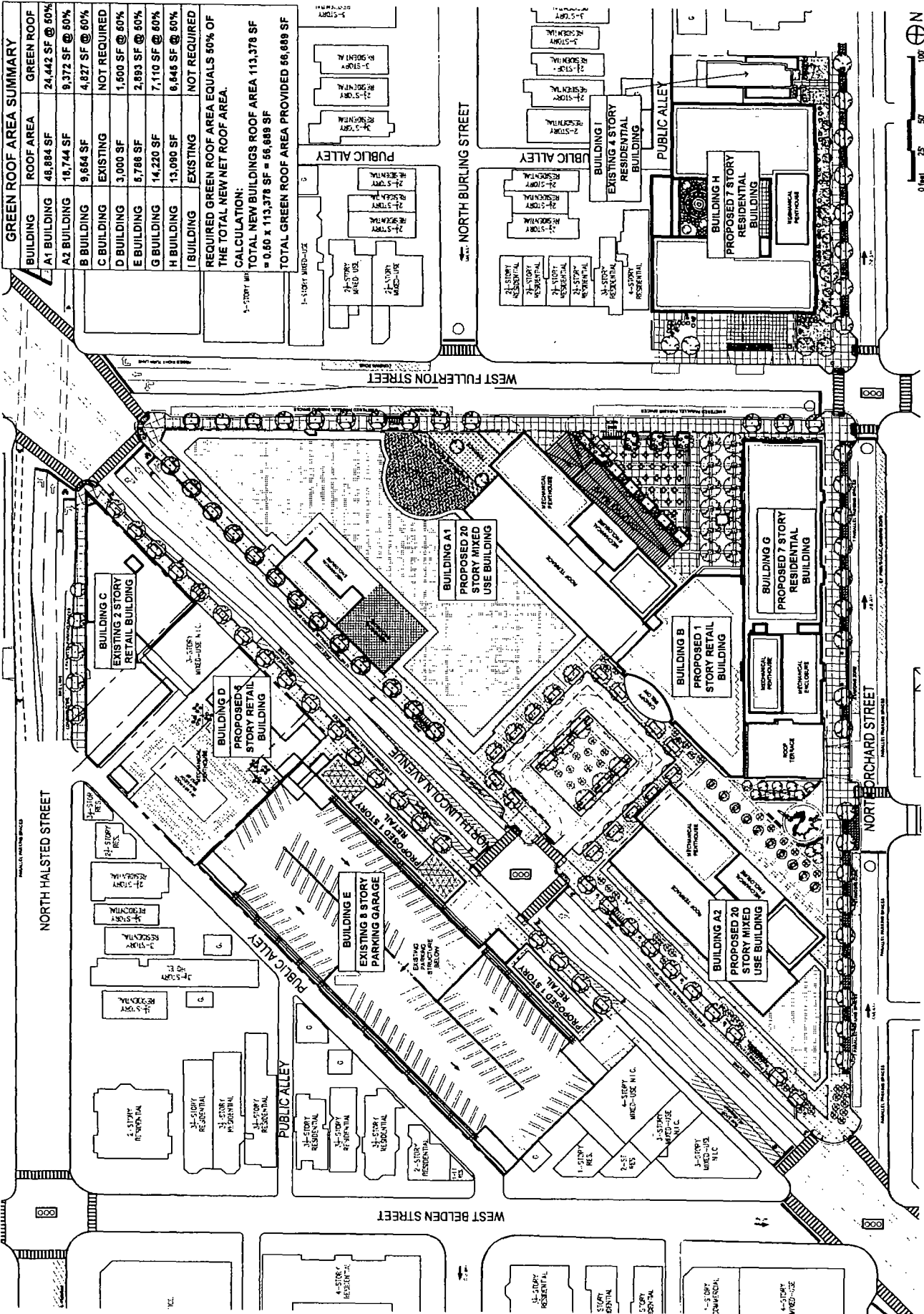
E2. PARTIAL LANDSCAPE PLAN  
DATE: FEBRUARY 20, 2014

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC.  
ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2358 N. LINCOLN AVE., 2386-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS







GREEN ROOF AREA SUMMARY		
BUILDING	ROOF AREA	GREEN ROOF
A1 BUILDING	48,884 SF	24,442 SF @ 50%
A2 BUILDING	18,744 SF	9,372 SF @ 50%
B BUILDING	9,684 SF	4,827 SF @ 50%
C BUILDING	EXISTING	NOT REQUIRED
D BUILDING	3,000 SF	1,500 SF @ 50%
E BUILDING	6,788 SF	2,893 SF @ 50%
G BUILDING	14,220 SF	7,110 SF @ 50%
H BUILDING	13,090 SF	6,545 SF @ 50%
I BUILDING	EXISTING	NOT REQUIRED
REQUIRED GREEN ROOF AREA EQUALS 50% OF THE TOTAL NEW NET ROOF AREA.		
CALCULATION:		
TOTAL NEW BUILDINGS ROOF AREA 113,378 SF		
= 0.50 x 113,378 SF = 56,689 SF		
TOTAL GREEN ROOF AREA PROVIDED 66,889 SF		



CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

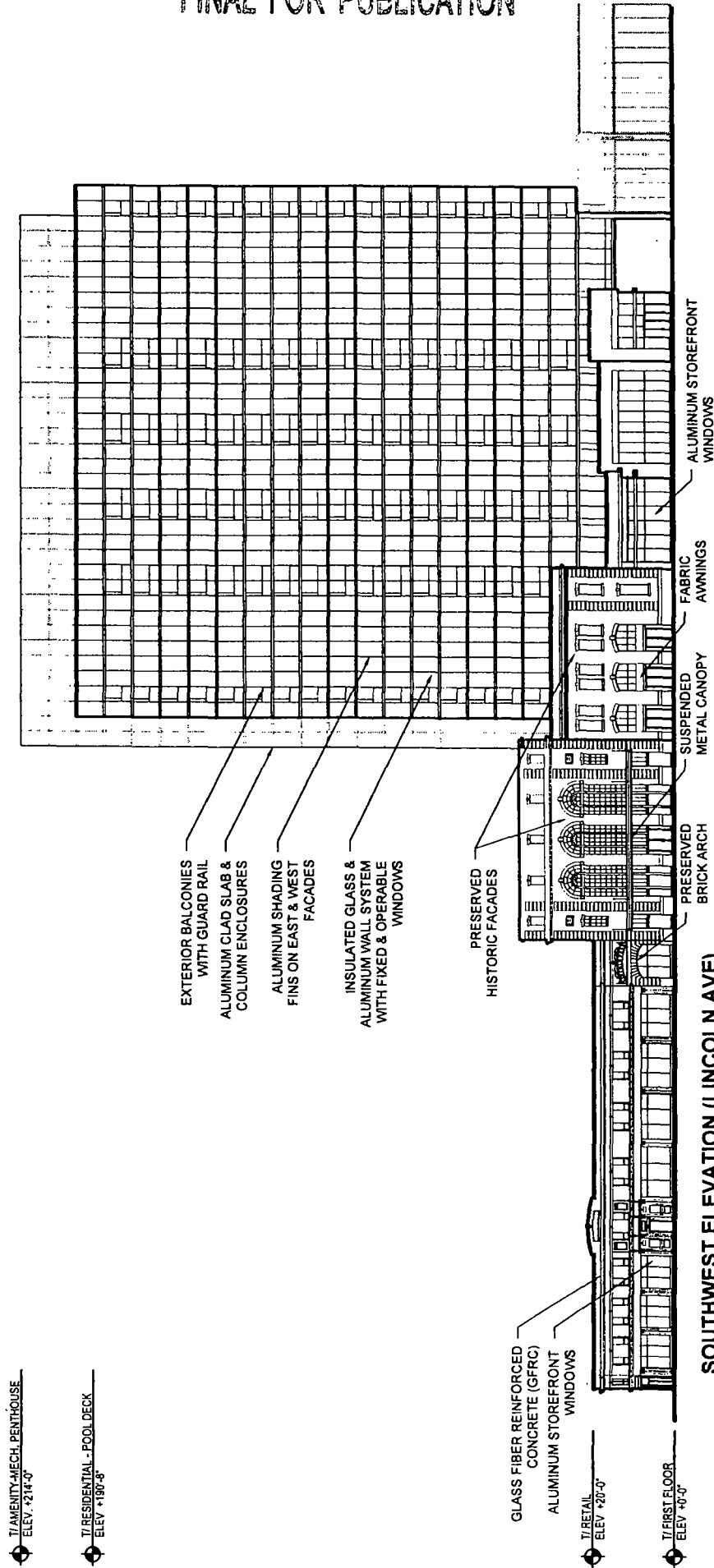
E5. GREEN ROOF PLAN

DATE: FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2358 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS





SOUTHWEST ELEVATION (LINCOLN AVE)

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

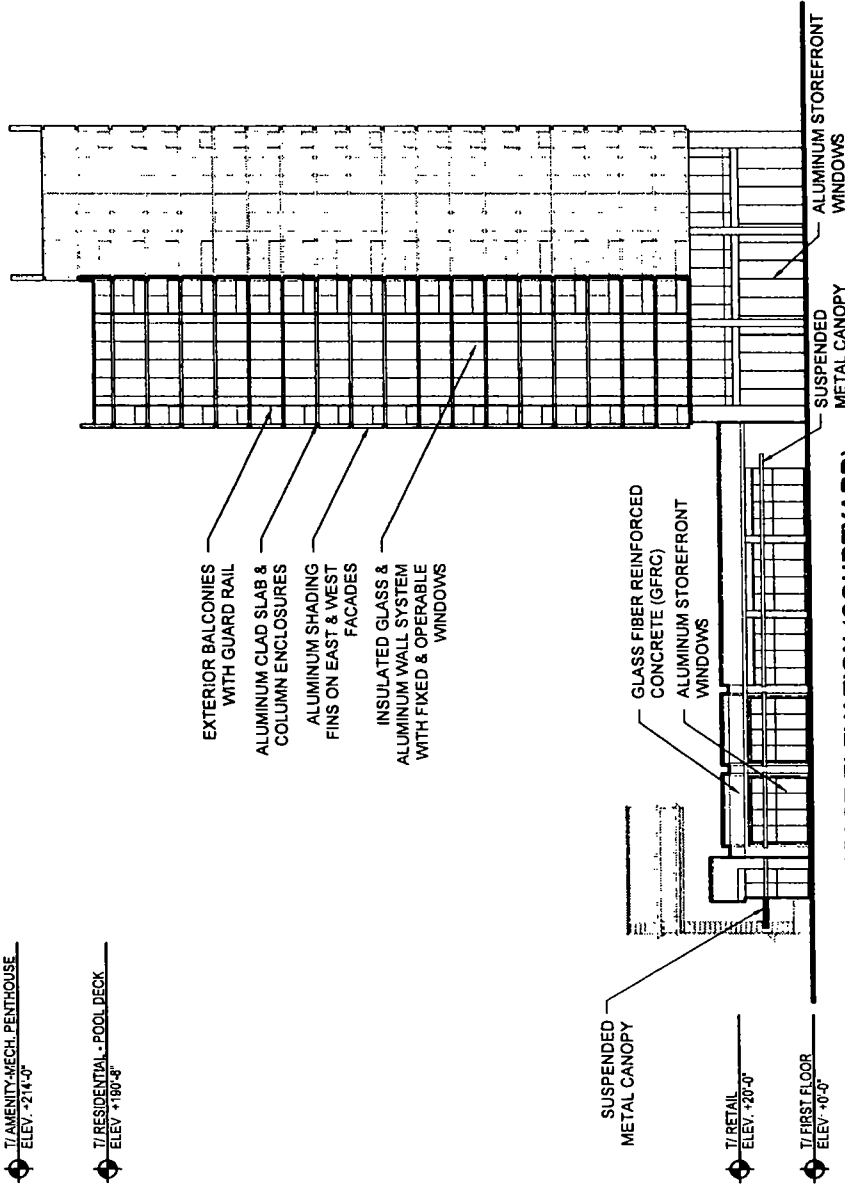
F1. BUILDING A1 ELEVATIONS

DATE: FEBRUARY 20, 2014

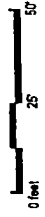
APPLICANT: MCCAFFERY INTERESTS, INC.  
 ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2358 N. LINCOLN AVE., 2368-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

1/ AMENITY-MECH. PENTHOUSE  
ELEV. +214'-0"

1/ RESIDENTIAL - POOL DECK  
ELEV. +180'-8"



SOUTHEAST ELEVATION (COURTYARD)



CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

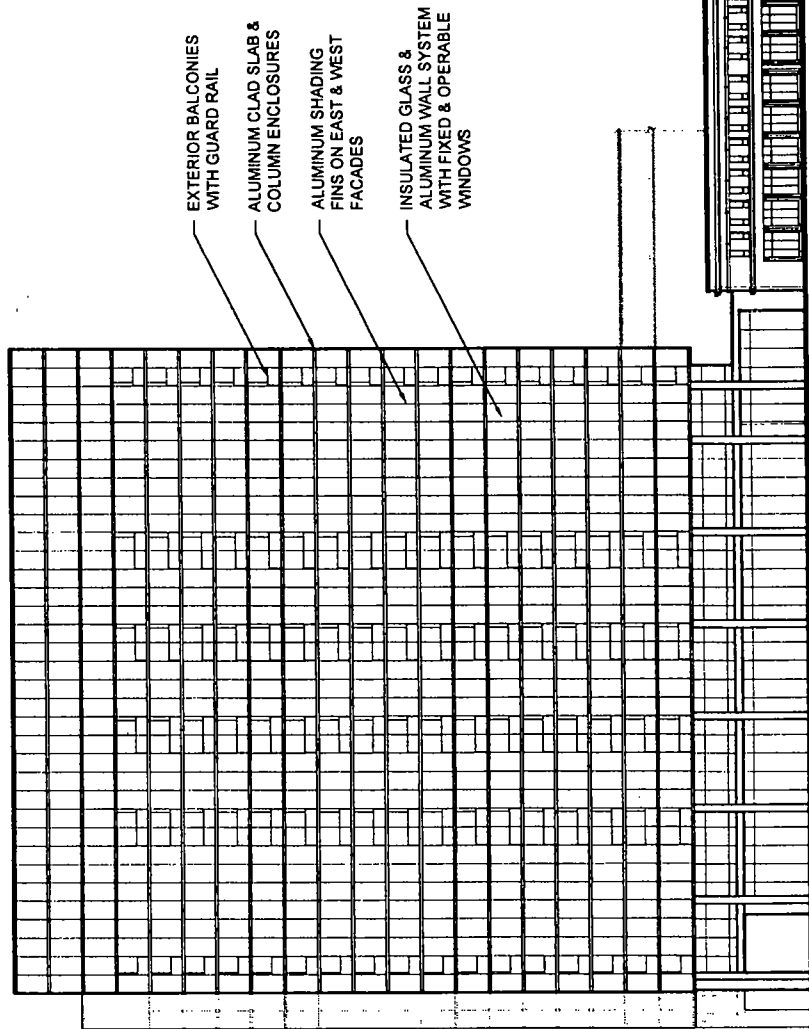
F2. BUILDING A1 ELEVATIONS  
DATE: FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.  
ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

1/21 MECH. PENTHOUSE  
ELEV. +214'-0"

1/2 RESIDENTIAL - POOL DECK  
ELEV. +190'-3"

1/2 FIRST FLOOR  
ELEV. +0'-0"



NORTHEAST ELEVATION (POCKET PARK)

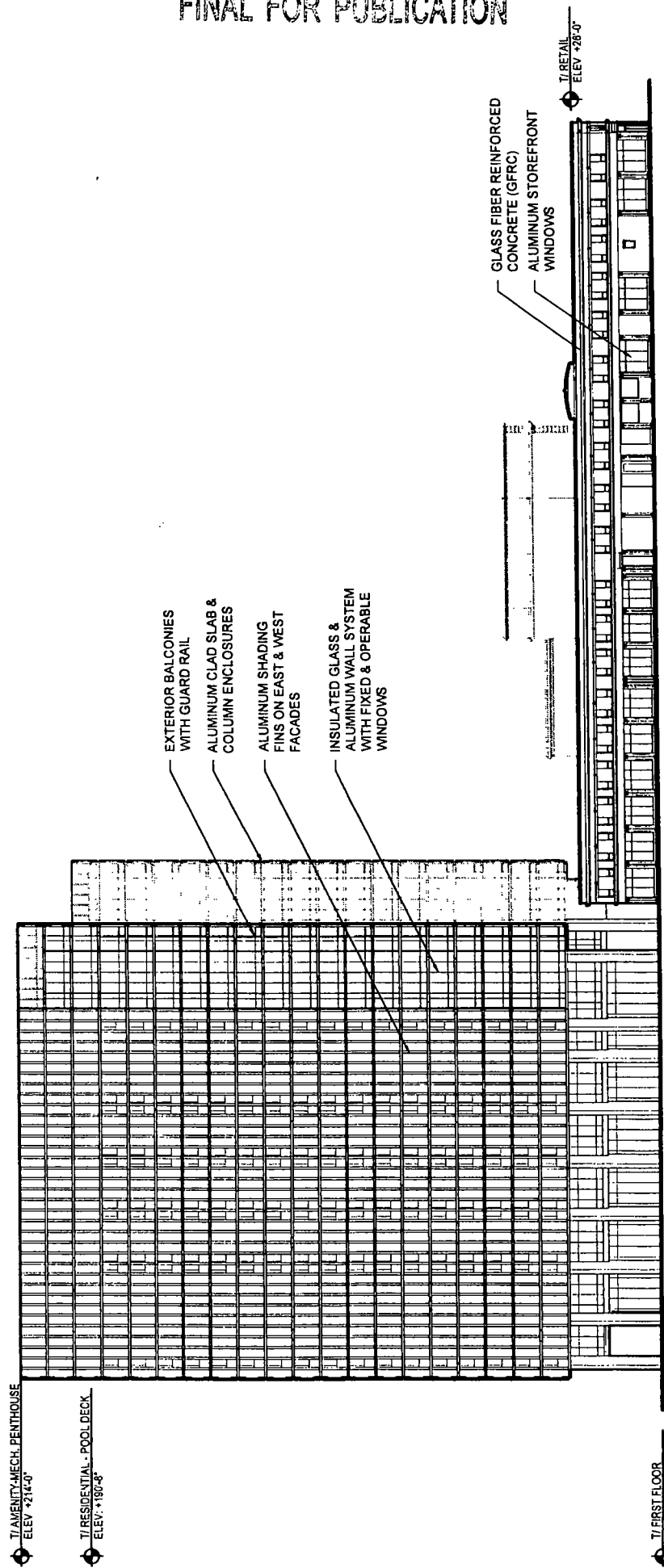


CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

F3. BUILDING A1 ELEVATIONS

APPLICANT: MCCAFFERY INTERESTS, INC.  
 ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

DATE: FEBRUARY 20, 2014



NORTH ELEVATION (FULLERTON AVE)

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

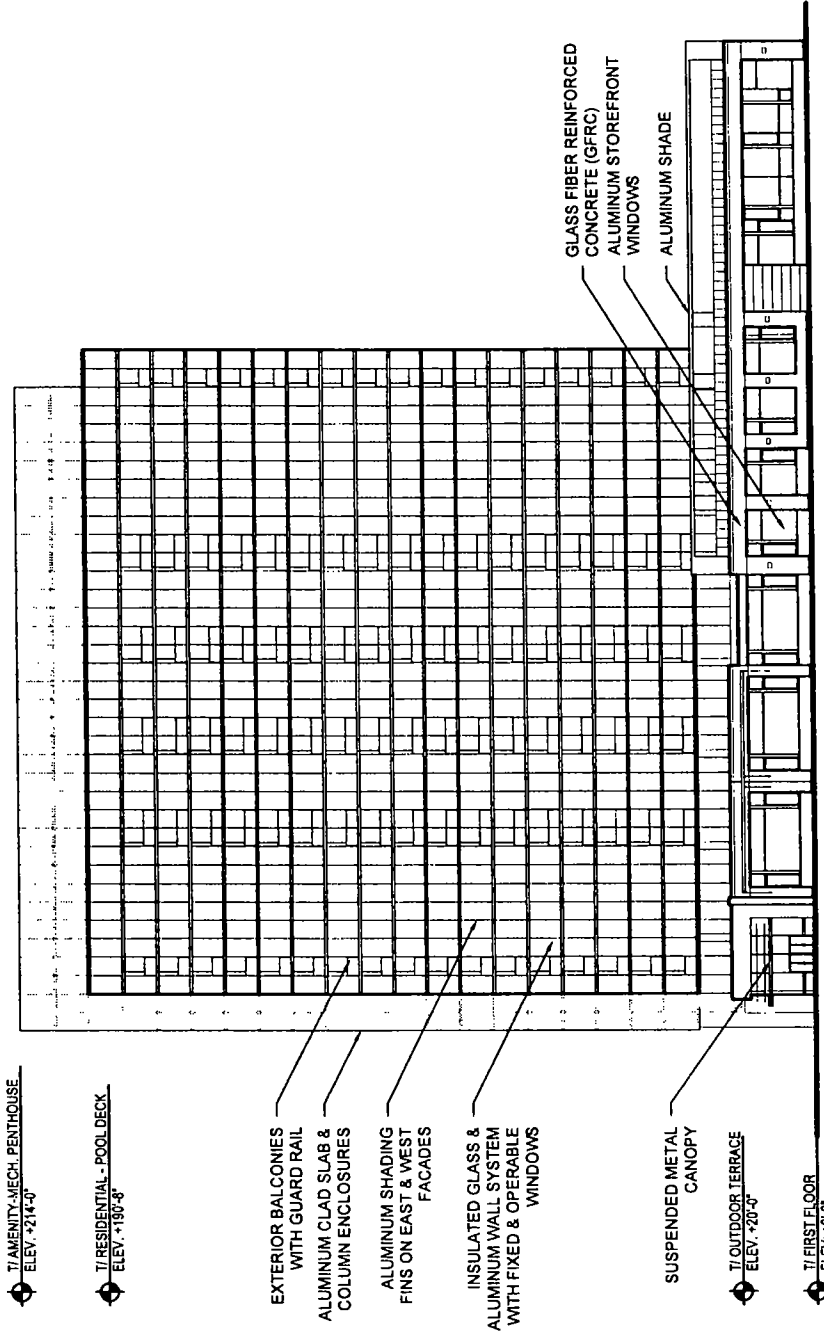
F4. BUILDING A1 ELEVATIONS

DATE: FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.  
 ADDRESS: 2301-2377 N. LINCOLN AVE., 2318-2356 N. LINCOLN AVE., 2337-2353 N. LINCOLN AVE., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



F5. BUILDING A2 ELEVATIONS  
DATE: FEBRUARY 20, 2014



SOUTHWEST ELEVATION (LINCOLN AVE)

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC.  
ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

◆ T1/AMENITY-MECH PENTHOUSE  
ELEV. +214'-0"

◆ T1/RESIDENTIAL - POOL DECK  
ELEV. +190'-8"

EXTERIOR BALCONIES  
WITH GUARD RAIL

ALUMINUM CLAD SLAB &  
COLUMN ENCLOSURES

ALUMINUM SHADING  
FINS ON EAST & WEST  
FACADES

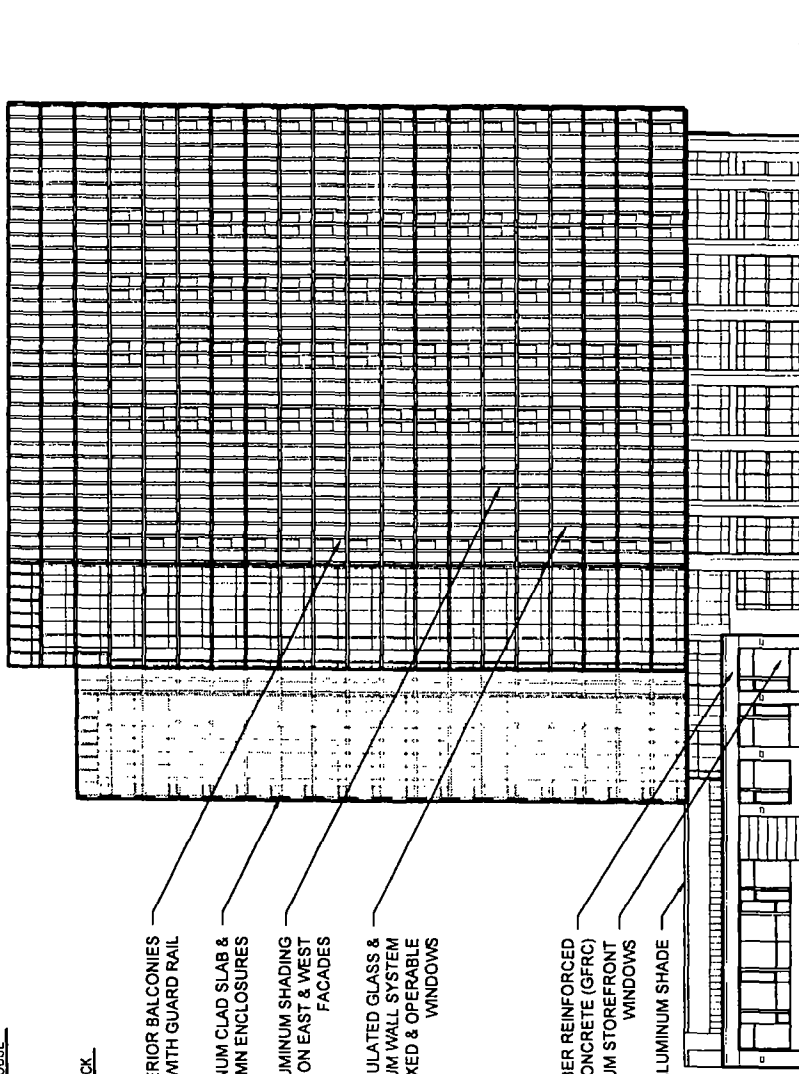
INSULATED GLASS &  
ALUMINUM WALL SYSTEM  
WITH FIXED & OPERABLE  
WINDOWS

GLASS FIBER REINFORCED  
CONCRETE (GFRG)  
ALUMINUM STOREFRONT  
WINDOWS

ALUMINUM SHADE

◆ T1/OUTDOOR TERRACE  
ELEV. +20'-0"

◆ T1/FIRST FLOOR  
ELEV. +0'-0"



EAST ELEVATION (ORCHARD STREET)



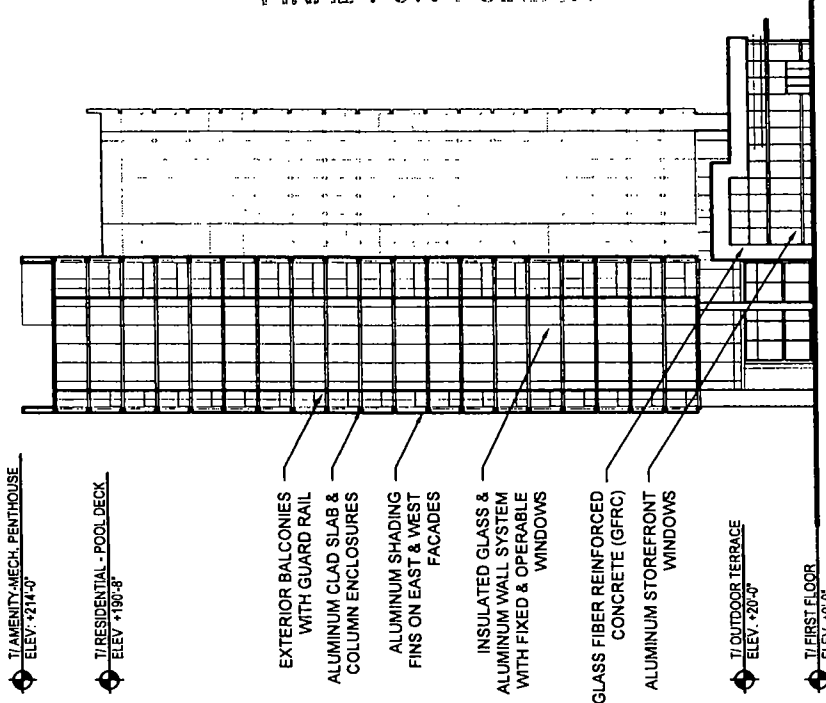
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

F6. BUILDING A2 ELEVATIONS

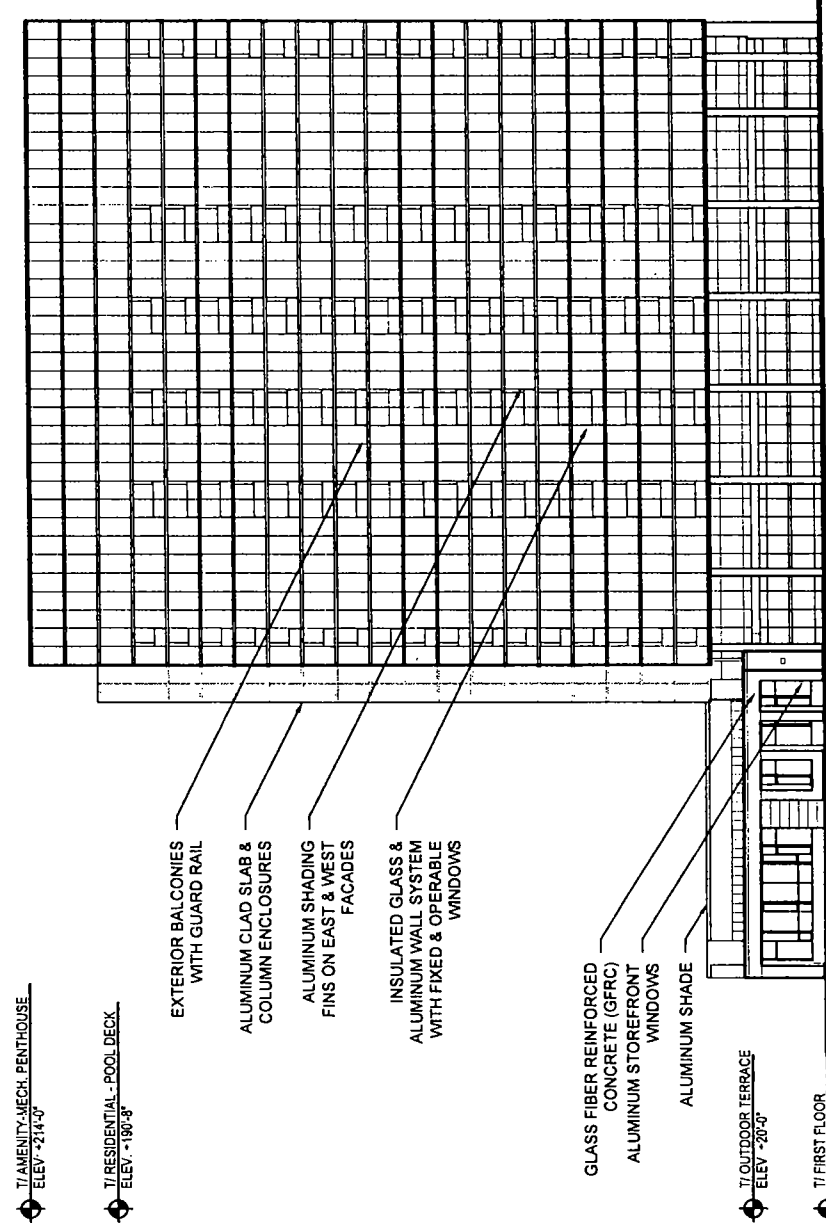
APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2386-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

DATE: FEBRUARY 20, 2014



NORTHWEST ELEVATION (COURTYARD)



NORTHEAST ELEVATION (POCKET PARK)

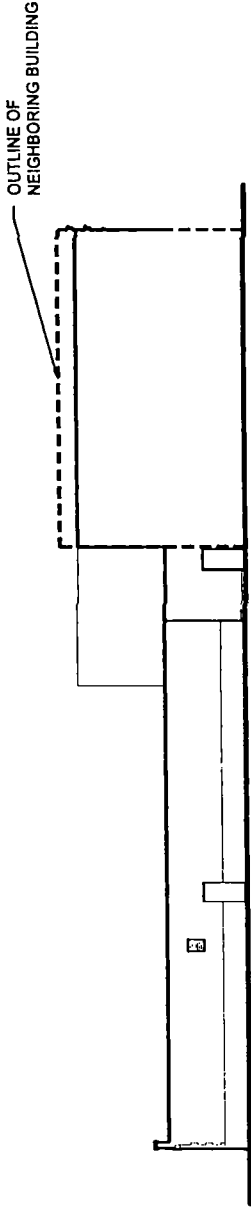


CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

F7. BUILDING A2 ELEVATIONS

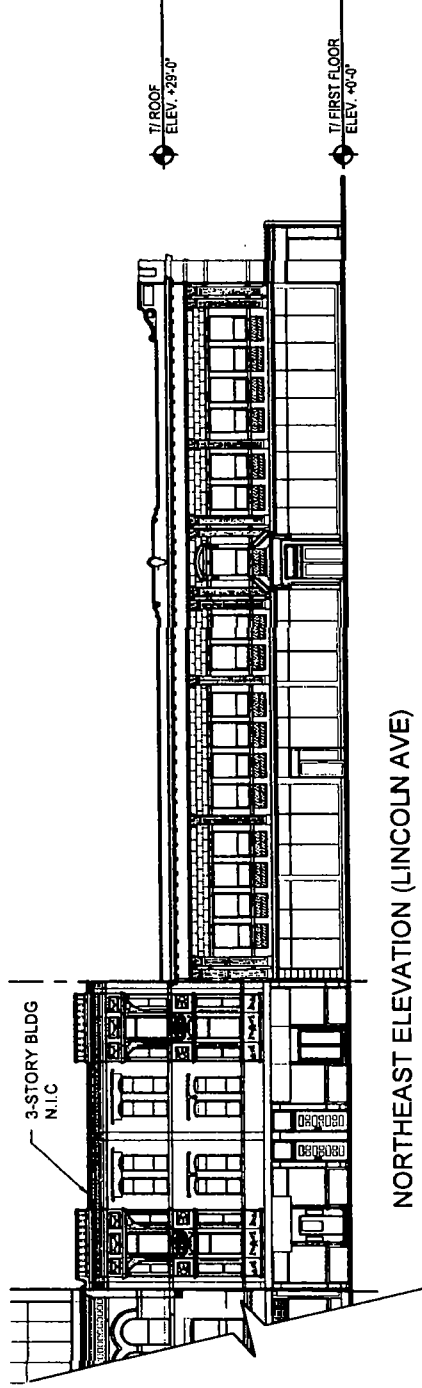
DATE: FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.  
 ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2358 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



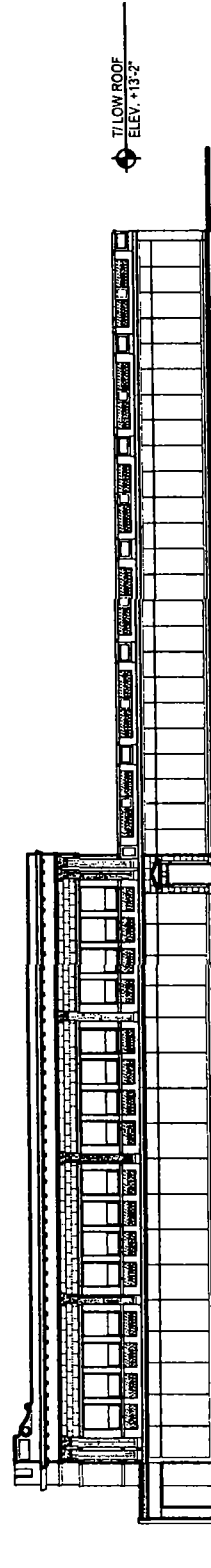
SOUTHEAST ELEVATION

7/ LOW ROOF  
ELEV. +13'-2"  
7/ FIRST FLOOR  
ELEV. +0'-0"



NORTHEAST ELEVATION (LINCOLN AVE)

7/ ROOF  
ELEV. +29'-0"  
7/ FIRST FLOOR  
ELEV. +0'-0"



WEST ELEVATION (HALSTED ST)

7/ CORNICE  
ELEV. +33'-0"  
7/ ROOF  
ELEV. +29'-0"  
7/ FIRST FLOOR  
ELEV. +0'-0"



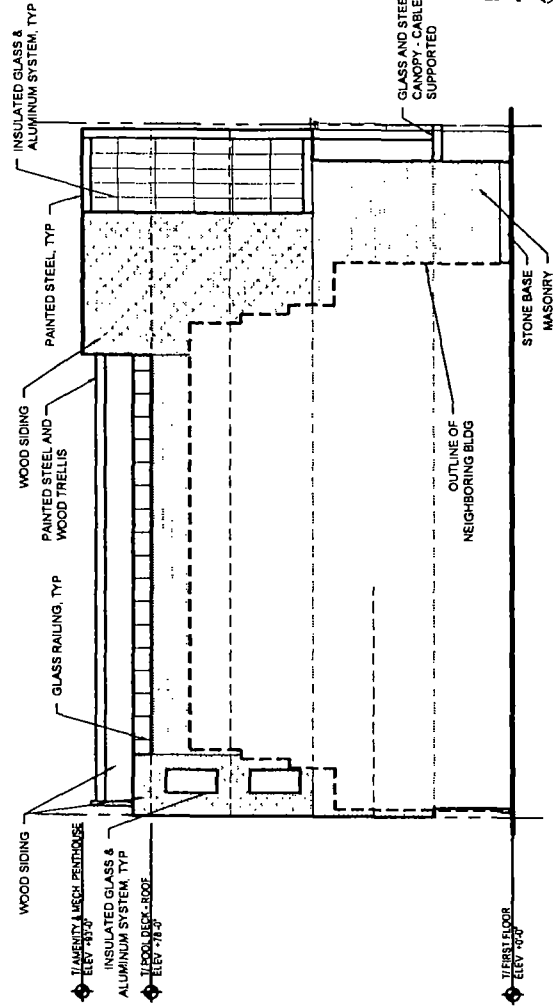
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

F8. BUILDING C (2372 N LINCOLN) ELEVATIONS

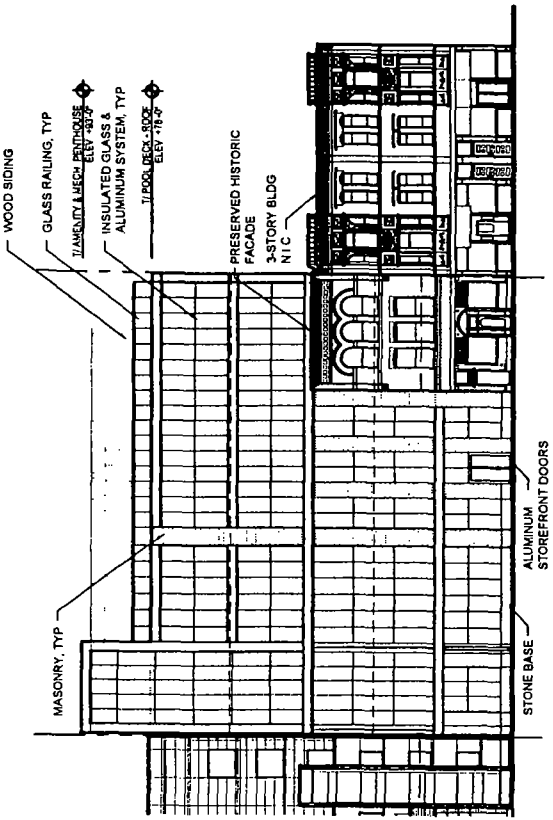
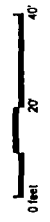
DATE: FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC.  
ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2366 N. LINCOLN AVE., 2368-2378 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS





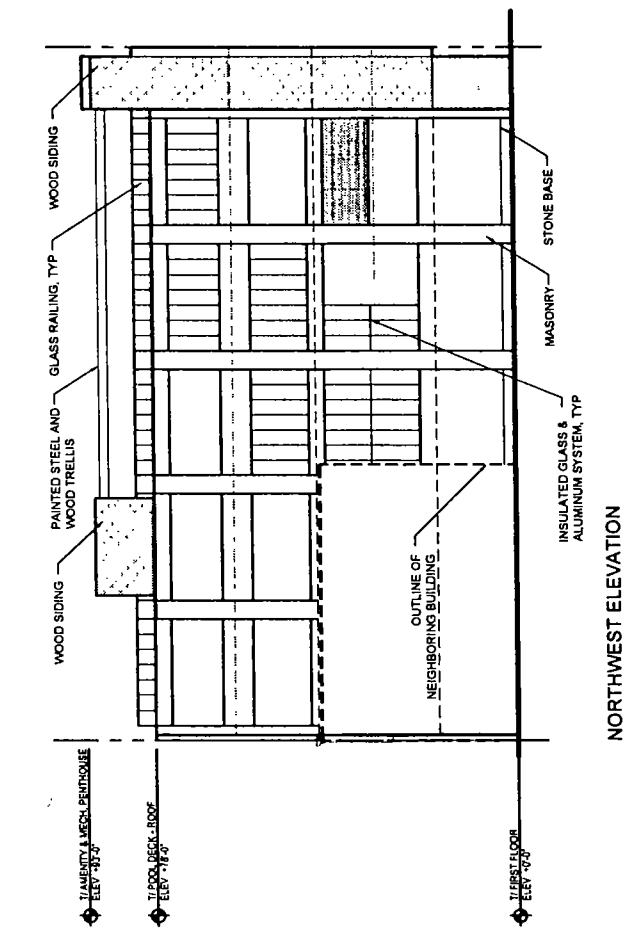
SOUTHEAST ELEVATION



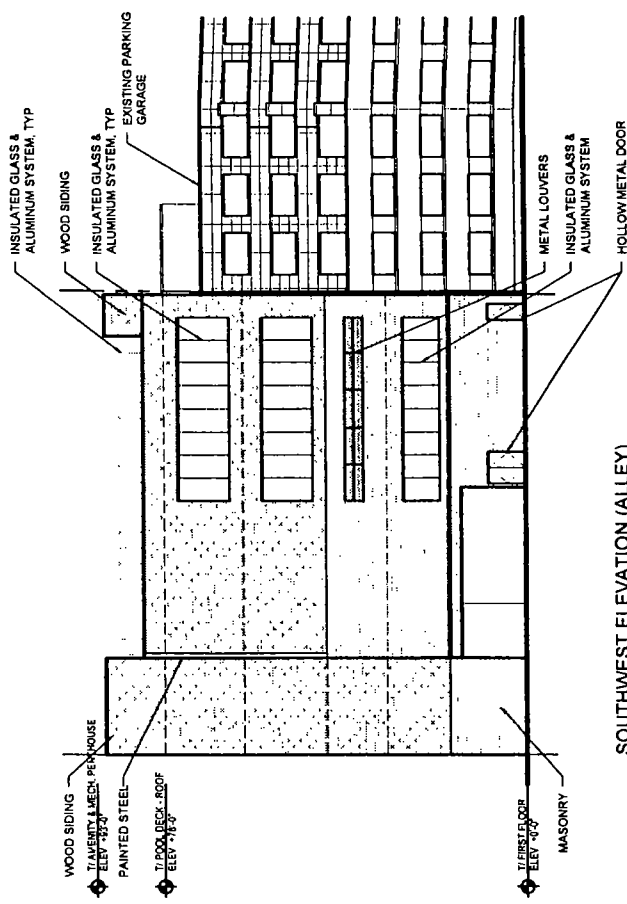
NORTHEAST ELEVATION (LINCOLN AVE)

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS F9. BUILDING D (2350-2358 N LINCOLN) ELEVATIONS

APPLICANT: MCCAFFERY INTERESTS, INC. ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS DATE: FEBRUARY 20, 2014



NORTHWEST ELEVATION

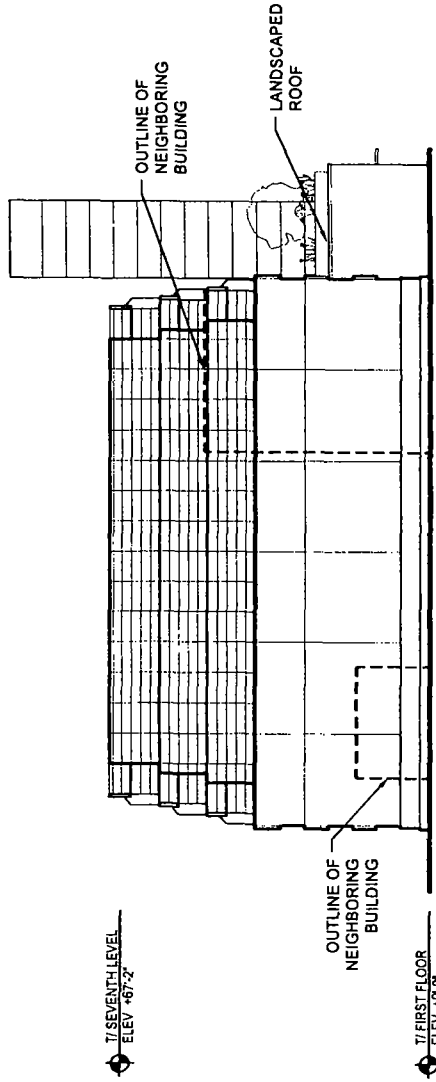


SOUTHWEST ELEVATION (ALLEY)

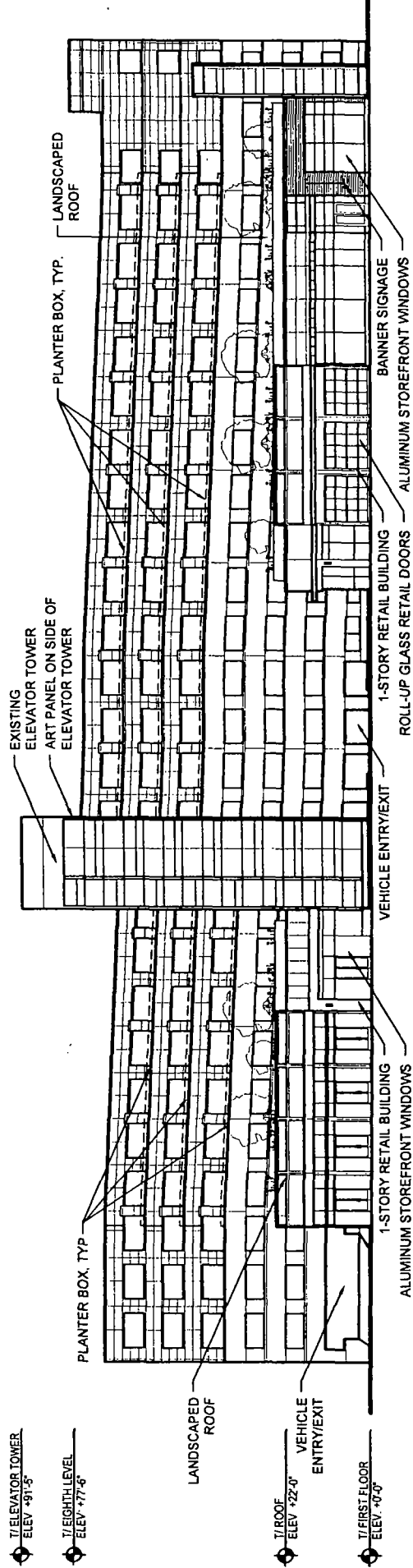
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS F10. BUILDING D (2350-2358 N LINCOLN) ELEVATIONS

DATE: FEBRUARY 20, 2014

APPLICANT: MCCAFFERY INTERESTS, INC. ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2378 N. LINCOLN AVE, 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



SOUTHEAST ELEVATION



NORTHEAST ELEVATION (LINCOLN AVE)



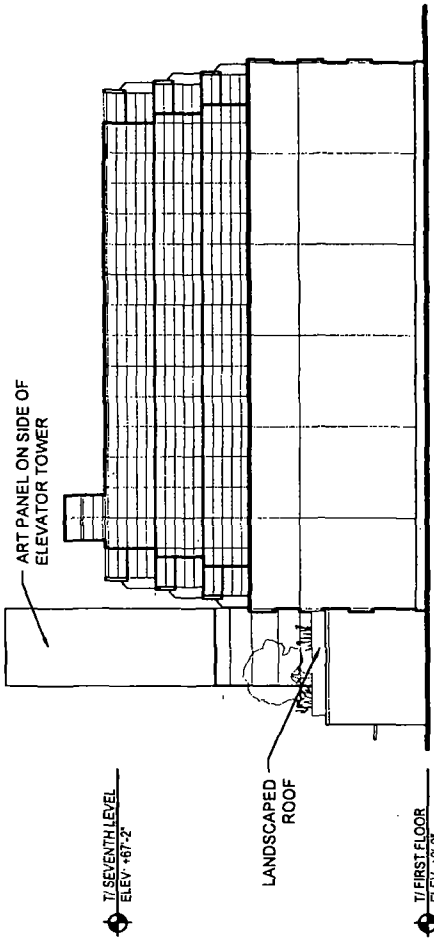
CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

F11. BUILDING E (PARKING GARAGE) ELEVATIONS

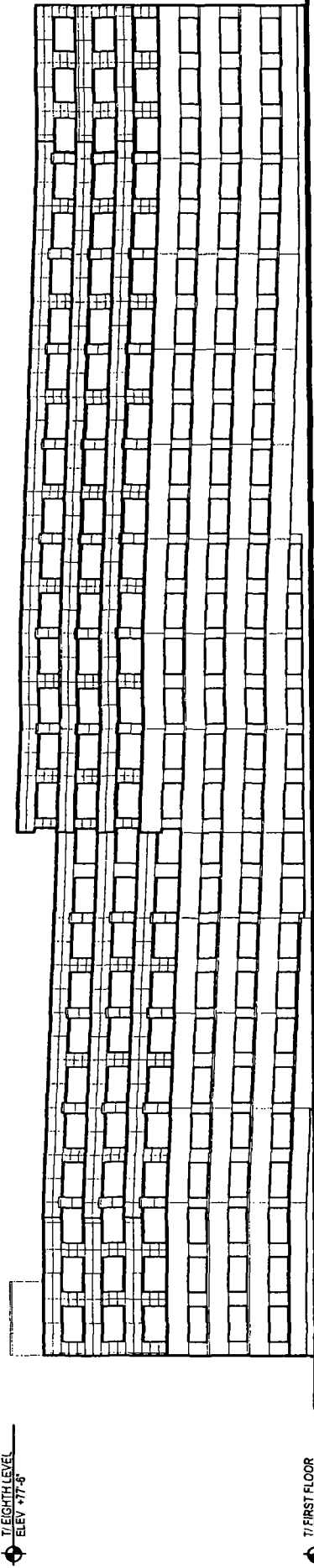
APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2378 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

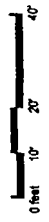
DATE: FEBRUARY 20, 2014



NORTHWEST ELEVATION



SOUTHWEST ELEVATION (ALLEY)



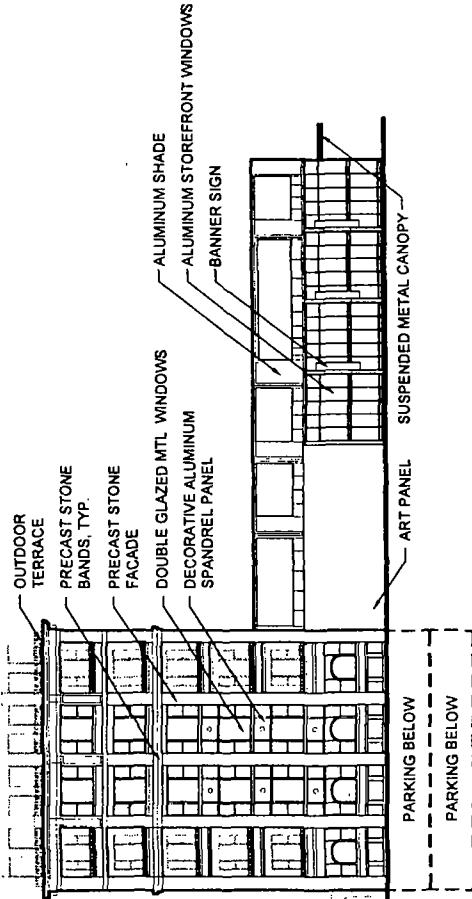
F12. BUILDING E (PARKING GARAGE) ELEVATIONS  
DATE: FEBRUARY 20, 2014

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

APPLICANT: MCCAFFERY INTERESTS, INC.  
ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2366-2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

7.1 MECH. PENTHOUSE  
ELEV. +108'-0"

7.2 RESIDENTIAL  
ELEV. +92'-0"



ENTRY CANOPY

7.1 FIRST FLOOR  
ELEV. +0'-0"

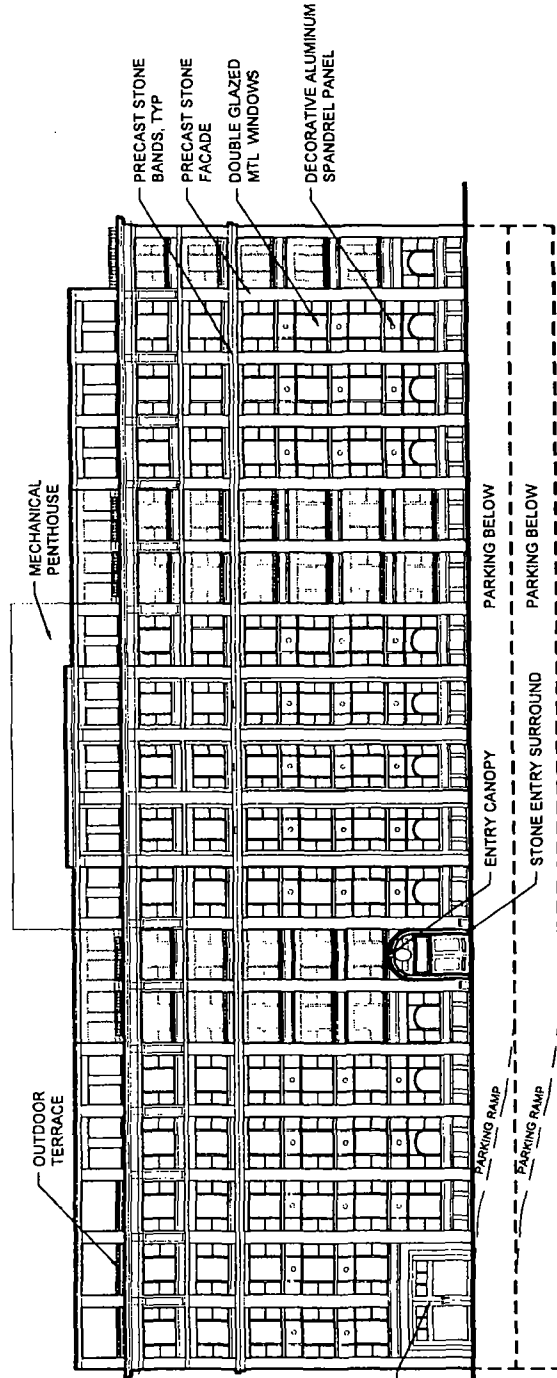
7.1 PARKING DECK 01  
ELEV. -10'-0"

7.1 PARKING DECK 02  
ELEV. -20'-0"

NORTH ELEVATION (FULLERTON AVE)

7.1 MECH. PENTHOUSE  
ELEV. +108'-0"

7.2 RESIDENTIAL  
ELEV. +92'-0"



PARKING GARAGE  
ENTRY DOOR

7.1 FIRST FLOOR  
ELEV. +0'-0"

7.1 PARKING DECK 01  
ELEV. -10'-0"

7.1 PARKING DECK 02  
ELEV. -20'-0"

EAST ELEVATION (ORCHARD ST)

CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS

F13. BUILDING G (WILSON-JONES) ELEVATIONS

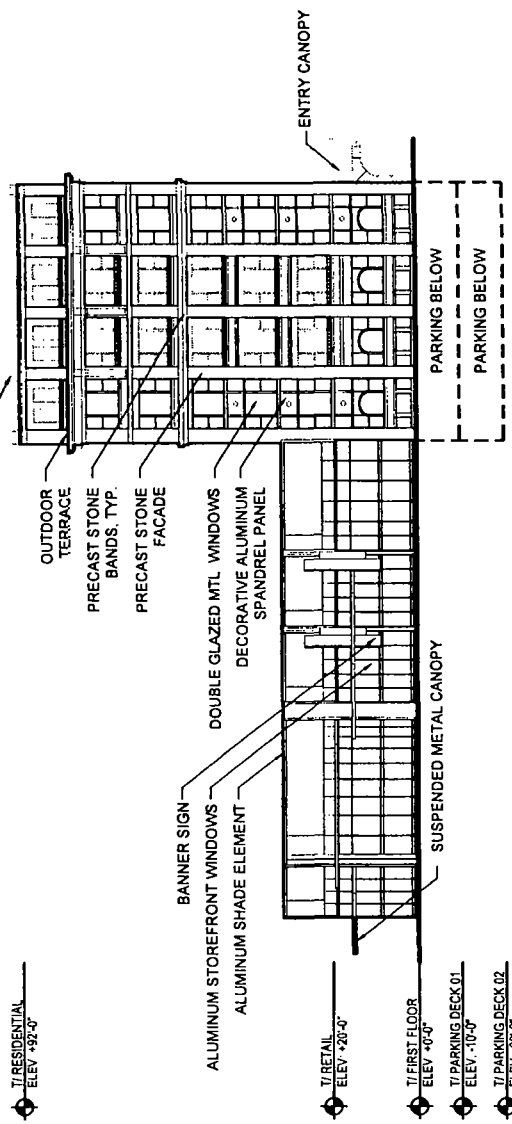
APPLICANT: MCCAFFERY INTERESTS, INC.

ADDRESS: 2301-2377 N. LINCOLN AVE., 2316-2356 N. LINCOLN AVE., 2388-2378 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS

DATE: FEBRUARY 20, 2014

1/1 MECH PENTHOUSE  
ELEV. +106'-0"

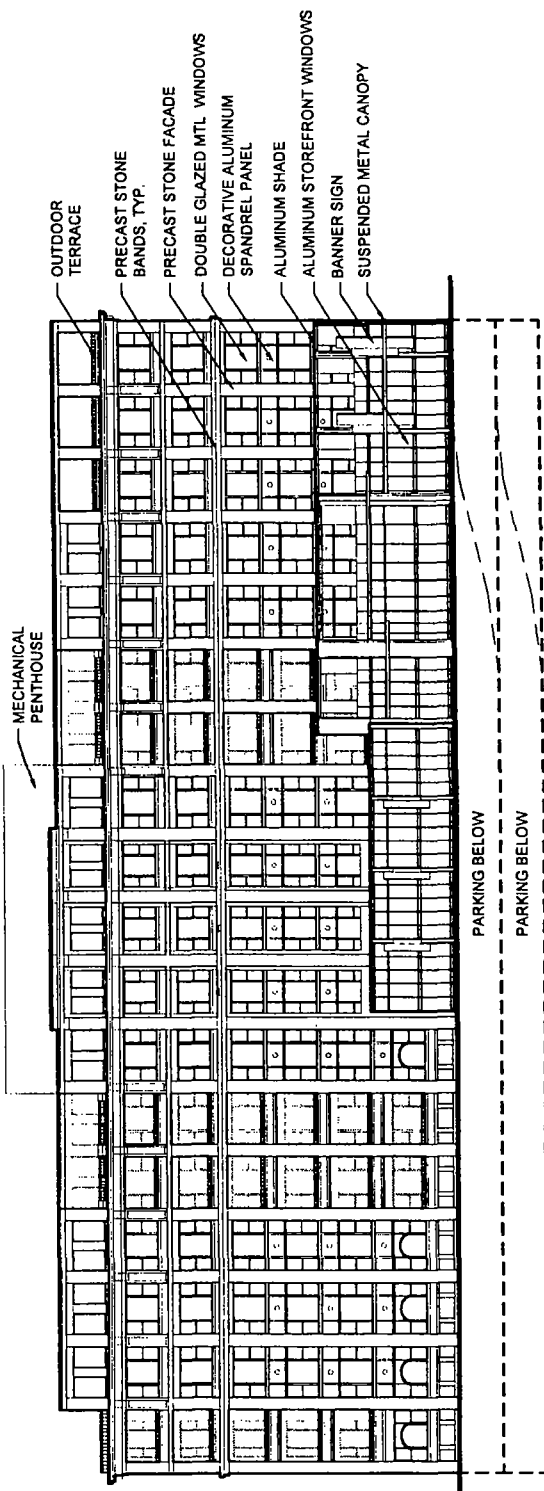
1/1 RESIDENTIAL  
ELEV. +92'-0"



**SOUTH ELEVATION**

1/1 MECH PENTHOUSE  
ELEV. +106'-0"

1/1 RESIDENTIAL  
ELEV. +92'-0"



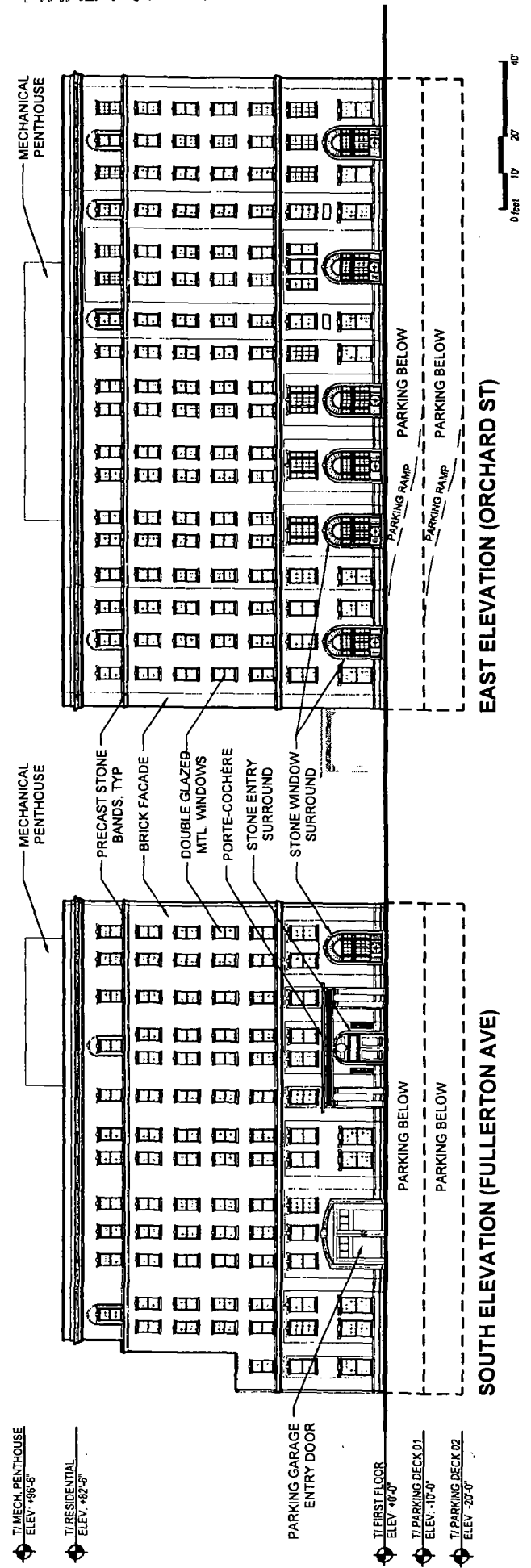
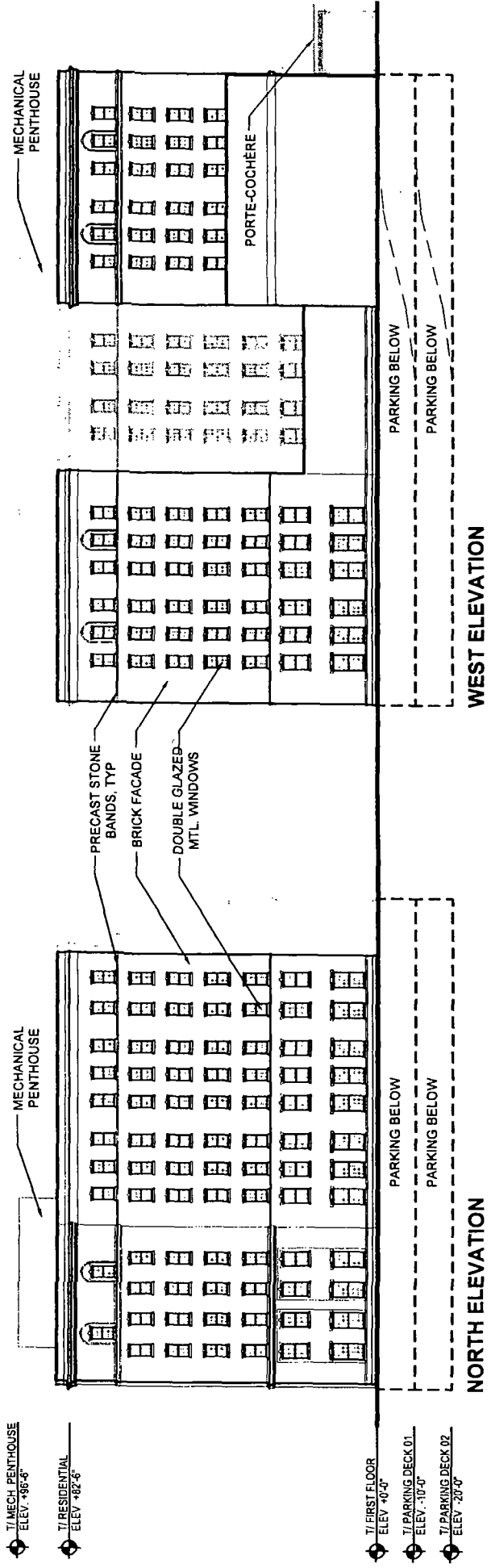
**WEST ELEVATION (COURTYARD)**



F14. BUILDING G (WILSON-JONES) ELEVATIONS  
DATE: FEBRUARY 20, 2014

**CHILDREN'S MEMORIAL HOSPITAL REDEVELOPMENT - PLANNED DEVELOPMENT EXHIBITS**

APPLICANT: MCCAFFERY INTERESTS, INC.  
ADDRESS: 2301-2377 N LINCOLN AVE., 2316-2358 N LINCOLN AVE., 2386-2378 N LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-758 W. FULLERTON AVE., 2304-2420 N. ORCHARD ST., CHICAGO, ILLINOIS



1/ MECH. PENTHOUSE  
ELEV. +86'-5"

1/ RESIDENTIAL  
ELEV. +82'-5"

1/ FIRST FLOOR  
ELEV. +0'-0"

1/ PARKING DECK 01  
ELEV. -10'-0"

1/ PARKING DECK 02  
ELEV. -20'-0"

1/ MECH. PENTHOUSE  
ELEV. +86'-5"

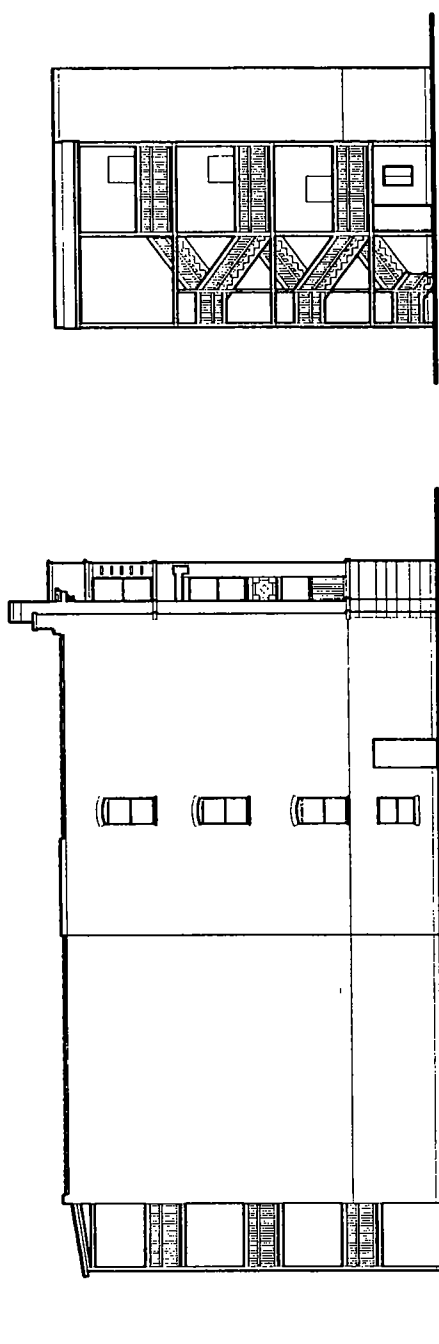
1/ RESIDENTIAL  
ELEV. +82'-5"

1/ FIRST FLOOR  
ELEV. +0'-0"

1/ PARKING DECK 01  
ELEV. -10'-0"

1/ PARKING DECK 02  
ELEV. -20'-0"

T/ ROOF  
ELEV: +42'-0"



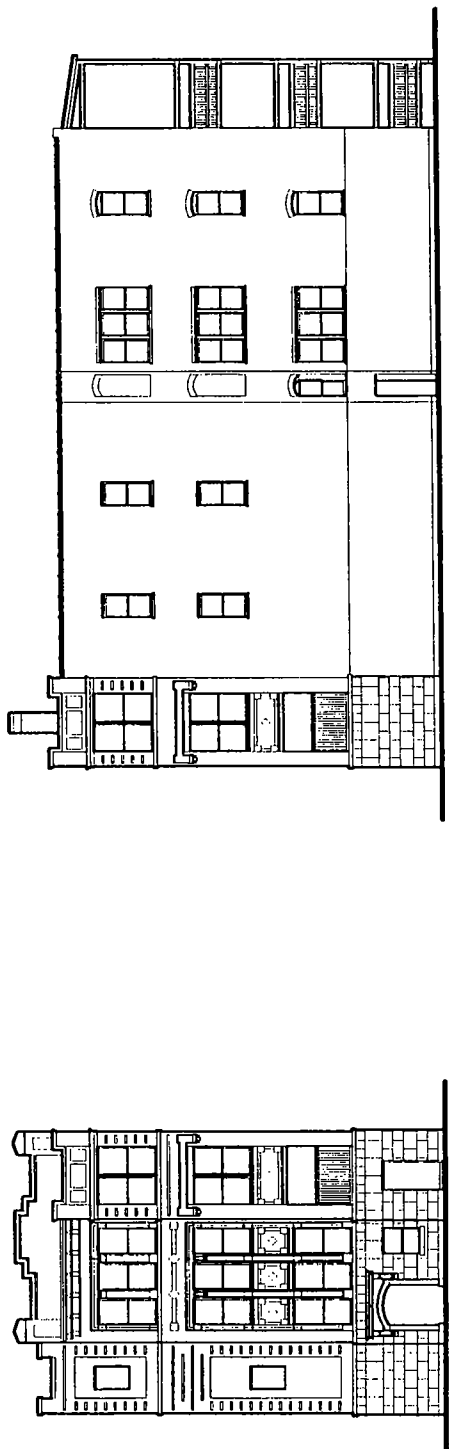
T/ FIRST FLOOR  
ELEV: +0'-0"

WEST ELEVATION (ALLEY)

SOUTH ELEVATION

T/ CORNICE  
ELEV: +48'-7"

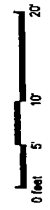
T/ ROOF  
ELEV: +42'-0"



T/ FIRST FLOOR  
ELEV: +0'-0"

EAST ELEVATION (ORCHARD ST)

NORTH ELEVATION





**Children's Memorial Hospital Development  
Public Way Infrastructure Improvements and Traffic Demand Management Requirements**

**Halsted/Lincoln/Fullerton**

1. Stripe a westbound right turn lane on Fullerton.
2. Install a southbound left turn arrow on Halsted; change northbound and southbound left turn arrows to lag phasing.
3. Install curb extensions on the southeast corner of Lincoln/Fullerton as shown in site plan.
4. Install continuous bike lanes on Lincoln up to and through the intersection of Lincoln/Halsted/Fullerton, running in both directions. The installation of this bike is subject to the acquisition of right-of-way on Lincoln north of Fullerton. The acquisition of this land shall not be an obligation of the Applicant as part of this planned development; if the acquisition of the necessary right-of-way north of Fullerton Avenue does not occur by the time the pavement markings on Lincoln Avenue south of Fullerton are installed, then the continuation of the Lincoln Avenue bike lane up to and through the Lincoln/Fullerton/Halsted intersection may be subject to re-design by the Department of Transportation.
5. Install continuous bike lanes on Halsted up to and through the intersection of Lincoln/Halsted/Fullerton, running in both directions.
6. Lengthen turn lanes on Lincoln as shown on the Overall CDOT Site Plan and the Partial CDOT Site Plans (Lincoln/Fullerton/Halsted Intersection) exhibits to this Planned Development.

**Lincoln & Signalized Garage Entrance**

1. Install bump outs on south side of Lincoln as shown in the site plan.
2. Provide continuous bike lanes up to and through intersection, running in both directions.
3. Restripe crosswalks with continental style markings.

**Orchard & Belden/Lincoln**

1. Install bump outs on the northwest corner of Orchard and Lincoln as shown on site plan
2. Restripe crosswalks with continental style markings.

**Sheffield & Wrightwood/Lincoln**

1. Install countdown pedestrian signals

**Orchard & Fullerton**

1. Install a traffic signal with pedestrian countdown indications.
2. Install curb extensions on all corners as shown in the site plan.
3. Restripe crosswalks with continental style markings.

**Orchard & Kemper**

1. Install curb extension on west side of Orchard as shown in the site plan.
2. Restripe crosswalks with continental style markings.

#### Sidewalk Widening

1. Provide widened sidewalks on the east and west sides of Lincoln in front of Retail Building A and Retail Building C as shown in the site plan.
2. Provide widened sidewalks on the south side of Fullerton from Lincoln to Orchard as shown in the site plan.

#### Repaving of Streets and Pavement Materials

1. As required by the Chicago Department of Transportation, the Applicant shall resurface public rights-of-way within the limits of the development per CDOT requirements with CDOT High Recycle SMA (stone matrix asphalt) or other a similar material approved by CDOT.

#### Traffic Demand Management requirements related to trucks deliveries and loading to the Property:

1. The regular hours of the Fullerton Loading Dock will be 6:00 A.M. to 9:00 P.M.
2. Ingress to and egress from the Fullerton Loading Dock will be prohibited on weekdays between the hours of 7:00 A.M. to 9:00 A.M. and 4:00 P.M. to 6:00 P.M.
3. Trucks going to the Fullerton Loading Dock that arrive outside the allowable hours (that is, in violation of the above provisions) will be allowed to enter the Fullerton Loading Dock (to eliminate backups on Fullerton) but will not be allowed to exit during restricted hours, and will then exit westbound on Fullerton.
4. The Fullerton Loading Dock will be staffed by a full-time dock master.
5. No trucks will be allowed to back out of the Fullerton Loading Dock onto Fullerton Avenue; all trucks exiting the loading dock will be required to head west on Fullerton.
6. No trucks will be allowed to turn left off of Fullerton into the loading dock.
7. Trucks must be allowed to enter the Fullerton Loading Dock directly and will not be permitted to stack on Fullerton to enter.
8. No truck deliveries or pick-ups for the Property shall be permitted to travel on Orchard north of Fullerton or South on Burling from Wrightwood to Fullerton

#### Traffic Demand Management requirements related to the operation of the 850-space Parking Structure in Sub Area E:

1. If the Applicant, its assignee, or any commercial tenant of this Planned Development elects to offer valet parking, such agreement shall be made in accordance with all applicable City of Chicago ordinances. The valet company shall only use this parking structure for its valet services.
2. This parking structure shall have parking spaces reserved for car sharing programs (as dictated by Leadership in Energy and Environmental Design requirements or pursuant to a contract with the operator of said car sharing company), electric vehicle users, short-term retail and commercial customers and carpoolers.

#### Traffic Demand Management requirements related to residential tenants:

1. All parking within the 850-space Parking Structure in Sub Area E shall be charged separately from residential leases. At no time shall Applicant bundle the costs of parking with residential leases at the Property.
2. The Applicant, or its assignee, shall clearly display, and provide appropriate updates to,

current statistics related to parking supply, as well as, information pertaining to events which may impact pedestrian or bicycling activities adjacent to, or through, the boundaries of this Planned Development. Such information shall be reasonably accessible for all residents of this Planned Development, along with any associated guests, employees or patrons of any business within this Planned Development.

3. The Applicant, or its assignee, shall promote the use of public transit to all residents of, and those who own businesses within, this Planned Development. Such activities should include information related to the public transit options, the proximity of such options to this Planned Development and the associated schedules.
4. The Applicant, or its assignee, shall advise all residents of this Planned Development, along with any associated guests, employees or patrons of any business within this Planned Development that they will not be eligible for Residential Parking Permits and that all parking must take place on-site. Residential Parking Permit areas will be expanded on the 2300 block of Orchard and parts of the 2200 and 2300 blocks of Halsted.

Traffic Demand Management requirements related to bikes:

1. Outdoor bicycle parking racks will be as provided on the CDOT-approved site plan.
2. Indoor bicycle parking in the parking garage will be provided per the bulk table.
3. The 850-space Parking Structure in Sub Area E shall contain an air compressor and tire changing stand for bicycles.
4. The 850-space Parking Structure in Sub Area E shall contain a secure locker, shower and changing facility for on-site employees that bike to the Property as dictated by LEED.
5. Applicant, or its assignee, shall (if requested by the City, and at the expense of the Applicant or its assignee) install a bike-sharing station at the northeast corner of Belden and Lincoln on the Property.

**Affordable Housing Profile Form (Rental)**

Submit this form to the Department of Planning & Development for each project that triggers an affordability requirement (including CPAN, ARO, and the Density Bonus).

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to: Marcia Baxter, Department of Planning & Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: MBaxter@cityofchicago.org Telephone: (312) 744-0696.

For information on these programs/requirements, visit [www.cityofchicago.org/dpd](http://www.cityofchicago.org/dpd)

Date: 02/14/14

**SECTION 1: DEVELOPMENT INFORMATION**

Development Name: Children's Memorial Hospital

Development Address: 2335 N. Lincoln

Ward: 43

If you are working with a Planner at the City, what is his/her name? Patrick Murphy

Type of City involvement:  Land write-down  
 Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? )  
 Zoning increase, PD, or City Land purchase

\*If yes, please provide copy of the TIF Eligible Expenses

**SECTION 2: DEVELOPER INFORMATION**

Developer Name: McCaffery Interests

Developer Contact (Project Coordinator): Thomas Shanabruch

Developer Address: 875 N. Michigan Ave., Suite 1800, Chicago, IL 60611

Email address: tshanabruch@mccafferyinterests.com May we use email to contact you? Yes  No

Telephone Number: 312-784-2770

**SECTION 3: DEVELOPMENT INFORMATION**

**a) Affordable units required**

For ARO projects:  $\frac{540}{\text{Total units}} \times 10\% = 54$  (always round up) total affordable units required  
 \*20% if TIF assistance is provided

For Density Bonus projects: \_\_\_\_\_ X 25% = \_\_\_\_\_  
 Bonus Square Footage\* Affordable sq. footage required  
 \*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 ([www.cityofchicago.org/zoning](http://www.cityofchicago.org/zoning) for zoning info).

**b) building details**

In addition to water, which of the following utilities will be included in the rent (circle applicable):

Cooking gas    electric    gas heat    electric heat    other (describe on back) TBD

Is parking included in the rent for the: affordable units? yes  no    market-rate units? yes  no  
 If parking is not included, what is the monthly cost per space? \$225

Estimated date for the commencement of marketing: Spring 2016  
 Estimated date for completion of construction of the affordable units: Fall 2016

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units	SEE ATTACHED TABLE							
Market Rate Units						N/A	N/A	
						N/A	N/A	
						N/A	N/A	

\*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

**SECTION 4: PAYMENT IN LIEU OF UNITS**

When do you expect to make the payment -in-lieu? 07/15  
 (typically corresponds with issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{\text{Maximum 60 units, subject to reduction based on actual number of units constructed.}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Number of total units in development}}{\text{(round up to nearest whole number)}} \times \$100,000 = \$ \text{Amount owed}$$

\$600,000, subject to reduction based on actual number of units constructed.

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq ft)} \times 80\% \times \$ \text{median price per base FAR foot (from table below)} = \$ \text{Amount owed}$$

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Department of DPD)

Marcia Baxter, *Kara Brecht* Date 2-14-14  
 Department of Planning & Development  
*MRS*  
 Developer/Project Coordinator Date 2-14-14

Development Name: **Children's Memorial Hospital site**

	Proposed Percentage												
Total units in project	540												
Total affordable units in project	54	10.00%											
Total Units in Phase	540												
Total affordable units in Phase	54	10.00%											
unit type	# in project	percentage in phase	# proposed as affordable	percentage of affordable	square footage	market rents	affordable rents*	ok?					
studios	108	20.00%	11	20.37%	529	\$1,700	\$792	yes					
1-bdrm	360	66.67%	36	66.67%	809.3	\$2,500	\$848	yes					
2-bdrm	72	13.33%	7	12.96%	1181	\$3,700	\$1,018	yes					
Total	540	1	54	1									

\*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

**Children's Memorial Hospital - Chicago, IL**

**Affordable Housing Component Summary**

Unit Type	Number of Units	Number of Bedrooms /Unit	Total Square Footage	Expected Market Rent	Proposed Affordable Rent	Proposed Level of Affordability
Affordable Units	11	0	529	1,700	\$ 792.00	60%
1 Bedroom	36	1	809.30	2,500	\$ 848.25	60%
2 Bedroom	7	2	1,181	3,700	\$ 1,018.50	60%
Market Rate	97	0	529	1,700		
1 Bedroom	324	1	809.30	2,500		
2 Bedroom	65	2	1,181	3,700		

\*Based on 540 units, subject to reduction based on actual number of units constructed.

\*Proposed Affordable Rent will be based on the amounts for the year during which construction takes place.