

**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.

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The following improvements shall be installed prior to issuance of a Certificate of Occupancy for the ice rink expansion on Sub-Area B:

- Jackson Boulevard/Damen Avenue Intersection – Add pedestrian countdown signals
- Van Buren Street/Damen Avenue Intersection
  - Modify weekday evening signal timings
  - Restripe existing lane configuration on westbound Van Buren Street
- Jackson Boulevard/Wood Street Intersection – Add pedestrian safety improvements as specified in final site plan
- Jackson Boulevard site frontage – For relocated midblock crosswalk, provide a raised crosswalk with a curb extension and bus bulb on the south side of the street, along with pedestrian signage as specified in final site plan

For any future additional building on Sub-Area B or C which exceeds 20,000 square feet of floor area, Applicant must provide a full traffic study, approved by CDOT, and install the improvements identified by that full traffic study prior to issuance of a Certificate of Occupancy for that building.

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

To improve pedestrian safety, the curb extensions shall be installed by the Applicant wherever possible in conjunction with the construction of the adjacent building, as noted in the traffic study. All necessary perimeter improvements will be completed following the phasing of the adjacent property improvements.

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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 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; Construction Staging Plan; Interim Sub-Area C Plan; Building Elevations (North, South, East and West), Signage Plan and Matrix, 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:**

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); 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:**

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; contractor/construction storage yard (temporary use limited to CTA during nearby construction only. This use will no longer be permitted once a building permit is sought for Sub-Area C); 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); 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. In Sub-Area A, 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. Except as provided below with respect to new signage, 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.

In Sub-Area B, 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. Except as provided below with respect to new signage, signage may be fully video capable, dynamic display, and/or static sign formats, and may include: venue identification or promotion; promotion of teams, players, and other personnel or team events; charitable, civic, or community-related events or causes; public service announcements; promotion of upcoming events, such as but not limited to, sporting events, concerts, family shows, meetings, religious events, or other performances and sponsor commercials for branding or promotion of only those products or services offered on the property.

In Sub-Area C, 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 the Department of Planning and Development. Off-premise signs and dynamic image display signs are prohibited within Sub-Area C.

The Department shall approve all signs substantially conforming to the Planned Development Signage Matrix, except that the 1,964 square feet of un-allocated sign area may be distributed between Sub-Areas B or C, if approved as a Minor Change. The Planned Development Signage Matrix is incorporated herein and is hereby approved as an integral part of this Planned Development, and development of the Property as contemplated herein.

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 Sub-Area A. Any new dynamic image display signs proposed in Sub-Area B is subject to review and approval by the Department of Planning and Development and the Department of Law for compliance with the Coordinated City Digital Sign Program Agreement dated January 1, 2013, as amended, between the City of Chicago and Interstate JCDecaux, LLC (n/k/a JCDecaux Chicago Communication Network, LLC). Off-premise signs are prohibited within Sub-Area B.

Nothing in this Planned Development or the Planned Development Signage Matrix 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 and the Planned Development Signage Matrix 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 Signage Matrix, 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 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, 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. For uses approved under this Planned Development, 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.

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 or parking lot 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.

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.
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



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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.

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*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:	
Subarea A:	3.0
Subarea B:	5.0
Subarea C:	5.0
Minimum Off-Street Parking:	
Subarea A:	80 spaces minimum
Subarea B:	180 spaces minimum
Subarea C:	Pursuant to Section 17-10-0207 at the time of proposal.
Maximum Height:	
Subarea A:	52 feet
Subarea B:	275 feet
Subarea C:	275 feet
Maximum Loading:	
Subarea A:	1 dock (10 feet by 25 feet)
Subarea B:	1 dock (10 feet by 25 feet)
Subarea C:	Pursuant to Section 17-10-1100 at the time of proposal
Minimum Loading:	
Subarea A:	1 dock (10 feet by 25 feet)
Subarea B:	1 dock (10 feet by 25 feet)
Subarea C:	Pursuant to Section 17-10-1100 at the time of proposal
Minimum Bicycle Parking:	
Subarea A:	26 spaces
Subarea B:	36 spaces
Subarea C:	Pursuant to Section 17-10-0300 at the time of proposal
Minimum Setbacks:	North (Jackson Blvd.): 0 feet

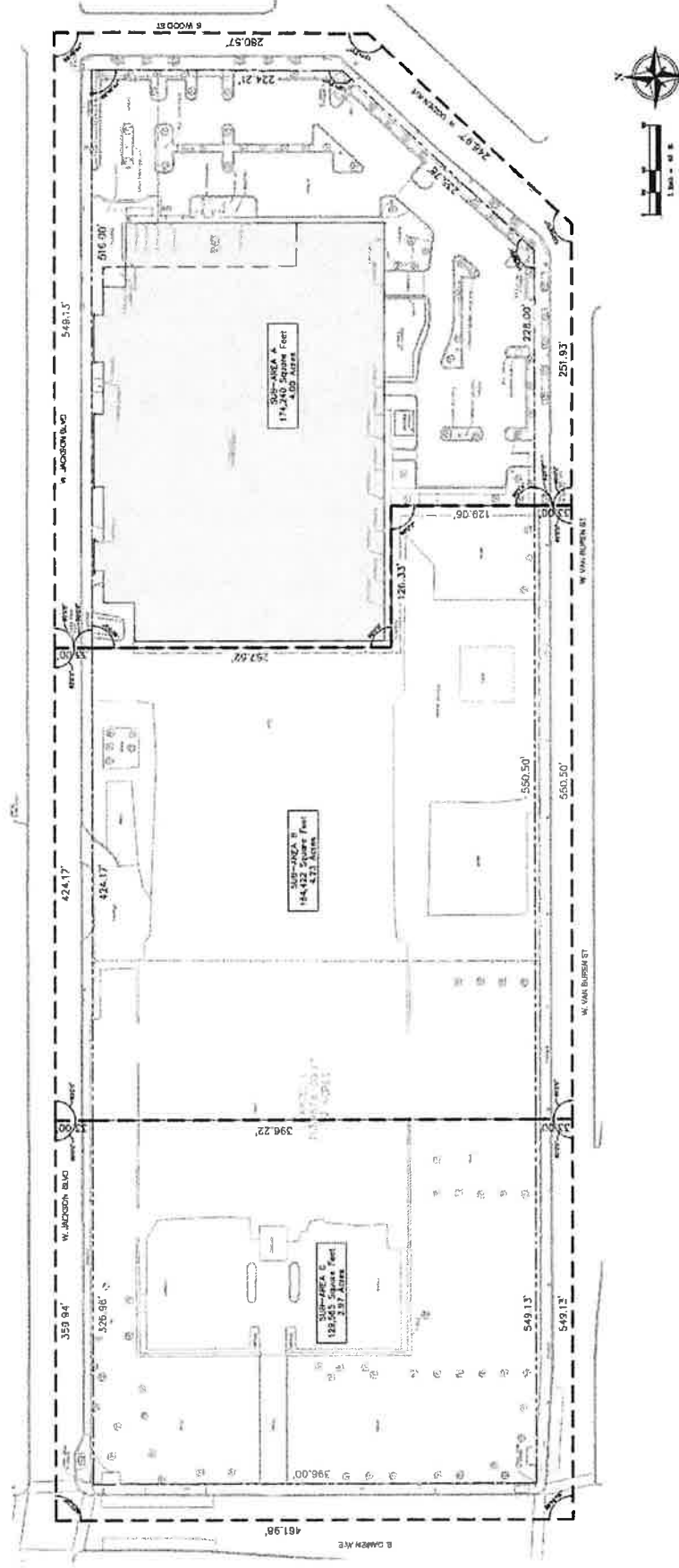
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	South (Van.Buren St.): 0 feet East (Wood St.): 5 feet East (Ogden Ave.): 15 feet West (Damen Ave.): 0 feet <b>No interior setbacks</b>
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## Boundary Map



Applicant: 1851 Land LLC  
Address: 1801-1853 W. Jackson Blvd. &  
301 S. Damen Ave.  
Introduced: June 21, 2023  
Plan Commission: August 17, 2023

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## Existing Zoning Map

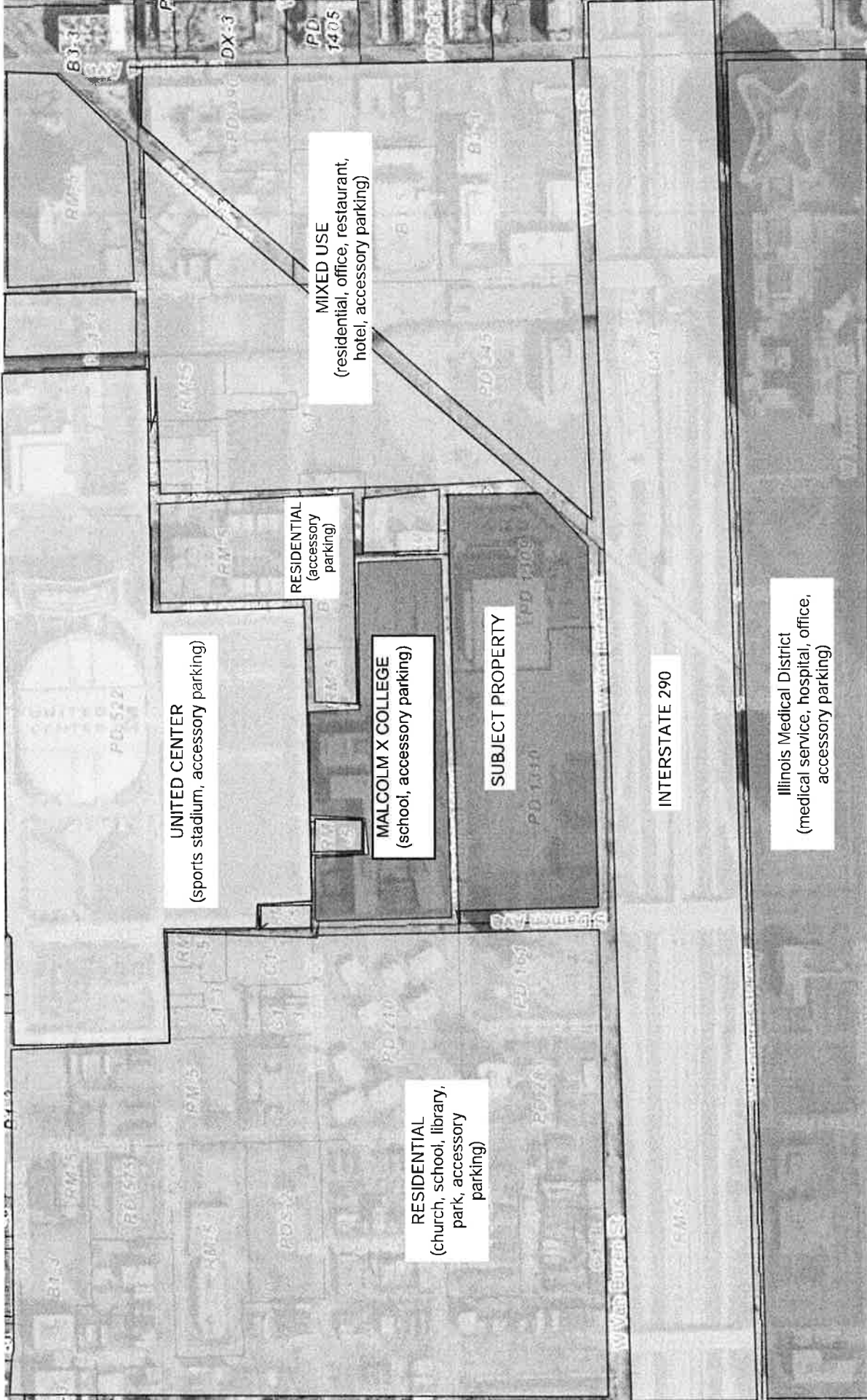


**Applicant:** 1851 Land LLC  
**Address:** 1801-1853 W. Jackson Blvd. & 301 S. Damen Ave.  
**Introduced:** June 21, 2023  
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**(Institutional PD - Illinois Medical District)**

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Surrounding Land Use Map



RESIDENTIAL  
(church, school, library,  
park, accessory  
parking)

UNITED CENTER  
(sports stadium, accessory parking)

MALCOLM X COLLEGE  
(school, accessory parking)

RESIDENTIAL  
(accessory  
parking)

MIXED USE  
(residential, office, restaurant,  
hotel, accessory parking)

SUBJECT PROPERTY

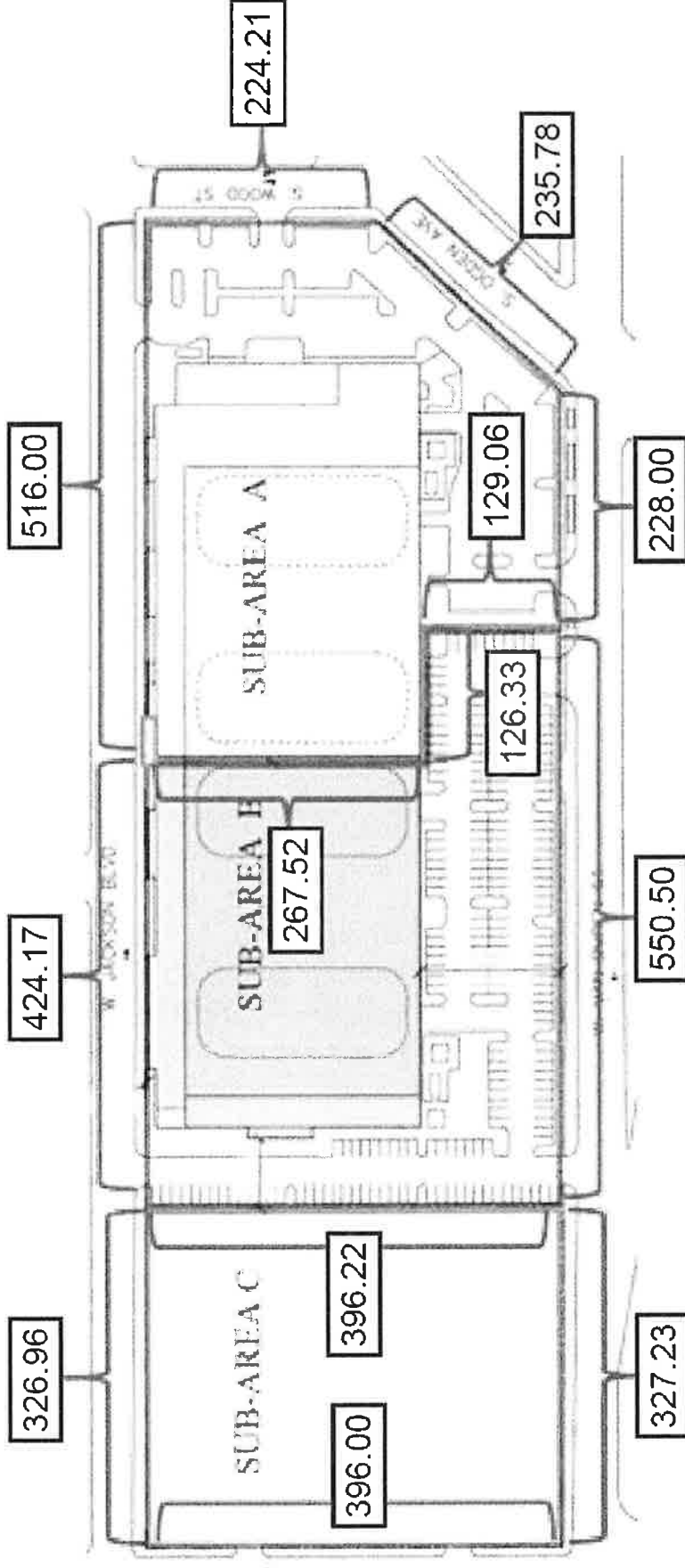
INTERSTATE 290

Illinois Medical District  
(medical service, hospital, office,  
accessory parking)

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Sub-Area Map

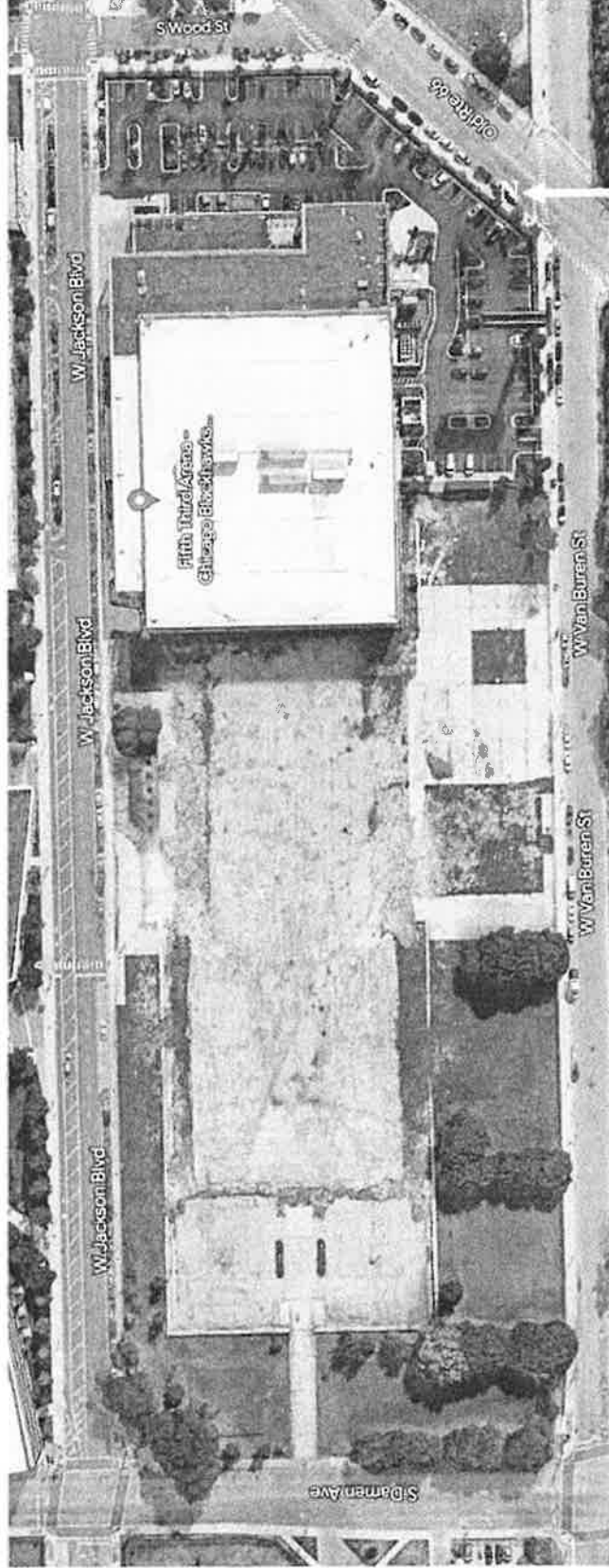


**NOTES:**

1. Lot line lengths taken from Plat of Survey created by HBK Engineering, LLC Applicant: 1851 Land LLC dated 5/22/2023. Address: 1801-1853 W. Jackson Blvd. & 301 S. Damen Ave.
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. Introduced: June 21, 2023 Plan Commission: August 17, 2023

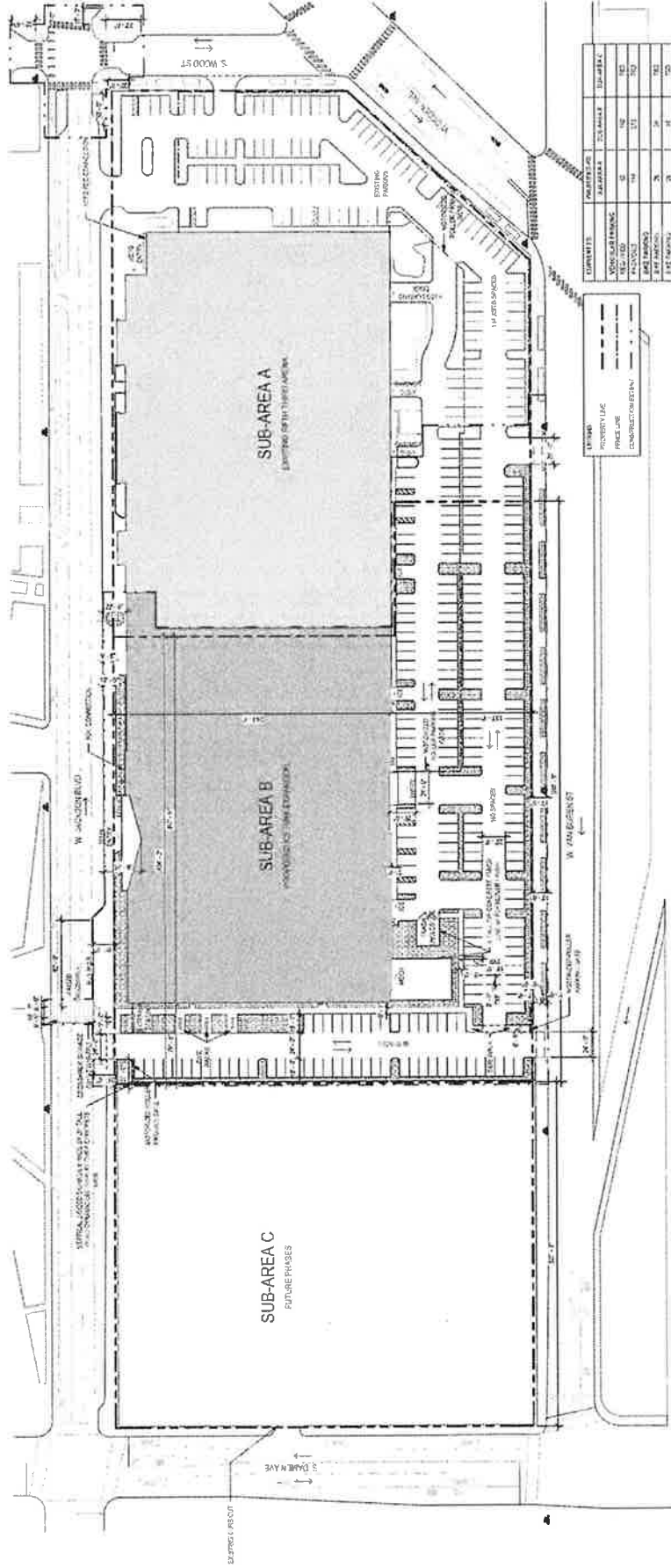


Aerial Map



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Plan Commission: August 17, 2023

FIFTH THIRD ARENA EXPANSION

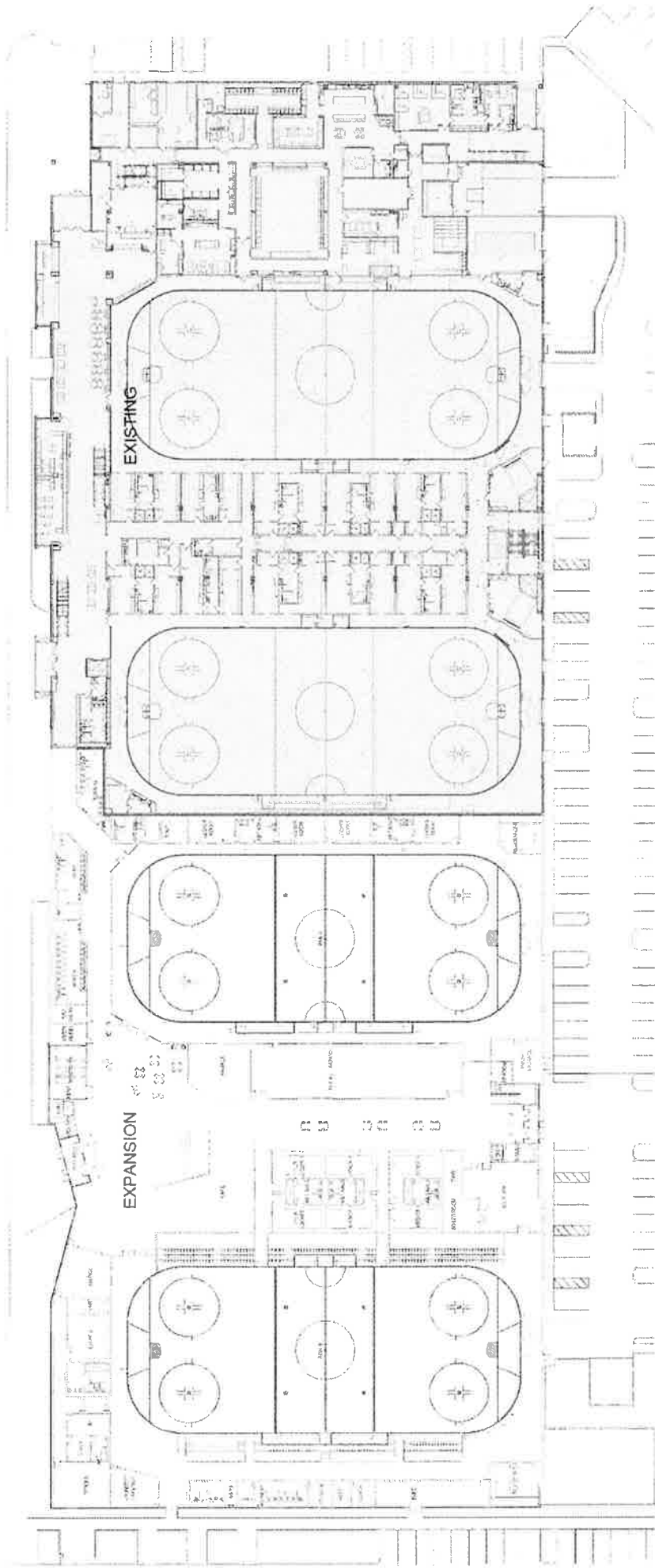


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 Address: 1801-1853 W. Jackson Blvd. & 301 S. Damen Ave.  
 Introduced: June 21, 2023  
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FIFTH THIRD ARENA EXPANSION SITE PLAN  
 SCALE: 1" = 100' - 0"



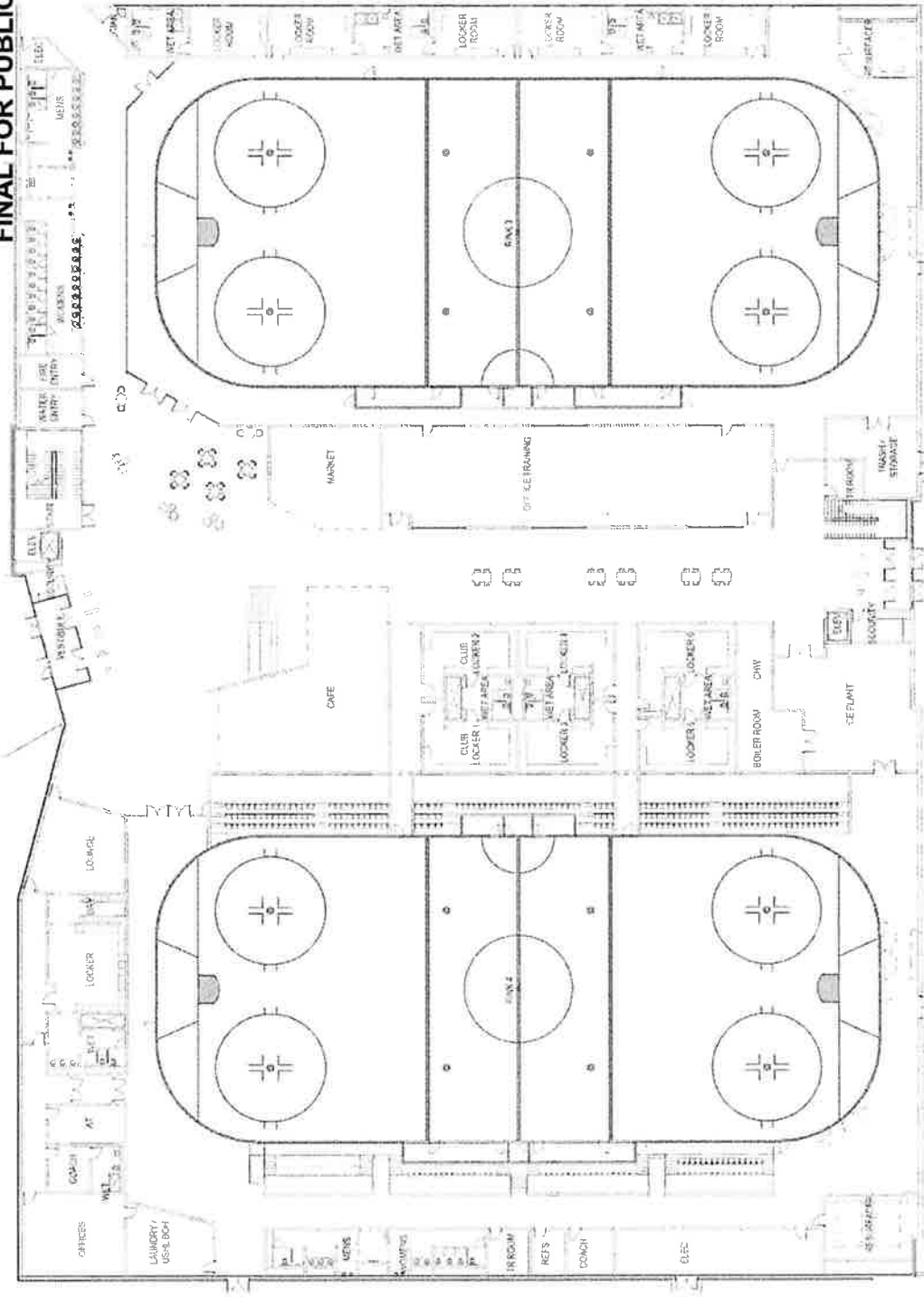
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Applicant: 1851 Land LLC  
Address: 1801-1853 W. Jackson Blvd. &  
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Introduced: June 21, 2023  
Plan Commission: August 17, 2023

L01 FLOOR PLAN

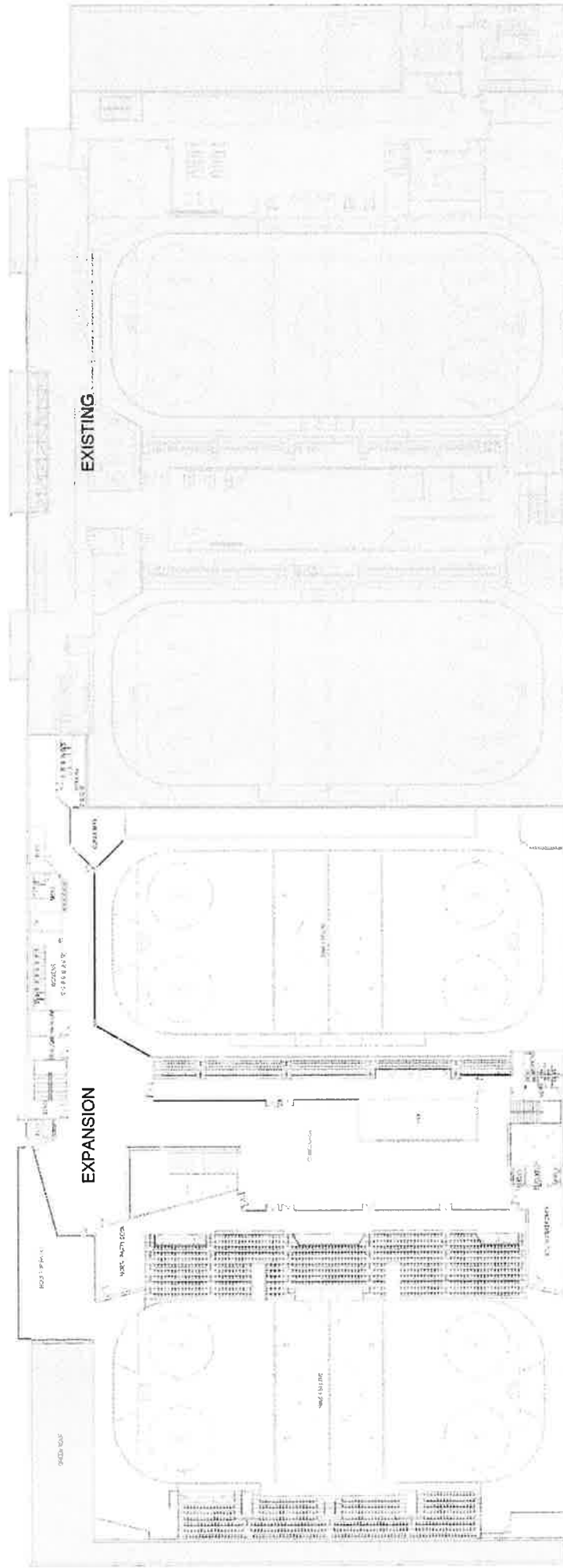
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L01 EXPANSION FLOOR PLAN

Applicant: 1851 Land LLC  
Address: 1801-1853 W. Jackson Blvd. &  
301 S. Damen Ave.  
Introduced: June 21, 2023  
Plan Commission: August 17, 2023

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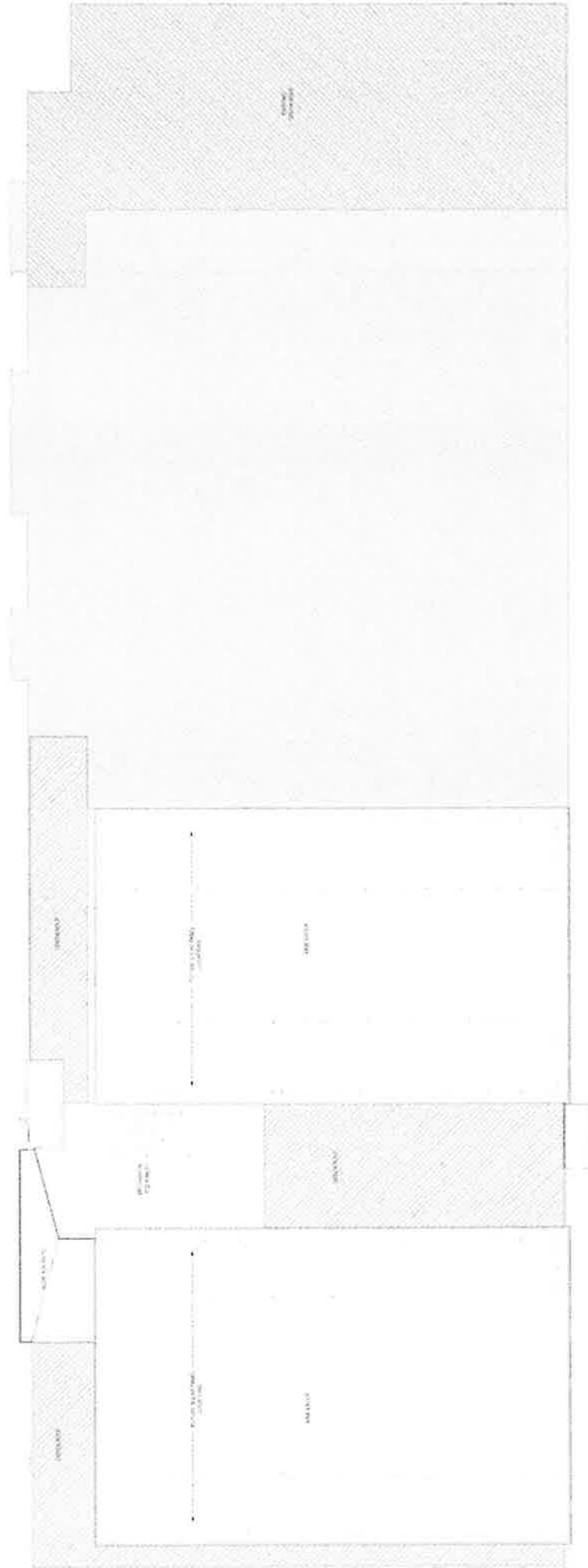


**L02 FLOOR PLAN**

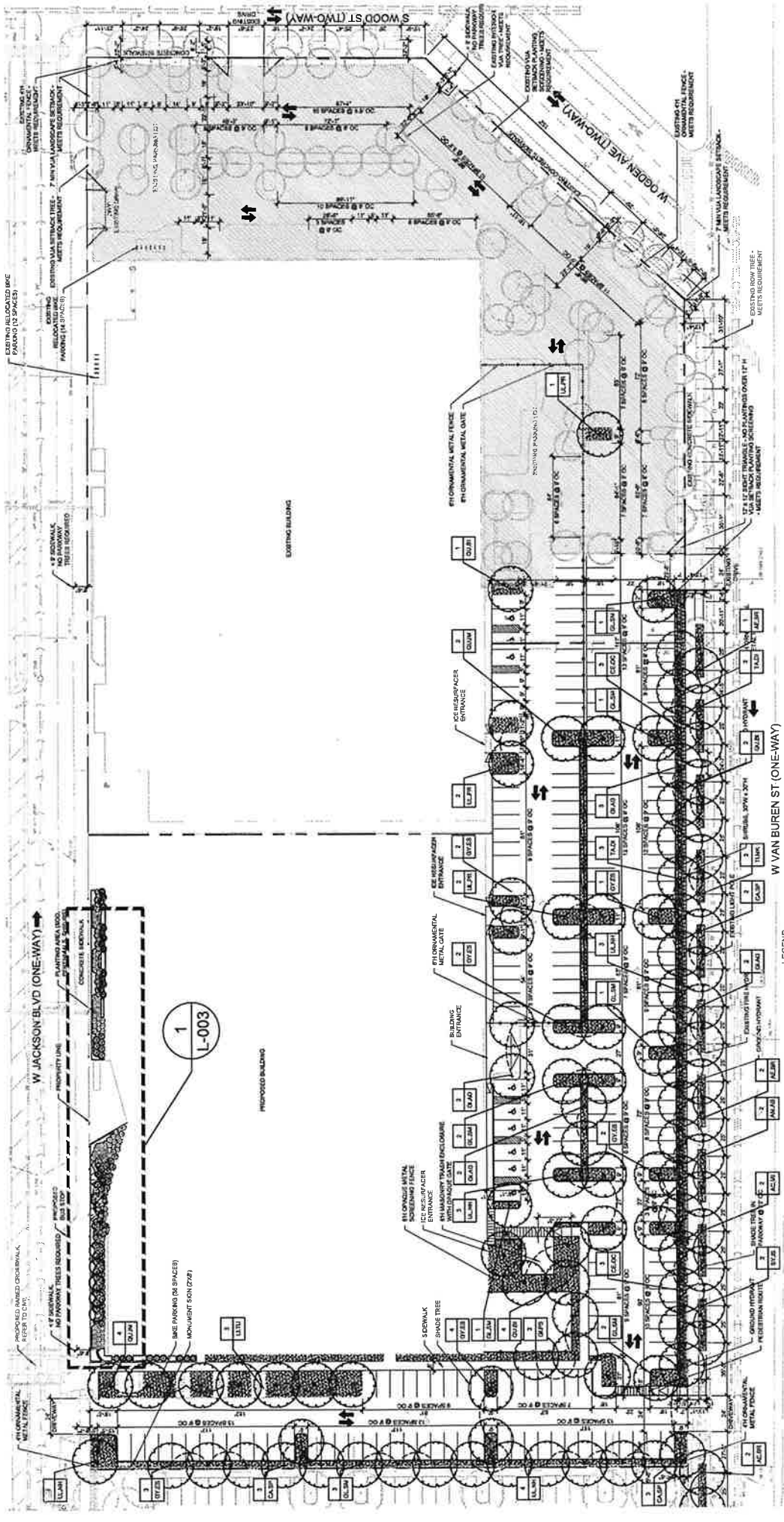
**Applicant: 1851 Land LLC**  
**Address: 1801-1855 W. Jackson Blvd. &**  
**301 S. Damen Ave.**  
**Introduced: June 21, 2023**  
**Plan Commission: August 17, 2023**



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CURRENT PD - GREEN ROOF PERCENTAGE	GREEN ROOF SF	TOTAL FOOTPRINT	PERCENTAGE
SUB-AREA A	74,240 SF	93,650 SF	25.9%
SUB-AREA B	17,618 SF	88,240 SF	20%
SUB-AREA C	TBD	TBD	TBD



**LANDSCAPE PLAN ENLARGEMENT**

1"=80'-0"

**GENERAL NOTES:**

- TOP SOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL TREE PLANTERS 2'-6" DEEP. ALL NON-TOP SOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
- ALL REAR LANDSCAPE WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.
- SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS MAY BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LUGS AND MANUFACTURER'S BOLTING HARDWARE.
- 4" LAYER OF 1" BLACK LAVA ROCK INSTALLED THROUGHOUT THE GRATE OPENING AND THE FULLEST DIMENSIONS OF THE AT GRADE PLANTER. LEAVE NO VOIDS BETWEEN SOIL AND GRATE.

**LEGEND:**

- EXISTING PARKING LOT
- SOD
- EXISTING TREE TO REMAIN
- SHADE TREE
- SHRUBS

**228 SPACE PARKING LOT INCLUDING 15 ACCESSIBLE SPACES**  
 TOTAL VEHICULAR USE AREA: 117,382 SF  
 REQUIRED INTERNAL LANDSCAPED AREA: 10.0% x 117,382 SF = 11,738 SF  
 ACTUAL LANDSCAPED AREA: 16,950 SF

**REQUIRED INTERNAL TREE PLANTING:** 11,738/125 = 83  
**ACTUAL TREE PLANTING:** 89 [32 EXISTING + 57 NEW]

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**June 21, 2023**  
**Introducer:** August 17, 2023  
**Plan Commission:**

**70 LANDSCAPE SETBACK SCREEN PROVIDED**  
**40 ORNAMENTAL METAL FENCE PROVIDED**  
**STREET TREES @ 25' OC**  
**STREET TREE REQUIREMENTS**  
**STREET TREES @ 25' OC:**  
 W VAN BUREN ST  
 W OGDEN AVE  
 W WOOD ST  
 S DAMEN AVE

**35 (MEETS REQUIREMENT)**  
**2 (MEETS REQUIREMENT)**  
**6 (MEETS REQUIREMENT)**  
**10 (MEETS REQUIREMENT)**



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PROPOSED RAISED CROSSWALK,  
REFER TO CIVIL

W JACKSON BLVD (ONE-WAY) →

< 9' SIDEWALK,  
NO PARKWAY TREES REQUIRED  
PROPOSED BUS STOP

PROPERTY LINE

PLANTING AREA (SOD,  
PERENNIALS, SHRUBS)

CONCRETE SIDEWALK

14  
TH.SM

5  
AM.LAB

5  
GIPS

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT SIZE	REMARKS	PLANT TYPE
FASTG	5	Georgi Nobby Privetum Sunray	Privetum Sunray Madagascariense	18B	1/2 CBH	T
DRIM	5	Amelanchier alnifolia	Amelanchier	18B	1/2 CBH	T
EVER	14	Thuja occidentalis 'Sagehog'	Evergreen Cedar	18B	1/2 CBH	T
COB	5	Camelia sasanqua 'Strawberry Chiffon'	Camellia	18B	1/2 CBH	S
DRVD	5	Dracaena 'Red Star Orange'	Dracaena	18B	1/2 CBH	S
HT JA	5	Hydrangea 'Annabelle'	Hydrangea	18B	1/2 CBH	S
SHRUBS	5	Yucca filamentosa 'Lanceola'	Yucca	18B	1/2 CBH	S
FLORA	5	Flax lily	Flax lily	18B	1/2 CBH	S
PERENNIALS AND GRASSES	5	Perennial	Perennial	18B	1/2 CBH	S
GRASS	5	Grass	Grass	18B	1/2 CBH	S
RE AB	5	Re AB	Re AB	18B	1/2 CBH	S
FLOR	5	Flor	Flor	18B	1/2 CBH	S
SE AU	5	SE AU	SE AU	18B	1/2 CBH	S
BLUBS	5	Blubs	Blubs	18B	1/2 CBH	S
PLANTING NOTES:	SUBMIT PLANT MATERIAL & GROWING MEDIA PRODUCT DATA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT, AOR & OWNER'S REP PRIOR TO PURCHASE AND INSTALLATION. INCLUDE PHOTOS AND NOTE HEIGHTS AND WIDTHS OF ALL PLANT MATERIAL. PROVIDE PLANT LIST AND SUPPLYING NURSERIES / GROWERS FOR EACH ITEM. ALL PLANT LOCATION SHALL BE FINALIZED, FACED, AND APPROVED BY L&A IN THE FIELD PRIOR TO INSTALLATION. BULB LAYOUT SHALL BE FIELD DIRECTED BY L&A. BULBS SHALL BE INSTALLED IN OCTOBER AND/OR NOVEMBER. ALL PLANT SUBSTITUTIONS MUST BE REVIEWED WITH & APPROVED BY L&A.					



1 LANDSCAPE PLAN ENLARGEMENT - FRONT ENTRY  
1720-0'

Applicant: 1851 Land LLC  
Address: 1801-1853 W. Jackson Blvd. & 301 S. Damen Ave.  
Introduced: June 21, 2023  
Plan Commission: August 17, 2023

- GENERAL NOTES:
- TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL TREE PLANTERS 2'-6" DEEP. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO AND ALL OTHER APPLICABLE ORDINANCES. TREE PLANTERS SHALL BE INSTALLED TO THE RIGHT OF THE ONE-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE FEET FROM THE CURB.
  - ALL REQUIRED LANDSCAPE WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE FEET FROM THE CURB.
  - SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS MAY BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL. THROUGH THE BOLT LUGS AND MANUFACTURER'S \* BOLTING HARDWARE.
  - 4" LAYER OF 1" BLACK LAVA ROCK INSTALLED THROUGHOUT THE GRATE OPENING AND THE FULLEST DIMENSIONS OF THE AT GRADE PLANTER IS REQUIRED. LEAVE NO VOIDS BETWEEN SOIL AND GRATE.

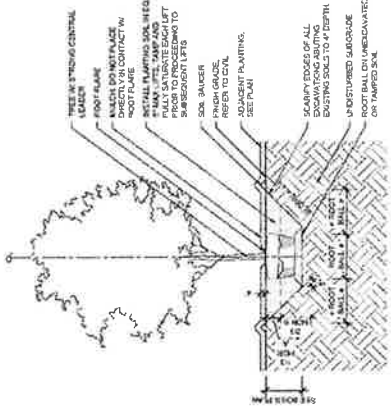
PLANT SCHEDULE - PARKING LOT & SURROUNDING LANDSCAPE				CSDP 4.1 WORKING LANDSCAPES				
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	NATIVE/NATVAR (Y/N)	PLANT TYPE (T/S/F/G)
<b>TREES</b>								
CA.SP	10	<i>Catalpa speciosa</i>	Northern Catalpa	B&B	2.5" cal	6' CBH	Y	T
CE.DC	6	<i>Celtis occidentalis</i>	Hackberry	B&B	2.5" cal	6' CBH	Y	T
GLAG	9	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Maidenhair tree	B&B	2.5" cal	6' CBH	N	T
GLPS	3	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Maidenhair tree	B&B	2.5" cal	6' CBH	Y	T
GLSM	11	<i>Gleditsia triacanthos</i> var. <i>nermis</i>	'Shademaster'	B&B	2.5" cal	6' CBH	Y	T
GY.FS	14	<i>Gymnocladus dioica</i> 'Espresso-JFS'	Espresso Kentucky Coffee Tree	B&B	2.5" cal	6' CBH	Y	T
LITU	3	<i>Liriodendron tulipifera</i>	Tulip Tree	B&B	2.5" cal	6' CBH	Y	T
QU.BI	10	<i>Quercus bicolor</i>	Swamp White Oak	B&B	2.5" cal	6' CBH	Y	T
QU.IM	8	<i>Quercus imbricaria</i>	Shingle Oak	B&B	2.5" cal	6' CBH	Y	T
TA.DI	5	<i>Taxodium distichum</i>	Bald Cypress	B&B	2.5" cal	6' CBH	N	T
TI.MK	5	<i>Tilia americana</i> 'McK'Sentry'	American Sentry Linden	B&B	2.5" cal	6' CBH	Y	T
UL.NH	11	<i>Ulmus</i> 'New Horizon'	New Horizon Elm	B&B	2.5" cal	6' CBH	N	T
UL.PR	5	<i>Ulmus</i> 'Princeton'	Princeton American Hybrid Elm	B&B	2.5" cal	6' CBH	Y	T
<b>UNDERSTORY TREES LOCATED WITHIN 5' OF BURIED WATER MAIN</b>								
AC.MI	4	<i>Acer miyabei</i> 'Morton'	State Street Maple	B&B	2.5" cal	Rootball not to exceed 30" in diameter. Located within 5' of buried water main.	N	T
AE.BR	7	<i>Aesculus x carnea</i> 'Brioti'	Brioti Red Horsechestnut	B&B	2.5" cal	Rootball not to exceed 30" in diameter. Located within 5' of buried water main.	N	T
AM.AB	4	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	2.5" cal	Rootball not to exceed 30" in diameter. Located within 5' of buried water main.	Y	T
SY.IS	4	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B&B	2.5" cal	Rootball not to exceed 30" in diameter. Located within 5' of buried water main.	N	T
<b>SHRUBS</b>								
AR.IR		<i>Aronia melanocarpa</i> 'Morton'	Iroquois Beauty Black Chokeberry	pot	#3	30" o.c.	Y	T
DI.KO		<i>Diervillea</i> 'Kodiak Orange'	Kodiak Orange Diervillea	pot	#5	36" o.c.	Y	T
JU.SG		<i>Juniperus</i> 'Sea Green'	Green Sea Juniper	pot	#5	42" o.c.	Y	T
RH.GL		<i>Rhus aromatica</i> 'Grow-Low'	Grow-Low Sumac	pot	#5	30" o.c.	Y	T
RO.WS		<i>Rosa</i> 'Jacrutiwh'	Wild Spice Rugosa Rose	pot	#5	36" o.c.	Y	T
<b>PERENNIALS AND GRASSES</b>								
AL.MI		<i>Allium</i> 'Millenium'	Millenium Ornamental Onion	pot	#1	15" o.c.	N	F
CA.KF		<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	pot	#2	21" o.c.	N	G
CA.NE		<i>Calamintha nepeta</i> ssp. <i>nepeta</i>	Lesser Calamint	pot	#1	15" o.c.	N	F
PE.LS		<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage	pot	#1	18" o.c.	N	F
SC.SO		<i>Schizachyrium scoparium</i>	Little Bluestem	pot	#1	18" o.c.	Y	G
SE.AJ		<i>Seselia autumnalis</i>	Autumn Moor Grass	pot	#1	12" o.c.	N	G
SP.HE		<i>Sporobolus heterolepis</i>	Prairie Dropseed	pot	#1	21" o.c.	Y	G

**PLANTING NOTES:**  
 SUBMIT PLANT MATERIAL & GROWING MEDIA PRODUCT DATA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. AOR, & OWNER'S REP PRIOR TO PURCHASE AND INSTALLATION.  
 INCLUDE PHOTOS AND NOTE HEIGHTS AND WIDTHS OF ALL PLANT MATERIAL  
 PROVIDE PLANT LIST AND SUPPLYING NURSERIES / GROWERS FOR EACH ITEM.  
 ALL PLANT LOCATION SHALL BE FINALIZED, FACED, AND APPROVED BY LA IN THE FIELD PRIOR TO INSTALLATION.  
 BULB LAYOUT SHALL BE FIELD DIRECTED BY LA. BULBS SHALL BE INSTALLED IN OCTOBER AND/OR NOVEMBER.  
 ALL PLANT SUBSTITUTIONS MUST BE REVIEWED WITH & APPROVED BY LA.

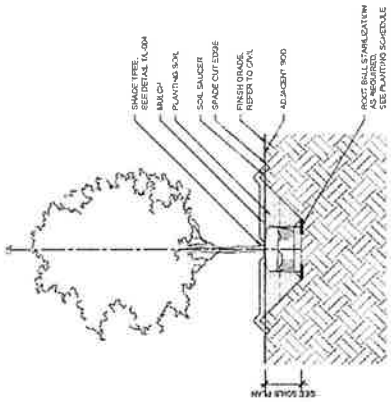
1 PLANT SCHEDULE - PARKING LOT & SURROUNDING LANDSCAPE

Applicant: 1851 Land LLC  
 Address: 1801-1853 W. Jackson Blvd. &  
 301 S. Damen Ave.  
 Introduced: June 21, 2023  
 Plant Commission: August 17, 2023

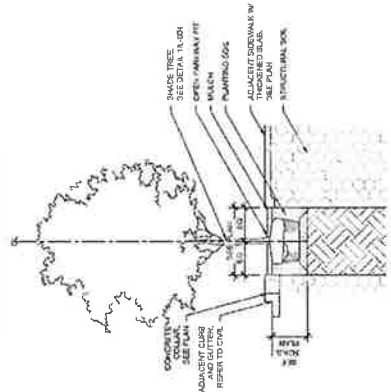
1. ALL PLANTING SHALL BE PLANTED IN A LINE UNLESS OTHERWISE NOTED.
2. ALL PLANTING SHALL BE PLANTED IN A LINE UNLESS OTHERWISE NOTED.
3. ALL PLANTING SHALL BE PLANTED IN A LINE UNLESS OTHERWISE NOTED.
4. ALL PLANTING SHALL BE PLANTED IN A LINE UNLESS OTHERWISE NOTED.
5. ALL PLANTING SHALL BE PLANTED IN A LINE UNLESS OTHERWISE NOTED.
6. ALL PLANTING SHALL BE PLANTED IN A LINE UNLESS OTHERWISE NOTED.
7. ALL PLANTING SHALL BE PLANTED IN A LINE UNLESS OTHERWISE NOTED.



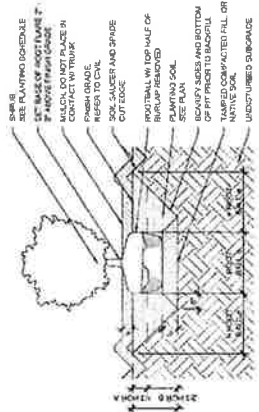
1 SHADE TREE SECTION  
1/4" = 1'-0"



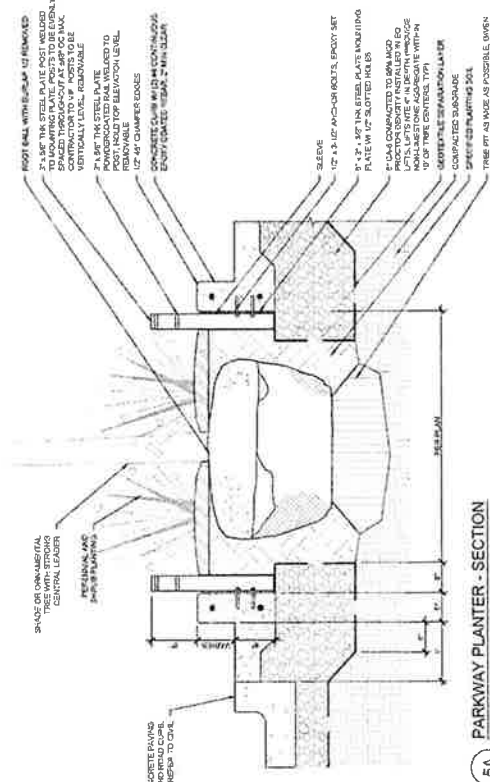
2 SHADE TREE SECTION WITHIN LAWN SECTION  
1/4" = 1'-0"



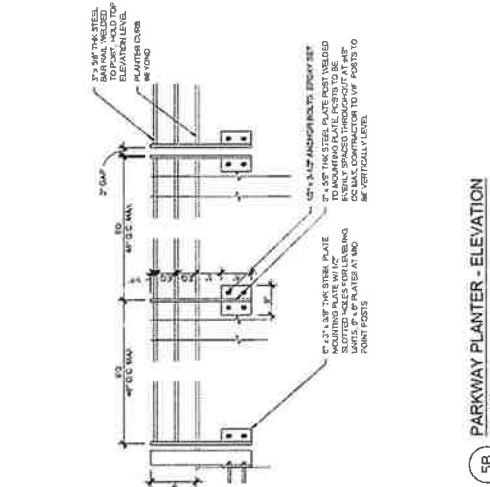
3 SHADE TREE WITHIN OPEN PARKWAY PIT SECTION  
1/4" = 1'-0"



4 SHRUB SECTION  
1/2" = 1'-0"



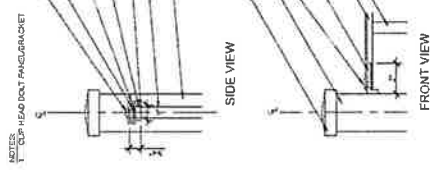
5A PARKWAY PLANTER - SECTION  
1" = 1'-0"



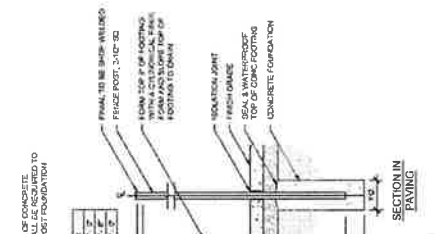
5B PARKWAY PLANTER - ELEVATION  
1" = 1'-0"

Applicant: 1851 Land LLC  
Address: 1801-1853 W. Jackson Blvd. & 301 S. Damen Ave.  
Introduced: June 21, 2023  
Plan Commission: August 17, 2023

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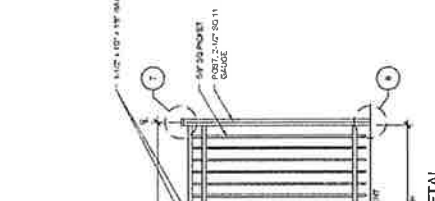
**8 FENCE CAP DETAIL**  
NOT TO SCALE



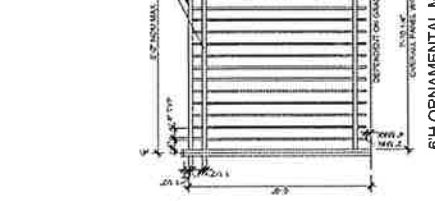
**7 ORNAMENTAL METAL FENCE POST FOOTING SECTION**  
1/2" = 1'-0"

NOTES:  
1. FENCE POST TO BE LESS THAN 1" FROM EDGE OF CONCRETE. FOUNDATION FOR CONSTRUCTION SHALL BE REQUIRED TO BE 12" MINIMUM FROM EDGE OF CONCRETE.  
2. ORDERER AND GATE POSTS: 4" DIA.  
3. ORDERER AND GATE POSTS: 4" DIA.  
4. ORDERER AND GATE POSTS: 4" DIA.

POST TYPE	POST DIA.	POST HGT.	POST WID.	POST THICK.
A	4"	10'	4"	1/2"
B	4"	10'	4"	1/2"
C	4"	10'	4"	1/2"
D	4"	10'	4"	1/2"
E	4"	10'	4"	1/2"
F	4"	10'	4"	1/2"
G	4"	10'	4"	1/2"
H	4"	10'	4"	1/2"
I	4"	10'	4"	1/2"
J	4"	10'	4"	1/2"
K	4"	10'	4"	1/2"
L	4"	10'	4"	1/2"
M	4"	10'	4"	1/2"
N	4"	10'	4"	1/2"
O	4"	10'	4"	1/2"
P	4"	10'	4"	1/2"
Q	4"	10'	4"	1/2"
R	4"	10'	4"	1/2"
S	4"	10'	4"	1/2"
T	4"	10'	4"	1/2"
U	4"	10'	4"	1/2"
V	4"	10'	4"	1/2"
W	4"	10'	4"	1/2"
X	4"	10'	4"	1/2"
Y	4"	10'	4"	1/2"
Z	4"	10'	4"	1/2"

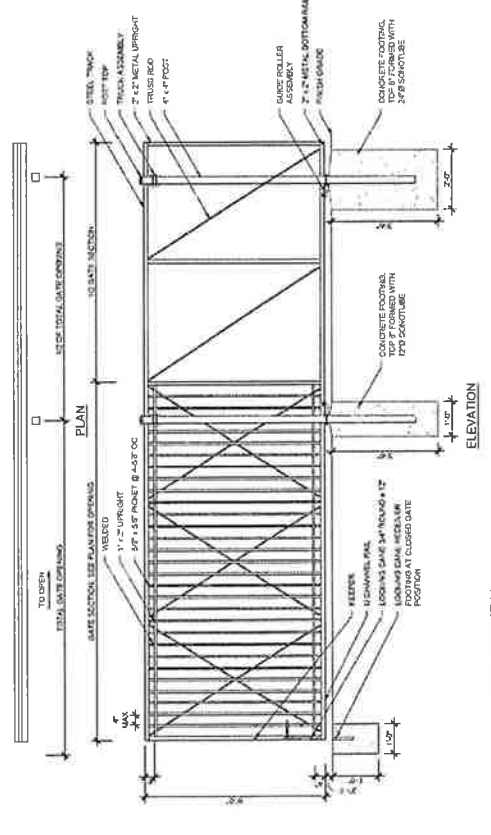


**6 ORNAMENTAL METAL FENCE ELEVATION**  
1/2" = 1'-0"



**5 4\"/>**

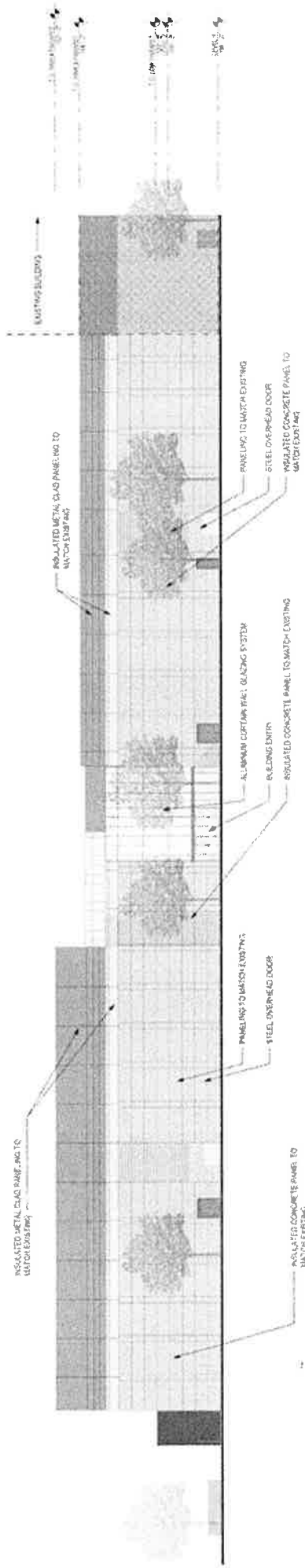
- NOTES:
- CONTRACTOR TO PROVIDE SHOP DRAWINGS, PERIOD TO FABRICATION.
  - CONTRACTOR TO PROVIDE LOCKING CANS RECEIVING FOOTINGS IN BOTH OPEN AND CLOSED POSITIONS OF THE GATE.
  - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR THE LOCKING CANS RECEIVING FOOTINGS IN BOTH OPEN AND CLOSED POSITIONS OF THE GATE.
  - GATE TO COVER ENTIRE OPENING IN ORNAMENTAL FENCE. CONTRACTOR TO VERIFY EXACT DIMENSIONS IN THE FIELD.
  - THE GATE IS TO BE VMD (V) CLIPPING GATED TO COVER THE OPENING. PROVIDE NECESSARY RECEIVING HARDWARE.
  - WHEN TWO GATES CONNECT IN THE MIDDLE OF OPENING.



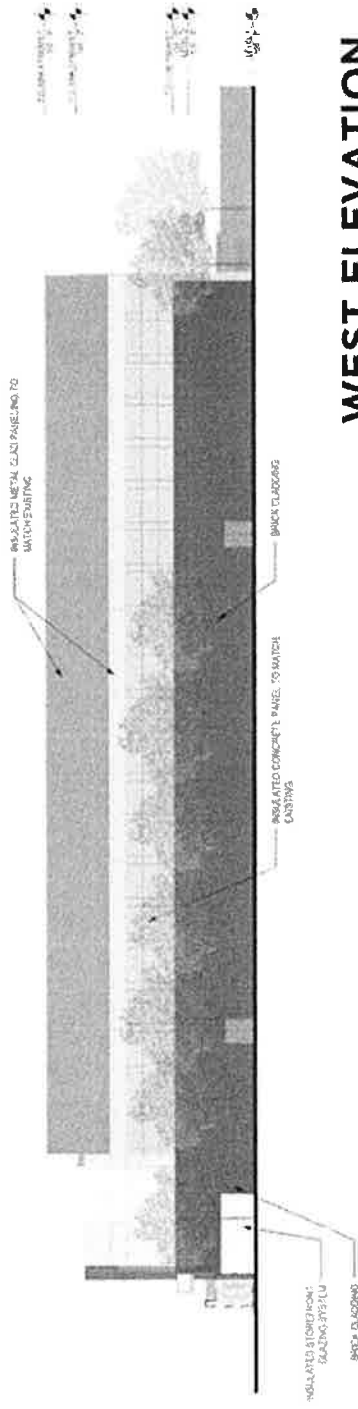
**9 6\"/>**

Applicant: 1851 Land LLC  
 Address: 1801-1853 W. Jackson Blvd. & 301 S. Damzen Ave.  
 Introduced: June 21, 2023  
 Plan Commission: August 17, 2023

# FINAL FOR PUBLICATION



# SOUTH ELEVATION

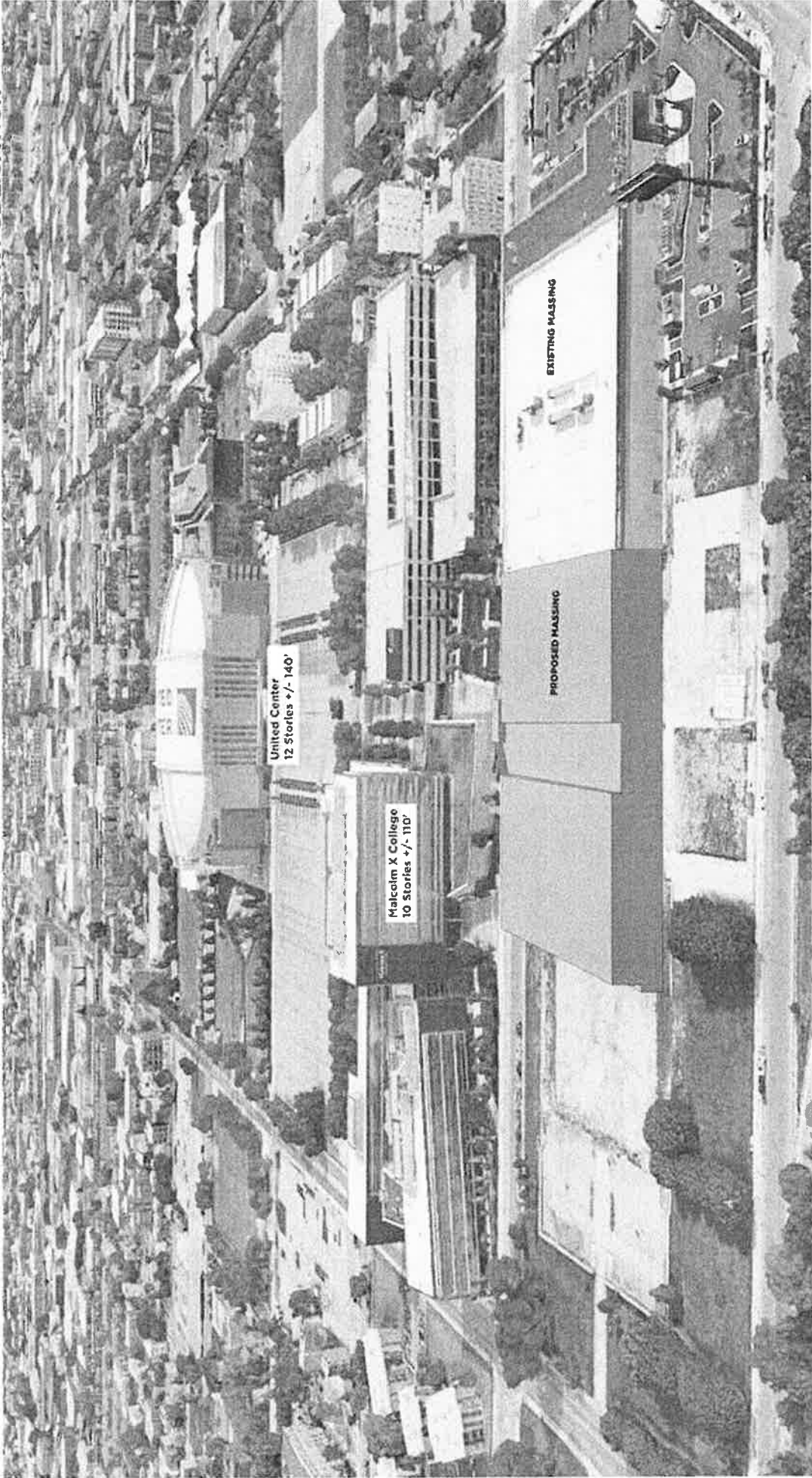


# WEST ELEVATION





FINAL FOR PUBLICATION





FINAL EOP PUBLICATION



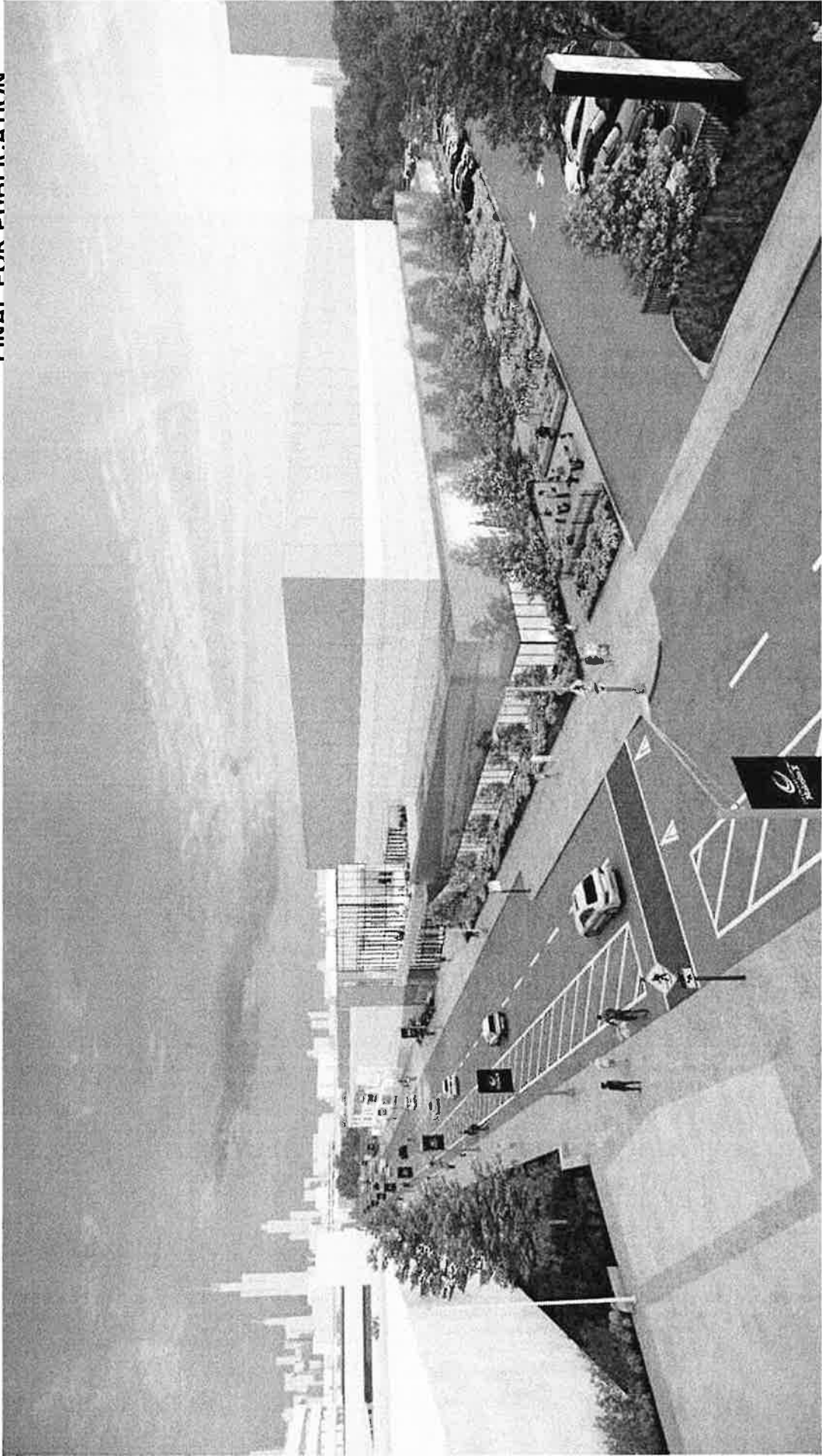
ALPHA  
IN STORES 4/2/2007

Malcolm X College  
10 Street 17, 110

EXISTING BUILDING

PROPOSED BUILDING

FINAL FOR PIRI ICATION



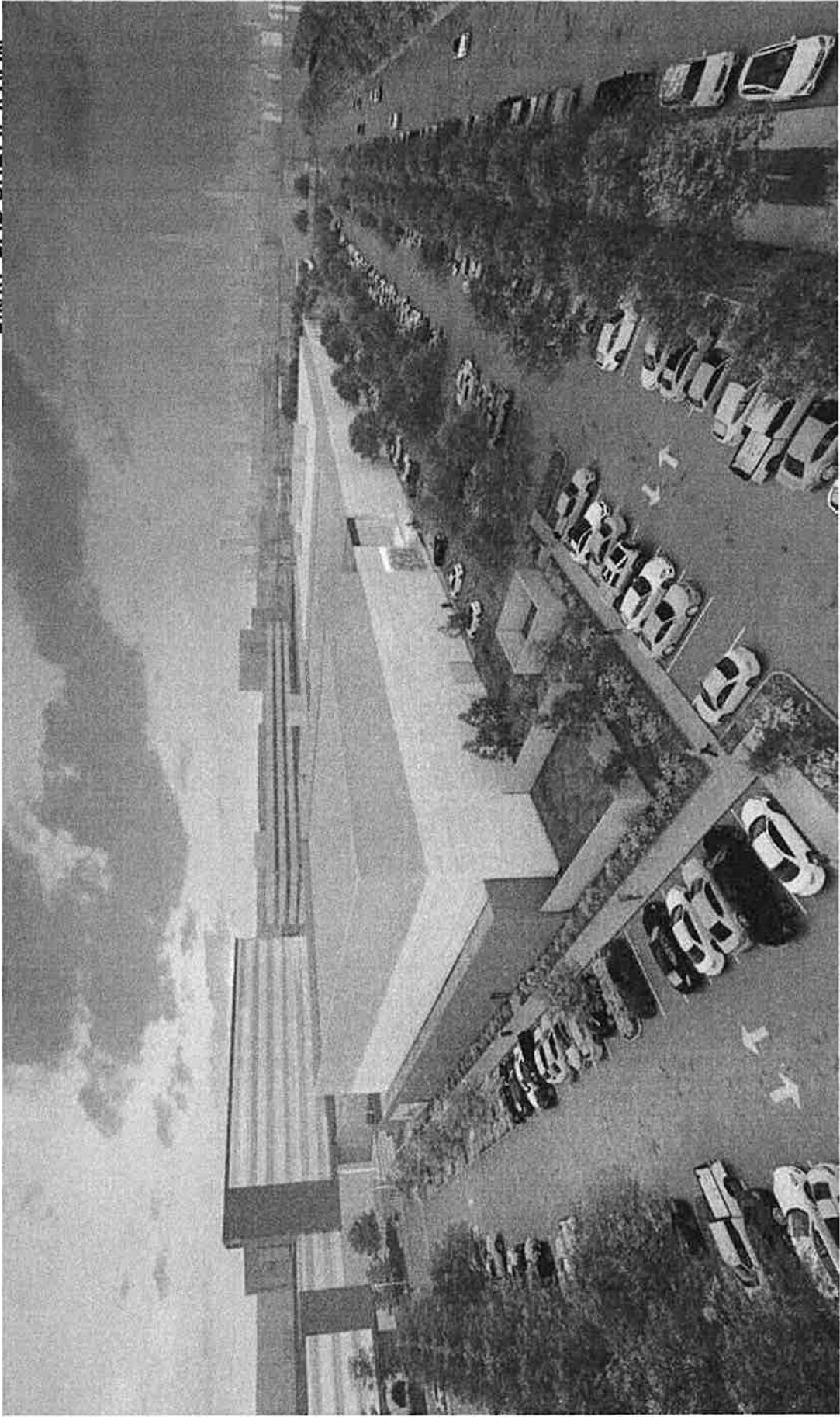
FINAL FOR PUBLICATION



FINAL FOR PUBLICATION



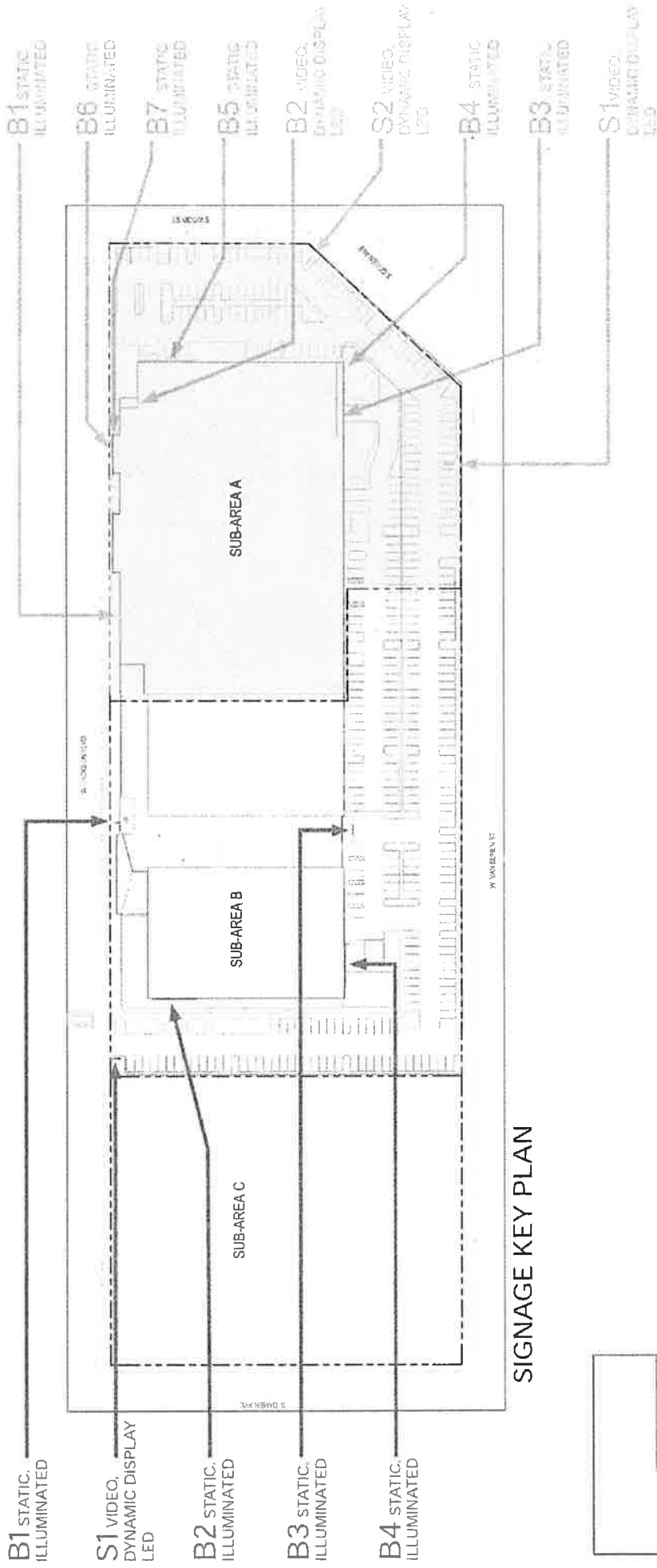
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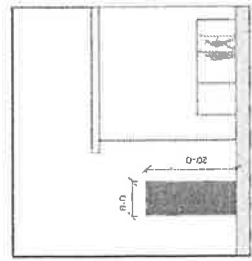
FIFTH THIRD ARENA EXPANSION

Sub-Area B Proposed

Sub-Area A Approved



SIGNAGE KEY PLAN



Applicant: 1851 Land LLC  
 Address: 1801-1853 W. Jackson Blvd. & 301 S. Danen Ave.  
 Introduced: June 21, 2023  
 Plan Commission: August 17, 2023



FIFTH THIRD ARENA EXPANSION SIGNAGE SITE PLAN



FIFTH THIRD ARENA EXPANSION

SIGN FACE AREA CALCULATIONS

Total Allowable Sign Area : 7,700 SF Total Sign Area for Planned Development

- 1,800 (Jackson) (5x linear street frontage, or 1,800 square feet, whichever is less)
- 1,800 (Damen) (5x linear street frontage, or 1,800 square feet, whichever is less)
- 1,800 (Van Buren) (5x linear street frontage, or 1,800 square feet, whichever is less)
- 1,178.9 (Ogden) (5x linear street frontage)
- + 1,121.05 (Wood) (5x linear street frontage)

**7,699.95 or 7,700 SF total for Planned Development**

Approved Signage:

Sub-Area A : 4,626 SF Total ( Based on Minor change, approved on 02/21/17)

SIGN TYPE & DESCRIPTION	AREA (SF)	COMMENTS
BUILDING SIGNAGE		
B1- STATIC, ILLUMINATED	500 SF	Branded Wall Mounted Lettering And/Or Logo, Static, Illuminated; North Elevation
B2- VIDEO/DYNAMIC DISPLAY/LED	600 SF	Branded Wall Mounted Lettering And/Or Logo; Video/ Dynamic Display/LED; North Elevation Under Roof Overhang
B3- STATIC, ILLUMINATED	1,000 SF	Branded Roof Mounted Lettering And/Or Logo; Double Sided; Static, Illuminated; South Elevation
B4- STATIC, ILLUMINATED	150 SF	Branded Wall Mounted Lettering And/Or Logo; Static, Illuminated; South Elevation
B5- STATIC, ILLUMINATED	500 SF	Branded Wall Mounted Lettering And/Or Logo; Static, Illuminated; East Elevation
B6- STATIC, ILLUMINATED	30 SF	Branded Wall Mounted Lettering And/Or Logo; Static, Illuminated; South Elevation
B7- STATIC, ILLUMINATED	16 SF	Branded Wall Mounted Lettering And/Or Logo; Static, Illuminated; East Elevation

SITE SIGNAGE

S1- VIDEO/DYNAMIC DISPLAY/LED	1,200 SF (1 SIDE COUNTED)	Free-Standing (Pylon-Type) Sign Containing Video And/ Or Dynamic Display Measuring 20' X 60' At 85'-7" In Height; 1,200 SF Per Side, Double Sided(1 Side Counted) Located Off W. Van Buren St.
S2- VIDEO/DYNAMIC DISPLAY/LED	630 SF (2 SIDES COUNTED 472.5+157.5)	Vertical Four-Sided Signage, Rectangular-472.5 Sfrwide Side (Video/ Dynamic Display) Led; 157.5 Sfr Thin Side (Video/ Dynamic Display) Led; Concrete Pad Mounted; At The Corner Of S. Ogden Ave. And S. Wood St.

Total Area (Sf)-Building & Site Signage 4,626 SF

Proposed Signage:..

Sub-Area B (Rink Expansion): 1,610 SF Total

SIGN TYPE & DESCRIPTION	AREA (SF)	COMMENTS
BUILDING SIGNAGE		
B1 - STATIC ILLUMINATED	70	Branded Marquee Signage Element &/Or Logo, North
B2 - STATIC ILLUMINATED	360	Branded Wall-Mounted Lettering &/Or Logo, West
B3 - STATIC ILLUMINATED	20	Branded Wall-Mounted Lettering &/Or Logo, South
B4 - STATIC ILLUMINATED	500	Branded Wall-Mounted Lettering &/Or Logo, South
S1 - VIDEO, DYNAMIC DISPLAY LED	160	Vertical 2 Sided Signage Rectangular 8'X20'- Video, Dynamic Led Display Or Concrete Pad
<b>TOTAL</b>	<b>1,110</b>	

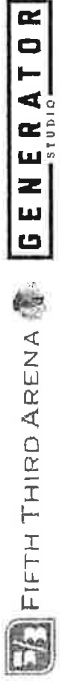
Remaining Sign Area:

Sub Area B: 500 SF  
 Sub Area C: 1,464 SF  
**Total Remaining Sign Area: 1,964 SF**

NOTES:

1. For further information, see Planned Development Statement 6

Applicant: 1851 Land LLC  
 Address: 1801-1853 W. Jackson Blvd. & 301 S. Damen Ave.  
 Introduced: June 21, 2023  
 Plan Commission: August 17, 2023 08/14/23



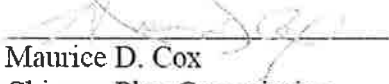
FIFTH THIRD ARENA



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Carlos Ramirez-Rosa  
Chairman, City Council Committee on Zoning

From:   
Maurice D. Cox  
Chicago Plan Commission

Date: August 17, 2023

Re: Proposed amendment to Business-Institutional Planned Development #1309 for the property generally located at 1801-1853 W. Jackson Blvd. and 301 S. Damen Ave.

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On August 17, 2023, the Chicago Plan Commission recommended approval of the Zoning Map Amendment submitted by 1851 Land LLC. A copy of the proposed Zoning Map Amendment is attached. I would appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Planning and Urban Design recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact the project manager, Brian Hacker, at 312-744-7217.

Cc: Noah Szafraniec  
PD Master File (Original PD, copy of memo)