



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

File #: SO2017-5479, Version: 1

# FINAL FOR PUBUCMHN

## ORDINANCE

### BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current Residential-Business Planned Development Number 896 District symbols and indications as shown on Map Numbers 2-G and 4-G in the area bounded by:

West Cabrini Street; South Racine Avenue; West Roosevelt Road; South Blue Island Avenue; West 15<sup>th</sup> Street; South Laflin Street; a line 132 feet next south of West 15<sup>th</sup> Street; South Ashland Avenue; West Hastings Street; a line 132.25 feet next east of South Ashland Avenue; the alley next north of West Hastings Street; South Ashland Avenue; West 13<sup>th</sup> Street; the alley next east of South Ashland Avenue; the alley next north of West 13<sup>th</sup> Street; South Ashland Avenue; West Washburne Avenue; the alley next east of South Ashland Avenue; the alley next north of West Washburne Avenue; a line 179.5 feet next east of South Ashland Avenue; West Roosevelt Road; a line 192 feet next west of South Loomis Street; the alley next south of West Roosevelt Road; a line 144 feet next west of South Loomis Street; West Washburne Avenue, if extended west of South Loomis Street; South Loomis Street; West Grenshaw Street; South Throop Street; West Taylor Street; a line 100 feet next east of South Loomis Street; the alley next north of West Taylor Street; the alley next east of South Loomis Street; West Arthington Street; and South Ada Street,

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to those of Residential-Business Planned Development Number 896, as amended, which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

Address: 1328-1350 West Taylor Street, Chicago, Illinois

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*Residential-Business Planned Development Number 896, As Amended.*

### *Plan Of Development Statements.*

1. The area delineated herein as a Residential-Business Planned Development Number 896, as amended (the "Planned Development") consists of approximately seven million one hundred seventy-two thousand two hundred twenty-six (7,172,226) square feet (one hundred sixty-four and sixty-five hundredths (164.65) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The "Applicant" for this amendment is Taylor Street LA LLC with authorization from the Property owners.
2. The Applicant, or the Chicago Housing Authority, LR ABLA L.L.C. (the "Master Developer") or their successors, assignees or grantees (collectively, "Affiliates") shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its Affiliates and approval by the City Council of the City of Chicago (the "City Council").
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Property owners, the Affiliates, their successors, assignees or grantees and all other individuals or entities owning property within the Planned Development. All rights granted hereunder to the Applicant shall inure to the benefit of the Affiliates and their successors, assignees or grantees. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise), or, to the extent permitted by law, for a permit to construct improvements on the Property filed prior to completion of the improvements contemplated by this Planned Development shall be made or authorized by the Master Developer. Upon completion of construction of all the improvements contemplated by this Planned Development, any application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development may be filed or authorized for an individual parcel by the owner of the improvements located thereon.

4. This plan of development consists of these twenty (20) statements and the exhibits listed below, all of which are incorporated herein and made a part hereof by this reference: a Permitted Uses Table; a Bulk Regulations and Data Table; an Existing

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Zoning Boundary Map; an Existing Land-Use Map; a Right-of-Way-Adjustments Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Phase I Site Plan prepared by DeStefano + Partners dated November 20, 2003; a Phase I Landscape Plan and Street Character Guidelines prepared by Wolff Clements and Associates, Ltd. dated November 20, 2003; and Building Elevations prepared by DeStefano + Partners et al. dated November 20, 2003, which exhibits are attached to the PD amendment approved by the City Council on September 5, 2007 at Journal Pages 7434 through 7507. A full size set of the Phase I Site Plan, the Phase I Landscape Plan and the Building Elevations is on file with the Department of Planning and Development.

This plan of development consists of the following exhibits related to the development of the new construction building in Subarea D that is the subject of this Amendment: Subarea D Existing Land-Use Map; Site/Landscape Plan; Building Elevations (north, south, east and west) and Green Roof Plan prepared by Skidmore, Owings & Merrill LLP dated August 17, 2017.

These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The Property within the Planned Development is divided into fourteen (14) subareas as indicated on the Subarea Map. Subject to the Bulk Regulations and Data Table and the Street Character Guidelines, those uses indicated on the attached Permitted Uses Table shall be permitted in this Planned Development. The uses permitted in Subareas A-1 - A-5, F, G and H are based on the uses permitted in the R4 General Residence District. The uses permitted in Subareas A-6, B, C, D, E and I are based on the uses permitted in the B4-2 Restricted Service District. In the event that the Chicago Zoning Ordinance is amended to change the permitted uses in either of these districts, any new use not otherwise included in the attached Permitted Uses Table proposed for the Property shall be subject to the review and approval of the Department of Planning and Development and shall only be permitted if such use is consistent with the character of the area in which it is proposed.

Additional Permitted Use Regulations:

- (a) Portions of the Property in all subareas may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property (including temporary buildings for construction purposes) and for public and private parks and playgrounds. In addition, the floor area ratios provided for each subarea herein may be exceeded on a temporary basis during such construction.

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- b) Any uses existing on the Property as of the date of adoption of this Planned Development shall be allowed to be maintained until the Applicant or the Affiliates undertake redevelopment thereof as provided herein.
- c) Residential uses may be permitted below the second (2<sup>nd</sup>) floor in all subareas.
- d) All retail shall have a minimum floor to floor height of twelve (12) feet.
- e) Any permitted business use allowed in Subarea A-6 shall be located on the ground floor of a residential building and the total amount of business space within the subarea shall not exceed two thousand (2,000) square feet. No drive-through uses shall be permitted in Subarea A-6.
- f) Stand-alone business uses shall only be permitted within Subarea B at the southwest corner of South Racine Avenue and West Roosevelt Road and the southeast corner of South Loomis Street and West Roosevelt Road, provided the type of such use shall be subject to consultation with the ABLA Working Group and compliance with paragraph 12 herein and provided further that the total amount of business space in the aforementioned locations shall not exceed fifteen thousand (15,000) and seven thousand five hundred (7,500) square feet, respectively. Business uses shall also be permitted at the southeast corner of West Roosevelt Road and South Racine Avenue provided such uses are located on the ground floor of a residential building and that the total amount of business space permitted in such location shall not exceed two thousand (2,000) square feet. Drive-through uses, other than restaurants, shall be permitted in Subarea B, subject to the review and approval of the Department of Planning and Development.
- g) All permitted business uses in Subarea D shall be located on the ground floor of residential buildings and the total amount of business space in any one location shall not exceed six thousand (6,000) square feet unless located within a parking structure, or stand-alone retail location which may only occur once within Subarea D. No drive-through uses shall be permitted in Subarea D.

- h) Permitted business uses shall only be allowed in Subarea E at the southwest corner of West 15<sup>th</sup> Street and South Loomis Street and at the southeast corner of West 15<sup>th</sup> Street and South Ashland Avenue and provided further that all permitted business uses shall be located on the ground floor of a residential building and the total amount of business space in any one location shall not exceed three thousand (3,000) square feet. No drive-through uses shall be permitted in Subarea E.
- (i) Permitted museum uses may exceed six thousand (6,000) square feet.

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- (j) Drive-through uses shall be permitted in Subarea C and Subarea I, subject to the review and approval of the Department of Planning and Development.
  - (k) All permitted "drive-through" uses shall be subject to the review and approval of the Department of Planning and Development.
6. Project identification signs and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs also shall be permitted, subject to the review and approval of the Department of Planning and Development.
  7. Off-street parking and loading facilities shall be provided in accordance with- the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.
  8. In addition to the maximum height of any building or any appurtenance depicted on the Building Elevations attached hereto, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.

9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Landscape Plans for the various phases of development and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Chicago Zoning Ordinance.
10. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date hereof shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, such calculations shall exclude (a) all floor area dedicated to mechanical equipment and storage areas in excess of five thousand (5,000) square feet in any single building, and (b) any floor area associated with parking and loading areas.

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11. For purposes of this Planned Development, in addition to the encroachments permitted by the Chicago Zoning Ordinance, the following shall be considered permitted obstructions: steps exceeding four (4) feet in height above grade level in any yard setback depicted on the Site Plans; balconies, provided, however, no balconies, other than those which may be installed as part of a rehabilitation of an existing building, shall project into the public way; multi-story bays projecting not more than three (3) feet into any yard; and open porches projecting not more than five (5) feet into the front or side yards.
12. Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for construction of the improvements in any phase of development subsequent to Phase I, a site plan, landscape plan and building elevations (collectively, the "Subsequent Phase Site Plan Approval Submittals") shall be submitted to the Department of Planning and Development for approval. Approval of the Subsequent Phase Improvements is intended to assure that the specific components thereof substantially conform with this Planned Development, including the Street Character Guidelines attached hereto. Subsequent Phase Improvements that contain modifications which would otherwise be considered minor changes to the Planned Development shall be deemed to be in substantial conformance therewith. No Site Plan Approval shall be required in connection with the development of the Phase I improvements or the new construction building located in Subarea D contemplated by this Amendment pursuant to this Planned Development. If the Subsequent Phase Site Plan Approval Submittals for any phase of development subsequent to Phase I substantially conform with the provisions of this Planned Development, the Department of Planning and Development shall approve same within thirty (30) days from submission thereof. Following approval thereof by the Department of Planning and Development, said

Subsequent Phase Site Plan Approval Submittals, and each of them, shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. After approval of the Subsequent Phase Site Plan Approval Submittals by the Department of Planning and Development for improvements in any phase of development subsequent to Phase I, the same may be changed or modified pursuant to the provisions of Statement Number 13 of this Planned Development. In the event of any inconsistency between Subsequent Phase Site Plan Approval Submittals and the terms of this Planned Development in effect at the time of approval of such Subsequent Phase Site Plan Approval Submittals or of the changes or modifications thereto, the terms of this Planned Development shall govern.

Subsequent Phase Site Plan Approval Submittals shall, at minimum, provide the following information:

- (a) a site plan (including footprints of the proposed improvements);

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- b) a landscape plan, including species and size of landscape material;
- c) location and depiction of all parking spaces and loading berths, including relevant dimensions;
- d) location and depiction of all drives, roadways and vehicular routes;
- e) statistical information applicable to the particular phase of development depicted, including:
  - 1) floor area and floor area ratio;
  - 2) uses to be established;
  - 3) building heights; and
  - 4) building setbacks;
- f) building elevations: and
- g) compliance with the Street Character Guidelines.

Subsequent Phase Site Plan Approval Submittals shall include such other information as may be necessary to illustrate substantial conformance with the applicable provisions of this Planned Development.

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13. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant, the Affiliates or their successors, assignees or grantees and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of units for the total net site area established in this planned development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11 -3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of Section 11.11 -3(c) of the Chicago Zoning Ordinance, such minor changes may include, but are not limited to, a reduction in the minimum required distance between structures, a reduction in periphery setbacks and an increase in the maximum percent of land covered.
14. The Applicant, the Affiliates, and their successors, assignees or grantees acknowledge that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The

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Applicant and Affiliates shall use best and commercially reasonable efforts to design, construct and maintain all new buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").

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 new construction building in Subarea D that is the subject of this Amendment 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 the new construction building in Subarea D and must provide documentation verifying compliance.

15. The Applicant, the Affiliates and their successors, assignees or grantees acknowledge that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People



with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

16. Applicant and Affiliates acknowledges that it is in the public interest to design, construct and maintain all buildings and improvements on the Property in a manner that promotes energy efficiency and maximizes the conservation of natural resources. To promote these objectives, the Applicant and Affiliates agree to review with the Department of Planning and Development to determine if any features, materials or resources would be cost-effective to include as a part of the design, construction, and maintenance of the buildings and improvements on the Property. Cost-effectiveness shall be in the sole discretion of the Applicant and Affiliates. Provided funding is available as indicated below, this review process shall specifically include the use of computer modeling programs recommended by the Department of Planning and Development. The types of features, materials and resources that will be analyzed and considered during this process are enumerated on Exhibit 12. This listing is not intended to be exhaustive and other features, materials and resources may also be reviewed and evaluated. All features, materials or resources shall be evaluated in the context of the Home Energy Rating System. To the extent that design, construction and maintenance of any of these features materials or resources requires supplemental

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funding from the City or other funding sources, design, construction or maintenance shall be subject to the receipt of such funding.

17. Design Guidelines. The improvements on the Property shall be designed, constructed and maintained in general conformance with the plans and exhibits set forth in these statements or attached hereto. In addition, the development shall be subject to the following development parameters:

- (a) Open Space: Open space shall be provided within the Planned Development in accordance with the following requirements:

Housing Type

Single-Family Detached

Single-Family  
Attached

(townhouses)

Low-Rise Apartments Condominiums Flats (up to 4-stories)

Mid-Rise Apartments Condominiums (5 to 8 stories)

Private Open Space (Per Unit)

500 square feet

200 square feet

Up to 50% of total open space required in column 3 may be in balconies or roofdecks

Up to 50% of total open space required in column 3 may be in balconies or roofdeck

Public Open Space (Per Unit) Within Planned Development

150 square feet

150 square feet

50 square feet

50 square feet

Private Open Space Or Landscape Setbacks (Per Unit.)

150

8 units or less square feet

More than 8 units 100 square feet

100 square feet

Loft Conversions Up to 50% of total open space required in column 3 may be in balconies or individual unit roofdecks

100 square feet (may be provided in roof garden)

- (b) Landscaping. The landscaping requirements for Phase I of the development will comply with the Phase I Landscape Plan attached hereto. The landscaping for all future phases of development shall substantially comply with the Street Character Guidelines and the Chicago Landscape Ordinance and associated guidelines and regulations. Landscaping for all rental properties will be

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varietal. Front yard beds of rental properties shall be varietal and be planted to maintain color throughout the seasons.

- (c) Residential Building Design. Other than the Phase I Improvements and the new construction building located in Subarea D contemplated by this Amendment, which comply with the design requirements contained herein, building elements for all future phases may include but not be limited to: entrance canopies, front stoops, stairs, flat or pitched roofs, punched windows, bay windows, upper story balcony/porches, roof terraces and architectural elements that reinforce the corner.
- 1) Facades. Front facades, including end walls which front public streets or open spaces, be of brick, have windows and be ornamented with artificial stone or concrete. They shall be varied in material, roofline and window style. The front facade brick should turn the corner for a minimum of four (4) feet at the side walls. Where buildings have a greater exposure of the side facade due to an adjacent building setback, the facade brick shall return four (4) feet past the face of the adjacent facade. Side walls and rear, walls should be masonry (brick or C.M.U.), vinyl clad or split-face block. E.I.F.S. synthetic stucco or dryvit, shall be limited to architectural ornament and penthouse facades. Facades that face car courts but not public streets must contain pedestrian scale entry doors, windows and building

lighting. All front facades or side facades facing a public street will contain items that create architectural rhythm such as bay windows, and brick moldings; and building projections such as cornice lines and pilasters; television reception dishes shall not be permitted thereon. Affordable housing units shall be constructed of equal quality materials, detailing and decoration so they are indistinguishable from market rate units.

- 2) Dwelling Types. A variety of dwelling types including affordable housing is to be interspersed throughout the development and within individual blocks.
- 3) Private Garages. Private garages may be constructed of vinyl siding, wood siding, stucco or masonry. Where a private garage is located within fifteen (15) feet of a public street, unless the facade facing the street is constructed of a material other than vinyl siding (i.e., masonry, stucco, et cetera); it shall be screened from view by plantings or fences. If plantings are utilized to screen a garage, such plantings shall provide screening on a year-round basis.

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- 4) Orientation Of Buildings. Buildings shall be oriented to the street, public open space or private courtyard with the primary facade and a front door, or the appearance of a front facade and front door. Any side wall facing a public street will contain materials and architectural elements that are consistent in character with primary building facades. Curb cuts, garage doors, blank walls and rear service elements shall not face public streets or common open spaces.
  - 5) Retail Corner Sites. Retail corner site setbacks over five (5) feet are to be avoided.
  - (d) Fencing, Walls And Gates. Fencing separating the private yards from the street or common open space should be no less than seventy percent (70%) transparent and no more than five (5) feet in height.
18. The Applicant acknowledges and agrees that the rezoning of the Property in Subarea D that is the subject of this amendment (the "Subject Property") from Planned Development Number 896 to Planned Development Number 896, as amended, triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (the "Required Units") as affordable units, or with the

Commissioner's approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Subject Property is located in a "higher income area" within the meaning of the ARO, and the project has a total of 73 units. As a result, the Applicant's affordable housing obligation is 7 affordable units (10% of 73 rounded down), 2 of which are Required Units (25% of 7, rounded up). Applicant has agreed to satisfy its affordable housing obligation by providing 7 affordable units in the rental building to be constructed in the Planned Development. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in on the Subject Property, including, without

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limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115 (L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 18, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development. Notwithstanding the foregoing, if the Applicant receives Low-Income Housing Tax Credits, tax increment financing or other financial assistance whose affordability requirements exceed those of the Affordable Housing Ordinance from the City to develop affordable housing in any portion of the Planned Development, the regulatory, redevelopment, loan or other agreement(s) to be executed by the City and the Applicant in connection with such tax credits or other financial assistance shall govern and control the Applicant's obligation to provide affordable housing for such subsidized portion of the Planned Development.

19. The Applicant acknowledges the city's ongoing and evolving initiatives to enhance awareness of, and support and encourage participation by, Minority and Women's Business Enterprise certified contractors and local city residents. To assist the city in promoting such MBE, WBE and local city resident involvement, the Applicant may provide the Department of Planning and Development with any preliminary outreach plans designed to elicit MBE, WBE and local city resident participation, such submission may include copies of certified letters, and receipts of such, sent to MBE/WBE contractor associations and the ward office of the alderman in which this project is proposed to be located. In conjunction with the Applicant's submission for Part II permit reviews of the new construction building located in Subarea D, the Applicant will provide DPD (and upon request, the full .Plan Commission) with all responses to any preliminary outreach plans and certified letters, updates on any-associated communications or meetings and anticipated percentages of MBE, WBE and local city resident participation. Prior to issuance of their Certificate of Occupancy for the new construction building located in Subarea D, the Applicant will provide DPD with actual level of MBE and WBE certified contractor and local city resident participation. All such details will be provided in a form acceptable to the Zoning Administrator or Commissioner of the Department of Planning and Development.

20. Unless substantial construction of the Phase I Improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless the completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall

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automatically revert to those zoning district classifications in existence immediately prior to the adoption of the ordinance establishing this Planned Development.

a) Subsequent Periods. Unless substantial construction has commenced and been diligently pursued after the initial six (6) year period on a minimum of four hundred (400) dwelling units (cumulative) within eight (8) years of the effective date hereof, six hundred (600) dwelling units (cumulative) within ten (10) years of the effective date hereof and eight hundred (800) dwelling units (cumulative) within twelve (12) years of the effective date hereof (the "Subsequent Periods"), the Department may decide to review and recommend modification of the provisions of this Planned Development in whole or in part. The Department's determination that the Planned Development ordinance must be reviewed shall be reflected in an application filed by the City for a Planned Development amendment, with the City being deemed the Applicant and providing such notice as may be required by law. Not less than thirty (30) days before filing any such application for amendment to the Planned Development, the Department shall provide the Applicant with a copy of the draft application for amendment.

c) Unless substantial construction of the improvements contemplated within Subarea D has commenced within six (6) years following adoption of Residential-Business Planned Development Number 896, as amended by this Amendment and unless completion is thereafter diligently pursued, then this planned development shall expire as it relates to Subarea D and the zoning of Subarea D of the planned development shall automatically revert to Residential-Business Planned Development Number 896, as amended on September 5, 2007.

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Exhibit 12 referred to in these Plan of Development Statements reads as follows:

### Exhibit 12

#### Energy Efficiency And Sustainable Development Features.

##### Site:

- install environmentally responsible landscape of native plants;
- encourage storm water percolation with green spaces;
- orient buildings and window placement to maximize sunlight;
- install (by City) permeable alleys; and
- review (by City) of alternate water retention systems.

Efficiency: install low-flow plumbing fixtures; maximize amount of

- fluorescent light fixtures; use fluorescent fixtures at all common
- light fixtures; use photocells on exterior common light fixtures;
- install double glazed windows; install Energy Star appliances;
- install ninety percent (90%) efficient furnaces; install energy
- efficient hot water heaters;
- locate hot water heater near the point of highest service, where possible; insulate hot and
- cold water pipes within three (3) feet of the hot water heater; install programmable
- thermostats; train occupants on system use; seal ductwork;

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install reflective roofing; rui\*\* i, 'finM  
caulk and seal all penetrations; install ceiling fans to reduce use of air-  
conditioners; advance framing to help reduce construction costs; increase  
insulation and use of exterior air infiltration barrier; install bathroom fans;  
advance caulking for airtight drywall approach;  
caulk or gasket drywall is used at electrical, plumbing or mechanical penetrations; and install  
carpeting by tacking rather than using glue.

Indoor Environmental Quality: use low-emitting paints, sealers, caulk, adhesives, carpets and composite wood  
products; and low-VOC and low-toxic interior paints and finishes to reduce toxins.

Sustainable Features: use carpet made from recycled  
materials; use engineered composite lumber;  
use recycled light-gauge interior steel framing, if possible; use blown-in  
cellulose insulations; use cement board siding on exterior;  
use fly-ash concrete for foundations, if structurally possible; water  
conserving toilets and faucets;  
use of recycled plastic lumber or wood composite lumber for certain exterior uses;  
use of engineered structural products, including laminated veneer lumber (L.V.L.) wood l-beams and I-joists,  
and wood-roof and floor trusses (when lumber is used); and

Applicant: Taylor Street LA LLC  
Address: 1328-1350 West Taylor Street  
Introduced: July 26, 2017 Plan Commission:  
August 17, 2017

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green roofs.

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Material And Resources: resource efficient design, including panelization of

walls.

Applicant: Taylor Street LA LLC  
Address: 1328-1350 West Taylor Street  
Introduced: July 26, 2017 Plan Commission:  
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## Bulk Regulations And Data Table. (Page 1 of 2)

	Sub-area A1	Sub-area A2	Sub-area A3	Sub-area A4	Sub-area A5	Sub-area A6	Sub-area B
Gross Site Area (Square Feet)			-	-	-	-	-
Net Site Area (Square Feet)	356,3.57	288,610	294.465	164.587	1.244.231	9.375	440,591
Gross Site Acreage	-	-	-	-	-	-	-
Net Site Acreage	8.2	6.6	6.8	3.8	29.0	.1	10.6
Maximum Percentage of Site Covered	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval
Maximum Floor Area Ratio	1.3	1.2	1.1	1.1	1.1	1.2	1.7
Maximum Building Height <sup>abc</sup>	50% @ 35' 50% <aj 45'	50% @ 35' 50% @ 45'	50% @ 35' 50% (a). 45'	50% @ 35' 50% <u>. 45'	50% @ 35' 50% (a) > 45'	35'	68% @ 45' 32% (al 60'
Minimum Setbacks	Front: 10' Side: <sup>d</sup> Rear: 30' <sup>c</sup>	Front: 10' Side: <sup>d</sup> Rear: 30' <sup>c</sup>	Front: 10' Side: <sup>d</sup> Rear: 30"	Front: 10' Side: <sup>d</sup> Rear: 30"	Front: 10' Side: <sup>d</sup> Rear: 30"	Front: 10' Side: <sup>d</sup> Rear: 30"	Front: 2", Side: 2' Rear: 0'
Planned Number of Dwelling Units	241	208	176	93	867	6	441
Maximum Number of Dwelling Units	253	218	184	107	910	6	510
Minimum Number of Loading Berths	Residential: 20,000 to 200,000 s.f. = one 10' x 25' loading berth Retail: 6,000 to 10,000 s.f. = one 10' x loading berth 10,001 to 25,000 s.f. = two 10' x 25' loading berths 25,001 to 40,000 sf. = two 10' x 50' loading berths						
Minimum Number of Parking Spaces	Residential: Parking spaces will be provided at a ratio of one parking space per dwelling unit minimum. One parking space shall be provided for every 400 s.f. of floor area in excess of 6,000 s.f. Size: All spaces be 8' x 19' minimum						

Minimum setbacks and maximum site coverage shall be in accordance with the submitted site plans

a. Maximum Building Height refers to new development only Existing Buildings with heights in excess of maximum shown are permitted. For the purposes of this ordinance, building height shall be defined as per the City of Chicago Zoning Ordinance.

b. Sub-areas A1 through A5: no more than 50% of the total street frontage within the sub-area shall be constructed with buildings that exceed 35 feet in height and no building shall exceed 45 feet in height.

c Sub-area R. no more than 32% of the total street frontage within the sub-area shall be constructed with buildings that exceed 45 feet in height and no building shall exceed 60 feet in height.

d Peripheral Setbacks: Except for townhouses, there will be no less than 5'0" between buildings. At parcels abutting a street or alley, other than on reverse corner lots in Subareas A1-5, no side setback is required at the street or alley, however, on reverse corner lots in Subareas A1-5, sideyard set-backs along the street side lot line shall be a minimum of 50% of the depth required for the front yard of the next property to the rear fronting on such street.

e Sub-areas A1 through A6: Minimum rear yard set back for townhouse shall be 2'0". The minimum separation between townhouses where the front or rear wall of one row of townhouses faces the front or rear wall of another row of townhouses shall be 22 feet.

Applicant: Taylor Street LA LLC  
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August 17, 2017

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## Bulk Regulations And Data Table. (Page 2 of 2)

	Sub-area C	Sub-area D	Sub-area F	Sub-area F	Sub-area C.	Sub-area H	Sub-area I	Total
Gross Site Area (Square Feet)			-	-	-	-	-	7,172,226
Net Site Area (Square Feet)	102,572	169,208	158,736	1,186,462	33,744	158,729	35,087	4,642,754
Gross Site Acreage	-	-	-	-	-	-	-	164.65
Net Site Area	2.4	3.9	3.64	27.2	0.8	3.6	0.8 Per site plan approval	106.6
Maximum Percentage of Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval	Per Existing	Per Existing	Per Existing		
Maximum Floor Area Ratio	1.4	2.0	3.0	0.7	2.9	0.7	0.9	1.23"
Maximum Building Height	45'	85'	55' north of 15 <sup>th</sup> St. 80' south of 15 <sup>th</sup> St.	Per Existing	Per Existing	Per Existing	35'	
Minimum Setbacks	Front: 0' Side: 0' Rear: 8'	Front: 0' Side: 0' Rear: 8'	Front: 10' Side: 0' Rear: 0'	Per Existing	Per Existing	Per Existing	Front: 0' Side: 0' Rear: 0'	
Planned Number of Dwelling Units	67	155	260	330	116	126	0	3086
Maximum Number of Dwelling Units	71	171	312	330	116	126	27	3086
Minimum Number of Loading Berths	Residential: 20,000 to 200,000 s.f. = one 10' x 25' loading berth 10,001 to 25,000 s.f. = two 10' x 25' loading berths 25,001 to 40,000 s.f. = two 10' x 50' loading berths Residential: Parking spaces will be provided at a ratio of one parking space per dwelling unit minimum. Retail: One parking space shall be provided for every 400 s.f. of floor area in excess of 6,000 s.f. Size: All spaces shall be 8' x 19' minimum							
Minimum Number of Parking Spaces								

Minimum setbacks and maximum site coverage shall be in accordance with the submitted site plans

a. Maximum Building Height refers to new development only. Existing Buildings with heights in excess of maximum shown are permitted For the purposes of this ordinance, building height shall be defined as per the City of Chicago Zoning Ordinance.

d. Peripheral Setbacks- Except for townhouses, [here will be no less than 5'0" between buildings At parcels abutting a street or alley, other than on reverse corner lots in Subareas A1-5, no side setback is required at the street or alley: however, on reverse corner lots in Subareas A1 -5, sideyard set-backs along the street side lot line shall be a minimum of 50% of the depth required for the front yard of the next property to the rear fronting on such street.

f Sub-area O no more than 50% of the total street frontage within the sub-area shall be constructed with buildings that exceed 35 feet in height and no building shall exceed 85 feet in height

g The total number of units consists of 2,514 new units in Subareas A-E and I and 572 existing units in Subareas I-. G and H. In no event shall the total number of new units on the Property exceed 2,514.

h The new construction building approved by this 2017 Amendment shall have a minimum required automobile parking of .33 spaces per dwelling unit.

Applicant: Taylor Street LA LLC  
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 Introduced: July 26, 2017 Plan Commission:  
 August 17, 2017'

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' PLANNED DEVELOPMENT BOUNDARY

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ROOSEVELT SQUARE (D

**APPLICANT: Taylor Street LA LLC**  
**ADDRESS: 1328-1350 West Taylor Street**  
Chicago, Illinois  
**INTRODUCED: July 26, 2017**  
**PLAN COMMISSION: August**  
**17, 2017**

**EXHIBIT 2**

--- PLANNED DEVELOPMENT BOUNDARY  
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"Ej3 EXISTING BUILDING

**EXISTING LAND USE**

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ROOSEVELT SQUARE

MAP

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APPLICANT: Taylor Street LA LLC

EXHIBIT 3

ADDRESS: 1328-1350 West Taylor Street

Chicago, Illinois INTRODUCED:

July 26, 2017 PLAN COMMISSION: August 17, 2017

RIGHT OF WAY ADJUSTMENTS MAP

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APPLICANT: Taylor Street LA LLC

EXHIBIT 4

ADDRESS: 1328-1350 West Taylor Street

Chicago, Illinois INTRODUCED:

July 26, 2017 PLAN COMMISSION: August 17, 2017

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PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

APPLICANT: Taylor Street LA LLC

EXHIBIT 5

ADDRESS: 1328-1350 West Taylor Street

Chicago, Illinois

INTRODUCED: July 26, 2017 PLAN  
COMMISSION: August 17, 2017

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\_\_\_ SUB AREA BOUNDARY

EXISTING BUILDING TO REMAIN WITHIN PD BOUNDARY

ROOSEVELT SQUARE

APPLICANT: Taylor Street LA LLC ADDRESS: 1328-1350 West Taylor Street

Chicago, Illinois INTRODUCED: July 26, 2017 PLAN COMMISSION: August 17, 2017

SUBAREA D EXISTING LAND-USE MAP

ARRIGO PARK



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V \ \ SUB-AREA

^^■B EXISTING BUILDING TO REMAIN WITHIN PD BOUNDARY

## ROOSEVELT SQUARE

APPLICANT: Taylor Street LA LLC ADDRESS: 1328-1350 West Taylor Street  
Chicago, Illinois INTRODUCED: July 26, 2017 PLAN COMMISSION: August 17, 2017

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### PARKING LOT VEHICULAR USE AREA CALCULATIONS

35 SPACE PARKING LOT W/5 ACCESSIBLE SPACES	
TOTAL VEHICULAR USE AREA	14,000 SF
REQUIRED INTERNAL LANDSCAPEO AREA:	7.5% x 14,000 =
ACTUAL LANDSCAPED AREA:	1,255 S.F.

REQUIRED INTERNAL TREE PLANTING' ACTUAL TREE PLANTING  
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ROOSEVELT SQUARE (tpj APPLICANT: Taylor Street LA LLC  
ADDRESS: 1328-1350 West Taylor Street      EXHIBIT 12C  
Chicago. Illinois  
INTRODUCED: July 26, 2017 PLAN  
COMMISSION: August 17, 2017

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OPAQUE INSULATED PANEL SYSTEM

ALUMINUM { GLASS WINDOW -ASSEMBLY

OPAQUE RAINSCREEN PANEL  
SYSTEM

GLASS STOREFRONT SYSTEM

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OPAQUE INSULATED PANEL ■ SYSTEM

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ROOSEVAT SQUARE

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APPLICANT: Taylor Street LA LLC ADDRESS: 1328-1350 West Taylor Street  
Chicago, Illinois INTRODUCED: July 26, 2017 PLAN COMMISSION: August 17, 2017

SOUTH & WEST ELEVATIONS

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ALUMINUM & GLASS WINDOW ■ ASSEMBLY

ROOSEVELT SQUARE

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**APPLICANT:** Taylor Street LA LLC  
**ADDRESS:** 1328-1350 West Taylor Street    **EXHIBIT** 12E  
Chicago, Illinois **INTRODUCED:** July  
26, 2017 **PLAN COMMISSION:** August 17, 2017  
**GREEN ROOF PLAN**

**HNA& I-UR**

NEW 7 STORY BUILDING



NET ROOF AREA            22,302 SF  
GREEN ROOF AREA        11,151 SF  
GREEN ROOF COVERAGE 50%

## ROOSEVELT SQUARE

APPLICANT: Taylor Street LA LLC ADDRESS: 1328-1350 West Taylor Street  
Chicago, Illinois INTRODUCED: July 26, 2017 PLAN COMMISSION: August 17, 2017

## LANDSCAPE PLANT LIST

### PRELIMINARY PLANT PALETTE

#### ROW TREES

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
Cellis occidentalis	Common Hackberry	3" cal	B&B	matching heads
Gymnocladus dioicus	Kentucky Colfui: Tree	3" cal.	B&B	matching heads
Gelditsia tnacanthos 'Shaderr	■Stiadeinasltir Thornless Hon3'	cal.	B&B	matching heads
Quercus bicolor	Swamp White Oak	3" cal.	B&B	matching heads
Robinia pseudoacacia 'Chica	Chicago Blues Black Locust	3" cal.	B&B	matching heads
Tilia amencana 'American Se	American Sentry LinGen	3" cal.	B&B	matching heads
Ulmus minor 'Palriol'	Patriot Elm	3" cal.	B&B	matching heads

#### INTERNAL TREES

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
Amelanchier grandiflora 'Autu	Autumn Brilliance Serviceber	6'H	B&B	multi-stem
Acer miyabei 'Morton'	State Street Miyabei Maple	3" cal.	B&B	matching heads
Cercis canadensis	Eastern Redbud	6'H	B&B	per plan
Celtis ccidentalis	Common Hackberry	3" cal.	B&B	matching heads
Gymnocladus dioici	Kentucky Coffee Tree	3" cal.	B&B	matching heads
Malus 'Prairifire'	Prairifire Crabapple	6'H	B&B	per plan
Robinia pseudoacacia 'Chica	Chicago Blues Black Locust	3" cal.	B&B	matching heads

#### SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
Cornus sericea 'Flaviramea'	Yollowtwig Redosier Dogwoo	3'H	B&B	per plan

Cornus sanguinea 'Midwinter Fire Bloodtwig Dog#5			pot	per plan
Hydrangea quercifolia	Oakleaf Hydrangea	#5	pot	per plan
Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#2	pot	per plan
PERENNIALS / GRASSES / GROUNDCOVERS				
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
Achillea millefolium 'Paprika'	Paprika Yarrow	#1	pot	36" o.c.
Amsora hubrichtii	Narrow Leaf Blue Star Amsor	#1	pot	24" o.c.
Carex pensylvanica	Pennsylvania Sedge	#1	pot	12" o.c.
Dicentra spectabilis	Bleeding Heart	*1	pot	12" o.c.
Miscanthus sinensis 'Gracillir	Eulalia Grass	#1	pot	36" o.c.
Nepeta faassenii 'Walker's Low	Walker's Low Faassen's Catn	#1	pot	24" o.c.
Penniselum alopecuroides 'Hamel	Dwarf Fountain Gras	#1	pot	24" o.c.
Rudbeckia fulgida 'Goldsturm	Goldsturm Black-Eyed Susan	#1	pot	12" o.c.

NOTE:  
THE PRELIMINARY PLANT LIST MAY BE REVISED AS THE PROJECT DEVELOPS. NOT ALL PLANTS MAY BE USED AND ADDITIONAL PLANTS MAY BE ADDED AS THE DESIGN DEVELOPS.

## ROOSEVELT SQUARE

APPLICANT: Taylor Street LA LLC  
ADDRESS: 1328-1350 West Taylor Street EXHIBIT 12G  
Chicago, Illinois INTRODUCED: July 26, 2017 PLAN  
COMMISSION: August 17, 2017

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## SHADE TREE PLANTING SECTION

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NOT TO SCALE  
1. REMOVE ALL TWINE ROPE, WIRE AND BURLAP FROM TOP HALF OF HOOT RATIO (IF PLANT IS SHIPPED WITH A YWRE BASIN T AROUND THE ROOT BALL).  
cut wire in root places and know how to handle hole.

SHADE TREE IN GRATE SECTION

NOT TO SCALE

THIS IS GRADE SPECIFIED TOP SOIL OR PLANTING - DISTANCE SURVEYOR'S PLOT NOTE  
1. ADJACENT MULCH IS TO BE 1" HANDWOOD MULCH

#### SHRUB PLANTING SECTION

NOT TO SCALE

SPACING VARIATION REF TO 10 PLAN OR PLAN  
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SPECIFIED TOP SOIL

#### PERENNIAL PLANTING SECTION

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#### BULB INSTALLATION DETAIL

NOT TO SCALE

### ROOSEVELT SQUARE

APPLICANT: Taylor Street LA LLC  
ADDRESS: 1328-1350 West Taylor Street  
Chicago, Illinois INTRODUCED:  
July 26, 2017 PLAN COMMISSION: August  
17, 2017