

WATERWAY INDUSTRIAL PLANNED DEVELOPMENT NO. _____
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Waterway Planned Development Number _____ (the “Planned Development”) consists of approximately 772,106 net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the “Property”). 2420 S Halsted LLC is the “Applicant” for this Planned Development.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the “Zoning Ordinance”), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
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 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 Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

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

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

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply

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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 the Department of Transportation'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 the Department of Transportation.

The Applicant commits to fully fund and implement the following infrastructure improvements prior to issuance of the final Certificate of Occupancy. All infrastructure improvements will be subject to review and approval by the Department of Transportation and must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

- Installation of a permanent traffic signal at the intersection of Halsted Street and the main entrance to the Property. During the period of time when the permanent traffic signal is being designed, reviewed, and constructed, the Applicant shall have the option (but not the obligation), at its election, to install a temporary traffic signal at Halsted Street and the main entrance. In the event that the Applicant elects to install a temporary traffic signal, the permanent signal must be installed within 18 months following initial occupancy of the Property by the Applicant and/or its tenant(s).
- Installation of left turn signal arrows on Halsted at South Archer Avenue, facing southbound traffic.
- Upgrade existing left turn signals at Halsted Street and South Archer Avenue for video actuation.
- Upgrade traffic signals at Halsted Street and South Archer Avenue to accommodate pedestrian countdown signals, including associated electrical equipment such as cabinet, controller, junction boxes, foundation and conduit.
- Replacement of current traffic signal controller with ATC controller at Halsted Street and Archer Avenue.
- Reconstruction of curb and installation of sidewalk along the site frontage on the east and north side of Senour Avenue.
- Resurfacing of South Corbett Street from South Archer Avenue to the Property line.
- Installation of 5'-wide sidewalk on the east side of South Corbett Street from South Archer Avenue to the Property line.
- Installation of continental crosswalks on South Corbett Street at South Archer Avenue.
- Installation of LED lighting below rail bridge at South Corbett Street.

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- Installation of pavement markings and signage in accordance with CDOT approved pavement marking and signage plan.

The Applicant acknowledges that the development of the Property will have unique traffic-generation characteristics. The Applicant shall mitigate the impact in accordance with the operational controls set forth below:

- Ingress and egress for commercial trucks shall be exclusively from the Halsted Street driveway.
 - Ingress and egress for other vehicles serving a commercial purpose, including delivery vans and passenger vehicles, shall be exclusively from Halsted Street and Corbett Street.
 - The Hillock Street entrance shall be gated so as to limit its use to fire and emergency ingress and egress only.
 - The Applicant shall install and maintain signage directing any employee or visitor traffic at the Senour Street driveway towards Archer Avenue and away from the residential streets to the north and west.
4. This Planned Development consists of these 17 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto (the "Plans"): an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Right of Way Adjustment Exhibit, a Landscape Plan; and an Open Space Plan prepared by Kimley Horn and dated July 22, 2020; and Building Elevations (North Elevation, South Elevation, East Elevation, and West Elevation), prepared by Progressive Architects and dated July 22, 2020. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, 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 Zoning Ordinance, this Planned Development Ordinance shall control.
 5. The following uses are permitted in the area delineated herein as a Waterway Industrial Planned Development: office, retail, warehouse and freight movement, container storage, outdoor storage, fleet storage and maintenance, accessory and non-accessory parking, accessory and related uses, postal service; co-located wireless communication facilities.
 6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-Premise signs are permitted within the boundary of the Planned Development.
 7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
 8. The maximum permitted Floor Area Ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 772,106 square feet, which includes to-be-vacated Corbett Street.

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9. Upon review and determination, “Part II Review”, pursuant to Section 17-13-0610 of the Zoning Ordinance, 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. 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 13-32-125 of the Municipal Code of Chicago, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
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. 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% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant’s proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the Applicant’s submission for Part II permit review for the project

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or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contain in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Design Guidelines. 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 on the northern Property boundary as indicated on the Site Plan;
- b) permit connection of such setback to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved
- c) permit un-gated public access to the river setback and provide informational and wayfinding signage following the Chicago River Brand and Sign Guidelines at all entries at which the riverwalk is open to the public, free of charge, during normal park hours;
- d) provide the items from the menu of improvement items identified in the Chicago River Design Guidelines checklist, including:
 - i. a 10' paved path for the length of the river frontage, with 2' gravel shoulders
 - ii. Floating wetlands to provide habitat for aquatic wildlife;
 - iii. Interpretive signage providing information about the floating wetland and regarding the history of the site and/or surrounding area;
 - iv. Riverfront overlook at the midpoint of the Riverwalk;
 - v. Benches and trash receptacles every 250 linear feet;
 - vi. Seating areas every 500 linear feet;
 - vii. Pedestrian scale lighting along path;
 - viii. Wayfinding and identity signage along path, including directional signage to the CTA Orange Line Station and other nearby transit;
 - ix. Bioinfiltration trench with native plantings installed along riverwalk to intercept all stormwater runoff
 - x. Bicycle repair station; and
 - xi. Mural to be installed on a central segment of the retaining wall.

The Applicant shall provide the menu of improvement items identified on the Landscape Plan with

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supporting documentation necessary to meet the requirements of the Chicago River Design Guidelines, in effect at the time the Part II review process. All improvements within the river setback must substantially be completed prior to receipt of Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

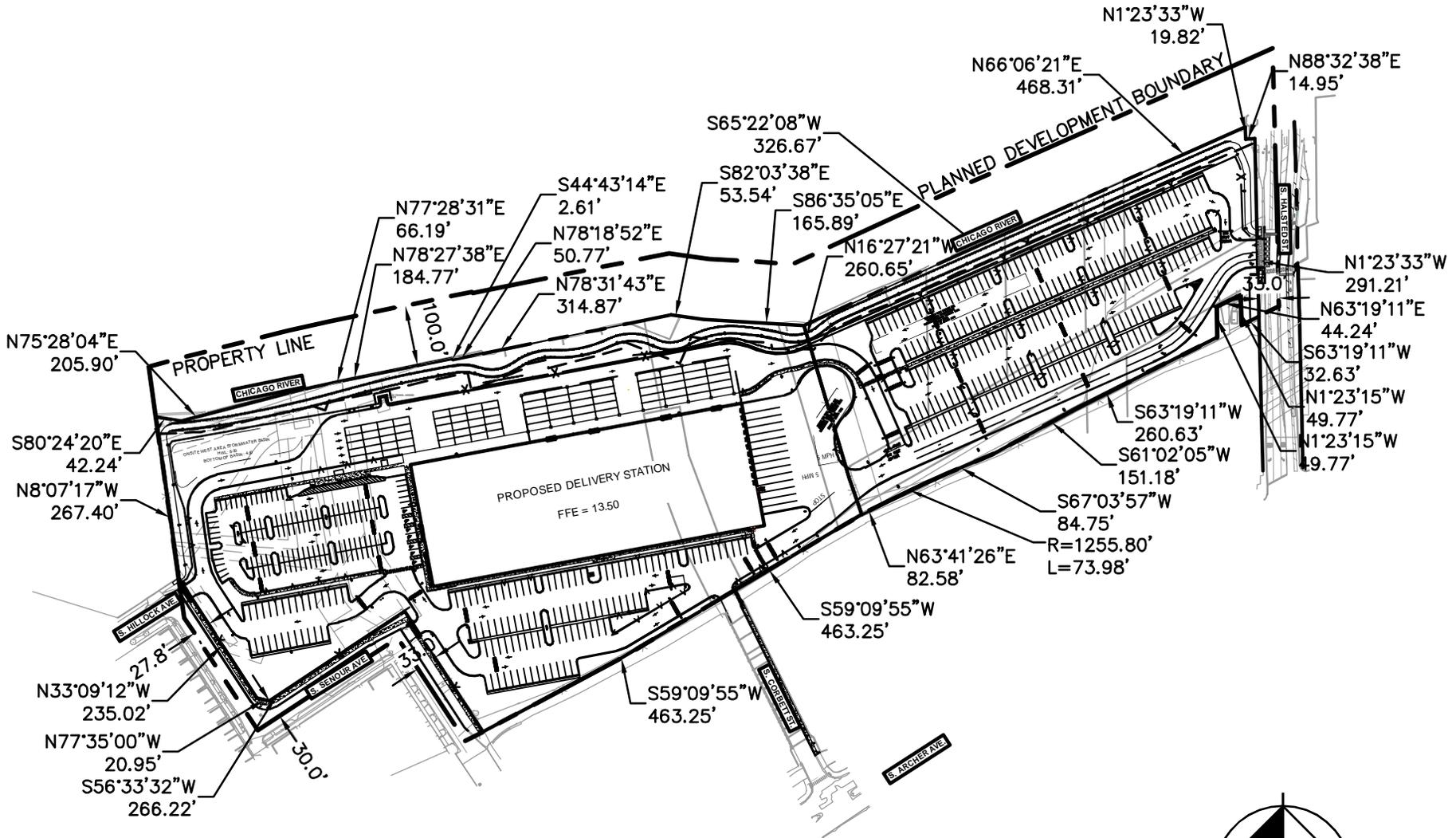
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to the Planned Manufacturing District Number 11.

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BULK REGULATIONS AND DATA TABLE

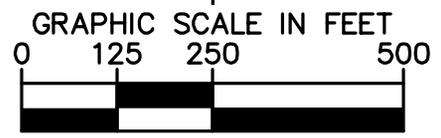
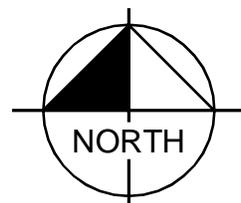
Gross Site Area:	998,616 square feet
Area of Public Rights-of-Way:	226,510 square feet
Net Site Area:	772,106 square feet
Maximum Floor Area Ratio:	1.0
Minimum Accessory Off-Street Parking Spaces:	480
Minimum Off-Street Loading Spaces:	15 (10'x50')
Maximum Building Height:	45 feet
Minimum Setbacks:	In conformance with the Plans
Dwelling Units:	0

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LEGEND

	PLANNED DEVELOPMENT BOUNDARY LINE
	PROPERTY BOUNDARY LINE

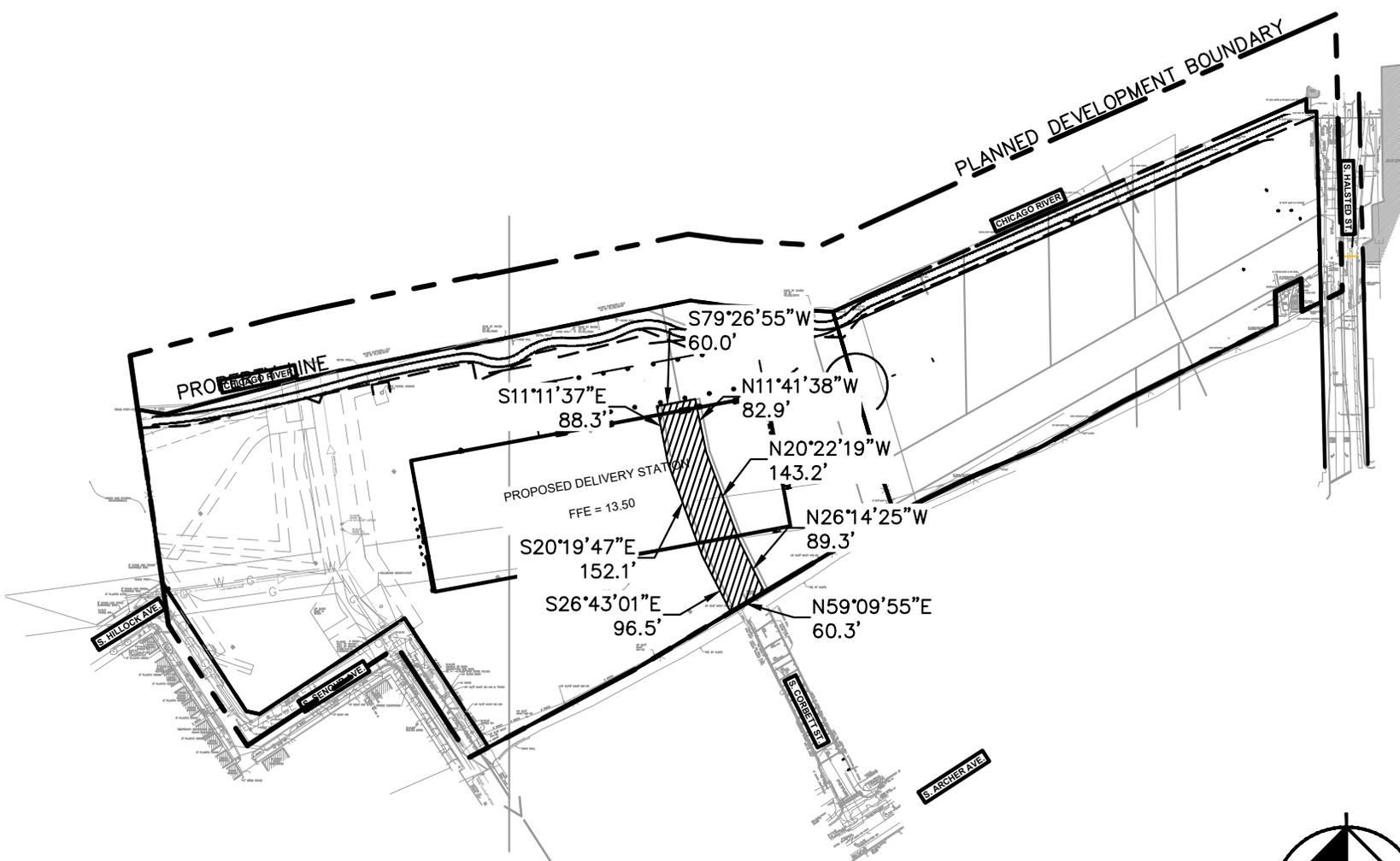


PD BOUNDARY AND PROPERTY LINE MAP

APPLICANT: 2420 S HALSTED LLC
 ADDRESS: 2424 SOUTH HALSTED STREET
 INTRODUCED: JULY 22, 2020
 PLAN COMMISSION: NOVEMBER 19, 2020

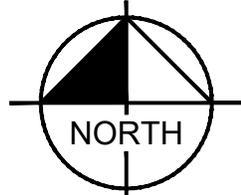
Printed By: November 5, 2020 1:08:14 PM s:\2020\15626666\Projects\Chicago_IL\2420 S Halsted\GIS\Map\PD Boundary Line and Property Line Map.dwg
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 Plot Device: HP DesignJet T1100e
 Plot Scale: 1"=100'-0"
 Plot Orientation: Landscape
 Plot Range: Window
 Plot Style:.ctb
 Plot Color: Black
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 Plot Linetype: Solid
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 Plot Title: PD Boundary and Property Line Map

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LEGEND

	PLANNED DEVELOPMENT BOUNDARY LINE
	PROPERTY BOUNDARY LINE
	EXISTING S. CORBETT STREET ROW TO BE VACATED



NORTH

GRAPHIC SCALE IN FEET

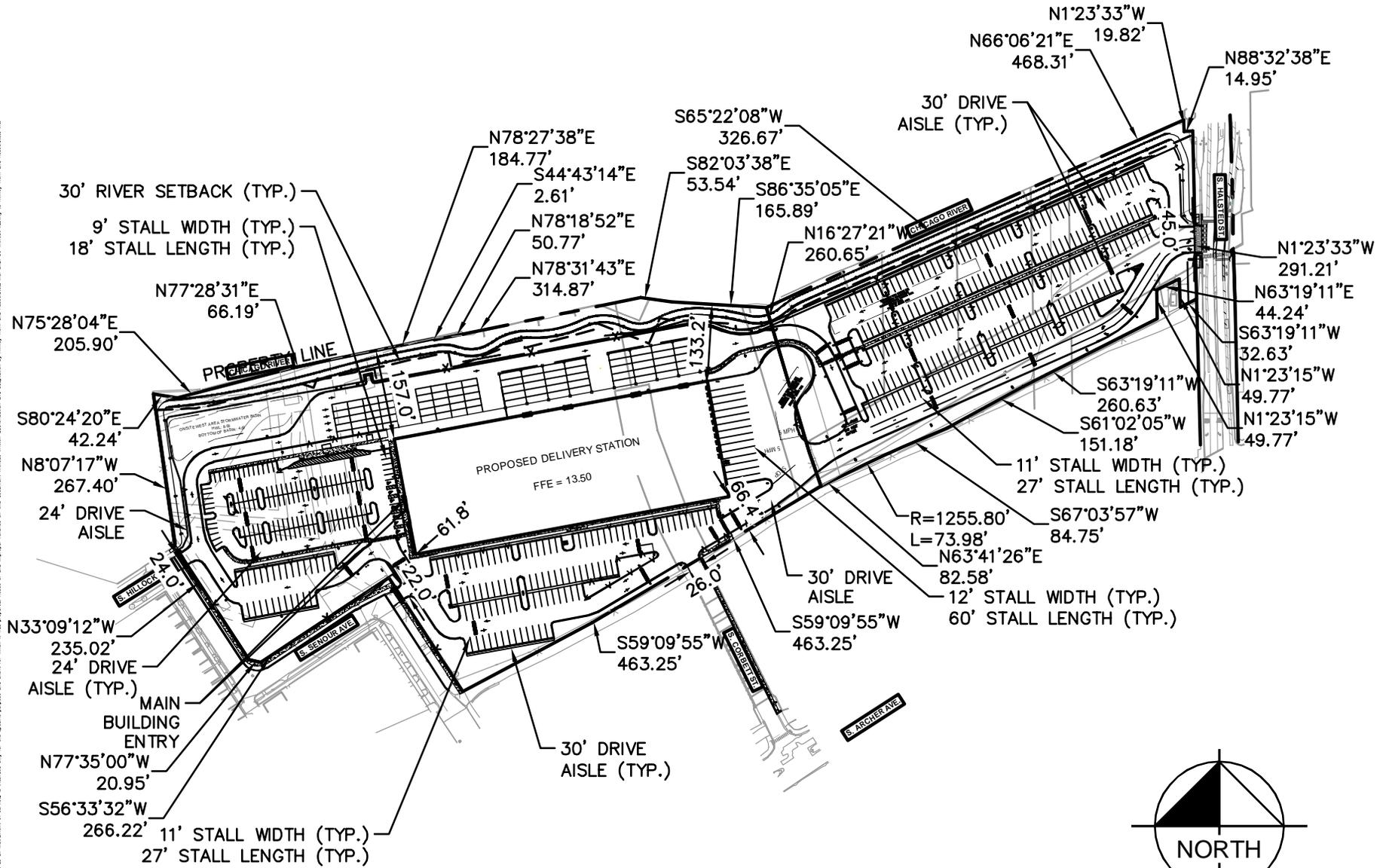


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RIGHT OF WAY ADJUSTMENT EXHIBIT

APPLICANT: 2420 S HALSTED LLC
 ADDRESS: 2424 SOUTH HALSTED STREET
 INTRODUCED: JULY 22, 2020
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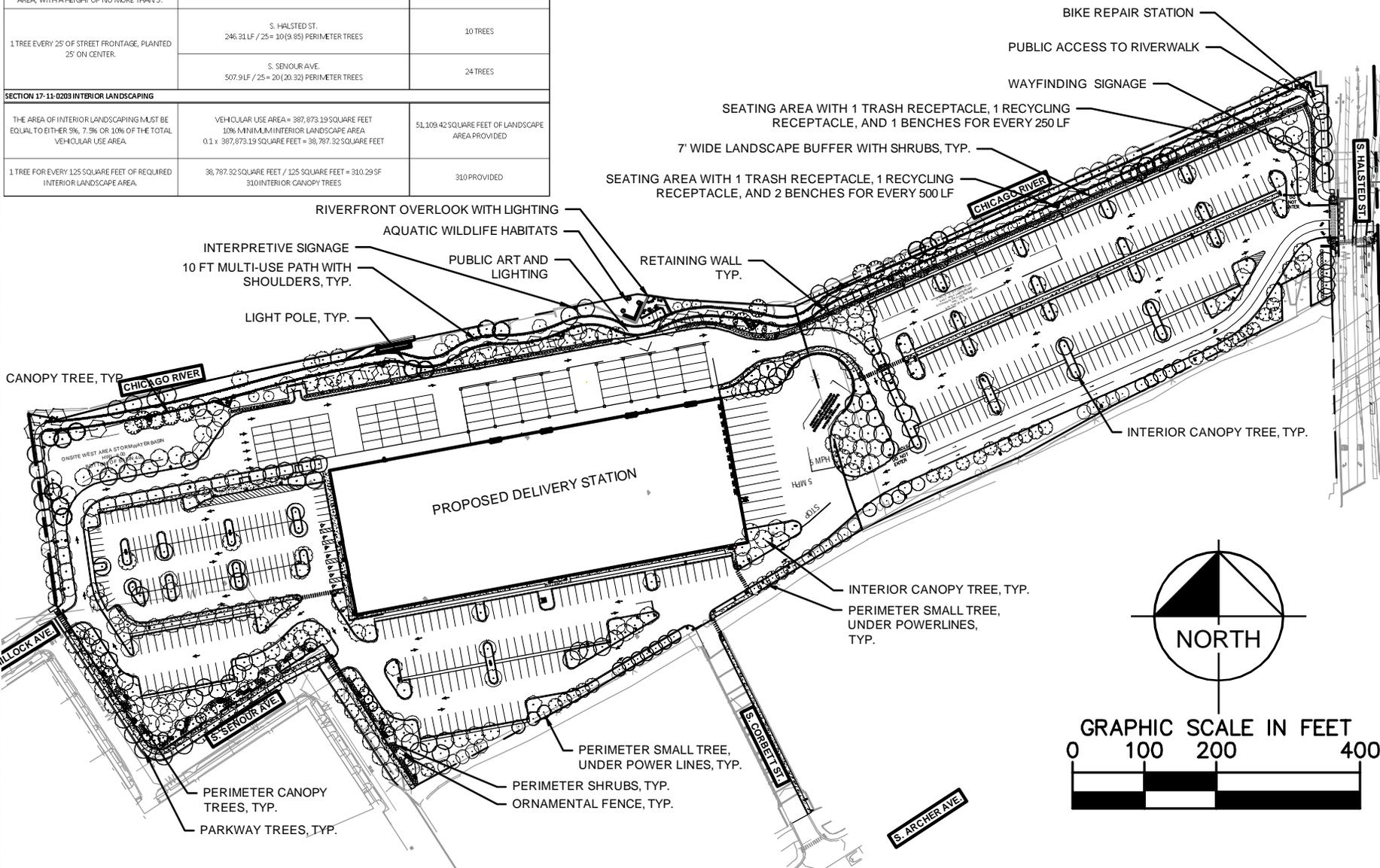
SITE PLAN

APPLICANT: 2420 S HALSTED LLC
 ADDRESS: 2424 SOUTH HALSTED STREET
 INTRODUCED: JULY 22, 2020
 PLAN COMMISSION: NOVEMBER 19, 2020

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LANDSCAPE CODE REQUIREMENTS - CHICAGO, IL

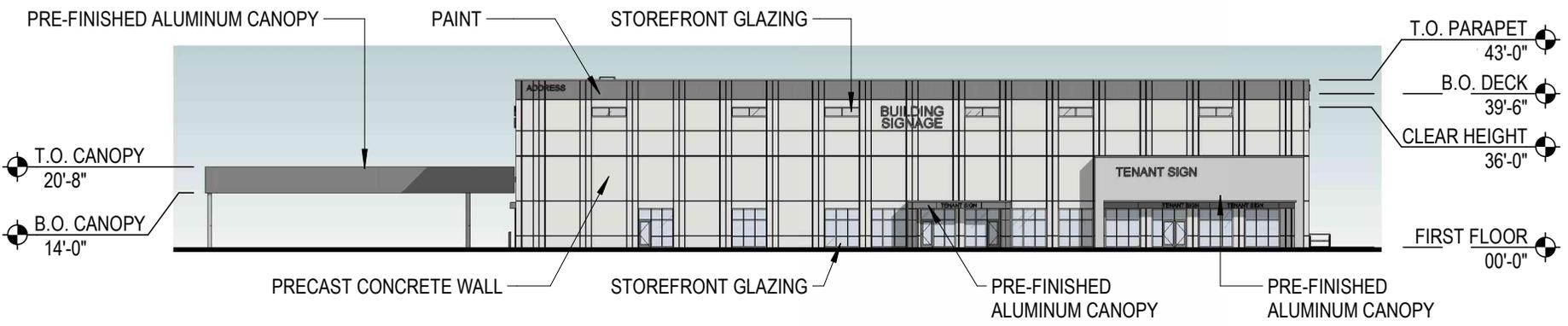
CODE	REQUIREMENT	PROPOSED
SECTION 17-11-0100 - PARKWAY TREES		
1 TREE FOR EVERY 25' OF STREET FRONTAGE, PLANTED 25' ON CENTER.	1 CANOPY TREE EVERY 25'	STREET TREES PROVIDED WHERE SITE CONDITIONS ALLOW
SECTION 17-11-0200 VEHICULAR USE AREAS		
PERIMETER OF VEHICULAR USE AREAS FROM ALL ABUTTING STREETS MUST BE VISUALLY SCREENED BY A HEDGE. HEDGE CONSISTS OF SHRUBS PLANTED 24" - 36" ON CENTER.	SHRUBS ALONG VEHICULAR USE AREA	SHRUB ROW PROVIDED
ADJACENT TO PUBLIC STREET RIGHT-OF-WAYS, ORNAMENTAL FENCING MUST BE INSTALLED BEHIND THE REQUIRED PERIMETER LANDSCAPE AREA, WITH A HEIGHT OF NO MORE THAN 5'.	REQUIRED ORNAMENTAL FENCE ALONG PUBLIC STREET ROW AND ALONG RIVERFRONT IN VEHICULAR USE AREAS	ORNAMENTAL FENCE PROVIDED
1 TREE EVERY 25' OF STREET FRONTAGE, PLANTED 25' ON CENTER.	S. HALSTED ST. 246.31 LF / 25 = 10 (9.85) PERIMETER TREES	10 TREES
	S. SENOUR AVE. 507.91 LF / 25 = 20 (20.32) PERIMETER TREES	24 TREES
SECTION 17-11-0203 INTERIOR LANDSCAPING		
THE AREA OF INTERIOR LANDSCAPING MUST BE EQUAL TO EITHER 5%, 7.5% OR 10% OF THE TOTAL VEHICULAR USE AREA.	VEHICULAR USE AREA = 387,873.19 SQUARE FEET 10% MINIMUM INTERIOR LANDSCAPE AREA 0.1 x 387,873.19 SQUARE FEET = 38,787.32 SQUARE FEET	51,109.42 SQUARE FEET OF LANDSCAPE AREA PROVIDED
1 TREE FOR EVERY 125 SQUARE FEET OF REQUIRED INTERIOR LANDSCAPE AREA.	38,787.32 SQUARE FEET / 125 SQUARE FEET = 310.29 SF 310 INTERIOR CANOPY TREES	310 PROVIDED



LANDSCAPE PLAN

APPLICANT: 2420 S HALSTED LLC
 ADDRESS: 2424 SOUTH HALSTED STREET
 INTRODUCED: JULY 22, 2020
 PLAN COMMISSION: NOVEMBER 19, 2020

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WEST ELEVATION



ELEVATIONS

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