

Improvements to the Children's Memorial Redevelopment Plans

- The project has been reduced from three tall buildings to two.
- Residential use on the west side of Lincoln Avenue has been replaced with a health club, resulting in a building that is 50' lower and compatible with the heights of the other buildings on that side of the street.
- The residential density of the project will be reduced by another 98 units, for a maximum of 540 units in rental units, 60 condominiums, 4 in Kohl's house (604 total), plus 156 assisted living units. (Down from 996 as original proposed).
- Parking will not be reduced therefore the overall parking ratio of the project will be improved.
- Loading issues will be reduced, and the lessened demand on the west side loading dock will result in fewer trucks seeking access to the project in general.
- There will be no in-alley or on-street truck deliveries to the former Nelly Black building (except trash). There will be no trucks allowed on Orchard or Burling. McCaffery will create a connection to the existing tunnel by excavating a connection to the new loading dock.
- The F.A.R. of the overall project has been reduced from 4.33 to 3.67 to 3.5.
- The total square footage of the overall project has been reduced another 45,925 square feet.
- Of the retail offerings, the developer has agreed to secure at least 20% from local/regional retailers.
- The total number of residential units was reduced from 996 total units to a maximum of 760 units:
 - this reflects a drop in the number of rental apartments from 856 to 642 units to 540 units;
 - this further reflects an increase in the number of for-sale condominium units from 0 to 30-60 units;
 - a total of 156 rooms of market-rate assisted living units.
- The total number of parking spaces has increased from 850 spaces to 1,044 total spaces:
 - this reflects an additional 97 parking spaces being made available below grade at the condominium building;
 - as well as an additional 97 parking spaces being made available below grade at the senior housing building;
 - the main parking facility shall contain no less than 850 parking spots:
 - of these, the developer has agreed to reserve 35 spaces for free usage by teachers and faculty of Abraham Lincoln Elementary School, and on the weekends, these same 35 spots will be reserved for free usage by St. Paul's Church, to reduce pressure on neighboring streets;
 - car-sharing and electric-vehicle stations will be available;
 - residential permit parking will be expanded on Orchard and Halsted to protect existing residents;
 - tenants and owners at the development will be ineligible for residential parking permits or guest passes.

- if valet parking services are made available for commercial tenants of the property, such parking will be required to use the parking facility and not neighborhood streets;
 - free validated parking will be made available to customers visiting the property for at least 90 minutes.
- McCaffery Interests has committed to a comprehensive landscaping and public art program:
 - The Orchard Street plaza will contain playground equipment;
 - the lower roof area of the North Triangle building will be developed as a green roof and dog park for the residents of the building;
 - the parking facility will have its façade landscaped.
- The entirety of the development project will conform to LEED Silver certifications.
- The developer has committed to historical preservation of multiple buildings on the property and to recreating the character of other buildings not capable of being preserved:
 - the existing Boiler House and Laundry Building will be restored and enhanced for modern use;
 - the existing White Elephant Shop will be restored;
 - the façade of the former Dental Professional Building, a historically-significant building, will be restored;
 - the existing Nellie Black Building will be re-built to resemble its historical exterior features while making it accessible for seniors;
 - the existing Annex Building will be re-built to resemble the exterior of the former Annex Building.
- Deliveries and loading to the property will abide by the following restrictions:
 - deliveries will not be permitted during hours of peak traffic (from 7:00am to 9:00am and from 4:00pm to 6:00pm);
 - all loading for the buildings bound by Fullerton, Orchard, and Lincoln, as well as for the Nellie Black Building, shall take place in the underground loading area, comprised of at least eight loading bays and nine loading positions;
 - the loading dock will be staffed by a full-time dock master.
 - no trucks will be allowed to back out of the loading dock onto Fullerton Avenue; and all trucks exiting the loading dock will be required to head west on Fullerton;
 - no trucks will be permitted to “stack” on Fullerton.
- Transportation improvements:
 - the developer has agreed to pay for the installation of a traffic signal at Orchard and Fullerton, which, as determined by CDOT, will be synchronized with the traffic signals at Lincoln/Halsted/Fullerton to allow for trucks to proceed directly into and out of the loading ramp;
 - the developer will pay for a comprehensive set of transportation improvements for Lincoln, Halsted, and Fullerton, including new turning lanes, separate bike lanes, countdown signals, all designed to improve traffic flow through the six-way interchange and improve safety for drivers, cyclists and pedestrians;

- at least 75 bicycle parking spaces will be made available in the parking facility; outdoor bicycle parking racks will also be available;
 - an air compressor and tire-changing stand will also be made available.
- the developer will provide a secure locker, shower, and changing facility for on-site employees that bike to the property;
- the developer will pay to have a bike-sharing station installed at the North-East corner of Lincoln and Orchard.