

PD 1135

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17608

3/13/2013

REPORTS OF COMMITTEES

49243

*Reclassification Of Area Shown On Map No. 9-G.
(Application No. 17659)
(Common Address: 3223 -- 3229 N. Sheffield Ave.)*

[O2013-39]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 9-G in the area bounded by:

North Sheffield Avenue; a line parallel to and 225.00 feet north of the north line of the right-of-way of West Belmont Avenue; the public alley parallel to and east of North Sheffield Avenue; and a line 325.00 feet north of the north line of the right-of-way of West Belmont Avenue,

to those of a B3-3 Community Shopping District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map No. 10-F.
(As Amended)
(Application No. 17608)*

RPD 1135, 99

*(Common Addresses: 4301 -- 4453 S. Federal St., 4300 -- 4452,
4301 -- 4453 S. Dearborn St. And 4330 -- 4452 S. State St.)*

[SO2012-7165]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Planned Development Number 1135 symbols and indications as shown on Map Number 10-F in the area bounded by:

West 43rd Street; a line approximately 124.40 feet west of South State Street; a line approximately 280.50 feet south of West 43rd Street; South State Street; a line approximately 1,271.60 feet south of West 43rd Street; South Federal Street; a line approximately 263.80 feet south of West 43rd Street; and South Federal Street,

to Residential Planned Development Number 1135, as amended, which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto and to no others.

SECTION 2. This ordinance takes effect after its passage and due publication.

Technical amendment to Residential Planned Development Number 1135 attached to this ordinance reads as follows:

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

Section 1. The Ordinance authorizing the creation of the Residential Planned Development Number 1135, as amended, which ordinance was passed by the City Council on January 13, 2009 and published at pages 54438 -- 54469 of the *Journal of the Proceedings of the City Council of the City of Chicago* of that date, is hereby amended by adding the language underscored, as follows,

(Omitted text is unaffected by this ordinance.)

Statement Number 4: This plan of development consists of these fifteen (15) statements and the following described exhibits, all such documents having been prepared by Landon Bone Baker Architects and McKay Landscape Architects and dated November 20, 2008; and an Interim Subarea B Site Plan dated January 24, 2013 (collectively, the "Plans") (all of which are incorporated herein and made a part hereof by this reference). Full-size sets of the Plans are on file with the Department of Housing and Economic Development ("D.H.E.D"). This Planned Development is applicable to the Property and these and no other controls shall apply. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance. Title 17 of the Municipal Code of the City of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.

Statement Number 5: The following uses shall be permitted within the area delineated herein as a Residential Planned Development: dwelling units including, but not limited to, townhouses, attached dwelling units, multiple family dwelling units; non-residential uses permitted in an RT4 zoning district; community center; privately-maintained open space; accessory off-street parking; and accessory uses. An Urban Farm shall be permitted on an interim basis in Subarea B in the undeveloped area delineated on the Interim Subarea B Site Plan. Such interim use shall not exceed five (5) years from the date such interim use is established.

Statement Number 11: The development shall be organized by subareas, with both Subarea A and Subarea B being depicted on Subarea A dimensions and Subarea B dimensions, respectively.

Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) for the Urban Farm use in Subarea B, the Applicant shall submit a site plan, landscape plan and building elevations, if applicable, for the Urban Farm for review and approval by the Department of Housing and Economic Development. Review and approval by the Department of Housing and Economic Development is intended to assure that specific development components substantially conform with the Planned Development

and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (per Section 17-13-0800) need only include that portion of the Urban Farm for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest Subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II Approval for the Urban Farm in Subarea B shall be granted until Site Plan approval has been granted. Following approval by the Department of Housing and Economic Development, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of statement Number 12. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

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

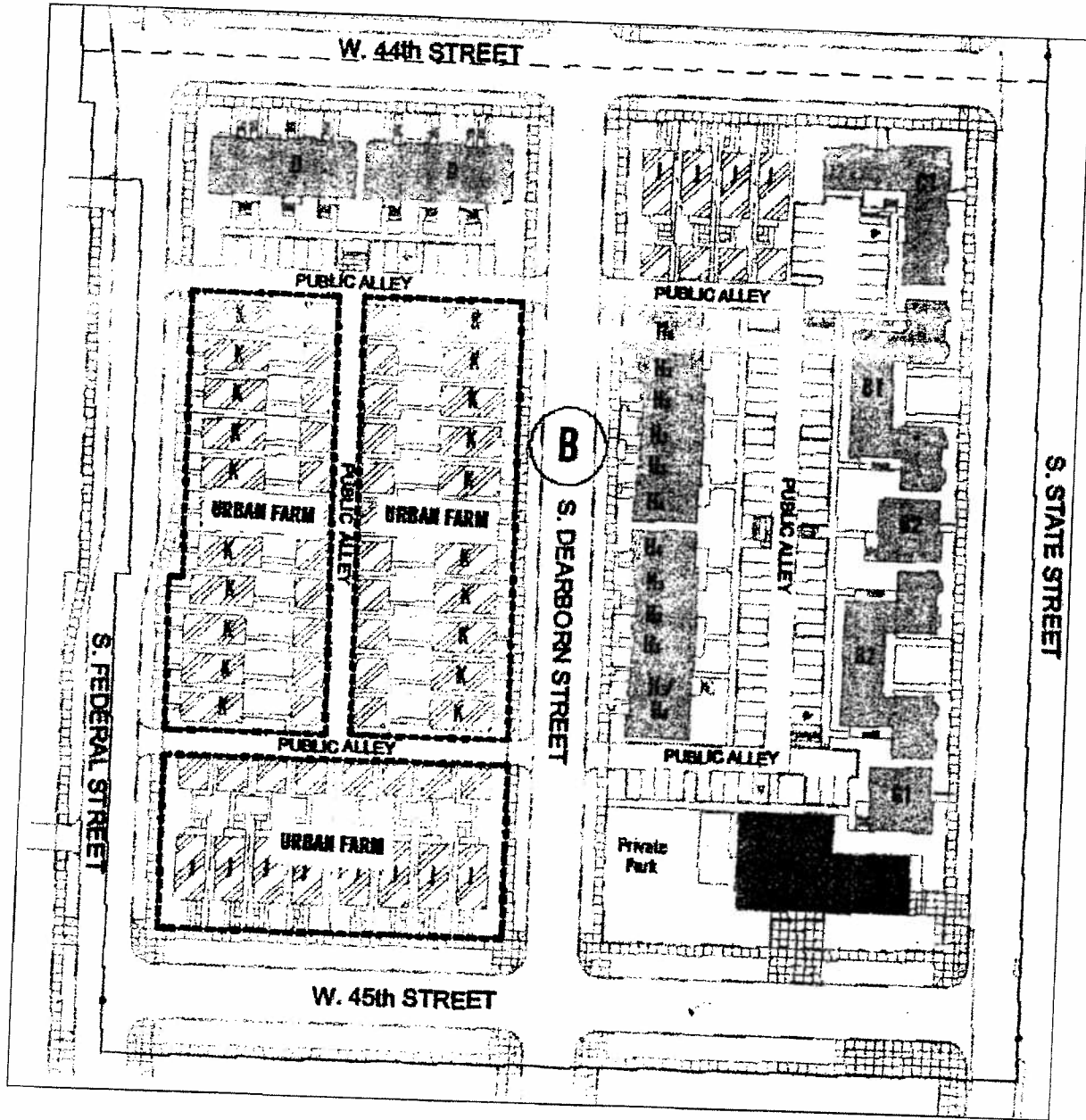
Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

(Omitted text is unaffected by this ordinance.)

Section 2. This ordinance shall be in full force and effect upon passage and due publication.

[Subarea B Interim Use Plan referred to in these
Plan of Development Statements printed
on page 49246 of this *Journal*.]

Subarea B Interim Use Plan.





DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

May 30, 2012

Steven D. Freidland
Applegate & Thorne-Thomsen, P.C.
626 West Jackson Blvd.
Suite 400
Chicago, IL 60661

**Re: Administrative Relief request for Residential Planned Development No. 1135,
Sub area B, Two proposed community gardens**

Dear Mr. Friedland:

Please be advised that your request for a minor change to Residential Planned Development No. 1135 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Your law firm represents BMT-I, LLC, (the "Applicant"), who controls the land within the Planned Development ("PD"), which is owned by the Chicago Housing Authority. The Applicant is authorized to make this request. You are requesting to develop two community gardens on separate blocks within the PD, and as shown on the attached. The smaller proposed community garden is to be located on the SE corner of West 44th Street and South Dearborn Street, and will be approximately 3,500 square feet. This garden will be operated by residents of Legends South, the developer of the property. The second community garden, to be located on West 45th Street, South Federal Street, the alley north of West 45th Street and South Dearborn Street, will be approximately 24,000 square feet and will be developed in partnership with the Chicago Botanic Garden. This site will be maintained under the supervision of the Chicago Botanic Garden staff and will be operated by residents of Legends South. The Applicant intends to file an application for an amendment to the PD to allow the larger community garden to increase in size and be operated as an urban farm.

Statement No. 5 of the PD identifies the permitted uses, which includes privately-maintained open space. Pursuant to Section 17-17-0103-F of the Zoning Ordinance, a community garden is defined as "A neighborhood-based development with the primary purpose of providing space for members of the community to grow plants for beautification, education, recreation, community distribution or personal use. Sites may be managed by public or civic entities, nonprofit organizations or other community-based organizations that are responsible for maintenance and

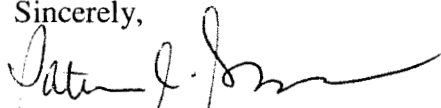
operations. Processing and storage of plants or plant products are prohibited on site. Gardening tools and supplies may be stored within an accessory building that is in compliance with Section 17-9-0103.5-B of the Municipal Code.”

With regard to your request, the Department of Housing and Economic Development has determined that allowing these two proposed community gardens 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 Residential Planned Development No. 1135, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 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.

Sincerely,

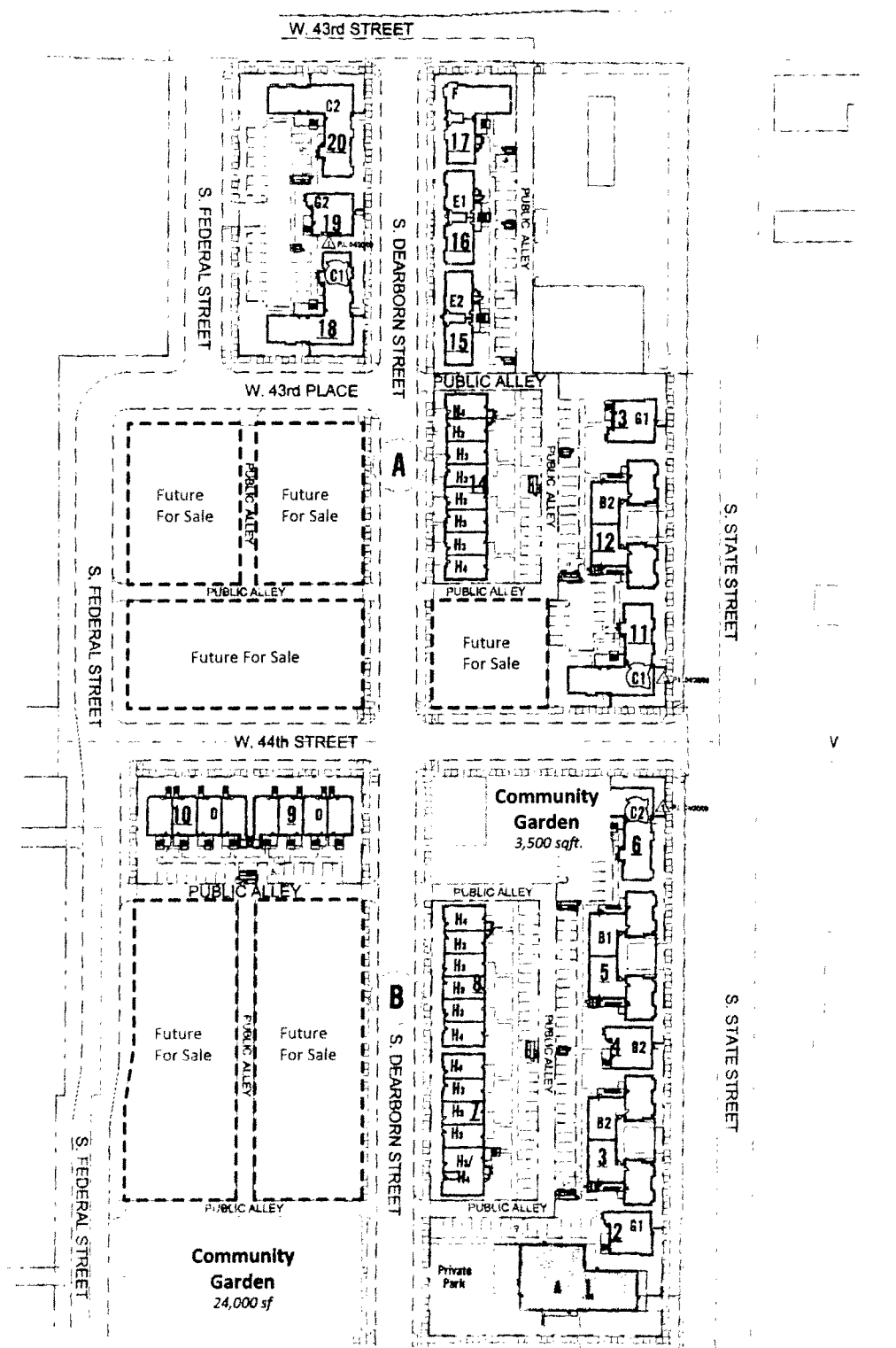


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Main file

Exhibit A



the south half of vacated West Carroll Avenue); a line 64.36 feet east of the east line of North Canal Street; and a line 3.68 feet south of the south line of the north 3 feet of the south half of vacated West Carroll Avenue,

to those of a DX-16 Downtown Mixed-Use District.

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

*Reclassification Of Area Shown On Map No. 8-F.
(Application No. 16755)*

[O2009-211]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 8-F in the area bounded by:

the alley next south of and parallel to West 31st Street; South Union Avenue; a line 148 feet south of and parallel to West 31st Street; and the alley next west of and parallel to South Union Avenue,

to those of a C1-1 Neighborhood Commercial District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map No. 10-F.
(Application No. 16701)
(As Amended)*

RPD 1135

[SO2009-212]

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

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, is amended by changing all of the RT4 (Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 10-F in the area bounded by:

West 43rd Street; a line approximately 124.40 feet west of South State Street; a line approximately 280.50 feet south of West 43rd Street; South State Street; a line approximately 1,271.60 feet south of West 43rd Street; South Federal Street; a line approximately 263.80 feet south of West 43rd Street; and South Federal Street,

to a Residential Planned Development which is hereby established in the area described above.

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

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

Residential Planned Development No. 1135

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development (the "Planned Development") consists of approximately three hundred sixty-five thousand seven hundred seventy-seven (365,777) square feet or approximately eight point four zero (8.40) acres (net site area), or a gross site area of approximately five hundred sixty-five thousand nine hundred thirty-one (565,931) square feet or approximately twelve point nine nine (12.99) acres (the "Property"), which is depicted on the attached Planned Development Boundary and Property Line and Map and which is controlled by BMT-I, L.L.C., on behalf of the Chicago Housing Authority, and the Chicago Housing Authority (collectively, "Owner").
2. All necessary official reviews, approvals or permits are required to be obtained by the Owner or successors, assignees, or grantees (collectively, "Affiliates"). The intended dedication and vacation of streets and alleys within (or adjacent to and affecting) the Property are identified on the Public Way Adjustment Plan. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Owner (or Affiliates) and approval by the City Council and issuance of any required permits. In order to facilitate the development hereby approved, the City agrees to undertake and

complete construction of all improvements within the public rights-of-way within (or adjacent to and affecting) the Property, curb to curb as well as street lighting improvements on adjacent public sidewalks.

3. The requirements, obligations and conditions contained with this Planned Development shall be binding upon the Owner, its Affiliates, and, if different than the Applicant, the legal title-holders or any ground lessors. All rights granted hereunder to the Owner shall inure to the benefit of the Affiliates and, if different than the Owner, the legal titleholder or any ground lessors. The Owner is hereby designated as the controlling entity for the purposes of this Planned Development. "Single designated control" for purposes of this paragraph shall mean that any application to the City of Chicago (the "City" for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative, or otherwise) shall be made or authorized by all of the owners of the Property and any ground lessors. Nothing herein shall prohibit or in any manner restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein.
4. This plan of development consists of these fifteen (15) statements and the following described exhibits, all such documents having been prepared by Landon Bone Baker Architects and McKay Landscape Architects, all dated September 10, 2008 (collectively, the "Plans") (all of which are incorporated herein and made a part hereof by this reference). Full-size sets of the Plans are on file with the Department of Planning and Development ("D.P.D."). This Planned Development is applicable to the Property and these and no other controls shall apply. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of the City of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted within the area delineated herein as a Residential Planned Development: dwelling units including, but not limited to, townhouses, attached dwelling units, multiple family dwelling units; non-residential uses permitted in an RT4 zoning district; community center; privately-maintained open space; accessory off-street parking; and accessory uses.
6. On-premise business identification signs shall be permitted within the Planned Development subject to the review and approval by D.P.D.. Temporary signs such as construction and marketing signs shall also be permitted subject to the review and approval by the D.P.D.. No advertising signs shall be permitted within the Planned Development. No off-premise signs will be permitted.
7. Any service drives or any other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Chicago Department of Transportation ("C.D.O.T.") in effect at the time of construction, subject to review and approval by C.D.O.T. and D.P.D.. Ingress and egress shall also be subject to the review and

- approval of C.D.O.T. and D.P.D. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or any part of any public streets or alleys during demolition or construction shall be subject to the review and approval of C.D.O.T.. To the extent there is any conflict between the provisions of this Planned Development and the provisions of the Chicago Building Code, the provisions of the Chicago Building Code shall apply.
8. The maximum height of any building or any appurtenance thereto, in addition to any limitations prescribed in this Planned Development, shall also be subject to height limitations approved by the Federal Aviation Administration.
 9. The improvements to the Property shall be designed, installed and maintained in substantial conformance with the Plans. Landscaping shall be designed in accordance with the applicable provisions of the Chicago Zoning Ordinance.
 10. Open space for the development shall be provided on-site by means of a new privately maintained park, as reflected on the Open Space Exhibit, which shall be designed and constructed by Owner.
 11. The development shall be organized by subarea, with both Subarea A and Subarea B being as depicted on Subarea A dimensions and Subarea B dimensions³, respectively.
 12. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of D.P.D. upon the application for such a modification by the Owner and after a determination by the Commissioner that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of D.P.D. shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.
 13. The Owner acknowledges that it is in the public interest to design, construct and maintain all buildings and improvements on the Property in a manner that promotes energy efficiency and maximizes the conservation of natural resources. To ensure that this objective is satisfied, plans for all buildings and improvements on the Property shall be reviewed with D.P.D. to determine those features, materials and resources that would be cost-effective to include as a part of the design, construction and maintenance of the buildings and improvements on the Property. The improvements on the Property will incorporate several green design features, including, but not limited to, bike racks;

high efficiency heating and hot water; high insulation values in windows, walls and roof; green water detention approaches, such as swales between buildings, permeable pavement in certain locations, and down spouts directed into green areas to encourage water percolation, as well as green roofs on eleven percent (11%) (or eleven thousand two hundred four (11,204) square feet) of the project.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. Unless construction has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently sought, then this Planned Development shall expire and the zoning of the Property shall automatically revert to that of an RT4 General Residence District. This six (6) year period may be extended for up to one (1) additional year if, prior to expiration, the Commissioner of D.P.D. determines that good cause for an extension is shown.

[Neighborhood Features Legends South A-2; Existing Zoning Map Legends South A-2; PD Boundary and Property Line Map Legends South A-2; Overall Site Plan Legends South A-2; Overall Site Plan Unit Mix Legends South A-2; Subarea A Dimensions Legends South A-2; Subarea B Dimensions Legends South A-2; Right-of-way Adjustment Plan Legends South A-2; Street Elevations Legends South A-2; Building Elevations; Greenroof Legends South A-2; Landscape Plans; Plant List Legends South A-2; Open Space Legends South A-2; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 54444 through 54469 of this *Journal*.]

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

1/13/2009

REPORTS OF COMMITTEES

16701
54443

Bulk Regulations And Data Table
(Legends South -- Phase A-2)

AREA	GROSS SITE AREA		RIGHTS OF WAY		NET SITE AREA		FAR	MAX DWELLING UNITS	GREEN ROOF AREA	
	Acres	SF	Acres	SF	Acres	SF			SF	% of Total Roof Area
Subarea A	7.40	322,520	3.61	157,130	3.80	165,390	0.87	98	3,132	7%
Subarea B	8.51	370,594	3.81	185,861	4.70	204,733	0.81	122	8,073	14%
Site Total	15.91	693,114	7.41	322,991	8.50	370,123	0.83	220	11,204	11%

Number of off-street parking spaces: 282
 Minimum off-street loading spaces: 0
 Periphery setbacks: minimum 0'-0", maximum 68'-0" and in accordance with the Plans
 Minimum building height: in accordance with the Plans (see Development Summary)

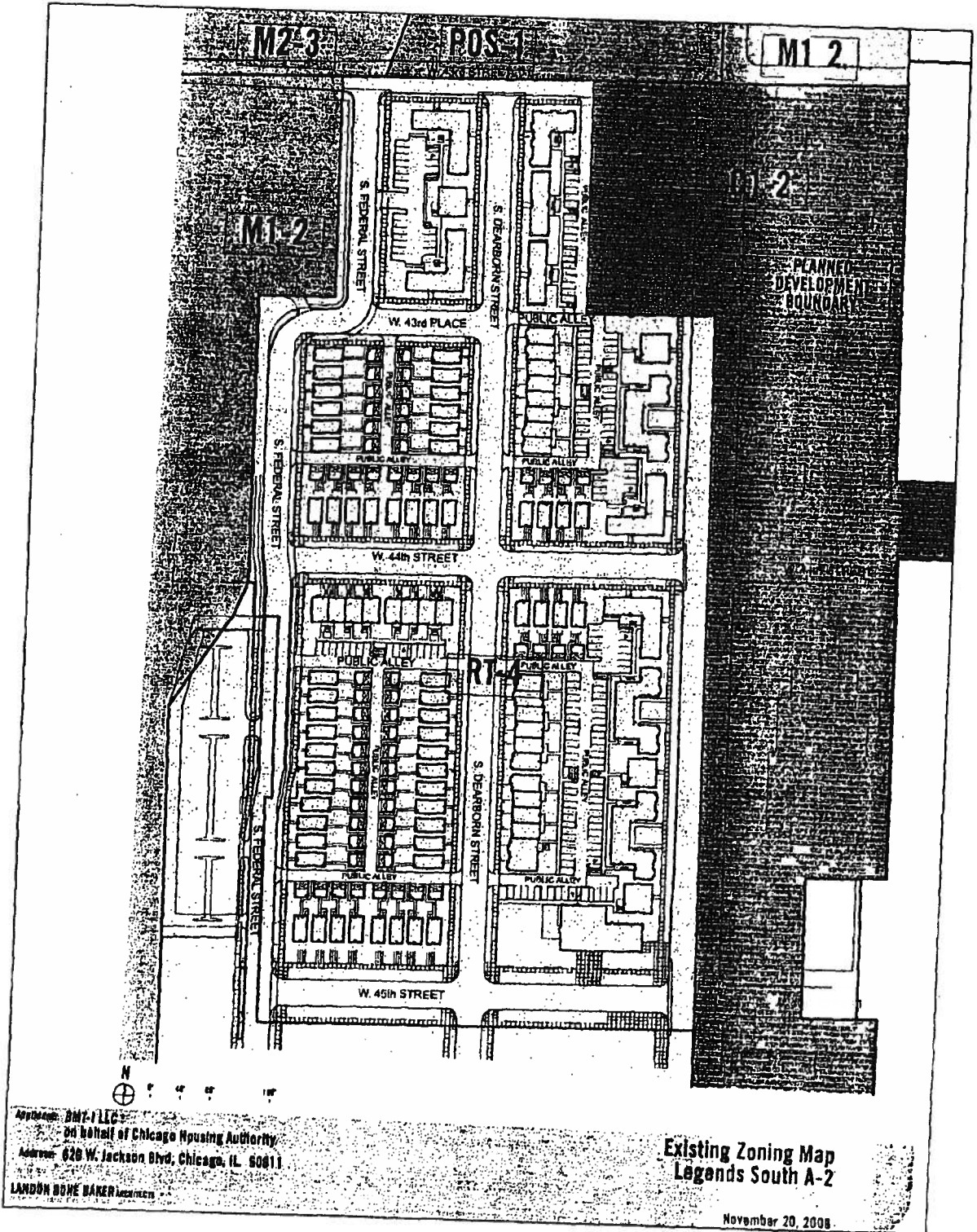
DEVELOPMENT SUMMARY
LEGENDS SOUTH - PHASE A-2

DEVELOPMENT BLOCK	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E	TYPE F	TYPE G	TYPE H	TYPE J	TYPE K	TOTAL # OF UNITS BY SUBAREA	NUMBER OF BUILDINGS
	MGMT/ COMMUNITY	COURTYARD FLATS	FLATS	DUPLEX OVER SIMPLEX	FLATS	FLATS	WIDE FLATS	ROW HOUSES	TWO FLATS	SINGLE FAMILY		
Subarea A	0	12	27	0	12	8	6	8	24	12	107	34
Subarea B	0	24	9	16	0	0	8	12	24	22	113	44
Site Total	0	36	36	16	12	8	12	20	48	34	220	78
Building Heights (as calculated from grade to the bottom of the top floor ceiling joist)	17'-4"	29'-0"	29'-0"	29'-0"	29'-0"	29'-0"	29'-0"	19'-0"	29'-0"	25'-0"		

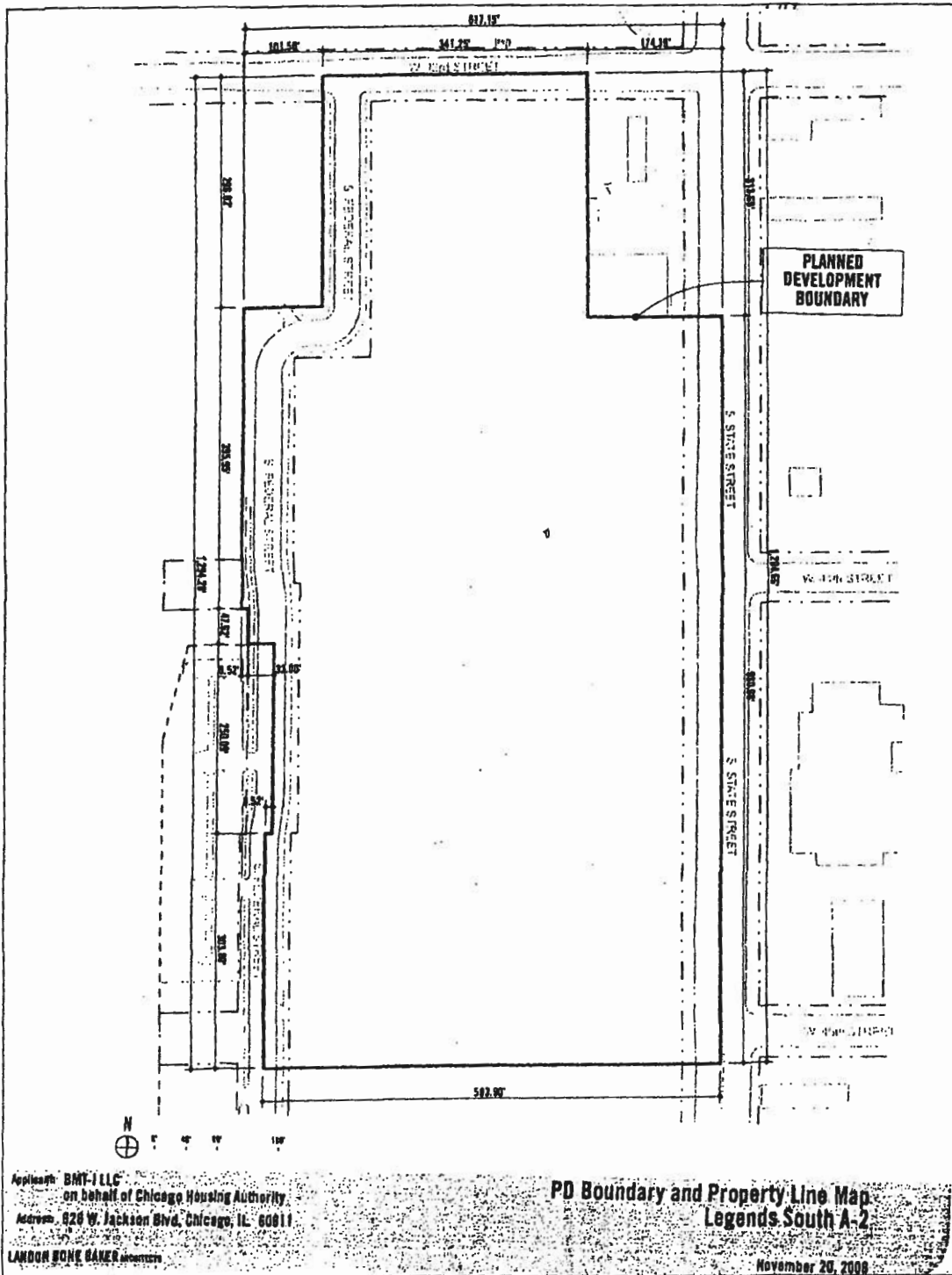
Neighborhood Features Legends South A-2.



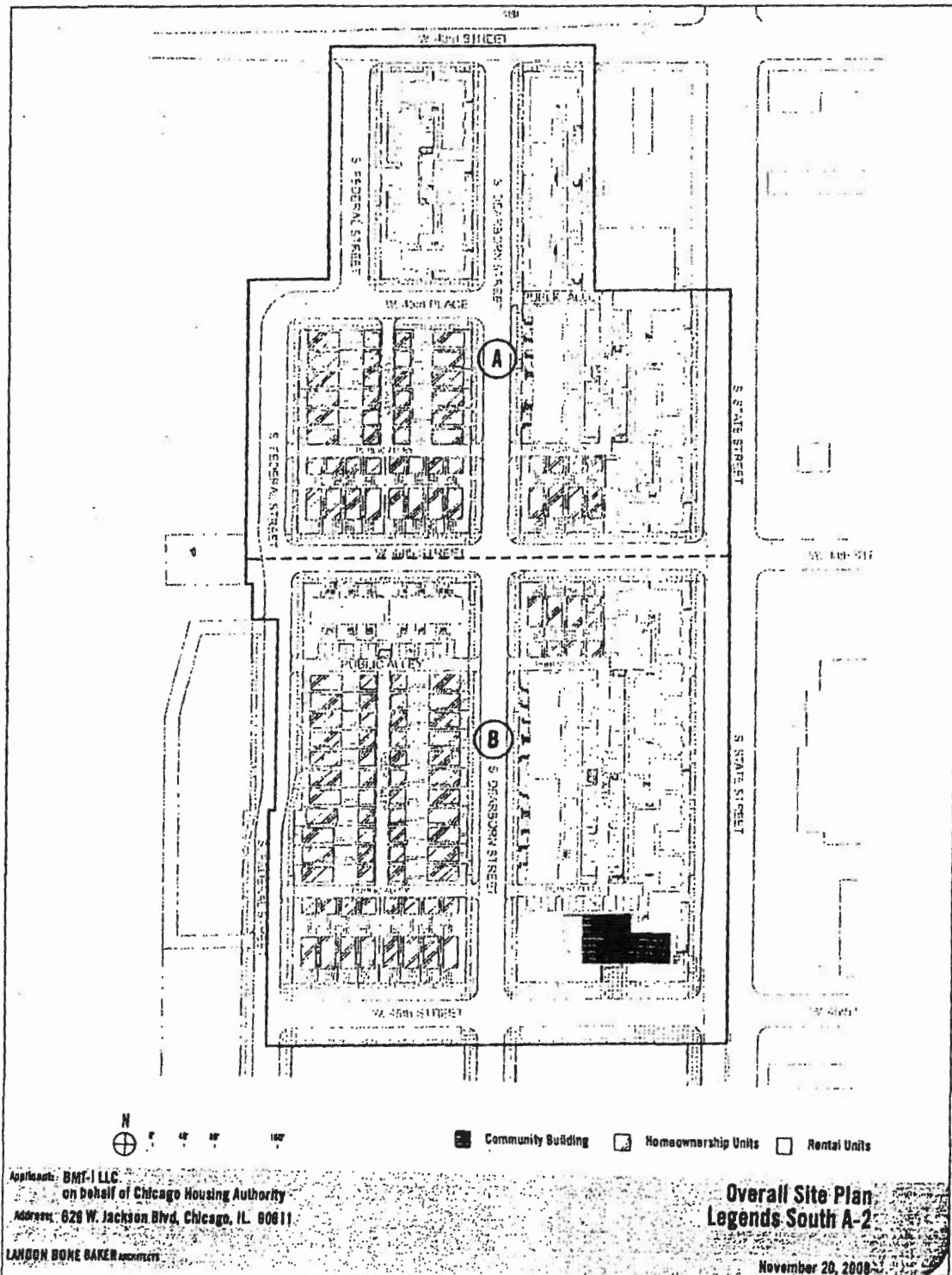
Existing Zoning Map Legends South A-2.



PD Boundary And Property Line Map Legends South A-2.



Overall Site Plan Legends South A-2.



Overall Site Plan Unit Mix Legends South A-2.

LEGENDS SOUTH - PHASE A-2		
bedroom mix		
Amt	Building Type	total units
1	A - Management/ Community Building	0
3	B - Courtyard flats (Rental)	36
	2 bedroom	36
4	C - 1br, 2br & 3br flats (Rental)	36
	1 bedroom	12
	2 bedroom	12
	3 bedroom	12
2	D - 1 br Flat & 3br duplex (Rental)	16
	1 bedroom	8
	3 bedroom duplex	8
2	E - 2 br flats (Rental)	12
	2 bedroom	12
1	F - 2br, 3br & 4br flats (Rental)	6
	2 bedroom	3
	3 bedroom	2
	4 bedroom	1
4	G - 3 br wide flats (Rental)	12
	3 bedroom	12
20	H - Rowhouses (Rental)	20
	3 bedroom	14
	4 bedroom	6
24	J - 2 flat (Home Ownership)	48
	1 bedroom	24
	3 bedroom duplex	24
34	K - Single Family (Home Ownership)	34
	3 bedroom	34
	total units	220
	1 bedroom	44
	2 bedroom	63
	3 bedroom	106
	4 bedroom	7

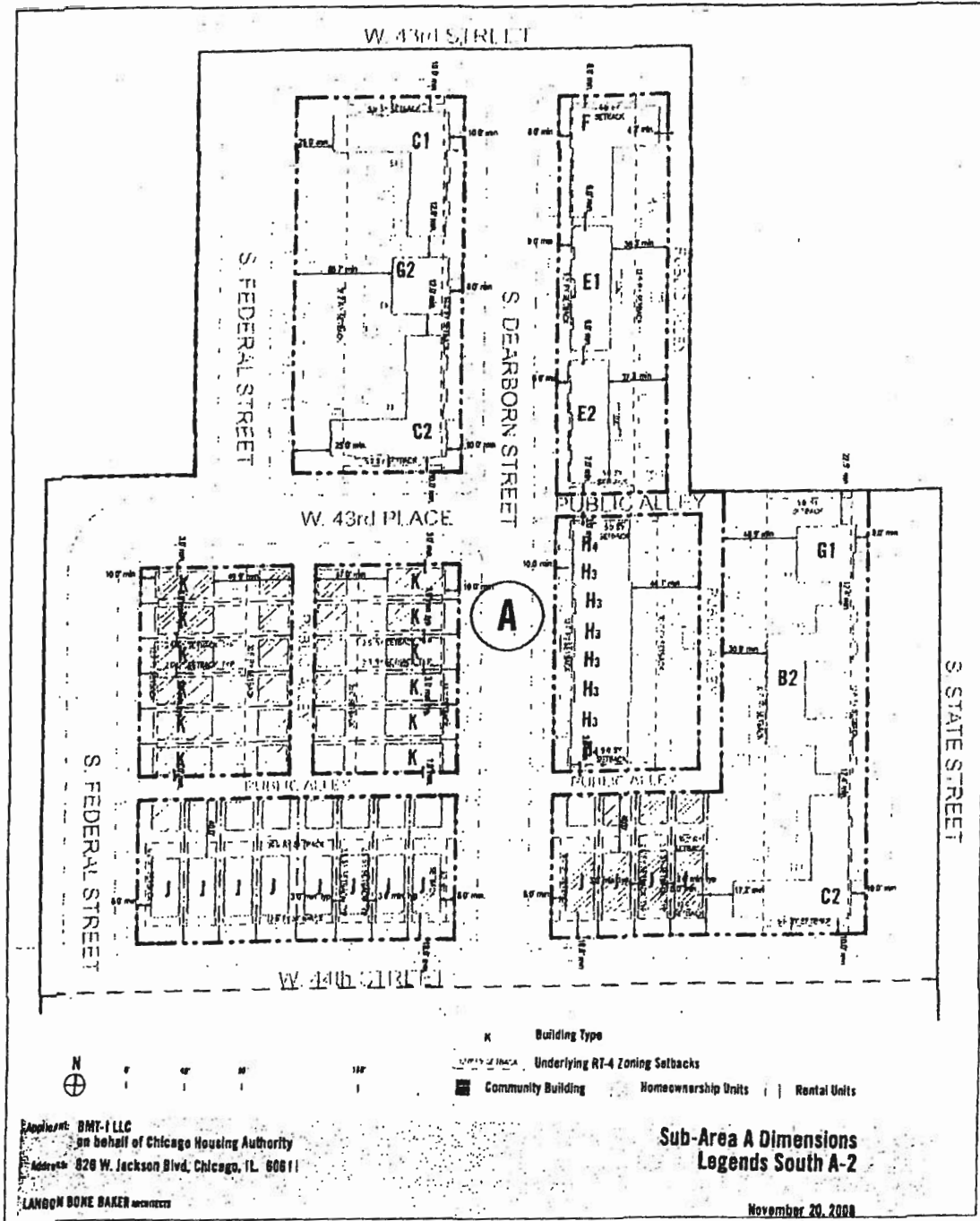
Applicant: BMT-I LLC
 on behalf of Chicago Housing Authority
 Address: 826 W. Jackson Blvd, Chicago, IL 60611

Overall Site Plan Unit Mix
 Legends South A-2

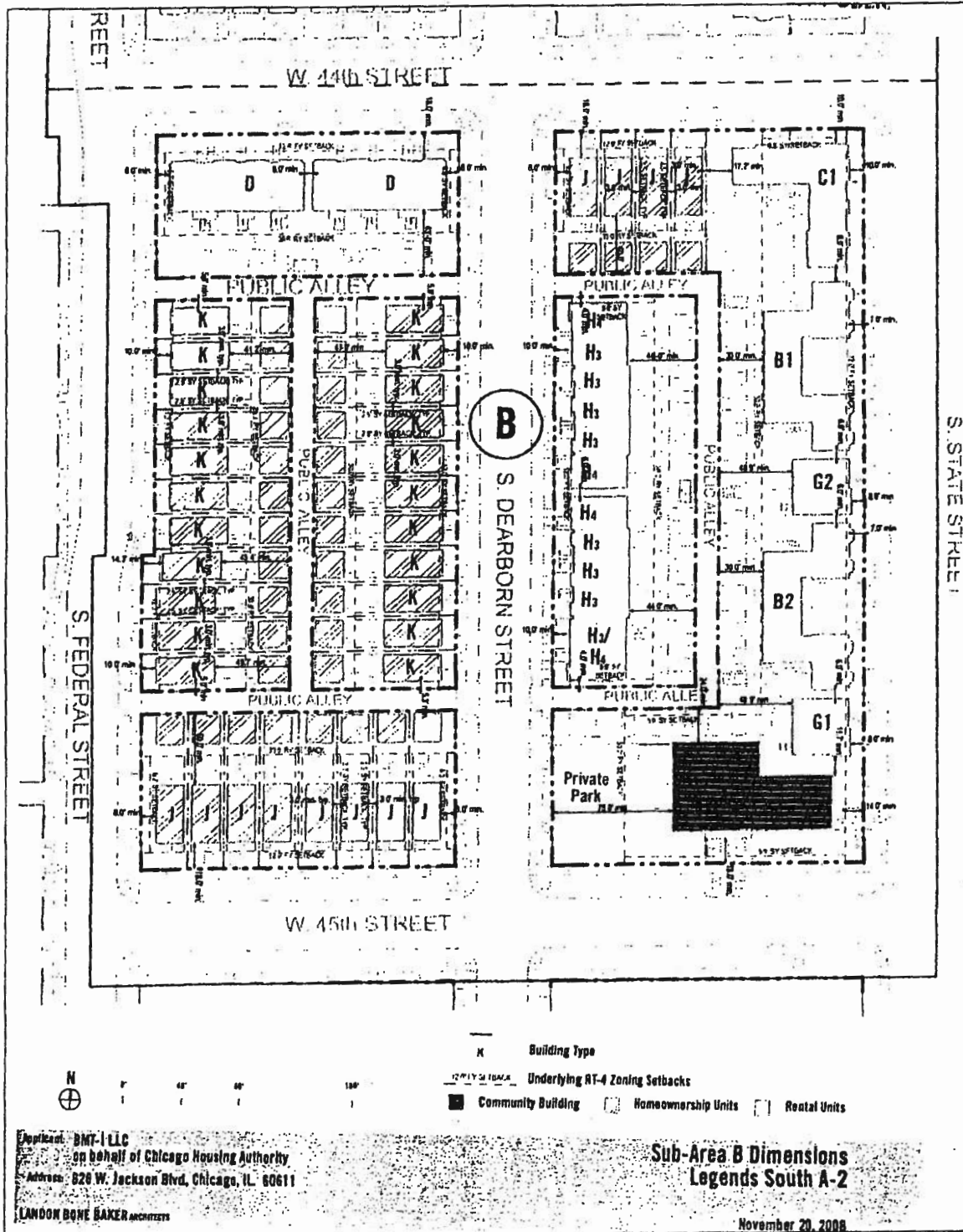
LONDON BONE BAKER ARCHITECTS

November 20, 2008

Subarea A Dimensions Legends South A-2.



Subarea B Dimensions Legends South A-2.



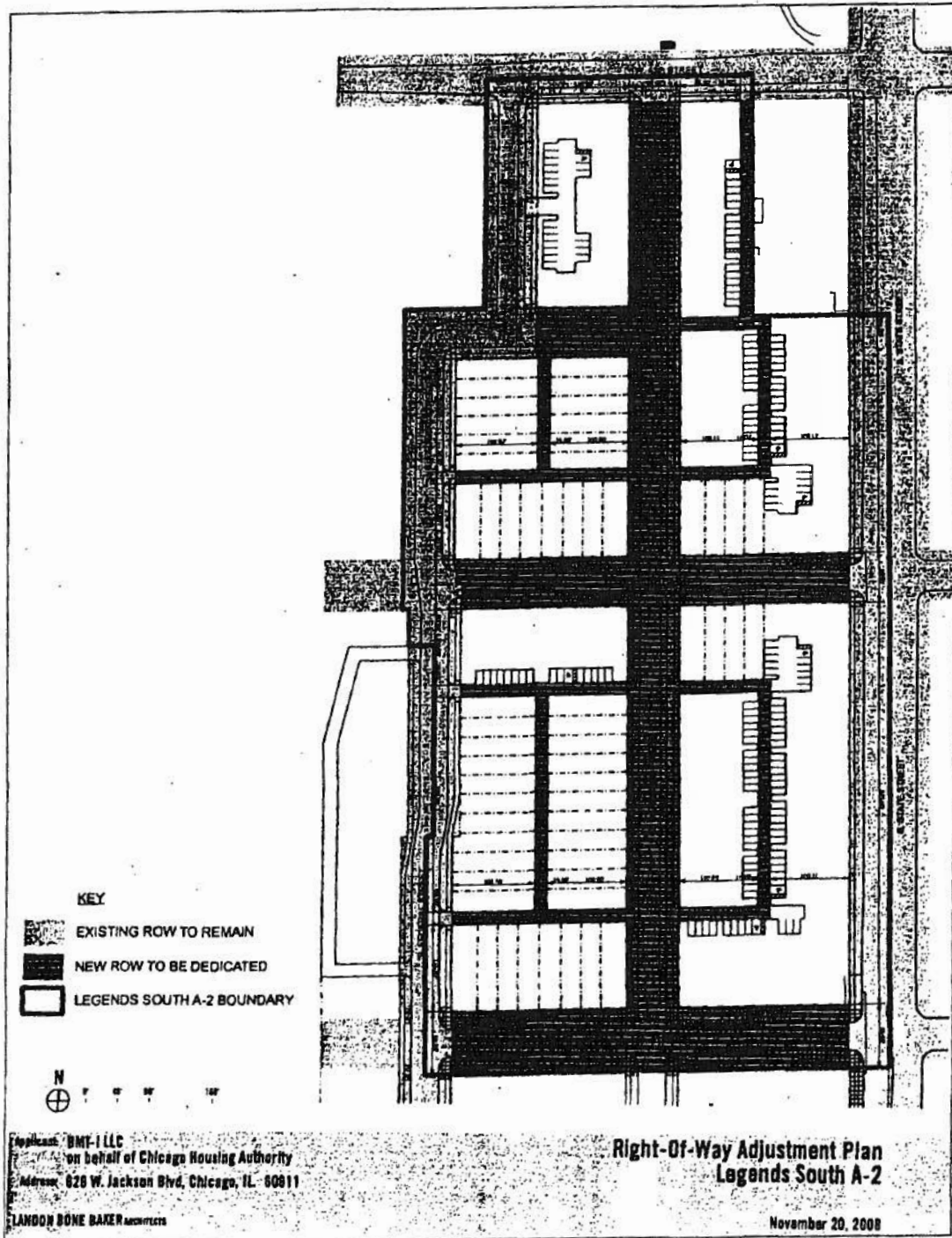
Applicant: BMT-I LLC
 on behalf of Chicago Housing Authority
 Address: 826 W. Jackson Blvd, Chicago, IL 60611

Sub-Area B Dimensions
 Legends South A-2

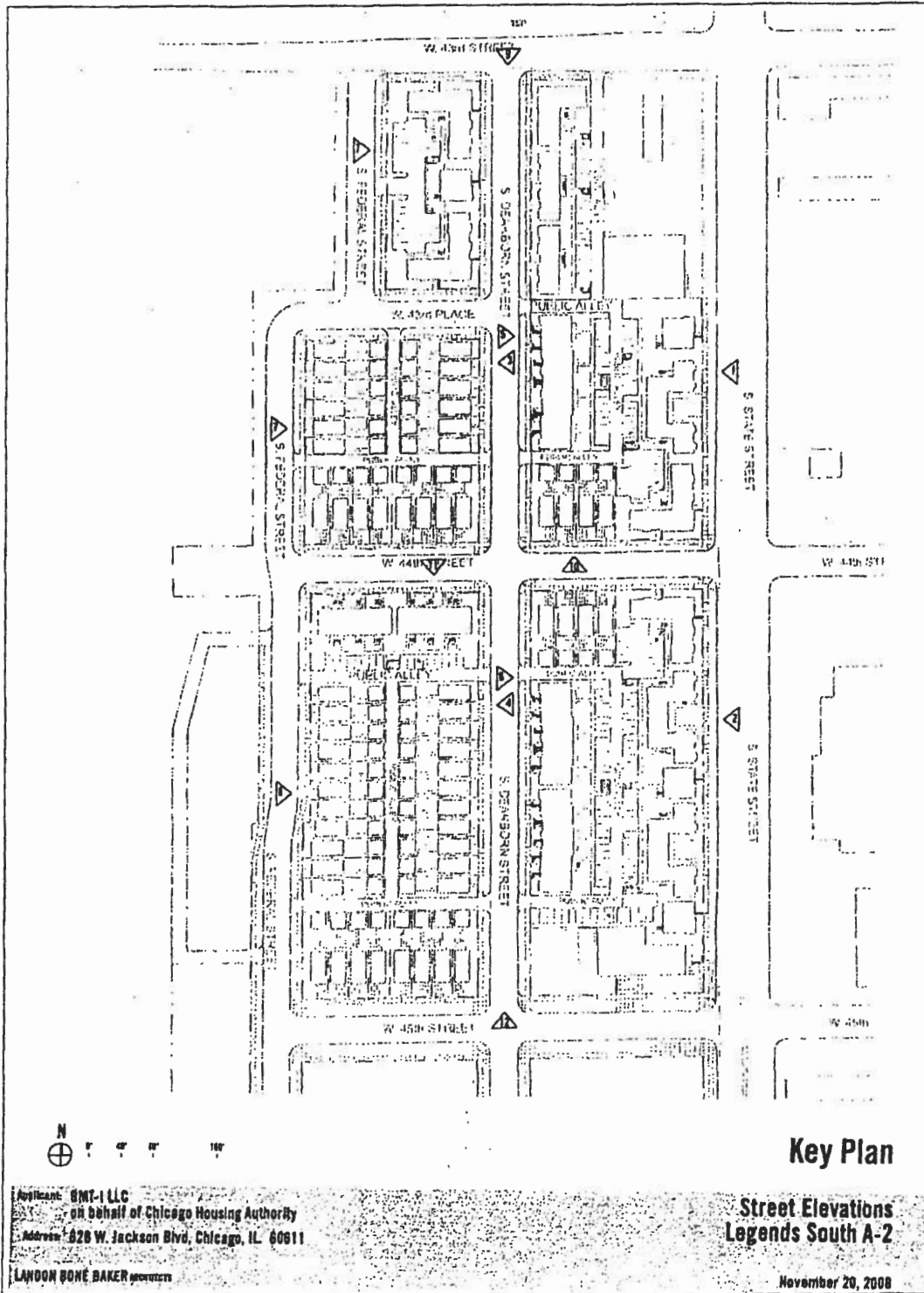
LONDON BONE BAKER ARCHITECTS

November 20, 2008

Right-Of-Way Adjustment Plan Legends South A-2.



Key Plan -- Street Elevations Legends South A-2.



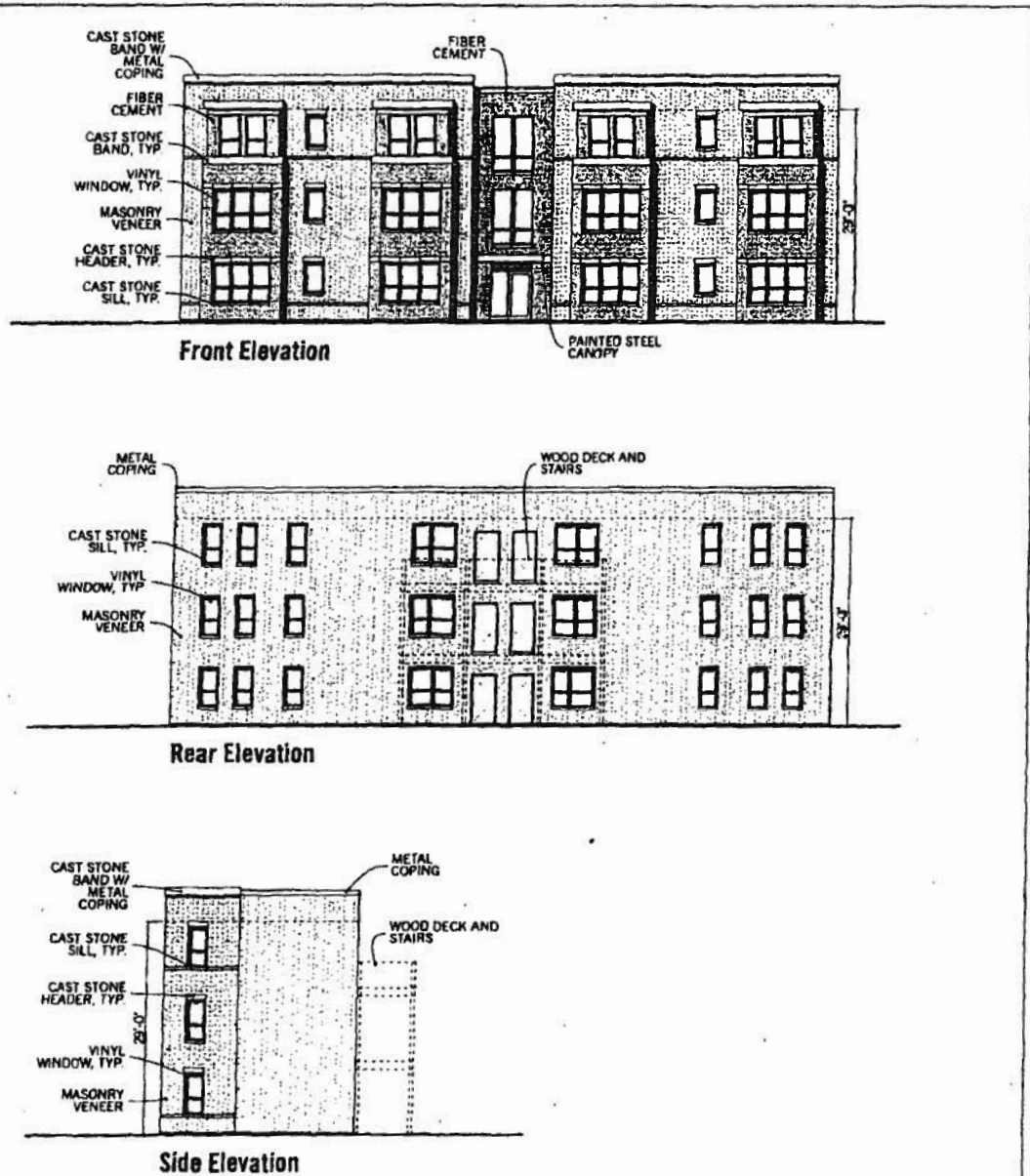
Applicant: BNT-I LLC
 on behalf of Chicago Housing Authority
 Address: 628 W. Jackson Blvd, Chicago, IL 60611

LONDON BONE BAKER architects

Key Plan
Street Elevations
Legends South A-2

November 20, 2008

Building Type E1 -- 6 Unit Building Legends South A-2.



Scale 1" = 20'-0"

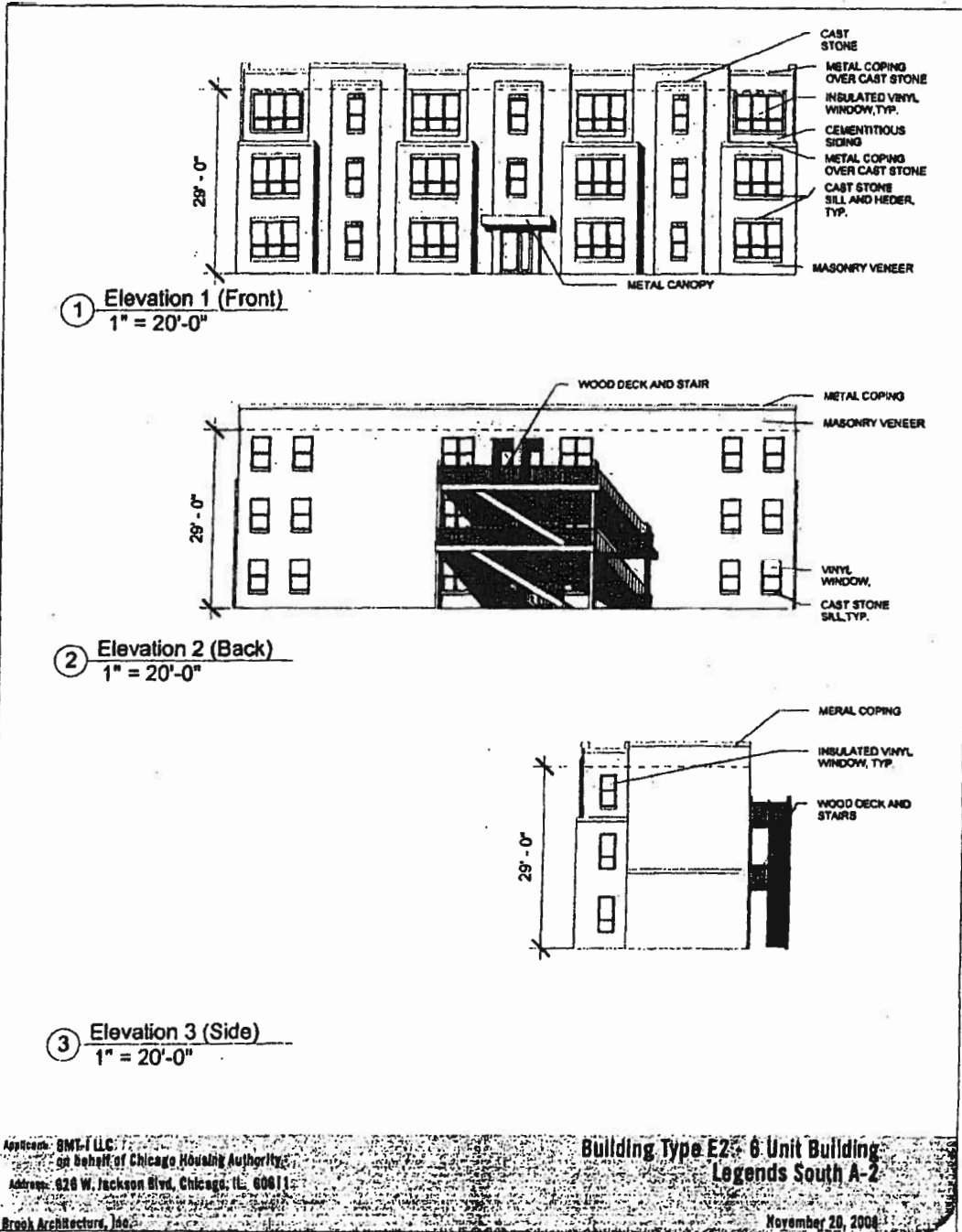
Applicant: BMY-FLLC
on behalf of Chicago Housing Authority
Address: 826 W. Jackson Blvd, Chicago, IL 60611

Building Type E1 - 6 Unit Building
Legends South A-2

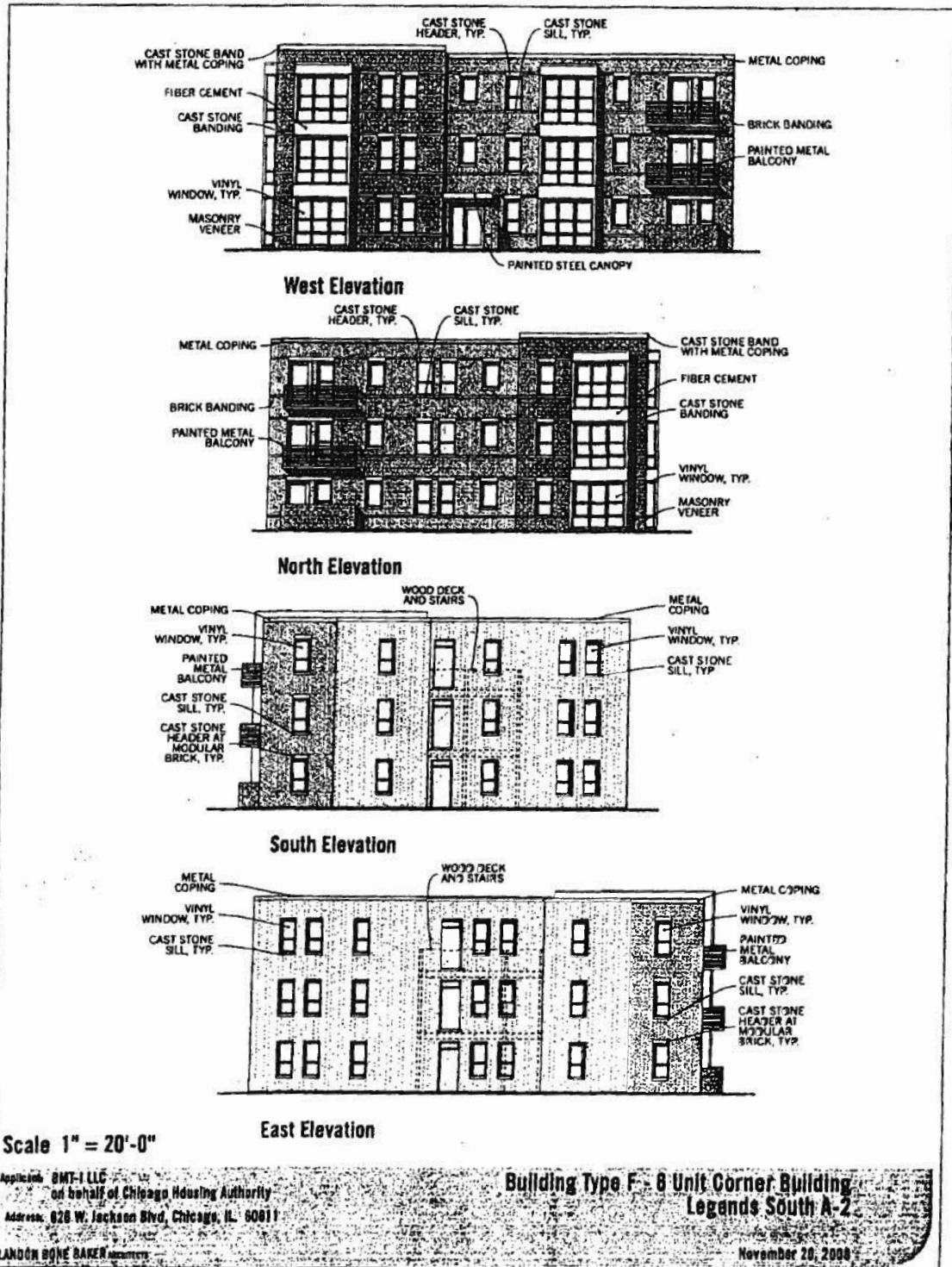
Brook Architecture, Inc.

November 20, 2008

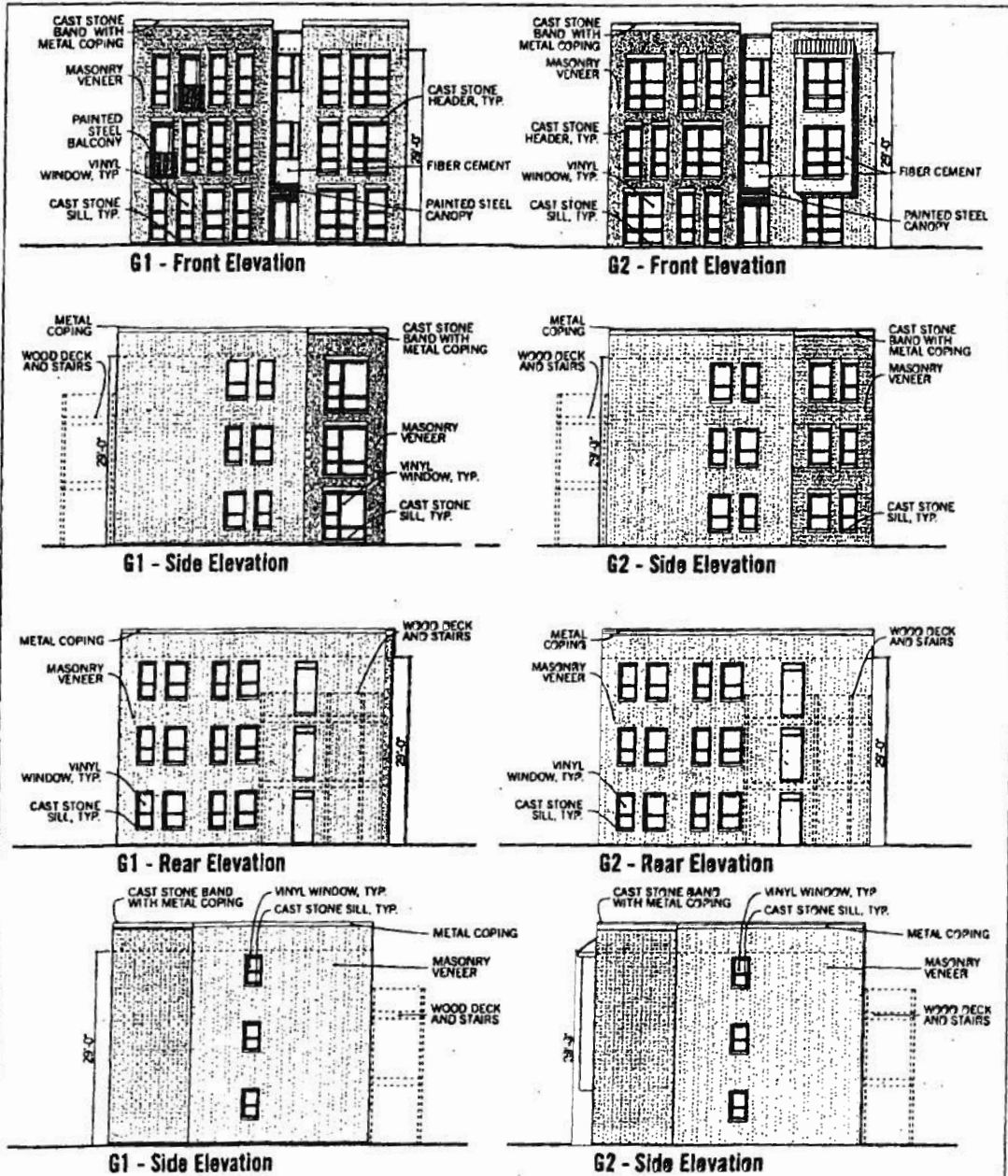
Building Type E2 -- 6 Unit Building Legends South A-2.



Building Type F -- 6 Unit Corner Building Legends South A-2.



Building Type G -- 3 Unit Building Legends South A-2.

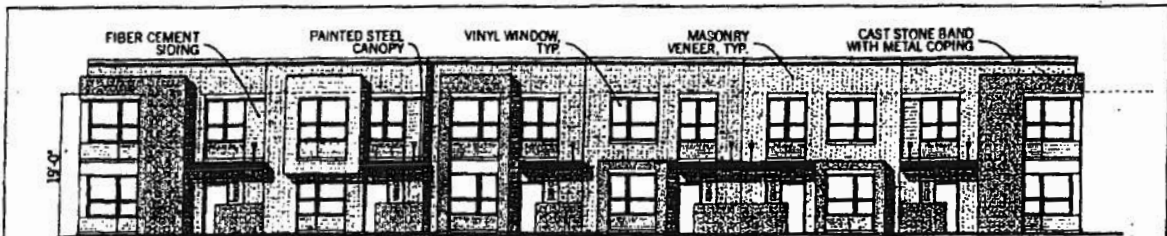


Scale 1" = 20'-0"

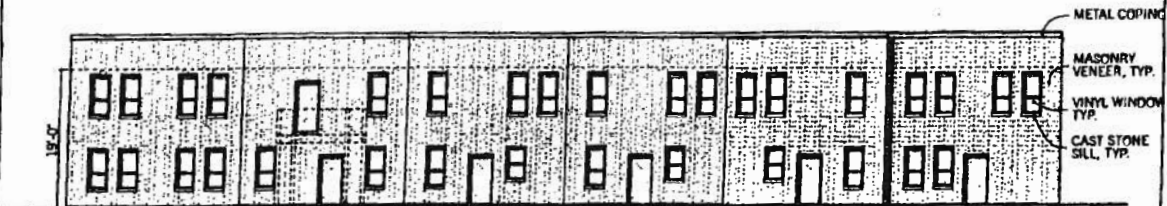
Applicant: BMT-I LLC
on behalf of Chicago Housing Authority
Address: 626 W. Jackson Blvd, Chicago, IL 60611

Building Type G - 3 Unit Building
Legends South A-2

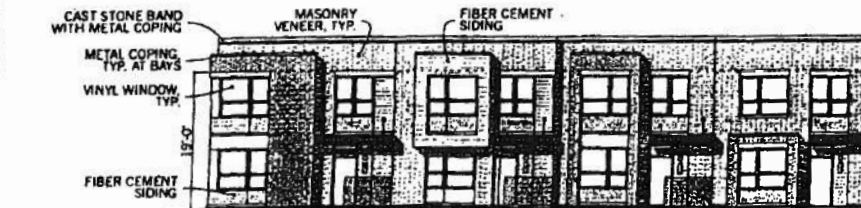
Building Type H -- Rowhouse Legends South A-2.



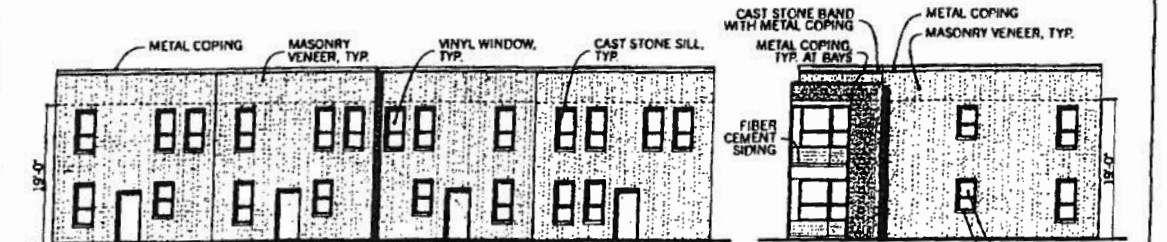
Front Elevation 1



Rear Elevation 1



Front Elevation 2



Rear Elevation 2

Side Elevation

Scale 1" = 20'-0"

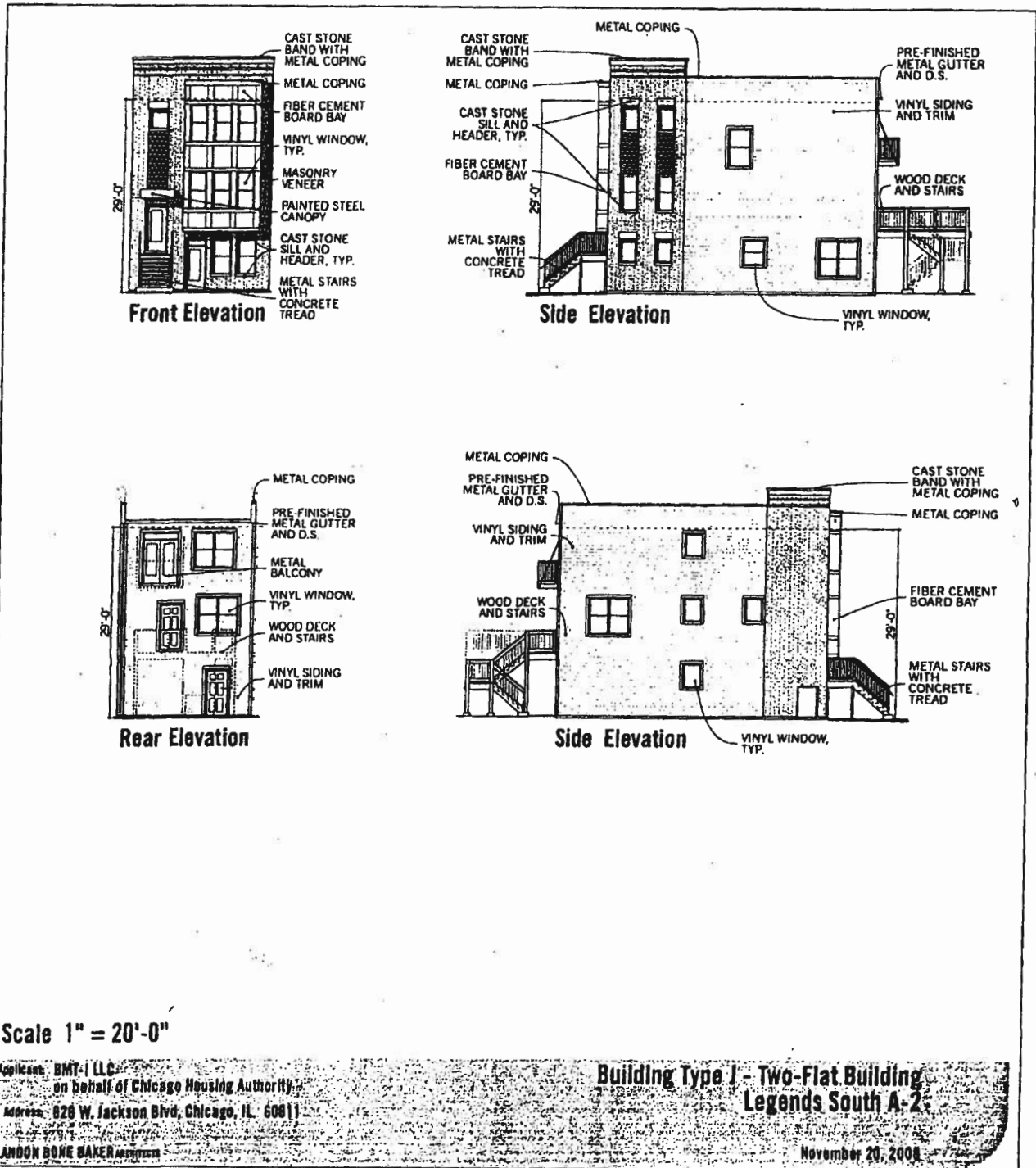
Applicant: BMT-I LLC
 on behalf of Chicago Housing Authority
 Address: 626 W. Jackson Blvd, Chicago, IL 60611

Building Type H - Rowhouse
 Legends South A-2

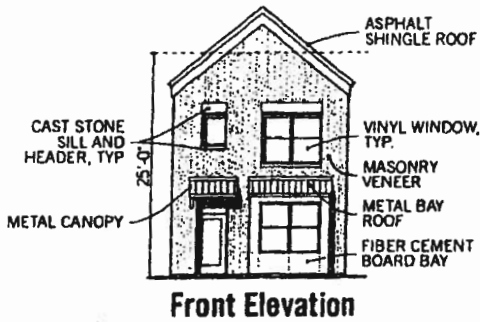
November 20, 2008

LAMON BONE BAKER

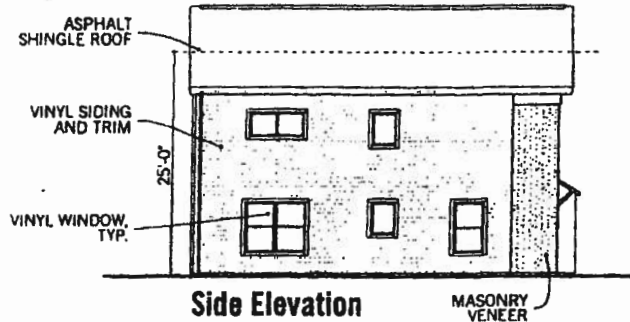
Building Type J -- Two-Flat Building Legends South A-2.



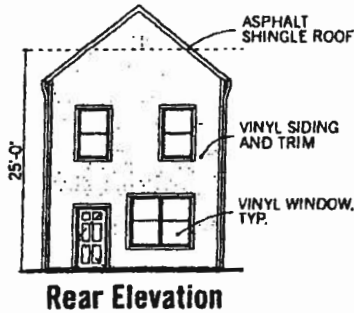
Building Type K -- Single-Family House Legends South A-2.



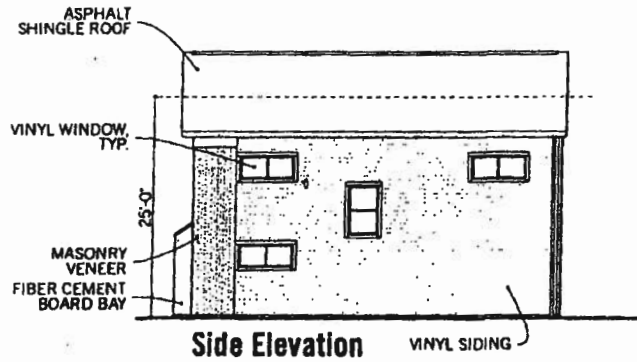
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Scale 1" = 20'-0"

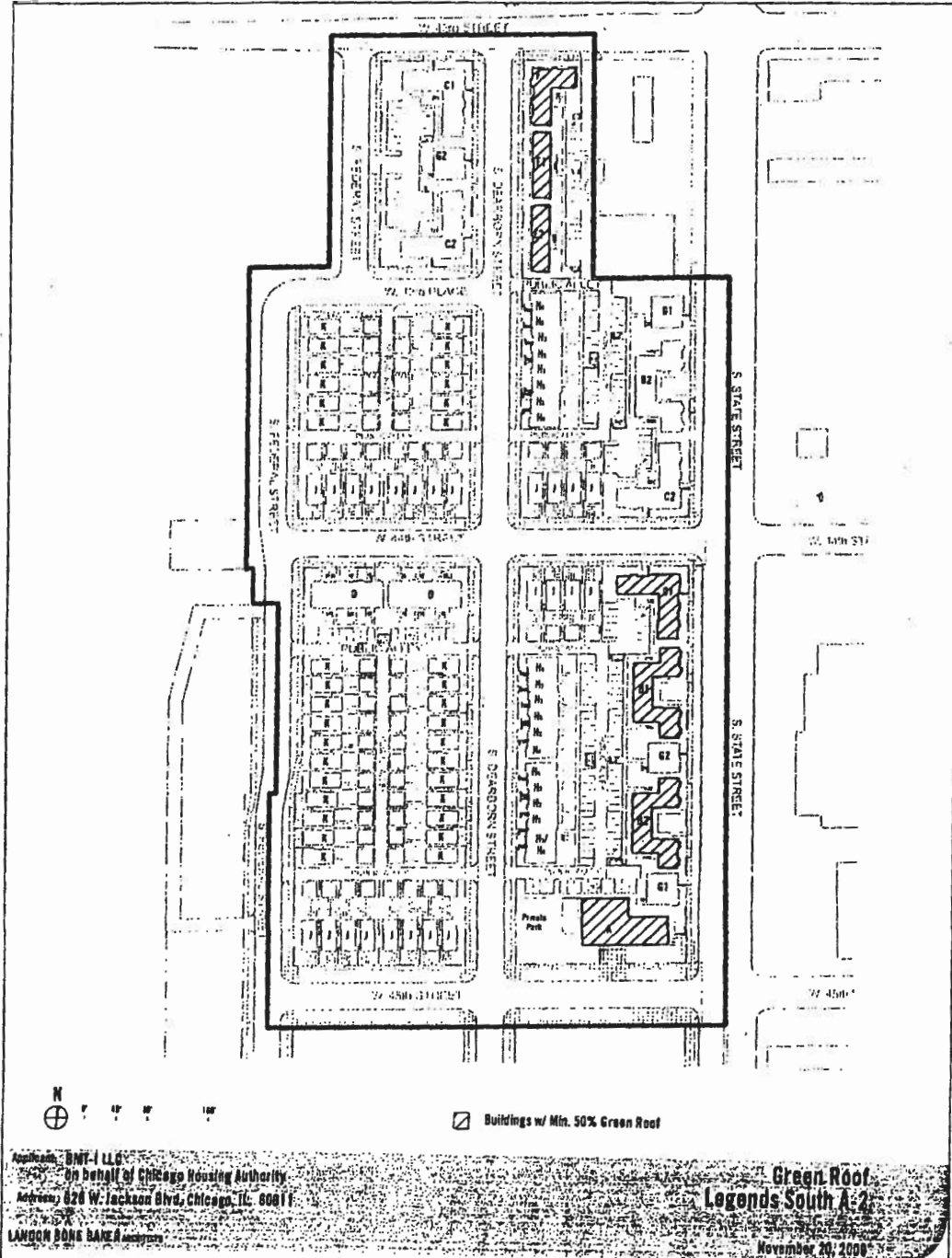
Applicant: BMT-I LLO
on behalf of Chicago Housing Authority
Address: 828 W. Jackson Blvd, Chicago, IL 60611

Building Type K - Single Family House
Legends South A-2

LANDON BONE BAKER ARCHITECTS

November 20, 2008

Greenroof Legends South A-2.



Applicant: BNY-I LLC
 On behalf of Chicago Housing Authority
 Address: 626 W. Jackson Blvd, Chicago, IL 60611
 LAMON BONE BAKER

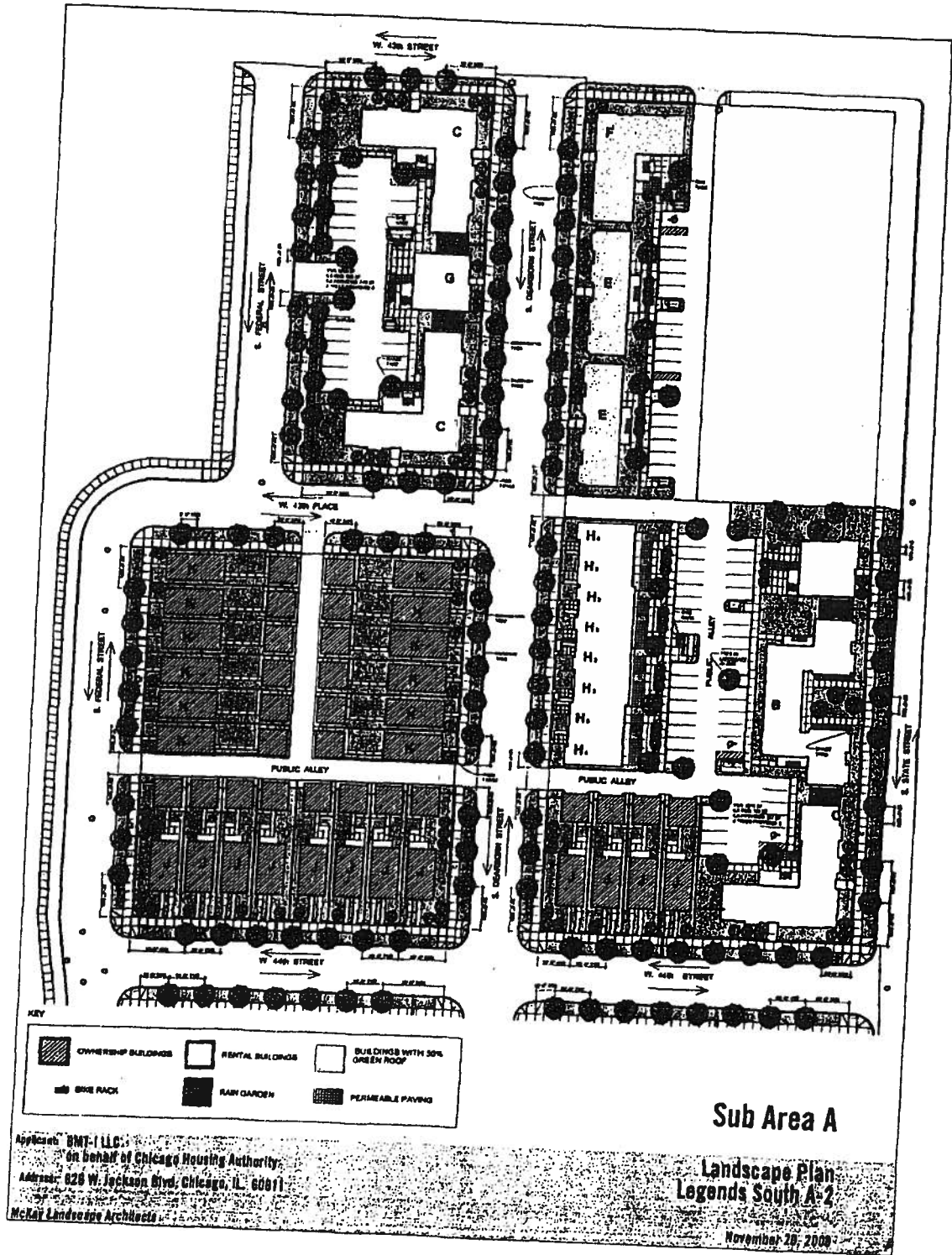
**Green Roof
 Legends South A-2**
 November 20, 2008

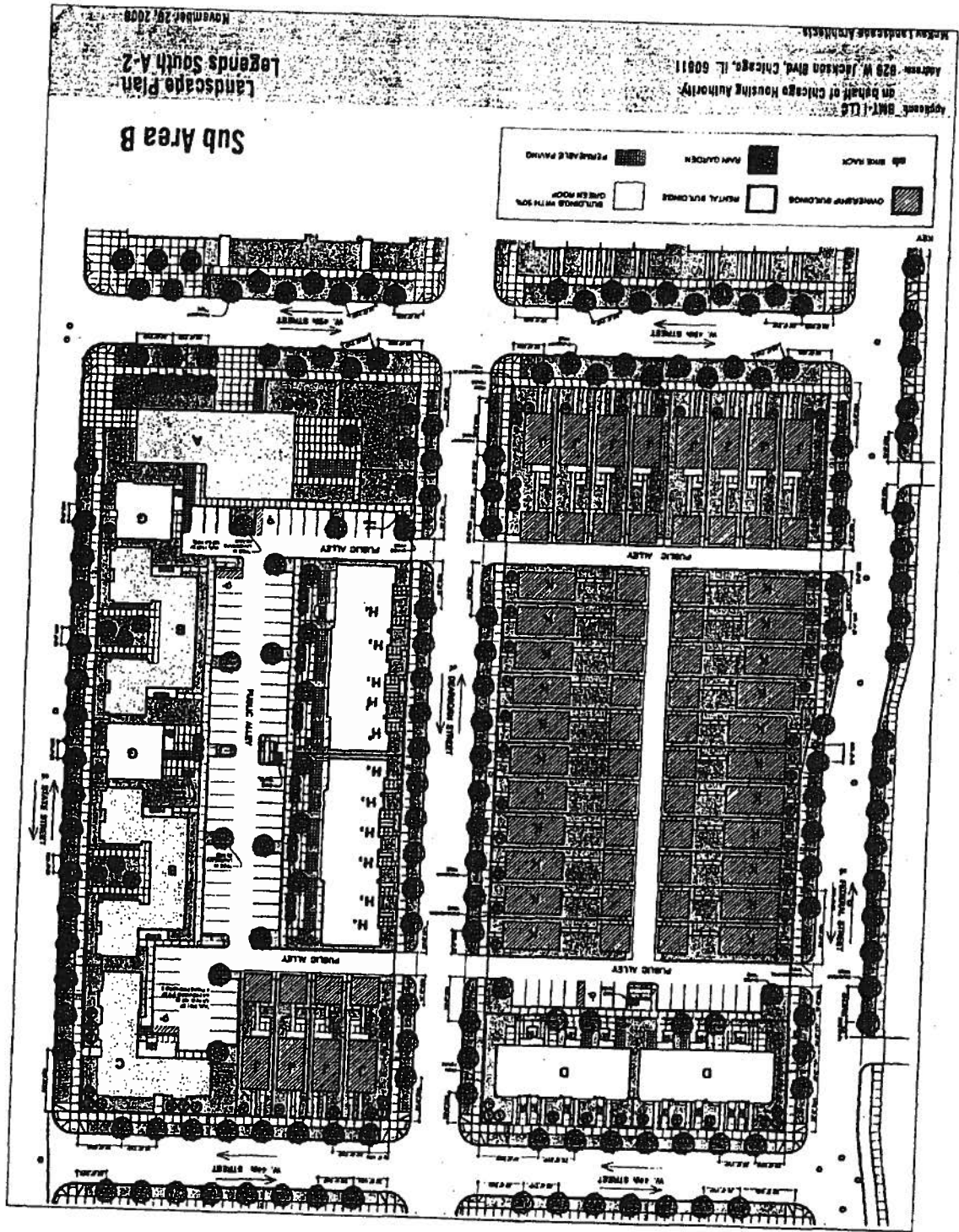
1/13/2009

REPORTS OF COMMITTEES

54461

Subarea A -- Landscape Plan Legends South A-2.





Landscape Plan
Legends South A-2
November 29, 2008

Applicant: BMT-LLS
on behalf of Chicago Housing Authority
Address: 829 W Jackson Blvd, Chicago, IL 60611
Birkday Landscape Architects

Subarea B - Landscape Plan Legends South A-2

Plant List Legends South A-2.
(Page 1 of 3)

BOTANICAL NAME	COMMON NAME	SIZE
STREET TREES		
GRASS PARKWAYS		
CELTIS OCCIDENTALIS*	HACKBERRY	4" CAL.
PLATANUS OCCIDENTALIS 'BLOODGOOD'	BLOODGOOD SYCAMORE	4" CAL.
QUERCUS BICOLOR*	SWAMP WHITE OAK	4" CAL.
QUERCUS MACROCARPA*	BURR OAK	4" CAL.
TREE PITS WITH GRATES		
GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	4" CAL.
GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	4" CAL.
PYRUS CALLERYANA 'GLEN'S FORM'	CHANTICLEER PEAR	4" CAL.
ULMUS JAPONICA x WILSONIANA 'ACCOLADE'	ACCOLADE ELM	4" CAL.
LANDSCAPED ISLANDS		
CATALPA SPECIOSA*	NORTHERN CATALPA	4" CAL.
CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND HACKBERRY	4" CAL.
ROBINIA PSEUDOACACIA 'CHICAGO BLUES'	CHICAGO BLUES BLACK LOCUST	4" CAL.
ULMUS JAPONICA x WILSONIANA 'TRIUMPH'	TRIUMPH ELM	4" CAL.
SHADE TREES		
ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	4" CAL.
GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	4" CAL.
TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	4" CAL.
ORNAMENTAL TREES		
AMELANCHIER CANADENSIS*	SERVICEBERRY	8' HGT.
BETULA NIGRA*	RIVER BIRCH	10' HGT.
CARPINUS CAROLINIANA*	MUSCLEWOOD	8' HGT.
CRATAEGUS CRUS-GALLI*	COCKSPUR HAWTHORN	8' HGT.
PINUS NIGRA	AUSTRIAN PINE	8' HGT.
POPULUS TREMULOIDES*	QUAKING ASPEN	10' HGT.
SYRINGA RETICULATA 'IVORY SILK'	JAPANESE TREE LILAC	3" CAL.
VIBURNUM PRUNIFOLIUM*	BLACKHAW VIBURNUM	8' HGT.
DECIDUOUS AND EVERGREEN SHRUBS		
CORNUS SERICEA*	'ALLEMAN'S DWARF' DOGWOOD	36"
FOTHERGILLA GARDENII*	DWARF FOTHERGILLA	24"
HYDRANGEA PANICULATA 'BRUSSELS LACE'	PANICLE HYDRANGEA	24"
JUNIPERUS CHINENSIS 'KALLAY'S COMPACT'	KALLAY'S COMPACT JUNIPER	24"
RIBES ALPINUM 'GREEN MOUND'	ALPINE CURRANT	36"
ROSA 'NEARLY WILD'	SHRUB ROSE	3 GAL
ROSA 'WILD SPICE'	SHRUB ROSE	3 GAL
SYRINGA MEYERI 'PALIBIN'	DWARF LILAC	36"
TAXUS MEDIA 'BERRYHILL'	BERRYHILL YEW	24"
TAXUS MEDIA 'HICKSII'	HICKS YEW	36"
VIBURNUM TRILOBUM 'ALFREDO'	AMERICAN CRANBERRYBUSH	36"

* DENOTES A NATIVE OR DROUGHT TOLERANT PLANT.

Plant List Legends South A-2.
(Page 2 of 3)

Energy Efficiency and Sustainable Development Features

SITE

- Install environmentally responsible landscape of drought-resistant plants;
- Encourage storm water percolation with green spaces, rain gardens and permeable pavers as appropriate;
- Review (by City) of alternate water retention systems;

EFFICIENCY

- Goal to achieve HERS rating of less than 86 or designation as Energy Star Home;
- 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 low-e, argon filled, double glazed windows;
- Install Energy Star stove, refrigerator, dishwasher, washing machine;
- Install 90% efficient furnaces;
- Install 90% efficient hot water heaters;
- Install 14 seer air conditioners
- Locate hot water heater near the point of highest service, where possible;
- Insulate hot and cold water pipes within 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;
- Advance framing to help reduce construction costs;
- Install R-19 insulation at exterior walls and use exterior air infiltration barrier;
- Install R-42 insulation at roof;
- Use insulated entry doors
- Advanced caulking for airtight drywall approach;
- Caulk or gasket drywall is used at electrical, plumbing or mechanical penetrations;
- Installing carpeting by tacking rather than using glue;
- Reduce the amount of carpeting and use alternate flooring;

Plant List Legends South A-2.
(Page 3 of 3)

- Install green roofs and terraces to provide benefits of heat loss/gain and storm water retention;

INDOOR ENVIRONMENT QUALITY

- Use low emitting paints, sealers, caulk, adhesives, carpets and composite wood products;
- Install kitchen exhaust fans (vent to exterior);
- Constant running low-sone bathroom fan;
- Low-VOC and low-toxic interior paints and finishes to reduce toxins;

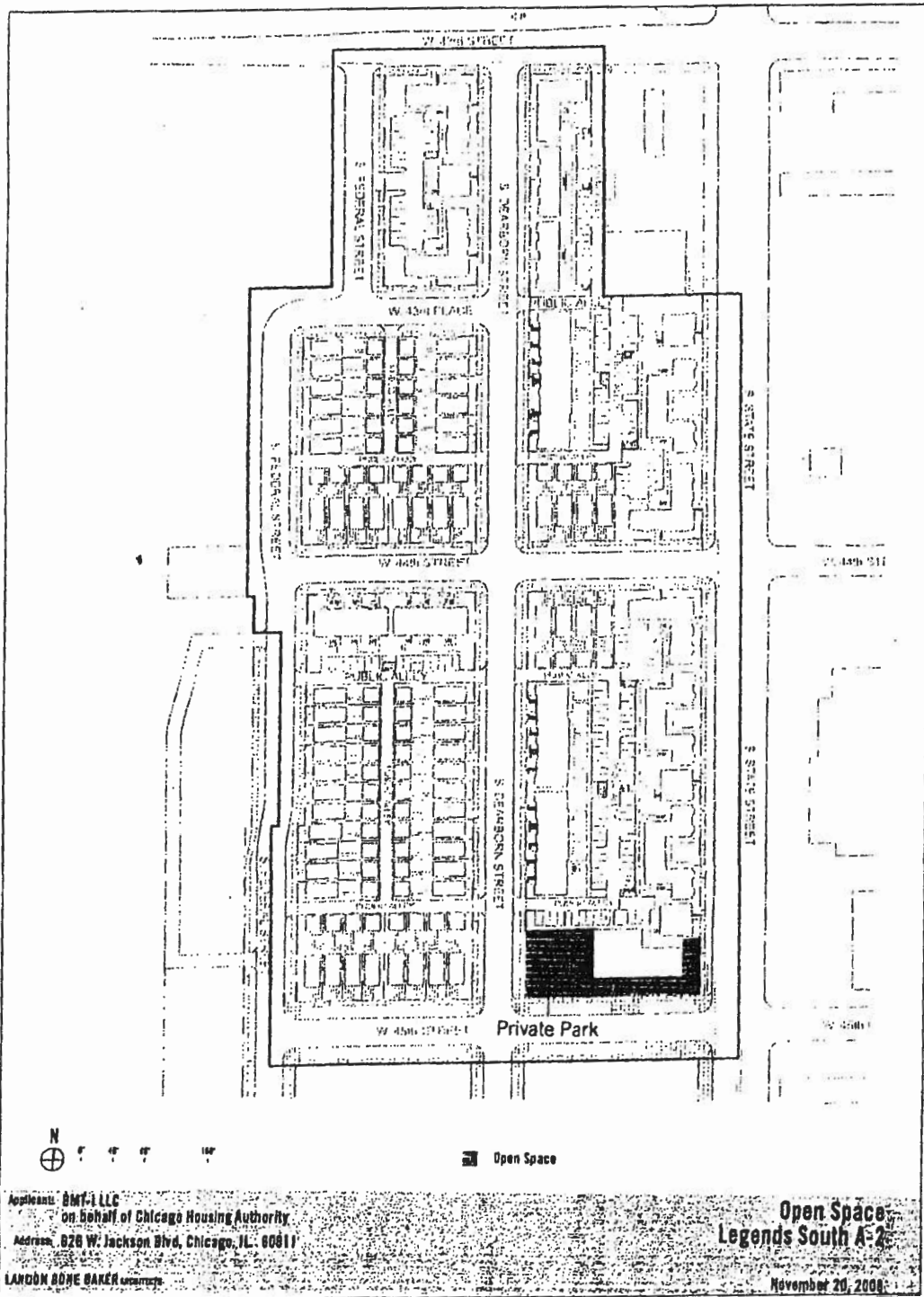
SUSTAINABLE FEATURES

- Use carpet made from recycled materials;
- Use engineered composite lumber;
- Use cement board siding on exterior in lieu of vinyl or aluminum siding;
- 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 I-beams and I-joists, and wood roof and floor trusses (when lumber is used);

MATERIAL AND RESOURCES

- Resource efficient design, including panelization of walls;

Open Space Legends South A-2.



Applicant: **BMT-1 LLC**
 on behalf of Chicago Housing Authority
 Address: 826 W. Jackson Blvd. Chicago, IL 60611
 LANDON BONE BAKER ARCHITECTS

**Open Space
 Legends South A-2**
 November 20, 2008

Chicago Builds Green Form.
(Page 1 of 3)

CHICAGO BUILDS GREEN

Project Name:

Legends South A-2

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From"):
 From* To* Direction: Street Name: Select Street Type:
 [] [] [] [] St

Ward No: Community Area No:
 3 38

Project Type:

Check applicable:
 Planned Development Redevelopment Agreement Zoning Change
 PD No: [] RDA No: [] From: [] To: []

Public project Landmark

Project Size:

Total land area in sq.ft.: Total building(s) footprint in sq.ft.: Total vehicular use area in sq.ft.:
 370,123 139,564 37,731

DPD Project Manager:

Enter First Name Last Name
 Sarah Sheehan

BG/GR Matrix:

Select project category:
 Res. > 20% affordable or CPA

Financial Incentives:

Check applicable:
 TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan DOH
 Land Sale Write Down

Density Bonus:

Check applicable:
 Public plaza & pocket park Water features in a plaza or pocket park
 Chicago Riverwalk improvements Setbacks above the ground floor
 Winter gardens Lower level planting terrace
 Indoor through-block connection Green roof
 Sidewalk widening Underground parking and loading
 Arcades Concealed above-ground parking

Chicago Builds Green Form.
(Page 2 of 3)



Please fill, if applicable

Landscaping:

- 7' Landscape Setback
- Interior Landscape Area
- No. of Interior Trees
- No. of Parkway Trees

Square footage:

Square footage:



Open Space:

- River Setback
- Private Open Space
- Privately developed Public Open Space

Square footage:

Square footage:

Square footage:



Stormwater Management (At-grade volume control):

- Permeable paving
- Raingarden
- Filter strip
- Bioswale
- Detention pond
- Native landscaping
- Rain-water collection cistern/barrel
- Total impervious area reduction

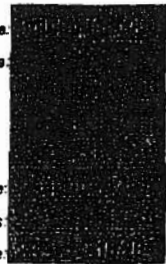
Square footage:

Check applicable:

Square footage:

Gallons:

Square footage:



Other sustainable surface treatments:

- Green roof
- Energy Star roof
- High-albedo pavement

Square footage:

Square footage:

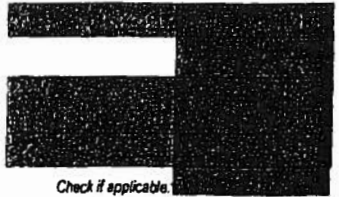
Square footage:



Transportation:

- No. of accessory parking spaces
- Total no. of parking spaces (Accessory + Non- Acc.)
- No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)
- No. of bicycle parking
- Within 600 ft of CTA or Metra station entrance

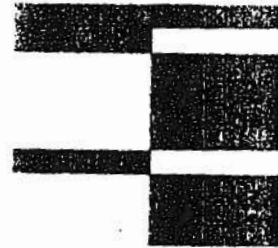
Check if applicable:



Chicago Builds Green Form.
(Page 3 of 3)

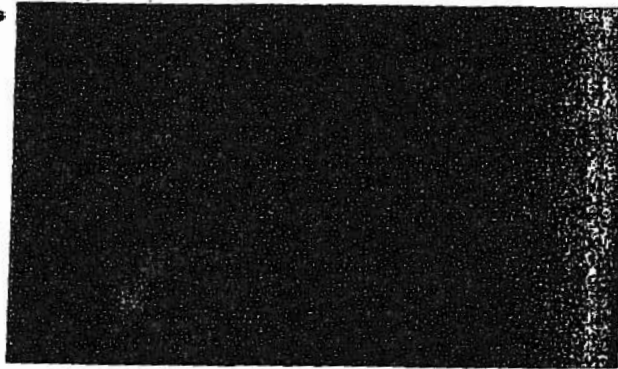
Building Certification:

- Energy Star building
- LEED certification
 - LEED Certified
 - LEED Silver
 - LEED Gold
 - LEED Platinum
- Chicago Green Homes
 - Chicago Green Homes [one-star]
 - Chicago Green Homes [two-star]
 - Chicago Green Homes [three-star]



**Energy efficiency strategies
not captured above:**

*-E: Other than Energy Star Roof - or Energy Star Building
Certification-*



**Other sustainable strategies
and/or Project Notes:**

