

# PD 1434

## Table of Contents

<b>09/25/2025 PD Amendment</b>	<b>2</b>
Ordinance	2
Statements	3
Bulk Table	23
Exhibits	25
Design Guidelines	58
<b>01/15/2020 PD Amendment</b>	<b>65</b>
Ordinance	65
Statements	66
Bulk Table	85
Exhibits	87
Design Guidelines	104
<b>12/12/2018 PD Adoption</b>	<b>119</b>
Ordinance	120
Statements	121
Bulk Table	140
ARO	143
Exhibits	144
Design Guidelines	161

*Reclassification Of Area Shown On Map No. 4-F.*  
(As Amended)

(Application No. 22813)

(Common Address: 101 -- 213 W. Roosevelt Rd./1200 -- 1558 S. Clark St.)

[SO2025-00018863]

WRBPD 1434, 99

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Waterway Residential-Business Planned Development 1434 symbols and indications as shown on Map Number 4-F in the area bounded by:

West Roosevelt Road; South Clark Street; a line beginning at a point 116 feet north of vacated West 16<sup>th</sup> Street, as measured along the west line of South Clark Street that is westerly 135.20 feet along the arc of a circle having a radius of 375.00 feet concave northerly and whose chord bears north 79 degrees, 49 minutes, 52 seconds west, a distance of 135.20 feet; a line north 69 degrees, 46 minutes, 04 seconds west, a distance of 101.85 feet; a line north 69 degrees, 49 minutes, 57 seconds west, a distance of 26.00 feet; a line along the arc of a circle having a radius of 407.80 feet concave southerly and whose chord bears north 75 degrees, 52 minutes, 04 seconds west, a distance of 85.51 feet a distance of westerly 85.67 feet; a line north 83 degrees, 47 minutes, 05 seconds west, a distance of 164.45 feet; a line north 69 degrees, 43 minutes, 24 seconds west, a distance of 25.16 feet; a line north 43 degrees, 07 minutes, 24 seconds west, a distance of 31.91 feet to a point on the easterly dock line of the former South Branch of the Chicago River; a line south 46 degrees, 47 minutes, 47 seconds west, along the easterly dock line of the former South Branch of the Chicago River a distance of 73.33 feet; a line south 89 degrees, 54 minutes, 55 seconds west, a distance of 32.69 feet; a line south 49 degrees, 36 minutes, 35 seconds, a distance of 46.38 feet; a line north 89 degrees, 54 minutes, 55 seconds east, a distance of 296.25 feet; a line easterly along the arc of a circle having a radius of 375.00 feet concave southerly and whose chord bears south 78 degrees, 32 minutes, 39 seconds east, a distance of 109.97 feet for a distance of 110.36 feet; a line south 69 degrees, 46 minutes, 04 seconds east, a distance of 136.90 feet; a line easterly along the arc of a circle having a radius of 391.00 feet concave northerly and whose chord bears south 79 degrees, 33 minutes, 50 seconds east, a distance of 135.64 feet for a distance of 136.33 feet; South Clark Street; vacated West 16<sup>th</sup> Street; a line 155.40 feet west of and parallel to South Clark Street; the north line of vacated West 16<sup>th</sup> Street; and the South Branch of the Chicago River,

to those of Waterway Residential-Business Planned Development Number 1434, as amended.

SECTION 2. This ordinance shall be in force and effect from and after its passage and publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Waterway Residential-Business Planned Development  
No. 1434, As Amended.*

*Plan Of Development Statements.*

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1. The area delineated herein as Waterway Residential-Business Planned Development Number 1434 (the "Planned Development" or "PD") consists of approximately 2,091,181 square feet of net site area (after right-of-way adjustments contemplated herein) together with certain portions of adjacent rights-of-way, which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Roosevelt/Clark Partners, LLC.
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 for purposes of this statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground/air-rights lessors of the Property, subject, however, to the following exceptions and conditions: (a) any changes or modifications to this Planned Development applicable to or in a given subarea need only be made or authorized by the owners and/or any ground/air-rights lessors of such subarea; provided, however, that for so long as the Applicant or any affiliate thereof owns or controls any part of the Property, any application to the City for any such changes or modifications (administrative, legislative or otherwise) must in all cases be additionally authorized by the Applicant, (b) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein and (c) for so long as the Applicant or any affiliate thereof owns or controls any part of the Property, such entity may apply for any changes or modifications (administrative, legislative or otherwise) without the consent of any other owner or owners. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein including any ground or air-rights leases. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein including any ground or air-rights leases (but not including an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred the term "Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall

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thereafter be released from any and all obligations or liability hereunder; provided, however that the Applicant's right to authorize changes or modifications to this Planned Development for so long as it owns or controls all or any portion of the Property as set forth in clause (a) of this Statement Number 2 above shall not be deemed amended or transferred to apply to a transferee (or its beneficiaries as aforesaid) unless expressly assigned in a written instrument executed by the original Applicant hereunder.

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. Proposed right-of-way adjustments are shown in the attached "Right of Way Adjustment Map," including the proposed dedication of approximately 263,556 square feet of new right-of-way. To the extent CDOT determines that compensation is payable to the City by the Applicant for existing right-of-way to be vacated, the Applicant shall receive credit on a square footage basis for all right-of-way to be dedicated in determining such compensation.

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. This may include but is not limited to:



## FINAL FOR PUBLICATION

- Construction of LaSalle Street south of the intersection of Roosevelt Road with Delano Court. As part of the proposed development, the intersection, including the traffic signal, will be modified as follows:
  - o The LaSalle Street approach will provide two inbound lanes and three outbound lanes striped to provide an exclusive left-turn lane, a through lane, and an exclusive right-turn lane.
  - o The Delano Court approach will be restriped to provide an exclusive left-turn lane, a through lane, and an exclusive right-turn lane.
  - o The traffic signal phasing will be modified to provide protected-permissive left-turn phases, concurrent green phases for the northbound and southbound through/right-turn movements, and right-turn overlap phases.
  - o The east leg of the intersection will be restriped to provide an exclusive left-turn lane.
  - o The existing eastbound bus lane along the west leg of the intersection will be restriped to be a shared bus lane and right-turn only lane.
  - o LaSalle Street will be built from Roosevelt Road to 13<sup>th</sup> Street and from 13<sup>th</sup> Street to 14<sup>th</sup> Street.
- *Construction of 13th Street* to connect Clark Street to the proposed LaSalle Street.
  - o 13th Street will provide two outbound lanes at its signalized intersection with Clark Street striped for an exclusive left-turn lane and an exclusive right-turn lane. Clark Street will be restriped to provide an exclusive northbound left-turn lane.
  - o 13th Street will have unsignalized, "T" intersections with both legs of LaSalle Street.
- Construction of 14th Street to connect Wells Street with the proposed LaSalle Street.
- All traffic signal equipment must be installed as to provide minimum pedestrian clearance requirements, 9 foot clear of any obstacles. Corner clips should be provided when sufficient public way space is not adequate to meet the minimum pedestrian clearance space.
- In conjunction with the following Phase 1 intersection improvements/modifications, any and all signalized intersections that are improved/modified must include the additional equipment upgrades of ATC Controller and Cabinet/Foundation with Nema Timing Plans, and fisheye camera system with cellular modem:

Intersection	Improvements
Roosevelt Road with Delano Court/Proposed LaSalle Street (Phase I)	<ul style="list-style-type: none"> <li>• Modify intersection, signal, and timings to accommodate 4th (south) leg</li> <li>• Northbound approach will provide two</li> </ul>

## FINAL FOR PUBLICATION

inbound lanes and three outbound lanes striped for an exclusive left-turn lane, a through lane, and a right-turn lane

- Restripe existing median to provide westbound left-turn lane
- Restripe the southbound approach to provide an exclusive left-turn lane, a through lane, and an exclusive right-turn lane
- Provide westbound protected/permissive left-turn phase
- Provide protected/permissive left-turn phases for the northbound and southbound approaches
- Signage and striping should be provided allowing right-turn movements onto LaSalle Street from the existing eastbound bus lane
- Provide high visibility crosswalk and pedestrian signals on the south leg

18<sup>th</sup> Street with Union Avenue

- Provide pedestrian countdown signals

18<sup>th</sup> Street with Ruble Street

- Provide pedestrian countdown signals

18<sup>th</sup> Street with Wentworth Avenue

- Adjust to provide protected/permissive left-turn phases for the eastbound and westbound approaches
- Optimize signal timings

18<sup>th</sup> Street with Clark Street

- Provide pedestrian countdown signals

Clark Street with 13<sup>th</sup> Street (Phase I)

- Modify existing intersection, signal, and timings to accommodate 3rd (eastbound) approach
- Eastbound approach will provide two inbound lane and two outbound lanes striped to provide exclusive left-turn and right-turn lanes
- Restripe the existing northbound travel lanes to provide a northbound left-turn

## FINAL FOR PUBLICATION

- lane and a through lane
  - Provide northbound protected/permissive left-turn phase
  - Provide pedestrian countdown timers for the north leg of the intersection
  - Provide high-visibility crosswalks on the north leg of the intersection
  - Provide fisheye camera system with cellular modem
- Wells Street with 14<sup>th</sup> Street
- Provide a westbound approach with an exclusive left-turn lane and an exclusive right-turn lane
  - Provide a raised intersection
  - Provide all way stop control
- Wells Street with 15<sup>th</sup> Street
- Provide a westbound approach with an exclusive left-turn lane and a shared through/right-turn lane
  - Provide all way stop control
- LaSalle Drive with 13<sup>th</sup> Street (Phase I)
- Provide a single eastbound travel lane
  - Provide two westbound travel lanes striped as an exclusive left-turn lane and a through lane
  - Provide two northbound lanes striped as a northbound left-turn lane and an exclusive right-turn lane
  - Install stop signs for all approaches
- Wells Street Corridor
- Coordinate with CTA for the provision of a Wells Street/Wentworth Avenue bus route
  - Utilize Wells Street for post-game bus staging of CTA buses and shuttles
- Clark Street with Polk Street
- Provide eastbound right-turn overlap phase

The Applicant acknowledges that LaSalle, 13<sup>th</sup>, 14<sup>th</sup> and 15<sup>th</sup> Streets as contemplated in this plan, are to be dedicated Public Right of Way pursuant to the CDOT Dedication process. These roads must be constructed and dedicated in conjunction with the development of the

## FINAL FOR PUBLICATION

adjacent parcels, or as required by subsequent traffic studies and site plan approval of any development parcel.

The Applicant will provide fully charging Divvy stations in accordance with CDOT standard siting and installation standards as follows:

- Two stations in conjunction with Phase I of the development.
- Additional stations will be reviewed and may be required in conjunction with future subsequent phases of the development, as determined during site plan approval.

The Applicant will continue to work with CDOT to implement Clark Street traffic calming and other improvements as well as a pedestrian and bicycle connection from Clark Street at 15<sup>th</sup> Street to the development site.

Complete access to any and all of CDOT bridge structures and any other CDOT maintained structures will be provided.

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

4. This Planned Development consists of 20 Statements and the following Exhibits:

Exhibit 1 Bulk Table

Exhibit 2 Surrounding Land Use Map

## FINAL FOR PUBLICATION

- Exhibit 3 PD Boundary Map
- Exhibit 4 Existing Zoning Map
- Exhibit 5 Right of Way Adjustment Map
- Exhibit 6 PD Subarea Map
- Exhibit 7 Conceptual Full Build-Out Open Space Plan
- Exhibit 8 Conceptual Full Build-Out Circulation
- Exhibit 9 Phase 1 Parking and Access
- Exhibit 10 Phase 1 Site Plan; Ground Floor Plan (2 pages); Upper Level Plan (2 pages)
- Exhibit 11 Phase 1 Landscape Plan (14 pages)
- Exhibit 12 Phase 1 Elevations and Signage Plan (2 pages); Façade Materials (3 pages); Roof Signage (1 page)
- Exhibit 13 Design Guidelines (7 pages)

prepared by Gensler and dated September 18, 2025, submitted herein (collectively, the "Plans"). 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.

5. The following uses are permitted in the area delineated herein as a Planned Development 1434:

Artist and Business Live/Work Space (on and above the ground floor), Multi-Unit Residential (on and above the ground floor), Group Living (including Elderly Housing, Assisted Living, Nursing Home, Student Housing), Townhouse, Two-Flat, Colleges and Universities, Cultural Exhibits and Libraries, Day Care, Hospital, Lodge or Private Club, Parks and Recreation (including, without limitation, community centers, recreation buildings and similar assembly uses), Postal Service, Public Safety Services, Religious Assembly, School, Minor Utilities and Services, Animal Services, Artist Work or Sales Space, Business Support Services (except Day Labor Employment Agency), Urban Farms (Indoor, Outdoor and Rooftop), Communication, Service Establishment, Eating and Drinking Establishments, Shared Kitchen, Entertainment and Spectator Sports (provided, however, any Venue within the Planned Development aside from the stadium located in Subarea 2 with a capacity of over 5,000 persons shall require approval pursuant to an amendment to this Planned Development), Indoor Special Event (including incidental liquor sales), Financial Services, Food and Beverage Retail Sales (including liquor sales), Lodging (Bed and Breakfast, Hotel/Motel and Vacation Rental), Medical Service, Office, Electronic Data Storage Center, Accessory and Non-Accessory Parking, Personal Service, Repair or Laundry Service (Consumer), Retail Sales, Participant Sports and Recreation (Outdoor, Indoor and Children's Play Center), Light Equipment Sales/Rental (Indoor/Outdoor), Co-located Wireless

## FINAL FOR PUBLICATION

Communication Facilities, Piers, Docks, Watersport and Water Craft Rental and Sales, Food Hall, Co-Generation Facilities and Renewable Energy Installations, Major Utilities and Services (for a CTA Transit Station and Accessory uses only), and accessory and incidental uses. Not more than five (5) pyrotechnic displays are permitted in any calendar year; provided, however, that the foregoing shall not apply to ground displays or brief aerial displays that are not more than three (3) minutes in duration and are conducted during pre-game and pre-event activities or opening ceremonies and celebrations.

The following additional provisions shall apply to the stadium located in Subarea 2: Not more than 45 large-scale events shall be conducted at the stadium. "Large-scale events" are those events whose seating capacity, based on actual attendance, exceeds 10,000; provided, however, that "large-scale events" do not include in-season tournaments, and post-season/playoff matches and tournaments.

### **Open Space**

Notwithstanding the foregoing uses permitted, the following additional uses are permitted in the Open Spaces identified on Exhibit 7:

Daycare, Parks and Recreation, Arboretums and Botanical Gardens, Band Shells and Outdoor Theaters, Beaches, Canoe/Boat Launch, Batting Cage, Community Center, Recreation Building and Similar Assembly Use, Community Garden, Conservatories and Greenhouses, Dog Park, Fishing Pier, Forest or Nature Preserve, Harbor Facilities, Ice Skating Rink (indoor and outdoor), Marinas, Miniature Golf, Passive Open Space, Playgrounds including water play areas, Playing Courts (basketball, volleyball, etc.), Playing Fields (baseball, soccer, etc.), Skate Park, Swimming Pools, Tennis Courts (indoor and outdoor), Trails for Hiking, Bicycling, or Running, Cultural Exhibits and Libraries, Minor Utility Service, Food and Beverage Retail Sales (including liquor sales), General Retail Sales, Eating and Drinking Establishments (all). Field house, locker rooms or similar buildings that support primary outdoor recreation areas, temporary installation of entry queueing and security screening for events and activities at the stadium located in Subarea 2, Kiosks, Accessory Off-Street Parking, Restrooms, Storage and Maintenance Areas/Buildings, Temporary Uses, Wireless Communication Facilities (Co-located and Freestanding), additional Parks and Recreation uses not listed above when approved as an administrative adjustment, and accessory and incidental uses.

In addition, temporary uses and additional uses established by the Zoning Ordinance after the date of establishment of this Planned Development that are consistent with the character of the development, as determined and approved by the Zoning Administrator in accordance with Statement 12, shall be allowed.

Parking:

## FINAL FOR PUBLICATION

- a. Minimum Requirements for uses are as follows and must comply with the requirements of section 17-10-1000 parking area design:  
  
Non-residential: None for the first 70,000 square feet then 0.3 spaces per ten thousand (10,000) square feet.  
  
Residential: 0.25 parking spaces per unit for the first 100 units; 0.1 parking spaces per unit for each unit thereafter, including efficiency units
- b. Location. All parking spaces required to serve buildings or uses shall be located on the same parcel as the building or use served, or (a) if a residential use, within six hundred (600) feet, with such distance measured from the property line; or (b) if commercial use, within one thousand (1,000) feet, with such distance measured from the property line.
- c. Vehicular entrances and exits to accessory automobile parking areas shall be subject to the review and approval of CDOT and DPD in accordance with Statement 15.
- d. Transit Served Locations. This Planned Development qualifies as a transit served location as defined under Section 17-10-0102-B of the Zoning Ordinance. As a result, the parking requirements provided herein may be further reduced by the maximum amounts permitted under Section 17-10-0102-B and upon approval by DPD.
- e. Loading. Minimum off-street loading shall be provided in accordance with the regulations applicable in the DX-5 Downtown Mixed-Use District of the Chicago Zoning Ordinance existing on the effective date hereof. The location of loading berths shall be subject to the review of CDOT and the approval of DPD. Loading requirements may be reduced or required loading may be shared by more than one parcel, subject to the review and approval of CDOT and DPD in accordance with Statement 15.
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 DPD. Off-Premise signs are prohibited within the boundary of the Planned Development; provided, however, any sign which identifies the name or sponsorship of the stadium located in Subarea 2, or any sponsor of the teams operating in said stadium, or any sponsor of a retail showcase, recreation area or other space within the Property shall be deemed an on-premises sign. For purposes of Section 17-12-0711 of the Chicago Zoning Ordinance, the principal use of the Planned Development is a sports stadium. Modifications to Exhibit 12 (Stadium Sign Plan) may be reviewed and approved by DPD pursuant to Statement 12 below.
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.

## FINAL FOR PUBLICATION

8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. With respect to the stadium located in Subarea 2, floor area shall be calculated as the sum of the gross horizontal areas of the portions of the stadium that are (a) covered by a roof or ceiling and are enclosed by walls on all sides (including areas with operable or removable enclosure walls). The seating bowl of the stadium will not be counted as floor area. For purposes of floor area calculations for Subareas 1 and 2, all parking located on the Property shall be deemed accessory, off-street parking and any space devoted to parking (including all lobbies, concourses and areas accessory thereto) shall not be counted as floor area. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 2,091,181 square feet and a base FAR of 5.0.

The Applicant acknowledges that the project has received an initial bonus FAR of .83, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this initial bonus FAR, the total initial FAR for the Planned Development is 5.83. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

The bonus payment will be split between three separate funds, as follows: 80% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% to the Local Impact Fund. In lieu of paying the City directly, DPD 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 projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

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 Plan and Open Space Plan 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.



## FINAL FOR PUBLICATION

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 applicable provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance including, without limitations, modifications to the exhibits and design guidelines and increases in the number of large-scale events, may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator (with approval from the local Alderman, solely with respect to modifications to the number of large-scale events) 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. It is hereby acknowledged that many of elements of the exhibits and design guidelines including, but not limited to, sections and access, circulation and open space plans, are illustrative and may change as the Property is developed. Such modifications shall be permitted if approved by the Zoning Administrator pursuant to Section 17-13-0611-A.

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.

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 buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. The Applicant agrees to be in compliance with the City of Chicago Sustainable Development Policy set forth by DPD in effect at the time of the Part II review process is initiated for each improvement (Phase, subarea or sub-parcel) that is subject to the aforementioned Policy and must provide documentation verifying compliance provided, however, that the Zoning Administrator may approve alternative methods of satisfying the City of Chicago Sustainable Development Policy.
15. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any buildings, the Applicant shall submit a site plan, landscape plan and building elevations for the specific Sub-Area(s) or portion of specific Sub-Area(s) for review and approval by DPD.

## FINAL FOR PUBLICATION

Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Sub-Area 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 Sub-Area, only a site plan for such portion of the Property shall be required.

No Part II approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Sub-Area Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD.

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

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

- a. the boundaries of the property and a site plan identifying the proximity to public transit;
- b. the footprint of the improvements;
- c. location and dimensions of all parking spaces and loading berths;
- d. preliminary landscaping plan prepared by a landscape architect;
- e. all pedestrian circulation routes;
- f. the location of any adjacent public improvements;
- h. preliminary building sections and elevations of the improvements with a preliminary building materials list; and
- i. statistical information applicable to the property limited to the following:
  - (1) floor area and floor area ratio;

## FINAL FOR PUBLICATION

- (2) uses to be established;
- (3) building heights;
- (4) all setbacks, required and provided;
- (5) floor area devoted to all uses (e.g. office, retail etc.);
- (6) number of dwelling units (if applicable);
- (7) number of parking spaces;
- (8) number of loading spaces/berths;
- (9) A School Impact Study will be required with any future site plan submittal involving residential development; and
- (10) 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.

Sub-Area Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD and the associated Design Guidelines.

16. Subject in all cases to the other statements, terms, regulations and provisions of this Planned Development, the Applicant shall have the right to designate additional subareas within the Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and redesignation of subareas shall not in and of itself require an amendment or minor change to this Planned Development; provided, however, 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 the development rights under the Planned Development to and among the designated subareas including, but not limited to, building height, dwelling units and parking; provided, however, that (i) no allocated floor area per subarea may be exceeded by more than 20% above the originally approved levels, (ii) the overall regulations and limitations set forth in the Bulk Regulations and Data Table and the Plans applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such allocation(s) or assignment(s), and (iii) all such allocation(s) or assignment(s) of development rights are subject to the terms of Section 17-13-0611 and the Design Guidelines of this Planned Development.

## FINAL FOR PUBLICATION

17. The Applicant acknowledges and agrees that the rezoning of the Property from DS-3 Downtown Service District to DX-5 Downtown Mixed-Use District, and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (the "Affordable Requirements Ordinance" or "ARO"). The Applicant further acknowledges and agrees that this Planned Development may receive financial assistance from TIF Funds, which increases the percentage of units required to be affordable from 10% to 20% and modifies the income eligibility and affordability standards, as specified in the ARO. The Property is located in a "downtown district" within the meaning of the ARO, and the Planned Development permits the construction of a maximum of 10,000 residential units. If the Applicant constructs the maximum number of permitted units, the Applicant's affordable housing obligation will be 2,000 ARO units (20% of 10,000) (the "Total ARO Unit Requirement"), assuming the Planned Development receives TIF assistance. Due to the scale of this Planned Development, its proximity to the central business district, and its anticipated impact on surrounding neighborhoods, the City and the Applicant have agreed to establish modified affordable housing requirements. Except as modified herein, the requirements in Section 2-45-115 shall remain in full force and effect.

- (1) *Prepayment Requirement.* The Applicant previously made a cash payment to the Affordable Housing Opportunity Fund in the amount of \$10 million within six months of City Council approval of this Planned Development (the "Prepayment"). This payment would not otherwise have been due until the issuance of building permits for residential buildings in the Planned Development, and therefore, in consideration of this early commitment of funds, the City has given the Applicant credit for the Prepayment at the rate of 1.5 times the 2019 "in lieu fee" for an ARO unit in the downtown district, which equals 82 units (\$10,000,000 divided by \$182,748  $\times$  1.5 = 82.1 rounded down).
- (2) *On-Site Unit Requirement.* The Applicant shall provide at least 25% of the Total ARO Unit Requirement (or 500 units if the maximum number of 10,000 residential units is constructed in the Planned Development) on-site (i.e., within the Planned Development). The Applicant agrees that no building within the Planned Development shall include more than 40% ARO units (unless otherwise allowed at the sole discretion of the Commissioner).
- (3) *Off-Site Unit Option.* The Applicant may provide up to 50% of the Total ARO Unit Requirement (or 1,000 units if the maximum number of 10,000 residential units is constructed in the Planned Development) off-site (subject to the Commissioner's approval under subsection (V) of the ARO), provided that at least one-half of all off-site ARO units must be located within the area depicted in the Bronzeville/Chinatown Area Boundaries attached hereto. All other off-site ARO units must comply with the off-site location restrictions for downtown districts as set forth in the ARO, except that ARO units may be located in a Low-Moderate Income area. The Applicant may obtain credit for off-site ARO units in two ways:

## FINAL FOR PUBLICATION

- (a) First, the Applicant may directly undertake the development of new off-site ARO units, or purchase and convert existing off-site market-rate units to ARO units, as set forth in and in accordance with the ARO.
- (b) Second, with the Commissioner's approval, which approval shall be in the Commissioner's sole discretion, the Applicant may make a financial contribution ("Off-Site Payment") to a Third Party Developer (as hereinafter defined) for the creation of off-site ARO units in a Third Party Affordable Housing Development (as hereinafter defined). The Applicant shall receive a credit for delivery of ARO units in the amount of the sum of: (i) the number resulting from dividing the Off-Site Payment by the then-applicable "in lieu fee" for an ARO unit in the downtown district, and (ii) the number resulting from multiplying the Remaining Affordable Units (as hereinafter defined) by a fraction, the numerator of which is the Off-Site Payment and the denominator of which is the total project budget for the Third Party Affordable Housing Development, including soft costs. The Applicant shall be deemed to have satisfied all requirements with respect to the creation of off-site ARO units upon the closing of all financing for the construction of the Third Party Affordable Housing Development, provided the Third Party Developer has executed and recorded a regulatory agreement or other instrument obligating the Third Party Developer to use such financing to construct the Third Party Affordable Units. In order to receive a reduction in the amount of the in lieu fee pursuant to 2-45-115(F), the Applicant must provide at least 25% of the Total ARO Unit Requirement (or 500 units if the maximum number of 10,000 residential units is constructed in the Planned Development) to an authorized agency pursuant to 2-45-115 (Q).

As used herein, the following terms shall have the following meanings:

"In Lieu Fee Affordable Units" means the affordable units calculated pursuant to (b)(i) above.

"Third Party Affordable Housing Development" means a residential housing project providing at least 20% of Third Party Affordable Units.

"Third Party Affordable Units" means rental or for sale housing that, at a minimum, qualifies as "affordable housing" under the ARO and meets the standards set forth in the definition of "eligibility criteria" in the ARO, including the modified eligibility criteria if the Applicant receives TIF assistance.

## FINAL FOR PUBLICATION

"Third Party Developer" means a not-for-profit developer of affordable housing, and not a related entity of the Applicant.

"Remaining Affordable Units" means the total number of Third Party Affordable Units in the Third Party Affordable Housing Development minus the In Lieu Fee Affordable Units.

Example of Off-Site Credit Calculation. For purposes of illustration, if the Applicant contributes \$1,798,570 to a Third Party Affordable Housing Development containing 50 Third Party Affordable Units with a total project budget of \$10 million, the Applicant would receive a credit for 17 ARO Units, calculated as follows: first, under (b)(1) above, \$1,798,570 (Off-Site Payment) divided by \$179,857 (2018 "in lieu fee" in the downtown district for rental units) = 10 In Lieu Fee Affordable Units; and second, under (b)(2) above, \$1,798,570 (Off-Site Payment) divided by \$10 million (total project budget) = 18% × 40 (Remaining Units) = 7 additional ARO units.

- (4) *In Lieu Fee Option.* The Applicant shall pay a fee in lieu of the development of at least 25% of the Total ARO Unit Requirement (or 500 units if the maximum number of 10,000 residential units is constructed in the Planned Development), less the credit for the Prepayment. In order to receive a reduction in the amount of the in lieu fee pursuant to 2-45-115(F), the Applicant must provide at least 25% of the Total ARO Unit Requirement to an authorized agency pursuant to 2-45-115 (Q).

If the Planned Development does not receive TIF assistance, the Applicant's affordable housing obligation would be reduced to 1,000 ARO units at maximum build-out (10% of 10,000), and the ARO units would not be subject to the modified income eligibility and affordability standards set forth in the ARO for projects receiving TIF assistance, but in all other respects the provisions of this Statement 17 shall apply.

Prior to the issuance of any building permits for any building or phase of development containing residential units in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required cash payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L) for that building or phase. The cash payment will be calculated at the time of payment (including partial payments for phased developments) and will be based on the then-applicable in lieu fee, as such fee may be adjusted based on changes in the consumer price index in accordance with Section 2-45-115. In addition, prior to the issuance of any building permits for any building or phase of development containing residential units, the Applicant must submit to DPD for its review and approval a plan or update, as applicable, describing how the Applicant intends to meet its ARO obligation. At any point in time during the construction of the Planned Development, the minimum number of housing units in the Planned Development that are ARO units (on-site units) and the minimum fee in lieu due to

## FINAL FOR PUBLICATION

the City shall satisfy the percentage requirements set forth in subsections 2 and 4 of this Statement 17.

The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Property, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD or any successor department may enforce remedies for any breach of this Statement 17, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

18. 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) and the Chicago River Corridor Design Guidelines and Standards as may be amended from time to time. To further these goals, the Applicant agrees, as set forth in the Plans, to: (a) provide a continuous 16-ft wide multi-purpose riverside trail as indicated on the Site Plan (the "Riverwalk"); (b) provide a variety of active uses and river overlooks; (c) permit connection of such setback and trail around the St. Charles Airline and to the setback and trails of adjacent properties so that the river edges of the adjacent properties are similarly improved and any necessary local, state or federal approvals for such connection have been obtained as a result of cooperation between the City and Applicant in obtaining such approvals, and (d) cooperate in the construction of the riverwalk connection under Roosevelt Road at such time as the adjacent property to the north is similarly improved with a riverwalk subject to any necessary local, state or federal approvals. It is acknowledged that the connection to Ping Tom Park Extension and the relocatable riverwalk nodes shown on Exhibit 7 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 at all entries that the Riverwalk is open to the public, free of charge, consistent with normal park hours which are currently 6:00am to 11:00pm every day of the year (subject to occasional partial closure for private use provided that a path providing access during such closures shall be maintained through the river setback). The Riverwalk improvements shall be constructed in conjunction with adjacent riverfront development parcels and shall be completed prior to receipt of the Certificate of Occupancy for the first principal building within each riverfront development phase, provided that plantings may be delayed if consistent with good landscape practice, but not longer than one year following receipt of the final Certificate of Occupancy for the first principal building within such development phase, if due to delays in permitting by any governmental or quasi-governmental authorities having jurisdiction over such improvements including, without limitation, the U.S. Army Corps of Engineers, the Metropolitan Water

## FINAL FOR PUBLICATION

Reclamation District of Greater Chicago, the Illinois Department of Natural Resources – Office of Water Resources, the Coast Guard and CDOT or if due to delays or inability to perform such acts due to causes beyond the reasonable control of the Applicant. It is acknowledged that as a phased development, sections of the Riverwalk will be disrupted during construction of adjacent parcels. Following the completion of Phase 1, the Applicant agrees that at no time during the course of future development will there be less than 750 feet of Riverwalk available for public use.

As a part of developing the Ping Tom Park connections illustrated conceptually in Exhibit 7, the Applicant shall coordinate with the Chicago Park District as the Applicant develops plans for connecting to paths within Ping Tom Park to create a continuous user experience. The paths on the Property to which paths within Ping Tom Park will connect shall be designed and constructed at the sole cost of the Applicant or its successors and assigns.

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 "Open Space"). Provided, however, that changes to the specific location and dimensions of the Open Space are permitted as long as the Open Space maintains a minimum of 474,000 square feet of overall open space at full build out. 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 Open Space for the purposes set forth herein, including ensuring that the Open Space's landscaping is well maintained, that the vegetation and plantings are kept in a healthy condition and that the Open Space 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 Open Space for public use. The Applicant shall provide informational and wayfinding signage at all entries that the Open Space 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 Open Space), 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 and may, at the Applicant's election, subject to and in accordance with the DEMA (defined below), Open Space improvements shall be constructed in conjunction with adjacent development, and shall be completed prior to receipt of the Final Certificate of Occupancy for such adjacent buildings, provided that plantings may be delayed if consistent with good landscape practice, but not longer than one year following the construction of the open space improvements set forth herein, or if necessary to accommodate the later construction of large park recreation components which may be located in more than one phase.

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 Open Space and the Riverwalk. The



## FINAL FOR PUBLICATION

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 Open Space and the Riverwalk. Upon completion of the Open Space, 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 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.

19. 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 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 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

## FINAL FOR PUBLICATION

DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as DPD 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.

20. Construction of the improvements contemplated by this Planned Development may be completed in phases over a period of years. Unless construction of Phase I has commenced within six years following adoption of this Amendment (subject to extension for one additional year as set forth in Section 17-13-0612 of the Chicago Zoning Ordinance), then the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the site to the DX-5 Downtown Mixed-Use District.

[Surrounding Land-Use Map; Boundary Map; Existing Zoning Map; Right-of-Way Adjustment Map; Subarea Map; Conceptual Full Build-out Open Space Plan; Conceptual Full Build-out Circulation; Phase 1 Parking and Access; Phase 1 -- Site Plan; Phase 1 -- Grand Level Plan -- North and South; Phase 1 -- Upper Level Plan; Phase 1 -- Upper Plaza Activation Plan; Phase 1 -- Landscape Plan; Phase 1 -- Landscape Plan -- Enlarged; Phase 1 -- Landscape Plan -- Temporary Riverfront Activation; Phase 1 -- Landscape Planting Sections; Phase 1 -- Landscape Details; Phase 1 -- Landscape Planting Schedule; Phase 1 Elevations and Signage Plan; Phase 1 -- Facade Materials; Phase 1 Roof Signage; and Design Guidelines referred to in these Plan of Development Statements printed on pages 32213 through 32252 of this *Journal*.]

Bulk Regulations and Data referred to in these Plan of Development Statements read as follows:

9/25/2025

REPORTS OF COMMITTEES

22813  
32211

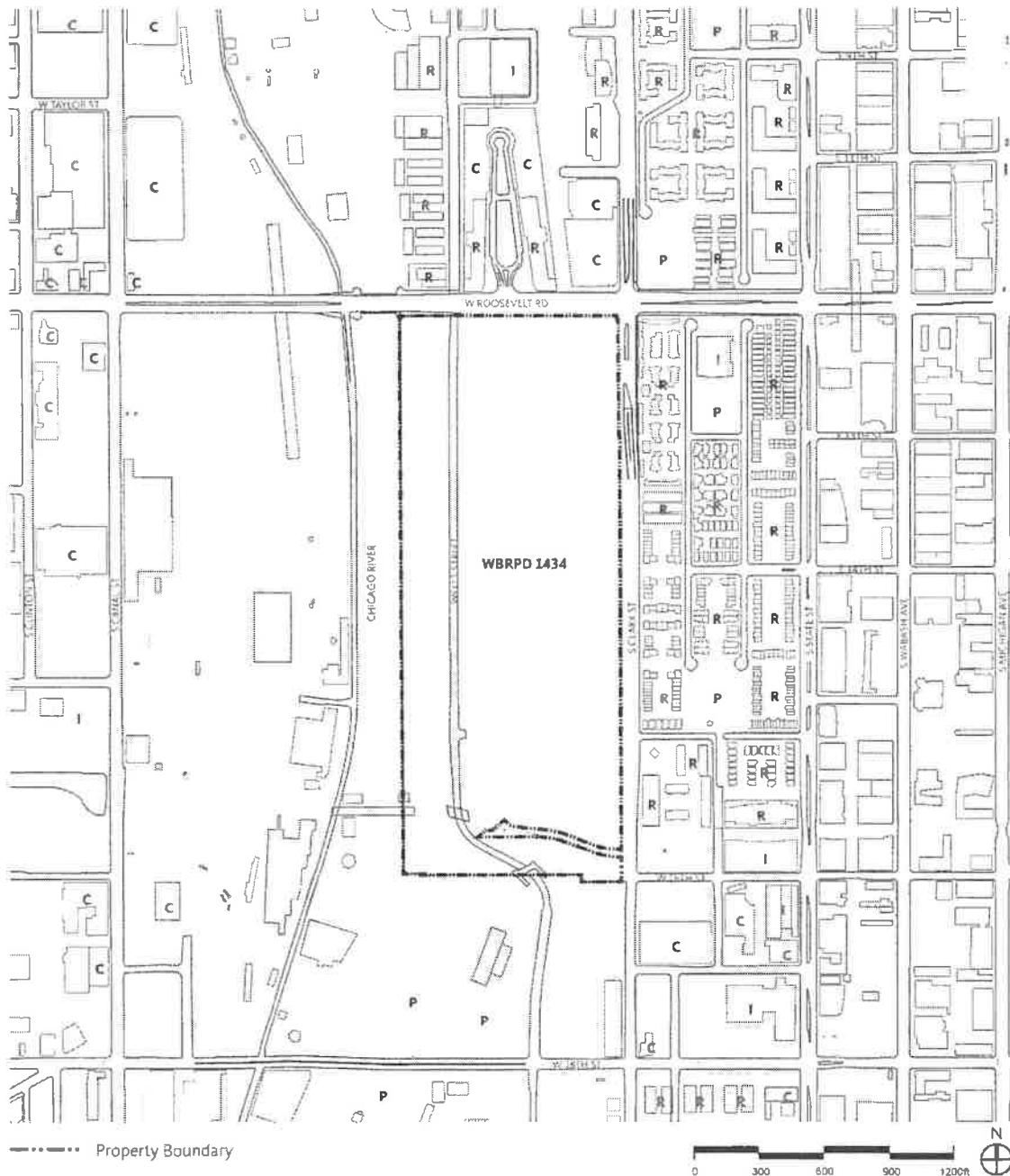
*Waterway Residential-Business Planned Development  
No. 1424, As Amended.*

*Bulk Regulations And Data Table*

Gross Site Area (square feet):	3,056,719
Subarea 1	1,424,754
Subarea 2	527,803
Subarea 3	510,570
Subarea 4	593,592
Area of Public Rights-of-Way (square feet):	701,982
Subarea 1	504,634
Subarea 2	30,748
Subarea 3	51,214
Subarea 4	115,386
Net Site Area (Existing) (square feet):	2,354,737
Subarea 1	920,120
Subarea 2	497,055
Subarea 3	459,356
Subarea 4	478,206
Area of Public Rights-of-Way to be Dedicated (square feet):	263,556
Subarea 1	107,562
Subarea 2	50,356
Subarea 3	86,206
Subarea 4	19,432
Net Site Area (After Dedication) (square feet)	2,091,181
Subarea 1	812,558

Subarea 2	446,699
Subarea 3	373,150
Subarea 4	458,774
Maximum Floor Area Ratio:	5.83
Subarea 1	8.12
Subarea 2	0.86
Subarea 3	6.90
Subarea 4	5.75
Maximum Number of Dwelling Units:	10,000
Subarea 1	6,000
Subarea 2	0
Subarea 3	2,000
Subarea 4	2,000
Minimum Off-Street Parking Spaces:	Per Statement 5
Minimum Bicycle Parking Spaces:	
Residential	1 per 2 auto spaces
Non-residential	1 per 10 auto spaces
Minimum Off-Street Loading Spaces:	Per Statement 5
Maximum Building Height:	
Subarea 1	950 feet
Subarea 2	200 feet
Subarea 3	650 feet
Subarea 4	650 feet
Minimum Setbacks:	In substantial conformance with the Plans

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C Business/Commercial  
 R Residential  
 P Parks and Open Space  
 I Institutional  
 M Manufacturing

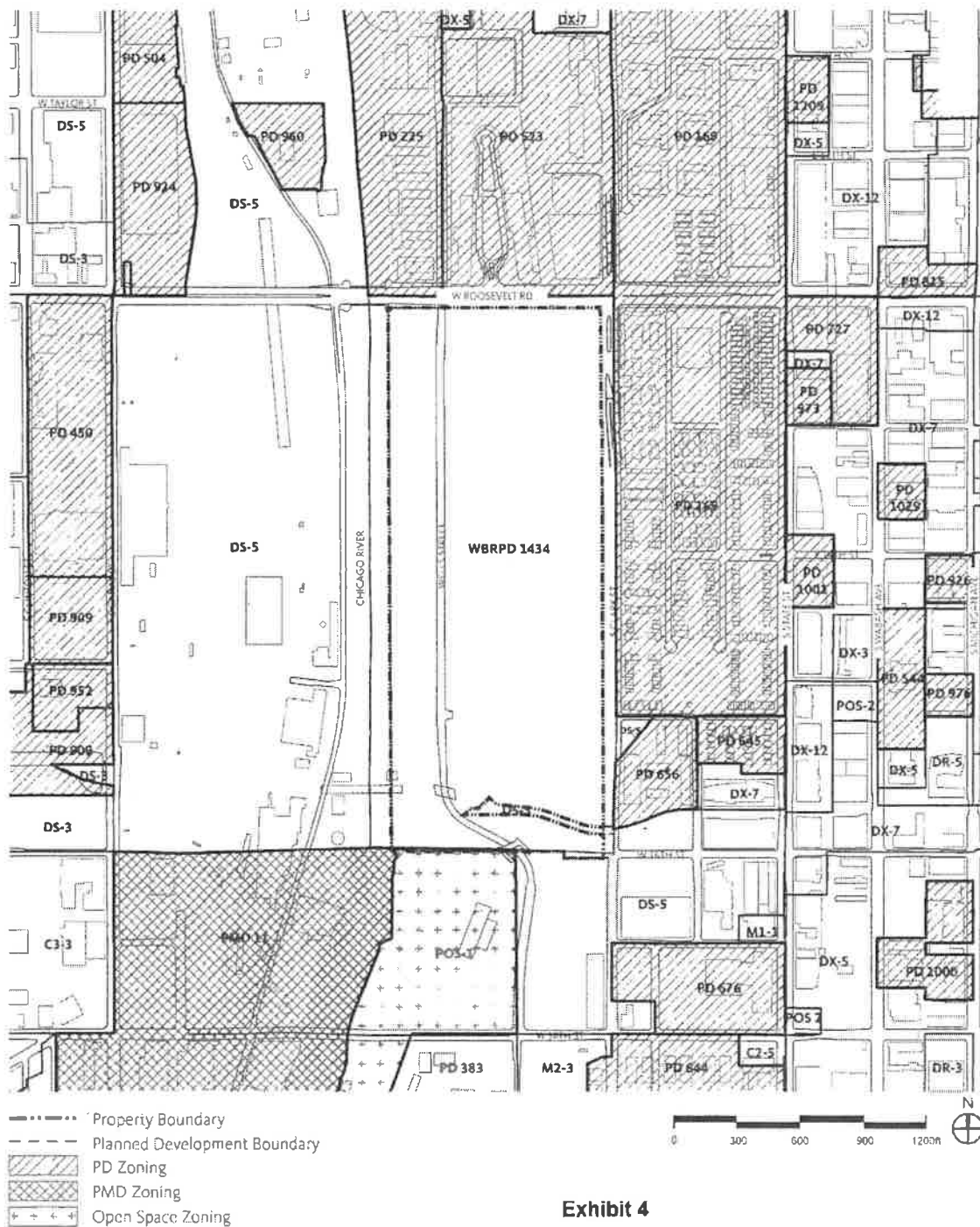
## Exhibit 2 SURROUNDING LAND USE MAP

Applicant: Roosevelt/Clark Partners, LLC  
 Address: 101-213 West Roosevelt Road/ 1200-1550 South Clark Street, Chicago, Illinois  
 Introduced: July 16, 2025  
 Plan Commission: September 18th, 2025

SCALE: 1"=600'



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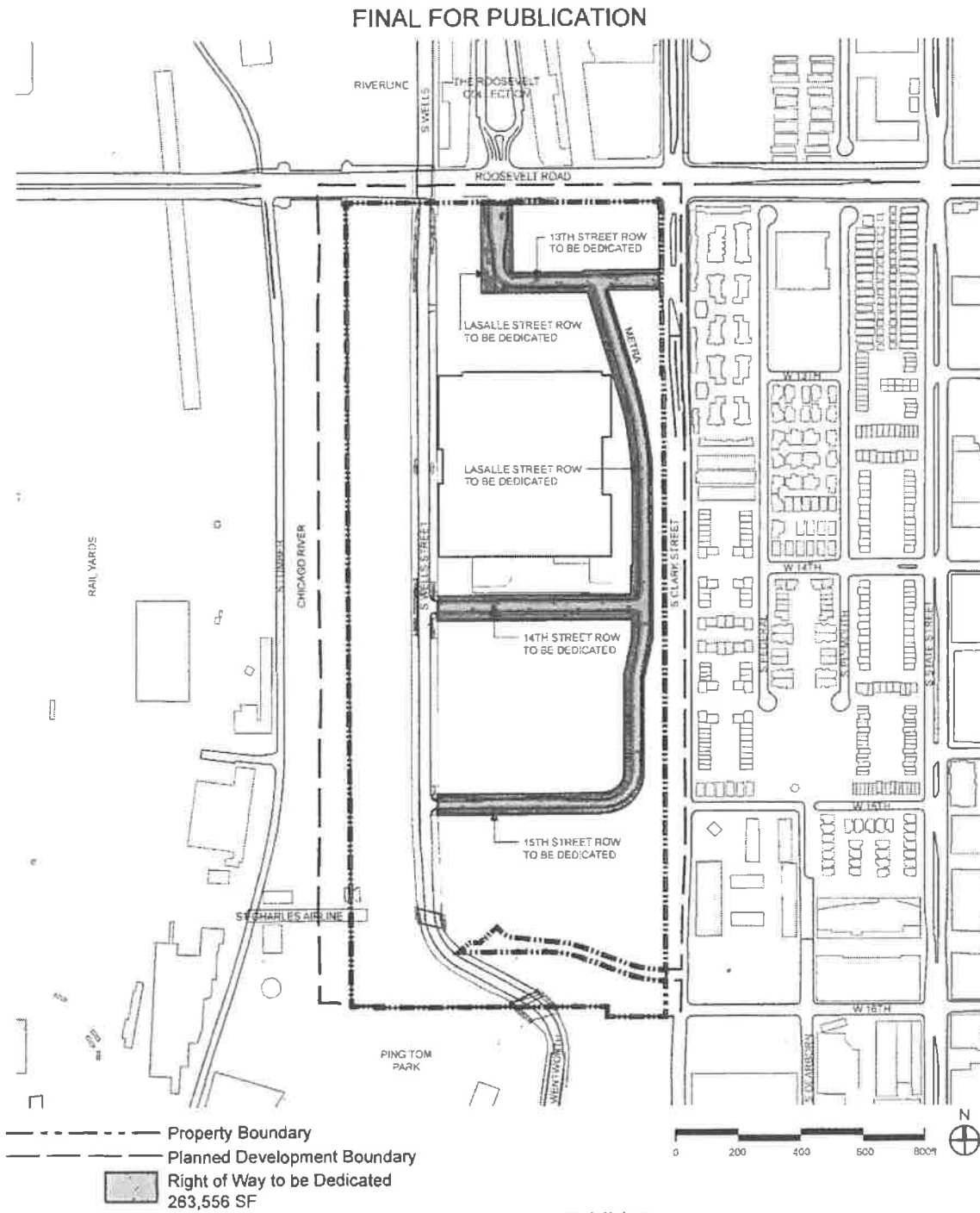


## Exhibit 4

### EXISTING ZONING MAP

SCALE: 1"=600'

Applicant	Roosevelt/Clark Partners, LLC
Address	101-213 West Roosevelt Road/ 1205-1558 South Clark Street, Chicago, Illinois
Introduced	July 10, 2025
Plan Commission	September 18th, 2025

**Exhibit 5****RIGHT OF WAY ADJUSTMENT  
MAP**

SCALE: 1"=400'

Applicant: Roosevelt/Clark Partners, LLC  
 Address: 101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois  
 Introduced: July 15, 2025  
 Plan Commission: September 18th, 2025



FINAL FOR PUBLICATION

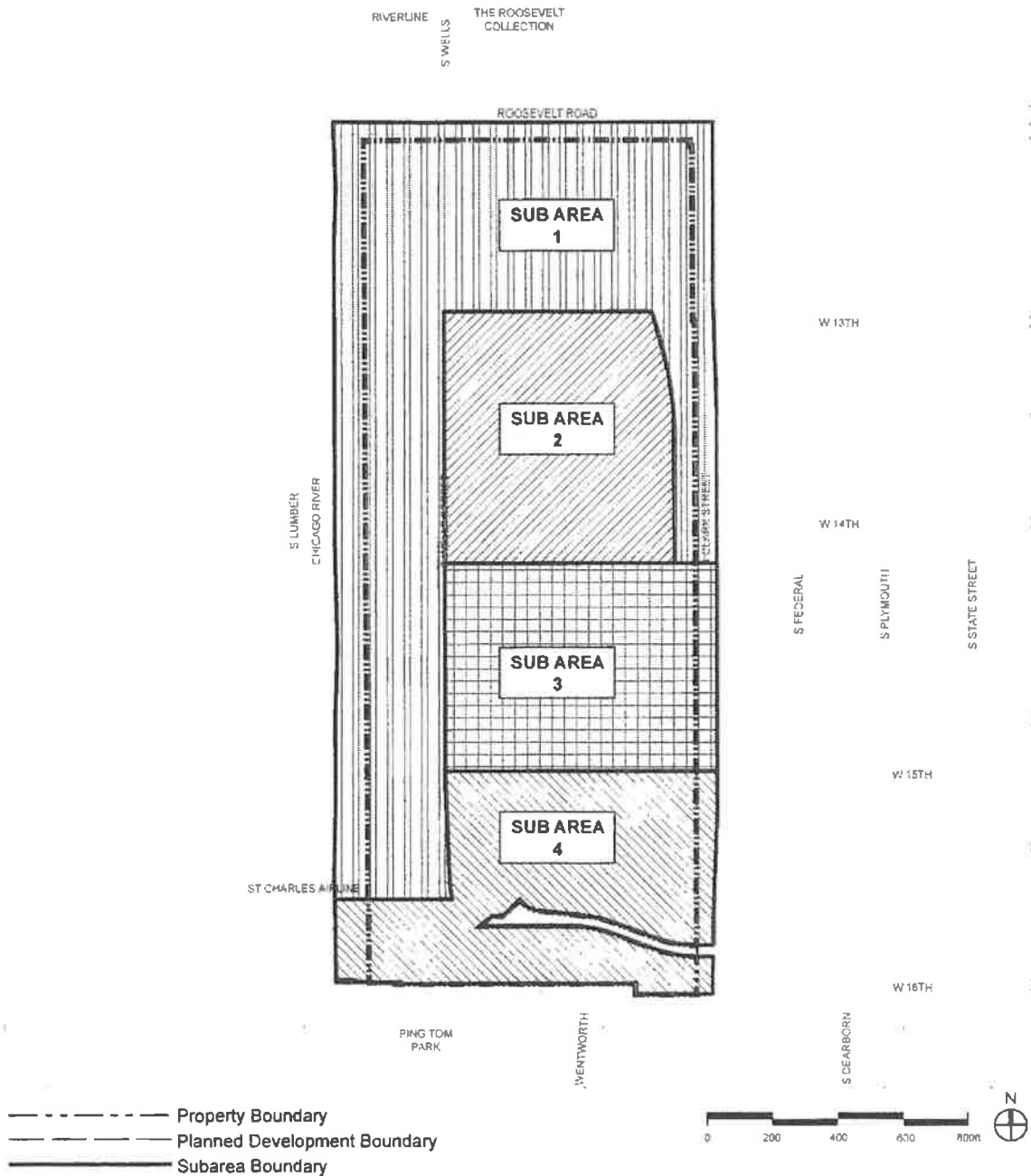


Exhibit 6  
PD SUBAREA MAP

SCALE: 1"=400'

Applicant: Roosevelt/Clark Partners, LLC  
Address: 101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois  
Introduced: July 15, 2025  
Plan Commission: September 18th, 2025



## FINAL FOR PUBLICATION

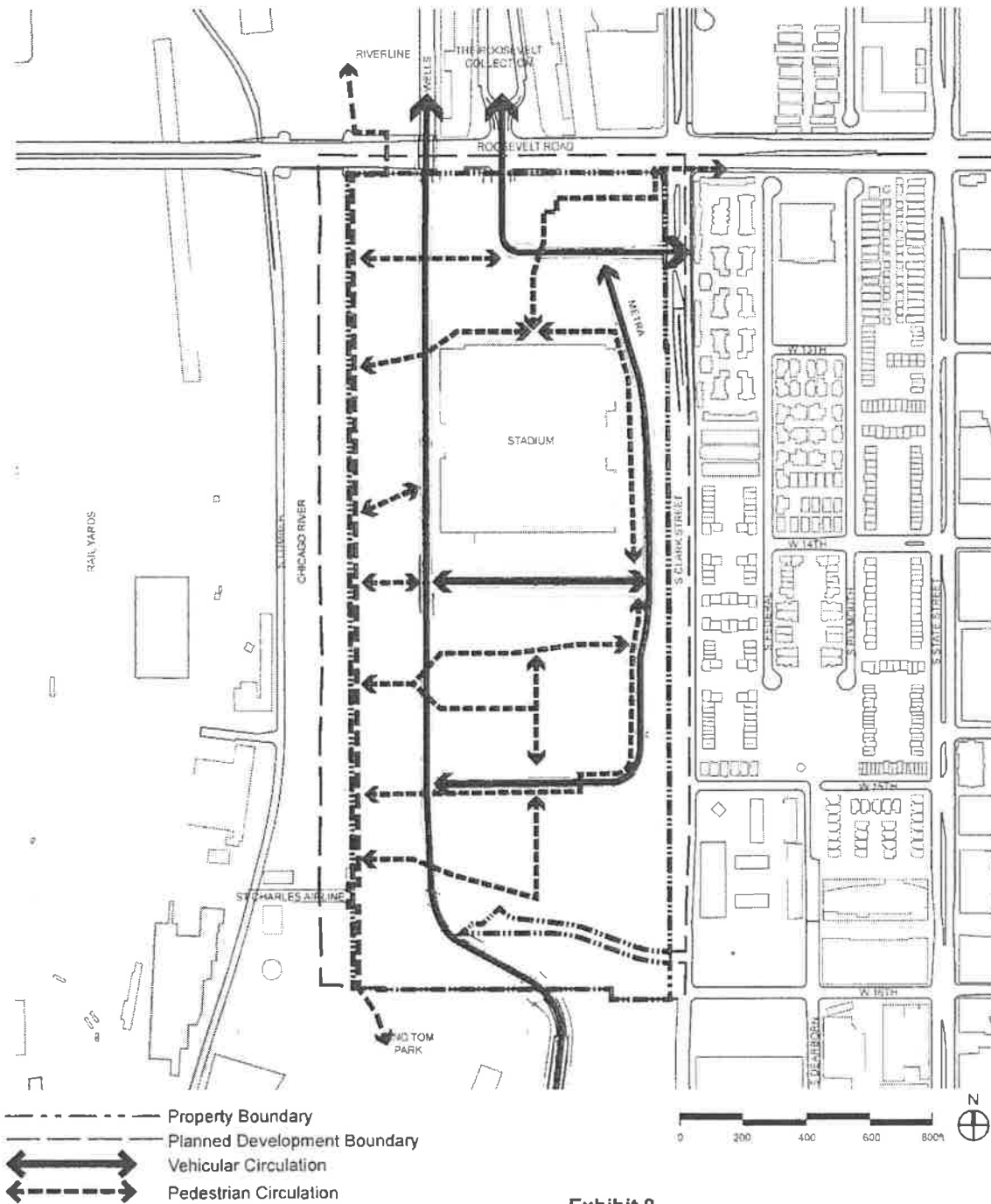


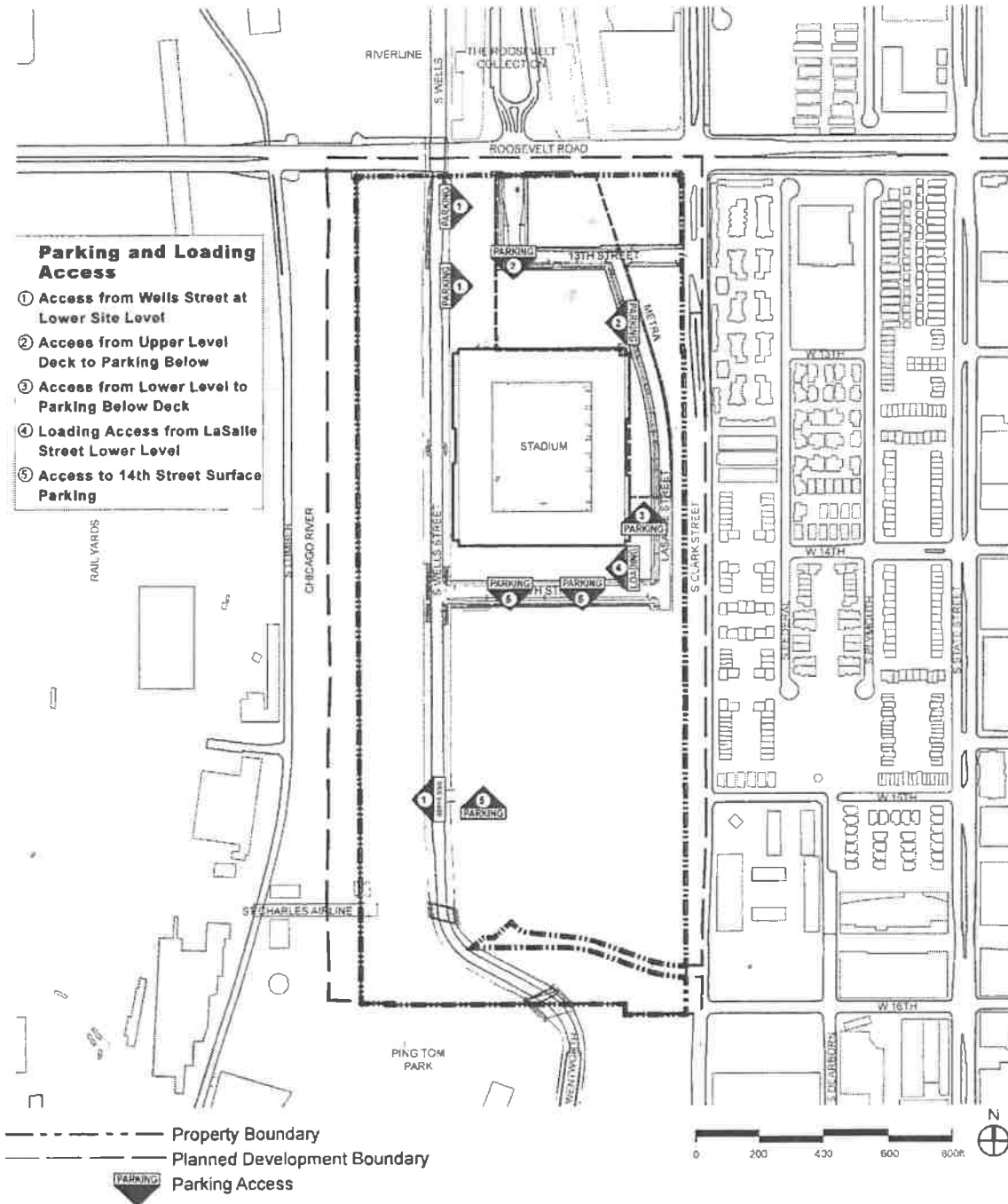
Exhibit 8

**CONCEPTUAL FULL BUILD-OUT  
CIRCULATION**

SCALE: 1"=400'

Applicant: Roosevelt/Clark Partners, LLC  
 Address: 101-213 West Roosevelt Road/ 1200-1550 South Clark Street, Chicago, Illinois  
 Introduced: July 16, 2025  
 Plan Commission: September 19th, 2025

## FINAL FOR PUBLICATION



## Exhibit 9

# **PHASE 1 PARKING AND ACCESS**

SCALE: 1"=400'

Applicant: Roosevelt/Clark Partners, LLC  
 Address: 191-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois  
 Introduced: July 18, 2025  
 Plan Commission: September 18th, 2025

## FINAL FOR PUBLICATION

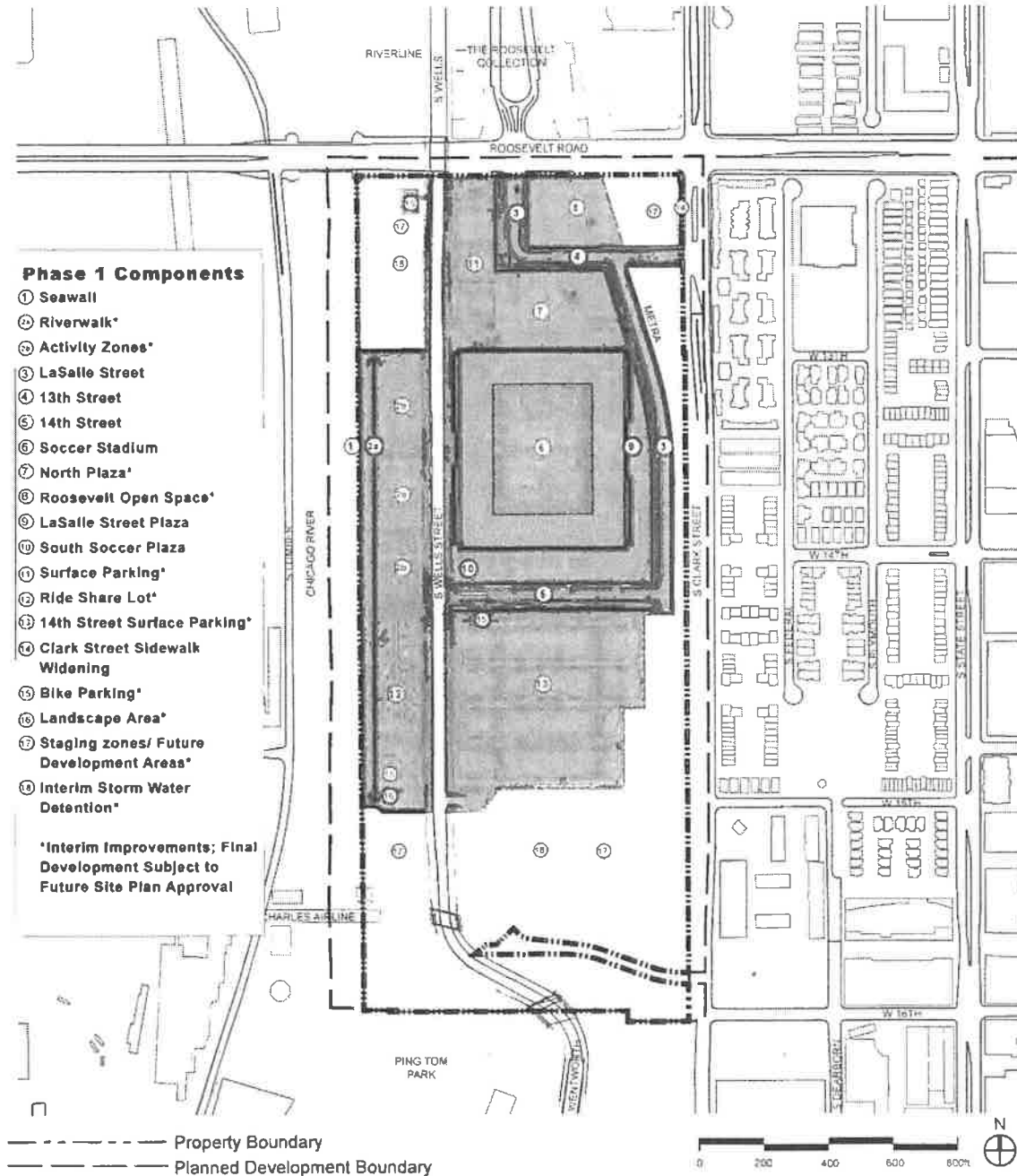


Exhibit 10-1

# **PHASE 1 SITE PLAN**

SCALE: 1"=400'

Applicant: Roosevelt/Clark Partners, LLC  
 Address: 101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois  
 Introduced: July 16, 2025  
 Plan Commission: September 18th, 2025

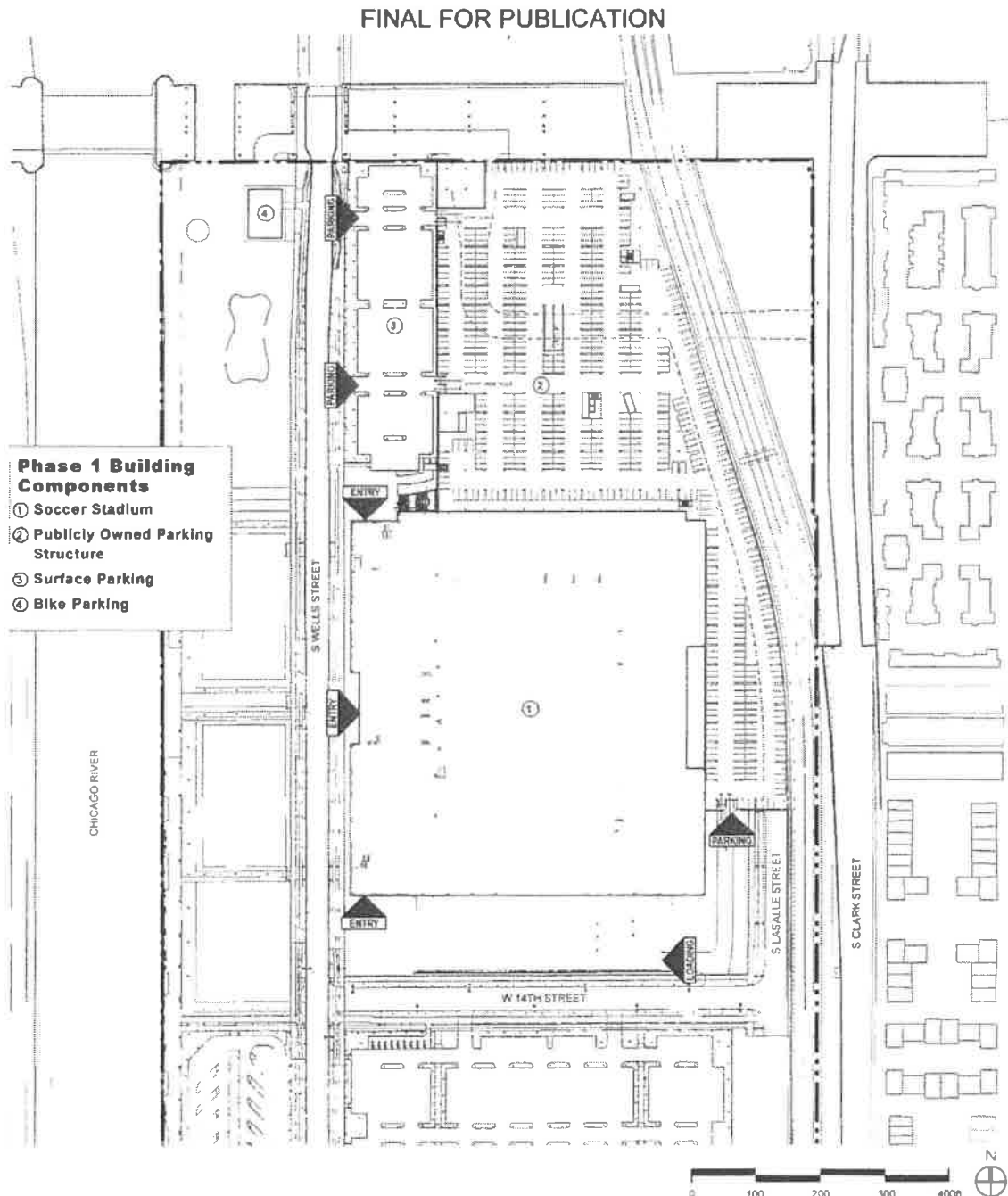


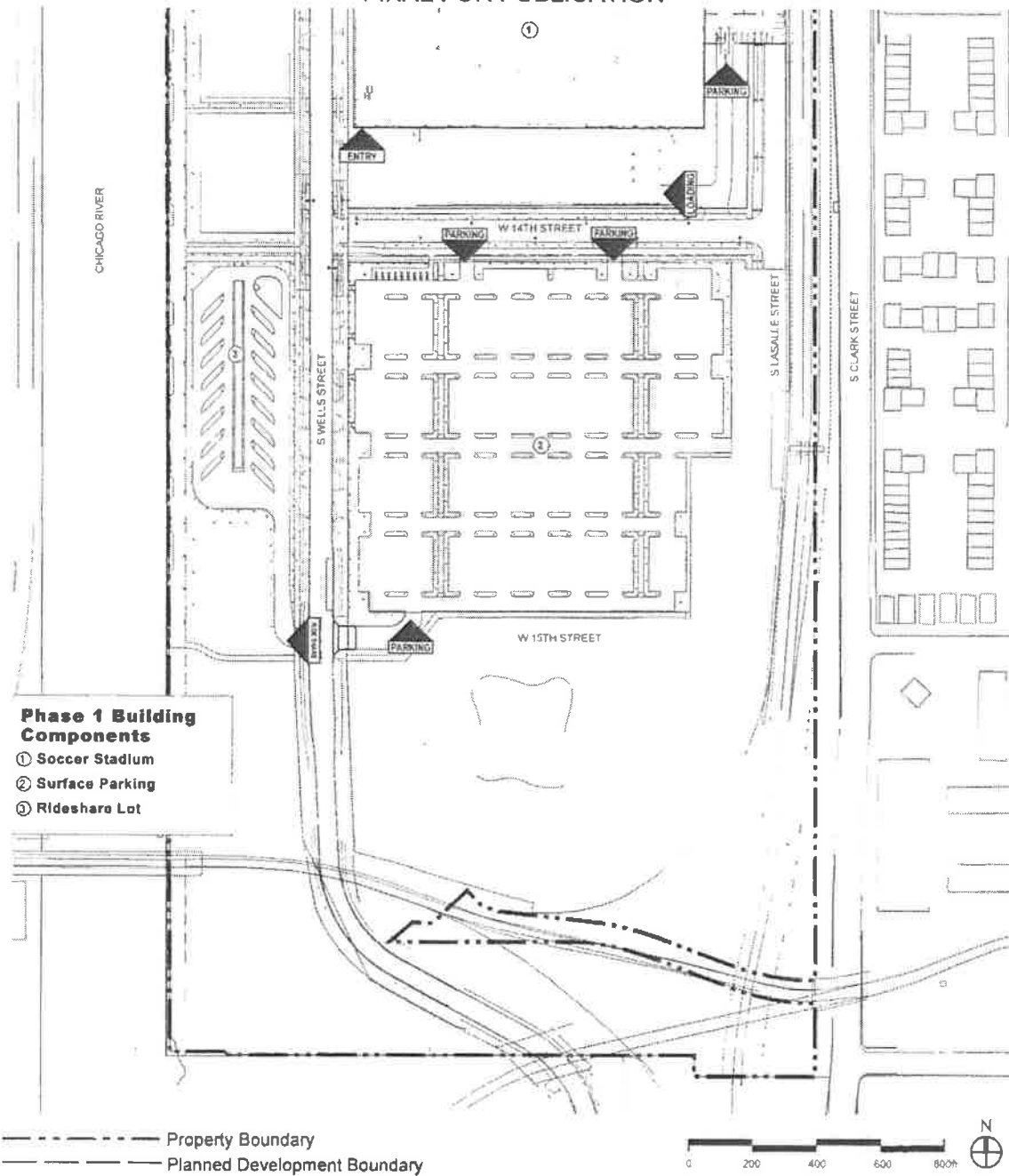
Exhibit 10-2

**PHASE 1**  
**GROUND LEVEL PLAN NORTH**

SCALE: 1"=200'

Applicant: Roosevelt/Clark Partners, LLC  
 Address: 101 213 West Roosevelt Road/ 1700-1558 South Clark Street, Chicago, Illinois  
 Introduced: July 18, 2025  
 Plan Commission: September 18th, 2025

FINAL FOR PUBLICATION



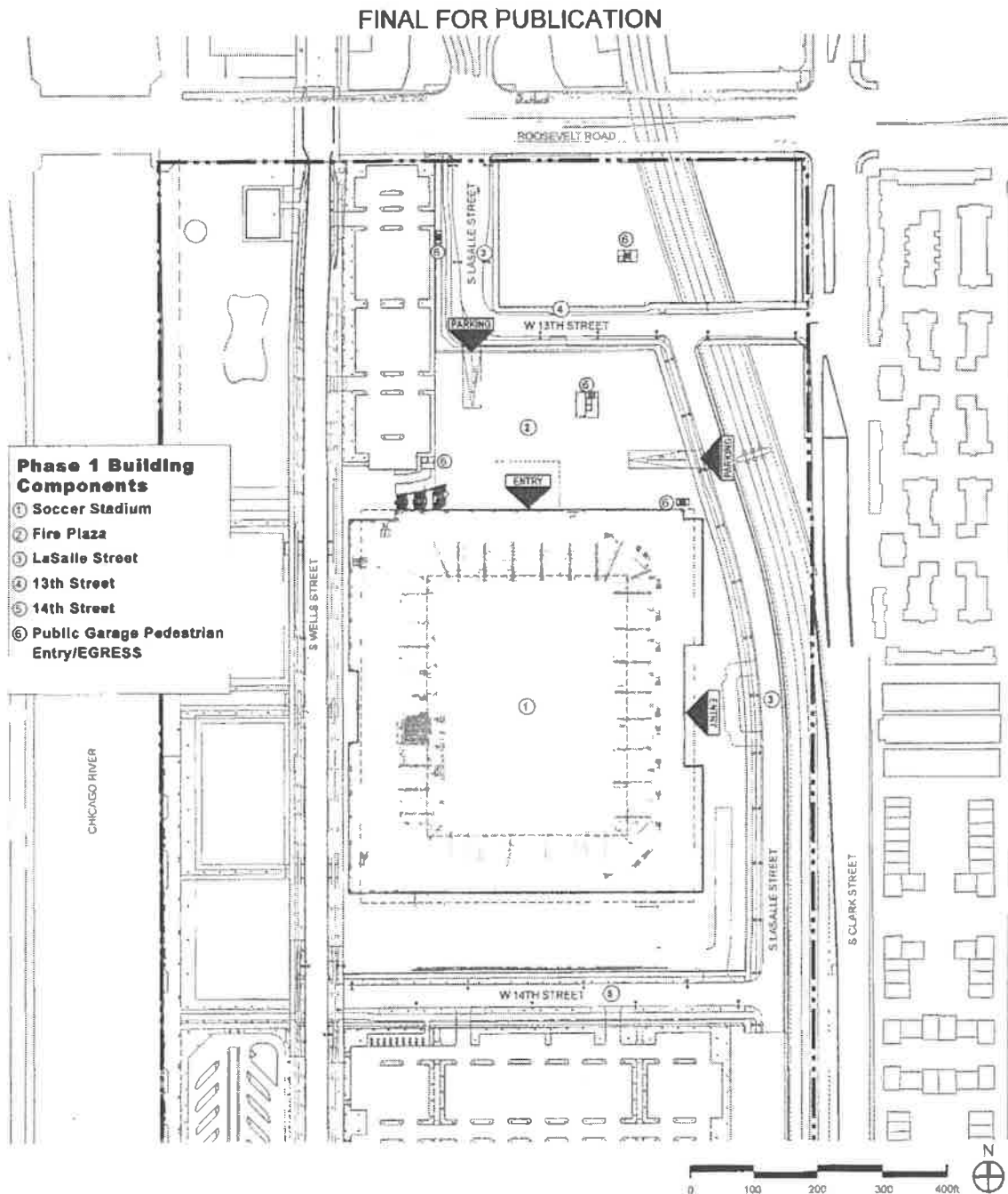


Exhibit 10-3

**PHASE 1 UPPER LEVEL PLAN**

Applicant: RooseveltClark Partners, LLC  
 Address: 101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois  
 Introduced: July 16, 2025  
 Plan Commission: September 18th, 2025

SCALE: 1"=200'



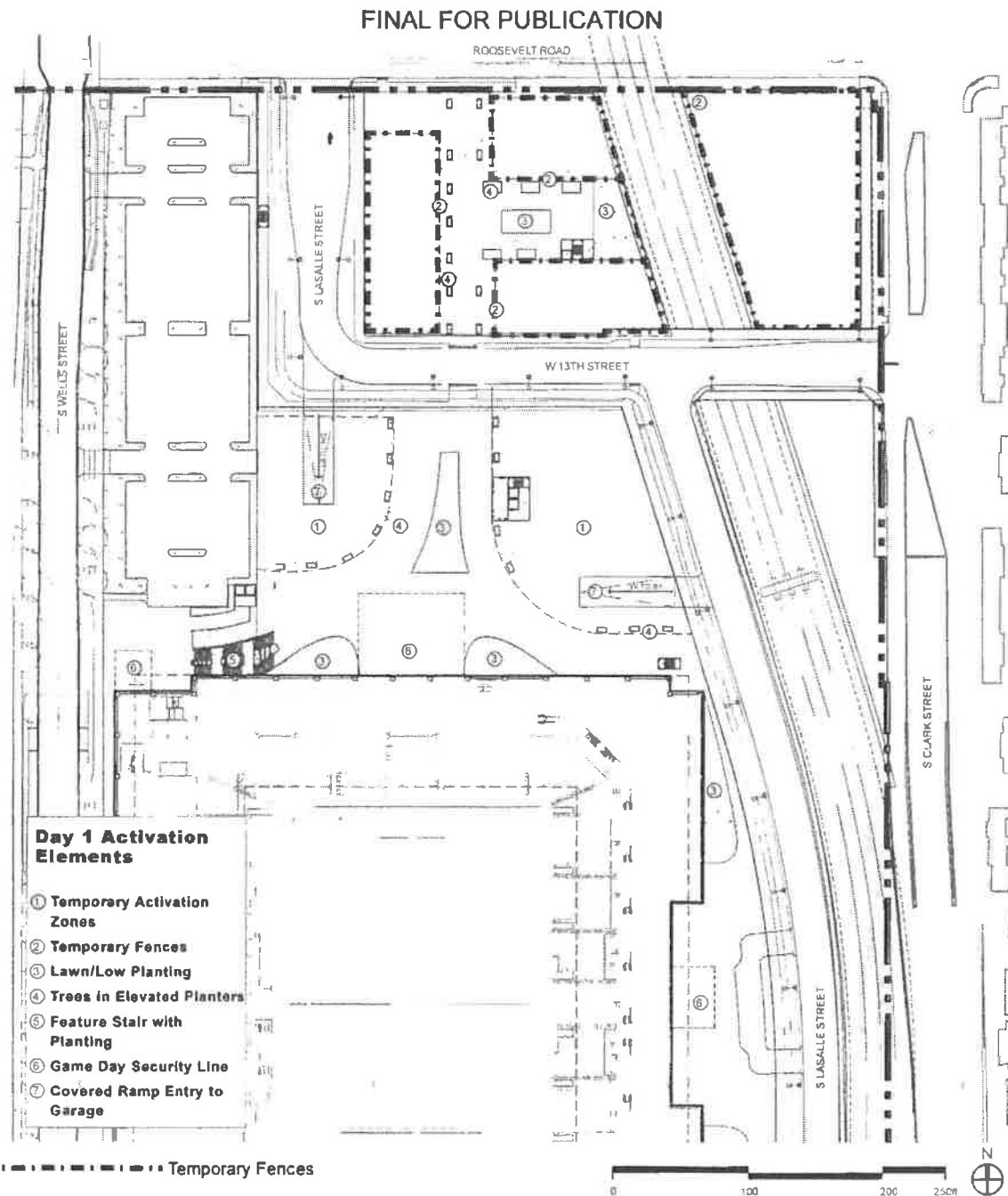
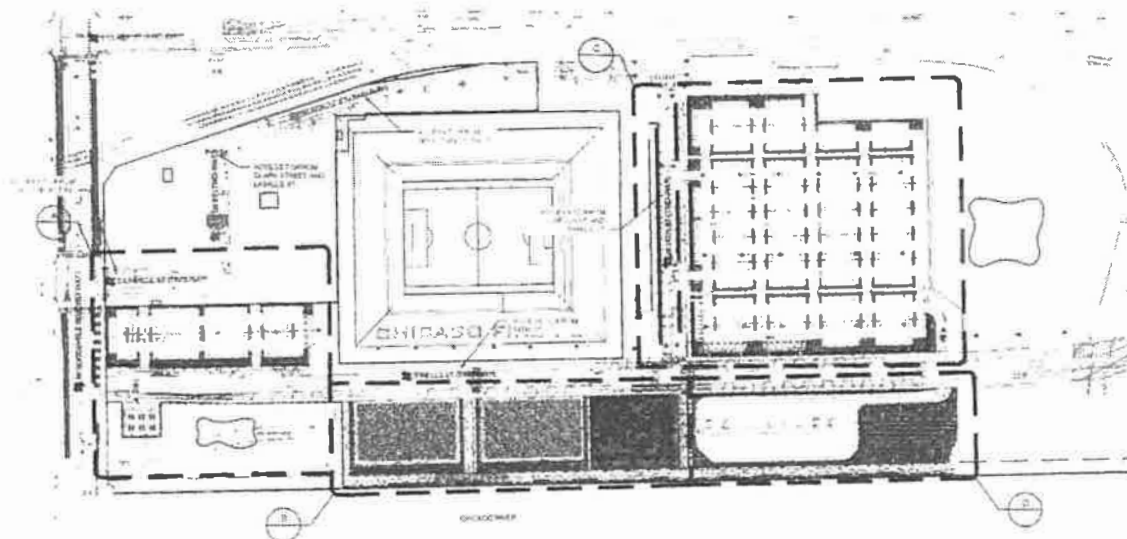


Exhibit 10-4

## PHASE 1 UPPER PLAZA ACTIVATION PLAN

Applicant: Roosevelt/Clark Partners, LLC  
 Address: 101-213 West Roosevelt Road/1200-1558 South Clark Street, Chicago, Illinois  
 Introduced: July 16, 2025  
 Plan Commission: September 18th, 2025

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1 OVERALL LANDSCAPE SITE PLAN  
NTS



0 20 40

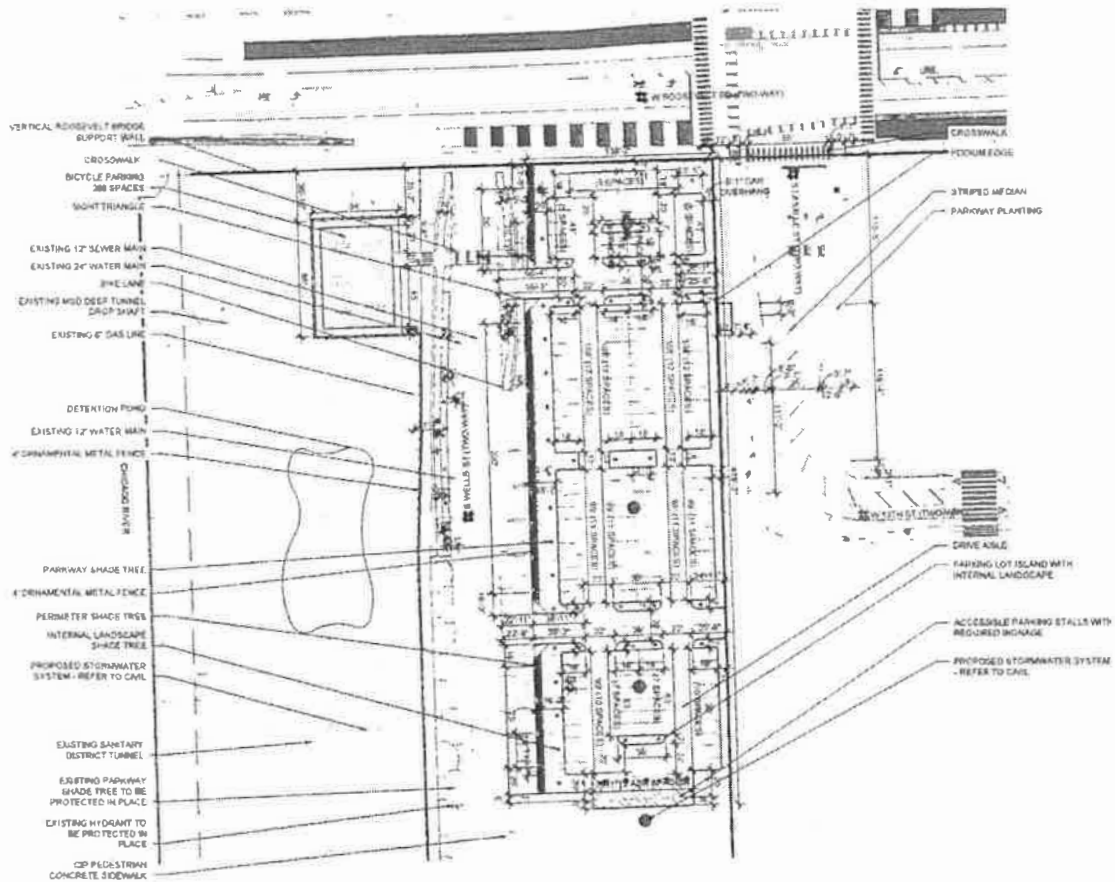
NOTES:

1. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY 2' 6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, CARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AMY ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
2. ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.
3. ALL PROPOSED LIGHTING ALONG THE RIVERWALK SHALL BE COMPLIANT WITH THE CHICAGO RIVER DESIGN GUIDELINES.
4. ALL SHRUB, PERENNIAL AND GROUNDCOVER AREAS ALONG THE RIVERWALK SHALL BE COMPLIANT WITH THE CHICAGO RIVER DESIGN GUIDELINES.

Exhibit 11-1  
PHASE 1  
LANDSCAPE PLAN

Applicant: Roosevelt/Clark Partners, LLC  
Address: 101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois  
Introduced: July 15, 2025  
Plan Commission: September 18th, 2025

## FINAL FOR PUBLICATION



1 LANDSCAPE SITE PLAN - ENLARGEMENT A



0 25 50 75 100'

## NOTES:

1. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY 2' 8" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
2. ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.
3. ALL PROPOSED LIGHTING ALONG THE RIVERWALK SHALL BE COMPLIANT WITH THE CHICAGO RIVER DESIGN GUIDELINE.
4. ALL SHRUB, PERENNIAL, AND GROUNDCOVER AREAS ALONG THE RIVERWALK SHALL BE COMPLIANT WITH THE CHICAGO RIVER DESIGN GUIDELINE.

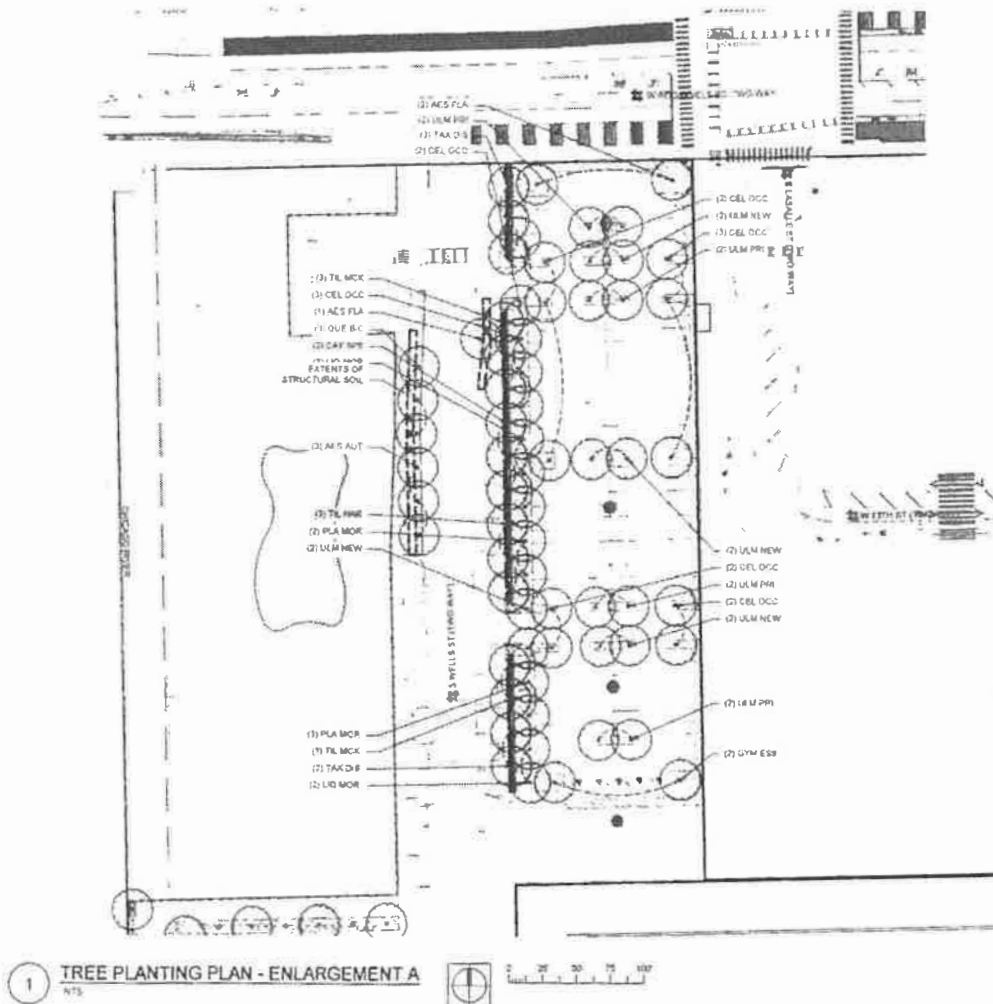
PARKING LOT VIA CALCULATIONS:  
 140 PARKING SPACES AND 6 ADA SPACES  
 TOTAL VEHICLE USE AREA = 15,190 SF  
 REQUIRED INTERNAL LANDSCAPE AREA: 40% = 6,076 SF + 5,134 SF  
 ACTUAL LANDSCAPE AREA = 11,210 SF  
 REQUIRED INTERNAL TREE PLANTING = 5,134 TREES + 43 TREES  
 ACTUAL TREE PLANTING: 54  
 3/8" LF ROW FRONTAGE  
 3700' = 15 PERMITS TREES REQUIRED  
 ACTUAL PER-METER TREE PLANTING: 17

## Exhibit 11-2

# PHASE 1 LANDSCAPE PLAN - ENLARGED

Applicant: Roosevelt/Clark Partners, LLC  
 Address: 101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois  
 Introduced: July 18, 2025  
 Plan Commission: September 18th, 2025

## FINAL FOR PUBLICATION

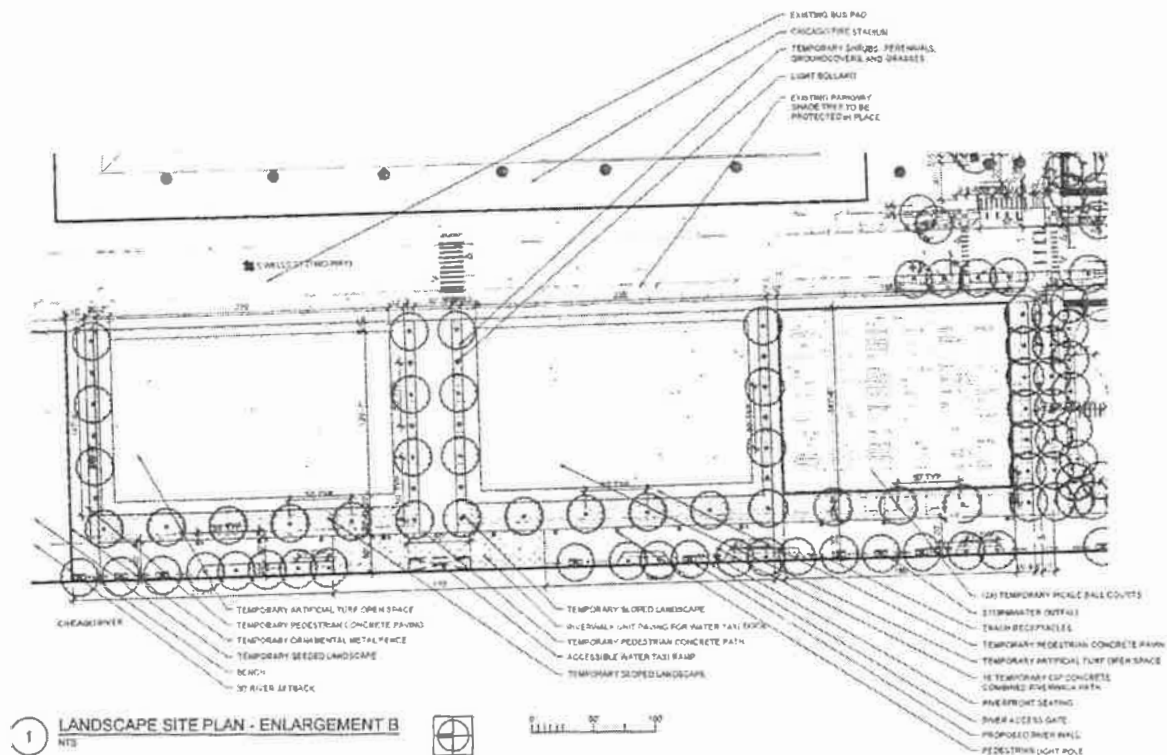
**NOTES:**

1. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY 2' 6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
2. ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.
3. ALL PROPOSED LIGHTING ALONG THE RIVERWALK SHALL BE COMPLIANT WITH THE CHICAGO RIVER DESIGN GUIDELINES.
4. ALL SHRUB, PERENNIAL AND GROUNDCOVER AREAS ALONG THE RIVERWALK SHALL BE COMPLIANT WITH THE CHICAGO RIVER DESIGN GUIDELINES.

**Exhibit 11-3****PHASE 1 LANDSCAPE  
PLAN - ENLARGED**

Applicant: Roosevelt/Clark Partners, LLC  
 Address: 101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois  
 Introduced: July 16, 2025  
 Plan Commission: September 18th, 2025

## FINAL FOR PUBLICATION



## NOTES

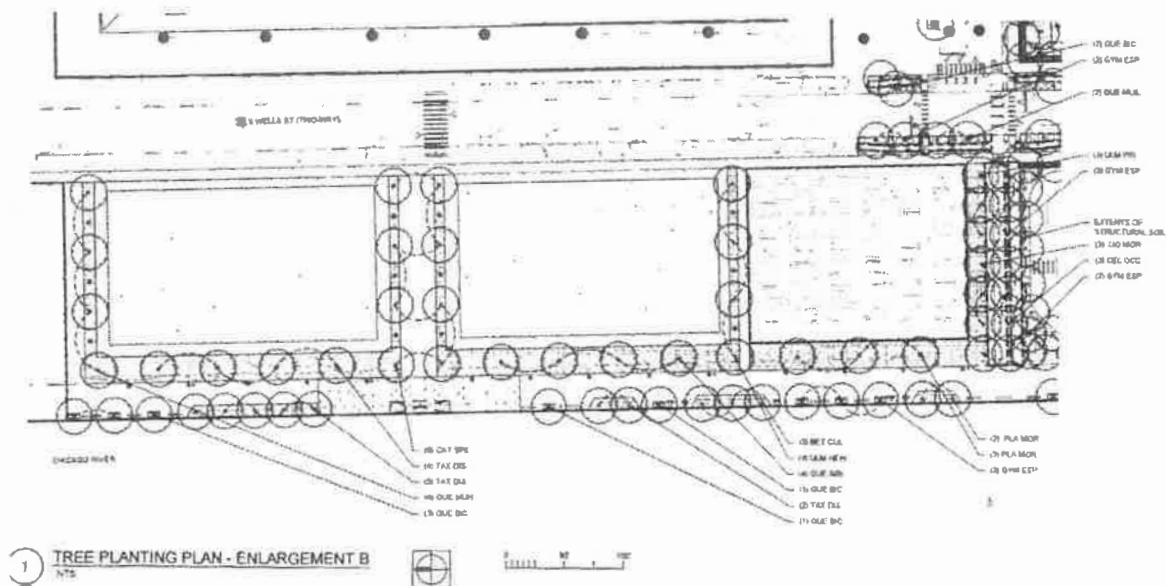
1. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY 2' 8" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
2. ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.
3. ALL PROPOSED LIGHTING ALONG THE RIVERWALK SHALL BE COMPLIANT WITH THE CHICAGO RIVER DESIGN GUIDELINES.
4. ALL 'SHRUB, PERENNIAL, AND GROUNDCOVER' AREAS ALONG THE RIVERWALK SHALL BE COMPLIANT WITH THE CHICAGO RIVER DESIGN GUIDELINES.

## Exhibit 11-4

# **PHASE 1 LANDSCAPE PLAN - TEMPORARY RIVERFRONT ACTIVATION**

Applicant: Roosevelt/Clark Partners, LLC  
 Address: 101.213 West Roosevelt Road/ 1700-1558 South Clark Street, Chicago, Illinois  
 Introduced: July 16, 2025  
 Plan Committee: September 18th, 2025

FINAL FOR PUBLICATION

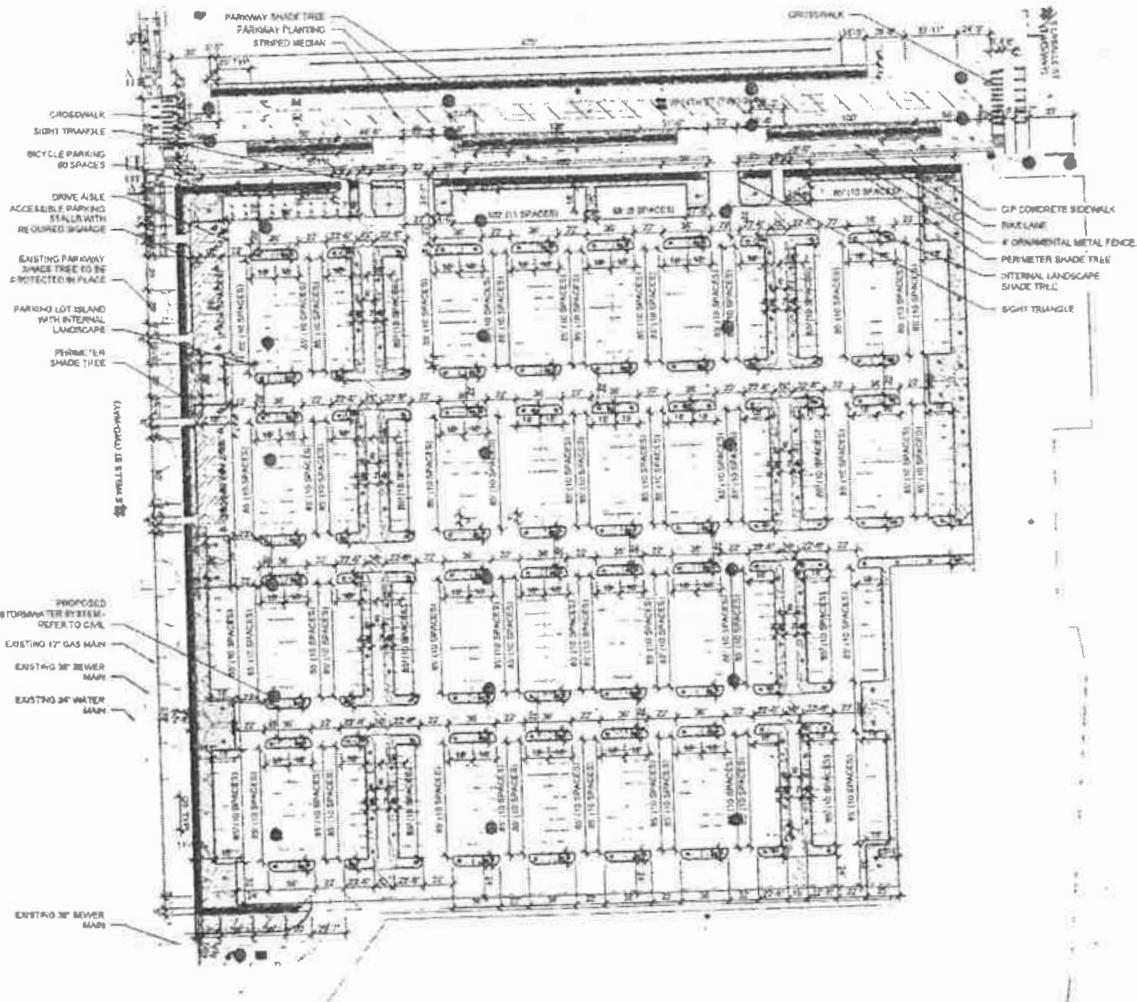


## Exhibit 11-5

# PHASE 1 LANDSCAPE PLAN - TEMPORARY RIVERFRONT ACTIVATION

Applicant: Roosevelt/Clark Partners, LLC  
 Address: 101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois  
 Introduced: July 16, 2025  
 Plan Commission: September 18th, 2025

## FINAL FOR PUBLICATION



1 LANDSCAPE SITE PLAN - ENLARGEMENT C  
NTE

## NOTES

1. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY 2' 6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
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3. ALL PROPOSED LIGHTING ALONG THE RIVERWALK SHALL BE COMPLIANT WITH THE CHICAGO RIVER DESIGN GUIDELINES.
4. ALL SHRUB, PERENNIAL, AND GROUNDCOVER AREAS ALONG THE RIVERWALK SHALL BE COMPLIANT WITH THE CHICAGO RIVER DESIGN GUIDELINES.

PARKING LOT VIA CALCULATIONS:  
690 PARKING SPACES AND 14 ADA SPACES  
TOTAL VEHICULAR USE AREA: 245,794 SF  
REQUIRED INTERNAL LANDSCAPE AREA: 10% x 245,794 = 24,579 SF  
ACTUAL LANDSCAPED AREA: 43,683

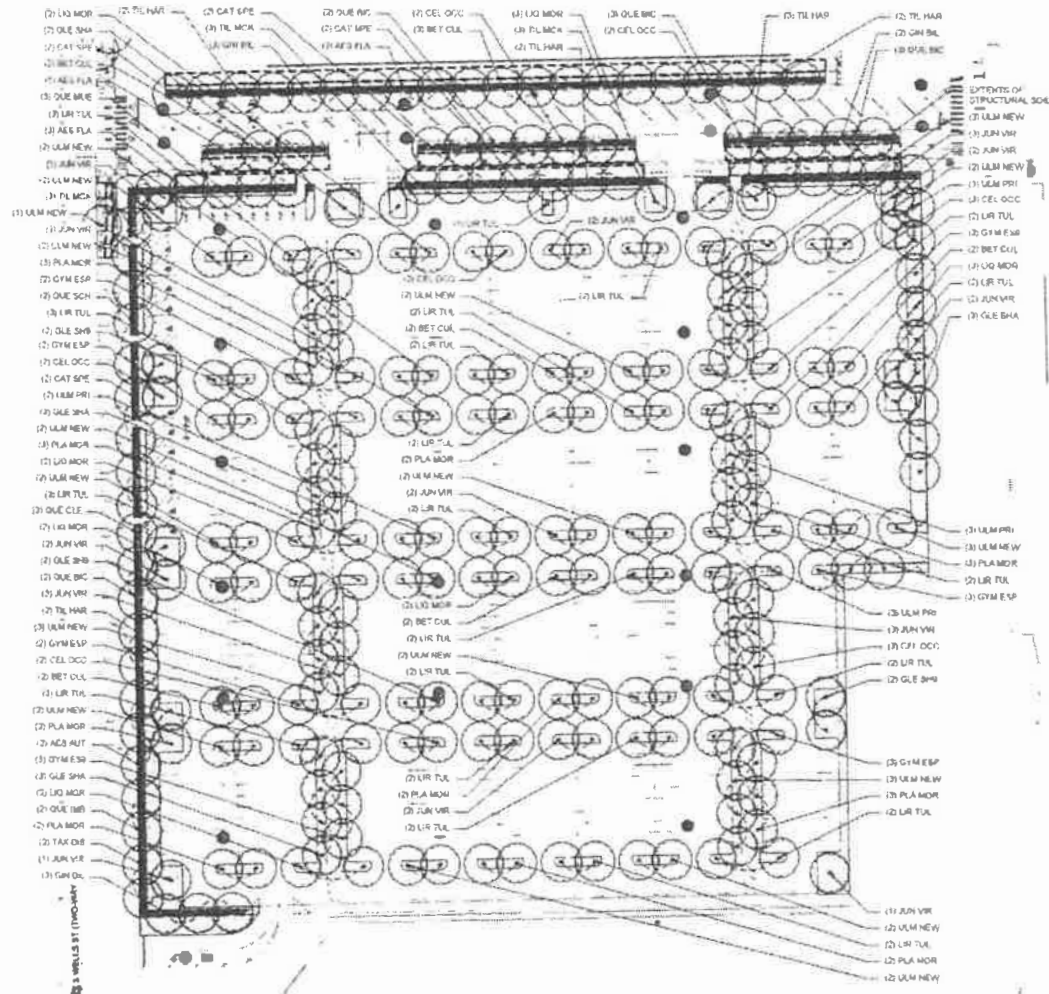
REQUIRED INTERNAL TREE PLANTING = 24,794/125 = 198 TREES  
ACTUAL TREE PLANTING: 210

## Exhibit 11-6

# PHASE 1 LANDSCAPE PLAN - ENLARGED

Applicant: Roosevelt/Clark Partners, LLC  
Address: 101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois  
Introduced: July 16, 2025  
Plan Commission: September 18th, 2025

## FINAL FOR PUBLICATION



1 TREE PLANTING PLAN - ENLARGEMENT C  
NTS

## NOTES:

1. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY 2" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP AND ALL OTHER NON TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
2. ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.
3. ALL PROPOSED LIGHTING ALONG THE RIVERWALK SHALL BE COMPLIANT WITH THE CHICAGO RIVER DESIGN GUIDELINES.
4. ALL SHRUB, PERENNIAL, AND GROUNDCOVER AREAS ALONG THE RIVERWALK SHALL BE COMPLIANT WITH THE CHICAGO RIVER DESIGN GUIDELINES.

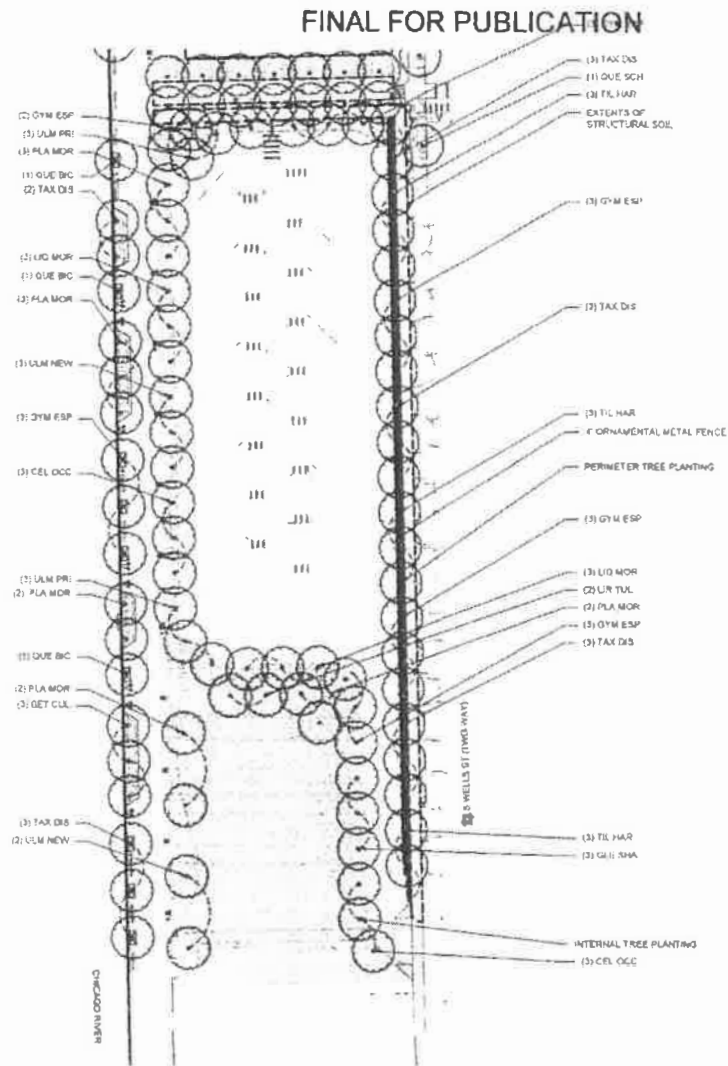
Exhibit 11-7

PHASE 1 LANDSCAPE  
PLAN - ENLARGED

Applicant: Roosevelt/Clark Partners, LLC  
Address: 101-213 West Roosevelt Road/ 1200-1556 South Clark Street, Chicago, Illinois  
Introduced: July 16, 2025  
Plan Commission: September 18th, 2025







1 **TREE PLANTING PLAN - ENLARGEMENT D**  
NTS



#### NOTES

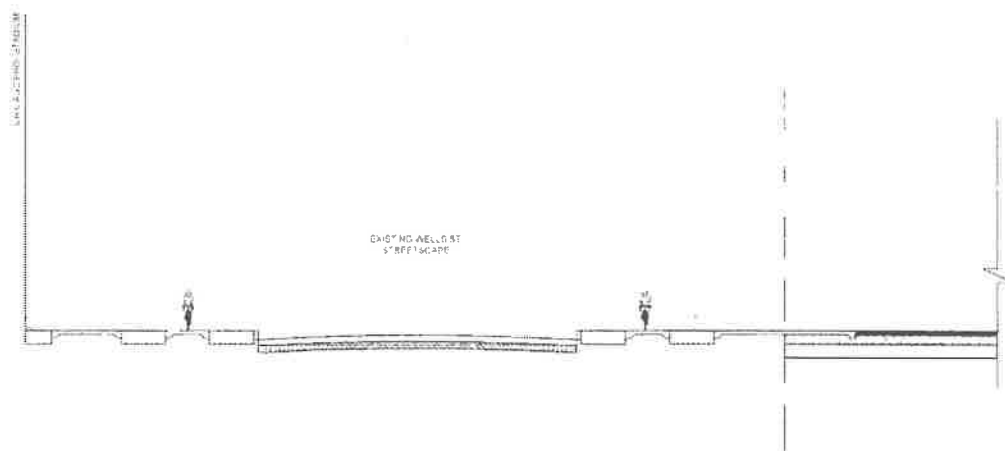
1. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY 2' 6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACKTOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
2. ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.
3. ALL PROPOSED LIGHTING ALONG THE RIVERWALK SHALL BE COMPLIANT WITH THE CHICAGO RIVER DESIGN GUIDELINES.
4. ALL "SHRUB, PERENNIAL, AND GROUNDCOVER" AREAS ALONG THE RIVERWALK SHALL BE COMPLIANT WITH THE CHICAGO RIVER DESIGN GUIDELINES.

#### Exhibit 11-9

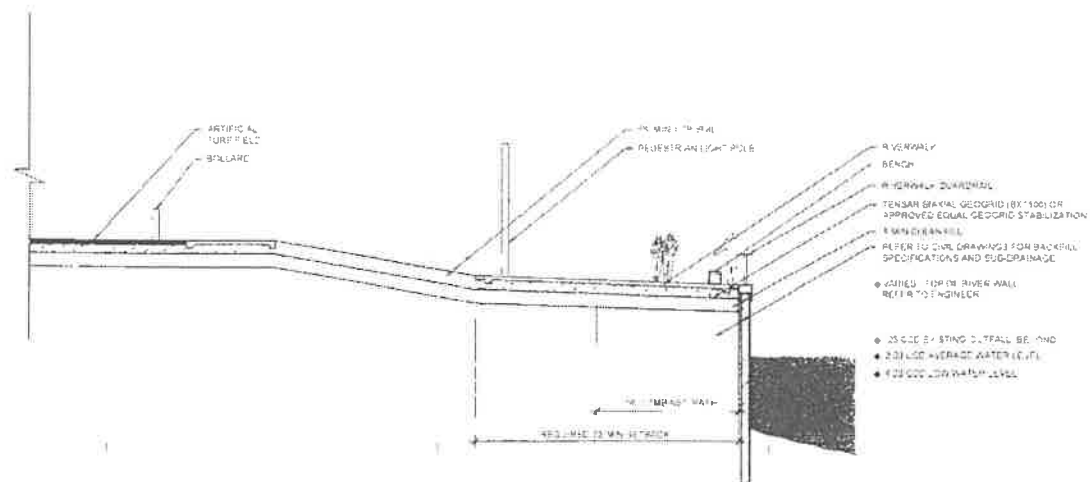
### PHASE 1 LANDSCAPE PLAN - TEMPORARY RIVERFRONT ACTIVATION

Applicant: Roosevelt/Clark Partners, LLC  
Address: 101-213 West Roosevelt Road/ 120G-155d South Clark Street, Chicago, Illinois  
Introduced: July 16, 2025  
Plan Commission: September 18th, 2025

## FINAL FOR PUBLICATION



1 **TEMPORARY RIVERWALK SECTION**  
NTS



2 **TEMPORARY RIVERWALK SECTION**  
NTS

## Exhibit 11-10

**PHASE 1 LANDSCAPE  
PLANTING SECTIONS**

Applicant: Roosevelt/Clark Partners, LLC  
Address: 101 213 West Roosevelt Road, 1200-1508 South Clark Street, Chicago, Illinois  
Introduction: July 16, 2025  
Plan Commission: September 18th, 2025

## FINAL FOR PUBLICATION

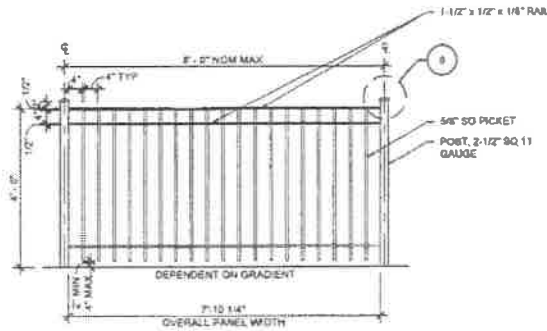


**4'H ORNAMENTAL METAL  
FENCE PLAN**

NTS

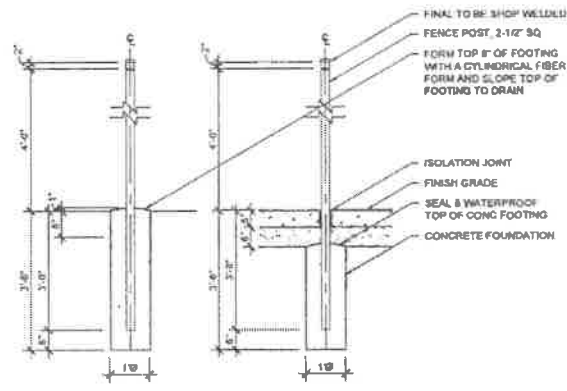
## NOTES:

1. IF POST IS LESS THAN 3' FROM EDGE OF CONCRETE FOUNDATION, THE CONTRACTOR SHALL BE REQUIRED TO REMOVE AND RECONSTRUCT THAT POST FOUNDATION
2. CORNER AND RAKE POSTS: 8" SQ
3. INTERMEDIATE POSTS: 2-1/2" SQ



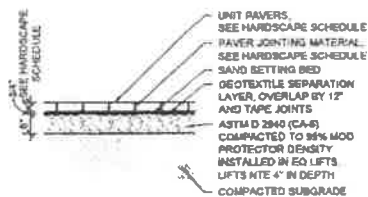
**4'H ORNAMENTAL METAL  
FENCE ELEVATION**

NTS



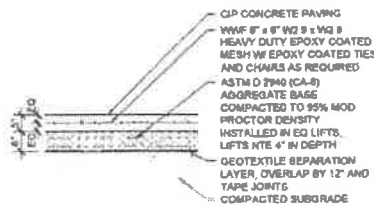
**4'H ORNAMENTAL METAL  
FENCE POST FOOTING SECTION**

NTS



**PEDESTRIAN  
UNIT PAVERS**

NTS



**PEDESTRIAN CONCRETE  
PAVING**

NTS

Exhibit 11-11

## PHASE 1 LANDSCAPE DETAILS

## FINAL FOR PUBLICATION

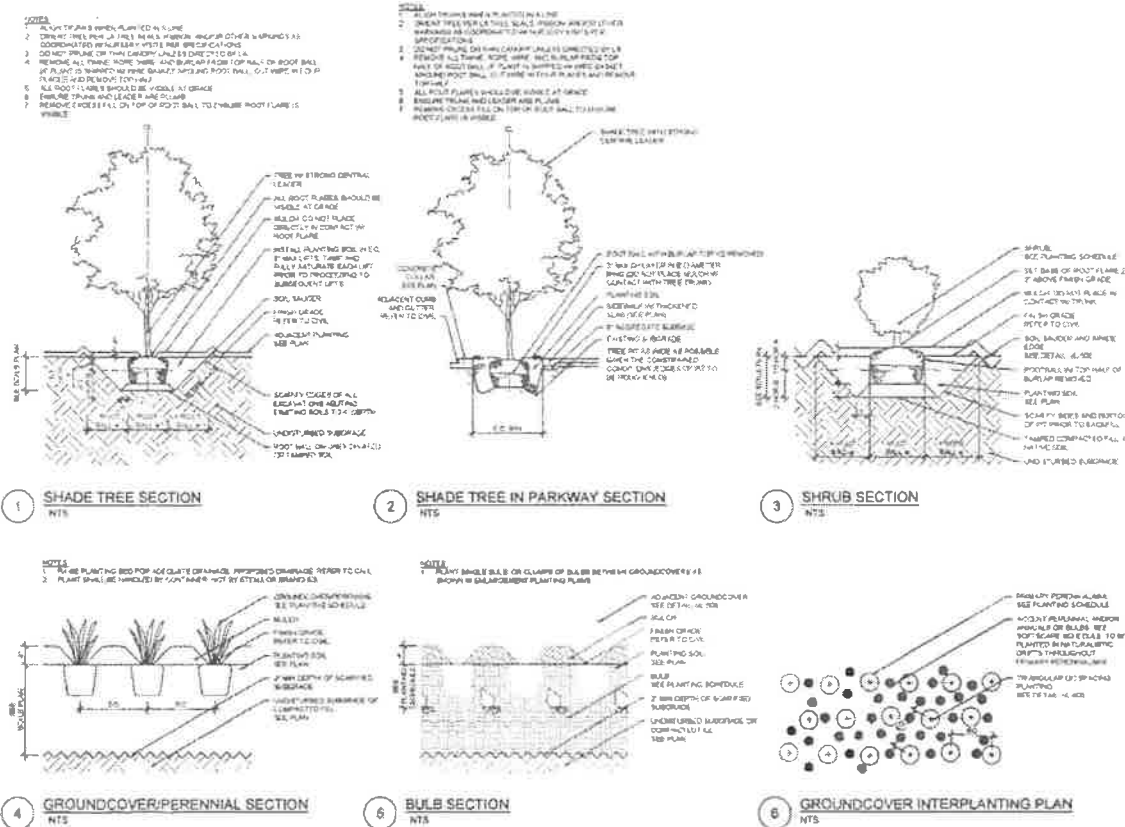
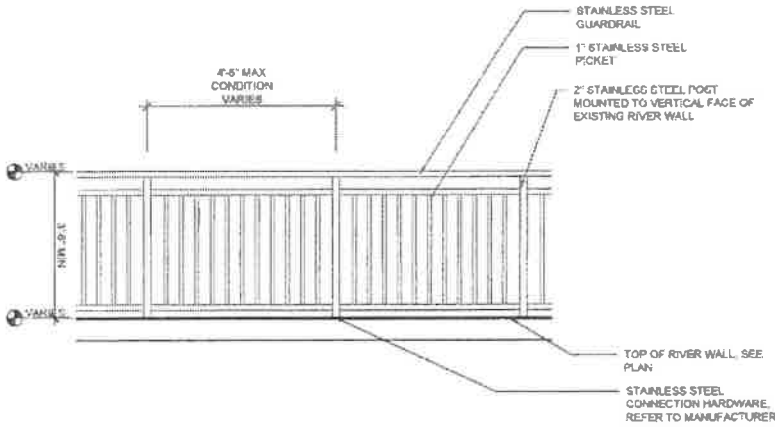


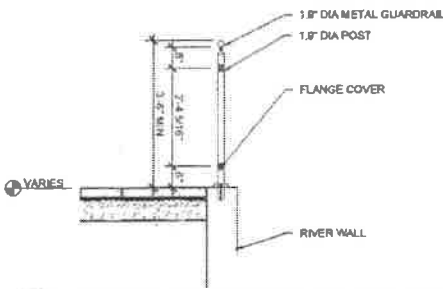
Exhibit 11-12

PHASE 1 LANDSCAPE  
PLANTING DETAILS

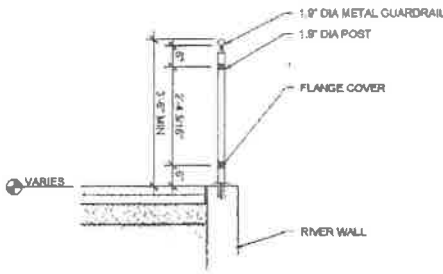
FINAL FOR PUBLICATION



1 GUARDRAIL ELEVATION, TYP FROM SHORE SIDE  
NTS



2 GUARDRAIL SECTION AT UNIT PAVERS  
NTS

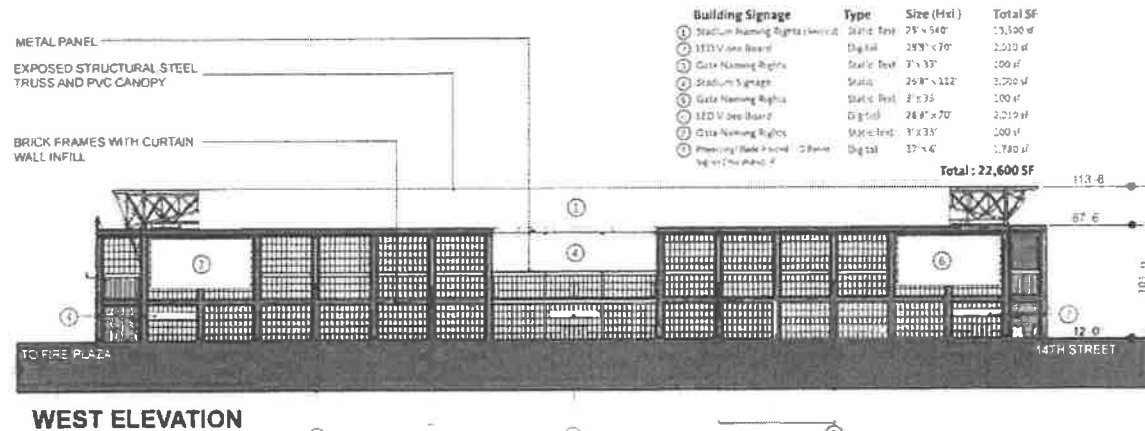
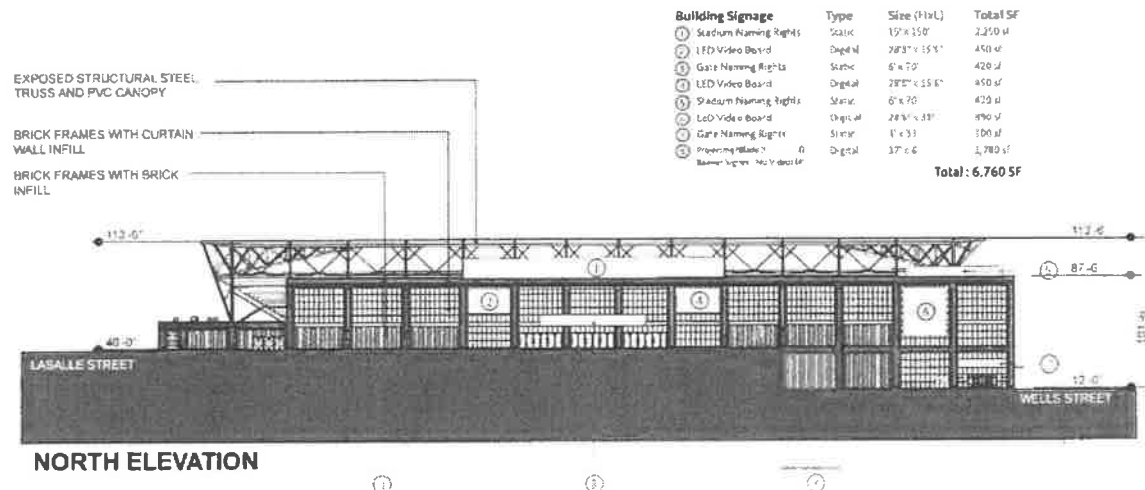


3 GUARDRAIL SECTION AT CONCRETE  
NTS

Exhibit 11-13  
PHASE 1 LANDSCAPE  
DETAILS



## FINAL FOR PUBLICATION



\*Digital Signage shall be turned off each evening as follows: (a) on non-event/non-gamedays, 9:30 pm or not more than 90 minutes after sunset, whichever is later; and (b) on event/gamedays, not more than 30 minutes after the event/game ends.

Note: Bird-friendly glass to be provided in conformance with the Bird-Friendly strategies under the Chicago Sustainable Development Policy.



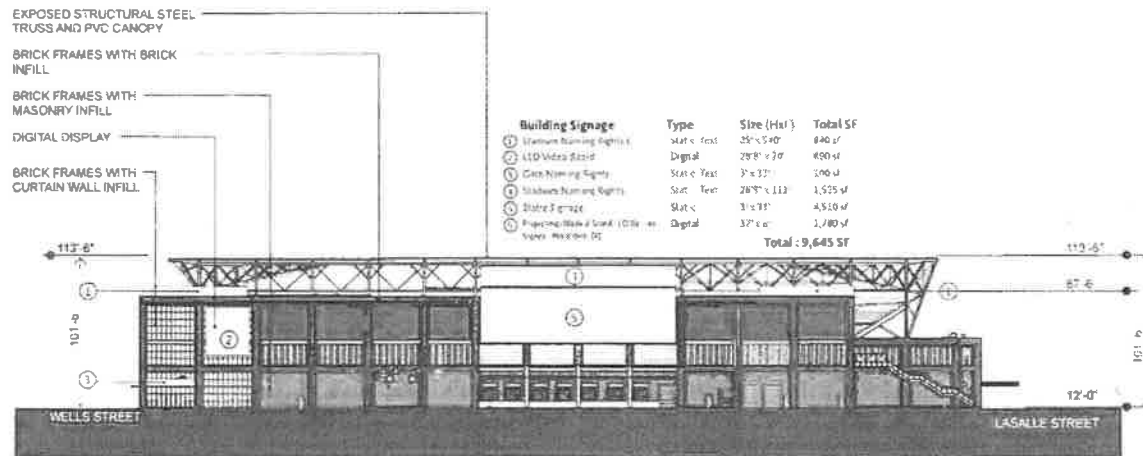
## Exhibit 12-1

## PHASE 1 ELEVATIONS AND SIGNAGE PLAN

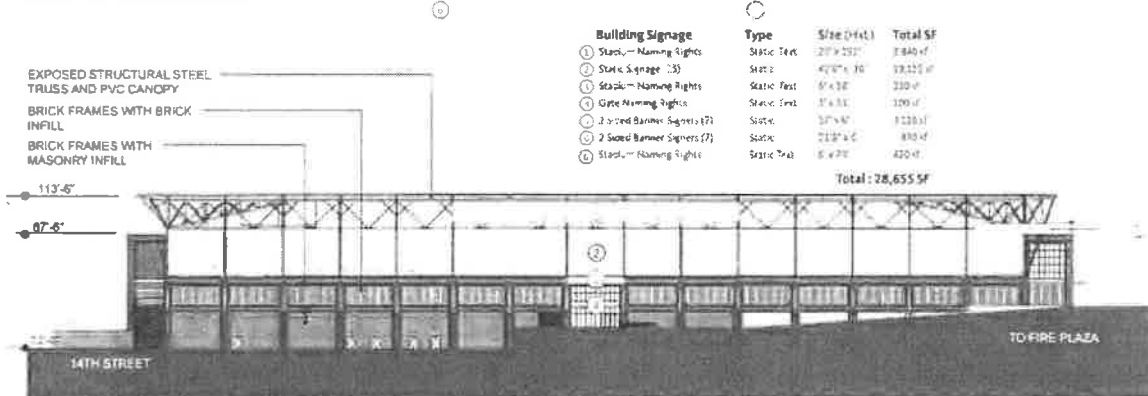
Applicant: Roosevelt/Clark Partners, LLC  
 Address: 101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois  
 Introduced: July 16, 2025  
 Plan Commission: September 18th, 2025



## FINAL FOR PUBLICATION



## SOUTH ELEVATION



## EAST ELEVATION

\*Digital Signage shall be turned off each evening as follows: (a) on non-event/non-gamedays, 9:30 pm or not more than 90 minutes after sunset, whichever is later; and (b) on event/gamedays, not more than 30 minutes after the event/game ends.

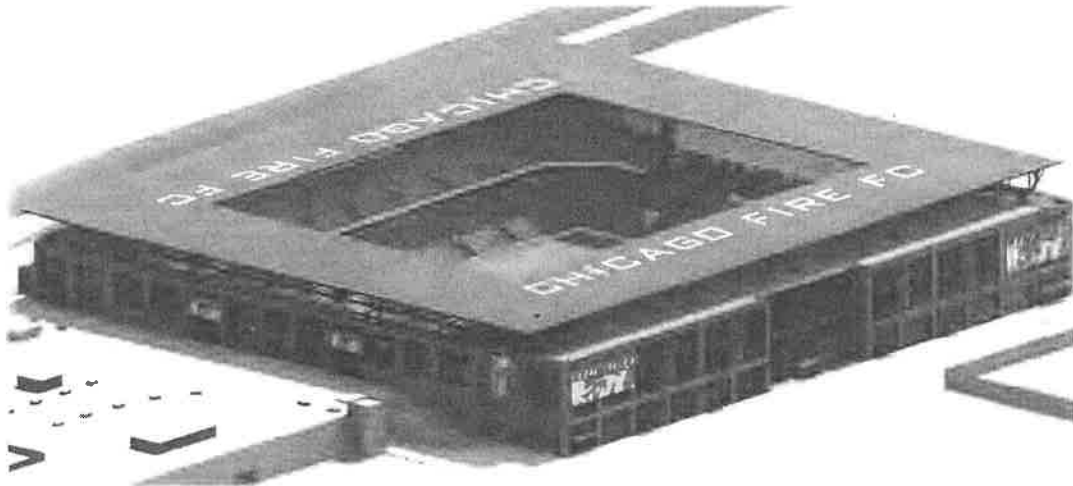
Note: Bird-friendly glass to be provided in conformance with the Bird-Friendly strategies under the Chicago Sustainable Development Policy.



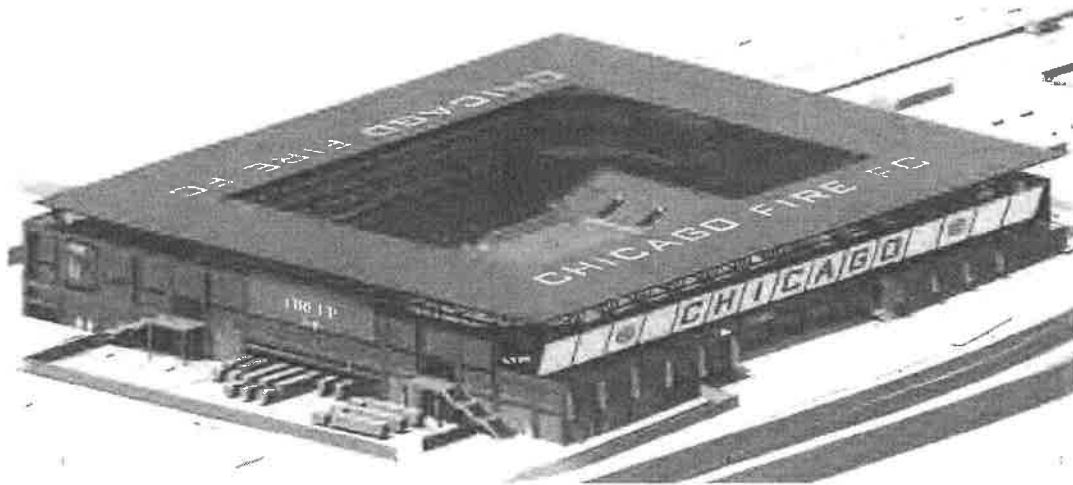
## Exhibit 12-2

## PHASE 1 ELEVATIONS AND SIGNAGE PLAN

FINAL FOR PUBLICATION



**NORTHWEST OVERALL AXONOMETRIC**



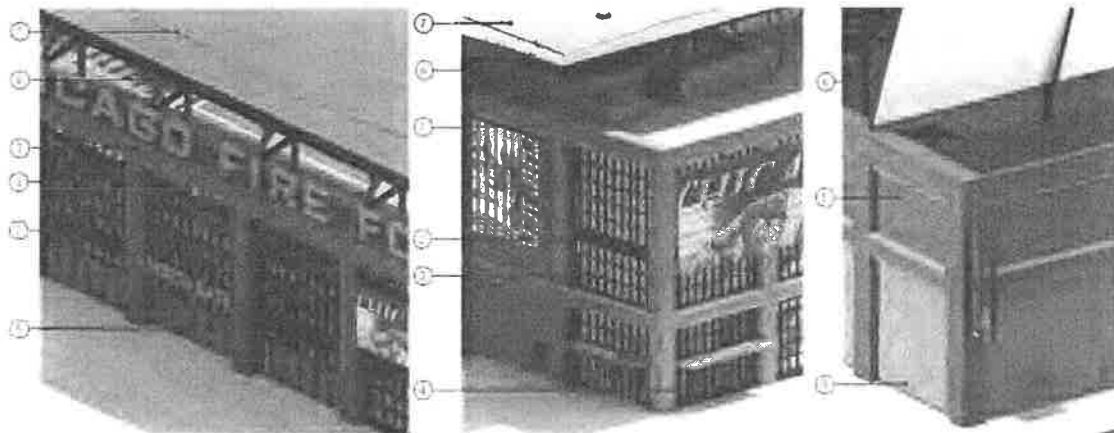
**SOUTH EAST OVERALL AXONOMETRIC**

**Exhibit 12-3**

**PHASE 1 FACADE MATERIALS**

Applicant	Roosevelt/Clark Partners, LLC
Address	101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois
Introduced:	July 16, 2025
Plan Commission	September 18th, 2025

## FINAL FOR PUBLICATION



NORTH FACADE

NORTHWEST FACADE

SOUTH EAST FACADE

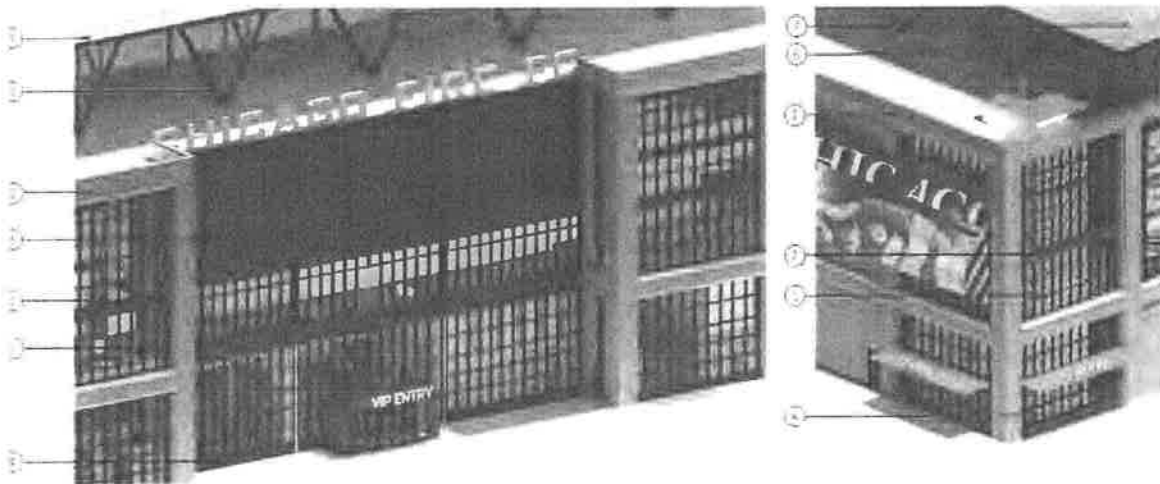
**Building Materials**

- ① Brick Masonry
- ② Decorative Steel Channel w/  
High Performance Paint
- ③ Curtain Wall System w/ Bird  
Friendly Glass
- ④ Metal Spandrel Panel
- ⑤ Steel Entry Gate
- ⑥ Steel Canopy Truss Structure
- ⑦ PVC Canopy
- ⑧ Burnished Block

## Exhibit 12-4

## PHASE 1 FACADE MATERIALS

FINAL FOR PUBLICATION



WEST ELEVATION

SOUTHWEST ELEVATION

**Building Materials**

- ① Brick Masonry
- ② Decorative Steel Channel w/  
High Performance Paint
- ③ Curtain Wall System w/ Bird  
Friendly Glass
- ④ Metal Spandrel Panel
- ⑤ Steel Entry Gate
- ⑥ Steel Canopy Truss Structure
- ⑦ PVC Canopy
- ⑧ Metal Panel System

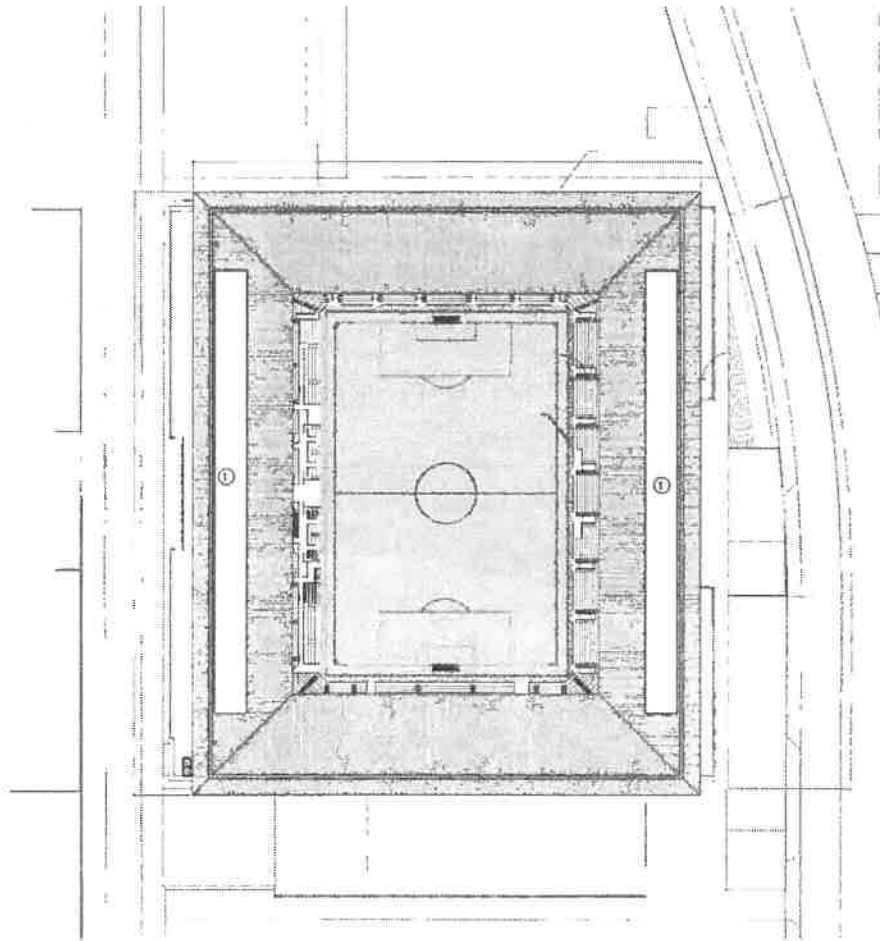
Exhibit 12-5

**PHASE 1 FACADE MATERIALS**

Applicant: Roosevelt/Clark Partners, LLC  
 Address: 101-213 West Roosevelt Road/ 1200 1558 South Clark Street, Chicago, Illinois  
 Introduced: July 18, 2025  
 Plan Commission: September 18th, 2025

## FINAL FOR PUBLICATION

Building Signage	Type	Size (HxL)	Total SF
① Stadium Naming Rights (2)	Static Text	25' x 440'	22,000 sf
Total SF: 22,000 sf			



\*Digital Signage shall be turned off each evening as follows: (a) on non-event/non-gamedays, 9:30 pm or not more than 90 minutes after sunset, whichever is later; and (b) on event/gamedays, not more than 30 minutes after the event/game ends.

Exhibit 12-6  
PHASE 1 ROOF SIGNAGE

Applicant: Roosevelt/Clark Partners, LLC  
Address: 101-213 West Roosevelt Road/ 1200-1556 South Clark Street, Chicago, Illinois  
Introduced: July 10, 2025  
Plan Commission: September 18th, 2025

## FINAL FOR PUBLICATION

## GENERAL DEVELOPMENT GUIDELINES

## STREETS AND ACTIVATION

- The district gateways of the site are the following intersections: Clark Street and Roosevelt Road, LaSalle Street and Roosevelt Road, LaSalle Street and 13th Street, and Wells Street and 15th Street. The building facades at these intersections shall be primary facades.
- Primary facades shall be located along major open spaces, including the riverfront, Ping Tom Park, and key public entries to the stadium district, and other public open spaces.
- Primary facades shall minimize back-of-house functions and shall have a high percentage of clear and un-tinted glazing at the ground floor.
- The facades at the ground floor along Wells, Roosevelt, LaSalle, North of 13th, 13th Street, shall be designed to the pedestrian scale and house primary active uses that engage the street, such as retail, restaurants, storefronts, office, lobbies, or outdoor dining. Designs shall showcase activity inside the buildings, where feasible.
- The stadium's perimeter frontages shall include active program elements where feasible, such as retail, team store, ticketing, or public gathering space.
- Where streetwall setbacks occur, they shall be programmed with active uses, such as cafes, outdoor seating, storefront windows, or landscape features that enhance the public realm.
- Roosevelt and Wells shall function as the primary public gateway into the site, with enhanced pedestrian connections and clear sightlines to adjacent buildings.
- Pedestrian linkages from surrounding streets shall promote access into to the neighborhood, where feasible.
- Modifications shall be mutually agreed upon with CDOT to improve pedestrian movement and efficient traffic flow.

## PUBLIC RIVERFRONT ACCESS

- At every block, wide public access points or shared streets shall be provided for pedestrians and cyclists to access the riverfront from Wells Street. See Exhibit 8.
- Primary facades shall be located along major open spaces, including the Riverfront, Ping Tom Park, and key public entries to the stadium district, and other public open spaces.
- Where grade changes exist between internal streets and the riverfront, access shall be provided through integrated stairs, ramps, and public elevators to ensure universal accessibility.

## CURBSIDE STRATEGY

- The curb lane shall primarily be a flexible zone allowing transit stops, smart infrastructure, loading, and drop-offs to share the space.

- Pick-up/drop-off zones shall be distributed throughout the site; designated zones near the stadium shall manage event-related operations.
- Riverfront shared streets west of Wells Street shall allow multi-modal circulation and limited pick-up and drop-off space. See Exhibit 8.
- Additional passenger pick-up and drop-off zones on Wells, 13th, and LaSalle Street shall be coordinated with CDOT and CTA.
- Driveways and access points shall be consolidated when possible in order to minimize curb cuts and congestion.
- Curb cuts shall be a maximum of 20' wide or coordinated with CDOT standards.

## PARKING AND SERVICE

- The development shall provide parking, service access drives, and loading zones and located behind active uses whenever possible.
- High-quality architectural screening for any above grade parking levels shall be integrated into the façade design and shall obscure car headlights and sound from neighboring buildings.
- Parking and loading will be screened from Ping Tom Park.
- Service and parking entries shall be designed to be integrated with the overall building façade.
- Access points primary to lower level service drives and parking shall be at ~12' CCD and shall be located at lower Roosevelt Road and Wells Street.
- Other access points to limited service and parking shall be located on Wells Street, LaSalle Street, 13th Street, 14th Street, and 15th Street.
- Additional limited passenger parking access points shall occur at ~38' CCD and shall be located on LaSalle Street and 13th Street.
- Limited service and parking entries shall occur in the riverfront shared streets west of Wells Street.
- Dedicated stadium service access shall be provided via a controlled driveway at 14th Street. This entry shall be designed to accommodate event-day operational needs while minimizing conflicts with pedestrian and public circulation. Service vehicle access shall be limited to operational hours and screened where visible from public open space.
- Passenger drop-off and pick-up areas serving stadium events shall be coordinated with CDOT and located along approved north-south corridors. Designated zones may include a combination of rideshare drop-off, bus drop-off, general admission parking, and service vehicles in the South Lot. Drop-off zones shall be designed to support safe, efficient, and high-volume circulation while preserving access to adjacent open spaces.

## Exhibit 13-1

## DESIGN GUIDELINES

## FINAL FOR PUBLICATION

## OPEN SPACE GUIDELINES

## OPEN SPACE CONCEPT

- The riverfront shall provide public access along a broad, active promenade that engages the river by bringing people to the water's edge and is punctuated by key spaces.
- The riverfront shall be composed of multiple public "rooms" with continuous public access of no less than 40' in width (inclusive of a 10' zone that may have some limitations to 100% public access) shall be maintained throughout. At least two larger gathering areas shall be integrated as part of the overall publicly accessible open space along the riverfront.
- The riverfront shall be composed of a series of public "rooms" that offer varied programming and experiences. A continuous publicly accessible corridor of no less than 40 feet in width (inclusive of a 10' zone that may have some limitations to 100% public access) shall be maintained along the riverfront. At least two larger public gathering areas shall also be part of the publicly accessible open space along the riverfront.
- The 40' wide (inclusive of a 10' zone that may have some limitations to 100% public access) Riverwalk shall include a minimum 16' wide continuous multi-use trail (30' Riverwalk + 10' Amenity) Ref. Exhibits 13-4,5,6,7.
- The 10' riverfront amenity zone may include light structures to promote multi-seasonal use.
- The riverfront shall include a variety of amenities to promote activity, such as play spaces, a fountain, a multi-use trail, stepped river seating, outdoor restaurants, and wetland plantings. Amenities shall be designed to incorporate high quality components and materials.
- The open space strategy prioritizes a network of interconnected, human-scaled neighborhood amenity spaces that connect and unfold naturally across the site. These spaces serve as everyday destinations for residents, visitors, and workers, supporting passive, active, and recreational uses.
- A major open space adjacent to the stadium shall function as a flexible plaza and civic gathering area. It shall be designed to support both event-related uses - such as pedestrian marshalling, temporary activations, and merchandise or food kiosks - and non-event neighborhood uses including passive recreation, small-scale performances, seasonal programming, or markets.
- This space shall be publicly accessible and designed with high-quality paving, planting, movable furnishings, and lighting to support year-round activity and integration with the surrounding open space network.
- The plaza and a broad public staircase shall connect pedestrians from upper LaSalle and 13th Streets at ~38' CCD to Wells and 15th Streets and the Riverfront at ~12' CCD.
- A variety of cultural and recreational amenities shall be integrated within the site and used to activate spaces for all ages.
- Interpretive signage shall be provided across the development to bring awareness to the cultural context and history of the site.
- Pedestrian Riverwalk connections shall be provided along the Riverfront to the South to Ping Tom Park and the North under the Roosevelt Road Bridge.
- Landscape throughout shall incorporate stormwater management best practices to detain, clean, and reduce the volume of stormwater discharge. Stormwater management strategies may incorporate interactive stormwater landscape art elements into the landscape in creative ways such as water gardens, sculptural art elements, planters, and riverlets.
- Open Space landscape design shall incorporate best practices for wildlife habitat creation, biodiversity, and incorporate functional areas of riparian edge restoration along the Riverwalk where feasible, integrated into a education and interpretive programmatic system.

## OPEN SPACE CONNECTIVITY

- Stairs, ramps, and paths for pedestrian access from the site's upper levels of Roosevelt, LaSalle, and 13th Streets to its lower levels of Wells, 14th and 15th shall be provided. Stair and ramp designs shall avoid blank walls and unactivated ramps. Publicly accessible elevators as part of a building development will also connect these levels.
- Public, universal accessibility shall be provided from upper Roosevelt Road to Wells Street.
- Publicly accessible open spaces shall be designed to the applicable standards of the Chicago Park District.
- Dedicated bike lanes or multi-use trails shall be provided on publicly dedicated streets and the riverwalk.
- Inter-modal connections shall be supported through integrated access to nearby bus stops along Wells Street and Roosevelt Road.

## Exhibit 13-2

## DESIGN GUIDELINES

## FINAL FOR PUBLICATION

### PLACEMAKING

- Where appropriate, open spaces shall contain street furniture and landscaping that encourages public interaction and gathering. This shall include public art, interpretive gardens, seating, picnic areas, playscapes, and signage.
- A site-wide wayfinding signage system shall be implemented on the site.
- Undeveloped parcels may support interim uses including, but not limited to, recreational open space, dog friendly areas, and surface parking. Interim use plan improvements and time frame shall require review and approval by DPD.

### BUILDING DESIGN GUIDELINES

#### MASSING

- South of the St. Charles Airline, building massing shall set back from the Ping Tom Park edge.
- Building designs should achieve, through architecture diversity, a varied and distinctive skyline.
- Building massing shall be composed of architecturally well-scaled portions.
- Towers and their podiums shall relate to each other in order to provide a cohesive expression.
- Provide a minimum building separation of 40' between towers to preserve access to natural light.
- Screen rooftop mechanical equipment from pedestrian view with materials that are consistent with the overall building.
- Where site conditions permit, orient towers to maximize energy efficiency and natural lighting, and to maximize thermal comfort and minimize shading of neighboring public spaces.
- Design buildings to assure that sunlight access to the river corridor and Ping Tom Park is achieved approximately 6 hours per day during non-winter months.
- Balconies are encouraged to be integrated within the design of the residential building façade.
- Where appropriate, upper level setbacks shall serve as activated terraces.
- Frame streets and open spaces with base/podiums that provide a human scale and adequate solar access. Facades shall appropriately respond to the character of their context.

#### STREET WALL / BUILDING BASE

- Architecture shall provide an identity to entrance locations and district gateway intersections.
- Buildings adjacent to publicly accessible open spaces and riverfront shall provide direct access to these spaces.

- Tenant signage for each building should be considered as part of the façade design to ensure consistency of placement, size, materials, and method of illumination

### BUILDING MATERIALS

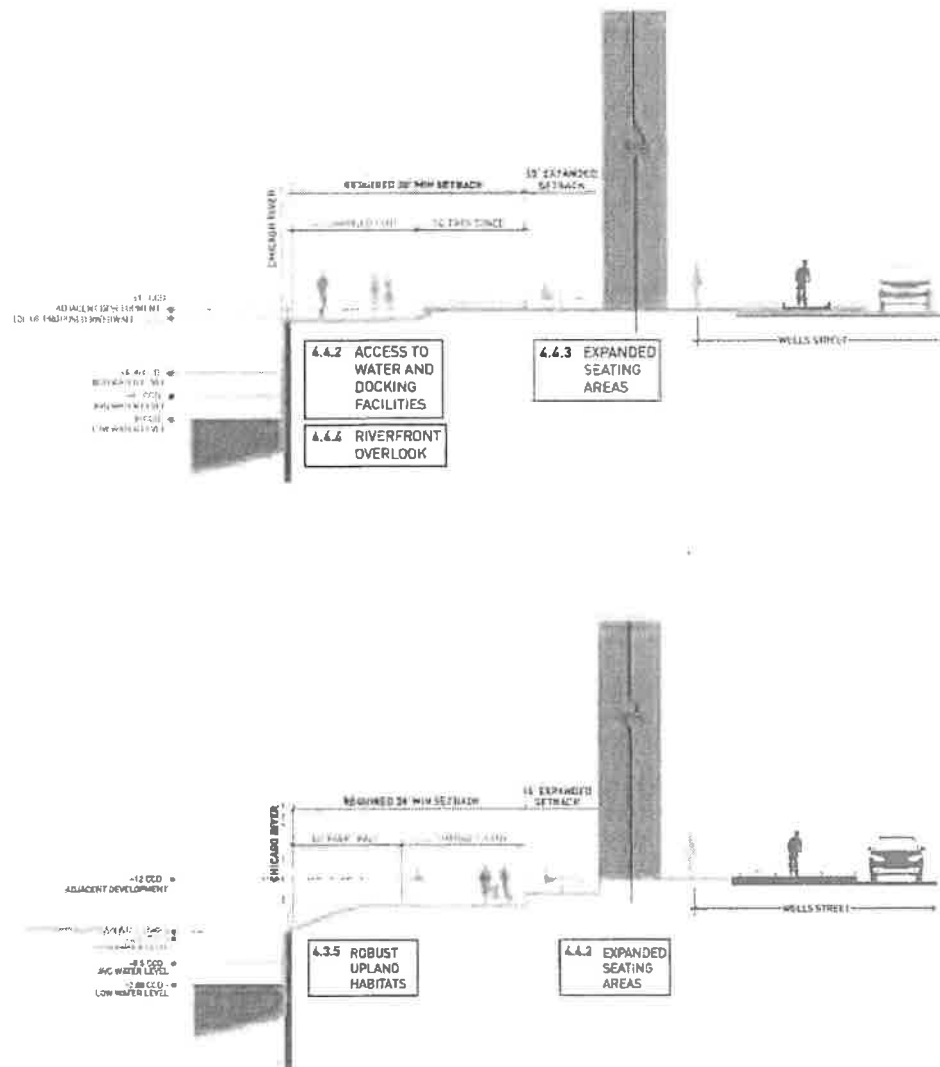
- The following materials shall not be visible on the exterior facades: Concrete Masonry Units (CMU), Exterior Insulation and Finish Systems (EFIS), thin brick, and residential-type vinyl and metal siding.
- Buildings shall employ architectural materials consistent with contemporary building practices, such as high quality wall systems in glass, metal, masonry, high-quality architectural concrete, or hardwood. Glazing shall not be highly reflective nor mirrored.
- Architectural lighting shall be integrated into the building façade to enhance visibility, pedestrian comfort, and nighttime character. Lighting shall support the architectural composition, highlight material articulation, and contribute to wayfinding and safety in publicly accessible areas.
- All lighting shall be designed to avoid glare, excessive brightness, or spillover onto adjacent residential or open space areas. Building entries, active uses, and signage shall be appropriately illuminated to promote a safe and welcoming public realm.
- Building envelopes shall support environmentally responsible design by reducing heat loads, improving energy efficiency, maximizing occupant comfort, and using sustainable materials.
- Podium and ground-floor levels facing publicly accessible open spaces, including streets, the riverfront, and Ping Tom Park shall be detailed to enhance the pedestrian environment and shall be complementary to the context.
- Building designs shall incorporate bird-friendly design features to mitigate fatalities.
- Podium roofs shall incorporate active amenity decks and landscaping as appropriate to building uses.
- Any required ventilation shall be integrated within the design of the building façade.

## Exhibit 13-3

## DESIGN GUIDELINES

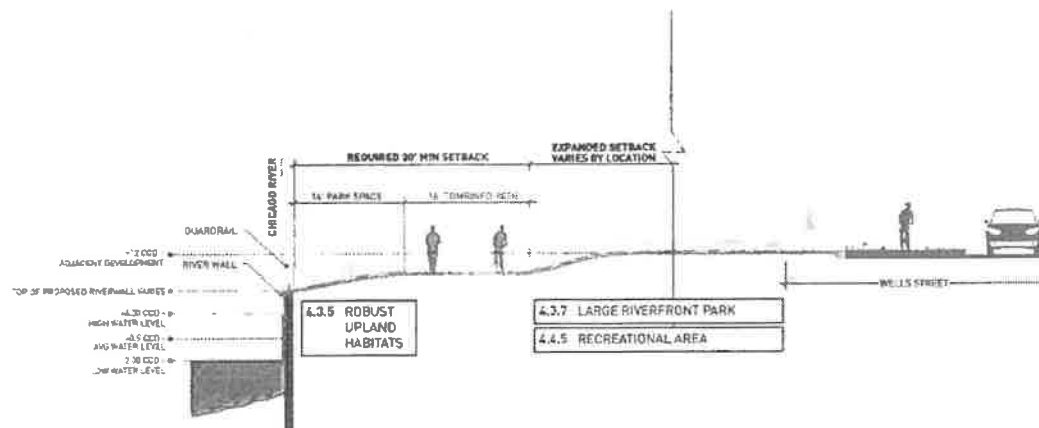
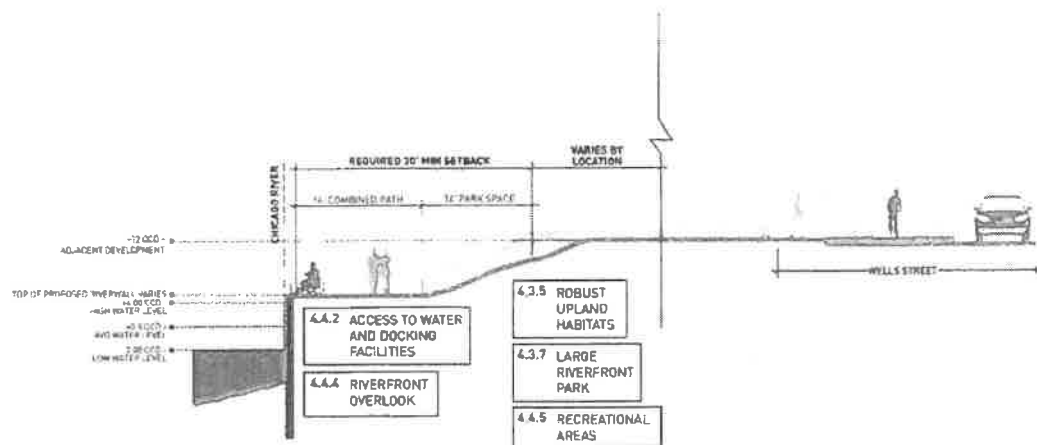


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**CONCEPTUAL RIVERFRONT SECTIONS  
10' EXPANDED SETBACK****Exhibit 13-4  
DESIGN GUIDELINES**

Applicant: Roosevelt/Clark Partners, LLC  
Address: 101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois  
Introduced: July 10, 2025  
Plan Commission: September 18th, 2025

## FINAL FOR PUBLICATION

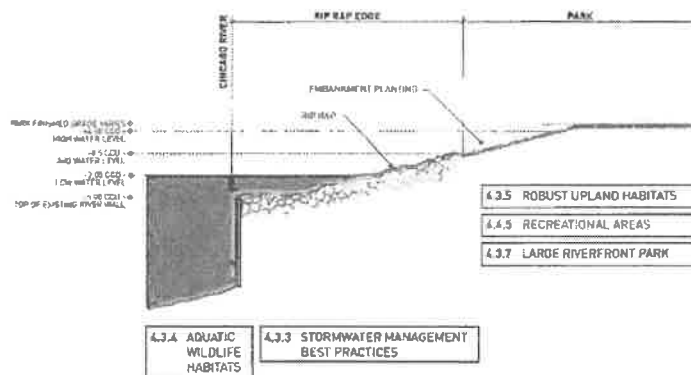
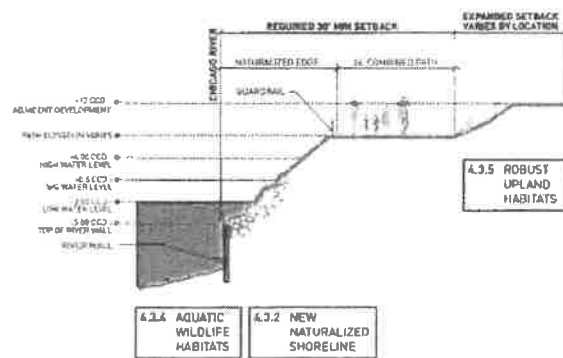


**CONCEPTUAL RIVERFRONT SECTIONS  
SETBACK EXTENDED TO WELLS**

**Exhibit 13-5  
DESIGN GUIDELINES**

Applicant: Roosevelt/Clark Partners, LLC  
 Address: 101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois  
 Introduced: July 16, 2025  
 Plan Commission: September 18th, 2025

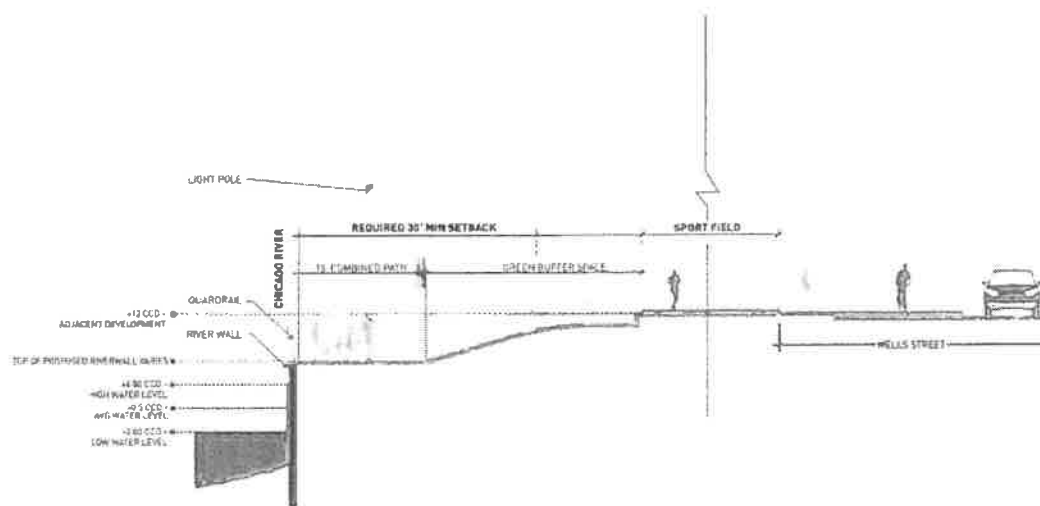
## FINAL FOR PUBLICATION



### CONCEPTUAL RIVERFRONT SECTIONS NATURALIZED RIVER EDGE

### Exhibit 13-6 DESIGN GUIDELINES

## FINAL FOR PUBLICATION



PHASE 1 RIVERFRONT SECTION

Exhibit 13-7  
DESIGN GUIDELINES

Applicant: Roosevelt/Clark Partners, LLC  
 Address: 101.213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois  
 Introduction: July 16, 2025  
 Plan Commission: September 18th, 2025

*Reclassification Of Area Shown On Map No. 4-F.*

(As Amended)

(Application No. 19988)

(Common Address: 101 -- 213 W. Roosevelt Rd./1200 -- 1558 S. Clark St.)

WRBPD1434, AA

[SO2019-1406]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Waterway Residential-Business Planned Development Number 1434 symbols and indications as shown on Map Number 4-F in the area bounded by:

West Roosevelt Road; South Clark Street; a line beginning at a point 116 feet north of vacated West 16<sup>th</sup> Street as measured along the west line of South Clark Street that is westerly 135.20 feet along the arc of a circle having a radius of 375.00 feet concave northerly and whose chord bears north 79 degrees, 49 minutes, 52 seconds west, a distance of 135.20 feet; a line north 69 degrees, 46 minutes, 04 seconds west, a distance of 101.85 feet; a line north 69 degrees, 49 minutes, 57 seconds west, a distance of 26.00 feet; a line along the arc of a circle having a radius of 407.80 feet concave southerly and whose chord bears north 75 degrees, 52 minutes, 04 seconds west, a distance of 85.51 feet, a distance of westerly 85.67 feet; a line north 83 degrees, 47 minutes, 05 seconds west, a distance of 164.45 feet; a line north 69 degrees, 43 minutes, 24 seconds west, a distance of 25.16 feet; a line north 43 degrees, 07 minutes, 24 seconds west, a distance of 31.91 feet to a point on the easterly dock line of the former south branch of the Chicago River; a line south 46 degrees, 47 minutes, 47 seconds west, along the easterly dock line of the former south branch of the Chicago River, a distance of 73.33 feet; a line south 89 degrees, 54 minutes, 55 seconds west, a distance of 32.69 feet; a line south 49 degrees, 36 minutes, 35 seconds, a distance of 46.38 feet; a line north 89 degrees, 54 minutes, 55 seconds east, a distance of 296.25 feet; a line easterly along the arc of a circle having a radius of 375.00 feet concave southerly and whose chord bears south 78 degrees, 32 minutes, 39 seconds east, a distance of 109.97 feet for a distance of 110.36 feet; a line south 69 degrees, 46 minutes, 04 seconds east, a distance of 136.90 feet; a line easterly along the arc of a circle having a radius of 391.00 feet concave northerly and whose chord bears south 79 degrees, 33 minutes, 50 seconds east, a distance of 135.64 feet for a distance of 136.33 feet; South Clark Street; vacated West 16<sup>th</sup> Street; a line 155.40 feet west of and parallel to South Clark Street; the north line of vacated West 16<sup>th</sup> Street; and the south branch of the Chicago River,

to those of Waterway Residential-Business Planned Development Number 1434, as amended.

SECTION 2. This ordinance shall be in force and effect from and after its passage.

Plan of Development Statements attached to this ordinance read as follows:

*Waterway Residential-Business Planned Development No. 1434, As Amended.*

## Final for Publication

1. The area delineated herein as Waterway Residential-Business Planned Development Number 1434 (the "Planned Development" or "PD") consists of approximately 2,301,758 square feet of net site area (after right-of-way adjustments contemplated herein) together with certain portions of adjacent rights-of-way, which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Roosevelt/Clark Partners, LLC.
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 for purposes of this statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground/air-rights lessors of the Property, subject, however, to the following exceptions and conditions: (a) any changes or modifications to this Planned Development applicable to or in a given subarea need only be made or authorized by the owners and/or any ground/air-rights lessors of such subarea; provided, however, that for so long as the Applicant or any affiliate thereof owns or controls any part of the Property, any application to the City for any such changes or modifications (administrative, legislative or otherwise) must in all cases be additionally authorized by the Applicant, (b) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein and (c) for so long as the Applicant or any affiliate thereof owns or controls any part of the Property, such entity may apply for any changes or modifications (administrative, legislative or otherwise) without the consent of any other owner or owners. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein including any ground or air-rights leases. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein including any ground or air-rights leases (but not including an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred the term "Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall

## Final for Publication

thereafter be released from any and all obligations or liability hereunder; provided, however that the Applicant's right to authorize changes or modifications to this Planned Development for so long as it owns or controls all or any portion of the Property as set forth in clause (a) of this Statement Number 2 above shall not be deemed amended or transferred to apply to a transferee (or its beneficiaries as aforesaid) unless expressly assigned in a written instrument executed by the original Applicant hereunder.

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. Proposed right-of-way adjustments are shown in the attached "Right of Way Adjustment Map," including the proposed dedication of approximately 250,271 square feet of new right-of-way and the vacation of approximately 185,676 square feet of unimproved existing right-of-way. To the extent CDOT determines that compensation is payable to the City by the Applicant for existing right-of-way to be vacated, the Applicant shall receive credit on a square footage basis for all right-of-way to be dedicated in determining such compensation.

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:

## Final for Publication

- New traffic signals at Wells Street at the Northern Access (13th Place) and Middle Access Drives (14th Place)
- New traffic signals at Clark Street at the development's parking entrance (14th Place)
- Additional traffic signal infrastructure at Clark Street at 15<sup>th</sup> Street to accommodate an eastbound approach. Install pedestrian countdown signals on all legs of this intersection.
- Additional traffic signal infrastructure at LaSalle Street (private) and Roosevelt Road to accommodate a northbound approach.
- Additional traffic signal infrastructure at 13<sup>th</sup> Street (private) and Clark Street to accommodate an eastbound approach. Install pedestrian countdown signals on all legs of this intersection.
- Install pedestrian countdown signals on all legs of Clark and Roosevelt.

The Applicant acknowledges that the Clark Street right of way adjacent to the site is partially occupied by Metra railroad tracks, and the alignment and cross-section of Clark Street in this area is inadequate as a result. Subsequent to the relocation of these railroad tracks as part of the Proposed Infrastructure Improvements plan, the Applicant shall cooperate with CDOT to develop and implement plans for the improvement of the affected parts of Clark Street adjacent to the site as determined necessary by CDOT. The plan for Clark Street will contemplate a future curb line on the west side of Clark Street to be adjusted to 14 feet east of the eastern property line of the site wherever the existing curb is greater than 14 feet from the property line and the cross-section of Clark Street will be adjusted as needed to provide additional turn lanes and medians to accommodate existing and anticipated traffic demands (the "Initial Clark Street Improvements"). A certificate of occupancy for any parcel adjacent to Clark Street shall not be granted until the Initial Clark Street Improvements are implemented (in part or in whole) to the satisfaction of CDOT.

The Applicant acknowledges that the private roadway described in the plan as "LaSalle Street" will be owned and maintained by the development while allowing public access at all times for the ingress and egress of pedestrians, bicycles, and vehicular traffic within and across the site. The Applicant shall enter into an easement agreement with the City of Chicago for the public vehicular and pedestrian access to the private road known as LaSalle Street between Roosevelt Road and 15th Street to be executed upon completion of its construction.

The Applicant acknowledges that 15<sup>th</sup> Street as contemplated in this plan, is to be dedicated Public Right of Way pursuant to the CDOT Dedication process. This road must be constructed and dedicated in conjunction with the development of the adjacent parcels, or as required by subsequent traffic studies and site plan approval of any development parcel.

Pursuant to a negotiated and executed Perimeter Restoration 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



## Final for Publication

include, but not be limited to, the following as shall be reviewed and determined by the 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 Perimeter Restoration Agreement must be executed prior to any CDOT and DPD Part II review permitting. The Perimeter Restoration Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with CDOT's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow CDOT's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This Planned Development consists of 20 Statements; a Bulk Regulations Table and the following Exhibits:

- Exhibit 1 Existing Zoning Map
- Exhibit 2 Surrounding Land Use Map
- Exhibit 3 Planned Development Boundary and Property Line
- Exhibit 4 Rights of Way Adjustment
- Exhibit 5 Site Plan
- Exhibit 6 Proposed Open Space Plan
- Exhibit 7 Open Space Use Overlays
- Exhibit 8 Conceptual Circulation
- Exhibit 9 Conceptual Access
- Exhibit 10 Sub-Areas
- Exhibit 11 Proposed Infrastructure Improvements (Overall, Wells St., 15<sup>th</sup> St., River Wall, Metra)
- Exhibit 12 Future Ping Tom Park Connection
- Exhibit 13 Conceptual Phasing Plan
- Exhibit 14 Design Guidelines – 3 pages (Ping Tom Park Connection, Streetscape Sections – 3 pages, Site Massing Principles – 3 pages)
- Exhibit 15 Open Space Buildout Parameters – 2 pages

prepared by Skidmore, Owings & Merrill LLP and dated April 18, 2019, submitted herein (collectively, the "Plans"). In any instance where a provision of this Planned Development

## Final for Publication

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.

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

### Sub Areas 1 & 2

Artist and Business Live/Work Space (on and above the ground floor), Multi-Unit Residential (on and above the ground floor), Group Living (including Elderly Housing, Assisted Living, Nursing Home, Student Housing), Colleges and Universities, Cultural Exhibits and Libraries, Day Care, Hospital, Lodge or Private Club, Parks and Recreation (including, without limitation, community centers, recreation buildings and similar assembly uses), Postal Service, Public Safety Services, Religious Assembly, School, Minor Utilities and Services, Animal Services, Artist Work or Sales Space, Business Support Services (except Day Labor Employment Agency), Urban Farms (Indoor, Outdoor and Rooftop), Communication Service Establishment, Eating and Drinking Establishments, Shared Kitchen, Entertainment and Spectator Sports, Indoor Special Event (including incidental liquor sales), Financial Services, Food and Beverage Retail Sales (including liquor sales), Lodging (Bed and Breakfast, Hotel/Motel and Vacation Rental), Medical Service, Office, Electronic Data Storage Center, Accessory and Non-Accessory Parking, Personal Service, Repair or Laundry Service (Consumer), Retail Sales, Participant Sports and Recreation (Outdoor, Indoor and Children's Play Center), Light Equipment Sales/Rental (Indoor/Outdoor), Co-located Wireless Communication Facilities, Piers, Docks, Watersport and Water Craft Rental and Sales, Food Hall, Co-Generation Facilities and Renewable Energy Installations, Major Utilities and Services (for a CTA Transit Station and Accessory uses only), and accessory and incidental uses.

### Sub Area 3

Artist and Business Live/Work Space (on and above the ground floor), Multi-Unit Residential (on and above the ground floor), Group Living (including Elderly Housing, Assisted Living, Nursing Home, Student Housing), Townhouse, Two-Flat, Colleges and Universities, Cultural Exhibits and Libraries, Day Care, Hospital, Lodge or Private Club, Parks and Recreation (including, without limitation, community centers, recreation buildings and similar assembly uses), Postal Service, Public Safety Services, Religious Assembly, School, Minor Utilities and Services, Animal Services, Artist Work or Sales Space, Business Support Services (except Day Labor Employment Agency), Urban Farms (Indoor, and Rooftop), Communication Service Establishment, Eating and Drinking Establishments, Shared Kitchen, Entertainment and Spectator Sports, Indoor Special Event (including

*Final for Publication*

incidental liquor sales), Financial Services, Food and Beverage Retail Sales (including liquor sales), Lodging (Bed and Breakfast, Hotel/Motel and Vacation Rental), Medical Service, Office, Electronic Data Storage Center, Accessory and Non-Accessory Parking, Personal Service, Retail Sales, Participant Sports and Recreation (Outdoor, Indoor and Children's Play Center), Light Equipment Sales/Rental (Indoor/Outdoor), Co-located Wireless Communication Facilities, Food Hall, Co-Generation Facilities and Renewable Energy Installations, and accessory and incidental uses.

#### **Sub Area 4**

Artist and Business Live/Work Space (on and above the ground floor), Multi-Unit Residential (on and above the ground floor), Group Living (including Elderly Housing, Assisted Living, Nursing Home, Student Housing), , Colleges and Universities, Cultural Exhibits and Libraries, Day Care, Lodge or Private Club, Parks and Recreation (including, without limitation, community centers, recreation buildings and similar assembly uses), Artist Work or Sales Space, Urban Farms (Indoor, and Rooftop), School, Eating and Drinking Establishments, Shared Kitchen, Entertainment and Spectator Sports, Indoor Special Event (including incidental liquor sales), Financial Services, Food and Beverage Retail Sales (including liquor sales), Lodging (Bed and Breakfast, Hotel/Motel), Medical Service, Office, Accessory Parking, Personal Service, Retail Sales, Participant Sports and Recreation (Outdoor, Indoor and Children's Play Center), Light Equipment Sales/Rental (Indoor/Outdoor), Co-located Wireless Communication Facilities, Piers, Docks, Watersport and Water Craft Rental and Sales, Food Hall, Co-Generation Facilities and Renewable Energy Installations, and accessory and incidental uses.

#### **Open Space**

Notwithstanding the foregoing uses permitted in Subareas 1-4, the following uses are permitted in the Open Space Use Overlays identified on Exhibit 7:

Open Space Overlay A: Daycare, Parks and Recreation, Arboretums and Botanical Gardens, Band Shells and Outdoor Theaters, Beaches, Canoe/Boat Launch, Community Center, Recreation Building and Similar Assembly Use, Community Garden, Conservatories and Greenhouses, Dog Park, Fishing Pier, Harbor Facilities, Ice Skating Rink (indoor and outdoor), Marinas, Miniature Golf, Passive Open Space, Playgrounds including water play areas, Trails for Hiking, Bicycling, or Running, Cultural Exhibits and Libraries, Minor Utility Service, Food and Beverage Retail Sales (including liquor sales), General Retail Sales, Eating and Drinking Establishments (all), Field house, locker rooms or similar buildings that support primary outdoor recreation areas, Kiosks, Accessory Off-Street Parking, Restrooms, Storage and Maintenance Areas/Buildings, Temporary Uses, Wireless Communication Facilities (Co-located and Freestanding), additional Parks and Recreation uses not listed above when approved as an administrative adjustment, and accessory and incidental uses.

## Final for Publication

Open Space Overlay B: Daycare, Parks and Recreation, Arboretums and Botanical Gardens, Band Shells and Outdoor Theaters, Batting Cage, Community Center, Recreation Building and Similar Assembly Use, Community Garden, Conservatories and Greenhouses, Dog Park, Fishing Pier, Forest or Nature Preserve, Harbor Facilities, Ice Skating Rink (indoor and outdoor), Miniature Golf, Passive Open Space, Playgrounds including water play areas, Playing Courts (basketball, volleyball, etc.), Playing Fields (baseball, soccer, etc.), Skate Park, Swimming Pools, Tennis Courts (indoor and outdoor), Trails for Hiking, Bicycling, or Running, Cultural Exhibits and Libraries, Minor Utility Service, Food and Beverage Retail Sales (including liquor sales), General Retail Sales, Eating and Drinking Establishments (all), Field house, locker rooms or similar buildings that support primary outdoor recreation areas, Kiosks, Accessory Off-Street Parking, Restrooms, Storage and Maintenance Areas/Buildings, Temporary Uses, Wireless Communication Facilities (Co-located and Freestanding), additional Parks and Recreation uses not listed above when approved as an administrative adjustment, and accessory and incidental uses.

In addition, temporary uses and additional uses established by the Zoning Ordinance after the date of establishment of this Planned Development that are consistent with the character of the development, as determined and approved by the Zoning Administrator in accordance with Statement 12, shall be allowed.

### Parking:

- a. Minimum Requirements for uses are as follows and must comply with the requirements of section 17-10-1000 parking area design:

Non-residential: None for the first 70,000 square feet then 0.3 spaces per ten thousand (10,000) square feet.

Residential: 0.25 parking spaces per unit for the first 100 units; 0.1 parking spaces per unit for each unit thereafter, including efficiency units

- b. Location. All parking spaces required to serve buildings or uses shall be located on the same parcel as the building or use served, or (a) if a residential use, within six hundred (600) feet, with such distance measured from the property line; or (b) if commercial use, within one thousand (1,000) feet, with such distance measured from the property line.
- c. Vehicular entrances and exits to accessory automobile parking areas shall be located in general conformance with the Conceptual Access Plan attached hereto. Provided, however, that temporary or relocated driveways shall be permitted within the Planned Development subject to the review and approval of CDOT and DPD in accordance with Statement 15.

## Final for Publication

- d. Transit Served Locations. This Planned Development qualifies as a transit served location as defined under Section 17-10-0102-B of the Zoning Ordinance. As a result, the parking requirements provided herein may be further reduced by the maximum amounts permitted under Section 17-10-0102-B and upon approval by DPD.
- e. Loading. Minimum off-street loading shall be provided in accordance with the regulations applicable in the DX-5 Downtown Mixed-Use District of the Chicago Zoning Ordinance existing on the effective date hereof. The location of loading berths shall be subject to the review of CDOT and the approval of DPD. Loading requirements may be reduced or required loading may be shared by more than one parcel, subject to the review and approval of CDOT and DPD in accordance with Statement 15.
- 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 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 maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose 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 2,301,758 square feet and a base FAR of 5.0.

The Applicant acknowledges that the project has received an initial bonus FAR of .65, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this initial bonus FAR, the total initial FAR for the Planned Development is 5.65. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

The bonus payment will be split between three separate funds, as follows: 80% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% to the Local Impact Fund. In lieu of paying the City directly, DPD 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

## Final for Publication

owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

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 Plan and Open Space Plan 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 applicable provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance including, without limitations, modifications to the exhibits and design guidelines, 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. It is hereby acknowledged that many of elements of the exhibits and design guidelines including, but not limited to, sections and access, circulation and open space plans, are illustrative and may change as the Property is developed. Such modifications shall be permitted if approved by the Zoning Administrator pursuant to Section 17-13-0611-A.

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.

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 buildings in a manner that provides healthier indoor environments, reduces

## Final for Publication

operating costs, conserves energy and maximizes the preservation of natural resources. The Applicant agrees to be in compliance with the City of Chicago Sustainable Development Policy set forth by DPD in effect at the time of the Part II review process is initiated for each improvement (Phase, subarea or sub-parcel) that is subject to the aforementioned Policy and must provide documentation verifying compliance provided, however, that the Zoning Administrator may approve alternative methods of satisfying the City of Chicago Sustainable Development Policy.

15. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any buildings, the Applicant shall submit a site plan, landscape plan and building elevations for the specific Sub-Area(s) or portion of specific Sub-Area(s) for review and approval by DPD. Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Sub-Area 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 Sub-Area, only a site plan for such portion of the Property shall be required.

No Part II approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Sub-Area Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD.

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

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

- a. the boundaries of the property and a site plan identifying the proximity to public transit;
- b. the footprint of the improvements;
- c. location and dimensions of all parking spaces and loading berths;
- d. preliminary landscaping plan prepared by a landscape architect;

## Final for Publication

- e. all pedestrian circulation routes;
- f. the location of any adjacent public improvements;
- h. preliminary building sections and elevations of the improvements with a preliminary building materials list; and
- i. statistical information applicable to the property limited to the following:
  - (1) floor area and floor area ratio;
  - (2) uses to be established;
  - (3) building heights;
  - (4) all setbacks, required and provided;
  - (5) floor area devoted to all uses (e.g. office, retail etc.);
  - (6) number of dwelling units (if applicable);
  - (7) number of parking spaces;
  - (8) number of loading spaces/berths;
  - (9) A School Impact Study will be required with any future site plan submittal involving residential development; and
  - (10) 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.

Sub-Area Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD and the associated Design Guidelines.

16. Subject in all cases to the other statements, terms, regulations and provisions of this Planned Development, the Applicant shall have the right to designate additional subareas within the Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and redesignation of subareas shall not in and of itself require an amendment or minor change to this Planned Development; provided, however, 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



## Final for Publication

in all cases subject to the other statements, terms, regulations and provisions of this Planned Development, the Applicant may allocate or assign the development rights under the Planned Development to and among the designated subareas including, but not limited to, building height, dwelling units and parking; provided, however, that (i) no allocated floor area per subarea may be exceeded by more than 20% above the originally approved levels, (ii) the overall regulations and limitations set forth in the Bulk Regulations and Data Table and the Plans applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such allocation(s) or assignment(s), and (iii) all such allocation(s) or assignment(s) of development rights are subject to the terms of Section 17-13-0611 and the Design Guidelines of this Planned Development.

17. The Applicant acknowledges and agrees that the rezoning of the Property from DS-3 Downtown Service District to DX-5 Downtown Mixed-Use District, and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (the "Affordable Requirements Ordinance" or "ARO"). The Applicant further acknowledges and agrees that this Planned Development may receive financial assistance from TIF Funds, which increases the percentage of units required to be affordable from 10% to 20% and modifies the income eligibility and affordability standards, as specified in the ARO. The Property is located in a "downtown district" within the meaning of the ARO, and the Planned Development permits the construction of a maximum of 10,000 residential units. If the Applicant constructs the maximum number of permitted units, the Applicant's affordable housing obligation will be 2,000 ARO units (20% of 10,000) (the "Total ARO Unit Requirement"), assuming the Planned Development receives TIF assistance. Due to the scale of this Planned Development, its proximity to the central business district, and its anticipated impact on surrounding neighborhoods, the City and the Applicant have agreed to establish modified affordable housing requirements. Except as modified herein, the requirements in Section 2-45-115 shall remain in full force and effect.

- (1) *Prepayment Requirement.* The Applicant shall make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$10 million within six months of City Council approval of this Planned Development (the "Prepayment"). This payment would not otherwise be due until the issuance of building permits for residential buildings in the Planned Development, and therefore, in consideration of this early commitment of funds, the City has agreed to give the Applicant credit for the Prepayment at the rate of 1.5 times the 2019 "in lieu fee" for an ARO unit in the downtown district, which equals 82 units ( $\$10,000,000$  divided by  $\$182,748 \times 1.5 = 82.1$  rounded down).
- (2) *On-Site Unit Requirement.* The Applicant shall provide at least 25% of the Total ARO Unit Requirement (or 500 units if the maximum number of 10,000 residential units is constructed in the Planned Development) on-site (i.e., within the Planned

*Final for Publication*

Development). The Applicant agrees that no building within the Planned Development shall include more than 40% ARO units (unless otherwise allowed at the sole discretion of the Commissioner).

- (3) *Off-Site Unit Option.* The Applicant may provide up to 50% of the Total ARO Unit Requirement (or 1,000 units if the maximum number of 10,000 residential units is constructed in the Planned Development) off-site (subject to the Commissioner's approval under subsection (V) of the ARO), provided that at least one-half of all off-site ARO units must be located within the area depicted in the Pilsen-Little Village Area Boundaries attached hereto. All other off-site ARO units must comply with the off-site location restrictions for downtown districts as set forth in the ARO, except that ARO units may be located in a Low-Moderate Income area. The Applicant may obtain credit for off-site ARO units in two ways:
- (a) First, the Applicant may directly undertake the development of new off-site ARO units, or purchase and convert existing off-site market-rate units to ARO units, as set forth in and in accordance with the ARO.
- (b) Second, with the Commissioner's approval, which approval shall be in the Commissioner's sole discretion, the Applicant may make a financial contribution ("Off-Site Payment") to a Third Party Developer (as hereinafter defined) for the creation of off-site ARO units in a Third Party Affordable Housing Development (as hereinafter defined). The Applicant shall receive a credit for delivery of ARO units in the amount of the sum of: (i) the number resulting from dividing the Off-Site Payment by the then-applicable "in lieu fee" for an ARO unit in the downtown district, and (ii) the number resulting from multiplying the Remaining Affordable Units (as hereinafter defined) by a fraction, the numerator of which is the Off-Site Payment and the denominator of which is the total project budget for the Third Party Affordable Housing Development, including soft costs. The Applicant shall be deemed to have satisfied all requirements with respect to the creation of off-site ARO units upon the closing of all financing for the construction of the Third Party Affordable Housing Development, provided the Third Party Developer has executed and recorded a regulatory agreement or other instrument obligating the Third Party Developer to use such financing to construct the Third Party Affordable Units. In order to receive a reduction in the amount of the in lieu fee pursuant to 2-45-115(F), the Applicant must provide at least 25% of the Total ARO Unit Requirement (or 500 units if the maximum number of 10,000 residential units is constructed in the Planned Development) to an authorized agency pursuant to 2-45-115(Q).

As used herein, the following terms shall have the following meanings:

## Final for Publication

"In Lieu Fee Affordable Units" means the affordable units calculated pursuant to (b)(i) above.

"Third Party Affordable Housing Development" means a residential housing project providing at least 20% of Third Party Affordable Units.

"Third Party Affordable Units" means rental or for sale housing that, at a minimum, qualifies as "affordable housing" under the ARO and meets the standards set forth in the definition of "eligibility criteria" in the ARO, including the modified eligibility criteria if the Applicant receives TIF assistance.

"Third Party Developer" means a not-for-profit developer of affordable housing, and not a related entity of the Applicant.

"Remaining Affordable Units" means the total number of Third Party Affordable Units in the Third Party Affordable Housing Development minus the In Lieu Fee Affordable Units.

Example of Off-Site Credit Calculation. For purposes of illustration, if the Applicant contributes \$1,798,570 to a Third Party Affordable Housing Development containing 50 Third Party Affordable Units with a total project budget of \$10 million, the Applicant would receive a credit for 17 ARO Units, calculated as follows: first, under (b)(1) above, \$1,798,570 (Off-Site Payment) divided by \$179,857 (2018 "in lieu fee" in the downtown district for rental units) = 10 In Lieu Fee Affordable Units; and second, under (b)(2) above, \$1,798,570 (Off-Site Payment) divided by \$10 million (total project budget) = 18%  $\times$  40 (Remaining Units) = 7 additional ARO units.

- (4) *In Lieu Fee Option.* The Applicant shall pay a fee in lieu of the development of at least 25% of the Total ARO Unit Requirement (or 500 units if the maximum number of 10,000 residential units is constructed in the Planned Development), less the credit for the Prepayment. In order to receive a reduction in the amount of the in lieu fee pursuant to 2-45-115(F), the Applicant must provide at least 25% of the Total ARO Unit Requirement to an authorized agency pursuant to 2-45-115 (Q).

If the Planned Development does not receive TIF assistance, the Applicant's affordable housing obligation would be reduced to 1,000 ARO units at maximum build-out (10% of 10,000), and the ARO units would not be subject to the modified income eligibility and affordability standards set forth in the ARO for projects receiving TIF assistance, but in all other respects the provisions of this Statement 17 shall apply.

## Final for Publication

Prior to the issuance of any building permits for any building or phase of development containing residential units in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required cash payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L) for that building or phase. The cash payment will be calculated at the time of payment (including partial payments for phased developments) and will be based on the then-applicable in lieu fee, as such fee may be adjusted based on changes in the consumer price index in accordance with Section 2-45-115. In addition, prior to the issuance of any building permits for any building or phase of development containing residential units, the Applicant must submit to DPD for its review and approval a plan or update, as applicable, describing how the Applicant intends to meet its ARO obligation. At any point in time during the construction of the Planned Development, the minimum number of housing units in the Planned Development that are ARO units (on-site units) and the minimum fee in lieu due to the City shall satisfy the percentage requirements set forth in subsections 2 and 4 of this Statement 17.

The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Property, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD or any successor department may enforce remedies for any breach of this Statement 17, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

18. 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) and the Chicago River Corridor Design Guidelines and Standards as may be amended from time to time. To further these goals, the Applicant agrees, as set forth in the Plans, to: (a) provide an expanded 100-foot-wide river setback which includes a continuous 16-ft wide multi-purpose riverside trail as indicated on the Site Plan (the "Riverwalk"), (b) provide a variety of active uses and river overlooks, (c) permit connection of such setback and trail around the St. Charles Airline and to the setback and trails of adjacent properties so that the river edges of the adjacent properties are similarly improved and any necessary local, state or federal approvals for such connection have been obtained as a result of cooperation between the City and Applicant in obtaining such approvals, and (d) cooperate in the construction of the riverwalk connection under Roosevelt Road at such time as the adjacent property to the north is similarly improved with a riverwalk subject to any necessary local, state or federal approvals. It is acknowledged that the connection to Ping Tom Park and the relocatable riverwalk nodes shown in the Design Guidelines are illustrative with approximate locations which will change during development of the Property.

## Final for Publication

The Applicant shall permit un-gated and unobstructed public access to the river setback, and provide informational and wayfinding signage at all entries that the Riverwalk is open to the public, free of charge, during normal park hours from 6:00am to 11:00pm every day of the year (subject to occasional partial closure for private use provided that a path providing access during such closures shall be maintained through the river setback). The Riverwalk improvements shall be constructed in no less than 750 foot linear increments, in conjunction with adjacent riverfront development parcels, coordinated with the Open Space Buildout Parameters Exhibit 14, and shall be completed prior to receipt of the Certificate of Occupancy for the first principal building within each riverfront development phase, provided that plantings may be delayed if consistent with good landscape practice, but not longer than one year following receipt of the final Certificate of Occupancy for the first principal building within such development phase, if due to delays in permitting by any governmental or quasi-governmental authorities having jurisdiction over such improvements including, without limitation, the U.S. Army Corps of Engineers, the Metropolitan Water Reclamation District of Greater Chicago, the Illinois Department of Natural Resources – Office of Water Resources, the Coast Guard and CDOT or if due to delays or inability to perform such acts due to causes beyond the reasonable control of the Applicant.

As a part of developing the Ping Tom Park connections illustrated conceptually in Exhibits 7 and 15, the Applicant shall coordinate with the Chicago Park District as the Applicant develops plans for connecting to paths within Ping Tom Park to create a continuous user experience. The paths on the Property to which paths within Ping Tom Park will connect shall be designed and constructed at the sole cost of the Applicant or its successors and assigns.

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 275,000 square feet of contiguous 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 and may, at the

## Final for Publication

Applicant's election, subject to and in accordance with the DEMA (defined below). Park improvements shall be constructed in accordance with the Open Space Buildout Parameters in Exhibit 14, and shall be completed prior to receipt of the Certificate of Occupancy for the first principal building which exceeds the Built FAR Area square footage limits, provided that plantings may be delayed if consistent with good landscape practice, but not longer than one year following the construction of the open space improvements set forth herein, or if necessary to accommodate the later construction of large park recreation components which may be located in more than one phase.

If the proposed development on the South Parcel, as designated on the Open Space Buildout Parameters Exhibit, is constructed before the Built FAR attains 2 million square feet, the Applicant shall construct Riverwalk segments B and C, which shall be completed prior to receipt of the Certificate of Occupancy for the first principal building which exceeds 1 million square feet on the South Parcel, provided that plantings may be delayed if consistent with good landscape practice, but not longer than one year following the construction of the open space improvements set forth herein.

The Applicant will also construct and maintain the publicly accessible 15<sup>th</sup> Street Landscaped Setback identified in the Proposed Open Space Plan Exhibit 6, in conjunction with adjacent development parcels and coordinated with the dedication of and construction of 15<sup>th</sup> Street, and shall be completed (in whole or in part, as identified in the applicable Site Plan Approval) prior to the receipt of the Certificate of Occupancy for the adjacent development parcels along 15<sup>th</sup> Street between LaSalle Street and Clark Street. The Applicant will construct and maintain the publicly accessible pedestrian promenade on top of Metra enclosure, identified in the Conceptual Circulation Exhibit 8, in conjunction with adjacent development parcels and coordinated with the relocation of the Metra tracks, and shall be completed (in whole or in part, as identified in the applicable Site Plan Approval) prior to the Certificate of Occupancy for the adjacent development parcels along the relocated Metra track between Roosevelt Road and 15th Street.

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 and the Riverwalk. 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 and the Riverwalk. 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

## Final for Publication

other documents contemplated by the Statement and, in his/her sole discretion, may modify by minor change the 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.

19. 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 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 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 DPD 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.
20. Construction of the improvements contemplated by this Planned Development may be completed in phases over a period of years. Unless construction of the infrastructure

## Final for Publication

improvements identified as Proposed Infrastructure Improvements on the Plans has commenced within six years following adoption of this Planned Development (subject to extension for one additional year as set forth in Section 17-13-0612 of the Chicago Zoning Ordinance), then this Planned Development shall revert back to Waterway Residential-Business Planned Development 1434 as it existed prior to the date of this Amendment, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the site to the DX-5 Downtown Mixed-Use District.

[Existing Zoning Map; Surrounding Land-Use Map; Boundary and Property Line Map; Rights-of-Way Adjustment Map; Site Plan; Proposed Open Space Plan; Open Space Use Overlays; Conceptual Circulation; Conceptual Access; Subareas; Proposed Infrastructure Improvements; Proposed Infrastructure Improvements -- Wells Street, 15<sup>th</sup> Street, River Wall and Metra; Future Ping Tom Park Connection; Conceptual Phasing Plan; Design Guidelines; Design Guidelines -- Ping Tom Park Connection, Streetscape Sections and Site Massing Principles; Open Space Buildout Parameters; Application Letters; and Map and Permanent Index Numbers attached to this ordinance printed on pages 13482 through 13513 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:



*Waterway Residential-Business Planned Development No. 1434.**Bulk Regulations And Data Table.*

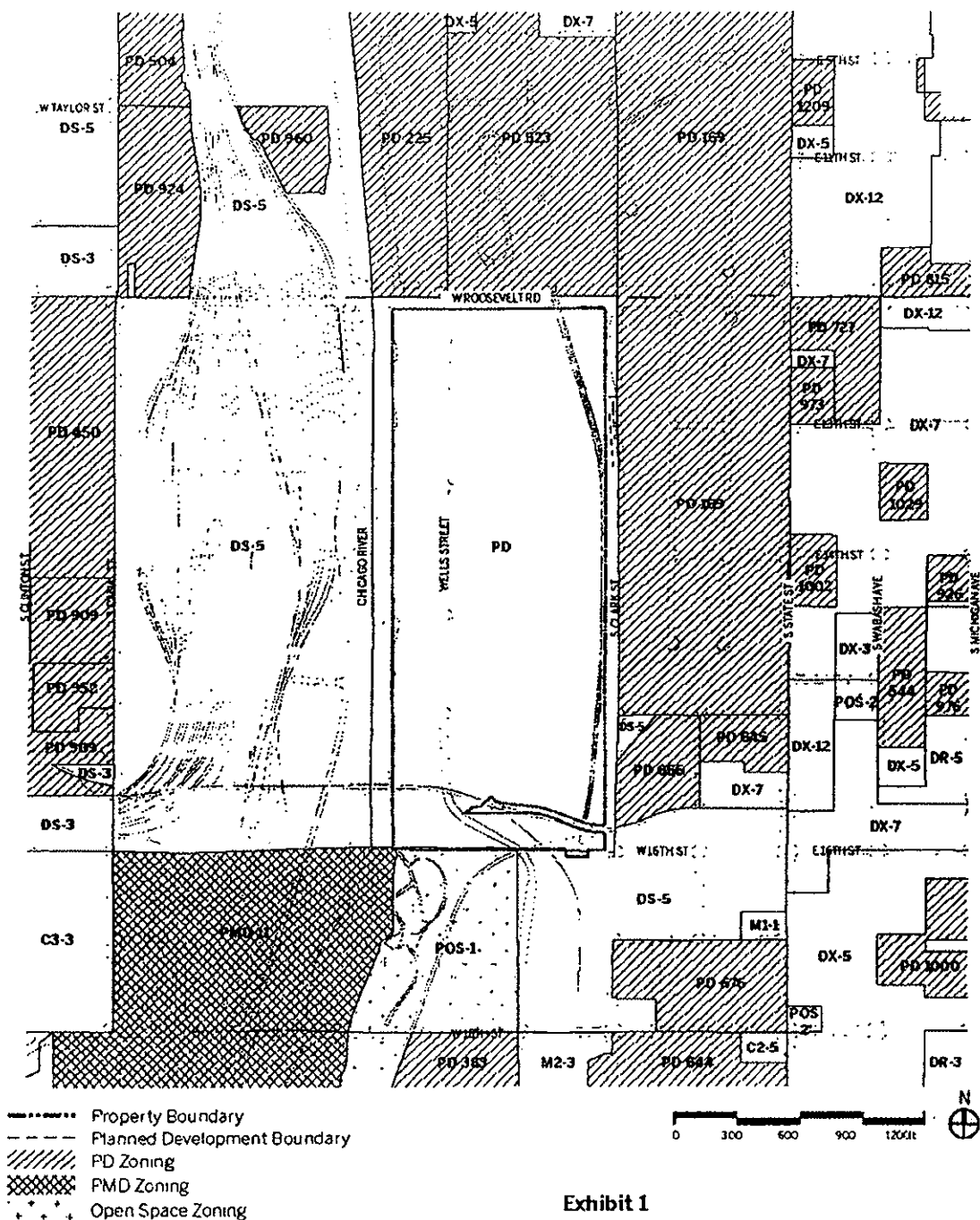
Gross Site Area (square feet):	3,056,719
Subarea 1:	1,395,568
Subarea 2:	599,223
Subarea 3:	372,776
Subarea 4:	689,152
Area of Public Rights-of-Way (square feet):	754,961
Subarea 1:	268,235
Subarea 2:	148,685
Subarea 3:	59,011
Subarea 4:	279,030
Net Site Area (square feet):	2,301,758
Subarea 1:	11,127,333
Subarea 2:	450,538
Subarea 3:	313,765
Subarea 4:	410,122
Maximum Floor Area Ratio:	5.65*
Subarea 1:	6.74

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\* The maximum floor area ratio permitted per subarea may be increased by up to 20 percent if transferred from other subareas, subject to Statement 16.

Subarea 2:	5.99
Subarea 3:	4.78
Subarea 4:	2.95
Maximum Number of Dwelling Units:	10,000
Subarea 1:	5,750
Subarea 2:	2,000
Subarea 3:	1,500
Subarea 4:	750
Minimum Off-Street Parking Spaces:	Per Statement 5
Minimum Bicycle Parking Spaces:	
Residential:	1 per 2 auto spaces
Non-residential:	1 per 10 auto spaces
Minimum Off-Street Loading Spaces:	Per Statement 5
Maximum Building Height:	
Subarea 1:	950 feet
Subarea 2:	800 feet
Subarea 3:	500 feet
Subarea 4:	90
Minimum Setbacks:	In substantial conformance with the Plans

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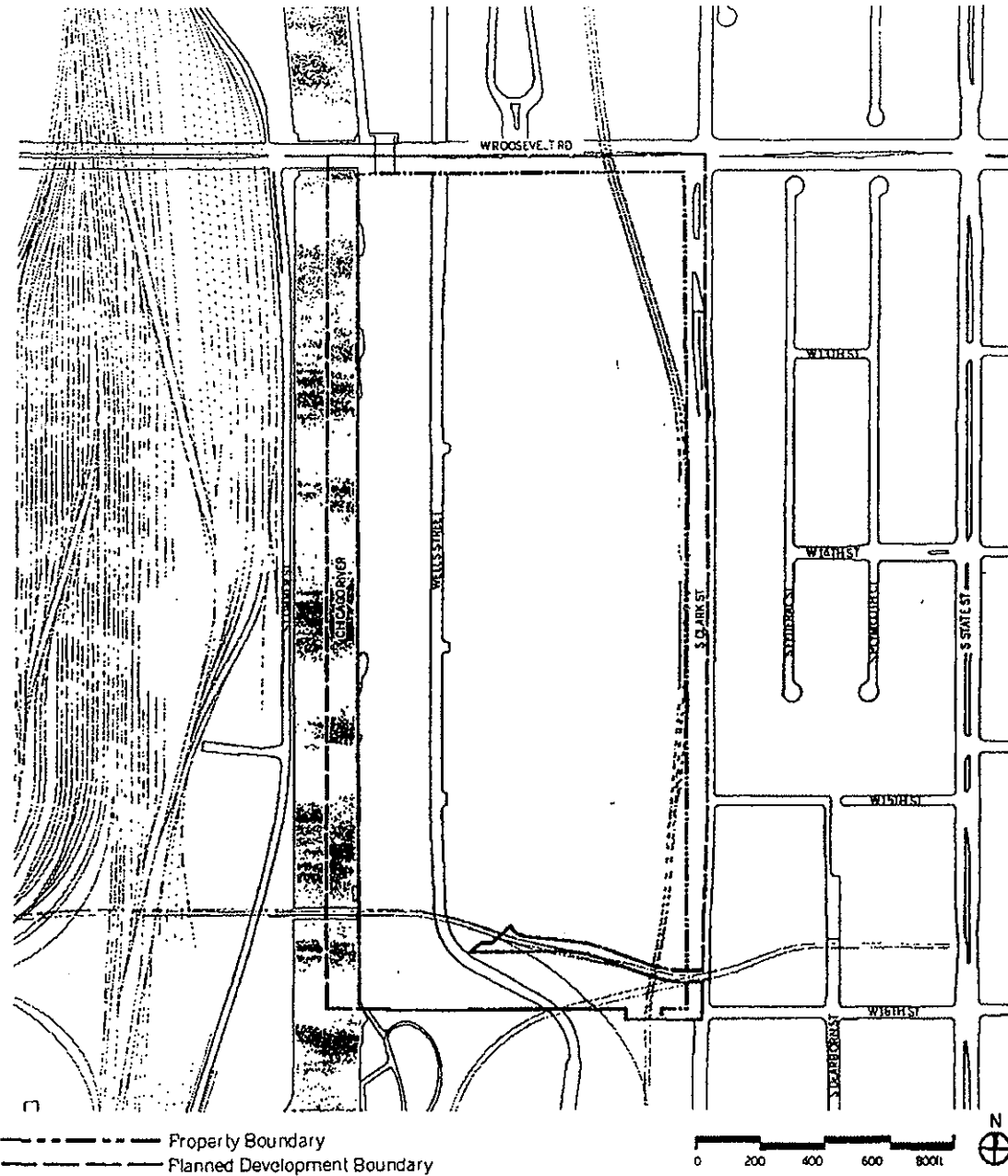


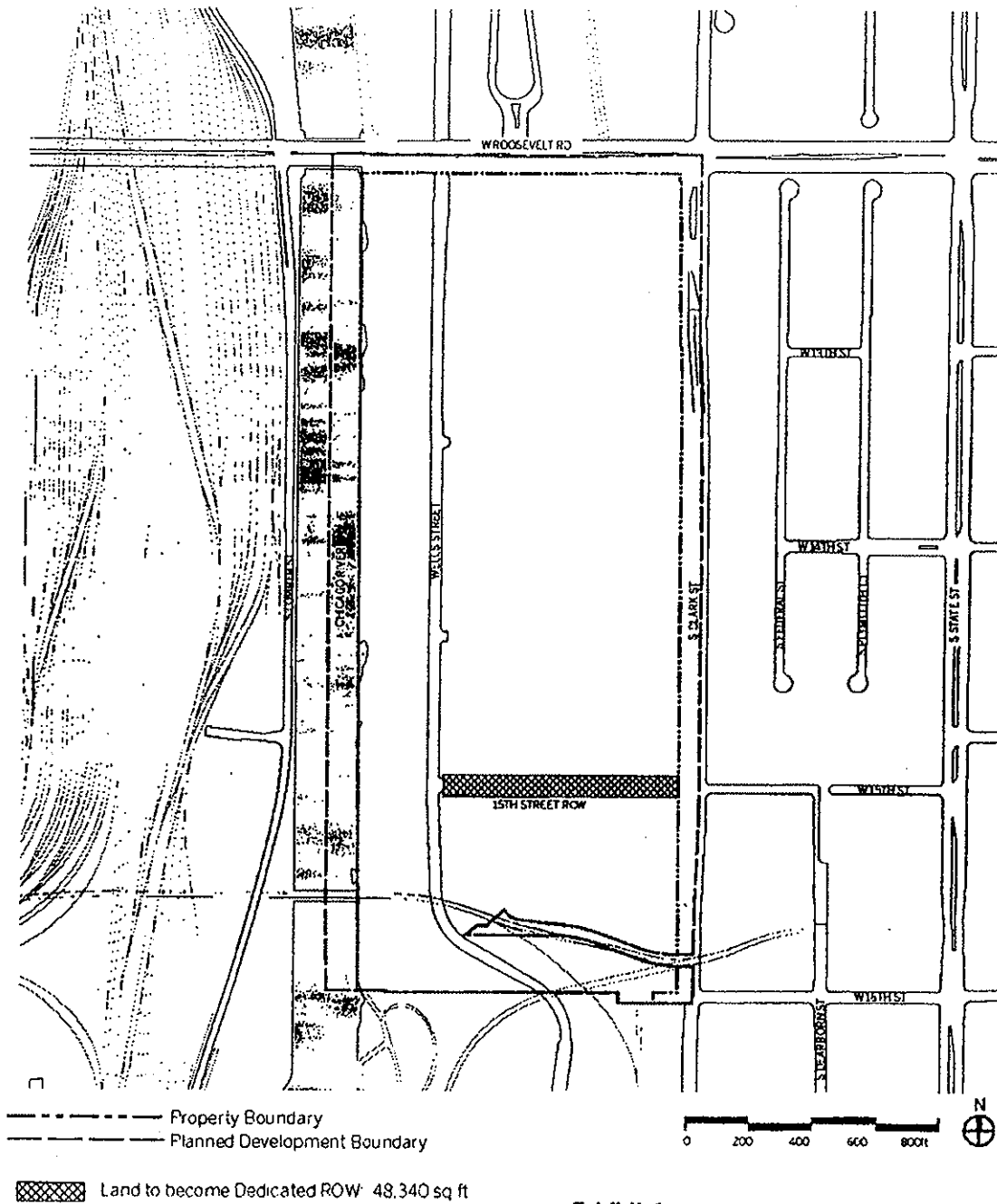
Exhibit 3

**PLANNED DEVELOPMENT  
BOUNDARY AND  
PROPERTY LINE**

Applicant  
Address  
Introduced  
Plan Commission

Roosevelt/Clark Partners LLC  
101 213 West Roosevelt Road/ 1200 1568 South Clark Street, Chicago, Illinois  
March 13, 2019  
TBD

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## Exhibit 4

## RIGHTS OF WAY ADJUSTMENT

SCALE 1"=400'

Applicant  
Address  
Introduced  
Plan Commission

Roosevelt/Clark Partners, LLC  
103, 213 West Roosevelt Road/1200-1550 South Clark Street, Chicago, Illinois  
March 13, 2019  
T80

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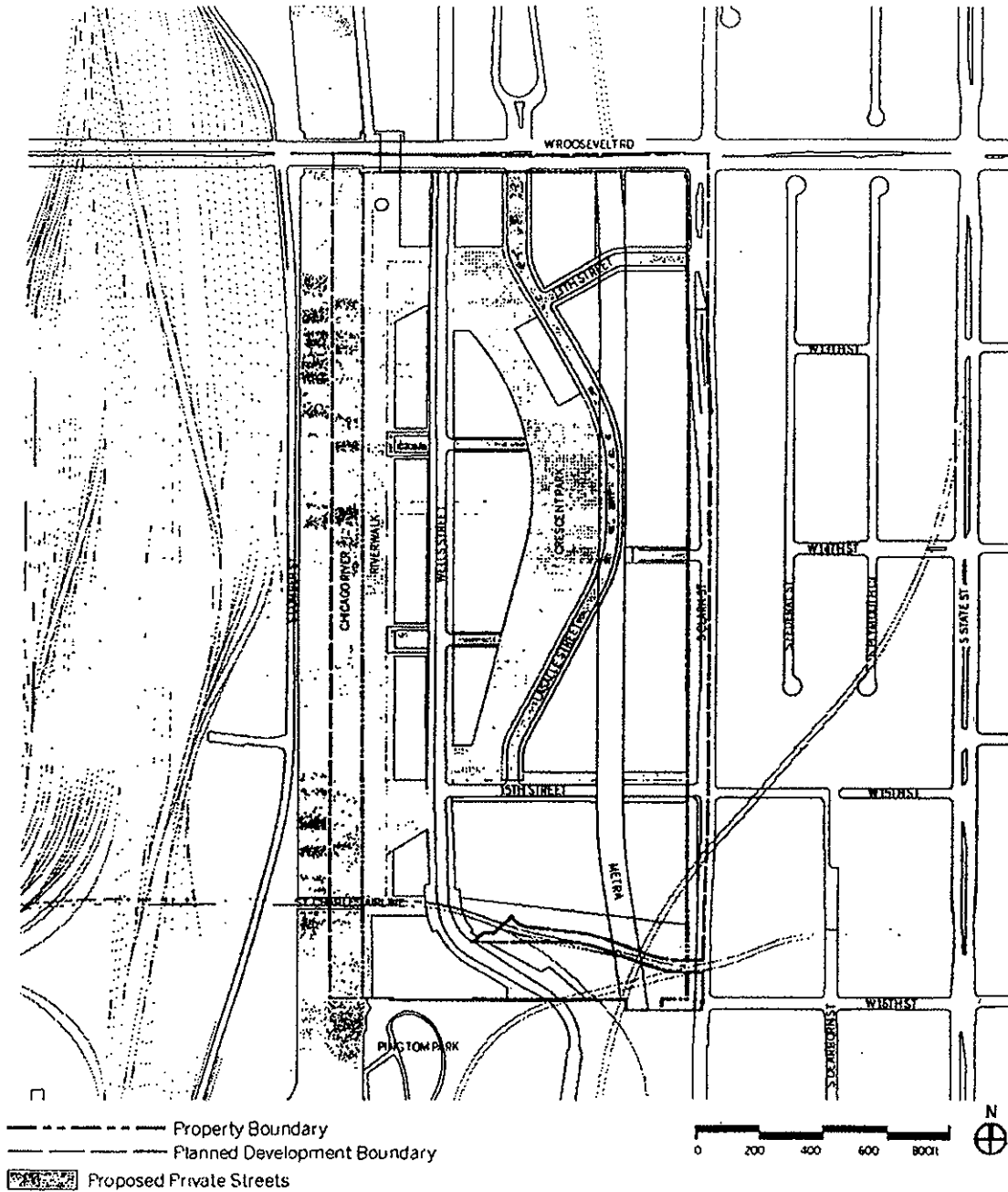


Exhibit 5  
SITE PLAN

SCALE: 1"=400'

Applicant  
Address  
Introduced  
Plan Commission

Roosevelt, Clark Partners, LLC  
101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago Illinois  
March 13, 2019  
TBD

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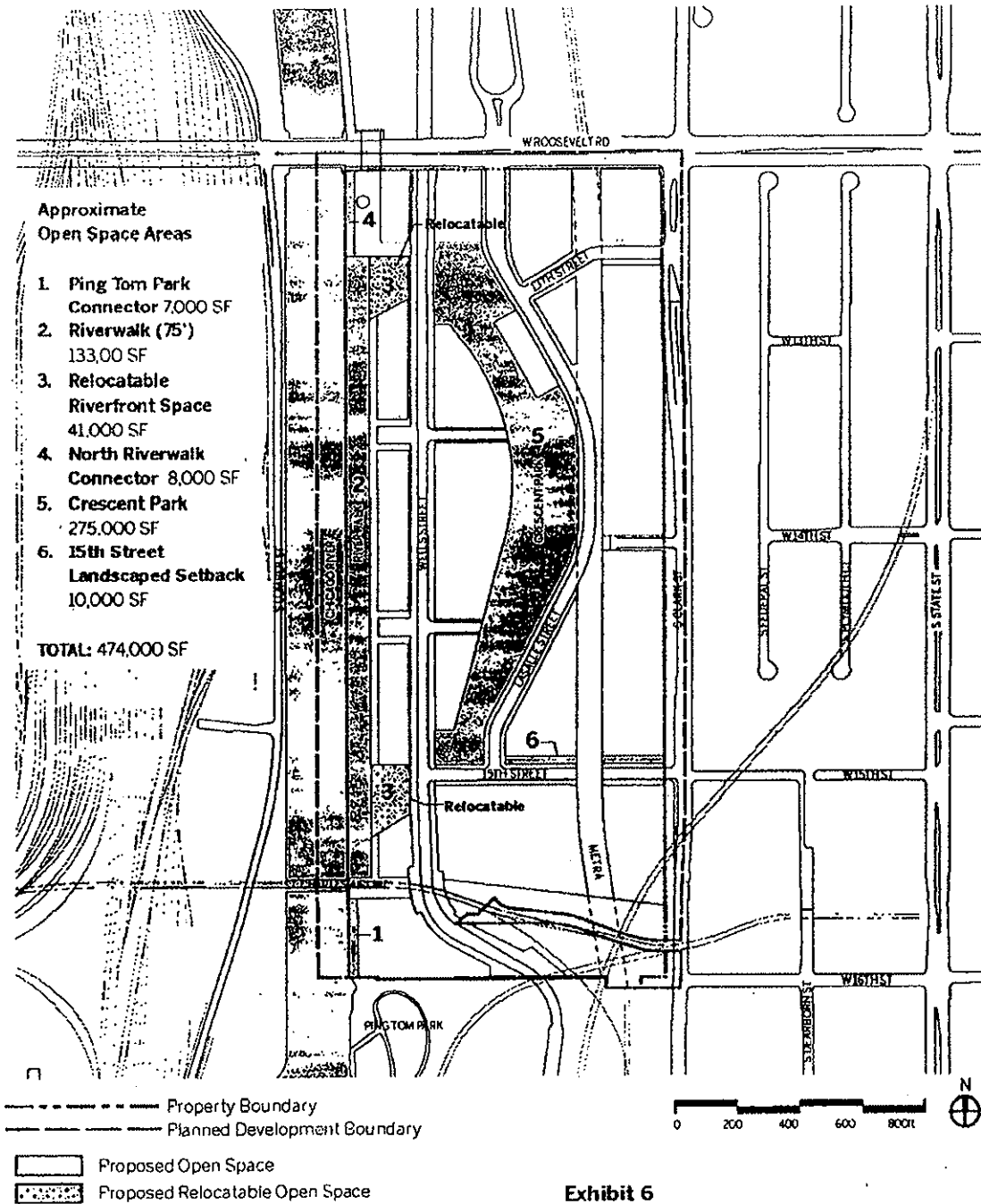


Exhibit 6

**PROPOSED OPEN SPACE PLAN**

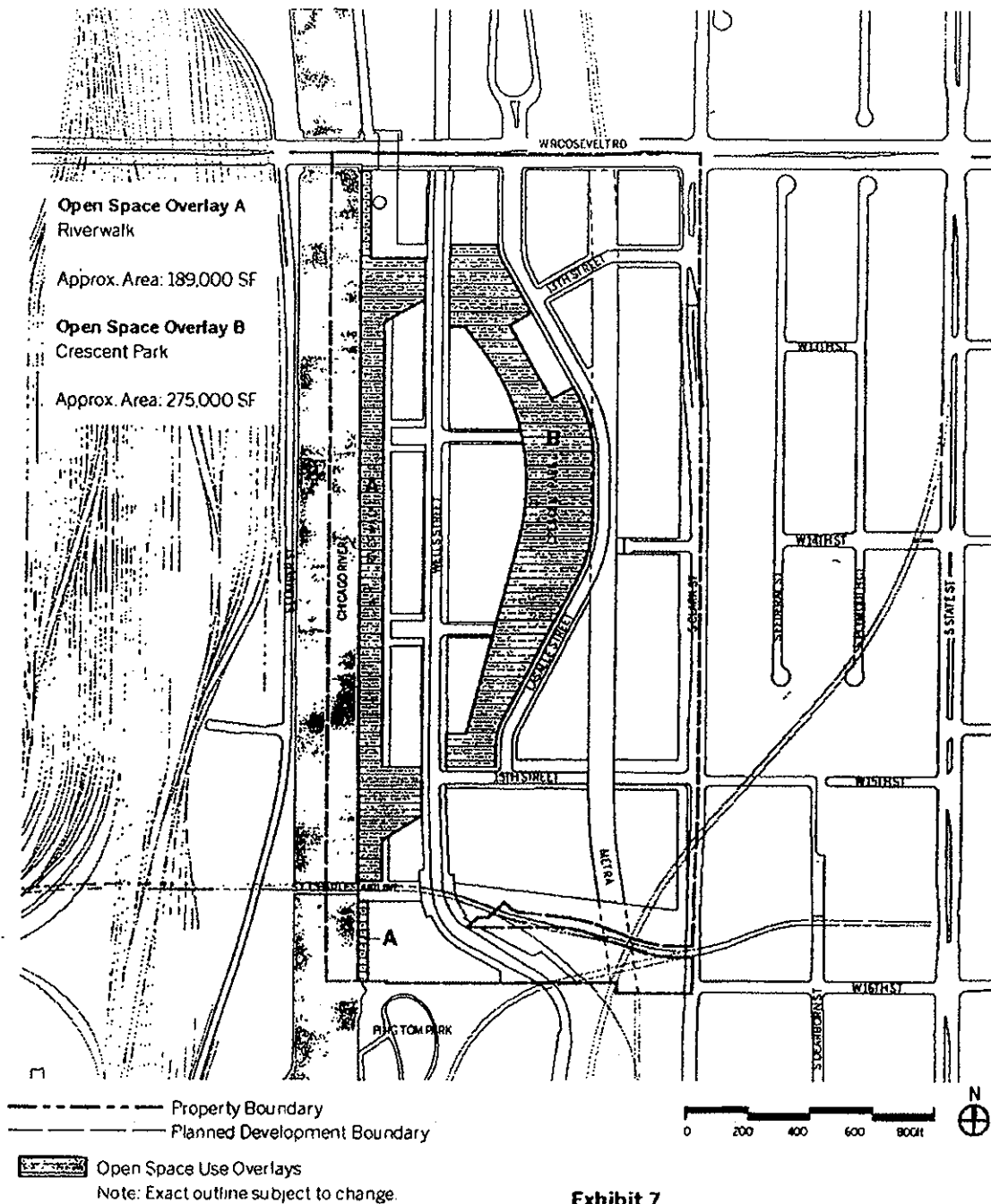
SCALE 1"=400'

Applicant  
Address  
Introduced  
Plan Commission

Roosevelt/Clark Partners, LLC  
101-213 West Roosevelt Road/12001559 South Clark Street Chicago Illinois  
March 13, 2019  
T80



## Final for Publication



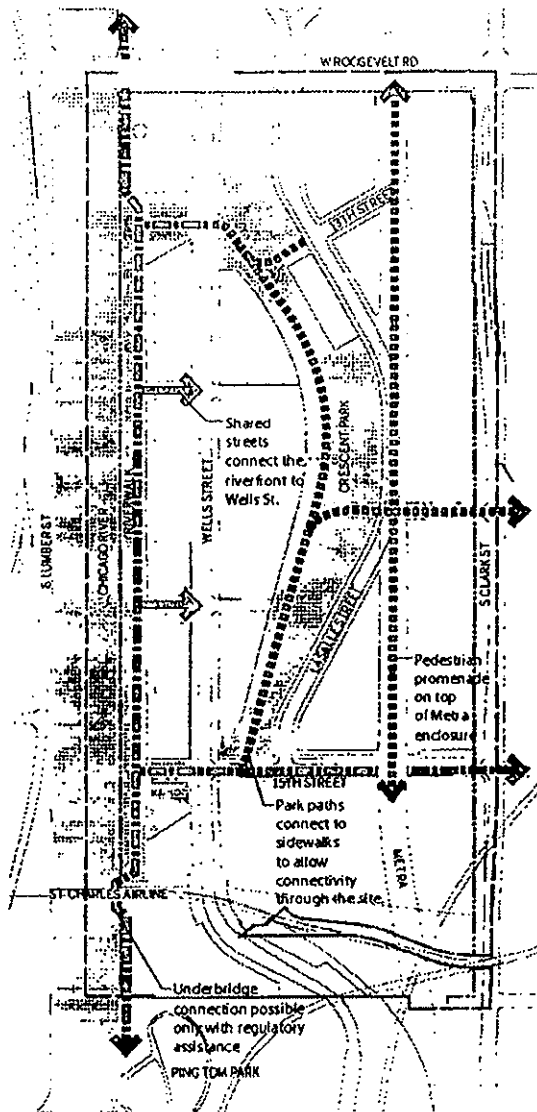
## Exhibit 7

## OPEN SPACE USE OVERLAYS

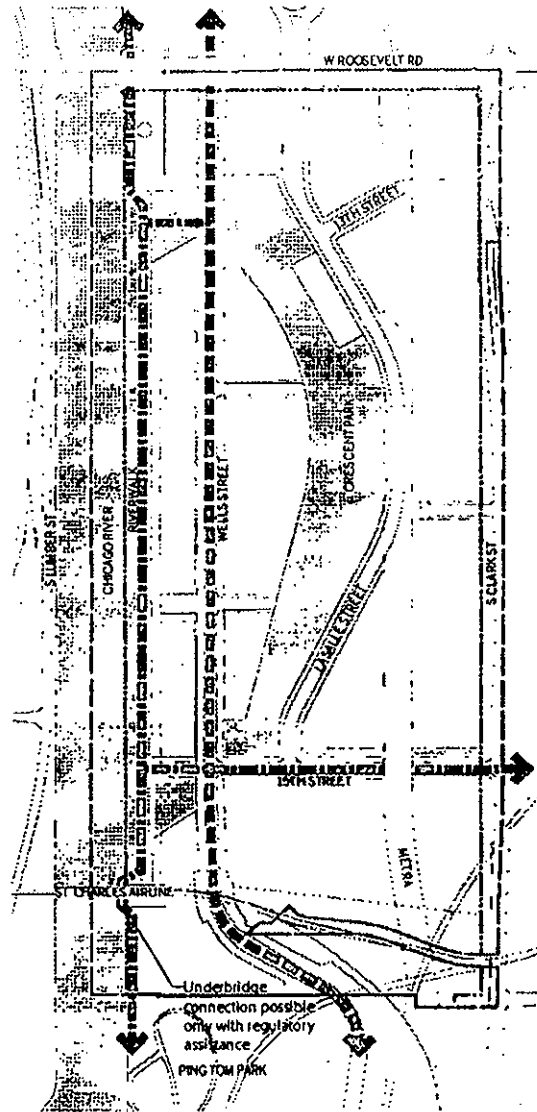
SCALE 1"=400'

Applicant  
 Address  
 Introduced  
 Plan Commission

Roosevelt/Clark Partners, LLC  
 101-213 West Roosevelt Road/1200-1558 South Clark Street, Chicago, Illinois  
 March 13, 2019  
 T80

Final for Publication<sup>2</sup>

Conceptual Open Space Pedestrian Circulation



Conceptual Bike Circulation

All streets shall have pedestrian sidewalks.

Shared Streets

Recreational Pedestrian Path

Multi-Use Trail

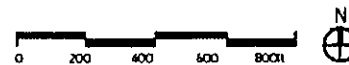
Bike Lane

Underbridge connection

Note: Possible only with regulatory assistance

Applicant  
Address  
Introduced  
Plan Commission

Rookus/Clark Partners, LLC  
101-213 West Roosevelt Road/1200-1598 South Clark Street Chicago, Illinois  
March 13, 2019  
TBD

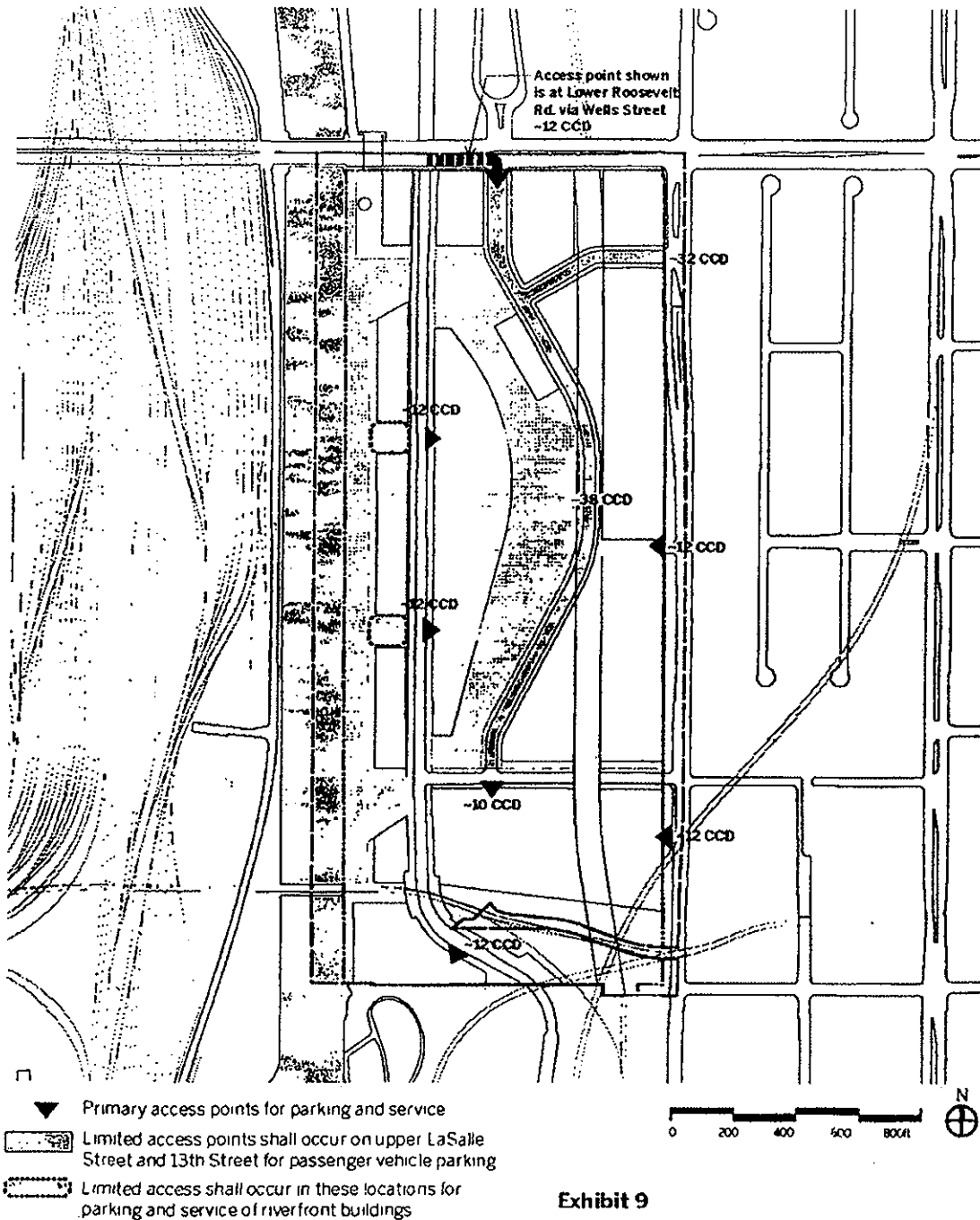


## Exhibit 8

## CONCEPTUAL CIRCULATION

SCALE: 1"=400'

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Applicant  
Address  
Introduced  
Plan Commission

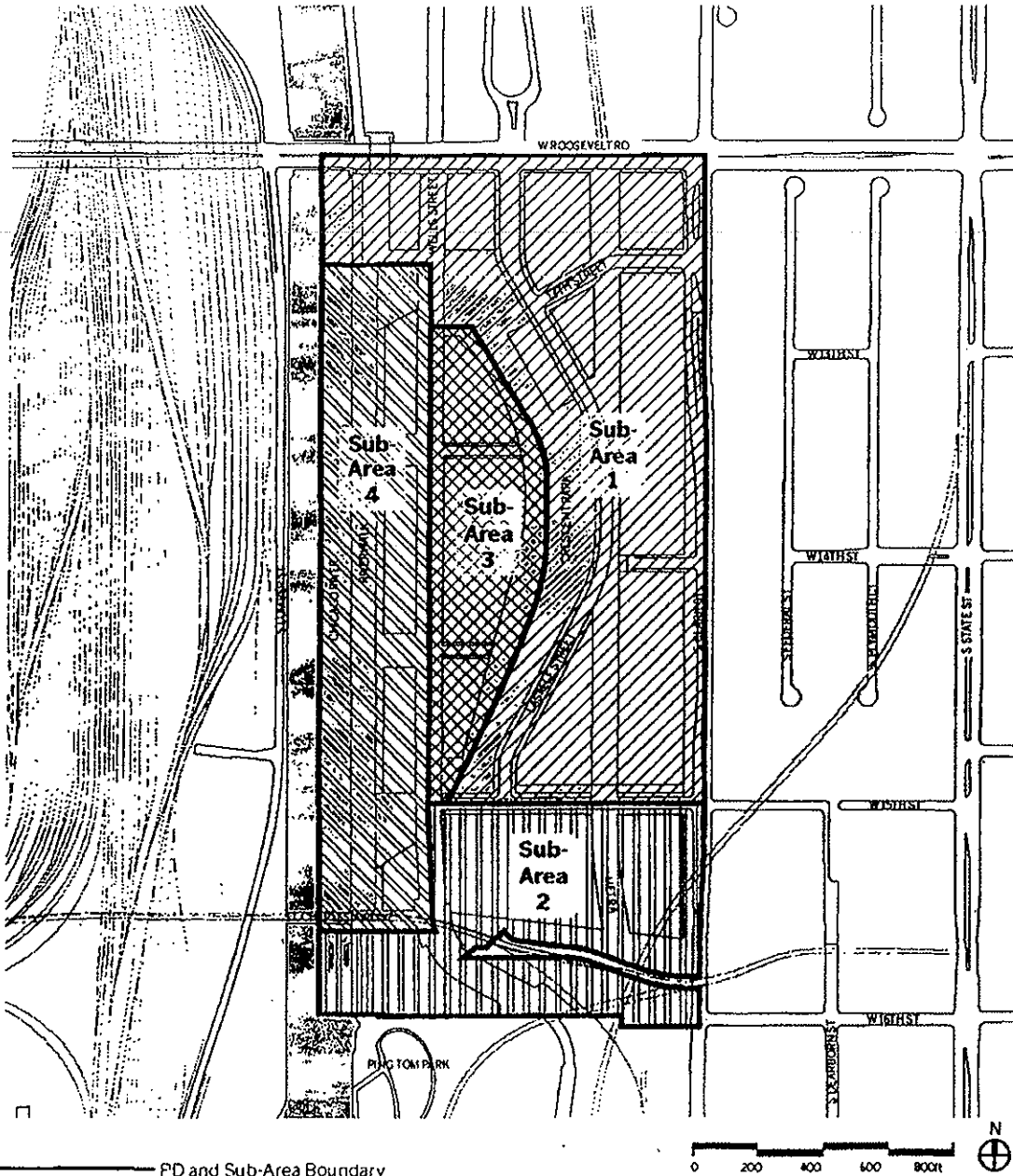
Roosevelt/Clark Partners, LLC  
101-213 West Roosevelt Road/ 1200-1558 South Clark Street Chicago Illinois  
March 12, 2019  
FBI

## Exhibit 9

### CONCEPTUAL ACCESS

SCALE. 1"=400'

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— PD and Sub-Area Boundary

Note: Gross Land Areas are measured to the PD Boundary and centerlines of Public ROW's. Net Land Areas are measured to the Property Boundary, and edges of Public ROW's.

Applicant: Roosevelt/Clark Partners, LLC  
 Address: 101 213 West Roosevelt Road/ 1200 1598 South Clark Street, Chicago, Illinois  
 Introduced: March 13, 2019  
 Plan Commission: 180

## Exhibit 10 SUB-AREAS

SCALE 1"=400'

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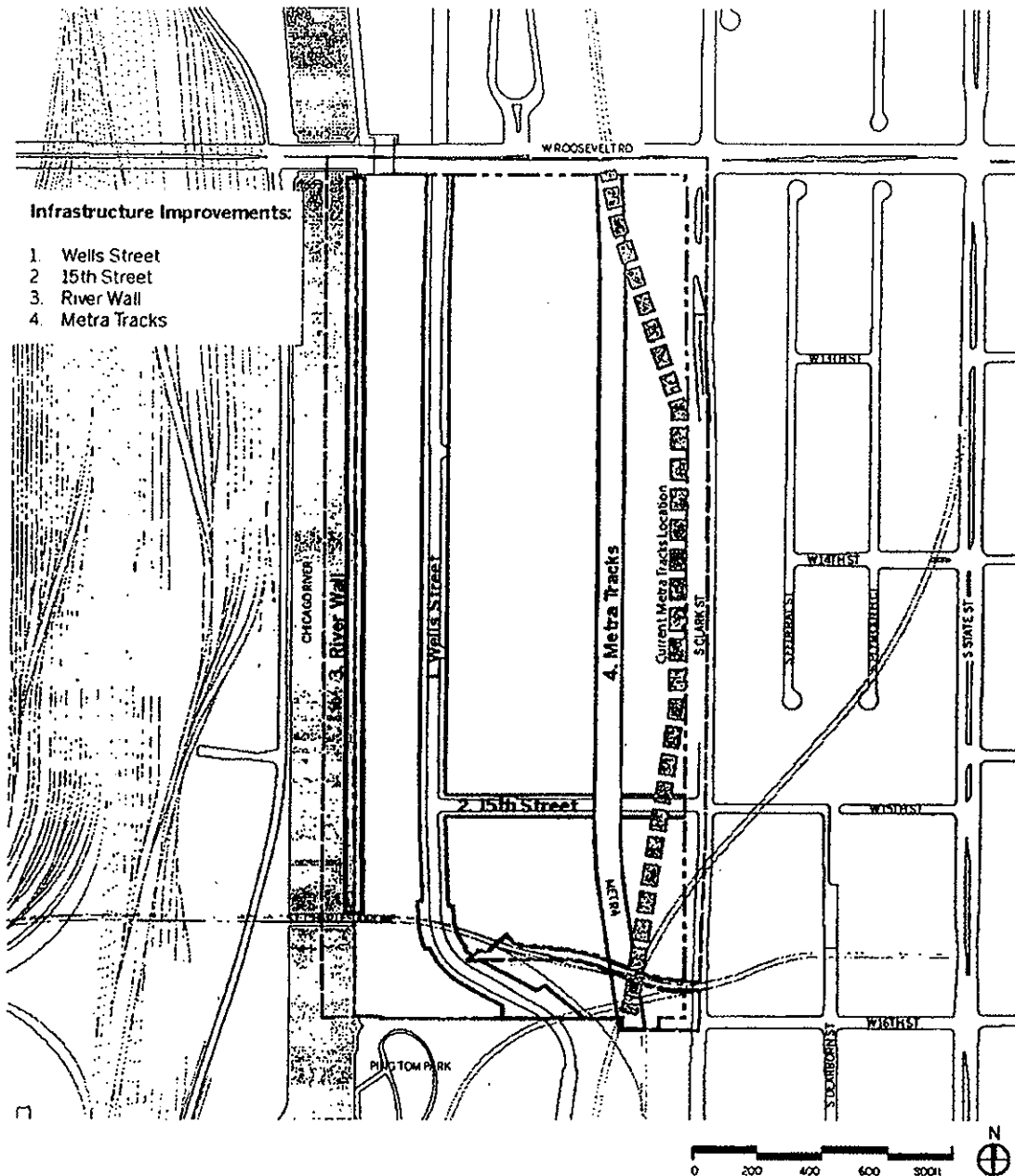


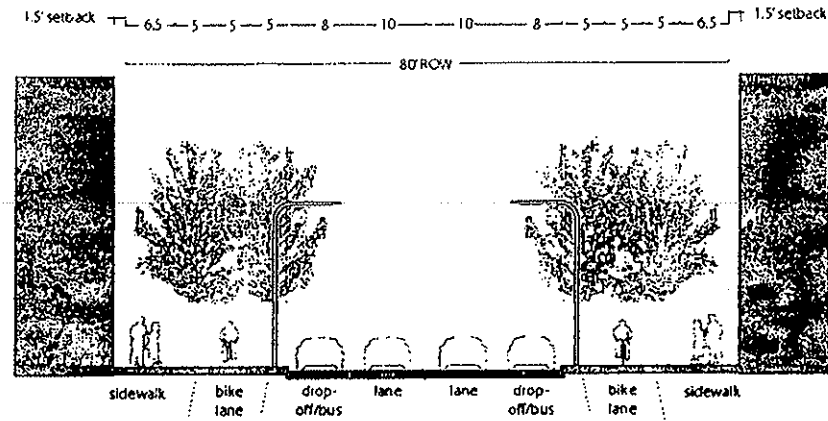
Exhibit 11.1

**PROPOSED INFRASTRUCTURE  
IMPROVEMENTS**

Applicant  
Address  
Introduced  
Plan Commission

Roosevelt/Clark Partners, LLC  
101-233 West Roosevelt Road/ 1200 1558 South Clark Street Chicago Illinois  
March 13 2019  
T&O

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Wells Street Section

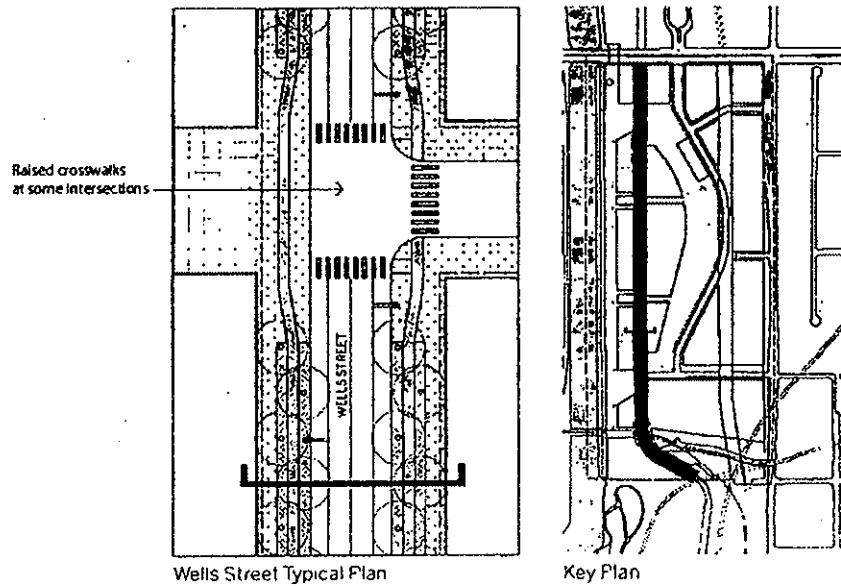


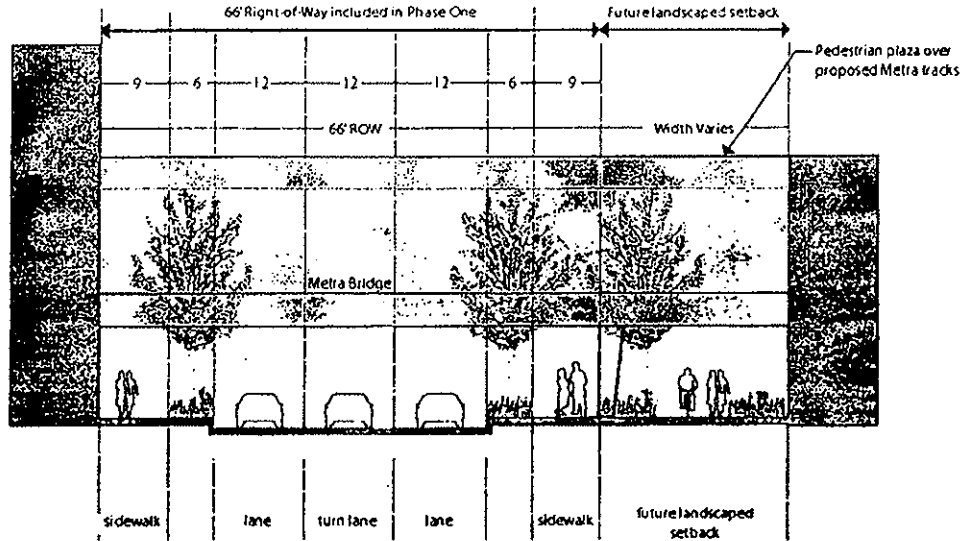
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### PROPOSED INFRASTRUCTURE IMPROVEMENTS- WELLS ST.

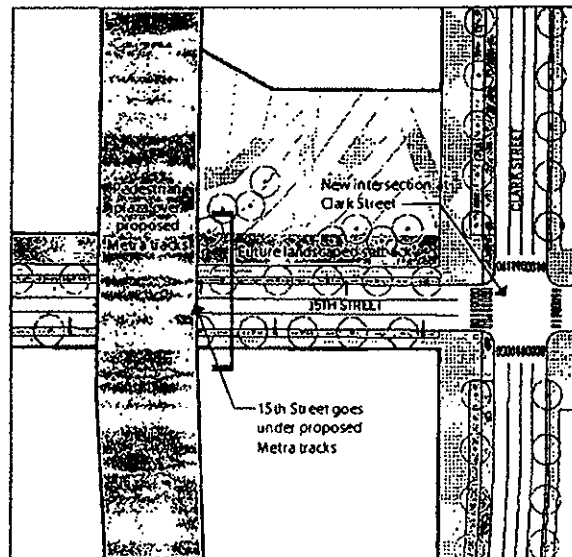
Applicant  
Address  
Introduced  
Plan Commission

Roosevelt/Clark Partners, LLC  
101-233 West Roosevelt Road/1200-1568 South Clark Street, Chicago Illinois  
March 13, 2019  
TBD

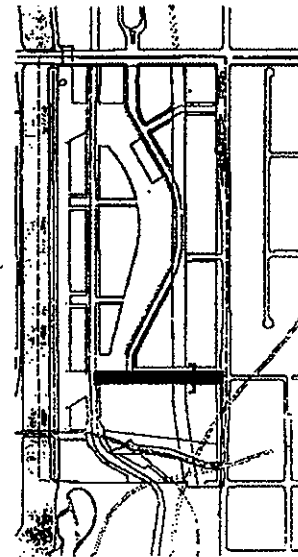
## Final for Publication



15th Street Section



15th Street Typical Plan



Key Plan

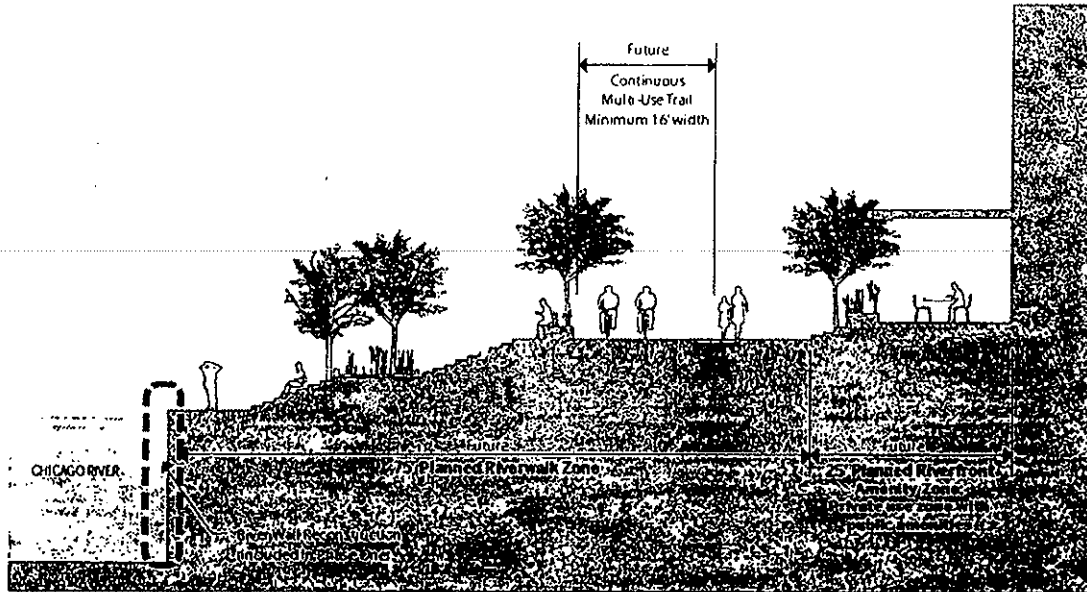
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## PROPOSED INFRASTRUCTURE IMPROVEMENTS- 15<sup>TH</sup> ST.

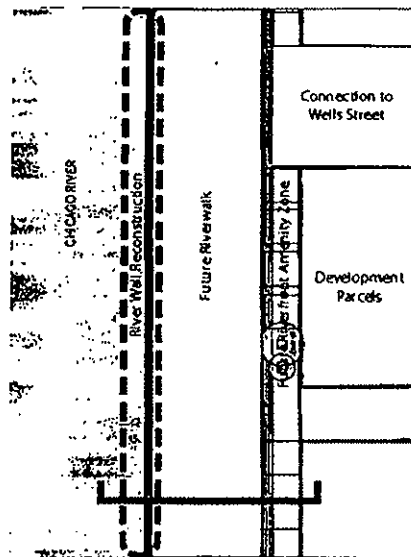
Applicant  
Address  
Introduced  
Plan Commission

Roosevelt/Clark Partners, LLC  
101-213 West Roosevelt Road/1200-1558 South Clark Street Chicago Illinois  
March 13, 2019  
TBD

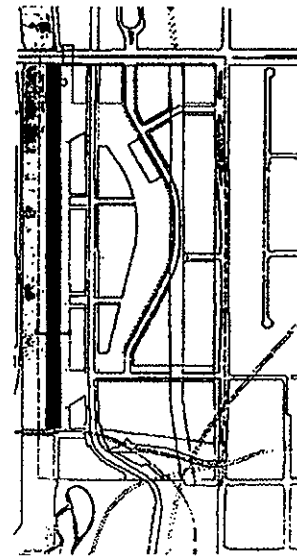
## Final for Publication



River Wall Section



River Wall Typical Plan



Key Plan

## Exhibit 11.4

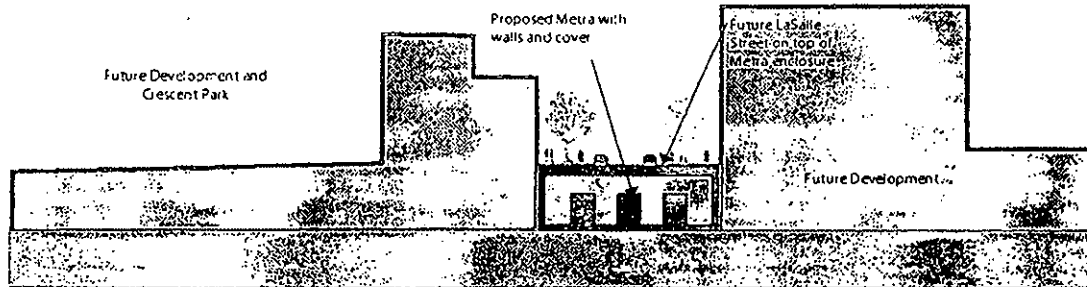
PROPOSED INFRASTRUCTURE  
IMPROVEMENTS- RIVER WALL

Applicant  
Address  
Introduced  
Plan Commission

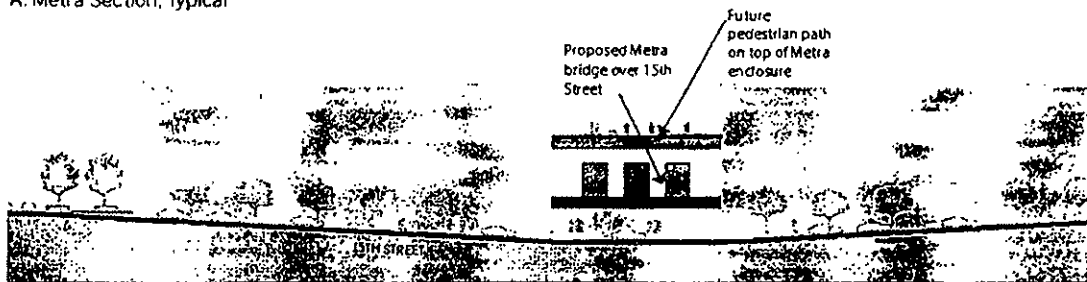
Roosevelt/Clark Partners, LLC  
101-211 West Roosevelt Road/1200-1568 South Clark Street, Chicago, Illinois  
March 13, 2019  
TBD



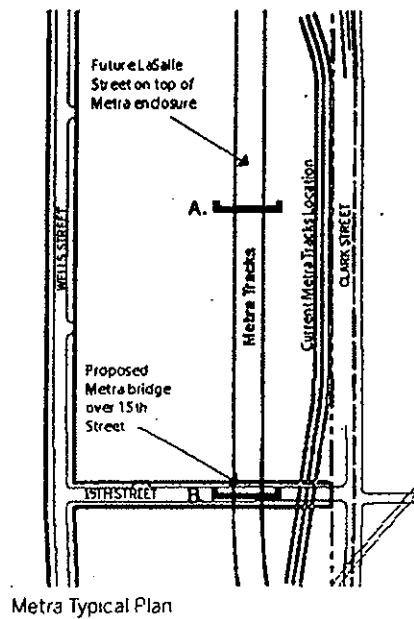
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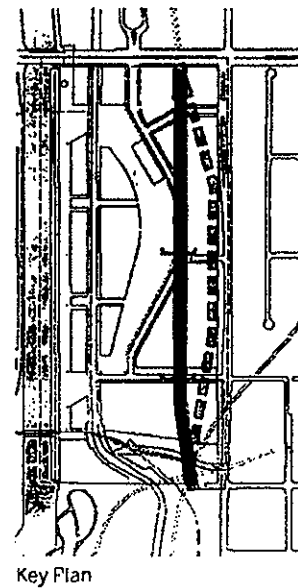
A. Metra Section, Typical



B. Metra Section through 15th Street



Metra Typical Plan



Key Plan

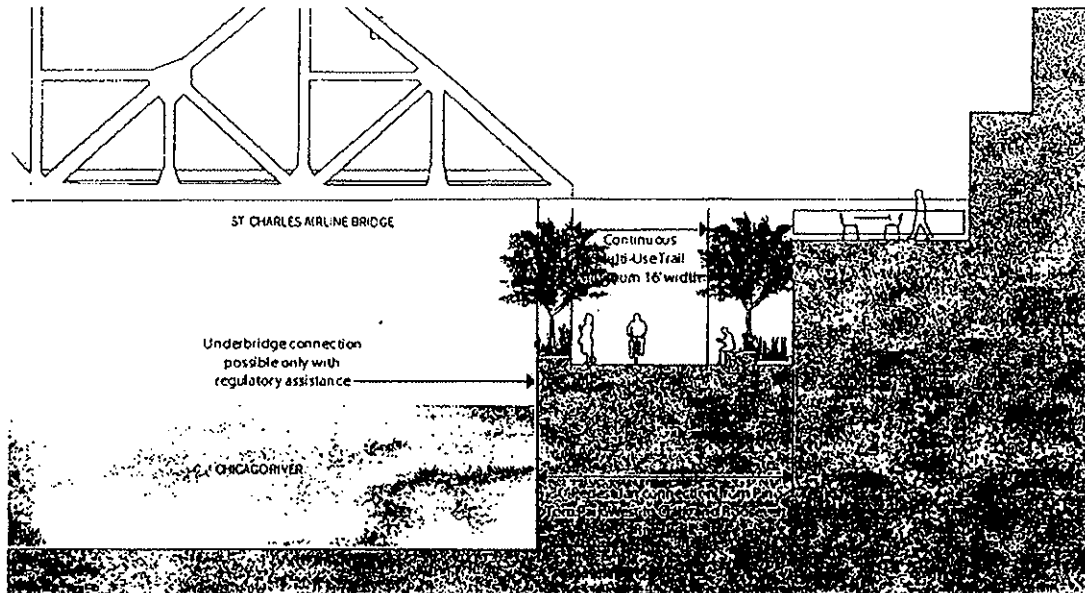
## Exhibit 11.5

PROPOSED INFRASTRUCTURE  
IMPROVEMENTS- METRA

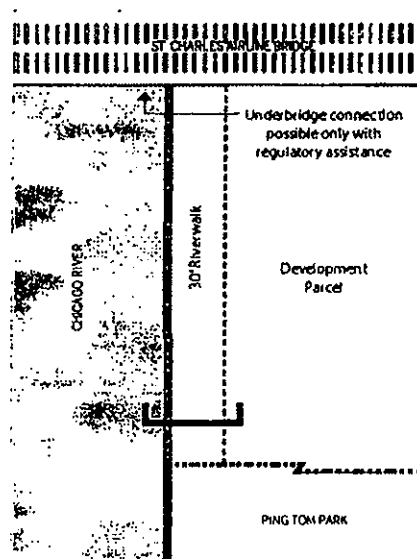
Applicant  
Address  
Introduced  
Plan Commission

Roosevelt/Clark Partners, LLC  
101-213 West Roosevelt Road/1200-1558 South Clark Street Chicago, Illinois  
March 13, 2019  
790

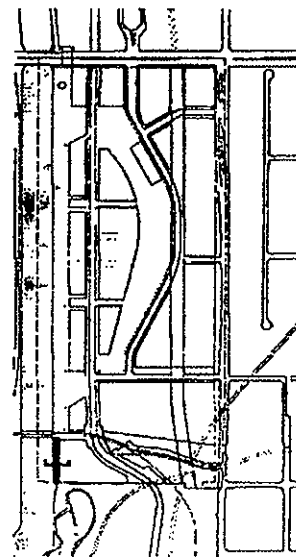
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River Wall Section- South of St. Charles Airline



Riverwalk South of St. Charles Airline Plan



Key Plan

## Exhibit 12

**FUTURE PING TOM PARK  
CONNECTION**

Applicant  
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Introduced  
Plan Commission

Roosevelt/Clark Partners, LLC  
101-211 West Roosevelt Road/ 1200 1558 South Clark Street, Chicago, Illinois  
March 13, 2019  
190

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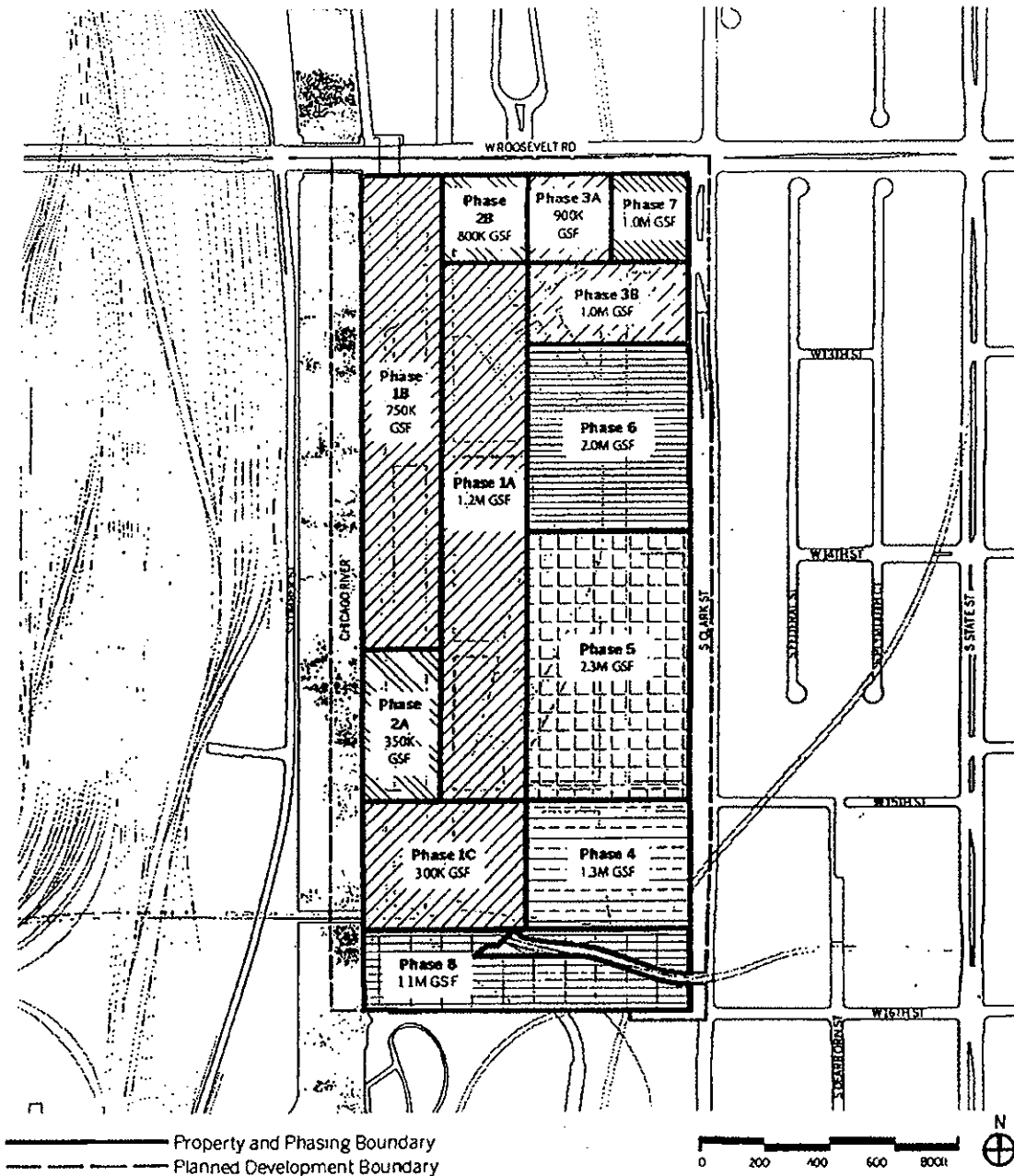


Exhibit 13

## CONCEPTUAL PHASING PLAN

SCALE 1"=400'

Applicant  
Address  
Introduced  
Plan Commission

Roosevelt/Clark Partners, LLC  
101-213 West Roosevelt Road/1200-1558 South Clark Street Chicago, Illinois  
March 13, 2019  
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All development within this Planned Development must substantially comply with the Chicago River Corridor Design Guidelines and Standards, or as amended, the Chicago Sustainable Development Policy, or as amended, and with the design standards and guidelines outlined in the Zoning Ordinance Section 17-8-0900 Standards and Guidelines. These guidelines listed below provide additional standards for buildings and public spaces to complement the specific context of this Planned Development:

### GENERAL DEVELOPMENT GUIDELINES

#### STREETS AND ACTIVATION

- The district gateways of the site are the following intersections: Clark Street and Roosevelt Road, LaSalle Street and Roosevelt Road, LaSalle Street and 13th Street, Clark Street and 15th Street, and Wells Street and 15th Street. The building facades at these intersections shall be primary facades.
- The facades facing Ping Tom Park shall be primary facades.
- Primary facades shall minimize back-of-house functions and shall have a high percentage of clear and un-tinted glazing at the ground floor.
- The facades at the ground floor along Wells, 15th, Roosevelt, Clark, LaSalle, and 13th shall be designed to the pedestrian scale and house primary active uses that engage the street, such as retail, restaurants, storefronts, office, lobbies, or outdoor dining. Designs shall showcase activity inside the buildings.
- Any streetwall setbacks shall be kept activated with cafes, seating, or windows to an interior space.
- Primary streets shall be designed as multi-modal complete streets.
- The Clark Street and 15th Street intersection shall serve as a pedestrian and vehicular entry to the site and an important connection point to public transit on Clark. The Metra bridge over 15th Street shall be designed as a gateway feature with high quality architectural materials.
- The development shall connect to the city grid by connecting north to Wells Street, south to Wentworth Avenue, and east to 15th Street. A pedestrian connection shall connect east at 14th Street.
- The re-design of Clark Street shall take into consideration the area vacated by the Metra tracks and include traffic improvements coordinated with CDOT, as well as improved pedestrian and landscaped areas on both sides of Clark.

#### PUBLIC RIVERFRONT ACCESS

- At every block, wide public access points or shared streets shall be provided for pedestrians and cyclists to access the Riverfront from Wells Street. See Exhibit 8 and 14.4
- In the shared streets, building entries shall be encouraged and any service access shall be designed to be as unobtrusive as possible

#### CURBSIDE STRATEGY

- The curb lane shall primarily be a flexible zone allowing transit stops, smart infrastructure, loading, and drop-offs to share the space
- Passenger pick-up and drop-off zones shall primarily occur along LaSalle Street.

- Riverfront shared streets west of Wells Street shall allow multi-modal circulation and limited pick-up and drop-off space. See Exhibit 8.
- Additional passenger pick-up and drop-off zones on Clark Street, 15th Street, and Wells Street shall be coordinated with CDOT and CTA.
- Driveways and access points shall be consolidated when possible in order to minimize curb cuts and congestion.
- Curb cuts shall be a maximum of 20' wide or coordinated with CDOT standards

#### PARKING AND SERVICE

- The development shall provide parking, service access drives, and loading zones below the Crescent Park and located behind active uses whenever possible.
- High-quality architectural screening for any above grade parking levels shall be integrated into the façade design and shall obscure car headlights and sound from neighboring buildings.
- Parking and loading will be screened from Ping Tom Park.
- Service and parking entries shall be designed to be integrated with the overall building façade.
- Access points primary to lower level service drives and parking shall be at -12' CCD and shall be located at lower Roosevelt Road, Clark Street, and Wells Street.
- Other access points to limited service and parking shall be located on Wells Street and 15th Street.
- Additional limited passenger parking access points shall occur at -38' CCD and shall be located on LaSalle Street and 13th Street.
- Limited service and parking entries shall occur in the riverfront shared streets west of Wells Street. See Exhibit 8.

### OPEN SPACE GUIDELINES

#### OPEN SPACE CONCEPT

- The riverfront shall provide public access along a broad, active promenade that engages the river by bringing people to the water's edge and is punctuated by key spaces.
- The riverfront is composed of two zones north of the St. Charles airline: A ~75' wide riverwalk, and a ~25' wide riverfront amenity zone adjacent to the buildings.
- The 75' wide riverwalk shall include a minimum 16' wide continuous multi-use trail.
- The 25' riverfront amenity zone may include structures to promote multi-seasonal use.
- The riverfront shall include a variety of amenities to promote activity, such as play spaces, a fountain, a multi-use trail, stepped river seating, outdoor restaurants, and wetland plantings. Amenities shall be designed to incorporate high quality components and materials.

#### Exhibit 14.1

### DESIGN GUIDELINES

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### OPEN SPACE GUIDELINES (CONTINUED)

#### OPEN SPACE CONCEPT (CONTINUED)

- The crescent park shall serve as the neighborhood's center, with pathways that connect from north to south and east to west. Programming shall include a dog park, recreational lawn, passive play spaces, native landscaping, playgrounds, and terraced gathering spaces. Landscape spaces shall be designed to include a variety of different trees, shrubs and perennials that provide for seasonal interest.
- The park shall connect pedestrians from upper LaSalle and 13th Streets at ~38' CCD to Wells and 15th Streets and the Riverfront at ~12' CCD.
- The design of 15th street shall include a landscaped setback. This space shall include a multi-use trail, cafes, and gathering areas.
- A variety of cultural and recreational amenities shall be integrated within the site and used to activate spaces for all ages.
- Interpretive signage shall be provided across the development to bring awareness to the cultural context and history of the site.
- Pedestrian riverwalk connections shall be provided along the Riverfront to the South to Ping Tom Park and the North under the Roosevelt Road Bridge.
- Landscape throughout shall incorporate stormwater management best practices to detain, clean, and reduce the volume of stormwater discharge. Incorporate interactive stormwater landscape art elements into the landscape in creative ways such as water gardens, sculptural art elements, planters, and riverlets.
- Open space landscape design shall incorporate best practices for wildlife habitat creation, biodiversity, and incorporate functional areas of riparian edge restoration along the riverwalk where feasible, integrated into a education and interpretive programmatic system.

#### OPEN SPACE CONNECTIVITY

- Stairs, ramps, and paths for pedestrian access from the site's upper levels of Roosevelt, LaSalle, and 13th Streets to its lower levels of Wells, 15th, and Clark Streets shall be provided. Stair and ramp designs shall avoid blank walls and unactivated ramps. Publicly accessible elevators as part of a building development will also connect these levels.
- Public, universal accessibility shall be provided from upper Roosevelt Road to Wells Street.
- Publicly accessible open spaces shall be designed to the applicable standards of the Chicago Park District.
- Dedicated bike lanes or multi-use trails shall be provided on publicly dedicated streets and the riverwalk.
- Opportunities for inter-modal connections shall be provided at transit stations.

### PLACEMAKING

- Where appropriate, open spaces shall contain street furniture and landscaping that encourages public interaction and gathering. This shall include public art, interpretive gardens, seating, picnic areas, playscapes, and signage.
- A site-wide wayfinding signage system shall be implemented on the site.
- Undeveloped parcels may support interim uses including, but not limited to, recreational open space, dog friendly areas, and surface parking. Interim use plan improvements and time frame shall require review and approval by DPD.

### BUILDING DESIGN GUIDELINES

#### MASSING

- Taller buildings shall be focused along Roosevelt Road and Clark Street where they are closest to CTA commuting options.
- Clark Street podiums shall be 2-5 stories with design relating to scale of context and with towers set back from the podiums.
- Building massing shall step down in height towards the river and culminate in pedestrian-scaled development along the riverfront, north of the St. Charles Airline.
- South of the St. Charles Airline, building massing shall set back from the Ping Tom Park edge.
- Building designs should achieve, through architecture diversity, a varied and distinctive skyline.
- Building massing shall be composed of architecturally well-scaled portions.
- Towers and their podiums shall relate to each other in order to provide a cohesive expression.
- Provide a minimum building separation of 40' between towers to preserve access to natural light.
- Screen rooftop mechanical equipment from pedestrian view with materials that are consistent with the overall building.
- Where site conditions permit, orient towers to maximize energy efficiency and natural lighting, and to maximize thermal comfort and minimize shading of neighboring public spaces.
- Design buildings to assure that sunlight access to the river corridor and Ping Tom Park is achieved approximately 6 hours per day during non-winter months.
- Balconies shall be integrated within the design of the building facade.
- Where appropriate, upper level setbacks shall serve as activated terraces.
- Frame streets and open spaces with base/podiums that provide a human scale and adequate solar access. Facades shall appropriately respond to the character of their context.

### Exhibit 14.1

## DESIGN GUIDELINES

Applicant  
Address  
Introduced  
Plan Commission

Roosevelt/Clark Partners, LLC  
106-213 West Roosevelt Road/1200-1598 South Clark Street Chicago Illinois  
March 13, 2019  
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**BUILDING DESIGN GUIDELINES (CONTINUED)****STREET WALL/BUILDING BASE**

- Architecture shall provide an identity to entrance locations and district gateway intersections.
- Buildings adjacent to publicly accessible open spaces and riverfront shall provide direct access to these spaces.
- Tenant signage for each building should be considered as part of the facade design to ensure consistency of placement, size, materials, and method of illumination.

**BUILDING MATERIALS**

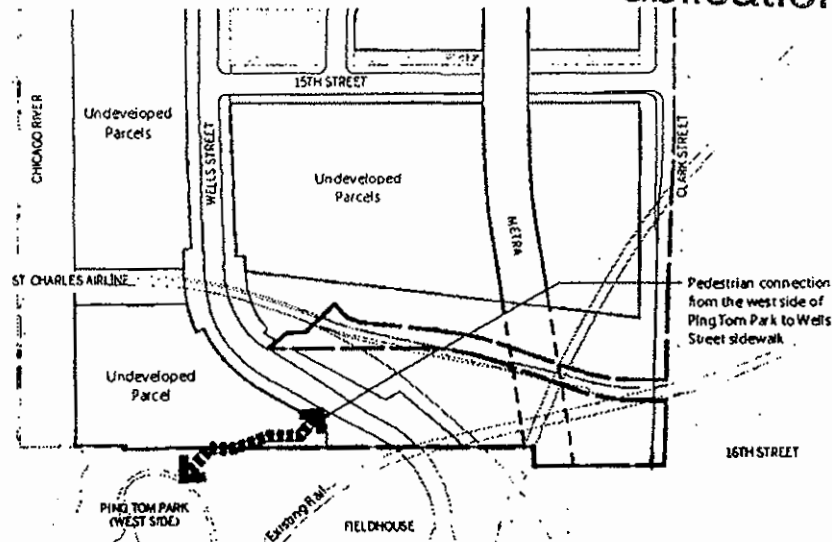
- The following materials shall not be visible on the exterior facades: Concrete Masonry Units (CMU), Exterior Insulation and Finish Systems (EFIS), thin brick, and residential-type vinyl and metal siding.
- Buildings shall employ architectural materials consistent with contemporary building practices, such as high quality wall systems in glass, metal, masonry, high-quality architectural concrete, or hardwood. Glazing shall not be highly reflective nor mirrored.
- Building envelopes shall support environmentally responsible design by reducing heat loads, improving energy efficiency, maximizing occupant comfort, and using sustainable materials.
- Podium and ground-floor levels facing publicly accessible open spaces, including streets, the riverfront, the Crescent Park, and Ping Tom Park shall be detailed to enhance the pedestrian environment and shall be complementary to the context.
- Building designs shall incorporate bird-friendly design features to mitigate fatalities.
- Podium roofs shall incorporate active amenity decks and landscaping as appropriate to building uses.
- Any required ventilation shall be integrated within the design of the building facade.

**Exhibit 14.1****DESIGN GUIDELINES**

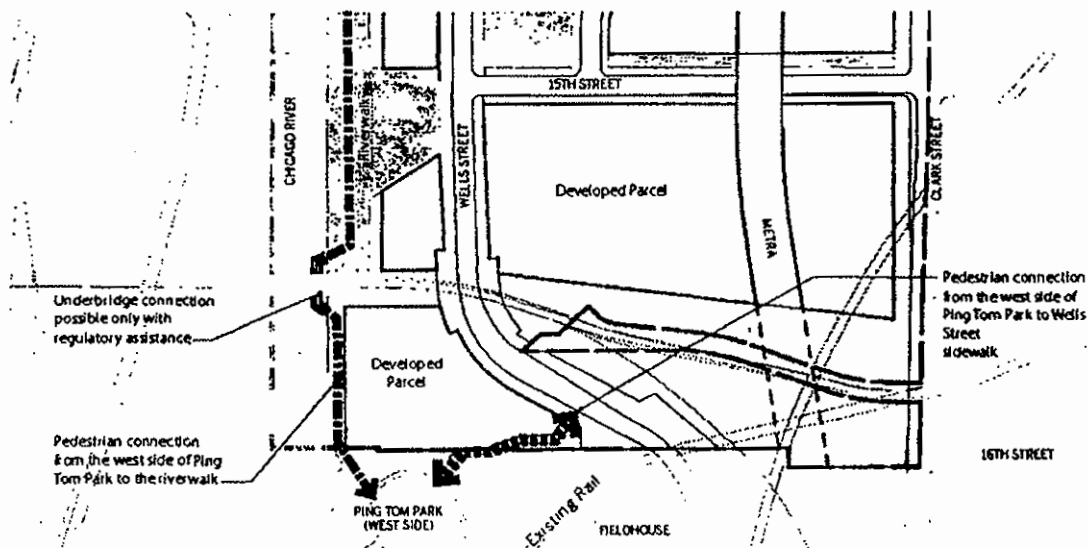
Applicant  
Address  
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Plan Commission

Roosevelt/Clark Partners, LLC  
101-213 West Roosevelt Road/1200 1558 South Clark Street, Chicago, Illinois  
March 13, 2019  
TBD

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Connection from Clark and Roosevelt Riverwalk to Ping Tom Park: Phase I



Future Connection from Clark and Roosevelt Riverwalk to Ping Tom Park

———— Pedestrian path

———— Multi-use trail

———— Underbridge connection

Note: Possible only with regulatory assistance

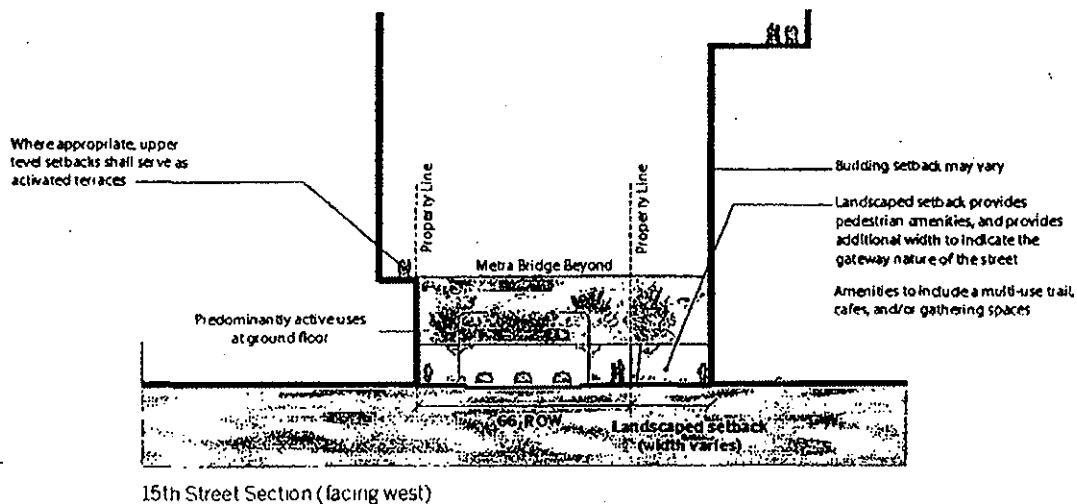
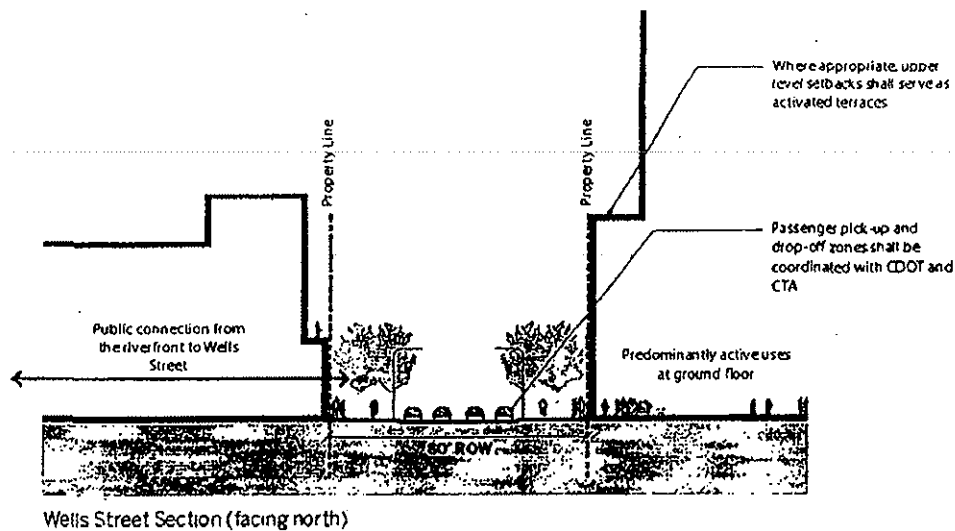
## Exhibit 14.2

DESIGN GUIDELINES-  
PING TOM PARK CONNECTION

Applicant  
Address  
Introduced  
Plan Commission

Roosevelt/Clark Partners, LLC  
101, 213 West Roosevelt Road/1200-1950 South Clark Street, Chicago, Illinois  
March 13, 2019  
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### Exhibit 14.3 DESIGN GUIDELINES- STREETSCAPE SECTIONS



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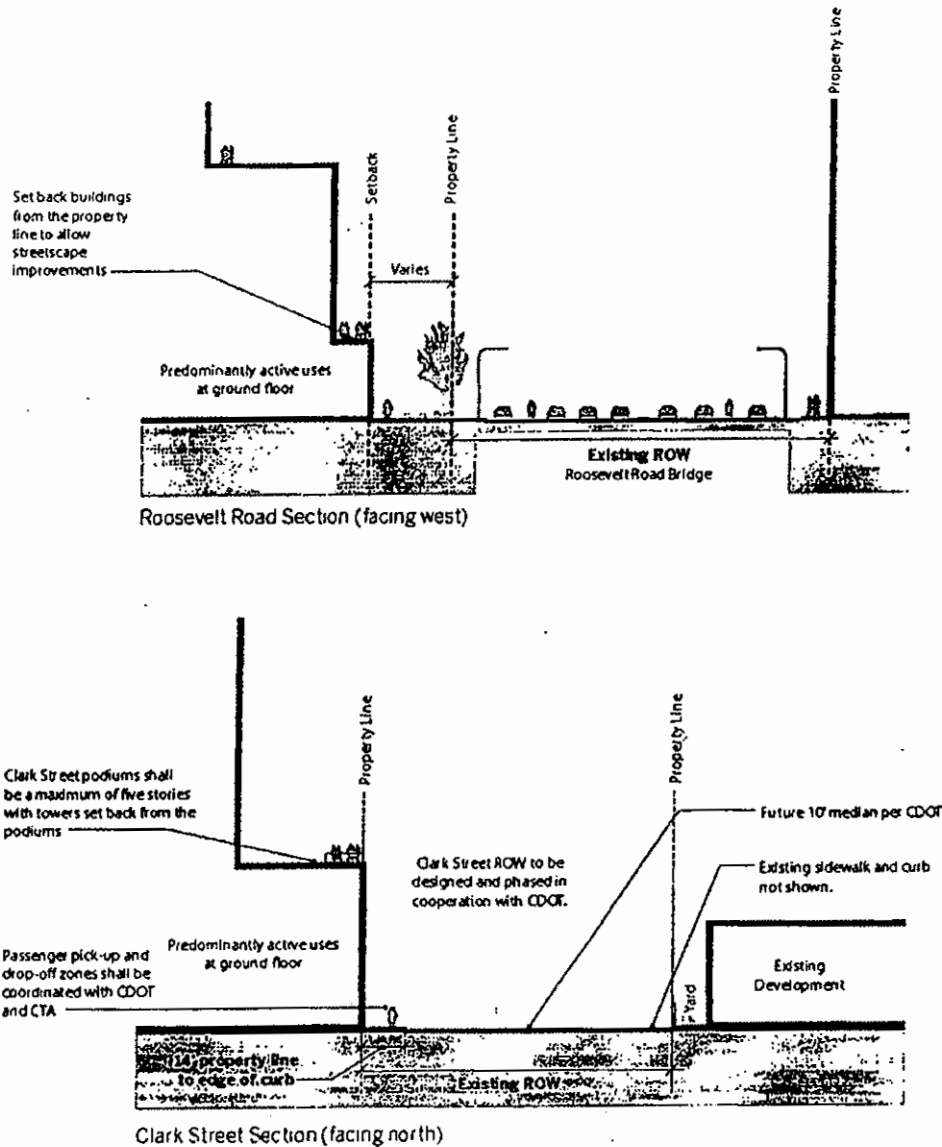


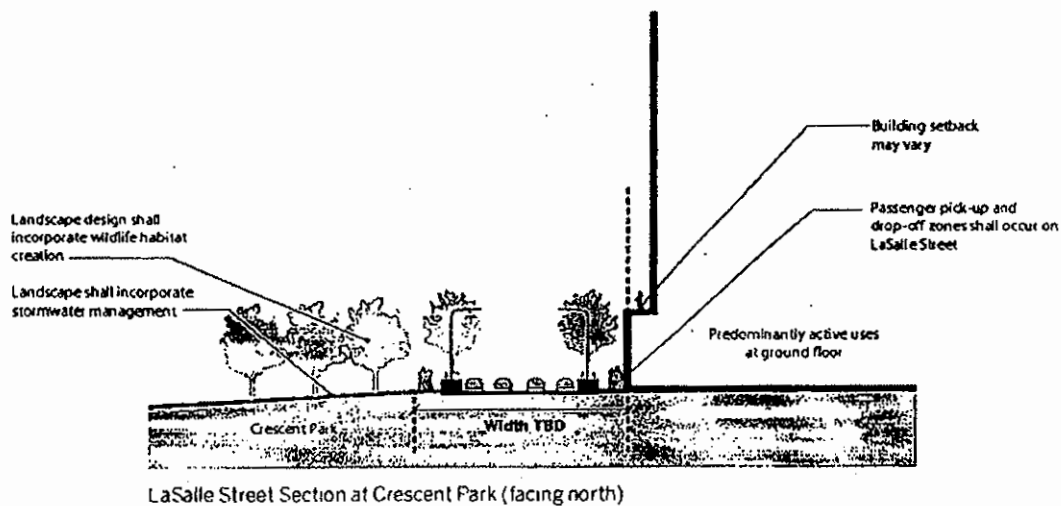
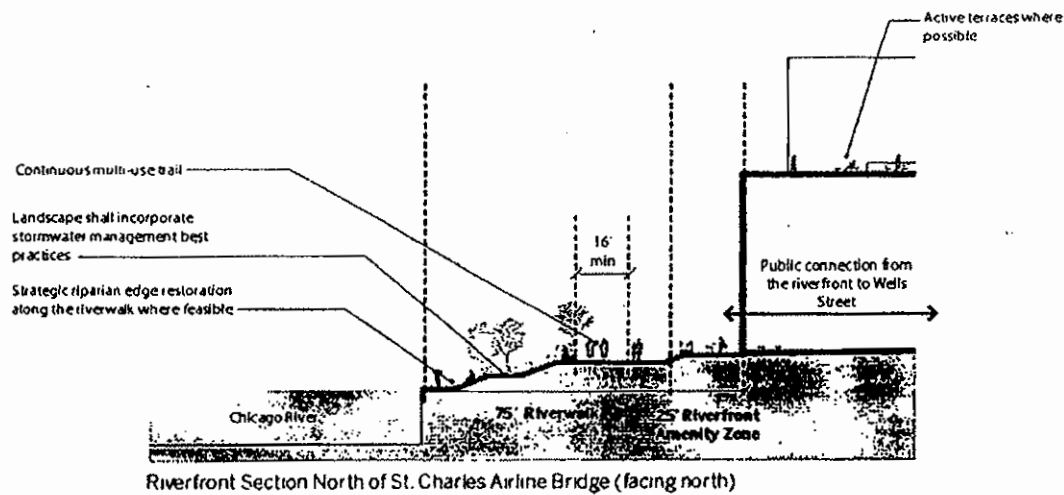
Exhibit 14.3

DESIGN GUIDELINES-  
STREETSCAPE SECTIONS

Applicant  
Address  
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Plan Commission

Roosevelt/Clark Partners, LLC  
101 233 West Roosevelt Road/1200 1558 South Clark Street, Chicago, Illinois  
March 13, 2019  
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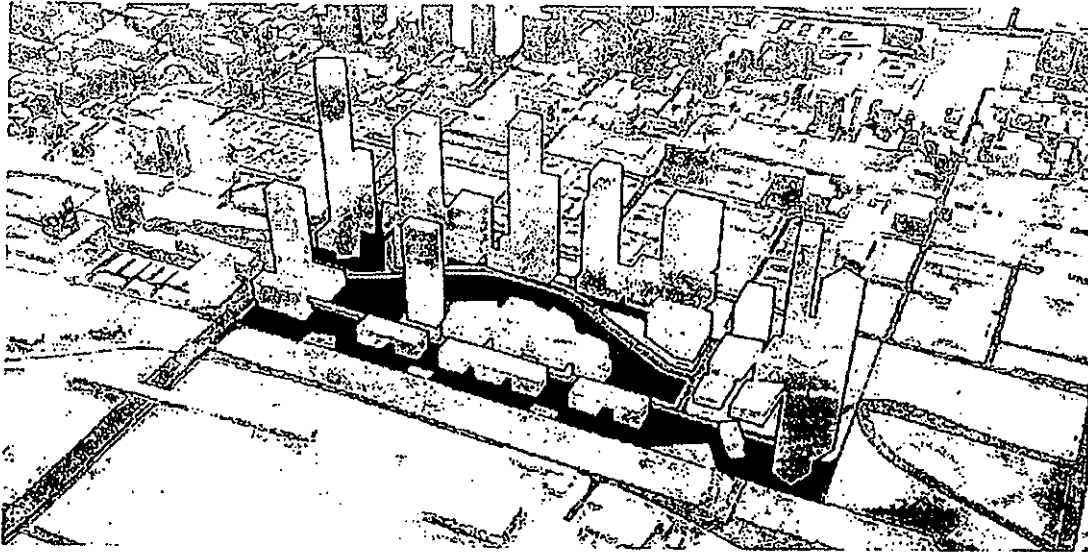


### Exhibit 14.3 DESIGN GUIDELINES- STREETSCAPE SECTIONS

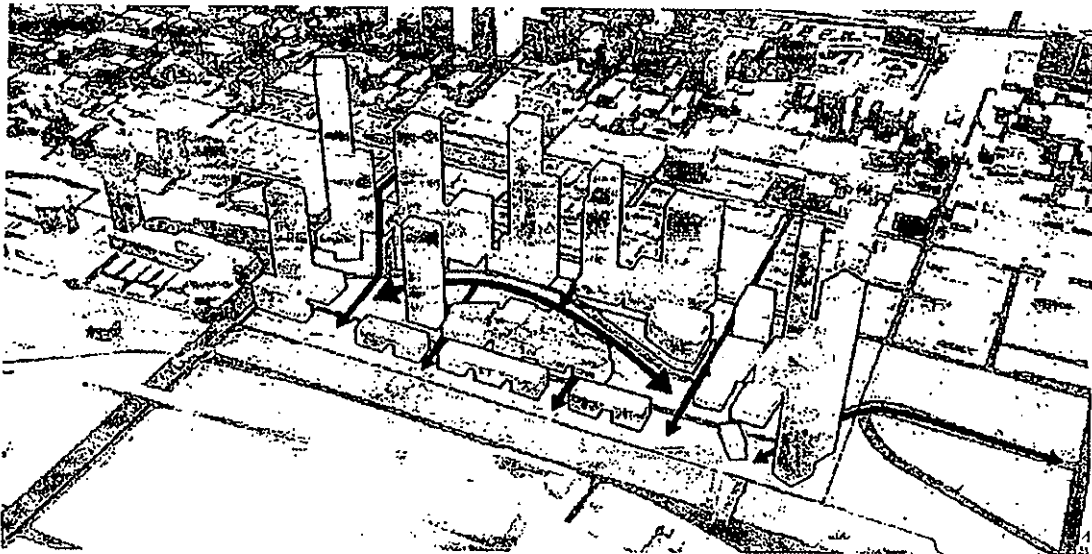
Applicant  
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Roosevelt/Clark Partners, LLC  
101-213 West Roosevelt Road/1200 1558 South Clark Street Chicago Illinois  
March 13, 2019  
TBD

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1. Concentrate density to provide contiguous and usable open spaces



2. Provide pedestrian access points to the riverfront

**Note:** Illustrative massing shows maximum allowable heights and gross floor area allowed by the bulk regulations and data table.

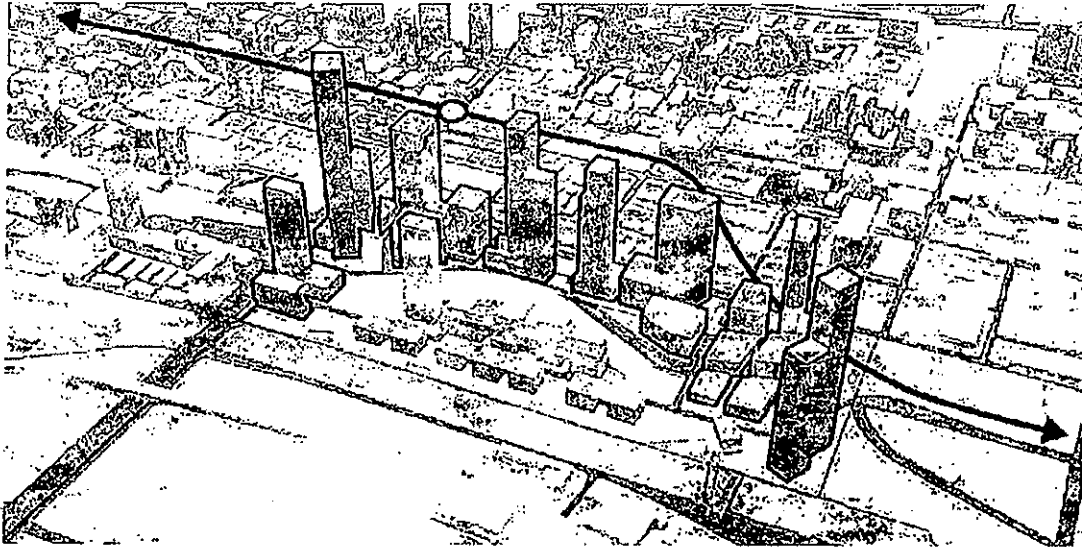
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# DESIGN GUIDELINES- SITE MASSING PRINCIPLES

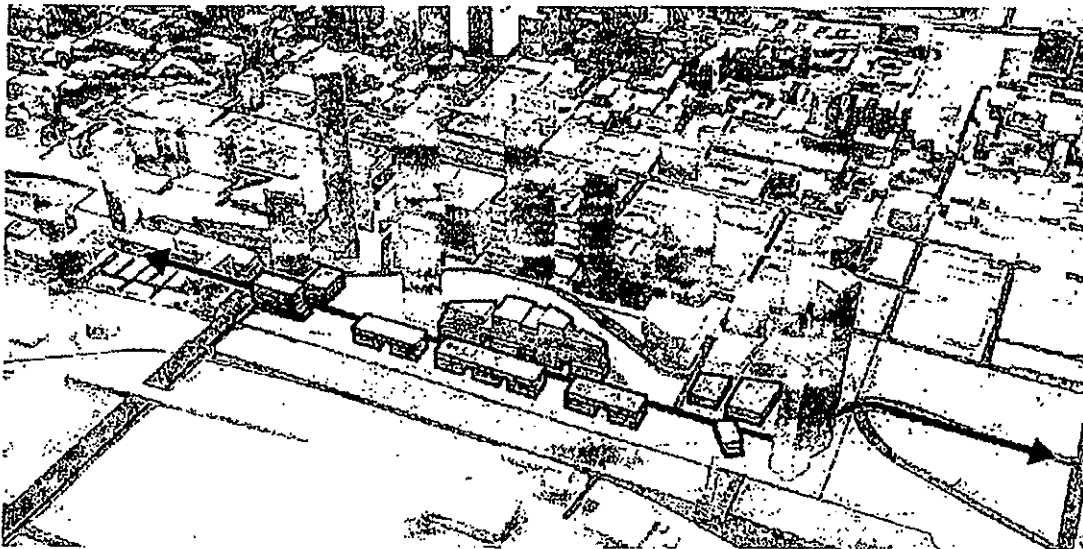
Applicant  
Address  
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101 231 West Roosevelt Road/ 1200 1558 South Clark Street, Chicago 60605  
March 13, 2019  
180

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3. Locate taller buildings along major streets, close to transit, and adjacent to open spaces



4. Locate pedestrian-scaled development along the riverfront and Wells Street, north of the St. Charles Airline

Note: Illustrative massing shows maximum allowable heights and gross floor area allowed by the bulk regulations and data table.

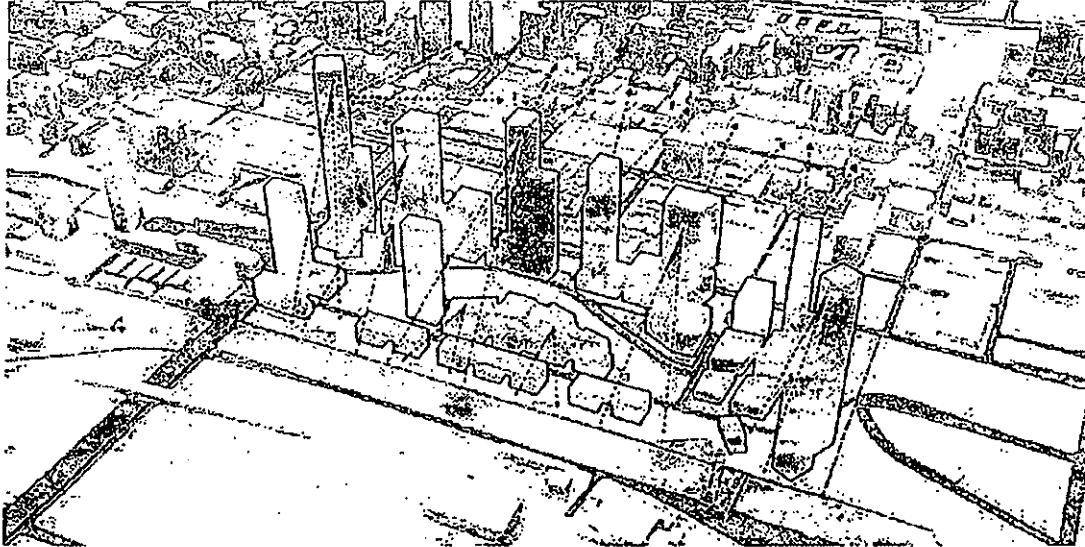
#### Exhibit 14.4

### DESIGN GUIDELINES- SITE MASSING PRINCIPLES

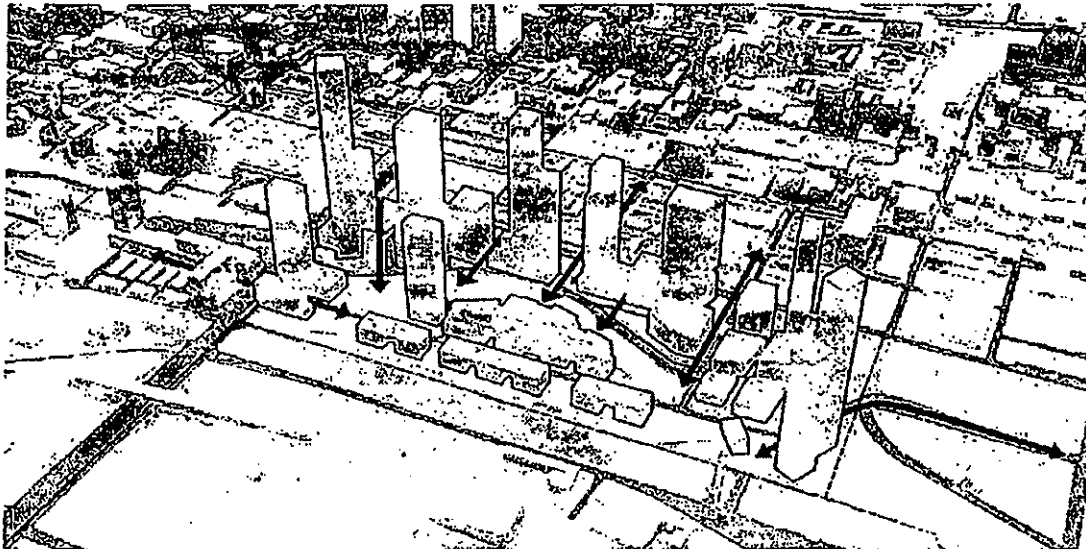
Applicant  
Address  
Introduced  
Plan Commission

Roosevelt/Clark Partners, LLC  
101 213 West Roosevelt Road/1200 1558 South Clark Street Chicago, Illinois  
March 13, 2019  
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5 Maximize visual connections to riverfront activity, the city, and Lake Michigan



6. Connect to the city grid with pedestrian and vehicular connectivity

Note: Illustrative massing shows maximum allowable heights and gross floor area allowed by the bulk regulations and data table.

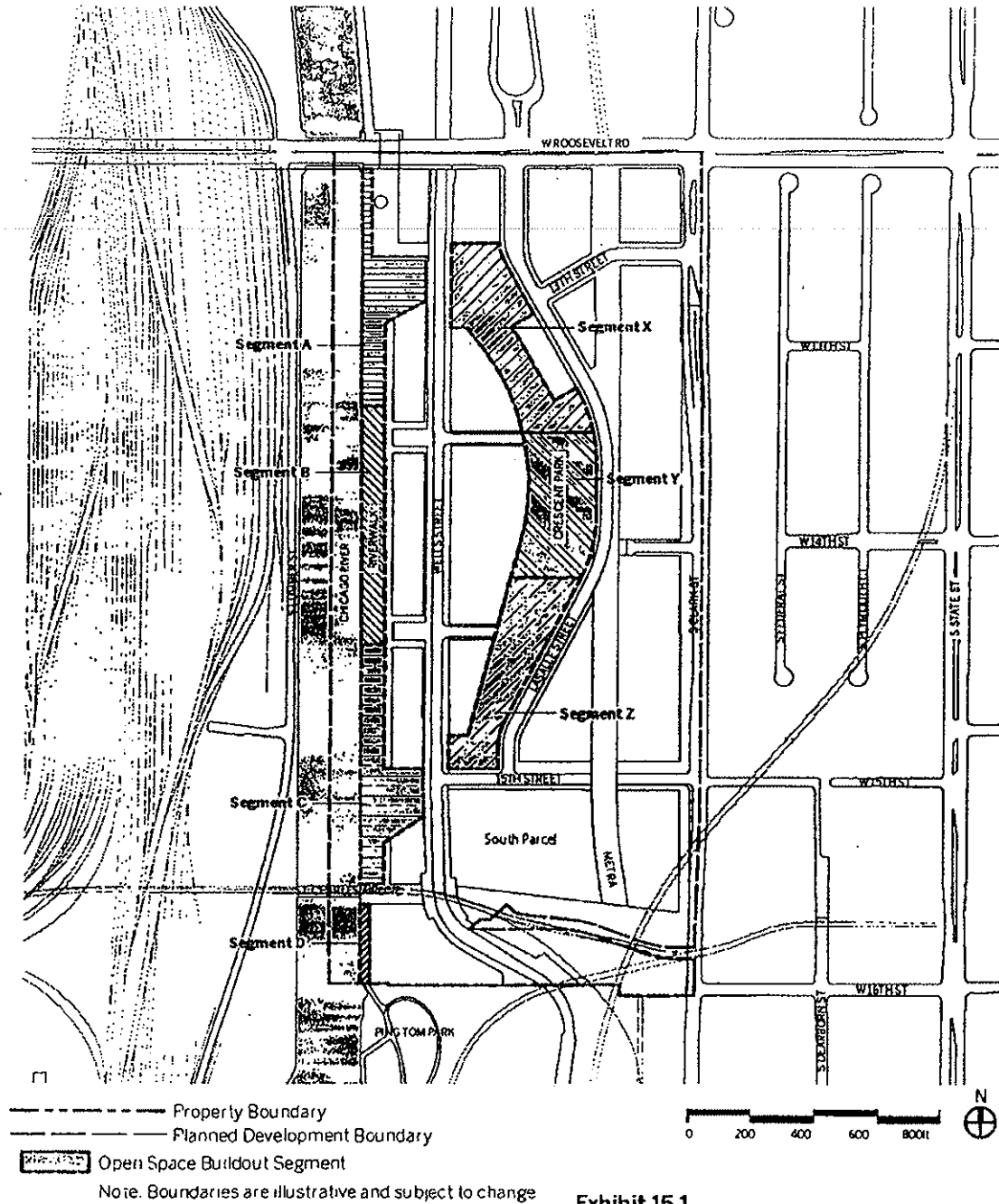
Exhibit 14.4

**DESIGN GUIDELINES-  
SITE MASSING PRINCIPLES**

Applicant  
Address  
Introduced  
Plan Commission

Roosevelt/Clark Partners, LLC  
101 23 West Roosevelt Road/1200 1558 South Clark Street Chicago Illinois  
March 13, 2019  
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Plan Commission

Roosevelt/Clark Partners, LLC  
101-213 West Roosevelt Road/1200-1998 South Clark Street, Chicago, Illinois  
March 13, 2019  
TBD

## Exhibit 15.1

# OPEN SPACE BUILDOUT PARAMETERS

SCALE: 1"=400'

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### Open Space Buildout Parameters

Buildable Area		Open Space Area		Minimum Delivery	
Built FAR Area	Built FAR Area Percentage	Built Open Space Area	Built Open Space Area Percentage	Riverfront Segments	Crescent Park Segments
2M SF	15%	157,000 SF	34%	A	X
4M SF	30%	299,000 SF	64%	A, B	X, Y
6M SF	46%	464,000 SF	100%	A, B, C, D	X, Y, Z

#### Notes:

1. Riverfront area South of St. Charles will be built in conjunction with the adjacent development parcel.
2. Riverfront area North of St. Charles will be built in conjunction with adjacent riverfront development parcels and in no less than 750 foot increments at a time.
3. Built FAR Area percentages based on maximum FAR allowed.
4. Upon completion of 1 million SF built at the South Parcel, Riverfront Segments B and C will be delivered.

### Exhibit 15.2

### OPEN SPACE BUILDOUT PARAMETERS

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DLA Piper LLP (US)  
444 West Lake Street, Suite 900  
Chicago, Illinois 60606  
www.dlapiper.com

Richard F. Klawiter  
richard.klawiter@dlapiper.com  
T 312.368.7243

March 6, 2019

The Honorable James Cappleman, Acting Chair  
City of Chicago Committee on Zoning  
Room 304, City Hall  
121 North LaSalle Street  
Chicago, Illinois 60602

Martin Cabrera, Jr., Chairman  
City of Chicago Plan Commission  
Room 1000, City Hall  
121 North LaSalle Street  
Chicago, Illinois 60602

**Re: Application for Waterway Residential-Business Planned Development  
101-213 West Roosevelt Road / 1200-1558 South Clark Street**

Dear Acting Chairman Cappleman:

The undersigned, Richard Klawiter, an attorney with the law firm of DLA Piper LLP (US), which firm represents Roosevelt/Clark Partners, LLC, the applicant for a proposal to rezone the subject property from Waterway Residential-Business Planned Development to Waterway Residential-Business Planned Development, as amended, certifies that he has complied with the requirements for Section 17-13-0107 of the Chicago Zoning Ordinance by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet of each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways. Said written notice was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; a statement that the applicant intends to file the application for change in zoning on approximately March 6, 2019, and a source for additional information on the application.

The undersigned certifies that he has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Very truly yours,

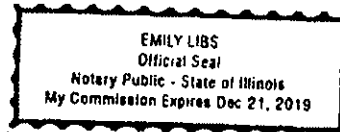
DLA Piper LLP (US)

Richard Klawiter

Subscribed and sworn to before me  
This 1<sup>st</sup> day of March, 2019.

Notary Public

*Emily Lino*





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DLA Piper LLP (US)  
444 W. Lake Street Suite 900  
Chicago, Illinois 60606  
www.dlapiper.com

Richard Klawiter  
Richard.klawiter@dlapiper.com  
T 312.368.7243

March 6, 2019

**FIRST CLASS MAIL**

Dear Sir or Madam:

As required by Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about March 6, 2019, the undersigned, on behalf of Roosevelt/Clark Partners, LLC (the "Applicant"), intends to file an application to rezone the property located at 101-213 West Roosevelt Road / 1200-1558 South Clark Street, Chicago, Illinois, (the "Property") from Waterway Residential-Business Planned Development to Waterway Residential-Business Planned Development, as amended. A map of the Property is printed on the reverse side of this letter.

With additional community input, the Applicant has relocated the proposed Red Line station to be within the boundaries of the previously-approved Waterway Residential-Business Planned Development. This change requires an additional use to be added to the Planned Development.

The Property is currently vacant. The application requests a rezoning of the Property from Waterway Residential-Business Planned Development to Waterway Residential-Business Planned Development, as amended in order to add Major Utilities and Services as a permitted use in order to accommodate the location of a new CTA transit station on the subject property.

Please note that the Applicant is not seeking to rezone or purchase your property. You are receiving this notice as required by the Chicago Municipal Code because the assessor's tax records indicate that you own property within 250 feet of the Property.

I am an authorized representative of the Applicant and my address is 444 W. Lake Street, Suite 900, Chicago, IL 60606. The Applicant is the owner of the property and its address is 350 W. Hubbard, Suite 300, Chicago, IL 60654.

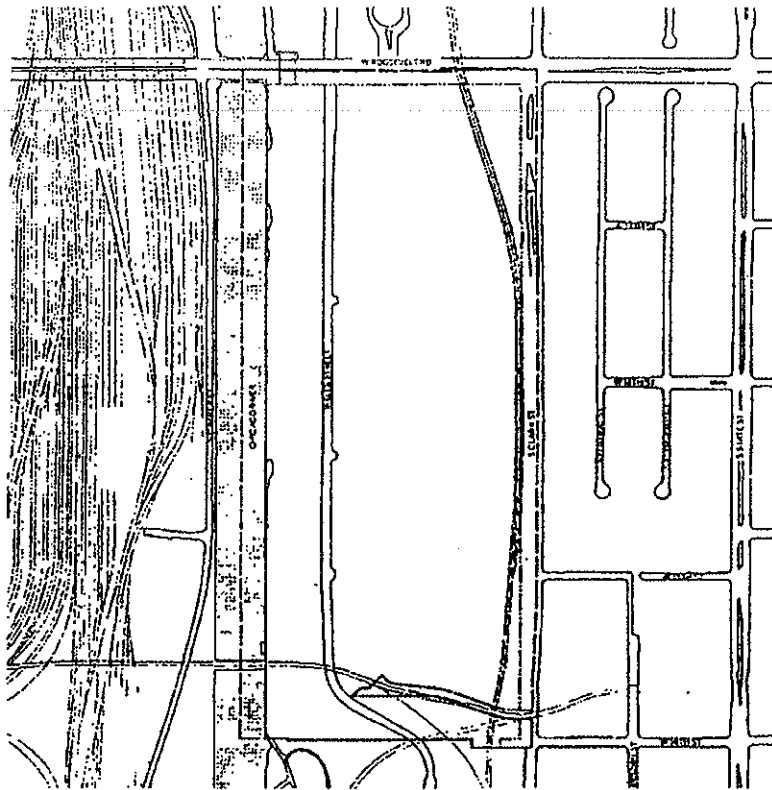
Please contact me at 312-368-7423 with questions or to obtain additional information.

Very truly yours,

DLA Piper LLP (US)  
A handwritten signature in black ink, appearing to read 'Richard Klawiter', written over the printed name.  
Richard Klawiter

## Final for Publication

MAP



PINS

17-21-203-002-0000	17-21-210-002-0000	17-21-210-064-0000
17-21-203-004-0000	17-21-210-003-0000	17-21-210-086-0000
17-21-203-005-0000	17-21-210-004-0000	17-21-210-090-0000
17-21-203-006-0000	17-21-210-005-0000	17-21-210-092-0000
17-21-203-007-0000	17-21-210-006-0000	17-21-210-095-0000
17-21-209-006-0000	17-21-210-007-0000	17-21-210-098-0000
17-21-209-007-0000	17-21-210-062-0000	17-21-210-101-0000
		17-21-502-001-0000

**COMMITTEE ON ZONING, LANDMARKS  
AND BUILDING STANDARDS.**

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AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF  
AREA SHOWN ON MAP NO. 4-F.

[SO2018-4455]

(Committee Meeting Held December 11, 2018)

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, December 11, 2018.

*To the President and Members of the City Council:*

WRBPD 1434

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on December 11, 2018, the following item was passed by a majority of the members present:

Page 1 contains a map amendment for 101 -- 213 West Roosevelt Road and 1200 -- 1558 South Clark Street.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,  
Chairman.

On motion of Alderman Solis, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Tabares, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyas, Santiago, Waguespack, Mell, Austin, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 48.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke abstained from voting pursuant to Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the DS-3 Downtown Service District symbols and indications as shown on Map Number 4-F in the area bounded by:

West Roosevelt Road; South Clark Street; a line beginning at a point 116 feet north of vacated West 16<sup>th</sup> Street as measured along the west line of South Clark Street that is westerly 135.20 feet along the arc of a circle having a radius of 375.00 feet concave northerly and whose chord bears north 79 degrees, 49 minutes, 52 seconds west a distance of 135.20 feet; a line north 69 degrees, 46 minutes, 04 seconds west a distance of 101.85 feet; a line north 69 degrees, 49 minutes, 57 seconds west a distance of 26.00 feet; a line along the arc of a circle having a radius of 407.80 feet concave southerly and whose chord bears north 75 degrees, 52 minutes, 04 seconds west a distance of 85.51 feet a distance of westerly 85.67 feet; a line north 83 degrees, 47 minutes, 05 seconds west a distance of 164.45 feet; a line north 69 degrees, 43 minutes, 24 seconds west a distance of 25.16 feet; a line north 43 degrees, 07 minutes, 24 seconds west a distance of 31.91 feet to a point on the easterly dock line of the former south branch of the Chicago River; a line south 46 degrees, 47 minutes, 47 seconds west along the easterly dock line of the former south branch of the Chicago River a distance of 73.33 feet; a line south 89 degrees, 54 minutes, 55 seconds west a distance of 32.69 feet; a line south 49 degrees, 36 minutes, 35 seconds a distance of 46.38 feet; a line north 89 degrees, 54 minutes, 55 seconds east a distance of 296.25 feet; a line easterly along the arc of a circle having a radius of 375.00 feet concave southerly and whose chord bears south 78 degrees, 32 minutes, 39 seconds east a distance of 109.97 feet for a distance of 110.36 feet; a line south 69 degrees, 46 minutes, 04 seconds east a distance of 136.90 feet; a line

easterly along the arc of a circle having a radius of 391.00 feet concave northerly and whose chord bears south 79 degrees, 33 minutes, 50 seconds east a distance of 135.64 feet for a distance of 136.33 feet; South Clark Street; vacated West 16<sup>th</sup> Street; a line 155.40 feet west of and parallel to South Clark Street; the north line of vacated West 16<sup>th</sup> Street; and the south branch of the Chicago River,

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

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 4-F in the area described in Section 1 to those of a Waterway Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Waterway Residential-Business Planned Development No. 1434.*

1. The area delineated herein as Waterway Residential-Business Planned Development Number 1434 (the "Planned Development" or "P.D.") consists of approximately 2,301,758 square feet of net site area (after right-of-way adjustments contemplated herein) together with certain portions of adjacent rights-of-way, which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Roosevelt/Clark Partners LLC.
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 titleholders 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 titleholder 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 for purposes of this statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground/air-rights

lessors of the Property, subject, however, to the following exceptions and conditions: (a) any changes or modifications to this Planned Development applicable to or in a given subarea need only be made or authorized by the owners and/or any ground/air-rights lessors of such subarea; provided, however, that for so long as the Applicant or any affiliate thereof owns or controls any part of the Property, any application to the City for any such changes or modifications (administrative, legislative or otherwise) must in all cases be additionally authorized by the Applicant, (b) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein and (c) for so long as the Applicant or any affiliate thereof owns or controls any part of the Property, such entity may apply for any changes or modifications (administrative, legislative or otherwise) without the consent of any other owner or owners. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein including any ground or air-rights leases. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein including any ground or air-rights leases (but not including an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred the term "Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder; provided, however that the Applicant's right to authorize changes or modifications to this Planned Development for so long as it owns or controls all or any portion of the Property as set forth in clause (a) of this Statement Number 2 above shall not be deemed amended or transferred to apply to a transferee (or its beneficiaries as aforesaid) unless expressly assigned in a written instrument executed by the original Applicant hereunder.

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. Proposed right-of-way adjustments are shown in the attached "Right of Way Adjustment Map", including the proposed dedication of approximately 250,271 square feet of new right-of-way and the vacation of approximately 185,676 square feet of unimproved existing right-of-way. To the extent CDOT determines that compensation is payable to the City by the Applicant for existing right-of-way to be vacated, the Applicant shall receive credit on a square footage basis for all right-of-way to be dedicated in determining such compensation.

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:

- New traffic signals at Wells Street at the Northern Access (13<sup>th</sup> Place) and Middle Access Drives (14<sup>th</sup> Place).
- New traffic signals at Clark Street at the development's parking entrance (14<sup>th</sup> Place).
- Additional traffic signal infrastructure at Clark Street at 15<sup>th</sup> Street to accommodate an eastbound approach. Install pedestrian countdown signals on all legs of this intersection.
- Additional traffic signal infrastructure at LaSalle Street (private) and Roosevelt Road to accommodate a northbound approach.
- Additional traffic signal infrastructure at 13<sup>th</sup> Street (private) and Clark Street to accommodate an eastbound approach. Install pedestrian countdown signals on all legs of this intersection.
- Install pedestrian countdown signals on all legs of Clark and Roosevelt.

The Applicant acknowledges that the Clark Street right-of-way adjacent to the site is partially occupied by Metra railroad tracks, and the alignment and cross-section of Clark Street in this area is inadequate as a result. Subsequent to the relocation of these railroad tracks as part of the Proposed Infrastructure Improvements plan, the Applicant shall cooperate with CDOT to develop and implement plans for the improvement of the affected parts of Clark Street adjacent to the site as determined

necessary by CDOT. The plan for Clark Street will contemplate a future curb line on the west side of Clark Street to be adjusted to 14 feet east of the eastern property line of the site wherever the existing curb is greater than 14 feet from the property line and the cross-section of Clark Street will be adjusted as needed to provide additional turn lanes and medians to accommodate existing and anticipated traffic demands (the "Initial Clark Street Improvements"). A certificate of occupancy for any parcel adjacent to Clark Street shall not be granted until the Initial Clark Street Improvements are implemented (in part or in whole) to the satisfaction of CDOT.

The Applicant acknowledges that the private roadway described in the plan as "LaSalle Street" will be owned and maintained by the development while allowing public access at all times for the ingress and egress of pedestrians, bicycles, and vehicular traffic within and across the site. The Applicant shall enter into an easement agreement with the City of Chicago for the public vehicular and pedestrian access to the private road known as LaSalle Street, between Roosevelt Road and 15<sup>th</sup> Street, to be executed upon completion of its construction.

The Applicant acknowledges that 15<sup>th</sup> Street as contemplated in this plan, is to be dedicated Public Right-of-Way pursuant to the CDOT Dedication process. This road must be constructed and dedicated in conjunction with the development of the adjacent parcels, or as required by subsequent traffic studies and site plan approval of any development parcel.

Pursuant to a negotiated and executed Perimeter Restoration 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 the CDOT's Division of Infrastructure Management:

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

The Perimeter Restoration Agreement must be executed prior to any CDOT and DPD Part II Review permitting. The Perimeter Restoration Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed



and constructed in accordance with CDOT's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow CDOT's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This Planned Development consists of 20 Statements; a Bulk Regulations Table and the following Exhibits:

- Exhibit 1 -- Existing Zoning Map
- Exhibit 2 -- Surrounding Land-Use Map
- Exhibit 3 -- Planned Development Boundary and Property Line
- Exhibit 4 -- Rights-of-Way Adjustment
- Exhibit 5 -- Site Plan
- Exhibit 6 -- Proposed Open Space Plan
- Exhibit 7 -- Open Space Use Overlays
- Exhibit 8 -- Conceptual Circulation
- Exhibit 9 -- Conceptual Access
- Exhibit 10 -- Subareas
- Exhibit 11 -- Proposed Infrastructure Improvements (Overall, Wells Street, 15<sup>th</sup> Street, River Wall, Metra)
- Exhibit 12 -- Future Ping Tom Park Connection
- Exhibit 13 -- Conceptual Phasing Plan
- Exhibit 14 -- Design Guidelines -- 3 pages (Ping Tom Park Connection, Streetscape Sections -- 3 pages, Site Massing Principles -- 3 pages)
- Exhibit 15 -- Open Space Buildout Parameters -- 2 pages

prepared by Skidmore, Owings & Merrill LLP and dated November 15, 2018, submitted herein (collectively, the "Plans"). 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.

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

Subareas 1 and 2:

Artist and business live/work space (on and above the ground floor), multi-unit residential (on and above the ground floor), group living (including elderly housing, assisted living, nursing home, student housing), colleges and universities, cultural exhibits and libraries, day care, hospital, lodge or private club, parks and recreation (including, without limitation, community centers, recreation buildings and similar assembly uses), postal service, public safety services, religious assembly, school, minor utilities and services, animal services, artist work or sales space, business support services (except day labor employment agency), urban farms (indoor, outdoor and rooftop), communication service establishment, eating and drinking establishments, shared kitchen, entertainment and spectator sports, indoor special event (including incidental liquor sales), financial services, food and beverage retail sales (including liquor sales), lodging (bed and breakfast, hotel/motel and vacation rental), medical service, office, electronic data storage center, accessory and non-accessory parking, personal service, repair or laundry service (consumer), retail sales, participant sports and recreation (outdoor, indoor and children's play center), light equipment sales/rental (indoor/outdoor), co-located wireless communication facilities, piers, docks, watersport and water craft rental and sales, food hall, co-generation facilities and renewable energy installations, and accessory and incidental uses.

Subarea 3:

Artist and business live/work space (on and above the ground floor), multi-unit residential (on and above the ground floor), group living (including elderly housing, assisted living, nursing home, student housing), townhouse, two-flat, colleges and universities, cultural exhibits and libraries, day care, hospital, lodge or private club, parks and recreation (including, without limitation, community centers, recreation buildings and similar assembly uses), postal service, public safety services, religious assembly, school, minor utilities and services, animal services, artist work or sales space, business support services (except day labor employment agency), urban farms (indoor, and rooftop), communication service establishment, eating and drinking establishments, shared kitchen, entertainment and spectator sports, indoor special event (including incidental liquor sales), financial services, food and beverage retail sales (including liquor sales), lodging

(bed and breakfast, hotel/motel and vacation rental), medical service, office, electronic data storage center, accessory and non-accessory parking, personal service, retail sales, participant sports and recreation (outdoor, indoor and children's play center), light equipment sales/rental (indoor/outdoor), co-located wireless communication facilities, food hall, co-generation facilities and renewable energy installations, and accessory and incidental uses.

**Subarea 4:**

Artist and business live/work space (on and above the ground floor), multi-unit residential (on and above the ground floor), group living (including elderly housing, assisted living, nursing home, student housing), colleges and universities, cultural exhibits and libraries, day care, lodge or private club, parks and recreation (including, without limitation, community centers, recreation buildings and similar assembly uses), artist work or sales space, urban farms (indoor, and rooftop), school, eating and drinking establishments, shared kitchen, entertainment and spectator sports, indoor special event (including incidental liquor sales), financial services, food and beverage retail sales (including liquor sales), lodging (bed and breakfast, hotel/motel), medical service, office, accessory parking, personal service, retail sales, participant sports and recreation (outdoor, indoor and children's play center), light equipment sales/rental (indoor/outdoor), co-located wireless communication facilities, piers, docks, watersport and water craft rental and sales, food hall, co-generation facilities and renewable energy installations, and accessory and incidental uses.

**Open Space:**

Notwithstanding the foregoing uses permitted in Subareas 1 -- 4, the following uses are permitted in the Open Space Use Overlays identified on Exhibit 7:

Open space overlay A: daycare, parks and recreation, arboretums and botanical gardens, band shells and outdoor theaters, beaches, canoe/boat launch, community center, recreation building and similar assembly use, community garden, conservatories and greenhouses, dog park, fishing pier, harbor facilities, ice skating rink (indoor and outdoor), marinas, miniature golf, passive open space, playgrounds including water play areas, trails for hiking, bicycling, or running, cultural exhibits and libraries, minor utility service, food and beverage retail sales (including liquor sales), general retail sales, eating and drinking establishments (all), field house, locker rooms or similar buildings that support primary outdoor recreation areas, kiosks, accessory off-street parking, restrooms, storage and maintenance areas/buildings, temporary uses, wireless communication facilities (co-located and freestanding), additional parks and recreation uses not listed above when approved as an administrative adjustment, and accessory and incidental uses.

Open space overlay B: daycare, parks and recreation, arboretums and botanical gardens, band shells and outdoor theaters, batting cage, community center, recreation building and similar assembly use, community garden, conservatories and greenhouses, dog park, fishing pier, forest or nature preserve, harbor facilities, ice skating rink (indoor and outdoor), miniature golf, passive open space, playgrounds including water play areas, playing courts (basketball, volleyball, etc.), playing fields (baseball, soccer, etc.), skate park, swimming pools, tennis courts (indoor and outdoor), trails for hiking, bicycling, or running, cultural exhibits and libraries, minor utility service, food and beverage retail sales (including liquor sales), general retail sales, eating and drinking establishments (all), field house, locker rooms or similar buildings that support primary outdoor recreation areas, kiosks, accessory off-street parking, restrooms, storage and maintenance areas/buildings, temporary uses, wireless communication facilities (co-located and freestanding), additional parks and recreation uses not listed above when approved as an administrative adjustment, and accessory and incidental uses.

In addition, temporary uses and additional uses established by the Zoning Ordinance after the date of establishment of this Planned Development that are consistent with the character of the development, as determined and approved by the Zoning Administrator in accordance with Statement 12, shall be allowed.

**Parking:**

- a. Minimum Requirements for uses are as follows and must comply with the requirements of Section 17-10-1000 parking area design:

Non-residential: None for the first 70,000 square feet then 0.3 spaces per ten thousand (10,000) square feet.

Residential: 0.25 parking spaces per unit for the first 100 units; 0.1 parking spaces per unit for each unit thereafter, including efficiency units.

- b. Location. All parking spaces required to serve buildings or uses shall be located on the same parcel as the building or use served, or (a) if a residential use, within six hundred (600) feet, with such distance measured from the property line; or (b) if commercial use, within one thousand (1,000) feet, with such distance measured from the property line.
- c. Vehicular entrances and exits to accessory automobile parking areas shall be located in general conformance with the Conceptual Access Plan attached hereto. Provided, however, that temporary or relocated driveways

shall be permitted within the Planned Development subject to the review and approval of CDOT and DPD in accordance with Statement 15.

- d. Transit Served Locations. This Planned Development qualifies as a transit served location as defined under Section 17-10-0102-B of the Zoning Ordinance. As a result, the parking requirements provided herein may be further reduced by the maximum amounts permitted under Section 17-10-0102-B and upon approval by DPD.
  - e. Loading. Minimum off-street loading shall be provided in accordance with the regulations applicable in the DX-5 Downtown Mixed-Use District of the Chicago Zoning Ordinance existing on the effective date hereof. The location of loading berths shall be subject to the review of CDOT and the approval of DPD. Loading requirements may be reduced or required loading may be shared by more than one parcel, subject to the review and approval of CDOT and DPD in accordance with Statement 15.
6. On-Premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-Premises 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 maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose 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 2,301,758 square feet and a base FAR of 5.0.

The Applicant acknowledges that the project has received an initial bonus FAR of .65, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this initial bonus FAR, the total initial FAR for the Planned Development is 5.65. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, DPD 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 projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

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 Plan and Open Space Plan 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 applicable provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance including, without limitations, modifications to the exhibits and design guidelines, 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 titleholders and any ground lessors. It is hereby acknowledged that many of elements of the exhibits and design guidelines including, but not limited to, sections and access, circulation and open space plans, are illustrative and may change as the Property is developed. Such modifications shall be permitted if approved by the Zoning Administrator pursuant to Section 17-13-0611-A.

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.

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 buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. The Applicant agrees to be in compliance with the City of Chicago Sustainable Development Policy set forth by DPD in effect at the time of the Part II Review process is initiated for each improvement (Phase, subarea or subparcel) that is subject to the aforementioned Policy and must provide documentation verifying compliance provided, however, that the Zoning Administrator may approve alternative methods of satisfying the City of Chicago Sustainable Development Policy.
15. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any buildings, the Applicant shall submit a site plan, landscape plan and building elevations for the specific subarea(s) or portion of specific subarea(s) for review and approval by DPD. Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development 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, only a site plan for such portion of the Property shall be required.

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 subarea 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 P.D.

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

After approval of the Subarea 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 P.D., the terms of the P.D. shall govern. Any Subarea Site Plan or Subparcel Site Plan Approval Submittals shall, at a minimum, provide the following information:

- a. the boundaries of the property and a site plan identifying the proximity to public transit;

- b. the footprint of the improvements;
- c. location and dimensions of all parking spaces and loading berths;
- d. preliminary landscaping plan prepared by a landscape architect;
- e. all pedestrian circulation routes;
- f. the location of any adjacent public improvements;
- \*h. preliminary building sections and elevations of the improvements with a preliminary building materials list; and
- i. statistical information applicable to the property limited to the following:
  - (1) floor area and floor area ratio;
  - (2) uses to be established;
  - (3) building heights;
  - (4) all setbacks, required and provided;
  - (5) floor area devoted to all uses (e.g. office, retail, etc.);
  - (6) number of dwelling units (if applicable);
  - (7) number of parking spaces;
  - (8) number of loading spaces/berths;
  - (9) if mutually agreed upon by the Applicant and DPD, a School Impact Study may be required with any future site plan submittal; and
  - (10) 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 P.D. and the associated Design Guidelines.

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\* Editor's Note: Lettering sequence error; (g) missing in original document.



16. Subject in all cases to the other statements, terms, regulations and provisions of this Planned Development, the Applicant shall have the right to designate additional subareas within the Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and redesignation of subareas shall not in and of itself require an amendment or minor change to this Planned Development; provided, however, 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 the development rights under the Planned Development to and among the designated subareas including, but not limited to, building height, dwelling units and parking; provided, however, that the 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 designation(s).
17. The Applicant acknowledges and agrees that the rezoning of the Property from DS-3 Downtown Service District to DX-5 Downtown Mixed-Use District, and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (the "Affordable Requirements Ordinance" or "ARO"). The Applicant further acknowledges and agrees that this Planned Development may receive financial assistance from TIF Funds, which increases the percentage of units required to be affordable from 10 percent to 20 percent and modifies the income eligibility and affordability standards, as specified in the ARO. The Property is located in a "downtown district" within the meaning of the ARO, and the Planned Development permits the construction of a maximum of 10,000 residential units. If the Applicant constructs the maximum number of permitted units, the Applicant's affordable housing obligation will be 2,000 ARO units (20 percent of 10,000) (the "Total ARO Unit Requirement"), assuming the Planned Development receives TIF assistance. Due to the scale of this Planned Development, its proximity to the central business district, and its anticipated impact on surrounding neighborhoods, the City and the Applicant have agreed to establish modified affordable housing requirements. Except as modified herein, the requirements in Section 2-45-115 shall remain in full force and effect.
  - (1) Prepayment Requirement. The Applicant shall make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$10 Million within six months of City Council approval of this Planned Development (the "Prepayment"). This payment would not otherwise be due until the issuance of building permits for residential buildings in the Planned Development, and therefore, in consideration of this early commitment of funds, the City has agreed to give the Applicant credit for the Prepayment at the rate of 1.5 times the 2019 "in lieu fee" for an ARO unit in the downtown district, which equals 82 units (\$10,000,000 divided by \$182,748 x 1.5 = 82.1 rounded down).

- (2) **On-Site Unit Requirement.** The Applicant shall provide at least 25 percent of the Total ARO Unit Requirement (or 500 units if the maximum number of 10,000 residential units is constructed in the Planned Development) on-site (i.e., within the Planned Development). The Applicant agrees that no building within the Planned Development shall include more than 40 percent ARO units (unless otherwise allowed at the sole discretion of the Commissioner).
- (3) **Off-Site Unit Option.** The Applicant may provide up to 50 percent of the Total ARO Unit Requirement (or 1,000 units if the maximum number of 10,000 residential units is constructed in the Planned Development) off-site (subject to the Commissioner's approval under subsection (V) of the ARO), provided that at least one-half of all off-site ARO units must be located within the area depicted in the Pilsen-Little Village Area Boundaries attached hereto. All other off-site ARO units must comply with the off-site location restrictions for downtown districts as set forth in the ARO, except that ARO units may be located in a Low-Moderate Income area. The Applicant may obtain credit for off-site ARO units in two ways:
- (a) First, the Applicant may directly undertake the development of new off-site ARO units, or purchase and convert existing off-site market-rate units to ARO units, as set forth in and in accordance with the ARO.
- (b) Second, with the Commissioner's approval, which approval shall be in the Commissioner's sole discretion, the Applicant may make a financial contribution ("Off-Site Payment") to a Third Party Developer (as hereinafter defined) for the creation of off-site ARO units in a Third Party Affordable Housing Development (as hereinafter defined). The Applicant shall receive a credit for delivery of ARO units in the amount of the sum of: (i) the number resulting from dividing the Off-Site Payment by the then-applicable "in lieu fee" for an ARO unit in the downtown district, and (ii) the number resulting from multiplying the Remaining Affordable Units (as hereinafter defined) by a fraction, the numerator of which is the Off-Site Payment and the denominator of which is the total project budget for the Third Party Affordable Housing Development, including soft costs. The Applicant shall be deemed to have satisfied all requirements with respect to the creation of off-site ARO units upon the closing of all financing for the construction of the Third Party Affordable Housing Development, provided the Third Party Developer has executed and recorded a regulatory agreement or other instrument obligating the Third Party Developer to use such financing to construct the Third Party Affordable Units. In order to receive a reduction in the amount of the in lieu fee pursuant to 2-45-115(F), the Applicant must provide at least 25 percent of the Total ARO Unit Requirement (or 500 units if the maximum number of 10,000 residential units is constructed in the Planned Development) to an authorized agency pursuant to 2-45-115 (Q).

As used herein, the following terms shall have the following meanings:

"In Lieu Fee Affordable Units" means the affordable units calculated pursuant to (b)(i) above.

"Third Party Affordable Housing Development" means a residential housing project providing at least 20 percent of Third Party Affordable Units.

"Third Party Affordable Units" means rental or for sale housing that, at a minimum, qualifies as "affordable housing" under the ARO and meets the standards set forth in the definition of "eligibility criteria" in the ARO, including the modified eligibility criteria if the Applicant receives TIF assistance.

"Third Party Developer" means a not-for-profit developer of affordable housing, and not a related entity of the Applicant.

"Remaining Affordable Units" means the total number of Third Party Affordable Units in the Third Party Affordable Housing Development minus the In Lieu Fee Affordable Units.

Example of Off-Site Credit Calculation. For purposes of illustration, if the Applicant contributes \$1,798,570 to a Third Party Affordable Housing Development containing 50 Third Party Affordable Units with a total project budget of \$10 Million, the Applicant would receive a credit for 17 ARO Units, calculated as follows: first, under (b)(1) above, \$1,798,570 (Off-Site Payment) divided by \$179,857 (2018 "in lieu fee" in the downtown district for rental units) = 10 In Lieu Fee Affordable Units; and second, under (b)(2) above, \$1,798,570 (Off-Site Payment) divided by \$10 Million (total project budget) = 18 percent x 40 (Remaining Units) = 7 additional ARO units.

- (4) In Lieu Fee Option. The Applicant shall pay a fee in lieu of the development of at least 25 percent of the Total ARO Unit Requirement (or 500 units if the maximum number of 10,000 residential units is constructed in the Planned Development), less the credit for the Prepayment. In order to receive a reduction in the amount of the in lieu fee pursuant to 2-45-115(F), the Applicant must provide at least 25 percent of the Total ARO Unit Requirement to an authorized agency pursuant to 2-45-115(Q).

If the Planned Development does not receive TIF assistance, the Applicant's affordable housing obligation would be reduced to 1,000 ARO units at maximum build-out (10 percent of 10,000), and the ARO units would not be subject to the modified income eligibility and affordability standards set forth in the ARO for projects

receiving TIF assistance, but in all other respects the provisions of this Statement 17 shall apply.

Prior to the issuance of any building permits for any building or phase of development containing residential units in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required cash payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L) for that building or phase. The cash payment will be calculated at the time of payment (including partial payments for phased developments) and will be based on the then-applicable in lieu fee, as such fee may be adjusted based on changes in the consumer price index in accordance with Section 2-45-115. In addition, prior to the issuance of any building permits for any building or phase of development containing residential units, the Applicant must submit to DPD for its review and approval a plan or update, as applicable, describing how the Applicant intends to meet its ARO obligation. At any point in time during the construction of the Planned Development, the minimum number of housing units in the Planned Development that are ARO units (on-site units) and the minimum fee in lieu due to the City shall satisfy the percentage requirements set forth in subsections 2 and 4 of this Statement 17.

The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Property, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD or any successor department may enforce remedies for any breach of this Statement 17, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

18. 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) and the Chicago River Corridor Design Guidelines and Standards as may be amended from time to time. To further these goals, the Applicant agrees, as set forth in the Plans, to: (a) provide an expanded 100-foot-wide river setback which includes a continuous 16-foot-wide multi-purpose riverside trail as indicated on the Site Plan (the "Riverwalk"), (b) provide a variety of active uses and river overlooks, (c) permit connection of such setback and trail around the St. Charles Airline and to the setback and trails of adjacent properties so that the river edges of the adjacent properties are similarly improved and any necessary local, state or federal approvals for such connection have been obtained as a result of cooperation between the City and Applicant in obtaining such approvals, and

(d) cooperate in the construction of the riverwalk connection under Roosevelt Road at such time as the adjacent property to the north is similarly improved with a riverwalk subject to any necessary local, state or federal approvals. It is acknowledged that the connection to Ping Tom Park and the relocatable riverwalk nodes 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 at all entries that the Riverwalk is open to the public, free of charge, during normal park hours from 6:00 A.M. to 11:00 P.M. every day of the year (subject to occasional partial closure for private use provided that a path providing access during such closures shall be maintained through the river setback). The Riverwalk improvements shall be constructed in no less than 750 foot linear increments, in conjunction with adjacent riverfront development parcels, coordinated with the Open Space Buildout Parameters Exhibit 14, and shall be completed prior to receipt of the Certificate of Occupancy for the first principal building within each riverfront development phase, provided that plantings may be delayed if consistent with good landscape practice, but not longer than one year following receipt of the final Certificate of Occupancy for the first principal building within such development phase, if due to delays in permitting by any governmental or quasi-governmental authorities having jurisdiction over such improvements including, without limitation, the U.S. Army Corps of Engineers, the Metropolitan Water Reclamation District of Greater Chicago, the Illinois Department of Natural Resources-Office of Water Resources, the Coast Guard and CDOT or if due to delays or inability to perform such acts due to causes beyond the reasonable control of the Applicant.

As a part of developing the Ping Tom Park connections illustrated conceptually in Exhibits 7 and 15, the Applicant shall coordinate with the Chicago Park District as the Applicant develops plans for connecting to paths within Ping Tom Park to create a continuous user experience. The paths on the Property to which paths within Ping Tom Park will connect shall be designed and constructed at the sole cost of the Applicant or its successors and assigns.

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 275,000 square feet of contiguous open space. The Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders 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 6:00 A.M. to 11:00 P.M. every day of the year. The maintenance and management obligations contained herein shall continue for the life of this Planned Development and may, at the Applicant's election, subject to and in accordance with the DEMA (defined below). Park improvements shall be constructed in accordance with the Open Space Buildout Parameters in Exhibit 14, and shall be completed prior to receipt of the Certificate of Occupancy for the first principal building which exceeds the Built FAR Area square footage limits, provided that plantings may be delayed if consistent with good landscape practice, but not longer than one year following the construction of the open space improvements set forth herein, or if necessary to accommodate the later construction of large park recreation components which may be located in more than one phase.

If the proposed development on the South Parcel, as designated on the Open Space Buildout Parameters Exhibit, is constructed before the Built FAR attains two million square feet, the Applicant shall construct Riverwalk segments B and C, which shall be completed prior to receipt of the Certificate of Occupancy for the first principal building which exceeds one million square feet on the South Parcel, provided that plantings may be delayed if consistent with good landscape practice, but not longer than one year following the construction of the open space improvements set forth herein.

The Applicant will also construct and maintain the publicly accessible 15<sup>th</sup> Street Landscaped Setback identified in the Proposed Open Space Plan Exhibit 6, in conjunction with adjacent development parcels and coordinated with the dedication of and construction of 15<sup>th</sup> Street, and shall be completed (in whole or in part, as identified in the applicable Site Plan Approval) prior to the receipt of the Certificate of Occupancy for the adjacent development parcels along 15<sup>th</sup> Street, between LaSalle Street and Clark Street. The Applicant will construct and maintain the publicly accessible pedestrian promenade on top of Metra enclosure, identified in the Conceptual Circulation Exhibit 8, in conjunction with adjacent development parcels and coordinated with the relocation of the Metra tracks, and shall be completed (in whole or in part, as identified in the applicable Site Plan Approval) prior to the Certificate of Occupancy for the adjacent development parcels along the relocated Metra track, between Roosevelt Road and 15<sup>th</sup> Street.

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 and the Riverwalk. 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 and the Riverwalk. 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 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.

19. 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 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 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and \*(ii) 50 percent 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

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\* Editor's Note: Numbering sequence error; (i) missing in original document.

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 DPD 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.

20. Construction of the improvements contemplated by this Planned Development may be completed in phases over a period of years. Unless construction of the infrastructure improvements identified as Proposed Infrastructure Improvements on the Plans has commenced within six years following adoption of this Planned Development (subject to extension for one additional year as set forth in Section 17-13-0612 of the Chicago Zoning Ordinance), then this Planned Development shall expire, the Zoning Administrator shall initiate a zoning map amendment to rezone the site to the DX-5 Downtown Mixed-Use District.

[Exhibits 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11.1, 11.2, 11.3, 11.4, 11.5, 12, 13, 14.1, 14.2, 14.3, 14.4, 15.1 and 15.2 referred to in these Plan of Development Statements printed on pages 93256 through 93285 of this *Journal*.]

Bulk Regulations and Data Table and 2015 ARO Affordable Housing Profile Form (AHP) referred to in these Plan of Development Statements read as follows:

*Waterway Business-Residential Planned Development No. 143A.*

*Bulk Regulations And Data Table.*

Gross Site Area (square feet):	3,056,719
Subarea 1:	1,395,568



Subarea 2:	599,223
Subarea 3:	372,776
Subarea 4:	689,152
Area of Public Rights-of-Way (square feet):	754,961
Subarea 1:	268,235
Subarea 2:	148,685
Subarea 3:	59,011
Subarea 4:	279,030
Net Site Area (square feet):	2,301,758
Subarea 1:	1,127,333
Subarea 2:	450,538
Subarea 3:	313,765
Subarea 4:	410,122
Maximum Floor Area Ratio:	5.65*
Subarea 1:	6.74
Subarea 2:	5.99
Subarea 3:	4.78
Subarea 4:	2.95

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\* The maximum floor area ratio permitted per subarea may be increased by up to 20 percent if transferred from other subareas, subject to Statement 16.

Maximum Number of Dwelling Units:	10,000
Subarea 1:	5,750
Subarea 2:	2,000
Subarea 3:	1,500
Subarea 4:	750
Minimum Off-Street Parking Spaces:	Per Statement 5
Minimum Bicycle Parking Spaces:	
Residential:	1 per 2 auto spaces
Non-residential:	1 per 10 auto spaces
Minimum Off-Street Loading Spaces:	Per Statement 5
Maximum Building Height:	
Subarea 1:	950 feet
Subarea 2:	800 feet
Subarea 3:	500 feet
Subarea 4:	90 feet
Minimum Setbacks:	In substantial conformance with the Plans

## Final for Publication

### 2015 ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO). This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [kara.breems@cityofchicago.org](mailto:kara.breems@cityofchicago.org)

Date: 11/06/2018

#### DEVELOPMENT INFORMATION

Development Name: Roosevelt/Clark

Development Address: 241 W. Roosevelt Road

Zoning Application Number, if applicable:

Ward: 25th

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

Type of City Involvement  
check all that apply

☐ City Land

☒ Planned Development (PD)

☒ Financial Assistance

☐ Transit Served Location (TSL) project

☐ Zoning Increase

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

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

#### DEVELOPER INFORMATION

Developer Name: Roosevelt/Clark Partners, LLC

Developer Contact: Michael Elch

Developer Address: 350 W. Hubbard St., Suite 308, Chicago, IL, 60654

Email: [melch@relatedmidwest.com](mailto:melch@relatedmidwest.com)

Developer Phone: 312-595-7400

Attorney Name: Richard Klawnsky/Katie Janku Dale - DLA Piper

Attorney Phone: 312-368-7243/2153

#### TIMING

Estimated date marketing will begin: TBD

Estimated date of building permit: TBD

Estimated date ARO units will be complete: TBD

\*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)

Kara Breems, DPD

Developer/Project Manager

Date

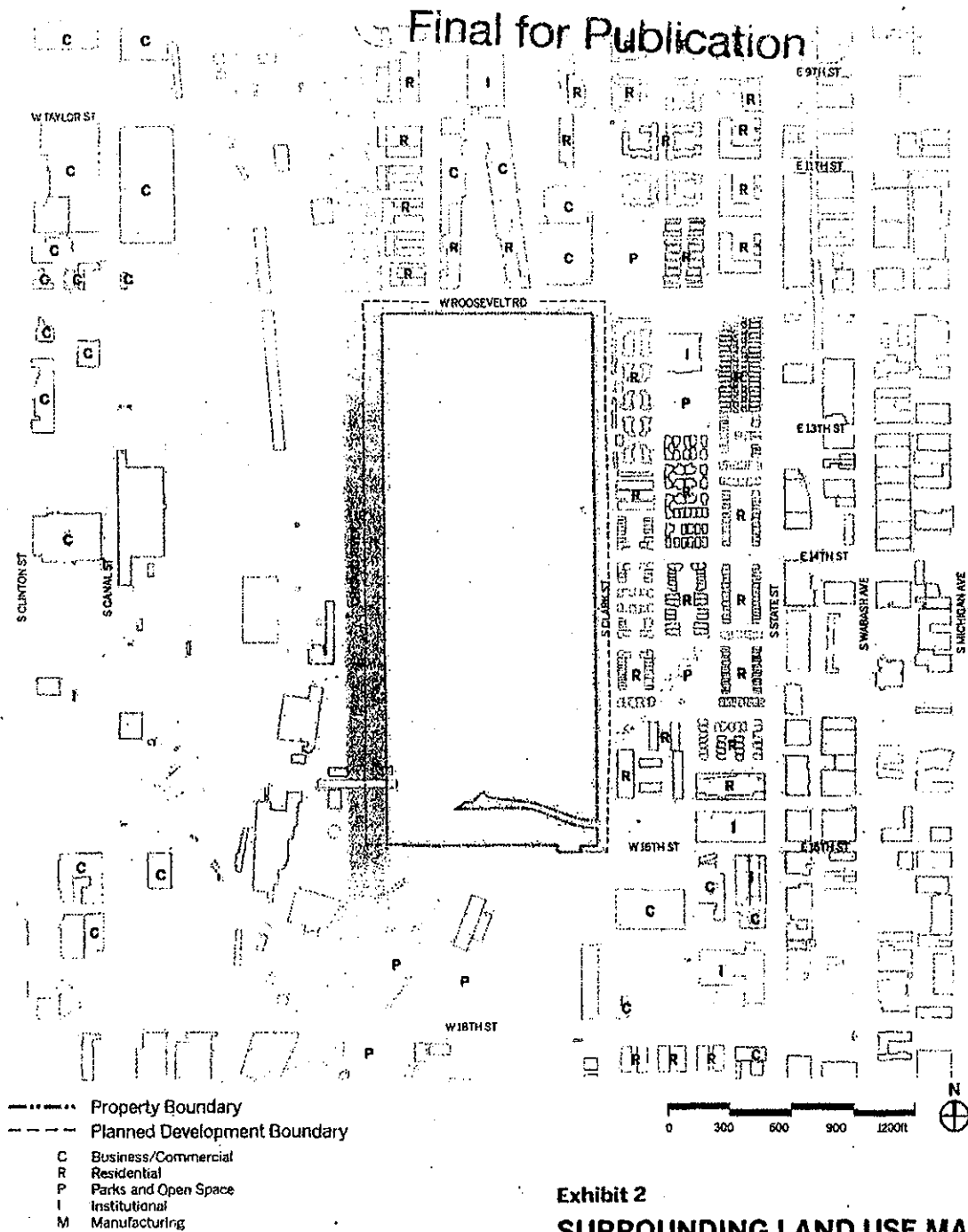
Date

11-14-18 → ARO PM must sign off  
prior to construction of  
all residential  
buildings to ensure  
units meet parameters  
set out in PD

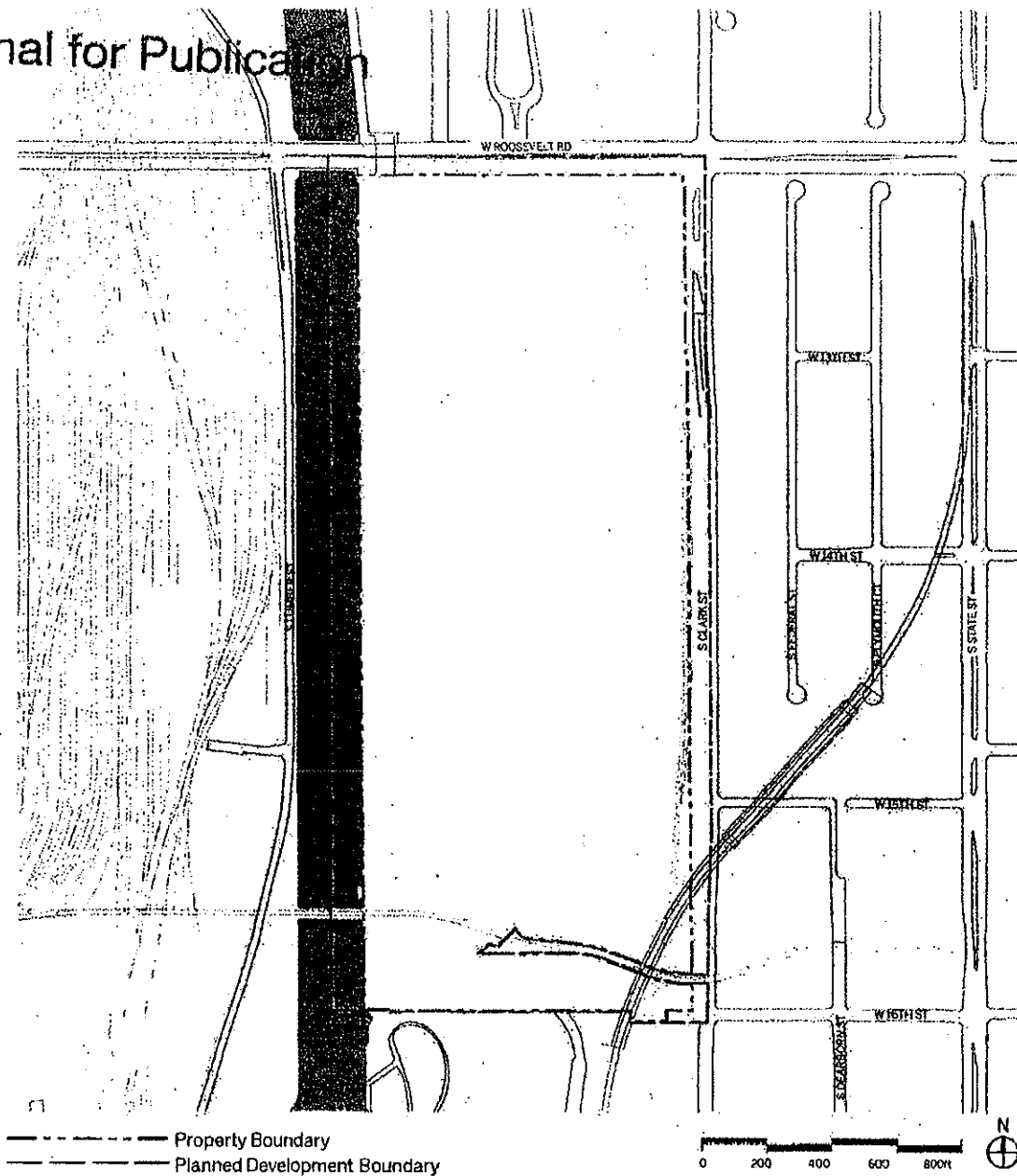


Last updated September 4, 2016



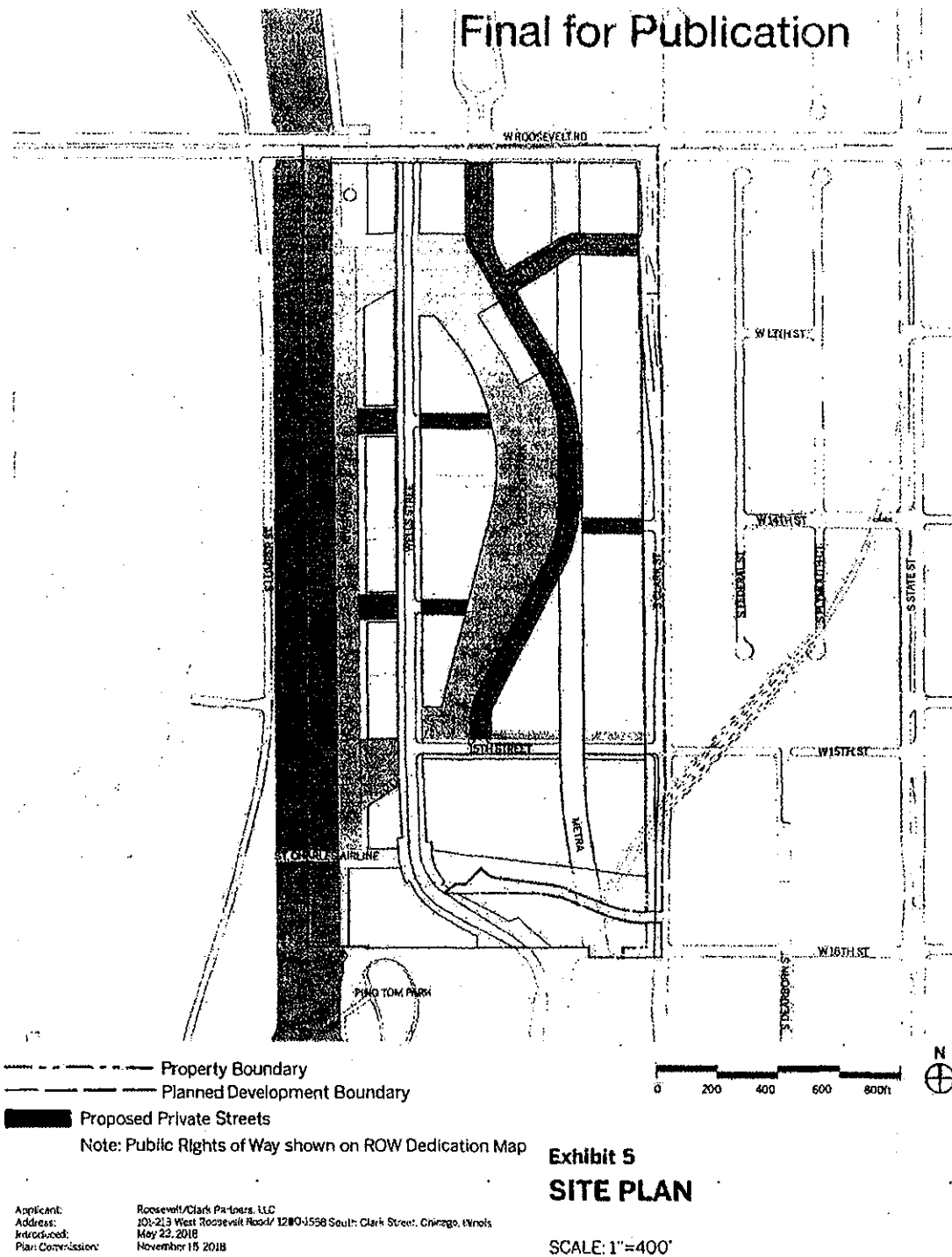


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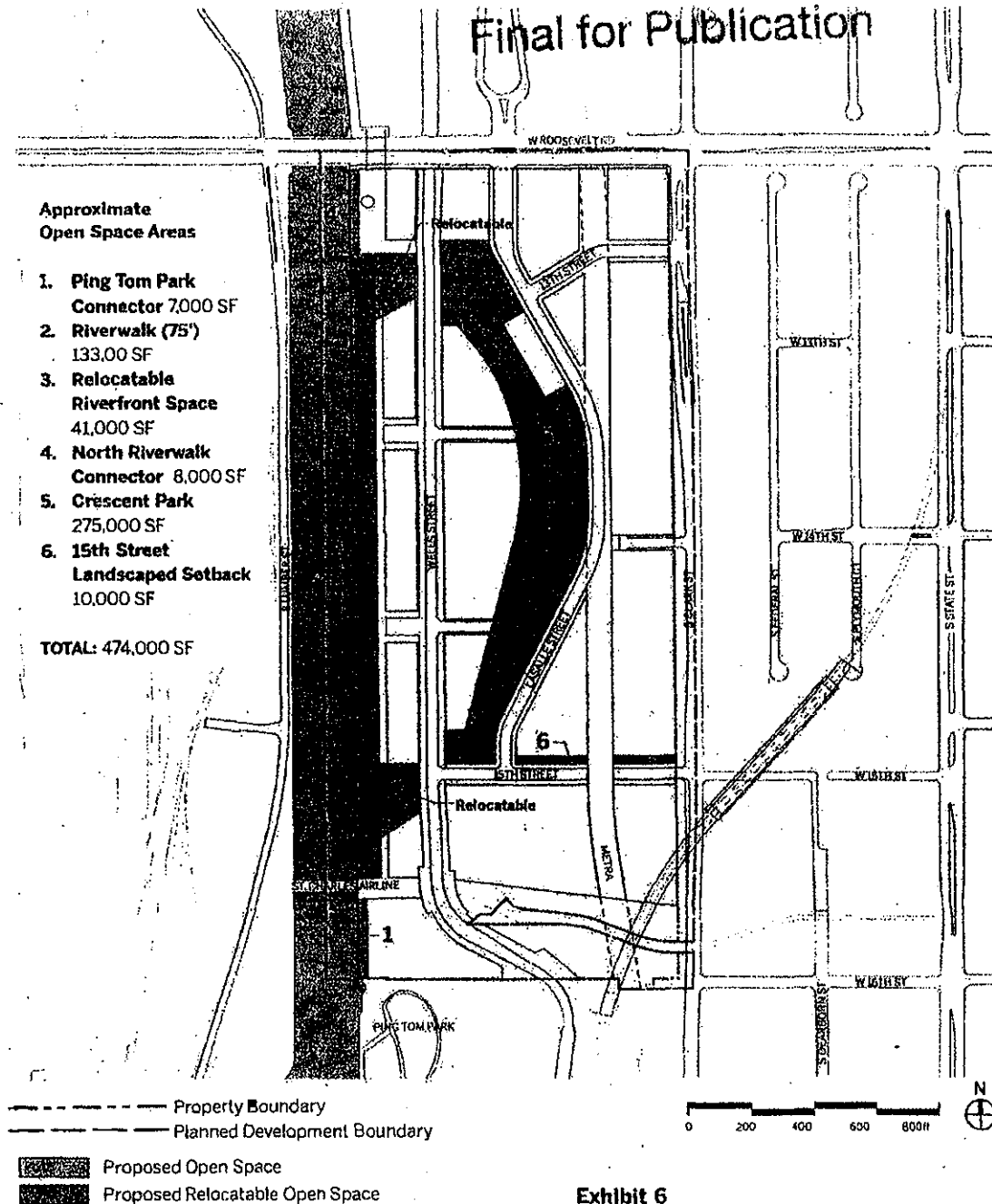
**Exhibit 3****PLANNED DEVELOPMENT  
BOUNDARY AND  
PROPERTY LINE**

Applicant: Roosevelt/Clerk Partners, LLC  
Address: 101-213 West Roosevelt Road / 1200-1558 South Clark Street, Chicago, Illinois  
Introducer: May 23, 2018  
Plan Commission: November 19, 2018









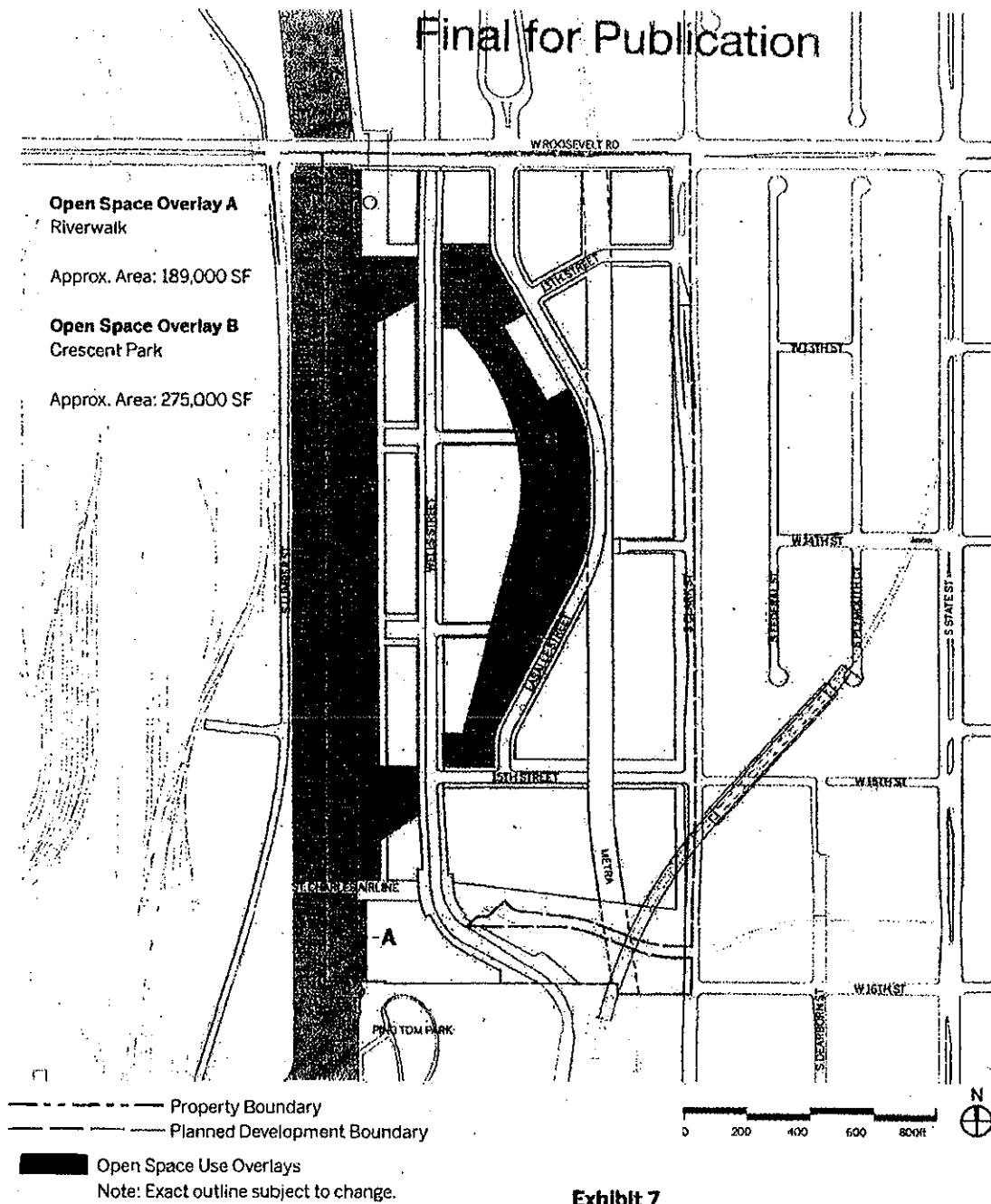
Applicant:  
Address:  
Introduced:  
Plan Commission:

Roosevelt/Clark Partners, LLC  
101-213 West Roosevelt Road / 1200-4558 South Clark Street, Chicago, Illinois  
May 23, 2018  
November 15, 2018

### Exhibit 6

## PROPOSED OPEN SPACE PLAN

SCALE: 1"=400'



## Exhibit 7

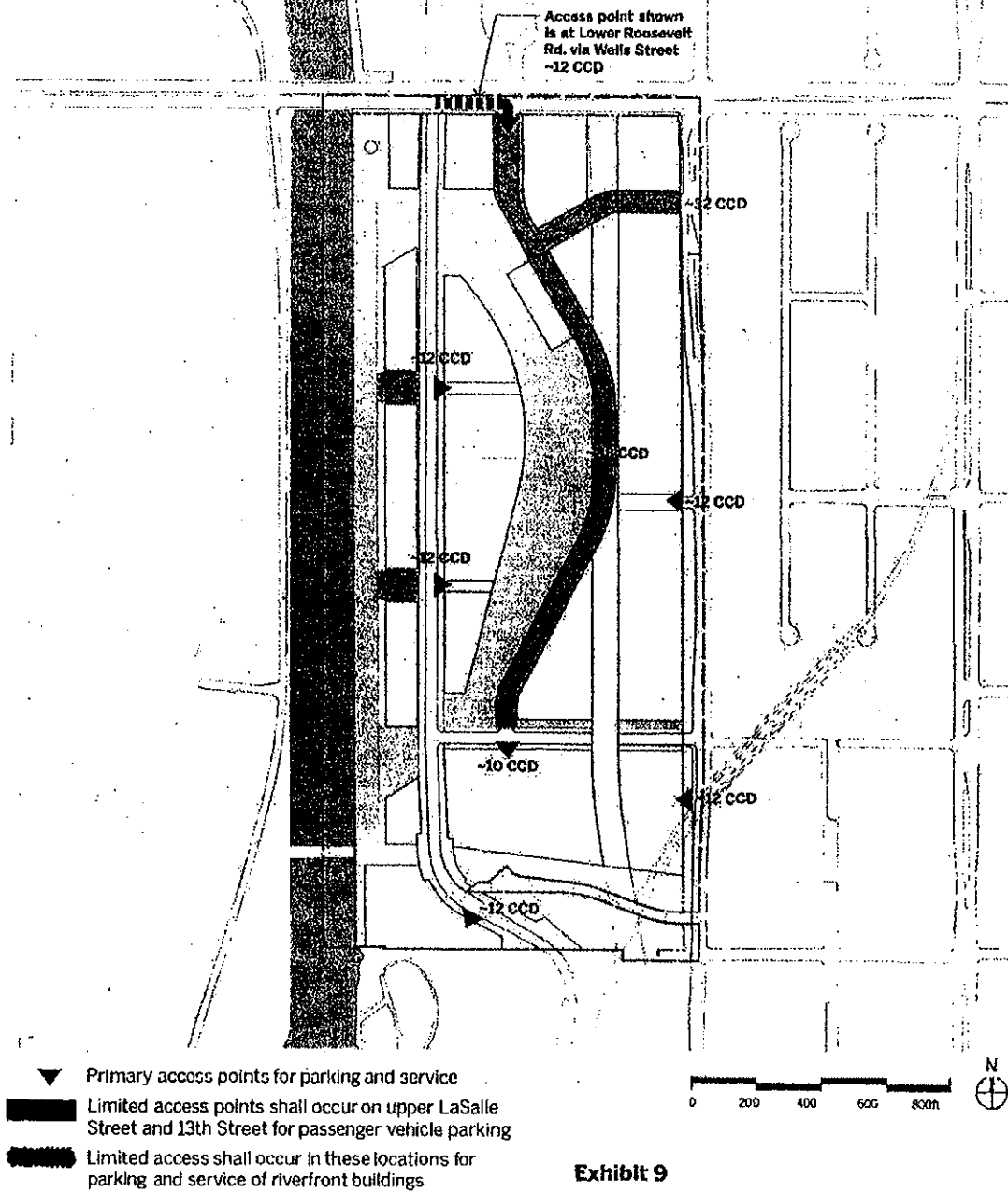
## OPEN SPACE USE OVERLAYS

SCALE: 1"=400'

Applicant: Roosevelt/Clark Partners, LLC  
 Address: 101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois  
 Introduced: May 23, 2018  
 Plan Commission: November 15, 2018



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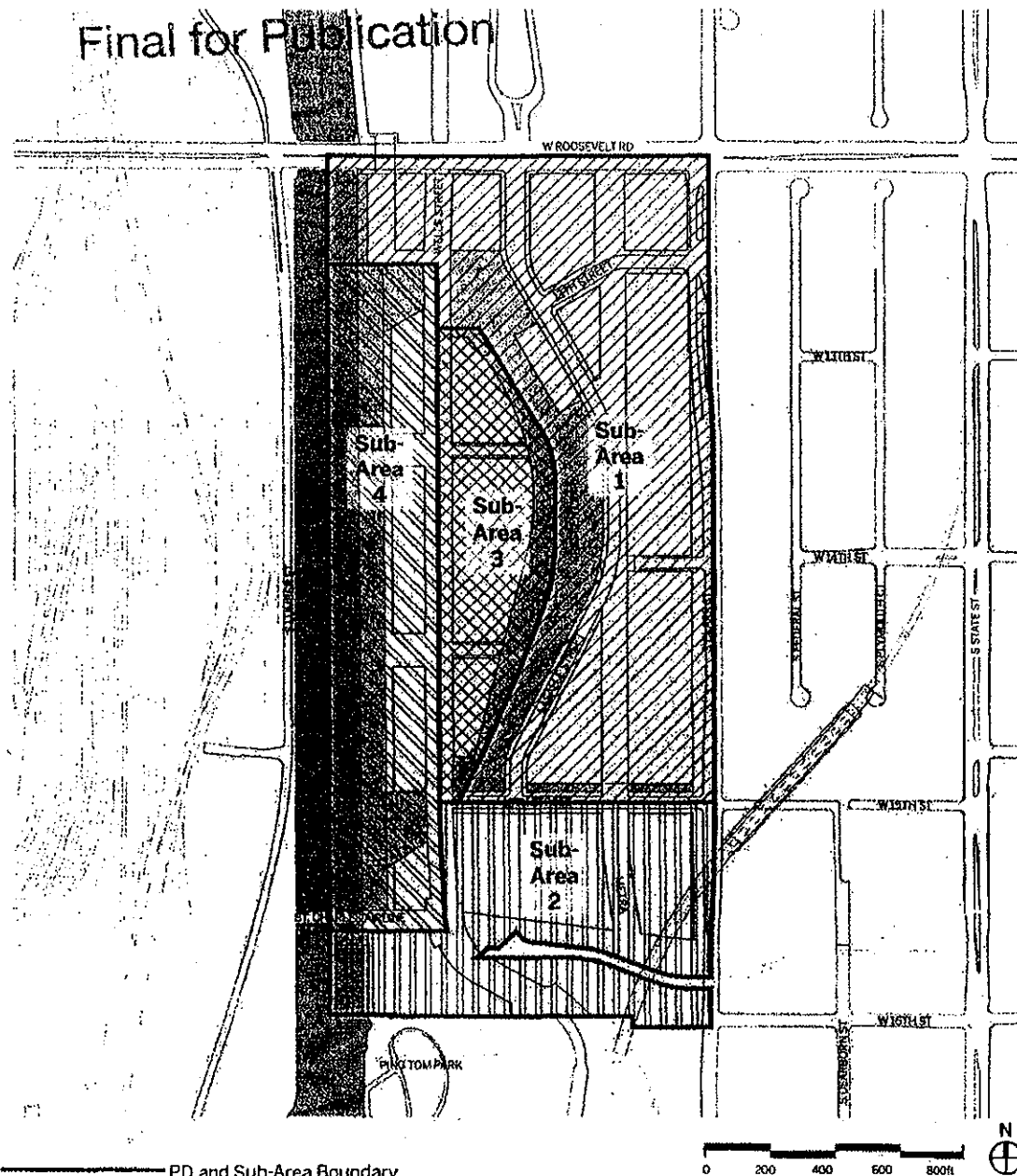


### Exhibit 9 CONCEPTUAL ACCESS

SCALE: 1"=400'

Applicant: Roosevelt/Clark Partners, LLC  
Address: 101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois  
Introduced: May 23, 2018  
Plan Commission: November 15, 2018

Final for Publication



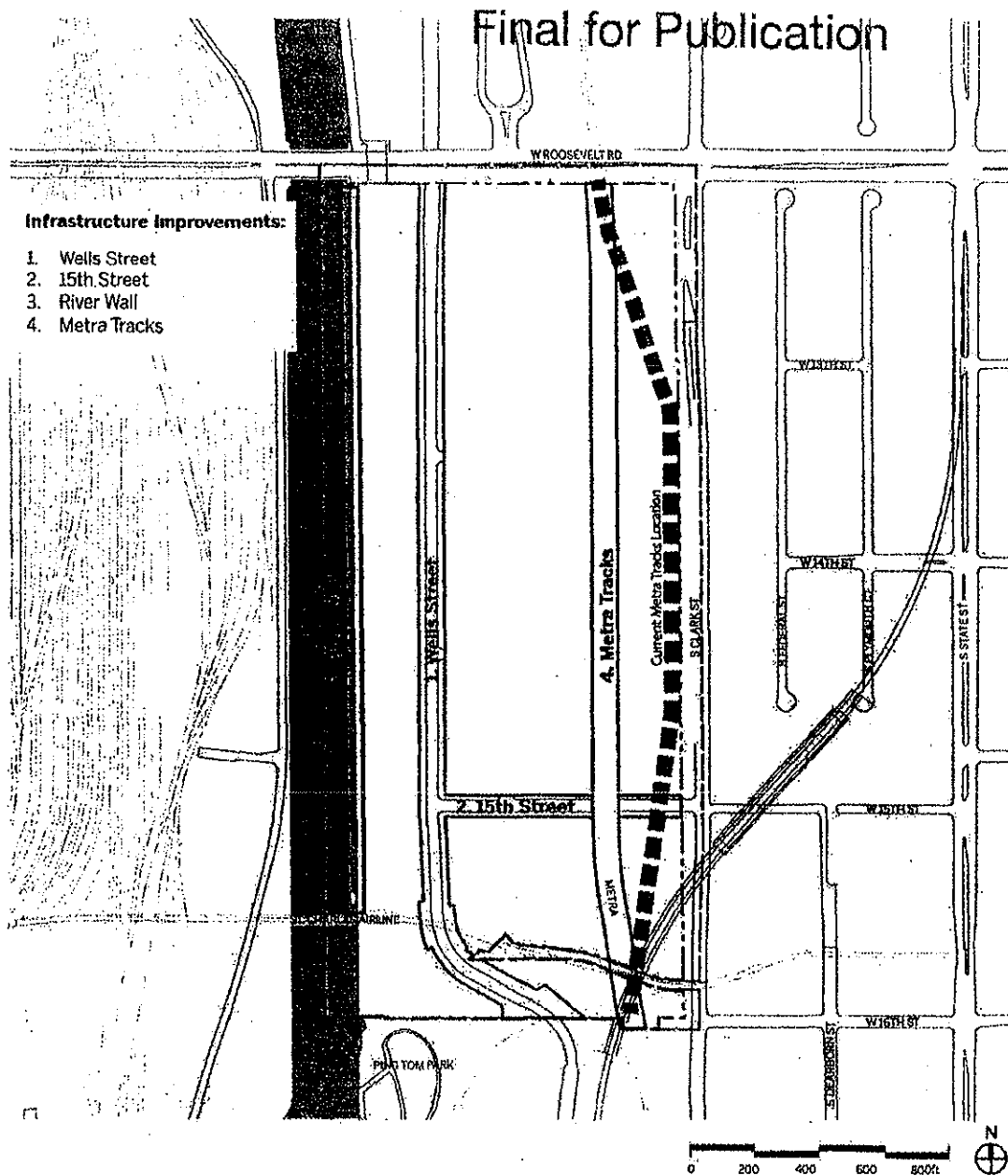
PD and Sub-Area Boundary

Note: Gross Land Areas are measured to the PD Boundary and centerlines of Public ROW's. Net Land Areas are measured to the Property Boundary, and edges of Public ROW's.

### Exhibit 10 SUB-AREAS

SCALE: 1"=400'

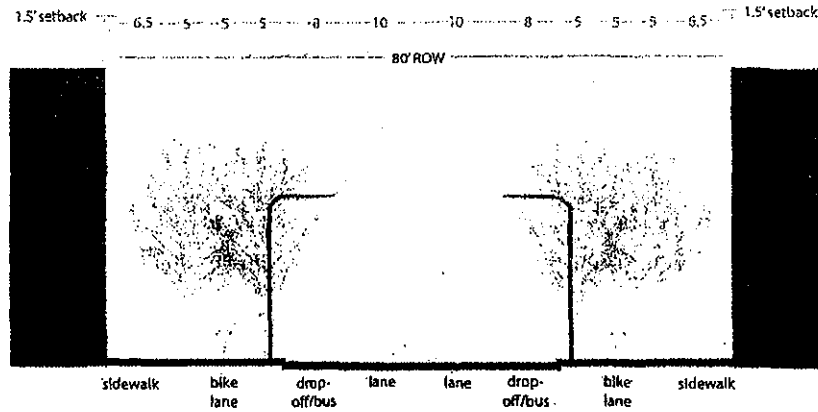
Applicant: Roosevelt/Clark Partners, LLC  
 Address: 101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois  
 Introduced: May 23, 2018  
 Plan Commission: November 15, 2018



**Exhibit 11.1**

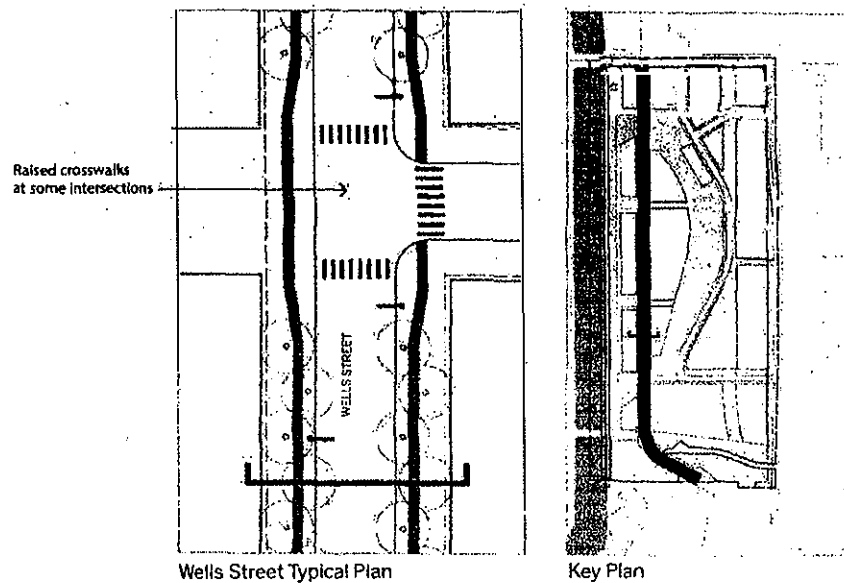
## PROPOSED INFRASTRUCTURE IMPROVEMENTS

Applicant: Roosevelt/Clark Partners, LLC  
Address: 101-213 West Roosevelt Road/ 1200-1556 South Clark Street, Chicago, Illinois  
Introduced: May 23, 2018  
Plan Commission: November 15, 2018



Wells Street Section

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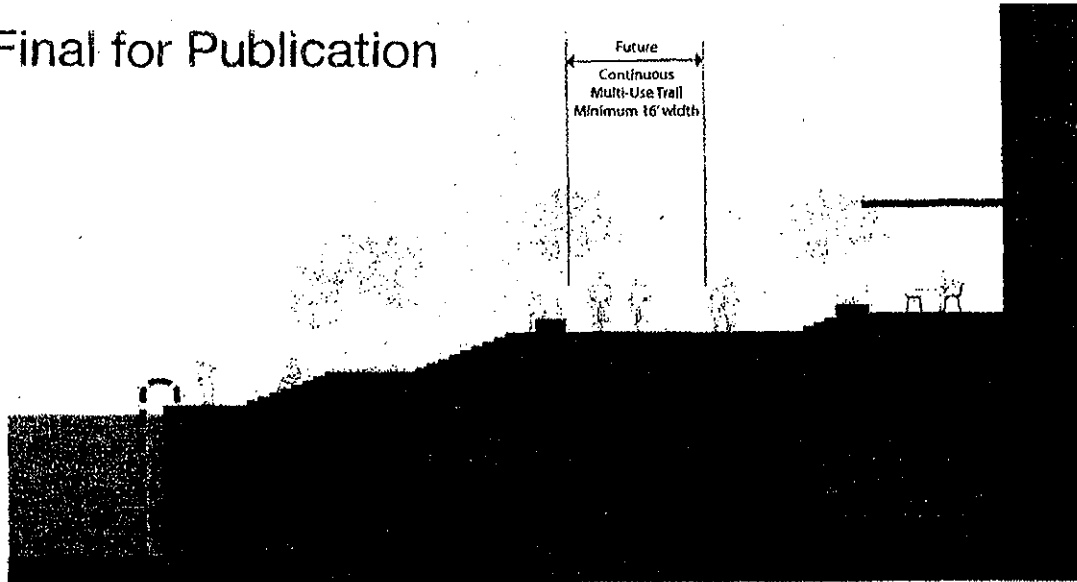


## Exhibit 11.2

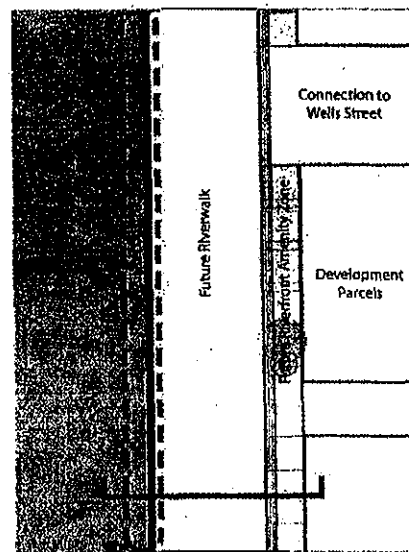
PROPOSED INFRASTRUCTURE  
IMPROVEMENTS- WELLS ST.

Applicant: Roosevelt/Clerk Partners, LLC  
 Address: 101-213 West Roosevelt Road / 1200-1558 South Clark Street, Chicago, Illinois  
 Introduced: May 23, 2018  
 Plan Commission: November 15, 2018

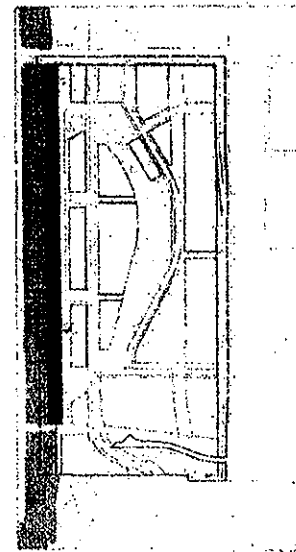
Final for Publication



River Wall Section



River Wall Typical Plan



Key Plan

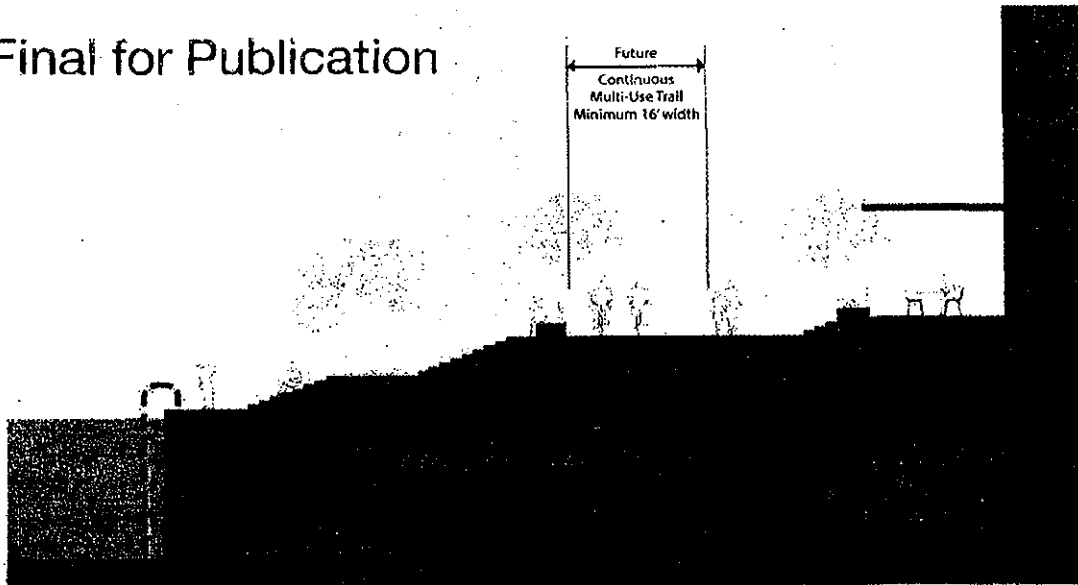
**Exhibit 11.4**

**PROPOSED INFRASTRUCTURE  
IMPROVEMENTS- RIVER WALL**

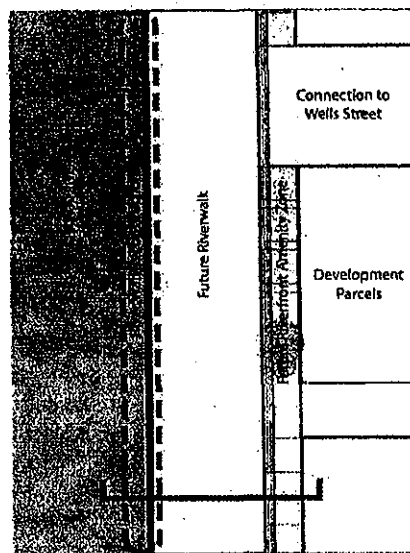
Applicant: Roosevelt/Clark Partners, LLC  
Address: 101-213 West Roosevelt Road/ 1200-1568 South Clark Street Chicago, Illinois  
Introduced: May 23, 2018  
Plan Commission: November 15, 2018



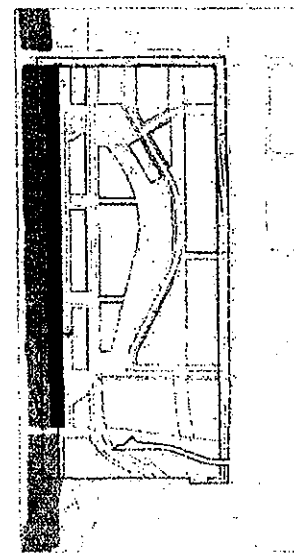
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River Wall Section



River Wall Typical Plan



Key Plan

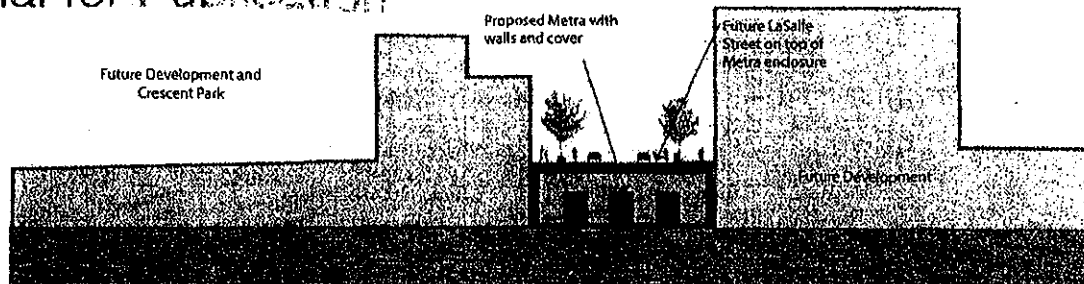
**Exhibit 11.4**

**PROPOSED INFRASTRUCTURE  
IMPROVEMENTS- RIVER WALL**

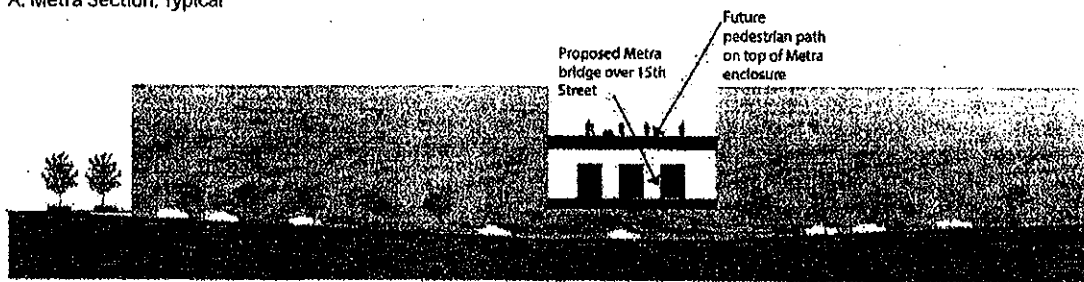
Applicant:  
Address:  
Introduced:  
Plan Commission:

Roosevelt/Clark Partners, LLC  
101-213 West Roosevelt Road/ 1200-1568 South Clark Street, Chicago, Illinois  
May 23, 2018  
November 15, 2018

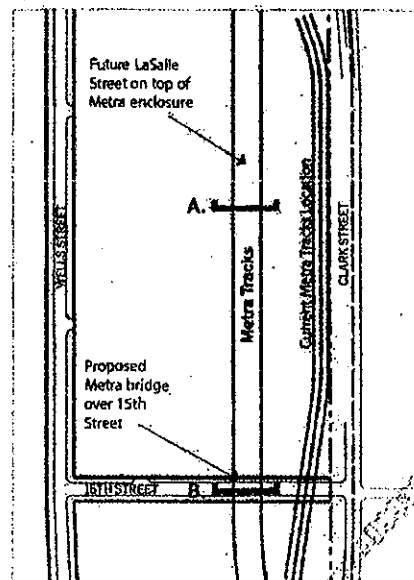
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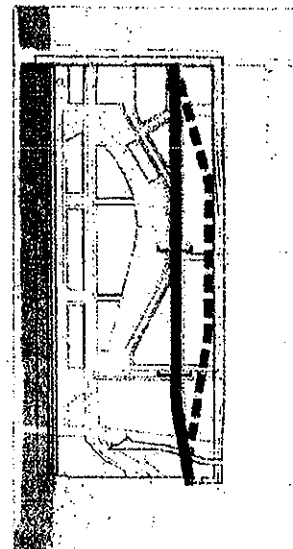
A. Metra Section, Typical



B. Metra Section through 15th Street



Metra Typical Plan



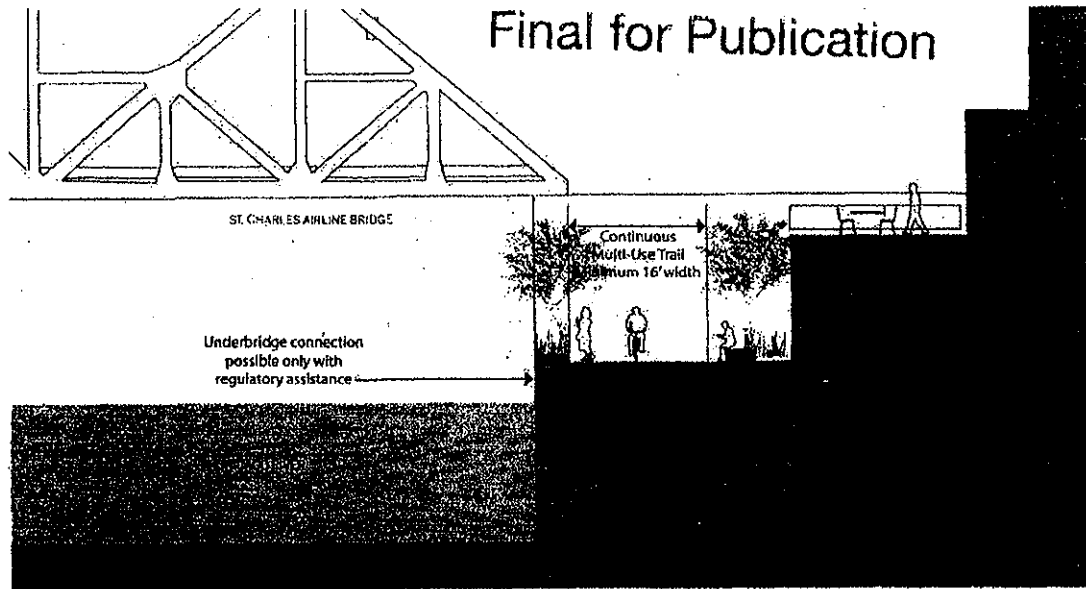
Key Plan

## Exhibit 11.5

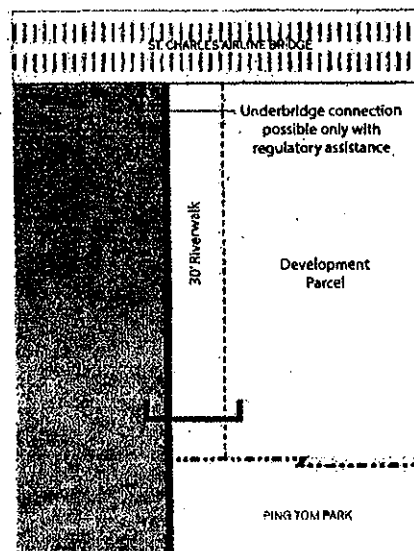
## PROPOSED INFRASTRUCTURE IMPROVEMENTS- METRA

Applicant:  
Address:  
1-Introduction  
Plan Commission:

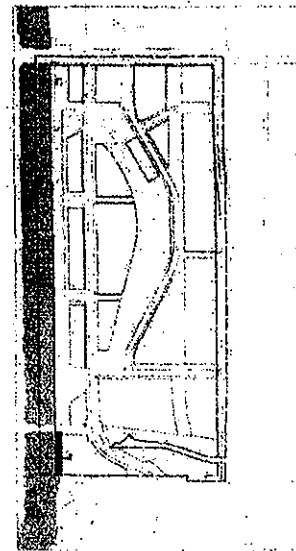
Roosevelt/Clark Partners, LLC  
101-213 West Roosevelt Road / 1200-1558 South Clark Street, Chicago, Illinois  
May 23, 2018  
November 15, 2018



River Wall Section- South of St. Charles Airline



Riverwalk South of St. Charles Airline Plan



Key Plan

**Exhibit 12**  
**FUTURE PING TOM PARK**  
**CONNECTION**

Applicant:  
 Address:  
 Introduced:  
 Plan Commission:

Roosevelt/Clark Partners, LLC  
 101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois  
 May 23, 2018  
 November 15, 2018

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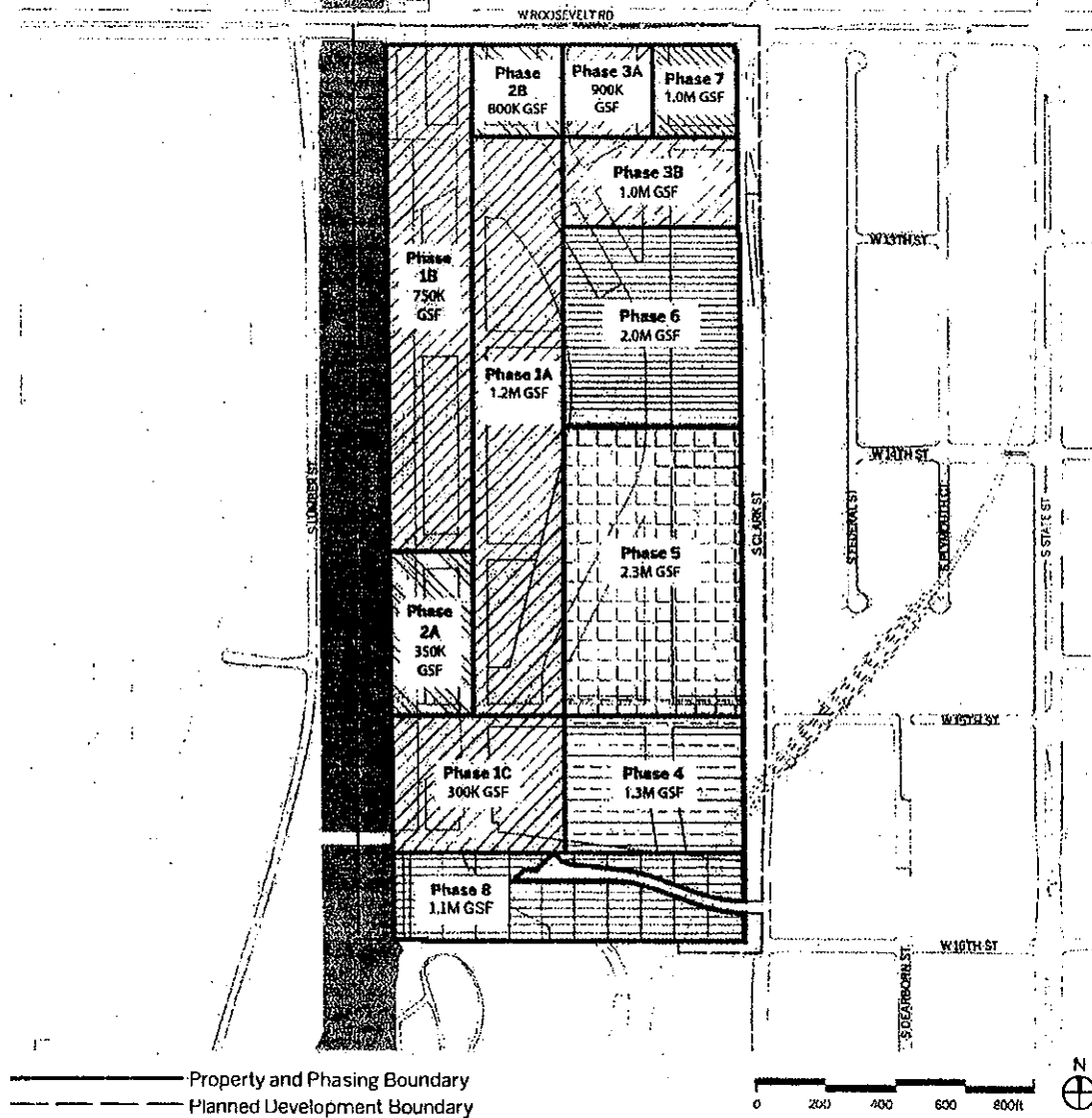


Exhibit 13

**CONCEPTUAL PHASING PLAN**

SCALE: 1"=400'

Applicant: Roosevelt/Clark Partners, LLC  
 Address: 101-213 West Roosevelt Road/1200-1500 South Clark Street, Chicago, Illinois  
 Introduced: May 23, 2018  
 Plan Commission: November 15, 2018

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All development within this Planned Development must substantially comply with the Chicago River Corridor Design Guidelines and Standards, or as amended, the Chicago Sustainable Development Policy, or as amended, and with the design standards and guidelines outlined in the Zoning Ordinance Section 17-8-0900 Standards and Guidelines. These guidelines listed below provide additional standards for buildings and public spaces to complement the specific context of this Planned Development:

### GENERAL DEVELOPMENT GUIDELINES

#### STREETS AND ACTIVATION

- The district gateways of the site are the following intersections: Clark Street and Roosevelt Road, LaSalle Street and Roosevelt Road, LaSalle Street and 13th Street, Clark Street and 15th Street, and Wells Street and 15th Street. The building facades at these intersections shall be primary facades.
- The facades facing Ping Tom Park shall be primary facades.
- Primary facades shall minimize back-of-house functions and shall have a high percentage of clear and un-tinted glazing at the ground floor.
- The facades at the ground floor along Wells, 15th, Roosevelt, Clark, LaSalle, and 13th shall be designed to the pedestrian scale and house primary active uses that engage the street, such as retail, restaurants, storefronts, office, lobbies, or outdoor dining. Designs shall showcase activity inside the buildings.
- Any streetwall setbacks shall be kept activated with cafes, seating, or windows to an interior space.
- Primary streets shall be designed as multi-modal complete streets.
- The Clark Street and 15th Street intersection shall serve as a pedestrian and vehicular entry to the site and an important connection point to public transit on Clark. The Metra bridge over 15th Street shall be designed as a gateway feature with high quality architectural materials.
- The development shall connect to the city grid by connecting north to Wells Street, south to Wentworth Avenue, and east to 15th Street. A pedestrian connection shall connect east at 14th Street.
- The re-design of Clark Street shall take into consideration the area vacated by the Metra tracks and include traffic improvements coordinated with CDOT, as well as improved pedestrian and landscaped areas on both sides of Clark.

#### PUBLIC RIVERFRONT ACCESS

- At every block, wide public access points or shared streets shall be provided for pedestrians and cyclists to access the Riverfront from Wells Street. See Exhibit 8 and 14.4.
- In the shared streets, building entries shall be encouraged and any service access shall be designed to be as unobtrusive as possible.

#### CURBSIDE STRATEGY

- The curb lane shall primarily be a flexible zone allowing transit stops, smart infrastructure, loading, and drop-offs to share the space.
- Passenger pick-up and drop-off zones shall primarily occur along LaSalle Street.

- Riverfront shared streets west of Wells Street shall allow multi-modal circulation and limited pick-up and drop-off space. See Exhibit 8.
- Additional passenger pick-up and drop-off zones on Clark Street, 15th Street, and Wells Street shall be coordinated with CDOT and CTA.
- Driveways and access points shall be consolidated when possible in order to minimize curb cuts and congestion.
- Curb cuts shall be a maximum of 20' wide or coordinated with CDOT standards.

#### PARKING AND SERVICE

- The development shall provide parking, service access drives, and loading zones below the Crescent Park and located behind active uses whenever possible.
- High-quality architectural screening for any above grade parking levels shall be integrated into the façade design and shall obscure car headlights and sound from neighboring buildings.
- Parking and loading will be screened from Ping Tom Park.
- Service and parking entries shall be designed to be integrated with the overall building façade.
- Access points primary to lower level service drives and parking shall be at ~12' CCD and shall be located at lower Roosevelt Road, Clark Street, and Wells Street.
- Other access points to limited service and parking shall be located on Wells Street and 15th Street.
- Additional limited passenger parking access points shall occur at ~38' CCD and shall be located on LaSalle Street and 13th Street.
- Limited service and parking entries shall occur in the riverfront shared streets west of Wells Street. See Exhibit 8.

### OPEN SPACE GUIDELINES

#### OPEN SPACE CONCEPT

- The riverfront shall provide public access along a broad, active promenade that engages the river by bringing people to the water's edge and is punctuated by key spaces.
- The riverfront is composed of two zones north of the St. Charles airline: A ~75' wide riverwalk, and a ~25' wide riverfront amenity zone adjacent to the buildings.
- The 75' wide riverwalk shall include a minimum 16' wide continuous multi-use trail.
- The 25' riverfront amenity zone may include structures to promote multi-seasonal use.
- The riverfront shall include a variety of amenities to promote activity, such as play spaces, a fountain, a multi-use trail, stepped river seating, outdoor restaurants, and wetland plantings. Amenities shall be designed to incorporate high quality components and materials.

#### Exhibit 14.1

### DESIGN GUIDELINES

Applicant: Roosevelt/Clark Partners, LLC  
Address: 101 213 West Roosevelt Road/ 1200-1559 South Clark Street, Chicago, Illinois  
Introduced: May 23, 2018  
Plan Commission: November 15, 2018

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### OPEN SPACE GUIDELINES (CONTINUED)

#### OPEN SPACE CONCEPT (CONTINUED)

- The crescent park shall serve as the neighborhood's center, with pathways that connect from north to south and east to west. Programming shall include a dog park, recreational lawn, passive play spaces, native landscaping, playgrounds, and terraced gathering spaces. Landscape spaces shall be designed to include a variety of different trees, shrubs and perennials that provide for seasonal interest.
- The park shall connect pedestrians from upper LaSalle and 13th Streets at ~38' CCD to Wells and 15th Streets and the Riverfront at ~12' CCD.
- The design of 15th street shall include a landscaped setback. This space shall include a multi-use trail, cafes, and gathering areas.
- A variety of cultural and recreational amenities shall be integrated within the site and used to activate spaces for all ages.
- Interpretive signage shall be provided across the development to bring awareness to the cultural context and history of the site.
- Pedestrian riverwalk connections shall be provided along the Riverfront to the South to Ping Tom Park and the North under the Roosevelt Road Bridge.
- Landscape throughout shall incorporate stormwater management best practices to detain, clean, and reduce the volume of stormwater discharge. Incorporate interactive stormwater landscape art elements into the landscape in creative ways such as water gardens, sculptural art elements, planters, and riverlets.
- Open space landscape design shall incorporate best practices for wildlife habitat creation, biodiversity, and incorporate functional areas of riparian edge restoration along the riverwalk where feasible, integrated into a education and interpretive programmatic system.

#### OPEN SPACE CONNECTIVITY

- Stairs, ramps, and paths for pedestrian access from the site's upper levels of Roosevelt, LaSalle, and 13th Streets to its lower levels of Wells, 15th, and Clark Streets shall be provided. Stair and ramp designs shall avoid blank walls and unactivated ramps. Publicly accessible elevators as part of a building development will also connect these levels.
- Public, universal accessibility shall be provided from upper Roosevelt Road to Wells Street.
- Publicly accessible open spaces shall be designed to the applicable standards of the Chicago Park District.
- Dedicated bike lanes or multi-use trails shall be provided on publicly dedicated streets and the riverwalk.
- Opportunities for inter-modal connections shall be provided at transit stations.

### PLACEMAKING

- Where appropriate, open spaces shall contain street furniture and landscaping that encourages public interaction and gathering. This shall include public art, interpretive gardens, seating, picnic areas, playscapes, and signage.
- A site-wide wayfinding signage system shall be implemented on the site.
- Undeveloped parcels may support interim uses including, but not limited to, recreational open space, dog friendly areas, and surface parking. Interim use plan improvements and time frame shall require review and approval by DPD.

### BUILDING DESIGN GUIDELINES

#### MASSING

- Taller buildings shall be focused along Roosevelt Road and Clark Street where they are closest to CTA commuting options.
- Clark Street podiums shall be 2-5 stories with design relating to scale of context and with towers set back from the podiums.
- Building massing shall step down in height towards the river and culminate in pedestrian-scaled development along the riverfront, north of the St. Charles Airline.
- South of the St. Charles Airline, building massing shall set back from the Ping Tom Park edge.
- Building designs should achieve, through architecture diversity, a varied and distinctive skyline.
- Building massing shall be composed of architecturally well-scaled portions.
- Towers and their podiums shall relate to each other in order to provide a cohesive expression.
- Provide a minimum building separation of 40' between towers to preserve access to natural light.
- Screen rooftop mechanical equipment from pedestrian view with materials that are consistent with the overall building.
- Where site conditions permit, orient towers to maximize energy efficiency and natural lighting, and to maximize thermal comfort and minimize shading of neighboring public spaces.
- Design buildings to assure that sunlight access to the river corridor and Ping Tom Park is achieved approximately 6 hours per day during non-winter months.
- Balconies shall be integrated within the design of the building facade.
- Where appropriate, upper level setbacks shall serve as activated terraces.
- Frame streets and open spaces with base/podiums that provide a human scale and adequate solar access. Facades shall appropriately respond to the character of their context.

### Exhibit 14.1

## DESIGN GUIDELINES

**BUILDING DESIGN GUIDELINES (CONTINUED)****STREET WALL/BUILDING BASE**

- Architecture shall provide an identity to entrance locations and district gateway intersections.
- Buildings adjacent to publicly accessible open spaces and riverfront shall provide direct access to these spaces.
- Tenant signage for each building should be considered as part of the facade design to ensure consistency of placement, size, materials, and method of illumination.

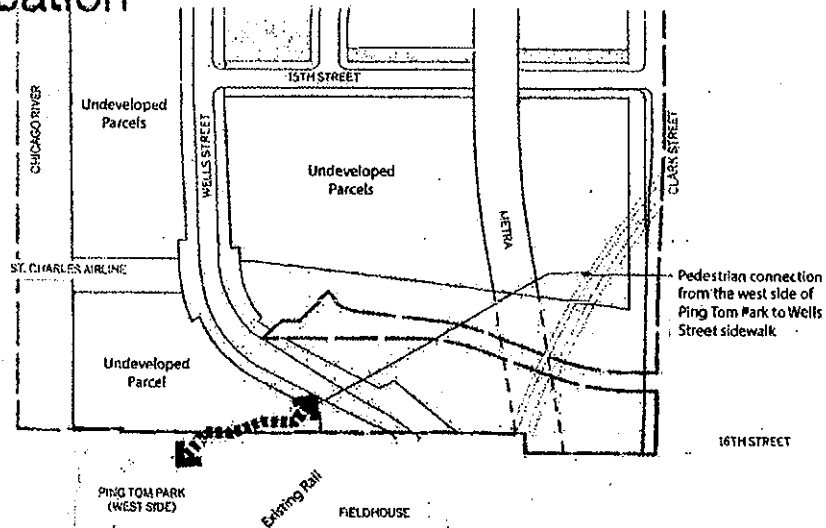
**BUILDING MATERIALS**

- The following materials shall not be visible on the exterior facades: Concrete Masonry Units (CMU), Exterior Insulation and Finish Systems (EFIS), thin brick, and residential-type vinyl and metal siding.
- Buildings shall employ architectural materials consistent with contemporary building practices, such as high quality wall systems in glass, metal, masonry, high-quality architectural concrete, or hardwood. Glazing shall not be highly reflective nor mirrored.
- Building envelopes shall support environmentally responsible design by reducing heat loads, improving energy efficiency, maximizing occupant comfort, and using sustainable materials.
- Podium and ground-floor levels facing publicly accessible open spaces, including streets, the riverfront, the Crescent Park, and Ping Tom Park shall be detailed to enhance the pedestrian environment and shall be complementary to the context.
- Building designs shall incorporate bird-friendly design features to mitigate fatalities.
- Podium roofs shall incorporate active amenity decks and landscaping as appropriate to building uses.
- Any required ventilation shall be integrated within the design of the building facade.

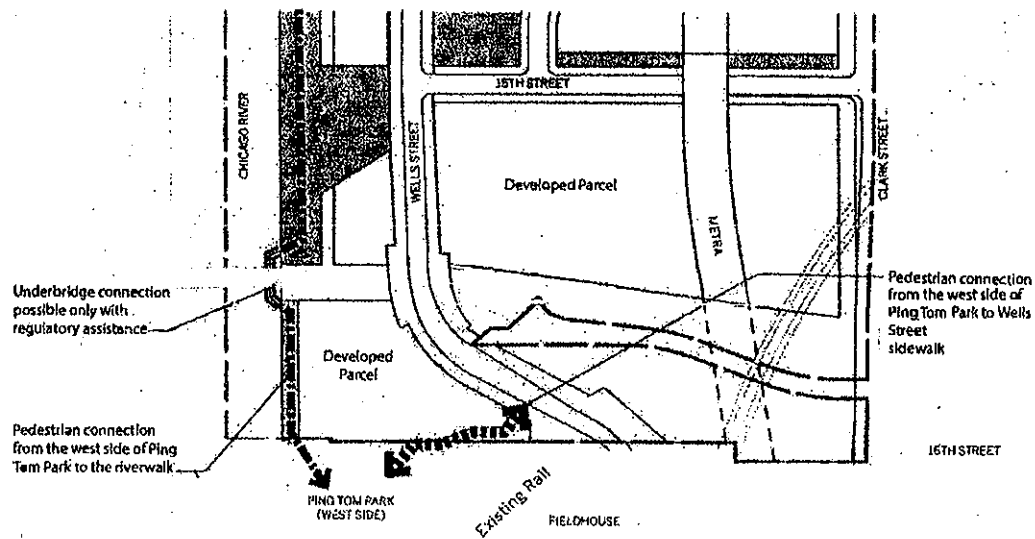
**Final for Publication****Exhibit 14.1****DESIGN GUIDELINES**

Applicant: Roosevelt/Clerk Partners, LLC  
Address: 151-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois  
Introduced: May 23, 2018  
Plan Commission: November 15, 2018

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Connection from Clark and Roosevelt Riverwalk to Ping Tom Park: Phase 1



Future Connection from Clark and Roosevelt Riverwalk to Ping Tom Park

- Pedestrian path
- Multi-use trail
- Underbridge connection
- Note: Possible only with regulatory assistance.

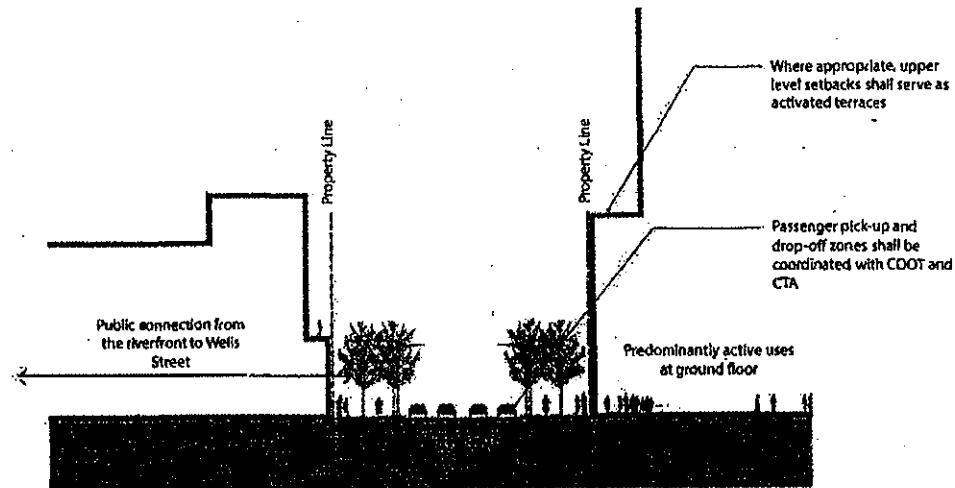
## Exhibit 14.2

DESIGN GUIDELINES-  
PING TOM PARK CONNECTION

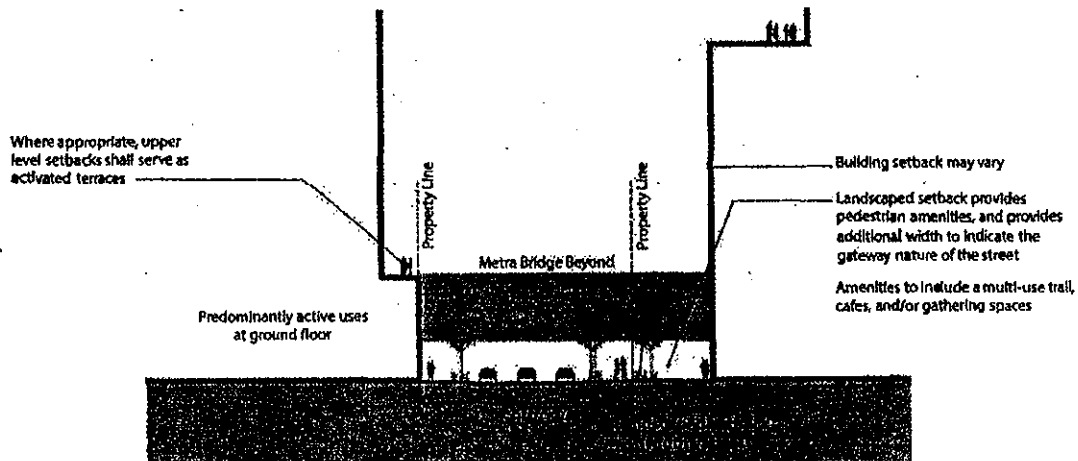
Applicant: Roosevelt/Clark Partners, LLC  
 Address: 101-213 West Roosevelt Road/1800-1558 South Clark Street, Chicago, Illinois  
 Introduced: May 23, 2018  
 Plan Commission: November 13, 2018



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Wells Street Section (facing north)



15th Street Section (facing west)

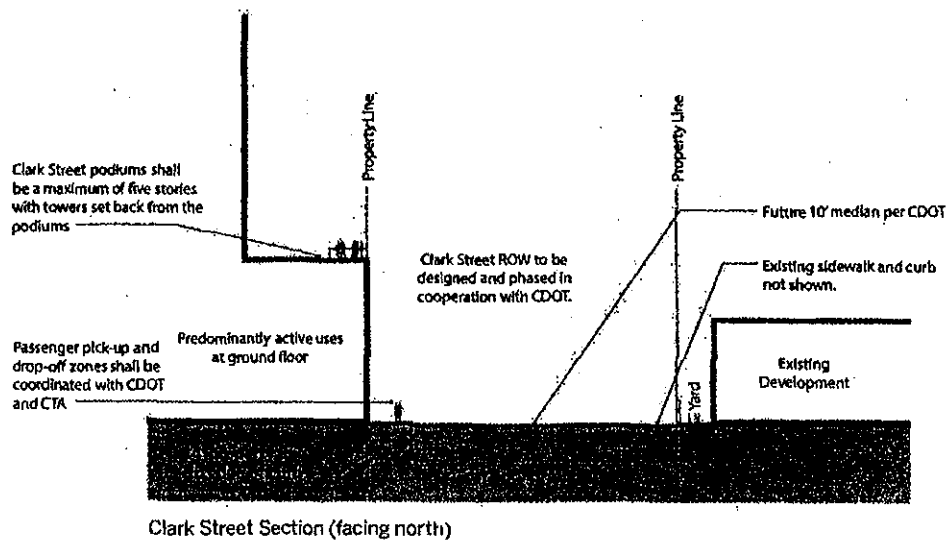
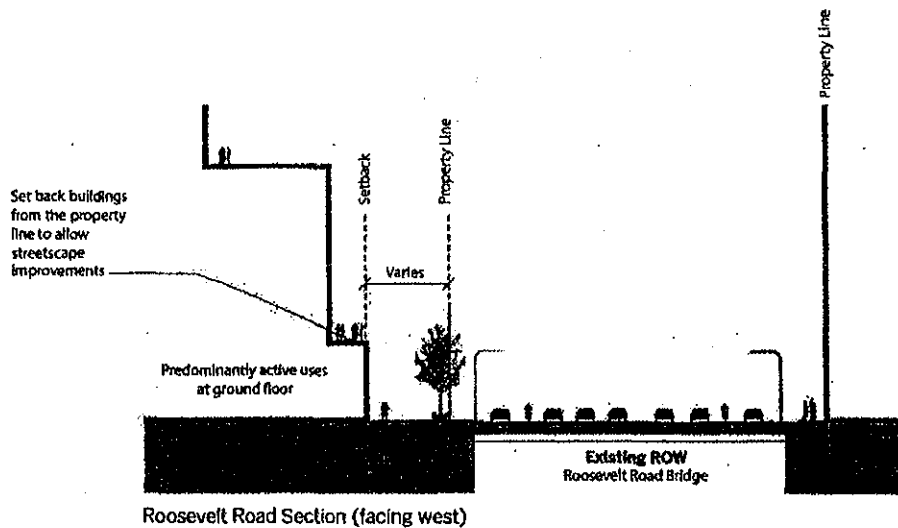
### Exhibit 14.3

### DESIGN GUIDELINES-- STREETSCAPE SECTIONS

Applicant:  
Address:  
Introduced:  
Plan Commission:

Roosevelt/Cook Partners, LLC  
101-213 West Roosevelt Road/ 1208-1558 South Clark Street, Chicago, Illinois  
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November 15, 2018

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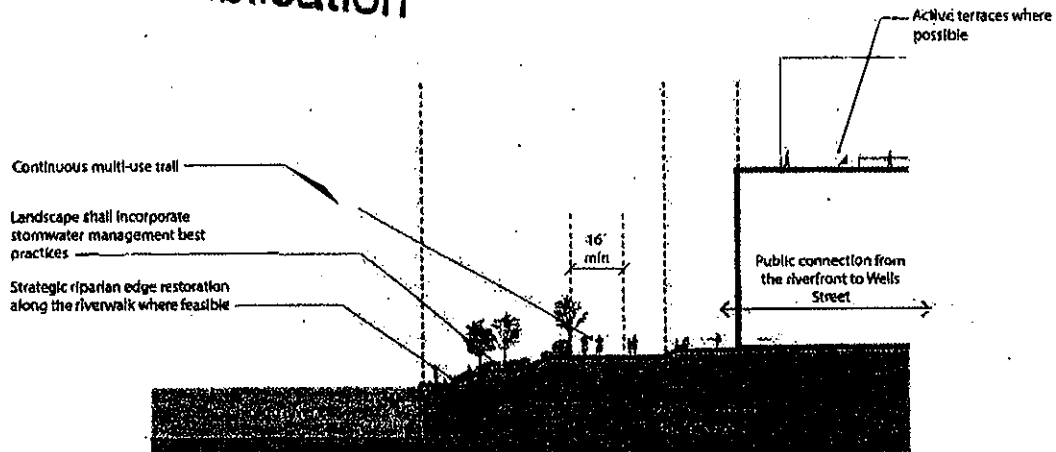
### Exhibit 14.3

## DESIGN GUIDELINES- STREETSCAPE SECTIONS

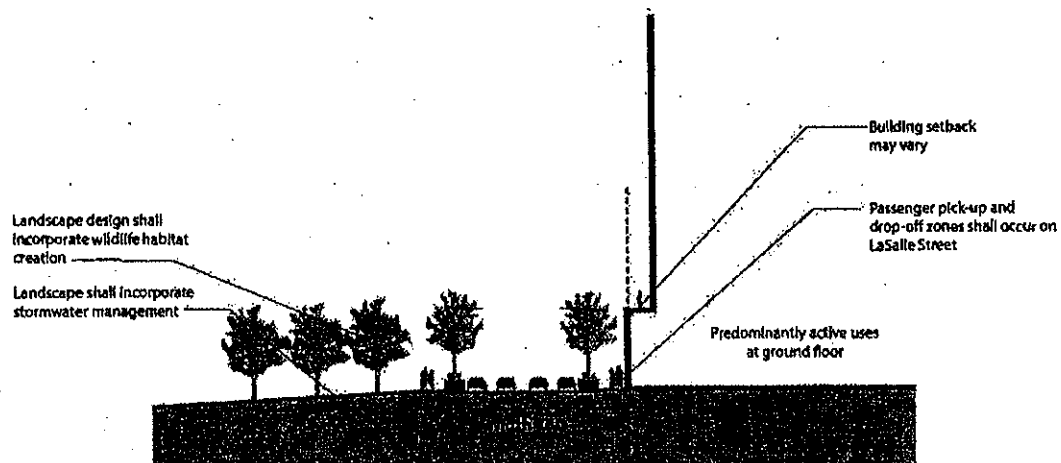
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Address:  
Introduced:  
Plan Commission:

Roosevelt/Clark Partners, LLC  
101213 West Roosevelt Road/ 1200-1958 South Clark Street, Chicago, Illinois  
May 23, 2018  
November 15, 2018

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Riverfront Section North of St. Charles Airline Bridge (facing north)

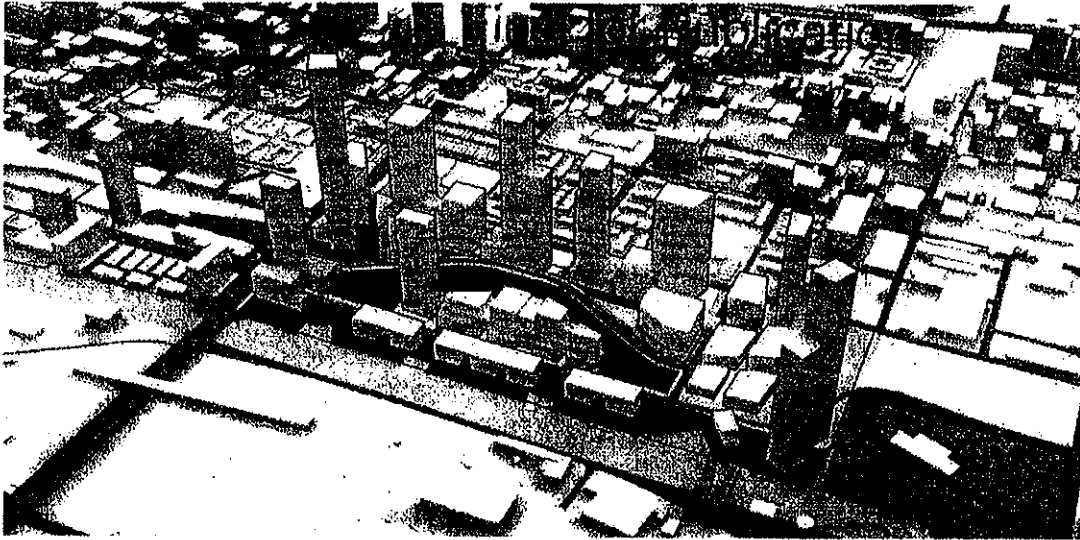


LaSalle Street Section at Crescent Park (facing north)

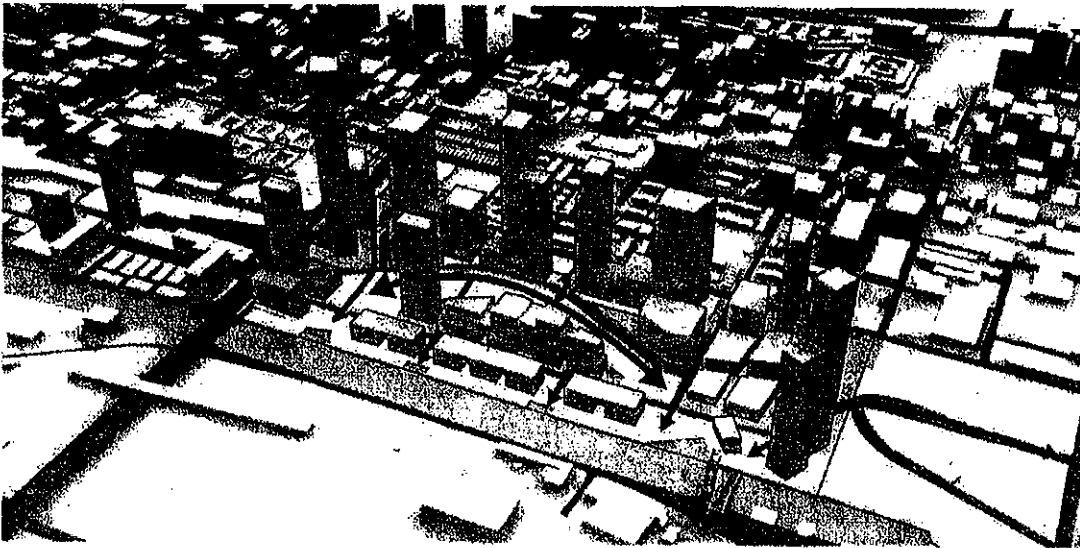
### Exhibit 14.3

## DESIGN GUIDELINES-- STREETSCAPE SECTIONS

Applicant: Roarawit/Clark Partners, LLC  
 Address: 101-213 West Roosevelt Road/ 1200-1556 South Clark Street, Chicago, Illinois  
 Introduced: May 23, 2018  
 Plan Commission: November 15, 2018



1. Concentrate density to provide contiguous and usable open spaces



2. Provide pedestrian access points to the riverfront

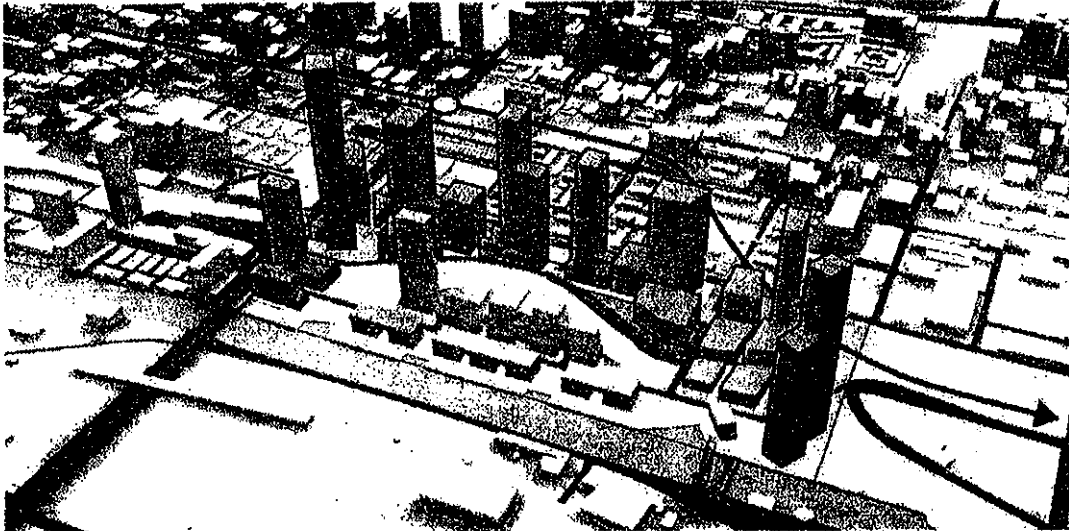
**Note:** Illustrative massing shows maximum allowable heights and gross floor area allowed by the bulk regulations and data table.

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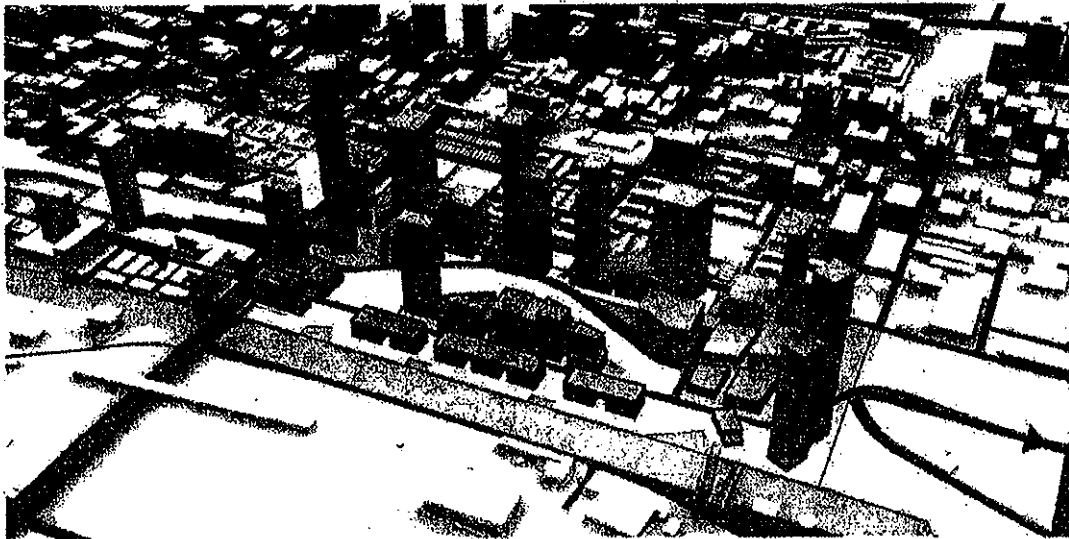
Exhibit 14.4

**DESIGN GUIDELINES-  
SITE MASSING PRINCIPLES**

Applicant: Roosevelt/Clark Partners, LLC  
Address: 101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois  
Introduced: May 23, 2018  
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3. Locate taller buildings along major streets, close to transit, and adjacent to open spaces



4. Locate pedestrian-scaled development along the riverfront and Wells Street, north of the St. Charles Airline

**Note:** Illustrative massing shows maximum allowable heights and gross floor area allowed by the bulk regulations and data table.

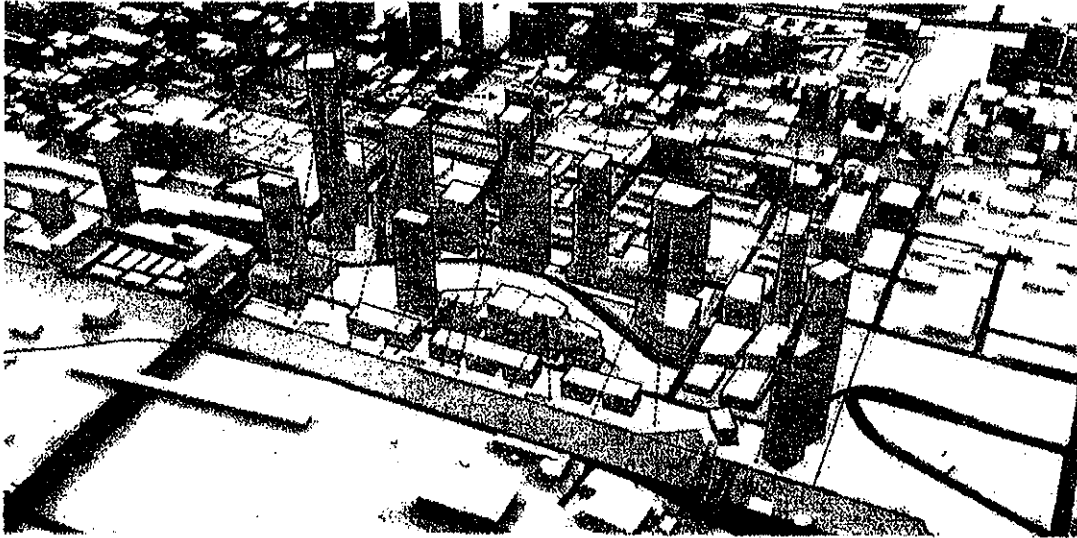
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#### Exhibit 14.4

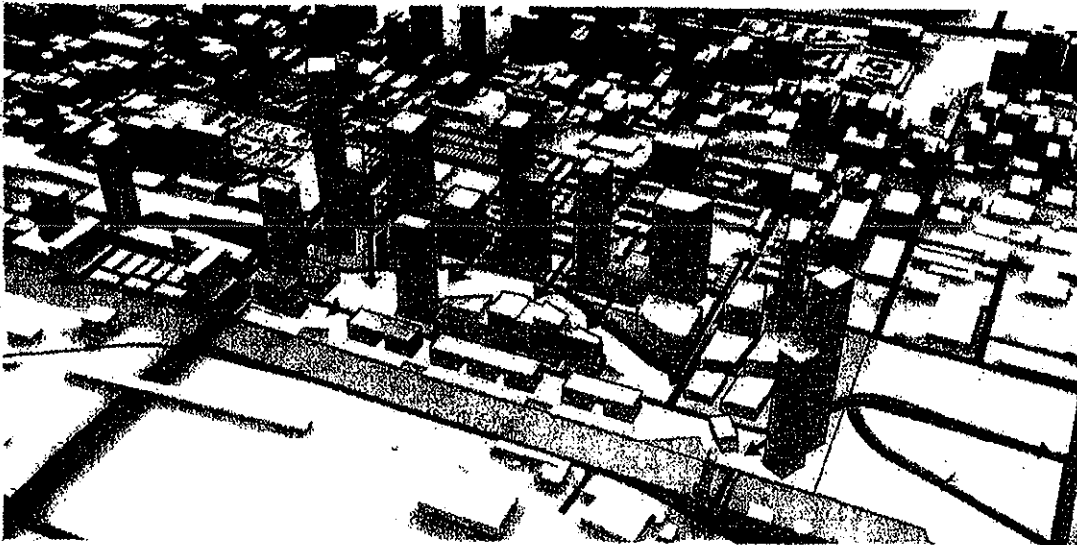
### DESIGN GUIDELINES- SITE MASSING PRINCIPLES

Applicant:  
Address:  
Introduced:  
Plan Commission:

Recoverit/Clark Partners, LLC  
101-213 West Rensselaer Road/ 1200-4558 South Oak Street, Chicago, Illinois  
May 23, 2018  
November 15, 2018



5. Maximize visual connections to riverfront activity, the city, and Lake Michigan



6. Connect to the city grid with pedestrian and vehicular connectivity

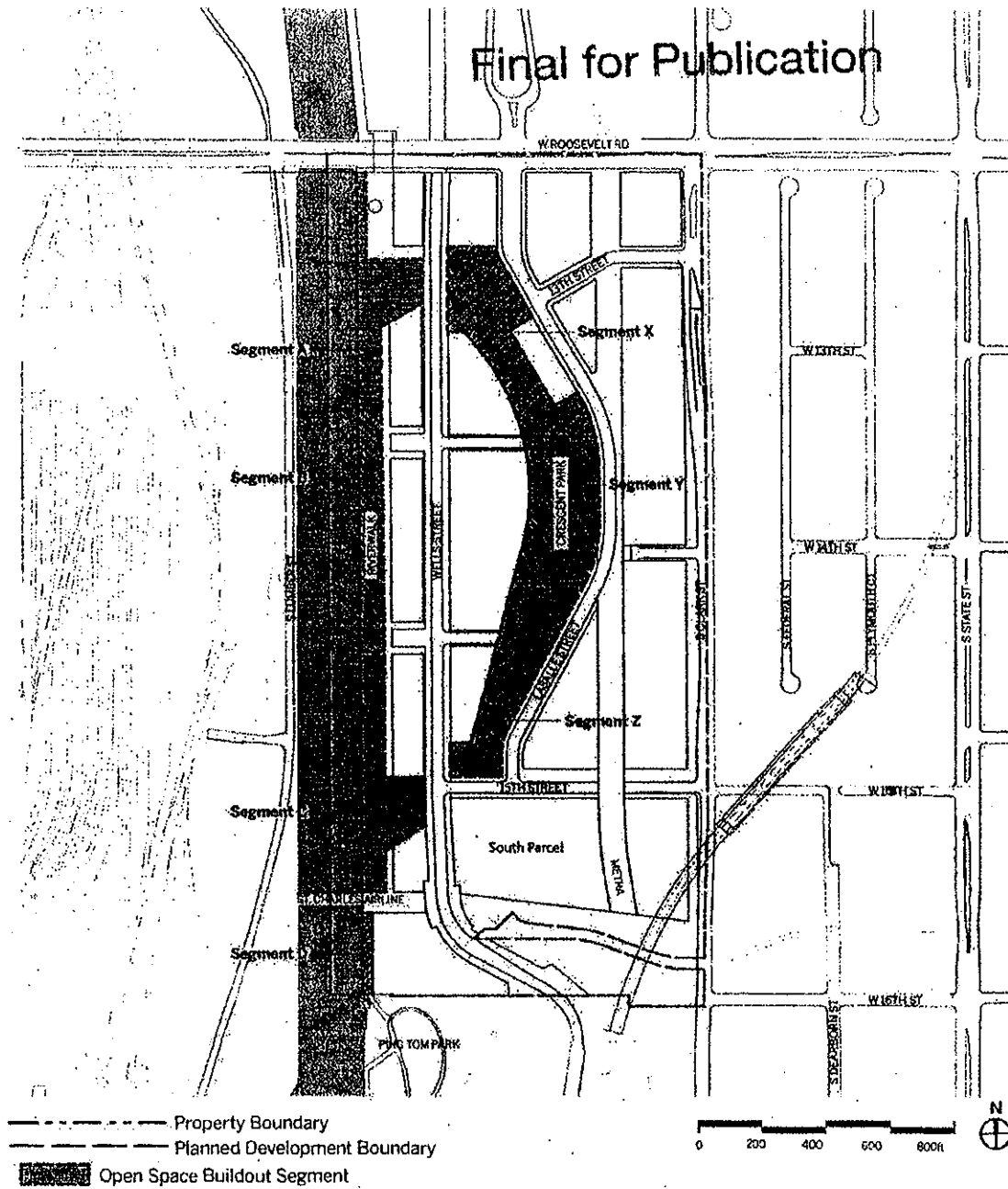
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**Note:** Illustrative massing shows maximum allowable heights and gross floor area allowed by the bulk regulations and data table.

**Exhibit 14.4**

**DESIGN GUIDELINES-  
SITE MASSING PRINCIPLES**

Applicant: Roosevelt/Clark Partners, LLC  
Address: 101-213 West Roosevelt Road/ 1200-1556 South Clark Street, Chicago, Illinois  
Introduced: May 23, 2018  
Plan Commission: November 15, 2018

**Exhibit 15.1****OPEN SPACE BUILDOUT  
PARAMETERS**

SCALE: 1"=400'

Applicant: Roosevelt/Clark Partners, LLC  
 Address: 101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois  
 Introduced: May 23, 2018  
 Plan Commission: November 15, 2018