

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.