RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 1408, AS AMENDED, PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Business Planned Development Number 1408, as amended, ("Planned Development") consists of approximately 21,040 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, MZ West Loop, LLC.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the 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 public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by 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

Applicant: MZ West Loop, LLC
Address: 1220 West Jackson Boulevard
Introduction Date: October 9, 2024
Plan Commission Date: T/B/D

The Perimeter Restoration Agreement must be must be executed prior to any Department of Transportation 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 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 seventeen (17) Statements: a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/ground floor Plan; and Building Elevations submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements 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 Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential Business Planned Development: Residential Units, including on the ground floor; Animal Sales and Grooming (no kennels or stables); Artist Work or Sales Space; Business Equipment Sales and Service; Business Support Services (except as more specifically regulated); Eating and Drinking Establishments (all, including at-grade and above-grade outdoor patio and incidental liquor sales); Financial Services (excluding payday loan stores, pawn shops and drive-thru facilities); Food and Beverage Retail Sales (including incidental liquor sales); Medical Service; Office; Personal Service; Repair or Laundry Service, Consumer (including dry-cleaning drop-off/pick-up, no plant on premises); Retail Sales; Children's Play Center; Co-located Wireless Communications Facilities; and accessory 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 Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The Applicant acknowledges that the project has previously received a bonus FAR of 1.50, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 6.50. In exchange for the bonus FAR, a payment was previously paid to the City pursuant to Sections 17-4-1003-B & C. The bonus payment was recalculated at the time of payment (including partial payments for phased developments) and may have been adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

Applicant: MZ West Loop, LLC
Address: 1220 West Jackson Boulevard
Introduction Date: October 9, 2024
Plan Commission Date: T/B/D

9. The Applicant acknowledges and agrees that the rezoning of the Property from PD 1408 to PD 1408, as amended for construction of the Project triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO"). The Applicant further acknowledges and agrees that the Property is located in the Near North/Near West Pilot Area, pursuant to Section 2-45-117 of the Municipal Code (the "Near North/Near West ARO Pilot Area Ordinance" or the "Pilot"). The Near North/Near West Pilot Area is divided into two zones: the Near North Zone and the Near West Zone. The Property is located in the Near North Zone. In the Near North Zone, pursuant to the ARO, the percentage of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10% to 20%. Any developer of a residential housing project in the Near North Zone must provide the first 10% of units required to be affordable (the "First Units") either: (i) in the residential housing project, or (ii) with the approval of the Commissioner of the Department of Planning and Development (the "Commissioner"), in an off-site location within two miles of the Property and in the same or a different higher income area or downtown district, or (iii) any combination of (i) and (ii). In addition, the developer must provide the second 10% of units required to be affordable (the "Additional Units") either: (i) in the residential housing project, or (ii) with the Commissioner's approval, in an off-site location anywhere within the Near North/Near West Pilot Area, regardless of distance from the project or income area, or (iii) any combination of (i) and (ii). The project has a total of 10 housing units. As a result, the Applicant's affordable housing obligation is 2 affordable units (20% of 10), consisting of 1 First Unit and 1 Additional Unit. Applicant has agreed to satisfy its affordable housing obligation by providing the First Units and the Additional Units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto. In accordance with the ARO Pilot, the Applicant is required to lease the First Units to households earning up to 60% of the Chicago Primary Metropolitan Statistical Area median income ("AMI") at prices affordable to households at such income level, and the Additional Units to households earning up to 80% or 100% of AMI, as determined by rule and approved by the Commissioner, at prices affordable to households at such income level; provided, however, if the Applicant provides off-site owner occupied units to satisfy its Additional Units obligation, the Applicant shall sell such units to households earning up to one hundred twenty percent (120%) of the AMI at prices affordable to households earning up to one hundred percent (100%) of the AMI. If the Applicant subsequently reduces (or increases) the number of housing units in the project, or elects to build a for-sale project instead of a rental project, or (with the Commissioner's approval) elects to construct off-site units instead of on-site units, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval. DPD may adjust the requirements to reflect any such change without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner may enforce remedies for any breach of this Statement 9, including any breach of any affordable housing agreement, and

enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. 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.

11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

14. 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.

15. 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.

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. As there are existing improvements approved in the current PD which have been previously constructed, the obligations contained within this Statement only shall apply to the ground floor, interior remodeling project contemplated herein. 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 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.

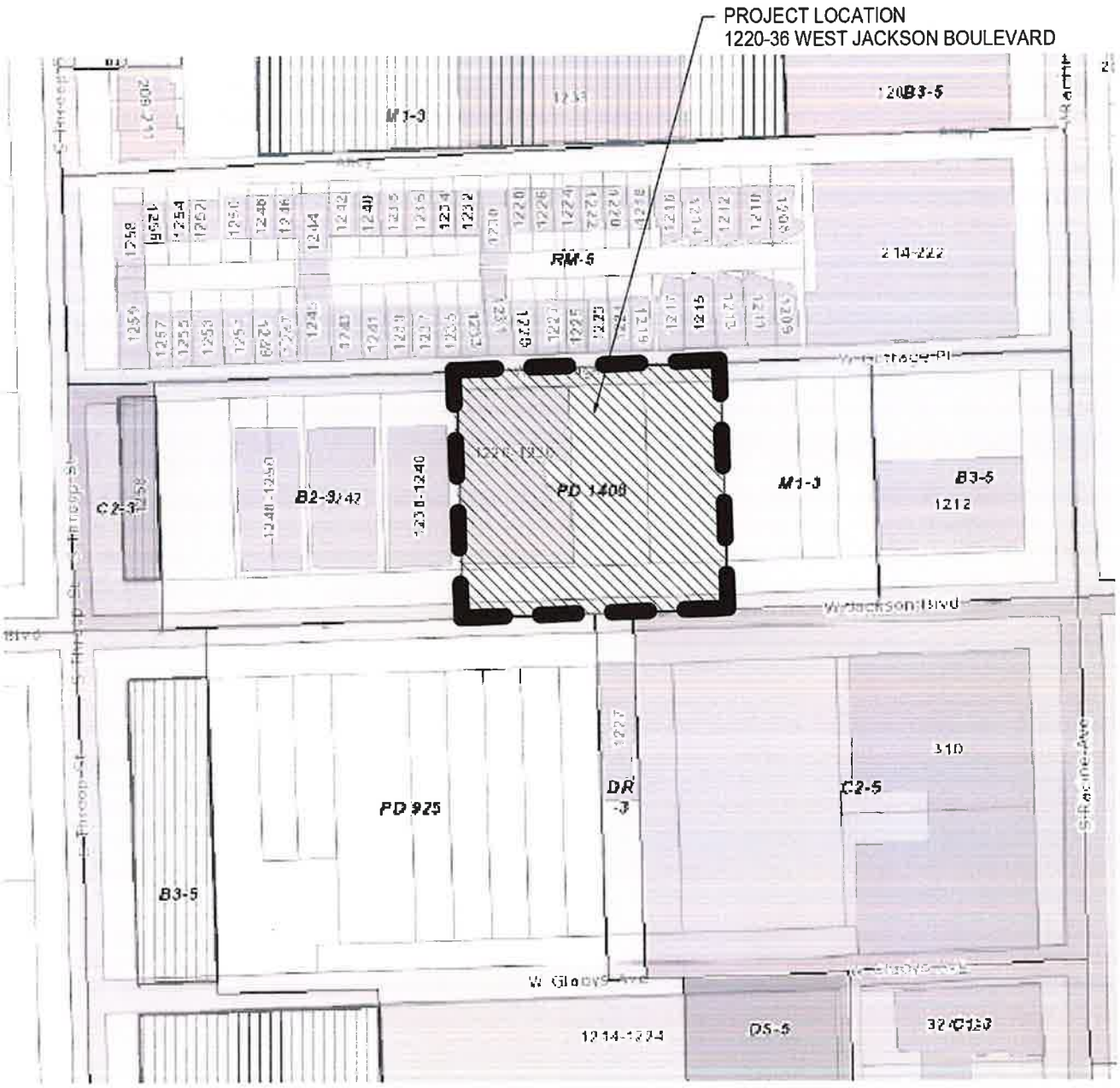
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to a DX-5 Downtown Mixed-Use District.

Applicant:	MZ West Loop, LLC
Address:	1220 West Jackson Boulevard
Introduction Date:	October 9, 2024
Plan Commission Date:	T/B/D

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NUMBER 1408, AS AMENDED
PLAN OF DEVELOPMENT
BULK REGULATIONS AND DATA TABLE

GROSS SITE AREA:	28,990 square feet
NET SITE AREA:	21,040 square feet
AREA REMAINING IN THE PUBLIC WAY:	7,350 square feet
MAXIMUM FAR:	6.50
SETBACKS FROM PROPERTY LINE:	Per the attached site plan
MAXIMUM NUMBER OF UNITS:	176
MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING:	28
MINIMUM NUMBER OF OFF-STREET LOADING:	One 10' x 25'
MAXIMUM BUILDING HEIGHT:	125 feet
BICYCLE PARKING:	176

Applicant: MZ West Loop, LLC
Address: 1220 West Jackson Boulevard
Introduction Date: October 9, 2024
Plan Commission Date: T/B/D

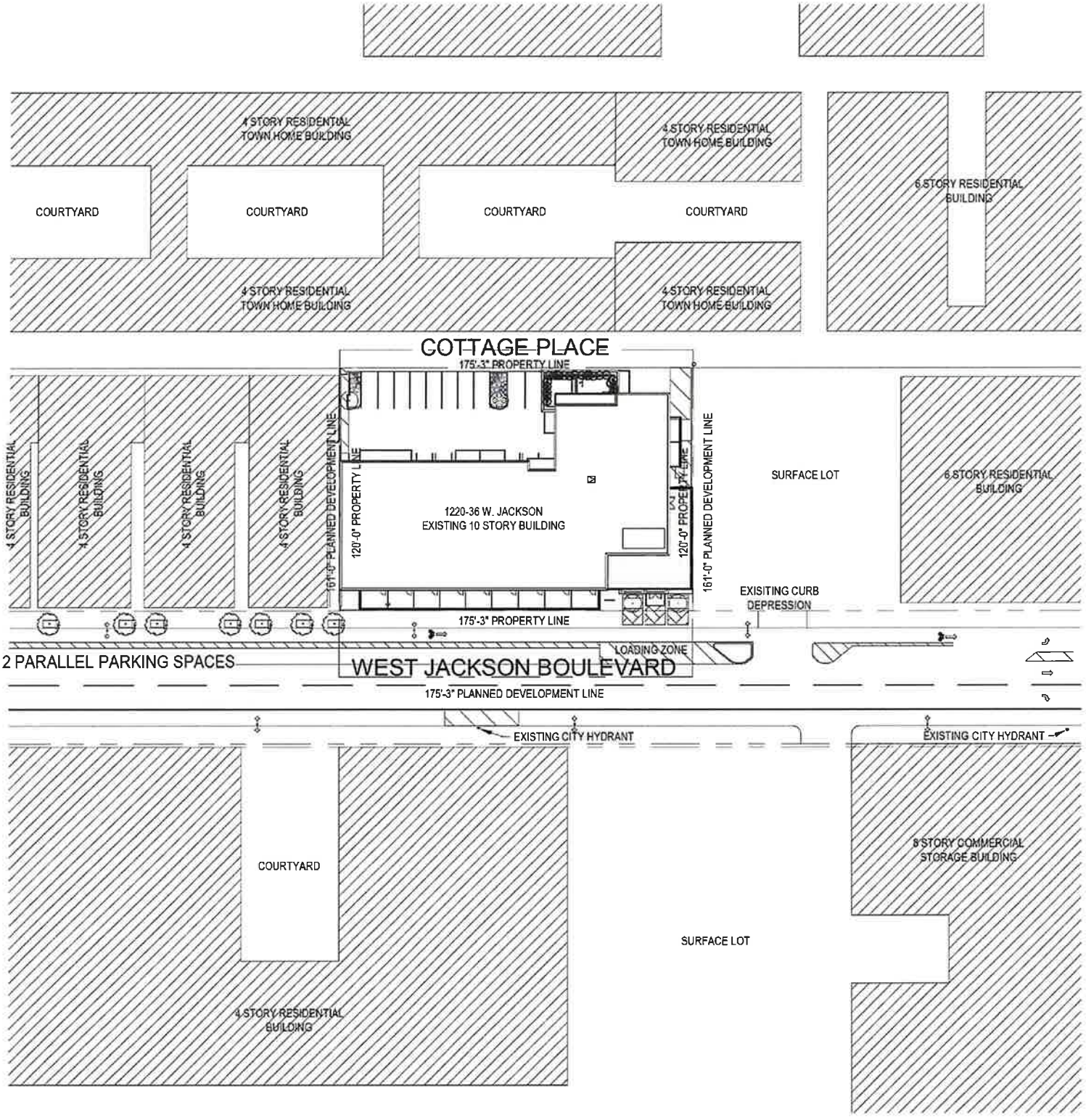


EXISTING ZONING MAP

SCALE: NTS

N

Applicant:	*MZ West Loop, LLC*		EXISTING ZONING MAP
Address of Project:	*1220 W. JACKSON BLVD. CHICAGO, IL 60607*		
Introduction Date:	*10/9/2024*		
Plan Commission Date:	*T/B/D*	Scale: NTS	



EXISTING LAND USE MAP

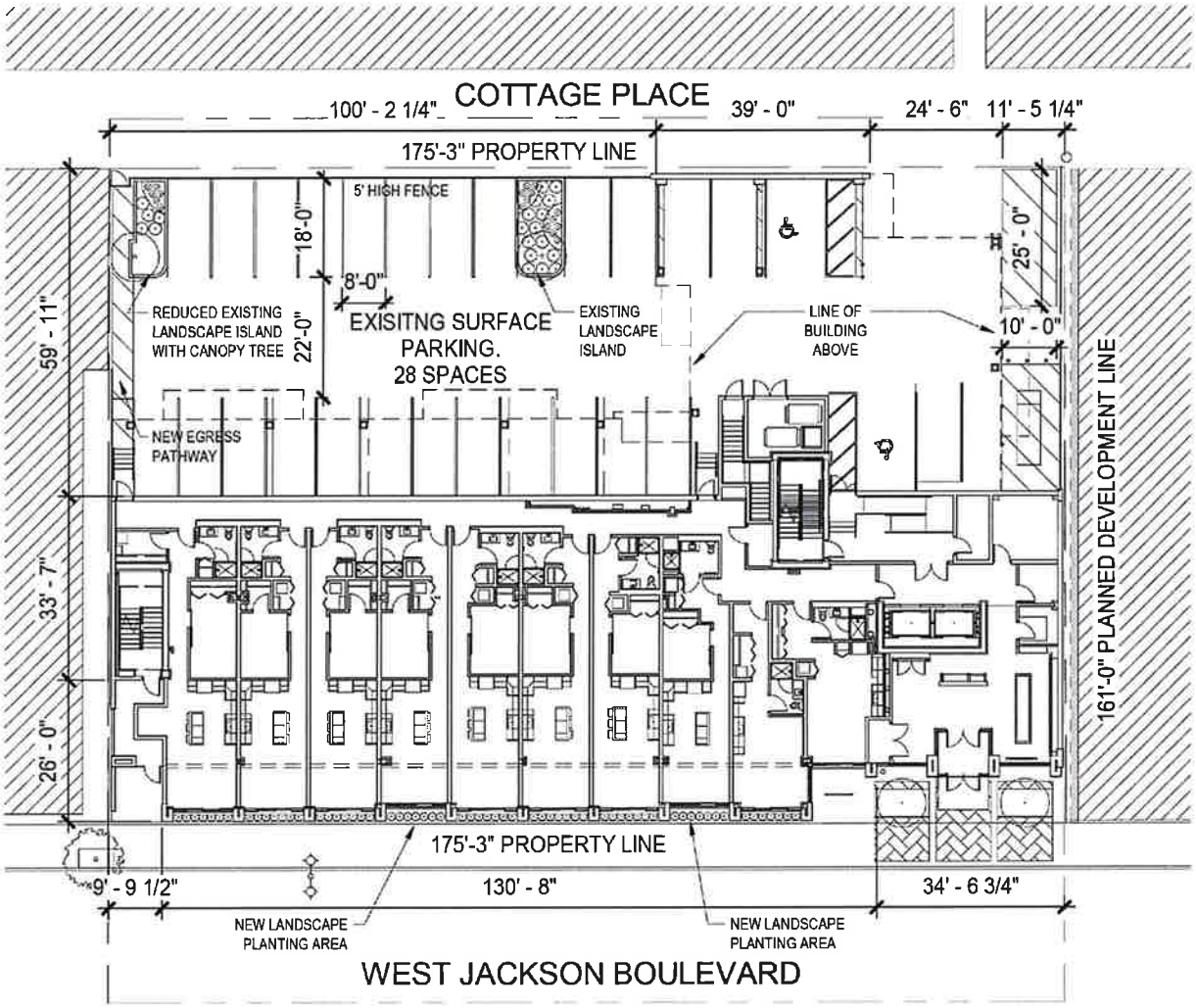
SCALE: 1/64" = 1'-0"

SCALE: 1/64" = 1'-0"

0' 32' 64' 128' 192'

N

Applicant:	*MZ West Loop, LLC*		EXISTING LAND USE MAP
Address of Project:	*1220 W. JACKSON BLVD. CHICAGO, IL 60607*		
Introduction Date:	*10/9/2024*		
Plan Commission Date:	*T/B/D*	Scale: *1/64" = 1'-0"*	



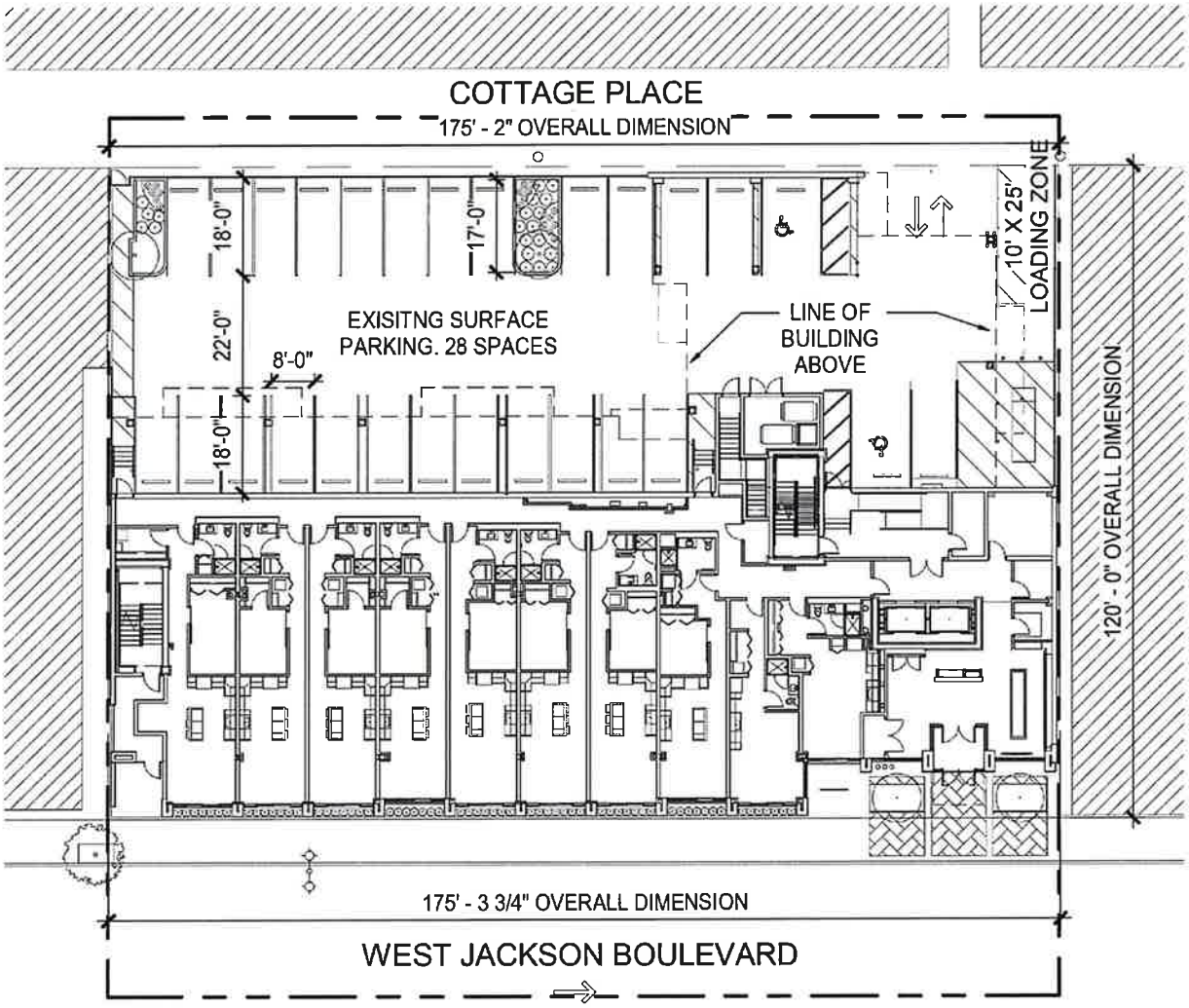
175'-3" PLANNED DEVELOPMENT LINE

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

SCALE: 1/32" = 1'-0"



Applicant:	*MZ West Loop, LLC*		PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP
Address of Project:	*1220 W. JACKSON BLVD. CHICAGO, IL 60607*		
Introduction Date:	*10/9/2024*		
Plan Commission Date:	*T/B/D*	Scale: *1/32" = 1'-0"*	



SITE PLAN

SCALE: 1/32" = 1'-0"



Applicant:	*MZ West Loop, LLC*		SITE PLAN
Address of Project:	*1220 W. JACKSON BLVD. CHICAGO, IL 60607*		
Introduction Date:	*10/9/2024*		
Plan Commission Date:	*T/B/D*	Scale: *1/32" = 1'-0"*	



SOUTH BUILDING ELEVATION

SCALE: 3/64" = 1'-0"

SOUTH ELEVATION

Applicant:	MZ West Loop, LLC
Address of Project:	1220 W. JACKSON BLVD. CHICAGO, IL 60607
Introduction Date:	10/9/2024
Plan Commission Date:	T/B/D
Scale:	3/64" = 1'-0"



EAST BUILDING ELEVATION

SCALE: 3/64" = 1'-0"

Applicant:	*MZ West Loop, LLC*		EAST ELEVATION
Address of Project:	*1220 W. JACKSON BLVD. CHICAGO, IL 60607*		
Introduction Date:	*10/9/2024*		
Plan Commission Date:	*T/B/D*	Scale: *3/64" = 1'-0"*	

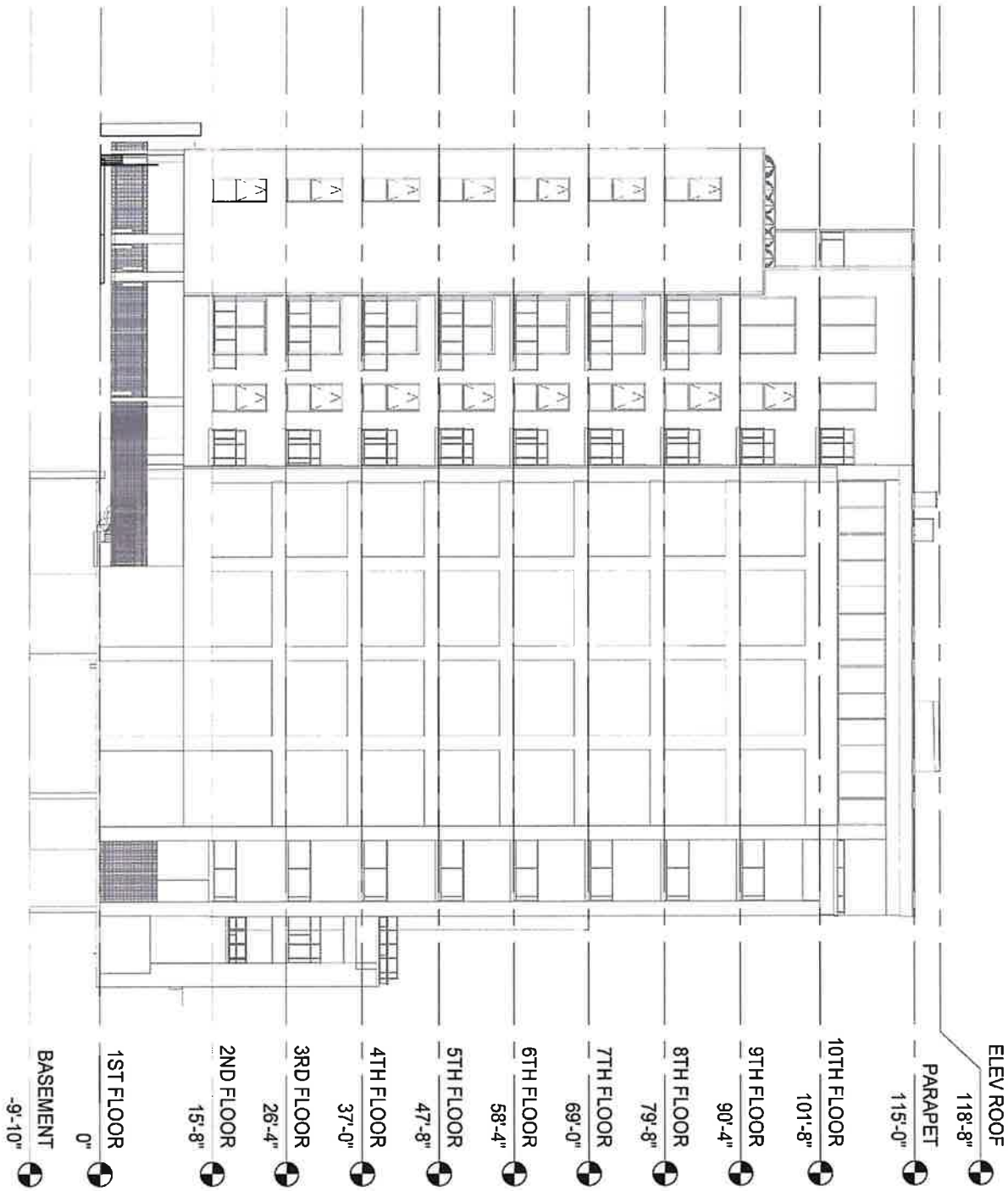


NORTH BUILDING ELEVATION

SCALE: 3/64" = 1'-0"

NORTH ELEVATION

Applicant:	MZ West Loop, LLC
Address of Project:	1220 W. JACKSON BLVD. CHICAGO, IL 60607
Introduction Date:	10/9/2024
Plan Commission Date:	T/B/D
Scale:	3/64" = 1'-0"



WEST BUILDING ELEVATION

SCALE: 3/64" = 1'-0"

Applicant:	*MZ West Loop, LLC*		WEST ELEVATION
Address of Project:	*1220 W. JACKSON BLVD. CHICAGO, IL 60607*		
Introduction Date:	*10/9/2024*		
Plan Commission Date:	*T/B/D*	Scale: *3/64" = 1'-0"*	