

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____, (the “Planned Development” or “PD”) consists of approximately 26,119 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the “Property”) and is owned by the Applicant, DK Halsted LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the “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 Chicago Department of Transportation (“CDOT”) on behalf of the Applicant or its successors, assigns or grantees.

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

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 CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

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 CDOT’s Division of Infrastructure Management:

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

The Perimeter Restoration Agreement must be executed prior to any CDOT and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules

Applicant:	DK Halsted LLC
Address:	1633-1649 North Halsted
Introduced:	June 21, 2023
Plan Commission:	TBD

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

4. This Plan of Development consists of these ____ Statements, a Bulk Regulations and Data Table, and the following exhibits and plans attached hereto prepared by SGW Architecture and Design (the "Plans"): an Existing Zoning Map; a Land Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Green Roof Plan; and Building Elevations (North, South, East and West) dated _____, 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 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 Residential-Business Planned Development: Dwelling Units Above the Ground Floor; Vacation Rental; Shared Housing Units; Eating and Drinking Establishments; Financial Services (excluding Payday Loan Stores and Pawn Shops); Food and Beverage Retail Sales; Medical Service; Office; Personal Service; Residential Support Service; General Retail Sales; incidental and accessory uses; and parking.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the 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 FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 26,119 square feet and a base FAR of 5.0.
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.

The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements to be undertaken in accordance with the Plans, other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance). Further, the Applicant shall be permitted to construct a surface non-accessory parking lot on the Property prior to commencement of construction of the project shown in the Plans.

Applicant: DK Halsted LLC
Address: 1633-1649 North Halsted
Introduced: June 21, 2023
Plan Commission: TBD

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 of the Zoning Ordinance. 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, 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 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

Applicant: DK Halsted LLC
Address: 1633-1649 North Halsted
Introduced: June 21, 2023
Plan Commission: TBD

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 and agrees that the rezoning of the Property from the B3-2 Community Shopping District to the B3-5 Community Shopping District and then to this Residential-Business Planned Development, 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 an “inclusionary area” within the meaning of the ARO and permits the construction of 131 dwelling units. The Applicant intends to construct a 131-unit rental building (the “Project”).

Developers of rental projects in inclusionary 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 has elected the 20% option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant’s affordable housing obligation is 26.2 affordable units (20% of 131) and half of those affordable units are Required Units. As set forth in the Affordable Housing Profile (the “AHP”) attached hereto, the Applicant has agreed to satisfy its affordable housing obligation by providing 20 affordable units in the rental building in the PD; paying an in-lieu fee commensurate with 6 units; and paying an in-lieu fee pursuant to subsection (T) of the ARO to satisfy its fractional obligation. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80% of the AMI, (y) at least one-third (or 7 units) must be affordable to households at or below 50% of the AMI, of which one-sixth (or 1 of the 7 units) must be affordable to households at or below 40% of the AMI, and (z) all income levels must be multiples of 10% of the AMI.

Applicant: DK Halsted LLC
Address: 1633-1649 North Halsted
Introduced: June 21, 2023
Plan Commission: TBD

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 (the "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 16, 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.

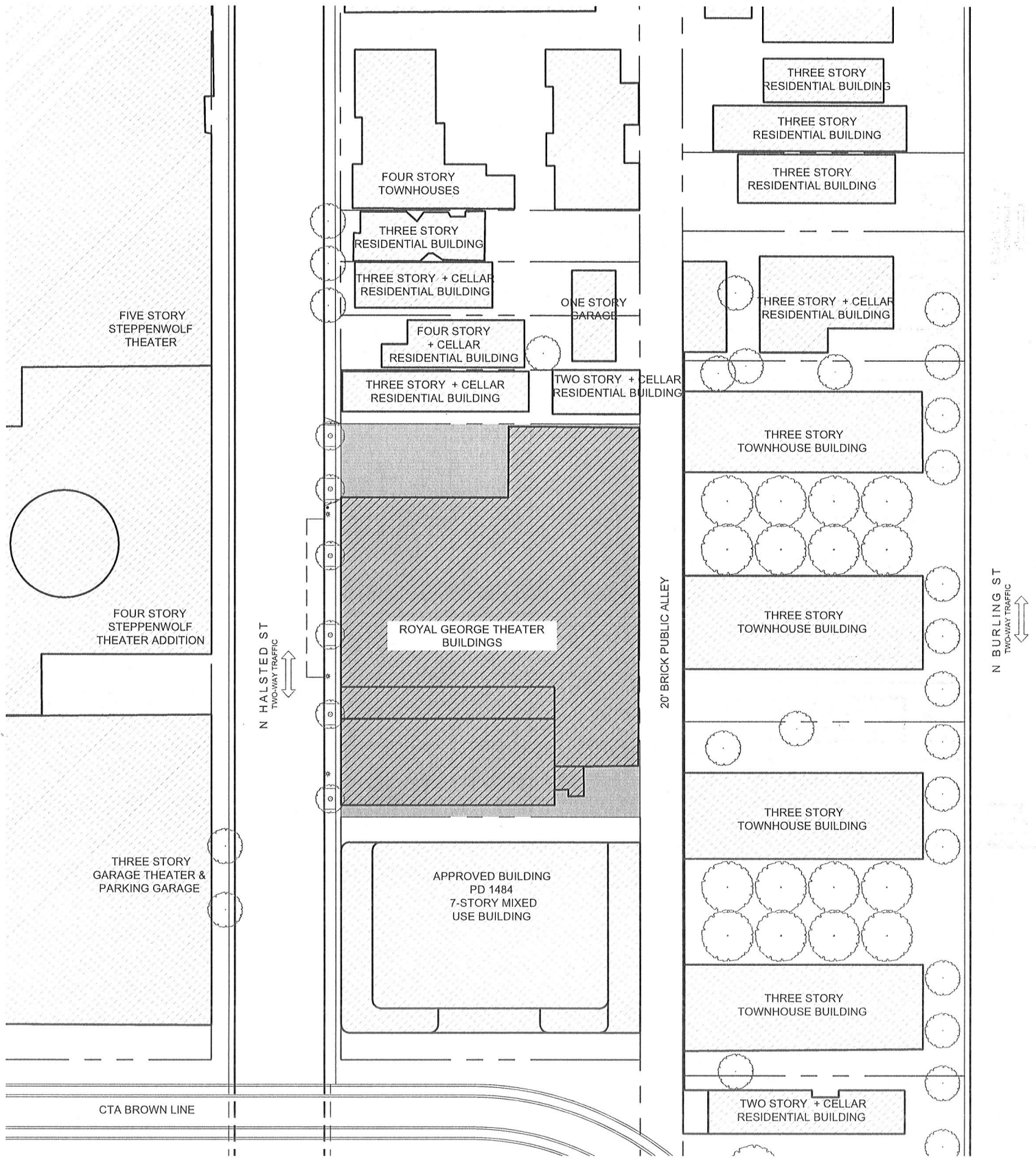
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator of DPD shall initiate a Zoning Map Amendment to rezone the property to B3-5 Community Shopping District.

Applicant: DK Halsted LLC
Address: 1633-1649 North Halsted
Introduced: June 21, 2023
Plan Commission: TBD

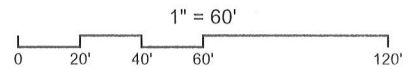
Residential-Business Planned Development No. _____
Bulk Regulations and Data Table

Gross Site Area (sf):	34,134.49
Area of Public Rights-of-Way (sf):	8,015.49
Net Site Area (sf):	26,119
Maximum Floor Area Ratio:	5.0
Maximum Number of Dwelling Units:	131
Minimum Parking Spaces:	34
Minimum Bicycle Parking:	131
Minimum Loading Berths:	1
Maximum Building Height:	100'
Minimum Setbacks:	In accordance with plans

Applicant: DK Halsted LLC
Address: 1633-1649 North Halsted
Introduced: June 21, 2023
Plan Commission: TBD



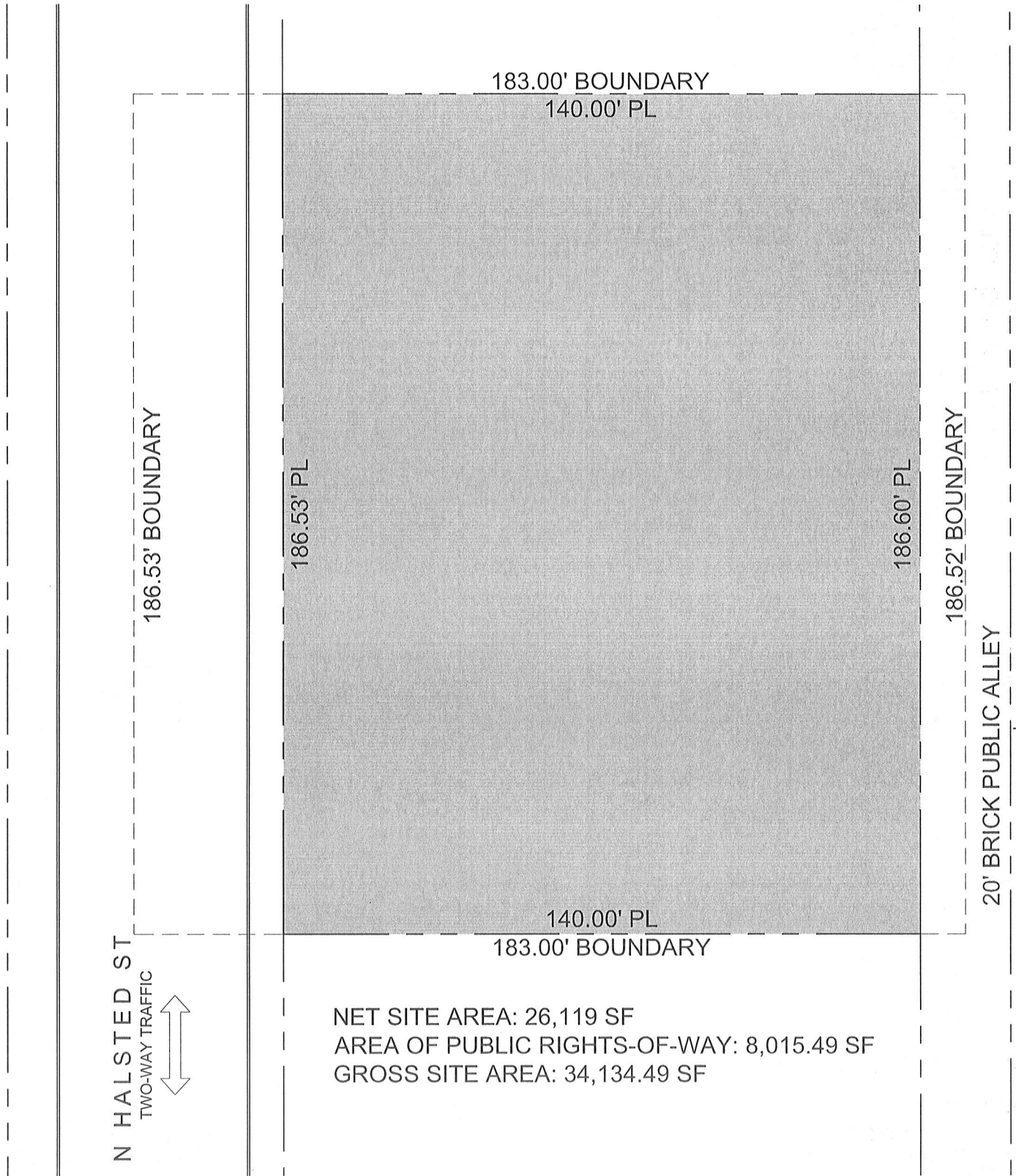
EXISTING LAND USE MAP



APPLICANT: DK HALSTED LLC
 ADDRESS: 1633-1649 N HALSTED ST
 INTRODUCTION DATE: JUNE 21, 2023
 PLAN COMMISSION DATE: TBD



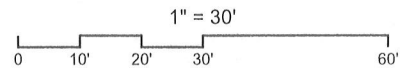
SGV ARCHITECTURE
& DESIGN
 COPYRIGHT 2023, SULLIVAN GOULETTE & WILSON, LTD



NET SITE AREA: 26,119 SF
 AREA OF PUBLIC RIGHTS-OF-WAY: 8,015.49 SF
 GROSS SITE AREA: 34,134.49 SF

PD PROPERTY LINE AND BOUNDARY

 SITE



APPLICANT: DK HALSTED LLC
 ADDRESS: 1633-1649 N HALSTED ST
 INTRODUCTION DATE: JUNE 21, 2023
 PLAN COMMISSION DATE: TBD

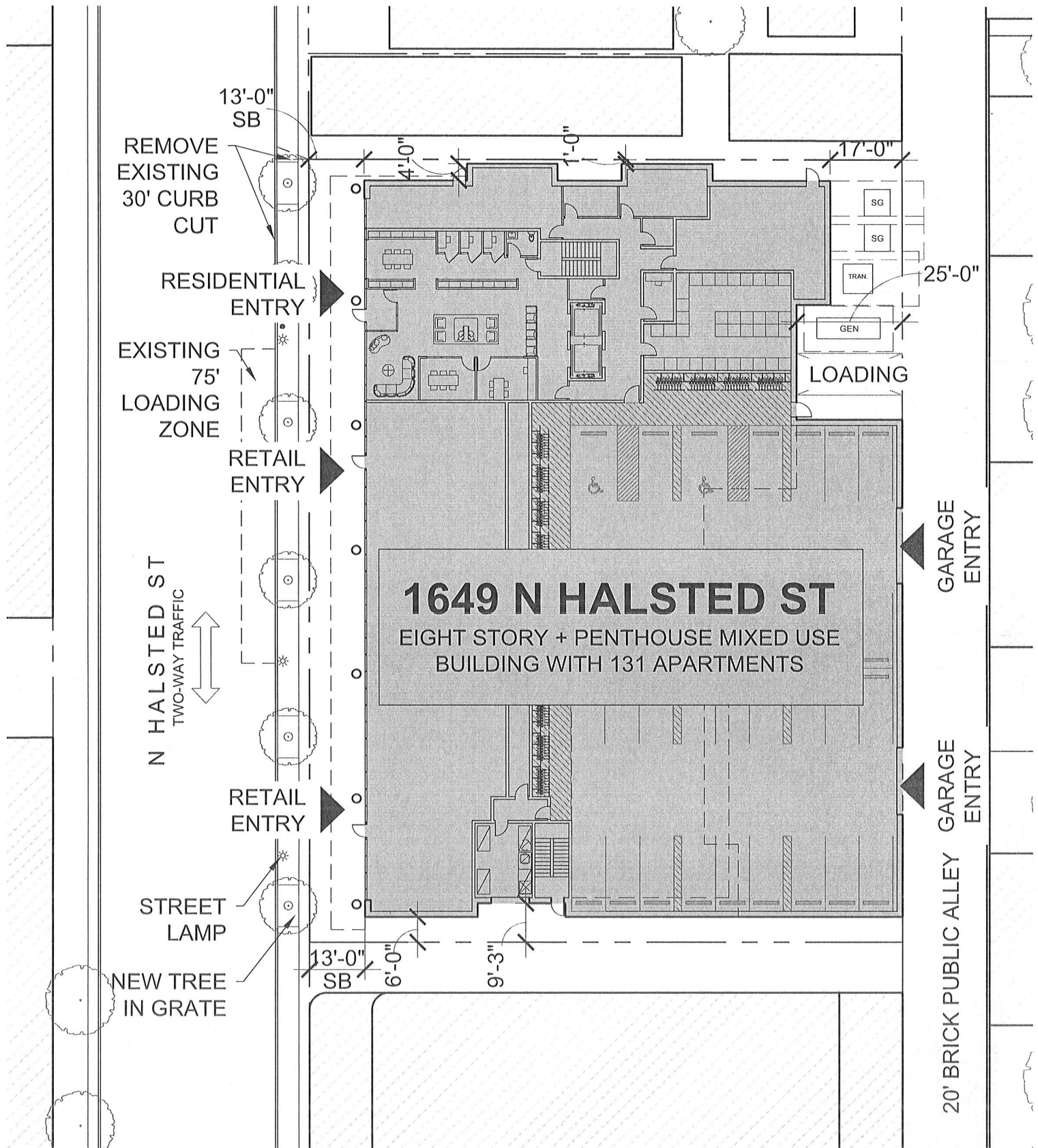


 ARCHITECTURE
& DESIGN
COPYRIGHT 2023, SULLIVAN GOULETTE & WILSON, LTD

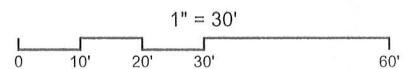


ZONING MAP

APPLICANT: DK HALSTED LLC
 ADDRESS: 1633-1649 N HALSTED ST
 INTRODUCTION DATE: JUNE 21, 2023
 PLAN COMMISSION DATE: TBD

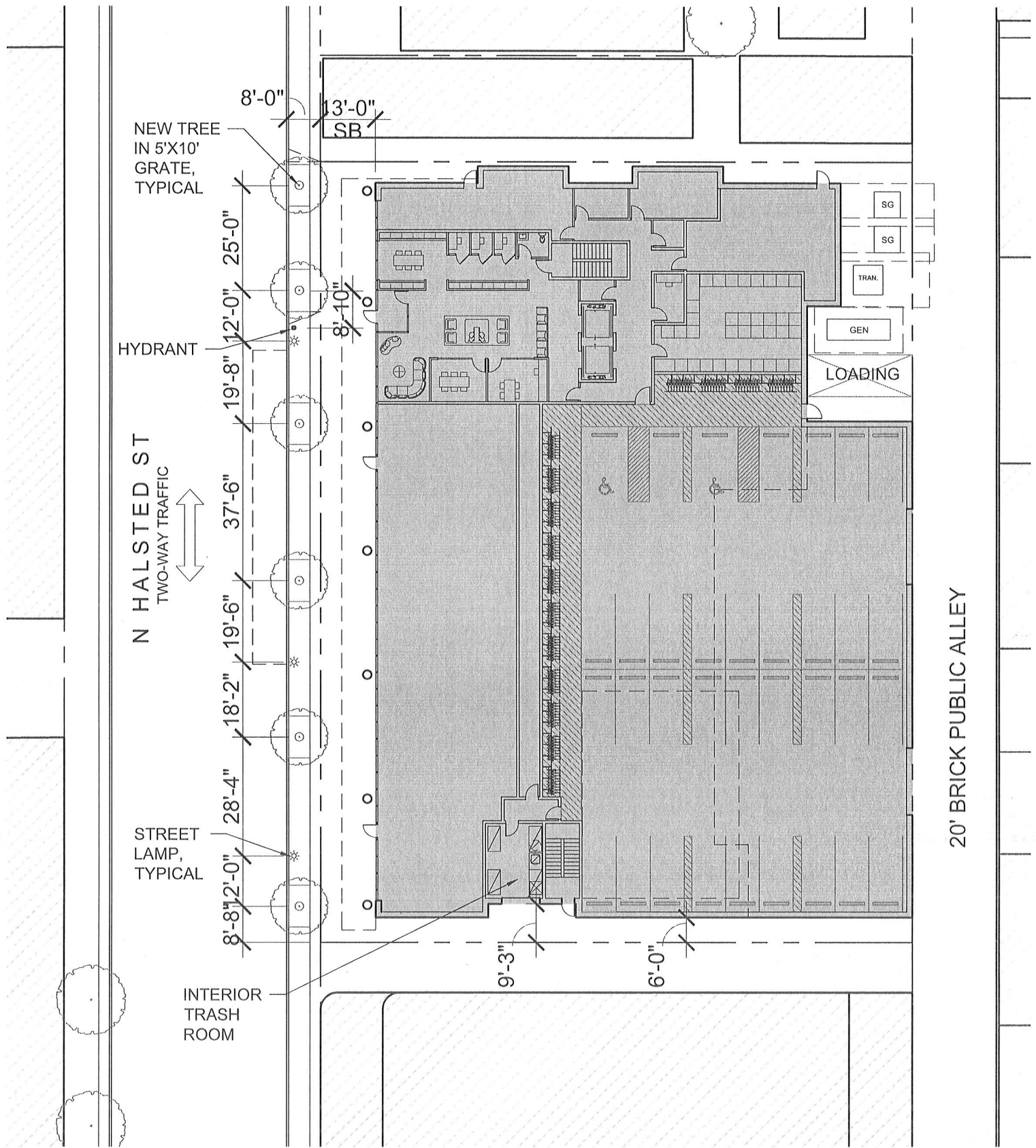


SITE PLAN

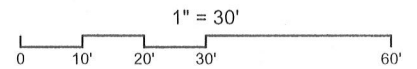


APPLICANT: DK HALSTED LLC
 ADDRESS: 1633-1649 N HALSTED ST
 INTRODUCTION DATE: JUNE 21, 2023
 PLAN COMMISSION DATE: TBD





LANDSCAPE PLAN



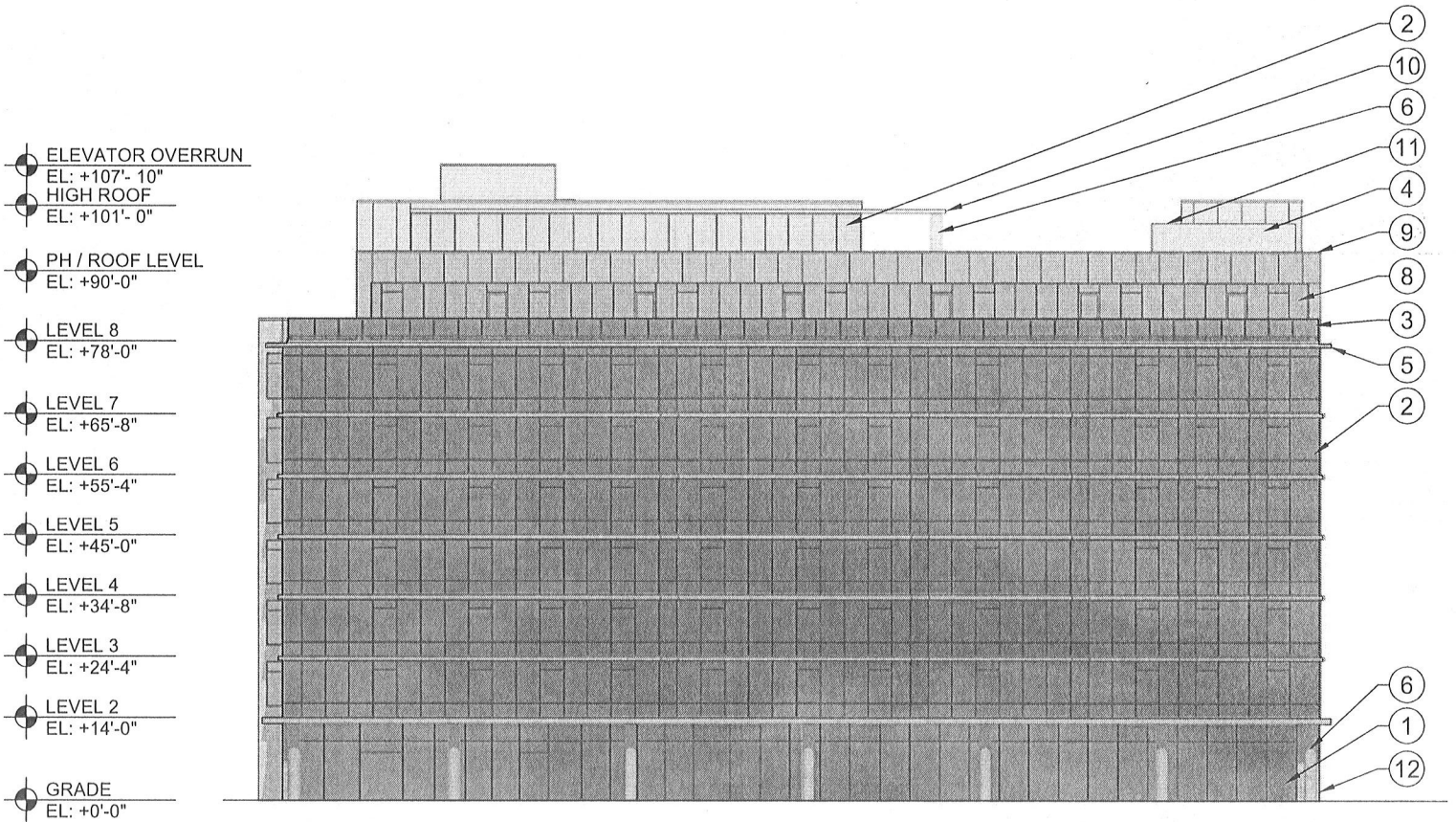
APPLICANT: DK HALSTED LLC
 ADDRESS: 1633-1649 N HALSTED ST
 INTRODUCTION DATE: JUNE 21, 2023
 PLAN COMMISSION DATE: TBD



KEYNOTE MATERIAL LEGEND:

NOTE: KEYED NOTES BELOW APPLY TO MULTIPLE SHEETS AND MAY NOT BE APPLICABLE TO THIS SHEET

- | | |
|---|---|
| ① STOREFRONT SYSTEM | ⑦ PANELIZED METAL PANEL CLADDING SYSTEM COLOR 2 |
| ② WINDOW WALL SYSTEM | ⑧ WINDOW SYSTEM |
| ③ ALUMINUM AND GLASS RAILING SYSTEM | ⑨ COPING |
| ④ PANELIZED METAL PANEL CLADDING SYSTEM COLOR 1 | ⑩ PERGOLA |
| ⑤ PROJECTED SLAB | ⑪ MECHANICAL SCREEN WALL |
| ⑥ CONCRETE COLUMN | ⑫ BRICK |

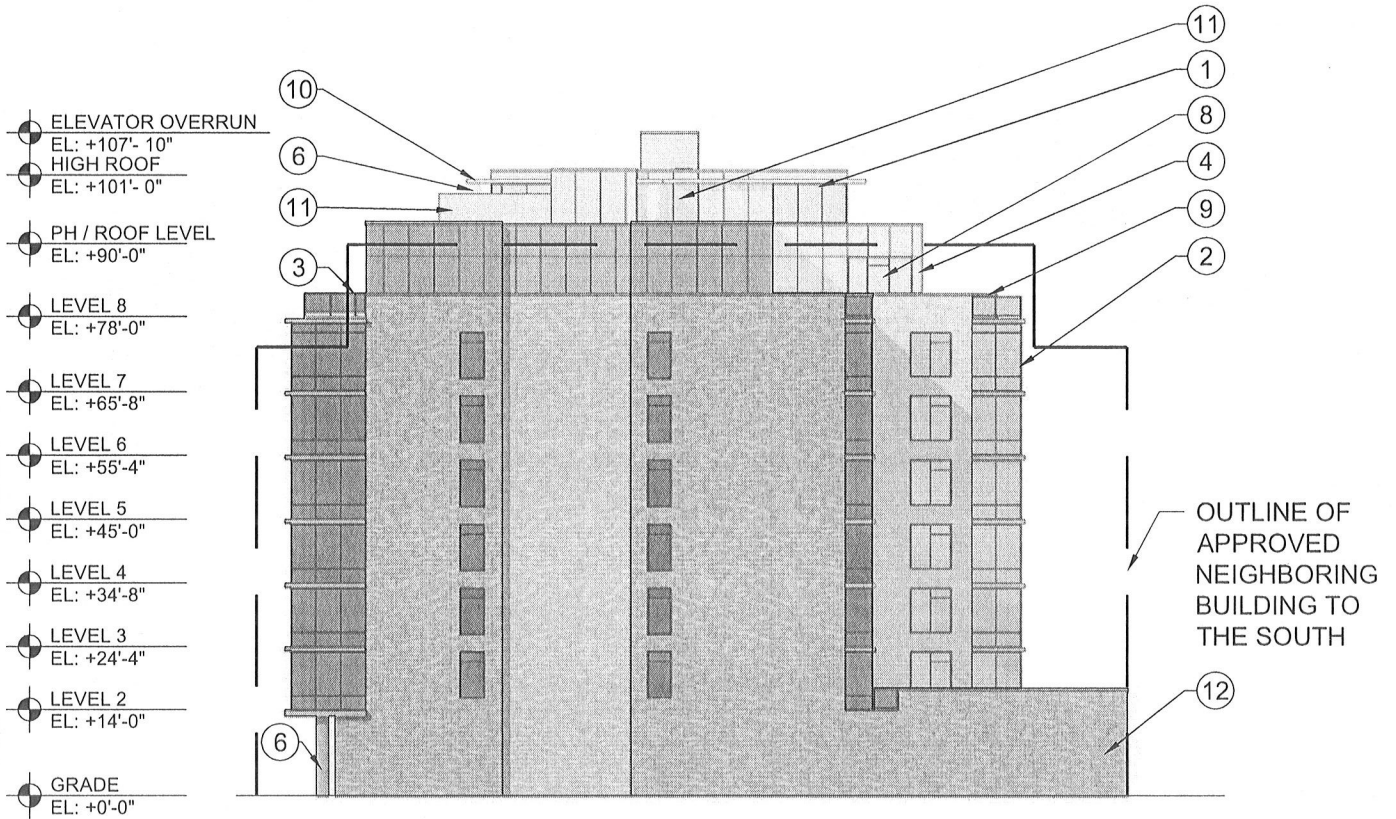


APPLICANT: DK HALSTED LLC
 ADDRESS: 1633-1649 N HALSTED ST
 INTRODUCTION DATE: JUNE 21, 2023
 PLAN COMMISSION DATE: TBD

KEYNOTE MATERIAL LEGEND:

NOTE: KEYED NOTES BELOW APPLY TO MULTIPLE SHEETS AND MAY NOT BE APPLICABLE TO THIS SHEET

- | | |
|---|---|
| ① STOREFRONT SYSTEM | ⑦ PANELIZED METAL PANEL CLADDING SYSTEM COLOR 2 |
| ② WINDOW WALL SYSTEM | ⑧ WINDOW SYSTEM |
| ③ ALUMINUM AND GLASS RAILING SYSTEM | ⑨ COPING |
| ④ PANELIZED METAL PANEL CLADDING SYSTEM COLOR 1 | ⑩ PERGOLA |
| ⑤ PROJECTED SLAB | ⑪ MECHANICAL SCREEN WALL |
| ⑥ CONCRETE COLUMN | ⑫ BRICK |



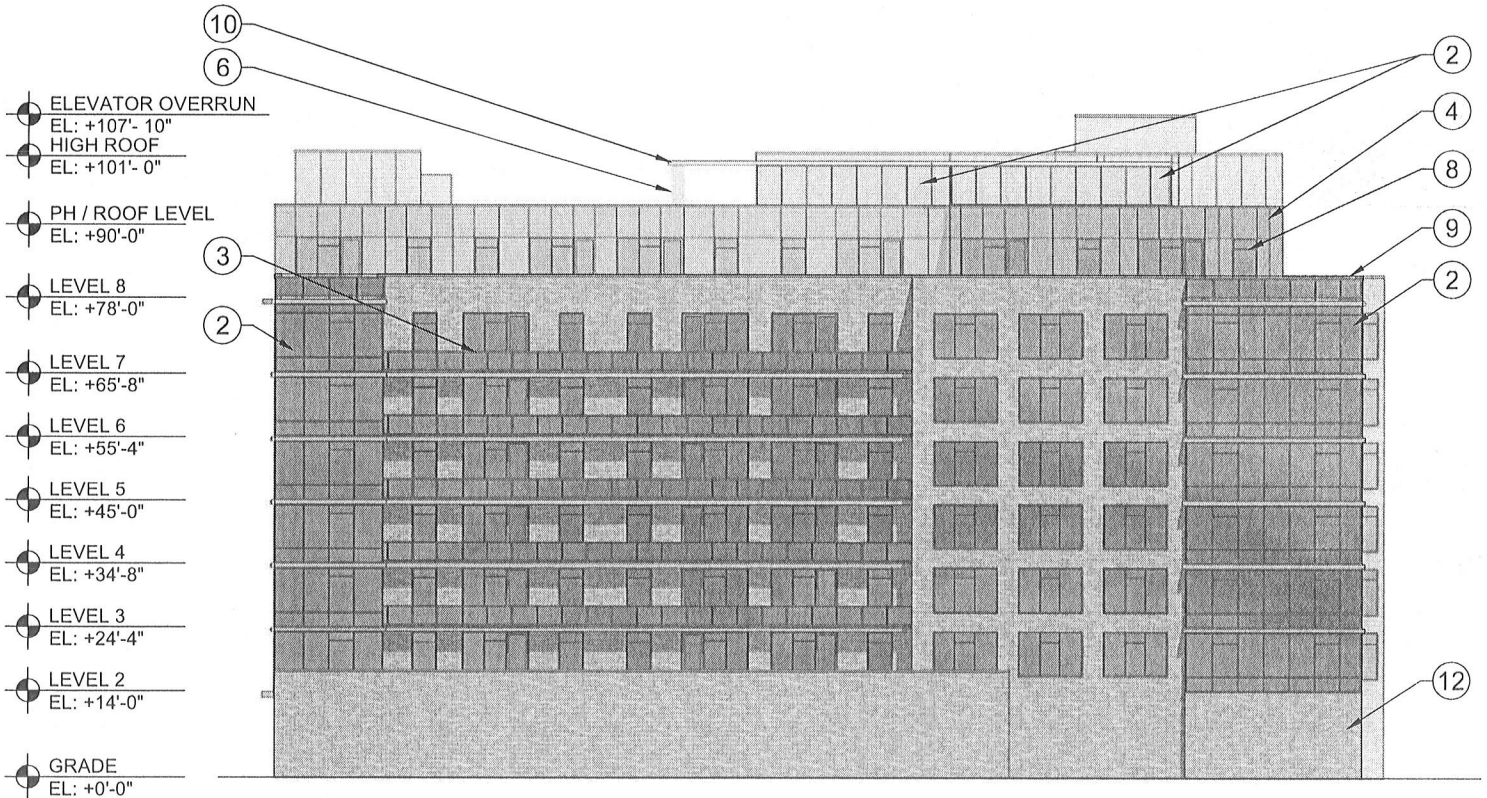
SOUTH ELEVATION

APPLICANT: DK HALSTED LLC
 ADDRESS: 1633-1649 N HALSTED ST
 INTRODUCTION DATE: JUNE 21, 2023
 PLAN COMMISSION DATE: TBD

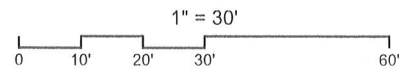
KEYNOTE MATERIAL LEGEND:

NOTE: KEYED NOTES BELOW APPLY TO MULTIPLE SHEETS AND MAY NOT BE APPLICABLE TO THIS SHEET

- | | |
|---|---|
| ① STOREFRONT SYSTEM | ⑦ PANELIZED METAL PANEL CLADDING SYSTEM COLOR 2 |
| ② WINDOW WALL SYSTEM | ⑧ WINDOW SYSTEM |
| ③ ALUMINUM AND GLASS RAILING SYSTEM | ⑨ COPING |
| ④ PANELIZED METAL PANEL CLADDING SYSTEM COLOR 1 | ⑩ PERGOLA |
| ⑤ PROJECTED SLAB | ⑪ MECHANICAL SCREEN WALL |
| ⑥ CONCRETE COLUMN | ⑫ BRICK |



EAST ELEVATION

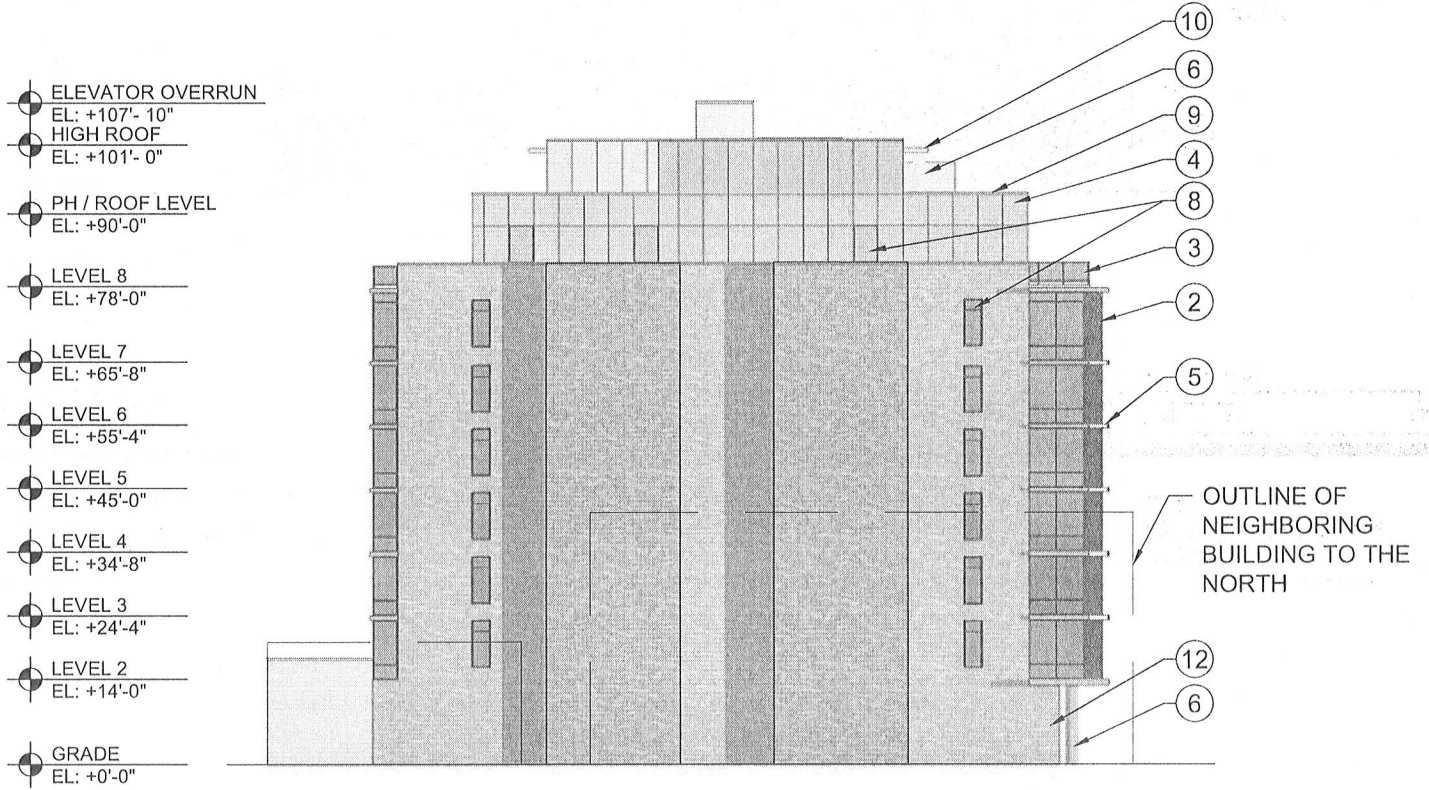


APPLICANT: DK HALSTED LLC
ADDRESS: 1633-1649 N HALSTED ST
INTRODUCTION DATE: JUNE 21, 2023
PLAN COMMISSION DATE: TBD

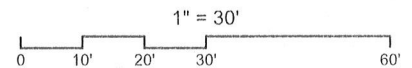
KEYNOTE MATERIAL LEGEND:

NOTE: KEYED NOTES BELOW APPLY TO MULTIPLE SHEETS AND MAY NOT BE APPLICABLE TO THIS SHEET

- | | |
|---|---|
| ① STOREFRONT SYSTEM | ⑦ PANELIZED METAL PANEL CLADDING SYSTEM COLOR 2 |
| ② WINDOW WALL SYSTEM | ⑧ WINDOW SYSTEM |
| ③ ALUMINUM AND GLASS RAILING SYSTEM | ⑨ COPING |
| ④ PANELIZED METAL PANEL CLADDING SYSTEM COLOR 1 | ⑩ PERGOLA |
| ⑤ PROJECTED SLAB | ⑪ MECHANICAL SCREEN WALL |
| ⑥ CONCRETE COLUMN | ⑫ BRICK |



NORTH ELEVATION



APPLICANT: DK HALSTED LLC
 ADDRESS: 1633-1649 N HALSTED ST
 INTRODUCTION DATE: JUNE 21, 2023
 PLAN COMMISSION DATE: TBD