

Exhibit A

File No. 190406

Minor Modification to the Detailed Planned Development known as
Columbia St. Mary's Main Hospital
2323 North Lake Drive

In 2005, a General Planned Development (GPD; FN 03176) was established for the phased development of the Columbia St. Mary's campus, generally located on the north side of East North Avenue between North Prospect Avenue and North Terrace Avenue. Subsequently, a Detailed Planned Development (DPD) was approved for the main hospital campus in 2006 as FN 050826. This DPD was modified in 2007 as FN 061212 to permit minor changes to the façade materials and design for the main hospital building. In 2019, the DPD was modified again as FN 181209 to allow additional ground signs and beacons on the site.

Columbia St. Mary's is requesting a minor modification to add new exterior windows to the existing building that is known as the Columbia St. Mary's Women's Hospital. The existing hospital, known for its cloverleaf shape, opened in 1976 and was designed by Bertrand Goldberg, a Chicago architect known for the Marina City complex in Chicago. The changes are being requested to facilitate the expansion and remodel of the labor and delivery ward. The proposed changes are to the second floor and consist of, the addition of windows on the East (Lake Drive) and North sides that mimic the existing windows on the South side of the same floor. We are proposing that the West side of the building receive a continuous curtainwall system with insulated metal panel infills where windows aren't desired. The West side requires larger windows because of the requirements for the room type (Ante-Partum). The existing glass block windows are to be removed on the West face and replaced with a curtainwall system, similar to the curtainwall system on the North side of the second floor. Window sizes are 2'-0" x 6'-8" or 2'-8" x 6'-8", depending on the precast panel size.

There are no other proposed changes to the exterior façade of the building. All other aspects of the DPD will remain unchanged.

