

WATERWAY RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1399
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Waterway Residential-Business Planned Development Number _____ (Planned Development) consists of approximately 309,277 square feet of property which is depicted on the attached Planned Development Property Line and Boundary Map (the "Property"). Onni 700 West Chicago LLC is the owner of the Property and the "Applicant" for this Planned Development.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal 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 Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

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

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

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

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

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:

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

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

4. This Plan of Development consists of [22] Statements: [a Bulk Regulations Table and the following "Plans": Existing Zoning Map, Existing Land Use Map, Master Site Plan, PD Boundary and Property Line Map, Project Subareas Map, Conceptual Circulation Plan, Conceptual Access Plan, Conceptual Phasing and Interim Condition Plans, Public and Common Open Space Plan, Design Guidelines (5 pages), Subarea A Site Plan, Subarea A First Floor Plan, Subarea A Green Roof Plan, Landscape Masterplan, Subarea A Landscape Plan, Landscape Detail, Subarea A North Elevation, Subarea A East Elevation, Subarea A South Elevation, Subarea A West Elevation, Subarea A Typical Podium Details, Subarea A Typical Tower Window Wall, and Subarea A Typical Balconies, prepared by Goettsch Partners and dated _____, 2023]¹, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development 1399:

Dwelling Units located on and above the ground floor (including Multi-unit Residential and Townhouses); Day Care (subject to future site plan review); Animal Services (Sales and Grooming, Veterinary, excluding kenneling and boarding); Artist Work or Sales Space; Business Support Services (except day labor employment agency); Eating and Drinking Establishments (all); Financial Services (all, excluding Payday/Title Secured Loan Store and Pawn Shop); Food and Beverage Retail Sales (except as more specifically regulated); Liquor Sales (as accessory use); Lodging; Medical Service; Office; Personal Service (all); Retail Sales; Indoor Participant Sports and Recreation; Co-Located Wireless Communication Facilities; accessory parking; and accessory and incidental uses.
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 the DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.

¹ NTD: to be updated upon receipt from Goettsch

7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The permitted Floor Area Ratio (FAR) identified in the Bulk Regulations Table has been determined using a Net Site Area of 309,277 square feet of net site area and a base FAR of 5.0. The Applicant acknowledges that the project has received a bonus FAR of 3.1, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 8.1. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

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

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

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13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any building in Building T1-B and Subareas 2 and 3, the Applicant shall submit a site plan, landscape plan and building elevations for the specific Subarea(s) for review and approval in accordance with the Site Plan Review provisions of Section 17-13-0800 of the Chicago Zoning Ordinance. Review and approval by Department of Planning and Development (DPD) and review by the Chicago Plan Commission for a courtesy presentation and comment is intended to assure that specific development components substantially conform with the Planned Development (PD) and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II approval for Building T1-B and Subareas 2 and 3 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 PD.

Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development and the Design Guidelines, and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such site plan approval and the Plan Commission shall conduct its review hearing of the Site Plan Submittal. Following approval of a Site Plan Submittal by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development.

After approval of the Sub-Area 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 PD, the terms of the PD shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- location and dimensions of all parking spaces and loading berths;
- fully-dimensioned building elevations;

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- building sections of the improvements;
- building materials list;
- fully-dimensioned landscape plan(s);
- interim wayfinding signage package directing riverwalk users through the site for any proposed temporary terminus of the riverwalk;
- statistical information applicable to the subject Subarea, including floor area, the applicable floor area ratio, uses to be established, floor area devoted to all uses; building heights and setbacks;
- if requested by DPD, a School Impact Study may be required with a future site plan submittal; and
- an approved Site Plan by CDOT (as provided in Statement 3), Fire Prevention Bureau, Mayor's Office for People with Disabilities, and the Building Departments Division of Storm water Management.

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

16. Subject in all cases to the other statements, terms, regulations and provisions of this Planned Development, the Applicant shall have the right to designate additional subareas within the Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and re-designation of subareas shall not in and of itself require an amendment to this Planned Development and shall be approved as a minor change, pursuant to Section 17-13-0611; included in such minor change, the Applicant shall provide notice of all material terms of any such designation to DPD, including the designated area and the bulk regulations that will apply therein, for DPD's administrative purposes to facilitate Part II review for any such designated subarea. In furtherance of the foregoing, and in all cases subject to the other statements, terms, regulations and provisions of this Planned Development, the Applicant may allocate or assign previously unused development rights under the Planned Development from other designated or to be designated subareas including, but not limited to, floor area and floor area ratio, building height, dwelling units and parking; provided that the overall regulations and limitations set forth in the Bulk Regulations and Data Table and the Plans applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such allocation(s) or assignment(s), and (iii) all such allocation(s) or assignment(s) of development rights are subject to the terms of Section 17-13-0611.
17. The Applicant acknowledges that 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

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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 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.

18. The Applicant acknowledges and agrees that the rezoning of the Property from Planned Development No. 1399 and then to this Residential-Business Planned Development ("PD") No. 1399, 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 "downtown district" within the meaning of the ARO and permits the construction of 2,451 dwelling units. The Applicant intends to construct 2,451 units across three (3) rental buildings (the "Project").

Developers of rental projects in downtown districts 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 490 affordable units (20% of 2,451) and half of those affordable units are Required Units. Pursuant to subsection (T) of the ARO, the Applicant must either pay a fractional in lieu fee or provide an additional unit on site or off-site to satisfy the fractional obligation. The Applicant has agreed to satisfy its affordable housing obligation by providing all 92 affordable units in the rental building in the PD, as set forth in the Affordable Housing Profile (AHP) attached hereto. 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

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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 163 units) must be affordable to households at or below 50% of the AMI, of which one-sixth (or 27 of the 163 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.

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 the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contained in the Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to: (a) provide a landscaped 30-foot-wide river setback and continuous riverside trail as indicated on the Site Plan, Public and Common Open Space Plan and Landscape Plan; and (b) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. The Applicant shall permit un-gated public access to the river setback and provide signage on the riverwalk that the riverwalk is open to the public during typical Chicago Park District hours. All improvements within the river setback must be substantially completed prior to receipt of Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.
20. The Applicant acknowledges that the Property is located in the North Branch Industrial Corridor Industrial Corridor Conversion Area, and has undergone a "rezoning" within the meaning of Chapter 16-8 of the Municipal Code (the "Industrial Corridor System Fund Ordinance"). As a result of this rezoning, the Planned Development is subject to the conversion fee provisions of the Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the city's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed

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

21. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to the Planned Development No. 1399, as existed prior to this amendment.

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WATERWAY-RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1399
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	477,007
Area in Public Right of Way (sf):	167,730
Net Site Area (sf):	309,277
Subarea 1 (T-1A & T1-B):	97,969
Subarea 2 (T2-A):	77,465
Subarea 3 (T-3A & T-3B):	133,843
Maximum Floor Area Ratio:	8.1
Subarea 1 (T-1A & T1-B):	7.52
Subarea 2 (T2-A):	7.17
Subarea 3 (T-3A & T-3B):	9.06
Maximum Number of Dwelling Units:	2,451
Subarea 1 (T-1A & T1-B):	688
Subarea 2 (T2-A):	542
Subarea 3 (T-3A & T-3B):	1,221
Minimum Parking:	1,950
Maximum Height:	
Subarea 1 (T-1A & T1-B):	600-0"
Subarea 2 (T2-A):	500-0"
Subarea 3 (T-3A & T-3B):	650-0"
Minimum Loading:	Per Section 17-10-1100 of the Chicago Zoning Code
Minimum Bicycle Parking:	2,541 (1 per dwelling unit)
Subarea 1 (T-1A & T1-B):	688
Subarea 2 (T2-A):	542

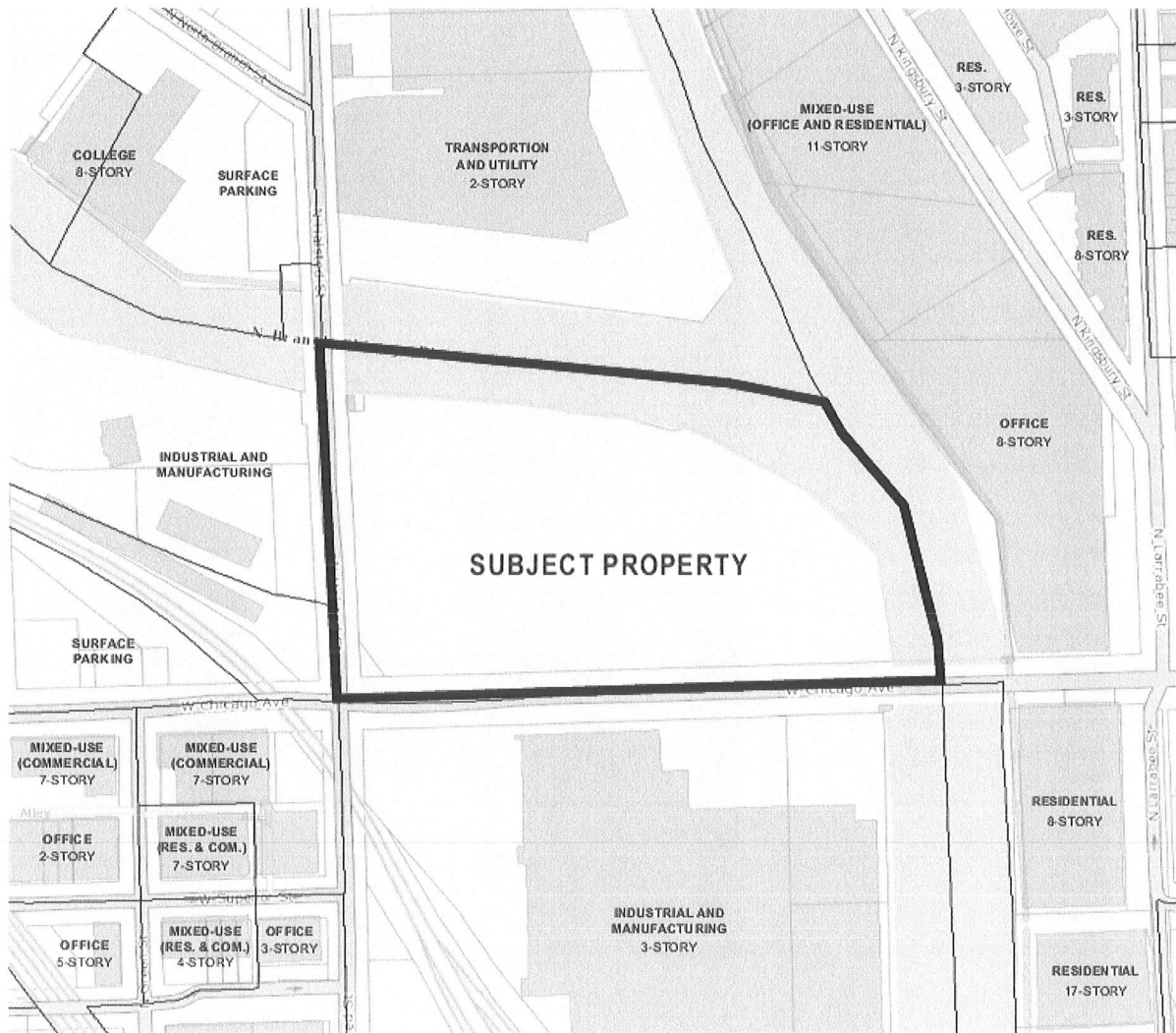
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Subarea 3 (T-3A & T-3B): 1,221

Minimum Setbacks: Per plans

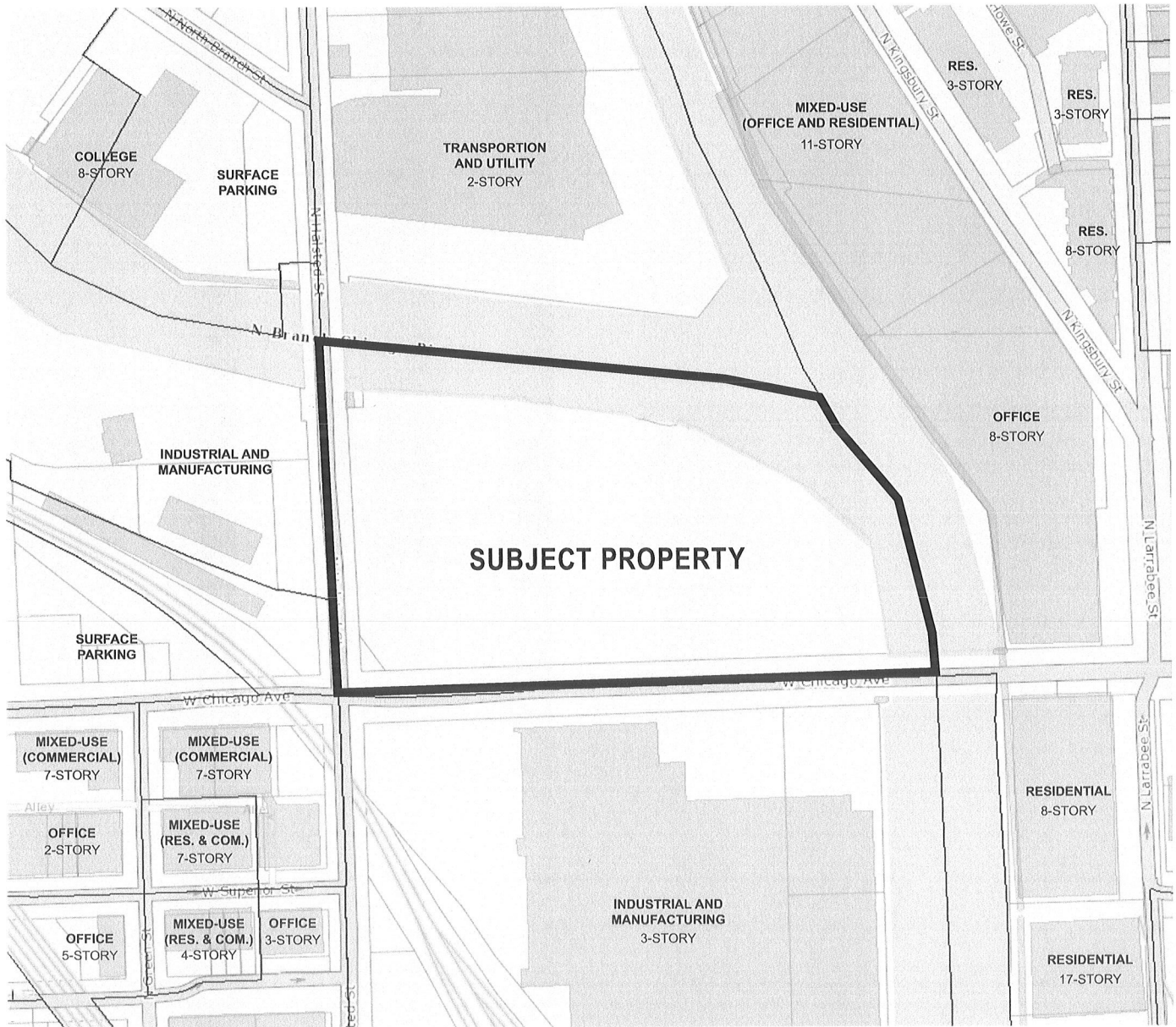
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MAP:



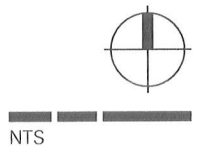
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EXISTING LAND USE MAP

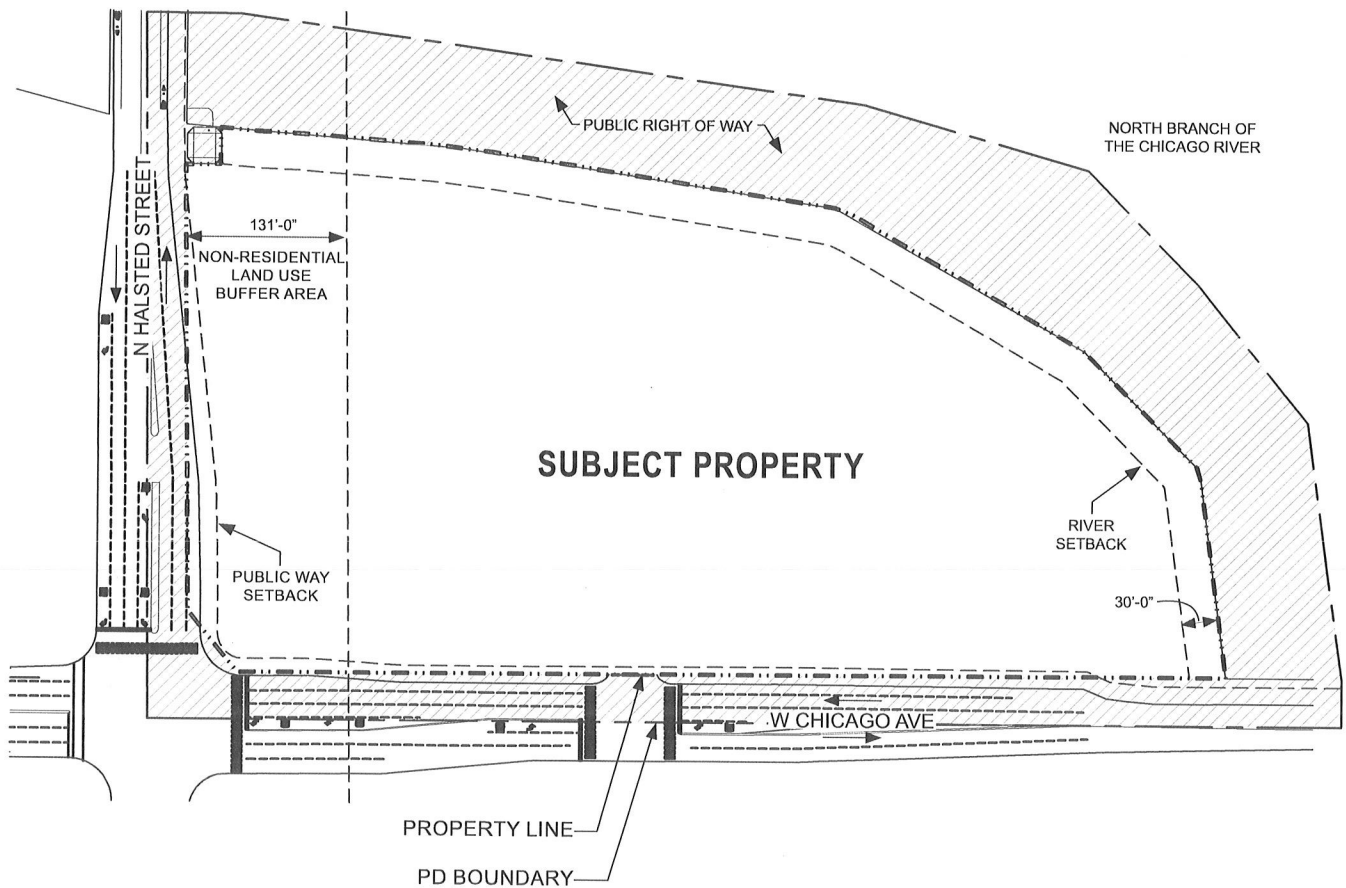


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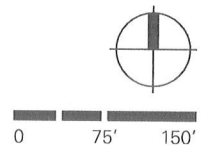


PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



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EXISTING ZONING MAP



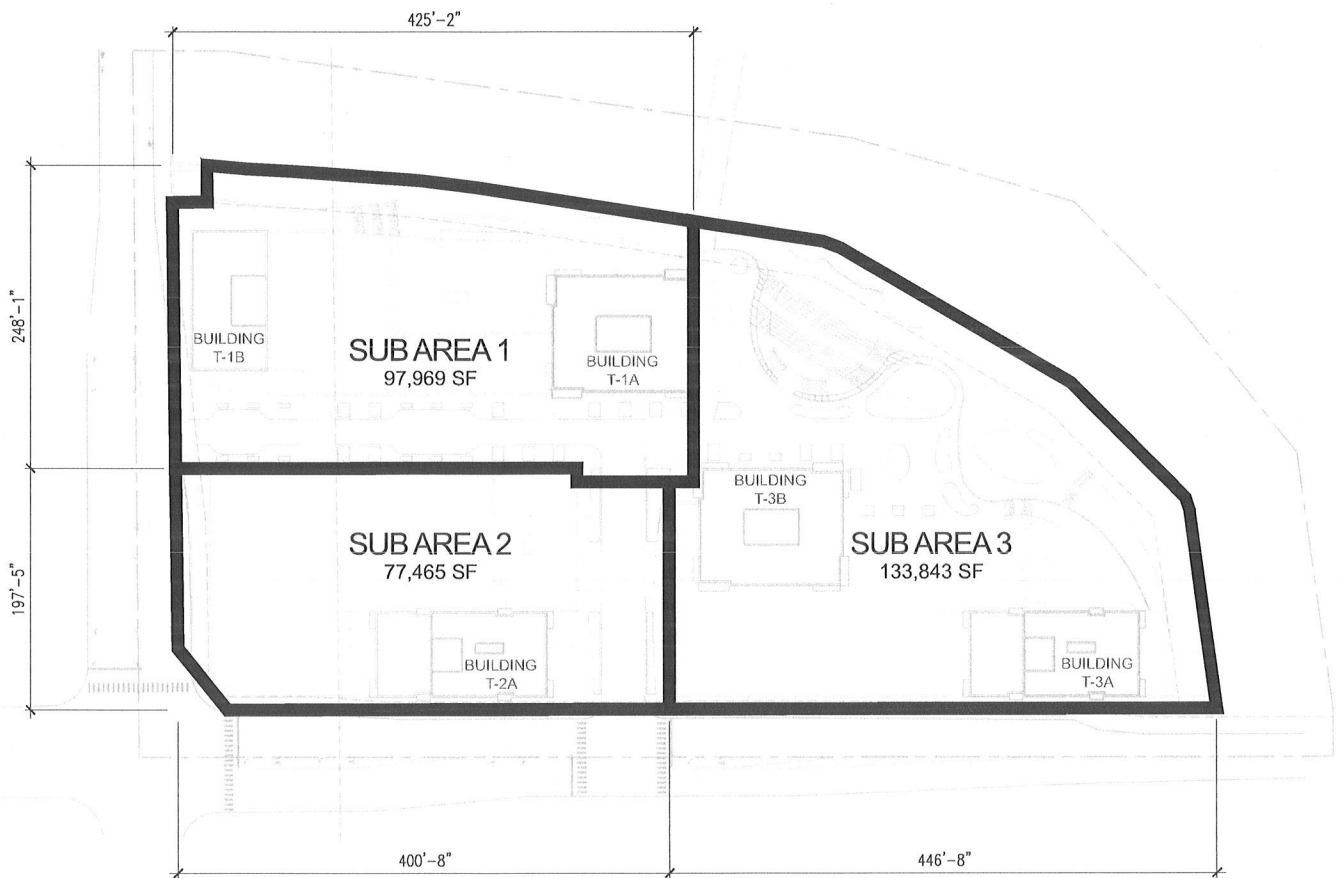
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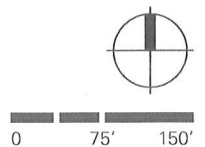
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PLANNED DEVELOPMENT SUBAREA MAP

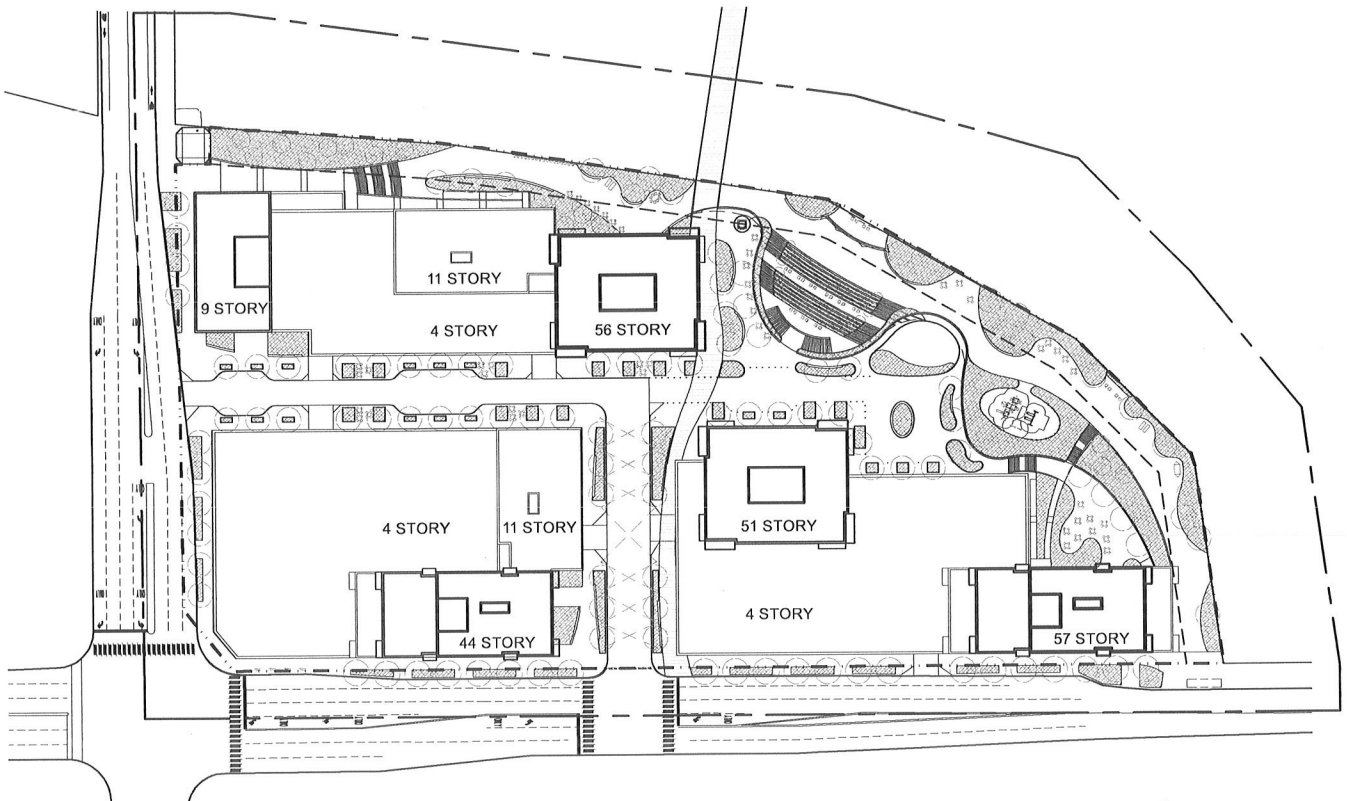


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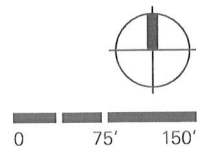


SITE PLAN

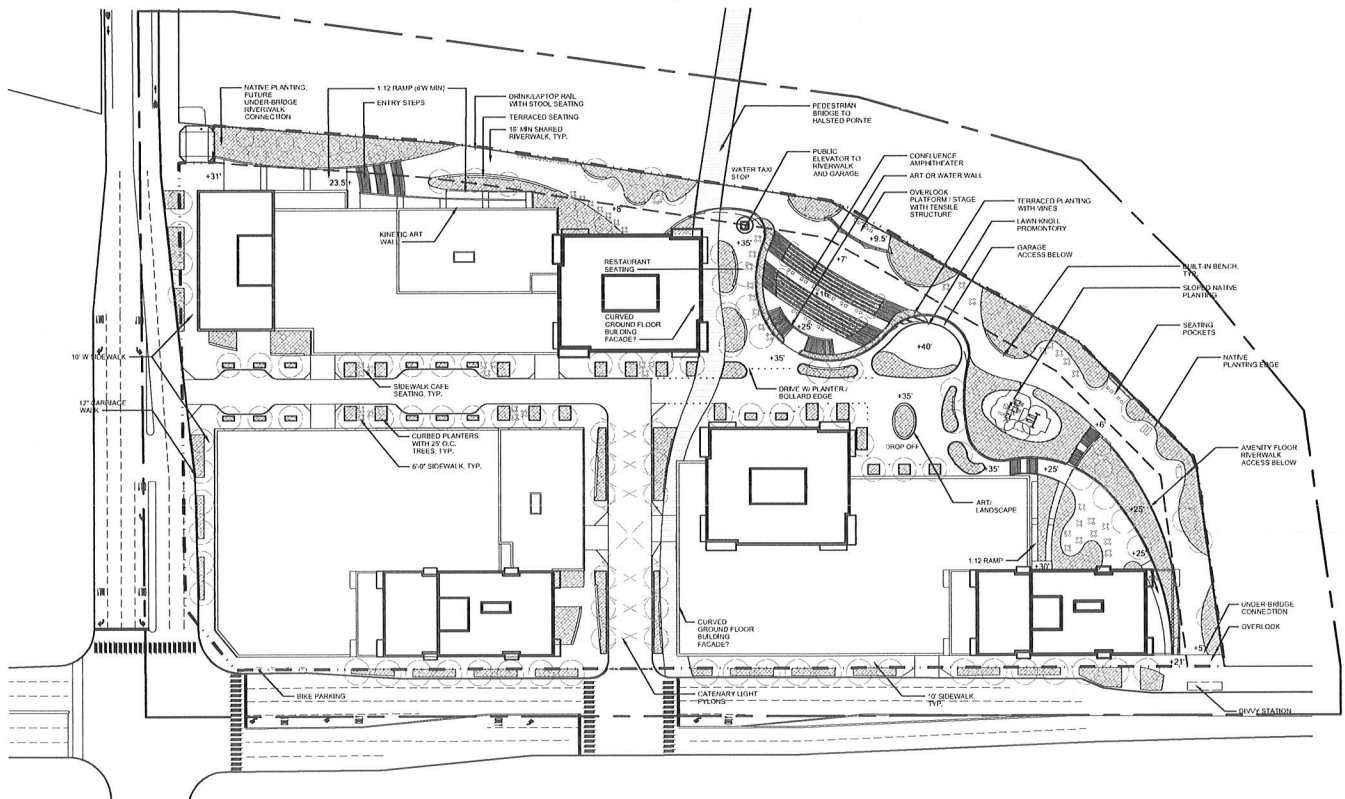


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LANDSCAPE PLAN



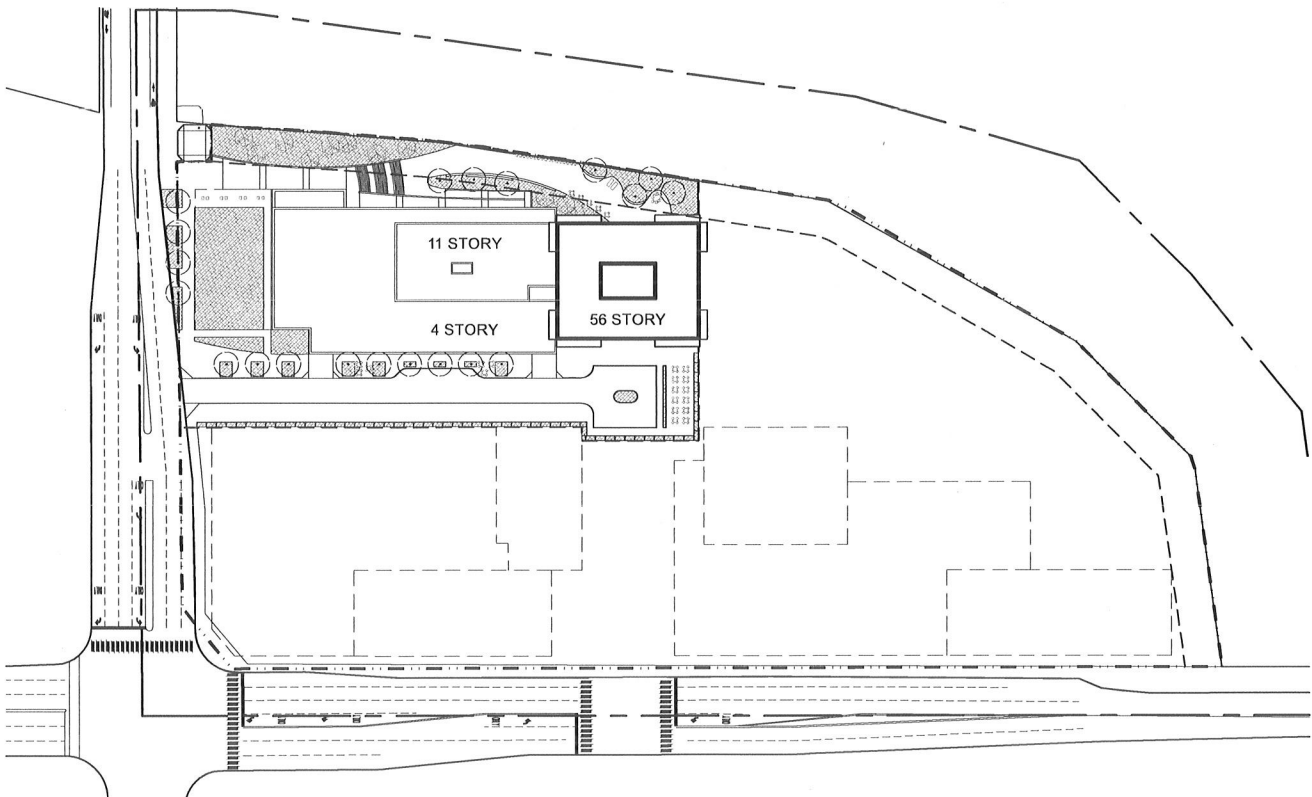
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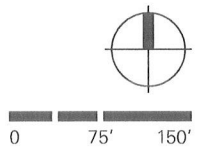
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PHASE 1 SITE PLAN

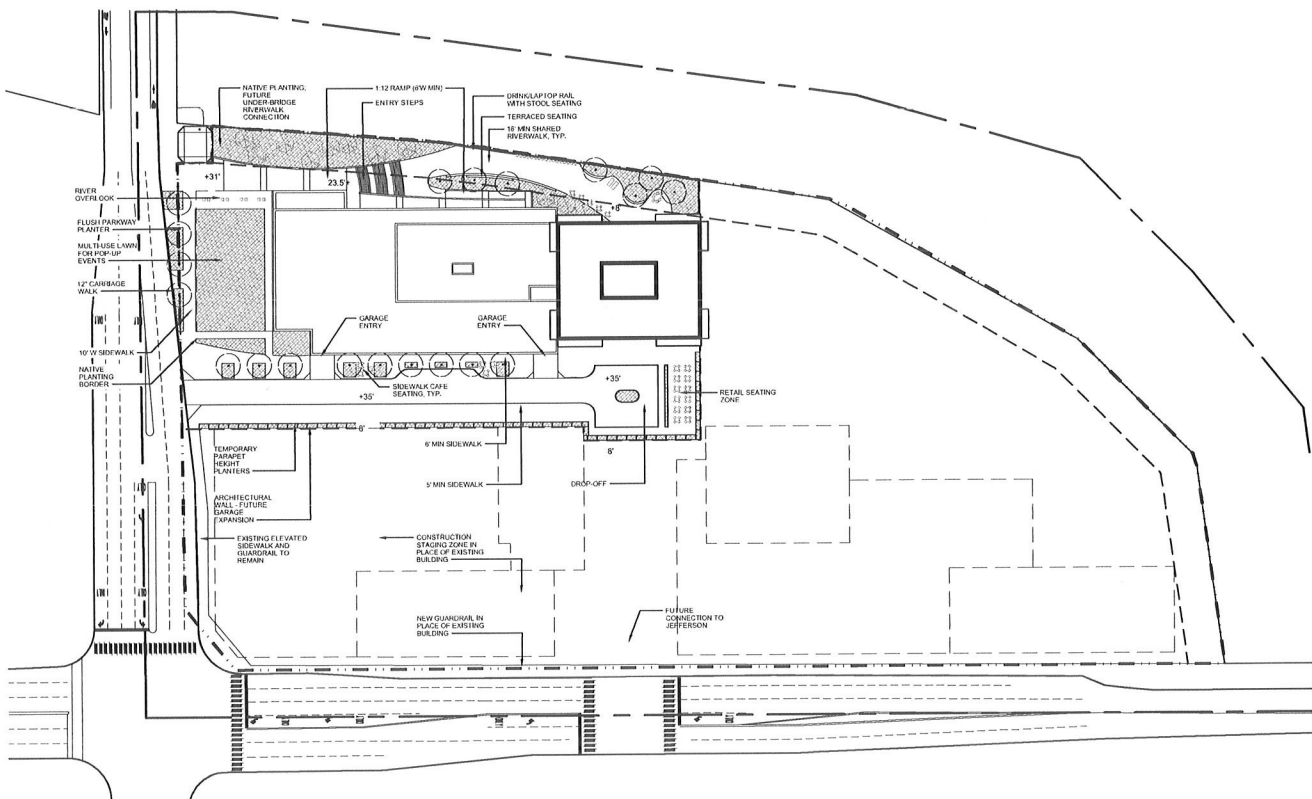


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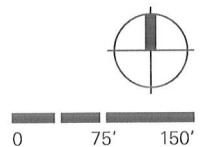


PHASE 1 LANDSCAPE PLAN

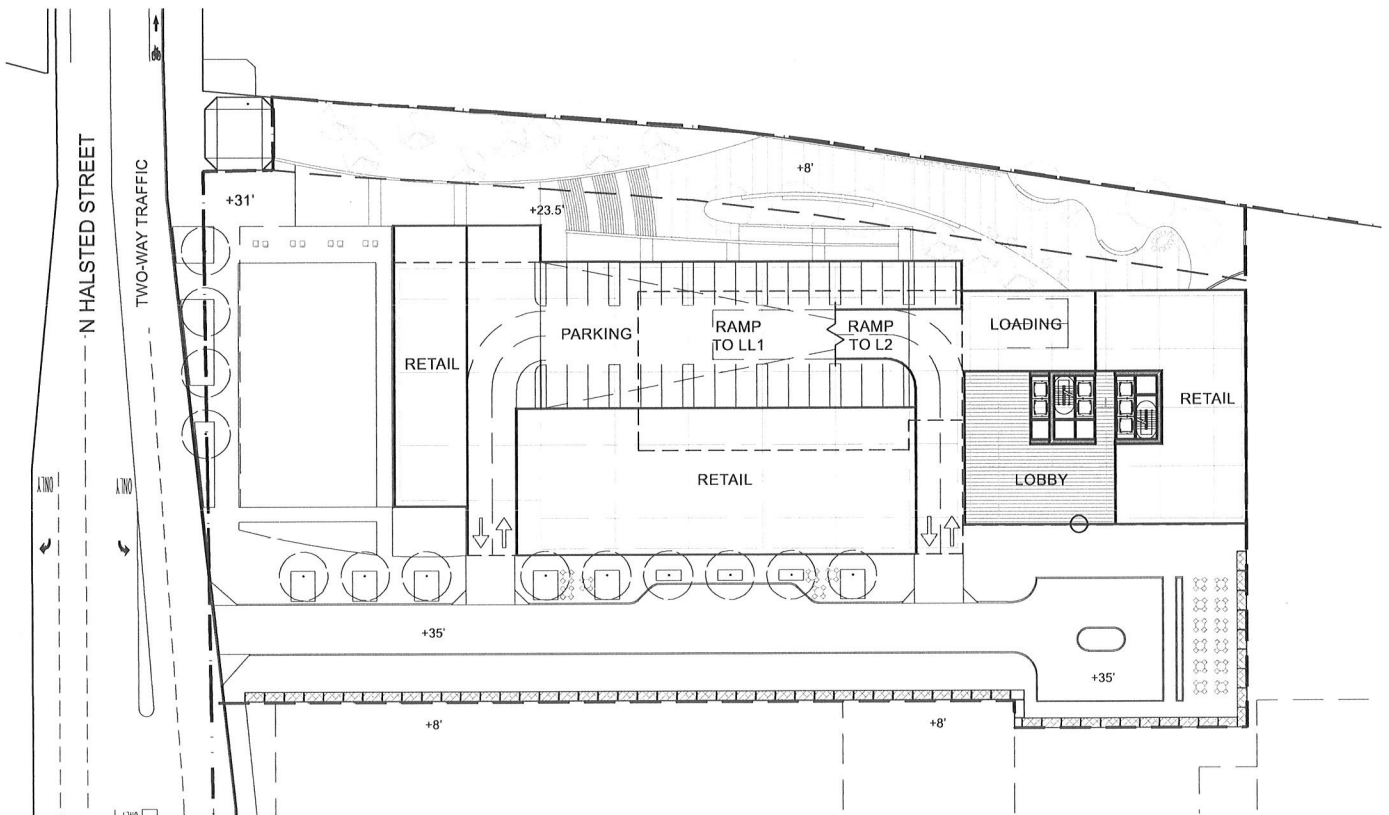


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 Introduced: July 21, 2023
 Plan Commission: _____, 2023

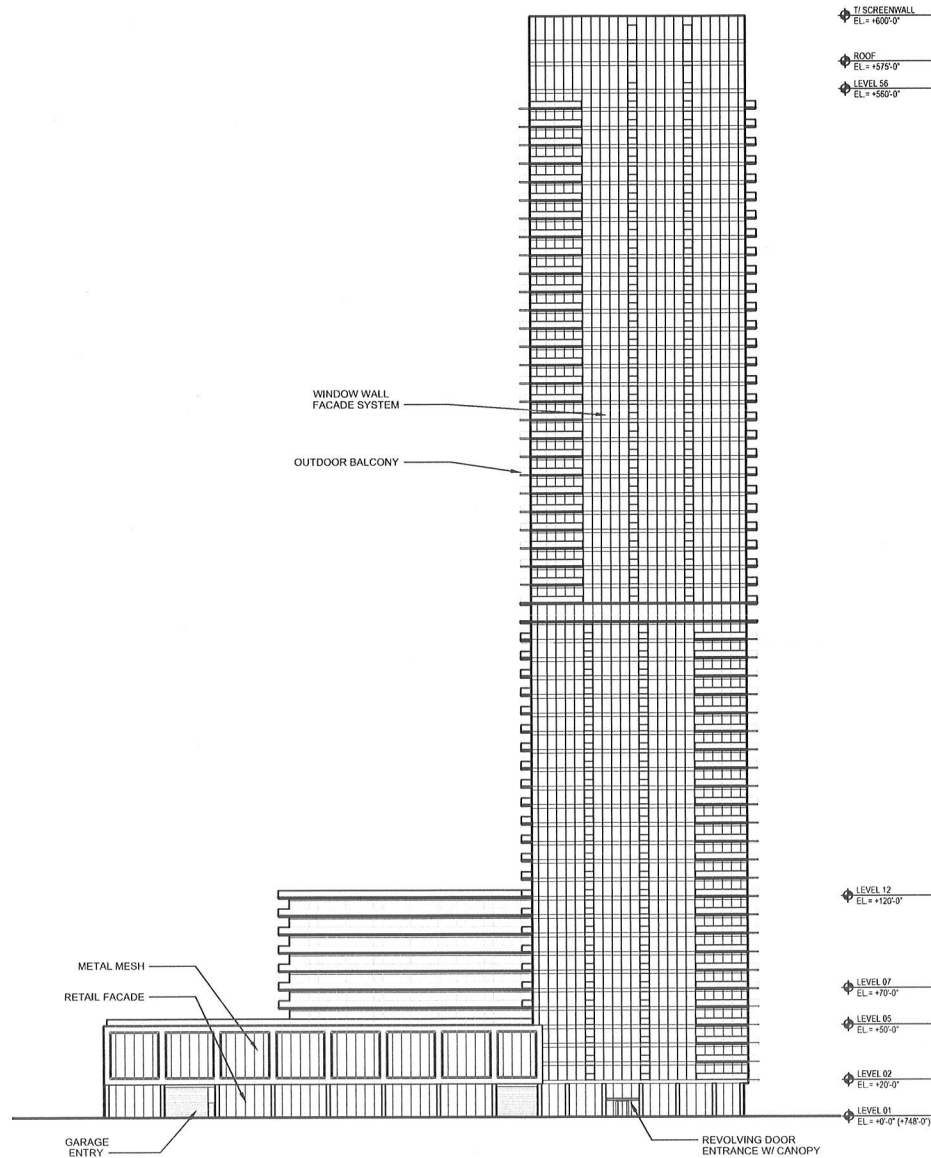
600378246.3



PHASE 1 GROUND FLOOR PLAN



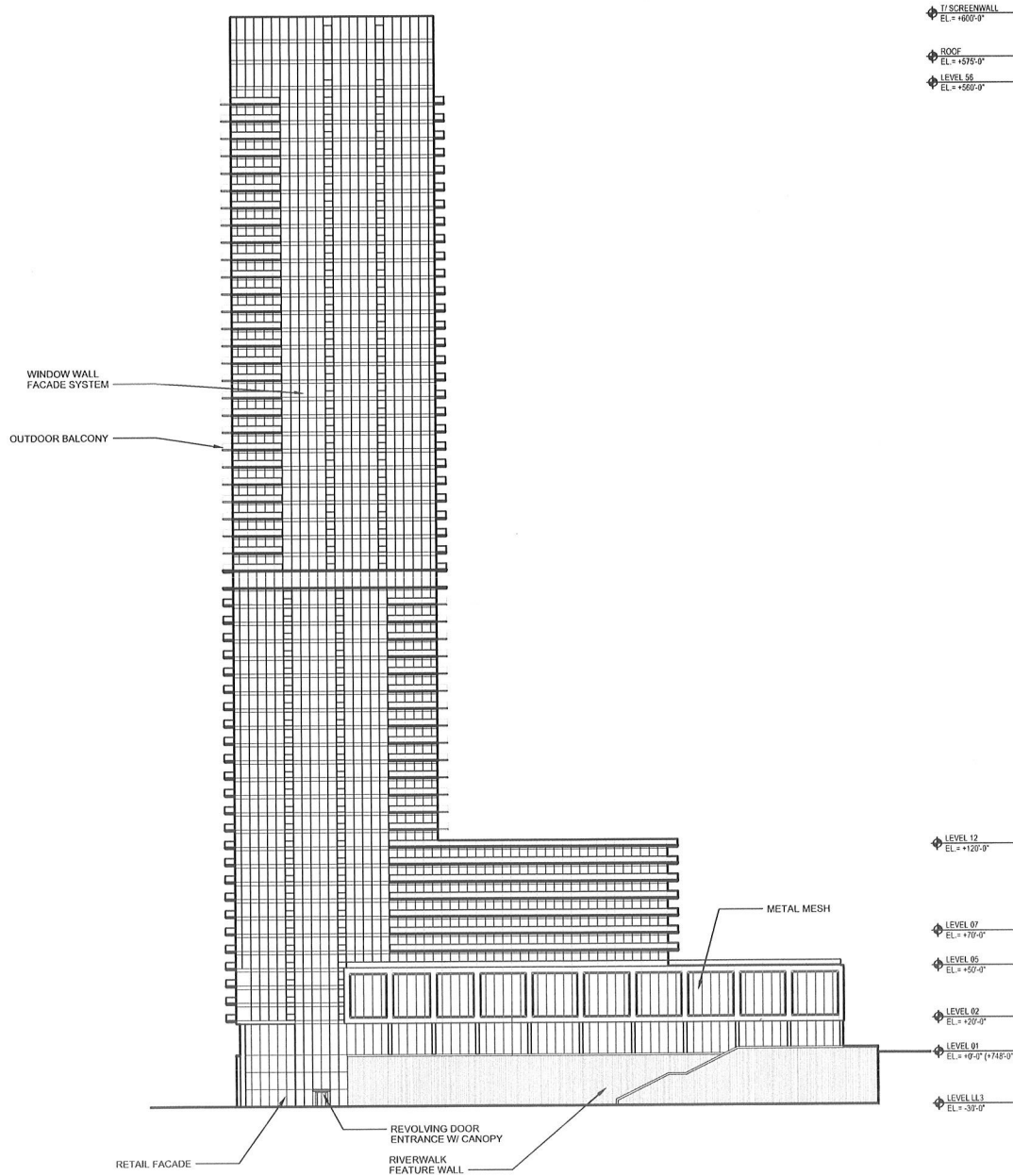
SOUTH ELEVATION



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 Plan Commission: _____, 2023

600378246.3

NORTH ELEVATION

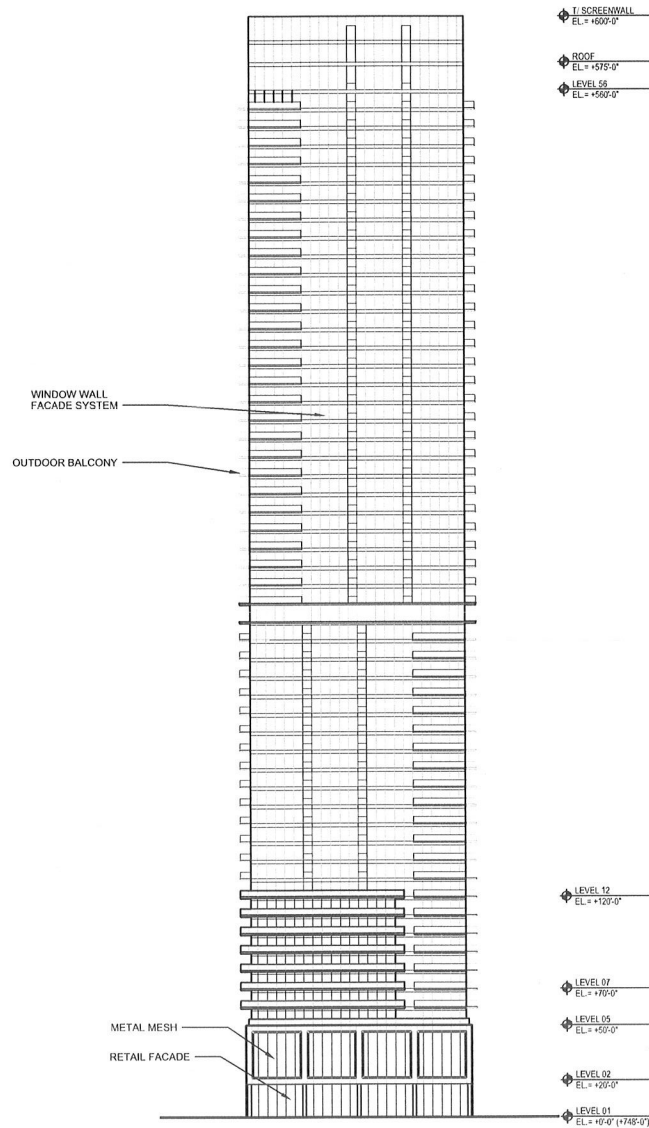


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 Address: 700 West Chicago Avenue, Chicago,
 Introduced: July 21, 2023
 Plan Commission: _____, 2023

600378246.3

0 50' 100'

WEST ELEVATION

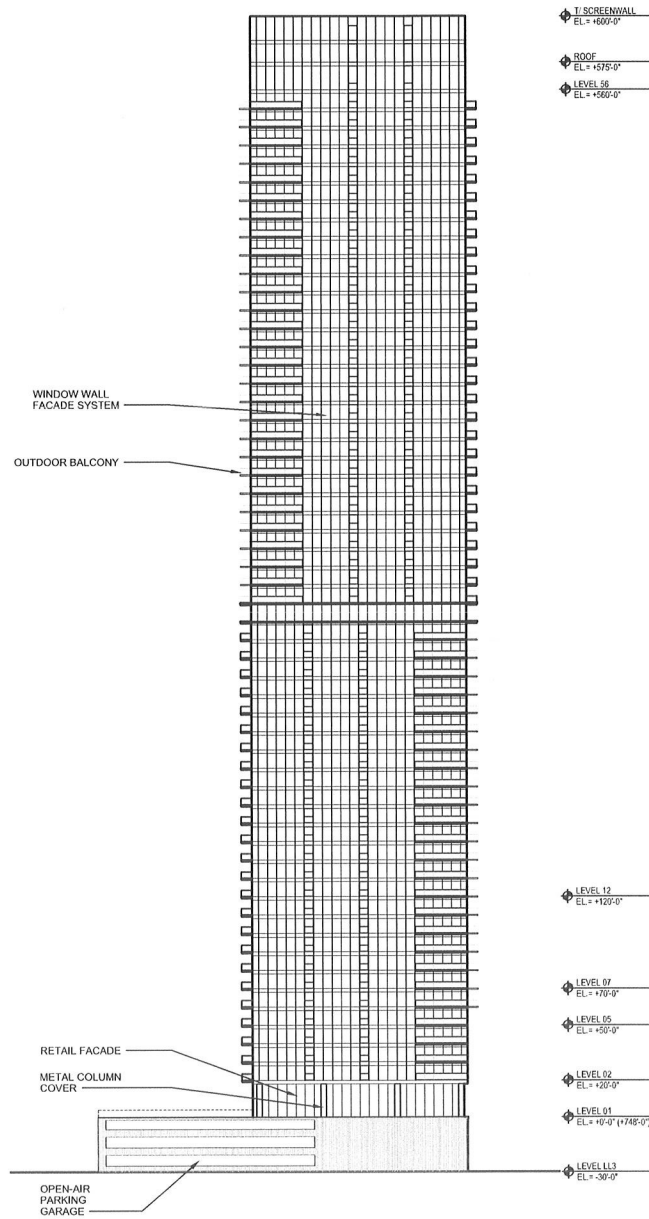


Applicant: Onni 700 West Chicago LLC
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600378246.3

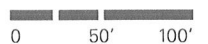
0 50' 100'

EAST ELEVATION

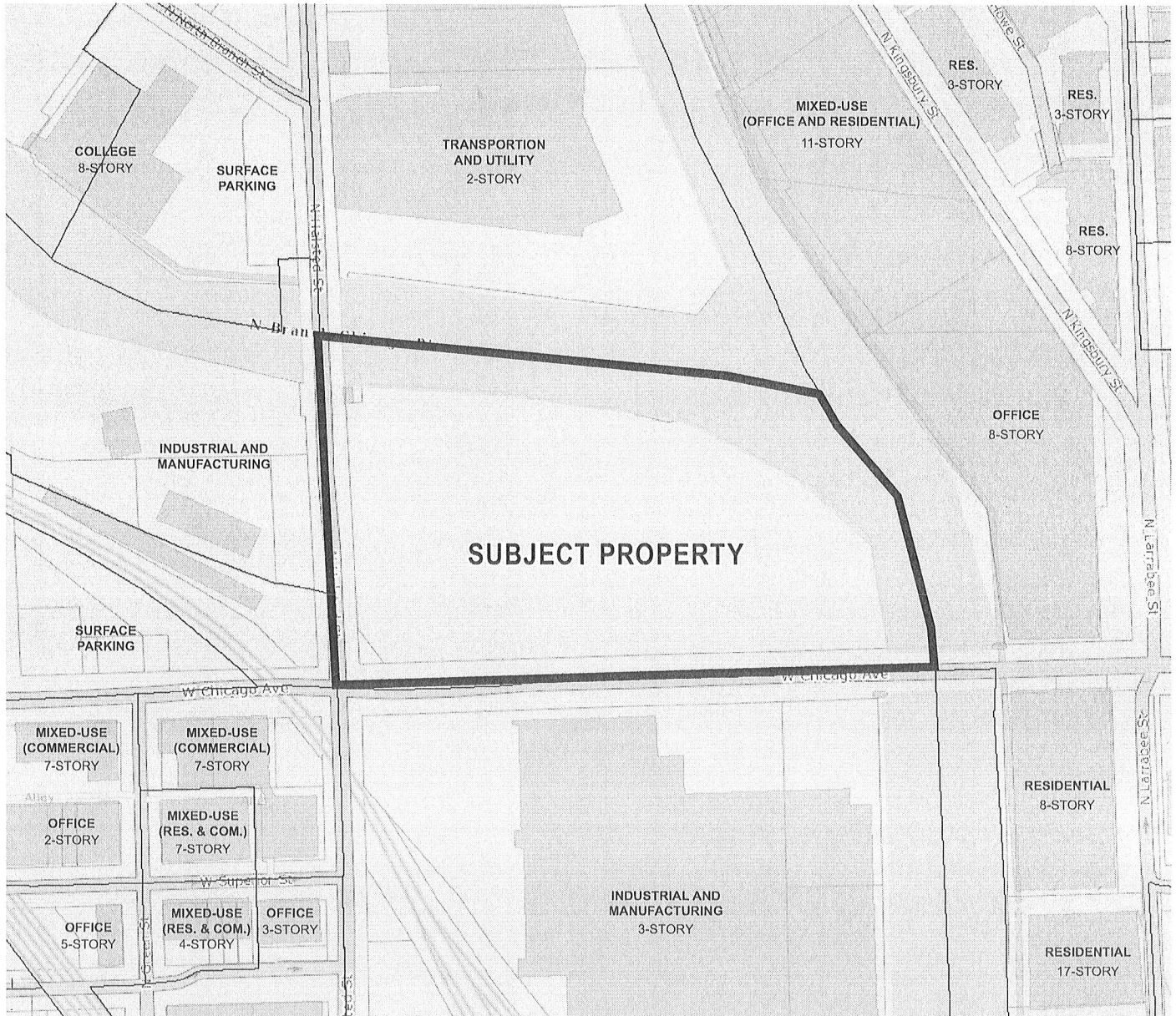


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600378246.3

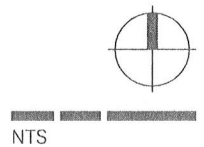


EXISTING LAND USE MAP

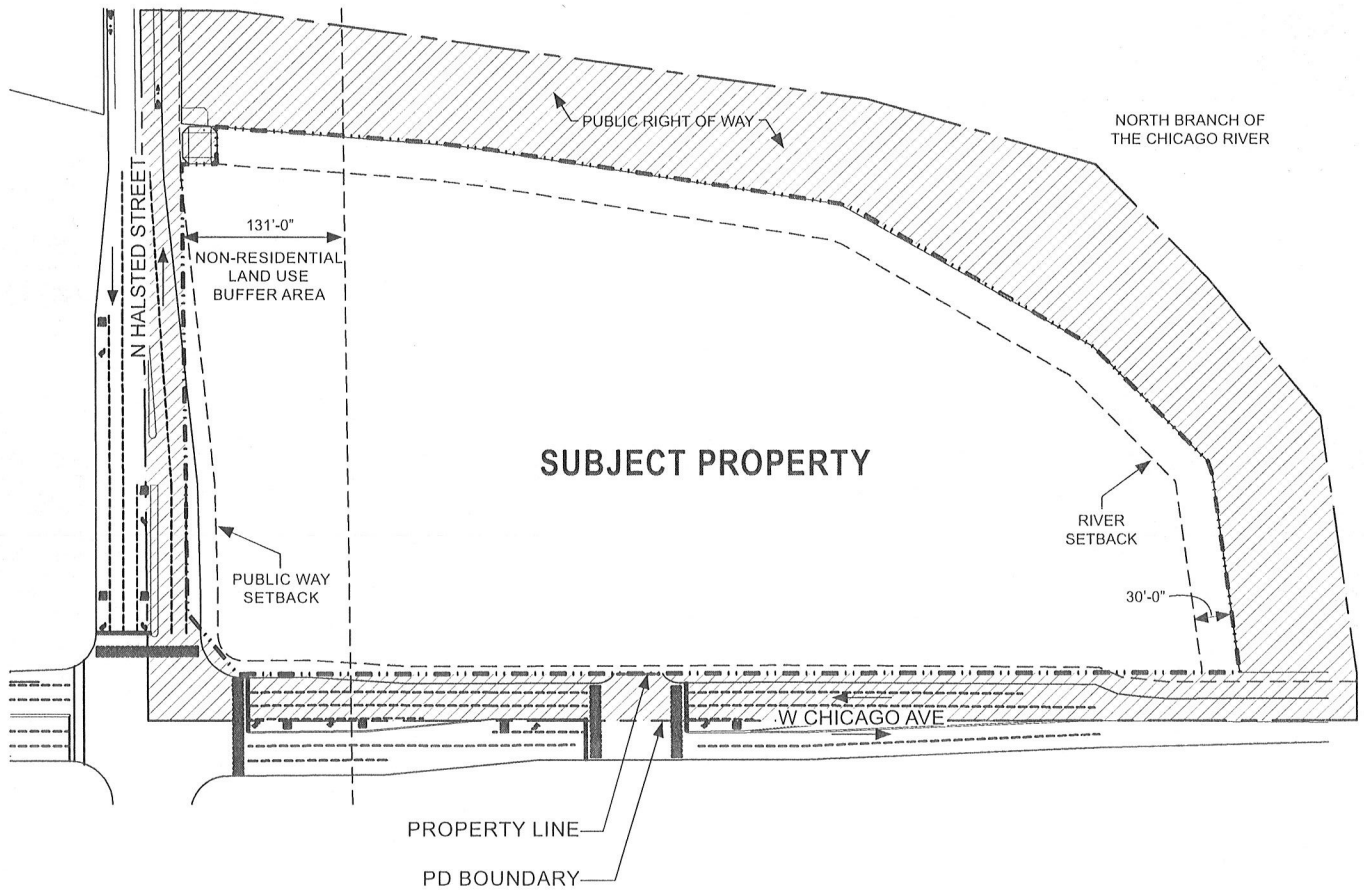


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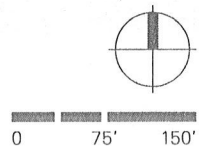


PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

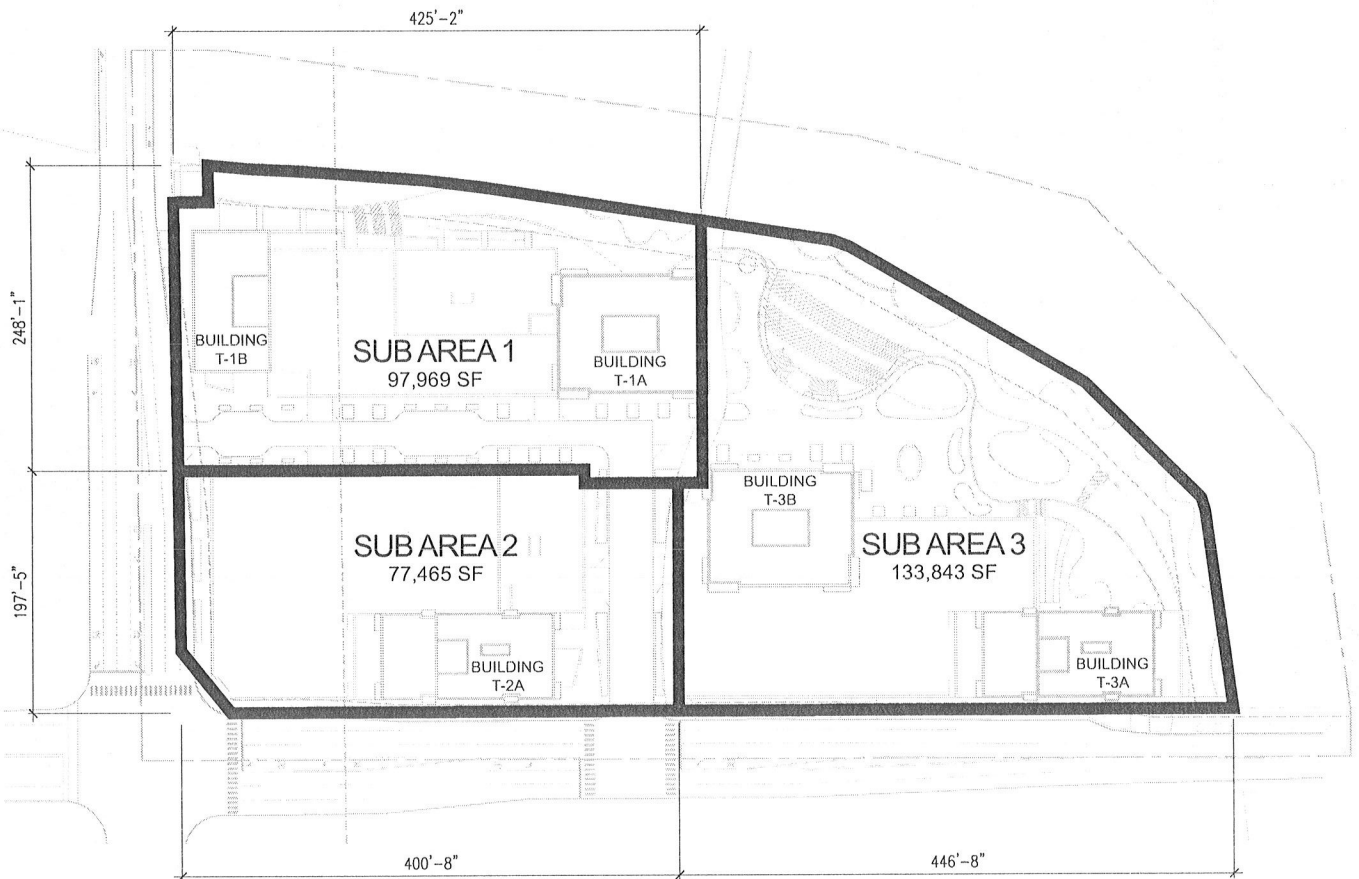


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600378246.3



PLANNED DEVELOPMENT SUBAREA MAP



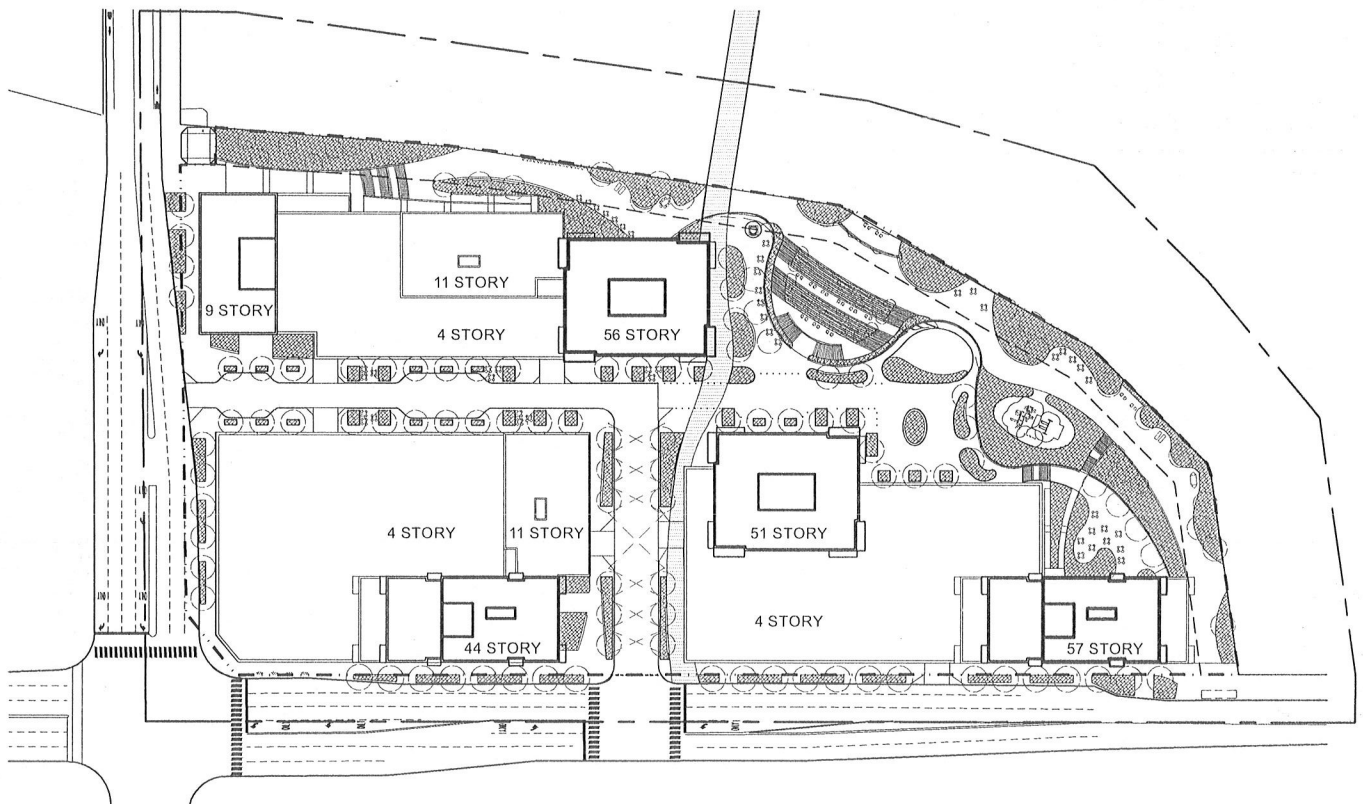
Applicant: Onni 700 West Chicago LLC
Address: 700 West Chicago Avenue, Chicago,
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600378246.3



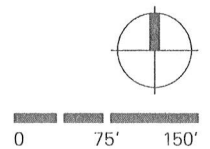
0 75' 150'

SITE PLAN

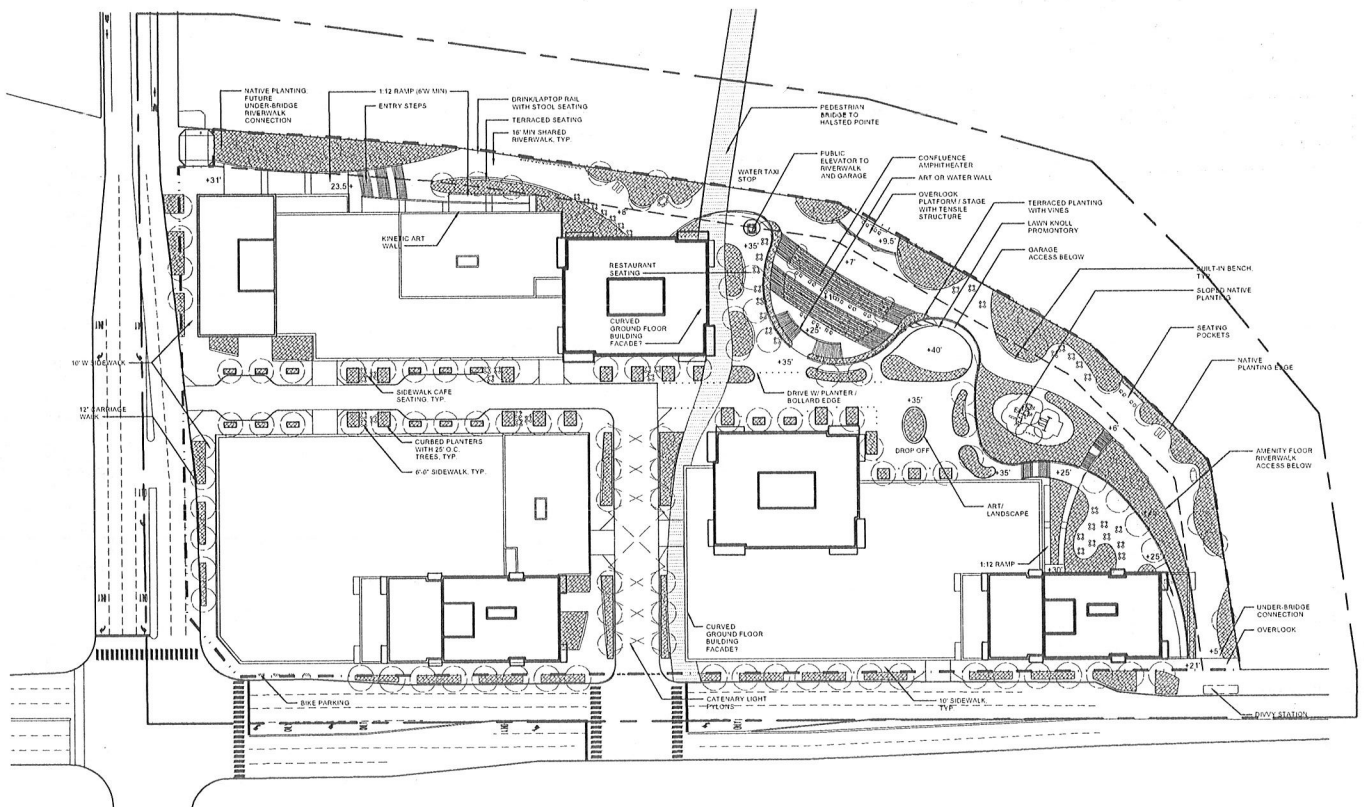


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600378246.3

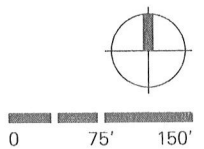


LANDSCAPE PLAN

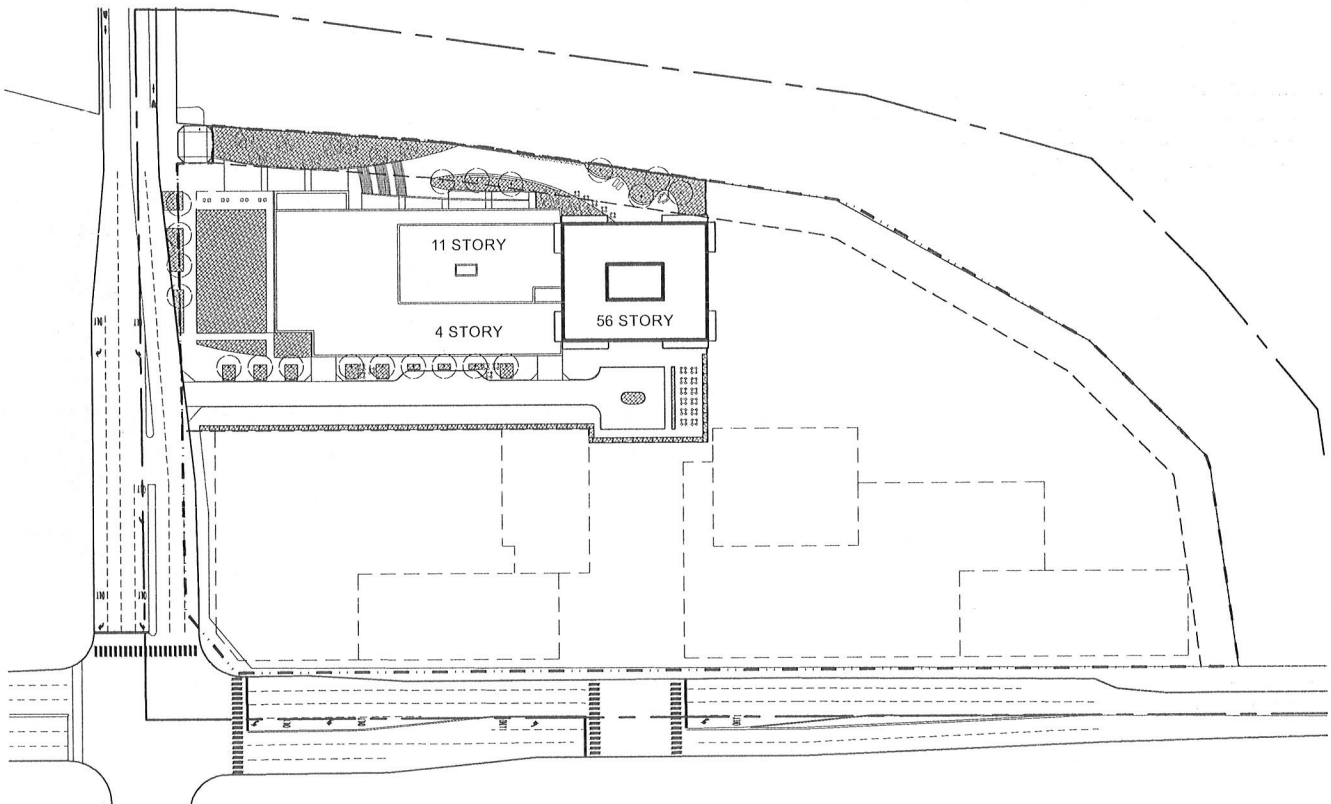


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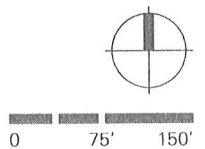


PHASE 1 SITE PLAN

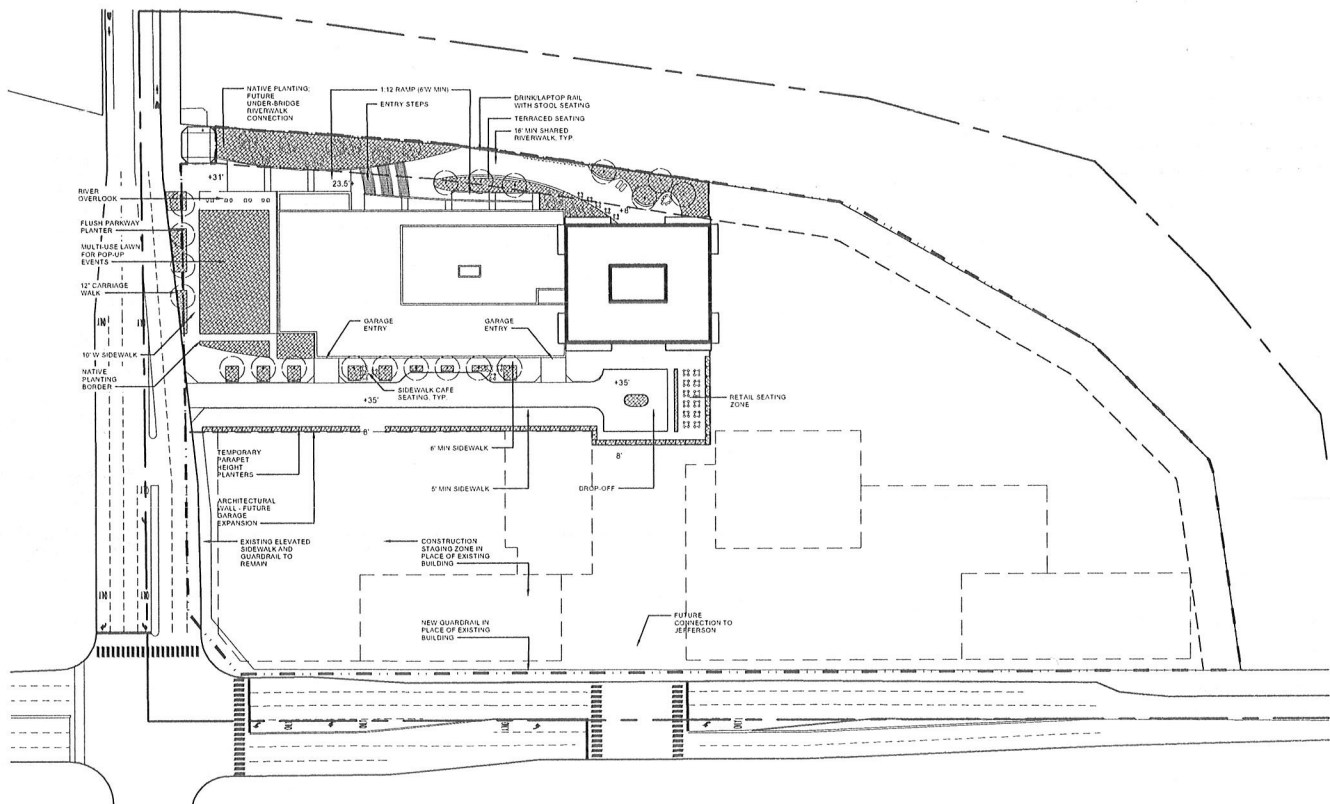


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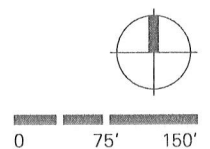


PHASE 1 LANDSCAPE PLAN

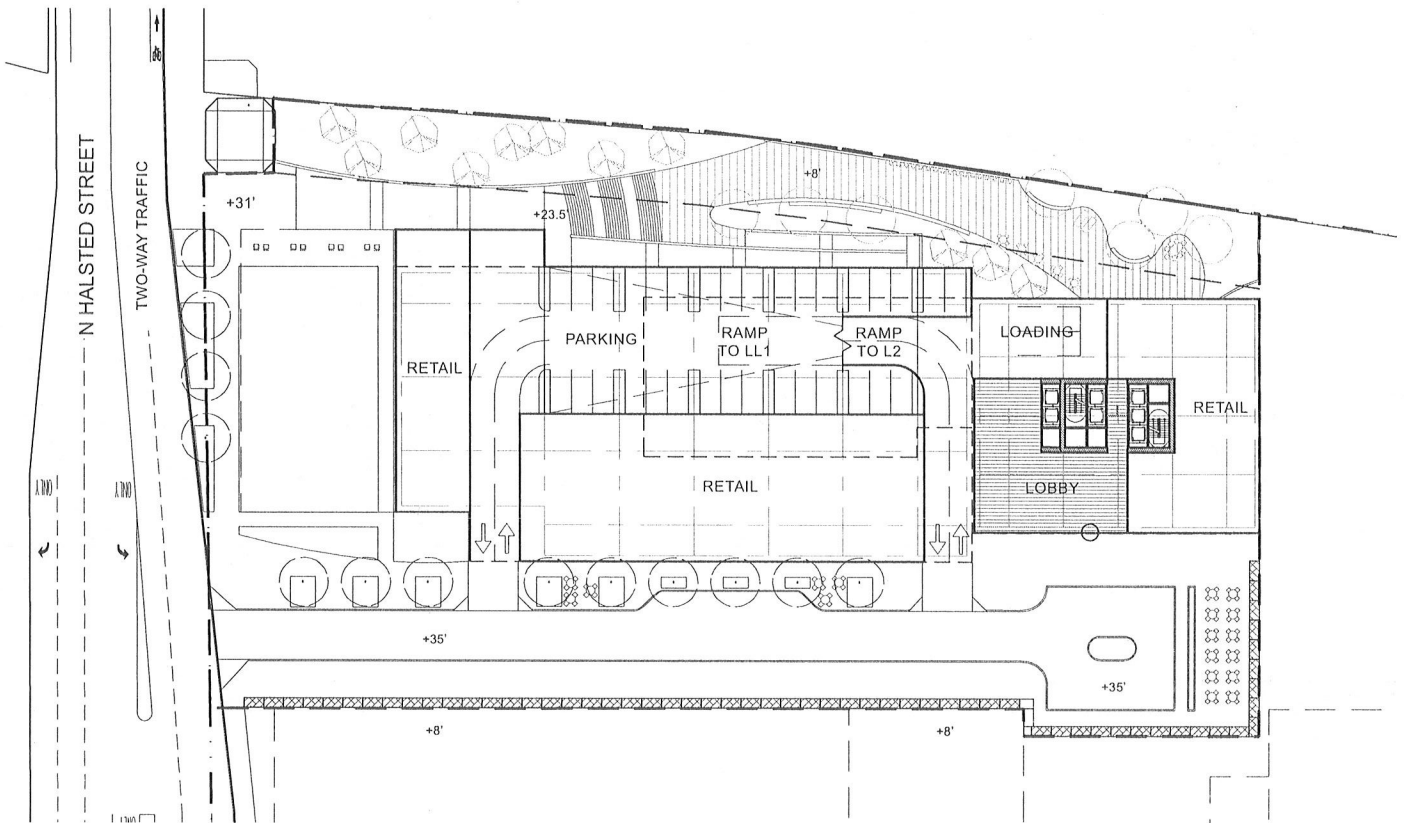


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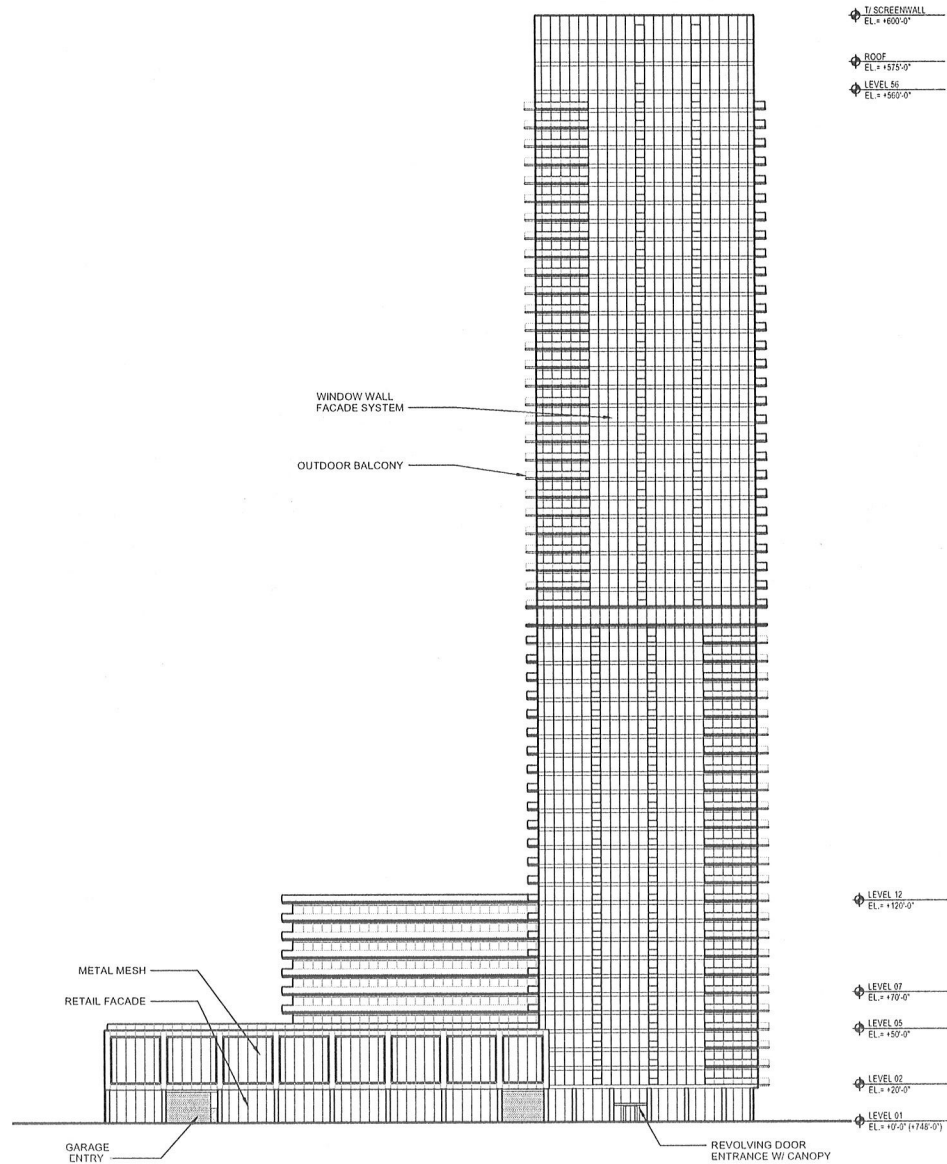
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PHASE 1 GROUND FLOOR PLAN

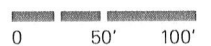


SOUTH ELEVATION

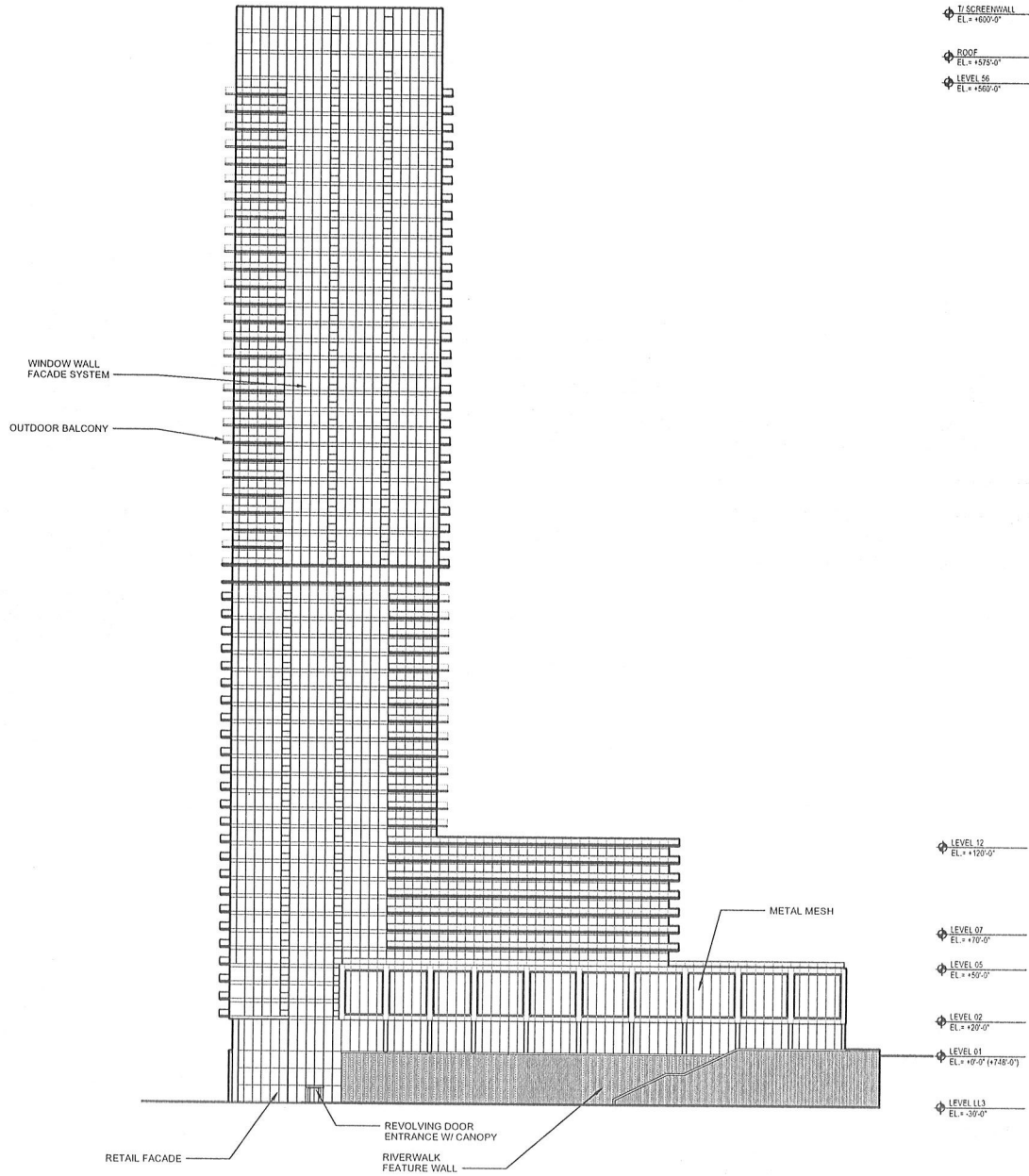


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NORTH ELEVATION

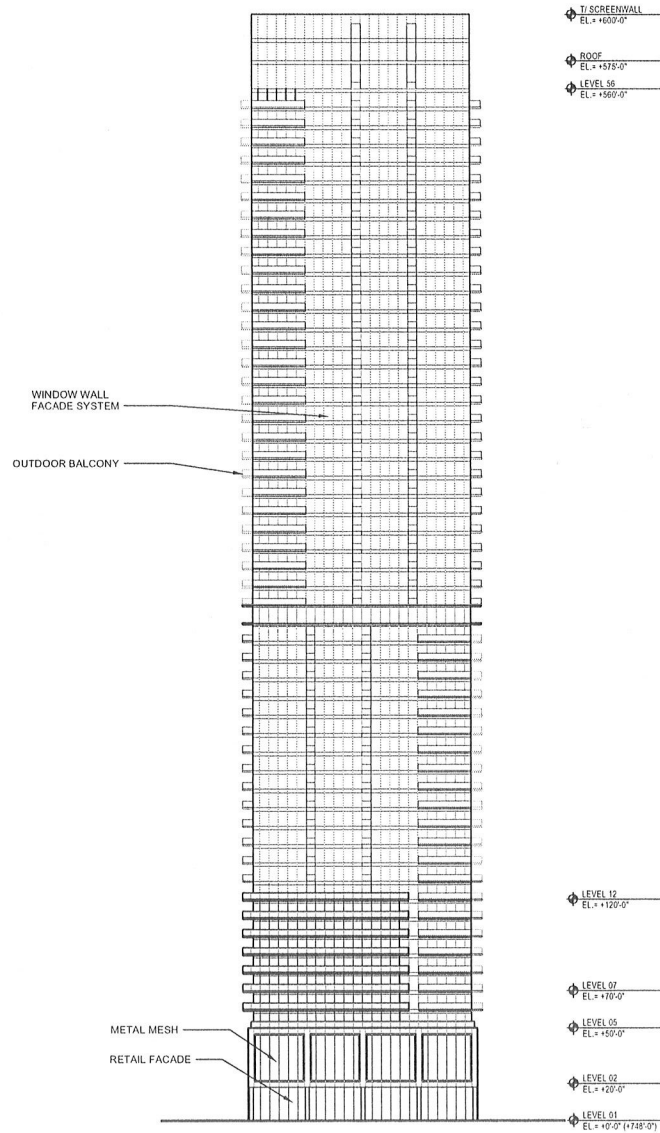


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600378246.3

0 50' 100'

WEST ELEVATION

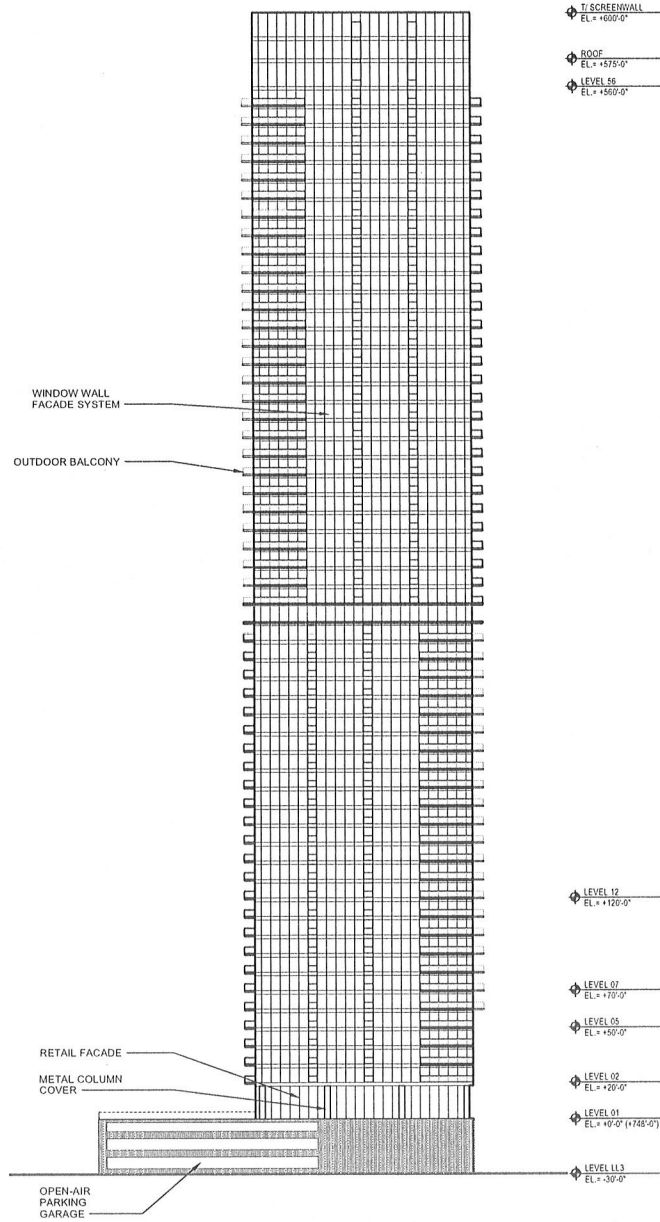


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600378246.3

0 50' 100'

EAST ELEVATION



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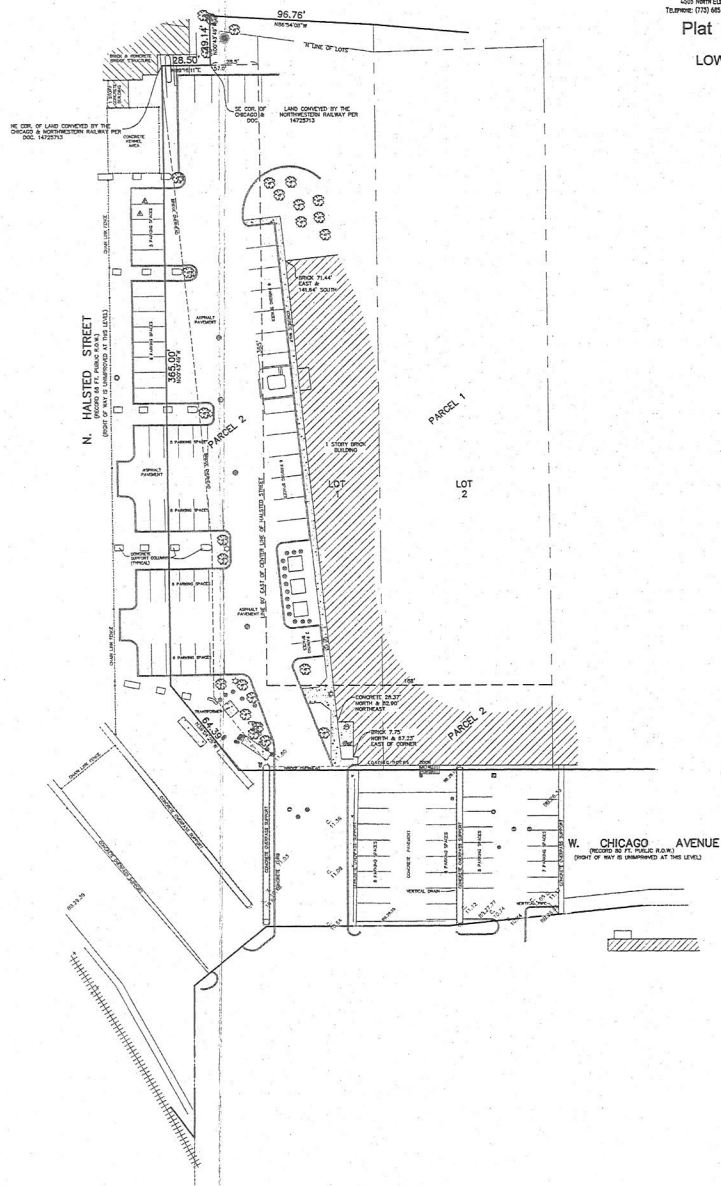
600378246.3

0 50' 100'

- Ⓢ Storm Mft
- Ⓢ Storm CS
- Ⓢ Storm Inlet
- Ⓢ Sun Storm Combo Mft
- Ⓢ Water Mft
- Ⓢ Water Meter
- Ⓢ Water Fire Hydrant
- Ⓢ Telephone Mft
- Ⓢ Utility Pole
- Ⓢ Electric Manhole
- Ⓢ Electric Vault
- Ⓢ Electric Hand Hole
- Ⓢ Electric Pedestal
- Ⓢ Electric Light Pole
- Ⓢ Electric Traffic Signal
- Ⓢ Electric Light Pole with Traffic Signal
- Ⓢ Street Ground Light
- Ⓢ Electric Mounted Wall Light
- Ⓢ Gas Burfield Box
- Ⓢ Gas Meter
- Ⓢ Gas
- Ⓢ Tree - Deciduous
- Ⓢ Tree - Evergreen
- Ⓢ Sign Post
- Ⓢ Bumper Post
- Ⓢ Unclassified Manhole
- Ⓢ Air Conditioner
- Ⓢ Hose Connection
- Ⓢ Fire Alarm
- Ⓢ Iron Pipe
- Ⓢ A.U.U.T. Mark - Gas
- Ⓢ A.U.U.T. Mark - Electric

GRAPHIC SCALE

(IN FEET)
1" = 25'



SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2024

Note (BAC) denotes Record and Measured Distances respectively.

Distances are marked in feet and decimal point form. Compare all points BEFORE building by name and at our report any differences BEFORE distance is done.

For assessments, building lines and other relationships not shown on survey plat refer to your street, deed, contract, utility policy and local building line regulations.

NO dimensions shall be assumed by state measurement after this plat.

Misrepresentation or wilful errors were not at all the clients request.

Unless otherwise noted the Bearing, Distance, Elevation Datum and Coordinate Datum if used is ADJUSTED.

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ORDERED BY: CHS GROUP	ORDER NO:	QUANTITY:
ADDRESS: 700 WEST CHICAGO AVENUE	PG:	8
GREIMLEY & BIEDERMANN PLCC CORPORATION P.O. BOX 90-0532 PHOENIX, AZ 85068 1100 North Sutton Avenue, CHICAGO, IL 60606 TELEPHONE: (773) 835-5542 FAX: (773) 835-5544		
ORDER NO:	DATE:	PRICE NO:
2023-31288-002	JAN 27, 2023	2 of 2
TOTAL: \$ 25.00 TAX: \$ 0.00 TOTAL: \$ 25.00		