



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: SO2018-123
Type: Ordinance
Status: Passed
File created: 1/17/2018
In control: City Council
Final action: 5/23/2018
Title: Zoning Reclassification Map No. 14-C at 1601-1629 E Midway Plaisance, 5901-6201 S Cornell Dr, 5901-6201 S Stony Island Ave and 1600-1631 E Midway Plaisance - App No. 19495
Sponsors: Misc. Transmittal
Indexes: Map No. 14-C
Attachments: 1. SO2018-123.pdf, 2. O2018-123.pdf

Date	Ver.	Action By	Action	Result
5/23/2018	1	City Council	Passed as Substitute	Pass
5/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	
1/17/2018	1	City Council	Referred	

FINAL FOR PUBLICATION

ORDINANCE

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

SECTION J. The Chicago Zoning Ordinance, be amended by changing all of the POS-1, Parks and Open Space District and indications as shown on Map "No. 14-C in the area bound by:

East Midway Plaisance (north); the north line of East 59th Street if extended east where no street exists; the east line of South Cornell Avenue (to be vacated); a line 1,672.65 feet south of East Midway Plaisance (north) and perpendicular to South Stony Island Avenue; a line 346.78 feet east of and parallel to South Stony Island Avenue; a line 1585.96 feet south of East Midway Plaisance (north) and perpendicular to South Stony Island Avenue; a line 276.03 feet east of and parallel to South Stony Island Avenue; and South Stony Island Avenue.

to those of a PD##, Planned Development.

SECTION 2. This ordinance shall be effective after its passage and publication.

Common Address: 1601 - 1629 East Midway Plaisance; 5900 - 6201 South Cornell Drive; 5901 - 6201 South Stony Island Avenue; and 1600- 1631 East Midway Plaisance

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PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development Number [], (the "Planned Development" or "PD") consists of a net site area of approximately 840,848 square feet (19.30 acres) of property, including approximately 162,765 square feet of right-of-way to be vacated, all as depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property is owned by the Chicago Park District. The Barack Obama Foundation, a District of Columbia nonprofit corporation, is the Applicant for this Planned Development, pursuant to authorization from the Property owner.
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 "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
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 airy adjustment of the right-of-way shall require a separate submittal to the Chicago Department of Transportation ("CDOT") on behalf of the Applicant, or its successors, assigns or grantees.

Any areas to be dedicated shall be excluded and any area to be vacated shall be included in determining the Net Site Area (as said term is defined by the Chicago Zoning Ordinance) of this Planned Development.

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 Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with the CDOT Construction Standards for Work in the Public Way and in compliance with the

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The »;>r:>d. Ob?ma Foundation

1601 - : fcm Disi Midw.iy Pisisar.cc, 5900 • 6201 Soulli Cornell Drive-; 5901 - 6.'0i Soisiti Slory Island Avenue, and 1600- 1631 East Midwuy Plaisance

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Municipal Code of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by CDOT.

4. This Plan of Development consists of these eighteen (18) Statements and the following exhibits prepared by Tod Williams Billie Tsien Architects and Interactive Design Architects, collectively, the "Plans"):
- a) Bulk Regulations Table;
 - b) Existing Zoning Map;
 - c) Existing Land-Use Map;
 - d) Planned Development. Boundary and Property Line Map;
 - e) Right of Way Adjustment Maps; and
 - f) Site plans, landscape plans, building elevations, other drawings and plans;

Full-sized 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses shall be allowed in this Planned Development: community center, recreation building, and similar assembly use; community garden; passive open space; playgrounds; playing courts; trails for hiking, bicycling, or running; cultural exhibits and library and accessory uses related to the principal cultural exhibits and library uses, including, without limitation, research and administration, office, food and beverage retail sales (excluding package goods), eating and drinking establishments (including liquor) and accessory retail sales; special events and entertainment, including, without limitation, indoor and outdoor live and recorded musical or theatrical performances, communications services establishment, movies, large venues, banquet or meeting halls and other temporary uses; kiosks; at-grade. terrace and rooftop outdoor patios; parks and recreation uses not otherwise listed above, and non-accessory and accessory parking.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD.

ALTERNATE:
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7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net she area of 810,848 square, feet and a base FAR of 0.5.
9. Upon review and determination. Part II Review, pursuant to Section 17-13-0610, a Pan II ' Review Fee shall be assessed by DPD. 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 Pail II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Pari II reviews, arc conditional until final

Part II approval.

11. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance), the Applicant shall submit a site plan, landscape plan and building elevations for review and approval by DPD. Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than the total site area of the Property, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest adjacent property. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD.

After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statements 13 and IS. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information;

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;

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PLAN COMMISSION:	May 17. 201S

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- « fully-dimensioned landscape plan(s); and,
- o statistical information applicable to the subject area, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD.

12. 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 13-32-085, or any other provision of the Municipal Code of Chicago.

13. The terms, conditions and exhibits of the Planned Development may be modified, administratively, by the Commissioner of the Department upon the application for such a modification by Applicant or legal titleholder of the Property and after a determination by the Commissioner of the Department that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development. Any such modification of the requirements of the Planned Development by the Commissioner of the

Department shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

14. 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.

15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part 11 review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

16. Applicant acknowledges the importance of public access to the open space surrounding the buildings contained in this Planned Development and also acknowledges the City's goal of maintaining public recreational space within Jackson Park. The Applicant agrees that the general public shall have access to the open space to substantially the same extent as the general public enjoys with respect to the other open areas within Jackson Park, subject to (a) such reasonable rules and regulations as are maintained from time to time by the Foundation, which rules and regulations shall be consistent in all material respects with Park District rules and regulations then in effect or otherwise approved by the City, (b) permitted alterations made by the Foundation in accordance with the terms and conditions of the ground lease between the

APPLICANT:
ADDRESS:

1600 - 1609 East Midway Park-Isaiah, 5900 - 6201 South Cornell Avenue; 5901 - 6201 South Stony Island Avenue
and 1600 - 1611 East Midway Park-Isaiah

DATE: 1/17/2018
PLAN COMMISSION:

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City and the Foundation, and (c) the Foundation's right to restrict access to all or portions of the open space on a temporary basis for special events consistent with the permitted use of the property. The Foundation's use of the open space for special events shall be conducted in accordance with rules and procedures set forth in a written agreement between the City (or, if applicable, the Park District) and the Foundation. The maintenance of such open space shall be the responsibility of the Applicant or appropriate designee.

17. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE Firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the

project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

18. The project contemplated herein is under review by federal and state departments and agencies, among them, the United States Department of the Interior, the United States Department of Transportation, the United States Army Corps of Engineers, the Illinois Department of Transportation and the Illinois Historic Preservation Agency. In addition, comments will be received from the public during the review process. The project shall be subject to and limited

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by the terms of any state or federal regulation, permit, approval or memorandum of understanding that is more limited or restrictive than the project approved by this ordinance.

19. This Planned Development shall be governed by Section 17-13-0612. 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 POS-1, Park and Open Space District.

APPLICANT: , he ISSraci; Obam:< loundatini!
ADDRESS: : 601 - 1629 East Midway HarsMWc; 5900 - 6201 South Cornell Drive, 590) - 620! South Siony Island Avenue;
and i t00 - 1631 Kasi Midway Plaisance
DATE INTRODUCED: January 17, 2018
PLAN COMMISSION: May 17, 2018

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PLANNED DEVELOPMENT BULK REGULATIONS AND DATA TABLE

Site A tea Gross Site Area

(includes 162,765 sq. ft. of public right-of-way to be vacated) - 949,572 sq. ft.

Public Right-of-Way: 108,724 sq. ft.

Public Right-of- Way to be Vacated: 162,765 sq. ft.

Net Site Area: 840,848 sq. ft.

Maximum Height 235 feet

Floor Area Ratio & Buildable Area

Overall Maximum FAR: 0.5

Overall Maximum Buildable Area: 420,424 sq. ft.

Setbacks

In accordance with Plans

Bicycle Spaces

50

Parking Spaces: Maximum: 450

spaces*

Loading Spaces: 3

^Calculations for Parking Spaces, per Chicago Zoning Ordinance

1. Cultural Exhibits and Libraries
None for first 4,000 square feet then 1 space per 1,000 square feet
2. Offices
None for first 4,000 square feet then 2 spaces per 1,000 square feet

APPLICANT:	The Barack Obama Foundation
ADDRESS:	1601 - 1629 East Midway Place; 5900 - 6201 South Cornell Drive; 5901 - 6201 South Stony Island Avenue, and 1600
	- 63 East Midway Place
17.2018	DATE INTRODUCED: January
PLAN COMMISSION:	May 17, 2018

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3. Retail, Eating and Drinking Establishments
None for the first 4,000 square feet then 2.5 spaces per 1,000 square feet
4. Sports and Recreation
1 per 10 persons capacity
5. Entertainment and Spectator sports
1 space per 10 persons capacity; none for live, theater venues with less than 150 seats
6. Indoor special events
1 space per 10 person capacity; none required on site (i) for events with an estimated attendance of 150 or fewer persons; or (ii) upon proof of an agreement, submitted pursuant to Section 17-10-0604, providing for the use of off-site parking privileges; or (iii) in manufacturing districts, upon proof of an agreement with a licensed valet parking operator in a form acceptable to the Zoning Administrator.

APPLICANT: The li.iraik Ohama Foundation
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CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE CTVYOF CHICAGO

DEPARTMENT OF PLANNING & DEVELOPMENT

ADDRESS of the property Applicant is seeking to rezone:

1601 - 1629 East Midway Plaisance; 5900 - 6201 South Cornell Drive; 5901 - 6201 South Stony Island Avenue;
and 1600 - 1631 East Midway Plaisance

Ward Number that property is located in: ^

APPLICANT ^C ^arac k Obama Foundation

ADDRESS 5235 s - Harper Court, Suite 1140

CITY chicao

STATE ll ZIP CODE 60615

PHONE 773_42o_1-700

EMAIL rcohen@obama.org <mailto:rcohen@obama.org> CONTACT PERSON Robbin Cohen

Is the applicant the owner of the property? YES NO *

If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER Chicago Park District

ADDRESS 541N- Fairbanks Court CITY Chicago

STATE IL ZIP CODE 60611 PHONE 312-742-4242

EMAIL nichole.sheehan@chicagoparkdistrict.com <mailto:nichole.sheehan@chicagoparkdistrict.com> , , , .
CONTACT PERSON Nichole Sheehan

If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

CITY Chicago PHONE 312-641-7144

STATE IL

FAX 312-641-5137

ATTORNEY Carol D. Stubblefield, Esq. and Langdon D. Neal, Esq. ADDRESS Ncal & Leroy LLC 120 N 66

ZIP CODE 60602

cstubb(eficld@nea(andleroy.com

EMAIL

If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

The Applicant is a nonprofit corporation and a (ax exempt entity under Section 501(c)(3)

of the Internal Revenue Code. As such, the Applicant has attached its most recent IRS Form 990 to this Application.

Various dates between April 26, 1873

7. On what date did the owner acquire legal title to the subject property? «"d J»"i""y 29,¹⁸⁷⁶

8. Has the present owner previously rezoned this property? If yes, when?

No.

9. Present Zoning District ?^{os}-1

Proposed Zoning District IPP

10. Lot size in square feet (or dimensions) 19.30 acres (840,848 square feet), including certain rights of way to be vacated

11. Current Use of the property Parks and Open Space

12. Reason for rezoning the property The project is a Mandatory Planned Development pursuant to Section 17-8-0504 (Campus-Style Institutional Uses).

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

The proposed rezoning will allow for the development of the proposed Obama Presidential Center including community center, recreation building, and similar assembly use; community garden, passive open space; cultural exhibits and library and accessory uses related to the principal cultural exhibits and library uses, including, without limitation, research and development, food and beverage retail sales, eating and drinking establishments, and other uses, including, without limitation, retail, office, and other uses; and non-accessory and accessory parking.

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES

NO ☒

COUNTY OF ILLINOIS

OF

COOK

STATE

OF

Robbin Cohen, as Executive Director of Applicant, being first duly sworn, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

THE BARACK. OBAMA FOUNDATION, a District of Columbia nonprofit corporation

Signature of Applicant

Name: Robbin Cohen

Subscribed and Sworn to before me this 12th day of May, 2018.

Notary Public, State of Illinois, My Commission Expires October 12, 2020

Notary Public
Executive Director

KIMBERLY PATTERSON OFFICIAL SEAL, Notary Public, State of Illinois My Commission Expires October 12, 2020

Date of Introduction: File Number:

Ward:

January 10th, 2018

Administration Office 541 North Fairbanks Ct, Chicago, Illinois 60611 (312) 742-7520 (312) 717-2001 (TTY) www.chicagoparkcollistrict.com <http://strict.com>

Mr. Martin Cabrera, Jr. Chairman, Chicago Plan Commission City Hall, Room 90S 121 North LaSalle Street Chicago, IL 60602

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Avis LaVolle Vice President

Eriks R.Allen Donald J. Edwards Oavici A. Helfand Tim King M. Laird Koldyke

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Applicant: Subject Property:

Re:

The Barack Obama Foundation
5235 S. Harper Court, Suite 1140, Chicago, Illinois 60615

1601 -1629 East Midway Plaisance; 5900 - 6201 South Cornell Drive; 5901 - 6201 South Stony Island Avenue; and 1600 - 1631 East Midway Plaisance

Application For Rezoning To Planned Development And An Application To The Chicago Plan Commission Under The Lake Michigan And Chicago Lakefront Protection Ordinance

city of Chicago Riftm Emiriudl

Dear Chairman Cabrera:

Timothy King General Counsel Chicago Park District

We are aware that The Barack Obama Foundation (the "Foundation") is planning to develop the Obama Presidential Center on the subject property described above and depicted on Exhibit A attached to this letter (the "Subject Property*"). In order to proceed with the development, the Foundation must seek a rezoning of the Subject Property to a Planned Development and obtain approval under the Lake Michigan and Chicago Lakefront Protection Ordinance. The Subject Property is owned by the Chicago Park District. The undersigned does hereby authorize Neal & Lcroy, LLC, on behalf of the Foundation, to file the necessary applications for Planned Development and Lake Michigan and Chicago Lakefront Protection Ordinance.

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cc: Patricia Scudtero, Zoning Administrator David Reifman, Commissioner
Robbin Cohen, Executive Director, The Barack Obama Foundation