

Address: 1001 West Chicago Avenue and 727 N. Milwaukee Avenue, Chicago, Illinois

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Residential-Business Planned Development No. 1263, As Amended.

Plan Of Development Statements.

1. *The area delineated herein as Residential-Business Planned Development Number 1263, as amended ("Planned Development"), consists of approximately ninety thousand two hundred forty-ftve (90,245) square feet or two point zero seven (2.07) acres of real property *("Subject Property"), as shown, which is depicted on the attached Planned Development Boundary and Property Line Map. The Applicant/Owner - 1001 Chicago LLC, a Delaware limited liability company, has filed this application on its own behalf and upon its own volition.)*
2. The requirements, obligations and conditions contained within this Planned Development, as amended, shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the

Subject 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 of the Chicago Zoning Ordinance.]

3. All applicable official reviews, approvals and/or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustments to any right-of-way (ROW) shall require a separate submittal to the Chicago 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 this 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/or the Chicago Department of Transportation (CDOT). Closure of all or any public street or alley, during demolition or construction, shall be subject to the review and approval of the Chicago Department of Transportation (CDOT).

All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation's Construction Standards, for work in the public way, and shall be in compliance with the Municipal Code of Chicago accordingly.

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Prior to the issuance of any "Part II" Approval, the submitted plans for the Planned Development, as amended, must be approved by the Chicago Department of Transportation (CDOT).

4. This plan of development consists of sixteen (16) Statements; a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; 2nd and 3rd Floor Plans; a Site Plan/Landscape Plan; a Green Roof Plan; a Vehicular Use Area Plan; 727 N Milwaukee Northeast Elevation, 727 N Milwaukee Southeast Elevation, 727 N Milwaukee Southwest Elevation, and 727 N Milwaukee Perspectives prepared by FitzGerald Associates Architects and dated July 19, 2018; and the design exhibits set forth in the approved Administrative Relief granted on May 13, 2016. 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 Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the tenets of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are allowed in the area delineated herein as Residential-Business Planned Development Number 1263, as amended: multi-unit residential; townhomes; financial services; office; except electronic data storage; personal service; retail sales; indoor participant sports and recreation; general food and beverage retail sales; eating and drinking establishments (including tavern); accessory off-street parking and loading; non-accessory off-street parking is permitted, but only in the underground garage of the north building; and accessory uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, as amended, subject to the review and approval of the Department of Planning and Development (DPD). Off-premises signs are prohibited within the boundary of the Planned Development, as amended.
7. For purposes of height calculations and measurements, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration (FAA).
8. The maximum permitted floor area ratio (FAR), for the Property, shall be in accordance with the attached Bulk Regulations and Data Table (P.D. Exhibit). For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR, identified in the Bulk Regulations and Data Table, has been determined using a net site area of 90,245 square feet and a base FAR of 5.0.
9. Upon review and determination, and pursuant to Section 17-13-0610 of the Zoning Ordinance, Part II Review shall be assessed a fee, by the Department of Planning and Development (DPD). The fee, as determined by staff at the time of submission, is final and

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binding on the Applicant and must be paid to the Chicago 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 corresponding regulations and guidelines, including Section 17-13-0800 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (DPD). Any interim reviews associated with Site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The terms and conditions of development, under this Planned Development ordinance, may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator, upon written application for such modification, by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
12. 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 Subject Property. Plans for all buildings and improvements, within the Planned Development Boundary, shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD), to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

13. 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.
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 H Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges the city's ongoing and evolving initiatives to enhance awareness of, and support and encourage participation by, Minority and Women's Business Enterprise certified contractors and local city residents. To assist the city in promoting such MBE, WBE and local city resident involvement, the Applicant has already provided the Department of Planning and Development with any preliminary outreach plans designed to elicit MBE, WBE and local city resident participation, such submission may include copies of certified letters, and receipts of such, sent to MBE/WBE contractor associations and the ward office of the alderman in which this project is proposed to be located. In conjunction

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with the Applicant's submission for Part II Permit Reviews, the Applicant will provide DPD, and upon request, the full Plan Commission, with all responds to any preliminary outreach plans and certified letters, updates on any associated communications or meetings and anticipated percentages of MBE, WBE and local city resident participation. Prior to issuance of their Certificate of Occupancy, the Applicant will provide DPD with their actual level of MBE and WBE certified contractor and local city resident participation. All such details will be provided in a form acceptable to the Zoning Administrator or Commissioner of the Department of Planning and Development.

16. This Planned Development, as amended, shall be governed by Section 17-13-0612, et seq. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development (DPD) shall initiate a zoning map amendment to rezone the Property to DX-5 Downtown Mixed-Use District.

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*Bulk Data Table Combining The 1001 W. Chicago Ave. Buildings (72S And 73S N.
Morgan St. Addresses) And The 727 iV. Milwaukee Ave. Building.*

Gross Site Boundary Area (per revised P.D.):

Area of Public Right-of-Way:

Net Site Area:

1001 West Chicago Avenue: 727 North Milwaukee Avenue: Vacated Public Alley:

Permitted Floor Area Ratio:

Actual Floor Area Ratio:

Maximum Number of Dwelling Units:

Minimum Number of Off-Street Parking Spaces to be provided:

139,303 square feet (3.197 acres) 49,058 square feet (1.13 acres) 90,245 Square feet (2.07 acres) 81,849 square feet (1.879 acres) 7,470 square feet (0.171 acre) 926 square feet(0.021 acre) 4.70 (per approved P.D. 1263) 4.36 FAR

Calculated as follows:

383,834 square feet (1001 West Chicago Avenue, allowable building area) 9,463 square feet (727 North Milwaukee Avenue, allowable building area)
393,297 square feet gross building area/ 90,245 square feet site area = 4.36 FAR

363 Units

243 parking spaces

Minimum Number of Bicycle Parking Spaces: 363 bicycle spaces Minimum Off-Street

Loading Spaces:

- 1) Space at 12 feet by 50 feet (738 North Morgan Street)
- 2) Spaces at 10 feet by 25 feet

(0) Spaces required for 727 North Milwaukee

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Setbacks from Property Line:

Maximum Building Height:

738 North Morgan Street (North Building):

728 North Morgan Street (South Building):

727 North Milwaukee Avenue:

Avenue under DX-5 Zoning District

In substantial compliance with the attached Site Plan

Approximately 152 feet in height (per approved P.D. 1263 Administrative Relief letter dated May 13, 2016 from Pal Scudiero)

Approximately 188 feet, 4 inches in height (per approved P.D. 1263 Administrative Relief letter dated May 13, 2018 from Pat Scudiero)

47 feet in height

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Planned Development No. 2nd Floor - Planned Development Boundary & Property Line Map

264 56'

W. CHICAGO AVE 198 56'

Planned Development Boundary Line

33'-0"

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June Plan 19,

Planned Development No 3rd Floor Plan

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Planned Development No. Site / Landscape Pla!

ALL NEW PARKWAY TREES

TO BE 4"(MIN) CALIPER IM

6"X6" "AT GRADE"

PLANTERS

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ALL NEW PARKWAY TREES TO BE 4" (MIN) CALIPER IN "AT GRADE" PLANTERS

ALL NEW PARKWAY TREES TO EE 4" (MIN) CALIPER IN AT GRADE PLANTERS

ALL NEW PARKWAY TREES TO BE 4"(MIN) CALIPER IN 6"X6" "AT GRADE" PLANTERS

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Planned Development No; Green Roof Plan

- 4th Floor Amenity Deck-
- 13th Floor Roof
- Amenity Bridge -Roof of Auto Bridge At 4th Floor Below
- 16th Floor Roof
- 15th Floor Amenity Deck
- Mechanical Penthouse Roof

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Planned Development NoF'AL FOR PiM'CAT! Vehicular Use Area _Plan

Building 1 5,230 sf VUA
W. SUPERIOR ST.
Building 1 4,117 sfVUA
W. HURON ST.

W CHICAGO AVE

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Planned Development Noras, for p'JS! ictfION 727 N Milwaukee Northeast Elevation

4 4 "

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Transparent Glass and Metal Window

Brick Veneer

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Planned Development No. ^ for 727 N Milwaukee Southeast Elevation

46"-11"

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Brick Veneer

Transparent
Glass
Window

and

Metal

Stone Base

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Planned Development Ordinal for public at 727 N Milwaukee Southwest Elevation

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Brick
Veneer

V////////,

Transparent
and Metal Window

Glass

Stone Base

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Planned Development No. 727 N Milwaukee Perspectives

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MORGAN ST. LOOKING SOUTHWEST

AERIAL - LOOKING SOUTHEAST

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July