

PD 1490

Table of Contents

09/09/2021 Minor Change	2
Exhibits	4
01/27/2021 PD Adoption	11
Ordinance	11
Statements	11
Bulk Table	17
ARO	18
Exhibits	19

September 9, 2021

Scott R. Borstein
Neal & Leroy, LLC
20 S. Clark Street
Suite 2050
Chicago, IL 60603

**Re: Minor Change to PD No. 1490
4300-4318 S. Calumet Avenue**

Dear Mr. Borstein:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1490 (“PD 1490”), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 11 of the PD.

43rd Green JV, LLC, sole owner of the PD, is seeking a minor change for modifications to the site plan, landscape plan and elevation drawings. The site plan and landscape plan have been modified due to the relocation of the on-site generator to the southwest corner of the site to keep exhaust fumes away from the building’s south elevation. There is no reduction in the amount of landscaping or parking spaces because of the proposed relocation. The elevation modifications are a result of further building design and refinement. The following, revised drawings, dated August 18, 2021, are attached:

- Site Plan
- Landscape Plan and Materials List
- North, East, South and West Elevations

Regarding your request, the Department of Planning and Development has determined that allowing the proposed modifications 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 1490, 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 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.

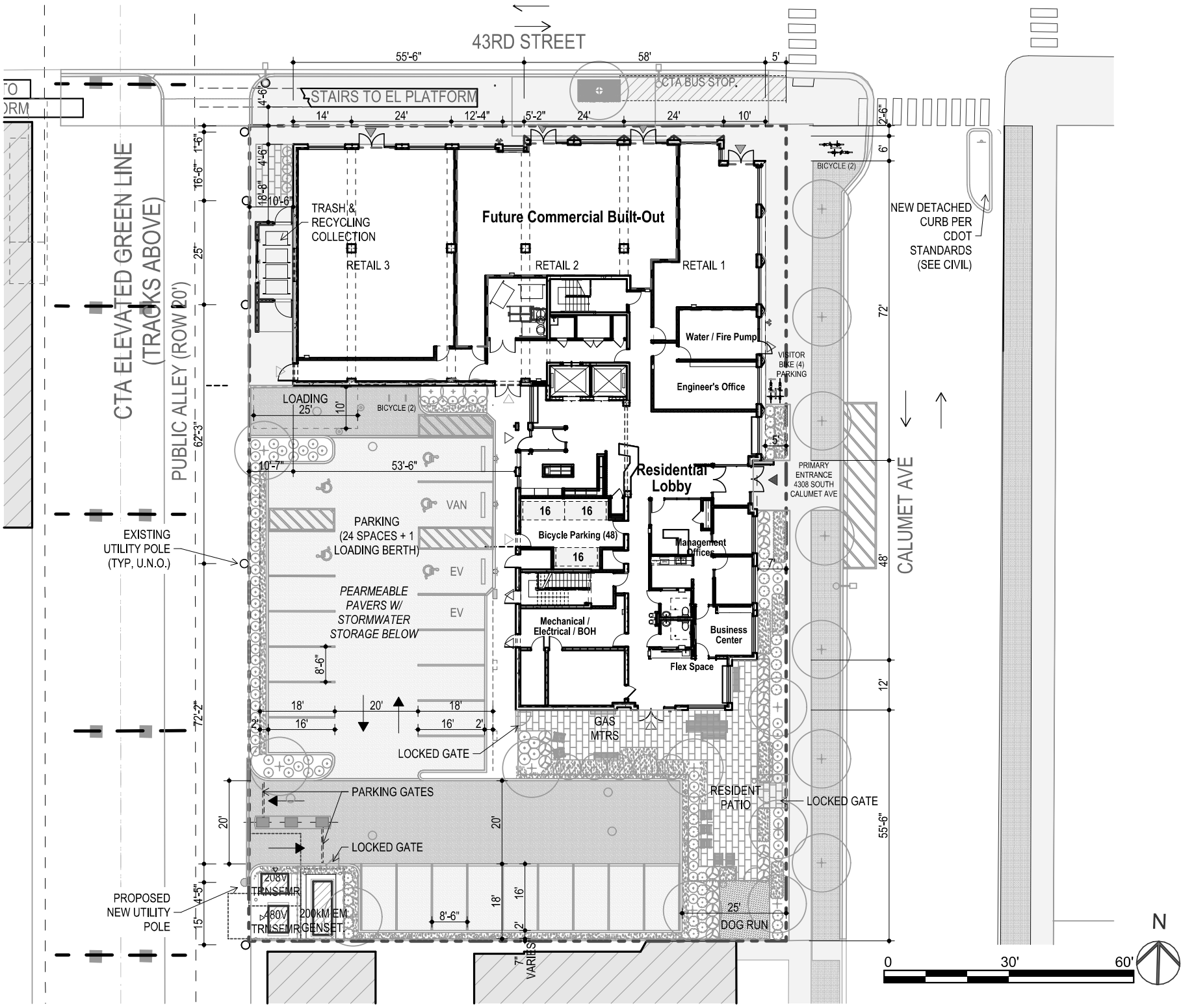
Sincerely,



Steven Valenziano
Assistant Zoning Administrator

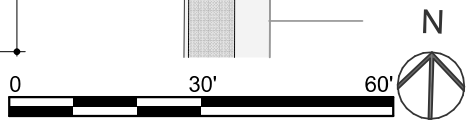
C: Mike Marmo, Erik Glass, Kim Morris, Noah Szafraniec, Main file

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



Applicant: 43 GREEN JV, LLC. ("43rd")
Project Address: 4300-4318 S. Calumet Ave.
 Planned Development: RPDB No. 1490
 Minor Change Application: August 18, 2021

Site Plan
 Drawing Scale: 1" = 30'-0"
LONDON BONE BAKER ARCHITECTS
 © 2021 London Bone Baker Architects, Ltd.

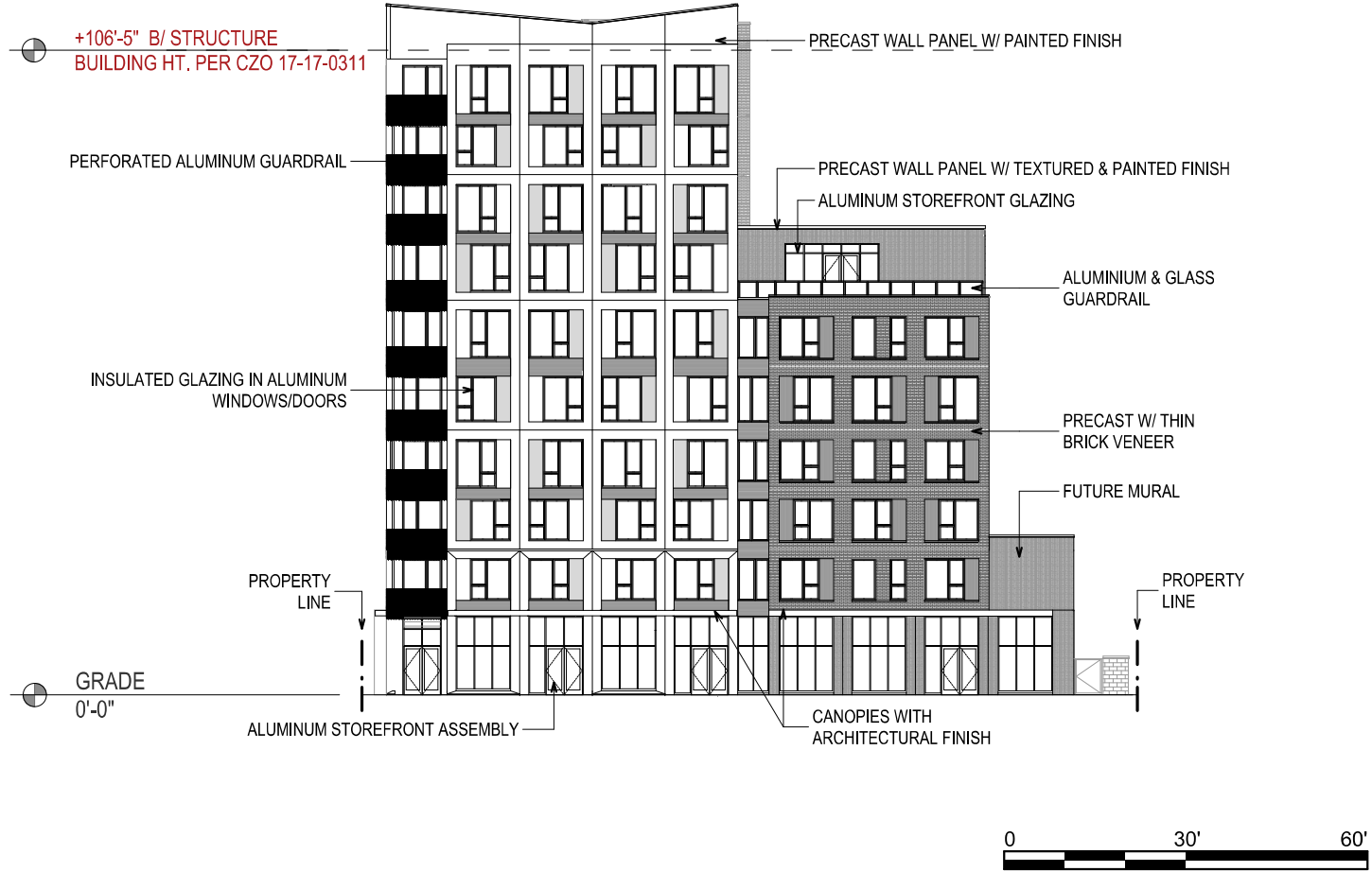


PLANT MATERIALS

	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
GRASS PARKWAYS AND TREE PITS				
GD	GYMNOCLADUS DIOICUS*	KENTUCKY COFFEE TREE	2	4" CAL.
QB	QUERCUS BICOLOR*	SWAMP WHITE OAK	3	4" CAL.
TD	TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	SHAWNEE BRAVE BALD CYPRESS	3	4" CAL.
LANDSCAPED ISLANDS AND TERRACE				
CO	CELTIS OCCIDENTALIS*	HACKBERRY	3	4" CAL.
CL	CLADRASTIS LUTEA	AMERICAN YELLOWWOOD	4	3" CAL.
QM	QUERCUS MUELENBERGII*	CHINKAPIN OAK	2	4" CAL.
QN	QUERCUS BICOLOR 'NADLER'	KINDRED SPIRIT OAK	8	3" CAL.
DECIDUOUS AND EVERGREEN SHRUBS				
SPN	SALIX PURPUREA 'NANA'	ARCTIC WILLOW	9	#3
PTW	PHYSOCARPUS 'TINY WINE' *	TINY WINE NINEBARK	6	#3
RCM	RHUS COPALLINA 'MORTON'	PRAIRIE FLAME SHINING SUMAC	12	#3
ALM	ARONIA 'LOWSCAPE MOUND'	LOWSCAPE MOUND ARONIA	30	#3
PTW	PHYSOCARPUS 'TINY WINE' *	TINY WINE NINEBARK	23	#3
SPN	SALIX PURPUREA 'NANA'	ARCTIC WILLOW	24	#3
RCM	RHUS COPALLINA 'MORTON'	PRAIRIE FLAME SHINING SUMAC	20	#3
TME	TAXUS MEDIA 'EVERLOW'	EVERLOW YEW	26	#3
PERENNIALS AND GRASSES				
AC	ALLIUM CERNUM*	NODDING WILD ONION	40	#1
AH	AMSONIA HUBRICHTII*	NARROW LEAF AMSONIA	74	#1
CCC	COREOPSIS 'CREME CARAMEL'	CREME CARAMEL COREOPSIS	46	#1
PN	PANICUM 'NORTHWINDS'	NORTHWINDS SWITCHGRASS	8	#1
PM	PYCNANTHEMUM MUTICUM*	BLUNT MOUNTAINMINT	37	#1
SA	SESLERIA AUTUMNALIS	AUTUMN MOORE GRASS	48	#1
SIA	SISYRINCHIUM ALBIDUM*	BLUE-EYED GRASS	48	#1
SH	SPOROBOLUS HETEROLEPSIS*	PRAIRIE DROPSEED	83	#1
SO	SYMPHYOTRICHUM OBLONGIFOLIUM*	AROMATIC ASTER	52	#1
GROUNDCOVER AND VINES				
	PARTHENOCISSUS QUINQUEFOLIA*	BOSTON IVY	12	#1
	CLEMATIS VIRGINIANA*	VIRGIN'S BOWER	12	#1

Applicant: 43 GREEN JV, LLC. ("43rd")
Project Address: 4300-4318 S. Calumet Ave.
 Planned Development: RPDB No. 1490
 Minor Change Application: August 18, 2021

Landscape Plan
Drawing Scale: No Scale
LANDON BONE BAKER ARCHITECTS
 © 2021 Landon Bone Baker Architects, Ltd.



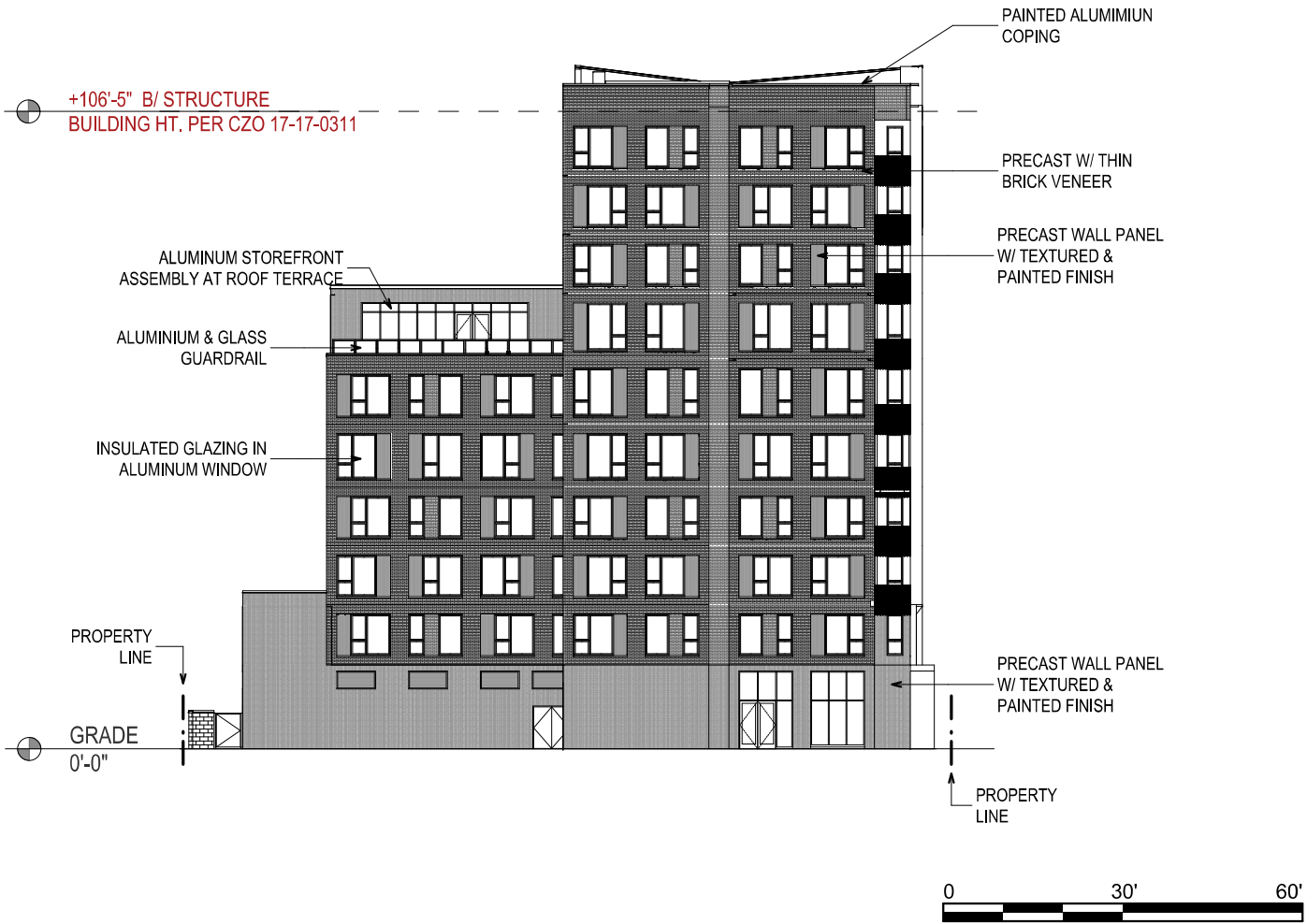
Applicant: 43 GREEN JV, LLC. ("43rd")
 Project Address: 4300-4318 S. Calumet Ave.
 Planned Development: RPDB No. 1490
 Minor Change Application: August 18, 2021

North Elevation
 Drawing Scale: 1" = 30'-0"
LONDON BONE BAKER ARCHITECTS
 © 2021 London Bone Baker Architects, Ltd.



Applicant: 43 GREEN JV, LLC. ("43rd")
 Project Address: 4300-4318 S. Calumet Ave.
 Planned Development: RPDB No. 1490
 Minor Change Application: August 18, 2021

East Elevation
 Drawing Scale: 1" = 30'-0"
LONDON BONE BAKER ARCHITECTS
 © 2021 Landon Bone Baker Architects, Ltd.



Applicant: 43 GREEN JV, LLC. ("43rd")
 Project Address: 4300-4318 S. Calumet Ave.
 Planned Development: RPDB No. 1490
 Minor Change Application: August 18, 2021

South Elevation
 Drawing Scale: 1" = 30'-0"
LONDON BONE BAKER ARCHITECTS
 © 2021 London Bone Baker Architects, Ltd.



+106'-5" B/ STRUC.
BUILDING HT. PER
CZO 17-17-0311

PRECAST WALL PANEL
W/ PAINTED FINISH

PRECAST WALL PANEL
W/ TEXTURED &
PAINTED FINISH
ALUMINIUM & GLASS
GUARDRAIL

INSULATED GLAZING IN
ALUMINIUM WINDOW

PRECAST WITH THIN
BRICK VENEER

CTA GREEN LINE
(IMMEDIATELY
WEST OF SITE)

FUTURE MURAL

PROPERTY LINE

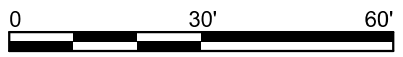
GRADE
0'-0"

PAINTED ALUMINIUM COPING

PRECAST W/ THIN
BRICK VENEER

PRECAST WALL PANEL
W/ TEXTURED &
PAINTED FINISH
INSULATED GLAZING IN
ALUMINIUM WINDOW

PRECAST WALL PANEL W/
TEXTURED & PAINTED FINISH



Applicant: 43 GREEN JV, LLC. ("43rd")
Project Address: 4300-4318 S. Calumet Ave.
Planned Development: RPDDB No. 1490
Minor Change Application: August 18, 2021

West Elevation
Drawing Scale: 1" = 30'-0"
LONDON BONE BAKER ARCHITECTS
© 2021 Landon Bone Baker Architects, Ltd.

20541

*Reclassification Of Area Shown On Map No. 10-E.
(As Amended).*

(Application No. 20541)

(Common Address: 319 -- 331 E. 43rd St. And 4300 -- 4318 S. Calumet Ave.)

[SO2020-5625]

RBPD 1490

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the RM5 Residential Multi-Unit District symbols and indications as shown on Map Number 10-E in the area bounded by:

East 43rd Street; South Calumet Avenue; a line 196 feet south of and parallel to East 43rd Street; and the alley immediately west of and parallel to South Calumet Avenue,

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

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B2-3 Neighborhood Mixed Use District symbols and indications as shown on Map Number 10-E in the area bounded by:

East 43rd Street; South Calumet Avenue; a line 196 feet south of and parallel to East 43rd Street; and the alley immediately west of and parallel to South Calumet Avenue,

to those of a Residential Business Planned Development Number 1490, which is hereby established in the area above described, subject to such Use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. The ordinance shall be in full force and effect from and after its passage and due publication.

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

Residential-Business Planned Development No. 1490.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number _____ ("Planned Development") consists of approximately 25,299 net square feet of property (.058 acre) which is depicted on the attached Planned Development

Boundary, Property Line and Subarea Map ("Property") and is owned or controlled by 43 Green JV LLC (the "Applicant").

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, assigns or grantees.

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

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

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

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks

- ADA crosswalk ramps
- Parkway and landscaping

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

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and Building Elevations dated January 21, 2021, 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 shall be allowed within this Plan of Development:
 - Household living (all, including artist live/work space located above and on the ground floor, dwelling units located on and above the ground floor, elderly housing, multi-unit residential and townhouses); office (all); medical service; retail sales, general; postal service; colleges and universities; cultural exhibits and libraries; day care; animal services (all except stables); artist work or sales space; school; building maintenance; business equipment sales and service; business support services (all); body art services; communication service establishments; building material sales; eating and drinking establishments (all); banks, savings banks, savings and loan association, currency exchange and credit union; automated teller machine facility; undertaking; food and beverage retail sales with liquor sales as accessory use only; personal service (all); repair and laundry service, consumer (all); lodging (all); valuable objects dealer; auto vehicle sales; drive through uses; and accessory parking and related accessory uses. accessory parking may be shared between subareas.
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 total net site area of (25,299) square feet.
9. The Site and Landscape Plan 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.
10. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085 of the Municipal Code, or any other provision of that Code.
11. 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.
12. The Applicant acknowledges and agrees that the rezoning of the Property to a Residential-Business Planned Development Number _____ for construction of this Planned Development, triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as Exhibit A, the Applicant has agreed to provide 10 percent of the total number of dwelling units constructed in any building within the Planned Development containing 10 or more units as affordable housing units for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), or make a cash payment to the Affordable Housing Opportunity Fund per unit ("Cash Payment") in accordance with the Affordable Housing Ordinance. At the time of each Part II review for any building containing 10 or more dwelling units, Applicant may update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development

("DPD") for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Planned Development, DPD may adjust the requirements of this Statement 12 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for a building containing 10 or more dwelling units, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). 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 only that parcel for which the Part II review is being sought and will constitute a lien against each for sale Affordable Unit or the residential portion of the building, if rental, as the case may be, within that parcel. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit within that parcel to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The City shall execute a release of the Affordable Housing Agreement for a rental building upon compliance with the terms of such Agreement. The Commissioner of DPD may enforce remedies for breach of the 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.

13. 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.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents

to compete for contracts and jobs on construction projects approved through the planned development process. As a project which involves a City funding, the applicant is required to achieve the following standards, at a minimum: 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). Furthermore, 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 two points in the city approval process. First, 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) the applicant's 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) the applicant's M/WBE and city resident participation goals. Second, 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 foregoing, 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. 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 the RM5 Residential Multi-Unit District that existed prior to such lapse.

[Affordable Housing Profile Form (AHP); Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plan; Landscape Plan; Landscape Plant Materials; North, South, East and West Building Elevations Referred to in these Plan of Development Statements printed on pages 27245 through 27255 of this *Journal*.]

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

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

Residential-Business Planned Development No. 1490.

Bulk Regulations And Data Table.

Gross Site Area (P.D. Boundary):	39,139 square feet (.90 acre)
Total Public Area Right-of-Way:	13,840 square feet (.32 acre)
Area to be Dedicated:	0
Total Net Site Area (Parcel Boundary):	25,299 square feet (.58 acre)
Maximum Overall Floor Area Ratio:	4.0
Maximum Residential Units:	99
Minimum Number of Off-Street Loading Spaces:	1 (10 by 25)
Minimum Number of Off-Street Parking:	24
Bike Spaces:	54
Maximum Building Height:	106 feet, 5 inches (as measured in accordance with the Chicago Zoning Ordinance 17-17-0311-A -- including limitations per 17-17-0311-B)
Minimum Required Setback:	In accordance with the Site Plan

ZLE
20:

ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO, Near North/Near West Pilot, Milwaukee Pilot or Pilsen/Little Village Pilot Ordinances (all projects submitted to City Council after October 13, 2016). More information is online at www.cityofchicago.gov/ARO. Submit the completed to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: denise.roman@cityofchicago.org or justin.root@cityofchicago.org. Applications that include off-site units should submit documentation listed on page two.

Date: 1/26/21

DEVELOPMENT INFORMATION

Development Name: 43 GREEN
Development Address: 358 W AUSTIN
Zoning Application Number, if applicable:

Ward: 8

If you are working with a Planner at the City, what is his/her name? JEFF HEAD

- Type of City Involvement *check all that apply*
- City Land
 - Financial Assistance
 - Zoning Increase
 - Planned Development (PD)
 - Transit Served Location (TSL) project

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

- ARO Web Form completed and attached - or submitted online on
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name: 43 GREEN LLC
Developer Contact: JEFF HEAD
Developer Address: 358 W AUSTIN, CHICAGO, IL 60654
Email: jhead1@habitat.com
Attorney Name: Scott Forstner

Developer Phone: 312-404-3145
Attorney Phone: 312-628-7025

TIMING

Estimated date marketing will begin: Q2 2022
Estimated date of building permit: Q3 2021
Estimated date ARO units will be complete: Q4 2022

*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

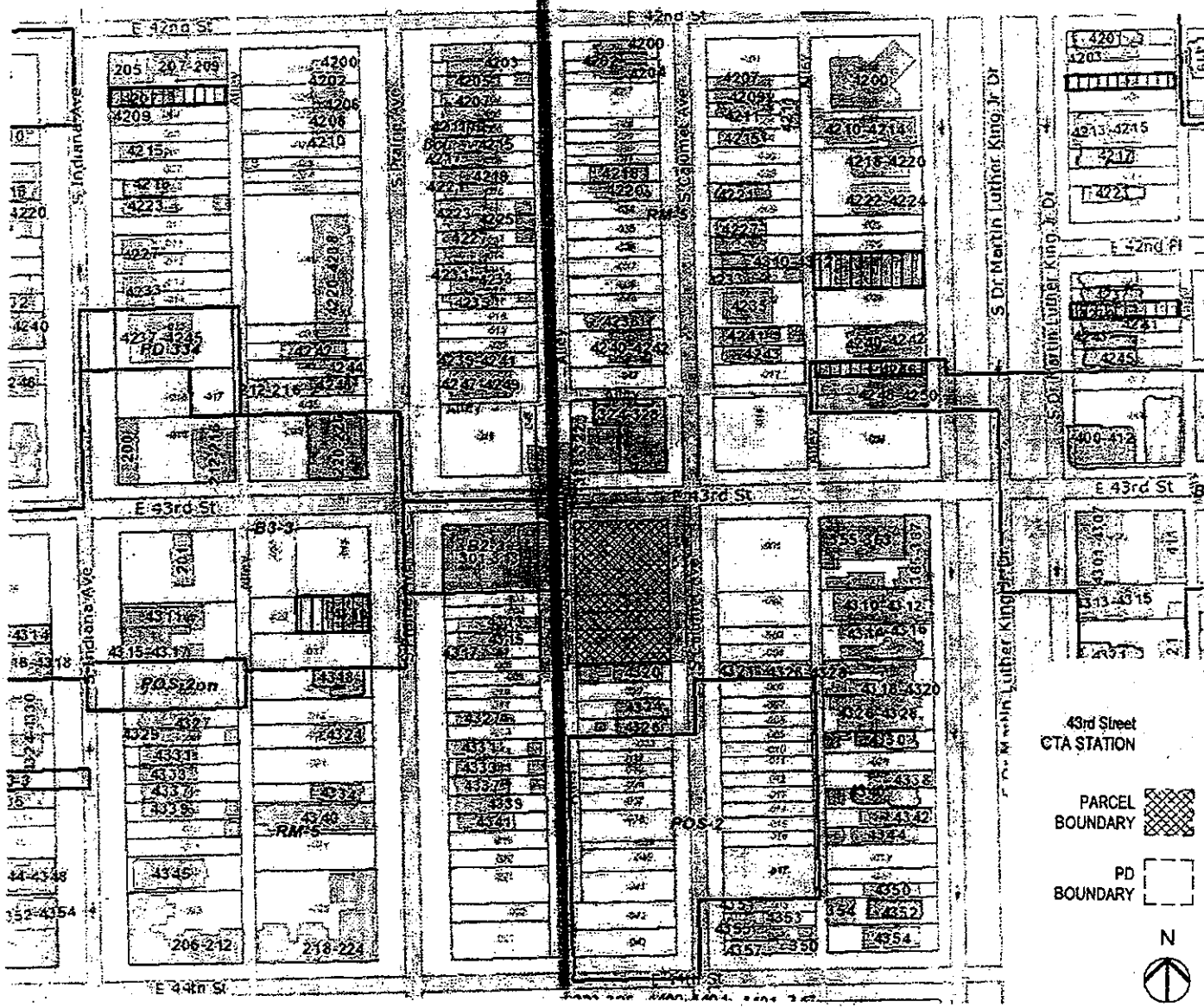
Jeff Head
Developer or their agent

1/26/21
Date


Justin Root or Denise Roman, DOH


Date


Final For Publication



43rd Street
CTA STATION

PARCEL
BOUNDARY 

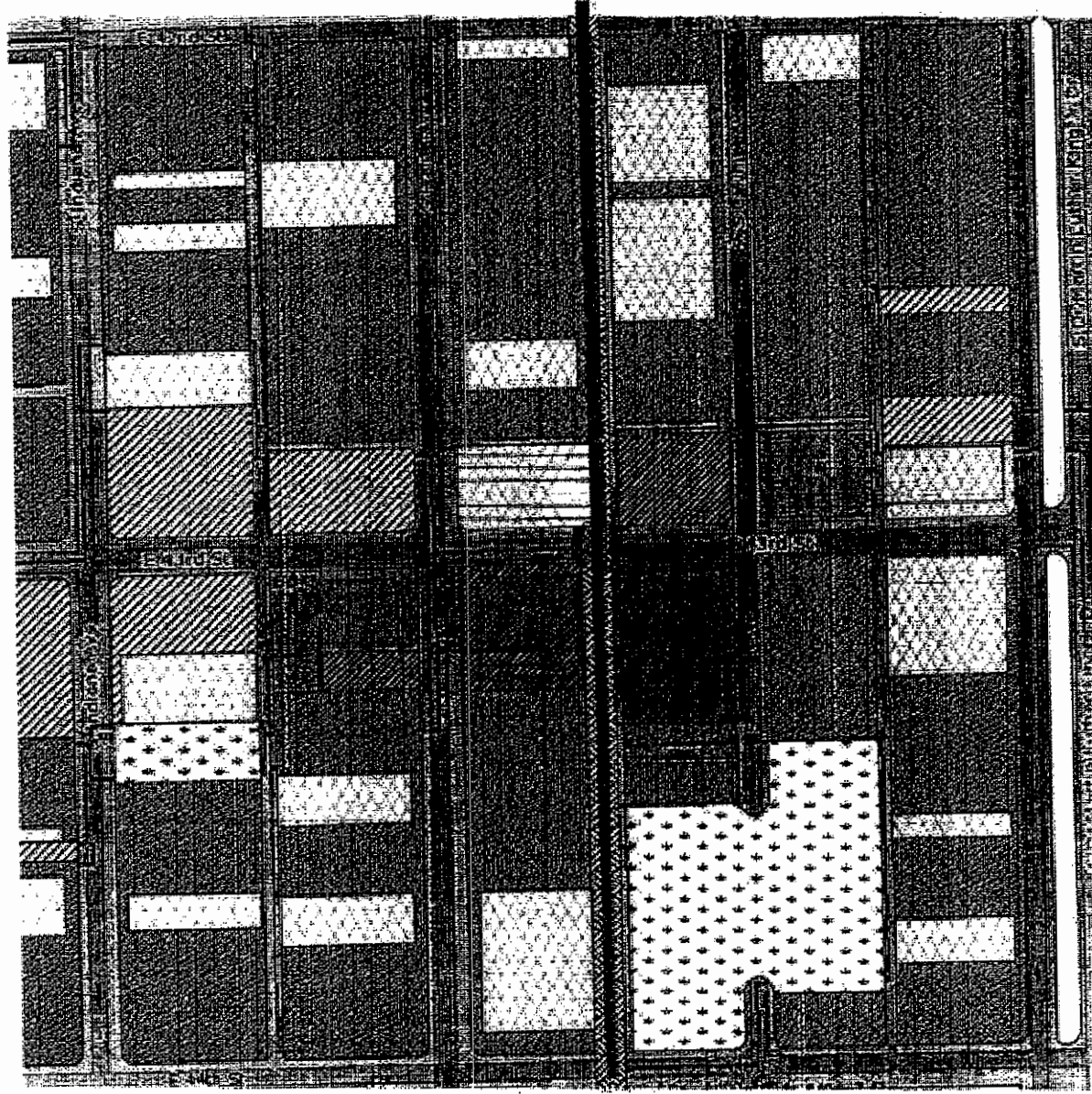
PD
BOUNDARY 

 N










Existing Zoning Map
 Drawing Scale: 1:2000
LONDON BONE BAKER ARCHITECTS
 © 2021 London Bone Baker Architects, LLC

Applicant: 43 GREEN JV LLC
Project Address: 321 EAST 43RD ST
 Introduction: NOVEMBER 16, 2020
 Plan Commission: January 21, 2021

Final for Publication



EXISTING FEATURES

- COMMERCIAL 
- MIXED-USE (RES/COMMERCIAL) 
- RESIDENTIAL 
- TRANSIT 
- EXISTING PARK 
- CITY LANDMARK 
- VACANT LOTS 
- 43rd Street CTA STATION 
- PARCEL BOUNDARY 
- PD BOUNDARY 
- N 

Existing Land Use Map
 Drawing Scale: 1:2000

Final for Publication

Applicant: 43 GREEN JV LLC
 Project Address: 321 EAST 43RD ST
 Introduction: NOVEMBER 16, 2020
 Plan Commission: January 21, 2021

LONDON BONE BAKER ARCHITECTS
 6: 2021 London Bone Baker Architects, Ltd.

43 GREEN PHASE 1
PLANT MATERIALS PALETTE

BOTANICAL NAME	COMMON NAME	SIZE
<i>GRASS PARKWAYS AND TREE PITS</i>		
QUERCUS MUELENBERGII*	CHINKAPIN OAK	4" CAL
ROBINIA PSEUDOACACIA 'CHICAGO BLUES'	CHICAGO BLUES BLACK LOCUST	4" CAL
ULMUS WILSONIANA 'PROSPECTOR'	PROSPECTOR ELM	4" CAL
<i>LANDSCAPED ISLANDS AND TERRACE</i>		
GYMNOCLADUS DIOICUS*	KENTUCKY COFFEE TREE	4" CAL
PLATANUS ACERIFOLIA 'MORTON EUCLID'	MORTON EUCLID PLANE TREE	4" CAL
ULMUS ACCOLADE*	ACCOLADE ELM	4" CAL
<i>ORNAMENTAL TREES</i>		
COTINUS OBOVATUS*	AMERICAN SMOKETREE	3" CAL
CRATAEGUS CRUSGALLI VAR INERMIS*	THORNLESS COCKSPUR HAWTHORN	3" CAL
QUERCUS BICOLOR 'NADLER'	KINDRED SPIRIT OAK	3" CAL
<i>DECIDUOUS AND EVERGREEN SHRUBS</i>		
CEANOTHUS AMERICANUS*	NEW JERSEY TEA	#5
DIERVILLA 'KODIAK RED'	KODIAK RED DIERVILLA	#5
HYDRANGEA QUERCIFOLIA 'SIKES DWARF'	SIKES DWARF OAKLEAF HYDRANGEA	#5
JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'	COMPACT ANDORRA JUNIPER	#5
PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#5
ROSA CAROLINA*	PASTURE ROSE	#5
RHUS COPALLINA 'MORTON'	PRAIRIE FLAME SHINING SUMAC	#5
TAXUS MEDIA 'EVERLOW'	EVERLOW YEW	#5
<i>PERENNIALS AND GRASSES</i>		
ALLIUM CERNUM*	NODDING WILD ONION	#1
AMSONIA HUBRICHII*	NARROW LEAF AMSONIA	#1
BAPTISIA LEUCOPHAEA*	CREAM WILD INDIGO	#1
GELUM TRIFLORUM*	PRAIRIE SMOKE	#1
PYCNANTHEMUM MUTICUM*	BLUNT MOUNTAINMINT	#1
SESLERIA AUTUMNALIS	AUTUMN MOORE GRASS	#1
SPOROBOLUS HETEROLEPSIS*	PRAIRIE DROPSEED	#1
SYMPHYOTRICHUM OBLONGIFOLIUM*	AROMATIC ASTER	#1
<i>GROUND COVER AND VINES</i>		
PARTHENOCISSUS QUINQUEFOLIA*	BOSTON IVY	#1
CLEMATIS VIRGINIANA*	VIRGIN'S BOWER	#1

* DENOTES NATIVE SPECIES. ALL PLANT MATERIALS ARE ADAPTED TO SITE CONDITIONS.



LANDON BONE BAKER ARCHITECTS, LTD.
1500 N. WASHINGTON AVENUE, SUITE 200
CHICAGO, ILLINOIS 60610
PHONE: 312.467.1000
WWW.LBBARCHITECTS.COM

Landscape Plant Materials

Drawing Scale: NTS

Final for Publication

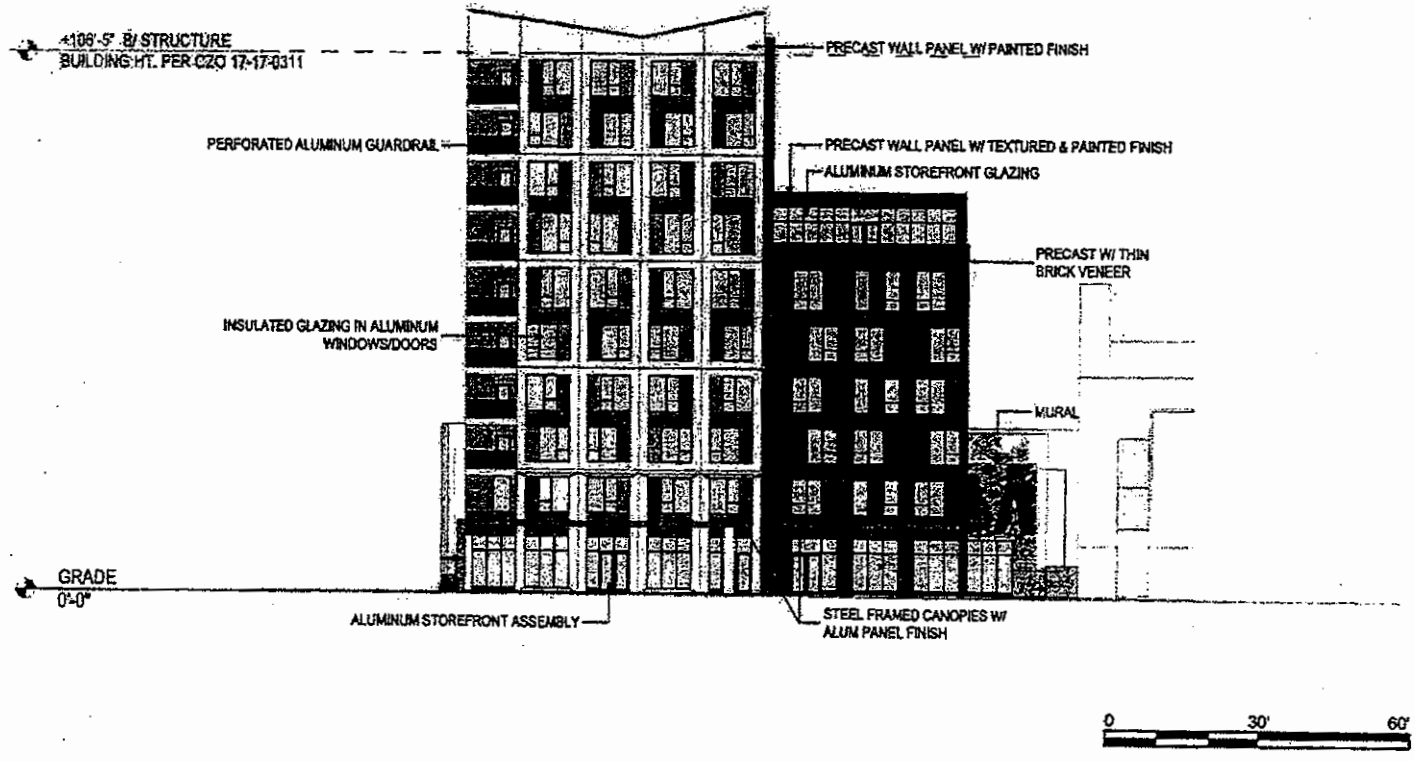
Project Address: 321 EAST 43RD ST

Introduction: NOVEMBER 16, 2020

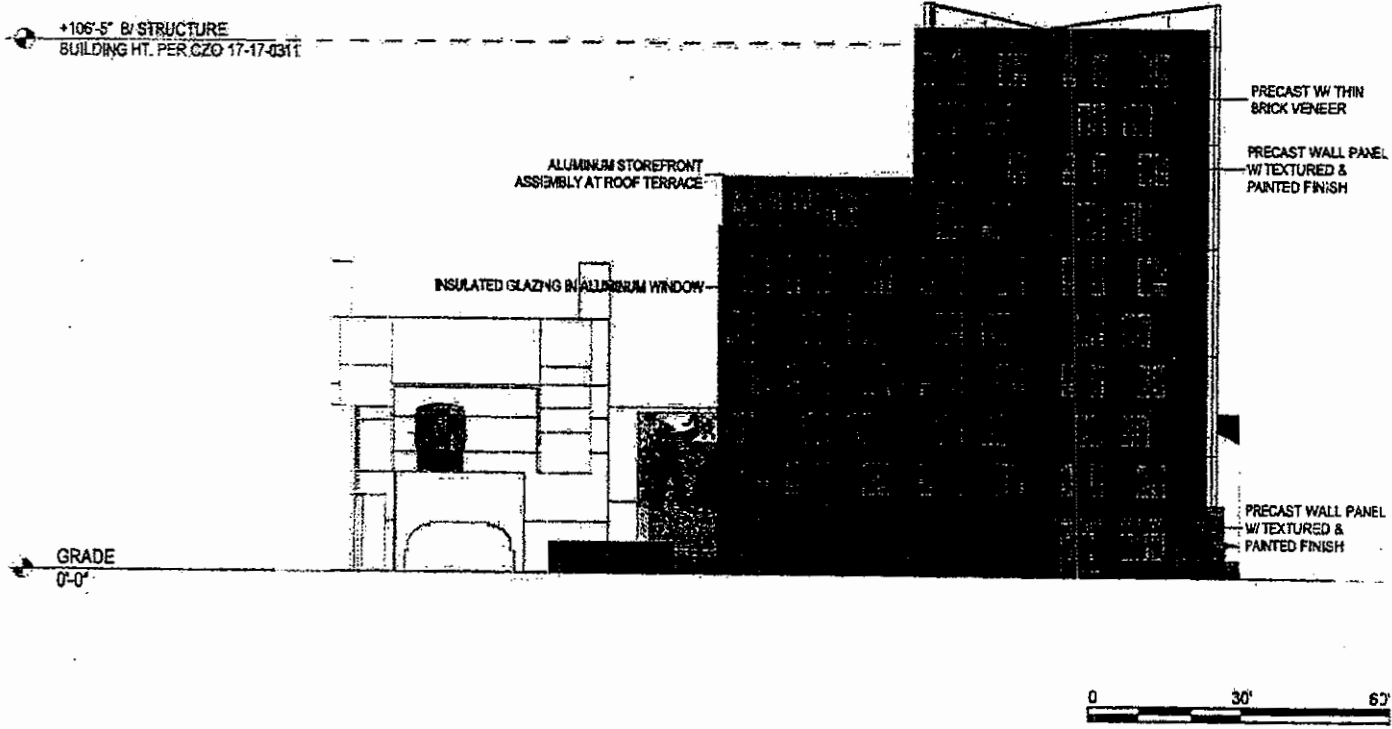
Plan Commission: January 21, 2021

Applicant: 43 GREEN JV LLC

© 2021 Landon Bone Baker Architects, Ltd.



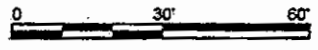
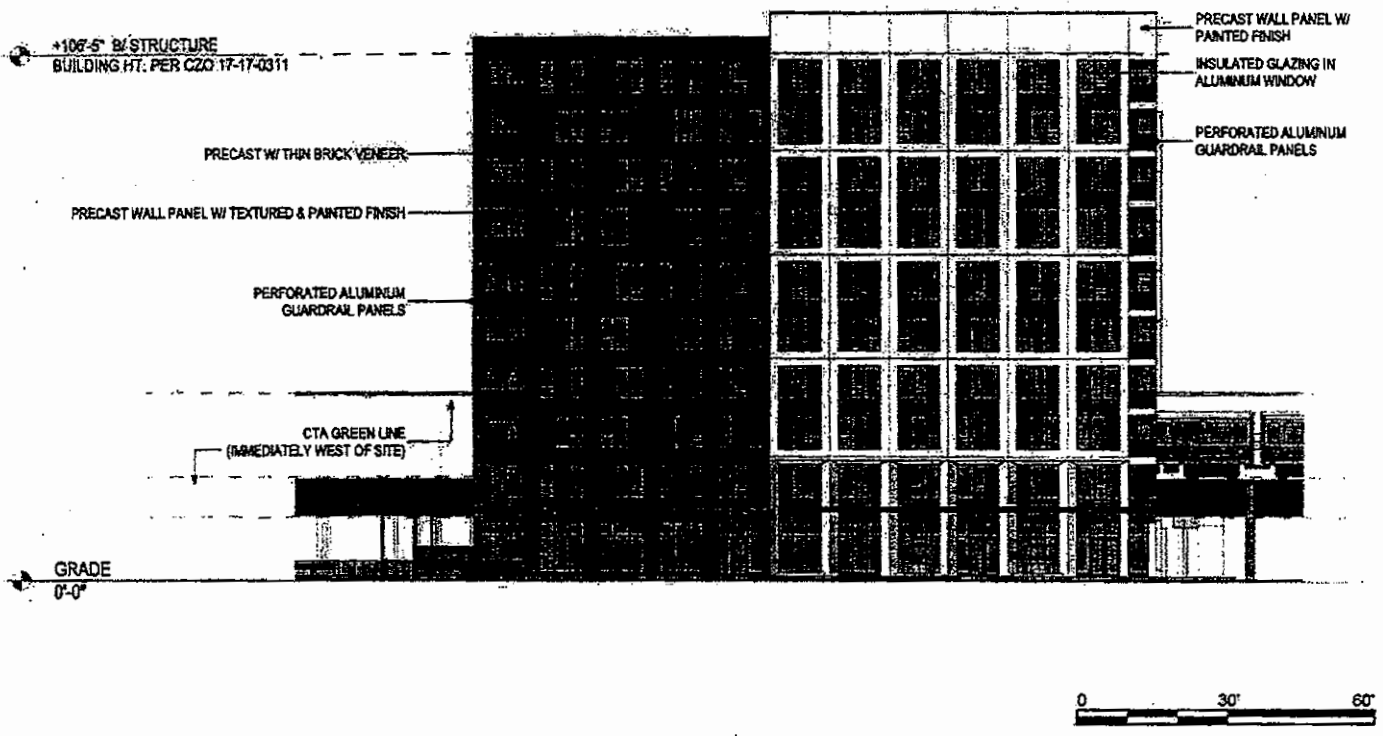
North Elevation
 Drawing Scale: 1" = 30'-0"
LANDON BONE BAKER ARCHITECTS Final for Publication
 Applicant: 43 GREEN IV LLC
 Project Address: 321 EAST 43RD ST
 Introduction: NOVEMBER 16, 2020
 Plan Commission: January 21, 2021
 © 2021 Landon Bone Baker Architects, Ltd.



South Elevation
 Drawing Scale: 1" = 30'-0"
LANDON BONE BAKER ARCHITECTS
 © 2021 Landon Bone Baker Architects, LLC

Applicant: 43 GREEN JV LLC
Project Address: 321 EAST 43RD ST
 Introduction: NOVEMBER 16, 2020
 Plan Commission: January 21, 2021

Final for Publication



East Elevation
 Drawing Scale: 1" = 30'-0"
LANDON BONE BAKER ARCHITECTS
 © 2021 Landon Bone Baker Architects, Ltd.

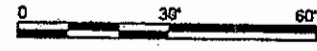
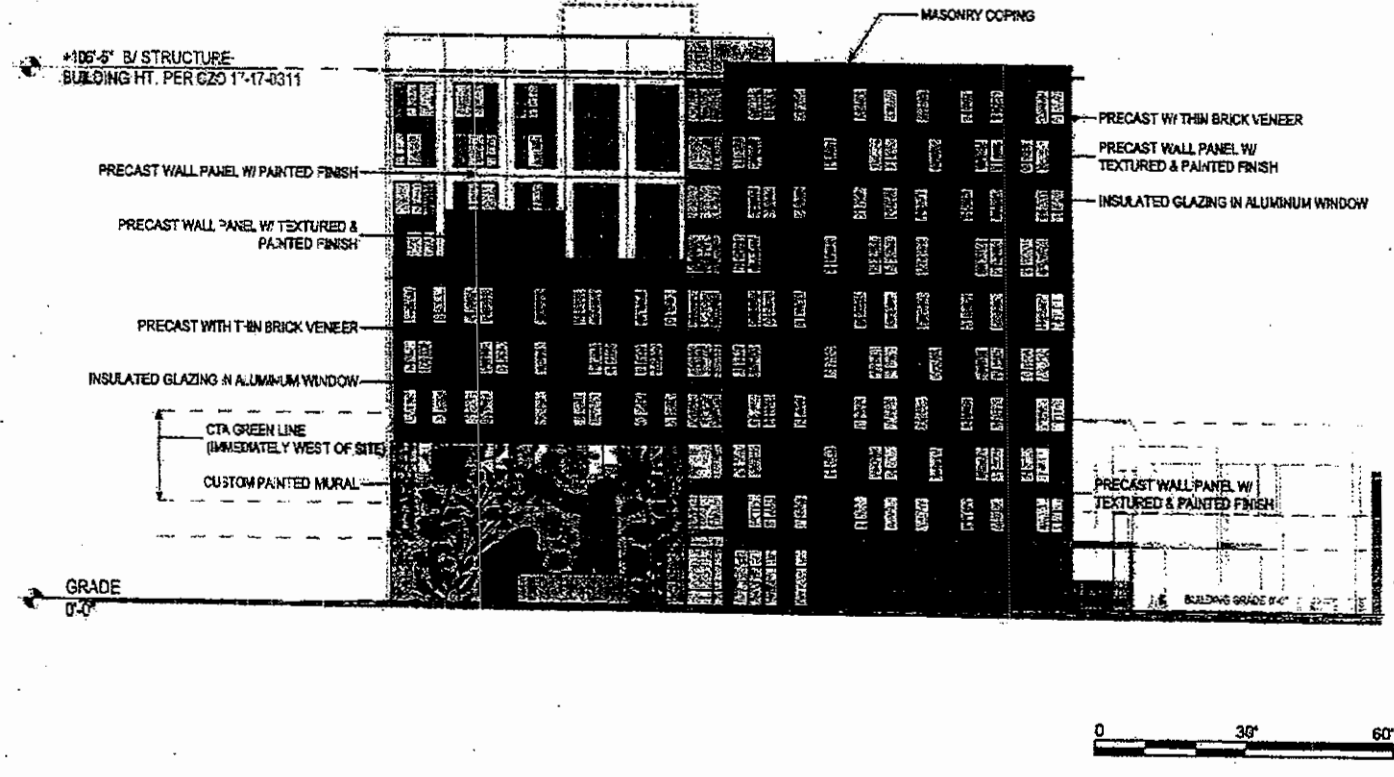
Final for Publication

Applicant: 43 GREEN JV LLC
 Project Address: 321 EAST 43RD ST
 Introduction: NOVEMBER 16, 2020
 Plan Commission: January 21, 2021

1/27/2021

REPORTS OF COMMITTEES

27255



West Elevation
 Drawing Scale: 1" = 30'-0"
LANSON BONE BAKER ARCHITECTS
 © 2021 Lansdon Bone Baker Architects, LLC

Applicant: 43 GREEN JV LLC
Project Address: 321 EAST 43RD ST
 Introduction: NOVEMBER 16, 2020
 Plan Commission: January 21, 2021

Final for Publication