

Mon

Job Site Entry/ Exit Log

Midway Contracting Group, LLC

7413 Duval Drive, Unit 2

Tinley Park, IL 60477

Ph. 708-342-1200 Fax. 708-342-1202

Project: Loomis courts

Date: 12-28-20

Area: NE-Stairway 6th fl

Supervisor: Pedro Flores

	Name	Company	Time in	Time out	Time in	Time out	Total hours
1	Pedro Flores	MCG	9:00	1:00	1:30	5:00	8
2	Juan Grigalva	MCG	9:00	1:00	1:30	5:00	8
3	Juan Perez	MCG	9:00	1:00	1:30	5:00	8
4	Ezer Hernandez	MCG	9:00	1:00	1:30	5:00	8
5			:	:	:	:	
6			:	:	:	:	
7			:	:	:	:	
8			:	:	:	:	
9			:	:	:	:	
10			:	:	:	:	
11			:	:	:	:	
12			:	:	:	:	
13			:	:	:	:	
14			:	:	:	:	
15			:	:	:	:	
16			:	:	:	:	
17			:	:	:	:	
18			:	:	:	:	
19			:	:	:	:	
20			:	:	:	:	
21			:	:	:	:	
22			:	:	:	:	
23			:	:	:	:	
24			:	:	:	:	
25			:	:	:	:	
26			:	:	:	:	
27			:	:	:	:	
28			:	:	:	:	
29			:	:	:	:	
30			:	:	:	:	

Mon

Daily Safety Meeting

Midway Contracting Group, LLC
7413 Duval Drive, Unit 2
Tinley Park, IL 60477
Ph.708-342-1200 Fax. 708-342-1202

Project: <i>Coomis Courts</i>
Date: <i>12-28-20</i>
Area: <i>NE 8th & 1st way 6th fl</i>
Supervisor: <i>Pedro Flores</i>

check all that apply

Topic

☐	Fall Protection
☐	Electrical hazards
☐	Proper lifting techniques
☐	Horseplay
☐	Proper PPE, hard hats, hearing, etc
☐	Scaffold Safety
☐	Ladder Safety
☐	
☐	
☐	
☐	

Topic

☒	Trip Hazards
☐	Confined Space
☐	Burning, Welding, Firewatch
☐	Back Safety
☐	Power Tools
☒	Clean up
☒	Regulated Areas
☐	
☐	
☐	
☐	

Attendees

- 1 *Pedro Flores*
- 2 *Ever Hernandez*
- 3 *Juan Perez*
- 4 *Juan Grigalva*
- 5 _____
- 6 _____
- 7 _____
- 8 _____
- 9 _____
- 10 _____

- 11 _____
- 12 _____
- 13 _____
- 14 _____
- 15 _____
- 16 _____
- 17 _____
- 18 _____
- 19 _____
- 20 _____

All employees are shall follow proper safety procedures at all times

All employees shall wear proper attire/PPE at all times on MCG projects. These items include but are not limited to: work boots, long pants, sleeved shirts, hard hats, gloves, respirator and safety glasses. All potentially hazardous situations shall be reported immediately to the project supervisor.

Mon

Lead Paint Area Entry/ Exit Log

Midway Contracting Group, LLC

7413 Duvan Drive, Unit 2

Tinley Park, IL 60477

Ph.708-342-1200 Fax. 708-342-1202

Project:	Loomis Courts
Date:	12-28-20
Area:	NE Stairway B/H/F
Supervisor:	Pedro Flores

	Name	Medical	Time in	Time out	Time in	Time out	Filter change
1	Pedro Flores	✓	9:15	12:45	1:40	2:20	✓
2	Juan Grigalosa	✓	9:15	12:45	1:40	2:30	✓
3	Ever Hernandez	✓	9:15	12:45	14:40	2:40	✓
4	Juan Perez	✓	9:15	12:45	1:40	2:40	✓
5			:	:	:	:	
6			:	:	:	:	
7			:	:	:	:	
8			:	:	:	:	
9			:	:	:	:	
10			:	:	:	:	
11			:	:	:	:	
12			:	:	:	:	
13			:	:	:	:	
14			:	:	:	:	
15			:	:	:	:	
16			:	:	:	:	
17			:	:	:	:	
18			:	:	:	:	
19			:	:	:	:	
20			:	:	:	:	
21			:	:	:	:	
22			:	:	:	:	
23			:	:	:	:	
24			:	:	:	:	
25			:	:	:	:	
26			:	:	:	:	
27			:	:	:	:	
28			:	:	:	:	
29			:	:	:	:	
30			:	:	:	:	



MIDWAY CONTRACTING GROUP LLC.

MBE Certified

7413 Duvan Drive, Unit 2A
Tinley Park, IL 60477
Office: 708-342-1200
Fax: 708-342-1202

Request for Clearance Testing

I, Pedro Flores am requesting that clearance sampling be collected for the containment located in: N-E Stair way
6th Floor

Project Name: LOOMIS Courts

Project Address: 1314 W 18th St

City/ State: Chicago IL

Date of Clearance Requested: 12-28-20

Lead Supervisor Name: Pedro Flores IDPH #: 053728

Lead Supervisor Signature: [Signature]

Risk Assessor/ Lead Inspector Name: _____

Risk Assessor/ Lead Inspector Signature: _____

Risk Assessor/ Lead Inspector: IDPH #: _____



December 31, 2020

Mr. David Sharkey
Midway Contracting Group, LLC
7413 Duvan Drive, Unit 2
Tinley Park, IL 60477

Re: Lead-Based Paint Lead Dust Wipe Results @
Loomis Courts, Northeast Stairwell Between Floors 6 and 7
1314 West 15th Street
Chicago, IL 60608
Project No. G105

Dear Mr. Sharkey,

Attached please find the results of the lead dust wipe sampling Jacob & Hefner Associates, Inc. (Jacob & Hefner) conducted at the above referenced location. Lead dust wipe sampling was performed after the mitigation, priming and cleaning of the effected walls in the northeast stairwell between the 6th and 7th floors at the Loomis Courts Complex located at 1314 West 15th Street in Chicago, Illinois. Sampling was conducted by Jacob & Hefner representative Mr. James Lehnhardt on December 28, 2020. Mr. Lehnhardt is licensed by the Illinois Department of Public Health as a Lead Inspector.

NIOSH Test Method 7082 "Lead by Flame Atomic Absorption Spectroscopy" was used to collect and analyze air and dust wipe samples to support abatement activities conducted by Midway Contracting Group. Atomic Absorption Spectroscopy (AAS) is a spectroanalytical procedure for the quantitative determination of chemical elements using the absorption of optical radiation (light) by free atoms in the gaseous state. AAS is based on absorption of light by free metallic ions. Air samples collected during abatement activities were found to be in compliance with the Permissible Exposure Limits criteria set by the Occupational Safety and Health Administration (OSHA) of 50 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) for air samples. Dust wipe samples collected following abatement activities were found to be in compliance with the Illinois Department of Public Health (IDPH) clearance criteria of <10 micrograms per square foot (ug/ft^2).

See Table I for air sampling results and Table II for dust wipe sampling results, Attachment A for licenses and accreditations and Attachment B for sample chain of custody documentation and field log of observations.



Table II
Lead Dust Wipe Sample Results
Loomis Courts, Northeast Stairwell Between Floors 6 and 7
1314 West 15th Street
Chicago, IL. 60608
12/28/20

Sample Number	Area Wiped	Lead Dust Result	Description/ Sample Location
JL122820-01	1ft ²	<10 ug/wipe	Blank
JL122820-02	1ft ²	<10 ug/ft ²	6 th Floor Landing on Stair
JL122820-03	1ft ²	<10 ug/ft ²	Stair Between 6th and 7 th Floors on Stair Tread
JL122820-04	1ft ²	<10 ug/ft ²	7 th Floor Landing on Floor

*The clearance criteria for lead in dust established by the Illinois Department of Public Health (IDPH) is 10 micrograms per square foot (µg/ft²).

All lead dust wipe samples collected were found to be in compliance with the standards set by OSHA and IDPH, respectively.

Please feel free to call me directly at 630.652.4680 if you have any questions or require any additional information.

Sincerely,

JACOB & HEFNER ASSOCIATES, INC.

Todd Huffer
Regional Manager – Environmental Health and Safety Services



ATTACHMENT A



**LEAD INSPECTOR
LICENSE**

LEAD ID

006681

ISSUED

2/25/2020

EXPIRES

1/31/2021

James Lehnhardt
15301 Kilpatrick Ave, Apt 4
Oak Forest, IL 60452



ILLINOIS LEAD PROGRAM
Environmental Health

2019



OCCUPATIONAL TRAINING & SUPPLY, INC.

7233 S. Adams Street ♦ Willowbrook, IL 60527 ♦ (630) 655-3900 ♦ www.otssafety.com

Lead Inspector Refresher

Occupational Training & Supply, Inc. certifies that

James Lehnhardt

has successfully completed the Lead Inspector Refresher course and has passed the competency exam with a minimum score of 70%. This course is accredited by the Illinois Department of Public Health in accordance with the Illinois Lead Poisoning Prevention Code.

Course Date: 2/22/2019

Exam Date: 2/22/2019

Expiration Date: 2/22/2022

Certificate Number: LIR1902220605

Katy DeSalvo, Director



ATTACHMENT B

STAT Analysis Corporation

2242 West Harrison St., Suite 200, Chicago, IL 60612-3766

Tel: (312) 733-0551 Fax: (312) 733-2386 STATinfo@STATAnalysis.com

Accreditations: IEPA ELAP 100445; ORELAP IL300001; AIHA-LAP, LLC 101160; NVLAP LabCode 101202-0

December 29, 2020

Jacob & Hefner Associates
1333 Butterfield Rd., Suite 300
Downers Grove, IL 60515
Telephone: (630) 462-4600
Fax:

Analytical Report for STAT Work Order: 20120746 Revision 0

RE: G105, Loomis Courts, NE Stairway, 1314 W. 15th St.

Dear Jacob & Hefner Associates:

STAT Analysis received 4 samples for the referenced project on 12/28/2020 3:30:00 PM. The analytical results are presented in the following report.

All analyses were performed in accordance with methods as referenced on the analytical report. Those analytical results expressed on a dry weight basis are also noted on the analytical report.

All analyses were performed within established holding time criteria, and all Quality Control criteria met AIHA-LAP, LLC (a NLLAP recognized accrediting body), EPA or laboratory specifications except when noted in the Case Narrative or Analytical Report. Sample acceptance criteria has been met unless noted in the Case Narrative or Sample Receipt Checklist. If required, an estimate of uncertainty for the analyses can be provided. Sample results have not been corrected for contamination based on field blank or other analytical blank, unless noted in the case narrative.

Thank you for the opportunity to serve you and I look forward to working with you in the future. If you have any questions regarding the enclosed materials, please contact me at (312) 733-0551.

Sincerely,



Carly Zoladz

Project Manager

The information contained in this report and any attachments is confidential information intended only for the use of the individual or entities named above. The results of this report relate only to the samples as received and tested. If you have received this report in error, please notify us immediately by phone. This report shall not be reproduced, except in its entirety, unless written approval has been obtained from the laboratory. This analytical report shall become property of the Customer upon payment in full. Otherwise, STAT will be under no obligation to support, defend or discuss the analytical report.

STAT Analysis Corporation

2242 West Harrison St., Suite 200, Chicago, IL 60612-3766

Tel: (312) 733-0551 Fax: (312) 733-2386 STATinfo@STATanalysis.com

Accreditation Numbers : IEPA ELAP 100445 ; ORELAP IL300001 ; AIHA-LAP, LLC 101160

Date Reported: December 29, 2020

ANALYTICAL RESULTS

Date Printed: December 29, 2020

Client: Jacob & Hefner Associates
Work Order: 20120746 Revision 0
Project: G105, Loomis Courts, NE Stairway, 1314 W. 15th St.

Client ID	Additional Info	Sample ID	Matrix	Lead Result	Units	Qualifier	Analyst	Date Analyzed	Analytical Method
JC122820-01		20120746-001A	Wipe	< 10	µg/wipe		WJL	12/29/2020	N7082M
JC122820-02	1ft ²	20120746-002A	Wipe	< 10	µg/ft ²		WJL	12/29/2020	N7082M
JC122820-03	1ft ²	20120746-003A	Wipe	< 10	µg/ft ²		WJL	12/29/2020	N7082M
JC122820-04	1ft ²	20120746-004A	Wipe	< 10	µg/ft ²		WJL	12/29/2020	N7082M

Reporting limit for wipes is 10 µg/ft² based on area wiped of 1 ft².

Qualifiers: B - Analyte detected in the associated Method Blank
S - Spike Recovery outside accepted recovery limits

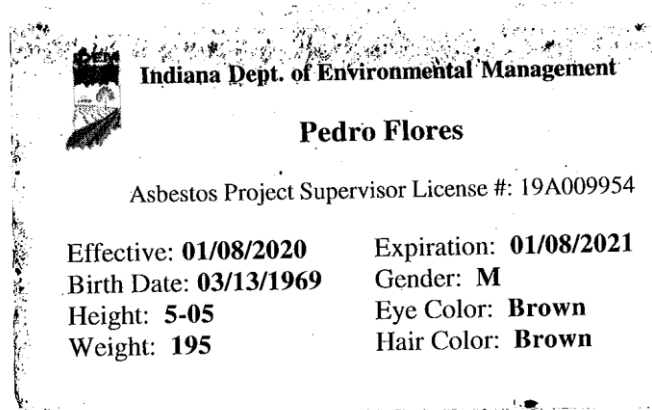
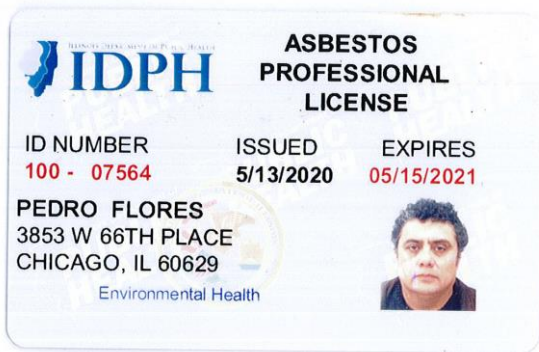
R - RPD outside accepted recovery limits
E - Value above quantitation range
* - Non-accredited parameter

CHAIN OF CUSTODY RECORD

Page: 1 of 1

Client: <u>Stat Analysis Corporation</u>		Turn Around: ☐ 4 Hrs: ☐ 8 Hrs: ☒ 24 Hrs: ☐ 1 Day: ☐ 2 Days: ☐ 3 Days: ☐ 5 Days: ☐																	
Street Address: <u>1333 Butterfield Rd - 300</u>		Date Due: _____																	
City, State, Zip: <u>Duquoin, IL</u>		Note: Not all turn around times are available for all analysis.																	
Phone: _____		Relinquished by: <u>[Signature]</u> Date/Time: <u>12-28-20</u>																	
Fax: _____		Received by: <u>[Signature]</u> Date/Time: <u>12/28/20 15:30</u>																	
e-mail/Alt. Fax: <u>thutter@statanalysis.com</u>		Relinquished by: _____ Date/Time: _____																	
Project Number: <u>6105</u>		Received by: _____ Date/Time: _____																	
Project Name: <u>Loaning Courts, NE St. Mary's</u>		Relinquished by: _____ Date/Time: _____																	
Project Location: <u>314 W. 15th St.</u>		Received by: _____ Date/Time: _____																	
Project Manager: <u>John Hutter</u>		Relinquished by: _____ Date/Time: _____																	
P.O. Number: _____		Received by: _____ Date/Time: _____																	
OFFICE USE ONLY BELOW: Batch No.: <u>20126746</u> Samples Acceptable: Yes ☒ No ☐ Checked by (Initial/Date): <u>CH 12/29/20</u> QC by (Initial/Date): _____ Reported By (Initial/Date/Time/Method): _____ Comments: _____																			
Client Sample Number/Description: Date Taken	Time On	Time Off	Rate (lpm)	Volume (Liters)	Area Wiped (ft ²)	Laboratory Sample No.	Lead Air	Lead Ambient Air	Lead Based Paint	Lead Soil	Lead Drinking Water	Lead Waste Water	Lead Wipe	TCLP Lead	TCLP RCRA Metals	Dust NIOSH 500	Dust NIOSH 600	Hexavalent Chromium	Other:
12-28-20 - Blank					1	001							X						
02/ 6th Floor Landing Floor					1	002							X						
03/ Stairway between 6th - 7th floor					1	003							X						
04/ 7th Floor Landing Floor					1	004							X						

Comments: Results: thutter@statanalysis.com and hutter@statanalysis.com
 jlehmann@statanalysis.com and hutter@statanalysis.com





LiUNA!
Chicagoland
LABORERS'
District Council Training & Apprenticeship Fund

CERTIFICATE OF TRAINING

This is to certify that

PEDRO FLORES

has successfully completed an

**ASBESTOS ABATEMENT SUPERVISOR
REFRESHER TRAINING**

Training Course held

November 12, 2019 - November 12, 2019

and successfully passed the examination with a minimum score of at least 70% on
November 12, 2019.

Training was in accordance with EPA 40CFR 763 & TSCA Title II.

This course is EPA, Illinois Dept. of Public Health and Indiana Dept. of Environmental Management accredited.

To remain valid, this certificate must be renewed by **11/12/2020 12:00:00 AM.**

Certificate # 6225R

Executive Director



Training Director



CERTIFICATE OF TRAINING
Chicagoland Laborers' Training and Apprenticeship Trust Fund

Carol Stromer
630-453-0006

Chicago
773-413-3315

This is to certify that

PEDRO FLORES

has successfully completed an

LEAD SUPERVISOR REFRESHER

Training Course held **March 15, 2018 - March 15, 2018**

and successfully passed the examination with a minimum score of at least 70% on
March 15, 2018.

Training was in compliance with State and Federal Regulations. This course is EPA and Illinois Dept. of Public Health accredited.

To remain valid, this certificate must be renewed by **March 15, 2021.**

Certificate # S1106R

Executive Director

Training Director

Your employer is required under OSHA Standard 1910.134 to ensure that you are medically certified to wear a respirator as part of your job. The following describes the respirator type and use conditions your account administrator assigned you to test for and the physician's evaluation of your ability to wear the respirator based on the information you provided.

MEDICAL CLEARANCE FOR RESPIRATOR USE

Employee Name: Flores, Pedro
Employee ID: Sr
Employer: Midway Contracting Group LLC
Date Tested: 6/7/2020 8:20:52 AM



Respirator Use Conditions

Respirator Profile	Midway Contracting Group LLC		
Respirator Type	Half Face	Temp < 50 F	Yes
Work Effort	Heavy	Temp > 77 F	Yes
Extent of Use	Over 4 hours per day	Permit Required Confined Space	No
Oxygen Deficient	No	Humid Conditions	Yes
Protective Gear	Eye Protection (goggles, faceshield), Head protection (helmet, hard hat, head cover), Skin Protection (apron, coveralls, Tyvek suits), Gloves, Boots, shoe covers	Hyperbaric	No
Toxic Substances	asbestos	High Altitude	No
Work Description	Wrecking of interior building materials which contain asbestos. Working in humid/wet conditions removing asbestos.		

PHYSICIAN'S EVALUATION

No restrictions on respirator use in the use conditions listed above.
Recertify: Within one year
or when there is a change in health or work conditions.

William H. Lohman

William H. Lohman, MD
Reviewing Physician

6/7/2020 8:38:16 AM
Date

May 28, 2020 8:26AM
AMG 111/ADUVON HAZEL CREST
17850 S KEDZIE AVE STE 1100
HAZEL CREST, IL 60429

ADVOCATE OCC HEALTH



No. 9203 P. 2
Laboratory Report
Final
(800) 877-7016
www.acllaboratories.com

Ordering Provider: Veldman, Mark T		Patient Name: Flores, Pedro			
		ACL Patient ID: AARG5522			
		Date of Birth: 03/13/1969		Sex: M	Age: 51y
		Patient Phone #:			
Accession# R66244393 Requisition# 87138677		Collection Date/Time: 05/22/2020 1004			
Test Name	Flag	Result	Ref Range	Units	Lab
LEAD/ZPP, VENOUS					
LEAD, BLOOD		2.4	<=4.9	mcg/dL	
FEP/ZN PROTOPORPHYRN	H	44	<=35	mcg/dL	

MIDWAY CONTRACTING GROUP, LLC

Qualitative Fit Test

1. 5-4-2020
(Date)

2. Pedro Torres
(Employee)

3. Dave Sharkey
(Examiner)

4(a) North
(Respirator Manufacturer)

(b) 1/2 face
(Respirator Model)

(c) Large
(Respirator Size)

5. Irritant Smoke Pass: XX Fail: _____
(Testing Agent)

6. 5-4-21
(Expiration Date)

By signing below, I have read the (MIDWAY) respirator program and have been trained in the proper maintenance and care of a respirator. I also will adhere to the rules and regulations regarding wearing my respirator while working with environmental hazards.

7. Pedro Torres
(Employee Signature)

8. Dave Sharkey
(Examiner Signature)



**ASBESTOS
PROFESSIONAL
LICENSE**

ID NUMBER ISSUED EXPIRES
100 - 08357 2/25/2020 05/15/2021

JUAN C GRIJALVA
1926 S 59TH AVE., APT 1
CICERO, IL 60804

Environmental Health



**LEAD SUPERVISOR
LICENSE**

LEAD ID ISSUED EXPIRES
004317 2/25/2020 3/31/2021

Juan C Grijalva
1926 S 59th Ave
Cicero, IL 60804



ILLINOIS LEAD PROGRAM
Environmental Health



LiUNA!
Chicagoland
LABORERS'
District Council Training & Apprentices Fund

CERTIFICATE OF TRAINING

This is to certify that

JUAN C GRIJALVA

has successfully completed an

**ASBESTOS ABATEMENT SUPERVISOR
REFRESHER TRAINING**

*Training Course held
December 10, 2019 - December 10, 2019
and successfully passed the examination with a minimum score of at least 70% on
December 10, 2019.*

*Training was in accordance with EPA 40CFR 763 & TSCA Title II.
This course is EPA, Illinois Dept. of Public Health and Indiana Dept. of Environmental Management accredited.
To remain valid, this certificate must be renewed by 12/10/2020 12:00:00 AM.
Certificate # 6234R*

Executive Director



Training Director



LiUNA!
Chicagoland
LABORERS'
District Council Training & Apprentices Fund

CERTIFICATE OF TRAINING

This is to certify that

JUAN C GRIJALVA

has successfully completed an

LEAD ABATEMENT SUPERVISOR REFRESHER

*Training Course held January 16, 2020 - January 16, 2020
and successfully passed the examination with a minimum score of at least 70% on
January 16, 2020.*

*Training was in compliance with State and Federal Regulations. This course is EPA and Illinois Dept. of Public Health accredited.
To remain valid, this certificate must be renewed by 1/16/2023 12:00:00 AM.
Certificate # S1147R*

Executive Director



Training Director

Patient Information	Specimen Information	Client Information
GRIJALVA, JUAN C DOB: 11/04/1968 AGE: 51 Gender: M Fasting: N Phone: NG Patient ID: NG	Specimen: WX967253S Requisition: 1525655 Collected: 05/13/2020 / 08:53 CDT Received: 05/14/2020 / 00:17 CDT Reported: 05/15/2020 / 13:13 CDT	Client #: 97519018 MAIL: 992 PILLAR, EDWARD J OCCMED-IL-BEDFORD PARK 5015 W 65TH ST BEDFORD PARK, IL 60638-5701

Test Name	In Range	Out Of Range	Reference Range	Lab
LEAD (VENOUS), OSHA AND ZINC PROTOPORPHYRIN EVALUATION				
ZINC PROTOPORPHYRIN (ZPP)	<20		mcg/dL Industrial Exposure: <100 mcg/dL (Refer to current OSHA regulation for exposure criteria.)	CB
LEAD (VENOUS), OSHA	1		mcg/dL Industrial Exposure: <40 mcg/dL mcg/dL = mcg/100g for OSHA (Refer to current governmental regulations for exposure criteria.)	CB

This test was developed and its analytical performance characteristics have been determined by Quest Diagnostics. It has not been cleared or approved by the FDA. This assay has been validated pursuant to the CLIA regulations and is used for clinical purposes. Analysis was performed by Inductively Coupled Plasma Mass Spectrometry (ICPMS)

PERFORMING SITE:

CB QUEST DIAGNOSTICS WOOD DALE, 1355 MITTEL BOULEVARD, WOOD DALE, IL 60191-1024 Laboratory Director: ANTHONY V. THOMAS, MD, CLIA: 14D0417052

Your employer is required under OSHA Standard 1910.134 to ensure that you are medically certified to wear a respirator as part of your job. The following describes the respirator type and use conditions your account administrator assigned you to test for and the physician's evaluation of your ability to wear the respirator based on the information you provided.

MEDICAL CLEARANCE FOR RESPIRATOR USE

Employee Name: Grijalva, Juan
Employee ID:
Employer: Midway Contracting Group LLC
Date Tested: 5/12/2020 8:36:07 AM

Respirator Use Conditions

Respirator Profile	Midway Contracting Group LLC	Temp < 50 F	Yes
Respirator Type	Half Face	Temp > 77 F	Yes
Work Effort	Heavy	Permit Required	No
Extent of Use	Over 4 hours per day	Confined Space	Yes
Oxygen Deficient	No	Humid Conditions	No
Protective Gear	Eye Protection (goggles, face shield), Head protection (helmet, hard hat, head cover), Skin Protection (apron, coveralls, Tyvek suits), Gloves, Boots, shoe covers	Hyperbaric	No
Toxic Substances	asbestos	High Altitude	No
Work Description	Wrecking of interior building materials which contain asbestos. Working in humid/wet conditions removing asbestos.		

PHYSICIAN'S EVALUATION

No restrictions on respirator use in the use conditions listed above.
Recertify: Within one year

or when there is a change in health or work conditions.

5/12/2020 8:47:19 AM

Date

William H. Lohman, MD

Reviewing Physician

Damarco Solutions, LLC
1807 Market Blvd #281

MIDWAY CONTRACTING GROUP, LLC

Qualitative Fit Test

1. 2-13-21
(Date)

2. Juan C. Grijalva
(Employee)

3. Dave Sharkey
(Examiner)

4(a) North
(Respirator Manufacturer)

(b) 1/2 face
(Respirator Model)

(c) Large
(Respirator Size)

5. Irritant Smoke
(Testing Agent)

Pass: XX

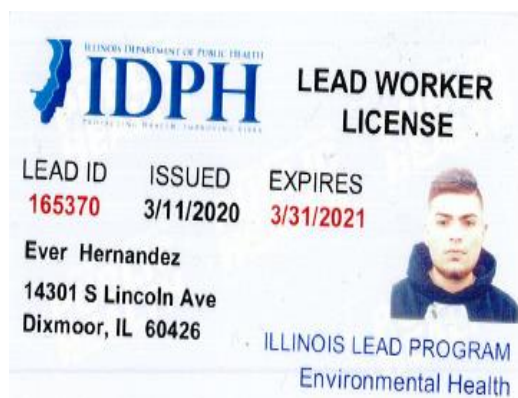
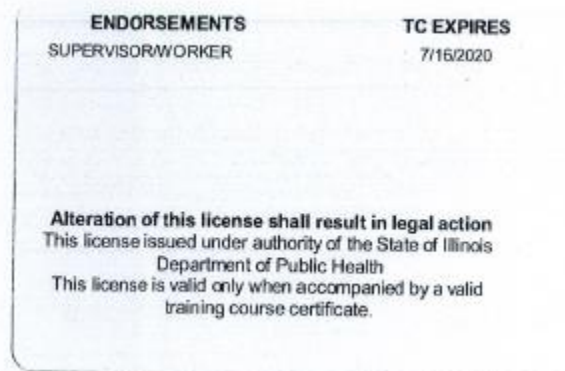
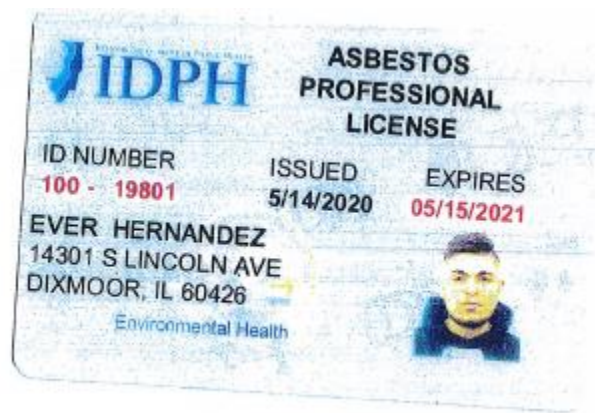
Fail: _____

6. 2-13-21
(Expiration Date)

By signing below I have read the (MIDWAY) respirator program and have been trained in the proper maintenance and care of a respirator. I also will adhere to the rules and regulations regarding wearing my respirator while working with environmental hazards.

7. 
(Employee Signature)

8. 
(Examiner Signature)

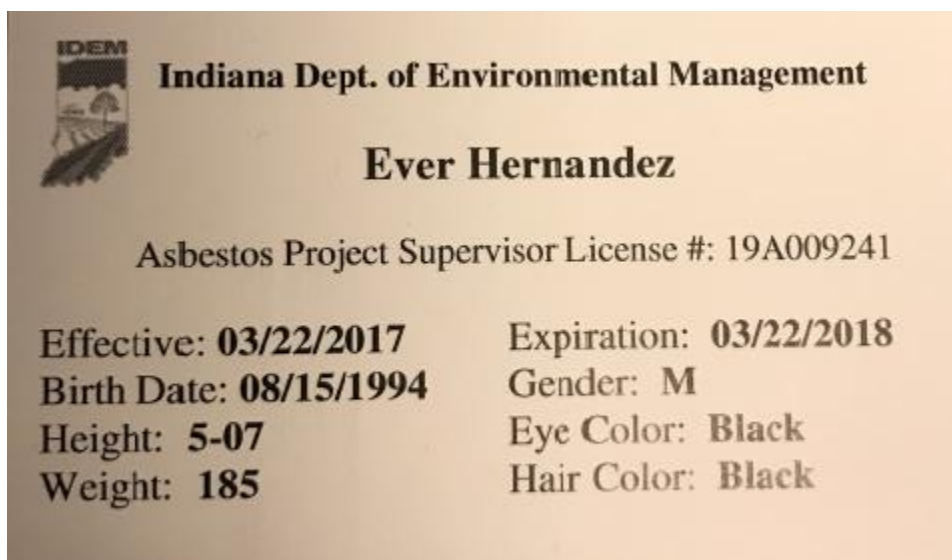


Alteration of this license shall result in legal action
WORKER CERTIFICATE EXPIRES **2/13/2023**

This license issued under authority of the State
of Illinois -Department of Public Health

This license is valid only when accompanied by
a valid training course certificate

If found return to 525 W. Jefferson St., Springfield, IL 62761





LiUNA!
Chicagoland
LABORERS'
District Council Training & Apprentices Fund

CERTIFICATE OF TRAINING

This is to certify that

EVER HERNANDEZ

has successfully completed an

**ASBESTOS ABATEMENT SUPERVISOR
REFRESHER TRAINING**

Training Course held

July 14, 2020 - July 14, 2020

and successfully passed the examination with a minimum score of at least 70% on
July 14, 2020.

Training was in accordance with EPA 40CFR 763 & TSCA Title II.

This course is EPA, Illinois Dept. of Public Health and Indiana Dept. of Environmental Management accredited.

To remain valid, this certificate must be renewed by 7/14/2021 12:00:00 AM.

Certificate # S6379R

Executive Director



5700 W HOMER STREET
CHICAGO IL 60639
773-413-3315

Training Director



LiUNA!
Chicagoland
LABORERS'
District Council Training & Apprentices Fund

CERTIFICATE OF TRAINING

This is to certify that

EVER HERNANDEZ

has successfully completed an

LEAD ABATEMENT WORKER REFRESHER

Training Course held February 13, 2020 - February 13, 2020

and successfully passed the examination with a minimum score of at least 70% on
February 13, 2020.

Training was in compliance with State and Federal Regulations. This course is EPA and Illinois Dept. of Public Health accredited.

To remain valid, this certificate must be renewed by 2/13/2023 12:00:00 AM.

Certificate # 1709R

Executive Director



Training Director

MEDICAL CLEARANCE FOR RESPIRATOR USE



Employee Name: Hernandez, Ever

Employee ID:

Employer: Midway Contracting Group LLC

Date Tested: 6/29/2020 10:07:12 AM

Respirator Use Conditions

Respirator Profile	Midway Contracting Group LLC		
Respirator Type	Half Face	Temp < 50 F	Yes
Work Effort	Heavy	Temp > 77 F	Yes
Extent of Use	Over 4 hours per day	Permit Required Confined Space	No
Oxygen Deficient	No	Humid Conditions	Yes
Protective Gear	Eye Protection (goggles, faceshield), Head protection (helmet, hard hat, head cover), Skin Protection (apron, coveralls, Tyvek suits), Gloves, Boots, shoe covers	Hyperbaric	No
Toxic Substances	asbestos	High Altitude	No
Work Description	Wrecking of interior building materials which contain asbestos. Working in humid/wet conditions removing asbestos.		

PHYSICIAN'S EVALUATION

No restrictions on respirator use in the use conditions listed above.

Recertify: Within one year

or when there is a change in health or work conditions.

William H. Lohman

William H. Lohman, MD

Reviewing Physician

6/29/2020 10:30:05 AM

Date

AMG IL/ADVOH HAZEL CREST
17850 S KEDZIE AVE STE 1100
HAZEL CREST, IL 60429



Laboratory Report Final

(800) 877-7016
www.acllaboratories.com

Ordering Provider: See Accession Level		Patient Name: HERNANDEZ, EVER			
		ACL Patient ID: AAMM4758			
		Date of Birth: 8/15/1994 Sex: M Age: 26Y			
		Patient Phone #: (773) 654-0449			
Accession# R68146655 Requisition# 87160797 Provider: W. ZENEB		Collection Date/Time: 11/07/2020 0945			
Test Name	Flag	Result	Ref Range	Units	Lab
LEAD/ZPP, VENOUS					
LEAD, BLOOD		<2.0	<=4.9	mcg/dL	
FEP/2N PROTOPORPHYRN		33	<=35	mcg/dL	

MIDWAY CONTRACTING GROUP, LLC

Qualitative Fit Test

1. 2.17.2020
(Date)

2. Ever Hernandez
(Employee)

3. Dave Sharkey
(Examiner)

4(a) North
(Respirator Manufacturer)

(b) 1/2 face
(Respirator Model)

(c) Large
(Respirator Size)

5. Irritant Smoke Pass: XX Fail: _____
(Testing Agent)

6. 2.17.2021
(Expiration Date)

By signing below I have read the (MIDWAY) respirator program and have been trained in the proper maintenance and care of a respirator. I also will adhere to the rules and regulations regarding wearing my respirator while working with environmental hazards.

7. [Signature]
(Employee Signature)

8. [Signature]
(Examiner Signature)



ASBESTOS WORKER LICENSE



LEAD WORKER LICENSE

WORKER ID

057301475

ISSUED

2/21/2020

EXPIRES

2/1/2021

JUAN PEREZ

6425 S KENNETH AVE

CHICAGO, IL 60629



Environmental Health

See Reverse for Endorsements

LEAD ID

1001722

ISSUED

2/19/2020

EXPIRES

3/31/2021

Juan Perez

6425 S Kenneth Ave

Chicago, IL 60629



ILLINOIS LEAD PROGRAM

Environmental Health

Alteration of this license shall result in legal action

WORKER CERTIFICATE EXPIRES 1/13/2022

**This license issued under authority of the State
of Illinois -Department of Public Health**

**This license is valid only when accompanied by
a valid training course certificate**

If found return to 525 W. Jefferson St., Springfield, IL 62761

SWC Institute

Occupational Safety – Environmental Health Training and Consulting

Certificate of Completion

Awarded to

JUAN PEREZ

has successfully completed the 8-hours **Asbestos Abatement Worker Refresher Course**, and has passed the final exam with a score of at least 70%. Training was in accordance with U.S. E.P.A. 40 CFR 763 Subpart E, Appendix C, and Asbestos Containing Materials in Schools: Model Accreditation Plan, TSCA II. Authorized by both AHERA and ASHARA.

ASBESTOS ABATEMENT WORKER REFRESHER COURSE (SPANISH)

Accredited by the State of Illinois Department of Public Health

Course Date: FEB 15, 2020

Exam Date: FEB 15, 2020

Certificate No: AWR0215012020IL

Class Conducted at: 2819 S. Archer Ave. Chicago, Illinois. 60608



Training Director

2020

Expires on: FEB 15, 2021

LEAD PAINT ABATEMENT CERTIFICATE OF COMPLETION

This is to certify that JUAN PEREZ (Spanish) has completed the 1-day EPA model curriculum for lead abatement training for workers recertification based on the Specifications of Lead-Based Paint: HUD Interim Guidelines (6-95); Illinois Department of Public Health, Lead Poisoning Prevention Code 77 ILL ADM Code 845 (2-94); Title X, Housing and Community Development Act (1992); and successfully passed on 01/13/2019 the examination with a minimum score of 70%.



01/13/2019

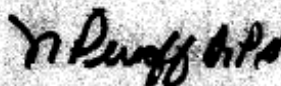
Course Dates:

01/13/2022

Expires:

190ILWR03

Certificate Number:



Director of Training

Nicholas J. Penoff

Doctor of Public Health

Phone: 312-491-0081

FORM # L-011ER

Your employer is required under OSHA Standard 1910.134 to ensure that you are medically certified to wear a respirator as part of your job. The following describes the respirator type and use conditions your account administrator assigned you to test for and the physician's evaluation of your ability to wear the respirator based on the information you provided.

MEDICAL CLEARANCE FOR RESPIRATOR USE

Employee Name: Perez, Juan
 Employee ID:
 Employer: Midway Contracting Group LLC
 Date Tested: 5/11/2020 7:07:04 PM

Respirator Use Conditions

Respirator Profile	Midway Contracting Group LLC		
Respirator Type	Half Face	Temp < 50 F	Yes
Work Effort	Heavy	Temp > 77 F	Yes
Extent of Use	Over 4 hours per day	Permit Required Confined Space	No
Oxygen Deficient	No	Humid Conditions	Yes
Protective Gear	Eye Protection (goggles, faceshield), Head protection (helmet, hard hat, head cover), Skin Protection (apron, coveralls, Tyvek suits), Gloves, Boots, shoe covers	Hyperbaric	No
Toxic Substances	asbestos	High Altitude	No
Work Description	Wrecking of interior building materials which contain asbestos. Working in humid/wet conditions removing asbestos.		

PHYSICIAN'S EVALUATION

No restrictions on respirator use in the use conditions listed above.

Recertify: Within one year

or when there is a change in health or work conditions.

William H. Lohman, MD
 Reviewing Physician

5/11/2020 7:14:38 PM
 Date

Damarco Solutions, LLC
 1807 Market Blvd #281

AMG IL/ADVOK HAZEL CREST
 17850 S KEDZIE AVE STE 1100
 HAZEL CREST, IL 60429



Laboratory Report Final

(800) 877-7016
 www.acllaboratories.com

Ordering Provider: Veldman, Mark T		Patient Name: PEREZ, JUAN			
		ACL Patient ID: AAUL2460			
		Date of Birth: 3/3/1978 Sex: M Age: 41Y			
		Patient Phone #:			
Accession# R56227060 Requisition# 86580066		Collection Date/Time: 03/12/2019 1212			
Test Name	Flag	Result	Ref Range	Units	Lab
LEAD/ZPP, VENOUS					
LEAD, BLOOD		3.1	0.0-4.9	mcg/dL	(CL)
LEAD, OSHA		3.1		mcg/100g	(CL)
OCCUPATIONALLY EXPOSED ADULTS (OSHA)					
LOW EXPOSURE:		up to 4.9 MCG/DL			
PERMISSIBLE EXPOSURE:		10 - 42 MCG/DL			
MAXIMUM ALLOWABLE:		53 MCG/DL			
POSSIBLE TOXICITY:		>70 MCG/DL			
PEP/ZN PROTOPORPHYRIN		27		mcg/dL	(CL)
Occupationally Exposed Adults (OSHA)					
Normal: up to 100 mcg/dL					
(CL) = Test Performed at ACL Central Lab WI, 8901 West Lincoln Avenue, West Allis, WI 53227					



MIDWAY CONTRACTING GROUP, LLC

Qualitative Fit Test

1. 2/3/20
(Date)

2. Juan Perez
(Employee)

3. Dave Sharkey
(Examiner)

4(a) North
(Respirator Manufacturer)

(b) 1/2 face
(Respirator Model)

(c) Large
(Respirator Size)

5. Irritant Smoke Pass: XX Fail: _____
(Testing Agent)

6. 2/3/21
(Expiration Date)

By signing below I have read the (MIDWAY) respirator program and have been trained in the proper maintenance and care of a respirator. I also will adhere to the rules and regulations regarding wearing my respirator while working with environmental hazards.

7. Juan Perez
(Employee Signature)

8. Dave Sharkey
(Examiner Signature)

9/21/2022

REPORTS OF COMMITTEES

21046
52155

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF
AREA SHOWN ON MAP NOS. 2-G AND 4-G.

(As Amended)
(Application No. 21046)

ABPD 896.99

(Common Address: 1201 -- 1285 W. Cabrini St./816 -- 1359, 815 -- 915 And 1205 -- 1357 S. Racine Ave./1069 -- 1359, 1417 -- 1537 W. Roosevelt Rd./1204 -- 1468 S. Blue Island Ave./1240 -- 1554, 1501 -- 1555 W. 15th St./1235 -- 1247, 1301 -- 1313 And 1335 -- 1513 S. Ashland Ave./1131 -- 1461 And 1234 -- 1458 S. Loomis St./1325 -- 1349 W. Arthington St./900 -- 938 And 815 -- 939 S. Ada St./816 -- 1140 And 815 -- 1141 S. Lytle St./1200 -- 1346 And 1201 -- 1259 W. Taylor St./1001 -- 1458 And 1130 -- 1459 S. Throop St./1300 -- 1358, 1301 -- 1359, 1555 -- 1543 And 1554 -- 1542 W. 14th Pl./1200 -- 1358, 1201 -- 1359, 1543 -- 1555 And 1542 -- 1554 W. 14th St./1201 -- 1359, 1200 -- 1358, 1513 -- 1555 And 1512 -- 1542 W. Hastings St./1545 -- 1555 W. 13th St./1101 -- 1359, 1083 -- 1359 And 1543 -- 1555 W. Washburne Ave./1204 -- 1458 And 1205 -- 1459 S. Laflin St./1121 -- 1359 And 1117 -- 1358 W. 13th St.)

[SO2022-1838]

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, September 21, 2022.

To the President and Members of the City Council:

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on September 20, 2022, and recessed and reconvened on September 21, 2022, the following items were passed by a majority of the members present:

Page 1 contains the appointment of Danielle Tillman as a member of the Chicago Plan Commission for a term effective immediately and expiring January 25, 2026.

Page 1 also contains the appointment of Claudette Soto as a member of the Chicago Plan Commission for a term effective immediately and expiring January 25, 2027.

Page 1 also contains the appointment of Jonathan E. Fair as a member of the Commission on Chicago Landmarks for a term effective immediately and expiring March 11, 2023.

Page 1 also contains the reappointment of Richard L. Tolliver as a member of the Commission on Chicago Landmarks for a term effective immediately and expiring March 11, 2023.

Page 1 further contains Document Number SO2022-2008 for an amendment of the Municipal Code by repealing existing Title 14N (2019 Chicago Energy Conservation Code) and replacing it with new Title 14N (2022 Chicago Energy Transformation Code).

Pages 1 through 12 contain various map amendments in the 1st, 2nd, 3rd, 4th, 6th, 10th, 14th, 16th, 21st, 22nd, 24th, 25th, 27th, 30th, 44th, 46th and 47th Wards.

Page 10 contains map amendment Document Number SO2022-1838 for the property commonly known as 1201 -- 1285 West Cabrini Street.

Page 13 contains a fee waiver for the historical landmark property located at 1100 East Hyde Park Boulevard.

Page 13 further contains various large signs over 100 square feet in area and 24 feet above grade in the 1st, 2nd, 4th, 5th, 10th, 32nd, 42nd, 45th and 50th Wards.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) THOMAS TUNNEY,
Chairman.

On motion of Alderman Tunney, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Hopkins, King, Hairston, Mitchell, Harris, Sadlowski Garza, Lee, Cárdenas, Quinn, Burke, Lopez, Moore, Curtis, O'Shea, Brookins, Rodriguez, Tabares, Scott, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Cardona, Waguespack, Austin, Mitts, Sposato, Nugent, Napolitano, Reilly, Knudsen, Tunney, Gardiner, Cappleman, Osterman, Silverstein -- 37.

Nays -- Aldermen La Spata, Dowell, Beale, Taylor, Sigcho-Lopez, Rodriguez-Sanchez, Ramirez-Rosa, Villegas, Vasquez, Martin, Hadden -- 11.

Alderman Cappleman moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current Residential-Business Planned Development Number 896 District symbols and indications as shown on Map Number 4-G in the area bounded by:~~

~~West Washburne Avenue; the alley next east of South Ashland Avenue; the alley next south of West Washburne Avenue; and South Ashland Avenue,~~

~~to those of the B3-3 Community Shopping District.~~

~~SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current Residential-Business Planned Development Number 896 District symbols and indications as shown on Map Number 4-G in the area bounded by:~~

~~West 13th Street; the alley next east of South Ashland Avenue; the alley next south of West 13th Street; and South Ashland Avenue,~~

~~to those of the B3-3 Community Shopping District.~~

~~SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the current Residential-Business Planned Development Number 896 District symbols and indications as shown on Map Number 4-G in the area bounded by:~~

~~West Hastings Street; the alley next east of South Ashland Avenue; West 14th Place; and South Ashland Avenue,~~

~~to those of the B3-3 Community Shopping District.~~

~~SECTION 4. That the Chicago Zoning Ordinance be amended by changing all the current Residential-Business Planned Development Number 896 District symbols and indications as shown on Map Numbers 2-G and 4-G in the area bounded by:~~

~~West Cabrini Street; South Racine Avenue; West Roosevelt Road; South Blue Island Avenue; West 15th Street; South Laflin Street; a line 132 feet next south of West 15th Street; South Ashland Avenue; West 14th Place; the alley next east of South Ashland Avenue; the alley next north of West Washburne Avenue; a line 179.5 feet next east of South Ashland Avenue; West Roosevelt Road; a line 192 feet next west of South Loomis Street; the alley next south of West Roosevelt Road; a line 144 feet next west of South Loomis Street; West Washburne Avenue, if extended west of South Loomis Street; South Loomis Street; West Grenshaw Street; South Throop Street; West Taylor Street; a line 100 feet next east of South Loomis Street; the alley next north of West Taylor Street; the alley next east of South Loomis Street; West Arthington Street; and South Ada Street,~~

to those of Residential-Business Planned Development Number 896, as amended, which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 5. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development Number 896, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 896, as amended (the "Planned Development") consists of approximately five million one hundred eighty thousand six hundred four (5,180,604) square feet (one hundred sixty and five tenths (118.93) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The "Applicant" for this amendment is the City of Chicago.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Property owners, including without limitation the Chicago Housing Authority and its designated master development LR ABLA LLC (the "Master Developer"), and their successors, assigns, grantees, and any ground lessors (collectively, "Affiliates"). All rights granted hereunder shall inure to the benefit of the Affiliates. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this statement is defined in Section 17-8-0400 of the Zoning Ordinance; provided, however, that (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; and *(c) any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise), or, to

* Editor's Note: Lettering sequence error; (b) missing in original document.

the extent permitted by law, for a permit to construct improvements on the Property filed prior to completion of the improvements contemplated by this Planned Development shall be made or authorized by the Master Developer. Upon completion of construction of all the improvements contemplated by this Planned Development, any application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development may be filed or authorized for an individual parcel by the owner of the improvements located thereon.

3. All applicable official reviews, approvals or permits are required to be obtained by the applicable Affiliate. 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 Chicago Department of Transportation ("CDOT") on behalf of the applicable Affiliate.

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. Any changes to the Site Plan as a result of both the Departments' review shall be processed as a minor change pursuant to Section 17-13-0611 of the Zoning Ordinance and a stamped CDOT plan. 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 applicable Affiliate, such Affiliate 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 and 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 (i) these eighteen (18) statements, (ii) a Bulk Regulations and Data Table, (iii) the following exhibits and plans attached hereto prepared by Gensler and dated September 15, 2022: a Planned Development Boundary and Property Line Map; a Subarea Map; a Right-of-Way Adjustments Map; Proposed Open Space Plan; and Street Character Guidelines; (iv) the following plans prepared by DeStefano + Partners dated November 20, 2003: a Phase I Site Plan and a Phase I Landscape Plan; and Building Elevations, which exhibits are attached to the P.D. amendment approved by the City Council on September 5, 2007, and published in the City Council *Journal of the Proceedings of the City Council of the City of Chicago* at pages 7434 through 7507; (v) the following exhibits and plans prepared by Skidmore, Owings & Merrill LLP dated August 17, 2017: Subarea D Existing Land-Use Map; Site/Landscape Plan; Building Elevations (north, south, east and west) and Green Roof Plan; (vi) the following plans and exhibits dated July 15, 2021, relating to the development of new construction buildings in Subareas B and D and the adaptive reuse of an existing building in Subarea D known as the National Public Housing Museum and Apartments, which exhibits are attached to the P.D. amendment approved by the City Council on July 21, 2021, and published in the City Council *Journal of the Proceedings of the City Council of the City of Chicago* at pages 33716 -- 33766: Subarea B 1257 West Roosevelt Existing Land-Use Map; Subarea B 1257 West Roosevelt Site/Landscape Plan; Subarea B 1257 West Roosevelt Roof Plan; Subarea B 1257 West Roosevelt North and West Elevations; Subarea B 1257 West Roosevelt South and East Elevations; Subarea B 1257 West Roosevelt Landscape Plant List; Subarea B 1257 West Roosevelt Landscape Details; Subarea B 1357 West Roosevelt Existing Land-Use Map; Subarea B 1357 West Roosevelt Site/Landscape Plan; Subarea B 1357 West Roosevelt Roof Plan; Subarea B 1357 West Roosevelt North and West Elevations; Subarea B 1357 West Roosevelt South and East Elevations; Subarea B 1357 West Roosevelt Landscape Plant List; Subarea B 1357 West Roosevelt Landscape Details; Subarea D 1002 South Racine Existing Land-Use Map; Subarea D 1002 South Racine Site/Landscape Plan; Subarea D 1002 South Racine Green Roof Plan; Subarea D 1002 South Racine North and East Elevations; Subarea D 1002 South Racine South and West Elevations; Subarea D 1002 South Racine Landscape Plant List; Subarea D 1002 South Racine Landscape Details; Subarea D 1322 West Taylor Existing Land-Use Map; Subarea D 1322 West Taylor Site/Landscape Plan; Subarea D 1322 West Taylor East, West, and Courtyard North Elevations; Subarea D 1322 West Taylor North, South, and Courtyard South Elevations; Subarea D 1322 West Taylor Landscape Plant List; and

Subarea D 1322 West Taylor Landscape Detail; and (vii) the following plans prepared by Crawford Architects and dated September 15, 2022: Subarea G Site Plan; Subarea G Landscape Site Plan; Subarea G Landscape Plan LS100; Subarea G Landscape Plan LS101; Subarea G Landscape Plan LS102; Subarea G Landscape Plan LS103; Subarea G Landscape Fence Detail; Subarea G Landscape Planting Details; Subarea G Landscape Plant Palette; Subarea G Landscape Streetscape Section; Subarea G Performance Centre Ground Level Plan; Subarea G Performance Centre Second Level Plan; Subarea G Field Crew Ground Level Plan; Subarea G Performance Centre Facade Material Systems (South, North, East and West Elevations); Subarea G Field Crew Building Elevations (West, East, South and North); Subarea G Seasonal Inflatable Dome Diagram -- Illustrative Specifications; Subarea G Site Signage; Subarea G Site Fencing. A full-size set of the foregoing plans and exhibits is 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 Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. These and no other zoning controls shall apply to development of the Property. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

The Property within the Planned Development is divided into fifteen (15) subareas as indicated on the Subarea Map. Subject to the Bulk Regulations and Data Table and the Street Character Guidelines, the uses permitted in the area delineated herein as a Planned Development shall be as set forth below:

Subareas A1, A2, A3, A4 And A5.

The following uses shall be permitted in Subareas A1, A2, A3, A4 and A5: dwelling units located above the first floor; detached house; multi-unit (3+ units); townhouse; parks and recreation (including without limitation community centers); community garden; police station; fire station; bed and breakfast; vacation rental; wireless communication facilities; incidental and accessory uses; accessory parking.

Subarea B1.

The following uses shall be permitted in Subarea B1: dwelling units located above the ground floor; cultural exhibits and libraries; day care; postal service; public safety services; utilities and services, minor; artist work or sales space; urban farm, rooftop operation; communication service establishments; financial services (except for payday/title secured loan store, pawn shop); retail, general; co-located wireless communication facilities; incidental and accessory uses; accessory parking.

Subarea B2.

The following uses shall be permitted in Subarea B2: artist live/work space located above the ground floor; dwelling units located above the ground floor; colleges and universities; cultural exhibits and libraries; day care; postal service; public safety services; utilities and services, minor; animal services (shelter/board kennel, sales and grooming, and veterinary); artist work or sales space; body art services; building maintenance services; business equipment sales and service; business support services (excluding day labor employment agency); urban farm, rooftop operation; communication service establishments; eating and drinking establishments (limited and general restaurants, taverns, and outdoor patios located at grade level); indoor special event including incidental liquor sales; entertainment and spectator sports (small and medium venues); banquet or meeting halls; financial services (excluding payday/title secured loan stores and pawn shops); food and beverage retail sales, including liquor store (package goods) and accessory, liquor sales; medical service; office; personal service; consumer repair or laundry service; retail sales; amusement arcades; entertainment cabaret; children's play center; valuable objects dealer; light equipment sales/rental, indoor; artisan manufacturing; limited manufacturing (catering and shared kitchen, food production); co-located wireless communication facilities; incidental and accessory uses; accessory parking.

Subarea C1.

The following uses shall be permitted in Subarea C1: dwelling units located above the ground floor; elderly housing; multi-unit (3+ units) residential; townhouse; assisted living; bed and breakfast; vacation rental; co-located wireless communication facilities; incidental and accessory uses; accessory parking.

Subarea C2.

The following uses shall be permitted in Subarea C2: dwelling units located above the ground floor; elderly housing; multi-unit (3+ units) residential; townhouse; assisted living; cultural exhibits and libraries; day care; parks and recreation; postal service; utilities and services, minor; artist work or sales space; urban farm, rooftop operation; bed and breakfast; vacation rental; retail sales, general; co-located wireless communication facilities; incidental and accessory uses; accessory parking.

Subarea D.

The following uses shall be permitted in Subarea D: dwelling units located above the ground floor; cultural exhibits and libraries; day care; parks and recreation; postal service; public safety services; utilities and services, minor; artist work or sales space; animal services, sales and grooming; body art services; business equipment sales and service; business support services (excluding day labor employment agency);

urban farm, rooftop operation; communication service establishments; eating and drinking establishments (limited and general restaurants, taverns, and outdoor patios located at grade level or rooftop); entertainment and spectator sports; indoor special events including incidental liquor sales, small venues; financial services (excluding payday/title secured loan stores and pawn shops); food and beverage retail sales, and accessory liquor sales; bed and breakfast; vacation rental; medical service; office; personal service; consumer repair or laundry service; retail sales; children's play center; valuable objects dealer; artisan manufacturing; limited manufacturing (catering and shared kitchen, food production); co-located wireless communication facilities; incidental and accessory uses; accessory parking.

Subarea E1.

The following uses shall be permitted in Subarea E1: dwelling units located above the ground floor; elderly housing; multi-unit (3+ units) residential; townhouse; assisted living; bed and breakfast; vacation rental; colleges and universities; cultural exhibits and libraries; day care; postal service; public safety services; religious assembly; utilities and services, minor; urban farm, rooftop operation; artisan manufacturing; limited manufacturing (catering and shared kitchen, food production); co-located wireless communication facilities; incidental and accessory uses; accessory parking.

Subarea E2.

The following uses shall be permitted in Subarea E2: dwelling units located above the ground floor; elderly housing; multi-unit (3+ units) residential; townhouse; assisted living; bed and breakfast; vacation rental; cultural exhibits and libraries; day care; parks and recreation; postal service; public safety services; utilities and services, minor; artist work or sales space; animal services, sales and grooming; body art services; business equipment sales and service; business support services (excluding day labor employment agency); urban farm, rooftop operation; communication service establishments; eating and drinking establishments (limited and general restaurants, taverns, and outdoor patios located at grade level or rooftop); entertainment and spectator sports; indoor special events including incidental liquor sales, small venues; financial services (excluding payday/title secured loan stores and pawn shops); food and beverage retail sales, and accessory liquor sales; bed and breakfast; vacation rental; medical service; office; personal service; consumer repair or laundry service; retail sales; children's play center; valuable objects dealer; artisan manufacturing; limited manufacturing (catering and shared kitchen, food production); co-located wireless communication facilities; incidental and accessory uses; accessory parking.

Subarea F.

The following uses shall be permitted in Subarea F: dwelling units located above the first floor; multi-unit (3+ units); townhouse; parks and recreation (including community centers and community gardens); public safety services; schools; wireless communication facilities; incidental and accessory uses; accessory parking.

Subarea G.

The following uses shall be permitted in Subarea G: office; indoor and outdoor participant sports and recreation, entertainment and spectator sports (small and medium venues); indoor special event including incidental liquor sales; parks and recreation; retail sales; multi-unit residential units; group living; food and beverage retail sales; co-located wireless communication facilities; incidental and accessory uses (including without limitation medical services, personal services, and restaurant and food and beverage services provided to users of the principal uses within Subarea G) and accessory parking.

Subarea H.

The following uses shall be permitted in Subarea H: indoor and outdoor participant sports and recreation; entertainment and spectator sports (small, medium and large venues); indoor special events including incidental liquor sales; parks and recreation; active and passive open space; playgrounds; playing fields and playing courts; cultural exhibits and libraries; day care; community centers, recreation buildings and similar assembly use; community garden; restaurants (limited, general and outdoor patios located at grade level); retail sales; food and beverage retail sales; co-located wireless communication facilities; incidental and accessory uses (including medical and personal services provided to users of facilities within Subarea H) and accessory parking.

Additional Permitted Use Regulations applicable to all subareas:

- (a) Portions of the Property in all subareas may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property (including temporary buildings for construction purposes) and for public and private parks and playgrounds. In addition, the floor area ratios provided for each subarea herein may be exceeded on a temporary basis during such construction.
- (b) Any uses existing on the Property as of the date of adoption of this Planned Development shall be allowed to be maintained until the applicable Affiliate undertakes redevelopment thereof as provided herein.

- (c) Residential uses may be permitted below the second (2nd) floor in all subareas.
 - (d) All retail shall have a minimum floor to floor height of twelve (12) feet.
 - (e) [Intentionally omitted.]
 - (f) Stand-alone business uses shall only be permitted within Subarea B1 at the southwest corner of South Racine Avenue and West Roosevelt Road and the southeast corner of South Loomis Street and West Roosevelt Road, provided the type of such use shall be subject to consultation with the ABLA Working Group, and provided further that the total amount of business space in the aforementioned locations shall not exceed fifteen thousand (15,000) and seven thousand five hundred (7,500) square feet, respectively. Business uses shall also be permitted at the southeast corner of West Roosevelt Road and South Racine Avenue, provided such uses are located on the ground floor of a residential building and that the total amount of business space permitted in such location shall not exceed two thousand (2,000) square feet.
 - (g) Drive-through facilities for uses other than restaurants shall be permitted in Subarea B1 and Subarea B2, subject to the review and approval of the Department of Planning and Development.
 - (h) All permitted business uses in Subarea D shall be located on the ground floor of residential buildings.
 - (i) [Intentionally omitted.]
 - (j) Permitted museum uses may exceed six thousand (6,000) square feet.
 - (k) All permitted "drive-through" uses shall be subject to the review and approval of the Department of Planning and Development.
5. Project identification signs and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs also shall be permitted, subject to the review and approval of the Department of Planning and Development. Sponsorship and sponsorship recognition signage also shall be permitted in Subarea G and Subarea H, subject to the review and approval of the Department of Planning and Development.
6. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. Any service drive or

other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.

7. In addition to the maximum height of any building or any appurtenance depicted on the Building Elevations attached hereto, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
8. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Landscape Plans for the various phases of development and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Zoning Ordinance.
9. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For purposes 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 5,180,604 square feet.
10. For purposes of this Planned Development, in addition to the encroachments permitted by the Zoning Ordinance, the following shall be considered permitted obstructions: steps exceeding four (4) feet in height above grade level in any yard setback depicted on the Site Plans; balconies, provided, however, no balconies, other than those which may be installed as part of a rehabilitation of an existing building, shall project into the public way; multi-story bays projecting not more than three (3) feet into any yard; and open porches projecting not more than five (5) feet into the front or side yards.
11. Prior to the Part II approval (Section 17-13-0610 of the Zoning Ordinance) for future development, the applicable Affiliate shall submit a site plan, landscape plan and building elevations for the specific Subarea(s) for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (P.D.), including the Street Character Guidelines attached hereto, as applicable, and to assist the City in monitoring ongoing development.

Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property or Subarea, as the case may be, for which approval is being sought. ~~The site plan provided shall include all dimensioned and planned adjacent street rights-of-way.~~

Except with respect to development for which permits have been issued prior to the effective date of this amendment to the Planned Development, and except with respect to the Phase I improvements, the new construction building located in Subarea D contemplated by the 2017 amendment to this Planned Development, the buildings proposed in Subareas B1 or D contemplated by the 2021 amendment to this Planned Development, residential buildings with six units or less that comply with the Design Guidelines of Statement 15, and for development of the training facility planned in Subarea G for which Site Plan approval is hereby granted pursuant to this amendment to the Planned Development, no Part II approval for any portion of the Property shall be granted until Site Plan approval for such portion of the Property has been granted. Following approval by DPD, the approved Subarea 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 P.D.

If the Site Plan Approval Submittals substantially conform with the provisions of this Planned Development, the Department of Planning and Development shall approve same within thirty (30) days from submission thereof. After approval of the Subarea Site Plan, 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 P.D., the terms of the P.D. shall govern. Any Subarea 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);
- compliance with the Street Character Guidelines, if applicable;
- statistical information applicable to the subject Subarea, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the P.D.

12. The requirements of the Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development (the "Commissioner") upon application and a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the

Planned Development by the Commissioner shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Zoning Ordinance. Notwithstanding the provisions of Section 17-13-0611 of the Zoning Ordinance, such minor changes may include a reduction of the minimum required distance between structures, a reduction of periphery setbacks, an increase of the maximum percent of land covered and changes to the location, size or display of signage. It is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals pursuant hereto. The owners of the Property shall have the right to redesignate existing 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 redesignation of Subareas shall be subject to this Statement 12 and Section 17-13-0611. In furtherance of the foregoing, the owners of the Property may allocate or assign the development rights under this Planned Development to and among the designated or re-designated Subareas, including, but not limited to, floor area, building height, and parking; provided, however, that the limitations set forth in the Bulk Regulations and Data Table applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such designation(s) and such allocation or assignment complies with this Statement 12 and Section 17-13-0611.

13. 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 applicable Affiliate 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.
14. 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. Design Guidelines. The improvements on the Property shall be designed, constructed and maintained in general conformance with the plans and exhibits set forth in these statements or attached hereto. In addition, the development shall be subject to the following development parameters:

- (a) Private Open Space. Private open space shall be provided within the Planned Development in accordance with the following requirements:

Housing Type	Private Open Space Per Unit	Permitted Location of Private Open Space (Per Unit)
Single-Family Detached	500 square feet	Located in Rear Yard
Single-Family Attached (townhouses)	In Accordance with Private Yard Requirements in Section 17-2-0500-H of the Chicago Zoning Ordinance for the RT4 zoning district --	
Low-Rise Apartments Condominiums Flats (up to 4-stories)	In accordance with Rear Yard Open Space Requirements under Section 17-2-0307 of the Chicago Zoning Ordinance for the RT4 zoning district* or compliance with applicable open space impact fees in lieu**	Up to 50 percent of total open space required in column 1 may be in balconies or roof decks.
Mid-Rise Apartments Condominiums (5 stories or greater)	In accordance with Rear Yard Open Space Requirements under Section 17-2-0307 of the Chicago Zoning Ordinance for the RT4 zoning district* or compliance with applicable open space impact fees in lieu**	Up to 100 percent of total open space required in column 1 may be in balconies or roof deck.

Housing Type	Private Open Space Per Unit	Permitted Location of Private Open Space (Per Unit)
Loft Conversions	In accordance with Rear Yard Open Space Requirements under Section 17-2-0307 of the Chicago Zoning Ordinance for the RT4 zoning district* or compliance with applicable open space impact fees in lieu**	Up to 100 percent of total open space required in column 1 may be in balconies or individual unit roof decks or may be provided in roof garden.

- (b) Public Open Space. Public open space will be provided in accordance with the Proposed Open Space Plan exhibit referenced in Statement 4 above.

In addition to the Existing Public Open Space, and subject to the receipt of all necessary permits and approvals, the Applicant or its successors and assigns, shall design and construct the Proposed Public Open Space improvements as depicted on the Proposed Open Space Plan (hereinafter "Open Space"). Provided, however, that changes to the specific location and dimensions of the Open Space are permitted as long as the Open Space maintains a minimum of 89,000 square feet of open space. The Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders to and any ground lessors of the Property, shall be responsible for maintaining and managing the Open Space for the purposes set forth herein, including ensuring that the Open Space landscaping is well maintained, that the vegetation and plantings are kept in a healthy condition and that the Open Space 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 Open Space for public use. The Applicant shall provide informational and wayfinding signage at the Open Space that identifies it is open to the public (subject to

* Rear Yard Open Space Requirements which are relocated to the side or front yard can be counted towards the Private Open Space obligations in the above chart to the degree the provisions exceed what is required for side and front yard setbacks established for the Subarea in the Bulk and Data Table.

** Where an in lieu fee is applicable it shall be calculated pursuant to the following formula: $[\text{Required Private Open Space} - \text{Proposed Provided Private Open Space (per Section 17-2-0307)}] / 87\text{SF} * \$313 = \text{required in lieu fee}$. The denominator square feet and fee amount may be adjusted from time to time by DPD per the generally applicable guidelines for the open space impact fee credit. The required in lieu fee shall be calculated by DPD at the time of Part II approval.

occasional partial closure for private use provided that a path providing access during such closures shall be maintained through the Open Space), free of charge, during normal park hours from 6:00 A.M. to 11:00 P.M. every day of the year. The maintenance and management obligations contained herein shall continue for the life of this Planned Development and may, at the Applicant's election, subject to and in accordance with the DEMA (defined below). Publicly Accessible Open Space Areas shall be constructed and shall be completed prior to receipt of the Certificate of Occupancy for the first unit which exceeds 75 percent of the units required to contribute to the respective open space requirement, provided that plantings may be delayed if consistent with good landscape practice, but not longer than one year following the construction of the open space improvements set forth herein, or if necessary to accommodate the later construction of large park recreation components which may be located in more than one phase. Tracking of units assigned to each Publicly Accessible Open Space Area must be provided prior with each Part II submission.

Prior to issuance of building permits for the first principal building, adjacent to an Open Space improvement, the Applicant will enter into a development and maintenance agreement (the "DEMA") with the City for the construction, maintenance, and management of the Open Space. 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 Open Space. Upon completion of the Open Space, 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 the Department of Planning and Development.

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.

- (c) Landscaping. The landscaping requirements for Phase I of the development will comply with the Phase I Landscape Plan attached hereto. The landscaping for all future phases of development shall substantially comply with the Street Character Guidelines and the Chicago Landscape Ordinance and associated guidelines and regulations. Landscaping for all rental properties will be varietal. Front yard beds of rental properties shall be varietal and be planted to maintain color throughout the seasons.
- (d) Residential Building Design. Other than the Phase I Improvements, the new construction building located in Subarea D contemplated by the 2017 amendment or the buildings proposed in Subareas B or D contemplated by this amendment, which comply with the design requirements contained herein, building elements for all future phases may include but not be limited to: entrance canopies, front stoops, stairs, flat or pitched roofs, punched windows, bay windows, upper story balcony/porches, roof terraces and architectural elements that reinforce the corner.
- (1) Facades. Front facades, including end walls which front public streets or open spaces, shall be masonry, architectural metal or composite panels, or other high quality materials as approved by the Department of Planning and Development and shall include windows. They shall be varied in material, roofline and window style. The front facade materials should turn the corner for a minimum of four (4) feet at the side walls. Where buildings have a greater exposure of the side facade due to an adjacent building setback, the front facade materials shall return four (4) feet past the face of the adjacent facade. Side walls and rear walls should be masonry or other compatible materials with the front facade aesthetic. E.I.F.S. synthetic stucco or dryvit, shall be limited to architectural ornament and penthouse facades. Facades that face car courts but not public streets must contain pedestrian scale entry doors, windows and building lighting. Affordable housing units shall be constructed of comparable quality materials, detailing and decoration to market rate units.
 - (2) Dwelling Types. A variety of dwelling types including affordable housing is to be interspersed throughout the development and within individual blocks; provided, however, the foregoing shall not apply to residential uses in Subarea G.
 - (3) Private Garages. Private garages may be constructed of vinyl siding, wood siding, stucco or masonry. Where a private garage is located within fifteen (15) feet of a public street, unless the facade facing

the street is constructed of a material other than vinyl siding (i.e., masonry, stucco, et cetera); it shall be screened from view by plantings or fences. If plantings are utilized to screen a garage, such plantings shall provide screening on a year-round basis.

- (4) Orientation Of Buildings. Buildings shall be oriented to the street, public open space or private courtyard with the primary facade and a front door, or the appearance of a front facade and front door. Any side wall facing a public street will contain materials and architectural elements that are consistent in character with primary building facades. Curb cuts, garage doors, blank walls and rear service elements shall not face public streets or common open spaces.

- (5) Retail Corner Sites. Retail corner site setbacks over five (5) feet are to be avoided.

- (e) Fencing, Walls And Gates. Fencing separating the private yards from the street or common open space should be no less than seventy percent (70%) transparent and no more than five (5) feet in height.

- 16. The rezoning of the Property in Subarea D that was the subject of the 2017 amendment (the "2017 Amendment Property") and the buildings proposed in Subareas B or D that were the subject of the 2021 amendment (the "2021 Amendment Property") are subject to the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). The provisions of Statement 18 of the P.D. amendment approved by the City Council on July 21, 2021, and published in the *City Council Journal of the Proceedings of the City Council of the City of Chicago* at pages 33716 -- 33766, setting forth the requirements applicable to the 2017 Amendment Property and the 2021 Amendment Property, are hereby incorporated by this referenced.
- 17. 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 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent 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.

* Editor's Note: Numbering sequence error; (i) missing in original document

18. ~~Section 17-13-0612 of the Chicago Zoning Ordinance shall apply to the~~ Site Plan approval granted for development of the training facility planned in Subarea G pursuant to this amendment to Planned Development. Notwithstanding Section 17-13-0612, if such Site Plan approval lapses, the terms of this amendment to Planned Development shall govern development of the Planned Development as though such Site Plan approval had not been granted.

[Boundary and Property Line Map; Subarea Map; Right-of-Way Adjustment Map; Publicly Accessible Open Space Plan; Subarea A -- Traditional Chicago Residential Street (Typical Side Street); Subarea B -- Residential Boulevard (Roosevelt Road); Subarea C -- New Street along Perimeters of the New Park along South Lytle Street; Subarea D -- Mixed-Use Pedestrian Retail (Taylor Street); Subarea E -- Residential Loft (15th Street); Proposed Subarea G Site Plan; Subarea G Landscape Site Plans; Subarea G Landscape Streetscape Section; Performance Centre/Ground and Second Level Plans; Field Crew/Ground Level Plan; Performance Centre/ Facade Material Systems; North, South, East and West Building Elevations; and Subarea G Seasonal Inflatable Dome Diagram, Site Signage and Site Fencing referred to in these Plan of Development Statements printed on pages 52177 through 52206 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

FINAL FOR PUBLICATION

Residential-Business Planned Development No. 896, as amended
Bulk Regulations and Data Table

Subarea	A1	A2	A3	A4	A5	B1	B2	C1	C2
Gross Site Area (sf)									
Net Site Area (sf)	51,858	288,610	294,465	94,201	29,748	374,174	175,401	134,952	101,915
Net Site Acreage	1.2	6.6	6.8	2.2	0.7	8.6	4.0	3.1	2.3
Proposed FAR	1.3	1.2	1.1	1.1	1.3	1.7	2.7	1.4	2.5
Max Building Height	45'	45'	45'	45'	45'	65'	65'	65'	85'
Minimum Setbacks	Front 10 Side-note Rear 30	Front 10 Side-note Rear 30	Front 10 Side-note Rear 30	Front 10 Side-note Rear 30	Front 10 Side-note Rear 30	Front 2 Side 2 Rear 0	Front 2 Side 2 Rear 0	Per site plan approval.	Per site plan approval.
Maximum Dwelling Units	46	218	139	64	21	492	331	150	174

Subarea	D	E1	E2	F	G	H	TOTAL
Gross Site Area (sf)							Gross Site Area (sf) 6,991,464
Net Site Area (sf)	243,493	187,402	263,889	1,486,676	1,071,758	382,062	Net Site Area (sf) 5,180,604
Net Site Acreage	5.6	4.3	6.1	34.1	24.6	8.8	
Proposed FAR	2.0	3.0	3.0	0.7	0.25	0.37	Overall FAR 1.10
Max Building Height	85'	85'	125'	Per existing.	65'	Per existing.	
Minimum Setbacks	Front 0 Side 0 Rear 8	Per site plan approval.	Per site plan approval.	Per existing.	Per approved site plan.	Per existing.	
Maximum Dwelling Units	340	240	475	330	50	0	Maximum Dwelling Units 3,070

Minimum Number of Loading Berths	Residential	20,000 to 200,000 sf = one 10' x 25' loading berth
	Retail	6,000 to 10,000 sf = one 10' x 25' loading berth 10,001 to 25,000 sf = two 10' x 25' loading berths 25,001 to 40,000 sf = two 10' x 50' loading berths
Minimum Number of Parking Spaces	Residential	Parking spaces will be provided at a ratio of one parking space per dwelling unit minimum.

Residential parking may be provided off-site within six hundred (600) feet, with such distance measured from the property line.

Government subsidized residential shall be subject to the parking ratios of 17-10-0207-C, including DPD-authorized additional reductions.

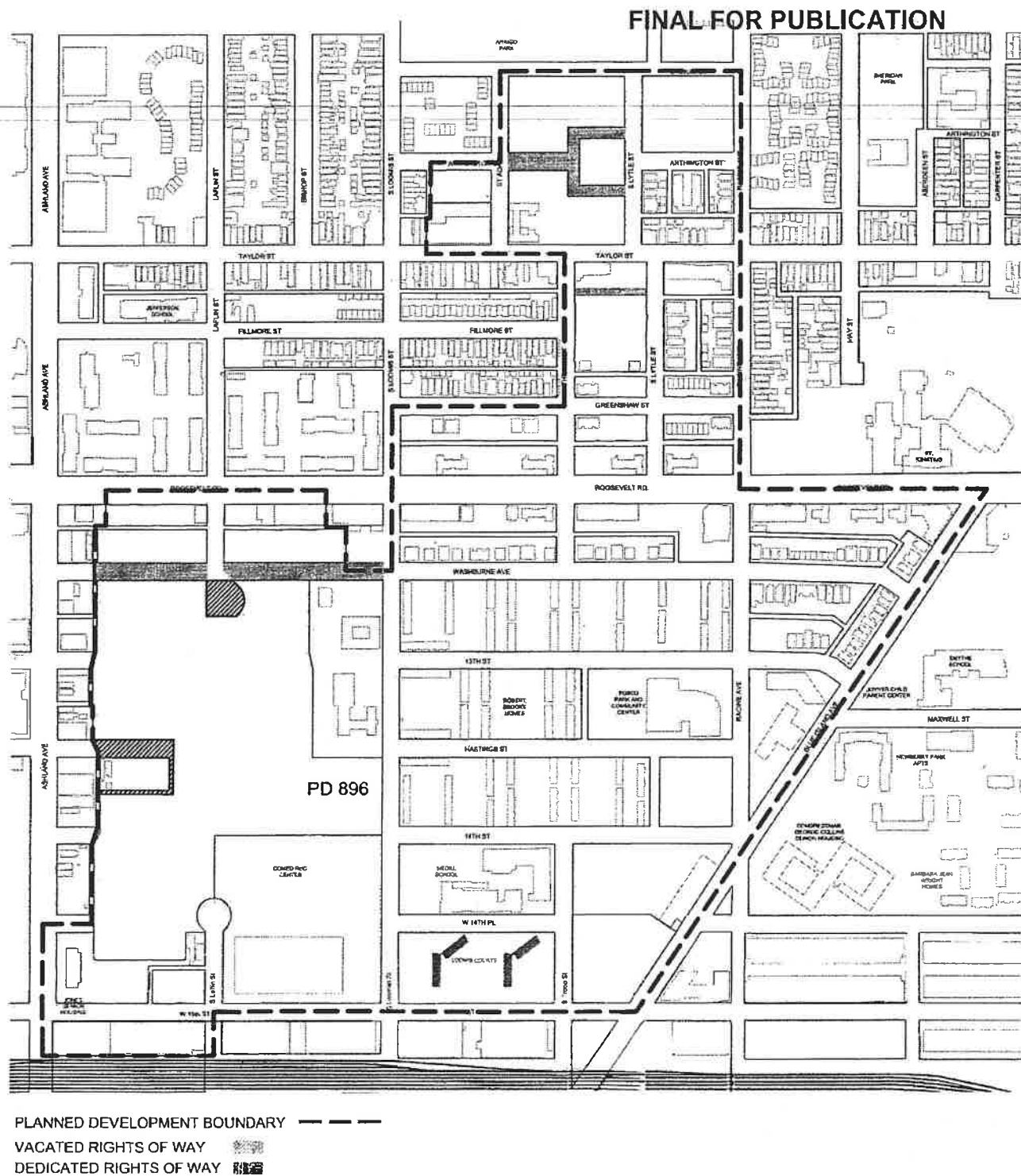
Transit Served Locations. This Planned Development qualifies as a transit served location as defined under Section 17-10-0102-B of the Zoning Ordinance. As a result, the parking requirements provided herein may be further reduced by the maximum amounts permitted under Section 17-10-0102-B and upon approval by DPD.

Retail	One parking space shall be provided for every 400 sf of floor area in excess of 6,000 sf.
Size	All spaces shall be 8' x 19' minimum.

Bike Parking In substantial conformance with the applicable standard under the Chicago Zoning Ordinance

Subarea A1, A2, A3, A4, and A5
Note regarding Peripheral Setbacks

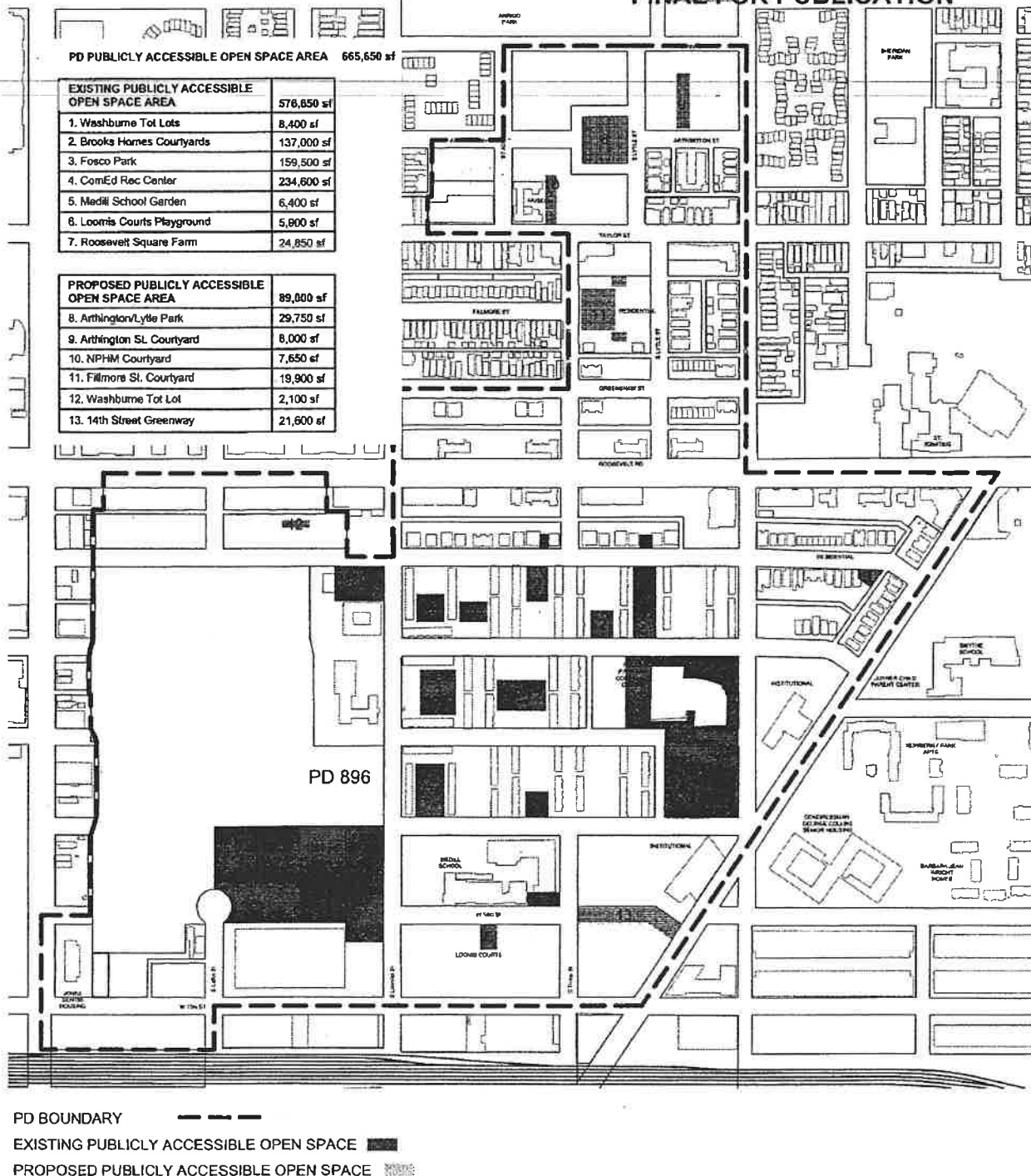
Except for townhouses, there will be no less than 5'0" between buildings. At parcels abutting a street or alley, other than on reverse corner lots in subareas A1-5, no side setback is required at the street or alley, however, on reverse corner lots in Subareas A1-5, sideyard setbacks along the street side lot line shall be a minimum of 50% of the depth required for the front yard of the next property to the rear fronting on such street.

**ROOSEVELT SQUARE****RIGHT OF WAY ADJUSTMENTS MAP**

APPLICANT: CITY OF CHICAGO
 ADDRESS: ROOSEVELT SQUARE – 1201-1285 W. Cabrini Street, *et al.*

INTRODUCED: June 22, 2022
 PLAN COMMISSION: September 15, 2022

FINAL FOR PUBLICATION



ROOSEVELT SQUARE

PUBLICLY ACCESSIBLE OPEN SPACE PLAN

APPLICANT: CITY OF CHICAGO

ADDRESS: ROOSEVELT SQUARE – 1201-1285 W. Cabrini Street, et al.

INTRODUCED: July 26, 2022

PLAN COMMISSION: September 15, 2022

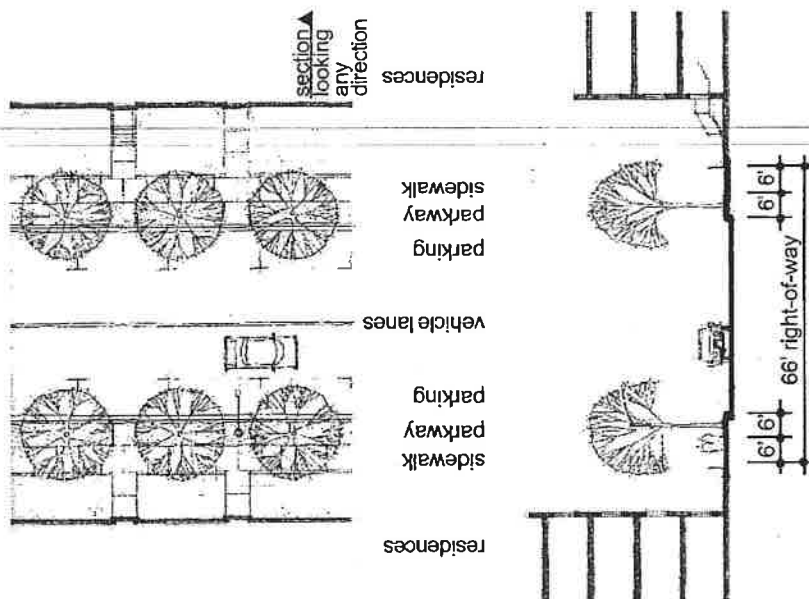
FINAL FOR PUBLICATION

STREET CHARACTER DIAGRAM

The "Traditional Chicago Residential Street" is a street with a typical 66 foot right-of-way, low-volume and low-speed local traffic, shady and tree-lined residential character with on-street parallel parking on both sides. They are often one-way streets. Two to four story residential buildings and low to medium density development are appropriate on this street type. All of the side streets are of this type.

- Six foot concrete sidewalk adjacent to six foot grass parkway.
- Shade trees at 25 foot spacing in parkway, per City standards.
- Standard City of Chicago "cobra head" street light at 75 or 100 foot spacing, per City standards.
- Ornamental metal fence at some front property lines.
- Minimum ten foot required front yard setback with some encroachments such as stairs, porches, and bays.
- Two to four story buildings.
- Front doors visible from street.
- First floor predominantly at grade.

NOTE: Parkway dimensions are for new streets only. Parkway dimensions of existing streets may vary.



ROOSEVELT SQUARE

Sub Area A - Traditional Chicago Residential Street (typical side street)

APPLICANT: City of Chicago

Address: ROOSEVELT SQUARE - 1201-1285 W. Cabrini Street, et al.

Introduced: June 22, 2022

Plan Commission: September 15, 2022

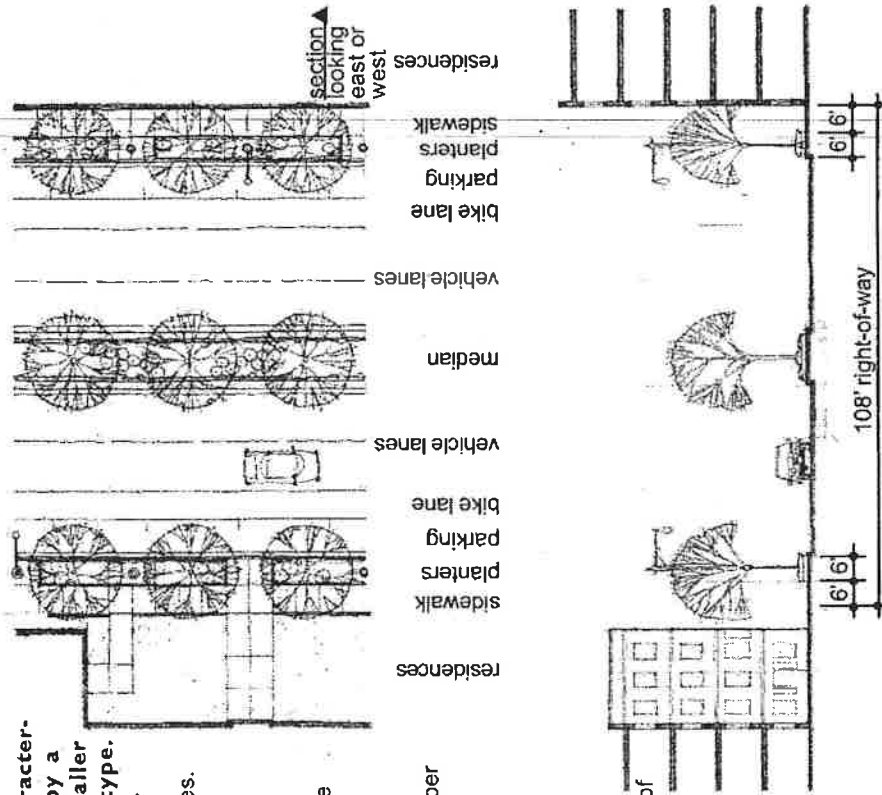
FINAL FOR PUBLICATION

STREET CHARACTER DIAGRAM

The "Residential Boulevard" is a high-volume arterial street characterized by a wide right-of-way and a divided roadway separated by a landscaped median. Because of its width and traffic volume taller buildings and greater density are appropriate on this street type. Roosevelt Road is the sole example of the residential boulevard.

- Boulevard roadway with center median and separated one-way travel lanes.
- Landscaped center median with shade trees and low shrubs.
- Twelve foot parkway including six foot concrete sidewalk adjacent to five foot parkway planters with low curbs.
- Shade trees at twenty-five foot spacing in parkway planters or, where dictated by pedestrian circulation or site constraints, in 5 x 10 cast-iron tree grates, per City standards.
- "Gateway 2000" street lights at 100 foot spacing for roadway lighting, per City standards.
- "Single acorn" pedestrian lights at 50 foot spacing for pedestrian lighting, per City standards.
- No required setback from front property line. Some mid-building courtyard setbacks.
- Ground floor or single-story retail use at some corners.
- Front doors visible from street.
- First floor at grade.

NOTE: Parkway dimensions are for new streets only. Parkway dimensions of existing streets may vary.



ROOSEVELT SQUARE

Sub Area B - Residential Boulevard (Roosevelt Road)

APPLICANT: City of Chicago

Address: ROOSEVELT SQUARE - 1201-1285 W. Cabrini Street, et al.

Introduced: June 22, 2022

Plan Commission: September 15, 2022

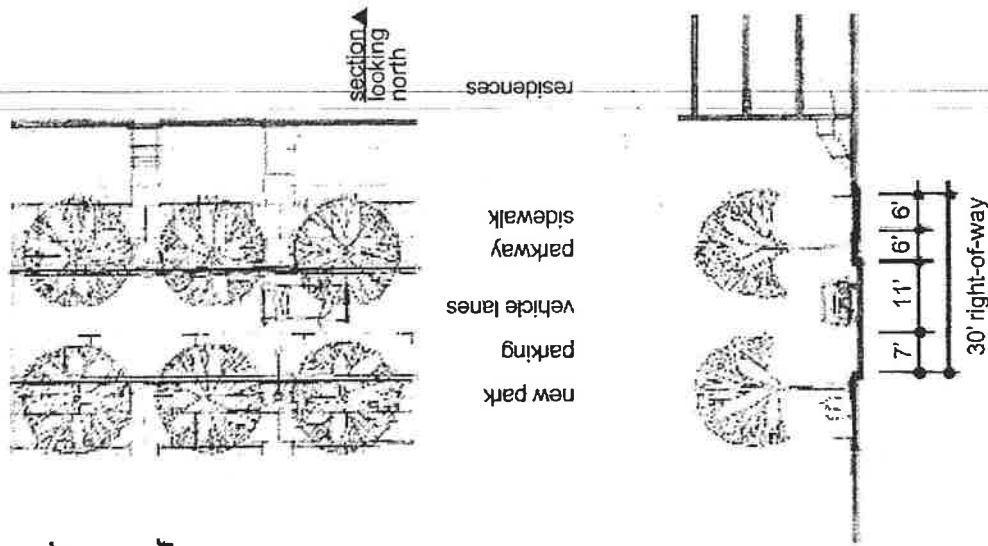
FINAL FOR PUBLICATION

STREET CHARACTER DIAGRAM

The "Residential Pedestrian Corridor" is a set of narrow streets characterized by their focus on enriching the pedestrian experience. These streets include West Archington Street, South Ada Street, and South Lytle Street. At the center of these streets, located on the west side of South Lytle Street, a central garden anchors the urban experience. The garden generates a break in the building street wall and creates relief within the residential urban fabric. Buildings surrounding the park will be limited to three stories to enhance the feeling of intimacy. The park will function as a gathering place for the residents and help enhance the feeling of community.

- 6 foot concrete sidewalk adjacent to 6 foot parkway planters with low curbs.
- "Gateway 2000" street lights at 100 foot spacing for roadway lighting, per City standards.
- "Single acorn" pedestrian lights at 50 foot spacing for pedestrian lighting, per City standards.
- Three story buildings.
- Front doors visible from street.
- First floor elevated above grade for privacy.
- Shade trees at 25 foot spacing in 5 x 5 cast-iron tree grates, per City standards.
- To achieve tree diversity, plant trees in alternating groups (3-6 trees) of different types of trees. Where feasible, no tree species should represent more than 20-25% of the block segment.

NOTE: Parkway dimensions are for new streets only. Parkway dimensions of existing streets may vary.



ROOSEVELT SQUARE

Sub Area C - New Street Along Perimeters of the New Park Along S Lytle St

APPLICANT: City of Chicago

Address: ROOSEVELT SQUARE - 1201-1285 W. Cabrini Street, *et al.*

Introduced: June 22, 2022

Plan Commission: September 15, 2022

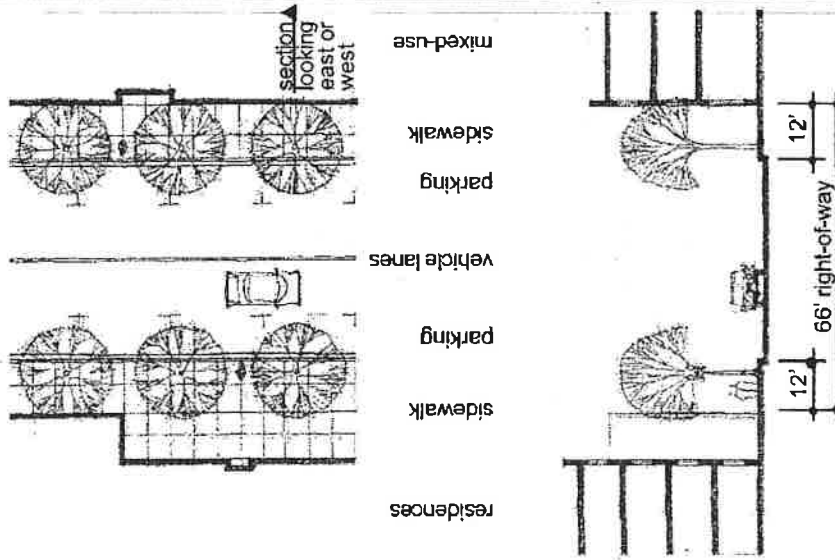
FINAL FOR PUBLICATION

STREET CHARACTER DIAGRAM

The "Mixed-use Pedestrian Retail Street" has a typical 66 foot right-of-way with low-volume and low-speed local traffic with parallel parking on both sides and is shady and tree-lined. Land use is a mix of ground floor restaurants, retail, and services with some ground floor residential and residential on upper floors. Medium density development are appropriate on this street type. Taylor Street is the sole example of the mixed-use pedestrian retail street.

- Ten foot concrete sidewalk.
- Shade trees at 25 foot spacing in 5 x 10 cast-iron tree grates, per City standards.
- "Double acorn" street light at 50 to 75 foot spacing, per City standards.
- Ground floor commercial (restaurants, retail, and services) with residential above, some ground floor residential.
- Some potential for stand-alone retail.
- Activity from restaurant and retail should be located adjacent to the sidewalk and street. Street cafes may be established along the sidewalk or within building setbacks.
- No required setback from front property line on commercial buildings, modest and variable setbacks on residential buildings, potential to create pockets of green on street.
- Front doors face street.
- First floor at grade.
- Retail buildings with taller first floor (10 to 14 feet) and shorter upper floors (8 to 10 feet).

NOTE: Parkway dimensions are for new streets only. Parkway dimensions of existing streets may vary.



ROOSEVELT SQUARE

APPLICANT: City of Chicago

Sub Area D - Mixed-use Pedestrian Retail (Taylor Street)

Address: ROOSEVELT SQUARE - 1201-1285 W. Cabrini Street, et al.

Introduced: June 22, 2022

Plan Commission: September 15, 2022

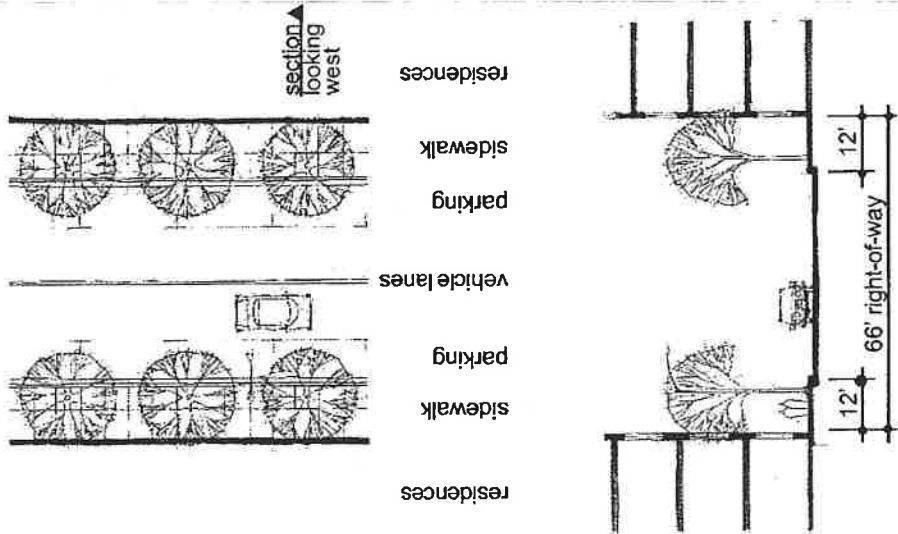
FINAL FOR PUBLICATION

STREET CHARACTER DIAGRAM

The "Residential Loft Street" is a street with a typical 80 foot right-of-way, with on-street parallel parking on both sides. Five to ten story residential buildings and high-density development are appropriate on this street type. 15th Street and South Blue Island are the examples of the residential loft street.

- Twelve foot concrete sidewalk.
- Shade trees at 25 foot spacing in 5 x 5 cast-iron tree grates, per City standards.
- Standard City of Chicago "cobra head" street light, per City standards.
- First-floor lobby, common areas, some retail, or indoor parking, with residential above.
- No required setback from front property line.
- New or rehabbed seven + story loft type buildings on south side of 15th Street.
- Common building entry faces street.
- First floor at grade.

NOTE: Parkway dimensions are for new streets only. Parkway dimensions of existing streets may vary.

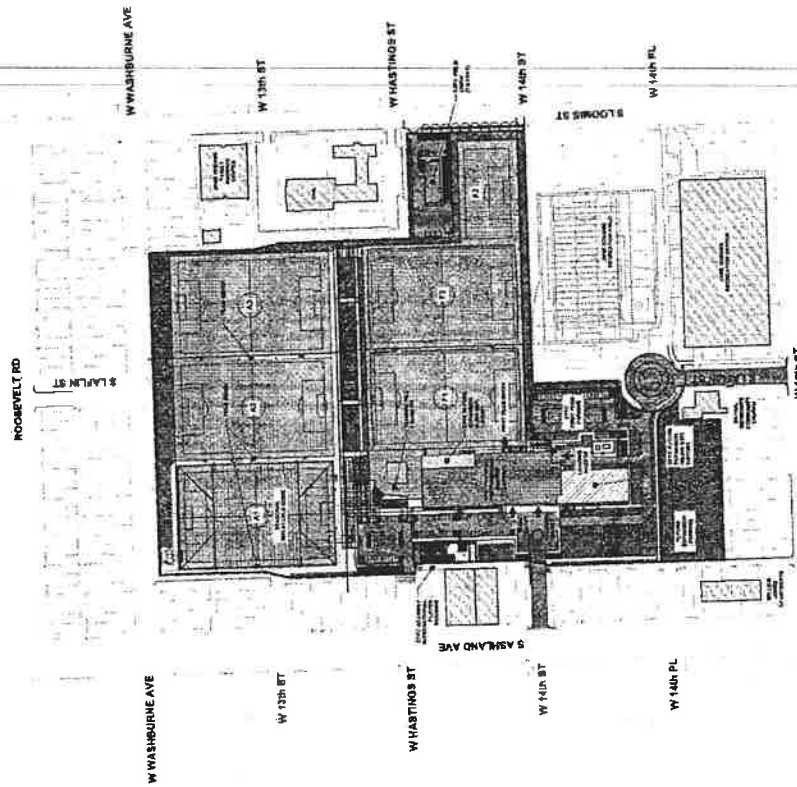


ROOSEVELT SQUARE
APPLICANT: City of Chicago
Sub Area E - Residential Loft (15th Street)

Address: ROOSEVELT SQUARE - 1201-1285 W. Cabrini Street, et al.
Introduced: June 22, 2022
Plan Commission: September 15, 2022

FINAL FOR PUBLICATION

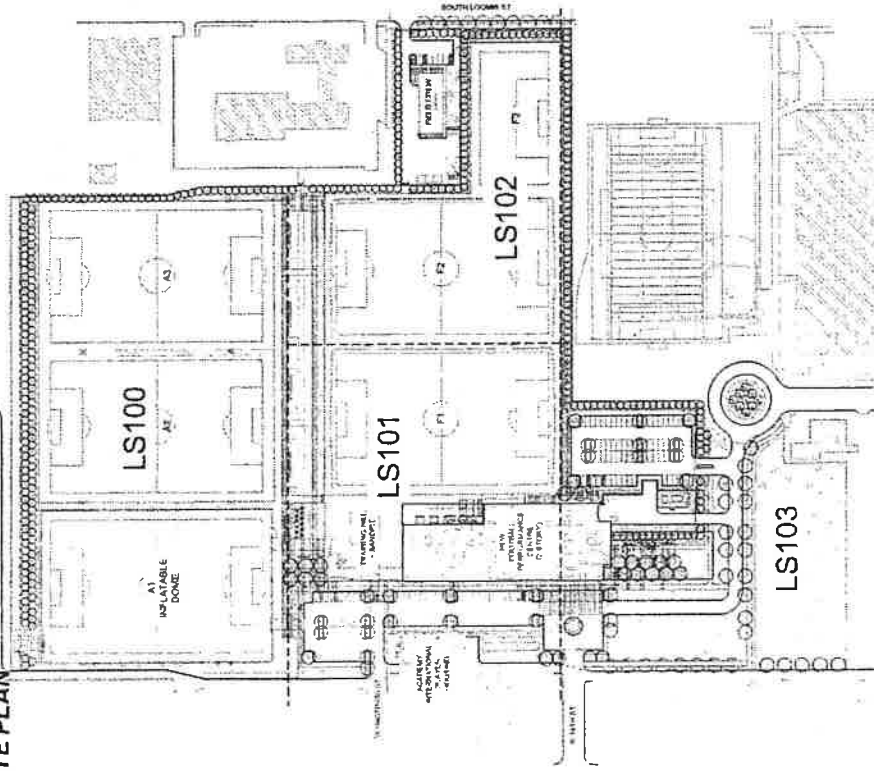
PROPOSED SUB AREA G SITE PLAN



Applicant: City of Chicago
 Address: ROOSEVELT SQUARE - 1201 - 1285 W.
 Cabrini Street, et al.
 Introduced: June 22, 2022
 Plan Commission: September 15, 2022

FINAL FOR PUBLICATION

SUB AREA G
LANDSCAPE SITE PLAN



LANDSCAPE ORDINANCE ANALYSIS

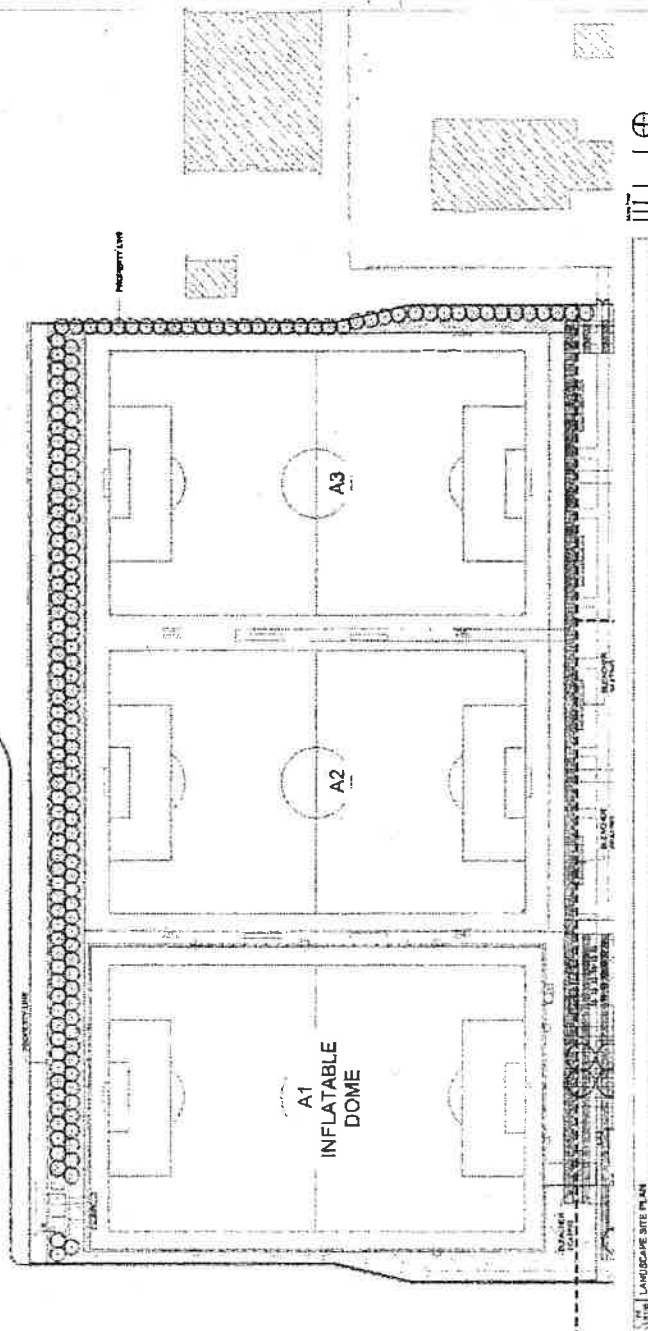
PARKWAY PLANTING			
SOUTH LOOMIS STREET			
LENGTH (LINEAR FEET)	297'		
NUMBER OF TREES REQUIRED (1 PER 25 LF)	12		
NUMBER OF EXISTING TREES TO REMAIN	0		
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	12		
10 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO CURB CUT ACCESS			
VEHICULAR USE AREA SCREENING			
SOUTH LOOMIS STREET			
LENGTH (LINEAR FEET)	297'		
NUMBER OF TREES REQUIRED (1 PER 25 LF)	12		
NUMBER OF EXISTING TREES TO REMAIN	0		
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	12		
VEHICULAR USE AREA IS SCREENED FROM PUBLIC R.O.W. BY A MIN 5' HT. FENCE			
VEHICULAR USE AREA INTERNAL PLANTING			
TOTAL VEHICULAR USE AREA	97,517 SF		
INTERNAL PLANTING AREA REQUIRED (10% OF 97,517)	9,751 SF		
INTERNAL PLANTING AREA PROPOSED	410,750 SF		
NUMBER OF TREES REQUIRED (0.75/17.125)	78		
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	78		
78 352 EVERGREENS (PERIMETER SCREENING)			

LANDSCAPE SITE PLAN OVERVIEW

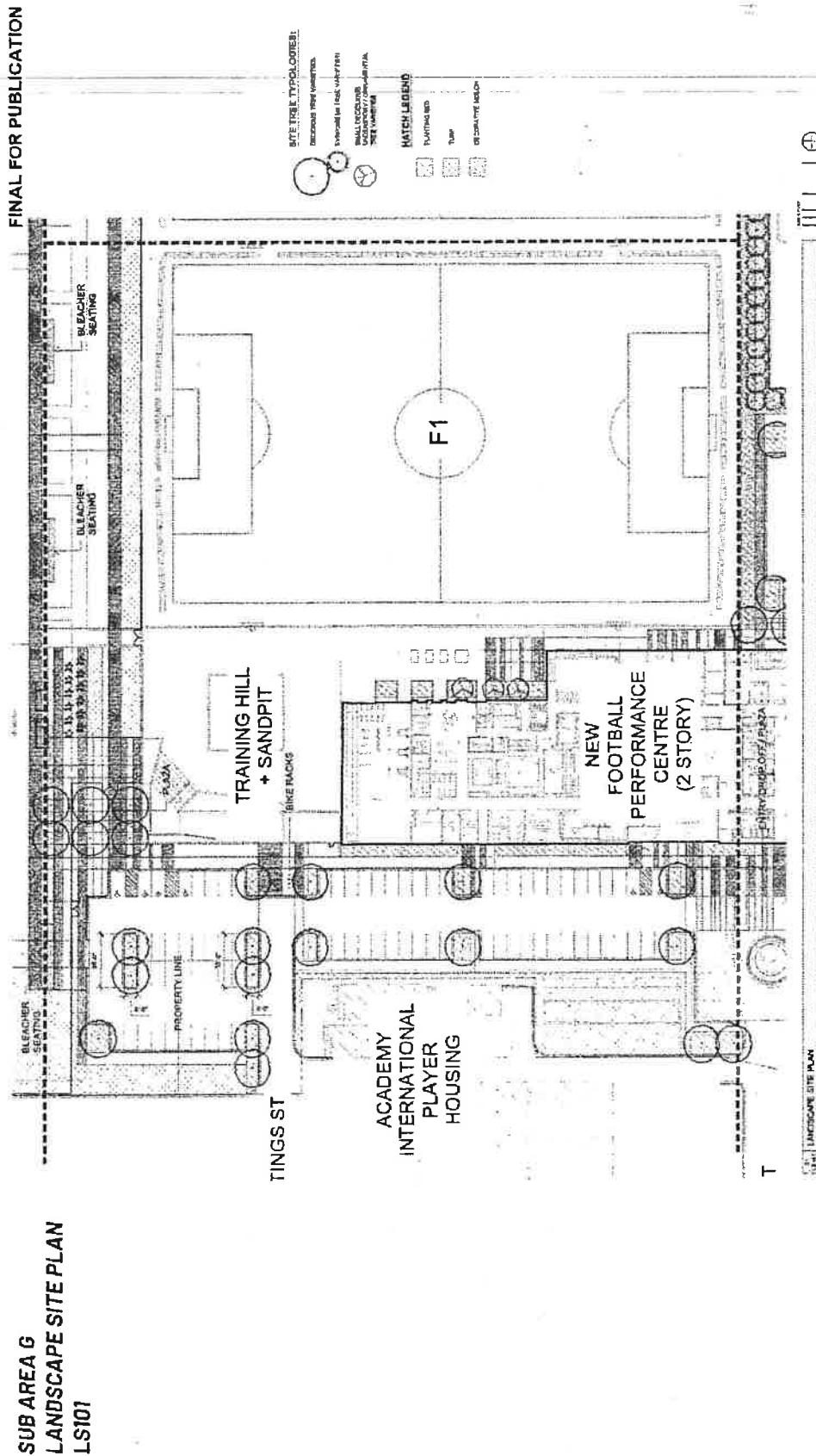
Applicant: City of Chicago
Address: ROOSEVELT SQUARE - 1201 - 1285 W.
Cabrini Street, et al.
Introduced: June 22, 2022
Plan Commission: September 15, 2022

**SUB AREA G
LANDSCAPE SITE PLAN
LS100**

FINAL FOR PUBLICATION



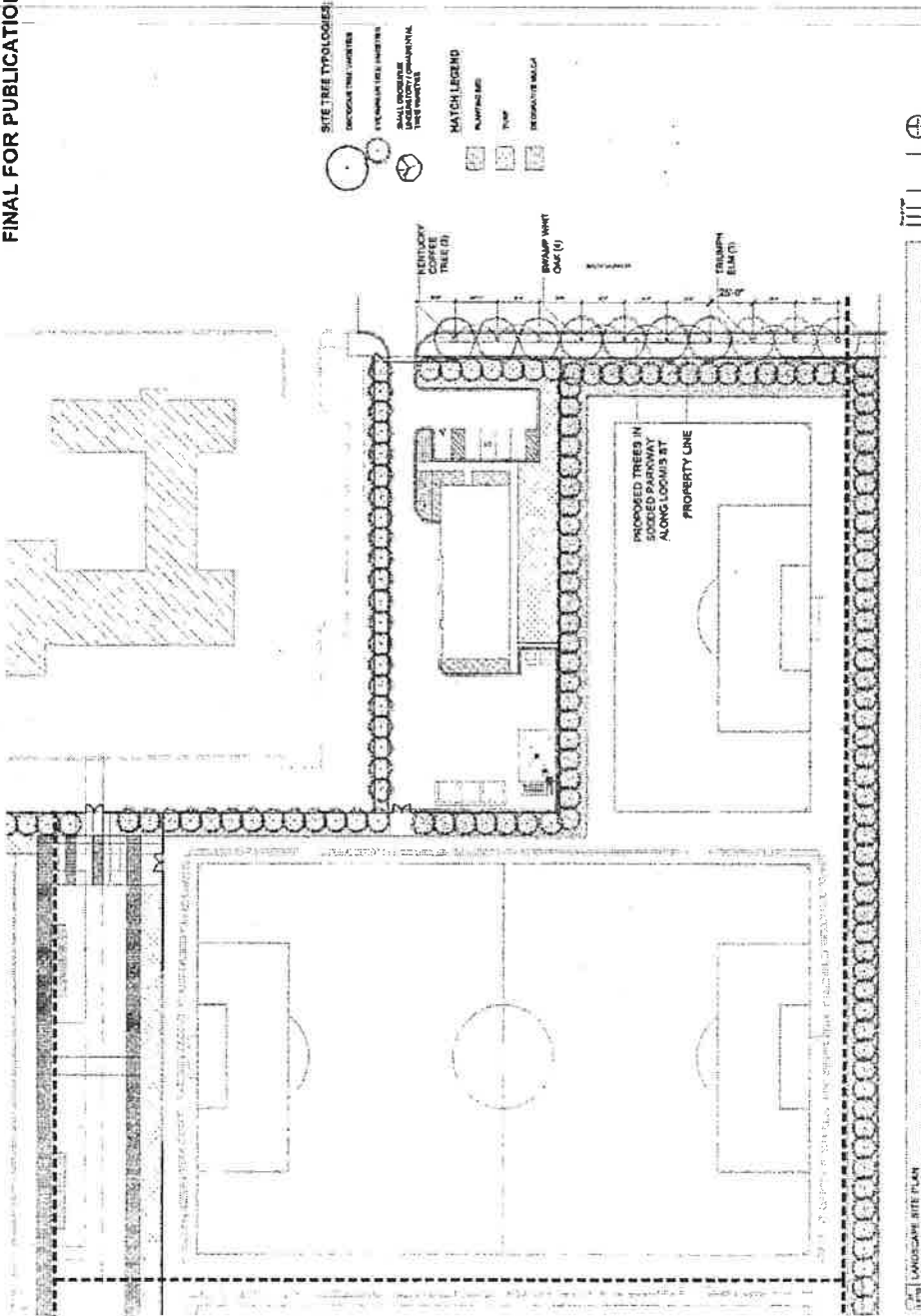
Applicant: City of Chicago
Address: ROOSEVELT SQUARE - 1201 - 1285 W.
Cabrini Street, et al.
Introduced: June 22, 2022
Plan Commission: September 15, 2022



Applicant: City of Chicago
Address: ROOSEVELT SQUARE - 1201 - 1285 W.
Cabrin Street, et al.
Introduced: June 22, 2022
Plan Commission: September 15, 2022

FINAL FOR PUBLICATION

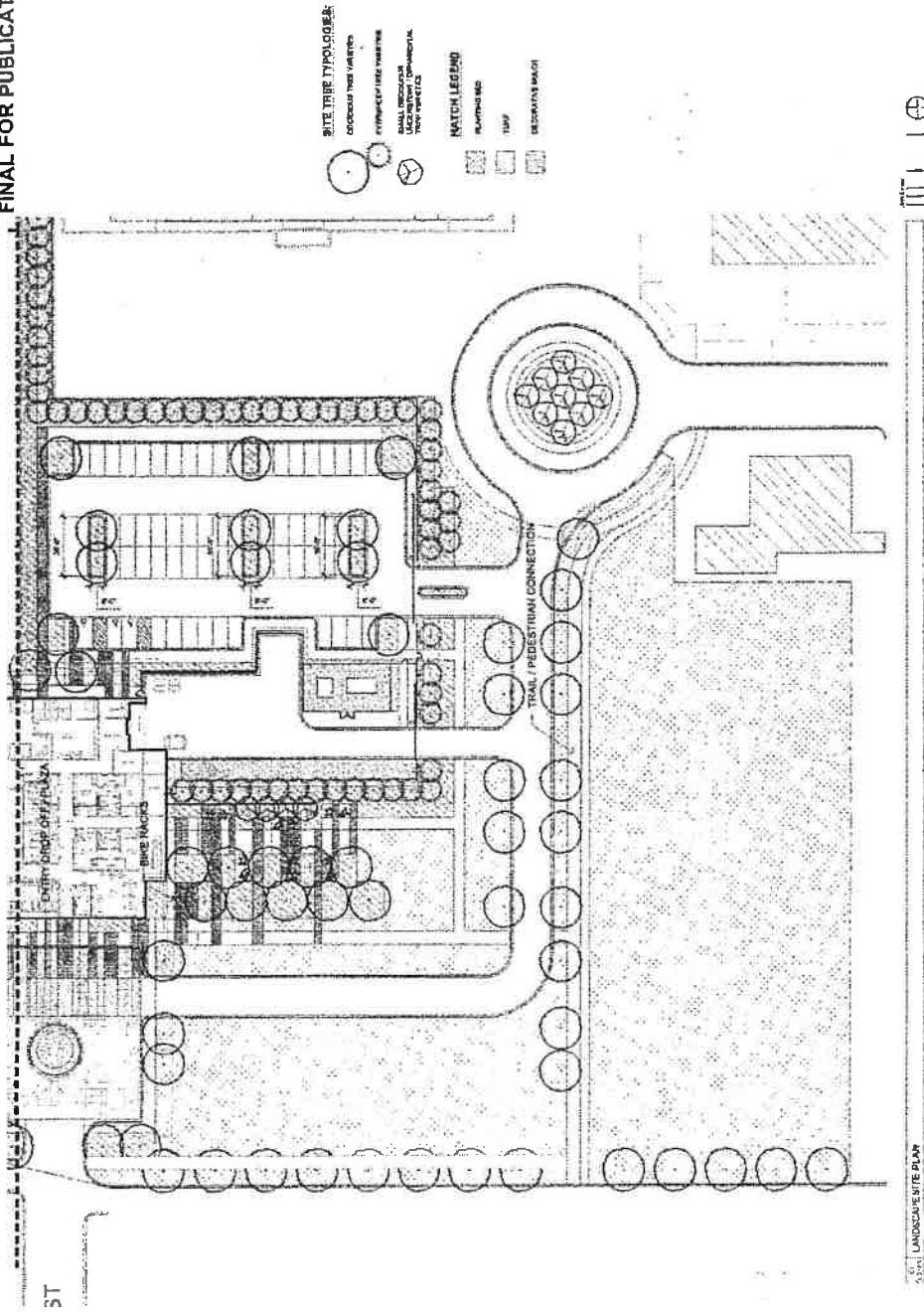
**SUB AREA G
LANDSCAPE SITE PLAN
LS102**



Applicant: City of Chicago
 Address: ROOSEVELT SQUARE - 1201 - 1285 W.
 Cabrini Street, et al.
 Introduced: June 22, 2022
 Plan Commission: September 15, 2022

FINAL FOR PUBLICATION

SUB AREA G
LANDSCAPE SITE PLAN
LS103

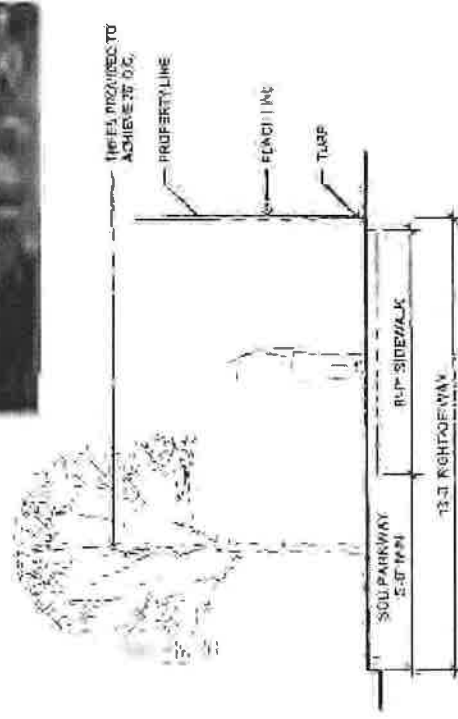


Applicant: City of Chicago
Address: ROOSEVELT SQUARE - 1201 - 1285 W.
Cabrini Street, et al.
Introduced: June 22, 2022
Plan Commission: September 15, 2022

FINAL FOR PUBLICATION

SUB AREA G
LANDSCAPE STREETSCAPE SECTION

VICTIM	VICTIM TYPE	VICTIM LOCATION	VICTIM STATUS	VICTIM COMMENTS
1001127	1001127	1001127	1001127	1001127

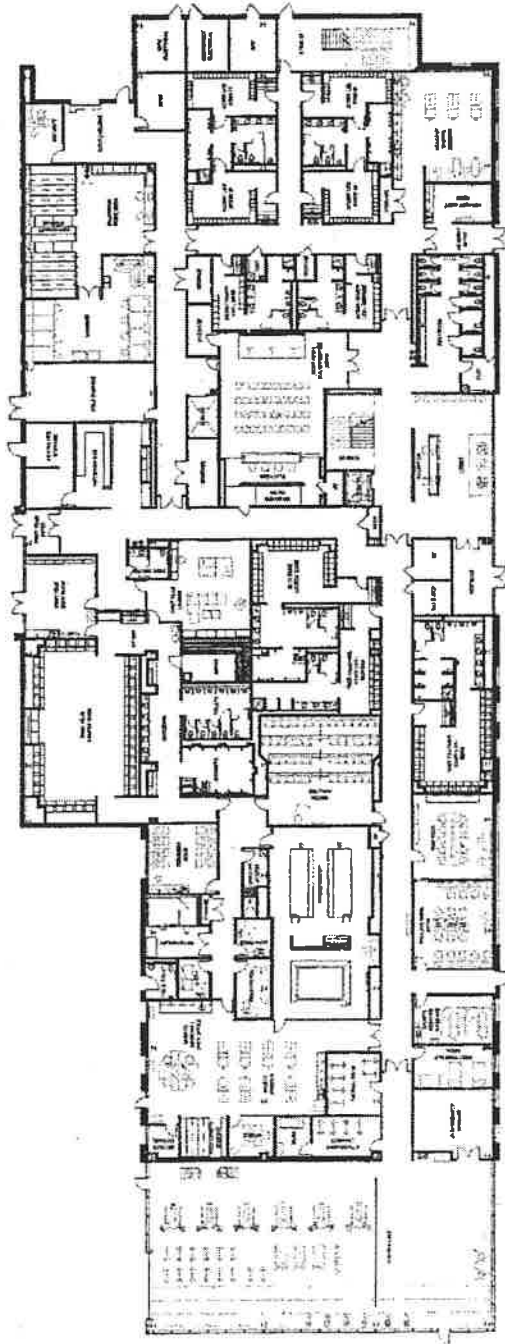


SECTION 1: LOOMIS ST

Applicant: City of Chicago
Address: ROOSEVELT SQUARE - 1201 - 1285 W.
Cabini Street, et al.
Introduced: June 23, 2022
Plan Commission: September 16, 2022

FINAL FOR PUBLICATION

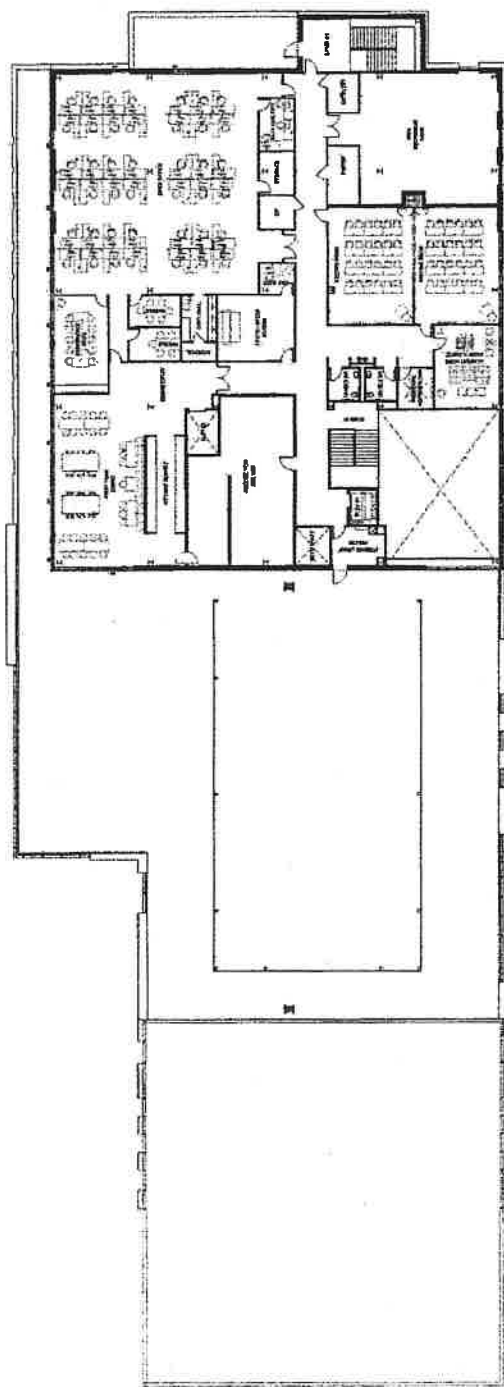
PERFORMANCE CENTRE / GROUND LEVEL PLAN



Applicant: City of Chicago
 Address: ROOSEVELT SQUARE - 1201 - 1285 W.
 Cabrini Street, et al.
 Introduced: June 22, 2022
 Plan Commission: September 15, 2022

FINAL FOR PUBLICATION

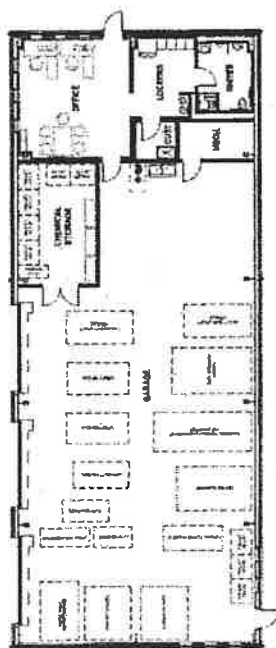
PERFORMANCE CENTRE / SECOND LEVEL PLAN



Applicant: City of Chicago
Address: ROOSEVELT SQUARE - 1201 - 1285 W.
Cabrini Street, et al.
Introduced: June 22, 2022
Plan Commission: September 15, 2022

FINAL FOR PUBLICATION

FIELD CREW / GROUND LEVEL PLAN



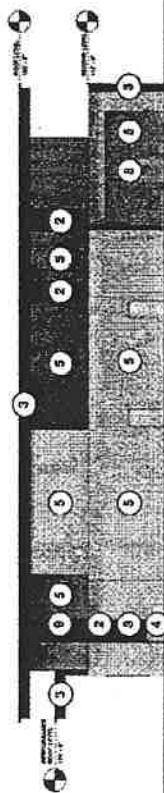
Applicant: City of Chicago
Address: ROOSEVELT SQUARE - 1201 - 1285 W.
Cabrini Street, et al.
Introduced: June 22, 2022
Plan Commission: September 15, 2022

PERFORMANCE CENTRE / FAÇADE MATERIAL SYSTEMS

FINAL FOR PUBLICATION

MATERIAL SYSTEM LEGEND

- 1 CURTAIN WALL - VISION GLAZING
- 2 STOREFRONT - VISION GLAZING
- 3 ARCHITECTURAL METAL PANEL
- 4 PRECAST CONCRETE PANEL
- 5 FACE BRICK
- 6 PERFORATED METAL SCREEN
- 7 GLASS OVERHEAD DOOR
- 8 ALUMINUM OVERHEAD DOOR
- 9 METAL LOUVERS



SOUTH ELEVATION



Applicant: City of Chicago
Address: RODEVELT SQUARE - 1201 - 1285 W.
Cabrin Street, et al.
Introduced: June 22, 2022
Plan Commission: September 15, 2022

FINAL FOR PUBLICATION

PERFORMANCE CENTRE / FAÇADE MATERIAL SYSTEMS

MATERIAL SYSTEM LEGEND

- ① CURTAIN WALL - VISION GLAZING
- ② STOREFRONT - VISION GLAZING
- ③ ARCHITECTURAL METAL PANEL
- ④ PRECAST CONCRETE PANEL
- ⑤ FACE BRICK
- ⑥ PERFORATED METAL SCREEN
- ⑦ GLASS OVERHEAD DOOR
- ⑧ ALUMINUM OVERHEAD DOOR
- ⑨ METAL LOUVERS



NORTH ELEVATION

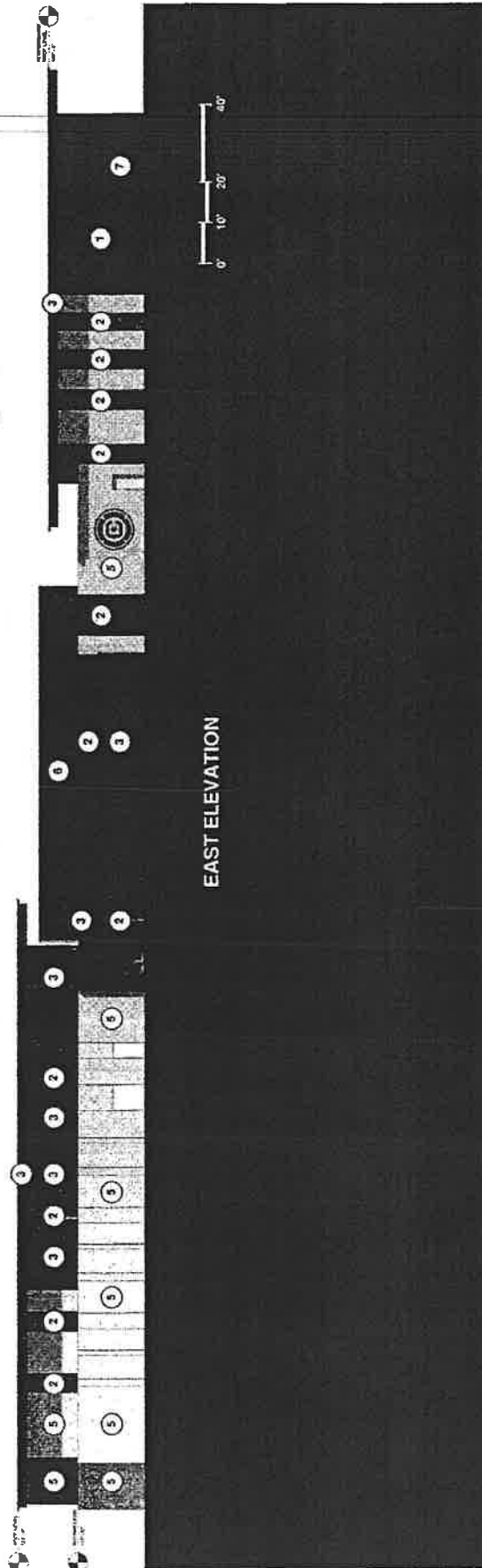
Applicant: City of Chicago
 Address: ROOSEVELT SQUARE - 1201 - 1285 W.
 Cabrini Street, et al.
 Introduced: June 22, 2022
 Plan Commission: September 15, 2022

FINAL FOR PUBLICATION

PERFORMANCE CENTRE | FAÇADE MATERIAL SYSTEMS

MATERIAL SYSTEM LEGEND

- 1 CURTAIN WALL - VISION GLAZING
- 2 STOREFRONT - VISION GLAZING
- 3 ARCHITECTURAL METAL PANEL
- 4 PRECAST CONCRETE PANEL
- 5 FACE BRICK
- 6 PERFORATED METAL SCREEN
- 7 GLASS OVERHEAD DOOR
- 8 ALUMINUM OVERHEAD DOOR
- 9 METAL LOUVERS



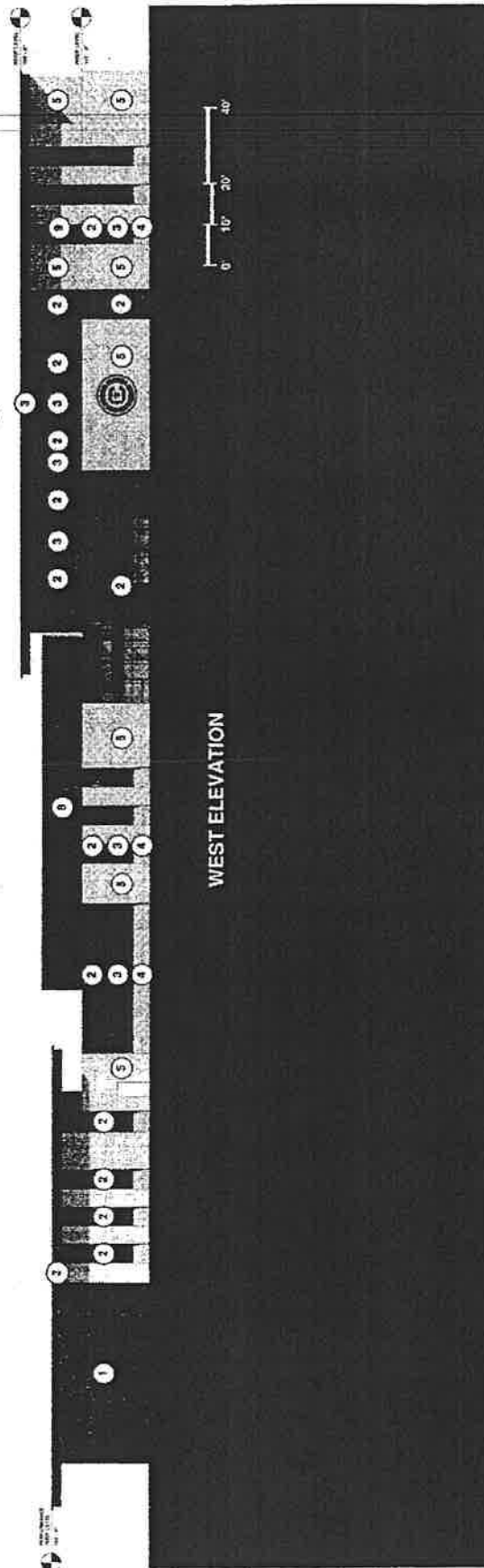
Applicant: City of Chicago
 Address: ROOSEVELT SQUARE - 1201 - 1285 W.
 Cabrini Street, et al.
 Introduced: June 22, 2022
 Plan Commission: September 15, 2022

FINAL FOR PUBLICATION

PERFORMANCE CENTRE / FAÇADE MATERIAL SYSTEMS

MATERIAL SYSTEM LEGEND

- ① CURTAIN WALL - VISION GLAZING
- ② STOREFRONT - VISION GLAZING
- ③ ARCHITECTURAL METAL PANEL
- ④ PRECAST CONCRETE PANEL
- ⑤ FACE BRICK
- ⑥ PERFORATED METAL SCREEN
- ⑦ GLASS OVERHEAD DOOR
- ⑧ ALUMINUM OVERHEAD DOOR
- ⑨ METAL LOUVERS



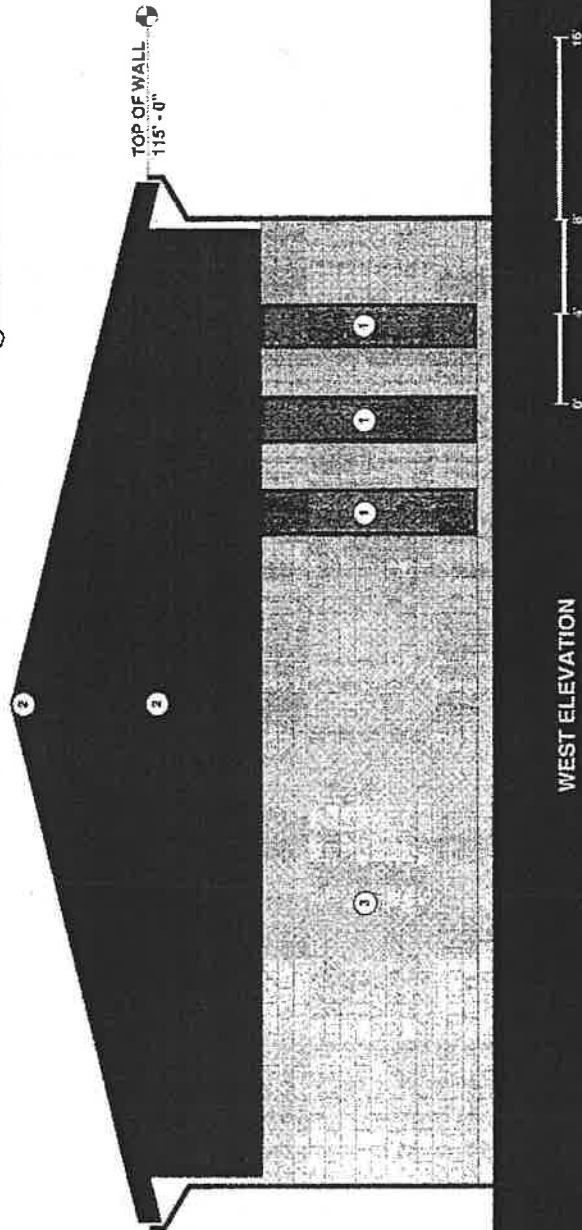
Applicant: City of Chicago
 Address: ROOSEVELT SQUARE - 1201 - 1285 W.
 Cabrini Street, et al.
 Introduced: June 22, 2022
 Plan Commission: September 15, 2022

FINAL FOR PUBLICATION

FIELD CREW / BUILDING ELEVATIONS

MATERIAL SYSTEM LEGEND

- ① STOREFRONT - VISION GLAZING
- ② ARCHITECTURAL METAL PANEL
- ③ CONCRETE MASONRY UNIT
- ④ ALUMINUM OVERHEAD DOOR



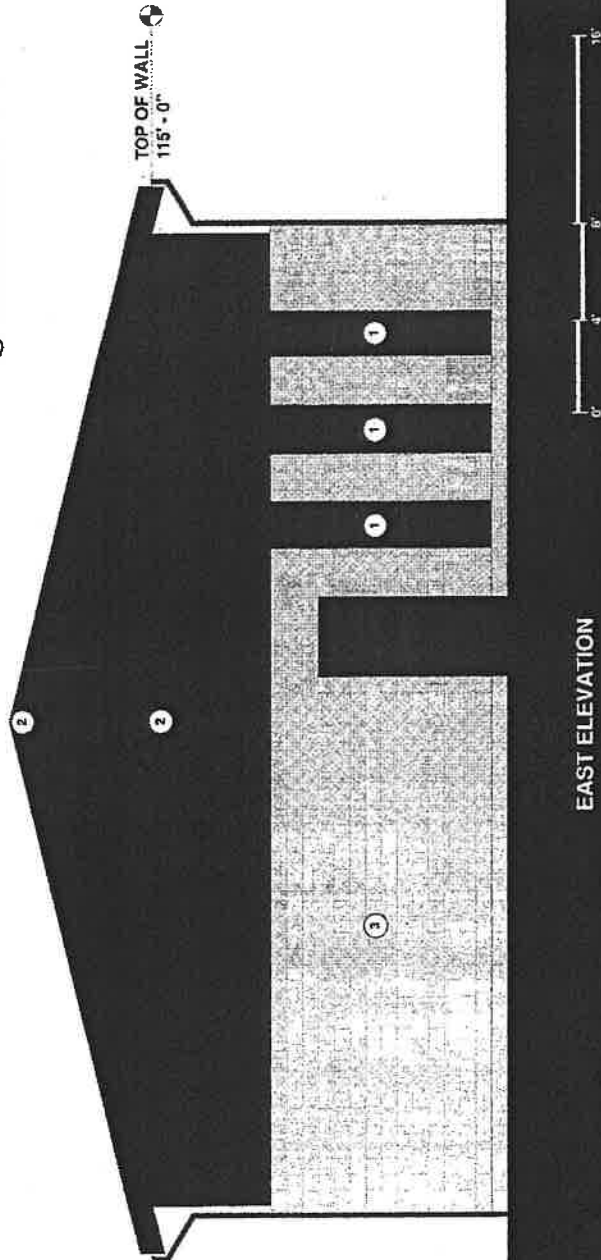
Applicant: City of Chicago
 Address: ROOSEVELT SQUARE - 1201 - 1285 W.
 Cabrini Street, et al.
 Introduced: June 22, 2022
 Plan Commission: September 15, 2022

FIELD CREW / BUILDING ELEVATIONS

FINAL FOR PUBLICATION

MATERIAL SYSTEM LEGEND

- ① STOREFRONT - VISION GLAZING
- ② ARCHITECTURAL METAL PANEL
- ③ CONCRETE MASONRY UNIT
- ④ ALUMINUM OVERHEAD DOOR



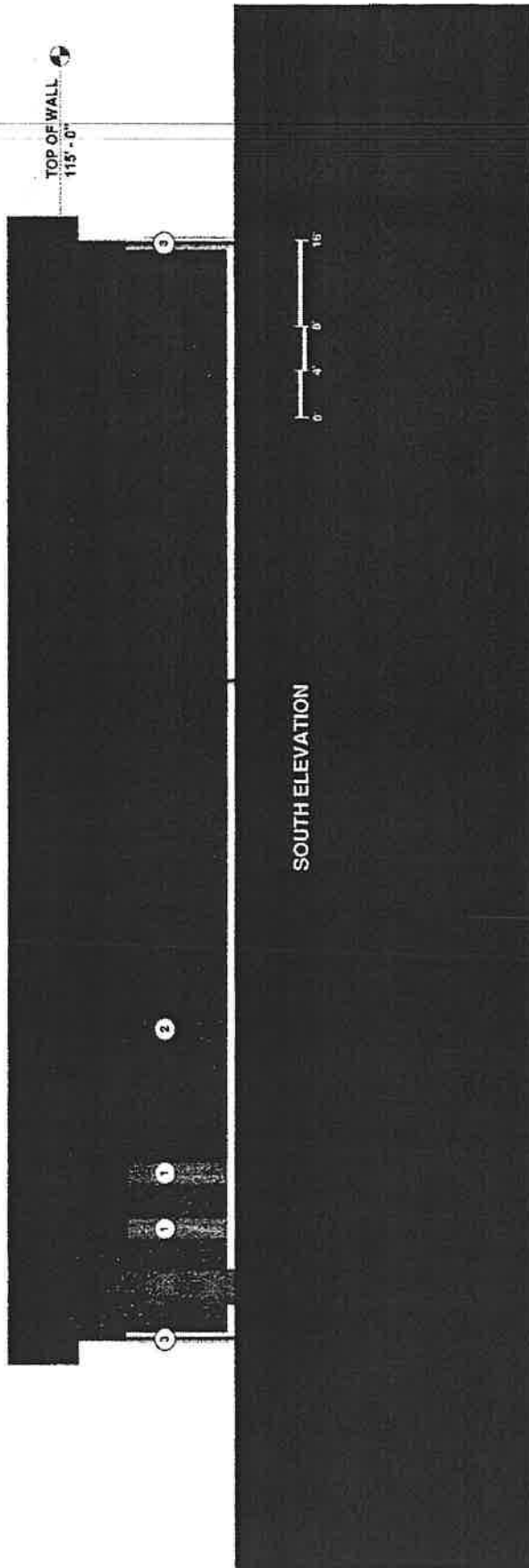
Applicant: City of Chicago
Address: ROOSEVELT SQUARE - 1201 - 1285 W.
Cabrini Street, et al.
Introduced: June 22, 2022
Plan Commission: September 15, 2022

FIELD CREW / BUILDING ELEVATIONS

FINAL FOR PUBLICATION

MATERIAL SYSTEM LEGEND

- ① STOREFRONT - VISION GLAZING
- ② ARCHITECTURAL METAL PANEL
- ③ CONCRETE MASONRY UNIT
- ④ ALUMINUM OVERHEAD DOOR

TOP OF WALL
115' - 0"

SOUTH ELEVATION

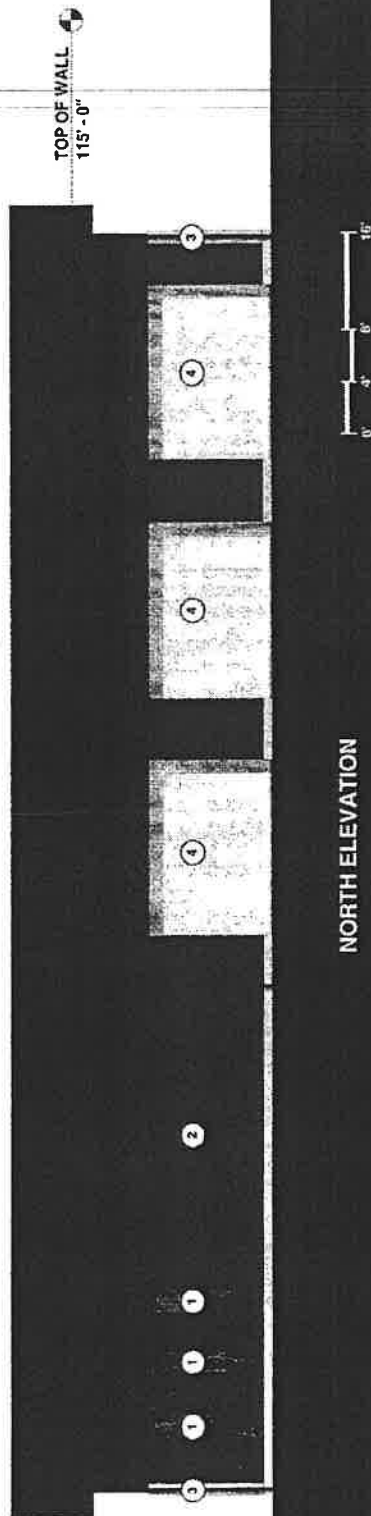
0 4 8 16

Applicant: City of Chicago
Address: ROOSEVELT SQUARE - 1201 - 1285 W.
Cabrini Street, et al.
Introduced: June 22, 2022
Plan Commission: September 15, 2022

FINAL FOR PUBLICATION

FIELD CREW / BUILDING ELEVATIONS

- MATERIAL SYSTEM LEGEND**
- ① STOREFRONT - VISION GLAZING
 - ② ARCHITECTURAL METAL PANEL
 - ③ CONCRETE MASONRY UNIT
 - ④ ALUMINUM OVERHEAD DOOR



Applicant: City of Chicago
 Address: ROOSEVELT SQUARE - 1201 - 1285 W.
 Cabrini Street, et al.
 Introduced: June 22, 2022
 Plan Commission: September 15, 2022

SUBAREA G SEASONAL INFLATABLE DOME DIAGRAM - ILLUSTRATIVE SPECIFICATIONS



LONGITUDINAL SECTION

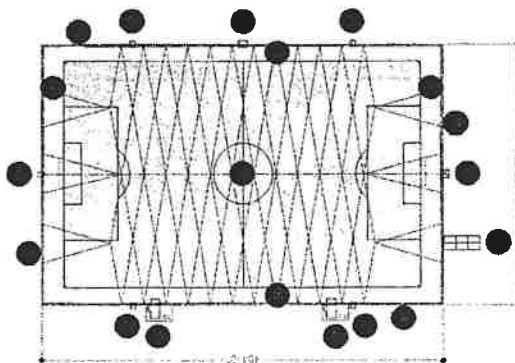


TRANSVERSE SECTION



LEGEND

- HEATING AND INFLATION UNIT & SUPPLY LOCK
- 10' x 10' x 35' VERTICAL AIR LOCK
- REVOLVING VESTIBULE DOOR
- EMERGENCY EGRESS DOOR(s)
- 41' PITCH - SYNTHETIC TURF 75 PSI (125 PSI)
- 15' RUN OUT
- 9' PITCH - SYNTHETIC TURF 20' RUN OUT
- 2" WIDTH CONCRETE GRADE BEAM - FLUSH WITH TURF



INFLATABLE BUBBLE PLAN

FINAL FOR PUBLICATION

SECTION 3102.1 CLASSIFIES STRUCTURES USED LESS THAN 180 DAYS PER YEAR AS TEMPORARY

SECTION 3102.1 GENERAL

THE PROVISIONS OF SECTIONS 3102.1 THROUGH 3102.8 SHALL APPLY TO AIR-SUPPORTED, AIR-INFLATED, MEMBRANE-COVERED CABLE, MEMBRANE-COVERED FRAME AND TENSILE MEMBRANE STRUCTURES, COLLECTIVELY KNOWN AS MEMBRANE STRUCTURES, ERECTED FOR A PERIOD OF 180 DAYS OR LONGER. THOSE ERECTED FOR A SHORTER PERIOD OF TIME SHALL COMPLY WITH THE INTERNATIONAL FIRE CODE. MEMBRANE STRUCTURES COVERING WATER STORAGE FACILITIES, WATER CLARIFIERS, WATER TREATMENT PLANTS, SEWAGE TREATMENT PLANTS, GREENHOUSES AND SIMILAR FACILITIES NOT USED FOR HUMAN OCCUPANCY ARE REQUIRED TO MEET ONLY THE REQUIREMENTS OF SECTIONS 3102.1 AND 3102.7. MEMBRANE STRUCTURES ERECTED ON A BUILDING, BALCONY, DECK OR OTHER STRUCTURE FOR ANY PERIOD OF TIME SHALL COMPLY WITH THIS SECTION.

THE REQUIREMENTS FOR STRUCTURES USED LESS THAN 180 DAYS PER YEAR ARE LESS RESTRICTIVE THAN FOR PERMANENT MEMBRANE STRUCTURES.

THE HEIGHT AND AREA LIMITATIONS IN CHAPTER 5 DO NOT APPLY.

3103. SPECIFIES THE REQUIREMENTS FOR TEMPORARY MEMBRANE STRUCTURE. SINCE WE HAVE AN OCCUPANT LOAD GREATER THAN 100 PERSONS THE REQUIREMENTS FOR THE INFLATION SYSTEM IS THE SAME FOR PERMANENT STRUCTURES. ESSENTIALLY, THIS INCLUDES BACK UP BLOWER SYSTEMS AND EMERGENCY POWER.

3103.2.5 AIR SUPPORTED AND AIR-INFLATED STRUCTURES

TEMPORARY AIR SUPPORTED STRUCTURES AND AIR-INFLATED STRUCTURES SHALL COMPLY WITH SECTIONS 3103.2.5.1 THROUGH 3103.2.5.3

3103.2.5.1 DESIGN

THE DESIGN AND CONSTRUCTION OF THE FABRIC ENVELOPE AND THE METHOD OF ANCHORING SHALL BE IN ACCORDANCE WITH ARCHITECTURAL FABRIC STRUCTURES INSTITUTE (FAS).

3103.2.5.2 BLOWERS

AN AIR-SUPPORTED STRUCTURE CONTAINING OCCUPIABLE SPACE SHALL BE FURNISHED WITH NOT LESS THAN TWO BLOWERS, EACH OF WHICH HAS ADEQUATE CAPACITY TO MAINTAIN FULL INFLATION PRESSURE WITH NORMAL LEAKAGE. THE DESIGN OF THE BLOWER SHALL BE SO AS TO PROVIDE INTEGRAL LIMITING PRESSURE AT THE DESIGN PRESSURE SPECIFIED BY THE MANUFACTURER.

3103.2.5.3 INFLATION SYSTEM

TEMPORARY STRUCTURES WITH AN OCCUPANT LOAD GREATER THAN 100 SHALL ALSO COMPLY WITH SECTION 3102.8

SPRINKLERS SHOULD NOT BE REQUIRED.

SOME FORM OF FIRE ALARM WILL PROBABLY BE REQUIRED. THIS WILL HAVE TO BE WORKED OUT WITH THE AHJ

EGRESS PER CHAPTER 10 IS REQUIRED.

EXIT SIGNS ARE REQUIRED

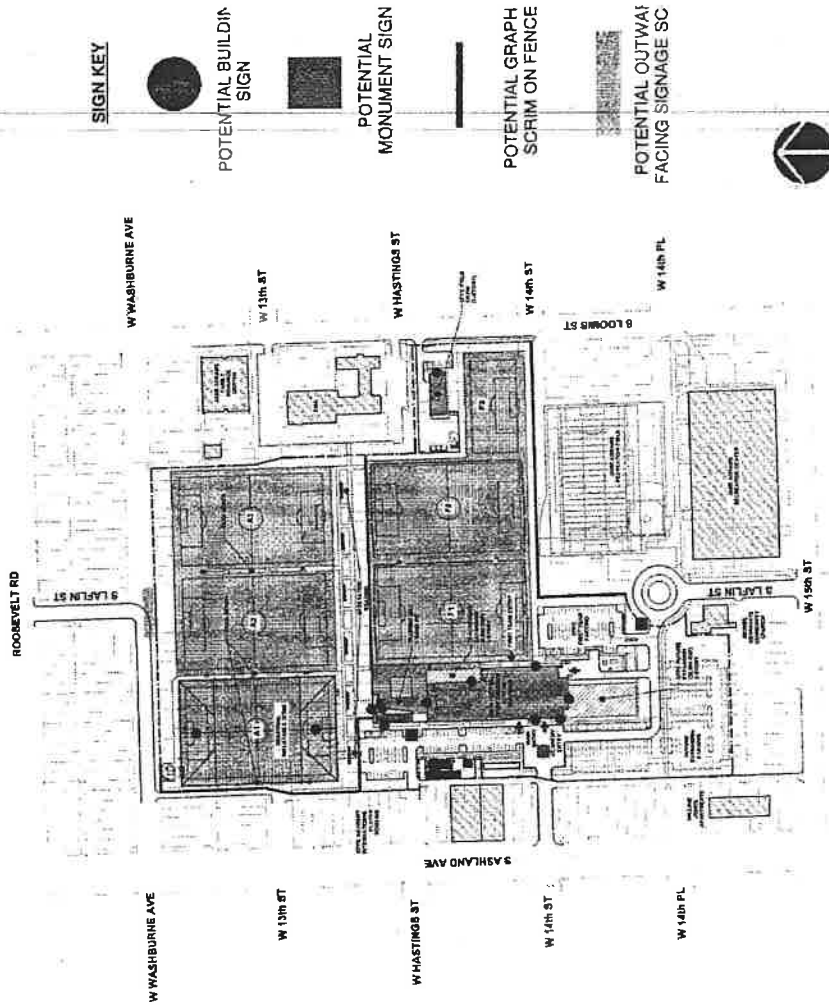
LIGHTING AND EMERGENCY LIGHTING IS REQUIRED.

Applicant: City of Chicago
Address: ROOSEVELT SQUARE - 1201 - 1285 W.
Cabini Street, et al.
Introduced: June 22, 2022
Plan Commission: September 15, 2022

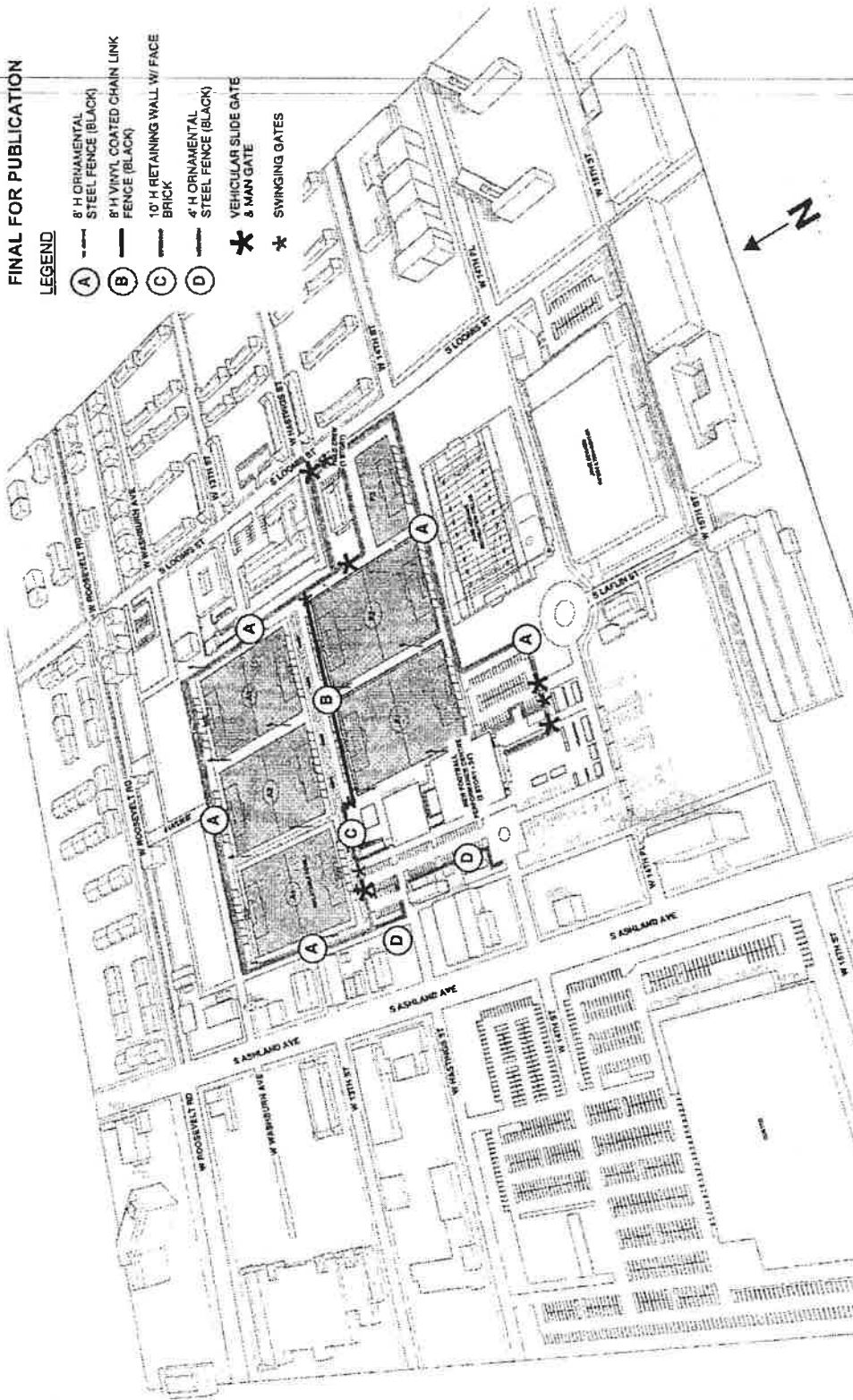
**SUB AREA G
SITE SIGNAGE**

STREET FRONTAGE	BUILDING SIGNAGE	PRELIMINARY SIGNAGE	OUTWARD FACING SIGNAGE	TOTAL
W ROOSEVELT RD	240 SF	6 SF	1,200 SF	1500 SF
S Loomis St	240 SF	6 SF	1,200 SF	UP TO 1500 SF
W 13th St	120 SF	10 SF	1,200 SF	UP TO 1500 SF
W 14th St	240 SF	10 SF	1,200 SF	UP TO 1500 SF

FINAL FOR PUBLICATION



Applicant: City of Chicago
Address: ROOSEVELT SQUARE - 1201 - 1285 W.
Cabrini Street, et al.
Introduced: June 22, 2022
Plan Commission: September 15, 2022



**SUB AREA G
SITE FENCING**

Applicant: City of Chicago
 Address: ROOSEVELT SQUARE - 1201 - 1285 W.
 Cabrini Street, et al.
 Introduced: June 22, 2022
 Plan Commission: September 15, 2022

August 27, 2021

Charles Schwartz
S.K.I. Architects
1645 West Ogden Avenue
Suite 523
Chicago, Illinois 60612

Re: Site Plan Approval for Planned Development No. 896, Subarea A-5, 1517-33 W. Hastings St.

To Mr. Schwartz:

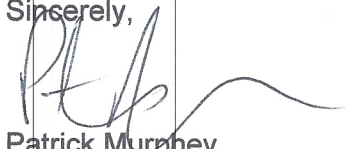
Please be advised that your request for site plan approval for Planned Development No. 896 ("PD #896"), Subarea A-5, has been considered by the Department of Planning and Development ("DPD") pursuant to Section 17-8-0900 and 17-13-0600 of the Chicago Zoning Ordinance and Statement No. 12 of PD 896.

You are requesting site plan approval to allow construction of three, four-story, multi-family residential apartment buildings on the properties located at 1517-33 W. Hastings St. The proposed buildings include a total of 42 dwelling units and 42 parking spaces. The phase one building has a total floor area of 19,438 square feet and the phase two and three buildings each have a total floor area of 19,392 square feet for an overall proposed gross floor area of 58,222 square feet. The total lot area is 26,280 square feet and the floor area-ratio for the proposed project is 2.22.

DPD has completed a zoning and design review of the proposed plan package, which includes a site plan, landscape plan, floor plans, building elevations and rendering. The attached plan exhibits are in accordance with and satisfy the requirements of the Chicago Zoning Ordinance and PD #896. Additionally, the Site Plan has been received approval from the Chicago Fire Department, Chicago Department of Transportation and the Mayor's Office for People with Disabilities.

Accordingly, this site plan approval request is hereby approved.

Sincerely,



Patrick Murphey
Zoning Administrator

Cc: Brian Hacker, Noah Szafraniec, PD Main File

EXACTA

LAND SURVEYORS, LLC

PROPERTY ADDRESS SURVEY NUMBER IL2001.1146-01

1517-1533 W. HASTINGS STREET, CHICAGO, ILLINOIS 60608



CLIENT ORDER NUMBER: DATE: 01/28/20

BUYER: MCNAMARA BUILDERS INC

SELLER: HOLY COVENANT CHURCH OF GOD IN CHRIST

CERTIFIED TO:
MCNAMARA BUILDERS INC

PARCEL 1:
LOTS 57 AND 58 IN BLOCK 5 IN SAMPSON AND GREENE'S ADDITION TO CHICAGO IN NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 59 IN BLOCK 5 IN SAMPSON AND GREENE'S ADDITION TO CHICAGO IN NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
LOTS 60, 61, 62, 63, 64 AND LOT 65 (EXCEPT THE WEST 4 FEET OF LOT 65) IN BLOCK 5 IN SAMPSON AND GREENE'S ADDITION TO CHICAGO IN NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NONE VISIBLE

POINTS OF INTEREST

FLOOD INFORMATION

JOBS & SURVEY NOTES

Exacta Proudly Supports
THE cara PROGRAM
transforming lives...
www.thecaraprogram.org

Since 1981, The Cara Program has placed more than 4,000 disabled adults into more than 4,000 quality jobs, creating more than 1,000 quality jobs for disabled adults. In 2019, the program placed 100 disabled adults into 100 quality jobs.

FIELD WORK DATE: 1/27/2020

REVISION DATES: (REV 1/28/2020)

IL2001.1146 BOUNDARY SURVEY COOK COUNTY

PARCEL 1: LOTS 57 AND 58 IN BLOCK 5 IN SAMPSON AND GREENE'S ADDITION TO CHICAGO IN NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 59 IN BLOCK 5 IN SAMPSON AND GREENE'S ADDITION TO CHICAGO IN NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOTS 60, 61, 62, 63, 64 AND LOT 65 (EXCEPT THE WEST 4 FEET OF LOT 65) IN BLOCK 5 IN SAMPSON AND GREENE'S ADDITION TO CHICAGO IN NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

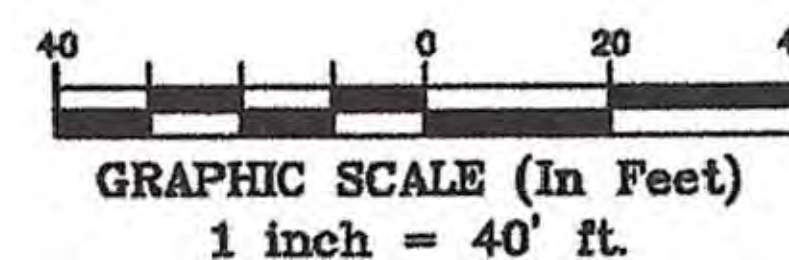
STATE OF ILLINOIS } ss
COUNTY OF LA SALLE

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 28TH DAY OF JANUARY, 2020 AT 1568 HOLIDAY DRIVE, SANDWICH, IL 60546.

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2020
EXACTA LAND SURVEYORS
PROFESSIONAL DESIGN FIRM 184008059-0008



TOTAL AREA OF PROPERTY SURVEYED 26300 SQ.FT.±



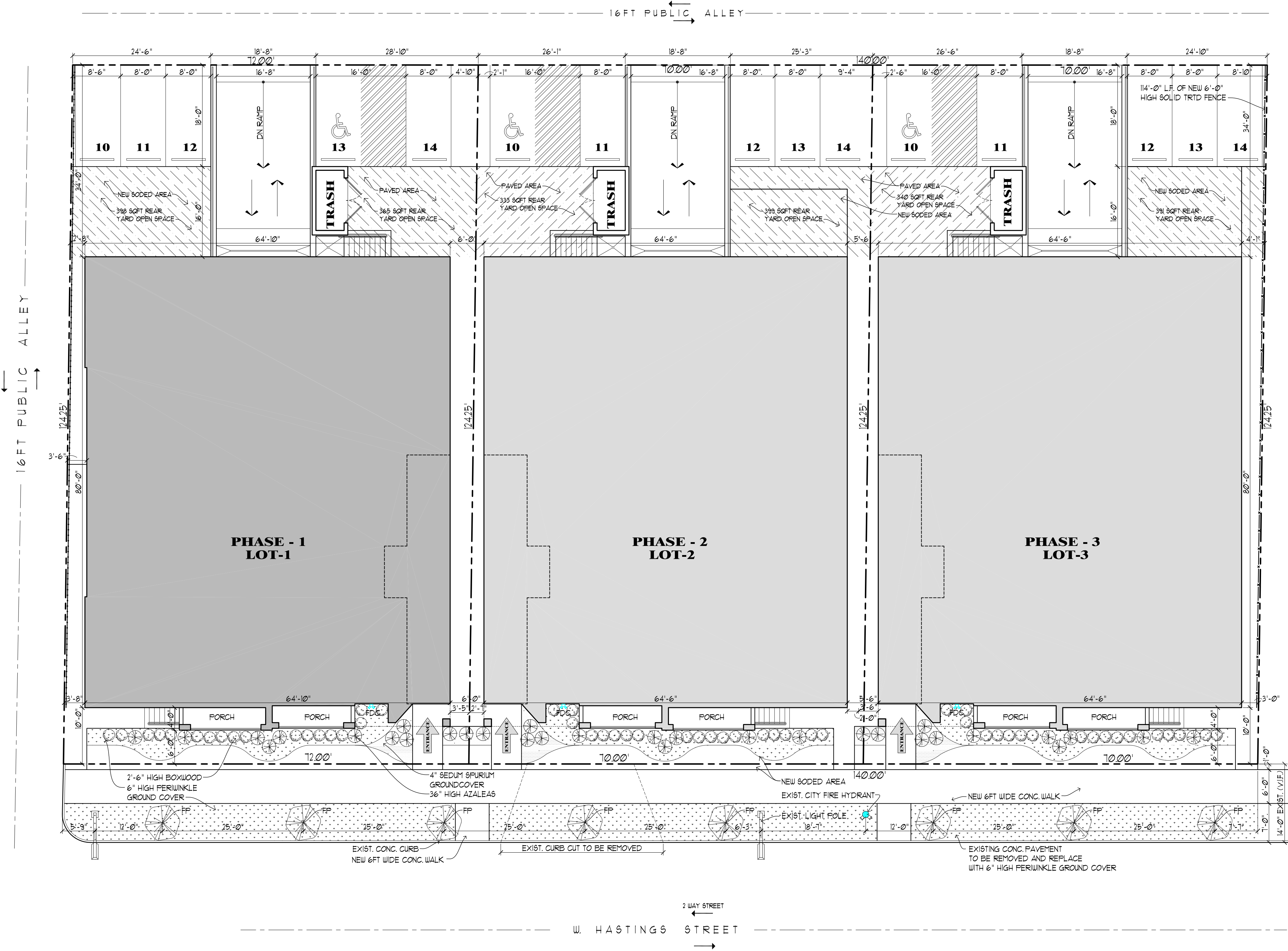
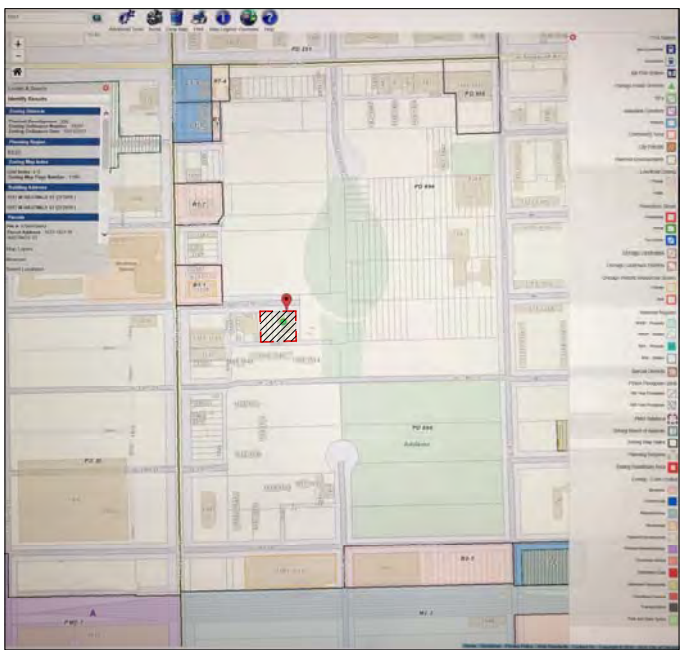
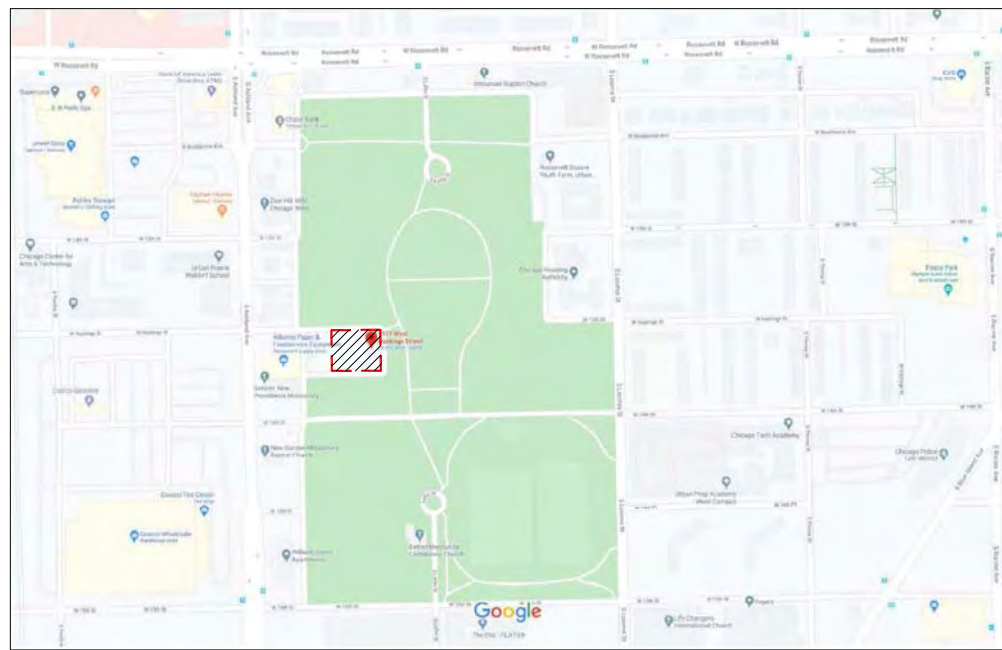
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	PROPERTY LINE	10	CONCRETE CURB
2	PROPERTY LINE	11	CONCRETE CURB
3	PROPERTY LINE	12	CONCRETE CURB
4	PROPERTY LINE	13	CONCRETE CURB
5	PROPERTY LINE	14	CONCRETE CURB
6	PROPERTY LINE	15	CONCRETE CURB
7	PROPERTY LINE	16	CONCRETE CURB
8	PROPERTY LINE	17	CONCRETE CURB
9	PROPERTY LINE	18	CONCRETE CURB
10	PROPERTY LINE	19	CONCRETE CURB
11	PROPERTY LINE	20	CONCRETE CURB
12	PROPERTY LINE	21	CONCRETE CURB
13	PROPERTY LINE	22	CONCRETE CURB
14	PROPERTY LINE	23	CONCRETE CURB
15	PROPERTY LINE	24	CONCRETE CURB
16	PROPERTY LINE	25	CONCRETE CURB
17	PROPERTY LINE	26	CONCRETE CURB
18	PROPERTY LINE	27	CONCRETE CURB
19	PROPERTY LINE	28	CONCRETE CURB
20	PROPERTY LINE	29	CONCRETE CURB
21	PROPERTY LINE	30	CONCRETE CURB
22	PROPERTY LINE	31	CONCRETE CURB
23	PROPERTY LINE	32	CONCRETE CURB
24	PROPERTY LINE	33	CONCRETE CURB
25	PROPERTY LINE	34	CONCRETE CURB
26	PROPERTY LINE	35	CONCRETE CURB
27	PROPERTY LINE	36	CONCRETE CURB
28	PROPERTY LINE	37	CONCRETE CURB
29	PROPERTY LINE	38	CONCRETE CURB
30	PROPERTY LINE	39	CONCRETE CURB
31	PROPERTY LINE	40	CONCRETE CURB
32	PROPERTY LINE	41	CONCRETE CURB
33	PROPERTY LINE	42	CONCRETE CURB
34	PROPERTY LINE	43	CONCRETE CURB
35	PROPERTY LINE	44	CONCRETE CURB
36	PROPERTY LINE	45	CONCRETE CURB
37	PROPERTY LINE	46	CONCRETE CURB
38	PROPERTY LINE	47	CONCRETE CURB
39	PROPERTY LINE	48	CONCRETE CURB
40	PROPERTY LINE	49	CONCRETE CURB
41	PROPERTY LINE	50	CONCRETE CURB
42	PROPERTY LINE	51	CONCRETE CURB
43	PROPERTY LINE	52	CONCRETE CURB
44	PROPERTY LINE	53	CONCRETE CURB
45	PROPERTY LINE	54	CONCRETE CURB
46	PROPERTY LINE	55	CONCRETE CURB
47	PROPERTY LINE	56	CONCRETE CURB
48	PROPERTY LINE	57	CONCRETE CURB
49	PROPERTY LINE	58	CONCRETE CURB
50	PROPERTY LINE	59	CONCRETE CURB
51	PROPERTY LINE	60	CONCRETE CURB
52	PROPERTY LINE	61	CONCRETE CURB
53	PROPERTY LINE	62	CONCRETE CURB
54	PROPERTY LINE	63	CONCRETE CURB
55	PROPERTY LINE	64	CONCRETE CURB
56	PROPERTY LINE	65	CONCRETE CURB
57	PROPERTY LINE	66	CONCRETE CURB
58	PROPERTY LINE	67	CONCRETE CURB
59	PROPERTY LINE	68	CONCRETE CURB
60	PROPERTY LINE	69	CONCRETE CURB
61	PROPERTY LINE	70	CONCRETE CURB
62	PROPERTY LINE	71	CONCRETE CURB
63	PROPERTY LINE	72	CONCRETE CURB
64	PROPERTY LINE	73	CONCRETE CURB
65	PROPERTY LINE	74	CONCRETE CURB
66	PROPERTY LINE	75	CONCRETE CURB
67	PROPERTY LINE	76	CONCRETE CURB
68	PROPERTY LINE	77	CONCRETE CURB
69	PROPERTY LINE	78	CONCRETE CURB
70	PROPERTY LINE	79	CONCRETE CURB
71	PROPERTY LINE	80	CONCRETE CURB
72	PROPERTY LINE	81	CONCRETE CURB
73	PROPERTY LINE	82	CONCRETE CURB
74	PROPERTY LINE	83	CONCRETE CURB
75	PROPERTY LINE	84	CONCRETE CURB
76	PROPERTY LINE	85	CONCRETE CURB
77	PROPERTY LINE	86	CONCRETE CURB
78	PROPERTY LINE	87	CONCRETE CURB
79	PROPERTY LINE	88	CONCRETE CURB
80	PROPERTY LINE	89	CONCRETE CURB
81	PROPERTY LINE	90	CONCRETE CURB
82	PROPERTY LINE	91	CONCRETE CURB
83	PROPERTY LINE	92	CONCRETE CURB
84	PROPERTY LINE	93	CONCRETE CURB
85	PROPERTY LINE	94	CONCRETE CURB
86	PROPERTY LINE	95	CONCRETE CURB
87	PROPERTY LINE	96	CONCRETE CURB
88	PROPERTY LINE	97	CONCRETE CURB
89	PROPERTY LINE	98	CONCRETE CURB
90	PROPERTY LINE	99	CONCRETE CURB
91	PROPERTY LINE	100	CONCRETE CURB

PROPOSED RESIDENTIAL DEVELOPMENT

1517-33 W. HASTINGS ST.

S.K.I. ARCHITECTURE
1645 W. OGDEN AVE, SUITE # 523
CHICAGO, ILLINOIS 60612
312.993.5142 708.343.9114
central@skia.com pkalala@skia.com

PROJECT #:
PRINT DATE: 3-15-21
A-0



PLANT LIST					
KEY	COMMON NAME	BOTANICAL NAME	QUANT.	SIZE	REMARKS
FP	SILVER MAPLE	ACER SACCHARINUM	8	25" DIA.	12'-14" HGT.
⊙	BOXWOOD	DENSI-FORMIS	54	2'-0" HGT.	
⊙	FLOWERING SHRUBS	AZALEAS	32	3'-0" HGT.	

PD-896 SUB-AREA - A5
LOT-1 PHASE-1

	EXISTING ZONING A5	PROPOSED
LOT AREA	8,930 SF.	
LOT SIZE	12' x 12425'	
MAX. BLDG. AREA (FAR)	9,823 SF. (11%)	19,438 SF. (218%)
MAX NO OF UNITS	910	14 UNITS
OPEN SPACE	NR	NR
MAX. BLDG. HEIGHT	35 FT (50%) + 45 FT (50%)	35 FT + 45 FT
REQ'D FRONT SETBACK	10'-0"	10'-0"
REQ'D REAR SETBACK	30'-0"	34'-0"
REQ'D SIDE SETBACK	5'-0" BETWEEN BLDG.	6'-0"
REQ'D PUBLIC OPEN SPACE PER UNIT	100 SF. (PER 14 UNITS) + 1400 SF.	08.1F. TO BE APPLIED
REQ'D PRIVATE OPEN SPACE PER UNIT	100 SF. (PER 14 UNITS) + 1400 SF.	1,463 SF.

BUILDING INFO:
OCCUPANCY TYPE:.....S-1 (INDOOR PARKING AT BSMT.)
OCCUPANCY TYPE:.....R-2 (1ST, 2ND, 3RD & 4TH FLR.)
CONSTRUCTION TYPE:.....3A - CONSTRUCTION
BUILDING HEIGHT:.....49'-5"
AUTOMATIC SPRINKLER SYSTEM:.....PROVIDED

ZONING INFO:
PROPOSED RESIDENTIAL UNITS :.....14
PARKING: (14 REQ'D).....14
BUILDING HEIGHT (4-STORY).....45 FT

1ST FLR. :.....5,166 SQFT.
2ND FLR. :.....5,151 SQFT.
3RD FLR. :.....5,151 SQFT.
4TH FLR. :.....3,958 SQFT.
TOTAL:.....19,438 SQFT.

LOT-2 PHASE-2

	EXISTING ZONING A5	PROPOSED
LOT AREA	8,675 SF.	
LOT SIZE	10'0" x 12425'	
MAX. BLDG. AREA (FAR)	9,542 SF. (11%)	19,383 SF. (223%)
MAX NO OF UNITS	910	14 UNITS
OPEN SPACE	NR	NR
MAX. BLDG. HEIGHT	35 FT (50%) + 45 FT (50%)	35 FT + 45 FT
REQ'D FRONT SETBACK	10'-0"	10'-0"
REQ'D REAR SETBACK	30'-0"	34'-0"
REQ'D SIDE SETBACK	5'-0" BETWEEN BLDG.	6'-0"/5'-6"
REQ'D PUBLIC OPEN SPACE PER UNIT	100 SF. (PER 14 UNITS) + 1400 SF.	08.1F. TO BE APPLIED
REQ'D PRIVATE OPEN SPACE PER UNIT	100 SF. (PER 14 UNITS) + 1400 SF.	1,432 SF.

BUILDING INFO:
OCCUPANCY TYPE:.....S-1 (INDOOR PARKING AT BSMT.)
OCCUPANCY TYPE:.....R-2 (1ST, 2ND, 3RD & 4TH FLR.)
CONSTRUCTION TYPE:.....3A - CONSTRUCTION
BUILDING HEIGHT:.....49'-5"
AUTOMATIC SPRINKLER SYSTEM:.....PROVIDED

ZONING INFO:
PROPOSED RESIDENTIAL UNITS :.....14
PARKING: (14 REQ'D).....14
BUILDING HEIGHT (4-STORY).....45 FT

1ST FLR. :.....5,153 SQFT.
2ND FLR. :.....5,144 SQFT.
3RD FLR. :.....5,144 SQFT.
4TH FLR. :.....3,951 SQFT.
TOTAL:.....19,392 SQFT.

LOT-3 PHASE-3

	EXISTING ZONING A5	PROPOSED
LOT AREA	8,675 SF.	
LOT SIZE	10'0" x 12425'	
MAX. BLDG. AREA (FAR)	9,542 SF. (11%)	19,383 SF. (223%)
MAX NO OF UNITS	910	14 UNITS
OPEN SPACE	NR	NR
MAX. BLDG. HEIGHT	35 FT (50%) + 45 FT (50%)	35 FT + 45 FT
REQ'D FRONT SETBACK	10'-0"	10'-0"
REQ'D REAR SETBACK	30'-0"	34'-0"
REQ'D SIDE SETBACK	5'-0" BETWEEN BLDG.	5'-6"
REQ'D PUBLIC OPEN SPACE PER UNIT	100 SF. (PER 14 UNITS) + 1400 SF.	08.1F. TO BE APPLIED
REQ'D PRIVATE OPEN SPACE PER UNIT	100 SF. (PER 14 UNITS) + 1400 SF.	1,431 SF.

BUILDING INFO:
OCCUPANCY TYPE:.....S-1 (INDOOR PARKING AT BSMT.)
OCCUPANCY TYPE:.....R-2 (1ST, 2ND, 3RD & 4TH FLR.)
CONSTRUCTION TYPE:.....3A - CONSTRUCTION
BUILDING HEIGHT:.....49'-5"
AUTOMATIC SPRINKLER SYSTEM:.....PROVIDED

ZONING INFO:
PROPOSED RESIDENTIAL UNITS :.....14
PARKING: (14 REQ'D).....14
BUILDING HEIGHT (4-STORY).....45 FT

1ST FLR. :.....5,153 SQFT.
2ND FLR. :.....5,144 SQFT.
3RD FLR. :.....5,144 SQFT.
4TH FLR. :.....3,951 SQFT.
TOTAL:.....19,392 SQFT.

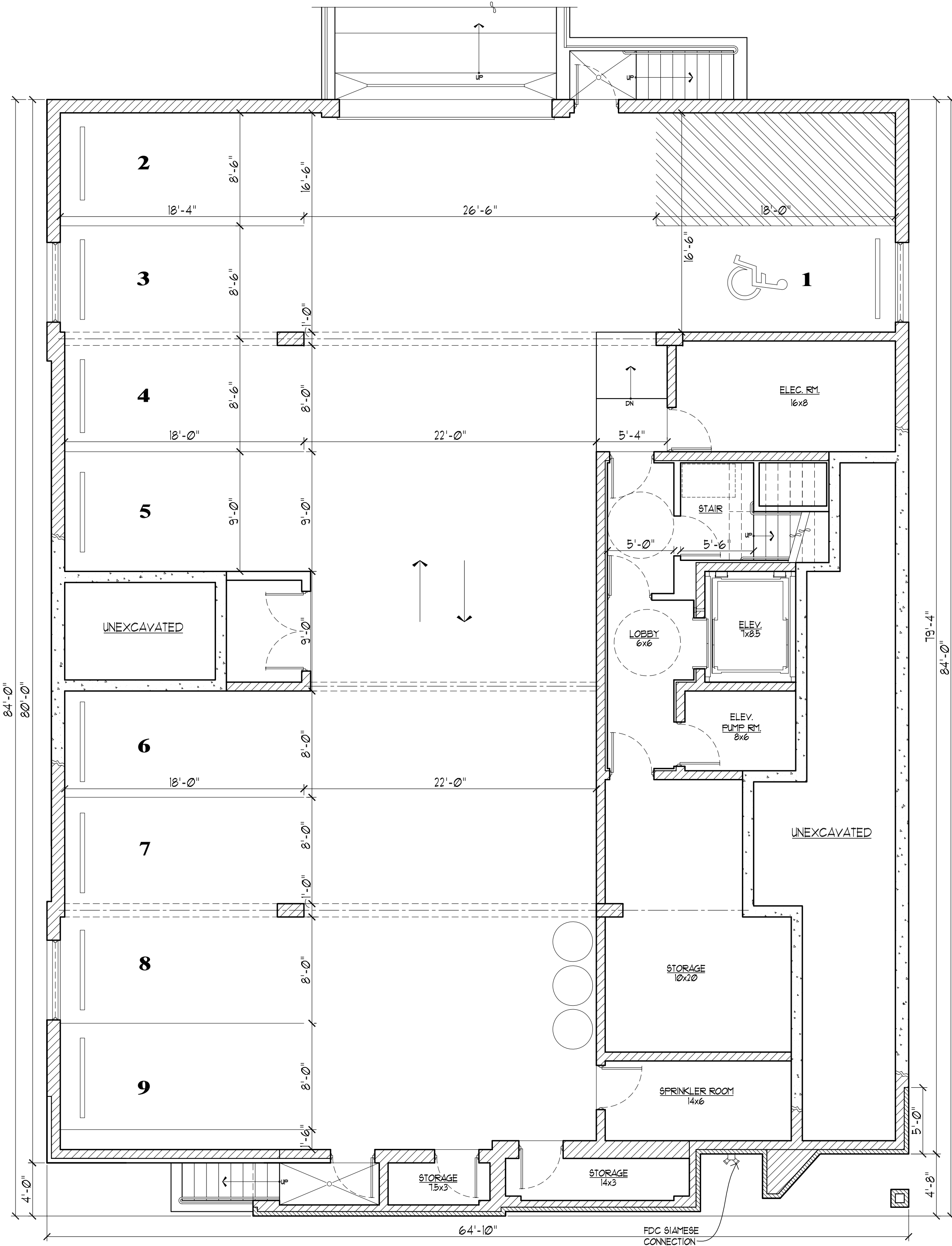
PROPOSED RESIDENTIAL DEVELOPMENT
CHICAGO, ILLINOIS

1517-33 W. HASTINGS ST.

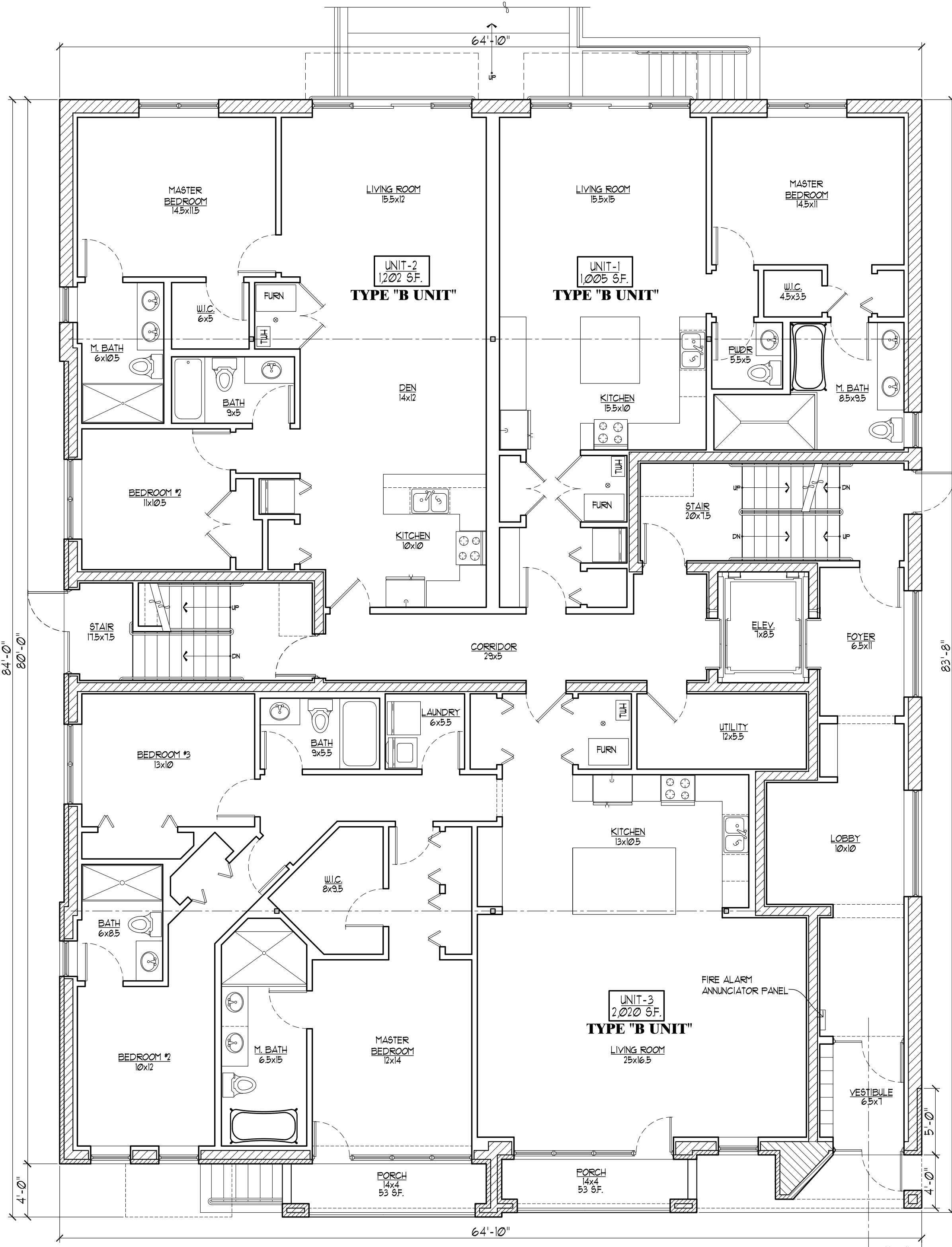
S.K.I. ARCHITECTURE
1645 W. OGDEN AVE. SUITE # 523
CHICAGO, ILLINOIS 60612
312.993.5142 708.363.9614
central@skiaarchitecture.com skia@skiaarchitecture.com

PROJECT #:
PRINT DATE: 3-15-21

A-1



BASEMENT PLAN
SCALE: 3/16"=1'-0"



1ST FLOOR PLAN
SCALE: 3/16"=1'-0"

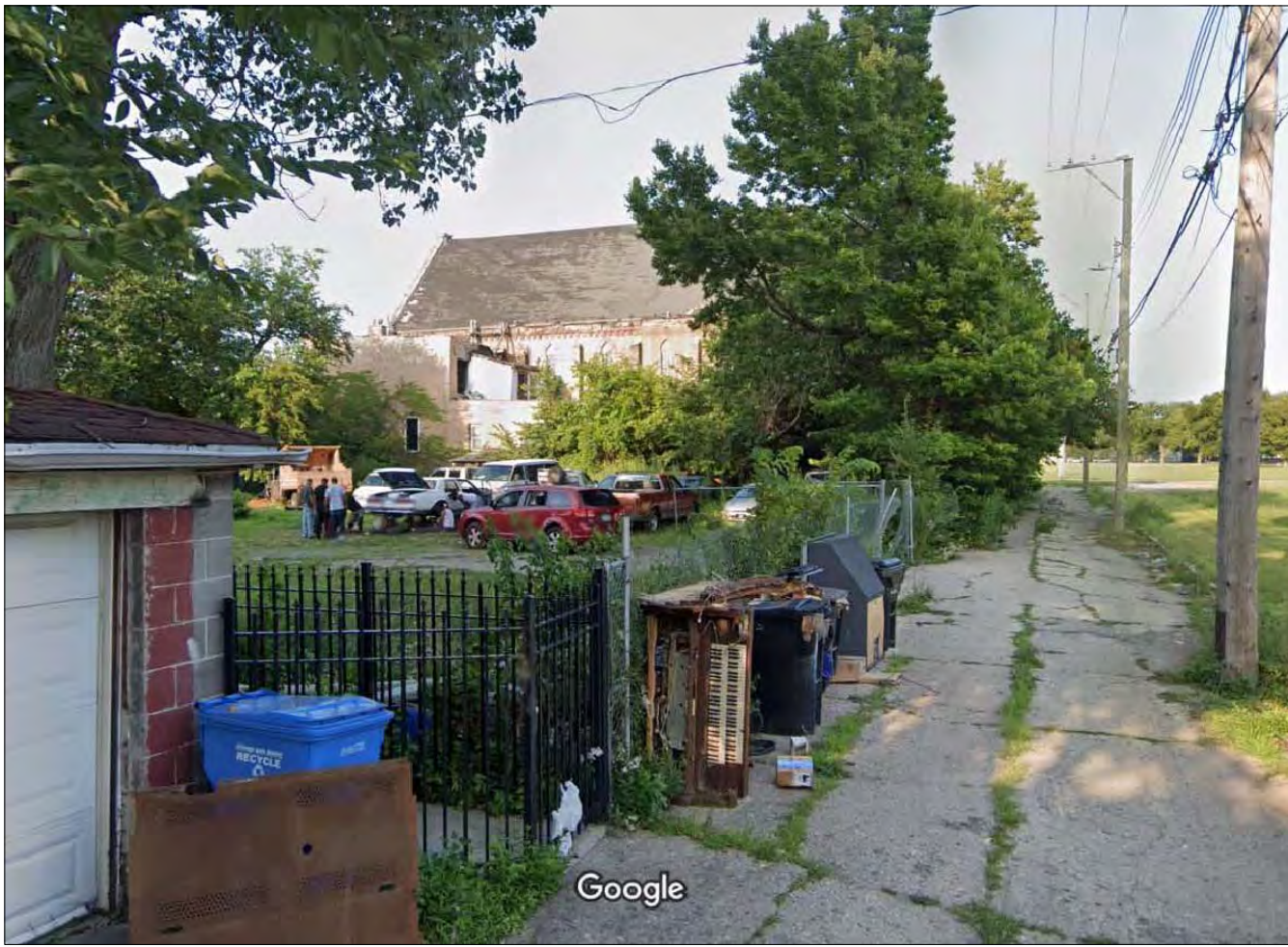
FIXTURES FOR UNIT 1
1 SINK
1 DW
2 UC
3 LAV
1 TUB
1 SHUR
1 WASH. / DRY
10 FIXTURES 4 TUH x 4 UNITS
40 FIXTURES 4 4 TUH
FIXTURES FOR UNIT 2
1 SINK
1 DW
2 UC
3 LAV
1 TUB
1 SHUR
1 WASH. / DRY
10 FIXTURES 4 TUH x 4 UNITS
40 FIXTURES 4 4 TUH
FIXTURES FOR UNIT 3
1 SINK
1 DW
3 UC
4 LAV
2 TUB
2 SHUR
1 WASH. / DRY
14 FIXTURES 4 TUH
FIXTURES FOR UNIT 4
1 SINK
1 DW
2 UC
3 LAV
1 TUB
1 SHUR
1 WASH. / DRY
10 FIXTURES 4 TUH x 2 UNITS
20 FIXTURES 4 2 TUH
FIXTURES FOR UNIT 5
1 SINK
1 DW
2 UC
3 LAV
1 TUB
1 SHUR
1 WASH. / DRY
10 FIXTURES 4 TUH x 2 UNITS
20 FIXTURES 4 2 TUH
FIXTURES FOR UNIT 6
1 SINK
1 DW
2 UC
3 LAV
1 TUB
1 SHUR
1 WASH. / DRY
10 FIXTURES 4 TUH
TOTAL PLUMBING FIXTURES 144
TUHL - 14
WATER SERVICE 3"

BUILDING DATA	
OCCUPANCY CLASSIFICATION:.....S-2 (INDOOR PARKING)	
OCCUPANCY CLASSIFICATION:.....R-2 (14 UNITS)	
CONSTRUCTION TYPE:.....3A	
BUILDING HEIGHT:.....49'-5"	
AUTOMATIC SPRINKLER SYSTEM:.....PROVIDED	
WORK AREA CALCULATION AS PER PROJECT MANAGER:	
BASEMENT GARAGE PLAN	4,142 SQFT
1ST FLOOR PLAN	5,166 SQFT
2ND FLOOR PLAN	5,151 SQFT
3RD FLOOR PLAN	5,151 SQFT
4TH FLOOR PLAN	3,958 SQFT
TOTAL BUILDING AREA	24,180 SQFT
FRONT BALCONY	
1ST FLOOR	106 SQFT
2ND FLOOR	113 SQFT
3RD FLOOR	106 SQFT
4TH FLOOR (ROOF DECK)	1,155 SQFT
REAR BALCONY	
2ND FLOOR	90 SQFT
3RD FLOOR	90 SQFT
4TH FLOOR	90 SQFT
CONC. PARKING RAMP	635 SQFT
EXTERIOR PARKING	956 SQFT
CONC. STAIRS AT FRONT	62 SQFT
CONC. STAIRS AT REAR	58 SQFT
CONC. WALKWAY	954 SQFT

1 - TYPE A UNIT
13 - TYPE B UNIT
ACCESSIBILITY RESIDENTIAL UNIT NOTES
1. ALL ADAPTABLE UNITS TO BE TYPE B UNIT:
1. HANDICAP ACCESSIBLE
2. ALL DOORS ARE A MINIMUM OF 2'-10" WIDE
3. THE ROUTE THROUGH THE COVERED UNIT IS ACCESSIBLE (36" MINIMUM WIDE HALLWAYS)
4. ALL LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTAT CONTROLS, & OTHER ENVIRONMENTAL CONTROLS TO BE LOCATED BETWEEN 15"-48" AFF.
5. REINFORCE ALL BATHROOM WALLS BETWEEN 32"-38" AFF. FOR LATER INSTALLATION OF GRAB BARS
6. ALL KITCHENS AND BATHROOMS ARE USABLE

PROPOSED RESIDENTIAL DEVELOPMENT
CHICAGO, ILLINOIS
1517-33 W. HASTINGS ST.

S.K.I. ARCHITECTURE
1645 W. OGDEN AVE. SUITE # 523
CHICAGO, ILLINOIS 60612
312.933.5142 708.348.9144
central@skia.com pkalala@skia.com
FAX: 708.570.5646
pkalala@skia.com



ALLEY VIEW



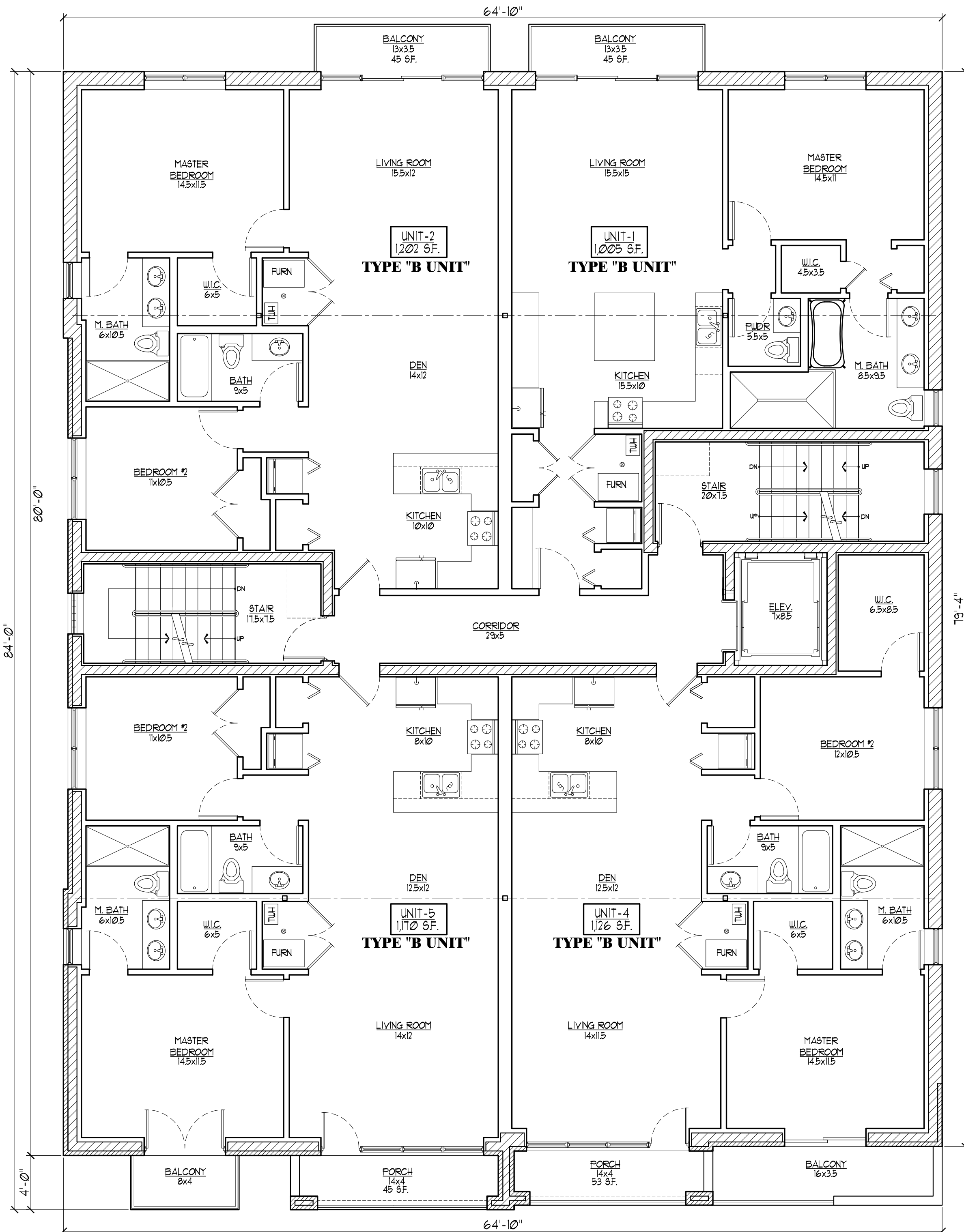
STREET VIEW



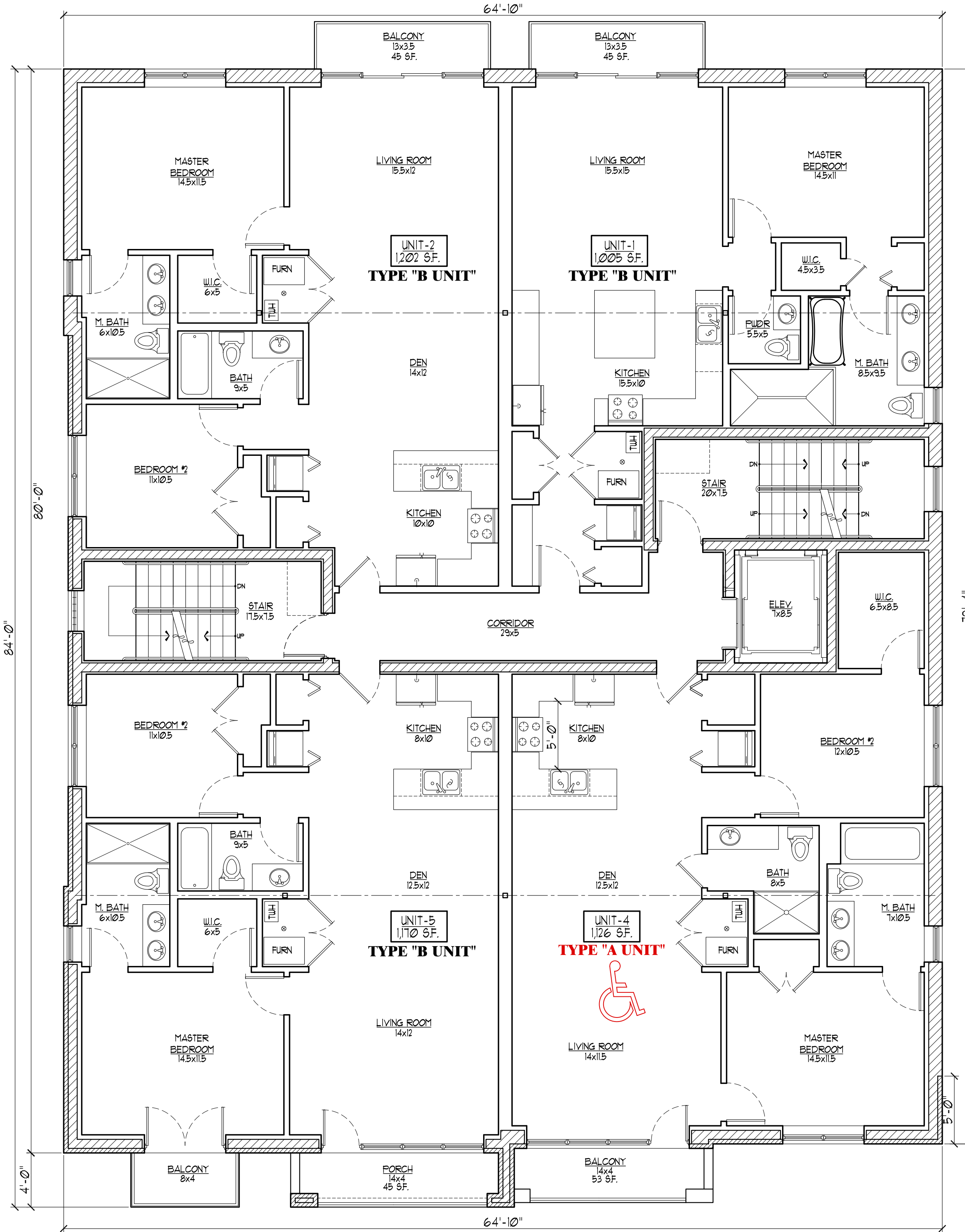
STREET VIEW



STREET VIEW



2ND FLOOR PLAN
SCALE: 3/16"=1'-0"



3RD FLOOR PLAN
SCALE: 3/16"=1'-0"

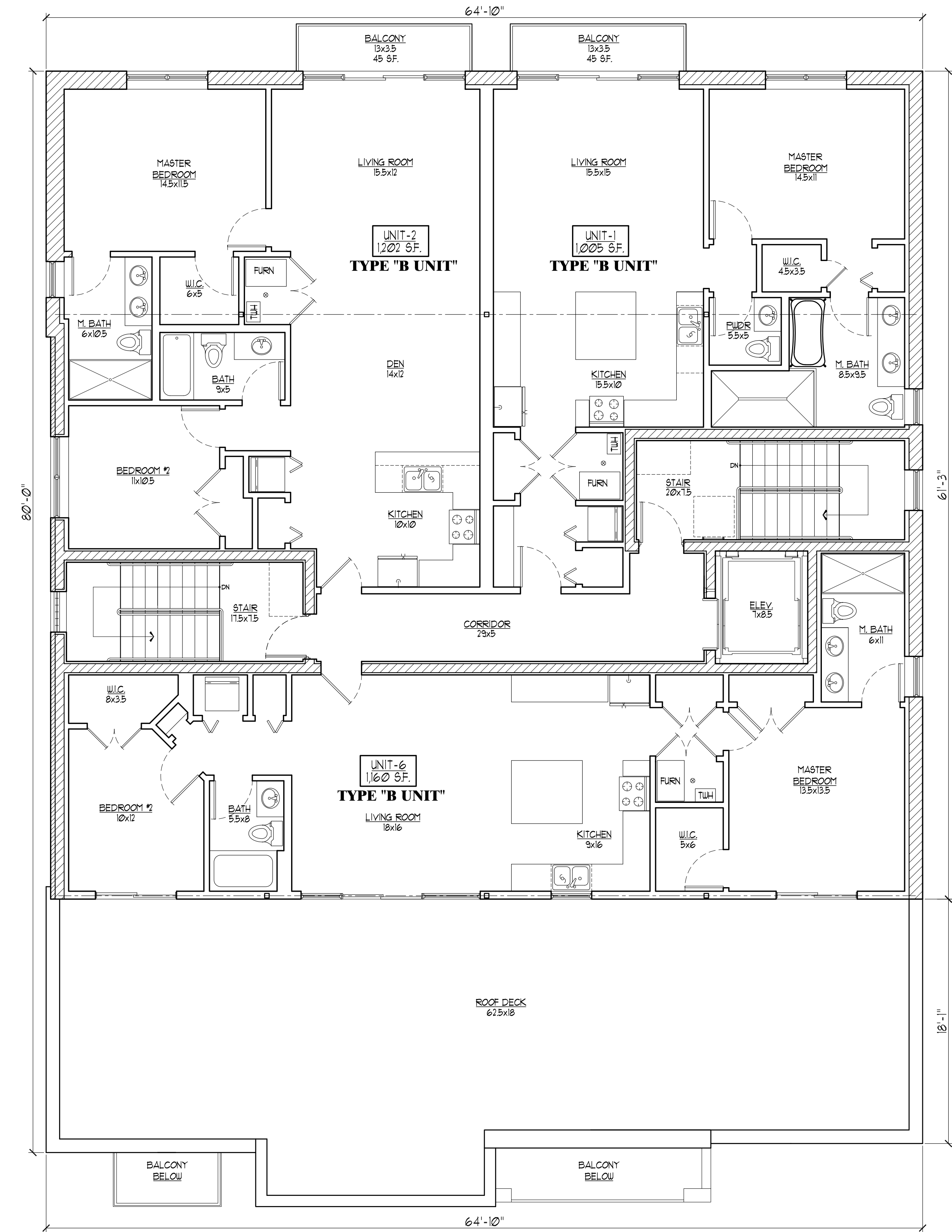
PROPOSED RESIDENTIAL DEVELOPMENT
CHICAGO, ILLINOIS

1517-33 W. HASTINGS ST.

S.K.I. ARCHITECTURE
1645 W. OGDEN AVE. SUITE # 523
CHICAGO, ILLINOIS 60612
312.993.5142 708.349.9144 FAX: 708.570.5646
central@skia.com pkalala@skia.com

PROJECT #:
PRINT DATE: 3-15-21

A-3



4TH FLOOR PLAN

PROPOSED RESIDENTIAL DEVELOPMENT
CHICAGO, ILLINOIS

1517-33 W. HASTINGS ST.

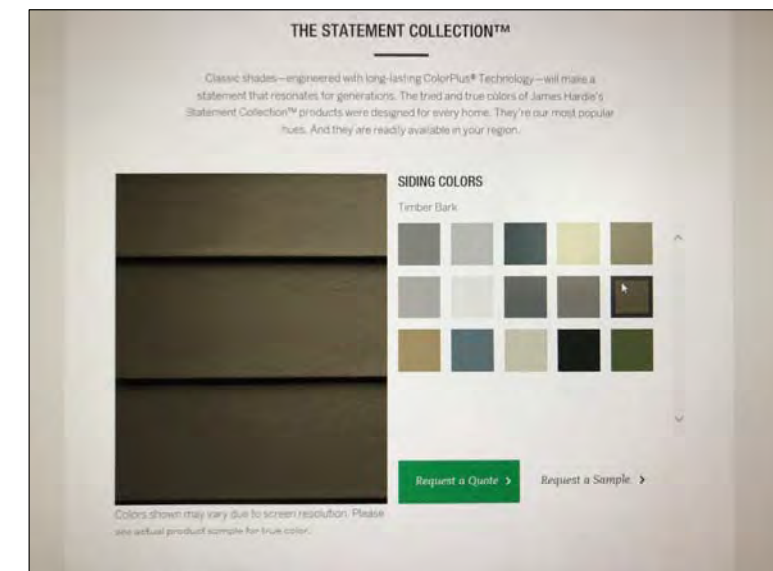
S.K.I.
ARCHITECTURE
1645 W. OGDEN AVE. SUITE # 523
CHICAGO, ILLINOIS 60612
312.993.5142 708.349.9144 FAX: 708.570.5646
central@skia.com pkd@skia.com

PROJECT #:
PRINT DATE: 3-15-21
A-4



HARVARD BRIK COLOR SAMPLE

Harvard Brik - 8"x4"x16"
• The aesthetic appeal of traditional clay brick, but single-unit masonry at a cost-effective price point.
• One-step installation with cost similar to a CMU application.
• Exceeds compressive strength requirements of ASTM C-90.
• Fade resistant composition.
• Integral water-resistant polymer.
• May be insulated using same insulation materials used in standard CMU wall construction.



HARDIE SIDING COLOR SAMPLE

Fire Resistance Rated Wall Assemblies (1-hour fire walls). Unless otherwise noted, the assemblies in this section have been evaluated for conformance to the following standards:
• ASTM-E119, Standard Methods of Fire Tests of Building Construction and Materials.
• CANULC-S10, Standard Methods of Fire Endurance Tests of Building Construction and Materials.
• NFPA-25, Fire Tests of Building Construction and Materials.
• UBC-1-1-94, Uniform Building Code Standard.
• UL-262, Fire Tests of Building Construction and Materials.



PROPOSED RESIDENTIAL DEVELOPMENT

CHICAGO, ILLINOIS

1517-33 W. HASTINGS ST.

S.K.I. ARCHITECTURE
1645 W. OGDEN AVE, SUITE # 523
CHICAGO, ILLINOIS 60612
312.993.5142 708.363.9164
central@skiaarchitecture.com pkalala@skiaarchitecture.com

PROJECT #:

PRINT DATE: 3-15-21

A-5



**LOT-1
PHASE - 1**

**LOT-2
PHASE - 2**

**LOT-3
PHASE - 3**



PROPOSED RESIDENTIAL DEVELOPMENT
CHICAGO, ILLINOIS

1517-33 W. HASTINGS ST.

S.K.I.
ARCHITECTURE
1645 W. OGDEN AVE, SUITE # 523
CHICAGO, ILLINOIS 60612
312.993.5142 708.349.9614 FAX: 708.570.5846
central@skia.com pkalala@skia.com

PROJECT #:
PRINT DATE: 3-15-21

A-6

*Reclassification Of Area Shown On Map Nos. 2-G And 4-G.
(As Amended)*

(Application No. 20649)

(Common Address: 1002 S. Racine Ave./1257 W. Roosevelt Rd./
1357 W. Roosevelt Rd./1322 W. Taylor St.)

RBPD 896, AA

[SO2021-1102]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current Residential-Business Planned Development Number 896 District symbols and indications as shown on Map Numbers 2-G and 4-G in the area bounded by:

West Cabrini Street; South Racine Avenue; West Roosevelt Road; South Blue Island Avenue; West 15th Street; South Laflin Street; a line 132 feet next south of West 15th Street; South Ashland Avenue; West Hastings Street; a line 132.25 feet next east of South Ashland Avenue; the alley next north of West Hastings Street; South Ashland Avenue; West 13th Street; the alley next east of South Ashland Avenue; the alley next north of West 13th Street; South Ashland Avenue; West Washburne Avenue; the alley next east of South Ashland Avenue; the alley next north of West Washburne Avenue; a line 179.5 feet next east of South Ashland Avenue; West Roosevelt Road; a line 192 feet next west of South Loomis Street; the alley next south of West Roosevelt Road; a line 144 feet next west of South Loomis Street; West Washburne Avenue, if extended west of South Loomis Street; South Loomis Street; West Grenshaw Street; South Throop Street; West Taylor Street; a line 100 feet next east of South Loomis Street; the alley next north of West Taylor Street; the alley next east of South Loomis Street; West Arthington Street; and South Ada Street,

to those of Residential-Business Planned Development Number 896, as amended, which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 896, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development Number 896, as amended (the "Planned Development") consists of approximately

seven million one hundred seventy-two thousand two hundred twenty-six (7,172,226) square feet (one hundred sixty-four and sixty-five hundredths (164.65) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The "Applicant" for this amendment is LR ABLA LLC with authorization from the Property owners.

2. The Applicant, or the Chicago Housing Authority, LR ABLA LLC (the "Master Developer") or their successors, assignees or grantees (collectively, "Affiliates") shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its Affiliates and approval by the City Council of the City of Chicago (the "City Council").
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Property owners, the Affiliates, their successors, assignees or grantees and all other individuals or entities owning property within the Planned Development. All rights granted hereunder to the Applicant shall inure to the benefit of the Affiliates and their successors, assignees or grantees. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph 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), or, to the extent permitted by law, for a permit to construct improvements on the Property filed prior to completion of the improvements contemplated by this Planned Development shall be made or authorized by the Master Developer. Upon completion of construction of all the improvements contemplated by this Planned Development, any application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development may be filed or authorized for an individual parcel by the owner of the improvements located thereon.
4. This plan of development consists of these twenty (20) Statements and the exhibits listed below, all of which are incorporated herein and made a part hereof by this reference: a Permitted Uses Table; a Bulk Regulations and Data Table; an Existing Zoning Boundary Map; an Existing Land-Use Map; a Right-of-Way Adjustments Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Phase I Site Plan prepared by DeStefano + Partners dated November 20, 2003; a Phase I Landscape Plan and Street Character Guidelines prepared by Wolff Clements and Associates Ltd. dated November 20, 2003; and Building Elevations prepared by DeStefano + Partners, et al. dated November 20, 2003, which exhibits are attached to the P.D. amendment approved by the City Council on September 5, 2007 at the *Journal of the Proceedings of the City Council of the City of Chicago*, pages 7434 through 7507. A full-size set of the Phase I Site Plan, the Phase I Landscape Plan and the Building Elevations is on file with the Department of Planning and Development.

This plan of development consists of the following exhibits related to the development of the new construction building in Subarea D that was the subject of the October 11, 2017 Amendment: Subarea D Existing Land-Use Map; Site/Landscape Plan; Building Elevations (north, south, east and west) and Green Roof Plan prepared by Skidmore, Owings & Merrill LLP dated August 17, 2017.

This plan of development consists of the following exhibits related to the development of the new construction buildings in Subareas B and D and the adaptive reuse of an existing building in Subarea D known as the National Public Housing Museum and Apartments and that are the subject of this 2021 amendment: Existing Zoning Boundary Map; Existing Land Use Map; Right-of-Way Adjustments Map; Planned Development Boundary and Property Line Map; Subarea Map; Subarea B 1257 West Roosevelt Road Existing Land-Use Map; Subarea B 1257 West Roosevelt Road; Site/Landscape Plan; Subarea B 1257 West Roosevelt Road Roof Plan; Subarea B 1257 West Roosevelt Road North and West Elevations; Subarea B 1257 West Roosevelt Road South and East Elevations; Subarea B 1257 West Roosevelt Road Landscape Plant List; Subarea B 1257 West Roosevelt Road Landscape Details; Subarea B 1357 West Roosevelt Road Existing Land-Use Map; Subarea B 1357 West Roosevelt Road Site/Landscape Plan; Subarea B 1357 West Roosevelt Road Roof Plan; Subarea B 1357 West Roosevelt Road North and West Elevations; Subarea B 1357 West Roosevelt Road South and East Elevations; Subarea B 1357 West Roosevelt Road Landscape Plant List; Subarea B 1357 West Roosevelt Road Landscape Details; Subarea D 1002 South Racine Avenue Existing Land-Use Map; Subarea D 1002 South Racine Avenue Site/Landscape Plan; Subarea D 1002 South Racine Avenue Green Roof Plan; Subarea D 1002 South Racine Avenue North and East Elevations; Subarea D 1002 South Racine Avenue South and West Elevations; Subarea D 1002 South Racine Avenue Landscape Plant List; Subarea D 1002 South Racine Avenue Landscape Details; Subarea D 1322 West Taylor Street Existing Land-Use Map; Subarea D 1322 West Taylor Street Site/Landscape Plan; Subarea D 1322 West Taylor Street East, West, and Courtyard North Elevations; Subarea D 1322 West Taylor Street North, South, and Courtyard South Elevations; Subarea D 1322 West Taylor Street Landscape Plant List; and Subarea D 1322 West Taylor Street Landscape Detail dated July 15, 2021.

These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The Property within the Planned Development is divided into fourteen (14) subareas as indicated on the Subarea Map. Subject to the Bulk Regulations and Data Table and the Street Character Guidelines, those uses indicated on the attached Permitted Uses Table shall be permitted in this Planned Development. The uses permitted in Subareas A-1 through A-5, F, G and H are based on the uses permitted in the R4 General Residence District. The uses permitted in Subareas A-6, B, C, D, E and I are based on the uses permitted in the B4-2 Restricted Service District. In the event that the Chicago Zoning Ordinance is amended to change the permitted uses in either

of these districts, any new use not otherwise included in the attached Permitted Uses Table proposed for the Property shall be subject to the review and approval of the Department of Planning and Development and shall only be permitted if such use is consistent with the character of the area in which it is proposed.

Additional Permitted Use Regulations:

- (a) Portions of the Property in all subareas may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property (including temporary buildings for construction purposes) and for public and private parks and playgrounds. In addition, the floor area ratios provided for each subarea herein may be exceeded on a temporary basis during such construction.
- (b) Any uses existing on the Property as of the date of adoption of this Planned Development shall be allowed to be maintained until the Applicant or the Affiliates undertake redevelopment thereof as provided herein.
- (c) Residential uses may be permitted below the second (2nd) floor in all subareas.
- (d) All retail shall have a minimum floor to floor height of twelve (12) feet.
- (e) Any permitted business use allowed in Subarea A-6 shall be located on the ground floor of a residential building and the total amount of business space within the subarea shall not exceed two thousand (2,000) square feet. No drive-through uses shall be permitted in Subarea A-6.
- (f) Stand-alone business uses shall only be permitted within Subarea B at the southwest corner of South Racine Avenue and West Roosevelt Road and the southeast corner of South Loomis Street and West Roosevelt Road, provided the type of such use shall be subject to consultation with the ABLA Working Group and compliance with paragraph 12 herein and provided further that the total amount of business space in the aforementioned locations shall not exceed fifteen thousand (15,000) and seven thousand five hundred (7,500) square feet, respectively. Business uses shall also be permitted at the southeast corner of West Roosevelt Road and South Racine Avenue provided such uses are located on the ground floor of a residential building and that the total amount of business space permitted in such location shall not exceed two thousand (2,000) square feet. Drive-through uses, other than restaurants, shall be permitted in Subarea B, subject to the review and approval of the Department of Planning and Development.
- (g) All permitted business uses in Subarea D shall be located on the ground floor of residential buildings and the total amount of business space in any one location shall not exceed six thousand (6,000) square feet. Notwithstanding the foregoing, one retail location greater than six thousand (6,000) square feet

shall be permitted within Subarea D. No drive-through uses shall be permitted in Subarea D.

- (h) Permitted business uses shall only be allowed in Subarea E at the southwest corner of West 15th Street and South Loomis Street and at the southeast corner of West 15th Street and South Ashland Avenue and provided further that all permitted business uses shall be located on the ground floor of a residential building and the total amount of business space in any one location shall not exceed three thousand (3,000) square feet. No drive-through uses shall be permitted in Subarea E.
 - (i) Permitted museum uses may exceed six thousand (6,000) square feet.
 - (j) Drive-through uses shall be permitted in Subarea C and Subarea I, subject to the review and approval of the Department of Planning and Development.
 - (k) All permitted "drive-through" uses shall be subject to the review and approval of the Department of Planning and Development.
6. Project identification signs and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs also shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.
8. In addition to the maximum height of any building or any appurtenance depicted on the Building Elevations attached hereto, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Landscape Plans for the various phases of

development and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Chicago Zoning Ordinance.

10. For purposes of floor area ratio (FAR) calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date hereof shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining FAR permitted by the Chicago Zoning Ordinance, such calculations shall exclude (a) all floor area dedicated to mechanical equipment and storage areas in excess of five thousand (5,000) square feet in any single building, and (b) any floor area associated with parking and loading areas.
11. For purposes of this Planned Development, in addition to the encroachments permitted by the Chicago Zoning Ordinance, the following shall be considered permitted obstructions: steps exceeding four (4) feet in height above grade level in any yard setback depicted on the Site Plans; balconies, provided, however, no balconies, other than those which may be installed as part of a rehabilitation of an existing building, shall project into the public way; multi-story bays projecting not more than three (3) feet into any yard; and open porches projecting not more than five (5) feet into the front or side yards.
12. Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for construction of the improvements in any phase of development subsequent to Phase I, a site plan, landscape plan and building elevations (collectively, the "Subsequent Phase Site Plan Approval Submittals") shall be submitted to the Department of Planning and Development for approval. Approval of the Subsequent Phase Improvements is intended to assure that the specific components thereof substantially conform with this Planned Development, including the Street Character Guidelines attached hereto. Subsequent Phase Improvements that contain modifications which would otherwise be considered minor changes to the Planned Development shall be deemed to be in substantial conformance therewith. If the Subsequent Phase Site Plan Approval Submittals substantially conform with the provisions of this Planned Development, the Department of Planning and Development shall approve same within thirty (30) days from submission thereof. Following approval thereof by the Department of Planning and Development, said Subsequent Phase Site Plan Approval Submittals, and each of them, shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. After approval of the Subsequent Phase Site Plan Approval Submittals by the Department of Planning and Development, the same may be changed or modified pursuant to the provisions of Statement Number 13 of this Planned Development. In the event of any inconsistency between Subsequent Phase Site Plan Approval Submittals and the terms of this Planned Development in effect at the time of approval of such Subsequent Phase Site Plan Approval Submittals or of the changes or modifications thereto, the terms of this Planned Development shall govern.

Notwithstanding the foregoing, no Site Plan Approval shall be required in connection with the development of the Phase I improvements, the new construction building

located in Subarea D contemplated by the 2017 amendment to this Planned Development or the buildings proposed in Subareas B or D contemplated by this amendment.

Subsequent Phase Site Plan Approval Submittals shall, at minimum, provide the following information:

- (a) a site plan (including footprints of the proposed improvements);
- (b) a landscape plan, including species and size of landscape material;
- (c) location and depiction of all parking spaces and loading berths, including relevant dimensions;
- (d) location and depiction of all drives, roadways and vehicular routes;
- (e) statistical information applicable to the particular phase of development depicted, including:
 - (1) floor area and floor area ratio;
 - (2) uses to be established;
 - (3) building heights; and
 - (4) building setbacks;
- (f) building elevations; and
- (g) compliance with the Street Character Guidelines.

Subsequent Phase Site Plan Approval Submittals shall include such other information as may be necessary to illustrate substantial conformance with the applicable provisions of this Planned Development.

13. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant, the Affiliates or their successors, assignees or grantees and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of units for the total net site area established in this planned development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of

the Chicago Zoning Ordinance. Notwithstanding the provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include, but are not limited to, a reduction in the minimum required distance between structures, a reduction in periphery setbacks and an increase in the maximum percent of land covered.

14. The Applicant, the Affiliates, and their successors, assignees or grantees acknowledge that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant and Affiliates shall use best and commercially reasonable efforts to design, construct and maintain all new buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air Conditioning Engineers ("ASHRAE") and the Illuminating Engineering Society ("IES").

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 new construction building located in Subarea D contemplated by the 2017 amendment to this Planned Development and the buildings proposed in Subareas B or D contemplated by this amendment 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 such buildings and must provide documentation verifying compliance.

15. The Applicant, the Affiliates and their successors, assignees or grantees acknowledge that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.
16. Applicant and Affiliates acknowledges that it is in the public interest to design, construct and maintain all buildings and improvements on the Property in a manner that promotes energy efficiency and maximizes the conservation of natural resources. To promote these objectives, the Applicant and Affiliates agree to review with the Department of Planning and Development to determine if any features, materials or resources would be cost-effective to include as a part of the design, construction, and maintenance of the buildings and improvements on the Property. Cost-effectiveness shall be in the sole discretion of the Applicant and Affiliates. Provided funding is available as indicated below, this review process shall specifically include the use of computer modeling programs recommended by the Department of Planning and Development. The types of features, materials and resources that will be analyzed and

considered during this process are enumerated on Exhibit 12. This listing is not intended to be exhaustive and other features, materials and resources may also be reviewed and evaluated. All features, materials or resources shall be evaluated in the context of the Home Energy Rating System. To the extent that design, construction and maintenance of any of these features, materials or resources requires supplemental funding from the City or other funding sources, design, construction or maintenance shall be subject to the receipt of such funding.

17. Design Guidelines. The improvements on the Property shall be designed, constructed and maintained in general conformance with the plans and exhibits set forth in these statements or attached hereto. In addition, the development shall be subject to the following development parameters:

- (a) Open Space: Open space shall be provided within the Planned Development in accordance with the following requirements:

Housing Type	Private Open Space (Per Unit)	Public Open Space (Per Unit) Within Planned Development	Private Open Space Or Landscape Setbacks (Per Unit)
Single-Family Detached	500 square feet	150 square feet	--
Single-Family Attached (townhouses)	200 square feet	150 square feet	--
Low-Rise Apartments Condominiums Flats (up to 4- stories)	Up to 50 percent of total open space required in column 3 may be in balconies or roof decks	50 square feet	8 units or less -- 150 square feet or compliance with applicable open space impact fees More than 8 units -- 100 square feet or applicable open space impact fees in lieu*

* Where an in lieu fee is applicable it shall be calculated pursuant to the following formula: [Required Private Open Space -- Proposed Provided Private Open Space (including all front, side and rear yards)]/87 square feet * \$313 = required in lieu fee. The denominator square feet and fee amount may be adjusted from time to time by DPD per the generally-applicable guidelines for the open space impact fee credit. The required in lieu fee shall be calculated by DPD at the time of Part II approval.

Housing Type	Private Open Space (Per Unit)	Public Open Space (Per Unit) Within Planned Development	Private Open Space Or Landscape Setbacks (Per Unit)
Mid-Rise Apartments Condominiums (5 to 8 stories)	Up to 50 percent of total open space required in column 3 may be in balconies or roof decks	50 square feet	100 square feet or compliance with applicable open space impact fees in lieu*
Loft Conversions	Up to 50 percent of total open space required in column 3 may be in balconies or individual unit roof decks	50 square feet	100 square feet (may be provided in roof garden) or compliance with applicable open space impact fees in lieu*

- (b) Landscaping. The landscaping requirements for Phase I of the development will comply with the Phase I Landscape Plan attached hereto. The landscaping for all future phases of development shall substantially comply with the Street Character Guidelines and the Chicago Landscape Ordinance and associated guidelines and regulations. Landscaping for all rental properties will be varietal. Front yard beds of rental properties shall be varietal and be planted to maintain color throughout the seasons.
- (c) Residential Building Design. Other than the Phase I Improvements, the new construction building located in Subarea D contemplated by the 2017 amendment or the buildings proposed in Subareas B or D contemplated by this amendment, which comply with the design requirements contained herein, building elements for all future phases may include but not be limited to: entrance canopies, front stoops, stairs, flat or pitched roofs, punched windows, bay windows, upper story balcony/porches, roof terraces and architectural elements that reinforce the corner.

* Where an in lieu fee is applicable it shall be calculated pursuant to the following formula: [Required Private Open Space -- Proposed Provided Private Open Space (including all front, side and rear yards)]/87 square feet * \$313 = required in lieu fee. The denominator square feet and fee amount may be adjusted from time to time by DPD per the generally-applicable guidelines for the open space impact fee credit. The required in lieu fee shall be calculated by DPD at the time of Part II approval.

- (1) **Facades.** Front facades, including end walls which front public streets or open spaces, be of brick, have windows and be ornamented with artificial stone or concrete. They shall be varied in material, roofline and window style. The front facade brick should turn the corner for a minimum of four (4) feet at the side walls. Where buildings have a greater exposure of the side facade due to an adjacent building setback, the facade brick shall return four (4) feet past the face of the adjacent facade. Side walls and rear walls should be masonry (brick or CMU), vinyl clad or split-face block. EIFS synthetic stucco or dryvit, shall be limited to architectural ornament and penthouse facades. Facades that face car courts, but not public streets must contain pedestrian scale entry doors, windows and building lighting. All front facades or side facades facing a public street will contain items that create architectural rhythm such as bay windows, and brick moldings; and building projections such as cornice lines and pilasters; television reception dishes shall not be permitted thereon. Affordable housing units shall be constructed of equal quality materials, detailing and decoration so they are indistinguishable from market rate units.
 - (2) **Dwelling Types.** A variety of dwelling types including affordable housing is to be interspersed throughout the development and within individual blocks.
 - (3) **Private Garages.** Private garages may be constructed of vinyl siding, wood siding, stucco or masonry. Where a private garage is located within fifteen (15) feet of a public street, unless the facade facing the street is constructed of a material other than vinyl siding (i.e., masonry, stucco, et cetera); it shall be screened from view by plantings or fences. If plantings are utilized to screen a garage, such plantings shall provide screening on a year-round basis.
 - (4) **Orientation Of Buildings.** Buildings shall be oriented to the street, public open space or private courtyard with the primary facade and a front door, or the appearance of a front facade and front door. Any side wall facing a public street will contain materials and architectural elements that are consistent in character with primary building facades. Curb cuts, garage doors, blank walls and rear service elements shall not face public streets or common open spaces.
 - (5) **Retail Corner Sites.** Retail corner site setbacks over five (5) feet are to be avoided.
- (d) **Fencing, Walls And Gates.** Fencing separating the private yards from the street or common open space should be no less than seventy percent (70%) transparent and no more than five (5) feet in height.