BUSINESS-RESIDENTIAL PLANNED DEVELOPMENT NO. 456

1. The area delineated herein as Business-Residential Planned Development Number 456, as amended (the "Planned Development" or "PD") consists of approximately 550,435.00 square feet of net site area (after right-of-way adjustments contemplated herein) together with certain portions of adjacent rights-of-way, which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Woodlawn Central, LLC.

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 title holders 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 title holder 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. Proposed right-of-way adjustments are shown in the attached "Right of Way Adjustment Map," including the proposed dedication of approximately 3,725 square feet of new right-of-way and, the vacation of approximately 9,163 square feet of existing right-of-way, the vacation of approximately 2,684 square feet of existing right-of-way. No compensation shall be required for the vacation of existing right-of-way within the Planned Development.

   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.

   All work proposed in the public way must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Prior to issuance of any site plan approval as contemplated by Statement 15, the Applicant shall submit a site plan and coordinate with CDOT to determine whether an updated traffic study is required in conjunction with each site plan approval

submission that contemplates the full extent of the proposed development reflected in such site plan and which details the anticipated vehicular and pedestrian impact of such project on both the subject site and area infrastructure. Further, the Applicant shall cooperate with CDOT to ensure the design of any adjacent public way is acceptable and consistent with surrounding public way and CDOT plans. The study and site plan shall detail the specific improvements and necessary infrastructure upgrades, which shall be incorporated into the site plan approval. The Applicant or its successors and assigns, agrees to fund the design and installation of the traffic improvements identified by the study at its sole cost.

Pursuant to a negotiated and executed Perimeter Restoration 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 the CDOT's Division of Infrastructure Management:

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

The Perimeter Restoration Agreement must be executed prior to any CDOT and DPD Part II review permitting. The Perimeter Restoration Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with CDOT'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. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

The Applicant further agrees to include a new Divvy station in PD 456 and agrees that both the relocation of the current Divvy station and the proposed new Divvy station must be coordinated with CDOT. Additionally, Applicant agrees to install a new Accessible Pedestrian Signal ("APS") at the 63rd Street and Dorchester Avenue signalized intersection as part of CDOT's approval. The above improvements will be completed prior to the issuance of the final Certificate of Occupancy for Subarea C.

The Applicant shall coordinate with CDOT regarding installing bicycle lane enhancements for future Subareas, particularly in Subarea A.

4. This Planned Development consists of 18 Statements; a Bulk Regulations Table and the following Exhibits:

Exhibit 1	Surrounding Land Use Map
Exhibit 2	Existing Zoning Map
Exhibit 3	Planned Development Boundary Map
Exhibit 4	Right-of-Way Adjustments
Exhibit 5	Planned Development Sub-Area Map
Exhibit 6	Conceptual Circulation
Exhibit 7-1	Phase I Site Plan
Exhibit 7-2	Phase I Right-of-Way and Landscape
Exhibit 8	Phase 1 Open Space Diagram
Exhibit 9-1	Phase 1 Parking and Access
Exhibit 9-2	Phase 1 Ground Level Plan
Exhibit 9-3	Phase I Parking Plan
Exhibit 9-4	Phase I Typical Plan
Exhibit 9-5	Phase I Roof Plan
Exhibit 10-1	Phase I Elevations
Exhibit 10-2	Phase I Elevations
Exhibit 11	Phase I Plant Schedule and Notes
Exhibit 12-1	Phase I Planting Details
Exhibit 12-2	Phase I Planting Details
Exhibit 12-3	Phase I Planting Details
Exhibit 12-4	Phase I Planting Details
Exhibit 12-5	Phase I Planting Details
Exhibit 12-6	Phase I Planting Details
Exhibit 16-7	Phase I Planting Details

prepared by Gensler and dated June 16, 2026, submitted herein (collectively, the "Plans"). 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:

Subarea A: Dwelling units located above the ground floor; Artist Work or Sales Space located on the ground floor; Restaurant, Limited; Cultural Exhibits and Libraries; Day Care (subject to site plan review and approval for proper analysis of pick-up and drop off queuing can be studied); Restaurant, General; Outdoor Patio (if located on rooftop); Outdoor Patio (if

located at grade level); Food and Beverage Retail Sales (except as more specifically regulated); Liquor Sales (as accessory use); Postal Service; Medical Service; Office Space (except as more specifically regulated); Utilities and Services, Minor; Animal Services, Sales & Grooming; Animal Services, Veterinary (excluding sheltering, kenneling, boarding or stabling); Automated Teller Machine Facility; Parking, Non-Accessory; Personal Service (except as more specifically regulated); Hair Salon, Nail Salon, or Barber Shop; Repair or Laundry Service, Consumer (except as more specifically regulated); Dry cleaning drop-off or pick-up (no on-premise plant); Retail Sales, General; and Children's Play Center; and Accessory Parking and Accessory Uses.

Subarea B: Indoor Special Event including incidental liquor sales; Small Venues (1 – 149 occupancy); Medium Venues (150 – 999 occupancy); Indoor Event Venues; Office Space (except as more specifically regulated); Parking, Non-Accessory; and Accessory Parking and Accessory Uses.

Subarea C: Dwelling units located above the ground floor; Artist Work or Sales Space; Restaurant, Limited; Restaurant, General; Outdoor Patio (if located at grade level); Outdoor Patio (if located on rooftop); Indoor Special Event including incidental liquor sales; Food and Beverage Retail Sales (except as more specifically regulated); Liquor Sales (as accessory use); Hotel/Motel; Office Space (except as more specifically regulated); Parking, Non-Accessory; Personal Service (except as more specifically regulated); Hair Salon, Nail Salon, or Barber Shop; Repair or Laundry Service, Consumer (except as more specifically regulated); Dry cleaning drop-off or pick-up (no on-premise plant); Coin-operated laundromat; Retail Sales, General; and Accessory Parking and Accessory Uses.

Subarea D: Urban Farm, Indoor Operation; Urban Farm, Rooftop Operation; Parking, Non-Accessory; and Accessory Parking and Accessory Uses.

Subarea E and F: Dwelling Units located below the second floor, Multi-Unit (3+ units) Residential; Parking, Non-Accessory; and Accessory Parking and Accessory Uses.

Subarea G and H: Dwelling units located above the ground floor; Artist Work or Sales Space located on the ground floor; Restaurant, Limited; Restaurant, General; Day Care (subject to site plan review and approval for proper analysis of pick-up and drop off queuing can be studied); Medical Service; Office Space (except as more specifically regulated); Parking, Non-Accessory; Personal Service (except as more specifically regulated); Hair Salon, Nail Salon, or Barber Shop; Repair or Laundry Service, Consumer (except as more specifically regulated); Dry cleaning drop-off or pick-up (no on-premise plant); Retail Sales, General; and Children's Play Center; and Accessory Parking and Accessory Uses.

Subarea I: Dwelling Units located above the ground floor; Elderly Housing; Assisted Living (Elderly Custodial Care); Medical Service; Parking, Non-Accessory; and Accessory Parking and Accessory Uses.

Subarea J: Religious Assembly; Parking, Non-Accessory; and Accessory Parking and Accessory Uses; and Related Facilities.

In addition, accessory parking and accessory uses shall be allowed. If, in the future, the Applicant proposes a use in a subarea that is already permitted within another subarea located in this PD, the Applicant shall be allowed to modify the proposed use administratively, pursuant to Statement 12.

6. On-Premise 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-Premise 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 550,435.00 square feet and a maximum permitted 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 DPD. 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 Plan and Open Space Plan 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 applicable provision of the Municipal Code of Chicago.

12. The terms and conditions of development under this Planned Development ordinance including, without limitations, modifications to the exhibits, 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 title holders 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 buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. The Applicant agrees to be in compliance with the City of Chicago Sustainable Development Policy set forth by DPD in effect at the time of the Part II review process is initiated for each improvement (Phase, sub-area or sub-parcel) that is subject to the aforementioned Policy and must provide documentation verifying compliance.

15. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any buildings (other than buildings to be constructed within Subarea C), the Applicant shall submit a site plan, landscape plan and building elevations for the specific Sub-Area(s) or portion of specific Sub-Area(s) for review and approval by DPD. Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Sub-Area 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 Sub-Area, 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 Sub-Area. 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 Sub-Area 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 PD.

    No Part II approval for which a Site Plan is required hereunder shall be granted until the Site Plan Submittal has been approved by the Commissioner of the Department of Planning and Development and reviewed by the Chicago Plan Commission at a public hearing. The hearing conducted by the Plan Commission shall be for review purposes only and no approval or recommendation shall be required in order for the Commissioner to issue an approval of the Site Plan Submittal. Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development and the Design Guidelines, and provided Applicant has timely provided all Site Plan Submittals, the Commissioner shall issue such site plan decision after the Plan Commission conducts its review hearing.

Following approval by DPD, the approved Site Plan Approval, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD.

After approval of the Sub-Area 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 PD, the terms of the PD shall govern. Any Sub-Area Site Plan or Sub-parcel Site Plan Approval Submittals shall, at a minimum, provide the following information:

a. the boundaries of the property and a site plan identifying the proximity to public transit;

b. the footprint of the improvements;

c. location and dimensions of all parking spaces and loading berths;

d. preliminary landscaping plan prepared by a landscape architect;

e. all pedestrian circulation routes;

f. the location of any adjacent public improvements;

h. preliminary building sections and elevations of the improvements with a preliminary building materials list; and

i. statistical information applicable to the property limited to the following:

(1) floor area and floor area ratio;

(2) uses to be established;

(3) building heights;

(4) all setbacks, required and provided;

(5) floor area devoted to all uses (e.g. office, retail etc.);

(6) number of dwelling units (if applicable);

(7) number of parking spaces;

(8) number of loading spaces/berths;

(9) A School Impact Study will be required with any future site plan submittal involving residential development; and

(10) an approved Site Plan by CDOT (as provided in Statement 3), Fire Prevention Bureau, Mayor's Office for People with Disabilities, and the Building Departments Division of Storm water Management.

Sub-Area Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD.

16. The Applicant acknowledges and agrees that the rezoning of the Property from Planned Development ("PD") No. 456 to B3-3 Community Shopping District, and then to this Planned Development No. 456, as amended, is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The PD is located in a community preservation area within the meaning of the ARO and permits the construction of 22 dwelling units in Subarea C. The Applicant intends to construct a 104-unit rental development.

Developers of rental projects in community preservation area must provide 20% of the units in the project as affordable housing at a weighted average of 60% of the AMI, as described in subsection (F)(2) of the ARO. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20% option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 21 affordable units (20% of 104) and half of those affordable units are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing all 21 affordable units in the rental building in the PD, as set forth in the Affordable Housing Profile (AHP) attached hereto.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this PD, DOH may adjust the AHP as requested, in accordance with the ARO, without amending the PD, provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the PD, and will

constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this PD. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

17. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the Applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as DPD 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.

18. Construction of the improvements contemplated by this Planned Development may be completed in phases over a period of years. Unless construction of the first phase of

development on the Property has commenced within six years following adoption of this Planned Development (subject to extension for one additional year as set forth in Section 17-13-0612 of the Chicago Zoning Ordinance), then this Planned Development shall lapse, and the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the site as to the prior Institutional Planned Development Number 456.

BUSINESS-RESIDENTIAL PLANNED DEVELOPMENT NO. 456, AS AMENDED

BULK REGULATIONS AND DATA TABLE

Sub-Parcel	Gross Site Area (sf)	Area of Public Rights-of-Way (sf)[1]	Net Site Area (sf)[2][6]	Existing ROW to be Vacated [7] (sf)	ROW to be Dedicated (sf)	Gross Site Area Reduction (sf)	Net Site Area Reduction (sf)	Maximum Floor Area Ratio[3]	Existing built floor area (sf)[4]	Maximum Permitted Total Floor Area (sf)[5]	Maximum Dwelling Units	Maximum Hotel Keys	Maximum Height
A	140,868.98	30,862.98	110,006.00	9,163.00	3,725.51			5.25		575,377	400		240'
B	38,589.71	15,544.71	23,045.00					1.08		24,889	0		100'
C	102,441.22	37,896.22	64,545.00					5.84		376,943	104[8]	160	160'
D	25,724.37	14,718.37	11,006.00			1,488.66		1.85		20,361	0		100'
E	52,252.95	19,232.95	33,020.00					1.85		61,087	120		100'
F	41,604.88	16,825.88	24,779.00					2.35		58,231	90		100'
G	48,367.09	15,313.09	33,055.00					5.00		165,275	120		120'
H	29,077.89	8,726.89	20,351.00	2,684.00				7.55		153,650	74		120'
I	34,330.03	9,371.03	24,959.00			4,428.87	4,212.91	2.35		58,654	91		120'
J	282,272.88	76,603.88	205,669.00					0.76	156,840	156,840	0		80'
Totals	**795,530.00**	**245,096.00**	**550,435.00**	**11,847.00**	**3,725.51**	**5,917.53**	**4,212.91**	**3.00**		**1,651,305**	**999**		

[1] Area of land within public rights of way, after all right of way adjustments contemplated in this PD have occurred.
[2] Area of land exclusive of area within public rights-of-way, after all right of way adjustments contemplated in this PD have occurred.
[3] Maximum FAR to be calculated based on net site area that results after all right of way adjustments contemplated in this PD have occurred.
[4] Built floor area existing as of the effective date of this amendment to PD 456
[5] The Maximum Floor Area Ratio for each Sub-Parcel will govern the Maximum Permitted Floor Area for that Sub-Parcel. The Maximum Floor Area Ratios shown in the Sub-Totals and PD Totals lines are approximate and provided only for illustration and overall context, and shall not govern the Maximum Permitted Floor Area within individual Sub-Parcels.
[6] Includes the vacated alley between Parcel G and H.
[7] Includes the vacated alley within Parcel A.
[8] The proposed dwelling units to be developed in Subarea C are 104 dwelling units. In the event that the Applicant desires to convert hotel keys to residential units as part of the Subarea C development, the Applicant shall be entitled to seek relief via a minor change request as set forth in 17-13-0611, so long as the newly converted dwelling unit count does not exceed the maximum dwelling units permitted in Subarea C as set forth in the use and density standards of Section 17-3-0402 and Section 17-8-0901 of the Chicago Zoning Ordinance.

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue
Introduced: January 21, 2026
Plan Commission: June 25, 2026

Additional Notes:

Parking

1. Non-residential: None for the first 10,000 square feet and 2 spaces per one thousand (1,000) square feet.
2. Residential: 0.25 parking spaces per rental unit for the first 100 units; 0.1 parking spaces per unit for each unit thereafter.
   - Parking will comply with the requirements of Section 17-10-1000 (parking area design)
   - All parking spaces required to serve buildings or uses shall be located on the same parcel as the building or use served, or (a) if a residential use, within six hundred (600) feet, with such distance measured from the property line; or (b) if non-residential use, within one thousand (1,000) feet, with such distance measured from the property line.
   - This Planned Development qualifies as a transit served location as defined under Section 17-10-0102-B of the Chicago Zoning Ordinance. As a result, the parking requirements provided herein may be further reduced by the maximum amounts permitted under Section 17-10-0102-B and upon approval by DPD.
3. Subarea C:
   - Accessory Parking (60 total):
     - 60 Spaces will be provided for Residential Use.
   - Non-Accessory Parking (240 total)

Loading

1. Subarea C:
   - (4) 10 feet by 25 feet
2. All other Subareas: Loading berths shall be provided in substantial conformance with the requirements set forth in Section 17-10-1100 of the Chicago Zoning Ordinance.

Bike Parking

1. Residential: Minimum 1 per 2 Residential Units.
2. Non-Residential: Minimum 1 per 10 auto spaces.
3. Subarea C:
   - Bike Parking (131 total):
     - 104 Spaces will be provided for Residential Use.
     - 27 Spaces will be provided for General Use.

Total Units *

104

Is your Project in a Transit Served Location? *

Not TSL – or FAR doesn't exceed 3.5.

Estimated date marketing will begin *

9/1/2026

Estimated date of building permit (in-lieu fee, $5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *

10/1/2026

ARO Requirements

ARO Option

- 20% at 60% average AMI
- 16% at 50% average AMI
- 13% at 40% AMI
- 10% at 30% AMI

ARO Option

- 20% at 100% AMI
- 16% at 80% AMI

ARO Option *

- 10% SET-ASIDE AT A WEIGHTED AVERAGE OF 60% OF THE AMI

ARO Option *

- 10% AT A WEIGHTED AVERAGE OF 100% AMI
- 8% AT A WEIGHTED AVERAGE OF 80% AMI

Affordable Units Required *	Minimum On-Site Units *	Maximum Units Paid For In-Lieu *
21	5	10

Proposed On-Site Units *	Proposed Off-Site Units *	Proposed In-Lieu Units *
22	0	0

In-Lieu Amount Owed *	On-Site Units To CLIHTF or CHA *
$0.00	0

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in lieu fee or provide an additional unit to satisfy the fractional obligation. The in lieu fee for any fractional unit will be calculated as follows: [fractional unit] x [applicable in lieu fee].

Off Site Address:

From	To	Direction	Street Name
		Select One	Select One

Zip Code	Ward	ARO Zone

Off-Site Type

Select One

Off-Site Admin Fee

$ 0.00

Forms

Unit Mix and Square Footage Spreadsheet *

Woodlawn_ARO_Unit_Details_and_Square_Footage_Spreadsheet-V2.xlsx

Dimensioned Floor Plans with affordable units highlighted

20260701-WoodlawnAROPlans-V2.pdf

If ARO units are CLIHTF or CHA, attach signed acceptance letter
If off-site units are new construction, attach:

A. Schematic and design development drawings for on-site units

B. Schematic and design development drawings for off-site units
If off-site units are rehab, please attach the following documents:

A. Schematic and design development drawings for on-site units

B. Schematic and design development drawings for off-site units

C. A Physical Needs Assessment (PNA)

D. Surveys

E. Outstanding code violations

F. Scope of work and estimated cost of renovations

Off-Site Units Only: Documents Required for Architectural Approval Letter

A. Owner Sworn Statement

B. GC Sworn Statement

C. Bounday Survey

D. Draft permit application prior to submission to the Department of Buildings (DOB)

E. Final construction drawings stamped by the architect of record prior to submission to DOB

OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

A. A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH

B. A copy of the front and back of each building permit for each property with all DOB signoffs

C. A copy of the Certificate of Occupancy for each property (if applicable)

D. Final GC and Owner Sworn Statements

E. All final waivers of lien or a title report showing no liens for each property

F. As built Survey (new construction)

G. Final Issued for Construction Permitted Construction Drawings

H. List of any Buyer changes (if applicable, for-sale units only)

Signature

Developer or their Agent *

JBYRON BRAZIER

Deputy Commissioner

Summary

Notes

Note

Search within these results:

Note	User Id	User Name	Date
No data available in table			

Showing 0 to 0 of 0 entries

« ‹ › »

Work Log

Submission Date: 03/04/2026 01:23:12 PM
Amended Date:
Admin Amended Date:
Admin Amended By:
Admin Amended Justification:

Project Name	Woodlawn Central
Zoning Application number, if applicable	Subarea C - PD 456
Address	6320 S Dorchester Ave
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?*	
*otal Units in Project	104
Total Affordable units	22

Summary

	Market Rate			ARO			
Unit Type	how many?	% of total	avg. square footage	how many?**	% of total	avg. square footage	affordable v. market square footage*
studio	6	7%	455	2	9%	455	100%
one-bed	38	46%	848	10	45%	848	100%
two-bed	32	39%	1,204	8	36%	1,172	97%
three-bed	6	7%	1,520	2	9%	1,520	100%

*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios)
**the average affordable square footage should be 85% or greater of market-rate square footage for compatable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines

Features and Amenities

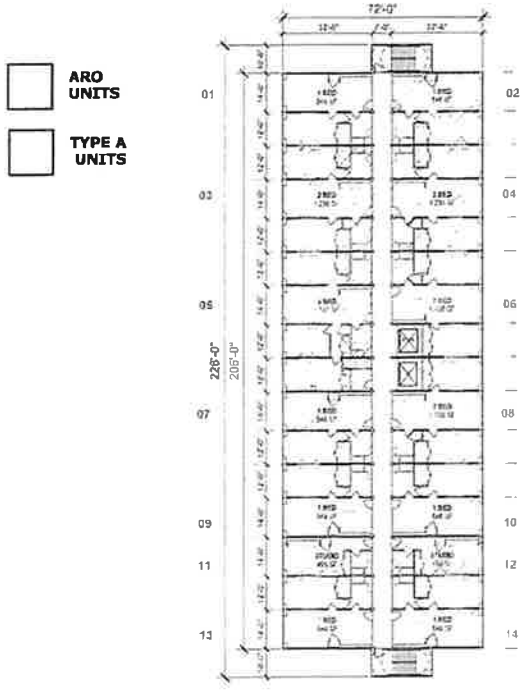
	Market Rate Units	*Affordable Units (ARO)
Parking *how many?*	On-Site (.25/Unit)	On-Site (.25/Unit)
Laundry	In-Unit	In-Unit
Appliances		
Refrigerator *age/EnergyStar/make/model/color*	New; Finish & Manufacturer TBD	New; Finish & Manufacturer TBD
Dishwasher *age/EnergyStar/make/model/color*	New; Finish & Manufacturer TBD	New; Finish & Manufacturer TBD
Stove/Oven *age/EnergyStar/make/model/color*	New; Finish & Manufacturer TBD	New; Finish & Manufacturer TBD
Microwave *age/EnergyStar/make/model/color*	New; Finish & Manufacturer TBD	New; Finish & Manufacturer TBD
Bathroom(s) *how many? Half bath? Full bath?*	Minimum 1 full bath per unit	Minimum 1 full bath per unit
Kitchen Countertops *material*	TBD	TBD
Flooring *material*	TBD	TBD
HVAC	In-Unit Heat & Air Conditioning	In-Unit Heat & Air Conditioning
Other		

NOTE: DOH will review specific details for features and amenities for approval when they become available. The Applicant shall provide comparable unit finishes and amenities in affordable units as in market rate units as required by the ARO Rules.

AMI Mix for ARO Units

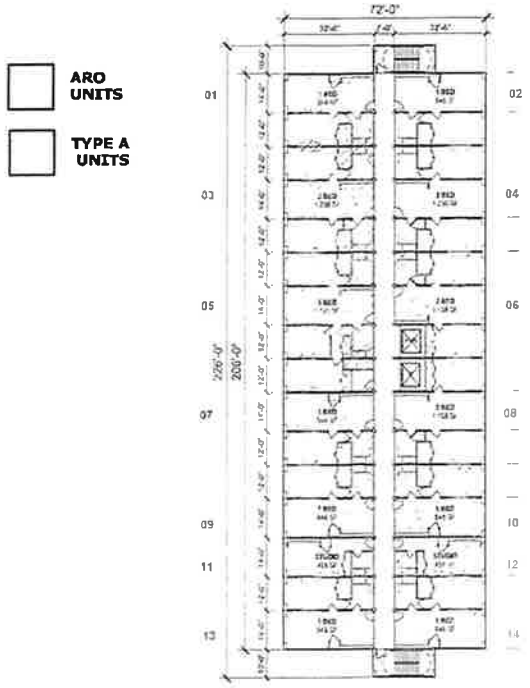
Affordable Units								
Unit Type	10% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Total Units	Average
Studio	-	1	-	-	1	-	2	55.00%
1 bed	-	-	3	5	1	1	10	60.00%
2 bed	-	-	3	3	1	1	8	60.00%
3 bed	-	-	1	-	-	1	2	65.00%
4 bed	-	-	-	-	-	-	-	#DIV/0!
		1	7	8	3	3	22	60.00%

PD 456 - WOODLAWN CENTRAL
ARO + TYPE A UNITS



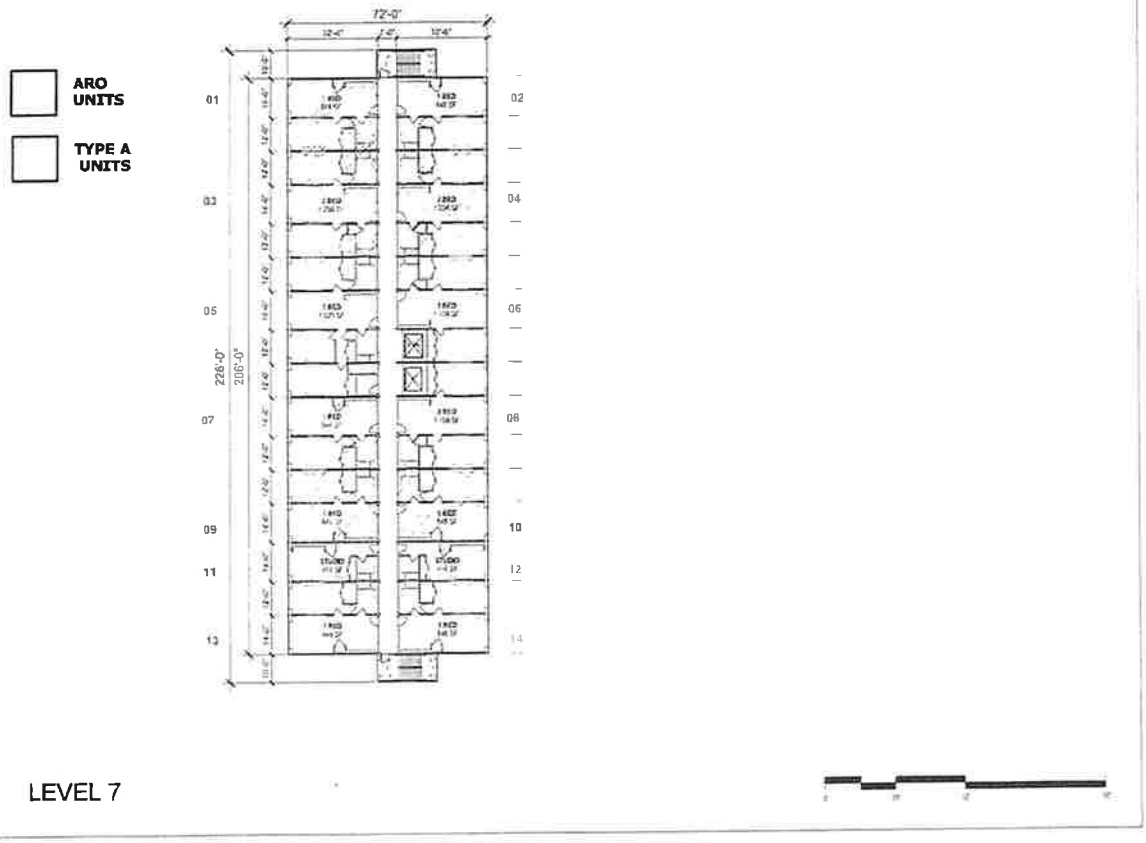
LEVEL 5

PD 456 - WOODLAWN CENTRAL
ARO + TYPE A UNITS



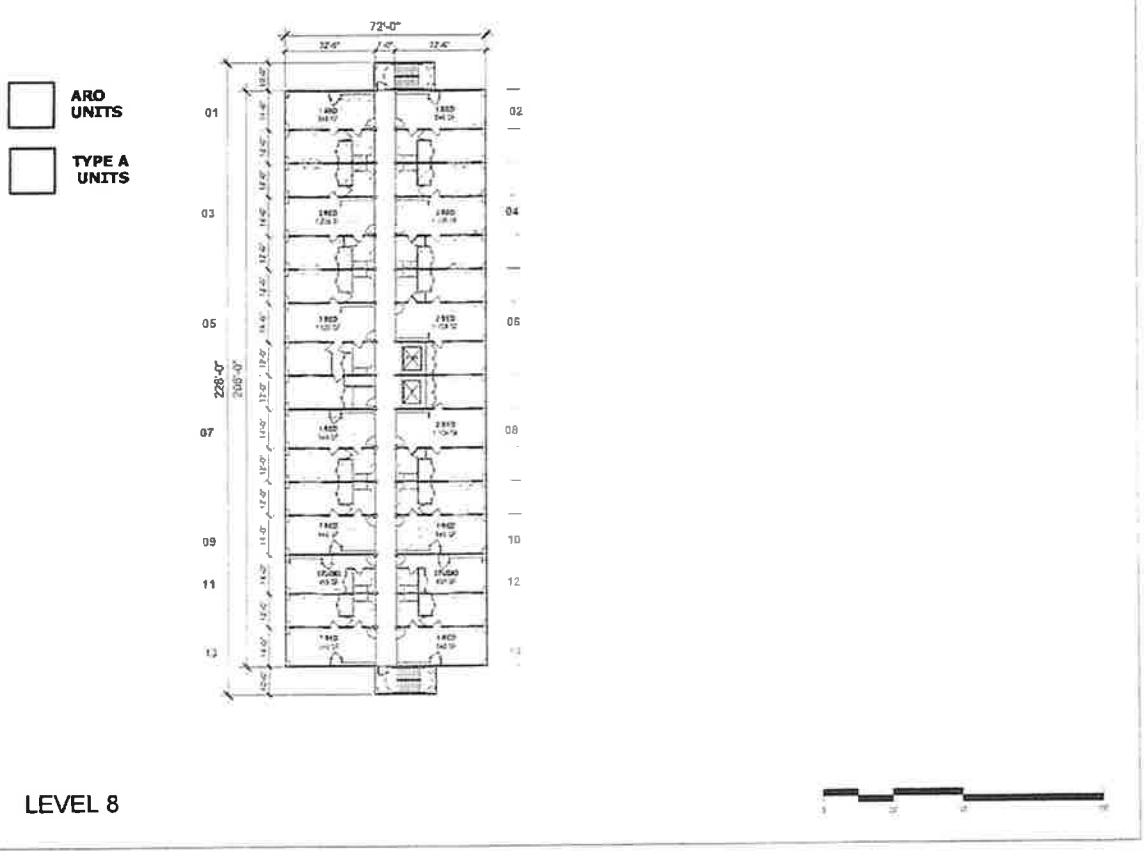
LEVEL 6

PD 456 - WOODLAWN CENTRAL
ARO + TYPE A UNITS



LEVEL 7

PD 456 - WOODLAWN CENTRAL
ARO + TYPE A UNITS

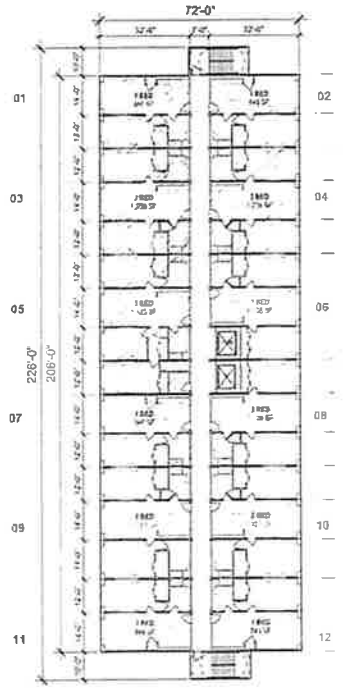


LEVEL 8

PD 456 - WOODLAWN CENTRAL
ARO + TYPE A UNITS

ARO UNITS

TYPE A UNITS

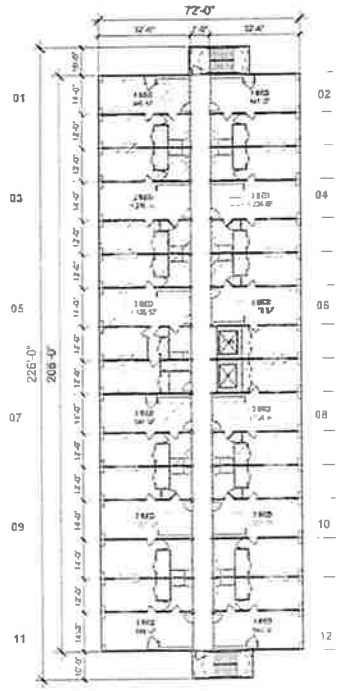


LEVEL 9

PD 456 - WOODLAWN CENTRAL
ARO + TYPE A UNITS

ARO UNITS

TYPE A UNITS

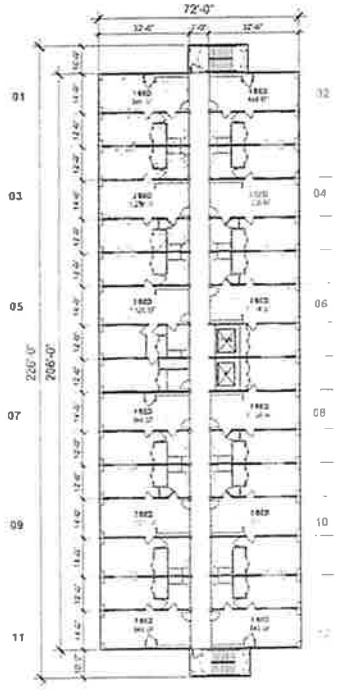


LEVEL 10

PD 456 - WOODLAWN CENTRAL
ARO + TYPE A UNITS

ARO UNITS

TYPE A UNITS

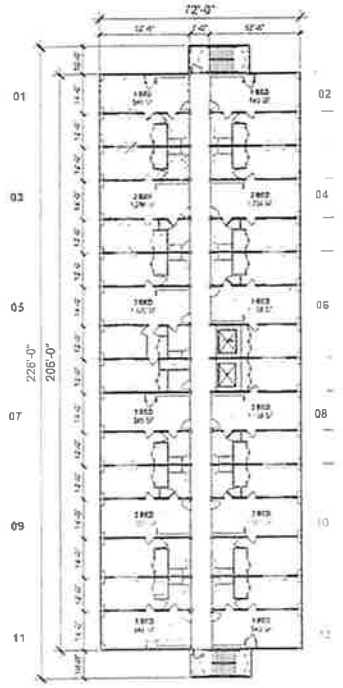


LEVEL 11

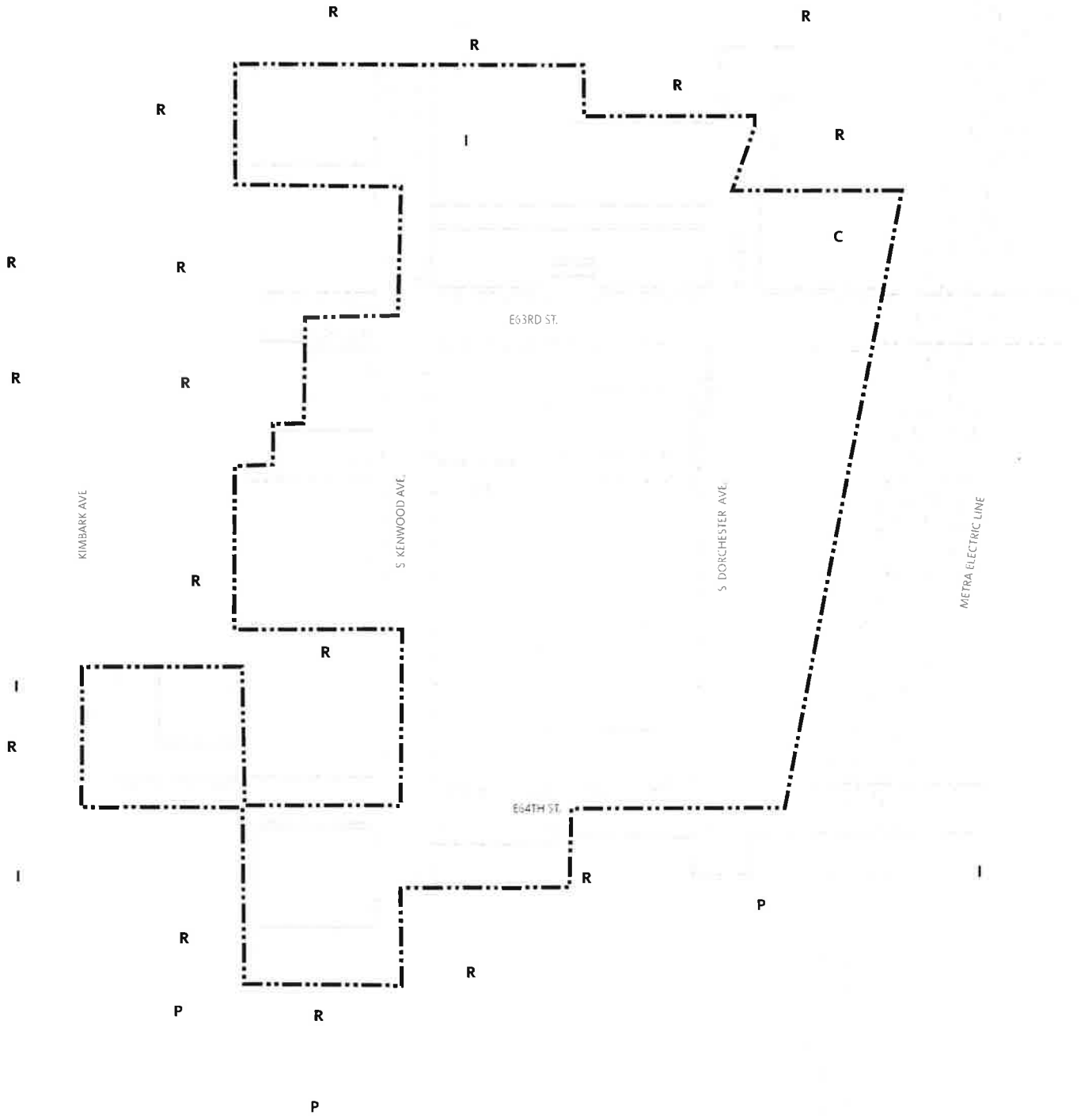
PD 456 - WOODLAWN CENTRAL
ARO + TYPE A UNITS

ARO UNITS

TYPE A UNITS



LEVEL 12



Planned Development Boundary

C Business/Commercial
R Residential
P Parks and Open Space
I Institutional
M Manufacturing

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026

Exhibit 1

SURROUNDING LAND USE MAP

SCALE: 1"=200'

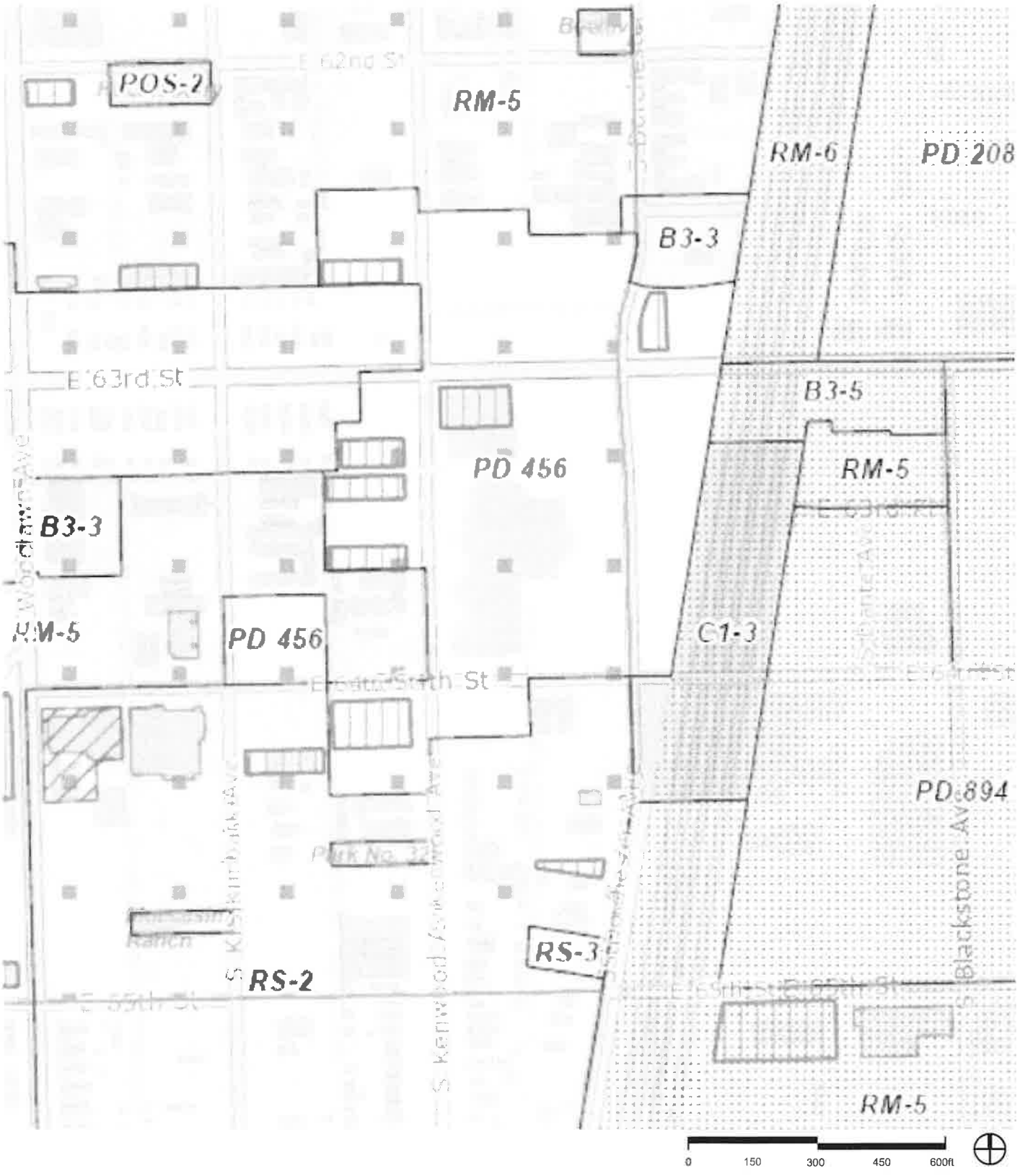
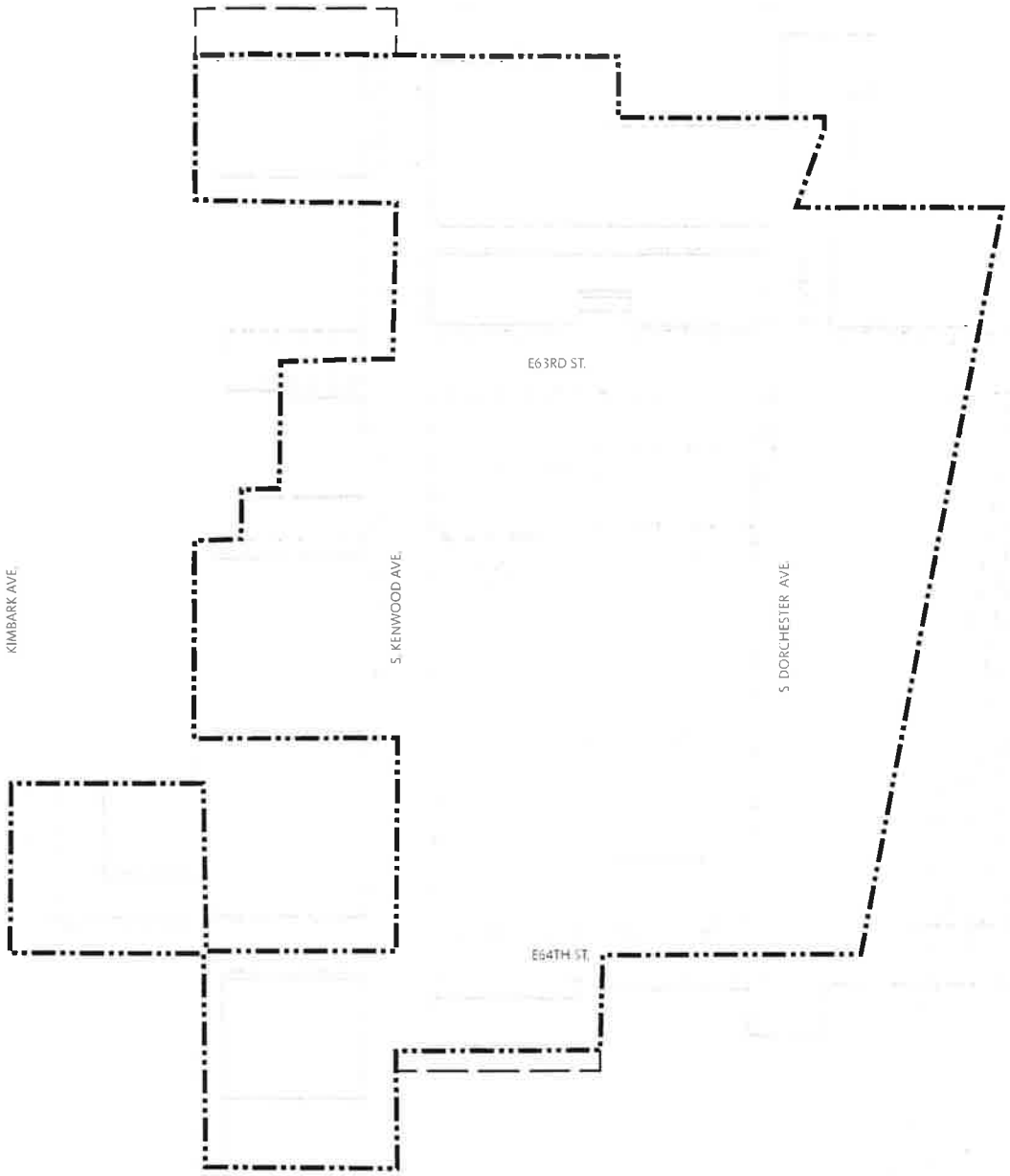


Exhibit 2

EXISTING ZONING MAP

SCALE: 1"=300'

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026



Planned Development Boundary

Gross Site Area: 795,530 SF

Original PD Boundary

0 100 200 300 800ft

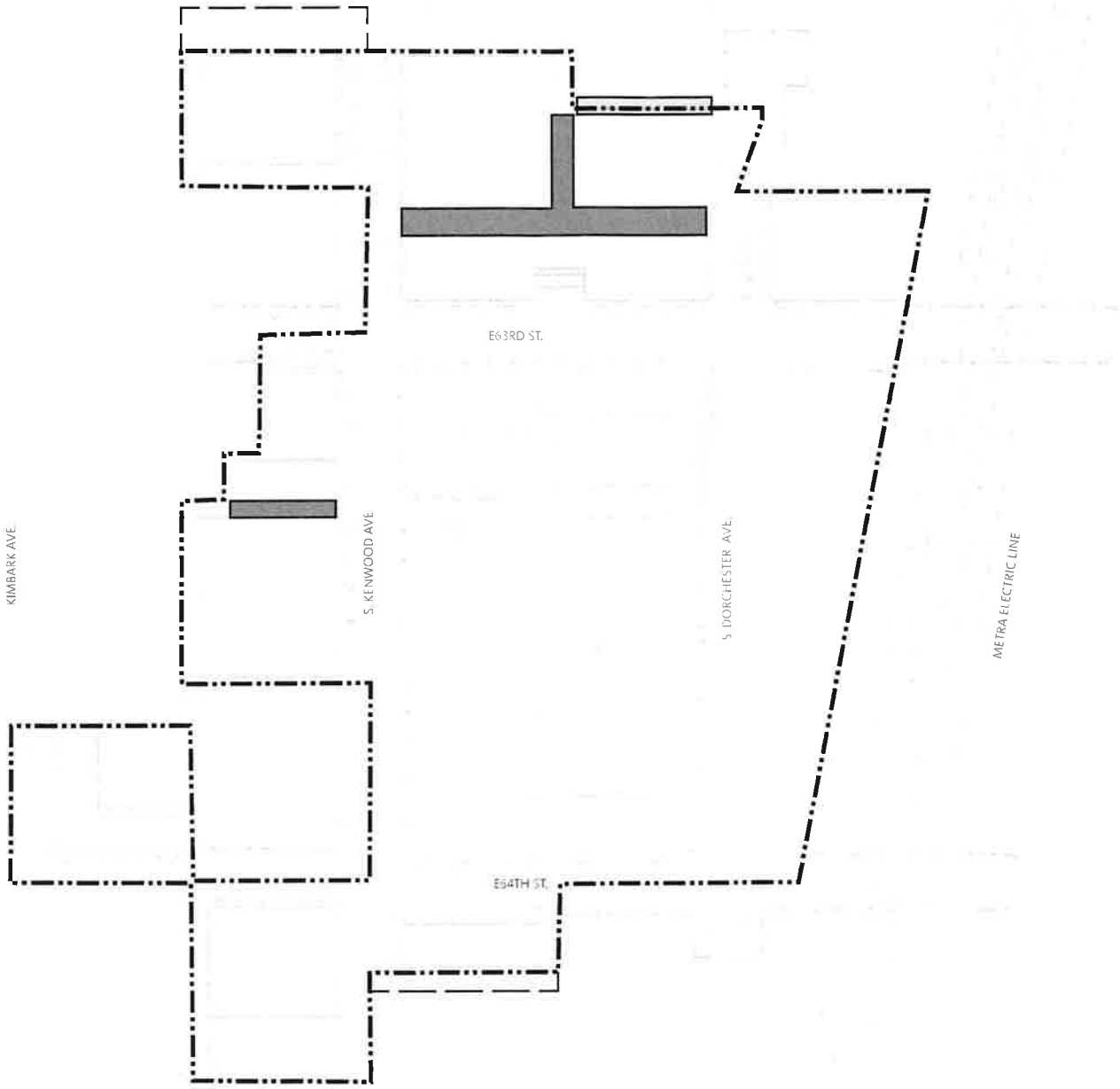
N

Exhibit 3

PD BOUNDARY MAP

SCALE: 1"=200'

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026



Planned Development Boundary

Gross Site Area: 795,530 SF

ROW to be Vacated: 11,847 SF

ROW to be Dedicated: 3,725 SF

0 100 200 300 800ft

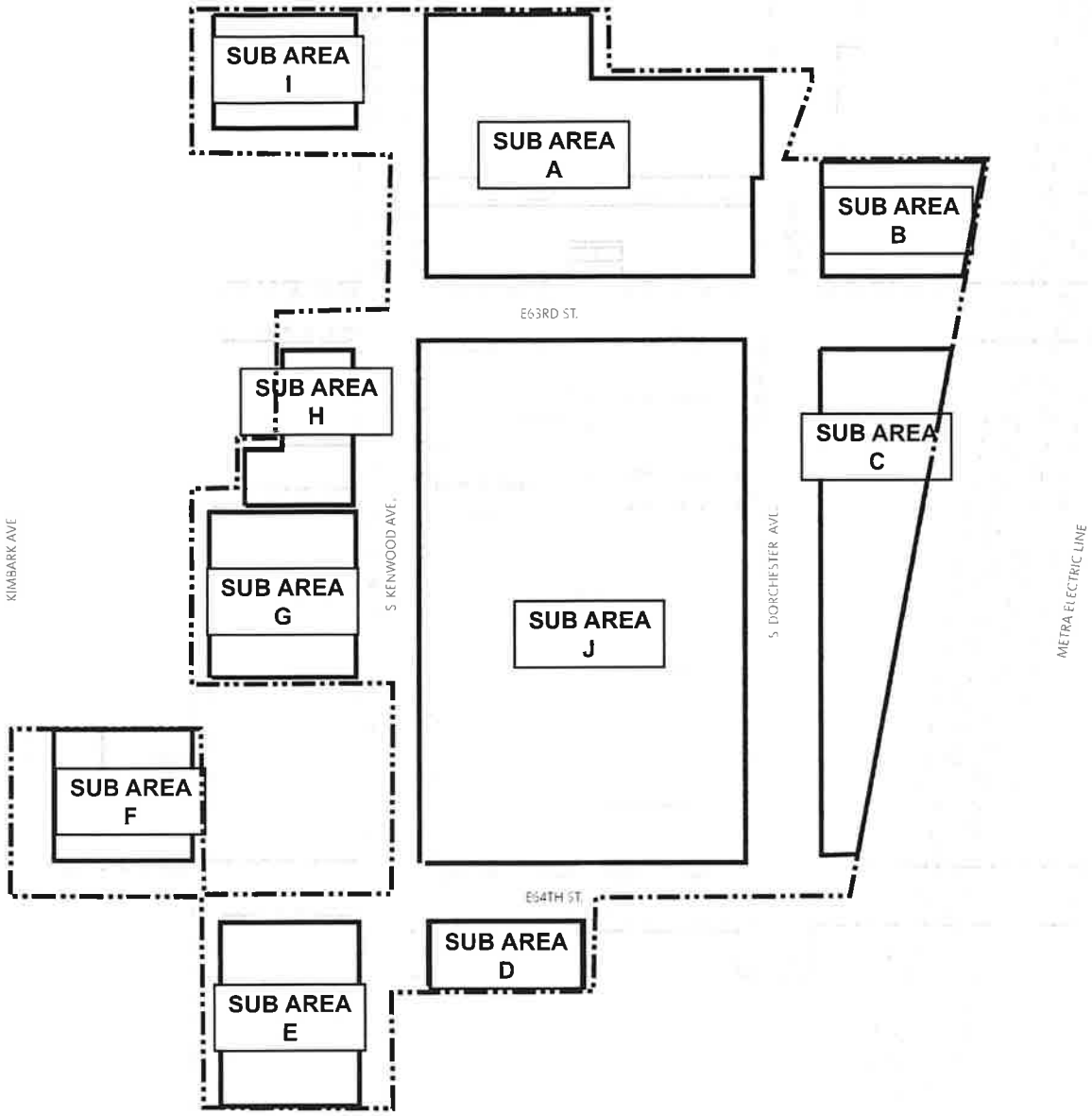
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Exhibit 4

RIGHT-OF-WAY ADJUSTMENTS

SCALE: 1"=200'

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026



Planned Development Boundary

Subarea Boundary

0 100 200 300 800ft

N

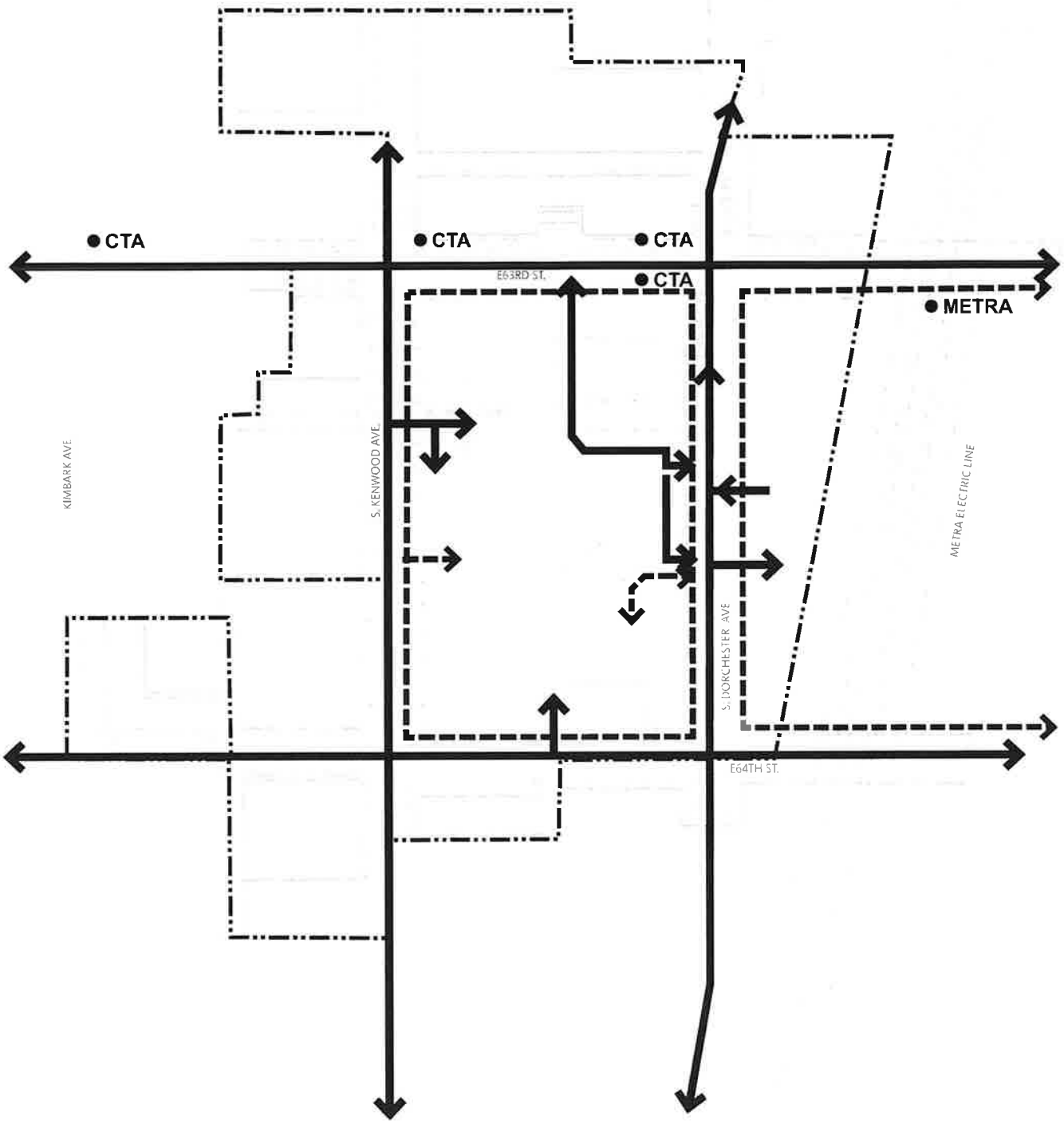
Gross Site Area: 795,530 SF
Area of Public Rights-of-Way: 254,096 SF
Net Site Area: 550,435 SF

Exhibit 5

PD SUBAREA MAP

SCALE: 1"=200'

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026



Planned Development Boundary

Vehicular Circulation

Pedestrian Circulation

0 100 200 300 800ft

N

Exhibit 6

CONCEPTUAL CIRCULATION

SCALE: 1"=200'

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
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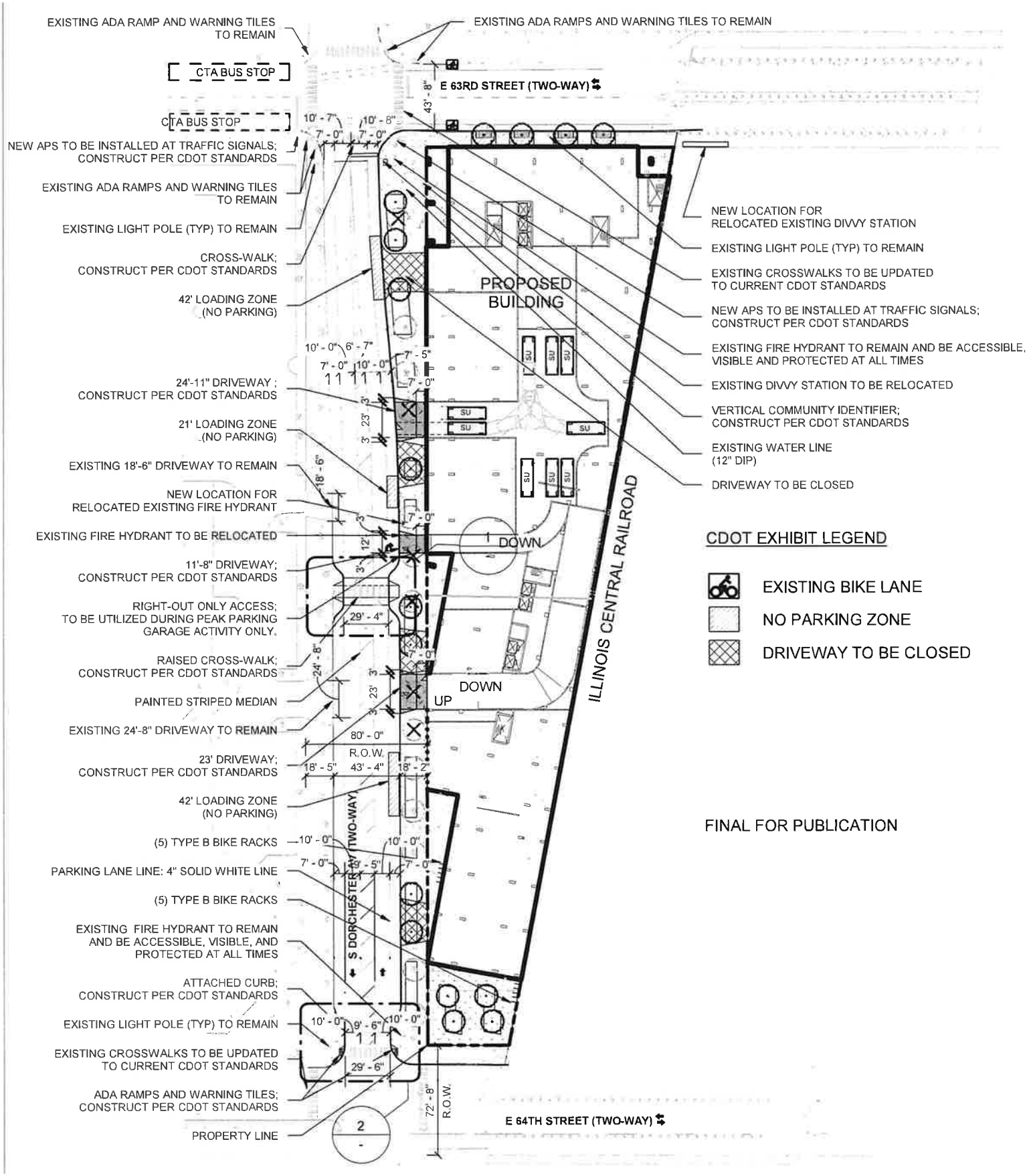


Exhibit 7-1

PHASE 1 SITE PLAN

SCALE: 1"=80'

0 50 100 150ft

N

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026

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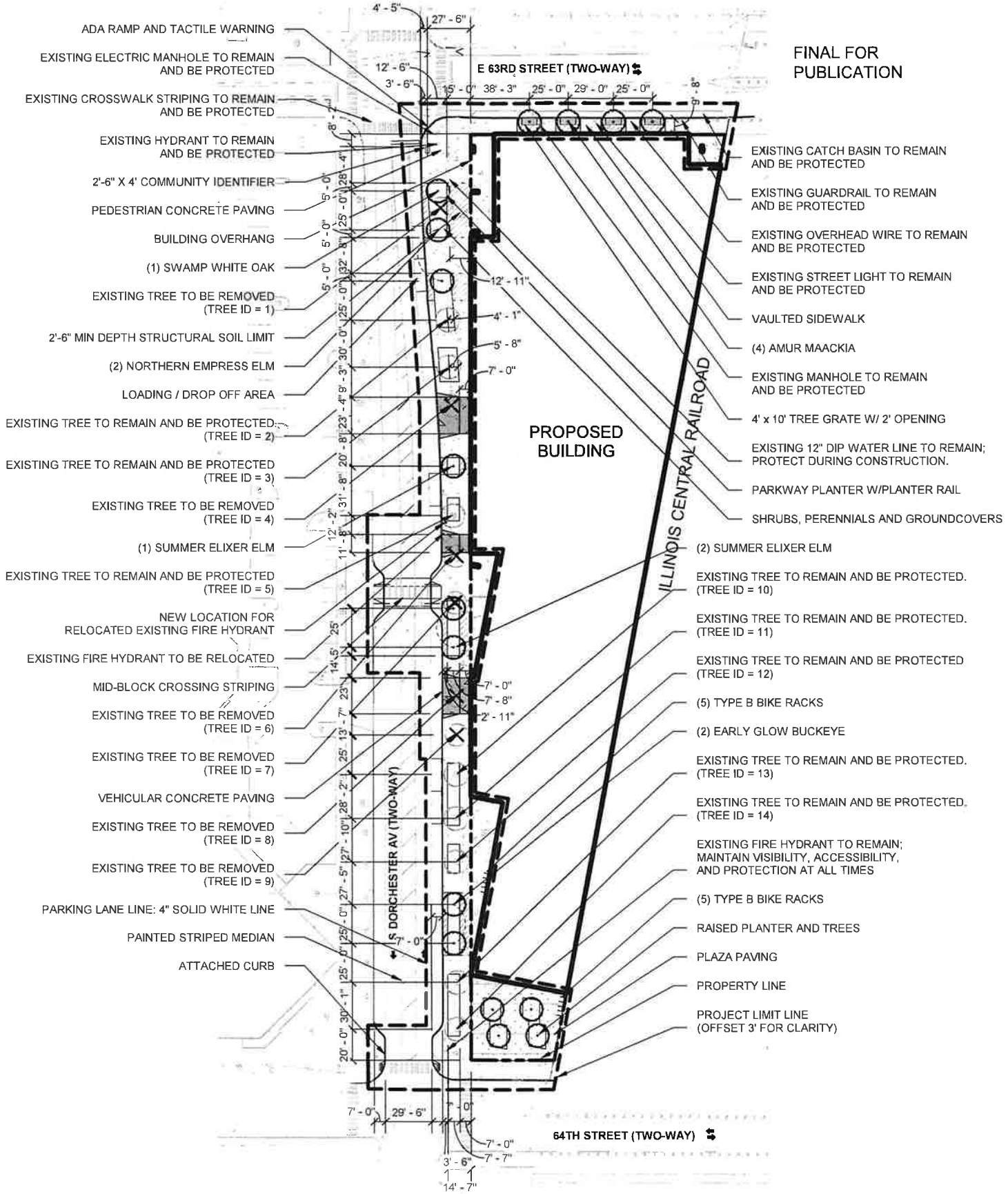


Exhibit 7-2

PHASE 1 ROW & LANDSCAPE

SCALE: 1"=80'

0 50 100 150ft

N

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026

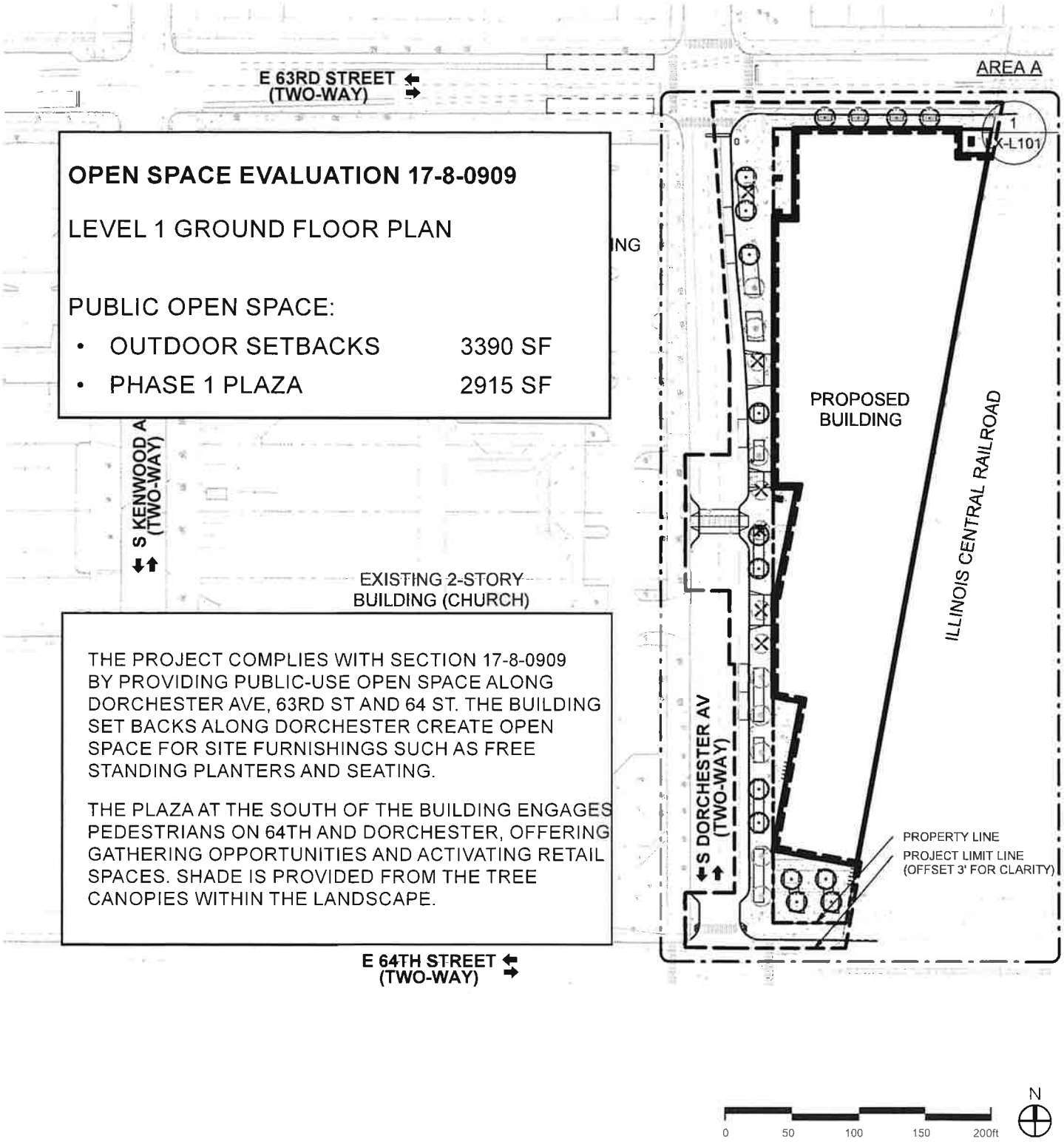
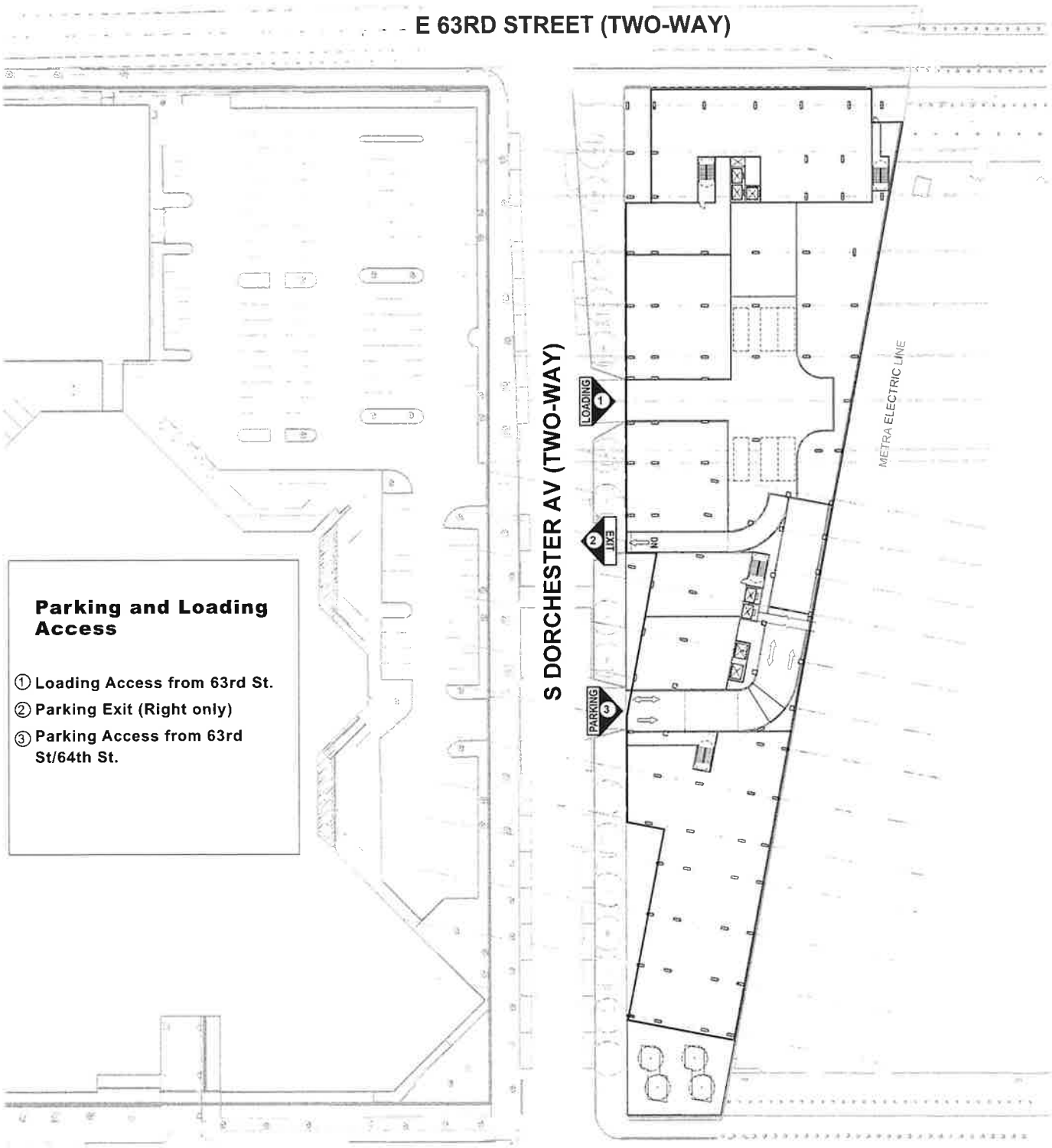


Exhibit 8

PHASE 1
OPEN SPACE DIAGRAM

SCALE: 1"=100'

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026



PARKING Parking Access

Exhibit 9-1

PHASE 1
PARKING AND ACCESS

SCALE: 1"=80'

0 50 100 150ft

N

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026

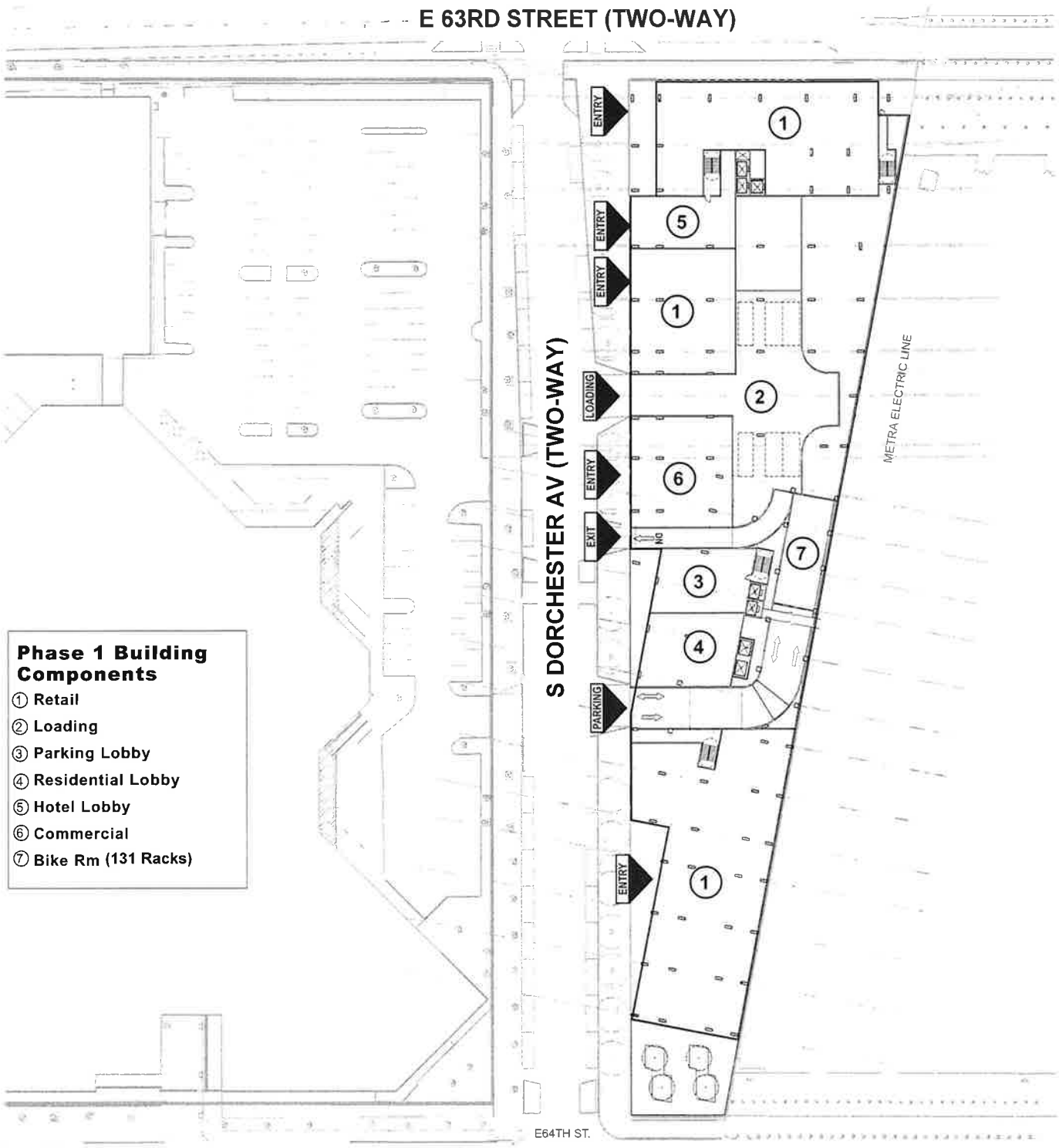


Exhibit 9-2

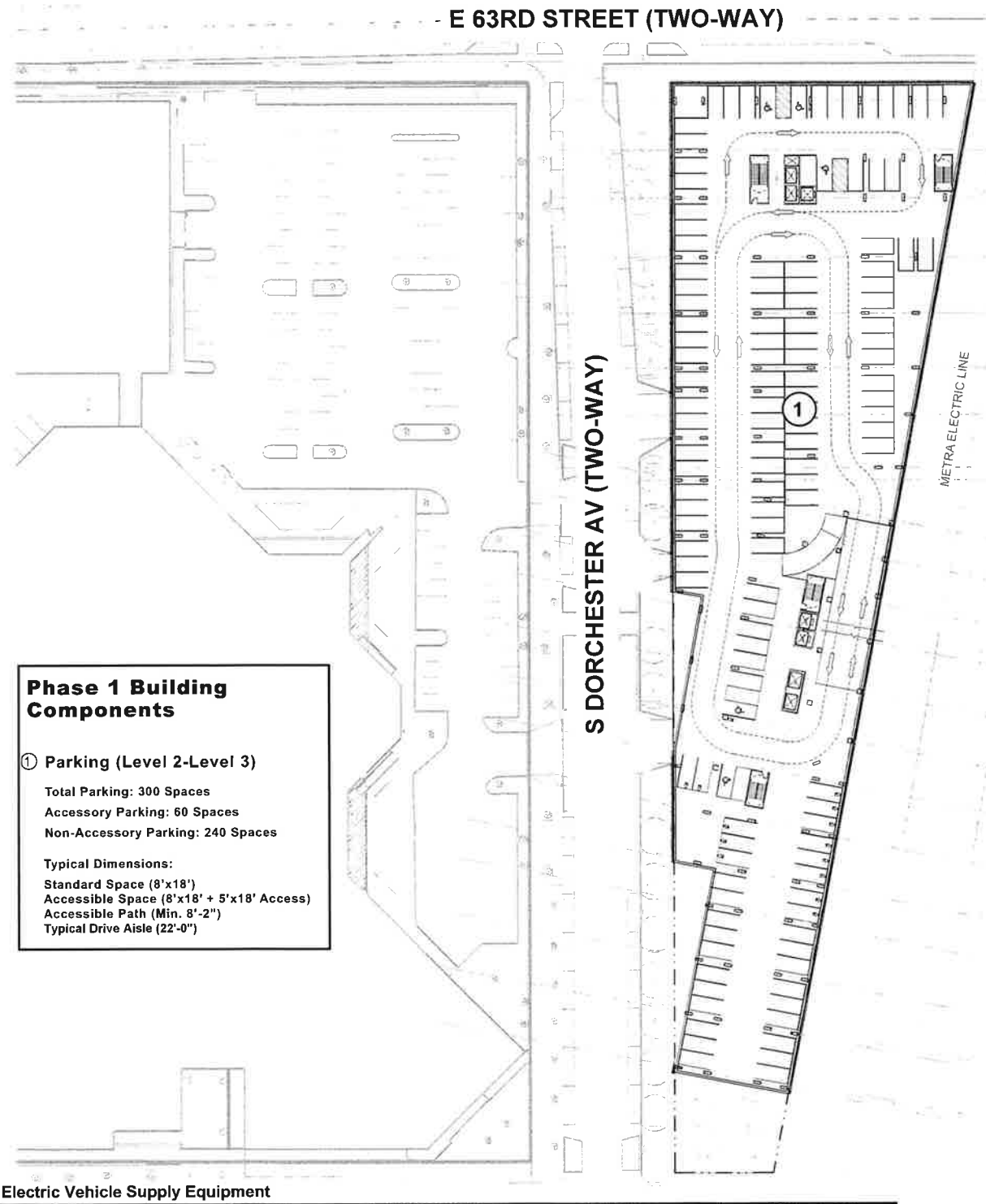
PHASE 1
GROUND LEVEL PLAN

SCALE: 1"=80'

0 50 100 150ft

N

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026



Electric Vehicle Supply Equipment

Parking	Commercial	ADA (Commercial)	Residential	ADA (Residential)
Level 2	75 (15 EV spaces) (20% EV total)	2	75 (15 EV) (20% EV total)	2
Level 3	75 (15 EV spaces)(20% EV total)	1	75 (15 EV) (20% EV total)	2
Total	150 (30 Total EV)		150 (30 EV)	
Total Overall	300			

Exhibit 9-3

PHASE 1 PARKING PLAN

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026

SCALE: 1"=80'

0 50 100 150ft

N

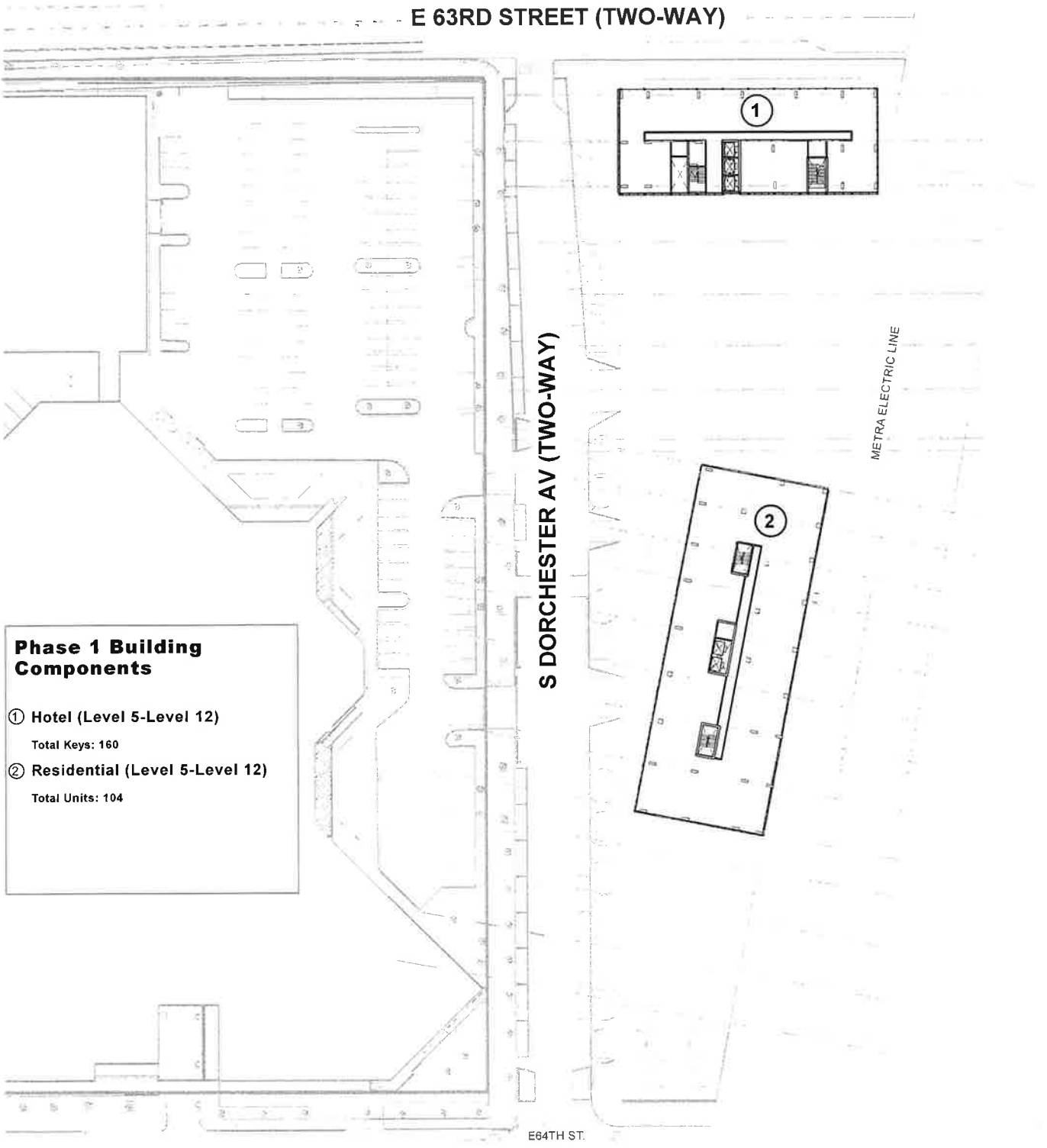


Exhibit 9-4

PHASE 1 TYPICAL PLAN

SCALE: 1"=80'

0 50 100 150ft

N

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026

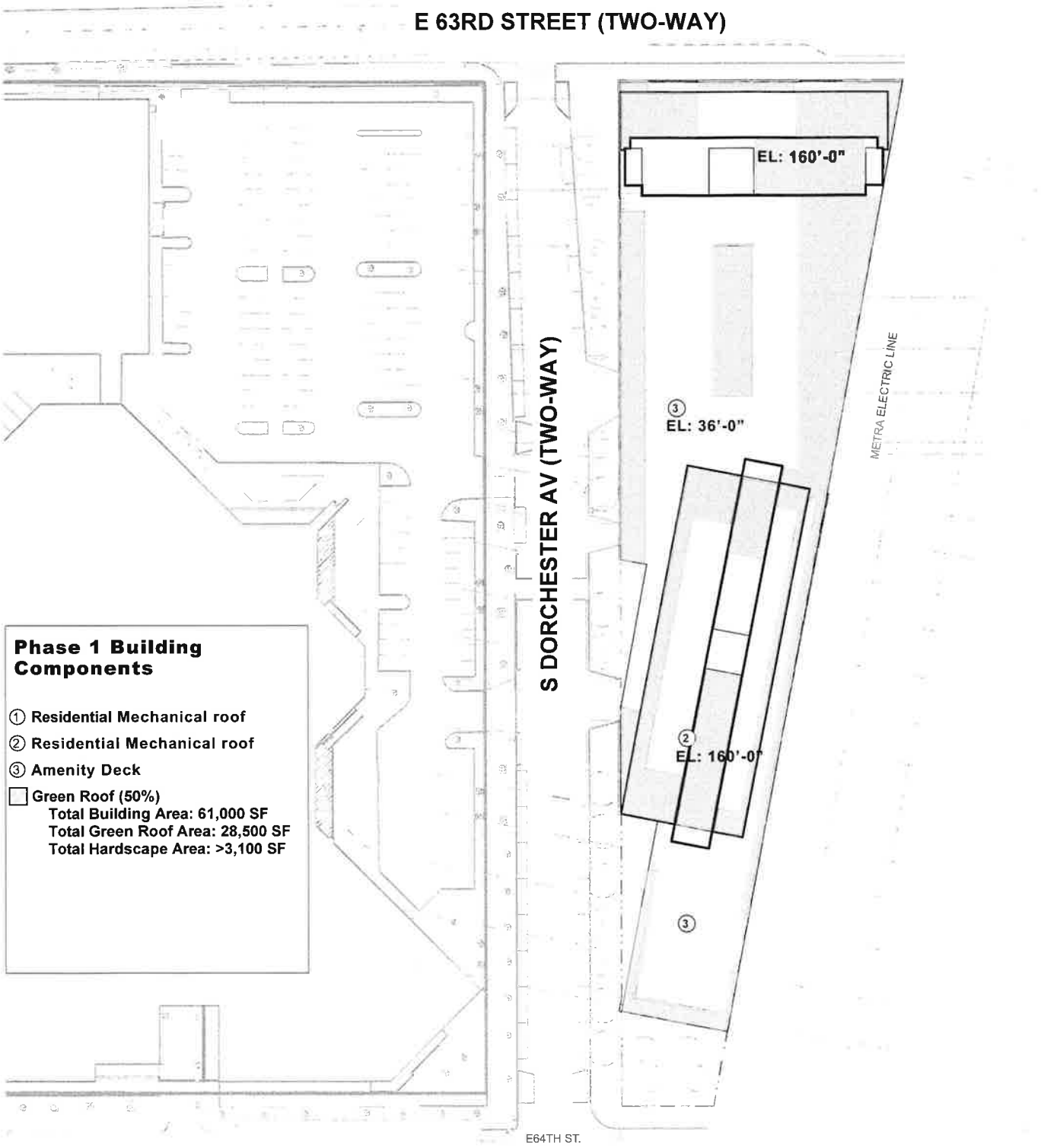


Exhibit 9-5

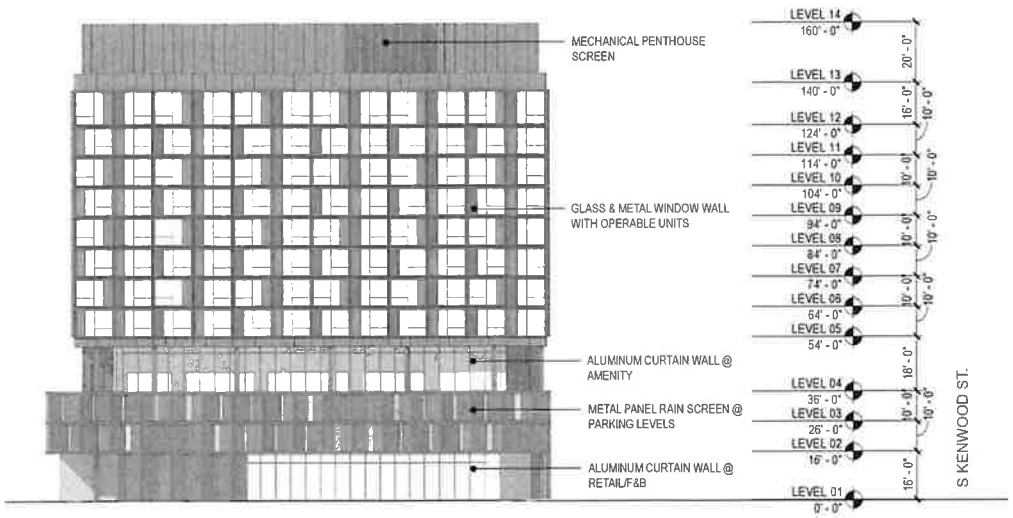
PHASE 1 ROOF PLAN

SCALE: 1"=80'

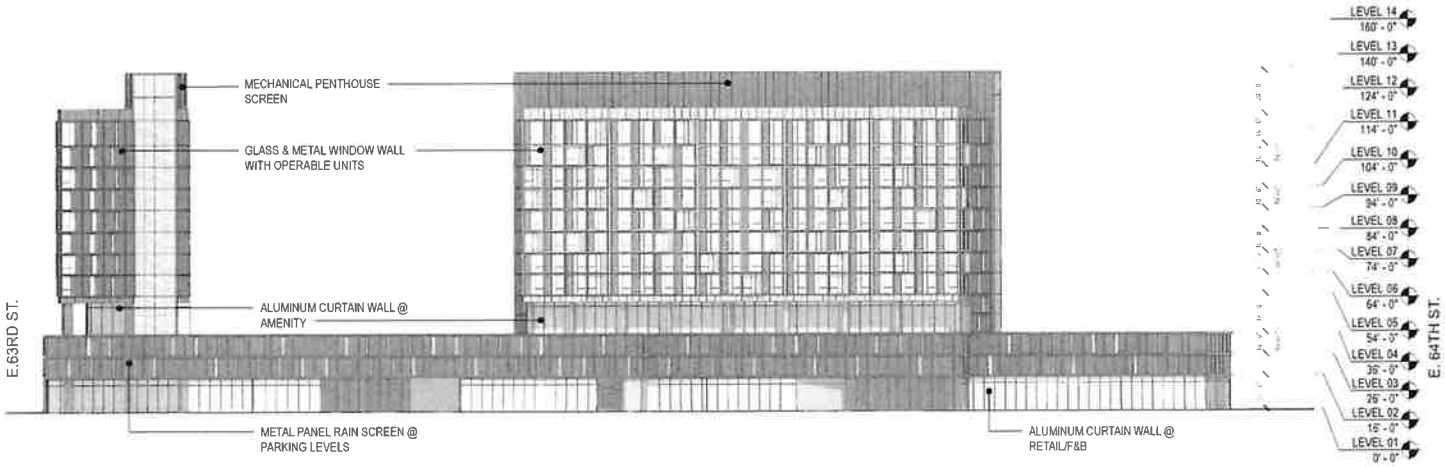
0 50 100 150ft

N

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026



NORTH ELEVATION

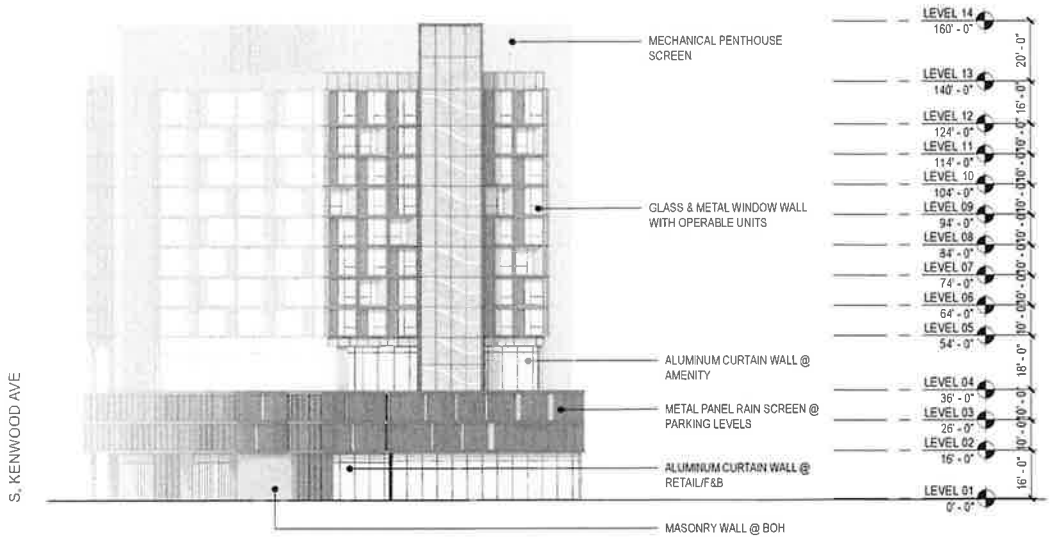


WEST ELEVATION

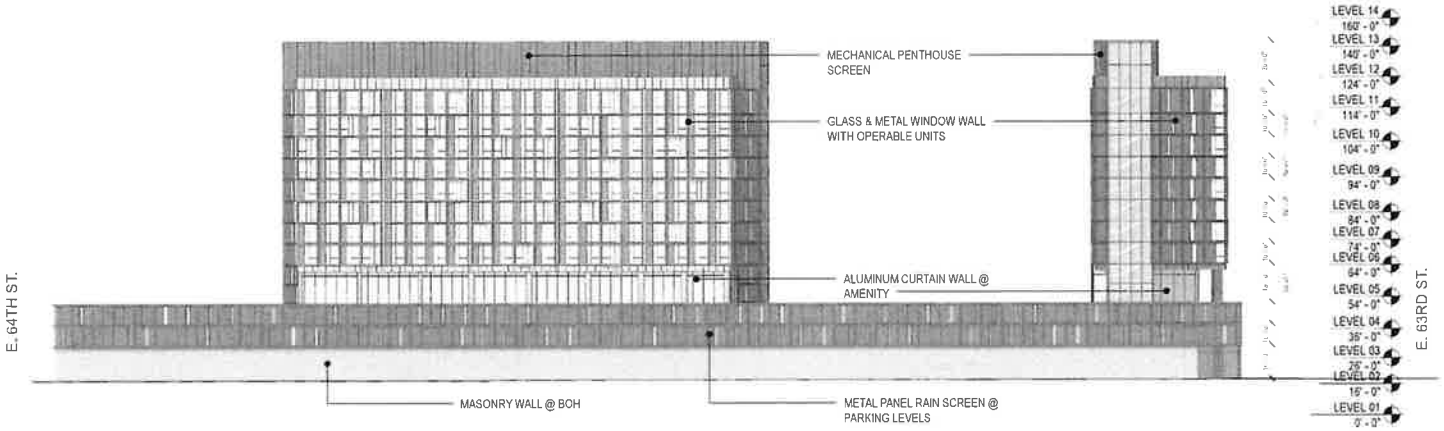
Exhibit 10-1

PHASE 1 ELEVATIONS

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026



SOUTH ELEVATION



EAST ELEVATION

Exhibit 10-2

PHASE 1 ELEVATIONS

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026

EXISTING TREES					
TREE ID	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	NOTES
1	*Gleditsia triacanthos*	Honey Locust	13" cal	Good Condition	To be removed
2	*Gleditsia triacanthos*	Honey Locust	12" cal	Good Condition	To remain
3	*Gleditsia triacanthos*	Honey Locust	10" cal	Good Condition	To remain
4	*Gleditsia triacanthos*	Honey Locust	12" cal	Good Condition	To be removed, in conflict with proposed driveway
5	*Gleditsia triacanthos*	Honey Locust	9" cal	Good Condition	To remain
6	*Gleditsia triacanthos*	Honey Locust	13" cal	Good Condition	To be removed, in conflict with proposed driveway
7	*Celtis occidentalis*	Common Hackberry	2.5" cal	Good Condition	To be removed, pood condition
8	*Gleditsia triacanthos*	Honey Locust	9" cal	Good Condition	To be removed, in conflict with proposed driveway
9	*Gleditsia triacanthos*	Honey Locust	12" cal	Good Condition	To be removed, in conflict with proposed driveway
10	*Gleditsia triacanthos*	Honey Locust	10" cal	Good Condition	To remain
11	*Gleditsia triacanthos*	Honey Locust	11" cal	Good Condition	To remain
12	*Gleditsia triacanthos*	Honey Locust	14" cal	Good Condition	To remain
13	*Gleditsia triacanthos*	Honey Locust	12" cal	Good Condition	To remain
14	*Gleditsia triacanthos*	Honey Locust	11" cal	Good Condition	To remain

PROPOSED TREES			
QTY	SCIENTIFIC NAME	COMMON NAME	SIZE
4	*Aesculus glabra* 'JN Select'	Early Glow Buckeye	2.5" cal
4	*Maackia amurensis*	Amur Maackia	2.5" cal
1	*Quercus bicolor*	Swamp White Oak	2.5" cal
3	*Ulmus chenmoui* 'JAB Morton'	Summer Elixer Elm	2.5" cal
2	*Ulmus davidiana* var. *japonica* 'Burgendy Glow'	Northern Empress Elm	2.5" cal

EVERGREEN SHRUBS			
	SCEINTIFIC NAME	COMMON NAME	SIZE
	Juniperus chinesis 'Kallay's Compact'	Kallay's Compact Juniper	#3 cont
	Juniperus horizontalis 'Youngstown'	Compact Andorra Juniper	#3 cont
	Pinus mugo 'Slowmound'	Dwarf Mountain Pine	#3 cont

PERENNIALS			
	SCEINTIFIC NAME	COMMON NAME	SIZE
	Allium 'Millenium'	Millenium Ornamental Onion	#1 cont
	Echinaea purpurea	Purple Coneflower	#1 cont
	Liatris spicata 'Kobold'	Kobold Gayfeather	#1 cont
	Eragrostis spectabilis	Purple Lovegrass	#1 cont
	Geranium 'Bevan's Variety'	Bevan's Variety Bigroot Cranesbill	#1 cont
	Achillea 'Walther Funcke'	Walther Funcke Yarrow	#1 cont
	Amsonia tabernaemontana 'Blue Ice'	Blue Ice Blue Star	#1 cont
	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	#1 cont

FINAL FOR PUBLICATION

PLANTING NOTES:

1. 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.
2. 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.
3. 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.
4. ALL PROPOSED GRATED AT GRADE PLANTERS WILL BE 4'X10' WITH A 24" 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.
5. BOF PERMITS ARE REQUIRED FOR ANY ACTIVITY IN PROXIMITY AND UPON PARKWAY TREES, CONTACT CITY FORESTER SARAH HELDING, SARAH.HELDING@CITYOFCHICAGO.ORG FOR PARKWAY TREE TRIMMING, REMOVAL, PLANTING, AND OTHERS AS LISTED UNDER TREE, PLANTS, AND SHRUBS OF MUNICIPAL CODE CHAPTER 10-32 HTTPS://CODELIBRARY.AMLEGAL.COM/CODES/CHICAGO/LATEST/CHICAGO_IL/0-0-0-2652732
6. DUE TO THE WATER MAIN AFFECTING THE SPECIFIC SELECTION OF PARKWAY TREES, ORNAMENTAL TREE SUBSTITUTIONS WILL REQUIRE BOF APPROVAL TO ENSURE SHADE TREES ARE NOT PLANTED WITHIN 5' OF THE WATER MAIN

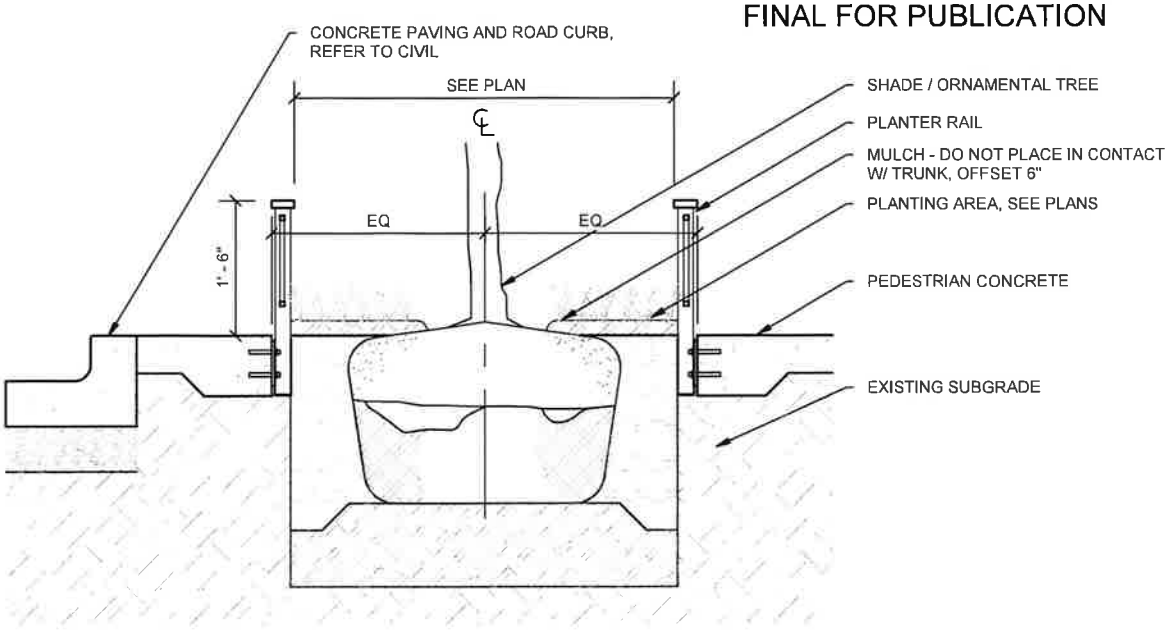
Exhibit 11

PHASE 1

PLANT SCHEDULE AND NOTES

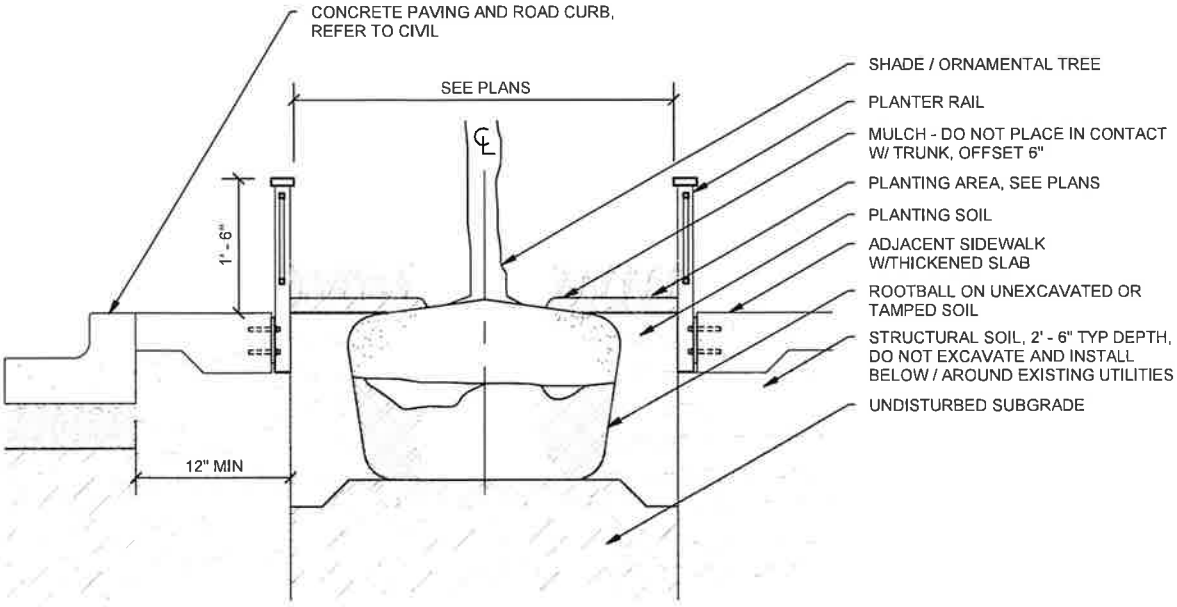
Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
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FINAL FOR PUBLICATION



EXISTING TREE IN PARKWAY PLANTER SECTION

1/2" = 1'-0"



PROPOSED TREE IN PARKWAY PLANTER SECTION

1/2" = 1'-0"

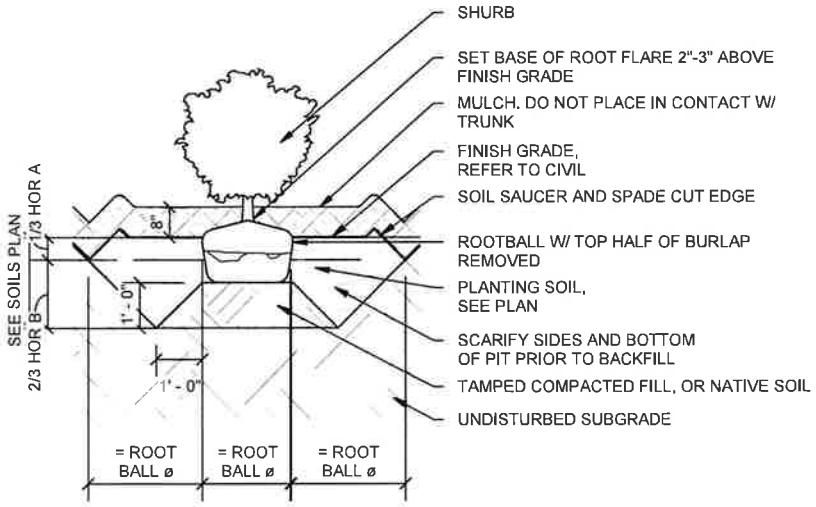
Exhibit 12-1

PHASE 1

PLANTING DETAILS

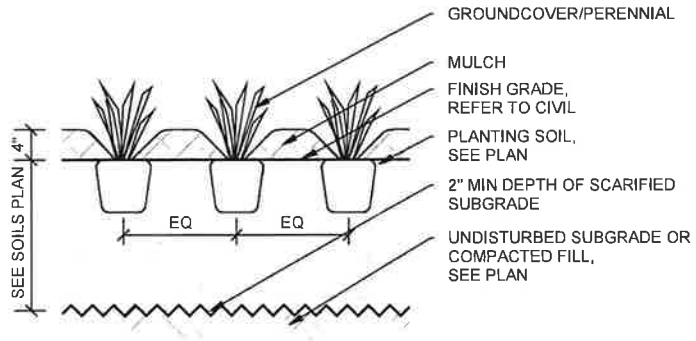
Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026

NOTES:
1. RAISE PLANTING BED FOR ADEQUATE DRAINAGE. PROPOSED DRAINAGE, REFER TO CIVIL.
2. PLANT SHALL BE HANDLED BY CONTAINER, NOT BY STEMS OR BRANCHES.



5 **SHRUBS**
1/4" = 1'-0"

NOTES:
1. RAISE PLANTING BED FOR ADEQUATE DRAINAGE. PROPOSED DRAINAGE, REGER TO CIVIL
2. PLANT SHALL BE HANDLED BY CONTAINER, NOT BY STEMS OR BRANCHES



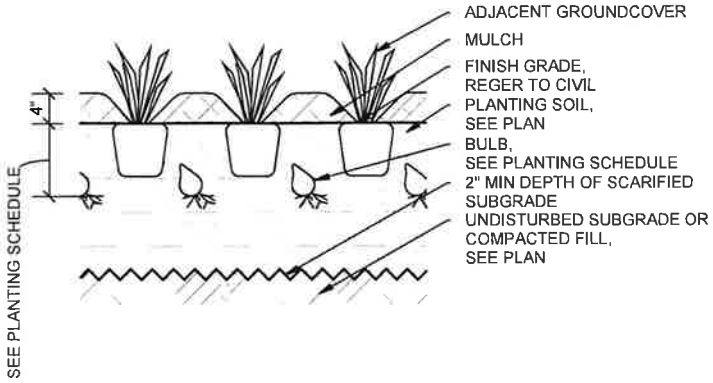
6 **PERENNIALS AND GROUNDCOVERS**
1/2" = 1'-0"

Exhibit 12-2

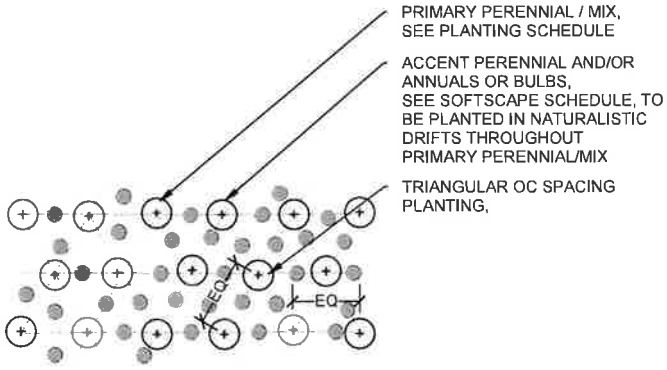
PHASE 1
PLANTING DETAILS

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026

NOTES:
1. PLANT SINGLE BULB, OR CLUMPS OF BUBLBS BETWEEN GROUNDCOVERS AS SHOWN IN ENLARGEMENT PLANTING PLANS



7 **BULB SECTION**
1/2" = 1'-0"

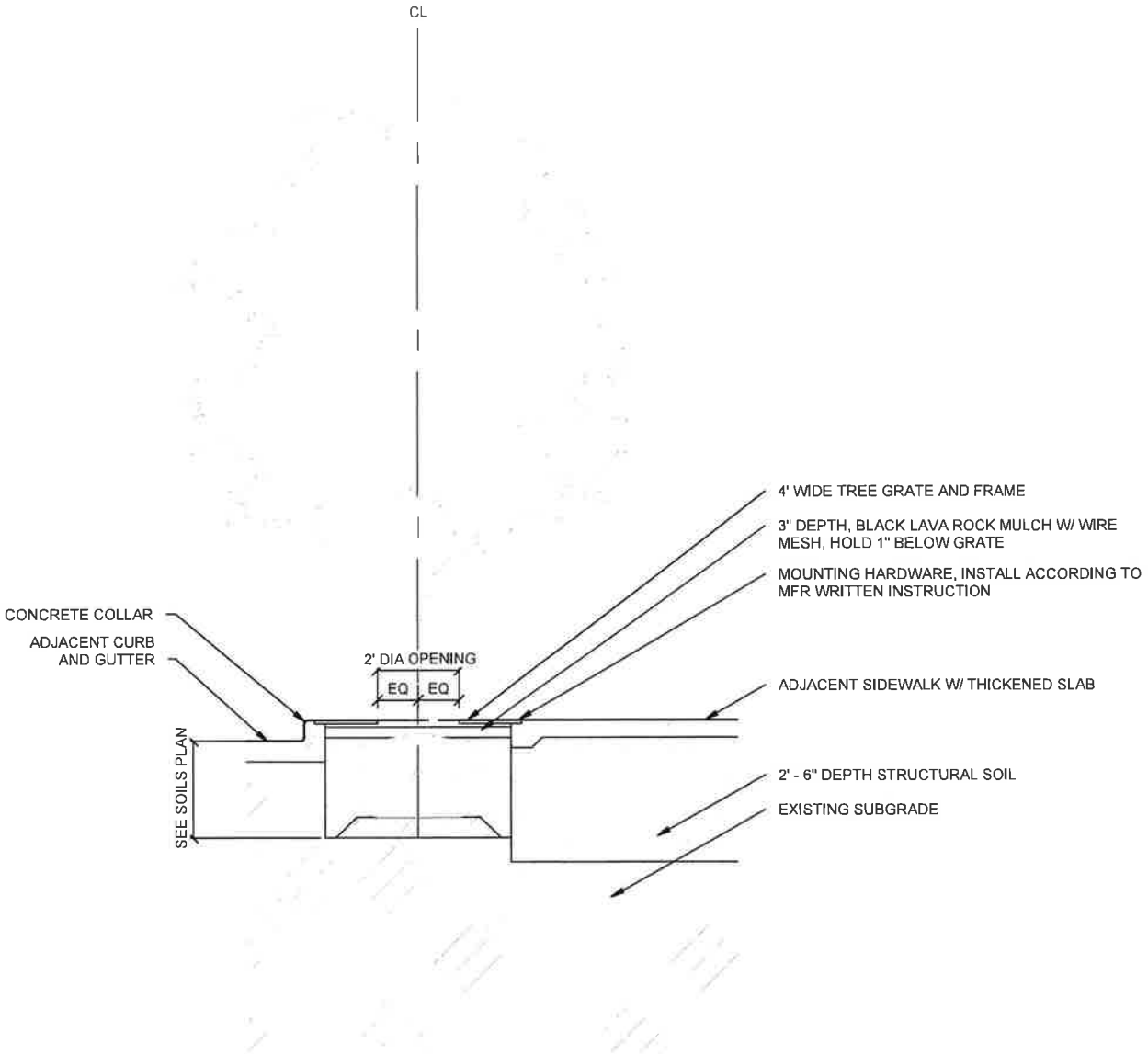


8 **GROUNDCOVER INTERPLANTING PLAN**
1/2" = 1'-0"

Exhibit 12-3
PHASE 1
PLANTING DETAILS

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026

NOTES:
1. PROPOSED MFR AND PRODUCT DIMENSIONS, SEE HARDSCAPE SCHEDULE.
   1.1. TREE GRATE SHALL BE STAMPED W/ *'CITY OF CHICAGO'* 5/8"H ON ALL PANELS
   1.2. TREE GRATE SHALL BE SECURED TOGETHER W/ BOLTS BELOW THE GRATE TO PREVENT VANDALISM.
2. 2'-6" MIN DEPTH STRUCTURAL SOIL, PLACE UNDER SIDEWALK, 8' BEYOND TREE GRATE IN ALL DIRECTIONS GIVEN CONSTRAINED EDGE CONDITIONS



SHADE TREE WITHIN PARKWAY GRATE SECTION

1/4" = 1'-0"

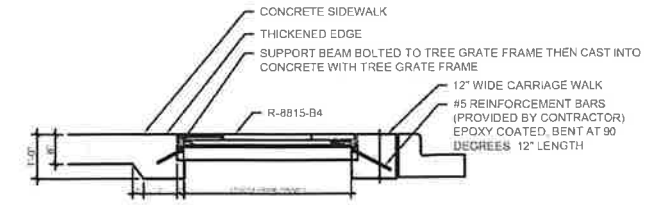
Exhibit 12-4

PHASE 1

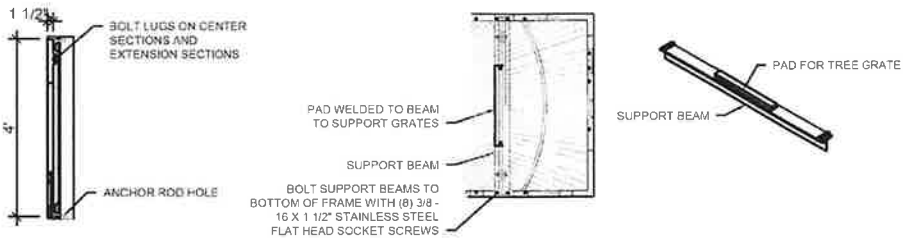
PLANTING DETAILS

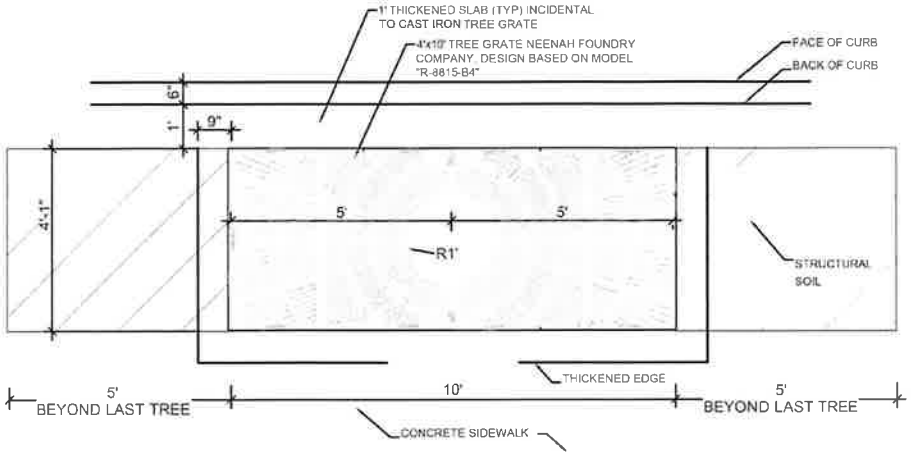
Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026

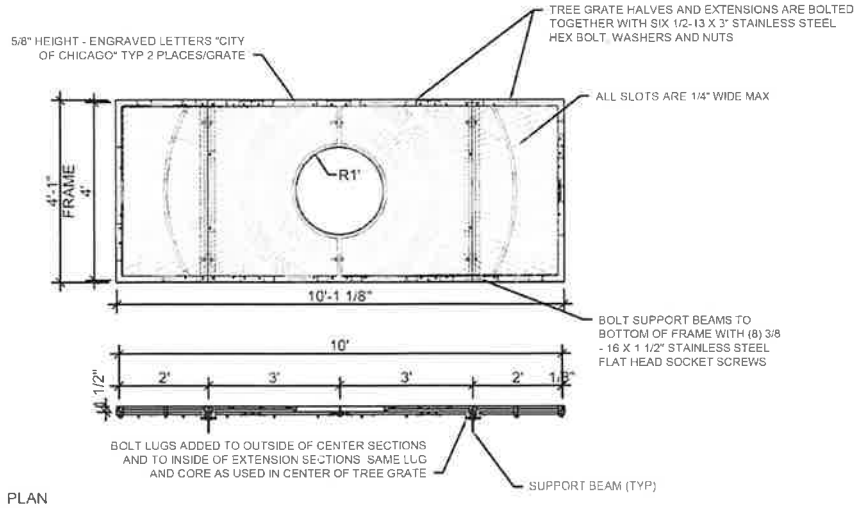
FINAL FOR PUBLICATION



SECTION







PLAN

4' X 10' TREE GRATE

1/4" = 1'-0"

Exhibit 12-5

PHASE 1

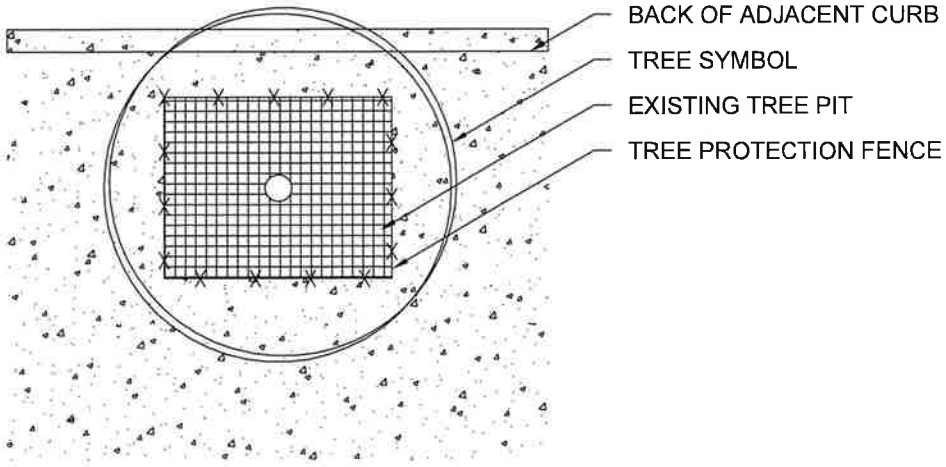
PLANTING DETAILS

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026

FINAL FOR
PUBLICATION

NOTES

1. PROTECTION FENCING SHALL BE INSTALLED AT A MINIMUM DISTANCE OF THE INSIDE DIMENSIONS OF THE TREE PIT.
2. WHERE IN-GROUND STAKING IS NOT VIABLE, CONTRACTOR SHALL PROVIDE TEMPORARY WEIGHTED FENCING PANEL STANDS.

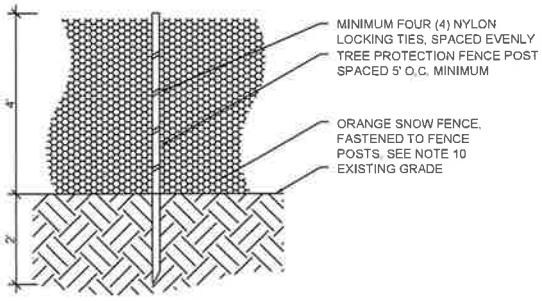


CITY OF CHICAGO TREE PROTECTION PLAN DIAGRAM

1/4" = 1'-0"

NOTES

1. ALTERNATIVES TO TREE PROTECTION FENCING MAY BE APPROVED AND/OR BE REQUIRED SHOULD EXISTING CONDITIONS AND/OF PROPOSED WORK WARRANT IT SUCH AS LIMITED ACCESS TO THE PROPERTY.
2. WHERE IN-GROUND STAKING IS NOT VIABLE, CONTRACTOR SHALL PROVIDE TEMPORARY WEIGHTED FENCING PANEL STANDS.



CITY OF CHICAGO TREE PROTECTION ELEVATION

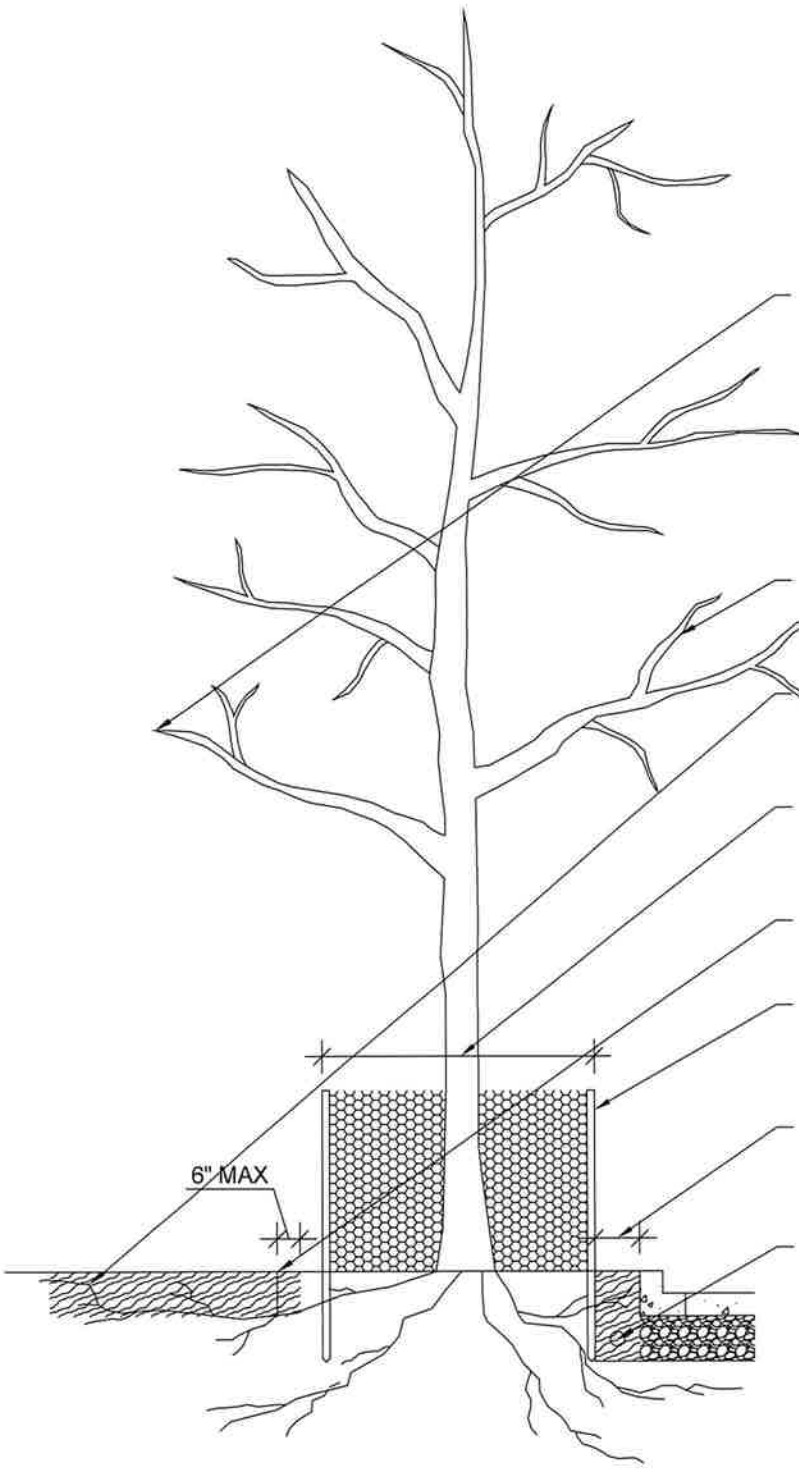
1/4" = 1'-0"

Exhibit 12-6

PHASE 1
PLANTING DETAILS

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026

FINAL FOR PUBLICATION



COORDINATE CANOPY PRUNING AND REMOVAL OF DEAD WOOD WITH ARBORIST. ALL PRUNING OR TYING SHALL BE DONE BY/OR UNDER THE SUPERVISION OF CERTIFIED ARBORIST. PRUNE OR TIE BRANCHES WHERE CONSTRUCTION EQUIPMENT IS EXPECTED TO INVADE TREE CROWN PRIOR TO START OF CONSTRUCTION.

CLEAR CUTTING OF LIMBS DIRECTLY ABOVE CURBLINE IS STRICTLY PROHIBITED

ROOT PRUNING ZONE, DEPTH NOT TO EXCEED DEPTH REQUIRED FOR INSTALLATION OF HARDSCAPE

MECHANICAL GRADING PROHIBITED WITHIN TREE PROTECTION ZONE

EDGE OF PROPOSED SIDEWALK OR CURBLINE

INSTALL TREE PROTECTION FENCING PRIOR TO THE START OF CONSTRUCTION. NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

12" MAXIMUM DISTANCE FROM BACK OF CURB FOR ROOT PRUNING TRENCH

CONTRACTOR SHALL INSTALL AN/OR RELOCATE ELECTRICAL CONDUIT (WHERE NEEDED) ALONG BACK OF CURB TO MINIMIZE CONFLICT WITH EXISTING TREE ROOTS

CITY OF CHICAGO TREE PROTECTION SECTION DIAGRAM

1/4" = 1'-0"

Exhibit 12-7

PHASE 1

PLANTING DETAILS

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026

* An official website of the City of Chicago Here's how you know

EFORMS ADMIN TOOL

ARO Intake Application

Submission ID: 1009327

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at: https://codelibrary.amlegal.com/codes/chicago/latest/chicago_il/0-0-0-2588854.
The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31/2023 and its requirements have been incorporated into this web form. More information is available in Section 2-44-105 of the City's Municipal Code.
PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function. Before starting the submission process, please gather and complete all the necessary documentation outlined in Article 5.1.2 of the ARO Rules, and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for download here. The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.
If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- Dimensional Floor Plans with affordable units highlighted
- If affordable units are proposed off-site, off-site unit application as detailed in Article 6.2.5 of the ARO Rules.
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency.

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOH staff.
The ARO Rules are available online at: www.chicago.gov/ARO. If you have any questions about completing this application, please contact ARO@cityofchicago.
Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to ARO@cityofchicago.org.

Applicant Name *: WOODLAWN CENTRAL
Applicant Contact Person *: JBYRON BRAZIER
Applicant Email *: BYRON2@WOODLAWNCENTRAL.C
Applicant Phone *: (773) 675-0152
Applicant Address *: 6320 S. DORCHESTER, CHICAGO, IL 60637
Attorney Name *: GABRIELA C. HERRERA
Attorney Email *: GHERRERA@NEALANDLEROY.COM

Development Information

Development Address:

From *: 6301
To: 6341
Direction *: S
Street Name *: DORCHESTER
Zip Code *: 606373713
Ward *: 20
ARO Zone *: ARO Community Pre
Development Name *: WOODLAWN CENTRAL
If you are working with a Planner at the City, what is his/her/their name?: JUSTIN PETERSEN
Zoning Application Number (if applicable):
Council Introduction Date *: 1/7/2026
Is your project currently in, or do you plan to rezone to, a downtown zoning district? *
ARO Trigger *: Zoning Entitlement
Development Type *: Rental

Application No. 22961

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Gilbert Villegas
Chairman, City Council Committee on Zoning

From: CBoatright
Ciere Boatright
Chicago Plan Commission

Date: June 25, 2026

Re: Proposed Amendment to Planned Development No. 456 – 6320 S. Dorchester Avenue

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On June 25, 2026, the Chicago Plan Commission recommended approval of the proposed amendment to Planned Development No. 456, submitted by Woodlawn Central LLC. The Applicant proposes to rezone the Planned Development No. 456 to B3-3 Community Shopping District, and then to Planned Development No. 456, as amended, to allow for a mixed-use development consisting of several Subareas. Phase 1, Subarea C will include a 14-story residential building with 104 dwelling units, a 14-story hotel building with 160 keys, 131 bicycle spaces, commercial spaces, and 300 vehicular parking spaces, with accessory and incidental uses. The overall maximum FAR of the Planned Development will be 3.0. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Yangdi Wang at yangdi.wang@cityofchicago.org or 312-744-2379.

Cc: PD Master File (copy of memo)