

PD STATEMENTS
PD 1309 / PD 1310

1. The area delineated herein as Planned Development Number 1309 and Planned Development 1310, ("Planned Development") consists of approximately 488,759 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 1801 LLC is the owner of a portion of the Property (Sub-Area A). 1851 Land LLC is the "Applicant" for this Planned Development, pursuant to authorizations from 1801 LLC (for Sub-Area A) and from Rush University Medical Center, who owns the remainder of the Property (Sub-Areas B and C).
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 on behalf of the Applicant or its successors, assign or grantees.

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

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

All work proposed in the public way must be designed and constructed in accordance with the CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of 18 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan(s); Sub-Area Map; Landscape Plan; a Roof Plan; Building Elevations (North, South, East and West) and Chicago Builds Green form prepared by Generator

Studio and dated (date of Plan Commission presentation), 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 allowed in the area delineated herein as a Planned Development 1309:

Sub-Area A:

Day care; community centers, recreation buildings and similar assembly use; utilities and services, minor and major; eating and drinking establishments (all); entertainment and spectator sports (all, except wagering facility); public place of amusement; liquor sales (as accessory use); medical service, accessory parking; non-accessory parking; retail sales, general; indoor sports and recreation, participant; outdoor sports and recreation, participant; children's play center; co-located wireless communication facilities; and accessory and incidental uses.

Sub-Area B:

Dwelling units located above the ground floor (including multi-unit residential); day care; community centers, recreation buildings and similar assembly use; postal service; school; utilities and services, minor; animal service (limited to Sales and Grooming, excluding kennel and boarding); artist work or sales space; building maintenance services; business equipment sales and services; business support services (except as more specifically regulated); urban farm, rooftop operation (use of food grown on site will be limited to: (a) businesses within the planned development and businesses owned by affiliates of Owner; (b) third party businesses within 2 miles; and (c) farmer's markets within 5 miles); communication service establishments; eating and drinking establishments (all); entertainment and spectator sports (all, except wagering facility); financial services (except as more specifically regulated); food and beverage retail sales (except as more specifically regulated); liquor sales (as accessory use); lodging (all); medical service; office; accessory parking; non-accessory parking; personal service; repair or laundry service, consumer; retail sales, general; indoor sports and recreation, participant; outdoor sports and recreation, participant; children's play center;; manufacturing, production and industrial services (artisan, and limited (catering)); co-located wireless communication facilities; and accessory and incidental uses.

Sub-Area C:

Dwelling units located above the ground floor (including multi-unit residential); day care; community centers, recreation buildings and similar assembly use; postal service; school; utilities and services, minor; animal service (limited to Sales and Grooming, excluding kennel and boarding); artist work or sales space; building maintenance services; business equipment sales and services; business support services (except as more specifically regulated); urban farm, rooftop operation (use of food grown on site will be limited to: (a) businesses within the planned development and businesses owned by affiliates of Owner; (b) third party businesses within 2 miles; and (c) farmer's markets within 5 miles); communication service establishments; eating and drinking establishments (all); entertainment and spectator sports (all, except wagering facility); financial services (except as more specifically regulated); food and beverage retail sales (except as more specifically regulated); liquor sales (as accessory use); lodging (all); medical service; office; accessory parking; non-accessory parking; personal service; repair or laundry service, consumer; retail sales, general; indoor sports and recreation, participant; outdoor sports and recreation, participant; children's play center;; manufacturing, production and industrial services (artisan, and limited (catering)); co-located wireless communication facilities; 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 Department of Planning and Development. Signage may be fully video capable, dynamic display, and/or static sign formats, and may include: venue identification and promotion, promotion of teams, players and other personnel and team events, charitable, civic, and community-related events and causes, public service announcements, promotion of upcoming events such as sporting events, concerts, family shows, meetings, religious events and other performances (whether or not held on the Property) and sponsor commercials for branding or promotion of products and services.

For the purposes of this Planned Development, any sign which identifies the name or sponsorship of any structure or designated area within the Property, or any sponsor of the professional team operating in the facility, shall be deemed an on-premises sign and may be located anywhere in the Planned Development.

Nothing in this Planned Development shall be deemed to regulate or limit any other sign exempt from regulation under Section 17-12-0500 of the Chicago Zoning Ordinance, or incidental, temporary and special events signage.

Solely as applied to the Property, this Planned Development shall supersede any provisions of Title 17 of the Chicago Municipal Code which are inconsistent or in conflict with or more restrictive than the Planned Development, including, without limitation, video and dynamic display and other provisions of Chapter 17-12 of the Zoning Ordinance.

7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 488,759 square feet.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part 11 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, Environment and Buildings, under Section 13-32-085 of the Municipal 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. 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 C2-5. Motor Vehicle-Related Commercial district.
16. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any future phase of Sub-Area B or any building in Sub-Area C of the Planned Development, the Applicant shall submit a site plan, landscape plan and building elevations for the specific Sub-Area(s) for review and approval in accordance with the Site Plan Review provisions of Section 17-13-0800 of the Chicago Zoning Ordinance. Each Site Plan Review request containing dwelling units shall adhere to the minimum requirements for On Site Open Space.

The Site Plan Review submittal must be presented at a Chicago Plan Commission public hearing. The hearing for the Site Plan Review submittal conducted by the Plan Commission shall be as a courtesy presentation only. No binding vote, or recommendation provided by the Plan Commission is required for the Zoning Administrator to issue an approval for any Site Plan Review submittal. Review and approval by DPD and review by the Chicago Plan Commission for a courtesy presentation and comment is intended to ensure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development.

No Part II approval(s) for any future phase of Sub-Area B or any building in Sub-Area C shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Sub-Area Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval(s) of any future phase of Sub-Area B or any building in Sub-Area C 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 Planned Development, the terms of the Planned Development shall govern. Any Sub-Area 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 improvement;
- building materials list;
- fully-dimensioned landscape plan(s);
- statistical information applicable to the subject Sub-Area, including floor area, the applicable floor area ratio, uses to be established, floor area devoted to all uses; building heights and setbacks;
- proposed pathway for compliance with the Chicago Sustainable Development Policy;

- if requested by DPD, a School Impact Study may be required with a future site plan submittal; and
- an approved Site Plan by CDOT (as provided in Statement 3), Fire Prevention Bureau, Mayor's Office for People with Disabilities and the Building Departments Division of Stormwater Management.

Each Site Plan Review request containing dwelling units shall provide calculations that the minimum requirements for On Site Open Space are satisfied. Sub-Area Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

17. Subject in all cases to the other statements, terms, regulations and provisions of this Planned Development, the Applicant shall have the right to designate subparcels within Sub-Area A, B, or C of this Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and re-designation of subparcels within Sub-Area A, B, or C 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 subparcels. 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 within Sub-Area A, B, and C under the Planned Development from other designated or to be designated subparcels including, but not limited to, (i) 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 (ii) all such allocation(s) or assignment(s) of development rights are subject to the terms of Section 17-13-0611.
18. The Applicant acknowledges and agrees that the rezoning of the Property from Planned Development 1309 and Planned Development 1310 to Residential-Business-Institutional Planned Development 1309, as amended, is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The PD is located in a "community preservation area" within the meaning of the ARO and permits the construction of up to 300 dwelling units in Sub-Area B and up to 900 units in Sub-Area C. The maximum number of residential units may be increased if offset by a corresponding reduction of 2 hotel rooms per 1 residential unit, or, the maximum number of hotel rooms may be increased if offset by a corresponding reduction of 1 residential unit per 2 hotel rooms, via Site Plan approval process, as noted in the Bulk Table.

Developers of rental projects in community preservation areas with 30 or more units must provide between 10% and 20% of the units in the residential development as affordable

units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25% of the affordable units on-site and another 25% on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant will satisfy its affordable housing obligation under the ARO for each proposed development at the time of submission for the Site Plan Approval process, and will submit an Affordable Housing Profile (AHP) at that time.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this PD, DOH may adjust the AHP as requested, in accordance with the ARO, without amending the PD, provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the PD and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 18, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this PD. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

19. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to

DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (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.

Planned Development No. 1309

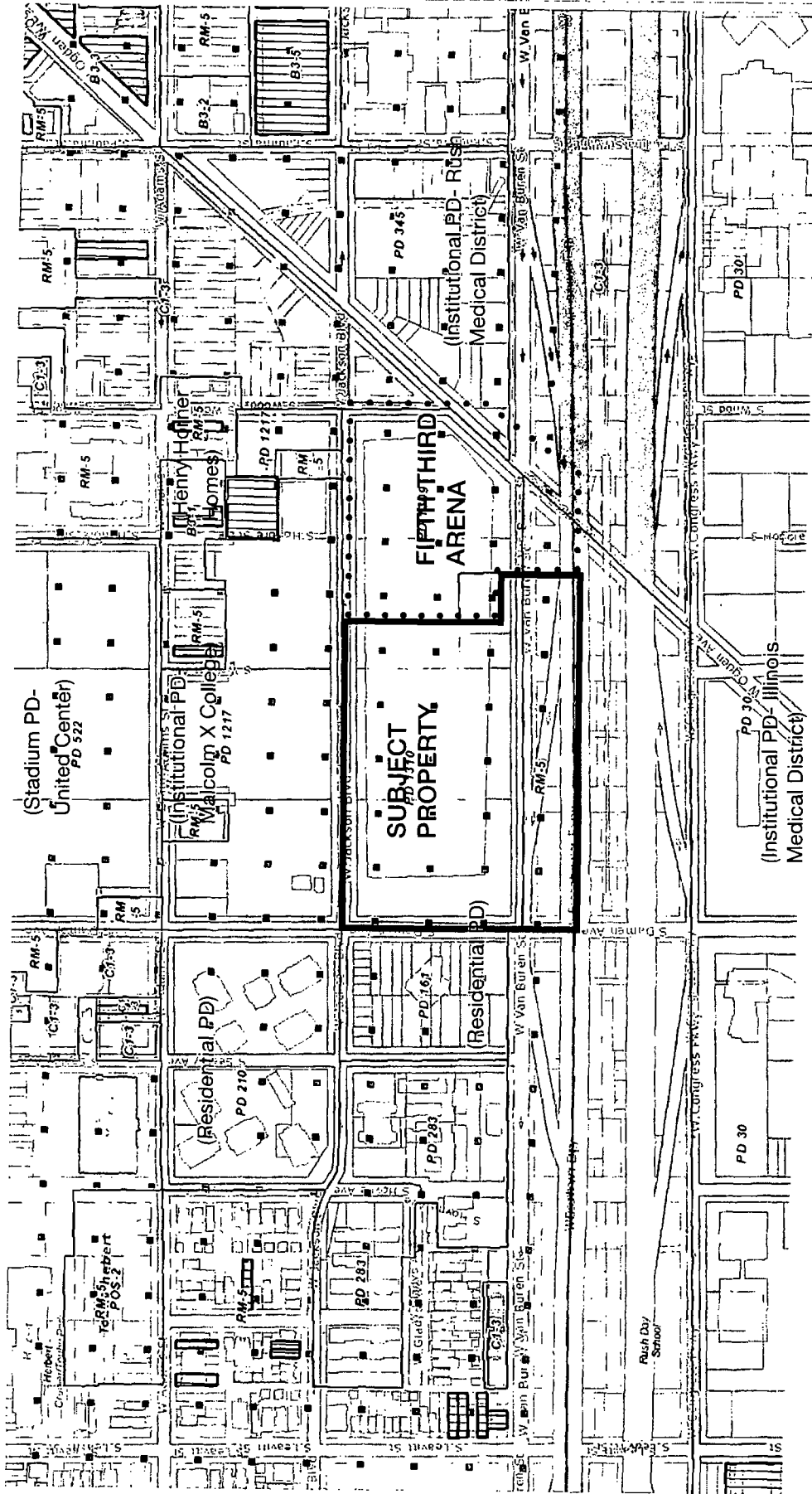
Bulk Regulations and Data Table

Gross Site Area (square feet)	602,265
Area in Public Right-of-Way (square feet)	113,506
Net Site Area (square feet)	488,759
Subarea A:	174,240
Subarea B:	184,432
Subarea C:	130,087
Maximum Floor Area Ratio:	Floor Area Ratio may be allocated or assigned within Sub-Area A, B, and/or C under the Planned Development from other Sub-Areas.
Subarea A:	3.0
Subarea B:	5.0
Subarea C:	5.0
Maximum Number of Dwelling Units:	
Subarea A:	0 units
Subarea B:	300 units (Maximum number of residential units may be increased if offset by a corresponding reduction of 2 hotel rooms per 1 residential unit, via Site Plan approval process).
Subarea C:	900 units (Maximum number of residential units may be increased if offset by a corresponding reduction of 2 hotel rooms per 1 residential unit, via Site Plan approval process).
Maximum Number of Hotel Keys:	
Subarea A:	0 keys
Subarea B:	350 keys (Maximum number of hotel rooms may be increased if offset by a corresponding reduction of 1 residential unit per 2 hotel rooms, via Site Plan approval process).
Subarea C:	313 keys (Maximum number of hotel rooms may be increased if offset by a corresponding reduction of 1 residential unit per 2 hotel rooms, via Site Plan approval process).

Minimum Off-Street Parking:	
Subarea A:	80 spaces minimum
Subarea B: Arena Expansion	180 spaces minimum
Subarea B: Future Phase(s)	Per parking requirements below
Subarea C:	Per parking requirements below
Minimum Accessory Parking Spaces	
Residential:	Per sections 17-10-0207-C & 17-10-0102-B, or as applicably amended
Hotel:	Per sections 17-10-0207-S & 17-10-0102-B, or as applicably amended
All other uses:	Per sections 17-10-0207 & 17-10-0102-B, or as applicably amended
Maximum Height:	
Subarea A:	52 feet
Subarea B:	295 feet
Subarea C:	295 feet
Maximum Loading:	
Subarea A:	1 dock (10 feet by 25 feet)
Subarea B: Arena Expansion	1 dock (10 feet by 25 feet)
Subarea B: Future Phase(s)	Per section 17-10-1101, or as applicably amended
Subarea C:	Per section 17-10-1101, or as applicably amended
Minimum Loading:	
Subarea A:	1 dock (10 feet by 25 feet)
Subarea B: Arena Expansion	1 dock (10 feet by 25 feet)
Subarea B: Future Phase(s)	Per section 17-10-1101, or as applicably amended
Subarea C:	Per section 17-10-1101, or as applicably amended
Minimum Bicycle Parking:	
Subarea A:	26 spaces
Subarea B: Arena Expansion	36 spaces
Subarea B: Future Phase(s)	Per sections 17-10-0102-B & 17-10-0300, or as applicably amended
Subarea C:	Per section 17-10-0102-B & 17-10-0300, or as applicably amended
Minimum Setbacks:	
North (Jackson Blvd.): 0 feet South (Van Buren St.): 0 feet East (Wood St.): 5 feet East (Ogden Ave.): 15 feet West (Damen Ave.): 0 feet No interior setbacks	

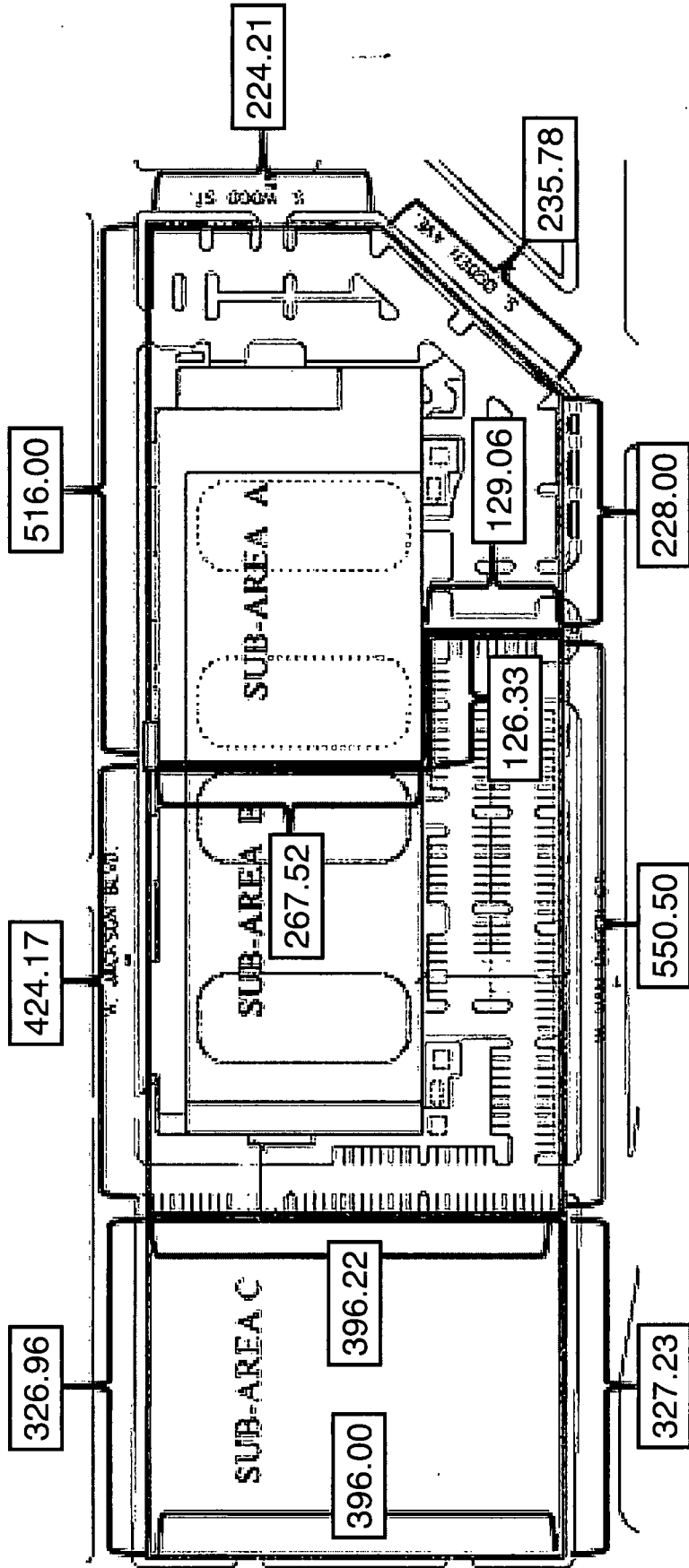
Existing Zoning Map

Existing Zoning Map



Sub-Area Map

Sub-Area Map



NOTES:

1. Lot line lengths taken from Plat of Survey created by HBK Engineering, LLC dated 5/22/2023.
2. Common lot line between Sub-Areas B and C is parallel to common lot line between Sub-Areas A and B and is offset 424.17' from Sub-Area A.