



CHICAGO PLAN COMMISSION

Legends South – Phase A3 45th & State Street PD #22105

Grand Boulevard | Ward 3 | Alderwoman Pat Dowell

Developer: BMT-I, LLC (Brinshore | Michaels)

Architects: LBBA (4-story multi-family) | Brook Architecture (Walk-up building)

Attorney : Steven Friedland, Applegate & Thorne-Thomsen

August 15, 2024



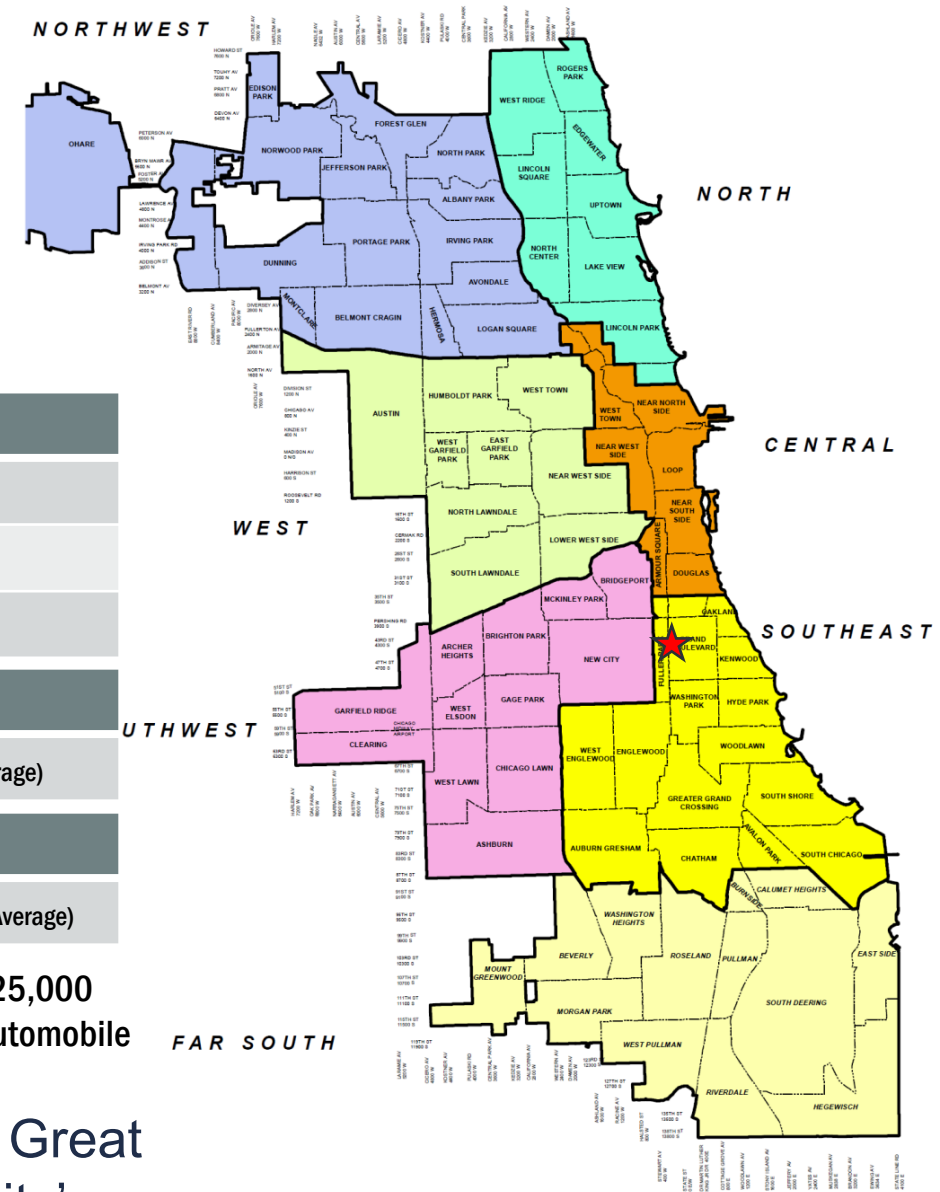
Community Area Snapshot

COMMUNITY AREA INFORMATION:

- Grand Boulevard (Bronzeville) Neighborhood

Total Population		Rental Vs Ownership	
24,589		Owner-Occupied	28%
		Renter-Occupied	72%
Ethnicity		Vacant	10%
Black	88%	Median Age	
White	4.4%	38.5	35.1 (Chicago Average)
Latino	3.3%	Median Income	
Asian	1.0%	\$40,746	\$65,781 (Chicago Average)
Other	Other		

35.6% of households have income less than \$25,000
30% of households do not have access to an automobile



- Greater Bronzeville was Chicago's primary destination for the Great Migration and remains the historic and cultural center of the City's African American community.



Planning Context

CHA Plan for Transformation (2000)

- Replacement of affordable housing at previous CHA public housing sites

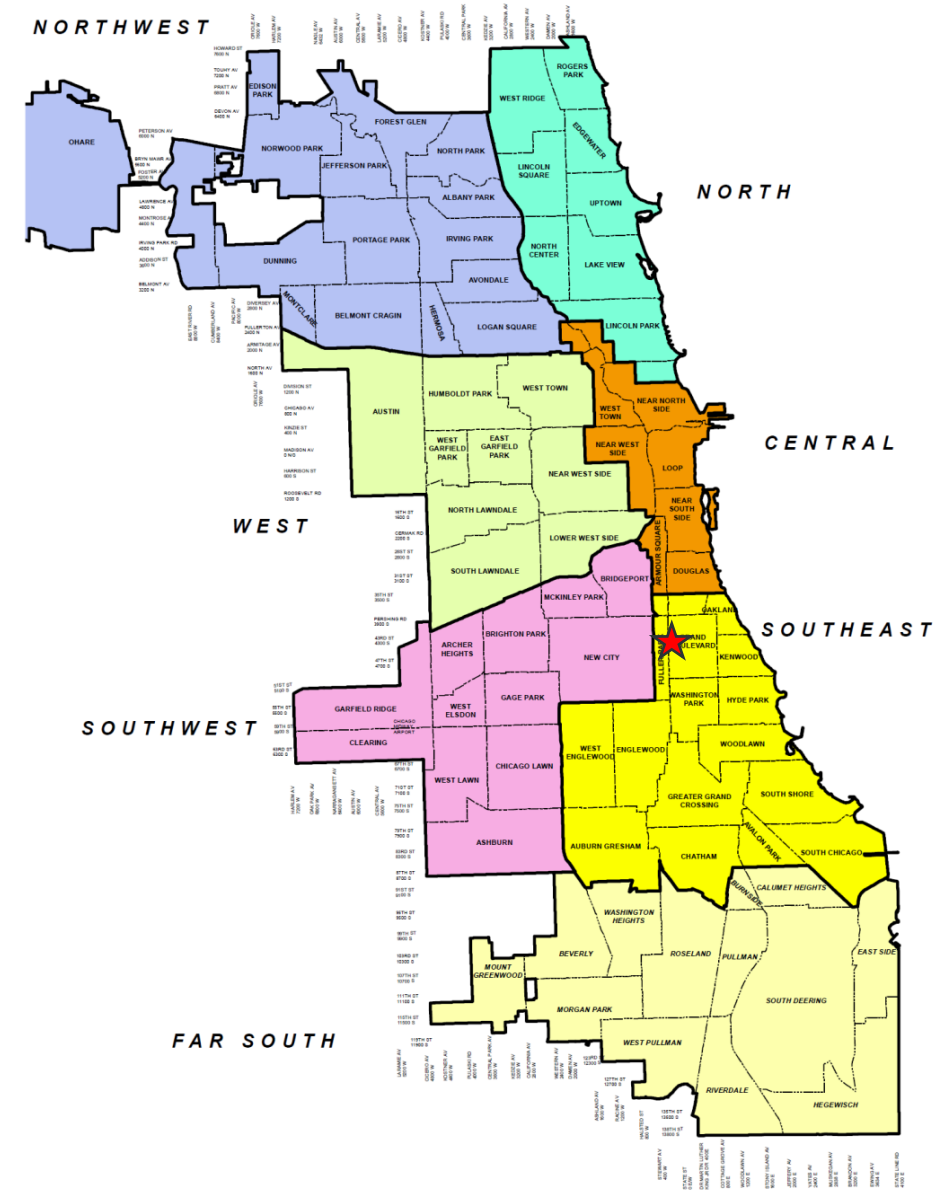
47th/State TIF District | Neighborhood Opportunity Fund

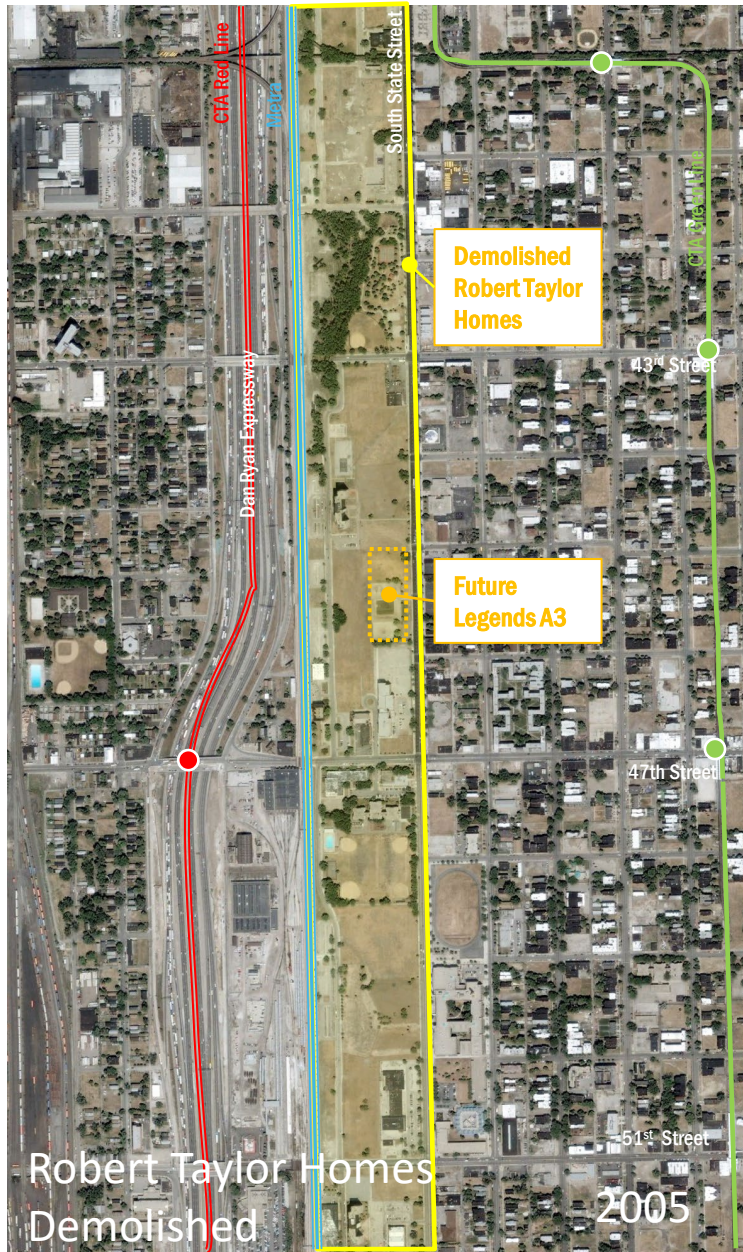
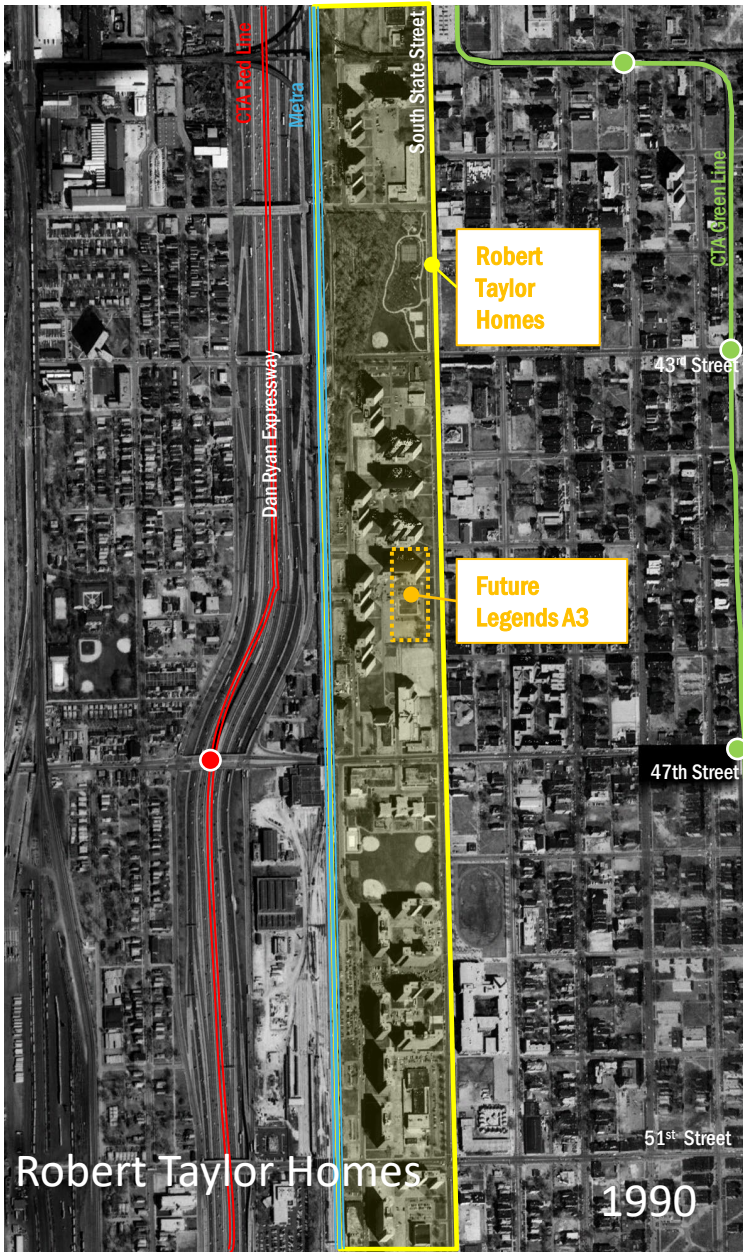
- Public funding of the Bronzeville neighborhood through Tax Increment Financing (TIF) and the Neighborhood Opportunity Fund (NOF)
- Infrastructure improvements to provide transportation, housing, and quality of life enhancements
- Collaboration of multiple public and private partnerships involving community stakeholders



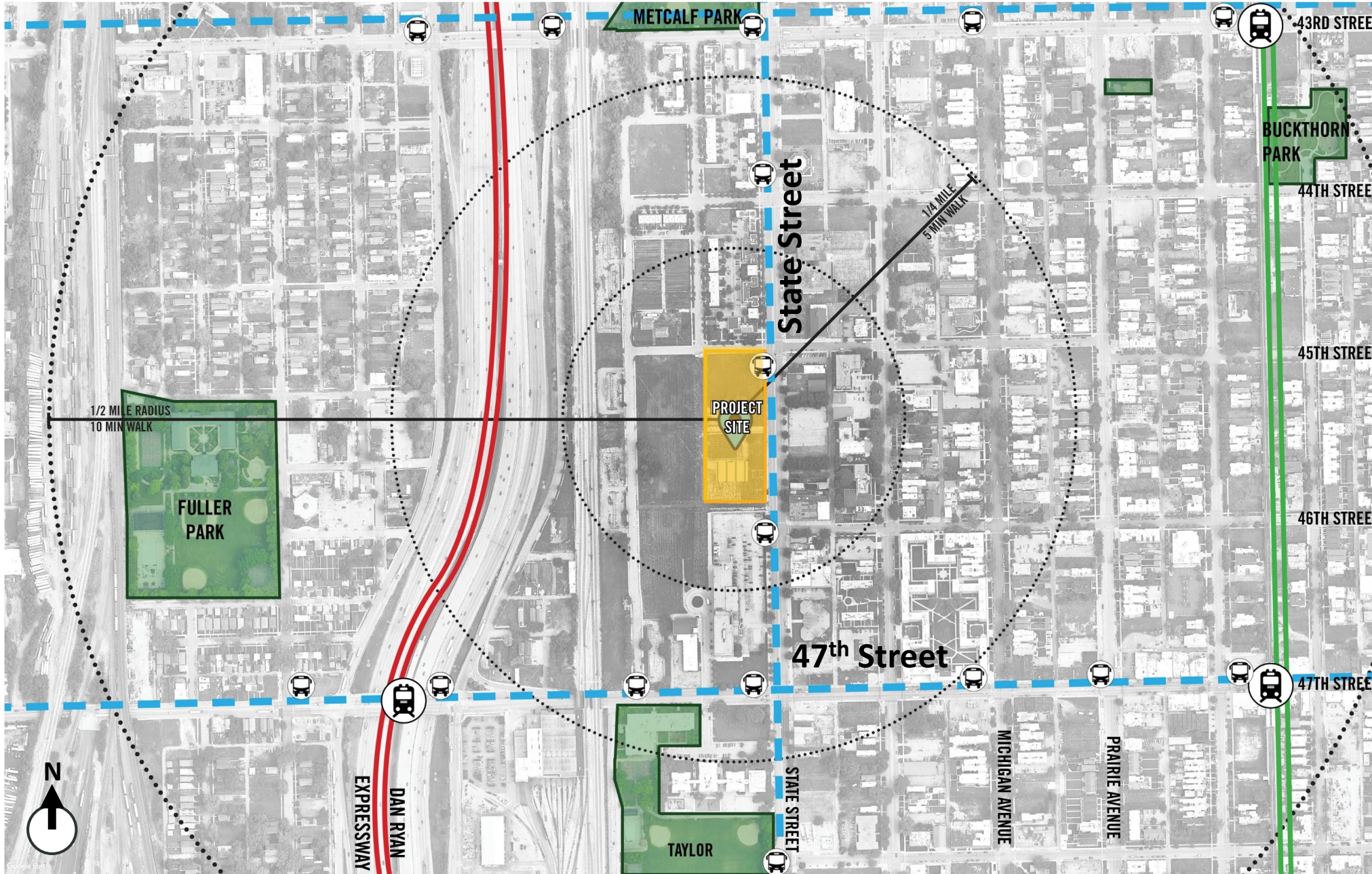
Project Overview

- Legends South is the 3rd phase of a multi-phase redevelopment at former site of the Robert Taylor Homes (1962-2007)
- The Current Development Consists of 2 buildings
 - 4-story Elevator-Served Building
 - 40 Residential Units
 - 4,000 sf Ground Floor Commercial Space
 - Community/Amenity Space
 - 3-Story Walkup Building
 - 12 Residential Units
- The project creates a Public Plaza at 45th & State and includes approximately 4,000 ft² of retail space fronting the plaza
- 47 Parking Spaces | 40 Indoor & 20 Outdoor Bike Parking





SITE CONTEXT HISTORY



Walk Score
79

Transit Score
76

Bike Score
67

CTA BUS LINES:

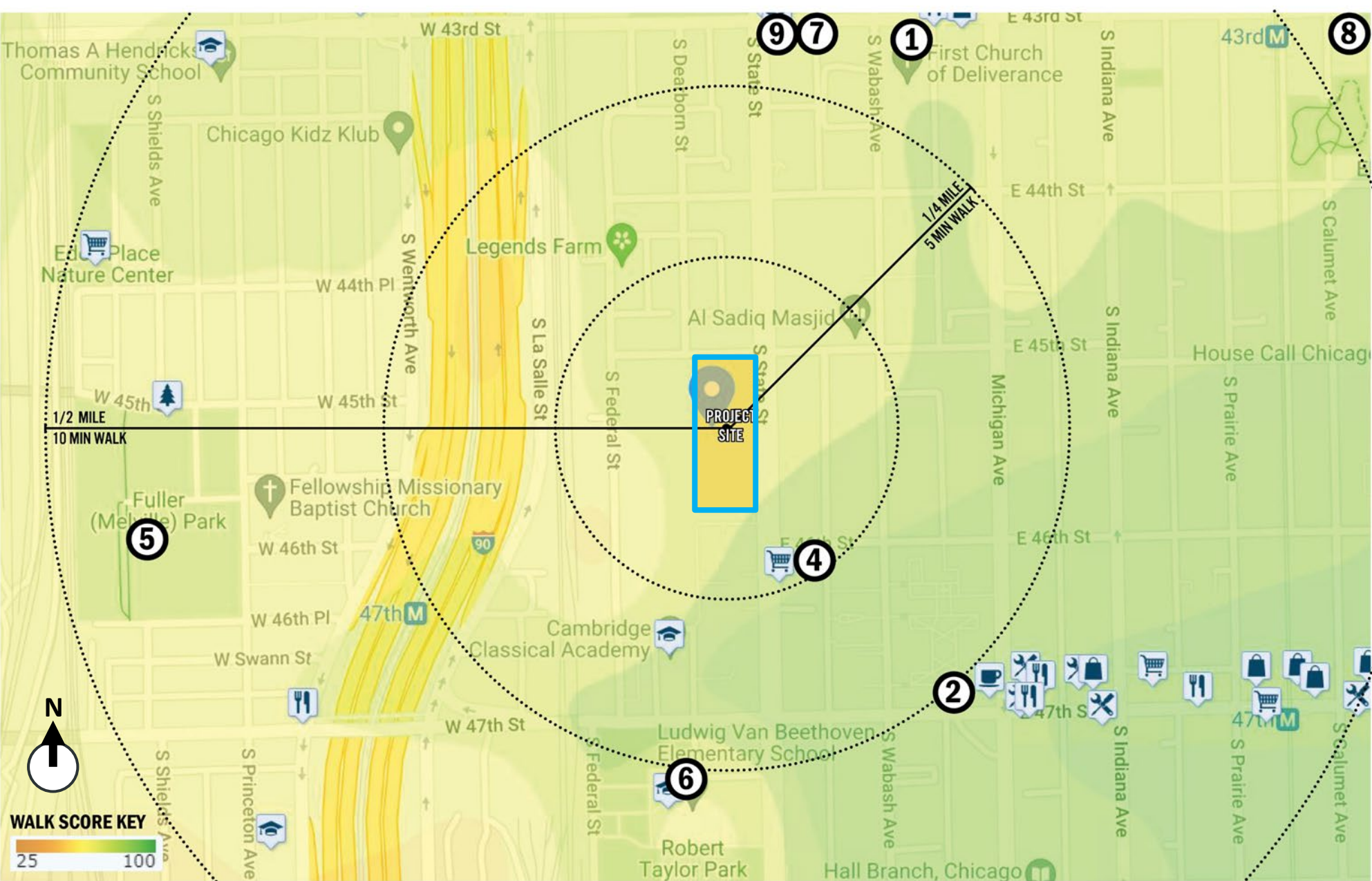
- 29 - State Street
- 43 - 43rd Street
- 47 - 47th Street

CTA TRAIN LINES:

- Red Line
- 47th St - 0.33 miles

Green Line

- 43rd St - 0.50 miles
- 47th St - 0.46 miles

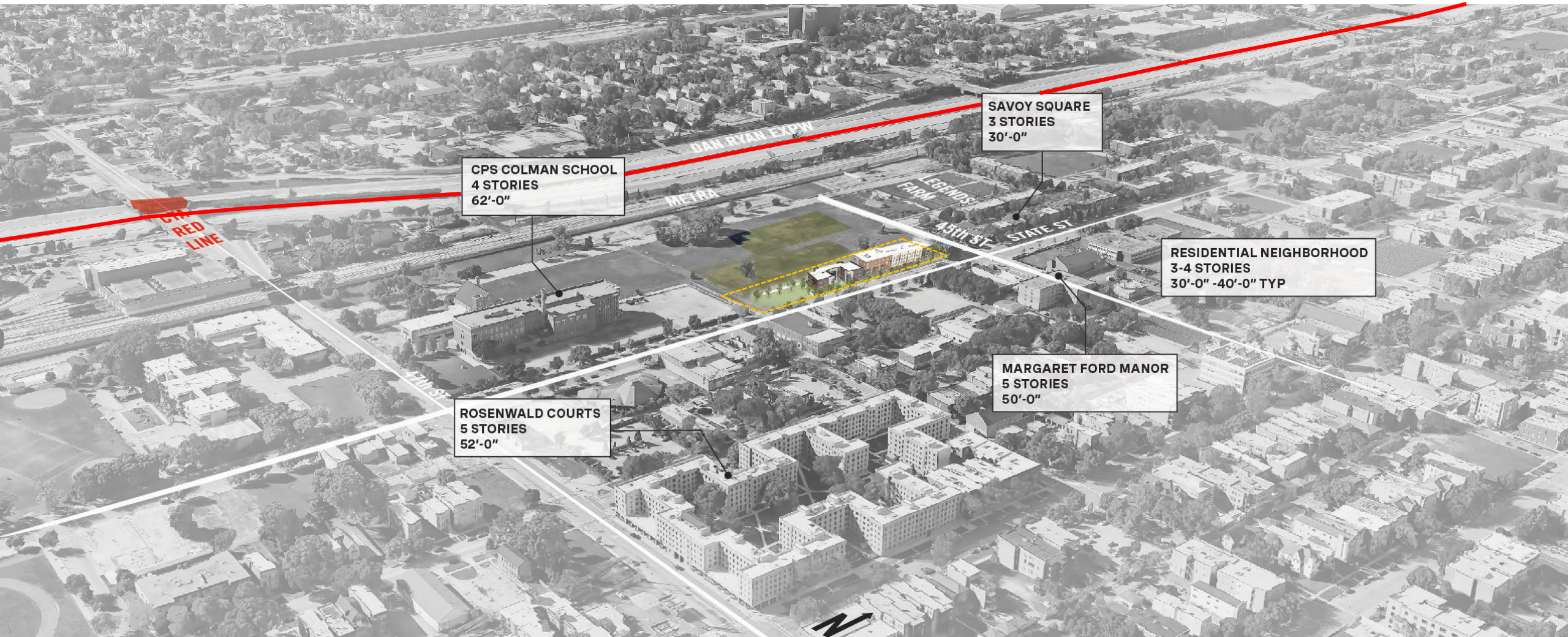


SITE CONTEXT PLAN | SERVICES

Project Timeline + Community Outreach

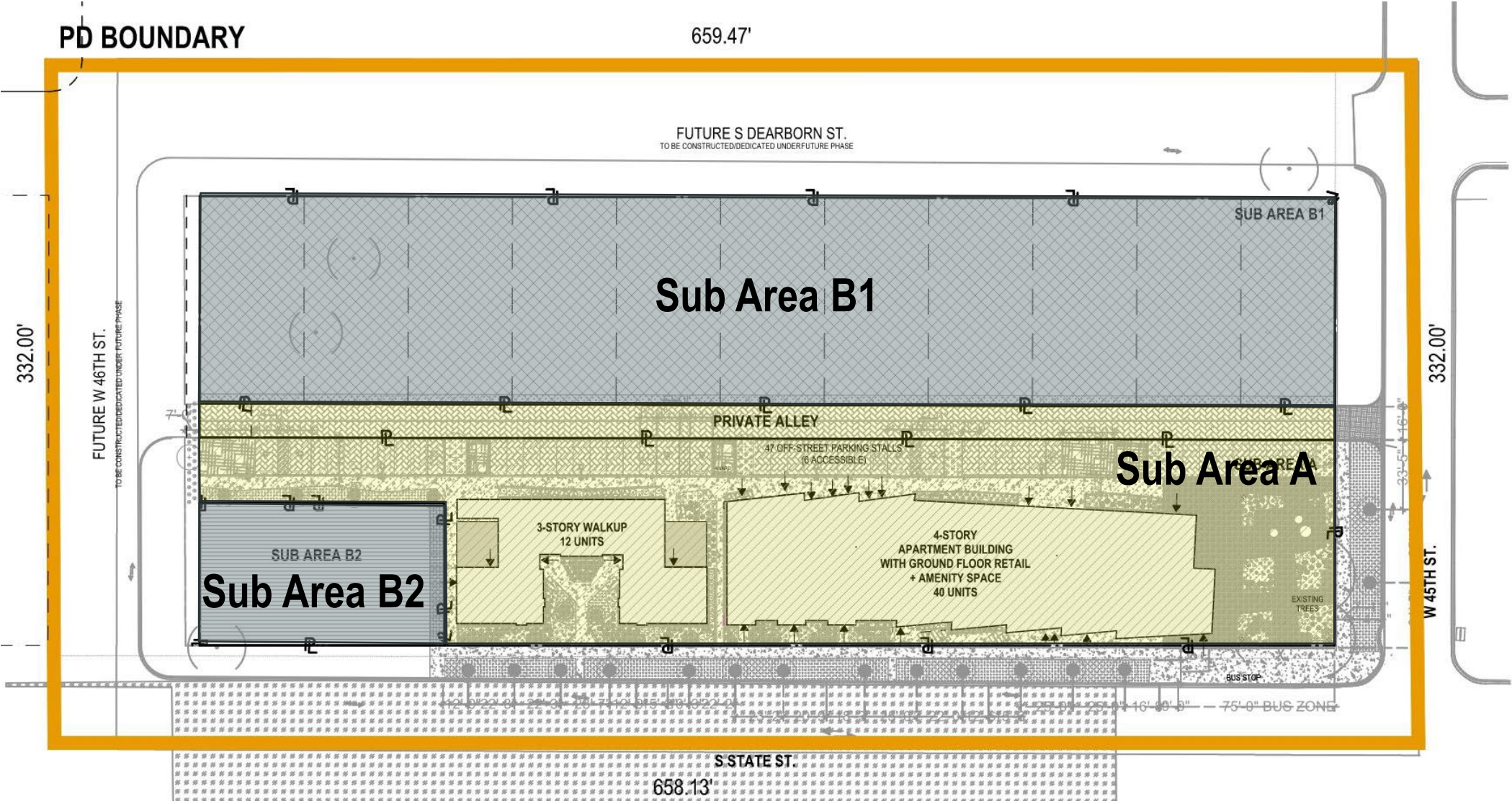
- PD Initially Filed on March 15, 2023
- Community Meetings:
 - September 5, 2019 – Working Group Meeting
 - September 17, 2019 – Legacy Resident Leadership Meeting
 - November 7, 2019 – Working Group Meeting
 - January 9, 2020 – Working Group Meeting
 - February 20, 2020 – Legends South Resident Meeting
 - March 5, 2020 – Working Group Meeting
 - Break – COVID
 - April 7, 2022 – Working Group Meeting
 - April 18, 2022 – Alderperson Meeting
 - June 2, 2022 – Working Group Meeting
 - June 28, 2022 – Legends South Resident Meeting
 - April 23, 2024 - Legends South Resident Meeting
 - May 21, 2024 - CHA Board Meeting (public meeting)

Site Context & Building Heights



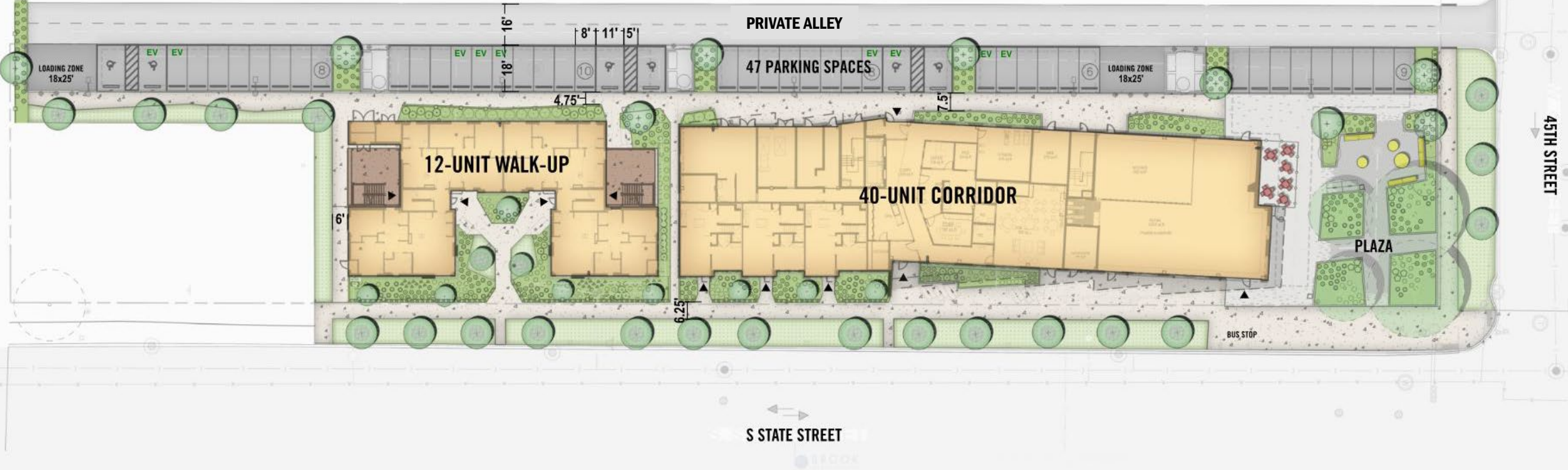
PROJECT CONTEXT | AERIAL VIEW FROM SE DIRECTION

Planned Development



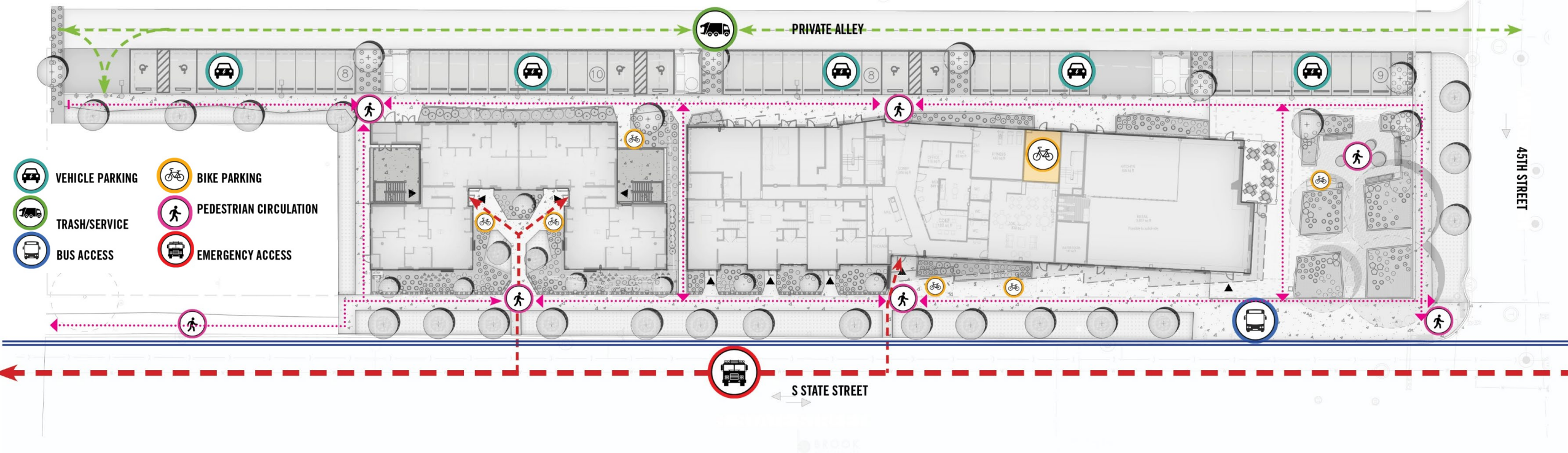
PLANNED DEVELOPMENT – SUBAREA PLAN

Overall Site Plan – Sub Area A



1 OVERALL LANDSCAPE PLAN
SCALE: 1/40"=1'-0"

PLAN KEY	
	EXISTING TREE TO REMAIN
	EXISTING SHRUBS TO REMAIN
	PROPOSED TREE
	MAIN ENTRANCE
	PROPOSED SHRUBS
	PERENNIAL PLANTING AREA
	SOD
	HOSE BIB
	PARKING LOT LIGHT
	PEDESTRIAN LIGHT
	SECURITY BOLLARD

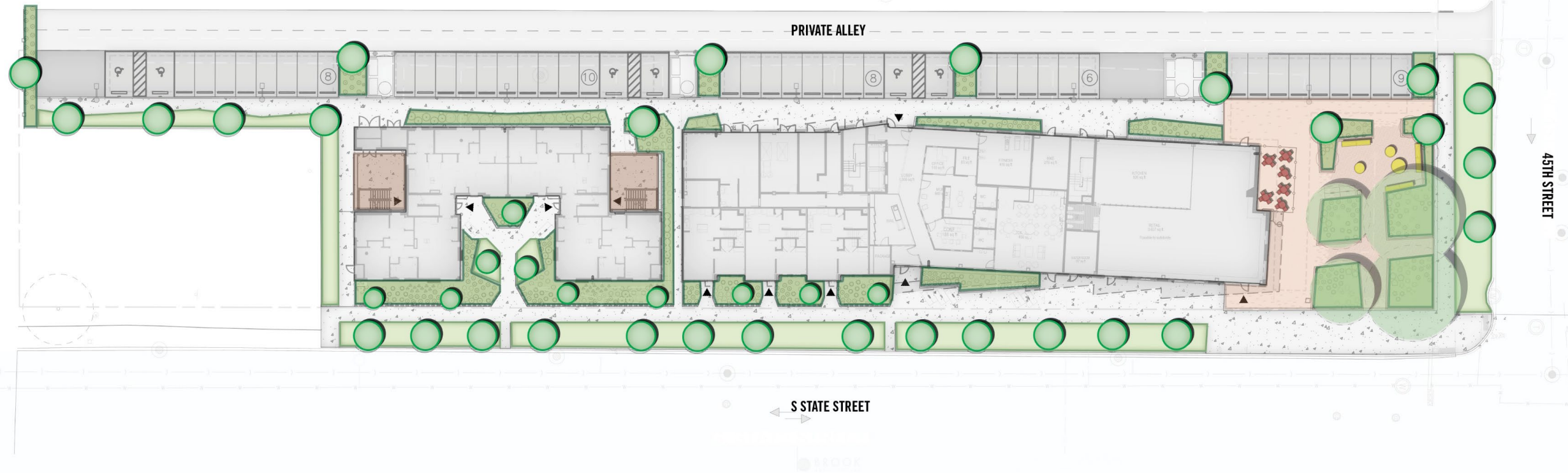


TRANSPORTATION, TRAFFIC CIRCULATION & PARKING 17-8-0904

- PROMOTE SAFE & EFFICIENT CIRCULATION OF PEDESTRIANS, CYCLISTS & MOTOR VEHICLES ☒
- ENSURE ACCESSIBILITY FOR PERSONS WITH DISABILITIES ☒ (APPROVED BY MOPD)
- PROVIDE SAFE AND AMPLE ACCESS FOR EMERGENCY VEHICLES ☒ (APPROVED BY FIRE DEPT)
- BREAKUP LARGE PARKING LOTS INTO SMALLER PODS DEFINED BY LANDSCAPING ☒
- BUS STOP AT 45TH AND STATE
- 40 INDOOR & 20 OUTDOOR BIKE PARKING SPACES

- 47 TOTAL PARKING SPACES (0 REQUIRED BY CONNECTED COMMUNITIES ORDINANCE)
 - 16' WIDE PRIVATE ALLEY
 - (TO BE DEDICATED TO CITY WHEN 46TH AND DEARBORN ARE EXTENDED IN THE FUTURE)
 - 9 TOTAL EV-READY SPACES
 - 6 ADA SPACES (4 STANDARD ADA + 2 EV-READY ADA)

TRANSPORTATION, TRAFFIC, AND PARKING

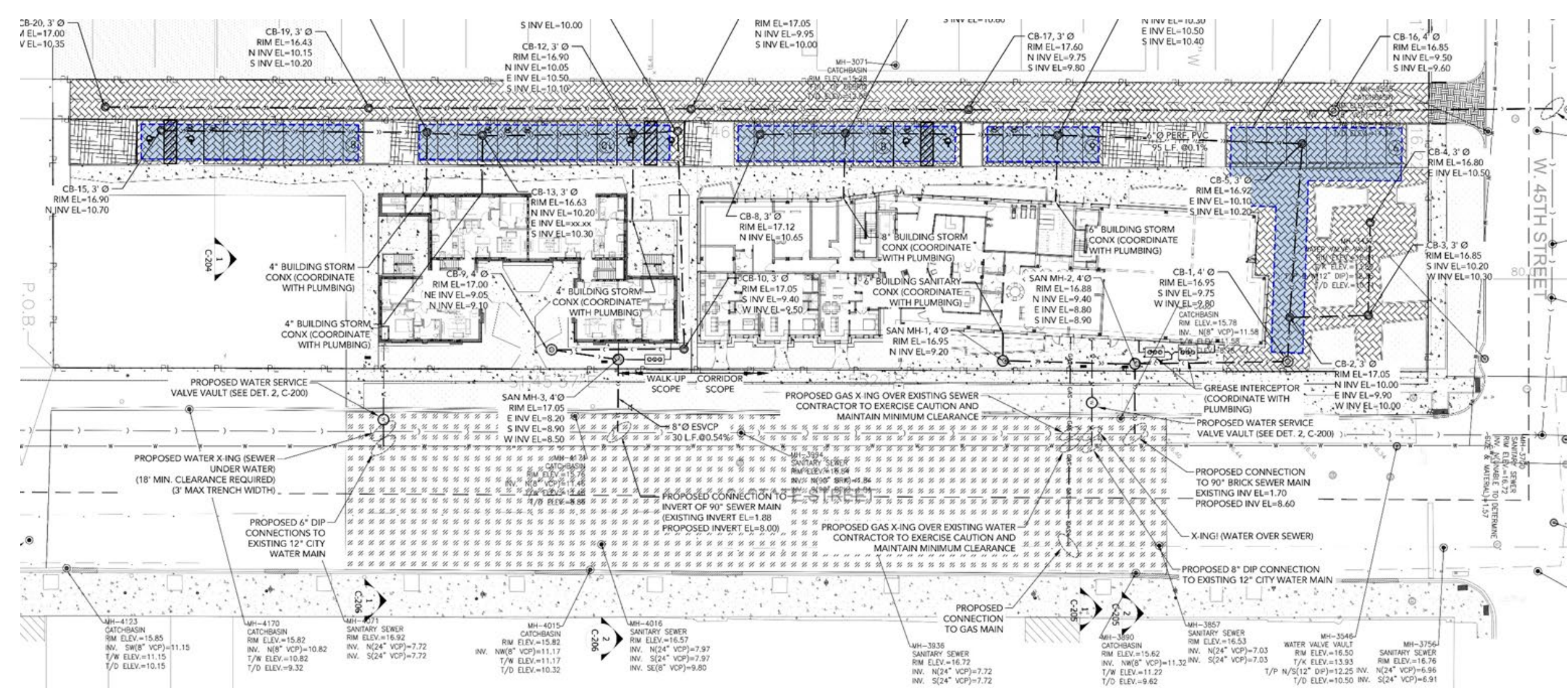


OPEN SPACE 17-8-909

- PROVIDE INVITING, USABLE & ACCESSIBLE OPEN SPACE CREATING A SENSE OF PLACE ☒
- MAXIMIZE EXPOSURE TO SUNLIGHT ☒
- ALLOW FOR PUBLIC GATHERING SPACE AND AMENITY ☒
- ACCESS TO PLAYLOT AND URBAN FARM AS PART OF PREVIOUS DEVELOPMENT PHASE ACROSS 45TH STREET ☒

	SHADE TREES		HARDSCAPE PLAZA
	LAWN AREAS		PORCHES
	DECORATIVE LANDSCAPED AREAS		OUTDOOR FURNITURE

OPEN SPACE + LANDSCAPING



STORMWATER MANAGEMENT COMPLIANCE

- 100 YEAR RATE CONTROL DETENTION REQUIRED = 1260 CU FT
- PROVIDED IN DETENTION UNDER PERMEABLE PAVER = 1680 CU FT ☒

STORMWATER MANAGEMENT ORDINANCE COMPLIANCE

Building Massing

- 1 PUBLIC CORNER PLAZA ADJACENT TO RESTAURANT SPACE
- 2 PEDESTRIAN ACTIVATED STATE STREET WITH PLANTINGS, DESIGNED HARDSCAPING, AND HIGHLIGHTED BUILDING ENTRIES
- 3 PV READY ROOF. TALLER BUILDING TO NORTH TO MAINTAIN SOUTH SOLAR ACCESS
- 4 MASSING GESTURE TOWARDS PUBLIC PLAZA WITH ACCENTED BAYS PROVIDING A VARIED STREETScape ALONG STATE STREET
- 5 ENGAGED TOWNHOMES AT GRADE

- # Building Massing
-
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URBAN DESIGN

40-Unit Corridor Building

GROUND FLOOR

-  1 BR (0)
-  2 BR (0)
-  3 BR (0)
-  3 BR WALK-UP (3)



FLOOR PLANS

40-Unit Corridor Building

2ND FLOOR

- 1 BR (7)
- 2 BR (3)
- 3 BR (1)
- 3 BR WALK-UP (0)



3RD & 4TH FLOORS

- 1 BR (7)
- 2 BR (3)
- 3 BR (1)
- 3 BR WALK-UP (0)



BUILDING DESIGN GUIDELINES

17-8-0907

- ALL SIDES OF BUILDING TREATED WITH MATERIALS, FINISHES AND DETAILS OF HIGH-QUALITY AND APPROPRIATE USE ON PRIMARY FACADES ✓
- RESPOND TO UP-TO-DATE SUSTAINABILITY AND URBAN DESIGN PRACTICES ✓
- PROMINENT DESIGN AND LIGHTING AT INTERSECTIONS ✓



LIGHT FACADE PANEL



LIGHT BRICK



LARGE WINDOWS



DARK BRICK



LARGE WINDOWS



LIGHT BRICK

DARK FACADE PANEL



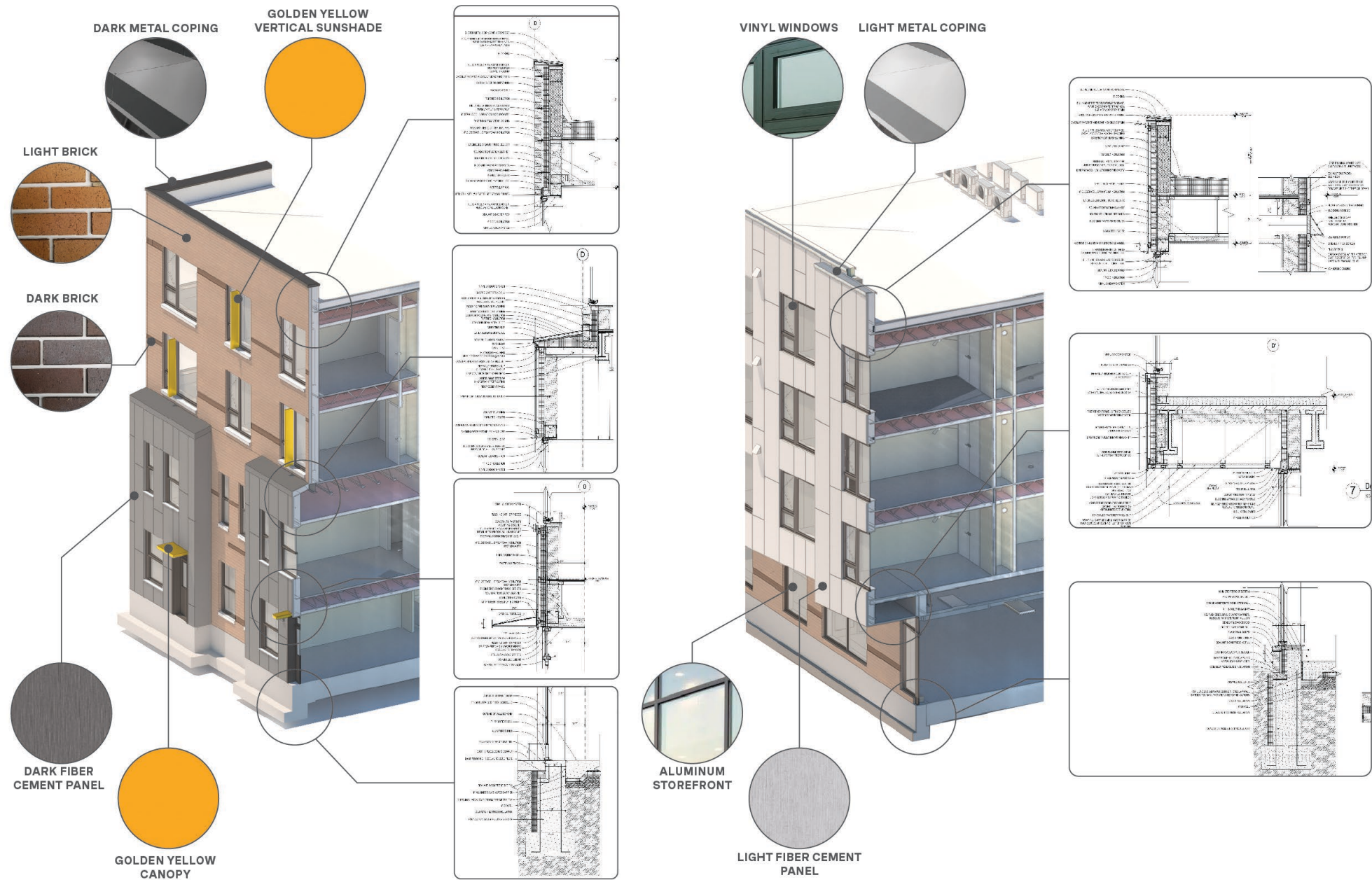
ALUMINUM
STOREFRONT / WINDOWS



DARK BRICK



DESIGN CONTEXT | BUILDING MATERIALS



FAÇADE SECTIONS & MATERIALS

40-Unit Corridor Building

East
Elevation



West
Elevation



40-Unit Corridor Building



South Elevation



North Elevation

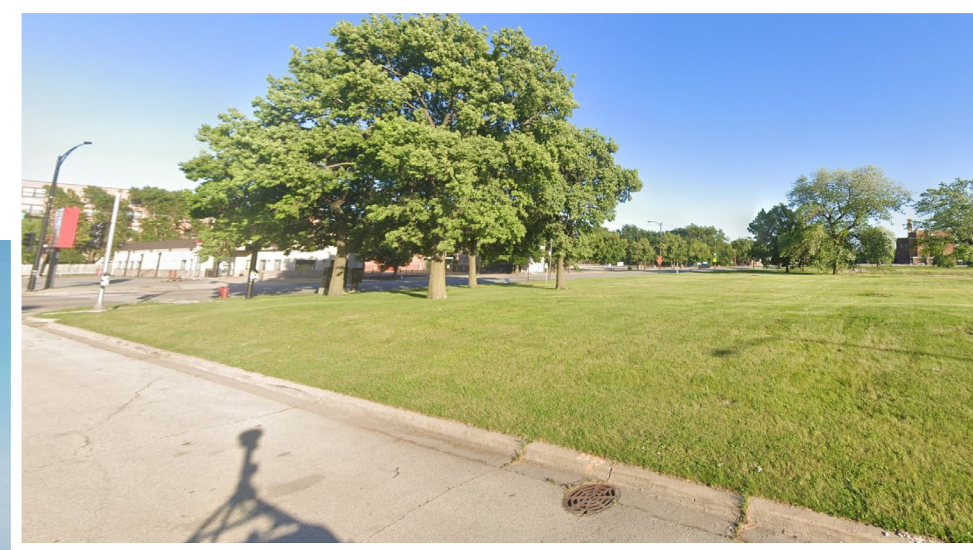
ELEVATIONS

40-Unit Corridor Building



VIEW LOOKING SW | 45th & STATE STREET

40-Unit Corridor Building



VIEW LOOKING SE | 45th STREET

40-Unit Corridor Building



VIEW LOOKING WEST | STATE STREET

12-Unit Walk-up | East View



DARK RED BRICK



GREY BRICK



CREAM BRICK



LITE METAL COPING



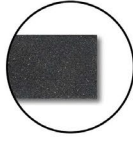
DARK METAL COPING



DARK GREY FIBER CEMENT



ACCENT FIBER CEMENT



DARK GREY CAST STONE



FAÇADE MATERIALS

12-Unit Walk-up | Courtyard



DARK RED BRICK



GREY BRICK



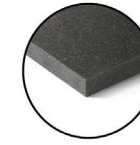
CREAM BRICK



LITE METAL COPING



DARK METAL COPING



DARK GREY FIBER CEMENT



ACCENT FIBER CEMENT



DARK GREY CAST STONE

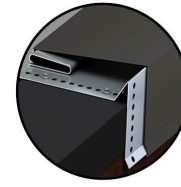


FAÇADE MATERIALS

12-Unit Walk-up | West View



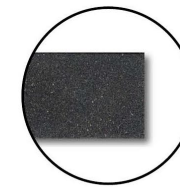
DARK RED BRICK



DARK METAL COPING



DARK GREY FIBER CEMENT



DARK GREY CAST STONE



LITE GREY FIBER CEMENT



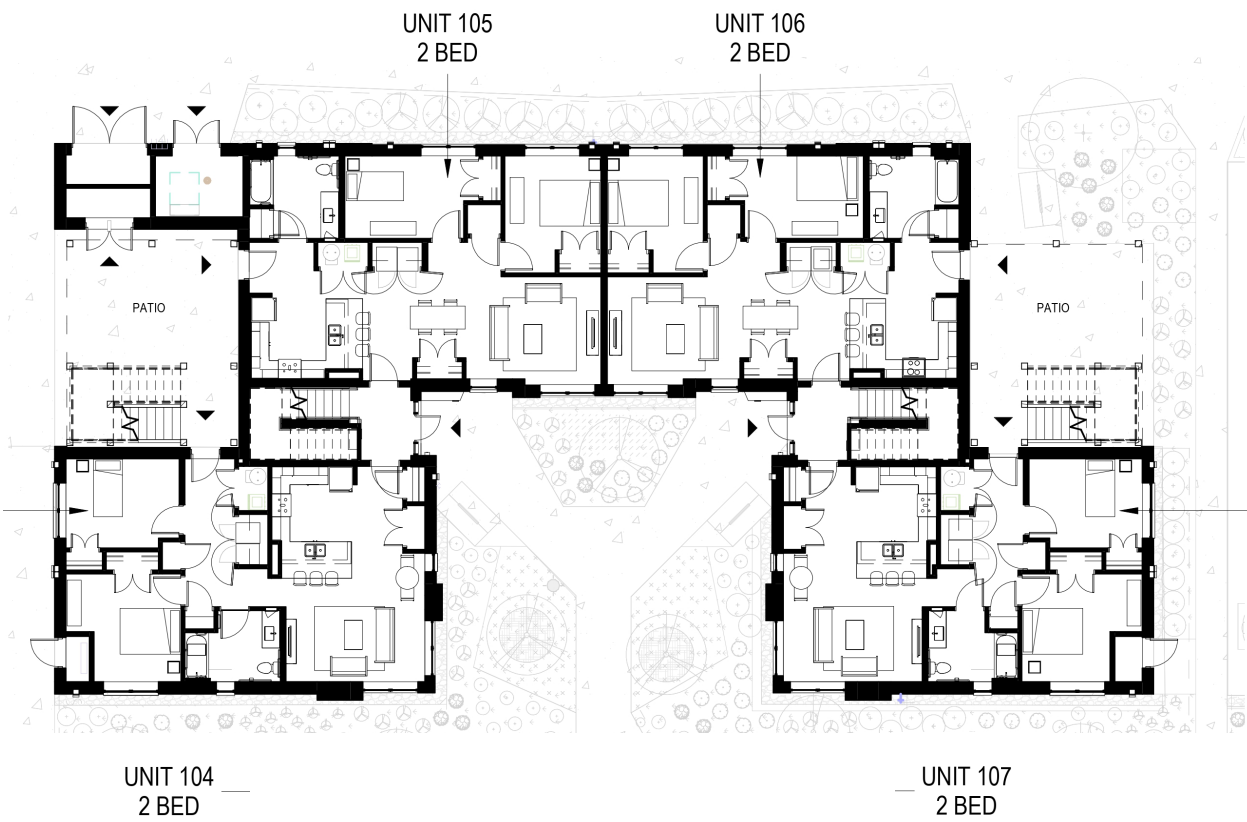
WOOD DECKING



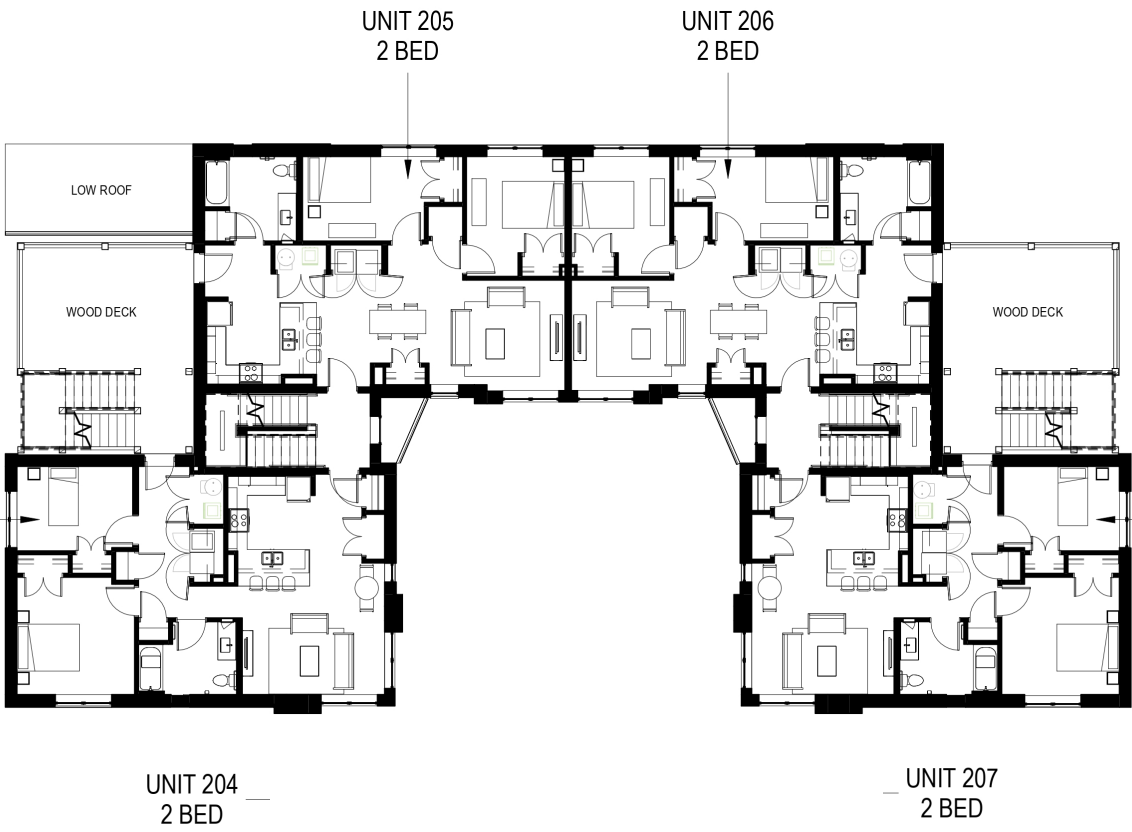
FAÇADE MATERIALS

12-Unit Walk-up

1ST FLOOR PLAN



2ND & 3RD FLOOR PLAN



12-Unit Walk-up

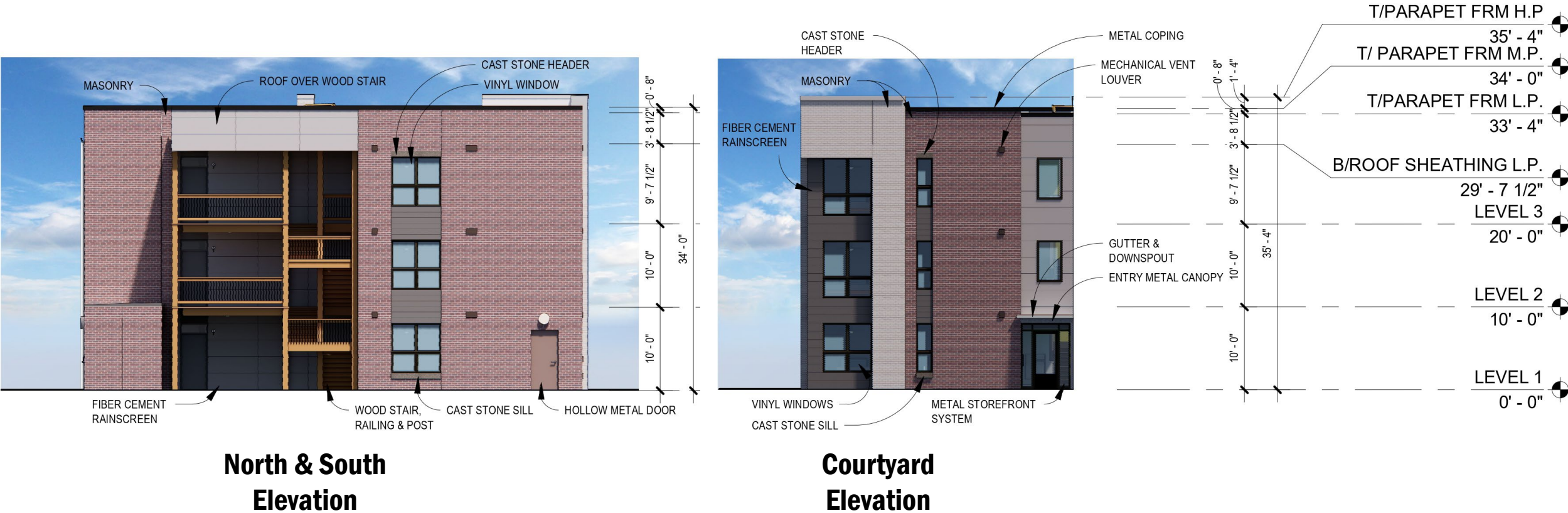
East
Elevation



West
Elevation



12-Unit Walk-up



12-Unit Walk-up

ROOF ASSEMBLY - TYPE R1

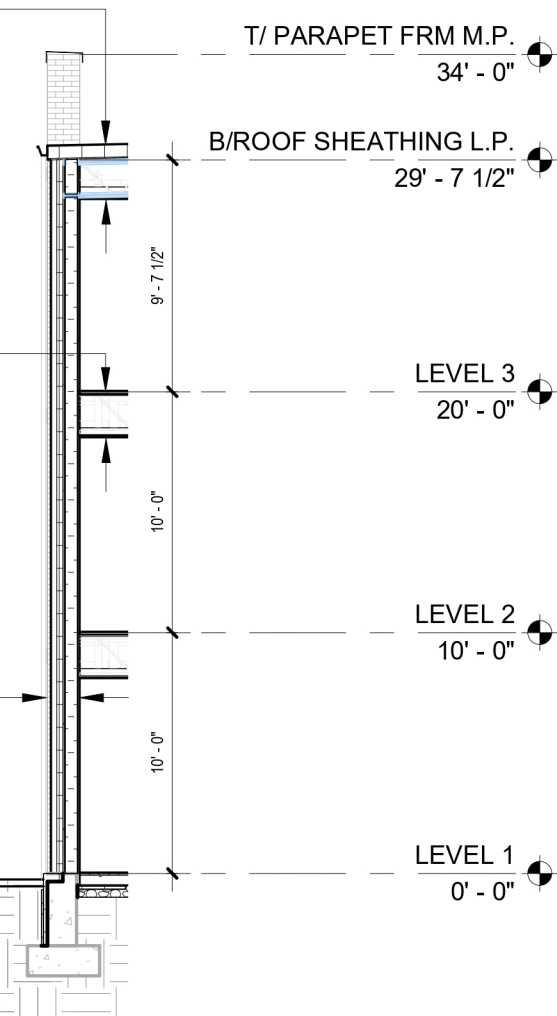
- SINGLE-PLY 60 MIL MECHANICALLY FASTENED TPO ROOFING MEMBRANE SYSTEM
- (2) LAYERS COATED GLASS-FACED POLYISO INSULATION
- SELF-ADHERED SHEET AIR/VAPOR RETARDER
- 3/4" PLYWOOD SHEATHING
- TAPERED ENGINEERED OPEN-WEB TRUSSES W/ 3" SOUND ATTENUATION BLANKET
- 5/8" GYPSUM BOARD CEILING ON RESILIENT CHANNELS

FLOOR ASSEMBLY - TYPE F1

- FINISHED FLOOR W/ 3/4" GYPCRETE UNDERLAYMENT
- 1/8" SOUND ATTENUATION MAT
- 3/4" PLYWOOD SUBFLOORING
- ENGINEERED OPEN-WEB TRUSSES W/ 3 1/2" SOUND ATTENUATION BLANKET
- 5/8" GYPSUM BOARD CEILING ON RESILIENT CHANNELS

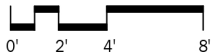
EXT. WALL ASSEMBLY - TYPE 2XC

- FIBERCEMENT RAINSCREEN PANELS W/ CONCEALED FASTENERS
- AIR SPACE
- 3" MINERAL WOOL INSULATION
- FLUID-APPLIED AIR-WATER BARRIER
- (2) LAYERS 5/8" EXTERIOR GYP. BD. SHEATHING
- 6" METAL STUDS W/ SPRAY CELLULOSE IN THE STUD CAVITY
- (2) LAYERS 5/8" INTERIOR GYP. BD. SHEATHING



TYP. FC RAINSCREEN WALL SECTION

1/8" = 1'-0"



ROOF ASSEMBLY - TYPE R1

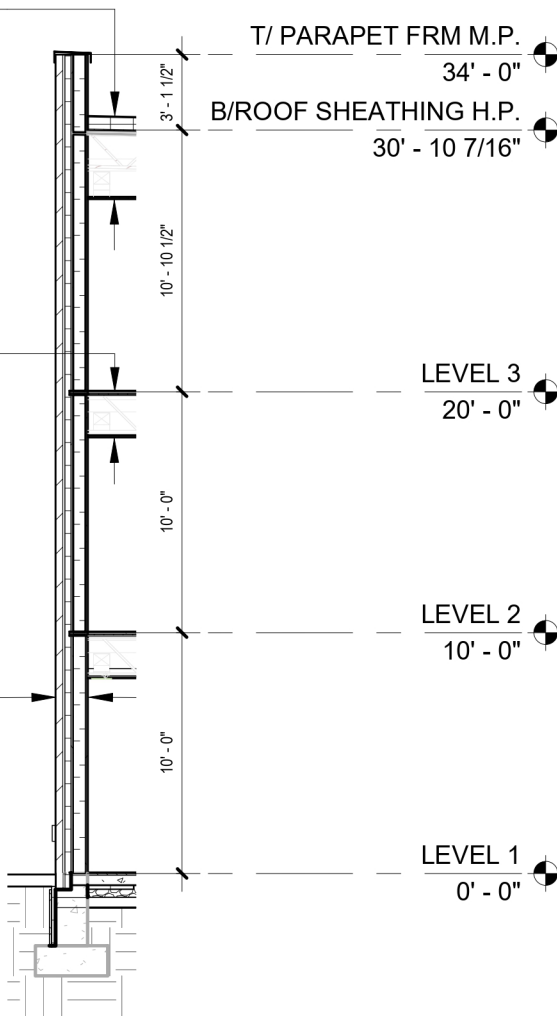
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- 5/8" GYPSUM BOARD CEILING ON RESILIENT CHANNELS

EXT. WALL ASSEMBLY - TYPE 2XA

- 3 5/8" BRICK VENEER
- AIR SPACE
- 3" MINERAL WOOL INSULATION
- FLUID-APPLIED AIR-WATER BARRIER
- (2) LAYERS 5/8" EXTERIOR GYP. BD. SHEATHING
- 6" METAL STUDS W/ SPRAY CELLULOSE IN THE STUD CAVITY
- (2) LAYERS 5/8" INTERIOR GYP. BD. SHEATHING



TYP. BRICK VENEER CAVITY WALL SECTION

1/8" = 1'-0"

- **DPD SUSTAINABLE DEVELOPMENT POLICY – LEED CERTIFICATION COMPLIANCE PATH** ☒
- **PROJECT IS ALSO PURSUING:**
 - ENERGY STAR MULTI-FAMILY STANDARD ☒
 - COMED MULTI-FAMILY AFFORDABLE HOUSING INCENTIVE PROGRAM ☒
 - 45L TAX CREDITS /DOE ZERO ENERGY READY HOMES ☒

LEGENDS SOUTH A-3

Chicago Sustainable Development Policy 2017.01.12

Compliance Options		Points Required		Sustainable Strategies Menu																																										
Compliance Paths	Starting Points	Number of Optional Points Required (Conditional / Substantial Reward / Moderate Reward)	Health										Energy										Stormwater				Landscapes				Green Roofs		Water		Transportation						Solid Waste		Work Force		Wildlife	
			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (5%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 10-year detention for 10-ft-tall buildings	3.6 10-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)											
Compliance Paths																																														
Options Without Certification																																														
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10												
Options With Certification																																														
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	5	NA	NA	NA	10	5	5	NA	10	5	10											
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	5	NA	NA	10	5	5	10	10	5	10											
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	5	NA	NA	10	5	5	5	10	10	5	10										
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	5	NA	NA	10	5	5	10	10	5	10											
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	5	NA	NA	10	5	5	10	10	5	10											
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	5	NA	NA	10	5	5	10	10	5	10											
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	NA	NA	20	10	20	NA	NA	NA	NA	NA	NA	10	5	NA	10	5	10	5	10										
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	10	20	10	20	40	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10											
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	NA	NA	10	5	5	10	10	5	10											
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	10	10	5	10											
*only available to affordable housing projects funded by DPD's Housing Bureau																																														
Planned Development Projects (PD) - New Construction																																														
200 points required																																														
TIF Funded Development Projects (TIF) - New Construction*																																														
100 points required																																														
DPD Housing, Multi-family (5-5 units) Projects (DPD-H MF) - New Construction 100 points required																																														
PD, TIF, DPD-H MF and Class L - Renovation Projects*																																														
50 points required																																														
Moderate Renovation Projects																																														
25 points required																																														
Substantial Renovation Projects																																														
50 points required																																														

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope
Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

LEED BD+C: Multifamily Midrise v4 - LEED v4

Location: United States

Note: The information on this tab is READ-ONLY. To edit this information, see the Credit Category tab.

Integrative Process		Preliminary	Y	2 of 2	M	0	Verified	0
IPc	Integrative Process			2 of 2		0		
Location and Transportation		Preliminary	Y	15 of 15	M	0	Verified	0
LTP	Floodplain Avoidance			Required				Not Verified
Performance Path								
LTC	LEED for Neighborhood Development			0 of 15		0		
Prospective Path								
LTE	Site Selection			8 of 8		0		
LTe	Compact Development			3 of 3		0		
LTe	Community Resources			2 of 2		0		
LTe	Access to Transit			2 of 2		0		
Sustainable Sites		Preliminary	Y	3 of 7	M	7	Verified	0
SSp	Construction Activity Pollution Prevention			Required				Not Verified
SSp	No Invasive Plants			Required				Not Verified
SSc	Heat Island Reduction			0 of 2		1		
SSc	Rainwater Management			1 of 3		2		
SSc	Nontoxic Pest Control			2 of 2		0		
Water Efficiency		Preliminary	Y	8 of 12	M	0	Verified	0
WEp	Water Metering			Required				Not Verified
Performance Path								
WEc	Total Water Use			0 of 12		0		
Prospective Path								
WEc	Indoor Water Use			5 of 6		1		
WEc	Outdoor Water Use			3 of 4		0		
Energy and Atmosphere		Preliminary	Y	23 of 37	M	3	Verified	23
EAp	Minimum Energy Performance			Required				Not Verified
EAp	Energy Metering			Required				Not Verified
EAp	Education of the Homeowner, Tenant or Building Manager			Required				Not Verified
EAc	Annual Energy Use			23 of 30		3		23
EAc	Efficient Hot Water Distribution System			0 of 5		0		
EAc	Advanced Utility Tracking			0 of 2		0		
Materials and Resources		Preliminary	Y	3 of 9	M	2.5	Verified	0
MRp	Certified Tropical Wood			Required				Not Verified
MRp	Durability Management			Required				Not Verified
MRc	Durability Management Verification			1 of 1		0		
MRc	Environmentally Preferable Products			1.5 of 5		0		
MRc	Construction Waste Management			0 of 3		2		
Indoor Environmental Quality		Preliminary	Y	7.5 of 18	M	0.5	Verified	0
EQp	Ventilation			Required				Not Verified
EQp	Combustion Venting			Required				Not Verified
EQp	Garage Pollutant Protection			Required				Not Verified
EQp	Radon-Resistant Construction			Required				Not Verified
EQp	Air Filtering			Required				Not Verified
EQp	Environmental Tobacco Smoke			Required				Not Verified
EQp	Compartmentalization			Required				Not Verified
EQc	Enhanced Ventilation			1 of 3		0		
EQc	Curtainment Control			0 of 2		0.5		
EQc	Balancing of Heating and Cooling Distribution Systems			2 of 3		0		
EQc	Enhanced Compartmentalization			0 of 3		0		
EQc	Combustion Venting			2 of 2		0		
EQc	Enhanced Garage Pollutant Protection			1 of 1		0		
EQc	Low-Emitting Products			0.5 of 3		0		
EQc	No Environmental Tobacco Smoke			1 of 1		0		
Innovation		Preliminary	Y	4 of 5	M	1	Verified	0
INp	Preliminary Rating			Required				Not Verified
INc	Innovation			3 of 5		1		
INc	LEED Accredited Professional			1 of 1		0		
Regional Priority		Preliminary	Y	1 of 4	M	1	Verified	0
RPC	Regional Priority			1 of 4		1		

LEED V4 SUMMARY

INTEGRATIVE PROCESS

LOCATION & TRANSPORTATION
☐ 15 PTS

SUSTAINABLE SITES
☐ 3 PTS

WATER EFFICIENCY
☐ 8 PTS

ENERGY & ATMOSPHERE
☐ 23 PTS

MATERIALS & RESOURCES
 3 PTS

INDOOR ENVIRONMENTAL QUALITY

INNOVATION ☐ 4 PTS

REGIONAL PRIORITY
☐ 1 PTS

- **TOTAL TARGETED POINTS: 67 POINTS**
 - 50 PTS MIN FOR SILVER
 - 60 PT MIN FOR GOLD

SUSTAINABLE DEVELOPMENT POLICY

Public Benefits:

**52 units of housing, including 42 affordable units (80%) for households earning less than 60% AMI
In proximity to high-quality public transportation (CTA Red & Green lines + multiple buses)**

**250 Temporary Construction Jobs
10 Full-Time Jobs (property management and retail positions)
New retail opportunities (~4000sf)**

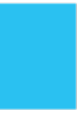
Hiring Goals (will meet and likely exceed):

**26% Participation from Qualified Minority Business Enterprises
6% Participation from Qualified Women Business Enterprises
50% Participation from Chicago Residents**

Additional Information

**MBE/WBE Co-Architect - Brook Architecture
MBE Civil Engineer - Engage Civil
WBE Landscape Architect - McKay Landscapes
MBE Structural Engineer – Nayjar & Nayjar
MBE General Contractor - GMA Construction Group**

ECONOMIC AND COMMUNITY BENEFITS



DPD Recommendations

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and compared this proposal to existing development in the community. The surrounding neighborhood consists of a mix of institutional, commercial and residential zoning districts. The project is transit-served by its immediate proximity to the #29 State Street Bus. The project is also located within ½ mile of CTA Green and Red Line stations at 43rd & 47th Streets. **This project presents an opportunity continue rebuilding the State Street corridor with affordable, human-scaled housing on the site of the former Robert Taylor Homes.**

The Department of Planning and Development has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

- 1. The proposed rezoning of the subject property is appropriate under Chapter 17-13 of the Zoning Ordinance. The proposed planned development classification for the project is:**
 - 1) appropriate because of growth and development trends (17-13-0308-B);
 - 2) compatible with the character of the surrounding area in terms of uses, density and building scale (17-13-0308-C);
 - 3) compatible with surrounding zoning districts (17-13-0308-D)
- 2. The project meets the purpose and criteria set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare. Specifically, this project meets the following provisions of Chapter 17-8:**
 - a. The project promotes economically beneficial development patterns that are compatible with the existing neighborhood (17-8-103);
 - b. The project is in strict compliance with the underlying FAR standards of the B2-3 district (per 17-8-0901);
 - c. The project is pedestrian oriented and creates an active street-front with building entries and commercial spaces that will improve safe and attractive routes (17-8-0905-B);
 - d. The project places service areas for dumpsters, loading docks and mechanical equipment away from the street (17-8-0906-D);
 - e. The project is designed to hold the corner of South State Street & 45th Street with a prominent design and pedestrian plaza (17-8-907-B)
 - f. The project will reduce the speed and contamination of stormwater runoff from the site (17-8-0908-B);
 - g. The project provides open space at the primary corner and entry location (17-8-0909-B)

The project meets the purpose and criteria set forth in the Chicago Zoning Ordinance and its adoption will not have any adverse impact on the public's health, safety or welfare.

With these considerations in mind the Department of Planning and Development recommends that this application for a planned development be approved and forwarded to the City Council Committee on Zoning, Landmarks and Building Standards with "Passage Recommended," as amended.

