

# PD 1593

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

November 26, 2024

Steven D. Friedland  
Applegate & Thorne-Thomsen  
425 S. Financial Place  
Chicago, IL 60605

**Re: Minor change to PD 1593, 4500-4556 S. State Street  
Transfer of floor area between Sub areas A and B1**

Dear Mr. Friedland:

Please be advised that your request for a minor change to Residential Planned Development No. 1593 ("PD 1593") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 13 of the Planned Development.

Your client, BMT-1, LLC, with the consent of the sole property owner of the PD, the Chicago Housing Authority, is seeking a minor change to transfer floor area between Sub areas A and B1. As designed, the proposed buildings within Sub area A have a total floor area of 70,254 SF, slightly exceeding the allowed floor area of 69,202 SF, and thereby necessitating this request. You are therefore seeking to increase the floor area ratio ("FAR") in Sub area A from 1.5 to 1.58 and correspondingly decrease the FAR in Subarea B1 from 1.6 to 1.53, as shown on the attached, revised Bulk Regulations and Data Table. There is no change to the overall FAR of 1.6.

The Department of Planning and Development has determined that allowing this floor area transfer 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. CDOT, MOPD, Stormwater and the Bureau of Fire Prevention have no objection to this change.

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1593, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

  
Noah Szafraniec  
Assistant Commissioner

NS:tm

C: Mike Marmo, Janice Hill, Main file

**PLANNED DEVELOPMENT NUMBER 1593**  
**BULK REGULATIONS AND DATA TABLE**

Gross Site Area:	219,301 square feet (5.03 acres)
Area Remaining in Public Right of Way or private alley	110,626 square feet (2.53 acres)
<b>Net Site Area</b>	
Total:	108,675 square feet (2.5 acres)
Sub-Area A:	46,135 square feet
Sub-Area B1:	54,498 square feet
Sub-Area B2:	8,042 square feet
Maximum Number of Dwelling Units:	127 Dwelling Units per filing
Maximum Number of Dwelling Units in Sub-Area A:	52 Dwelling Units
Maximum Number of Dwelling Units in Sub-Area B1:	12 Dwelling Units
Maximum Number of Dwelling Units in Sub-Area B2:	63 Dwelling Units
Maximum Floor Area Ratio for all Sub-Areas:	1.6
Maximum Floor Area Ratio in Sub-Area A:	1.58
Maximum Floor Area Ratio in Sub-Area B1:	1.53
Maximum Floor Area Ratio in Sub-Area B2:	1.7

Applicant: Chicago Housing Authority  
Address: 4500-4556 South State Street; 1-21 W. 45th Street  
Introduced: March 15, 2023  
Plan Commission: August 15, 2024  
*REVISED: NOV. 2024*

**Off-Street Parking Spaces:**

**Minimum Number of Off-Street Parking Spaces in Sub-Area A:** 47 Spaces

**Minimum Number of Off-Street Parking Spaces in Sub-Area B1:** Parking to be provided in accordance with the relevant sections of the Chicago Zoning Ordinance

**Minimum Number of Off-Street Parking Spaces in Sub-Area B2:** Parking to be provided in accordance with the relevant sections of the Chicago Zoning Ordinance

**Bicycle Parking**

**Minimum Bicycle Parking Sub-Area A** One Bike Space per unit

**Minimum Bicycle Parking Sub-Area B1** New buildings will be in accordance with B2-2 requirements and Site Plan approval

**Minimum Bicycle Parking Sub-Area B2** New buildings will be in accordance with B2-2 requirements and Site Plan approval

**Off-Street Loading Spaces:**

**Sub-Area A** 1 (10' x 25') – In Sub-Area A

**Sub-Area B1** Minimum off street loading to be provided in accordance with Section 17-10-1100 of the Chicago Zoning Ordinance

**Sub-Area B2** Minimum off street loading to be provided in accordance with Section 17-10-1100 of the Chicago Zoning Ordinance

**Minimum Required Perimeter Setbacks:**

Sub-Area A	In accordance with Site Plan
Sub-Area B1	In accordance with Site Plan Approval
Sub-Area B2	In accordance with Site Plan Approval

**Maximum Building Height**

Sub-Area A	55 feet
Sub-Area B1	In accordance with Site Plan approval
Sub-Area B2	In accordance with Site Plan approval

1160080.6

*Reclassification Of Area Shown On Map No.10-F. RPD 1593*  
(As Amended)  
(Application No. 22105)  
(Common Address: 4500 -- 4556 S. State St. And 1 -- 21 W. 45<sup>th</sup> St.)  
[O2023-1235/SO2023-0005344]

*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 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 10-F in the area bounded by:

West 45<sup>th</sup> Street; South State Street; a line 618.13 feet south of the south line of West 45<sup>th</sup> Street, as measured along the west line of South State Street; and a line 282.00 feet west of and parallel to South State Street,

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

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 10-F in the area bounded by:

West 45<sup>th</sup> Street; South State Street; a line 618.13 feet south of the south line of West 45<sup>th</sup> Street, as measured along the west line of South State Street; and a line 282.00 feet west of and parallel to South State Street,

to those of Planned Development Number 1593, 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 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 Statements.*

1. The area delineated herein as Residential Planned Development Number 1593, ("Planned Development") consists of approximately 108,675 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned and controlled by the Applicant, the Chicago Housing Authority.

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.
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 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 the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

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

The street dedications shown on the Right-of-Way Adjustment Map will be constructed by the Applicant in connection with the development of Subarea B1. Until the development of Subarea B1, such street dedications, and street construction shall not be required to occur. All street dedications will be subject to the review and approval of the Department of Transportation.

4. This plan of development consists of 18 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Site Plan; a Right-of-Way Adjustment Map; a Landscape Plan; a Plant List; [Elevations] prepared by LBBA and dated August 15, 2024, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses shall be permitted in this Planned Development: multi-family dwelling units located above and on the ground floor; townhouses; 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 premise 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 Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 108,675 square feet and a base FAR of 1.6.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, 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.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. 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. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subarea B1 or B2, the Applicant shall submit a site plan, landscape plan and building elevations for Subarea B1 or Subarea B2 for review and approval by the Department of Planning and Development (DPD). Provided that the Site Plan Submittal required hereunder is in general conformance with the Planned Development and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such Site Plan Approval. The foregoing notwithstanding, prior to the Commissioner's issuance of such Site Plan Approval, the Applicant shall present the Site Plan (as a courtesy presentation) to the Chicago Plan Commission, during a public meeting. 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 B1 or Subarea B2 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 any portion of Subarea B shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Subarea B 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 either a Subarea B1 or B2 Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. 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 B1 or B2 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 B1 or B2 Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the P.D.

12. 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, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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.
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. 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 (i) 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 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. The Applicant acknowledges and agrees that the rezoning of the Property from RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District and then to this Planned Development ("PD") Number \_\_\_\_\_ is an "entitlement" that triggers the requirements of Section 2-44-085 of the

Municipal Code of Chicago (the "ARO"). The Applicant has applied for Low-Income Housing Tax Credits or other forms of financial assistance from the City. Such financial assistance imposes affordability requirements (the "Financing Requirements") that exceed the ARO requirements. As a result, if the Applicant receives such financial assistance, the Financial Requirements shall govern the Applicant's obligation to provide affordable housing in the P.D. If the Applicant does not receive such financial assistance, the Applicant shall comply with the ARO.

- 18. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to the B2-3 Neighborhood Mixed-Use District.

[Overall Landscape Plan; Landscape Planting List; Existing Zoning Map; Existing Land-Use Map; P.D. Boundary Map; Right-of-Way Adjustment Map; Site Plan; Landscape Plan; West, East, North and South Building Elevations; Building 2 Elevations; and Chicago Builds Green -- Sustainability Development Matrix referred to in these Plan of Development Statements printed on pages 17045 through 17062 of this *Journal*.]

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

*Residential Planned Development No. 1593.*

*Bulk Regulations And Data Table.*

Gross Site Area:	219,301 square feet (5.03 acres)
Area Remaining in Public Right-of-Way or Private Alley:	110,626 square feet (2.53 acres)
Net Site Area:	
Total:	108,675 square feet (2.5 acres)
Subarea A:	46,135 square feet
Subarea B1:	54,498 square feet
Subarea B2:	8,042 square feet

Maximum Number of Dwelling Units:	127 dwelling units per filing
Maximum Number of Dwelling Units in Subarea A:	52 dwelling units
Maximum Number of Dwelling Units in Subarea B1:	12 dwelling units
Maximum Number of Dwelling Units in Subarea B2:	63 dwelling units
Maximum Floor Area Ratio for all Subareas:	1.6
Maximum Floor Area Ratio in Subarea A:	1.5
Maximum Floor Area Ratio in Subarea B1:	1.6
Maximum Floor Area Ratio in Subarea B2:	1.7
Off-Street Parking Spaces:	
Minimum Number of Off-Street Parking Spaces in Subarea A:	47 spaces
Minimum Number of Off-Street Parking Spaces in Subarea B1:	Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Minimum Number of Off-Street Parking Spaces in Subarea B2:	Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance

**Bicycle Parking:**

Minimum Bicycle Parking Subarea A:	One bike space per unit
Minimum Bicycle Parking Subarea B1:	New buildings will be in accordance with B2-2 requirements and Site Plan approval
Minimum Bicycle Parking Subarea B2:	New buildings will be in accordance with B2-2 requirements and Site Plan approval

**Off-Street Loading Spaces:**

Subarea A:	1 (10 feet by 25 feet) -- In Subarea A
Subarea B1:	Minimum off-street loading to be provided in accordance with Section 17-10-1100 of the Chicago Zoning Ordinance
Subarea B2:	Minimum off-street loading to be provided in accordance with Section 17-10-1100 of the Chicago Zoning Ordinance

**Minimum Required Perimeter Setbacks:**

Subarea A:	In accordance with Site Plan
Subarea B1:	In accordance with Site Plan approval
Subarea B2:	In accordance with Site Plan approval

**Maximum Building Height:**

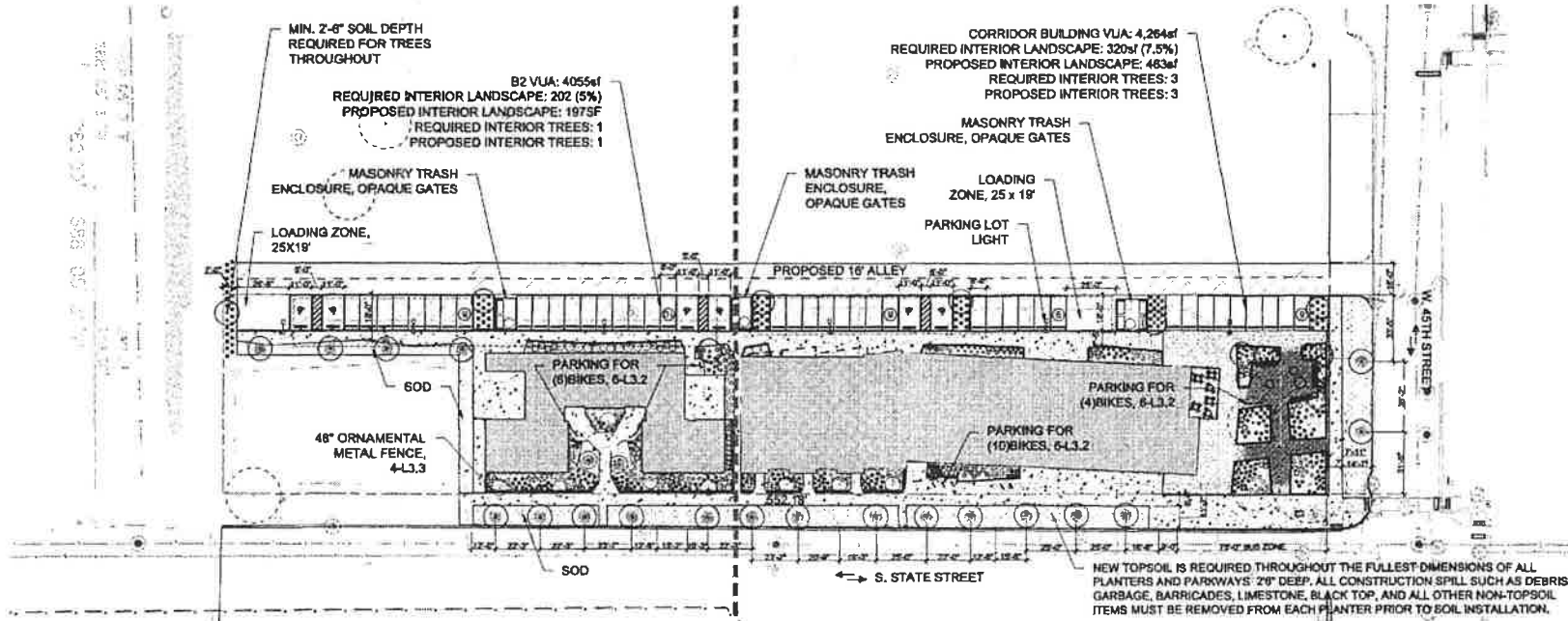
Subarea A:	55 feet
Subarea B1:	In accordance with Site Plan approval
Subarea B2:	In accordance with Site Plan approval

# LANDSCAPE PLAN

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9/18/2024

REPORTS OF COMMITTEES



1 OVERALL LANDSCAPE PLAN  
SCALE: 1/8"=1'-0"



PLAN KEY	
	EXISTING TREE TO REMAIN
	PROPOSED SHRUBS
	EXISTING SHRUBS TO REMAIN
	PERENNIAL PLANTING AREA
	PROPOSED TREE
	ICD
	HOSE BIB
	PARKING LOT LIGHT
	PEDESTRIAN LIGHT

NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL PLANTERS AND PARKWAYS: 2" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.

Applicant: Chicago Housing Authority  
Address: 4500-4556 South State Street, 1-21 W. 45th Street  
Introduced: May 23, 2023  
Plan Commission: August 15, 2024

17045

# LANDSCAPE PLANTING LIST

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17046

JOURNAL--CITY COUNCIL--CHICAGO

9/18/2024

L17046.001

## PLANTING LIST

	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
	<b>SHADE TREE</b>				
	<b>SHADE TREE</b>				
AF	AESCULUS FLAVA*	YELLOW BUCKEYE	3	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
TD	TAXODIUM DISTICHUM*	BALD CYPRESS	3	3" CAL	B&B, SPECIMEN
CO	CELTIS OCCIDENTALIS*	HACKBERRY	6	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
QB	QUERCUS BICOLOR*	SWAMP WHITE OAK	6	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
QI	QUERCUS IMBRICARIA*	SHINGLE OAK	3	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
TA	TILIA AMERICANA 'AMERICAN SENTRY**	AMERICAN SENTRY BASSWOOD	3	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
UP	ULMUS 'PRINCETON'	PRINCETON ELM	6	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
	<b>ORNAMENTAL TREE</b>				
CC	CERCIS CANADENSIS*	REDBUD	3	10' HGT	B&B, SPECIMEN, NORTHERN STRAIN ONLY
CCA	CARPINUS CAROLINIANA*	BLUE BEECH	3	2.5" CAL	B&B, SPECIMEN
CK	CLADRASTIS KENTUCKEA*	AMERICAN YELLOWWOOD	5	2.5" CAL	B&B, SPECIMEN
LSS	LIQUIDAMBAR STYR 'SLENDER SILHOUETTE**	COLUMNAR SWEETGUM	13	6' HGT	B&B, MATCHED SPECIMEN
VP	VIBURNUM PRUNIFOLIUM*	BLACKHAW	4	6' HGT	B&B, SPECIMEN
	<b>SHRUBS</b>				
AP	AESCULUS PARVIFLORA*	BOTTLEBRUSH BUCKEYE	#5		CONTAINER
CH	COTONEASTER 'HESSE'	HESSE COTONEASTER	#3		CONTAINER
CAE	CLETHRA ALNIFOLIA 'EINSTEIN*	EINSTEIN SUMMERSWEET	#3		CONTAINER
CXC	CHAENOMELES X 'CAMEO'	CAMEO FLOWERING QUINCE	#3B		CONTAINER
DL	DIERVILLA LONICERA*	BUSH HONEYSUCKLE	#3B		CONTAINER
HPB	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	#3B		CONTAINER
HGM	HYDRANGEA QUERC. 'MUNCHKIN*	MUNCHKIN HYDRANGEA	#3		CONTAINER
MP	MYRICA PENNSYLVANICA*	RAYBERRY	#5		CONTAINER
PLD	PHYSCARPUS OPUL 'LITTLE DEVIL**	LITTLE DEVIL NINEBARK	#3B		CONTAINER
RAG	RIBES ALPIMUM 'GREEN MOUND*	GREEN MOUND ALPINE CURRENT	#3		CONTAINER
RFA	ROSA FLOWER CARPET AMBER	AMBER FLOWER CARPET ROSE	#3B		CONTAINER
RDW	ROSA DRIFT WHITE	WHITE DRIFT ROSE	#3B		CONTAINER
TME	TAXUS MEDIA 'EVERLOW'	EVERLOW YEW	#3		CONTAINER
TFC	THUJA OCCIDENTALIS 'FIRE CHIEF**	FIRECHIEF ARBORVITAE	#3		CONTAINER
	<b>PERENNIALS</b>				
AS	ALLIUM SCHOENOPRASUM	CHIVES	#1		CONTAINER
AH	AMSONIA HUBRICHTII*	NARROW LEAF BLUESTAR	#1		CONTAINER
CM	CAREX MUSKINGUMENSIS*	PALM SEDGE	#1		CONTAINER
CP	CAREX PENNSYLVANICA*	PENNSYLVANIA SEDGE	#1	15" OC	
DC	DESCHAMPSIA CESPIITOSA*	TUFTED HAIR GRASS	#1		CONTAINER
HSS	HOSTA 'SUM AND SUBSTANCE'	SUM AND SUBSTANCE HOSTA	#1		CONTAINER
PNW	PANICUM 'NORTHWINDS**	NORTHWINDS SWITCHGRASS	#1		CONTAINER
SA	BEBLARIA AUTUMNALIS	AUTUMN MOORE GRASS	#1		CONT., 15" OC
ST	SILPHIUM TEREBINTHINACEUM*	PRAIRIE DOCK	#1		CONTAINER
	<b>BULBS</b>				
NLS	NARCISSUS 'JONLEMON SAILBOAT'	JONQUILLA LEMON SAILBOAT DAFFODIL	150	TOPSIZE	
NIF	NARCISSUS 'ICE FOLLIES'	ICE FOLLIES DAFFODIL	150	TOPSIZE	
	<b>VINES</b>				
LS	LONICERA BEMP. 'MAJOR WHEELER**	MAJOR WHEELER HONEYSUCKLE	#2A		CONTAINER
PQ	PARTHENOCISSUS QUINQUEFOLIA*	VIRGINIANA CREEPER	#2A		CONTAINER

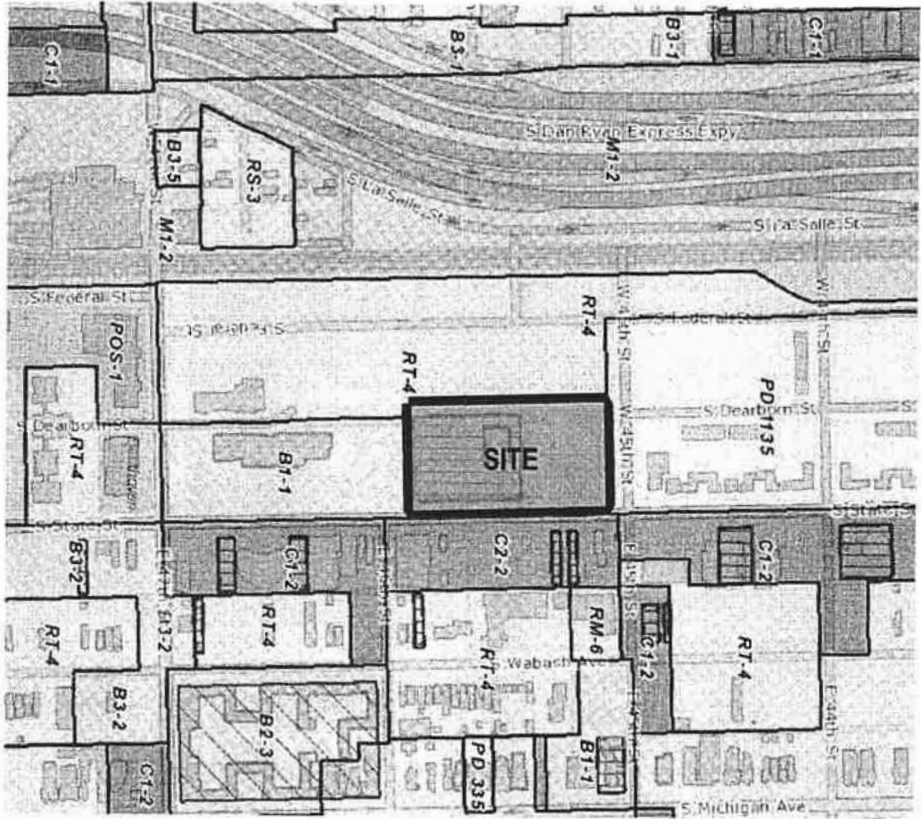
\*NATIVE PLANTS

Applicant: Chicago Housing Authority  
 Address: 4500-4556 South State Street; 1-21 W. 45th Street  
 Introduced: May 23, 2023  
 Plan Commission: August 15, 2024

PL 10/21/2006-24

FINAL FOR PUBLICATION

# EXISTING ZONING MAP



Applicant: Chicago Housing Authority  
 Address: 4500-4556 South State Street, 1-21 W. 45th Street  
 Introduced: May 23, 2023  
 Plan Commission: August 15, 2024

# EXISTING LAND USE

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KEY					
	EXISTING COMMERCIAL		EXISTING MANUFACTURING		PARK
	EXISTING MIXED USE		EXISTING VACANT LOT		PROPOSED PD BOUNDARY
	EXISTING MIXED RESIDENTIAL		EXISTING PLANNED DEVELOPMENT		PROPOSED BUILDING SITES

  
 Applicant: Chicago Housing Authority  
 Address: 4500-4556 South State Street; 1-21 W. 45th Street  
 Introduced: May 23, 2023  
 Plan Commission: August 15, 2024

PD BOUNDARY

PD BOUNDARY

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177004 USGA, Ltd

659.47

FUTURE S DEARBORN ST.  
TO BE CONSTRUCTED DEDICATED UNDER FUTURE PHASE

SUB AREA B1

PRIVATE ALLEY  
17' OFF-STREET TRUCKING STOPS  
IS ACCESSIBLE

SUB AREA A

3-STORY WALKUP  
12 UNITS  
(UNDER SEPARATE CONTRACT)

SUB AREA B2

4-STORY APARTMENT BUILDING  
WITH GROUND FLOOR RETAIL  
+ AMENITY SPACE  
48 UNITS

W 45TH ST.

S STATE ST

658.33'

332.00'

FUTURE W 48TH ST.  
TO BE CONSTRUCTED DEDICATED UNDER FUTURE PHASE

332.00'



Applicant: Chicago Housing Authority  
Address: 4500-4556 South State Street; 1-21 W. 45th Street  
Introduced: May 23, 2023  
Plan Commission: August 15, 2024

9/18/2024

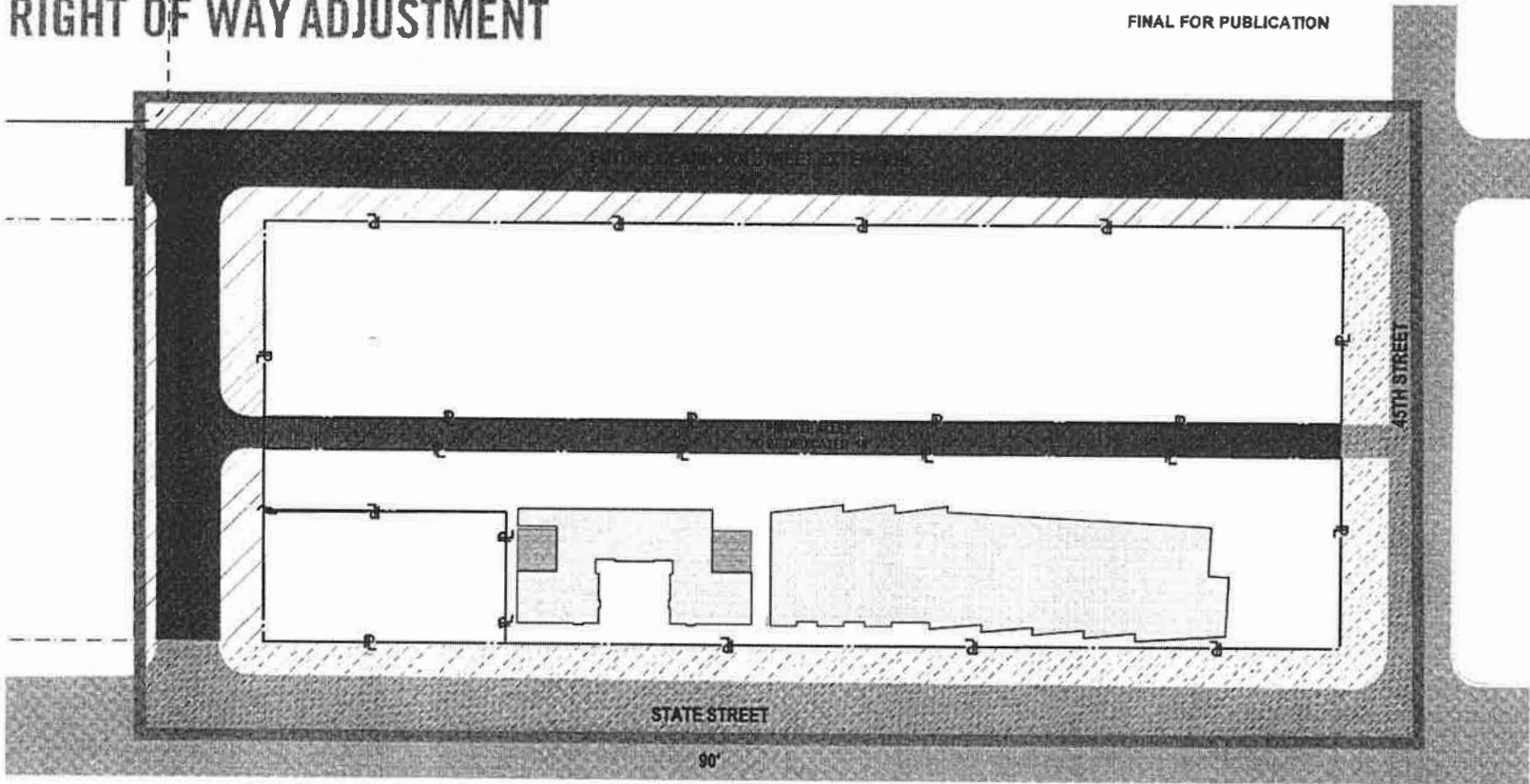
REPORTS OF COMMITTEES

17049

# RIGHT OF WAY ADJUSTMENT

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NOTE: RIGHT-OF-WAY DEDICATION WILL OCCUR WHEN DEVELOPMENT TAKES PLACE IN SUB-AREA B1



PD BOUNDARY (overall)



EXISTING R.O.W.



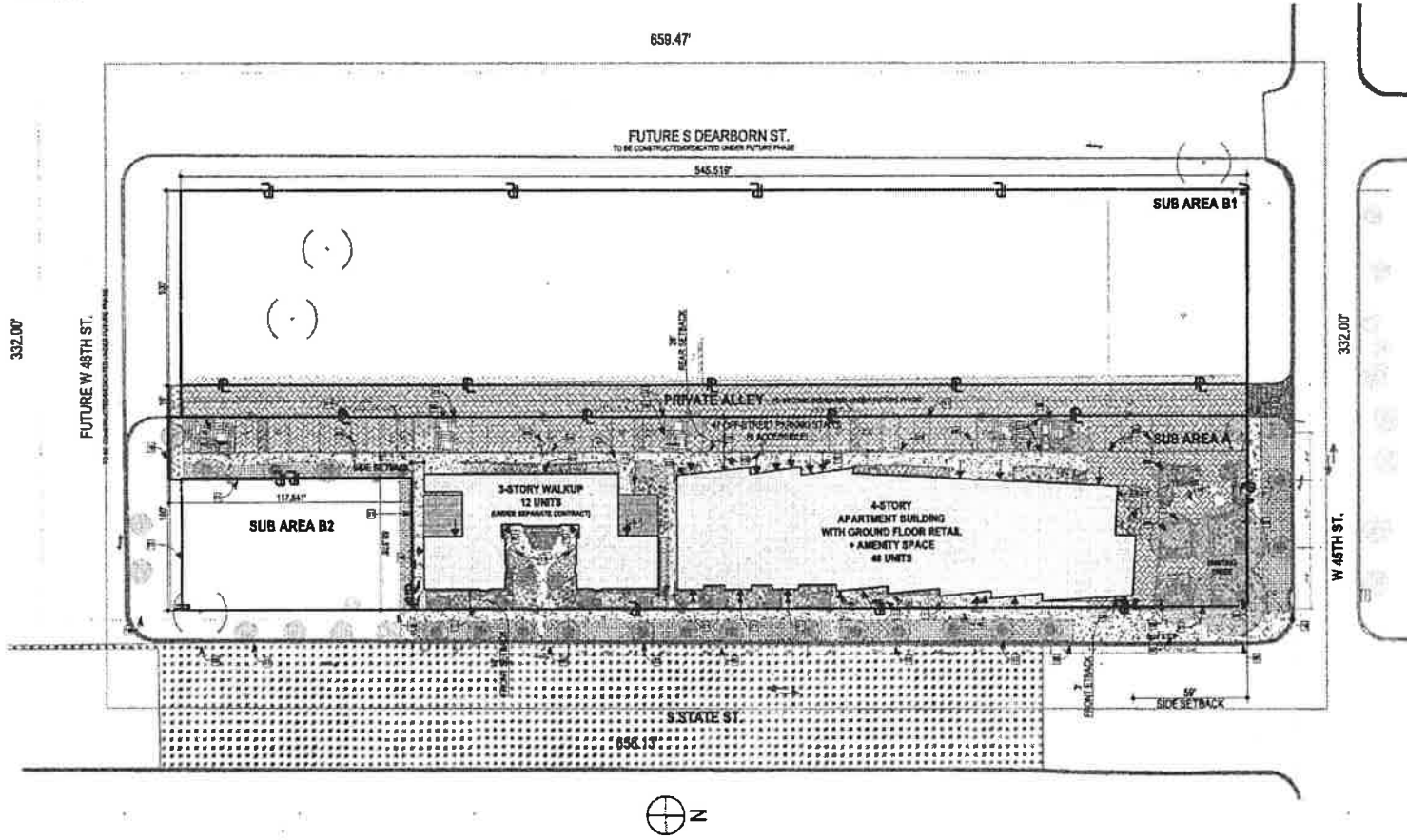
NEW R.O.W. TO BE DEDICATED

Applicant: Chicago Housing Authority  
 Address: 4500-4538 South State Street; 1-21 W. 45th Street  
 Introduced: May 23, 2023  
 Plan Commission: August 15, 2024

# SITE PLAN

FINAL FOR PUBLICATION

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332.00'

FUTURE W 48TH ST.

659.47'

FUTURE S DEARBORN ST.  
TO BE CONSTRUCTED/DEDICATED UNDER FUTURE PHASE

545.51'

SUB AREA B1

PRIVATE ALLEY

SUB AREA B2

3-STORY WALKUP  
12 UNITS  
(UNDER SEPARATE CONTRACT)

4-STORY  
APARTMENT BUILDING  
WITH GROUND FLOOR RETAIL  
+ AMENITY SPACE  
48 UNITS

SUB AREA A

332.00'

W 45TH ST.

659.47'

S STATE ST.



Applicant: Chicago Housing Authority  
Address: 4500-4556 South State Street, 1-21 W. 45th Street  
Introduced: May 23, 2023  
Plan Commission: August 15, 2024

9/18/2024

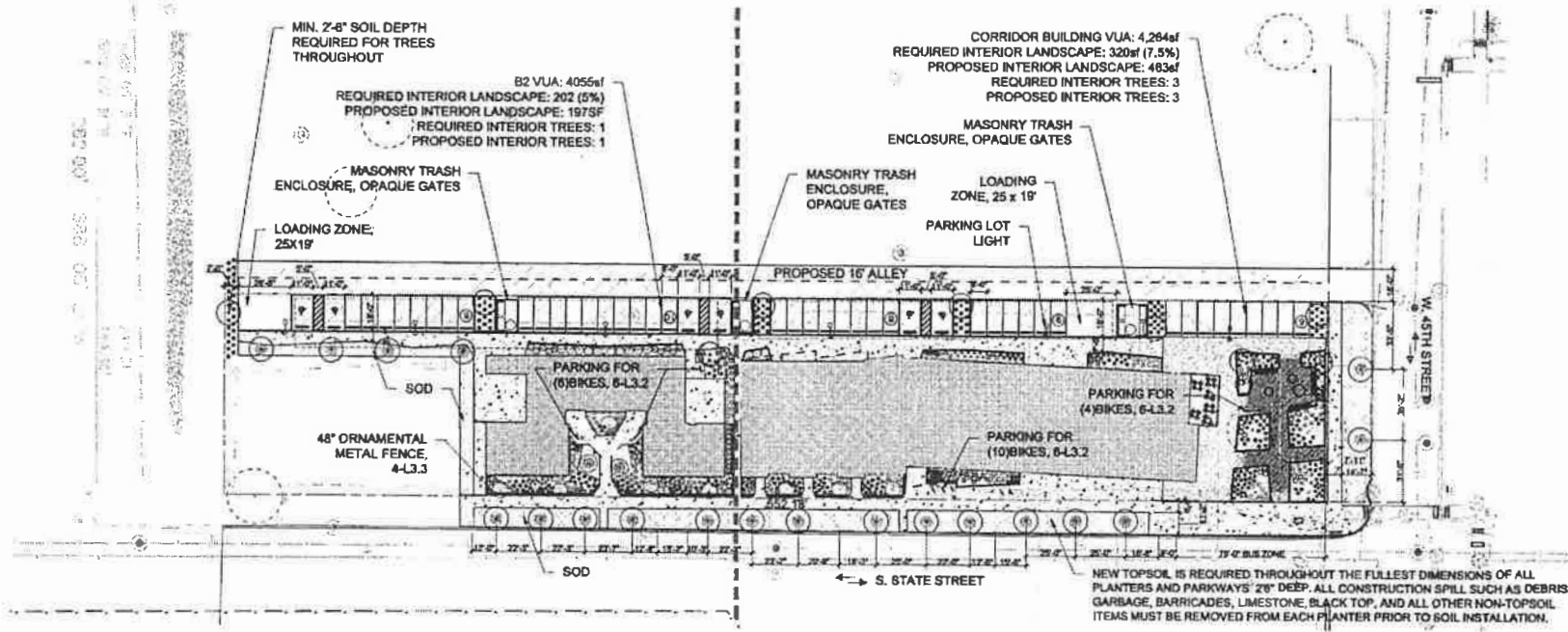
REPORTS OF COMMITTEES

17051

# LANDSCAPE PLAN

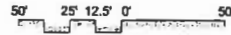
FINAL FOR PUBLICATION

R171000118



NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL PLANTERS AND PARKWAYS 2\"/>

1 OVERALL LANDSCAPE PLAN  
SCALE: 1/8\"/>



PLAN KEY	
	EXISTING TREE TO REMAIN
	EXISTING SHRUBS TO REMAIN
	PROPOSED TREE
	PROPOSED SHRUBS
	PERENNIAL PLANTING AREA
	SOOD
	HOSE BIB
	PARKING LOT LIGHT
	PEDESTRIAN LIGHT

Applicant: Chicago Housing Authority  
Address: 4500-4556 South State Street; 1-21 W. 45th Street  
Introduced: May 23, 2023  
Plan Commission: August 15, 2024

# LANDSCAPE PLANTING LIST

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RT 1/2024 12/20/24

9/18/2024

REPORTS OF COMMITTEES

17053

## PLANTING LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
<b>SHADE TREE</b>				
<b>SHADE TREE</b>				
AF AESCULUS FLAVA*	YELLOW BUCKEYE	3	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
TD TAXODIUM DISTICHUM*	BALD CYPRESS	3	3" CAL	B&B, SPECIMEN
CO CELTIS OCCIDENTALIS*	HACKBERRY	6	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
QB QUERCUS BICOLOR*	SWAMP WHITE OAK	6	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
QI QUERCUS IMBRICARIA*	SHINGLE OAK	3	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
TA TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY BASSWOOD	3	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
UP ULMUS 'PRINCETON'	PRINCETON ELM	6	3" CAL	B&B, SPECIMEN, 7' CLEARWOOD
<b>ORNAMENTAL TREE</b>				
CC CERCIIS CANADENSIS*	REDBUD	3	10' HGT	B&B, SPECIMEN, NORTHERN STRAIN ONLY
CCA CARPINUS CAROLINIANA*	BLUE BEECH	3	2.5" CAL	B&B, SPECIMEN
CK CLADRASTIS KENTUCKEA*	AMERICAN YELLOWWOOD	5	2.5" CAL	B&B, SPECIMEN
LBS LIQUIDAMBAR STYR 'BLENDER SILHOUETTE'	COLUMNAR SWEETGUM	13	6' HGT	B&B, MATCHED SPECIMEN
VP VIBURNUM PRUNIFOLIUM*	BLACKHAW	4	6' HGT	B&B, SPECIMEN
<b>SHRUBS</b>				
AP AESCULUS PARVIFLORA*	BOTTLEBRUSH BUCKEYE	#5		CONTAINER
CH COTONEASTER 'HESSEI'	HESS COTONEASTER	#3		CONTAINER
CAE CLETHRA ALNIFOLIA 'EINSTEIN'	EINSTEIN SUMMERSWEET	#3		CONTAINER
CXC CHAENOMELES X 'CAMEO'	CAMEO FLOWERING QUINCE	#3B		CONTAINER
DL DIERVILLA LONICERA*	BUSH HONEYSUCKLE	#3B		CONTAINER
HPB HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	#3B		CONTAINER
HQM HYDRANGEA QUERC. 'MUNCHKIN'	MUNCHKIN HYDRANGEA	#3		CONTAINER
MP MYRICA PENNSYLVANICA*	BAYBERRY	#5		CONTAINER
PLD PHYSOCARPUS OPUL 'LITTLE DEVIL'	LITTLE DEVIL NINEBARK	#3B		CONTAINER
RAG RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRENT	#3		CONTAINER
RFCA ROSA FLOWER CARPET AMBER	AMBER FLOWER CARPET ROSE	#3B		CONTAINER
RDW ROSA DRIFT WHITE	WHITE DRIFT ROSE	#3B		CONTAINER
TME TAXUS MEDIA 'EVERLOW'	EVERLOW YEW	#3		CONTAINER
TFC THUJA OCCIDENTALIS 'FIRE CHIEF'	FIRECHIEF ARBORVITAE	#3		CONTAINER
<b>PERENNIALS</b>				
AS ALLIUM SCHOENOPRASUM	CHIVES	#1		CONTAINER
AH ANEMONE HUBRICHTII*	NARROW LEAF BLUESTAR	#1		CONTAINER
CM CAREX MUSKINGUMENSIS*	PALM SEDGE	#1		CONTAINER
CP CAREX PENNSYLVANICA*	PENNSYLVANIA SEDGE	#1	15" OC	
DC DESCHAMPSIA CESPITOSA*	TUFTED HAIR GRASS	#1		CONTAINER
H89 HOSTA 'SUM AND SUBSTANCE'	SUM AND SUBSTANCE HOSTA	#1		CONTAINER
PNW PANICUM 'NORTHWINDS'	NORTHWINDS SWITCHGRASS	#1		CONTAINER
SA SESLARIA AUTUMNALIS	AUTUMN MOORE GRASS	#1		CONT., 15" OC
ST SILPHIUM TEREBINTHINACEUM*	PRAIRIE DOCK	#1		CONTAINER
<b>BULBS</b>				
NLS NARCISSUS 'JON. LEMON SAILBOAT'	JONQUILLA LEMON SAILBOAT DAFFODIL	150		TOPSIZE
NIF NARCISSUS 'ICE FOLLIES'	ICE FOLLIES DAFFODIL	150		TOPSIZE
<b>VINES</b>				
LS LONICERA SEMP. 'MAJOR WHEELER'	MAJOR WHEELER HONEYSUCKLE	#2A		CONTAINER
PQ PARTHENOISSUS QUINQUEFOLIA*	VIRGINIANA CREEPER	#2A		CONTAINER

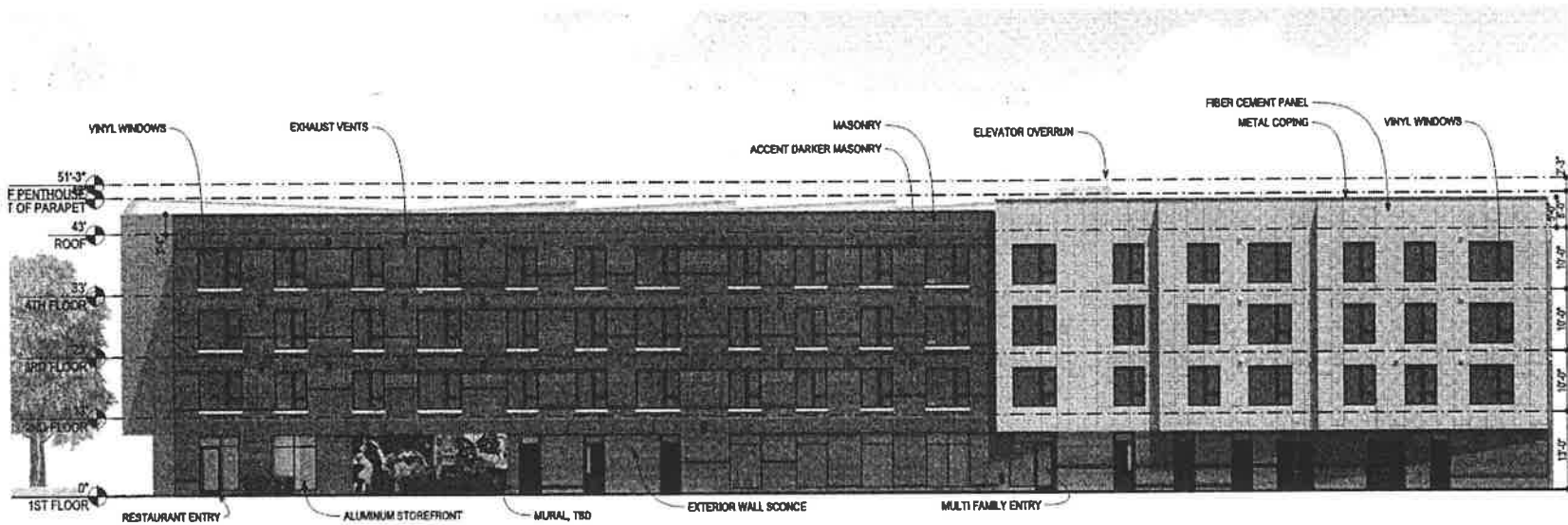
\*NATIVE PLANTS

Applicant: Chicago Housing Authority  
 Address: 4500-4556 South State Street, 1-21 W. 45th Street  
 Introduced: May 23, 2023  
 Plan Commission: August 13, 2024

# WEST ELEVATION (4 STORY)

FINAL FOR PUBLICATION

BY: JEFFREY HARRIS



17054

JOURNAL--CITY COUNCIL--CHICAGO

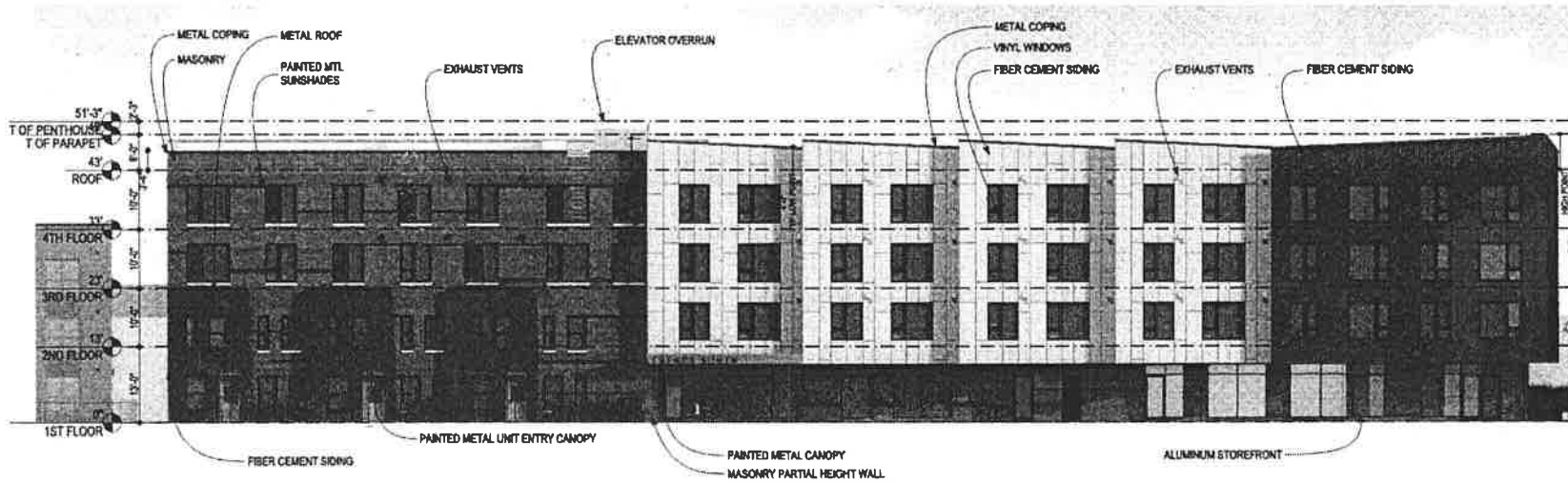
9/18/2024

Applicant: Chicago Housing Authority  
 Address: 4500-4556 South State Street; 1-21 W. 45th Street  
 Introduced: May 23, 2023  
 Plan Commission: August 15, 2024

# EAST ELEVATION (4 STORY)

FINAL FOR PUBLICATION

11/20/2024 10:58 AM



9/18/2024

REPORTS OF COMMITTEES

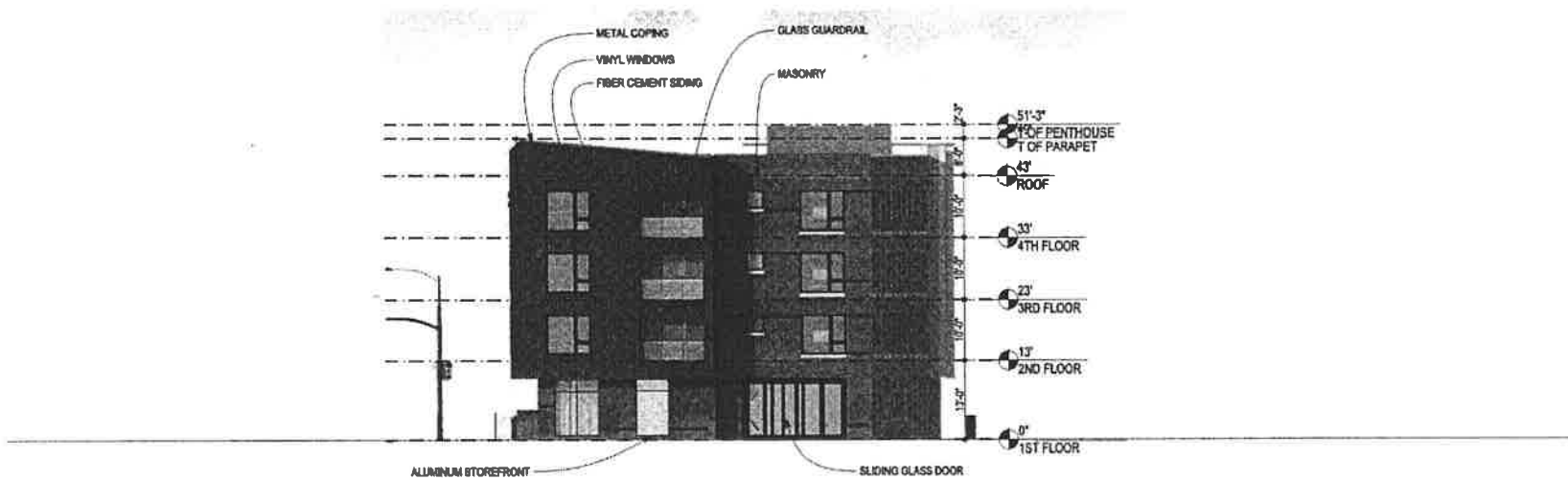
Applicant: Chicago Housing Authority  
 Address: 4500-4556 South State Street, 1-21 W. 45th Street  
 Introduced: May 23, 2023  
 Plan Commission: August 15, 2024

17055

# NORTH ELEVATION (4 STORY)

FINAL FOR PUBLICATION

10/18/2024



17056

JOURNAL--CITY COUNCIL--CHICAGO

9/18/2024

Applicant: Chicago Housing Authority  
Address: 4500-4558 South State Street, 1-21 W. 45th Street  
Introduced: May 23, 2023  
Plan Commission: August 15, 2024

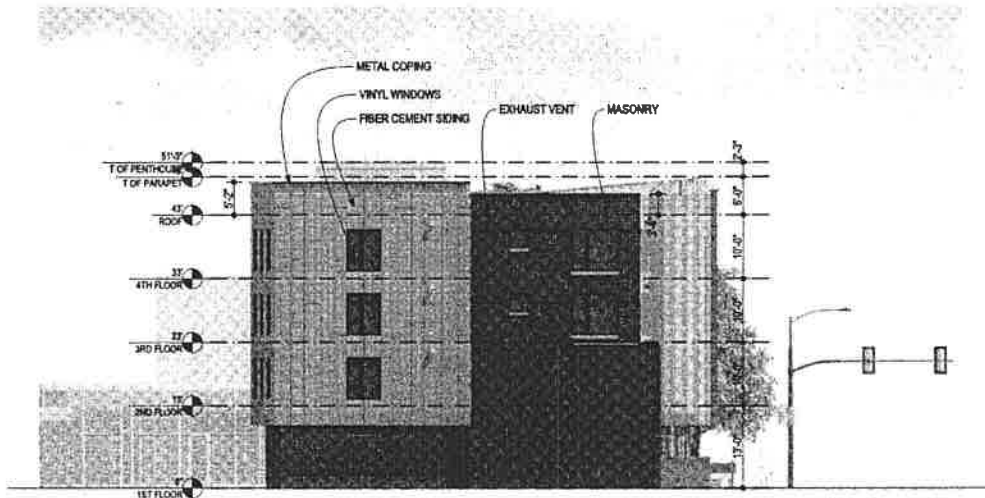
# SOUTH ELEVATION (4 STORY)

FINAL FOR PUBLICATION

2/20/24 LDF

9/18/2024

REPORTS OF COMMITTEES



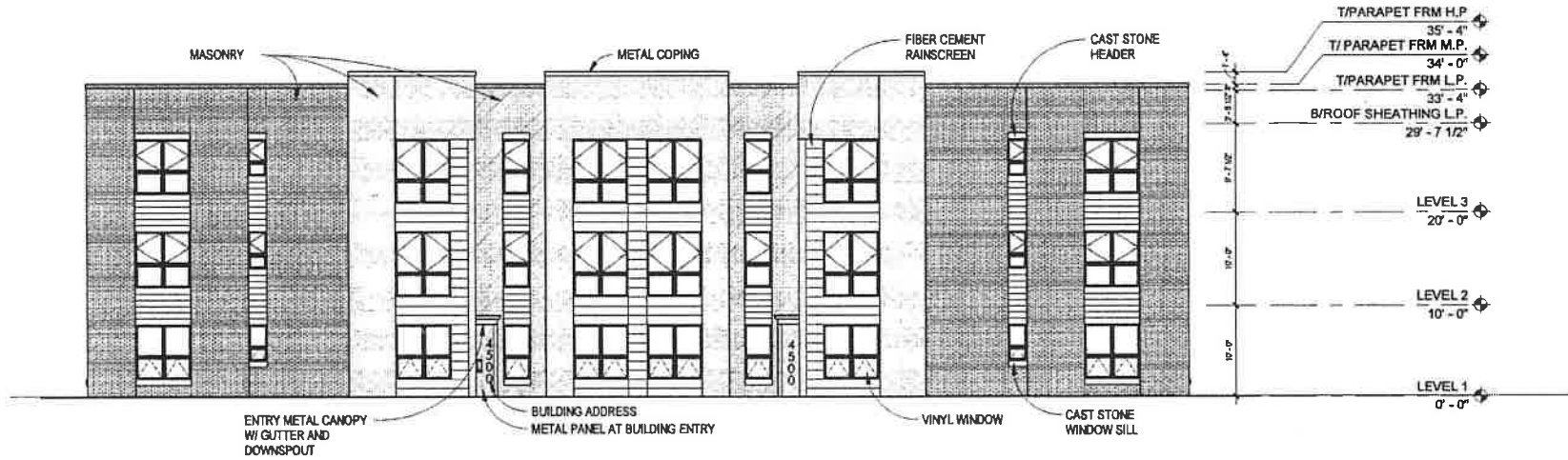
Applicant: Chicago Housing Authority  
Address: 4500-4556 South State Street; 1-21 W. 45th Street  
Introduced: May 23, 2023  
Plan Commission: August 15, 2024

17057

# BUILDING 2 ELEVATION (3 STORY)

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## EAST ELEVATION

3/32" = 1'-0"

17058

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9/18/2024

Applicant: Chicago Housing Authority  
 Address: 4500-4556 South State Street, 1-21 W. 49th Street  
 Introduced: May 23, 2023  
 Plan Commission: August 15, 2024

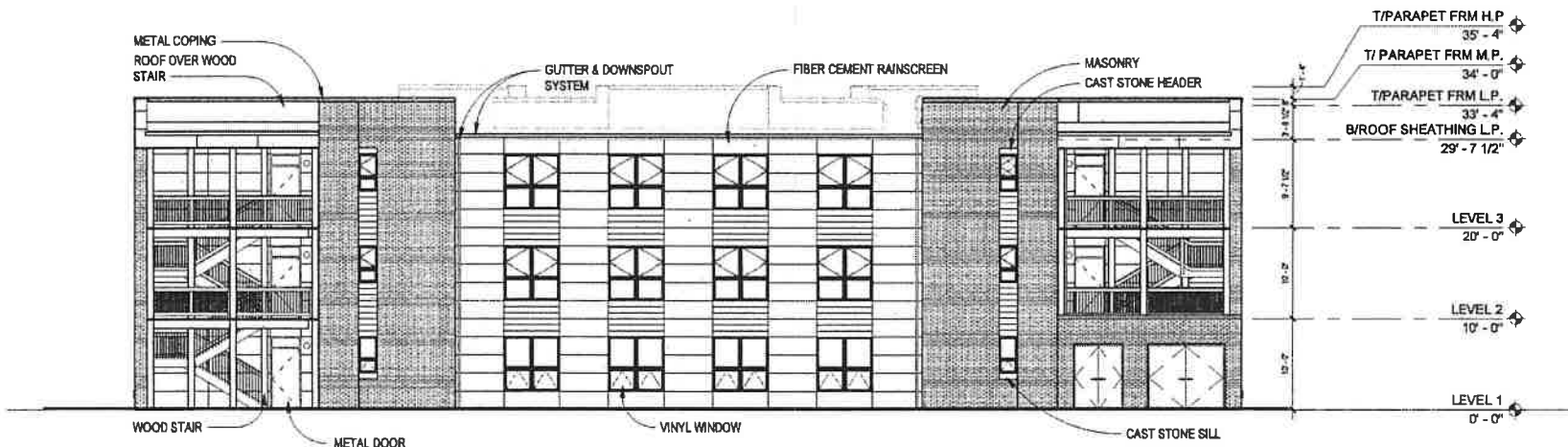
# BUILDING 2 ELEVATION (3 STORY)

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DATE PLOTTED: 8/15/2024 10:58:11 AM

9/18/2024

REPORTS OF COMMITTEES



## WEST ELEVATION

3/32" = 1'-0"

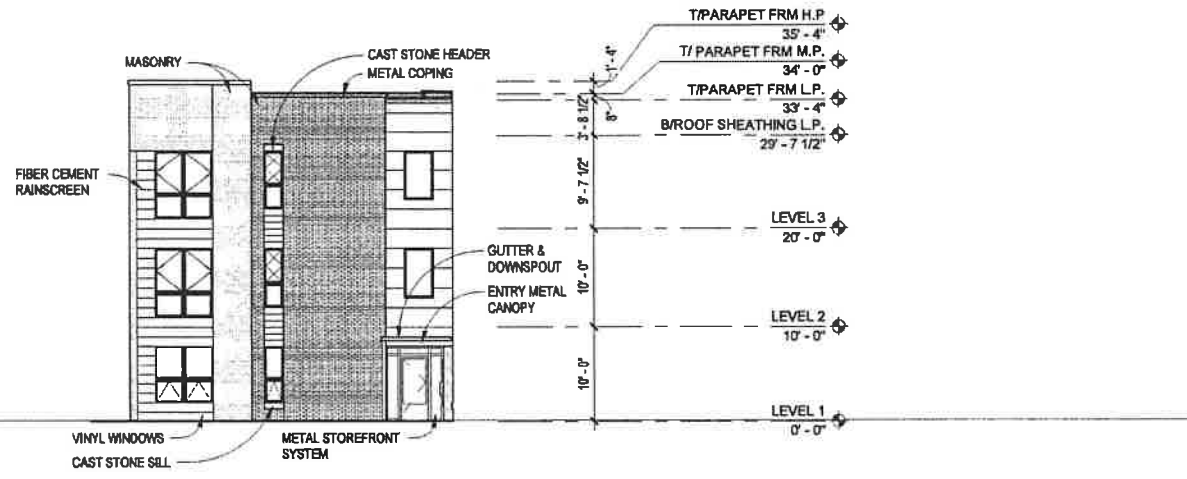
Applicant: Chicago Housing Authority  
 Address: 4500-4556 South State Street, 1-21 W. 45th Street  
 Introduced: May 23, 2023  
 Plan Commission: August 15, 2024

17059

# BUILDING 2 ELEVATION (3 STORY)

FINAL FOR PUBLICATION

NYD&A URBAN, LLC



COURTYARD NORTH ELEVATION

3/32" = 1'-0"

Applicant: Chicago Housing Authority  
 Address: 4500-4556 South State Street; 1-21 W. 45th Street  
 Introduced: May 23, 2023  
 Plan Commission: August 15, 2024

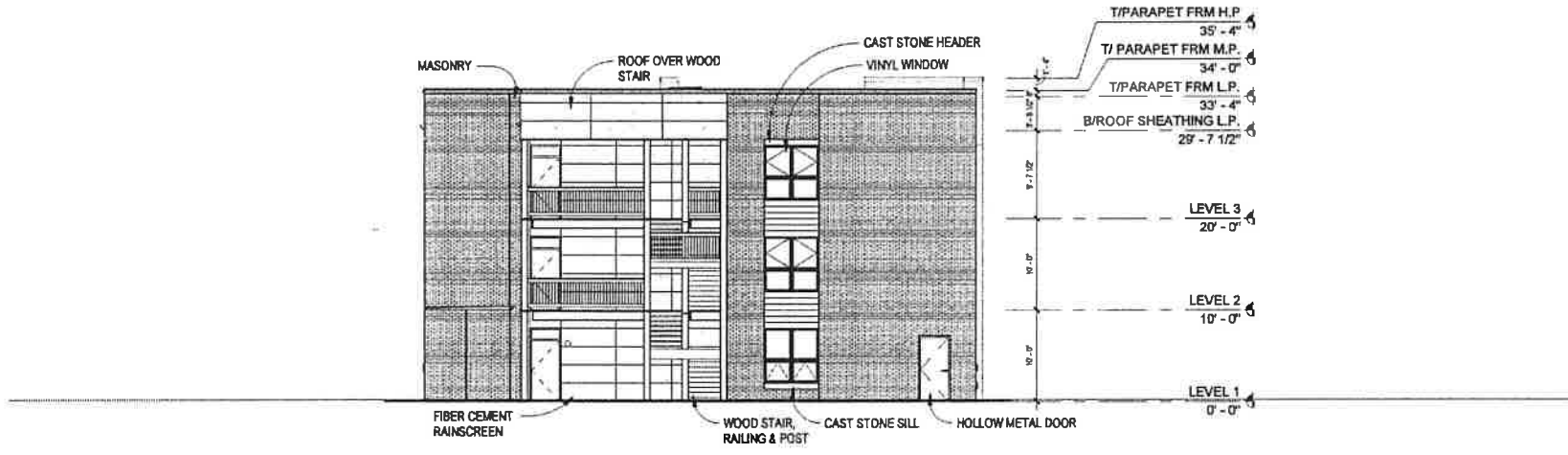
# BUILDING 2 ELEVATION (3 STORY)

FINAL FOR PUBLICATION

3/2024 LEBA, LLC

9/18/2024

REPORTS OF COMMITTEES



**SOUTH ELEVATION (NORTH ELEVATION SIM)**

3/32" = 1'-0"

Applicant: Chicago Housing Authority  
 Address: 4500-4556 South State Street; 1-21 W. 45th Street  
 Introduced: May 23, 2023  
 Plan Commission: August 15, 2024

17061

