

COPY

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

4500-4556 South State Street; 1-21 W. 45th Street

2. Ward Number that property is located in: 3rd

3. APPLICANT Chicago Housing Authority

ADDRESS 60 E. Van Buren CITY Chicago

STATE IL ZIP CODE 60605 PHONE 312-913-7740

EMAIL lpratter@thecha.org CONTACT PERSON Lee Pratter

4. Is the applicant the owner of the property? YES ☒ NO ☒ [applicant owns a portion of the property]
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 application to proceed.

- #1 OWNER BMT-I, LLC, an Illinois limited liability company

ADDRESS 1603 Orrington, Suite 450 CITY Evanston

STATE IL ZIP CODE 60201 PHONE (312) 455-0502 x 13

EMAIL golson@tmo.com CONTACT PERSON Greg Olson

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Steven Friedland, Applegate & Thorne-Thomsen

ADDRESS 425 S. Financial Place, Suite 1900

CITY Chicago STATE IL ZIP CODE 60605

PHONE 312-491-2207 FAX EMAIL sfriedland@att-law.com

Owner #2
Board of Education of the City of Chicago
42 West Madison Street
Chicago, IL 60602, 773-553-1285
smstults@cps.edu, Stephen Stults

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.

7. On what date did the owner acquire legal title to the subject property? Unknown

8. Has the present owner previously rezoned this property? If yes, when?

Unknown

9. Present Zoning District RT4 Proposed Zoning District B2-3 and then planned development

10. Lot size in square feet (or dimensions) 174,502 square feet

11. Current Use of the property vacant

12. Reason for rezoning the property To develop the property with new residential, commercial and public right of way improvements

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 purpose of the zoning amendment is to permit the construction of up to 121 dwelling units in two subareas. Subarea A will contain 61 units in 3 buildings with not less than 48 parking spaces. There will be approximately 3750 square feet of commercial space in Subarea A. Subarea B will be constructed in a later phase. The maximum building height of any building will not exceed 55 feet.

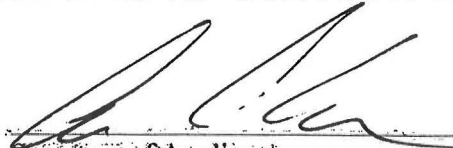
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, 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

[The project will exceed the ARO obligations]

COUNTY OF COOK
STATE OF ILLINOIS

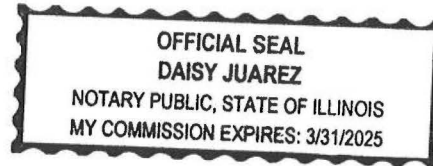
Ann McKenzie, being first duly sworn on oath, states that all of the above
statements and the statements contained in the documents submitted herewith are true and correct.


Signature of Applicant.

Subscribed and Sworn to before me this
28th day of February, 2023

On behalf of the Chicago Housing Authority

Daisy Juarez
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



CHIEF EXECUTIVE OFFICER
PEDRO MARTINEZ

CHIEF EDUCATION OFFICER
BOGDANA CHKOUMBOVA

REAL ESTATE DEPARTMENT
CAPITAL PLANNING & CONSTRUCTION
42 West Madison Street * Chicago, Illinois 60602

February 7, 2023

VIA MESSENGER

Mr. Patrick Murphey
Zoning Administrator, Bureau of Zoning
Department of Planning and Development
City of Chicago
Room 905, City Hall
121 North LaSalle Street
Chicago, Illinois 60602


**Re: Proposed planned Development for property at the southwest corner
of State Street and 45th Street (the "Planned Development")**

Dear Zoning Administrator Murphey:

The Board of Education of the City of Chicago ("BOE") owns a portion of the land that is included within the boundary of the proposed Planned Development and this land will be dedicated as a part of a new 46th Street right of way.

Please accept this letter as an indication of BOE's consent to the filing of the Planned Development by the Chicago Housing Authority for the aforementioned site. Please feel free to contact me at smstults@cps.edu if you have any questions or if additional information is needed.

Respectfully yours,



Stephen Stults
Director of Real Estate

BMT-I, LLC
1603 Orrington, Suite 450, Evanston, Illinois 60201

February 28, 2023

Patrick Murphey
Acting Zoning Administrator, Bureau of Zoning
Department of Planning and Development
Room 905, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

**Re: Proposed planned Development for property at the southwest corner
of State Street and 45th Street (the "Planned Development")**

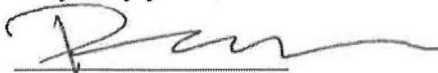
Dear Commissioner Murphey:

BMT-I, LLC ("BMT") owns a portion of the land that encompasses the Planned Development. That portion of land will be dedicated as a part of a new 46th Street.

BMT consents to the filing of the Planned Development by the Chicago Housing Authority.

If you have any questions, please contact the undersigned.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'R. Sciortino', written over a horizontal line.

Name: Richard J. Sciortino
Authorized Representative

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 10-F the area bounded by

West 45th Street; South State Street; a line 618.13 feet south of the south line of West 45th Street as measured along the west line of South State Street; a line 282.00 feet west of and parallel to South State Street,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 10-F in the area bounded by

West 45th Street; South State Street; a line 618.13 feet south of the south line of West 45th Street as measured along the west line of South State Street; a line 282.00 feet west of and parallel to South State Street,

to those of Planned Development Number _____, as amended, which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto and to no others.

SECTION 3. This ordinance takes effect after its passage and due publication.

Common Street Address: 4500-4556 South State Street; 1-21 W. 45th Street

Applegate &
Thorne-Thomsen
ATTORNEYS AT LAW

425 S. Financial Place, Suite 1900

Chicago, IL 60605

p 312-491-4400

f 312-491-4411

att-law.com

(312) 491-2207

sfriedland@att-law.com

March 15, 2023

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about March 15, 2023, the undersigned will file an application for a change in zoning from RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District and then to a planned development on behalf of the Chicago Housing Authority for the property located at 4500-4556 South State Street; 1-21 W. 45th Street, Chicago, Illinois and described as follows:

West 45th Street; South State Street; a line 618.13 feet south of the south line of West 45th Street as measured along the west line of South State Street; a line 282.00 feet west of and parallel to South State Street.

The purpose of the zoning amendment is to permit the construction of up to 121 dwelling units in two subareas. Subarea A will contain 61 units in 3 buildings with not less than 48 parking spaces. There will be approximately 3,750 square feet of commercial space in Subarea A. Subarea B will be constructed in a later phase. The maximum building height of any building will not exceed 55 feet.

The property is owned in part by BMT-I, LLC, 1603 Orrington, Suite 450, Evanston, Illinois 60201; in part by the Board of Education of the City of Chicago, 42 West Madison Street, Chicago, Illinois, 60602; and in part by the applicant. The applicant is the Chicago Housing Authority, 60 E. Van Buren, Chicago, Illinois, 60605. The contact person for this application is Steven Friedland, Applegate & Thorne-Thomsen, 425 S. Financial Place, Suite 1900, Chicago, Illinois, 60605, 312-491-2207.

Please note that the applicant is not seeking to rezone or purchase your property. The applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Very truly yours,



Steven Friedland

March 1, 2023

Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

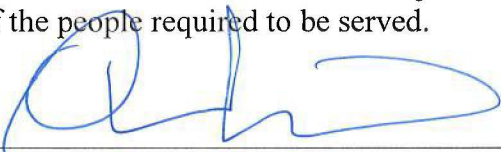
Re: 4500-4556 South State Street; 1-21 W. 45th Street ("subject property")

The undersigned, Steven D. Friedland, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements for Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet to each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately March 15, 2023.

The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.



Steven D. Friedland
Applegate & Thorne-Thomsen
425 S. Financial Place
Suite 1900
Chicago, IL 60605

Subscribed and Sworn to before me this
March 1, 2023.



Notary Public



4500-4556 S. State Street; 1-21 W. 45th Street

20-03-306-046-0000
AMI
4448 S WABASH AVE
CHICAGO, IL 60653

20-03-306-047-0000
AMI
4448 S WABASH AVE
CHICAGO, IL 60653

20-03-306-049-0000
AMI
4448 S WABASH AVE
CHICAGO, IL 60653

20-03-306-050-0000
AMI
4448 S WABASH AVE
CHICAGO, IL 60653

20-03-306-051-0000
STATE DEV GROUP
425 HUEHL RD BLDG 4B
NORTHBROOK, IL 60062

20-03-306-052-0000
AMI
4448 S WABASH AVE
CHICAGO, IL 60653

20-03-312-001-0000
MUZAFFAR MIRZA
4501 S STATE ST
CHICAGO, IL 60609

20-03-312-002-0000
MUZAFFAR MIRZA
4501 S STATE ST
CHICAGO, IL 60609

20-03-312-003-0000
MUZAFFAR MIRZA
4501 S STATE ST
CHICAGO, IL 60609

20-03-312-007-0000
STEPS INC CONSULTING
3473 S KING DR
CHICAGO, IL 60616

20-03-312-018-0000
NICHOLE JACKSON
3604 S STATE ST 3N
CHICAGO, IL 60609

20-03-312-019-0000
NICHOLE JACKSON
3604 S STATE STREET 3N
CHICAGO, IL 60609

20-03-312-020-0000
MAWUENAM INVESTMENTS
5031 S INDIANA AVE
CHICAGO, IL 60615

20-03-312-021-0000
MATEUSZ P GRANAT
20 E 46TH ST
CHICAGO, IL 60653

20-03-312-022-0000
MATEUSZ P GRANAT
20 E 46TH ST
CHICAGO, IL 60653

20-03-312-023-0000
MATEUSZ P GRANAT
20 E 46TH ST
CHICAGO, IL 60653

20-03-312-024-0000
MARGARET FORD MANOR
4500-12 S.WABASH
CHICAGO, IL 60653

20-03-312-025-0000
MARGARET FORD MANOR
4500-12 S.WABASH
CHICAGO, IL 60653

20-03-312-026-0000
MARGARET FORD MANOR
4500-12 S.WABASH
CHICAGO, IL 60653

20-03-312-027-0000
MARGARET FORD MANOR
4500-12 S.WABASH
CHICAGO, IL 60653

20-03-312-028-0000
MARGARET FORD MANOR
4500-12 S.WABASH
CHICAGO, IL 60653

20-03-312-029-0000
MARGARET FORD MANOR
4500-12 S.WABASH
CHICAGO, IL 60653

20-03-312-047-0000
NEVVER SAYLES
8450 S CONSTANCE
CHICAGO, IL 60617

20-03-312-048-0000
JOHN ODOM
4562 SO WABASH AV
CHICAGO, IL 60653

20-03-318-001-0000
JOSEPH ALLEN
4601 S STATE ST
CHICAGO, IL 60609

20-03-318-002-0000
PARKER HOUSE SAUSAGE
4605 S STATE
CHICAGO, IL 60609

20-03-318-003-0000
PARKER HOUSE SAUSAGE
4607 S STATE
CHICAGO, IL 60609

20-03-318-005-0000
OMEGA MB CHURCH
4627 S STATE ST
CHICAGO, IL 60609

20-03-318-011-0000
ROSENWALD COURTS APTS
4642 SOUTH MICHIGAN
CHICAGO, IL 60653

20-03-318-012-0000
ROSENWALD COURTS APTS
4642 SOUTH MICHIGAN
CHICAGO, IL 60653

4500-4556 S. State Street; 1-21 W. 45th Street

20-03-318-013-0000
DEBERAH PROP MGMT
7011 S KING DR #3
CHICAGO, IL 60637

20-03-318-014-0000
BERNARD ROBERTSON
3655 S PRAIRIE
CHICAGO, IL 60653

20-03-318-030-0000
PARKER HOUSE SAUSAGE
4605 SOUTH STATE STREE
CHICAGO, IL 60609

20-03-318-031-0000
PARKER HOUSE SAUSAGE
4607 S STATE
CHICAGO, IL 60609

20-04-422-023-0000
LEGENDS A 2 LLC
1603 ORRINGTON #450
EVANSTON, IL 60201

20-04-422-024-0000
LEGENDS A 2 LLC
1603 ORRINGTON #450
EVANSTON, IL 60201

20-04-435-015-0000
BMT I LLC MICHAES DEV
1603 ORRINGTON #450
EVANSTON, IL 60201

20-03-312-030 to 032
Chaney Ford Child Care Center
4532 S. Wabash Ave.
Chicago, IL 60653

20-03-312-004 to 017, 033-046
St.. Paul Church of God in Christ
4528 S. Wabash Ave.
Chicago, IL 60653

20-03-306-044-0000
Church of The Living God
14 E. 45th Street
Chicago, IL 60653

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Planned Development Number ____, (Planned Development) consists of approximately 110,365 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is and is owned and controlled by the Applicant, the Chicago Housing Authority.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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

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

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

4. This Plan of Development consists of 18 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Site Plan; a Right of Way Adjustment Map, a Landscape Plan; a Plant List; [Elevations] prepared by LBBA and dated _____, 2023, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses shall be permitted in this Planned Development: Multi-Family Dwelling Units located above and on the ground floor; Townhouses; Artist Live/Work Space located above and on the ground floor; Cultural Exhibits and Libraries; Day Care; Community Centers, Recreation Buildings and Similar Assembly Use; Postal Service; Public Safety Services; Utilities and Services, minor; Animal Services, Sales and Grooming (excluding kenneling); Artist Work or Sales Space; Business Equipment Sales and Service; Business Support Services, including Employment Agencies; Restaurants (Limited and General); Outdoor patio (if located at grade level); Bank, Savings Bank, Savings and Loan Association, and Credit Union (excluding drive-throughs); Automated Teller Machine Facility (walk-up only); Food and Beverage Retail Sales; Medical Service; Office; Personal Service, including Hair Salon, Nail Salon or Barbershop; Repair or Laundry Service, Consumer, including Dry-cleaning drop-off or pick-up (no on premise plant) and coin-operated laundromat; Retail Sales, General; Manufacturing, Production and Industrial Services, Limited (catering & shred kitchen only); Wireless Communication Facilities (Co-located); Accessory Parking and Accessory Uses.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 110,365 square feet and a base FAR of 1.6.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Sub-Area B, the Applicant shall submit a site plan, landscape plan and building elevations for Sub-Area B for review and approval by the Department of Planning and Development (DPD). Provided that the Site Plan Submittal required hereunder is in general conformance with the Planned Development and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such Site Plan Approval. The foregoing notwithstanding, prior to the Commissioner's issuance of such Site Plan Approval, the Applicant shall present the Site Plan (as a courtesy presentation) to the Chicago Plan Commission, during a public meeting. Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (PD) and to assist the City in monitoring ongoing development. Sub-Area B Site Plan Approval 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, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any portion of Sub-Area B shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Sub-Area B Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD.

After approval of the Sub-Area B Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any Sub-Area B Site Plan Approval Submittals shall, at a minimum, provide the following information:

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

Sub-Area B Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD.

12. 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.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The

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

17. The Applicant acknowledges and agrees that the rezoning of the Property from RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District and then to this Planned Development ("PD") No. ____ is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The Applicant has applied for Low-Income Housing Tax Credits or other forms of financial assistance from the City. Such financial assistance imposes affordability requirements (the "Financing Requirements") that exceed the ARO requirements. As a result, if the Applicant receives such financial assistance, the Financial Requirements shall govern the Applicant's obligation to provide affordable housing in the PD. If the Applicant does not receive such financial assistance, the Applicant shall comply with the ARO.
18. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to the B2-3 Neighborhood Mixed-Use District.

1169399.3

PLANNED DEVELOPMENT NUMBER _____
BULK REGULATIONS AND DATA TABLE

Gross Site Area:	218,688 square feet (5.02 acres)
Area Remaining in Public Right of Way	108,323 square feet (2.49 acres)
Net Site Area:	
Total:	110,365 square feet (2.53 acres)
Sub-Area A:	65,648 square feet (1.50 acres)
Sub-Area B	44,717 square feet (1.03)
Maximum Number of Dwelling Units:	121 Dwelling Units
Maximum Number of Dwelling Units in Sub-Area A:	61 Dwelling Units
Maximum Number of Dwelling Units in Sub-Area B:	60 Dwelling Units
Maximum Floor Area Ratio for all Sub-Areas:	1.6
Maximum Floor Area Ratio in Sub-Area A:	1.4
Maximum Floor Area Ratio in Sub-Area B:	1.9
Off-Street Parking Spaces:	
Minimum Number of Off-Street Parking Spaces in Sub-Area A:	48 Spaces
Minimum Number of Off-Street Parking Spaces in Sub-Area B:	Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Bicycle Parking	
Sub-Area A	61 Bike Spaces
Sub-Area B	New buildings will be in accordance with B2-2 requirements and Site Plan approval

Off-Street Loading Spaces:

Sub-Area A	1 (10' x 25') – In Sub-Area A
Sub-Area B	Minimum off street loading to be provided in accordance with Section 17-10-1100 of the Chicago Zoning Ordinance

Minimum Required Perimeter Setbacks:

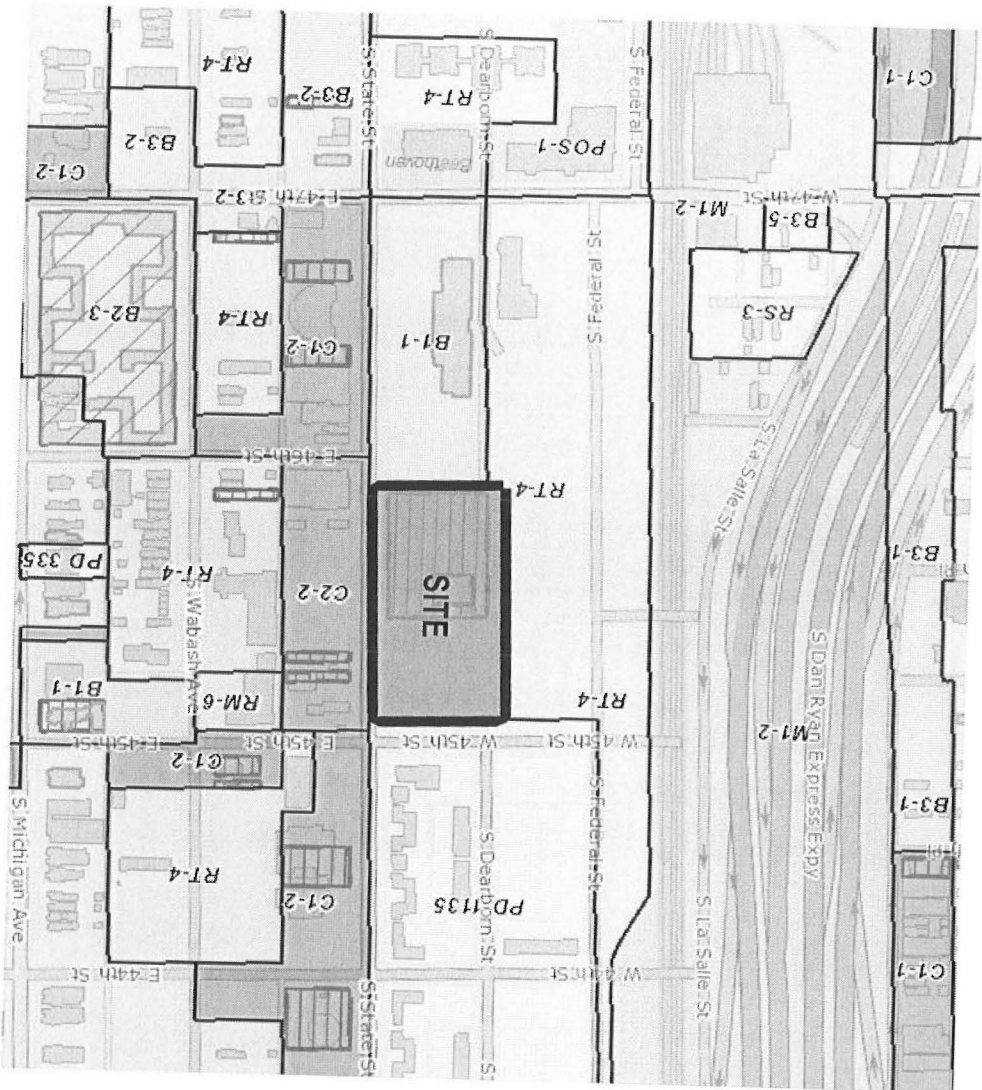
Sub-Area A	In accordance with Site Plan
Sub-Area B	In accordance with Site Plan Approval

Maximum Building Height

Sub-Area A	55 feet
Sub-Area B	In accordance with Site Plan approval

1160080.4

EXISTING ZONING MAP



Applicant: Chicago Housing Authority
 Address: 4500-4556 South State Street; 1-21 W. 45th Street
 Introduced: March 15th, 2023
 Plan Commission: 180



EXISTING LAND USE



KEY

EXISTING COMMERCIAL	EXISTING MANUFACTURING	PARK
EXISTING MIXED-USE	EXISTING VACANT LOT	PROPOSED PD BOUNDARY
EXISTING RESIDENTIAL	EXISTING PLANNED DEVELOPMENT	PROPOSED BUILDING SITE



PD BOUNDARY

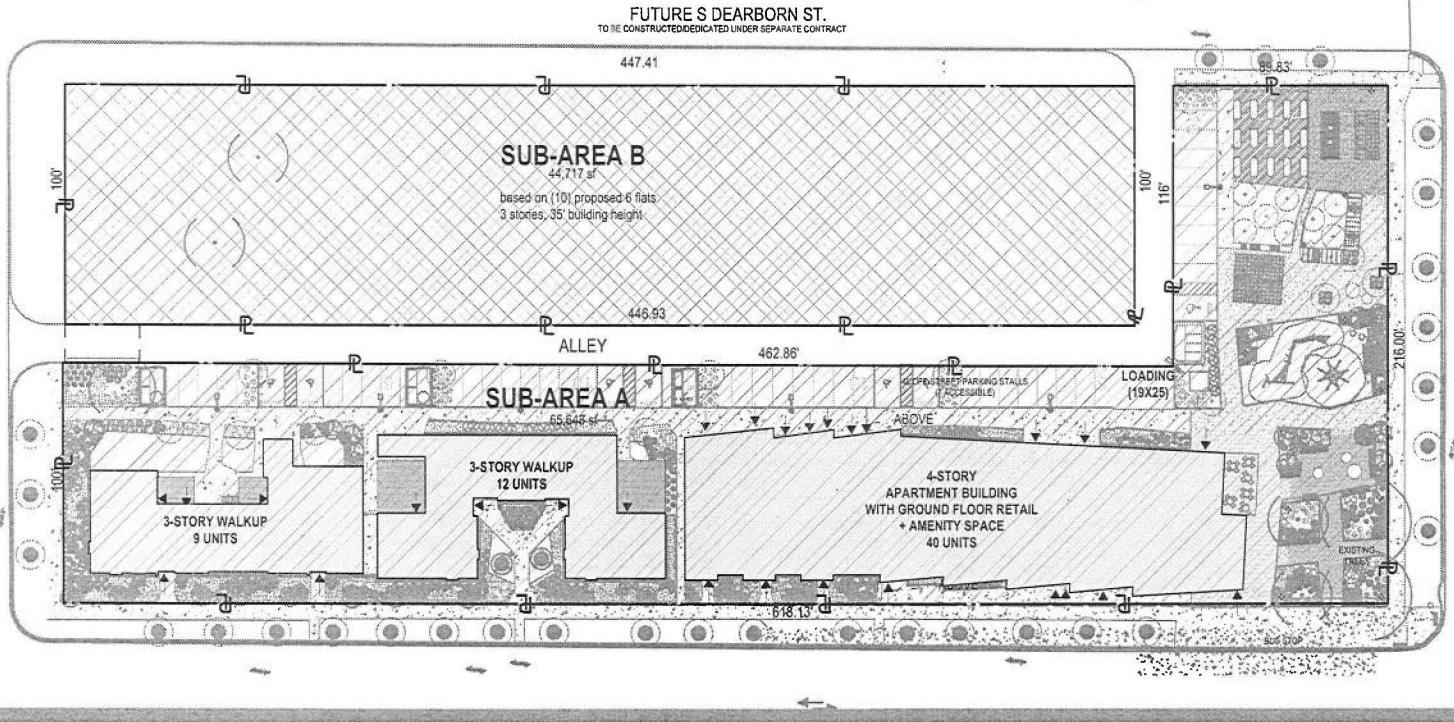
PD BOUNDARY

PD BOUNDARY

659.47'

332.00'

FUTURE W 46TH ST.
TO BE CONSTRUCTED/DEDICATED UNDER SEPARATE CONTRACT



FUTURE S DEARBORN ST.
TO BE CONSTRUCTED/DEDICATED UNDER SEPARATE CONTRACT

447.41

SUB-AREA B
44,717 sf

based on (10) proposed 6 flats
3 stories, 35' building height

446.93

ALLEY

462.86'

SUB-AREA A

3-STORY WALKUP
12 UNITS

3-STORY WALKUP
9 UNITS

4-STORY
APARTMENT BUILDING
WITH GROUND FLOOR RETAIL
+ AMENITY SPACE
40 UNITS

LOADING
(19X25)

332.00'

W 45TH ST.

S STATE ST.

658.13'

PD BOUNDARY (overall)

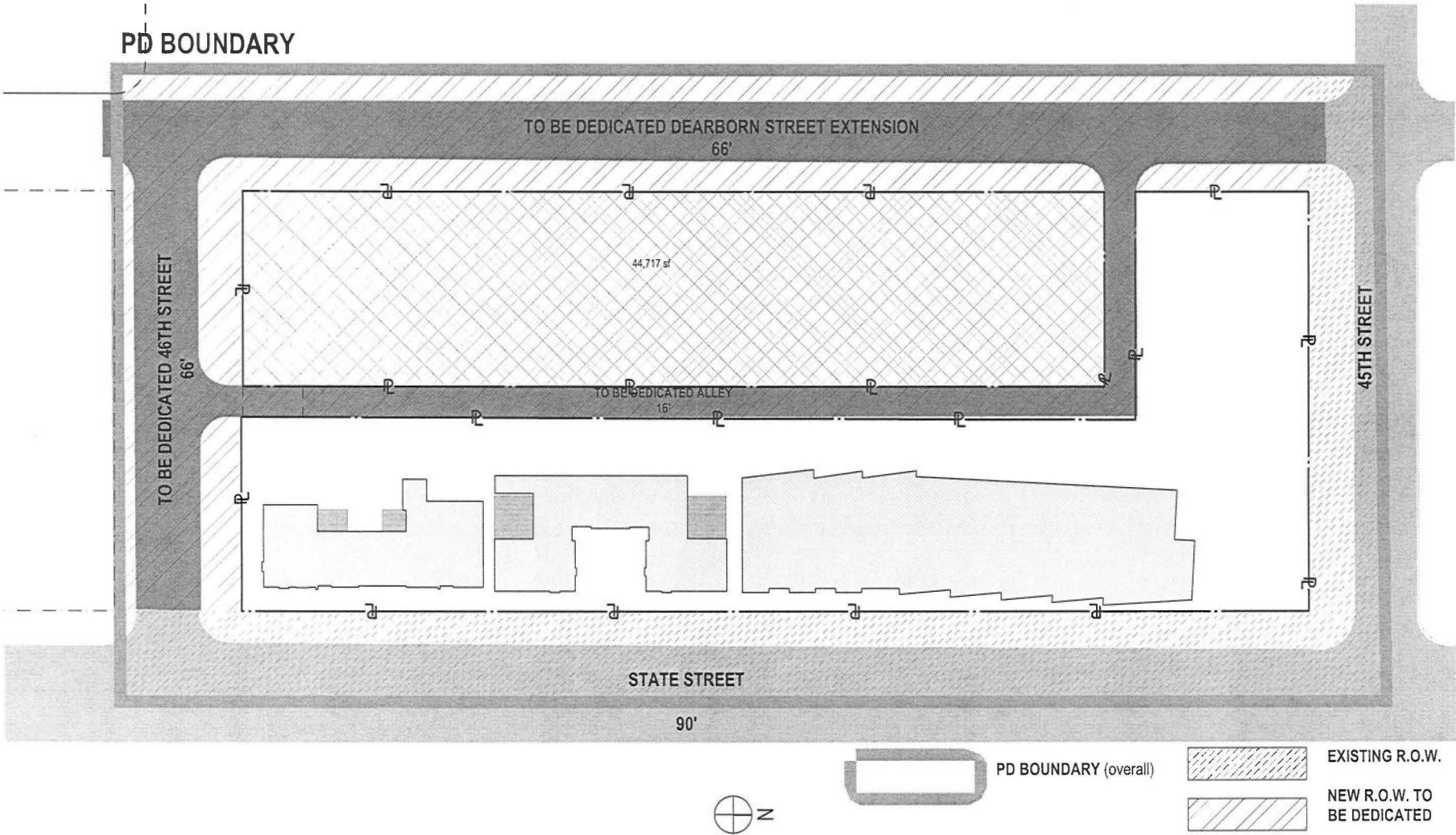
SUB-AREA A

SUB-AREA B



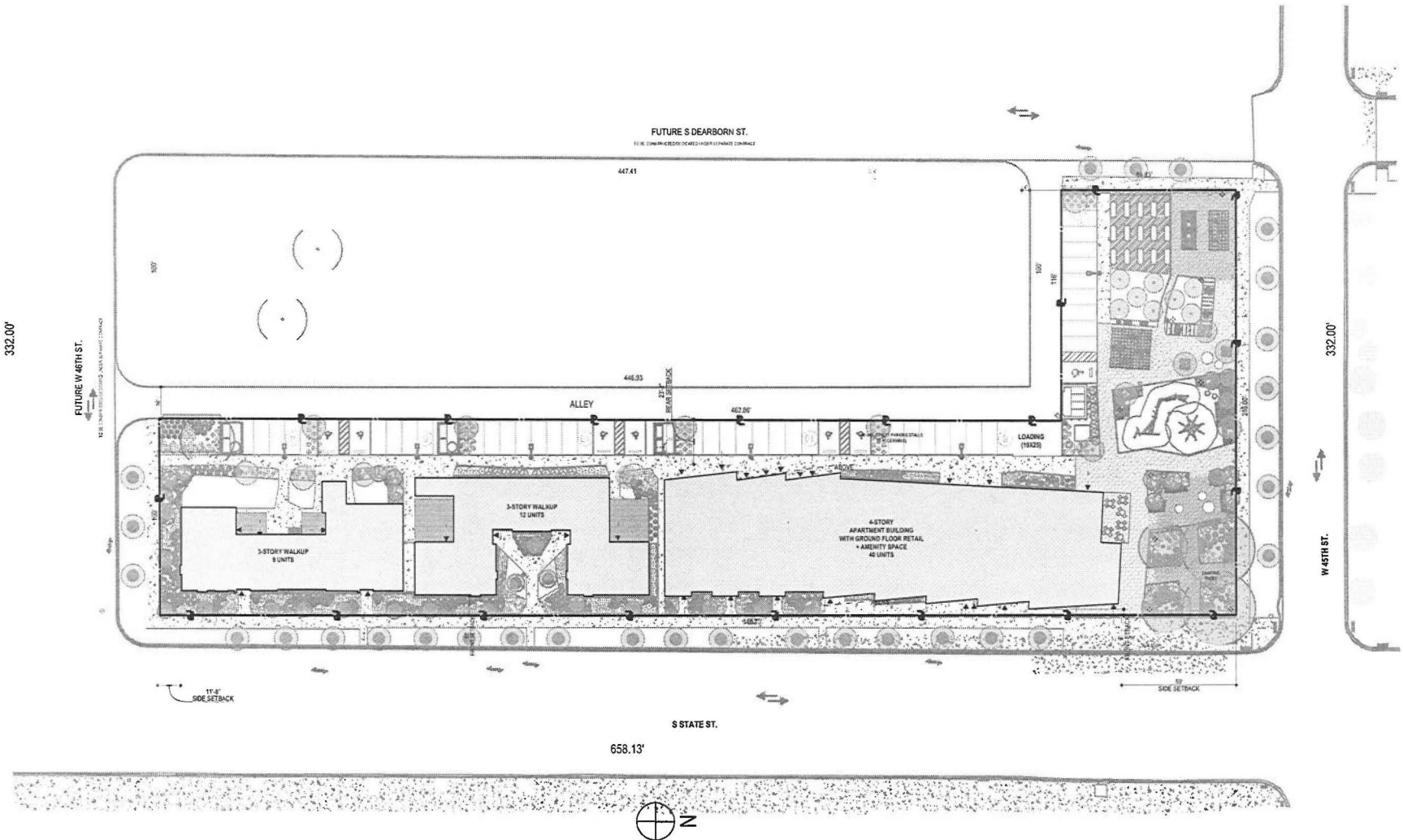
Applicant: Chicago Housing Authority
Address: 4500-4556 South State Street; 1-21 W. 45th Street
Introduced: March 15th, 2023
Plan Commission: TBD

RIGHT OF WAY ADJUSTMENT



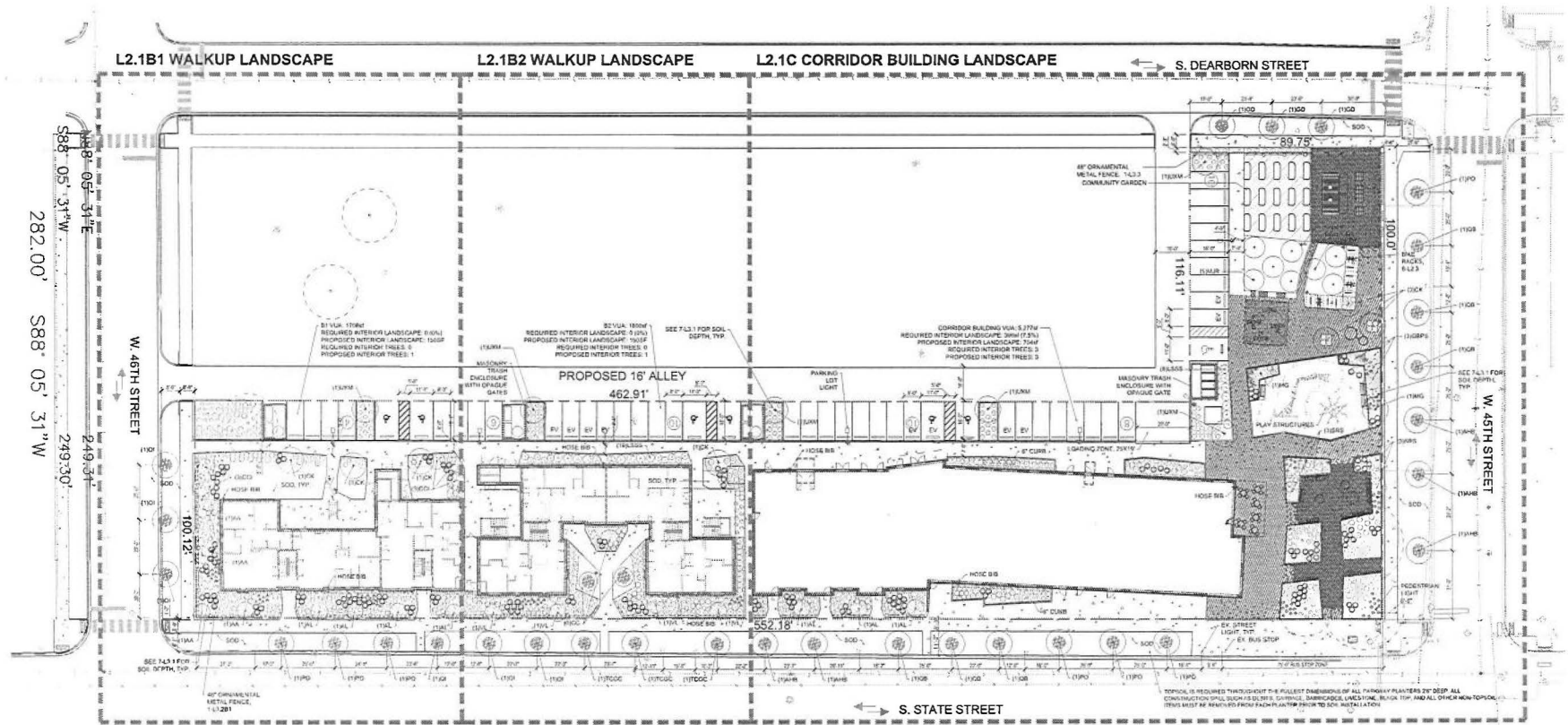
Applicant: Chicago Housing Authority
Address: 4500-4556 South State Street; 1-21 W. 45th Street
Introduced: March 15th, 2023
Plan Commission: TBD

SITE PLAN



LANDSCAPE PLAN

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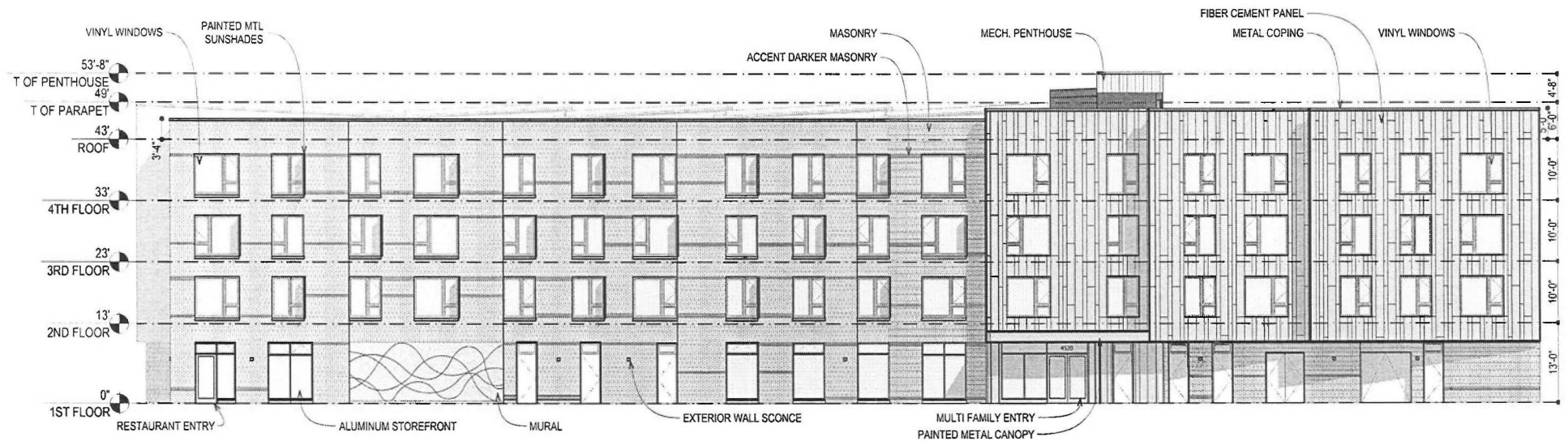
Applicant: Chicago Housing Authority
 Address: 4500-4556 South State Street; 1-21 W. 45th Street
 Introduced: March 15th, 2023
 Plan Commission: TBD

LANDSCAPE PLANTING LIST

PLANTING LIST					
	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
	SHADE TREE				
AHB	AESCLUS HIPPOCASTANUM 'BAUMANNII'	HORSE CHESTNUT	5	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
CK	CLADRASTIS KENTUCKEA	YELLOWWOOD	7	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
GD	GYMNOCLADUS DIOICA	KENTUCKY COFFEEBEAN	3	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
GBPS	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3	3" CAL	B&B, SPECIMEN
MG	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	2	3" CAL	B&B, SPECIMEN
PO	PLATANUS ACERIFOLIA	LONDON PLANE TREE	7	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	6	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
QI	QUERCUS IMBRICARIA	SHINGLE OAK	6	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
TCGC	TILIA CORDATA 'GOLDEN CASCADE'	GOLDEN CASCADE LINDEN	3	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
UXM	ULMUS JAP X WILS 'MORTON'	ACCOLADE ELM	6	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
	ORNAMENTAL TREE				
AA	ACER 'ARMSTRONG'	ARMSTRONG MAPLE	4	2.5" CAL	B&B, SPECIMEN
AL	AMELANCHIER LAEVIS	SERVICEBERRY	7	6' HGT	B&B, SPECIMEN
CC	CERCIS CANADENSIS	REDBUD	3	10' HGT	B&B, SPECIMEN
CCI	CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNLESS HAWTHORN	6	6' HGT	B&B, SPECIMEN
LSS	LIQUIDAMBAR STYR 'SLENDER SILHOUETTE'	COLUMNAR SWEETGUM	18	6' HGT	B&B, MATCHED SPECIMEN
MJR	MALUS 'JON-A-RED'	JON A RED APPLE	5	2" CAL	B&B
PPR	PRUNUS PERSICA 'RELiance'	RELiance PEACH	3	2" CAL	B&B
SRS	SYRINGA RETICULATA 'SUMMER SNOW'	TREE LILAC	6	8' HGT	B&B, SPECIMEN
VL	VIBURNUM LENTAGO	NANNYBERRY	4	6' HGT	B&B, SPECIMEN
	SEE PLANTING NOTES.				

WEST ELEVATION (4 STORY)

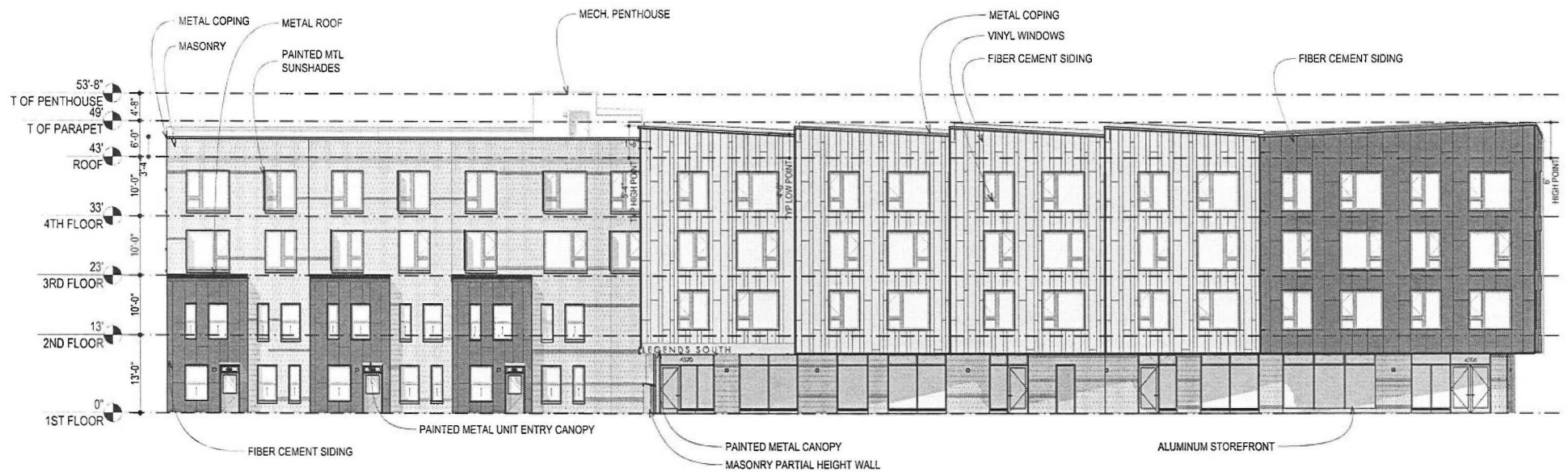
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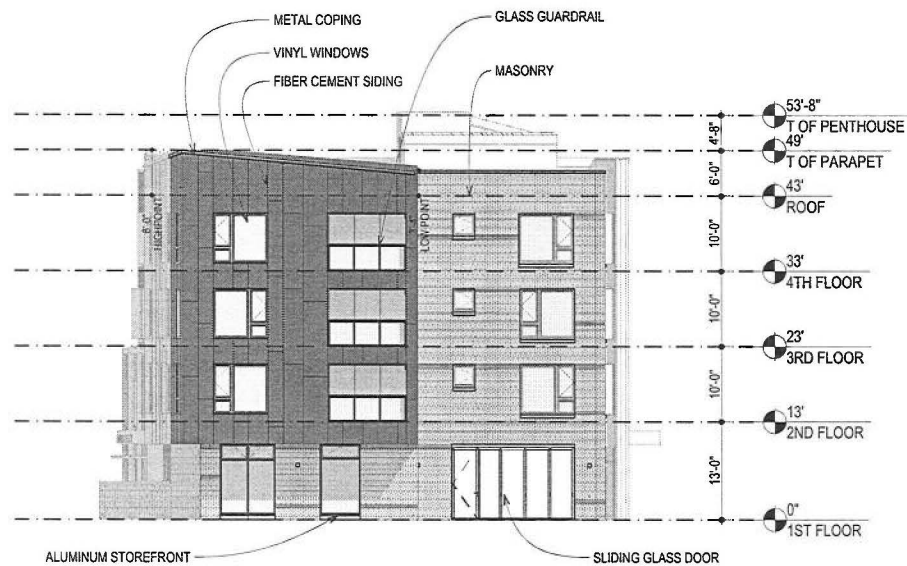
EAST ELEVATION (4 STORY)

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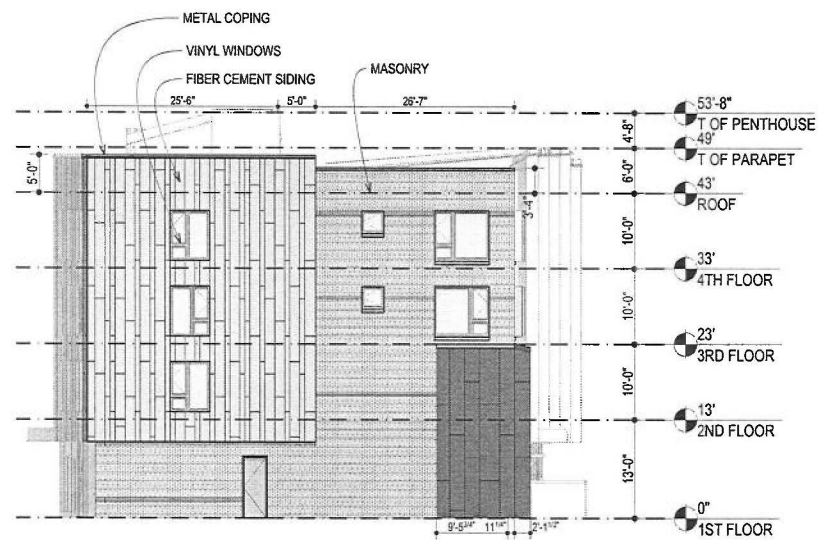
Applicant: Chicago Housing Authority
 Address: 4500-4556 South State Street; 1-21 W. 45th Street
 Introduced: March 15th, 2023
 Plan Commission: TBD

NORTH ELEVATION (4 STORY)



Applicant: Chicago Housing Authority
 Address: 4500-4556 South State Street; 1-21 W. 45th Street
 Introduced: March 15th, 2023
 Plan Commission: TBD

SOUTH ELEVATION (4 STORY)



Applicant: Chicago Housing Authority
 Address: 4500-4556 South State Street; 1-21 W. 45th Street
 Introduced: March 15th, 2023
 Plan Commission: TBD

BUILDING 1 ELEVATION (3 STORY)

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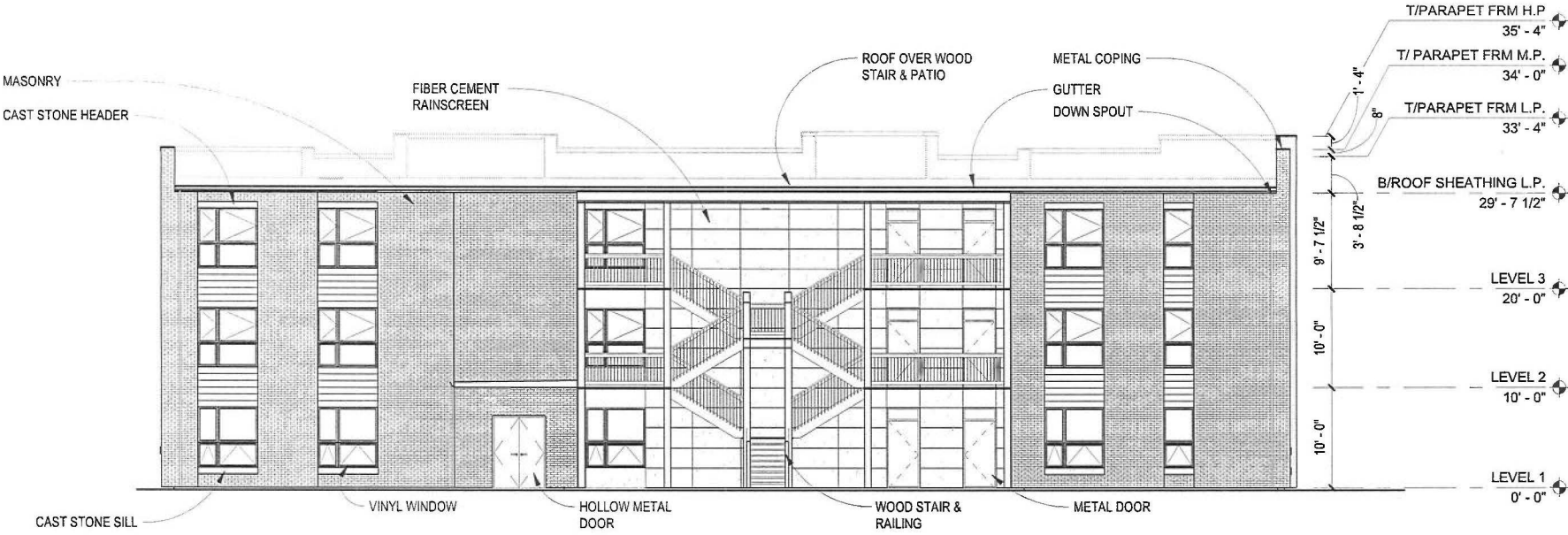


2 B1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

Applicant: Chicago Housing Authority
Address: 4500-4556 South State Street; 1-21 W. 45th Street
Introduced: March 15th, 2023
Plan Commission: TBD

BUILDING 1 ELEVATION (3 STORY)

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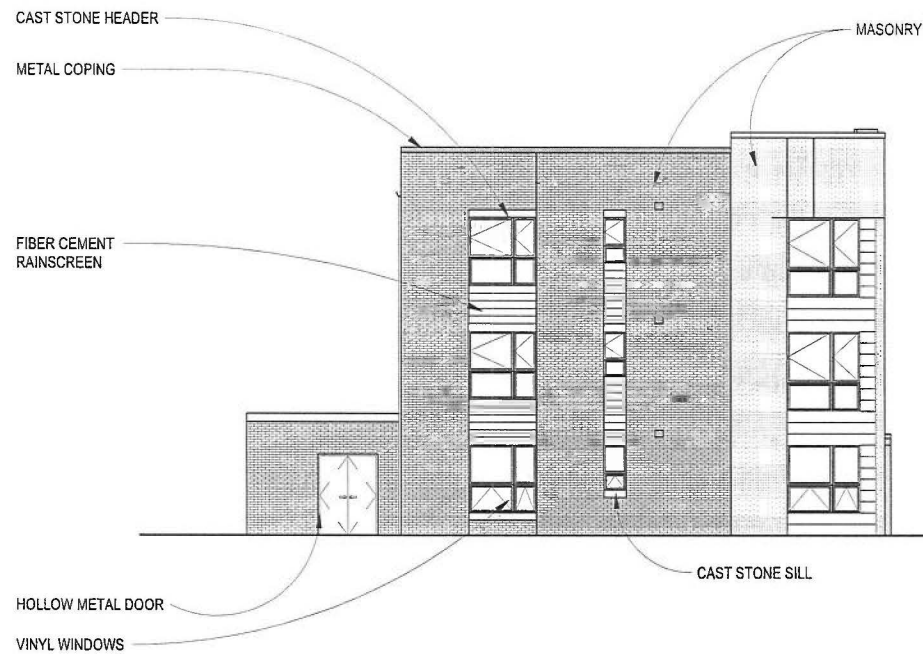


1 B1 WEST ELEVATION
PR-E2 3/32" = 1'-0"

Applicant: Chicago Housing Authority
Address: 4500-4556 South State Street; 1-21 W. 45th Street
Introduced: March 15th, 2023
Plan Commission: TBD

BUILDING 1 ELEVATION (3 STORY)

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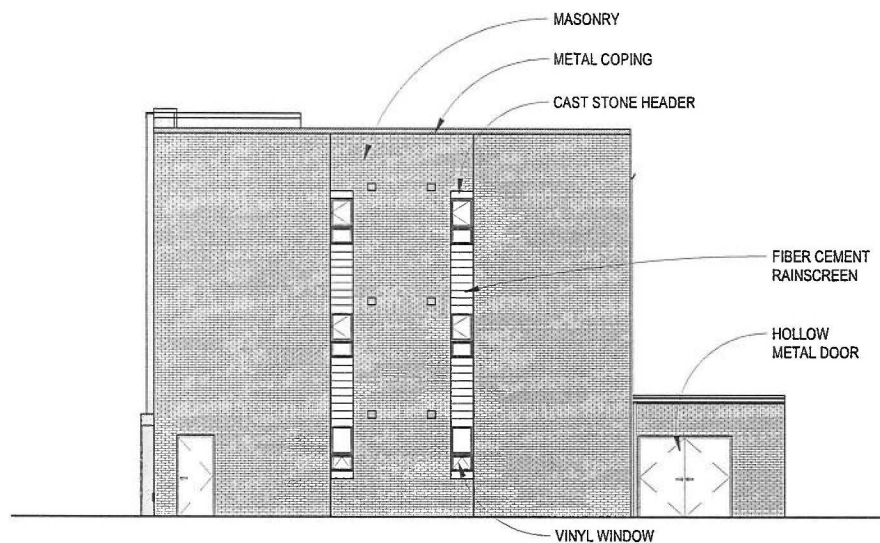


1 B1 SOUTH ELEVATION
PR-E3 3/32" = 1'-0"

Applicant: Chicago Housing Authority
Address: 4500-4556 South State Street; 1-21 W. 45th Street
Introduced: March 15th, 2023
Plan Commission: TBD

BUILDING 1 ELEVATION (3 STORY)

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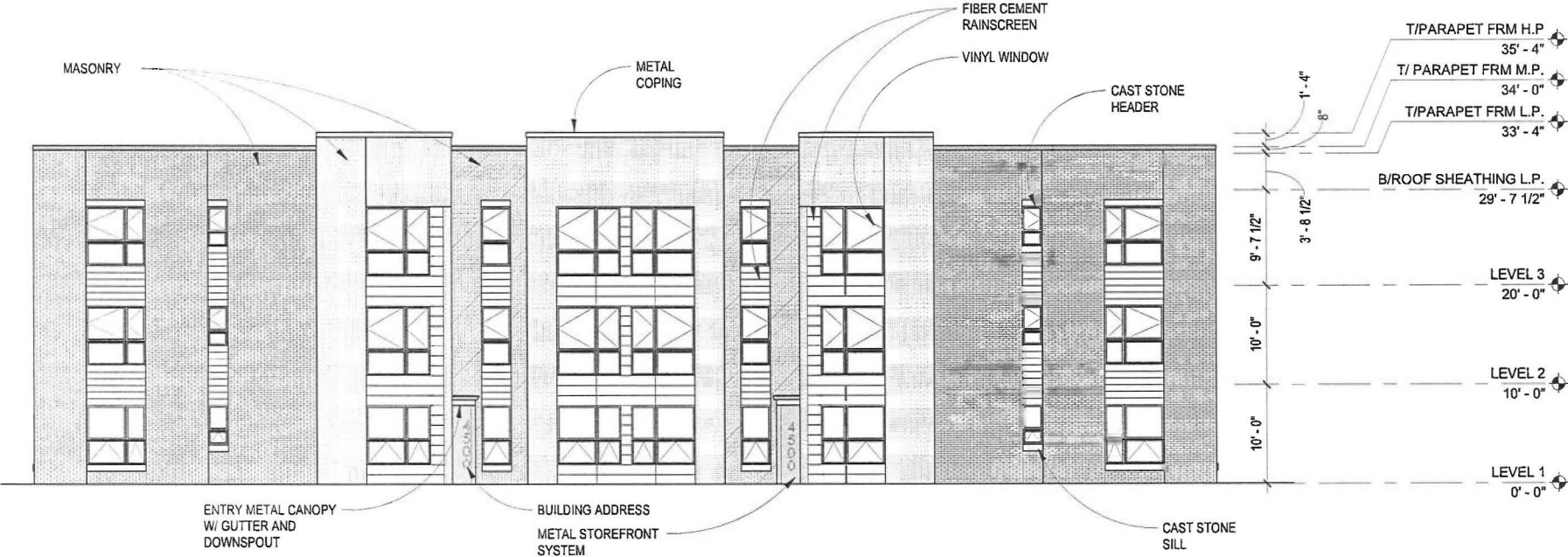


1 B1 NORTH ELEVATION
PR-E4 3/32" = 1'-0"

Applicant: Chicago Housing Authority
Address: 4500-4556 South State Street; 1-21 W. 45th Street
Introduced: March 15th, 2023
Plan Commission: TBD

BUILDING 2 ELEVATION (3 STORY)

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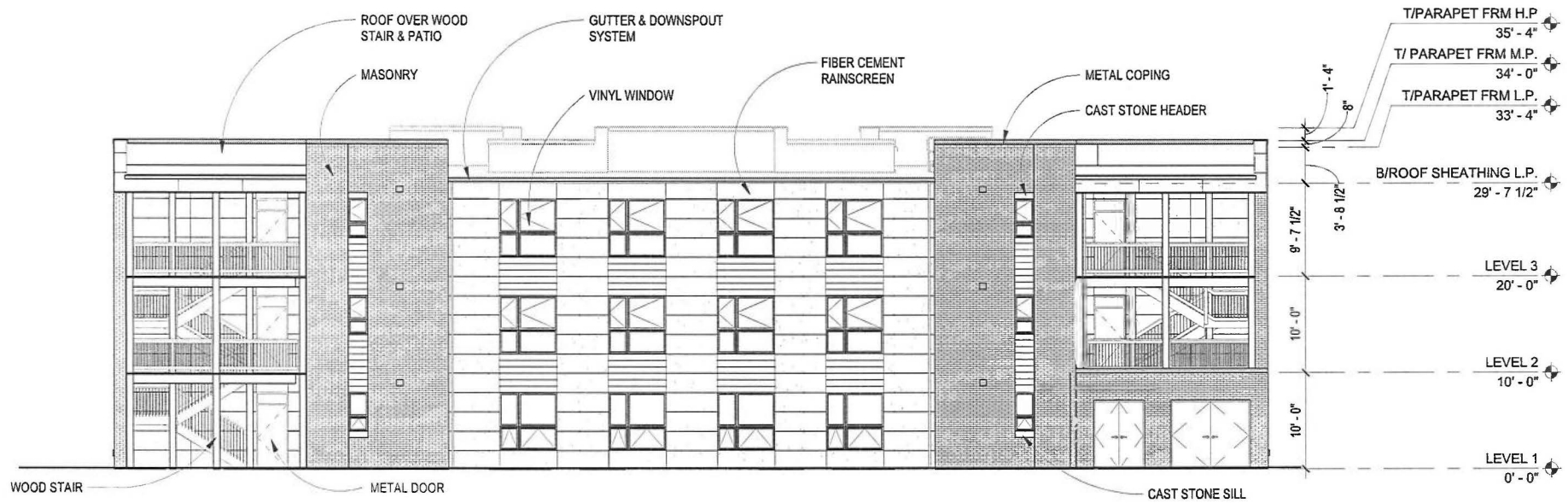


2 B2 EAST ELEVATION
SCALE: 3/32" = 1'-0"

Applicant: Chicago Housing Authority
Address: 4500-4556 South State Street; 1-21 W. 45th Street
Introduced: March 15th, 2023
Plan Commission: TBD

BUILDING 2 ELEVATION (3 STORY)

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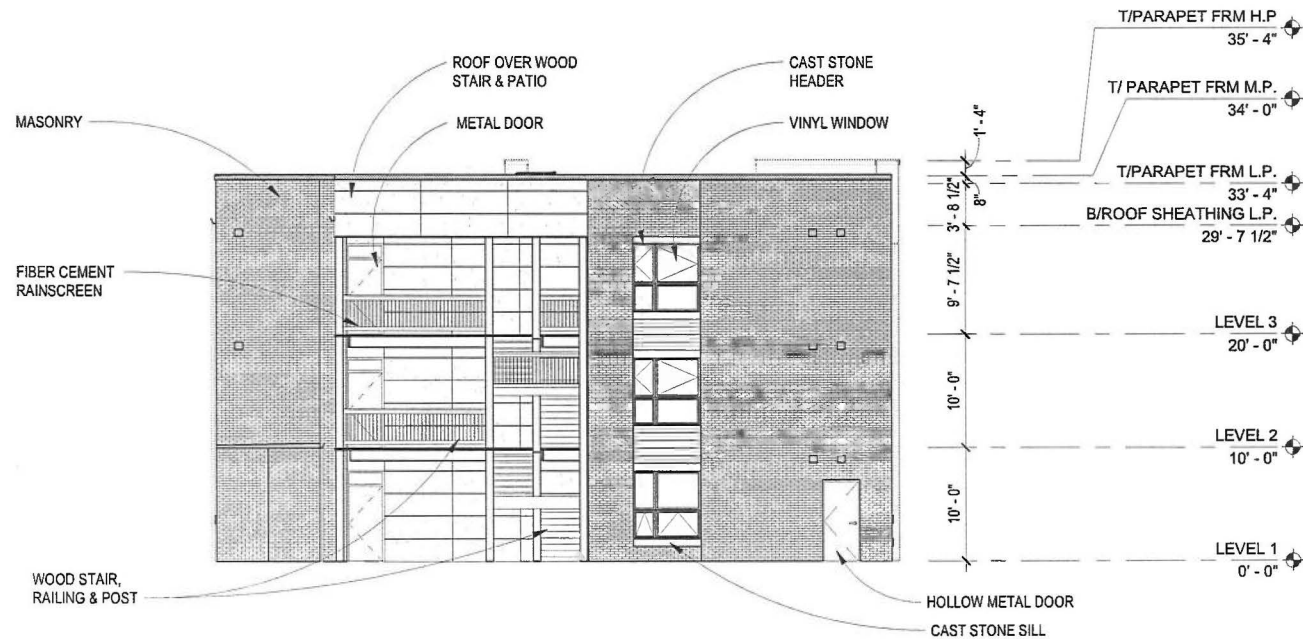


1 B2 WEST ELEVATION
PR-E6 3/32" = 1'-0"

Applicant: Chicago Housing Authority
Address: 4500-4556 South State Street; 1-21 W. 45th Street
Introduced: March 15th, 2023
Plan Commission: TBD

BUILDING 2 ELEVATION (3 STORY)

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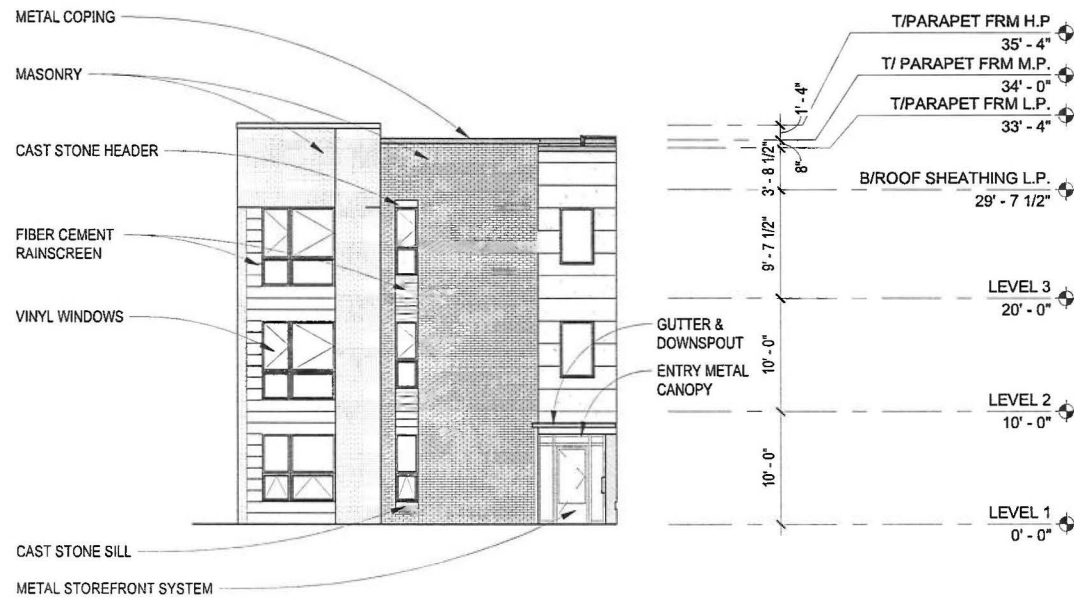


1 B2 SOUTH ELEVATION
PR-E7 3/32" = 1'-0"

Applicant: Chicago Housing Authority
Address: 4500-4556 South State Street; 1-21 W. 45th Street
Introduced: March 15th, 2023
Plan Commission: TBD

BUILDING 2 ELEVATION (3 STORY)

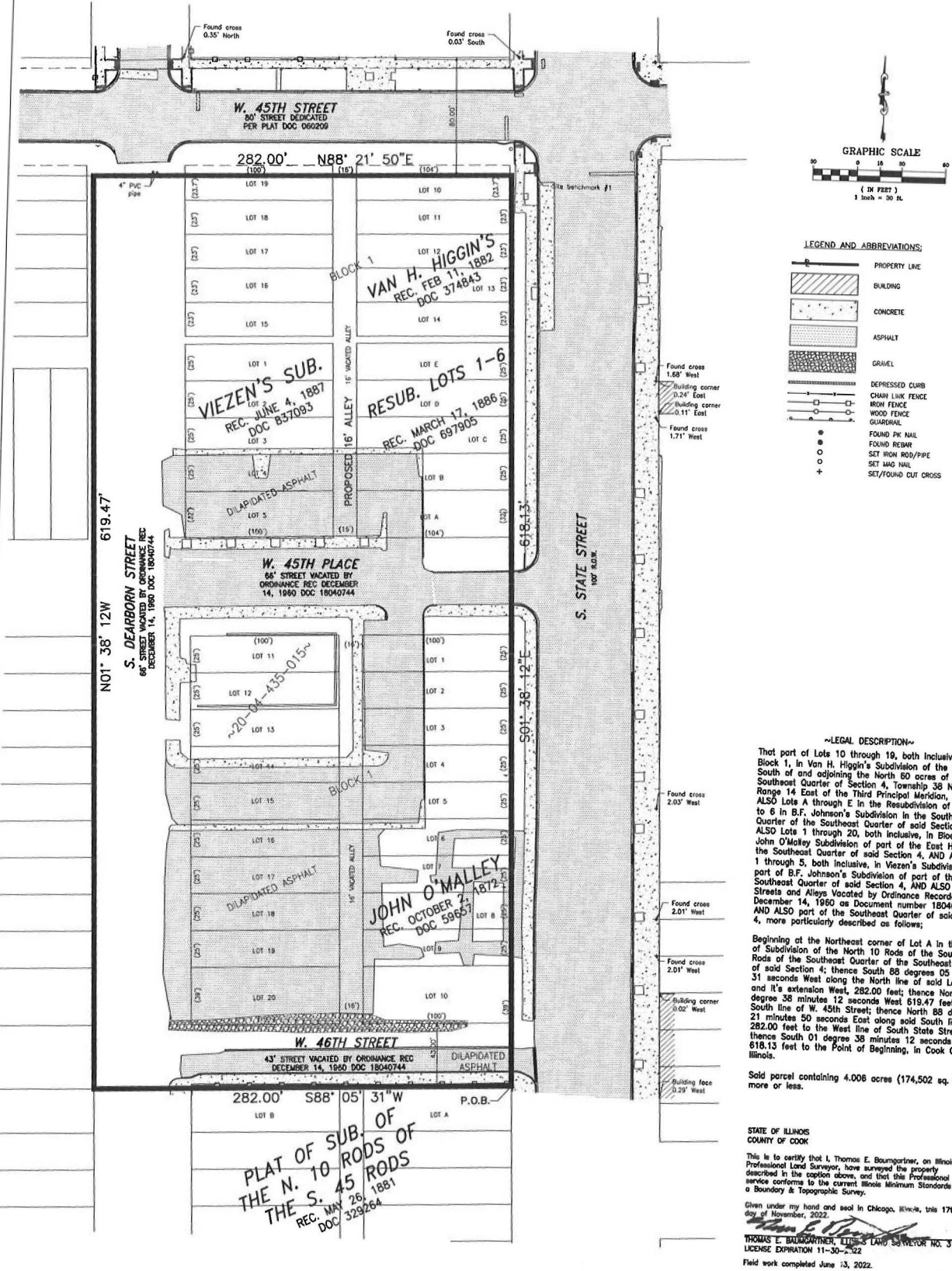
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1 B2 NORTH ELEVATION
PR-E8 3/32" = 1'-0"

Applicant: Chicago Housing Authority
Address: 4500-4556 South State Street; 1-21 W. 45th Street
Introduced: March 15th, 2023
Plan Commission: TBD

PLAT OF SURVEY



General Notes:

1. All dimensions are given in feet and decimal parts thereof.
2. All bearings and distances are based on Illinois State Plane Coordinate System, East Zone, NAD '83 (2011 adjustment), GPS derived.
3. All elevations shown are referenced to City of Chicago (C.C.D.) datum.
4. No dimensions shall be derived from scale measurement.

#	Date	Description
1	06-16-22	issued
1	11-17-22	issued

I FURTHER STATE that the accompanying plot is a scaled representation of the physical situation which I found in the field and shows the location of visible evidence of utilities which I found at the time of my survey of these premises, and underground based on supplied plans. No attempt has been made on part of this survey to excavate, uncover or expose these facilities to field check the existence, size, depth, condition, capacity or exact location of those facilities. For more information concerning those utilities, please contact the appropriate public agencies or utility company.

Nov 28, 2022 - 12:43pm
V:\2020\20-272) Legends South A3\SURVEY\DRAWING\20-272 Legends Survey 11-17-2022.dwg
TomB



225 W. Ohio Street
4th Floor
Chicago, IL 60654

TEL: (312) 467-0123
FAX: (312) 467-0220
www.terraengineering.com

Project Information
PROJECT #: 20-272
DRAWN BY: MAW
CHECKED BY: LAG
APPROVED BY: TR

APPROVED BY: TB
CLIENT:
MICHAEL'S DEVELOPMENT
542 S. DEARBORN STREET
SUITE 800
CHICAGO, IL 60605

NOTE: TERRA ENGINEERING does not guarantee the accuracy of this survey unless it contains an original seal and signature.

LEGENDS SOUTH
W. 45TH STREET & S. STATE STREET
CHICAGO, IL 60609

1 of 1