



City of Chicago



SO2021-2130

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/26/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-F at 901 N Halsted St - App No. 20730
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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ORDINANCE

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 DS-5 Downtown Service District symbols and indications as shown on Map 3-F in the area bounded by:

North Halsted Street; a line 616.84 feet north of the North Branch of the Chicago River and perpendicular to North Halsted Street; the North Branch Canal and the North Branch of the Chicago River

to those of the DX-5 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of DX-5 Downtown Mixed-Use District symbols and indications as shown on Map 3-F in the area bounded by:

North Halsted Street; a line 616.84 feet north of the North Branch of the Chicago River and perpendicular to North Halsted Street; the North Branch Canal and the North Branch of the Chicago River

to those of Waterway Residential-Business Planned Development, which is hereby established in the area above 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 3. This Ordinance shall be in force and effect from and after its passage and due publication.

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WATERWAY RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. ____ PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Waterway Residential-Business Planned Development Number ____ (Planned Development) consists of approximately 334,917 square feet of property which is depicted on the attached Planned Development Property Line and Boundary Map (the "Property"). Onni Halsted Street Chicago LLC is the owner of the Property and the "Applicant" for this Planned Development.
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 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 any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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 CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago.

Prior to issuance of any site plan approval as contemplated by Statement 15, the Applicant shall submit a site plan and coordinate with CDOT to determine whether an updated traffic study is required in conjunction with each site plan approval submission that contemplates the full extent of the proposed development reflected in such site plan and which details the anticipated vehicular and pedestrian impact of such project on both the subject site and area infrastructure. Further, the Applicant shall cooperate with CDOT to ensure the design of any adjacent public way is acceptable and consistent with surrounding public way and CDOT plans.

The study and site plan shall detail the specific improvements and necessary infrastructure upgrades, which shall be incorporated into the site plan approval. Accordingly, the Applicant or its successors and assigns, agrees to fund the design and installation of the traffic improvements identified by the study at its sole cost. This may include but is not limited to:

- Modify the traffic signal at the intersection of Halsted and North Branch to signalize the main site entrance (east leg), provide an actuated southbound left turn arrow, and actuate the existing northbound left turn arrow.

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- Coordinate with CDOT regarding details of the Halsted St. bike lane design and installation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between CDOT’s Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT’s Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Agreement must be executed prior to any CDOT and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation’s Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow CDOT’s Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This Plan of Development consists of 22 Statements: a Bulk Regulations Table and the following “Plans”: Existing Zoning Map, Existing Land Use Map, Master Site Plan, PD Boundary and Property Line Map, Project Subareas Map, Conceptual Circulation Plan, Conceptual Access Plan, Conceptual Phasing and Interim Condition Plans, Public and Common Open Space Plan, Design Guidelines (5 pages), Subarea A Site Plan, Subarea A First Floor Plan, Subarea A Green Roof Plan, Landscape Masterplan, Subarea A Landscape Plan, Landscape Detail, Subarea A North Elevation, Subarea A East Elevation, Subarea A South Elevation, Subarea A West Elevation, Subarea A Typical Podium Details, Subarea A Typical Tower Window Wall, and Subarea A Typical Inset Balconies, prepared by Hartshorne Plunkard Architects and dated August 19, 2021, submitted herein. 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.

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5. The following uses are permitted in the area delineated herein as a Planned Development ___:

Subareas A, B and C:

Dwelling Units located on and above the ground floor (including Multi-unit Residential and Townhouses); Day Care (subject to future site plan review); Animal Services (Sales and Grooming, Veterinary, excluding kenneling and boarding); Artist Work or Sales Space; Business Support Services (except day labor employment agency); Eating and Drinking Establishments (all); Financial Services (all, excluding Payday/Title Secured Loan Store and Pawn Shop); Food and Beverage Retail Sales (except as more specifically regulated); Liquor Sales (as accessory use); Lodging; Medical Service; Office; Personal Service (all); Retail Sales; Indoor Participant Sports and Recreation; Co-Located Wireless Communication Facilities; accessory parking; and accessory and incidental uses.

Subarea D:

Artist Work or Sales Space; Business Support Services (except day labor employment agency); Eating and Drinking Establishments (all); Financial Services (all, excluding Payday/Title Secured Loan Store and Pawn Shop); Food and Beverage Retail Sales (except as more specifically regulated); Liquor Sales (as accessory use); Lodging; Medical Service; Office; Personal Service (all); Retail Sales; Indoor Participant Sports and Recreation; Co-Located Wireless Communication Facilities; accessory and non-accessory parking; and accessory and incidental uses.

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 the DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.
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 permitted Floor Area Ratio (FAR) identified in the Bulk Regulations Table has been determined using a Net Site Area of 334,917 square feet of net site area and a base FAR of 5.0. The Applicant acknowledges that the project has received a bonus FAR of 3.1, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 8.1. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration

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projects; or (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

In this case, the Applicant will contribute the Local Impact portion of the bonus payment for Subarea A to construction of the Wild Mile, which is located within one mile of the Planned Development site, as required by Sec. 17-4-1005-C. The Applicant must make such payment prior to the issuance of the first building permit for Subarea A. The City must enter into agreement with the recipient of the Wild Mile payment regarding the manner in which the funds will be used.

Additionally, the Department of Planning and Development has approved the Applicant's proposal to utilize the Local Impact portion of the bonus payment for Subareas B, C and D to construct or reimburse the Applicant for the planning and construction of a public pedestrian bridge from the Property to the east side of the Chicago River (the "Project"). Subject to all required governmental and private approvals for the Project, prior to the issuance of the first building permit for the Planned Development, the Applicant shall either (a) establish an escrow into which the Local Impact portion of the bonus is placed for the future construction of the Project or (b) enter into an agreement with the Department of Planning and Development specifying the type of improvements to be provided, the value of the improvements, the timeline for completion of the improvements, and any other terms or conditions the Commissioner of Planning and Development deems necessary or desirable. The Applicant shall submit detailed site-specific cost estimates for the Project, drawings, detailed construction commitments, a construction schedule, and a performance bond for completion of the Project. The agreement must be in a form approved by the Corporation Counsel. The Applicant shall construct the Project in accordance with the requirements of Sec. 17-4-1005-E. In the event that the Applicant determines that the Project is not feasible (either due to cost of the Project or inability to secure public or private approvals) the Local Impact portion of the bonus payment shall be returned to the general Local Impact Fund.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part 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 Part 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 Part II reviews, are conditional until final Part II approval.
11. 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.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

In order to encourage architectural diversity and excellence in design, the Applicant will provide a detailed checklist to show and ensure that each site plan submittal substantially complies with the Design Guidelines as part of the Part II Review process. Revisions and modifications to any previously approved site plan, landscape plan or building elevations must be substantially consistent with the aforementioned guidelines.

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13. 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.
14. 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 II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any building in Subareas B, C and D, the Applicant shall submit a site plan, landscape plan and building elevations for the specific Subarea(s) for review and approval in accordance with the Site Plan Review provisions of Section 17-13-0800 of the Chicago Zoning Ordinance. Review and approval by Department of Planning and Development (DPD) and review by the Chicago Plan Commission for a courtesy presentation and comment is intended to assure that specific development components substantially conform with the Planned Development (PD) and to assist the City in monitoring ongoing development. Subarea 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 an entire Subarea, 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 Sub-Area. 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 Sub-Area 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.

Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development and the Design Guidelines, and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such site plan approval and the Plan Commission shall conduct its review hearing of the Site Plan Submittal. Following approval of a Site Plan Submittal by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development.

After approval of the Sub-Area Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- location and dimensions of all parking spaces and loading berths;

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- fully-dimensioned building elevations;
- building sections of the improvements;
- building materials list;
- fully-dimensioned landscape plan(s);
- interim wayfinding signage package directing riverwalk users through the site for any proposed temporary terminus of the riverwalk;
- statistical information applicable to the subject Subarea, including floor area, the applicable floor area ratio, uses to be established, floor area devoted to all uses; building heights and setbacks;
- if requested by DPD, a School Impact Study may be required with a future site plan submittal; and
- an approved Site Plan by CDOT (as provided in Statement 3), Fire Prevention Bureau, Mayor's Office for People with Disabilities, and the Building Departments Division of Storm water Management.

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

16. Subject in all cases to the other statements, terms, regulations and provisions of this Planned Development, the Applicant shall have the right to designate additional subareas within the Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and re-designation of subareas shall not in and of itself require an amendment to this Planned Development and shall be approved as a minor change, pursuant to Section 17-13-0611; included in such minor change, the Applicant shall provide notice of all material terms of any such designation to DPD, including the designated area and the bulk regulations that will apply therein, for DPD's administrative purposes to facilitate Part II review for any such designated subarea. In furtherance of the foregoing, and in all cases subject to the other statements, terms, regulations and provisions of this Planned Development, the Applicant may allocate or assign previously unused development rights under the Planned Development from other designated or to be designated subareas including, but not limited to, floor area and floor area ratio, building height, dwelling units and parking; provided that the overall regulations and limitations set forth in the Bulk Regulations and Data Table and the Plans applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such allocation(s) or assignment(s), and (iii) all such allocation(s) or assignment(s) of development rights are subject to the terms of Section 17-13-0611.
17. The Applicant acknowledges that Subarea D is in close proximity to properties used for heavy industrial concrete, paving and construction material manufacturing (the "Neighboring Uses"). The Neighboring Uses are, in compliance with any City of Chicago code or regulation, permitted to operate 24 hours a day, 7 days a week with levels of noises and odors that are not static and may change. The Applicant agrees that it shall not object to the continuation of the Neighboring Uses and that the Neighboring Uses do not and shall not constitute a nuisance to Subarea D.
18. 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

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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 (i) 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 forgoing, 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.

19. The Applicant acknowledges and agrees that the rezoning of the Property from DS-5 to DX-5, and then to this Planned Development, for construction of the Project triggers the requirements of Section 2-44-080 of the Municipal Code of Chicago (the "Affordable Requirements Ordinance" or the "ARO"). The Applicant further acknowledges and agrees that the Property is located in the Near North/Near West Pilot Area, pursuant to Section 2-44-090 of the Municipal Code of Chicago (the "Near North/Near West ARO Pilot Area Ordinance" or the "Pilot"). The Near North/Near West Pilot Area is divided into two zones: the Near North Zone and the Near West Zone. The Property is located in the Near North Zone. In the Near North Zone, pursuant to the ARO, the percentage of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10% to 20%. Any developer of a residential housing project in the Near North Zone must provide the first 10% of units required to be affordable (the "First Units") either: (i) in the residential housing project, or (ii) with the approval of the Commissioner of the Department of Housing ("DOH"), subject to the transition provisions of Section 2-44-040(c), in consultation with the Commissioner of the Department of Planning and Development ("DPD") as appropriate, in an off-site location within two miles of the Property and in the same or a different higher income area or downtown district, or (iii) any combination of (i) and (ii). In addition, the developer must provide the second 10% of units required to be affordable (the "Additional Units") either: (i) in the residential housing project, or (ii) with the approval of the Commissioner of DOH (subject to the transition provisions of Section 2-44-040(c)), in consultation with the Commissioner of DPD as appropriate, in an off-site location anywhere within the Near North/Near West Pilot Area, regardless of distance from the project or income area, or (iii) any combination of (i) and (ii).

The project has a total of 2,650 housing units. As a result, the Applicant's affordable housing obligation is 530 affordable units (20% of 2,650), consisting of 265 First Units and 265 Additional Units. The

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Applicant has agreed to satisfy its affordable housing obligation by providing the First Units and the Additional Units in the rental buildings to be constructed in the Planned Development, to be approved by the DOH in consultation with DPD as appropriate, as set forth in the Affordable Housing Profile (AHP) attached hereto. In accordance with the ARO Pilot, the Applicant is required to lease the First Units to households earning up to 60% of the Chicago Primary Metropolitan Statistical Area median income ("AMI") at prices affordable to households at such income level, and the Additional Units to households earning up to 80% or 100% of AMI, as determined by rule and approved by the DOH Commissioner at prices affordable to households at such income level. Consistent with Section 2-44-080, the ARO units shall be dispersed throughout the residential housing project, such that no single building or floor therein has a disproportionate percentage of affordable units. ARO units may be established in phases, concurrently with and proportionate to the number of market-rate units constructed during any particular phase, such that the number of ARO units shall not be less than (even if temporarily), the percentage and number of ARO units that would be required by the ARO and this Statement 19 based on the aggregated number of market-rate units actually constructed.

If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, or elects to build a for-sale project instead of a rental project, or (with the DOH Commissioner's approval) elects to construct off-site units instead of on-site units, the Applicant shall update and resubmit the AHP to DOH for review and approval. DOH may adjust the requirements to reflect any such change without amending the Planned Development. Prior to the issuance of any building permits for any residential building or phase of development containing dwelling units in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an Affordable Housing Agreement (AHA) in accordance with Section 2-44-080(L) for that building or phase. In addition, prior to the issuance of any building permits for any buildings or phases of development containing dwelling units, the Applicant must submit to DOH for its review and approval a plan or update, as applicable, describing how the Applicant intends to meet its ARO obligation in future phases of development. The terms of the AHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the AHA will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DOH or any successor department may enforce remedies for any breach of this Statement 19, including any breach of any AHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

20. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contain in the Chicago Zoning Ordinance (Section 17-8-0912), the Chicago River Design Guidelines as may be amended from time to time, and the river development Design Guidelines of the North Branch Framework Plan. The Applicant also acknowledges the desirability to include wildlife habitat and other natural features in or near the water's edge. To further these goals, the Applicant agrees to: (a) provide and maintain a landscaped minimum 30-foot-wide river setback and continuous minimum 16'-wide multi-use riverside trail as indicated on the Site Plan, Public and Common Open Space Plan and Landscape Plan; (b) provide a variety of active uses including an extension of the Wild Mile and river overlooks as indicated on said plans; (c) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved; and (d) cooperate in the construction of a future pedestrian bridge over the river subject to any necessary local, state, or federal approvals. It is acknowledged that the extension of the Wild Mile and future

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pedestrian bridge shown in the Design Guidelines are illustrative with approximate locations which will change during development of the Property.

The Applicant shall permit un-gated and unobstructed public access to the river setback and provide informational and wayfinding signage following the Chicago River Brand and Sign Guidelines at all entries to the riverwalk that the riverwalk is open to the public, free of charge, during normal park hours from 6:00 a.m. to 11 p.m. No Part II approval for any development parcels adjacent to the river shall be granted until Site Plan approval has been granted for the riverwalk identifying the menu and location of improvement items necessary to meet the requirements of the Chicago River Design Guidelines, in effect at the time of Part II review. Following approval by DPD, the approved Site Plan Approval Submittal for the riverwalk with supporting materials shall be made part of the main file. All improvements within the river setback must substantially be completed prior to receipt of Certificate of Occupancy for the principal building of such Subarea, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

In addition to the Riverwalk, and subject to the receipt of all necessary permits and approvals, the Applicant or its successors and assigns, at its sole cost, shall design and construct the open space improvements as depicted on the Open Space Plan (hereinafter the "Park"). Provided, however, that changes to the specific location and dimensions of the Park are permitted as long as the Park maintains a minimum of 1,350 linear feet of riverwalk and 110,000 square foot of open space. The Applicant, its successors and assigns and, if different than the Applicant, the legal title holders to and any ground lessors of the Property, shall be responsible for maintaining and managing the Park for the purposes set forth herein, including ensuring that the Park's landscaping is well maintained, that the vegetation and plantings are kept in a healthy condition and that the Park facilities are clean, well lit, litter free and clear of snow (hardscaped areas) and debris. The Applicant shall provide sufficient liability insurance coverage for the operation of the Park for public use. The Applicant shall provide informational and wayfinding signage at all entries that the Park is open to the public (subject to occasional partial closure for private use provided that a path providing access during such closures shall be maintained through the Park), free of charge, during normal park hours from 6:00am to 11:00pm every day of the year. The maintenance and management obligations contained herein shall continue for the life of this Planned Development subject to and in accordance with the DEMA (defined below). Park improvements shall be completed prior to receipt of the Certificate of Occupancy for the principal building of the Subarea in which the park improvement is located, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

Prior to issuance of building permits for the first principal building, the Applicant will enter into a development and maintenance agreement (the "DEMA") with the City for the construction, maintenance, and management of the Park. The DEMA obligations shall be binding upon the Applicant, its successors and assigns, including but not limited to a homeowners or master association whose purpose includes maintaining the Park. Upon completion of the Park, the public access provided for herein shall be memorialized in a public access easement agreement (which may be included in the DEMA) with and for the benefit of the City. The recording and other costs associated with establishing the easement shall be the responsibility of the Applicant. A copy of said public access easement agreement shall be on file with the Department of Planning and Development.

The Commissioner is hereby authorized to enter into the DEMA (or more than one DEMA if the Commissioner deems necessary depending on the phasing of the development) and all other documents contemplated by the Statement and, in his/her sole discretion, may modify by minor change the

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foregoing requirements, without further City Council approval, for the DEMA(s) and public access easement agreement(s) so as to permit alternate forms of achieving compliance with the Applicant's construction, maintenance and management obligations and public access rights, such as, by means of example and not limitation, one or more restrictive covenants or owners' reciprocal easement and operation agreements in form and substance acceptable to the City which expressly grant the City necessary enforcement, self-help and lien rights as may be necessary to assure compliance with this Statement.

21. The Applicant acknowledges that the Property is located in the North Branch Industrial Corridor Industrial Corridor Conversion Area, and has undergone a "rezoning" within the meaning of Chapter 16-8 of the Municipal Code (the "Industrial Corridor System Fund Ordinance"). As a result of this rezoning, the Planned Development is subject to the conversion fee provisions of the Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the city's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the conversion fee may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The amount of the conversion fee due prior to the issuance of a building permit shall be calculated based on the fee rate in effect at the time of payment. The Applicant shall record a notice against the Property to ensure that the requirements of the Industrial Corridor System Fund Ordinance are enforced in accordance with Section 16-8-100.
22. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to the DX-5 Downtown Mixed-Use District.

Applicant: Onni Halsted Street Chicago LLC
Address: 901 North Halsted, Chicago, IL
Introduced: May 26, 2021
Plan Commission: August 26, 2021

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WATERWAY-RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____ BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	355,311
Area in Public Right of Way (sf):	20,394
Net Site Area (sf):	334,917
Subarea A:	66,904
Subarea B:	86,536
Subarea C:	141,747
Subarea D:	39,730
Maximum Floor Area Ratio:	8.1
Subarea A:	8.35
Subarea B:	10.93
Subarea C:	5.93
Subarea D:	9.25
Maximum Number of Dwelling Units:	2,650*
Subarea A:	485
Subarea B:	1,150
Subarea C:	1,015
Maximum Number of Hotel Keys:	
Subarea A:	10% of dwelling unit count of Subarea A*
Subarea B:	Per site plan approval*
Subarea C:	Per site plan approval*
	*For each hotel key added to the project in Subareas A, B and C, the dwelling unit count will be reduced accordingly in a 1 to 1 ratio.
Subarea D:	300

Applicant: Omni Halsted Street Chicago LLC
Address: 901 North Halsted, Chicago, IL
Introduced: May 26, 2021
Plan Commission: August 26, 2021

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Minimum Parking:	1,400
Subarea A:	200
Subarea B:	500
Subarea C:	600
Subarea D:	100
Maximum Height:	
Subarea A:	504'-0"
Subarea B:	B1: 309'-0" B2: 497'-0"
Subarea C:	691'-0"
Subarea D:	313'-0"
Minimum Loading:	
Subarea A:	2 residential, 2 commercial
Subarea B:	Per site plan approval
Subarea C:	Per site plan approval
Subarea D:	Per site plan approval
Minimum Bicycle Parking:	1,205
Subarea A:	239
Subarea B:	555
Subarea C:	411
Subarea D:	None (Non-Residential Use)
	Note: Per 17-10-0102-B-3 one bike parking space will be provided for each auto parking space that is eliminated utilizing transit-served location reductions
Minimum Setbacks:	Per plans

Applicant: Onni Halsted Street Chicago LLC
Address: 901 North Halsted, Chicago, IL
Introduced: May 26, 2021
Plan Commission: August 26, 2021

EAST\180874453.9

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ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO, Near North/Near West Pilot, Milwaukee Pilot or Pilsen/Little Village Pilot Ordinances (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.gov/ARO. Submit the completed to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. **E-mail:** denise.roman@cityofchicago.org or justin.root@cityofchicago.org. Applications that include off-site units should submit documentation listed on page two.

Date: 06-22-21

DEVELOPMENT INFORMATION

Development Name: *Halsked Pointe*
 Development Address: *701 N. Halsked St. Chicago IL 60642*
 Zoning Application Number, if applicable: *N/A* Ward: *27*
 If you are working with a Planner at the City, what is his/her name?

- Type of City Involvement** *check all that apply*
- | | |
|---|--|
| <input type="checkbox"/> City Land | <input checked="" type="checkbox"/> Planned Development (PD) |
| <input type="checkbox"/> Financial Assistance | <input type="checkbox"/> Transit Served Location (TSL) project |
| <input type="checkbox"/> Zoning increase | |

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

- ARO Web Form completed and attached - or submitted online on
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION


Developer Name: *Onni Group*
 Developer Contact: *Paul Pirenal*
 Developer Address: *200 N. LaSalle St. Unit 300, Chicago IL 60601*
 Email: *ppirenal@onni.com* Developer Phone: *312 785 6941*
 Attorney Name: *Katie Jahnke Dale* Attorney Phone: *312 368 2153*

TIMING

Estimated date marketing will begin: *Q2 of 2024*
 Estimated date of building permit*: *Q2 of 2022*
 Estimated date ARO units will be complete: *Q3 of 2024*

*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)



 Developer or their agent

06-27-21

 Date

 ARO Project Manager, DOH

 Date



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ARO Web Form

Applicant Contact Information

Name: Nick Burger
Email: nburger@onni.com

Development Information

Address

Submitted Date: 06/09/2021

Number From: 901

Number To: N/A

Direction: N

Street Name: Halsted

Postal Code: 60642

Development Name

Halsted Pointe

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: PILOTS APPLY

Information

Ward: 27

ARO Zone: Higher Income

Pilot Area: Near North

Details

ARO Trigger: Zoning change and planned development

Total Units: 2,650

Development Type: Rent

Date Submitted: 06/10/2021

Requirements

First ARO Units: 265 Additional ARO Units: 265

How do you intend to meet your ARO obligation for the First ARO Units?

On-Site: 265

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 265

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How do you intend to meet your ARO obligation for the Additional ARO Units?

Will the Units be 80% AMI or 100% AMI: 100% AMI

On-Site: 265

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 265

Halsted Pointe - Phase 1:

Details

ARO Trigger: Zoning change and planned development

Total Units: 485

Development Type: Rent

Date Submitted: 06/10/2021

Requirements

First ARO Units: 49 Additional ARO Units: 48

How do you intend to meet your ARO obligation for the First ARO Units?

On-Site: 49

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 49

How do you intend to meet your ARO obligation for the Additional ARO Units?

Will the Units be 80% AMI or 100% AMI: 100% AMI

On-Site: 48

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 48

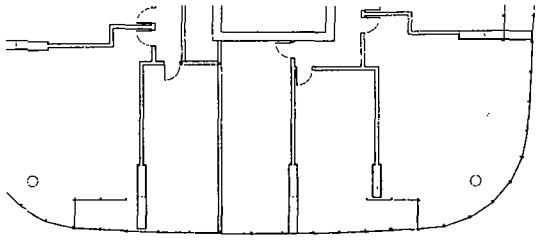
Halsted Pointe - Phase 1

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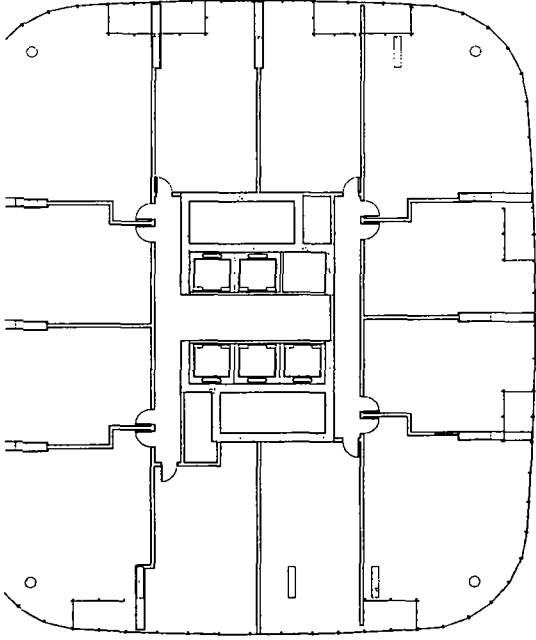
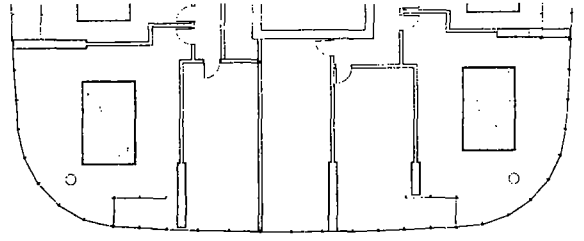
	Market Rate Units	First Affordable Units	Additional Affordable Units
Parking			
Laundry	New In Unit - Stacked	New In Unit - Stacked	New In Unit - Stacked
Appliances			
Refrigerator	New Fulgor	New Fulgor	New Fulgor
Stove/Oven	New	New	New
Dishwasher	New	New	New
Stove/Oven	New	New	New
Stove/Oven	New	New	New
Microwave	New	New	New
Bathrooms	Unit layout dependent. Same for each unit type.	Unit layout dependent. Same for each unit type.	Unit layout dependent. Same for each unit type.
Half bath? Full bath?	Stone	Stone	Stone
Kitchen countertops	LVT	LVT	LVT
Flooring material	Same	Same	Same
HVAC			
Other			

Project Name: Halsted Pointe
 Zoning Application number, if applicable: _____
 Address: 801 N Halsted Street, Chicago IL 60642
 Is this a For Sale or Rental Project? Rental
 If a For Sale Project, will you offer ARO units as rentals (Near North only)? N/A
 Anticipated average pit rent/price? _____
 Total Units in Project: 485
 Will First Units be on site or off-site? on-site
 If off-site, what is address? _____
 Will Additional Units be on site or off-site? on-site
 If off-site, what is address? _____
 First Units (10% of total): 49
 Additional Units (20% of total, less number of "First Units"): 48

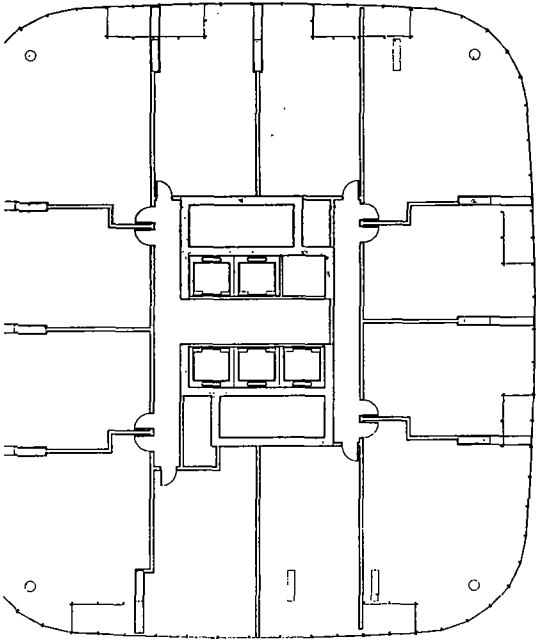
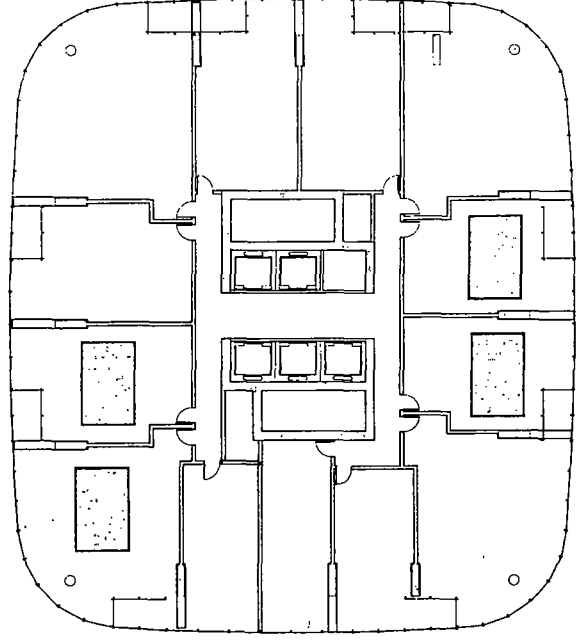
Summary		FIRST ARO UNITS				ADDITIONAL ARO UNITS			
how many?	avg square footage	how many?	avg square footage	affordable v market %	how many?	avg square footage	% of total	avg square footage	affordable v market %
65	528	8	498	98%	8	498	17%	434	97%
one-bed	694	25	663	96%	25	663	57%	663	96%
two-bed	1,105	13	1,001	91%	12	1,001	25%	996	99%
three-bed	1,381	3	1,174	85%	3	1,174	6%	1,173	85%
four-bed	4,893	0	0	0%	0	0	0%	0	0%



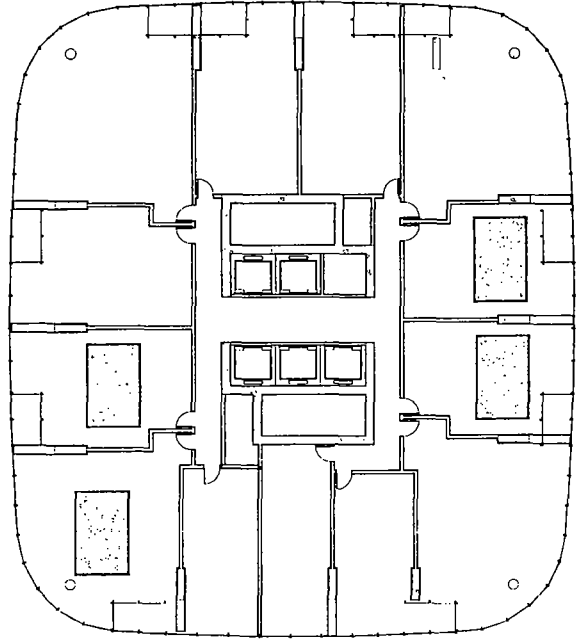
27 KEY PLAN
SCALE: 1"



28 KEY PLAN - 31ST FLOOR
SCALE: 1" = 30'-0"

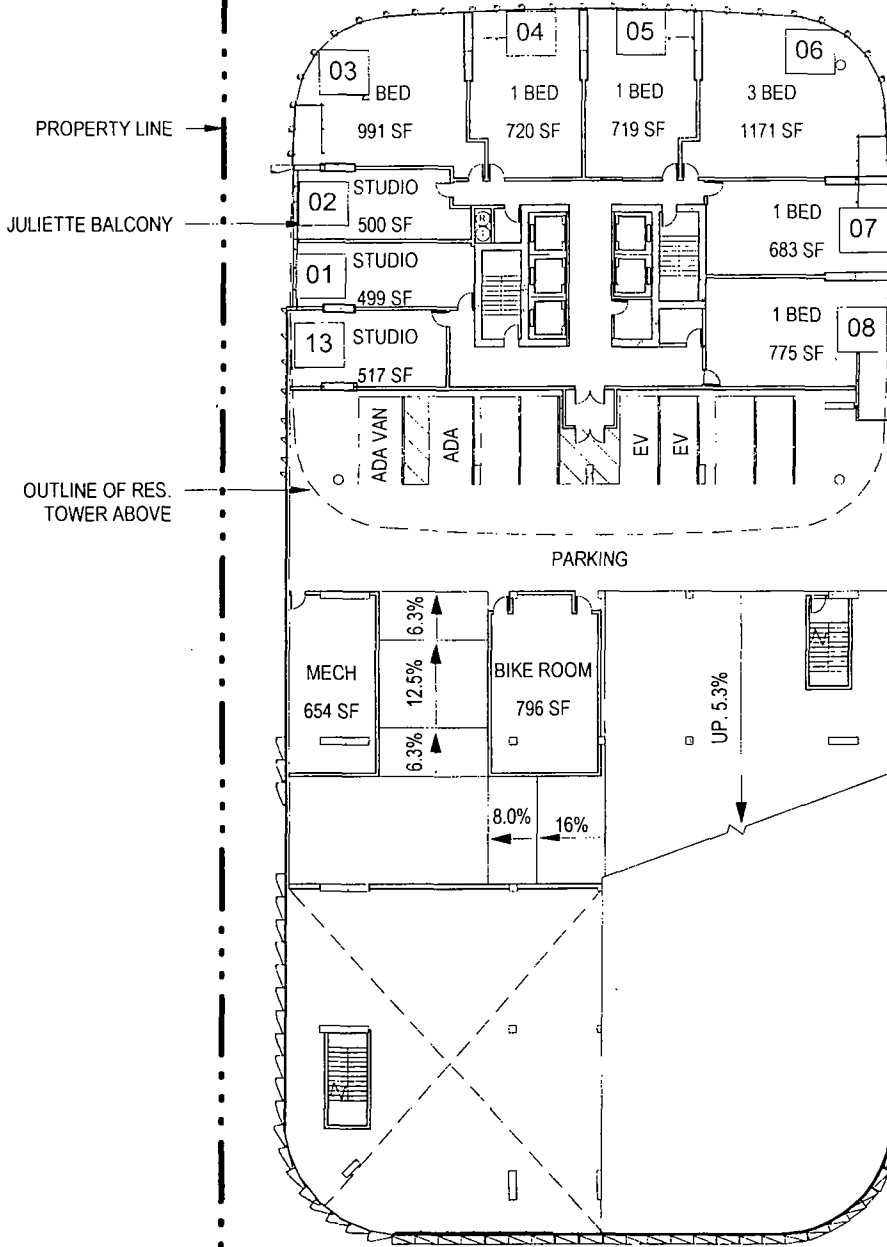


29 KEY PLAN - 32ND FLOOR
SCALE: 1" = 30'-0"



Halsted
Pointe -
Phase 1

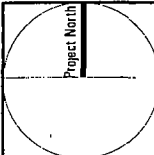
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HARTSHORNE PLUNKARD ARCHITECTURE

 232 NORTH CARPENTER STREET
 CHICAGO, IL 60607
 312.226.4488
 HPARCHITECTURE.COM

HALSTED POINT -
 PHASE 1
PLANS AND ALL SPECIFICATIONS ARE SUBJECT TO
 REVISION AS DEEMED NECESSARY OR APPROVABLE BY
 BUILDER, ARCHITECT OR AS REQUIRED BY LAW

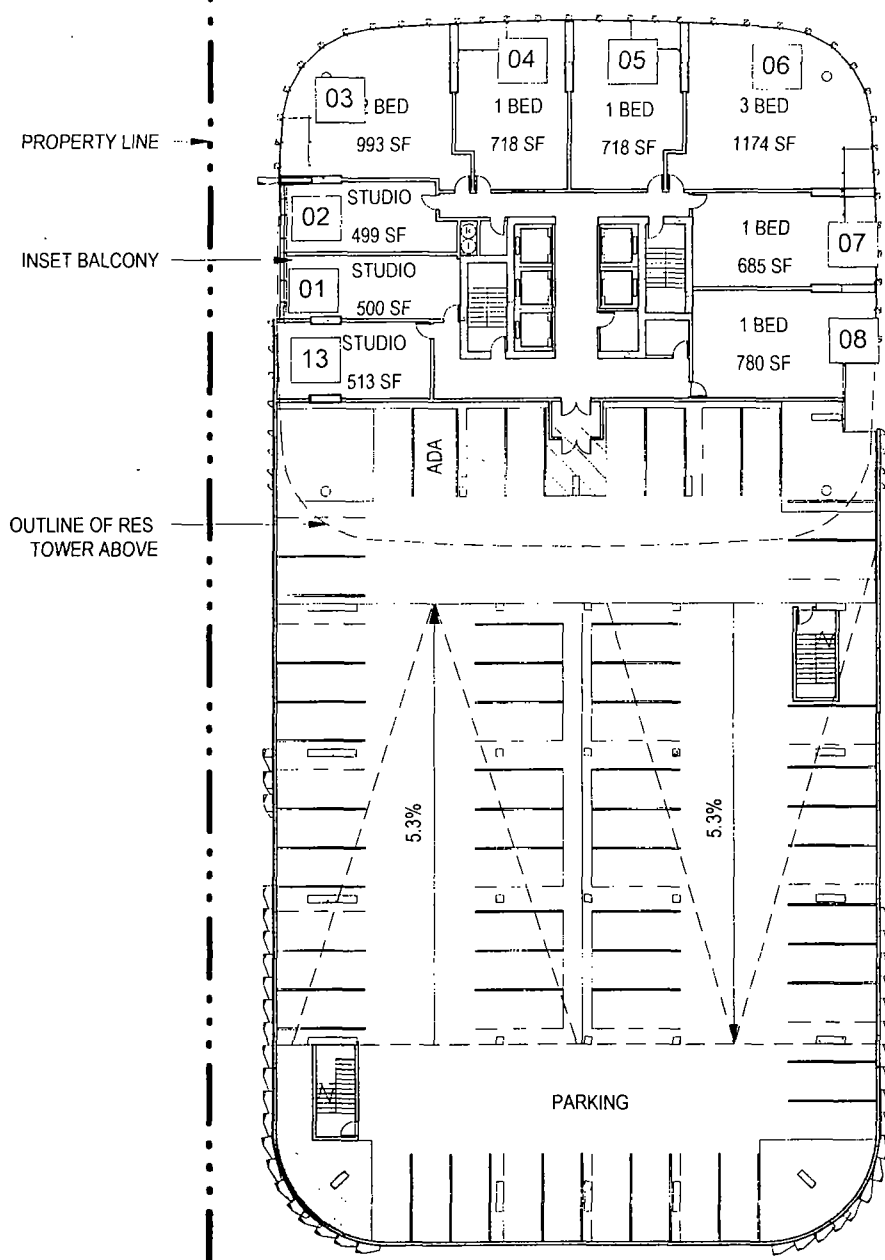



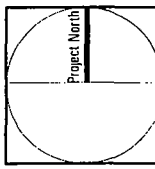
SCALE	1/32" = 1'-0"
DATE	06/15/2021

DRAWING	2ND FLOOR PLAN
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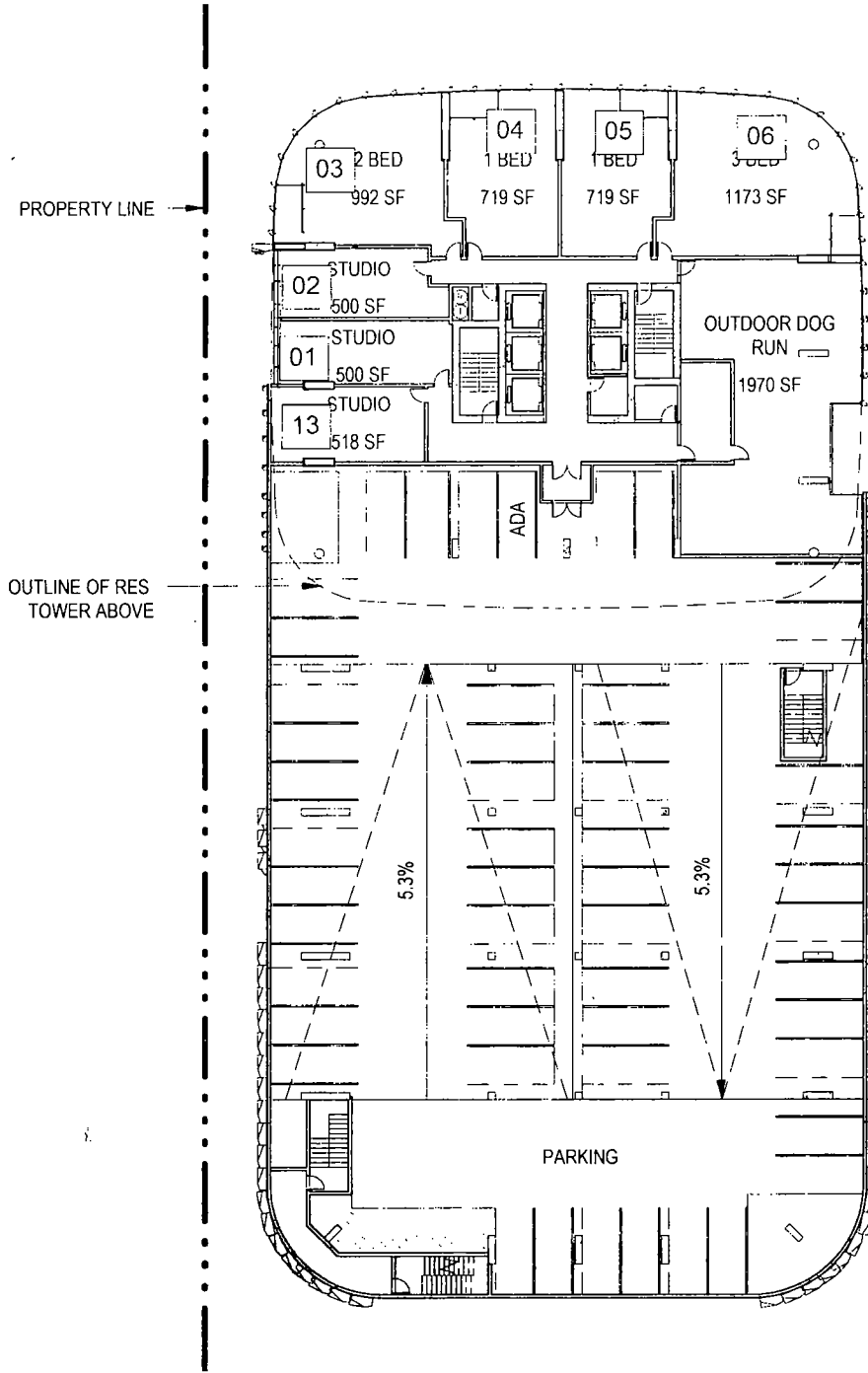
SK #	P2.2
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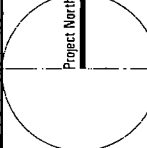
FINAL FOR PUBLICATION



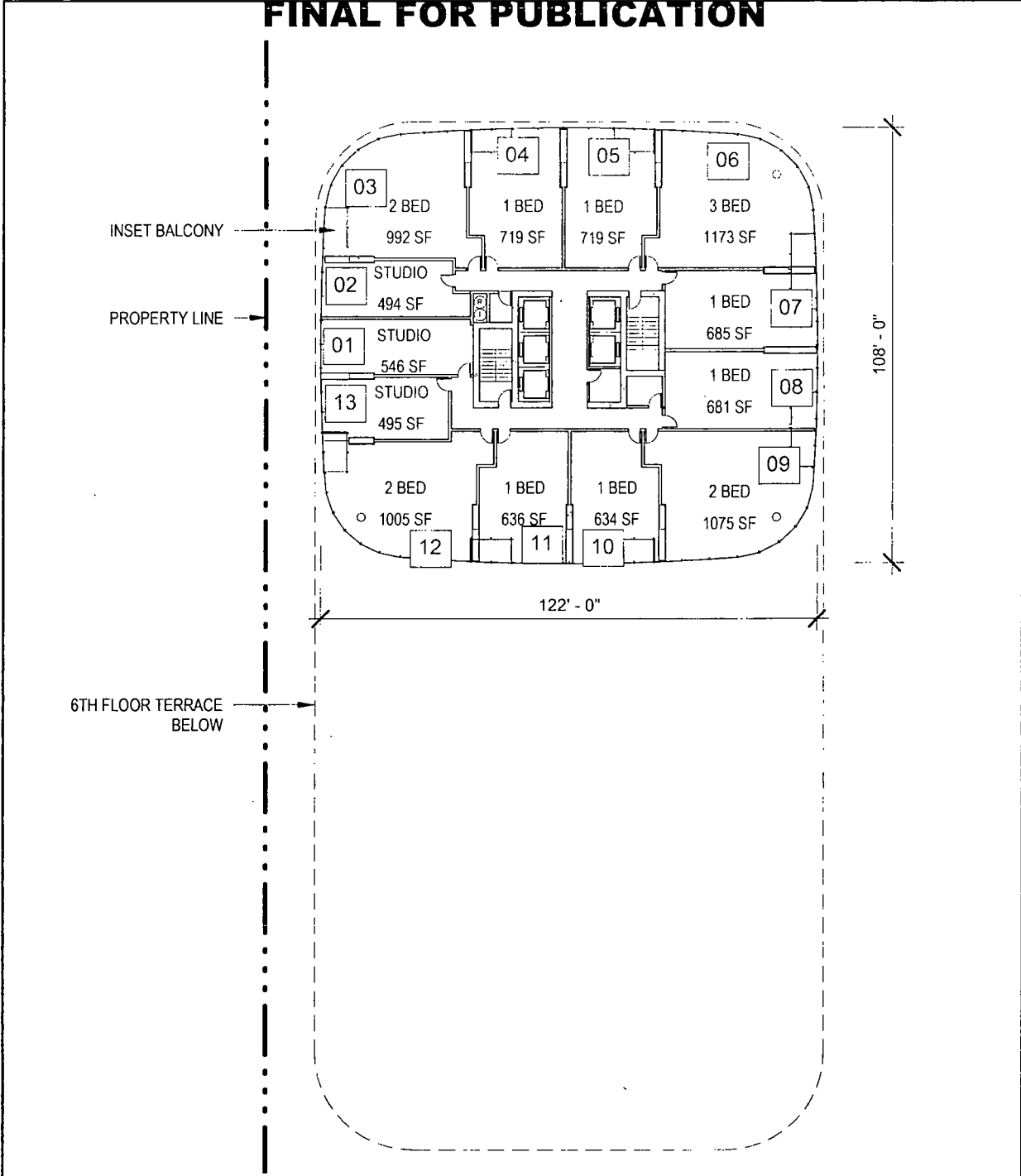
HARTSHORNE PLUNKARD ARCHITECTURE  232 NORTH CARPENTER STREET CHICAGO, IL 60607 312.226.4488 HPARCHITECTURE.COM	HALSTED POINT - PHASE 1 <small>PLANS AND ALL SPECIFICATIONS ARE SUBJECT TO REVISION AS DEEMED NECESSARY OR ADVISABLE BY BUILDER, ARCHITECT OR AS REQUIRED BY LAW</small>		SCALE	DRAWING	SK #
			1/32" = 1'-0"	3RD & 4TH FLOOR PARKING PLANS	P2.3
			DATE		
			06/15/2021		

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HARTSHORNE PLUNKARD ARCHITECTURE  232 NORTH CARPENTER STREET CHICAGO, IL 60607 312.226.4488 HPARCHITECTURE.COM	HALSTED POINT - PHASE 1 <small>PLANS AND ALL SPECIFICATIONS ARE SUBJECT TO REVISION AS DEEMED NECESSARY OR ADVISABLE BY BUILDER, ARCHITECT, OR AS REQUIRED BY LAW.</small>		SCALE	DRAWING	SK #
			1/32" = 1'-0"	5TH FLOOR PARKING PLAN	P2.4
			DATE		
			06/15/2021		

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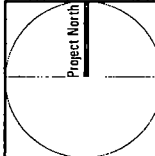
HARTSHORNE PLUNKARD ARCHITECTURE



232 NORTH CARPENTER STREET
CHICAGO, IL 60607
312 226-4488
HPARCHITECTURE.COM

HALSTED POINT -
PHASE 1

PLANS AND ALL SPECIFICATIONS ARE SUBJECT TO REVISION AS DEMAND NECESSARY OR ADVISABLE BY BUILDER, ARCHITECT, OR AS REQUIRED BY LAW



SCALE

1/32" = 1'-0"

DATE

06/15/2021

DRAWING

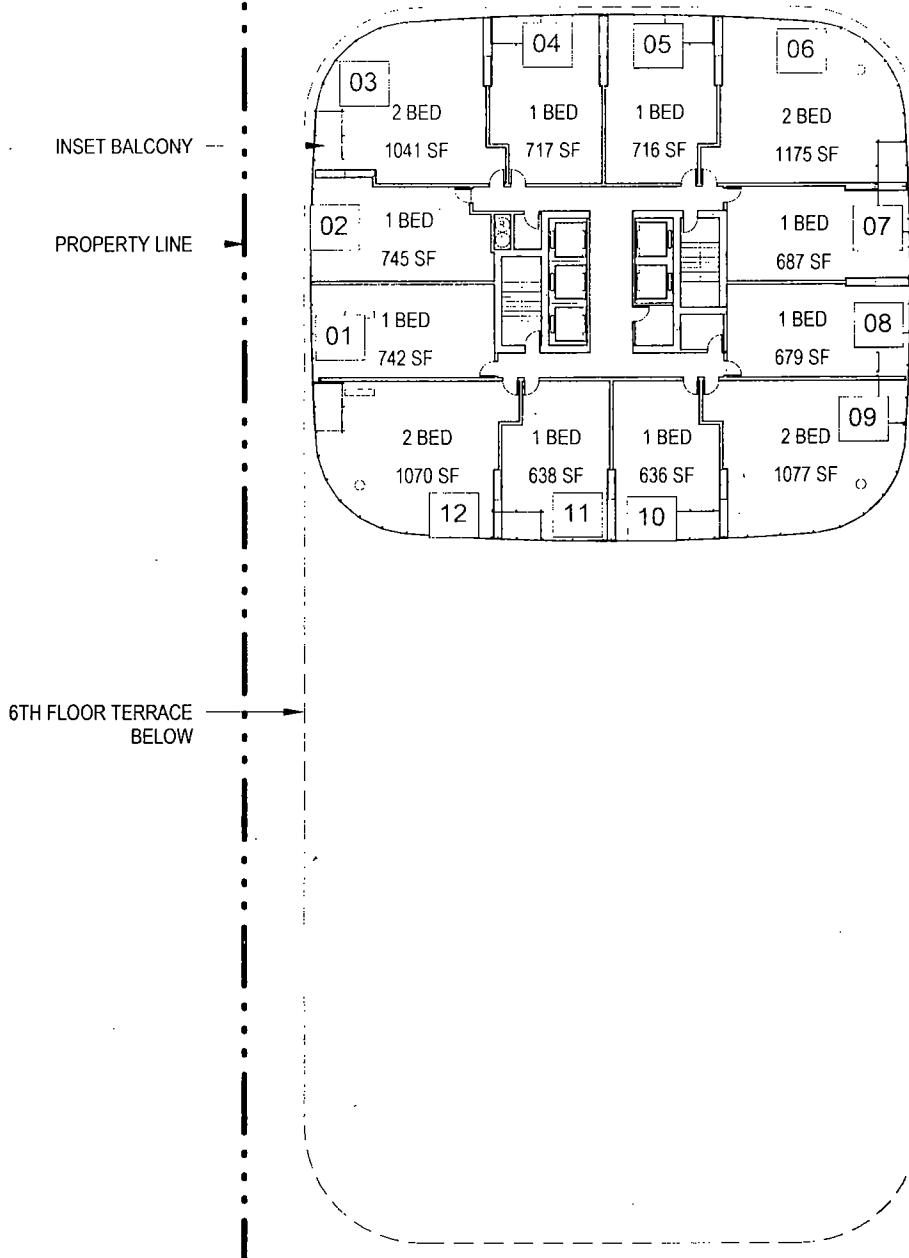
TYPICAL TOWER
FLOOR PLAN -

7-29

SK #

P2.6

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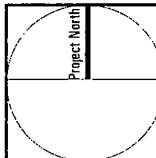
HARTSHORNE PLUNKARD ARCHITECTURE



232 NORTH CARPENTER STREET
CHICAGO, IL 60607
312.226.4488
HPARCHITECTURE.COM

HALSTED POINT -
PHASE 1

PLANS AND ALL SPECIFICATIONS ARE SUBJECT TO REVISION AS DEMAND NECESSARY OR ADVISABLE BY BUILDER ARCHITECT OR AS REQUIRED BY LAW



SCALE

1/32" = 1'-0"

DATE

06/15/2021

DRAWING

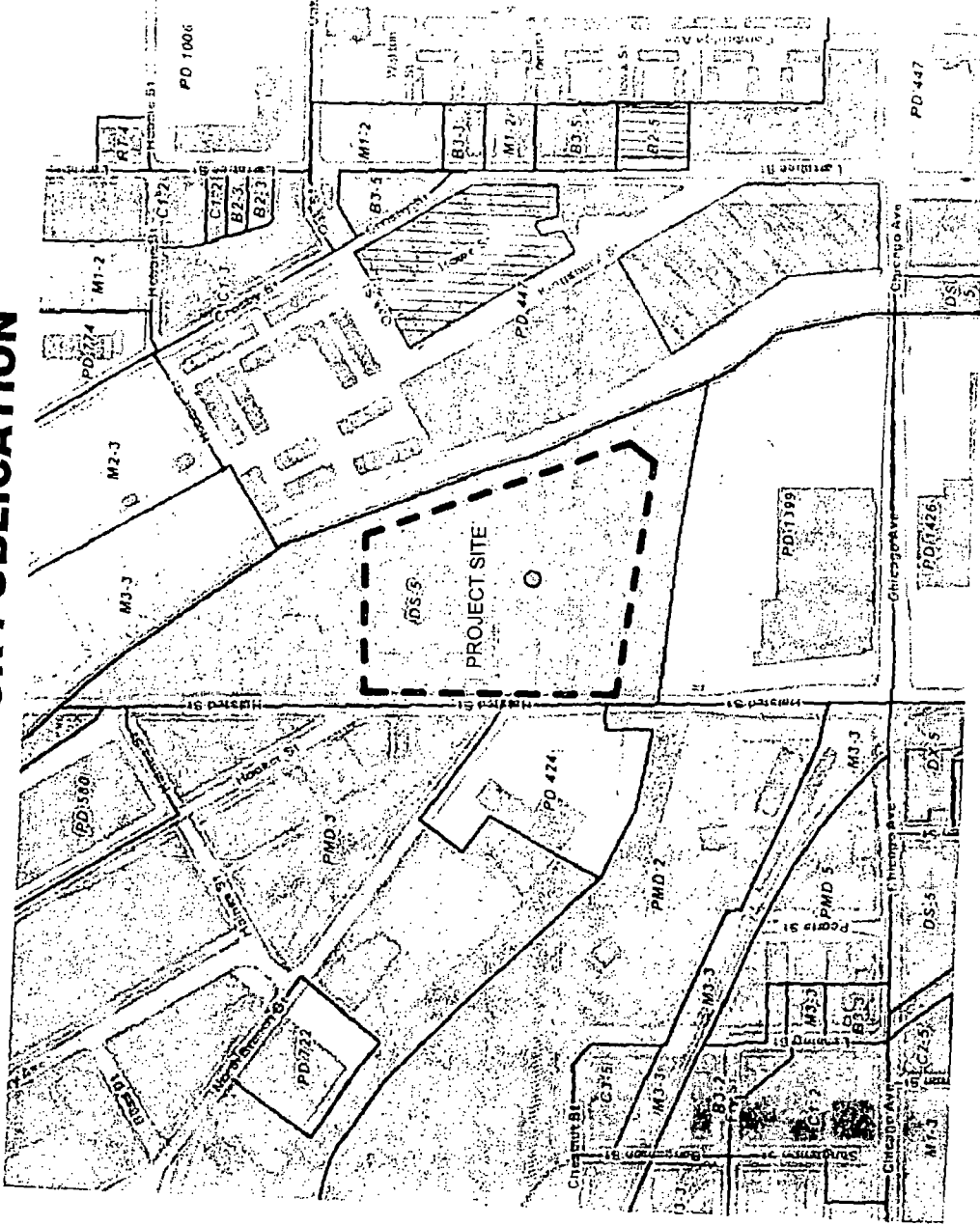
TYPICAL TOWER
FLOOR PLAN

31.42

SK #

P2.8

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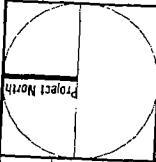
APPLICANT: ONNI HALSTED STREET CHICAGO LLC

ADDRESS: 901 N HALSTED ST, CHICAGO, IL 60642

INTRODUCED: 05/26/2021

PLAN COMMISSION: 08/26/2021

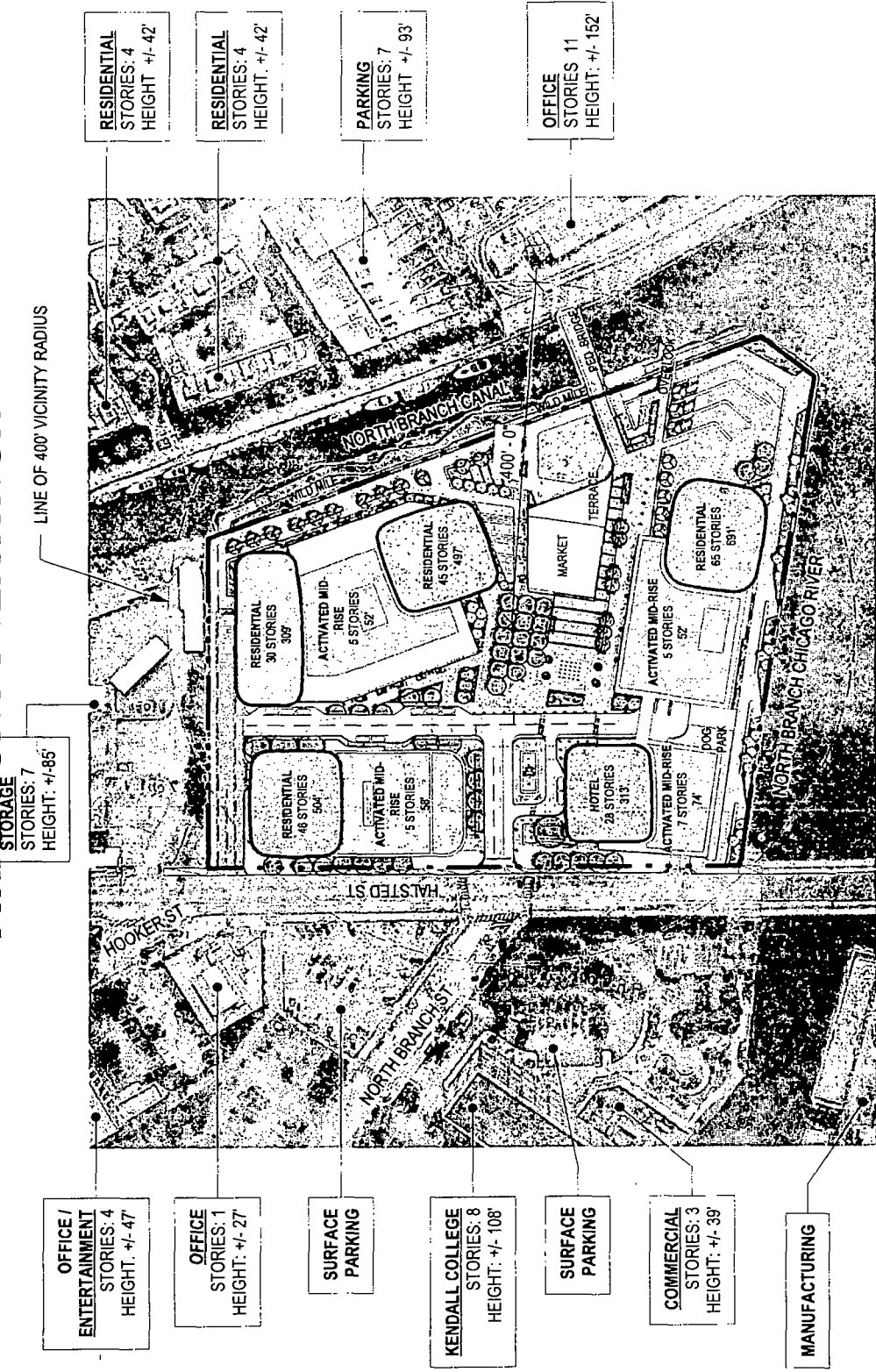
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DRAWING

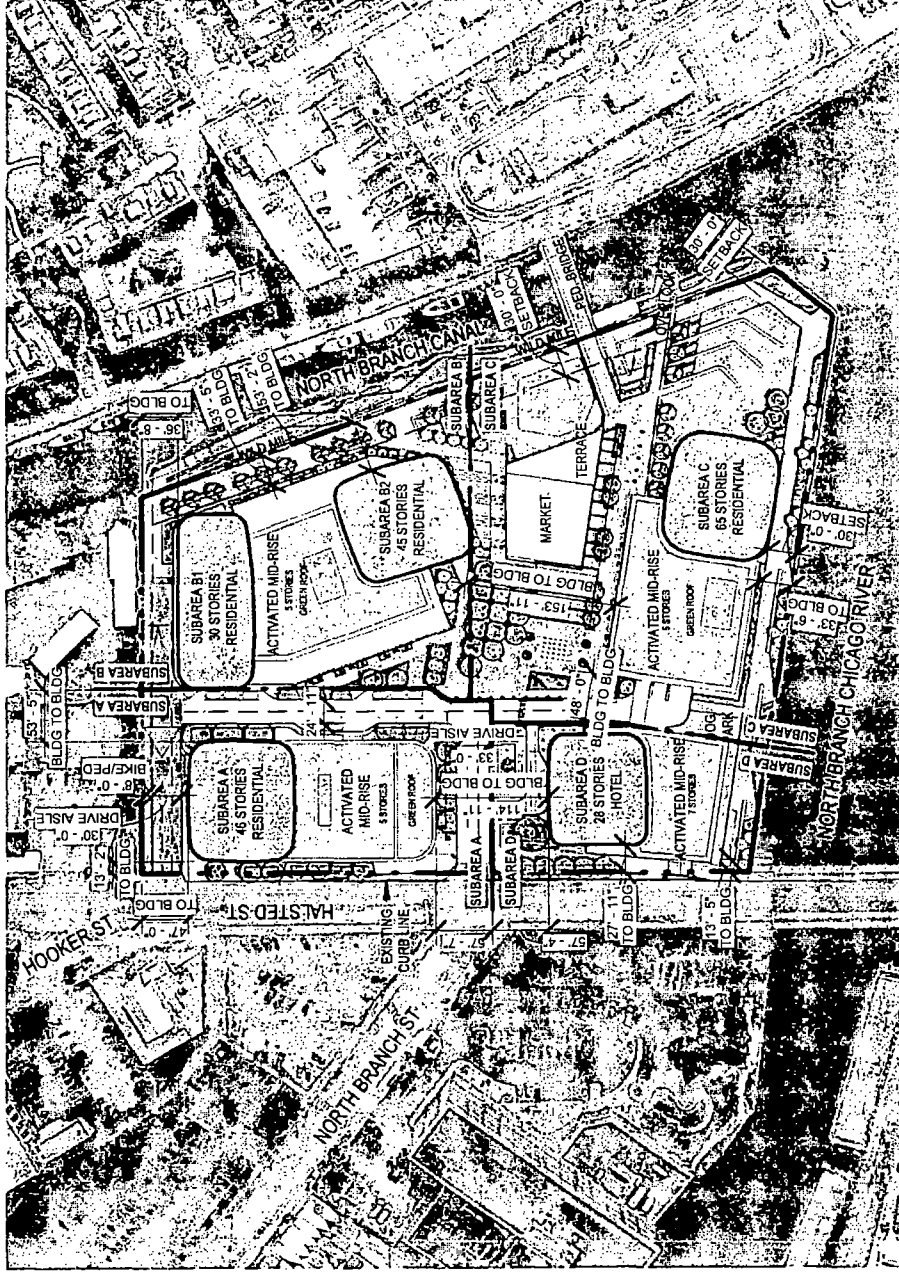
ZONING MAP

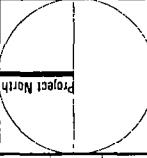
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DRAWING	
LAND USE MAP	
Project North	
APPLICANT: ONNI HALSTED STREET CHICAGO LLC	
ADDRESS: 901 N. HALSTED ST. CHICAGO, IL 60642	
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021 SCALE: 1" = 160'-0"

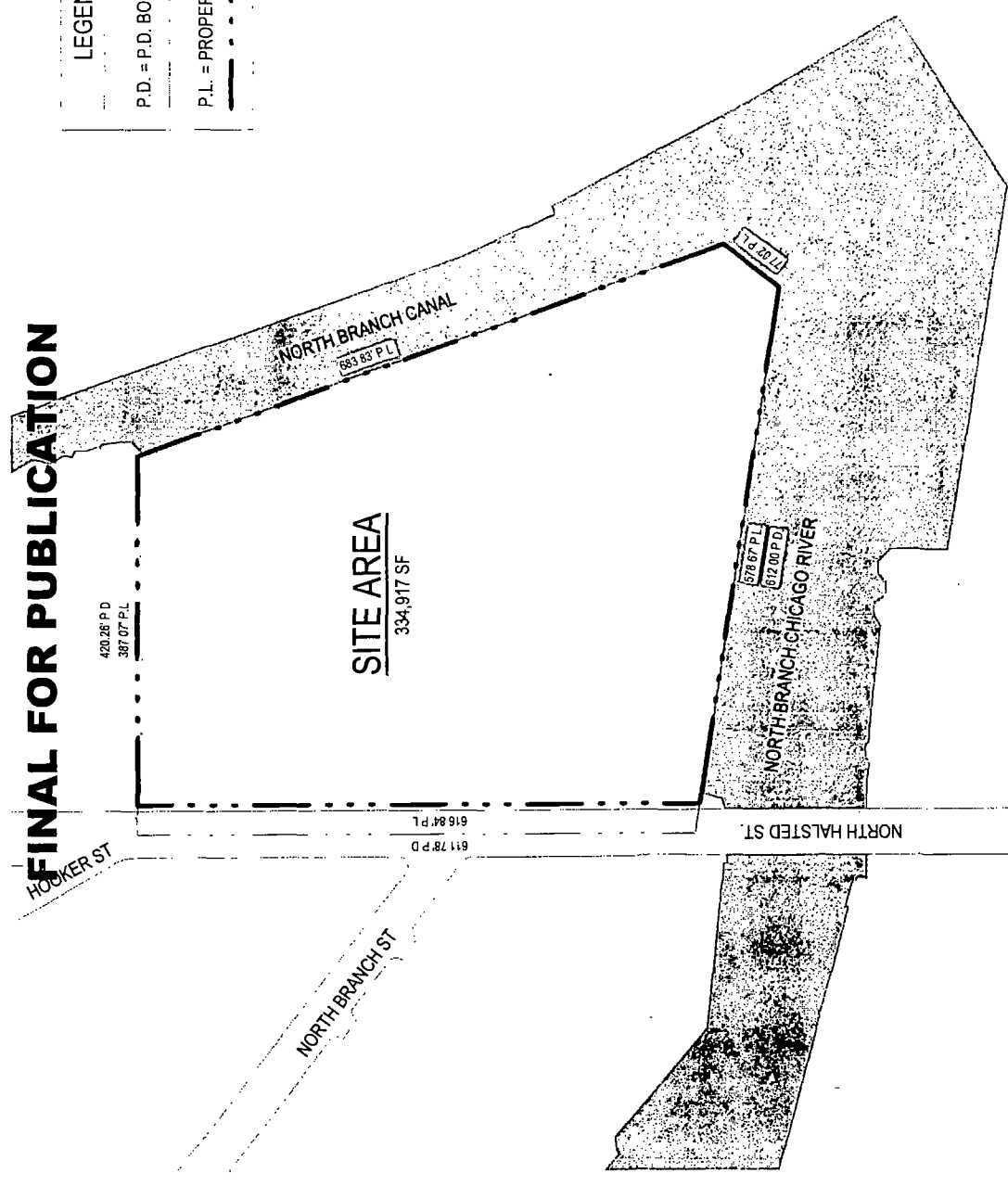
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APPLICANT: ONNI HALSTED STREET CHICAGO LLC ADDRESS: 901 N. HALSTED ST. CHICAGO, IL 60642			DRAWING MASTER SITE PLAN - KEY DIMENSIONS
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021		SCALE: 1" = 160'-0"

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LEGEND	
	P.D. = P.D. BOUNDARY
	P.L. = PROPERTY LINE



420.26 P.D.
387.07 P.L.

SITE AREA
334,917 SF

HOOKER ST

NORTH BRANCH ST

611.78 P.D.
616.84 P.L.

NORTH HALSTED ST

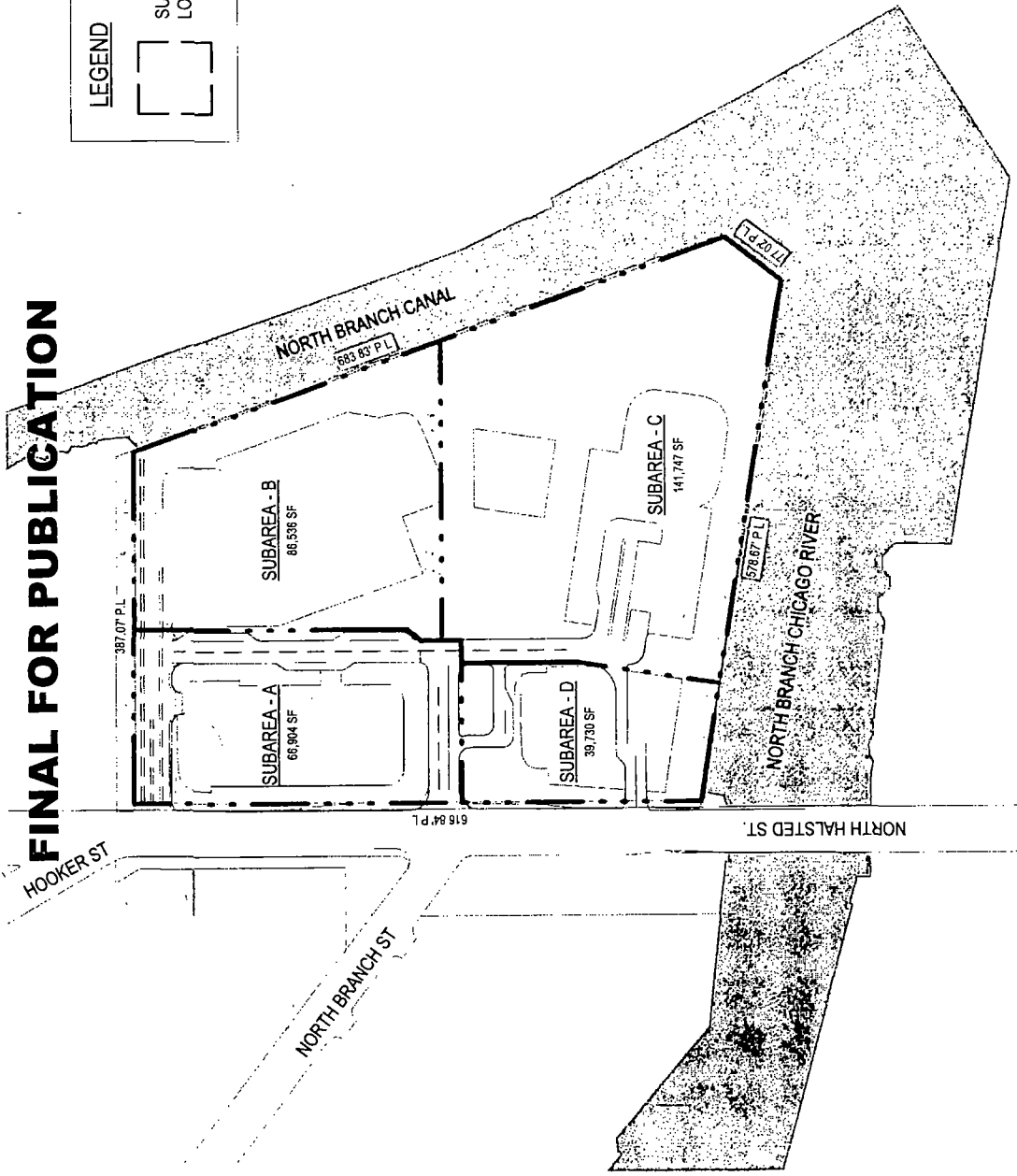
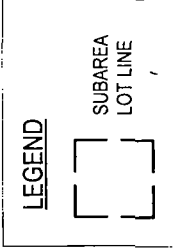
678.67 P.L.
612.00 P.D.

NORTH BRANCH CANAL
683.63 P.L.

NORTH BRANCH CHICAGO RIVER

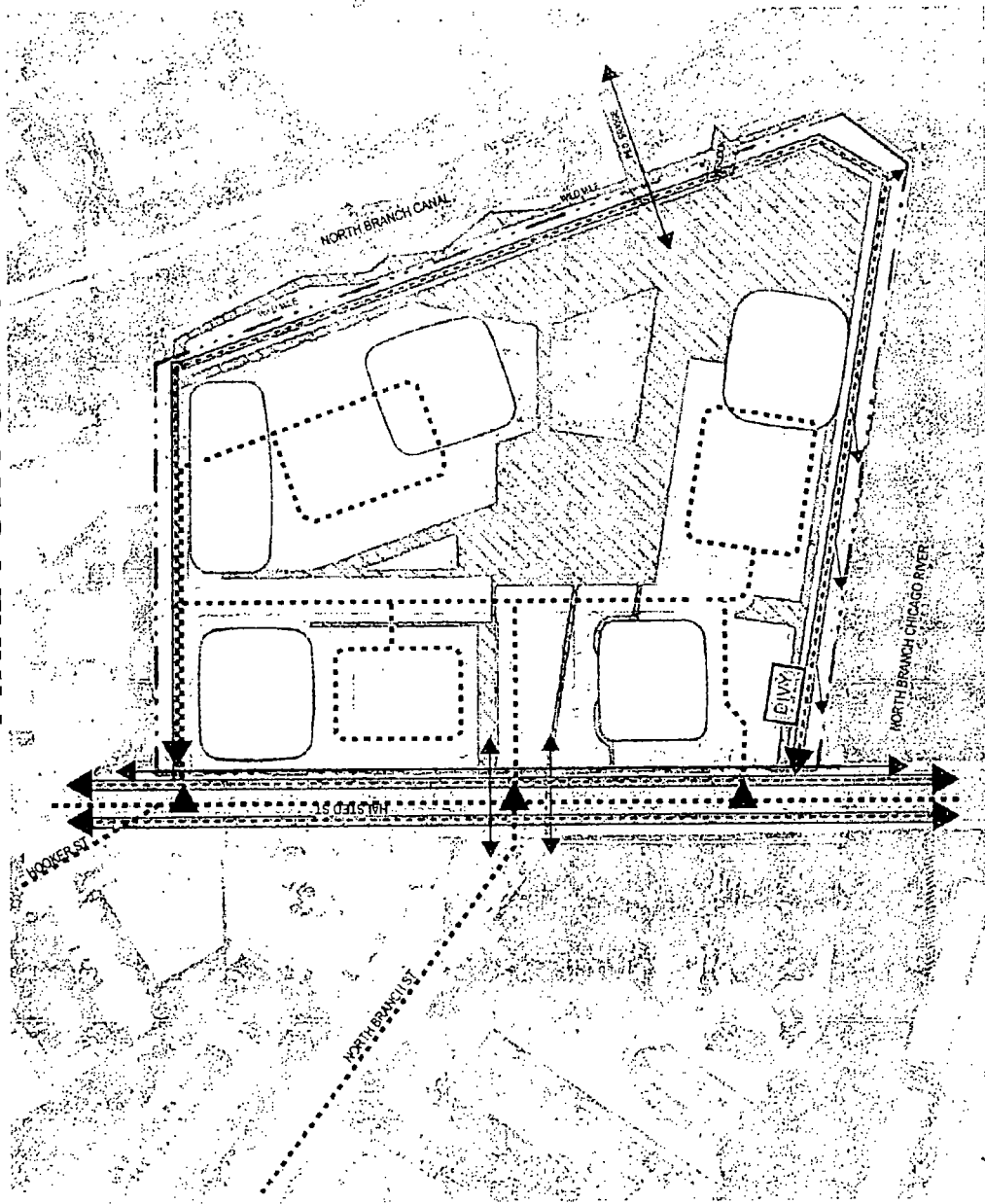
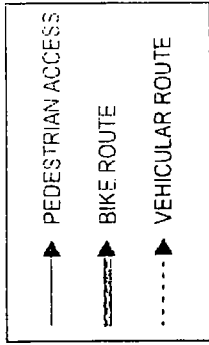
DRAWING	
PD BOUNDARY / PROPERTY LINE	
Project North	
APPLICANT: ONNII HALSTED STREET CHICAGO LLC	SCALE: 1" = 160'-0"
ADDRESS: 901 N. HALSTED ST. CHICAGO, IL 60642	PLAN COMMISSION: 08/26/2021
INTRODUCED: 05/26/2021	

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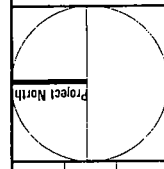


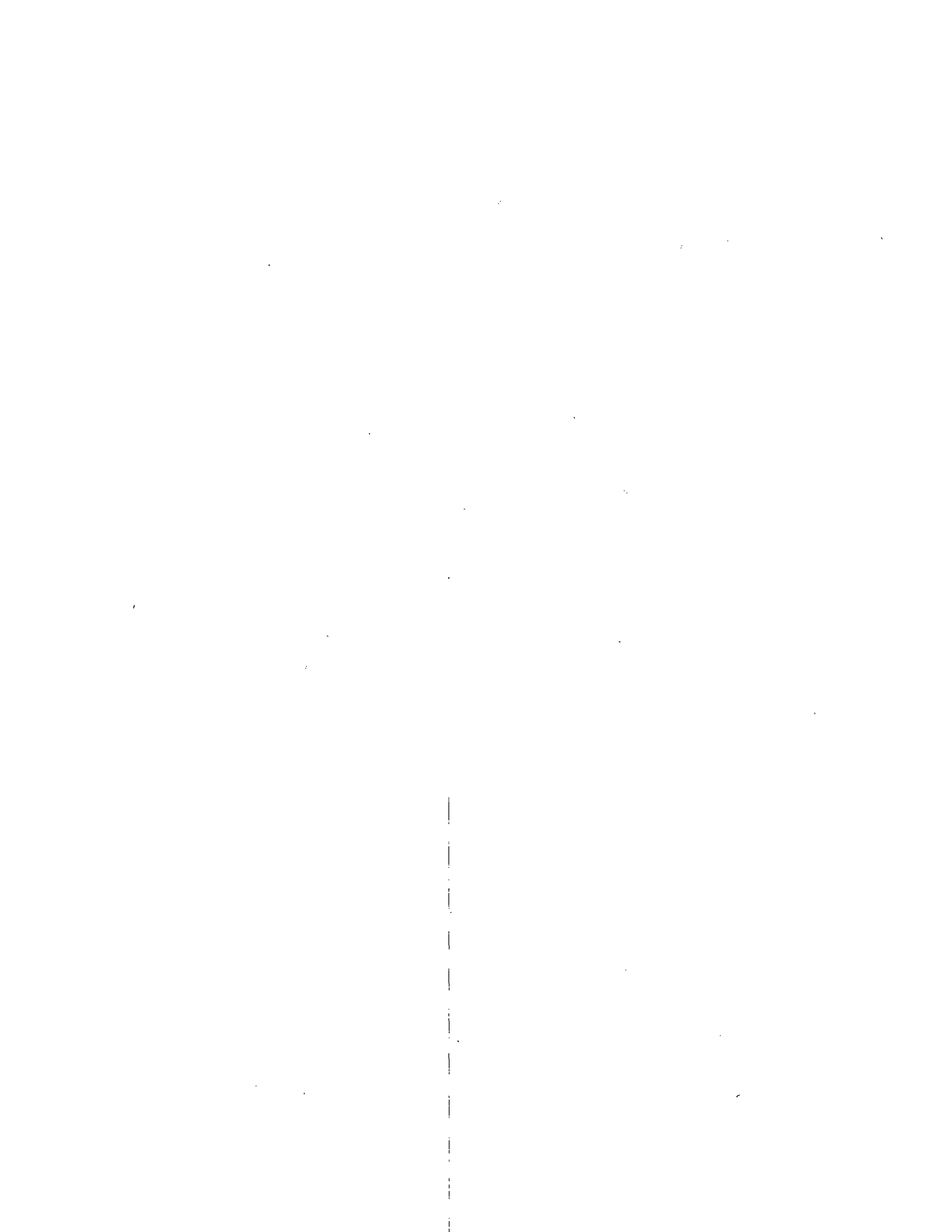
APPLICANT: ONNI HALSTED STREET CHICAGO LLC		DRAWING SUBAREA PLAN
ADDRESS: 901 N. HALSTED ST. CHICAGO, IL 60642		
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	Project North
SCALE: 1" = 160'-0"		

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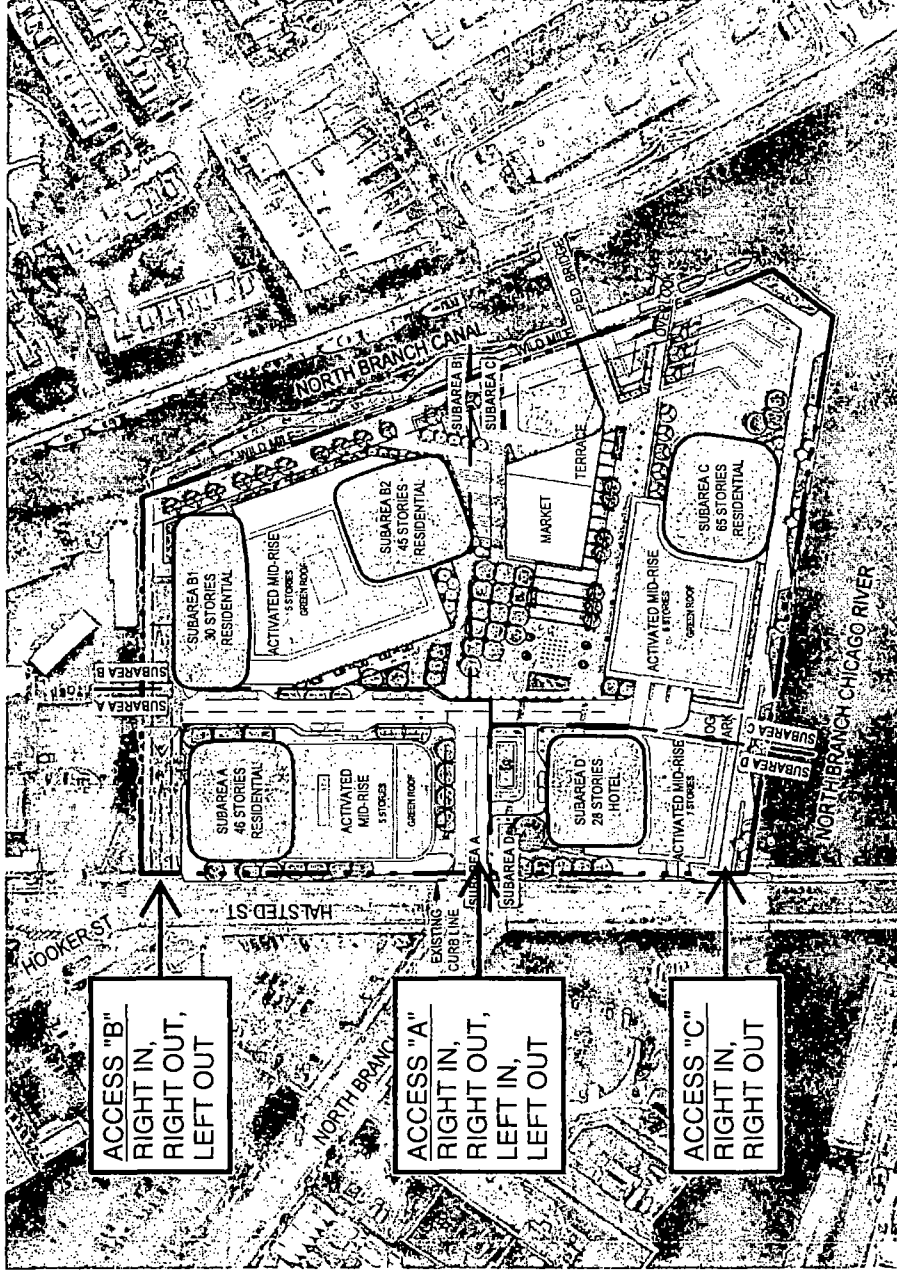


APPLICANT: ONNI HALSTED STREET CHICAGO LLC ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		DRAWING CONCEPTUAL CIRCULATION PLAN
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021 SCALE:	





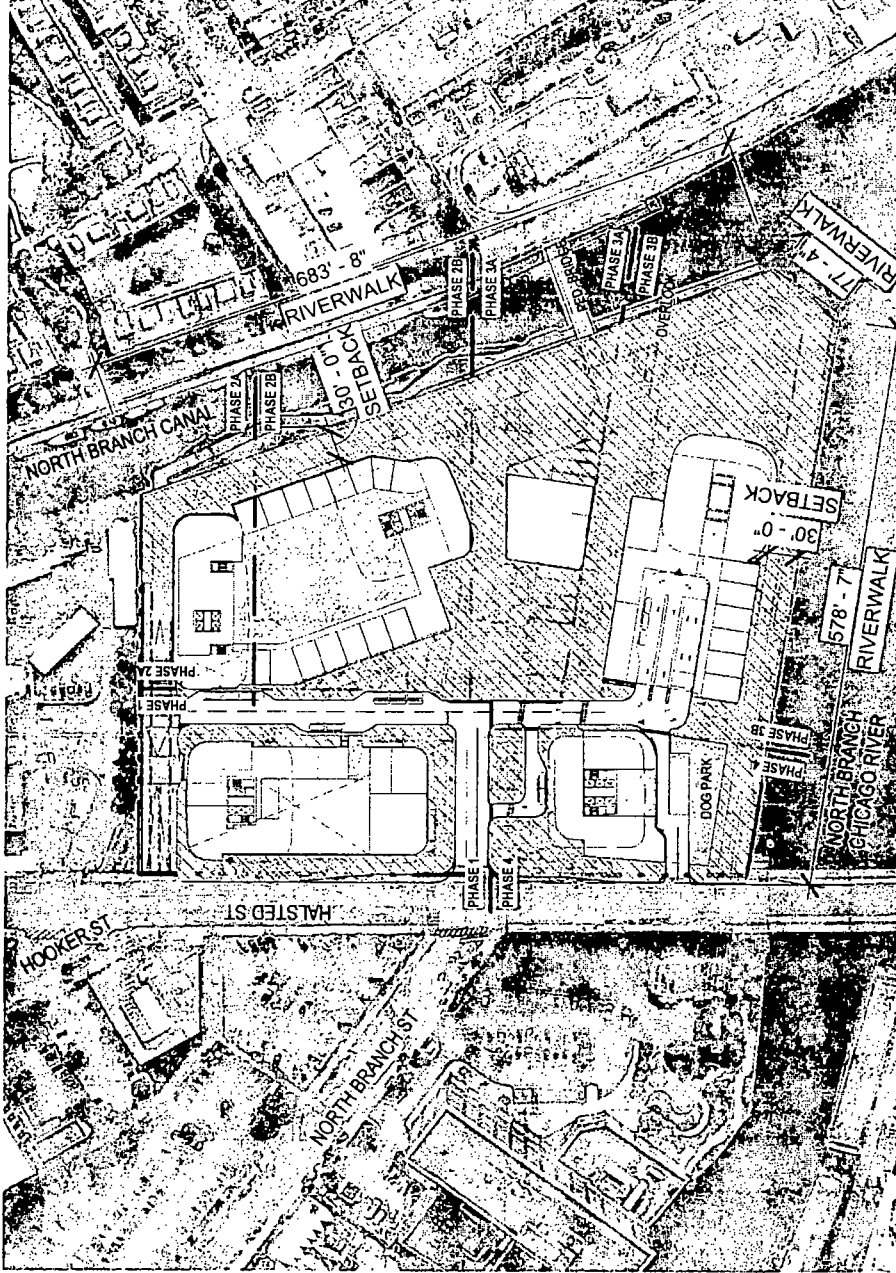
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DRAWING		Project North
CONCEPTUAL ACCESS PLAN		
APPLICANT: ONNI HALSTED STREET CHICAGO LLC		
ADDRESS: 901 N. HALSTED ST. CHICAGO, IL 60642		
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	SCALE: 1" = 160'-0"

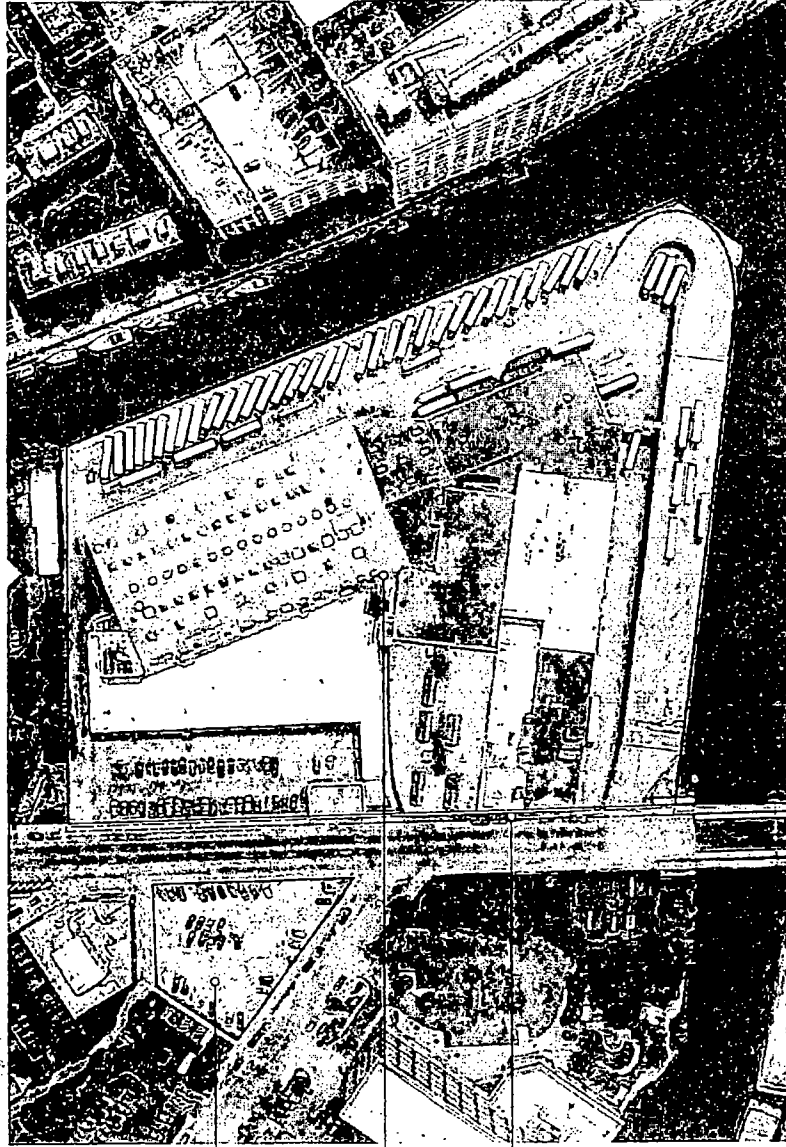
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- PROGRAM KEY**
- RETAIL / COMMERCIAL
 - LOBBY/LEASING/AMENITY
 - RESIDENTIAL UNITS
 - PARKING
 - OPEN SPACE:
165,000 SF OPEN SPACE
1,340 LINEAR FT RIVERWALK



APPLICANT: ONNI HALSTED STREET CHICAGO LLC ADDRESS: 901 N. HALSTED ST. CHICAGO, IL 60642			DRAWING SITE PLAN - OPEN SPACE PLAN
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021		SCALE: As indicated

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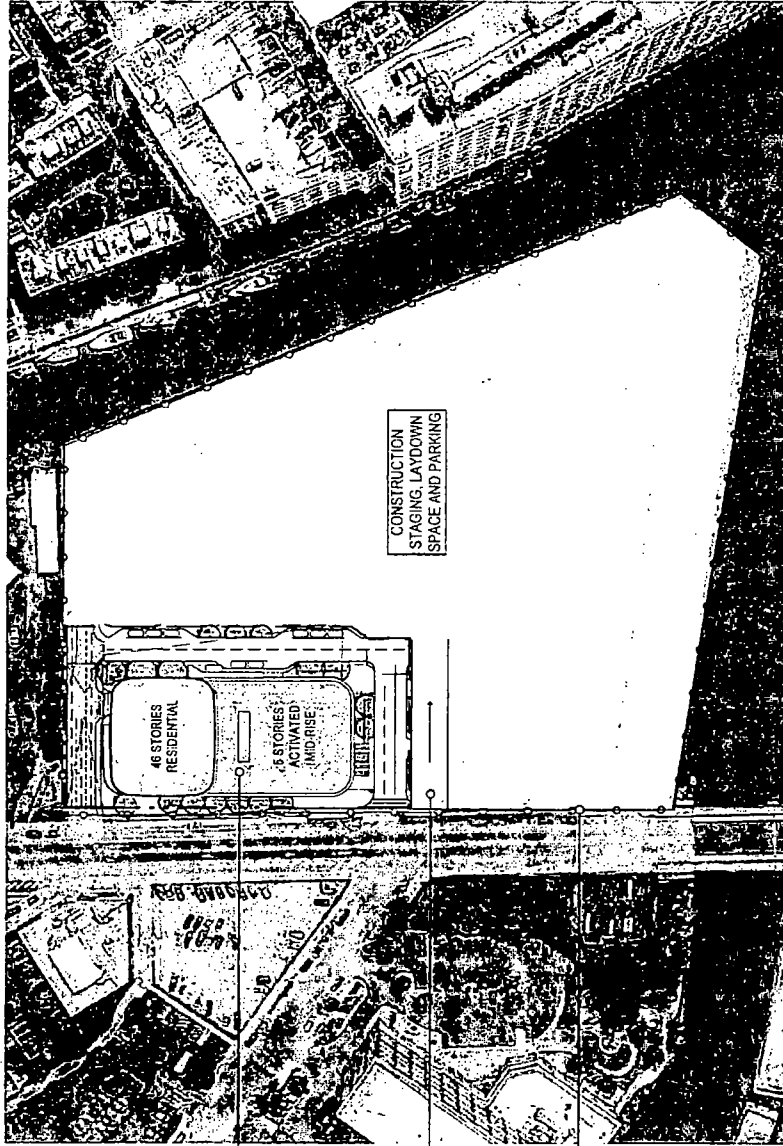
SITE PARKING

ENTIRE SITE
DEMOLITION OF
EXISTING STRUCTURES
DOWN TO GRADE
Q1 2022

SIDEWALK TO
REMAIN OPEN

DRAWING	
PHASING PLAN - DEMO PLAN	
Project North	
APPLICANT: ONVI HALSTED STREET CHICAGO LLC	
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642	
INTRODUCED: 05/28/2021	PLAN COMMISSION: 08/26/2021
SCALE:	

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24 MONTH BUILD
Q2 2022 - Q2 2024

GATED CONSTRUCTION
SITE ACCESS

FULLY FENCED AND
SCREENED WITH
CONSTRUCTION
FENCE DETAIL

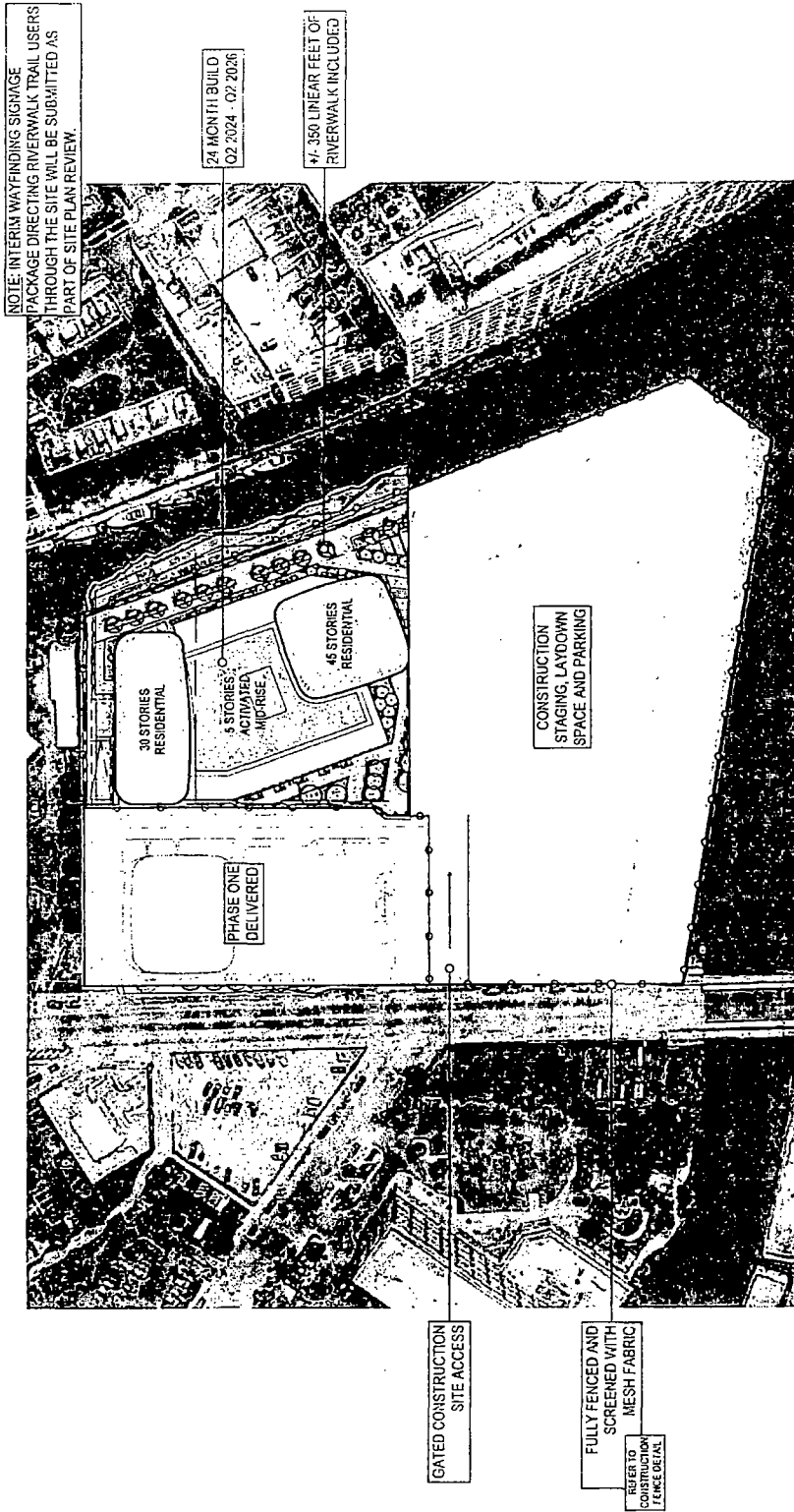
CONSTRUCTION
STAGING, LAYDOWN
SPACE AND PARKING

48 STORIES
RESIDENTIAL

48 STORIES
ACTIVATED
MID-RISE

APPLICANT: ONNI HALSTED STREET CHICAGO LLC		DRAWING	
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		PHASING PLAN - PHASE 1	
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	SCALE:	

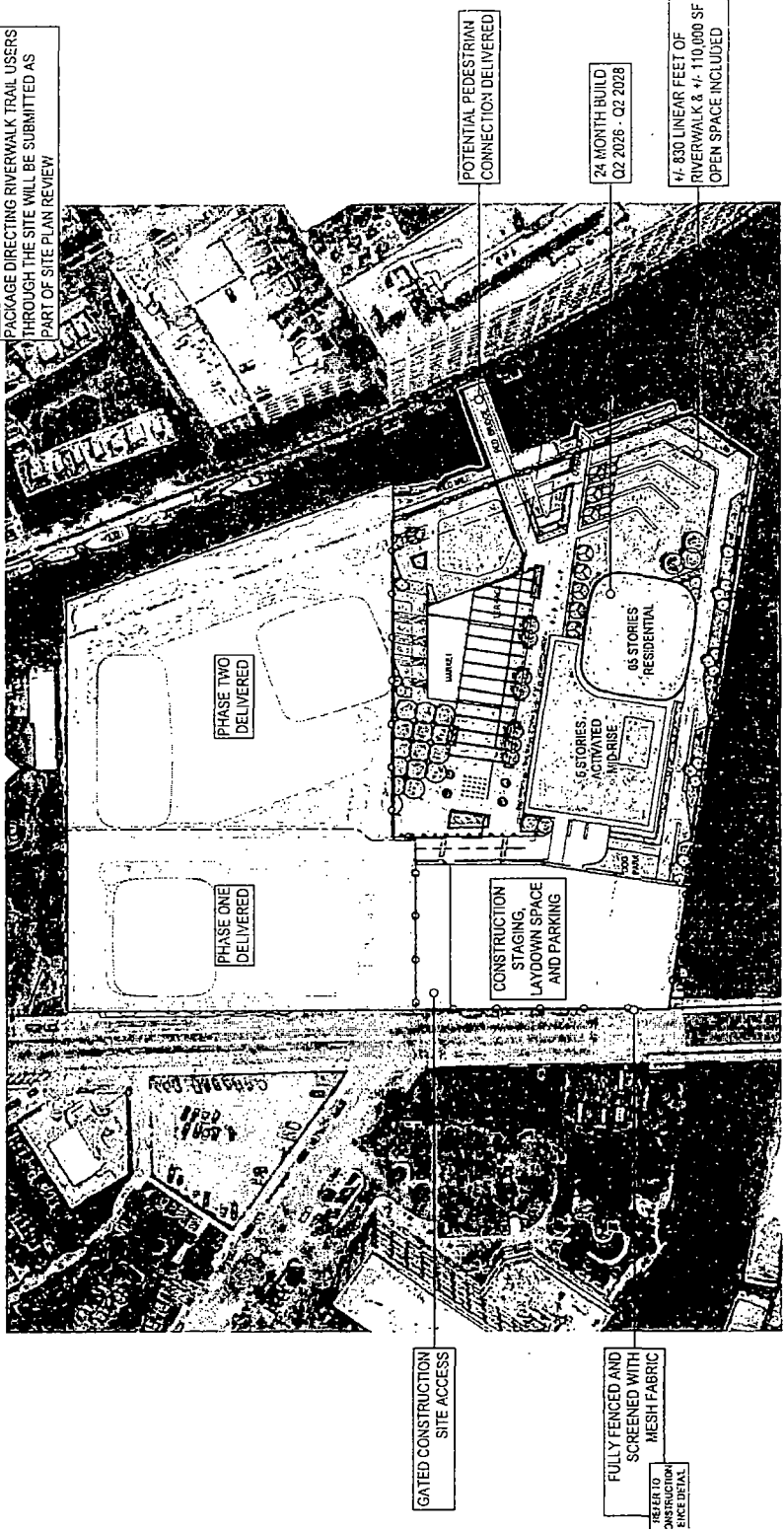
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DRAWING		Project North
PHASING PLAN - PHASE 2		
APPLICANT: ONNI HALSTED STREET CHICAGO LLC		
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	SCALE:

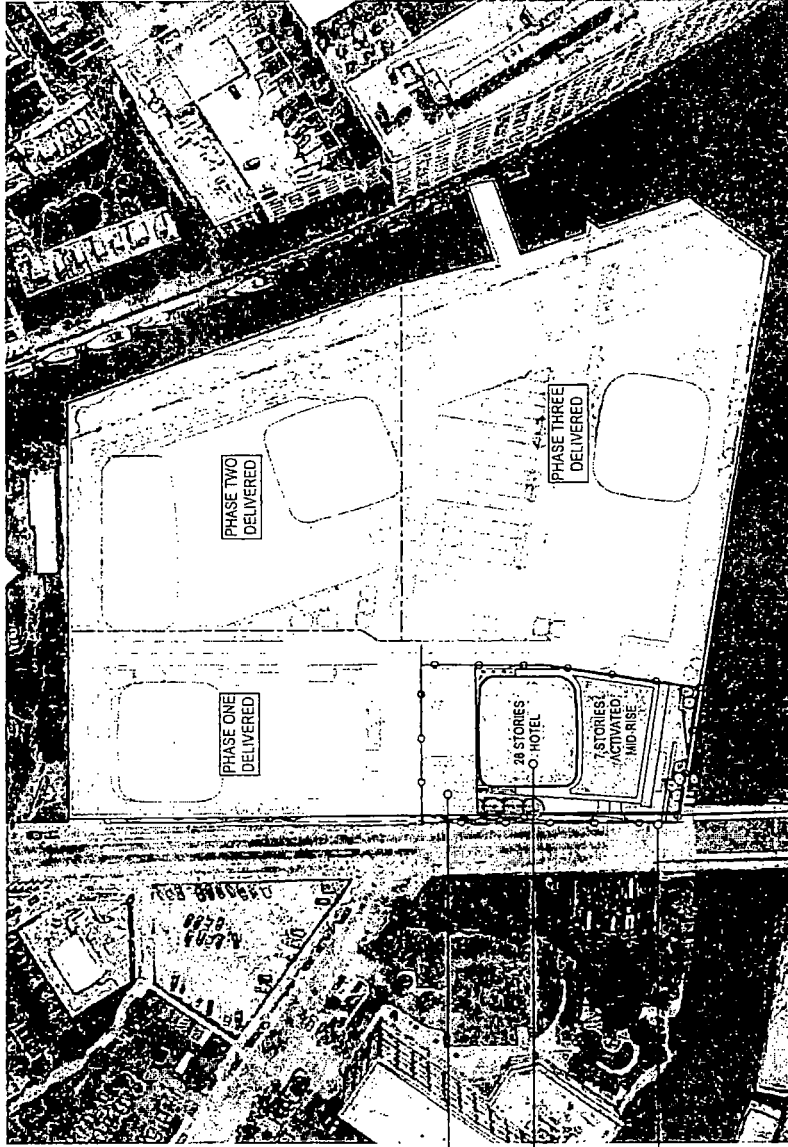
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NOTE: INTERIM WAY-FINDING SIGNAGE PACKAGE DIRECTING RIVERWALK TRAIL USERS THROUGH THE SITE WILL BE SUBMITTED AS PART OF SITE PLAN REVIEW



DRAWING		Project North
PHASING PLAN - PHASE 3		
APPLICANT: ONNI HALSTED STREET CHICAGO LLC		
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	SCALE:

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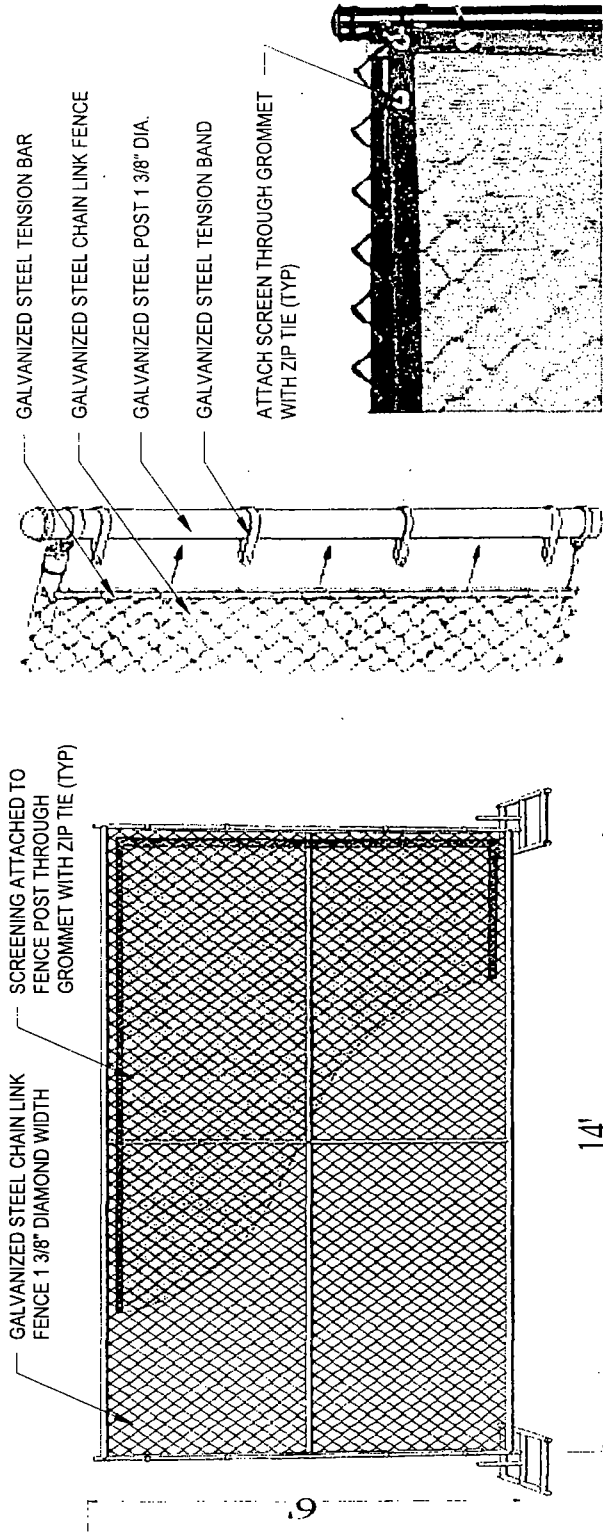
GATED CONSTRUCTION
SITE ACCESS / STAGING

24 MONTH BUILD
02 2028 - 02 2030

FULLY FENCED AND
SCREENED WITH
MESH FABRIC
REFER TO
CONSTRUCTION
FENCE DETAIL

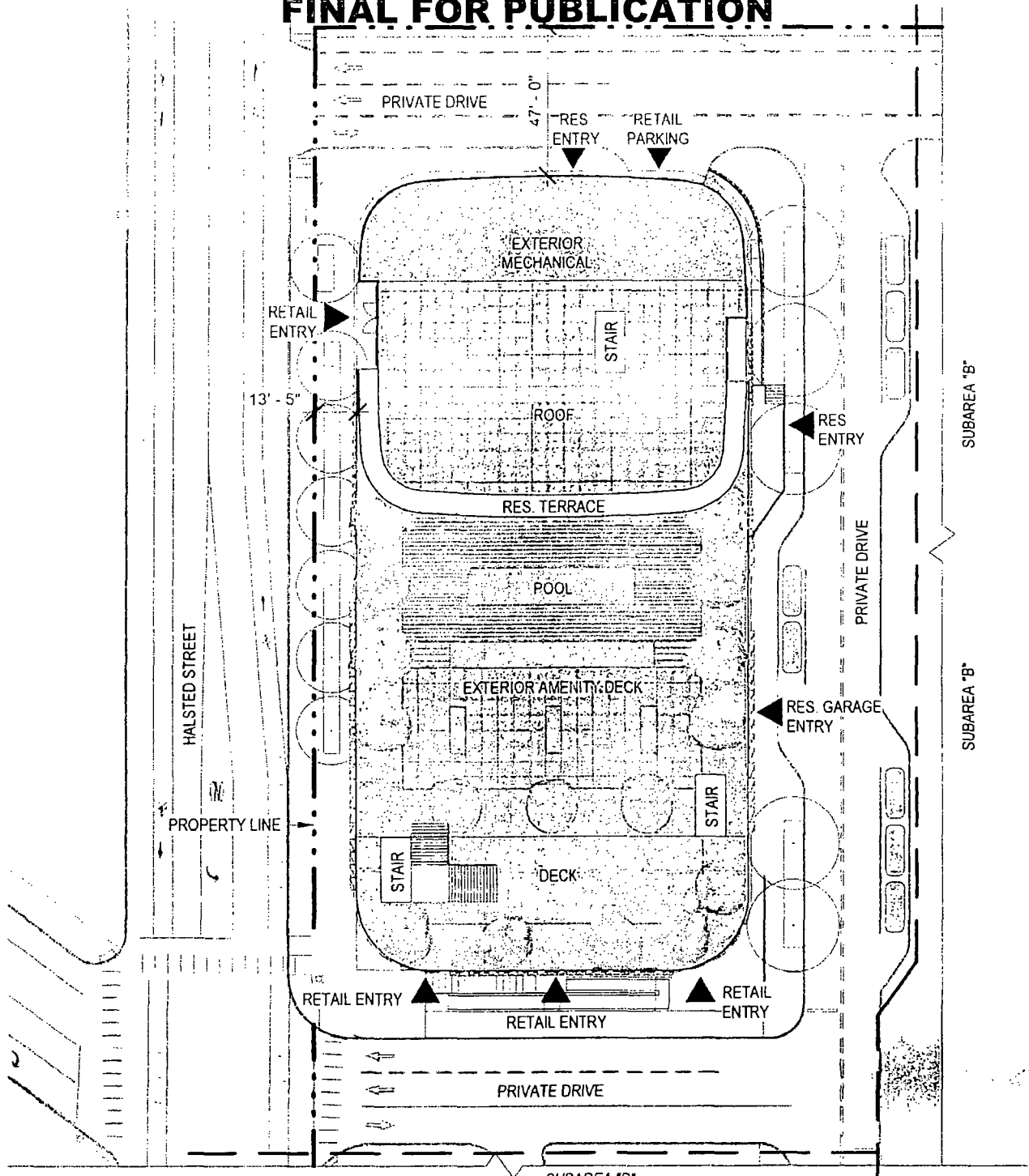
DRAWING		Project North
PHASING PLAN - PHASE 4		
APPLICANT: ONNI HALSTED STREET CHICAGO LLC		
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	SCALE:

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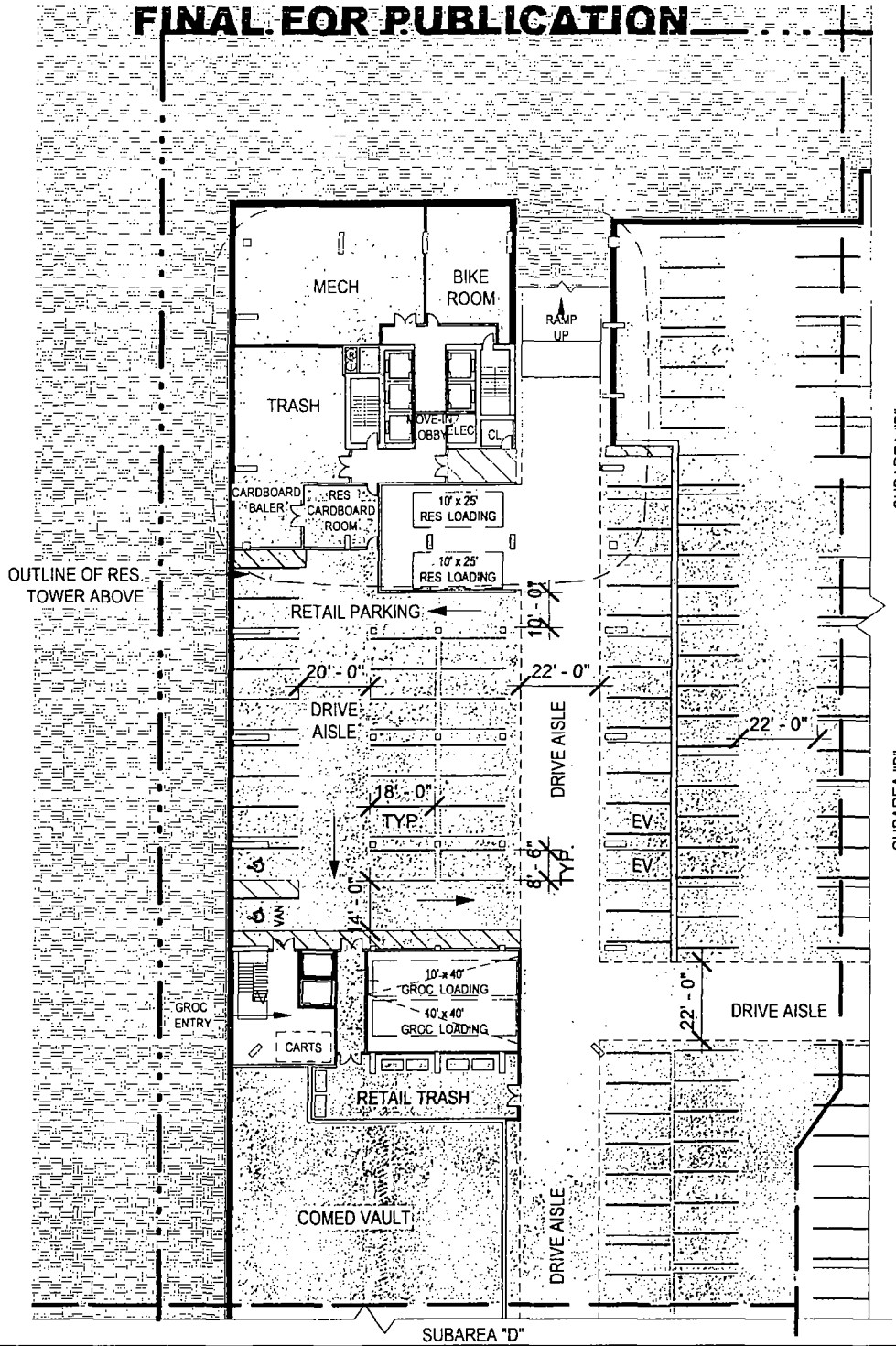
APPLICANT: ONNI HALSTED STREET CHICAGO LLC ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		DRAWING CONSTRUCTION FENCE DETAILS
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	

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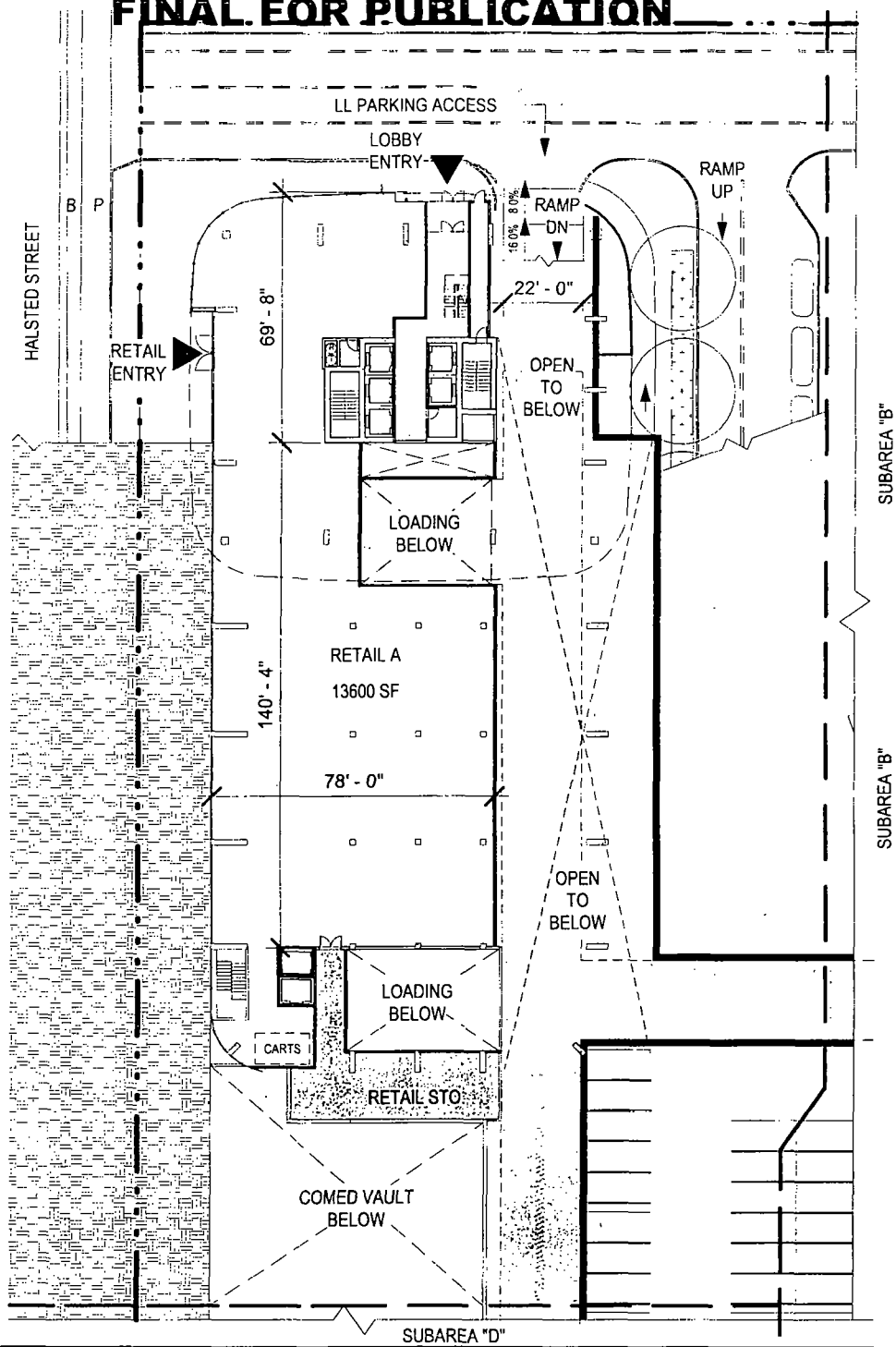
<p>APPLICANT: ONNI HALSTED STREET CHICAGO LLC</p>		<p>DRAWING</p>
<p>ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642</p>		<p>SUBAREA 'A'</p>
<p>INTRODUCED: 05/26/2021 PLAN COMMISSION: 08/26/2021 SCALE: 1" = 40'-0"</p>		<p>SITE PLAN</p>

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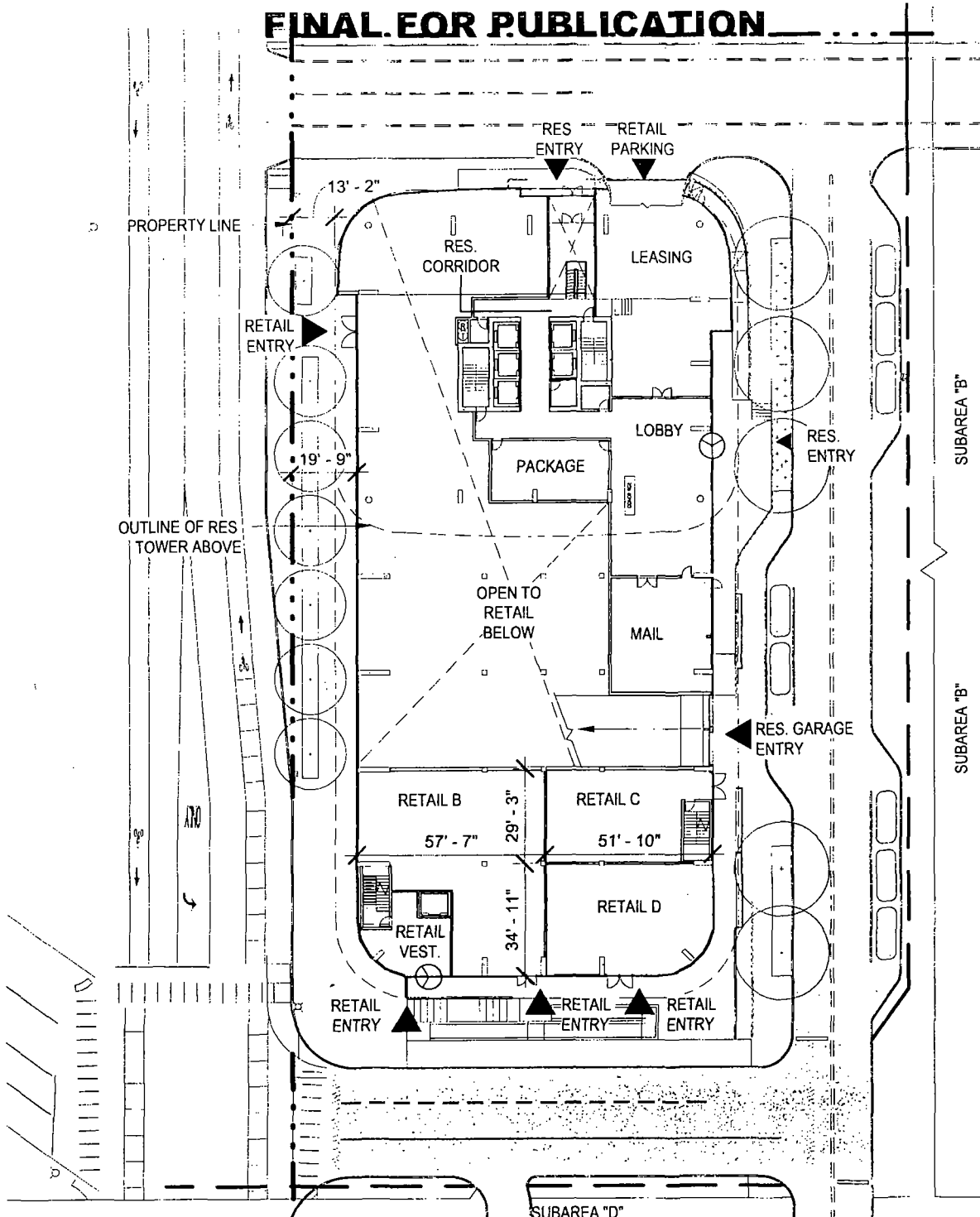
APPLICANT: ONNI HALSTED STREET CHICAGO LLC ADDRESS: 901 N. HALSTED ST. CHICAGO, IL 60642 INTRODUCED: 05/26/2021 PLAN COMMISSION: 08/26/2021 SCALE: 1" = 40'-0"				DRAWING SUBAREA 'A' LOWER LEVEL 2 PLAN

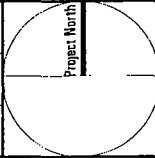
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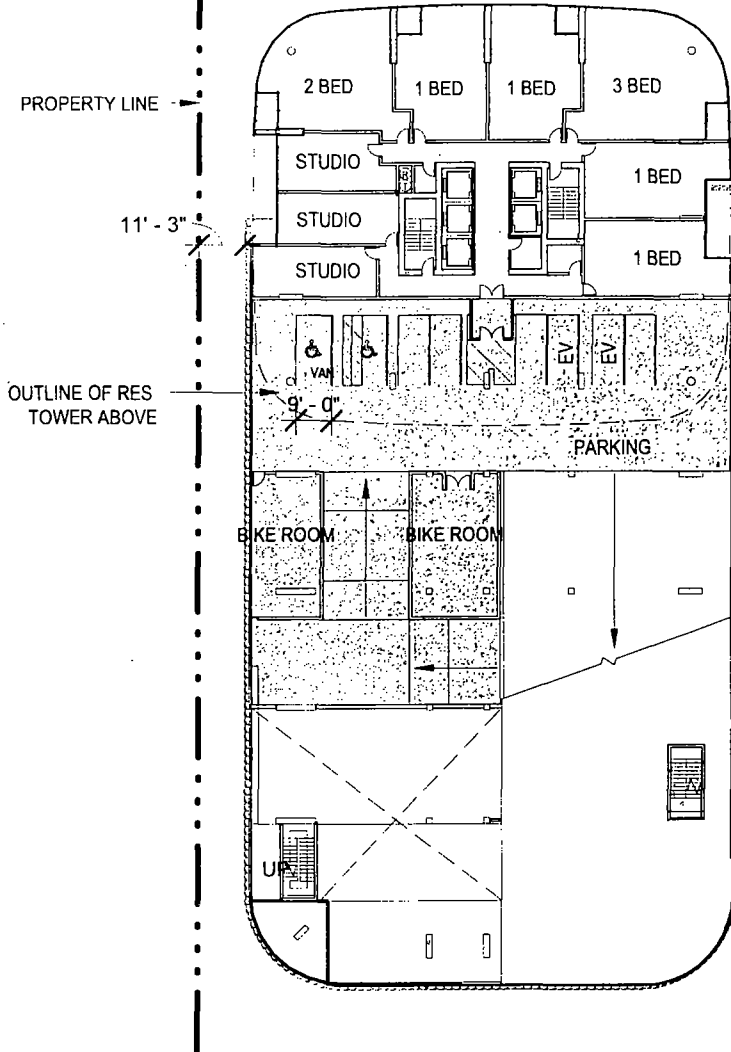
APPLICANT: ONNI HALSTED STREET CHICAGO LLC ADDRESS: 901 N. HALSTED ST. CHICAGO, IL 60642				DRAWING SUBAREA 'A' LOWER LEVEL 1 PLAN
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	SCALE: 1" = 40'-0"		

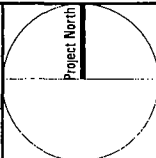
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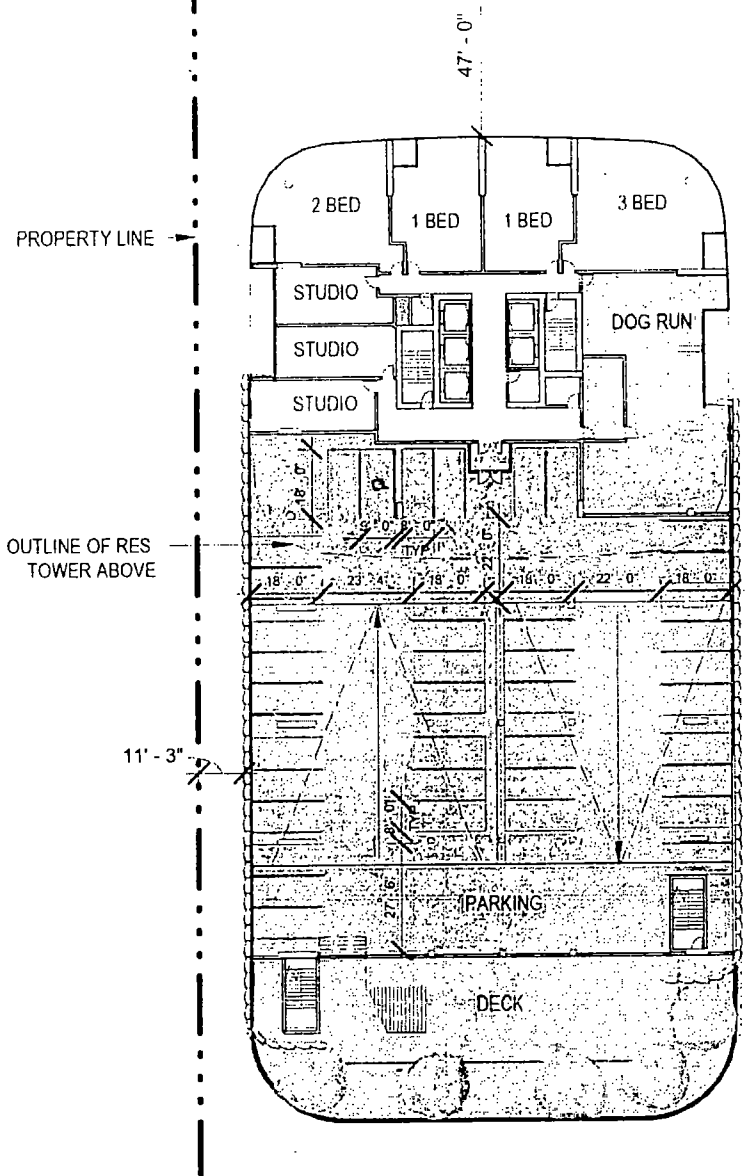
APPLICANT: ONNI HALSTED STREET CHICAGO LLC ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		 Project North	DRAWING SUBAREA 'A' 1ST FLOOR PLAN
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021		SCALE: 1" = 40'-0"
SUBAREA "D"			

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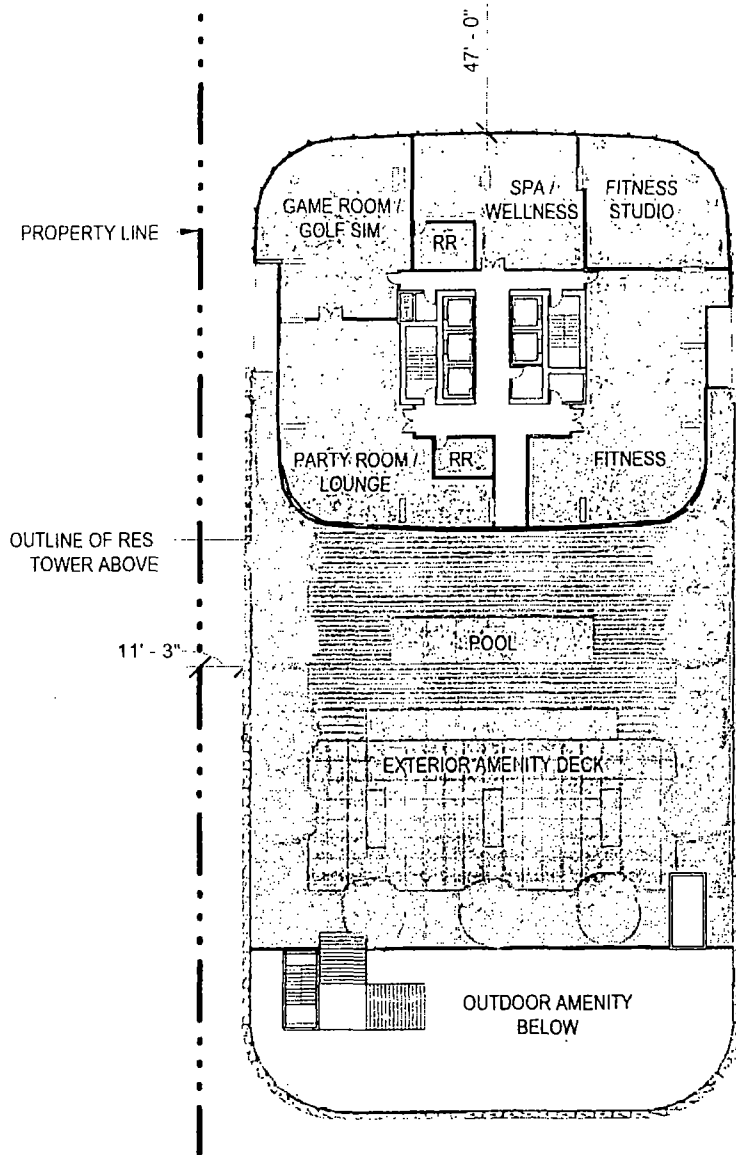
APPLICANT: ONNI HALSTED STREET CHICAGO LLC				DRAWING
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642				SUBAREA 'A' 2ND FLOOR PLAN
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	SCALE: 1" = 40'-0"		

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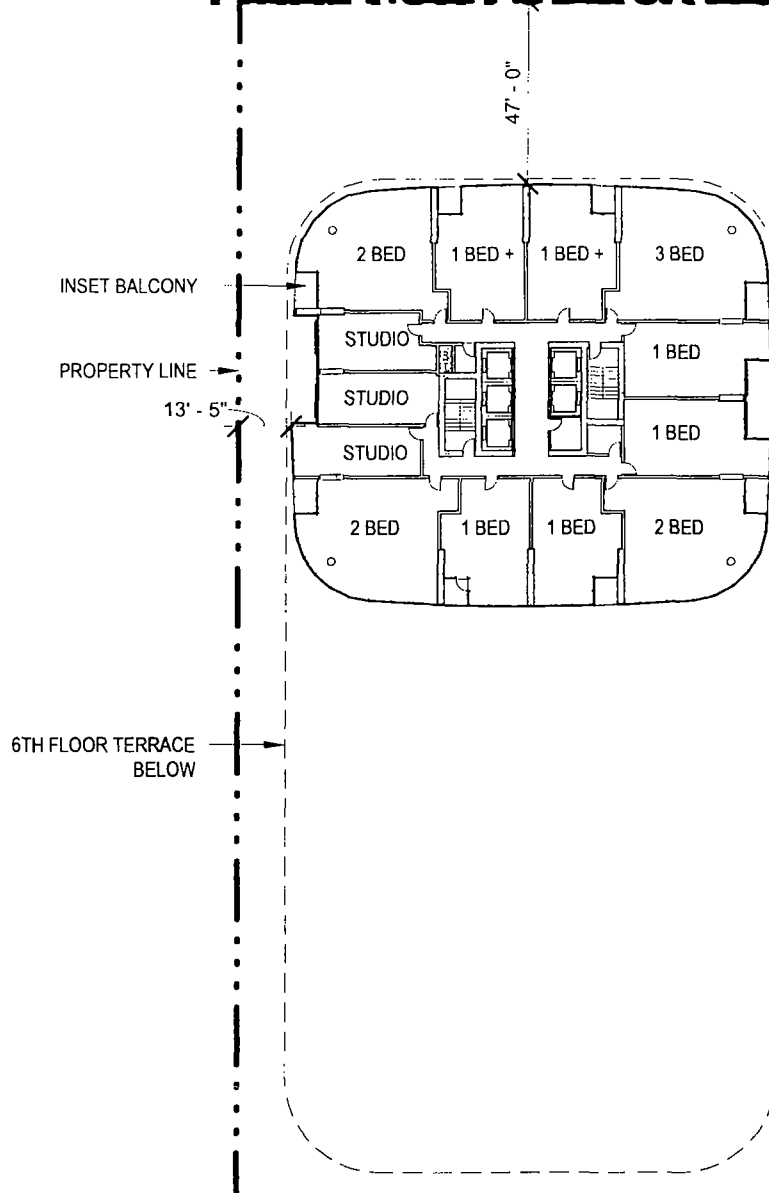
APPLICANT: ONNI HALSTED STREET CHICAGO LLC		DRAWING
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		SUBAREA 'A'
INTRODUCED: 05/26/2021 PLAN COMMISSION: 08/26/2021 SCALE: 1" = 40'-0"		5TH FLOOR PLAN

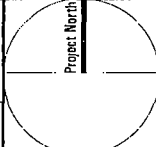
FINAL FOR PUBLICATION . . .



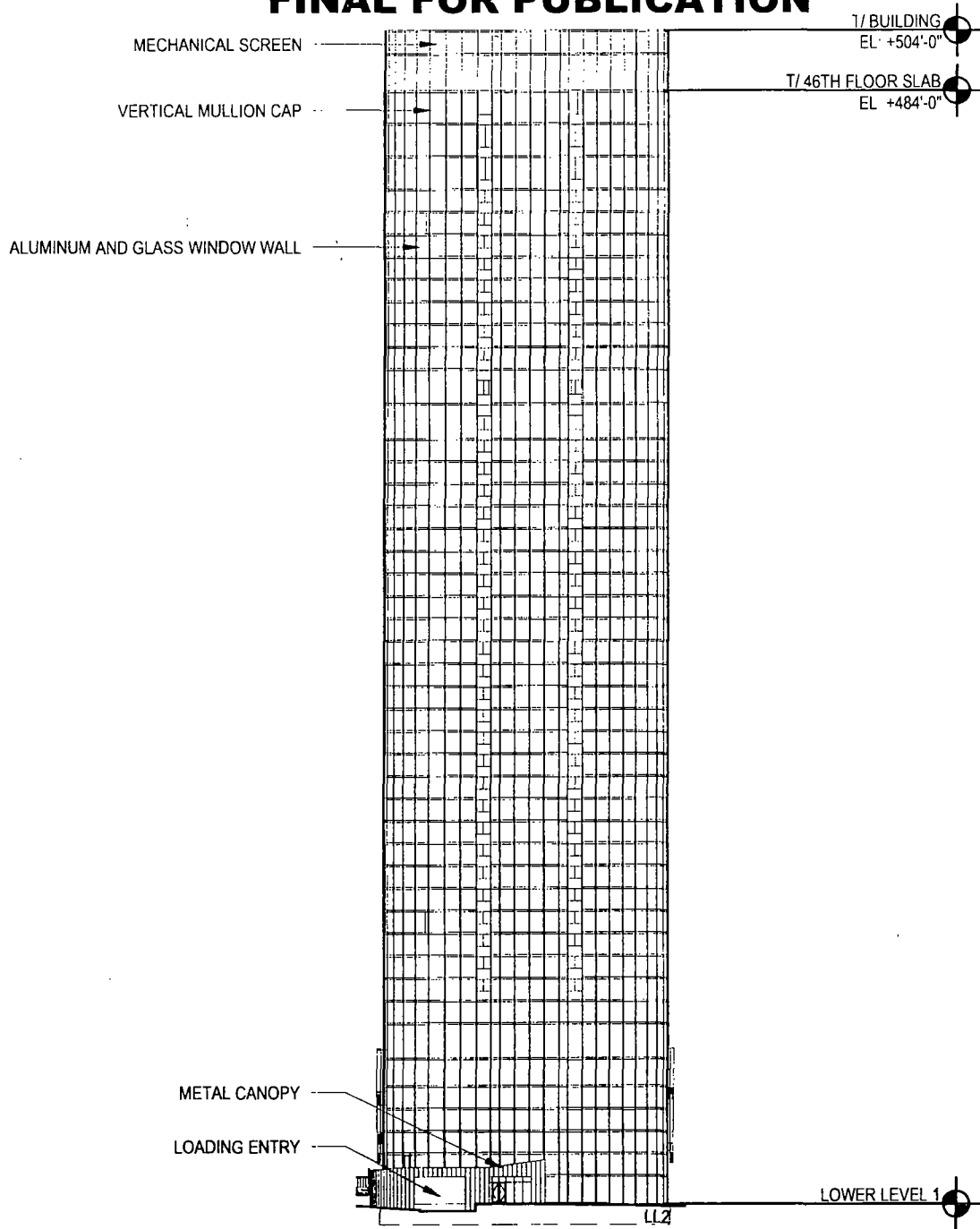
APPLICANT: ONNI HALSTED STREET CHICAGO LLC		DRAWING
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		SUBAREA 'A'
INTRODUCED: 05/26/2021 PLAN COMMISSION: 08/26/2021 SCALE: 1" = 40'-0"		6TH FLOOR PLAN

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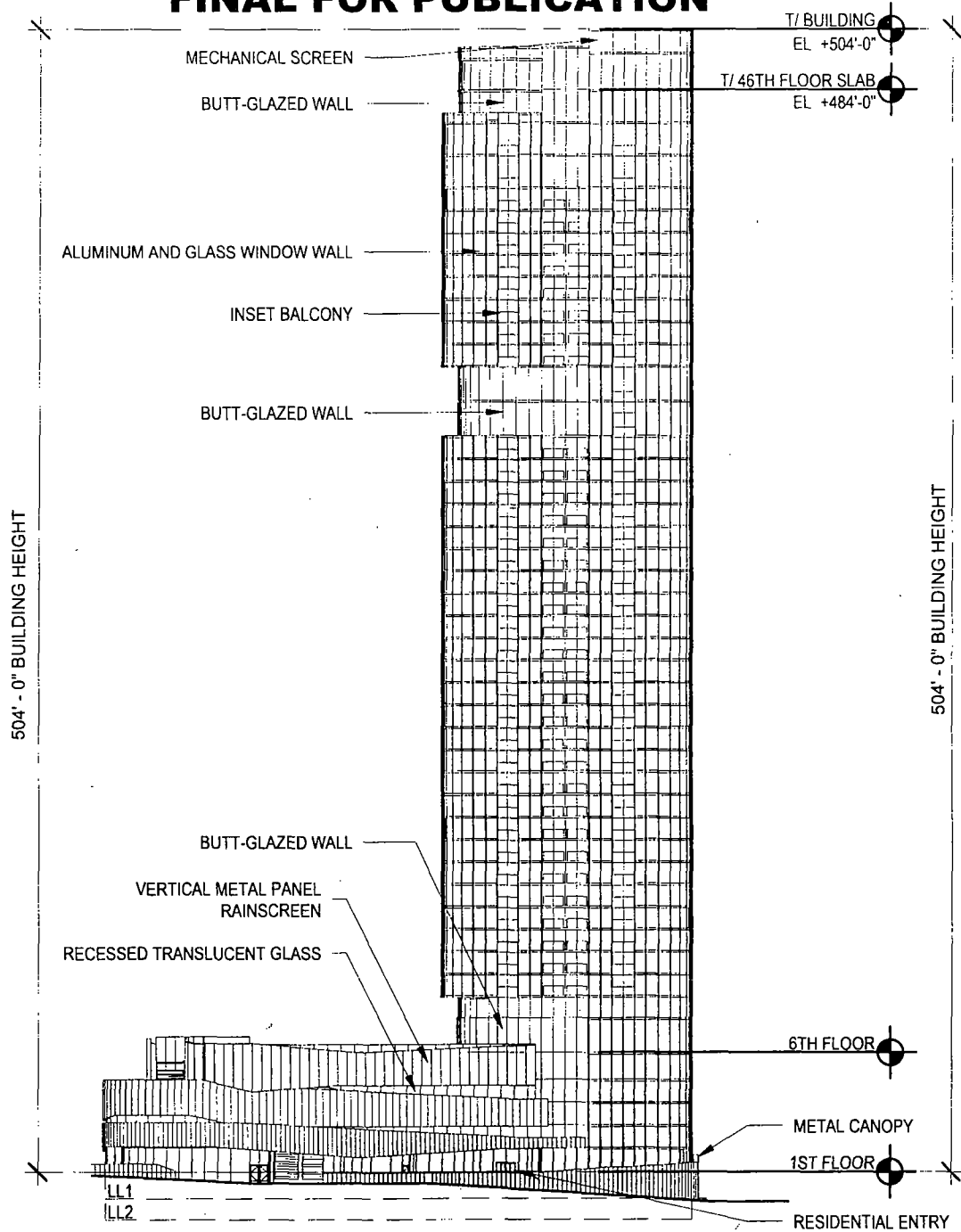
APPLICANT: ONNI HALSTED STREET CHICAGO LLC				DRAWING
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642				SUBAREA 'A'
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	SCALE: 1" = 40'-0"		8TH-32ND FLOOR PLANS

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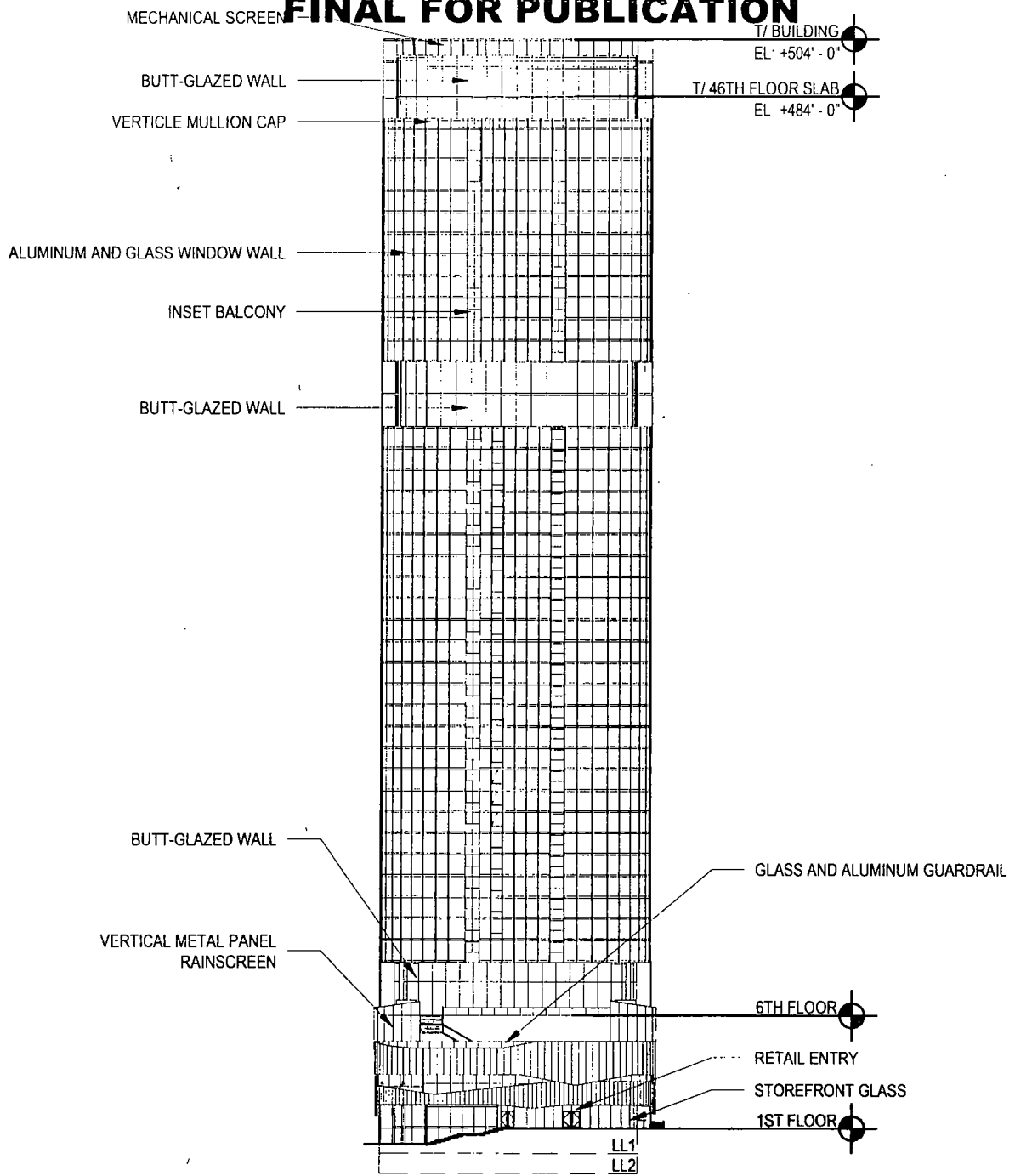
APPLICANT: ONNI HALSTED STREET CHICAGO LLC		DRAWING SUBAREA 'A' NORTH ELEVATION
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	

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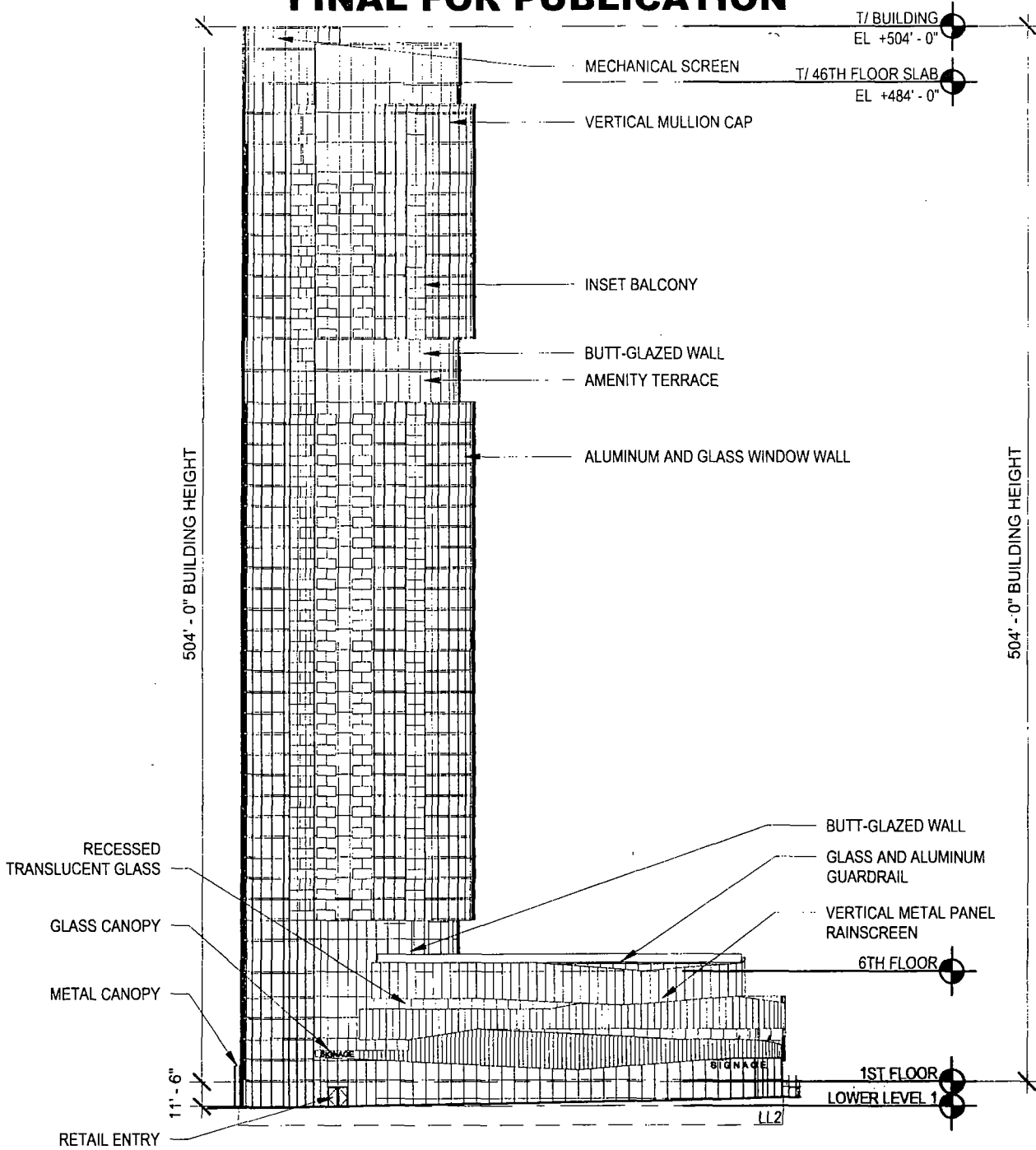
APPLICANT: ONNI HALSTED STREET CHICAGO LLC		DRAWING SUBAREA 'A' EAST ELEVATION
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	

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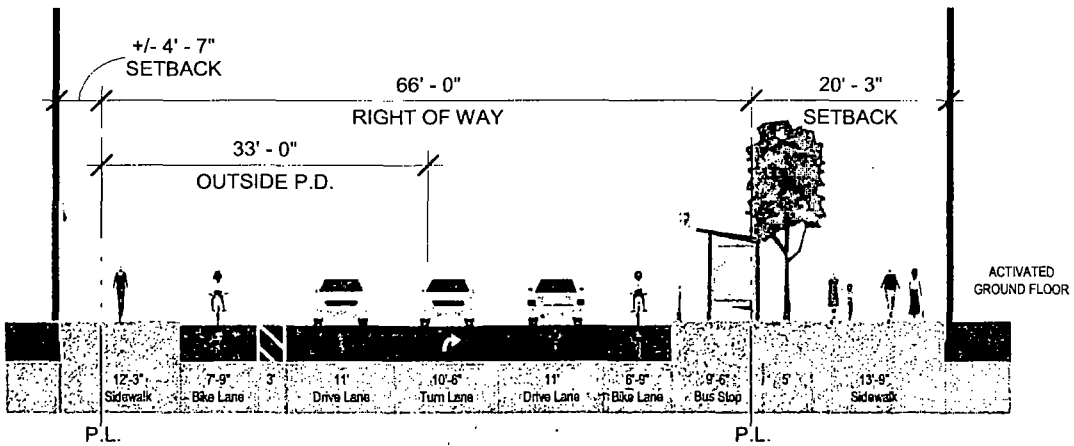
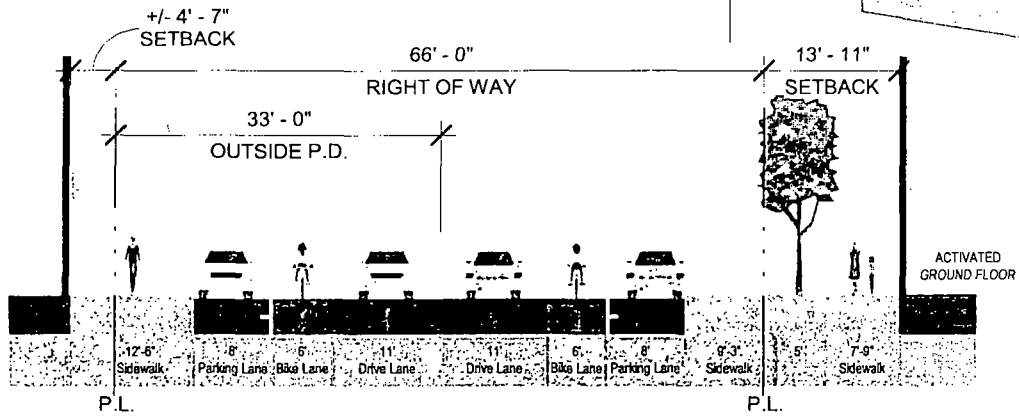
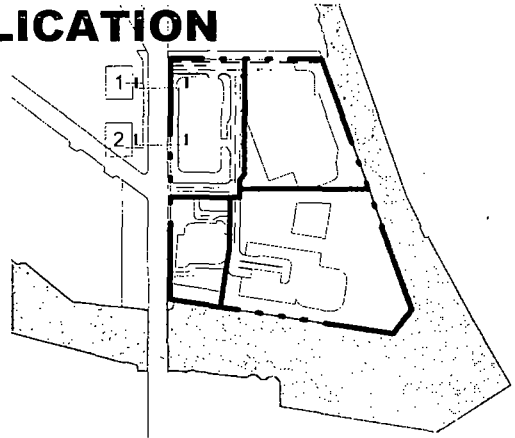
APPLICANT: ONNI HALSTED STREET CHICAGO LLC		DRAWING
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		SUBAREA 'A'
INTRODUCED: 05/26/2021 PLAN COMMISSION: 08/26/2021 SCALE: 1" = 60'-0"		SOUTH ELEVATION

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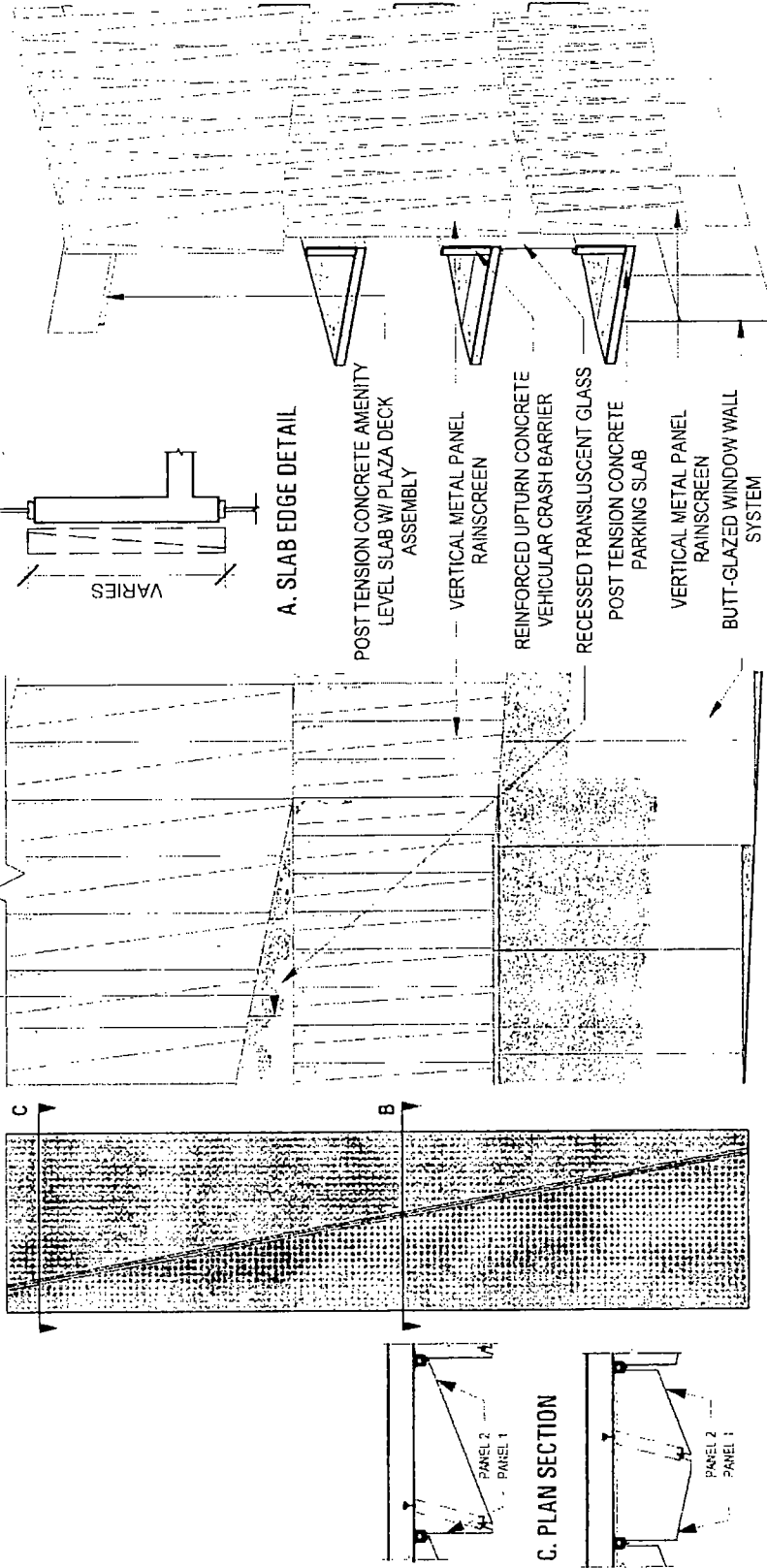
APPLICANT: ONNI HALSTED STREET CHICAGO LLC		DRAWING SUBAREA 'A' WEST ELEVATION
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	

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APPLICANT: ONNI HALSTED STREET CHICAGO LLC		DRAWING TYPICAL STREETSCAPE SECTION
ADDRESS: 901 N. HALSTED ST. CHICAGO, IL 60642		
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	

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AXONOMETRIC

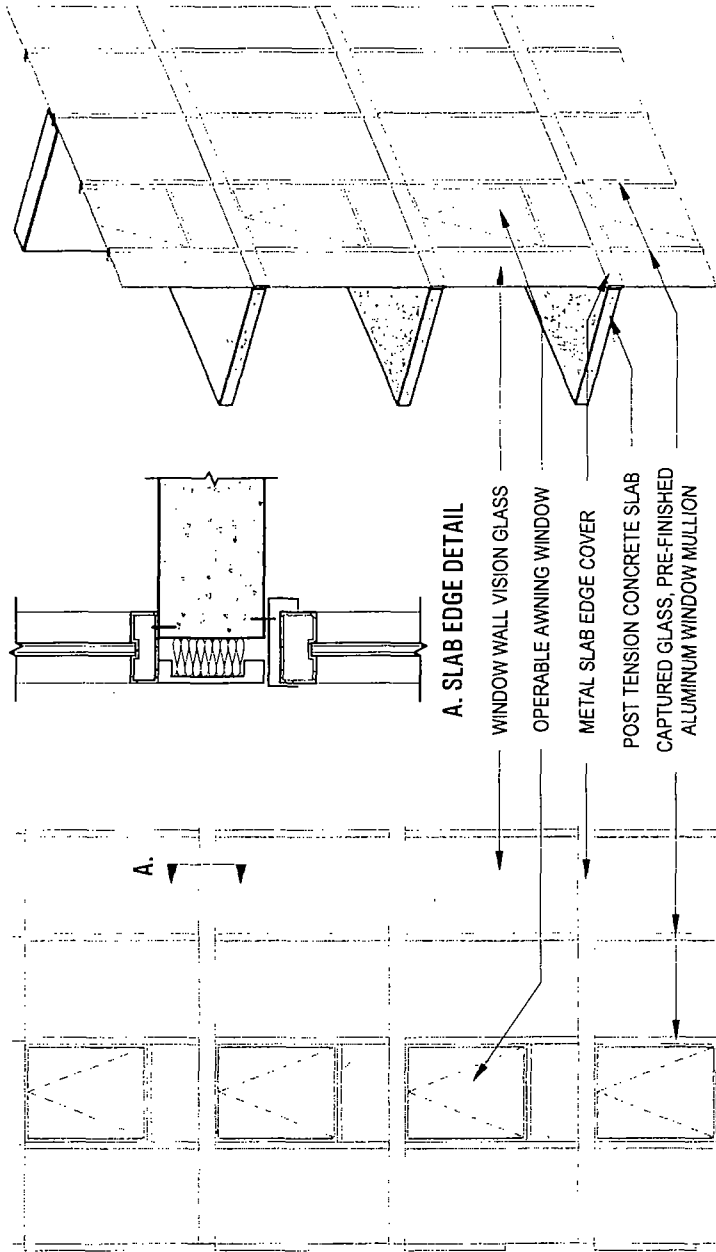
ENLARGED ELEVATION

ENLARGED PANEL

B. PLAN SECTION

APPLICANT: ONNI HALSTED STREET CHICAGO LLC ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		DRAWING SUBAREA 'A' TYPICAL PODIUM DETAILS
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021 SCALE: As indicated	

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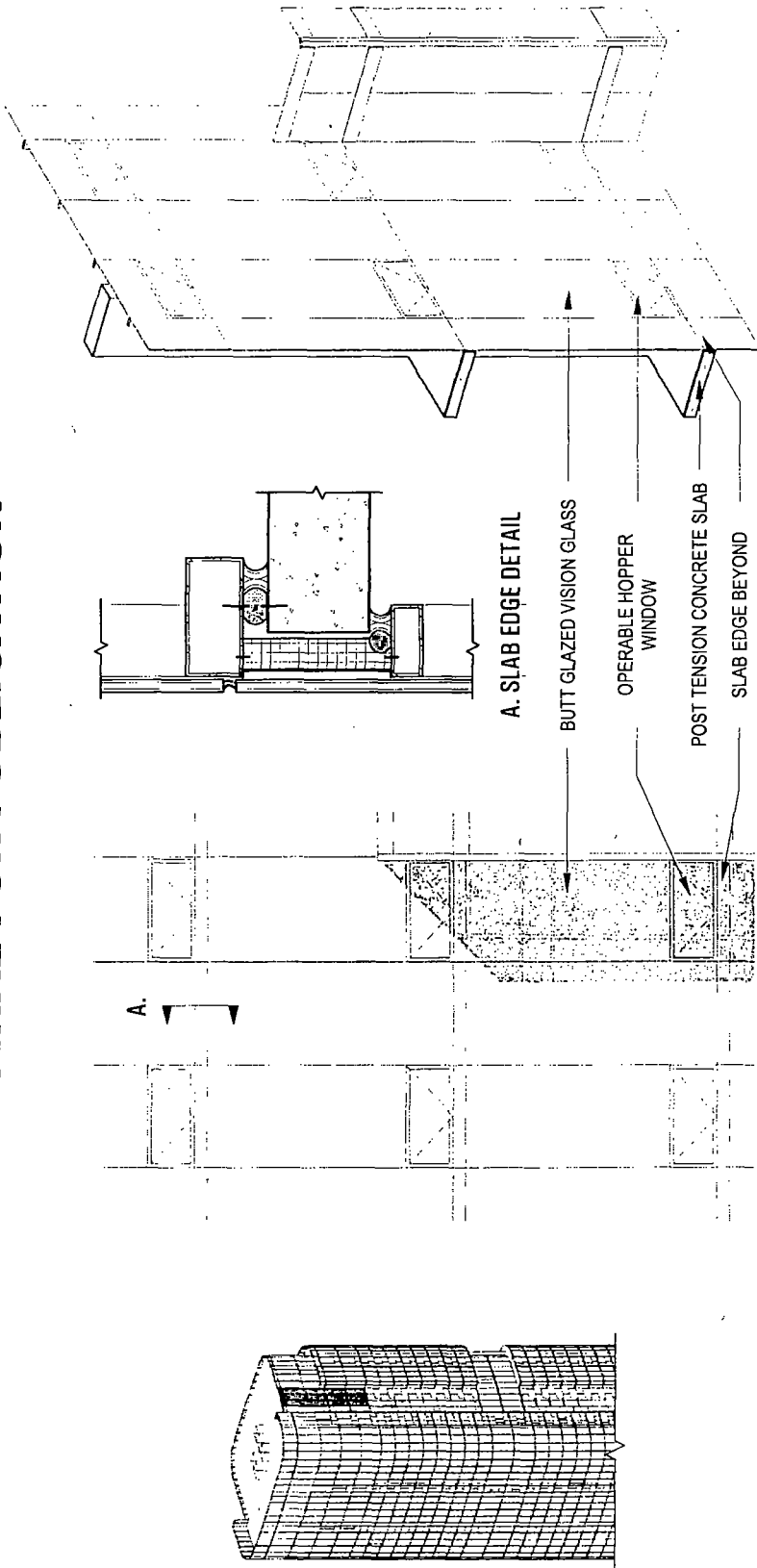


ENLARGED ELEVATION

AXONOMETRIC

APPLICANT: ONNVI HALSTED STREET CHICAGO LLC		DRAWING SUBAREA 'A' TYPICAL TOWER WINDOW WALL
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	SCALE: As indicated

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A. SLAB EDGE DETAIL

BUTT GLAZED VISION GLASS

OPERABLE HOPPER WINDOW

POST TENSION CONCRETE SLAB

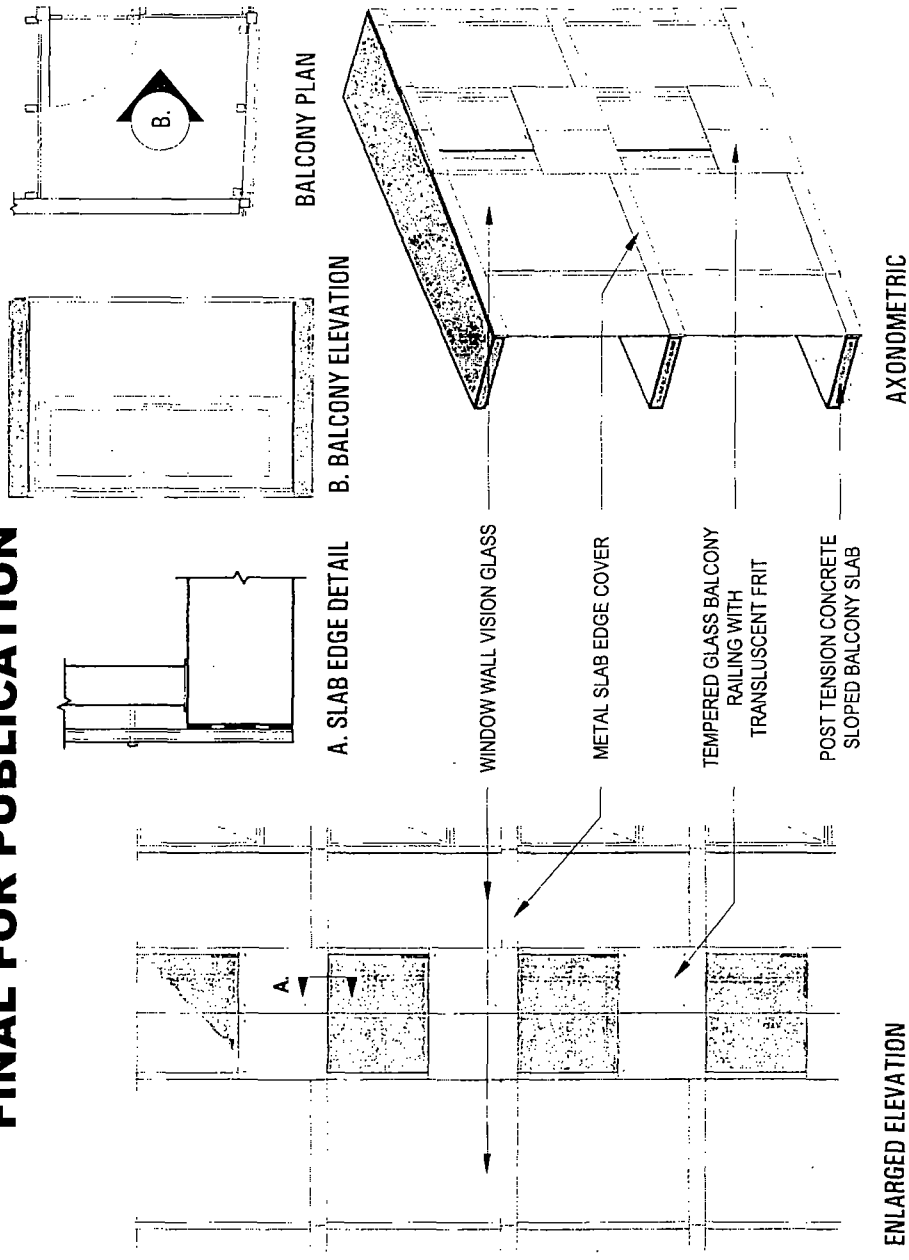
SLAB EDGE BEYOND

ENLARGED ELEVATION

AXONOMETRIC

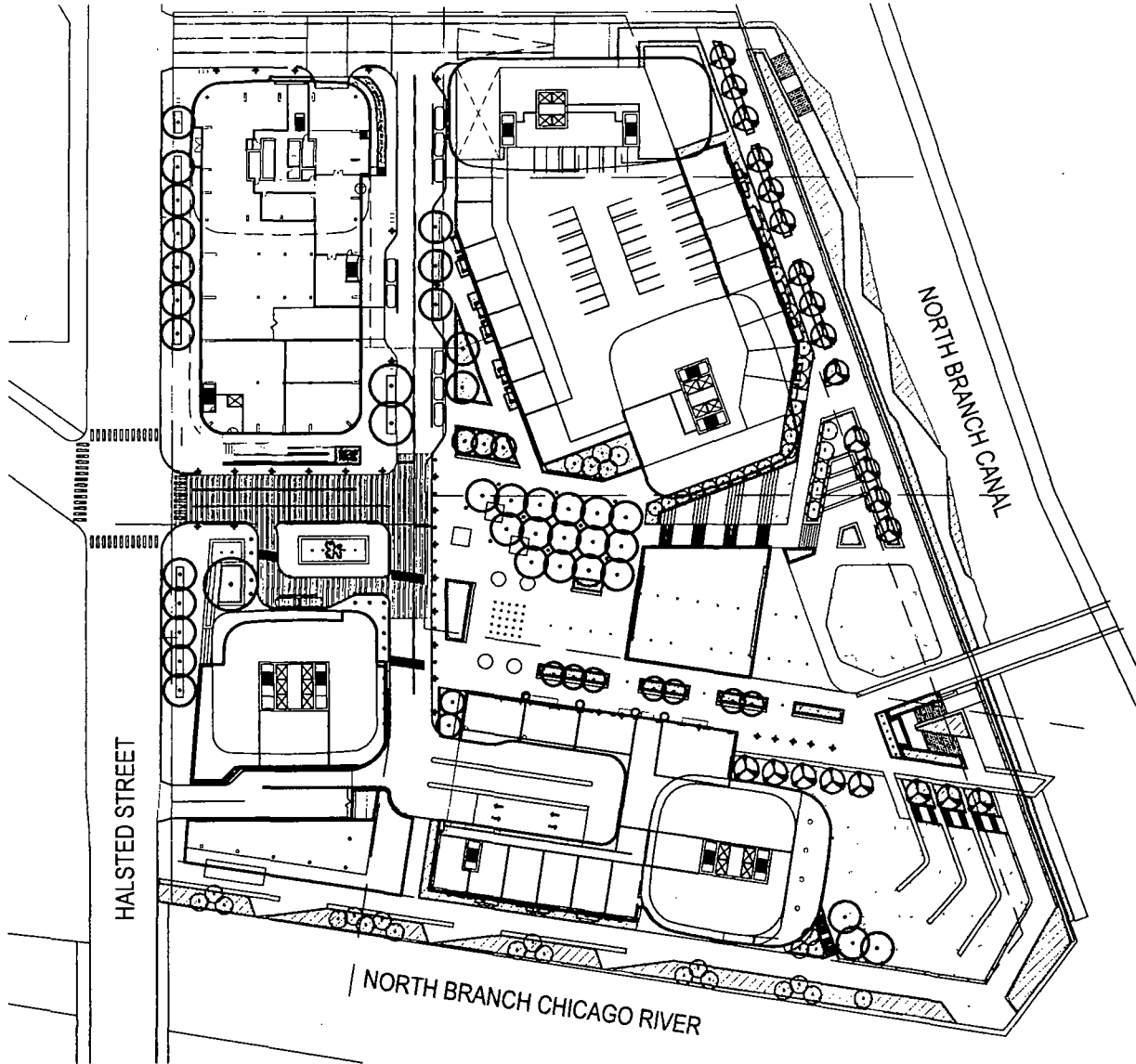
APPLICANT: ONNI HALSTED STREET CHICAGO LLC ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642 INTRODUCED: 05/26/2021		DRAWING SUBAREA 'A' TYPICAL BUTT-GLAZED WINDOW WALL	
PLAN COMMISSION: 08/26/2021		SCALE: As indicated	

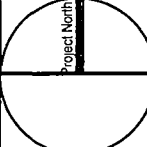
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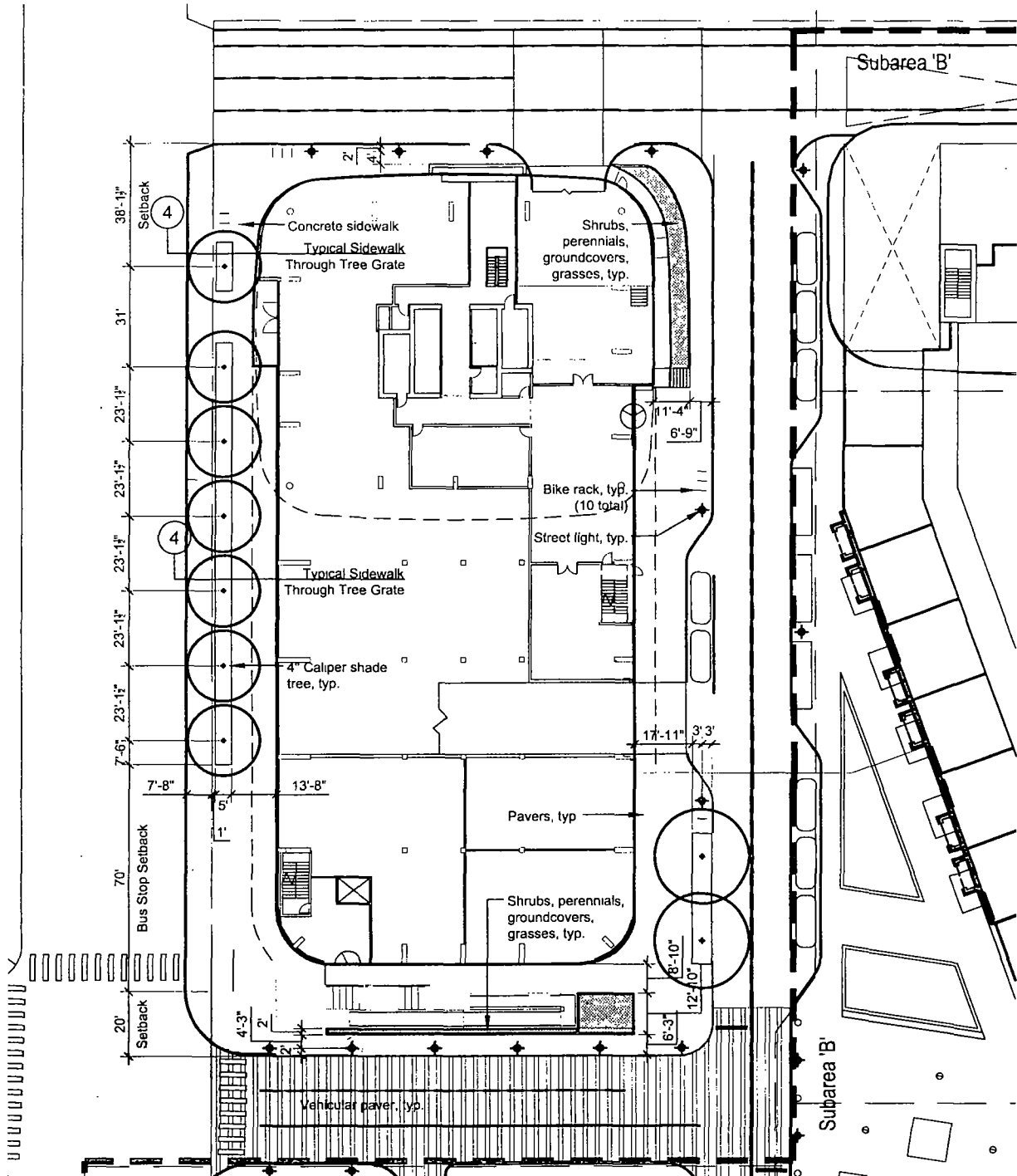
APPLICANT: OMNI HALSTED STREET CHICAGO LLC ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		DRAWING SUBAREA 'A' TYPICAL INSET BALCONIES	
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	SCALE: As indicated	

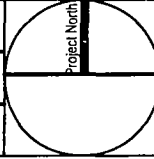
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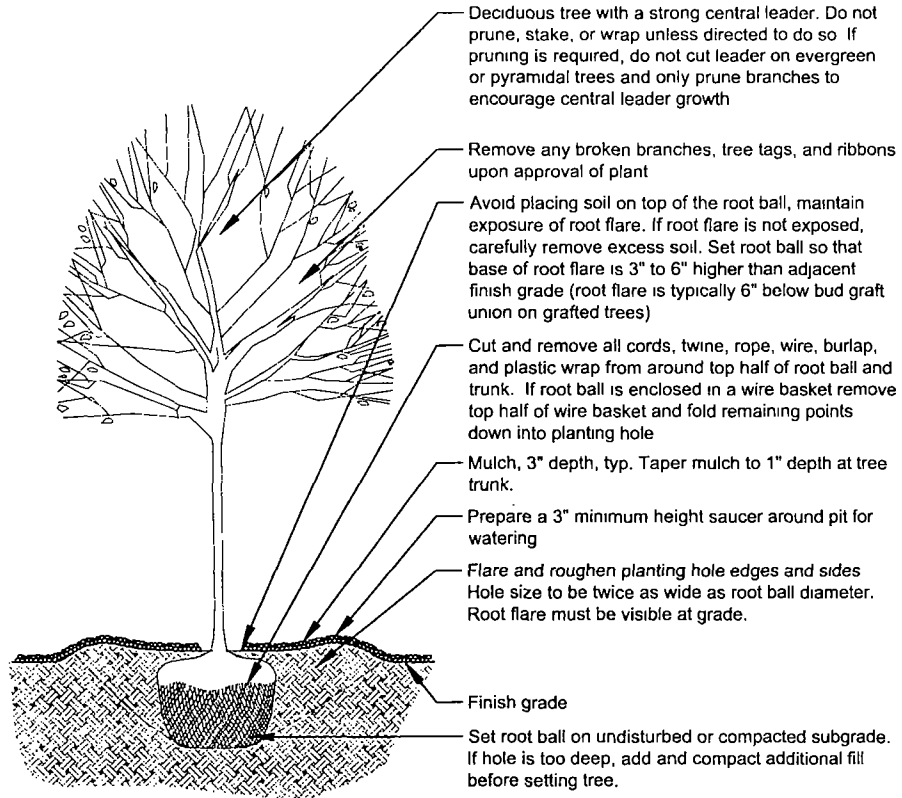
APPLICANT: ONNI HALSTED STREET CHICAGO LLC			DRAWING
ADDRESS: 901 N HALSTED ST.			Landscape
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021		SCALE: 1" = 100'

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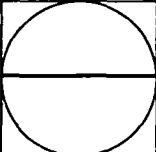


APPLICANT: ONNI HALSTED STREET CHICAGO LLC				DRAWING
ADDRESS: 901 N HALSTED ST.				Subarea 'A'
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	SCALE: 1" = 40'		Landscape Plan

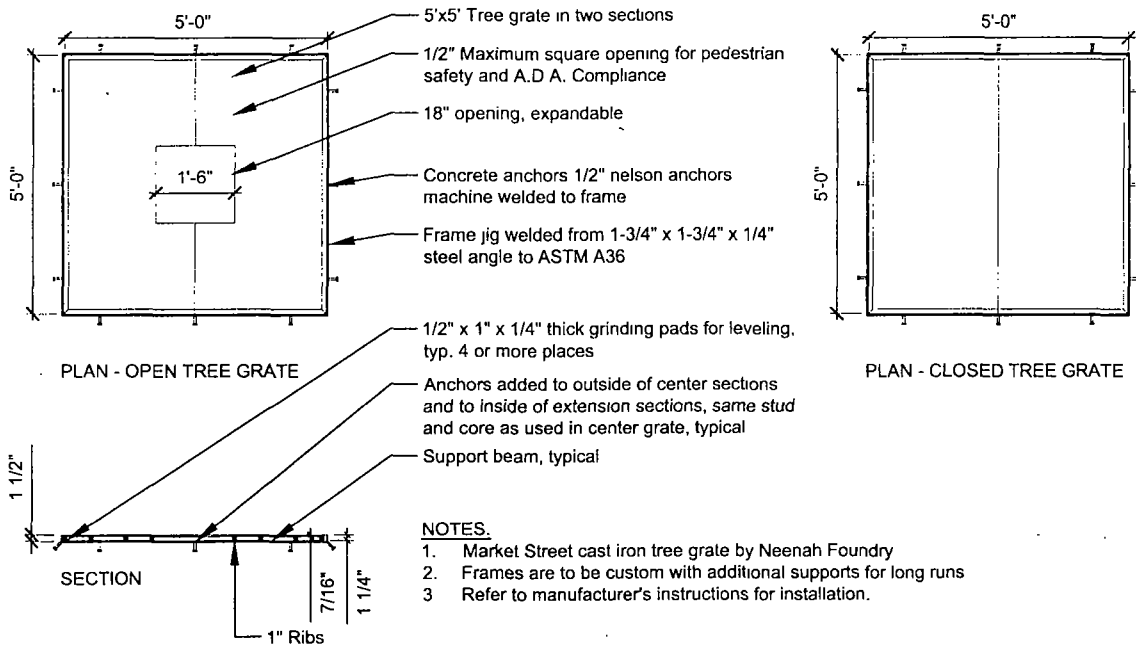
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1 Shade Tree Planting

APPLICANT: ONNI HALSTED STREET CHICAGO LLC				DRAWING
ADDRESS: 901 N HALSTED ST.				Landscape
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	SCALE:		Detail

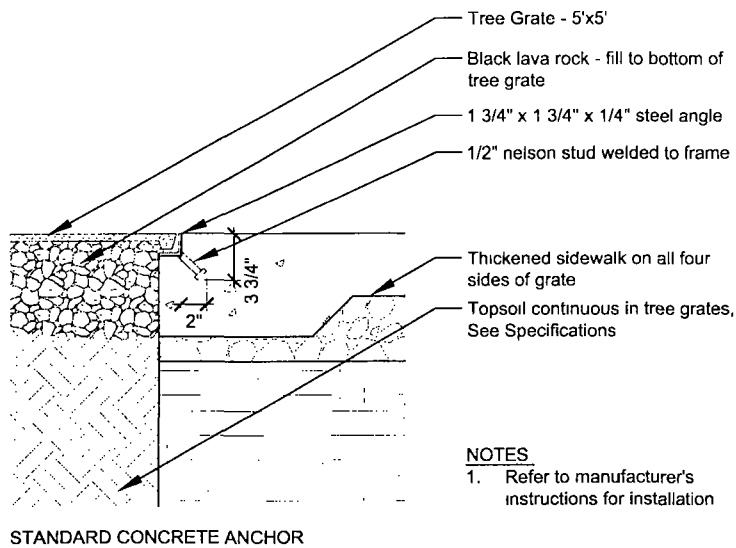
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2 Tree Grate - 5' x 5' (See plan for overall length)

APPLICANT: ONNI HALSTED STREET CHICAGO LLC			DRAWING	
ADDRESS: 901 N HALSTED ST.				Landscape Detail
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	SCALE:		

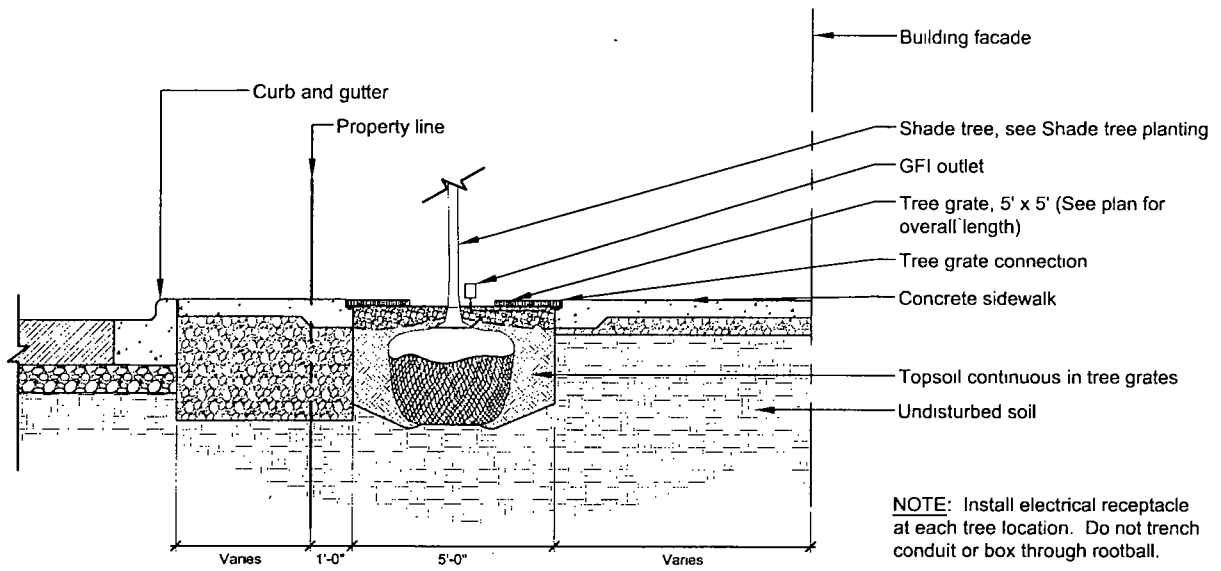
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3 Tree Grate Connection

APPLICANT: ONNI HALSTED STREET CHICAGO LLC				DRAWING
ADDRESS: 901 N HALSTED ST.				Landscape
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	SCALE:		Detail

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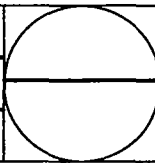
4 Typical Sidewalk Through Tree Grate

APPLICANT: ONNI HALSTED STREET CHICAGO LLC			DRAWING
ADDRESS: 901 N HALSTED ST.			Landscape
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021		SCALE:

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Code	Botanical Name	Common Name	Size	Qty	Notes
Shade Trees					
QBI3	<i>Quercus bicolor</i>	Swamp White Oak	4" C		
GTK3	<i>Gleditsia triacanthos</i> var <i>inermis</i> 'Skyline'	Skyline Thornless Honeylocust	4" C		
ULM3	<i>Ulmus japonica</i> x <i>wilsoniana</i> 'Morton'	Accolade™ Elm	4" C		
Shrubs					
CSI24	<i>Cornus sericea</i> Isanti	Dwarf Redtwig Dogwood	24" HT		
DLO24	<i>Diervilla lonicera</i>	Dwarf Bush-honeysuckle	24" HT		
FOG24	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	24" HT		
RHG24	<i>Rhus aromatic</i> Gro-Low	Gro-Low Fragrant Sumac	24" HT		
Perennials					
ACE6	<i>Allium cernuum</i>	Nodding Pink Onion	1 GAL		Plant 12" O.C.
AQC6	<i>Aquilegia canadensis</i>	Columbine	1 GAL		Plant 12" O.C.
CAK6	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Forester'	Karl Forester Feather Reed Grass	1 GAL		Plant 12" O.C.
CBR6	<i>Carex brevior</i>	Plains Oval Sedge	1 GAL		Plant 12" O.C.
CFL6	<i>Carex flacca</i>	Blue Green Sedge	1 GAL		Plant 12" O.C.
CPE6	<i>Carex pennsylvanica</i>	Pennsylvania Sedge	1 GAL		Plant 12" O.C.
SSO6	<i>Schizachyrium scoparium</i> 'Standing Ovation'	Standing Ovation Little Bluestem	1 GAL		Plant 18" O.C.
SHE6	<i>Sporobolus heterolepis</i>	Prairie Dropseed	1 GAL		Plant 18" O.C.

5 Plant List

APPLICANT: ONNI HALSTED STREET CHICAGO LLC				DRAWING
ADDRESS: 901 N HALSTED ST.				Landscape
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	SCALE:		Detail

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North Branch
Framework & Design Guidelines Checklist

Goal 1: Maintain the North Branch Industrial Corridor as an Important Economic Engine and Vital Job Center within the City of Chicago		
Principle 1.1: Allow mixed-use development in appropriate locations with provisions for affordable housing and publicly accessible open space.	Proposed project sub-area	% of land dedicated to employment
	<input type="checkbox"/> North <input type="checkbox"/> Central <input checked="" type="checkbox"/> South	92% of land is dedicated to non-residential uses
	Is the proposed development consistent with the overlay uses and regulations identified in the North Branch Framework?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Principle 1.2: Facilitate business expansion and relocation to elsewhere within Chicago's Industrial Corridor	Are any existing businesses re-locating/transitioning as part of proposed project?	If so, please identify
	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Greyhound Bus Facility is relocating.
Principle 1.3: Support a well-designed urban environment through comprehensive design guidelines that attract technology, research, and advanced manufacturing companies to the corridor to co-exist with existing companies.	See guideline checklist below.	See guideline checklist below.
Principle 1.4: Through the public planned development review process, support density and height to encourage mixed-use developments that provide high-quality, publicly accessible open spaces for both passive & recreational use, and non-vehicular transportation improvements.	Please refer to Goal 2 & 3 for more details.	
Principle 1.5: Encourage uses and design decisions along the Chicago River that encourage waterfront access and	Is the proposed development adjacent to the Chicago River?	If so, what are the proposed uses along the river? Please refer to Goal 3 for more details.

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public activities by workers, neighbors and visitors.	<input type="checkbox"/> Yes <input type="checkbox"/> No	Extension of the Wild Mile, kayak rentals, programmed and open landscape along river. Refer to site plan
Principle 1.6: Promote partnerships to provide job readiness in the information and technology, manufacturing and wholesale trade sectors	n/a	n/a
Goals, Design Guidelines		
Urban Design to Support Goal 1	Street Connectivity: Does the proposal consider extending or connecting adjacent streets? Please provide a site plan for further review identifying street network.	Walkable Scale Blocks: Does the proposal subdivide large parcels into a network of blocks that are pedestrian-scaled and walkable? Please provide a site plan for review identifying block structure.
	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Urban Character & Authenticity	Are any of the character buildings/structures identified in the Framework plan within the boundaries of the proposal?	If so, how are they being preserved and enhanced?
	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Building Setbacks on Streets	Are a majority of buildings located along front property lines with primary facades and entrances abutting sidewalks?	Are parking, loading and vehicular circulation areas located to minimize their visibility?
	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Design the Site to Form Open Space	Does the proposal frame existing or planned open spaces?	Does the proposal assure that sunlight to the river corridor is achieved for approximately 6 hours per day? Please provide a sun study for further review.
	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

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	Is the proposal consistent with site design and massing principles #1-#6? Please provide an aerial massing diagram to demonstrate.	<input type="checkbox"/> Yes <input type="checkbox"/> No
--	--	---

Goal 2: Provide Better Access for all Transportation Modes		
Principle 2.1: Improve Traffic Circulation through Strategic Reconfiguration Projects for Existing Roadways	Is the project proposing roadway reconfigurations or significant access points to/from existing roadways?	If so, please provide plans and a traffic study for further review.
	<input type="checkbox"/> Yes <input type="checkbox"/> No	See provided traffic study and plans
Principle 2.2: Manage traffic and improve circulation by supporting Chicago Transit Authority (CTA) plans for enhanced bus service in and around the corridor	Is the project proposing bus bypass lanes, or other enhanced bus amenities?	If so, please describe?
	<input type="checkbox"/> Yes <input type="checkbox"/> No	New bus stop provided on East side of Halsted St.
Principle 2.3: Implement technology to more effectively manage vehicular traffic and improve circulation.	Are any new signals being proposed as part of this project?	If so, please coordinate with CDOT.
	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Principle 2.4: Improve access to existing transit by improving connectivity an experience for walking and biking	How will the proposal provide new bike and pedestrian connections, reduce traffic and noise exposure and provide shelter and lighting?	Please provide a site plan showing proposed connections and amenities.
	See site use plan for pedestrian paths and proposed Divvy station.	
Principle 2.5: Manage vehicular traffic and improve circulation by considering increased multi-modal connections in new developments	Are any existing streets or pedestrian bridges being extended or connected?	Please provide a traffic study and site plan showing proposed improvements.
	<input checked="" type="checkbox"/> Yes * Potential pedestrian bridge connection <input type="checkbox"/> No - refer to site plan.	
Principle 2.6: Assess feasibility of a north-south transitway	Is the proposal site adjacent to a potential transitway alignment?	If so, please describe how the proposal is planning to accommodate the alignment

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		and/or access to the potential transitway.
	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Principle 2.7: Promote private partnerships to coordinate traffic management options	What traffic management strategies are being considered as part of the proposal?	New wayfinding and signage throughout the development, traffic signal modernization at North Branch St and Halsted Street, minor-leg stop controls and North and South site access drives

Goal 2: Design Guidelines		
Urban Design and Best Practices to Support Goal 2	Which of the following does the proposal consider and substantially address?	Please describe how.
	<input checked="" type="checkbox"/> Street Hierarchy <input type="checkbox"/> Transit Access <input checked="" type="checkbox"/> Riverfront Setback <input checked="" type="checkbox"/> Pedestrian River Access	30' setback along riverfront & proposed wild mile
	Is the proposal site adjacent to an identified right-of-way connection or a walkshed connectivity point identified in the North Branch Framework?	If so, how is the project accommodating these connections?
	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Improve connectivity and the experience for walking, biking and public transit to the existing transit network	Is the proposal site adjacent to an identified Enhanced Walking Street, Enhanced Multi-modal Street or the North Branch Transitway?	If so, how is the proposal accommodating these or proposing to improve these?
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Signal modernization at North Branch St and Halsted St, improvements to pedestrian crossings, widened Halsted St and Halsted St sidewalks
Manage vehicular traffic and improve circulation by considering increased connections	Is the proposal site adjacent to potential bike route or bridge connections identified in the North Branch Framework?	If so, how is the proposal accommodating these or proposing to improve these?
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Improvements on Halsted street including the continuation of bike paths and integration/access with project Riverwalk to provide continued access/circulation
Promote private partnerships to coordinate traffic management options	Which zone is the proposed project in?	Does it substantially achieve the recommendations from the Design Guidelines? If not, why?

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		And what other strategies are being considered?
	<input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D	<input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
	Is the proposal site adjacent to a potential water taxi stop?	If so, how is access being accommodated in the proposal?
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	TBD

Goal 3: Build Upon the North Branch Industrial Corridor's Unique Natural and Built Environment		
Principle 3.1: Integrate a variety of open spaces that are available year-round, designed for a range of ages and abilities, and enhance the health of the community and workforce.	Is open space are being provided on-site? If so, how many acres?	Please describe how open space(s) will be programmed.
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.9 acres	Market plaza, over 1,300 linear feet of Riverwalk, terraced hardscape/landscape areas, open lawns, fully accessible and family friendly
Principle 3.2: Continue the improvements of the riverfront for pedestrians, bicycles and connecting to existing trails	Is the proposed development providing access to the river?	Typical cross section setback dimension
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Refer to cross section
Principle 3.3: Connect the North Branch Loop Trail to the 606 with an active park near the intersection.	Is the proposed development adjacent to the potential North Branch Loop Trail/606 intersection?	If so, please describe how the proposal will accommodate the potential trail connection & open space. Please provide a site plan for review.
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Principle 3.4: Enhance local waterways for people, fish, birds and other wildlife through strategic habitat restoration and creation efforts	Is the proposed project adjacent to the North Ave. turning basin?	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Principle 3.5: Create not less than 10 acres of publicly accessible open spaces within	Is one of the potential sites for recreational fields within the proposed development's	If so, how if the proposal accommodating a potential recreational field? Please

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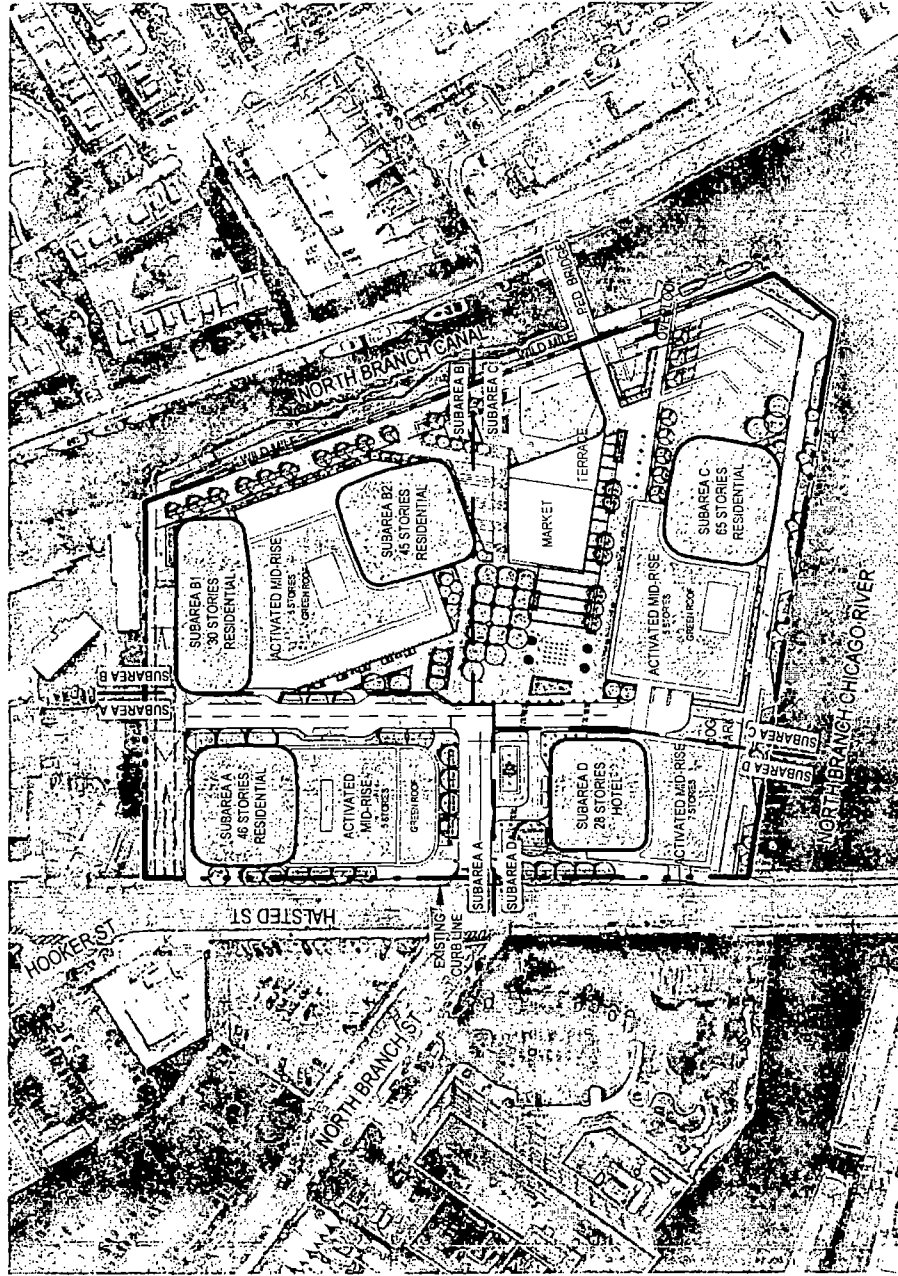
Planned Developments for sports and recreational activities	boundaries?	provide an acreage.
	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Principle 3.6: Encourage community associations, recreational organizations and institutions to engage their constituents with the river	Coordination with Riverfront Ecology and Governance Taskforce, Urban Rivers, and Friends of the Chicago River.	

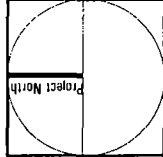
Goal 3: Design Guidelines		
Urban Design and Best Practices to Support Goal 3	Does the proposal provide a minimum 30' setback?	What is the typical setback dimension proposed?
	<input type="checkbox"/> Yes <input type="checkbox"/> No	30' Refer to siteplan
Continue the improvement of the riverfront for people biking and walking and connect the River Trail to existing trails	What type of multi-use trail configuration will the proposed development provide?	
	Combination of multi-use paths, additional setbacks, and adjacent pedestrian paths. Design intent within 30' setback	
Access Points	Does the proposed development provide access points in highly visible and strategically locations? Please provide a site/landscape plan for review.	
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Underbridge Connections	Does the proposed development require an underbridge connection in order to create a connection to the river trail?	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Lookouts and Gathering Spaces	Will the proposed development provide any scenic overlooks or gathering spaces? Please provide a site/landscape plan for review.	
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Enhance local waterways for people, fish, birds and other wildlife through strategic habitat restoration and creation efforts	Please describe the strategies being implemented to accomplish the guideline. Please provide a site/landscape plan for review.	
	The development will include aquatic wildlife habitat and other robust urban habitats. Opportunities will include the development of the Wild Mile, floating wetlands, landscape green infrastructure, restoration of plant communities, butterfly/pollinator gardens, and birdhouses	
Vegetation and Biodiversity	Please describe the strategies being implemented to accomplish the	

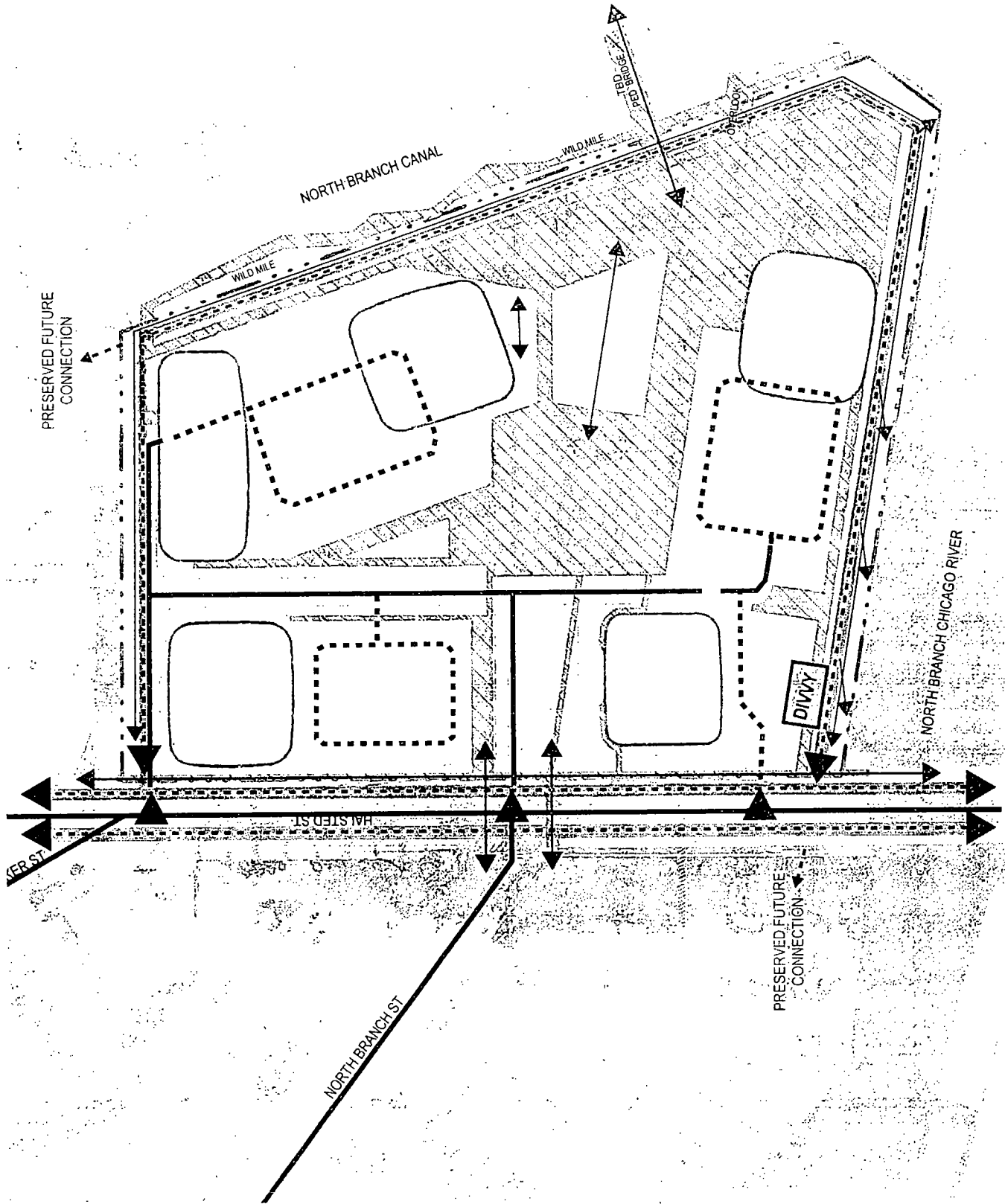
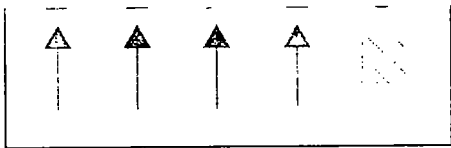
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	<p>guidelines. Please provide a site/landscape plan for review.</p> <p>The proposed landscape will comply with the Chicago River Design Guidelines. Plant selection will provide habitat, increase biodiversity, provide four-season interest, and help establish a healthy river ecosystem. The plan will include a wide variety of plant communities that will include a combination of upland, emergent, and submergent species.</p>
Green Infrastructure and Stormwater Management	<p>Please describe the green infrastructure and stormwater management strategies being implemented within the proposed development...</p> <p>Green infrastructure and on-site storm water management will be incorporated throughout the site and the riverfront. Opportunities include the use of rain gardens, bioswales, permeable paving, vegetated roofs, and other stormwater management applications.</p>
Bird-Friendly Design	<p>Please describe the bird-friendly design strategies being implemented within the proposed development.</p> <p>Bird friendly glass where applicable. Refer to provided design guidelines.</p>

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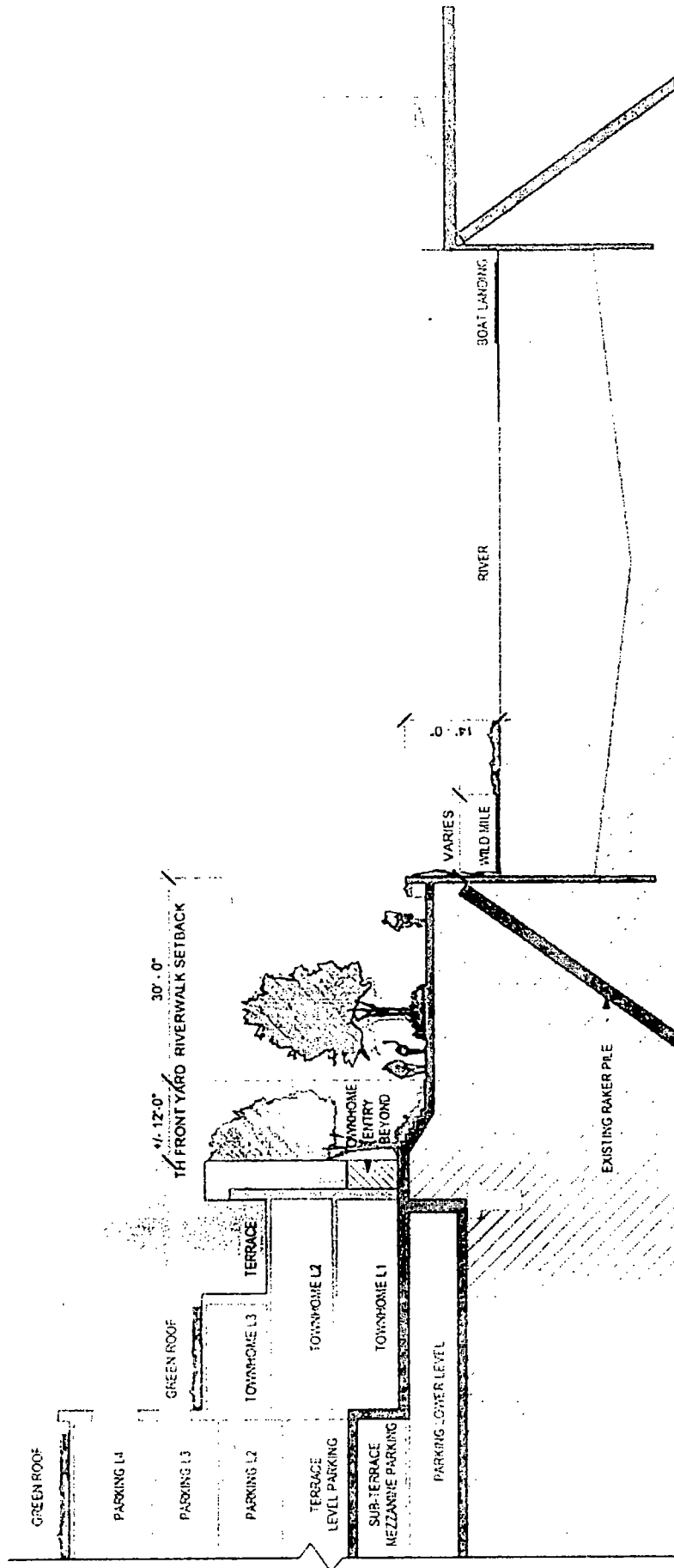
APPLICANT: ONNI HALSTED STREET CHICAGO LLC	DRAWING MASTER SITE PLAN
ADDRESS: 901 N. HALSTED ST. CHICAGO, IL 60642	
PLAN COMMISSION: 08/19/2021	SCALE: 1" = 160'-0"

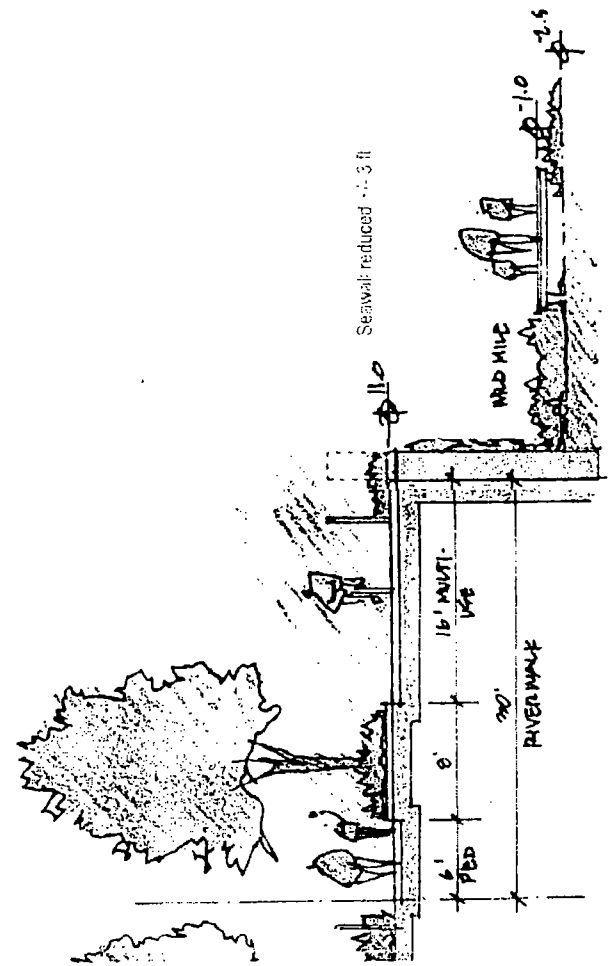
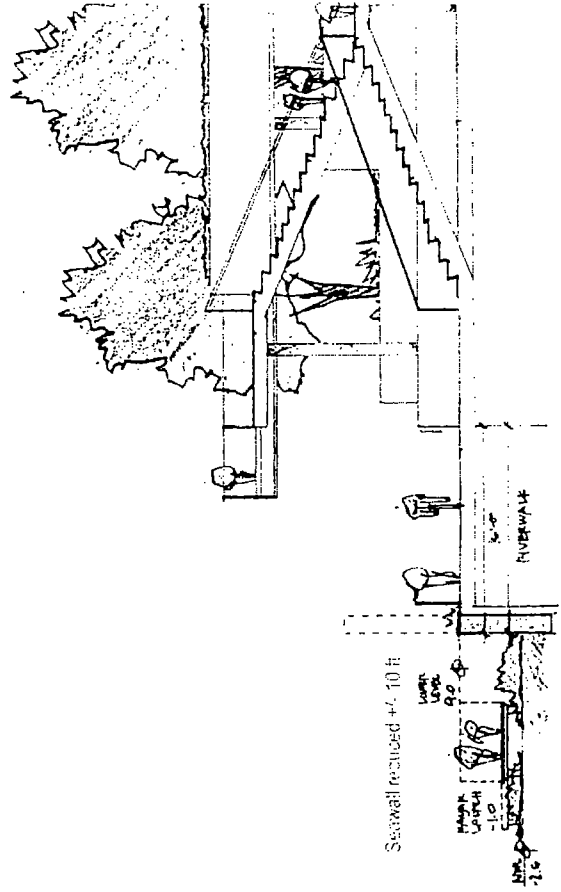
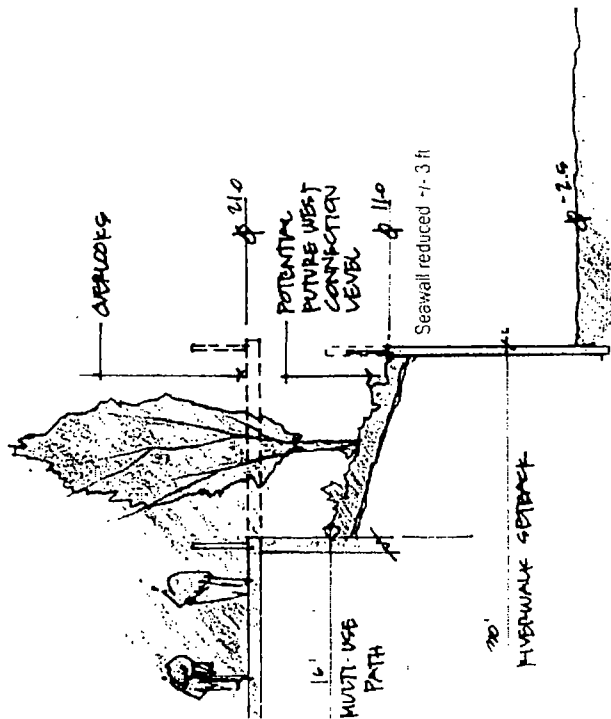
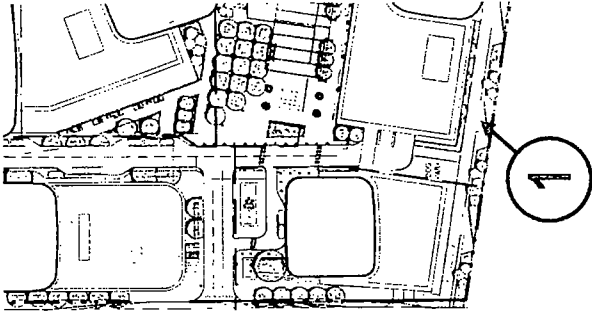


MASTER PEDESTR

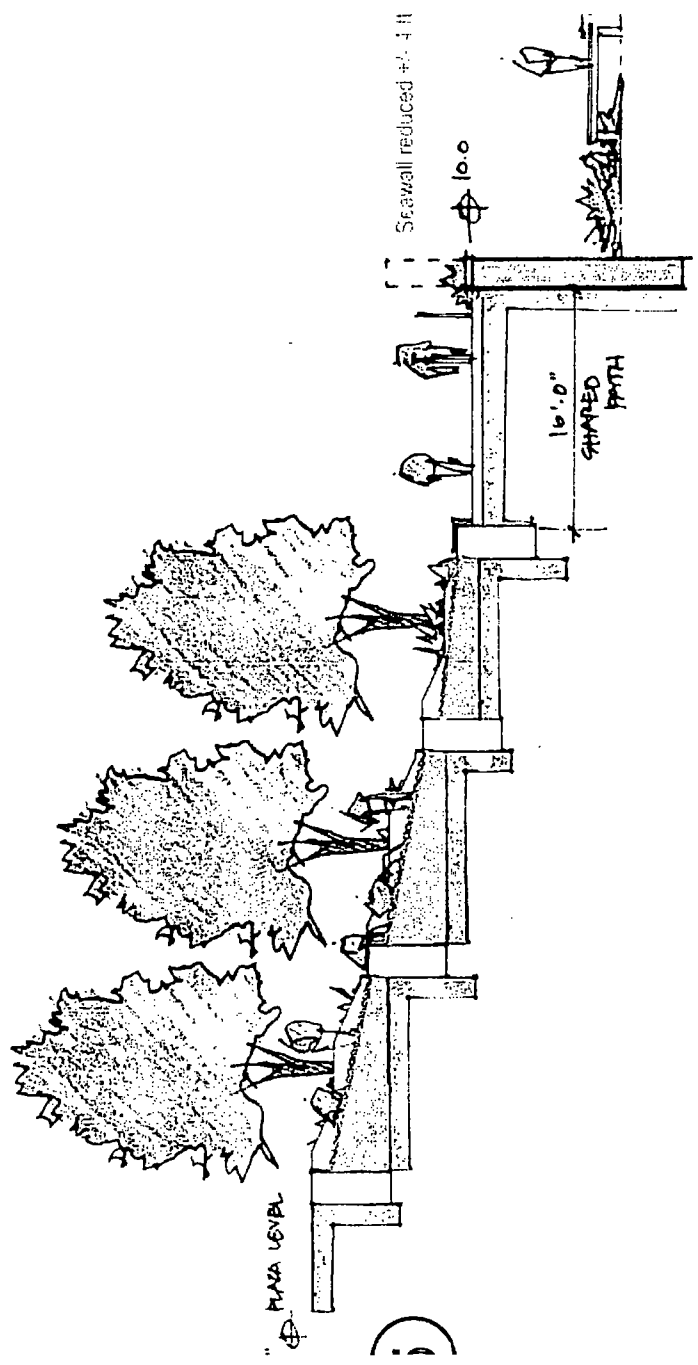
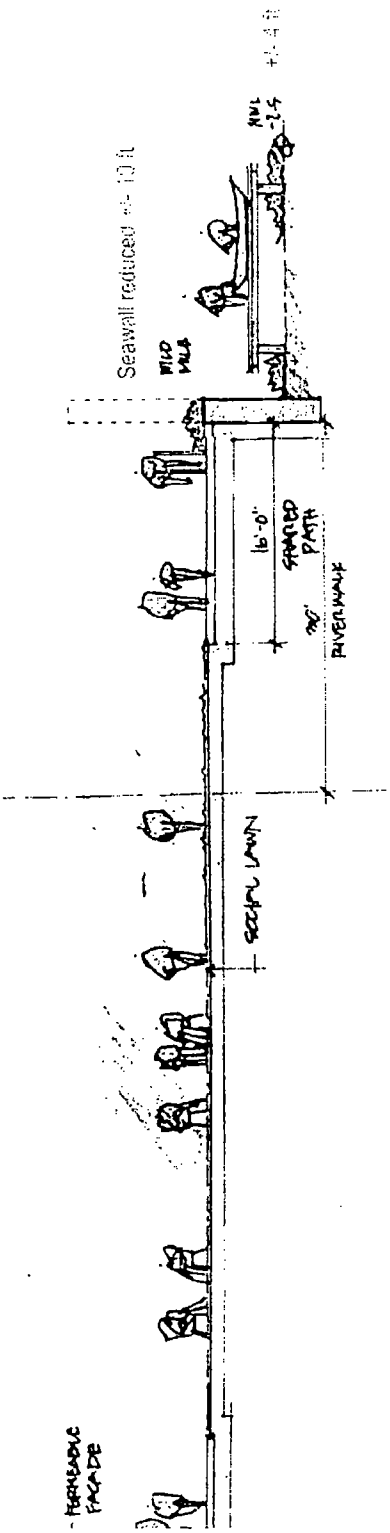
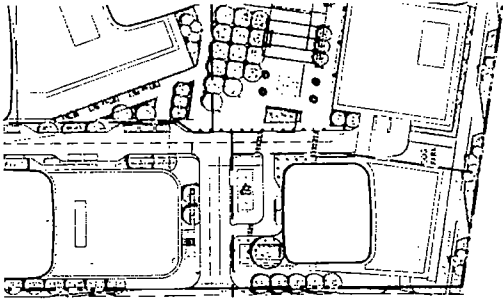
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Active mid-rises along Riverwalk to conceal parking and keep pedestrian friendly.





RIVER WALKS



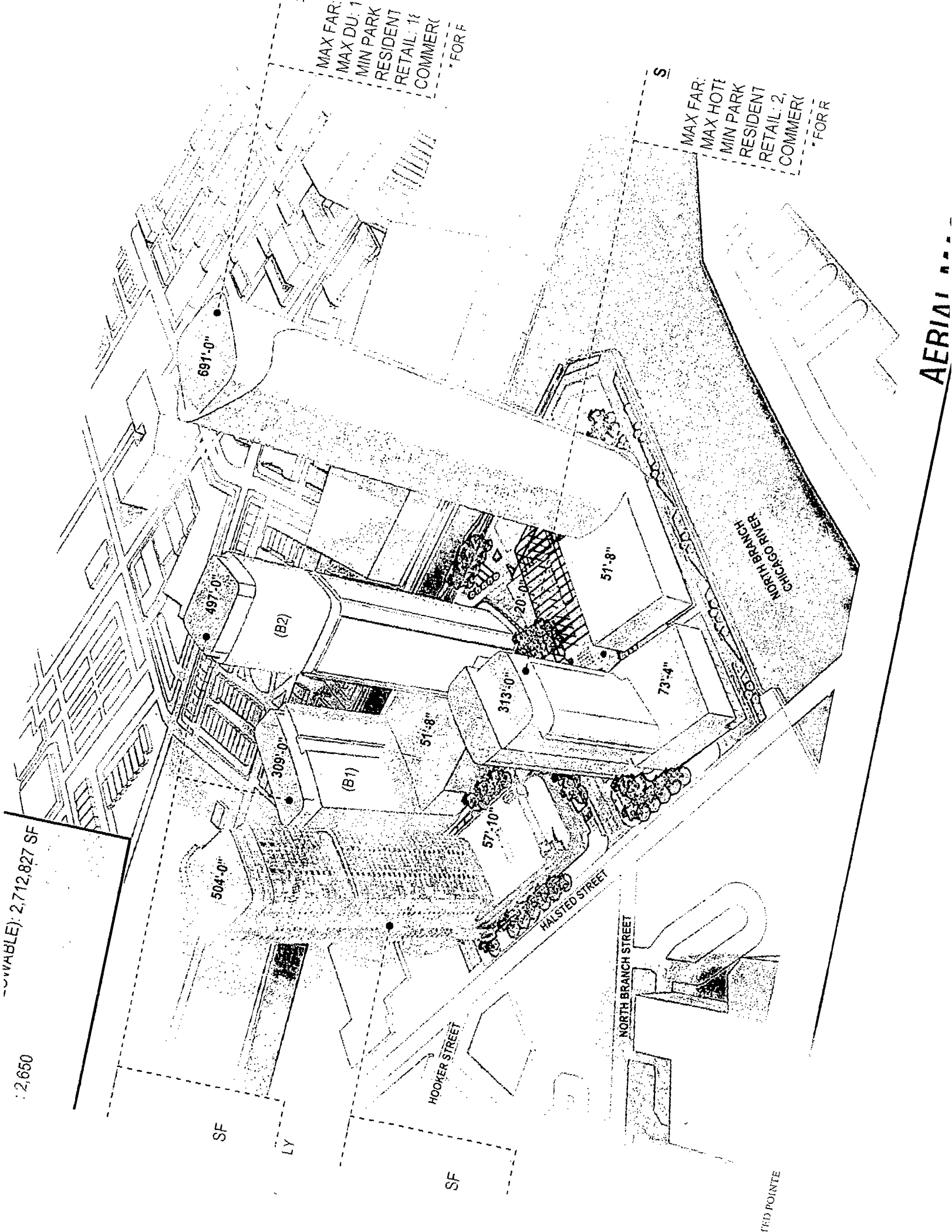
RIVER WALKS

(AVAILABLE): 2,712,827 SF

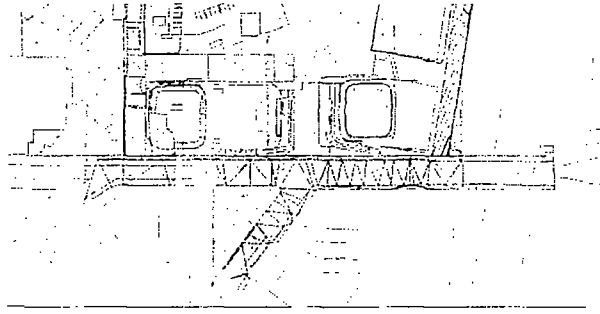
2,650

MAX FAR:
MAX DU: 1
MIN PARK
RESIDENT
RETAIL: 1
COMMERC
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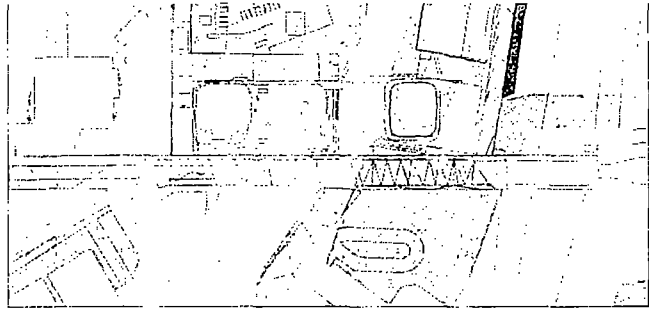
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MAX FAR:
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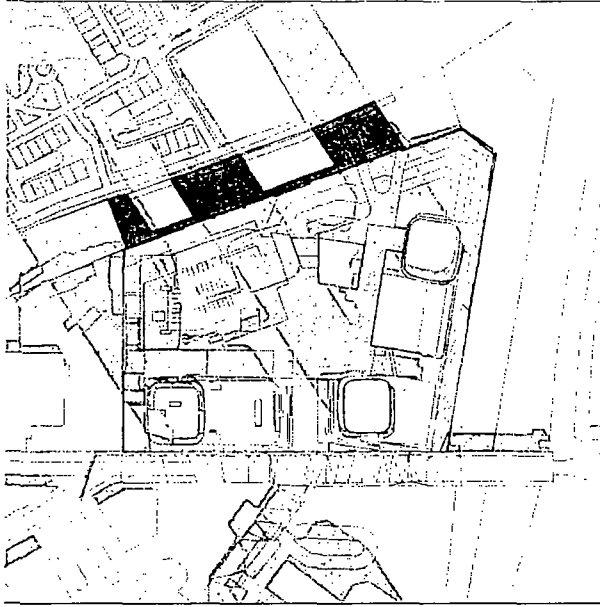
AERIAL



March 20th - 6:00 PM



June 21st - 6:00 PM



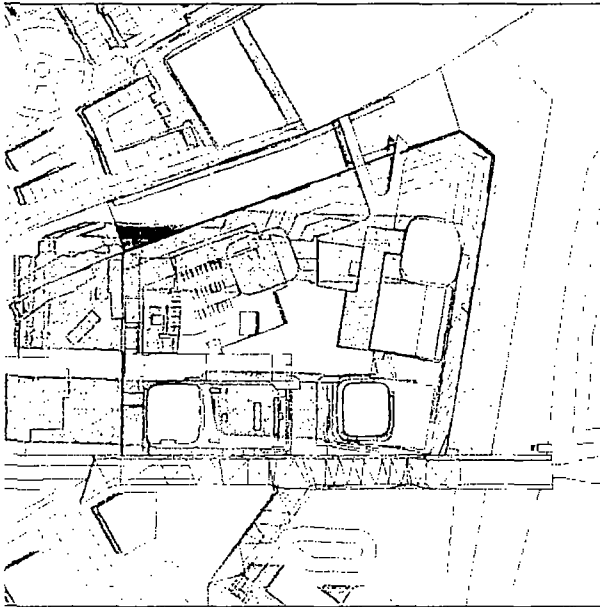
March 20th - 3:00 PM

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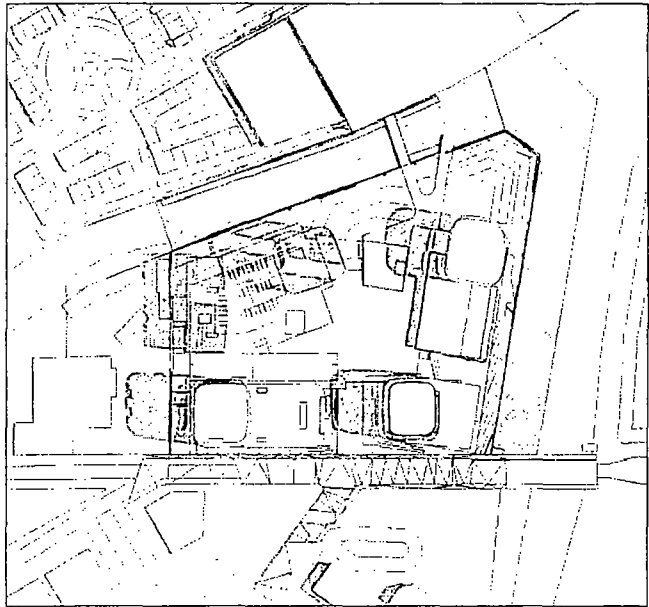
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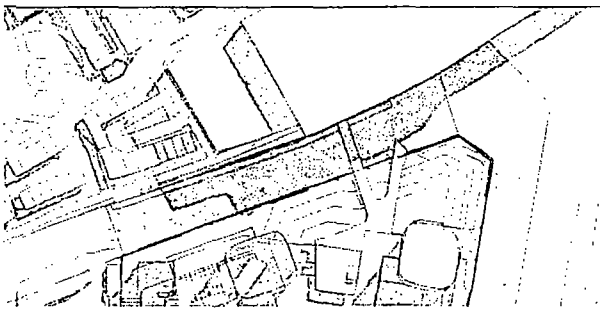
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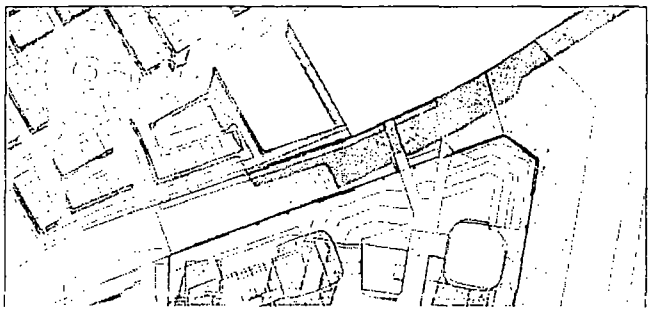


June 21st - 12:00 PM

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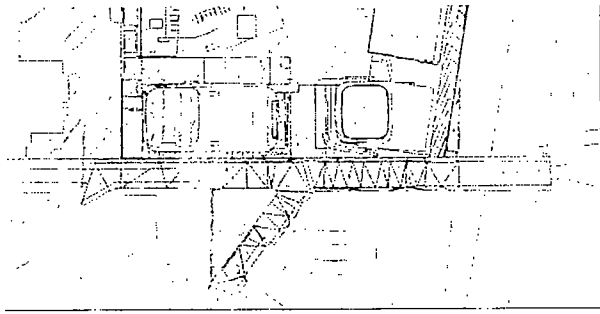


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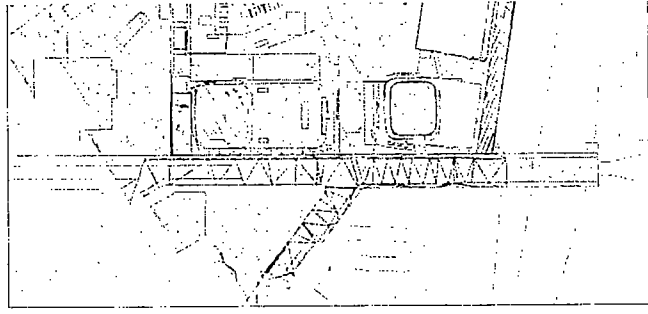


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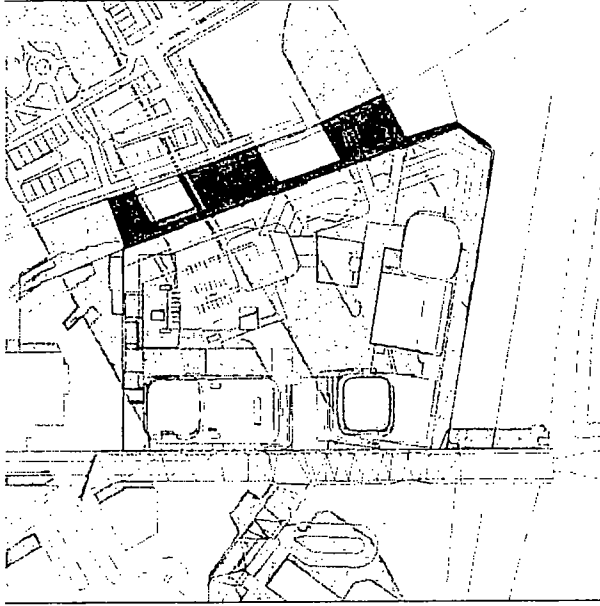
SHADOW



September 22nd - 6:00 PM

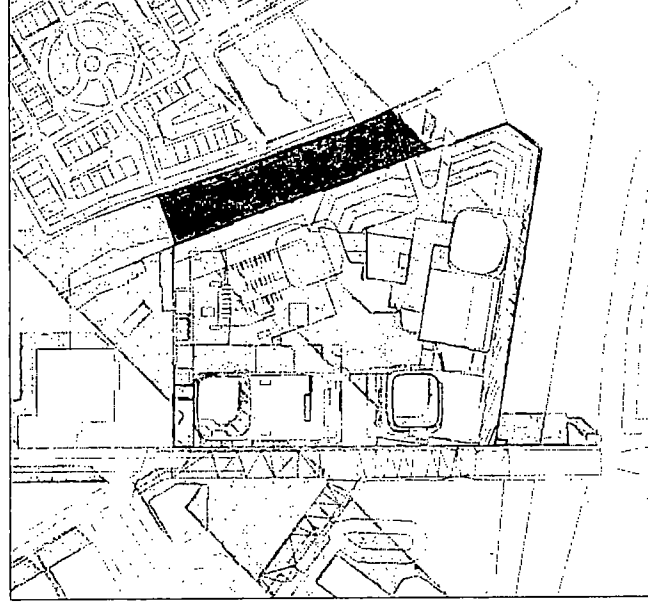


December 21st - 6:00 PM



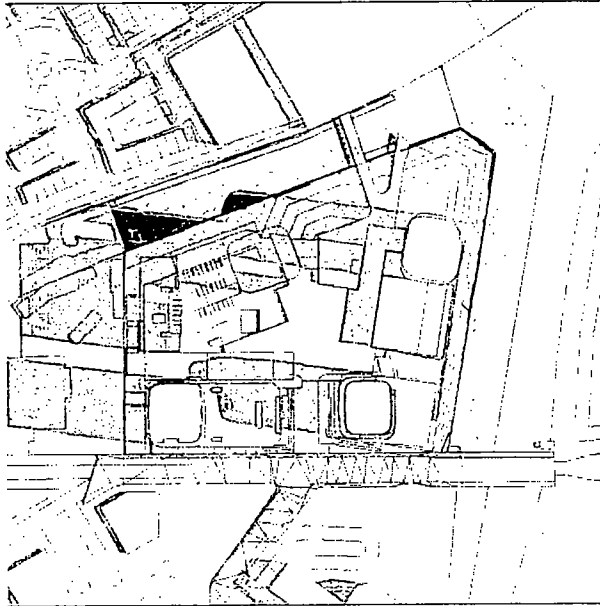
September 22nd - 3:00 PM

72%



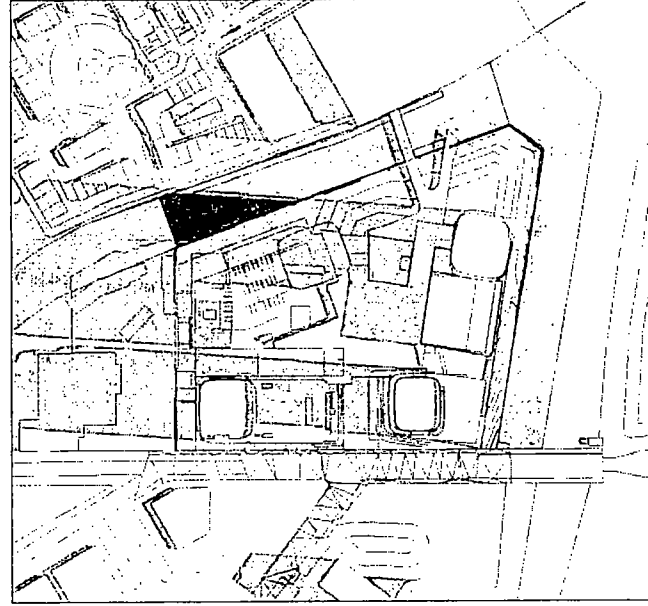
December 21st - 3:00 PM

68%



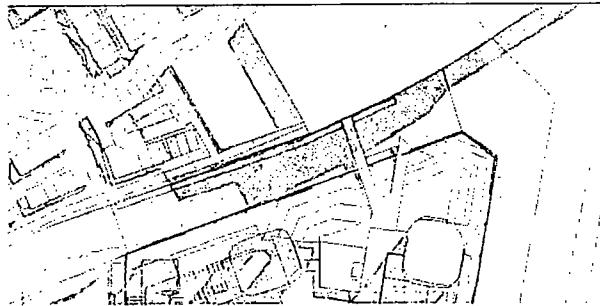
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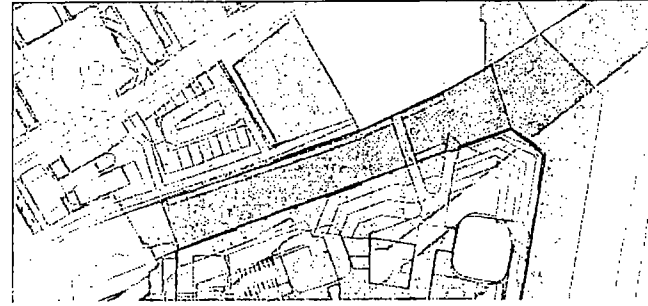


December 21st - 12:00 PM

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SHADOW

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6.0 IMPLEMENTATION

Project Information

Project Location

Project Address	_____	
Type of Project (land use)	_____	
Size of Project	_____	
Is this a river dependent or critical service use?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Character Zone	<input type="checkbox"/> Northwest Zone <input checked="" type="checkbox"/> North Branch Zone <input type="checkbox"/> Loop Zone	<input type="checkbox"/> South Branch Zone <input type="checkbox"/> Southwest Zone <input type="checkbox"/> Bubbly Creek Zone
30 ft river setback (as verified by plat of survey)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Public Access	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Chicago River Design Guidelines

3.2 Multi-Use Path

3.2.1 Design Criteria	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
3.2.2 Public Access	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/> N/A, please describe	
3.2.3 Minimum Path Width, select all that apply	<input type="checkbox"/> Separated 12' bicycle, 8' pedestrian <input checked="" type="checkbox"/> Combined, 16'	<input type="checkbox"/> Combined, 10' <input type="checkbox"/> Combined, 10' with 2' paved, gravel, or mowed shoulders <input checked="" type="checkbox"/> Other, please describe below
3.2.4 Paving and Materials, select all that apply	<input type="checkbox"/> Granite <input type="checkbox"/> Architectural Granite <input checked="" type="checkbox"/> Poured-in-Place Concrete <input checked="" type="checkbox"/> Concrete Pavers <input type="checkbox"/> Unit Pavers	<input type="checkbox"/> Permeable Pavers <input type="checkbox"/> Asphalt <input type="checkbox"/> Decomposed Aggregate <input type="checkbox"/> Other, please describe below

Comments, please not which section from the list above (e.g. 3.2.3) you're describing

The majority of the path is a minimum of a 16' combined multi-use path but there is one section that has an adjacent pedestrian path.

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3.3 Furnishings

3.3.1 Site Furnishing Guidelines

Materials, select all that apply	<input type="checkbox"/> Stainless Steel <input type="checkbox"/> Galvanized Steel <input checked="" type="checkbox"/> Powder Coated Steel	<input checked="" type="checkbox"/> Hardwoods, describe below <input type="checkbox"/> Recycled Plastic Lumber, describe below <input checked="" type="checkbox"/> Other, please describe below
Benches & Tables, one per 250 linear feet (LF) of river frontage	LF of river frontage	1342
	Total Benches	13+
	Total Tables	0
Trash and Recycling Receptacles, one metal trash and one metal recycling receptacles per 250 linear feet (LF) of river frontage	LF of river frontage	1342
	Total Trash Receptacles	6
	Total Recycling Receptacles	6
Ratings	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> No

Comments, please note which section from the list above you're describing

3.3 Throughout the proposed riverfront and site, there will be a combination of different features all designed to provide opportunities to sit and enjoy the site. These opportunities are integrated into the overall site plan and include seat walls, benches, overlooks, and open lawn. Not only will they complement the proposed development but they will also fit within the overall context of the overall riverfront.

3.4 Seating and Gathering Areas

3.4.1 Seating Area Guidelines

Location, one per 500 linear feet (LF) of river frontage.	LF of river frontage	1342
	Total Seating Areas	3
Furnishings, Each seating area should provide a minimum of two benches and one trash receptacle	Total Benches	13+
	Total Trash Receptacles	6

3.5 Lighting

3.5.1 Lighting Guidelines, see follow pages for an example of an acceptable product data sheet

Fixture Height, recommended between 14-30 feet tall	<input checked="" type="checkbox"/> Yes, between 14-30'	<input type="checkbox"/> Other, please describe below
Color Temperature, LED bulbs that provide white light with a color temperature of 3000K or below	<input checked="" type="checkbox"/> 3000K or below	<input type="checkbox"/> Other, please describe below
Light Pollution	<input checked="" type="checkbox"/> Dark Sky Compliant	<input type="checkbox"/> N/A
Additional Features	<input checked="" type="checkbox"/> Yes, please describe below	<input type="checkbox"/> No
Security Lighting	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Comments, please note which section from the list above you're describing

3.5 Throughout the proposed riverfront and site, the proposed lighting will be similar to other projects along the Chicago River. The proposed lighting will provide safety, security, will minimize light pollution, and will not be harmful to wildlife. The lighting will include a combination of light fixtures niche lighting, strip lighting, bollards, and tree uplights. All lights will be LED and will have a color temperature of 3000K or below.

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3.6 Wayfinding and Signage

3.6.1 Landmarking Guidelines 1 Signage Guidelines

Brand and Identity	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> No
Directional Signage, indicate total signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> No
Mile Marker, locals every quarter mile	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> No
Regulatory Signage, indicate total signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> No
Identity Signage, indicate total signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> No

Comments, please note which section from the list above you're describing

3.6 Throughout the proposed riverfront and site, signs will be included for brand support and identity, directional, regulatory, and interpretive opportunities. The Riverwalk will incorporate the Chicago River brand signage. All other signs will be carefully designed to complement the proposed development.

3.7 Landscaping

3.7.1 Preservation and Restoration Guidelines

Preservation, preserve existing habitat and plantings	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> No
Disturbance, minimize site disturbance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> No
Protection, protect existing vegetation during construction by installing tree protection fence	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> No
Tree Preservation and Removal, preserve mature, healthy, native shade and evergreen trees	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> No

3.7.2 Plant Selection Guidelines

Plant Selection, per Appendix 7.4	Submergent	Plants will comply with Appendix 7.4
Identify total number of plants selected from Appendix list	Emergent	Plants will comply with Appendix 7.4
	Riparian	
	Upland	Plants will comply with Appendix 7.4
Fencing, 4-6' ornamental metal fence for vehicular use areas, 4' ornamental metal fence for non-vehicular use areas	<input checked="" type="checkbox"/> Yes, height _____ <input type="checkbox"/> N/A	<input type="checkbox"/> No
Trees, 2 per 25 LF of river frontage for vehicular use areas, 1 per 25 LF for non-vehicular use areas	LF of river frontage	1342
	Total Vehicular Area Trees	0
	Total Non-Vehicular Area Trees	122
Hedges, continuous hedge on the river side of fence is required for vehicular use areas	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> No
Foundation Plantings, required for non-vehicular use areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> No

Comments, please note which section from the list above you're describing

3.7.2 Throughout the proposed riverfront and site, the proposed landscape will comply with the Chicago River Design Guidelines. Plant selection will provide habitat, increase biodiversity, provide four-season interest, and help establish a healthy river ecosystem. Currently, the site is completely built out and doesn't have any existing landscape but the proposed plan will provide a wide variety of plant communities that will include a combination of upland, emergent, and submergent species. The existing shoreline is being reused so the riparian/riverbank community will not be available. All plants will comply with Appendix 7.4.
*Plant selection will be subject to future site plan approval.

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3.8 Riverbank Treatments

3.8.1 Riverbank Guidelines

Existing sloped riverbank is to be retained and improved Yes No

3.9 River Edge Treatments

3.9.1 River Edge Guidelines

Describe the proposed river edge stabilization and enhancement treatments

The existing sheetpile is being reused but the Project team has been in discussions with Urban Rivers for ways to improve habitat and extension of the wild mile to the most southern location of the Canal. Improvements will include a water level boardwalk and floating wetlands consistent with concepts in the Wild Mile plan and the Chicago River Design Guidelines.
Improvements to be coordinated with Riverfront Ecology and Governance Task Force as part of future site plan approval.

3.10 Sloped Bank Treatments

3.10.1 Sloped Bank Guidelines

Describe the proposed sloped bank treatments

Not applicable

3.11 Vertical Bulkhead or Seawall Treatments

3.11.1 Vertical Bulkhead or Seawall Guidelines

Describe the proposed vertical bulkhead and seawall guidelines treatments

The existing sheetpile is being reused but the Project team has been in discussions with Urban Rivers for ways to improve habitat and extension of the wild mile to the most southern location of the Canal. Improvements will include a water level boardwalk and floating wetlands consistent with concepts in the Wild Mile plan and the Chicago River Design Guidelines.
Improvements to be coordinated with Riverfront Ecology and Governance Task Force as part of future site plan approval.

3.12 Guidelines for Improvements Outside of the Required Setback

3.12.1 Design, Orientation, and Massing of New Structures and Buildings

- Placement, locate buildings and vehicular areas outside of the river setback Yes, height _____ No N/A
- River-facing façade, river-facing facade should be designed as a principal or major façade Yes, height _____ No N/A
- Massing and Articulation, locate lower buildings with active frontage adjacent to river setback area. Step back massing along river. Locate taller buildings behind low buildings Yes No N/A
- Neighborhood Transitions, step down height of buildings to transition to the scale of adjacent neighborhoods Yes No N/A
- First Floor, activate first floors of buildings with direct access to river and multi-use path Yes No N/A
- Wildlife, incorporate bird-friendly design standards into building designs Yes No N/A
- Sunlight, river corridor should have sunlight for approximately six (6) hours per day Yes No N/A

Phase 2:
Townhomes 22'-8"
Phase 3a:
Low-rise 20'-0"
Phase 3b:
Townhomes 22'-8"
Phase 4:
Mid-rise 73'-4"

Phase 1:
Mid-rise 57'-10"
Tower 504'-0"
Phase 2:
Mid-rise 51'-8"
Tower 2 1 309'-0"
Phase 3a:
Tower 2 2 497'-0"
Phase 3b:
Low-rise 20'-0"
Phase 3b:
Mid-rise 51'-8"
Tower 691'-0"
Phase 4:
Mid-rise 73'-4"
Tower 313'-0"

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3.12.2 Screening Guidelines

Outdoor Storage: if necessary, storage areas should be located beyond the minimum 30' setback area Yes N/A No

Materials, select all that apply Poured-in-Place Concrete Heavy Wood
 Split Face Concrete Masonry Units Other, please describe below
 Ground Face Concrete Masonry Units

Walls and Fences, screening walls and fences should be planted with vines at the base Yes No
 N/A

Access, fencing that separates the riverfront from the outside of the setback area should be avoided Yes No
 N/A

3.13 Transition Between Adjacent Developments

Describe the proposed transitions and treatments between adjacent developments

Due to the existing industrial neighbors to the Southwest, no residential use is planned for the Southwest (Phase 4) area of the site. To the East, ample amounts of open space keep the proposed buildings away from the river edge. A proposed "wile-mile" where our site abuts the river. Halsted St is proposed to be widened and a +/- 8' pedestrian walkway is planned along Halsted. The massing of the proposed buildings on Halsted are in keeping with the existing buildings in the neighborhood.

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Menu of Improvements

4.1 Overview

4.1.1 Application

PD Project Size

☐ Large, >1,980 LF of riverfront

☐ Others

☑ Medium, 660-1,980 LF of riverfront

Total Expected Menu Items

5-10

Required # of Priority Menu Items

1

4.3 Nature *"To be coordinated with Riverfront Ecology and Governance Task Force as part of future site plan approval."*

4.3.2 New Naturalized Shoreline (priority)

Describe the proposed new naturalized shoreline improvements

The existing sheetpile is being reused but the Project team has been in discussions with Urban Rivers for ways to improve habitat and extension of the wild mile to the most southern location of the Canal. Improvements will include a water level boardwalk and floating wetlands consistent with concepts in the Wild Mile plan and the Chicago River Design Guidelines

4.3.3 Stormwater Management Best Practices (priority)

Describe the proposed stormwater management best practices

Green infrastructure and on-site storm water management will be incorporated throughout the site and the riverfront. Opportunities include the use of rain gardens, bioswales, permeable paving, vegetated roofs, and other stormwater management applications

4.3.4 Aquatic Wildlife Habitats (priority)

Describe the proposed aquatic wildlife habitats

The Project team has been in discussions with Urban Rivers for ways to improve habitat and extension of the wild mile to the most southern location of the Canal. Improvements will include a water level boardwalk and floating wetlands consistent with concepts in the Wild Mile plan and the Chicago River Design Guidelines. As noted in the Design Guidelines, the floating wetlands with the Wild Mile have been an effective restoration solution to the development of habitat along the river

4.3.5 Robust Urban Habitats

Describe the proposed robust urban habitats

Throughout the proposed riverfront and site, the proposed site development and landscape will promote upland habitat. The development of the Wild Mile and the incorporation of landscape and green infrastructure throughout the development will encourage additional habitat, promote biodiversity, and will restore habitat. Opportunities include restoration of plant communities, butterfly / pollinator gardens, and birdhouses. Other opportunities will be studied as the plan is developed

4.3.6 Increased Setback

Describe the proposed increased setback

A minimum of 30' is proposed throughout the development but the development provides multiple areas of increased greenspace setback along the riverfront. These areas include a terraced lawn area, open lawn, terraced seating, landscape areas, access and connections throughout, kayak rental and other concessions, riverfront path, overlooks, a floating boardwalk, and a pedestrian bridge to the adjacent development

4.3.7 Large Riverfront Park

Describe the proposed large riverfront park

The 110,000+ square feet riverfront park will include a terraced lawn area, open lawn, terraced seating, landscape areas, access and connections throughout, kayak rental and other concessions, riverfront path, overlooks, a floating boardwalk, and a pedestrian bridge to the adjacent development

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4.4 Recreation



4.4.2 Access to Water and Docking Facilities

Describe the proposed access to water and docking facilities

Coming down from the northeast corner, a water-level boardwalk allows access to the river's edge. This will also serve as the "launch" point for the site's kayak rentals.



4.4.3 Expanded Seating Areas

Describe the proposed expanded seating areas

Terraces on the southeast corner provide multiple levels of seating, with views out towards the river. Along the east side, seat walls flank the staircase, while long-treaded steps provide informal seating, similar to other areas of the riverwalk. Open lawn, benches, tables and chairs, and other seating options will be located throughout.



4.4.4 Riverfront Overlooks

Describe the proposed riverfront overlooks

Along the south edge, overlooks hang over the existing sheet pile accompanied by seat walls and planting. These stand just over the water's edge. On the east, a larger overhang is located up a set of stairs. This hangs over the riverwalk, Wild Mile, and the boardwalk. The pedestrian bridge crosses the river and connects to the adjacent development.



4.4.5 Recreational Areas

Describe the proposed recreational areas

The development includes large turf areas for passive play, a small children's playground, and dog park. All areas are located outside the 30' setback.









4.4.6 Support Amenities

Describe the proposed support amenities

The development includes recreational facilities such as kayak rental, market plaza, and outdoor leisure located outside the minimum 30' setback area to promote integration of the riverfront within the site. Bike and walking paths connect to regional recreation and the goal of an active riverfront. The indoor market building promotes year-round activity and the large public plaza west of market building will engage local artists for art and sculpture. Other public art will be incorporated into the site plan.

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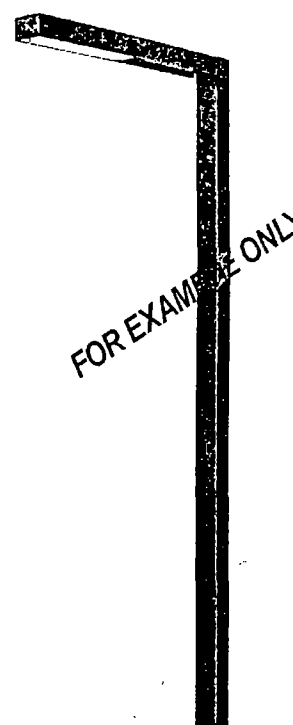
<p>4.5 Connectivity  4.5.2 Underbridge Connections</p>	<p>Describe the proposed underbridge connections</p>	<p>Not applicable</p>
<p> 4.5.3 Enhanced Connections to Street & Transportation Network</p>	<p>Describe the proposed enhanced connections to the street and transportation network</p>	<p>Throughout the proposed riverfront and site, the proposed site development will enhance connections between all modes of transportation. Opportunities will include the voluntary widening of Halsted Street to incorporate bike lanes, connections to transit, underground public parking, bicycle storage, and a potential water taxi.</p>
<p> 4.5.4 Elevator / Increased Accessibility</p>	<p>Describe the proposed elevator / increased accessibility</p>	<p>Access to all will be provided throughout the development. Easily integrated ramps and sloped sidewalks will be incorporated throughout the development and easily accessible and highly visible elevator will be included within the central market building.</p>
<p> 4.5.5 Cantilevered & Floating Walkways</p>	<p>Describe the proposed cantilevered and floating walkways</p>	<p>As noted, the development will include multiple overlooks, a floating boardwalk, and a pedestrian bridge connected to the adjacent development.</p>
<p> 4.5.6 Interpretive Signage</p>	<p>Describe the proposed interpretive signage</p>	<p>The development includes multiple opportunities to showcase the connection to the river. These include interpretive, education, and cultural signs and informational kiosks. The Riverwalk signage will include the Chicago River brand signage.</p>
<p> 4.5.7 Public Art & Specialty Lighting</p>	<p>Describe the proposed public art and specialty lighting</p>	<p>Throughout the development, public art will be included which may include various types of art by local artists. The art may include murals, sculpture, and other environmental artwork. A water wall and fountain is also proposed along the riverfront between the large overlook and pedestrian bridge.</p>

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LINEA 450 LVC Specification

The LINEA series features distinctly linear design qualities and exceptional versatility. Perceptively capturing today's minimal design philosophy, the reduced form is sure to retain its validity far into the future. It is available in three mounting heights in single or twin mounting configurations. The pedestrian-scale model is 15 feet, with intermediate and larger sizes at 20 and 26 feet, respectively, giving proper scale for a variety of applications. Units for bi-level mounting are available, where the street-side luminaire is mounted high and a second fixture is mounted on the sidewalk side at a lower height for pedestrian illumination. An LED illuminating bollard for low-level pathway illumination complements the family of products. CSA Listed for Wet Locations



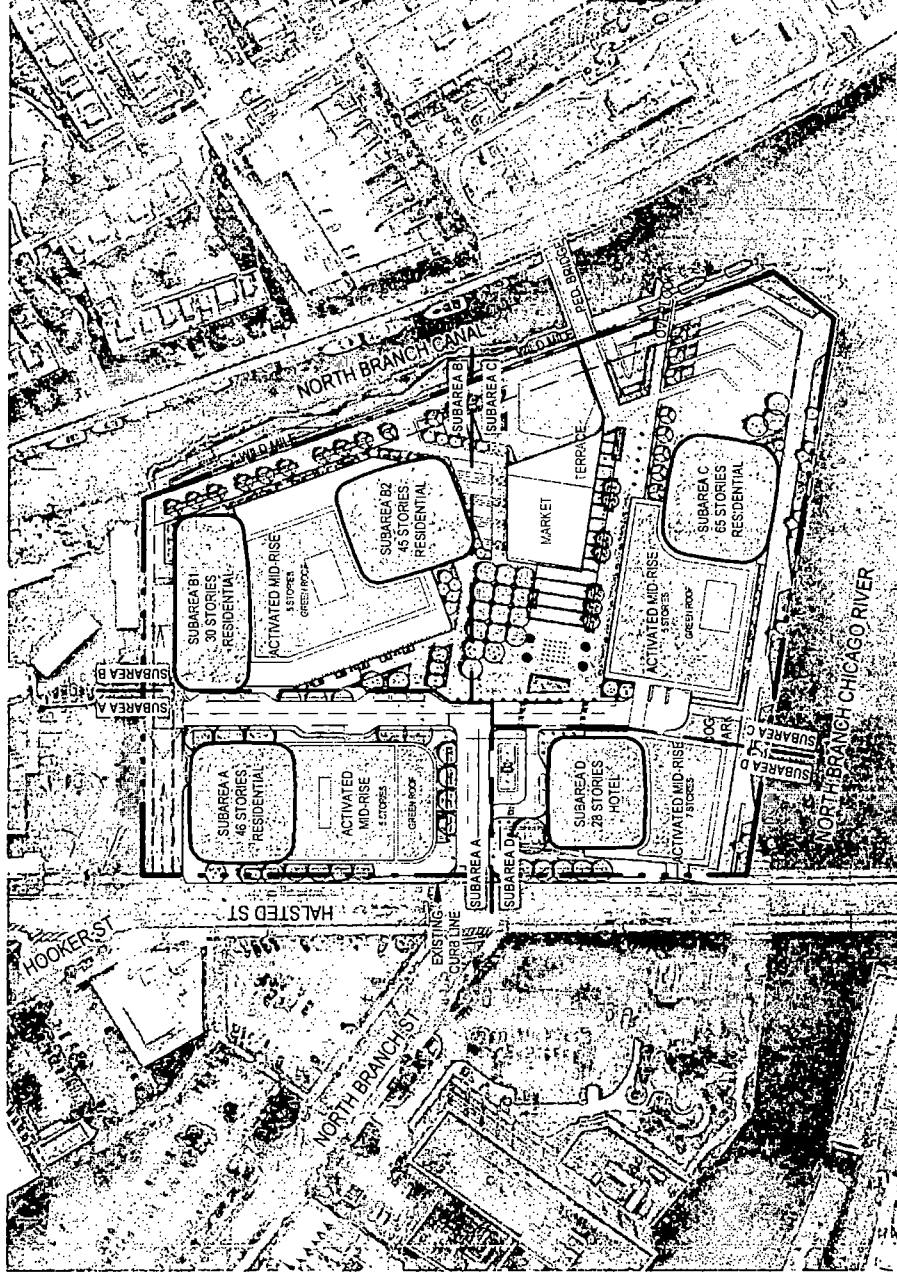
For example only, use of this cut sheet does not imply approval of or preference for product shown. This sheet is for demonstration purposes only.

Model	LED Module	Color Temperature	Distribution	Volt	Mounting	Pole	Pole Mat	Finish	Option
LN450	2LVC - 2 modules	WW - 3000K	T2 - Type II	UNV - 120-277V	A - Single Mount	15SR - 15' Straight Rectangular	A - Aluminum	SG - Silver Grey	DIM - 0-10vDC
		NW - 4000K	T3 - Type III		B - Twin Mount	X - Other (specify)	S - Steel	DG - Dark Grey GG - Graphite Grey	N - None
			T4 - Type IV					BLK - Matte Black BRZ - Dark Bronze CC - Custom Color	

Ordering Information

Specifications are subject to change without notification
 HessAmerica > Products > Lighting Products > Pole Mounted Luminaire > LINEA
https://www.hessamerica.com/Products/Lighting/Pole_Mounted_Luminaire/LINEA/

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<p>APPLICANT: ONNI HALSTED STREET CHICAGO LLC</p>	<p>DRAWING</p>
<p>ADDRESS: 901 N. HALSTED ST. CHICAGO, IL 60642</p>	<p>MASTER SITE PLAN</p>
<p>PLAN COMMISSION: 08/19/2021</p>	<p>SCALE: 1" = 160'-0"</p>
<p>Project North</p>	

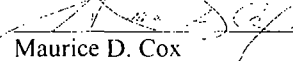


Application #20730

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: August 26, 2021

Re: Proposed Waterway Residential Business Planned Development, 901 N. Halsted St.
(Application #20730)

On August 26, 2021, the Chicago Plan Commission recommended approval of a proposed Waterway Residential Business Planned Development submitted by Onni Halsted Street Chicago LLC. A copy of the proposed ordinance, planned development statements, bulk table and exhibits is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)