WATERWAY PLANNED DEVELOPMENT
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Waterway Planned Development (the "Planned Development" or "PD"), consists of approximately 18,116,050 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 additional 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 public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

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 16, the Applicant shall submit a site plan and coordinate with CDOT to determine whether an updated traffic study is required in connection with the site plan approval request. If so required, the updated traffic study shall (i) contemplate the full extent of the proposed development reflected in such site plan approval request and (ii) detail the anticipated vehicular and pedestrian impact of such project on both the subject site and area infrastructure. Further the Applicant shall cooperate with CDOT to ensure the design of any public way adjacent to the subject site is acceptable and consistent with surrounding public way and CDOT plans. The study and site plan shall detail the specific improvements and infrastructure upgrades, if any, required to serve the proposed development plan, which shall be incorporated into the site plan approval. Accordingly, the Applicant or its successors and assigns, agrees to fund the design and installation of the traffic improvements identified by the study at its sole cost.

In addition, pursuant to Section 17-3-0308-5 of the Chicago Zoning Ordinance, prior to issuance of any site plan approval as contemplated by Statement 16, the Applicant shall coordinate with CDOT to determine whether a Travel Demand Study and Management Plan ("TDM Study") is required and, if so, the scope of the TDM Study.

Vehicular access to the first phase of development will be provided through a private driveway to be constructed from and connected to 87th Street. Vehicular access to future phases of development in Sub Area F may be provided through a road constructed as an extension of 89th Street from South Avenue O and connecting to 87th Street through the private driveway. The 89th Street extension will be located, in part, over land owned by the City pursuant to previously granted access easement rights. In connection with the Applicant's development of the 89th Street extension, the City and the Applicant will cooperate to dedicate the 89th Street extension, including the driveway connection to 87th Street, as a public street. The Applicant and its tenants may use the road in advance of the dedication process being complete and, so long as adequate vehicular access is provided, the City will not withhold certificates of occupancy pending completion of the dedication. Further, the City will not withhold building address assignments pending completion of the dedication.

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 November 21, 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; Enlarged Sub Area Boundary Map; Existing Zoning Map; Sub Area F Phase 2-4 QC/OPS – Overall Site Plan; Sub Area F Phase 4 QC/OPS – Site Plan Area A; Sub Area F Phase 3 QC/OPS – Site Plan Area B; Sub Area F Phase 2 QC/OPS – Site Plan Area C; Sub Area F QC/OPS – Site Plan Area D, E, and F; Sub Area F Phase 2 QC/OPS – Site Plan Area G; Sub Area F Phase 4 QC/OPS – Site Plan Area H and I; Sub Area F Phase 2-4 QC/OPS - Landscape Plan Overall; Sub Area F Phase 4 QC/OPS – Landscape Plan Area A; Sub Area F Phase 3 QC/OPS – Landscape Plan Area B; Sub Area F Phase 2 QC/OPS – Landscape Plan Area C; Sub Area F QC/OPS – Landscape Plan Area D, E, and F; Sub Area F Phase 2 QC/OPS – Landscape Plan Area G; Sub Area F Phase 4 QC/OPS – Landscape Plan Area H and I; Planning Principles; Right-of-Way Adjustment Map; Sub Area F QC/OPS – River Setback Plan Overall; Sub Area F QC/OPS – River Setback Plan Area D, E, and F; Sub Area F QC/OPS – River Setback Plan Area H and I; Sub Area F Phase 2-4 Permitted Fence Type and Fence Diagram; Tree Planting Details (2 sheets); Sub Area F Phase 2-4 QC/OPS – Roof Signage Plan; Sub Area F Phase 2 QC/OPS System 1 – Level 1 Floor Plan; Sub Area F Phase 2 QC/OPS System 1 – Level 2 Floor Plan; Sub Area F Phase 3 QC/OPS System 2 – Level 1 Floor Plan; Sub Area F Phase 4 QC/OPS System 2 – Level 1 Floor Plan; Sub Area F Phase 2 QC/OPS System 1 – Exterior Elevations; (2 sheets); Sub Area F Phase 3 QC/OPS System 2 – Exterior Elevations (2 sheets); Sub Area F Phase 4 QC/OPS System 3 – Exterior Elevations (2 sheets). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development ___:

   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.

The following uses shall be prohibited in all Sub-Areas:

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.

The following additional uses shall be prohibited as principal uses in Sub-Areas C and D of this Planned Development:

Data centers, outdoor contractor/construction storage yard, RV or boat storage, outdoor vehicle storage and towing, recycling facilities, and warehousing, wholesaling and freight movement.

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.

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 18,116,050 square feet.

9. Unless waived by City ordinance, 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 1 project depicted in Sub-Area F on the attached Exhibits was paid at the time of filing the 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. The improvements depicted in Sub Area F are anticipated to be developed in phases. The landscaping shown in Areas D, H, and I on the Sub Area F Phase 2-4 QC/OPS – Landscape Plan Overall, and associated detail sheets, shall be installed in connection with development of the Phase 4 project depicted in Area A within Sub Area F. The landscaping shown in Area E on the Sub Area F Phase 2-4 QC/OPS – Landscape Plan Overall, and associated detail sheet, shall be installed in connection with development of the Phase 3 project depicted in Area B within Sub Area F. The landscaping and improvements shown in Area F and G on the Sub Area F Phase 2-4 QC/OPS – Landscape Plan Overall, and associated detail sheets, shall be installed in connection with development of the Phase 2 project depicted in Area C within Sub Area F. Landscaping and improvements depicted on the River Setback Plan shall be installed in accordance with Statement 15 below.

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 site and landscape plans and building elevations following Site Plan Approval, including without limitation to conform to federal, state, and local requirements, practices, and specifications regarding security and security buffers, and changes to such plans, 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 contain 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 and continuous riverside trail as indicated on the River Setback Plan (the "River Path"). The Applicant agrees that the River Path shall be completed upon the earlier to occur of (a) the dedication and opening as a public right of way of 89th Street extended east from the intersection of South DuSable Lake Shore Drive; or (b) the opening to the public of a pedestrian/multi-use path on that certain parcel of land owned by the U.S. Army Corps of Engineers located on the north bank of the Calumet River at its opening from Lake Michigan. The City acknowledges that the obligations under this Statement 15 are subject to the terms of that certain Easement Agreement dated June 28, 2001, and recorded July 19, 2001, with the Cook County Recorder as Document Number 0010642154, and may be further subject to federal, state, and local requirements, practices, and specifications regarding security and security buffers.

16. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Sub Areas A, B-1, B-2, C, D, E-1, E-2, 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:

    b. the boundaries of the property and a site plan identifying the proximity to public transit;

c. the footprint of the improvements;

d. location and dimensions of all parking spaces and loading berths;

e. preliminary landscaping plan prepared by a landscape architect;

f. all pedestrian circulation routes;

g. the location of any adjacent public improvements;

h. preliminary building sections and elevations of the improvements with a preliminary building materials list; and

i. statistical information applicable to the property limited to the following:

(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 parking spaces;

(7) number of loading spaces/berths;

(8) traffic study and TDM Study, as required by CDOT; 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 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.

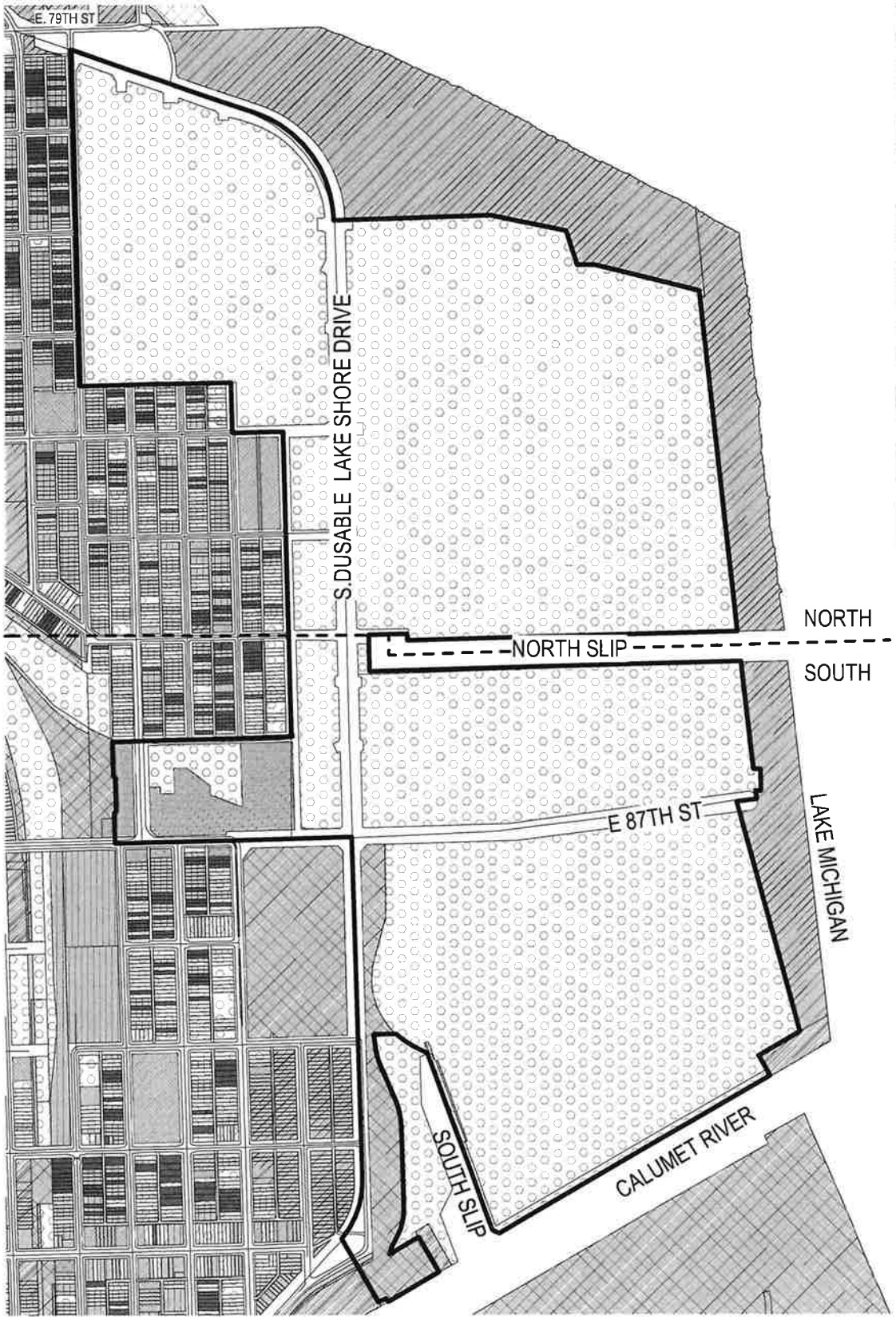
Planned Development Number ####, as amended
Bulk Regulations Table

Gross Site Area Total	20,045,656 SF
Area of Existing Right-of-Way Total	1,757,099 SF
Area To Be Dedicated Total	172,507 SF
Net Site Area Total	18,116,050 SF
Subarea A	2,997,891 SF (PARCEL 1)
Subarea B1	214,496 SF (PARCEL 2)
Subarea B2	5,889,862 SF (PARCEL 2)
Subarea C	322,147 SF (PARCELS 3 NORTH+ 3 SOUTH)
Subarea D	966,475 SF (PARCELS 4+22)
Subarea E1	509,385 SF (PARCEL 5)
Subarea E2	1,942,325 (PARCEL 5)
Subarea F	5,450,833 SF (PARCELS 7, 8, 9 10, 15, EXCLUDING AREA TO BE DEDICATED)
Floor Area Ratio Total	
Subarea A	**8,993,673 SF – 3.0 F.A.R.**
Subarea B1	**643,488 SF – 3.0 F.A.R.**
Subarea B2	**17,669,586 SF – 3.0 F.A.R.**
Subarea C	**966,441 SF – 3.0 F.A.R.**
Subarea D	**2,899,425 SF – 3.0 F.A.R.**
Subarea E1	**1,528,155 SF – 3.0 F.A.R.**
Subarea E2	**5,826,975SF – 3.0 F.A.R.**
Subarea F	**16,352,499 SF – 3.0 F.A.R.**
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

Applicant: Related Chicago 8080 LLC
Address: 8080 South DuSable Lake Shore Drive
Introduced: October 9, 2024
Plan Commission: November 21, 2024

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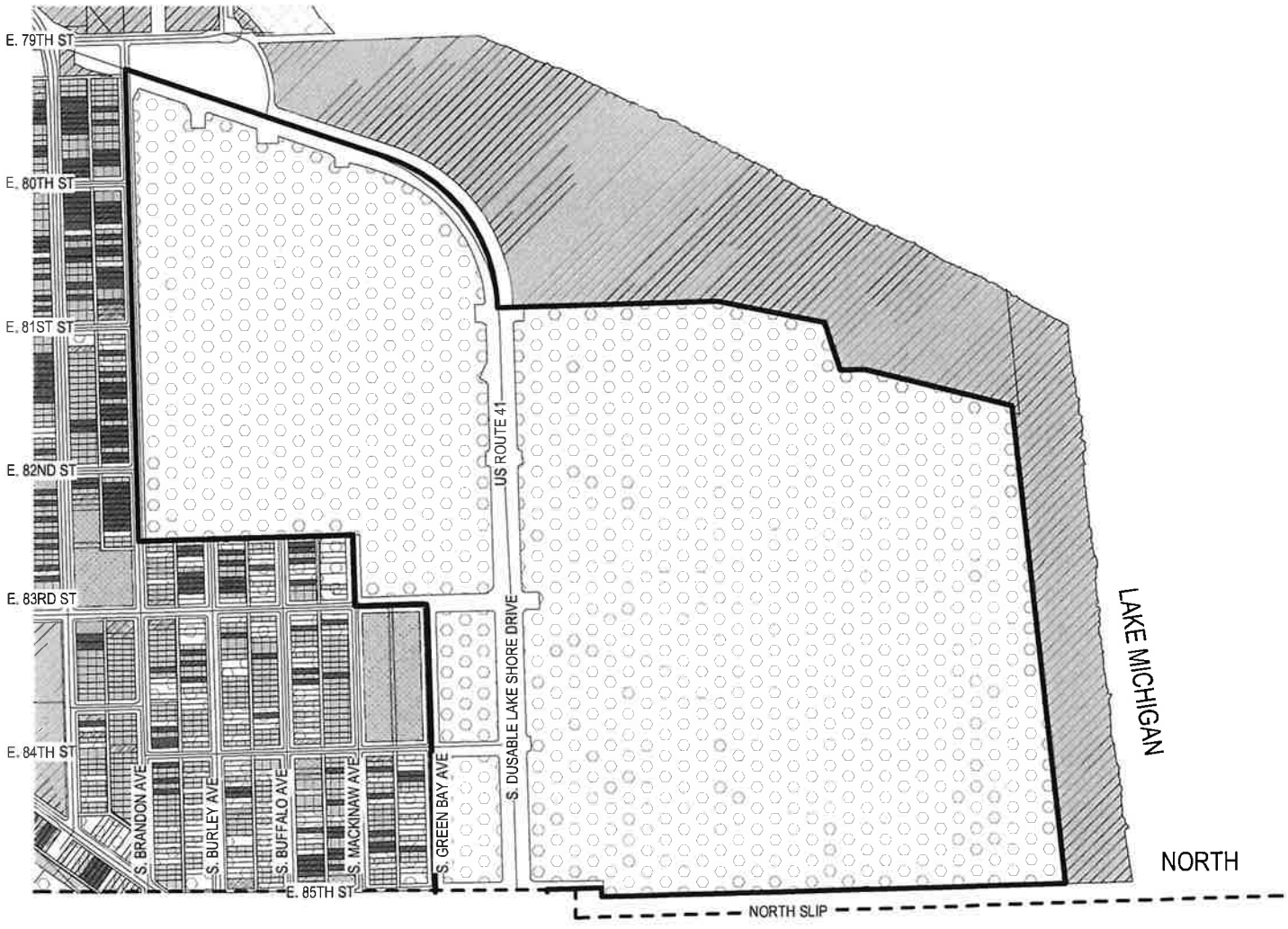
MULTI- FAMILY/ RESIDENTIAL
MIXED COMMERCIAL RESIDENTIAL
TRANSPORTATION/ COMMUNICATION/ UTILITIES
COMMERCIAL
VACANT
INSTITUTIONAL
OPEN SPACE
SINGLE - FAMILY RESIDENTIAL
INDUSTRIAL

EXISTING LAND USE MAP

Applicant: Related Chicago 8080 LLC
Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617
Introduced: October 09, 2024
CPC Date: November 21, 2024

0' 1000' 200

FINAL FOR PUBLICATION

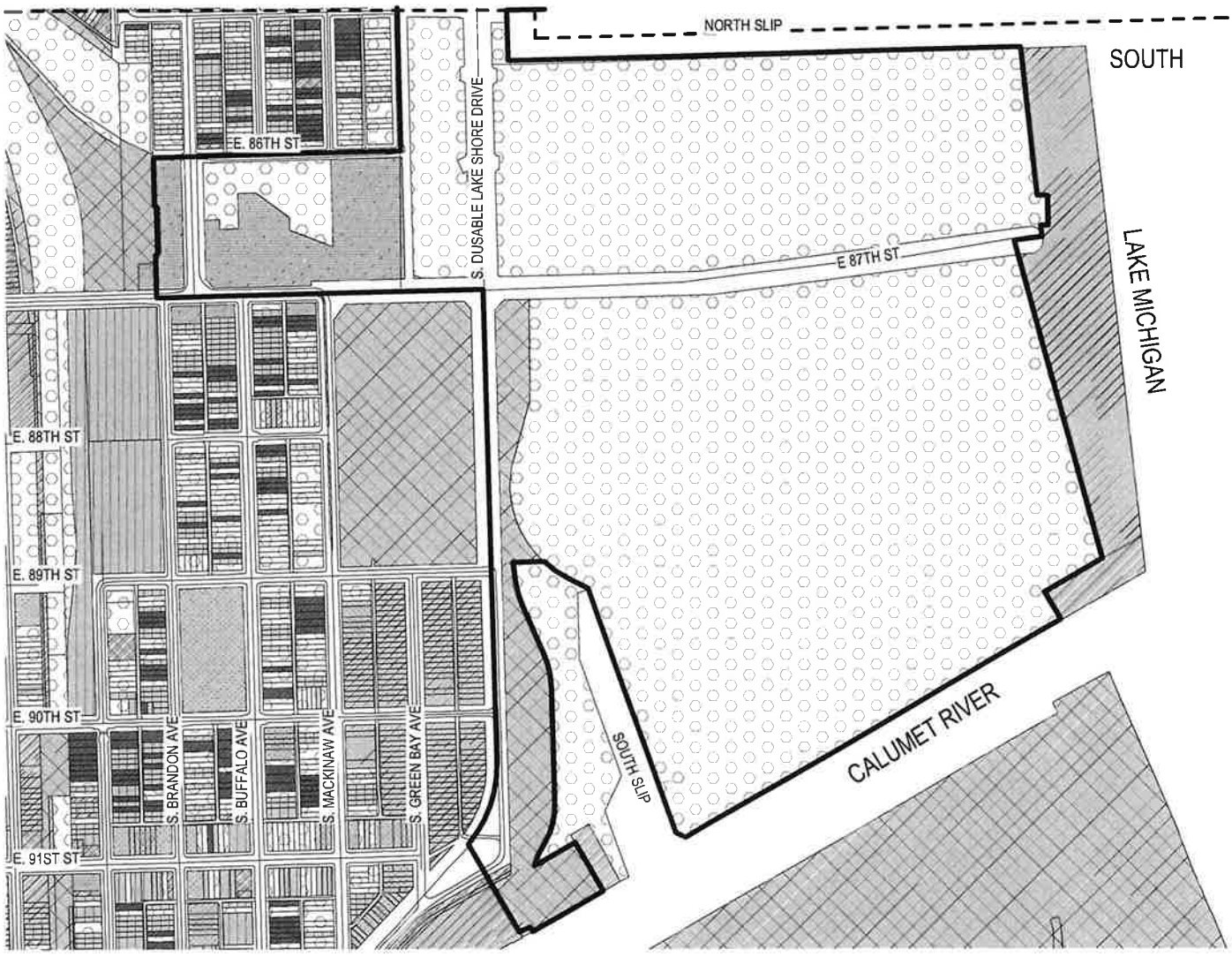


EXISTING LAND USE MAP - NORTH

Applicant: Related Chicago 8080 LLC
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Introduced: October 09, 2024
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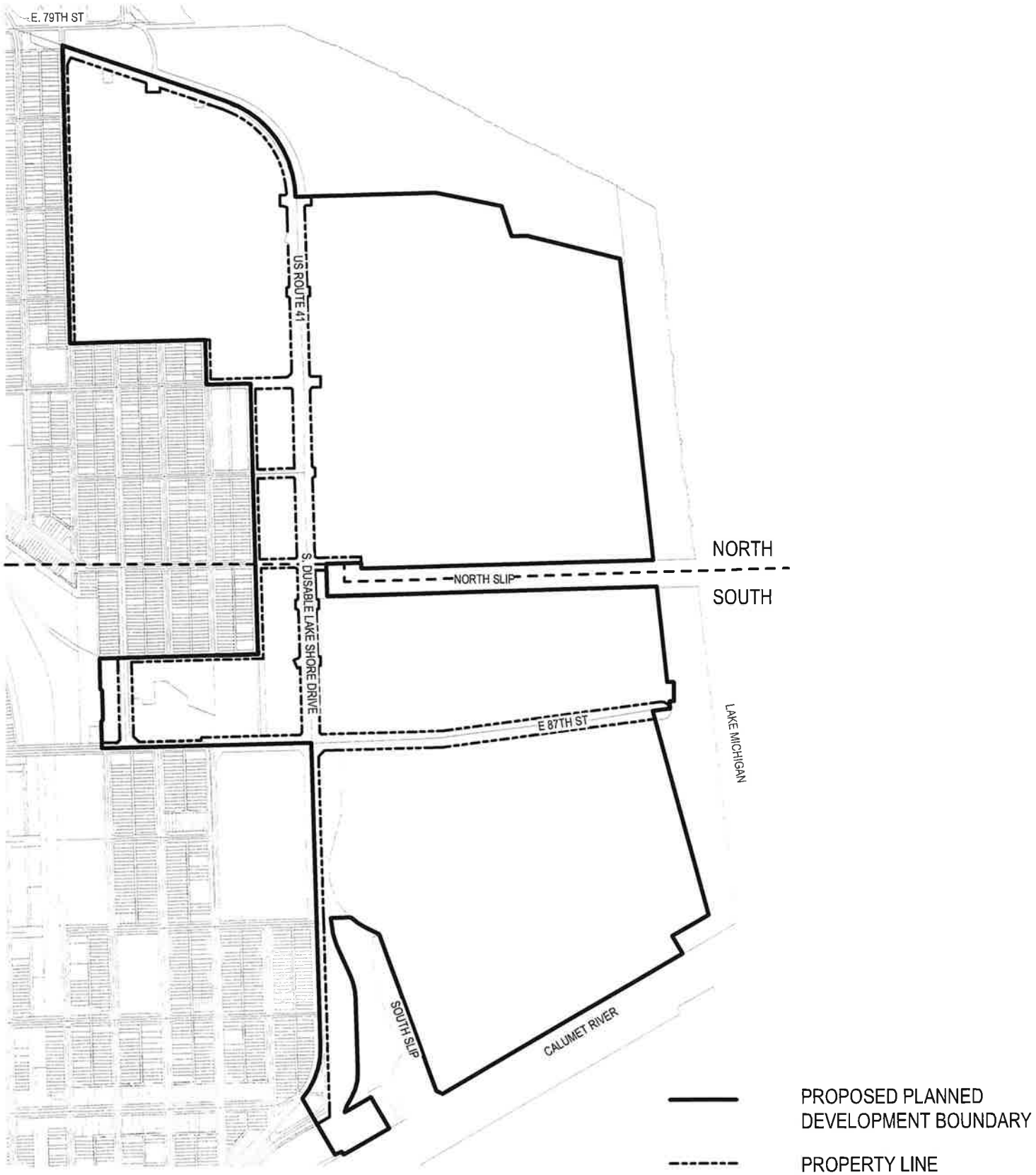


EXISTING LAND USE MAP - SOUTH

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Introduced: October 09, 2024
CPC Date: November 21, 2024

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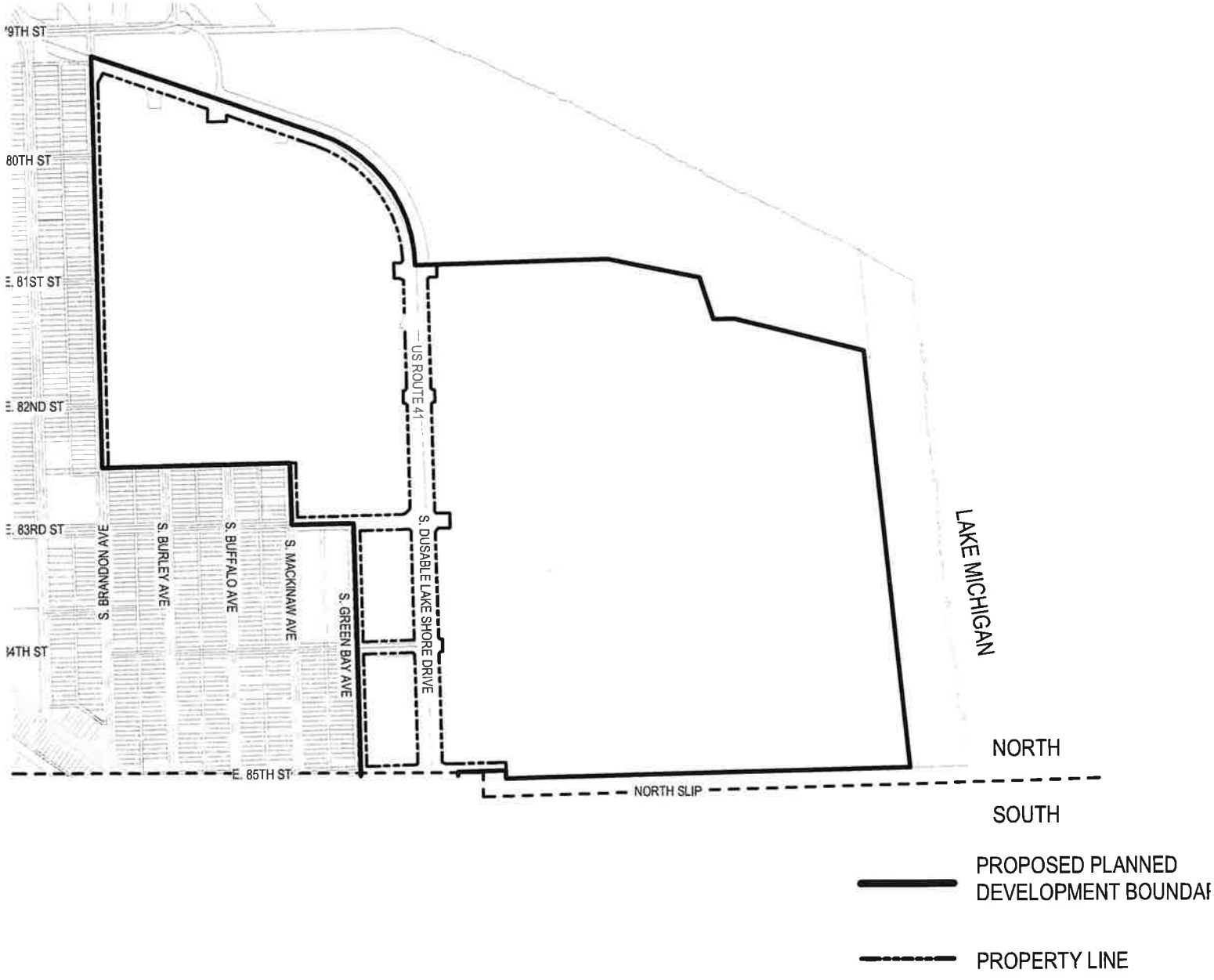
FINAL FOR PUBLICATION



PD BOUNDARY AND PROPERTY LINE MAP

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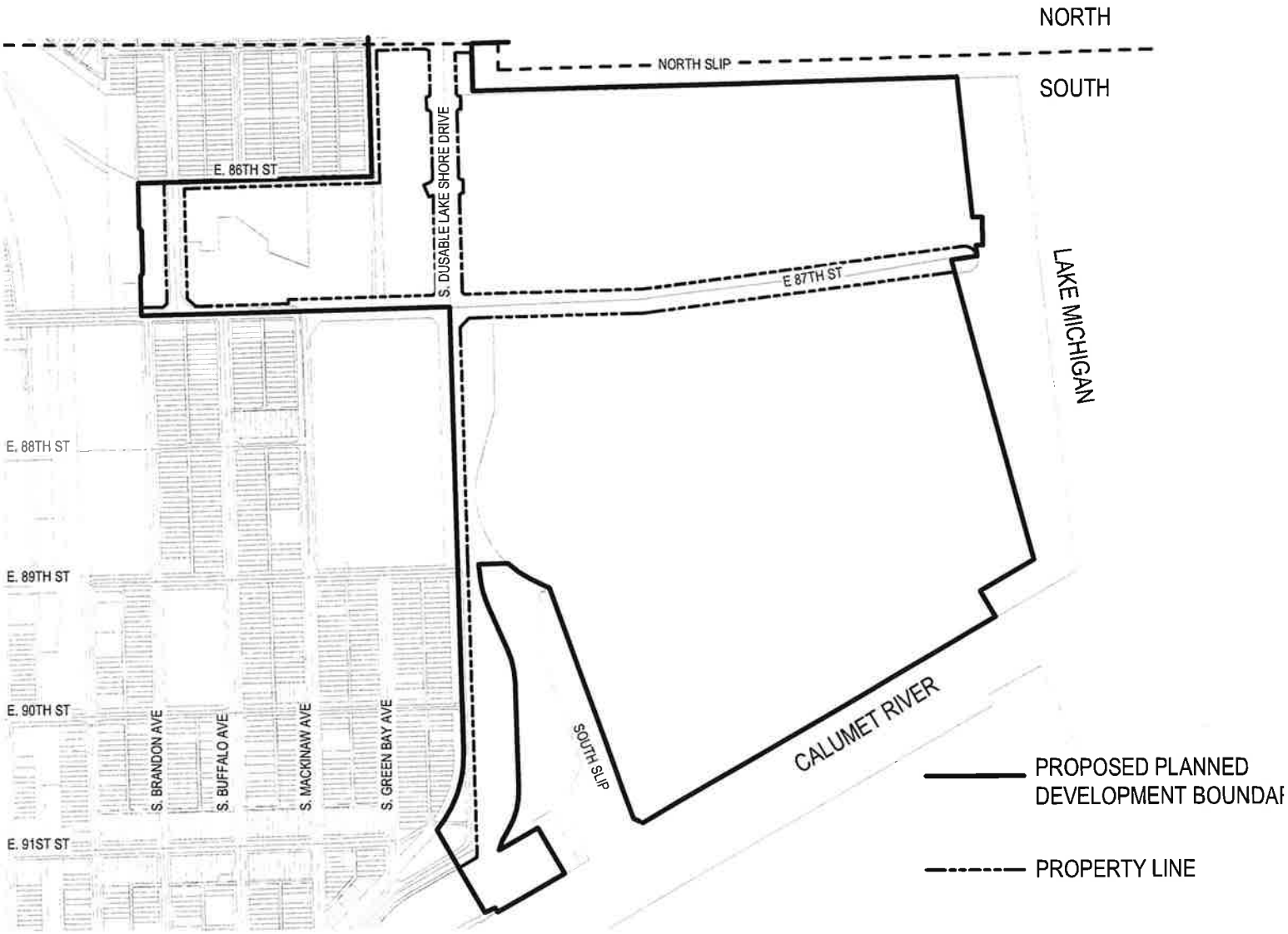
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PD BOUNDARY AND PROPERTY LINE MAP - NORTH

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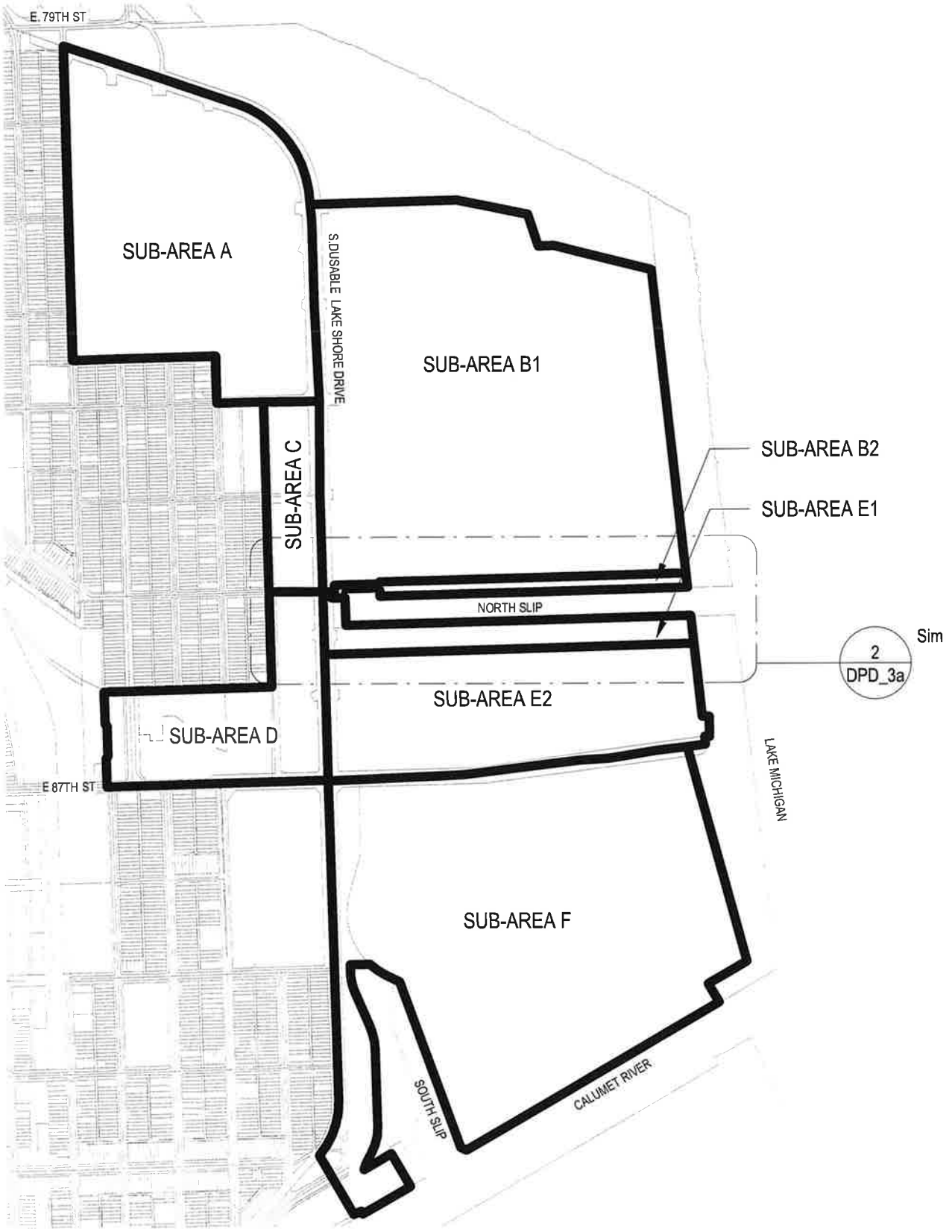
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PD BOUNDARY AND PROPERTY LINE MAP - SOUTH

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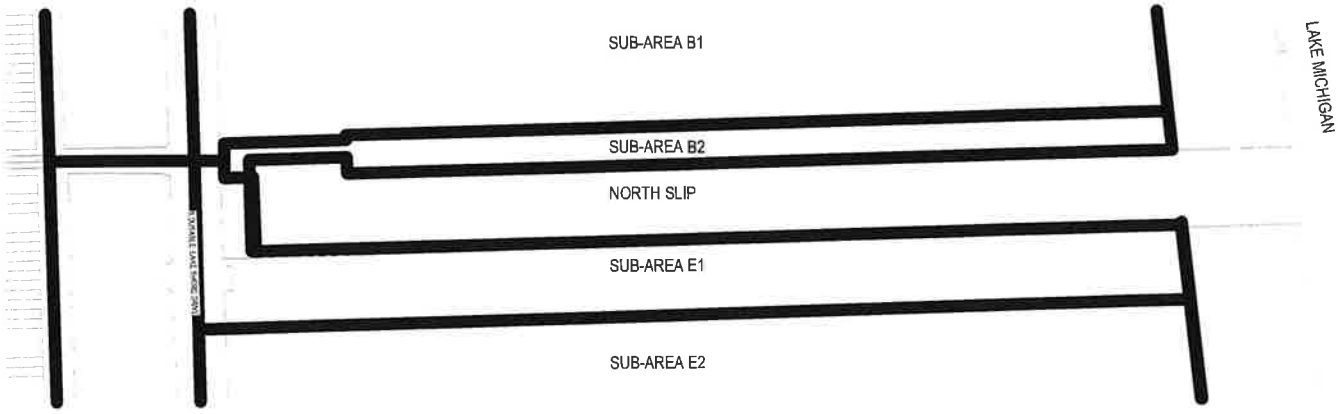


SUB AREA BOUNDARY

SUB AREA BOUNDARY MAP

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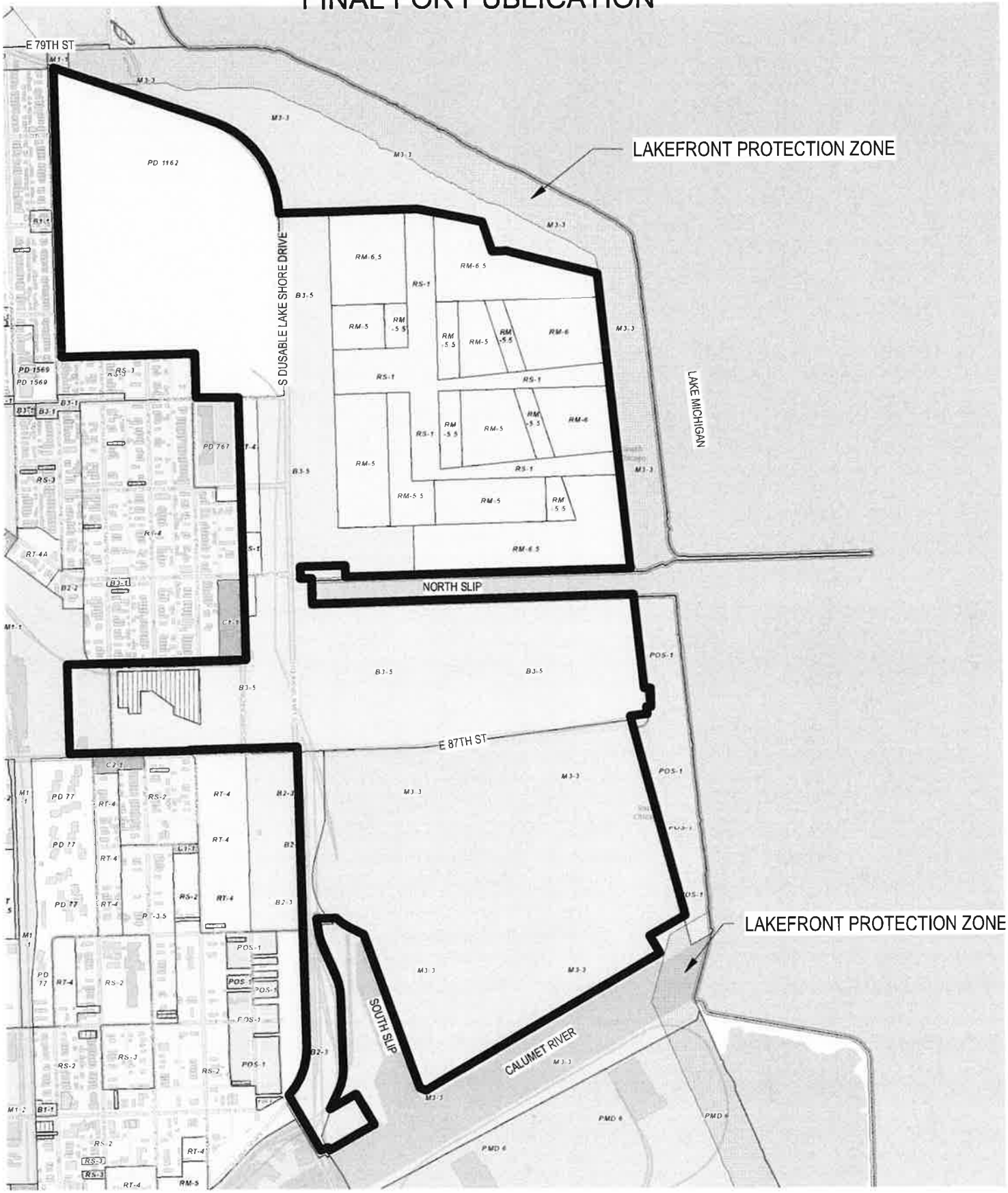


ENLARGED SUB AREA BOUNDARY MAP

Applicant: Related Chicago 8080 LLC
Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617
Introduced: October 09, 2024
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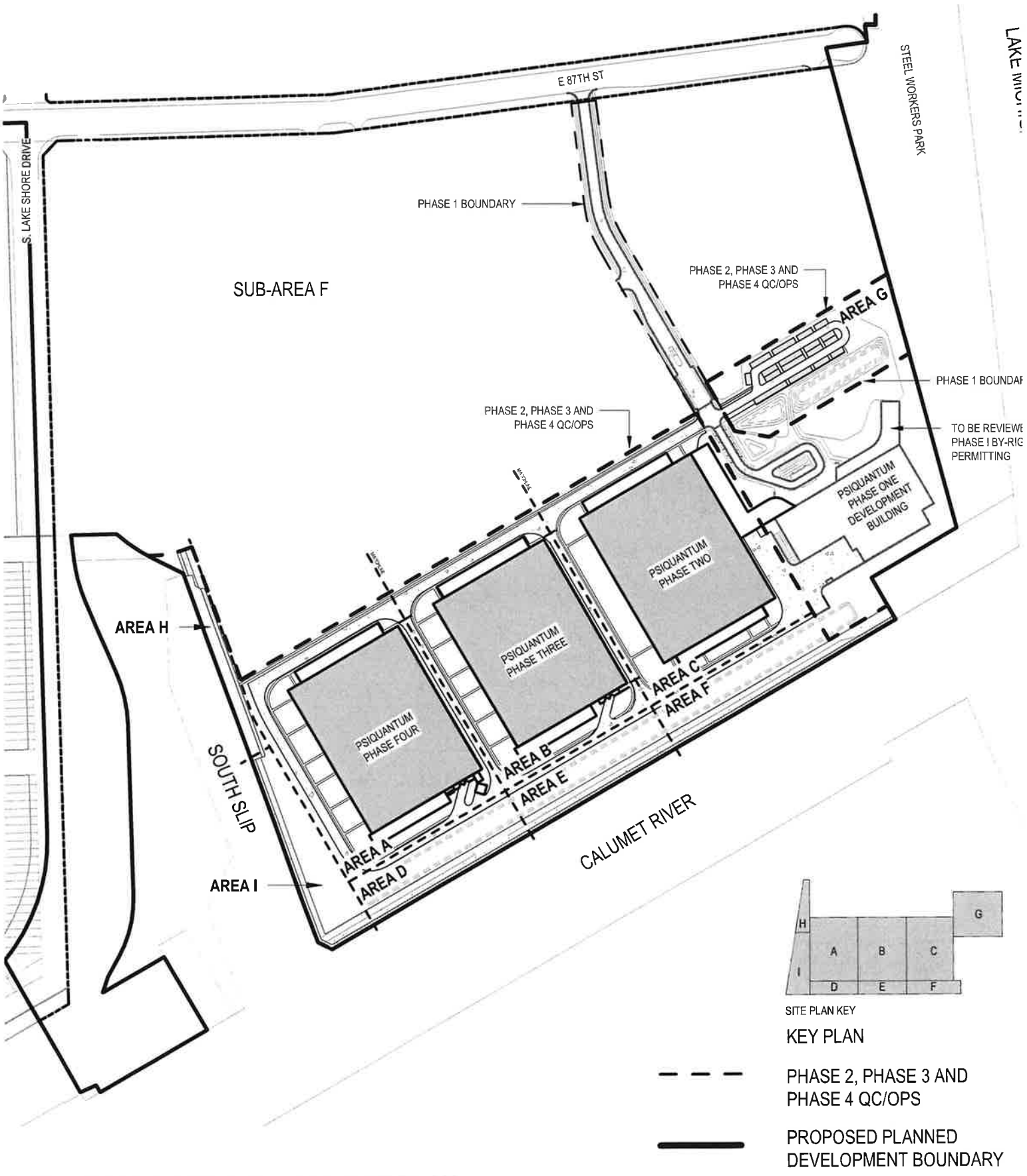
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EXISTING ZONING MAP

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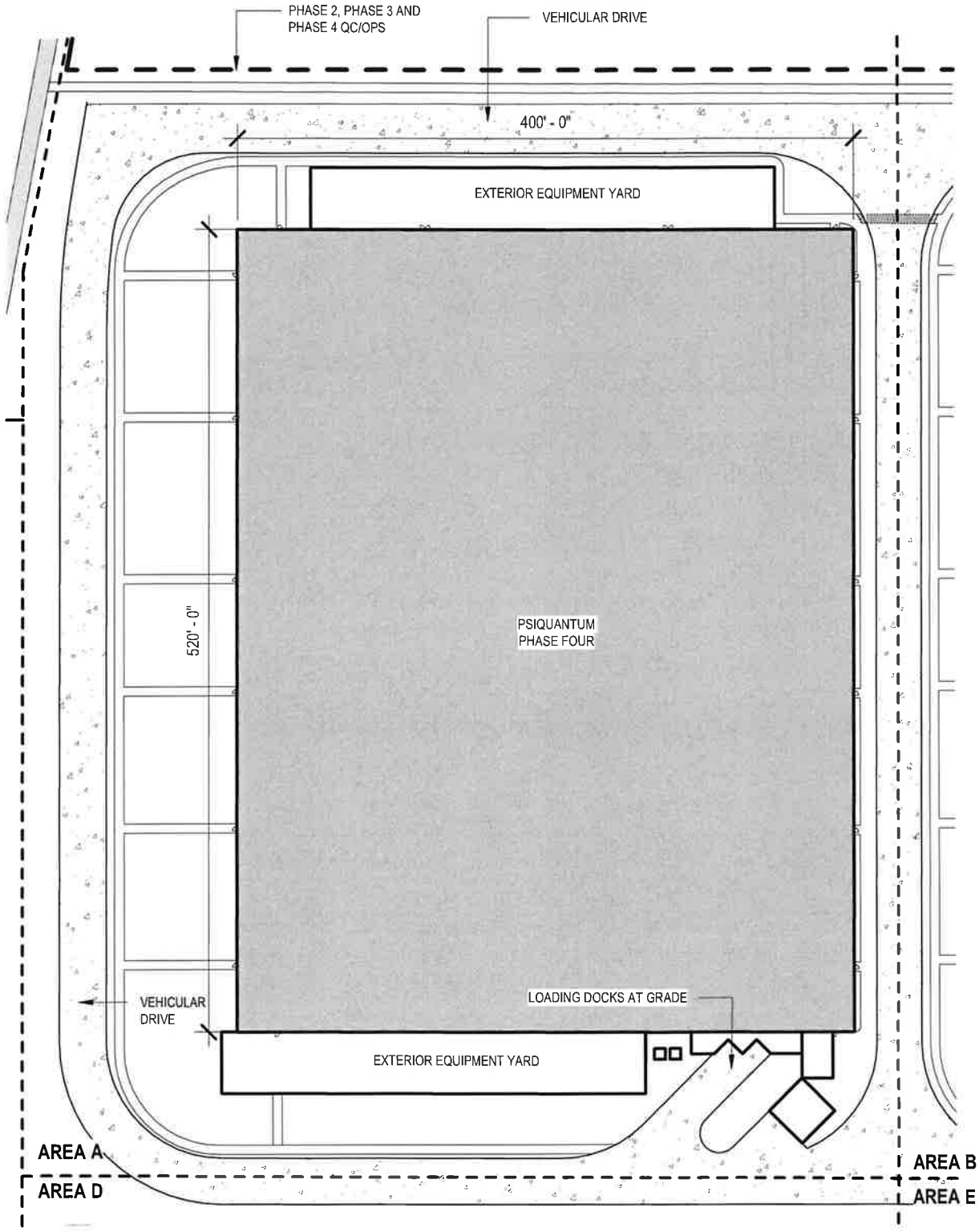


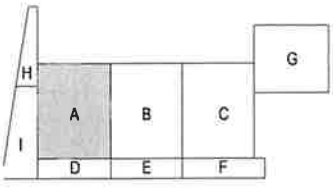
PHASE 2-4 QC/OPS - OVERALL SITE PLAN

Applicant: Related Chicago 8080 LLC
Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617
Introduced: October 09, 2024
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0' 800' 160

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SITE PLAN KEY

KEY PLAN

PHASE 2, PHASE 3 AND
PHASE 4 QC/OPS

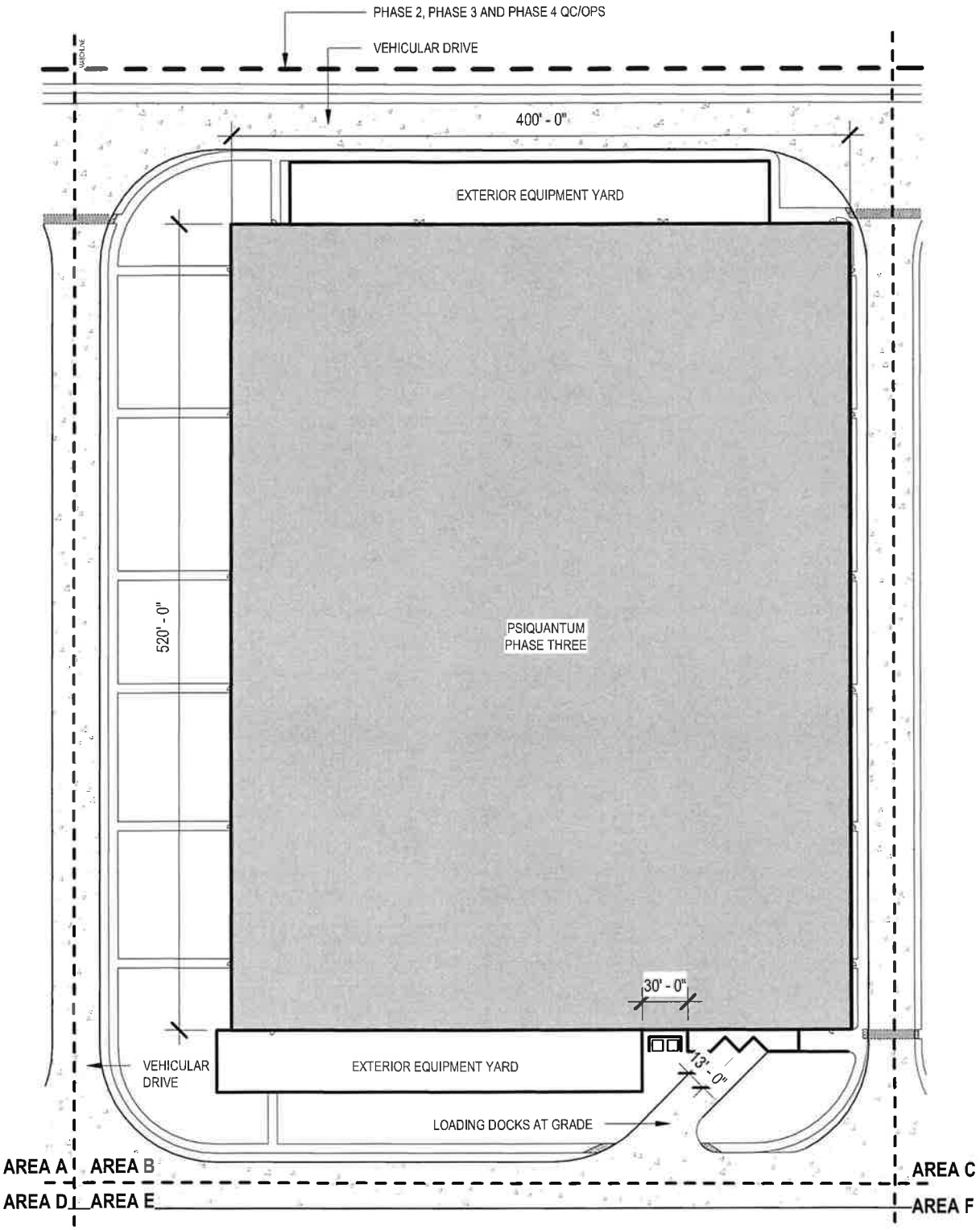
PROPOSED PLANNED
DEVELOPMENT BOUNDARY

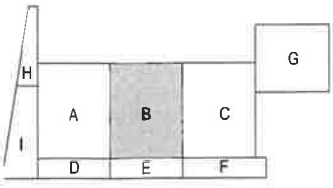
SUB AREA F PHASE 4 QC/OPS - SITE PLAN AREA A

Applicant: Related Chicago 8080 LLC
Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617
Introduced: October 09, 2024
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0' 100' 20

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SITE PLAN KEY

KEY PLAN

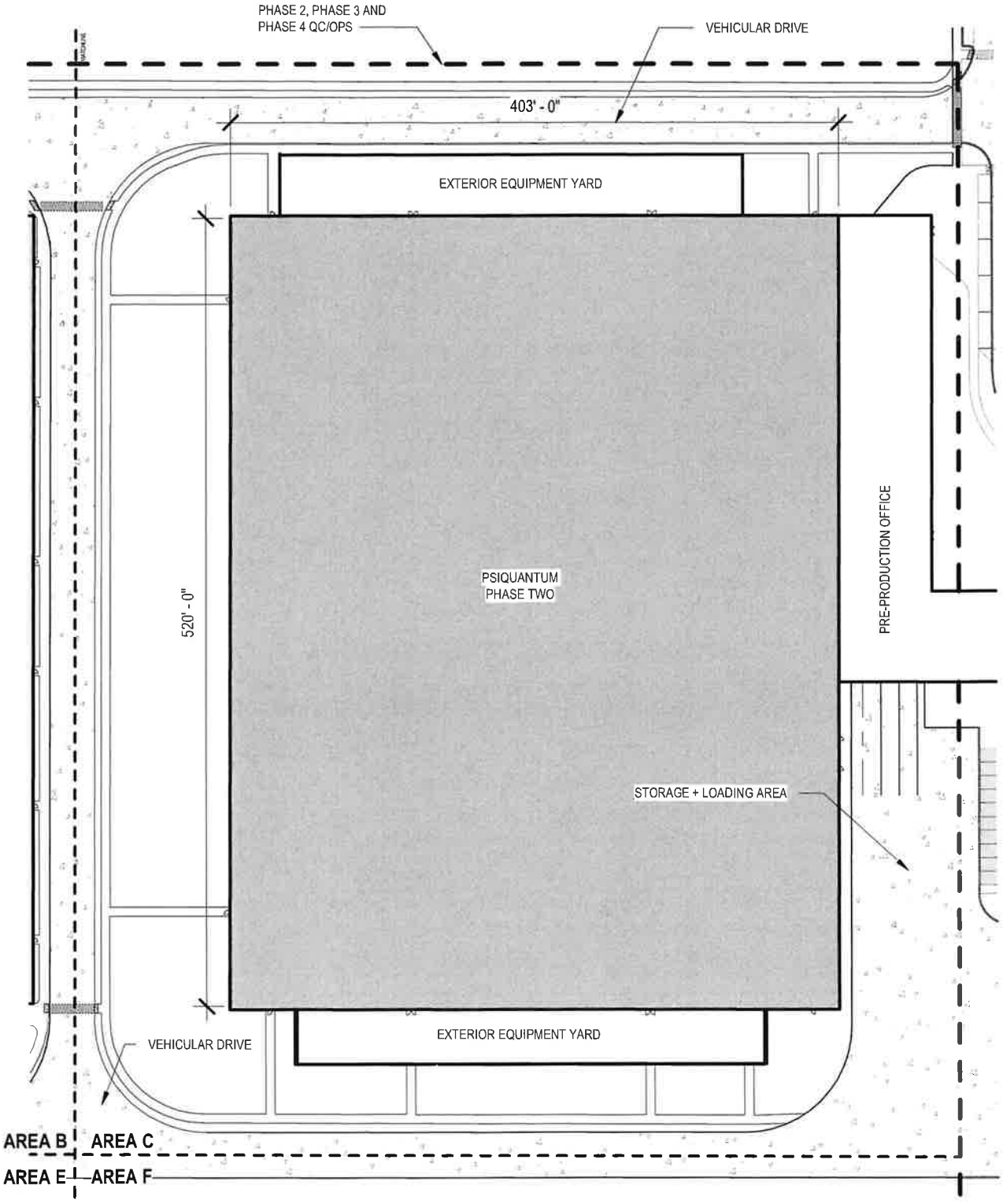
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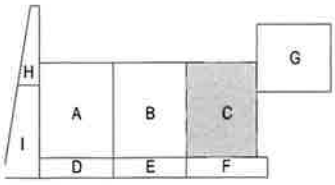
PROPOSED PLANNED DEVELOPMENT BOUNDARY

SUB AREA F PHASE 3 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: November 21, 2024

0' 100' 20





SITE PLAN KEY

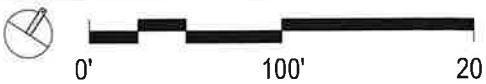
KEY PLAN

PHASE 2, PHASE 3 AND
PHASE 4 QC/OPS

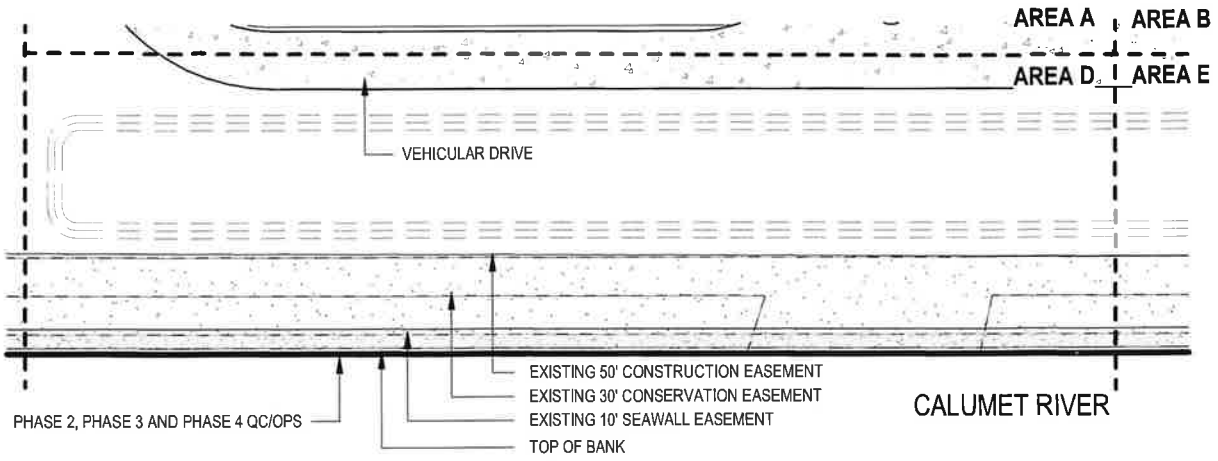
PROPOSED PLANNED
DEVELOPMENT BOUNDARY

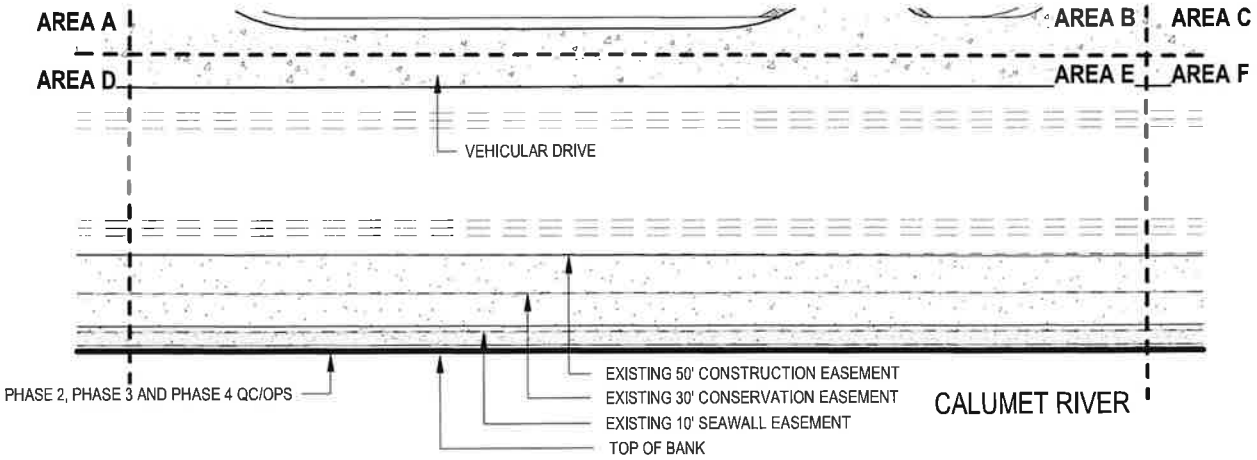
SUB AREA F PHASE 2 QC/OPS - SITE PLAN AREA C

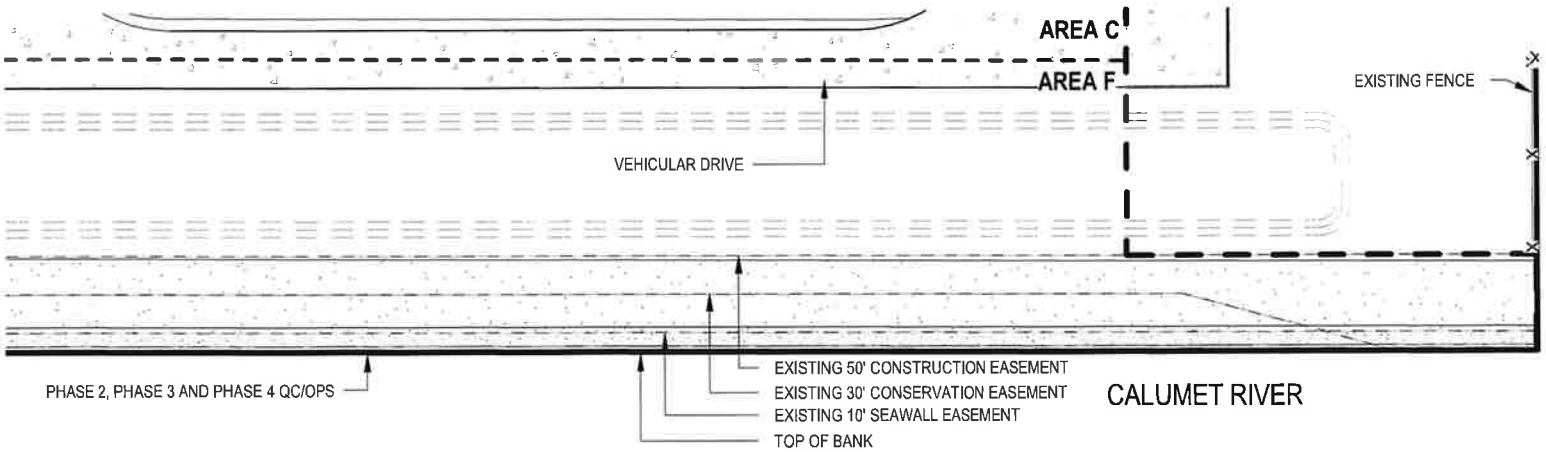
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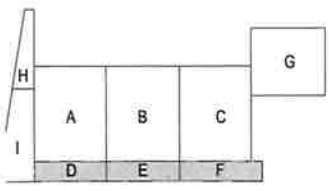


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ITE PLAN KEY

KEY PLAN

PHASE 2, PHASE 3 AND PHASE 4 QC/OPS

PROPOSED PLANNED DEVELOPMENT BOUNDARY

SUB AREA F QC/OPS - SITE PLAN AREA D, E AND F

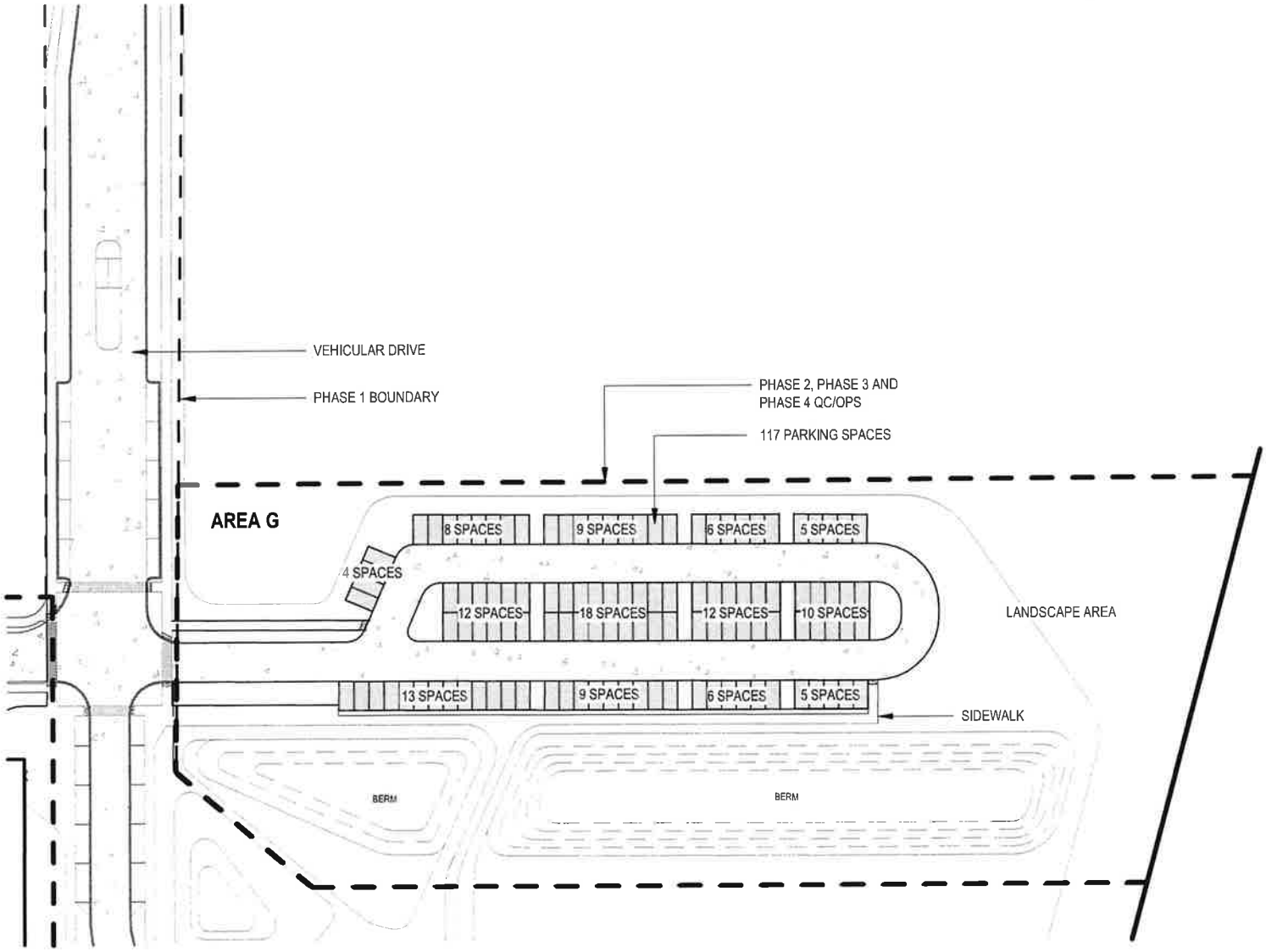
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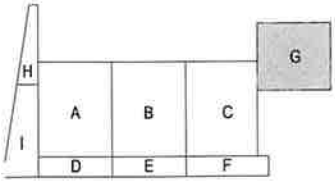
Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617

Introduced: October 09, 2024

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0' 100' 20





SITE PLAN KEY

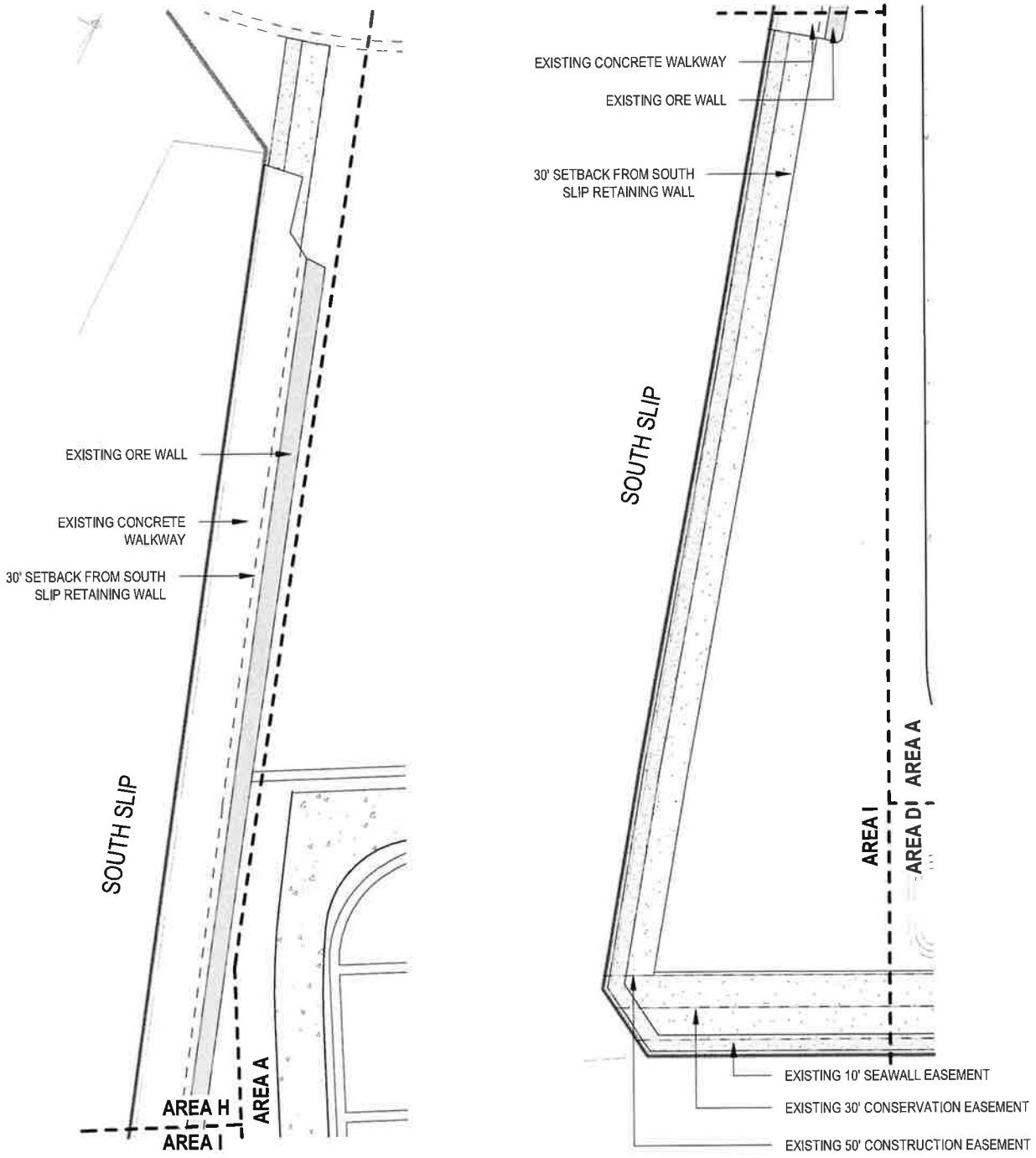
PHASE 1

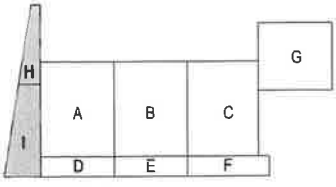
PHASE 2, PHASE 3 AND
PHASE 4 QC/OPS

SUB AREA F PHASE 2 QC/OPS - SITE PLAN AREA G

Applicant: Related Chicago 8080 LLC
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0' 100' 20





SITE PLAN KEY

PHASE 1

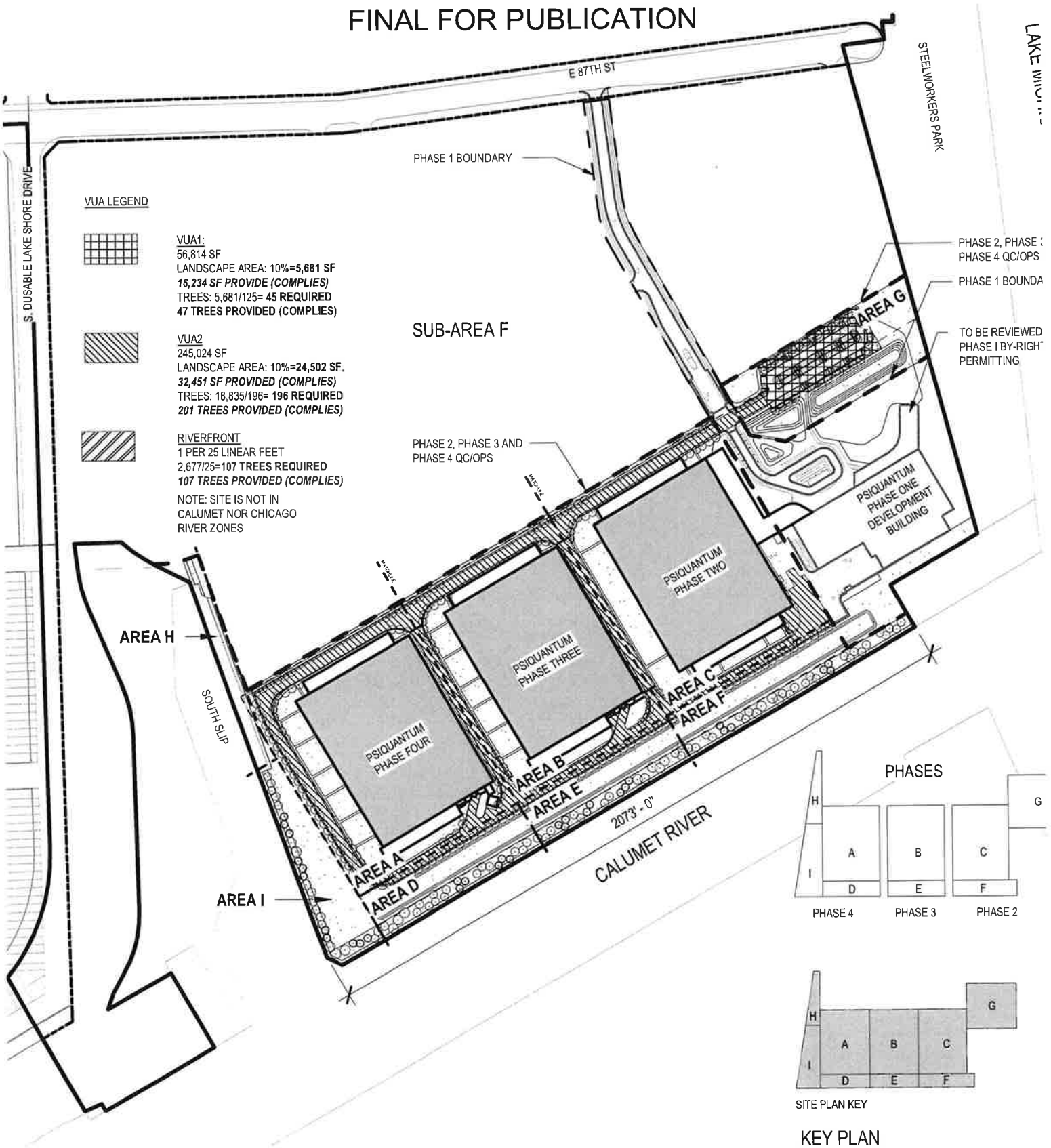
PHASE 2, PHASE 3 AND PHASE 4 QC/OPS

SUB AREA F PHASE 4 QC/OPS - SITE PLAN AREA H AND I

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0' 100' 20

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SUB AREA F PHASE 2-4 QC/OPS - LANDSCAPE PLAN OVERALL

Applicant: Related Chicago 8080 LLC
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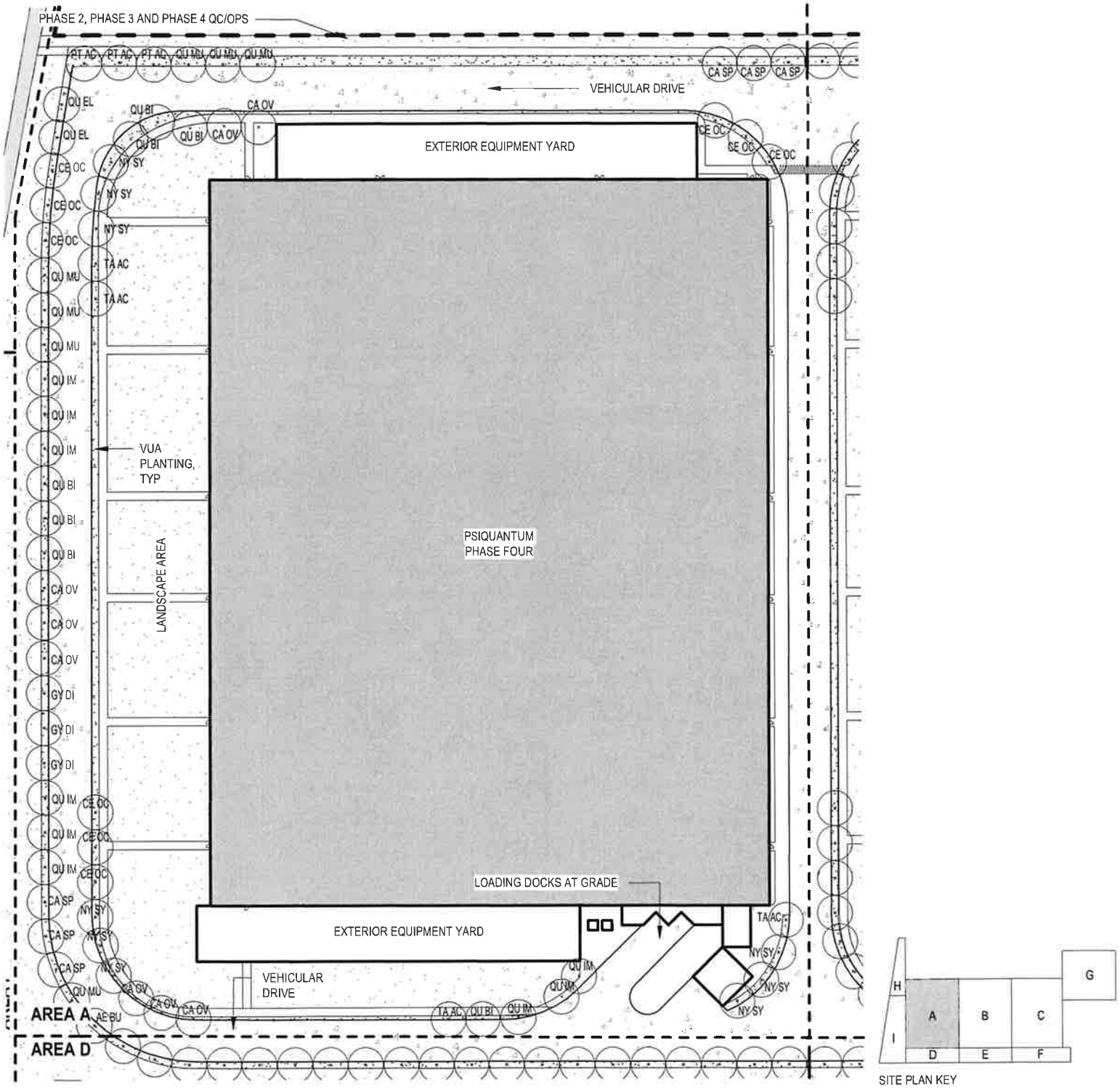
0' 800' 160

TREE SCHEDULE

FINAL FOR PUBLICATION

AE BU	Aesculus x bushii	'Aaron #1'
AE FL	Aesculus flava	'Sweet Buckeye'
CA OV	Carya ovata	
CA SP	Catalpa speciosa	
CE OC	Celtis occidentalis	'Chicagoland'
GY DI	Gymnocladus dioicus	'Espresso'
NY SY	Nyssa sylvatica	'Tupelo Tower'
PO DE	Populus deltoides	'Siouxland'
PT AC	Platanus acerifolia	'Exclamation Sycamore'

QU BI	Quercus bicolor	'Swamp White Oak'
QU EL	Quercus ellipsoidalis	'Northern Pin Oak'
QU IM	Quercus imbricaria	
QU MU	Quercus muehlenbergii	'Chinkapin Oak'
TA AC	Tilia americana	'American Sentry'
TA DI	Taxodium distichum	'Shawnee Brave'
UL AM	Ulmus Americana	'American Elm'
JU VC	Junerpus virginiana	'Canaertii'



SUB AREA F PHASE 4 QC/OPS - LANDSCAPE PLAN A

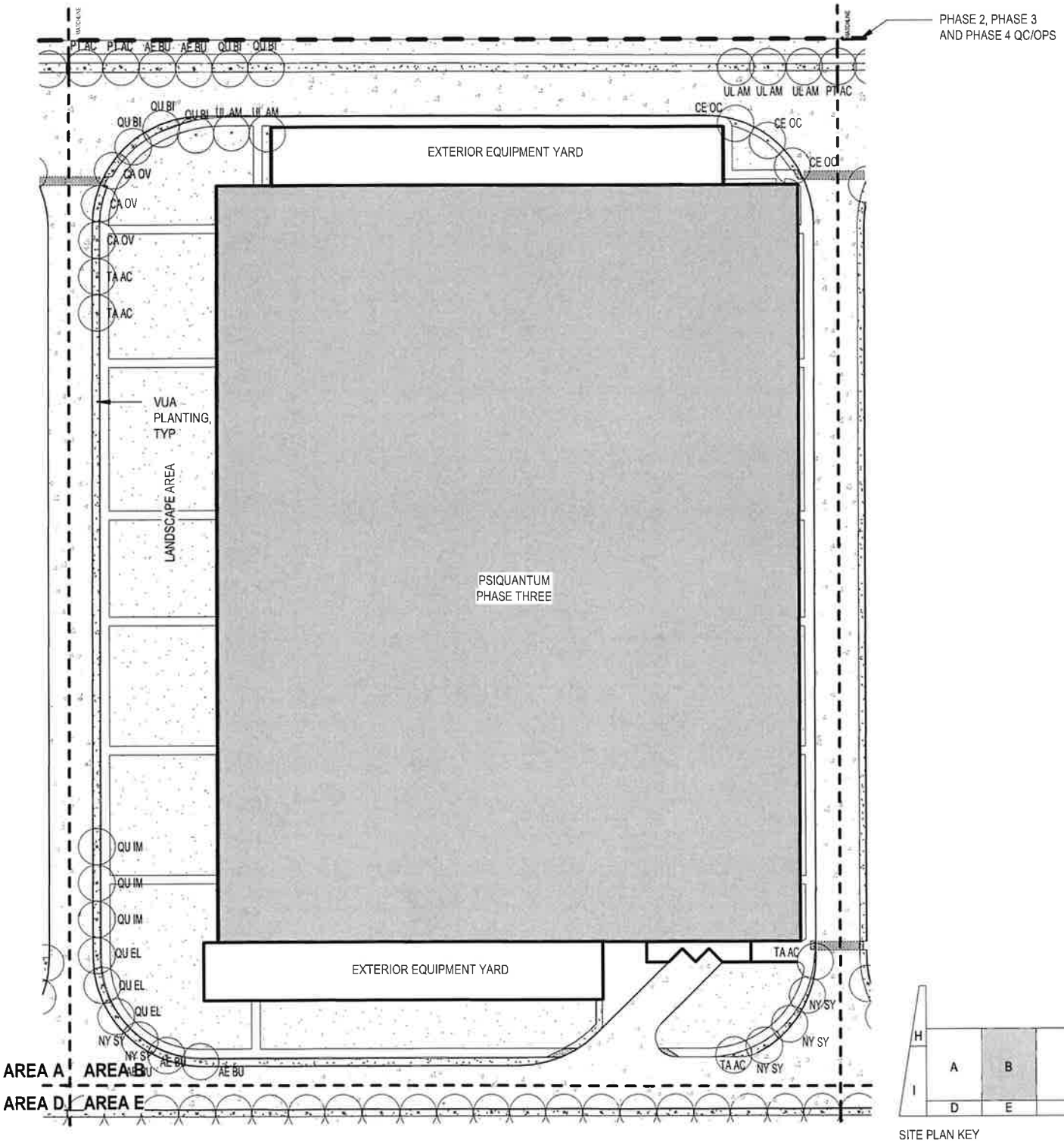
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CPC Date: November 21, 2024

0' 100' 20

FINAL FOR PUBLICATION

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CA SP	Catalpa speciosa	
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NY SY	Nyssa sylvatica	'Tupelo Tower'
PO DE	Populus deltoides	'Siouxland'
PT AC	Platanus acerifolia	'Exclamation Sycamore'

QU BI	Quercus bicolor	'Swamp White Oak'
QU EL	Quercus ellipsoidalis	'Northern Pin Oak'
QU IM	Quercus imbricaria	
QU MU	Quercus muehlenbergii	'Chinkapin Oak'
TA AC	Tilia americana	'American Sentry'
TA DI	Taxodium distichum	'Shawnee Brave'
UL AM	Ulmus Americana	'American Elm'
JU VC	Junerpus virginiana	'Canaertii'



SITE PLAN KEY

SUB AREA F PHASE 3 QC/OPS - LANDSCAPE PLAN AREA B

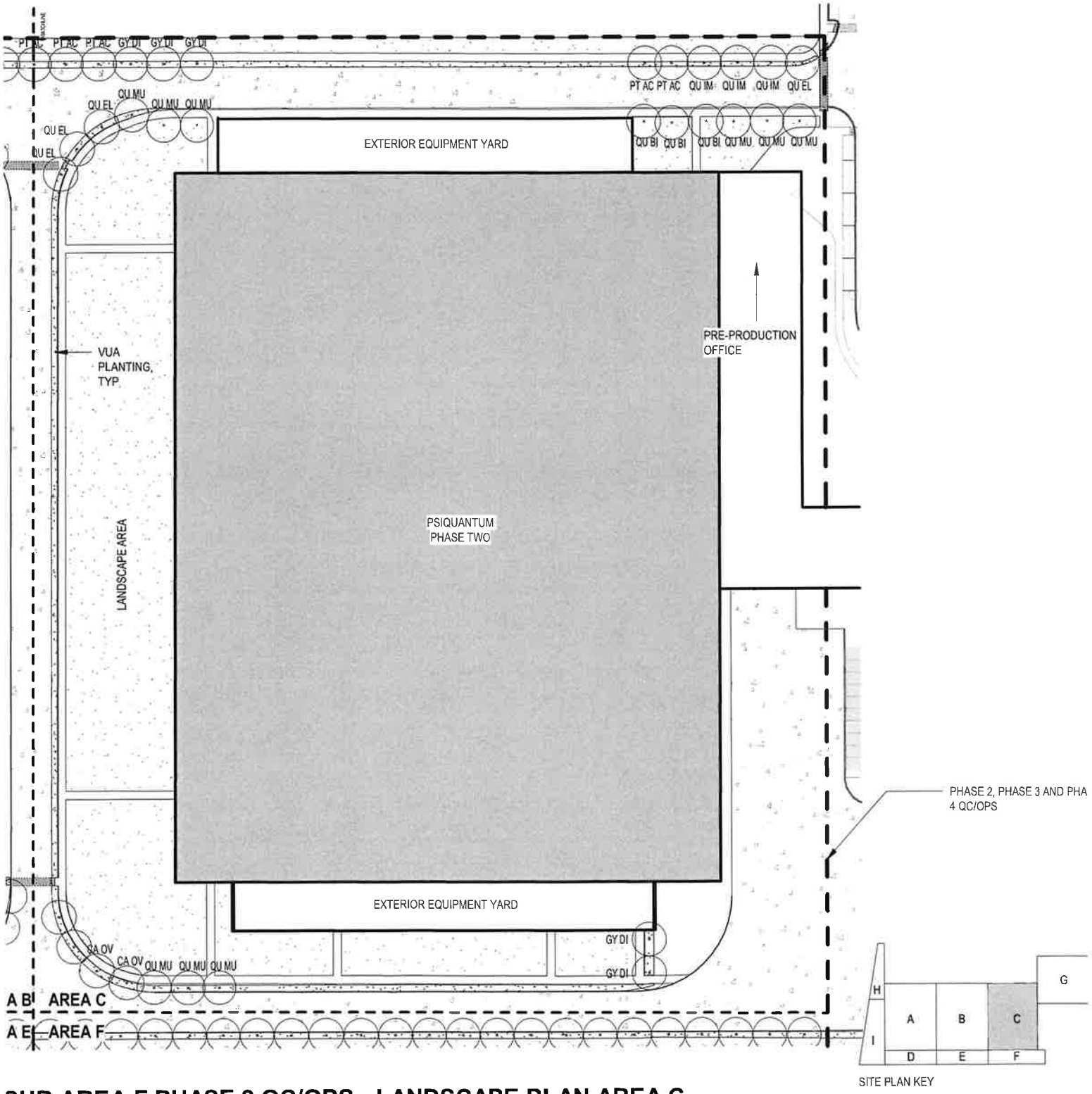
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FINAL FOR PUBLICATION

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TA DI	Taxodium distichum	'Shawnee Brave'
UL AM	Ulmus Americana	'American Elm'
JU VC	Junerpus virginiana	'Canaertii'



SITE PLAN KEY

SUB AREA F PHASE 2 QC/OPS - LANDSCAPE PLAN AREA C

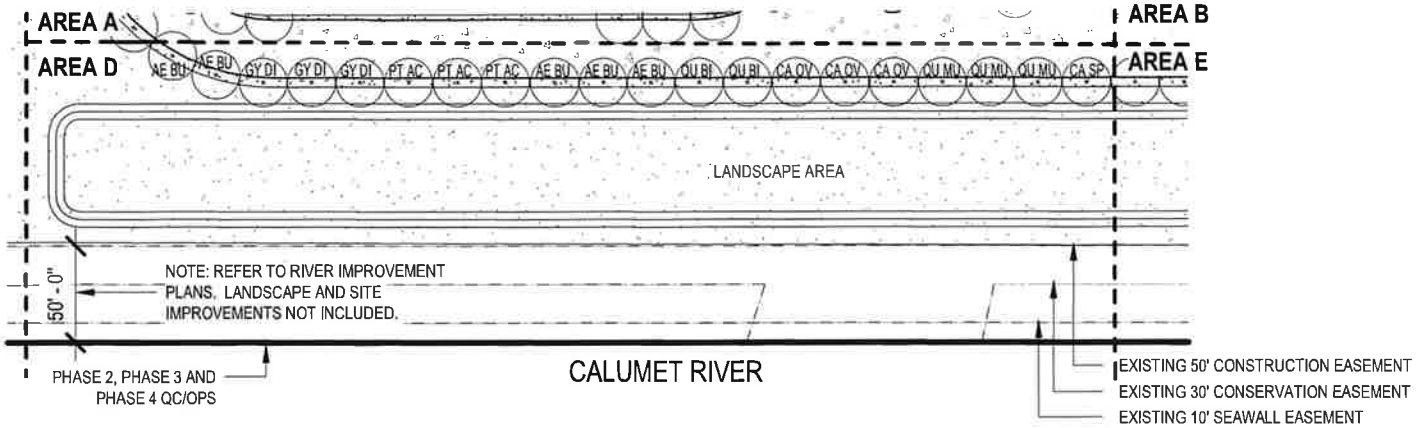
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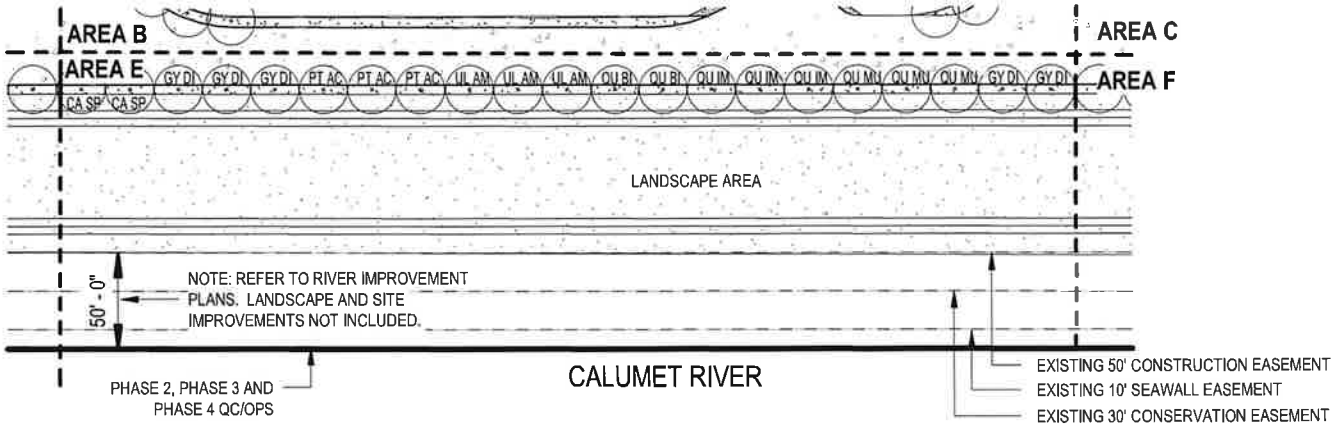
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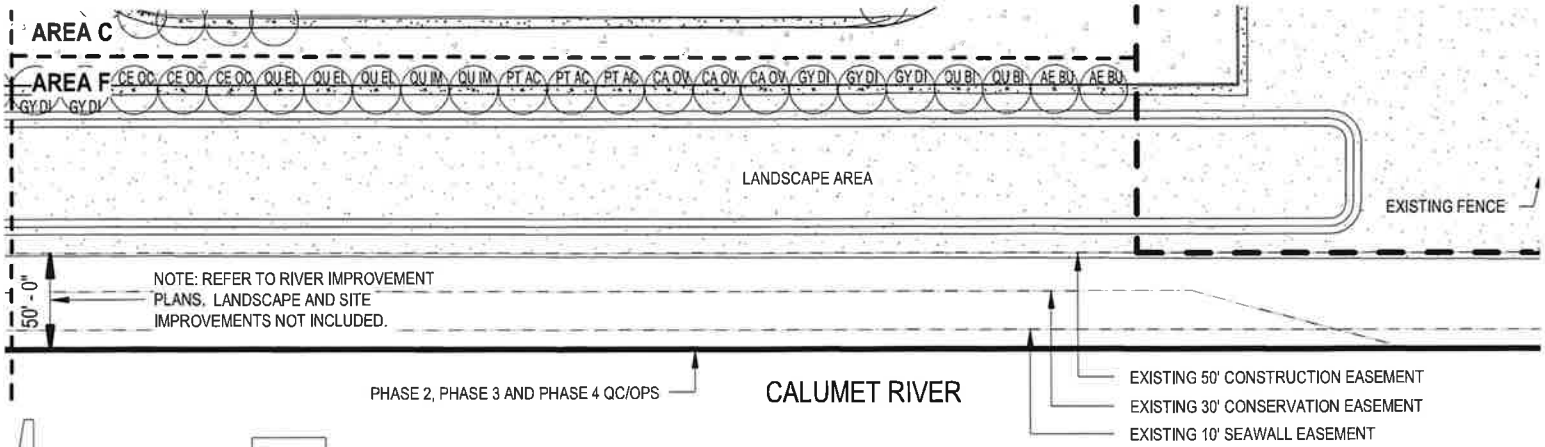
TREE SCHEDULE

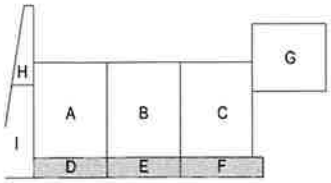
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PO DE	Populus deltoides	'Siouxland'
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TA DI	Taxodium distichum	'Shawnee Brave'
UL AM	Ulmus Americana	'American Elm'
JU VC	Junerpus virginiana	'Canaertii'









ITE PLAN KEY

SUB AREA F QC/OPS - LANDSCAPE PLAN AREA D, E AND F

Applicant: Related Chicago 8080 LLC

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

Introduced: October 09, 2024

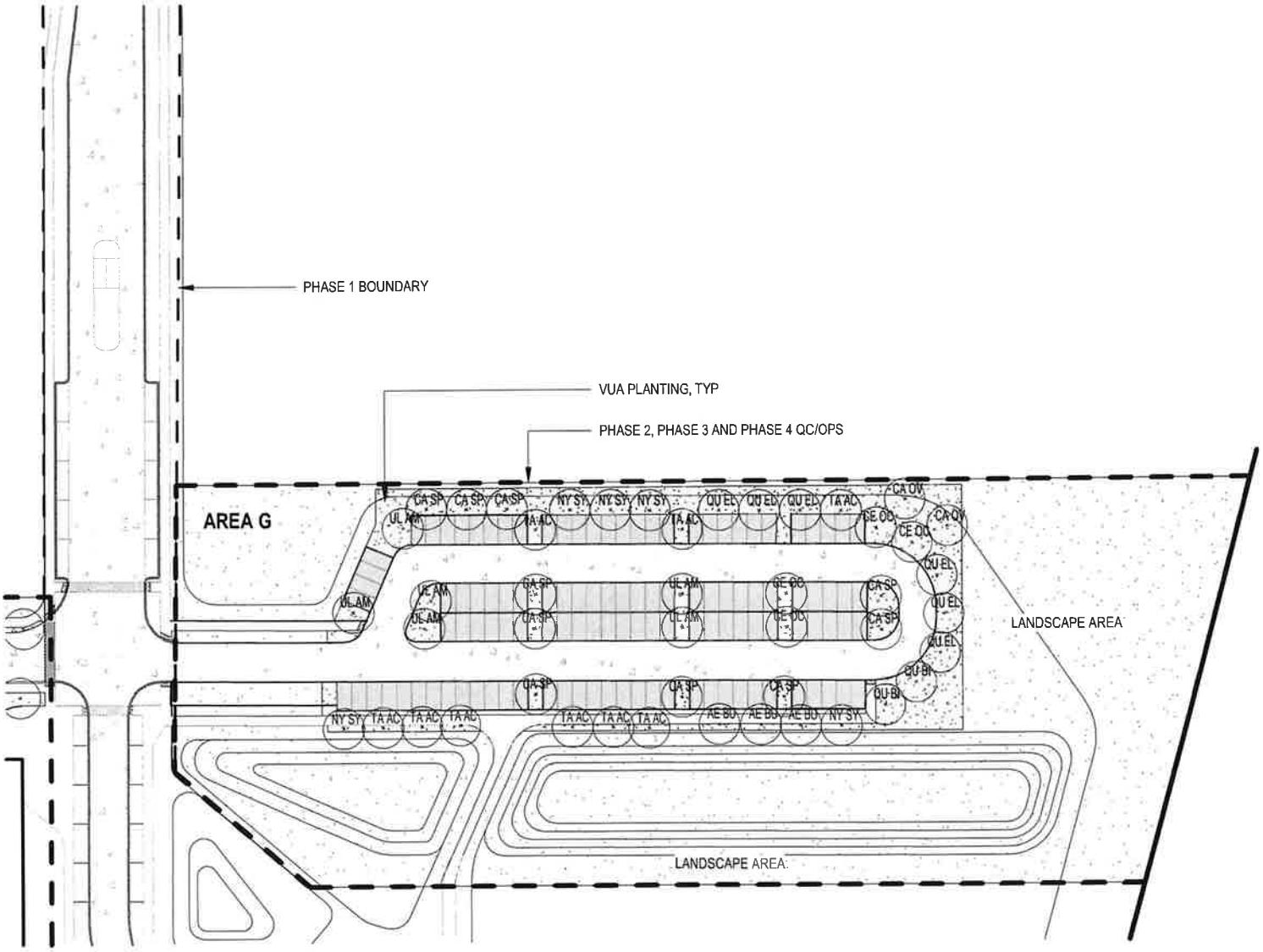
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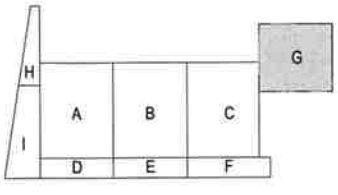
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FINAL FOR PUBLICATION

TREE SCHEDULE

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UL AM	Ulmus Americana	'American Elm'
JU VC	Junerpus virginiana	'Canaertii'





SITE PLAN KEY

KEY PLAN

PHASE 2, PHASE 3 AND PHASE 4 QC/OPS

PROPOSED PLANNED DEVELOPMENT BOUNDARY

SUB AREA F PHASE 2 QC/OPS - LANDSCAPE PLAN AREA G

Applicant: Related Chicago 8080 LLC

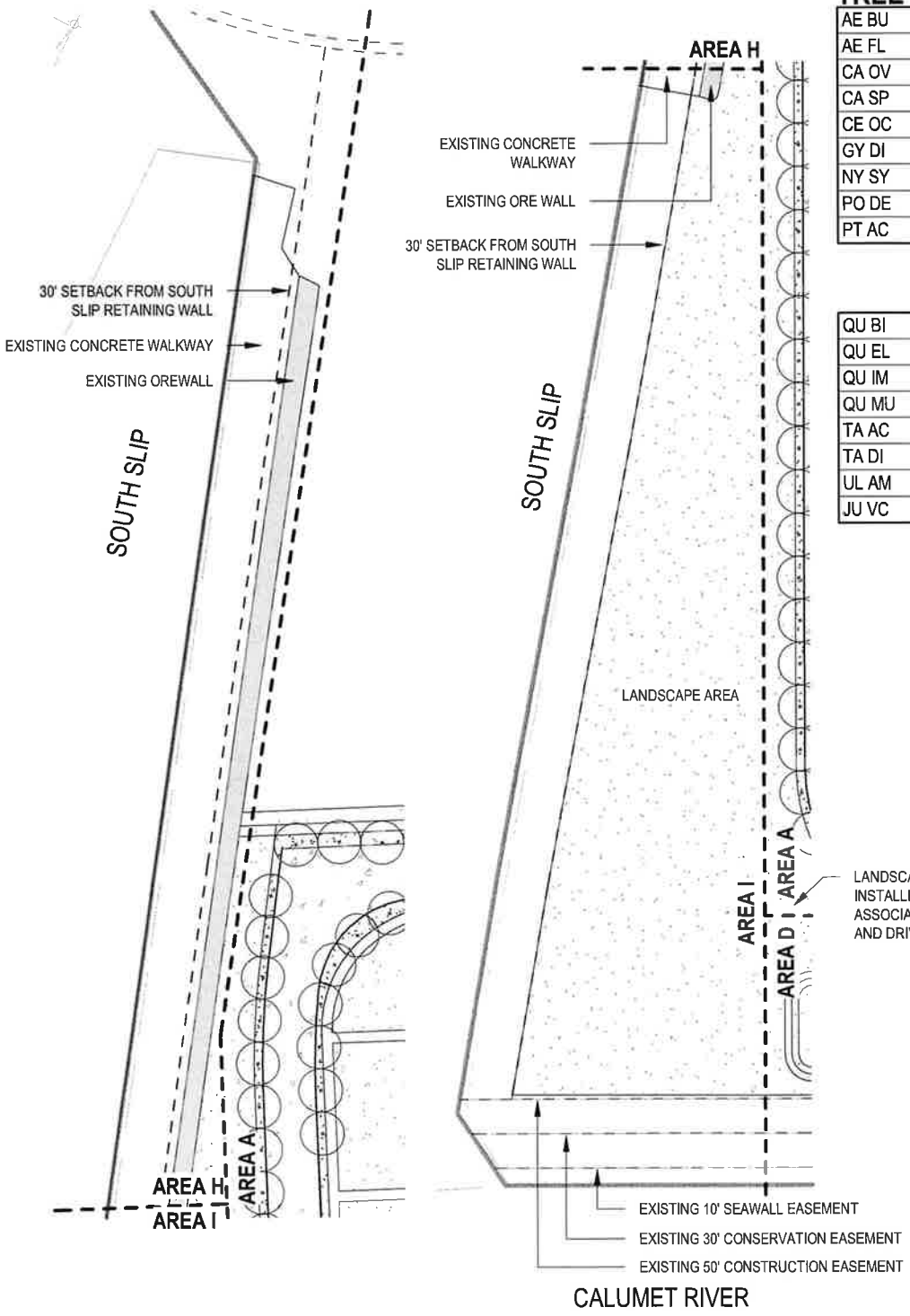
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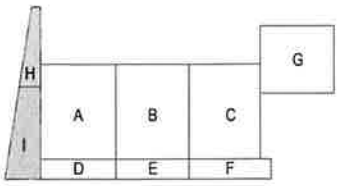
FINAL FOR PUBLICATION



TREE SCHEDULE

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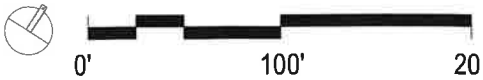
QU BI	Quercus bicolor	'Swamp White Oak'
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UL AM	Ulmus Americana	'American Elm'
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SITE PLAN KEY

SUB AREA F PHASE 4 QC/OPS - LANDSCAPE PLAN AREA H AND I

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8080 Urban Design Guidelines

Regional and Neighborhood Connectivity

- Prioritize alternative modes of transportation
- Connect to existing bike lane network where applicable
- Maintain and strategically improve existing connectivity to Lake Michigan, Steelworkers Park and Park No. 566
- Prioritize where appropriate additional multi-model and multi-use trails providing publicly accessible access to Lake Michigan, Steelworkers Park and Park No. 566
- Where appropriate provide for pedestrian connectivity within the site
- Coordinated, site-wide wayfinding should be incorporated into the site
- Undeveloped parcels may support interim uses such as recreational open space, dog friendly areas, farmers markets, surface parking, seasonal activations, and spaces for community interaction

Edges adjacent to Residential Neighborhoods and Parks

- Setbacks from the parks or public way adjacent to residential neighborhoods should be provided
- Setbacks from the parks or public way adjacent to residential neighborhoods should be well landscaped
- Buildings adjacent to residential neighborhood streets should provide appropriate street level scale and articulation to transition to the adjacent neighborhood scale
- Where buildings face residential neighborhoods or public parks, articulated facades and high-quality materials should be used
- Diversity of architectural expression should be encouraged throughout the site
- Loading docks, trash collection areas and exterior mounted equipment should be buffered by landscape and/or architectural features when facing residential neighborhoods or public parks

Environmental Design Considerations

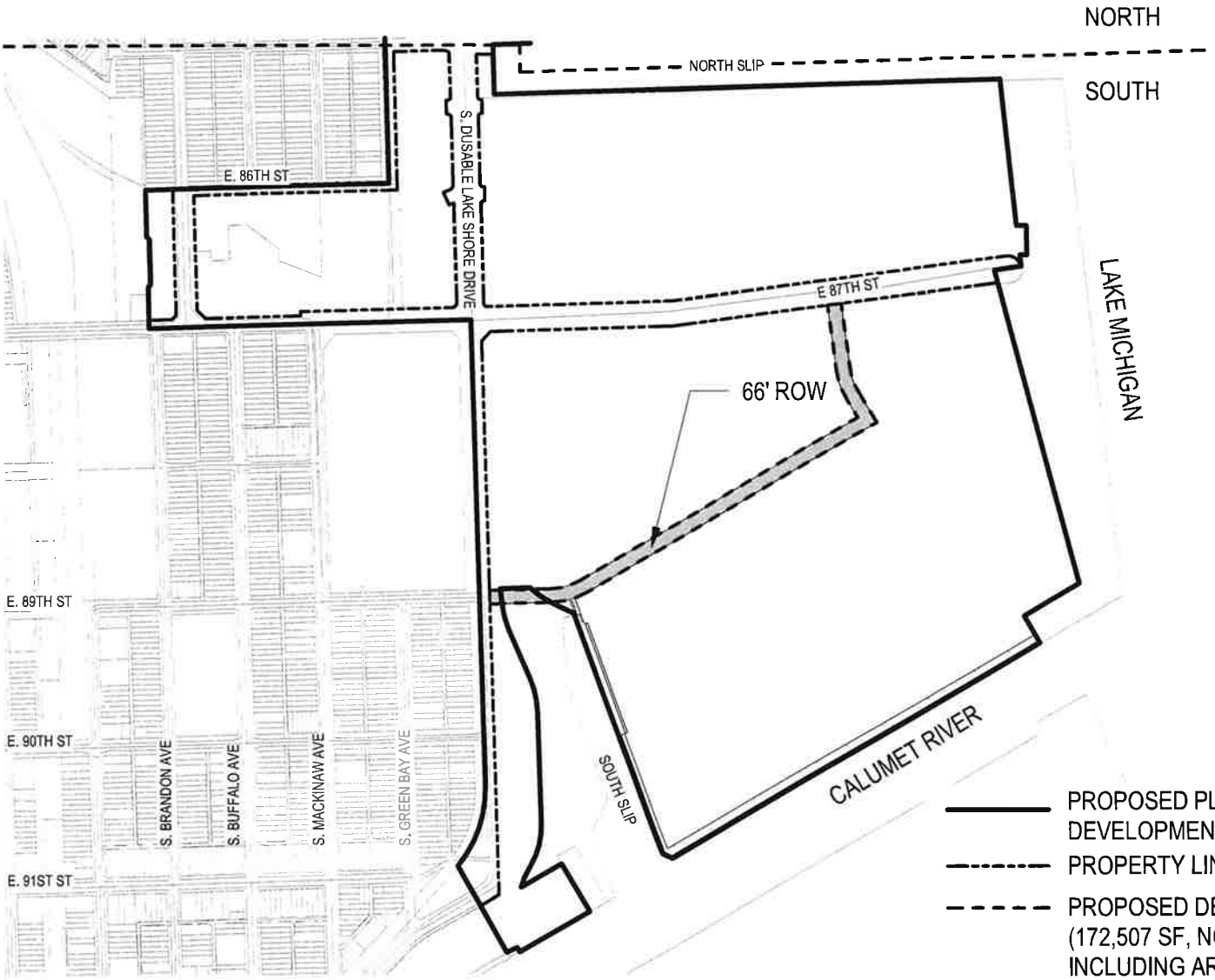
- All buildings should embrace bird-safe technology and design to deter collisions
- Plantings should be primarily native or adapted materials and supportive of migratory birds, butterflies, bees and other pollinator species
- Stormwater management systems should be designed to integrate green infrastructure solutions and other best management practices to prevent pollutants from entering Lake Michigan and the Calumet River

Cultural Interpretation

- Interpretive signage should be considered throughout the site to bring awareness the rich cultural context and history of the site
- Where appropriate open spaces should engage the public through the use of street furnishing, landscaping and public art
- Existing historic structures should be studied and, where appropriate, incorporated into the design and master planning

PLANNING PRINCIPLES

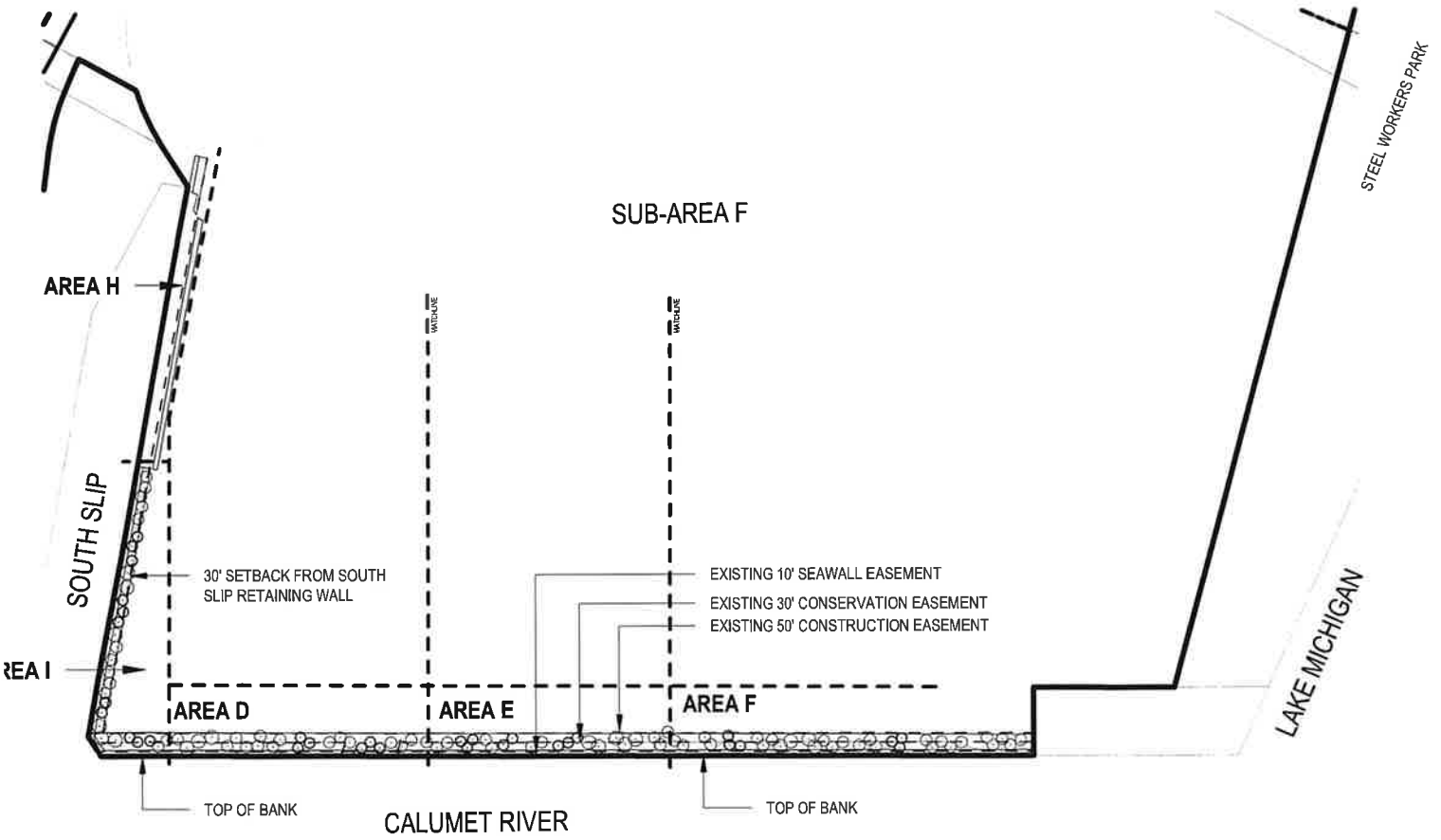
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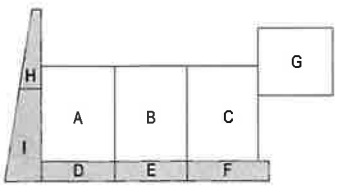


RIGHT-OF-WAY ADJUSTMENT MAP

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CPC Date: November 21, 2024

0' 800' 160

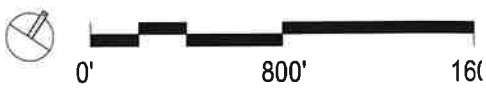




SITE PLAN KEY

SUB AREA F QC/OPS - RIVER SETBACK PLAN OVERALL

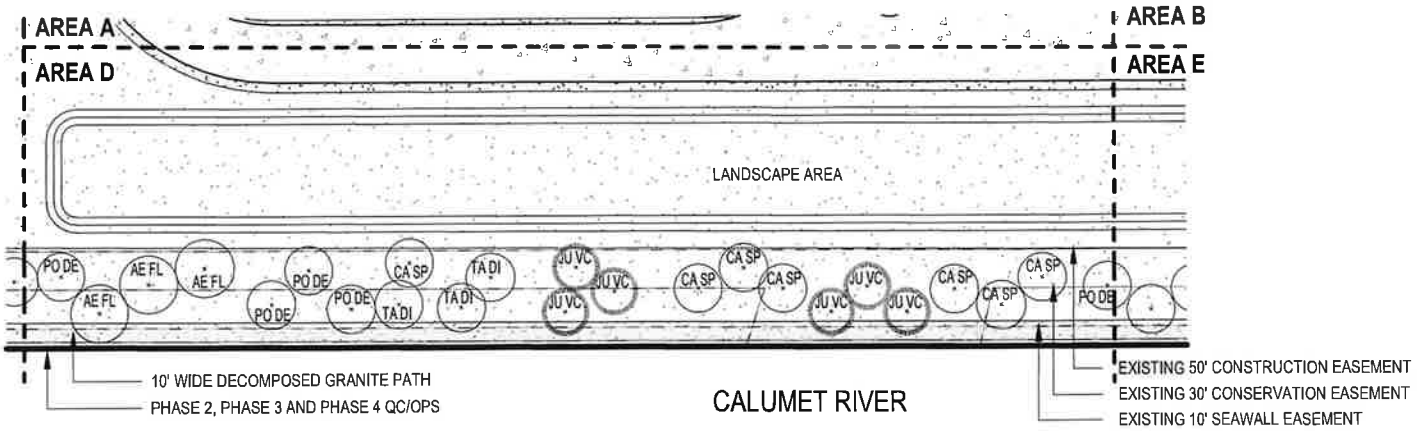
Applicant: Related Chicago 8080 LLC
Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617
Introduced: October 09, 2024
CPC Date: November 21, 2024

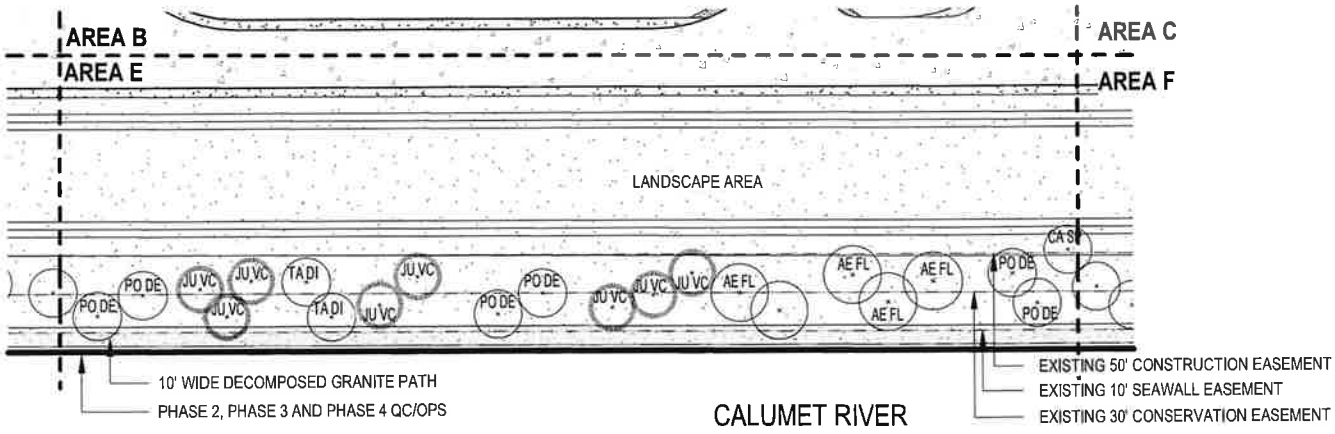


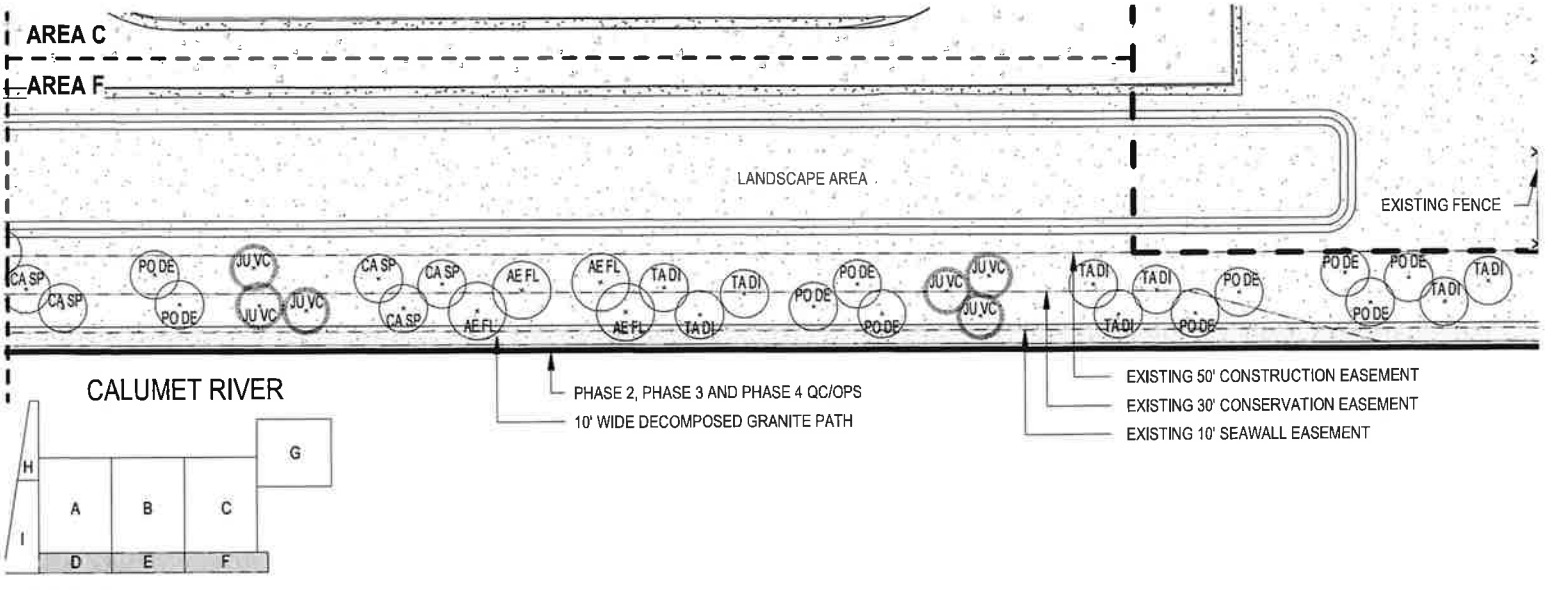
FINAL FOR PUBLICATION

TREE SCHEDULE

AE BU	Aesculus x bushii	'Aaron #1'
AE FL	Aesculus flava	'Sweet Buckeye'
CA OV	Carya ovata	
CA SP	Catalpa speciosa	
CE OC	Celtis occidentalis	'Chicagoland'
GY DI	Gymnocladus dioicus	'Espresso'
NY SY	Nyssa sylvatica	'Tupelo Tower'
PO DE	Populus deltoides	'Siouxland'
PT AC	Platanus acerifolia	'Exclamation Sycamore'
QU BI	Quercus bicolor	'Swamp White Oak'
QU EL	Quercus ellipsoidalis	'Northern Pin Oak'
QU IM	Quercus imbricaria	
QU MU	Quercus muehlenbergii	'Chinkapin Oak'
TA AC	Tilia americana	'American Sentry'
TA DI	Taxodium distichum	'Shawnee Brave'
UL AM	Ulmus Americana	'American Elm'
JU VC	Junerpus virginiana	'Canaertii'







SITE PLAN KEY

SUB AREA F QC/OPS - RIVER SETBACK PLAN D, E, F

Applicant: Related Chicago 8080 LLC

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

Introduced: October 09, 2024

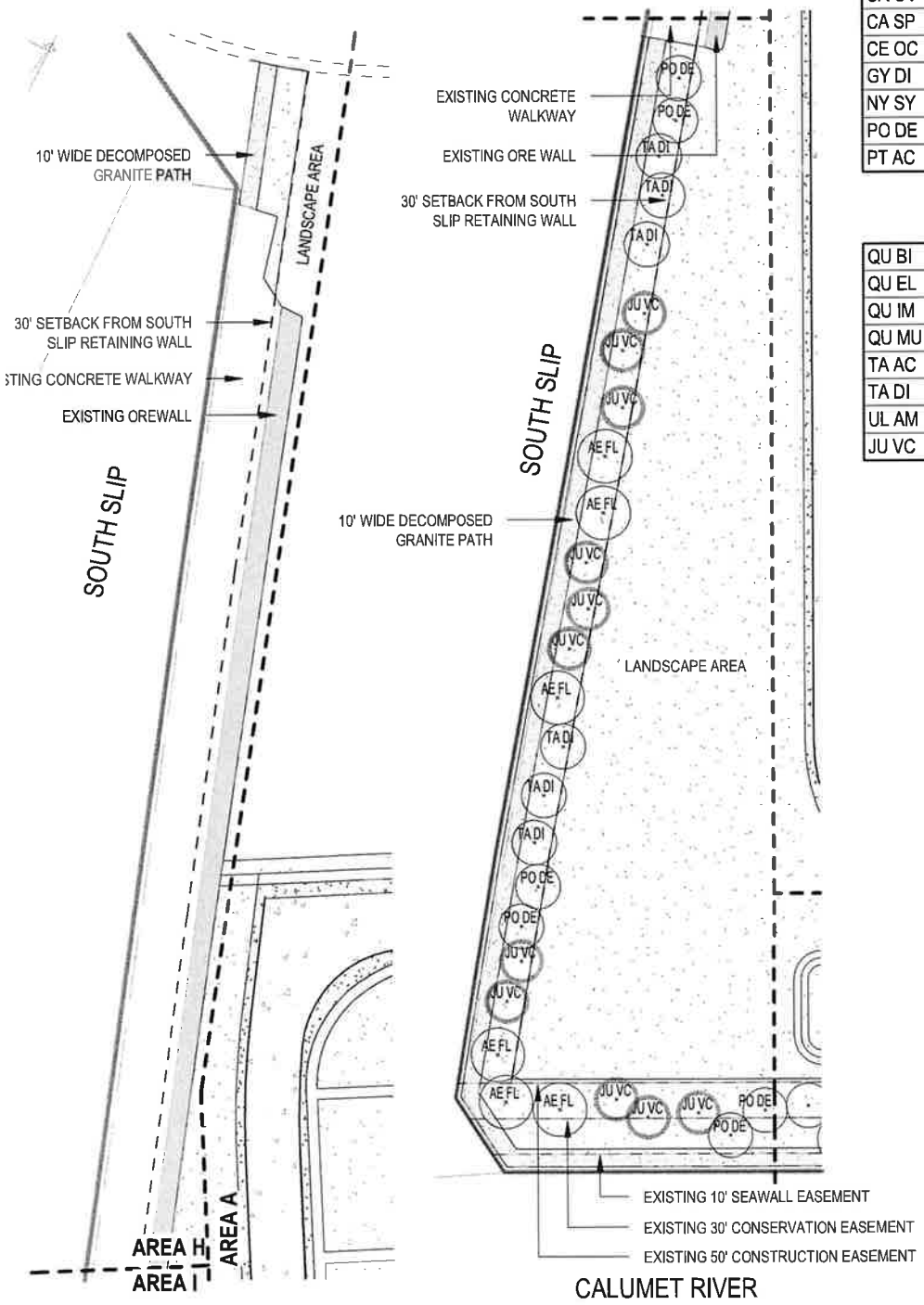
CPC Date: November 21, 2024

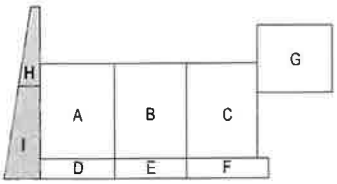
0' 400' 80

TREE SCHEDULE

AE BU	Aesculus x bushii	'Aaron #1'
AE FL	Aesculus flava	'Sweet Buckeye'
CA OV	Carya ovata	
CA SP	Catalpa speciosa	
CE OC	Celtis occidentalis	'Chicagoland'
GY DI	Gymnocladus dioicus	'Espresso'
NY SY	Nyssa sylvatica	'Tupelo Tower'
PO DE	Populus deltoides	'Siouxland'
PT AC	Platanus acerifolia	'Exclamation Sycamore'

QU BI	Quercus bicolor	'Swamp White Oak'
QU EL	Quercus ellipsoidalis	'Northern Pin Oak'
QU IM	Quercus imbricaria	
QU MU	Quercus muehlenbergii	'Chinkapin Oak'
TA AC	Tilia americana	'American Sentry'
TA DI	Taxodium distichum	'Shawnee Brave'
UL AM	Ulmus Americana	'American Elm'
JU VC	Junerpus virginiana	'Canaertii'





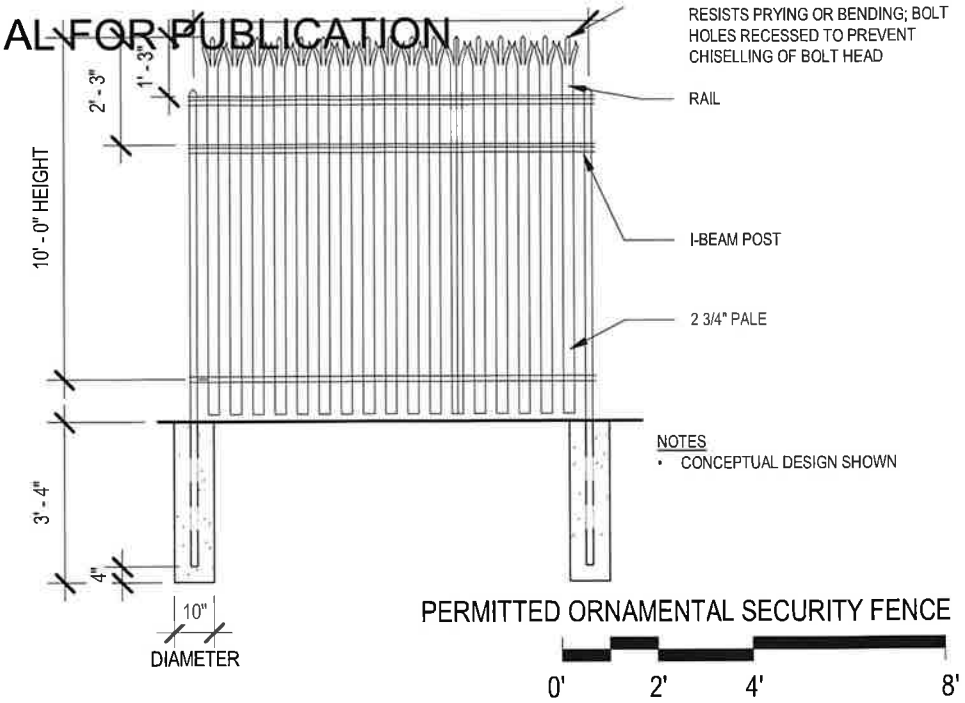
SITE PLAN KEY

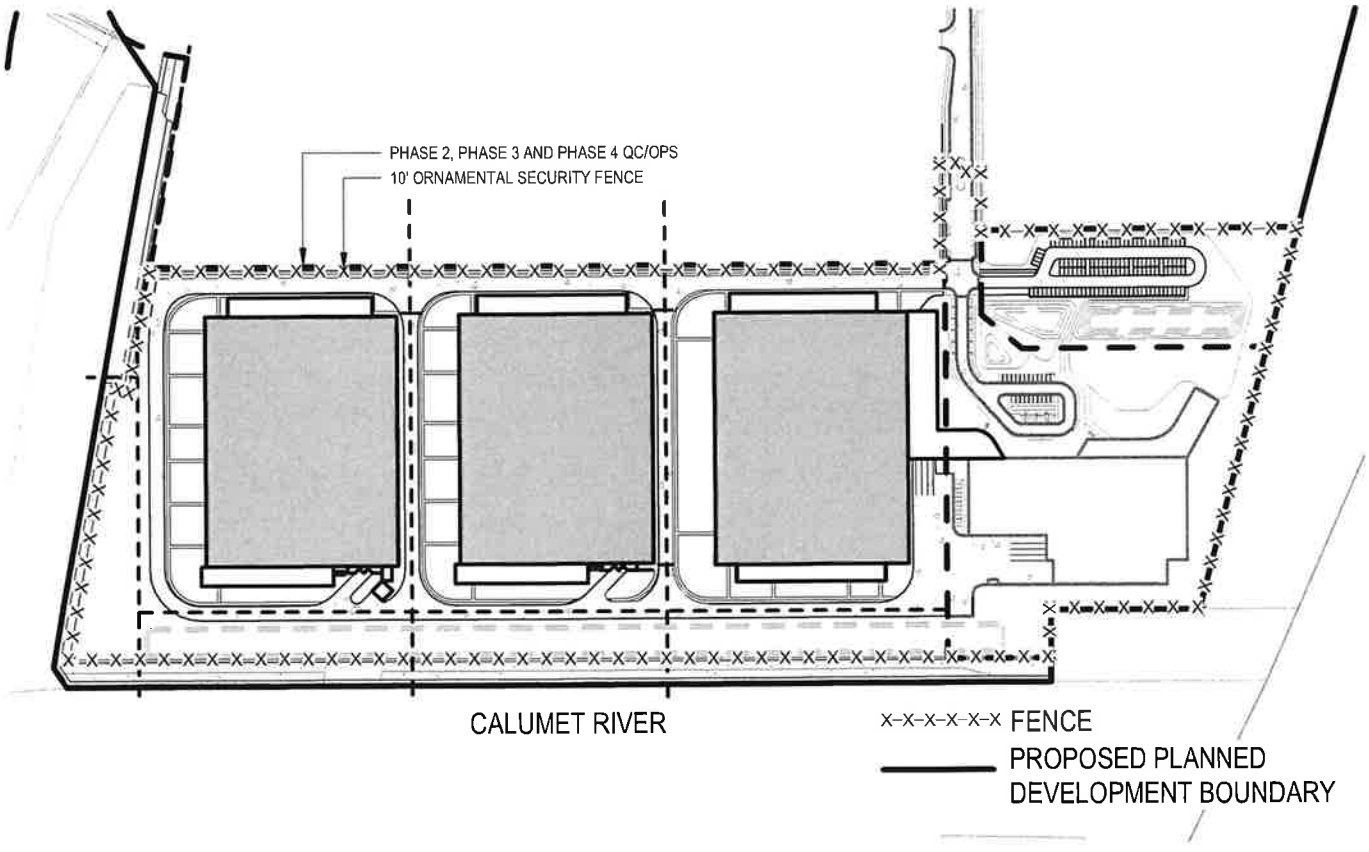
SUB AREA F QC/OPS - RIVER SETBACK PLAN H AND I

Applicant: Related Chicago 8080 LLC
Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617
Introduced: October 09, 2024
CPC Date: November 21, 2024

0' 400' 80

FINAL FOR PUBLICATION

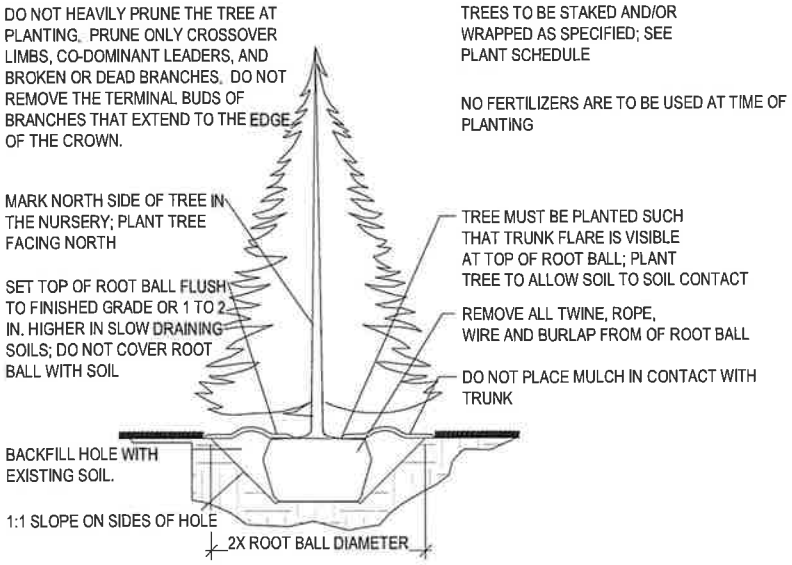




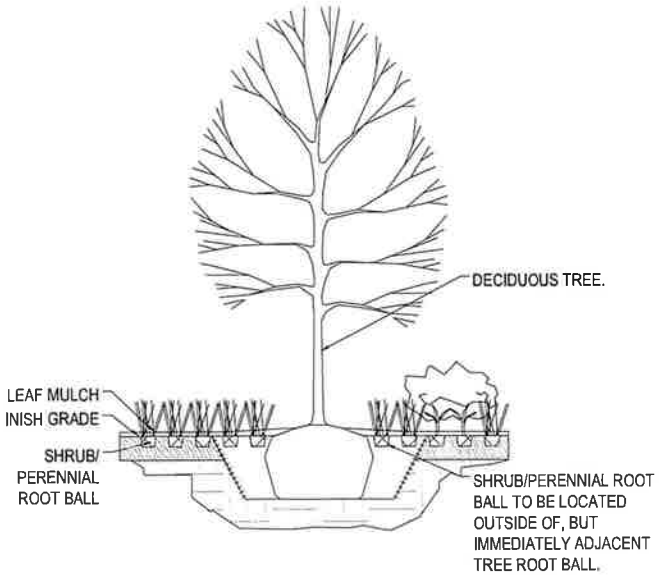
SUB AREA F PHASE 2-4 PERMITTED FENCE TYPE AND FENCE DIAGRAM

Applicant: Related Chicago 8080 LLC
Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617
Introduced: October 09, 2024
CPC Date: November 21, 2024

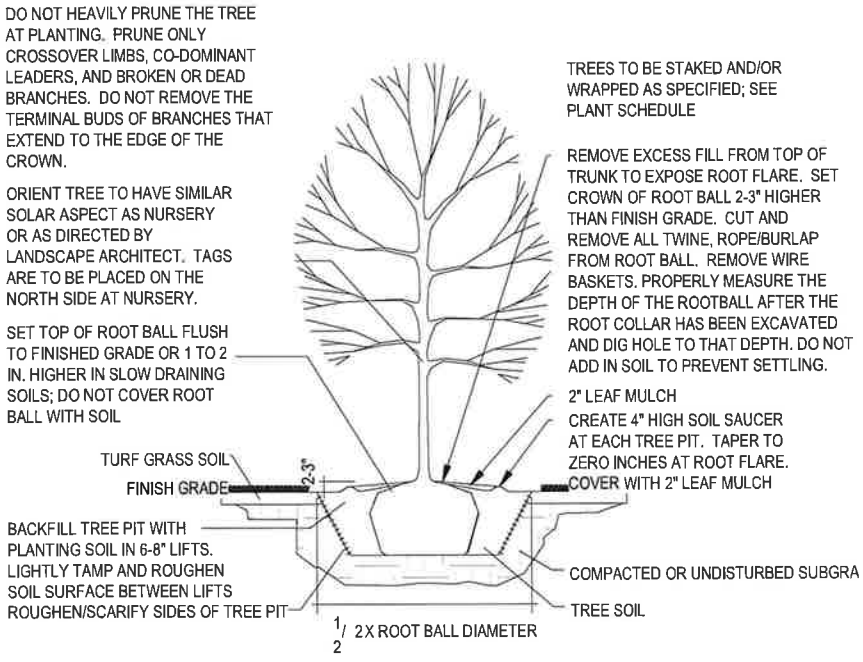




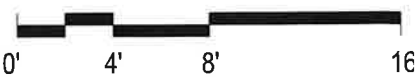
EVERGREEN TREE PLANTING



MIXED PLANTING ADJACENT NEW TREE

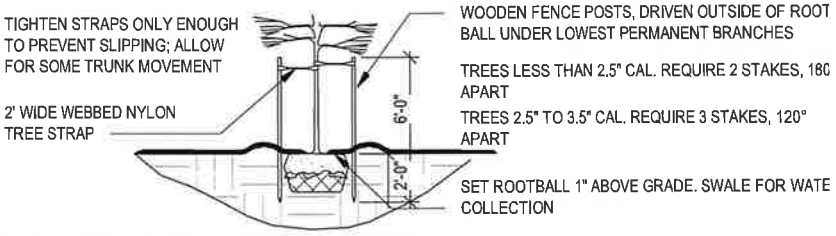


DECIDUOUS TREE PLANTING

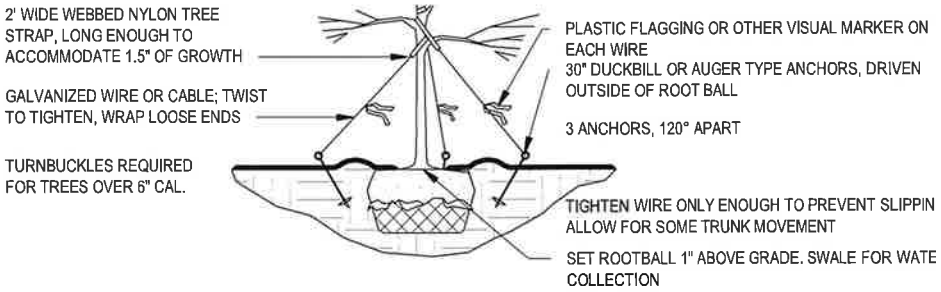


TREE PLANTING DETAILS

Applicant: Related Chicago 8080 LLC
Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617
Introduced: October 09, 2024
CPC Date: November 21, 2024



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.

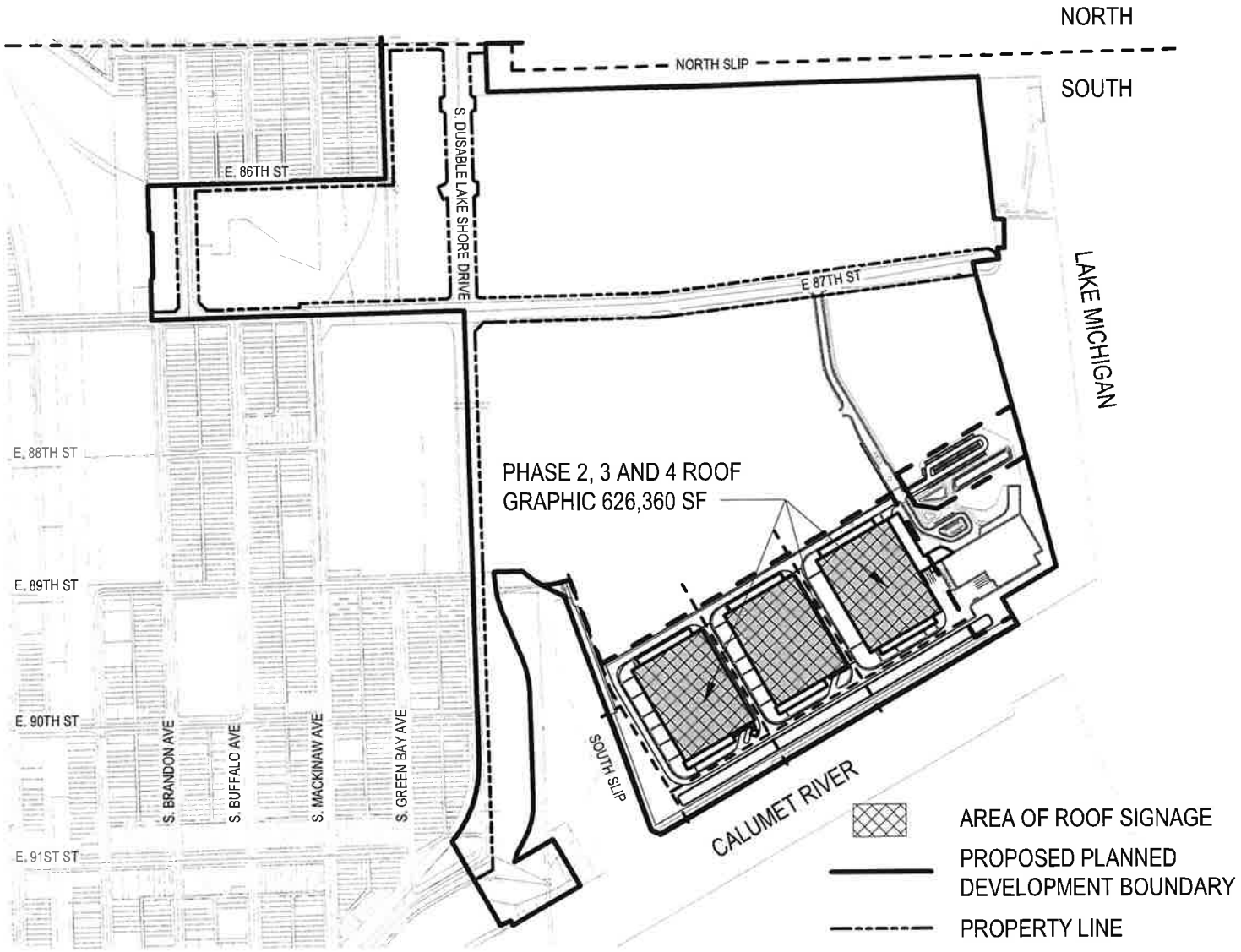
MISC. NOTES:
1. REMOVE ALL PLASTIC TREE TIE TAPE, BAMBOO NURSERY STAKE, WIRE TIES, AND LABELS FROM TREES AFTER THEY HAVE BEEN APPROVED.
2. BACKFILL WITH CLEAN SOIL ANY HOLES LEFT IN ROOTBALL FROM NURSERY STAKES
3. PROVIDE ADDITIONAL WIRE HOSE TIE OR STRAP WHEN THE TREE IS NOT RIGIDLY SUPPORTED BY THE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

TREE STAKING AND WRAPPING



TREE PLANTING DETAILS

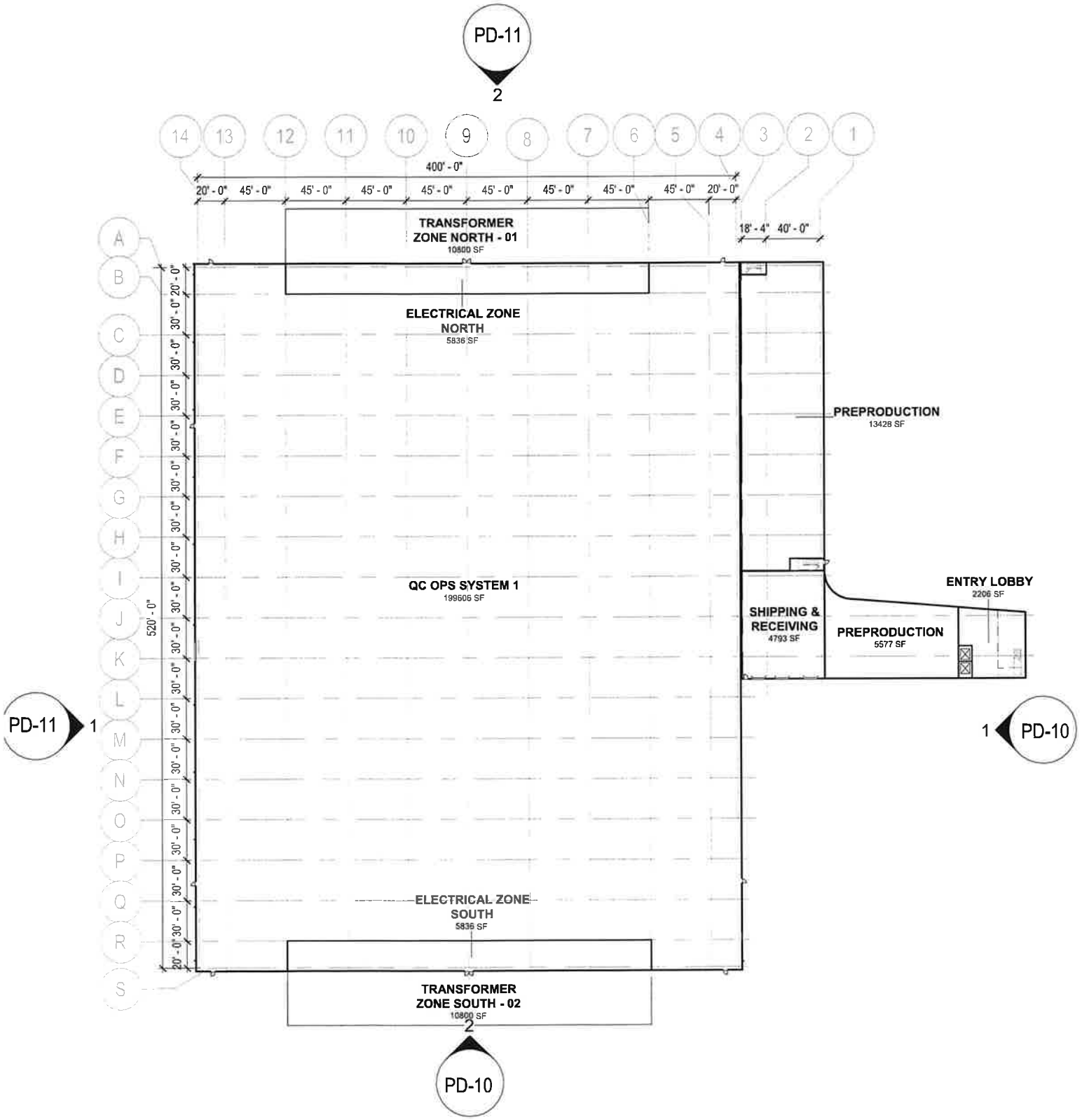
Applicant: Related Chicago 8080 LLC
Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617
Introduced: October 09, 2024
CPC Date: November 21, 2024



SUB AREA F PHASE 2-4 QC/OPS - ROOF SIGNAGE PLAN

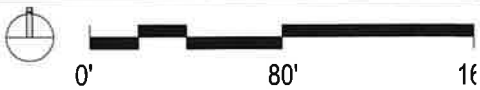
Applicant: Related Chicago 8080 LLC
Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617
Introduced: October 09, 2024
CPC Date: November 21, 2024

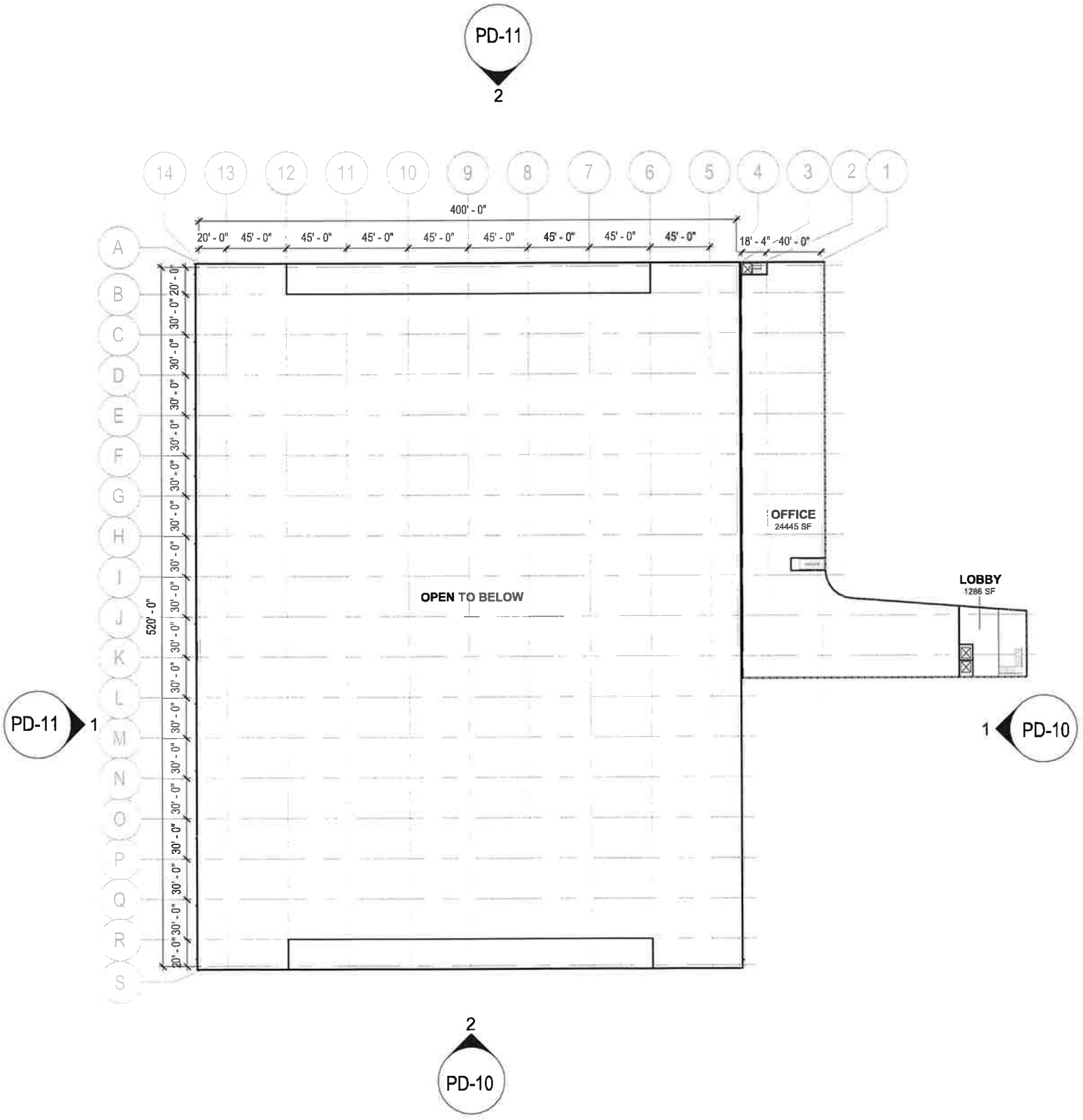
0' 800' 16(



PHASE 2 QC OPS SYSTEM 1 - LEVEL 1 FLOOR PLAN

Applicant: Related Chicago 8080 LLC
Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617
Introduced: October 09, 2024
CPC Date: November 21, 2024



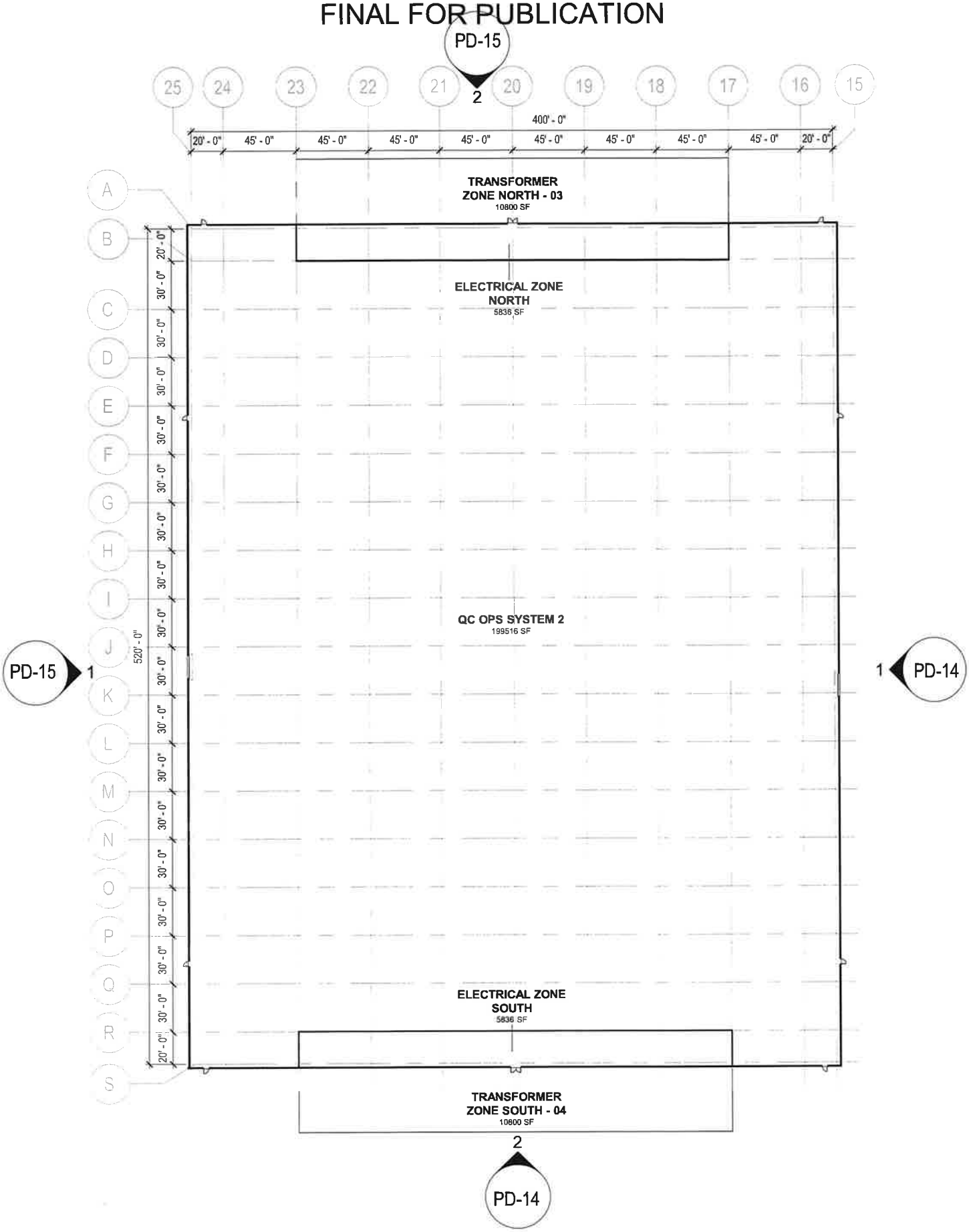


PHASE 2 QC OPS SYSTEM 1 - LEVEL 2 FLOOR PLAN

Applicant: Related Chicago 8080 LLC
Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617
Introduced: October 09, 2024
CPC Date: November 21, 2024

0' 80' 16

FINAL FOR PUBLICATION

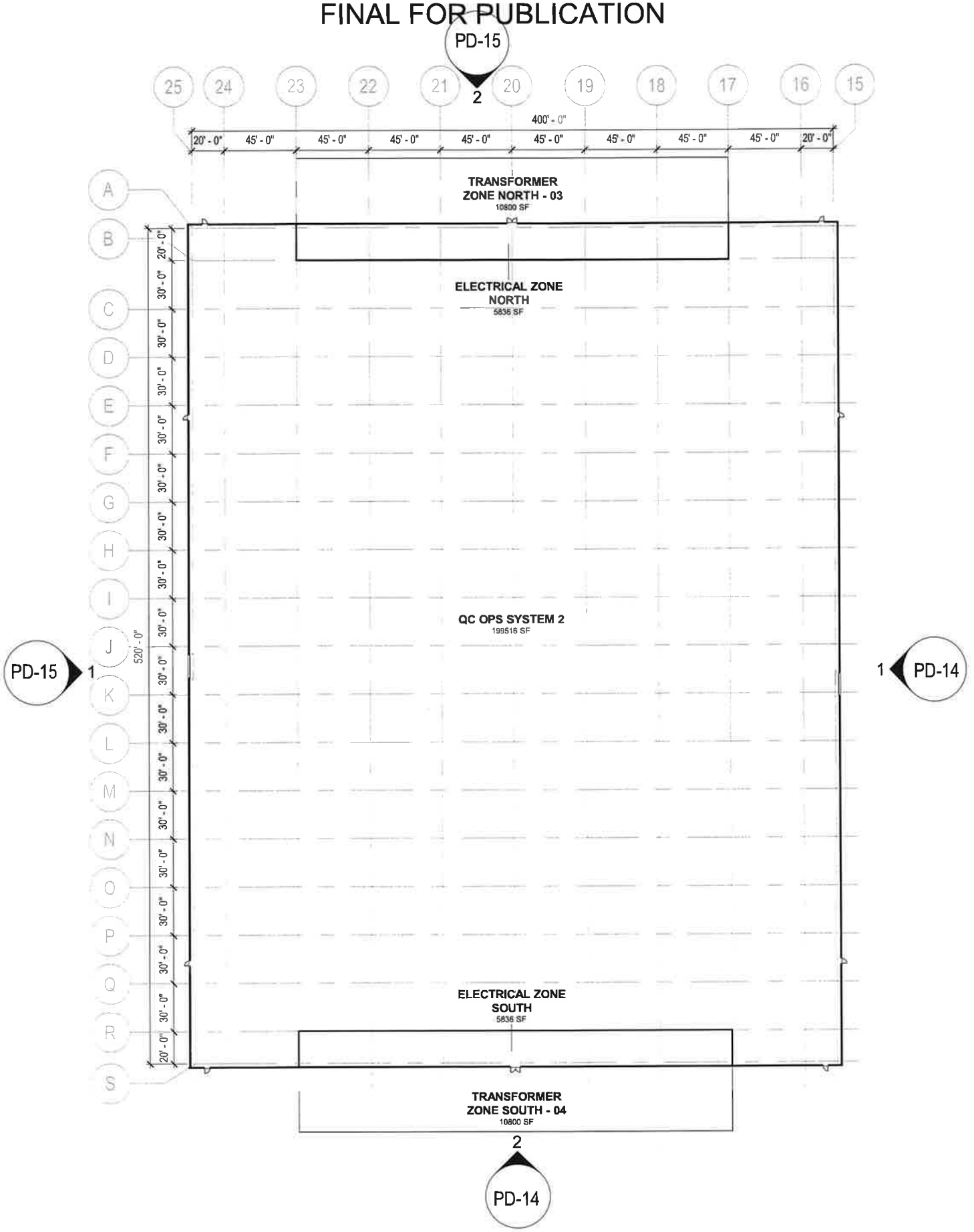


PHASE 3 QC OPS SYSTEM 2 - LEVEL 1 FLOOR PLAN

Applicant: Related Chicago 8080 LLC
Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617
Introduced: October 09, 2024
CPC Date: November 21, 2024

0' 80' 16

FINAL FOR PUBLICATION

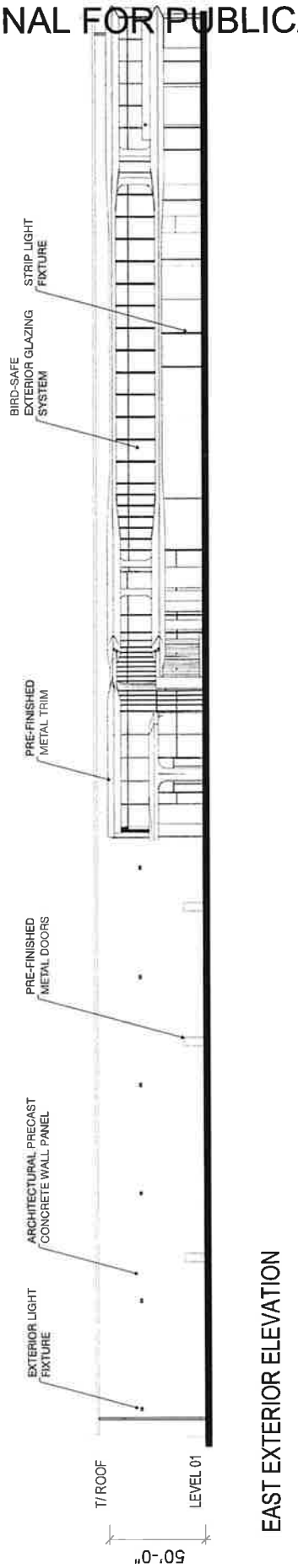


PHASE 4 QC OPS SYSTEM 2 - LEVEL 1 FLOOR PLAN

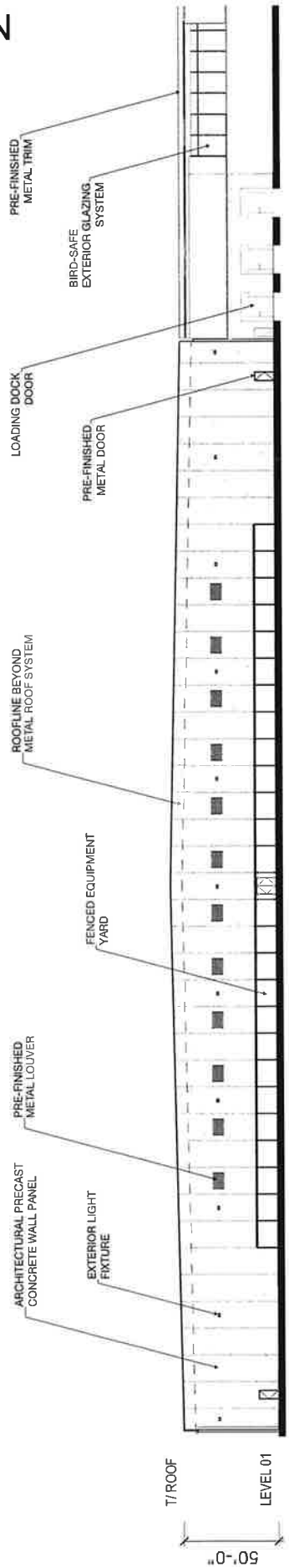
Applicant: Related Chicago 8080 LLC
Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617
Introduced: October 09, 2024
CPC Date: November 21, 2024

0' 80' 16

FINAL FOR PUBLICATION



EAST EXTERIOR ELEVATION



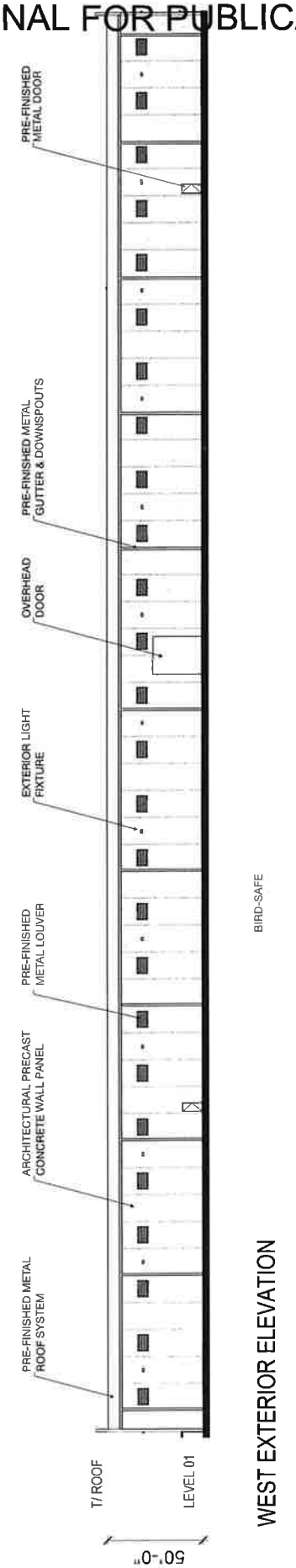
SOUTH EXTERIOR ELEVATION

PHASE 2 QCOPS SYSTEM 1 - EXTERIOR ELEVATIONS

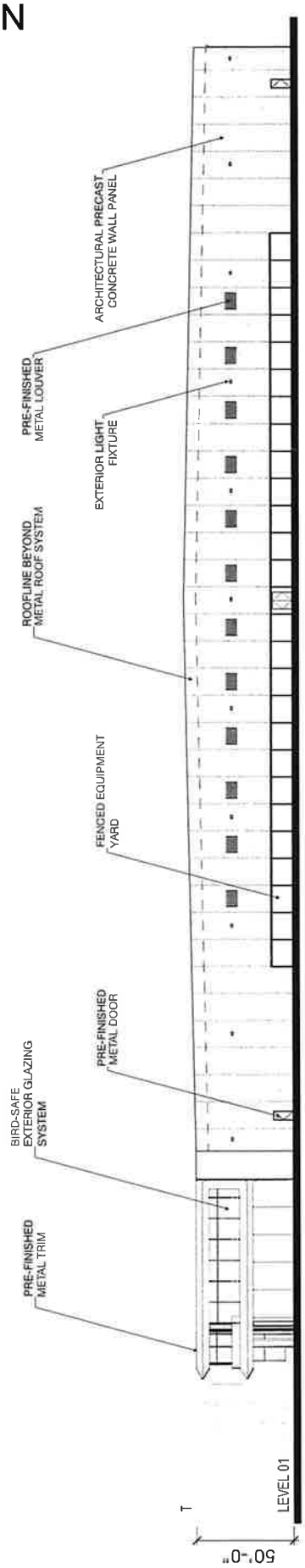
Applicant: Related Chicago 8080 LLC
Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617
Introduced: October 09, 2024
CPC Date: November 21, 2024

0' 60' 12

FINAL FOR PUBLICATION



WEST EXTERIOR ELEVATION



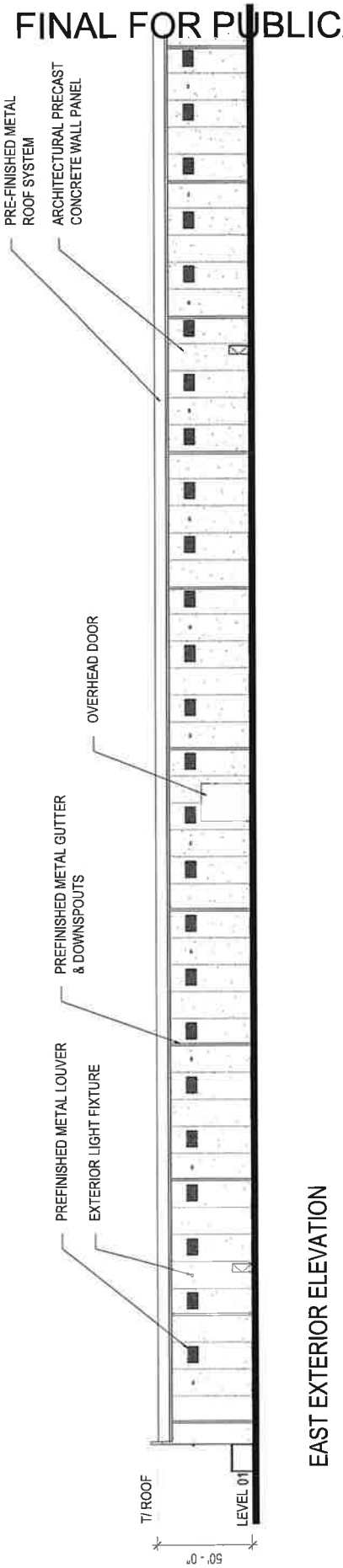
NORTH EXTERIOR ELEVATION

PHASE 2 QC OPS SYSTEM 1 - EXTERIOR ELEVATIONS

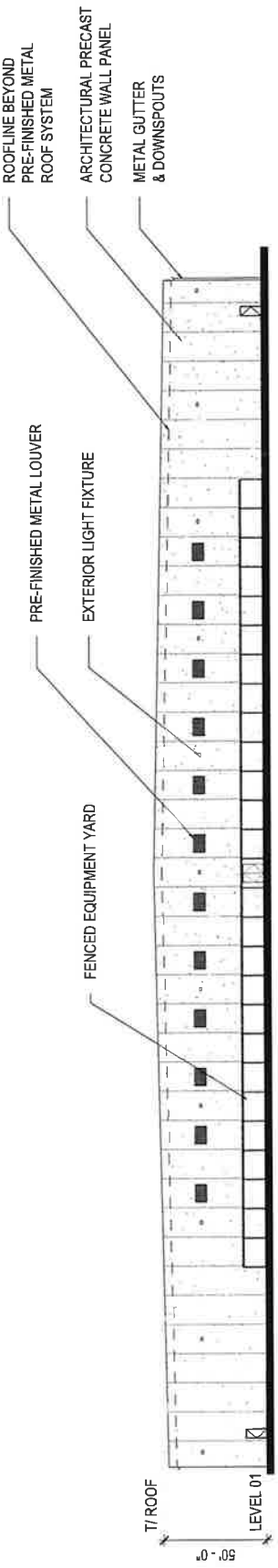
Applicant: Related Chicago 8080 LLC
Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617
Introduced: October 09, 2024
CPC Date: November 21, 2024

0' 60' 1

FINAL FOR PUBLICATION



EAST EXTERIOR ELEVATION



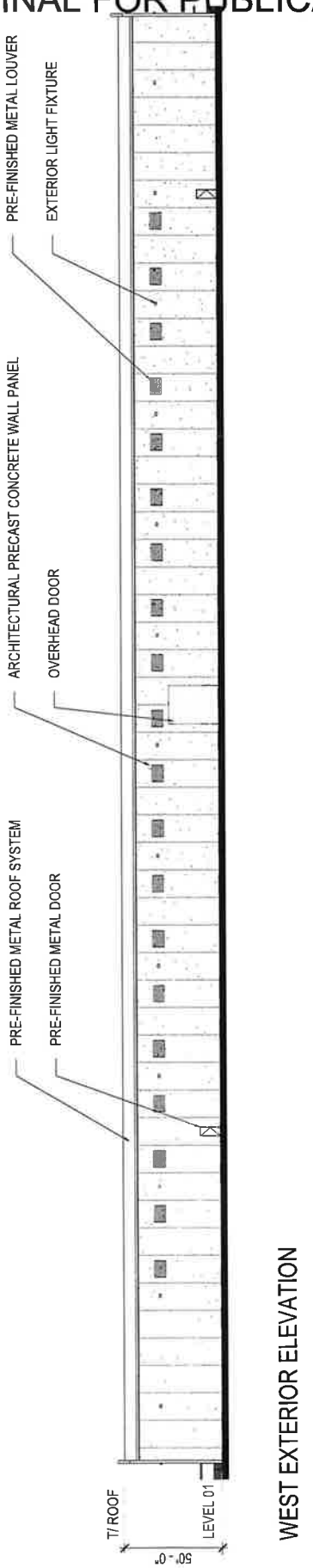
SOUTH EXTERIOR ELEVATION

PHASE 3 QC OPS SYSTEM 2 - EXTERIOR ELEVATIONS

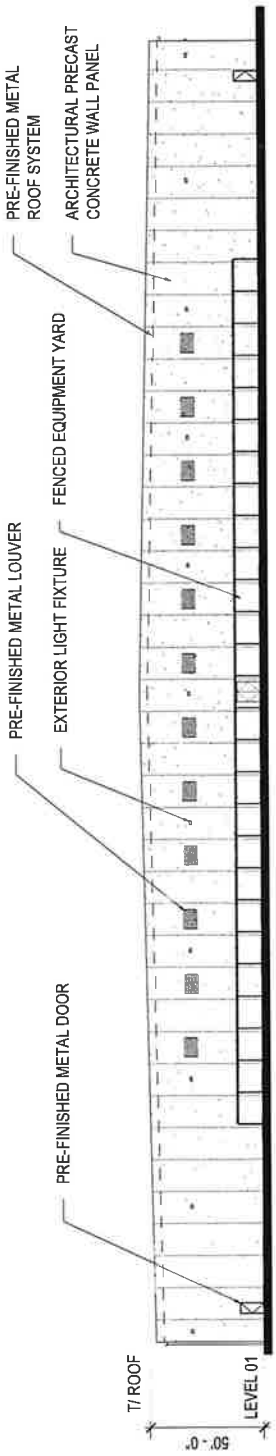
Applicant: Related Chicago 8080 LLC
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Introduced: October 09, 2024
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0' 60' 12

FINAL FOR PUBLICATION



WEST EXTERIOR ELEVATION



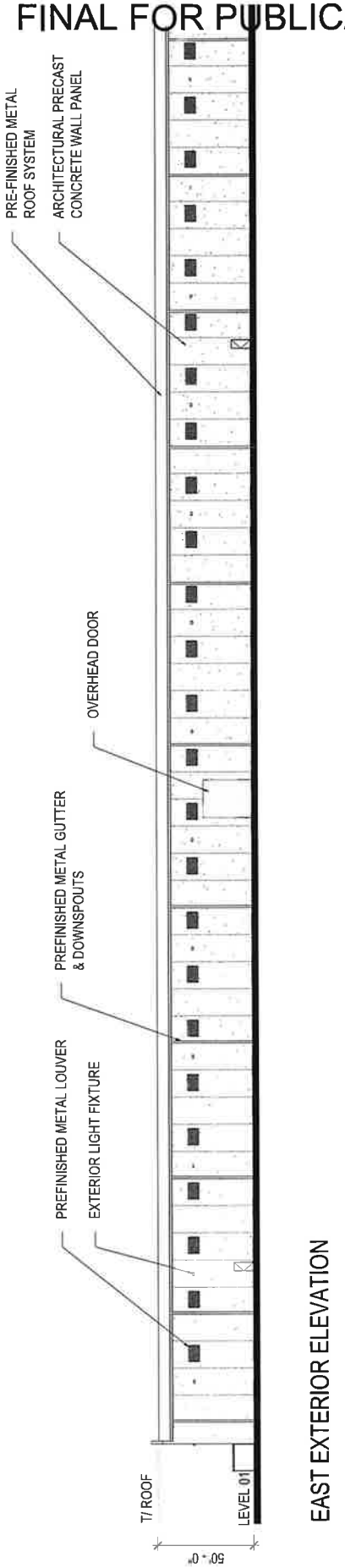
NORTH EXTERIOR ELEVATION

PHASE 3 QC OPS SYSTEM 2 - EXTERIOR ELEVATIONS

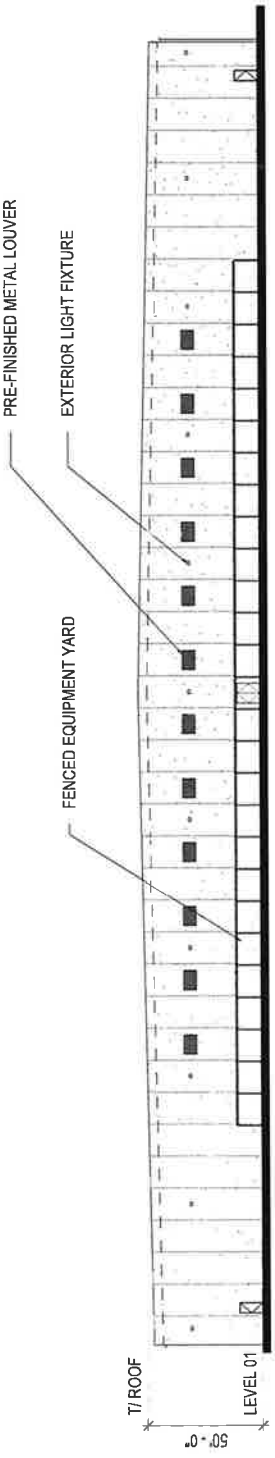
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0' 60' 12

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EAST EXTERIOR ELEVATION



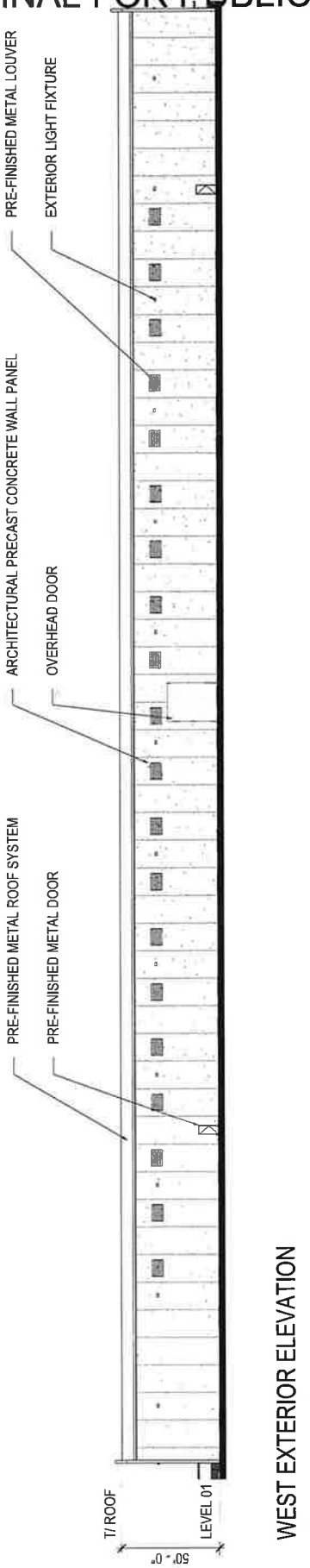
SOUTH EXTERIOR ELEVATION

PHASE 4 QC OPS SYSTEM 3 - EXTERIOR ELEVATIONS

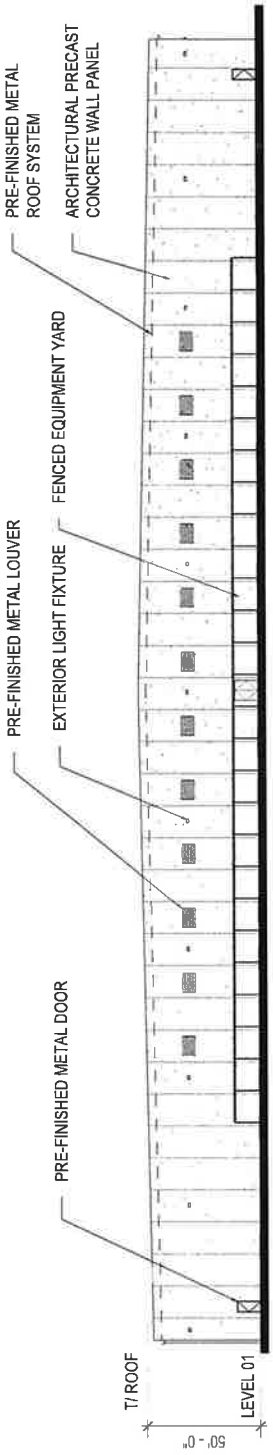
Applicant: Related Chicago 8080 LLC
Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617
Introduced: October 09, 2024
CPC Date: November 21, 2024

0' 60' 12

FINAL FOR PUBLICATION



WEST EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION

PHASE 4 QC OPS SYSTEM 3 - EXTERIOR ELEVATIONS

Applicant: Related Chicago 8080 LLC
Address: 8080 S DuSable Lake Shore Drive, Chicago, IL 60617
Introduced: October 09, 2024
CPC Date: November 21, 2024

0' 60' 12

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

(Application 22573)

To: Alderman Walter Burnett
Vice Chairman,
City Council Committee on Zoning

From: C Boatright
Ciere Boatright
Chicago Plan Commission

Date: November 21, 2024

Re: Waterway Planned Development

On Thursday, November 21, 2024, the Chicago Plan Commission recommended approval of the proposed Waterway Planned Development, submitted by Related Chicago 8080 LLC. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact James Gwinner at 312-744-1938 or via email at james.gwinner@cityofchicago.org.

Cc: PD Master File (Original PD, copy of memo)