PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Planned Development Number ___, (Planned Development) consists of approximately 43,364 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is and is owned and controlled by the Chicago Transit Authority. The Chicago Transit Authority has given consent to the Applicant, the Metropolitan L Apartments, LP, an Illinois limited partnership to file this application.

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

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

The Perimeter Restoration Agreement 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 18 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; Building 1 South Elevation; Building 1 West (Kedzie) Elevation; Building 1 East Elevation; Building 1 South Elevation; Building 2 North, South, East and West Elevations prepared by LBBA and dated _____, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. 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 shall be permitted in this Planned Development: Multi-Family Dwelling Units located above and on the ground floor; Townhouses; Artist Live/Work Space located above and on the ground floor; Cultural Exhibits and Libraries; Day Care; Community Centers, Recreation Buildings and Similar Assembly Use; Postal Service; Public Safety Services; Utilities and Services, minor; Animal Services, Sales and Grooming (excluding kenneling); Artist Work or Sales Space; Business Equipment Sales and Service; Business Support Services, including Employment Agencies; Restaurants (Limited and General); Outdoor patio (if located at grade level); Bank, Savings Bank, Savings and Loan Association, and Credit Union (excluding drive-throughs); Automated Teller Machine Facility (walk-up only); Food and Beverage Retail Sales; Medical Service; Office; Personal Service, including Hair Salon, Nail Salon or Barbershop; Repair or Laundry Service, Consumer, including Dry-cleaning drop-off or pick-up (no on premise plant) and coin-operated laundromat; Retail Sales, General; Manufacturing, Production and Industrial Services, Limited (catering & shred kitchen only); Wireless Communication Facilities (Co-located); Accessory Parking 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 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 43,364 square feet and a base FAR of 4.0.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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.

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 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.

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.

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 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.

16. The Applicant acknowledges and agrees that the rezoning of the Property from B3-3 Community Shopping District to B2-3 Neighborhood Mixed-Use District and then to this Planned Development ("PD") No. ___ is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The Applicant has applied for Low-Income Housing Tax Credits or other forms of financial assistance from the City. Such financial assistance imposes affordability requirements (the "Financing Requirements") that exceed the ARO requirements. As a result, if the Applicant receives such financial assistance, the Financial Requirements shall govern the Applicant's obligation to provide affordable housing in the PD. If the Applicant does not receive such financial assistance, the Applicant shall comply with the ARO.

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 B2-3 Neighborhood Mixed-Use District.

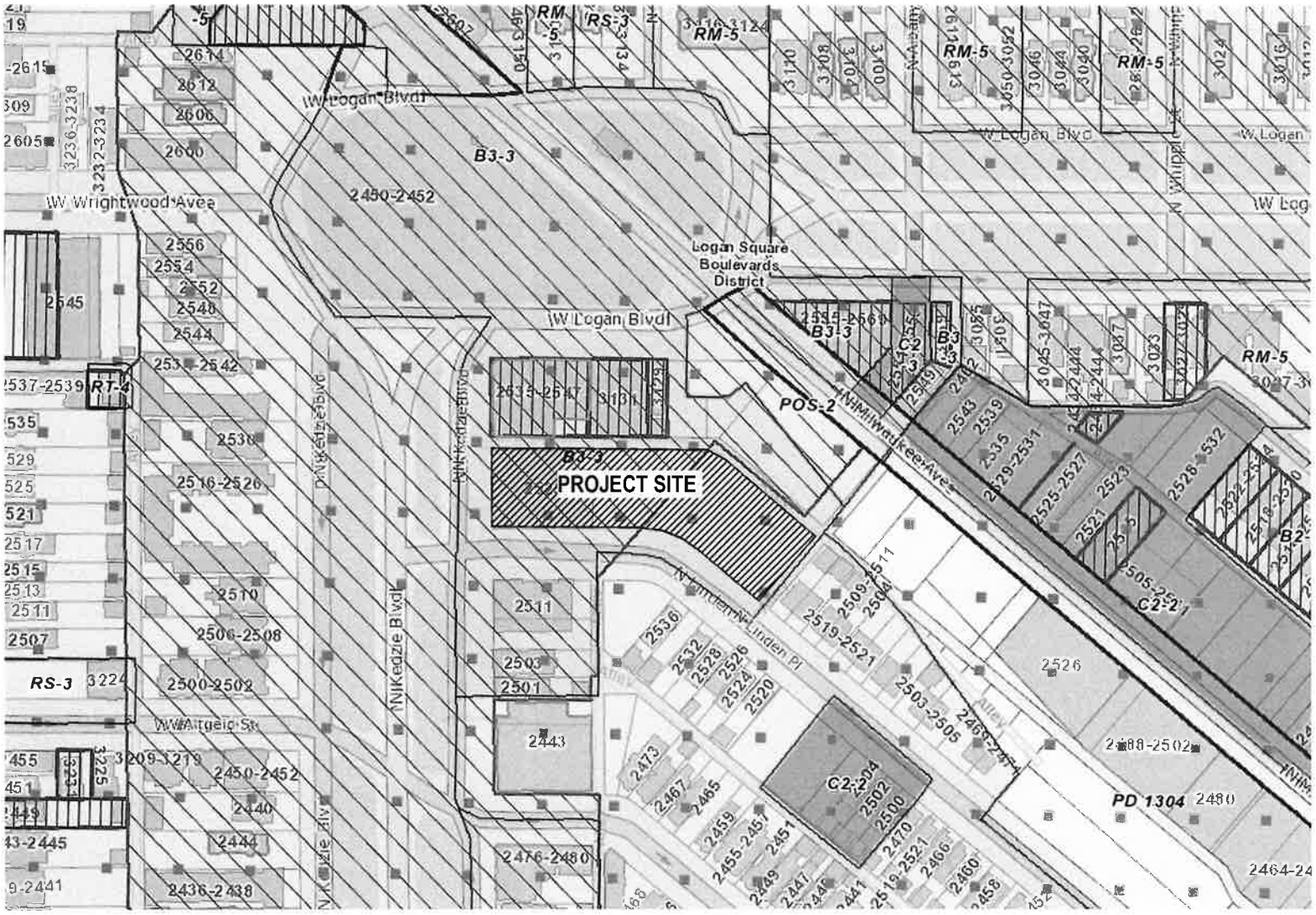
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PLANNED DEVELOPMENT NUMBER _____
BULK REGULATIONS AND DATA TABLE

Gross Site Area:	77,500 square feet
Area in Public Right of Way	34,136 square feet
Net Site Area	43,364 square feet
Maximum Number of Dwelling Units:	96 Dwelling Units
Maximum Floor Area Ratio:	4.0
Minimum Required Off-Street Parking Spaces:	20 Parking Spaces
Bicycle Parking	96 Bike Spaces
Off-Street Loading Spaces:	1 (10' x 25')
Minimum Required Perimeter Setbacks:	In accordance with Site Plan
Maximum Building Height	80 feet

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Applicant: Metropolitan L Apartments, LP, an Illinois limited partnership
Address: 2525 N. Kedzie Boulevard, Chicago, Illinois
Introduced: March 20, 2024
Plan Commission: TBD

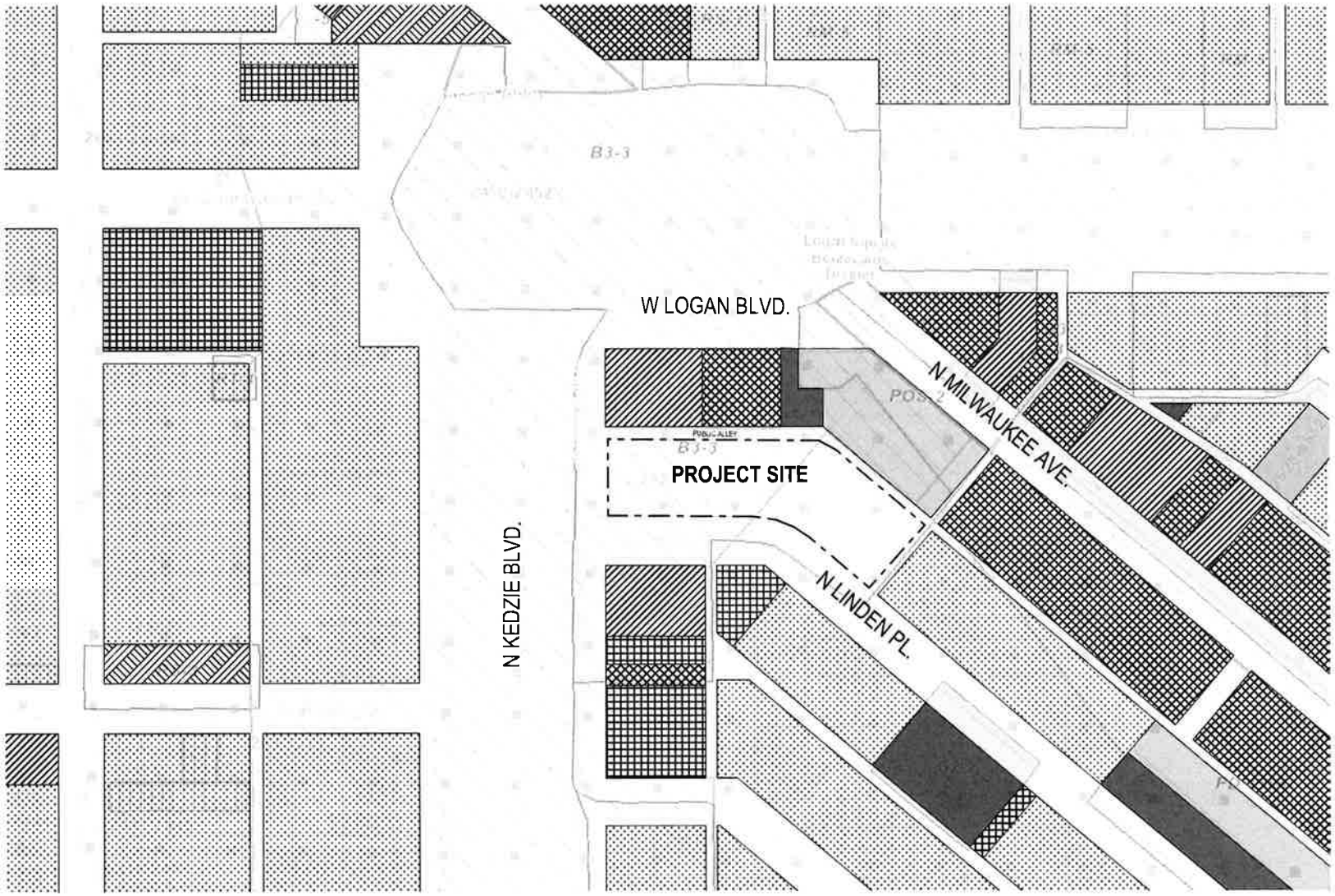


EXISTING ZONING MAP

Applicant: Metropolitan L Apartments, LLC
Address: 2525 N. Kedzie Blvd.
Introduced: March 20, 2024
Plan Commission: TBD

N

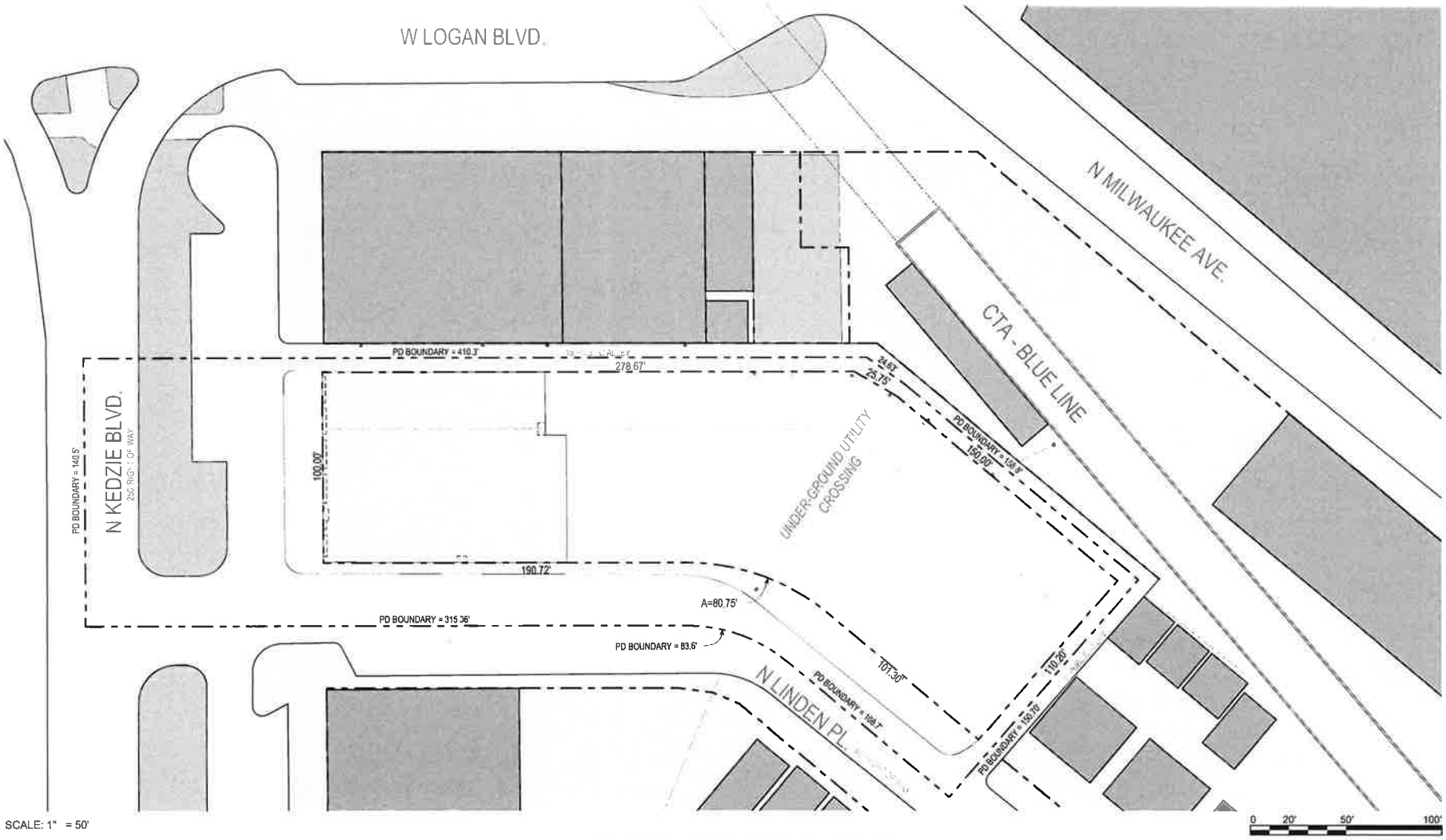
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EXISTING LAND USE MAP

Applicant: Metropolitan L Apartments, LLC
Address: 2525 N. Kedzie Blvd.
Introduced: March 20, 2024
Plan Commission: TBD

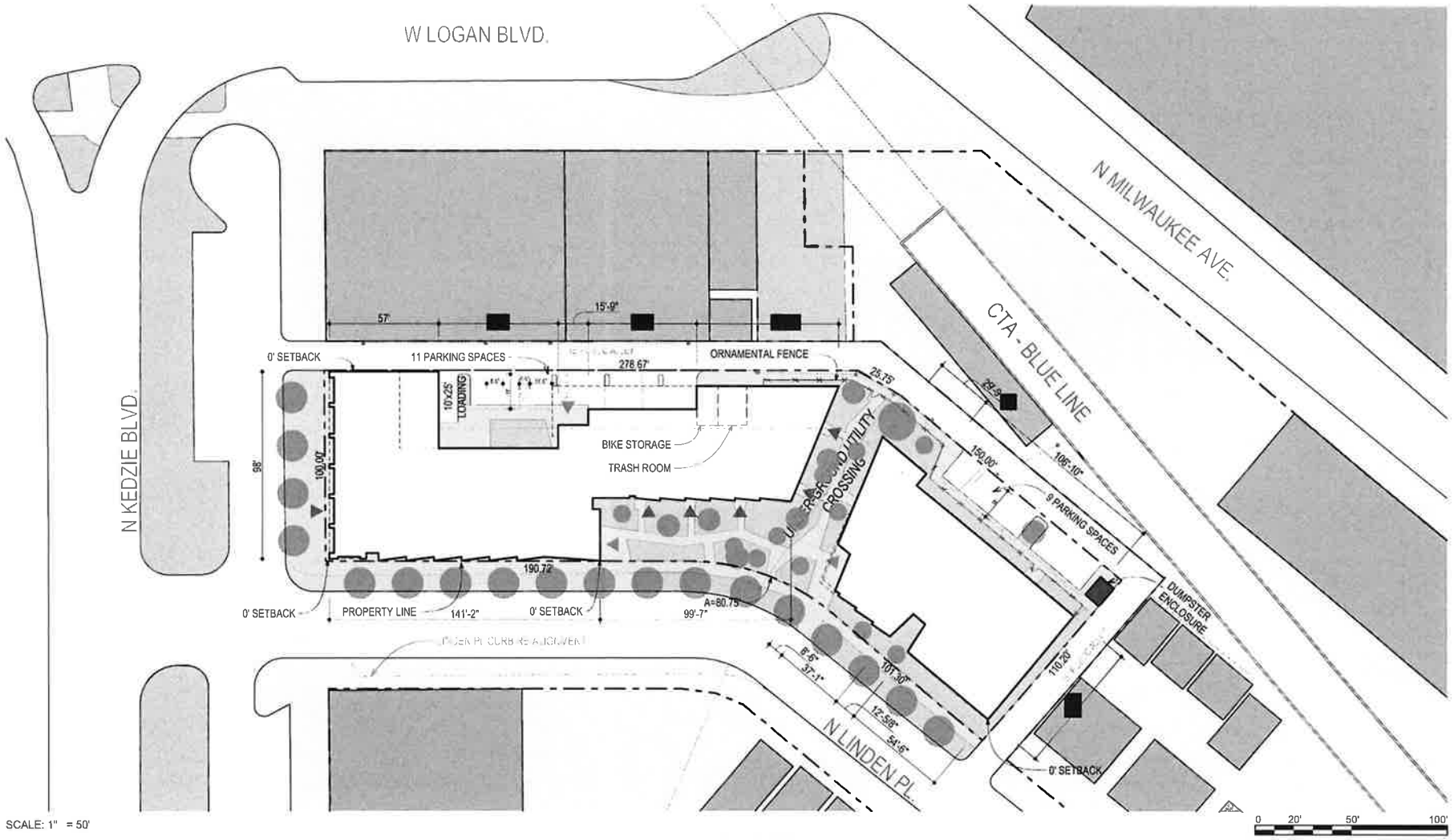
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PD BOUNDARY AND PROPERTY LINE MAP

Applicant: Metropolitan L Apartments, LLC
Address: 2525 N. Kedzie Blvd.
Introduced: March 20, 2024
Plan Commission: TBD

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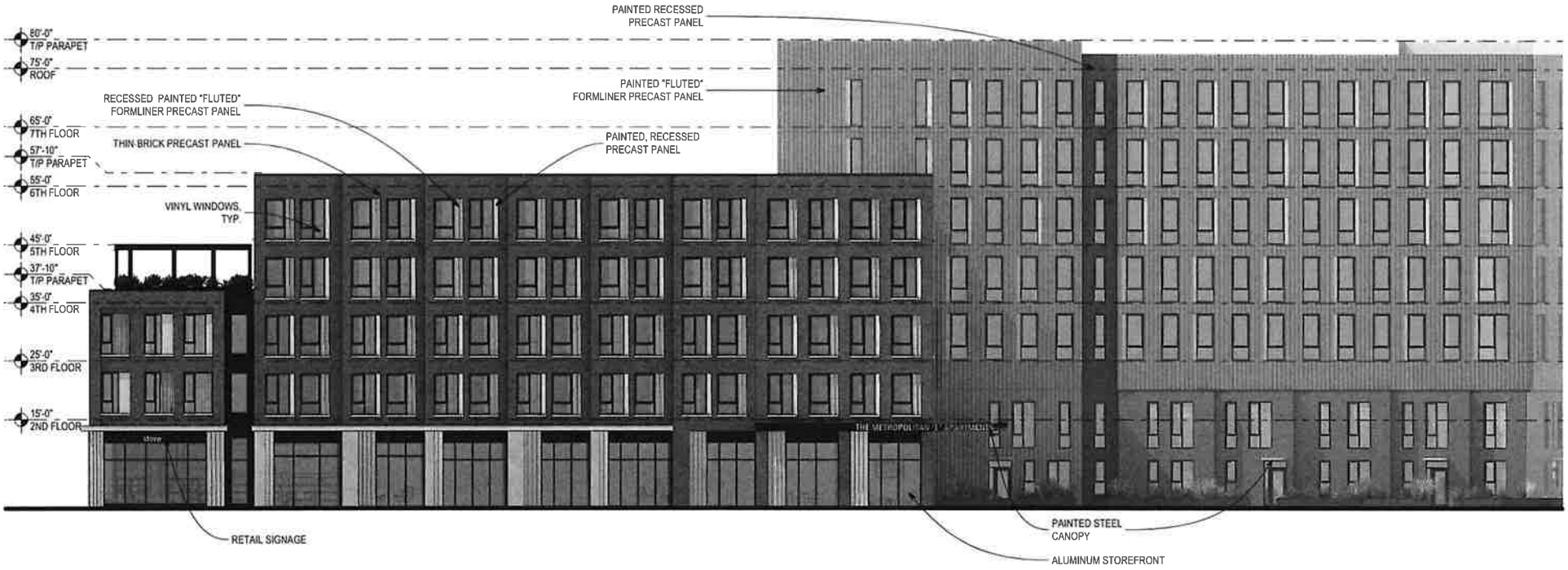


SITE PLAN

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Applicant: Metropolitan L Apartments, LLC
Address: 2525 N. Kedzie Blvd.
Introduced: March 20, 2024
Plan Commission: TBD

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BUILDING 1 - SOUTH ELEVATION

0 8' 16' 32'

SCALE: 1:200

EXTERIOR ELEVATIONS

Applicant: Metropolitan L Apartments, LLC
Address: 2525 N. Kedzie Blvd.
Introduced: March 20, 2024
Plan Commission: TBD

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BUILDING 1 WEST (KEDZIE) ELEVATION

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

EXTERIOR ELEVATIONS

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Address: 2525 N. Kedzie Blvd.
Introduced: March 20, 2024
Plan Commission: TBD

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BUILDING 1 - EAST ELEVATION

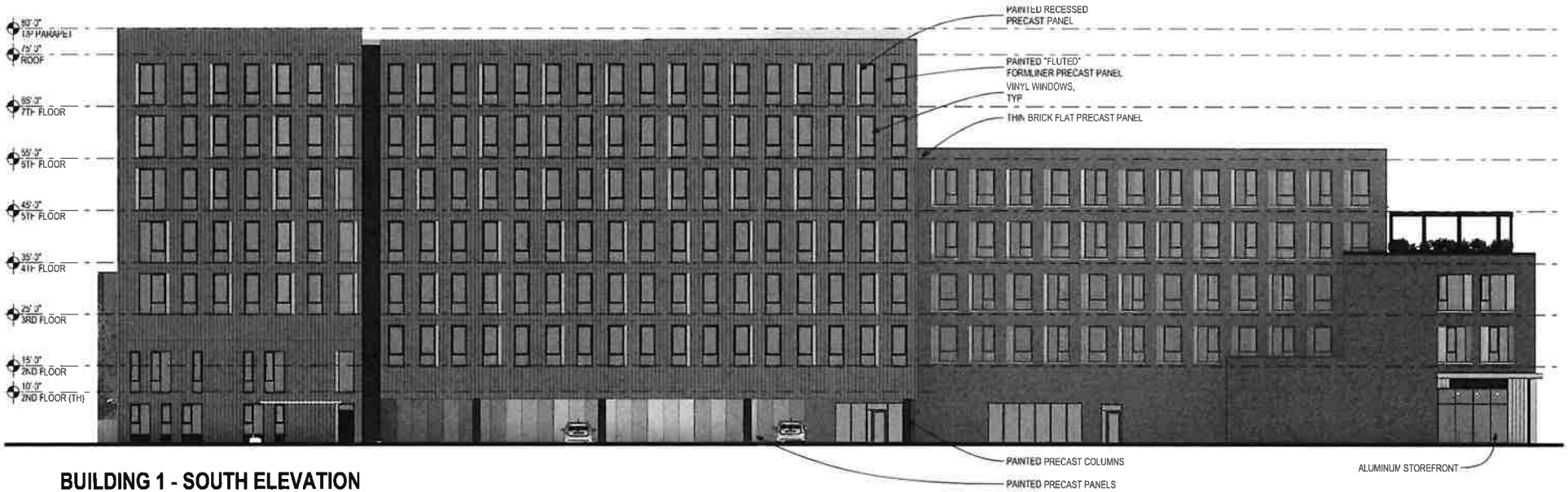
0 8' 16' 32'

SCALE 1/16" = 1'-0"

EXTERIOR ELEVATIONS

Applicant: Metropolitan L Apartments, LLC
Address: 2525 N. Kedzie Blvd.
Introduced: March 20, 2024
Plan Commission: TBD

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BUILDING 1 - SOUTH ELEVATION

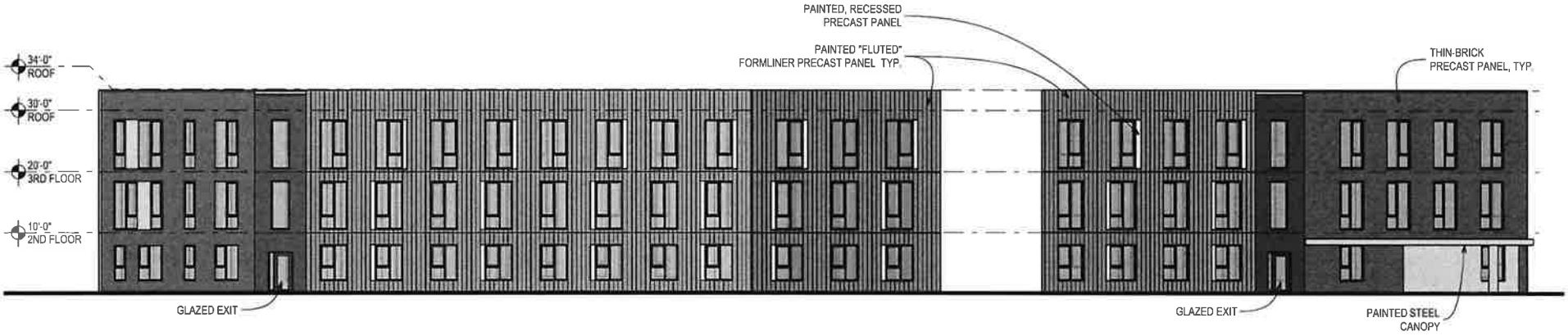
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EXTERIOR ELEVATIONS

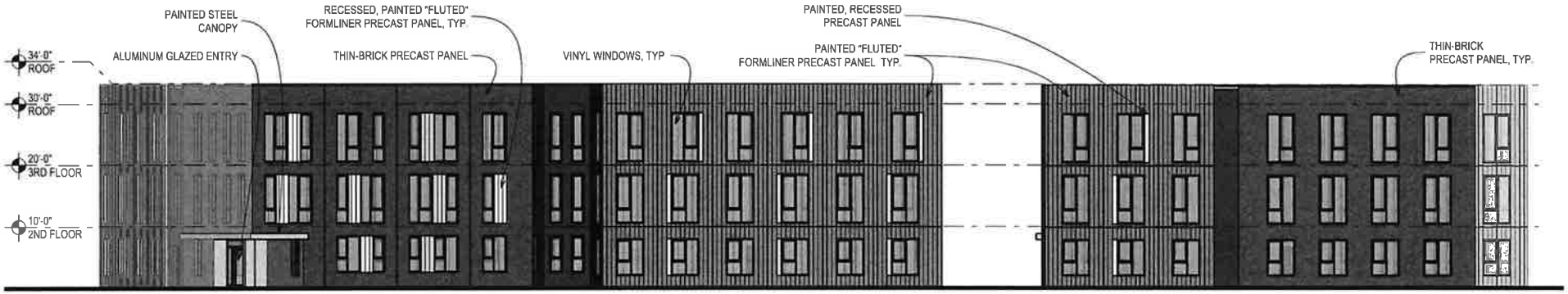
Applicant: Metropolitan L Apartments, LLC
Address: 2525 N. Kedzie Blvd.
Introduced: March 20, 2024
Plan Commission: TBD

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BUILDING 2 - NORTH ELEVATION

BUILDING 2 - WEST ELEVATION



BUILDING 2 - SOUTH ELEVATION

BUILDING 2 - EAST ELEVATION

0 8' 16' 32'

EXTERIOR ELEVATIONS

Applicant: Metropolitan L Apartments, LLC
Address: 2525 N. Kedzie Blvd.
Introduced: March 20, 2024
Plan Commission: TBD