

Address: 901 North Halsted, Chicago, Illinois

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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 (cast 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 J 0-20. 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 :

Suhareas 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.C3.

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 (his 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 directing riverwalk users through the site for any proposed temporary terminus of the riverwalk;
statistical information applicable to the subject Subarea, including door 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 (he 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 assignments), 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 foregoing, 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 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 contained 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.

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Gross Site Area (sl):

Area in Public Right of Way (sl):

Net Site Area (sr):

Subarea A:

Subarea B:

Subarea C:

Subarea D: Maximum Floor Area Ratio:

Subarea A:

Subarea B:

Subarea C:

Subarea D: Maximum Number of Dwelling Units:

Subarea A:

Subarea B:

Subarea C: Maximum Number of Hotel Keys:

Subarea A:

Subarea B:

Subarea C:

355,311

20,394

334,917

66,904

86,536

141,747

39,730

8.1

8.35

10.93

5.93

9.25

2,650*

485

1,150

1,015

10% of dwelling unit count of Subarea A* Per site plan approval* 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:

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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Minimum Parking:

Subarea A:

Subarea B.

Subarea C:

Subarea D: Maximum Height:

Subarea A:

Subarea B:

Subarea C:

Subarea D: Minimum Loading:

Subarea A:

Subarea B:

Subarea C:

Subarea D: Minimum Bicycle Parking:

Subarea A:

Subarea B:

Subarea C:

Subarea D:

Minimum Setbacks:

1,400

200 500 600 100

504'-0" B1: 309'-0" B2: 497'-0" 691'-0" 313'-0"

2 residential, 2 commercial

Per site plan approval

Per site plan approval

Per site plan approval

1,205

239

555

411

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

Per plans

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

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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 <<http://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 <<mailto:denise.roman@cityofchicago.org>> or orjustin.root@cityofchicago.org <<mailto:orjustin.root@cityofchicago.org>>. Applications that include off-site units should submit documentation listed on page two.

Date: o(o Zi.2t

DEVELOPMENT INFORMATION

Development Name: [lajs|cj <file:///ajs/cj>. ?^A<- ,, / ry^y.

Development Address: -jol (falslul S^f • Chicago 11^ &w

Zoning Application Number, if applicable: fy'fia. Ward: X7

If you are working with a Planner at the City, what is his/her name?

Type of City Involvement City Land Planned Development (PD)

check all that apply Financial Assistance Transit Served Location (TSL) projec |

Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received 0^ ARO Web Form completed and attached - or submitted online on

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel) [vf^ If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf) Q 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 Or|r|l| GrvtM^> Developer Contact fcoA

f<jf&^l

Developer Address Too A/. LcuctM.II <<http://LcuctM.II>> . Ui! + , ciuu*j» XL

Email fvtvt**A(9oAVII , Lu^

Developer Phone 3(2 ^kTiofH |

Attorney Name

Attorney Phone 3tl ft>fc T4.rS

TIMING

Estimated date marketing will begin 2021 Estimated date of building permit* Qt- of-fail. Estimated date ARO units will be complete 6)3 *f-y>v-l. .

*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 Date

8/17/2021

ARO Project Manager, DOH ^{Date}

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& P <£>

ARO Web Form

Applicant Contact Information

Name: Nick Burger Email: nburger@onni.com <mailto:nburger@onni.com>

Development Information

Address

Number From: 901 Street Name: Halsted

Development Name

Halsted Pointe

Submitted Date: 06/09/2021

Number To: N/A Direction: N Postal Code: 60642

Are you rezoning to downtown?: No

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

Information

ARO Zone: Higher Income

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

On-Site: 265

On-Site to CHA or Authorized agency: 0 Total Units: 265

obligation for the First ARO Units?

Off-Site: 0

Off-Site to CHA or Authorized agency: 0

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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 AKO Units 49 Additional ARO Units: 48

How do you intend to meet your ARO

On-Site 49

On-Site to CHA or Authorized agency 0 Total Units 49

obligation for the First ARO Units?

Off-Site: 0

Off-Site to CHA or Authorized agency 0

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

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PROPERTY LINE

OUTLINE OF RES TOWER ABOVE

HARTSHORNE PLUI
ARCHITECTURE

HALSTE D POINT

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PLANS AND ALL SPECIFIC
DIMENSIONS ARE SUBJECT TO BUILDING, ARCHITECT, OR
AS REQUIRED BY LAW

I-P
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STREET CH
226.4488
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SCALE DRAWING SK#

1/32" = 1'-0" 5TH FLOOR P2.4
DATE PARKING PLAI
06/15/2021

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2BED 992 SF
STUDIO
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1 BED 719 SF

t

1 BED 634 SF

10

122'-0"

06

3 BED 1173 SF

1 BED [qj 685 SF 1

1BED ra

681 SF '

6TH FLOOR TERRACE BELOW

HARTSHORNE PLUIUKARD
ARCHITECTURE 1 9 ^A^EIS 232 NORTH
CARPENTER STREET ^A^HAI CHICAGO, IL 60607
^A^H^A^H 312 226 4486 ^A^A^A^A^B HPARCHITECTURE
COM

Project North
**HALSTED
POINT-
PHASE I**

SCALE

DRAWING

SK#

J.'32|. = 1 TYPICAL P2.6
jPJ1. DATE TOWER FLOOR
PLAN ■ 7-29
06/15/2021

PLANS AND ALL CHANGES ARE SUBJECT TO REVISION AS
DEEMED NECESSARY ON ANY BASIS BY THE ARCHITECT.
ON AS REQUIRED BY LAW.

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INSET BALCONY

PROPERTY LINE

6TH FLOOR TERRACE BELOW

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ARCHITECTURE

**HALSTE
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Project North

SCAL DRAWING SK #
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I-P 232 NORTH
STREET CIP
312.226.448
IIPARCHITE
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1/32" = TYPICAL P2.8
DATE TOWER FLOO
PLAN 31-42

\\ \ /

PLANS AND ALL SPECIFICATIONS ARE SUBJECT TO REVISION
CIVIL ENGINEER'S SIGNATURE AND SEAL REQUIRED AS PER OH ARCHITECTURE
AS PER OH ARCHITECTURE M.L.A.W.

06/15/
2021

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SUBAREA "0"

APPLICANT: ONNI HALSTED STREET CHICAGO LLC ADDRESS: 901 N HALSTED ST.
CHICAGO, IL 60642

INTRODUCED: 05/26/2021 j PLAN COMMISSION: 08/26/2021 SCALE: 1" = 40' 0"

&

.dt

DRAWING

SUBAREA 'A' SITE PLAN

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SUBAREA "D"

APPLICANT: ONNI HALSTED STREET CHICAGO LLC
ADDRESS: 901 N. HALSTED ST. CHICAGO, IL 60642

/s \

DRAWING
SUBAREA 'A'
LOWER LEVEL
2 PLAN

INTRODUCED: 05/26/2021

PLAN
COM
MISSION:
ON:
08/26/
2021
SCALE:
E: 1" =
40'-0"

FINAL FOR PUBLICATION

SUBAREA "D"

APPLICANT: ONNI HALSTED STREET CHICAGO LLC
/s \

DRAWING
SUBAREA 'A'
LOWER LEVEL 1
PLAN

ADDRESS: 901 N. HALSTED ST. CHICAGO

INTRODUCED: 05/26/2021 PLAN COMMISSION: 08/26/2021 SCALE: 1" = 40' 0"

05/26/2021 COMMISSION

SUBAREA "D"

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I FOR PUBLICATION ;

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

FINAL F.QB-PURUCATION..

APPLICANT: ONNI HALSTED S
ADDRESS: 901 N HALSTED ST

DRAWING
SUBAREA
'A' 2ND
FLOOR
PLAN

INTRODU(PLAN COMSCALE: 1"
05/26/202108/26/2021

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PROPERTY LINE -«-

OUTLINE OF RES - TOWER ABOVE

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APPLICANT: ONNI HALSTED STREET CHICAGO LLC

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DRAWING
SUBAREA 'A'
5TH FLOOR
PLAN

ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642 INTRODUCED:
05/26/2021 PLAN COMMISSION:08/26/2021 SCALE: 1" - 40'-0"

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APPLICANT: ONNI HALSTED S
CHICAGO LLC ADDRESS: 901
ST. CHICAGO. IL 60642 ril: ;

DRAWING
SUBAREA
'A' 6TH
FLOOR
PLAN

INTRODUCED: PLAN COMMIS:
05/26/2021 40' 0"
2 BED

FOR PUBLICATION

6TH FLOOR TERRACE BELOW

\

APPLICANT: ONNI HALSTED STREET C
ADDRESS: 901 N HALSTED ST. CHICAG

INTRODUCE PLAN SCALE: 1" = 4'
05/26/2021 COMMISSION

DRAWING
SUBAREA 'A' 8TH-
32ND FLOOR
PLANS

METAL C LOADING

APPLICANT: ONNI HALSTED STREET C
ADDRESS: 901 N HALSTED ST. CHICAG

DRAWING
SUBAREA 'A'
NORTH
ELEVATION

INTRODUCE PLAN SCALE: 1" = ()
05/26/2021 COMMISSION:

FINAL FOR PUBLICATION

APPLICANT: ONNI HALSTED S
CHICAGO LLC

DRAWING
SUBAREA
'A' EAST
ELEVATION

ADDRESS: 901 N HALSTED ST
60642
INTRODUCED: PLAN COMMISS
05/26/2021 60'-0"

APPLICANT: ONNI HALSTED STREET CHICAGO LLC
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642

DRAWING
SUBAREA 'A'
SOUTH
ELEVATION

INTRODUCED: 05/26/2021 PLAN COMMISSION: 08/26/2021 SCALE:
1" = 60'-0"
GLASS CANOPY

METAL CANOPY

RETAIL ENTRY
MECHANICAL SCREEN
VERTICAL MULLION CAP

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APPLICANT: ONNI HALSTED STREET C
ADDRESS: 901 N HALSTED ST. CHICA

DRAWING
SUBAREA 'A'
WEST ELEVATION

INTRODUCE I PLAN COMMIS SCALE: 1" - E
05/26/2021 021 0"

SidBwalk" *jPa^gUrtt;;BaalLzne^u OHveLane.;; Lprivelam

TYPICAL STREETSCAPE - NORTH

V_y SCALE: 1/16" = V-0"

PL.

(^) TYPICAL STREETSCAPE - SOUTH

SCALE: 1/16" = V-0"

APPLICANT: ONNI HALSTED STREET C

DRAWING
TYPICAL
STREETSCAPE
SECTION

ADDRESS: 901 N. HALSTED ST. CHICA

INTRODUCE I PLAN COMMIS SCALE: As
05/26/2021 08/26/2021 indicated

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APPLICANT: ONNI HALSTED ST^{roject North}
ADDRESS: 901 N HALSTED ST.

DRAWING
Landsc
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Master
plan

INTRODU(PLAN COMSCALE: 1"
05/26/202108/26/2021

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~StjbareaJB'

FINAL FOR PUBLICATION

APPLICANT: ONNI HALSTED ST^{roject North} ^
ADDRESS: 901 N HALSTED ST.

DRAWING
Subarea
'A'
Landscap
e Plan

INTRODU(PLAN COMSCALE: 1"
05/26/202108/26/2021

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Deciduous tree with a strong central leader. Do not prune, stake, or wrap unless directed to do so. If pruning is required, do not cut leader on evergreen or pyramidal trees and only prune branches to encourage central leader growth

Remove any broken branches, tree tags, and ribbons upon approval of plant

Avoid placing soil on top of the root ball, maintain exposure of root flare. If root flare is not exposed, carefully remove excess soil. Set root ball so that base of root flare is 3" to 6" higher than adjacent finish grade (root flare is typically 6" below bud graft union on grafted trees)

Cut and remove all cords, twine, rope, wire, burlap, and plastic wrap from around top half of root ball and trunk. If root ball is enclosed in a wire basket remove top half of wire basket and fold remaining points down into planting hole

Mulch, 3" depth, typ. Taper mulch to 1" depth at tree trunk.

Prepare a 3" minimum height saucer around pit for watering
Finish grade

Set root ball on undisturbed or compacted subgrade. If hole is too deep, add and compact additional fill before setting tree.

Flare and roughen planting hole edges and sides. Hole size to be twice as wide as root ball diameter. Root flare must be visible at grade.

Shade Tree Planting

APPLICANT: ONNI HALSTED STREET CH

r ^

DRAWING

ADDRESS: 901 N HALSTED ST.

**Landscap
e Detail**

INTRODUCE PLAN COMMISCALE:
05/26/2021 08/26/2021

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5'x5' Tree grate in two sections

1/2" Maximum square opening for pedestrian safety and A.D.A. Compliance
Concrete anchors 1/2" nelson anchors machine welded to frame

Frame jig welded from 1-3/4" x 1-3/4" x 1/4" steel angle to ASTM A36
1/2" x 1" x 1/4" thick grinding pads for leveling, typ. 4 or more places

Anchors added to outside of center sections and to inside of extension sections, same stud and core as used in center grate, typical

Support beam, typical

NOTES.

1. Market Street cast iron tree grate by Neenah Foundry
2. Frames are to be custom with additional supports for long runs 3 Refer to manufacturer's instructions for installation.

18" opening, expandable

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

APPLICANT: ONNI HALSTED STREET CH

r ^

DRAWING

ADDRESS: 901 N HALSTED ST.

Landscape
Detail

INTRODUCE PLAN COMMISCALE:

05/26/2021 08/26/2021

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Tree Grate - 5'x5'

Black lava rock - fill to bottom of tree grate

Thickened sidewalk on all four sides of grate

Topsoil continuous in tree grates, See Specifications

NOTES

1. Refer to manufacturer's instructions for installation

1 3/4" x1 3/4" x 1/4" steel angle 1/2" nelson stud welded to frame

STANDARD CONCRETE ANCHOR

Tree Grate Connection

APPLICANT: ONNI HALSTED STREET CH
ADDRESS: 901 N HALSTED ST.

INTRODUCE PLAN COMMISCALE:
05/26/2021 08/26/2021

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DRAWING

**Landscap
e Detail**

Typical Sidewalk Through Tree Grate

APPLICANT: ONNI HALSTED STREET CH
ADDRESS: 901 N HALSTED ST.

DRAWING
**Landscap
e Detail**

INTRODUCE PLAN COMMISCALE:
05/26/2021 08/26/2021

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Code	Botanical Name	Common Name	Size	Qty	Notes
Shade Trees					
QBI3	Quercus bicolor	Swamp White Oak	4"		
GTK3	Gleditsia triacanthos var inermis 'Skyline'	Skyline Thornless Honeylocust	4"		
ULM3	Ulmus japonica x wilsoniana 'Morton'	Accolade™ Elm	4"		
Shrubs					
CSI24	Cornus sericea Isanti	Dwarf Redtwig Dogwood	24" HT		
DL024	Diervilla lonicera	Dwarf Bush-honeysuckle	24" HT		
F0G24	Fothergilla gardenii	Dwarf Fothergilla	24" HT		
RHG24	Rhus aromatic Gro-Low	Gro-Low Fragrant Sumac	24" HT		

Perennials

ACE6	Allium cernuum	Nodding Pink Onion	1 GAL	Plant 12" O.C.
AQC6	Aquilegia canadensis	Columbine	1 GAL	Plant 12" O.C.
CAK6	Calamagrostis x acutiflora 'Kari Forester'	Karl Forester Feather Reed Grass	1 GAL	Plant 12" O.C.
CBR6	Carex brevior	Plains Oval Sedge	1 GAL	Plant 12" O.C.
CFL6	Carex flacca	Blue Green Sedge	1 GAL	Plant 12" O.C.
CPE6	Carex pensylvanica	Pennsylvania Sedge	1 GAL	Plant 12" O.C.
SS06	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 GAL	Plant 18" O.C.
SHE6	Sporobolus heterolepis	Prairie Dropseed	1 GAL	Plant 18" O.C.

Plant List

APPLICANT: ONNI HALSTED STREET CH

DRAWING

r y

ADDRESS: 901 N HALSTED ST.

Landscape Detail

INTRODUCE PLAN COMMISCALE:
05/26/2021 08/26/2021

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North Branch
Framework & Design Guidelines Checklist

Principle-1.1: All 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!

North Central 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!

Yes No

Principle 1.2: Facilitate business expansion and relocation to elsewhere within Chicago's industrial Corridor.

Are any existing businesses located in or transitioning as part of proposed project?

Principle 2.6: Assess feasibility of a north-south/transitway... Is the proposed 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... transitway... Yes 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

Urban Design and Best Practices to Support Goal 2... Which of the following does the proposal consider and substantially address? Please describe how. 1 Street Hierarchy [A] Transit Access [B] Riverfront Setback [C] Pedestrian River Access 30' setback along riverfront & proposed wild mile Is the proposal site adjacent to an identified right-of-way connectivity point identified in the North Branch Framework? If so, how is the project accommodating these connections?

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 or the North Branch transitway? If so, how is the project accommodating these or proposing to improve these? Signal modernization at North Branch St and Halsted St, improvements to pedestrian crossings, widen 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? 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? .v./

a Bb c d e f g

Providing Divvy docking station site dropoffs for Uber/Lyft/Rideshare in order to mitigate/remove traffic on H St.

Is the proposal site adjacent to a potential water taxi stop?

If so, how is access being "accommodated in the proposal?"

Yes 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 being provided around, designed for a range of ages on-site? If so, how many acres? Please describe how open space (s) will be programmed.

Yes i, ... 3.9 acres No

Market plaza, over 1,300 linear feet of Riverwalk, terraced hardscape/landscape areas, open lawns, fully accessible and family friendly

Principle 3.2: Connect the proposed development, providing access to the improvements of the pedestrians, bicycl connecting to existing

Yes No

Refer to cross section

If so, please describe how the proposal will accommodate the potential trail connection s open space. Please provide a site plan for review.

Principle 3.3: Connect the North Branch the proposed development active park near the inters adjacent to the potential North Branch Loop Trail/606 intersection?

Yes No

Principle 3.4: Enhance local and other wildife habitat strategic Habitat

Yes No

Principle 3.5: Create not less than one of the potential sites for open spaces within recreational fields within the proposed development's

If so, how is the proposal accommodating a potential recreational field? Please

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Planned Developments for sports and recreational activities..

boundaries? .

provide an acreage..

Yes 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?
 Yes No

What is the typical setback dimension proposed? .

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?
1.'■"-..■'■

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. . . . '■■■y ■/■"'.;■[■; "A- ■ f.
HYes No

Underbridge Connections -

Does the proposed development require an underbridge connection; in order to create a connection to the river trail? .."!.
 Yes No

Lookouts and Gathering Spaces ^ . ,

Will the proposed development provide any scenic overlooks or gathering spaces? Please provide a site/landscape plan for review:
 Yes No

■ Please describe the strategies being implemented to accomplish the enhancement of local waterways for people and nature. Please provide a site/landscape plan for review. . . . j.fish, ^ ^wildlife through strategic habitat restoration and creation efforts

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
Please describe the strategies being implemented to accomplish the

Vegetation and Biodiversity ■ ;

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guidelines. Please provide a site/landscape plan for review: «!*

Green Infrastructure and Stormwater Management

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
Please describe the green infrastructure and stormwater management strategies being implemented within the proposed development. . .

Bird-Friendly Design

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
Please describe the bird friendly design strategies being implemented within the proposed development.
Bird friendly glass where applicable. Refer to provided design guidelines.

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6.0 IMPLEMENTATION

Project Information

Project Location

Protect Address ...

Type of Project (land use) Size of Project; Is this a river dependent or critical service use" Yes No

Character Zone :j Northwest Zone a South Branch Zone
« North Branch Zone 11 Southwest Zone
r. Loop Zone r. Bubbly Creek Zone

30 ft river setback (as verified by plat of survey) Yes No

Public Access * Yes ; No

Chicago River Design Guidelines

3.2 Multi-Use Path

3.2.1 Design Criteria 3.2.2 Public Access

3.2.3 Minimum Path Width, select all that apply

3.2.4 Paving and Materials, select all that apply

• Yes

i. Yes

u N/A, please describe

c Separated 12' bicycle. 8' pedestrian

• Combined, 16'

m Granite

c Architectural Granite * Poured-in-Place Concrete i Concrete Pavers :: Unit Pavers

u No -i No

rj Combined. 10'

n Combined, 10' with 2' paved, gravel, or mowed shoulders

Other, please describe below

n Permeable Pavers

n Asphalt

u Decomposed Aggregate : i Other, please describe below

Comments, please not which section from the list above (eg 3.2.3) you are describing ;

\ 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, select a. If applicable

Benches & Tables, one per 200 linear feet (LF) of river frontage

Trash and Recycling Receptacles, one metal trash and one metal recycling receptacles per 250 linear feet (LF) of river frontage

■ Stainless Steel

Galvanized Steel • Powder Coated Steel • Total Benches Total Tables LF of river frontage Total Trash Receptacles Total Recycling Receptacles

ii Yes

■ Hardwoods, describe below

■ Recycled Plastic Lumber, describe below

■ Other, please describe below

1342

13+

0

1342

6

6

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

of river frontage. Total Seating Areas

Furnishings, Each seating area should provide a minimum of two benches and one trash receptacle

1342 3

13+

Color Temperature, LED bulbs that provide white light with a color temperature of 3000K or below Light Pollution Additional Features Security Lighting

■ 3000K or below

■ Dark Sky Compliant

* Yes, please describe below

■ Yes

■ : Other, please describe below u Other, please describe below

r.i N/A ; No 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

3.5.1 Local Wayfinding Guidelines

Brand and Identity Yes/No/N/A

Directional Signage, indicate total signs Yes/No/N/A

Mile Marker Signage, indicate total signs Yes/No/N/A

Regulatory Signage, indicate total signs Yes/No/N/A

Identity Signage, indicate total signs Yes/No/N/A

Comments, please note which section from 3.6 Throughout the proposed riverfront and site, signs will be included for brand support and the following above you're describing: 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

Disturbance, minimize site disturbance

Protection, protect existing vegetation during construction by installing tree protection fence. Tree Preservation and Removal, preserve mature, healthy, native shade and evergreen trees. 3.7.2 Plant Selection Guidelines

Plant Selection, per Appendix 7.4 Identify total number of plants selected from Appendix list

Fencing, 4-6' ornamental metal fence for vehicular use areas, 4' ornamental metal fence for non-vehicular use areas

Trees, 2 per 25 LF of river frontage for vehicular use areas, 1 per 25 LF for non-vehicular use areas. Hedges, continuous hedge on the river side of fence is required for vehicular use areas

Foundation Plantings, required for non-vehicular use areas

Yes/No/N/A

Yes/No/N/A Yes/No WA

Yes/No/N/A

Submerged;

Emergent

Riparian

Upland

Yes, height

Yes/No/N/A

LF of river frontage Total Vehicular Area Trees Total Non-Vehicular Area Trees

Yes/No/N/A

Yes

Yes/No/N/A

uNo i.i No □ No

I No

Plans will comply with Appendix 7*

Comply with Appendix 7.4

Plans will comply with Appendix*

n No

:i No

:No

CommiOnIS, please nOtO Which SeCrOn frOtS 137 Th-cughouth*propos-(l nvefrjntand silM.thn proposed landsapo will comply with the Chicago River Design Guid*-nos
Plant selection will provide habitat, increas* biodivers.ly p-ovide four-season inter es*, and help establish a healthy river ecosystem Currently, the situ is wnull-trny bul.l out a:vS doesn't have any ocslng l.miscapo but the proposed plan w:) provide a wide var-e* y o' plant commi.init.es <http://cormi.init.es> that will .nclude a com bn allo.: of up*and emergent and submergent species Tho nix:ng j shout pile is being reused so th'i riparian/nverbank coimmunity will not be available All plants will comply with Appends 7.4
; *Plant selection will bi si-biect to Juil'u situ Vaar. approval

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3.8 Riverbank Treatments

3.3.1 Riverbank Guidelines

Existing s'opad -verbank :s ro be-. rata ned and imp-oved

3.9 River Edge Treatments

3.9 River Edge Guidelines

Describe the proposed river edge stabilization and enhancement treatments

The existing s'peciallu is being reused but the Project team has been m 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 :;o.j:dw:ilk a-itt Heating wetlands eu'sisilfrl with concepts in the Wild Mile plan and the Chicago River Design Guide; :il:S

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 (be proposed sioped bank {re a l men is

3.11 Vertical Bulkhead or Seawall Treatments

3.11 Vertical Bulkhead or Seawall Guidelines

Describe the proposed vertical bulkhead and seawall guidelines treatments

The existing shcelpile is being reused but the Project team has been m 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 boaravar* and foodflig wetonefs mnsis.irnf wityr concepts m (r-i WM ftivVs ptari .inu' (fia Chicago fl'mjr Design Guidci.nes

Improvement 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

5 Yes . height . n N/A

• Yes, height . c N/A

eYes
g N/A

3121 Design, Orientation, and Massing of New Structures and Buildings

Placement, locate buildings and vehicular areas outside of the river setback

River-facing facade, river-facing facade should be designed as a principal or major facade

iYes
• N/A

a Yes
:i N/A

- Yes
• N/A ■ yes
• N/A

Massing and Articulation, locate tower buildings with active frontage adjacent to nvo' setback area Step back massing along river Locate taller buildings behind low buildings Neighborhood Transitions, step down height of buildings to transition to lne scale of adjacent neighborhoods First Floor, activate first floors of butidings with d: recl access l.o river and multi-use path

Wildlife, incorporate bird-friendly design standards into building des.gns Sunlight, river corridor should have sunlight lor approximately six (6) hours per day l'nnlementuUon

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

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312 2 Screening Giideimes Ouldoc- Storage 'f necessaiy. slcage areas shoi.'d be localed beyond the minimum 30' setback area
Mater=a's. se'oct a'! iriat app'v

Walls anc Fences, scocnmg walls and fences should bo planted w.th vines ai the base

Access, fencing that separates the river'on! from '.be outside of the setback a;ea should be avoided 3 13 Transition Between Adjacent Developments

■ Yes heiont - - -
-N/A

r Poured-ii"-Placc Concrete
:: Sui t .-ace Cnceto Masonry Units
 Ground Face Concrete Masonry Units
r. Yes
? N/A

■ Yes

_ N/A

■ No

- Heavy Wood

; Other please describe below -No

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.

Chicago Rivet Design Guidelines

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Menu of Improvements

4.1 Overview

4' Application

PD Projec: SV.e

••Large. >1.98C; LF o' nverfront

Medium. 560-1.9S0 IT of riverfront Tola: cpected Menj !lyns Required II of Priorit!// Menu Items

O-.hen

5-10 1

4 3 Nature To be coordinated with Riverfront Ecology and Governance Task Force as part of future site plan approval'

■V? i 3 2 New Naturalized Shoreline (priority)

Describe the proposed new naturalized shoreline. The existing sheetpile is being reused but the Project team has been in discussions

shoreline improvements

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 and 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 foot 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

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

j 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.

ff) 4.4.5 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.

(jj) 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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4.5 Connectivity
Or

4.5.2 Under bridge Connections

Describe the proposed under-bridge connections

4.5.3 Enhanced Connections to Street & Transportation Network

Describe the proposed enhanced connections to the street and transportation network

j 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.

4 5 4 Elevator / Increased Accessibility

Describe the proposed elevator; increased accessibility

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.

4 5 5 Cantilevered & Floating Walkways

Describe the proposed cantilevered and floating walkways

As noted, the development will include multiple overlooks, a floating boardwalk, and a pedestrian bridge connected to the adjacent development.

4 5 6 Interpretive Signage

Describe the proposed interpretive signage

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.

4 5 7 Public Art & Specialty Lighting

Describe the proposed public art and specialty lighting

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.

Chicago River Design Guidelines

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LINEA450LVC 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.

LED
Model Module
2LVC- 2 LN450 modules

WW-3000K NW-4000K
Color

Temperature Distribution

T2 - Type II T3 ■ Type III T4 - Type IV
Pole
Mat Finish Option
A - DIM - o-iovDC
Aluminum SG - Silver Grey Dimming

X - Other (specify)

S-Steel DG - Dark Grey N • None
GG • Graphite ,Grey

^■&-V^Sfi5j^*;*;
^'Bronze' ,:;'
* CC -Custom Color

Ordering Information

Specifications are subject to change without notification

HessAmerica > Products > Lighting Products > Pole Mounted Luminaire) LINEA
https://www.hessamerir.a.co,m/Products/Lighting/Pole_Mounted_Luminaire/LINEA/ <http://www.hessamerir.a.co,m/Products/Lighting/Pole_Mounted_Luminaire/LINEA/>

Chicago River Design Guidelines

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)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602