



DEPARTMENT of PLANNING and DEVELOPMENT
CITY OF CHICAGO

**RESOLUTION
(APPLICATION NO. 19768)**

WATERWAY BUSINESS RESIDENTIAL PLANNED DEVELOPMENT

**1306-1422 AND 1301-1511 W. CORTLAND ST.; 1972-2076
N. KINGSBURY ST; 1952-2068 AND 1953-2047 N. SOUTHPORT AVE.; 1401-1443 W.
DICKENS AVE.; 1400-1430 AND 1401-1427 W. Mc LEAN AVE.; 2040-2068
AND 2033-2077 N. DOMINICK ST.; AND 1801-1853 N. ELSTON AVE.**

WHEREAS, the applicant, Alloy Property Company, LLC, proposes to rezone the site from Waterway Planned Development Number 1336, M2-2 (Light Industry District) and M3-3 (Heavy Industry District) to a C2-3 (Motor Vehicle- Related Commercial District), and then to a Waterway Business Residential Planned Development. The proposal will establish seven subareas (A, B, C, D, E, F and G) with a maximum of 3,500 dwelling units, allow for the development of several mixed-use buildings, allow for ground floor commercial space, publicly accessible open spaces, Riverwalk and accessory and non-accessory parking spaces to be built in multiple phases; and

WHEREAS, this development is being submitted by the applicant as a mandatory planned development application and an application for a Planned Development was introduced to the City Council on July 25, 2018; and,

WHEREAS, the Property is located within the North Branch Industrial Corridor and Section 17-13-0400 of the Chicago Zoning Ordinance requires the Chicago Plan Commission to hold public hearings on requests to rezone land within an Industrial Corridor from an M zoning district to a non-M zoning district; and

WHEREAS, proper legal notice of the hearing before the Chicago Plan Commission was published in the Chicago Sun-Times on January 9, 2019. The proposed Zoning Application was considered at a public hearing by this Plan Commission on November 15, 2018. The Applicant was separately notified of this hearing; and,

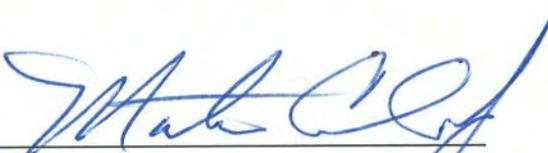
WHEREAS, the Plan Commission has reviewed the applications with respect to the provisions of the Chicago Zoning Ordinance and finds that the proposal will be consistent with said provisions; and

WHEREAS, the Department of Planning and Development recommended approval of the application, with the recommendation and explanation contained in the written report dated January 24, 2019, a copy of which is attached hereto and made a part hereof; and,

WHEREAS, the Chicago Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Commissioner of the Department of Planning and Development, and all other testimony presented at the public hearing held on January 24, 2019, giving due and proper consideration to the Chicago Zoning Ordinance; and

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT the above-stated recitals to this resolution together with the report of the Department of Planning and Development be adopted as the findings of fact of the Plan Commission regarding this zoning map amendment application within the North Branch Industrial Corridor; and,
2. THAT the final application dated January 24, 2019, be approved as being in conformance with the provisions, terms and conditions of the corresponding provisions of the Zoning Ordinance; and,
3. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final zoning map amendment application dated January 24, 2019.



Martin Cabrera, Jr.
Chairman
Chicago Plan Commission

ICMA and WBRPD No. _____
Approved: January 24, 2019

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois

2. Ward Number that property is located in: 2nd Ward

3. APPLICANT Alloy Property Company, LLC
ADDRESS 1330 West Fulton, Suite 800
CITY Chicago STATE IL ZIP CODE 60607
PHONE 312-202-3482 EMAIL fkrol@sterlingbay.com
CONTACT PERSON Fred Krol

4. Is the applicant the owner of the property? YES X NO X
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the applicant to proceed.
OWNER See attached Appendix A
ADDRESS _____
CITY _____ STATE _____ ZIP CODE _____

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:
ATTORNEY Rich Klawiter / Katie Jahnke Dale - DLA Piper LLP (US)
ADDRESS 444 West Lake Street, Suite 900
CITY Chicago STATE IL ZIP CODE 60606
PHONE (312) 368-7243 / -2153 FAX (312) 251-2856
EMAIL richard.klawiter / katie.dale@dlapiper.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements:
See attached Economic Disclosure Statements
-
7. On what date did the owner acquire legal title to the subject property? Various dates between 2015-2017
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District Waterway Planned Development No. 1336, M2-2 Light and M3-3 Heavy Industry Districts
 Proposed Zoning District C2-3 Motor Vehicle-Related Commercial District then Waterway Residential-Business Planned Development
10. Lot size in square feet (or dimensions) 1,372,660.09 sf (31.51 acres)
11. Current Use of the Property Vacant
12. Reason for rezoning the property Mandatory Planned Development pursuant to Sections 17-7-0407-D (Use of North Branch Corridor Bonus), 17-8-0509 (Development Along Waterways) and 17-8-0513 (Large Residential Developments)
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
The Applicant requests a rezoning of the subject property from Waterway Planned Development No. 1336 and the M2-2 Light and M3-3 Heavy Industry Districts to the C2-3 Motor Vehicle-Related Commercial District then to a Waterway Residential-Business Planned Development to permit the approval of a multi-phase mixed-use project consisting of a maximum 6.5 FAR, 3,500 dwelling units and commercial uses.
14. The Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?
 YES X NO _____

COUNTY OF COOK
STATE OF ILLINOIS

_____, authorized signatory of **ALLOY PROPERTY COMPANY, LLC**, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Applicant

Subscribed and Sworn to before me this
____ day of _____, 2018.

Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Appendix A

The property located at 1515 West Webster is owned by the following entity:

NAME: 1511 W. Webster, LLC

ADDRESS: 1330 West Fulton, Suite 800, Chicago, IL 60607

PHONE: 312-202-3482

EMAIL: fkrol@sterlingbay.com

CONTACT PERSON: Fred Krol

The remainder of the Property is owned by the Applicant. See Item 3 above.

SUBSTITUTE ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of Waterway Planned Development No. 1336 and the M2-2 Light and M3-3 Heavy Industry Districts symbols and indications as shown on Map 5-G in the area bounded by:

West Dickens Avenue;
North Southport Avenue;
North Kingsbury Street;
West Cortland Street;
a line beginning at a point 402 feet west of North Kingsbury Street as measured along the south line of West Cortland Street extending south $03^{\circ}50'39''$ west a distance of 100.63 feet;
a line extending north $88^{\circ}16'19''$ east a distance of 327.92 feet;
a line extending south $01^{\circ}41'57''$ east a distance of 9.30 feet;
a line extending easterly 174.84 feet along the arc of a circle having a radius of 697.00 feet concave southerly and whose chord bears south $81^{\circ}32'13''$ east a distance of 174.38 feet;
a line extending north $64^{\circ}09'00''$ east to North Kingsbury Street;
North Kingsbury Street;
a line beginning at a point 292.79 feet south of West Cortland Street as measured along the southwesterly line of North Kingsbury Street extending south $43^{\circ}16'53''$ west a distance of 37.96 feet;
a line extending westerly 220.45 feet along the arc of a circle having a radius of 673.00 feet concave southerly and whose chord bears north $79^{\circ}14'01''$ west a distance of 219.46 feet;
a line extending westerly 186.09 feet along the arc of a circle having a radius of 676.33 feet concave southerly and whose chord bears south $84^{\circ}04'26''$ west a distance of 185.50 feet;
a line extending south $01^{\circ}41'57''$ east a distance of 56.00 feet;
the northeasterly bank of the North Branch of the Chicago River;
the North Branch Chicago River;
a line beginning at a point 577.07 feet south of West Cortland Street as measured along the east line of North Elston Avenue extending south $59^{\circ}10'40''$ west a distance of 479.57 feet;
North Elston Avenue;
a line beginning at a point 79.5 feet south of West Cortland Street as measured along the east line of North Elston Avenue and perpendicular thereto;
the public alley east of and parallel to North Elston Avenue;
West Cortland Street;
the North Branch Chicago River;
West Webster Avenue; and
North Dominick Street;

to those of a C2-3 Motor Vehicle-Related Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C2-3 Motor Vehicle-Related Commercial District symbols and indications as shown on Map 5-G in the area described in Section 1 to those of a Waterway Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This Ordinance shall be in force and effect from and after its passage.

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1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue /
1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North
Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago,
Illinois

WATERWAY RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____

1. The area delineated herein as Waterway Residential-Business Planned Development Number _____ (the “Planned Development” or “PD”) consists of approximately 1,372,660.09 sf (31.51 acres) together with certain portions of adjacent rights-of-way, which is depicted on the attached Planned Development Property and Boundary Map (the “Property”). Alloy Property Company, LLC is the owner of a portion of the Property and the “Applicant” for this Planned Development pursuant to authorization from the owner of the remainder of the Property.
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 for purposes of this statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground/air-rights lessors of the Property, subject, however, to the following exceptions and conditions: (a) 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, except with respect to Subarea G and that portion of Subarea A identified on the Planned Development Parcels Map as Parcel A.1, for so long as the Applicant or any affiliate thereof owns or controls any part of the Property, any application to the City for any such changes or modifications (administrative, legislative or otherwise) must in all cases be additionally authorized by the Applicant, (b) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein and (c) 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 except with respect to Subarea G and that portion of Subarea A identified on the Planned Development Parcels Map as Parcel A.1. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any 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

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Introduced: July 25, 2018
Plan Commission: January 24, 2019

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 owns or controls all or any portion of the Property as set forth in clauses (a) or (c) 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 ("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," including the proposed dedication of approximately 114,794 square feet of new right-of-way and the vacation of approximately 43,043 square feet of unimproved existing right-of-way (which square footages shall be adjusted upon the dedications necessary to re-route North Elston Avenue as set forth in this Statement 3). To the extent CDOT determines that compensation is payable to the City by the Applicant for existing right-of-way to be vacated, the Applicant shall receive credit on a square footage basis for all right-of-way to be dedicated in determining such compensation.

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

Ingress or egress shall be pursuant to the 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.

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 a certificate of occupancy for the final building identified in Subarea A, the Applicant shall cause to be constructed the extension of Dominick from Webster to Cortland and the adjacent Riverwalk (defined below, provided that such extension of Dominick and the Riverwalk may be completed in an interim/temporary condition pending

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construction of future phases) and shall fund and fully implement the installation of the following. All traffic signals shall conform to CDOT's specifications including ATC Controllers, Super P Cabinets, LED signal heads, and pedestrian countdown timers.

- A traffic signal at the intersection of Webster and Dominick
- A traffic signal at the intersection of Cortland and Dominick
- A traffic signal at the intersection of Webster and Southport
- A Westbound pretimed left turn arrow and northbound right-turn overlap at Elston and Cortland.
- A Westbound pretimed left turn arrow at Damen and Webster.
- An actuated Northwest-bound and Southeast-bound left turn arrows at Elston and Webster.
- An actuated Northwest-bound left turn arrow at Clybourn, Racine, and Cortland.
- Replaced controller at Clybourn and Webster.
- Replaced controller at Clybourn and Southport
- One 15 rack Divvy station

For all future phases, prior to issuance of any Site Plan Approval as contemplated by Statement 15, the Applicant shall submit a site plan and updated traffic study that contemplates the full extent of the proposed development reflected in such site plan and which details the anticipated vehicular and pedestrian impact of such project on both the subject site and area infrastructure. Each site plan approval shall also include review of public transit and active transportation infrastructure, which may include Metra and CTA capacity, Divvy, public bike parking, or any and all other public transit or active transportation amenities that may become available. Review and approval of such traffic study by CDOT is intended to ensure that the proposed development will not establish an improperly mitigated burden on the existing infrastructure. Further, the Applicant shall cooperate with CDOT to ensure the site plan is consistent with surrounding public way and CDOT plans. The study and site plan shall detail the specific improvements and necessary infrastructure upgrades, 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. This may include, but is not limited to:

- Installation of traffic signal improvements including ATC Controllers, Super P Cabinets, LED signal heads, and pedestrian countdown timers;
- Smart signal technology including: Signal actuation, network connection, Transit Signal Priority capability, and ongoing data collection for detecting changing traffic patterns;
- Extension of Armitage Avenue between the Chicago River and Kingsbury Street/Southport Avenue;

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- Improvements/modifications along various area streets and at various area intersections, including capacity upgrades and traffic control enhancements;
- Establishment of new water taxi station(s);
- Addition of new bike lanes to be incorporated along many of the streets

The Applicant acknowledges that the Cortland Street right-of-way within the site presents unique challenges with respect to east-west connectivity for vehicles and CTA buses. The Cortland Street right of way is currently 66’ wide. The Applicant shall provide a perpetual public easement for parkway purposes for an additional 10’ on either side (north and south) of the existing right-of-way (total 86’ of combined right-of-way and easement area) within the site to the east of the Chicago River, which area CDOT may elect to require to be dedicated in the future to obtain up to an 86’ right-of-way. In the event that CDOT requests such dedication, the square footage of the land necessary for such dedication shall be retained by the Applicant as net site area for purposes of calculating FAR.

Prior to submission to DPD for Site Plan Approval for Subarea F, the Applicant shall reasonably cooperate with CDOT to finalize the re-route of the sixty-six (66) foot wide right-of-way of North Elston Avenue. Corresponding modifications to the public right-of-way and net site area calculations shall be made to the Bulk Table, pursuant to the Minor Change provisions of Section 17-13-0611, and a Right-of-Way Adjustment Map shall be included in the Site Plan Approval submission for Subarea F, along with all other relevant and supporting documentation and details, as requested by DPD and CDOT. No Site Plan Approval for Subarea F may be issued until the re-route of North Elston Avenue as it relates to Subarea F is agreed to between the Applicant and CDOT.

The conceptual phasing for the installation of traffic improvements warranted as part of this Planned Development is currently anticipated to proceed as set forth below; provided, however, that the Applicant shall have the right to modify the development phasing set forth herein. CDOT and the Applicant shall reasonably cooperate on the final design, scope and timing of the infrastructure, which shall be modified to reflect the updated traffic studies contemplated by this Statement 3. The Applicant shall reasonably cooperate with CDOT and DPD in implementing such improvements; provided, any delays in such implementation, including as a result of the need to acquire interests in property not owned by the Applicant, shall not unreasonably delay issuance of Part II Approvals for improvements within the Planned Development.

- Development Phase: Subarea A
 Infrastructure: Dominick (new street and utilities, Dickens to Armitage; interim street Armitage to Cortland); Armitage (new street and utilities, Kingsbury to Dominick; interim plaza, Dominick to the river); Southport/Dickens (existing streetscapes upgrade); Water taxi station (Webster Street)

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- Development Phase: Subarea F
Infrastructure: Cortland (existing streetscape upgrade, Elston to river); Elston (as set forth above)
- Development Phase: Subarea B
Infrastructure: Dominick (permanent street, Armitage to Cortland)
- Development Phase: Subarea C
Infrastructure: Kingsbury (existing streetscape upgrade)
- Development Phase: Subarea E
Infrastructure: Dominick (new street and utilities, Cortland to river); Cortland (as set forth above)

As used in this Statement 3, the term “interim condition” means that construction of streets may include alternative surface materials, delayed implementation of bike or parking lanes, modified striping requirements and other modifications from standard CDOT requirements, as reasonably agreed to by CDOT and the Applicant to accommodate construction and avoid duplicative construction.

Prior to Part II approval, the Applicant shall enter into a negotiated Perimeter Restoration Agreement (“Agreement”) by and between CDOT’s Division of Infrastructure Management and the Applicant, pursuant to which the Applicant shall provide improvements and restoration of all public way adjacent to the then-applicable 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 DPD 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 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 and Street and Site Plan Design Guidelines, provided that such improvements may be completed in an interim/temporary condition pending

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construction of future phases. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This Planned Development consists of 21 Statements; a Bulk Regulations Table; an Existing Land Use Map; a Planned Development Property and Boundary Map; an Existing Zoning Map; a Right-of-Way Adjustment Map; a Planned Development Subarea Map; a Planned Development Parcels Map; a Planned Development Site Plan; Design Guidelines; Parcels A.1 / A.2 / A.3 – Proposed Site Plan; Parcel A.1 (North, South, East, West Elevation); Parcel A.1 (Typical Office Curtain Wall, Typical Parking Curtain Wall, Typical Podium Curtain Wall at Riverwalk); Parcel A.2 (North, South, East, West Elevation); Parcel A.2 (Typical Office Curtain Wall, Typical Parking Curtain Wall, Typical Podium Curtain Wall); Parcel A.3 (North, South, East, West Elevation); and Parcel A.3 (Typical Parking Wall Type, Typical Podium Storefront) prepared by Skidmore, Owings & Merrill LLP and dated January 24, 2019 submitted herein (collectively, the “Plans”). 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 _____: Artist and Business Live/Work Space (on and above the ground floor), Multi-Unit Residential (on and above the ground floor), Single-Room Occupancy, Group Living (including Elderly Housing, Assisted Living, Nursing Home, Student Housing), Detached Houses, Townhouse, Colleges and Universities, Cultural Exhibits and Libraries, Day Care, Hospital, Lodge or Private Club, Parks and Recreation (including, without limitation, community garden and community centers, recreation buildings and similar assembly uses), Postal Service, Public Safety Services, Religious Assembly, School, Minor and Major Utilities and Services, Animal Services, Artist Work or Sales Space, Body Art Services, Building Maintenance Services, Business Support Services (including day labor employment agency), Urban Farms (indoor, outdoor and rooftop), Communication Service Establishment, Building Material Sales, Contractor/Construction Storage Yard, Drive-Through Facility, Eating and Drinking Establishments (all), Entertainment and Spectator Sports (including, without limitation, indoor special event, banquet or meeting halls and small, medium and large venues), Financial Services (excluding payday loan and pawn shops), Food and Beverage Retail Sales (including liquor sales), Lodging (including bed and breakfast, hotel/motel, vacation rental and shared housing unit), Medical Service, Office (including electronic data storage center), Accessory and Non-Accessory Parking, Personal Service, Repair or Laundry Service (Consumer), Residential Storage Warehouse, Retail Sales, Indoor/Outdoor Participant Sports and Recreation, Amusement Arcade, Children’s Play

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Center, Auto Supply/Accessory Sales, Car Wash or Cleaning Service, Light Equipment Sales/Rental (indoor and outdoor), Co-located Wireless Communication Facilities, Business Live/Work Units, Artisan, Limited and General Manufacturing, accessory and incidental uses, and additional uses established by the Zoning Ordinance after the date of establishment of this Planned Development that are consistent with the character of the development, as determined and approved by the Zoning Administrator in accordance with Statement 12.

Public Place of Amusement (PPA) licenses within this Planned Development shall be limited to a maximum aggregate capacity of 3,000 people with no single PPA license allowing for a capacity of over 1,500 people and no more than 65% of such overall PPA licensed occupancy capacity being permitted per subarea. Upon the review and approval by the Commissioner of DPD, the foregoing PPA capacity limitations shall not apply to temporary festivals and events in this Planned Development.

At the request of the Applicant and in spite of this not being a defined term or permitted use in the Chicago Zoning Ordinance as of the date of the establishment of this Planned Development, a casino or other similar gaming or wagering facilities will not be allowed.

Open Space

Notwithstanding the foregoing permitted uses, the following uses are permitted in the Park (as defined in Statement 18): Daycare, Parks and Recreation, Arboretums and Botanical Gardens, Band Shells and Outdoor Theaters, Batting Cage, Beaches, Canoe/Boat Launch, Community Center, Recreation Building and Similar Assembly Use, Community Garden, Conservatories and Greenhouses, Dog Park, Fishing Pier, Forest or Nature Preserve, Harbor Facilities, Ice Skating Rink (indoor and outdoor), Marinas, Miniature Golf, Passive Open Space, Playgrounds including water play areas, Playing Courts (basketball, volleyball, etc.), Playing Fields (baseball, soccer, etc.), Skate Park, Swimming Pools, Tennis Courts (indoor and outdoor), Trails for Hiking, Bicycling, or Running, Cultural Exhibits and Libraries, Minor Utility Service, Food and Beverage Retail Sales (including liquor sales), General Retail Sales, Eating and Drinking Establishments (all), Field house, locker rooms or similar buildings that support primary outdoor recreation areas, Kiosks, Accessory Off-Street Parking, Restrooms, Storage and Maintenance Areas/Buildings, Temporary Uses, Wireless Communication Facilities (Co-located and Freestanding), additional uses not listed above when approved as an administrative adjustment, and accessory and incidental 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.

Applicant:	Alloy Property Company, LLC
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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 permitted Floor Area Ratio (FAR) identified in the Bulk Regulations Table has been determined using a Net Site Area of 1,372,660.09 square feet of net site area and a base FAR of 3.0. The improvements to be constructed on the Property will be subject to the North Branch Corridor Overlay Subdistrict A floor area bonus criteria as more specifically described in Section 17-7-0407 and other referenced portions of the Municipal Code of Chicago.

The bonus payment will be split between two funds, as follows: 70% to the North Branch Corridor Bonus Fund and 30% to the Industrial Corridor System Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects or (b) approve proposals for in-kind improvements in furtherance of the goals in the North Branch Framework land use plan.

In this case, DPD has approved the Applicant’s proposal to utilize the North Branch Corridor Bonus Funds towards public open space improvements (the “Project”) and, upon delivery of documentation verifying such expenses, for reimbursement of costs incurred by the Applicant to cause the abandonment of the Chicago Terminal Railroad Line in connection with the extension of the Bloomingdale Trail/606 (the “Railroad Costs”). The Applicant shall receive a credit towards the North Branch Corridor Bonus for previous expenditures related to the Project and Railroad Costs upon delivery of documentation of such payments to DPD. Future additional Project costs and projects may be approved by DPD. For such Projects, the Applicant shall enter into an agreement with DPD specifying the type of improvements to be provided, the value of the improvements, the timeline for completion of the improvements, and any other terms or conditions the DPD Commissioner (the “Commissioner”) deems necessary or desirable. The Applicant shall submit detailed site-specific cost estimates for the Projects, drawings, detailed construction commitments, a construction schedule, and a performance bond for completion of the Projects. The agreement must be in a form approved by the Corporation Counsel. The Applicant shall construct the Projects in accordance with the requirements of Sec. 17-7-0407-H.

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.

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The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the Plans, other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance). Applicant and DPD, at either party's request, may continue to evolve the design of the Parcel A building elevations or materials and changes to such elevations or materials, if any, shall, if mutually agreed upon, be reviewed and approved by DPD pursuant to Section 17-13-0800.

10. The Open Space & Landscape Plan shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance including, without limitations, modifications to the exhibits and design guidelines, 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. It is hereby acknowledged that many of elements of the exhibits and design guidelines including, but not limited to, sections and access, circulation and open space plans, are illustrative and may change as the Property is developed. Such modifications shall be permitted if approved by the Zoning Administrator pursuant to Section 17-13-0611-A.
13. The Applicant acknowledges that it is in the public interest to design, construct, renovate 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 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.

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15. Except with respect to Phase 1, prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any buildings, the Applicant shall submit a site plan, landscape plan and building elevations (a “Site Plan Submittal”) for the specific Sub-Area(s) or portion of specific Sub-Area(s) for review and approval by DPD (each, a “Site Plan Approval”). 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, including the development of the riverwalk and Park as set forth in Statement 18. Site Plan 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 Submittal for such portion of the Property shall be required.

Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development and the Design Guidelines, and provided Applicant has timely provided all Site Plan Submittals, the Commissioner shall issue such Site Plan Approval and the Plan Commission shall conduct its review hearing of the Site Plan Submittal. Following approval by DPD, the approved Site Plan Approval, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD.

After Site Plan Approval, 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 Site Plan Submittal shall, at a minimum, provide the following information:

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

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- (1) floor area and floor area ratio;
- (2) uses to be established;
- (3) building heights;
- (4) all setbacks, required and provided;
- (5) floor area devoted to all uses (e.g. office, retail etc.);
- (6) number of dwelling units (if applicable);
- (7) number of parking spaces;
- (8) number of loading spaces/berths;
- (9) if mutually agreed upon by the Applicant and DPD, a School Impact Study may be required with any future site plan submittal; and
- (10) an approved Site Plan by CDOT (as provided in Statement 3), Fire Prevention Bureau, Mayor's Office for People with Disabilities, and the Building Departments Division of Stormwater Management.

Site Plan Submittals shall include all other information necessary to illustrate substantial conformance to the PD and Design Guidelines.

16. Subject in all cases to the other statements, terms, regulations and provisions of this Planned Development, the Applicant shall have the right to designate additional subareas within the Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and redesignation of subareas shall not in and of itself require an amendment or minor change to this Planned Development; provided, however, Applicant shall provide notice of all material terms of any such designation to DPD, including the designated area and the bulk regulations that will apply therein, for DPD's administrative purposes to facilitate Part II review for any such designated subarea. In furtherance of the foregoing, and in all cases subject to the other statements, terms, regulations and provisions of this Planned Development, the Applicant may allocate or assign the development rights under the Planned Development to and among the designated subareas including, but not limited to, floor area and floor area ratio, signage, building height, dwelling units and parking; provided, however, that the regulations and limitations set forth in the Bulk Regulations and Data Table and the

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Plans applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such allocation(s) or assignment(s).

17. The Applicant acknowledges and agrees that the rezoning of the Property from the M2-2 Light Industry District and M3-3 Heavy Industry District to the C2-3 Motor Vehicle-Related Commercial District, and then to this Planned Development, triggers the requirements of Section 2-44-080 of the Municipal Code of Chicago (“Affordable Requirements Ordinance” or “ARO”). The Applicant for this Planned Development (Lincoln Yards North) shares common ownership with the applicant for the adjacent planned development (Lincoln Yards South, together with Lincoln Yards North, “Lincoln Yards”), and it is expected that TIF assistance may be used in connection with the construction of public improvements and related TIF expenditures that may facilitate both projects. Accordingly, the Applicant acknowledges and agrees that both projects will be subject to the special requirements for TIF-financed projects in the ARO. Any developer of a “residential housing project” within the meaning of the ARO must: (i) set aside 20% of the housing units in the residential housing project (“ARO Units”) as affordable units if the project receives TIF assistance, or with the approval of the Commissioner of the Department of Housing (“DOH”) and the Commissioner of DPD, provide the ARO Units in an approved off-site location; (ii) pay a fee in lieu of the development of the ARO Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the ARO Units on-site or off-site (“Required Units”). The Planned Development permits the construction of a maximum of 3,500 residential units. If the Applicant constructs the maximum number of units permitted hereunder, the Applicant’s affordable housing obligation is 700 ARO Units (20% of 3,500), 175 of which are Required Units (25% of 700). The Applicant shall satisfy its ARO obligation as follows:

(a) First, the Applicant has agreed to provide the Required Units in Lincoln Yards. Pursuant to Section 2-44-080 (U)(1), the Required Units (and any other ARO Units the Applicant elects to construct on-site) must be reasonably dispersed throughout Lincoln Yards, such that no single building or floor therein has a disproportionate percentage of ARO Units. For owner-occupied Required Units, the Applicant shall have the right to provide rental Required Units anywhere within Lincoln Yards, provided that for any rental units substituted for owner-occupied Required Units, the unit type, by bedroom count, and square footage of those rental units will be comparable to the owner-occupied Required Units and that, where feasible, the Applicant shall provide reasonable consideration to providing owner-occupied Required Units. To the extent that a rental building accommodates ARO Units generated by an owner-occupied building, such building may have an increased proportion of up to 20% of the total units. Pursuant to 2-44-080 (U)(7), on-site ARO Units must be constructed, completed, ready for occupancy, and marketed concurrently with or prior to the market rate units in a residential housing project or phase thereof. This means that, at any point in time, at least 5% of the total number of

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housing units (either constructed or under construction) in Lincoln Yards must be ARO Units. For example, if the Applicant receives a permit to build 100 units, the Applicant would be required to construct a minimum of 5 of the 100 units as ARO Units, calculated as follows: $100 \text{ housing units} \times 20\% = 20 \text{ ARO Units} \times 25\% = 5 \text{ ARO Units}$ (minimum on-site requirement). In this formula, 20% represents the ARO set-aside percentage for projects that receive TIF assistance, and 25% represents the minimum percentage of ARO Units the Applicant has agreed to provide on-site. A simplified expression of the above formula is $100 \text{ housing units} \times 5\% = 5 \text{ ARO Units}$.

- (b) Second, the Applicant has agreed to pay a fee in lieu of the development of 25% of the overall ARO Unit requirement. This means that, at any point in time, the Applicant must pay the “in lieu fee” for at least 5% of the total number of housing units under permit. Using the above example, in order to receive a permit to build 100 units, the Applicant would be required to pay the “in lieu fee” for a minimum of 5 ARO Units.
- (c) Finally, the Applicant may satisfy the remainder of its affordable housing obligation by any of the methods permitted under the ARO (on-site, off-site, or in lieu fee), provided that (i) the prohibition on rezoning for off-site units specified in Section (V)(3) of the ARO shall not apply to off-site ARO Units, and (ii) the off-site ARO Units may be located within a three-mile radius from the Planned Development and within a low-moderate income area.

The Applicant acknowledges and agrees that in connection with the development of either Lincoln Yards North or Lincoln Yards South: (i) with respect to rental housing, one-half of the ARO Units must be affordable to households earning up to sixty percent (60%) of the area median income, and the other half must be affordable to households earning up to fifty percent (50%) of the area median income; and (ii) with respect to owner-occupied housing, one-half of the ARO Units must be affordable to households earning up to one hundred percent (100%) of the area median income, and the other half must be affordable to households earning up to eighty percent (80%) of the area median income.

If no TIF assistance is provided for any public improvements or other TIF expenditures in connection with Lincoln Yards North or Lincoln Yards South, the Applicant’s affordable housing obligation would be reduced to 350 ARO units at maximum build-out (10% of 3,500) and the ARO units would not be subject to the modified income eligibility and affordability standards set forth in the ARO for projects receiving TIF assistance, but in all other respects the provisions of this Statement 17 shall apply.

Prior to the issuance of any building permits for any residential building or phase of development containing residential units in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required cash

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payment and/or execute and record an affordable housing agreement in accordance with Section 2-44-080 (L) for that building or phase. The cash payment will be calculated at the time of payment (including partial payments for phased developments) and will be based on the then-applicable in lieu fee, as such fee may be adjusted based on changes in the consumer price index in accordance with the Affordable Requirements Ordinance. In addition, prior to the issuance of any building permits for any building or phase of development containing residential units, the Applicant must submit to DOH and DPD for their review and approval a plan or update, as applicable, describing how the Applicant intends to satisfy its ARO obligation under subsection (c) above. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the number of required ARO Units shall be adjusted accordingly.

The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Property, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DOH and the Commissioner of DPD may enforce remedies for any breach of this Statement 17, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

18. The Applicant acknowledges the importance of the Chicago 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 in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards, as amended. The Applicant also acknowledges the desirability to include wildlife habitat and other natural features in or near the water's edge and shall work with the City and interested parties to provide such features to the extent practical. To further these goals, the Applicant agrees, as set forth in the Plans, to: (a) provide a landscaped 30-foot-wide river setback and continuous riverside trail as indicated on the Site Plan (the "Riverwalk") as portions of the Property adjacent to the Chicago River are developed and, (b) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. The Applicant shall permit un-gated and unobstructed public access to the river setback, and provide informational and wayfinding signage at all entries that the Riverwalk is open to the public, free of charge, during normal park hours from 6:00am to 11:00pm every day of the year (subject to occasional partial closure for private use provided that a path providing access during such closures shall be maintained through the river setback). The Riverwalk improvements shall be constructed in conjunction with adjacent riverfront development parcels and shall be completed prior to receipt of the Certificate of Occupancy for such adjacent parcels, provided that plantings may be delayed if consistent

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with good landscape practice, but not longer than one year following receipt of the final Certificate of Occupancy for the first principal building within such development phase, if due to delays in permitting by any governmental or quasi-governmental authorities having jurisdiction over such improvements including, without limitation, the U.S. Army Corps of Engineers, the Metropolitan Water Reclamation District of Greater Chicago, the Illinois Department of Natural Resources – Office of Water Resources, the Coast Guard and CDOT or if due to delays or inability to perform such acts due to causes beyond the reasonable control of the Applicant.

In addition to the Riverwalk, and subject to the receipt of all necessary permits and approvals, the Applicant or its successors and assigns, at its sole cost, shall design and construct the open space improvements in Subarea D (hereinafter the “Park”). Upon completion of the Park, the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors, shall be responsible for maintaining and managing the Park for the purposes set forth herein, including ensuring that the Park’s landscaping is well maintained, that the vegetation and plantings are kept in a healthy condition and that the Park facilities are clean, well lit, litter free and clear of snow (hardscaped areas) and debris. The Applicant shall provide sufficient liability insurance coverage for the operation of the Park for public use, and provide for the creation of a park advisory council to include community representation for the coordinated programming of the park within 6 months from the completion of the first park improvements (including interim improvements) according to the schedule provided herein. The Applicant shall provide informational and wayfinding signage at all entries that the Park is open to the public (subject to occasional partial closure for private use provided that a path providing access during such closures shall be maintained through the Park), free of charge, during normal park hours from 6:00am to 11:00pm every day of the year. During winter months, the Applicant may enclose portions of the Park in a temporary climate-controlled manner with access managed in accordance and compliance with the Chicago Park District Code. The maintenance and management obligations contained herein shall continue for the life of this Planned Development.

The Park improvements shall be constructed as follows:

- North of Cortland:
 - The Park improvements north of Cortland shall be completed prior to issuance of a certificate of occupancy for the first principal building in Subarea C.
 - If development of the first principal building in Subarea B proceeds prior to the first principal building in Subarea C, the Applicant shall improve 50% of the square footage of the Park north of Cortland prior to issuance of a certificate of occupancy for the first principal building in Subarea B. The location of the portion of the Park covered by such square footage and

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improvements located therein shall be reviewed and approved by DPD as part of Site Plan Approval for Subarea B.

- South of Cortland: The Park improvements south of Cortland shall be completed prior to issuance of a certificate of occupancy for the first principal building in Subarea E.

Park improvements may be provided in an interim condition (i) until receipt of the certificate of occupancy for the final principal building in each subarea or delayed if consistent with good landscape practice, but not longer than one year following the timing for construction of the final open space improvements set forth herein, or (ii) if necessary to accommodate the later construction of large park recreation components.

Prior to issuance of building permits for the first principal building for the Planned Development, the Applicant will enter into a development and maintenance agreement (the "DEMA") with the City for the construction, maintenance, and management of the Park and the Riverwalk. The DEMA obligations shall be binding upon the Applicant, its successors and assigns, including but not limited to a homeowners or master association whose purpose includes maintaining the Park and the Riverwalk. Upon completion of the Park, the public access provided for herein shall be memorialized in a public access easement agreement (which may be included in the DEMA) with and for the benefit of the City. The recording and other costs associated with establishing the easement shall be the responsibility of the Applicant. A copy of said public access easement agreement shall be on file with DPD.

The Commissioner is hereby authorized to enter into the DEMA (or more than one DEMA if the Commissioner deems necessary depending on the phasing of the development) and all other documents contemplated by the Statement and, in his/her sole discretion, may modify by minor change the foregoing requirements, without further City Council approval, for the DEMA(s) and public access easement agreement(s) so as to permit alternate forms of achieving compliance with the Applicant's construction, maintenance and management obligations and public access rights, such as, by means of example and not limitation, one or more restrictive covenants or owners' reciprocal easement and operation agreements in form and substance acceptable to the City which expressly grant the City necessary enforcement, self-help and lien rights as may be necessary to assure compliance with this Statement.

19. 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

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DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the Applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as DPD 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.

20. The Applicant acknowledges that the Property is located in the North Branch Industrial Corridor Industrial Corridor Conversion Area, and has undergone a "rezoning" within the meaning of Chapter 16-8 of the Municipal Code (the "Industrial Corridor System Fund Ordinance"). As a result of this rezoning, the Planned Development is subject to the conversion fee provisions of the Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the city's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the conversion fee may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The amount of the conversion fee due prior to the issuance of a building permit shall be calculated based on the fee rate in effect at the time of payment. The Applicant shall record a notice against the

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Property to ensure that the requirements of the Industrial Corridor System Fund Ordinance are enforced in accordance with Section 16-8-100. Upon the first payment of the conversion fee required by this Statement 20, the CDOT Commissioner shall execute a recordable release of those certain expired Restrictive Covenants impacting the Property and recorded by the Cook County Recorder of Deeds as Document Nos. 95574352 and 94014635.

21. Construction of the improvements contemplated by this Planned Development may be completed in phases over a period of years. It is acknowledged that commencement and completion of certain phases may exceed the periods set forth in Section 17-13-0612 of the Chicago Zoning Ordinance as of the date of this approval. Should this Planned Development ordinance lapse, the Commissioner may initiate a Zoning Map Amendment to rezone the property to C2-3 Motor Vehicle-Related Commercial District.

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WATERWAY BUSINESS-RESIDENTIAL PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE

Gross Site Area:	1,855,105.66 sf (42.59 acres)
Area in Public Right of Way:	482,445.57 sf (11.08 acres)
Net Site Area (sf):	1,372,660.09 sf (31.51 acres)
Subarea A:	215,244.63
Subarea B:	160,990.15
Subarea C:	194,138.00
Subarea D:	265,385.40
Subarea E:	179,163.18
Subarea F:*	250,723.49
Subarea G:	107,015.24
Maximum Floor Area Ratio:	6.5
Subarea A:	6.23
Subarea B:	10.04
Subarea C:	10.65
Subarea D:	0.05
Subarea E:	8.17
Subarea F:	8.78
Subarea G:	1.92
Number of Dwelling Units:	3,500
Subarea A:	Subject to Statement 16
Subarea B:	Subject to Statement 16
Subarea C:	1,800

Applicant: Alloy Property Company, LLC
Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois
Introduced: July 25, 2018
Plan Commission: January 24, 2019

Subarea D:	Subject to Statement 16
Subarea E:	1,100
Subarea F:	600
Subarea G:	Subject to Statement 16

Minimum Bicycle Parking Spaces:

Residential	1 per 2 auto spaces
Non-residential	1 per 10 auto spaces

Maximum Building Height:

Subarea A:	325'
Subarea B:	450'
Subarea C:	650'
Subarea D:	20'
Subarea E:	595'
Subarea F:	595'
Subarea G:	80'

Minimum Setbacks: Per Plans

Parking/Loading

- a. Minimum Requirements for uses are as follows and must comply with the requirements of Section 17-10-1000 (parking area design):

Non-residential: 1 space per 2,500 sf

Residential: 0.25 parking spaces per rental unit / 1.0 parking spaces per condo unit

- b. Location. All parking spaces required to serve buildings or uses shall be located on the same parcel as the building or use served, or (a) if a residential use, within six hundred (600) feet, with such distance measured from the property line; or (b) if commercial use, within one thousand (1,000) feet, with such distance measured from the property line.

Applicant: Alloy Property Company, LLC
Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois
Introduced: July 25, 2018
Plan Commission: January 24, 2019

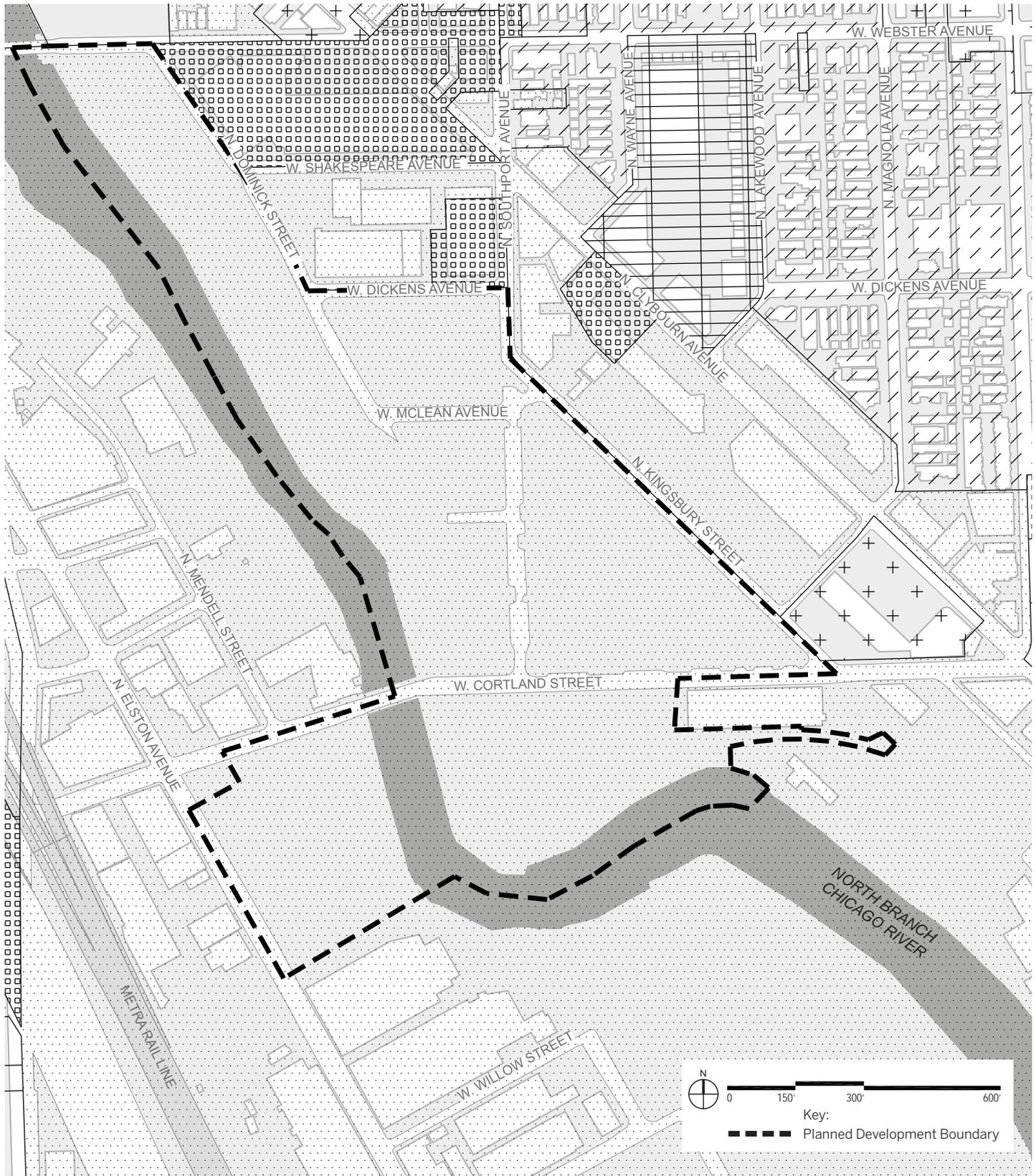
- c. Transit Served Locations. This Planned Development qualifies as a transit served location as defined under Section 17-10-0102-B of the Zoning Ordinance. As a result, the parking requirements provided herein may be further reduced by the maximum amounts permitted under Section 17-10-0102-B and upon approval by DPD.
- d. Loading. Per site plan approval. The location of loading berths shall be subject to the review of CDOT and the approval of DPD. Loading requirements may be reduced or required loading may be shared by more than one parcel, subject to the review and approval of CDOT and DPD in accordance with Statement 15.

* Subarea F net site area may be modified, pursuant to Statement 3.

Applicant: Alloy Property Company, LLC
Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois
Introduced: July 25, 2018
Plan Commission: January 24, 2019

Existing Land Use Map

Exhibit 1

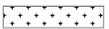


Applicant: Alloy Property Company, LLC

Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois

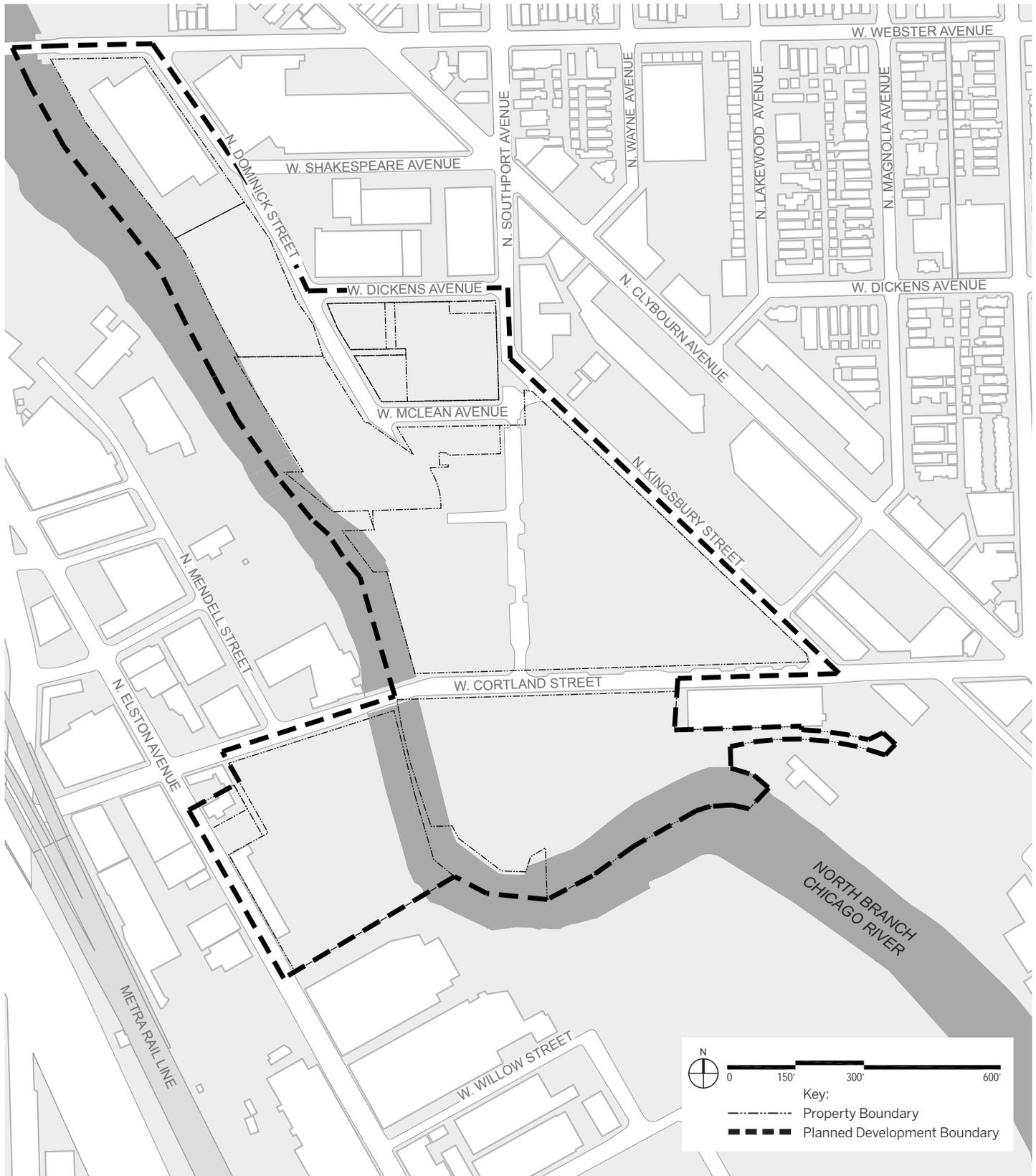
Introduced: July 25, 2018

Plan Commission: January 24, 2019

-  Manufacturing
-  Residential
-  Commercial
-  Business
-  Mixed Use

Planned Development Property and Boundary Map

Exhibit 2



Applicant: Alloy Property Company, LLC

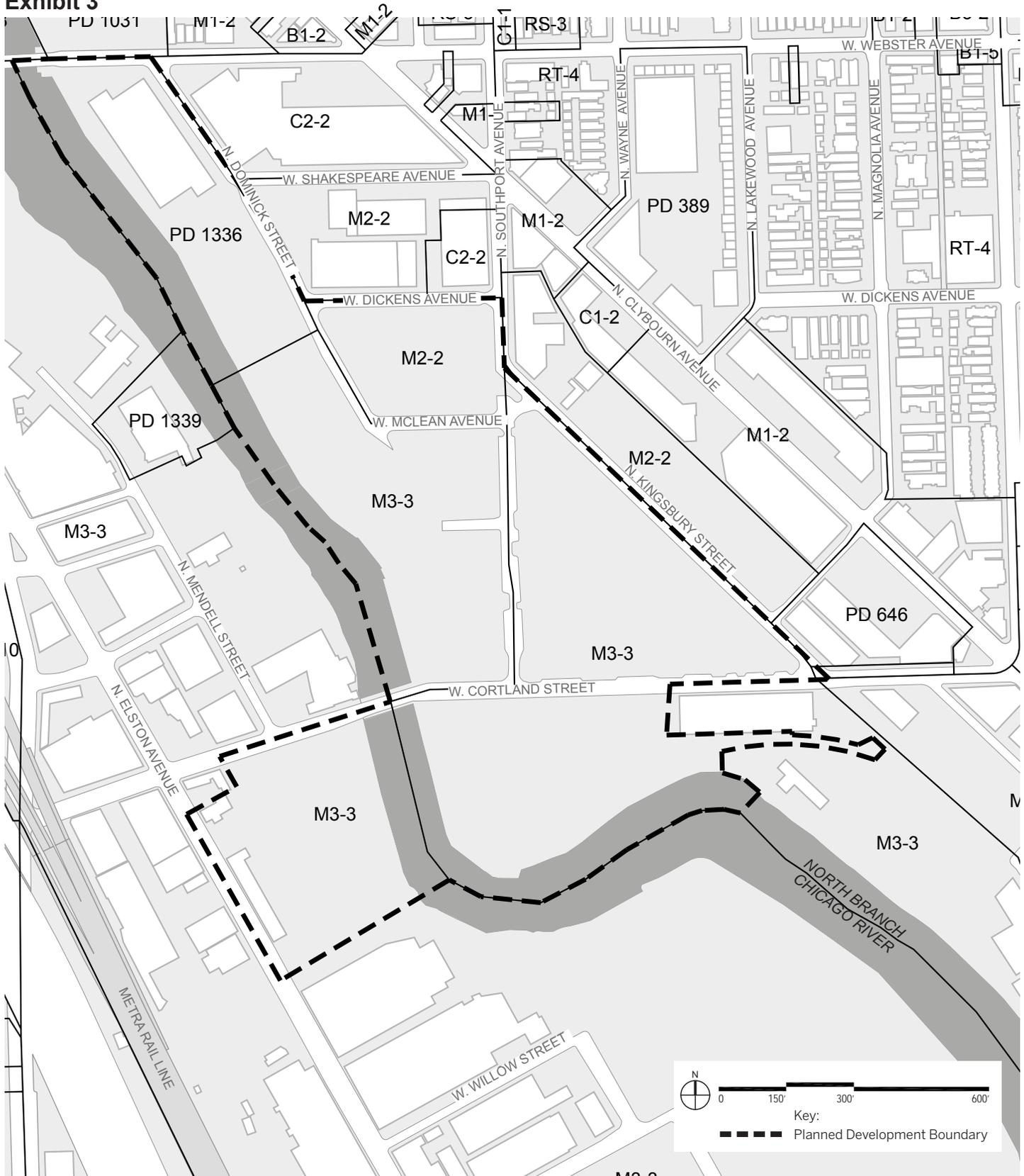
Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois

Introduced: July 25, 2018

Plan Commission: January 24, 2019

Existing Zoning Map

Exhibit 3

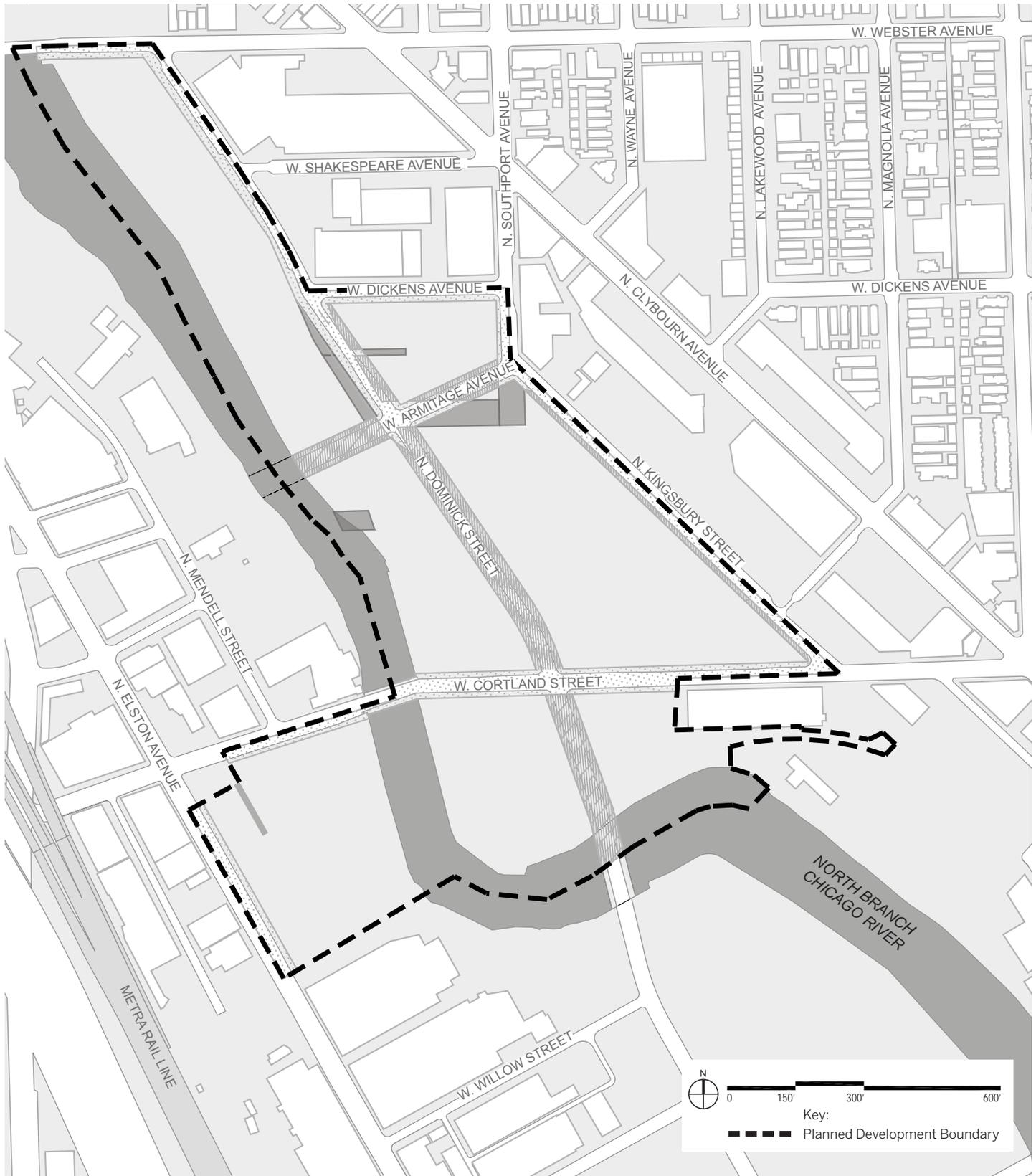


Applicant: Alloy Property Company, LLC
 Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois

Introduced: July 25, 2018
 Plan Commission: January 24, 2019

Right-of-Way Adjustment Map

Exhibit 4



Applicant: Alloy Property Company, LLC

Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois

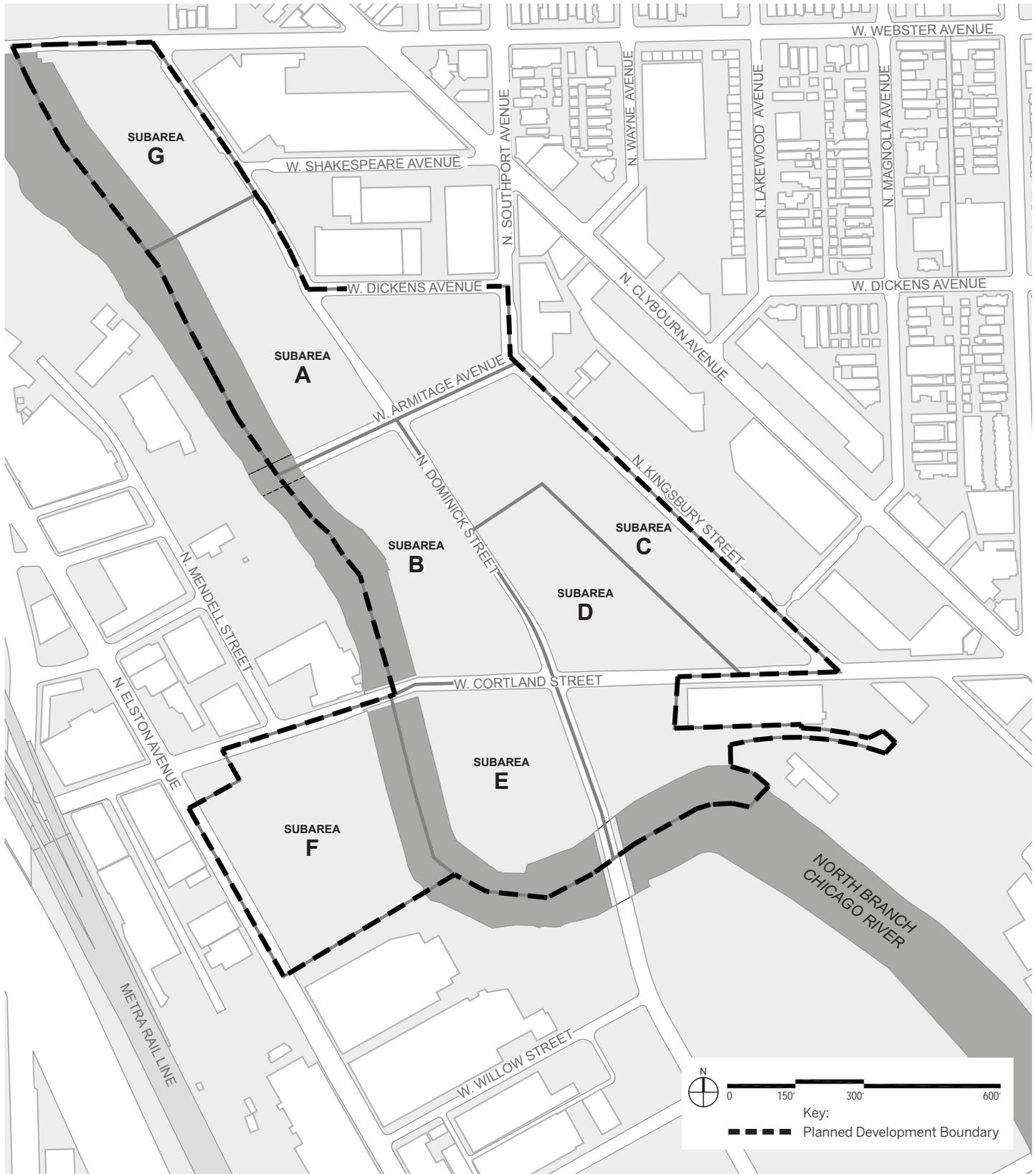
Introduced: July 25, 2018

Plan Commission: January 24, 2019

-  Public Right of Way to be Remained (226,201 sf)
-  Public Right of Way to be Dedicated (114,794 sf)
-  Public Right of Way to be Vacated (34,043 sf)

Planned Development Subarea Map

Exhibit 5



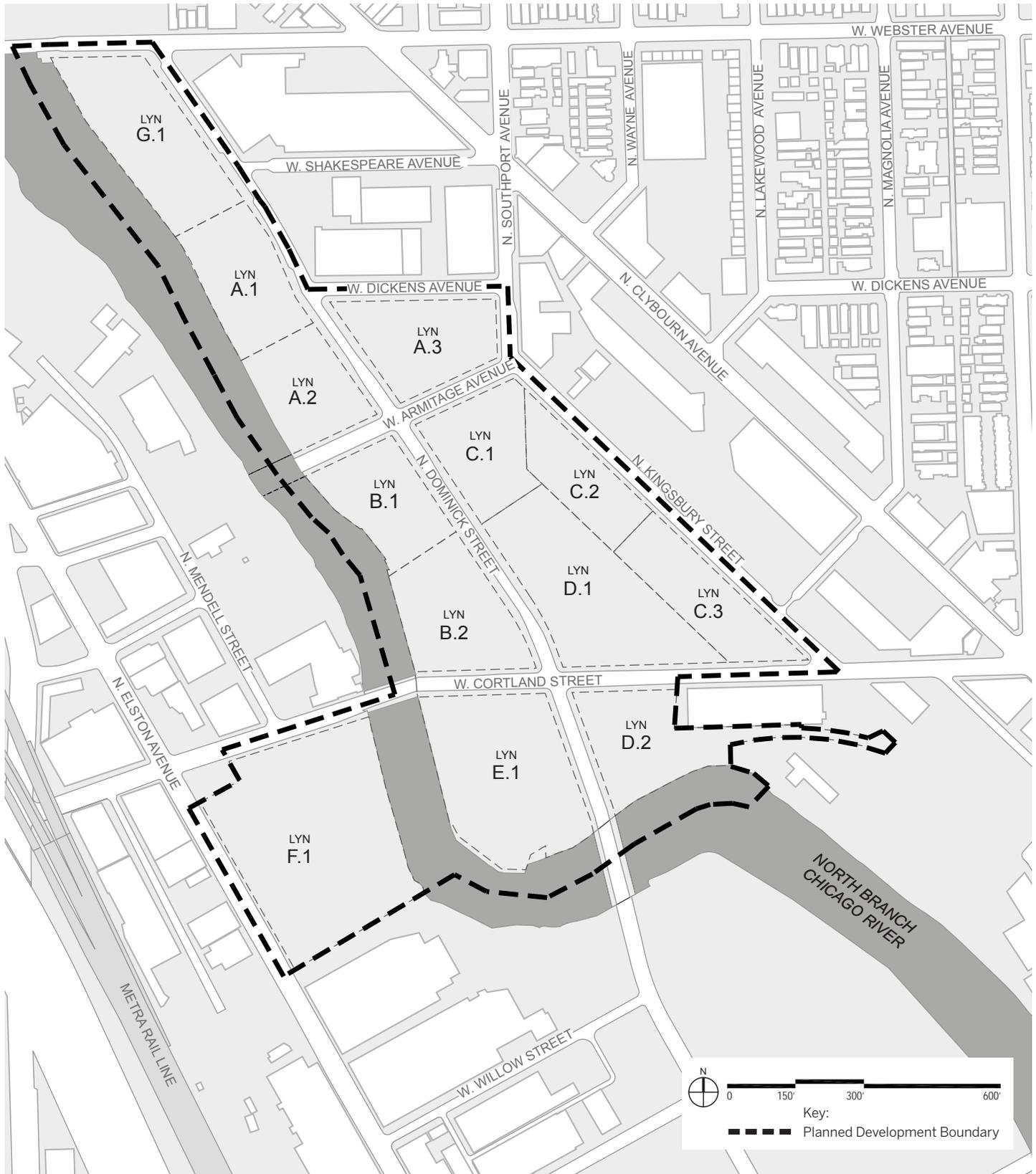
Applicant: Alloy Property Company, LLC
 Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois

Introduced: July 25, 2018
 Plan Commission: January 24, 2019

— Subarea Boundary

Planned Development Parcels Map

Exhibit 6

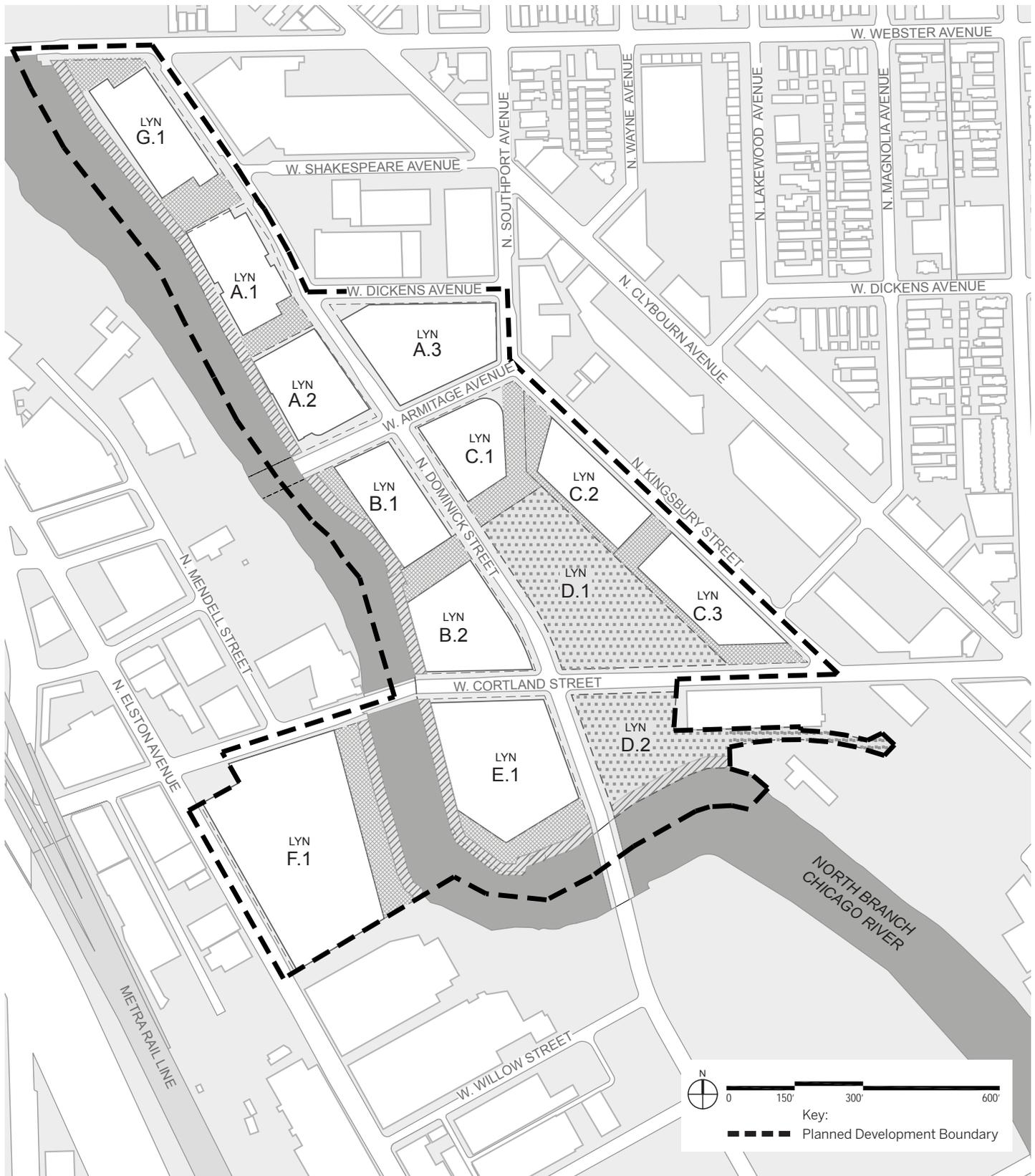


Applicant: Alloy Property Company, LLC
 Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois
 Introduced: July 25, 2018
 Plan Commission: January 24, 2019

----- Parcel Boundary

Planned Development Site Plan

Exhibit 7



Applicant: Alloy Property Company, LLC
 Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois

Introduced: July 25, 2018
 Plan Commission: January 24, 2019

-  Park (214,949 sf)
-  Riverwalk (103,641 sf)
-  Hardscaped Open Space (183,096 sf)

PHASE 1 PD DRAFT EXHIBITS

Applicant: Alloy Property Company, LLC

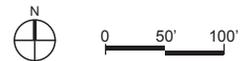
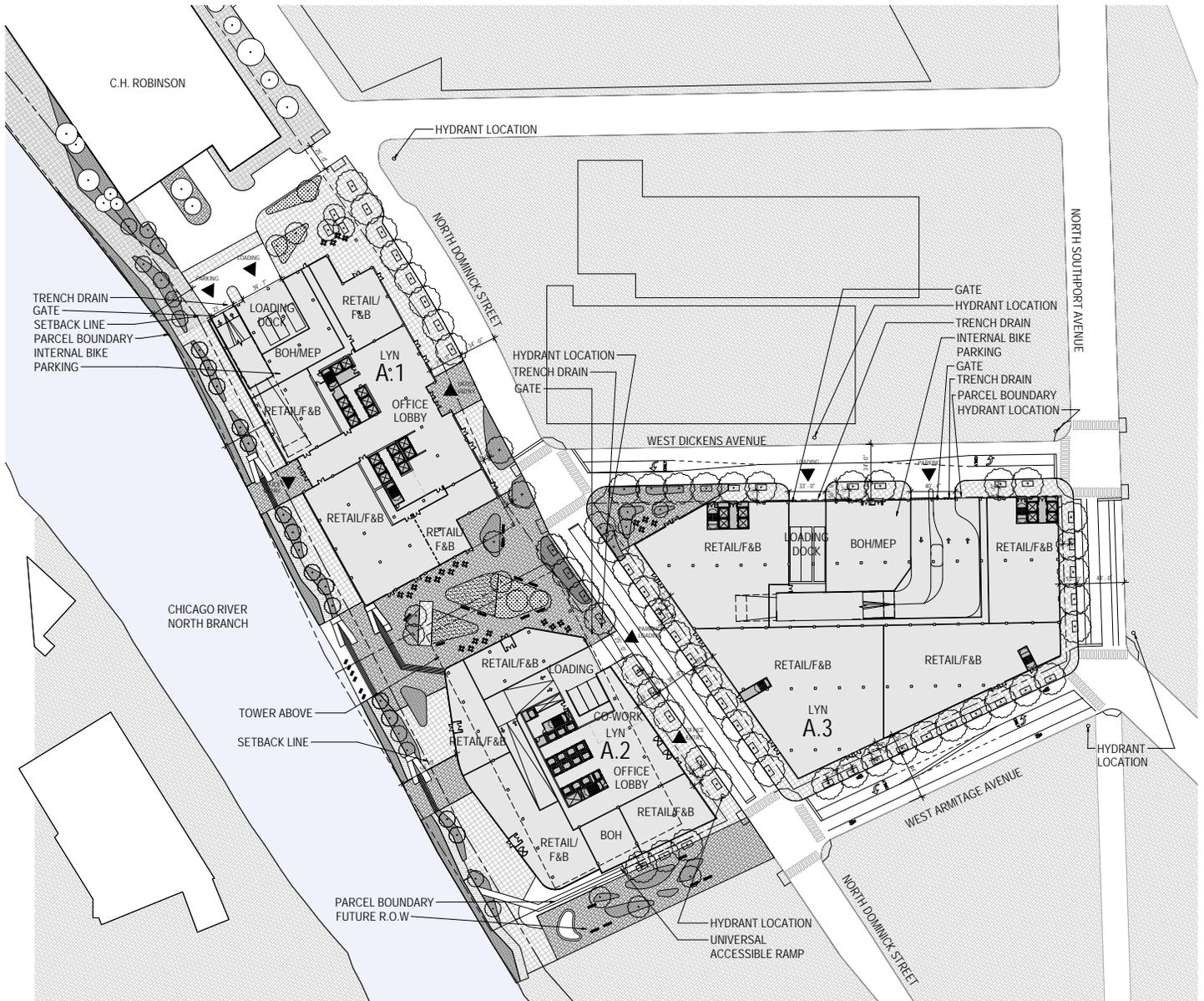
Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois

Introduced: July 25, 2018

Plan Commission: January 24, 2019

Proposed Site Plan - PARCELS A.1 / A.2 / A.3

Exhibit 8



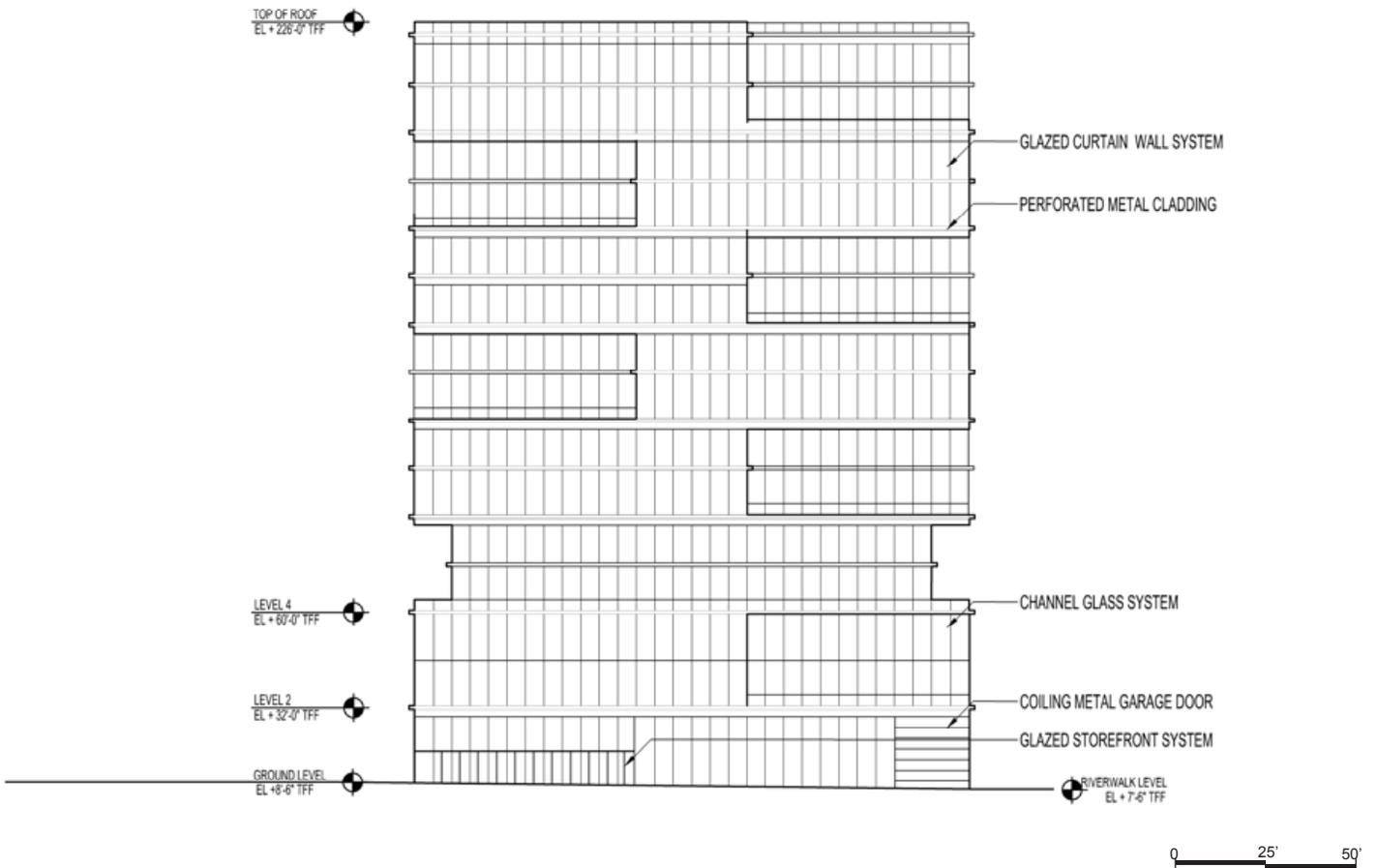
Applicant: Alloy Property Company, LLC
 Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois

Introduced: July 25, 2018
 Plan Commission: January 24, 2019

North Elevation - PARCEL A.1

Exhibit 9

NOTE: All exterior wall systems to incorporate bird-friendly design strategies, including but not limited to glazing types that are apparent to birds, shading devices, screens, and physical barriers that reduce glass access, and a minimization of visible night light through windows.



Applicant: Alloy Property Company, LLC

Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois

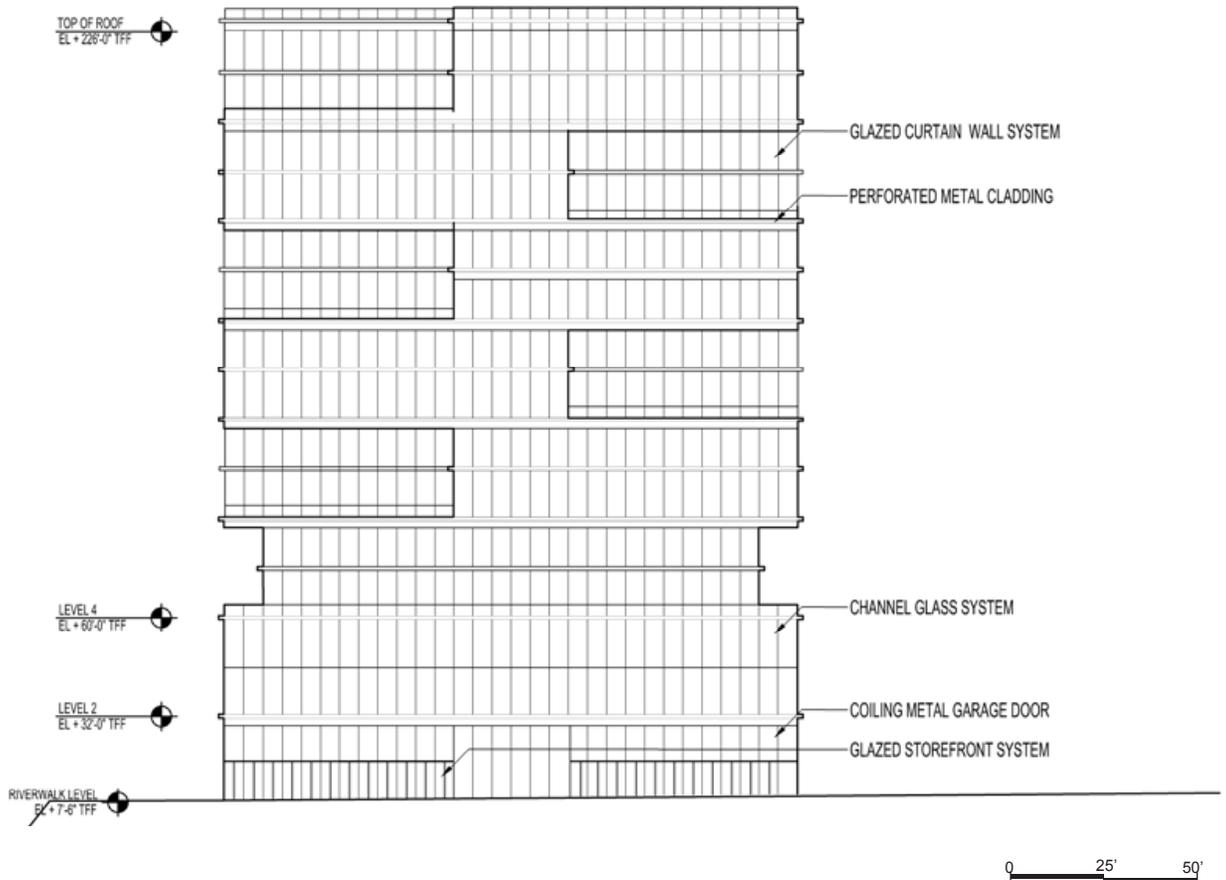
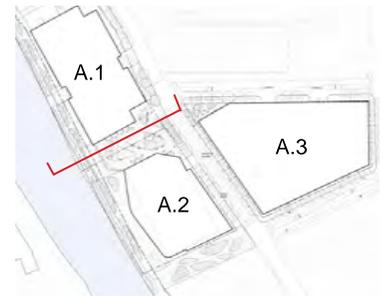
Introduced: July 25, 2018

Plan Commission: January 24, 2019

South Elevation - PARCEL A.1

Exhibit 10

NOTE: All exterior wall systems to incorporate bird-friendly design strategies, including but not limited to glazing types that are apparent to birds, shading devices, screens, and physical barriers that reduce glass access, and a minimization of visible night light through windows.



Applicant: Alloy Property Company, LLC

Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois

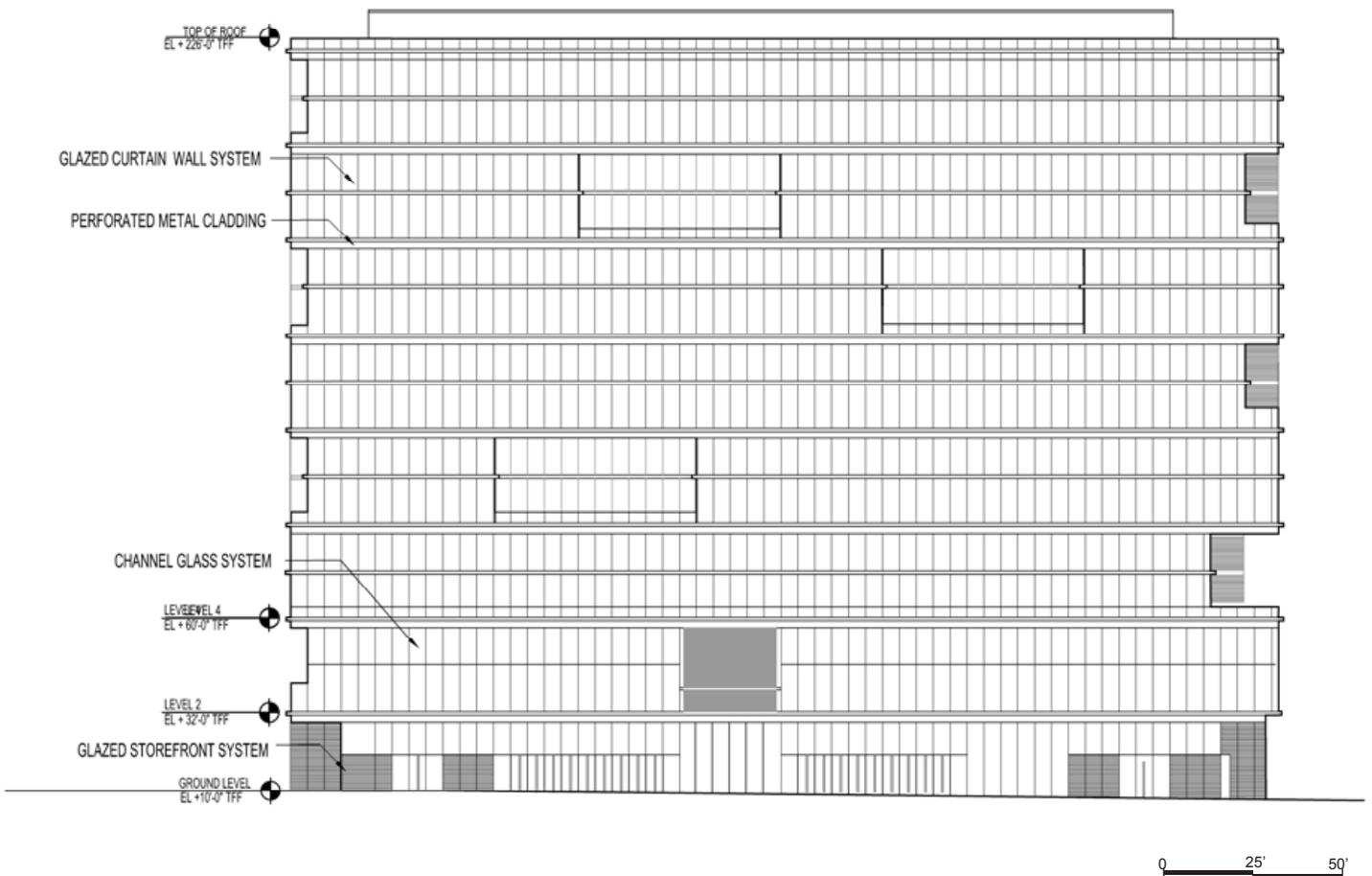
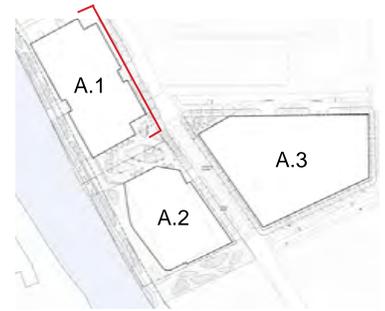
Introduced: July 25, 2018

Plan Commission: January 24, 2019

East Elevation - PARCEL A.1

Exhibit 11

NOTE: All exterior wall systems to incorporate bird-friendly design strategies, including but not limited to glazing types that are apparent to birds, shading devices, screens, and physical barriers that reduce glass access, and a minimization of visible night light through windows.



Applicant: Alloy Property Company, LLC

Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois

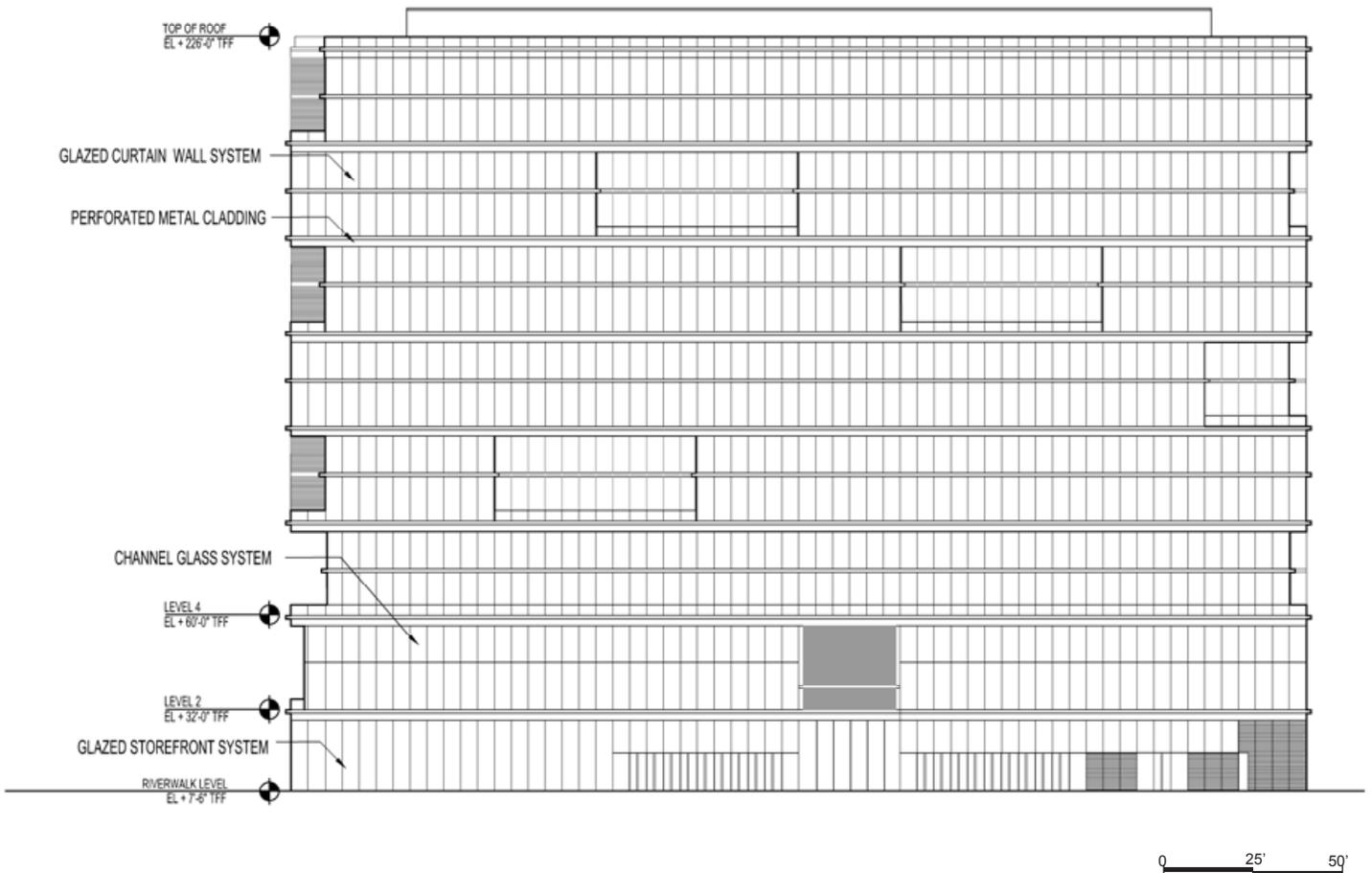
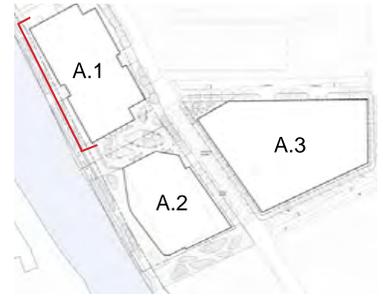
Introduced: July 25, 2018

Plan Commission: January 24, 2019

West Elevation - PARCEL A.1

Exhibit 12

NOTE: All exterior wall systems to incorporate bird-friendly design strategies, including but not limited to glazing types that are apparent to birds, shading devices, screens, and physical barriers that reduce glass access, and a minimization of visible night light through windows.



Applicant: Alloy Property Company, LLC

Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois

Introduced: July 25, 2018

Plan Commission: January 24, 2019

Typical Office Curtain wall - PARCEL A.1

Exhibit 13



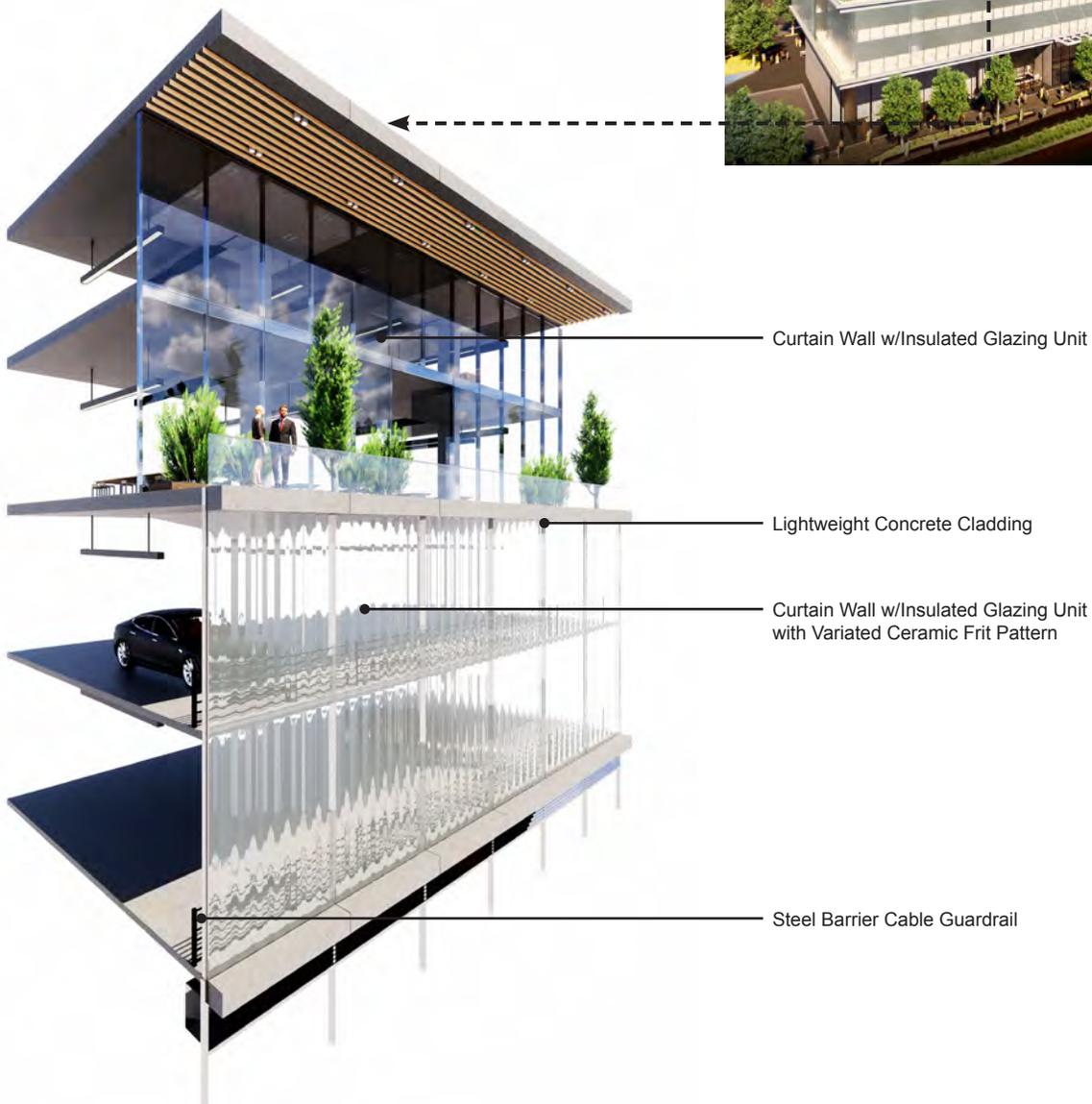
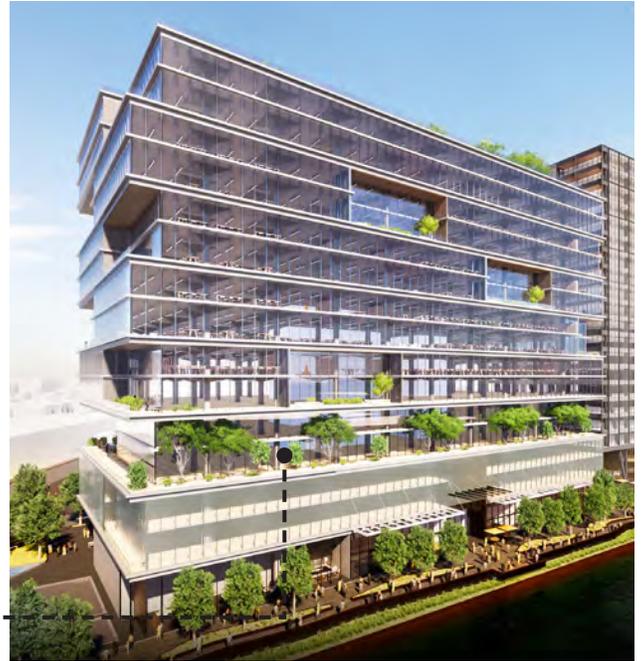
Curtain Wall w/Insulated Glazing Unit

Lightweight Concrete Cladding

Applicant: Alloy Property Company, LLC
Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois
Introduced: July 25, 2018
Plan Commission: January 24, 2019

Typical Parking Curtain wall - PARCEL A.1

Exhibit 14



Applicant: Alloy Property Company, LLC

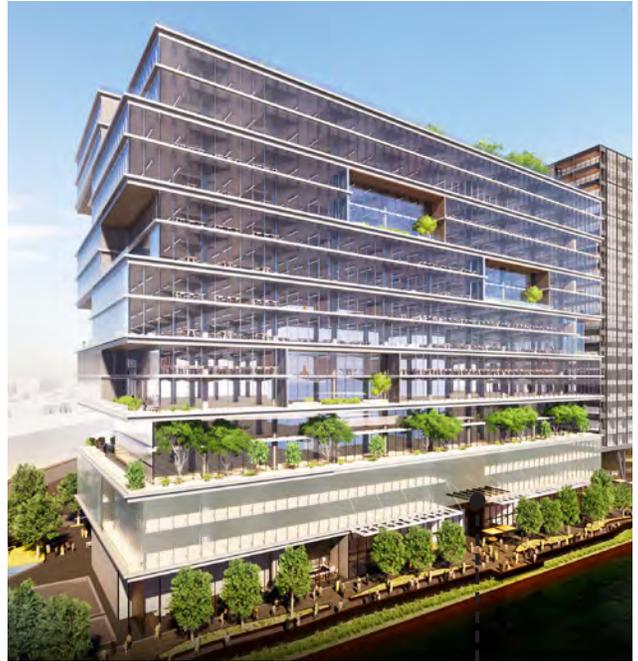
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Introduced: July 25, 2018

Plan Commission: January 24, 2019

Typical Podium Curtain wall at Riverwalk- PARCEL A.1

Exhibit 15



Applicant: Alloy Property Company, LLC

Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois

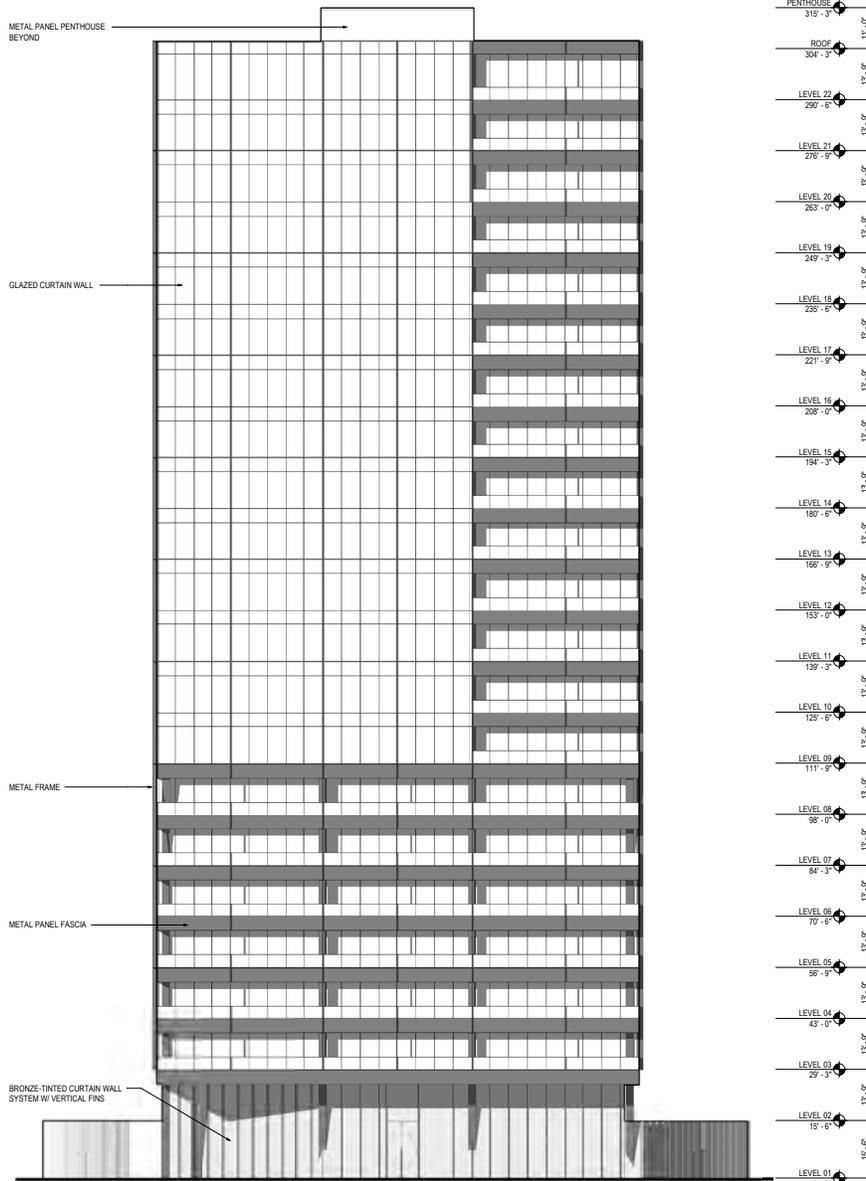
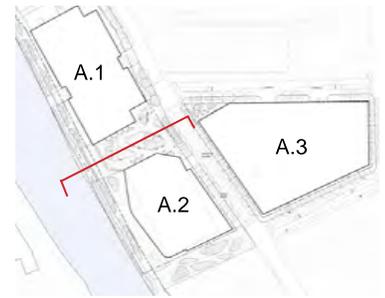
Introduced: July 25, 2018

Plan Commission: January 24, 2019

North Elevation- PARCEL A.2

Exhibit 16

NOTE: All exterior wall systems to incorporate bird-friendly design strategies, including but not limited to glazing types that are apparent to birds, shading devices, screens, and physical barriers that reduce glass access, and a minimization of visible night light through windows.

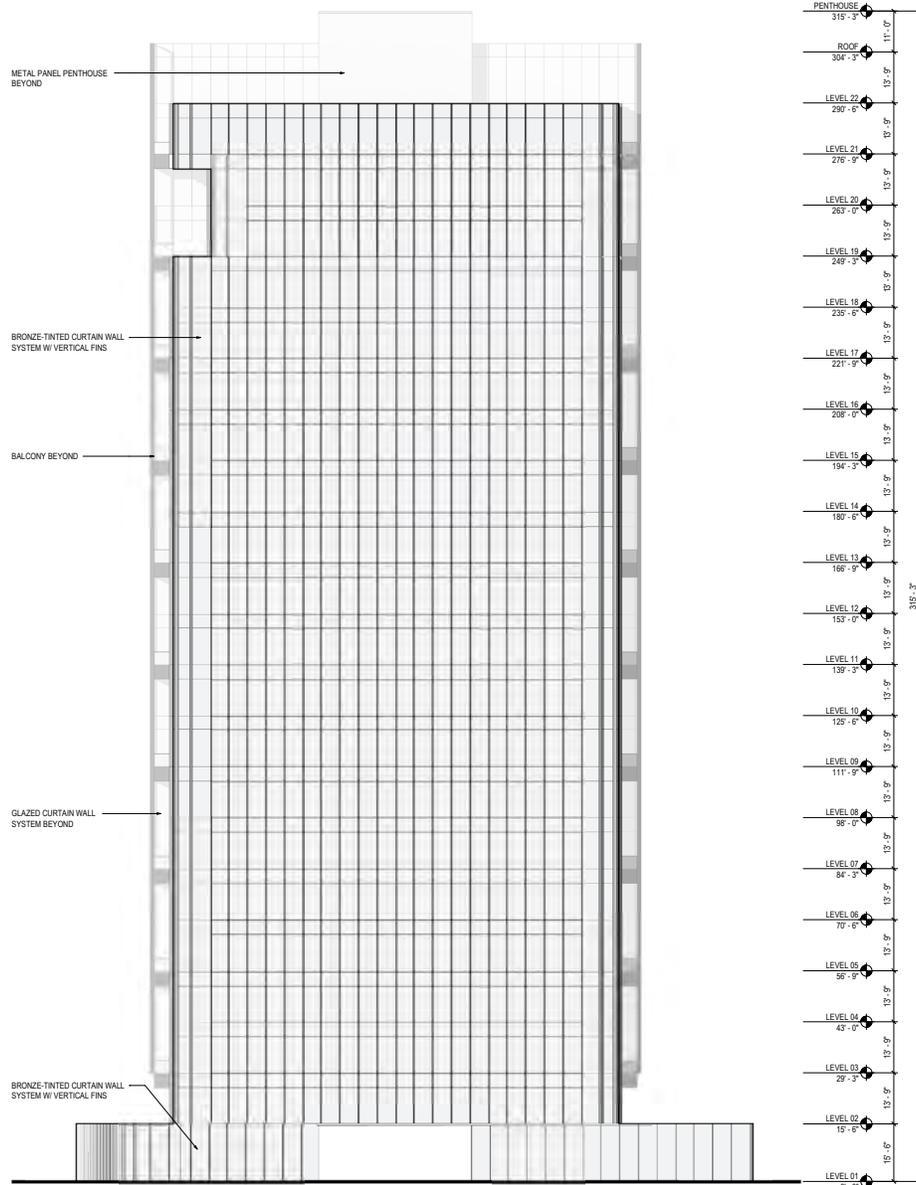
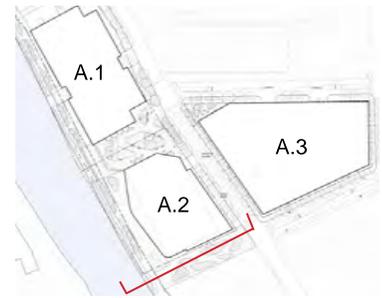


Applicant: Alloy Property Company, LLC
 Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois
 Introduced: July 25, 2018
 Plan Commission: January 24, 2019

South Elevation- PARCEL A.2

Exhibit 17

NOTE: All exterior wall systems to incorporate bird-friendly design strategies, including but not limited to glazing types that are apparent to birds, shading devices, screens, and physical barriers that reduce glass access, and a minimization of visible night light through windows.



Applicant: Alloy Property Company, LLC

Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois

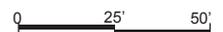
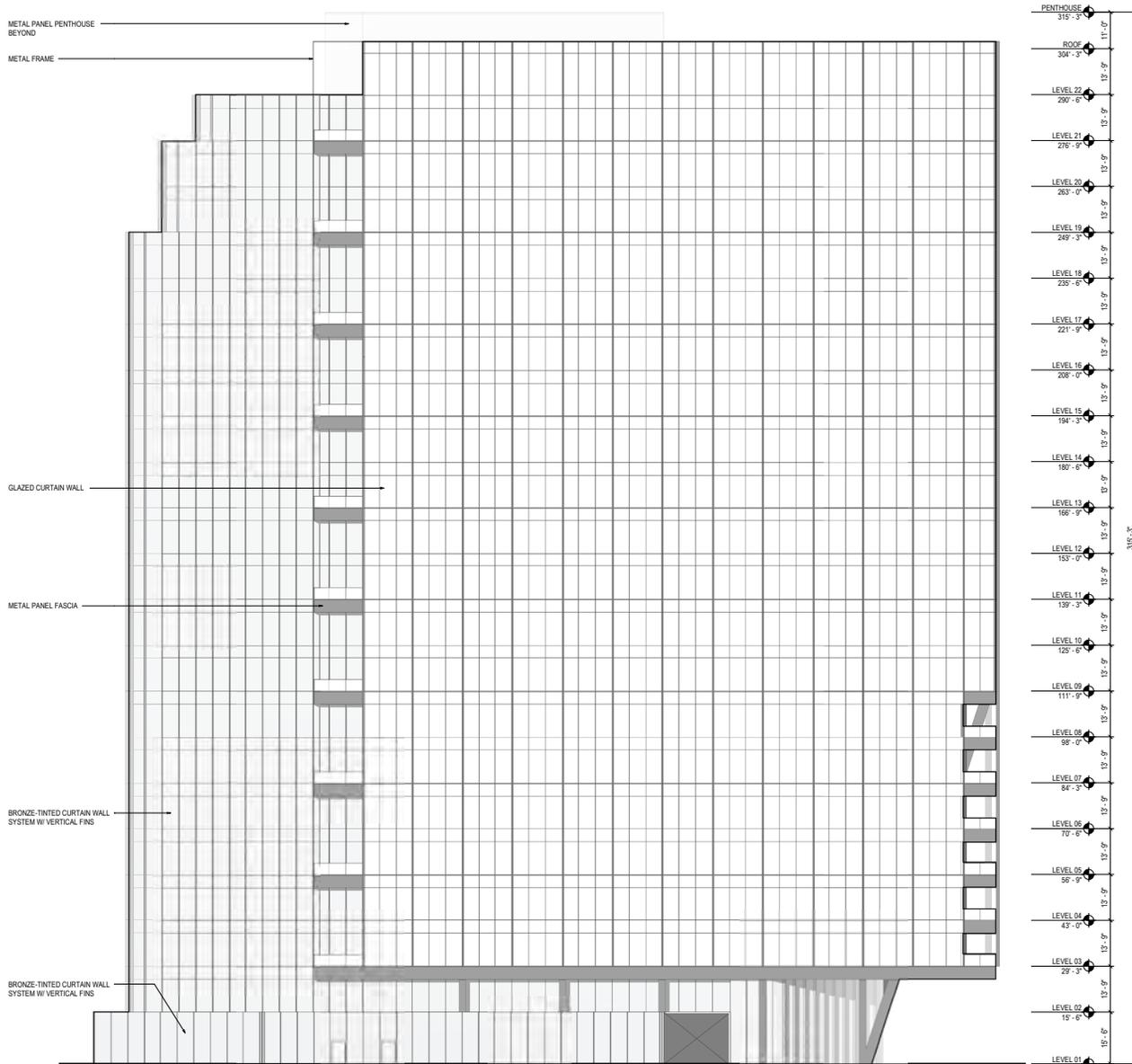
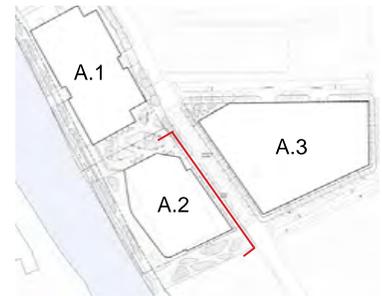
Introduced: July 25, 2018

Plan Commission: January 24, 2019

East Elevation- PARCEL A.2

Exhibit 18

NOTE: All exterior wall systems to incorporate bird-friendly design strategies, including but not limited to glazing types that are apparent to birds, shading devices, screens, and physical barriers that reduce glass access, and a minimization of visible night light through windows.

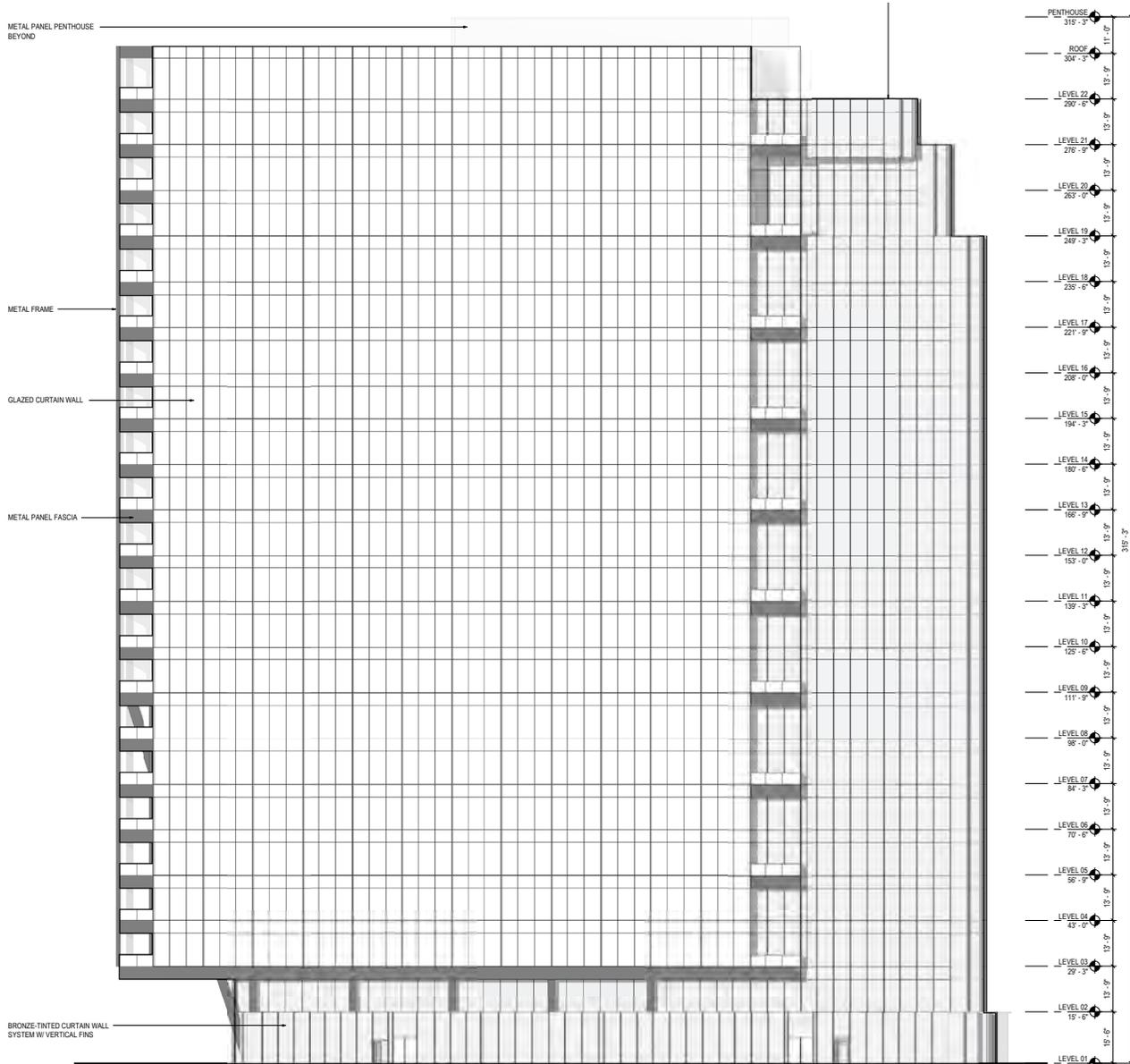
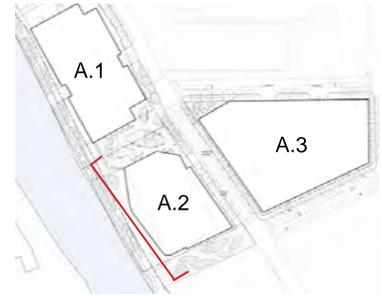


Applicant: Alloy Property Company, LLC
 Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois
 Introduced: July 25, 2018
 Plan Commission: January 24, 2019

West Elevation- PARCEL A.2

Exhibit 19

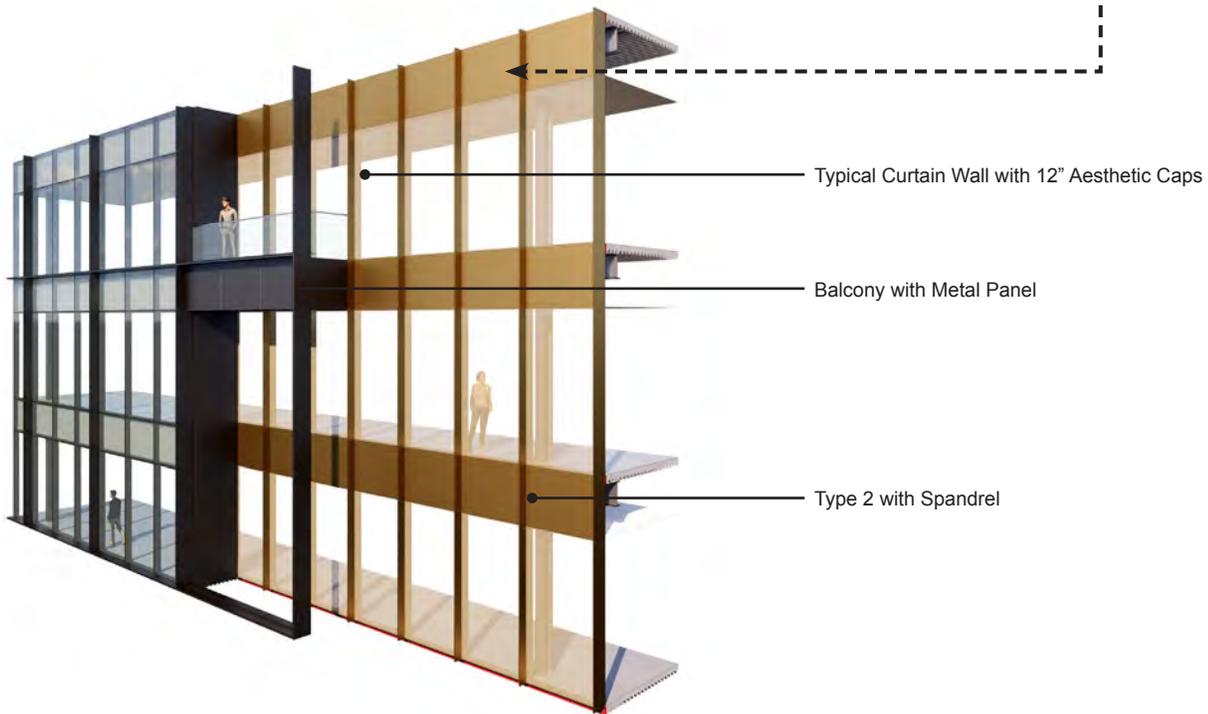
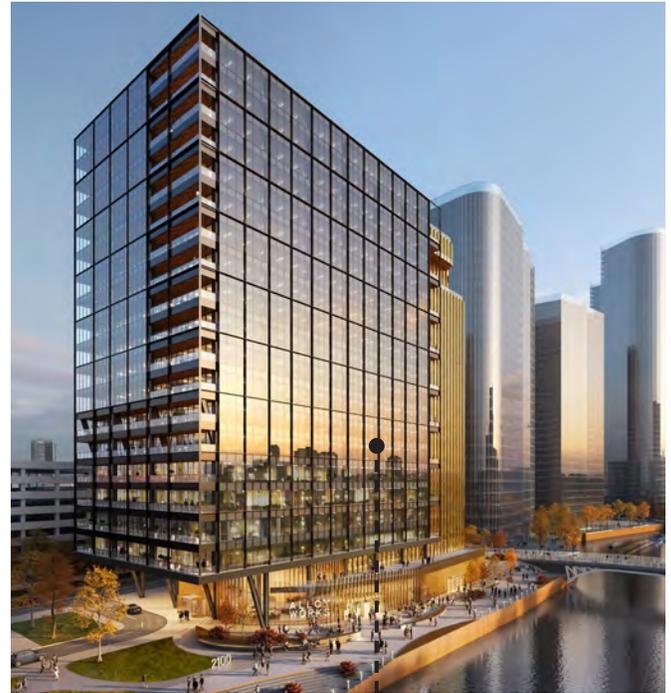
NOTE: All exterior wall systems to incorporate bird-friendly design strategies, including but not limited to glazing types that are apparent to birds, shading devices, screens, and physical barriers that reduce glass access, and a minimization of visible night light through windows.



Applicant: Alloy Property Company, LLC
 Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois
 Introduced: July 25, 2018
 Plan Commission: January 24, 2019

Typical Office Curtain Wall- PARCEL A.2

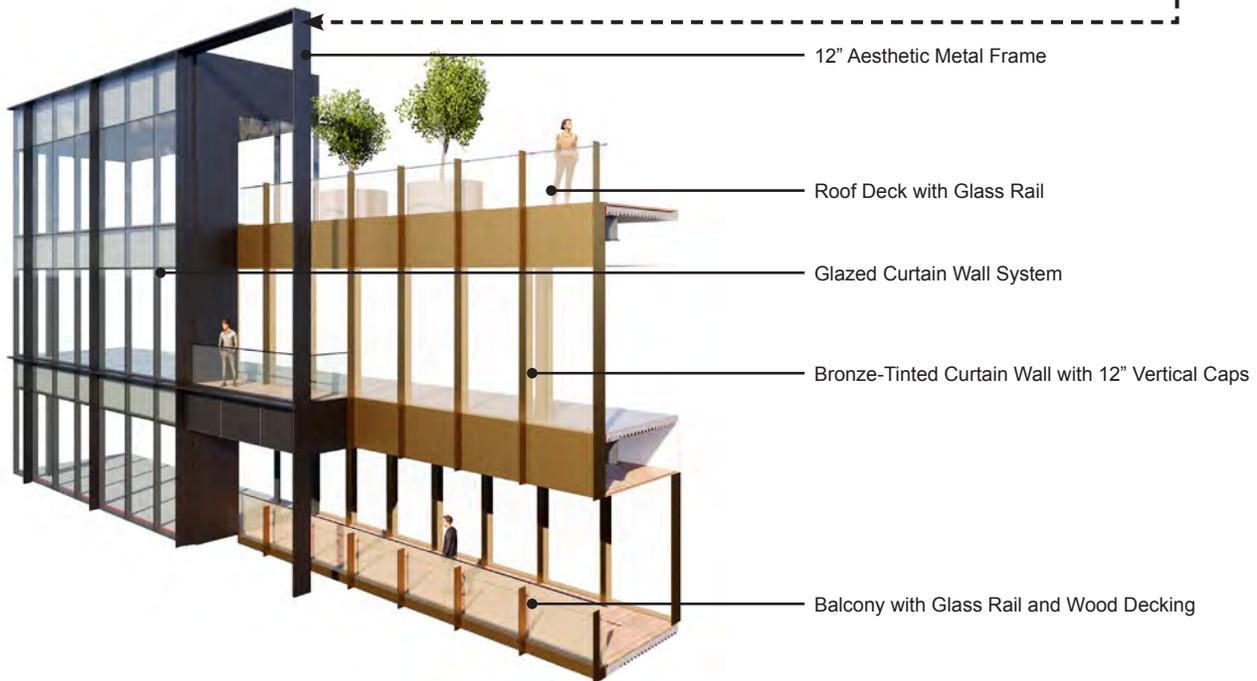
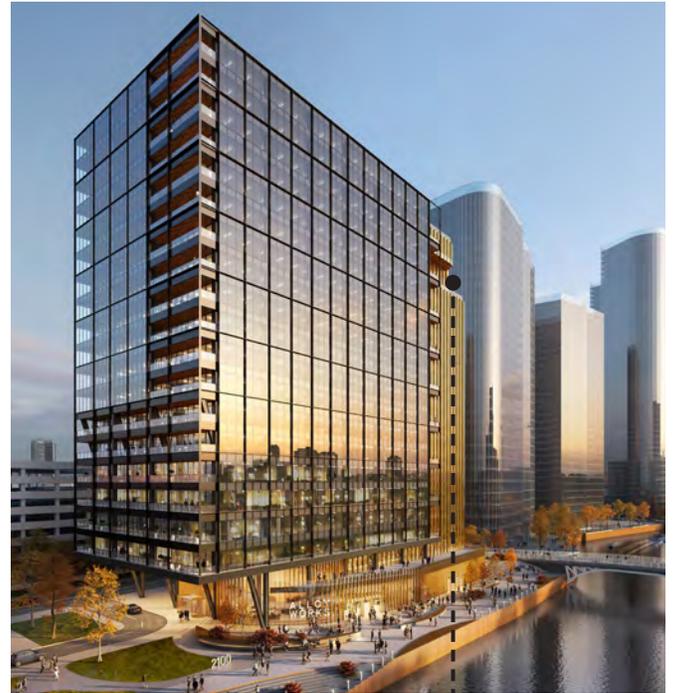
Exhibit 20



Applicant: Alloy Property Company, LLC
Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois
Introduced: July 25, 2018
Plan Commission: January 24, 2019

Typical Podium Curtain Wall- PARCEL A.2

Exhibit 21



Applicant: Alloy Property Company, LLC

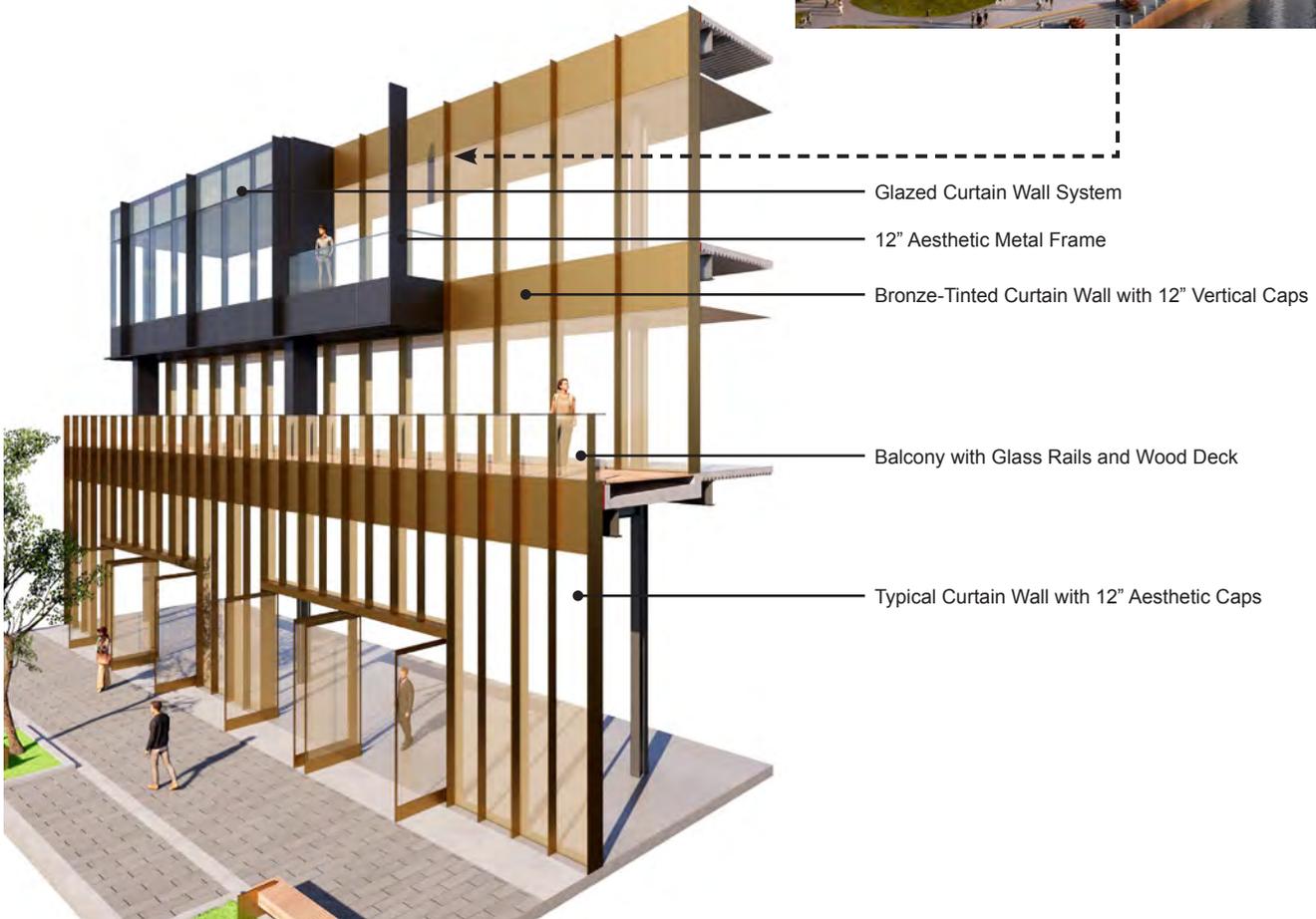
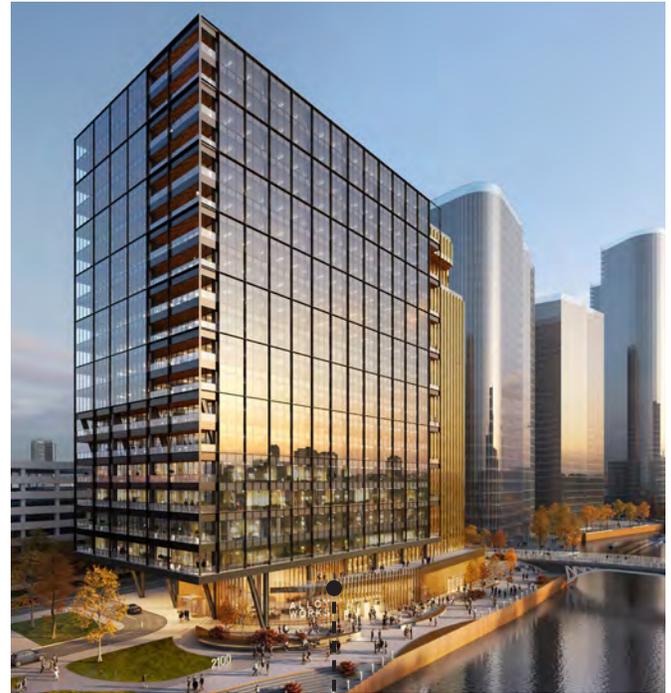
Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois

Introduced: July 25, 2018

Plan Commission: January 24, 2019

Typical Parking Curtain Wall- PARCEL A.2

Exhibit 22



Applicant: Alloy Property Company, LLC

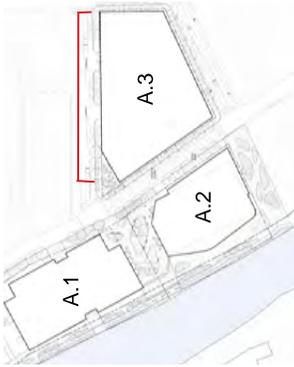
Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois

Introduced: July 25, 2018

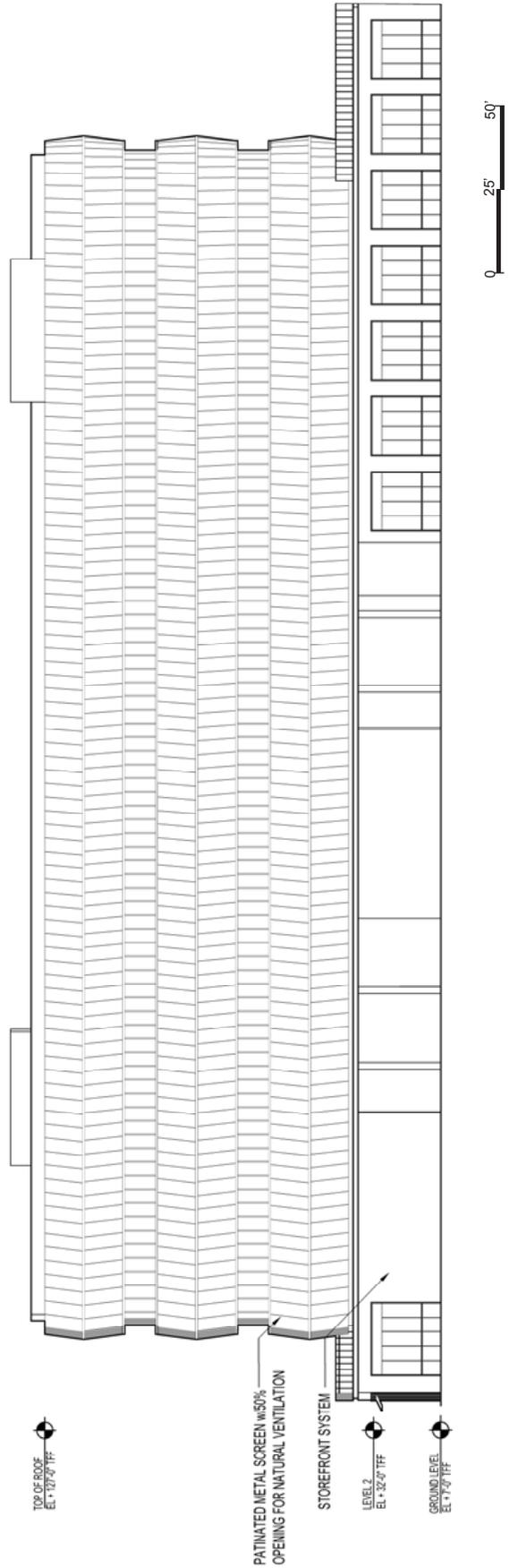
Plan Commission: January 24, 2019

North Elevation- PARCEL A.3

Exhibit 23



NOTE: All exterior wall systems to incorporate bird-friendly design strategies, including but not limited to glazing types that are apparent to birds, shading devices, screens, and physical barriers that reduce glass access, and a minimization of visible night light through windows.



Applicant: Alloy Property Company, LLC

Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois

Introduced: July 25, 2018

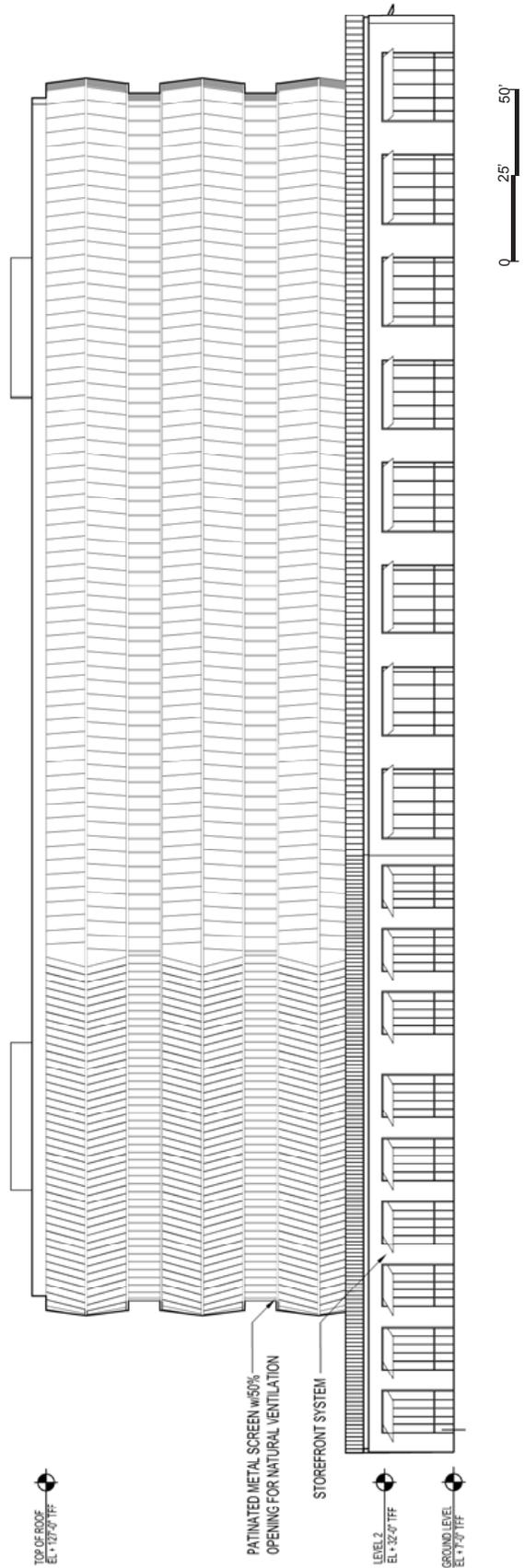
Plan Commission: January 24, 2019

South Elevation- PARCEL A.3

Exhibit 24



NOTE: All exterior wall systems to incorporate bird-friendly design strategies, including but not limited to glazing types that are apparent to birds, shading devices, screens, and physical barriers that reduce glass access, and a minimization of visible night light through windows.



Applicant:

Alloy Property Company, LLC

Address:

1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois

Introduced:

July 25, 2018

Plan Commission:

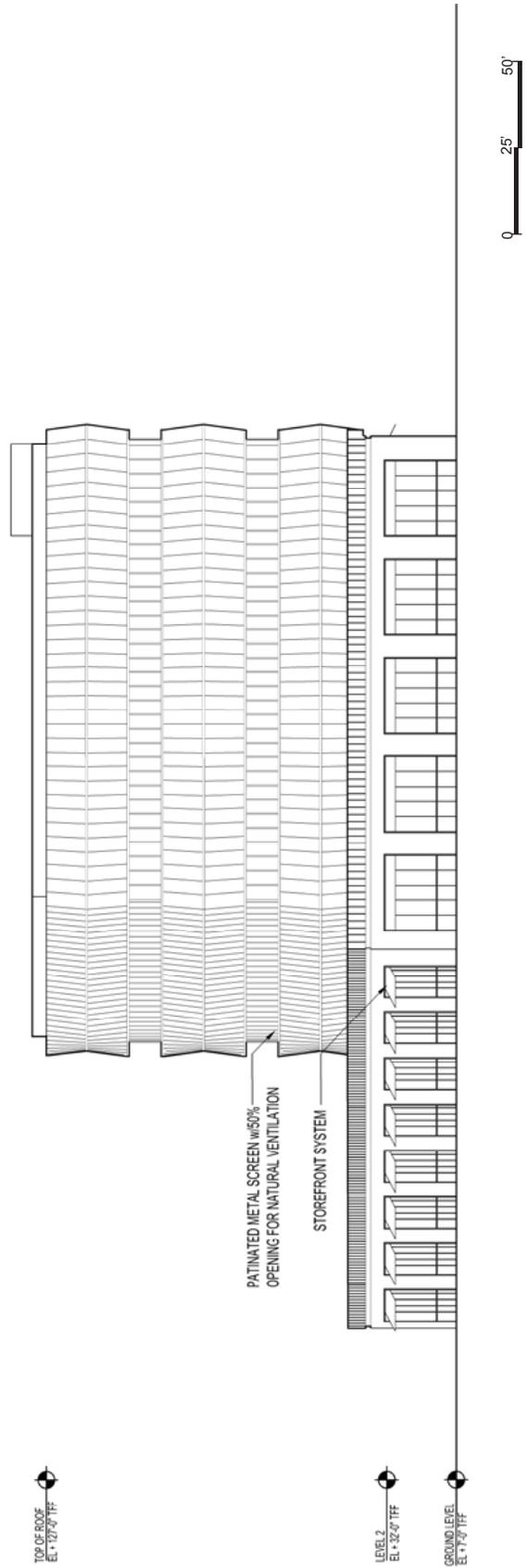
January 24, 2019

East Elevation- PARCEL A.3

Exhibit 25



NOTE: All exterior wall systems to incorporate bird-friendly design strategies, including but not limited to glazing types that are apparent to birds, shading devices, screens, and physical barriers that reduce glass access, and a minimization of visible night light through windows.



Applicant:

Alloy Property Company, LLC

Address:

1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois

Introduced:

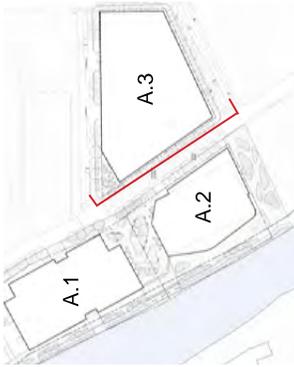
July 25, 2018

Plan Commission:

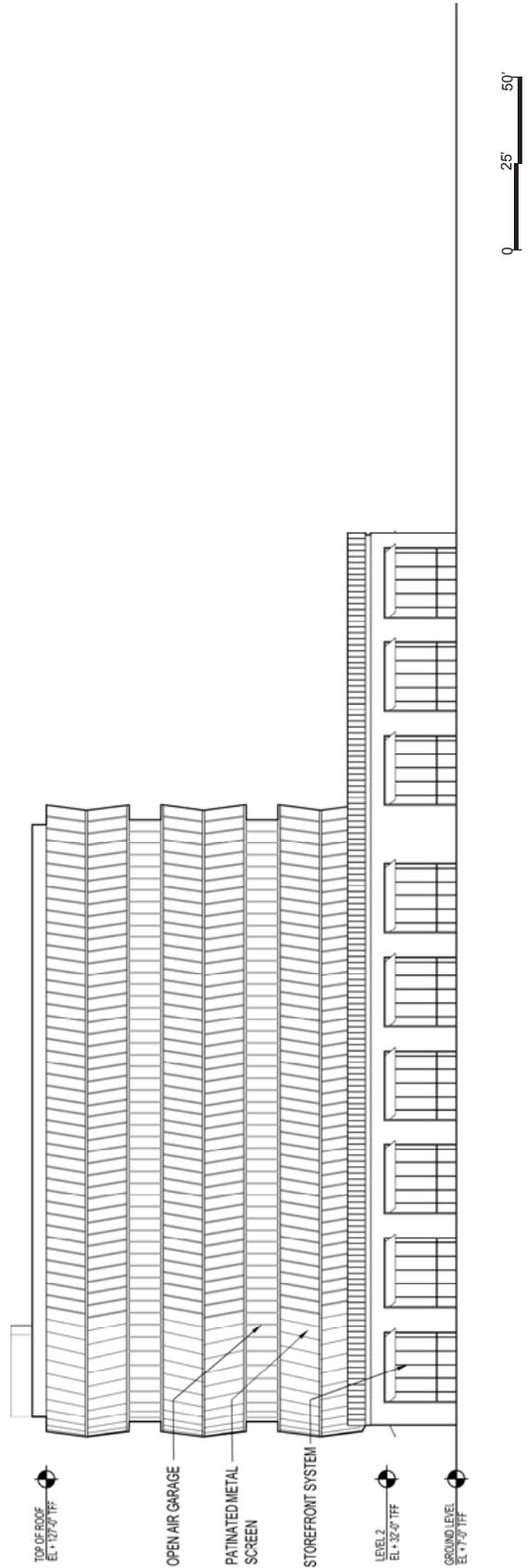
January 24, 2019

West Elevation- PARCEL A.3

Exhibit 26



NOTE: All exterior wall systems to incorporate bird-friendly design strategies, including but not limited to glazing types that are apparent to birds, shading devices, screens, and physical barriers that reduce glass access, and a minimization of visible night light through windows.



Applicant: Alloy Property Company, LLC

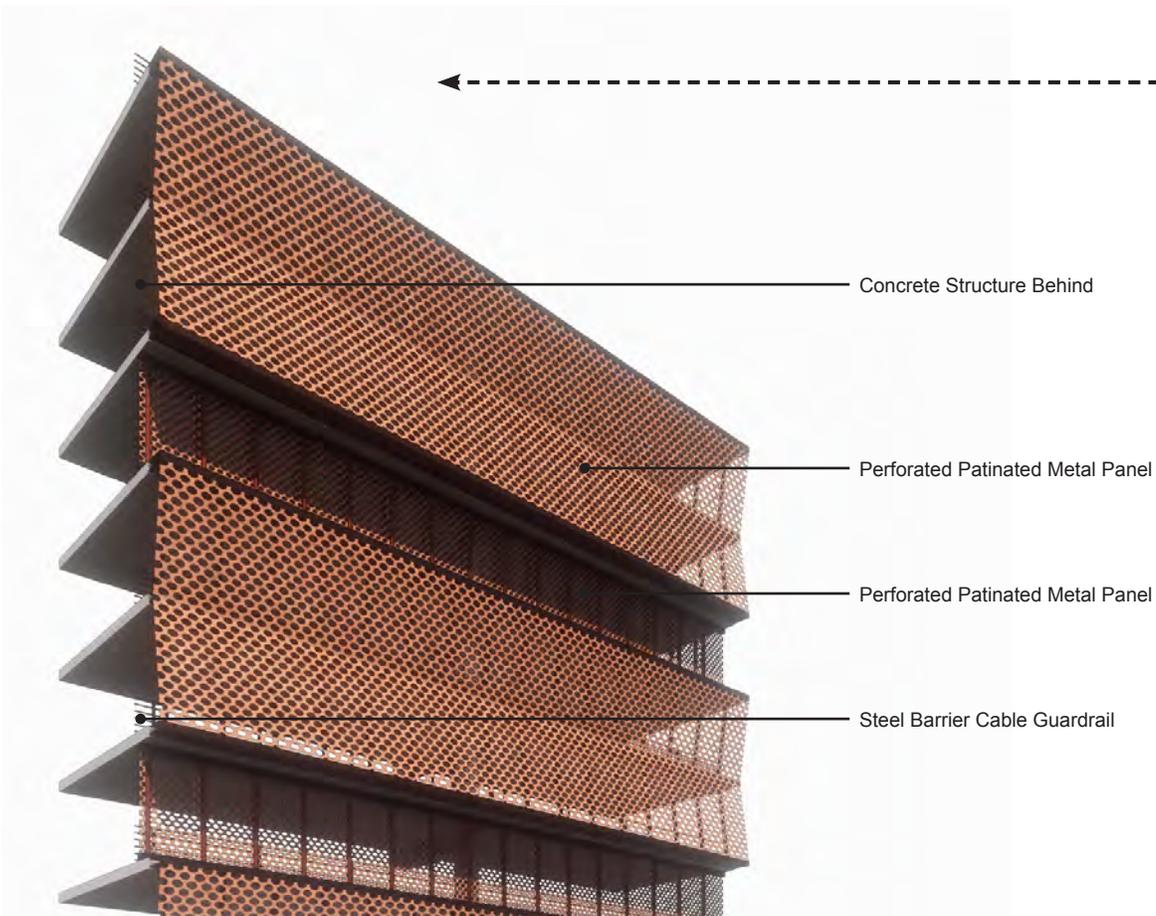
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Introduced: July 25, 2018

Plan Commission: January 24, 2019

Typical Parking Wall Type- PARCEL A.3

Exhibit 27



Applicant: Alloy Property Company, LLC
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Introduced: July 25, 2018
Plan Commission: January 24, 2019

Typical Podium Storefront- PARCEL A.3

Exhibit 28



- Perforated Patinated Metal Panel
- Planted Roof Setback from Street Edge
- Brick Cladding
- Retractable Cloth Awning
- Glass Storefront

Applicant: Alloy Property Company, LLC

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Introduced: July 25, 2018

Plan Commission: January 24, 2019

LYN Design Guidelines

Introduction

Purpose

All development within the Lincoln Yards Planned Development must substantially comply with the Design Guidelines of the North Branch Framework adopted by the Chicago Plan Commission on May 18, 2017, or as amended, with the Chicago River Corridor Design Guidelines and Standards, or as amended, and with the design standards and guidelines outlined in the Zoning Ordinance, Section 17-8-0900 Standards and Guidelines.

The guidelines listed below provide additional standards for buildings and the public realm, to complement the specific context of this planned development. These guidelines also provide a foundation for the review of individual projects to ensure each element within Lincoln Yards upholds the goals for the entire development.

The Lincoln Yards North Design Guidelines are intended to provide space for flexibility, creativity and design innovation.

The guidelines support the idea that each building should reflect its own position, program, and function within the development, but should also respect the patterns and relationships with adjacent buildings, open spaces, the river, and the surrounding community.

Public Realm Guidelines

Public Realm and Open Space Framework

Inspired by the world's best places and Chicago's best neighborhoods, the publicly accessible open space and public realm will include active, vibrant streets, wide, pedestrian-scaled sidewalks, and welcoming green spaces. All public realm and open space areas are to be well-lit, safe and publicly accessible. Publicly accessible open spaces will be designed to the applicable standards of Chicago Park District Parks.

- Landscape spaces shall be designed to include a variety of different native and non-invasive trees, shrubs, and perennials that provide for seasonal interest.
- A variety of recreational amenities shall be integrated within the site and used to activate spaces for all ages.
- Interpretive signage shall be provided across the development to bring awareness to the cultural context and history of the site.
- A site-wide wayfinding signage system shall be implemented throughout the development.

- Open space landscape design shall incorporate best practices for wildlife habitat creation and biodiversity.
- Provide public, universal accessibility across the entire site, to connect open spaces with the street network. Stair and ramp designs shall avoid blank walls and unactivated ramps.

Lincoln Yards North Park

The publicly accessible park in Lincoln Yards North will be a large central open space that provides an open and connected park for the development and for the surrounding community.

Park elements will include:

- Gathering areas
- Children's play area
- Hardscaped open spaces
- Integration with 606 Trail extension
- Connection to the riverwalk

Additional park amenities shall include one or a combination of the following elements: dog-friendly areas, public art, picnic areas, native landscapes, interpretive gardens, and terraced seating.

Amenities shall be designed to incorporate high-quality components and materials.

Hardscaped Open Space

A variety of publicly accessible hardscaped open spaces are integrated throughout the development offering connective areas to the community and riverwalk, as well as additional open space areas for gathering and programming.

- Hardscaped open spaces should be visible, publicly accessible and promote interaction.
- Hardscaped open spaces are to be welcoming spaces.
- Hardscaped open spaces offer an opportunity for additional spaces for activation and open space programming such as cafe areas, markets, and community gathering.
- Hardscaped open spaces between buildings should serve as pedestrian connections through the development, as well as parking and service entrances. These open spaces should be designed with pedestrian priority.
- Hardscaped open spaces should incorporate native planting areas and integrated best practices for stormwater management.

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LYN Design Guidelines

Riverwalk and River Access

- The Riverwalk shall provide public access along an active promenade that engages the river by bringing people to the water's edge and is punctuated by larger open space areas.
- Establish clear pedestrian and bicycle connections to the Riverwalk through adjacent hardscaped open spaces, adjacent bridge crossings, and through park areas.
- The Riverwalk is to include either a separated path for 12'-wide bicycle path and 8'-wide pedestrian path, or a multi-use path of min 16'-wide that will accommodate pedestrians and cyclists in both directions.
- Flexible and programed zones along the Riverwalk are to be located outside of the area of the multi-use paths.
- Where feasible, the Riverwalk shall incorporate functional areas of riparian edge restoration along the Riverwalk integrated into an educational and interpretive programmatic system.
- At key locations, provide features allowing pedestrians closer access to the water with overlooks and tiered steps.
- Where possible, incorporate a canoe and kayak access point.
- Incorporate water taxi stops along the Riverwalk
 - with a heavy footprint: near the 606 Bridge
 - with a light footprint: near Webster Avenue
- The Riverwalk shall be designed to accommodate future extensions.
- The Riverwalk will incorporate the Chicago River brand signage with directional, wayfinding, and mile marker signs.

Site and Riverfront Ecology

- The Riverwalk design will enhance ecological conditions and aid in the restoration of the river.
- Where the site allows, the Riverwalk will incorporate wetland elements to encourage habitat for various aquatic and terrestrial species.
- Where the site allows, the Riverwalk will include instream habitat to improve conditions for fish and other aquatic species.
- Where the site allows, the Riverwalk will include native habitat and natural riverbank conditions to improve the environment for resident and migratory birds, pollinators, and other native species.

Riverwalk Activation

- Locate active uses such as building amenity areas and commercial areas facing the Riverwalk.
- Buildings facing the Riverwalk should have entrances facing the Riverwalk.

New Bridge and Underpass Paths

- New bridges and underpass paths shall be designed to provide high-quality experience for all users including pedestrians, bicyclists and motor vehicles, and to minimize impacts on adjacent buildings, riverwalks and open spaces.
- Design treatments and materials should be specific to context.
- Integrate best practices in bridge and underpass lighting.
- Maximize landscape opportunities and incorporate artistic elements.
- Design pedestrian and bicycle-oriented uses at underpasses where clearances allow, such as bicycle racks, dog park, skate park, and art installations.

Street Design and Streetscapes

- All streets and streetscapes should follow the *Complete Streets Chicago Design Guidelines* and the *Vision Zero Action Plan*, and shall include multi-modal facilities within the public way. This approach will create safe and welcoming streetscapes for all users, and include high-quality materials, lighting, landscaping, and sidewalk furnishings.
- Intersection design will prioritize pedestrian crossings and movement. All final street designs will be coordinated with CDOT at each phase of the development.
- The designs will incorporate sustainable design features into the streetscape design following CDOT's *Sustainable Urban Infrastructure Guidelines*, utilizing streets and connective open spaces to manage stormwater.
- Street specific elements shall be reviewed and approved by CDOT at each phase of development to ensure they follow these standards and reach the highest and best use of the public way.
- Street designs will include a landscape zone of a minimum width of 5 feet.
- Dedicated bike lanes to be provided on Cortland Street, Armitage Avenue, and Southport Avenue.

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Introduced: July 25, 2018

Plan Commission: January 24, 2019

LYN Design Guidelines

Street Specific Elements

Dominick Street (Armitage to Cortland):

- Dominick Street is to be designed as a special, shared street unifying the entire Lincoln Yards development.
- Incorporate enhanced paving and curbless treatments to prioritize the pedestrian and slow traffic, and to create a special character unique to this street.
- Bikes and vehicles are to share widened travel lanes.
- Landscape and drop-off/parking areas are to be designed to further enhance the streetscape and slow traffic.

Cortland Street

- Cortland Street should be designed as a “park road” with increased landscape, rather than a road between two park spaces.
- Locate the dedicated bike lanes at the sidewalk level to better integrate into the park system.
- As an existing CTA bus route, dedicated areas for bus stops with shelters are to be incorporated at appropriate distances, in coordination with CDOT and CTA.
- Locate vehicle drop-off areas at key locations.
- Pedestrian crossings connecting the Lincoln Yards North Park together will carefully consider and coordinate with the park and street design.

Kingsbury Street

- Kingsbury Street should accommodate bike movement through a shared travel lane connecting to Southport Avenue bike lanes.
- Drop-off areas for ground floor uses west of Kingsbury will be integrated with the landscape design.
- The street design will be able to accommodate the future North Branch transit way.

Ground Floor Guidelines

Street Level Activation

- Reserve the ground levels of buildings for the most active and public functions. The ground level facades are to emphasize transparency.
- Visually connect the ground floor activities with the adjacent public realm.
- Primary building entrances are to be visible from the street and easily accessible, and evident in daytime and at night.
- Tenant signage for each building should be considered as part of the façade design, to ensure consistency of placement, size, materials, and method of illumination.
- Undeveloped parcels may support interim uses including, but not limited to, open space, pop-up markets, and surface parking. Interim use plan improvements and time frame shall require review and approval by DPD.

Service and Parking

- Service areas to be located so as to not negatively impact important streets or building entrances.
- Where possible, access to loading and parking should not occur directly from Dominick Street or Cortland Street, unless constrained by specific site conditions.
- Loading and parking access should not occur near roadway intersections.
- Curb cuts should not exceed 20' in width for service entrances, unless constrained by specific site conditions. Parking garage entrances should not exceed the minimum required.
- Setback loading docks off the public way, to minimize conflicts within the public way.
- Incorporate internal service areas as much as possible.
- Vehicle drop-off zones are to be coordinated with primary building entrances.

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LYN Design Guidelines

Built Form Guidelines

Base Building / Podium

- Buildings should enhance the urban fabric and character of the North Branch river corridor, and shall follow the design guidelines for the building's specific Character Zone.
- Maintain a consistent street wall at the building base to define an urban street environment except for setbacks that create inviting open spaces.
- Extend the building base to the sidewalk, to define an urban street environment.
- Building podiums within a character zone should relate to a consistent streetscape experience.
- Integrate transparency and avoid blank walls on the ground floor of primary streets and pedestrian pathways.
- Parking garage entries should be integrated into the facade of the building.
- Where possible, design podium rooftops as participatory spaces accommodating building amenities and landscaping.
- Podium and tower designs should relate to each other to provide a cohesive expression.
- Podium design and scale shall follow the design guidelines of the building's specific Character Zone.
- When parking is located within a building podium, incorporate architectural screens consistent with the building facade.

Height and Massing

- Stagger taller buildings to maximize views and sunlight exposure.
- Taller buildings should consider orientation and slenderness.
- Building massing shall achieve a varied and distinctive skyline.
- Step down the heights of buildings to transition to the scale of surrounding neighborhoods.
- Buildings should be delineated with building steps, recesses and setbacks to divide the facade into smaller masses consistent with context and the pedestrian scale.
- To preserve access to light, a minimum separation of 40' between towers is required.
- Where site constraints permit, towers will be oriented to maximize passive cooling, natural lighting, and energy efficiency.

- All rooftop mechanical systems should be concealed from pedestrian view within an architectural enclosure consistent with the overall building.
- Integrate balconies with the building facade design.

Material Guidelines for Buildings

- The aesthetic quality and durability of materials is to support and promote the quality of the public realm.
- Design all building facades considering the composition and architectural expression of the building as a whole.
- Promote architectural and urban design, sustainability, innovation, longevity, and creative expression with visionary design, and high-quality materials.
- Colors and finishes of the materials should reinforce the character zone identity.
- Buildings will not be clad with low-quality materials or materials with low aesthetic value such as EIFS, unfinished CMU, or residential-type thin brick, vinyl or metal siding.
- Buildings will employ architectural materials consistent with contemporary building practices, such as high-quality wall systems in glass, metal, masonry, architectural concrete, or hardwood.
- Glazing shall not be highly reflective or mirrored.
- The finish and detailing of building materials is to be consistent with the intent for architectural quality throughout Lincoln Yards.

Building Performance

- Building envelopes will support environmentally responsible design by reducing heat loads, improving energy efficiency, maximizing occupant comfort, and using sustainable materials.
- Use of green technologies and recycled materials is encouraged.
- Prioritize energy efficiency and human health.
- Respond to seasonal wind patterns and opportunities for natural ventilation.
- Treat all forms of water as valuable resources.

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LYN Design Guidelines

Character Zone Guidelines

Lincoln Yards includes a series of character zones based on primary building use, surrounding site features, and the relationship to adjacent open spaces. Buildings within a character zone should complement each other through unifying design principles. Each of these zones should carefully respond to unique site opportunities and proposed building placements, to frame and animate public spaces at the street level. These guidelines reinforce the urban design vision by prioritizing a vibrant mix of uses (live, work, shopping and recreation). They provide countless opportunities for social interaction along broad tree-lined sidewalks and generous open spaces proposed on both sides of the river, bringing access and amenities to adjacent neighborhoods.

North Dominick Corridor Character Zone

Located along the eastern edge of the river, the Dominick Corridor has a continuous river relationship, as well as a prominent address for future offices along an extended Dominick Street. Along the length of the corridor will be active, publicly-oriented ground floor uses with generous floor-to-ceiling heights and a high degree of transparency.

Many of the buildings have a direct relationship with both the LY North Park and the riverfront. These buildings will focus activity along the generous tree-lined promenade on the western edge of the park and frame multiple well-scaled, pedestrian pathways leading to river. Each building overlooks and connects to the continuous, publicly accessible Riverwalk. The riverfront edge creates an active frontage integrating building amenities, cafes, and other uses that support an active linear space defined by pedestrian and bicycle circulation and a range of experiences along the river.

Building Typology and Massing

- Primarily office and mixed-use.
- Building podium heights range from 2-5 floors.
- Building siting and massing should ensure visual permeability beyond.
- Create a distinctive skyline along the corridor.
- Stagger taller buildings to maximize views and sunlight exposure.
- Consider building steps, recesses and setbacks to delineate the massing into smaller elements.

Activation

- Locate the most public, active uses facing Dominick Street.
- Primary building pedestrian entrances are to be located along Dominick Street.
- Building siting should reinforce the urban street framework along Dominick Street.
- Locate building amenity areas and commercial uses facing the Riverwalk.
- Building entrances are to be located along the Riverwalk.

Access

- Integrate accessible pedestrian connections between the buildings from Dominick Street to the Riverwalk.
- Where possible, locate vehicular access points for parking and loading in the areas north and south of the buildings.
- Site constraints such as the river and bridge conditions may require alternative access points from Dominick Street.
- Locate dedicated drop-off zones adjacent to primary building entrances on Dominick Street.
- The parking for the commercial buildings is primarily located in a shared parking garage on Parcel A.3.

Iconic Sites

- Parcel E.1 located south of Cortland Street, at the bend in the river, is an important, iconic site. As a highly visible location, the building design requires a higher design expectation.

Building Materials

- The materials and detailing should support a pedestrian friendly, human-scale environment and should relate to the site's former context and heritage.
- Materials should be selected for sustainability, durability, tactility and diversity.
- Materials that should be utilized include, but are not limited to metals, wood, brick masonry, stone and other ornamental metals.
- Where appropriate, material variation, and/or landscape elements can be utilized to break down building mass into a composition of well-scaled components, introduce architectural diversity and placemaking, while adhering to a unifying identity of place.
- Facade articulation to respond to sustainability aspects, the quality of adjacent park space and Riverwalk areas, and views.

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Introduced: July 25, 2018

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LYN Design Guidelines

Kingsbury Corridor Character Zone

Located between Kingsbury Street and the central open space in Lincoln Yards North, the Kingsbury Corridor is primarily a residential zone that serves as a transition in both use and building height to the Clybourn Avenue Corridor and Lincoln Park neighborhood. This corridor is defined by a continuous pattern of buildings that reinforce active pedestrian life along the street and mid-block pathways that connect to LY North Park. Widely-spaced, smaller-footprint residential towers sit on a mid-rise base that defines both a park edge and an urban street edge lined with residential lobbies, neighborhood amenities, and restaurants. As a transition zone, this area emphasizes the pedestrian connections from Kingsbury and the neighborhood areas east through the mid-block laneways to the central park space. The base of buildings will be coordinated with the improvements to Kingsbury Street as designed to provide parking, drop-off for car sharing and public transit stops where appropriate.

Building Typology and Massing

- Primarily residential and mixed-use
- Building podium heights range from 5-6 floors.
- Stagger taller buildings to maximize views and sunlight exposure.
- Buildings are to be slender in shape, maximizing views of the sky between buildings.
- Building towers are to step back from the podium/building base.

Activation

- The most public, active uses are to be located along the park edge and Kingsbury Street.
- Primary residential entrances are to be located on Kingsbury Street.
- Building siting should reinforce the urban street framework along Kingsbury Street.
- Locate active and commercial uses on the ground floors facing the park.
- Residential building parking can be located within the building podiums, but must be screened from view and integrated into the architectural expression of the façade.
- Consider participatory spaces on podium rooftops accommodating building amenity spaces.

Access

- Spaces between buildings are to serve as pedestrian connections from Kingsbury Street into the park.
- The pedestrian-oriented space between Parcels C.1 and C.2 should be treated as a primary pedestrian gateway into the central park.
- Loading and access can be located on Kingsbury Street but must be screened and integrated into the overall building façade. Access drives are to be minimized.
- Incorporate a minimum 10' building setback on Parcels B.2 and E.1 from Cortland Street.

Iconic Sites

- Parcel C.1 at the north end of the park is one of the most iconic building sites in Lincoln Yards. As such, the building design requires higher design expectation.
- Parcel C.3 at the corner of Kingsbury and Cortland is also a key gateway site into the development, and should be treated with higher design expectation.

Building Materials

- As a primarily residential zone that serves as a transition to the Clybourn Avenue Corridor and Lincoln Park neighborhood, consider design elements that achieve a successful fit between a building and its neighbors.
- Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, so they are consistent with the residential scale and character of the surrounding area.
- Where appropriate, material variation, landscape rooftops and other amenity spaces can be utilized to break down building mass into a composition of well-scaled components, introduce architectural diversity and placemaking, while adhering to a unifying identity of place.
- Facade articulation to respond to sustainability aspects, the quality of adjacent park space, transition in scale to the Lincoln Park neighborhood, and views.

Applicant: Alloy Property Company, LLC

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LYN Design Guidelines

West Riverfront Character Zone

Bounded by the River, Cortland Street, a reconfigured Elston Avenue and the extension of the 606 Trail, the West Riverfront Zone represents an extraordinary opportunity to enhance pedestrian connectivity between Bucktown, Wicker Park and the Metra Station. Future development will extend amenities and experiences in Lincoln Yards across the River, while creating an iconic urban gateway to the North Branch. Located at a pivotal place between the river and multiple transit choices, the site development should consider ways to seamlessly and safely connect to these elements. Utilize landscaped terraces that step back from the river while optimizing solar access and provide outdoor rooftop spaces.

Building Typology and Massing

- Primarily mixed-use
- Step the building heights down toward the river.
- Building podium heights to range from 3-4 floors
- As building development gets closer to the Interstate and Metra train to the west, the building heights can increase.
- Consider building steps, recesses and setbacks to delineate the massing into smaller elements.

Activation

- In addition to the Riverwalk, locate an expanded publicly accessible open space along the river corridor.
- Locate active uses along the river corridor.
- Primary building entrances are to be located along Elston Avenue with secondary entrances facing the river.
- Incorporate the future extension of the 606 Trail into the building design and activation.

Access

- Provide access to the Riverwalk and adjacent open space from Cortland Street and the future 606 extension.
- Loading and service entrances to be located from Elston Avenue. Minimize access drives.
- Coordinate future building siting with the on-going CDOT study for the Ashland/Armitage/Elston intersection adjustments.
- Incorporate a minimum 10' setback from Cortland Street.

Building Materials

- To ensure that the character of Lincoln Yards extends across the River, while creating an iconic urban gateway to the site, the material palette should reinforce the urban fabric and character that is borne from the site's context as a former steel plant.
- Steel and concrete, timber and glass should be strongly considered as building materials to create unifying elements across the River.
- Lower building levels should incorporate materials appropriate to their interface with the public realm.
- The finish and detailing of building materials is to be consistent with the intent for architectural quality throughout Lincoln Yards.
- Facade articulation to respond to sustainability aspects, the quality of adjacent Riverwalk areas, the adjacency of the 606, and views.

Applicant: Alloy Property Company, LLC

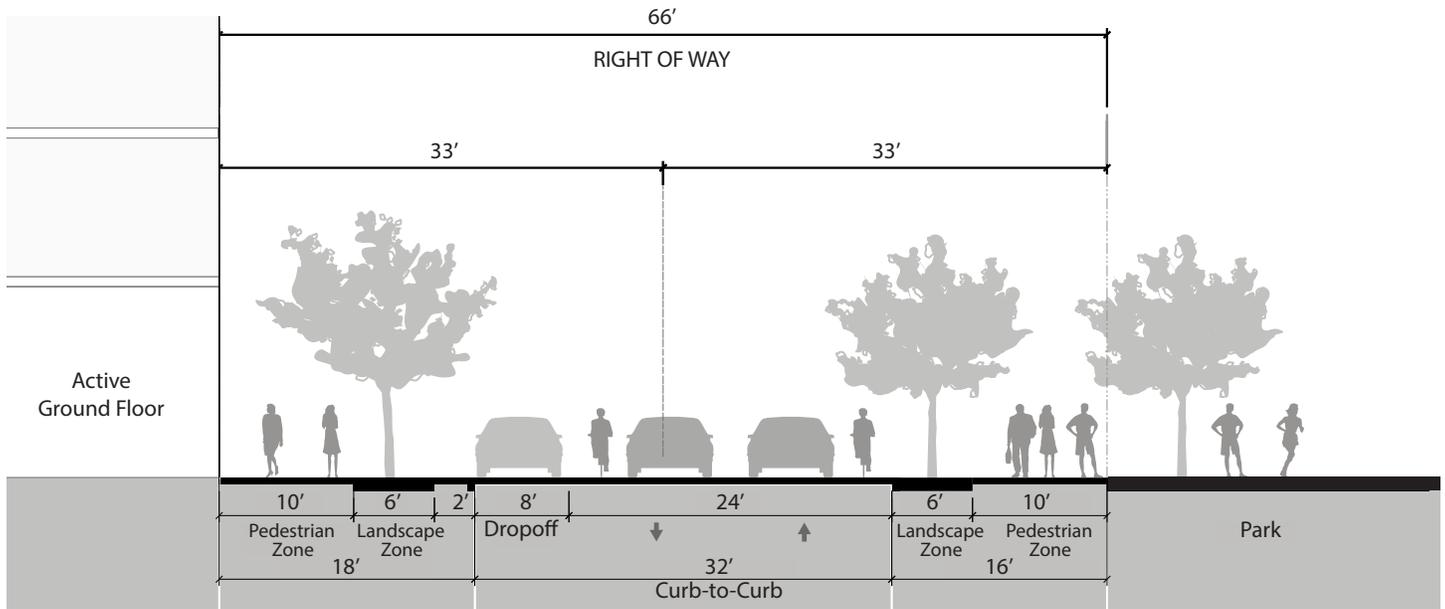
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Illustrative Street Plan and Sections

Dominick Street

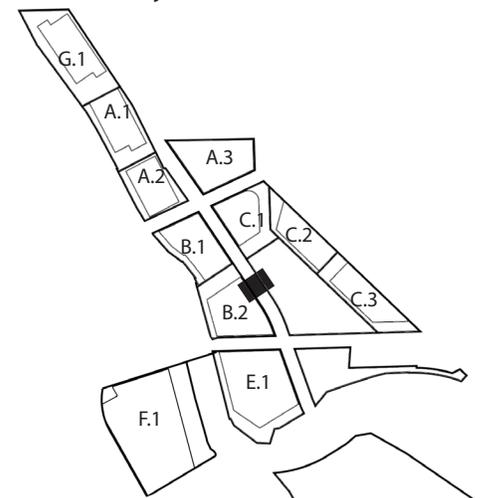


Street Elements

ROW Width	66'
Roadway Width	32' (Curb to Curb)
Travel Lanes	Two Way
Travel Lane Width	12'
Dropoff/Parking Lane Width	8'
Landscape Zone Width	6' Min
Sidewalk Width	8' Min
Bike Lanes	Shared

Street sections to be finalized by CDOT upon phased traffic study approval.

Location Key



Applicant: Alloy Property Company, LLC

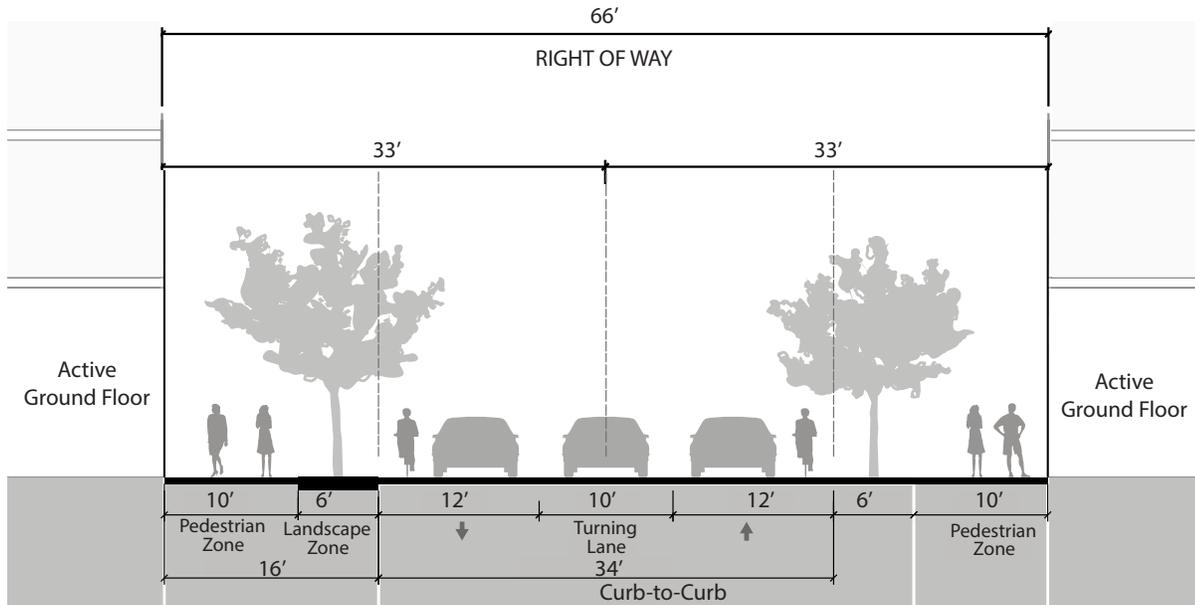
Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois

Introduced: July 25, 2018

Plan Commission: January 24, 2019

Illustrative Street Plan and Sections

Dominick Street

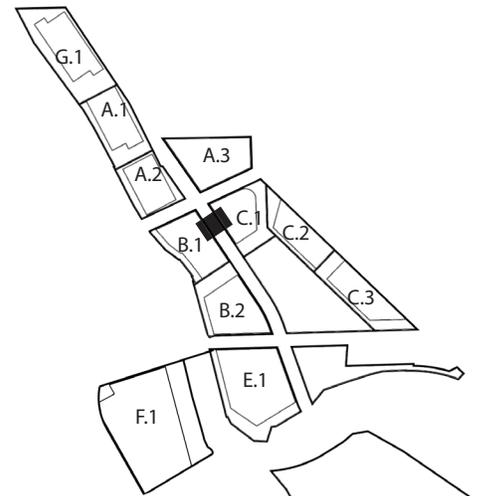


Street Elements

ROW Width	66'
Roadway Width	34' (Curb to Curb)
Travel Lanes	Two Way
Travel Lane Width	12'
Dropoff/Parking Lane Width	-
Landscape Zone Width	6' Min
Sidewalk Width	10' Min
Bike Lanes	Shared

Street sections to be finalized by CDOT upon phased traffic study approval.

Location Key



Applicant: Alloy Property Company, LLC

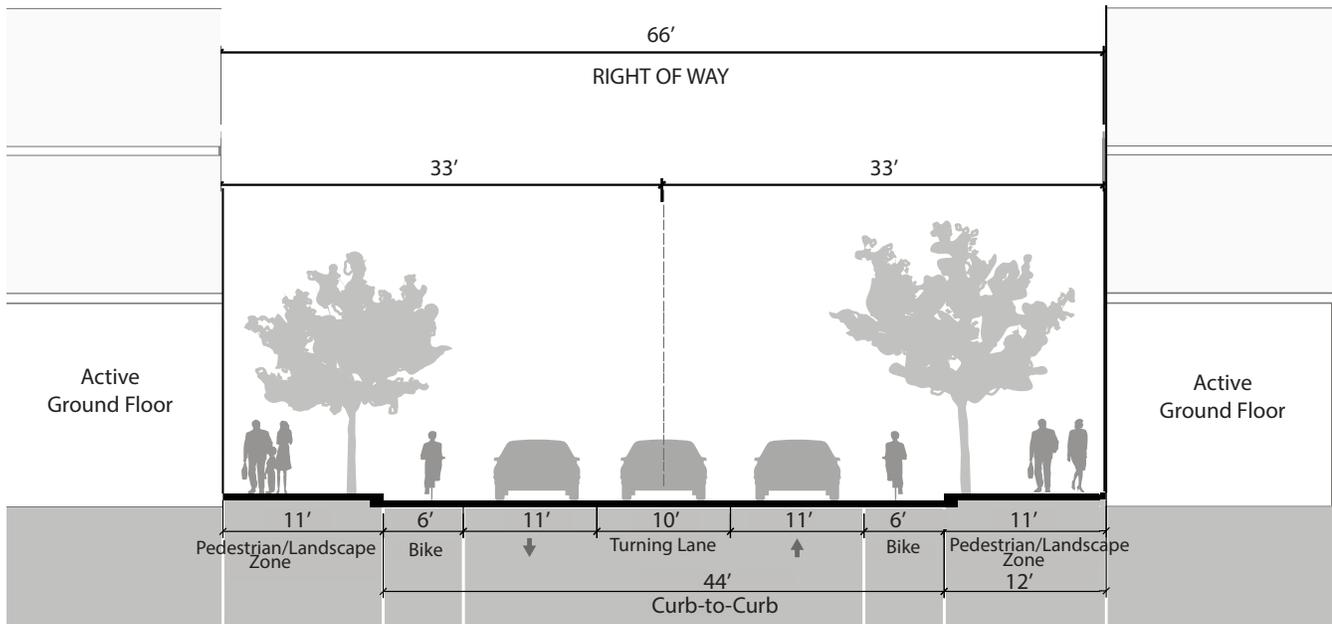
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Introduced: July 25, 2018

Plan Commission: January 24, 2019

Illustrative Street Plan and Sections

Armitage Avenue

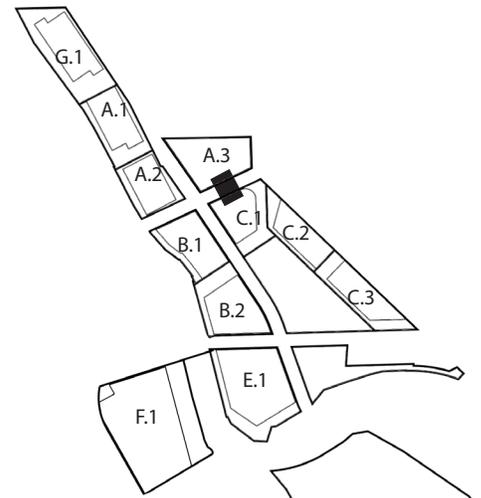


Street Elements

ROW Width	66'
Roadway Width	44' (Curb to Curb)
Travel Lanes	Two Way
Travel Lane Width	11'
Dropoff/Parking Lane Width	-
Landscape Zone Width	5' Min
Sidewalk Width	6' Min
Bike Lanes	6'

Street sections to be finalized by CDOT upon phased traffic study approval.

Location Key



Applicant: Alloy Property Company, LLC

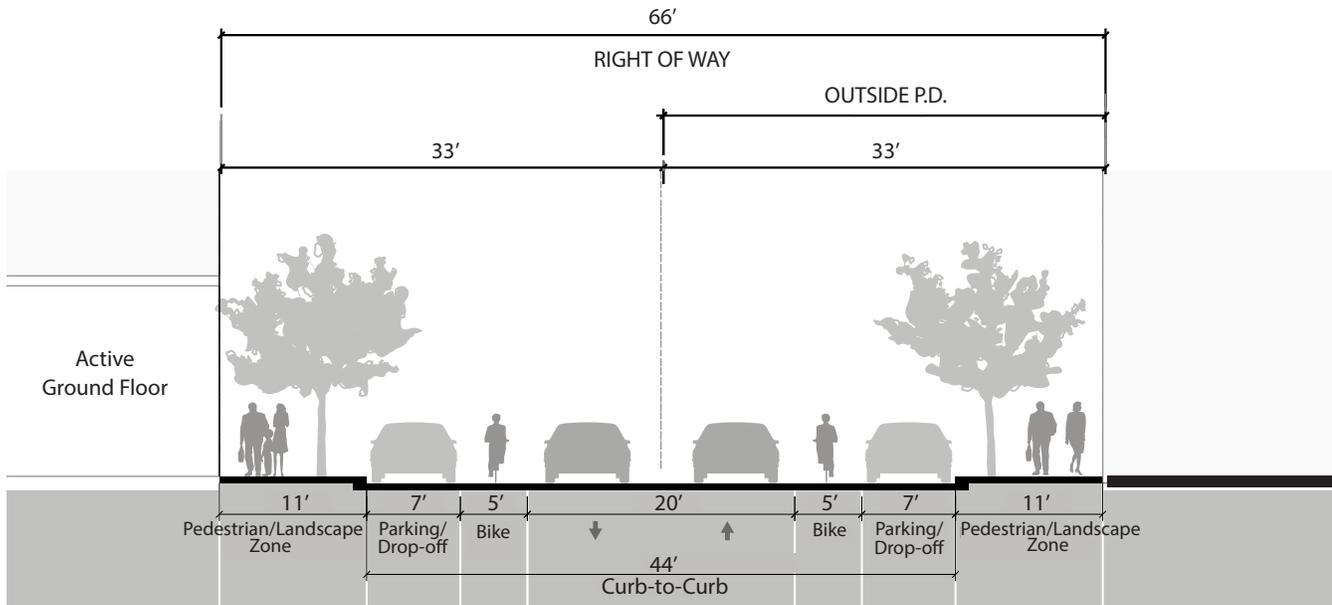
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Introduced: July 25, 2018

Plan Commission: January 24, 2019

Illustrative Street Plan and Section

Southport Avenue

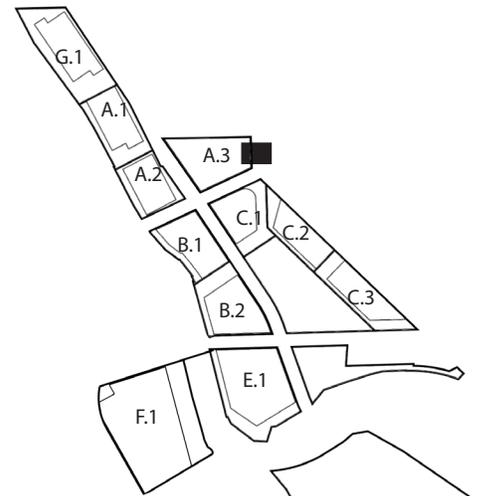


Street Elements

ROW Width	66'
Roadway Width	44' (Curb to Curb)
Travel Lanes	Two Way
Travel Lane Width	10'
Dropoff/Parking Lane Width	7'
Landscape Zone Width	5' Min
Sidewalk Width	6' Min
Bike Lanes	5'

Street sections to be finalized by CDOT upon phased traffic study approval.

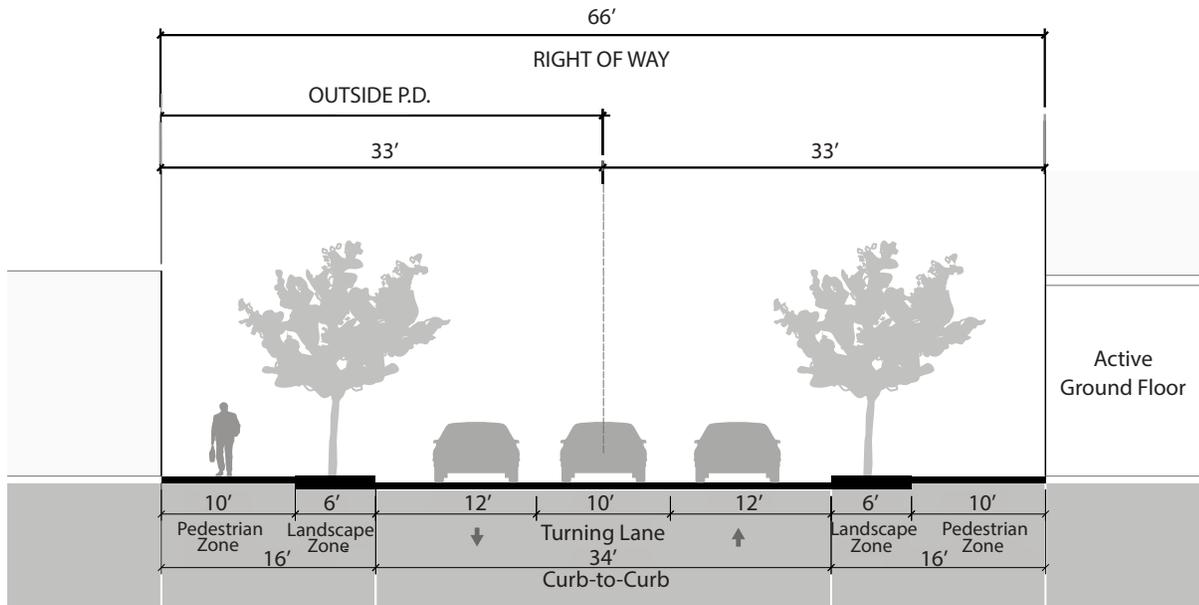
Location Key



Applicant: Alloy Property Company, LLC
 Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois
 Introduced: July 25, 2018
 Plan Commission: January 24, 2019

Illustrative Street Plan and Section

Dickens Avenue

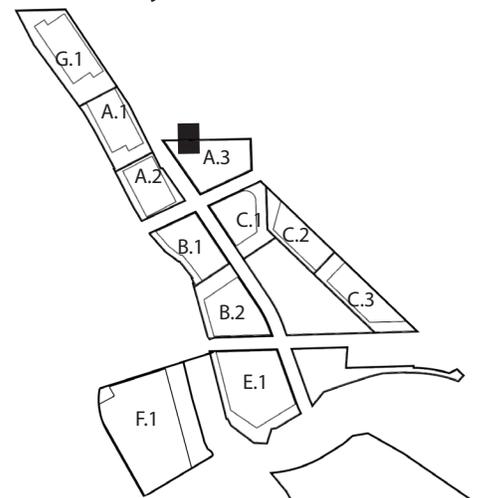


Street Elements

ROW Width	66'
Roadway Width	34' (Curb to Curb)
Travel Lanes	Two Way
Travel Lane Width	12'
Dropoff/Parking Lane Width	-
Landscape Zone Width	6' Min
Sidewalk Width	10' Min
Bike Lanes	-

Street sections to be finalized by CDOT upon phased traffic study approval.

Location Key



Applicant: Alloy Property Company, LLC

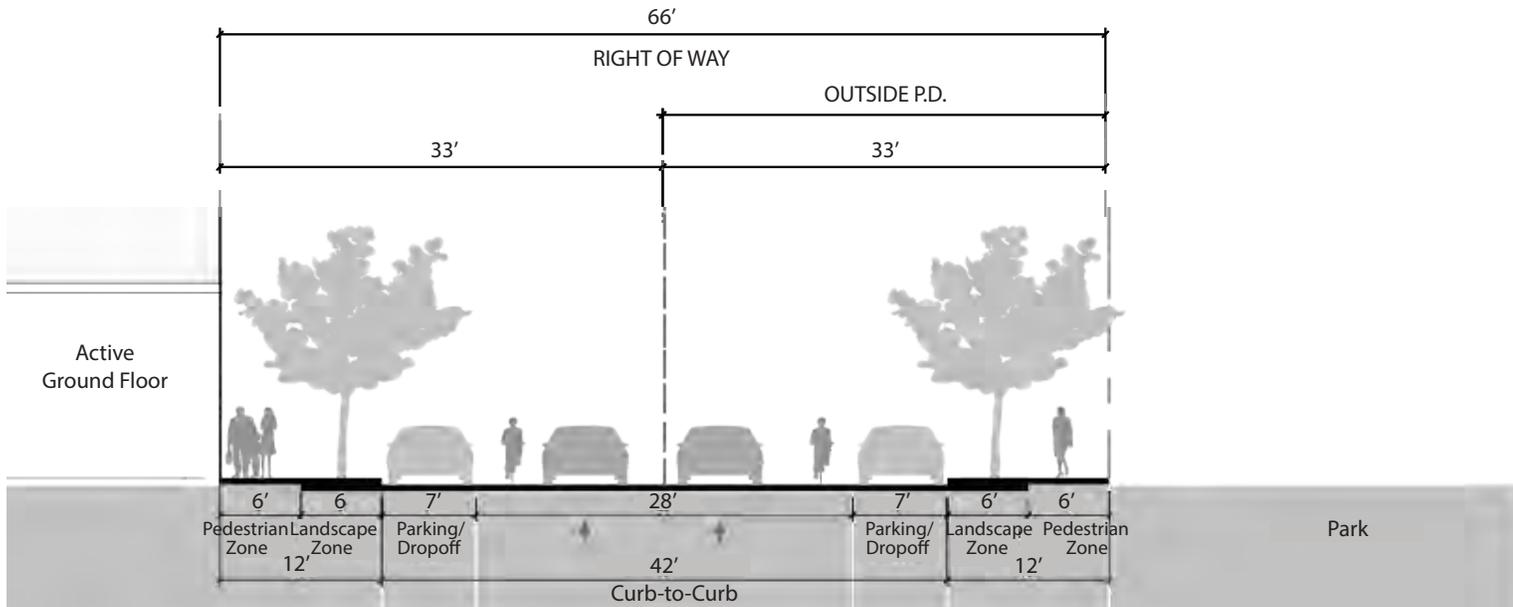
Address: 1306-1422 & 1301-1511 West Cortland Street / 1972-2076 North Kingsbury Street / 1952-2068 & 1953-2047 North Southport Avenue / 1401-1443 West Dickens Avenue / 1400-1430 & 1401-1427 West McLean Avenue / 2040-2166 & 2033-2077 North Dominick Street / 1503-1523 West Webster / 1801-1853 North Elston Avenue, Chicago, Illinois

Introduced: July 25, 2018

Plan Commission: January 24, 2019

Illustrative Street Plan and Sections

Kingsbury Street

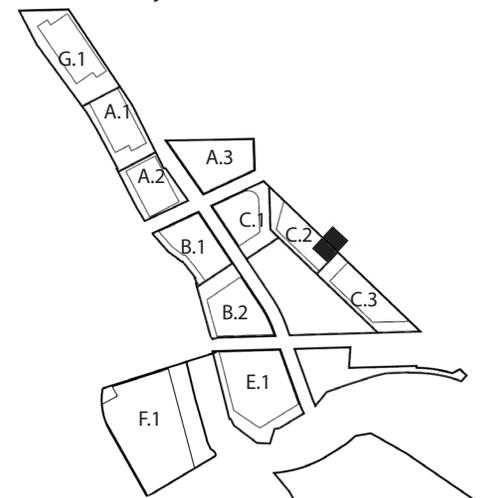


Street Elements

ROW Width	66'
Roadway Width	42' (Curb to Curb)
Travel Lanes	Two Way
Travel Lane Width	14'
Dropoff/Parking Lane Width	7'
Landscape Zone Width	6'
Sidewalk Width	6'
Bike Lanes	Shared

Street sections to be finalized by CDOT upon phased traffic study approval.

Location Key



Applicant: Alloy Property Company, LLC

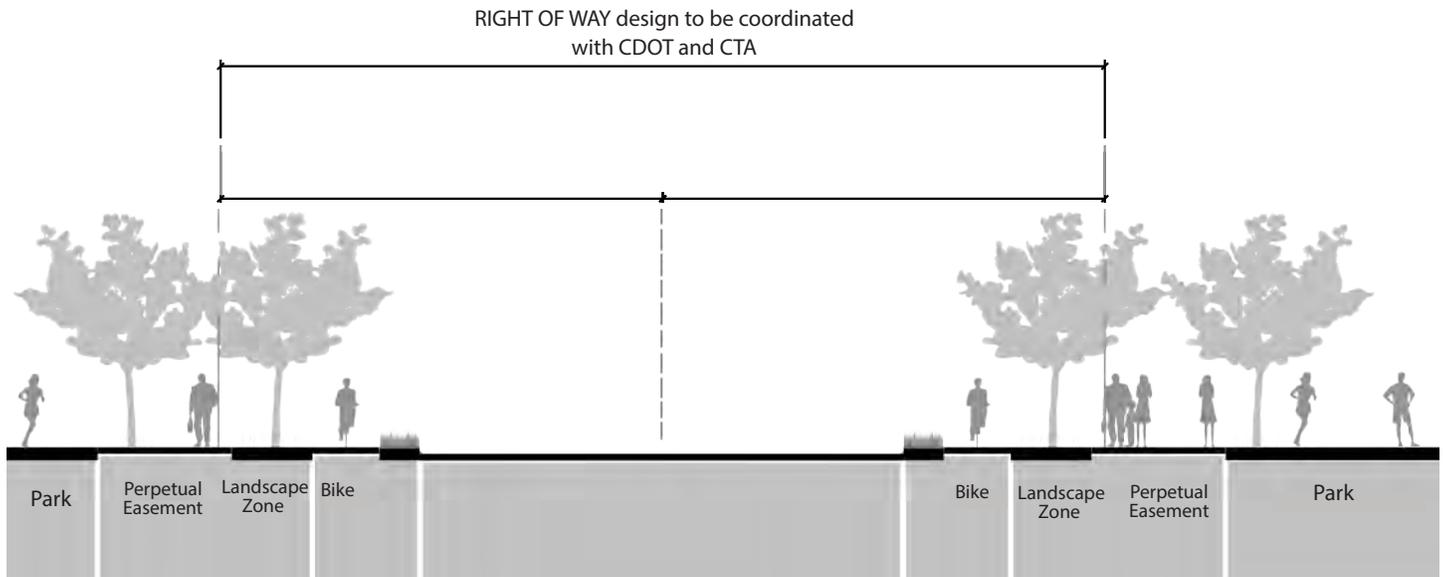
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Introduced: July 25, 2018

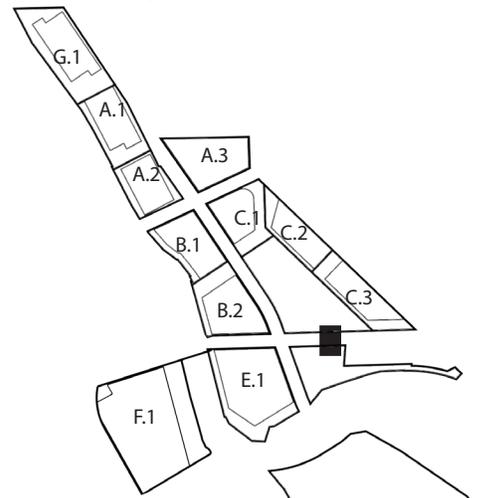
Plan Commission: January 24, 2019

Illustrative Street Plan and Sections

Cortland Street



Location Key



Street sections to be finalized by CDOT upon phased traffic study approval.

Applicant: Alloy Property Company, LLC
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 Introduced: July 25, 2018
 Plan Commission: January 24, 2019