18. The Applicant acknowledges and agrees that 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 contemplated by this amendment (the "Subject Property") from Planned Development Number 896 to Planned Development Number 896, as amended, triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the "Required Units") as affordable units, or with the Commissioner's approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district.

The 2017 Amendment Property is located in a "higher income area" within the meaning of the ARO, and the project had a total of 73 units. As a result, the Applicant's affordable housing obligation is 7 affordable units (10 percent of 73 rounded down), 2 of which are Required Units (25 percent of 7, rounded up). Applicant agreed to satisfy its affordable housing obligation by providing 7 affordable units in the rental building to be constructed in the Planned Development. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in on the Subject Property, including, without limitation, excavation or foundation permits, the Applicant executed and recorded an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement was recorded against the 2017 Amendment Property and constituted a lien against such property.

The Subject Property is located in a "higher income area" within the meaning of the ARO, and the project has a total of 222 units. As a result, the Applicant's affordable housing obligation is 44 affordable units (20 percent of 222, rounded down), 11 of which are Required Units (25 percent of 44, rounded up). Applicant has agreed to satisfy its affordable housing obligation by providing 44 affordable units in the rental buildings to be constructed in the Planned Development. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the

number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in on the Subject Property, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property.

The Commissioner of DPD may enforce remedies for any breach of this Statement 18, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development. Notwithstanding the foregoing, if the Applicant receives Low-Income Housing Tax Credits, tax increment financing or other financial assistance whose affordability requirements exceed those of the Affordable Housing Ordinance from the City to develop affordable housing in any portion of the Planned Development, the regulatory, redevelopment, loan or other agreement(s) to be executed by the City and the Applicant in connection with such tax credits or other financial assistance shall govern and control the Applicant's obligation to provide affordable housing for such subsidized portion of the Planned Development.

- 19. The Applicant acknowledges the City's ongoing and evolving initiatives to enhance awareness of, and support and encourage participation by, Minority and Women's Business Enterprise certified contractors and local city residents. To assist the City in promoting such MBE, WBE and local city resident involvement, the Applicant may provide the Department of Planning and Development with any preliminary outreach plans designed to elicit MBE, WBE and local city resident participation, such submission may include copies of certified letters, and receipts of such, sent to MBE/WBE contractor associations and the ward office of the alderman in which this project is proposed to be located. In conjunction with the applicant's submission for Part II permit reviews of the new construction building located in Subarea D, the applicant will provide DPD (and upon request, the full Plan Commission) with all responses to any preliminary outreach plans and certified letters, updates on any associated communications or meetings and anticipated percentages of MBE, WBE and local city resident participation. Prior to issuance of their Certificate of Occupancy for the new construction building located in Subarea D, the applicant will provide DPD with actual level of MBE and WBE certified contractor and local city resident participation. All such details will be provided in a form acceptable to the Zoning Administrator or Commissioner of the Department of Planning and Development.
- 20. a) Unless substantial construction of the Phase I Improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless the completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to those zoning district classifications in

existence immediately prior to the adoption of the ordinance establishing this Planned Development.

- b) Subsequent Periods. Unless substantial construction has commenced and been diligently pursued after the initial six (6) year period on a minimum of four hundred (400) dwelling units (cumulative) within eight (8) years of the effective date hereof, six hundred (600) dwelling units (cumulative) within ten (10) years of the effective date hereof and eight hundred (800) dwelling units (cumulative) within twelve (12) years of the effective date hereof (the "Subsequent Periods"), the Department may decide to review and recommend modification of the provisions of this Planned Development in whole or in part. The Department's determination that the Planned Development ordinance must be reviewed shall be reflected in an application filed by the City for a Planned Development amendment, with the City being deemed the Applicant and providing such notice as may be required by law. Not less than thirty (30) days before filing any such application for amendment to the Planned Development, the Department shall provide the Applicant with a copy of the draft application for amendment.
- c) Unless substantial construction of the improvements contemplated within Subarea D has commenced within six (6) years following adoption of Residential-Business Planned Development Number 896, as amended by this Amendment and unless completion is thereafter diligently pursued, then this planned development shall expire as it relates to Subarea D and the zoning of Subarea D of the planned development shall automatically revert to Residential-Business Planned Development Number 896, as amended on September 5, 2007.
- d) Unless substantial construction of the improvements contemplated within Subareas B and D has commenced within six (6) years following adoption of Residential-Business Planned Development Number 896, as amended by this Amendment and unless completion is thereafter diligently pursued, then this planned development shall expire as it relates to Subarea D and the zoning of Subarea D of the planned development shall automatically revert to Residential-Business Planned Development Number 896, as amended, on October 11, 2017.

[Existing Zoning Boundary Map; Existing Land-Use Map; Right-of-Way Adjustment Map; Boundary and Property Line Map; Subarea Map; Subarea B -- Existing Land-Use Maps; Site/Landscape Plans; Roof Plans; Building Elevations; Landscape Plant Lists; Landscape Details; Subarea D -- Existing Land-Use Map; and Green Roof Plan referred to in these Plan of Development Statements printed on pages 33734 through 33766 of this Journal.]

Exhibit 12 and Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

#### Exhibit 12.

#### Energy Efficiency And Sustainable Development Features.

#### Site:

- -- Install environmentally responsible landscape of native plants;
- Encourage storm water percolation with green spaces;
- -- Orient buildings and window placement to maximize sunlight;
- -- Install (by City) permeable alleys; and
- -- Review (by City) of alternate water retention systems.

#### Efficiency:

- Install low-flow plumbing fixtures;
- Maximize amount of fluorescent light fixtures;
- Use fluorescent fixtures at all common light fixtures;
- Use photocells on exterior common light fixtures;
- -- Install double glazed windows;
- Install Energy Star appliances;
- -- Install ninety percent (90%) efficient furnaces;
- Install energy efficient hot water heaters;
- -- Locate hot water heater near the point of highest service, where possible;
- Insulate hot and cold water pipes within three (3) feet of the hot water heater;
- Install programmable thermostats;
- -- Train occupants on system use;
- -- Seal ductwork;
- -- Install reflective roofing;

- Caulk and seal all penetrations;
- -- Install ceiling fans to reduce use of air-conditioners;
- -- Advance framing to help reduce construction costs;
- -- Increase insulation and use of exterior air infiltration barrier;
- -- Install bathroom fans;
- -- Advance caulking for airtight drywall approach;
- -- Caulk or gasket drywall is used at electrical, plumbing or mechanical penetrations; and
- -- Install carpeting by tacking rather than using glue.

#### Indoor Environmental Quality:

- Use low-emitting paints, sealers, caulk, adhesives, carpets and composite wood products; and
- -- Low-VOC and low-toxic interior paints and finishes to reduce toxins.

#### Sustainable Features:

- Use carpet made from recycled materials;
- Use engineered composite lumber;
- Use recycled light-gauge interior steel framing, if possible;
- Use blown-in cellulose insulations;
- Use cement board siding on exterior;
- Use fly-ash concrete for foundations, if structurally possible;
- Water conserving toilets and faucets;
- -- Use of recycled plastic lumber or wood composite lumber for certain exterior uses;
- -- Use of engineered structural products, including laminated veneer lumber (LVL) wood l-beams and l-joists, and wood-roof and floor trusses (when lumber is used); and
- -- Green roofs.

#### Material And Resources:

-- Resource efficient design, including panelization of walls.

### Business Planned Development No. <u>896</u>.

#### **FINAL FOR PUBLICATION**

#### Exhibit 1.

#### Bulk Regulations And Data Table. (Page 1 of 2)

	Sub-area	Sub-area	Sub-area	Sub-area	Sub-area	Sub-area	Sub-area		
	Al	A2	A3	A4	A5	A6	В		
Gross Site Area (Square Feet)	-		-	-		-	-		
Net Site Area (Square Feet)	338,057	288,610	294.465	164,587	1,244,231	9.375	440,591		
Gross Site Acreage	-	•	-	-		-	-		
Net Site Acreage	8.2	<b>6</b> .6	6.8	3.8	29.0	1	10.6		
Maximum Percentage of Site Covered	Per site plan approval	Per site plan approval	Per sitc plan approvat	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval		
Maximum Floor Area Ratio	1.3	1.2	1.1	1.1	1.1	1.2	1.7		
Maximum Building Height * he	50% @ 35' 50% @ 45'	50% @ 35' 50% @ 45'	50% @ 35' 50% @ 45'	50% @ 35' 50% @ 45'	50% @ 35' 50% @ 45'	35'	68% @ 45' 32% @ 60'		
Minimum Setbacks	Front: 10' Side: d	Front: 10' Side: d Rear: 30'e	Front: 10' Side: d Rear: 30'e	Front: 10' Side: 4 Rear: 30'4	Front: 10' Side: d Rear: 30'e	Front: 10' Side: d Rear: 30'	Front: 2' Side: 2' Rear: 0'		
Planned Number of Dwelling Units	Rear: 30'e 241	208	176	93	867	6	441		
Maximum Number of Dwelling Units	238	218	184	107	910	6	510		
Minimum Number of Loading Berths	10,00 25,00	to 10,000 s.f. 1 to 25,000 s.f. 1 to 40,000 sf.	= onc 10' x 25' . = two 10' x 2: = two 10' x 50	loading berth 7 loading berth 7 loading berth	is S				
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								
	OPD-authorized additional reductions  Retail: One parking space shall be provided for every 400 s.f. of floor area in excess of 6,000 s.f.  Size: All spaces shall be 8' x 19' minimum								
	Parking requirements may be further reduced by the maximum amounts allowed under Section 17-13- 1101-D and under Section 17-10-0102-B for property within the required radius from transit (as may be extended upon presentation of documentation prior to building permit indicating that a street qualifies								
	for designation as a pedestrian street or will qualify pursuant to the Street Character Diagrams attached as Exhibit 11 and does or will follow the pedestrian street guidelines pursuant to Section 17-3-0500)								

Applicant:

LR ABLA LLC 1201 W Taylor / 1255 W Roosevelt / 1355 W Roosevelt / 1322 W Taylor

Address: Introduced: March 24, 2021 Plan Commission: July 15, 2021

las Exhibit 11 and does or will follow the pedestrian street guidelines pursuant to Section 17-3-0500)

Minimum setbacks and maximum site coverage shall be in accordance with the submitted site plans

a. Maximum Building Height refers to new development only. Existing Buildings with heights in excess of maximum shown are permitted. For
the purposes of this ordinance, building height shall be defined as per the City of Chicago Zoning Ordinance.

b. Sub-areas A1 through A3: no more than 50% of the total street frontage within the sub-area shall be constructed with buildings that exceed 35
feet in height and no building shall exceed 45 feet in height.

c. Sub-area B: no more than 32% of the total street frontage within the sub-area shall be constructed with buildings that exceed 45 feet in height
and no building shall exceed 60 feet in height.

d. 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 set-backs 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.

fronting on such street.
e. Sub-areas Al through A6: Minimum rear yard setback for townhouse shall be 2'0". The minimum separation between townhouses where the front or rear wall of one row of townhouses faces the front or rear wall of another row of townhouses shall be 22 feet.

Business Planned Development No. \_\_\_\_\_.

#### **FINAL FOR PUBLICATION**

#### Exhibit 1. Bulk Regulations And Data Table. (Page 2 of 2)

	Sub-area	Sub-arca	Sub-area	Sub-arca	Sub-area	Sub-area	Sub-area	Total	
	С	l D	E	į F	G	H	I		
Gross Site Arca (Square Feet)	-		-	-	-	-	-	7,172,226	
Net Site Area	102,572	187,508	158,736	1,186,462	33,744	158,729	35,087	4,642,754	
(Square Feet)	ļ						<u> </u>		
Gross Site Acreage	i			-	•	•		164,65	
Net Site Acreage	2.4	3.9	3.64	27.2	0.8	3.6	0.8	106.6	
Maximum	Per site	Per site	Per site	Per	Per	Per	Per site	-	
Percentage of Site	plan	plan	plan	Existing	Existing	Existing	plan	1	
Covered	approval	approval	approval			<u> </u>	approval	<u> </u>	
Maximum Floor	1.4	2.0	3,0	0.7	2.9	0.7	0.9	1,23h	
Area Ratio	45'	85'	55' north	Per	Рег	Per	35'	<del> </del>	
Maximum Building	45	85	of 15th St.	Existing	Existing	Existing	33	-	
Height * f	ļ	ţ	80' south	Existing	Exiguis	Existing	1		
	Ì	}	of 15th St.		ļ	ļ			
Minimum Setbacks	Front: 0'	Front: 0'	Front: 10'	Per	Per	Per	Front: 0'		
MINIMUM SCHARES	Side: 0'	Side: 0'	Side: 0'	Existing	Existing	Existing	Side: a	ļ	
	Rear: 8'	Rear: 8'	Rear 0'		2	Lintoning	Rear: 0'	l	
Planned Number of	67	155	260	330	116	126	0	3086	
Dwelling Units						<u> </u>	<u> </u>	{	
Maximum Number	71	186	312	330	116	126	27	3341	
of Dwelling Units		l	!			}		<u>}</u>	
Minimum Number				ie 10' x 25' lo					
of Loading Berths				x 25' loading					
				)' x 25' loadin					
				, x 20, foaqiuί					
Minimum Number							iwelling unit r		
of Parking Spaces h	<ul> <li>Residential parking may be provided off-site within six hundred (600) feet, with such distance</li> </ul>								
}	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								
	Retail: One parking space shall be provided for every 400 s.f. of floor area in excess of 6,000 s.f.								
}	Size: All spaces shall be 8' x 19' minimum								
<del>[</del>	Parking requirements may be further reduced by the maximum amounts allowed under Section 17-13-								
	1101-D and under Section 17-10-0102-B for property within the required radius from transit (as may be								
	extended upon presentation of documentation prior to building permit indicating that a street qualifies for								
t	designation as a pedestrian street or will qualify pursuant to the Street Character Diagrams attached as								
	Exhibit 11 and does or will follow the pedestrian street guidelines pursuant to Section 17-3-0500)								

f. Sub-area D: no more than 50% of the total street fromage within the sub-area shall be constructed with buildings that exceed 35 feet in height

Applicant:

LR ABLA LLC

Address:

1002 S Racine / 1257 W Roosevelt / 1357 W Roosevelt / 1322 W Taylor

Introduced:

March 24, 2021 Plan Commission: July 15, 2021

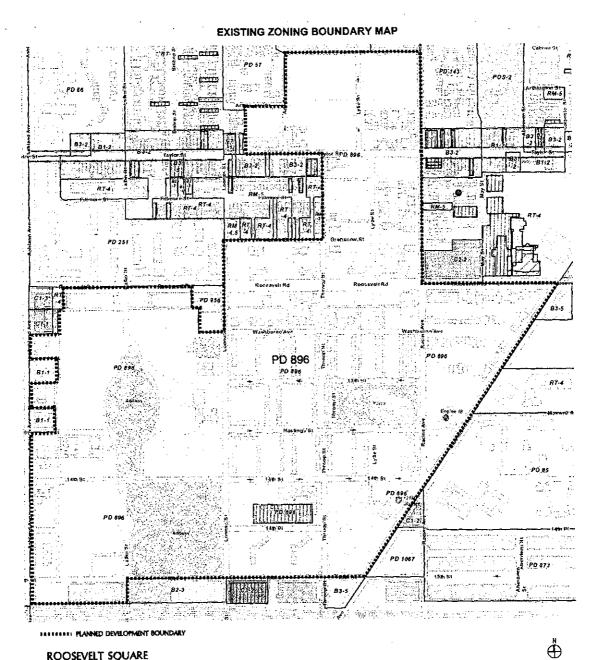
EAST\179067090.8

f. Sub-area D: no more than 50% of the total street frontage within the sub-area shall be constructed with buildings that exceed 35 feet in height.

g. The total number of units consists of 2,514 new units in Subareas A-E and 1 and 572 existing units in Subareas F, G and H. In no event shall the total number of new units on the Property exceed 2,514.

h. The new construction building approved by this 2017 Amendment shall have a minimum required automobile parking of .33 spaces per dwelling unit.

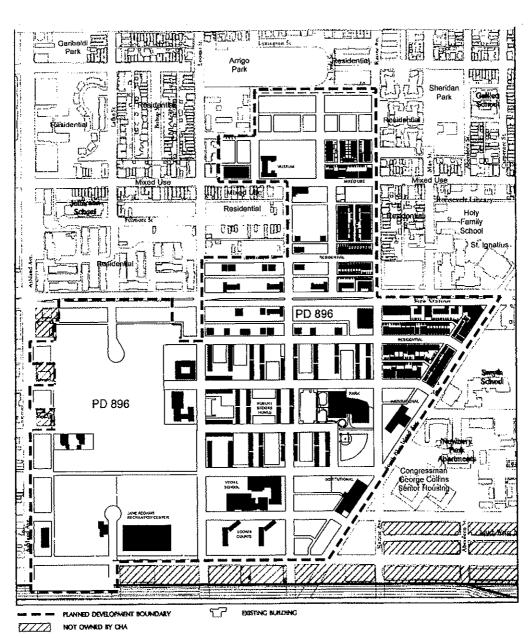
i. The parking requirements for the buildings proposed by this 2021 Amendment shall be as follows: 1257 W Roosevelt and 1357 W Roosevelt (Subarea B) - 40 spaces each; 1002 S Racine (Subarea D) - 33 spaces; 925 S Ada (Subarea D) - 37 spaces



#### ROOSEVELT SQUARE

**EXHIBIT 2** APPLICANT: LR ABLA LLC ADDRESS: 1002 S Racine/1257 W Rooseveit/1357 W Rooseveit/1322 W Taylor

Chicago, Illinois INTRODUCED: March 24,2021 PLAN COMMISSION: July 15, 2021

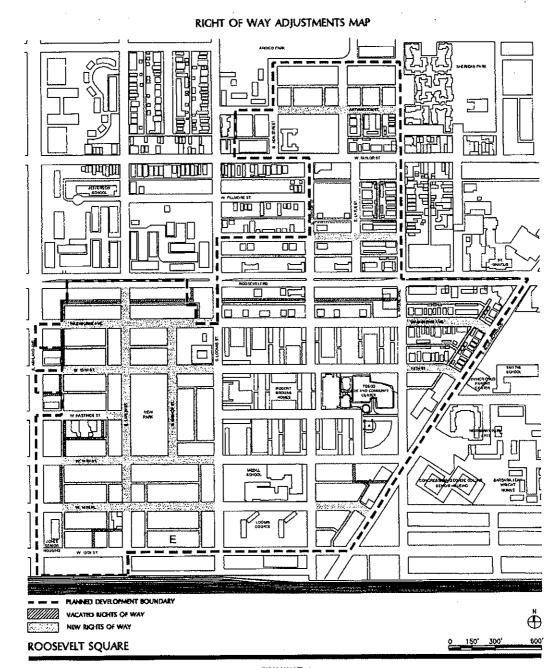


ROOSEVELT SQUARE

**EXISTING LAND USE** MAP

APPLICANT: LR ABLA LLC EXHIBIT 3
ADDRESS: 1002 S Racine/1257 W Roosevelt/1357 W Roosevelt/1322 W Taylor

Chicago, Illinois INTRODUCED: March 24,2021 PLAN COMMISSION: July 15, 2021



APPLICANT: LR ABLA LLC

EXHIBIT 4

ADDRESS: 1002 S Racine/1257 W Roosevelt/1357 W Roosevelt/1322 W Taylor

Chicago, Illinois INTRODUCED: March 24,2021

PLAN COMMISSION: July 15, 2021

# PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP 2 - MANNED DEVELOPMENT BOUNDARY EXISTING BUILDING TO REMAIN (MITHIN PO BOUNDARY) **ROOSEVELT SQUARE**

**EXHIBIT 5** 

APPLICANT: LR ABLA LLC ADDRESS: 1002 S Racine/1257 W Roosevelt/1357 W Roosevelt/1322 W Taylor

Chicago, Illinois

INTRODUCED: March 24,2021 PLAN COMMISSION: July 15, 2021

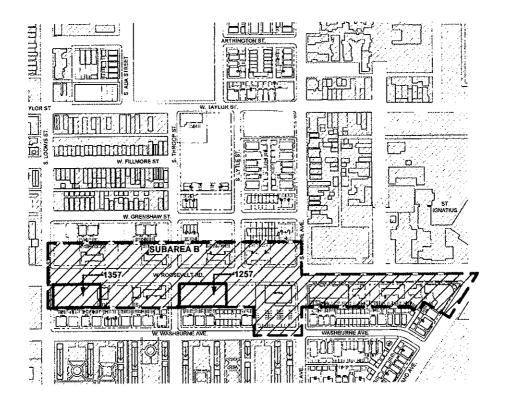
# SUB-AREA MAP 0000 No Noon **A5** .... SUB-AREA BOUNDARY **Å** EXISTING BUILDING TO REMAIN WITHIN PO BOUNDARY ROOSEVELT SQUARE

APPLICANT: LR ABLA LLC EXHIBIT 6
ADDRESS: 1002 S Racine/1257 W Roosevelt/1357 W Roosevelt/1322 W Taylor

Chicago, Illinois INTRODUCED: March 24,2021

PLAN COMMISSION: July 15, 2021

## SUBAREA B EXISTING LAND-USE MAP



SUB AREA

1" = N.T.S.

ROOSEVELT SQUARE - PHASE 3B

SUB-AREA B

APPLICANT:

ROOSEVELT SQUARE 3B LLC

ADDRESS:

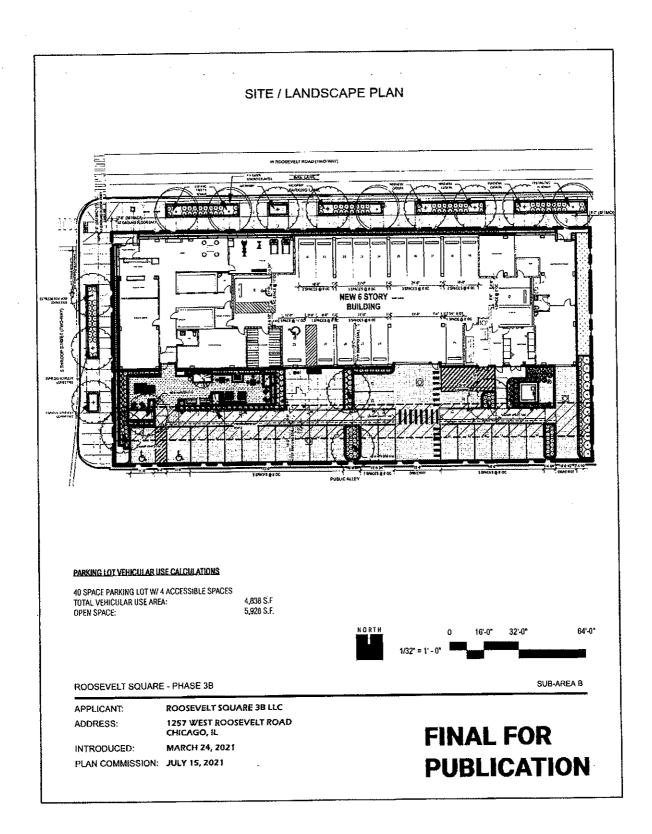
1257, 1357 WEST ROOSEVELT ROAD

CHICAGO, IL

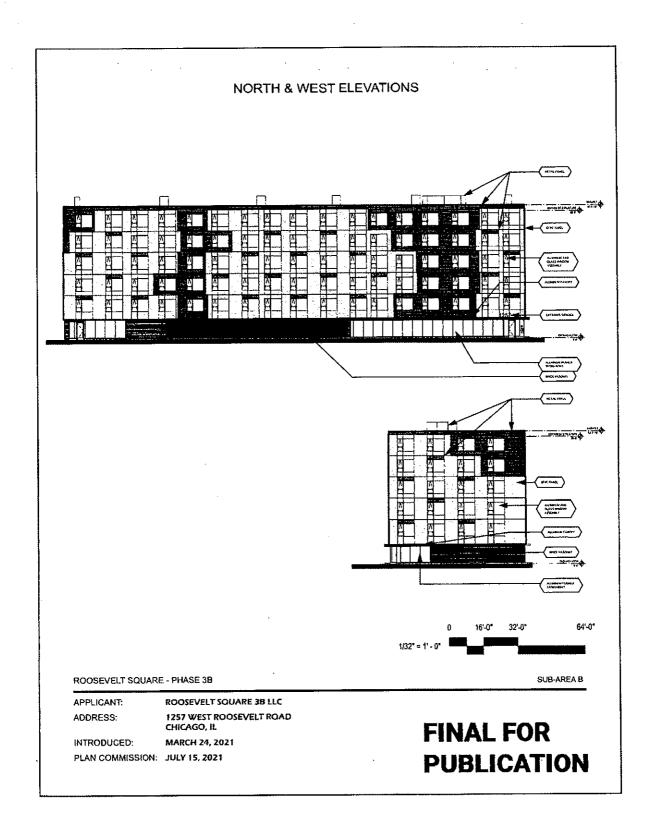
INTRODUÇED:

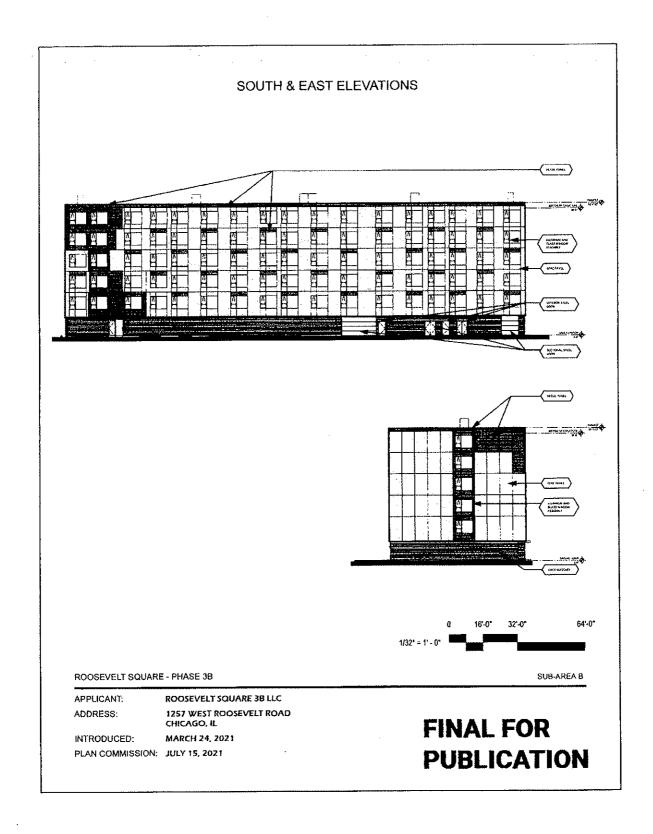
MARCH 24, 2021

PLAN COMMISSION: JULY 15, 2021 -



## **ROOF PLAN** NEW 6 STORY BUILDING NET ROOF AREA: 13,747 S.F 64'-0" ROOSEVELT SQUARE - PHASE 3B SUB-AREA B ROOSEVELT SQUARE 3B LLC APPLICANT: 1257 WEST ROOSEVELT ROAD ADDRESS: **FINAL FOR** CHICAGO, IL INTRODUCED: MARCH 24, 2021 **PUBLICATION** PLAN COMMISSION: JULY 15, 2021





#### LANDSCAPE PLANT LIST

#### PLANTING SCHEDULE

57 ROO	SEVELTI	PLANT SCHEDULE					CSDP 4 ! WORK!	
				T	T		NATIVEINATIVAR	
DE	QTY	SOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	(Y/N)	(T/S/F/G/B)
ADE T	IEES							
SP	3	Catelpa speciosa	Northern Cataloa	]8&8	4" cal, 7" CBH		Ý	Т
.oc	2	Cellis occidentelis	Hackborry	BAB	4" cel, 7" CBH		Y	Т
10.	3	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Yres	888	4" cal. 7" CSH		Y	Т
J.Bt	3	Quercus bicolor	Swamp White Oak	846	4" cal. 7" CBH	da tanuna	Y	įΥ
МО	2	Ulmus Morton Glossy	Triumph Ekm	889	4"cal, 7" CBH		1 Y	<u> </u>
NAME	TAL TRE	EŚ						
AN	1	Megnella x 'Ann'	Ann Megnolia	888	8' ht	multi-stern, low-branched	N	T
GL	4	Malus x adstringens 'Durleo'	Gladiator Crabapple	888	2.5° ¢al	single-stem, matching	, N	1
ERGRI	ENS							
EV	8	Taxus x media 'Everiow'	.Everlow Yew	cont	min, 16" w	24-30° o.c.	N.	S
ČÁ	1	Texus cuspidate 'Capitata'	Capitala Yew	B&B / cont	5'ht x 3'w	sheared pyramidal	N	S
	- <u>-</u> -		,	1		pregrown, preclipped hedge as	· · · · · · · · · · · · · · · · · · ·	:
IH.	29	Thuje occidentalis 'Smarage'	InstantHedge Emerald Green Arborvitae	40°L x 16°VY	5-6" ht waved hedse	supplied by instantifiedge.	} v	; 5
	23	instantHodge	Hedge	pox		remove box upon install	1	1
DS .	2	Thuja occidentalis 'Degroots Spire'	Degroots Spire Arborvitee	B&B / cont	(1) 4' ht, (1) 5' ht	single leader	V	8
US	<del></del>	muja occidentatis. Coglidata opire	. Degree of solvenso	1	(5) \$ M, (1) 6 M, (1)	401,000	<del>†</del>	
	_		a	868	8" ht.	single leader	į v	s
SM		Thuje occidentalis 'Smaragd'	Emerate Green Arborvitae	joon	10 110	.angle keese		·
RUUS		r			24" ht x 24" w	30° o.c.	T - Y	S
MO	46	Aronia melanocarpa 'Morton'	troquois Beauty Chokeberry	cont	24" M X 24" W	30° o.c.	<del>                                     </del>	5
.BC	38	Comus serices 'Bergason Compact'	Bergeson Compact Redosler Dogwood			74" o.c.	<del> </del>	- ŝ
.0	113	Dierville fonicere	Dwarf Bush-honeysuckle	cont	18" ht x 18" w	. 38° o c	<del>}</del>	8
.PE	28	Myrice pensylvanica	Northern Bayberry	cont	30" ht x 30" w	24" o.c.	<del>†</del>	s
AR	46	Rhus aromatica 'Gro-Low'	Grow Law Aromatic Surrec	cont	18" ht x 18" w	48" o.c	<del></del>	8
Н	11	Vibumum denlatum "Christom"	Blue Muffin Arrowwood Viburium	cont	36" ht x 36" w	49 0.0	<u> T</u>	1 3
		ASSES, PERENNIALS, & GROUNDCOVERS						
FO	17	Agasteche foeniculum 'Blue Fortune'	Blue Fortune Anise Hyssop	cont	quart	12° o.c.	Υ	<u> </u>
ÇE	76	Aillum cerruum	Nadding Wild Onion	conl	4" pot	B" o.c.	Y	F
SC .	49	Allium schoenoprasum Forescate	Forescate Chives	cont	4" pot	B' o.c.	Y	<u> </u>
ΧF	60	Calamagnostis acutifiora 'Karl Footster'	Kerl Foerster Feather Read Grass	coni	#1 cont	24° o.c.	N	G
NE	52	Calamintha nepeta ssp. nepeta	Lesser Calamint	cont	quart	12 0.6.	Y	
PS	48	Echinacea purpures 'Prairio Splandor'	Prairie Spiendor Purple Coneflower	cont	quart	12" o.c.	Y	F.
MY	18	Euphorbia myrsinites	Myrtle Spurge	cant	4" poi	B'o.c.	Ŋ	F
BV	172	Geranium mecrorrhizum 'Bovon's Variety'	Bevari's Sigroot Geranium	cont	quart	15" o.c.	N	<u> </u>
Ø	23	Usiris spicata 'Koboki'	Kobold Spike Gayfeather	cont	quart	12° o.c.	Y	<u> </u>
Į.FI	29	Monarda fistulosa	Wild Bergamot	canl	quart	12" o.c.	Y	F
AU	327	Sesierie sulumnelis	Autumn Moor Gress	cont	quart	12" o.c.	N	f
NO	17	Symphyotrichum novae-englise "Purple Dome"	Purple Dame Aster	cont	quert	12° o.c.	Y	. F
,TE	89	Waldsteinia lemate	Barren Strawberry	cell	2 5° pat	12" o.c.	Υ	F
LBS								
GL	105	Allium 'Globamaster'	Globernaster Alium	bulb	20 cm +	1 per SF; plant in drifts	N	
LÜ	234	Chlonodoxe (uclilee	Glery of the Snow	bulb	5 cm +	6-9 per SF: plant in drifts	N	<u> </u>
EL	208	Galanthus elwesii	Snowdrop	butb	7 cm +	6-9 per SF; plant in drifts	N	i
30	274	Nerclasus 3D Blend	3D Blend Daffodil	buto	18 cm +	3-4 per SF; plent in diffts	N	

ROOSEVELT SQUARE - PHASE 3B

SUB-AREA B

APPLICANT:

ROOSEVELT SQUARE 3B LLC

ADDRESS:

1257 WEST ROOSEVELT ROAD

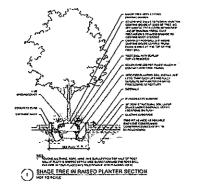
CHICAGO, IL

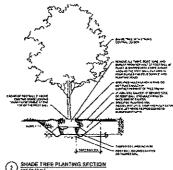
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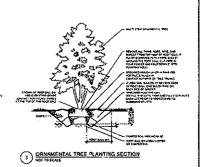
MARCH 24, 2021

PLAN COMMISSION: JULY 15, 2021

#### LANDSCAPE DETAILS



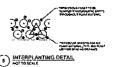












#### ROOSEVELT SQUARE - PHASE 3B

SUB-AREA B

APPLICANT:

ROOSEVELT SQUARE 3B LLC

ADDRESS:

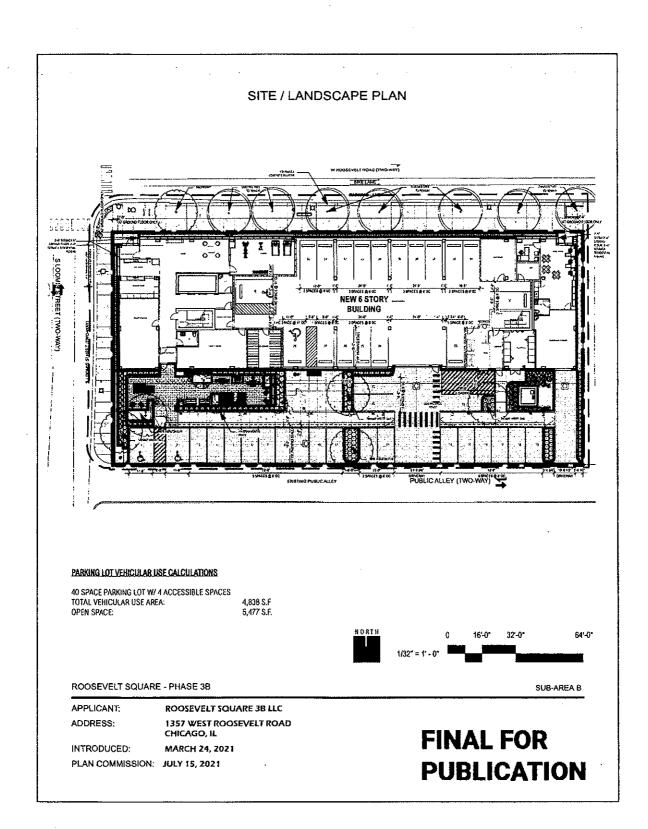
1257 WEST ROOSEVELT ROAD

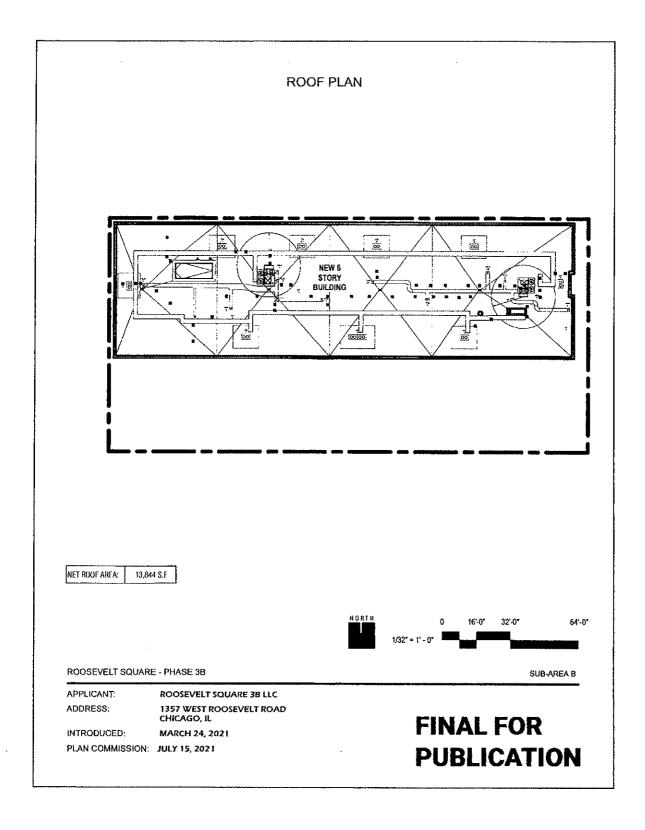
CHICAGO, IL

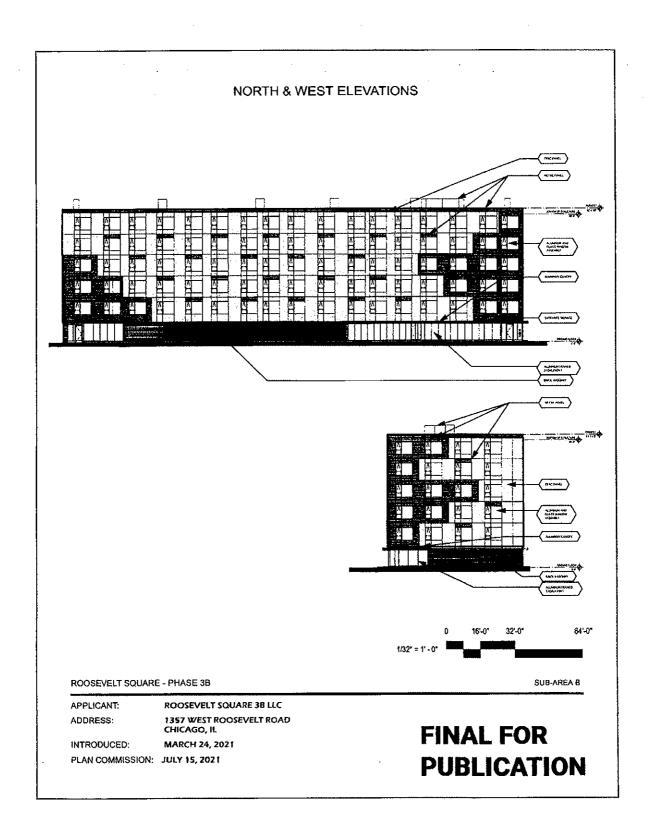
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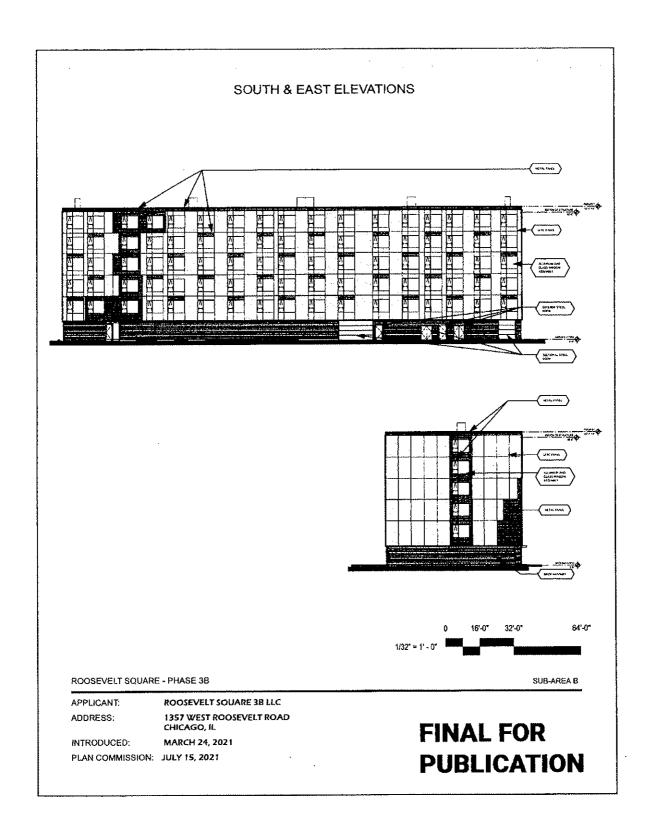
MARCH 24, 2021

PLAN COMMISSION: JULY 15, 2021









#### LANDSCAPE PLANT LIST

#### PLANTING SCHEDULE

57 ROOS	SEVELT	PLANT SCHEDULE					CSOP 4.1 WORKI	
-	aty	SOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	NATIVE/NATIVAR (Y/N)	PLANT TYPE (TIS/F/G/8)
ADE TR							<del></del>	
OC !	1	Celtis occidentelis	Hackberry	B&8	4"cal, 7" C8H	1	Y	Ť
BI	3	Quercus bicalor	Swamp White Oak	888	4" cal. 7" C9H		Y	Ŧ
MO		Ulmus Morton Glossy'	Tilumoh Sim	B&8	4° cal. 7' CBH		Y	Ť
	TAL TRI		3111011011	.,	*****			
AN	TIPE ICO	Megnofie x 'Ann'	Ann Magnolia	888	6' N	multi-stem, law-branched	N N	r
GL.	4	Melus x adstringens Durier	Gladiotor Crabappie	888	2.5° cal	single-slem, malching	N	T
ERGRE		William x administration Dates	озасност стаоврря	1245	12.0 COM		<del>/</del>	<del></del>
			-15 3 V	1	min. 181 w	24-30° o.c.	N N	S
EV	8 .	Texus x media 'Everlow'	Everlow Yew	BAB / cont	5' ht x 3' w	sheared pyremidal	N N	Š
cá l		Faxus cuspidata 'Capitata'	Capitala Yew	RPR / COLK	3 M X 3 W		- N	
254	29	Thuje occidentalis 'Smaragd' instantHedge	instantifiedge Emerald Green Arborvitae Hodge	40°L x 16°W	5-6" hi waved hedge	prograwn, precipped hedge as supplied by instantifedge, remove box upon install	Y	s
ōs [	2	Thuja occidentalia 'Degroots Spire'	Degrants Spire Arborvites	B&B / cont	(1) 4' ht, (1) 5' ht (5) 5' ht, (1) 6' ht, (1)		., Y	ss_
SM i	7	Thuje occidentalis "Smaragd"	Emerald Green Arbonvitae	888	8' M.	singlo leader	Y	<u> </u>
RUBS								
MO .	45	Aronia melanocerpe 'Morton'	Iroquois Boauty Cnokoberry	cont	24"hl x 24" w	30" o.c.	Y	5
BC:	38	Comus serices 'Bergeson Compact'	Bergeson Compact Redosier Dogwood	cont	24" ht # 24" w	,30° o.c.	) Y	5
0	38	Diervilla lonicere	Dwarf Bush-honeysucklo	cont	18" ht x 18" w	24 o.c.	Y	S
PE :	28	Myrice pensylvenice	Northern Bayberry	cont	30" ht x 30" w	.36° o.c.	Ÿ	5
AR .	46	Rhus erometice 'Gro-Low'	Grow Low Aromatic Sumao	COCI	18" N K 18" W	24° o.c.	Y	5
MAMEN	ITAL GR	ASSES, PERENMALS, & GROUNDCOVERS						
.FQ	17	Agesteche foeniculum 'Slue Fortune'	Bitue Fortune Anise Hyssog	cont	ovari	12 o.c.	Y	-
CE	76	Allium camuum	Nodding Wild Onlon	cont	4" pol	18" o.c.	Y	F
sc i	49	Allium schoenoprasum Forescale	Forescate Chives	cont	4 501	6" o.c.	Y """	F
KF		Calemagrastia acutiflora 'Kar' Foerster'	Kert Foerster Foather Rood Grass	cont	#1 cont	:24" o.c.	N	G
NE I	52	Celeminthe nepete ssp. nepote	Lesser Calamirs	cont	quart	12" o.c.	Y	F
PS	48	Echinacea purpurea 'Prairio Splendor'	Prairie Splender Purple Coneflower	cont	quart	12° o.c.	Y	F
MY	18	Euphorbia myrsinites	Myrlie Spurge	cont	4* pot	B*o.c.	N	. F
8V	172	Geranium mecromhizum 'Bevan's Variety'	Bevan's Bigroot Geranium	cont	guart	15° a.c	N	F
0	23	Listris spicete "Kobold"	Kobold Spike Gayfeather	cont	quart	12" o.c	Y	F
FI	29	Monerde fistulose	Wild Bergamol	coni	quart	12° o.c.	Υ Υ	F
AU	275	Sesteria automosiis	Autumn Moor Grass	cont	guart	12° o.c	N.	F
NO	17	Symphyotrichum novee-englise "Purple Dome"	Purple Dome Asier	cont	quert	12° o.c.		F
JE.	89	Waldsteinia ternata	Barron Strawberry	Cell	2.5° pot	12" o.c	<del>                                     </del>	F
LBG	- 03	Trachesting dicing	Carron Strawoon)	- IX-ED	12.7 101	1	<del></del>	<del></del>
			In a second	K. st	20 cm +	1 per SF; plent in drifts	l n	T
GL.	105	Allium 'Globernaster'	Globernester Allium	bulb	20 cm +	6-9 per SF; plant in drifts	- n -	
LU .	274	Chionodoxa lucillae	Glory of the Snow	bulb		6-9 per SF; plant in drifts	<del></del>	+
EL	208 274	Galanthus elwessi Narcissus '30' Bland	Snowdrop 3D Blend Daffodii	bulb	7 cm +	3-4 per SF; plant in drifts	<del></del>	<del></del>
.30								

ROOSEVELT SQUARE - PHASE 3B

SUB-AREA 8

APPLICANT:

ROOSEVELT SQUARE 3B LLC

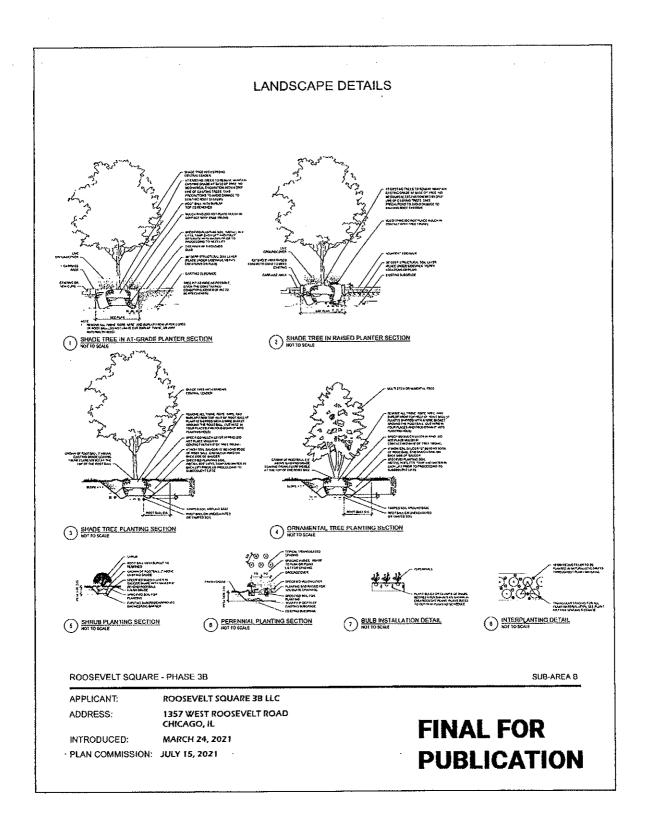
ADDRESS:

1357 WEST ROOSEVELT ROAD

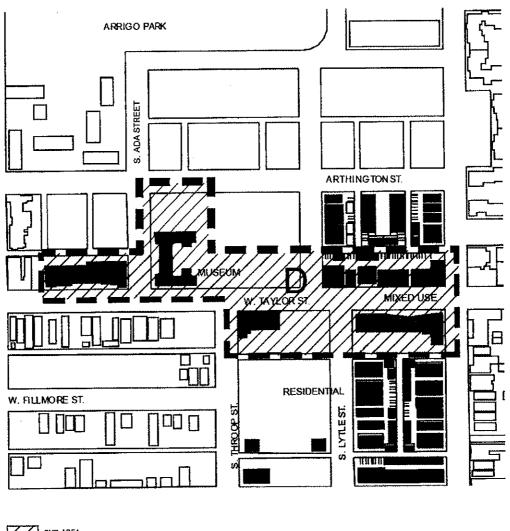
CHICAGO, IL

INTRODUCED: MARCH 24, 2021

PLAN COMMISSION: JULY 15, 2021



#### SUBAREA D EXISTING LAND-USE MAP



SUB-AREA

EXISTING BUILDING TO REMAIN WITHIN PD BOUNDARY

**ROOSEVELT SQUARE - PHASE 3B** 

APPLICANT: Roosevelt Square 3B LLC

ADDRESS: 1002 S. Racine Ave Chicago, IL

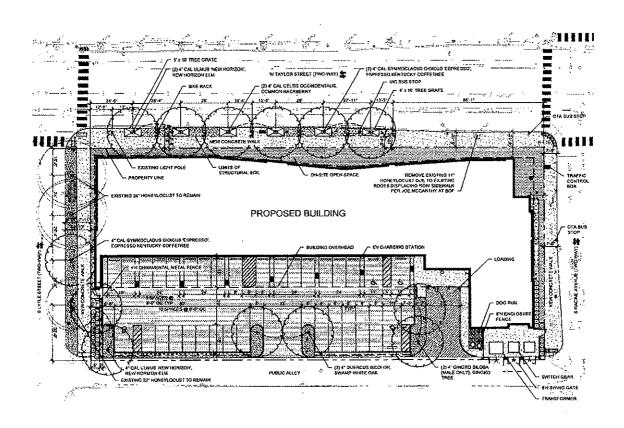
INTRODUCED: March 24, 2021 PLAN COMMISSION: July 15, 2021

SCALE 1"= NTS

SUB-AREA D

**(** 

#### SITE / LANDSCAPE PLAN



PARKING LOT VEHICULAR USE AREA CALCULATIONS
33 SPACE PARKING LOT W/4 A CCESSIBLE SPACES
TOTAL VEHICULAR USE AREA:
REQUIRED INTERNAL LANDSCAPED AREA:
7.5% ACTUAL LANDSCAPED AREA:

7.5% x 6,995 = 525 SF

REQUIRED INTERNAL TREE PLANTING: ACTUAL TREE PLANTING:

525/125 = 5



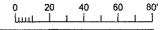


SUB-AREA D

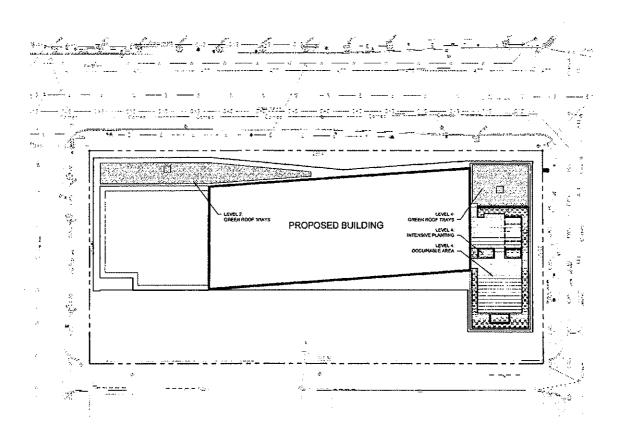
#### **ROOSEVELT SQUARE - PHASE 3B**

APPLICANT: Roosevelt Square 3B LLC ADDRESS: 1002 S. Racine Ave Chicago, IL

INTRODUCED: March 24, 2021 PLAN COMMISSION: July 15, 2021



#### **GREEN ROOF PLAN**



	NET ROOF AREA	17,525 SF
	GREEN ROOF AREA	2,062 SF
8265	INTENSIVE PLANTING AREA	854 SF
	OCCUPIABLE AREA	1,462 SF
	COMBINED GREEN ROOF COVERAGE	17%

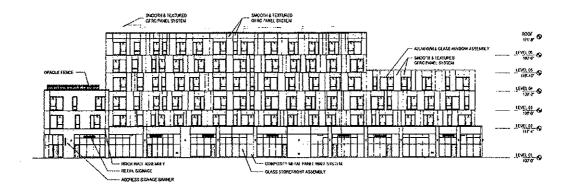


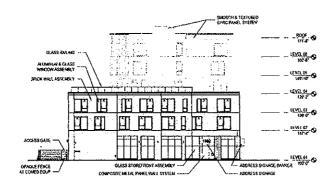
**ROOSEVELT SQUARE - PHASE 3B** 

APPLICANT: Roosevelt Square 3B LLC ADDRESS: 1002 S. Racine Ave Chicago, IL

INTRODUCED: March 24, 2021 PLAN COMMISSION: July 15, 2021

#### **NORTH & EAST ELEVATIONS**





ROOSEVELT SQUARE - PHASE 3B

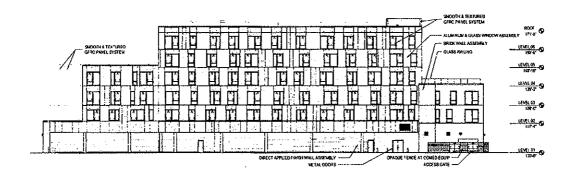
APPLICANT: Roosevelt Square 38 LLC ADDRESS: 1002 S. Racine Ave Chicago, IL

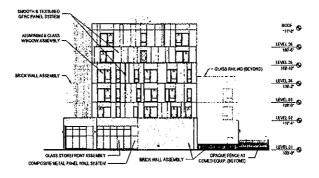
INTRODUCED: March 24, 2021
- PLAN COMMISSION: July 15, 2021

FINAL FOR PUBLICATION

SUB-AREA D

#### **SOUTH & WEST ELEVATIONS**





SCALE; 1" = 40'-0"

SUB-AREA D

#### **ROOSEVELT SQUARE - PHASE 3B**

APPLICANT: Roosevelt Square 3B LLC ADDRESS: 1002 S. Racine Ave

Chicago, IL

INTRODUCED: March 24, 2021 PLAN COMMISSION: July 15, 2021

#### LANDSCAPE PLANT LIST

#### PLANT SCHEDULE - GROUND FLOOR

DOE (C					1	1	CSDP CREDIT 4 1	CSOP CREON 4 1
	⊋IΥ	BOTANCAL WAVE	COMMON NAME	ROOT	SIZE	REMARKS	NATIVE MATIVAR (YAI):	PLANT TYPE (T/S/F/G)
	ES PA	RXWAY						
OC .	2	Cetts occidentates	Common Reckberry	848	A" cal	matching heads	Y	· *
ES	3	Gymnociadus dioicus (Espresso)	Espressa Kereucky Cellee Tree	880	4" cai	matching heads	Y	; ,
NH	. 2	Ulmus New Horuson'	New Horizon Firm	SAR	4" ( AL	matching heads	Y	7
ADE TRE							<b>"</b>	
Bi .	2	Girkgo bisba	Grikgo	888	2 cal	matching heads, male only	N	Ť
1.81	. 2	Querous books	Swamp White Cak	988	4" cal	.matching heads	- <del>Y</del>	7
RH	2	Olmus New Honzon'	New Horston Elm	869	4" e și	matching heads	Υ	
RUOS							7	
D.R.C	17	Comus sericea 'Bergeson Compact'	Bergason Compact Redosier Cogwood	tant	24" IC 1 24" W	30° a.c.	Y	5
ω,	25	Dienvilla lonicera	Owarf Bush honeysuckle	COPT	18" ht a 16" W	30° o.c.	Y	5
INAMENTA	AL GRA	SSES. PERENNALS, & GROUNDCOVERS					1	
FO :	. 7	Agasfache foericulum 'Blue Fortune'	Blue Fortune Anise Hyssop	joal	¥1 cont	18° o.c.	Y	,
CE	44	Allorn cernuum	Noddrig YVId Onton	pol	#1 cont	'8" o.c.	Y	. ,
SD :	56	Allum 'Symmer Beauty'	Summer Beauty Album	pal	#1 cont	12°00	Y	F
HE	62	Calemittha nepela ssp. nepela	Lesser Calamine	pot	#1 con	15° o c.	N	· · · · · · · · · · · · · · · · · · ·
RO	18	Carex rosea	Rosy Sedge	pot	at Lond	12" o c.	Y	. G
Pi ;	31	Ceretostigma plumbayinovies	Ptembage	pet	if pot	15° o.c.	11	·(
PG NF	(3	Echinacea purpurea Prairie Spiendor	Prairie Splendor Furple Coneflower	pot	#1 cont	12°0¢	Y	F
	79	Geranium macromhizum Bevan's Vanety	Bevan's Bigroot Geranium	pot	#1 cont	12° o c.	14	
AU .	12	Heuchera 'Ausuma Bride'	Autumn Bride Heuchere	pot	#1 cont	17 00	Y	į F
FI	13	Monerdo Nstukisa	VVid Bergemot	001	I#1 cont	12° a c	Y	F
SH	12	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	tonl	#1 cont	24° o.c.	Y	6
AU ,	163	Seseria automatăs	Autumn Moor Grass	GOT	#1 cont	15° o c.	Ņ	6
KA	31	Sedum Ramischaticum	Russian Stonecrop	pot	ff pot	:0°0 c	R	j
HE	13	Sporoboius heterolepis	Prazie Oropseed	C OOI	#1 cork	i24" o c	} Y	
NO D	7	Symphyolnichum novae angliee Purple Dome	Purple Dome Aster	pot	#I cont	12'04	Y	F

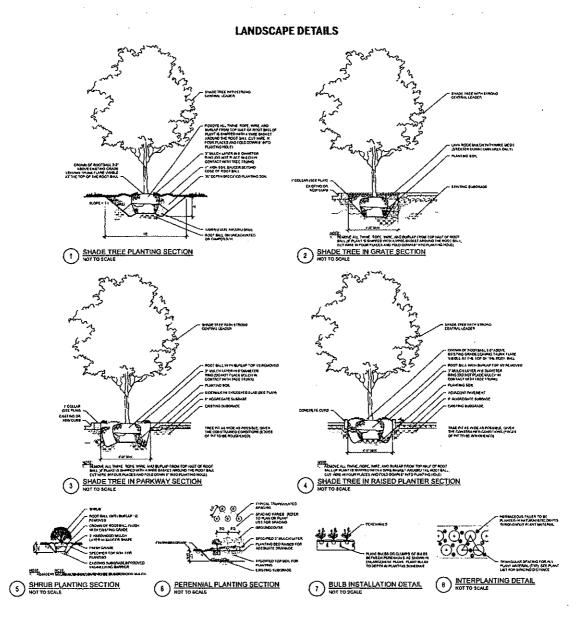
NOTE: THE PRELIMINARY PLANT LIST MAY BE REVISED AS THE PROJECT DEVELOPS, NOT ALL PLANTS MAY BE USED AND ADDITIONAL PLANTS MAY BE ADDED AS THE DESIGN DEVELOPS

**ROOSEVELT SQUARE - PHASE 3B** 

APPLICANT: Roosevelt Square 3B LLC ADDRESS: 1002 S. Racine Ave

Chicago, IL.

INTRODUCED: March 24, 2021 PLAN COMMISSION: July 15, 2021 SU8-AREA D



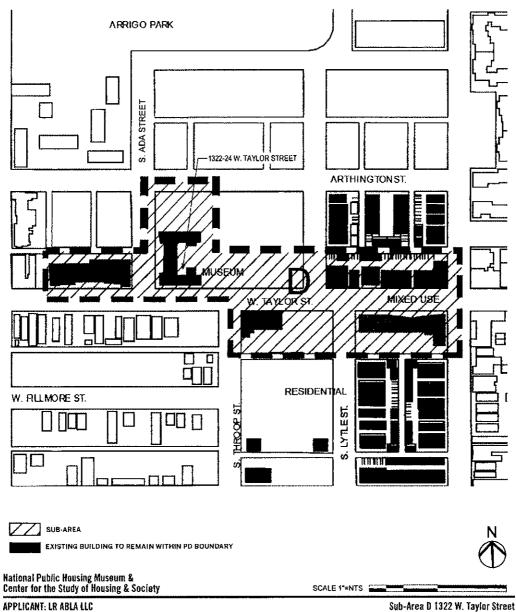
#### **ROOSEVELT SQUARE - PHASE 3B**

APPLICANT: Roosevelt Square 3B LLC ADDRESS: 1002 S. Racine Ave

Chicago, IL

INTRODUCED: March 24, 2021 PLAN COMMISSION: July 15, 2021 SUB-AREA D

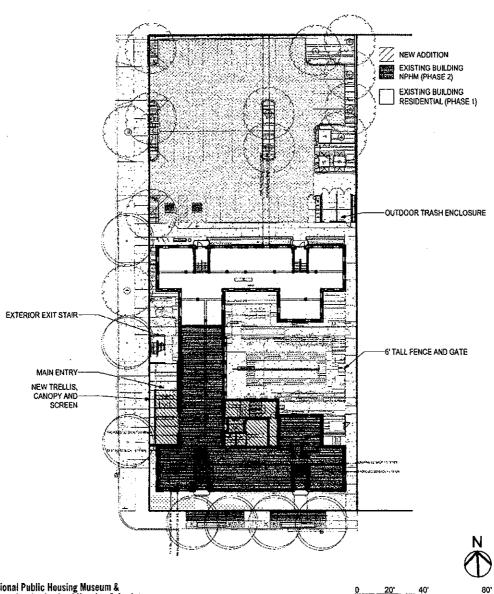
#### **EXISTING LAND-USE MAP**



APPLICANT: LR ABLA LLC ADDRESS: 1002 S Racine/ 1257 W Roosevelt/ 1322 W Taylor Chicago, Illinois

INTRODUCED: March 24, 2021 PLAN COMMISSION: July 15, 2021

#### SITE / LANDSCAPE PLAN



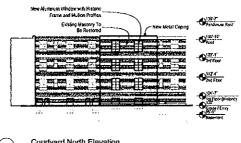
National Public Housing Museum & Center for the Study of Housing & Society

APPLICANT: LR ABLA LLC
ADDRESS: 1002 S Racine/ 1257 W Roosevelt/ 1322 W Taylor Chicago, Illinois

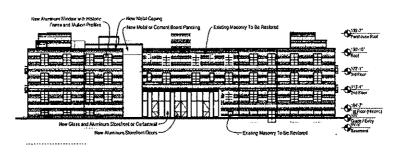
INTRODUCEO: March 24, 2021 PLAN COMMISSION: July 15, 2021

Sub-Area D 1322 W. Taylor Street

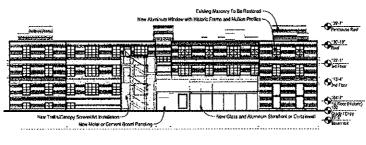
#### EAST, WEST, & COURTYARD NORTH ELEVATIONS



Courtyard North Elevation







1 West Elevation
SCALE: 1/32' = 1'-0'

National Public Housing Museum & Center for the Study of Housing & Society

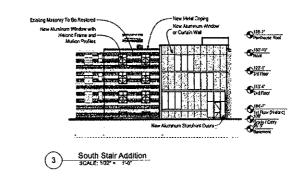
APPLICANT: LR ABLA LLC
ADDRESS: 1002 S Racine/ 1257 W Roosevelt/ 1322 W Taylor Chicago, Illinois

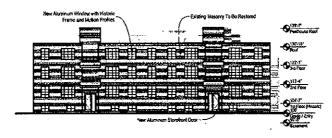
INTRODUCED: March 24, 2021 PLAN COMMISSION: July 15, 2021

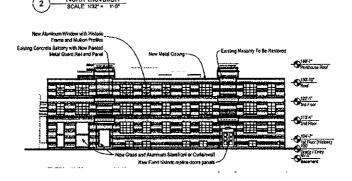


Sub-Area O 1322 W. Taylor Street

#### NORTH, SOUTH, & COURTYARD SOUTH ELEVATIONS



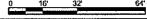




National Public Housing Museum & Center for the Study of Housing & Society

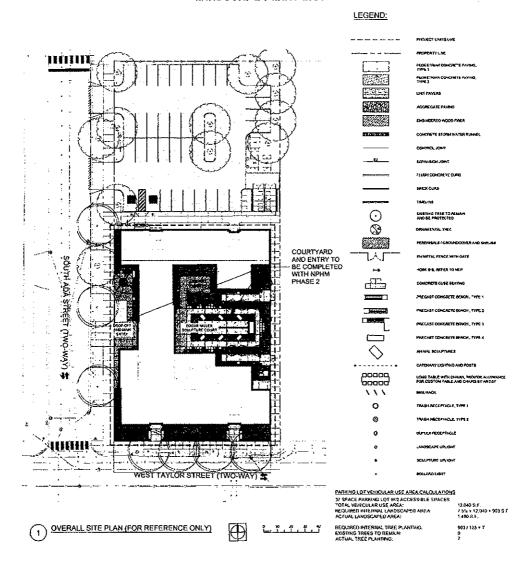
APPLICANT: LR ABLA LLC ADDRESS: 1002 S Racine/ 1257 W Roosevelt/ 1322 W Taylor Chicago, Illinois

INTRODUCED: March 24, 2021 PLAN COMMISSION: July 15, 2021



Sub-Area D 1322 W. Taylor Street

#### LANDSCAPE PLANT LIST



National Public Housing Museum & Center for the Study of Housing & Society

APPLICANT: LR ABLA LLC ADDRESS: 1002 S Racine/ 1257 W Roosevelt/ 1322 W Taylor Chicago, Illinois

INTRODUCED: March 24, 2021 PLAN COMMISSION: July 15, 2021 Sub-Area D 1322 W. Taylor Street

FINAL FOR PUBLICATION

#### LANDSCAPE PLANT LIST

## PRELIMINARY PLANT SCHEDULE:

CODE	[	BOTANICAL NAME	COMMON NAME
ORNAME	NTAL TRE		
AM GF	3	Amelanchier canadensis 'Gienn Form'	Rainbow Pillar Serviceberry
AMGR	1	Amelanchier x grandiflora 'Autumn Britisance'	Autumn Britiance Serviceborry
			· · · · · · · · · · · · · · · · · · ·
CE.CA	2	Cercis canadensis	Easiern Reribud
HE.M	ī	Heotacodium miconoides	Seven Son Flower
MAJA	<del></del>	Magnola 'Jane'	Jano Magnolia
RHITY	8	Rhus lyphina (multi-slem tree form)	Stephorn Sumac (multi-stem tree form)
SHRUBS		Peres (yarana (mad-steen also (dini)	Sagram Suitac (mole-stern tree form)
AR.ME	,	Table 1 to 10 to 1	Black Chokeberry
CO.BC	<del> </del>	Aronia metanocarpa Iroquols Beauty  Cornus sericea Bergeson Compact	
DIRI		Olervilla rivularis "SMNDRSF"	Bergeson Compact Red-osler Dogwood Kodiak Black Olervilla
FOM	····	Forsythia x 'Mindor'	Show-off Forsythia
HYAR		Hydrangea arborescens 'Abetwo'	Incredital Hydrangea
IY.PA			
IT MO		Hydranges paniculata 'SMHPLOF'	Little Quickfire Hydrangea
		itea virginica 'Morlon'	Scarlet Beauty Itea
IT,VI	<u> </u>	itea virginica 'Sprich'	Little Henry itea
JU.PR		Juniperus horizontais 'Hughes'	Hughes Juniper
MY.PE		Myrica pensytvanica	Northern Bayborry
PHOP		Physocarpus opulifolius 'Diablo'	Diable Nneberk
PHLO	,	Physocarpus opuifolus 'Donna May'	Little Devil Ninebork
RO.NW	: 	Rosa x 'Nearly Wild'	Nearly Wild Rose
RO,CO	<u> </u>	Rose x 'Noala'	Coral Flower Carpet Rose
SP.VA		Spiraea × vanhouttei	Vanhoutte Spirea
SY.VU	Ĺ	Syringa vulgaris 'Charles Joly'	Charles Joly Litac
TACU		Taxus cuspidata 'Emerald Spreader'	Emerald Spreader Yew
TAME	Ĺ	Taxus x media 'Densiformis' (cubed hedge form)	Dense Yew (cubed hedge form)
(AEV		Yaxus x media 'Everiow'	Everlow Yew
VI.CE :		Viburnum dentatum 'Christom'	Blue Muffin Viburnum
VIJU .		T	Judd Viburgum
71.00		Viburnum x Juddil	2000 Alberteru
WEFL		Welgera florida 'Fine Wine'	Fine Wine Weigela
WEFL	MTAL GR		
WEFL	NTAL GR	Welgora florida 'Fine Wine' ASSES, PERENNIALS, AND GROUNDCOVER	Fino Wine Weigola
WEFL ORNAMEI ALSB	NTAL GR	Weiger florida 'Fine Wine' ASSES, PERENNIALS, AND GROUNDCOVER [Attium Summer Beauty	Fine Wine Weigels  Summer Beauty Allium
WEFL ORNAMEI ALSB	MAI, GR	Welgola florida 'Fine Wine' ASSES, PERENNIA S, AND GROUNDCOVER Alium Summor Beauty Alium Hunborgii 'Ozawa'	Fino Wine Weigola Summer Beauty Allium Ozwwo Allium
WEFL ORNAME ALSB ALTH	NTA), GR	Welgela florida "Fine Wilno" ASSES, PERENNIN S, AND GROUNDCOVER Allium: Summer Beauty Allium thunbergi "Ozawa" Agastache "Bixe Fortune"	Fino Wino Weigola  Summer Beauty Allium  Ozawo Allium  Ania e Hyssop
WE FL ORNAME ALSB ALTH AGBF ANTO	MTAI, GR	Weigea fiorida Fine Wine:  ASSIS-PERENNIN S, AND GROLIMOCOVER  ASSIS-STATEMENT SEARCY  Aliam Summer Beauty  Aliam Authorgi Ozawa'  Agastache 'Blue Fortune'  Anemore tomentosa 'Robustiss'ma'	Fino Who Weigola  Summer Beauty Allum  Ozawa Allum  Arisa Hyssop  Japaness Anomone
WEFL ORNAME ALSB ALTH AGBF ANTO CAAC	ntal Gr	Weigea ficrida 'Fine Wine' SSES, PERENNIN S, AND GROUNDOOVER Alium' Summor Beauty Alium dumborgi 'Ozawa' Agastache 'Blue Fortune' Anemone tomentosa 'Robustiss'ma' Calamagosale x soutiflora 'Karl Foerster'	Fino Wino Weigola  Summer Beauty Allium Ozawe Allium Arise Hyssop Japaneso Anomone Karl Foeriter Feather Reed Grass
WEFL ORNAME ALSS ALTH AGBF ANTO CAAC CANE	MTA), GR	Weigea ficida Fine Wife' ASSES, PERENNIN S, AND GROLINDOOVER Allium Suumer Beauty Allium Munbergi Ozawa' Agastache Blee Forfune' Anemone tomentosa Robustiss/ma' Calamagicatis x acutifiora /karl Foerster' Calamantan popula spo, nopea	Fine Wine Weigels  Summer Beauty Allum Ozews Allum Arise Hyssen Japanese Anemone Karl Foester Feather Reed Grass Leeser Calamint
WEFL ORNAME ALSS ALTH AGBF ANTO CAMC CAME CAAL	MAJ. GR	Wetgola florida Fine Wine:  SSES, PERENNIN S., AND GROLINDOOVER Alium Summer Beauty: Alium dumbergs "Ozawa". Agastache "Bixe Fortune" Agastache "Bixe Fortune" Agastache "Bixe Fortune" Calamagroate x soutiffora "Karl Foerster" Calamarina nopeta sep, nopeta Carax aducans	Fine Wine Weigels  Summer Beauty Allium Ozawe Allium Ania Hyssen Japaness Anemone Karl Foershir Feather Reed Grass Lessor Calamint White-trayed Sedge
WEFL ORNAME ALSB ALTH AG.BF ANTO CAAC CANE CAAL CARO	MAJ. GR	Welgea ficida Fine Wife' ASSES, PERENNIA S, AND GROUNDCOVER Allium Surumer Beauty Allium dhunbergi Ozawa' Agastache She Forfune' Anexone (omentosa Robustiss-ima' Calamagroate x soutiflore 'Karl Foerster'	Fine Wine Weigels  Summer Beauty Alkum Ozawa Alkum Anisa Hyssep Japanese Anemone Kari Foestar Feather Reed Grass Lessor Calamint White-inged Sedge Rosy Sedge
WEFL ORNAME AL.SB AL.TH AG.BF AN.TO CA.AC CA.NE CA.AL CA.RO CO.MO	NTA), GR	Welgea fiorida Fine Wine: ASSPS, PERENNIN S, AND GROLINDCOVER Allium Suumen Beauty Allium Munbergi Ozawa' Agastache "Bue Forium" Anemone tomentosa Robustissina' Calamagiosis x soutiflore "Karl Foerster" Calamagiosis x soutiflore "Karl Foerster" Calamanta peopla sou nepeta Carex abicans Carex abicans	Fine Wine Weigels  Summer Beauty Allum Ozawo Allum Arisa Hyssep Japaness Anemone Karl Foerster Feather Reed Grass Lessor Callamin White-Linged Sedge Rosy Bedge Woonbearm Coreopsis
WEFL ORNAME ALSB ALTH AGBF ANTO CANC CANE CARO COMO DE CA	NTA), GR	Weigiva ficida Fine Wine' ASSES, PERENNIA S, AND GRODNOCOVER Allium Surumor Beauty Allium diumborge Ozawa' Agastache Bive Forfune' Anemone (omentose Robustissima' Calamagorate s acutiflore 'Karl Foerster' Calamaritha nopota sep, napeta Carox adicane Coreopeis Monoberm' Deschampaje caespitione 'Goldlau'	Fina Wino Weigala  Summer Besuty Allum Ozawa Allum Antia Hysson Japanese Anemone Japanese Anemone Karl Foerish Feather Reed Grass Lessor Catamint White-tripped Sedge Rosy Bedge Moonbeam Coreopsis Tuthod Grass
WEFL ORNAME ALSB ALTH AGBF ANTO CAAC CANE CCANE CCARO CO MO DE.CA EC.PU	NTAL GR	Weigea ficida Fine Wine' ASSES, PERENNIN S, AND GROTIMOCOVER Allium Summor Beauty Allium Munborgi Ozawa' Agastache Bise Forfune' Anemone tomentosa Robustiss/ma' Calamagicatis x soutiflora 'Kerl Foerster' Calamatina nopeta sp. respeta Carex ablicans Corecpsis Monibeam' Deschampate caespitica e 'Goldtau' Echinacea purpune 'Prairis Spiendor'	Fine Wine Weigels  Summer Beauty Allum Ozews Allum Arise Hyssen Japeness Anemone Karl Foerster Feather Reed Grass Leeser Calamini Whine-Inged Sedge Roay Sedge Noonbearn Coreopsis Turbed Grass Turbed Grass Parise Spiendor Conelhower
WEFL ORNAME ALSB ALTH AGBF ANTO CAME CAME CAME CAME CAME CAME CAME CAME	NTAL GR	Wetgea footds 'Fine Withe' ASSEM IN THE MEDIAN SA AND GROLIND COVER Allium Summer Beauty Allium Summer Amentere tomentose 'Robustissinna' Calamagicate x poutifiore 'Karl Foerster' Carex ablicate Carex cases Correspeis 'Monobeam' Deschampale caespitose 'Goldiau' Echinaces purpures 'Pararia Spiendor' Gecenium' Cervaria'	Fine Wine Weigels  Summer Beauty Allum Ozewe Allum Anise Hyssep Japaness Anemone Karl Foerster Feather Reed Grass Lessor Callamini White Lingad Sadge Rosy Sedge Moonbeam Coreopsis Tutod Grass Planis Splendor Constitute
WEFL ORNAME ALSB ALSB ALSB ALSB ALSB ALSB ALSB ALSB	MTAL GR	Weigea ficida Fine Wine' ASSES, PERENNIA S, AND GROUNDCOVER Allium Surmor Beauty Allium Munborgi Ozawa' Agastache Blev Fortune' Anemone tomentosa Robuslasisma' Calemagicala s assurface Kerf Foerster' Calemana nopota sep, napeta Carex abicana Coreopala Monibeam' Obeschempele caespitosa 'Goldtau' Echinacea purpuma 'Pariria Spiendor' Geranium Gernat' Geranium Gernat'	Fine Wine Weigels  Summer Beauty Alkum Ozawa Alkum Anisa Hyssep Japanese Anemone Karl Foerstar Feather Reed Grass Lessor Calamint White-inged Sedge Rosy Sedge Moonbaam Coreopsis Tryted Grass Planie Stemdor Conditioner Rozanae Geranium
WEFL ORNAME ALSB ALTH AGBF ANTO CAMC CAMC CAMC COMO DECA DECA DECA DECA DECA HEMG	NTAL GR	Weigea fiorida Fine Wine: ASSES, PERENNIN S, AND GROLINDCOVER Allium Suumen Beauty Allium Munborgi Ozawa' Agastache Blue Forfune: Anemone tomeniosa Robustissina' Calemagicate x soutiflore Kerl Foerster Calemanten oppeta sp. respeta Carex afticans Carex adicians Corexpes Monibeam Oeschampsis caespicae Goditau' Eschiaceae purpune Prairie Spiendor' Geranum Gervert Geranum macutatum	Eine Wine Weigels  Summer Beauty Allum Ozawa Allum Arisa Hyssep Japaness Anemone Karl Foerster Feather Reed Grass Lessor Calamin White-Inged Sedge Rosy Sedge Moonbearm Coreopsis Turbod Grass Turbod Grass Praisis Selendor Constitute Rozama Garanium Wild Seranum Wild Seranum
WEFL ORNAME ALSB ALTH AGBF ANTO CAAC CAAC CCAAC	NTAL GR	Weigiva ficida Fine Wine' ASSES, PERENNIA S, AND GROUNDCOVER Allium Sururior Beauty Allium thurborgi Ozawa' Agastache She Forfune' Anemone (omentose Robustiss-ima' Calamagroba s acutiflore Karl Foerster' Calamarina nopeta sep. respeta Carax abloans Coreopeis Monobeum Osechamprote caesprice a 'Goldlau' Echinacea purpurna 'Prairia Spiendor' Geranium dervasti Geranium macutatum Helenium Nard Gros-	Fine Wine Weigels  Summer Besuty Alsum Ozews Alsum Anisa Hyssen Jasenses Anemone Jasenses Anemone Jasenses Anemone Lessor Catamint White-Inged Sedge Rosy Sedge Moonbeam Coreopsis Tythod Grass Prains Solendor Constrower Rozanse Gatanium Wild Geranum Merdi Gras Helenkum Merdi Gras Helenkum Stela de Dro Derify
WEFL ORSS ALIBE AS A SE AS A S	NTAL GR	Weigea ficida Fine Wine' ASSES, PERENNIN S, AND GROTIMOCOVER Allium Summor Beauty Allium Summor Beauty Allium shunborgi Ozawa' Agastache Blee Forfune' Anemone tomentosa Robustiss'ina' Calamagicatis x soutiflora 'Kerl Foerster' Calamantan expeta sp. nepeta Carex abicans Corecpsis Moonbeam' Deschampele caespitosa 'Goldtau' Echinacea purpune Praria Splendor' Geranium Gernat' Geranium Gernat' Geranium macutatum Helenium 'Mad Gras' Hemarocalis 'Stella de Oro'	Fine Wine Weigels  Summer Beauty Allium Oziwa Allium Anise Hyssop Japanese Anemone Karl Foershir Feather Reed Grass Leesor Calamin Whine-Inged Sedge Rooy Sedge Moonbearn Coreopsis Turbod Grass Turbod Grass Parine Splendor Opnellower Roz anna Geranium Wild Geranium Merci Oras Helenium Stela de Oro Darifly Heispep Bus
WEFL ORNAME ALSB ALTH AGBF ANTO CAMC CAMC CANE CANE CANO COMO GECA HEMO HEMO HEMO HOPH	NTAL GR	Wetgea ficida Fine Wirle  ASSES, PERENNIA S, AND GROUND COVER  Allium Summor Beauty Allium diumborge Ozawa' Agastache She Fortune Anemone (omentose Robustissinna' Calamagnoste s acutiflore Karl Foerster' Calamanitha nopota sep, nepeta Carox ableane Coreopeis Monobeam' Ocarox ableane Coreopeis Monobeam' Ocarox nopeis Monobeam' Oeschampsie caespitiose 'Goditau' Echinacea purpurea 'Prairia Spiendor' Gerantum Gerantum Nardi Gras' Helenium Nardi Gras' Helenium Nardi Gras' Hentanda Sistella de Oro' Hosta Taddepen Blue' Hosta Taddepen Blue'	Fina Wino Weigala  Summer Besuty Allum Ozews Allum Anisa Hysson Japanese Anemone Asira Everse Feather Reed Grass Lessor Catamint White-triped Sedge Rosy Sedge Moonbeam Coreopsis Prain's Selendor Coneflower Rosson Geranum Wild Geranum Wird Gras Helenium Stela de Dro Davidy Hodspen Blue Hosta
WEFL ORNAME ALSB ALST ALST ACTO CAME CAME CAME CAME CAME CAME CAME CAME	NTAL GR	Weigea ficida Fine Wine'  ASSES, PERENNIA S, AND GROUNDCOVER  Allium Surumor Beauty Allium dumborgi Ozawa' Agastache Blev Forfune' Anemone tomentosa Robuslasisma' Calamatian nopota sep, napeta Carex abicans Corexopis Miconbeam' Oeschampsia caespilosa 'Goldau' Echinacea purpuma Praria Spiendo' Geranium Garvati Echinacea purpuma Praria Spiendo' Geranium macutatum Helenium Mard Gras Hemacoalis Stella de Oro' Hoota Praying Hands' Hoota Praying Hands' Hoota Praying Hands'	Fine Wine Weigels  Summer Beauty Alkum Ozews Alkum Anise Hyssep Japaness Anemone Japaness Anemone Karl Foerstar Fasther Reed Grass Leesor Calamint White-Inged Sedge Rosy Sedge Moonbeam Coreopeis Tufied Grass Tufied Grass Paries Spiendor Constitute Roz anna Geranium Wind Geranium Merdi Gras Helenium Merdi Gras Helenium Steta de Oro Daydiy Indispen Blue Hosta Praying Hands Hosta Cirching Hydrangea
WEFL ORISAE ORISE	NTAL GR	Weigea fiolds Tine Wine' ASSES, PERENNIN S, AND GROTIND COVER Allium Summor Beauty Allium Munhorgi Ozawa' Agastache Blee Fortune' Anemone tomentosa Robustissima' Calamagicatis x acutifiora Karl Foerster' Calamanta nopeta se, respeta Carax abicans Carax abicans Carex resea Corecpeis Monibeam' Deschempele caespiteae Goddau' Eschinacea purpune 'Prairis Splendor' Gerantum Gervart' Gerantum Gervart' Hernarcealis Stella de Oro' Heosta Hadepen Bue' Hosta Hadepen Bue' Hosta Paraying Hands' Lydangoa anomalo potolaris Lerope muscal 'Big Bue'	Eine Wine Weigels  Summer Beauty Allium Ozawa Allium Arise Hyssep Japanese Anemone Kart Foerster Feasher Reed Grass Lesar Calamint White-Inged Sedge Rosy Sedge Moonbearm Coreopsis Tufled Grass Tufled Grass Parise Splendor Coneflower Rosa non Geranium Wild Grass Wild Grass Wild Granum Mardi Gras Helenium Stela de Oro Darfilly Hadspen Blue Hosta Praying Hands Hosta Climbang Hydrangea Big Bhe Lihyturf
WEFL ORIGINATE O	NTAL GR	Weigiva ficida Fine Wine' ASSES, PERENNIA S, AND GROUNDCOVER Allium Surrivor Beauty Allium thurborgi Ozawa' Agastache Sive Forfune' Anemone tementose Robustissima' Celamagroste is acutificar Keaf Foerster' Calamarina nopota sep, respeta Carex adecane Coreopeis Monobeam Ocarex adecane Coreopeis Monobeam Ocarex adecane Coreopeis Monobeam Geranium macutatum Feleriam Nard Gras Heleriam Stella de Ord Hosta Hadspen Blue Lydangea aromale petrolaris Lyope musicad Big Bice Lyope musicad Big Bice Lyopemacha nummalaria	Fine Wine Weigels  Summer Beauty Allium Ozews Allium Anisa Hyssep Jasanses Anemone Jasanses Anemone Leesar Catamint White-Inged Sedge Rosy Sedge Moonbeam Coreopeis Tythod Gress Prairie Splendor Coneflower Rozarana Gertanium Wind Beranum Merdi Gras Helenium Merdi Gras Helenium Fraying Hends Hosta Clemburg Hends Hosta Clemburg Hends Hosta Clemburg Hends Hosta Graying Hends Hosta
WEFL ORNAME ALSB ALTH AG.BF ANTO CA AC CCANE CCA	NTAL GR	Weigea ficida Fine Wine' ASSES, PERENNIA S, AND GROTINDOOVER Allium Summor Beauty Allium Munhorgi Ozawa' Agastache Blee Forsune' Anemone tomentose Robustiss/ma' Anemone tomentose Robustiss/ma' Anemone tomentose Robustiss/ma' Calamatian popeta sep. respeta Carex adicians Carex adicians Corecpsis Monibeam' Deschampate caespitica e Goldiau' Eschinacea purpune Praria Splendor' Gerantum Gervart Gerantum macutatum Helenium Mardi Gras' Hemacoalita Stella de Oro Hoota Madepen Bue' Hoota Madepen Bue' Hoota Praying Hands' Lydiangas anomala pertodaris Lorge misses and Big Bue' Lydiandrika nummalaria	Eine Wine Weigele  Summer Beauty Alkum Ozews Alkum Anise Hyssen Japanese Anemone Karl Foershe Feather Reed Grass Leeser Claimen White-Inged Sedge Rosy Sedge Noonbearn Goreopsis Turbod Grass Turbod Grass Parine Splendor Conelfower Ros anne Geranium Wild Geranum Merdi Gras Helenhum Stela de Oro Dariffy Hodspen Bush Traying Hands Hosta Praying Hands Hosta Praying Hands Hosta Circhioge Hydranope Big Blue Lulyfurf Creeping Janny Wallers Low Carmin
WEFL ORNAME ALSB ALSTH AGSBF ANAC COANE CO	NTAL GR	Wetgea ficida Fine Wine' ASSES, PERENNIA S, AND GROUNDCOVER ASSES, PERENNIA S, AND GROUNDCOVER ASSES, PERENNIA S, AND GROUNDCOVER ASSESS SELVE Fortune' Agranton's Elizabe Fortune' Anemone (omentose Robustissima' Calamagroses se acutiflora 'Karl Foerster' Calamagroses se acutiflora 'Karl Foerster' Calamagroses se acutiflora 'Karl Foerster' Calamagroses caspinose 'Goldiau' Echinaces purpures 'Prairis Spiendor' Geranium maculatura Feberalum Nard Gras' Hentan Calamagroses Goldiau' Feberalum Nard Gras' Hentan Assessi Stella de Cro' Heata Hadspen Blue' Heata Pladepen Blue' Flydrangas anomala patrolaris Lydrangas anomala patrolaris Patrolaris Afrangas anomala patrolaris Lydrangas anomala patrolaris Patrolaris Afrangas anomala patrolaris Patrolaris Afrangas anomala patrolaris Lydrangas anomala patrolaris Patrolaris Afrangas anomala patrolaris Lydrangas anomala patrolaris	Fine Wine Weigels  Summer Besuty Allum Ozews Allum Anise Hyssen Jassenses Anemone White Linguel Bedge Montham Coreopsis Turbod Grass Prain's Selendor Coreofforwer Recanne Generatum Wild Gerarum Wild Gerarum Wild Gerarum Wild Gerarum Fine Holpfulm
WEFL ORIGINATION O	NTAL GR	Weigea ficida Fine Wine'  ASSES, PERENNIA S, AND GROUNDCOVER  Allium Surmor Beauty Allium dumborgi Ozawa' Agastache Blev Eorune' Agastache Blev Eorune' Anemone tomentosa Robuslasisma' Calamatian nopota sep, napeta Carex abicans Coreopals Monibeam' Oeschampsic acespitosa 'Goldau' Echinacea purpursa Praria Spiendor' Geranium aceutatum Helenium Mard Gras Hemarcaella 'Stella de Oro' Hoota Praying Hands' Hoota Praying Hands' Lirope muscard Big Bue' Lysimachis nummalaria Nepeta x fasasoni Walker's Low' Peconia First Arriva' Perovisia Michockes' Perovalas Arriva' Peroval	Eine Wine Weigels  Summer Beszty Alkum Ozawa Alkum Anise Hyssep Japaness Anemone Karl Foerstar Festher Reed Grass Leesar Calamint White-Inged Sedge Rosy Sedge Moonbeam Coreonais Tufed Grass Tufed Grass Tufed Grass Parine Spiendor Constitute Rozanne Geranium Wird Geranum Merdi Gras Helenium Nerdi Gras Helenium Seta de Oro Daydiy Festspen Bise Hosta Praying Hands Hosta Praying Hands Hosta Cimbing Hydrangea Big Bise Livituri Conepting Jenny Walters Low Calmint First Arrival Peony Little Spire Ross and Sage
WEFL ORIGINATION ORIGINATION ALSB ALTH AGBF ANTAC COANC COAN	NTAL GR	Wetgea ficida Fine Wine' ASSES, PERENNIA S, AND GRODADOVER Allium Surumer Beauty Allium dhunborge Ozawa' Agastache Blee Fortune Anemone (omentose Robustissima' Calamagorate sa poutifica ("Karl Foerster" Calamarina nopota sep, nepeta Carox adicane Coreopeis Monoberm' Oscolamarina casspiriose "Goldtau" Echinacea purpurea "Frairia Spiendor" Gerantum Germati Gerantum Germati Heleniam Nard Grae' Heleniam Nard Grae' Henterocalia Stella de Oro' Hosta Tadispen Blue' Hosta Tadispen Blue' Lydinagaa anomala petolaris Lurope muscari Big Blue' Lydinagaa anomala petolaris Lurope muscari Big Blue' Lydinagha unumalaria Nepeta x fass soori Wallion's Low' Peconia Frairi Arrival' Perovisia arispocrosi Little Spire' Perovisia arispocrosi	Fina Wino Weigdla  Summer Besuty Allum Ozawa Allum Antia Hysson Jasanses Anemone Asia Hysson Jasanses Anemone Karl Foerster Feather Reed Grass Lessor Catamini White-insped Sedge Rosy Bedge Moonbeam Coreopsis Tutod Grass Prains Solendor Constrower Rozanon Grassani Wild Geramum Wild Geramum Wild Geramum Wild Geramum Wild Geramum Wild Geramum Ferdi Gras Helenhum Stella de Dro Daylify Hadspen Blue Hosta Praying Hards Hosta Climbing Hydrangea Big Blue Livturi Conepting Jenny Walters Low Catmink First Arrival Penny Little Spire Russian Sage Sherendoant Swebprass
WEFL ORIGINATION O	NTAL GR	Weigea ficida Fine Wine' ASSES, PERENNIA S, AND GROUNDCOVER Alium Sururer Beauty Alium thurborgi Ozawa' Agastache She Fortune' Anemone tementose Robustissima' Celamagroste is acutificre 'Kent Feerster' Calamatha nepeta sep, respeta Carex adecane Coreopeis Monobeam Osechamatha caesaptiose 'Goldlau' Echinacaa purpuma 'Prairie Spiendor' Geranium macutatum Helenium 'Nard Gras' Helenium 'N	Fine Wine Weigels  Summer Beauty Alkum Ozawa Alkum Anisa Hyssep Jasansess Anemone Karl Foerstar Feather Reed Grass Lessor Catanitis White-impad Sedge Rosy Sedge Moonbeam Coreopsis Tythod Grass Praine Splendor Coneflower Rozama Garanum Werd Gras Helenkum Werd Gras Helenkum Stelad do Dro Dwiffy Isalspen Blue Hesta Praying Janda Hosta Circhide Hydrongea Big Blue Lilyturi Croepling Janda Hosta Croepling Janny Walkers Low Catmin Fist Archail Preery Lills Spire Rosey She rendoat Swebry ass She rendoat Swebry ass She rendoat Swebry ass She rendoat Swebry ass Sedden
WEFL ORNAME ALSB ALTH AGSBF ANTO CANAC CAN	NTA), GR	Wetgea ficida Fine Wine' ASSES, PERENNIA S, AND GRODADOVER Allium Surumer Beauty Allium dhunborge Ozawa' Agastache Blee Fortune Anemone (omentose Robustissima' Calamagorate sa poutifica ("Karl Foerster" Calamarina nopota sep, nepeta Carox adicane Coreopeis Monoberm' Oscolamarina casspiriose "Goldtau" Echinacea purpurea "Frairia Spiendor" Gerantum Germati Gerantum Germati Heleniam Nard Grae' Heleniam Nard Grae' Henterocalia Stella de Oro' Hosta Tadispen Blue' Hosta Tadispen Blue' Lydinagaa anomala petolaris Lurope muscari Big Blue' Lydinagaa anomala petolaris Lurope muscari Big Blue' Lydinagha unumalaria Nepeta x fass soori Wallion's Low' Peconia Frairi Arrival' Perovisia arispocrosi Little Spire' Perovisia arispocrosi	Fina Wino Weigdla  Summer Besuty Allum Ozawa Allum Antia Hysson Jasanses Anemone Asia Hysson Jasanses Anemone Karl Foerster Feather Reed Grass Lessor Catamini White-insped Sedge Rosy Bedge Moonbeam Coreopsis Tutod Grass Prains Solendor Constrower Rozanon Grassani Wild Geramum Wild Geramum Wild Geramum Wild Geramum Wild Geramum Wild Geramum Ferdi Gras Helenhum Stella de Dro Daylify Hadspen Blue Hosta Praying Hards Hosta Climbing Hydrangea Big Blue Livturi Conepting Jenny Walters Low Catmink First Arrival Penny Little Spire Russian Sage Sherendoant Swebprass
WEFL ORNAME ALSB ALTH AGSB ALTH AGSB CAAG CAAG CAAG CAAG CAAG CAAG CAAG CAA	WTAL GR	Weigiva ficida Fine Wine  ASSES, PERENNIA S, AND GROUNDCOVER  Allium Sururior Beauty Allium diumborgi Ozawa' Agastache Sibe Fortune Anemone (ementose Robustiss-ima' Calamagroba se acutifica Karl Foerster' Calamarina nepeta sep. nepeta Carca adicans Corcepts Monobeam Oschemptel cacapitica (Goldiau' Echinacea purpurna 'Pratria Spiendor' Gerantum Mercett Gerantum Marci Gros- Heiner Call's Stella de Cro' Hosta Hadspen Blue Heiner Call's Stella de Cro' Hosta Hadspen Blue Lorge muscaci Big Bue' Lydrangea anomale petotoris Lorge muscaci Big Bue' Lydrangea seconda purpurna 'Pratria Spiendor' Perovisita Pratria 'Stella de Cro' Hosta Payling Hands' Lydrangea anomale petotoris Lydrangea seconda petotoris Lydrangea seconda petotoris Lydrangea file Arriva' Perovisita stripcic Yofa 'Little Spire' Perovisita stripcic Yofa 'Numma Joy' Seelania autumnolis	Fine Wine Weigels  Summer Beauty Alkum Ozawa Alkum Anisa Hyssep Jasansess Anemone Karl Foerstar Feather Reed Grass Lessor Catanitis White-impad Sedge Rosy Sedge Moonbeam Coreopsis Tythod Grass Praine Splendor Coneflower Rozama Garanum Werd Gras Helenkum Werd Gras Helenkum Stelad do Dro Dwiffy Isalspen Blue Hesta Praying Janda Hosta Circhide Hydrongea Big Blue Lilyturi Croepling Janda Hosta Croepling Janny Walkers Low Catmin Fist Archail Preery Lills Spire Rosey She rendoat Swebry ass She rendoat Swebry ass She rendoat Swebry ass She rendoat Swebry ass Sedden
WEFL ORNAME ALSB ALTH AGSB ALTH AGSB CAAG CAAG CAAG CAAG CAAG CAAG CAAG CAA	MTAL GR	Weigea ficida Fine Wine' ASSES, PERENNIA S, AND GROUNDCOVER Alium Sururer Beauty Alium thurborgi Ozawa' Agastache She Fortune' Anemone tementose Robustissima' Celamagroste is acutificre 'Kent Feerster' Calamatha nepeta sep, respeta Carex adecane Coreopeis Monobeam Osechamatha caesaptiose 'Goldlau' Echinacaa purpuma 'Prairie Spiendor' Geranium macutatum Helenium 'Nard Gras' Helenium 'N	Fine Wine Weigels  Summer Beauty Alkum Ozawa Alkum Anisa Hyssep Jasansess Anemone Karl Foerstar Feather Reed Grass Lessor Catanitis White-impad Sedge Rosy Sedge Moonbeam Coreopsis Tythod Grass Praine Splendor Coneflower Rozama Garanum Werd Gras Helenkum Werd Gras Helenkum Stelad do Dro Dwiffy Isalspen Blue Hesta Praying Janda Hosta Circhide Hydrongea Big Blue Lilyturi Croepling Janda Hosta Croepling Janny Walkers Low Catmin Fist Archail Preery Lills Spire Rosey She rendoat Swebry ass She rendoat Swebry ass She rendoat Swebry ass She rendoat Swebry ass Sedden
WEFL ORNAME  ALTH ANTO CASS ALTH ANTO CASS CASS CASS CASS CASS CASS CASS CAS	WTAL GR	Weigea ficida Fine Wine' ASSES, PERENNIA S, AND GROUNDCOVER Alium Surumor Beauty Alium dumborgi Ozawa' Agastache Blev Eorume' Agastache Blev Eorume' Anemone tomentosa Robuslasisma' Calamatha nopota sep, napeta Carex abicans Coreopsis Monbearm' Oeschampsis caespilosa Goddau' Echinacea purpuma Praria Splendor' Geranium Terreat Geranium Terreat Geranium Terreat Geranium Terreat Helenium Vastes Helmescallis Stella de Oro' Hosta Hadspen Blue' Hydranga anomala petuclaris Linope muscard Big Bue' Lysimaniba nummalaria Nepeta x fasasserii Walker's Low' Pescolia Frat Arriva' Perovisia risportofa Lutte Spre' Panicum wigatum 'Shenandoati' Sedum speciable' Adiumn Joy' Seslexia autumnalsi	Fina Wino Weigala  Summer Beauty Alturn Ozawa Alturn Anisa Hyssep Japanese Anemone Karl Foerstar Feather Reed Grass Lessar Calamini White-Inged Sedge Rosy Sedge Moonbasm Coreopsis Tuted Grass Tuted Grass Tuted Grass Tuted Grass Forman Generation Well Genarum Merdi Gras Helenium Selad de Oro Dedity Fedspen Bibe Injury Fedspen Bibe Injury Walters Low Catmink First Anival Peony Sherendoat Switchgass Sherendoat Switchgass Auturn Joy Saddin Auturn Moor Grass Globemaster Alturn Godensater A
WEFL ORNAME ORNA	MAL GR	Weigiva ficida Fine Wine  ASSES, PERENNIA S, AND GROUNDCOVER  Allium Sururior Beauty Allium diumborgi Ozawa' Agastache Sibe Fortune Anemone (ementose Robustiss-ima' Calamagroba se acutifica Karl Foerster' Calamarina nepeta sep. nepeta Carca adicans Corcepts Monobeam Oschemptel cacapitica (Goldiau' Echinacea purpurna 'Pratria Spiendor' Gerantum Mercett Gerantum Marci Gros- Heiner Call's Stella de Cro' Hosta Hadspen Blue Heiner Call's Stella de Cro' Hosta Hadspen Blue Lorge muscaci Big Bue' Lydrangea anomale petotoris Lorge muscaci Big Bue' Lydrangea seconda purpurna 'Pratria Spiendor' Perovisita Pratria 'Stella de Cro' Hosta Payling Hands' Lydrangea anomale petotoris Lydrangea seconda petotoris Lydrangea seconda petotoris Lydrangea file Arriva' Perovisita stripcic Yofa 'Little Spire' Perovisita stripcic Yofa 'Numma Joy' Seelania autumnolis	Eine Wine Weigels  Summer Besuty Allum Ozews Allum Anisa Hyssen Jasenses Anemone Jasenses Anemone Jasenses Anemone Jasenses Anemone Lessor Catamint White-Inged Sedge Rosy Bedge Moonbaam Coreopsis Tuhod Grass Prains Solendor Coreafforwer Rozanse Geranium Wird Geranum Merdi Gras Helenkum Stella de Dro Delify Hadspen Blue Hosta Dergylog Had Hosta Cirnbing Hydrangea Big Blue Liyfuri Coreeping Janny Walkers Low Carmint First Arrival Persony Little Spire Russian Sarje Shenandash Wechpyass Anturni Joy Sedum Jaumn Moor Grass Anturni Joy Sedum

National Public Housing Museum & Center for the Study of Housing & Society

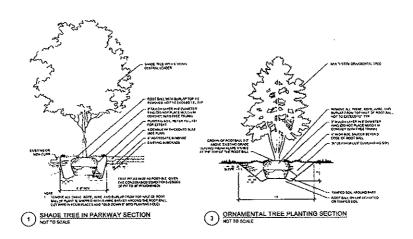
APPLICANT: LR ABLA LLC ADDRESS: 1802 S Racine/ 1257 W Roosevelt/ 1322 W Taylor Chicage, Illinois

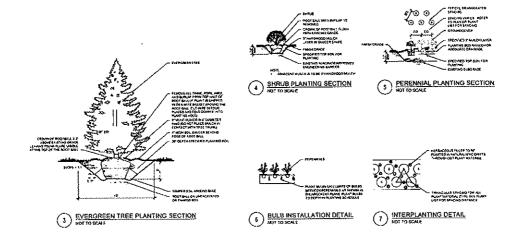
INTRODUCED: March 24, 2021 PLAN COMMISSION: July 15, 2021

Sub-Area D 1322 W. Taylor Street

**FINAL FOR PUBLICATION** 

#### LANDSCAPE DETAIL





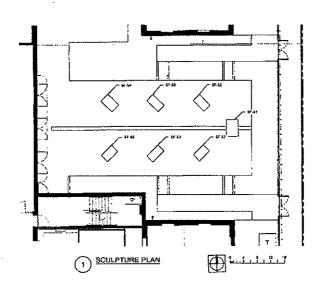
National Public Housing Museum & Center for the Study of Housing & Society

APPLICANT: LR ABLA LLC ADDRESS: 1002 S Racine/ 1257 W Roosevelt/ 1322 W Taylor Chicago, Illinois

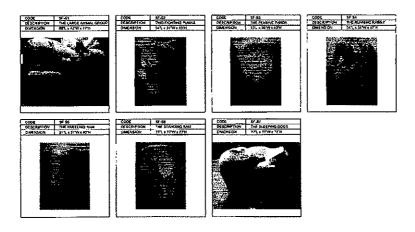
INTRODUCED: March 24, 2021 PLAN COMMISSION: July 15, 2021

Sub-Area D 1322 W. Taylor Street **FINAL FOR PUBLICATION** 

#### LANDSCAPE DETAIL



#### EXISTING SCULPTURE SCHEDULE:



National Public Housing Museum & Center for the Study of Housing & Society

APPLICANT: LR ABLA ELC ADDRESS: 1002 S Racine/ 1257 W Roosevelt/ 1322 W Taylor Chicago, Illinois

INTRODUCED: March 24, 2021 PLAN COMMISSION: July 15, 2021 Sub-Area D 1322 W. Taylor Street

FINAL FOR PUBLICATION



# DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

June 17, 2019

Richard C. Baker Mauck & Baker, LLC One North LaSalle St., Suite 600 Chicago, IL 60602

Re: Minor change for PD No. 896, Sub-Area B, Parking reduction for Immanuel Baptist Church at 1443 W. Roosevelt Road

Dear Mr. Baker:

Please be advised that your request for a minor change to Planned Development No. 896 ("PD 896"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 896.

On behalf of your client and the property owner, Immanuel Baptist Church, you are seeking a minor change to eliminate the required parking at 1443 W. Roosevelt Road. Per your request, a church, either Immanuel Baptist Church or its predecessor, have been meeting at this location for over 10 years. The church has had a steady membership of approximately 60 members with an average attendance of approximately 80 people, including up to 25 children. On August 31, 2018, a minor change/site plan approval was granted for the church to lease 20 parking spaces for use on Sundays at 1312 S. Racine Ave. (Fosco Park).

Pursuant to Section 17-10-0102-B(2) of the Chicago Zoning Ordinance, minimum off-street automobile parking ratios for non-residential uses may be reduced by up to 100% for existing structures located within 1,320 feet of a CTA bus line corridor roadway segment, including the Ashland Ave. bus corridor. Since the church property is less than 1,000 feet from the centerline of the Ashland Avenue Bus stop #9 at Roosevelt Road and Ashland Avenue, it meets the conditions for a 100% parking reduction.

With regard to your request, the Department of Planning and Development has determined that allowing the parking reduction will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 896, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file



## DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

April 16, 2019

Jason Nuttelman, AIA JGMA 223 W. Ohio St. Chicago, Illinois 60654

Re: Site Plan Review for Residential Business Planned Development No. 896, Subarea A3 SOS Children's Villages Illinois, Roosevelt Square Village, 1133 W. 13<sup>th</sup> Street

Dear Mr. Nuttelman:

Please be advised that your request for site plan approval for Residential Business Planned Development No. 896 ("PD 896"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

The City of Chicago Department of Planning and Development (DPD) has reviewed the site plan request for approval submitted for the project identified above. The project consists of the construction of an 11,000 square foot community center at 1133 W. 13<sup>th</sup> Street in Subarea A3 of Planned Development 896. The proposed project will have an overall height of 19' which is in compliance with the maximum heights allowed in Subarea A3. The 40,111 square foot site will be improved with landscaping, a parking lot consisting of 20 parking spaces and one on-site loading area.

The proposed Floor Area Ratio of 0.28 is well below the allowable 1.10 FAR for Subarea A3. The proposed building will be primarily clad in PAC-CLAD corrugated metal panels and an aluminum curtain wall glazing system. The request for approval includes the following attached documents prepared by JGMA:

- AS1-101Site Plan (1.10.19)
- A3-101 Building Elevations (1.10.19)
- A3-102 Building Elevations (1.10.19)
- A1-100A Overall Building Axonometric (1.10.19)
- L-105 Planting Plan (4.11.19)
- C-103 Site Geometrics Plan (4.11.19)
- Loading Drive View 1 Rendering (3.14.19)
- Loading Drive View 2 Rendering (3.14.19)
- Loading Drive View 3 Rendering (3.14.19)

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of PD 896. Accordingly, this site plan submittal is hereby approved as conforming to PD 896. This site plan approval does not cover any signage, which must be covered by a separate application.

Sincerely,

Steven Valenziano

**Assistant Zoning Administrator** 

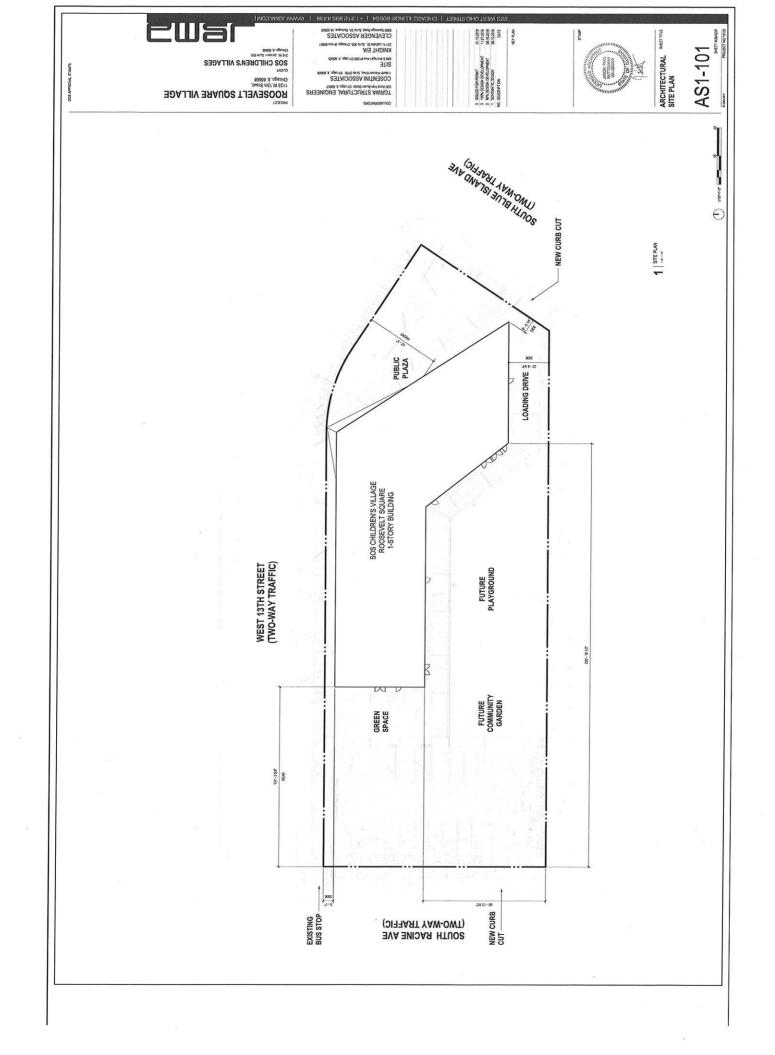
Originated by: Heidi Sperry

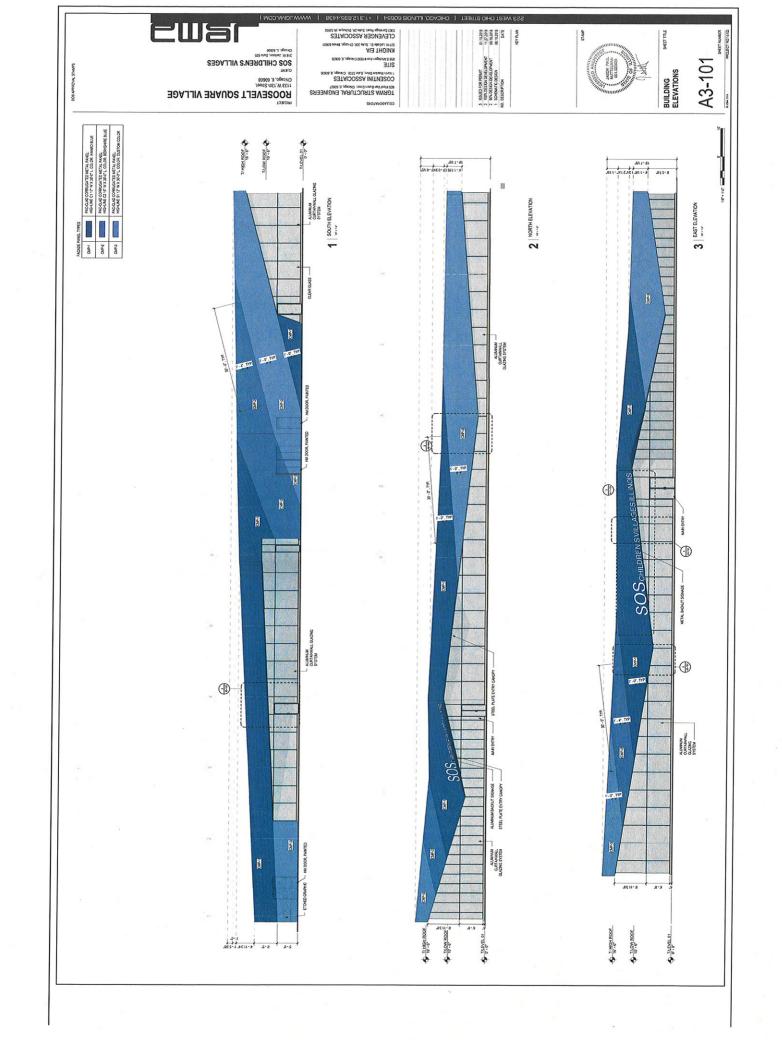
cc: Timothy Barton, MAP Strategies, LLC

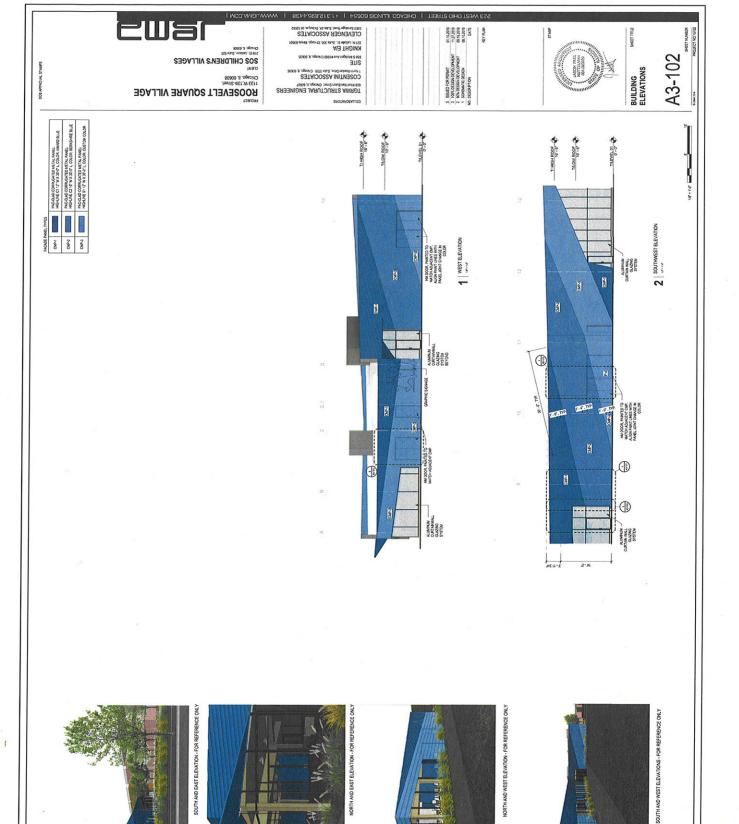
George Guarino, III MAP Strategies, LLC

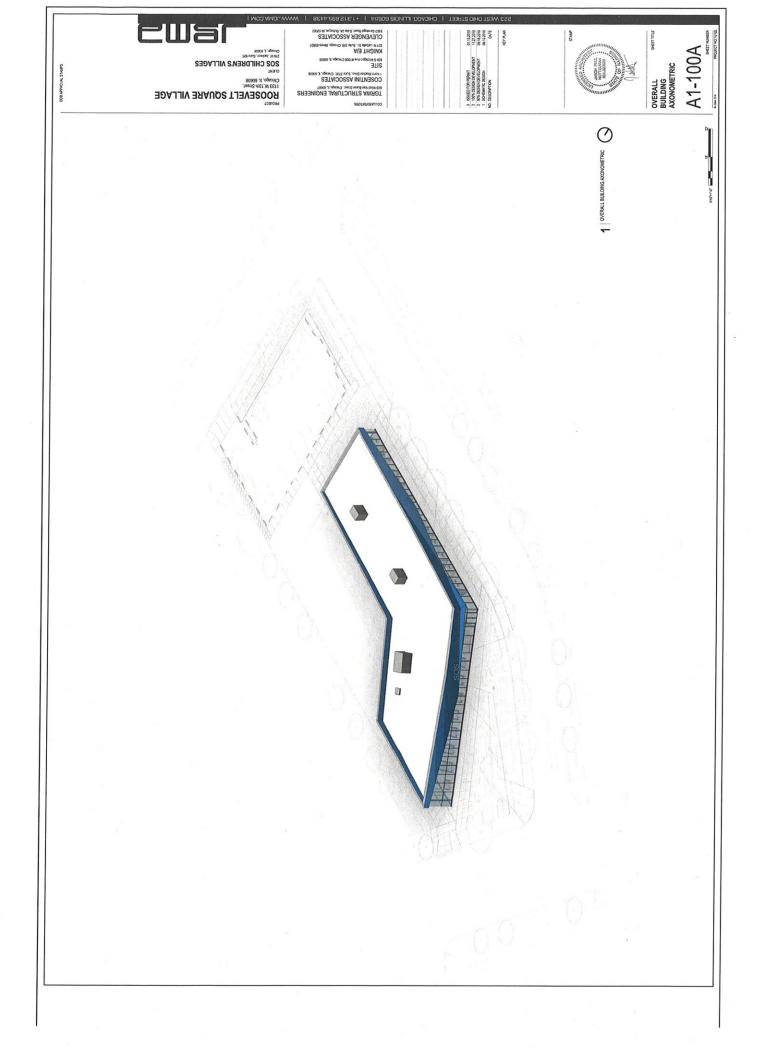
Erik Glass, DPD Mike Marmo, DPD Heidi Sperry, DPD

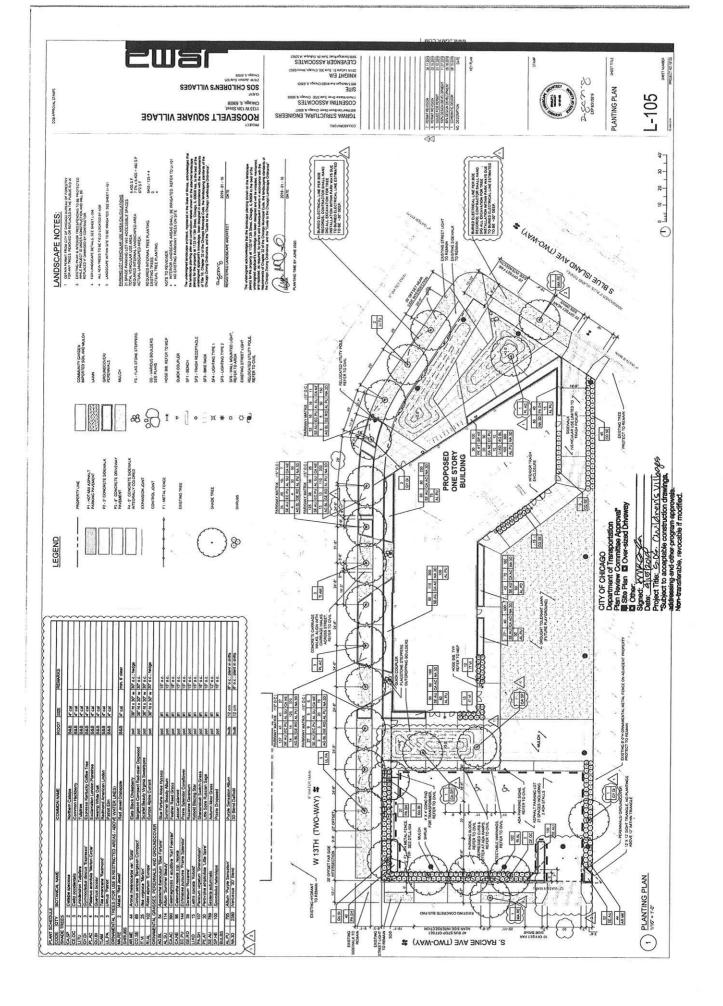
Planned Development files

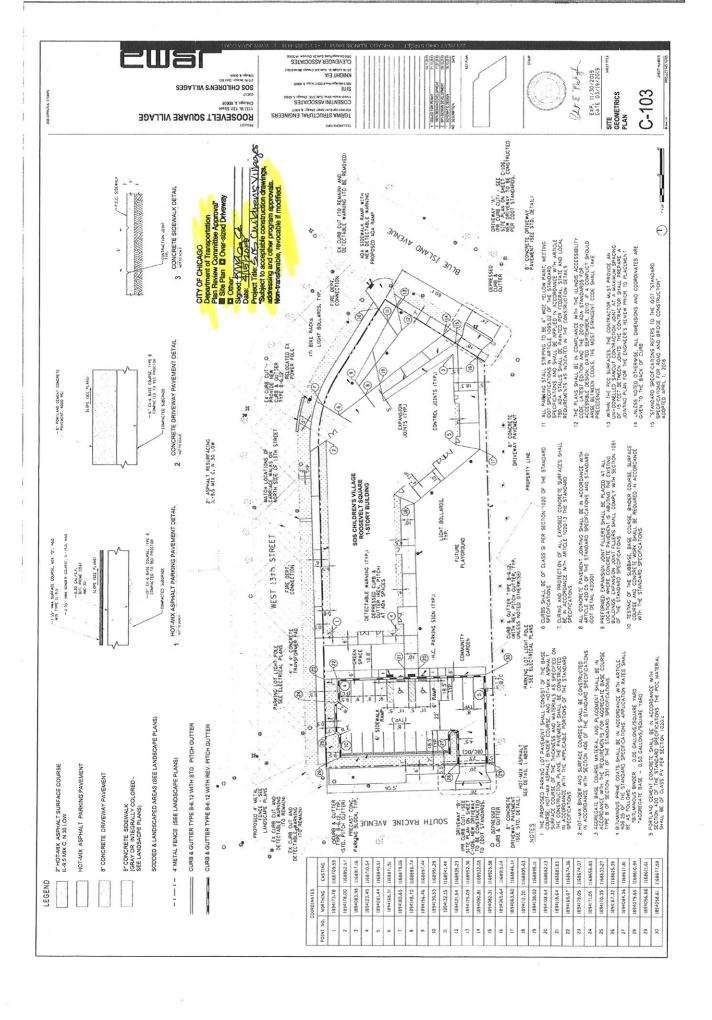


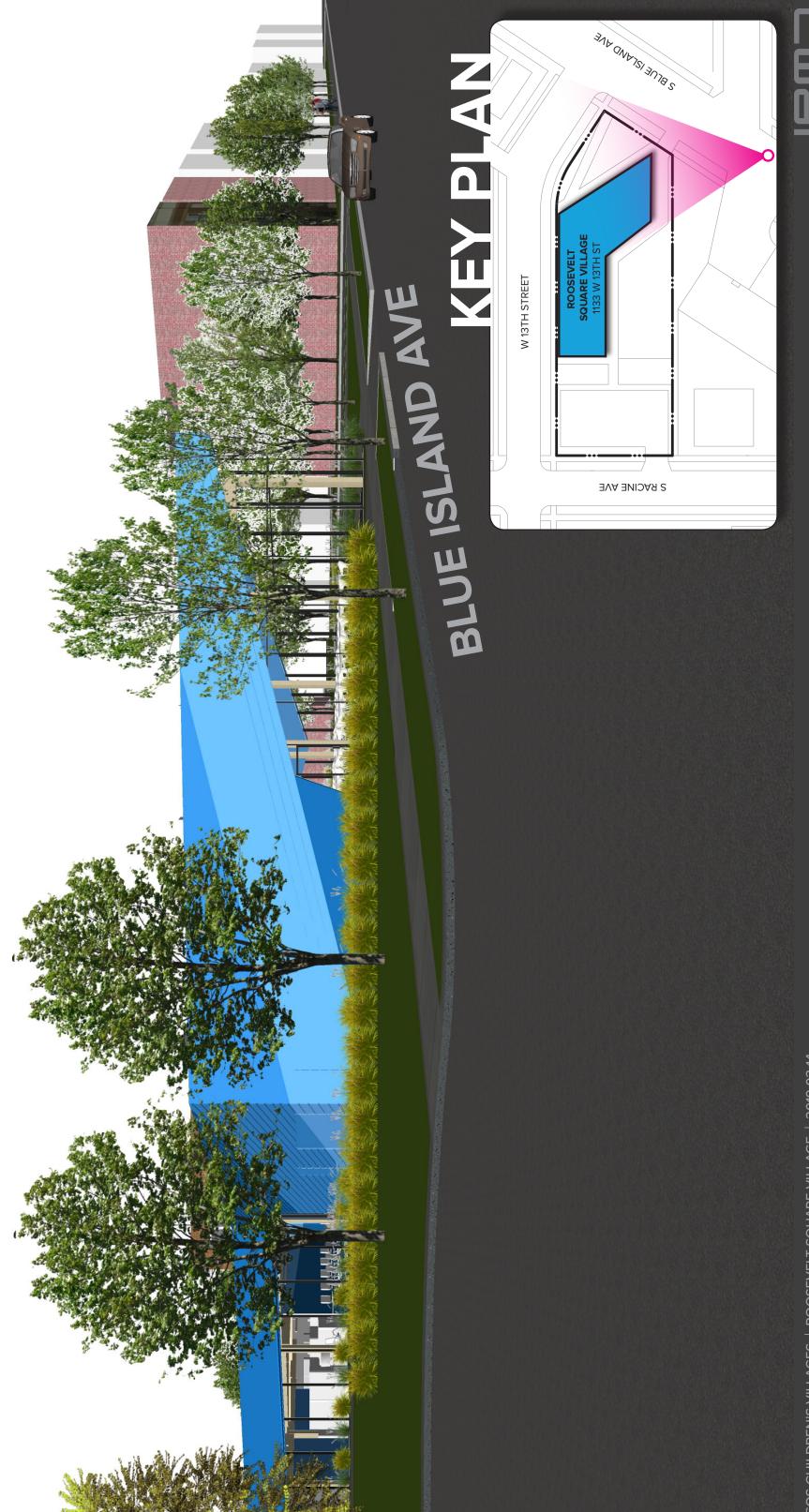


















# DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

December 21, 2018

Richard A. Toth Daley & Georges 20 S. Clark Street Suite 400 Chicago, IL 60603-1835

Re: Minor Change and Site Plan Approval for Planned Development No. 896, Sub-Area's D and A-1, National Public Housing Museum, Jane Addams Home at 1322-24 W. Taylor St.

Dear Mr. Toth:

Please be advised that your request for a minor change and site plan approval to Planned Development No. 896 ("PD 896"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number's 12 and 13 of PD 896.

You are requesting, on behalf of the National Public Housing Museum, the owner of 1322-24 W. Taylor St., a minor change to reduce the Ada St. setback from 4.1 feet to 0 feet, so that a lobby addition can be built on the existing building. There are no changes proposed to the existing setbacks on the north, south or east elevations. The other property owners of Sub areas D and A-1, the Chicago Housing Authority ("CHA"), and Related Midwest/Roosevelt Square Library LLC, have provided their consent to this request.

With the support of the Chicago Housing Authority, the National Public Housing Museum will occupy the last building remaining from the Jane Addams Homes at the NE corner of Taylor and Ada Streets. The existing 'orange rated building will be renovated and expanded to house recreated exhibition apartments, galleries, public programming areas and offices for the museum and related programs. The museum will occupy the southern and western wings of the building, while the northern wing will remain unoccupied and set aside for possible future museum or office space use. As documented in your submittal, Edgar Miller's Animal Court, a seven-piece sculpture that was a focal point of the Jane Addams Homes, will be restored and placed in the museum's courtyard.

With regard to your request, the Department of Planning and Development has determined that allowing the setback reduction will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Additionally, the reduced setback is consistent with the surrounding structures.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 896, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

In regards to your second request, pursuant to Statement No. 12 of PD 896, you are also seeking site plan approval for the proposed museum. The project scope includes:

- Restoration of the existing masonry walls and concrete structure as well as the installation of a new roof, windows, and mechanical, electrical, plumbing and life safety systems to meet current codes and demands of the museum program.
- A new entry canopy, vestibule and lobby will be built facing Ada St.
- A new elevator and stair towers will be built in the courtyard to provide access and emergency egress from all levels.
- The west side of the first floor will be lowered to provide accessible at-grade entry, and a larger entry lobby and event space will be provided with access to the courtyard housing the Edgar Miller sculptures.
- Thirty-eight surface parking spaces will be provided in a new lot on the north side of the building.
- The project will comply with current national and local energy codes as well as the City of Chicago's Sustainable Development Policy. Sustainable design features will include native landscapes, permeable pavement for storm water detention, water efficient plumbing fixtures and efficient lighting.

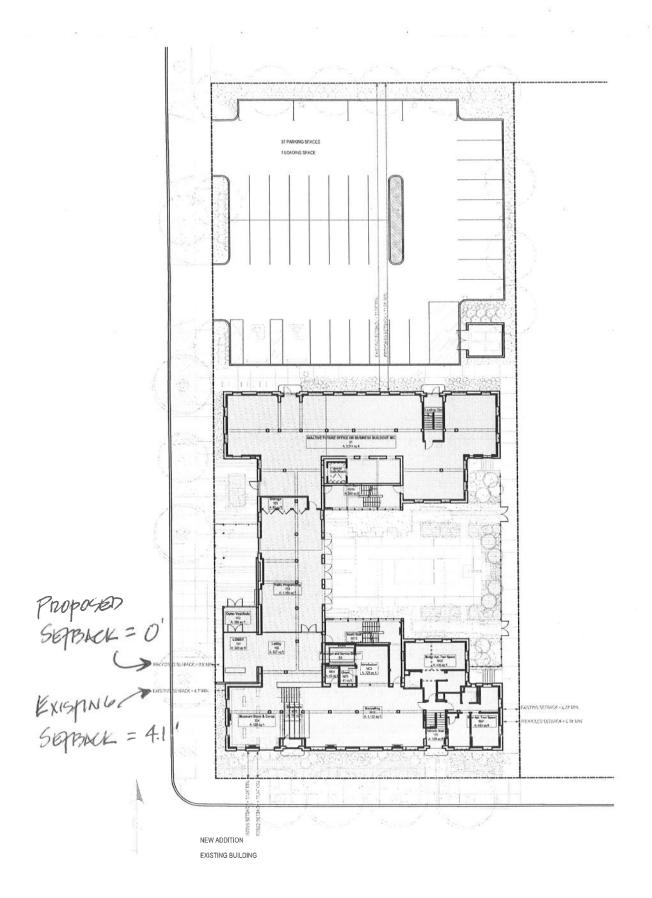
We have reviewed the drawings and exhibits you submitted. The attached Site Plan, Landscape Plan, Edgar Miller Sculpture Courtyard Layout, and Exterior Elevations (2) are in accordance with and satisfy the requirements of PD 896. Additionally, the Site Plan has been approved by the Chicago Dept. of Transportation, the Chicago Fire Dept. and preliminarily approved by the Mayor's Office for People with Disabilities. Accordingly, this site pan approval is hereby approved.

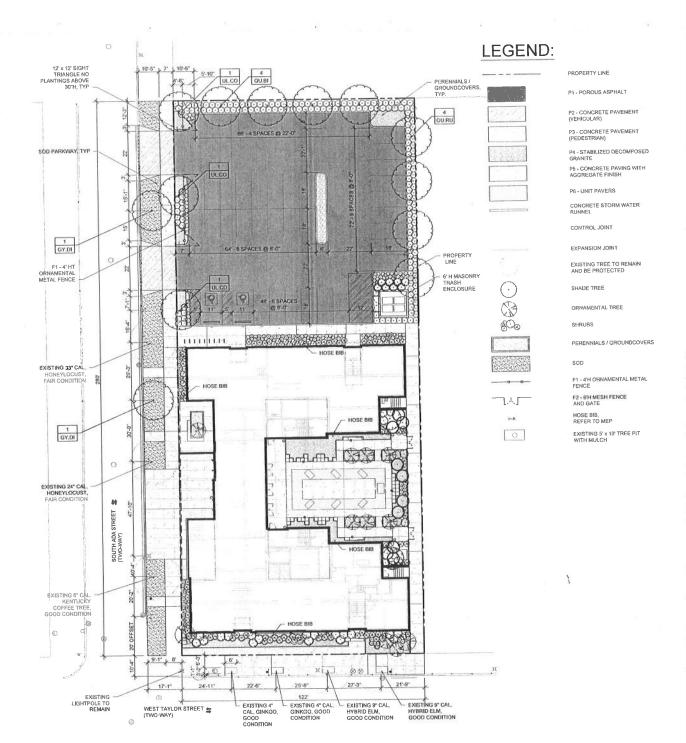
Sincerely,

Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Cindy Roubik, Main file





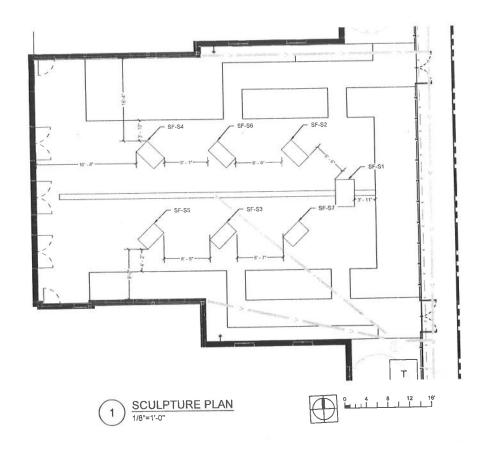
#### PLANT PALETTE:

CODE		BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
SHADE TRE	ES					
GY DI	2	Gymnocladus dioicus 'Espresso'	Kentucky Coffeetree	888	4"	Single-stem
QU.BI	5	Quercus bicolor	Swamp Oak	888	4"	Single-stem
QURU	3	Querous rubra	Northern Red Oak	888	4"	Single-stem
UL.CO	2	Ulmus 'Morton Stalwart'	Commendation Elm	B&B	4"	Single-stem
ORNAMEN'	TAL TREE	S				
BE.PO	-	Amelanchier 'Autumn Brillance'	Autumn Brilliance Serviceberry	888	814	3-stem
BEPO		Betula populfolia Whitespire'	Whitespire Birch	BAB	814	3-stem
MAU		Megnolia Hilflora x stellato	Little Girl Jane Magnotia	888	811	3-stem
EVERGREE	N TREES					
PLGL		Picea glauca 'Densafa'	Black Hills Spruce	BAB	874	Single-stern
PLPU		Picea pungens	Colorado Blue Spruce	B&B	674	Single-sten
SHRUBS		- Annual Control of the Control of t				
AR ME	1	Aronia melanocarpa 'iroquois Beauty'	Black Chokeberry	pat	#3	3.0 €
COBC		Cornus sericea 'Bergeson Compact'	Red-osier Dogwood	pot	#3	3.0 €
HY.PA		Hydrangea peniculata 'SMHPLQF'	Little Quickfire Hydrangea	pot	83	3 o.c.
RHAR	1	Rhus aromatica 'Gro-Low'	Fragrant Sumac	pot	#3	3 o.c.
RLAL	-	Ribes alpinum 'Green Mound'	Alpine Current	pot	#3	3 0.0
RO.CO		Rosa x Noals'	Coral Flower Carpet Rose	pot	, N.3	3'0.€
SRIL		Sambucus racemosa 'Lemony Lace'	Lemon Lace Elderberry	pot	#3	4' o.c.
SY.ME	-	Syringa meyeri 'Pathin'	Palibin Lilac	pot	#3	4' 0.6.
TA.CU		Taxus cuspidata 'Emerald Spreader'	Emerald Spreader Yew	pot	#5	3'0.6
VLDE	-	Viburoum dentatum 'Little Joe'	Arrowwood Wournum	pot	#3	3'0.€

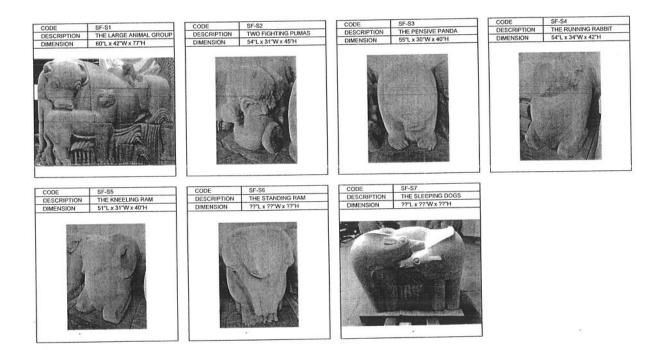
RASSES, PERENNIALS, AND GROUNDCOVER			_	
Allium 'Summer Beauty'	Summer Beauty Allium	pot	#1	15" o.c.
Calamagrostis x acutifiora 'Karl Foerster'	Karl Foerster Feather Reed Grass	pot	#1	18" o.c.
Deschampsia caespitosa 'Goldtau'	Tuffed Grass	pot	#1	24" o.c
Geranium 'Gerwat'	Rozanne Geranium	pot	#1	16" o.c.
Nepeta x faassenii 'Walker's Low'	Walkers Low Catmint	pot	#1	24° a c
Rutheckia speciosa Viette's Little Suzy'	Little Suzy Black-Eyed Susan	pot	#1	12" o.c.
Sedum spectabile 'Autumn Fire'	Autumn Fire Sedum	pot	#1	18" o.c.
Sporobulis heterolepsis	Prairie Dropseed	pot	#1	18" o.c.
- print again water against a said				
Altium affatunense 'Purple Sensation'	Purple Sensation Allium	bulb	#1	12" 0.0
Hyacinthoides non-scripta	Virginia Bluebells	butb	#1	12" o.c.
Narcissus 'Kissproof'	Kissproof Daffodii	bub	#1	12° o.c.
Tulipa'Prinses Irene'	Prinses Irono fulip	bulb	#1	12°0¢
	Allum Summer Beauty Calamagnosis x acutificax Xari Foester Deschangeia casapitosa 'Goldiav' Geranium 'Genwel' Nepeta x Rassemi 'Valker's Low' Rutheckia speciosa 'Veter's Little Suzy' Sedam speciosa 'Purpir Sensation' Hyucintholdes non-inotyta Alluma affatonense 'Purpir Sensation' Hyucintholdes non-inotyta Maristosu Kinsproof'	Allum Summer Beauty Calamagnosis and Africa Xan Foester Deschangela caregiona 'Goldflow' Deschangela caregiona 'Goldflow' Gerandum 'Gerwel' Redecksia speciosa 'Yelfer's Little Grass Redecksia speciosa 'Yelfer's Little Sury' Little Gury Black Little Sury' Little Gury Black Little Sury' Little Gury Black Little Sury' Sedema speciosa 'Yelfer's Little Sury' Adumn Fire Sedem Speciosa 'Yelfer's Little Sury' Adumn Fire Sedem Speciosa 'Yelfer's Little Sury' Adumn Fire Sedem Special	Allum Summer Beauty Summer Beauty Allum pot Calemangesis x acutificia Xxxiaf Georgia? Xari Forenter Faalber Reed Grass DX Deschampela caseptiona Goldfow Turbed Grass DX Gerantum Gereal School	Administration Sample Service

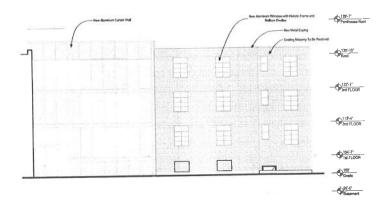
PARKING LOT VEHICULAR USE AREA CALCULATIONS 37 SPACE PARKING LOT WZ ACCESSIBLE SPACES TOTAL VEHICULAR USE AREA REQUIRED INTERNAL LANDSCAPED AREA: ACTUAL LANDSCAPED AREA:

12,040 S.F. 7.5% x 12,040 = 903 S.F. 1,480 S.F. REQUIRED INTERNAL TREE PLANTING: EXISTING TREES TO REMAIN: ACTUAL TREE PLANTING: 903 / 125 = 7 0

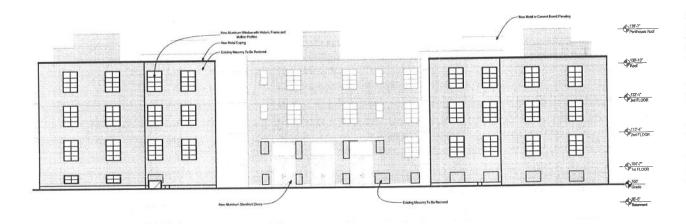


#### EXISTING SCULPTURE SCHEDULE:

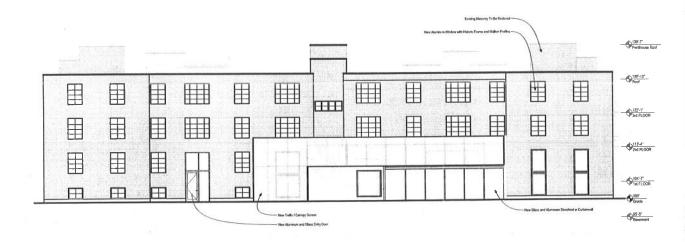




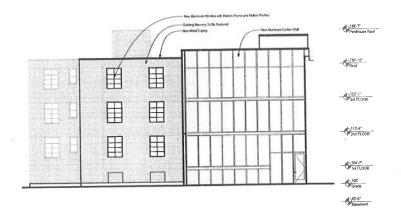
3 Courtyard South Elevation



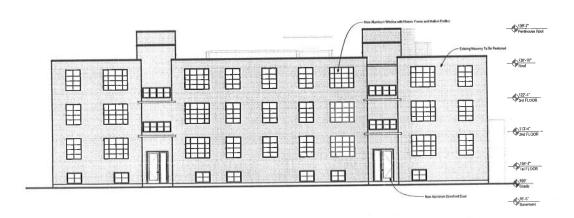
2 East Elevation
SCALE: 1/16" = 1'-0"



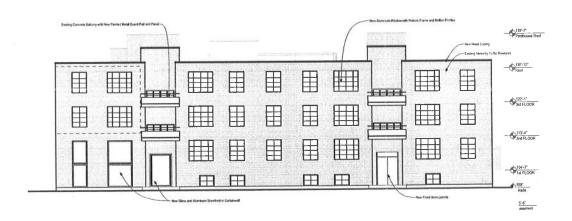
1 West Elevation



3 Courtyard North Elevation



North Elevation



South Elevation
SCALE: 1/16" = 1'-0"



# DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

August 31, 2018

Pastor Nathan Carter Immanuel Baptist Church 1443 W. Roosevelt Road Chicago, Illinois 60608

Re:

Minor Change/Site Plan Approval for the required parking of Immanuel Baptist Church located within Residential Business Planned Development #896.

Dear Pastor Carter:

Please be advised that your request to locate required parking to serve the proposed church use located at 1443 W. Roosevelt Road at an off-site location within the boundaries of Residential Business Planned Development No. 896 ("PD 896") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statements Number 12 and Number 13 of the Residential Business Planned Development No. 896 ordinance.

Immanuel Baptist Church has executed a lease agreement with the operators of a Chicago Park District Parking lot located at 1312 S. Racine Avenue (Fosco Park). The lease secures 20 parking stalls for use on Sundays. The 20 parking stalls will limit the allowed capacity of the auditorium area of the Immanuel Baptist Church to a 160-seat maximum capacity. The first parking stall of the surface parking lot located at Fosco Park is located approximately 1,380 feet from the front door of the church. The existing surface parking lot at Fosco Park has approximately 80 parking stalls and the Department has determined that there is adequate capacity for these parking stalls to serve the primary function of the park and its related uses and programming as well as to be used in a Shared Parking Agreement that allows the Immanuel Baptist Church to utilize 20 of these spaces on Sundays only to serve their church uses. The parking lot is existing and is paved, fenced and landscaped and includes drainage, it shall continue to be the responsibility of the surface parking lot property owner to maintain the parking lot in compliance to all applicable Chicago Ordinances. As both the church and the parking lot currently exist there is no proposed construction included as part of this request and as such there are no exhibits to attach to this letter.

Upon review of the materials submitted, DPD has determined that the proposed off-site parking location is consistent with and satisfies the requirements of Planned Development #896. Accordingly, that proposed location to be located within the boundary of Residential Business Planned Development #896 is hereby approved as an allowed off-site parking location to serve as a shared parking facility between Fosco Park and the Immanuel Baptist Church as conforming to the Planned Development.

Singerely

Patrick Murphey
Acting Zoning Administrator

Originated by: Noah Szafraniec cc: Mike Marmo (DPD)

Erik Glass (DPD)

Planned Development files



# DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

June 20, 2018

William Tippens Taylor Street LA, LLC 350 W. Hubbard Street, Suite 300 Chicago, IL 60654

Re: Administrative Relief request for Planned Development No. 896, Sub-Area D Taylor Street Library and Apartments, 1342 W. Taylor St.

Dear Mr. Tippens:

Please be advised that your request for a minor change to Planned Development No. 896 ("PD 896"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 896.

You are requesting, with the consent of the sole property owner of Sub-Area D, LR ABLA LLC, administrative relief to allow for the elimination of a mechanical screen atop the proposed Taylor Street Library and Apartments at 1342 W. Taylor St. As the building's design progressed, a large rooftop air handling unit has been relocated to the second level and this allowed for the distribution of the residential air handling units closer to the center of the building, resulting in reduced visibility. Therefore, due to the reduction and relocation of equipment, combined with cost savings for this publically funded project, the mechanical screen has been removed, as reflected on the attached, revised Level 3 Mechanical Plan, Roof Mechanical Plan and Elevations.

With regard to your request, the Department of Planning and Development has determined that allowing the elimination of the rooftop mechanical screen will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

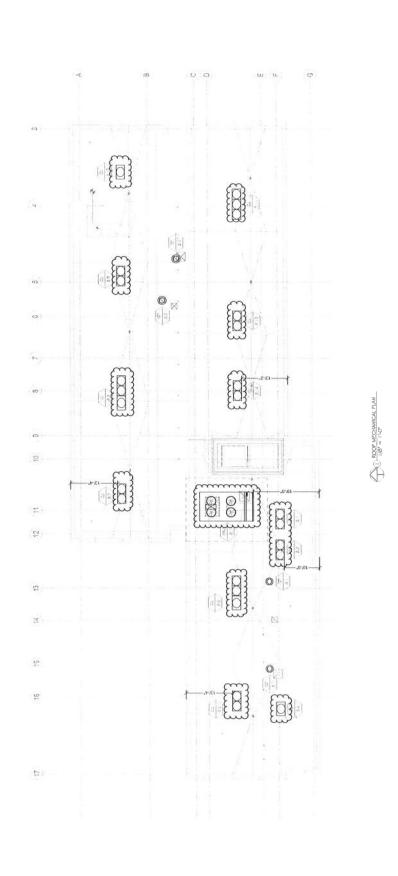
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 896, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

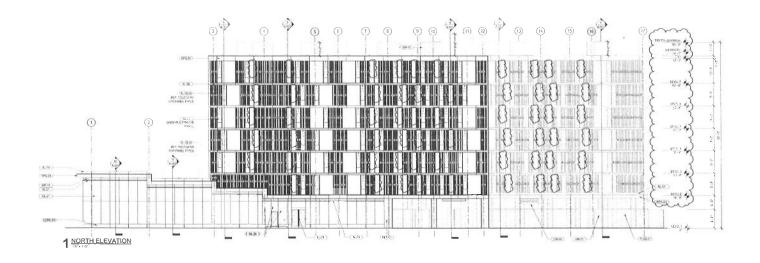
Patricia A. Scudiero

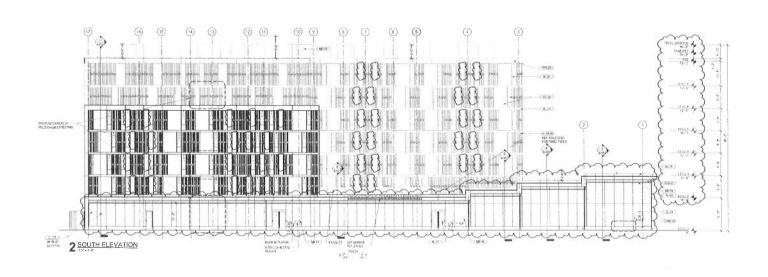
Zoning Administrator

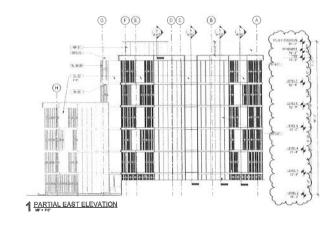
C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file

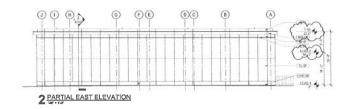
# TAYLOR STREET LIBRARY + APARTMENTS

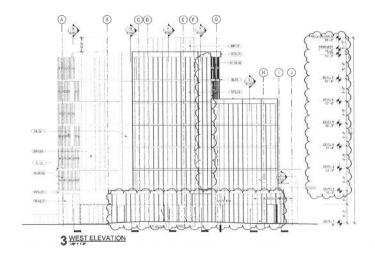














# DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

June 27, 2018

John J. George Ackerman LLP 71 S. Wacker Drive, 47<sup>th</sup> Floor Chicago, Illinois 60606

Re: Site Plan Approval for the Chicago Park District Jane Addams Recreation Center, 1434

S. Loomis Street located in Residential Business Planned Development No. 896, Subarea

A-5 and Subarea E

Dear Mr. George:

The City of Chicago Department of Planning and Development (DPD) has reviewed the site plan request for approval submitted for the project identified above. The project consists of the construction of an approximately 100,000 square-foot indoor athletic facility at 1434 S. Loomis Street to house a synthetic turf field, court space, and community event space for meetings and classes. The site will be improved with a lighted outdoor synthetic turf field, landscaping, a parking lot consisting of 39 parking spaces, and one on-site loading area. The proposed project will be situated in Subarea A-5 and Subarea E of Residential Business Planned Development No. 896, as amended (PD No. 896). The proposed height of the building will be 39', measured from grade to the highest point of the underside of the top floor ceiling joist, which is in compliance with the maximum heights allowed in Subareas A-5 and E.

Construction of the proposed project will utilize 61,622 square feet of floor area from Subarea A-5 and 38,378 square feet of floor area from Subarea E for a total floor area of 100,000 square feet and a total FAR of 0.26 (the FAR of Subareas A-5 and E will be 0.19 and 0.67 respectively). The proposed FAR is well below the allowable 1.1 FAR and 3.0 FAR for Subarea A-5 and E respectively. The proposed building will be primarily clad in pre-cast concrete panels and accented with insulated metal panel cladding and aluminum curtain walls. A variety of sustainable elements will be incorporated into the project including a 5% energy reduction to the energy code baseline standards, working landscapes, tree planting, bicycle parking and 80% waste diversion.

Pursuant to the terms of PD No. 896, DPD is in receipt of a letter from each the Chicago Housing Authority and LR ABLA LLC, as the Master Developer, authorizing the proposed project. Additionally, the request for approval included a chart submitted by the Applicant setting forth site data and proposed floor area for the project and the following attached documents dated June 19, 2018 as prepared by SMNG-A:

- Color Rending of Entrance View from Northeast
- Site Plan
- Landscape Plan
- North and East Building Elevations
- South and West Building Elevations
- First Level Floor Plan

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of PD No. 896. Accordingly, this site plan submittal is hereby approved as conforming to PD No. 896. This site plan approval does not cover any signage, which must be covered by a separate application.

Sincerely,

Patricia A Scudiero, Zoning Administrator

Originated by: Heidi Sperry

cc:

Erik Glass, DPD Mike Marmo, DPD

Planned Development files

# **CPD Site Data**

PD 896 Subarea Data

- t- t - L		Cubaroa AE	
lotal site		Subuleu AS	
Total Net Site Area	382,062 NSF	Subarea Net Site Area	1,244,231 NSF
Project Floor Area	100,000 SF	Project Floor Area (CPD)	61,622 SF
FAR	0.26	Total Floor Area to Date	96,954.00 SF
		Total Floor Area (proposed + existing)	158,576.00 SF
Subarea A5		Total FAR (proposed + existing)	0.13
Subarea A5 Net Site Area (CPD)*	324,790 NSF	FAR Allowed	1.1
Subarea A5 Project Floor Area	61,622 SF		
Subarea A5 FAR	0.19	Subarea E	
		Subarea Net Site Area	158,736 NSF
Subarea E		Project Floor Area (CPD)	38,378 SF
Subarea E Net Site Area (CPD)*	57,272 NSF	Total Floor Area to Date**	89,815 SF
Subarea E Project Floor Area	38,378 SF	Total Floor Area (proposed + existing)*	128,193 SF
Subarea E FAR	0.67	Total FAR (proposed + existing)*	0.81
		FAR Allowed	3

<sup>\*</sup> Areas assumed by CPD team based on PD maps, aerial photography, and field observation

Existing 1-sty section of building: 12,763 SF  $\times$  1 = 12,763 SF Existing 2-sty section of building: 31,234 SF  $\times$  2 = 62,468 SF

Existing 4-sty section of building:  $3,646 \text{ SF} \times 4 = 14,584 \text{ SF}$ 

89,815 SF

<sup>\*\*</sup> Calculated area of existing UIC building at W. 15th Street between Ashland and Laflin using aerial photo estimates:



**ENTRANCE - VIEW FROM NORTHEAST** 



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#### JANE ADDAMS PARK RECREATION CENTER

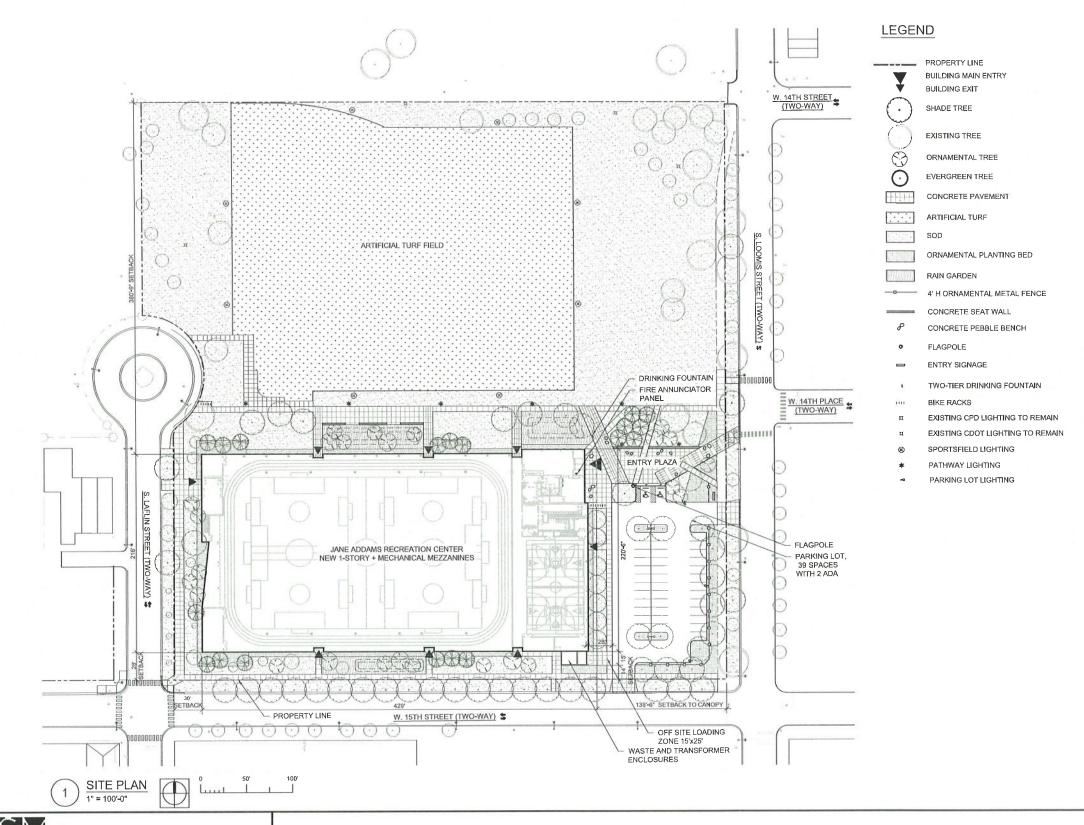
1434 S. LOOMIS STREET CHICAGO, IL 60608

ISSUED FOR SITE PLAN REVIEW

DATE: 06.19.2018

PAGE 1 OF 6







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1434 S. LOOMIS STREET CHICAGO, IL 60608

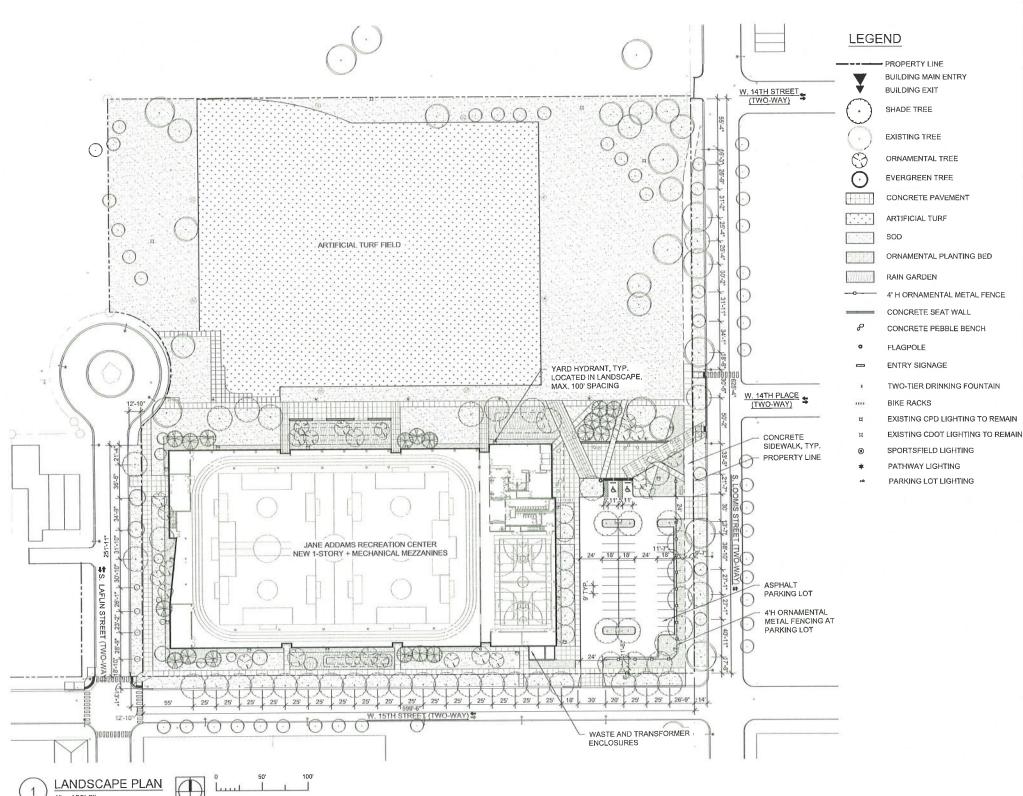
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06.19.2018

PAGE 2 OF 6





#### PLANT PALETTE

CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
SHADE TREES	S UNDER POWERLINES			_	
AC,GI	Acer ginnala 'Flame'	Flame Amur Maple	B&B	4"	Single-stem
MA,RJ	Malus 'Red Jewel'	Red Jewel Crabapple	B&B	4*	Single-stern
SY.RE	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B&B	4"	Single-stem
SHADE TREES	S IN SODDED PARKWAY			,	
CE.OC	Celtis occidentalis	Hackberry	B&B	4"	Single-stem
GY,DI	Gymnocladus diolcus 'Espresso'	Kentucky Coffeetree	B&B	4"	Single-stem
UL.NH	Ulmus 'New Horlzon'	New Horlzon Elm	B&B	4"	Single-stem
SHADE TREE	S IN PLANTED AREAS WITHIN PROPERTY			_	
AC,FR	Acer x freemanli 'Marmo'	Marmo Maple	B&B	4"	Single-stem
AE.CA	Aesculus x carnea	Fort McNair HorsechesInut	B&B	4"	Single-stem
ME,GL	Metasequoia glyplostroboides	Dawn Redwood	B&B	4"	Single-stem
PI,FL	Pinus flexilis	Limber Pine 'Vanderwolf's Pyramid'	B&B	8'H	Single-stem
PI,ST	Pinus strobus	White Pine	B&B	8'H	Single-stem
QU.BI	Quercus bicolor	Swamp Oak	B&B	4"	Single-stem
QU.EL	Quercus ellipsoldalis	Northern Pln Oak	B&B	4"	Single-stem
TA.DI	Taxodium dislichum 'Shawnee Brave'	Shawnee Brave Baldcypress	B&B	4"	Single-stem
JL.PA	Ulmus 'Patrlot'	Patriot Elm	B&B	4"	Single-stem
ORNAMENTA	L TREES	20 - 1111			
AM.GR	Amelachier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	10'H	MultI-stem
BE.NI	Betula nigra	River Birch	B&B	10'H	Multi-stem
CO,MA	Cornus mas	Cornellancherry Dogwood	B&B	10'H	Multi-slem
CR.VI	Crataegus viridis 'Winter King'	Winter King Hawthorn	B&B	10'H	Multi-stem
MA.PR	Malus 'Prairiefire'	Prairiefire Crabapple	B&B	10'H	Multi-stem
SHRUBS					
AR,ME	Aronia melanocarpa 'Iroquois Beauty'	Black Chokeberry	pot	#3	3' a,c.
CO.AP	Cotoneaster apiculatus	Cranberry Coloneaster	pol	#3	3' o.c.
HY.PA	Hydrangea paniculata 'SMHPLQF'	Little Quickfire Hydrangea	pot	#3	3' o.c.
RH.AR	Rhus aromatica 'Gro-Low'	Fragrant Sumac	pol	#3	3' o, c,
RI.AL	Ribes alpinum 'Green Mound'	Alpine Currant	pot	#3	3' o.c.
RO.CO	Rosa x 'Noala'	Coral Flower Carpet Rose	pot	#3	3' o.c.
SY.ME	Syringa meyeri 'Palibin'	Pallbin Lilac	pol	#3	4' o.c.
TA.CU	Taxus cuspidata 'Emerald Spreader'	Emerald Spreader Yew	pot	#5	3' o.c.
VI.CA	VIburnum carlesli 'Compactum'	Carlesii Viburnum	pot	#3	3' o.c.
ORNAMENTA	L GRASSES, PERENNIALS, AND GROUNDCOVE				
AL,SB	Allfum 'Summer Beauty'	Summer Beauty Alllum	pot	#1	15" o.c.
DE.CE	Deschampsia cespitosa 'Goldiau'	Goldtau Tufted Grass	pot	#1	24" o.c.
GE.RO	Geranlum 'Gerwal'	Rozanne Geranlum	pol	#1	18" o.c.
HE,BE	Hemerocallis 'Black Eyed Stella'	Black Eyed Stella Daylily	pol	#1	12" o.c.
NE,WL	Nepeta x faassenll 'Walker's Low'	Walkers Low Catmint	pot	#1	24" o.c.
PA.VI	Panicum virgatum 'Northwind'	Northwind Switchgrass	pot	#1	18" o.c.
PE.AT	Perovskia atriplicifolia 'Little Spire'	Dwarf Russian Sage	pol	#1	12" o.c,
RU.SP	Rudbeckla speciosa 'Vielte's Little Suzy'	Little Suzy Black-Eyed Susan	pot	#1	12" o.c.
SE.SP	Sedum spectablle 'Autumn Fire'	Autumn Fire Sedum	pot	#1	18" o.c.
RAIN GARDE	N				
AL,CE	Alllum cernuum	Nodding Wild Onlon	pol	#1	12" o.c.
CA.CR	Carex cristalla	Crested Oval Sedge	plug	-	8" o.c.
CA.MU	Carex muskingumensis	Palm Sedge	plug	-	8" o.c.
CA,VU	Carex vulpinoidea	Brown Fox Sedge	plug	-	8" o.c.
FE.AR	Festuca arundinacea	Tall Fescue	plug	-	8" o.c.
FE.RU	Festuca rubra	Red Fescue	plug	-	8" o.c.
LI.SP	Liatris spicata	Marsh Blazing Star	pot	#1	12" o.c.

#### PARKING LOT VEHICULAR USE AREA CALCULATIONS

39 SPACE PARKING LOT W/2 ACCESSIBLE SPACES TOTAL VEHICULAR USE AREA: REQUIRED INTERNAL LANDSCAPED AREA: ACTUAL LANDSCAPED AREA:

7.5% x 18,100 = 1,355 S.F. 1,355 S.F. 3,834 S.F

REQUIRED INTERNAL TREE PLANTING: EXISTING TREES TO REMAIN: ACTUAL TREE PLANTING: 1355 / 125 = 11

18,100 S.F.

0 14

SM NG**A** 

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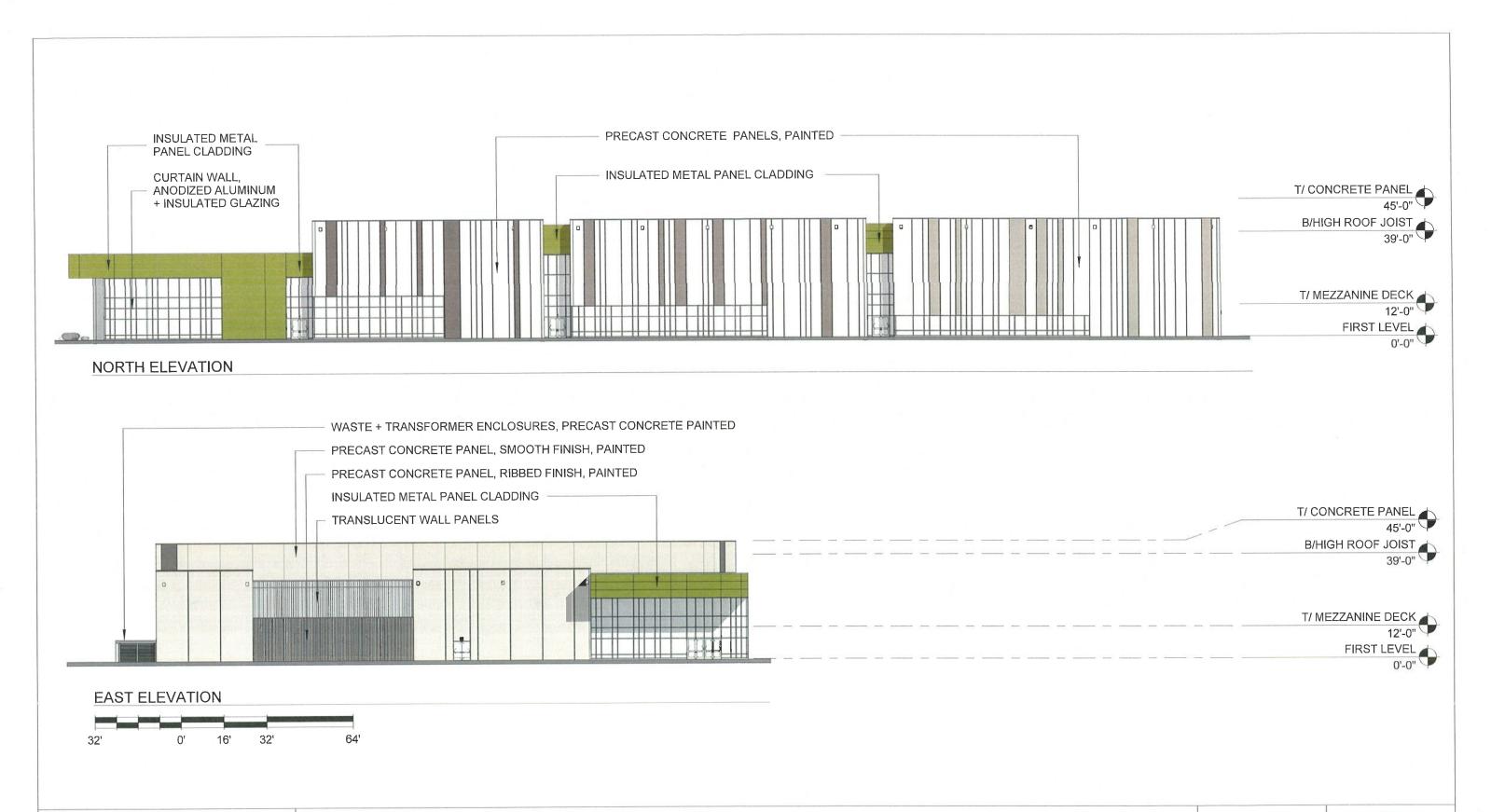
ISSUED FOR SITE PLAN REVIEW

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06.19.2018

PAGE 3 OF 6







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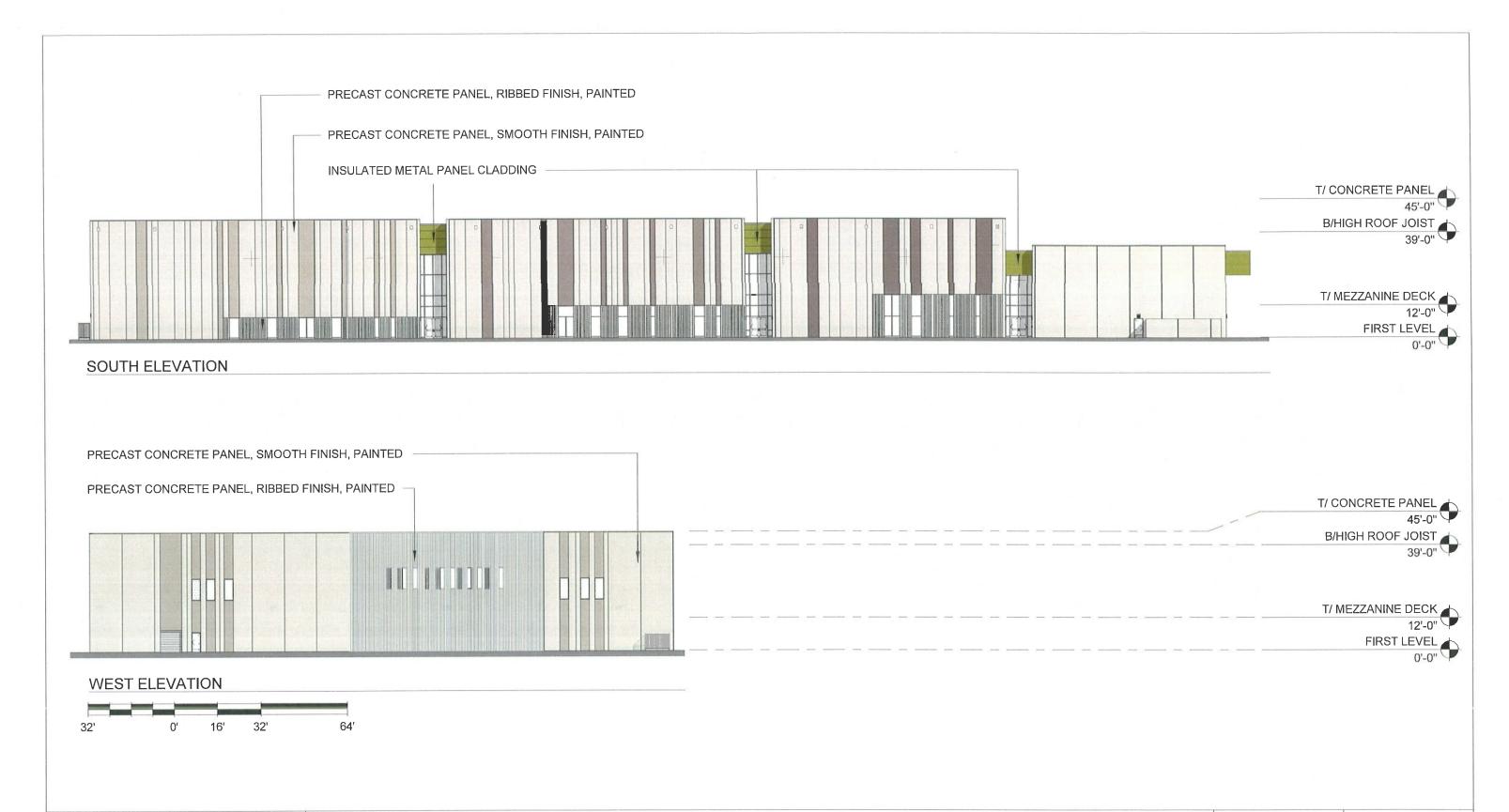
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PAGE 4 OF 6





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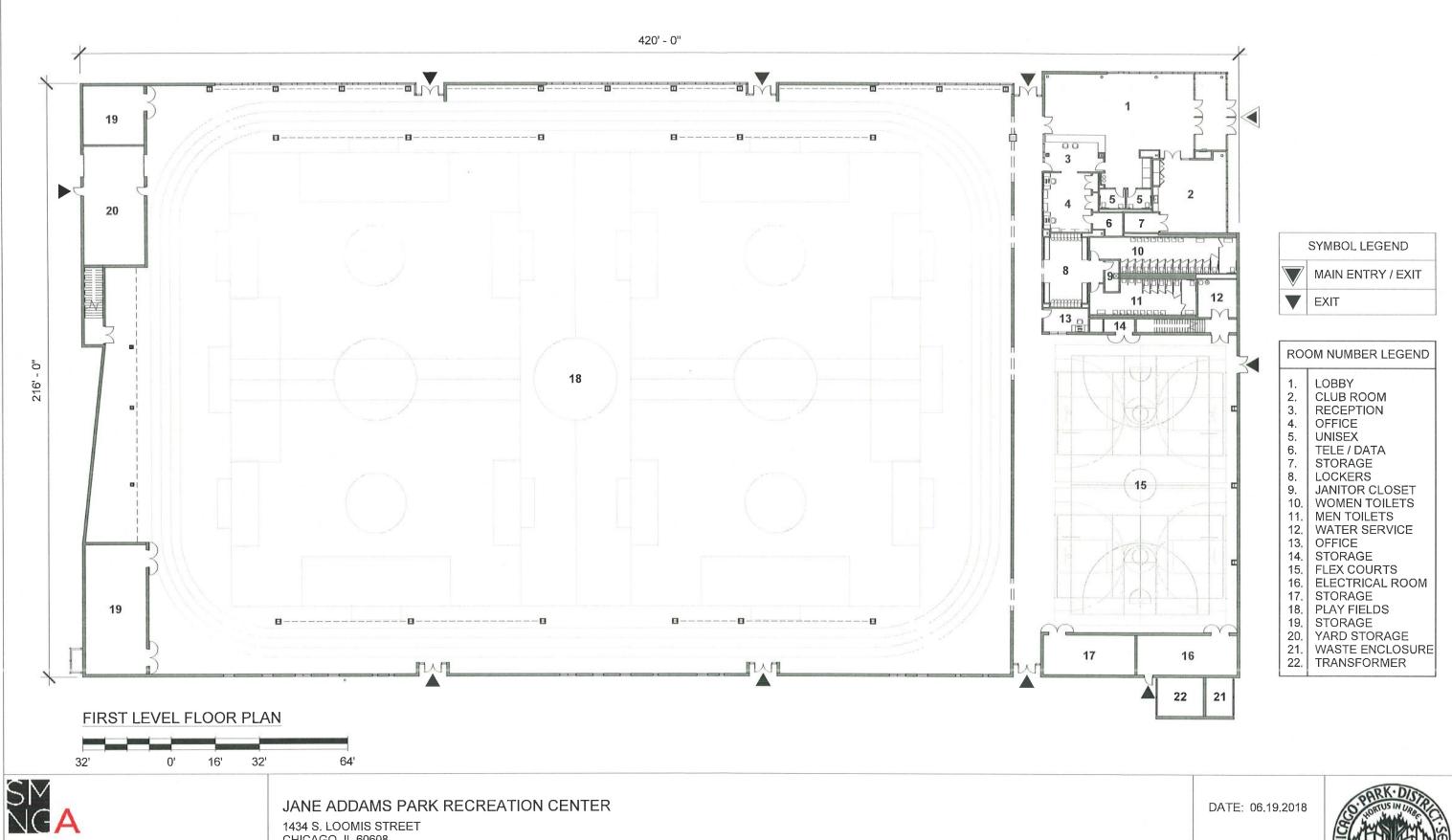
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PAGE 5 OF 6





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CHICAGO, IL 60608

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PAGE 6 OF 6



### DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

January 11, 2018

William W. Tippens Related Midwest 350 W. Hubbard St. Chicago, Illinois 60654

Re: Site Plan Approval for Residential Business Planned Development #896, Roosevelt Square Twenty-Three Townhouses, Subarea A2, located at 1237-51 W. Grenshaw St., 1303-1305 W. Grenshaw St., 1321-1337 W. Grenshaw St., and 1349-1359 W. Grenshaw St. (Phase 2B)

Dear Mr. Tippens:

Please be advised that your request for site plan approval to Residential Business Planned Development No. 896 ("PD 896") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of the Residential Business Planned Development No. 896 ordinance.

The Roosevelt Square Phase 2B project consists of twenty-three residential dwelling units. Nine of the residential dwelling units will include three-story townhouses and fourteen will include two-story townhouses. A total of forty-six parking spaces situated within 1-story private garages are proposed. The Phase 2B project was preceded by two earlier phases. Construction of 417 units included in Phase 1 is complete. Site Plan Approval for Phase 2 was granted on March 1, 2007, however Phase 2 was not completed. Only 191 of the 447 proposed dwelling units were constructed in Phase 2. This request for site plan approval will supersede the previous approval from 2007, for multiple lots in Subarea A2 which are currently vacant.

This request for approval includes the following attached documents produced by LR ALBA LLC:

- Site Plan Building 3g (01/03/18)
- Site Plan Building 3h (01/03/18)
- Site Plan Building 3i (01/03/18)
- Site Plan Building 3j (01/03/18)
- Exterior Elevations Building 3g (01/03/18)
- Exterior Elevations Building 3h (01/03/18)
- Exterior Elevations Building 3i (01/03/18)
- Exterior Elevations Building 3j (01/03/18)
- Exterior Elevations Garage 3g (01/03/18)
- Exterior Elevations Garage 3h (01/03/18)
- Exterior Elevations Garage 3i (01/03/18)
- Exterior Elevations Garage 3j (01/03/18)
- Landscape Plan Building 3g (01/03/18)
- Landscape Plan Building 3h (01/03/18)
- Landscape Plan Building 3i (01/03/18)
- Landscape Plan Building 3j (01/03/18)
- Color Rendering (05/30/17)

Upon review of the materials submitted, DPD has determined that the site plan is consistent with and satisfies the requirements of Planned Development #896. Accordingly, this site plan submittal for Residential Business Planned Development #896 is hereby approved as conforming to the Planned Development.

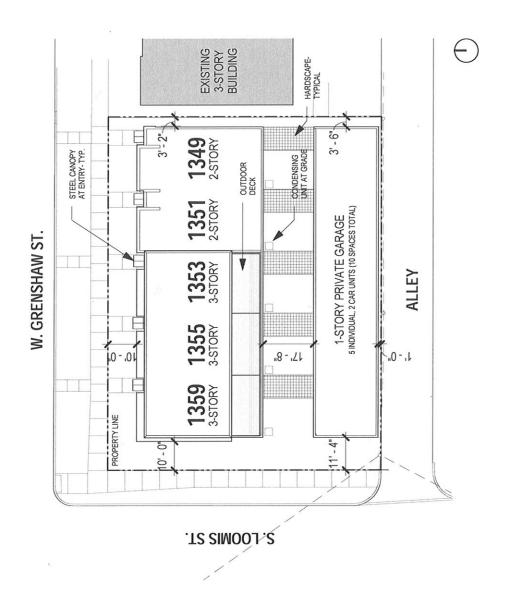
Sincerely,

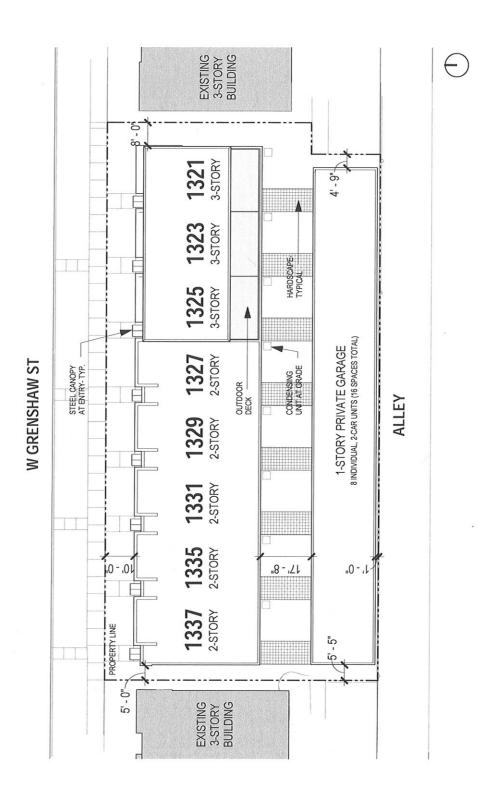
Patricia A. Scudiero Zoning Administrator

Originated by: Heidi Sperry cc: Mike Marmo (DPD)

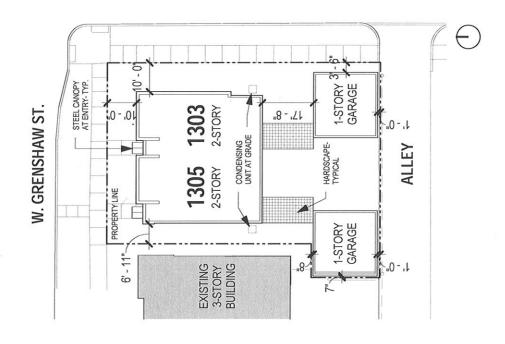
Erik Glass (DPD)

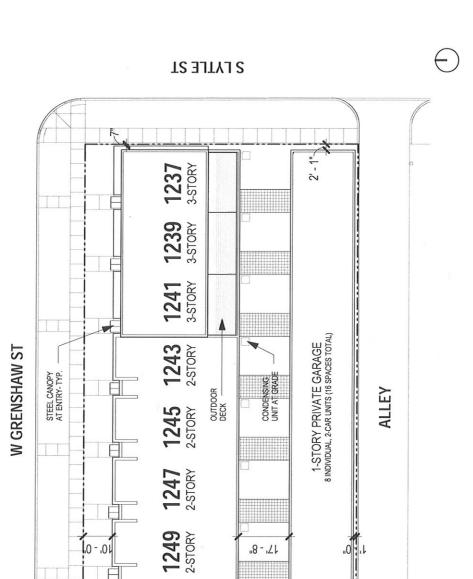
Planned Development files





### S THROOP ST





**1251** 2-STORY

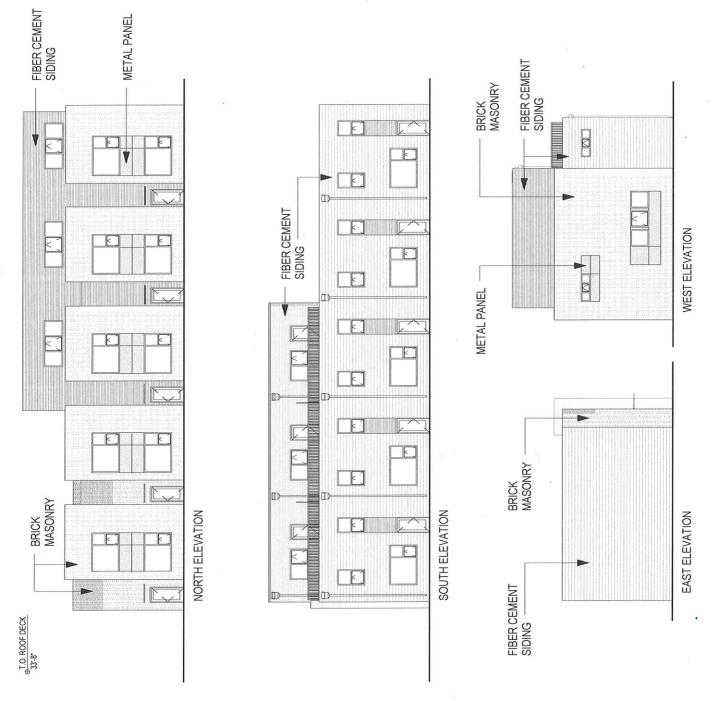
EXISTING 3-STORY BUILDING

5'-0"

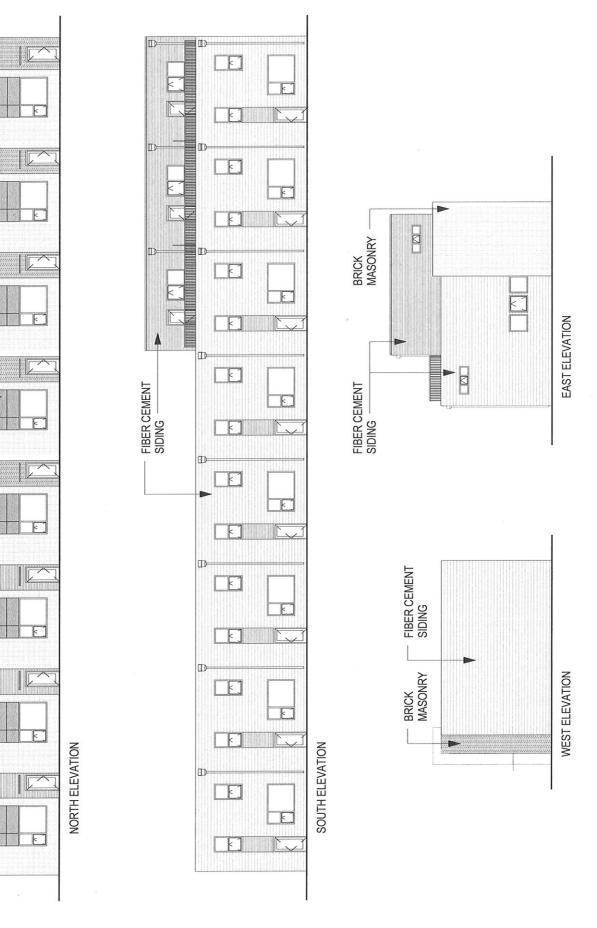
-8-6

### ROOSEVELT SQUARE PHASE 2B ISSUED FOR SITE PLAN APPROVAL

# **BUILDING 3g - EXTERIOR ELEVATIONS**



# **BUILDING 3h - EXTERIOR ELEVATIONS**

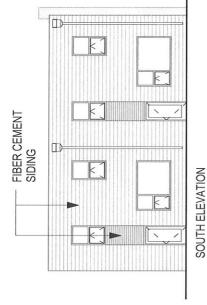


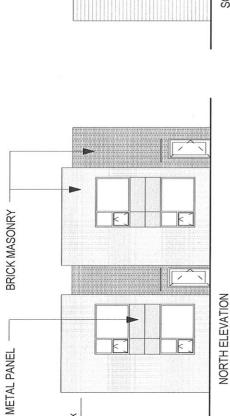
T.O. ROOF DECK 33\*-8\*

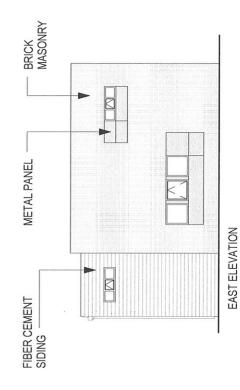
BRICK MASONRY

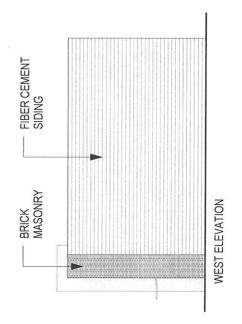
— METAL PANEL

FIBER CEMENT SIDING

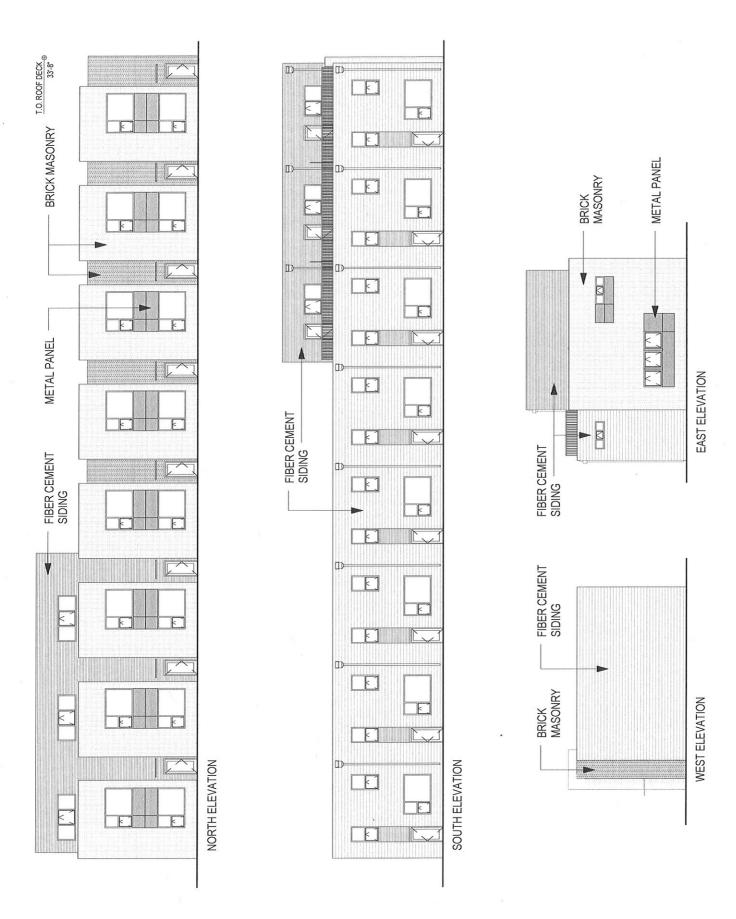




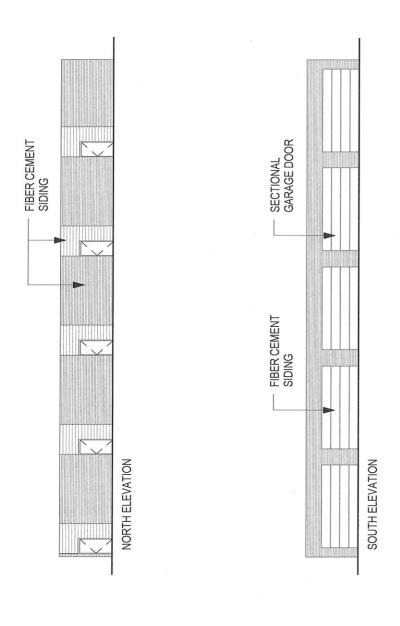




# **BUILDING 3j - EXTERIOR ELEVATIONS**

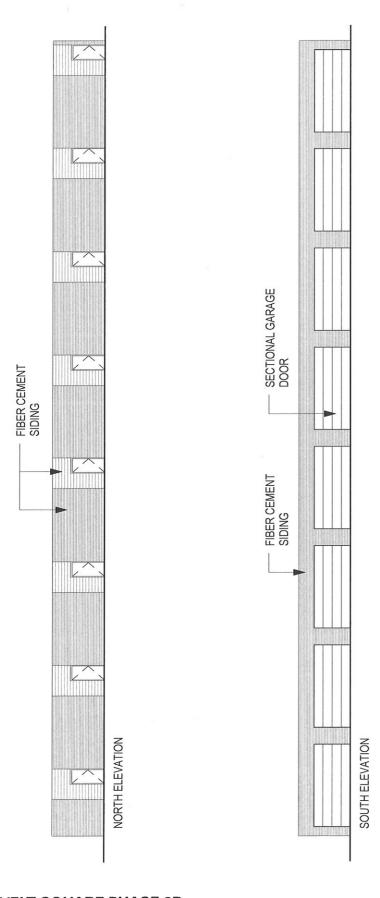


## GARAGE 3g - EXTERIOR ELEVATIONS



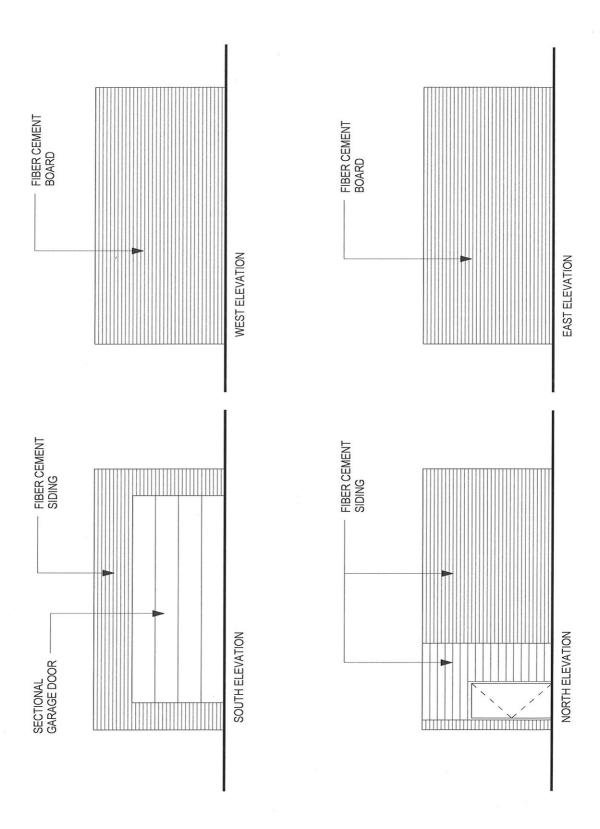


# **GARAGE 3h - EXTERIOR ELEVATIONS**



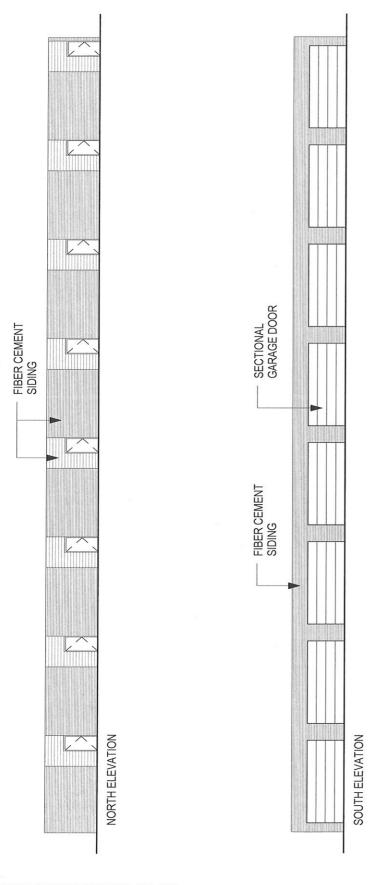


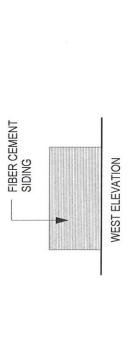
### GARAGE 3i - EXTERIOR ELEVATIONS



### **GARAGE 3j - EXTERIOR ELEVATIONS**

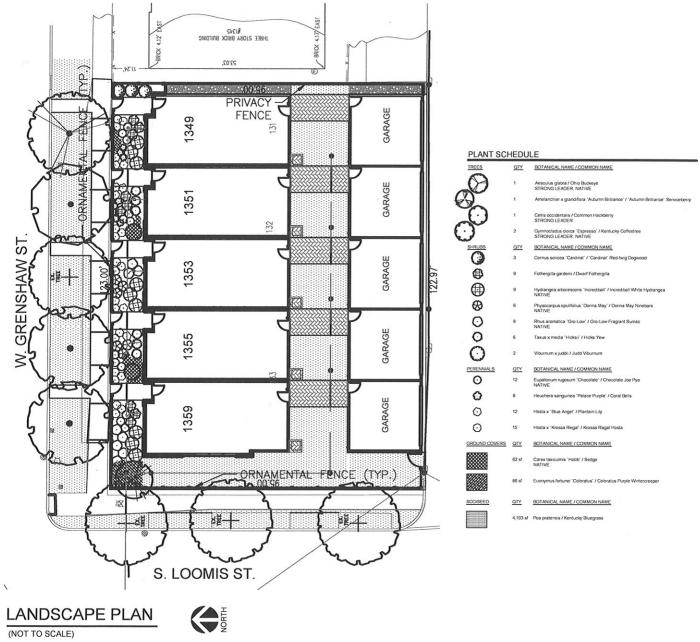
EAST ELEVATION

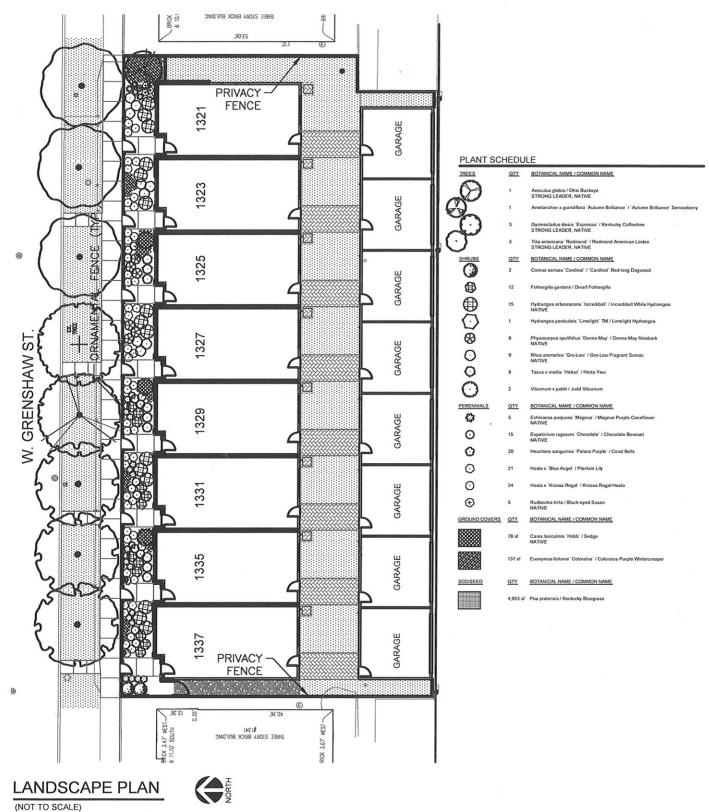




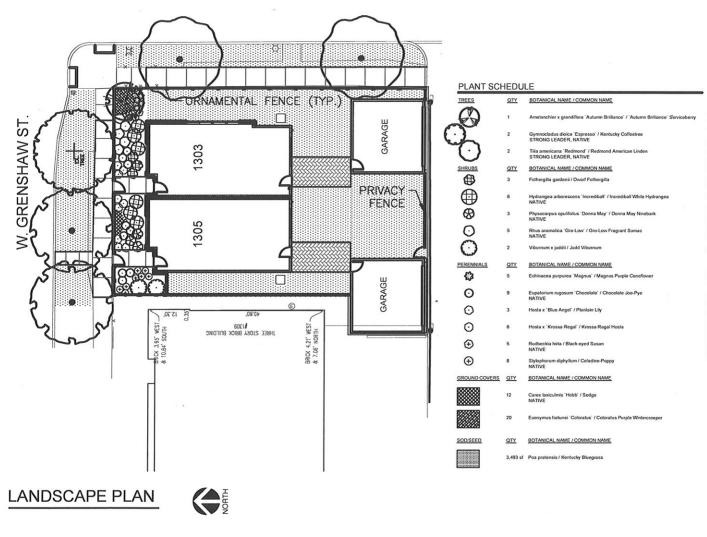
FIBER CEMENT SIDING

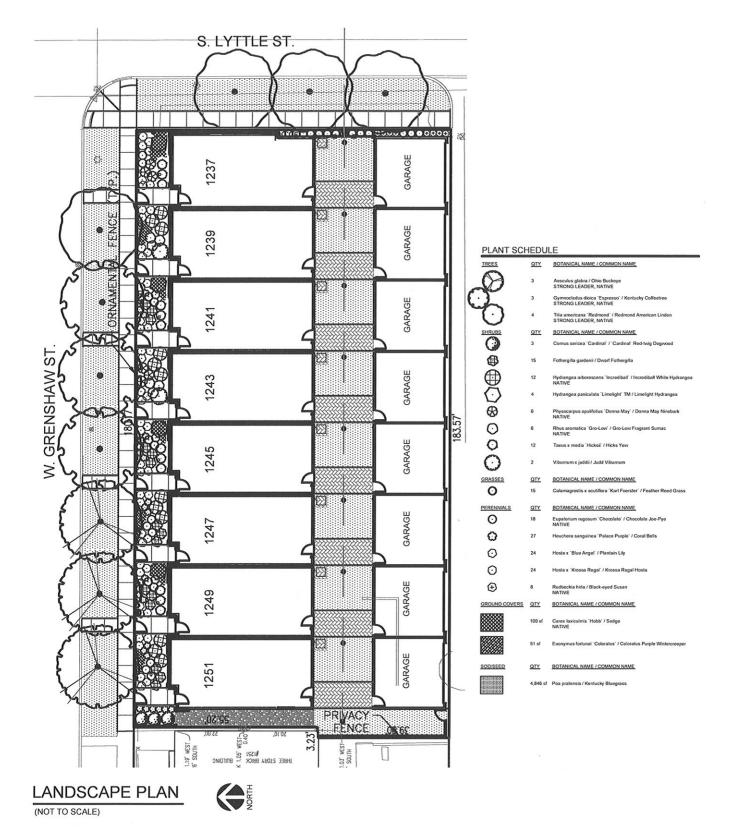
ROOSEVELT SQUARE PHASE 2B ISSUED FOR SITE PLAN APPROVAL





### S. THROOP STREET







Alderman Burke abstained from voting pursuant to Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Nos. 2-G And 4-G. RBPD 896,09
(As Amended)
(Application No. 19297)

(Common Address: 1328 -- 1350 W. Taylor St.)

[SO2017-5479]

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 15<sup>th</sup> Street; South Laflin Street; a line 132 feet next south of West 15<sup>th</sup> Street; South Ashland Avenue; West Hastings Street; a line 132.25 feet next east of South Ashland Avenue; the alley next east of South Ashland Avenue; the alley next north of West 13<sup>th</sup> Street; South Ashland Avenue; West Washburne Avenue; the alley next east of South Ashland 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 this ordinance read as follows:

### Residential-Business Planned Development Number 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 Taylor Street LA 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 PD amendment approved by the City Council on September 5, 2007 at *Journal* 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 is the subject of this 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.

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 -- 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 (2<sup>nd</sup>) 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. Drivethrough 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 unless located within a parking structure, or stand-alone retail location which may only occur once 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 15<sup>th</sup> Street and South Loomis Street and at the southeast corner of West 15<sup>th</sup> 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. No Site Plan Approval shall be required in connection with the development of the Phase I Improvements or the new construction building located in Subarea D contemplated by this amendment pursuant to this Planned Development. If the Subsequent Phase Site Plan Approval Submittals for any phase of development subsequent to Phase I 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 for improvements in any phase of development subsequent to Phase I, 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.

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: