



FINAL

City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

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<http://www.cityofchicago.org>

**337 E. RANDOLPH STREET, SOUTHEAST CORNER OF
RANDOLPH STREET AND COLUMBUS DRIVE**

RESOLUTION

WHEREAS, the applicants, the Chicago Children's Museum and the Chicago Park District propose to amend Institutional / Transportation Planned Development No. 677 to create a new Subarea D and construct a new museum and Chicago Park District field house in the place of an existing Park District field house and two levels of below grade parking; and

WHEREAS, the applicants have submitted a Lake Michigan and Chicago Lakefront Protection application for approval of the same project as described above in accordance with the procedures under the Lake Michigan and Chicago Lakefront Protection Ordinance; and

WHEREAS, the applicants will adhere to the use, bulk and density requirements of existing Planned Development No. 677 and propose adding a new Subarea D for the proposed project; and

WHEREAS, an application for Planned Development amendment approval was introduced into the City Council on April 9, 2008; and a Lake Michigan and Chicago Lakefront Protection Application was filed with the Department of Planning and Development on April 8, 2008; and

WHEREAS, notice of the public hearing to consider the Planned Development Amendment Application and Lakefront Protection Application was published in the Chicago Sun-Times on April 26, 2008; the applicant was notified of the hearing; and the proposed Planned Development Amendment Application and Lake Michigan and Chicago Lakefront Protection Application was considered at a public hearing by this Plan Commission on May 15, 2008; and

WHEREAS, this Plan Commission has reviewed the Lakefront Protection Application as required pursuant to the terms of the Lake Michigan and Chicago Lakefront Protection Application and finds that the proposal would be consistent with and would further the policies and purposes of said ordinance; and

WHEREAS, this Plan Commission has reviewed the Planned Development application with respect to the Planned Development



provisions and standards of the Chicago Zoning Ordinance and finds that the proposal would be consistent with the provisions and standards of the Chicago Zoning Ordinance; and

WHEREAS, the Department of Planning and Development and the Department of Zoning recommended approval of the Planned Development Application, which recommendation and the reasons therefore are contained in the Departments' written report dated May 15, 2008, a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Department of Planning and Development recommended approval of the Lakefront Protection Application, which recommendation and the reasons therefore are contained in the Departments' written report dated May 15, 2008, a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Chicago Plan Commission has fully reviewed the Planned Development Application and all information submissions associated with the proposed development, the report and recommendation of the Commissioner of the Department of Planning and Development and the Administrator of the Department of Zoning, and all other testimony presented at the public hearing held on May 15, 2008, giving due consideration to the Planned Development Standards and Guidelines contained in the Chicago Zoning Ordinance; and

WHEREAS, the Chicago Plan Commission has fully reviewed the Lakefront Application and all information submissions associated with the proposed development, the report and recommendation of the Commissioner of the Department of Planning, and all other testimony presented at the public hearing held on May 15, 2008, giving due consideration to the policies and purposes set forth in the Lake Michigan and Chicago Lakefront Protection Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT this Plan Commission recommend approval of the attached Planned Development Amendment Ordinance to the City Council Committee on Zoning and forward the Report of the Commissioner of the Department of Planning and Development and the Administrator of the Department of Zoning, dated May 15, 2008, as the findings of this Plan Commission regarding same.

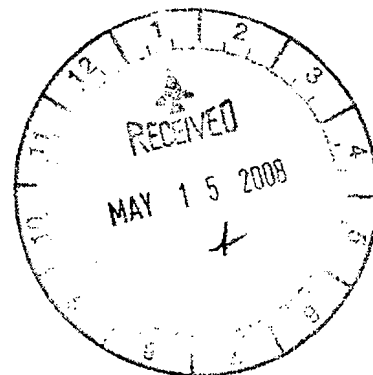
2. THAT this Plan Commission approve the final Lakefront Protection Application, as supplemented with additional materials required by City agencies and dated May 15, 2008 as being in conformance with the purposes, policies and other provisions set forth in the Lake Michigan and Chicago Lakefront Protection Ordinance; and
3. THAT this Plan Commission approve the Chicago Park District's entering into a long-term use agreement with respect to Chicago Park District property in furtherance of the proposal set forth in the final Lakefront Protection Application, as supplemented with additional materials required by City agencies and date May 15, 2008; and
4. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Planning and Development be adopted as the findings of fact of the Chicago Plan Commission regarding said application.

Linda Searl, Chairman
Chicago Plan Commission

Approved: May 15, 2008

Institutional/Transportation Planned Development No. 677, as
amended
Lakefront Application #547

AMENDED MAY 15, 2008



CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
337 East Randolph Street. Southeast corner of Randolph Street and Columbus Drive

2. APPLICANT Chicago Children's Museum and Chicago Park District
ADDRESS 700 East Grand Avenue
CITY Chicago STATE IL ZIP CODE 60611
PHONE 312/464-7660 CONTACT PERSON Jim Law

3. Is the applicant the owner of the property? YES XXX 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 applicant to proceed.
OWNER Chicago Park District and City of Chicago
ADDRESS 541 North Fairbanks and 121 North LaSalle, respectively
CITY Chicago STATE IL ZIP CODE _____
PHONE _____ CONTACT PERSON _____

4. On what date the owner acquire legal title to the subject property?
Unknown.

5. Has the present owner previously rezoned this property? If yes, when?
Yes, most recently November 2006.

6. Present Zoning District Institutional/Transportation Planned Development No. 677, as amended
Proposed Zoning District Institutional/Transportation Planned Development No. 677, as amended

7. Lot size in square feet (or dimensions?) 3,166,609 net square feet

8. Current Use of the Property Park district field house, underground parking, recreational.

9. Reason for rezoning the property To allow construction of new Chicago Children's Museum and Chicago Park District fieldhouse.

10. 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)

See proposed planned development statements, bulk regulations and data table and plans.

11. On May 14th, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See fact Sheet for more information)

YES _____ NO XXX

AMENDED MAY 15, 2008

COUNTY OF COOK
STATE OF ILLINOIS

_____, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Co-Applicant
Chicago Children's Museum
By: _____
Its: _____

Subscribed and Sworn to before me this _____ day of _____, 20____.

Notary Public

_____, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Co-Applicant
Chicago Park District
By: _____
Its: _____

Subscribed and Sworn to before me this _____ day of _____, 20____.

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

MAP AMENDMENT ORDINANCE

**RECLASSIFICATION OF AREA SHOWN ON MAP
NUMBERS 1-E AND 2-E
(Application Number _____)**

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 Institutional/Transportation Planned Development Number 677 symbols and designations on Map Numbers 1-E and Number 2-E, in the area bounded by:

East Randolph Street: a line 725.3 feet east of Columbus Drive (as measured along the south line of East Randolph Street and perpendicular thereto); East Monroe Drive; South Lake Shore Drive; the centerline of East Van Buren Street as extended east where no street exists; South Michigan Avenue; East Jackson Drive; South Columbus Drive; East Monroe Drive; and South/North Michigan Avenue,

to the designation of Institutional/Transportation Planned Development Number 677, as amended, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

**INSTITUTIONAL/TRANSPORTATION
PLANNED DEVELOPMENT NO. 677, AS AMENDED**

Plan of Development Statements

1. The area delineated herein as Institutional/Transportation Planned Development Number 677, as amended, consists of the property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"), which comprises the square footage and acreage described in the attached Bulk Regulations and Data Table and is owned by the City of Chicago and the Chicago Park District. The Chicago Park District and the Chicago Children's Museum are referred to collectively as the "Co-Applicants" and the City of Chicago is referred to as the "City". An at-grade portion of the Property identified on this map is subject to an easement which allows the Northeast Commuter Rail Corporation ("Metra") to use it for railroad purposes. Portions of the Property are used for below-grade parking as described below.
2. All applicable official reviews, approvals or permits are required to be obtained by one or more of the Co-Applicants and the City, as applicable. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of one or more of the Co-Applicants and the City, as applicable, and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Co-Applicants and the City, their successors and assigns and, if different than the Co-Applicants and the City, the legal titleholders and any ground lessors. All rights granted hereunder to the Co-Applicants and the City shall inure to the benefit of the Owners' successors and assigns, except as may be limited by agreement between the Co-Applicants and the City and such successors and assigns, and, if different than the Co-Applicants and the City, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-400 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" for purposes of this Statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors, provided however, any changes or modifications to this Planned Development only applicable to or in a given subarea need only be made or authorized by the owners and/or any ground lessors of such subarea. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein including any ground

or air rights leases. Prior to any application for any amendment, modification or change (administrative, legislative or otherwise) to this Planned Development that affects the pedestrian bridge connecting the Art Institute of Chicago, as described in Statement 9(b), the consent of the Art Institute of Chicago shall be obtained.

4. This plan of development consists of (i) Eighteen (18) statements; (ii) a Bulk Regulations and Data Table; (iii) an Existing Zoning Map; (iv) an Existing Land Use Map; (v) a Planned Development Boundary and Property Line Map; (vi) a Sub-Area Map; (vii) a Site/Landscape Plan, a Site Pedestrian Circulation Plan, Site Sections and Elevations for Subarea A; and (viii) the following plans for Subarea D: Surface Site Plan at Park Level/Randolph St., Surface Site Plan at Concourse Level, Garage Upper Level Site Plan, Garage Lower Level Site Plan and Elevations, all prepared by Krueck & Sexton Architects and last revised May 15, 2008, a Green Roof/Landscape Plan, Landscape Notes and Details and an Existing Tree Inventory, all prepared by Daniel Weinbach & Partners and last revised May 15, 2008, and a Proposed Taxi and Bus Pick-Up / Drop-Off Area Plan (collectively, the "Subarea D Plans"). The aforementioned plans and elevations are collectively referred to as the "Plans and Elevations". This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development. Full size sets of the Plans and Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other controls shall apply. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. The Property shall consist of the following subareas, as depicted on the Subarea Map:

Subarea A: The area bounded by East Randolph Street, North Columbus Drive, East Monroe Drive, and South/North Michigan Avenue (excluding, however, the below-grade parking system located within Subarea C, described below).

Subarea B: A line bearing S 88°54'54"W and located one hundred fifty (150) feet south of the south line of East Randolph Street at its intersection with the east line of Columbus Drive; a line approximately five hundred six (506) feet east of and parallel to the east line of North Columbus Drive; East Randolph Street; a line seven hundred twenty-five and three-tenths (725.3) feet east of North Columbus Drive as measured along the south line of East Randolph Street and perpendicular thereto; East Monroe Drive; South Lake Shore Drive; the centerline of East Van Buren Street as extended east where no street exists; South Michigan Avenue; East

Jackson Drive; and South/North Columbus Drive (excluding, however, Subarea C, described below).

Subarea C: The below-grade parking system which consists of the following: (i) the Millennium Park Garage, Grant Park North Garage and East Monroe Street Garage, located beneath the area bounded by East Randolph Street, a line seven hundred twenty-five and three-tenths (725.3) feet east of North Columbus Drive as measured along the south line of East Randolph Street and perpendicular thereto; East Monroe Drive; and South/North Michigan Avenue; and (ii) the Grant Park South Garage, located generally beneath the area bounded by, East Jackson Drive, a line four hundred seventy and one hundredths (470.01) feet east of and parallel to South Michigan Avenue; the centerline of East Van Buren Street as extended east where no street exists; and South Michigan Avenue, excluding Subarea D.

Subarea D: The area (surface and subsurface) bounded by East Randolph Street; a line approximately five hundred six (506) feet east of and parallel to the east line of North Columbus Drive; a line bearing S 88°54'54"W and located one hundred fifty (150) feet south of the south line of East Randolph Street at its intersection with the east line of Columbus Drive; and North Columbus Drive.

6. The following uses shall be permitted in the Planned Development:

Subarea A: public park and recreation uses; concessions and restaurants (including liquor sales); stages and rehearsal facilities for musical performances; festivals and other cultural special events; a one thousand five hundred (1,500) seat theater; greenhouse pavilion; above-grade pedestrian bridges; and other accessory uses.

Subarea B: All uses that are permitted in a POS-1 (Regional and Community) Zoning District.

Subarea C: (i) below-grade accessory and non-accessory parking; (ii) convenience food vendors, (iii) small convenience kiosks or newsstands, (iv) hand car wash facilities for customers of the Park Garage System, (v) dry-cleaning facilities (provided that such facilities are pick-up and drop-off facilities that deliver items to a location outside of the Subarea C for cleaning and that no dry-cleaning solvents may be used within Subarea C), (vi) car rental facilities, (vii) walk-up automatic teller machines, (viii) vending machines, (ix) long-term automobile storage and (x) self-storage facilities; and (xi) the sale of other goods or services, but only if otherwise specifically approved by the City in accordance with the terms of a

concession and lease agreement between the City and a third party governing the use and operation of such below-grade parking (the "Concession and Lease Agreement"); (xii) below-grade passenger railroad stations, tracks and associated facilities and a bus/service roadway; and (xiii) accessory uses.

Subarea D: Permitted uses in Subarea D shall include all uses that are permitted in Subarea C and all uses that are either permitted or special uses in a POS-1 (Regional and Community) Zoning District, including, without limitation, public park and recreation uses, children's museum and accessory uses, field house and recreational facilities, and restaurants (including liquor sales for consumption on the premises).

7. (a) Park, Theater and museum-related identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development and the Park District. Temporary signs, including construction signs or signs for festivals or other special events, also shall be permitted subject to the review and approval of the Department of Planning and Development and the Chicago Park District. Off-premises advertising signs are not permitted.
- (b) Pursuant to Section 17-12-0502, advertising signs within below-grade parking structures within Sub-Area C shall be exempt from regulation under the Chicago Zoning Ordinance. The erection, placement, establishment, painting, creation and maintenance of such signs shall be in conformance with other generally applicable regulations of the City of Chicago and shall also be subject to the terms and conditions of the Concession and Lease Agreement.
- (c) Signs displaying parking rate information and similar information with respect to below-grade parking within Subarea C shall be permitted on the entrance/exit ramps connecting to such below-grade parking structures; provided that the erection, placement, establishment, creation and maintenance of such signs shall be as approved and authorized by the City pursuant to the terms and conditions of the Concession and Lease Agreement.
- (d) Loading facilities shall be provided in compliance with this Planned Development subject to the review and approval of the Department of Transportation and the approval of the Department of Planning and Development. Parking spaces designated and designed for the handicapped shall be provided in accordance with all applicable accessibility codes.

8. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the Chicago Department of Transportation Construction Standard for Work in the Public Way and in compliance with the Municipal Code of Chicago. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.

9. Design, construction and maintenance of the improvements on the Property shall be in general conformance with the Bulk Regulations and Data Table, as well as the Plans and Elevations. In addition, the development shall be subject to the following:
 - (a) Above-Plaza-Level Structures. Within Subarea A, above plaza-level structures (defined for purposes of this Planned Development as plus forty-nine (+49) feet C.C.D (or Upper Randolph Street)) shall be limited to the minimum size and number necessary to provide for the health, safety, comfort and convenience of the public and shall be designed to be compatible with the urban design guidelines adopted for Grant Park.
 - (b) Streetscaping, Busway And Pedestrian Bridge Improvements. The Co-Applicants shall coordinate the design and timing of construction of all public improvements at the perimeter of the site with the owners of adjacent property. This shall include, without limitation, coordination with the Art Institute of Chicago for the design and timing of construction by the Art Institute of Chicago of the above-grade pedestrian bridge across East Monroe Street, as depicted in the Plans and Elevations.

10. With the exception of the pedestrian bridge connecting Millennium Park and the Art Institute of Chicago (for which Site Plan approval was obtained previously) and Subarea D (provided the construction plans substantially conform to the Subarea D Plans), prior to the issuance by the Department of Planning and Development of a Part II Approval determination pursuant to Section 17-13-0800 of the Chicago Zoning Ordinance of any above-grade improvements contemplated within this Planned Development, the Co-Applicants and the City shall submit plans of such improvements for site and elevation plan and approval by the Department of Planning and Development. Review and approval is intended to assure that specific development proposals substantially conform with this Planned Development to assist the City with monitoring ongoing development. Such Site and Elevation Plans need only include that portion of the Property for which approval is being sought.

Site and Elevation Plans shall include such information as shall be determined by the Department of Planning and Development to be necessary to illustrate

substantial conformance to this Planned Development. No Part II Approval for any portion of the Property shall be granted until an applicable Site Plan Approval has been approved.

Following approval of Site and Elevation Plans, the approved plans and supporting documentation data and materials shall be kept on file with the Department of Planning and Development and be deemed an integral part of this Planned Development.

After approval of Site and Elevation Plans, the approved Plans may be changed or modified pursuant to Statement 17 hereof. In the event of any inconsistency between approved Plans and the terms of this Planned Development in effect at the time of approval of such Plans or of the modifications or changes thereto, the terms of this Planned Development shall govern.

11. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration. For the purposes of height determination, the definitions in the Chicago Zoning Ordinance apply.
12. For the purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
13. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Plans and Elevations. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of the Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in the Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance. Notwithstanding the foregoing, trees required in Subarea D pursuant to the Chicago Zoning Ordinance will be provided either within Subarea D or within other areas of the Planned Development, as set forth in the Subarea D Landscape Plan. Changes to the Subarea D Landscape Plan shall require site plan approval by the Department in accordance with Statement 10.
14. The Co-Applicants and the City acknowledge that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance

with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

15. The Co-Applicants acknowledge that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all new buildings located within this Planned Development in an energy efficient manner, generally consistent with Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development. The improvements contemplated by the Subarea D Plans contemplate a green roof including a minimum of 48,000 square feet of vegetative area (i.e., green space and planters).
16. The City of Chicago established a Part II review fee in the amount of \$0.25 per square foot for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department of Planning and Development during the actual Part II Review. The fee as determined by the Department of Planning and Development staff at that time is final and binding on the Applicant and must be paid to the Department of Planning and Development prior to the issuance of any Part II approval.
17. The requirements of this Planned Development may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Co-Applicants and the City and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of these Statements by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance. It is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals pursuant hereto.
18. Unless substantial construction of the improvements contemplated by this planned development within Subarea D have commenced within six (6) years following the effective date of this planned development, as amended, and unless

**Institutional/Transportation Planned Development
Number 677, As Amended**

Bulk Regulations And Data Table

	SUB-AREA A	SUB-AREA B	SUB-AREA C	SUB-AREA D	PROPERTY (TOTAL)
Net Site Area:	1,001,430 sq. ft. (23.0 acres)	2,086,854 sq. ft. (47.91 acres)	Zero sf above grade; below grade: C(i) 1,711,996. C(ii) 244,514 (44.92 Acres below-grade)	78,325 sq. ft. (1.80 acres)	3,166,609 sq. ft. (72.71 acres) @ Grade
Remaining public right-of-way:	306,830 sq. ft. (7.04 acres)	552,273 sq. ft. (12.68 acres)	Not Applicable	37,098 sq. ft (within Randolph Street)	896,201 sq. ft. (20.57 acres) @ Grade
Gross Site Area:	1,308,260 sq. ft. (30.03 acres)	2,639,127 sq. ft. (60.59 acres)	1,956,510 sq. ft. (44.92 acres) below-grade	115,423 sq. ft. (2.65 acres)	4,062,810 sq. ft (93.27 acres) @ Grade
Maximum Floor Area Ratio:	0.04 (Note: Floor Area calculations based on structures at +49 feet C.C.D (or Upper Randolph St.). Enclosed space below park surface level is not included in calculation)	As permitted by the Chicago Park District per §17-6-0204-A	None (Subarea C is below grade)	0.02 (Note: Floor Area calculations based on structures at +55 feet C.C.D. (or Upper Randolph St.). Enclosed space below park surface level is not included in calculation)	0.0385 total for Subareas A and D combined, plus floor area permitted by the Chicago Park District in Subarea B per §17-6-0204-A
Maximum Percent of Site Coverage:	As per Site Plan	As allowed in POS-1 Districts	Not Applicable	Per Subarea D Plans	Not Applicable
Minimum off-street, below street-level loading berths	2	Not Applicable	Not Applicable	2 per Subarea D Plans	Not Applicable
Minimum/maximum number of parking spaces:	Not Applicable	As allowed in POS-1 Districts	As approved by the City in accordance with the terms of the Concession and Lease Agreement	200 off-site in Subarea C	Not Applicable
Maximum height:	+70 feet C.C.D	As allowed in POS-1 Districts	Not Applicable	+75 feet C.C.D. (i.e., 20 feet above Upper Randolph St.)	Not Applicable

APPLICANT: Chicago Children's Museum and Chicago Park District
 ADDRESS: 337 E. Randolph, Southeast corner of Randolph Street and Columbus Drive
 DATE: April 9, 2008
 REVISED: May 15, 2008