



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 5, 2024

Katie Jahnke Dale
DLA Piper LLP
444 West Lake Street
Suite 900
Chicago, Illinois 60606

**Re: Minor Change to Residential-Business Planned Development No. 1522, Subarea A
901 N. Halsted St.**

Dear Ms. Jahnke Dale,

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1522 ("PD 1522") has been considered by the Department of Planning and Development ("DPD") pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1522. Onni Halsted Street Chicago LLC (the "Developer") currently owns all the property within the PD.

The Developer is seeking a minor change to the site plan and elevations for the Phase 1 proposed building located in Subarea A to:

- Shift the southern boundary line of Subarea A south 2'-1" to accommodate a landscape buffer along the southern boundary while future phases are under construction.
- Shift the eastern boundary line of Subarea A east 12'-0" to accommodate MEP infrastructure on the lower levels.
- Increase the building height by 4'-10" (total 501'-10") to accommodate an elevator machine room that was added to top of the building.

The approval includes the attached revised bulk table dated December 11, 2023, and the following attached documents prepared by HPA and dated December 21, 2023:

- Subarea A - Site Plan
- Subarea A - LL2 Plan
- Subarea A - LL1 Plan
- Subarea A - 1st Floor Plan
- North Elevation
- East Elevation
- South Elevation
- West Elevation
- Subarea Plan

Regarding your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or

PD 1522
Minor Change
January 5, 2024
Page 2

surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1522, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

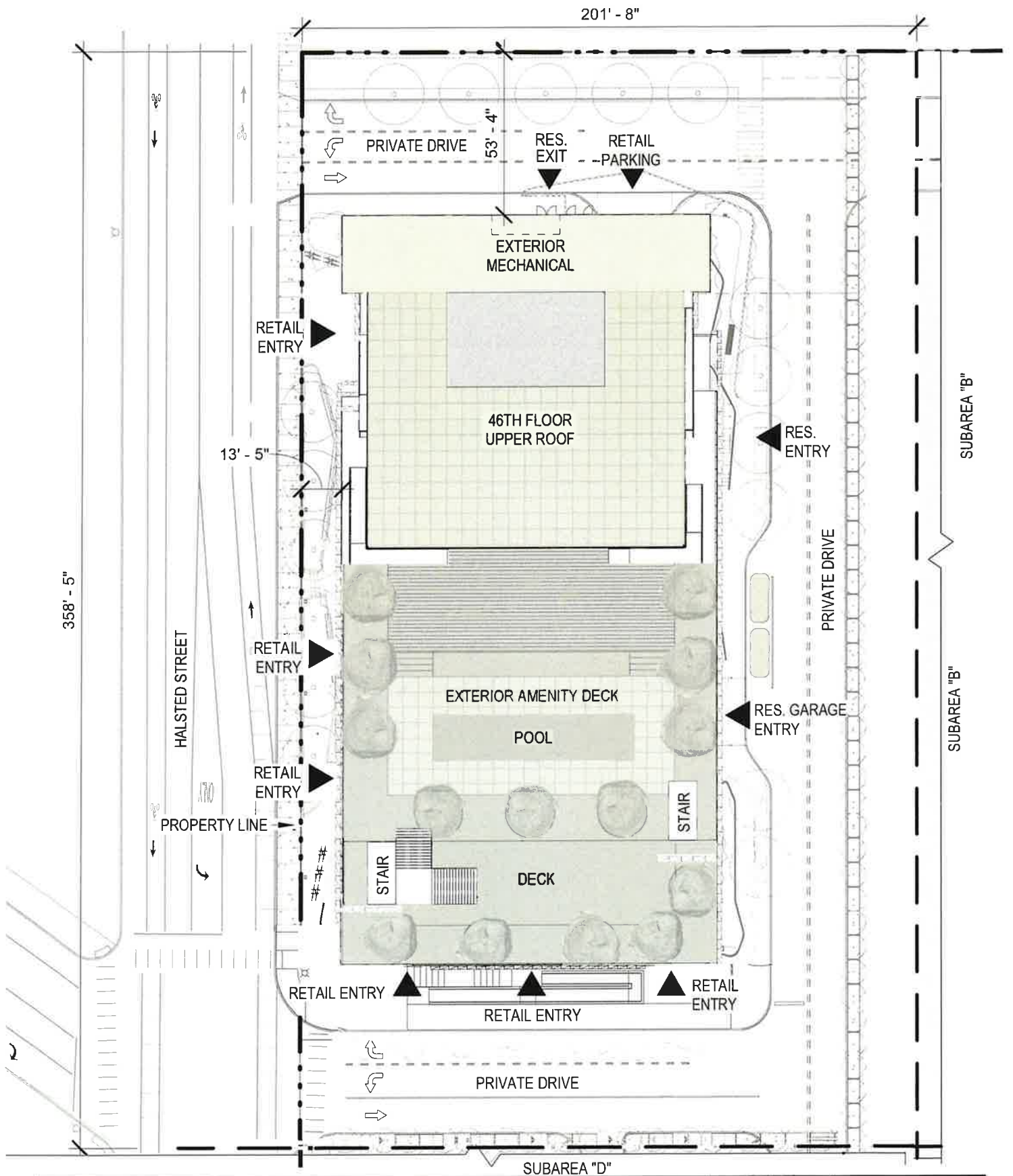
This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Noah Szafraniec,
Assistant Commissioner

CC: Heidi Sperry, Teresa McLaughlin, Mike Marmo, Erik Glass, Main File



SUBAREA "B"

SUBAREA "B"

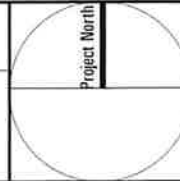
SUBAREA "D"

ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642

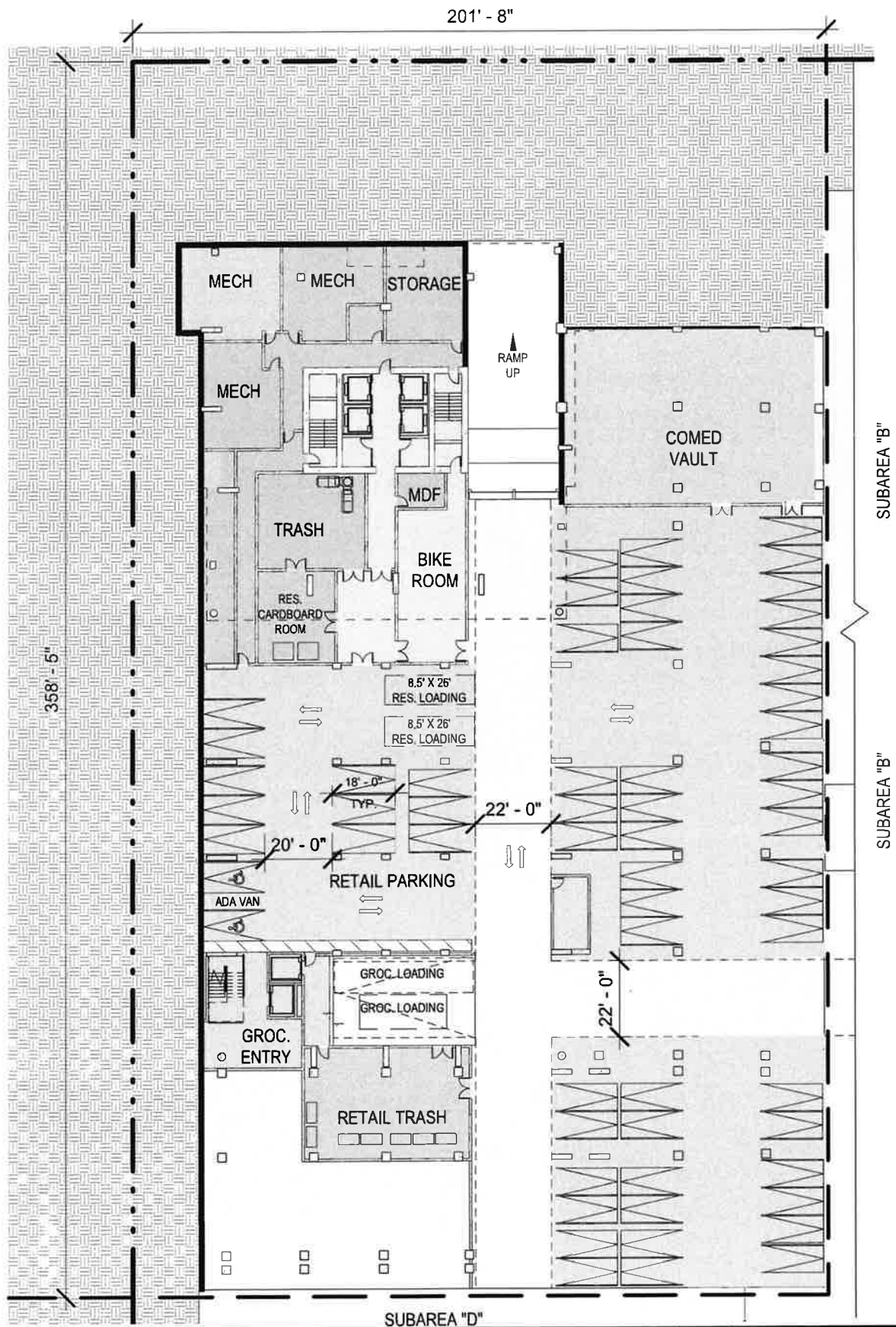
ISSUED FOR MINOR CHANGE: 12/21/2023

PREPARED BY: HARTSHORNE PLUNKARD ARCHITECTURE

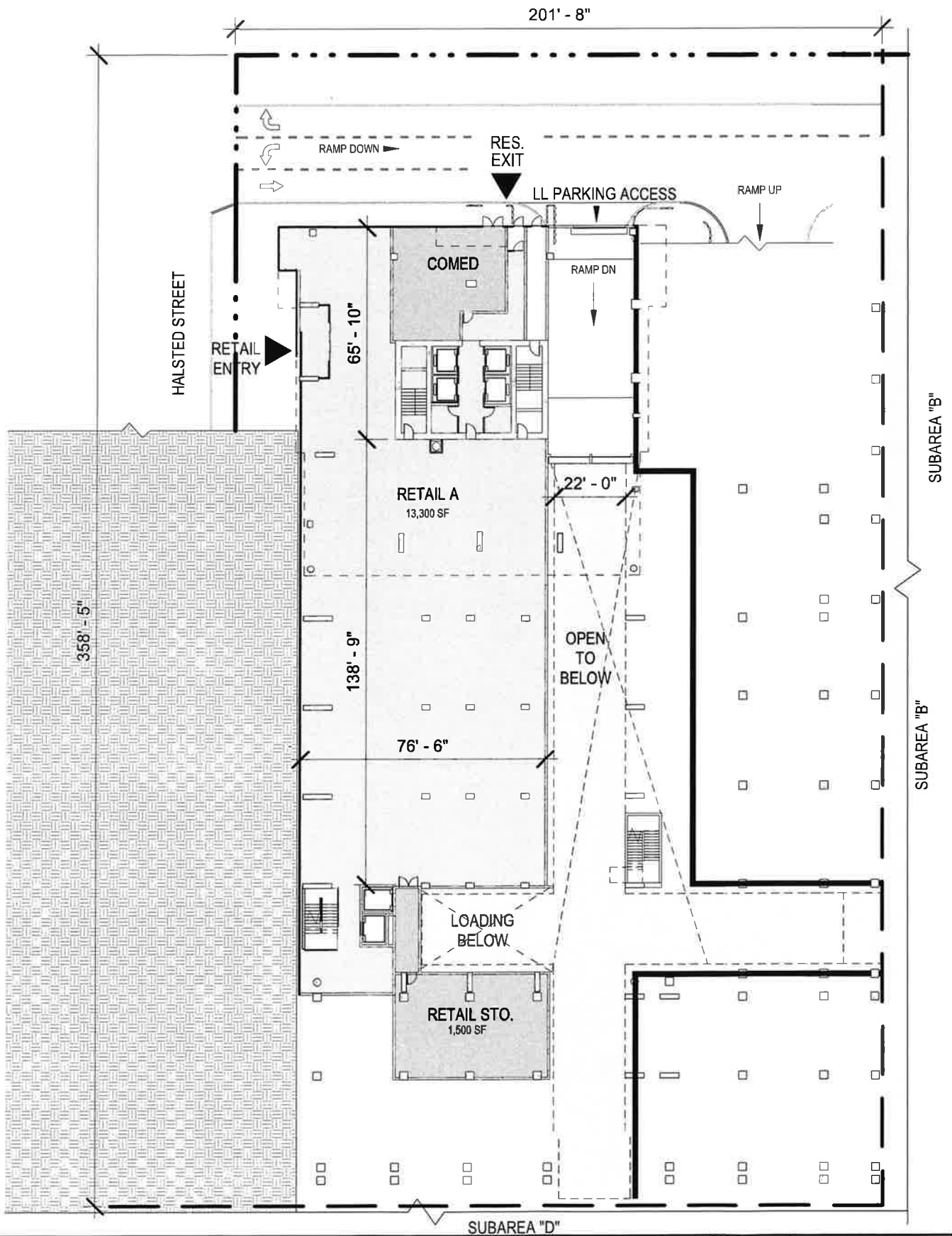
SCALE: 1" = 40'-0"



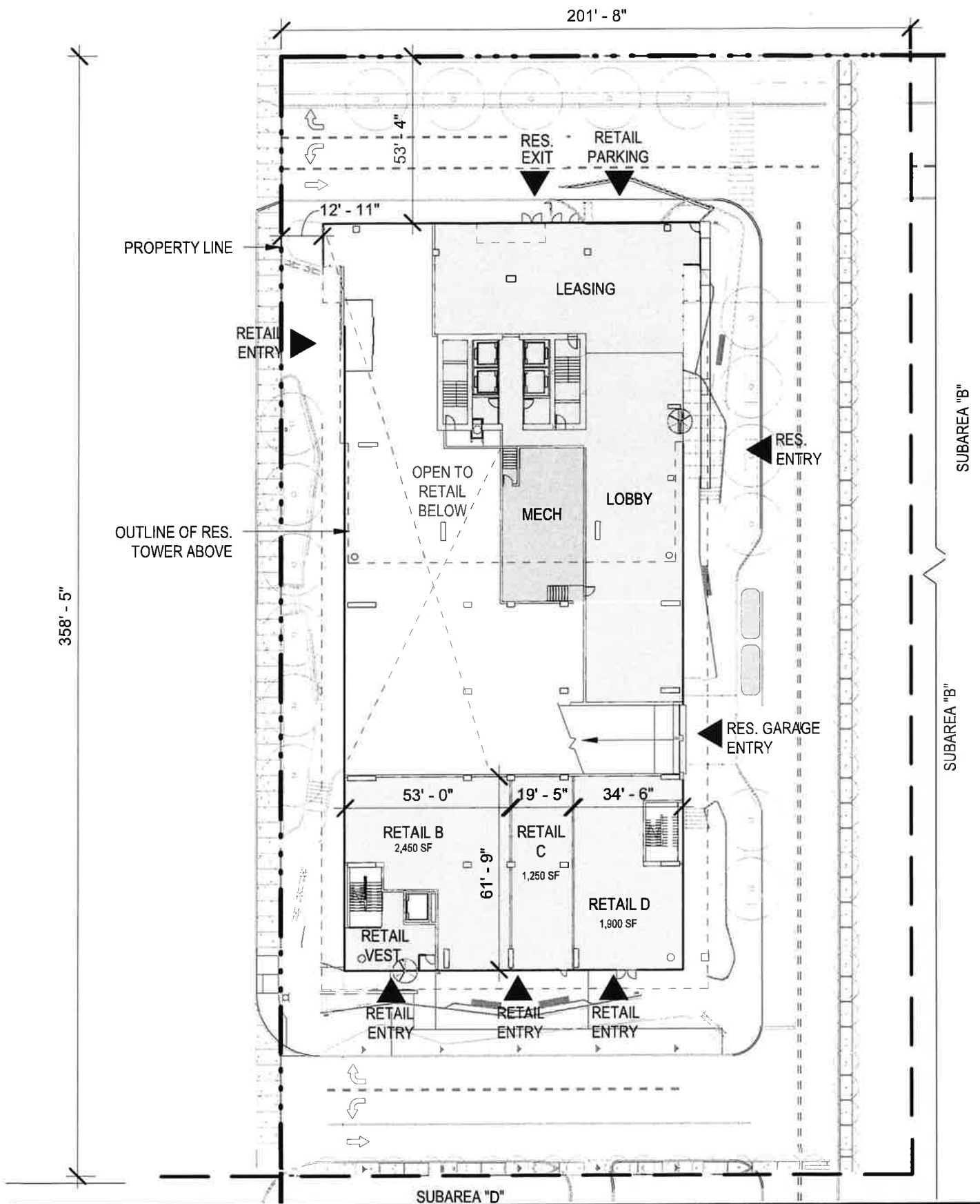
DRAWING
SUBAREA 'A'
SITE PLAN

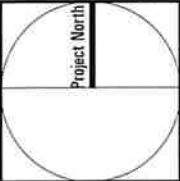


ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642			DRAWING
ISSUED FOR MINOR CHANGE: 12/21/2023			SUBAREA 'A'
PREPARED BY: HARTSHORNE PLUNKARD ARCHITECTURE			LL2 PLAN
SCALE: 1" = 40'-0"			

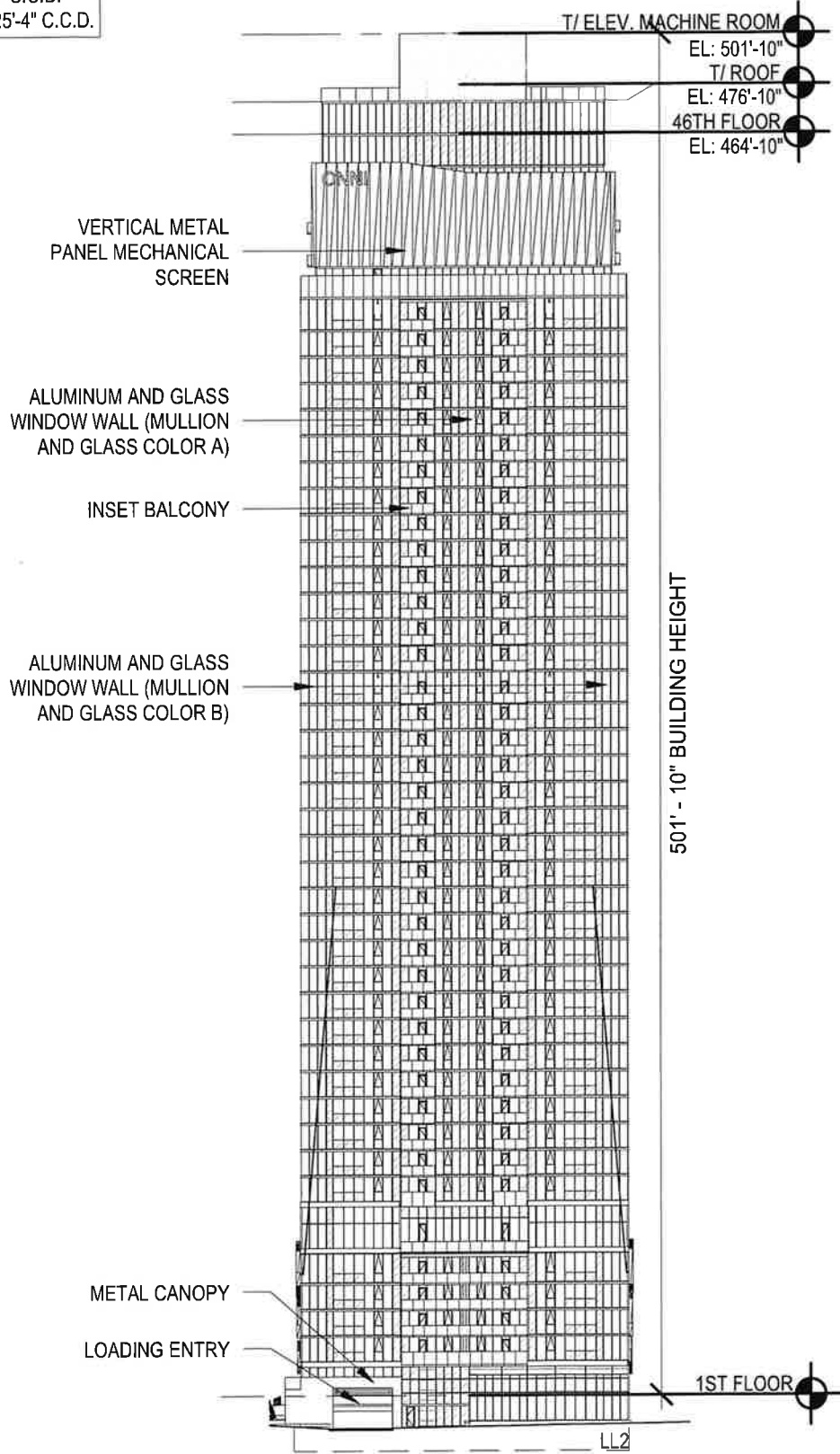


ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642			DRAWING
ISSUED FOR MINOR CHANGE: 12/21/2023			SUBAREA 'A'
PREPARED BY: HARTSHORNE PLUNKARD ARCHITECTURE			LL1 PLAN
SCALE: 1" = 40'-0"			



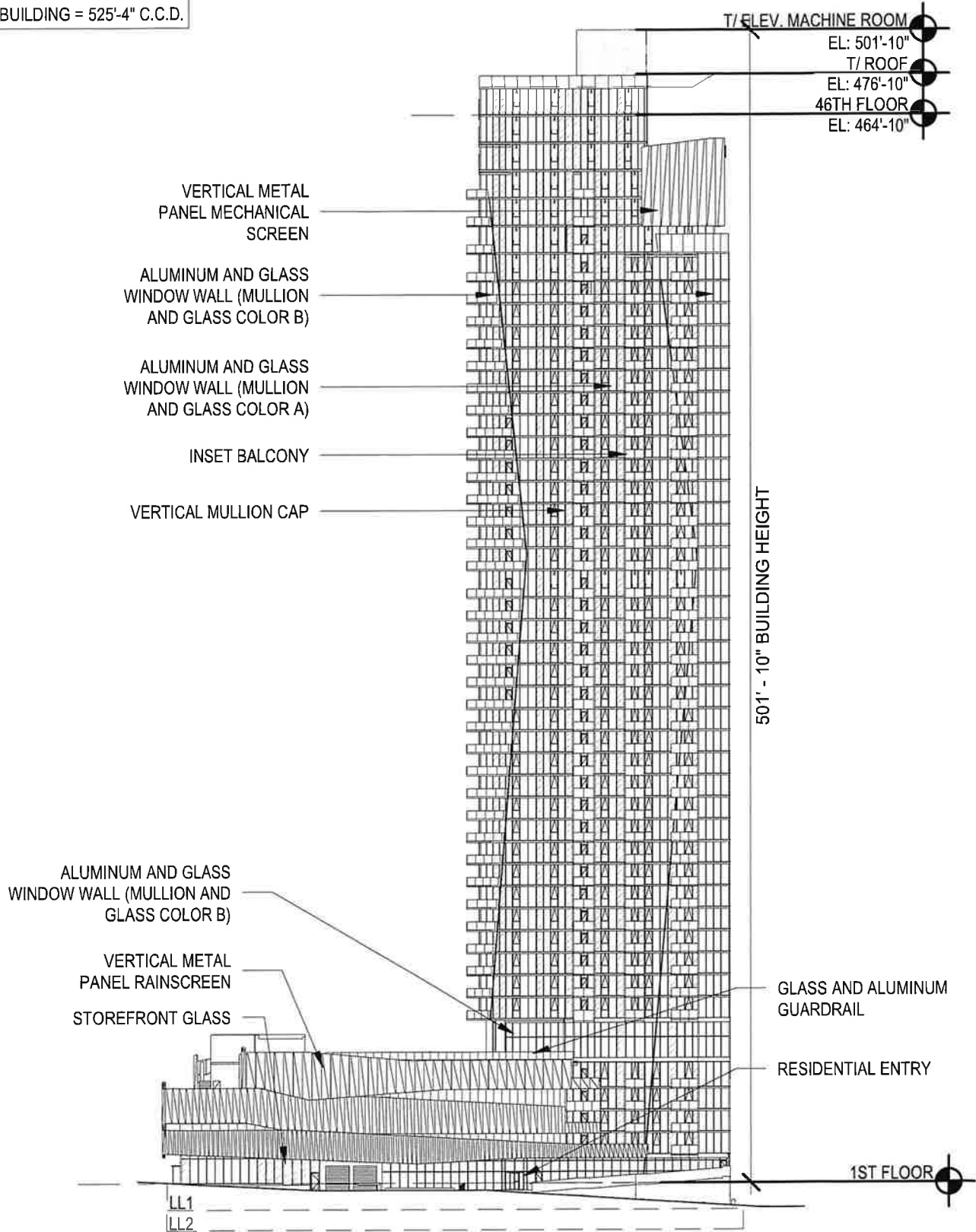
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642			DRAWING
ISSUED FOR MINOR CHANGE: 12/21/2023			SUBAREA 'A'
PREPARED BY: HARTSHORNE PLUNKARD ARCHITECTURE			1ST FLOOR PLAN
SCALE: 1" = 40'-0"			

1ST FLOOR = 23'-6" C.C.D.
 TOP OF BUILDING = 525'-4" C.C.D.



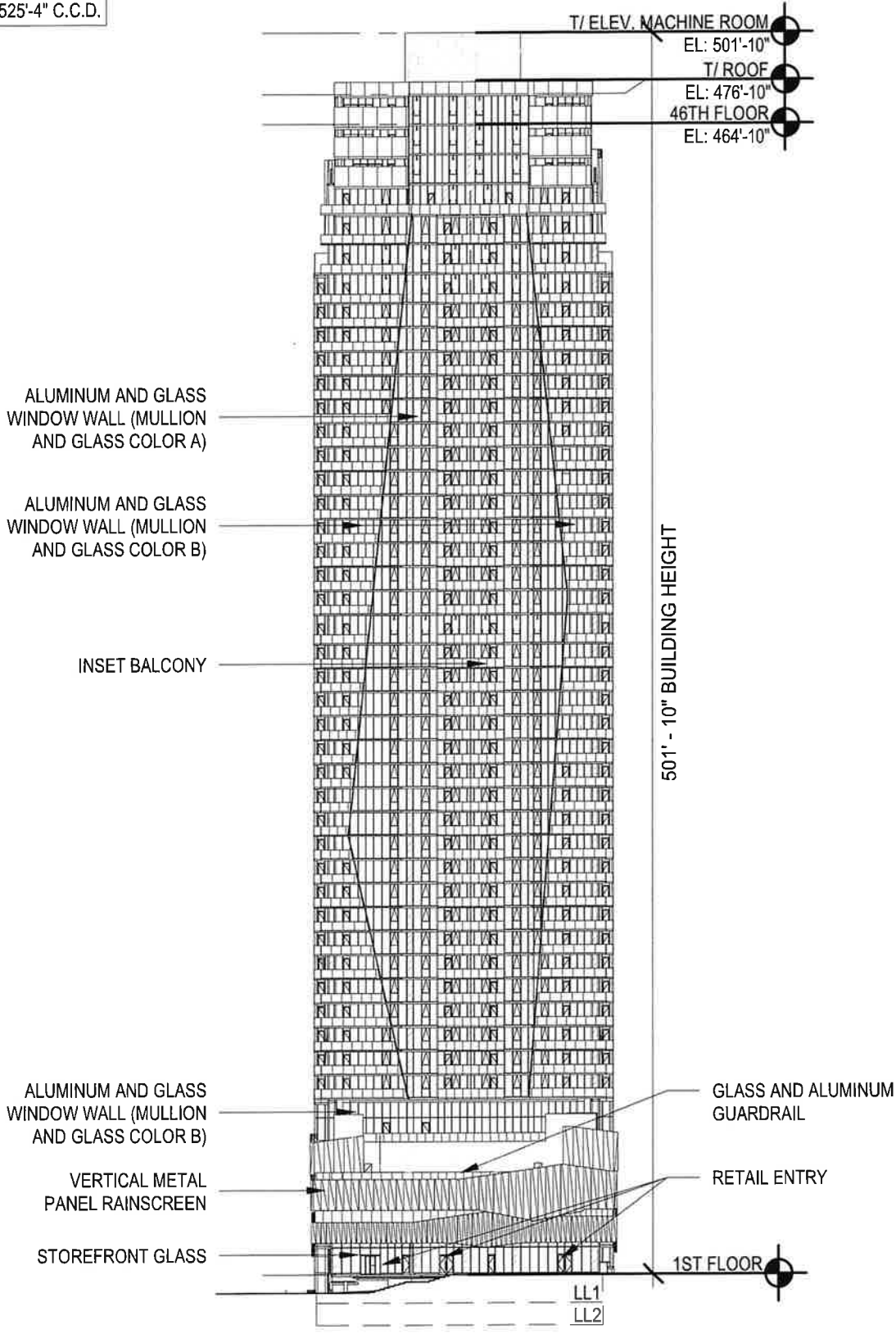
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		DRAWING NORTH ELEVATION
ISSUED FOR MINOR CHANGE: 12/21/2023	SCALE: 1" = 40'-0"	
PREPARED BY: HARTSHORNE PLUNKARD ARCHITECTURE		

1ST FLOOR = 23'-6" C.C.D.
 TOP OF BUILDING = 525'-4" C.C.D.



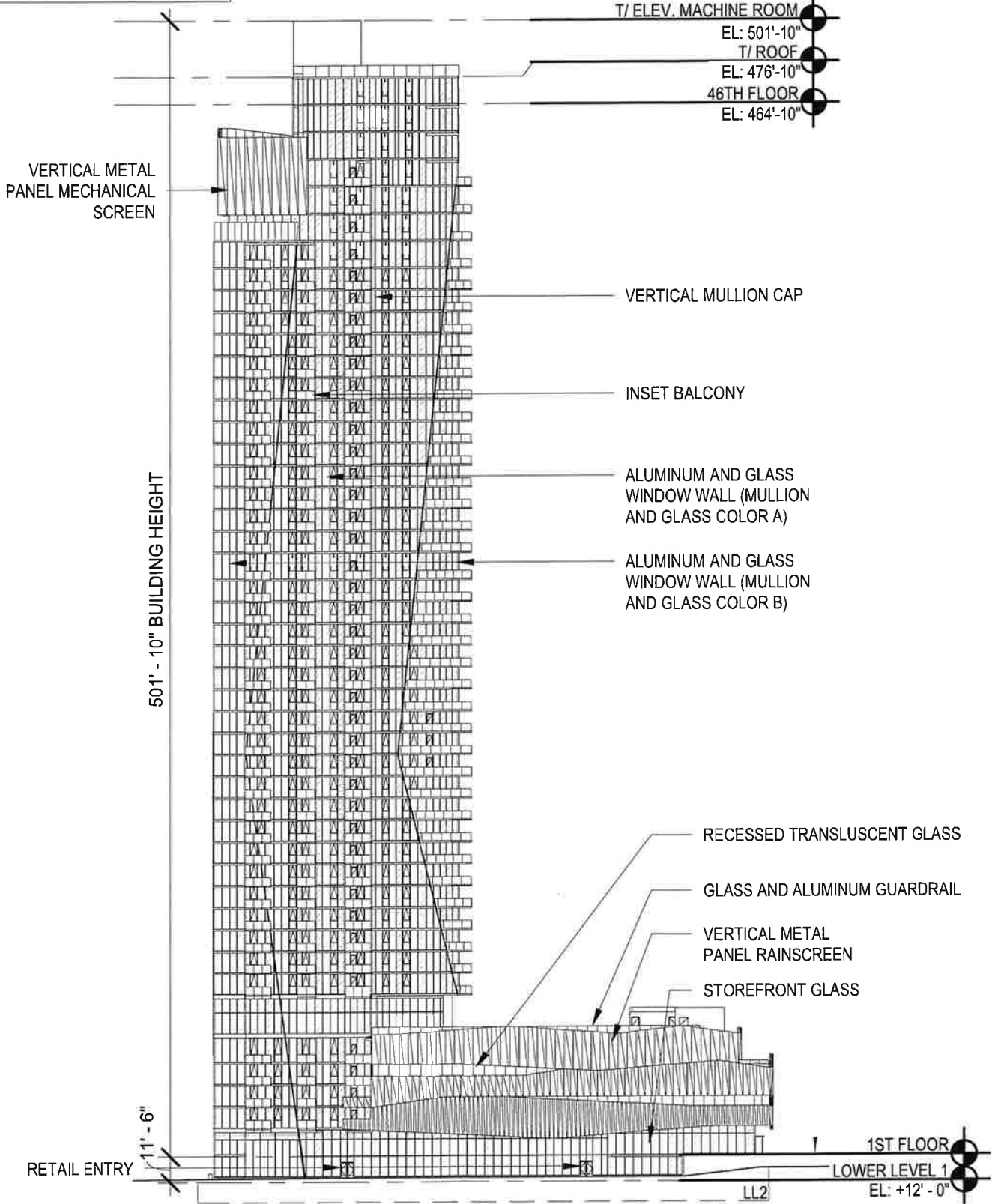
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		DRAWING EAST ELEVATION
ISSUED FOR MINOR CHANGE: 12/21/2023	SCALE: 1" = 40'-0"	
PREPARED BY: HARTSHORNE PLUNKARD ARCHITECTURE		

1ST FLOOR = 23'-6" C.C.D.
 TOP OF BUILDING = 525'-4" C.C.D.

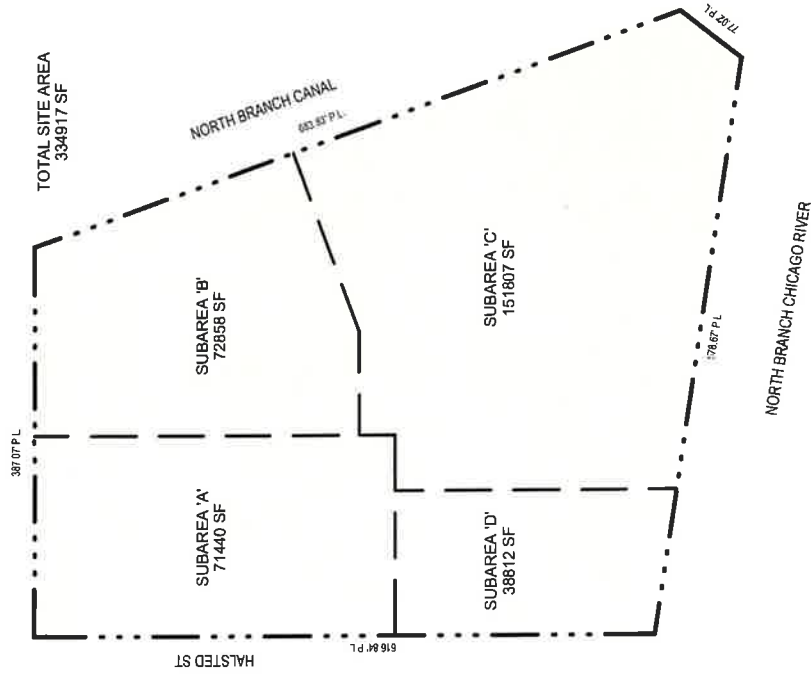


ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		DRAWING SOUTH ELEVATION
ISSUED FOR MINOR CHANGE: 12/21/2023	SCALE: 1" = 40'-0"	
PREPARED BY: HARTSHORNE PLUNKARD ARCHITECTURE		

1ST FLOOR = 23'-6" C.C.D.
 TOP OF BUILDING = 525'-4" C.C.D.



ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		DRAWING WEST ELEVATION
ISSUED FOR MINOR CHANGE: 12/21/2023	SCALE: 1" = 40'-0"	
PREPARED BY: HARTSHORNE PLUNKARD ARCHITECTURE		



ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642
 ISSUED FOR MINOR CHANGE: 12/21/2023
 PREPARED BY: HARTSHORNE PLUNKARD ARCHITECTURE



DRAWING 618
 SITE ANALYSIS -
 SUBAREAS

WATERWAY-RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1522
BULK REGULATIONS AND DATA TABLE

December 11, 2023 – Minor Change

Gross Site Area (sf):	355,311
Area in Public Right of Way (sf):	20,394
Net Site Area (sf):	334,917
Subarea A:	71,440
Subarea B:	72,858
Subarea C:	151,807
Subarea D:	38,812
Maximum Floor Area Ratio:	8.1
Subarea A:	7.04343
Subarea B:	13.11853
Subarea C:	7.44215
Subarea D:	3.19705
Maximum Number of Dwelling Units:	2,650*
Subarea A:	464
Subarea B:	1,150
Subarea C:	1,036
Maximum Number of Hotel Keys:	
Subarea A:	10% of dwelling unit count of Subarea A*
Subarea B:	Per site plan approval*
Subarea C:	Per site plan approval*
	 *For each hotel key added to the project in Subareas A, B, and C, the dwelling unit count will be reduced accordingly in a 1 to 1 ratio.
Subarea D:	300
Minimum Parking:	1,400

Applicant: Onni Halsted Street Chicago LLC
Address: 901 North Halsted, Chicago, IL

ACTIVE\1605984936.2

Subarea A:	200
Subarea B:	500
Subarea C:	600
Subarea D:	100

Maximum Height:

Subarea A:	501'-10"
Subarea B:	B1: 309'-0" B2: 497'-0"
Subarea C:	691'-0"
Subarea D:	313'-0"

Minimum Loading:

Subarea A:	2 residential, 2 commercial
Subarea B:	Per site plan approval
Subarea C:	Per site plan approval
Subarea D:	Per site plan approval

Minimum Bicycle Parking: **1,205**

Subarea A:	239
Subarea B:	555
Subarea C:	411
Subarea D:	None (Non-Residential Use)

Note: Per 17-10-0102-B-3 one bike parking space will be provided for each auto parking space that is eliminated utilizing transit-served location reductions

Minimum Setbacks: Per plans



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 9, 2023

Katie Jahnke Dale
DLA Piper LLP
444 West Lake Street
Suite 900
Chicago, Illinois 60606

**Re: Minor Change to Residential-Business Planned Development No. 1522, Subarea A
901 N. Halsted St.**

Dear Ms. Janke Dale,

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1522 ("PD 1522") has been considered by the Department of Planning and Development ("DPD") pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1522. Onni Halsted Street Chicago LLC (the "Developer") currently owns all the property within the PD.

The Developer is seeking a minor change to Subarea A to:

- reduce the height of the building from 504' to 497';
- revise the façade cladding of the tower to use one captured glass system with two glazing and mullion colors;
- revise the building footprint to include rectilinear corners;
- reconfigure the crown of the tower;
- revise the design of the tower facades to feature an angular expression from the base of the building to the crown;
- update the rooftop mechanical screen to utilize materials and architectural expression found on the base of the building;
- revise the design of the tower to incorporate angled mullions and angled balcony walls;
- revise the design of the tower to include additional depth and plane changes;
- update typical floor plans to include more bedrooms per floor; and
- update typical floor plans and elevations to include a balcony in every dwelling unit.
- Revise the architecture at the podium, including replacement of the curved/segmented glazing with straight corners, revision of the mullion heights at Level 2 and revisions to the entry condition at Green and Peoria Streets.

The approval includes the following attached documents prepared by HPA and dated April 20, 2023:

- Subarea A - Site Plan
- Subarea A - LL2 Plan
- Subarea A – LL1 Plan
- Subarea A – 1st Floor Plan
- Subarea A – 2nd Floor Plan
- Subarea A – 5th Floor Plan
- Subarea A – 6th Floor Plan
- Subarea A – Typical Floor Plans
- North Elevation
- East Elevation
- South Elevation
- West Elevation
- Subarea A – Typical Podium Details
- Subarea A – Typical Tower Window Wall
- Subarea A – Inset Balcony Details
- Subarea A – Typical Projecting Balcony Details
- Subarea A - Landscape Plan
- Subarea A – Landscape Sections
- CDOT Site Plan
- CDOT North Site Plan
- CDOT Mid Site Plan
- CDOT South Site Plan

Regarding your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1522, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

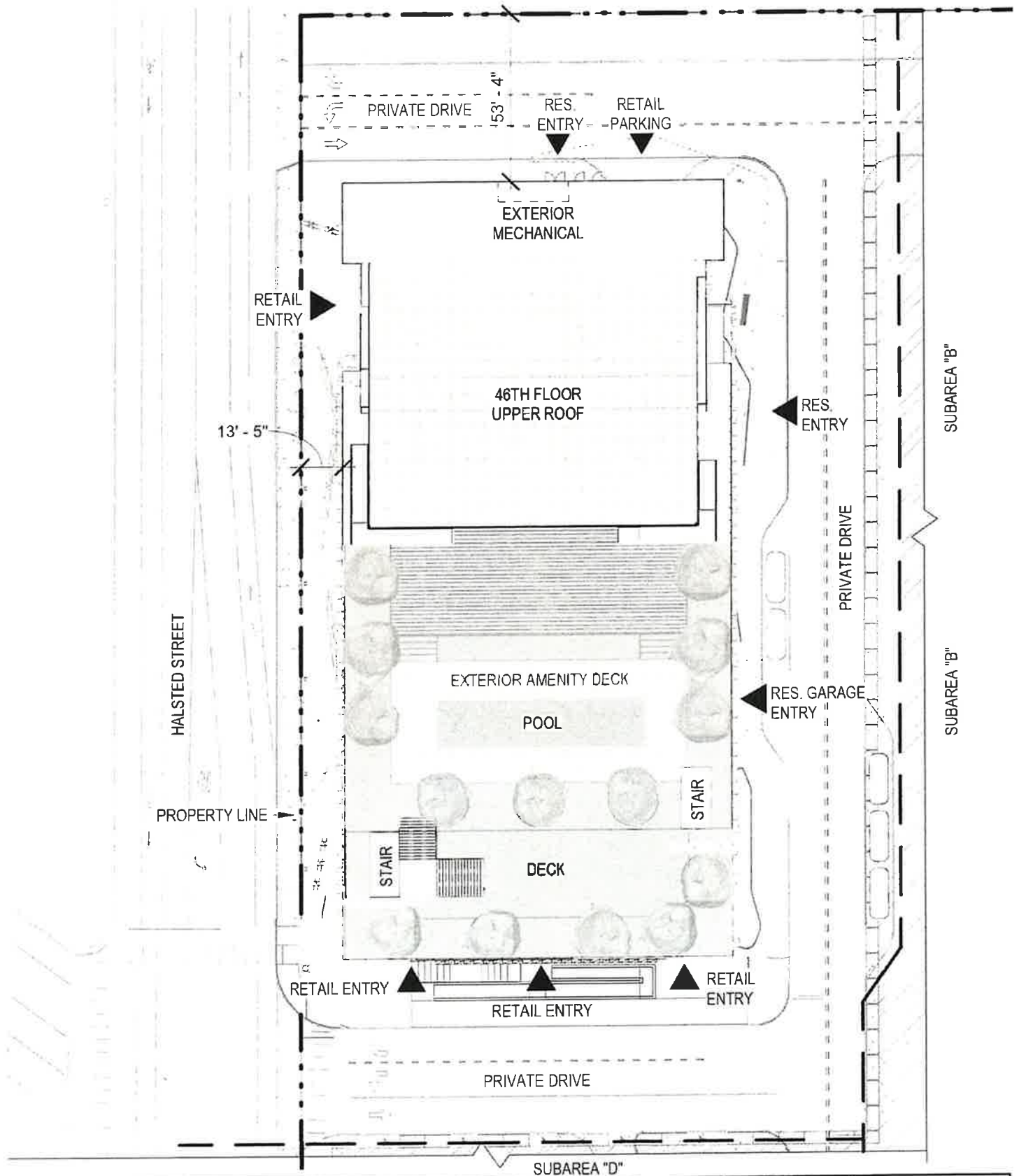
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Sincerely,

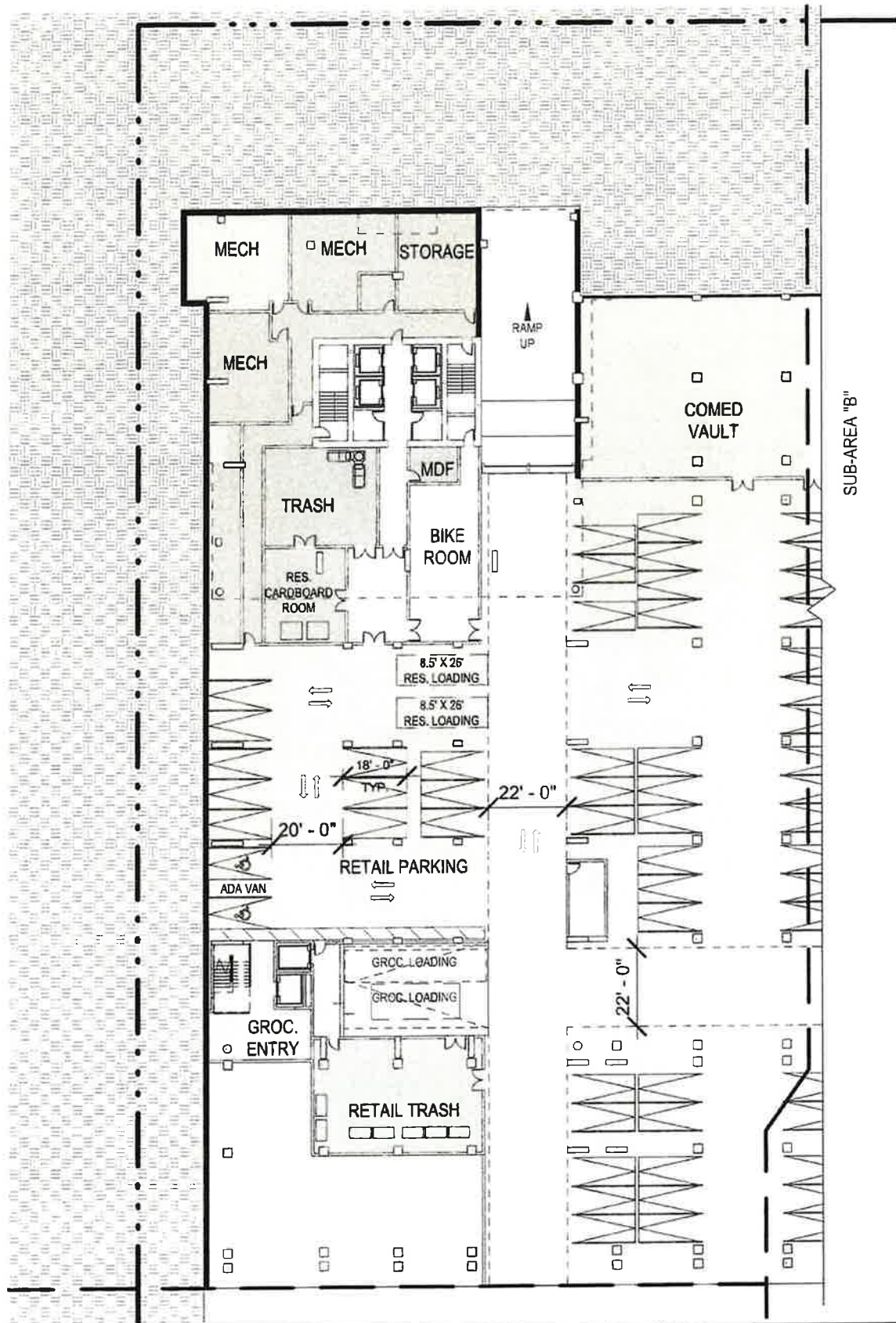


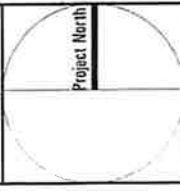
Noah Szafraniec,
Assistant Commissioner

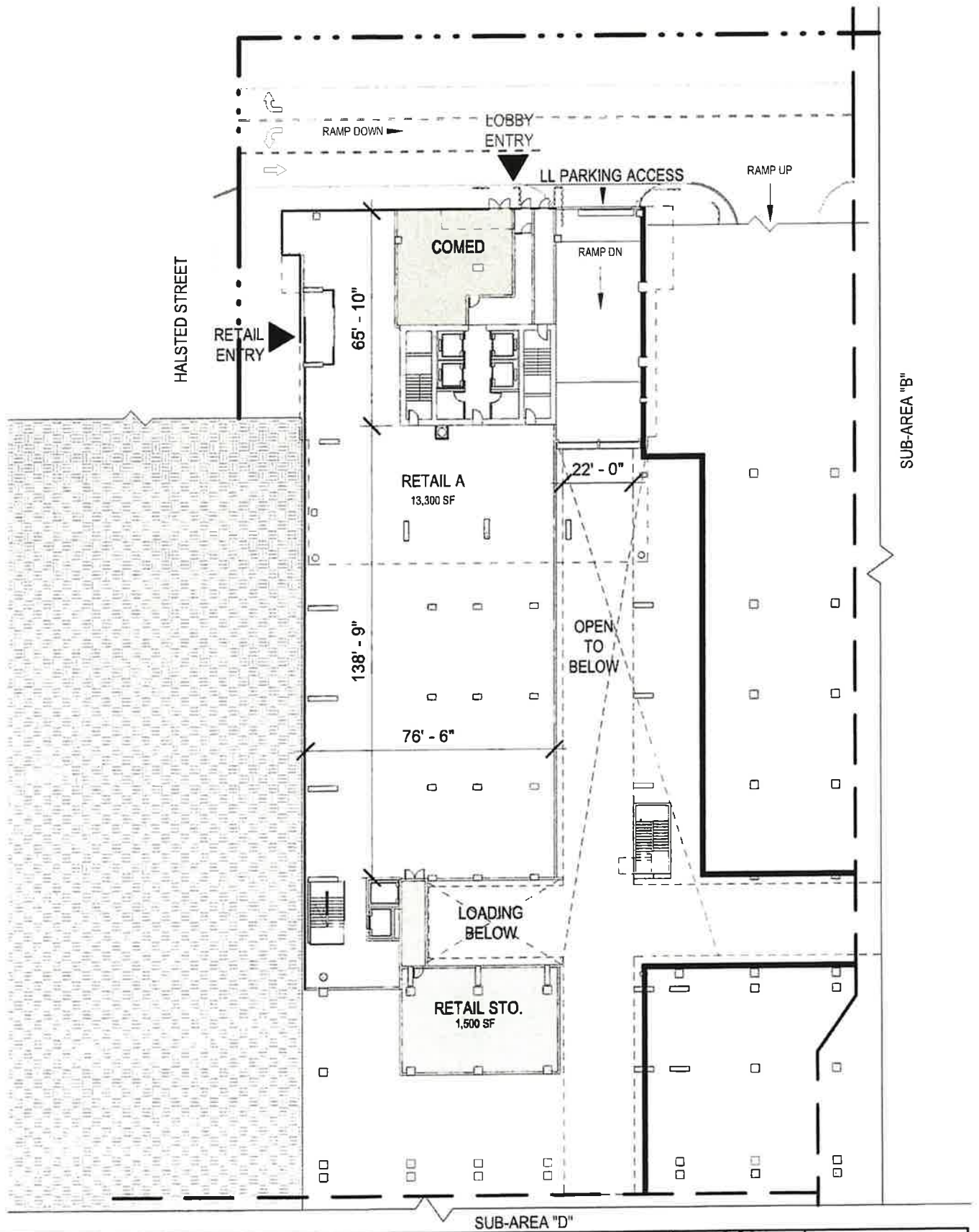
CC: Heidi Sperry, Teresa McLaughlin, Mike Marmo, Erik Glass, Main File



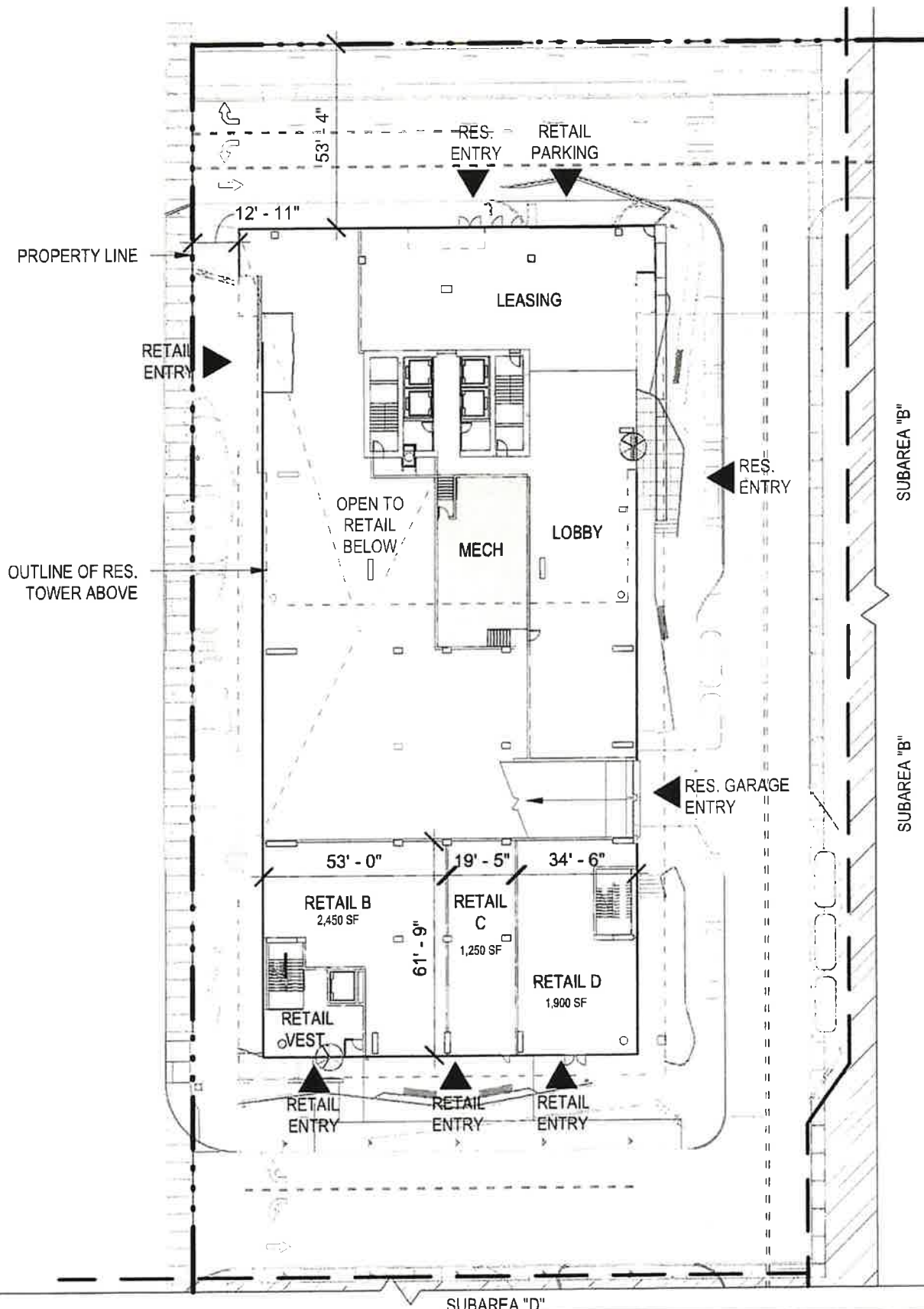
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		DRAWING SUBAREA 'A' SITE PLAN
ISSUED FOR MINOR CHANGE: 04/20/2023	SCALE: 1" = 40'-0"	

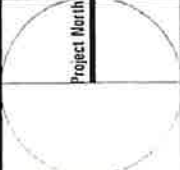


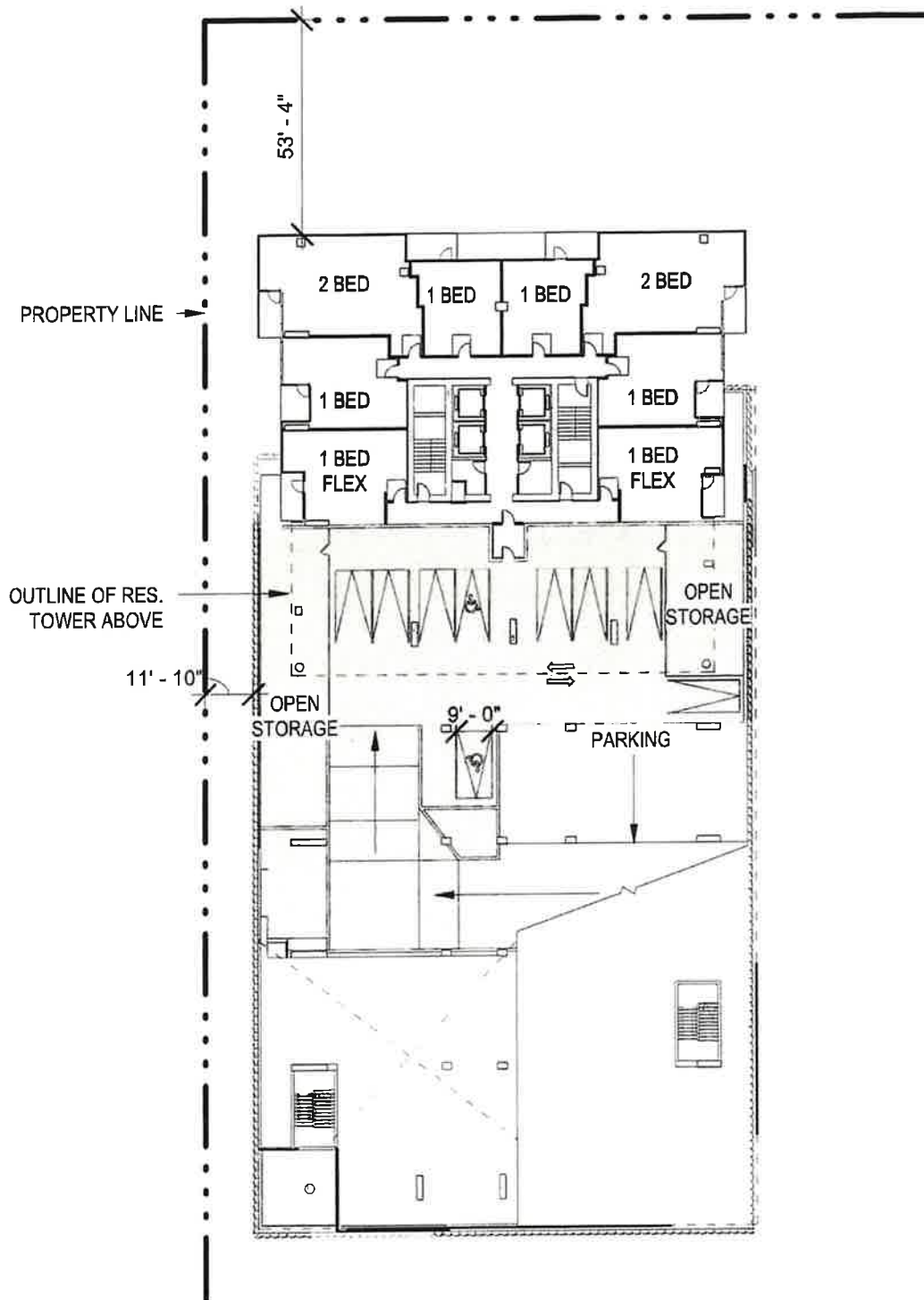
<p>ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642</p>		<p>DRAWING</p>
<p>ISSUED FOR MINOR CHANGE: 04/20/2023</p>	<p>SCALE: 1" = 40'-0"</p>	<p>SUBAREA 'A' LL2 PLAN</p>



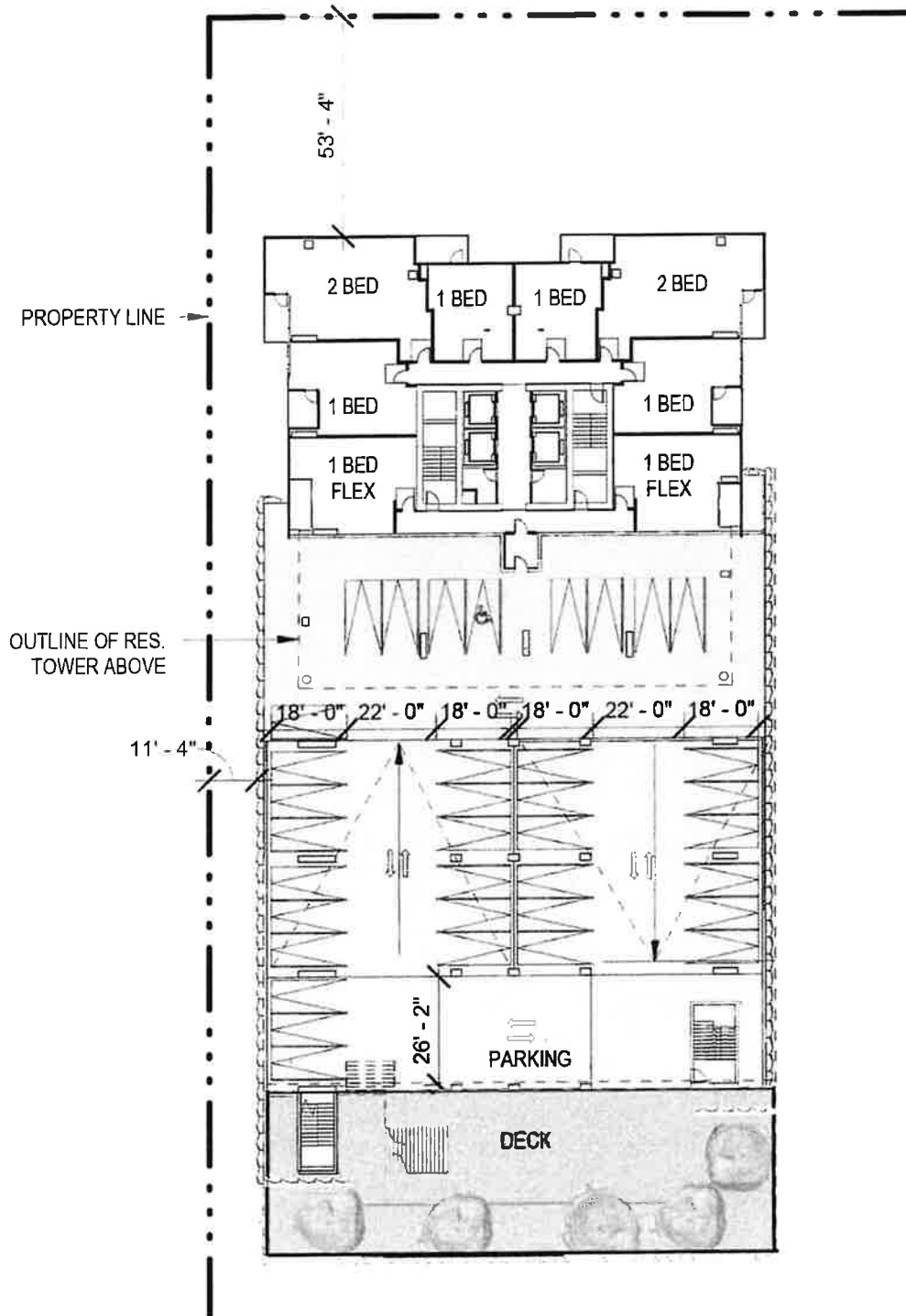
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642	SCALE: 1" = 40'-0"		DRAWING
ISSUED FOR MINOR CHANGE: 04/20/2023			SUBAREA 'A' LL1 PLAN

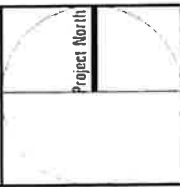


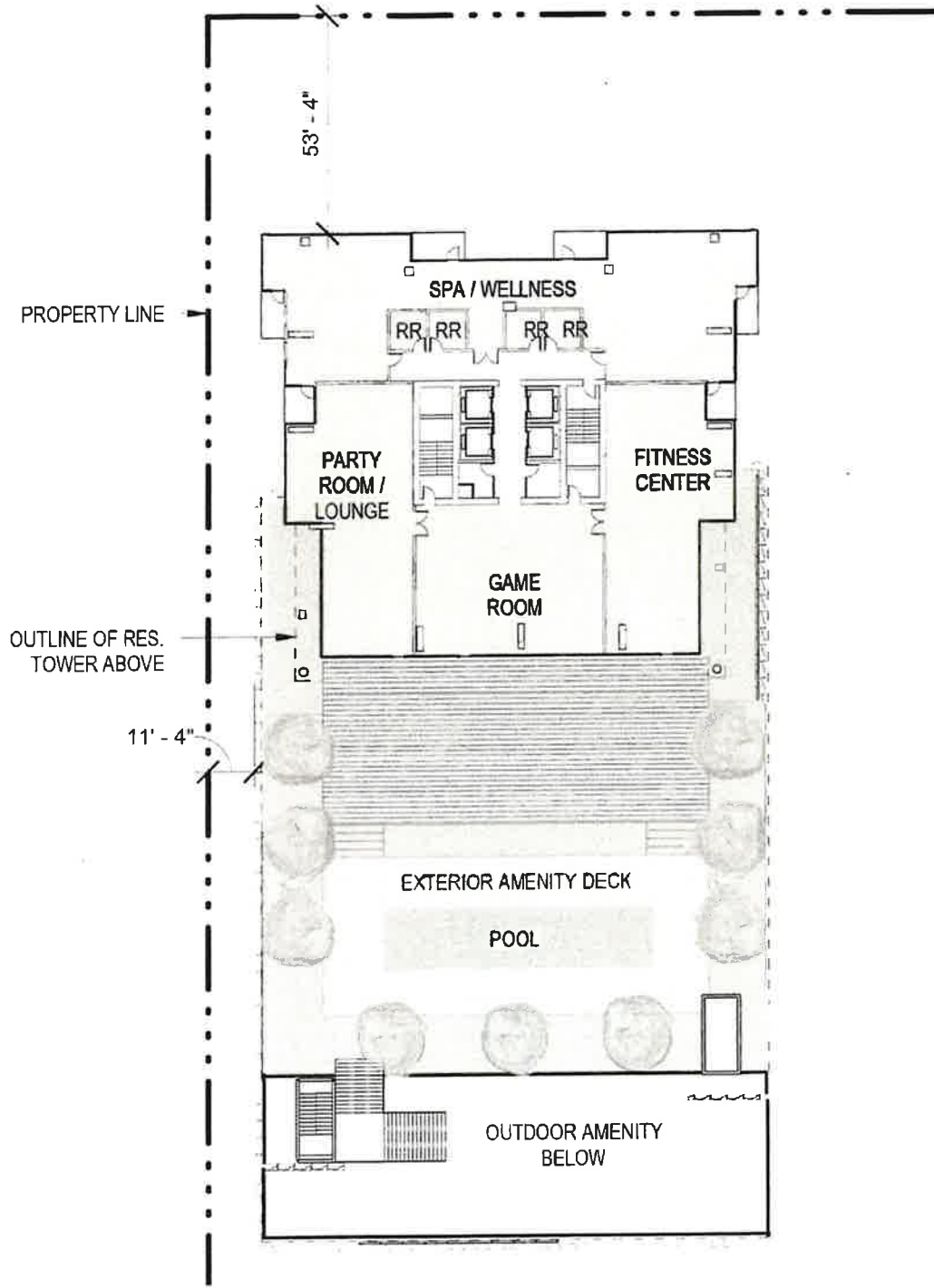
<p>ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642</p>		<p>DRAWING</p>
<p>ISSUED FOR MINOR CHANGE: 04/20/2023</p>	<p>SCALE: 1" = 40'-0"</p>	<p>SUBAREA 'A' 1ST FLOOR PLAN</p>



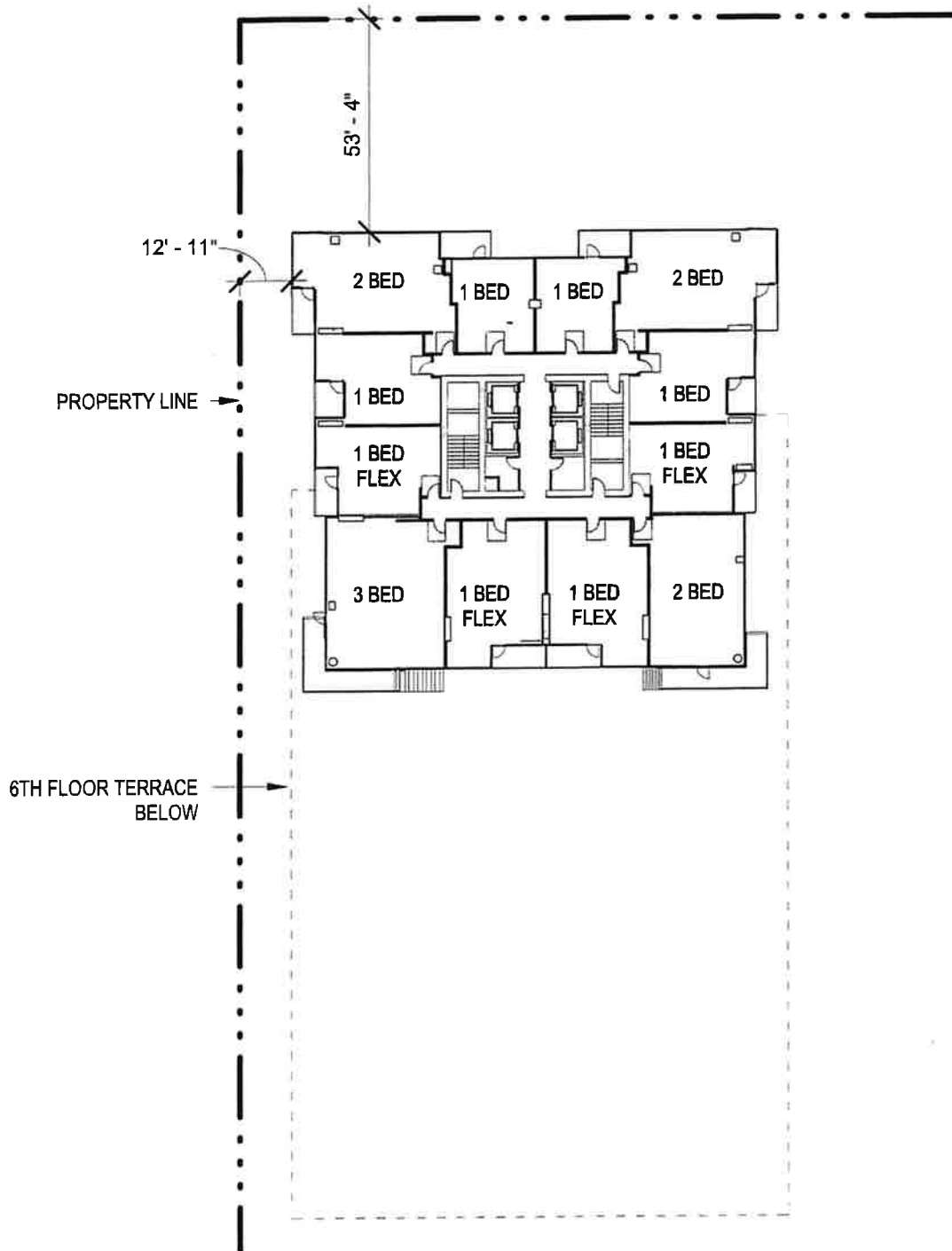
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		Project North	DRAWING
ISSUED FOR MINOR CHANGE: 04/20/2023	SCALE: 1" = 40'-0"		SUBAREA 'A' 2ND FLOOR PLAN

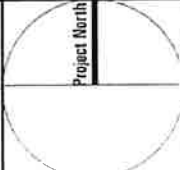


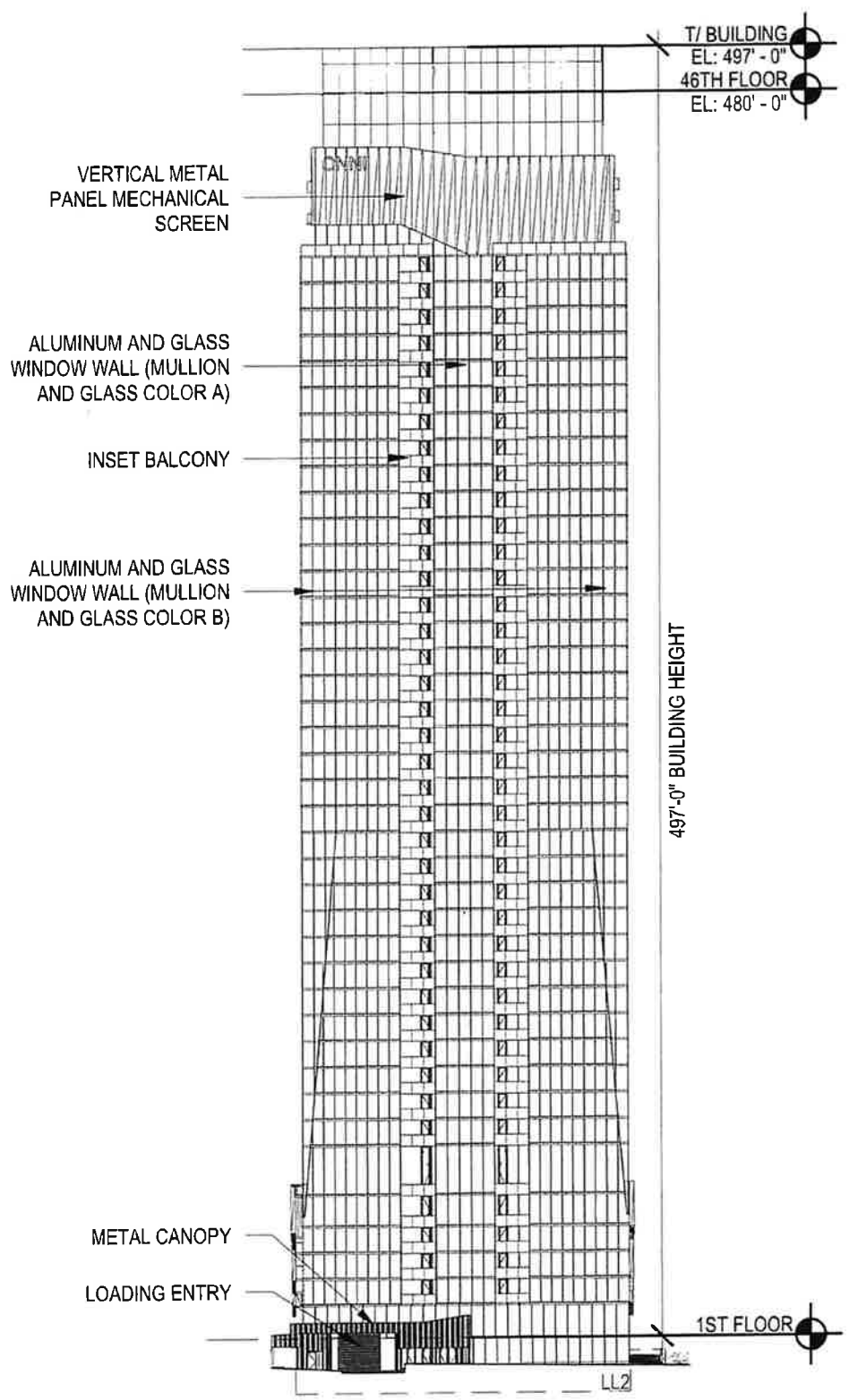
<p>ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642</p>	<p>SCALE: 1" = 40'-0"</p>	<p>Project North</p> 	<p>DRAWING SUBAREA 'A' 5TH FLOOR PLAN</p>
<p>ISSUED FOR MINOR CHANGE: 04/20/2023</p>			



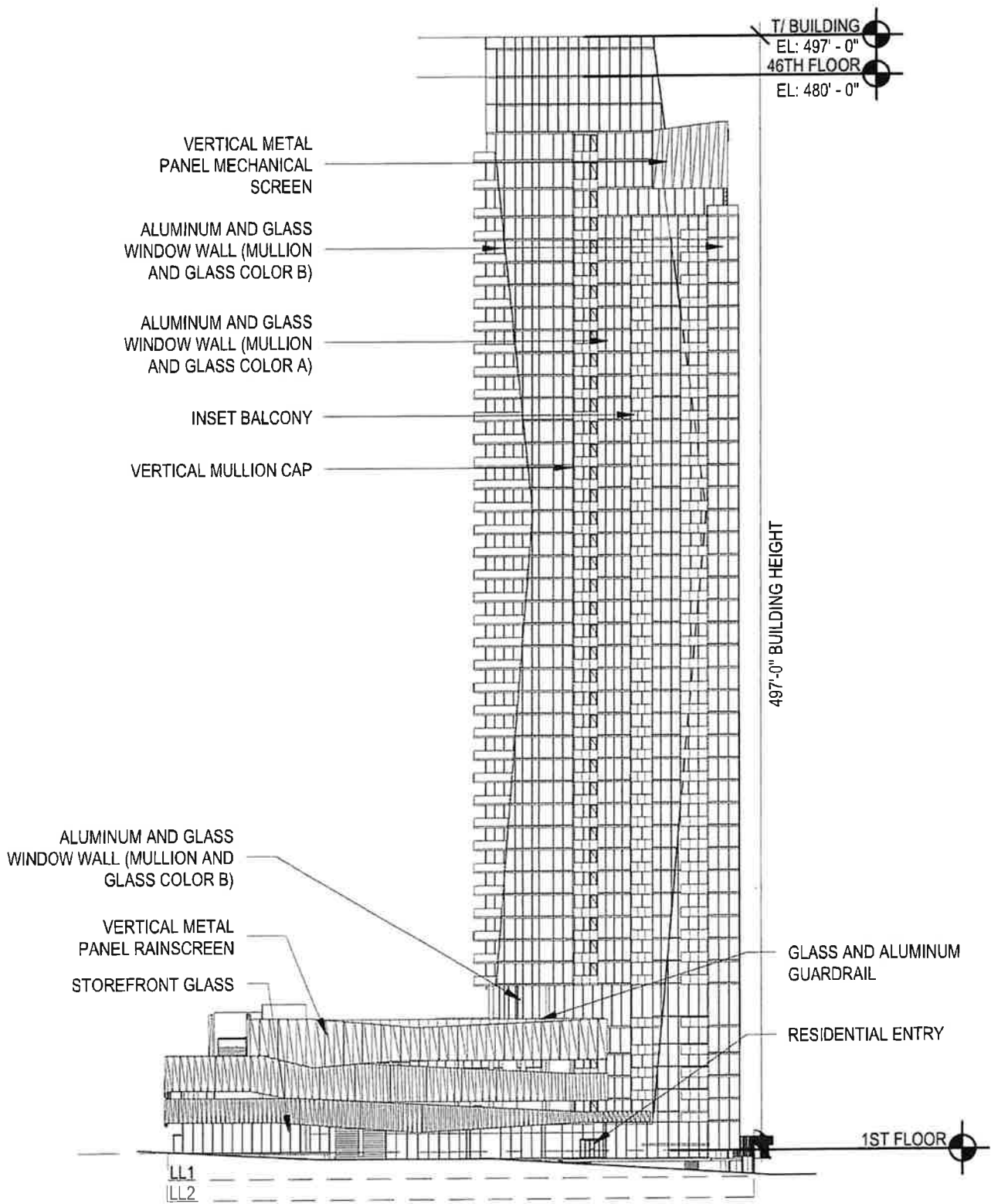
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642			DRAWING
ISSUED FOR MINOR CHANGE: 04/20/2023	SCALE: 1" = 40'-0"		SUBAREA 'A' 6TH FLOOR PLAN



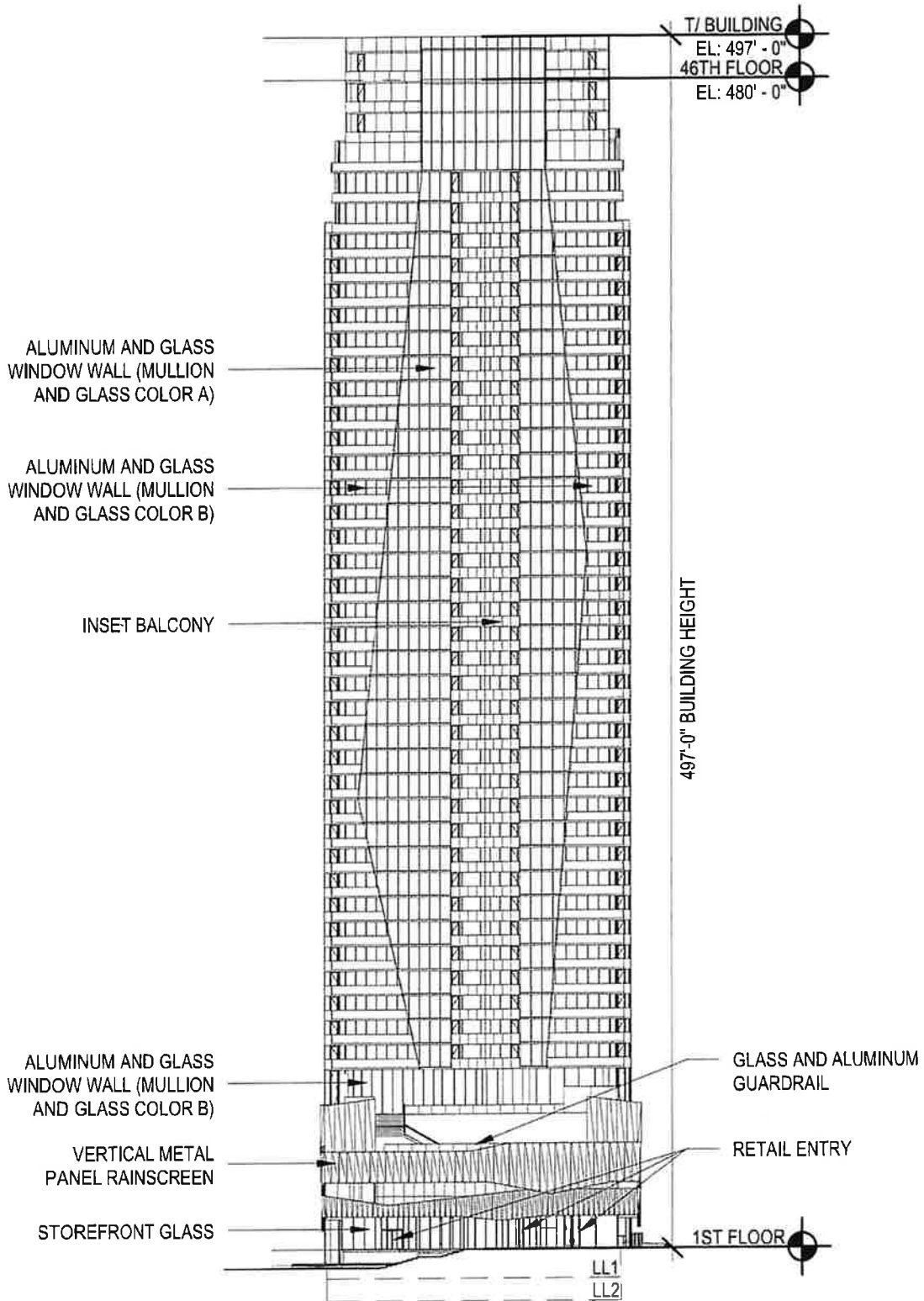
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642			DRAWING
ISSUED FOR MINOR CHANGE: 04/20/2023	SCALE: 1" = 40'-0"		SUBAREA 'A' TYPICAL FLOOR PLANS



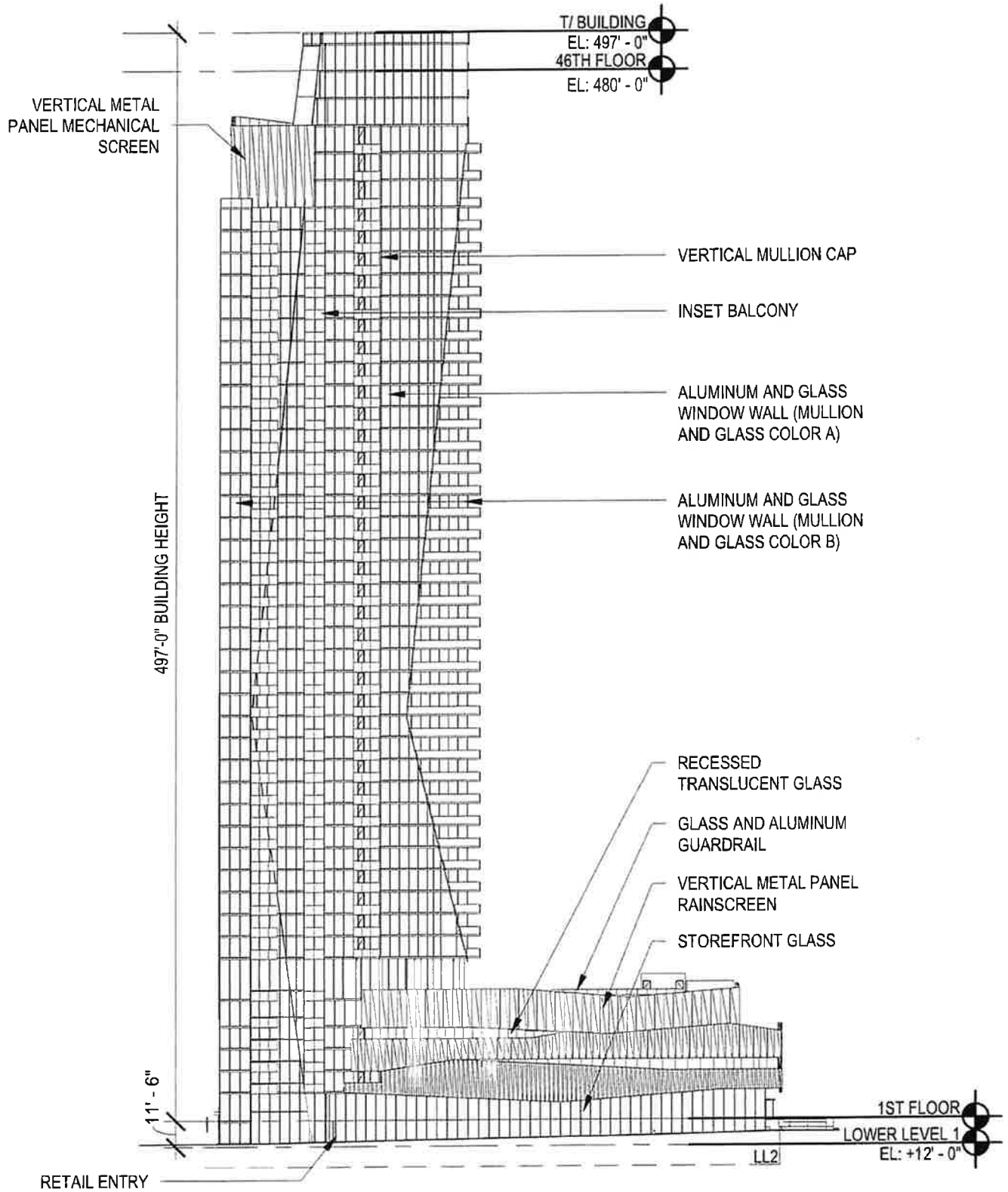
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		DRAWING NORTH ELEVATION
ISSUED FOR MINOR CHANGE: 04/20/2023	SCALE: 1" = 60'-0"	



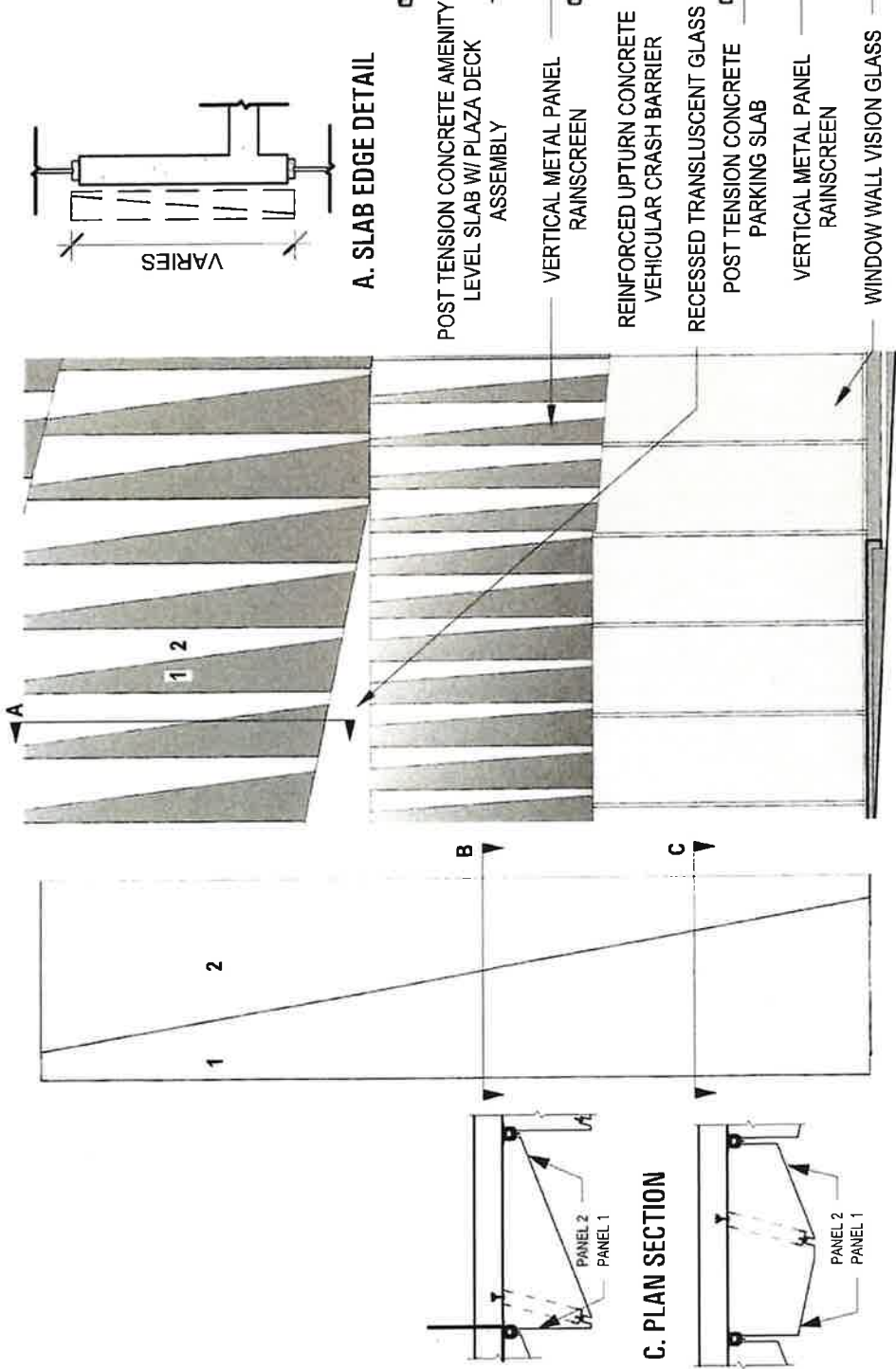
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		DRAWING EAST ELEVATION
ISSUED FOR MINOR CHANGE: 04/20/2023	SCALE: 1" = 60'-0"	



ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		DRAWING SOUTH ELEVATION
ISSUED FOR MINOR CHANGE: 04/20/2023	SCALE: 1" = 60'-0"	

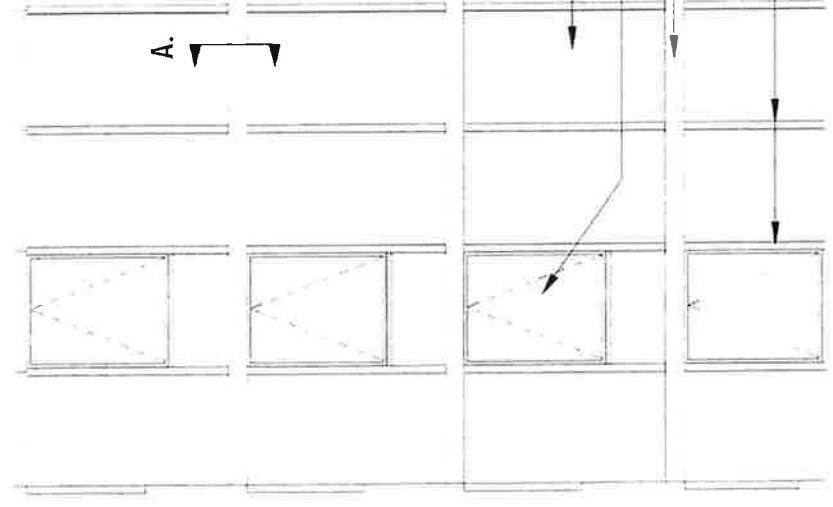
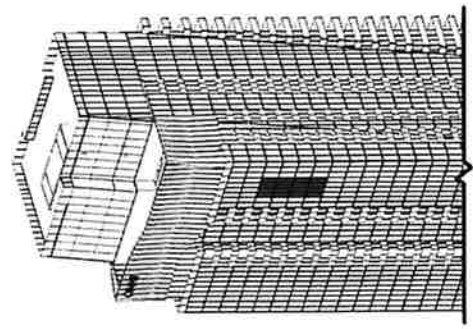


ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		DRAWING WEST ELEVATION
ISSUED FOR MINOR CHANGE: 04/20/2023	SCALE: 1" = 60'-0"	

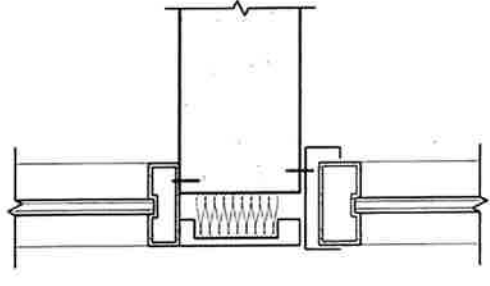


AXONOMETRIC

ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		DRAWING SUBAREA 'A' TYPICAL PODIUM DETAILS
ISSUED FOR MINOR CHANGE: 04/20/2023		
SCALE: As indicated		

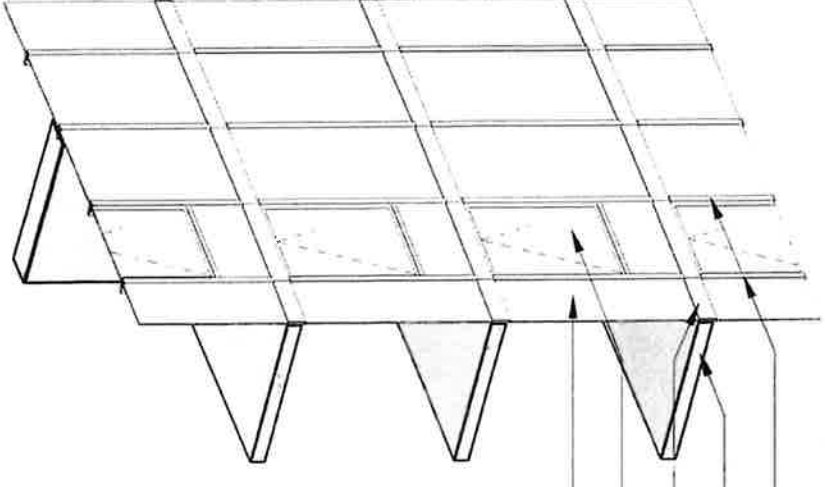


ENLARGED ELEVATION



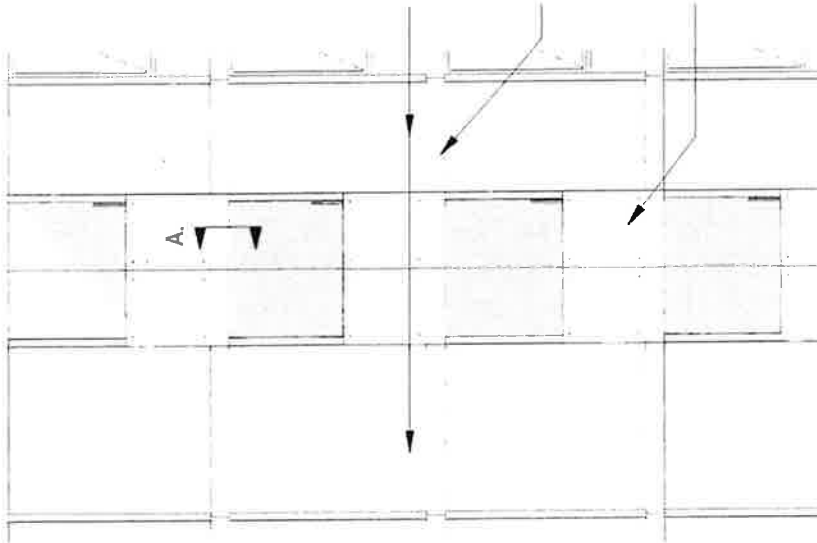
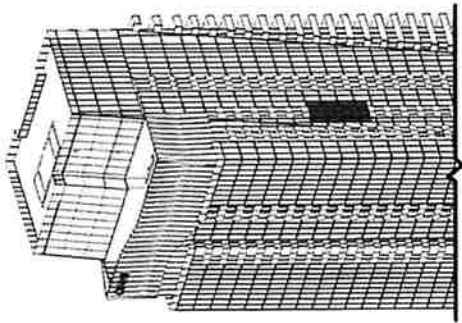
A. SLAB EDGE DETAIL

- WINDOW WALL VISION GLASS
- OPERABLE AWNING WINDOW
- METAL SLAB EDGE COVER
- POST TENSION CONCRETE SLAB
- CAPTURED GLASS, PRE-FINISHED ALUMINUM WINDOW MULLION

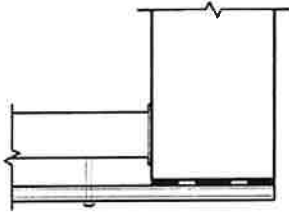


AXONOMETRIC

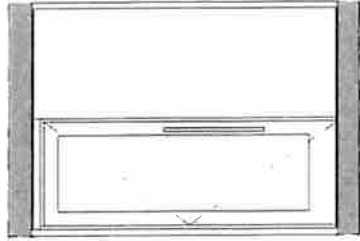
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642 ISSUED FOR MINOR CHANGE: 04/20/2023		DRAWING SUBAREA 'A' TYPICAL TOWER WINDOW WALL
SCALE: As indicated		



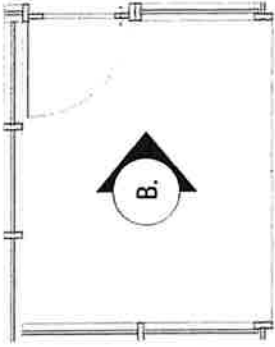
ENLARGED ELEVATION



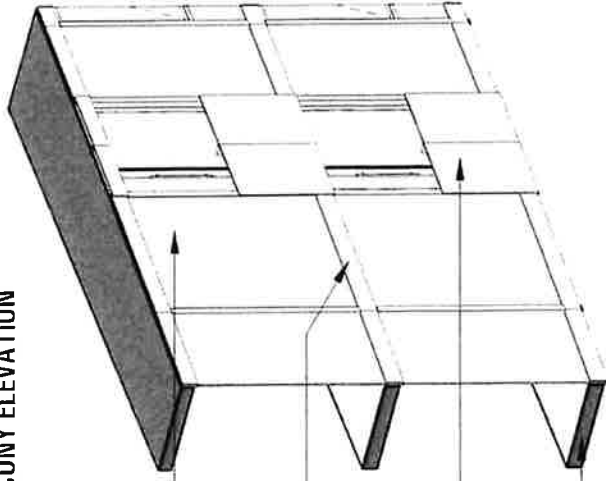
A. SLAB EDGE DETAIL



B. BALCONY ELEVATION



BALCONY PLAN



AXONOMETRIC

WINDOW WALL VISION GLASS

METAL SLAB EDGE COVER

TEMPERED GLASS BALCONY RAILING WITH TRANSLUCENT FRIT

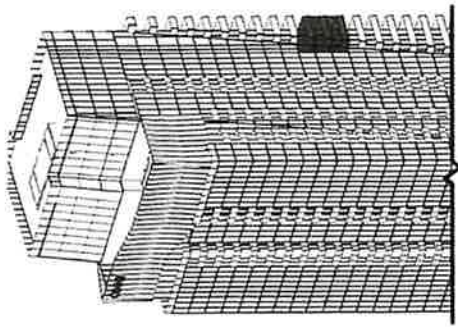
POST TENSION CONCRETE SLOPED BALCONY SLAB

ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642

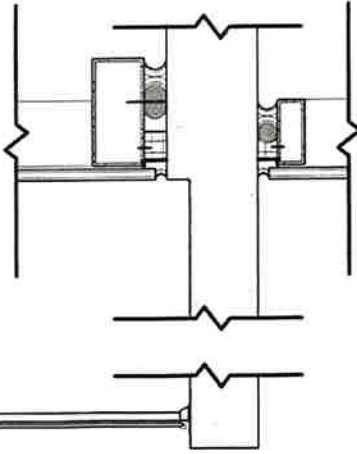
ISSUED FOR MINOR CHANGE: 04/20/2023

DRAWING

SUBAREA 'A' TYPICAL INSET BALCONIES



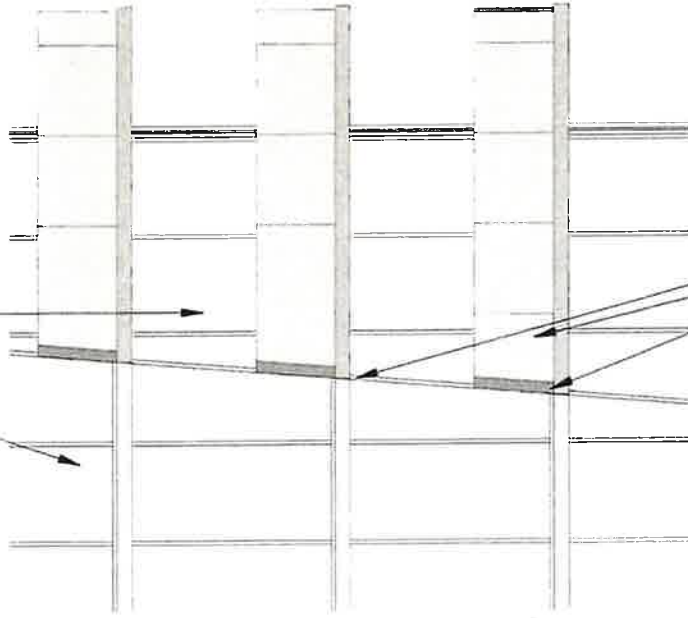
TOP MOUNTED BALCONY
GLASS RAILING



SLAB EDGE DETAIL

ALUMINUM AND GLASS WINDOW WALL
(MULLION AND GLASS COLOR A)

ALUMINUM AND GLASS WINDOW WALL
(MULLION AND GLASS COLOR B)

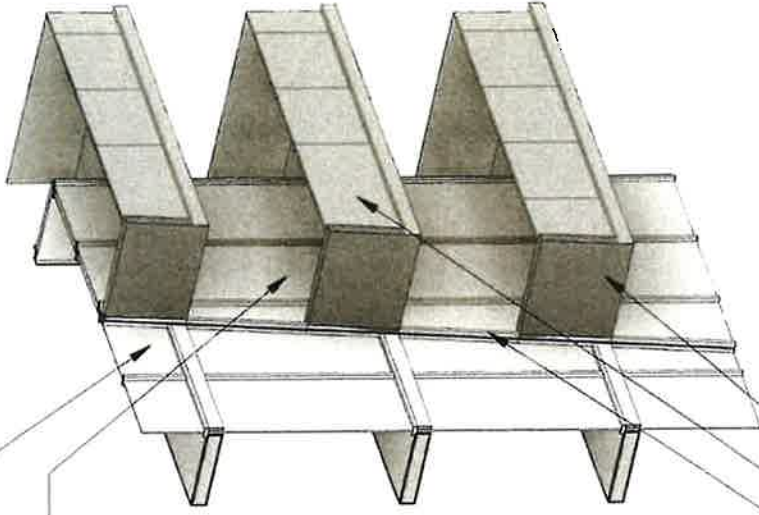


ENLARGED ELEVATION

DIAGONAL WINDOW MULLION

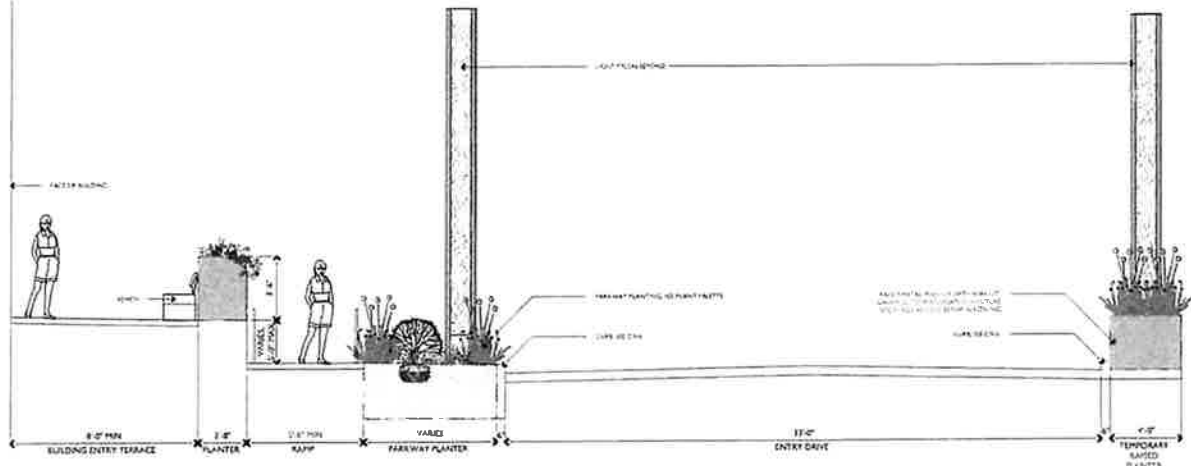
BALCONY GLASS AND RAILING

UPTURN BALCONY EDGE

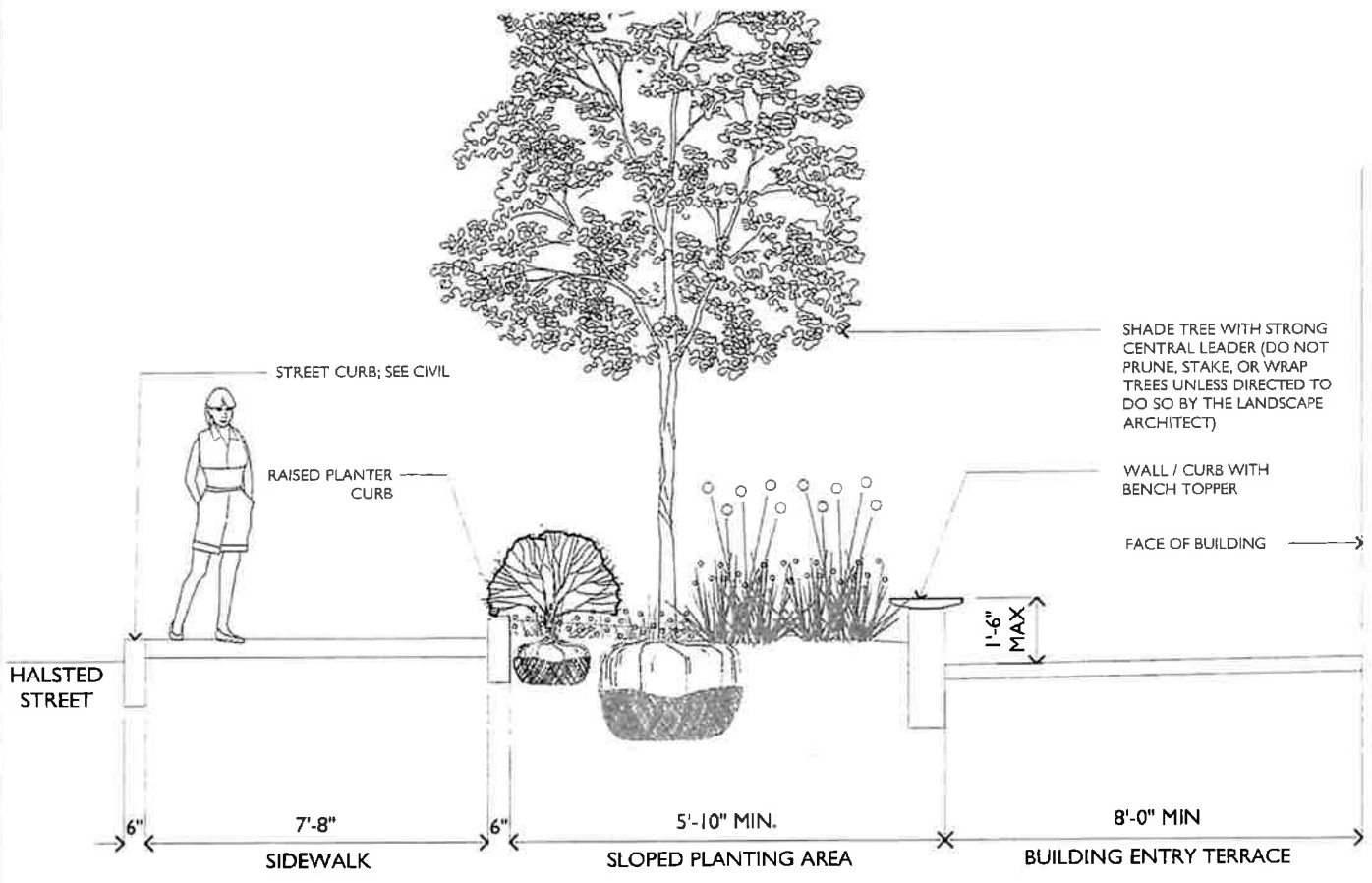


AXONOMETRIC

<p>ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642</p> <p>ISSUED FOR MINOR CHANGE: 04/20/2023</p>		<p>DRAWING</p> <p>SUBAREA 'A' TYPICAL</p> <p>PROJECTING BALCONY DETAIL</p>
<p>SCALE: As indicated</p>		

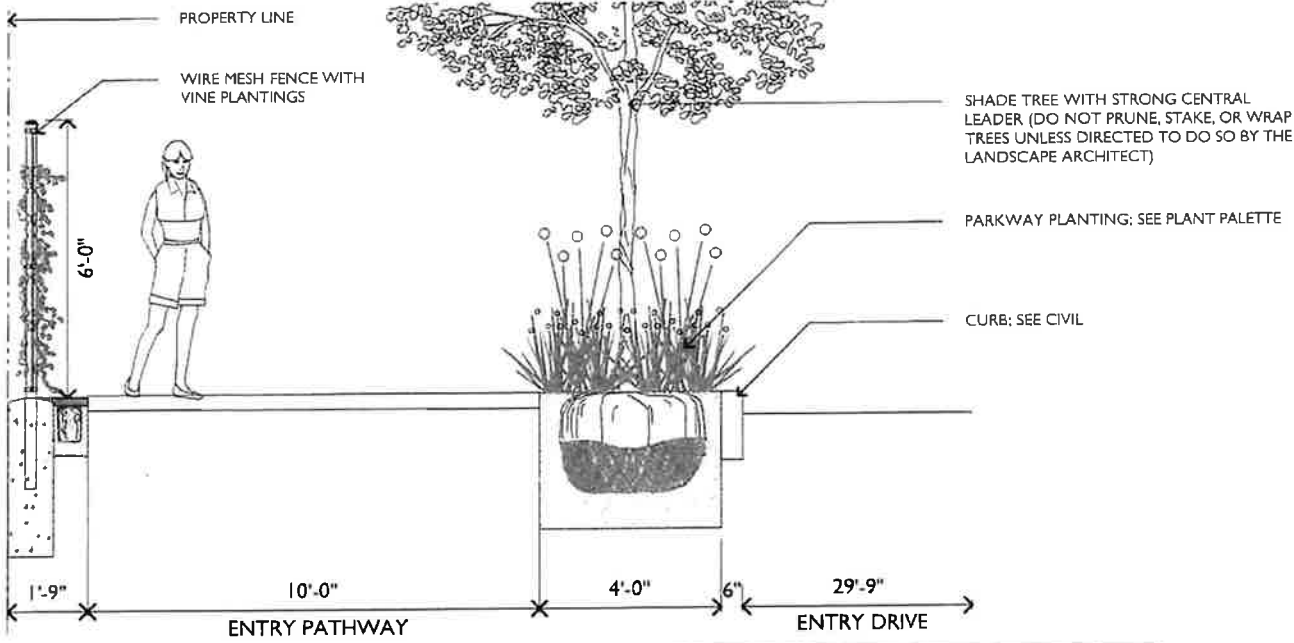


1 SECTION SCALE: 1"=10'

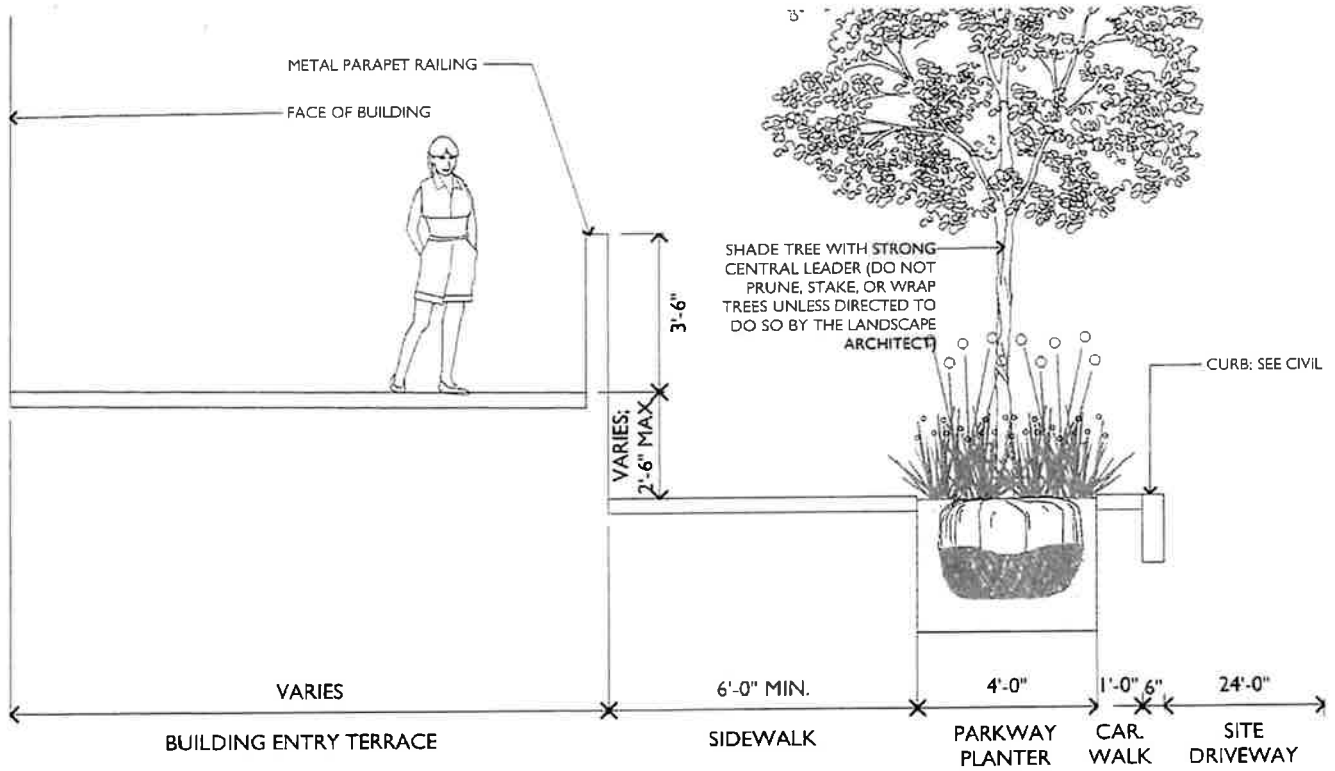


2 SECTION SCALE: 1/4"=1'

ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		DRAWING LANDSCAPE SECTIONS
ISSUED FOR MINOR CHANGE: 04/20/2023	SCALE: AS NOTED	

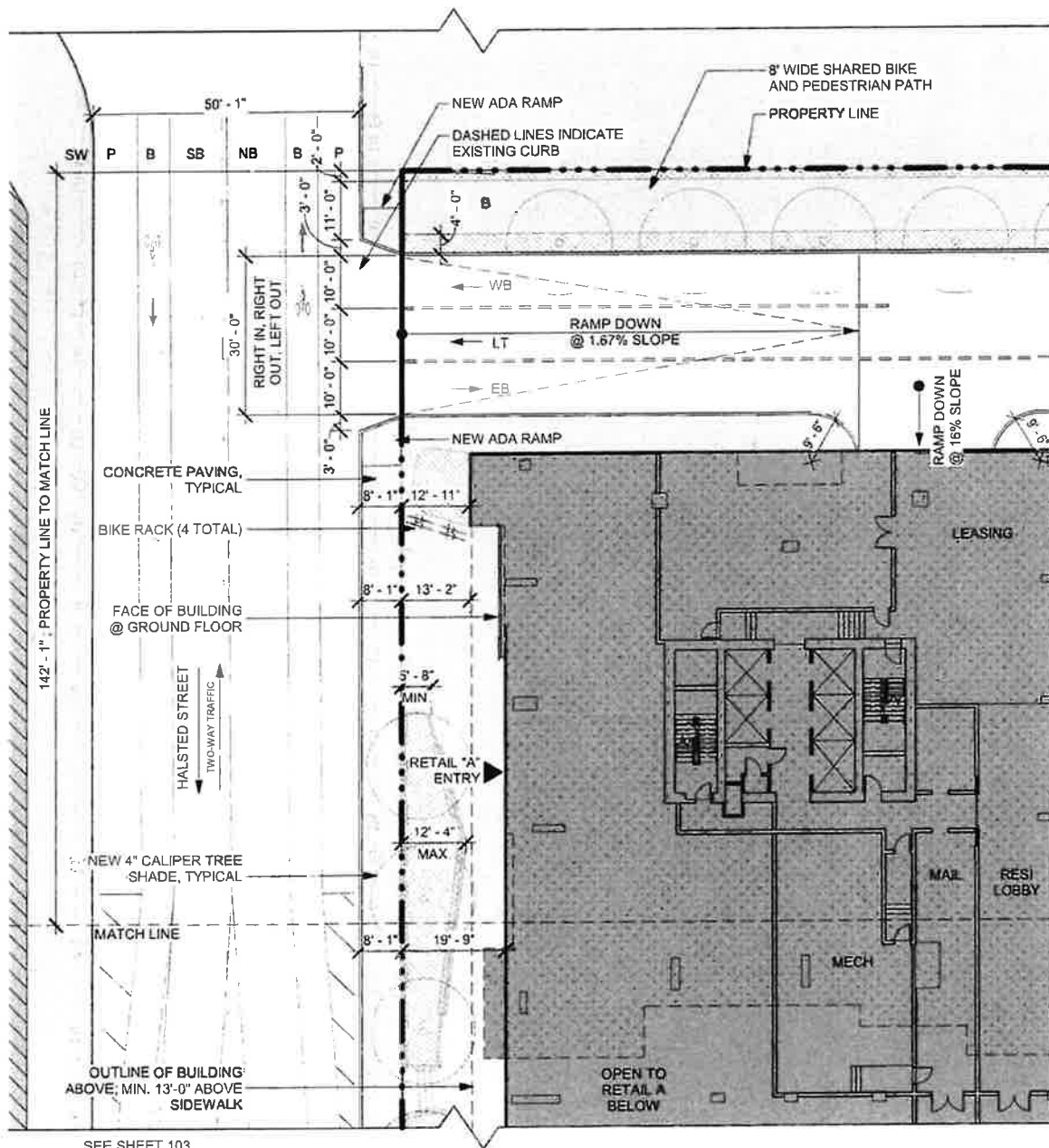


3 SECTION SCALE: 1/4"=1'



4 SECTION SCALE: 1/4"=1'

ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		DRAWING LANDSCAPE SECTIONS
ISSUED FOR MINOR CHANGE: 04/20/2023	SCALE: AS NOTED	



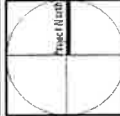
SEE SHEET 103

NOTE: ALL TREES SHOWN ALONG HALSTED STREET ARE NEW

HARTSHORNE PLUNKARD ARCHITECTURE
HPA
 316 WEST WALTON STREET
 CHICAGO, IL 60610
 312.226.4488
 HPARCHITECTURE.COM

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

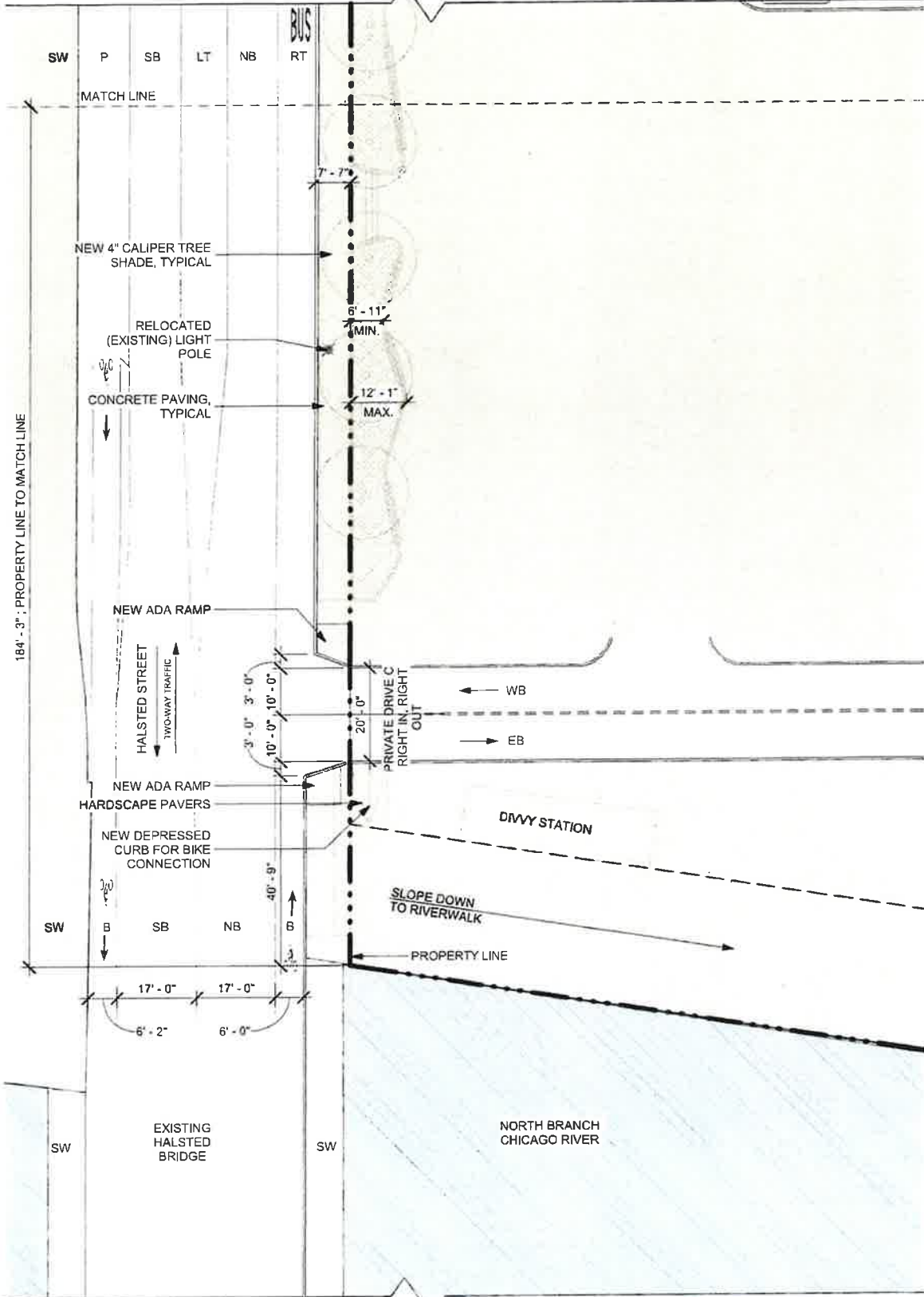
Onni Halsted Pointe
 901 N. HALSTED ST. CHICAGO, IL 60642



SCALE
 1" = 20'-0"
 DATE
 06/05/2023

DRAWING 102
 CDOT - NORTH
 SITE PLAN

SEE SHEET 103



NOTE: ALL TREES SHOWN ALONG HALSTED STREET ARE NEW

HARTSHORNE PLUNKARD ARCHITECTURE
HPA
 315 WEST WALTON STREET
 CHICAGO, IL 60610
 312.226.4488
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PLANS AND ALL SPECIFICATIONS ARE SUBJECT TO REVISION AS DEEMED NECESSARY OR ADVISABLE BY BUILDER, ARCHITECT, OR AS REQUIRED BY LAW.

Onni Halsted Pointe
 901 N. HALSTED ST. CHICAGO, IL 60642

Project North

SCALE	1" = 20'-0"
DATE	06/05/2023

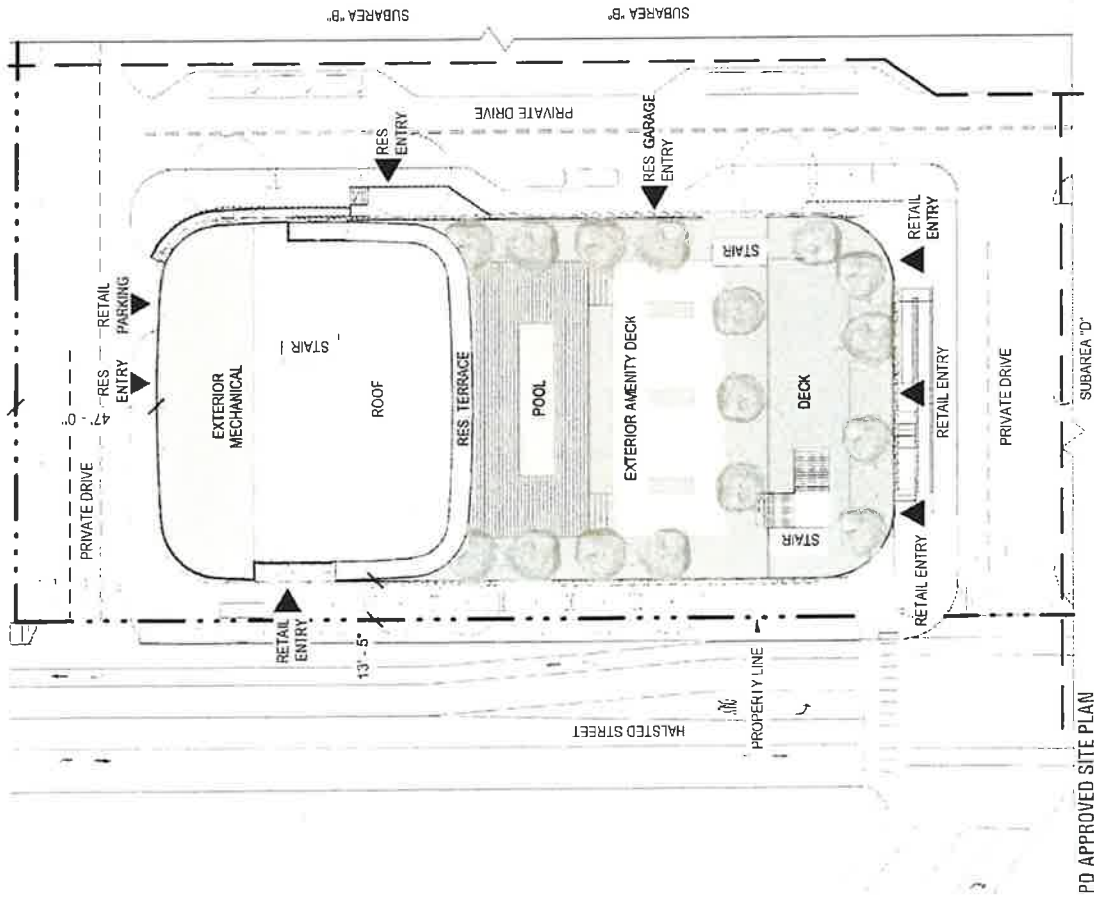
DRAWING	104
CDOT - SOUTH	SITE PLAN

Halsted Pointe

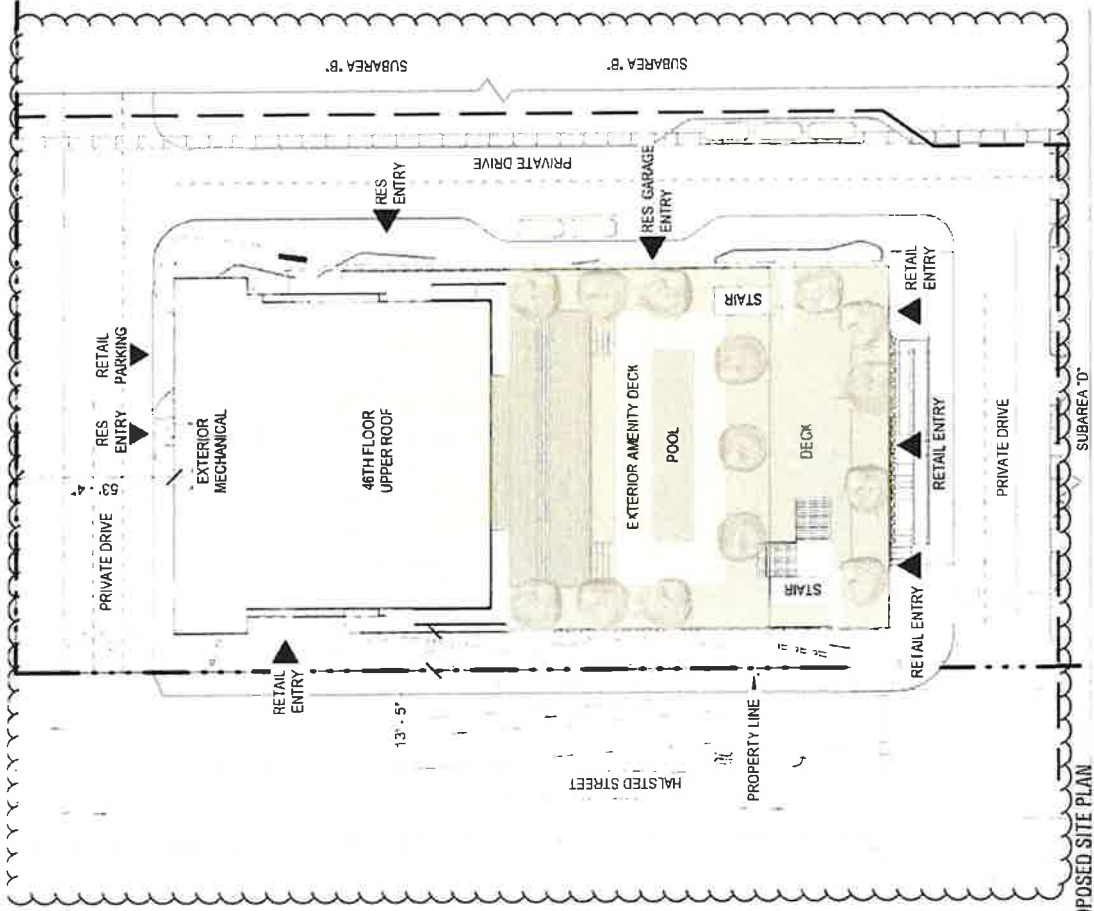
PROPOSED DESIGN REVISIONS - SUBAREA 'A'

04/20/2023





PD APPROVED SITE PLAN



PROPOSED SITE PLAN

HALSTED POINTE

CHICAGO, IL
 PROPOSED DESIGN REVISIONS - SUBAREA 'A'
 04.20.2023

COMPARATIVE SUBAREA 'A' SITE PLAN

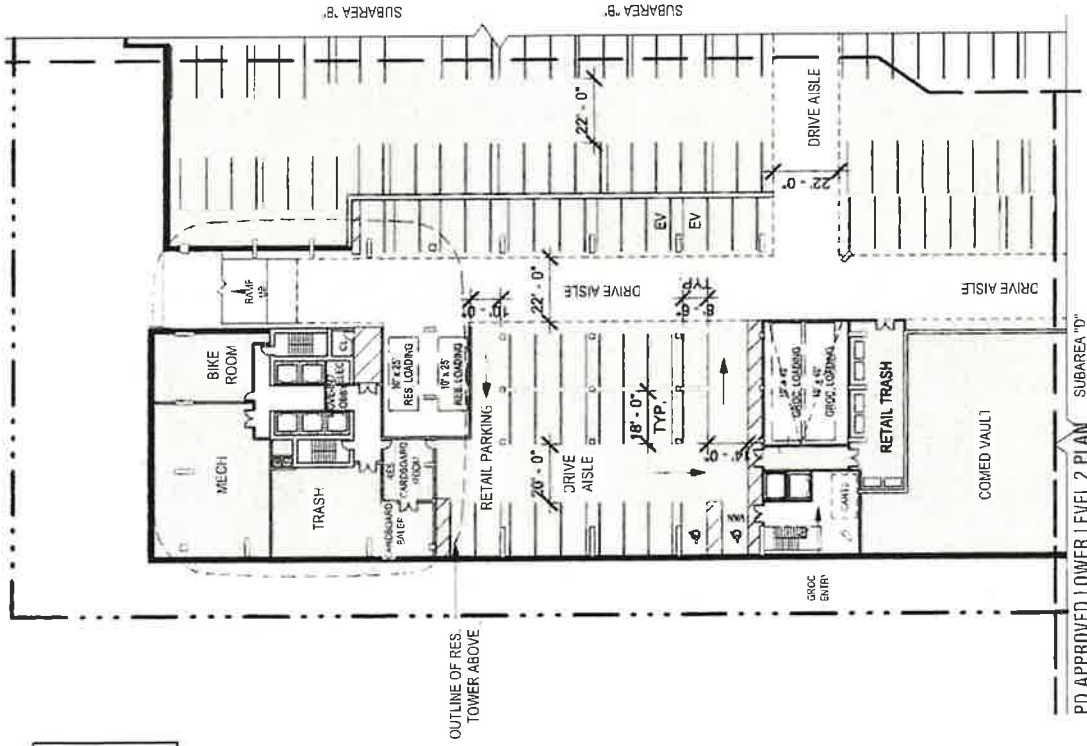
1" = 40'

PROPOSED CHANGES:

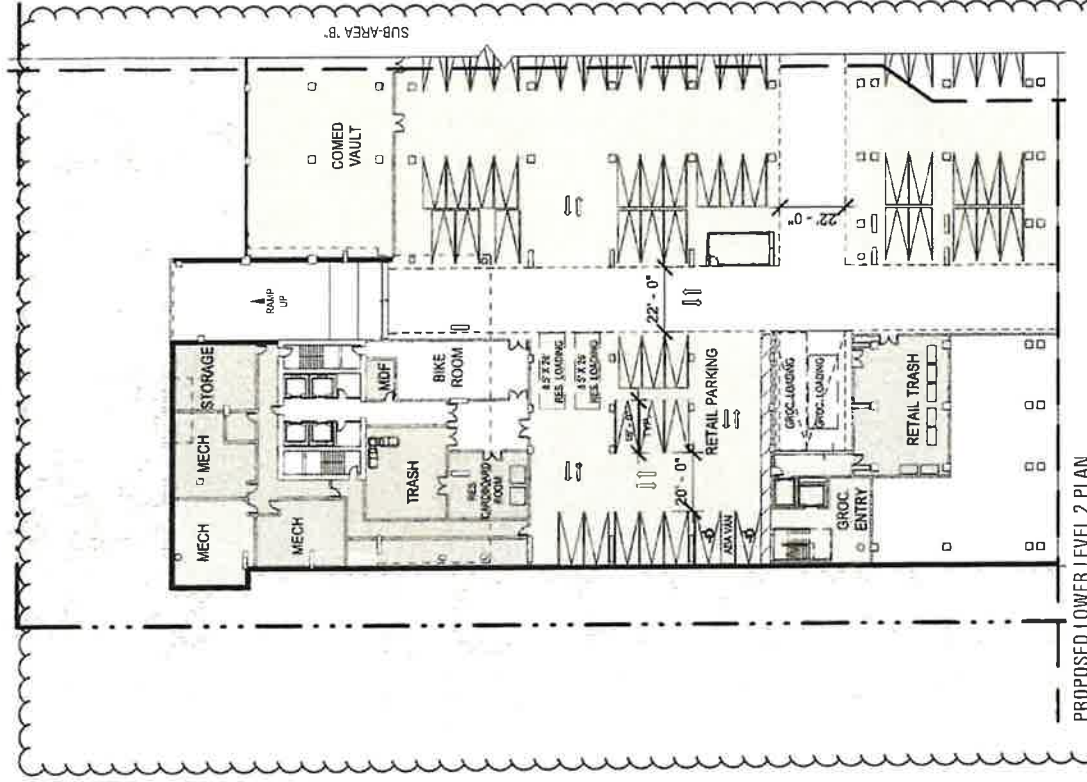
- > Corners of tower are squared off and more dynamic
- > Angular expression in the tower is followed through on top and base
- > The setback between the building and the northern property line was increased 6'-0"



FINAL PROGRAM
 AYDOUT CONTINGENT
 ON ARCHITECTURAL
 REVIEW



PD APPROVED LOWER LEVEL 2 PLAN SUBAREA 'D'



PROPOSED LOWER LEVEL 2 PLAN

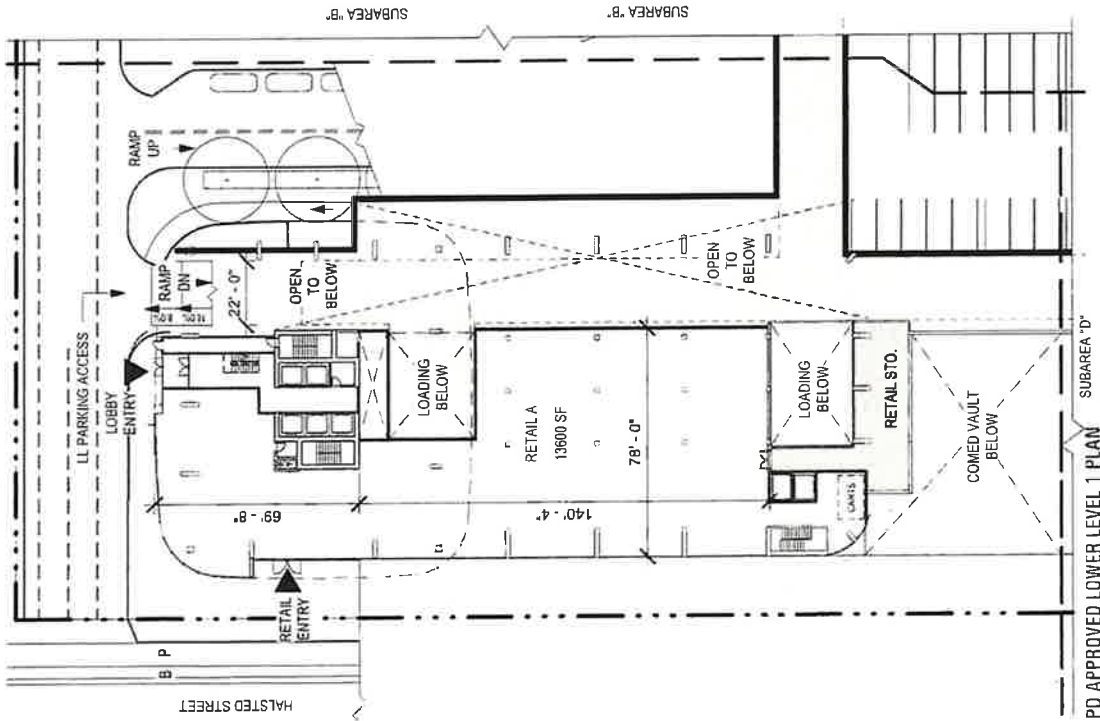
COMPARATIVE LOWER LEVEL 2 PLANS
 1" = 40'

HALSTED POINTE

CHICAGO, IL
 PROPOSED DESIGN REVISIONS - SUBAREA 'A'
 04.20.2023



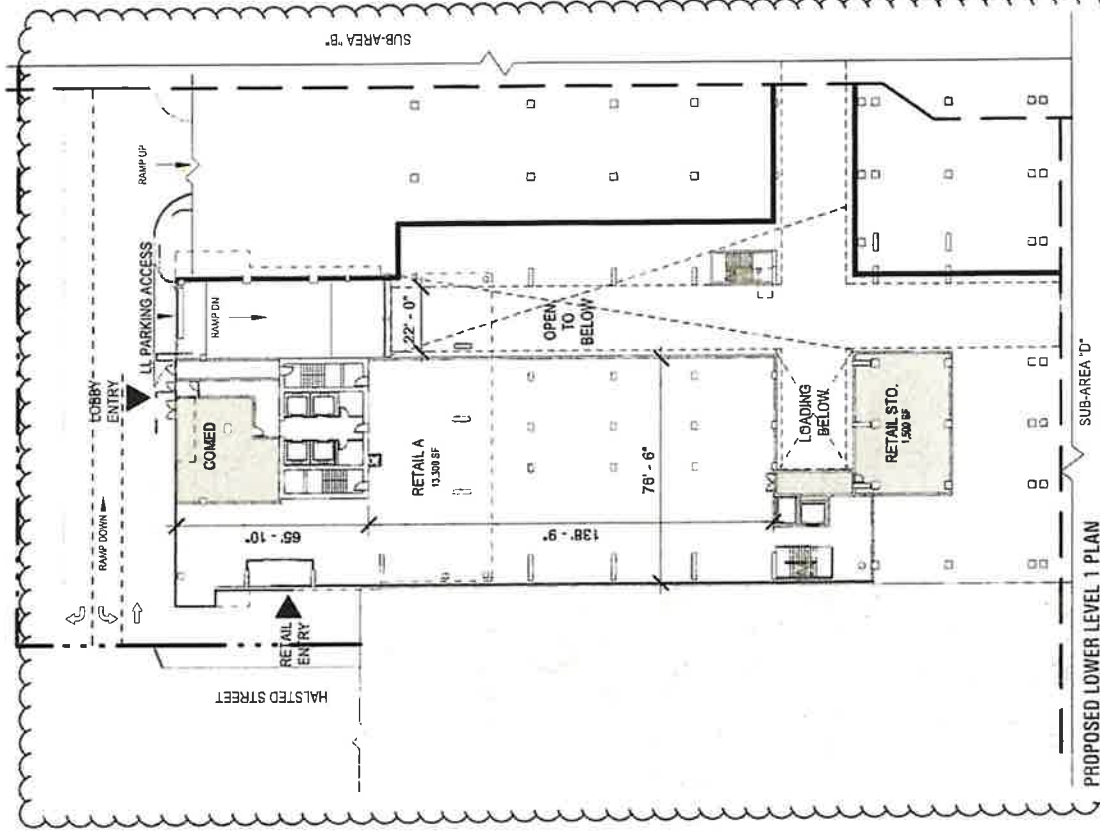
FINAL PROGRAM
 AYOUT CONTINGENT
 ON ARCHITECTURAL
 REVIEW



PD APPROVED LOWER LEVEL 1 PLAN

HALSTED POINTE

CHICAGO, IL
 PROPOSED DESIGN REVISIONS - SUBAREA 'A'
 04.20.2023



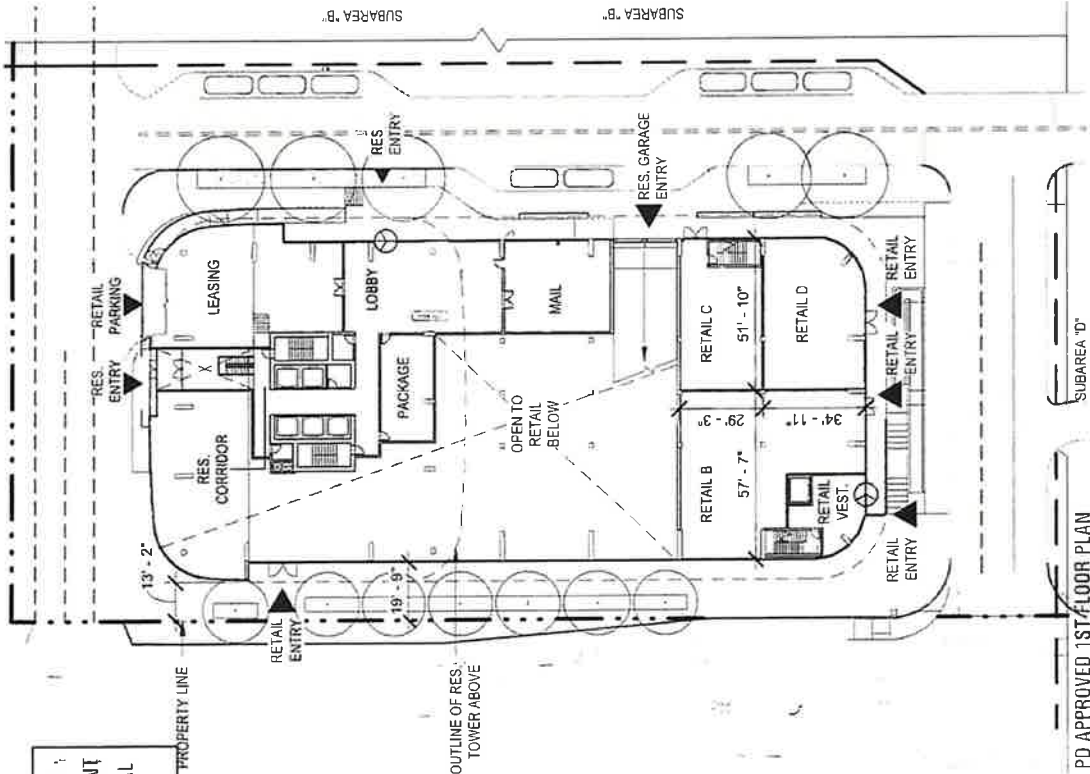
PROPOSED LOWER LEVEL 1 PLAN

COMPARATIVE LOWER LEVEL 1 PLANS



1" = 40'

FINAL PROGRAM
 AYOUT CONTINGENT
 ON ARCHITECTURAL
 REVIEW

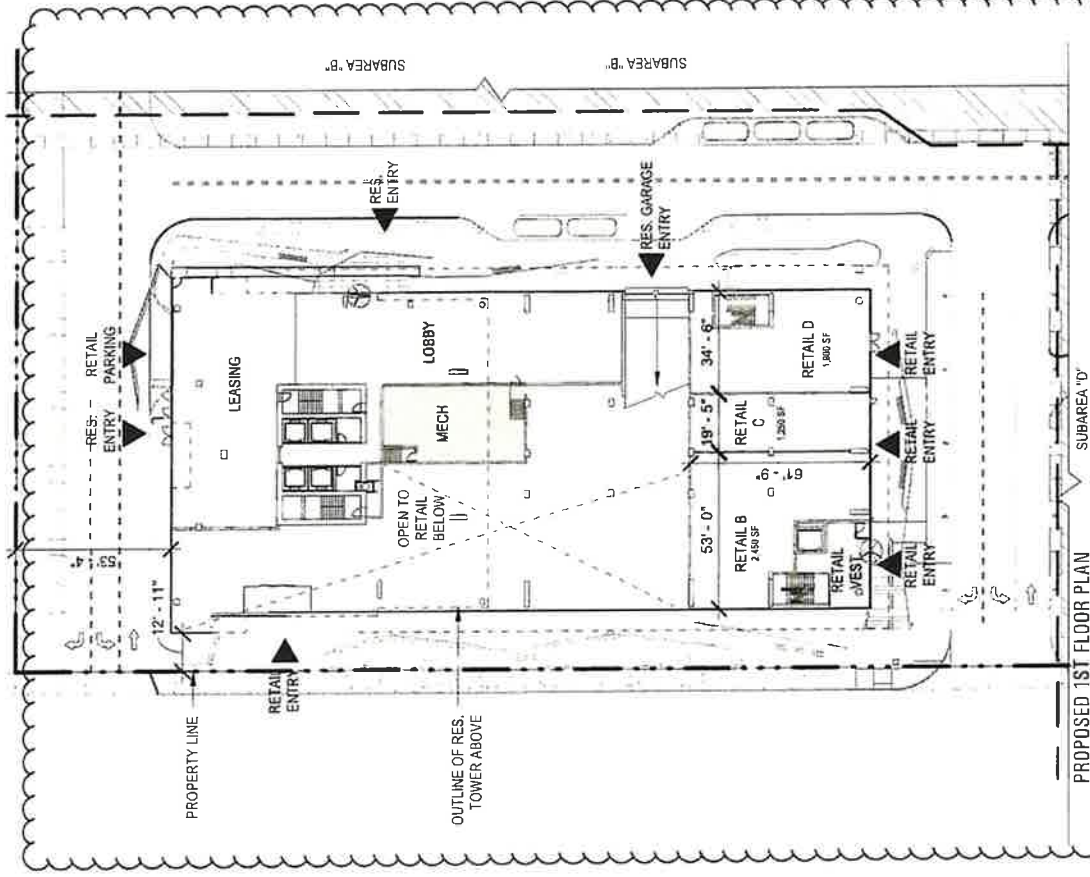


PD APPROVED 1ST FLOOR PLAN

SUBAREA 'D'

HALSTED POINTE

CHICAGO, IL
 PROPOSED DESIGN REVISIONS - SUBAREA 'A'
 04.20.2023



PROPOSED 1ST FLOOR PLAN

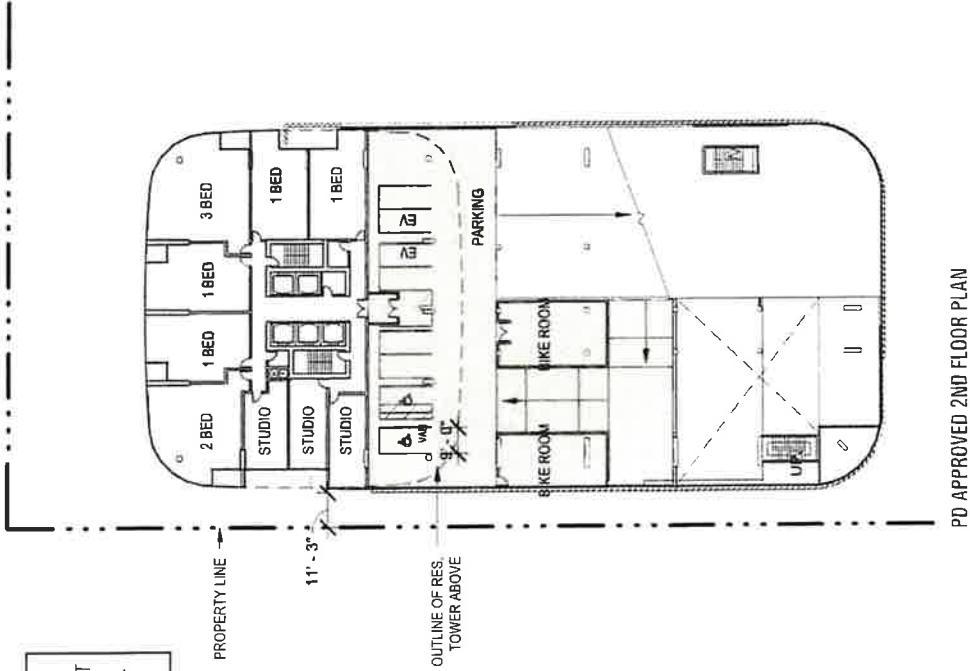
SUBAREA 'D'

COMPARATIVE 1ST FLOOR PLANS

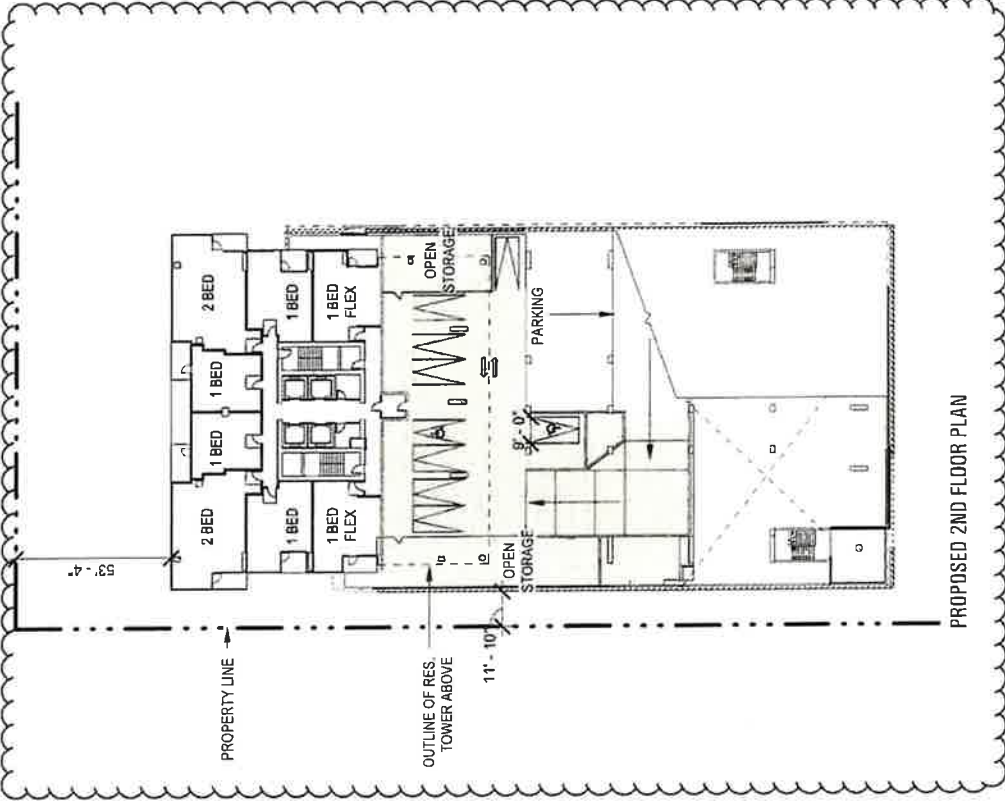
1" = 40'



FINAL PROGRAM
 AYOOT CONTINGENT
 ON ARCHITECTURAL
 REVIEW



PD APPROVED 2ND FLOOR PLAN



PROPOSED 2ND FLOOR PLAN

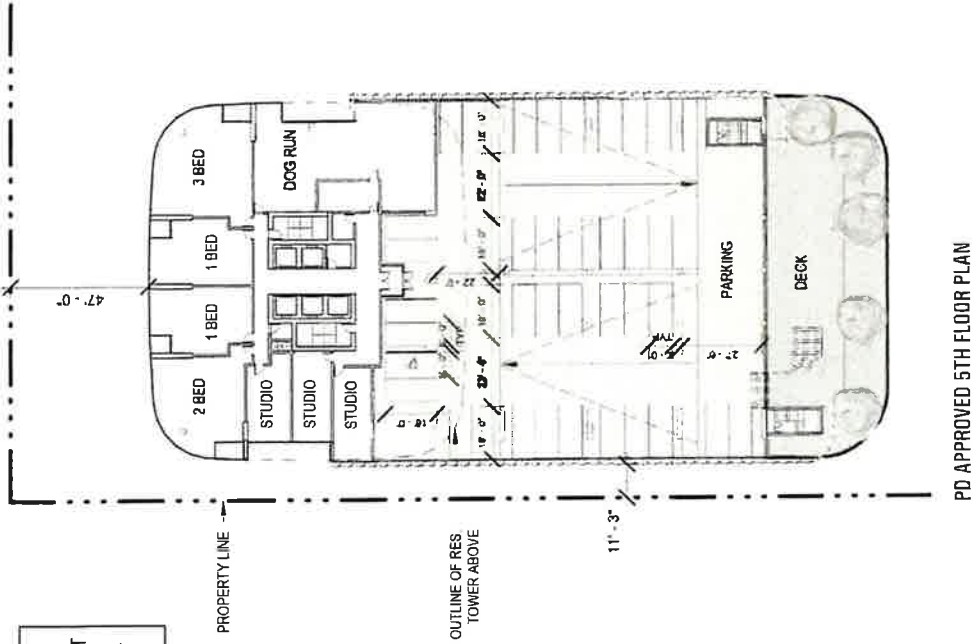
HALSTED POINTE

CHICAGO, IL
 PROPOSED DESIGN REVISIONS - SUBAREA 'A'
 04.20.2023

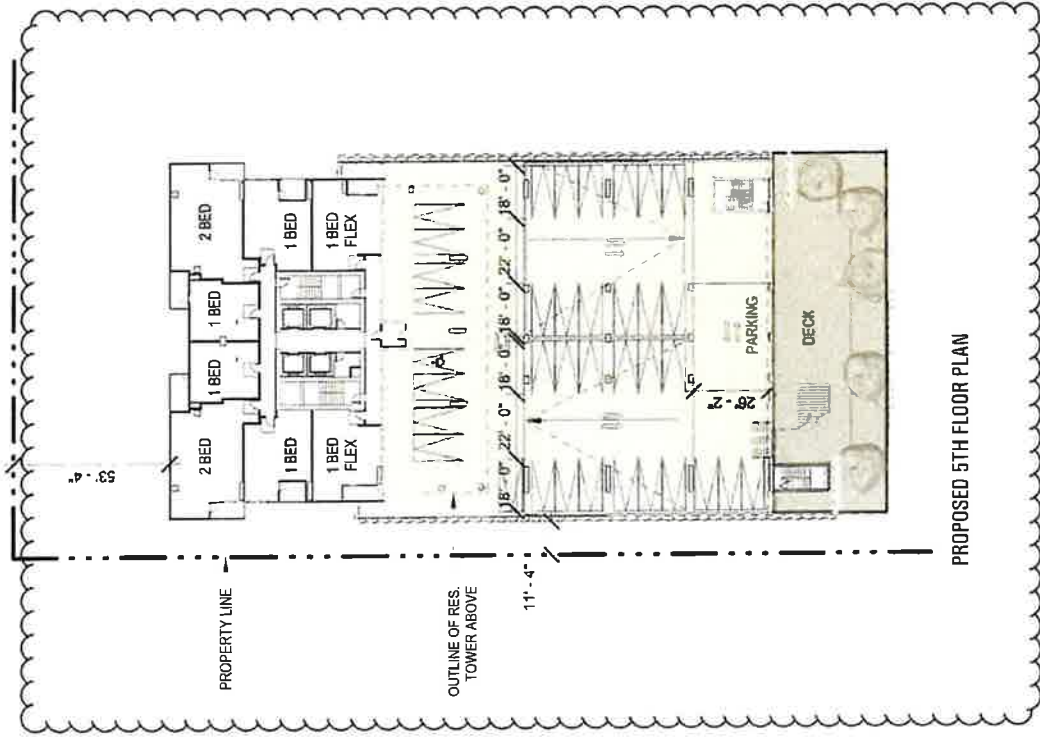
COMPARATIVE 2ND FLOOR PLANS
 1" = 40'



FINAL PROGRAM
 AYOUT CONTINGENT
 ON ARCHITECTURAL
 REVIEW



PD APPROVED 5TH FLOOR PLAN



PROPOSED 5TH FLOOR PLAN

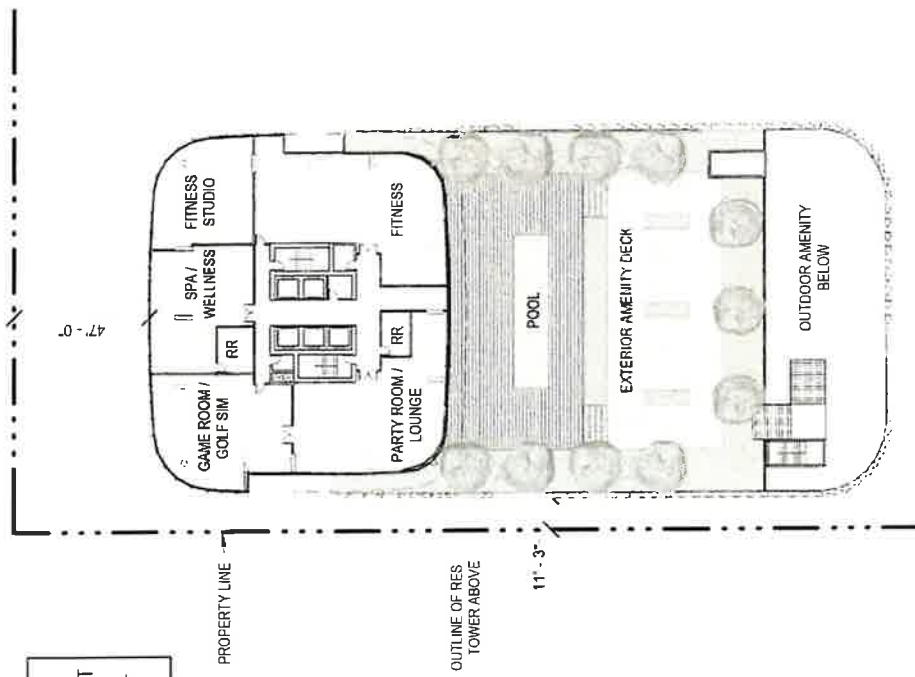
HALSTED POINTE

CHICAGO, IL
 PROPOSED DESIGN REVISIONS - SUBAREA 'A'
 04.20.2023

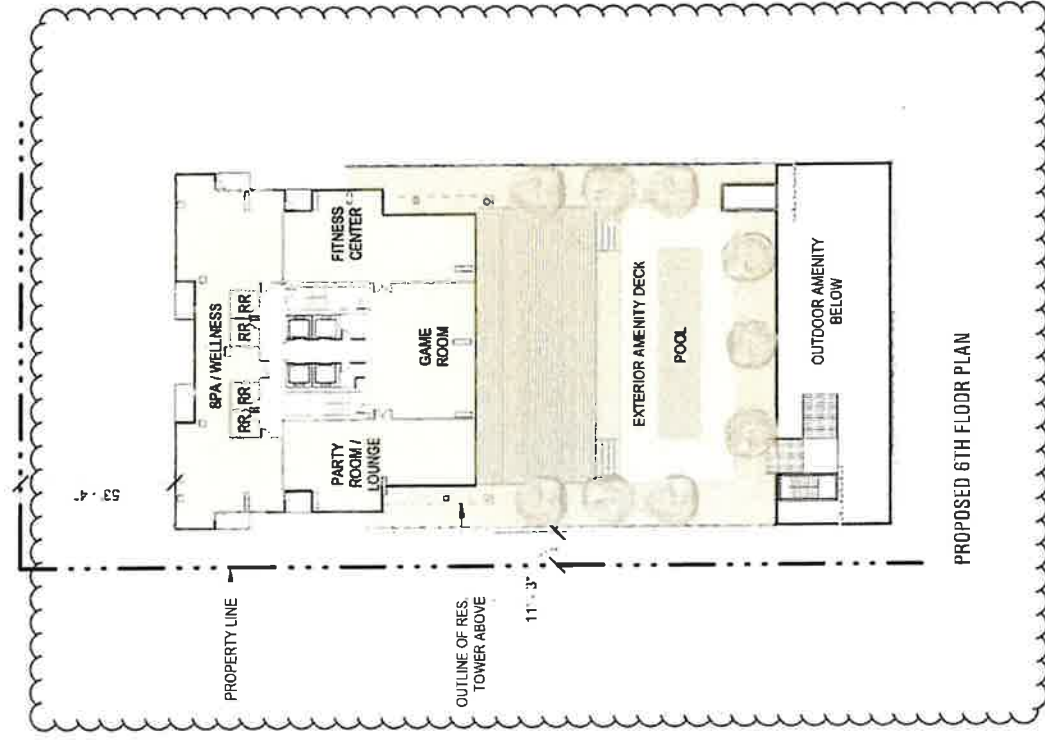
COMPARATIVE 5TH FLOOR PLANS
 1" = 40'



FINAL PROGRAM
 AYOOT CONTINGENT
 ON ARCHITECTURAL
 REVIEW



PD APPROVED 6TH FLOOR PLAN



PROPOSED 6TH FLOOR PLAN

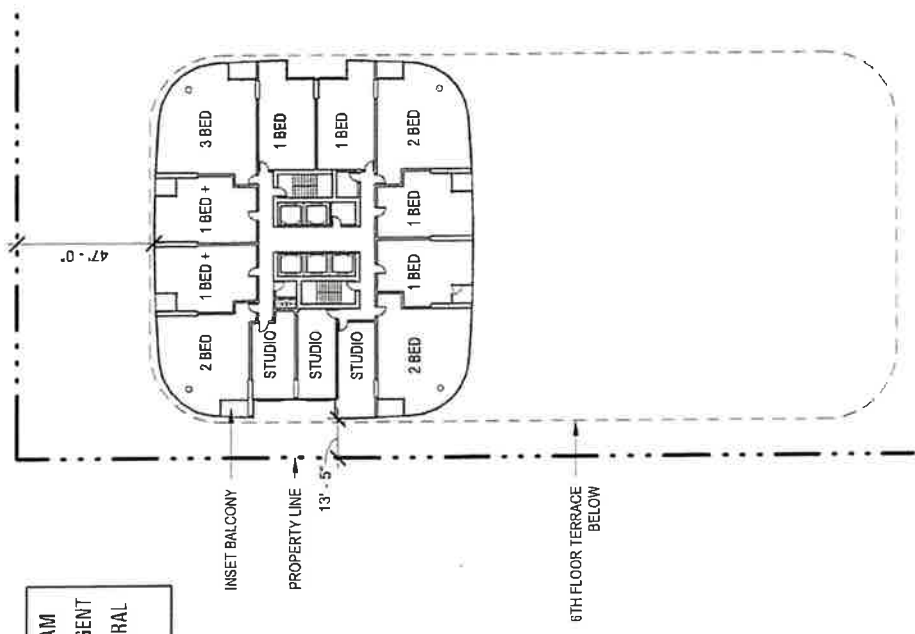
HALSTED POINTE

CHICAGO, IL
 PROPOSED DESIGN REVISIONS - SUBAREA 'A'
 04.20.2023

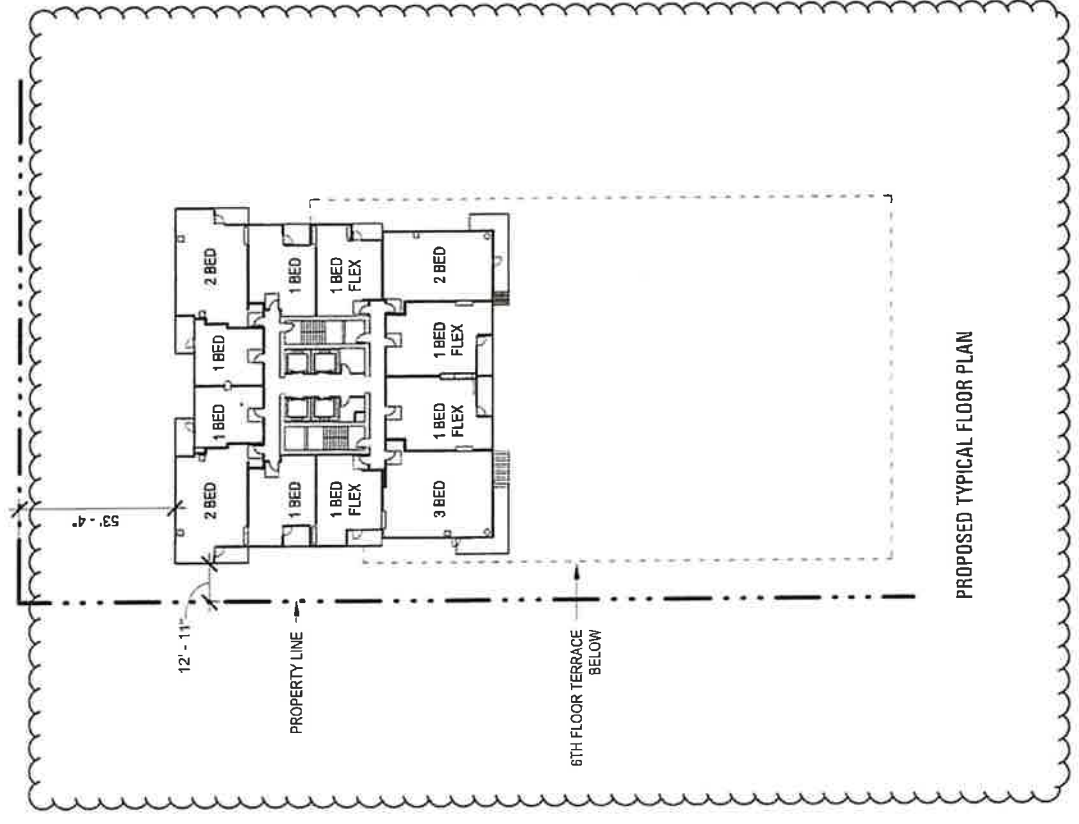
COMPARATIVE 6TH FLOOR PLANS
 1" = 40'



FINAL PROGRAM
 LAYOUT CONTINGENT
 ON ARCHITECTURAL
 REVIEW



PD APPROVED TYPICAL FLOOR PLAN



PROPOSED TYPICAL FLOOR PLAN

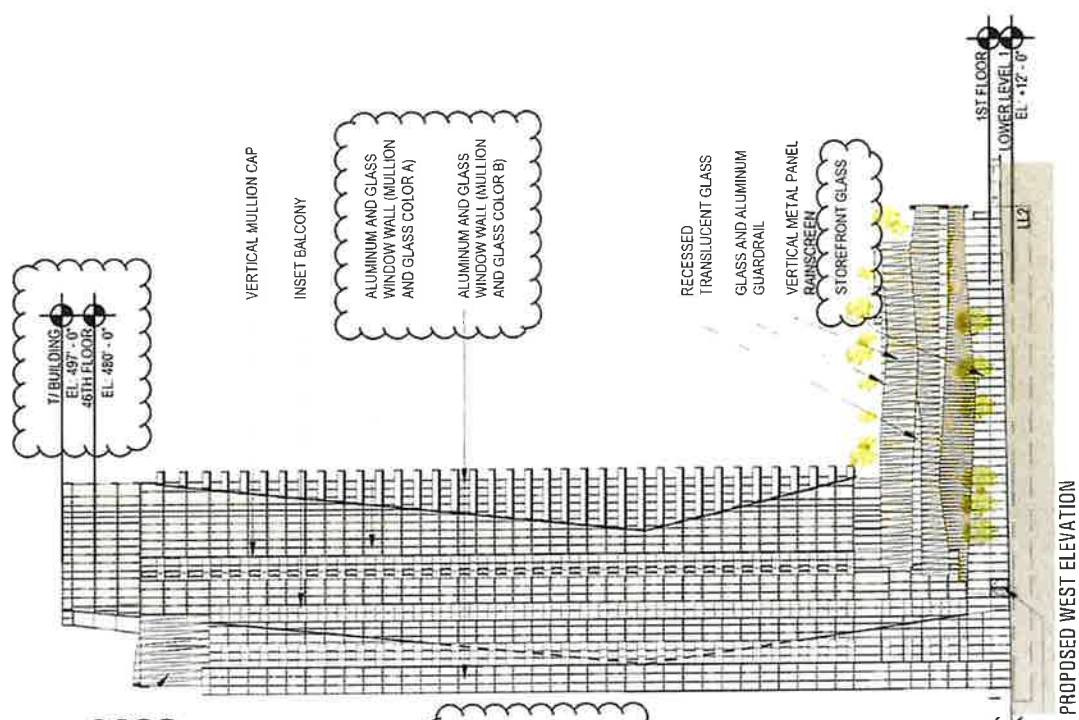
HALSTED POINTE

CHICAGO, IL
 PROPOSED DESIGN REVISIONS - SUBAREA 'A'
 04.20.2023

COMPARATIVE TYPICAL FLOOR PLAN
 1/16" = 1'-0"

- PROPOSED CHANGES:
- > Typical floor unit mix was revised to include more bedrooms per floor
 - > All units on a typical floor now include a balcony
 - > The setback between the building and the northern property line was increased 6'-0"





COMPARATIVE WEST ELEVATION
1" = 60'

- PROPOSED CHANGES:
- > Height of building reduced
 - > Revised facade on tower uses one captured glass system with (2) glazing and mullion colors
 - > Corners of tower are squared off and more dynamic
 - > Angular expression in the tower is followed through on top and base
 - > Rooftop mechanical screen utilizes the same materials and architectural expression as base to building
 - > Design of tower incorporates angled mullions and angled balcony walls
 - > More depth and plane changes introduced to the tower facade

HALSTED POINTE

CHICAGO, IL
PROPOSED DESIGN REVISIONS - SUBAREA 'A'
04.20.2023

PD APPROVED WEST ELEVATION

RETAIL ENTRY

RETAIL ENTRY

PROPOSED WEST ELEVATION

MECHANICAL SCREEN

BUTT-GLAZED WALL

VERTICLE MULLION CAP

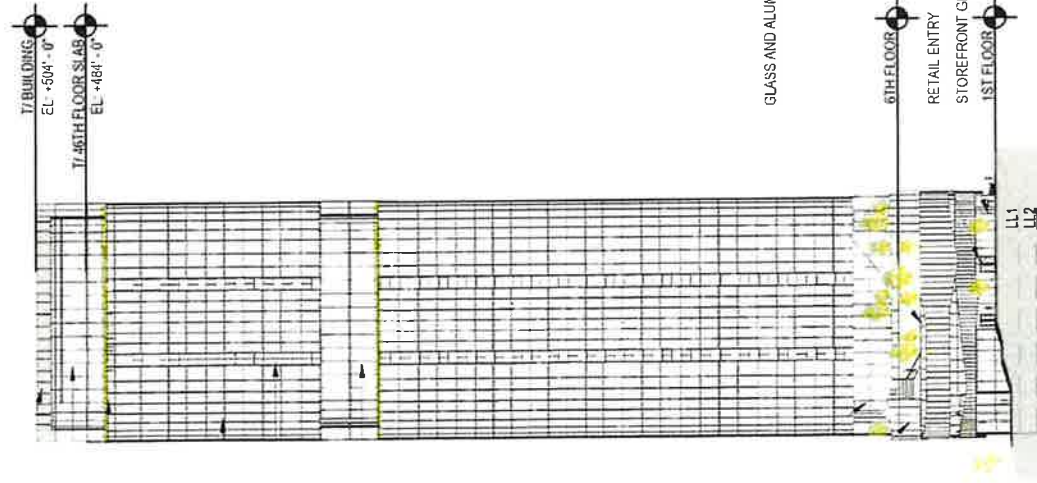
ALUMINUM AND GLASS WINDOW WALL

INSET BALCONY

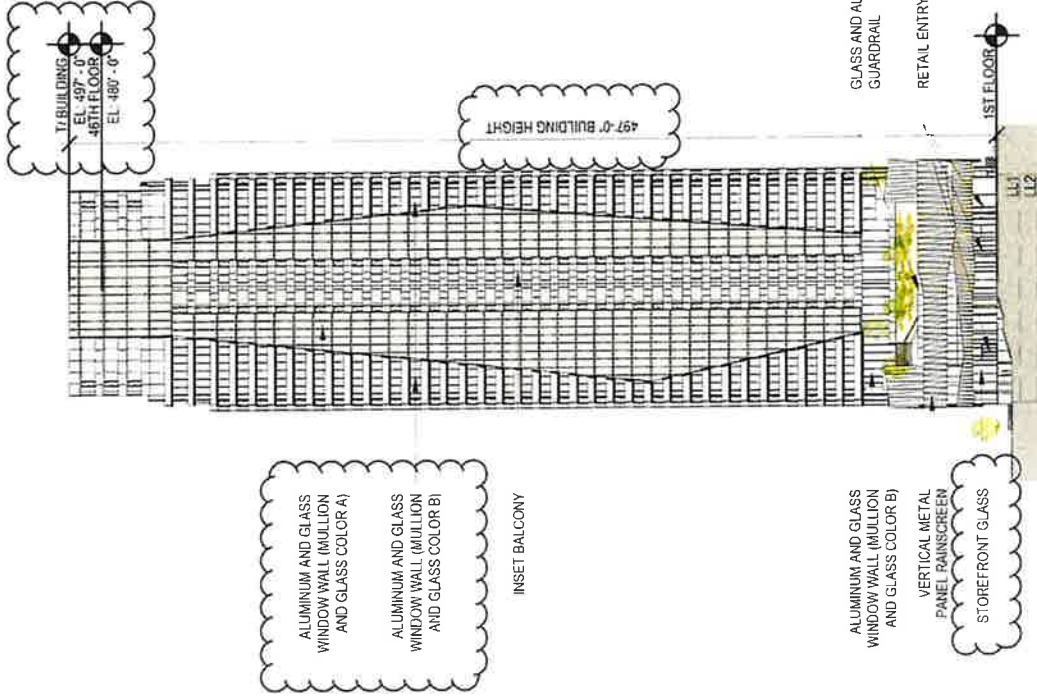
BUTT-GLAZED WALL

BUTT-GLAZED WALL

VERTICAL METAL PANEL RAINSCREEN



PD APPROVED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

HALSTED POINTE

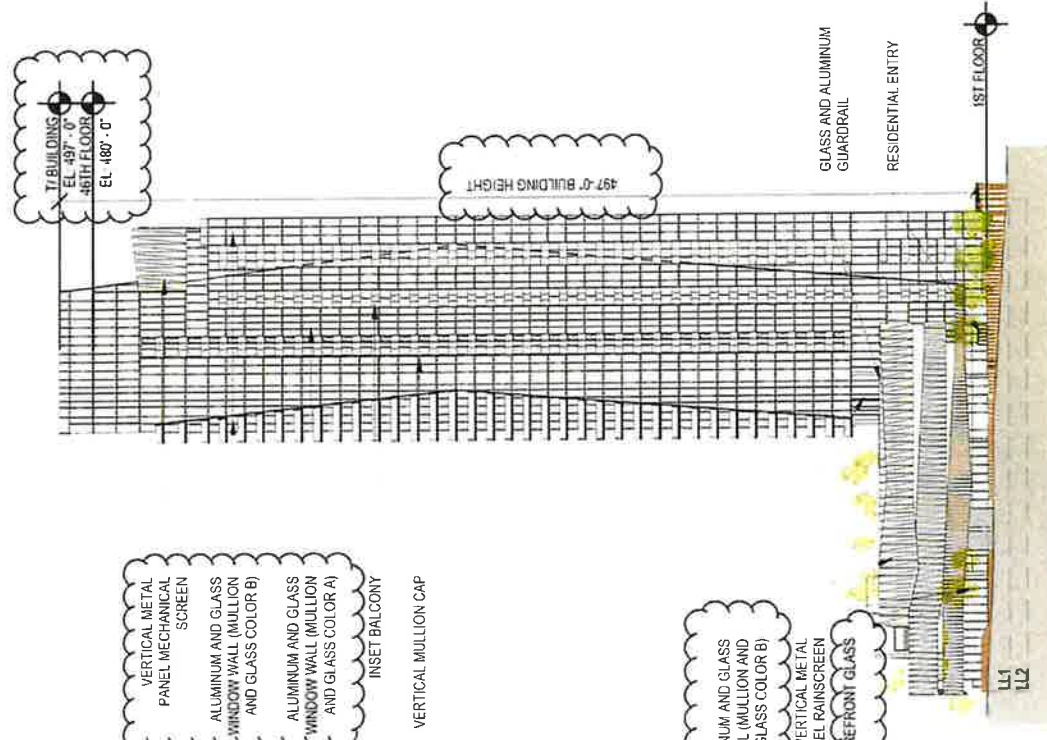
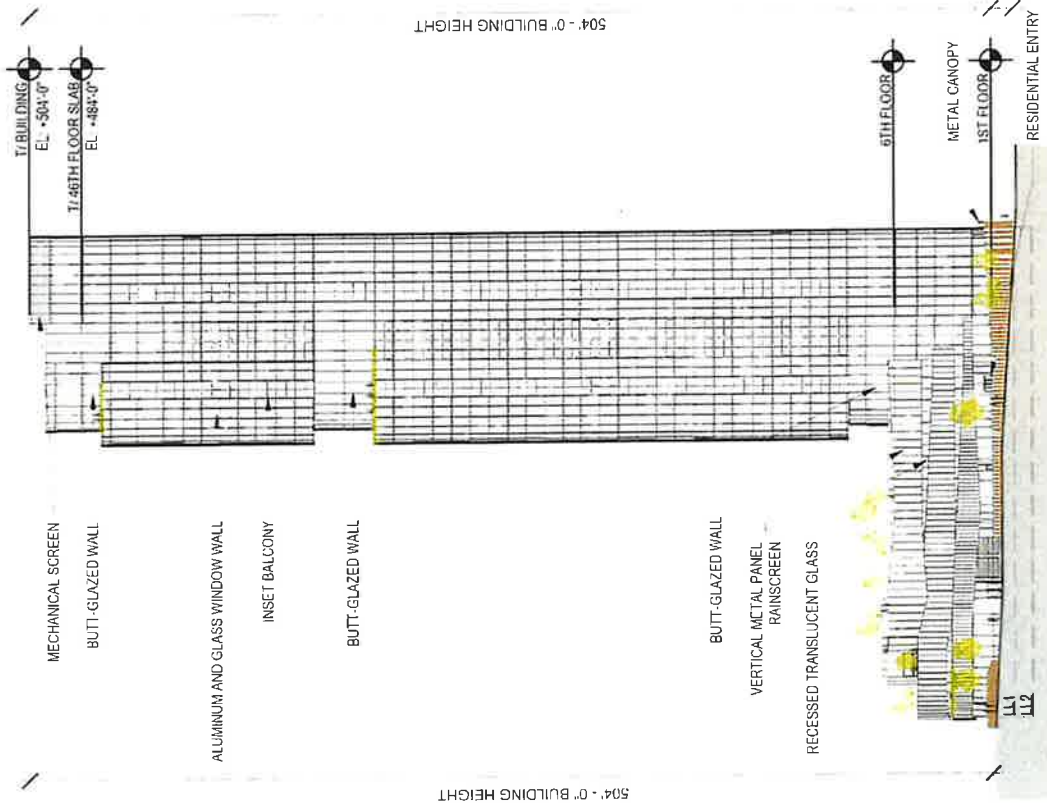
CHICAGO, IL
PROPOSED DESIGN REVISIONS - SUBAREA 'A'
04.20.2023

PROPOSED CHANGES:

- > Height of building reduced
- > Revised facade on tower uses one captured glass system with (2) glazing and mullion colors
- > Corners of tower are squared off and more dynamic
- > Angular expression in the tower is followed through on top and base
- > Design of tower incorporates angled mullions and angled balcony walls
- > More depth and plane changes introduced to the tower facade

COMPARATIVE SOUTH ELEVATION 1" = 60'





PD APPROVED EAST ELEVATION

PROPOSED EAST ELEVATION

HALSTED POINTE

CHICAGO, IL
 PROPOSED DESIGN REVISIONS - SUBAREA 'A'
 04.20.2023

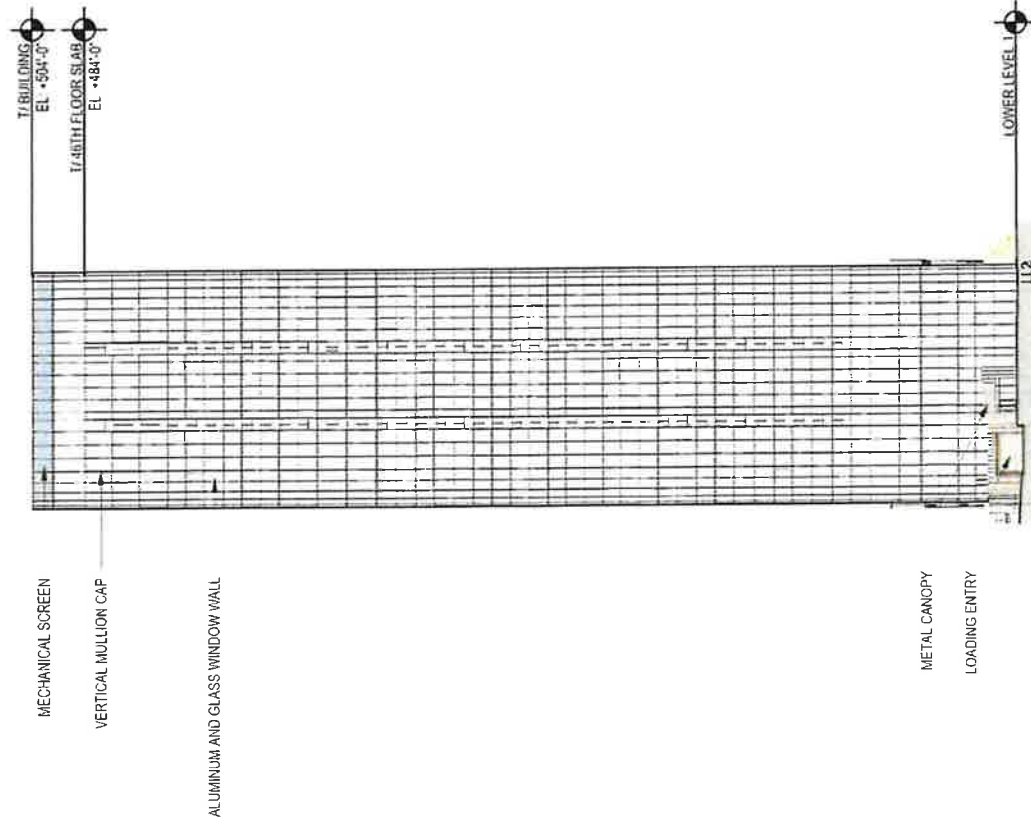
PROPOSED CHANGES:

- > Height of building reduced
- > Revised facade on tower uses one captured glass system with (2) glazing and mullion colors
- > Corners of tower are squared off and more dynamic
- > Angular expression in the tower is followed through on top and base
- > Roof top mechanical screen utilizes the same materials and architectural expression as base to create a more expressive and cohesive crown to building
- > Design of tower incorporates angled mullions and angled balcony walls
- > More depth and plane changes introduced to the tower facade

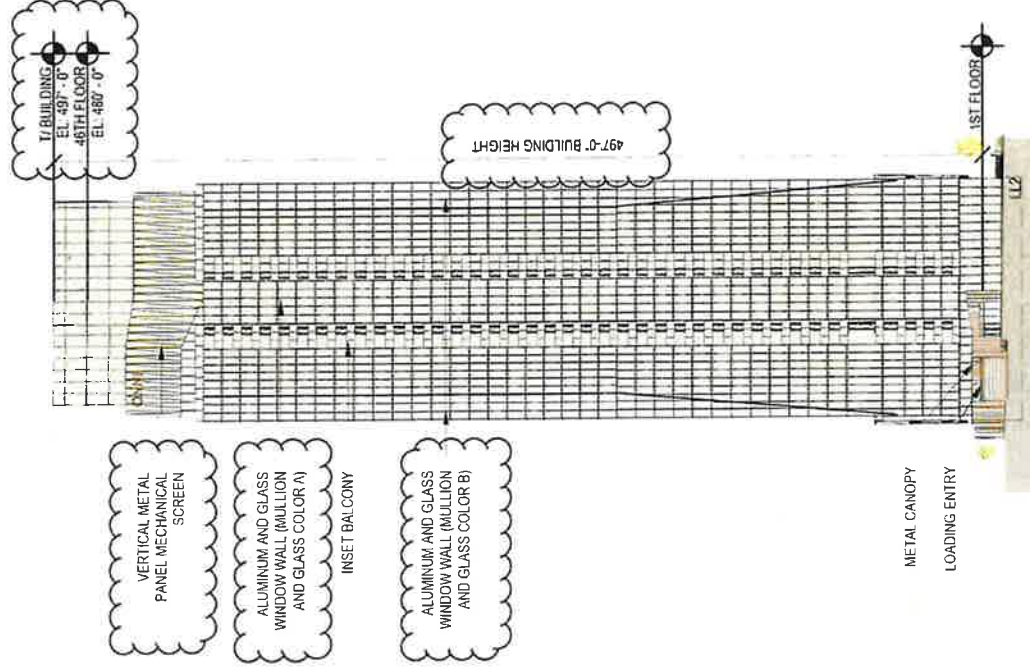
COMPARATIVE EAST ELEVATION

1" = 60'





PD APPROVED NORTH ELEVATION



PROPOSED NORTH ELEVATION

HALSTED POINTE

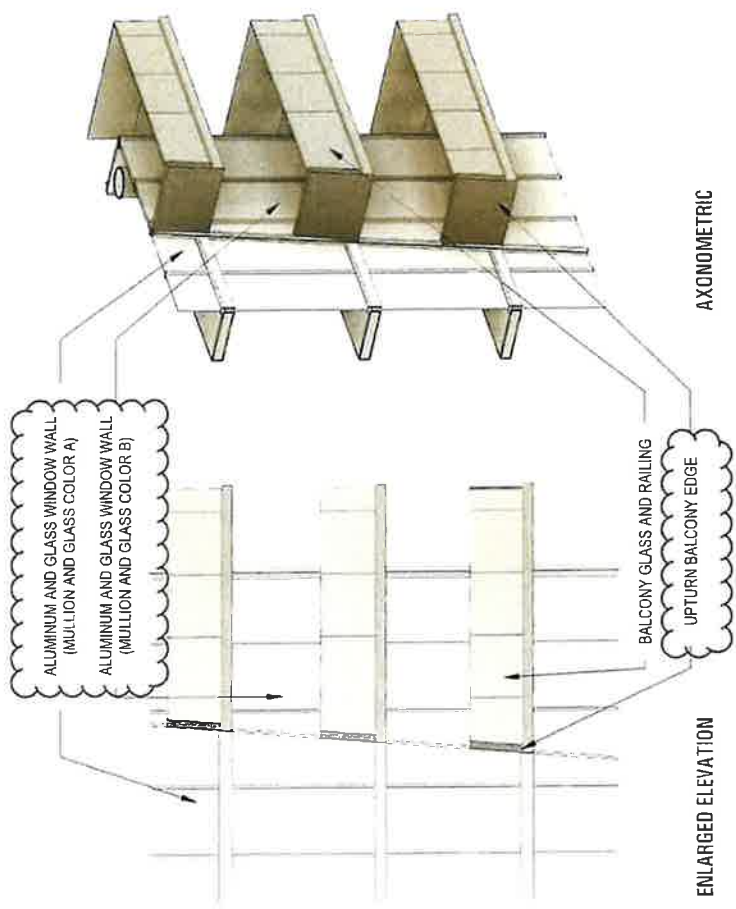
CHICAGO, IL
 PROPOSED DESIGN REVISIONS - SUBAREA 'A'
 04.20.2023

PROPOSED CHANGES:

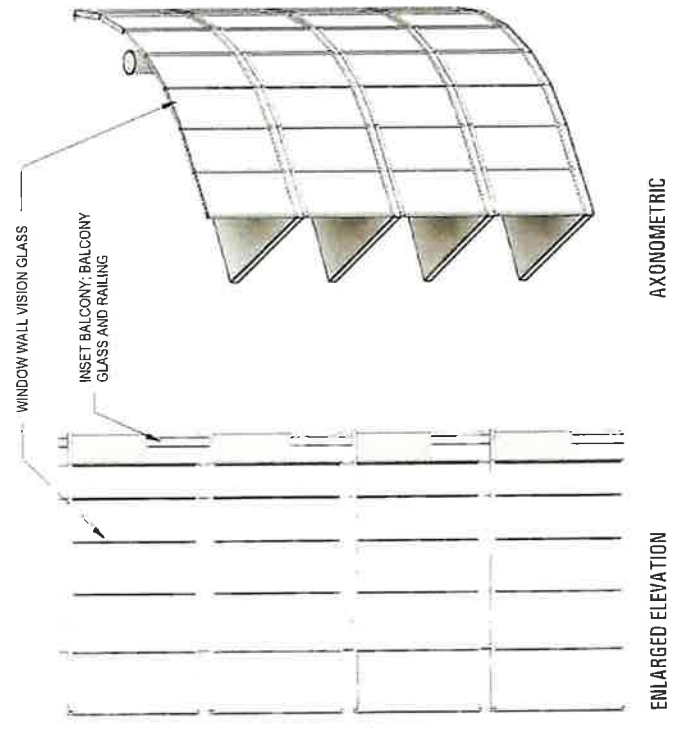
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- > More depth and plane changes introduced to the tower facade

COMPARATIVE NORTH ELEVATION
 1" = 60'





PROPOSED SOUTHWEST CORNER ELEVATION



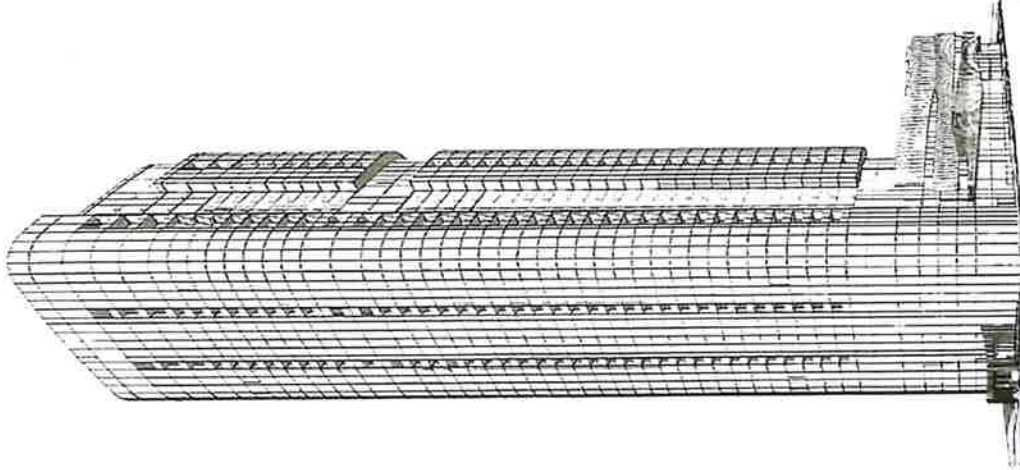
PD APPROVED SOUTHWEST CORNER ELEVATION

HALSTED POINTE
 CHICAGO, IL
 PROPOSED DESIGN REVISIONS - SUBAREA 'A'
 04.20.2023

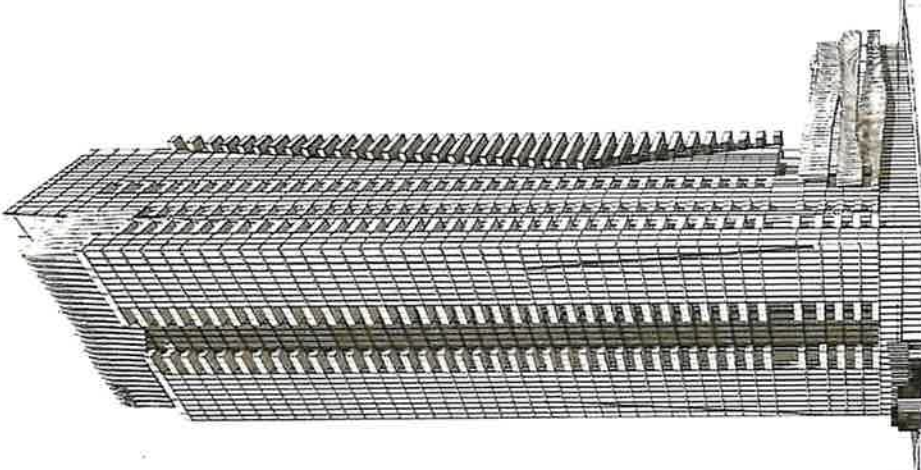
COMPARATIVE SOUTH CORNER CONDITION

- PROPOSED CHANGES:
- > Revised facade on tower uses one captured glass system with (2) placing and mullion colors
 - > Corners of tower are squared off and more dynamic
 - > Design of tower incorporates angled mullions and angled balcony walls
 - > More depth and plane changes introduced to the tower facade

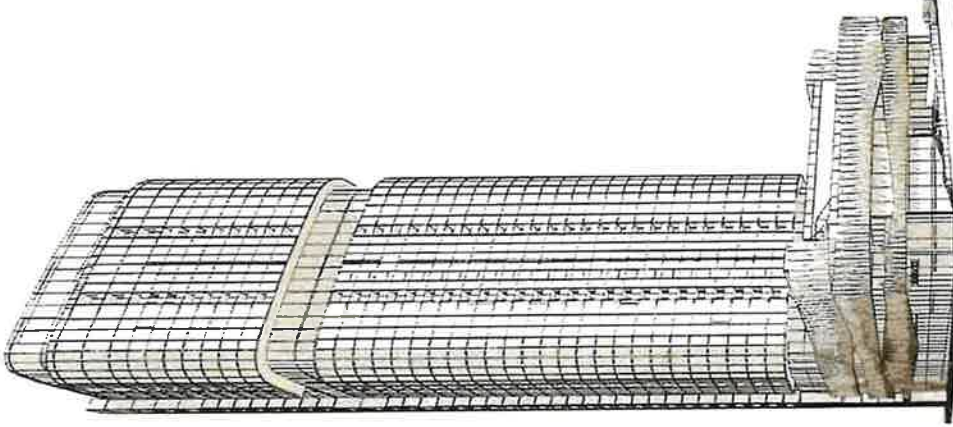




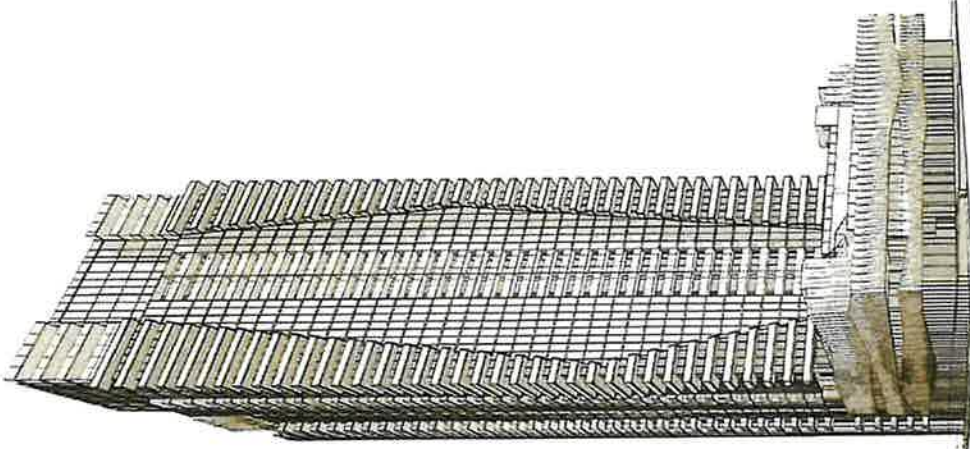
PD APPROVED NW PERSPECTIVE



PROPOSED NW PERSPECTIVE



PD APPROVED SW PERSPECTIVE



PROPOSED SW PERSPECTIVE

HALSTED POINTE

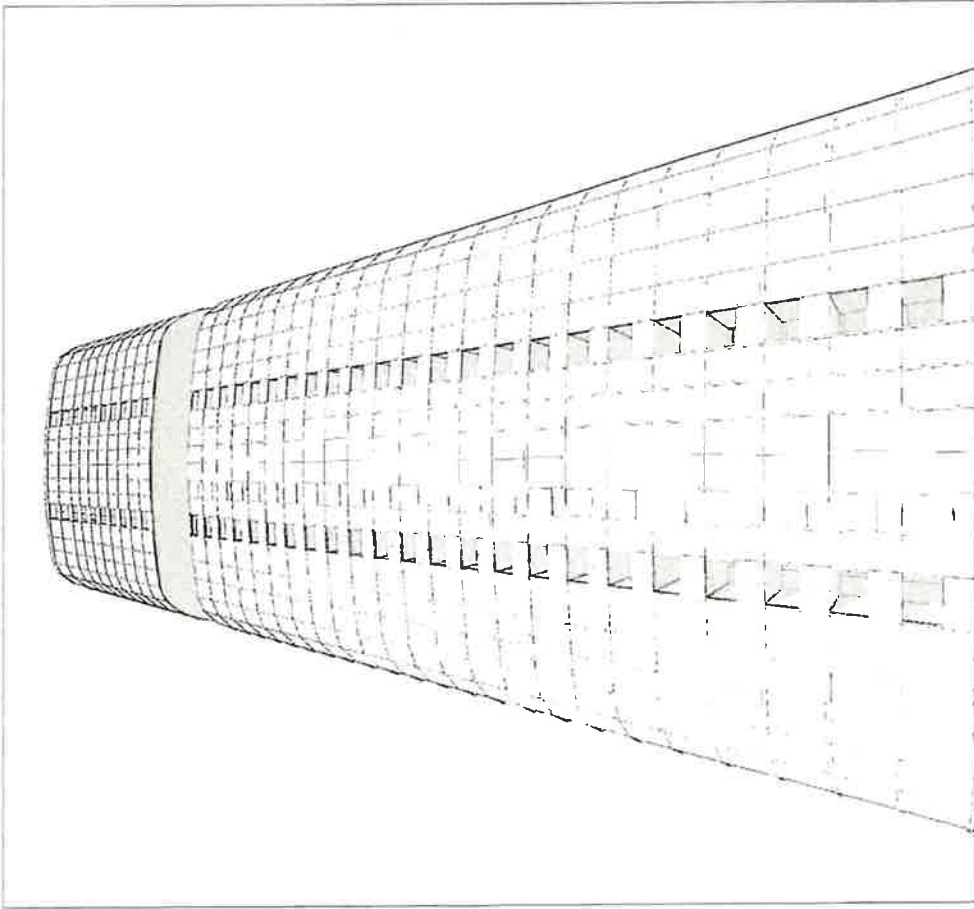
CHICAGO, IL
 PROPOSED DESIGN REVISIONS - SUBAREA 'A'
 04.20.2023

PROPOSED CHANGES:

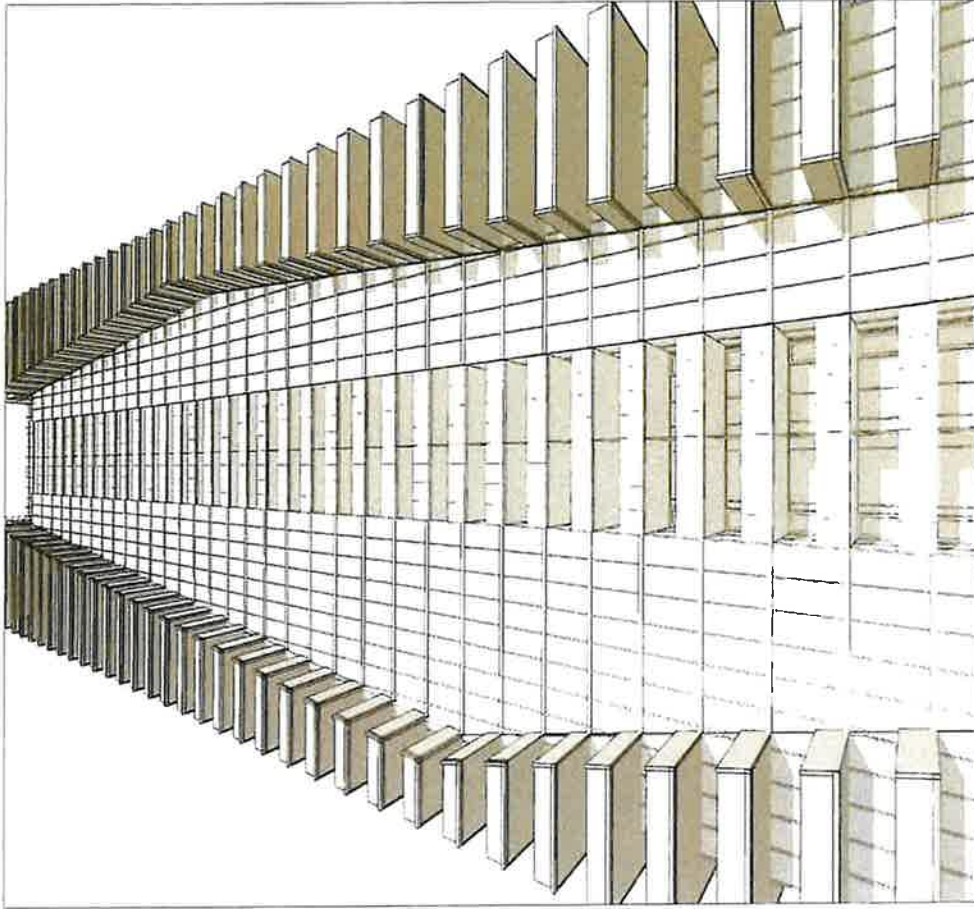
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- > More depth and plane changes introduced to the tower facade

COMPARATIVE PHASE 1 3D VIEWS





PD APPROVED SOUTH TOWER PERSPECTIVE

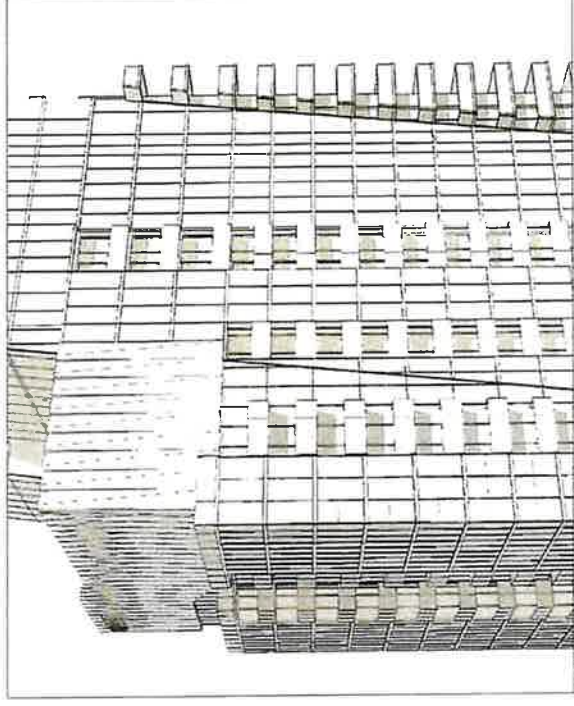
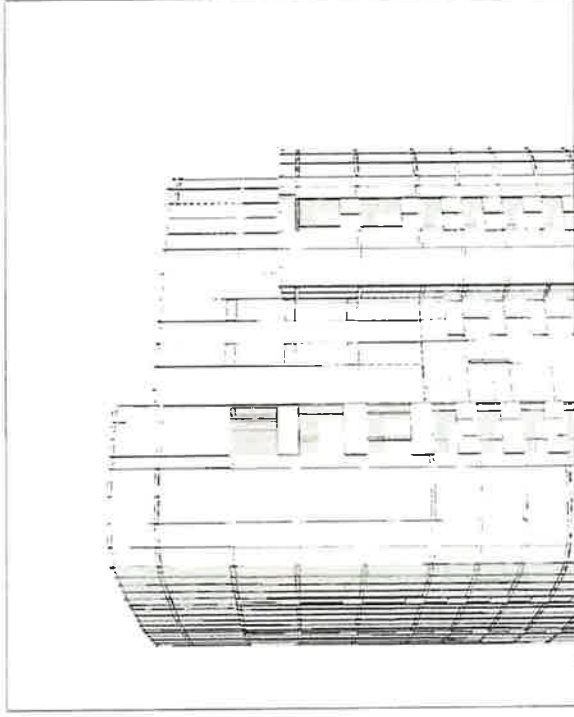
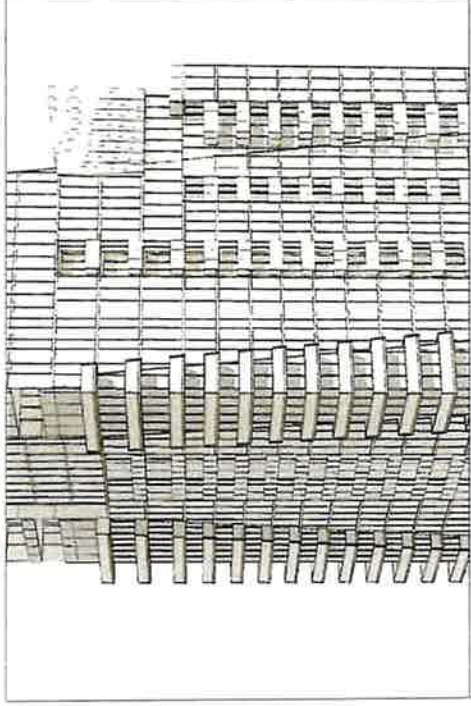
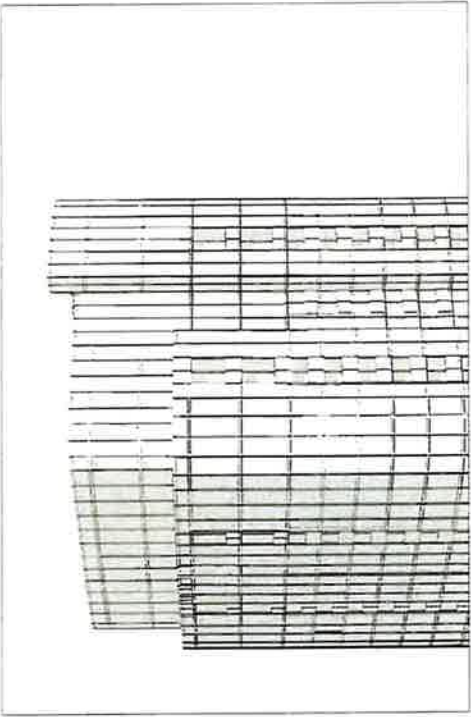


PROPOSED SOUTH TOWER PERSPECTIVE

HALSTED POINTE
CHICAGO, IL
PROPOSED DESIGN REVISIONS - SUBAREA 'A'
04.20.2023

COMPARATIVE PHASE 1 3D VIEWS





PD APPROVED ROOFTOP PERSPECTIVES

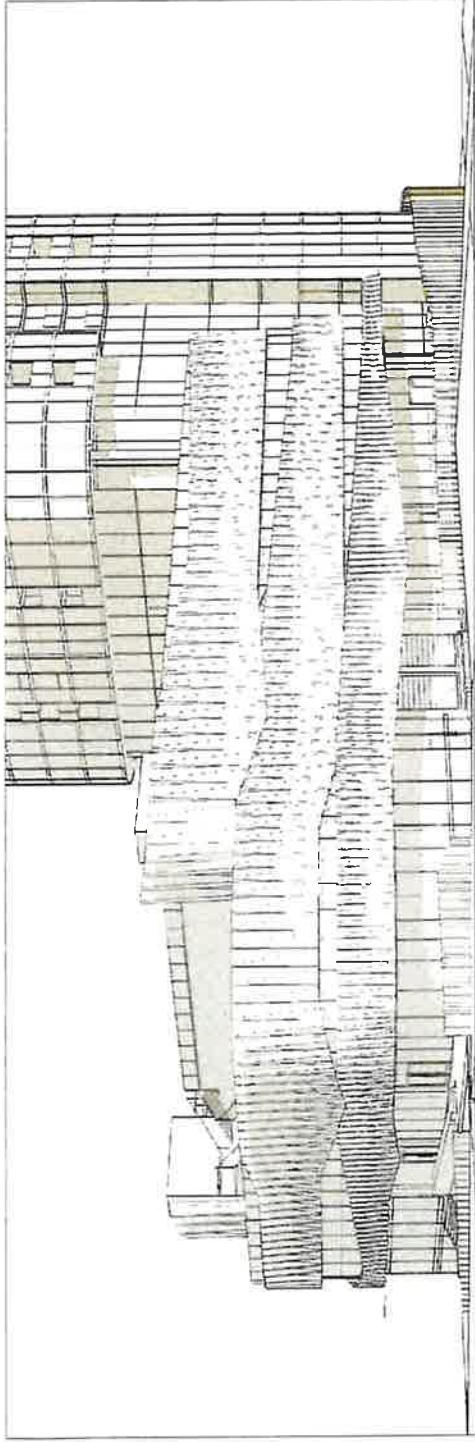
PROPOSED ROOFTOP PERSPECTIVES

HALSTED POINTE

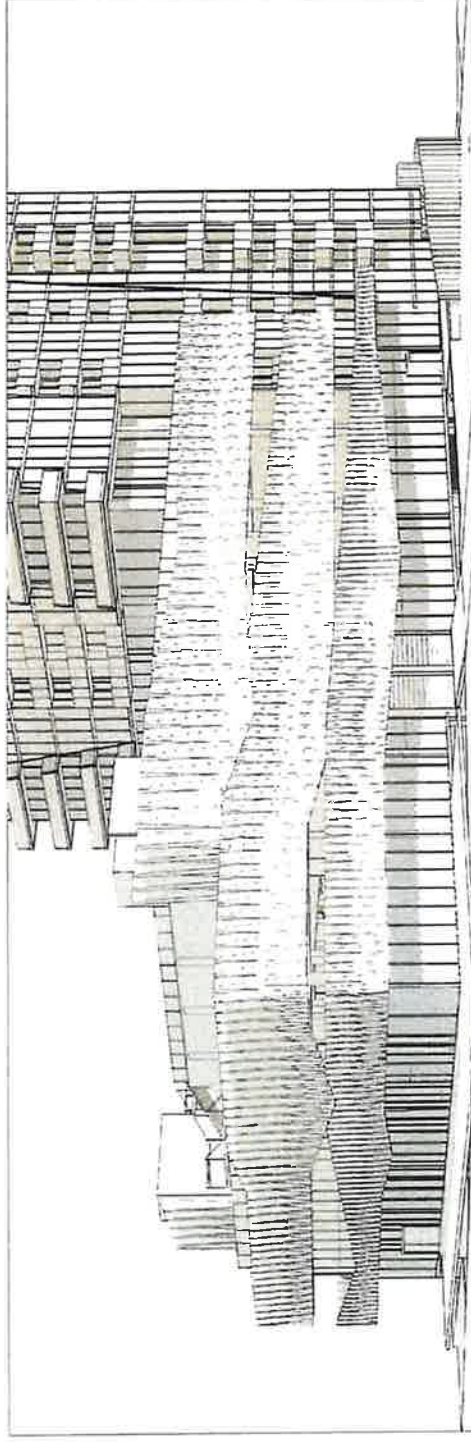
CHICAGO, IL
PROPOSED DESIGN REVISIONS - SUBAREA 'A'
04.20.2023

COMPARATIVE PHASE 1 3D VIEWS





PD APPROVED PODIUM PERSPECTIVE



PROPOSED PODIUM PERSPECTIVE

HALSTED POINTE

CHICAGO, IL
PROPOSED DESIGN REVISIONS - SUBAREA 'A'
04.20.2023

COMPARATIVE PHASE 1 3D VIEWS





PD APPROVED PHASE 1



PROPOSED PHASE 1

HALSTED POINTE

CHICAGO, IL
 PROPOSED DESIGN REVISIONS - SUBAREA 'A'
 04.20.2023

COMPARATIVE PHASE 1 RENDERINGS



Reclassification Of Area Shown On Map No. 3-F.

(As Amended)

(Application No. 20730)

(Common Address: 901 N. Halsted St.)

WRBPD 1522

[SO2021-2130]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the DS-5 Downtown Service District symbols and indications as shown on Map Number 3-E in the area bounded by:

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

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

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

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

to those of Waterway Residential-Business Planned Development, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

Waterway Residential-Business Planned Development No. 1522.

Planned Development Statements.

1. The area delineated herein as Waterway Residential-Business Planned Development Number 1522 ("Planned Development") consists of approximately 334,917 square feet of property which is depicted on the attached Planned Development Property Line and Boundary Map (the "Property"). Onni Halsted Street Chicago LLC is the owner of the Property and the "Applicant" for this Planned Development.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal 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 is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

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

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago.

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

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

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

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

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

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

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

4. This plan of development consists of 22 Statements; a Bulk Regulations Table and the following "Plans": Existing Zoning Map, Existing Land-Use Map, Master Site Plan, P.D. Boundary and Property Line Map, Project Subareas Map, Conceptual Circulation Plan, Conceptual Access Plan, Conceptual Phasing and Interim Condition Plans, Public and Common Open Space Plan, Design Guidelines (5 pages), Subarea A Site Plan, Subarea A First Floor Plan, Subarea A Green Roof Plan, Landscape Masterplan, Subarea A Landscape Plan, Landscape Detail, Subarea A North Elevation, Subarea A East Elevation, Subarea A South Elevation, Subarea A West Elevation, Subarea A Typical Podium Details, Subarea A Typical Tower Window Wall, and Subarea A Typical Inset Balconies, prepared by Hartshorne Plunkard Architects and dated August 19, 2021, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the

Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development 1522:

Subareas A, B and C:

Dwelling units located on and above the ground floor (including multi-unit residential and townhouses); day care (subject to future site plan review); animal services (sales and grooming, veterinary, excluding kenneling and boarding); artist work or sales space; business support services (except day labor employment agency); eating and drinking establishments (all); financial services (all, excluding payday/title secured loan store and pawn shop); food and beverage retail sales (except as more specifically regulated); liquor sales (as accessory use); lodging; medical service; office; personal service (all); retail sales; indoor participant sports and recreation; co-located wireless communication facilities; accessory parking; and accessory and incidental uses.

Subarea D:

Artist work or sales space; business support services (except day labor employment agency); eating and drinking establishments (all); financial services (all, excluding payday/title secured loan store and pawn shop); food and beverage retail sales (except as more specifically regulated); liquor sales (as accessory use); lodging; medical service; office; personal service (all); retail sales; indoor participant sports and recreation; co-located wireless communication facilities; accessory and non-accessory parking; and accessory and incidental uses.

6. On-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 the 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 permitted floor area ratio (FAR) identified in the Bulk Regulations Table has been determined using a Net Site Area of 334,917 square feet of net site area and a base FAR of 5.0. The Applicant acknowledges that the project has received a bonus FAR

of 3.1, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for (the Planned Development is 8.1. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B 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, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

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

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

9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.

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

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

15. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any building in Subareas B, C and D, the Applicant shall submit a site plan, landscape plan and building elevations for the specific subarea(s) for review and approval in accordance with the Site Plan Review provisions of Section 17-13-0800 of the Chicago Zoning Ordinance. Review and approval by Department of Planning and Development (DPD) and review by the Chicago Plan Commission for a courtesy presentation and comment, is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved 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 Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- location and dimensions of all parking spaces and loading berths;
- fully-dimensioned building elevations; building sections of the improvements; building materials list; fully-dimensioned landscape plan(s);
- interim wayfinding signage package directing riverwalk users through the site for any proposed temporary terminus of the riverwalk;

- statistical information applicable to the subject subarea, including floor area, the applicable floor area ratio, uses to be established, floor area devoted to all uses; building heights and setbacks;
- if requested by DPD, a School Impact Study may be required with a future site plan submittal; and
- an approved Site Plan by CDOT (as provided in Statement 3), Fire Prevention Bureau, Mayor's Office for People with Disabilities, and the Building Department's Division of Storm Water Management.

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

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 to this Planned Development and shall be approved as a minor change, pursuant to Section 17-13-0611; included in such minor change, the Applicant shall provide notice of all material terms of any such designation to DPD, including the designated area and the bulk regulations that will apply therein, for DPD's administrative purposes to facilitate Part II review for any such designated subarea. In furtherance of the foregoing, and in all cases subject to the other statements, terms, regulations and provisions of this Planned Development, the Applicant may allocate or assign previously unused development rights under the Planned Development from other designated or to be designated subareas including, but not limited to, floor area and floor area ratio, building height, dwelling units and parking; provided that the overall regulations and limitations set forth in the Bulk Regulations and Data Table and the Plans applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such allocation(s) or assignment(s), and (iii) all such allocation(s) or assignment(s) of development rights are subject to the terms of Section 17-13-0611.
17. The Applicant acknowledges that Subarea D is in close proximity to properties used for heavy industrial concrete, paving and construction material manufacturing (the "Neighboring Uses"). The Neighboring Uses are, in compliance with any City of Chicago code or regulation, permitted to operate 24 hours a day, 7 days a week with levels of noises and odors that are not static and may change. The Applicant agrees that it shall not object to the continuation of the Neighboring Uses and that the Neighboring Uses do not and shall not constitute a nuisance to Subarea D.
18. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such

M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26 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 applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

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

area or downtown district, or (iii) any combination of (i) and (ii). In addition, the developer must provide the second 10 percent of units required to be affordable (the "Additional Units"), either: (i) in the residential housing project, or (ii) with the approval of the Commissioner of DOH (subject to the transition provisions of Section 2-44-040(c)), in consultation with the Commissioner of DPD as appropriate, in an off-site location anywhere within the Near North/Near West Pilot Area, regardless of distance from the project or income area, or (iii) any combination of (i) and (ii).

The project has a total of 2,650 housing units. As a result, the Applicant's affordable housing obligation is 530 affordable units (20 percent of 2,650), consisting of 265 First Units and 265 Additional Units. The Applicant has agreed to satisfy its affordable housing obligation by providing the First Units and the Additional Units in the rental buildings to be constructed in the Planned Development, to be approved by the DOH in consultation with DPD as appropriate, as set forth in the Affordable Housing Profile (AHP) attached hereto. In accordance with the ARO Pilot, the Applicant is required to lease the First Units to households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income ("AMI") at prices affordable to households at such income level, and the Additional Units to households earning up to 80 percent or 100 percent of AMI, as determined by rule and approved by the DOH Commissioner at prices affordable to households at such income level. Consistent with Section 2-44-080, the ARO units shall be dispersed throughout the residential housing project, such that no single building or floor therein has a disproportionate percentage of affordable units. ARO units may be established in phases, concurrently with and proportionate to the number of market-rate units constructed during any particular phase, such that the number of ARO units shall not be less than (even if temporarily), the percentage and number of ARO units that would be required by the ARO and this Statement 19 based on the aggregated number of market-rate units actually constructed.

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

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

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

In addition to the Riverwalk, and subject to the receipt of all necessary permits and approvals, the Applicant or its successors and assigns, at its sole cost, shall design and construct the open space improvements as depicted on the Open Space Plan (hereinafter the "Park"). Provided, however, that changes to the specific location and dimensions of the Park are permitted as long as the Park maintains a minimum of 1,350 linear feet of riverwalk and 110,000 square foot of open space. The Applicant, its successors and assigns and, if different than the Applicant, the legal 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 (landscaped 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 subject to and in accordance with the DEMA (defined below). Park improvements shall be completed prior to receipt of the Certificate of Occupancy for the principal building of the subarea in which the park improvement is located, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

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

The Commissioner is hereby authorized to enter into the DEMA (or more than one DEMA if the Commissioner deems necessary depending on the phasing of the development) and all other documents contemplated by the Statement and, in his/her sole discretion, may modify by minor change the foregoing requirements, without further City Council approval, for the DEMA(s) and public access easement agreement(s) so as to permit alternate forms of achieving compliance with the Applicant's construction, maintenance and management obligations and public access rights, such as, by means of example and not limitation, one or more restrictive covenants or owners' reciprocal easement and operation agreements in form and substance acceptable to the City which expressly grant the City necessary enforcement, self-help and lien rights as may be necessary to assure compliance with this Statement.

21. The Applicant acknowledges that the Property is located in the North Branch Industrial Corridor Industrial Corridor Conversion Area and has undergone a "rezoning" within the meaning of Chapter 16-8 of the Municipal Code (the "Industrial Corridor System Fund Ordinance"). As a result of this rezoning, the Planned Development is subject to the conversion fee provisions of the Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the city's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the

conversion fee may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The amount of the conversion fee due prior to the issuance of a building permit shall be calculated based on the fee rate in effect at the time of payment. The Applicant shall record a notice against the Property to ensure that the requirements of the Industrial Corridor System Fund Ordinance are enforced in accordance with Section 16-8-100.

22. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the property to the DX-5 Downtown Mixed-Use District.

[2nd Floor Plan; 3rd, 4th and 5th Floor Parking Plans; Typical Tower Floor Plans -- 7th through 29th; Typical Tower Floor Plans -- 31st through 42nd; Zoning Map; Land-Use Map; Master Site Plan -- Key Dimensions; Boundary/Property Line Map; Subarea Plan; Conceptual Circulation Plan; Conceptual Access Plan; Site Plan -- Open Space Plan; Phasing Plan -- Demo Plan; Phase 1, 2, 3 and 4 Phasing Plan; Construction Fence Detail; Subarea A -- Site Plan, 1 and 2 Lower-Level Plans, 1st, 2nd, 5th and 6th Floor Plans, 8th through 32nd Floor Plans, North, South, East and West Building Elevations, Landscape Plan, Typical Podium Details, Typical Tower Window Wall, Typical Butt-Glazed Window Wall, Typical Inset Balconies; Typical Streetscape Section; Landscape Master Plan; Landscape Details; North Branch Framework and Design Guidelines Checklist; Master Site Plan; Master Pedestrian Plan; River Walk Sections; Ariel Massing; Diagram; Shadow Studies; and 6.0 Implementation referred to in these Plan of Development Statements printed on pages 36225 through 36296 of this *Journal*.]

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

Waterway-Residential-Business Planned Development No 1522

Bulk Regulations And Data Table.

Gross Site Area (square feet):	355,311
Area in Public Right-of-Way (square feet):	20,394
Net Site Area (square feet):	334,917
Subarea A:	66,904

Subarea B:	86,536
Subarea C:	141,747
Subarea D:	39,730
Maximum Floor Area Ratio:	8.1
Subarea A:	8.35
Subarea B:	10.93
Subarea C:	5.93
Subarea D:	9.25
Maximum Number of Dwelling Units:	2,650*
Subarea A:	485
Subarea B:	1,150
Subarea C:	1,015
Maximum Number of Hotel Keys:	
Subarea A:	10% of dwelling unit count of Subarea A*
Subarea B:	Per site plan approval*
Subarea C:	Per site plan approval*
	*For each hotel key added to the project in Subareas A, B and C, the dwelling unit count will be reduced accordingly in a 1 to 1 ratio.
Subarea D:	300
Minimum Parking:	1,400
Subarea A:	200

Subarea B:	500
Subarea C:	600
Subarea D:	100

Maximum Height:

Subarea A:	504 feet, 0 inches
Subarea B:	B1: 309 feet, 0 inches B2: 497 feet, 0 inches
Subarea C:	691 feet, 0 inches
Subarea D:	313 feet, 0 inches

Minimum Loading:

Subarea A:	2 residential, 2 commercials
Subarea B:	Per site plan approval
Subarea C:	Per site plan approval
Subarea D:	Per site plan approval

Minimum Bicycle Parking:

	1,205
Subarea A:	239
Subarea B:	555
Subarea C:	411
Subarea D:	None (Non-Residential Use)

Note: Per 17-10-0102-B-3 one bike parking space will be provided for each auto parking space that is eliminated utilizing transit-served location reductions

Minimum Setbacks:

Per plans

FINAL FOR PUBLICATION
ARO Affordable Housing Profile Form (AHP)

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

Date: 06.22.21

DEVELOPMENT INFORMATION

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

- Type of City Involvement City Land Planned Development (PD)
check all that apply Financial Assistance Transit Served Location (TSL) projec
 Zoning increase

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

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

DEVELOPER INFORMATION

Developer Name *Onni Group*
 Developer Contact *Paul Pirenal*
 Developer Address *200 N. LaSalle St. Unit 300, Chicago IL 60601*
 Email *ppirenal@onni.com* Developer Phone *312 485-6741*
 Attorney Name *Katie Jahnske Dale* Attorney Phone *312 368 2153*

TIMING

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

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

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

[Signature]

 Developer or their agent

06.22.21

 Date
 8/17/2021

ARO Project Manager, DOH

_____ Date

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ARO Web Form

Applicant Contact Information

Name: Nick Burger
 Email: nburger@onni.com

Development Information**Address****Submitted Date: 06/09/2021**

Number From: 901
 Street Name: Halsted

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

Development Name

Halsted Pointe

Are you rezoning to downtown?: No
 Is your project subject to the ARO Pilots?: PILOTS APPLY

Information

Ward: 27 ARO Zone: Higher Income Pilot Area: Near North

Details

ARO Trigger: Zoning change and planned development
 Total Units: **2,650**
 Development Type: Rent
 Date Submitted: 06/10/2021

Requirements

First ARO Units: 265 Additional ARO Units: 265

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

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

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

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

On-Site: 265

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 265

Halsted Pointe - Phase 1:

Details

ARO Trigger: Zoning change and planned development

Total Units: 485

Development Type: Rent

Date Submitted: 06/10/2021

Requirements

First ARO Units: 49 Additional ARO Units: 48

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

On-Site: 49

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 49

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

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

On-Site: 48

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 48

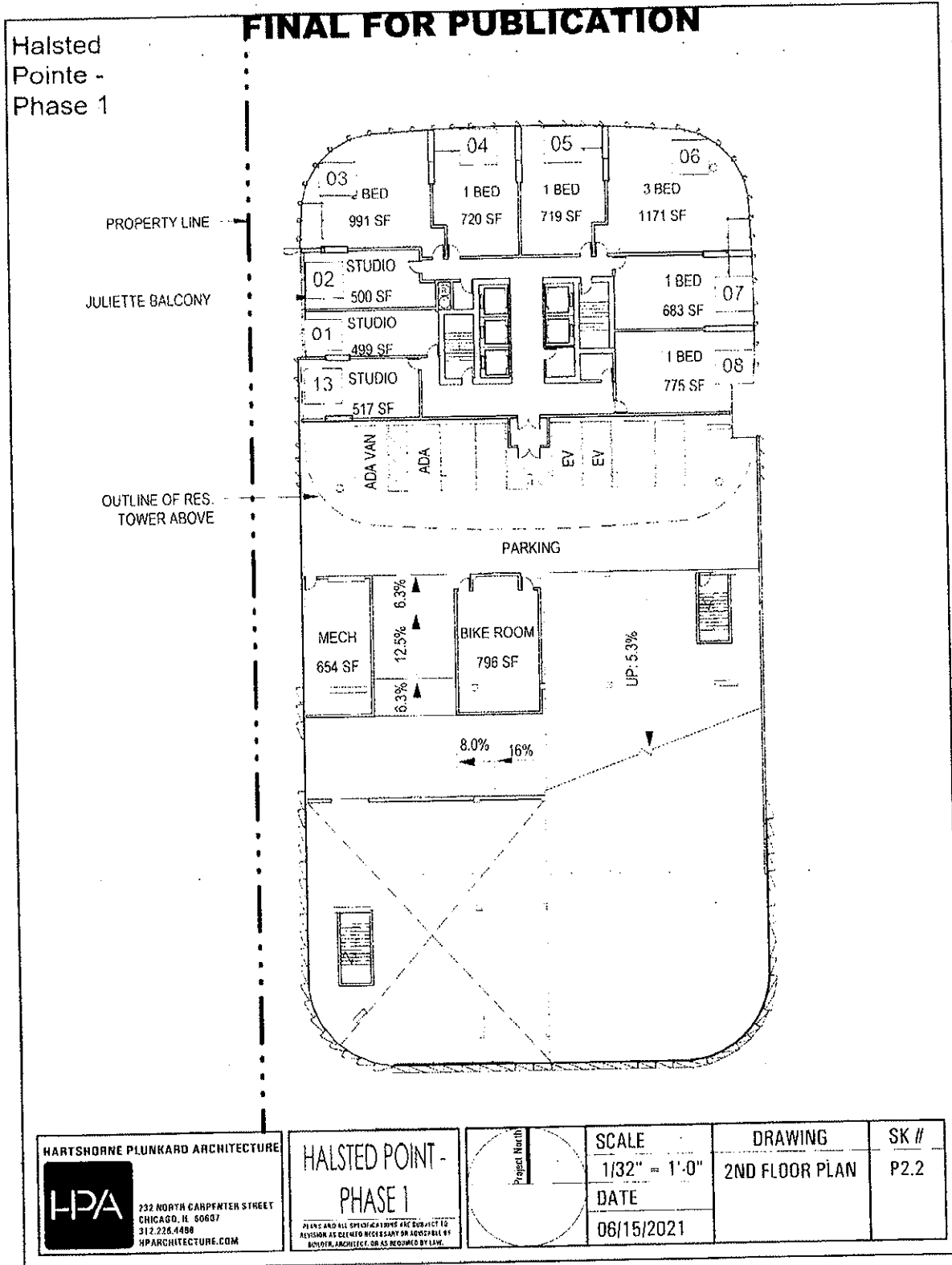
FINAL FOR PUBLICATION

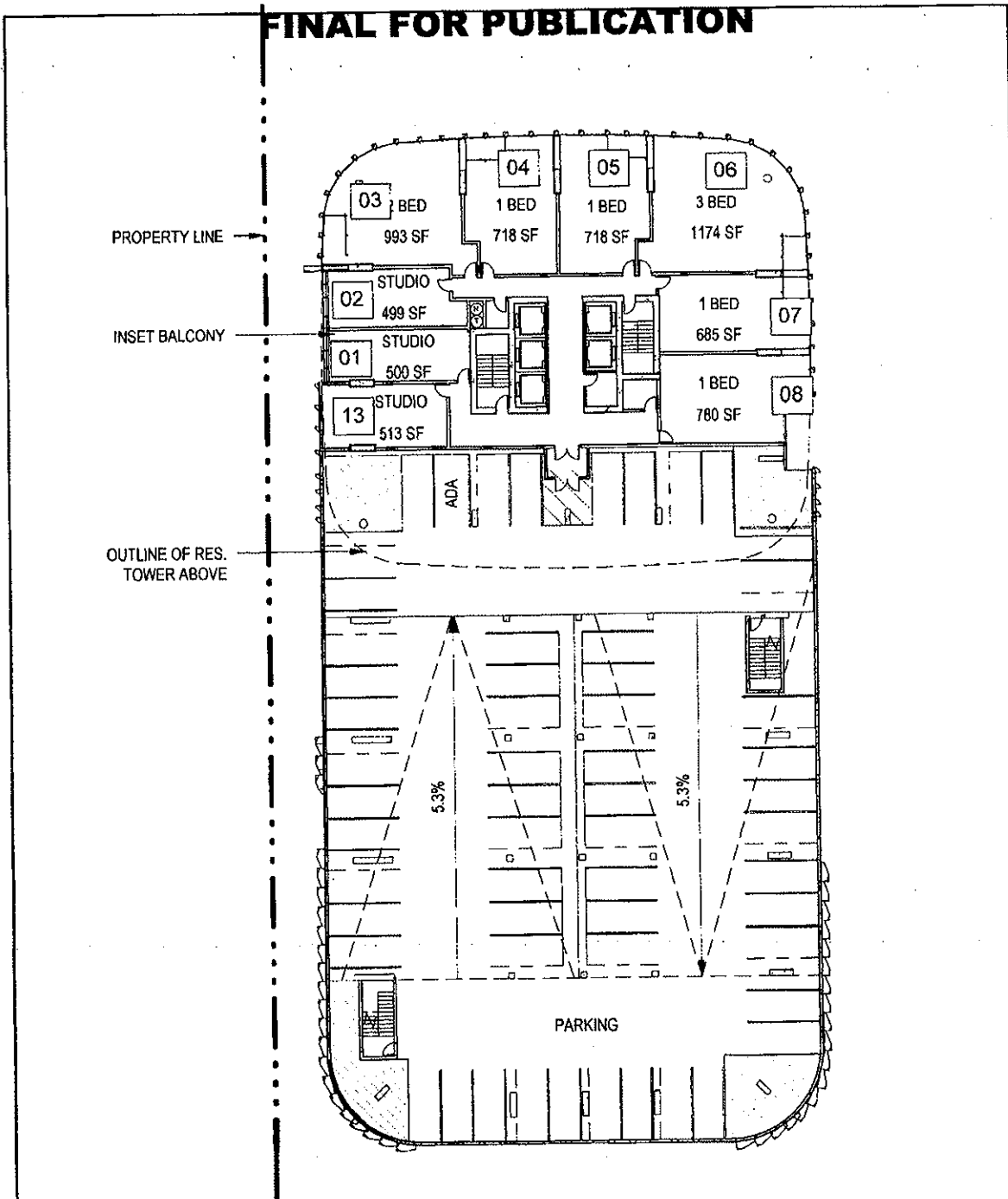
Halsted Pointe - Phase 1


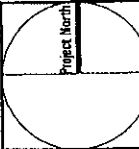
Project Name: Halsted Pointe		Zoning: Application number, if applicable	
Is this a For Sale or Rental Project? Rental		Address: 501 N Halsted Street, Chicago 11 60642	
If a For Sale Project, will you offer AOC units as rentals (near month only)? N/A		Multi-occupied per unit/price? N/A	
Total Units in Project: 435		Will First Units be on-site or off-site? 49	
First Unit (10% of total): 43		If off-site, what is address? 	
Additional Units (20% of total, less number of "First Units") 45		Will Additional Units be on-site or off-site? 45	
If off-site, what is address? 		If off-site, what is address? 	

Unit Type	how many?	avg. sq. ft. (range)	% of total (range)	avg. sq. ft. (range)	% of total (range)	affordable v. market (range)	how many?	% of total (range)	affordable v. market (range)
condo	65	526	12%	628	15%	90%	8	2%	97%
one-bed	198	694	45%	663	15%	96%	25	6%	96%
two-bed	100	804	18%	1,001	23%	97%	32	7%	95%
three-bed	24	1,341	3%	1,174	3%	83%	3	1%	85%
four-bed	3	1,483	0%	1,483	0%	100%	0	0%	100%

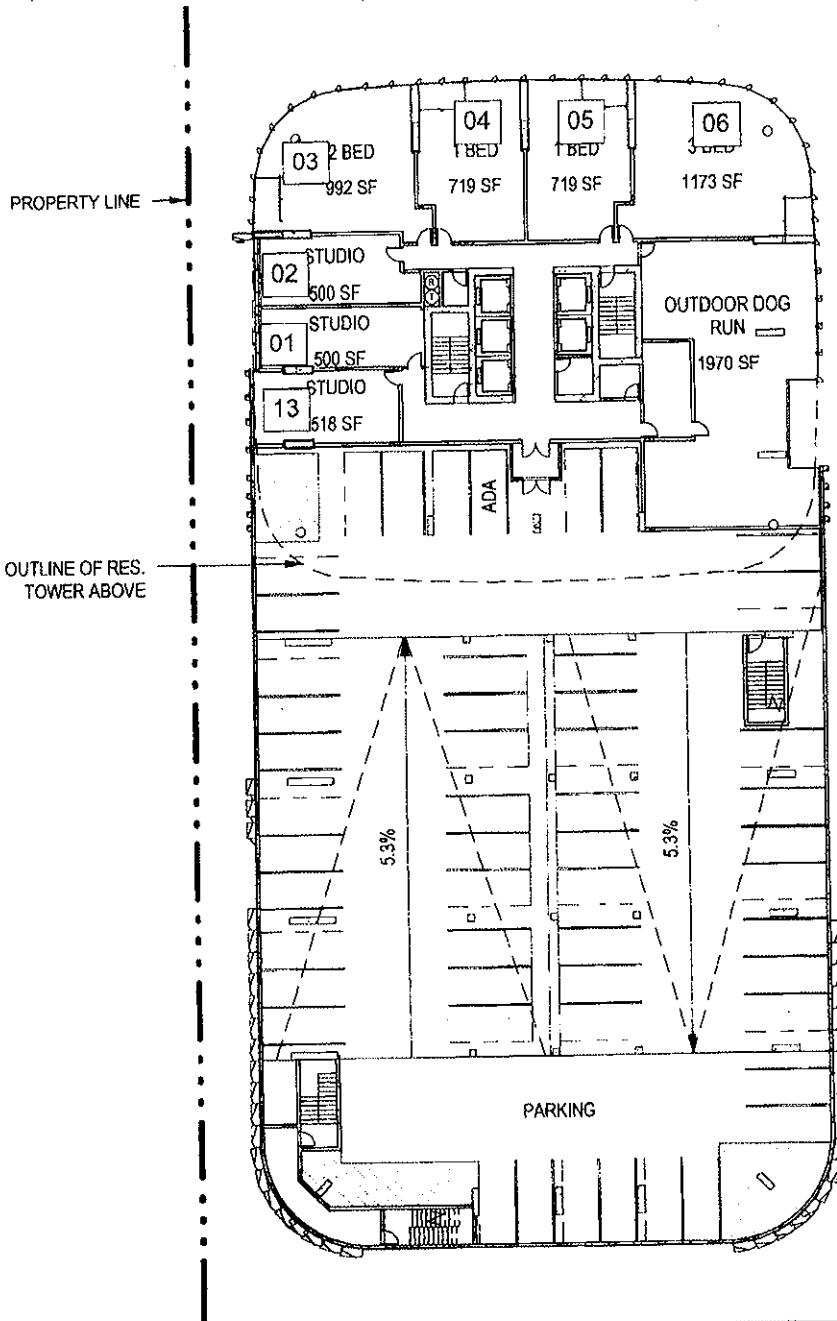
Item	Make/Model	Unit Layout	Notes
Parking			
Laundry			
Appliances			
Refrigerator	EnergyStar/Make/Model/Color	Unit layout	Independent: Same for each unit type.
Dishwasher	EnergyStar/Make/Model/Color	Unit layout	Independent: Same for each unit type.
Stove/Oven	EnergyStar/Make/Model/Color	Unit layout	Independent: Same for each unit type.
Microwave	EnergyStar/Make/Model/Color	Unit layout	Independent: Same for each unit type.
Bathroom(s)			
How many?			
Half bath? Full bath?			
Kitchen countertops			
Flooring material			
RVAC			
Other			



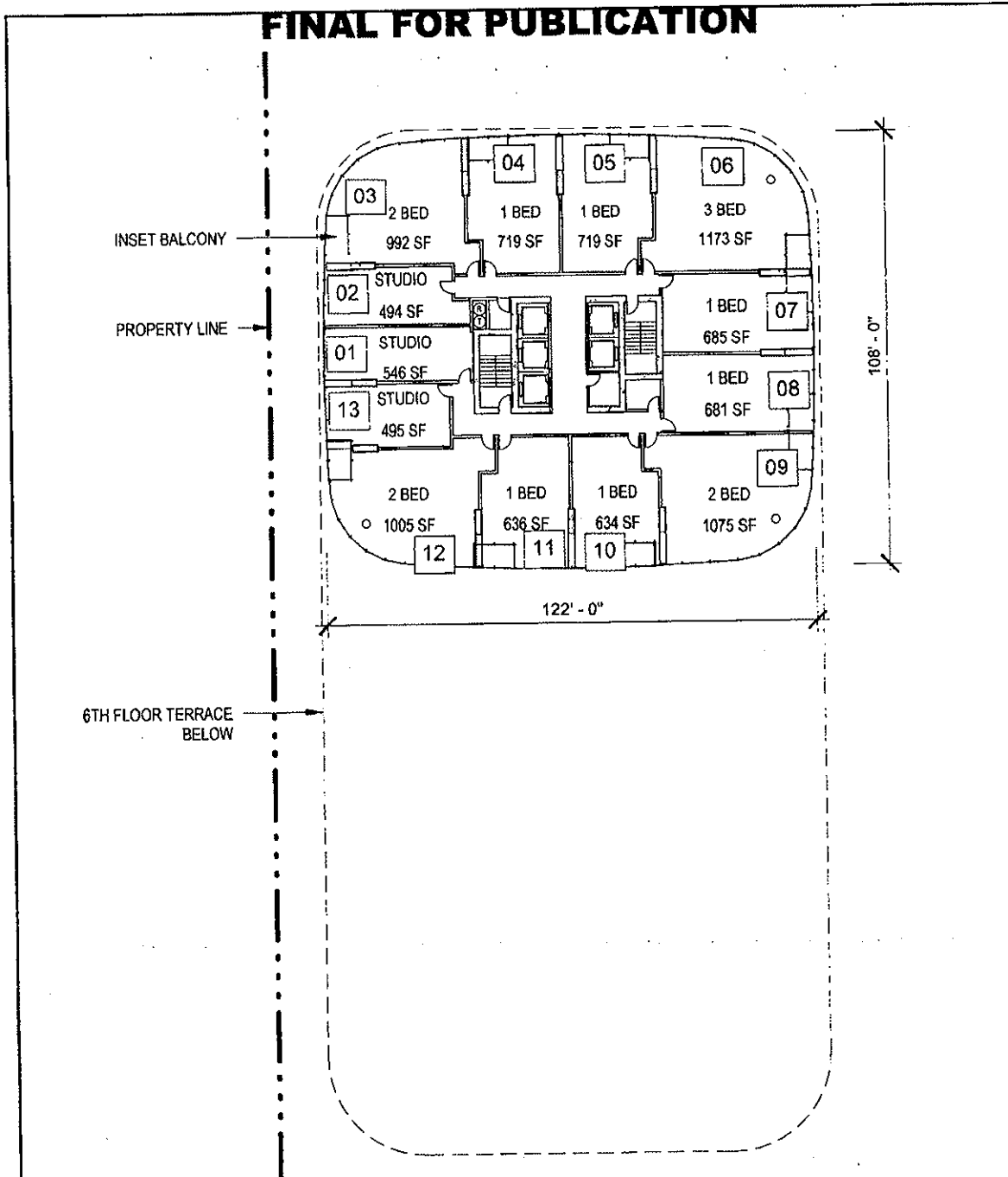


HARTSHORNE PLUNKARD ARCHITECTURE  232 NORTH CARPENTER STREET CHICAGO, IL 60607 312.226.4488 HPARCHITECTURE.COM	HALSTED POINT - PHASE 1 <small>PLANS AND ALL SPECIFICATIONS ARE SUBJECT TO REVISION AS DELAID NECESSARY OR ADVISABLE BY BOARD OF ARCHITECTS, AS REQUIRED BY LAW.</small>		SCALE	DRAWING	SK #
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

FINAL FOR PUBLICATION



<p>HARTSHORNE PLUNKARD ARCHITECTURE</p> <p>LPA</p> <p>232 NORTH CARPENTER STREET CHICAGO, IL 60607 312.328.4488 HPARCHITECTURE.COM</p>	<p>HALSTED POINT - PHASE 1</p> <p><small>PLANS AND ALL SPECIFICATIONS ARE SUBJECT TO REVIEW AND DECISION BY THE CITY OF CHICAGO. ALL RIGHTS RESERVED BY HARTSHORNE PLUNKARD ARCHITECTURE, ALL RIGHTS RESERVED BY LAW.</small></p>	<p>Project North</p>	SCALE	DRAWING	SK #
			1/32" = 1'-0"	5TH FLOOR PARKING PLAN	P2.4
			DATE		
			06/15/2021		



HARTSHORNE PLUNKARD ARCHITECTURE
HPA
 232 NORTH CARPENTER STREET
 CHICAGO, IL 60607
 312.226.4688
 HPARCHITECTURE.COM

**HALSTED POINT -
 PHASE 1**

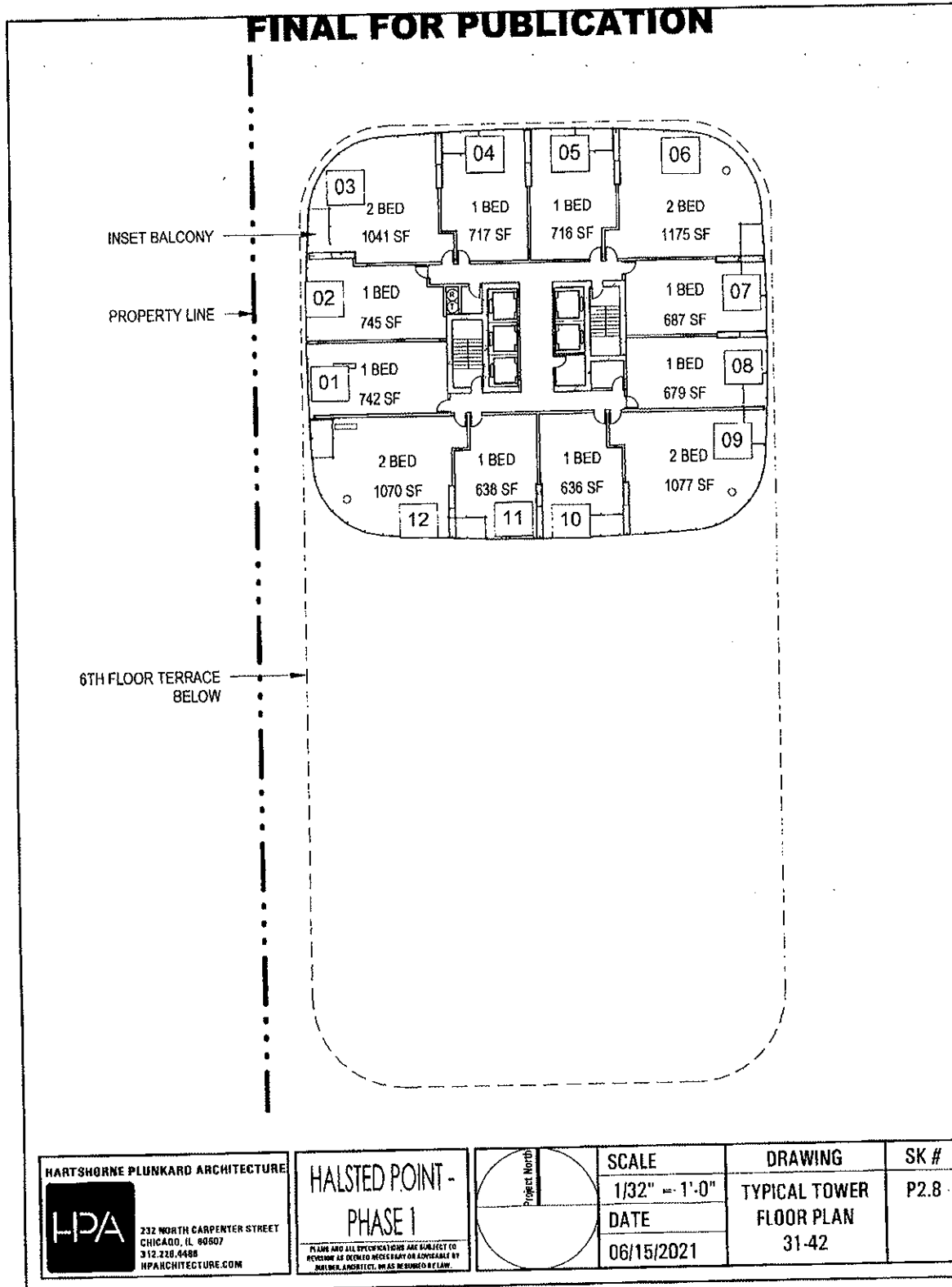
PLEASE READ ALL SPECIFICATIONS AND CONTACTS TO
 REVIEWER AS NECESSARY OR ADVISABLE BY
 BARCOLO ARCHITECT, OR AS REQUIRED BY LAW.

Project North

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

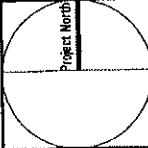
DRAWING	TYPICAL TOWER FLOOR PLAN - 7-29
---------	---------------------------------------

SK #	P2.6
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HARTSHORNE PLUNKARD ARCHITECTURE
LPA
 232 NORTH CARPENTER STREET
 CHICAGO, IL 60607
 312.228.4488
 HPA@ARCHITECTURE.COM

HALSTED POINT - PHASE 1
PLANS AND ALL SPECIFICATIONS ARE SUBJECT TO REVISION AS ORDERED NECESSARY OR ADVISABLE BY HALSTED POINT ARCHITECT, OR AS REQUIRED BY LAW.

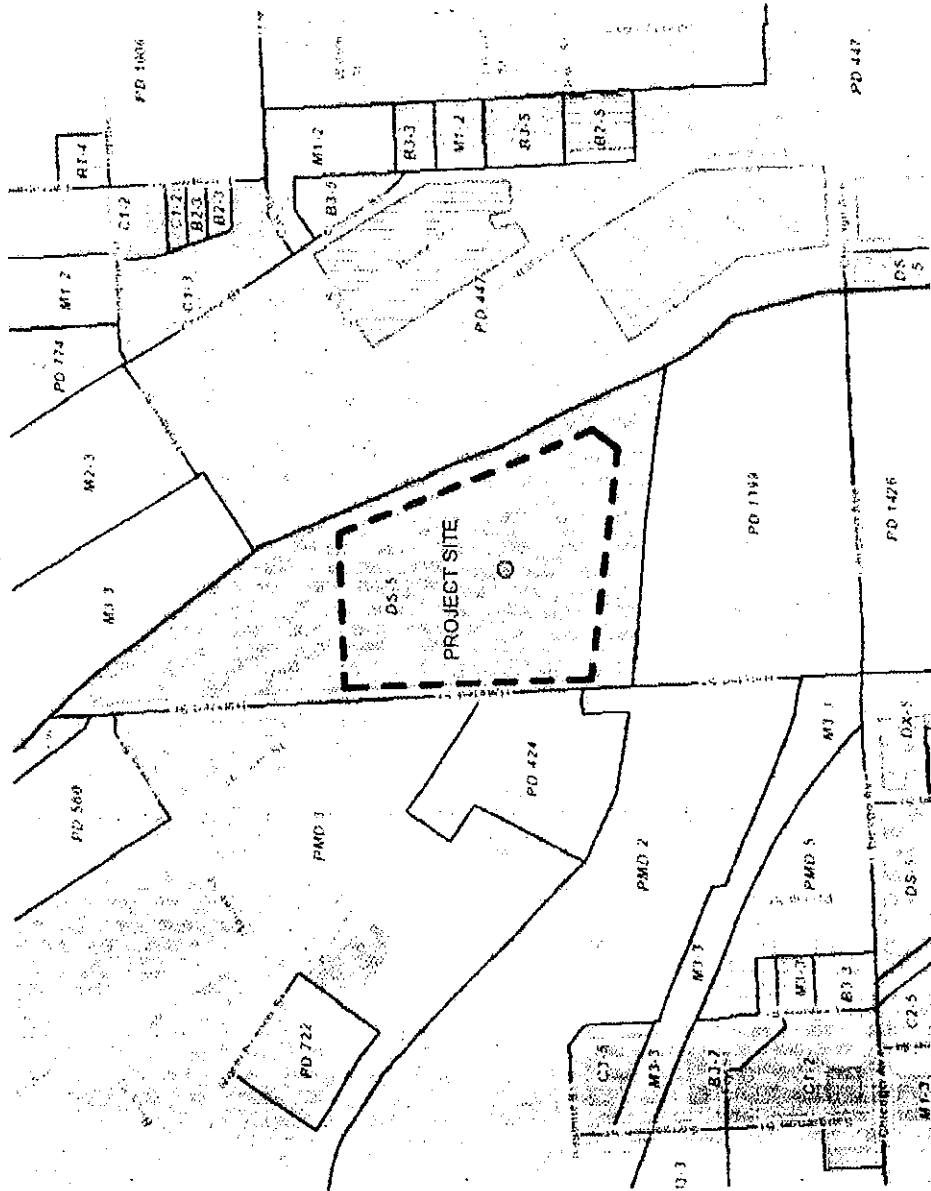


SCALE
 1/32" = 1'-0"
DATE
 06/15/2021

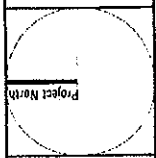
DRAWING
 TYPICAL TOWER
 FLOOR PLAN
 31-42

SK #
 P2.8

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DRAWING
ZONING MAP

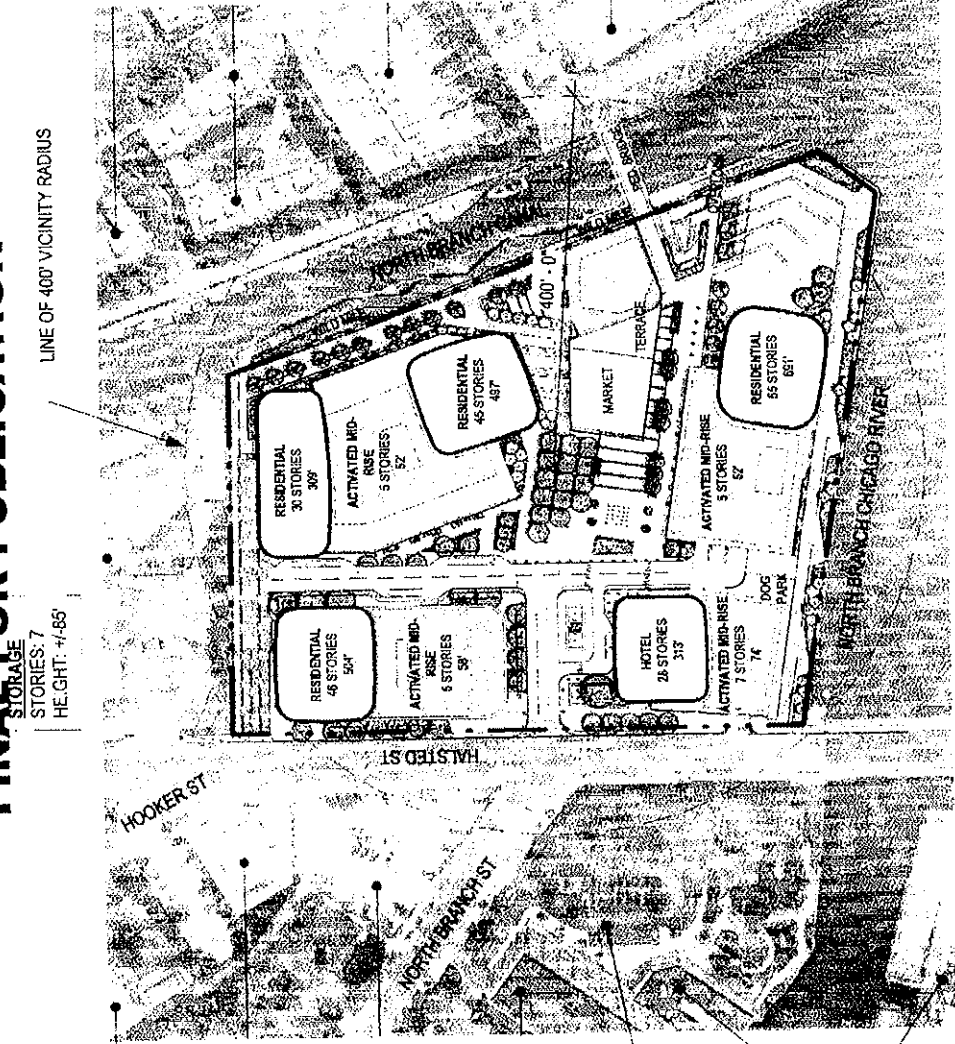


APPLICANT: ONNI HALSTED STREET CHICAGO LLC

ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642

INTRODUCED: 05/26/2021 PLAN COMMISSION: 08/26/2021 SCALE: NTS

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RESIDENTIAL
STORIES: 4
HEIGHT: +/- 42'

RESIDENTIAL
STORIES: 4
HEIGHT: +/- 42'

PARKING
STORIES: 7
HEIGHT: +/- 33'

OFFICE
STORIES: 11
HEIGHT: +/- 152'

STORAGE
STORIES: 7
HEIGHT: +/- 85'

RESIDENTIAL
30 STORIES
309'

ACTIVATED MID-RISE
5 STORIES
52'

RESIDENTIAL
46 STORIES
487'

ACTIVATED MID-RISE
5 STORIES
52'

RESIDENTIAL
55 STORIES
581'

RESIDENTIAL
46 STORIES
504'

ACTIVATED MID-RISE
8 STORIES
89'

HOTEL
26 STORIES
313'

ACTIVATED MID-RISE
7 STORIES
74'

OFFICE / ENTERTAINMENT
STORIES: 4
HEIGHT: +/- 47'

OFFICE
STORIES: 1
HEIGHT: +/- 27'

SURFACE PARKING

KENDALL COLLEGE
STORIES: 8
HEIGHT: +/- 108'



SURFACE PARKING

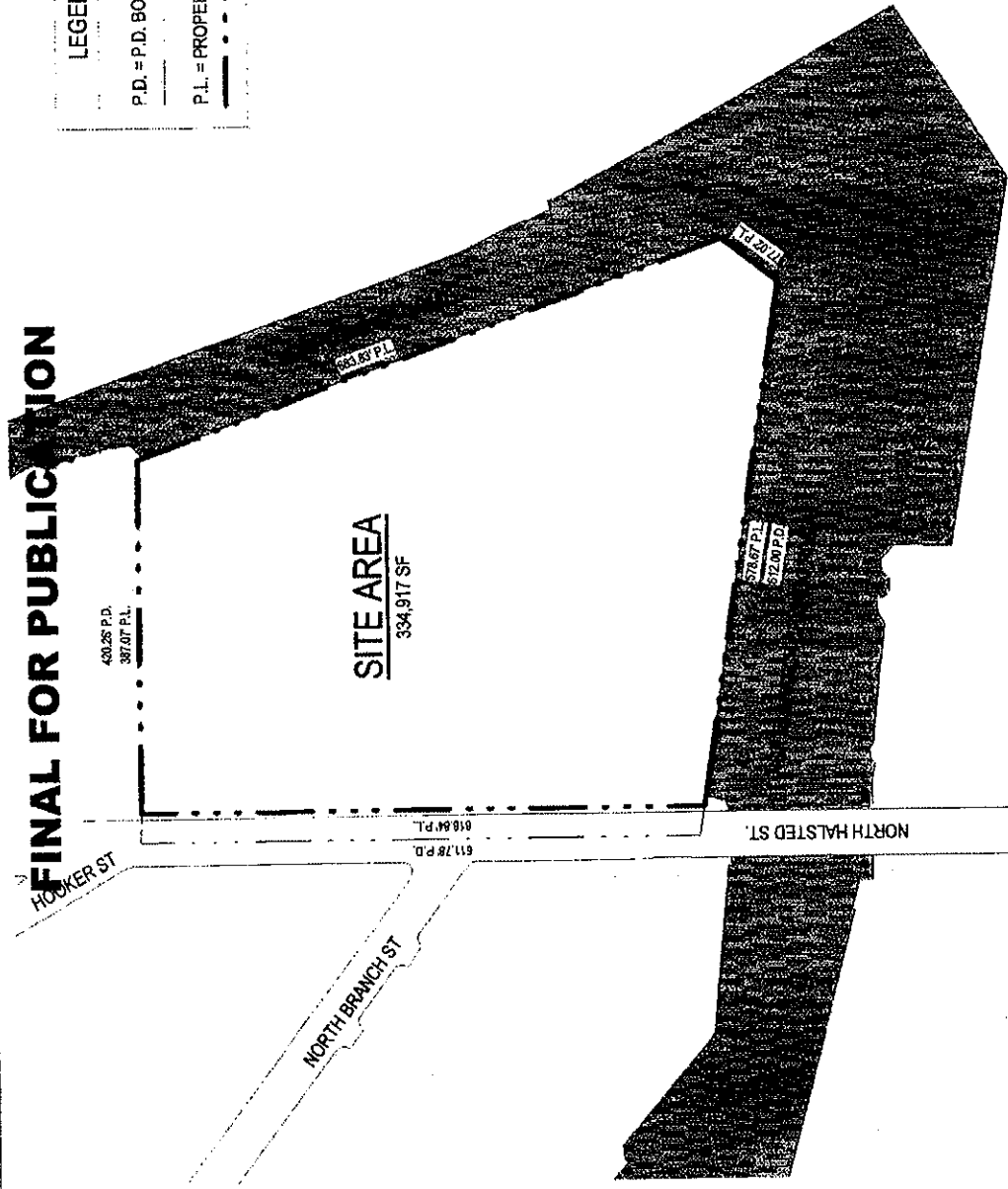
COMMERCIAL
STORIES: 3
HEIGHT: +/- 39'

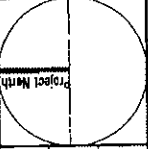
MANUFACTURING

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

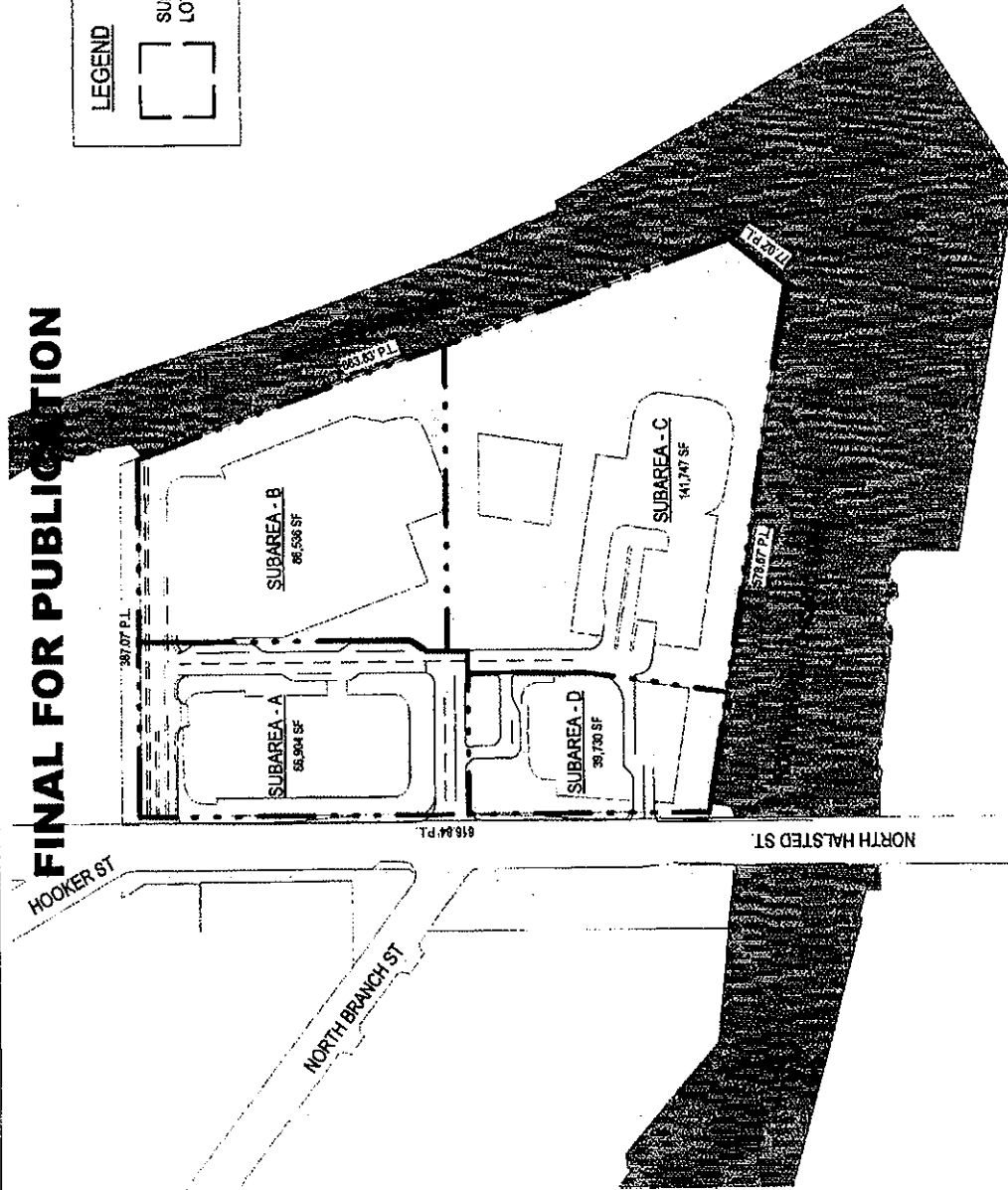
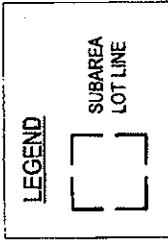
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LEGEND	
	P.D. = P.D. BOUNDARY
	P.L. = PROPERTY LINE



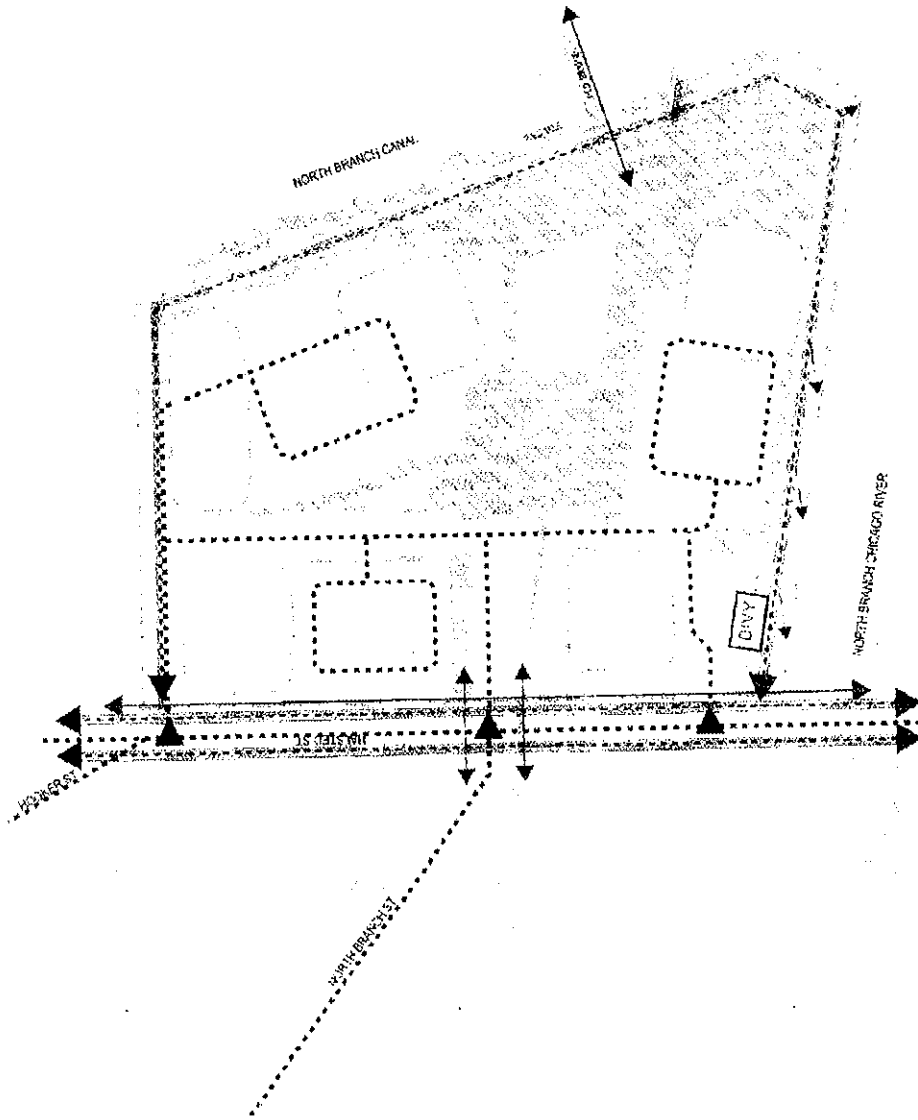
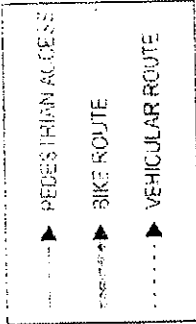
DRAWING		
PD BOUNDARY / PROPERTY LINE		
APPLICANT: ONNI HALSTED STREET CHICAGO LLC		
ADDRESS: 901 N. HALSTED ST. CHICAGO, IL 60642		
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	SCALE: 1" = 160'-0"

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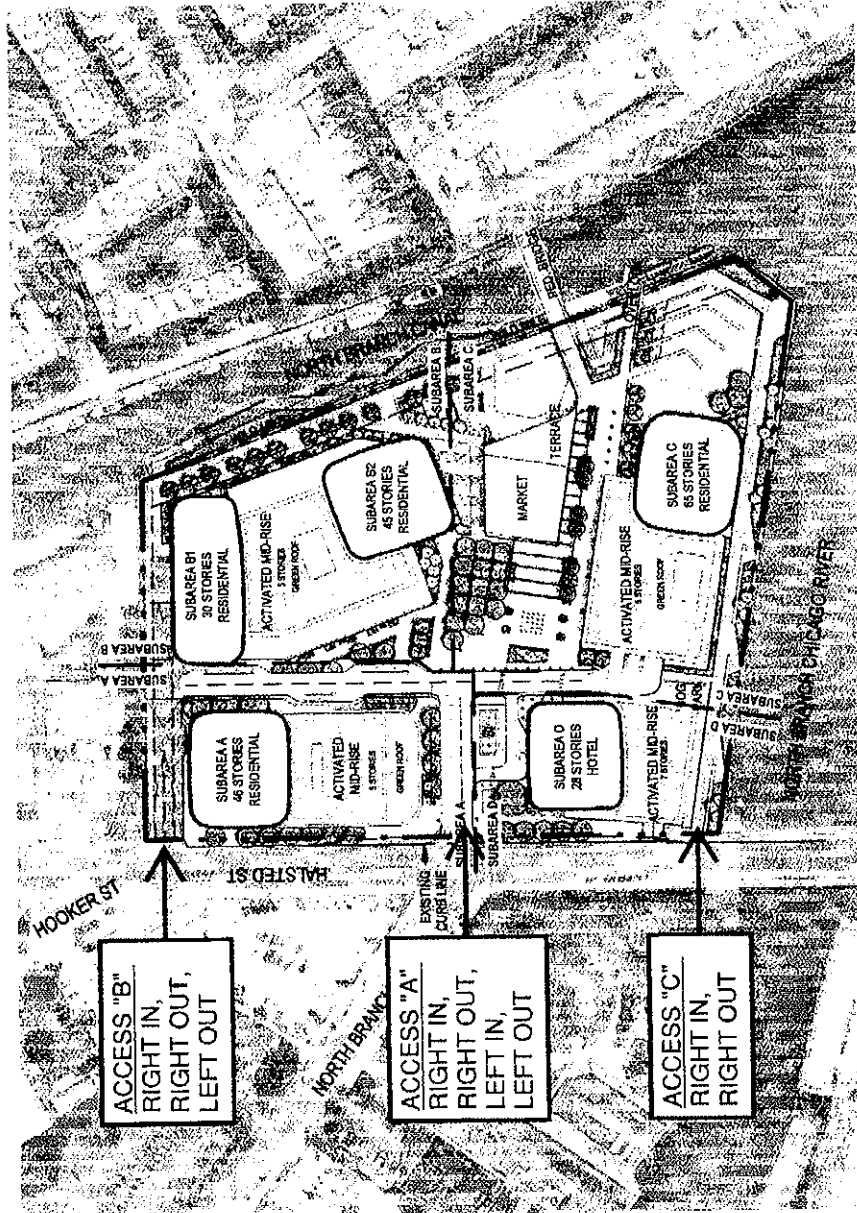
DRAWING		Project North
SUBAREA PLAN		
APPLICANT: OMNI HALSTED STREET CHICAGO LLC		
ADDRESS: 901 N. HALSTED ST. CHICAGO, IL 60642		
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	SCALE: 1" = 160'-0"

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

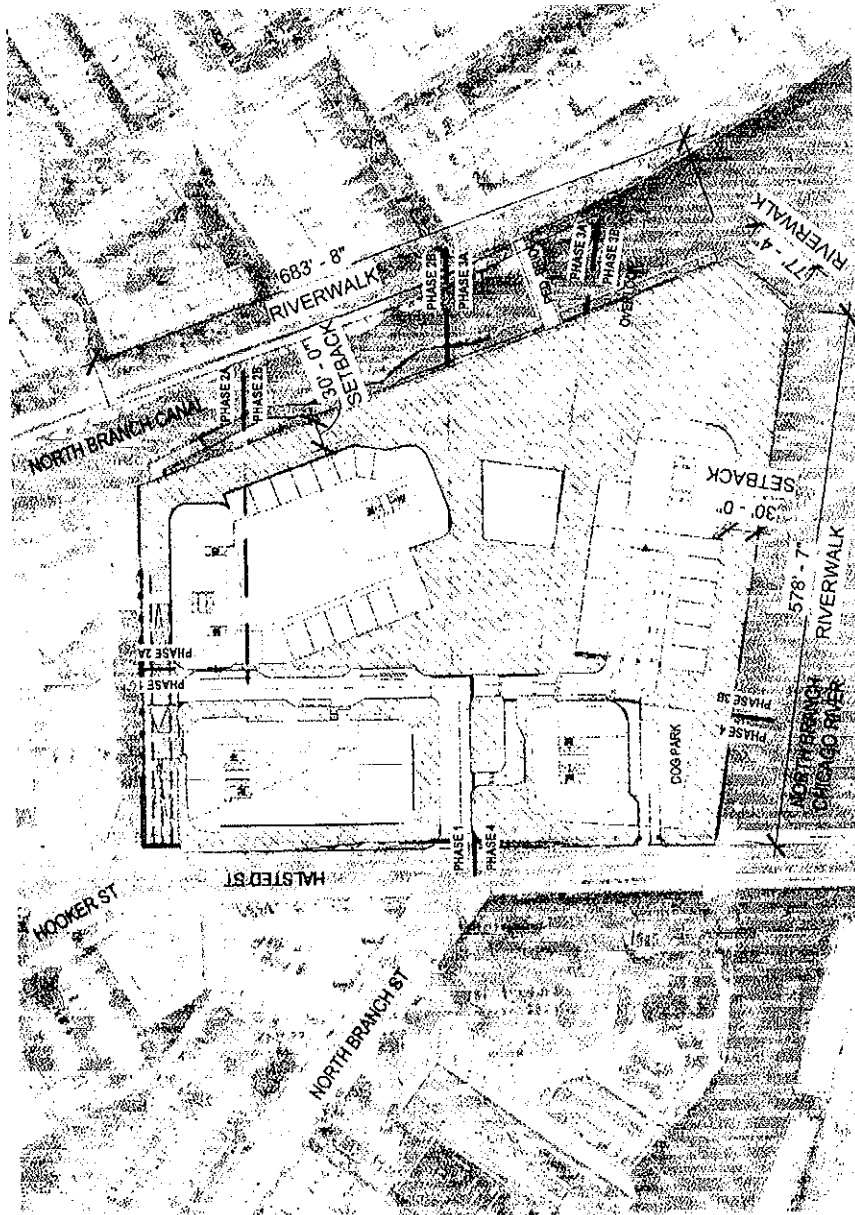
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<p>DRAWING CONCEPTUAL ACCESS PLAN</p>	
<p>APPLICANT: ONMI HALSTED STREET CHICAGO LLC ADDRESS: 901 N. HALSTED ST. CHICAGO, IL 60642 INTRODUCED: 05/26/2021 PLAN COMMISSION: 08/26/2021 SCALE: 1" = 160'-0"</p>	

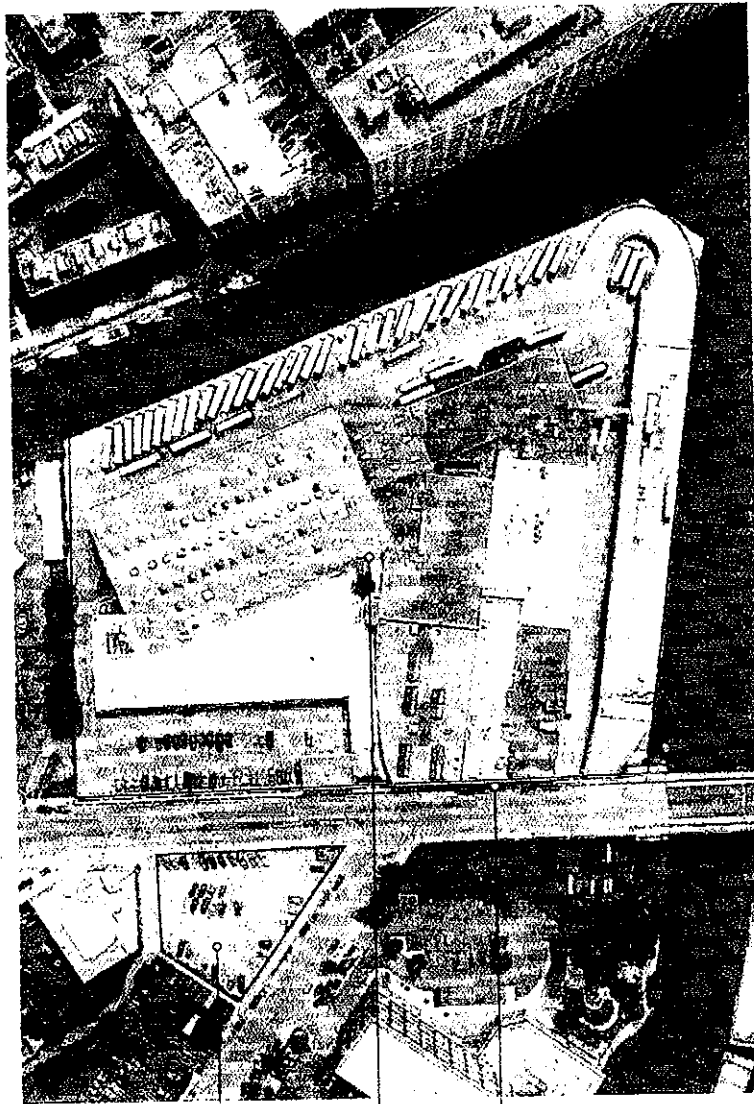
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- PROGRAM KEY**
- RETAIL / COMMERCIAL
 - LOBBY/LEASING/AMENITY
 - RESIDENTIAL UNITS
 - PARKING
 - OPEN SPACE:
165,000 SF OPEN SPACE
1,340 LINEAR FT RIVERWALK



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

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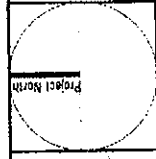


SITE PARKING

ENTIRE SITE
DEMOLITION OF
EXISTING STRUCTURES
DOWN TO GRADE
01.2022

SIDEWALK TO
REMAIN OPEN

DRAWING
PHASING PLAN - DEMO PLAN



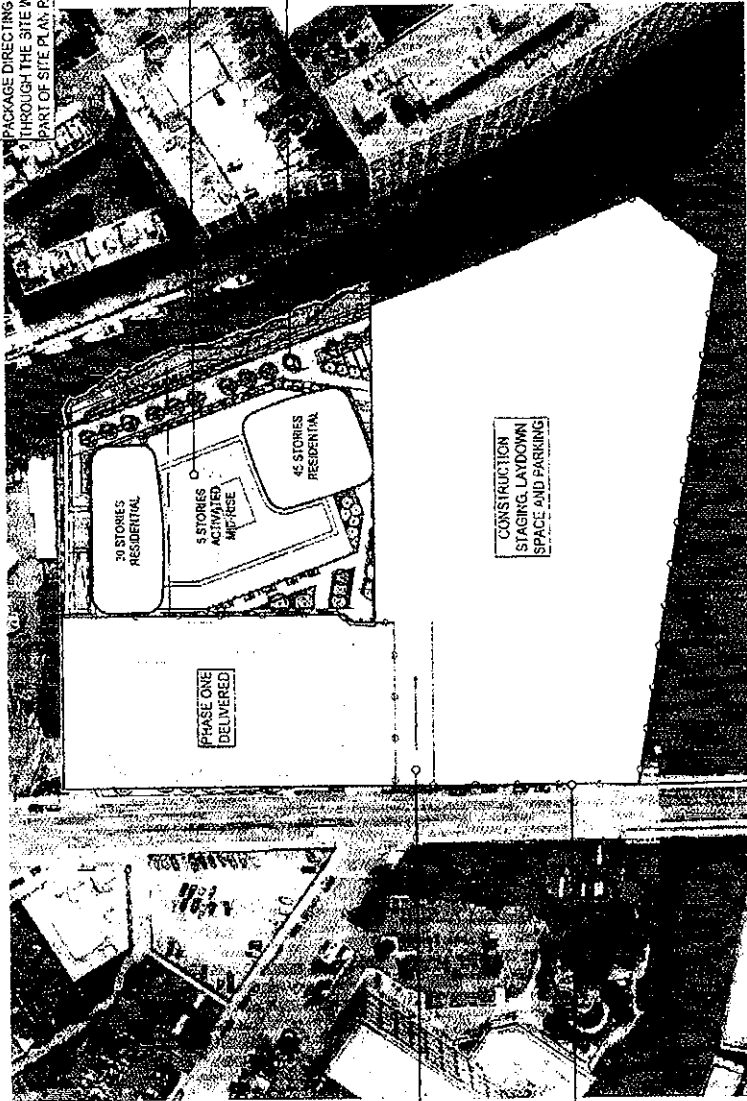
APPLICANT: GINNI HALSTED STREET CHICAGO LLC

ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642

INTRODUCED: 05/26/2021 PLAN COMMISSION: 08/26/2021 SCALE:

FINAL FOR PUBLICATION

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



24 MONTH BUILD
02/2024 - 02/2026

41,350 LINEAR FEET OF
RIVERWALK INCLUDED

30 STORES
RESIDENTIAL

PHASE ONE
DELIVERED

3 STORES
ACTIVATED
APARTMENT

45 STORES
RESIDENTIAL

CONSTRUCTION
STAGING LAYDOWN
SPACE AND PARKING

GATED CONSTRUCTION
SITE ACCESS

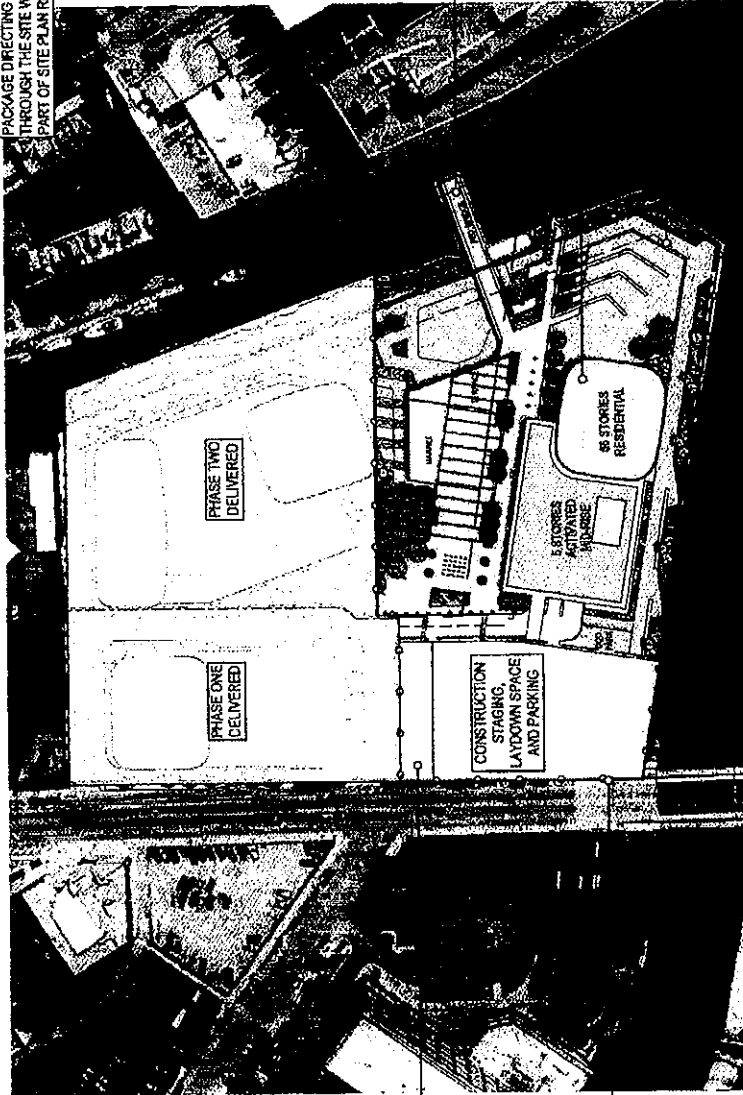
FULLY FENCED AND
SCREENED WITH
MESH FABRIC

SEE LEG
CONSTRUCTION
LENS DETAIL

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

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



GATED CONSTRUCTION SITE ACCESS

FULLY FENCED AND SCREENED WITH MESH FABRIC
REFER TO CONSTRUCTION PERMITS

POTENTIAL PEDESTRIAN CONNECTION DELIVERED

24 MONTH BUILD Q3 2026 - Q2 2028

14- 830 LINEAR FEET OF RIVERWALK & 4- 110,000 SF OPEN SPACE INCLUDED

PHASE ONE DELIVERED

PHASE TWO DELIVERED

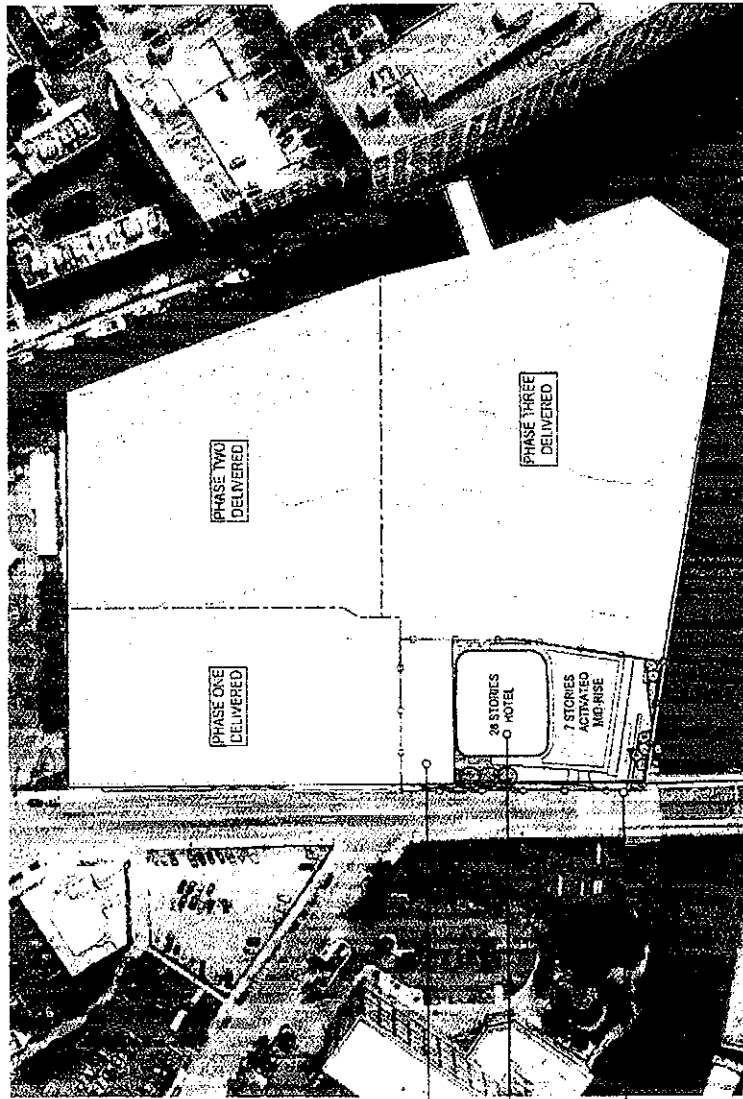
CONSTRUCTION STAGING LANDDOWN SPACE AND PARKING

5 STORES ACTIVATED W/ HORSE

66 STORES RESIDENTIAL

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

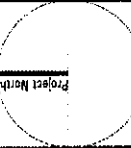
FINAL FOR PUBLICATION



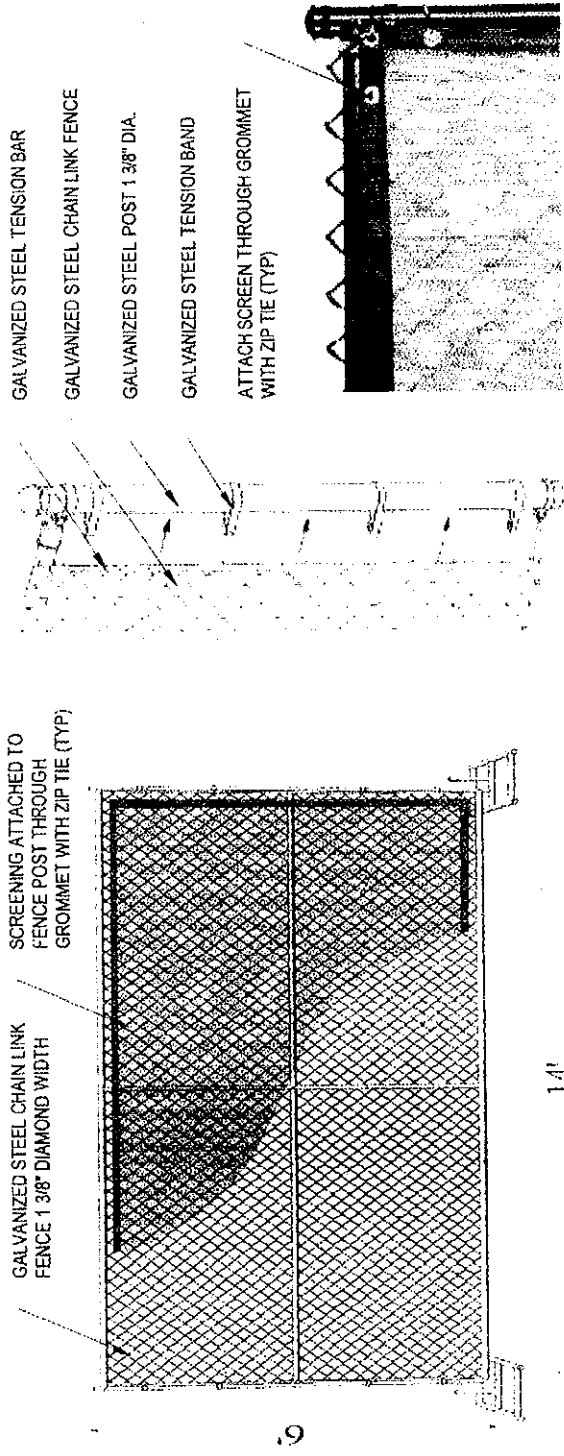
GATED CONSTRUCTION
SITE ACCESS / STAGING

24 MONTH BUILD
02 2028 - 02 2030

FULLY FENCED AND
SCREENED WITH
MESH FABRIC

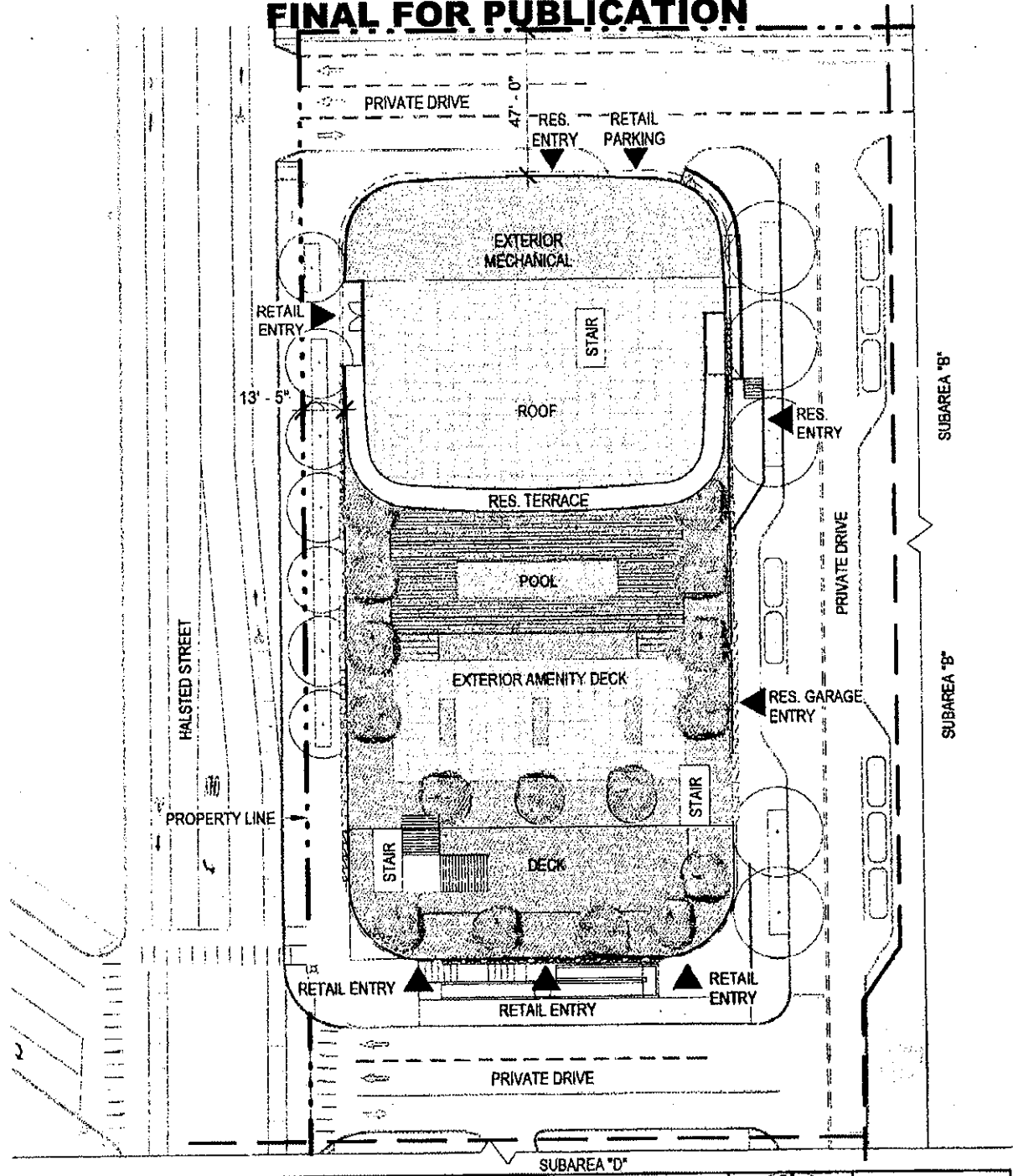
APPLICANT: ONNI HALSTED STREET CHICAGO LLC ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642 INTRODUCED: 05/26/2021		PLAN COMMISSION: 08/26/2021 SCALE:	
DRAWING PHASING PLAN - PHASE 4			

FINAL FOR PUBLICATION

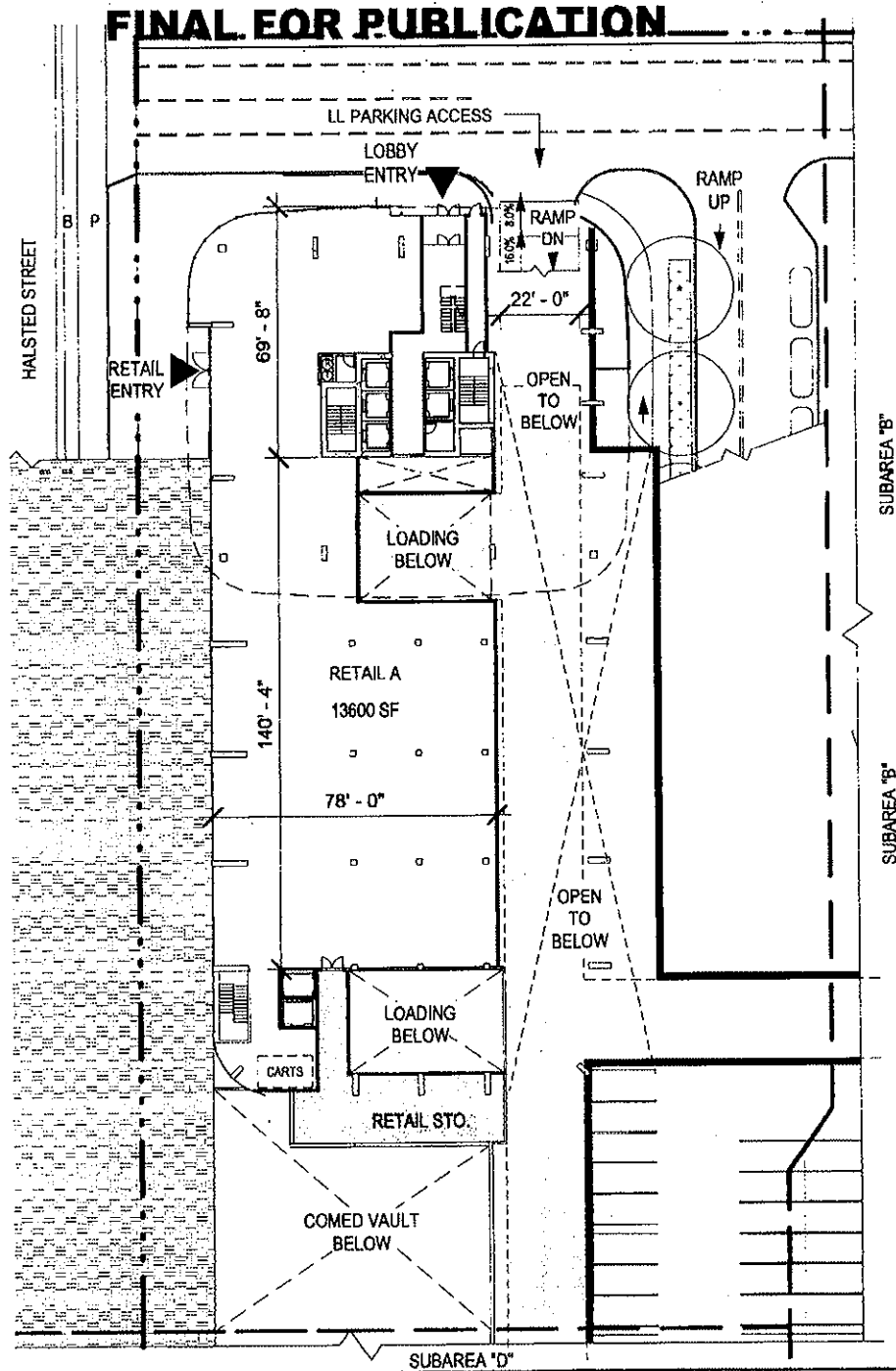


DRAWING CONSTRUCTION FENCE DETAILS	APPLICANT: ONNI HALSTED STREET CHICAGO LLC ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642 INTRODUCED: 05/26/2021 PLAN COMMISSION: 08/26/2021 SCALE:
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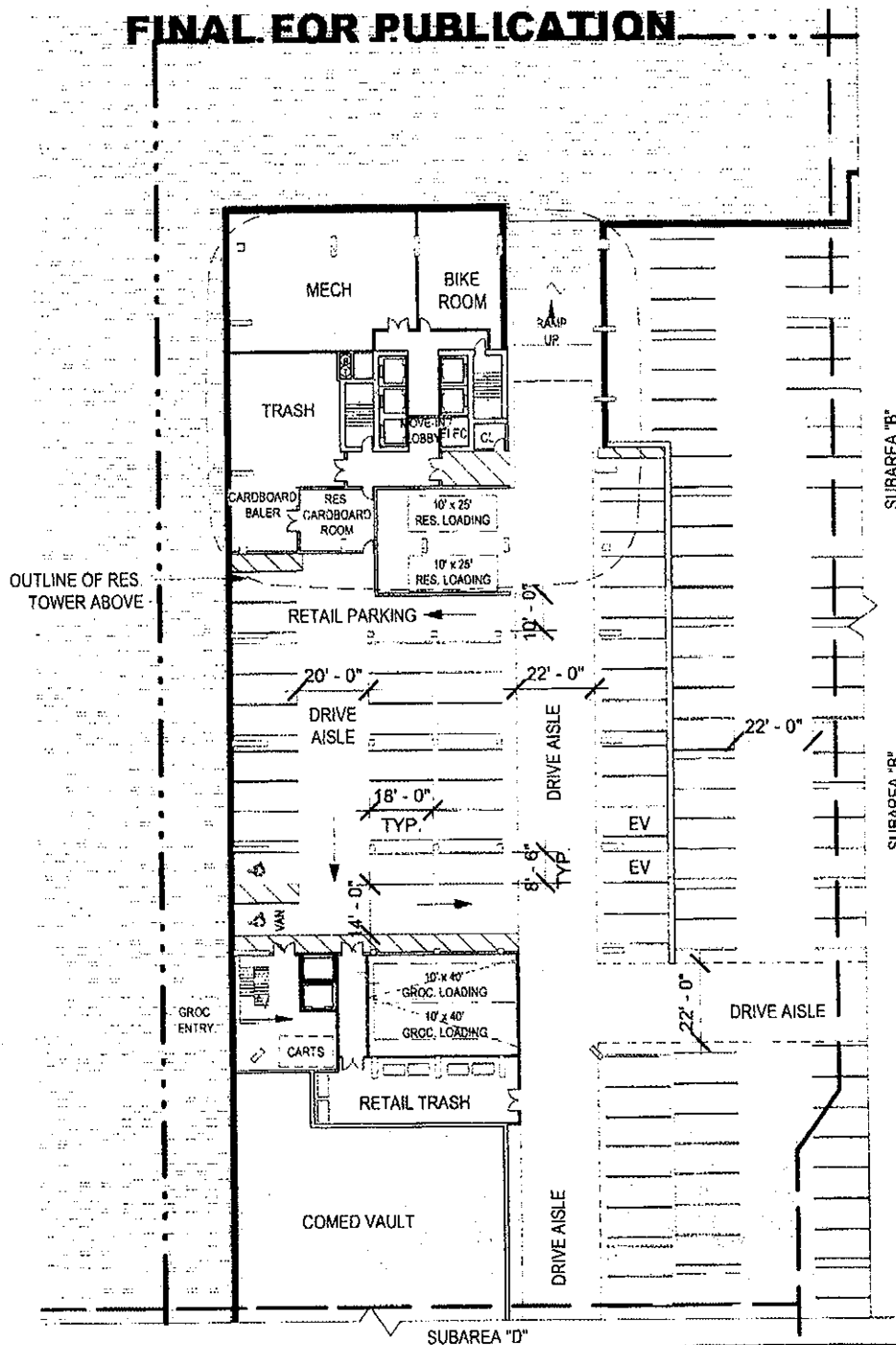


APPLICANT: ONNI HALSTED STREET CHICAGO LLC.			DRAWING
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642			SUBAREA 'A'
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021		SCALE: 1" = 40'-0"



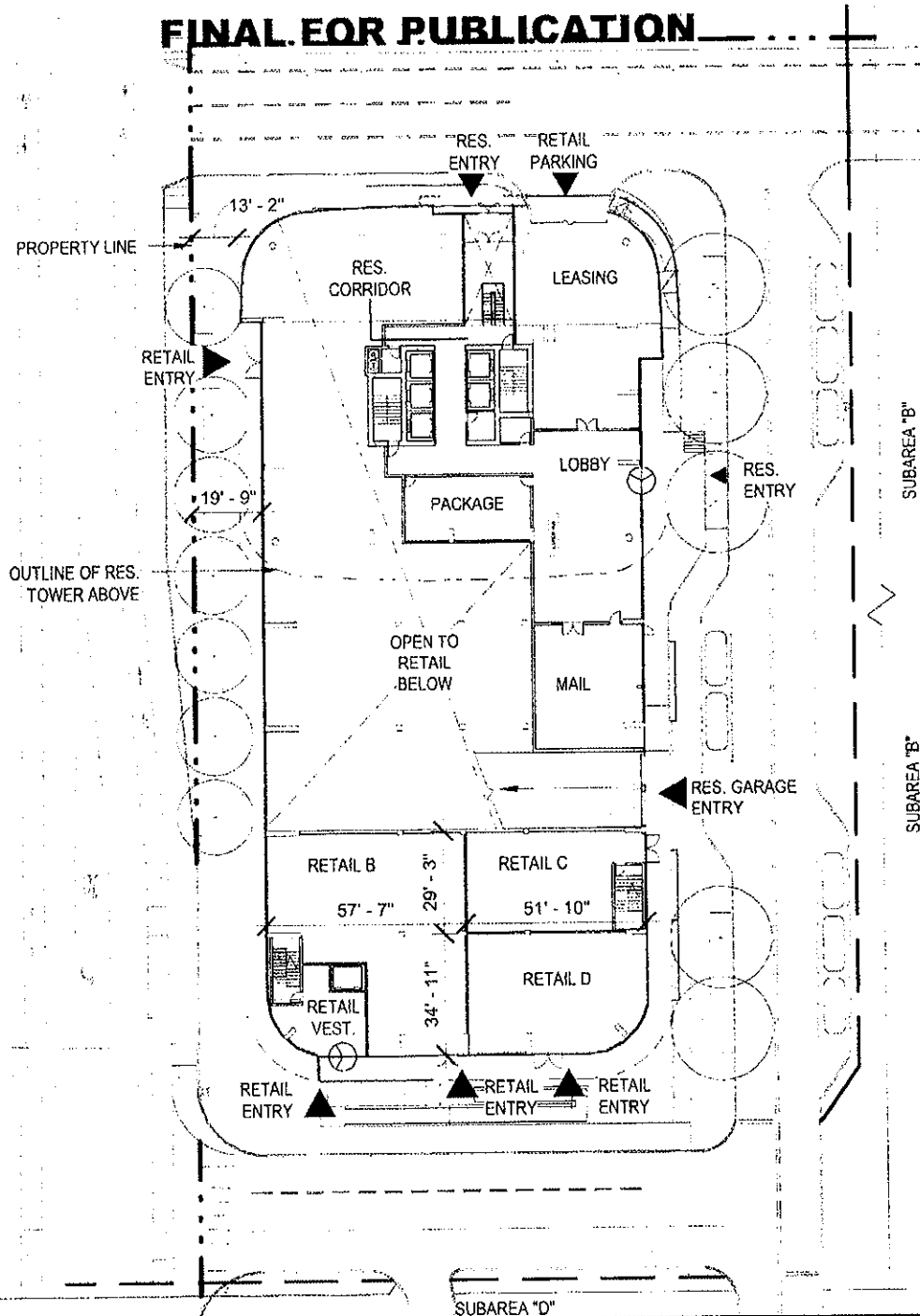
APPLICANT: ONNI HALSTED STREET CHICAGO LLC				DRAWING
ADDRESS: 901 N. HALSTED ST. CHICAGO, IL 60642				SUBAREA 'A' LOWER LEVEL 1 PLAN
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	SCALE: 1" = 40'-0"		

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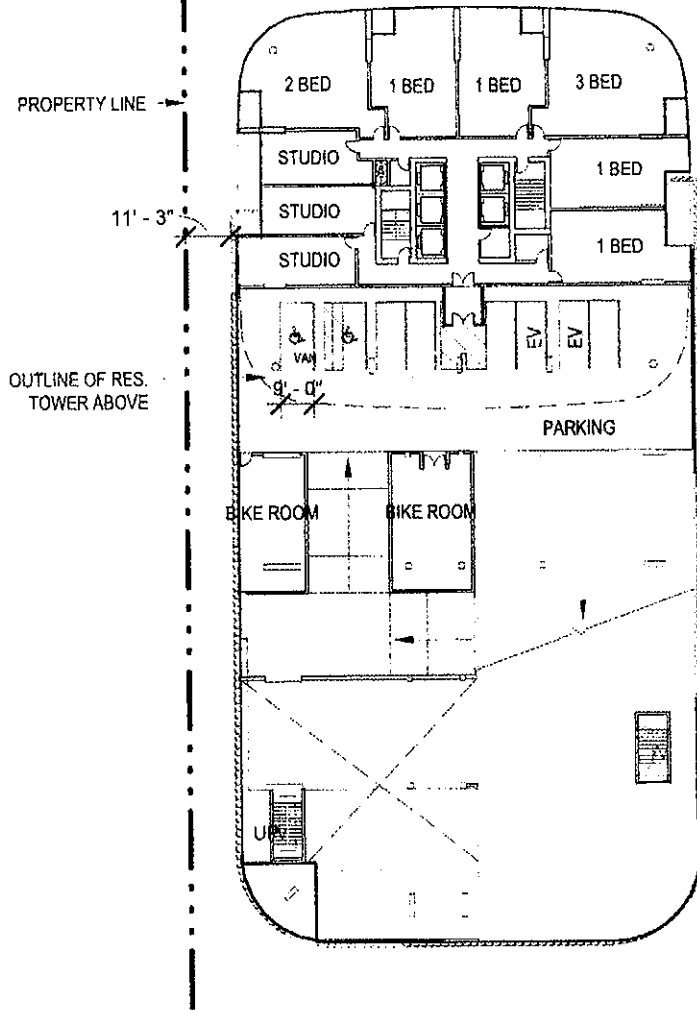
<p>APPLICANT: ONNI HALSTED STREET CHICAGO LLC</p>		<p>DRAWING</p>
<p>ADDRESS: 901 N. HALSTED ST. CHICAGO, IL 60642</p>		<p>SUBAREA 'A'</p>
<p>INTRODUCED: 05/26/2021 PLAN COMMISSION: 08/26/2021 SCALE: 1" = 40'-0"</p>		<p>LOWER LEVEL 2 PLAN</p>

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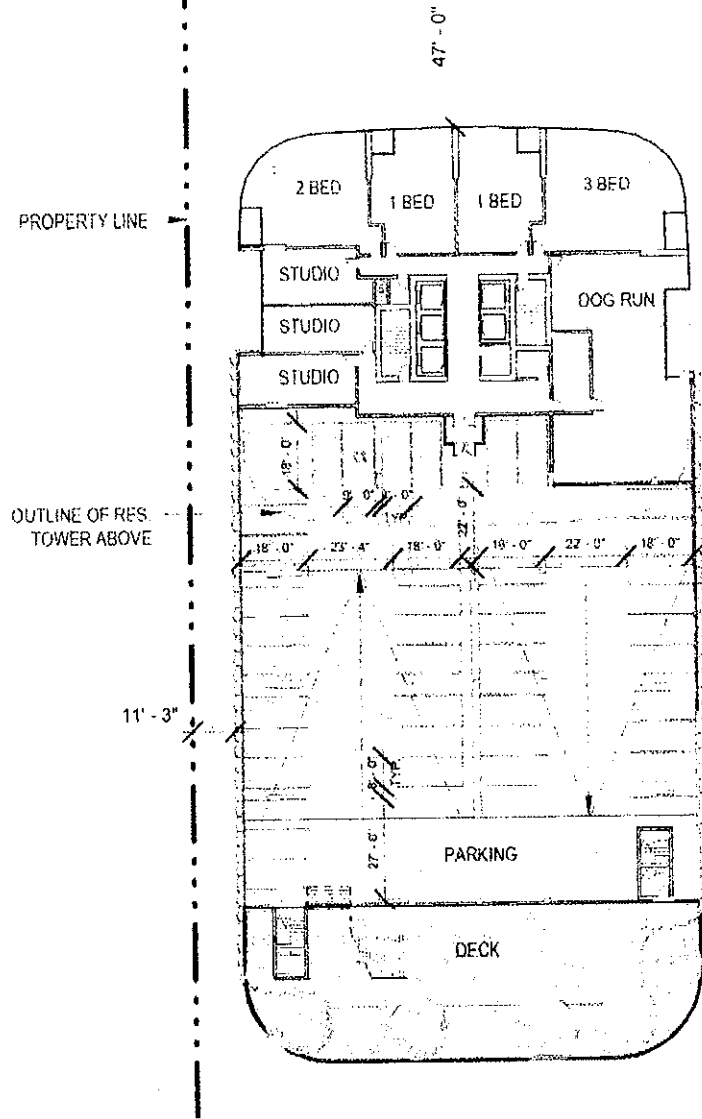
<p>APPLICANT: ONNI HALSTED STREET CHICAGO LLC</p>		<p>DRAWING</p>
<p>ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642</p>		<p>SUBAREA 'A'</p>
<p>INTRODUCED: 05/26/2021 PLAN COMMISSION: 08/26/2021 SCALE: 1" = 40'-0"</p>		<p>1ST FLOOR PLAN</p>

FINAL FOR PUBLICATION .



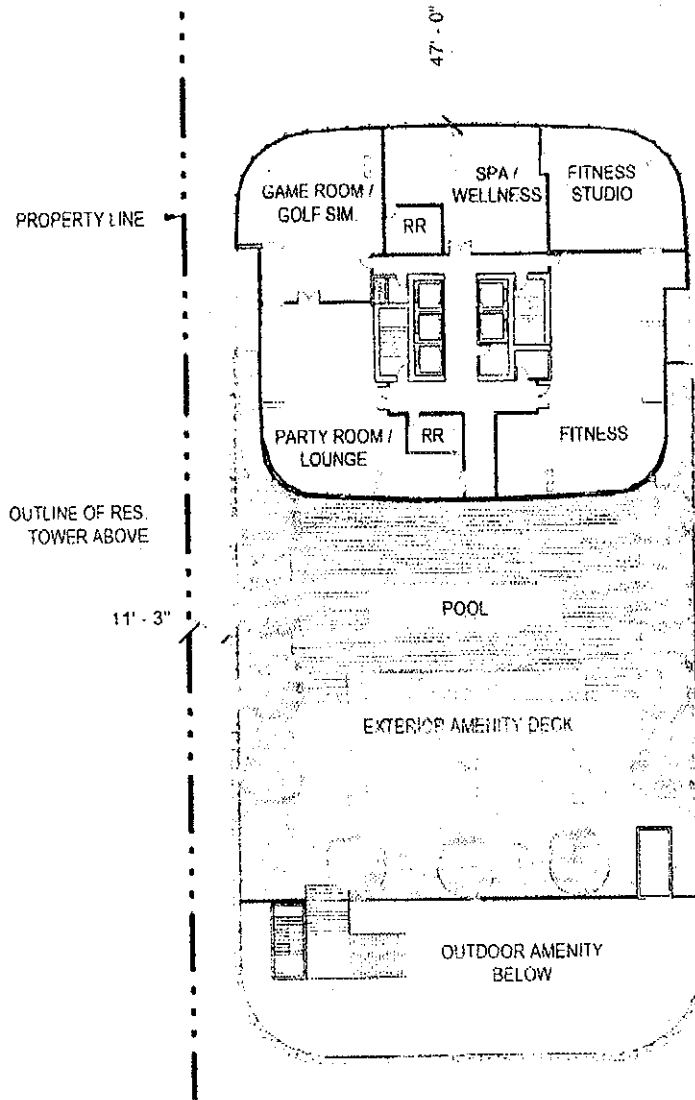
<p>APPLICANT: ONNI HALSTED STREET CHICAGO LLC</p>		<p>DRAWING SUBAREA 'A' 2ND FLOOR PLAN</p>
<p>ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642</p>		
<p>INTRODUCED: 05/26/2021 PLAN COMMISSION: 08/26/2021 SCALE: 1" = 40'-0"</p>		

FINAL FOR PUBLICATION.



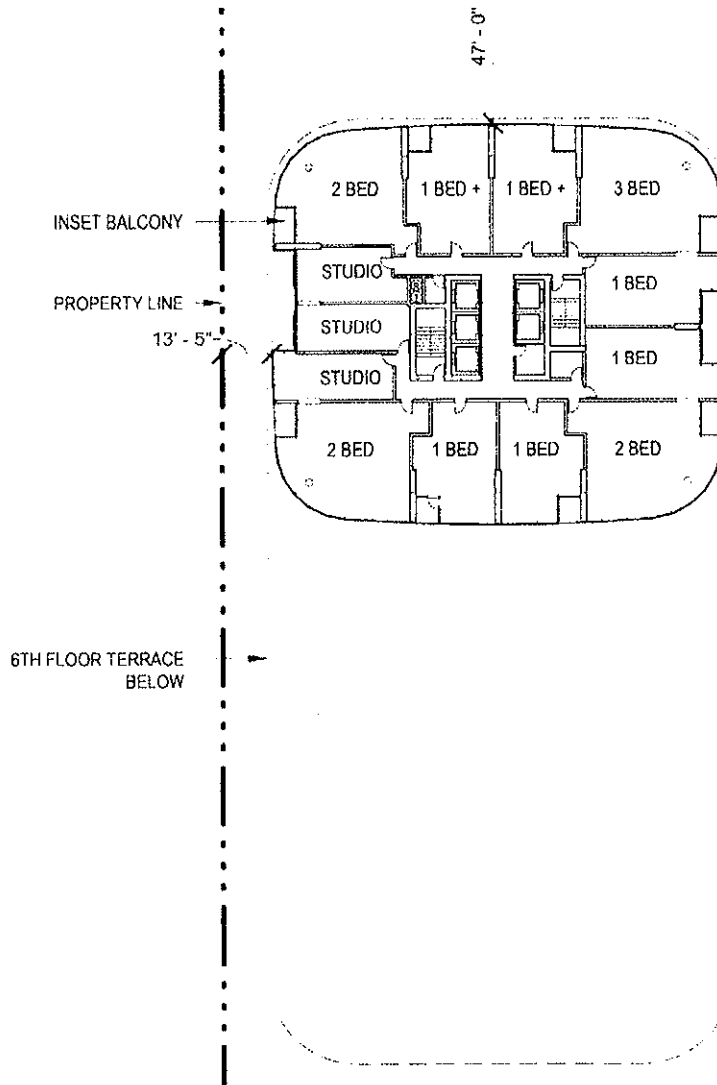
<p>APPLICANT: ONNI HALSTED STREET CHICAGO LLC ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642 INTRODUCED: 05/26/2021 PLAN COMMISSION:08/26/2021 SCALE: 1" = 40'-0"</p>	<p>Project Name</p>	<p>DRAWING SUBAREA 'A' 5TH FLOOR PLAN</p>
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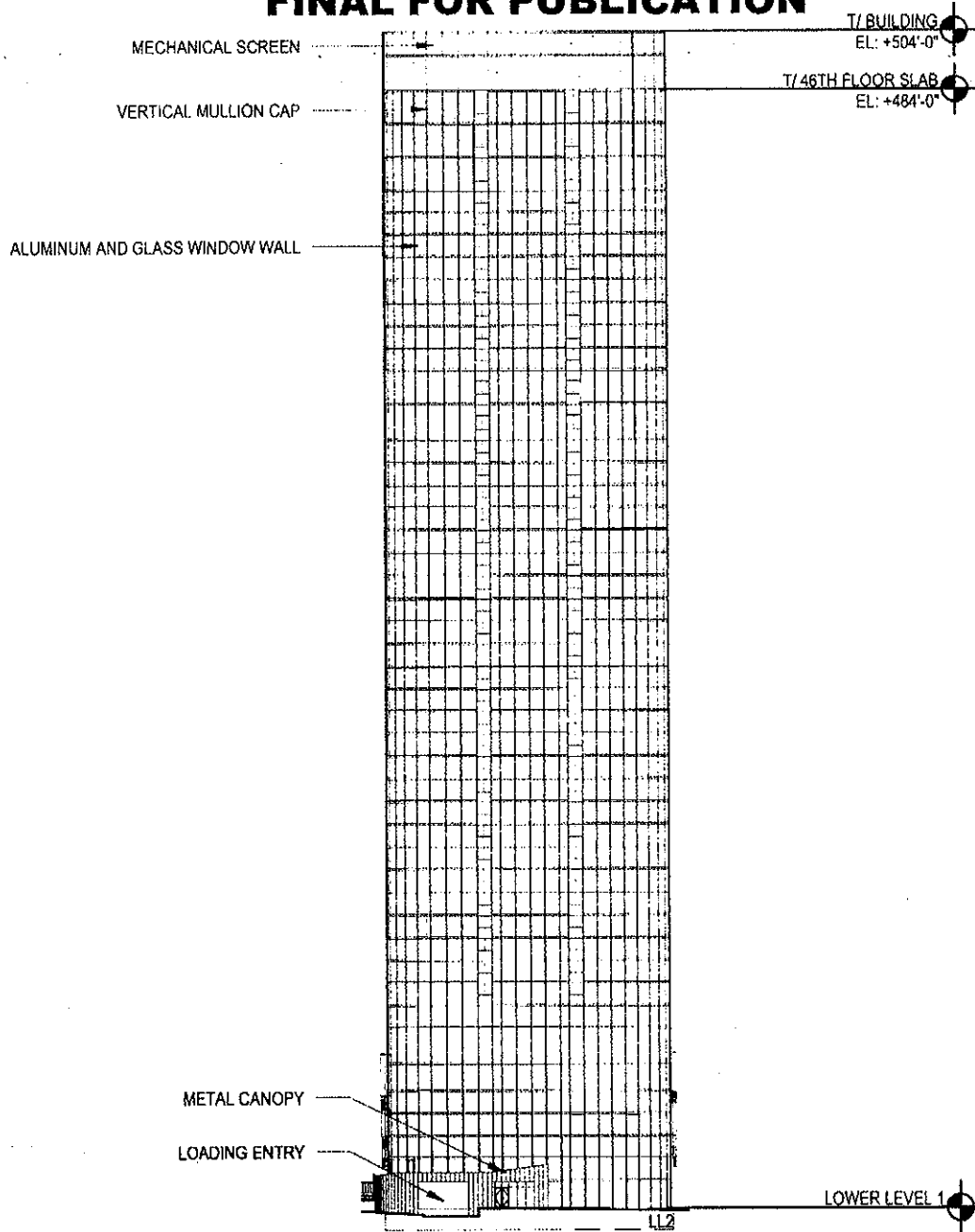
<p>APPLICANT: ONNI HALSTED STREET CHICAGO LLC ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642 INTRODUCED: 05/26/2021 PLAN COMMISSION: 08/26/2021 SCALE: 1" = 40'-0"</p>	<p>Project North</p>	<p>DRAWING SUBAREA 'A' 6TH FLOOR PLAN</p>
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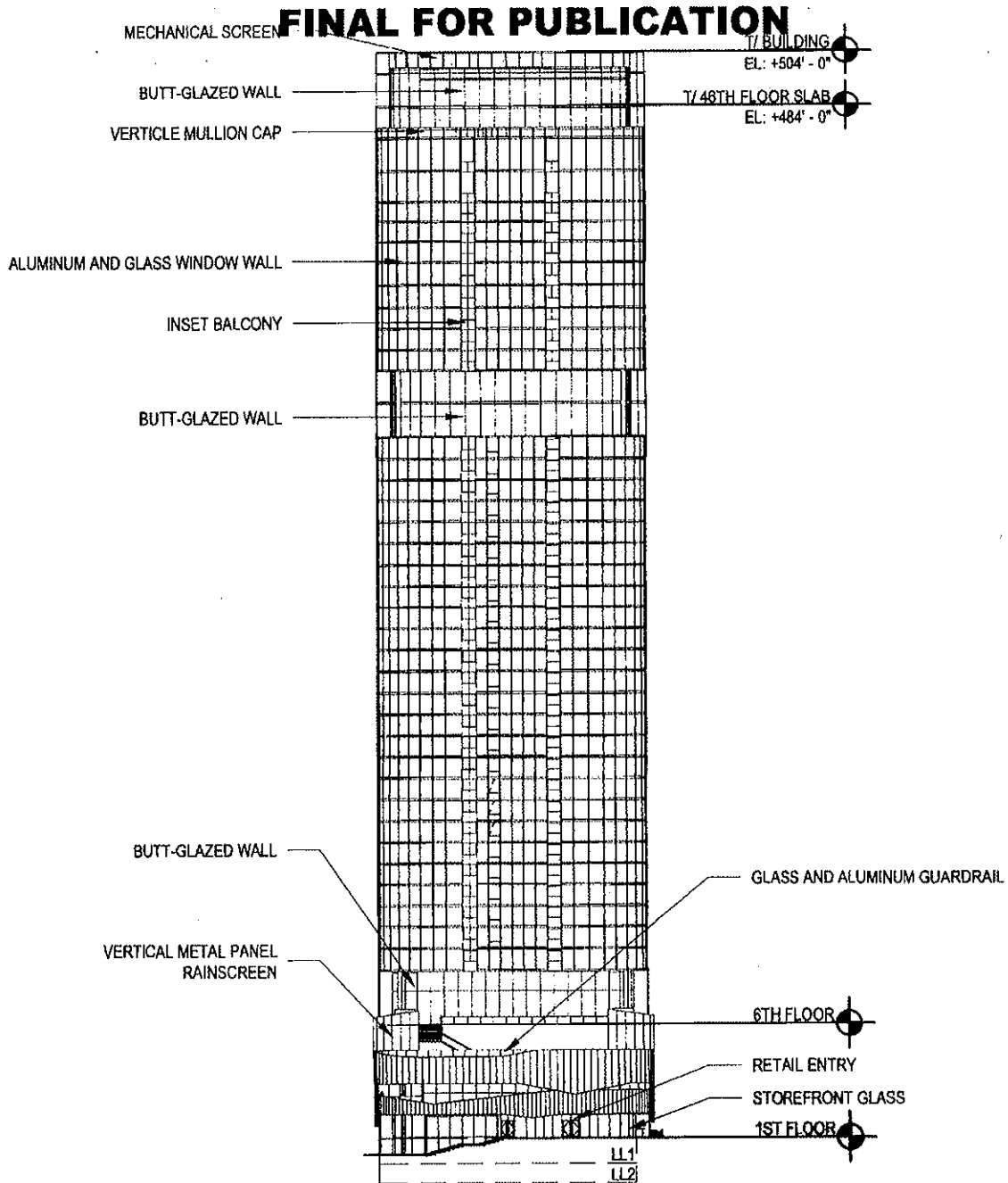


APPLICANT: ONNI HALSTED STREET CHICAGO LLC		DRAWING
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		SUBAREA 'A'
INTRODUCED: 05/26/2021 PLAN COMMISSION: 08/26/2021 SCALE: 1" = 40'-0"		8TH-32ND FLOOR PLANS

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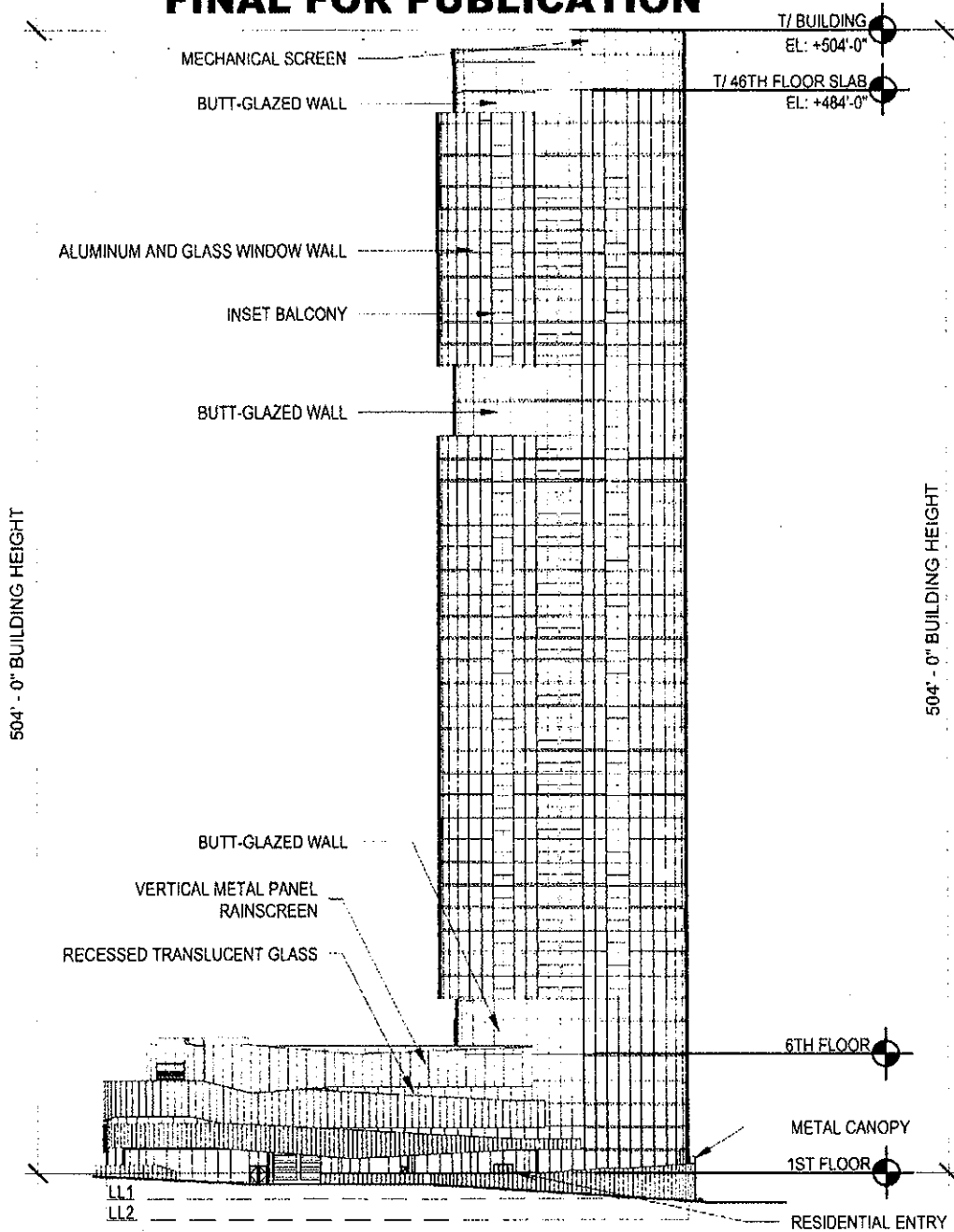


APPLICANT: ONNI HALSTED STREET CHICAGO LLC		DRAWING
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642		SUBAREA 'A'
INTRODUCED: 05/26/2021 PLAN COMMISSION: 08/26/2021 SCALE: 1" = 60'-0"		NORTH ELEVATION



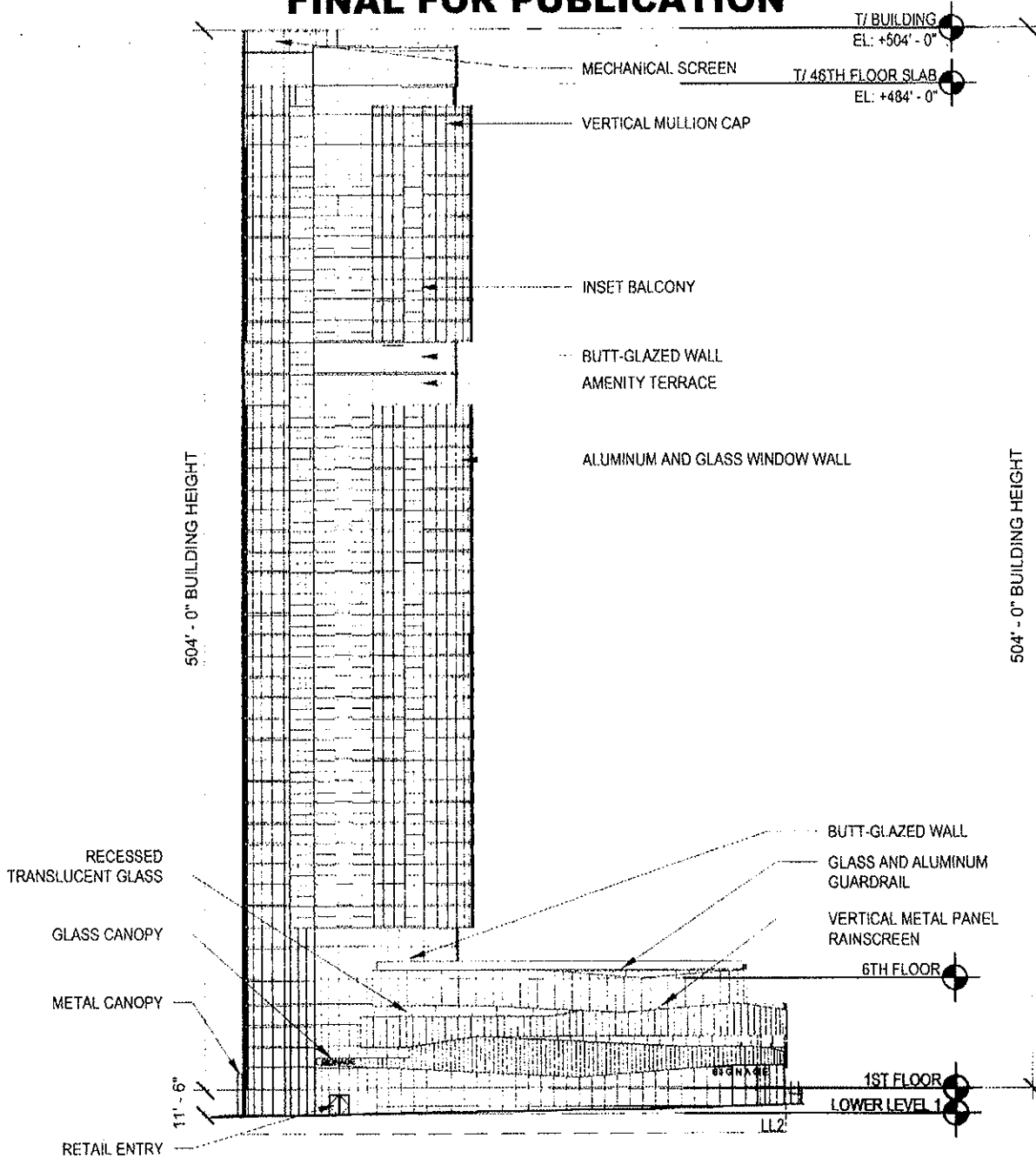
APPLICANT: ONNI HALSTED STREET CHICAGO LLC			DRAWING SUBAREA 'A' SOUTH ELEVATION
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642			
INTRODUCED: 05/26/2021	PLAN COMMISSION: 08/26/2021	SCALE: 1" = 60'-0"	

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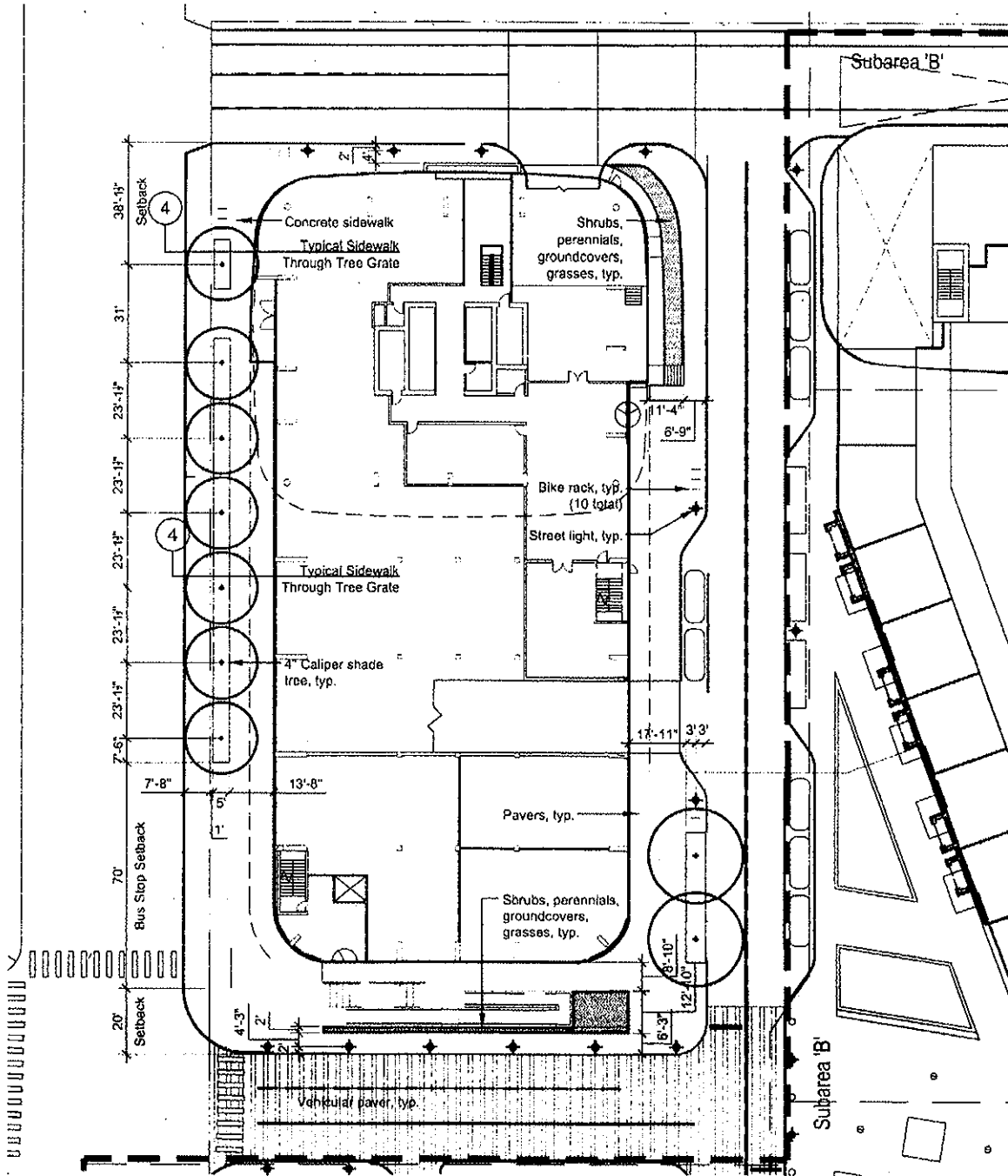
APPLICANT: ONNI HALSTED STREET CHICAGO LLC	DRAWING SUBAREA 'A' EAST ELEVATION
ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642	
INTRODUCED: 05/26/2021 PLAN COMMISSION: 08/26/2021 SCALE: 1" = 60'-0"	

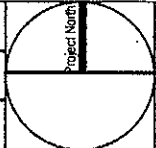
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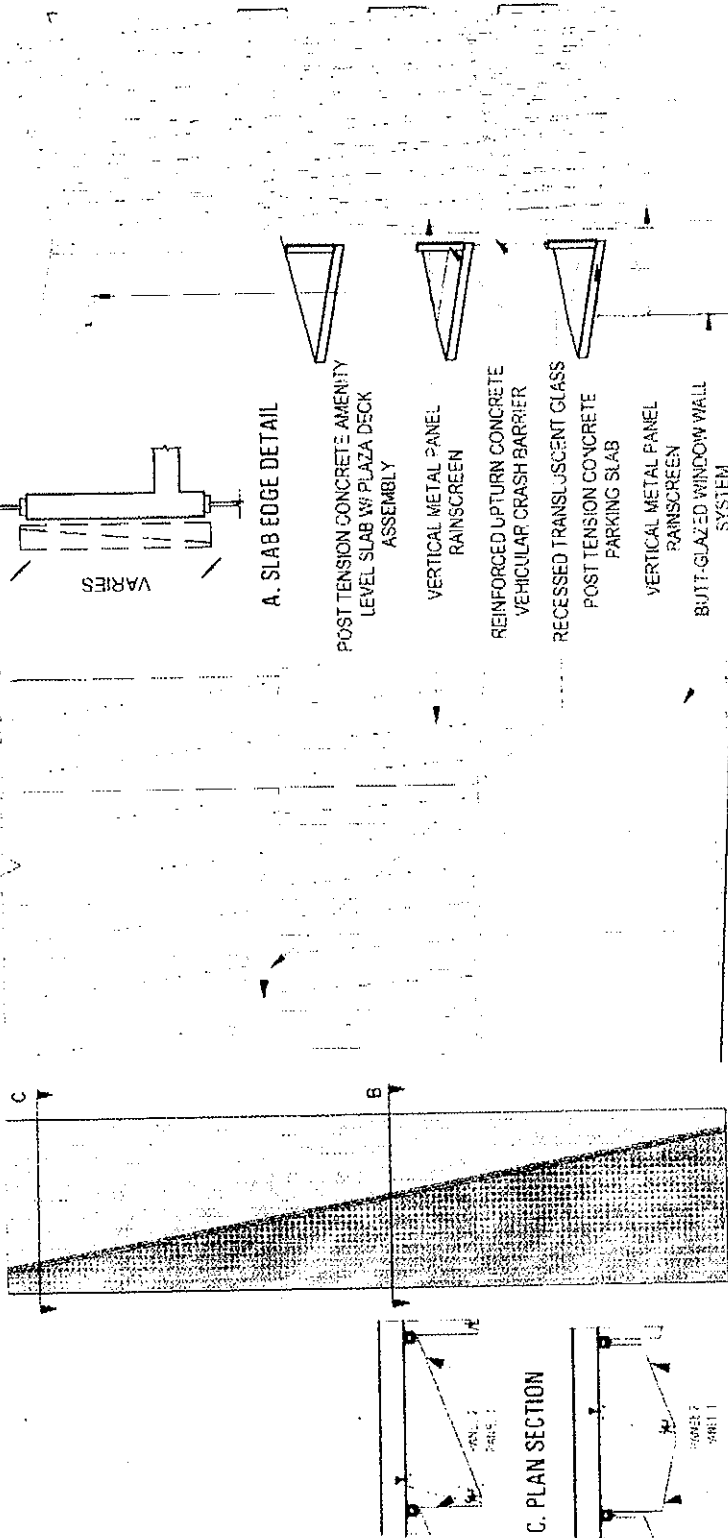
<p>APPLICANT: ONNI HALSTED STREET CHICAGO LLC</p>		<p>DRAWING</p>
<p>ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642</p>		<p>SUBAREA 'A'</p>
<p>INTRODUCED: 05/26/2021 PLAN COMMISSION: 08/26/2021 SCALE: 1" = 60'-0"</p>		<p>WEST ELEVATION</p>

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

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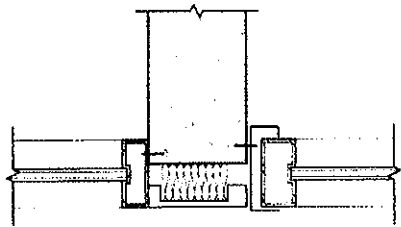
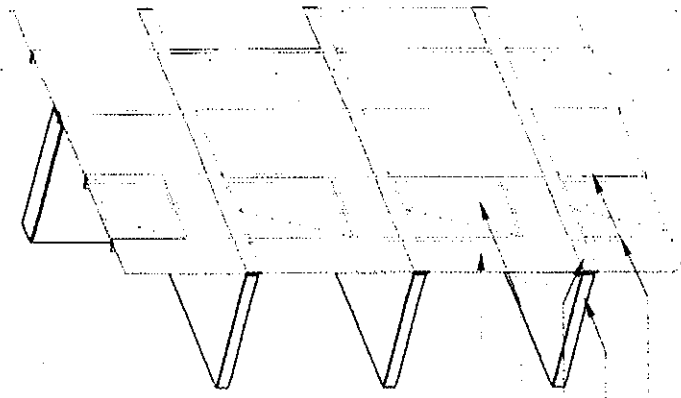
ENLARGED ELEVATION

ENLARGED PANEL

B. PLAN SECTION

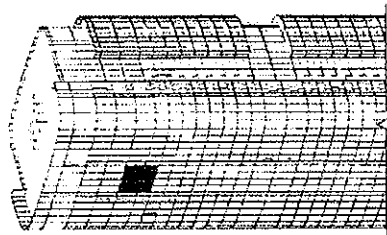
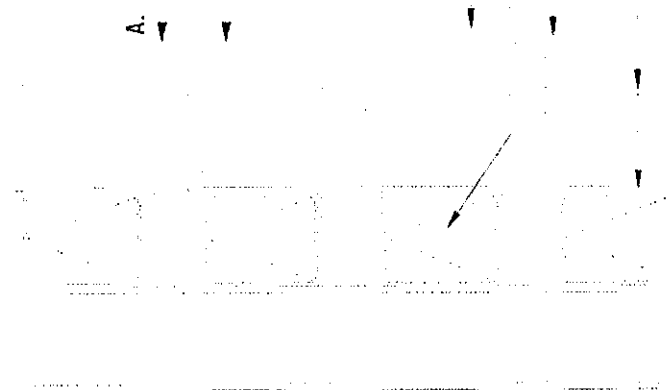
<p>APPLICANT: ONNI HALSTED STREET CHICAGO LLC ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642 INTRODUCED: 05/26/2021 PLAN COMMISSION: 08/26/2021 SCALE: As indicated</p>	<p>DRAWING</p>	<p>SUBAREA 'A' TYPICAL PODIUM DETAILS</p>
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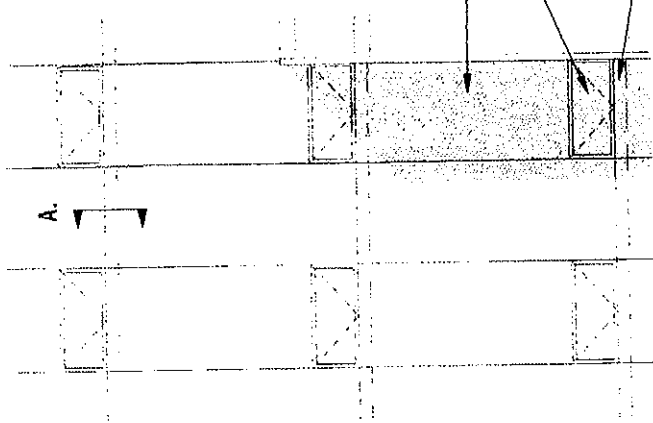
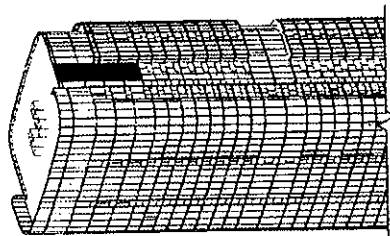
A. SLAB EDGE DETAIL

- WINDOW WALL VISION GLASS
- OPERABLE AWNING WINDOW
- METAL SLAB EDGE COVER
- POST TENSION CONCRETE SLAB
- CAPTURED GLASS, PRE-FINISHED ALUMINUM WINDOW MULLION

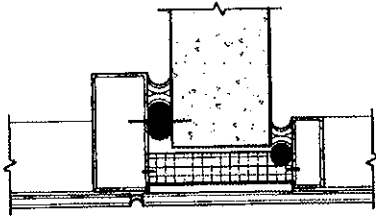


<p>DRAWING SUBAREA 'A' TYPICAL TOWER WINDOW WALL</p>		<p>APPLICANT: DNMI HALSTED STREET CHICAGO LLC ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642 INTRODUCED: 05/26/2021</p>	<p>PLAN COMMISSION: 08/26/2021 SCALE: As indicated</p>
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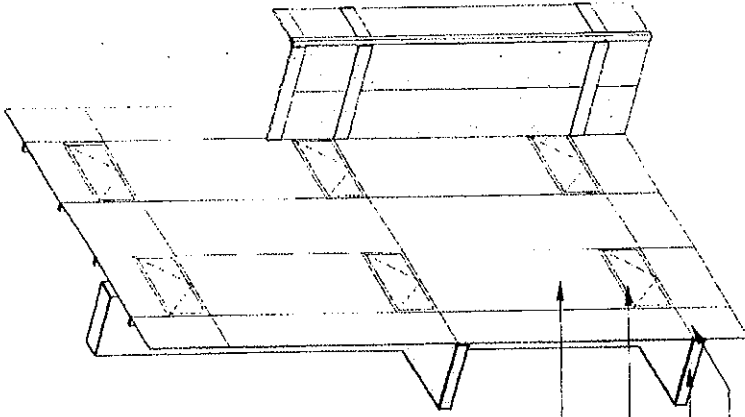
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ENLARGED ELEVATION



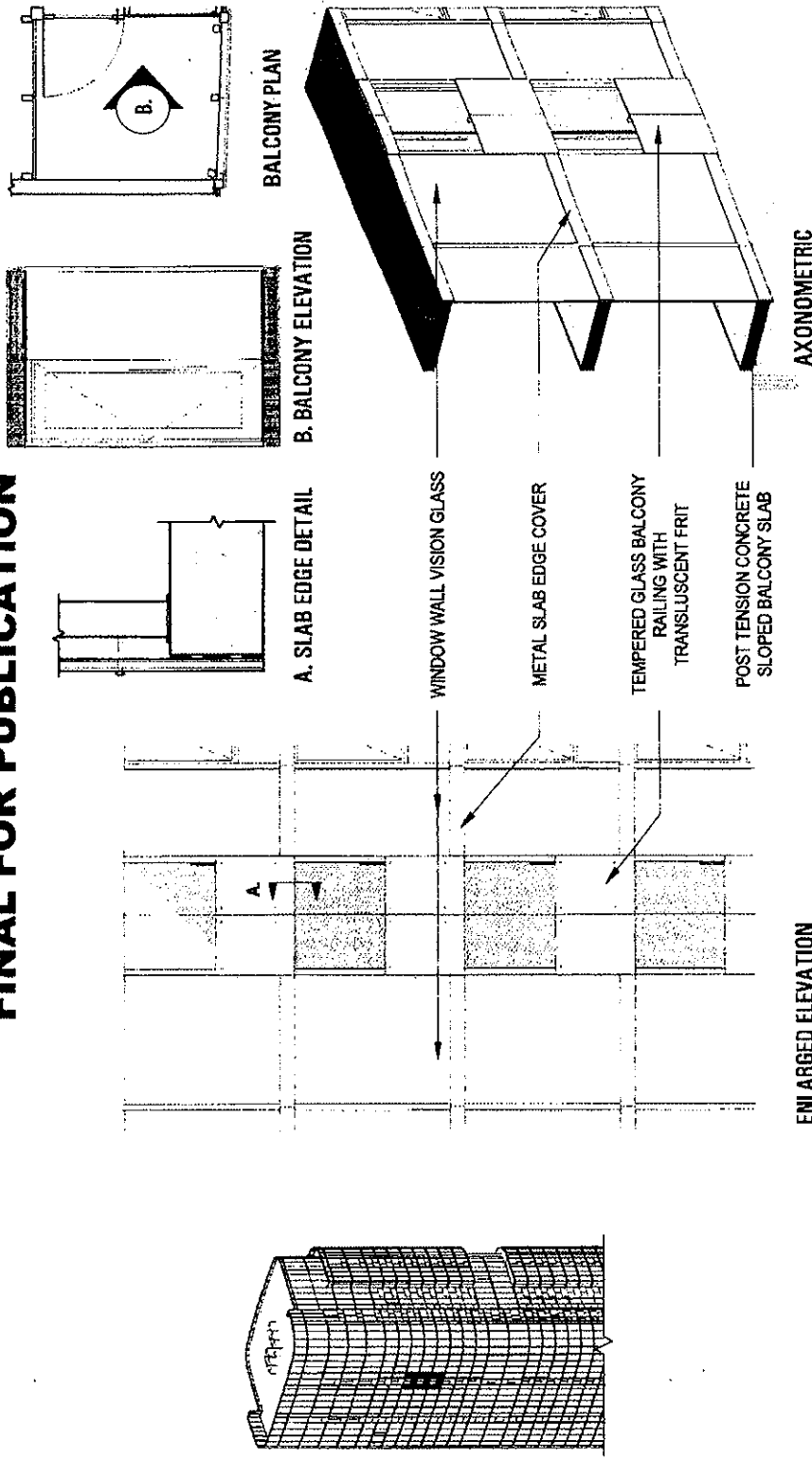
A. SLAB EDGE DETAIL



AXONOMETRIC

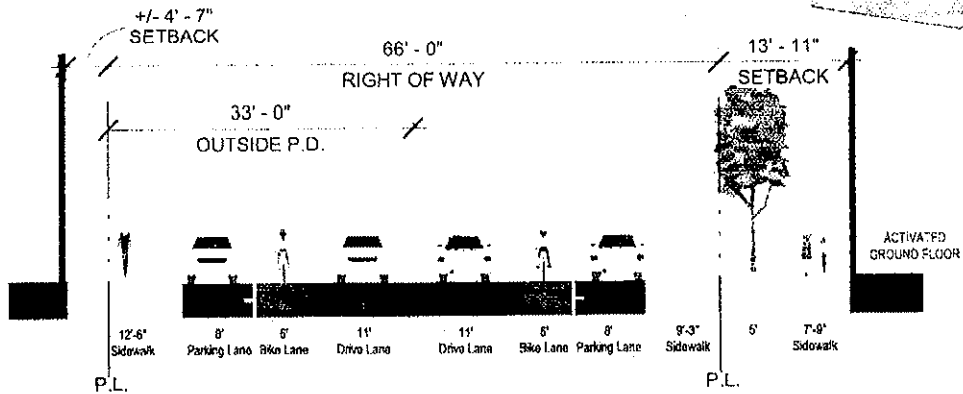
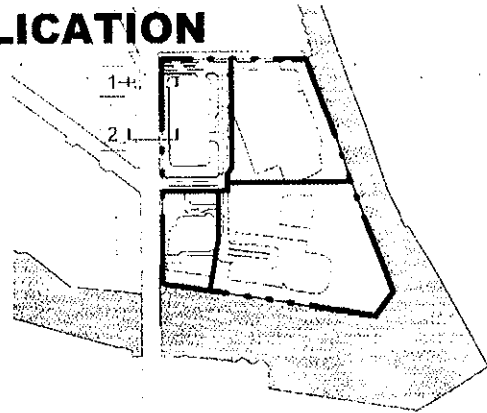
APPLICANT: ONNI HALSTED STREET CHICAGO LLC ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642 INTRODUCED: 05/26/2021		PLAN COMMISSION: 08/26/2021 SCALE: As indicated	
DRAWING		SUBAREA 'A' TYPICAL BUTT-GLAZED WINDOW WALL	

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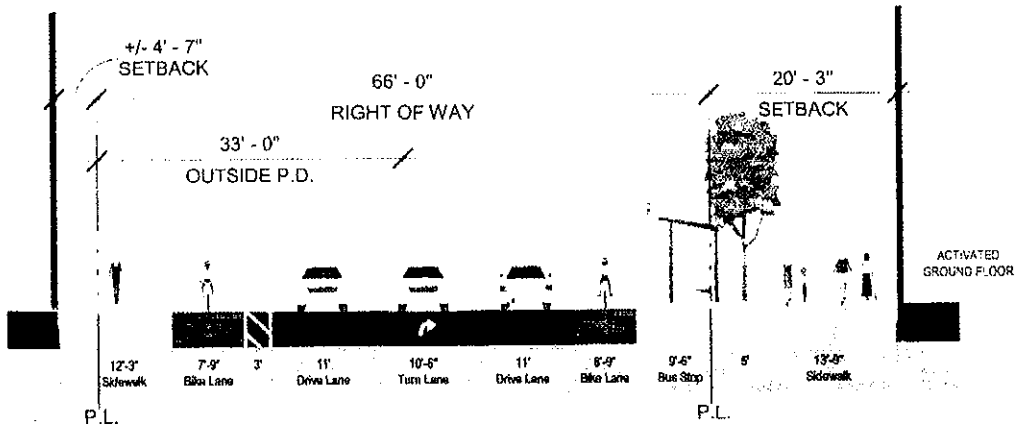


APPLICANT: ONNI HALSTED STREET CHICAGO LLC ADDRESS: 901 N HALSTED ST. CHICAGO, IL 60642 INTRODUCED: 05/26/2021		PLAN COMMISSION: 08/26/2021 SCALE: As indicated	
DRAWING		SUBAREA 'A' TYPICAL INSET BALCONIES	

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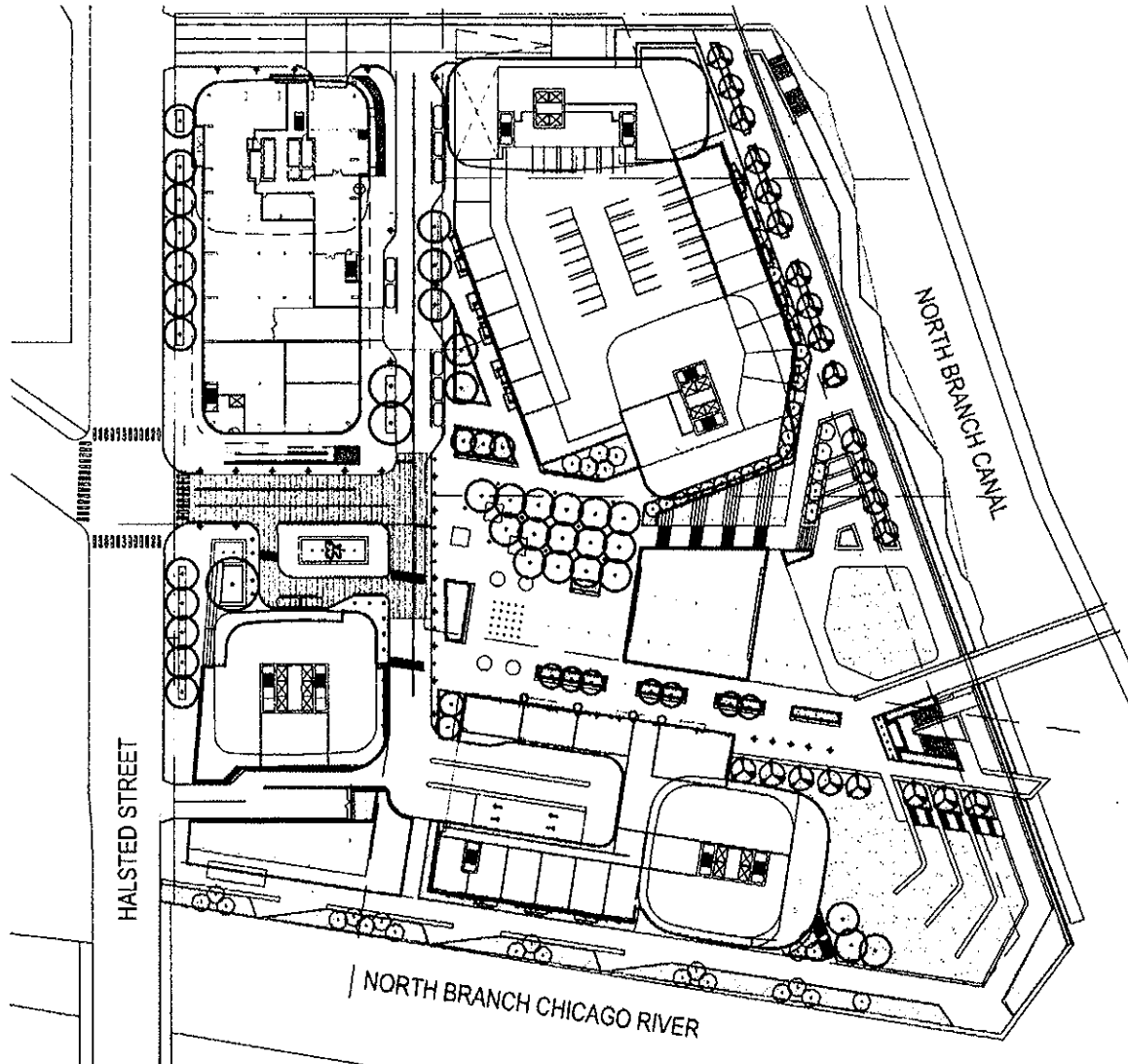
2 TYPICAL STREETSCAPE - NORTH
SCALE: 1/16" = 1'-0"

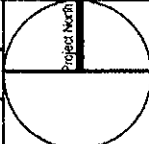


1 TYPICAL STREETSCAPE - SOUTH
SCALE: 1/16" = 1'-0"

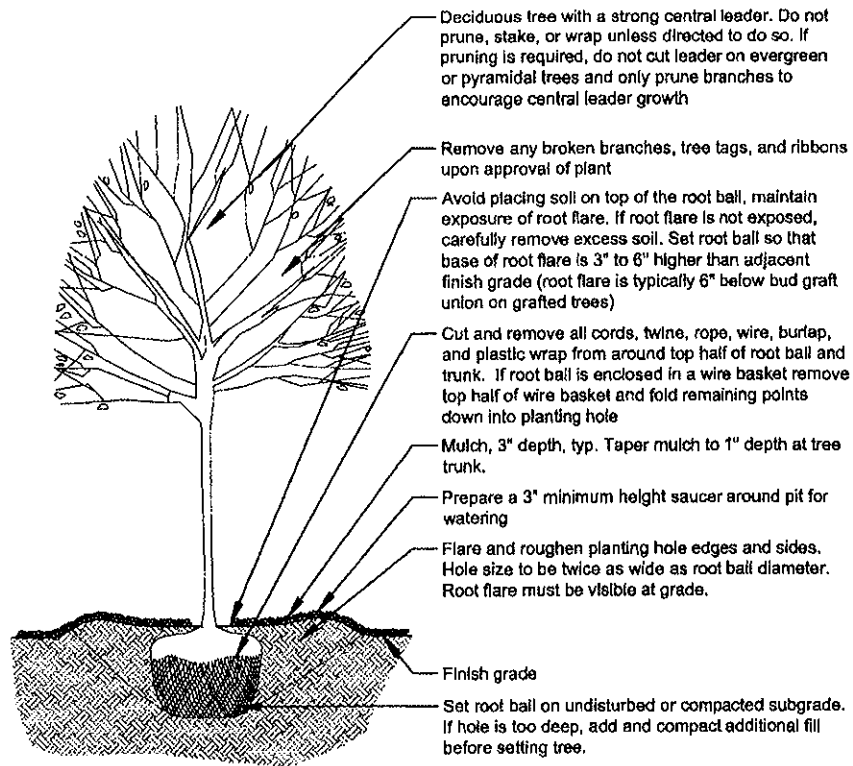
<p>APPLICANT: DNNI HALSTED STREET CHICAGO LLC</p>		<p>DRAWING</p>
<p>ADDRESS: 901 N. HALSTED ST. CHICAGO, IL 60642</p>		<p>TYPICAL</p>
<p>INTRODUCED: 05/26/2021 PLAN COMMISSION: 08/26/2021 SCALE: As indicated</p>		<p>STREETSCAPE SECTION</p>

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

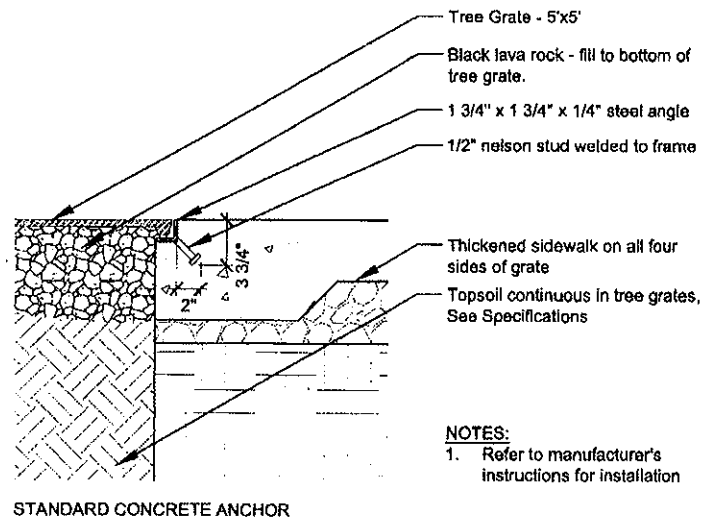
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1 Shade Tree Planting

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

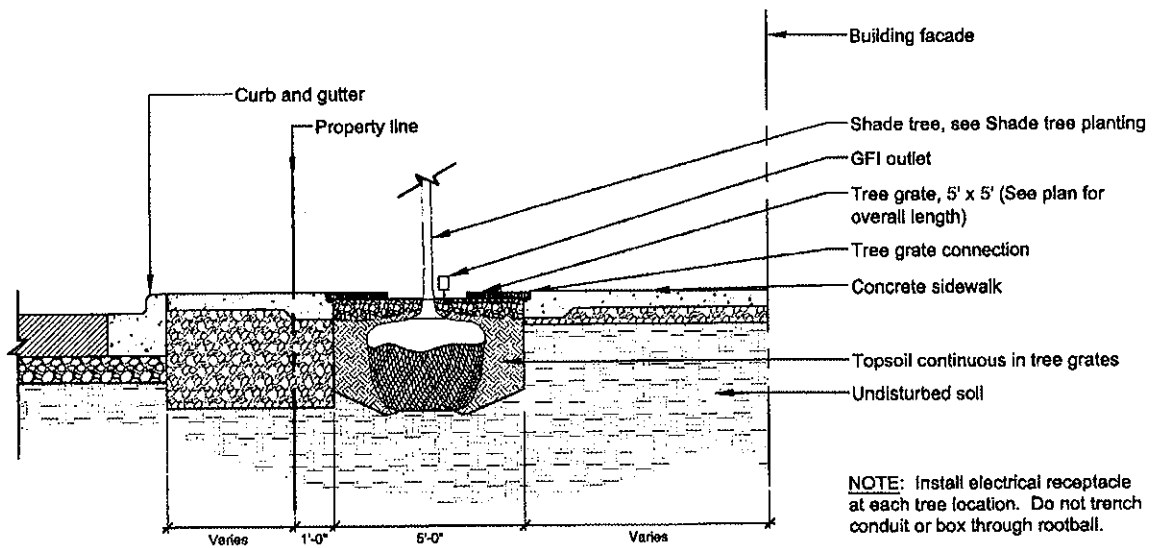
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3 Tree Grate Connection

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

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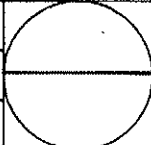
4 Typical Sidewalk Through Tree Grate

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

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Code	Botanical Name	Common Name	Size	Qty	Notes
Shade Trees					
QB13	<i>Quercus bicolor</i>	Swamp White Oak	4" C		
GTK3	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Skyline Thornless Honeylocust	4" C		
ULM3	<i>Ulmus japonica</i> x <i>wilsoniana</i> 'Morton'	Accolade™ Elm	4" C		
Shrubs					
CSI24	<i>Cornus sericea</i> 'Isanti'	Dwarf Redtwig Dogwood	24" HT		
DLO24	<i>Diervilla lonicera</i>	Dwarf Bush-honeysuckle	24" HT		
FOG24	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	24" HT		
RHG24	<i>Rhus aromatica</i> Gro-Low	Gro-Low Fragrant Sumac	24" HT		
Perennials					
ACE6	<i>Allium cernuum</i>	Nodding Pink Onion	1 GAL		Plant 12" O.C.
AQC6	<i>Aquilegia canadensis</i>	Columbine	1 GAL		Plant 12" O.C.
CAK6	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Forester'	Karl Forester Feather Reed Grass	1 GAL		Plant 12" O.C.
CBR6	<i>Carex brevior</i>	Plains Oval Sedge	1 GAL		Plant 12" O.C.
CPL6	<i>Carex flacca</i>	Blue Green Sedge	1 GAL		Plant 12" O.C.
CPE6	<i>Carex pensylvanica</i>	Pennsylvania Sedge	1 GAL		Plant 12" O.C.
SSO6	<i>Schizachyrium scoparium</i> 'Standing Ovation'	Standing Ovation Little Bluestem	1 GAL		Plant 18" O.C.
SHE6	<i>Sporobolus heterolepis</i>	Prairie Dropseed	1 GAL		Plant 18" O.C.

5 Plant List

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

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North Branch

Framework & Design Guidelines Checklist

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

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

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	Is the proposal consistent with site design and massing principles #1-#6? Please provide an aerial massing diagram to demonstrate.	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Principle 2.1: Improve Traffic Circulation through Strategic Reconfiguration Projects for Existing Roadways	Is the project proposing roadway reconfigurations or significant access points to/from existing roadways? <input type="checkbox"/> Yes <input type="checkbox"/> No	If so, please provide plans and a traffic study for further review. See provided traffic study and plans.
Principle 2.2: Manage traffic and improve circulation by supporting Chicago Transit Authority (CTA) plans for enhanced bus service in and around the corridor	Is the project proposing bus bypass lanes, or other enhanced bus amenities? <input type="checkbox"/> Yes <input type="checkbox"/> No	If so, please describe? New bus stop provided on East side of Halsted St.
Principle 2.3: Implement technology to more effectively manage vehicular traffic and improve circulation	Are any new signals being proposed as part of this project? <input type="checkbox"/> Yes <input type="checkbox"/> No	If so, please coordinate with CDOT.
Principle 2.4: Improve access to existing transit by improving connectivity an experience for walking and biking	How will the proposal provide new bike and pedestrian connections, reduce traffic and noise exposure and provide shelter and lighting? See site use plan for pedestrian paths and proposed Divvy station.	Please provide a site plan showing proposed connections and amenities.
Principle 2.5: Manage vehicular traffic and improve circulation by considering increased multi-modal connections in new developments	Are any existing streets or pedestrian bridges being extended or connected? <input checked="" type="checkbox"/> Yes * Potential pedestrian bridge connection <input type="checkbox"/> No - refer to site plan.	Please provide a traffic study and site plan showing proposed improvements.
Principle 2.6: Assess feasibility of a north-south transitway	Is the proposal site adjacent to a potential transitway alignment?	If so, please describe how the proposal is planning to accommodate the alignment

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

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

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		And what other strategies are being considered?
<input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D	<input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G	Providing Divvy docking station, and internal site dropoffs for Uber/Lyft/Rideshare in order to mitigate/remove traffic on Halsted St.
	Is the proposal site adjacent to a potential water taxi stop?	If so, how is access being accommodated in the proposal?
	<input type="checkbox"/> Yes <input type="checkbox"/> No	TBD

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

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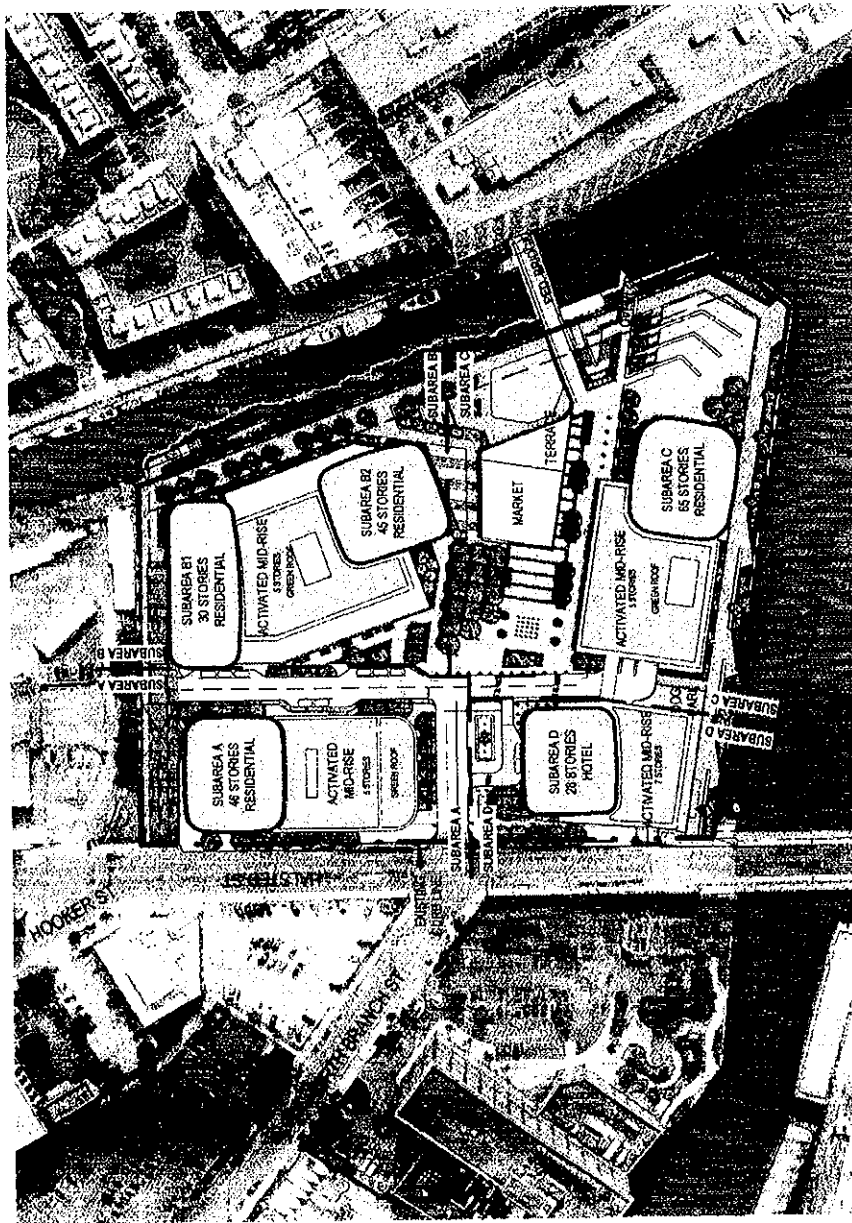
Planned Developments for sports and recreational activities	boundaries?	provide an acreage.
	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Principle 3.6: Encourage community associations, recreational organizations and Institutions to engage their constituents with the river	Coordination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

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

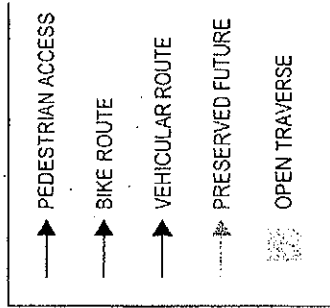
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	<p>guidelines. Please provide a site/landscape plan for review.</p> <p>The proposed landscape will comply with the Chicago River Design Guidelines. Plant selection will provide habitat, increase biodiversity, provide four-season interest, and help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

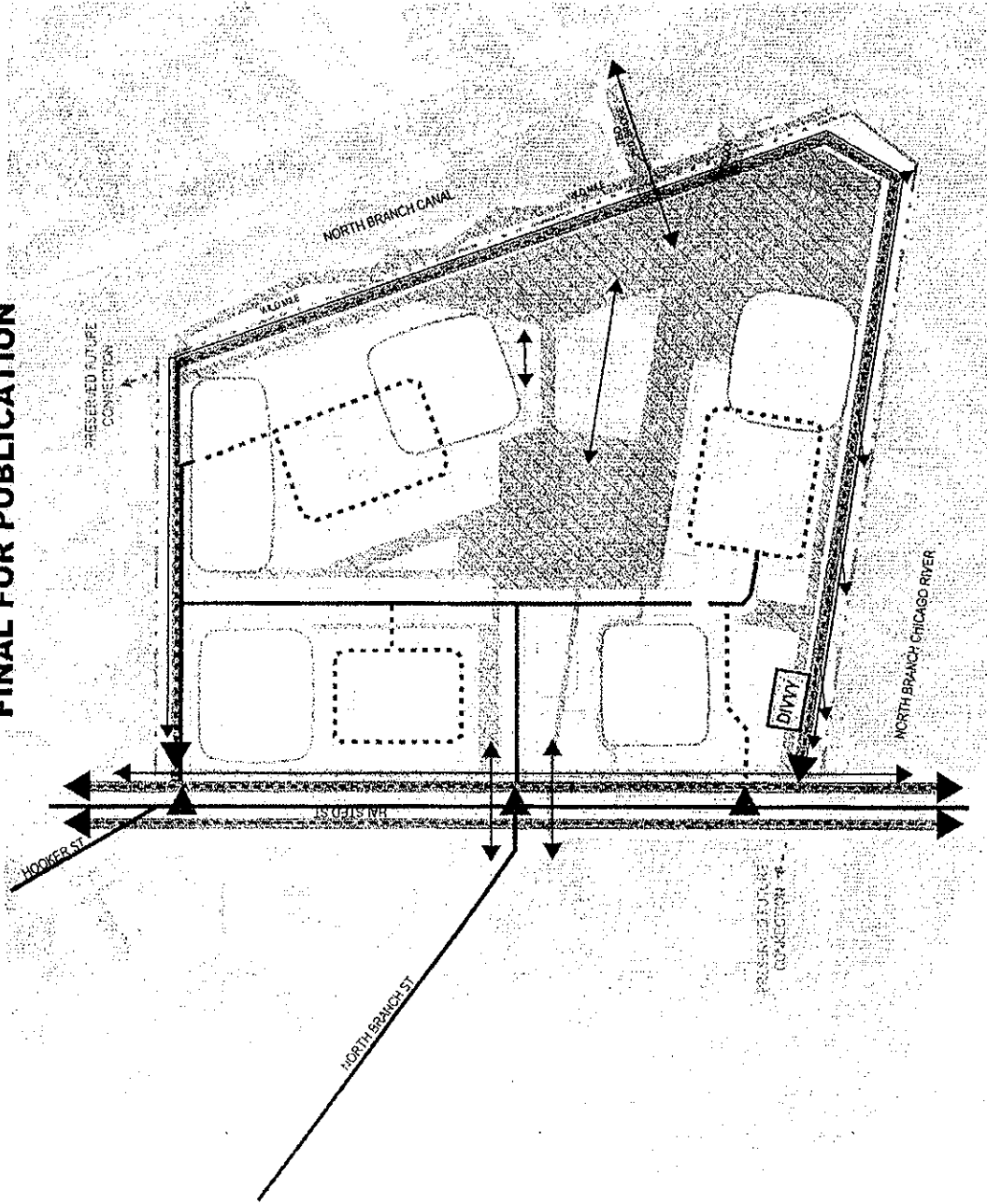
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DRAWING		Project North
MASTER SITE PLAN		
APPLICANT: ONNI HALSTED STREET CHICAGO LLC ADDRESS: 901 N. HALSTED ST. CHICAGO, IL 60642		
PLAN COMMISSION: 08/19/2021		SCALE: 1" = 160'-0"

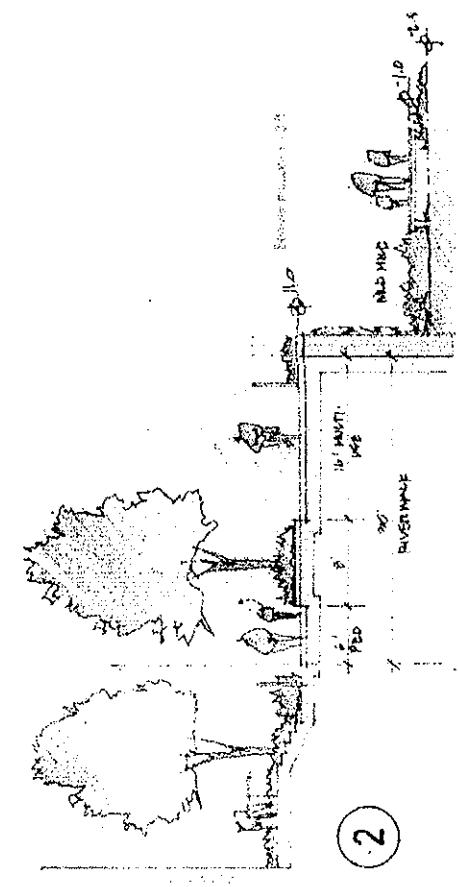
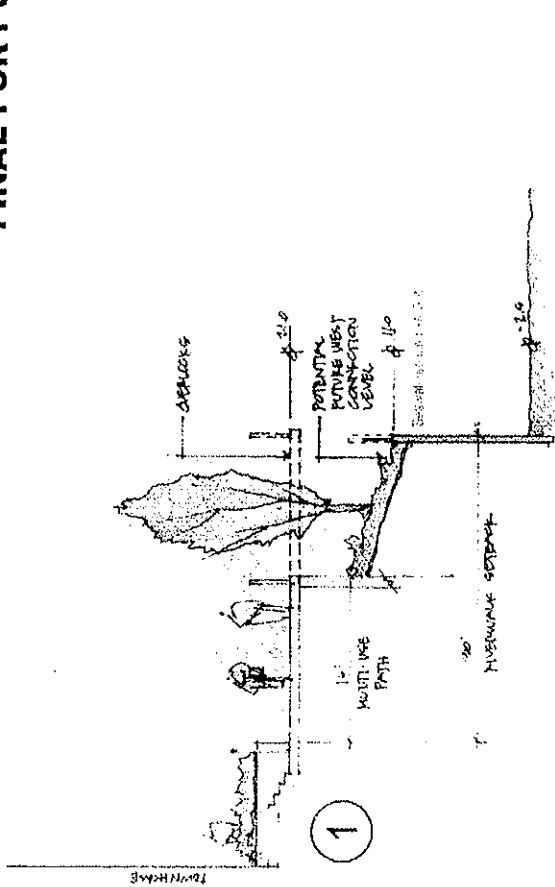
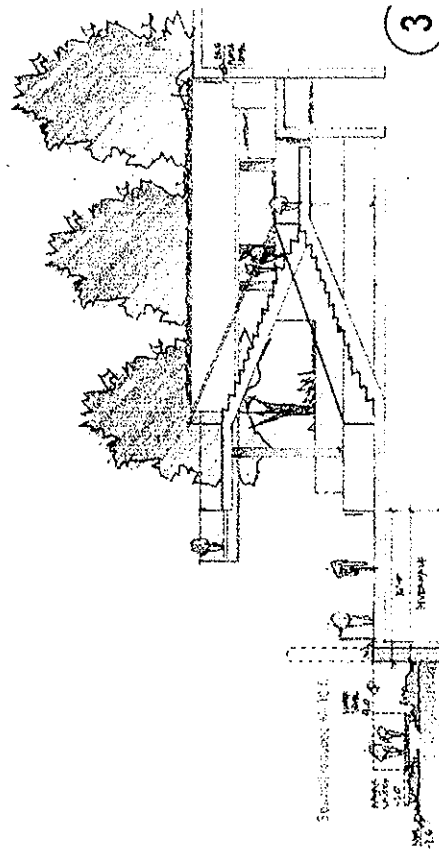
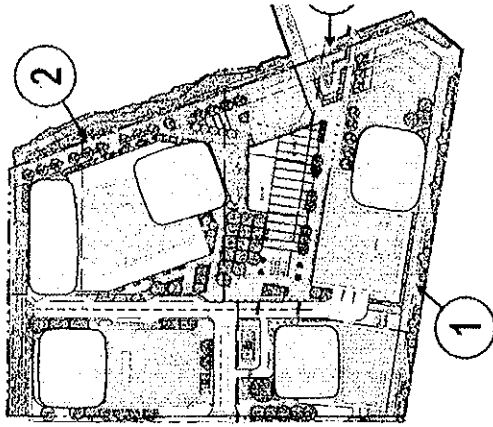


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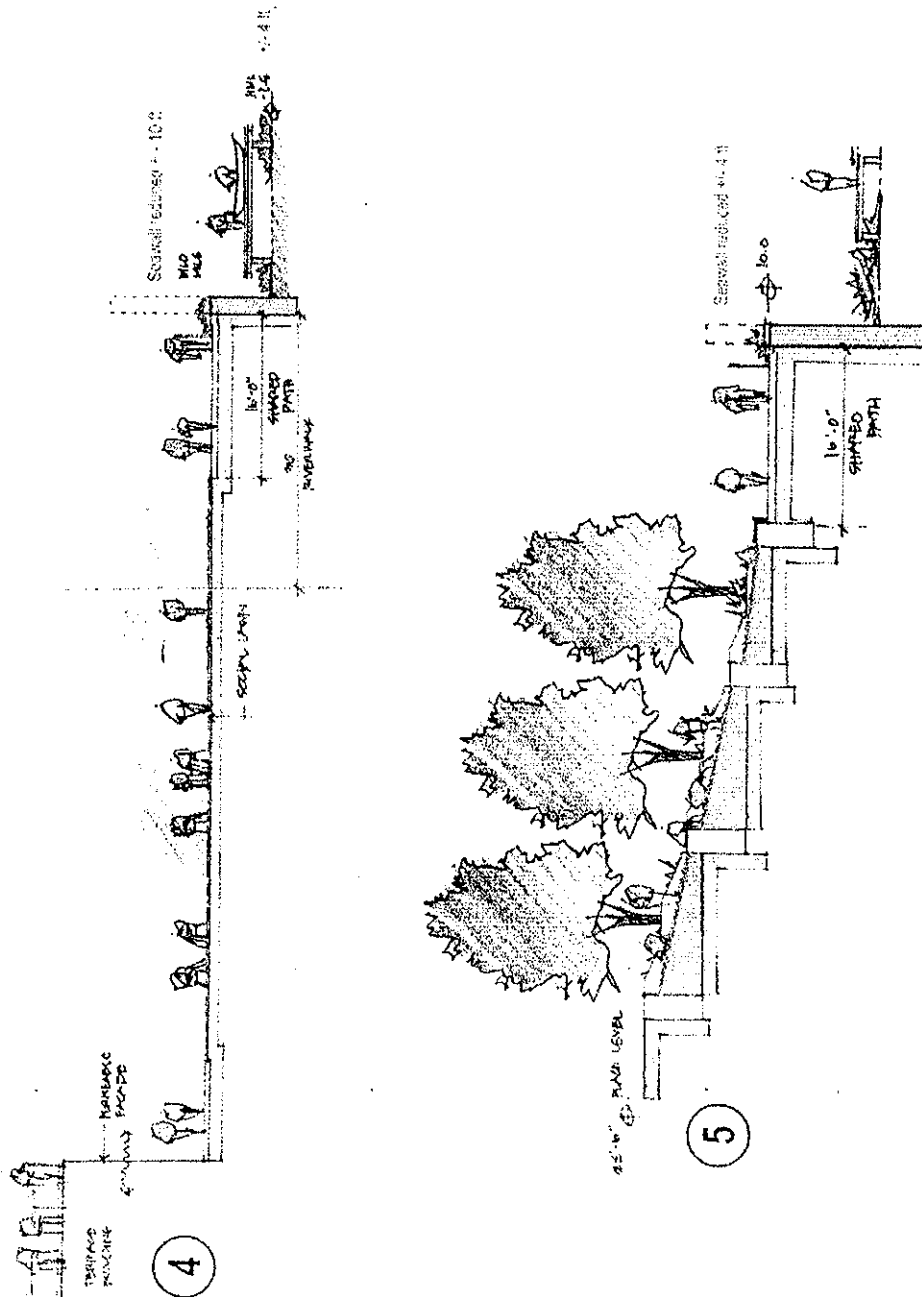
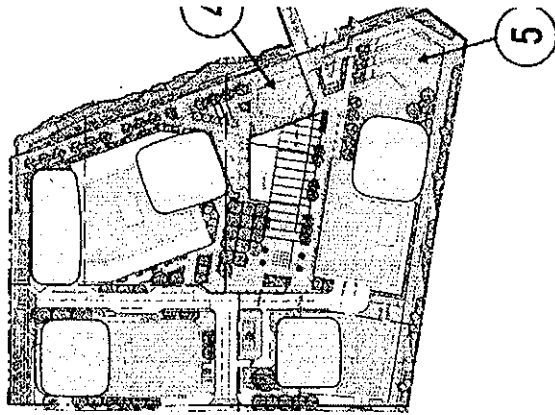
MASTER PEDESTRIAN PLAN
2015-2031

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RIVER WALK SECTIONS

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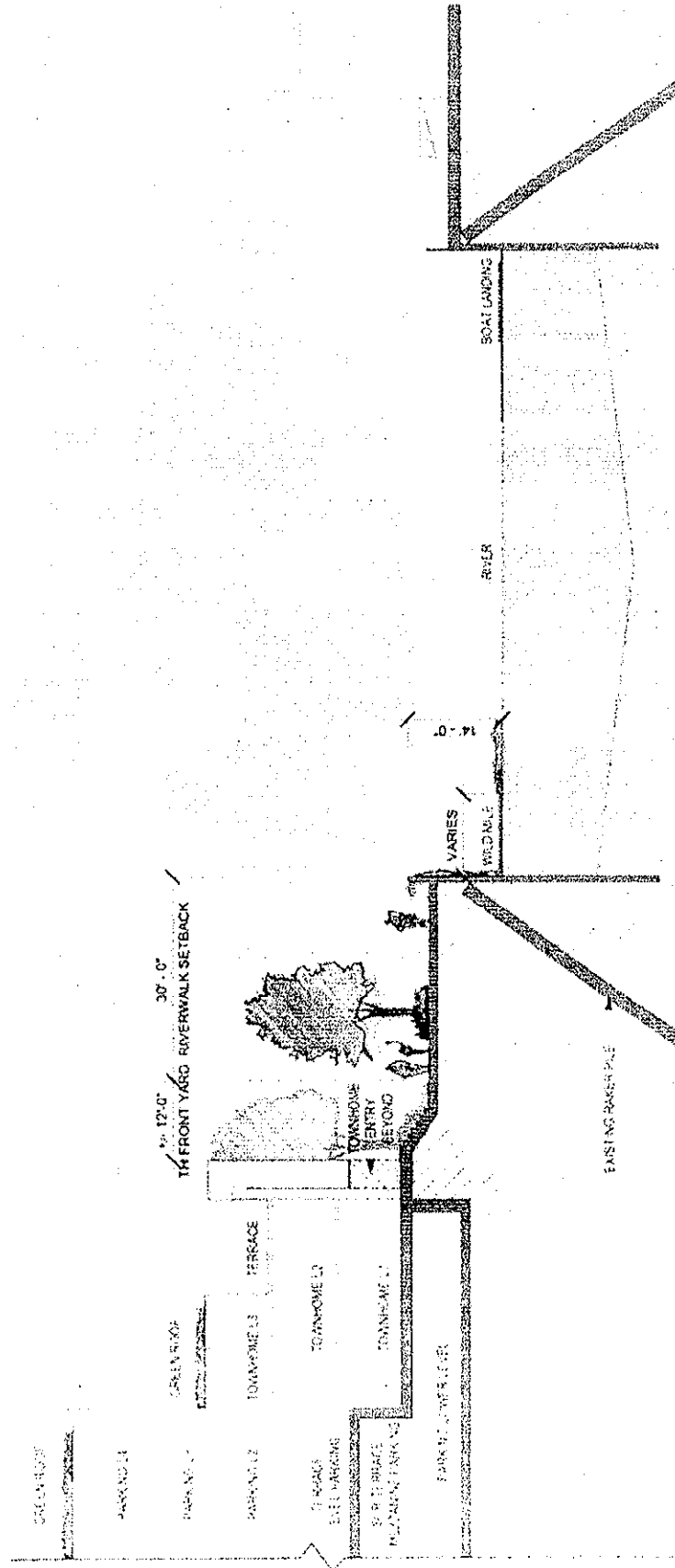


RIVER WALK SECTIONS



FINAL FOR PUBLICATION

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



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BULK DATA TABLE

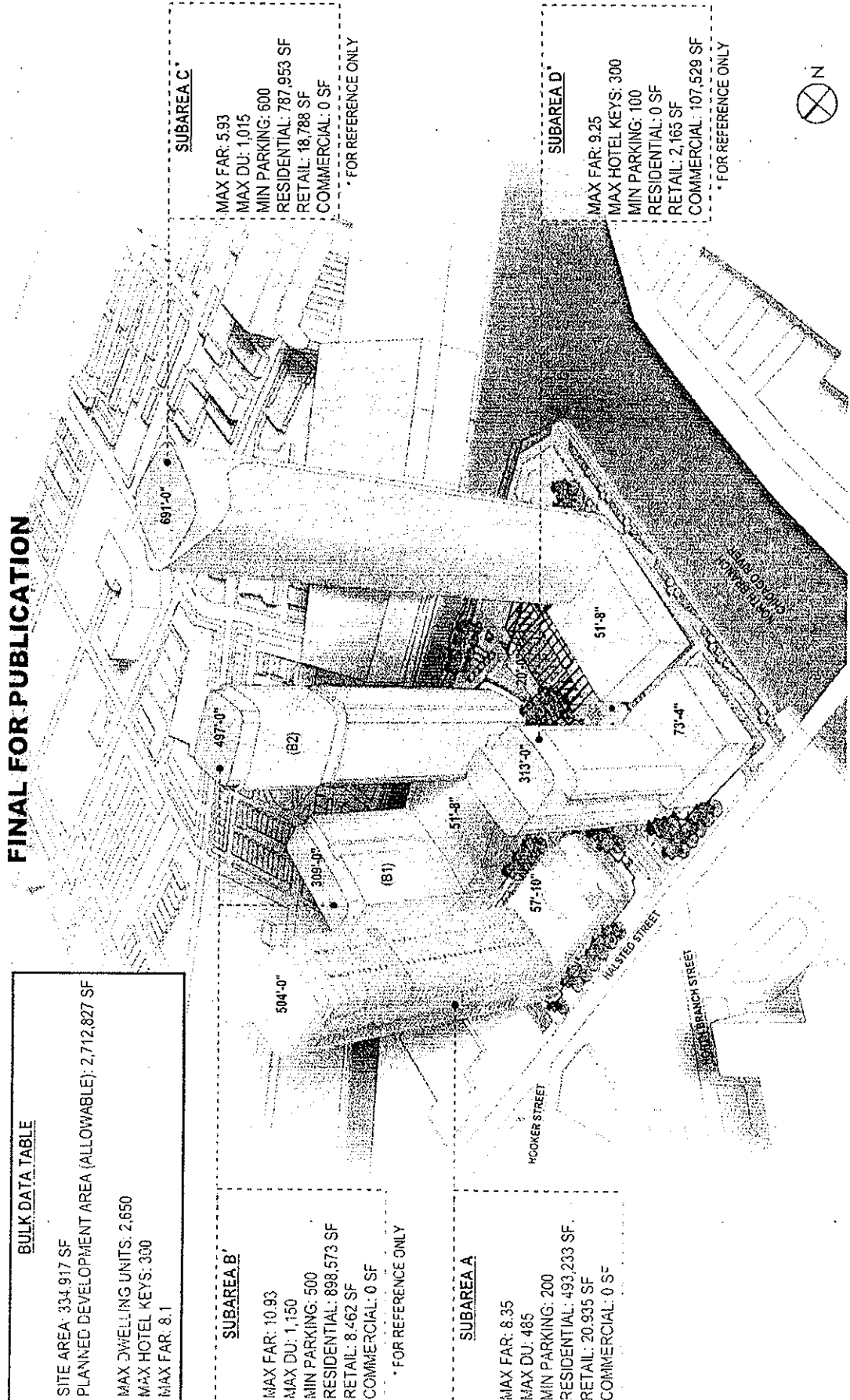
SITE AREA: 334,917 SF
 PLANNED DEVELOPMENT AREA (ALLOWABLE): 2,712,827 SF
 MAX DWELLING UNITS: 2,650
 MAX HOTEL KEYS: 300
 MAX FAR: 8.1

SUBAREA C
 MAX FAR: 5.93
 MAX DU: 1,015
 MIN PARKING: 600
 RESIDENTIAL: 787,953 SF
 RETAIL: 18,788 SF
 COMMERCIAL: 0 SF
 * FOR REFERENCE ONLY

SUBAREA D
 MAX FAR: 9.25
 MAX HOTEL KEYS: 300
 MIN PARKING: 100
 RESIDENTIAL: 0 SF
 RETAIL: 2,165 SF
 COMMERCIAL: 107,529 SF
 * FOR REFERENCE ONLY

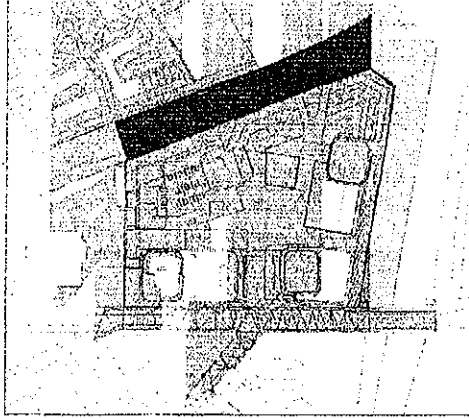
SUBAREA B
 MAX FAR: 10.93
 MAX DU: 1,150
 MIN PARKING: 500
 RESIDENTIAL: 898,573 SF
 RETAIL: 8,462 SF
 COMMERCIAL: 0 SF
 * FOR REFERENCE ONLY

SUBAREA A
 MAX FAR: 8.35
 MAX DU: 485
 MIN PARKING: 200
 RESIDENTIAL: 493,233 SF
 RETAIL: 20,935 SF
 COMMERCIAL: 0 SF

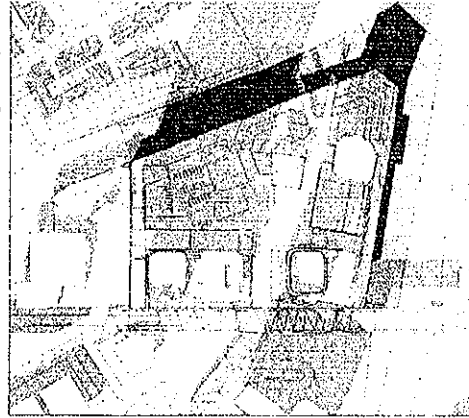


AERIAL MASSING DIAGRAM

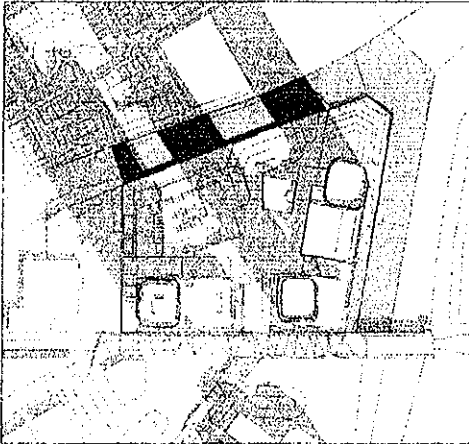
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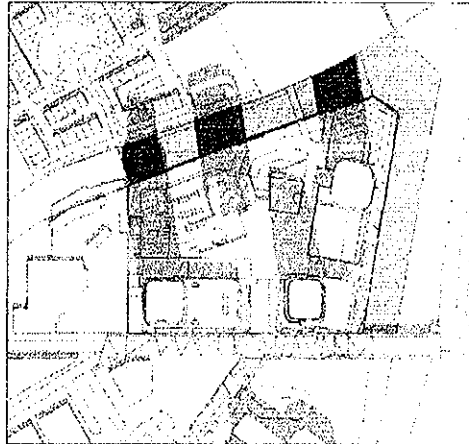
March 20th - 6:00 PM
Average Sun Exposure: 8%



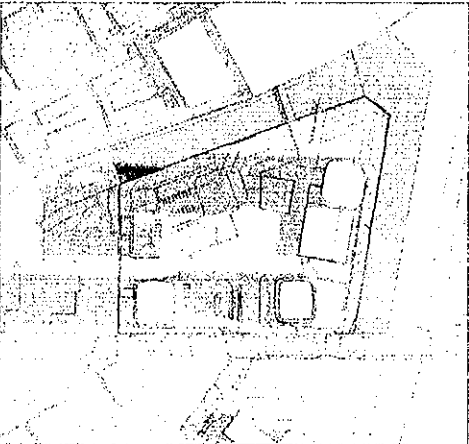
June 21st - 6:30 PM
Average Sun Exposure: 8%



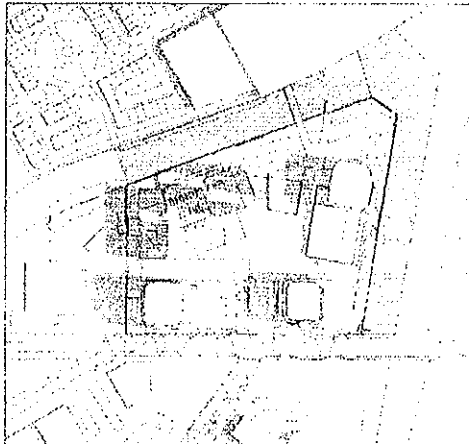
March 23rd - 3:00 PM
77%



June 21st - 3:30 PM
75%



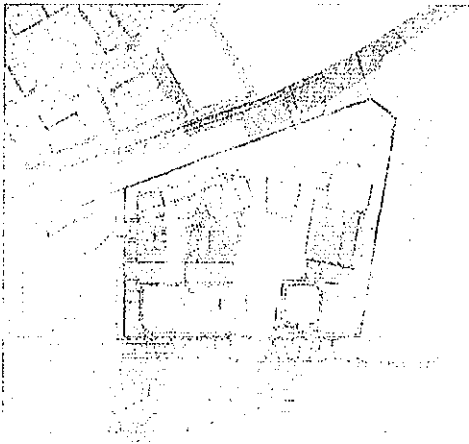
March 25th - 2:00 PM
96%



June 21st - 12:00 PM
80%



March 27th - 9:00 AM
100%



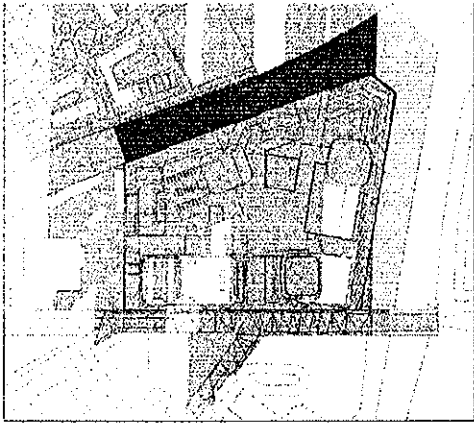
June 21st - 9:00 AM
80%

SHADOW STUDIES

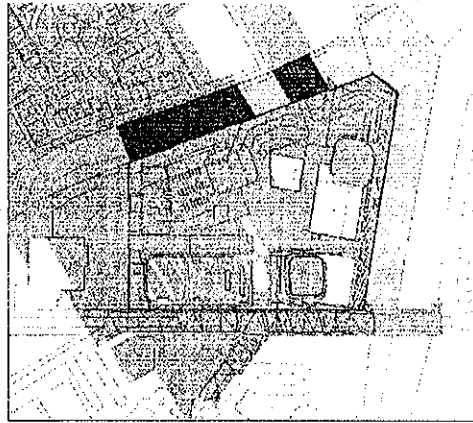
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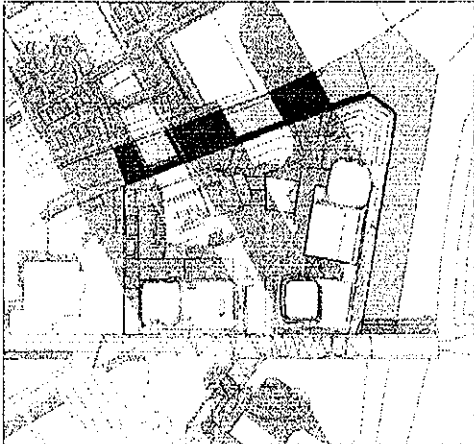
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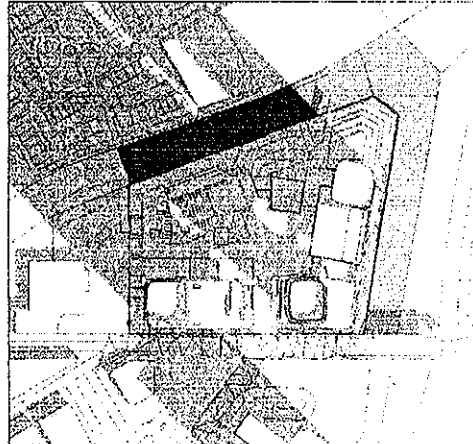
Average Sun Exposure: 81%



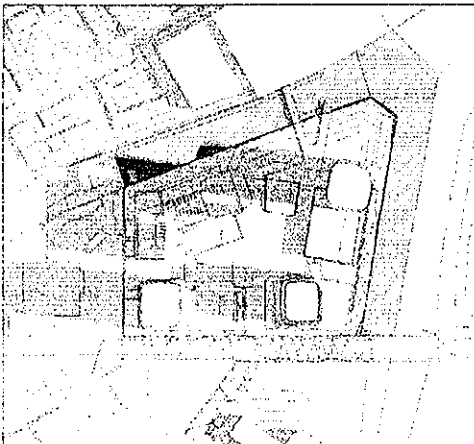
Average Sun Exposure: 87%



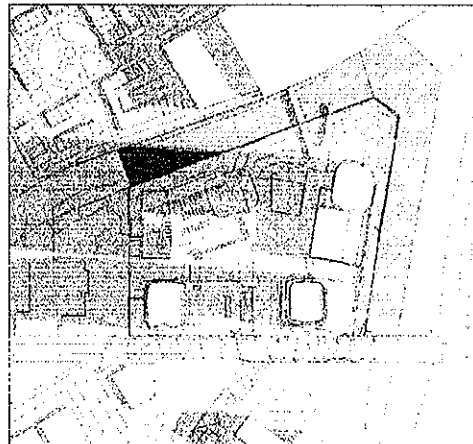
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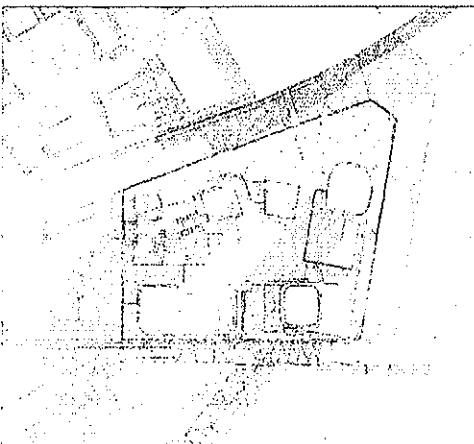
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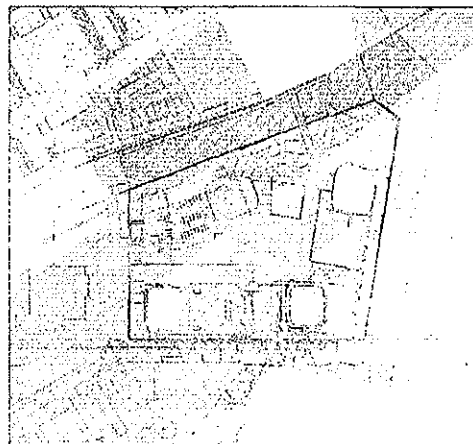
95%



91%



100%



100%

SHADOW STUDIES



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6.0 IMPLEMENTATION

Project Information

Project Location

Project Address: _____

Type of Project (and uses): _____

Size of Project: _____

Is this a new independent or critical service use? Yes No

Urbanizer Zone: Northwest Zone North Branch Zone South Branch Zone South Zone Southwest Zone West Zone West Branch Zone West Creek Zone

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

Public Access: Yes No

Chicago River Design Guidelines

3.2 Multi-Use Path

3.2.1 Design Criteria: Yes No

3.2.2 Public Access: Yes No

3.2.3 Minimum Path Width, select all that apply: N/A, please describe _____

3.2.3.1 Separated: 12' bicycle, 8' pedestrian Combined: 10'
 Combined: 16'
 Combined: 10' with 2' paved, grave, or mowed shoulders
 Other, please describe below: _____

3.2.3.2 Paving and Materials, select all that apply: Granite Architectural Granite Rebound/Place Concrete Concrete Pavers Unit Pavers Permeable Pavers Asphalt Decomposed Aggregate Other, please describe below: _____

Comments, please not with or section from the narrative (e.g. 3.2.3-you're describing

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

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3.3 Furnishings

3.3.1 Site Furnishing Guidelines

Materials: select all that apply

Stainless Steel

Galvanized Steel

Powder Coated Steel

Hardwoods (describe below)

Recycled Plastic Lumber (describe below)

Other, please describe below

Benches & Tables: one per 250' linear feet (LF) of river frontage

LF of river frontage

1342

Total Benches

13+

Total Tables

0

Trash and Recycling Receptacles: one metal trash and one metal recycling receptacle per 150' linear feet (LF) of river frontage

LF of river frontage

1342

Total Trash Receptacles

6

Total Recycling Receptacles

6

Railings

Yes

No

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

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

3.4 Seating and Gathering Areas

3.4.1 Seating Area Guidelines

Location: one per 500' linear feet (LF) of river frontage

LF of river frontage

1342

Total Seating Areas

3

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

Total Benches

13+

Total Trash Receptacles

6

3.5 Lighting

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

Fixture Height, recommended between 14-30' (see notes)

Yes, between 14-30'

Other, please describe below

Color Temperature: LED bulbs that provide white light with a color temperature of 3000K or below

3000K or below

Other, please describe below

Light Pollution

Dark Sky Compliant

N/A

Art/Light Features

Yes, please describe below

No

Security Lighting

Yes

No

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

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

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3.6 Wayfinding and Signage

3.6.1 Wayfinding Signage and Signage Guidelines

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

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

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

3.7 Landscaping

3.7.1 Preservation and Restoration Guidelines

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

3.7.2 Plant Selection Guidelines

Plant Selection: per Appendix 7.4, identify total number of plants selected from Appendix list	Submergent Emergent Riparian Uprand	Plants will comply with Appendix 7.4 Plants will comply with Appendix 7.4
Fencing: 4-ft ornamental metal fence for vehicular use areas, 4-ft ornamental metal fence for non-vehicular use areas	<input checked="" type="checkbox"/> Yes, emergent <input type="checkbox"/> N/A	<input type="checkbox"/> No
Trees: 2 per 75 LF of river frontage for vehicular use areas, 1 per 75 LF for non-vehicular use areas	LF of river frontage Total Vehicular Area Trees Total Non-Vehicular Area Trees	1342 0 122
Hedges: continuous hedge on the river side of fence is required for vehicular use areas	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> No
Foundation Plantings: required for non-vehicular use areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/> No

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

3.7.2 Throughout the proposed five-front and site, the proposed landscape will comply with the Chicago River Design Guidelines. Plant selection will provide habitat, increase biodiversity, provide four-season interest, and help establish a healthy river ecosystem. Currently, the site is completely flat and doesn't have any existing landscape but the proposed plan will provide a wide variety of plant communities that will include a combination of upland, emergent, and submergent species. The existing landscape being retained for the adjacent area's community will not be available. All plants will comply with Appendix 7.4.

Plant selection will be subject to the site plan approval.

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3.8 Riverbank Treatments

3.8.1 Riverbank Guidelines

Existing sloped riverbank is to be retained and improved? Yes No

3.9 River Edge Treatments

3.9.1 River Edge Guidelines

Describe the proposed river edge stabilization and enhancement treatments.

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

Improvements to be coordinated with Riverfront Ecology and Governance Task Force as part of future site plan approval.

3.10 Sloped Bank Treatments

3.10.1 Sloped Bank Guidelines

Describe the proposed sloped bank treatments.

Not applicable

3.11 Vertical Bulkhead or Seawall Treatments

3.11.1 Vertical Bulkhead or Seawall Guidelines

Describe the proposed vertical bulkhead and seawall guidelines treatments.

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

Improvements to be coordinated with Riverfront Ecology and Governance Task Force as part of future site plan approval.

3.12 Guidelines for Improvements Outside of the Required Setback

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

Placement, locate buildings and vehicular areas outside of the river setback.	<input checked="" type="checkbox"/> Yes height <input type="checkbox"/> N/A	No	Phase 1: Mid-rise: 57'-10" Tower: 504'-0" Phase 2: Mid-rise: 51'-0" Tower 2.1: 309'-0" Tower 2.2: 497'-0" Phase 3a: Low-rise: 20'-0" Phase 3b: Townhomes: 22'-8" Phase 4: Mid-rise: 73'-4" Phase 4: Mid-rise: 73'-4" Tower: 313'-0"
River-facing facade: river-facing facade should be designed as a primary or major facade.	<input checked="" type="checkbox"/> Yes height <input type="checkbox"/> N/A	No	
Massing and Articulation: locate tower buildings with active frontage adjacent to river setback area. Step back massing along river. Locate taller buildings behind low buildings.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	No	
Neighborhood Transitions: step down height of buildings to transition to the scale of adjacent neighborhoods.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	No	
First Floor: activate first floors of buildings with direct access to river and multi-use park.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	No	
Wildlife: incorporate bird-friendly design standards into building designs.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	No	
Sunlight: river corridor should have sunlight for approximately six (6) hours per day.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	No	

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3.12.2 Screening Guidelines

Outdoor Storage, if necessary, storage areas should be located beyond the minimum 30' setback area

Yes, height No
 N/A

Materials, select all that apply

Poured-in-Place Concrete Heavy Wood
 Split Face Concrete Masonry Units Other, please describe below
 Ground Face Concrete Masonry Units

Walls and Fences, screening walls and fences should be planted with vines at the base

Yes No
 N/A

Access, fencing that separates the river-front from the outside of the setback area should be avoided

Yes No
 N/A

3.13 Transition Between Adjacent Developments

Describe the proposed transitions and treatments between adjacent developments

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

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Menu of Improvements

4.1 Overview

4.1.1 Application

PO Project Size

- Large >1,800 LF of riverfront
 - Medium 600-1,800 LF of riverfront
- Total Expected Menu Items 5-10
 Required # of Priority Menu Items 1

Others

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

4.3.2 New Naturalized Shoreline (priority)

Describe the proposed new naturalized shoreline improvements

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

4.3.3 Stormwater Management Best Practices (priority)

Describe the proposed stormwater management best practices

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

4.3.4 Aquatic Wildlife Habitat (priority)

Describe the proposed aquatic wildlife habitats

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

4.3.5 Robust Urban Habitat

Describe the proposed robust urban habitats

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

4.3.6 Increased Setback

Describe the proposed increased setback

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

4.3.7 Large Riverfront Park

Describe the proposed large riverfront park

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

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4.4 Recreation

4.4.2 Access to Water and Docking Facilities

Describe the proposed access to water and docking facilities.

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

4.4.3 Expanded Seating Areas

Describe the proposed expanded seating areas.

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

4.4.4 Riverfront Overlooks

Describe the proposed riverfront overlooks.

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

4.4.5 Recreational Areas

Describe the proposed recreational areas.







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

4.4.6 Support Amenities

Describe the proposed support amenities.

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

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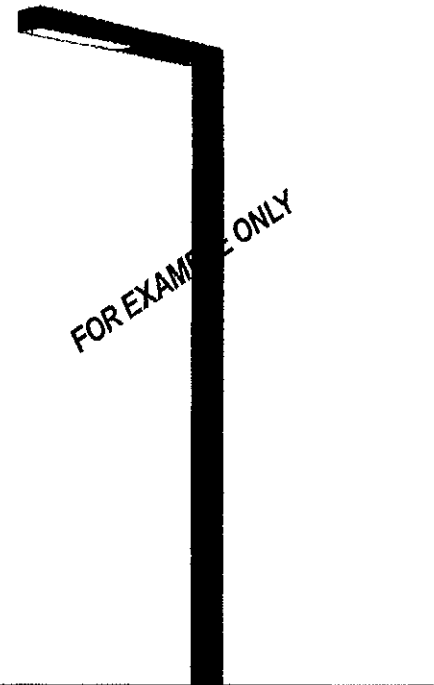
4.5 Connectivity	
<p> 4.5.2 Underbridge Connections</p> <p>Describe the proposed underbridge connections</p>	<p>Not applicable</p>
<p> 4.5.3 Enhanced Connections to Street & Transportation Network</p> <p>Describe the proposed enhanced connections to the street and transportation network</p>	<p>Throughout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

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LINEA 450 LVC Specification

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



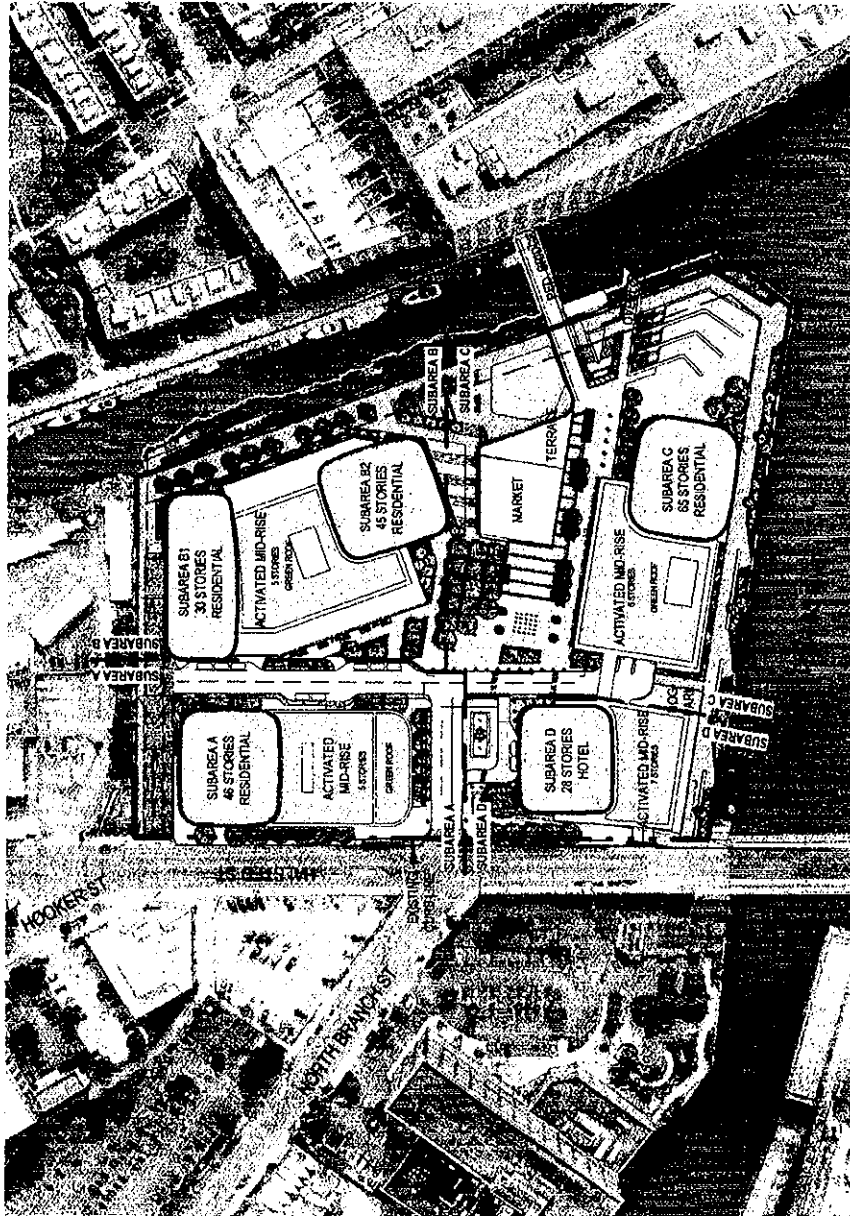
For example only, use of this cut sheet does not imply approval of or preference for product shown. This sheet is for demonstration purposes only.

LED Model	LED Module	Color Temperature	Distribution	Volt	Mounting	Pole	Pole Mat	Finish	Option
LH450	2LVC - 2 modules	WW - 3000K	T2 - Type II	UNV - 120-277V	A - Single Mount	15SR - 15' Straight Rectangular	A - Aluminum	SG - Silver Grey	DIM - 0-10vDC Dimming
		NW - 4000K	T3 - Type III		B - Twin Mount	X - Other (specify)	S - Steel	DG - Dark Grey	N - None
			T4 - Type IV					GG - Graphite Grey	
								BLK - Matte Black	
								BRZ - Dark Bronze	
								CC - Custom Color	

Ordering Information

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

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

