

**WATERWAY PLANNED DEVELOPMENT**  
**PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Waterway Planned Development (the “Planned Development” or “PD”), consists of approximately 18,288,557 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”). Related Chicago 8080 LLC is the “Applicant” for this Planned Development with the authorization of the owners.
  
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. Notwithstanding the provisions of Section 17-8-0400 as they may be amended following approval of this Planned Development, (i) any changes or modifications to this Planned Development applicable to or in a given subarea need only be made or authorized by the owners and/or any ground/air-rights lessors of such subarea; provided, however, that for so long as the Applicant or any affiliate thereof owns or controls any part of the Property, any application to the City for any such changes or modifications (administrative, legislative, or otherwise) must in all cases be additionally authorized by the Applicant; and (ii) for so long as the Applicant or any affiliate thereof owns or controls any part of the Property, such entity may apply for any changes or modifications (administrative, legislative, or otherwise) without the consent of any other owner or owners. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or a portion of the Property or any rights, interests or obligations therein including any ground or air-rights leases. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein including any ground or air-rights leases (but not including an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred the term “Applicant” shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder; provided, however, that the Applicant’s right to authorize changes or modifications to this Planned Development for so long as it (or any affiliate thereof) owns or controls any portion of the Property as set forth in clause (i) of this Statement Number 2 above shall not be deemed amended or transferred to apply to a transferee (or its beneficiaries as aforesaid) unless expressly assigned in a written instrument executed by the original Applicant hereunder.
  
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, 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 Departments of Planning and Development and Transportation. Closure of all or any

Applicant: Related Chicago 8080 LLC  
Address: 8080 South DuSable Lake Shore Drive  
Introduced: October 9, 2024  
Plan Commission: TBD

public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Vehicular access to the first phase of development will be provided through a private driveway to be constructed from and connected to 87<sup>th</sup> Street. Vehicular access to future phases of development in Sub Area F may be provided through a private road constructed as an extension of 89<sup>th</sup> Street from South Avenue O. The road extending from 89<sup>th</sup> Street may remain private but shall be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way. The private road will be located, in part, over land owned by the City pursuant to previously granted access easement rights.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Restoration Agreement”) by and between the Department of Transportation’s Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation’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 Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Restoration 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 the Department of Transportation’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 the Department of Transportation.

4. This Plan of Development consists of 18 Statements, a Bulk Regulations and Data Table, and the following exhibits attached hereto, prepared by Lamar Johnson Collaborative and dated October 9, 2024 (collectively, the “Exhibits”): Existing Land Use Map; Existing Land Use Map – North; Existing Land Use Map – South; PD Boundary and Property Line Map; PD Boundary and Property Line Map – North; PD Boundary and Property Line Map – South; Sub Area Boundary Map; Existing Zoning Map; Phase 1 QC/OPS – Overall Site Plan; Phase 1 QC/OPS – Enlarged Site Plan; Phase 1 QC/OPS – Site Plan Area A; Phase 1 QC/OPS – Site Plan Area B; Phase 1 QC/OPS – Site Plan Area C; Phase 1 QC/OPS – Site Plan Area D and E; Phase 1 QC/OPS - Landscape Plan Overall; Phase 1 QC/OPS – Enlarged Landscape Plan; Phase 1 QC/OPS – Landscape Plan Area A; Phase 1 QC/OPS – Landscape Plan Area B; Phase 1 QC/OPS – Landscape Plan Area C; Phase 1 QC/OPS – Landscape Plan Area D and E; Planning Principles; Right-of-Way Adjustment Map; River Setback Location Map; Permitted Fence Type and Phase 1 Fence Diagram; Tree Planting Details (2 sheets); Phase 1 QC/OPS - Roof Signage Plan; Phase 1 QC/OPS System 1 – Exterior Elevations (2 sheets); Phase 1 QC/OPS System 2 – Exterior Elevations (2 sheets). In any instance where a provision of this Planned Development

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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 \_\_\_: artisan and limited manufacturing; manufacturing and waste-related processes which are accessory and related to the manufacturing, assembly, storage, testing or operation of semiconductors, semiconducting devices, data processing, computing and quantum computing facilities; data centers; manufacturing processes and outdoor uses accessory to business support services, including business and trade schools; without limiting the foregoing, all uses identified as permitted and special uses in the C3 Commercial, Manufacturing, and Employment District are permitted uses in this Planned Development; accessory parking; and accessory uses.

Notwithstanding the provisions of this Planned Development, Cannabis Business Establishments shall comply with the standards and requirements of Section 17-9-0129 of the Chicago Zoning Ordinance. Also notwithstanding the provisions of this Planned Development, the following uses established as principal uses shall be subject to the standards and requirements of Section 17-9-0117-G: waste-related uses; recycling facilities; intensive manufacturing/industrial; warehousing, wholesaling, and freight movement; container storage; freight terminal; outdoor storage of raw materials as a principal use; coke and coal bulk material uses; window composting and manganese-bearing material operations.

The following uses shall be prohibited: detention and correctional facilities, adult use, poultry slaughtering, fortune telling service, funeral and interment service (including cremating and undertaking, but excluding cemetery/mausoleum/columbarium), shooting range facility, and firearms dealer.

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 Department of Planning and Development (“DPD”); provided, however, that signs set forth in the attached Signage Plan are permitted and approved. 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 maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 18,288,557 square feet.
9. Pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development and paid by the Applicant as follows: The review fee is \$0.50 per square foot of buildable floor area. One-half of the review fee is due at the time of Plan Commission review, and one-half of the review fee is due at the time of permit review. The Plan Commission review fee for the Phase I project depicted in Sub-Area F on the attached Exhibits was paid at the time of filing the

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planned development application and is based on the total buildable floor area of the Phase 1 project. The Plan Commission review fee for future phases or sub areas is due when the relevant phase or sub area submission is made, pursuant to Section 17-13-0800. If the buildable floor area square footage changes between Plan Commission review and permit review, the total review fee will be prorated, accordingly, at the time of permit review.

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. The Applicant and DPD, at either party's request, may continue to evolve the design of the buildings following Site Plan Approval, and changes to such elevations, if any, shall, if mutually agreed, be approved by DPD administratively as a Minor Change. Modifications to the boundaries of sub areas designated under this PD and the reallocation of development rights among sub areas may be approved as a minor change pursuant to Section 17-13-0611-A, provided the minor change criteria set forth in Section 17-13-0611-A are not exceeded on an aggregate basis over all subareas.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges the importance of the Calumet 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 Chicago Zoning Ordinance (Section 17-8-0912). The Applicant also acknowledges the desirability to include wildlife habitat and other natural features in or near the water's edge. To further these goals, the Applicant agrees to provide and maintain a landscaped minimum 30-foot-wide river setback as indicated on the River Setback Plan.

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Address: 8080 South DuSable Lake Shore Drive  
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16. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Sub Areas A, B, C, D, E, and F, excluding the Phase 1 project depicted in Sub Area F on the attached Exhibits, for which site plan approval is hereby granted, the Applicant shall submit a site plan, landscape plan and building elevations for the specific Sub Area(s) or portion of specific Sub Area(s) for review and approval by DPD. Review and approval by DPD is intended to assure that specific development components substantially conform to the Planned Development and to assist the City in monitoring ongoing development. Sub Area 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 Sub Area, only a site plan for such portion of the Property shall be required.

No Part II approval for any portion of the Property 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 provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such site plan approval; provided, however, that the Commissioner may, in its discretion and prior to issuing such site plan approval, elect to make a courtesy presentation of the Site Plan Submittal to the Chicago Plan Commission during a public meeting (for which placement on a Chicago Plan Commission agenda shall be required, but for which publication, posting and written notice pursuant to Sections 17-13-0107-A, -B, and -C of the Chicago Zoning Ordinance shall not be required). . 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 Sub Area Site Plan or Sub-parcel Site Plan Approval Submittals shall, at a minimum, provide the following information:

- a. the boundaries of the property and a site plan identifying the proximity to public transit;
- b. the footprint of the improvements;
- c. location and dimensions of all parking spaces and loading berths;
- d. preliminary landscaping plan prepared by a landscape architect;
- e. all pedestrian circulation routes;
- f. the location of any adjacent public improvements;
- g. preliminary building sections and elevations of the improvements with a preliminary building materials list; and
- h. statistical information applicable to the property limited to the following:

Applicant: Related Chicago 8080 LLC  
Address: 8080 South DuSable Lake Shore Drive  
Introduced: October 9, 2024  
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- (1) floor area and floor area ratio;
- (2) uses to be established;
- (3) buildings heights;
- (4) all setbacks, required and provided;
- (5) floor area devoted to all uses (e.g. office, retail etc.);
- (6) number of dwelling units (if applicable);
- (7) number of parking spaces;
- (8) number of loading spaces/berths; and
- (9) an approved Site Plan by CDOT (as provided in Statement 3), Fire Prevention Bureau, Mayor's Office for People with Disabilities, and the Building Department's Division of Storm Water Management.

Sub Area Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to this Planned Development.

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 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

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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. 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 C3-5 Commercial, Manufacturing, and Employment District.

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Planned Development Number #####, as amended  
Bulk Regulations Table

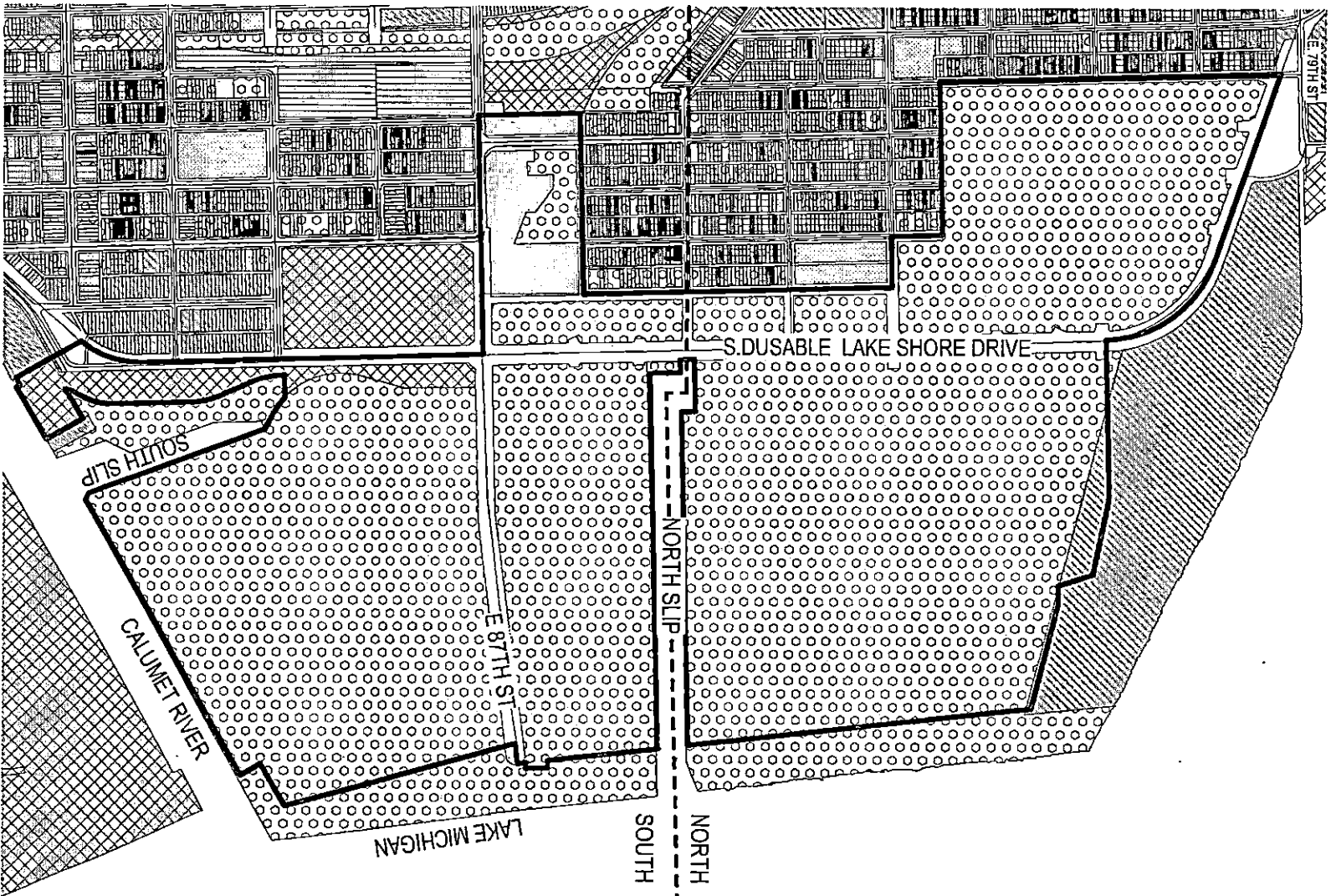
Gross Site Area Total	20,172,594 SF
Area of Existing Right-of-Way Total	1,706,673 SF
Area To Be Dedicated Total	177,364 SF
Net Site Area Total	18,288,557 SF
Subarea A	2,997,891 SF (PARCEL 1)
Subarea B	6,104,358 SF (PARCEL 2)
Subarea C	322,147 SF (PARCELS 3 NORTH+ 3 SOUTH)
Subarea D	966,475 SF (PARCELS 4+22)
Subarea E	2,451,710 (PARCEL 5)
Subarea F	5,445,976 SF (PARCELS 7, 8, 9 10, 15, EXCLUDING AREA TO BE DEDICATED)
Floor Area Ratio Total	
Subarea A	<b>8,993,673 SF – 3.0 F.A.R.</b>
Subarea B	<b>18,313,074 SF – 3.0 F.A.R.</b>
Subarea C	<b>966,441 SF – 3.0 F.A.R.</b>
Subarea D	<b>7,355,130 SF – 3.0 F.A.R.</b>
Subarea E	<b>7,355,130 SF – 3.0 F.A.R.</b>
Subarea F	<b>16,299,204 SF – 3.0 F.A.R.</b>
Minimum Number of Accessory Off Street Parking Spaces:	Parking to be provided in substantial accordance with the applicable off-street parking ratios set forth in Section 17-10-0207 of the Chicago Zoning Ordinance (CZO), subject to applicable reductions under Section 17-10-0102 of the CZO.










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Address: 8080 S DuSable Lake Shore Drive, Chicago IL 60617  
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Minimum Number of Off Street Loading Docks:	Loading to be provided in substantial conformance with the requirements set forth in Section 17-10-1100 of the CZO.
Minimum Number of Bike Parking Spaces	Bike Parking to be provided in substantial conformance with the applicable ratios set forth in Section 17-12-0207 of the CZO and the requirements of Section 17-10-0300 of the CZO.
Minimum Building Setbacks:	In substantial conformance with the approved Site Plan.
Maximum Building Height:	170'-0"

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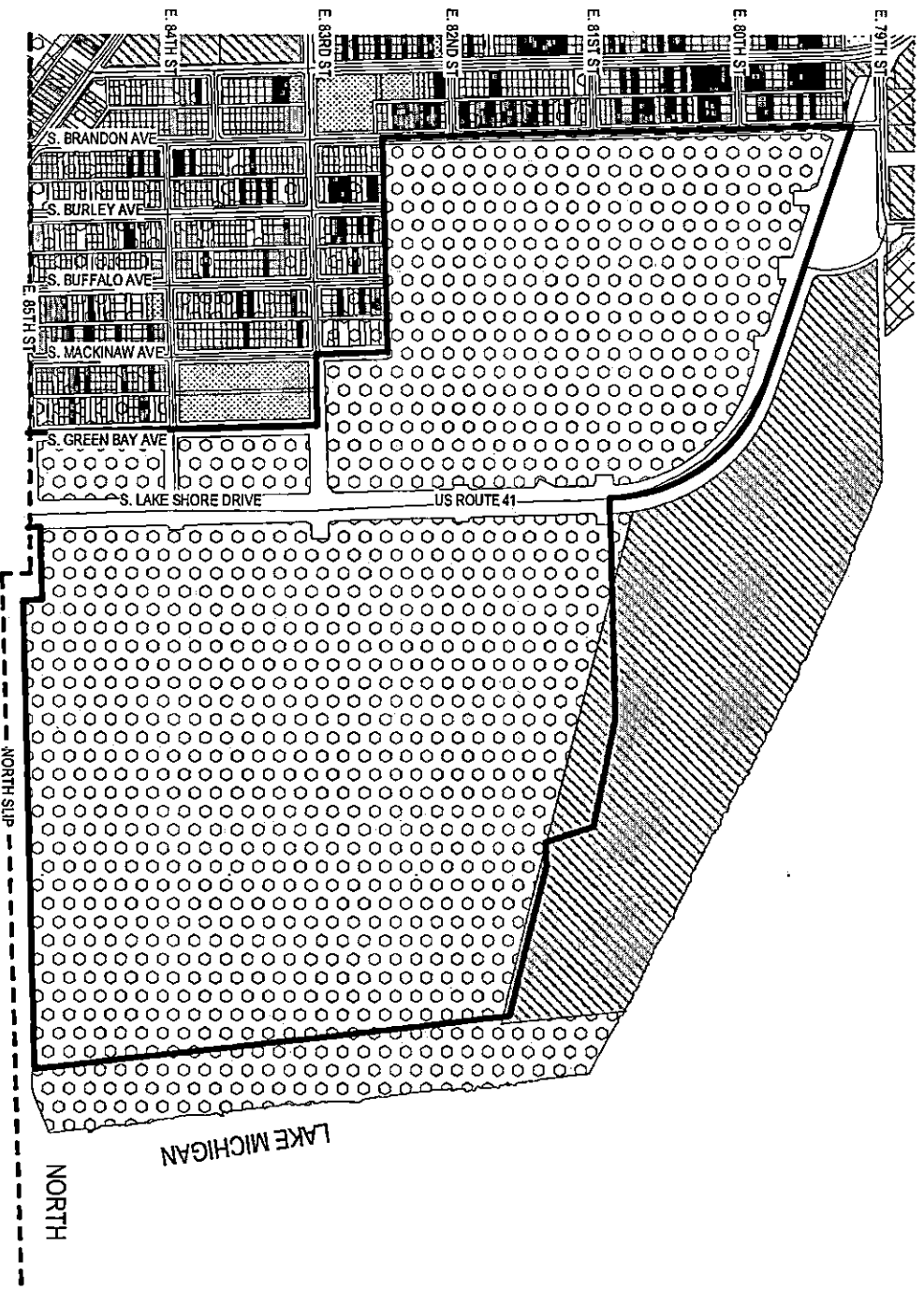
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RESIDENTIAL
-  MIXED COMMERCIAL/  
RESIDENTIAL
-  TRANSPORTATION/  
COMMUNICATION/  
UTILITIES
-  COMMERCIAL
-  VACANT
-  INSTITUTIONAL
-  OPEN SPACE
-  SINGLE-FAMILY  
RESIDENTIAL
-  INDUSTRIAL

**EXISTING LAND USE MAP**

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 Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617  
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-  MULTI-FAMILY/  
RESIDENTIAL
-  MIXED COMMERCIAL/  
RESIDENTIAL
-  TRANSPORTATION/  
COMMUNICATION/  
UTILITIES
-  COMMERCIAL
-  VACANT
-  INSTITUTIONAL
-  OPEN SPACE
-  SINGLE-FAMILY  
RESIDENTIAL
-  INDUSTRIAL



## EXISTING LAND USE MAP - NORTH










Applicant: Related Chicago 8080 LLC

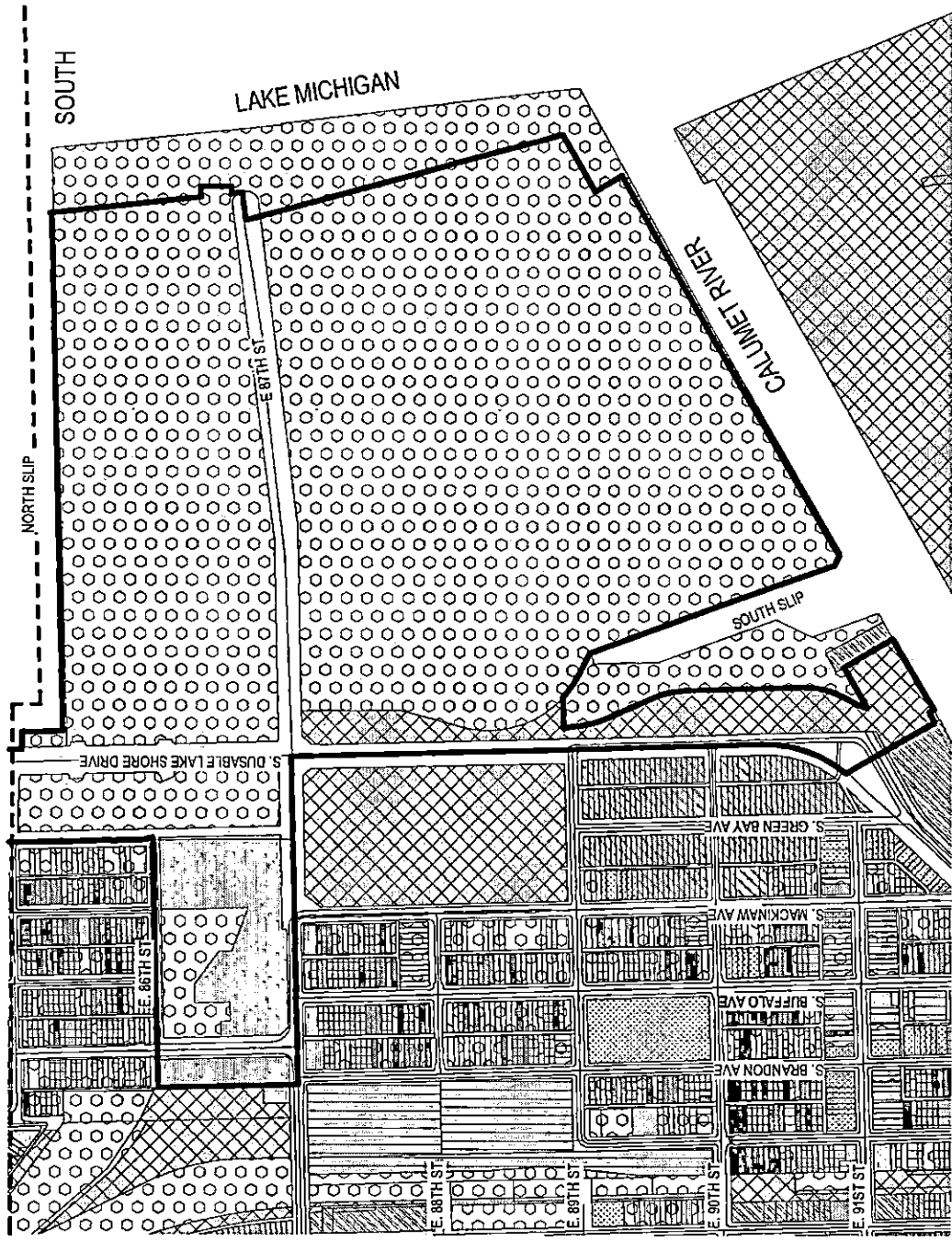
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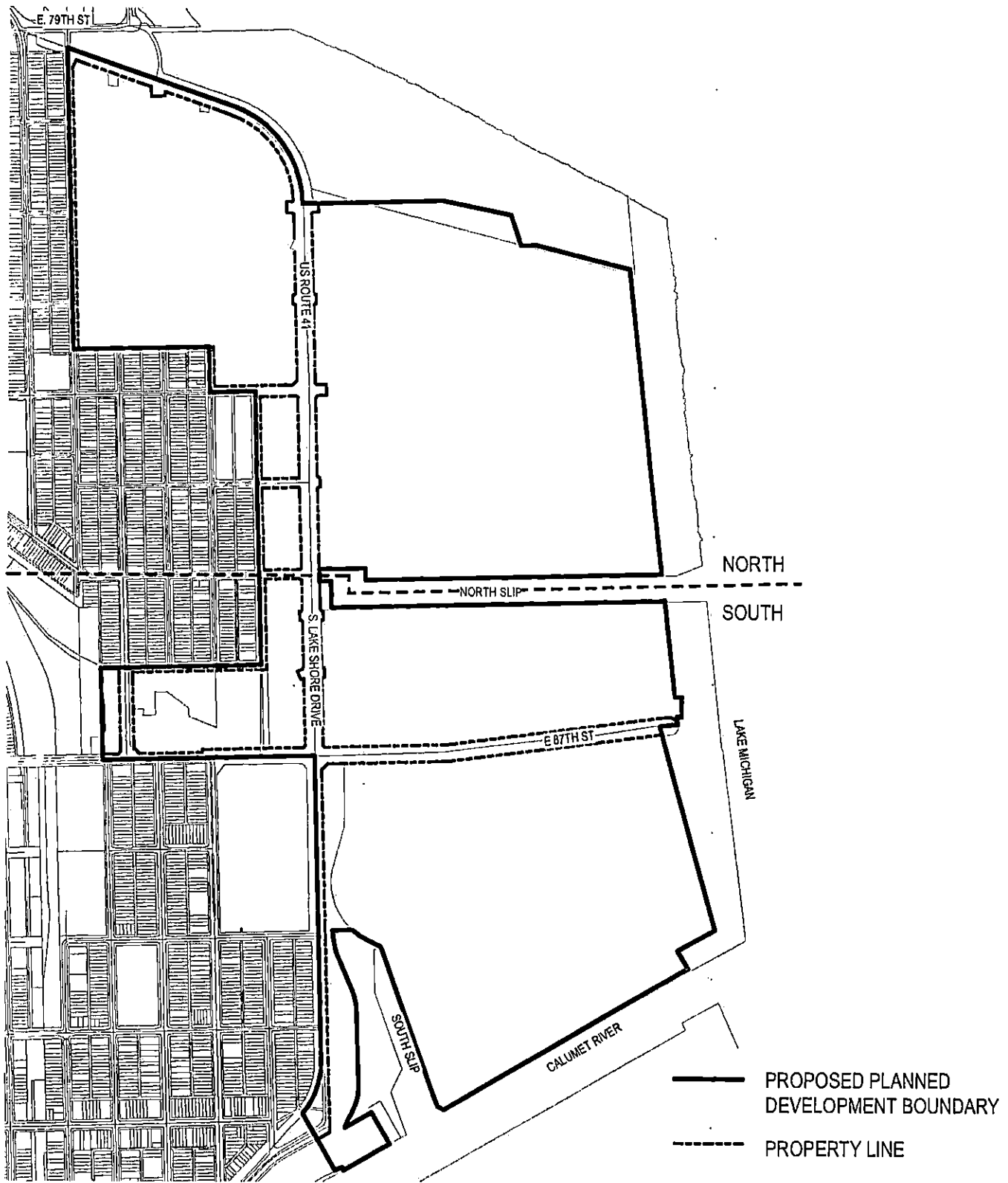


- MULTI-FAMILY/  
RESIDENTIAL 
- MIXED COMMERCIAL/  
RESIDENTIAL 
- TRANSPORTATION/  
COMMUNICATION/  
UTILITIES 
- COMMERCIAL 
- VACANT 
- INSTITUTIONAL 
- OPEN SPACE 
- SINGLE-FAMILY  
RESIDENTIAL  
INDUSTRIAL 
- 



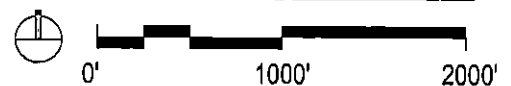
**EXISTING LAND USE MAP - SOUTH**

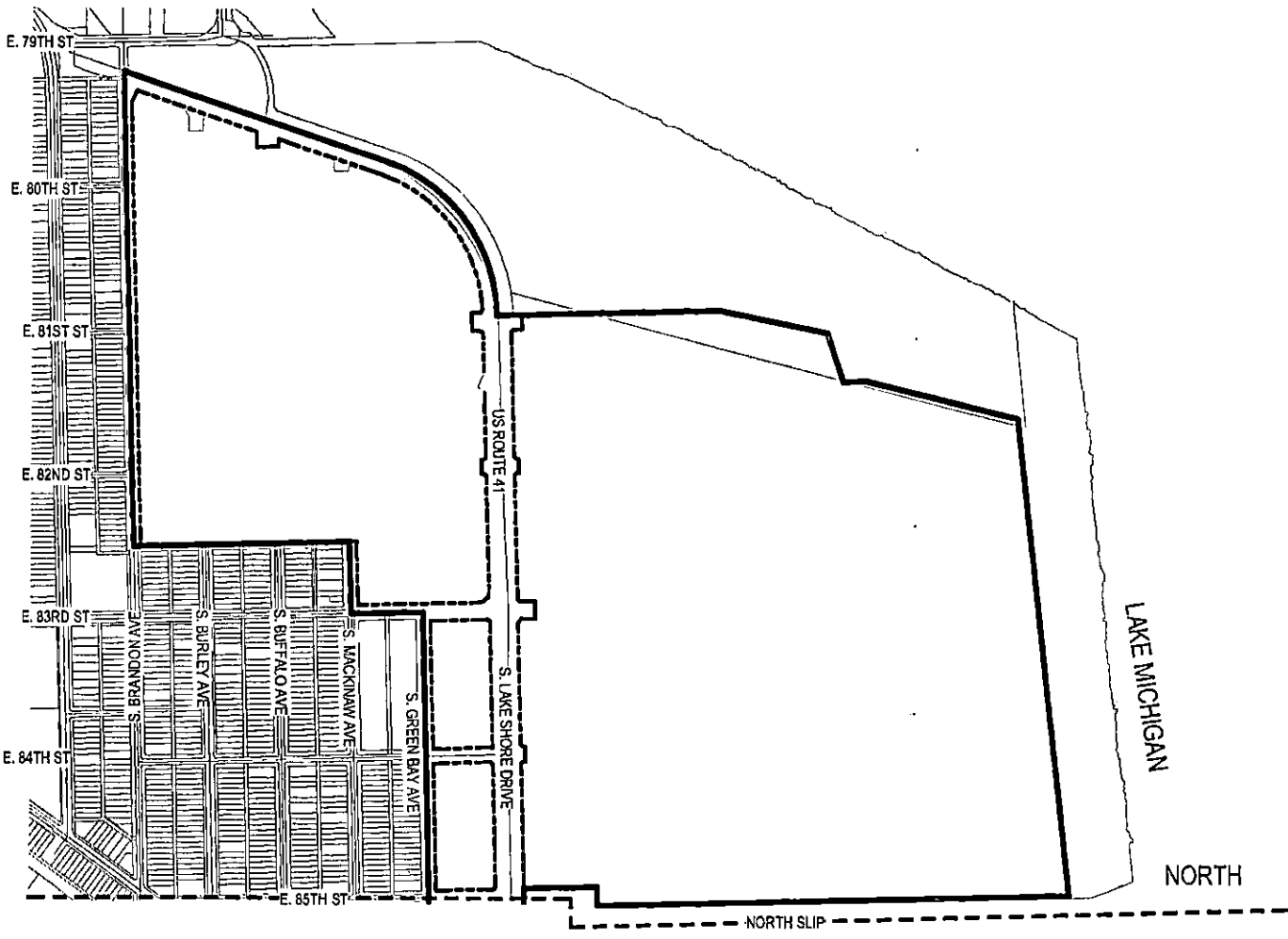
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**PD BOUNDARY AND PROPERTY LINE MAP**

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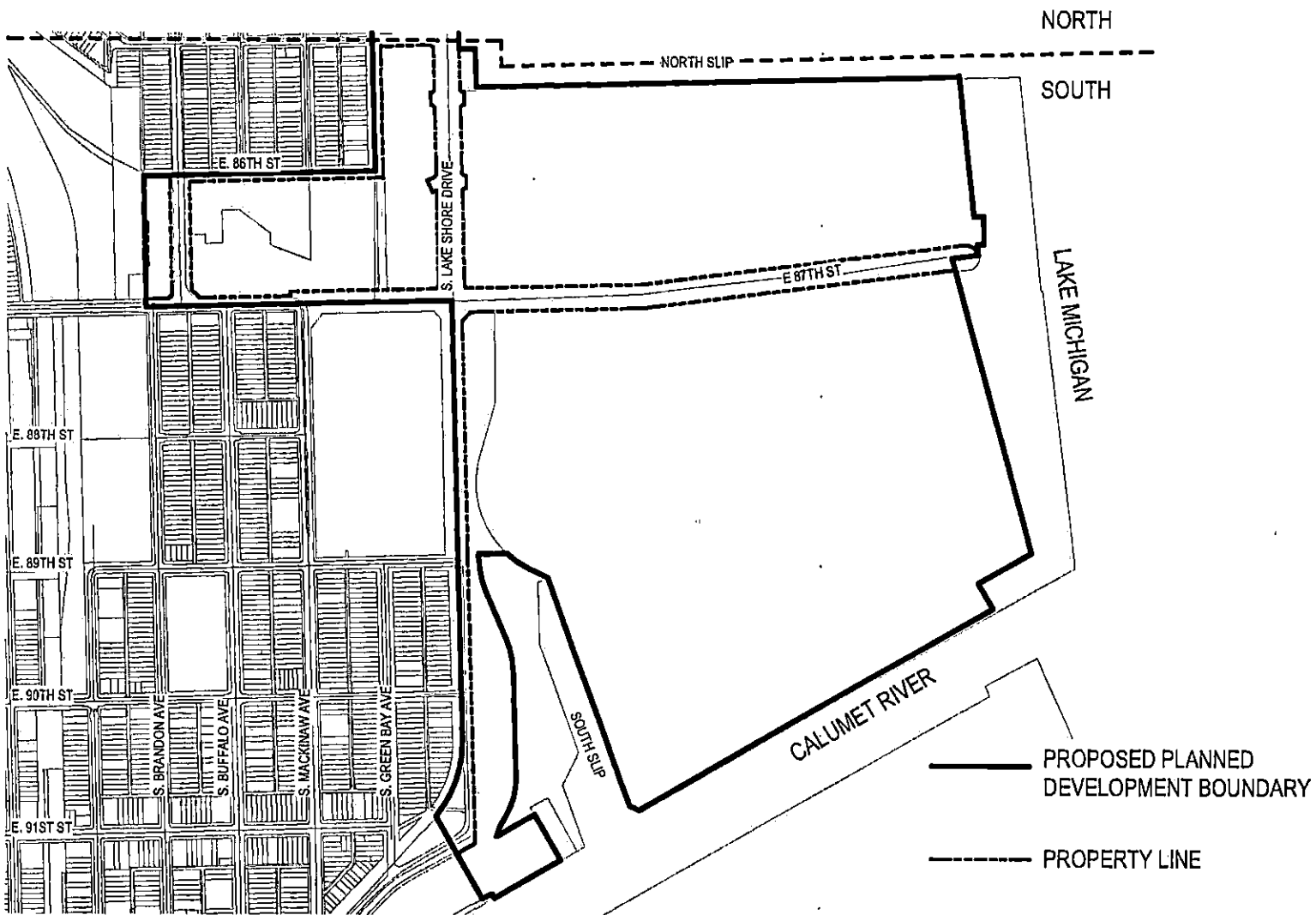


 PROPOSED PLANNED DEVELOPMENT BOUNDARY  
 PROPERTY LINE

**PD BOUNDARY AND PROPERTY LINE MAP - NORTH**

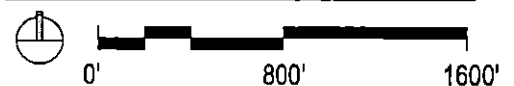
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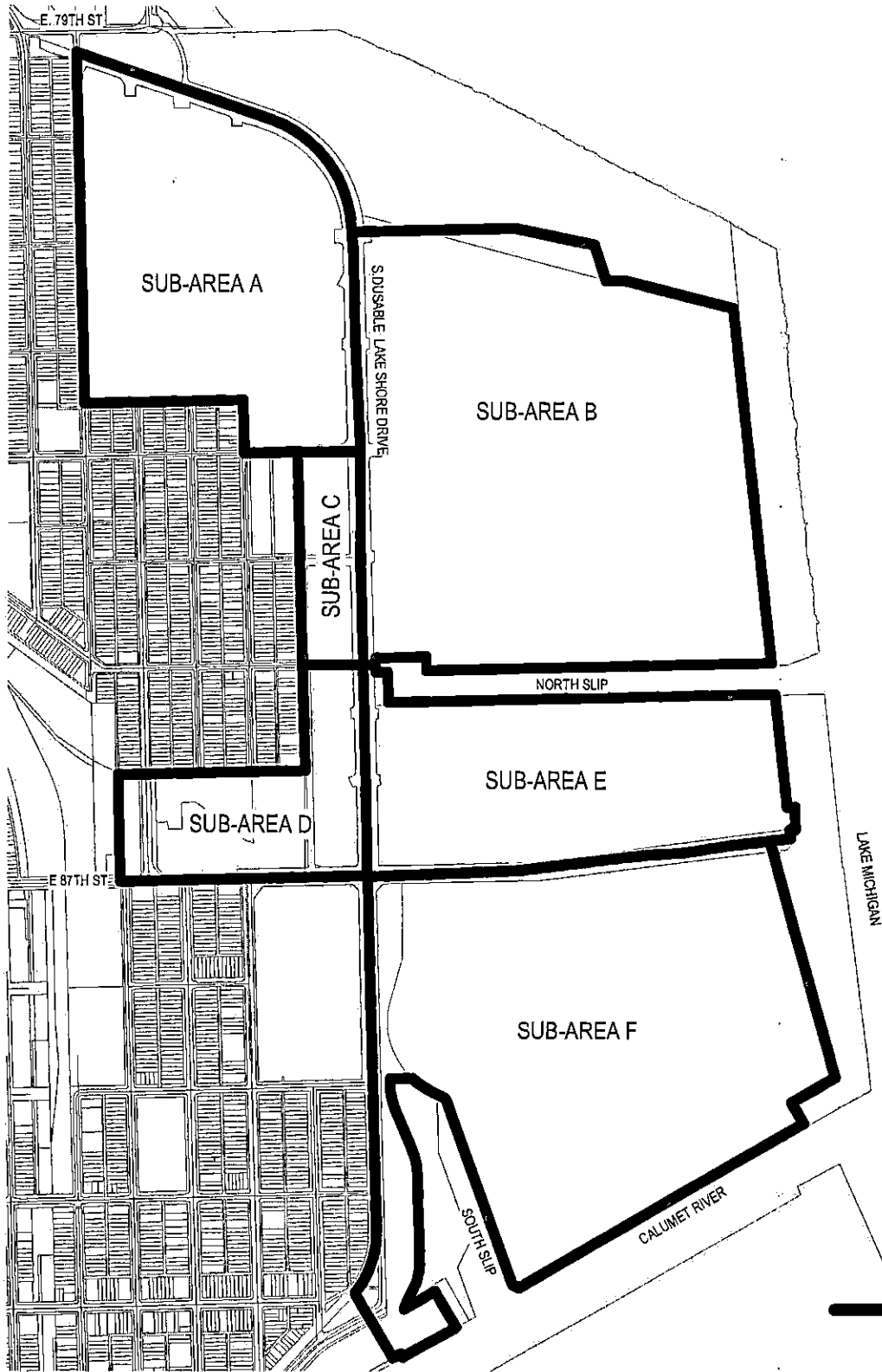




**PD BOUNDARY AND PROPERTY LINE MAP - SOUTH**

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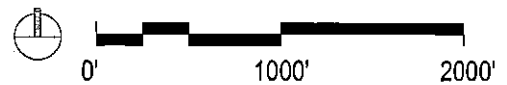




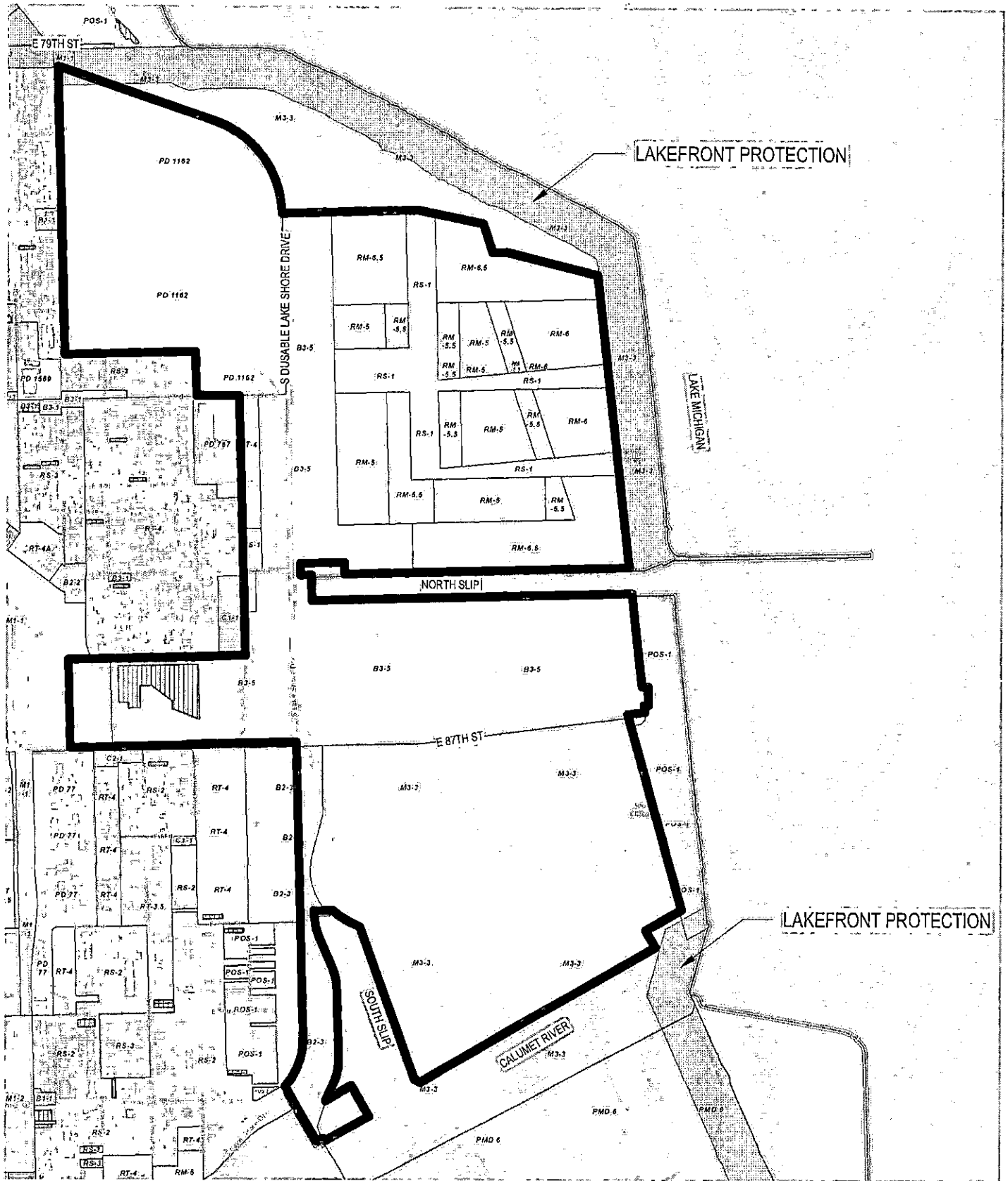
**—** SUB AREA BOUNDARY

**SUB AREA BOUNDARY MAP**

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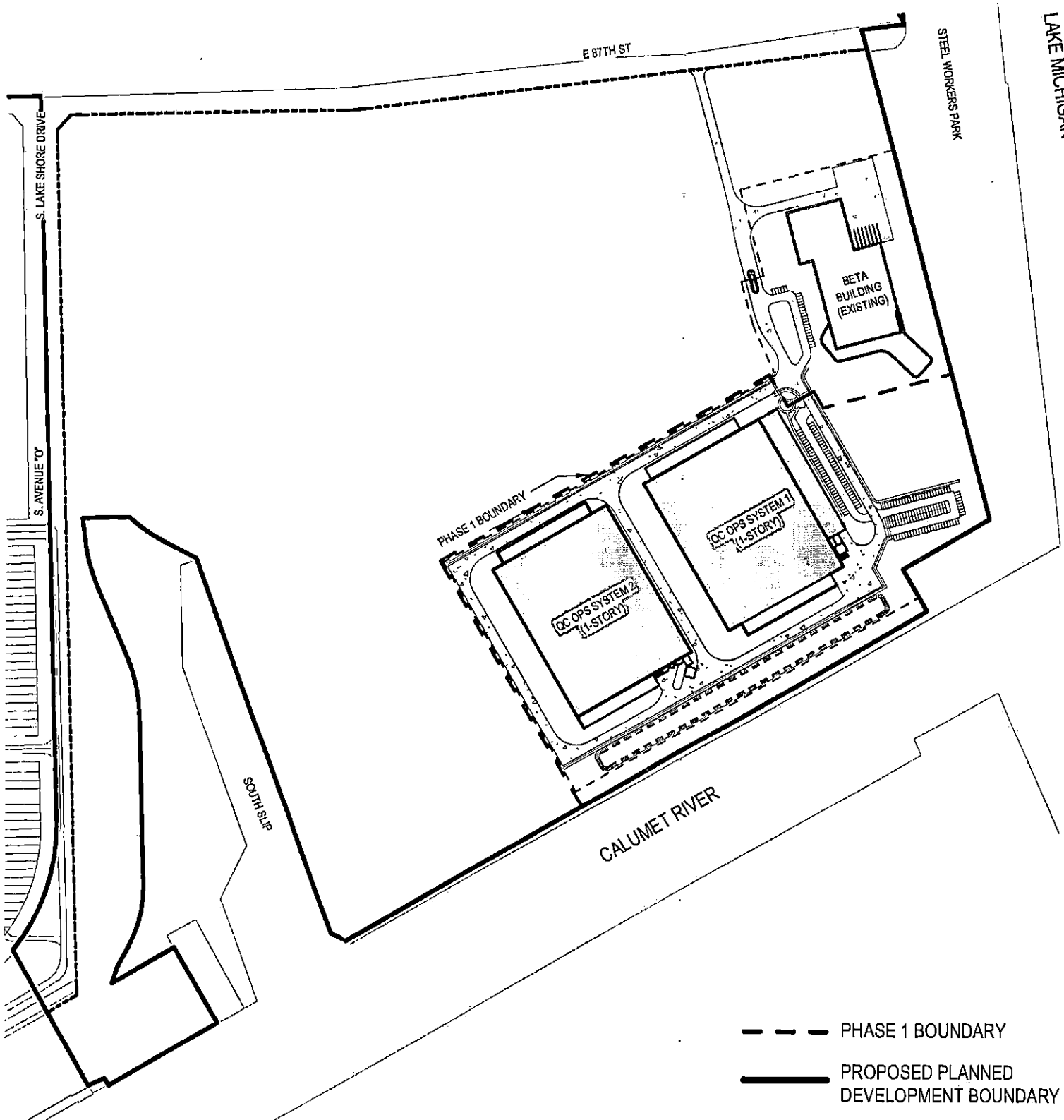




## EXISTING ZONING MAP

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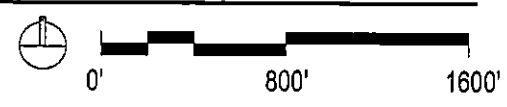




- - - PHASE 1 BOUNDARY  
 — PROPOSED PLANNED DEVELOPMENT BOUNDARY

**PHASE 1 QC/OPS - OVERALL SITE PLAN**

Applicant: Related Chicago 8080 LLC  
 Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617  
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 CPC Date: September 27th, 2024



1154' - 6"

PHASE 1 BOUNDARY

PRE-PRODUCTION OFFICE

EXTERIOR EQUIPMENT YARD

EXTERIOR EQUIPMENT YARD

QC OPS SYSTEM 2  
(1-STORY)

QC OPS SYSTEM 1  
(1-STORY)

EXTERIOR EQUIPMENT YARD

EXTERIOR EQUIPMENT YARD

LOADING DOCKS

LOADING DOCKS

PARKING

PARKING

BETA BUILDING  
(EXISTING)

AREA A

AREA B

AREA C

AREA D

AREA E

872' - 6"

CALUMET RIVER

### PHASE 1 QC/OPS - ENLARGED SITE PLAN

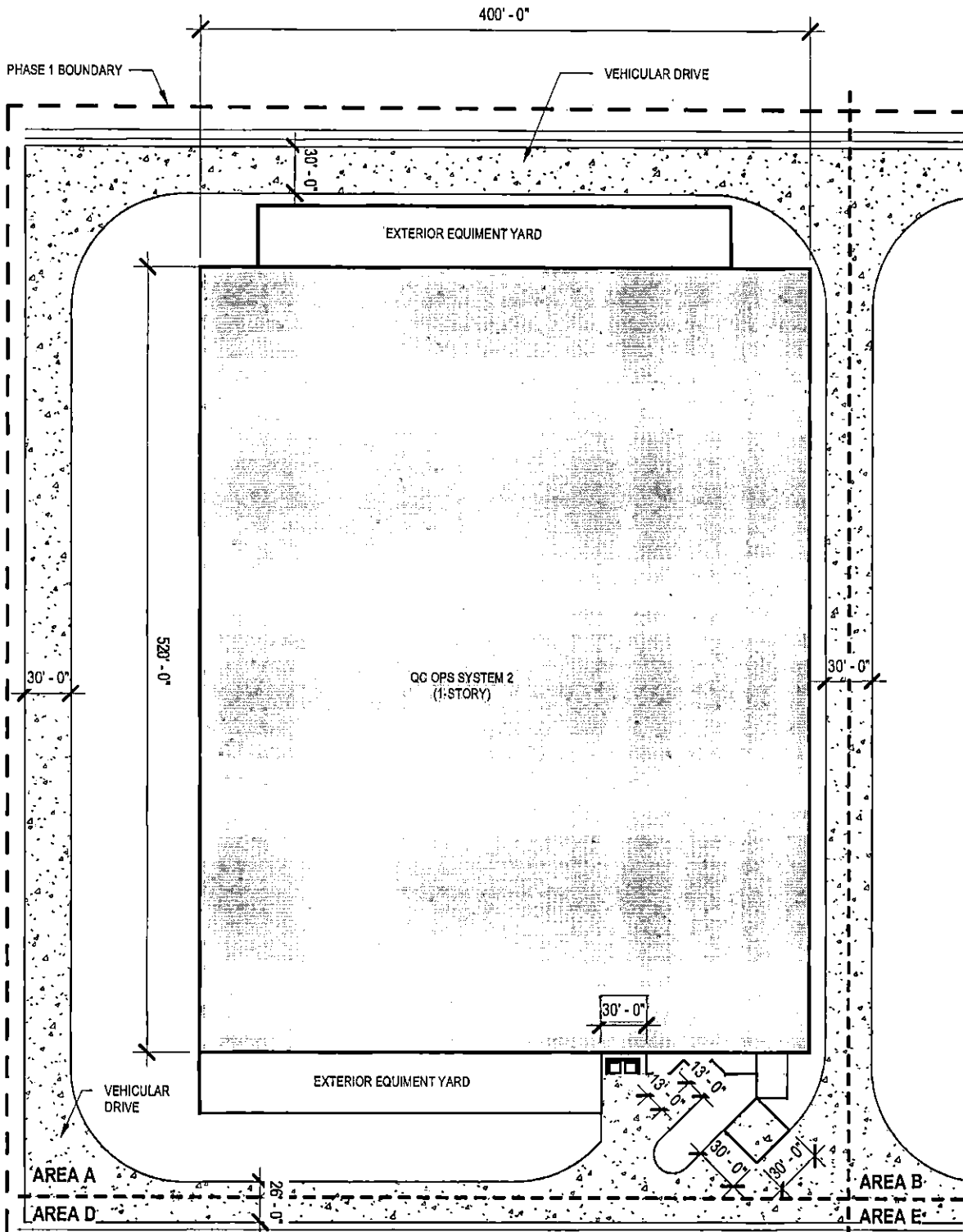
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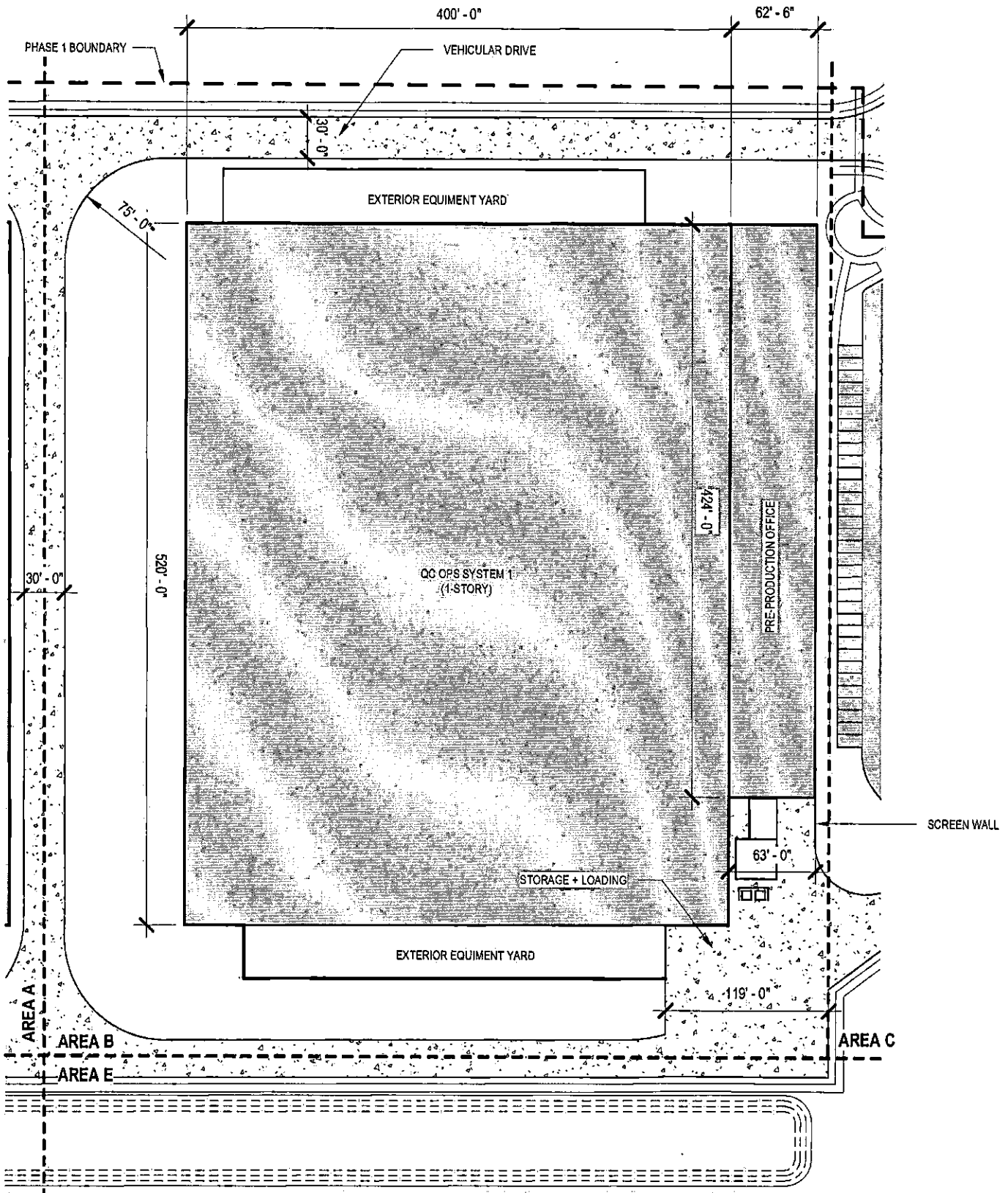


**PHASE 1 QC/OPS - SITE PLAN AREA A**

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 Introduced: October 09, 2024  
 CPC Date: September 30th, 2024



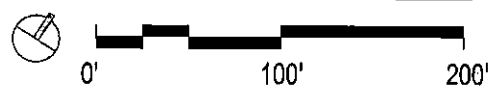
--- PHASE 1 BOUNDARY

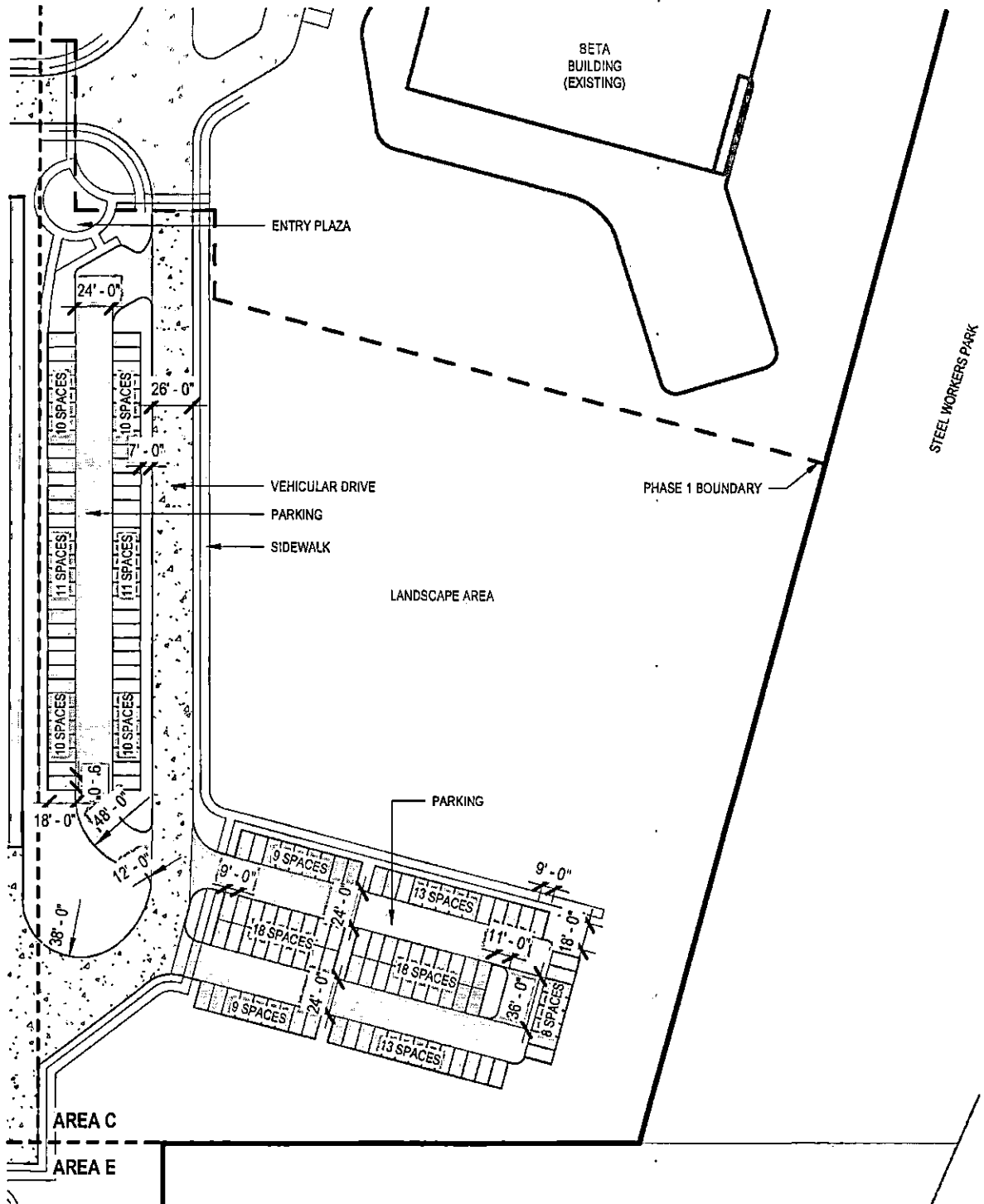


--- PHASE 1 BOUNDARY

**PHASE 1 QC/OPS - SITE PLAN AREA B**

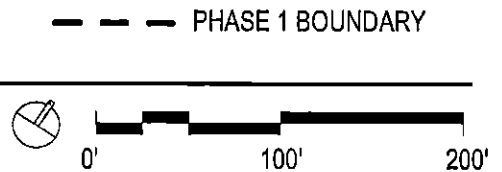
Applicant: Related Chicago 8080 LLC  
 Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617  
 Introduced: October 09, 2024  
 CPC Date: September 30th, 2024

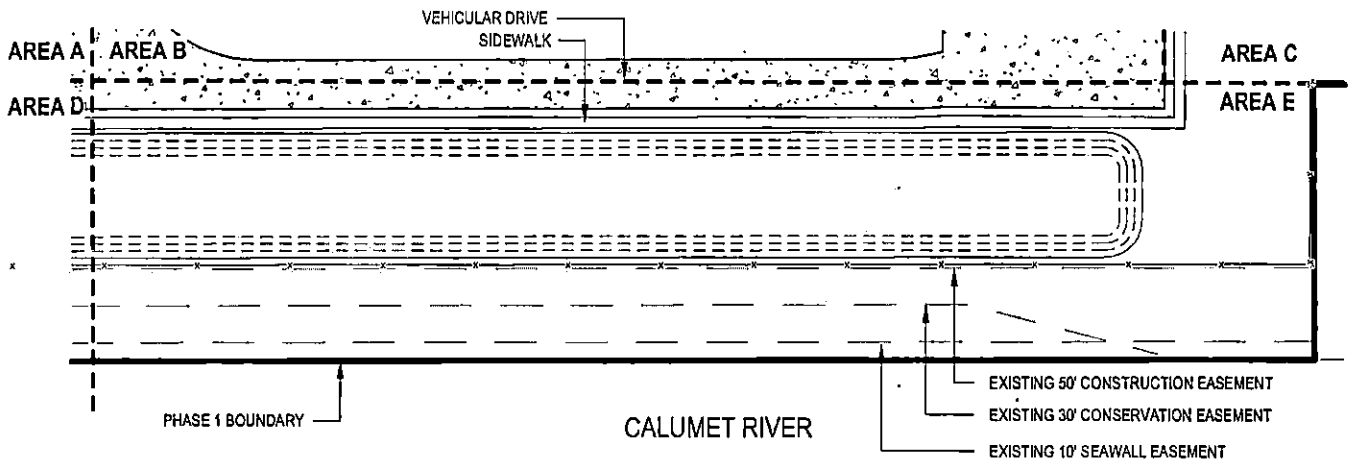
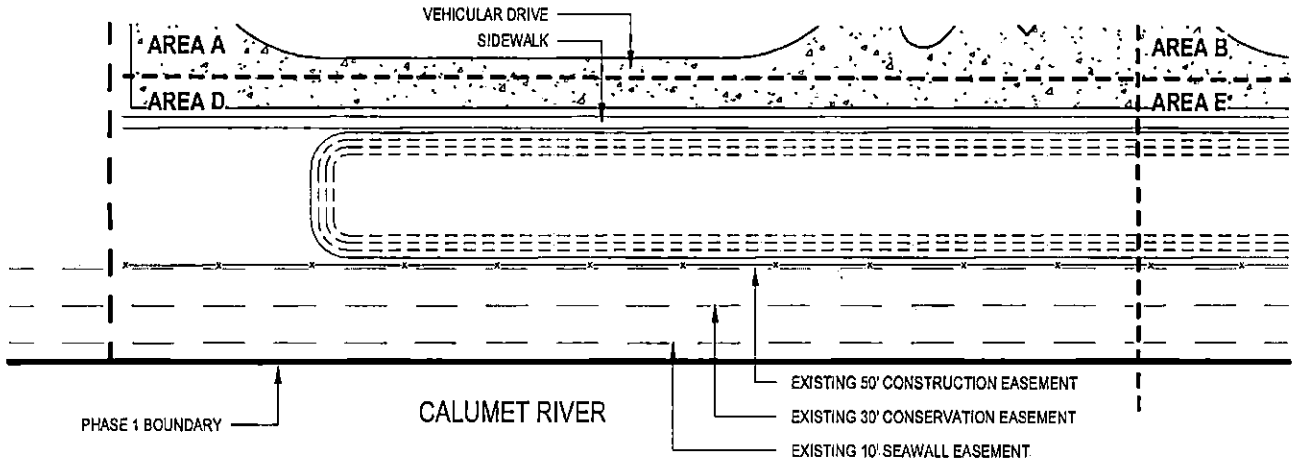




**PHASE 1 QC/OPS - SITE PLAN AREA C**

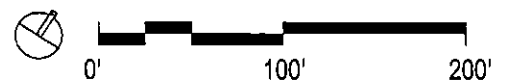
Applicant: Related Chicago 8080 LLC  
 Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617  
 Introduced: October 09, 2024  
 CPC Date: September 30th, 2024

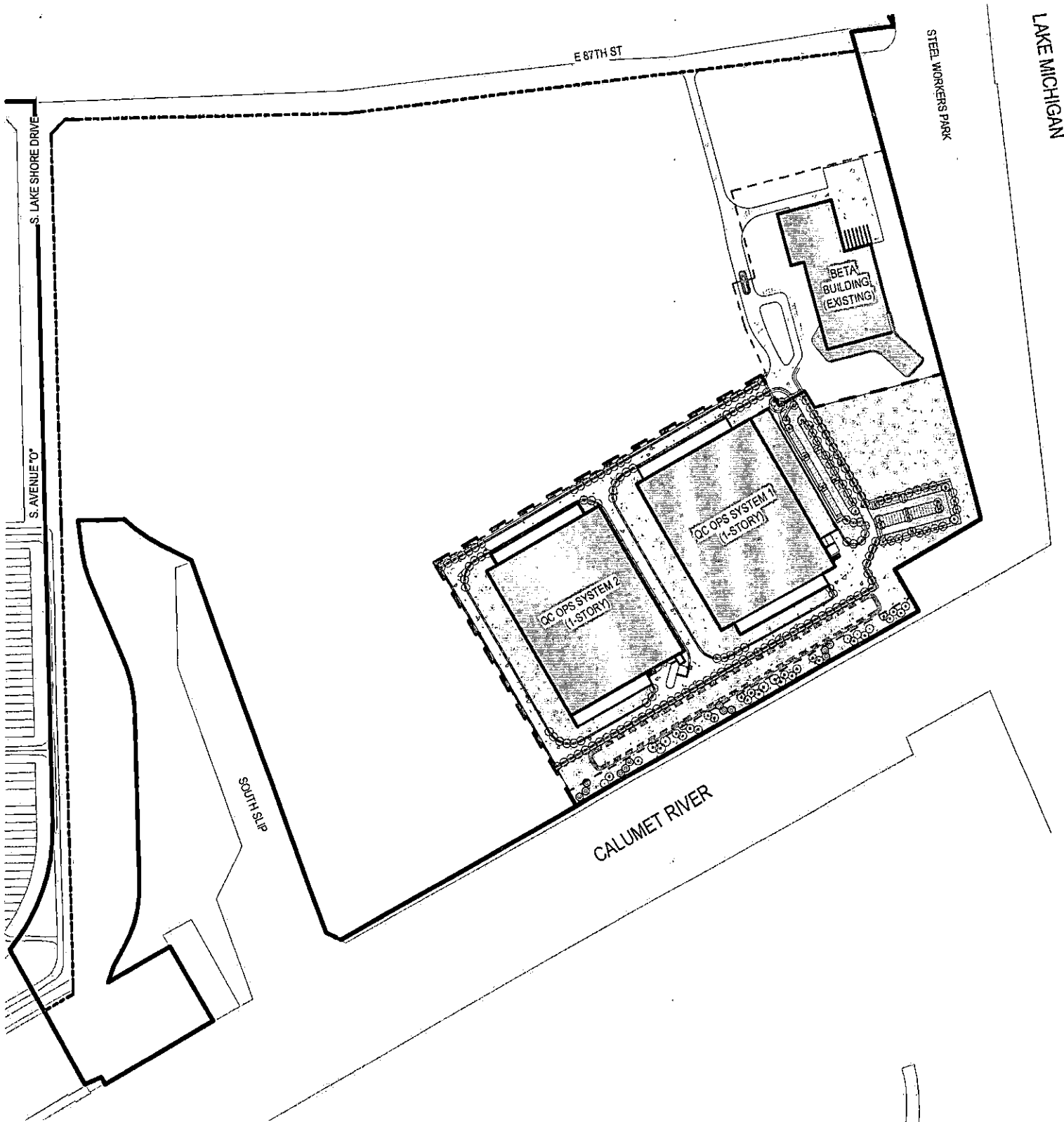




**PHASE 1 QC/OPS - SITE PLAN AREA D AND E**

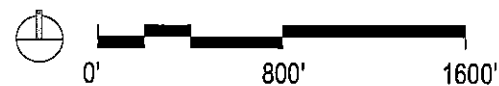
Applicant: Related Chicago 8080 LLC  
 Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617  
 Introduced: October 09, 2024  
 CPC Date: September 30th, 2024





**PHASE 1 QC/OPS - LANDSCAPE PLAN OVERALL**

Applicant: Related Chicago 8080 LLC  
 Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617  
 Introduced: October 09, 2024  
 CPC Date: TBD







VUA1  
28,414 SF  
LANDSCAPE AREA: 7.5%=2,131 SF.  
5,908 SF PROVIDED  
TREES: 2,128/125= 17  
17 PROVIDED



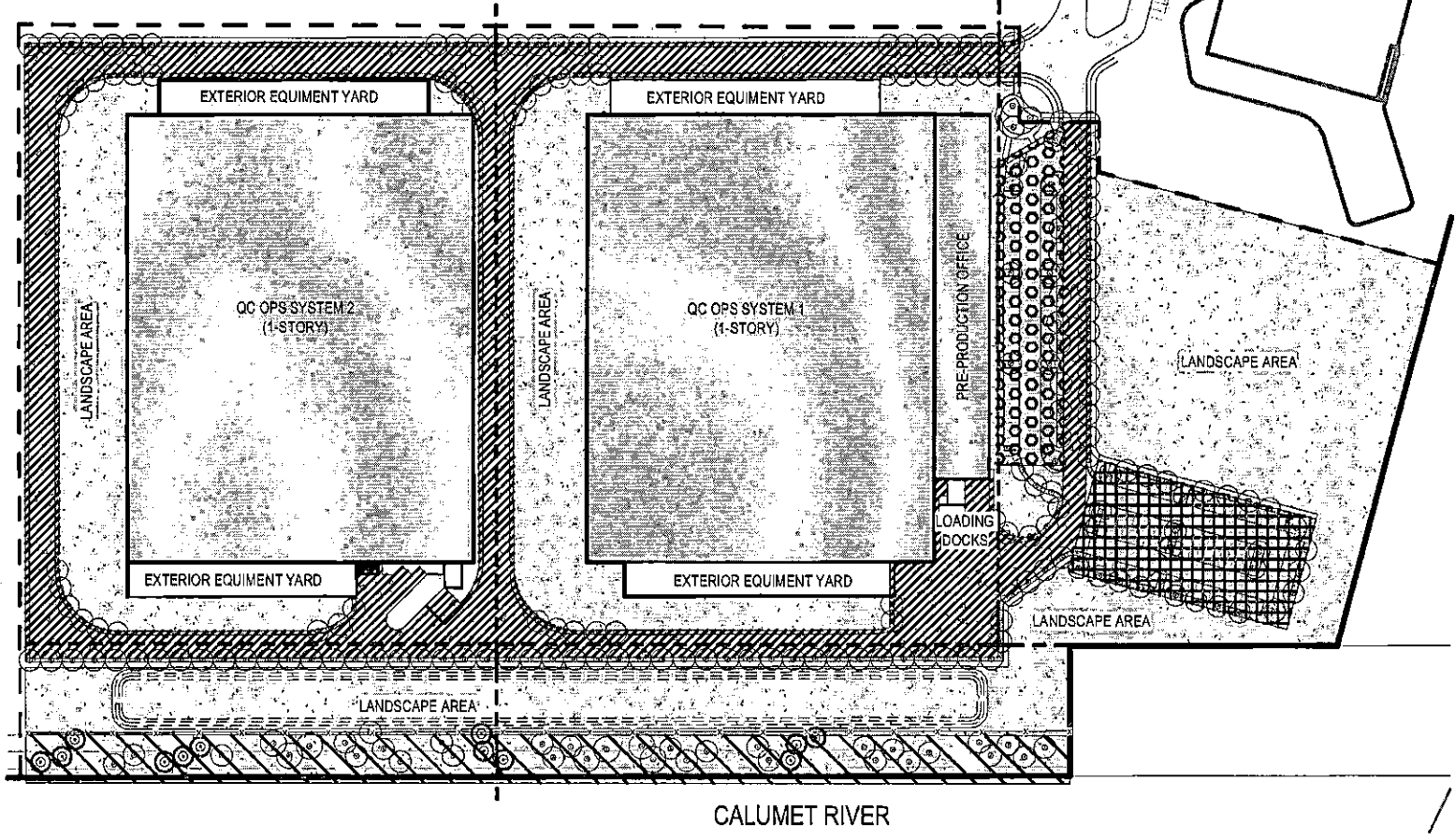
VUA2:  
34,746 SF  
LANDSCAPE AREA: 10%=3,475 SF  
7,407 SF PROVIDED  
TREES: 2,230/125= 28  
28 TREES PROVIDED



VUA3  
179,829 SF  
LANDSCAPE AREA: 10%=17,983 SF.  
37,375 SF PROVIDED  
TREES: 17,886/125= 143  
143 TREES PROVIDED



RIVERFRONT  
1 PER 25 LINEAR FEET  
1,204/25=48 TREES  
48 TREES PROVIDED



### PHASE 1 QC/OPS - ENLARGED LANDSCAPE PLAN

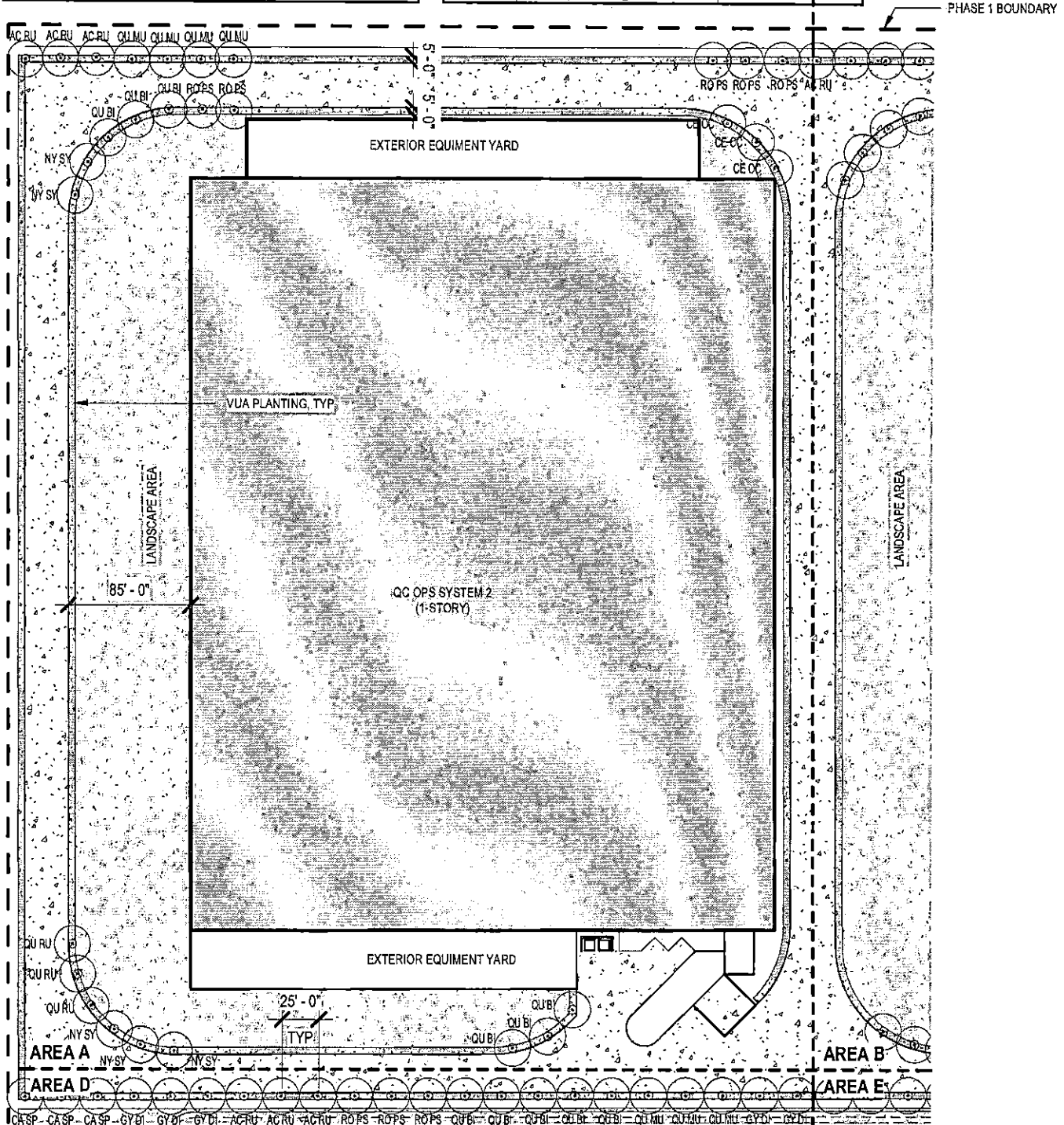
Applicant: Related Chicago 8080 LLC  
Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617  
Introduced: October 09, 2024  
CPC Date: TBD



# TREE SCHEDULE

AC RU	Acer rubrum	Redpointe
CA SP	Catalpa speciosa	
CE OC	Celtis occidentalis	'Chicagoland'
GL TR	Gleditsia triacanthos	Shademaster
GY DI	Gymnocladus dioicus	Espresso
LI ST	Liquidambar styraciflua	'Moraine'
NY SY	Nyssa sylvatica	Tupelo Tower

PO DE	Populus deltoides	Siouxland
QU BI	Quercus bicolor	
QU MU	Quercus muehlenbergii	
QU RU	Quercus rubra	
RO PS	Robinia pseudoacacia	Chicago Blues
TA DI	Taxodium distichum	Shawnee Brave
JU VC	Juniperus virginiana	Canaerti



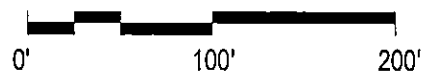
## PHASE 1 QC/OPS - LANDSCAPE PLAN AREA A

Applicant: Related Chicago 8080 LLC

Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617

Introduced: October 09, 2024

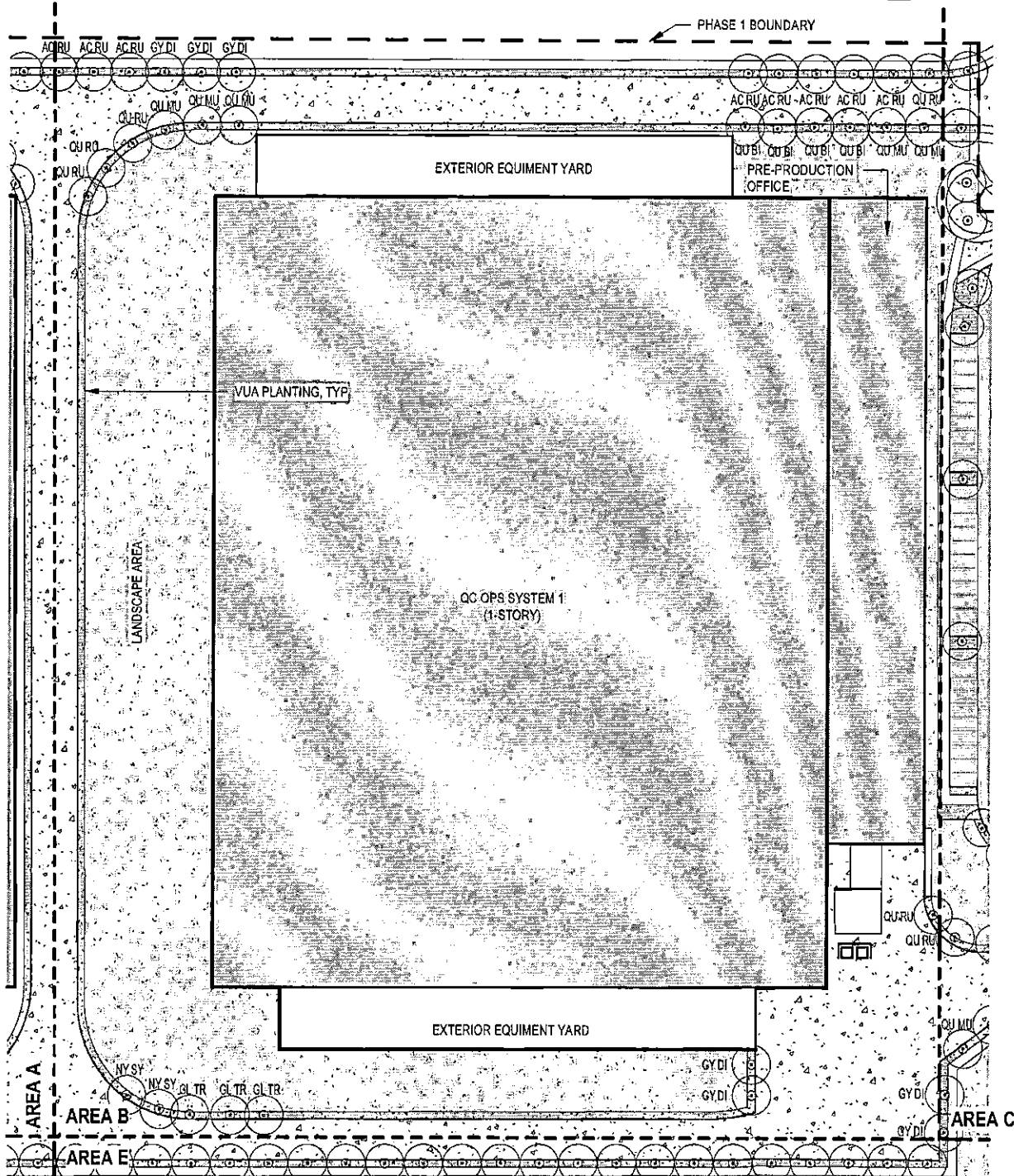
CPC Date: TBD



# TREE SCHEDULE

AC RU	Acer rubrum	Redpointe
CA SP	Catalpa speciosa	
CE OC	Celtis occidentalis	'Chicagoland'
GL TR	Gleditsia triacanthos	Shademaster
GY DI	Gymnocladus dioicus	Espresso
LI ST	Liquidambar styraciflua	'Moraine'
NY SY	Nyssa sylvatica	Tupelo Tower

PO DE	Populus deltoides	Siouxland
QU BI	Quercus bicolor	
QU MU	Quercus muehlenbergii	
QU RU	Quercus rubra	
RO PS	Robinia pseudoacacia	Chicago Blues
TA DI	Taxodium distichum	Shawnee Brave
JU VC	Juniperus virginiana	Canaerti



## PHASE 1 QC/OPS - LANDSCAPE PLAN AREA B

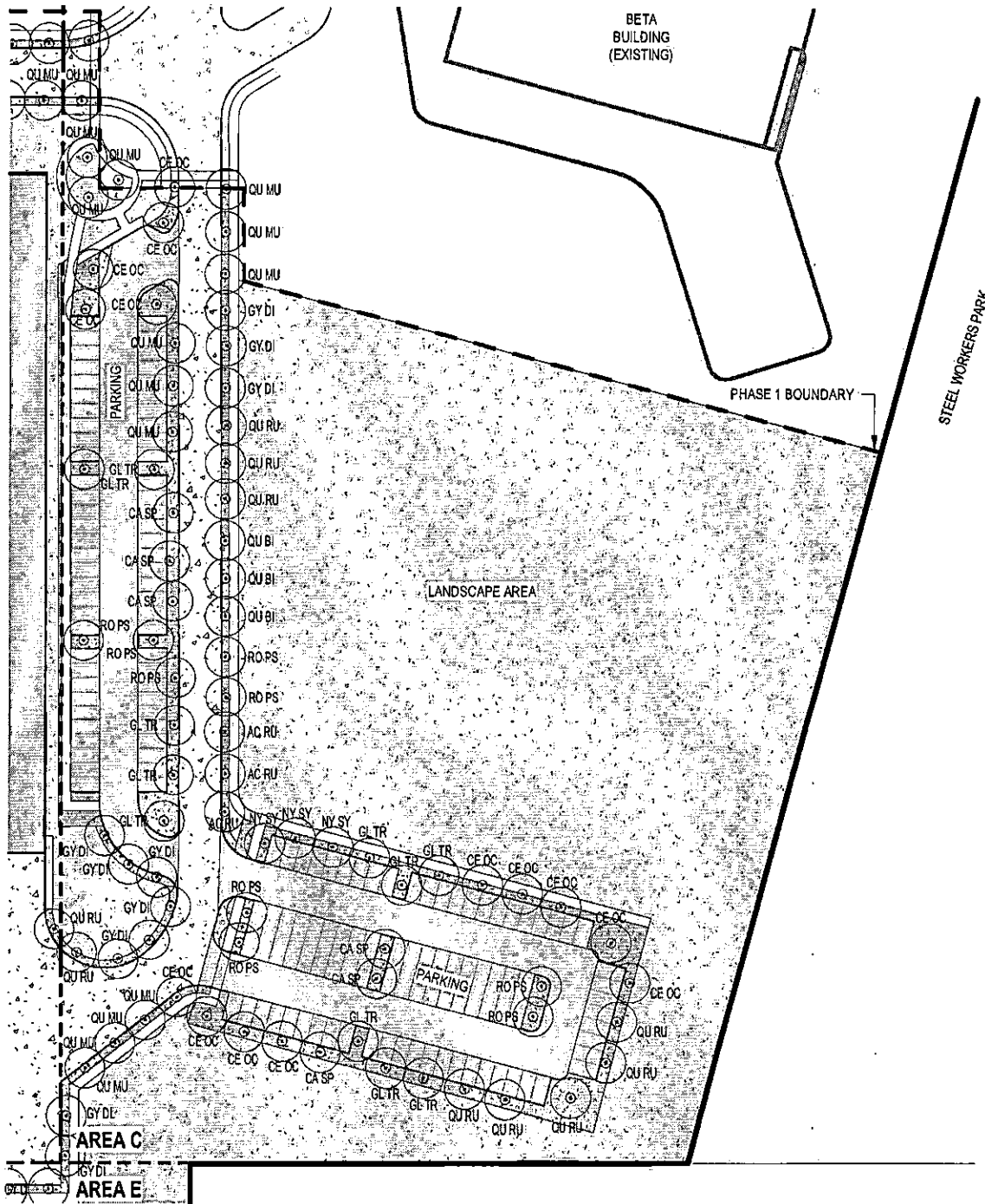
Applicant: Related Chicago 8080 LLC  
 Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617  
 Introduced: October 09, 2024  
 CPC Date: September 30th, 2024



# TREE SCHEDULE

AC RU	Acer rubrum	Redpointe
CA SP	Catalpa speciosa	
CE OC	Celtis occidentalis	'Chicagoland'
GL TR	Gleditsia triacanthos	Shademaster
GY DI	Gymnocladus dioicus	Espresso
LI ST	Liquidambar styraciflua	'Moraine'
NY SY	Nyssa sylvatica	Tupelo Tower

PO DE	Populus deltoides	Siouxland
QU BI	Quercus bicolor	
QU MU	Quercus muehlenbergii	
QU RU	Quercus rubra	
RO PS	Robinia pseudoacacia	Chicago Blues
TA DI	Taxodium distichum	Shawnee Brave
JU VC	Juniperus virginiana	Canaerti



## PHASE 1 QC/OPS - LANDSCAPE PLAN AREA C

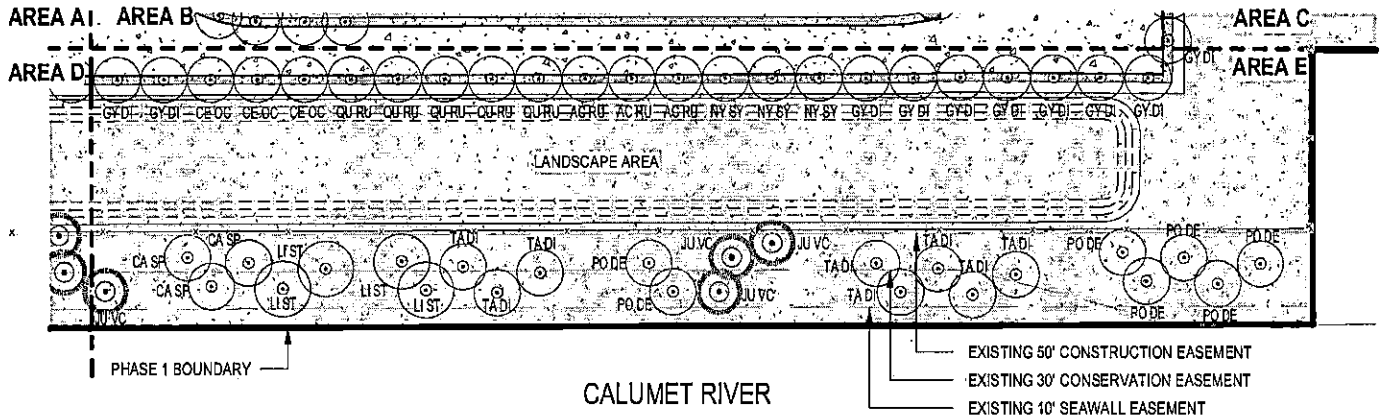
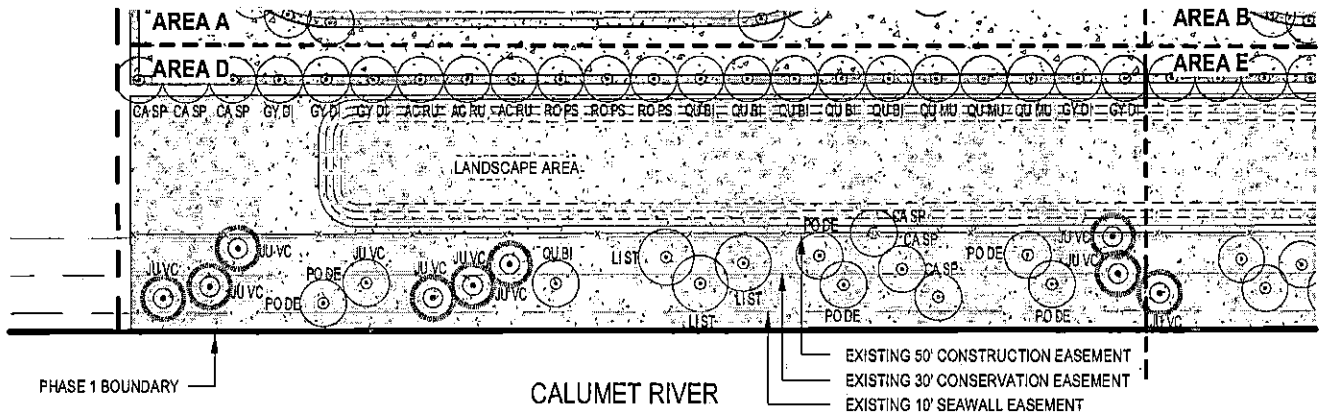
Applicant: Related Chicago 8080 LLC  
 Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617  
 Introduced: October 09, 2024  
 CPC Date: September 30th, 2024



# TREE SCHEDULE

AC RU	Acer rubrum	Redpointe
CA SP	Catalpa speciosa	
CE OC	Celtis occidentalis	'Chicagoland'
GL TR	Gleditsia triacanthos	Shademaster
GY DI	Gymnocladus dioicus	Espresso
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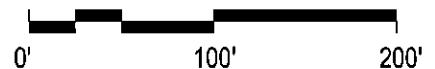
## PHASE 1 QC/OPS - LANDSCAPE PLAN AREA D AND E

Applicant: Related Chicago 8080 LLC

Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617

Introduced: October 09, 2024

CPC Date: September 30th, 2024





**Design for  
Innovation**



**Promote  
Access**



**Celebrate  
Heritage**



**Support  
Resilience**



**Economic  
Investment**



**Forge Civic  
Identity**



**Embrace the Edges**

## **PLANNING PRINCIPLES**

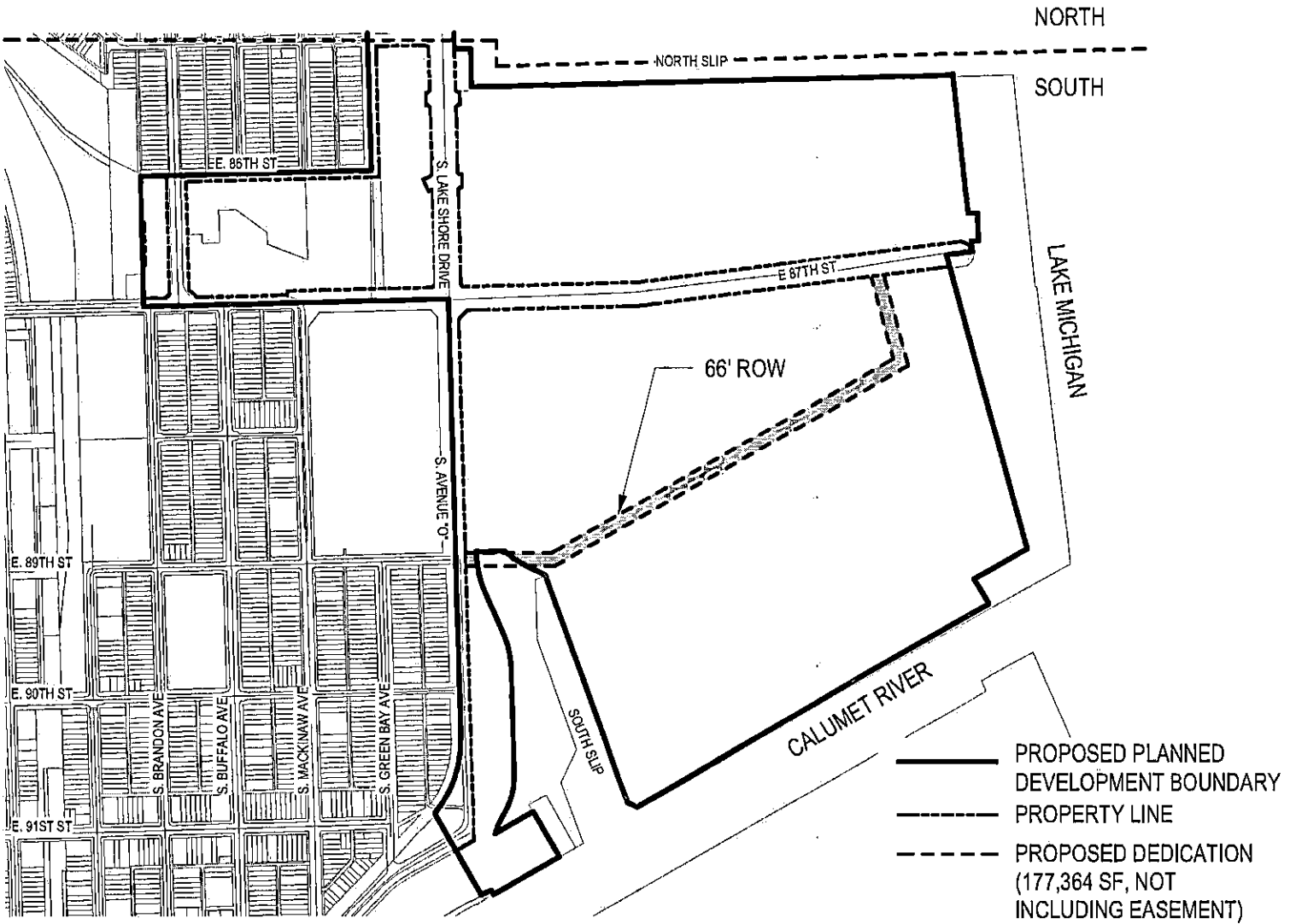
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Applicant: Related Chicago 8080 LLC

Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617

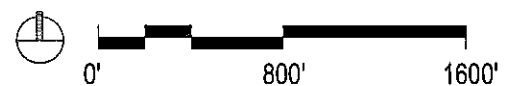
Introduced: October 09, 2024

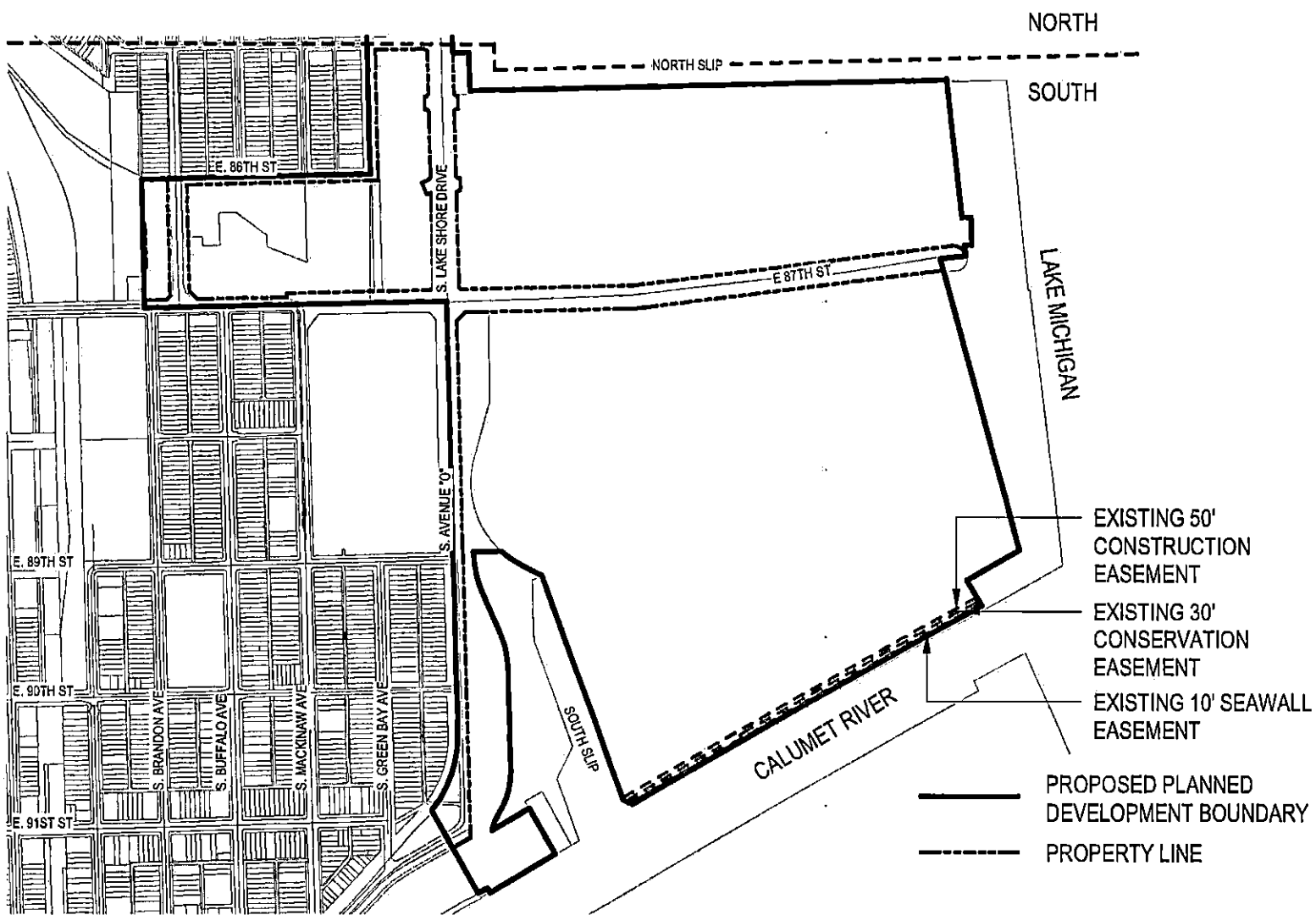
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**RIGHT-OF-WAY ADJUSTMENT MAP**

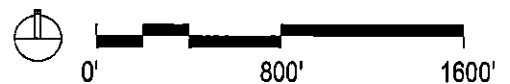
Applicant: Related Chicago 8080 LLC  
 Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617  
 Introduced: October 09, 2024  
 CPC Date: TBD



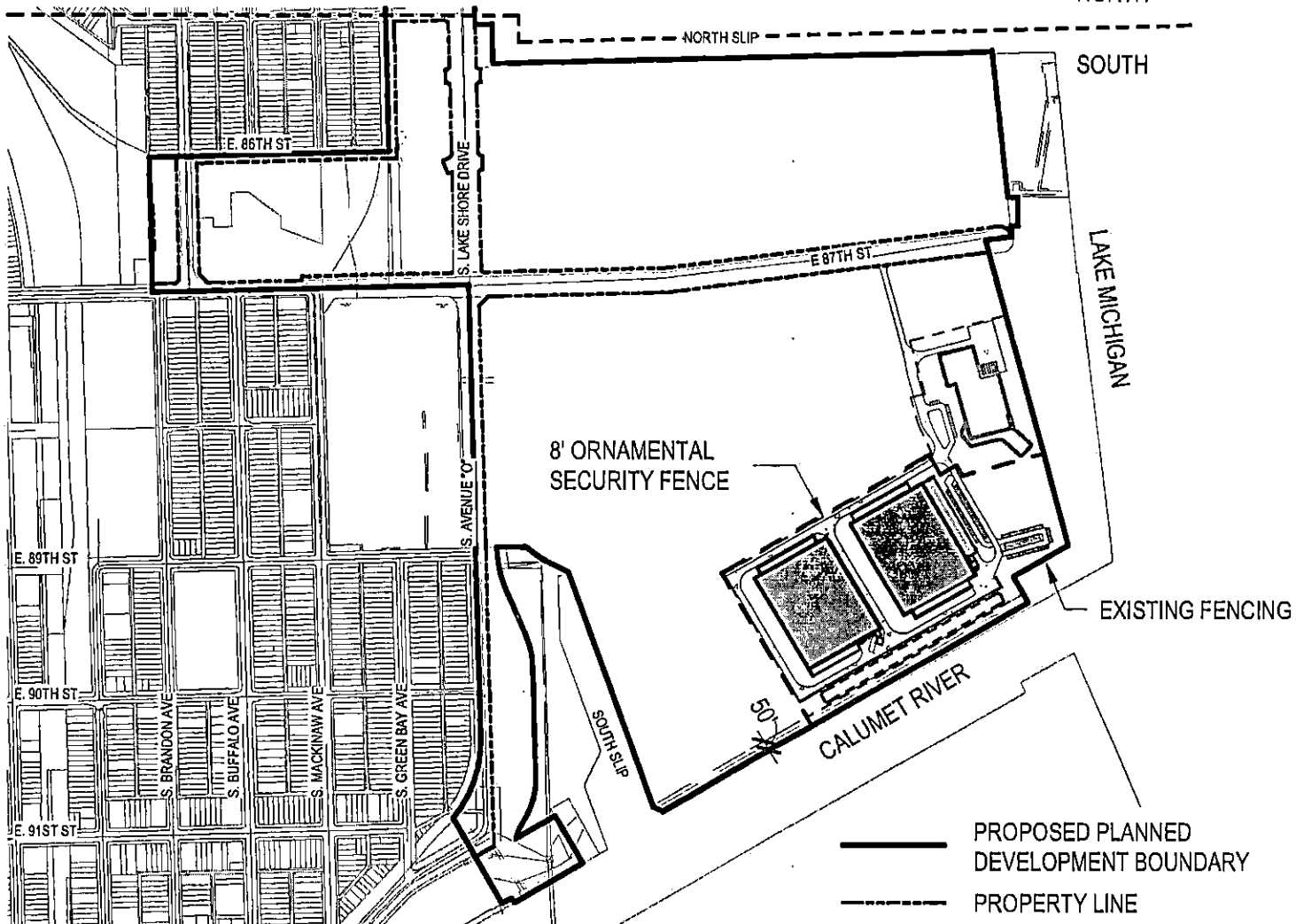
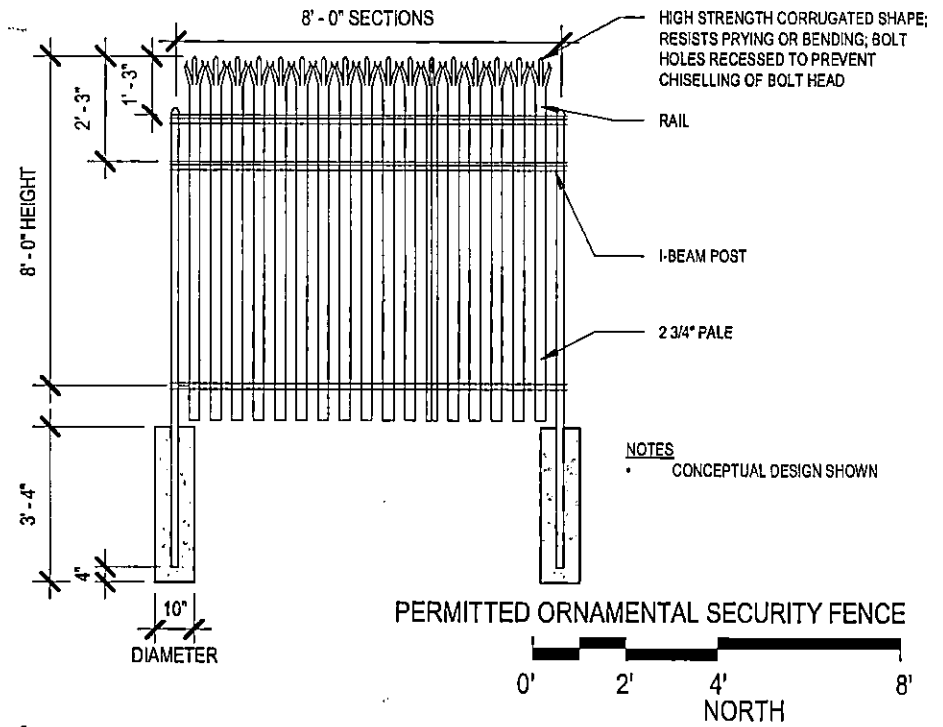


### RIVER SETBACK LOCATION MAP

Applicant: Related Chicago 8080 LLC  
 Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617  
 Introduced: October 09, 2024  
 CPC Date: TBD

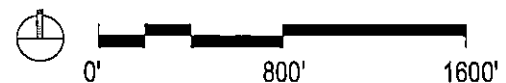






**PERMITTED FENCE TYPE AND PHASE 1 FENCE DIAGRAM.**

Applicant: Related Chicago 8080 LLC  
 Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617  
 Introduced: October 09, 2024  
 CPC Date: TBD



DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

TREES TO BE STAKED AND/OR WRAPPED AS SPECIFIED; SEE PLANT SCHEDULE

NO FERTILIZERS ARE TO BE USED AT TIME OF PLANTING

MARK NORTH SIDE OF TREE IN THE NURSERY; PLANT TREE FACING NORTH

SET TOP OF ROOT BALL FLUSH TO FINISHED GRADE OR 1 TO 2 IN. HIGHER IN SLOW DRAINING SOILS; DO NOT COVER ROOT BALL WITH SOIL

TREE MUST BE PLANTED SUCH THAT TRUNK FLARE IS VISIBLE AT TOP OF ROOT BALL; PLANT TREE TO ALLOW SOIL TO SOIL CONTACT

REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM OF ROOT BALL

DO NOT PLACE MULCH IN CONTACT WITH TRUNK

BACKFILL HOLE WITH EXISTING SOIL.

1:1 SLOPE ON SIDES OF HOLE

2X ROOT BALL DIAMETER

### EVERGREEN TREE PLANTING

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

ORIENT TREE TO HAVE SIMILAR SOLAR ASPECT AS NURSERY OR AS DIRECTED BY LANDSCAPE ARCHITECT. TAGS ARE TO BE PLACED ON THE NORTH SIDE AT NURSERY.

SET TOP OF ROOT BALL FLUSH TO FINISHED GRADE OR 1 TO 2 IN. HIGHER IN SLOW DRAINING SOILS; DO NOT COVER ROOT BALL WITH SOIL

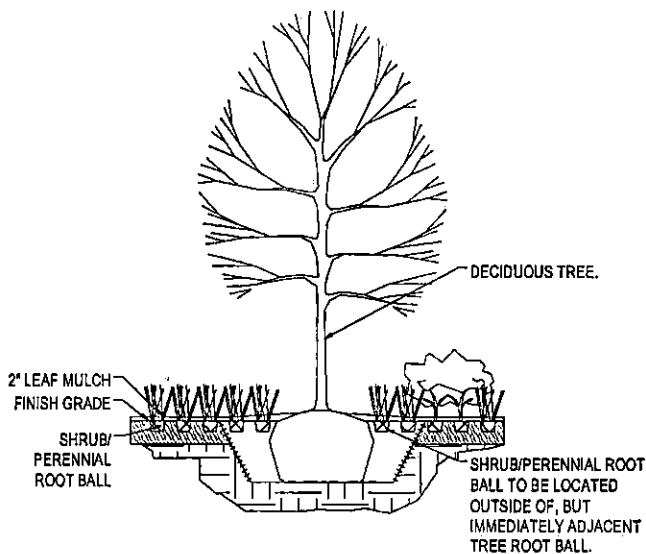
TREES TO BE STAKED AND/OR WRAPPED AS SPECIFIED; SEE PLANT SCHEDULE

REMOVE EXCESS FILL FROM TOP OF TRUNK TO EXPOSE ROOT FLARE. SET CROWN OF ROOT BALL 2-3" HIGHER THAN FINISH GRADE. CUT AND REMOVE ALL TWINE, ROPE/BURLAP FROM ROOT BALL. REMOVE WIRE BASKETS. PROPERLY MEASURE THE DEPTH OF THE ROOTBALL AFTER THE ROOT COLLAR HAS BEEN EXCAVATED AND DIG HOLE TO THAT DEPTH. DO NOT ADD IN SOIL TO PREVENT SETTLING.

2" LEAF MULCH  
CREATE 4" HIGH SOIL SAUCER AT EACH TREE PIT. TAPER TO ZERO INCHES AT ROOT FLARE.  
COVER WITH 2" LEAF MULCH

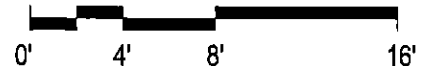
BACKFILL TREE PIT WITH PLANTING SOIL IN 5-8" LIFTS. LIGHTLY TAMP AND ROUGHEN SOIL SURFACE BETWEEN LIFTS  
ROUGHEN/SCARIFY SIDES OF TREE PIT

1/2 2X ROOT BALL DIAMETER



MIXED PLANTING ADJACENT NEW TREE

DECIDUOUS TREE PLANTING



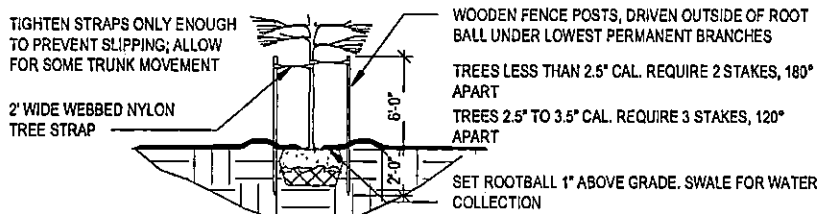
## TREE PLANTING DETAILS

Applicant: Related Chicago 8080 LLC

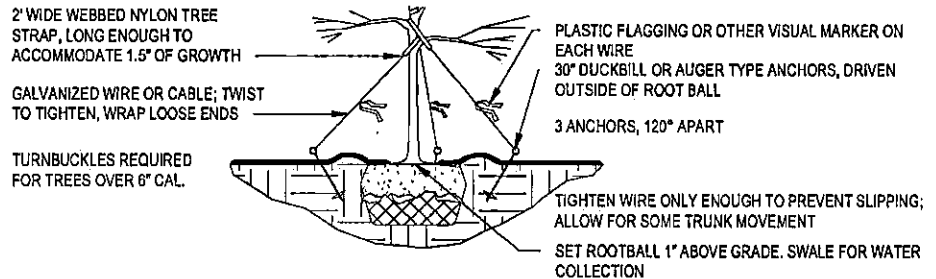
Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617

Introduced: October 09, 2024

CPC Date: TBD



### TREES 3.5" CALIPER OR LESS



### TREES GREATER THAN 3.5" CALIPER

#### TREE STAKING NOTES:

1. TREES TO BE STAKED AS SPECIFIED, SEE PLANT SCHEDULE.
2. USE 2-2" DIA. LODGE POLE STAKES-DOUGLAS FIR OR APPROVED HARDWOOD.
3. DRIVE STAKE MIN. 12" INTO FIRM UNDISTURBED SOIL BELOW THE EXCAVATED DEPTH.
4. PLACE STAKES OUTSIDE THE ROOTBALL.
5. HEIGHT OF STAKE MAY VARY DEPENDING ON NEED FOR SUPPORT; MIN 6'T
6. PLACE THE TOP TIE FOR MAXIMUM SUPPORT. THE BOTTOM TIE SHOULD BE APPROXIMATELY HALFWAY BETWEEN THE TOP TIE AND THE GROUND.
7. ALWAYS PLACE STAKE TO PREVENT DAMAGE TO TREE AND CAMBIUM.
8. STAKES SHALL BE REMOVED NO LATER THAN THE END OF FIRST GROWING SEASON AFTER PLANTING.

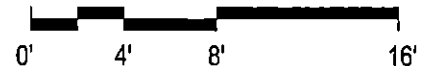
#### TREE WRAPPING NOTES:

1. TREE WRAPPING OPTION 1: BREATHABLE FABRIC TREE WRAP APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP FROM BOTTOM UP WITH SUFFICIENT OVERLAP TO COVER ALL BARK. SECURE WITH BIO-DEGRADABLE PLASTIC TAPE.
2. TREE WRAPPING OPTION 2: TWO-WALLED PLASTIC SHEETING OR TREE SHELTER MATERIAL APPLIED FROM TRUNK FLARE TO FIRST BRANCH. APPLY PLASTIC SHEETING LOOSELY, LEAVING 1/2" GAP BETWEEN TRUNK AND SHEETING. SECURE WITH BIO-DEGRADABLE PLASTIC TAPE.
3. TREES TO BE WRAPPED AS SPECIFIED, SEE PLANT SCHEDULE.
4. TREE WRAP SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

#### MISC. NOTES:

1. REMOVE ALL PLASTIC TREE TIE TAPE, BAMBOO NURSERY STAKE, WIRE TIES, AND LABELS FROM TREES AFTER THEY HAVE BEEN APPROVED.
2. BACKFILL WITH CLEAN SOIL ANY HOLES LEFT IN ROOTBALL FROM NURSERY STAKES
3. PROVIDE ADDITIONAL WIRE HOSE TIE OR STRAP WHEN THE TREE IS NOT RIGIDLY SUPPORTED BY THE REQUIRED SUPPORTS AS SPECIFIED.

### TREE STAKING AND WRAPPING



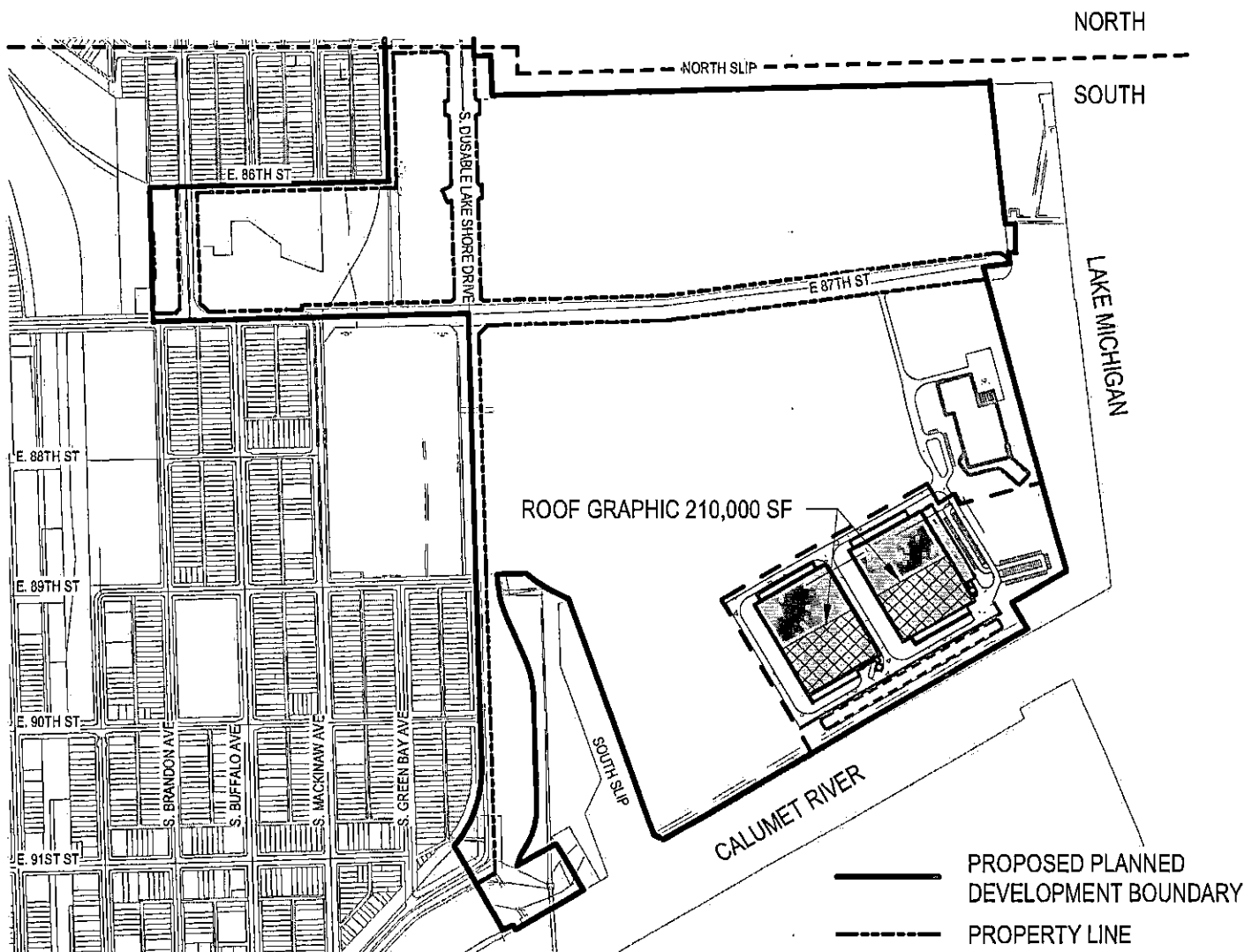
## TREE PLANTING DETAILS

Applicant: Related Chicago 8080 LLC

Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617

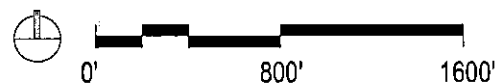
Introduced: October 09, 2024

CPC Date: TBD



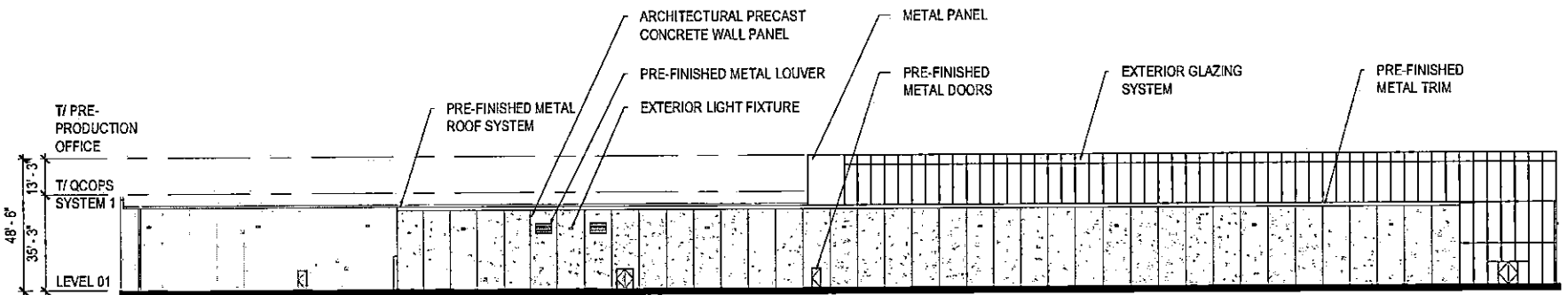
**PHASE 1 QC/OPS - ROOF SIGNAGE PLAN**

Applicant: Related Chicago 8080 LLC  
 Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617  
 Introduced: October 09, 2024  
 CPC Date: TBD

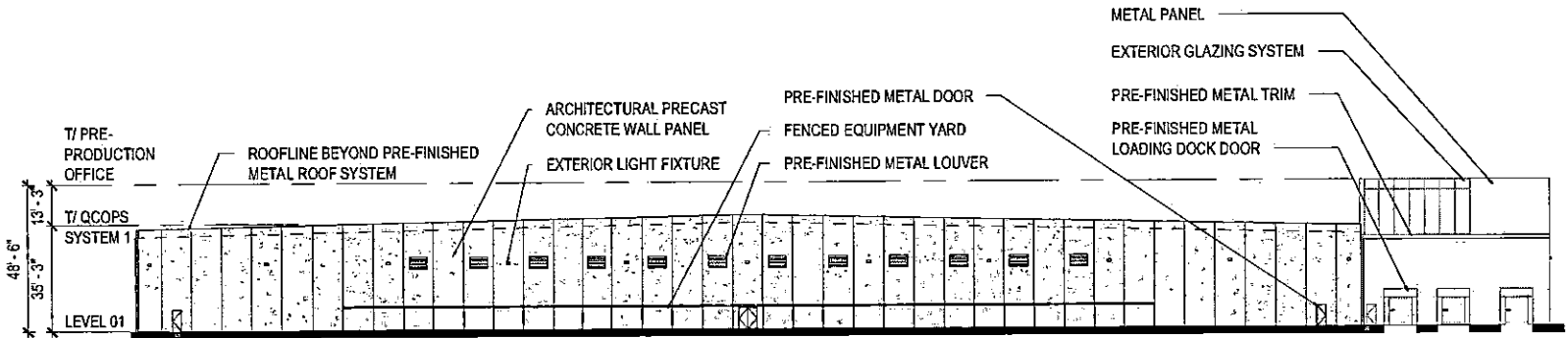


Applicant: Related Chicago 8080 LLC  
 Address: 8080 South DuSable Lake Shore Drive, Chicago, IL 60617  
 Introduced: October 09, 2024  
 CPC Date: TBD

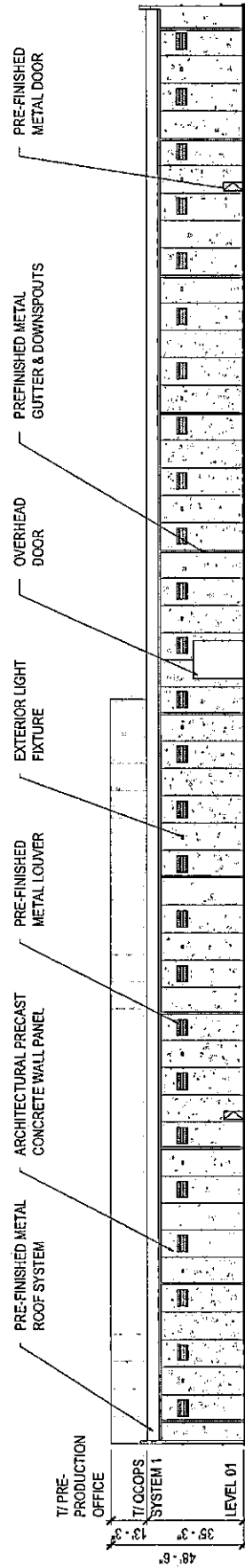
**PHASE 1 QCOPS SYSTEM 1 - EXTERIOR ELEVATIONS**



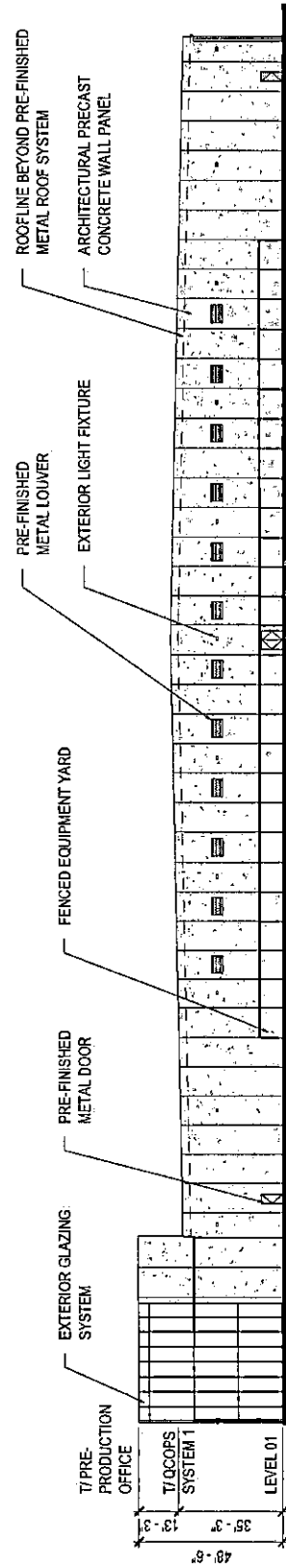
**EAST EXTERIOR ELEVATION**



**SOUTH EXTERIOR ELEVATION**



WEST EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION

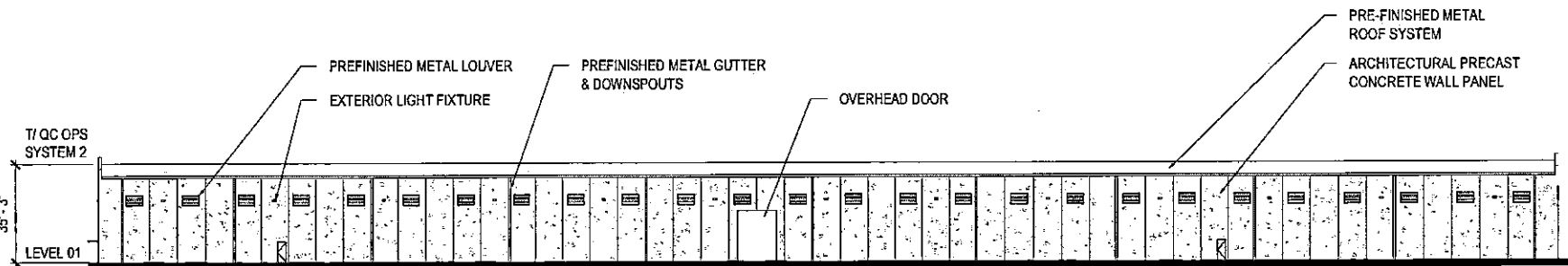
## PHASE 1 QC OPS SYSTEM 1 - EXTERIOR ELEVATIONS

Applicant: Related Chicago 8080 LLC

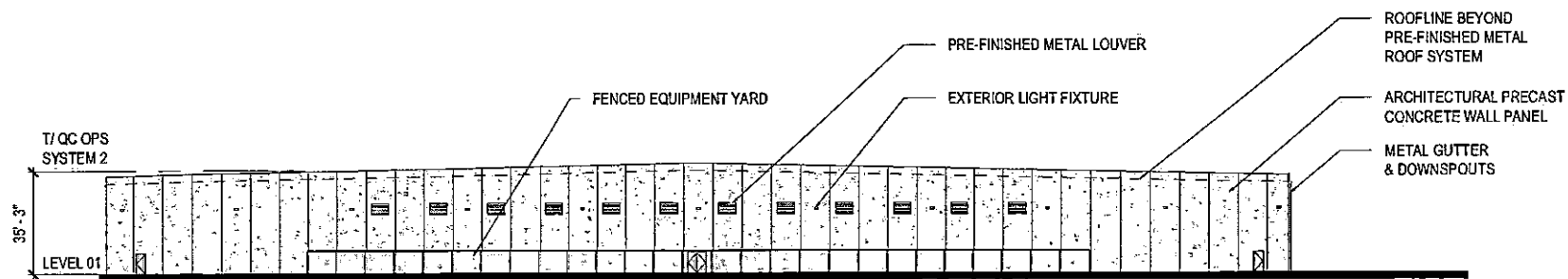
Address: 8080 South DuSable Lake Shore Drive, Chicago, IL 60617

Introduced: October 09, 2024

CPC Date: TBD



EAST EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION

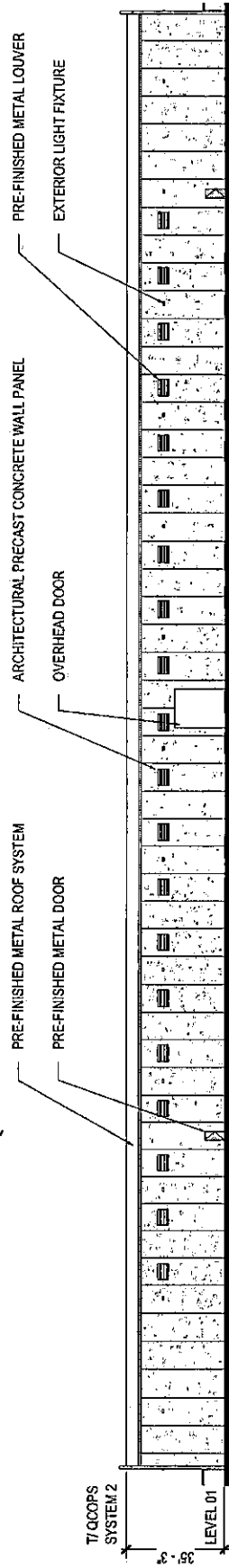
**PHASE 1 QC OPS SYSTEM 2 - EXTERIOR ELEVATIONS**

Applicant: Related Chicago 8080 LLC

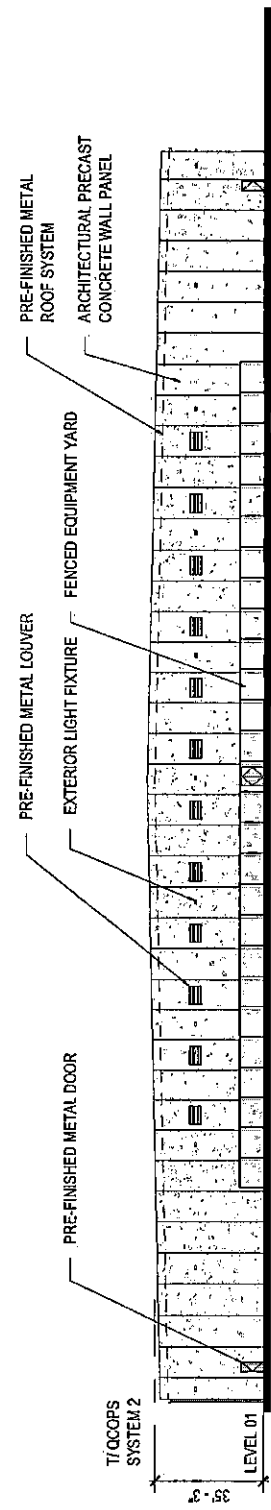
Address: 8080 South DuSable Lake Shore Drive, Chicago, IL 60617

Introduced: October 09, 2024

CPC Date: TBD



WEST EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION

**PHASE 1 QC OPS SYSTEM 2 - EXTERIOR ELEVATIONS**

Applicant: Related Chicago 8080 LLC  
 Address: 8080 South DuSable Lake Shore Drive, Chicago, IL 60617  
 Introduced: October 09, 2024  
 CPC Date: TBD