

PD 1601

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Reclassification Of Area Shown On Map No. 9-G.
(Application No. 22642)
(Common Address: 3716 -- 3718 N. Southport Ave.)

[O2025-0014945]

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

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

a line 219.35 feet north of and parallel to West Waveland Avenue; North Southport Avenue; a line 173.85 feet north of and parallel to West Waveland Avenue; and then the public alley next west of and parallel to North Southport Avenue,

to those of a B3-3 Community Shopping District.

SECTION 2. This ordinance shall take effect upon its passage and due publication.

Reclassification Of Area Shown On Map No. 11-G. BIRPD 1601
(As Amended)

(Application No. 22180)

(Common Address: 4427 -- 4459 N. Clark St./1425 -- 1427 W. Sunnyside Ave./
4440 -- 4456 N. Clark St./1437 -- 1447 W. Sunnyside Ave.)

[O2023-2002/SO2023-0005330]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-3 Community Shopping District and C1-2 Neighborhood Commercial District symbols as shown on Map Number 11-G in the area generally bounded by:

West Sunnyside Avenue; a line 39 feet east of North Clark Street, as measured from and perpendicular to the south line of West Sunnyside Avenue; a line perpendicular to North Clark Street and 75.24 feet south of West Sunnyside Avenue; the 16-foot wide public alley next east of and parallel to North Clark Street; a line 355 feet south of and generally parallel to the south line of West Sunnyside Avenue; North Clark Street; a line 192.96 feet south of and parallel to West Sunnyside Avenue; and the 20-foot wide public alley next west of and parallel to North Clark Street,

to those of the B3-3 Community Shopping District which is hereby established in the area described above.

SECTION 2. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-3 Community Shopping District symbols as shown on Map Number 11-G in the area generally bounded by:

West Sunnyside Avenue; a line 39 feet east of North Clark Street, as measured from and perpendicular to the south line of West Sunnyside Avenue; a line perpendicular to North Clark Street and 75.24 feet south of West Sunnyside Avenue; the 16-foot wide public alley next east of and parallel to North Clark Street; a line 355 feet south of and generally parallel to the south line of West Sunnyside Avenue; North Clark Street; a line 192.96 feet south of and parallel to West Sunnyside Avenue; and the 20-foot wide public alley next west of and parallel to North Clark Street,

to those of a Business-Institutional Residential Planned Development, which is hereby established in the area above described.

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

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

Business-Institutional Residential Planned Development No. 1601.

Development Statements.

1. The area delineated herein as Business-Institutional Residential Planned Development Number 1601 (the "Planned Development") consists of approximately 63,886 square feet of net site area together with certain portions of adjacent rights-of-way, which are depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by The Black Ensemble Theater Corporation (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.

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 ("CDOT") 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 Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between CDOT'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 DPD 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 CDOT'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 CDOT.

4. This plan of development consists of these 16 Statements: a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; a Planned Development Property Line and Boundary Map -- Subarea A; a Planned Development Property Line and Boundary Map -- Subarea B;

a Planned Development Site Plan -- Subarea B; Building Elevations -- Subarea B (two sheets); a Planned Development Site Plan -- Subarea A; a Landscape Plan -- Subarea A; a Landscape Plan -- Subarea B; a Tree Preservation Details exhibit; a Planting Details exhibit; Building Elevations -- Subarea A -- Phase 1 (two sheets); Building Elevations -- Subarea A -- Phase 2 (three sheets); a Basement Level Parking Plan -- Subarea A -- Phase 1; Floor Plans -- Subarea A -- Phase 1 (three sheets); Roof Plan Subarea A -- Phase 1; Floor Plans Subarea A -- Phase 2 (four sheets); Roof Plan -- Subarea A -- Phase 2 prepared by Gensler Architects and Site Design and dated January 16, 2025, submitted herein. Full-sized copies of the Design Exhibits are on file with DPD.

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 are permitted in the area delineated herein as a Planned Development: artist live/work space located on and above the ground floor; multi-unit (3+ units) residential located on and above the ground floor; cultural exhibits and libraries; day care (subject to future site plan approval); community center; community garden; artist work or sales space; restaurant (limited and general); outdoor patio (at grade or on a rooftop); indoor special event; small venues; medium venues; indoor event venues; financial services; bank; credit union; automated teller machine facility; food and beverage retail sales; liquor sales (as an accessory use); medical service; office; personal service; repair or laundry service, consumer; dry cleaning drop-off or pick-up; retail sales, general; sports and recreation, participant (indoor); children's play center; limited manufacturing (catering and shared kitchen only). All drive-through facilities shall be prohibited.
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 DPD. 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 63,886 square feet and a base FAR of 3.0.

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 DPD. 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, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. 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.
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. 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.

16. The Applicant acknowledges and agrees that the rezoning of the Property from the B3-3 Community Shopping District and C1-2 Neighborhood Commercial District to the B3-3 Community Shopping District, and then to this Planned Development ("P.D.") Number 1601 is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The Applicant intends to apply for Low-Income Housing Tax Credits or other forms of financial assistance from the City and other sources. Such financial assistance will impose affordability requirements (the "Financing Requirements") that exceed the ARO requirements. As a result, if the Applicant receives such financial assistance, the Financing 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.
17. 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 B3-3 Community Shopping District.
18. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subarea B, the Applicant shall submit a site plan, landscape plan and building elevations for the specific subarea 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 any portion of the Property shall be granted until Site Plan approval has been granted. 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 the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. 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; 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.

[Existing Land-Use Map; Existing Zoning Map; Property Line and Boundary Map -- Subareas A and B; Site Plans -- Subareas A and B; North, South, East and West Building Elevations -- Subarea B; Landscape Plans -- Subareas A and B; Tree Preservation Details; Planting Details; Building Elevations -- Subarea A -- Phase 1 and 2; Basement Level Parking Plan -- Subarea A -- Phase 1; First, Second and Third Floor Plans -- Subarea A -- Phase 1; Roof Plan -- Subarea A -- Phase 1; Second, Third, Fourth, and Fifth Floor Plan -- Subarea A -- Phase 2; and Roof Plan -- Subarea A -- Phase 2 referred to in these Plan of Development Statements printed on pages 24855 through 24882 of this *Journal*.]

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

*Business-Institutional Residential Planned Development No. 1601**Bulk Regulations And Data Table.*

Gross Site Area (square feet):	97,135
Area of Public Rights-of-Way (square feet):	33,249
Subarea A (square feet):	17,637
Subarea B (square feet):	15,612
Net Site Area (square feet):	63,886
Subarea A (square feet):	35,132
Subarea B (square feet):	28,754
Maximum Floor Area Ratio:	
Subarea A:	3.0
Subarea B:	3.0
Maximum Dwelling Units:	
Subarea A:	53
Subarea B:	0
Minimum Off-Street Accessory Parking Spaces:	132
Subarea A:	89
Subarea B:	43
Minimum Bicycle Parking Spaces:	74
Subarea A:	70
Subarea B:	4

Minimum Off-Street Loading Spaces: 1 (10 feet by 50 feet)

Subarea A: 1

Subarea B: 0

Minimum On-Street Loading Spaces:

Subarea A: 0

Subarea B: 1

Maximum Building Height:

Subarea A: 67 feet

Subarea B: 41 feet , 4 inches

Minimum Setbacks:

Subarea A:

Front (West): 0 feet

Side (North): 0 feet

Side (South): 0 feet

Rear (East): 2 feet

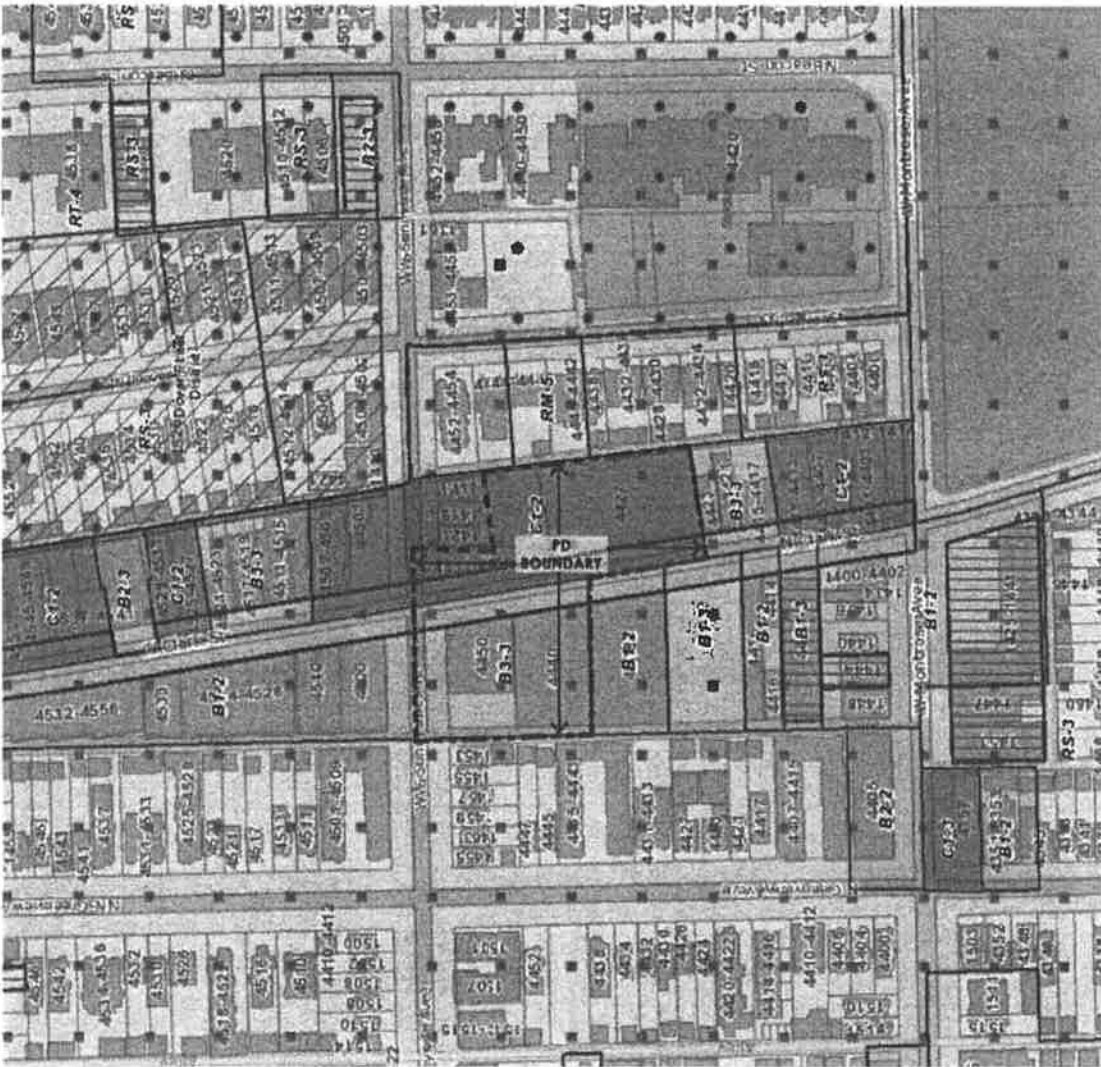
Subarea B:

Front (East): 0 feet

Side (North): 23 feet, ½ inch

Side (South): 0 feet

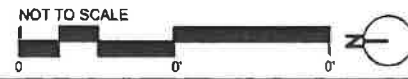
Rear (West): 0 feet



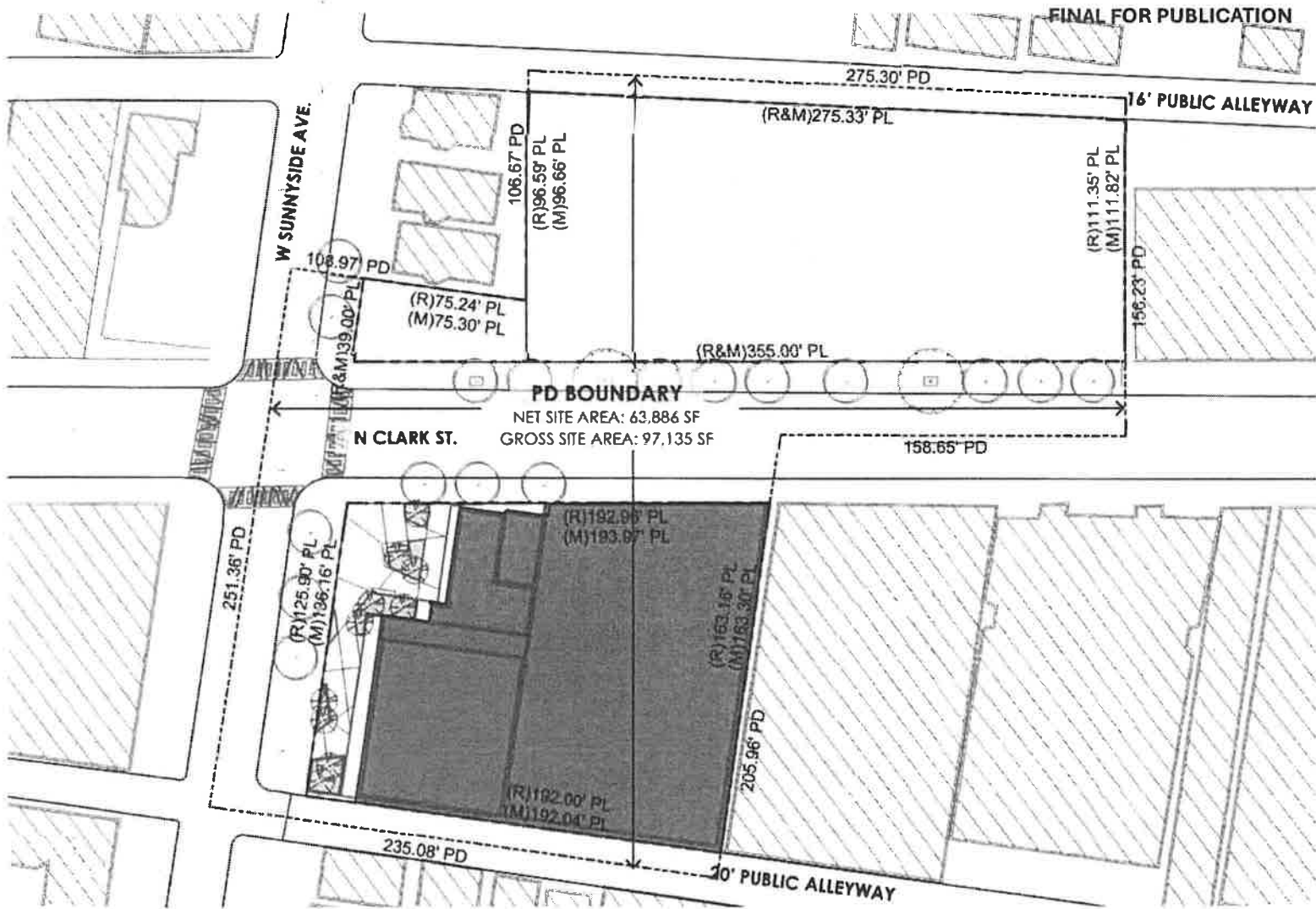
EXISTING ZONING MAP

APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION
 ADDRESS: 4427-59 NORTH CLARK/ 1425-27 WEST SUNNYSIDE AVENUE; 4440-56 NORTH CLARK STREET/ 1437-47 WEST SUNNYSIDE AVENUE
 INTRODUCTION DATE: May 15, 2023
 PLAN COMMISSION DATE: JANUARY 16, 2025

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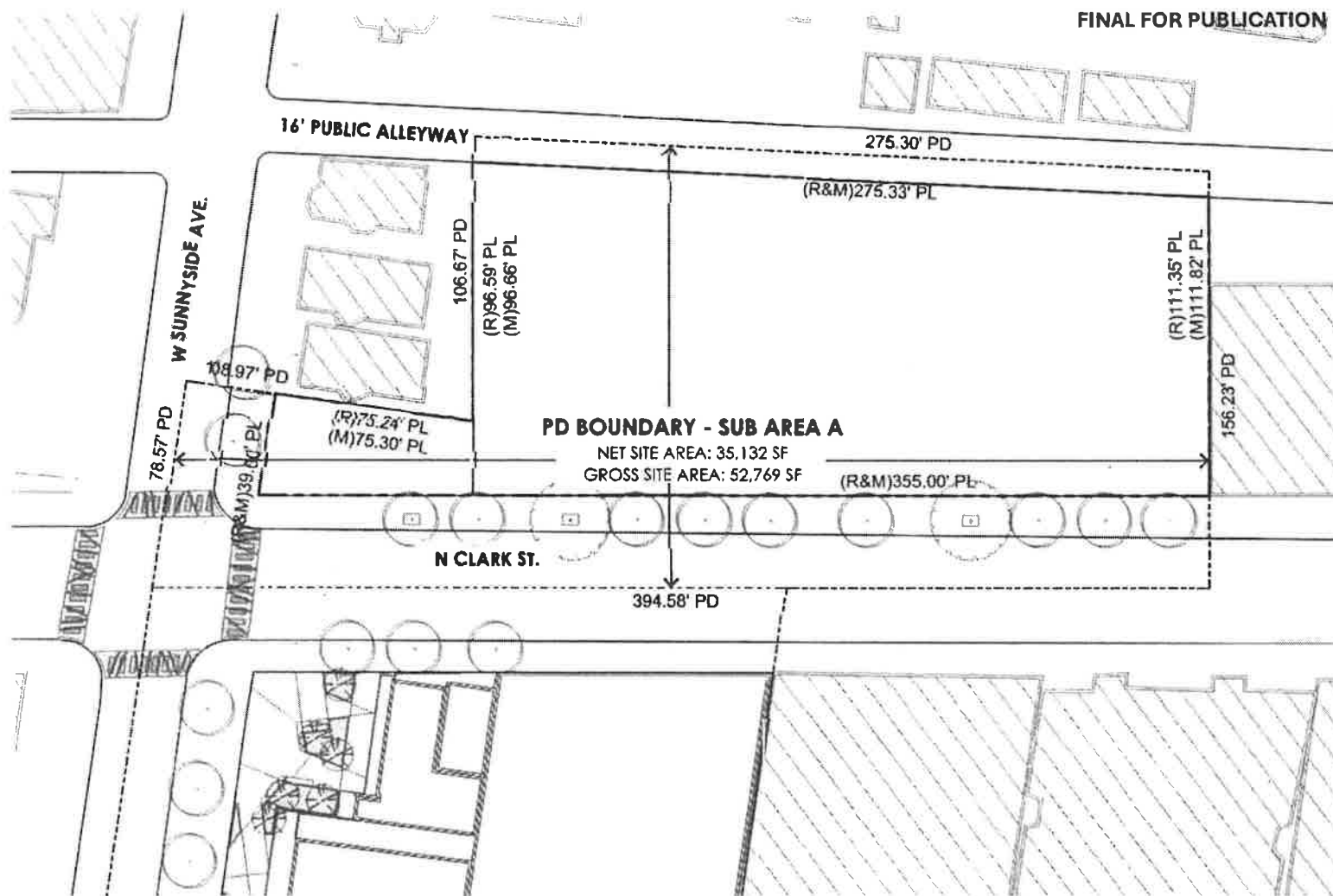
Gensler + site



PLANNED DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP

APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION
 ADDRESS: 4427-59 NORTH CLARK/ 1425-27 WEST SUNNYSIDE AVENUE; 4440-56 NORTH CLARK STREET/ 1437-47 WEST SUNNYSIDE AVENUE
 INTRODUCTION DATE: May 15, 2023
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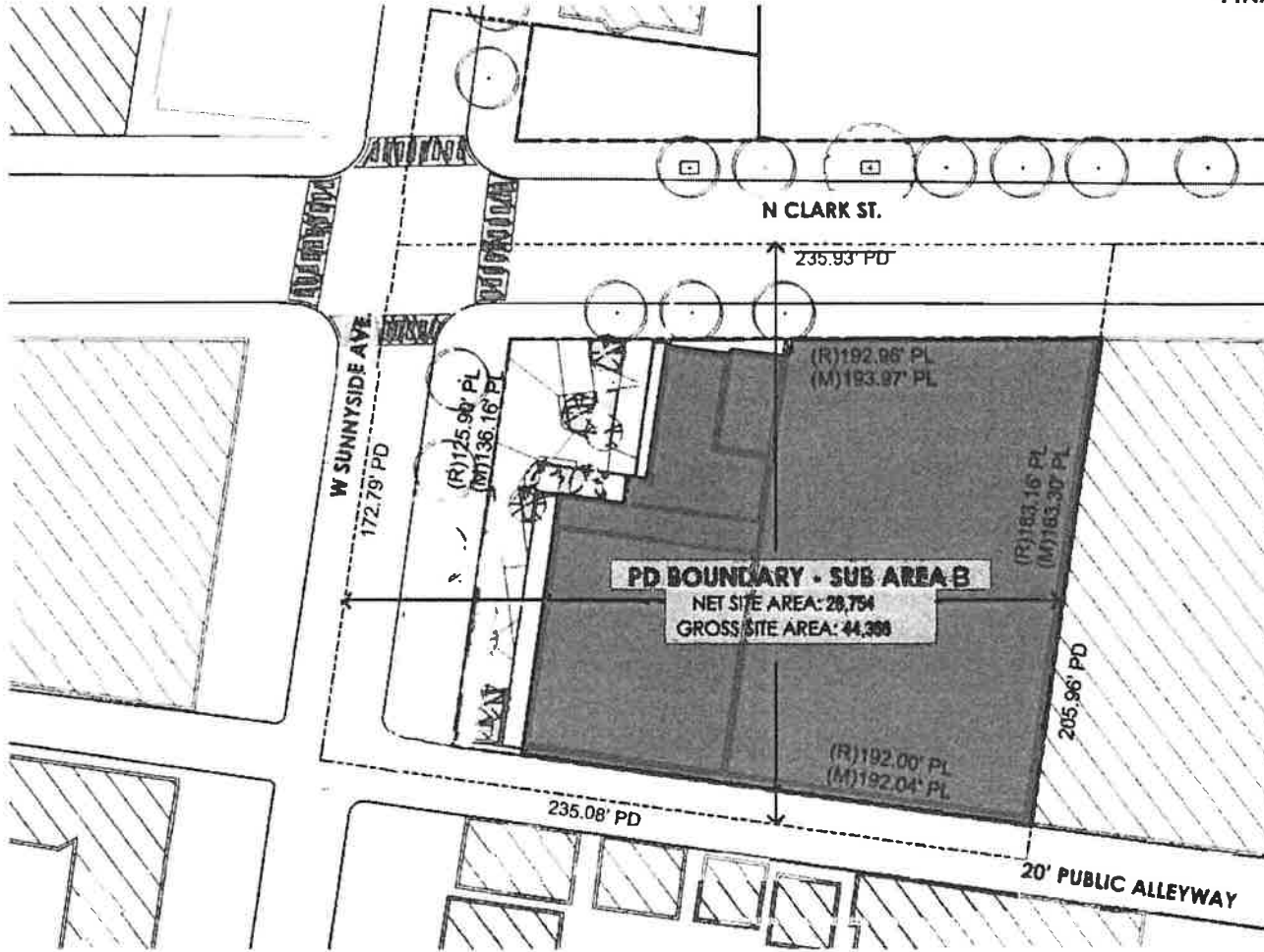
FINAL FOR PUBLICATION



PLANNED DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP - SUB AREA A



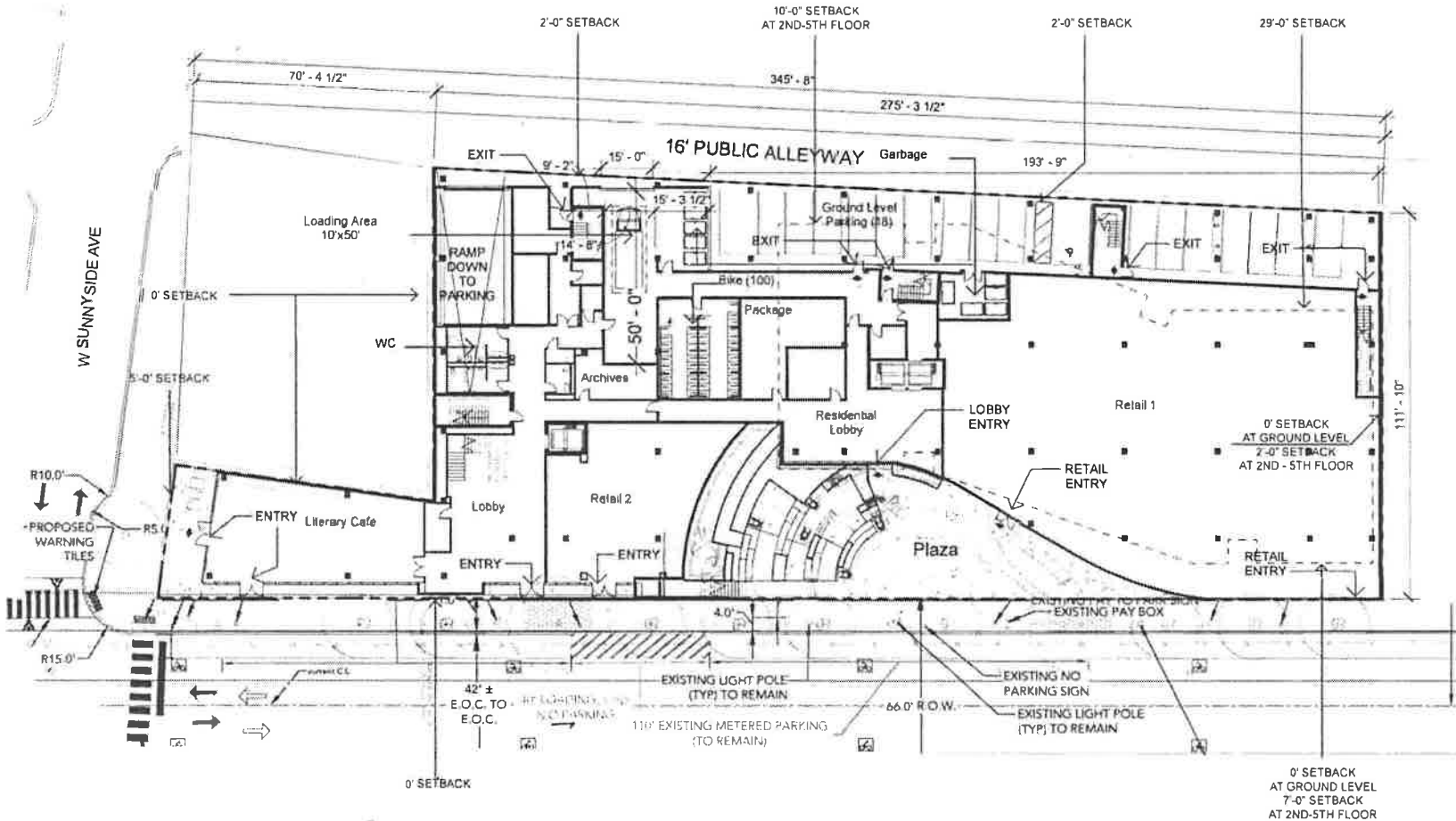
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PLANNED DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP - SUB AREA B



APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION
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PLANNED DEVELOPMENT SITE PLAN - SUB AREA A

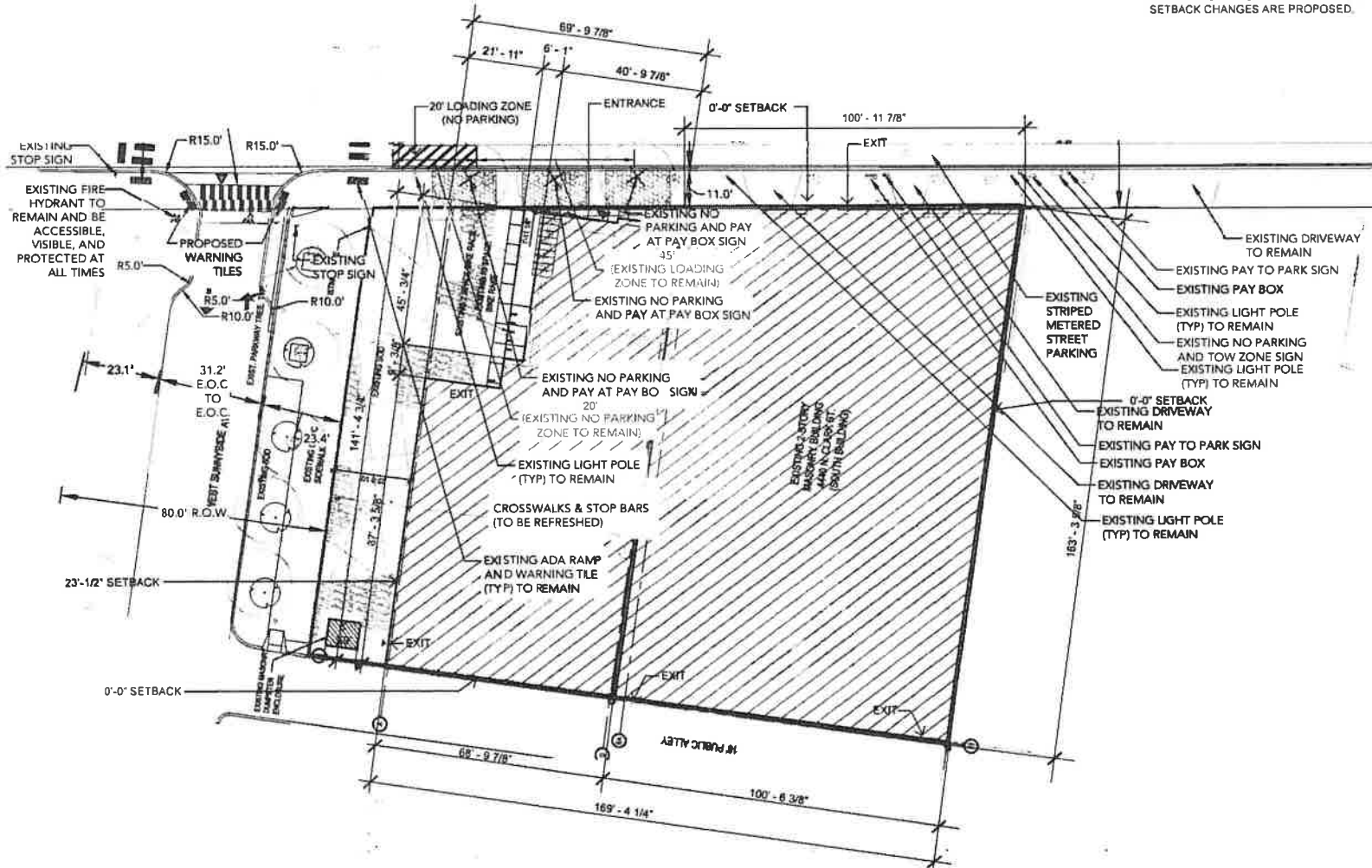


APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION
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NOTE ALL SETBACKS ARE EXISTING. NO SETBACK CHANGES ARE PROPOSED.



2/19/2025

REPORTS OF COMMITTEES

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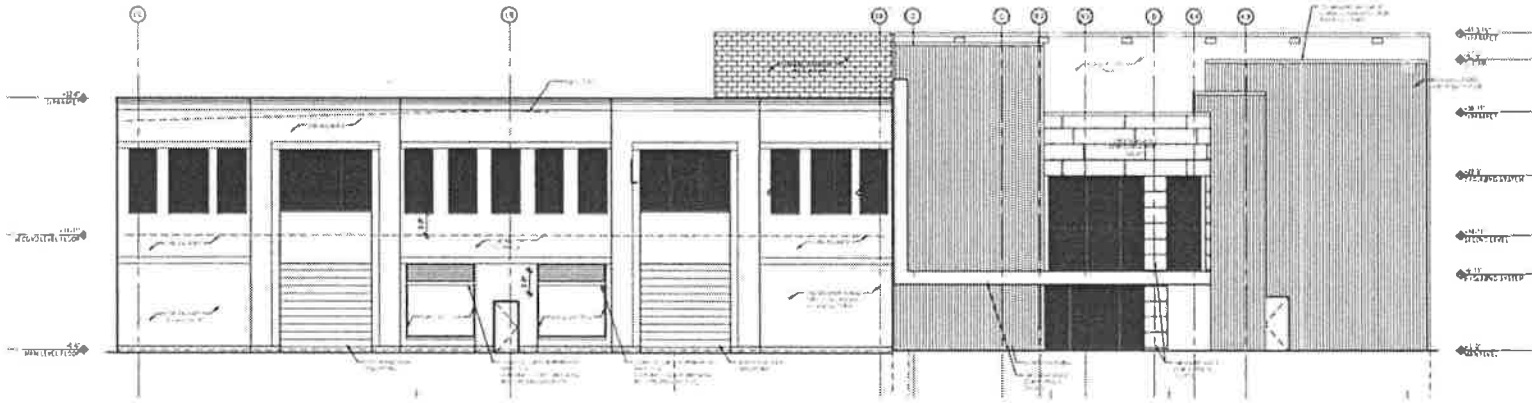
SITE PLAN - SUB AREA B

SCALE: 1" = 40'

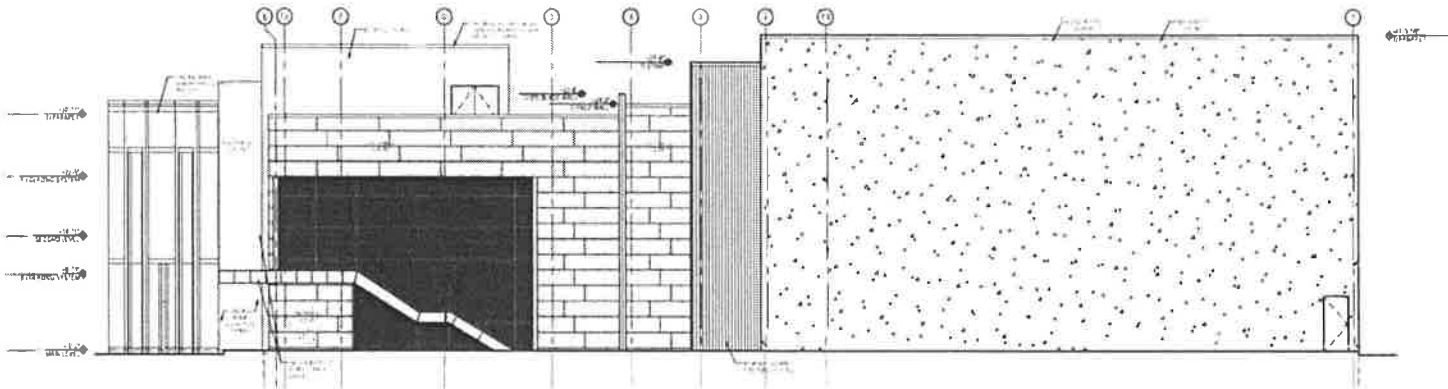


APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION
ADDRESS: 4427-59 NORTH CLARK/ 1425-27 WEST SUNNYSIDE AVENUE; 4440-56 NORTH CLARK STREET/ 1437-47 WEST SUNNYSIDE AVENUE
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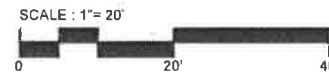


EAST ELEVATION

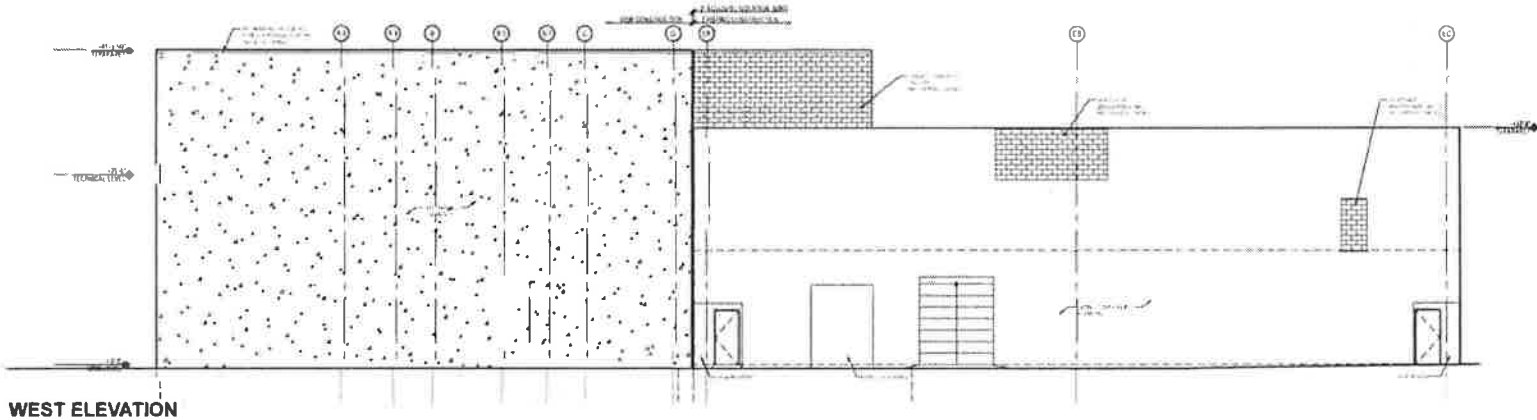


NORTH ELEVATION

BUILDING ELEVATIONS - SUB AREA B



APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION
 ADDRESS: 4427-59 NORTH CLARK/ 1425-27 WEST SUNNYSIDE AVENUE; 4440-56 NORTH CLARK STREET/ 1437-47 WEST SUNNYSIDE AVENUE
 INTRODUCTION DATE: May 15, 2023
 PLAN COMMISSION DATE: JANUARY 16, 2025



NOTE: There is no visible South Elevation as it is entirely blocked by the neighboring building.

SOUTH ELEVATION

BUILDING ELEVATIONS - SUB AREA B



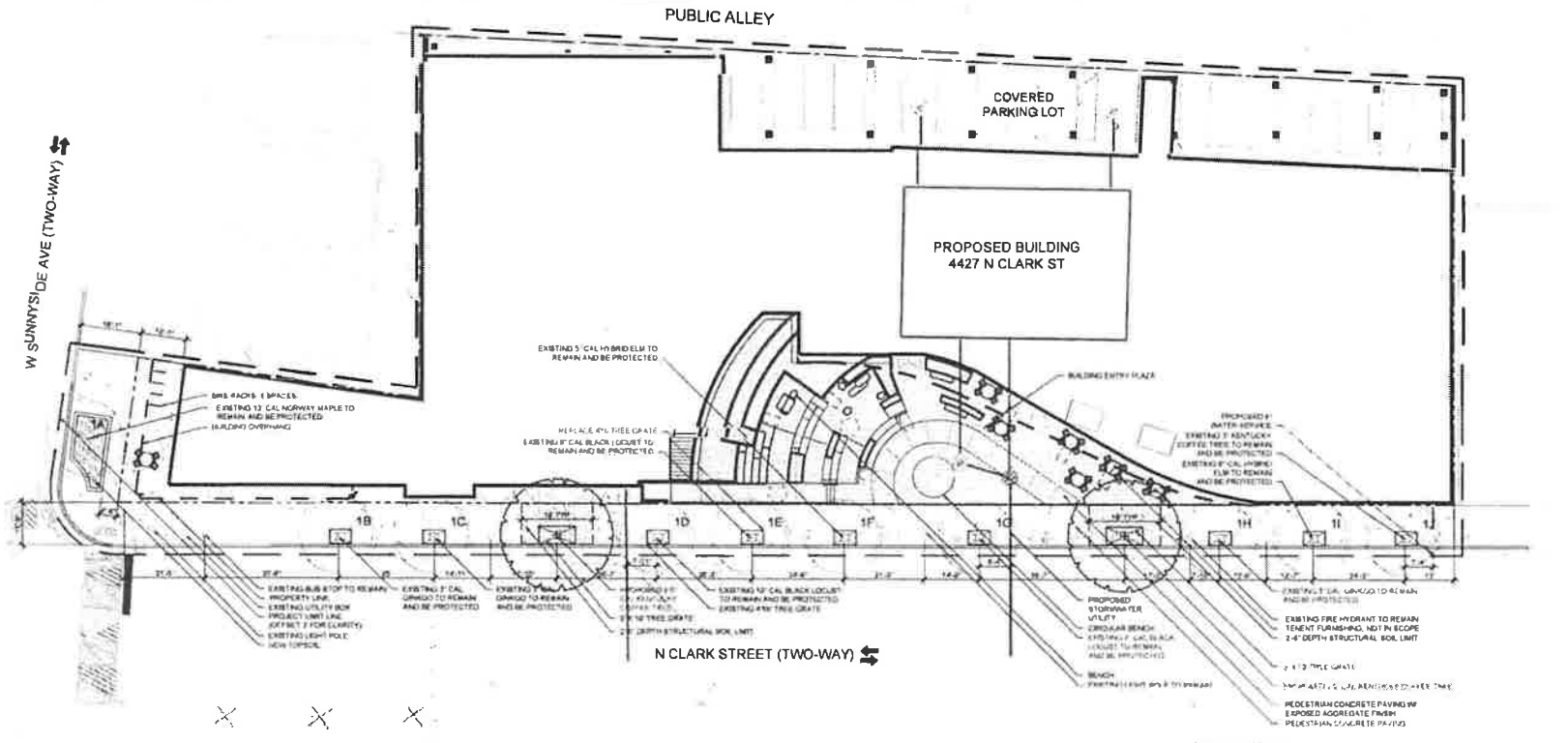
APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION
 ADDRESS: 4427-59 NORTH CLARK/ 1425-27 WEST SUNNYSIDE AVENUE; 4440-56 NORTH CLARK STREET/ 1437-47 WEST SUNNYSIDE AVENUE
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FINAL FOR PUBLICATION

EXISTING PLANT SCHEDULE					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
SHADE TREES					
1A	<i>Asir platanoides</i>	Norway Maple	12" cal	Fair	To remain and be protected
1B	<i>Quercus bicolor</i>	Quercus	3" cal	Fair	To remain and be protected
1C	<i>Quercus bicolor</i>	Quercus	3" cal	Fair	To remain and be protected
1D	<i>Rubus pennsylvanicus</i>	Black Locust	10" cal	Good	To remain and be protected
1E	<i>Rubus pennsylvanicus</i>	Black Locust	8" cal	Fair	To remain and be protected
1F	<i>Ulmus X</i>	Hybrid Elm	5" cal	Fair	To remain and be protected
1G	<i>Rubus pennsylvanicus</i>	Black Locust	7" cal	Fair	To remain and be protected
1H	<i>Quercus bicolor</i>	Quercus	3" cal	Good	To remain and be protected
1I	<i>Ulmus X</i>	Hybrid Elm	8" cal	Fair	To remain and be protected
1J	<i>Gynocodium obtusum</i>	Kentucky Coffeetree	3" cal	Fair	To remain and be protected

PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
SHADE TREES						
101R	2	<i>Gymnocodium obtusum</i>	Kentucky Coffeetree	Ball	2.5" cal	Matching trees

- ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL CONTRACTOR.
 - NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL PLANTER BOXES OR PARKWAYS 2'-4" DEEP. ALL CONSTRUCTION SHALL SUCH AS DRIVE, GARAGE, BARRICADES, LIMESTONE, BLOCK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTED PRIOR TO SOIL INSTALLATION.
 - STRUCTURAL SOIL IS REQUIRED AND SHALL BE CONTIGUOUS FROM THE CURB TO THE PROPERTY LINE UNDER ALL PAVED SURFACES WHERE NEW PARKWAY TREES ARE PROPOSED.
 - ALL LOCATED AT DRIVE PLANTERS AND 12" DIA WITHIN 24" CORING SET AT BACK OF CURB. (GRATE PANELS MAY BE REQUIRED FOR THEIR FRESH BOTTOM SOIL THROUGH THE SOIL LUGS AND MANUFACTURED 12" DRAINAGE HOLES. A 1/4" V-GROOVE 1/2" BLACK ALUMINA BLOCK GRATE SHALL BE USED THROUGHOUT THE GRATE CORING AND THE FULLEST DIMENSIONS OF THE AT DRIVE PLANTER IS REQUIRED. LEAVE NO VOID BETWEEN SOIL AND GRATE.
- NOTES FOR PREPARATION:**
THE DESIGNER INTENDS TO MEET THE FOLLOWING LANDSCAPE AND GREEN INFRASTRUCTURE CREDITS:
- 1.1 C1 GREEN ROOF - 50%
 - 1.2 C1 COMPLIANCE DOCUMENTATION
 - A ROOF PLAN (NOT ILLUSTRATING WHERE THE VEGETATION WILL BE LOCATED, AS WELL AS A TABLE DOCUMENTING THE FOLLOWING PROJECT DETAILS: 1. GROSS ROOF AREA
 - ELIGIBLE AREAS BEING SUBTRACTED FROM THE GROSS ROOF AREA (AREAS USED FOR MECHANICAL SYSTEMS, MAINTENANCE PATHWAYS, WINDWASHING SYSTEMS, SWIMMING POOLS AND SKI LIFTS)
 - NET ROOF AREA
 - AREA BEING USED AS HARDSCAPE WHERE APPROPRIATE
 - A COMPLETE PLANT LIST
 - 1.3 ALSO REQUIRED IS A COPY OF A MAINTENANCE AGREEMENT CONTRACT FOR THE GREEN ROOF FOR A MINIMUM OF TWO YEARS OR A LETTER FROM THE PROJECT DEVELOPER/OWNER THAT INCLUDES A NARRATIVE OF HOW THE ROOF WILL BE MAINTAINED FOR A MINIMUM OF TWO YEARS
 - 2.1 C1 NATIVE LANDSCAPE
 - 2.2 COMPLIANCE DOCUMENTATION
 - A LANDSCAPE PLAN THAT INCLUDES A PLANTING SCHEDULE, INDICATES WHETHER EACH SPECIES IS NATIVE AND PROVIDES A CALCULATION TO DEMONSTRATE COMPLIANCE. 10% OF THE SPECIES TYPES MUST BE NATIVE (STRAIGHT SPECIES OR CULTIVARS) AND THE LANDSCAPE PLAN SHALL PROVIDE AT LEAST THREE OF THE FOLLOWING PLANT TYPES: TREES (3" DBH), FORBS AND/OR GRAMINOID (EXCLUDING TURF GRASS)
 - C3 TREE HEALTH
 - 3.2 COMPLIANCE DOCUMENTATION
 - A LANDSCAPE PLAN DETAILING HOW THE CRITERIA HAVE BEEN MET. EACH PROPOSED TREE SHALL HAVE A MINIMUM PLANTING AREA, DEPTH OF 23 FEET AND A MINIMUM OF 500 CUBIC FEET OF SOIL VOLUME. NOTE: WHEN TREES ARE PLANTED TOGETHER, THEY CAN SHARE SOIL VOLUMES AND OVERLAP UP TO 1/3" WITH EACH TREE HAVING A MINIMUM SOIL VOLUME OF 300 CUBIC FEET)
 - C7 MONTHLY PAVEMENT SEALANTS
 - 4.2 COMPLIANCE DOCUMENTATION
 - A SIGNIFICANT LETTER FROM THE OWNER OR TENANT COMMITTING TO COMPLIANCE WITH A NARRATIVE HOW COMPLIANCE WILL BE ACHIEVED. THE PROJECT SHALL NOT USE USE COAL-TAR-BASED SEALANTS, OR ANY PAVEMENT SEALANT PRODUCTS THAT CONTAIN HIGH POLYCYCLIC AROMATIC HYDROCARBONS (PAHs) BY WEIGHT OR 1,000 PARTS PER MILLION (PPM)



LANDSCAPE PLAN - SUB AREA A

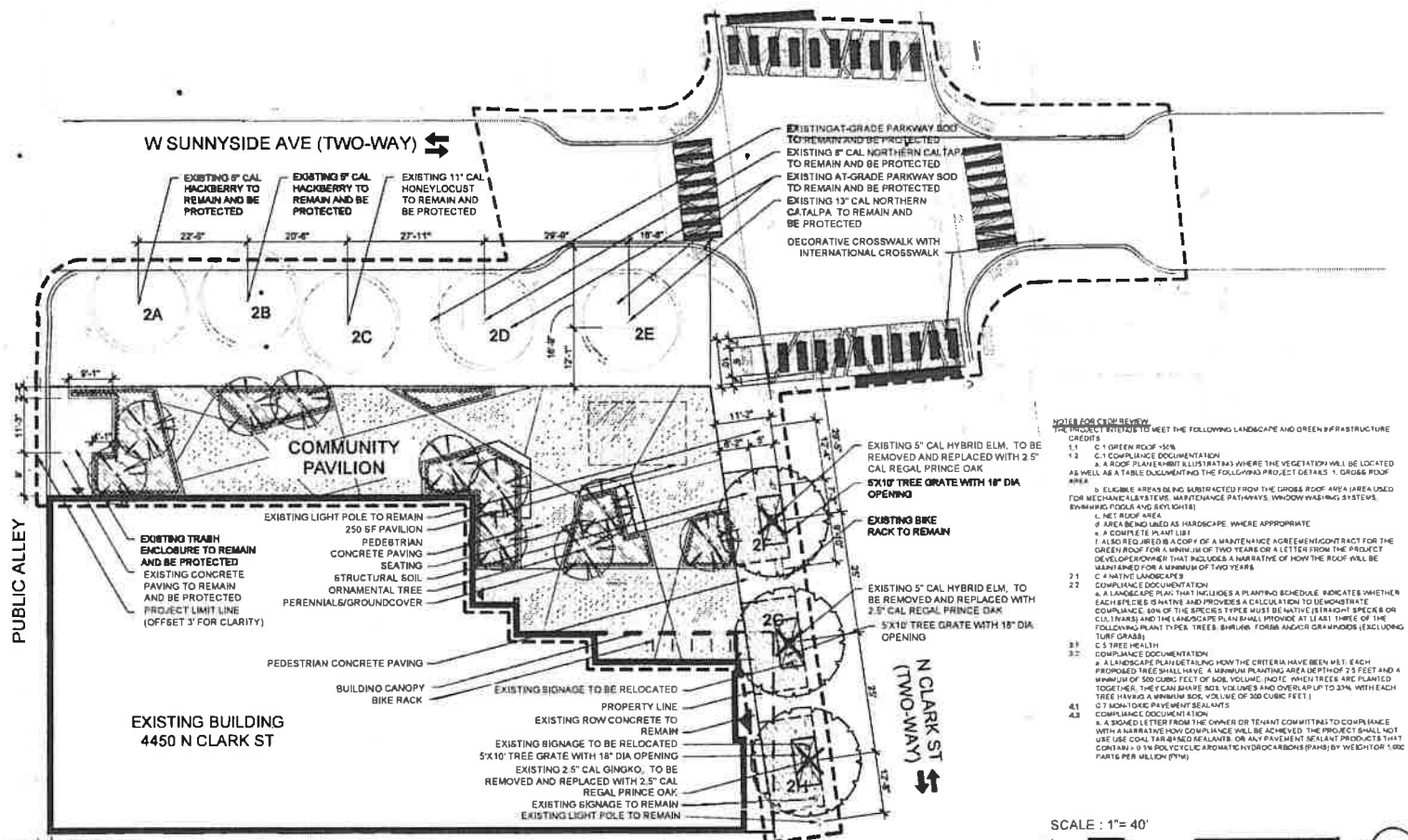
APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION
 ADDRESS: 4427-59 NORTH CLARK/ 1425-27 WEST SUNNYSIDE AVENUE; 4440-56 NORTH CLARK STREET/ 1437-47 WEST SUNNYSIDE AVENUE
 INTRODUCTION DATE: May 15, 2023
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FINAL FOR PUBLICATION

EXISTING PLANT SCHEDULE					
CODE		COMMON NAME	SIZE		REMARKS
SHADE TREES					
2A	Celtis occidentalis	Hackberry	5" cal	Good	To remain and be protected
2B	Celtis occidentalis	Hackberry	5" cal	Fair	To remain and be protected
2C	Gleditsia triacanthos	Honeylocust	11" cal	Good	To remain and be protected
2D	Catalpa Speciosa	Northern Catalpa	3" cal	Fair	To remain and be protected
2E	Catalpa Speciosa	Northern Catalpa	13" cal	Fair	To remain and be protected
2F	Ulmus X	Hybrid Elm	5" cal	Dead	To be removed and replaced
2G	Ulmus X	Hybrid Elm	5" cal	Poor	To be removed and replaced
2H	Ginkgo biloba	Ginkgo	2.5" cal	Poor	To be removed and replaced

- NOTE:**
- ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.
 - NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY 2'-6" 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.
 - STRUCTURAL SOIL IS REQUIRED AND SHALL BE CONTINUOUS FROM THE CURB TO THE PROPERTY LINE UNDER ALL PAVED SURFACES WHERE NEW PARKWAY TREES ARE PROPOSED.
 - ALL PROPOSED GRATED AT GRADE PLANTERS WILL BE 5'X10' WITH A 18" OPENING SET AT BACK OF CURB. GRATE PANELS MAY BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LUGS AND MANUFACTURER'S 1/2" BOLTING HARDWARE. 4" LAYER OF 1" BLACK LAVA ROCK INSTALLED THROUGHOUT THE GRATE OPENING AND THE FULLEST DIMENSIONS OF THE AT GRADE PLANTER IS REQUIRED. LEAVE NO VOIDS BETWEEN SOIL AND GRATE.
- NOTE TO REVIEWER:**
- FASTIGIATE TREE & SPECIES SPECIFIED DUE TO LIMITED SPACE AND PROXIMITY TO OVERHEAD BUILDING CANOPY



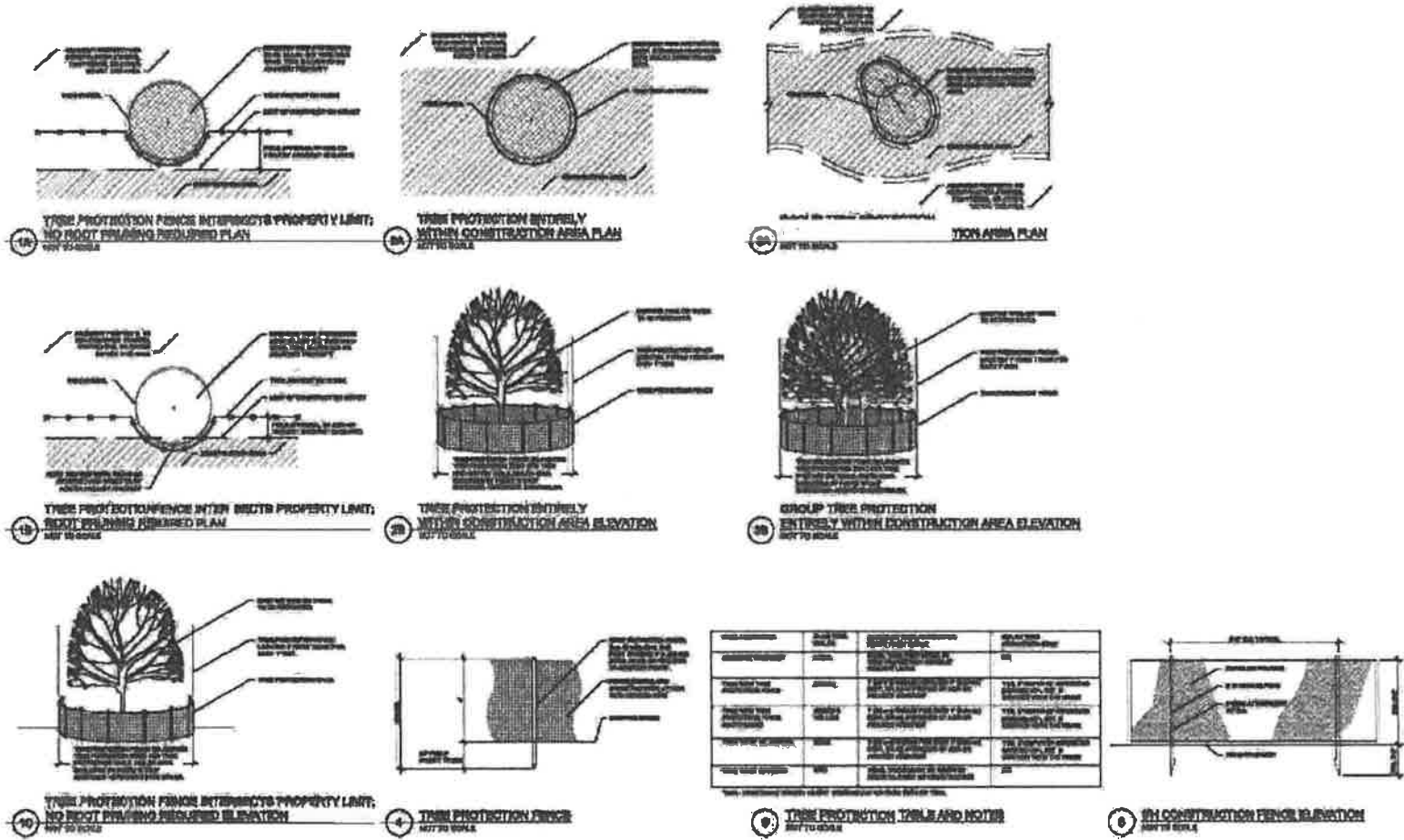
- NOTES FOR COLOR REVIEW**
- THE PROJECT INTENDS TO MEET THE FOLLOWING LANDSCAPE AND GREEN INFRASTRUCTURE CREDITS:
- 1.1 C-1 GREEN ROOF - 55%
 - 1.2 C-1 COMPLIANCE DOCUMENTATION
 - 1.3 A ROOF PLAN EXHIBIT ILLUSTRATING WHERE THE VEGETATION WILL BE LOCATED AS WELL AS A TABLE DOCUMENTING THE FOLLOWING PROJECT DETAILS: 1. GROSS ROOF AREA
 - 1.4 ELIGIBLE AREAS BEING SUBTRACTED FROM THE GROSS ROOF AREA (AREA LOANED FOR MECHANICAL/ELECTRICAL MAINTENANCE PATHWAYS, WINDOW-WASHING SYSTEMS, SWIMMING POOLS AND SKYLIGHTS)
 2. NET ROOF AREA
 3. AREA BEING LOANED AS HARDSCAPE WHERE APPROPRIATE
 4. A COMPLETE PLANT LIST
 5. ALSO PROVIDED IS A COPY OF A MAINTENANCE AGREEMENT CONTRACT FOR THE GREEN ROOF FOR A MINIMUM OF TWO YEARS OR A LETTER FROM THE PROJECT DEVELOPER/OWNER THAT INCLUDES A NARRATIVE OF HOW THE ROOF WILL BE MAINTAINED FOR A MINIMUM OF TWO YEARS.
 6. NATIVE LANDSCAPES
 7. COMPLIANCE DOCUMENTATION
 8. A LANDSCAPE PLAN THAT INCLUDES A PLANTING SCHEDULE INDICATING WHETHER EACH SPECIES IS NATIVE AND PROVIDES A CALCULATION TO DEMONSTRATE COMPLIANCE. 50% OF THE SPECIES TYPES MUST BE NATIVE (STRAIGHT SPECIES OR CLONARS) AND THE LANDSCAPE PLAN SHALL PROVIDE AT LEAST THREE OF THE FOLLOWING PLANT TYPES: TREES, SHRUBS, FORBES AND/OR HERBS (EXCLUDING TURF GRASS)
 9. TREE HEALTH
 10. COMPLIANCE DOCUMENTATION
 11. A LANDSCAPE PLAN IDENTIFYING HOW THE CRITERIA HAVE BEEN MET. EACH PROPOSED TREE SHALL HAVE A MINIMUM PLANTING AREA DEPTH OF 2.5 FEET AND A MINIMUM OF 500 CUBIC FEET OF SOIL VOLUME. (NOTE: HEIGHT TREES ARE PLANTED TOGETHER, THE CAN SHADE SOIL VOLUMES AND OVERLAP UP TO 30% WITH EACH TREE HAVING A MINIMUM SOIL VOLUME OF 300 CUBIC FEET)
 12. 1/4" THICK PAVEMENT SEALANTS
 13. COMPLIANCE DOCUMENTATION
 14. A SIGNED LETTER FROM THE OWNER OR TENANT COMMITTING TO COMPLIANCE WITH A NARRATIVE HOW COMPLIANCE WILL BE ACHIEVED. THE PROJECT SHALL NOT USE COAL TAR BASED SEALANTS OR ANY PAVEMENT SEALANT PRODUCTS THAT CONTAIN > 0.1% BY WEIGHT OF AROMATIC HYDROCARBONS (PAHS) BY WEIGHT FOR 1.000 PARTS PER MILLION (PPM)

LANDSCAPE PLAN - SUB AREA B



APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION
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TREE PRESERVATION DETAILS

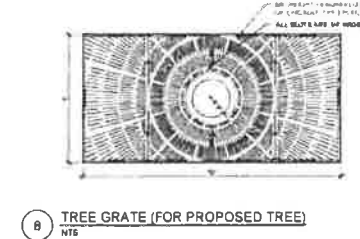
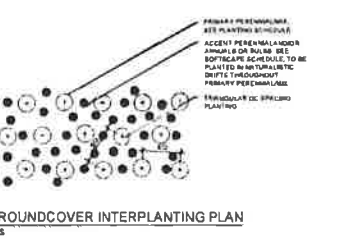
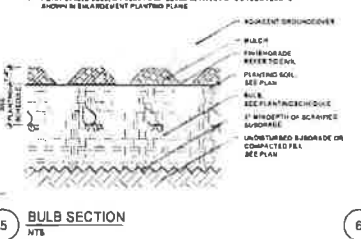
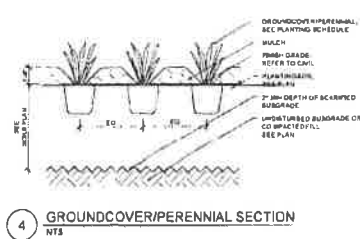
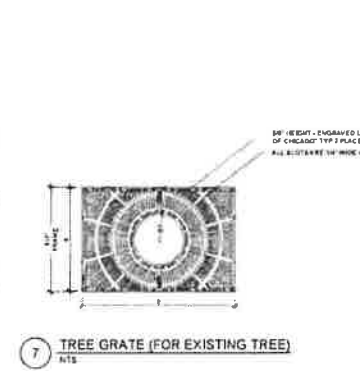
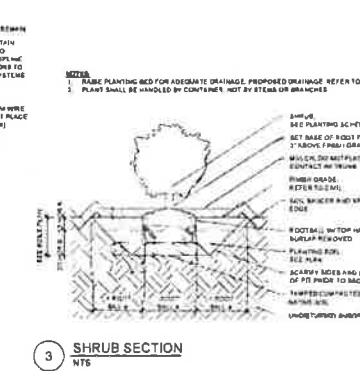
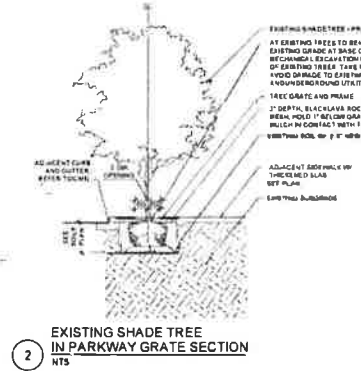
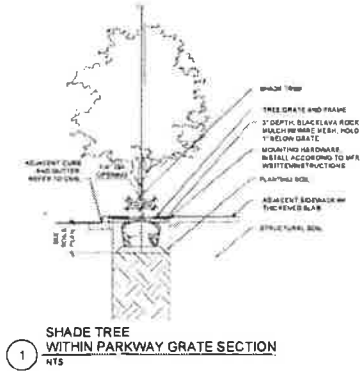


APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION
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- NOTES**
- PROPOSED MFR AND PRODUCT DIMENSIONS, SEE HARDSCAPE SCHEDULE
 - TREE GRATE SHALL BE STAMPED W/ CITY OF CHICAGO 5/8" H ON ALL PANELS
 - TREE GRATE SHALL BE SECURED TOGETHER W/ BOLTS BELOW THE GRATE TO PREVENT VANDALISM
 - NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY 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
 - STRUCTURAL SOIL IS REQUIRED AND SHALL BE CONTINUOUS FROM THE CURB TO THE PROPERTY LINE UNDER ALL PAVED SURFACES WHERE NEW PARKWAY TREES ARE PROPOSED
 - ALL NEW PARKWAY TREES ARE TO RECEIVE 5'X19" TREE GRATES WITH 18" OPENINGS, SET AT THE BACK OF THE CURB. GRATE PANELS ARE TO BE SECURED TOGETHER FROM THE BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LUGS AND 1/2" BOLTING HARDWARE SUPPLIED BY THE MANUFACTURER. INSTALL 4" LAYER OF BLACK LAVA ROCK THROUGH THE FULLEST DIMENSION OF THE TREE GRATE. LEAVE NO VOIDS BETWEEN THE SOIL AND THE TREE GRATE.

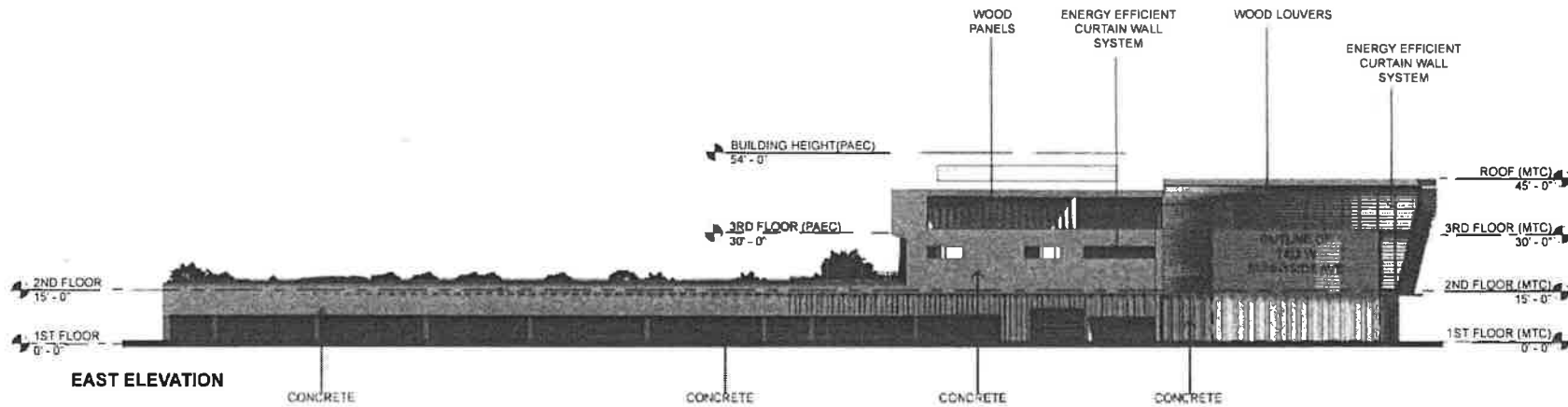
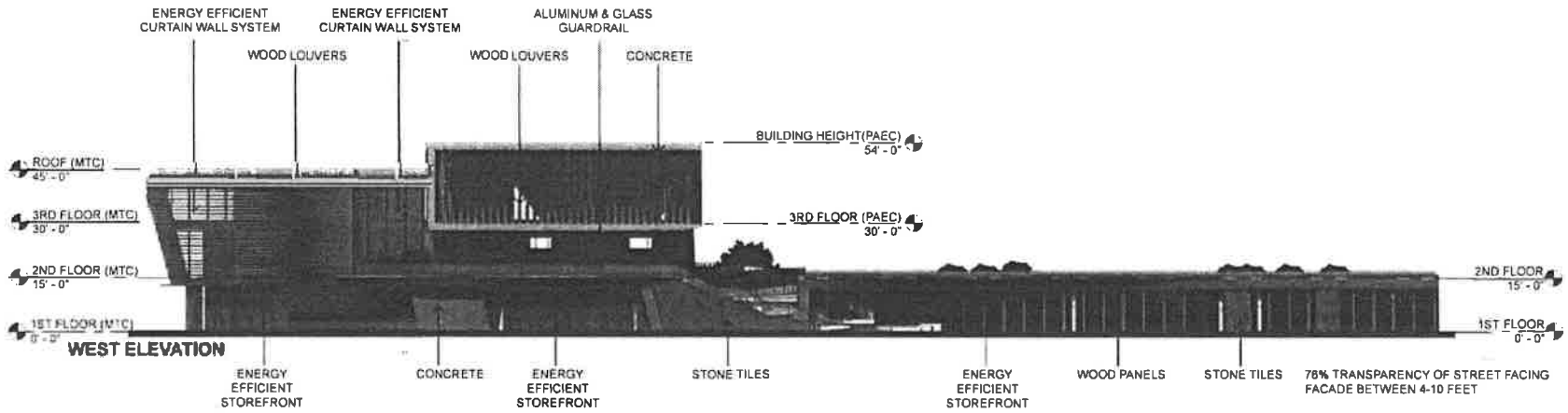
- NOTES**
- PROPOSED MFR AND PRODUCT DIMENSIONS, SEE HARDSCAPE SCHEDULE
 - TREE GRATE SHALL BE STAMPED W/ CITY OF CHICAGO 5/8" H ON ALL PANELS
 - TREE GRATE SHALL BE SECURED TOGETHER W/ BOLTS BELOW THE GRATE TO PREVENT VANDALISM
 - NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY 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
 - EXISTING TREES WITH MISSING TREE GRATES ARE TO RECEIVE REPLACEMENT 4'X6' TREE GRATES WITH 24" OPENING, SET IN THE EXISTING OPENING. GRATE PANELS ARE TO BE SECURED TOGETHER FROM THE BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LUGS AND 1/2" BOLTING HARDWARE SUPPLIED BY THE MANUFACTURER. INSTALL 4" LAYER OF BLACK LAVA ROCK THROUGH THE FULLEST DIMENSION OF THE TREE GRATE. LEAVE NO VOIDS BETWEEN THE SOIL AND THE TREE GRATE.



PLANTING DETAILS

APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION
 ADDRESS: 4427-59 NORTH CLARK/ 1425-27 WEST SUNNYSIDE AVENUE; 4440-56 NORTH CLARK STREET/ 1437-47 WEST SUNNYSIDE AVENUE
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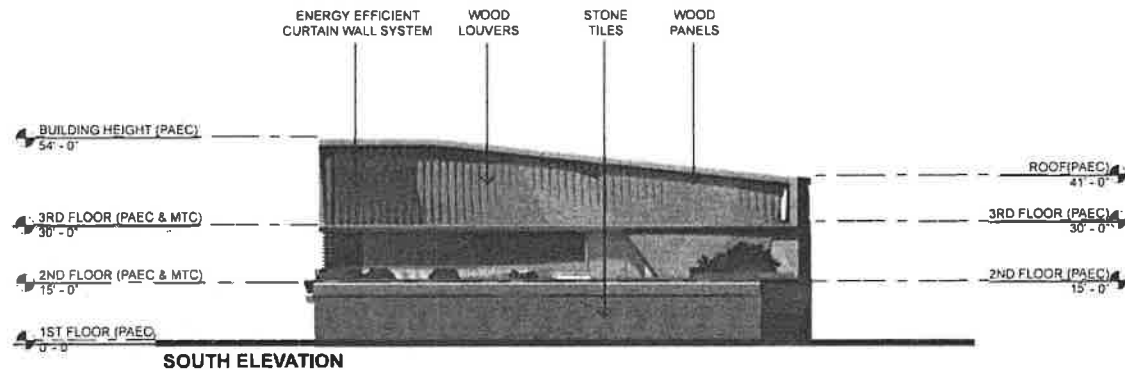
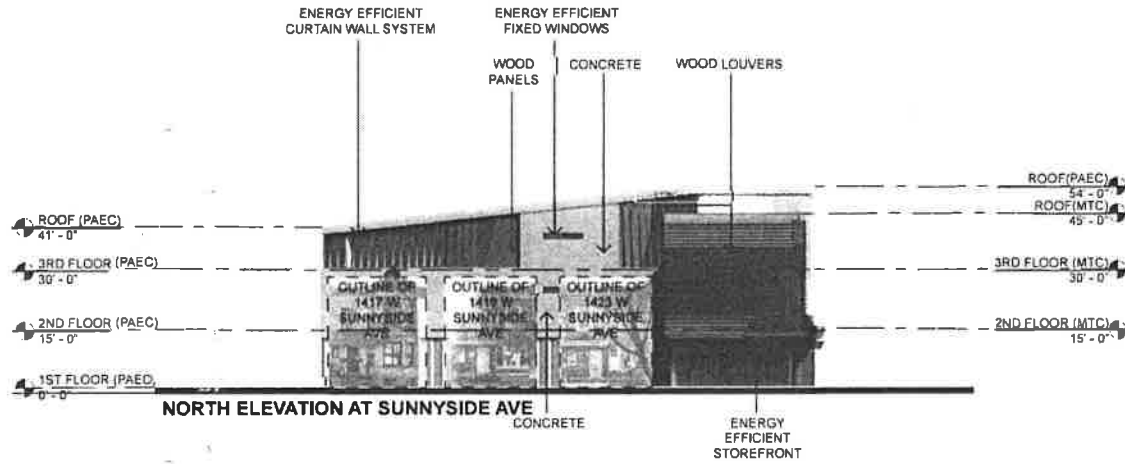




BUILDING ELEVATIONS - SUB AREA A - PHASE 1

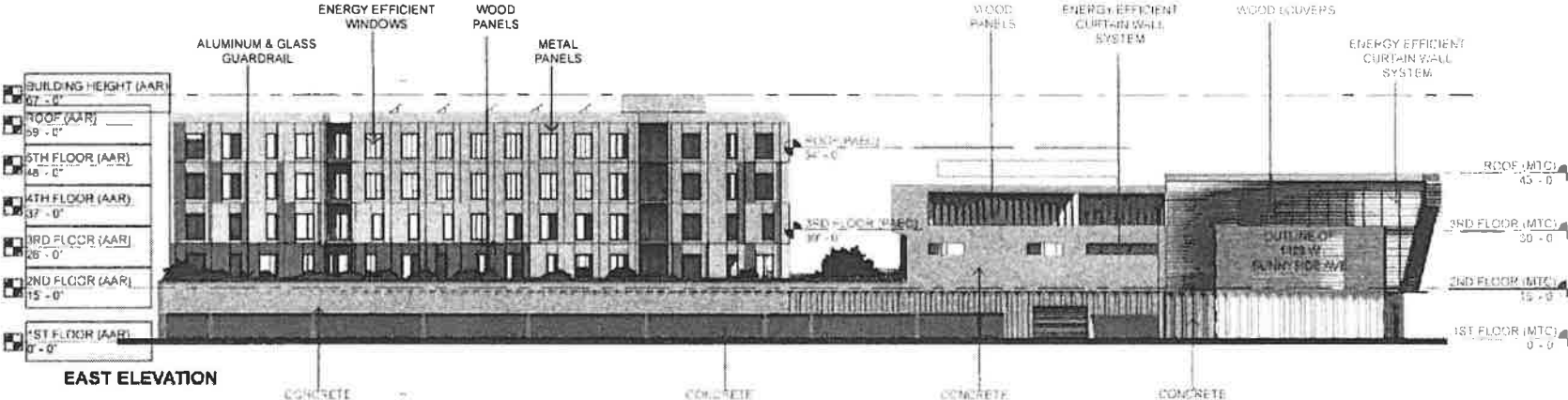
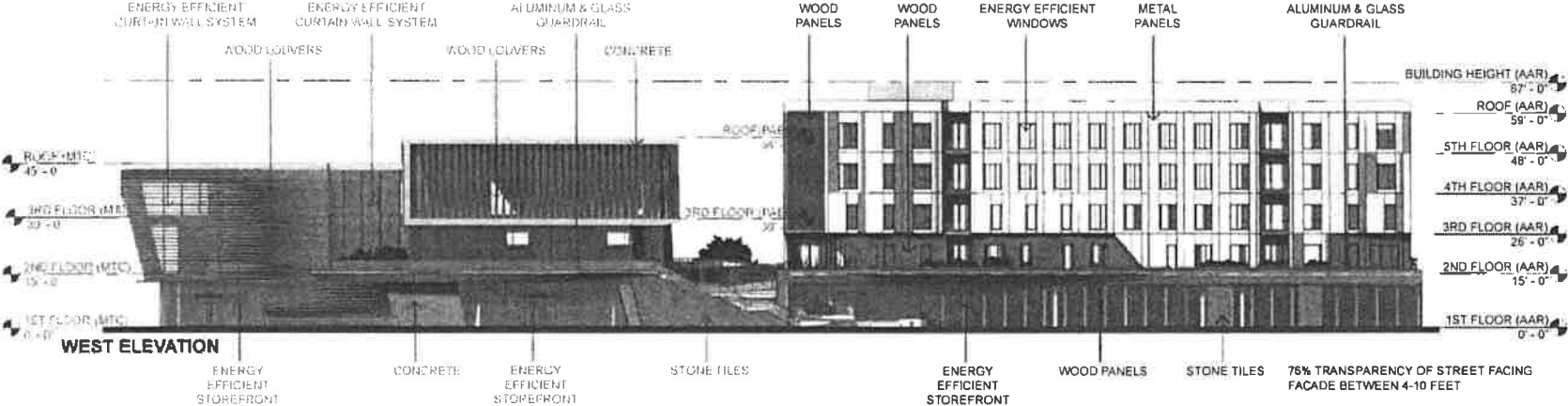


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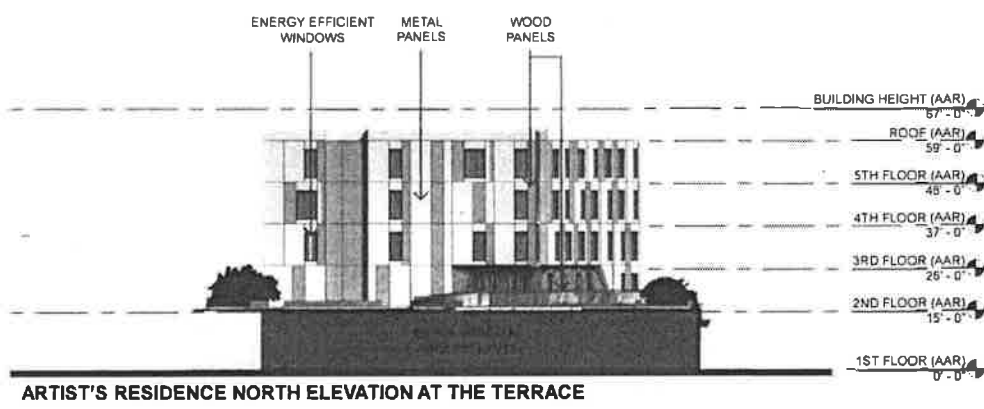
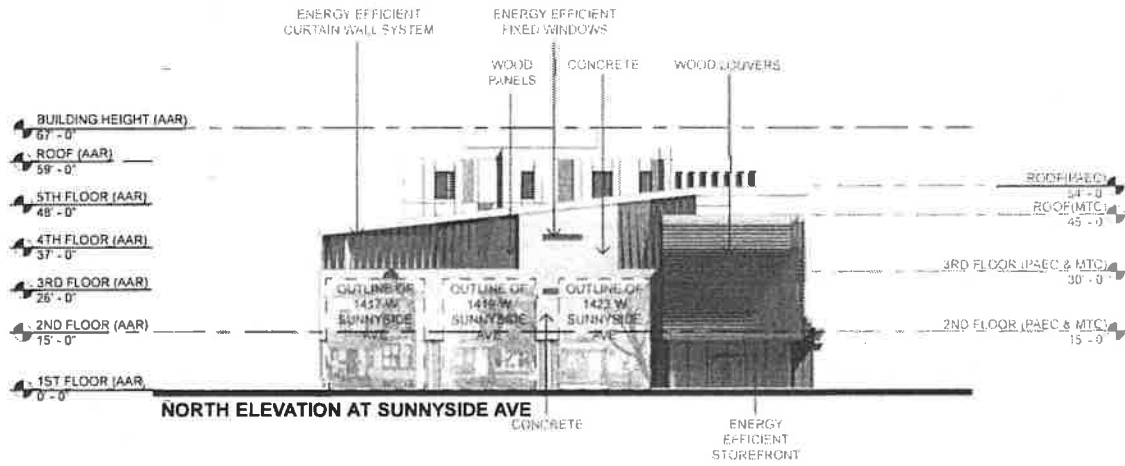


BUILDING ELEVATIONS - SUB AREA A - PHASE 2



APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION
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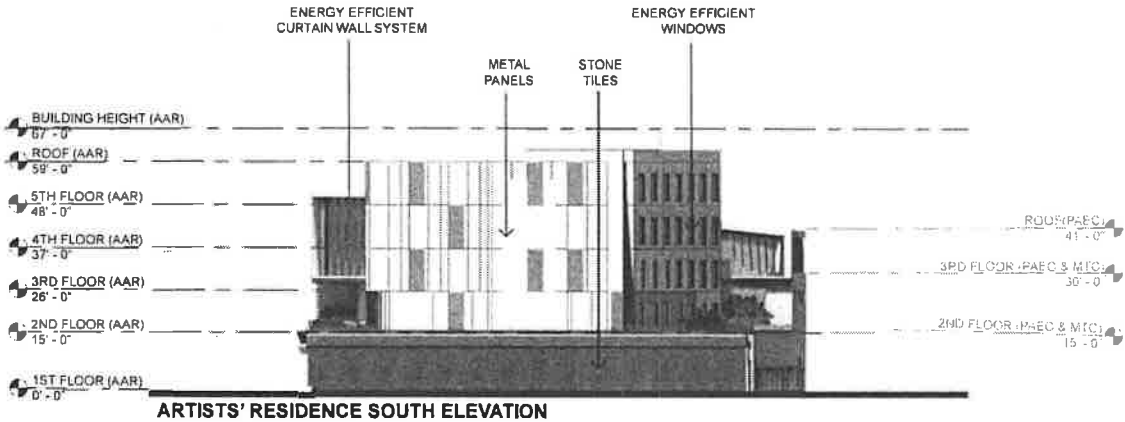
ARTIST'S RESIDENCE NORTH ELEVATION AT THE TERRACE

BUILDING ELEVATIONS - SUB AREA A - PHASE 2

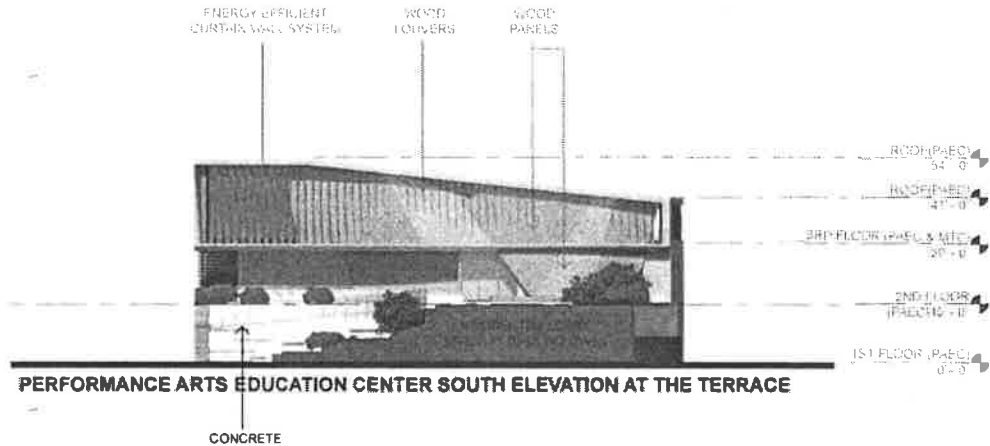


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ARTISTS' RESIDENCE SOUTH ELEVATION



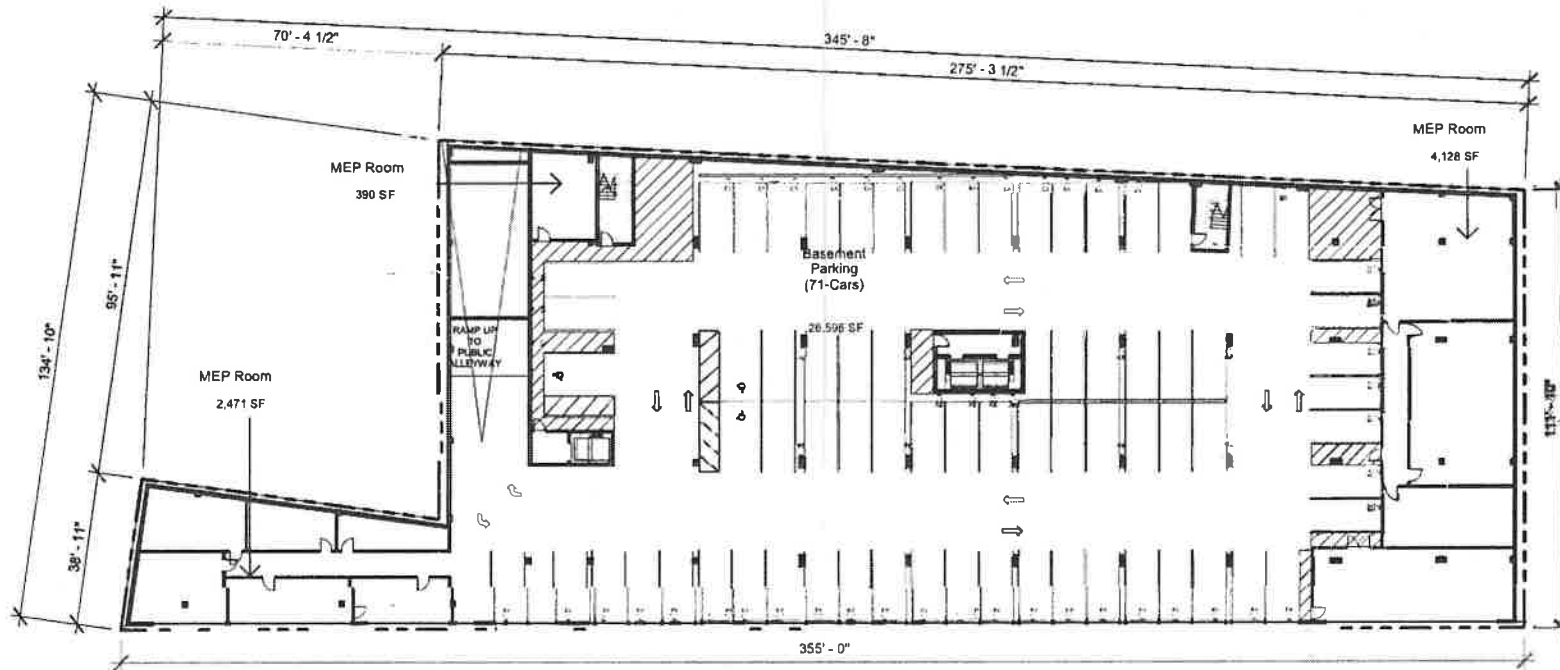
PERFORMANCE ARTS EDUCATION CENTER SOUTH ELEVATION AT THE TERRACE

BUILDING ELEVATIONS - SUB AREA A - PHASE 2



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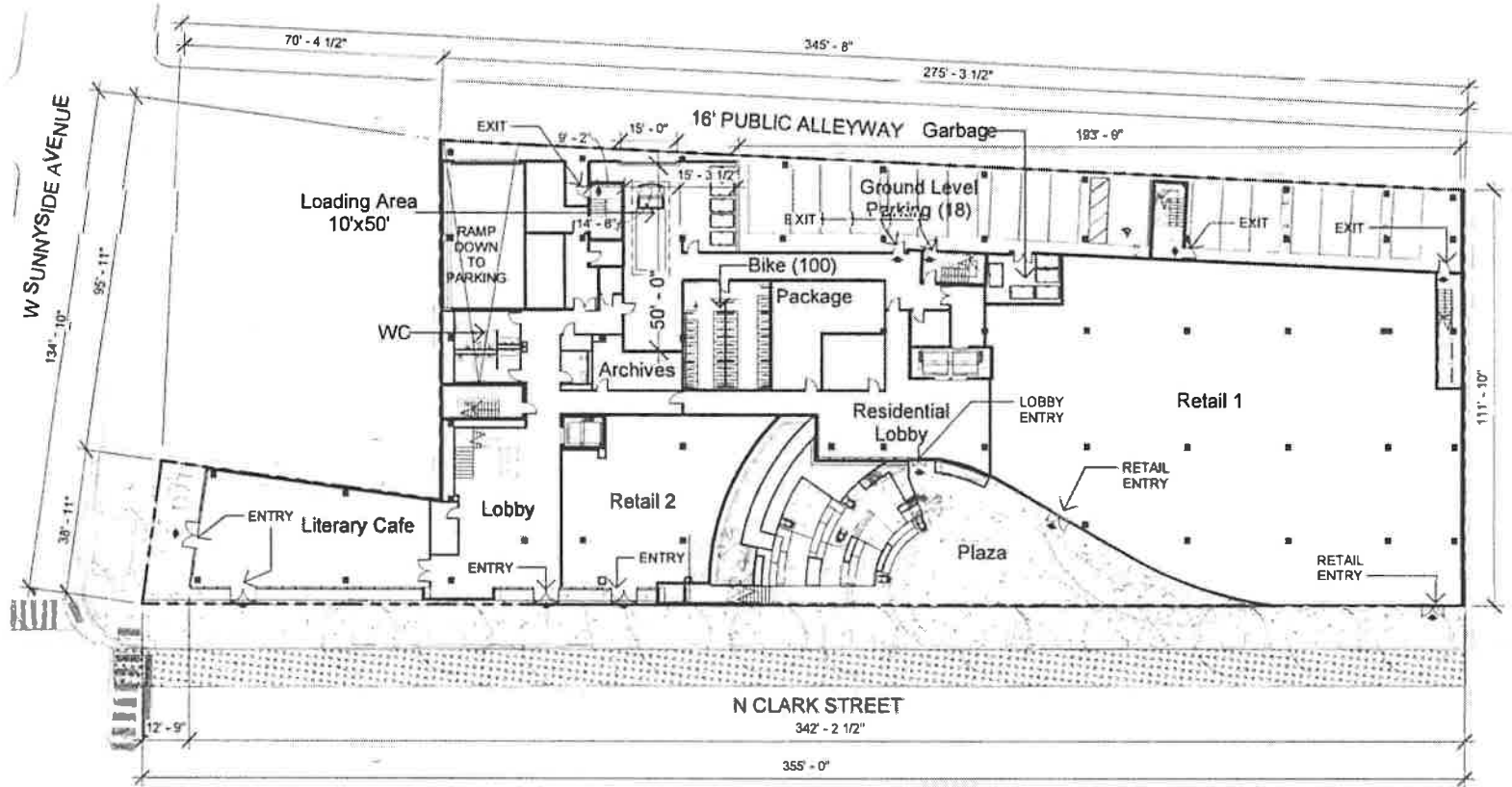




BASEMENT LEVEL PARKING PLAN - SUB AREA A - PHASE 1



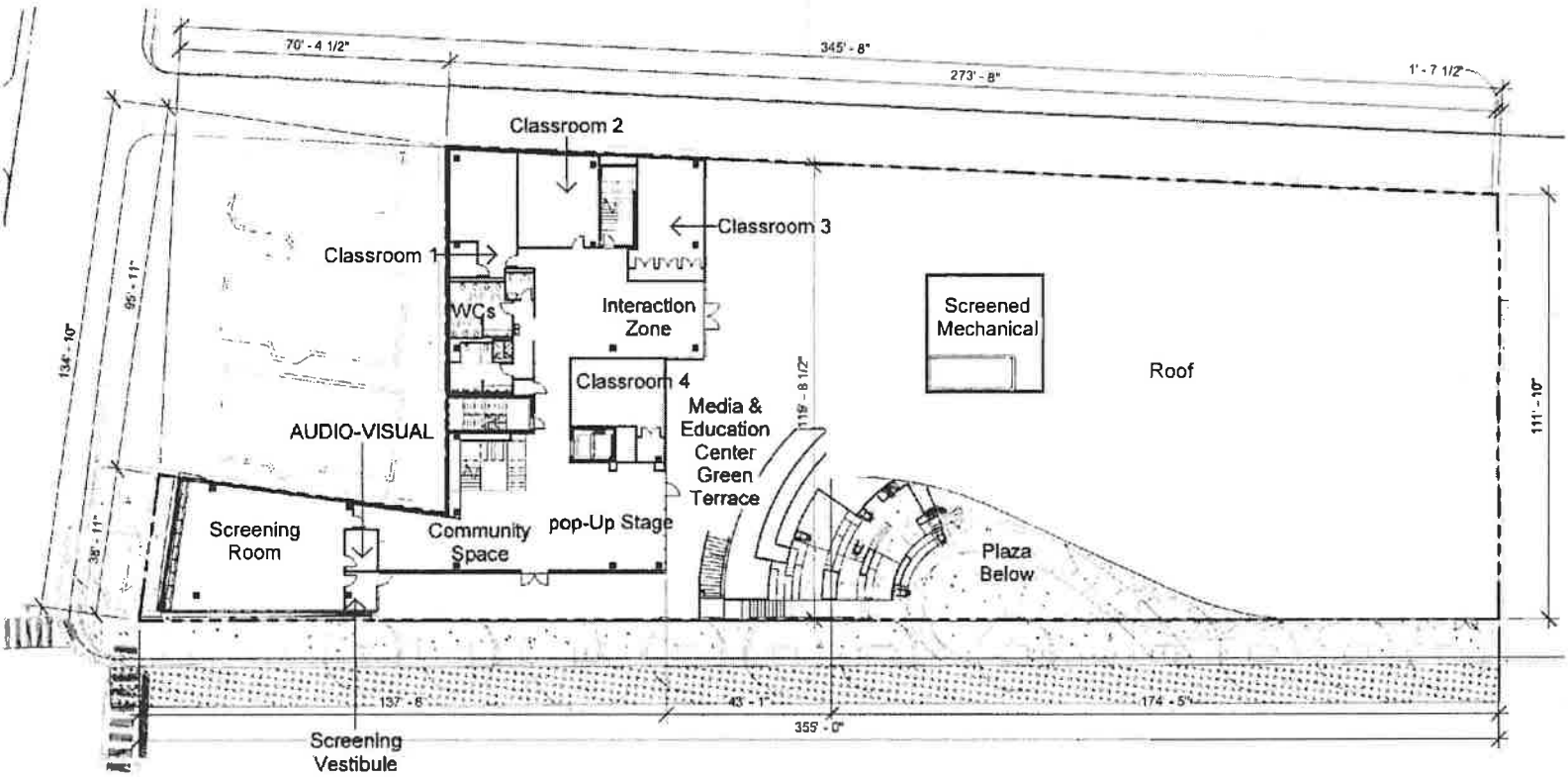
APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION
 ADDRESS: 4427-59 NORTH CLARK/ 1425-27 WEST SUNNYSIDE AVENUE; 4440-56 NORTH CLARK STREET/ 1437-47 WEST SUNNYSIDE AVENUE
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FIRST FLOOR PLAN - SUB AREA A - PHASE 1

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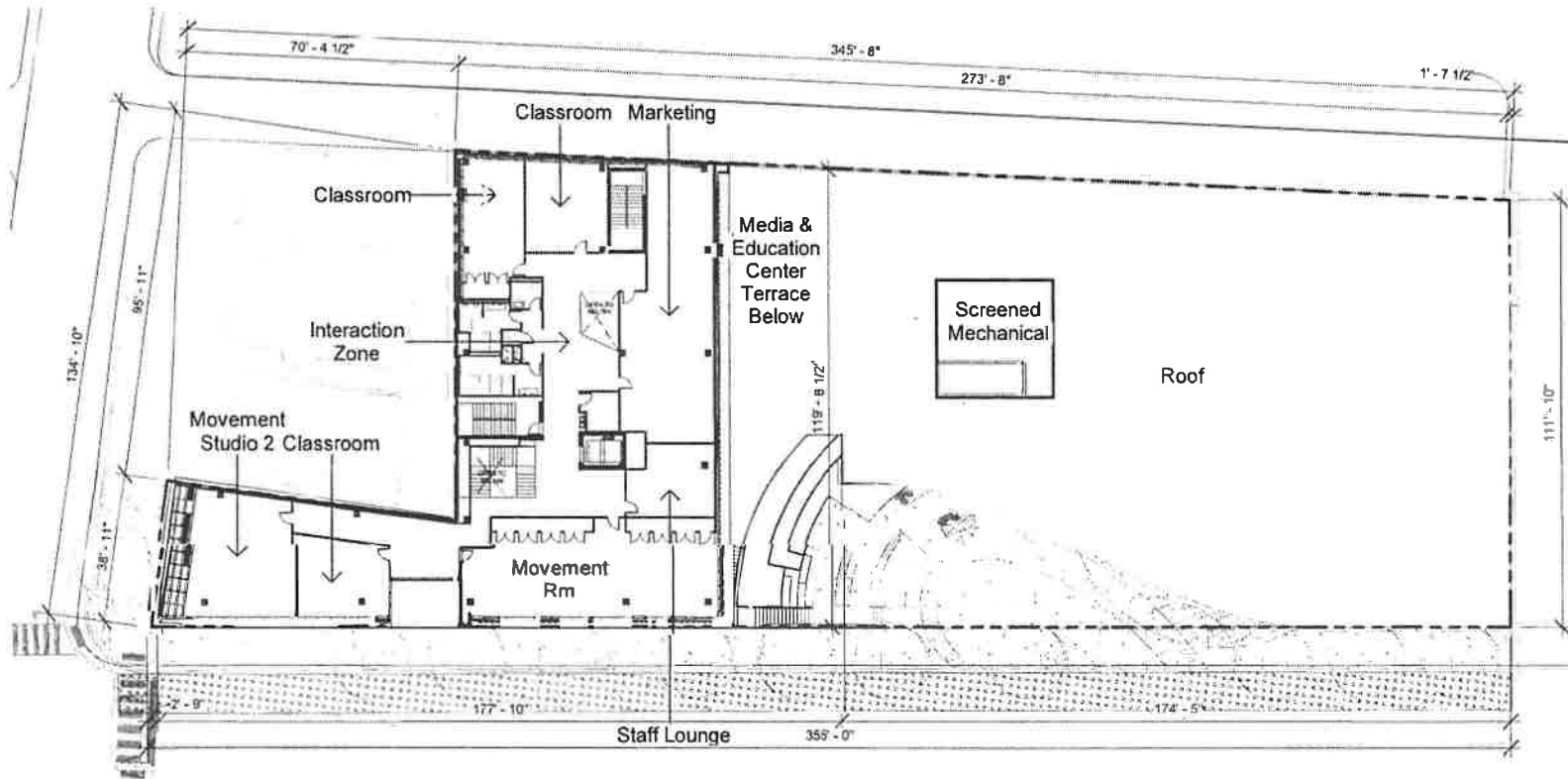


SECOND FLOOR PLAN - SUB AREA A - PHASE 1



APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION
 ADDRESS: 4427-59 NORTH CLARK/ 1425-27 WEST SUNNYSIDE AVENUE; 4440-56 NORTH CLARK STREET/ 1437-47 WEST SUNNYSIDE AVENUE
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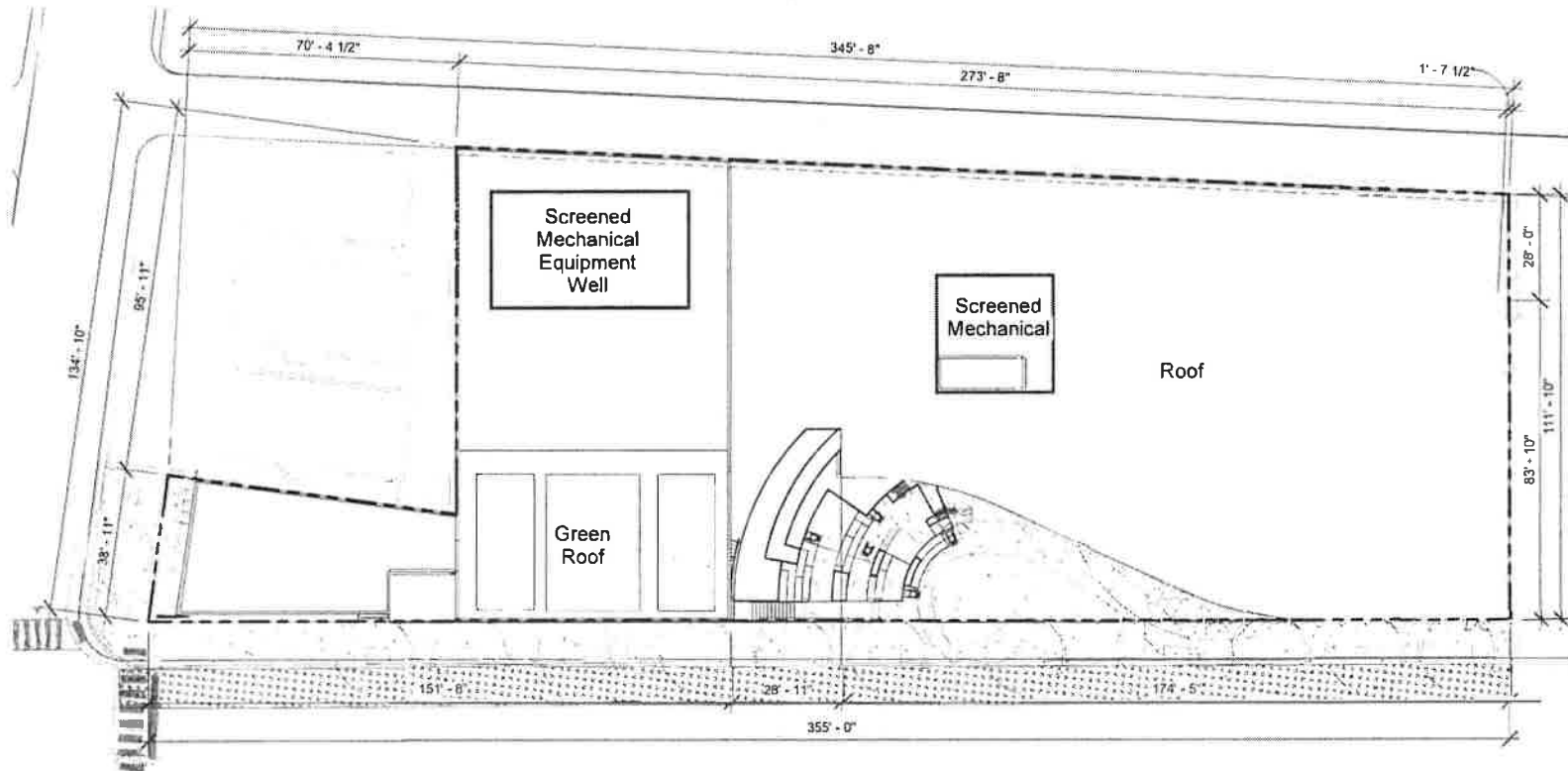


THIRD FLOOR PLAN - SUB AREA A - PHASE 1



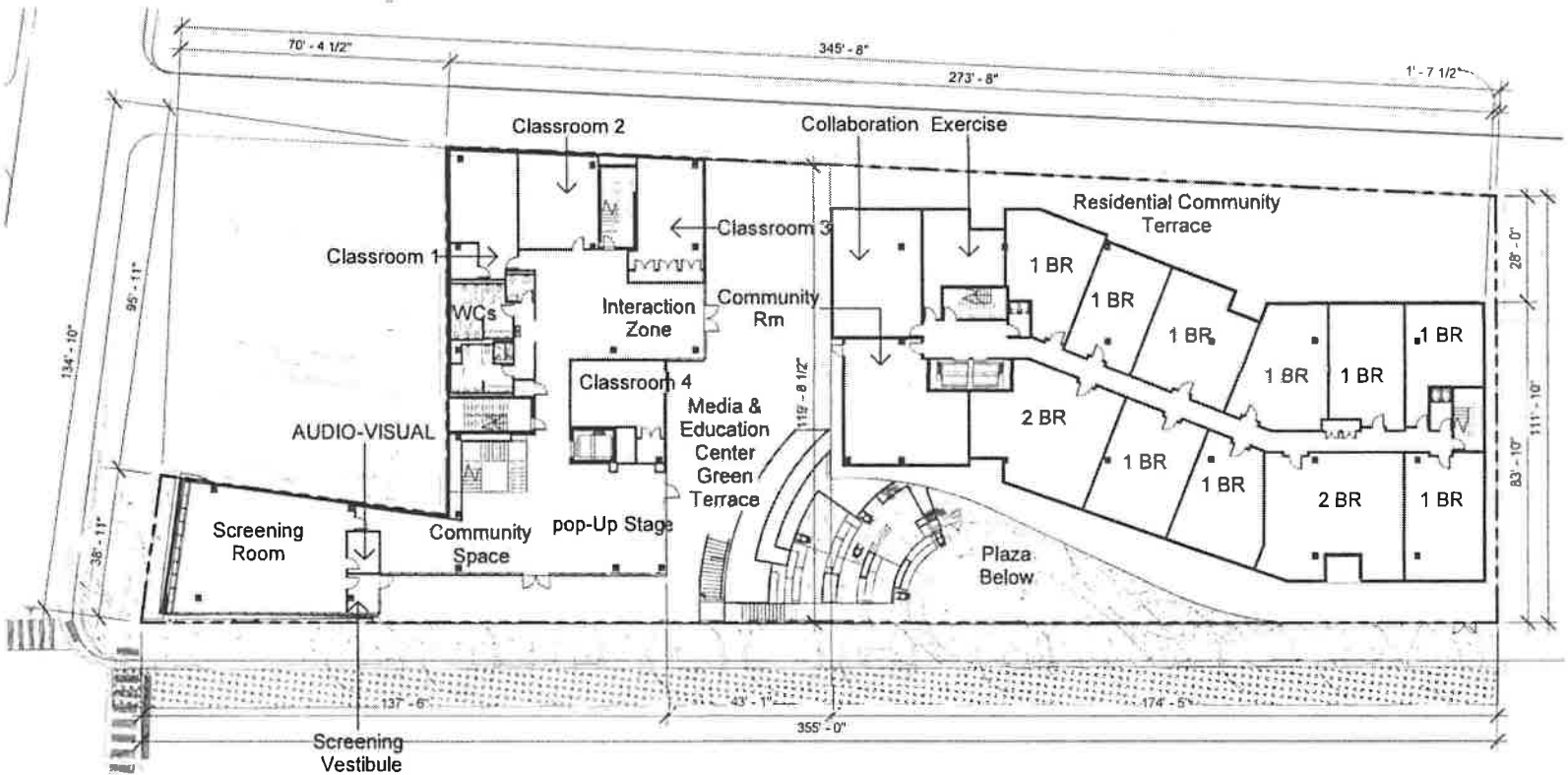
APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION
 ADDRESS: 4427-59 NORTH CLARK/ 1425-27 WEST SUNNYSIDE AVENUE; 4440-56 NORTH CLARK STREET/ 1437-47 WEST SUNNYSIDE AVENUE
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ROOF PLAN - SUB AREA A - PHASE 1

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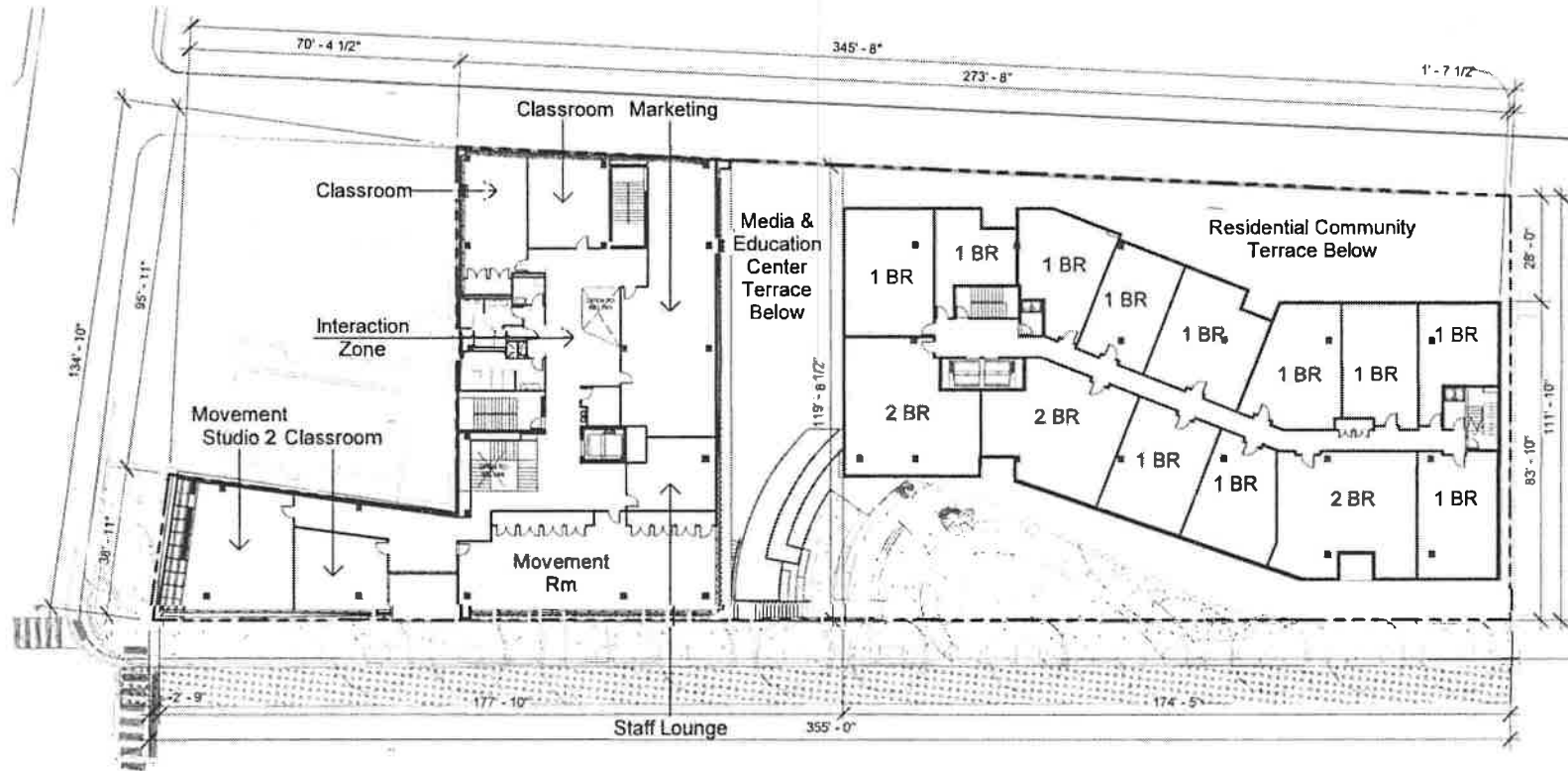


SECOND FLOOR PLAN - SUB AREA A - PHASE 2



APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION
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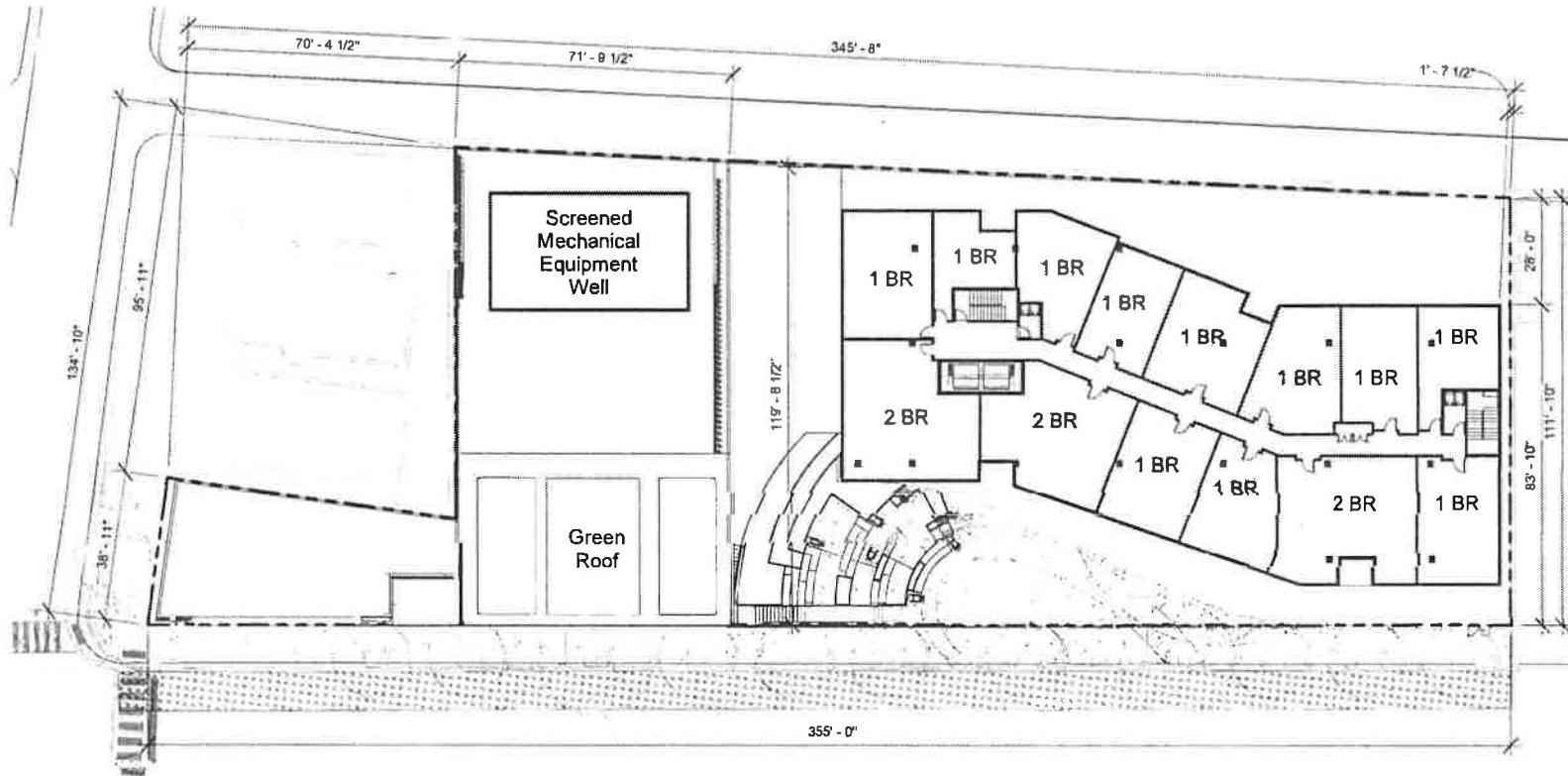


THIRD FLOOR PLAN - SUB AREA A - PHASE 2



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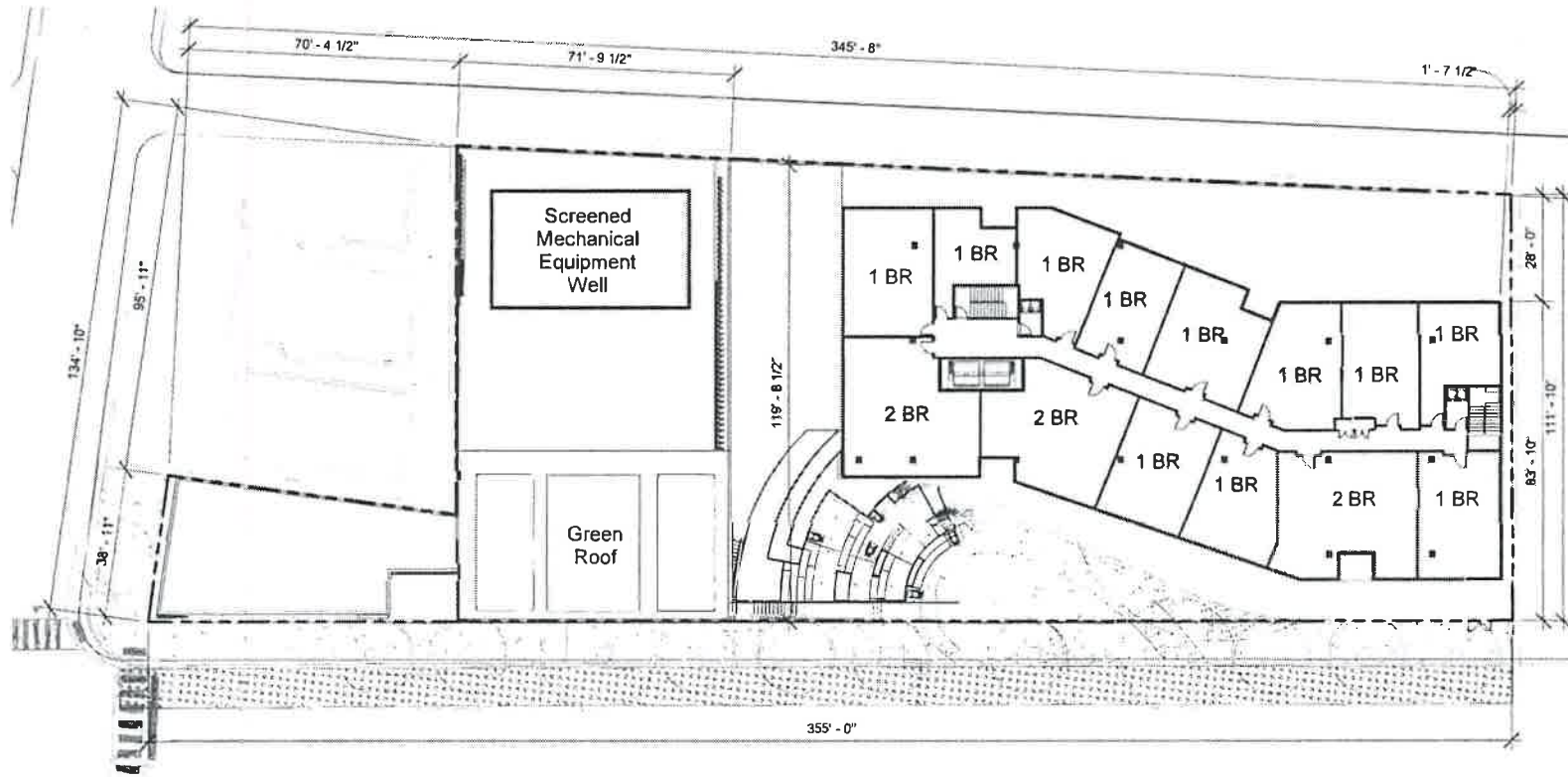


FOURTH FLOOR PLAN - SUB AREA A - PHASE 2



APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION
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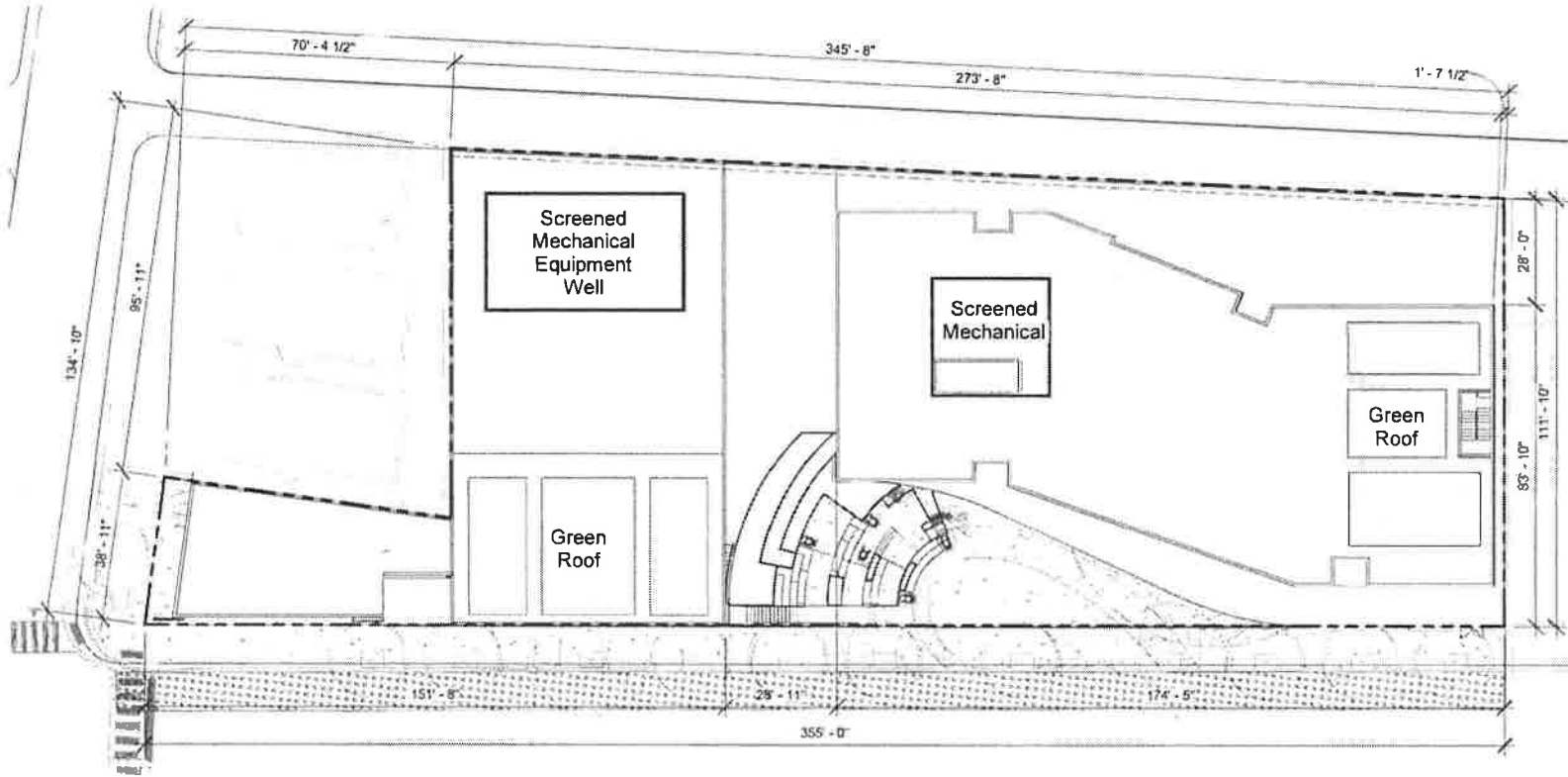


FIFTH FLOOR PLAN - SUB AREA A - PHASE 2



APPLICANT: THE BLACK ENSEMBLE THEATER CORPORATION
 ADDRESS: 4427-59 NORTH CLARK/ 1425-27 WEST SUNNYSIDE AVENUE, 4440-56 NORTH CLARK STREET/ 1437-47 WEST SUNNYSIDE AVENUE
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ROOF PLAN - SUB AREA A - PHASE 2



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