

PD 1395

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 3, 2023

Kristin Faust
Executive Director
Illinois Housing Development Authority
111 E. Wacker, Suite 1000
Chicago, IL 60601

RE: PD 1395, Subarea B, S. Evans Ave. and E. 45th St. and Subarea C, approx. 743 E. 44th St.

Dear Ms. Faust:

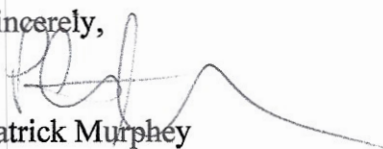
This letter is intended to fulfill the Illinois Housing Development Authority's zoning requirement for the affordable housing financing application being submitted by 45th/Evans, LLC. As part of their Phase II scope of work, they are proposing to construct five buildings in Subarea B of Planned Development Number 1395 ("PD 1395") with a total of 57 dwelling units and 44 parking spaces. In Subarea C, one building with 11 dwelling units and 10 parking spaces is proposed.

PD 1395 was approved by the City Council on Jan. 17, 2018. Phase 1 has been completed within Subarea A and consists of 84 dwelling units and 90 parking spaces along S. Cottage Grove Ave. The applicant has recently submitted a minor change request to allow for design changes and the following reductions in dwelling units and parking spaces:

- A reduction in the maximum total number of dwelling units in PD 1395 from 158 to 152.
- A reduction in the Subarea B max. number of dwelling units from 58 to 57.
- A reduction in the Subarea C max. number of dwelling units from 16 to 11.
- A reduction in the minimum number of off-street automobile parking spaces in PD 1395 from 156 to 143.
- A reduction in the Subarea A min. automobile parking spaces from 90 to 89.
- A reduction in the Subarea B min. automobile parking spaces from 51 to 44.
- A reduction in the Subarea C min. automobile parking spaces from 15 to 10

The minor change request is currently being reviewed by our department. If the minor change is approved, the applicant has one year to commence construction. All proposed work must comply with PD 1395 and all approvals and permits, including site plan approval, must be issued prior to the start of any construction.

Sincerely,



Patrick Murphey
Zoning Administrator

C: Noah Szafraniec, Janice Hill, Justin Petersen, Main File



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 31, 2022

Kristin Faust
Executive Director
Illinois Housing Development Authority
111 E. Wacker, Suite 1000
Chicago, IL 60601

Dear Ms. Faust,

This letter is intended to fulfill the Illinois Housing Development Authority's zoning requirement for the affordable housing financing application being submitted by 45th/ Evans, LLC for Phase II of PD 1395 on the block bound E. 44th Street to the north, E. 45th Street to the south, S. Cottage Grove to the east and S. Evans Avenue on the west.

Phase II of the proposed amended PD corresponds to Subarea B, currently owned by the Chicago Housing Authority and consolidates the property at 735 E. 44th Street owned by Brigh Star Church of God in Christ, currently zoned RT-4. The application proposes a two-step Planned Development by rezoning the entire block initially to B3-2 Community Shopping District and then to Planned Development 1395, as amended.

Phase I developed 84 dwelling units with approximately 15,000 square feet of commercial space and 90 parking spaces. If approved, Phase II will develop the remainder of the block with 71 dwelling units in eight 3-story buildings with a total of no less than 72 parking spaces. The total development will not exceed the maximum of number of 155 units, maximum F.A.R. of 1.0 and maximum height of 48 feet as specified by the Bulk Regulations & Data Table for PD 1395. Total off-street parking will meet the minimum requirement of 162 spaces.

The amended PD had an intake meeting with the Zoning Bureau of Department of Planning and Development on December 9th, 2021 and was introduced to the Chicago City Council on January 26th, 2022 and referred to the City Council's Committee on Zoning. The application and site plan will be reviewed by the Zoning and Planning and Design Bureaus. Upon completion of the review process the application will have a hearing before the Chicago Plan Commission, which will issue a recommendation for a subsequent hearing before the City Council's Committee on Zoning. Assuming approval by the Committee on Zoning, the application will go before the full City Council for approval. Through the outline above, the City will be working with the applicant through these steps to inform the public, gain public testimony and complete the PD process. In total the Planned Development approval process typically takes six months for a project of this size.

Sincerely,

A handwritten signature in black ink, appearing to read 'PM', followed by a long, horizontal, wavy line extending to the right.

Patrick Murphey
Zoning Administrator
City of Chicago

19222

Reclassification Of Area Shown On Map No. 10-E.

(As Amended)

(Application No. 19222)

(Common Address: 4400 -- 4458 S. Cottage Grove Ave., 722 -- 756 E. 45th St.,
4419 -- 4459 S. Evans Ave. And 741 -- 757 E. 44th St.)

RBPD1395

[SO2017-3808]

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

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

East 44th Street; South Cottage Grove Avenue; East 45th Street; South Evans Avenue; a line 459.98 feet north of the north line of East 45th Street; and a line 163.46 feet east of the east line of South Evans Avenue,

to those of a B3-1 Community Shopping District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-1 Community Shopping District symbols and indications as shown on Map Number 10-E in the area bounded by:

East 44th Street; South Cottage Grove Avenue; East 45th Street; South Evans Avenue; a line 459.98 feet north of the north line of East 45th Street; and a line 163.46 feet east of the east line of South Evans Avenue,

to those of Planned Development Number 1395, which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto and to no others.

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

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

Planned Development No. 1395.

Planned Of Development Statements.

1. The area delineated herein as Planned Development Number 1395 ("Planned Development") consists of approximately 194,189 square feet (4.4579 acres) of

net site area which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Chicago Housing Authority. The Chicago Housing Authority has given consent to the Applicant, 45th/Cottage LLC, an Illinois limited liability company, to file this application.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

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

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

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of eighteen (18) Statements; a Bulk Regulations Table; an Existing Zoning Map; a Land-Use Map; a P.D. Boundary Map; a Site Plan; a Landscape Plan; a West Elevation -- Evans Avenue; a Cottage Grove Avenue -- East Elevation -- North; a Cottage Grove Avenue -- East Elevation -- South Elevation; a 44th Street -- North Elevation; a 44th Street -- South Elevation, prepared by Pappageorgehaymes Partners dated December 21, 2017, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to

the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development: multi-family dwelling units located above and on the ground floor; artist live/work space located above and on the ground floor; cultural exhibits and libraries; day care; community centers, recreation buildings and similar assembly use; postal service; public safety services; utilities and services, minor; animal services, sales and grooming (excluding kenneling); artist work or sales space; business equipment sales and service; business support services, including employment agencies; restaurants (limited and general); outdoor patio (if located at grade level); bank, savings bank, savings and loan association, and credit union (excluding drive-throughs); automated teller machine facility (walk-up only); food and beverage retail sales; medical service; office; personal service, including hair salon, nail salon or barbershop; repair or laundry service, consumer, including dry-cleaning drop-off or pick-up (no on-premises plant) and coin-operated laundromat; retail sales, general; manufacturing, production and industrial services, limited (catering and shred kitchen only); wireless communication facilities (co-located); accessory parking and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been, determined using a net site area of 194,189 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the Plans, other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance). Applicant and DPD, at either party's request, may continue to evolve the design of the building elevations or

materials for the buildings located in Subareas B and C and changes to such elevations or materials, if any, shall, if mutually agreed upon, be reviewed by DPD pursuant to Section 17-13-0800.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subarea(s) B and C, the Applicant shall submit a site plan, landscape plan and building elevations for the specific subarea(s) for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property 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 Subarea B or C, respectively, shall be granted until Site Plan approval has been granted for such subarea. Following approval by DPD, the approved subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

After approval of a subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 9. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

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

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

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof),

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

17. The Applicant acknowledges and agrees that the rezoning of the Property from RT4 Two-Flat, Townhouse and Multi-Unit District to B3-1 Community Shopping District, and then to this Planned Development, and the receipt of financial assistance from the City in the form of TIF and other funding trigger 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 20 percent of the housing units in the residential housing project (the "Required Units") as affordable units; (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, and that projects that receive financial assistance from TIF funds must provide one-half of the "Required Units" to be affordable to households earning up to sixty percent (60%) of the area median income and one-half of the Required Units to be affordable to households earning up to fifty percent (50%) of the area median income. The Property is located in a "low-moderate income area" within the meaning of the ARO; the project has a total of 158 units; and

* Editor's Note: Numbering sequence error. Section 16(i) missing on original document.

the project will receive TIF funds from the City. As a result, the Applicant's affordable housing obligation is 32 affordable units (20 percent of 158 units rounded up), 8 of which are Required Units (25 percent of 32). Applicant has agreed to satisfy its affordable housing obligation by providing 32 affordable units in the rental building to be constructed in Subarea A of the Planned Development. The Applicant agrees that the 16 of 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; and 16 of the affordable rental units must be affordable to households earning no more than 50 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 the Planned Development, 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 13, 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 agreements) 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.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to B3-1 Community Shopping District.

[Existing Zoning Map; Land-Use Map; Boundary Map; Site Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 65631 through 65639 of this *Journal*.]

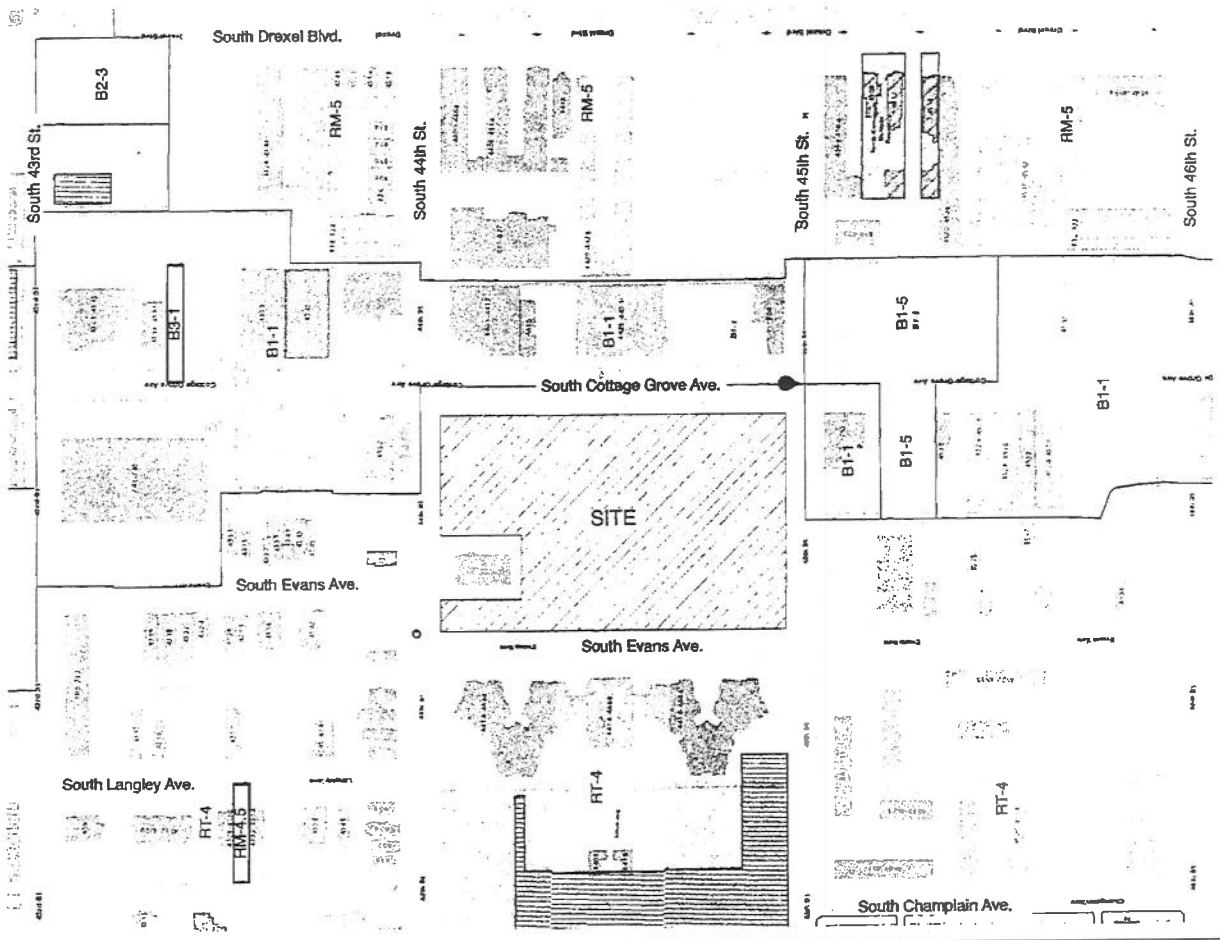
Bulk Regulation and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Planned Development No. 1395.

Bulk Regulations And Data Table.

Gross Site Area:	262,184 square feet (6.02 acres)
Area Remaining in Public Right-of-Way:	67,997 square feet (1.56 acres)
Net Site Area:	194,189 square feet (4.46 acres)
Subarea A:	
Gross Site Area:	146,364 square feet
Net Site Area:	102,637 square feet
Subarea B:	
Gross Site Area:	96,814 square feet
Net Site Area:	75,159 square feet
Subarea C:	
Gross Site Area:	19,006 square feet
Net Site Area:	16,393 square feet
Maximum Number of Dwelling Units:	158 Dwelling Units
Maximum Number of Dwelling Units in Subarea A:	84 Dwelling Units

Maximum Number of Dwelling Units in Subarea B:	58 Dwelling Units
Maximum Number of Dwelling Units in Subarea C:	16 Dwelling Units
Maximum Floor Area Ratio for all subareas:	1.2
Maximum Floor Area Ratio in Subarea A:	1.2
Maximum Floor Area Ratio in Subarea B:	1.2
Maximum Floor Area Ratio in Subarea C:	1.2
Minimum Number of Off-Street Total Parking Spaces:	156 Spaces
Minimum Number of Off-Street Parking Spaces in Subarea A:	90 Spaces
Minimum Number of Off-Street Parking Spaces in Subarea B:	51 Spaces
Minimum Number of Off-Street Parking Spaces in Subarea C:	15 Spaces
Off-Street Loading Spaces:	1 (10 feet by 25 feet) -- In Subarea A
Minimum Required Setbacks:	As per Site Plan
Maximum Building Height of the top Residential Floor per Section 17-17-0311 of the Zoning Ordinance:	48 feet, 0 inches
Maximum Building Height of the Structure:	60 feet, 0 inches

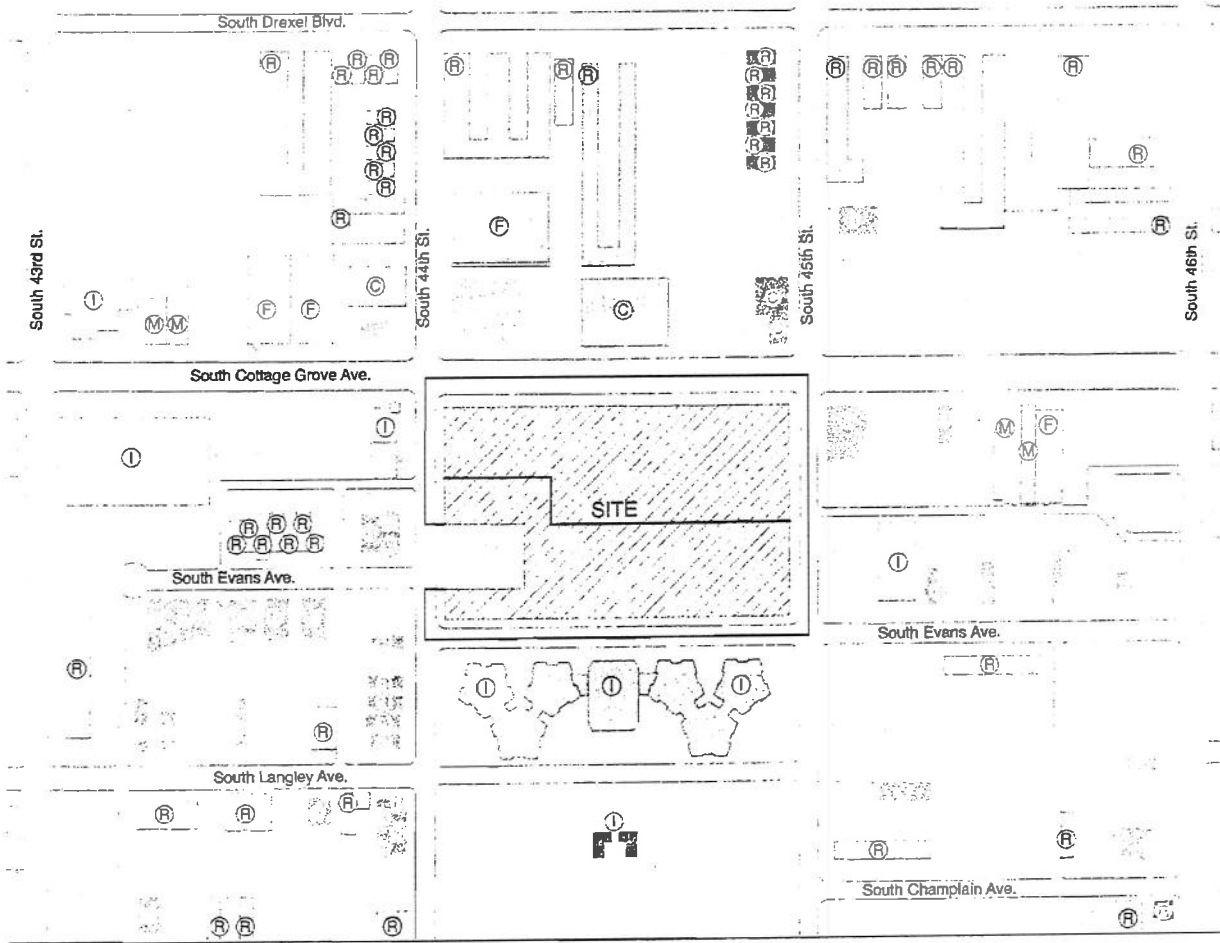


Existing Zoning Map



Applicant: 45th Cottage, LLC
 Address: 4400-4458 S. Cottage Grove Avenue; 722-256 E. 45th Street;
 4419-4459 S. Evans Avenue; 745-754 E. 44th Street
 Date: December 11, 2017
 CPC Date: December 21, 2017

DRAWN FOR PRESENTATION



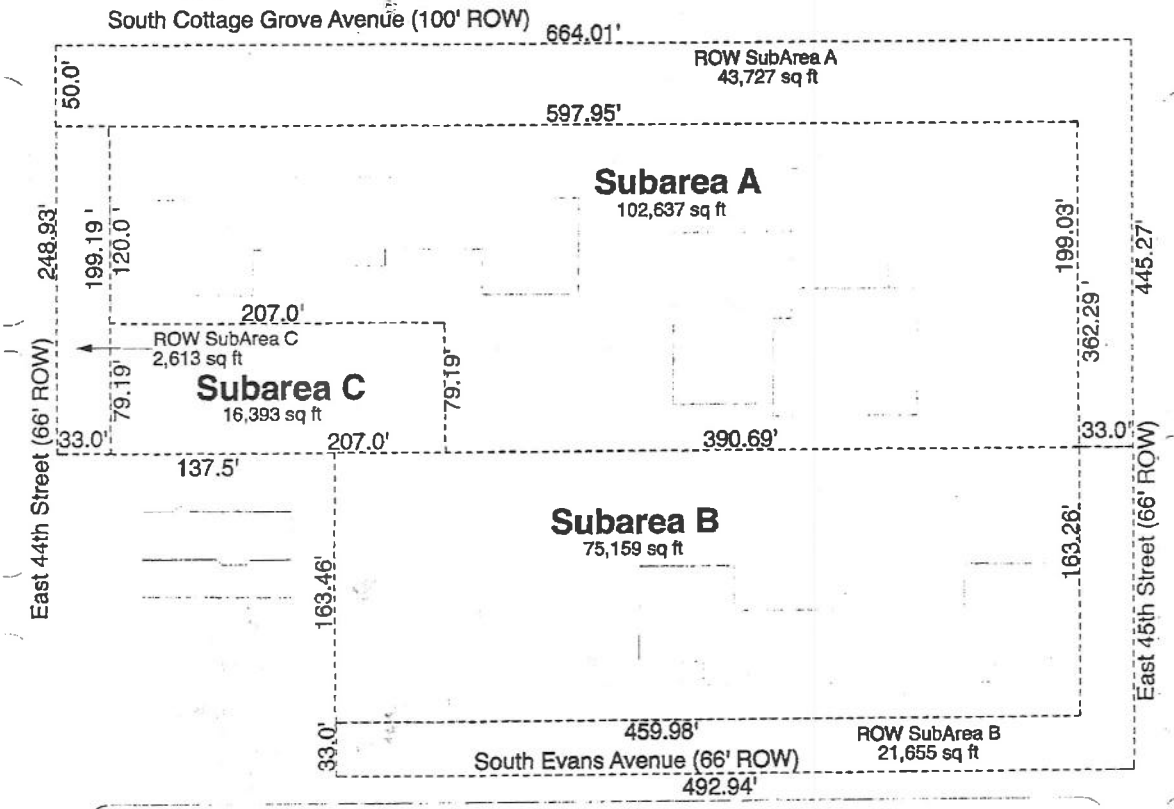
- (M) Mixed Use
- (C) Commercial Use
- (F) Manufacturing Use
- (R) Residential Use
- (I) Institutional Use

FINAL FOR PUBLICATION

Land Use Map



Applicant: 45th Cottage, LLC
 Address: 4400-4458 S. Cottage Grove Avenue; 722-256 E. 45th Street;
 4419-4459 S. Evans Avenue; 745-754 E. 44th Street
 Date: December 11, 2017
 CPC Date: December 21, 2017



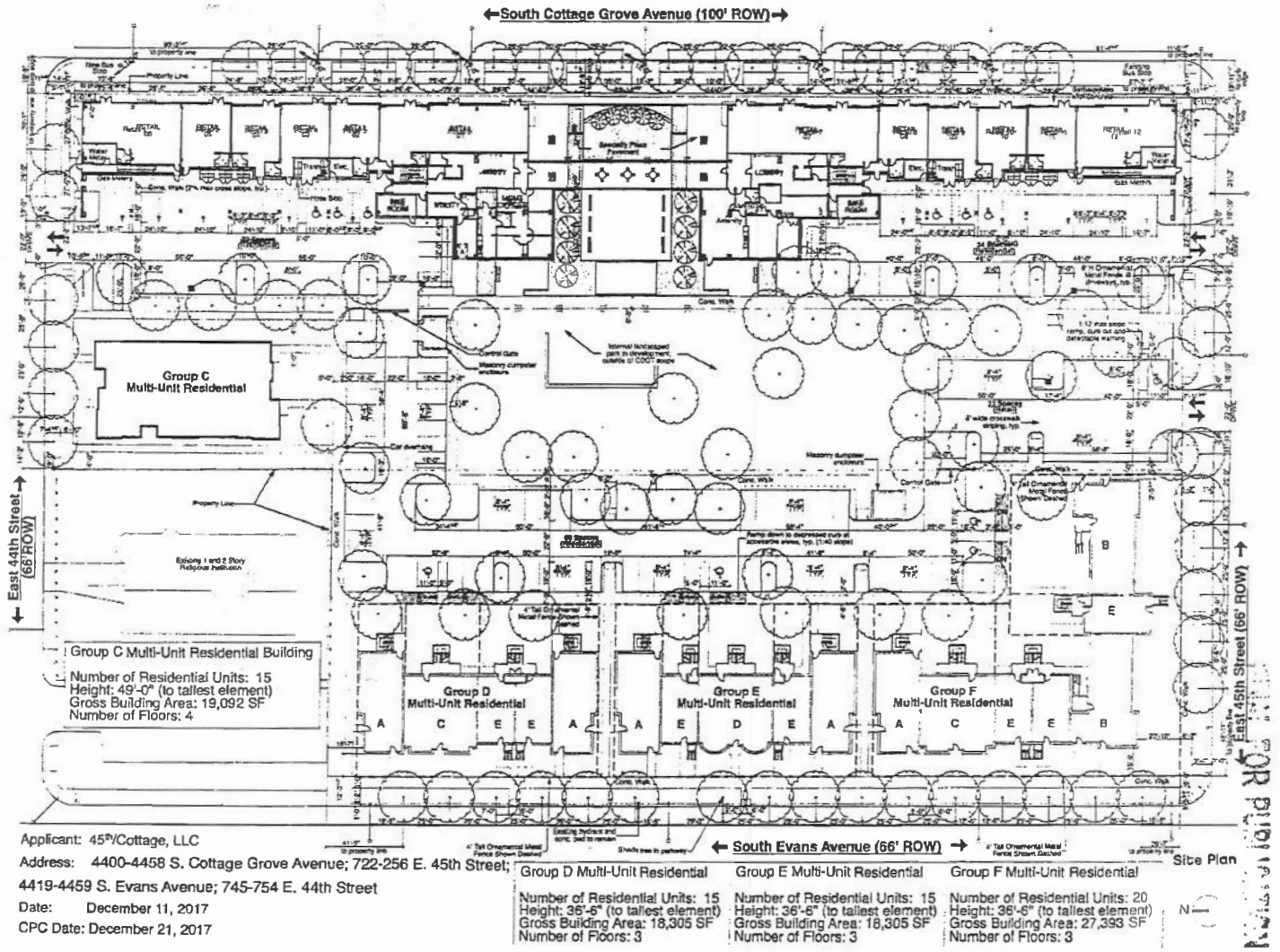
Gross Area: SubArea A (SF)	102637	Gross Area: SubArea B (SF)	75159	Gross Area: SubArea C (SF)	16393
ROW: SubArea A (SF)	43727	ROW: SubArea B (SF)	21655	ROW: SubArea C (SF)	2613

Applicant: 45°/Cottage, LLC
 Address: 4400-4458 S. Cottage Grove Avenue; 722-256 E. 45th Street;
 4419-4459 S. Evans Avenue; 745-754 E. 44th Street
 Date: December 11, 2017
 CPC Date: December 21, 2017

PD Boundary Map



FINAL FOR PERMITS



Group C Multi-Unit Residential

Group C Multi-Unit Residential Building
 Number of Residential Units: 15
 Height: 49'-0" (to tallest element)
 Gross Building Area: 19,092 SF
 Number of Floors: 4

Group D Multi-Unit Residential

Group E Multi-Unit Residential

Group F Multi-Unit Residential

Applicant: 45th/Cottage, LLC
 Address: 4400-4458 S. Cottage Grove Avenue; 722-256 E. 45th Street;
 4419-4459 S. Evans Avenue; 745-754 E. 44th Street
 Date: December 11, 2017
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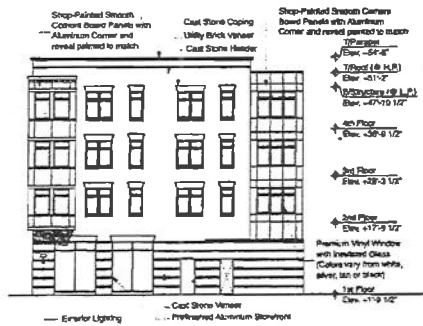
Group D Multi-Unit Residential
 Number of Residential Units: 15
 Height: 35'-6" (to tallest element)
 Gross Building Area: 18,305 SF
 Number of Floors: 3

Group E Multi-Unit Residential
 Number of Residential Units: 15
 Height: 36'-6" (to tallest element)
 Gross Building Area: 18,305 SF
 Number of Floors: 3

Group F Multi-Unit Residential
 Number of Residential Units: 20
 Height: 36'-6" (to tallest element)
 Gross Building Area: 27,393 SF
 Number of Floors: 3

Site Plan

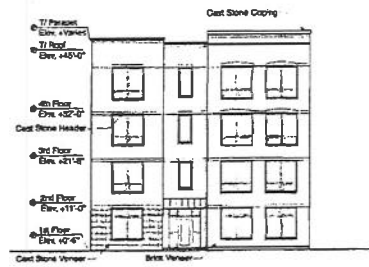




North Elevation A - 44th St.
SCALE: 1" = 30'



North Elevation A - 44th St.
SCALE: 1:1080



North Elevation B - 44th St. (Group C)
SCALE: 1" = 30'
Note: This building design is tentative as pertains to Phase II construction.

PREPARED FOR PERMITS

Applicant: 45th/Cottage, LLC
 Address: 4400-4458 S. Cottage Grove Avenue; 722-256 E. 45th Street;
 4419-4459 S. Evans Avenue; 745-754 E. 44th Street
 Date: December 11, 2017
 CPC Date: December 21, 2017

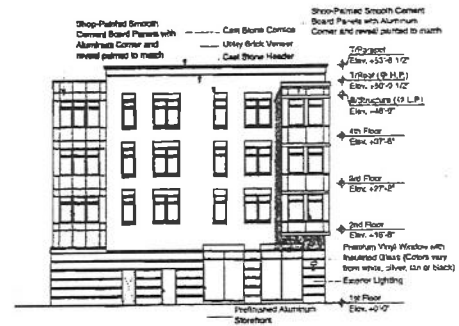
44th St. - North Elevation



South Elevation A - 45th St. (Group F)

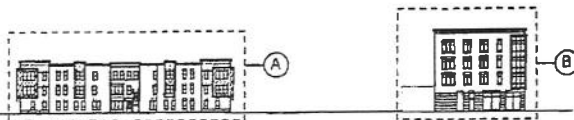
SCALE: 1" = 30'

Note: This building design is tentative as pertains to Phase II construction.



South Elevation B - 45th St.

SCALE: 1" = 30'



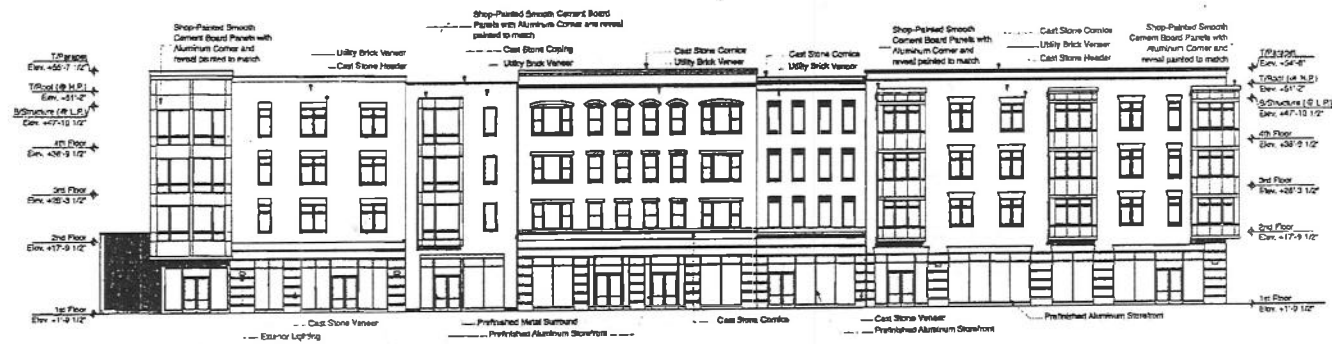
South Elevation - 45th St.

NOT TO SCALE

Applicant: 45th/Cottage, LLC
 Address: 4400-4458 S. Cottage Grove Avenue; 722-256 E. 45th Street;
 4419-4459 S. Evans Avenue; 745-754 E. 44th Street
 Date: December 11, 2017
 CPC Date: December 21, 2017

45th St. - South Elevation

PREPARED FOR PRESENTATION



East Elevation A - North Building
SCALE: 1" = 30'



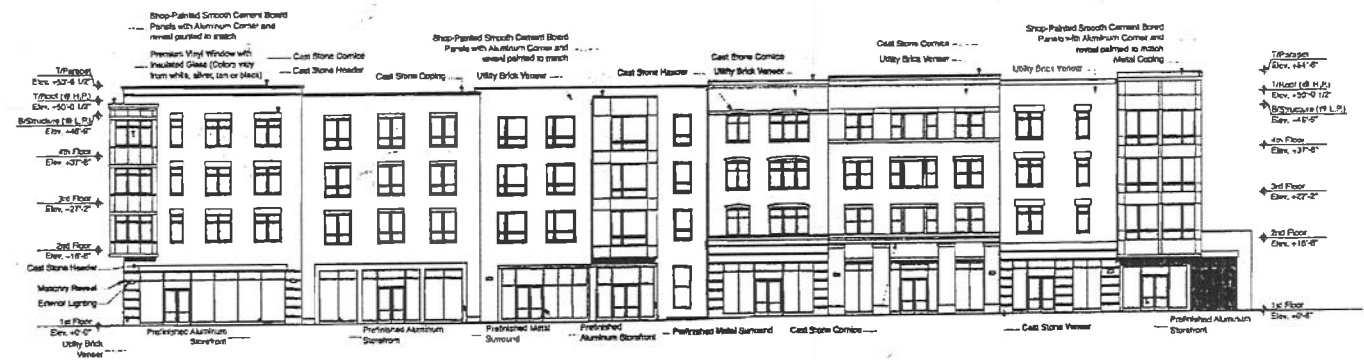
East Key Elevation - Cottage Grove St.
SCALE: 1" = 100'

Applicant: 45th/Cottage, LLC
 Address: 4400-4458 S. Cottage Grove Avenue; 722-256 E. 45th Street;
 4419-4459 S. Evans Avenue; 745-754 E. 44th Street
 Date: December 11, 2017
 CPC Date: December 21, 2017

Cottage Grove Ave - East Elevation North



DRAWN FOR PUPA CONSULTING



East Elevation B - South Building
 SCALE: 1" = 30'



East Key Elevation - Cottage Grove St.
 SCALE: 1" = 100'

Applicant: 45th/Cottage, LLC
 Address: 4400-4458 S. Cottage Grove Avenue; 722-256 E. 45th Street;
 4419-4459 S. Evans Avenue; 745-754 E. 44th Street
 Date: December 11, 2017
 CPC Date: December 21, 2017

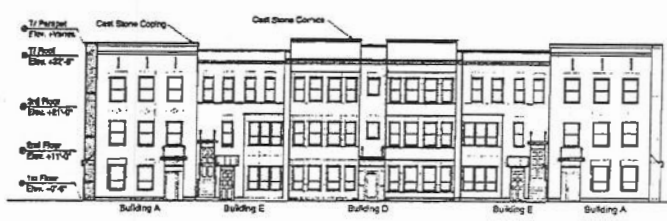
Cottage Grove Ave - East Elevation South

PRINT FOR PRESENTATION





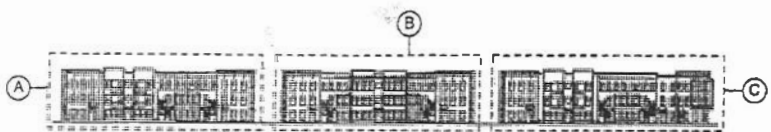
West Elevation A - Evans Ave. (Group D)
 SCALE: 1" = 30'
 Note: This building design is tentative as pertains to Phase I construction.



West Elevation B - Evans Ave. (Group E)
 SCALE: 1" = 30'
 Note: This building design is tentative as pertains to Phase II construction.



West Elevation C - Evans Ave. (Group F)
 SCALE: 1" = 30'
 Note: This building design is tentative as pertains to Phase II construction.



West Key Elevation - Evans Ave.
 NOT TO SCALE

Applicant: 45th Cottage, LLC
 Address: 4400-4458 S. Cottage Grove Avenue; 722-256 E. 45th Street;
 4419-4459 S. Evans Avenue; 745-754 E. 44th Street
 Date: December 11, 2017
 CPC Date: December 21, 2017

West Elevation - Evans Ave.

SCALE FOR PAPER ONLY

[Handwritten signature]