PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Business Planned Development Number ___, (this "Planned Development") consists of approximately *272,669* square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is controlled by the "Applicant," The Resurrection Project, an Illinois not-for-profit corporation.

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 rights-of-way shall require a separate submittal to the Department of Transportation (CDOT) on behalf of the Applicant or its successors, assigns or grantees. Proposed right-of-way adjustments are shown in the attached "Right -of-Way Adjustment Map".

   Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with this Planned Development.

   Ingress or egress shall be pursuant to this Planned Development and may be subject to the review and approval of the Department of Planning and Development (DPD) and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

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

   - Full width of streets

- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Agreement must be executed prior to any CDOT and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with CDOT's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow CDOT's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This Plan of Development consists of these 18 Statements; a Bulk Regulations and Data Table; and the following exhibits and plans attached hereto, prepared by Canopy/Architecture + Design, LLC and dated _____: an Existing Zoning Map, an Existing Land Use Map, a Planned Development Boundary / Property Line Map, a Subarea Map, a Right-of-Way Adjustment Map, a Subarea A Site Plan, a Subarea A Landscape Plan and Building Elevations (West, North, South, and East Elevation). Full-sized copies of the Subarea A Site Plan, Subarea A Landscape Plan and Building Elevations are on file with DPD. 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 thereof, 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 Property is divided into [ten (10)] subareas as indicated on the Subarea Map. Subject to future site plan approval as set forth in Statement 12, the following uses shall be permitted in this Planned Development: Dwelling Units located above and on the ground floor; Artist Live/Work Space located above and on the ground floor; Residential Support Services; Community Center; Wireless Communication Facilities (Co-located); Vacation Rental; Shared Housing Units; Day Care; Animal Services (Sales and Grooming, Veterinary, excluding kenneling and boarding); Business Support Services (except Day Labor Employment Agency); Eating and Drinking Establishments (all); Financial Services (all, excluding Payday/ Title Secured Loan Store and Pawn Shop); Food and Beverage Retail Sale (except as more specially regulated); Lodging (all); Liquor Sales (as accessory use); Medical Service; Office; Personal Service (all); Retail Sales; Indoor Participant

Sports and Recreation; Non-Accessory Parking; accessory parking; and accessory and incidental uses.

Portions of the Property in all subareas may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within this Planned Development, subject to the review and approval of DPD. Off-Premise signs are prohibited within the boundary of this 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 272,669 square feet and a base FAR of 3.2.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

10. The Subarea A Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

12. Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) in Sub-Area(s) TBD, the Applicant shall submit a site plan, landscape plan and building elevations for the 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 with the Planned Development and to assist the City in monitoring ongoing development.

Sub-Area Site Plan Approval Submittals 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, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. If the Sub-Area Site Plan Approval Submittals substantially conform to the provisions of the Planned Development, DPD shall approve the submittal in a prompt and timely manner. 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 Planned Development.

After approval of the Sub-Area Site Plan, changes or modifications may be made pursuant to the provisions of Statement TBD. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Sub Area Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject Sub-Area, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

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

13. The terms and conditions of development under this Planned Development 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.

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. 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 the DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. The Applicant acknowledges and agrees that the rezoning of the Property from M1-2 Limited Manufacturing/Business Park District to B3-3 Community Shopping District and

then to this Planned Development 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 B3-3 Community Shopping District.

2199356.3

Planned Development Number ____
Bulk Regulations Table

Gross Site Area Total	298,104 square feet (6.84 acres)
Area In The Public Way	25,435 square feet (.58 acres)
Area To Be Dedicated Total	26,168 square feet (.60 acres)
Net Site Area Total	246,307 square feet (5.65 acres)
Subarea A	41,398 square feet (.94 acres)
Subarea B	18,533 square feet (.42 acres)
Subarea C	15,189 square feet (.34 acres)
Subarea D	17,021 square feet (.39 acres)
Subarea E	21,861 square feet (.50 acres)
Subarea F	52,699 square feet (1.29 acres)
Subarea G	21,861 square feet (.50 acres)
Subarea H	14,652 square feet (.33 acres)
Subarea I	23,093 square feet (.53 acres)
Subarea J	20,268 square feet (.46 acres)
Floor Area Ratio Total	3.2
Subarea A	3.5
Subarea B	3.5
Subarea C	.5

Applicant: The Resurrection Project, an Illinois not-for-profit corporation
Address: 826-908 W. 18th Street, 1600-1730 S. Newberry Avenue, 829-909 W. 16th Street, 1600-1728 S. Peoria Street, 1601-1729 S. Peoria Street
Introduced: October 14, 2026
Plan Commission: TBD

Subarea D	3.9
Subarea E	3.9
Subarea F	1.5
Subarea G	2.2
Subarea H	1.9
Subarea I	6.3
Subarea J	6.3
Maximum Number of Dwelling Units Total:	493 dwelling units
Subarea A	76 dwelling units
Subarea B	52 dwelling units
Subarea C	0 dwelling units
Subarea D	56 dwelling units
Subarea E	72 dwelling units
Subarea F	20 dwelling units
Subarea G	29 dwelling units
Subarea H	15 dwelling units
Subarea I	92 dwelling units
Subarea J	81 dwelling units
Minimum Number of Accessory Off Street Parking Spaces:	
Subarea A	18 parking spaces

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Plan Commission: TBD

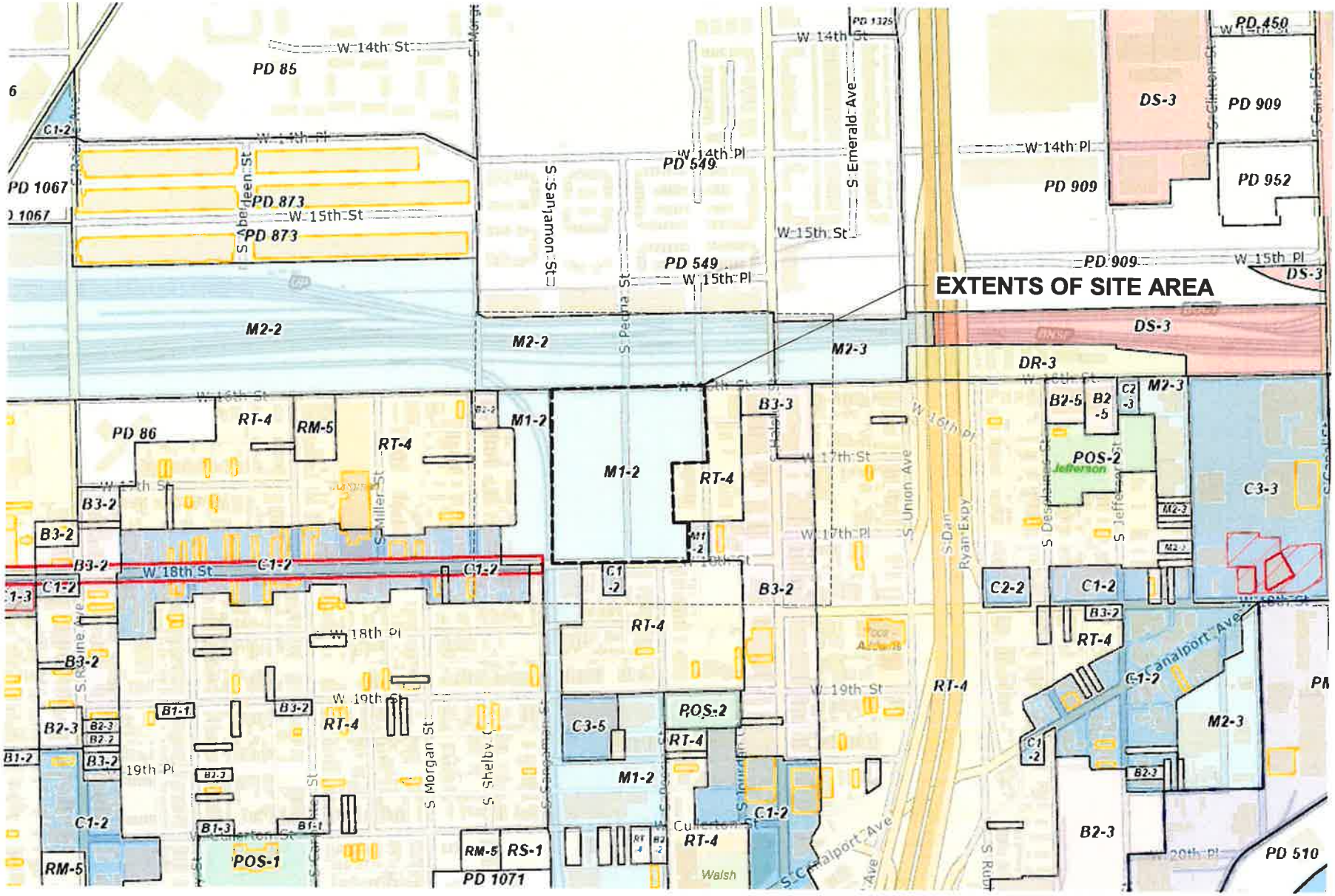
Subarea B	Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Subarea C	Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Subarea D	Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Subarea E	Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Subarea F	Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Subarea G	Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Subarea H	Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Subarea I	Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Subarea J	Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Minimum Number of Off Street Loading Docks:	
Subarea A	2 (10x25) loading spaces
Subarea B	To be determined per site plan approval
Subarea C	To be determined per site plan approval
Subarea D	To be determined per site plan approval
Subarea E	To be determined per site plan approval
Subarea F	To be determined per site plan approval
Subarea G	To be determined per site plan approval
Subarea H	To be determined per site plan approval
Subarea I	To be determined per site plan approval
Subarea J	To be determined per site plan approval

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Introduced: October 14, 2026
Plan Commission: TBD

Minimum Number of Bike Parking Spaces	
Subarea A	76 bike spaces
Subarea B	Bike Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Subarea C	Bike Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Subarea D	Bike Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Subarea E	Bike Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Subarea F	Bike Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Subarea G	Bike Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Subarea H	Bike Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Subarea I	Bike Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Subarea J	Bike Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Minimum Building Setbacks:	In accordance with Site Plan and Site Plan Approval.
Maximum Building Height:	
Subarea A	100 feet
Subarea B	100 feet
Subarea C	25 feet
Subarea D	75 feet
Subarea E	75 feet
Subarea F	45 feet
Subarea G	45 feet
Subarea H	45 feet

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Introduced: October 14, 2026
Plan Commission: TBD

Subarea I	45 feet
Subarea J	45 feet



APPLICANT: THE RESURRECTION PROJECT
ADDRESS: 900 W. 18TH ST. CHICAGO, IL 60608
INTRODUCED: XX/XX/XXXX
PLAN COMMISSION: XX/XX/XXXX

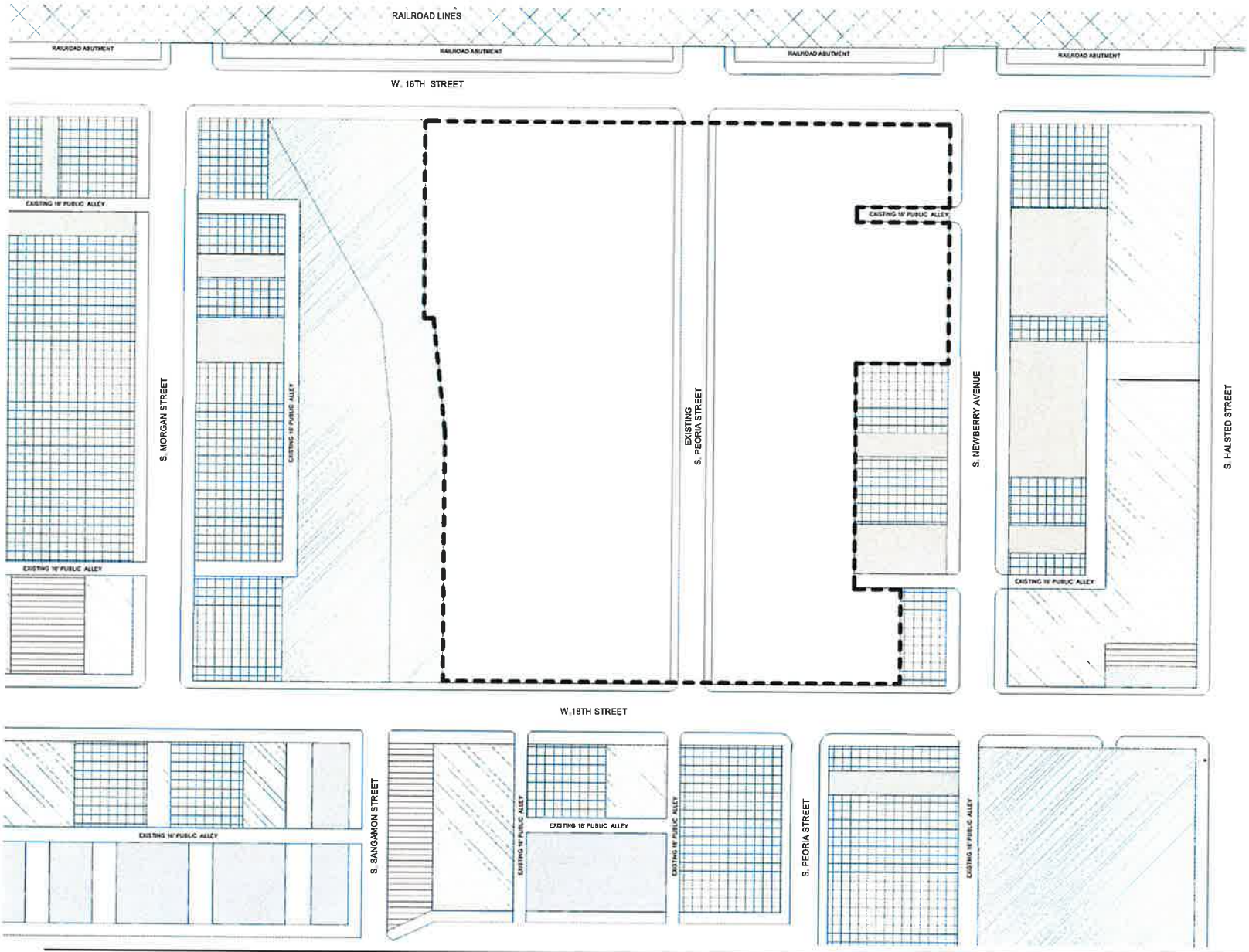
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EXISTING ZONING MAP



EXISTING LAND-USE MAP LEGEND

- SITE PROPERTY LINE
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- MIXED-USE (COMMERCIAL & RESIDENTIAL)
- OPEN SPACE
- TRANSPORTATION, UTILITIES, COMMUNICATION
- VACANT

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ADDRESS: 900 W. 16TH ST. CHICAGO, IL 60608
INTRODUCED: XX/XX/XXXX
PLAN COMMISSION: XX/XX/XXXX

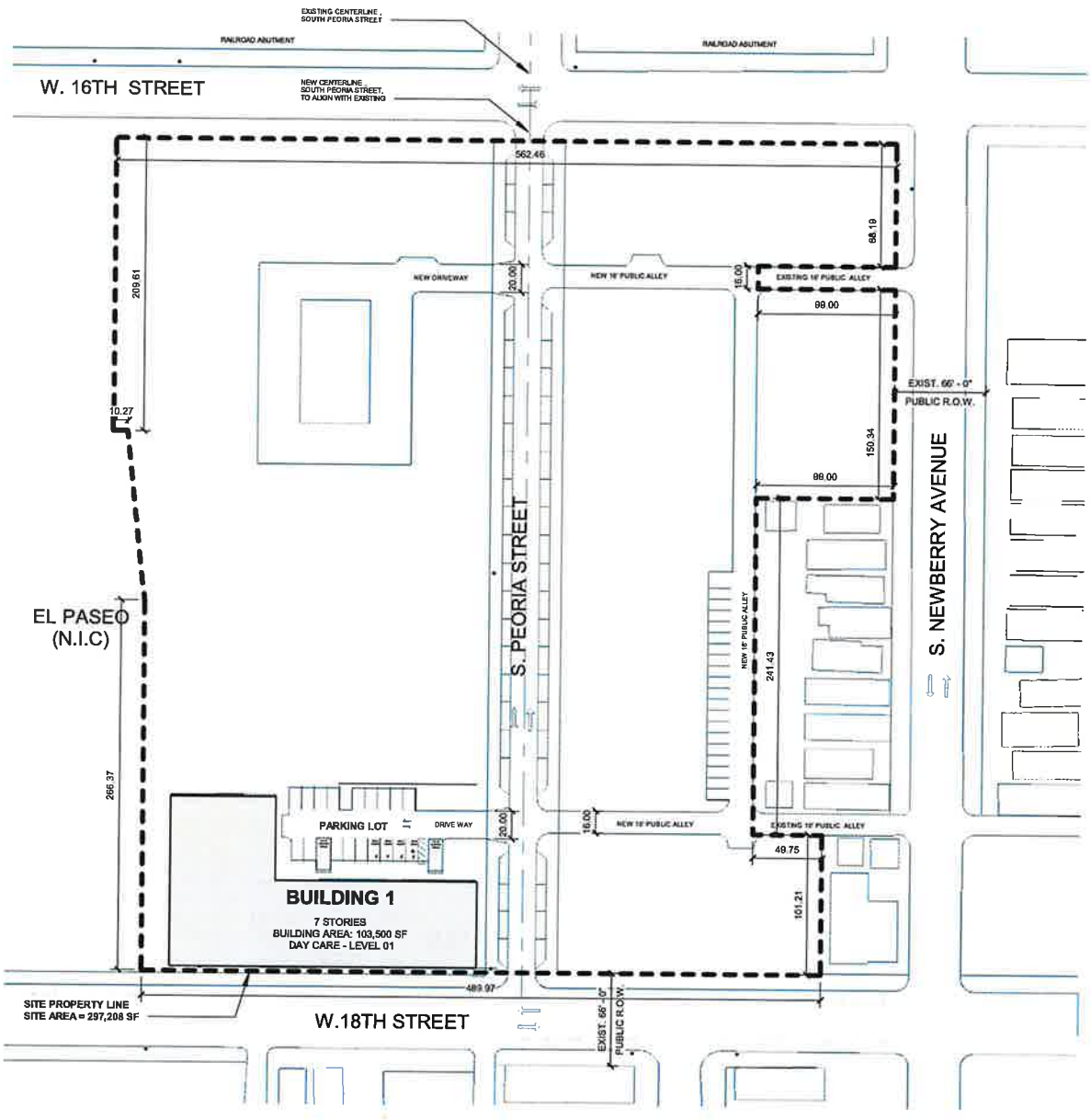
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EXISTING LAND-USE MAP



SYMBOLS LEGEND

- - - SITE PROPERTY LINE

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ADDRESS: 900 W. 18TH ST. CHICAGO, IL 60608
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PLAN COMMISSION: XX/XX/XXXX

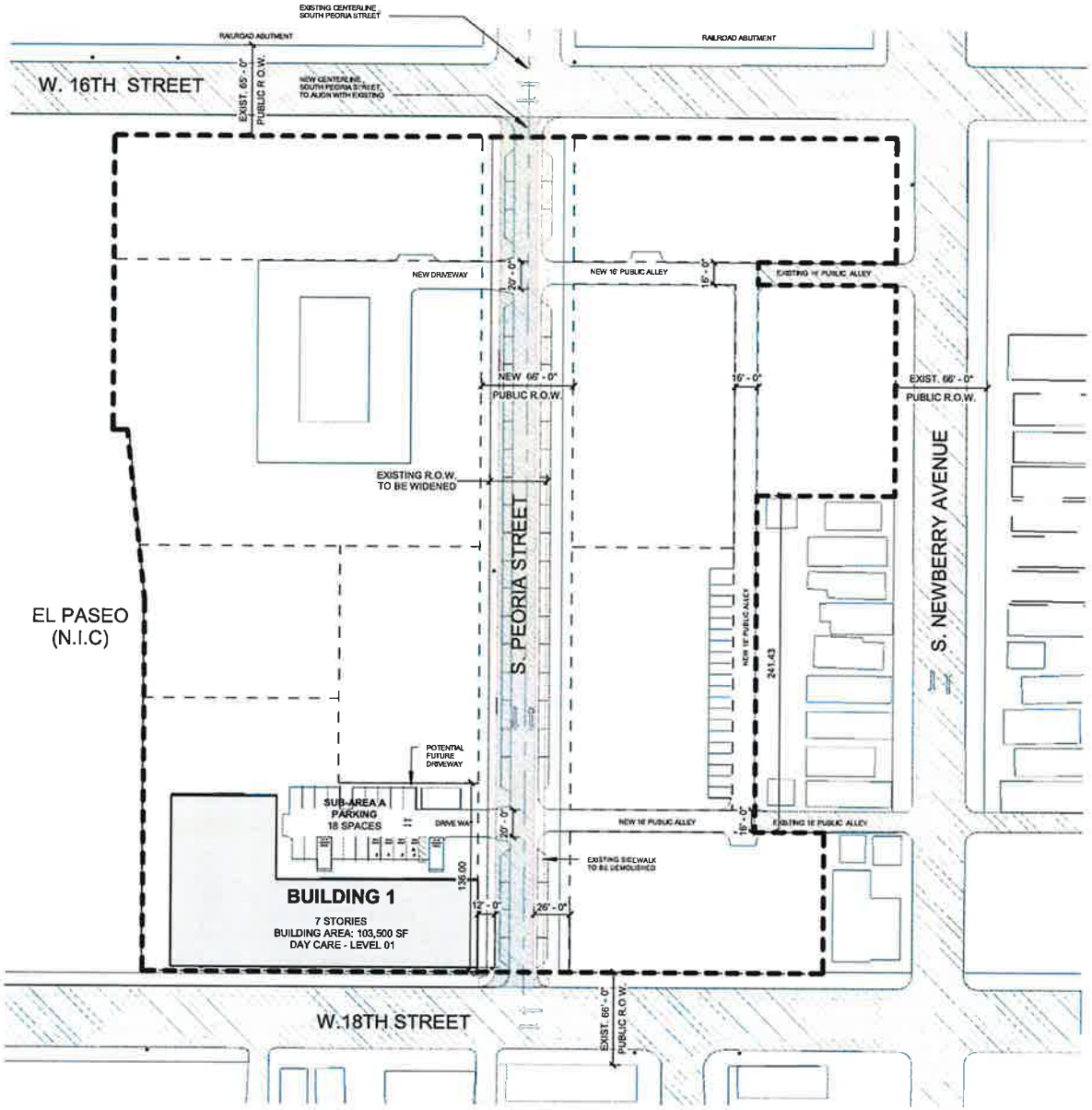
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P.D. BOUNDARY & PROPERTY LINE MAP



SYMBOLS LEGEND

- SITE PROPERTY LINE
- EXISTING STREET/ALLEY
- EXISTING PEORIA STREET TO BE WIDENED
- EXISTING SIDEWALK TO BE DEMOLISHED

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ADDRESS: 900 W. 18TH ST. CHICAGO, IL 60608
INTRODUCED: XX/XX/XXXX
PLAN COMMISSION: XX/XX/XXXX

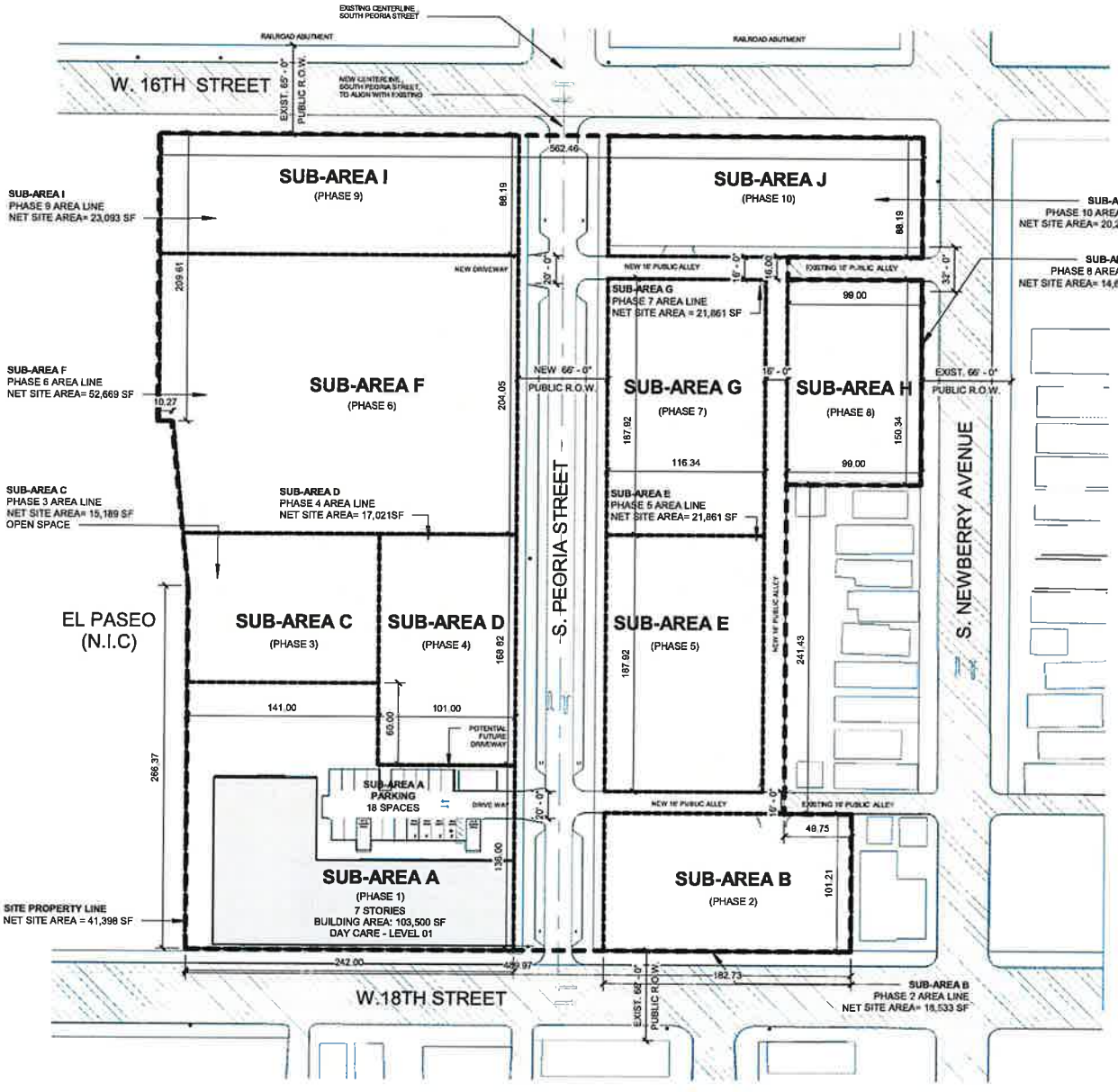
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RIGHT OF WAY ADJUSTMENT MAP



SYMBOLS LEGEND

- SUB-AREA A - PHASE 1
- SUB-AREA # - PHASE #
- SUB AREA A DIVISION LINE
- EXISTING FIRE HYDRANT
- EXISTING STREET/ALLEY
- EXISTING PEORIA STREET TO BE WIDENED

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ADDRESS: 900 W. 18TH ST. CHICAGO, IL 60608
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PLAN COMMISSION: XX/XX/XXXX

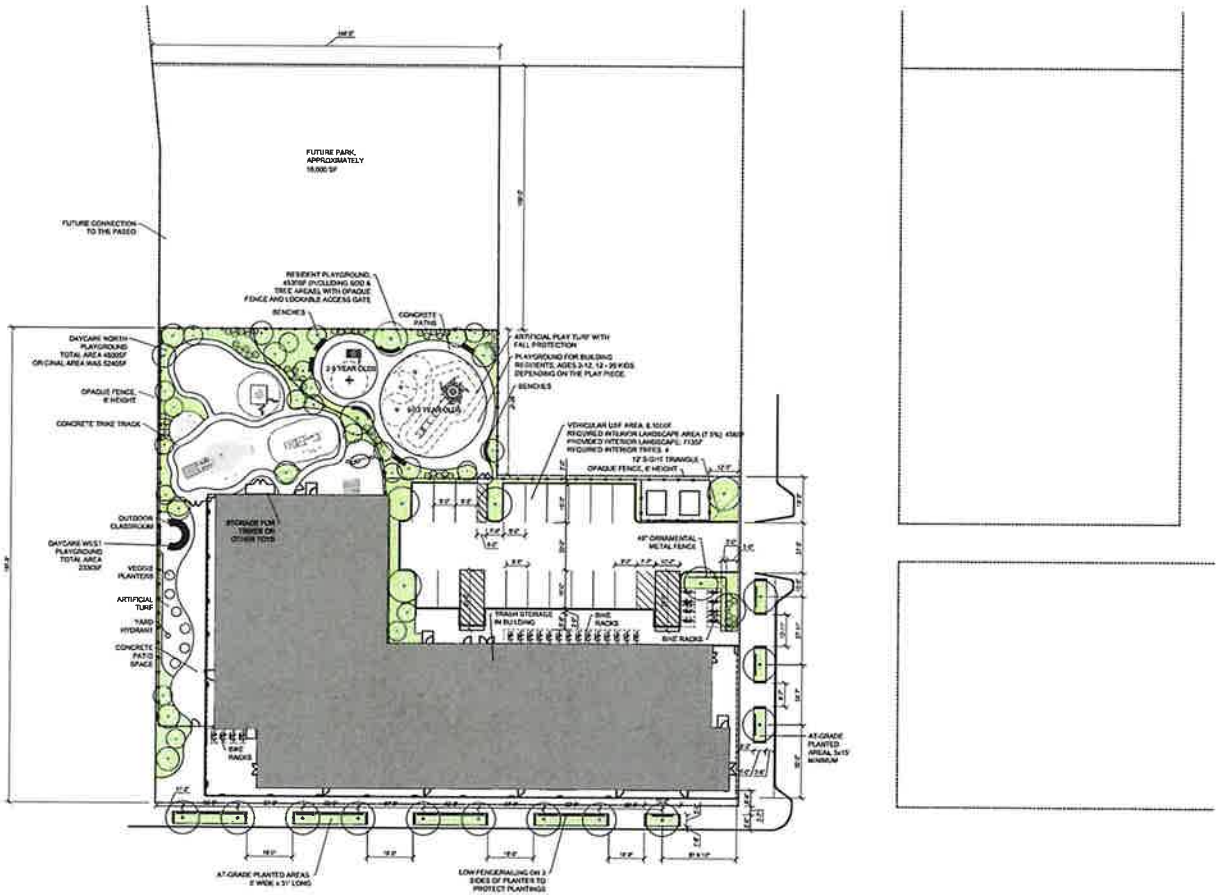
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SUB AREA MAP



PLANTING PALETTE

	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
SHADE TREES					
CO	CELTIS OCCIDENTALIS	HACKBERRY		3"	7' CLEAR
GD	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE		3"	7' CLEAR
QI	QUERCUS IMBRICARIA	SHINGLE OAK		3"	7' CLEAR
QUP	QUERCUS MAC. 'URBAN PINNACLE'	URBAN PINNACLE OAK		3"	7' CLEAR
TD	TAXODIUM DISTICHUM	BALD CYPRESS		3"	7' CLEAR
UAP	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM		3"	7' CLEAR
SHRUBS					
AIB	ARONIA 'GROUND HUG'	GROUND HUG ARONIA		#3	
DL	DIERVILLA LONICERA	BUSH HONEYSUCKLE		#3	
RRR	ROSA RUG 'RASPBERRY RUGOSTAR'	RASPBERRY RUGOSTAR ROSE		#3	
PLD	PHYSOCARPUS 'LITTLE DEVIL'	LITTLE DEVIL NINEBARK		#3	
SPB	SYMPHORICARPOS 'PROUD BERRY'	PROUD BERRY CORALBERRY		#3	
YF	YUCCA FILAMENTOSA	COMMON YUCCA		#3	
PERENNIALS					
AM	ALLIUM 'MILLENIUM'	MILLENIUM ALLIUM		#1	15" OC
CG	CAREX GRAYII	BUR SEDGE		#1	15" OC
MB	MONARDA BRADBURIANA	BRADBURY'S BEEBALM		#1	15" OC
PH	PENSTEMON HIRSUTUS	HAIRY PENSTEMON		#1	15" OC
PM	PYCNANTHEMUM MUTICUM	BLUNT MOUNTAINMIN		#1	15" OC
SH	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED		#1	15" OC
SPD	SYMPHYOTRICHUM NOV. 'PURPLE DOME'	PURPLE DOME ASTER		#1	15" OC
BULBS					
NDM	NARCISSUS 'DUTCH MASTER'	TRUMPET DAFFODIL		TOPSIZE	

1 LANDSCAPE PLAN
1" = 50'-0"

18TH & PEORIA, M2

900 W 18th Street

Chicago, IL 60608

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LANDSCAPE PLAN
L-101

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

DATE: 08/26/2026



1 EXTERIOR ELEVATION - SOUTH

1/16" = 1'-0"

CONCRETE FINISH LEGEND

SMOOTH CONCRETE TEXTURE

TEXTURED CONCRETE

CORRUGATED CONCRETE

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EXTERIOR ELEVATIONS



1 EXTERIOR ELEVATION - NORTH

1/16" = 1'-0"

CONCRETE FINISH LEGEND

SMOOTH CONCRETE TEXTURE

TEXTURED CONCRETE

CORRUGATED CONCRETE

18TH & PEORIA, CASA NAYARIT

900 W 18th Street

Chicago, IL 60608

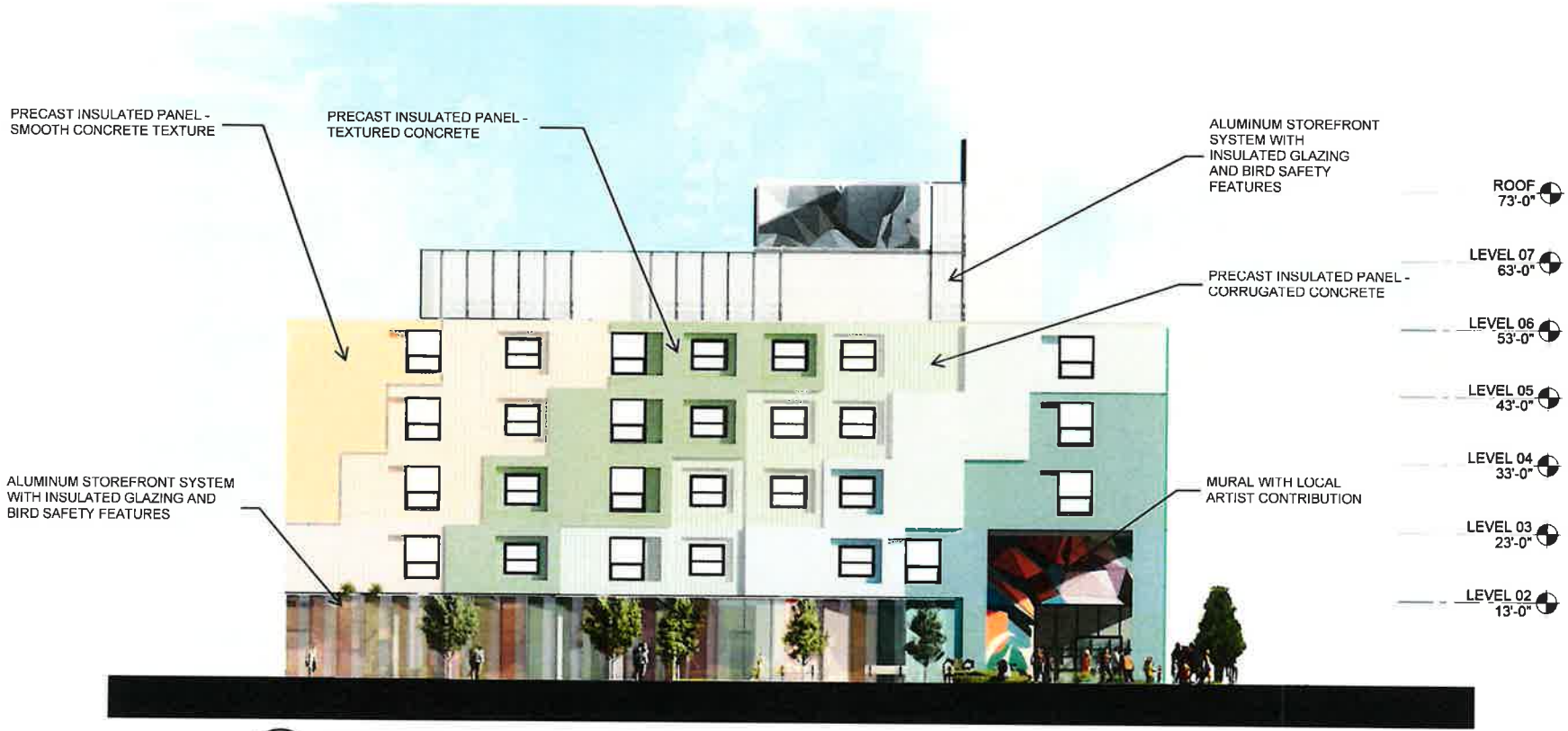
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EXTERIOR ELEVATIONS



1 EXTERIOR ELEVATION - WEST

1/16" = 1'-0"

CONCRETE FINISH LEGEND

SMOOTH CONCRETE TEXTURE

TEXTURED CONCRETE

CORRUGATED CONCRETE

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EXTERIOR ELEVATIONS



1 EXTERIOR ELEVATION - EAST

1/16" = 1'-0"

CONCRETE FINISH LEGEND

SMOOTH CONCRETE TEXTURE

TEXTURED CONCRETE

CORRUGATED CONCRETE

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EXTERIOR ELEVATIONS



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CANOPY
ARCHITECTURE • DESIGN

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SOUTH ELEVATION
NIGHT TIME RENDER