



CHICAGO DEPARTMENT OF  
PLANNING & DEVELOPMENT

# CHICAGO PLAN COMMISSION

## Department of Planning and Development

**43 GREEN** Transit Oriented Development

319-31 East 43rd St. & 4300-18 South Calumet Avenue (3<sup>rd</sup> Ward)

Owner / Developer 43 GREEN JV LLC - The Habitat Company and P3 Markets

.Landon Bone Baker Architects

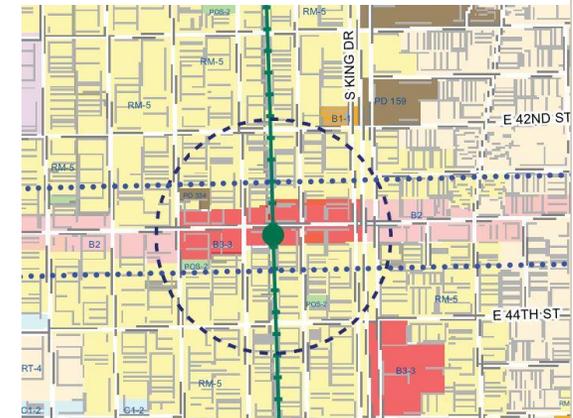
01/21/2021



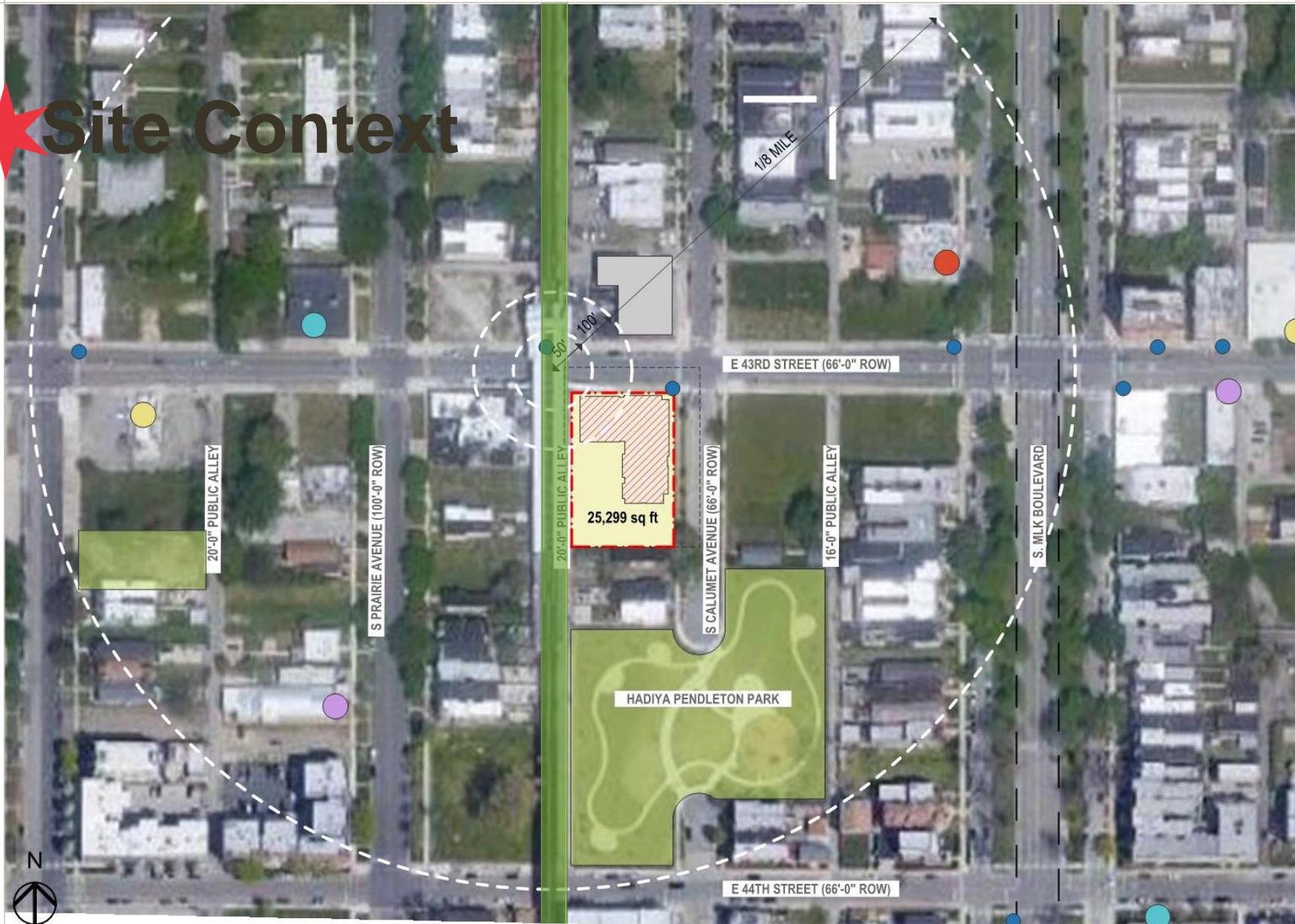


# ★ Planning Context

- Planning Document: **Bronzeville Retail District Land Use Plan**
- Published Date: **August, 2013**
- Lead Organization: **CMAP / The Bronzeville Alliance / Metropolitan Planning Council**
  
- Plan Goals:
  - **Increase Development Intensity** at Transit Nodes
  - Rezone to create **Mixed-Use Commercial Developments**
  - **43<sup>rd</sup> Street** is designated a **Retail Corridor Priority Node**
  - Allow **Rezoning of 43<sup>rd</sup> St. Priority Parcels** to **B District**



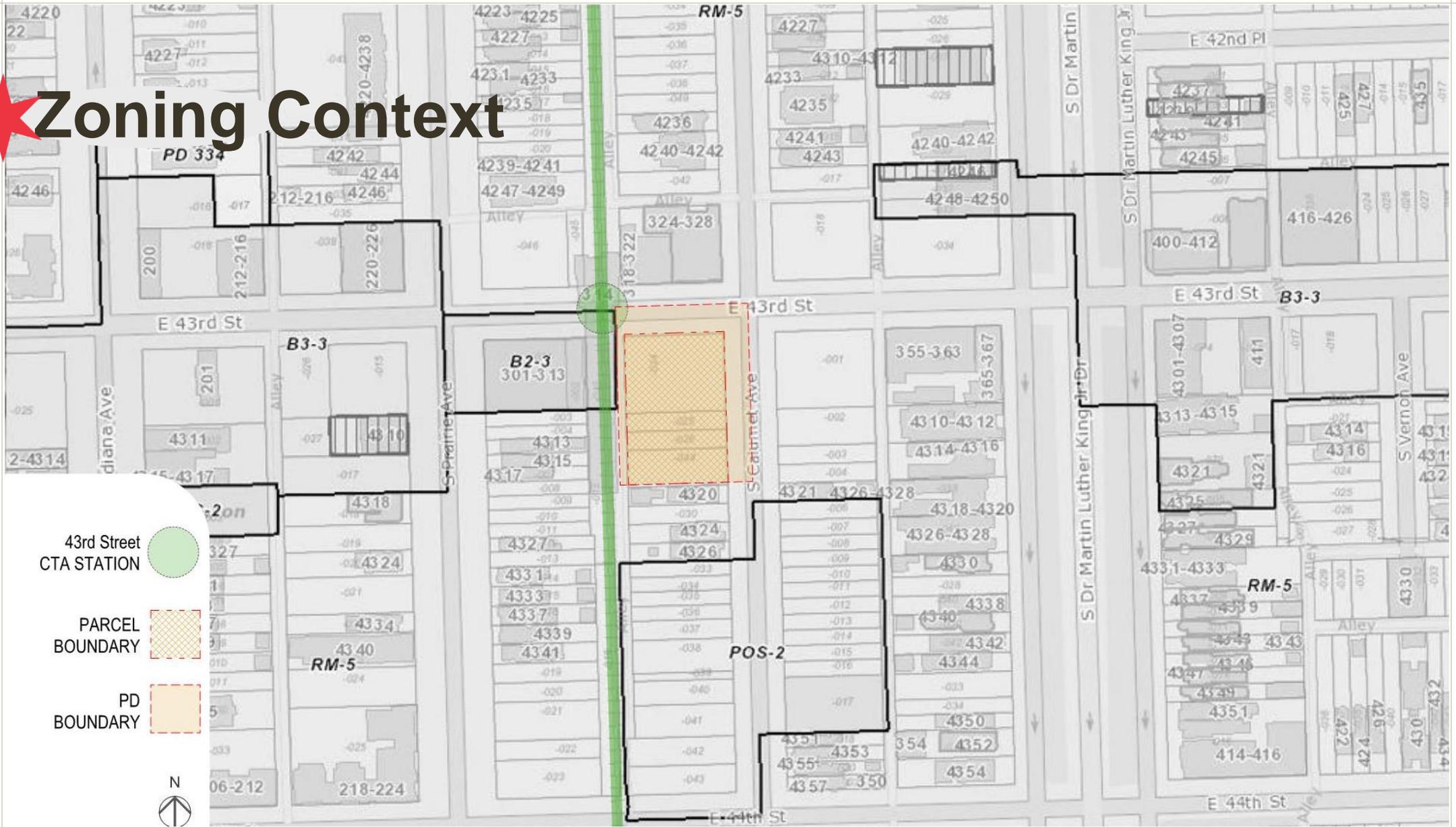
# ★ Site Context



## Master Plan

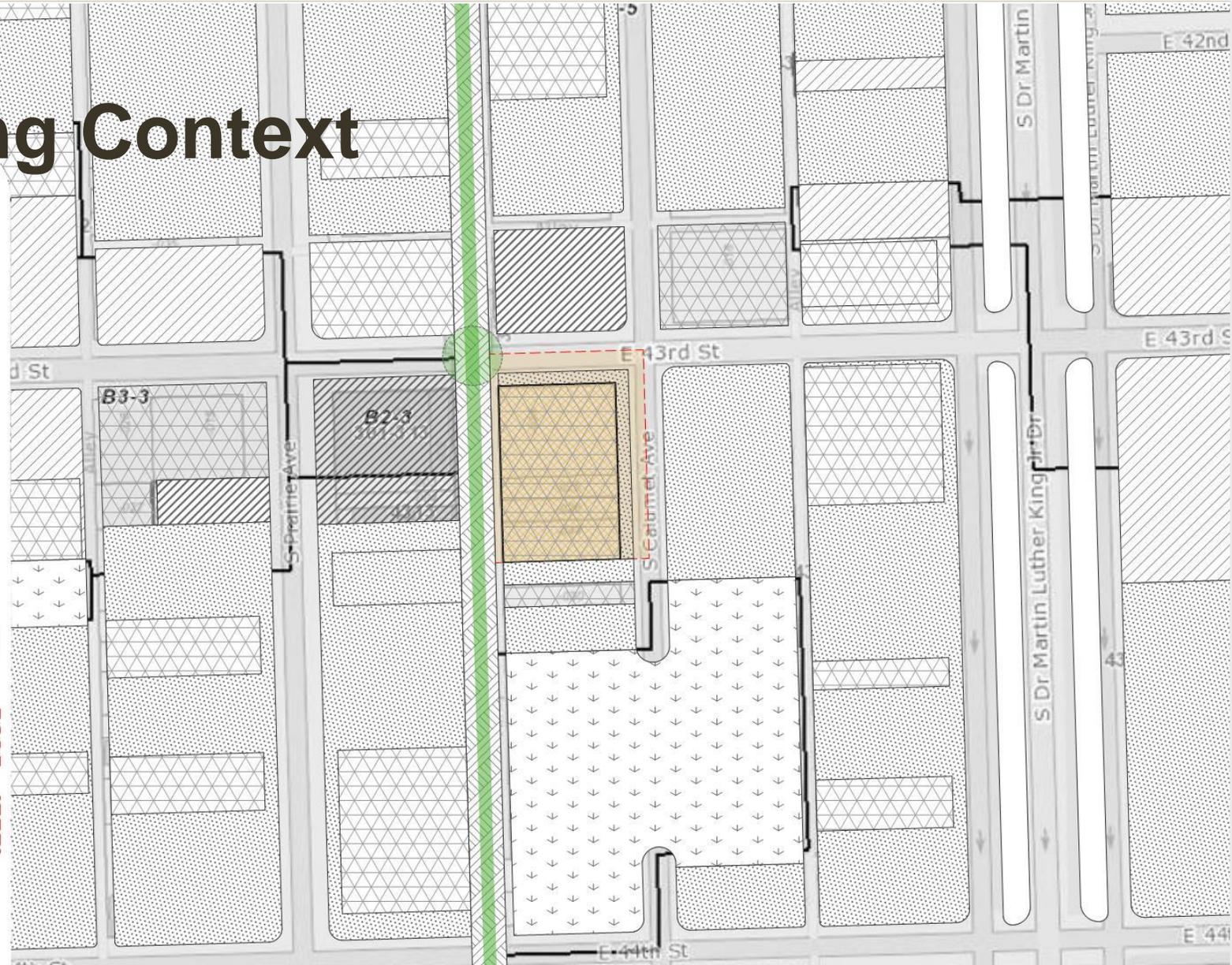
-  Proposed Mixed-Use Devel  
Multifamily Residential  
Ground Level Retail  
(10 Stories + MPH, 106'-5")
-  PARCEL BOUNDARY
-  PD BOUNDARY
-  The Forum
-  CTA Green Line
-  CTA Bus Stops
-  Recreation
-  Community Facilities
-  Churches
-  Education Facilities
-  Retail/Restaurant
-  Bike Lanes

# ★ Zoning Context



# Zoning Context

- COMMERCIAL
  - MIXED-USE (RES/COMMERCIAL)
  - RESIDENTIAL
  - TRANSIT
  - EXISTING PARK
  - CITY LANDMARK
  - VACANT LOTS
  - 43rd Street CTA STATION
  - PARCEL BOUNDARY
  - PD BOUNDARY
- 



# ★ Introduction

My name is Phillip Lomax Beckham III, Principal of P3Markets, LLC a Bronzeville and Little Village based development firm.

The 43 Green project located in Bronzeville is more than a building it's a statement. A statement that what was once a vibrant retail corridor will rise again, a statement that brings people back to fill 43rd street sidewalks once again. A statement that Bronzeville is not just history it's our future.

43 Green will begin the process of re-populating this corridor with a young professional that will bring a vibrancy that's been missing for decades, this will also continue the strong growth of single family homes by offering amenities such as new restaurants, clothing stores, financial institutions and more.

When 43 Green was introduced to the community last November the response was positive and even got a standing ovation.

This project is more than a building, it's my neighborhood, my father's neighborhood, my grandfather's neighborhood and my children's neighborhood and my team and I appreciate your consideration.



Thank you.

# ★ Project Timeline + Community Outreach

- Date of Community Meeting: **November 11, 2019**
  - The project was **well-received** and **enthusiastically supported**
  - Interest in **preserving open space** buffer along Calumet
  - Support was expressed for **inclusion of both affordable** and **market rate units**
  - Strong Interest in **local black-owned business development**
- Tax Credit Approval: February, 2020
- Date of PD Filing: November 16, 2020
- Plan Commission Hearing: January 21, 2021



# ★ Context



VIEW FROM 43RD – EXISTING CONDITION

# ★ Design



VIEW FROM 43RD – PROPOSED CONDITIONS

★ Design



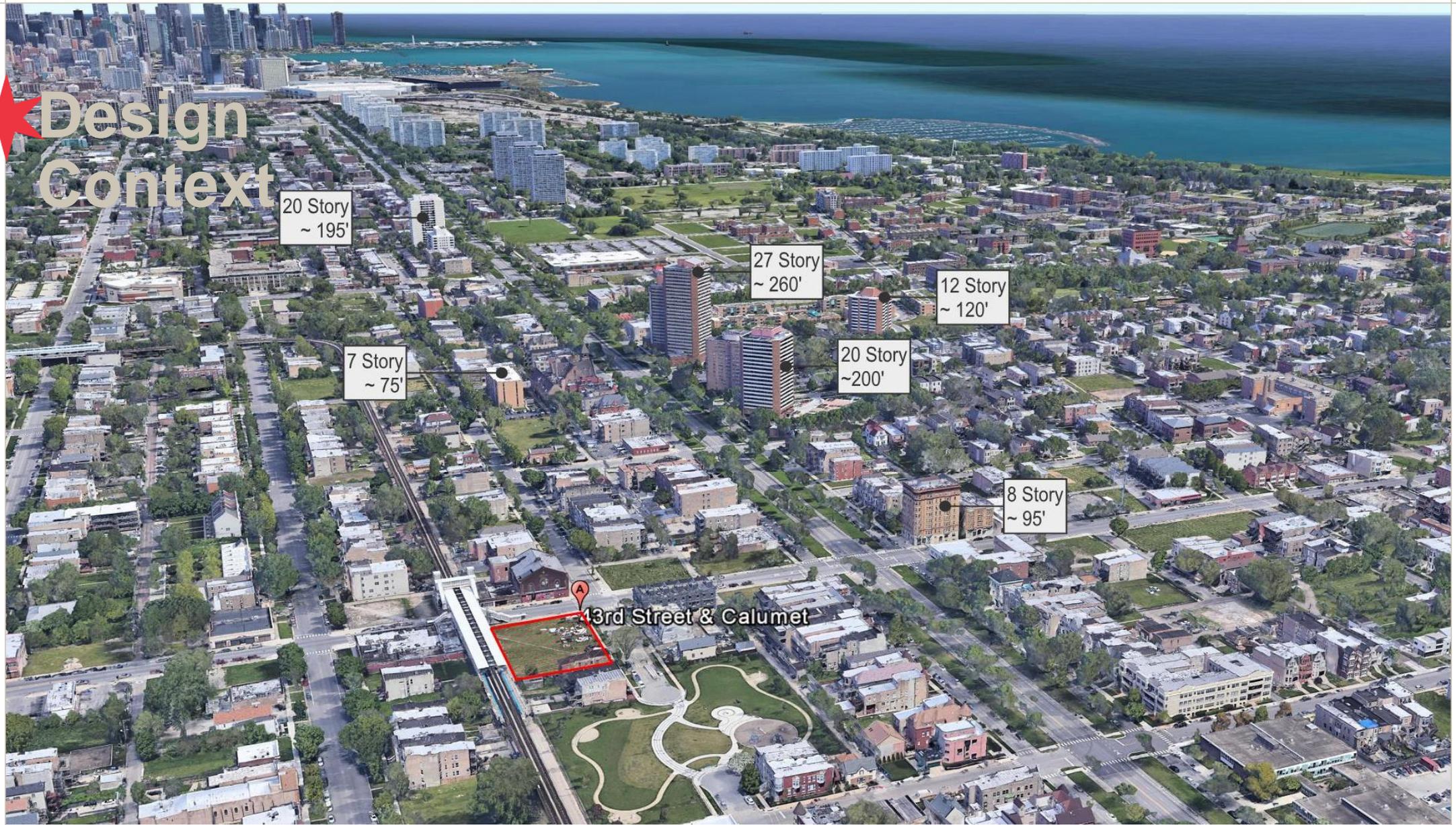
VIEW FROM SOUTH CALUMET – PROPOSED CONDITIONS

 Design



AERIAL VIEW – PROPOSED CONDITIONS

# ★ Design Context



AERIAL VIEW FROM SOUTH LOOKING NORTH

# ★ Design Context



20 Story  
~ 195'

27 Story  
~ 260'

12 Story  
~ 120'

7 Story  
~ 75'

20 Story  
~ 200'

8 Story  
~ 95'

A  
4308 S. CALUMET 10 STORIES 106' - 5"

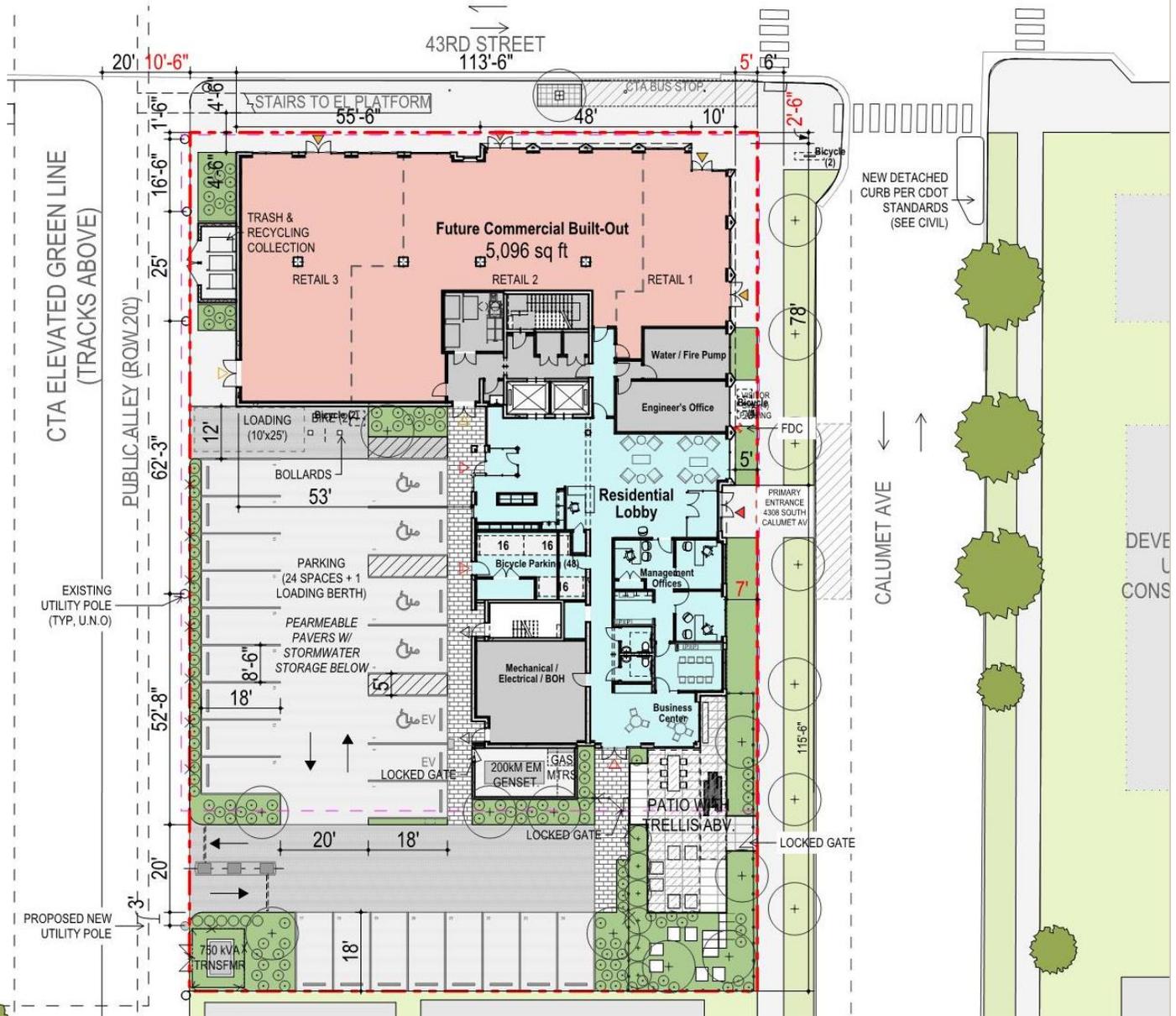
AERIAL VIEW FROM SOUTH LOOKING NORTH



# Design

## 43 GREEN ZONING DETAILS

Gross Site Area (PD Boundary):	<b>39,139 square feet</b> (.90 acres)
Total Net Site Area (Parcel Boundary):	<b>25,299 square feet</b> (.58 acres)
Maximum Overall Floor Area Ratio:	<b>4.0</b>
Maximum Residential Units:	<b>99</b>
Affordable:	<b>50</b>
Market Rate:	<b>49</b>
Off-Street Loading Spaces:	<b>1 (10x25)</b>
Off-Street Parking:	<b>24</b>
and Bike Spaces:	<b>54</b>
Maximum Building Height:	<b>106'-5"</b>
Minimum Required Setback:	In accordance with the Site Plan





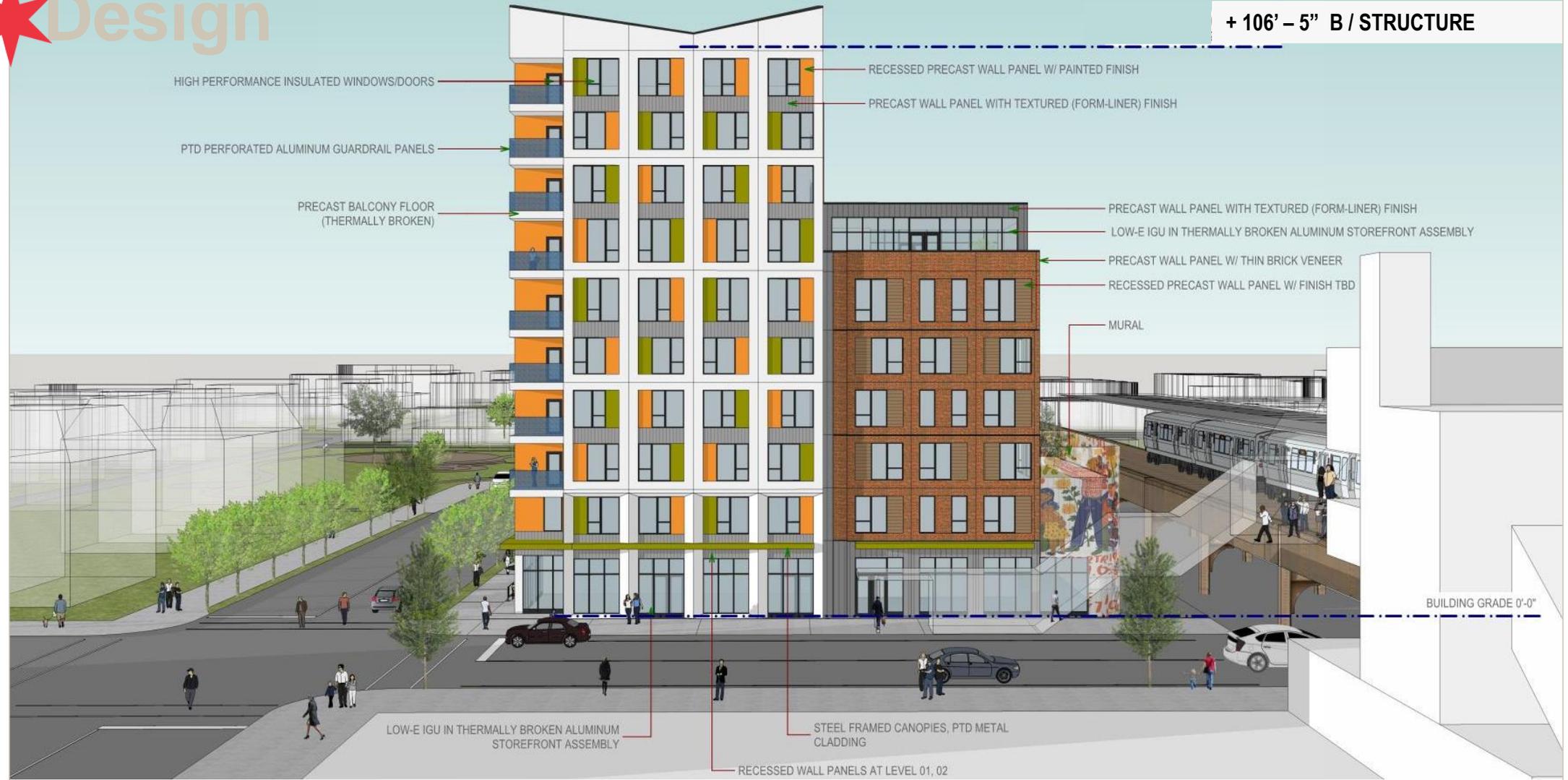








# Design



## NORTH ELEVATION

# ★ Design

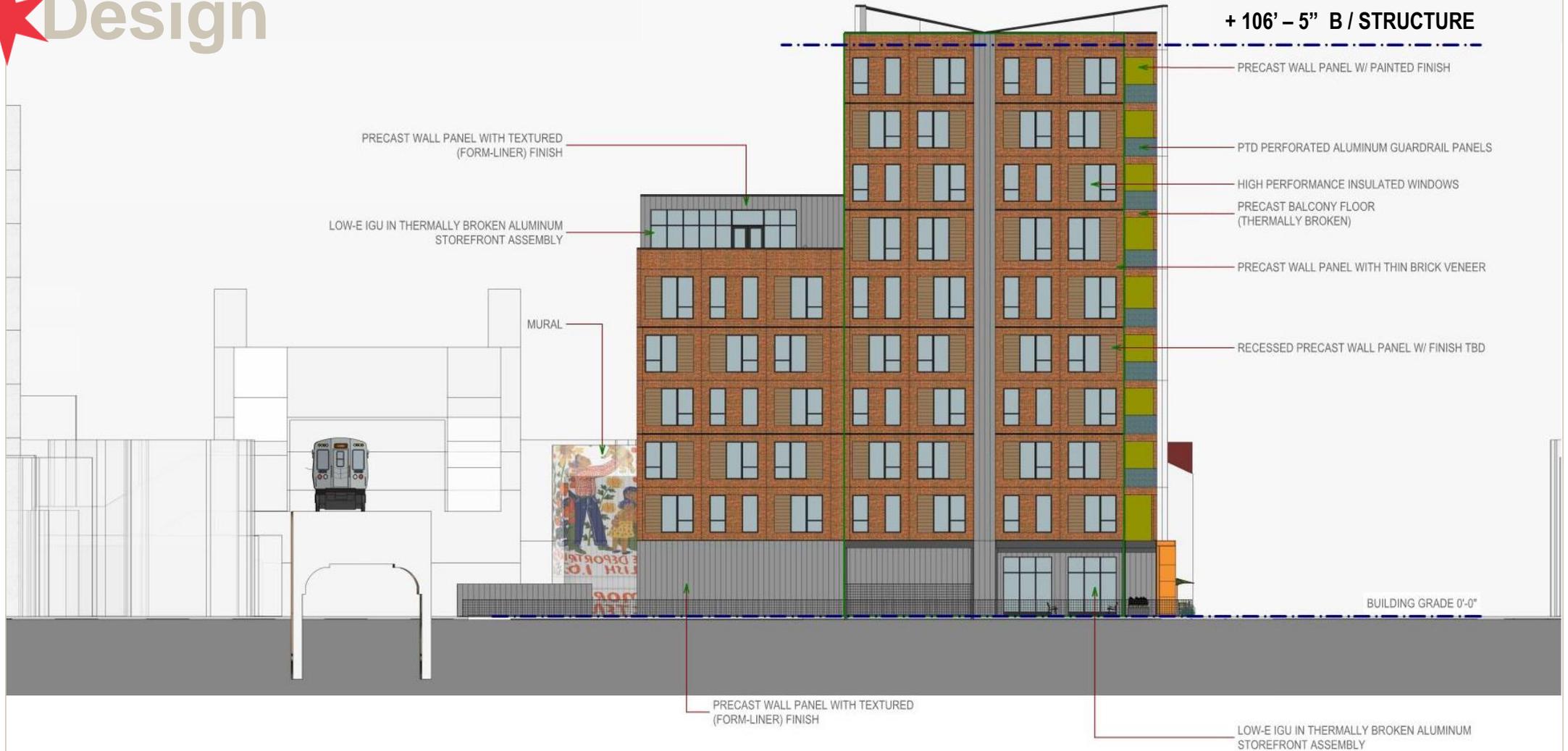


EAST ELEVATION

# Design



# Design



## SOUTH ELEVATION

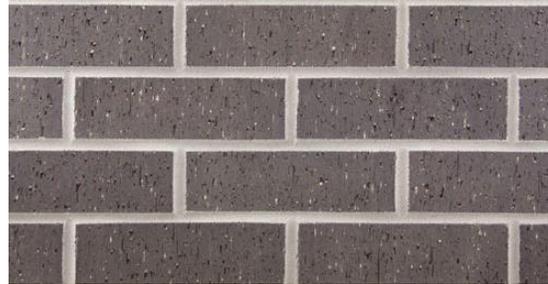




# ★ Design



ALUMINUM GUARDRAIL



VENEER BRICK



## FAÇADE AND BUILDING MATERIALS



PAINTED PRECAST and ALUMINUM WINDOWS



TEXTURED PRECAST ENTRIES and CANOPIES



# ★ Design

## REARYARD OPEN SPACE AND SCREENING

55'-6" REARYARD FROM INTERIOR LOT LINE  
PARKING / LOADING ACCESSED OFF ALLEY

## INCREASED SETBACKS AT PUBLIC R.O.W.

5'-0" TO 7'-0" SIDERYARD ALONG S. CALUMET  
2'-6" TO 4'-6" FRONTYARD ALONG E. 43<sup>RD</sup>



## BUILDING ENVELOPE

FACADE DESIGN INCLUDES HIGH-PERFORMANCE GLAZING,  
CONTEXTUAL MATERIALS & VIBRANT COLOR

## STEPPED MASSING

APARTMENTS ARE SETBACK FROM CTA ELEVATED TRAIN  
W/ COMMON AMENITIES & ROOF TERRACES AT LEVEL 07

## ACTIVATED PUBLIC REALM

GROUND FLOOR RETAIL & CONTINUOUS CANOPY AT 43<sup>RD</sup>  
RECESSED STOREFRONT ACCOMMODATES CAFÉ SEATING

# ★ Community + Economic Benefits

- 43 Green Community Benefits:
  - **Transit Oriented Development**
  - **Additional retail services**
  - **Enhanced streetscaping**



- 43 Green Business and Economic Benefits:
  - **MBE (Minority Business Enterprise) Development Partnership**
  - **MBE led General Contractor JV**
  - **MBE Engineering Consultants**
  - **MBE retail / small business opportunities**
  - Estimated **40 New Permanent Jobs**
  - Estimated **125 Construction Jobs**



# DPD Recommendations

DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

- The proposed development is **compatible with the character of the surrounding area** in terms of uses, density, and building scale (17-8-0907-B-1).
- The project promotes **equitable and sustainable transit-oriented development** by providing community-focused benefits such as affordable housing, strong local businesses, and environmental sustainability.
- The project promotes **the safe and efficient circulation of pedestrians, cyclists and motor vehicles** (17-8-0904-A-1); **promote transit, pedestrian and bicycle use** (17-8-0904-A-2); **minimize and mitigate traffic congestion associated with the proposed development** (17-8-0904-A-5); and **provide adequate bicycle and vehicle parking, while minimizing the adverse visual impact of any off-street parking areas** (17-8-0904-A-7)
- The proposed building **conforms with the City's Design Guidelines** by utilizing materials, finishes and architectural details that are of high-quality (17-8-0907-B-3).
- The proposal provides **adequate, inviting, usable and accessible open spaces** and provides substantial landscaping of the open areas (17-8-0909-A-1&2).