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 Traffic Study for review and approval by CDOT. If the study indicates the installation of a traffic signal at Chicago and Jefferson is required as part of such phase, the Applicant agrees to fund and install the necessary 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:

   - 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.

The Applicant commits to provide and fully fund the following infrastructure improvements. All infrastructure improvements will be subject to review and approval by CDOT and must be designed and constructed in accordance with the CDOT Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

- Installation of countdown pedestrian signals at the intersection of Chicago Avenue and Kingsbury Street.

- Installation of a new Divvy station on Chicago Avenue.

- Installation of a water taxi stop along the riverwalk (subject to review and approval by other non-Chicago agencies).

4. This Plan of Development consists of 20 Statements; a Bulk Regulations Table; and the following "Plans" prepared by Goettsch Partners and dated June 20, 2024, submitted herein: Existing Land Use Map, PD Boundary and Property Line Map, Planned Development Subarea Map, Site Plan – Master Plan, Landscape Plan – Master Plan, Riverwalk Sections – Key Plan, Riverwalk Sections, Riverwalk and Landscape Sections, Landscape Sections, Landscape Details, Site Plan – Subarea 1, Landscape Plan – Subarea 1, Ground Floor – Subarea 1, Lower Level 1 – Parking Plan – Phase 1, Lower Level 2 – Parking Plan – Phase 1, Lower Level 3 – Parking Plan – Phase 1, South Elevation – Subarea 1, North Elevation – Subarea 1, West Elevation – Subarea 1, East Elevation, Subarea 1, Podium Detail – Subarea 1, Lobby Detail – Subarea 1, and Tower & L27 Detail – Subarea 1, and an ARO Affordable Housing Profile Form ("AHP").

   In any instance where a provision of this Planned Development conflicts with the Chicago Building Code or AHP, the Building Code or AHP, as applicable, 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 all subareas in the area delineated herein as a Planned Development 1399:

Dwelling Units located on and above the ground floor but not located within Buffer Area C-1 pursuant to Section 17-7-0403-C (including Multi-unit Residential and Townhouses); Hotel; 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); Entertainment and Spectator Sports, Large Venue; 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.

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.

Applicant: Onni 700 West Chicago LLC
Address: 700 West Chicago Avenue, Chicago,
Introduced: July 21, 2023
Plan Commission: June 20, 2024

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.

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;
- 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. 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 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.

17. The Applicant acknowledges and agrees that the rezoning of the Property from Planned Development ("PD") No. 1399 to PD 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 688 dwelling units in Subarea 1 (T1-A & T1-B), 542 dwelling units in Subarea 2 (T2-A), and 1,221 units in Subarea 3 (T3-A & T3-B). This statement addresses compliance with the ARO for Subarea 1 (T1-A & T1-B), where the Applicant intends to construct a 688-unit rental building (the "Project"). Compliance with the ARO for Subarea 2 (T2-A) and Subarea 3 (T3-A & T3-B) will be determined in the future if a residential project is proposed, subject to Site Plan Approval as set forth in Statement 15.

Developers of rental projects in the downtown districts with 30 or more units must provide between 10 percent and 20 percent 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 percent of the affordable units on-site and another 25 percent 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 for Subarea 1 has elected the 20 percent option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 138 affordable units (20% of 688) and half of those affordable units are Required Units. The Applicant for Subarea 1 has agreed to satisfy its affordable housing obligation by providing all 138 affordable units in the rental building in Subarea 1, 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 percent 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 percent of the AMI, (y) at least one-third (or 46 units) must be affordable to households at or below 50% of the AMI, of which one-sixth (or 8 of the 46 units) must be affordable to households at or below 40 percent of the AMI, and (z) all income levels must be multiples of 10 percent 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 PD Statement, 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.

18. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contain in the 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.

    Prior to the issuance of the first building permits for the first principal building, the Applicant will enter into a development and maintenance agreement (the "DEMA") with the city for the construction, maintenance, and management of the riverwalk and open space. The DEMA obligations shall be binding upon the Applicant, its successors and assigns, including but not limited to a homeowners or master association whose purpose includes maintaining the riverwalk and open space. Upon completion of the riverwalk and open space, the public access provided for herein shall be memorialized in a public access easement agreement (which may be included in the DEMA) with and for the benefit of the City. The recording and other costs associated with establishing the easement shall be the responsibility of the Applicant. A copy of said public access easement agreement shall be on file with the Department of Planning and Development.

19. 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 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.

20. 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.

Applicant: Onni 700 West Chicago LLC
Address: 700 West Chicago Avenue, Chicago,
Introduced: July 21, 2023
Plan Commission: June 20, 2024

HALSTED LANDING DESIGN GUIDELINES

Introduction:

Purpose

Halsted Landing is a site which is located within the North Branch Framework (NBF) and will substantially comply with the requirements of the North Branch Framework Plan (NBFP) adopted by the Chicago Plan Commission on May 18, 2017, or as amended, with the Chicago River Corridor Design Guidelines & Standards, or as amended, and with the design standards and guidelines outlined in the Chicago Zoning Ordinance.

The design guidelines listed below provide additional standards for buildings and the public realm for development within this planned development site commonly known as Halsted Landing (aka 700 W. Chicago).

Public Realm Guidelines:

Public Realm and Open Space

Incorporate open greenspace that encourages public gathering spaces, seating elements and connection pathways to the river walk and site access points. Public realm will include active, vibrant streets, pedestrian-scaled sidewalks, and welcoming green spaces. All public realm and open space areas are to be well-lit, safe, and publicly accessible. Publicly accessible open spaces will be designed to the applicable standards of Chicago Park District parks.

a. A variety of recreational amenity spaces shall be designed for use by people of all ages.
b. Where feasible, accommodate greenspace adjacent to river walk and along the river.
c. Open space landscape design that is biodiverse and receptive to wildlife habitats.
d. Provide public and accessible design to connect open spaces to street network. Stair and ramp design shall avoid blank walls.

Hardscape Open Space

Incorporate hardscape open space that encourages public gathering spaces, wide walking paths and connection pathways to the river walk and site access points.

a) Hardscape spaces that are publicly accessible and open to the sky above.
b) Hardscape spaces that incorporate native plantings for natural stormwater management.
c) Hardscape spaces that interact with the ground floor programming of the adjacent buildings.
d) Hardscape open spaces between buildings should serve as pedestrian connections through the development, as well as parking and service entrances. These open spaces should be designed with pedestrian priority.

Riverwalk and River Access

a) Incorporate 16'-wide multi-use walking paths and bike lanes along the river.
b) Integrate native plantings for natural stormwater management.
c) Incorporate plantings that encourage natural wildlife habitats.

d) Establish pedestrian connections to the river walk through adjacent hardscape or green space with tiered steps.
e) Provide a mix of high-quality built-in and moveable site furnishings within seating niches outside of the 16ft required shared Riverwalk.
f) Where appropriate, the Riverwalk shall include educational and interpretive signage.
g) The Riverwalk will incorporate the Chicago River brand signage with directional, wayfinding, and mile marker signs.
h) All proposed improvements must conform with the Chicago River Design Guidelines.

Site and Riverfront Ecology

a) The Riverwalk design should enhance ecological conditions and aid in the restoration of the river.
b) Where the site allows, the Riverwalk will incorporate wetland elements to encourage habitat for various aquatic wildlife.
c) Where the site allows, the Riverwalk will include native habitat to improve the environment for resident and migratory birds, pollinators, and other native species.

Riverwalk Activation

a) Locate active uses such as building amenity areas and commercial areas facing the Riverwalk.
b) Buildings facing the Riverwalk should have entrances facing the Riverwalk.

New Pedestrian Overlook

a) Where feasible on site, incorporate an elevated area for visual connection across the river to adjacent properties (Halsted Landing preferably).
b) Design treatments and materials should be specific to context.
c) Integrate best practices in lighting.

Streetscapes

a) Vehicular circulation paths should include wayfinding signage throughout the site.
b) Where feasible on site, consider permeable paving and other natural stormwater management strategies.
c) Street-specific elements shall be reviewed by and approved by CDOT at each phase of development to ensure that they follow those standards and reach the best use of the public way.
d) Where feasible on site, maintain wide sidewalks for pedestrians.

Ground Floor Guidelines:

Street Level Activation

a) Reserve ground level of buildings for the most actively used spaces and program (i.e., grocery, retail, lobby, and daycare etc.).
b) Maintain view corridors and accessible pathways from Halsted St. to the ground level for pedestrians and bikers.
c) Where feasible, incorporate vision glass and well-lit spaces on the ground level.
d) Where feasible, incorporate high-quality building materials and pedestrian-scaled details at the ground level.
e) Primary building entrances are to be visible from the street and easily accessible, and evident in daytime and at night.

Services and Parking

a) Where feasible, locate parking below ground so as to minimize the height of above-grade parking structures on site.
b) Locate service drives and loading zones away from Halsted Street.
c) Where feasible, parking and loading entrances to garage(s) should be located off of the inner private drive and not directly off of Halsted St or Chicago Ave.
d) Incorporate drop-off and lay-by lanes near building lobby where feasible.
e) Locate trash removal and move-in related program underground where possible.

Built Form Guidelines:

Base Building / Podium

a) Integrate well-lit and transparent glass at the levels that meet the ground plane where possible, except where bird friendly design elements are incorporated.
b) Activate the upper-most level of the podium with active use such as amenity and recreational space.
c) When parking is located within a building podium, incorporate screening materials consistent with the building façade materials.
d) The podiums should relate to one another in both scale and materiality to present a cohesive design across the entire site.
e) Podium and tower should relate to one another to provide a cohesive expression.
f) Where residential use is permitted, activate podiums with residential liner units.
g) When parking is located within a building podium, incorporate screening materials consistent with the building façade materials.
h) The podiums should relate to one another in terms of design, scale, and materiality to present a cohesive design across the entire site.
i) Podium and tower should relate to one another to provide a cohesive expression.

Height and Massing

a) The building towers should be of varying heights to introduce variety into the development, as well as maximize views and sunlight exposure.
b) Taller buildings should consider orientation and slenderness.
c) Building massing shall achieve a varied and distinctive skyline.
d) Step down the heights of buildings to transition to the scale of the surrounding neighborhoods.
e) The tops of the buildings should be varied massing and design to introduce variety into the development.
f) Balconies and terraces should be integrated into the building façade design within residential towers.
g) Roof top mechanical equipment should be concealed from pedestrian view within architectural enclosures consistent with the overall building.
h) To preserve access to sunlight, building towers should have adequate separation between them.

Building Material Guidelines

a) Promote the architectural and urban design, sustainability, longevity and creative expression with visionary design and high-quality materials.
b) Buildings should not be clad in low-quality materials with low aesthetic value such as EIFS, CMU or metal siding, etc.
c) All of the building's facades shall be designed as significant facades and there shall not be a "backside" to the building.

d) Incorporate bird-friendly glass up to 50' in height on the façades of the buildings where applicable.
e) Building materials used on new buildings shall be informed by the building materials on other existing buildings in the surrounding neighborhood but not necessarily used in the same way.
f) Buildings will employ architectural materials consistent with contemporary building practices, such as high-quality wall systems in glass, metal, masonry, architectural concrete, or hardwood.
g) Design of future towers to be varied to create dynamic facades.
h) Some architectural design features of the towers should be consistent across all of the buildings to create a cohesive development.

Building Performance

a) Building enclosure should utilize environmentally responsible design by reducing heat loads and maximizing occupant comfort.
b) Use of green technologies and recycled materials is encouraged.
c) Prioritize energy efficiency and human health.
d) Consider energy district solution for entire development where feasible.
e) Treat all forms of water as valuable resources.

- End -

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
Hotel Keys:	280
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:	**2,451** (1 per dwelling unit)
Subarea 1 (T-1A & T1-B):	688
Subarea 2 (T2-A):	542

Applicant: Onni 700 West Chicago LLC
Address: 700 West Chicago Avenue, Chicago,
Introduced: July 21, 2023
Plan Commission: June 20, 2024

Subarea 3 (T-3A & T-3B):	1,221
Minimum Setbacks:	Per plans

Applicant: Onni 700 West Chicago LLC
Address: 700 West Chicago Avenue, Chicago,
Introduced: July 21, 2023
Plan Commission: June 20, 2024

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ARO Intake Application

Close

Submission ID: 854827

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirely online at: https://codelibrary.amlegal.com/codes/chicago/latest/chicago_il/0-0-0-2598874.
The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31/2023 and its requirements have been incorporated into this web form. More information is available in Section 2-44-105 of the City's Municipal Code.
PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function.
Before starting the submission process, please gather and complete all the necessary documentation outlined in Article 5.1.2 of the ARO Rules, and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for download here. The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.
If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- Dimensional Floor Plans with affordable units highlighted
- If affordable units are proposed off-site, off-site unit application as detailed in Article 6.2.5 of the ARO Rules.
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency.

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOH staff.
The ARO Rules are available online at www.chicago.gov/ARO. If you have any questions about completing this application, please contact ARO@cityofchicago.
Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to ARO@cityofchicago.org.

Applicant Name * Onni 700 West Chicago LLC

Applicant Contact Person * Paul Purewal

Applicant Email * ppurewal@onni.com

Applicant Phone * (312) 485-6941

Applicant Address * 200 N. LaSalle Street, Suite 300

Attorney Name * Katie Jahnke Dale

Attorney Email * katie.dale@us.dlapiper.com

Development Information

Development Address:

From * 700

To

Direction * W

Street Name * CHICAGO

Zip Code * 606542824

Ward * 27

ARO Zone * Downtown

Development Name * 700 W Chicago

If you are working with a Planner at the City, what is his/her/their name? Max Lyon

Zoning Application Number (if applicable)

Council Introduction Date * 7/21/2023

Is your project currently in, or do you plan to rezone to, a downtown zoning district? *

ARO Trigger * Zoning Entitlement

Development Type * Rental

Total Units * 688

Is your Project in a Transit Served Location? *

with 4.0 FAR (100% on-site requirement)

Estimated date marketing will begin *

1/1/2030

Estimated date of building permit (in-lieu fee, $5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *

1/1/2029

ARO Requirements

ARO Option

- 20% at 60% average AMI
- 16% at 50% average AMI
- 13% at 40% AMI
- 10% at 30% AMI

ARO Option

- 20% at 100% AMI
- 16% at 80% AMI

ARO Option *

- 10% SET-ASIDE AT A WEIGHTED AVERAGE OF 60% OF THE AMI

ARO Option *

- 10% AT A WEIGHTED AVERAGE OF 100% AMI
- 8% AT A WEIGHTED AVERAGE OF 80% AMI

Affordable Units Required *	Minimum On-Site Units *	Maximum Units Paid For In-Lieu *
138	35	69

Proposed On-Site Units *	Proposed Off-Site Units *	Proposed In-Lieu Units *
139	0	0

In-Lieu Amount Owed *	On-Site Units To CLIHTF or CHA *
$0.00	0

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in lieu fee or provide an additional unit to satisfy the fractional obligation. The in lieu fee for any fractional unit will be calculated as follows: [fractional unit] x [applicable in lieu fee].

Off Site Address:

From	To	Direction	Street Name
		Select One	Select One

Zip Code	Ward	ARO Zone

Off-Site Type

Select One

Off-Site Admin Fee

$ 0.00

Forms

Unit Mix and Square Footage Spreadsheet *

700 W Chicago - ARO_Affordable Units.xlsx

Dimensioned Floor Plans with affordable units highlighted

23121 - 700 W Chicago - Unit Plans.pdf

If ARO units are CLIHTF or CHA, attach signed acceptance letter

If off-site units are new construction, attach:

A. Schematic and design development drawings for on-site units

B. Schematic and design development drawings for off-site units

If off-site units are rehab, please attach the following documents:

A. Schematic and design development drawings for on-site units

B. Schematic and design development drawings for off-site units

C. A Physical Needs Assessment (PNA)

D. Surveys

E. Outstanding code violations

F. Scope of work and estimated cost of renovations

Off-Site Units Only: Documents Required for Architectural Approval Letter

A. Owner Sworn Statement

B. GC Sworn Statement

C. Bounday Survey

D. Draft permit application prior to submission to the Department of Buildings (DOB)

E. Final construction drawings stamped by the architect of record prior to submission to DOB

OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

A. A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH

B. A copy of the front and back of each building permit for each property with all DOB signoffs

C. A copy of the Certificate of Occupancy for each property (if applicable)

D. Final GC and Owner Sworn Statements

E. All final waivers of lien or a title report showing no liens for each property

F. As built Survey (new construction)

G. Final Issued for Construction Permitted Construction Drawings

H. List of any Buyer changes (if applicable, for-sale units only)

Signature

Developer or their Agent *

Emily Becker

Summary
Work Log

Submission Date: 12/12/2023 03:21:31 PM
Amended Date:
Admin Amended Date:
Admin Amended By:
Admin Amended Justification:

Options	Action
Show Notes	Accept
Email User	Deny
	Follow Up

Close

Project Name	700 W Chicago
Zoning Application number, if applicable	
Address	700 W Chicago
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?*	

Total Units in Project	688
Total Affordable units	139

Summary							
	Market Rate			ARO			
unit type	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordable v. market square footage*
studio	166	30%	528	42	30%	474	90%
one-bed	201	37%	784	61	37%	709	90%
two-bed	139	25%	919	35	25%	904	98%
three-bed	43	8%	1,215	11	8%	1,215	100%
four-bed	0	#VALUE!	#DIV/0!	0	#VALUE!	#DIV/0!	#DIV/0!

*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios).

**the average affordable square footage should be 85% or greater of market-rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines.

Features and Amenities

	Market Rate Units	Affordable Units
Parking	$ 300.00	$ 300.00
Laundry	New In Unit Stacked	New In Unit Stacked
Appliances		
Refrigerator *age/EnergyStar/make/model/color*	New/Fulgor/FM4BM22FBI	New/GE/GTS18GSNSS
Dishwasher *age/EnergyStar/make/model/color*	New/Fulgor/F4DWT24FI1	New/GE/GDF450PSRSS
Stove/Oven *age/EnergyStar/make/model/color*	New/Fulgor/F1SM24S2	New/GE/JB256RTSS
Microwave *age/EnergyStar/make/model/color*	New/GE	New/GE
Bathroom(s) *how many? Half bath? Full bath?*	Depending on Floor Plan: Studio 1 Bath, 1 Bedroom 1 Bath, 2 Bedroom 2 Baths, & 3 Bedroom 2 Baths.	Depending on Floor Plan: Studio 1 Bath, 1 Bedroom 1 Bath, 2 Bedroom 2 Baths, & 3 Bedroom 2 Baths.
Kitchen countertops *material*	Stone, Quartz, or Solid Surface	Quartz, or Solid Surface
Flooring *material*	Wood Look LVT in all living spaces & Porcelain tile in baths.	Wood Look LVT in all living spaces & Porcelain tile in baths.
HVAC	Individually controlled Heat Pumps.	Individually controlled Heat Pumps.
Other	Unit Lighting & Window Coverings in all units. Balconies depending on floor plan.	Unit Lighting & Window Coverings in all units. Balconies depending on floor plan.

AMI Mix for ARO Units

Affordable Units								
Unit Type	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Total Units	Average
Studio	-	2	12	14	12	2	42	60.00%
1 bed	-	3	14	17	14	3	51	60.00%
2 bed	-	2	10	11	10	2	35	60.00%
3 bed	-	1	3	3	3	1	11	60.00%
	-	8	39	45	39	8	139	**60.00%**

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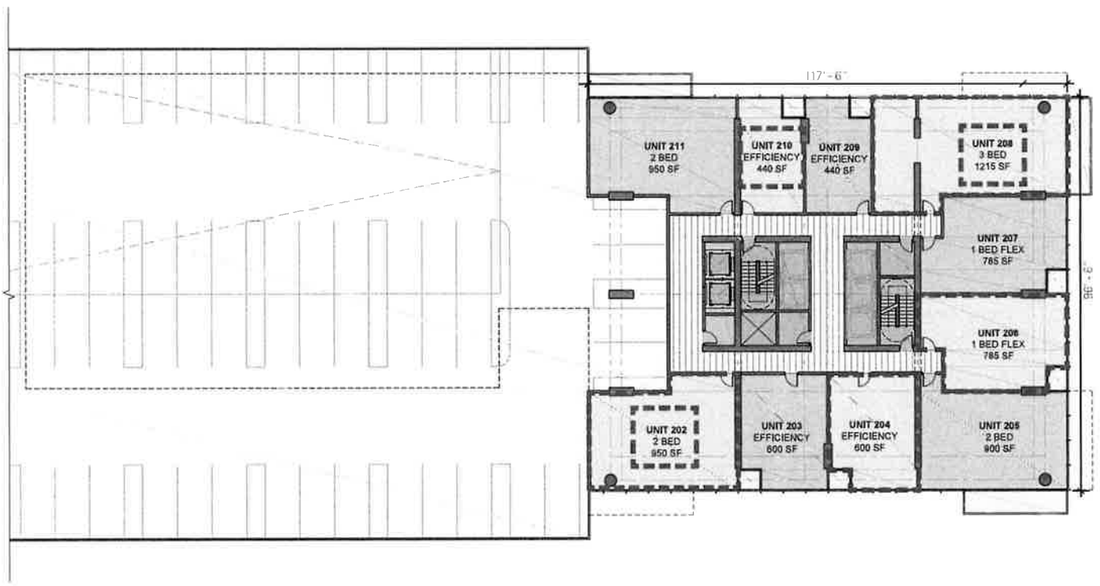
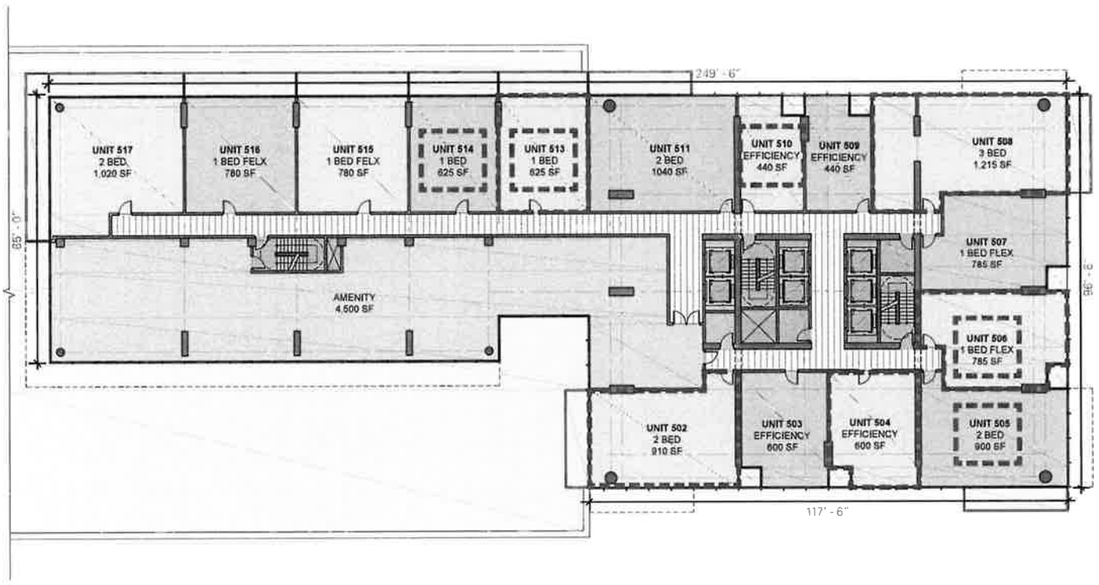
UNIT PLANS: LEVEL 2-4



ADAPTABLE UNIT=

AFFORDABLE UNIT=

UNIT PLANS: LEVEL 5



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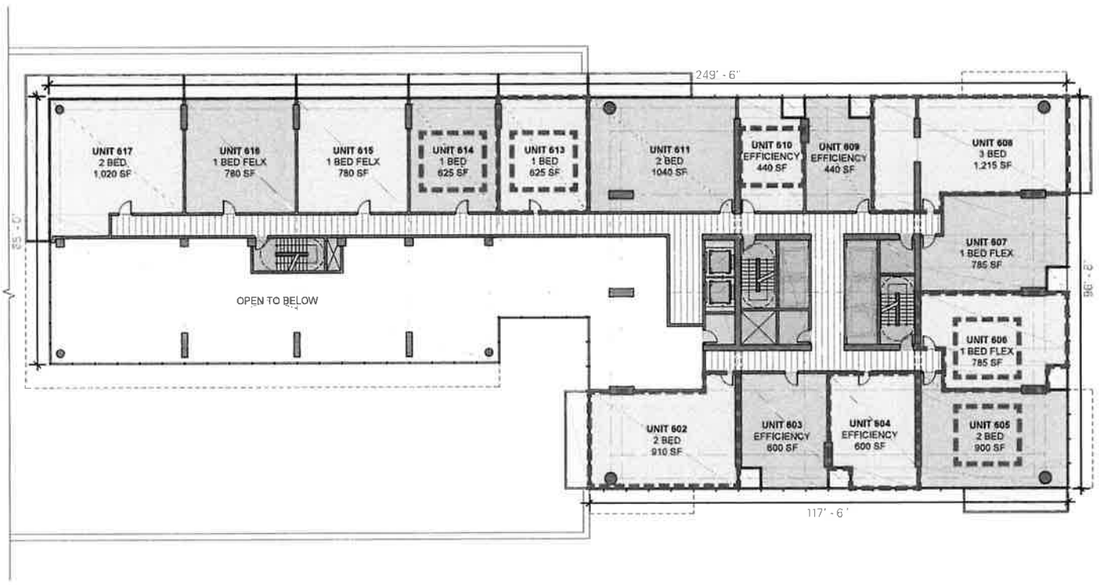
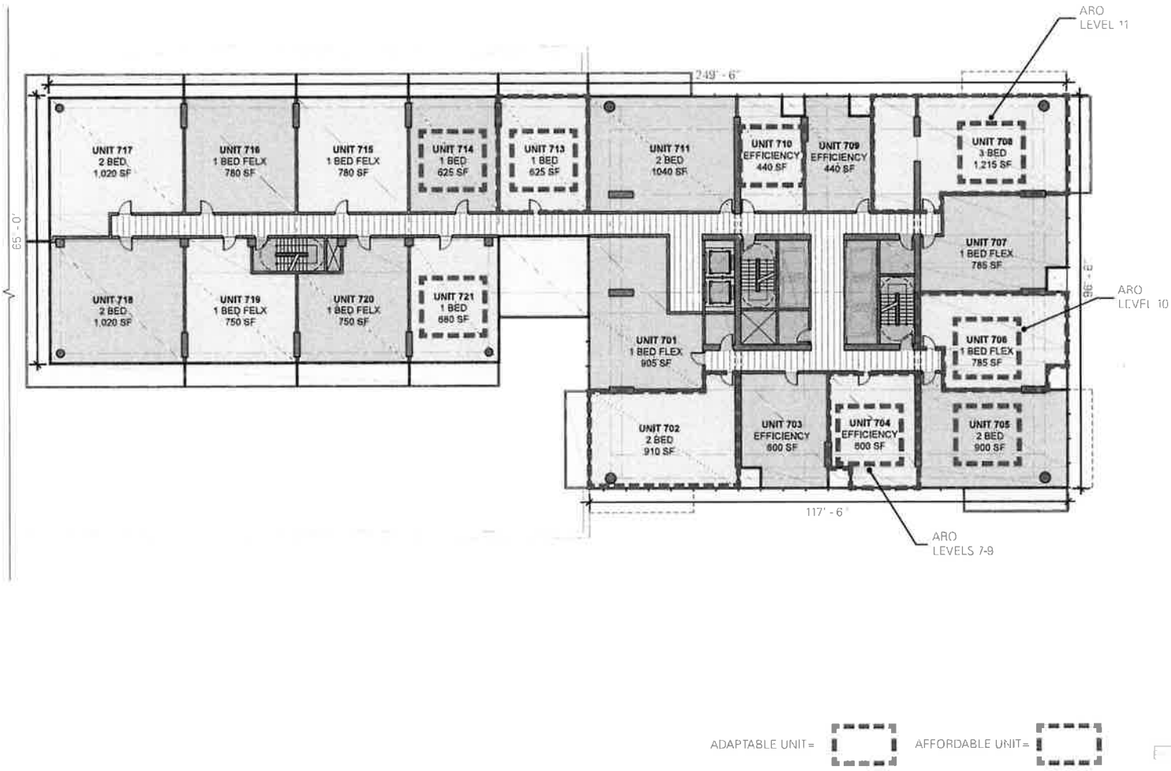
UNIT PLANS: LEVEL 6



UNIT PLANS: LEVEL 7-11



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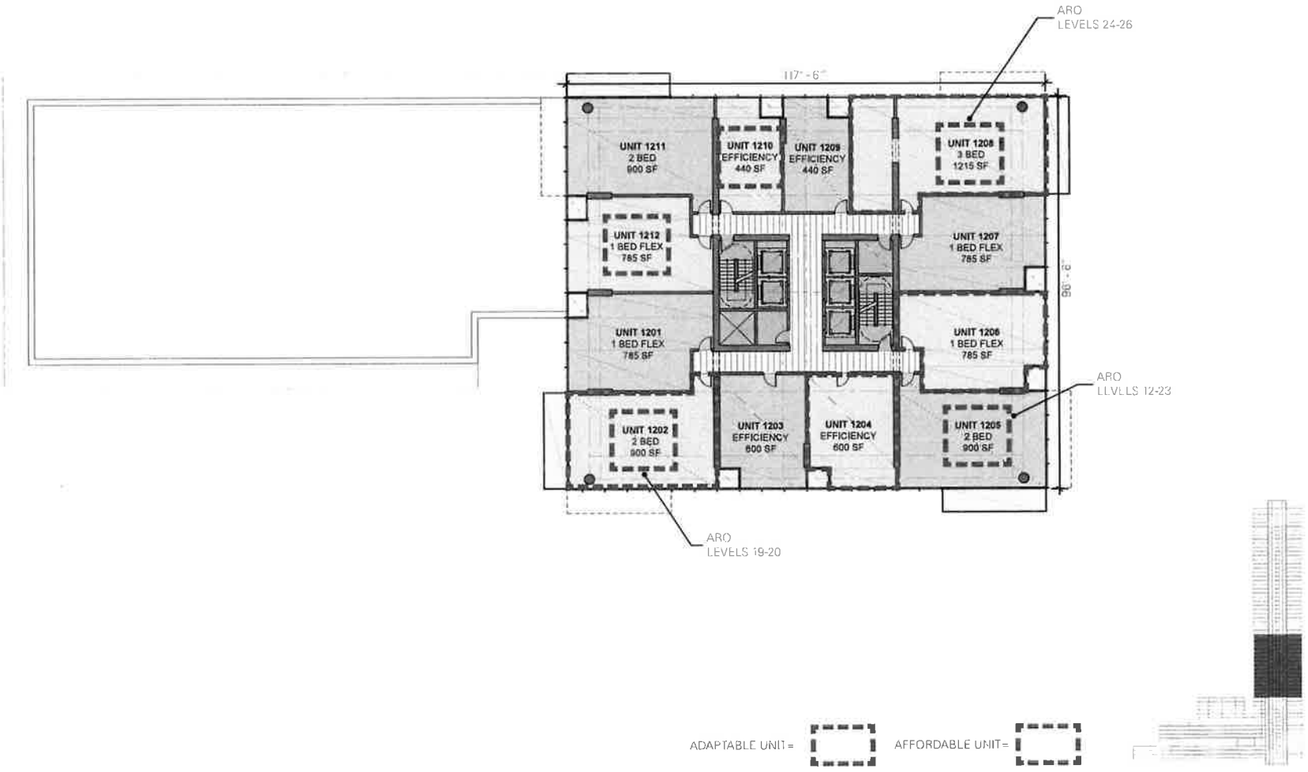
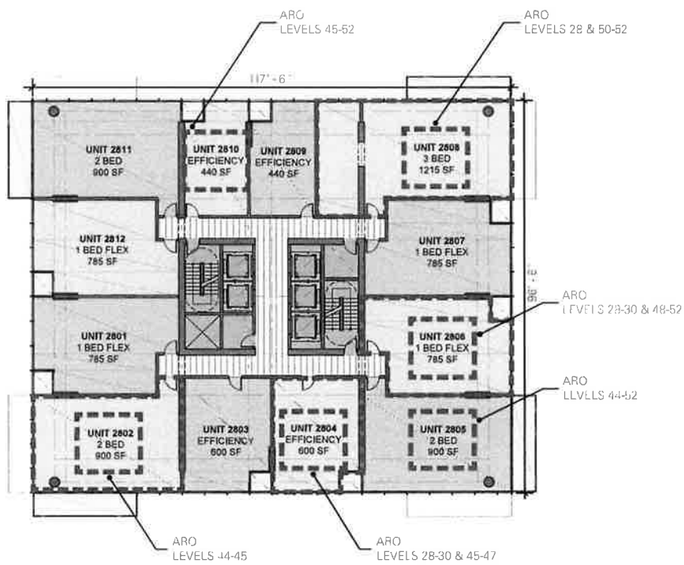
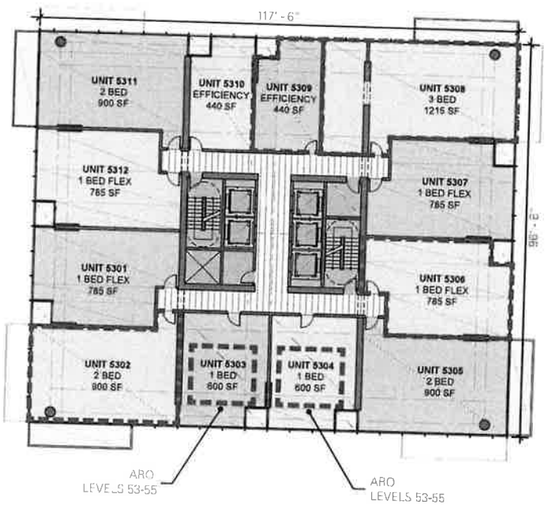
UNIT PLANS: LEVEL 12-26



UNIT PLANS: LEVEL 28-52



UNIT PLANS: LEVEL 53-56



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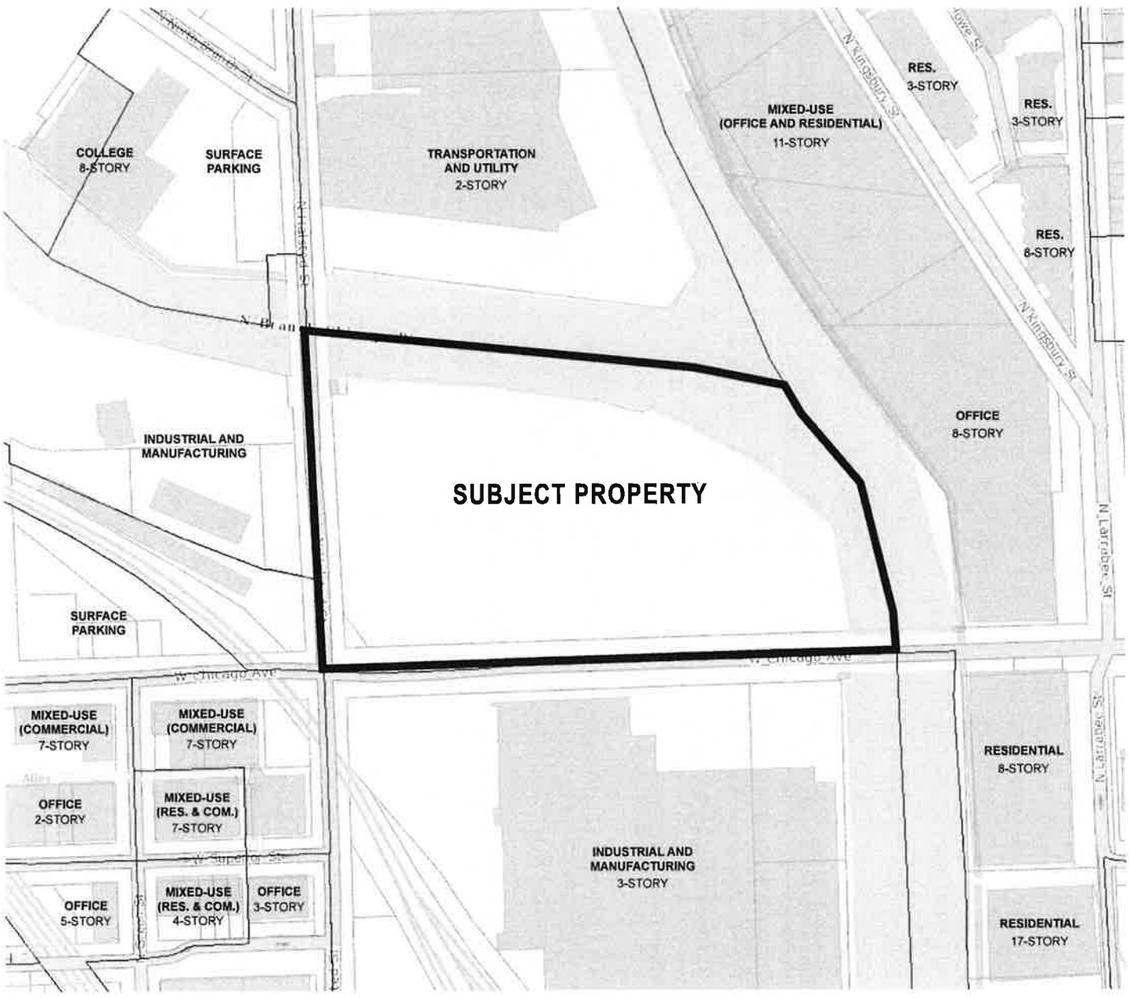
AFFORDABLE UNIT=

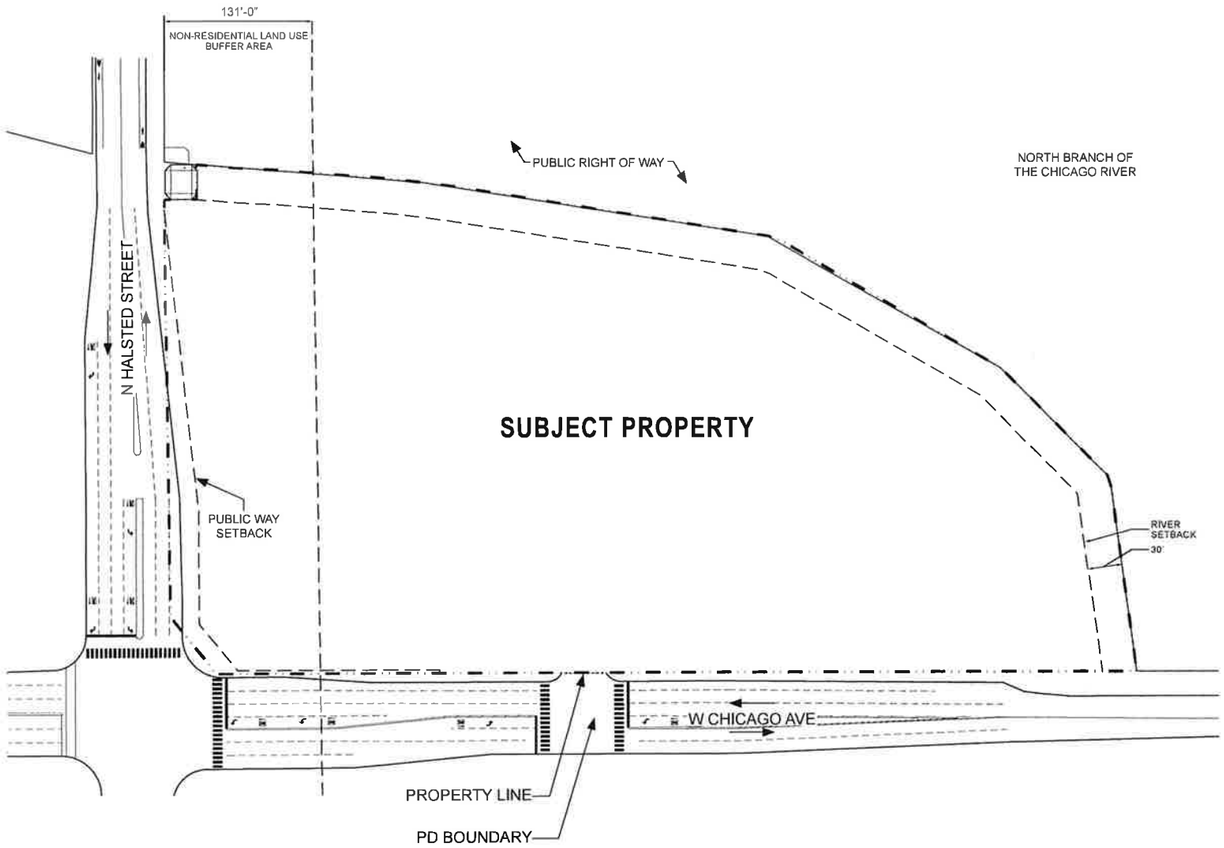
EXISTING LAND USE MAP



Applicant: Onni 700 West Chicago LLC
Address: 700 West Chicago Avenue, Chicago
Introduced: July 21, 2023
Plan Commission: June 20, 2024
60037824 6.3

NTS

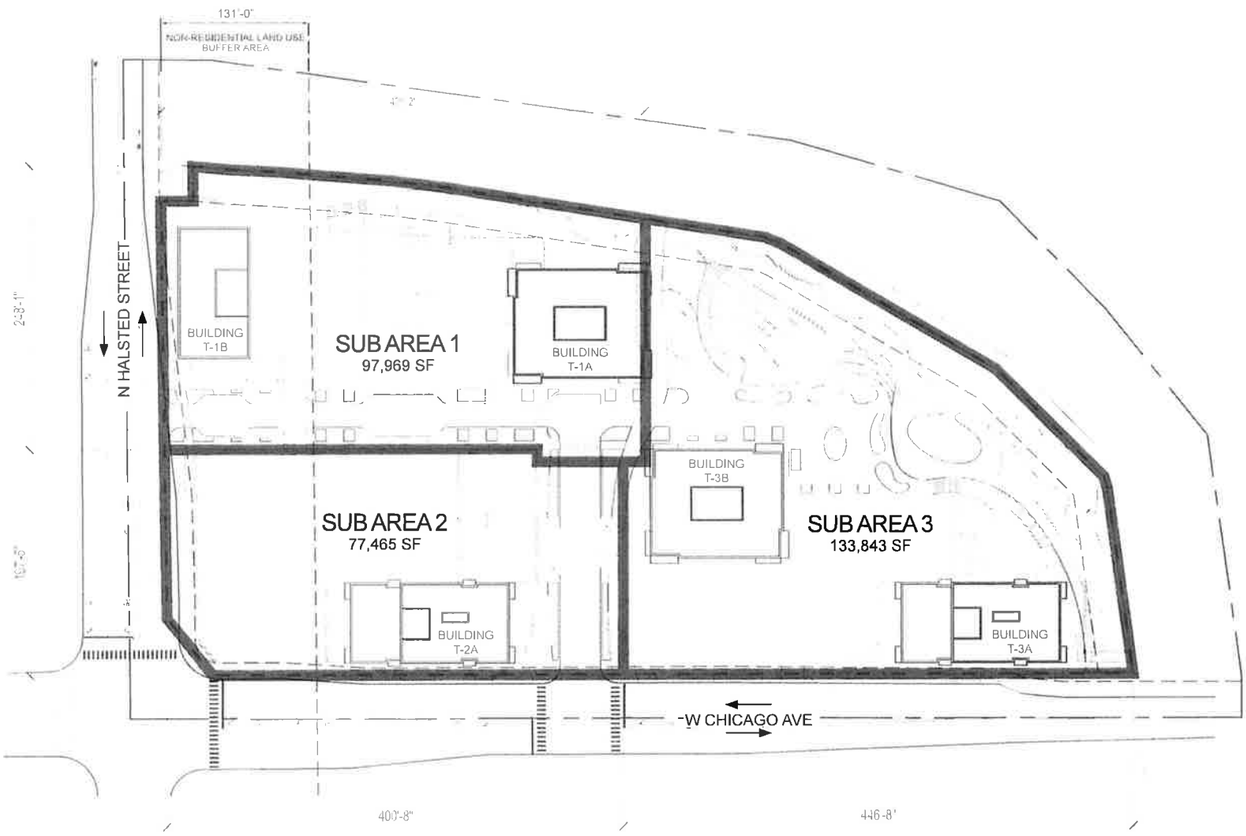
PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



Applicant: Onni 700 West Chicago LLC
Address: 700 West Chicago Avenue, Chicago
Introduced: July 21, 2023
Plan Commission: June 20, 2024
60037824 6 3

0 50' 125'

PLANNED DEVELOPMENT
SUBAREA MAP



Applicant Omni 700 West Chicago LLC
Address: 700 West Chicago Avenue, Chicago
Introduced July 21, 2023
Plan Commission June 20, 2024
60037824 6 3

0 50' 125'

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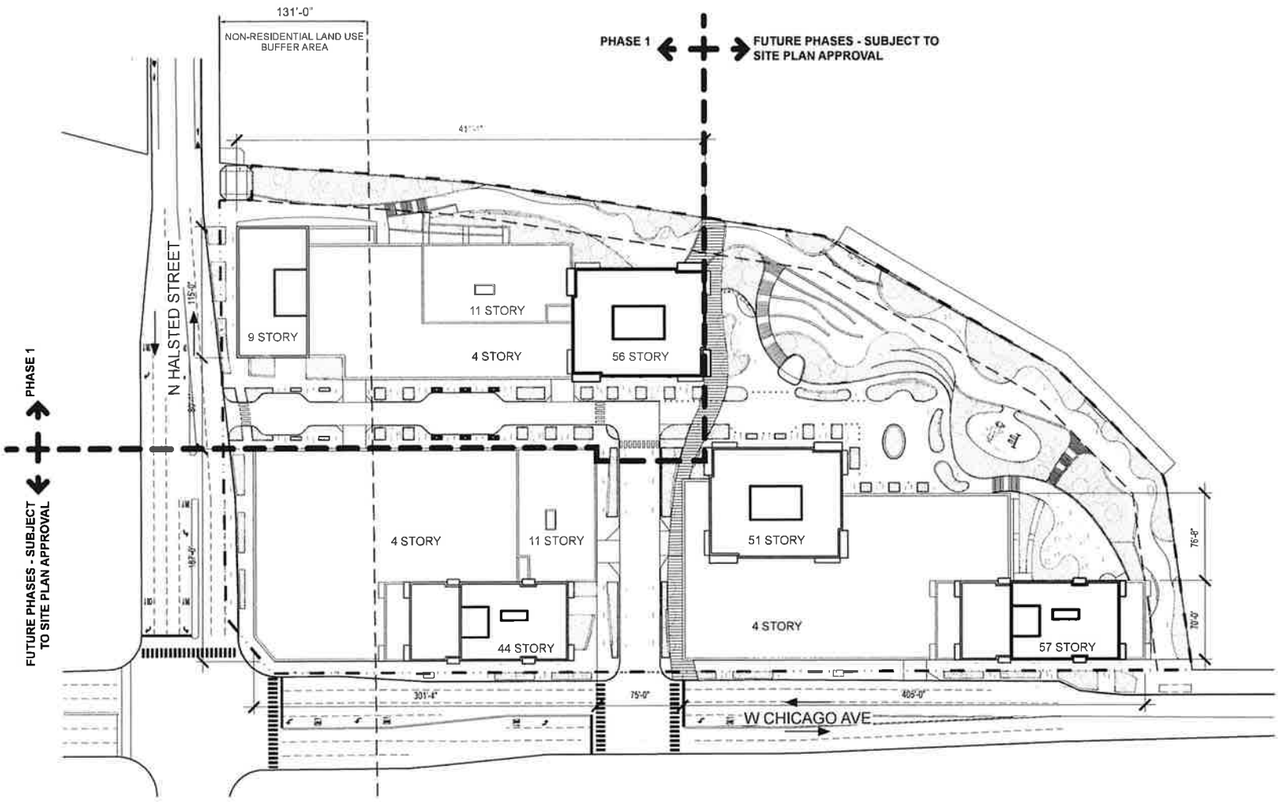
SITE PLAN - MASTER PLAN



Applicant Onni 700 West Chicago LLC
Address 700 West Chicago Avenue, Chicago
Introduced July 21, 2023
Plan Commission June 20, 2024
60037824G.3

0 50' 125'

LANDSCAPE PLAN - MASTER PLAN

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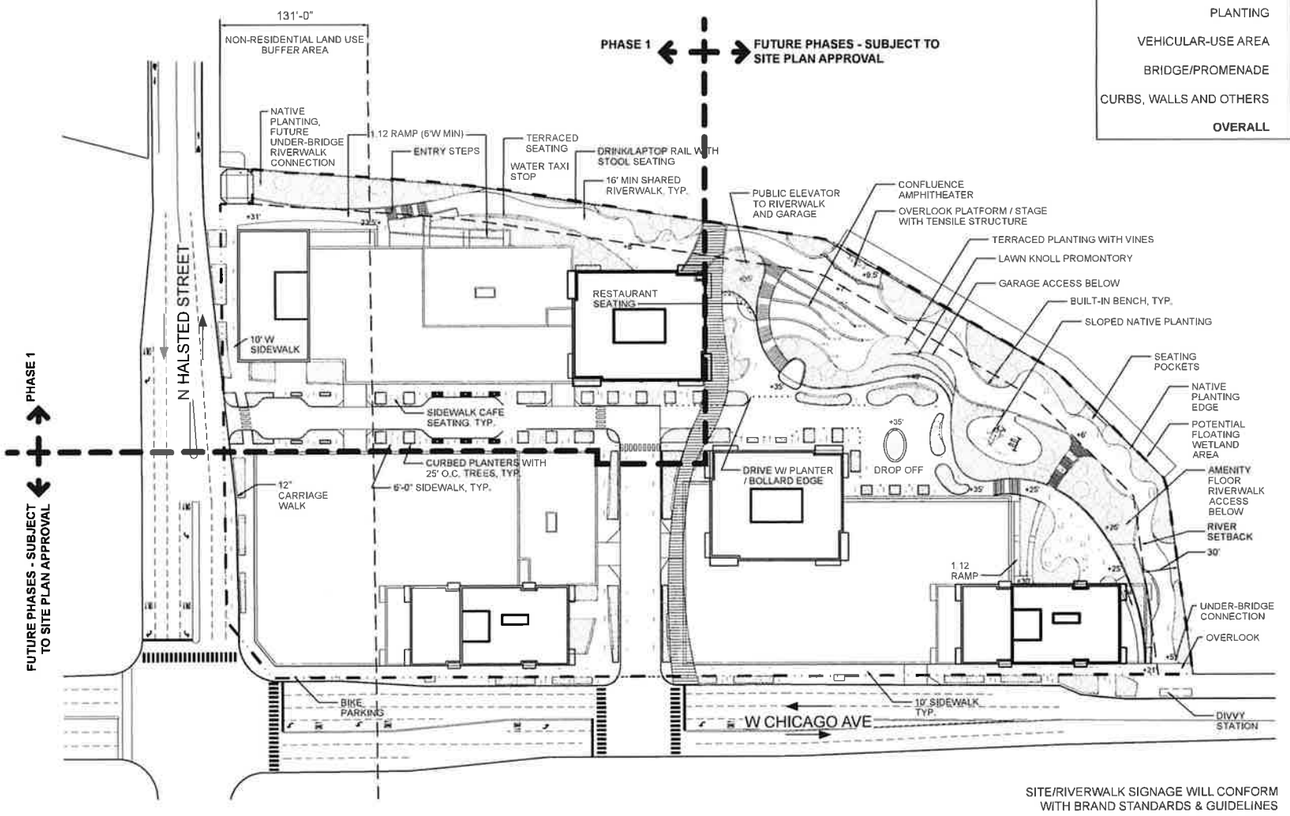
BUILDING FOOTPRINT	154,017 SF
PEDESTRIAN HARDSCAPE	64,534 SF
LAWN	6,134 SF
PLANTING	43,303 SF
VEHICULAR-USE AREA	27,734 SF
BRIDGE/PROMENADE	6,719 SF
CURBS, WALLS AND OTHERS	6,6294 SF
OVERALL	**308,735 SF**



SITE/RIVERWALK SIGNAGE WILL CONFORM WITH BRAND STANDARDS & GUIDELINES

Applicant: Onni 700 West Chicago LLC
Address: 700 West Chicago Avenue, Chicago
Introduced: July 21, 2023
Plan Commission: June 20, 2024
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0 50' 125'

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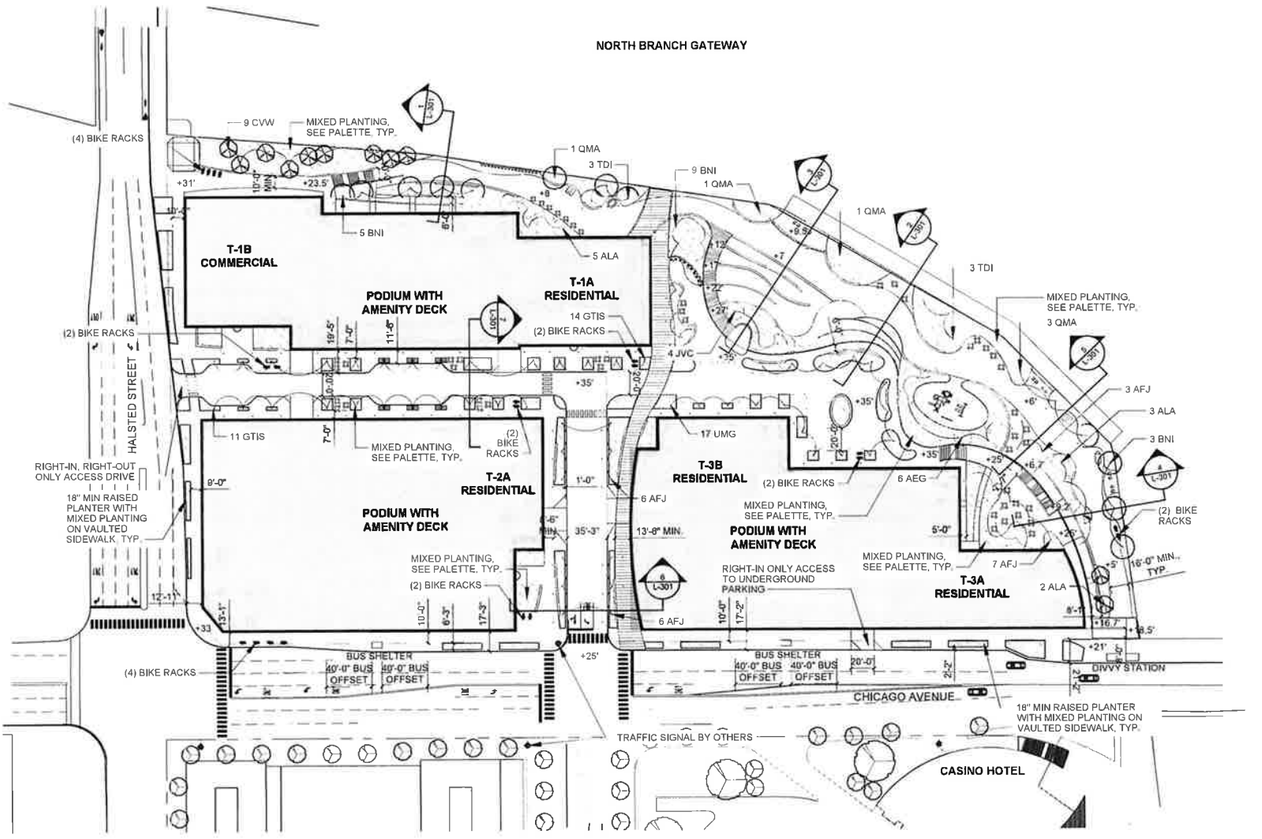
RIVERWALK SECTIONS - KEYPLAN



Applicant: Onni 700 West Chicago LLC
Address: 700 West Chicago Avenue, Chicago
Introduced: July 21, 2023
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0 50' 125'

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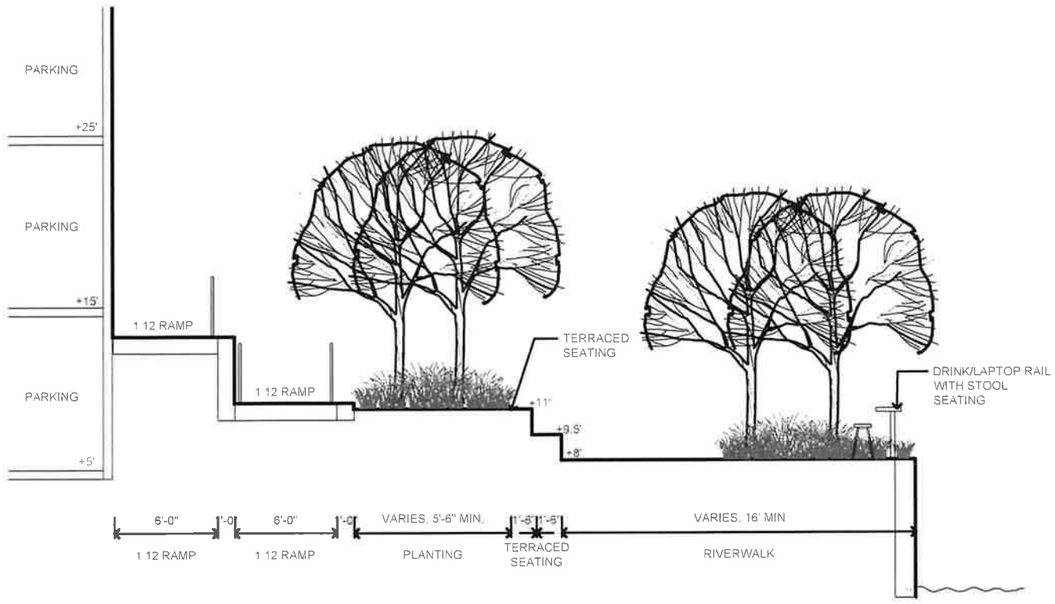
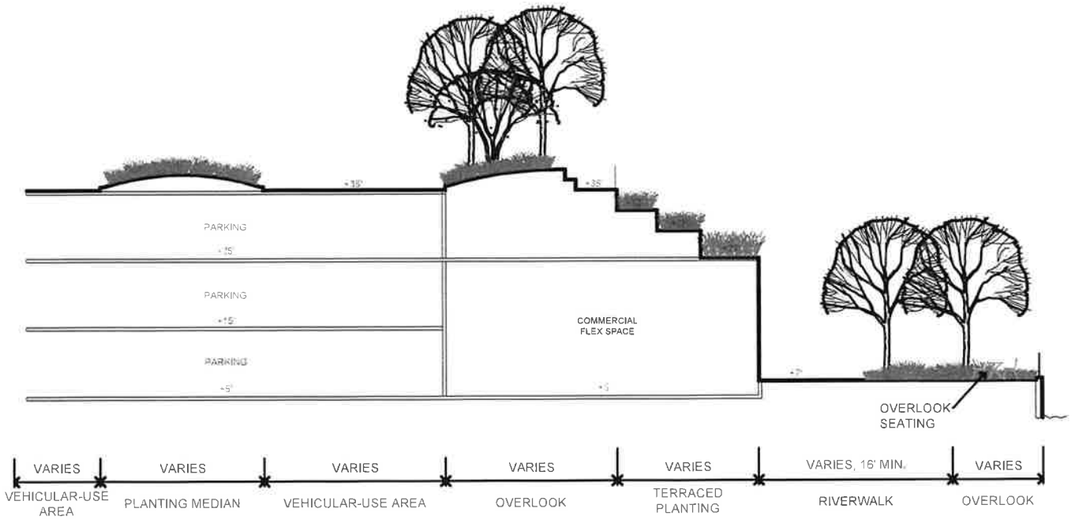
RIVERWALK SECTIONS



1 SECTION @ WESTERN RIVERWALK NTS



2 SECTION @ BELVEDERE TERRACE NTS

Applicant: Onni 700 West Chicago LLC
Address: 700 West Chicago Avenue, Chicago
Introduced: July 21, 2023
Plan Commission: June 20, 2024
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RIVERWALK SECTIONS

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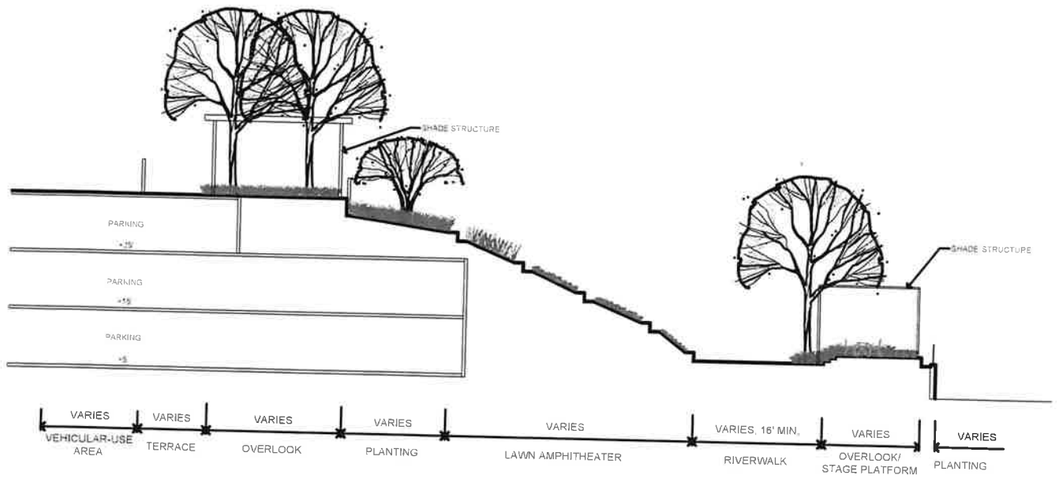
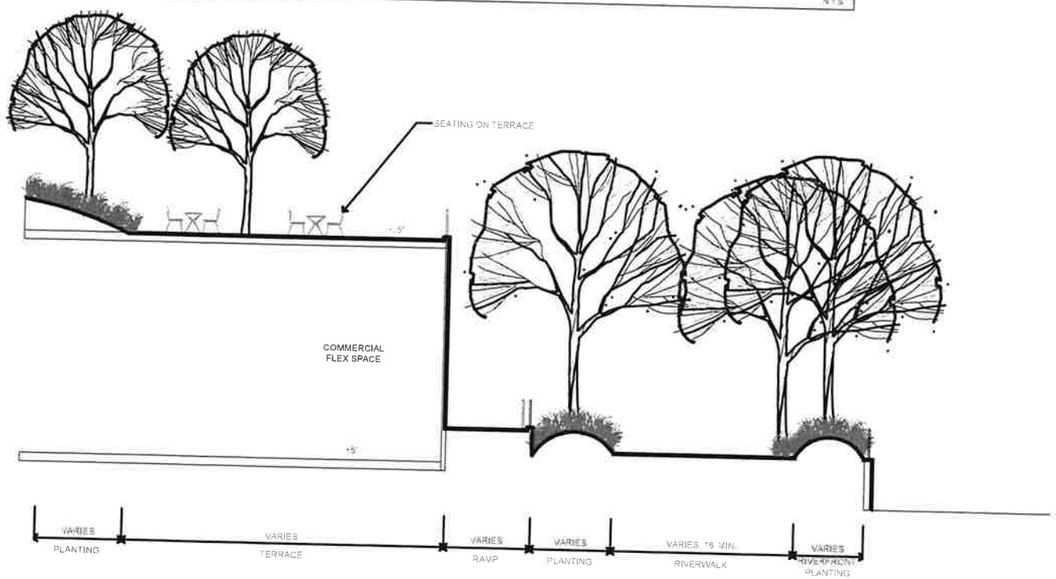


3 SECTION @ AMPHITHEATER NTS



4 SECTION @ RESTAURANT TERRACE NTS

Applicant: Onni 700 West Chicago LLC
Address: 700 West Chicago Avenue, Chicago
Introduced: July 21, 2023
Plan Commission: June 20, 2024
600378246 3

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RIVERWALK & LANDSCAPE SECTIONS

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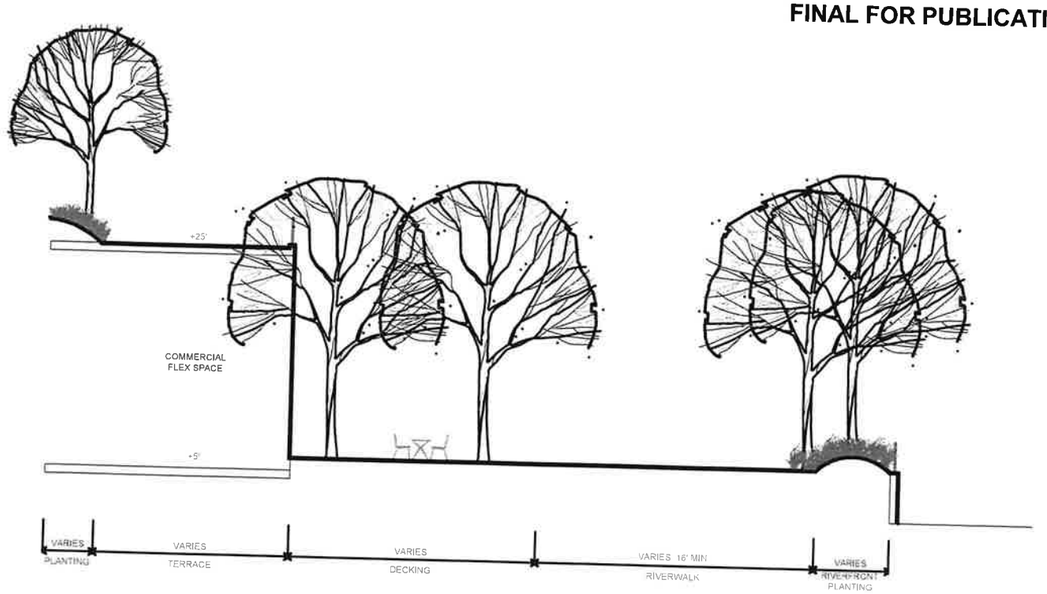
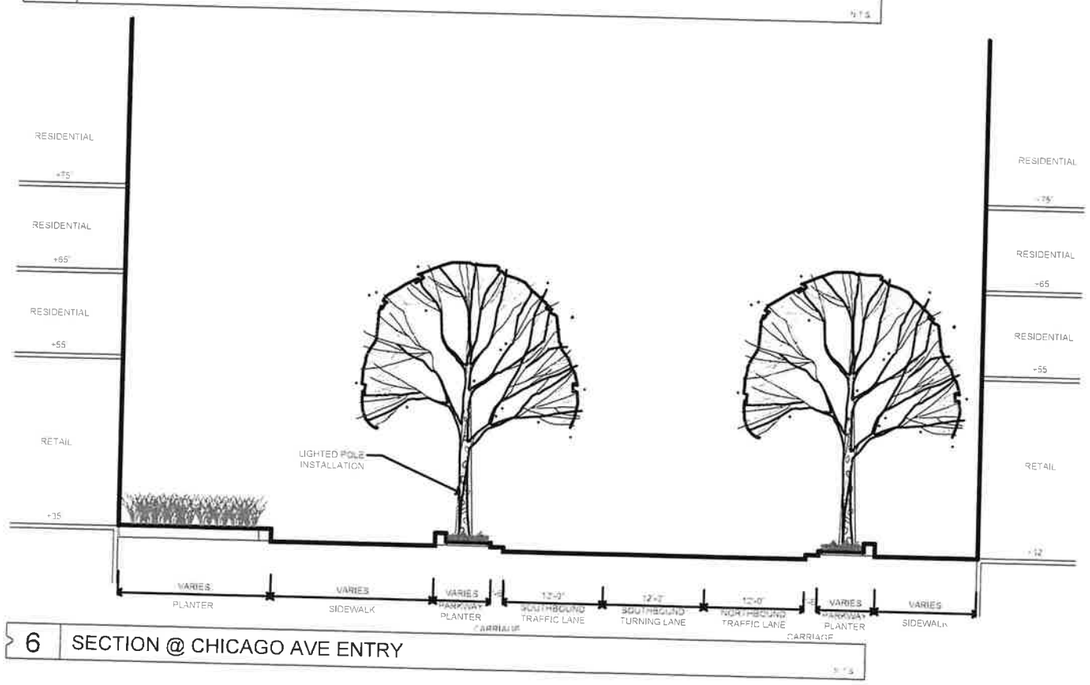


5 SECTION @ MID RIVERWALK

NTS



6 SECTION @ CHICAGO AVE ENTRY

NTS

Applicant: Onni 700 West Chicago LLC
Address: 700 West Chicago Avenue, Chicago
Introduced: July 21, 2023
Plan Commission: June 20, 2024
600378246.3

LANDSCAPE SECTIONS

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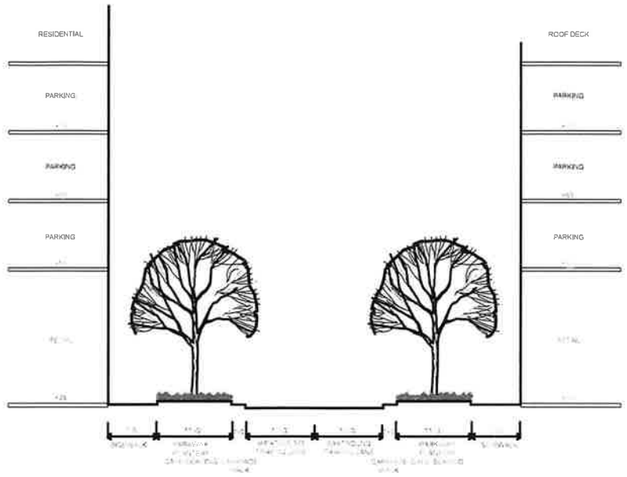

7 SECTION @ HALSTED STREET ENTRY

N.T.S

Applicant: Onni 700 West Chicago LLC
Address: 700 West Chicago Avenue, Chicago
Introduced: July 21, 2023
Plan Commission: June 20, 2024
600378246.3

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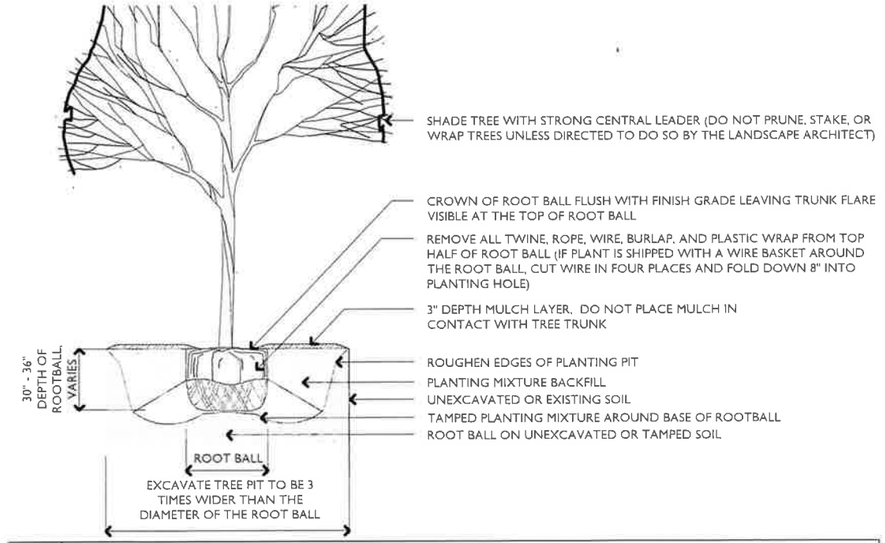
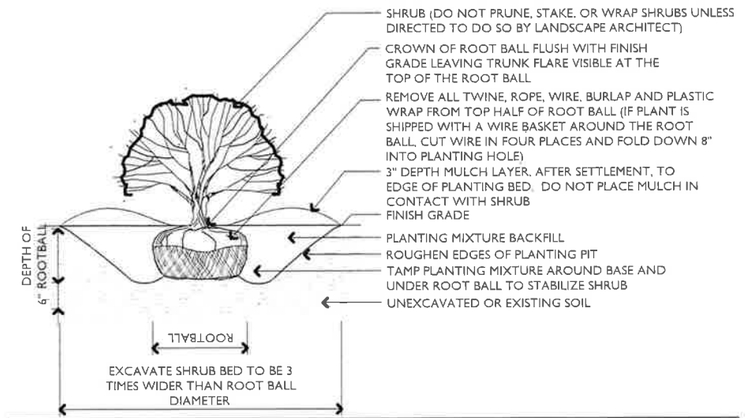
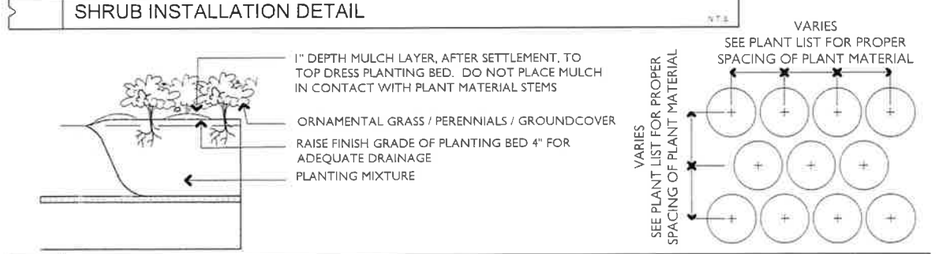
LANDSCAPE DETAILS



NEW TREE IN MUCLH PLANTER DETAIL NTS



SHRUB INSTALLATION DETAIL NTS

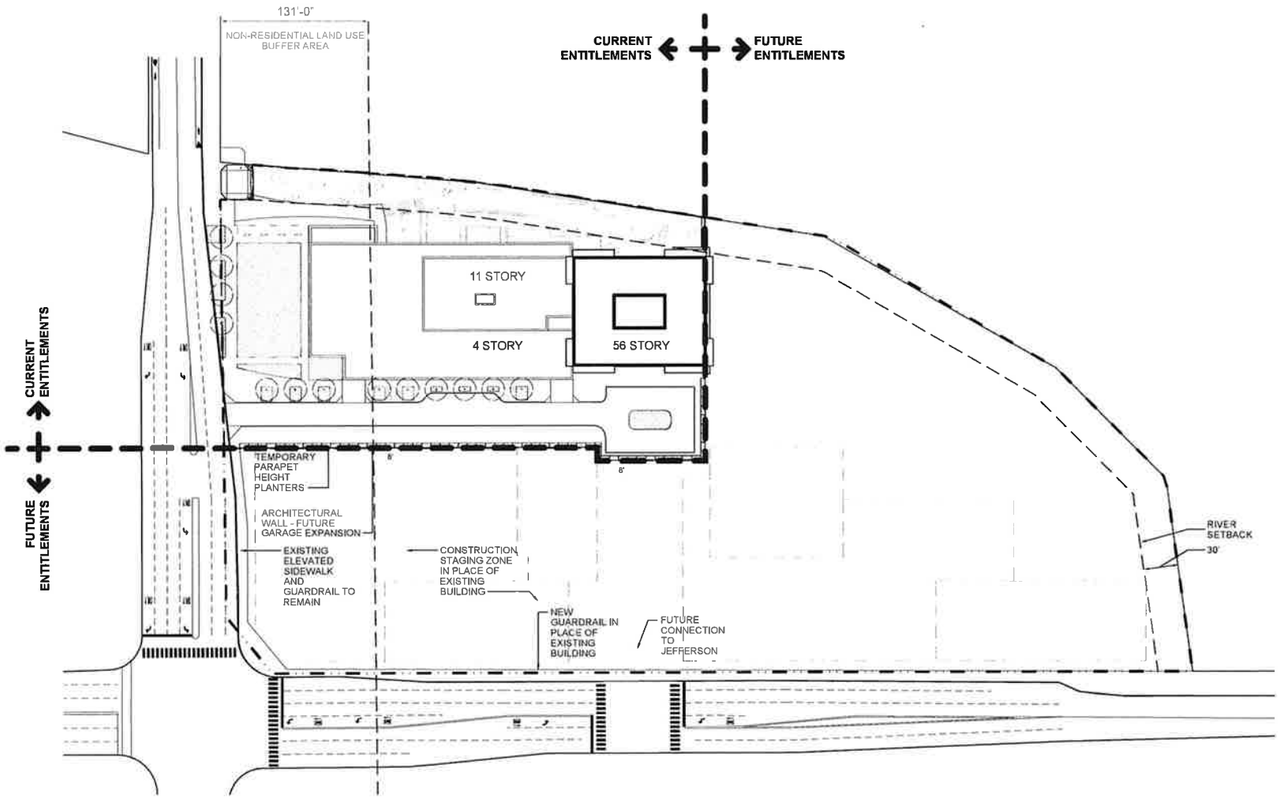


PERENNIALS INSTALLATION NTS

Applicant: Onni 700 West Chicago LLC
Address: 700 West Chicago Avenue, Chicago
Introduced: July 21, 2023
Plan Commission: June 20, 2024
600378246.3

NTS

SITE PLAN - SUBAREA 1



Applicant: Onni 700 West Chicago LLC
Address: 700 West Chicago Avenue, Chicago
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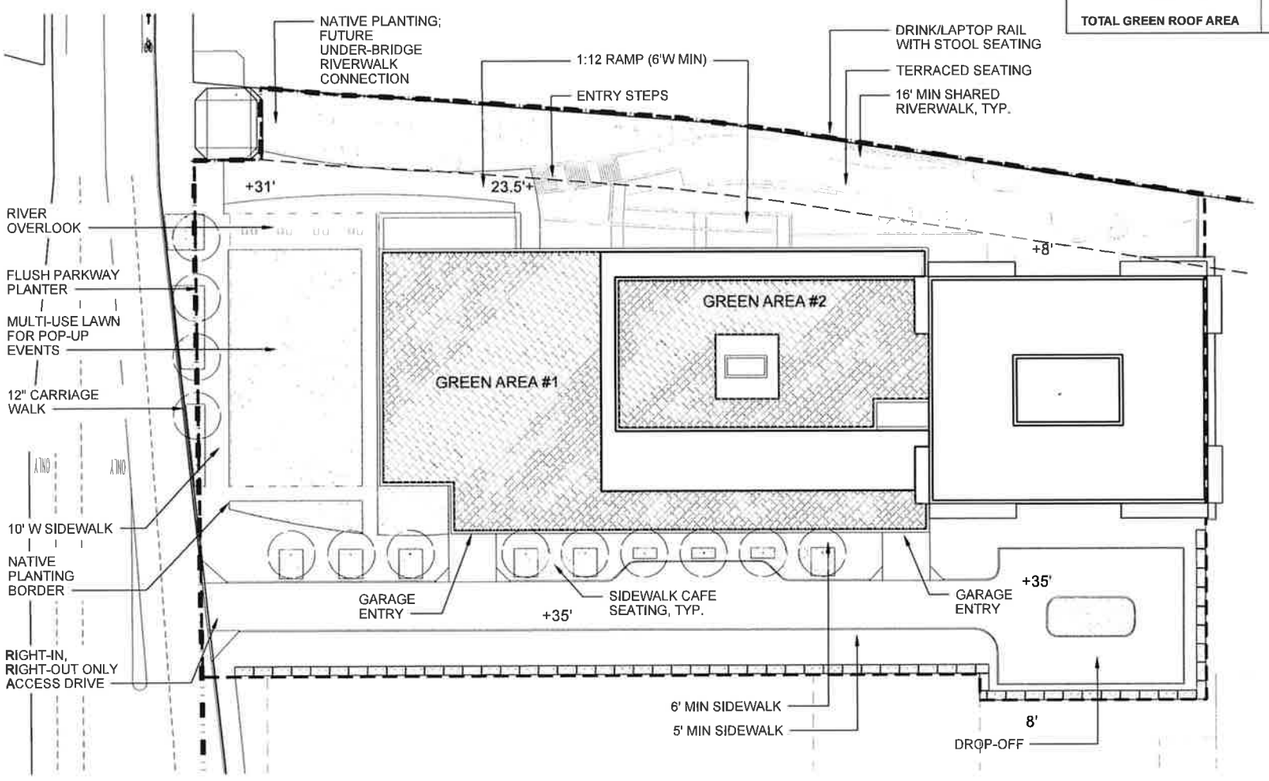
Plan Commission: June 20, 2024
60037824 6 3

0 50' 125'

LANDSCAPE PLAN - SUBAREA 1

FINAL FOR PUBLICATION

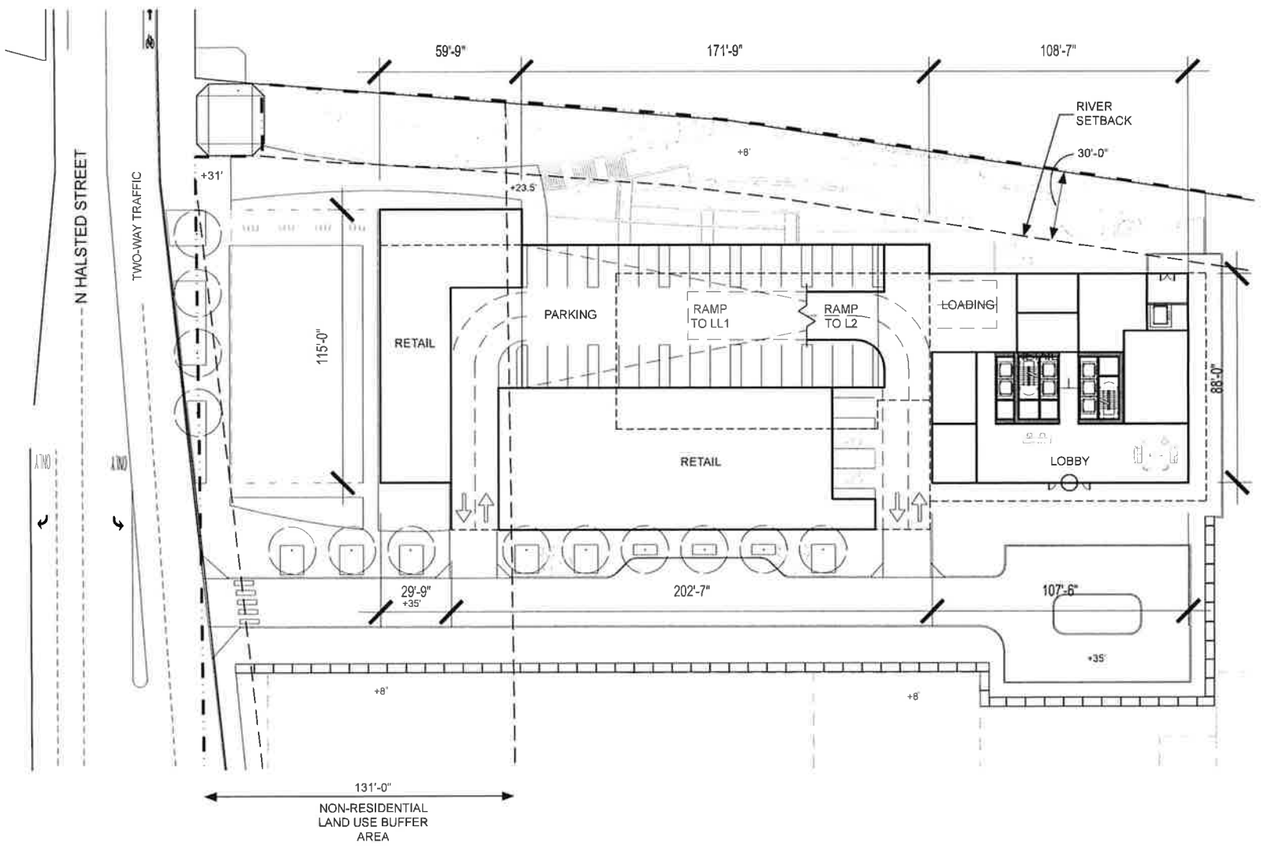
BUILDING FOOTPRINT	38,263 SF
REQ. GREEN ROOF AREA	19,131 SF
OCCUPIED AREA	5,227 SF
GREEN AREA #1	12,298 SF
GREEN AREA #2	6,950 SF
TOTAL GREEN ROOF AREA	**19,248 SF**



Applicant: Onni 700 West Chicago LLC
Address: 700 West Chicago Avenue, Chicago
Introduced: July 21, 2023
Plan Commission: June 20, 2024
60037824-6 3

0 30' 60'

GROUND FLOOR - SUBAREA 1



Applicant: Onni 700 West Chicago LLC
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60037824 6.3

0 30' 60'

LOWER LEVEL 1 - PARKING PLAN - PHASE 1

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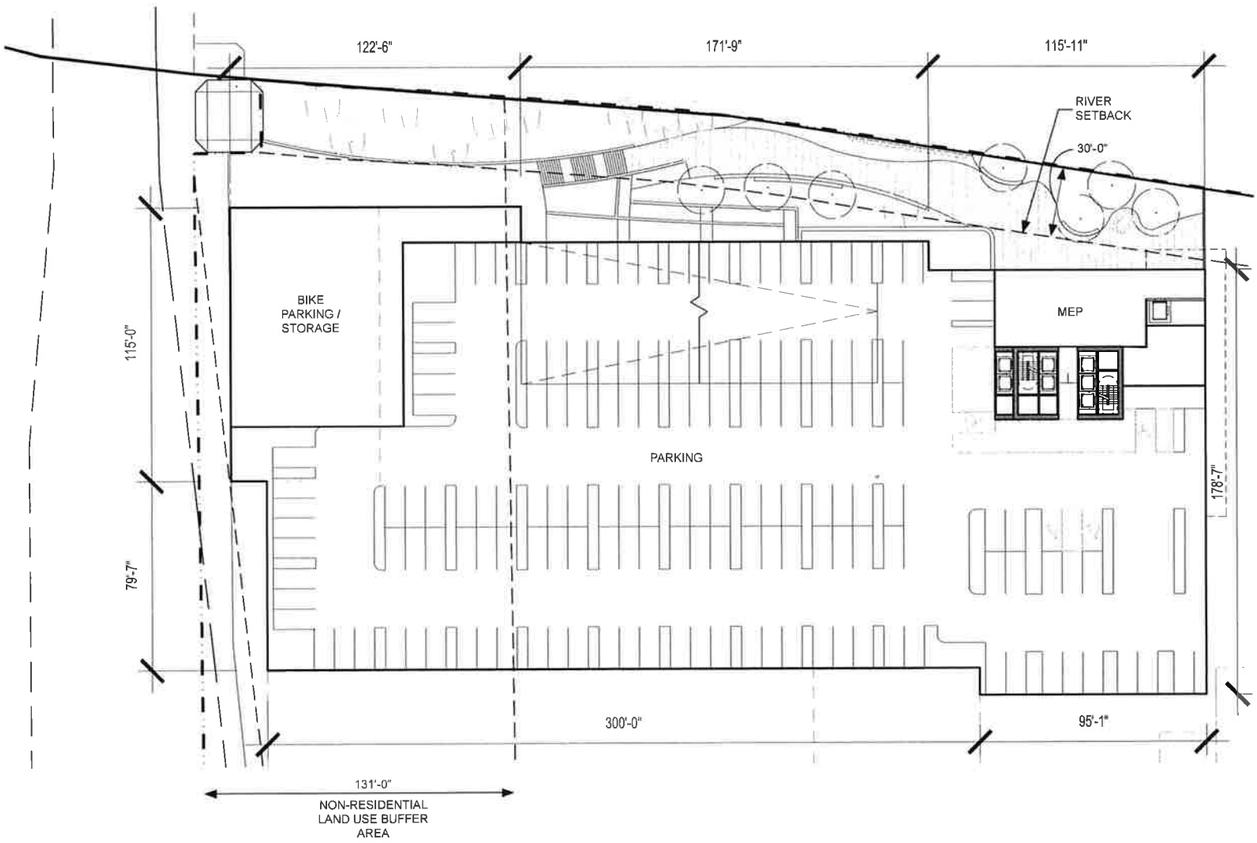
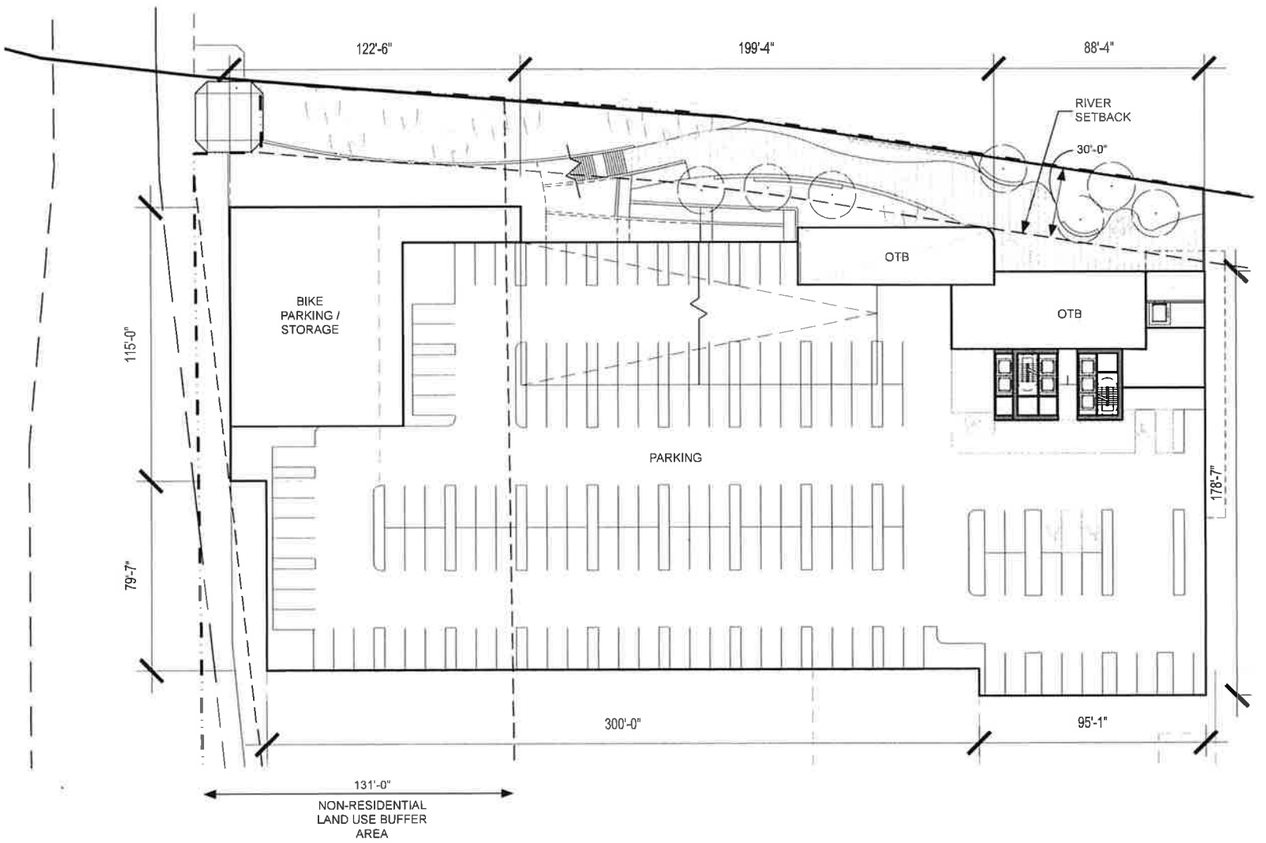


Applicant: Onni 700 West Chicago LLC
Address: 700 West Chicago Avenue, Chicago
Introduced: July 21, 2023
Plan Commission: June 20, 2024
60037824-6.3

0 30' 60'

FINAL FOR PUBLICATION

LOWER LEVEL 2 - PARKING PLAN - PHASE 1



Applicant: Onni 700 West Chicago LLC
Address: 700 West Chicago Avenue, Chicago
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60037824 6 3

0 30' 60'

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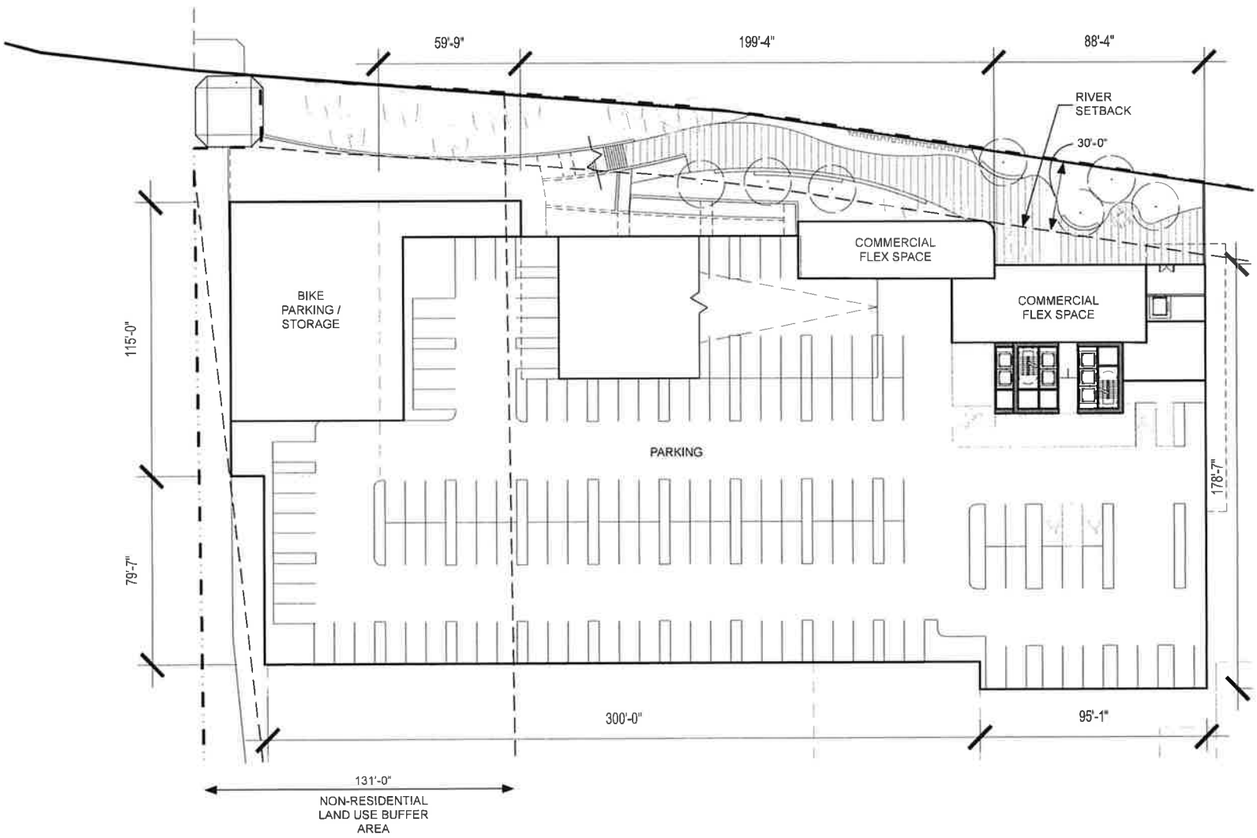
LOWER LEVEL 3 - PARKING PLAN - PHASE 1



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Address: 700 West Chicago Avenue, Chicago
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60037824 6 3

0 30' 60'

SOUTH ELEVATION - SUBAREA 1

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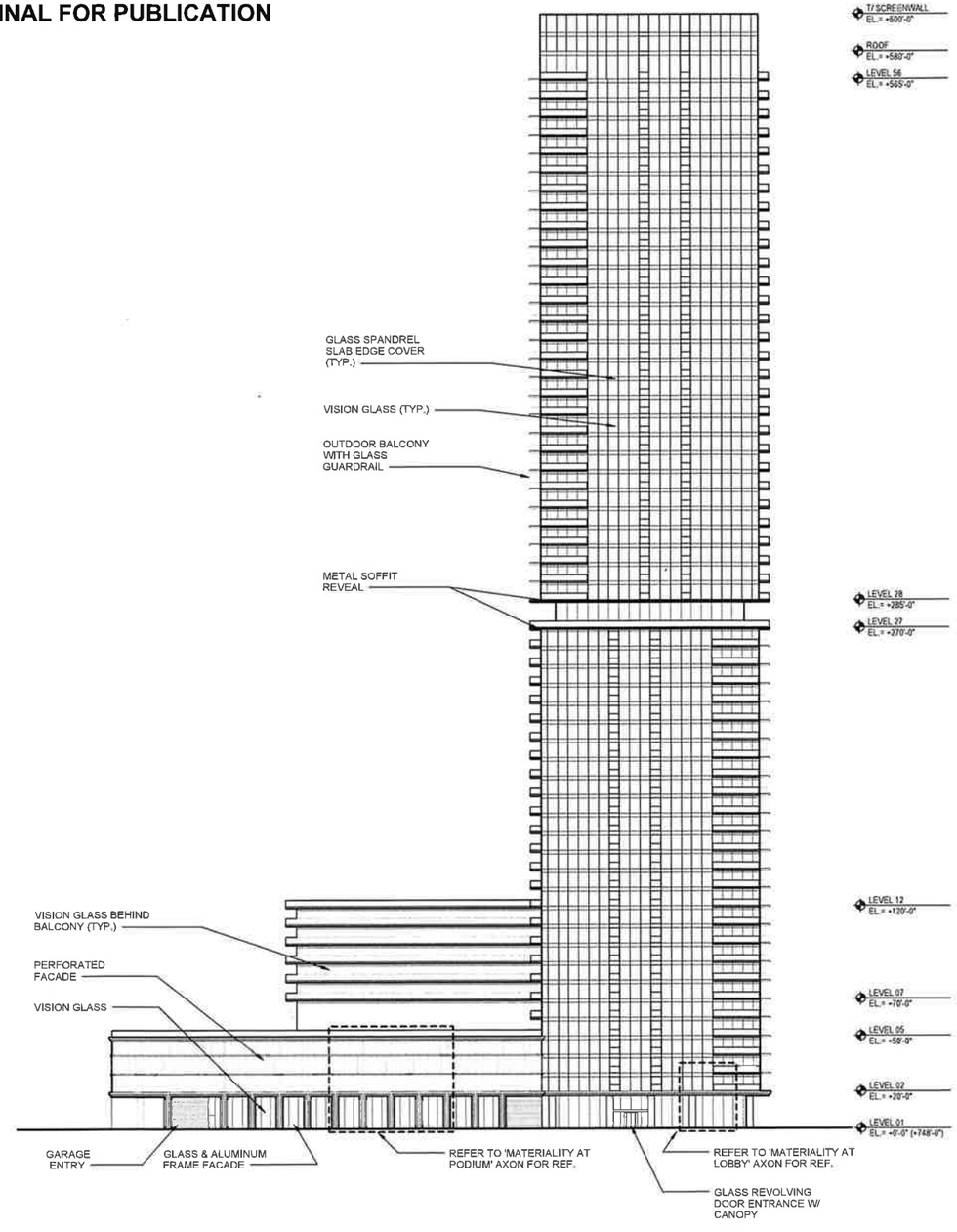

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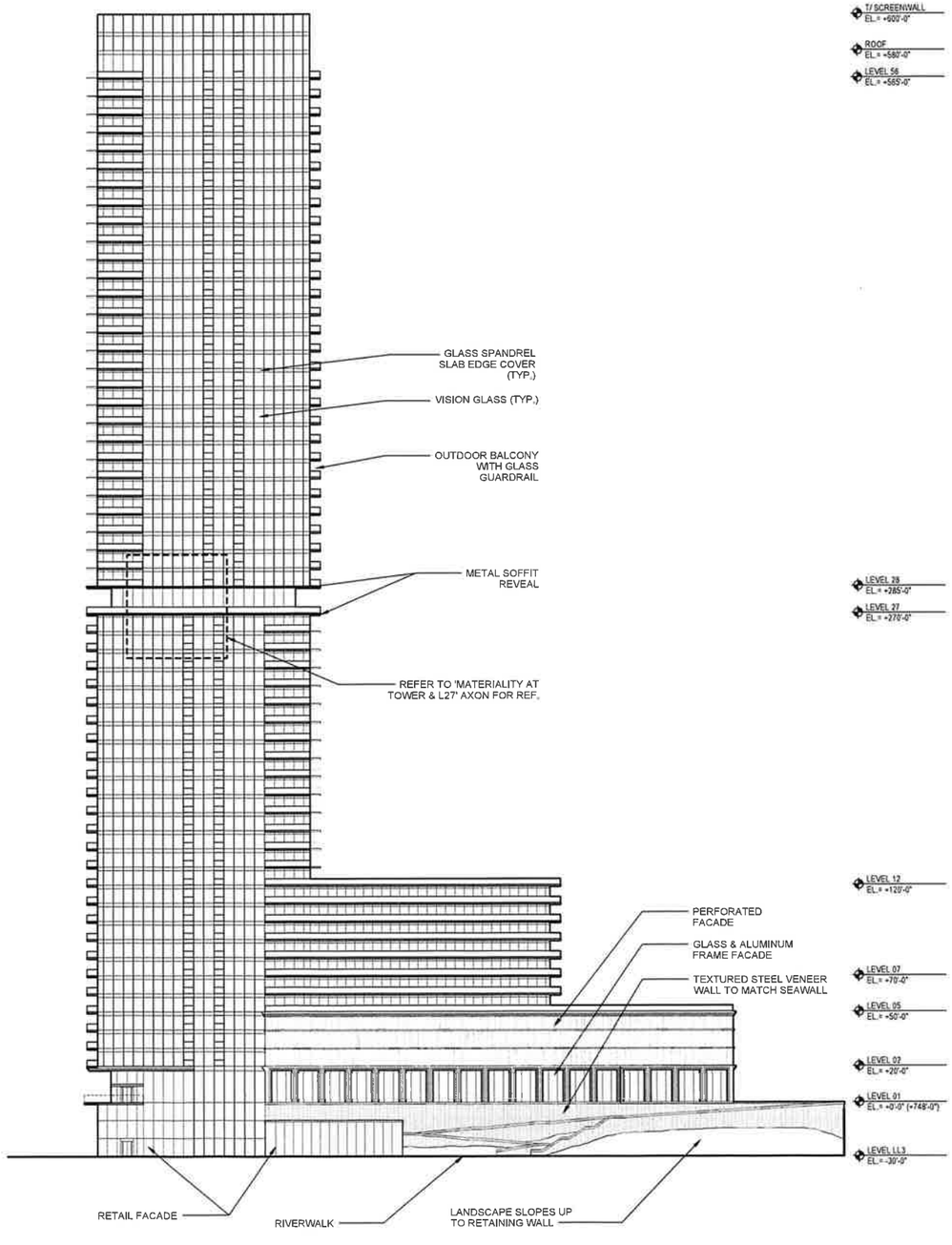
600378246.3

NORTH ELEVATION - SUBAREA 1

FINAL FOR PUBLICATION



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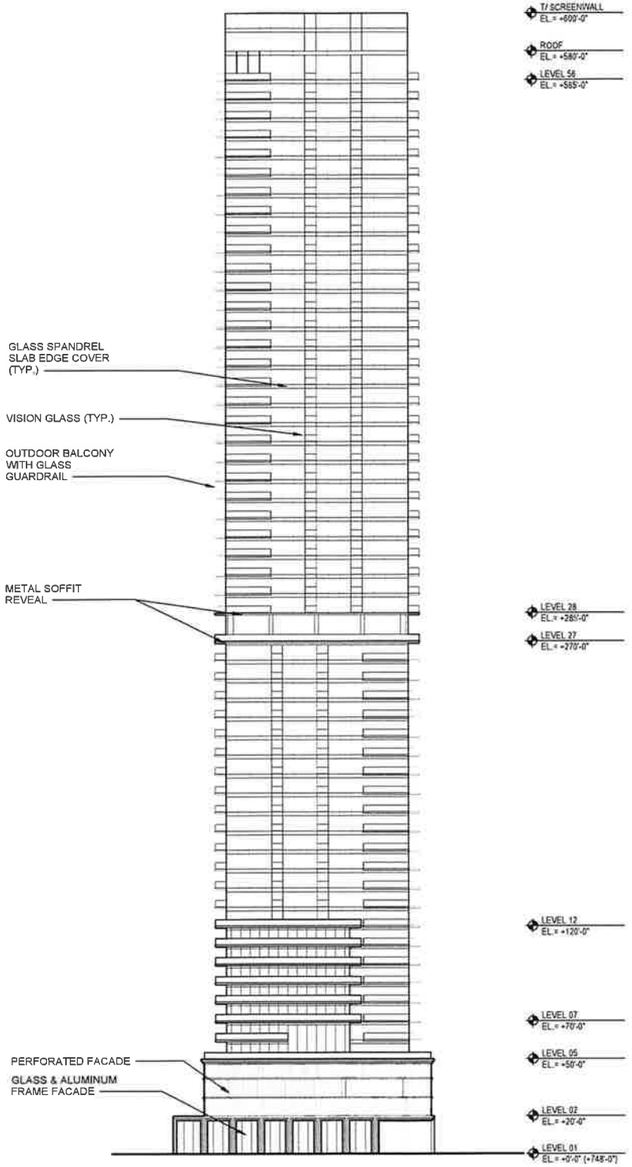
0 25' 75'

WEST ELEVATION - SUBAREA 1

FINAL FOR PUBLICATION



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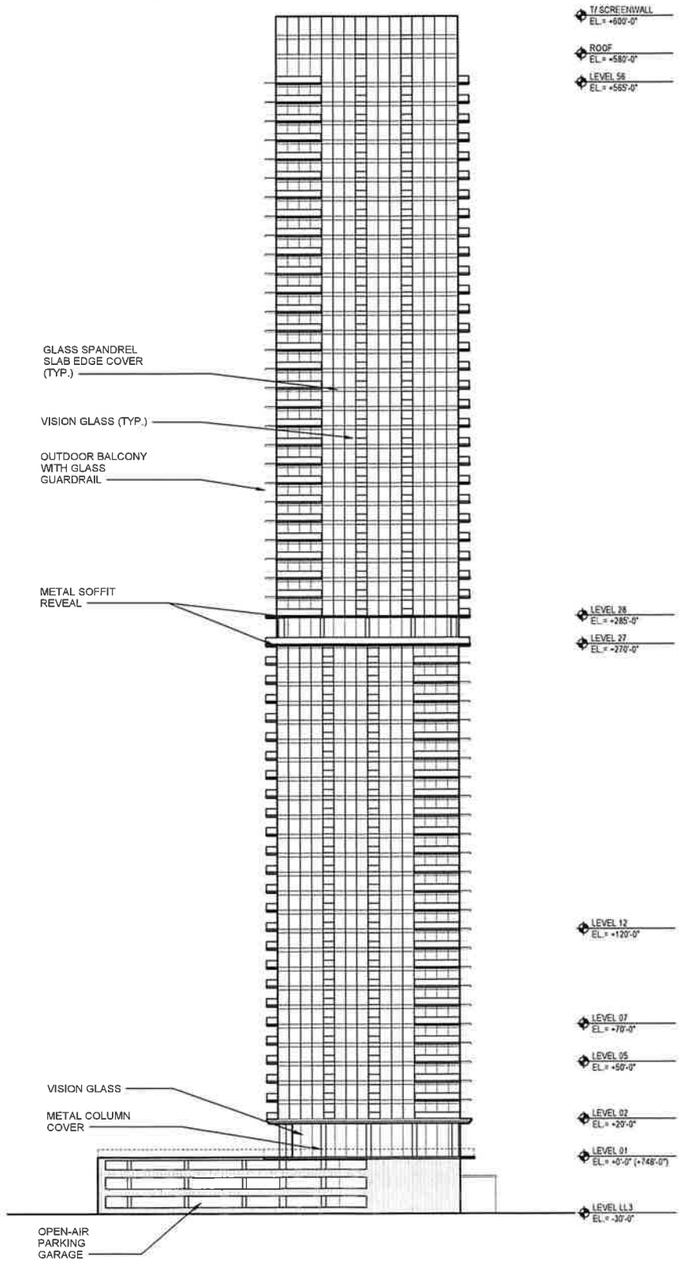
600378246.3

0 25' 75'

EAST ELEVATION - SUBAREA 1

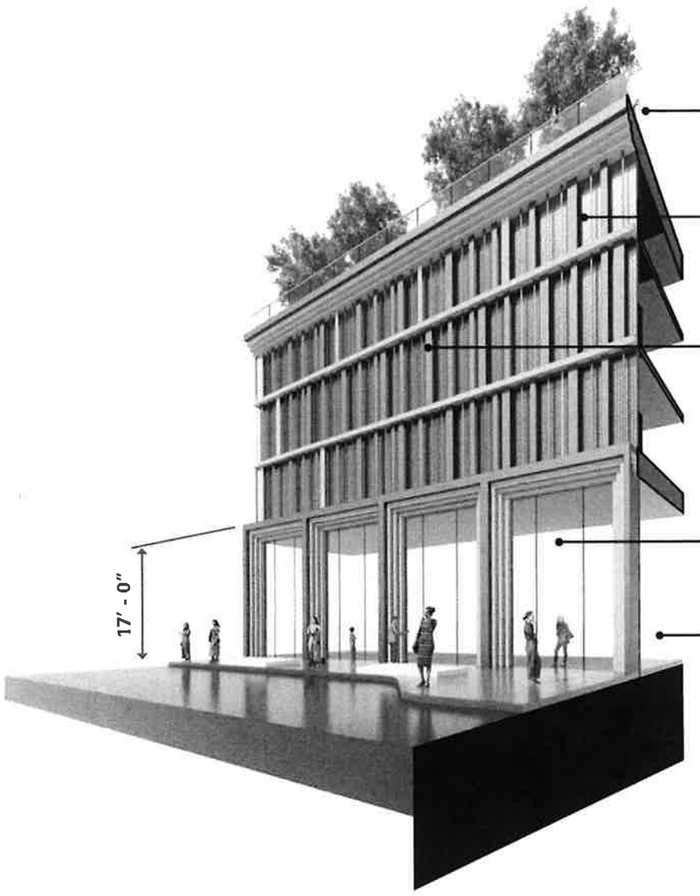
FINAL FOR PUBLICATION



Applicant: Omni 700 West Chicago LLC
Address: 700 West Chicago Avenue, Chicago
Introduced: July 21, 2023
Plan Commission: June 20, 2024
600378246.3

0 25' 75'

PODIUM DETAIL - SUBAREA 1



AMENITY DECK
Landscaped amenity deck with bird-friendly glass railing at Level 5

PATTERNED PODIUM
Bronze-tone perforated panel with parking beyond

VERTICAL TEXTURE
Warm-tone verticals relate to tower texture and provide movement & scale

RETAIL FACADE
Transparent, bird-friendly retail glass at level 1

RETAIL STOREFRONT
20' floor to floor at level 1 creates a generous space for an active retail experience

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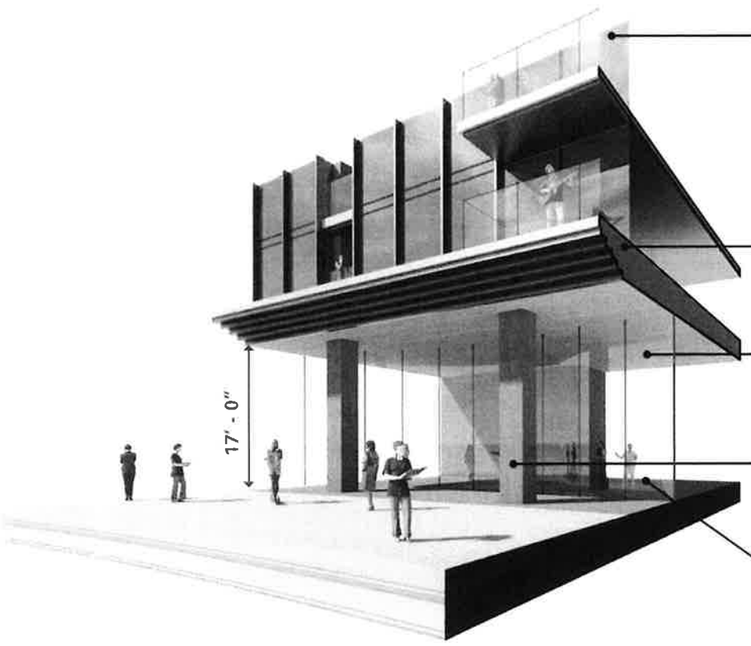
LOBBY DETAIL - SUBAREA 1



TYPICAL FACADE
Low-e window wall system with blue-grey glass and bronze-tone vertical texture

STEPPING CANOPY
Bronze-tone stepping soffit references industrial context

LOBBY SOFFIT
Warm/ wood tone soffit at main entry

TEXTURED COLUMNS
Textured column cladding

LOBBY FACADE
Inset, bird-friendly, transparent glass at residential lobby

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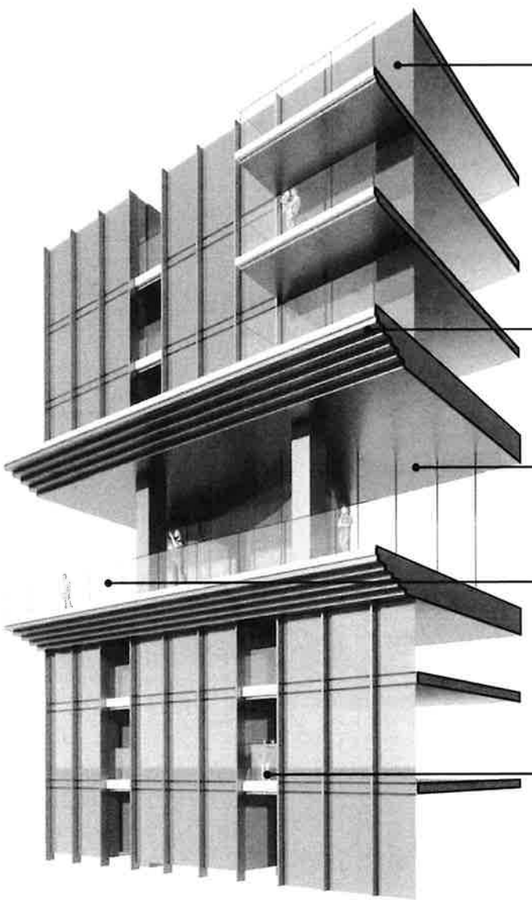
TOWER & L27 DETAIL - SUBAREA 1



TYPICAL FACADE
Low-e window wall system with blue-grey glass and bronze-tone vertical texture

STEPPING SOFFIT
Bronze-tone stepping soffit creates detail and shadow lines

SKY PLATFORM
Dramatic space at L27 creates a unique architectural expression and tower identity

GUARDRAIL
Transparent, guardrail provides clear views to river and skyline

DANCING BALCONIES
Multiple balcony types, provided for every unit, create texture & pattern for tower

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