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 538,588 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 for purposes of this statement 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) shall be made or authorized by all the owners of the Property and any ground/air-rights lessors of the Property, subject, however, to the following exceptions and conditions: (a) any changes or modifications to this Planned Development applicable to or in a given subarea need only be made or authorized by the owners and/or any ground/air-rights lessors of such subarea; provided, however, that for so long as the Applicant or any affiliate thereof owns or controls any part of the Property, any application to the City for any such changes or modifications (administrative, legislative or otherwise) must in all cases be additionally authorized by the Applicant, (b) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein and (c) for so long as the Applicant or any affiliate thereof owns or controls any part of the Property, such entity may apply for any changes or modifications (administrative, legislative or otherwise) without the consent of any other owner or owners. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein including any ground or air-rights leases. Upon any alienation, sale,.or any other transfer of all or any portion of the Property or the rights therein including any ground or air-rights leases (but not including an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder;

provided, however that the Applicant's right to authorize changes or modifications to this Planned Development for so long as it owns or controls all or any portion of the Property as set forth in clause (a) of this Statement Number 2 above shall not be deemed amended or transferred to apply to a transferee (or its beneficiaries as aforesaid) unless expressly assigned in a written instrument executed by the original Applicant hereunder.

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.

4. This Planned Development consists of 19 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 Planned Right-of-Way Adjustment Map
Exhibit 5 Planned Development Sub-Area Map
Exhibit 6 Conceptual Circulation
Exhibit 7 Phase 1 Open Space Diagram
Exhibit 8 Phase 1 Parking and Access
Exhibit 9 Phase 1 Ground Level Plan
Exhibit 9-1 Phase 1 Parking Plan
Exhibit 9-2 Phase 1 Roof Plan
Exhibit 10 Phase 1 ROW and Landscape
Exhibit 11 Landscape Area B
Exhibit 12 Phase 1 Plant Schedule and Notes
Exhibit 13 Phase 1 Planting Detail
Exhibit 13-1 Phase 1 Planting Detail
Exhibit 13-2 Phase 1 Planting Detail
Exhibit 14 Phase 1 Elevations
Exhibit 14-1 Phase 1 Elevations

prepared by Gensler and dated December 19, 2025, 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:

   Dwelling units located above the ground floor; Detached House; Elderly Housing; Multi-Unit (3+ units) Residential; Single Room Occupancy; Townhouse; Two-Flat; Group Living (except as more specifically regulated); Assisted Living (Elderly Custodial Care); Parks and Recreation (except as more specifically regulated); Community Centers, Recreation Buildings and Similar Assembly Use; Community Garden; Religious Assembly; School; Urban Farm Indoor Operation; Urban Farm Rooftop Operation; Drive-Through Facility; Restaurant, Limited; Restaurant, General; Taven; Outdoor Patio (if located on rooftop); Outdoor Patio (if located at grade level); Indoor Special Event including incidental liquor sales; Small Venues (1 – 149 occupancy); Medium Venues (150 – 999 occupancy); Large Venues (1,000 + occupancy); Indoor Event Venues; Food and Beverage Retail Sales (except as more specifically regulated); Liquor Store (package goods); Liquor Sales (as accessory use); Bed and Breakfast; Hotel/Motel; Vacation Rental; Shared Housing Unit; Office Space (except as more specifically regulated); Parking, Non-Accessory; Personal Service (except as more specifically regulated); Hair Salon, Nail Salon, or Barber Shop; Retail Sales, General; Outdoor Sports and Recreation, Participant; Indoor Sports and Recreation, and Children's Play Center.

   In addition, temporary uses and additional uses that are consistent with the character of the uses permitted above, as determined and approved by the Zoning Administrator in accordance with Statement 12, shall be allowed.

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 538,588 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. The Applicant and DPD, at either party's request, may continue to evolve the site and landscape plans and building elevation following Site Plan Approval, including without limitation to conform to federal, state, and local requirements, practices, and specifications regarding security and security buffers, and changes to such plans, if any, shall, if mutually agreed, be approved by DPD administratively as a minor change. It is hereby acknowledged that many of elements of the exhibits including, but not limited to, sections and access, circulation and open space plans, are illustrative and may change as the Property is developed. Modifications to the boundaries of subareas designated under this PD and the reallocation of development rights among subareas may be approved as a minor change, pursuant to Section 17-13-0611-A, provided, the minor change criteria set forth in Section 17-13-0611-A are not exceeded on an aggregate basis over all subareas.

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 provided, however, that the Zoning Administrator may approve alternative methods of satisfying the City of Chicago Sustainable Development Policy, including without limitation alternative building certification programs like Living Building and Living Community Challenge.

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, only a site plan for such portion of the Property shall be required.

    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.

    Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development, and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such site plan approval and the Plan Commission shall conduct its review hearing of the Site Plan Submittal. Following approval of a Site Plan Submittal by the Commissioner, the approved plan 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 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. Subject in all cases to the other statements, terms, regulations and provisions of this Planned Development, the Applicant shall have the right to designate additional subareas within the Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions

thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and redesignation of subareas shall not in and of itself require an amendment or minor change to this Planned Development; provided, however, Applicant shall provide notice of all material terms of any such designation to DPD, including the designated area and the bulk regulations that will apply therein, for DPD's administrative purposes to facilitate Part II review for any such designated subarea. In furtherance of the foregoing, and in all cases subject to the other statements, terms, regulations and provisions of this Planned Development, the Applicant may allocate or assign the development rights under the Planned Development to and among the designated subareas including, but not limited to, building height, floor area, dwelling units and parking; provided, however, that the overall regulations and limitations set forth in the Bulk Regulations and Data Table and the Plans applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such allocation(s) or assignment(s), and all such allocation(s) or assignment(s) of development rights are subject to the terms of Section 17-13-0611 of the Chicago Zoning Ordinance.

17. The Applicant acknowledges and agrees that the rezoning of the Property from Planned Development No. 456 to the B3-3 District and then to this Planned Development, triggers the requirements of Section 2-44-080 of the Municipal Code of Chicago (the "Affordable Requirements Ordinance" or "ARO"). The Applicant further acknowledges and agrees that the Applicant shall provide 20% of the dwelling units as affordable housing as a Community Preservation Area.

    Prior to the issuance of any building permits for any building or phase of development containing residential units in the Planned Development, including, without 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 2-44-080(L) for that building or phase. The cash payment will be calculated at the time of payment (including partial payments for phased developments) and will be based on the then-applicable in lieu fee, as such fee may be adjusted based on changes in the consumer price index in accordance with Section 2-44-080. In addition, prior to the issuance of any building permits for any building or phase of development containing residential units, the Applicant must submit to DOH for its review and approval a plan or update, as applicable, describing how the Applicant intends to meet its ARO obligation.

    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 Property, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DOH or any successor department may enforce remedies for any breach of this Statement 17, 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.

18. 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.

19. 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 (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 Height
A	140,868.98	40,025.98	100,843.00	9163	3,725.51			5.50		554,698	360	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	231	160'
D	25,724.37	14,719.37	11,006.00			1,488.66		1.85		20,359	0	100'
E	52,252.95	19,232.95	33,020.00					1.85		61,087	118	100'
F	41,604.88	16,825.88	24,779.00					2.35		58,231	88	100'
G	48,367.09	12,628.09	33,055.00	2,684.00				5.00		178,700	128	120'
H	29,077.89	11,410.89	17,667.00					7.55		133,386	63	120'
I	34,330.03	9,371.03	24,959.00			4,428.87	4,212.91	2.35		58,654	89	120'
J	282,272.88	76,603.88	205,669.00					0.76	156,840	156,840	0	80'
Totals	**795,530.00**	**254,259.00**	**538,588.00**	**11,847**	**3,725.51**	**5,917.53**	**4,212.91**	**3.00**		**1,623,785.30**	**1,077**	

[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.

Additional Notes:

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue
Introduced: January [ ], 2026
Plan Commission: _____, 2026

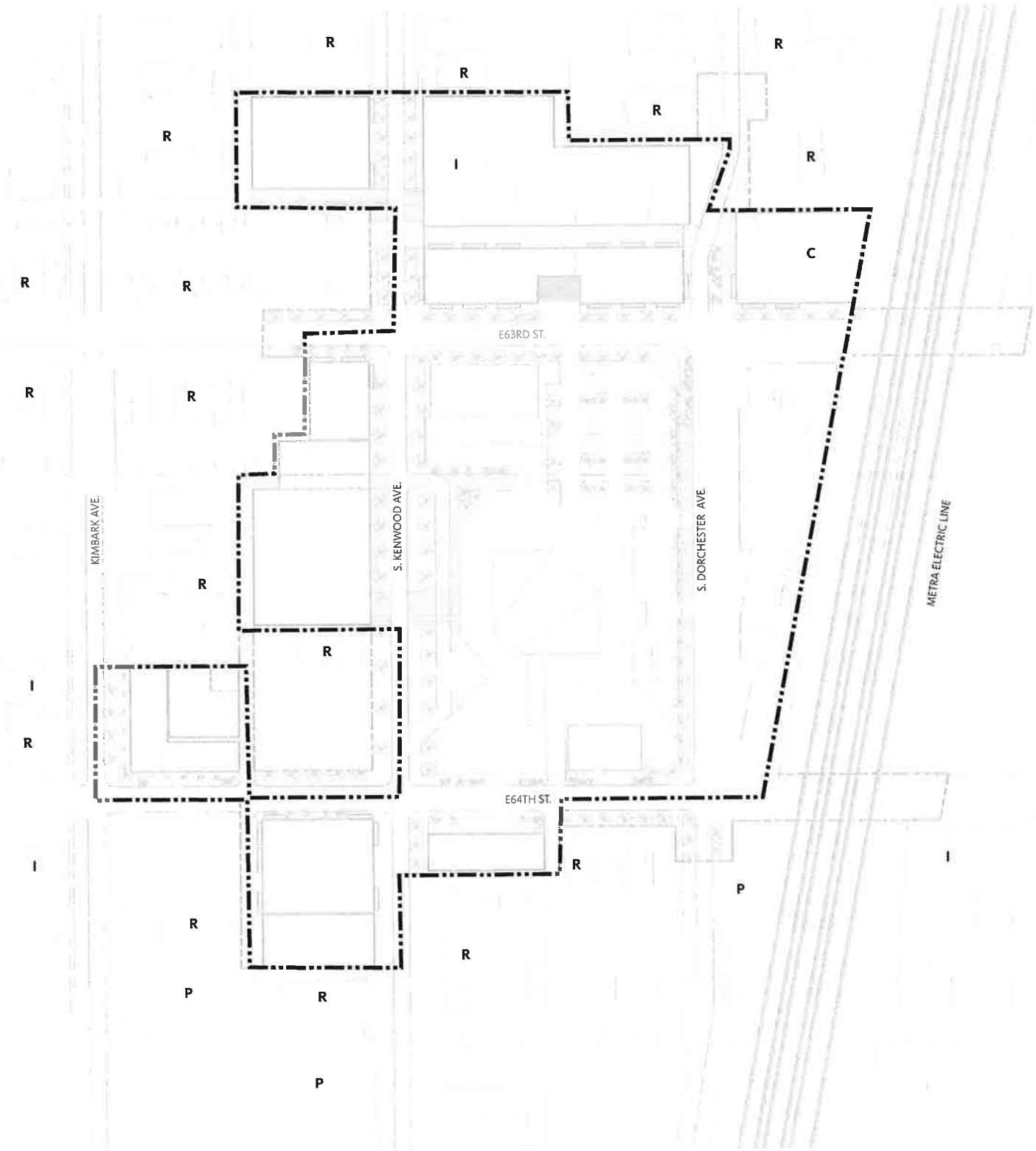
Parking

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 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)

Bike Parking

1. Residential: Minimum 1 per 2 Residential Units.
2. Non-Residential: Minimum 1 per 10 auto spaces.
3. Subarea C:
   - Bike Parking (260 total):
     - 231 Spaces will be provided for Residential Use.
     - 29 Spaces will be provided for General Use.

[1] Area of land within public rights of way, after all right of way adjustments contemplated in this PD have occurred.
[1] Area of land exclusive of area within public rights-of-way, after all right of way adjustments contemplated in this PD have occurred.
[1] Maximum FAR to be calculated based on net site area that results after all right of way adjustments contemplated in this PD have occurred.
[1] Built floor area existing as of the effective date of this amendment to PD 456
[1] 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.



Planned Development Boundary

0 100 200 300 800ft

N

- 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: _____, 2026
Plan Commission: _____, 2026

Exhibit 1

SURROUNDING LAND USE MAP

SCALE: 1"=200'

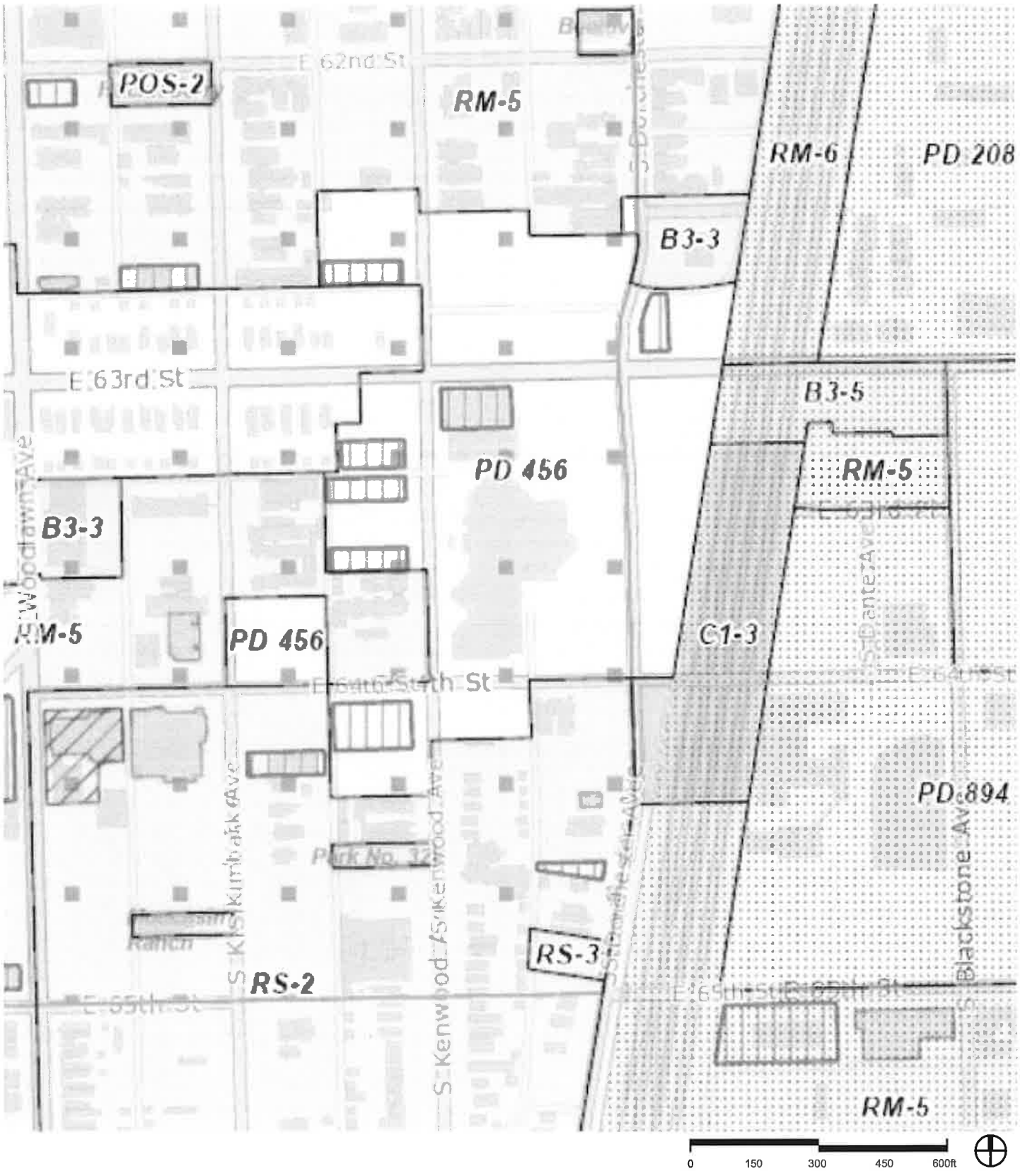
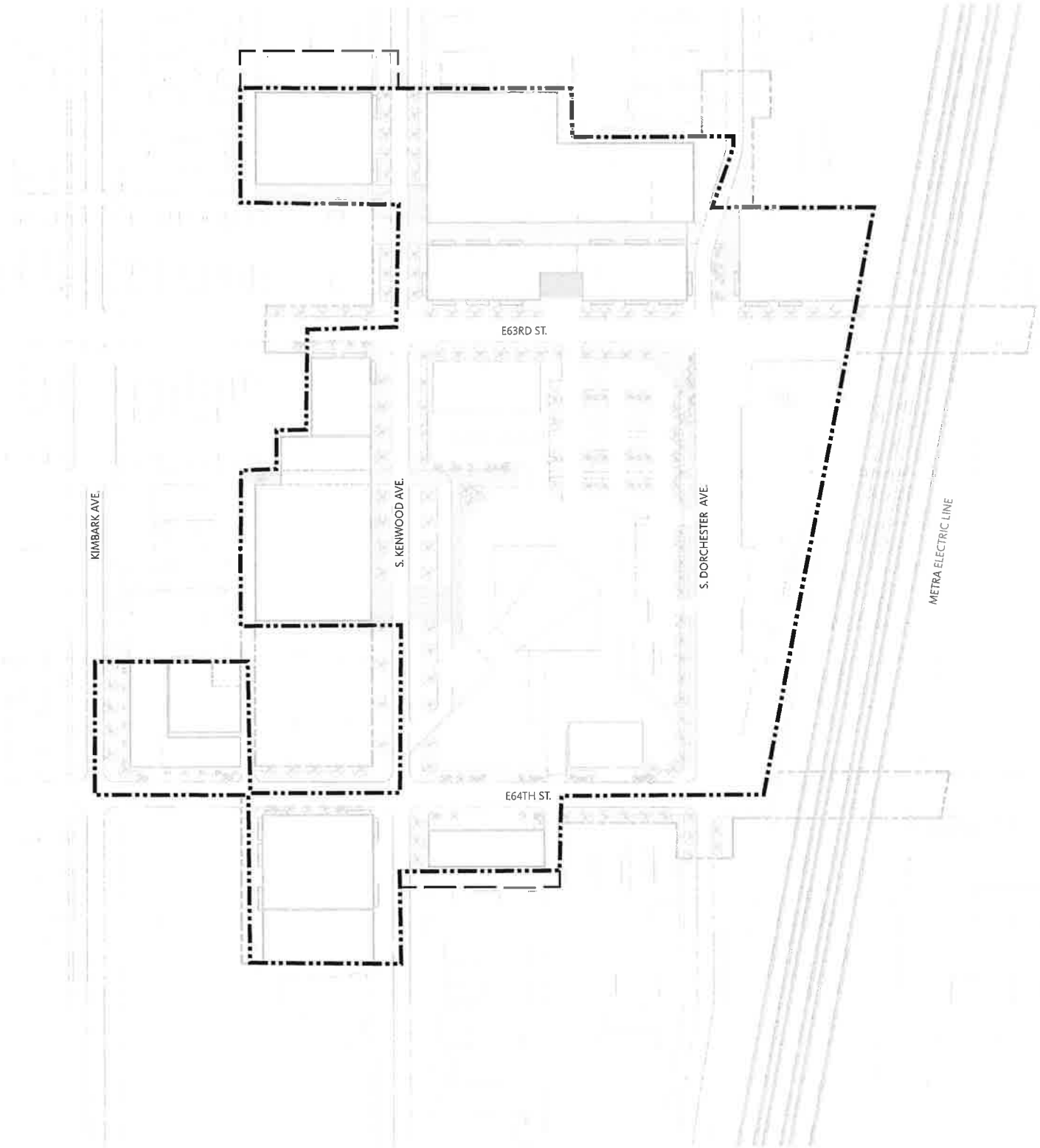


Exhibit 2

EXISTING ZONING MAP

SCALE: 1"=300'

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: _____, 2026
Plan Commission: _____, 2026



Planned Development Boundary

Gross Site Area: 795,530 SF

Original PD Boundary

N

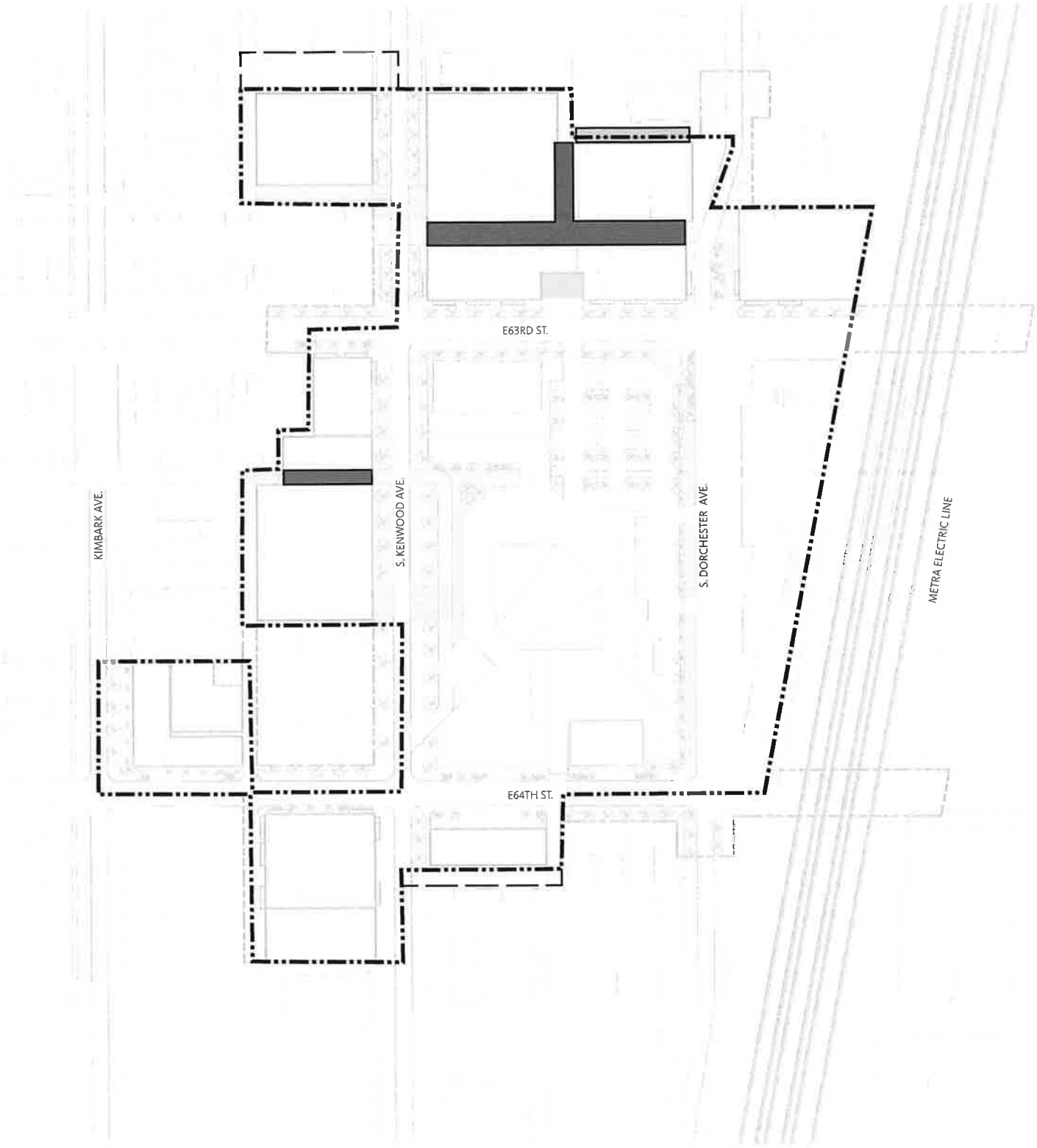
0 100 200 300 800ft

Exhibit 3

PD BOUNDARY MAP

SCALE: 1"=200'

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: _____, 2026
Plan Commission: _____, 2026



Planned Development Boundary

Gross Site Area: 795,530 SF

ROW to be Vacated: 11,845

ROW to be Dedicated: 3,725

0 100 200 300 800ft

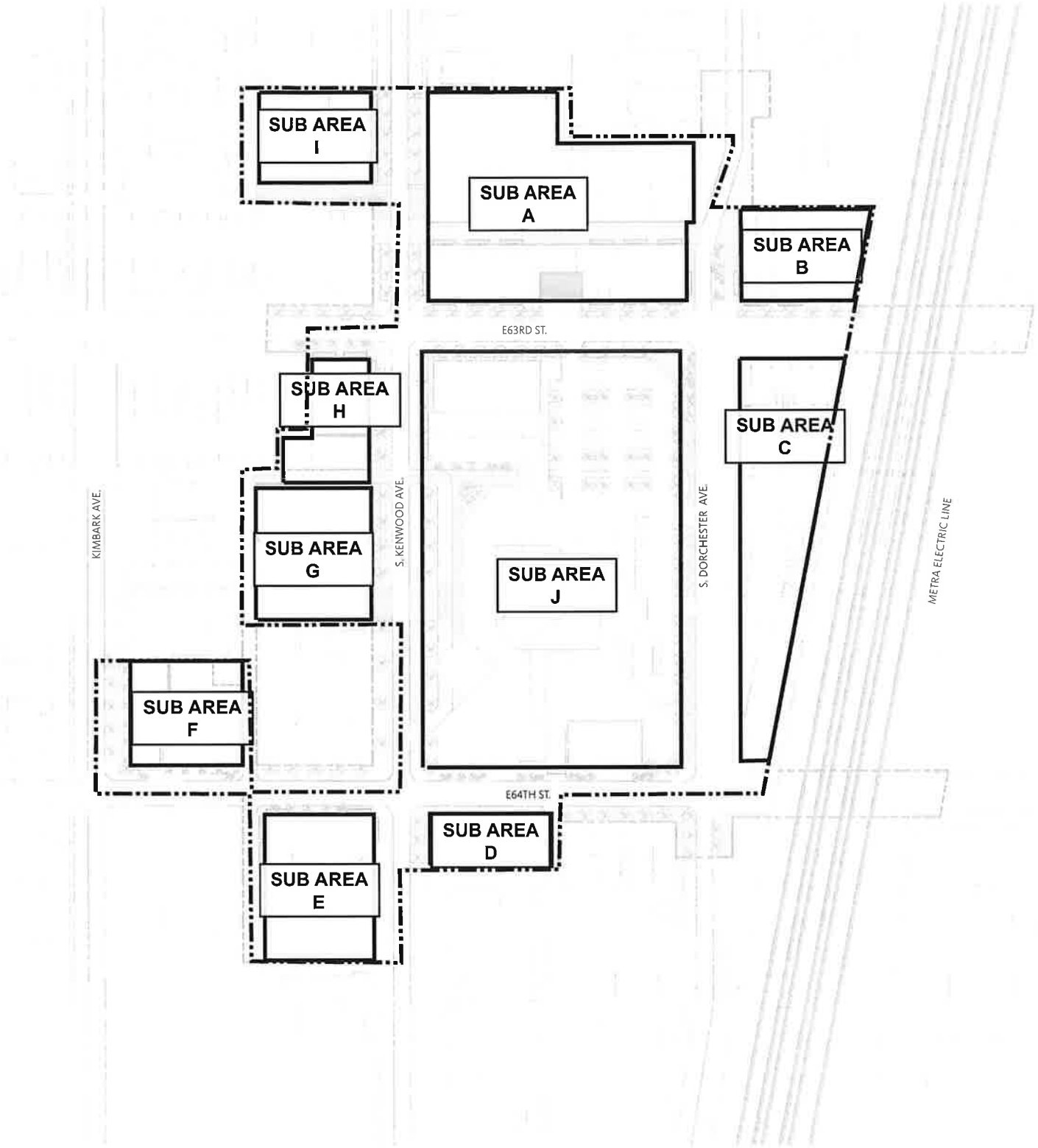
N

Exhibit 4

RIGHT-OF-WAY ADJUSTMENTS

SCALE: 1"=200'

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: _____, 2026
Plan Commission: _____, 2026



Planned Development Boundary

Subarea Boundary

0 100 200 300 800ft

N

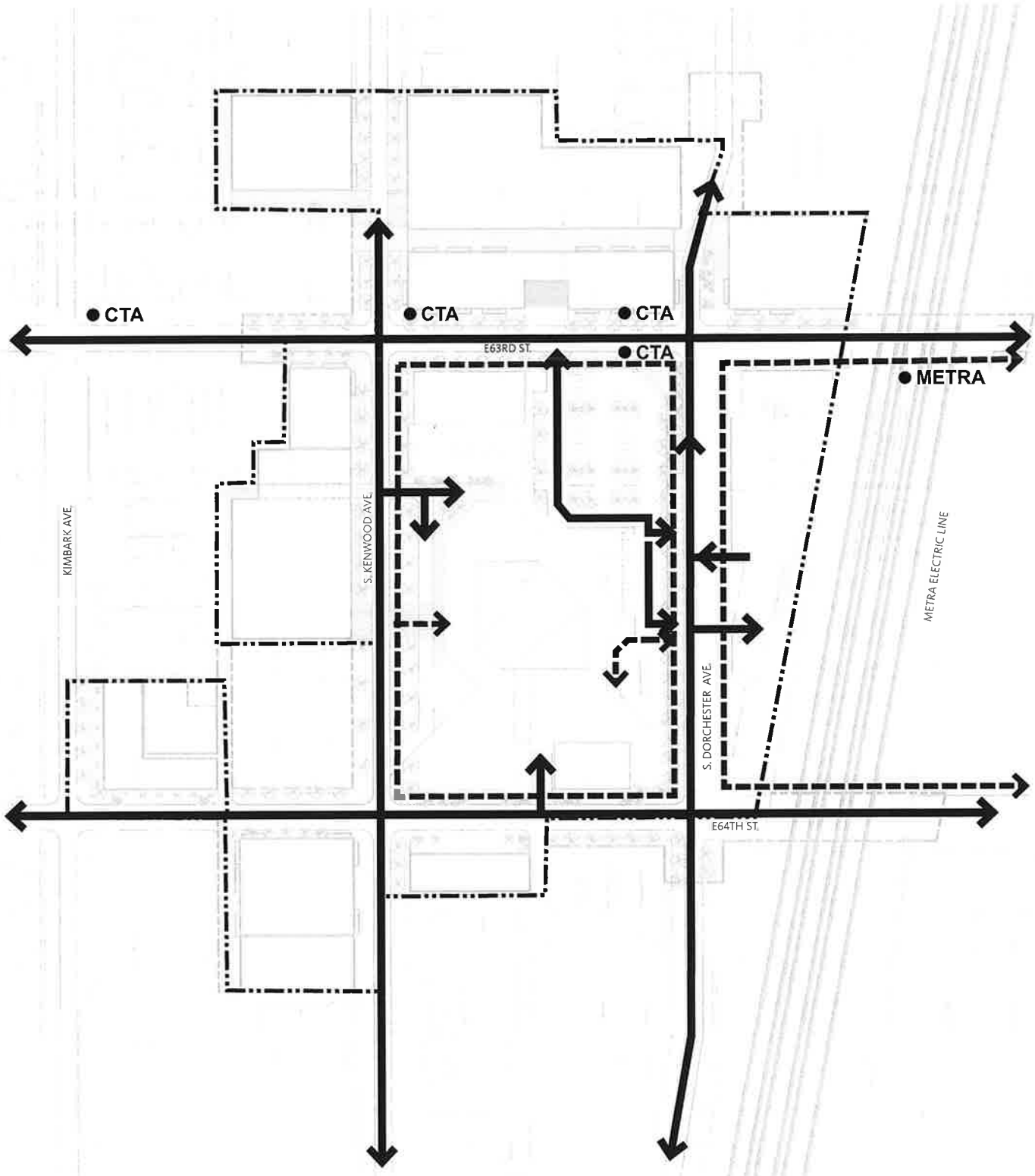
Gross Site Area: 795,530 SF
Area of Public Rights-of-Way: 254,259 SF
Net Site Area: 541,272 SF

Exhibit 5

PD SUBAREA MAP

SCALE: 1"=200'

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: _____, 2026
Plan Commission: _____, 2026



Planned Development Boundary

Vehicular Circulation

Pedestrian Circulation

0 100 200 300 800ft

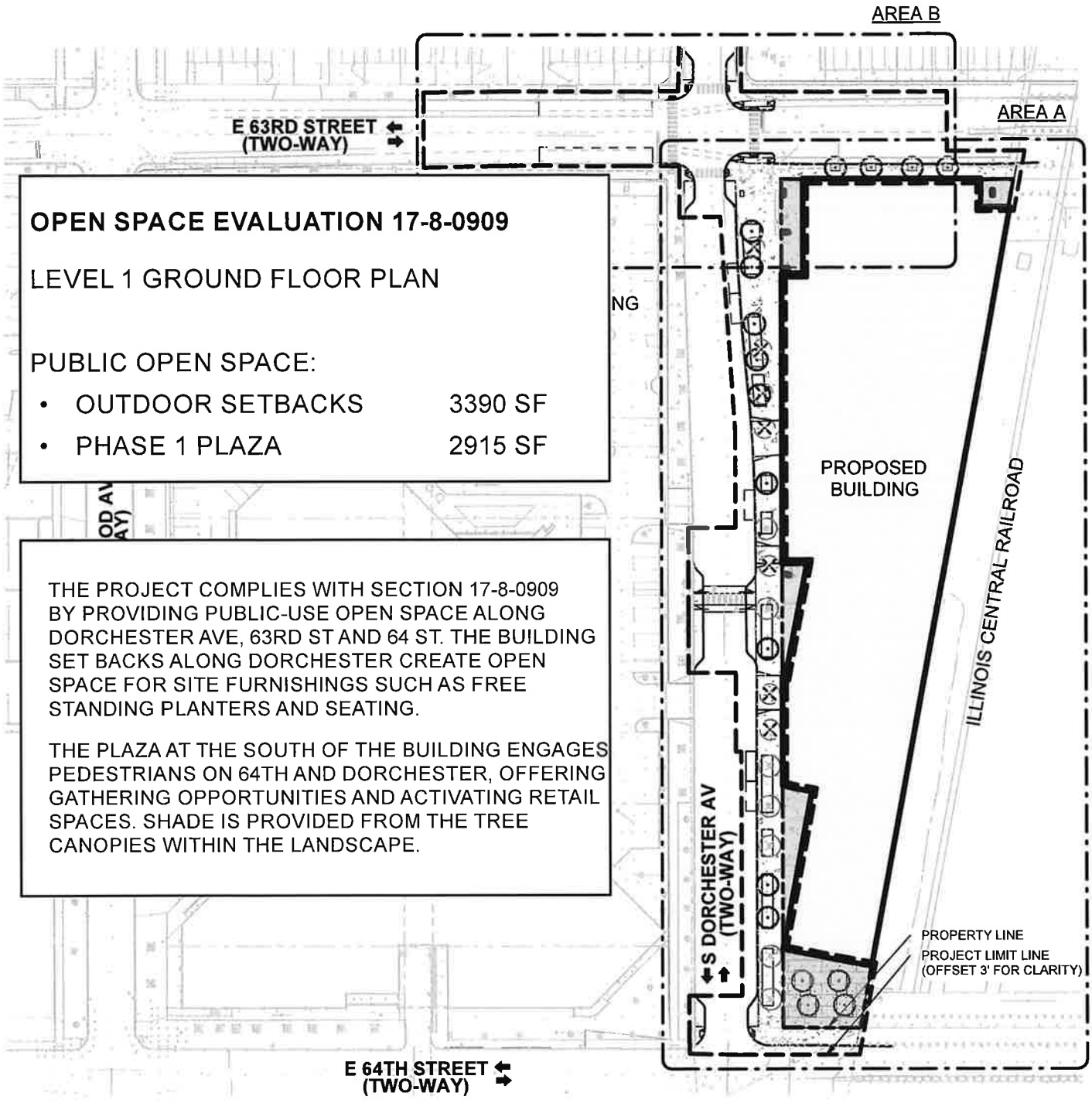
N

Exhibit 6

CONCEPTUAL CIRCULATION

SCALE: 1"=200'

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: _____, 2026
Plan Commission: _____, 2026



OPEN SPACE EVALUATION 17-8-0909

LEVEL 1 GROUND FLOOR PLAN

PUBLIC OPEN SPACE:

- OUTDOOR SETBACKS 3390 SF
- PHASE 1 PLAZA 2915 SF

THE PROJECT COMPLIES WITH SECTION 17-8-0909 BY PROVIDING PUBLIC-USE OPEN SPACE ALONG DORCHESTER AVE, 63RD ST AND 64 ST. THE BUILDING SET BACKS ALONG DORCHESTER CREATE OPEN SPACE FOR SITE FURNISHINGS SUCH AS FREE STANDING PLANTERS AND SEATING.

THE PLAZA AT THE SOUTH OF THE BUILDING ENGAGES PEDESTRIANS ON 64TH AND DORCHESTER, OFFERING GATHERING OPPORTUNITIES AND ACTIVATING RETAIL SPACES. SHADE IS PROVIDED FROM THE TREE CANOPIES WITHIN THE LANDSCAPE.

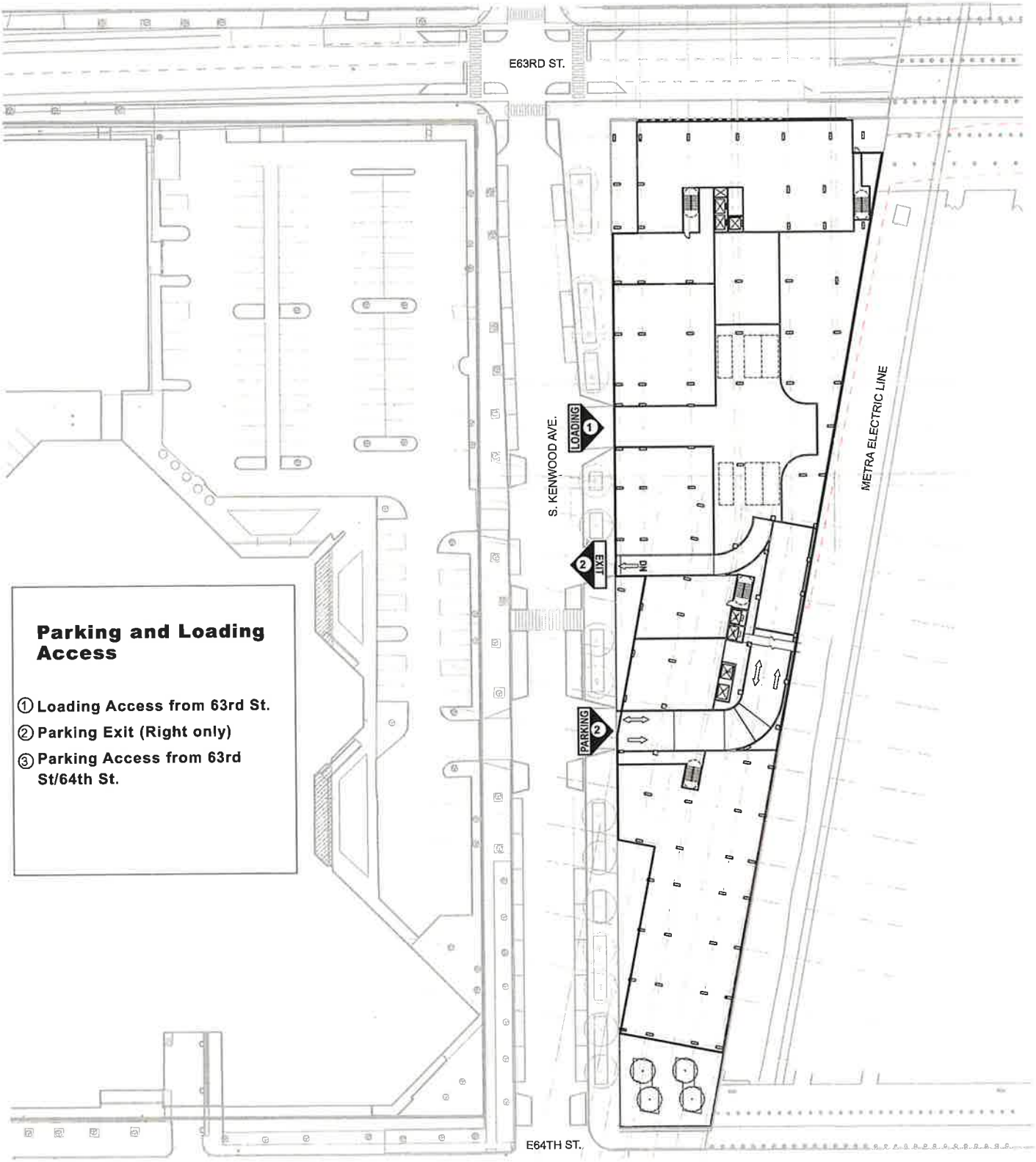


Exhibit 7

PHASE 1
OPEN SPACE DIAGRAM

SCALE: 1"=100'

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: _____, 2026
Plan Commission: _____, 2026



Parking and Loading Access

① Loading Access from 63rd St.
② Parking Exit (Right only)
③ Parking Access from 63rd St/64th St.

PARKING Parking Access

Exhibit 8

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: _____, 2026
Plan Commission: _____, 2026

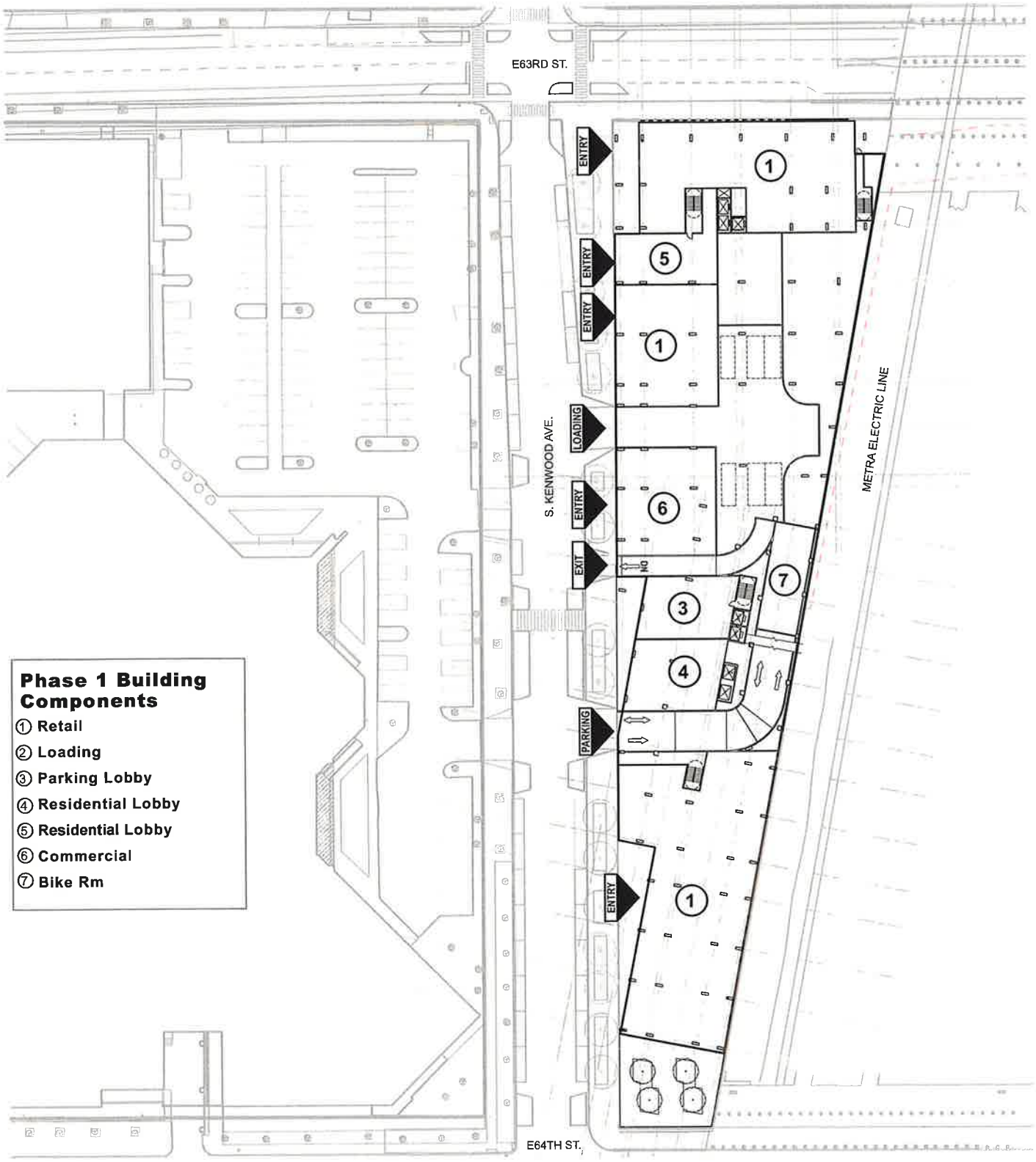


Exhibit 9

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: _____, 2026
Plan Commission: _____, 2026

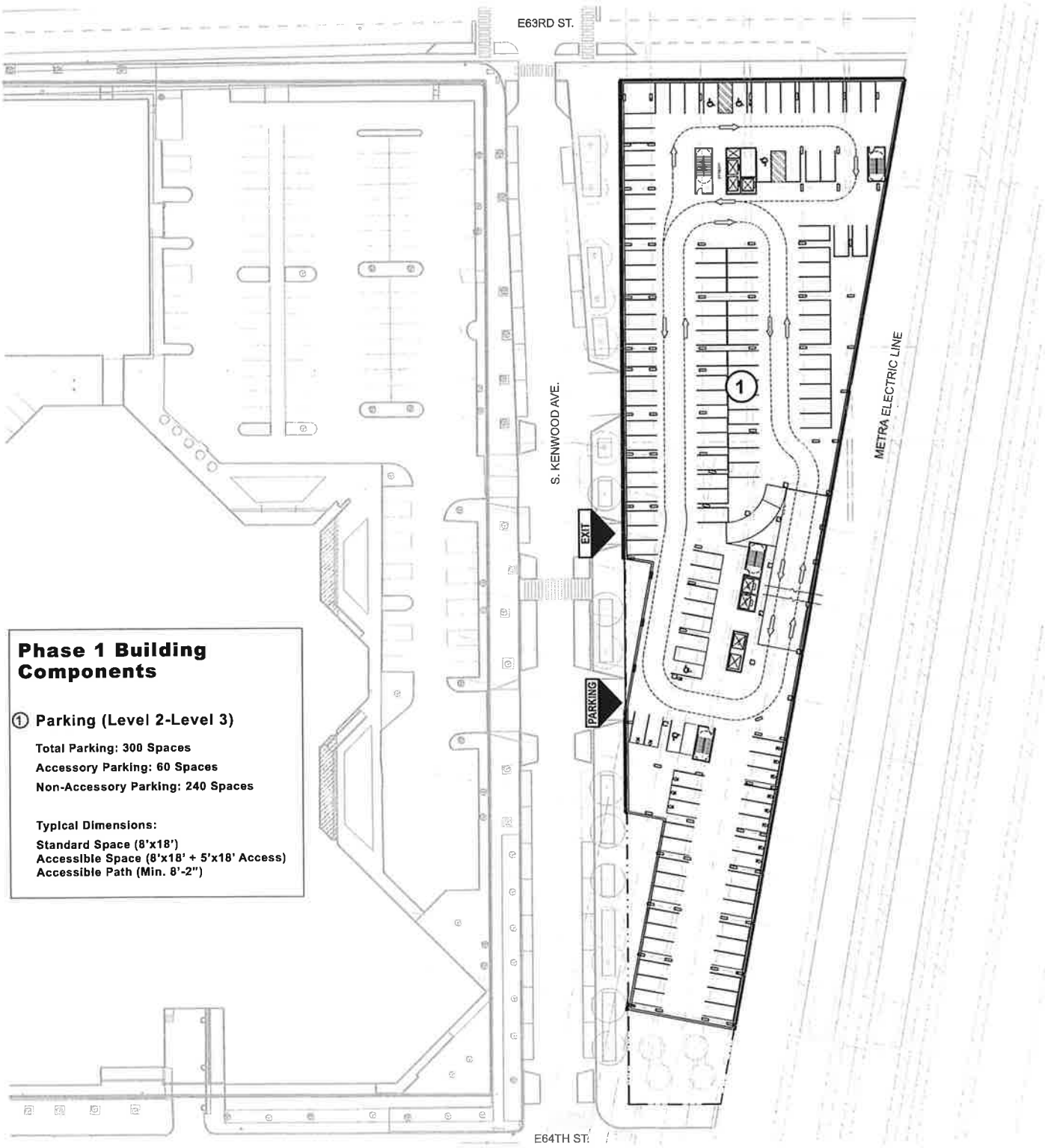


Exhibit 9-1

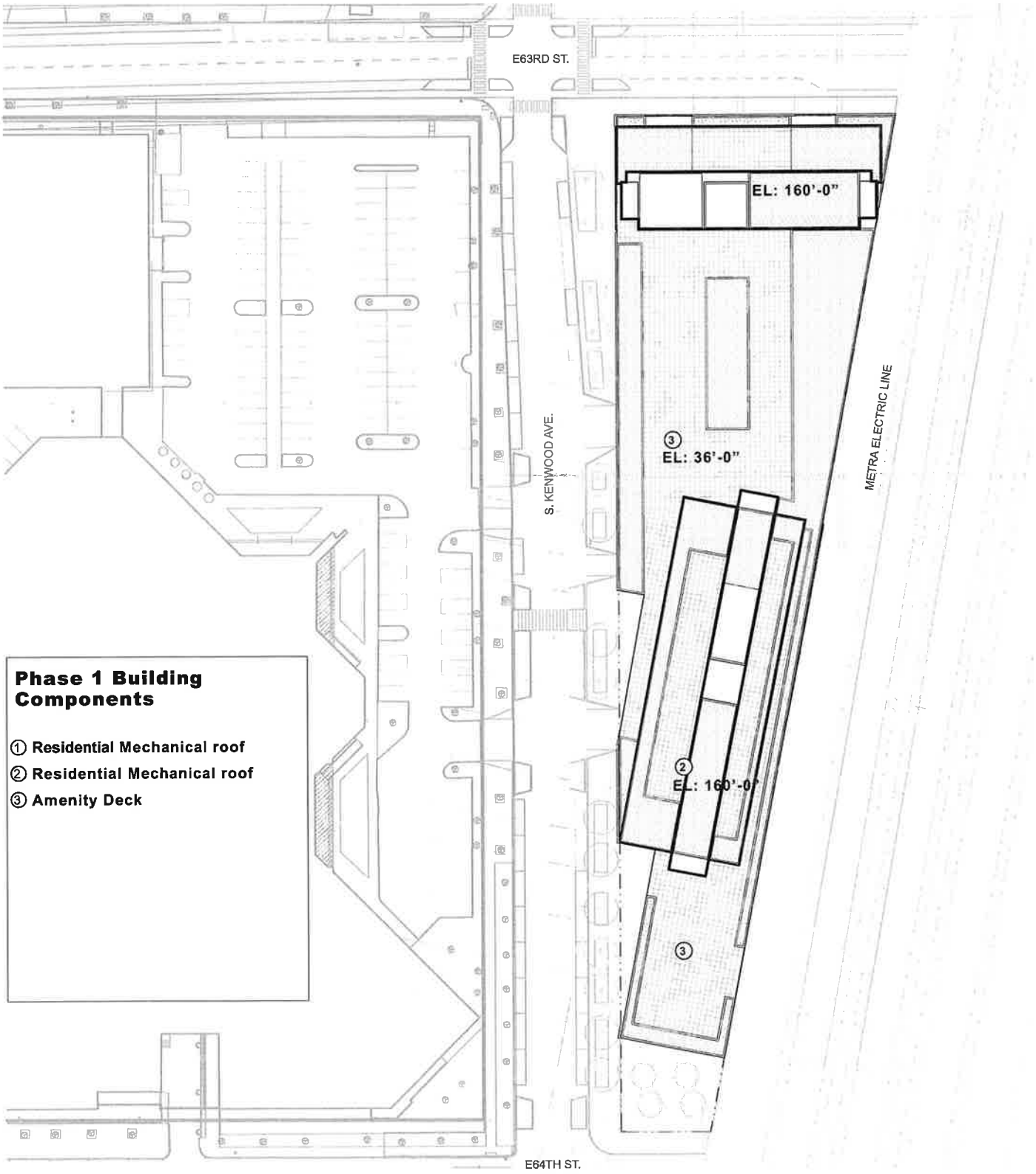
PHASE 1 PARKING PLAN

SCALE: 1"=80'

0 50 100 150ft

N

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: _____, 2026
Plan Commission: _____, 2026



Phase 1 Building Components

① **Residential Mechanical roof**
② **Residential Mechanical roof**
③ **Amenity Deck**

Exhibit 9-2

PHASE 1 ROOF PLAN

SCALE: 1"=80'

0 50 100 150ft

N

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: _____, 2026
Plan Commission: _____, 2026

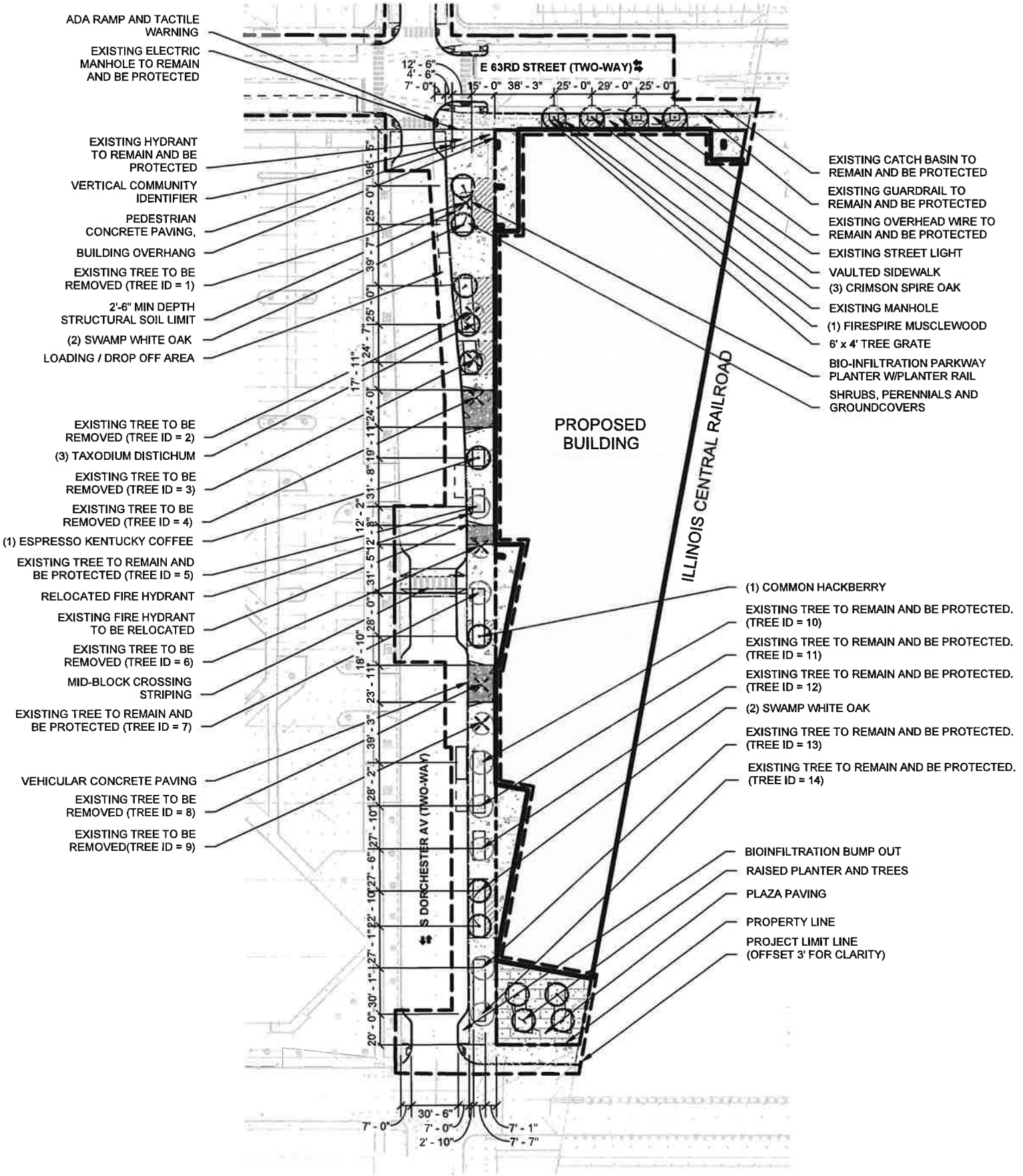


Exhibit 10

PHASE 1 ROW & LANDSCAPE

SCALE: 1"=80'

0 50 100 150ft

N

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: _____, 2026
Plan Commission: _____, 2026

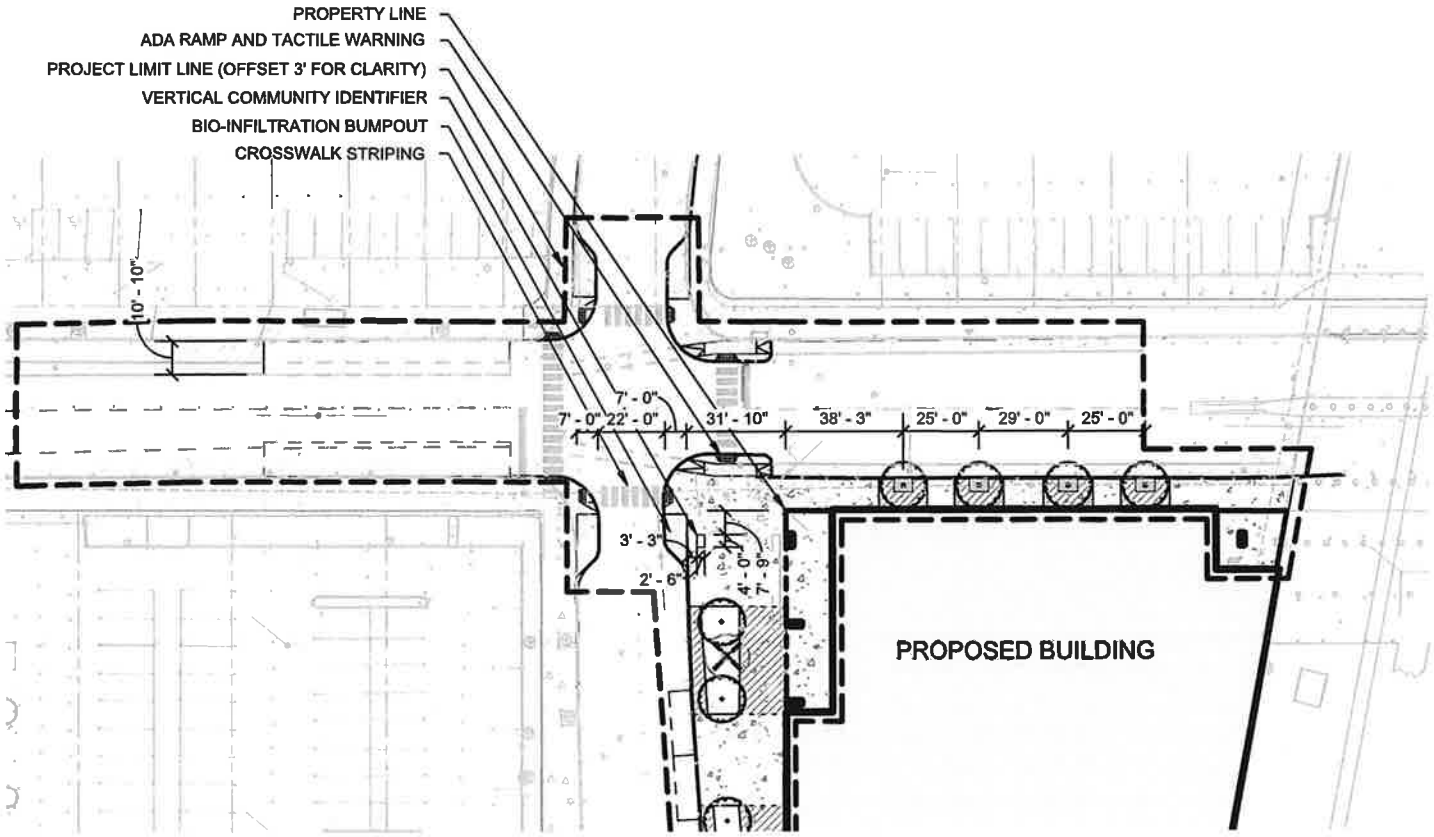


Exhibit 11

PHASE 1

LANDSCAPE PLAN - AREA B

SCALE: 1"=60'-0"

0 50 100

N

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: _____, 2026
Plan Commission: _____, 2026

EXISTING PLANT SCHEDULE:

Tree ID	Latin Name	Common Name	Size	Condition	Determination
1	*Gleditsia triacanthos*	Honey Locust	13" cal	Good Condition	To be removed
2	*Gleditsia triacanthos*	Honey Locust	12" cal	Good Condition	To be removed
3	*Gleditsia triacanthos*	Honey Locust	10" cal	Good Condition	To be removed
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 remain
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 PLANT SCHEDULE:

Latin Name	Common Name	Size	Quantity
Quercus x bimundorum 'Crimschmidt'	Crimson Spire Oak	2.5" cal	3
Carpinus caroliniana 'J.N. Upright'	Firespire Musclewood	2.5" cal	1
Quercus bicolor	Swamp White Oak	2.5" cal	4
Taxodium distichum	Bald Cypress	2.5" cal	3
Gymnocladus dioicus 'Espresso-JFS'	Espresso Kentucky Coffee Tree	2.5" cal	1
Celtis occidentalis	Common Hackberry	2.5" cal	1

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 5'X10' WITH A 18" OPENING SET AT BACK OF CURB. GRATE PANELS MAY BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LUGS AND MANUFACTURER'S 1/2" BOLTING HARDWARE. 4" LAYER OF 1" BLACK LAVA ROCK INSTALLED THROUGHOUT THE GRATE OPENING AND THE FULLEST DIMENSIONS OF THE AT GRADE PLANTER IS REQUIRED. LEAVE NO VOIDS BETWEEN SOIL AND GRATE.

NOTES FOR CSDP REVIEWER:

THE PROJECT INTENDS TO MEET THE FOLLOWING LANDSCAPE AND GREEN INFRASTRUCTURE CREDITS:

1.1 C.1 GREEN ROOF >50%:
1.2 C.1 COMPLIANCE DOCUMENTATION:
- a. A ROOF PLAN EXHIBIT ILLUSTRATING WHERE THE VEGETATION WILL BE LOCATED, AS WELL AS A TABLE DOCUMENTING THE FOLLOWING PROJECT DETAILS:
  1. GROSS ROOF AREA:
     a) ELIGIBLE AREAS BEING SUBTRACTED FROM THE GROSS ROOF AREA (AREA USED FOR MECHANICAL SYSTEMS, MAINTENANCE PATHWAYS, WINDOW WASHING SYSTEMS, SWIMMING POOLS AND SKYLIGHTS)
  2. NET ROOF AREA:
     a) AREA BEING USED AS HARDSCAPE, WHERE APPROPRIATE
  3. A COMPLETE PLANT LIST
  4 ALSO REQUIRED IS A COPY OF A MAINTENANCE AGREEMENT/CONTRACT FOR THE GREEN ROOF FOR A MINIMUM OF TWO YEARS OR A LETTER FROM THE PROJECT DEVELOPER/OWNER THAT INCLUDES A NARRATIVE OF HOW THE ROOF WILL BE MAINTAINED FOR A MINIMUM OF TWO YEARS.

2.1 C.4 NATIVE LANDSCAPES:
2.2 C.4 COMPLIANCE DOCUMENTATION:
- a. A LANDSCAPE PLAN THAT INCLUDES A PLANTING SCHEDULE:
  1. INDICATES WHETHER EACH SPECIES IS NATIVE
  2. PROVIDES A CALCULATION TO DEMONSTRATE COMPLIANCE.
     a) 60% OF THE SPECIES TYPES MUST BE NATIVE (STRAIGHT SPECIES OR CULTIVARS)
  3. THE LANDSCAPE PLAN SHALL PROVIDE AT LEAST THREE OF THE FOLLOWING PLANT TYPES: TREES, SHRUBS, FORBS AND/OR GRAMINOIDS (EXCLUDING TURF GRASS).

3.1 C.5 TREE HEALTH
3.2 C.5 COMPLIANCE DOCUMENTATION:
- a. A LANDSCAPE PLAN DETAILING HOW THE CRITERIA HAVE BEEN MET:
  1. EACH PROPOSED TREE SHALL HAVE: A MINIMUM PLANTING AREA DEPTH OF 2.5 FEET AND A MINIMUM OF 500 CUBIC FEET OF SOIL VOLUME. (NOTE: WHEN TREES ARE PLANTED TOGETHER, THEY CAN SHARE SOIL VOLUMES AND OVERLAP UP TO 33%, WITH EACH TREE HAVING A MINIMUM SOIL VOLUME OF 300 CUBIC FEET.)

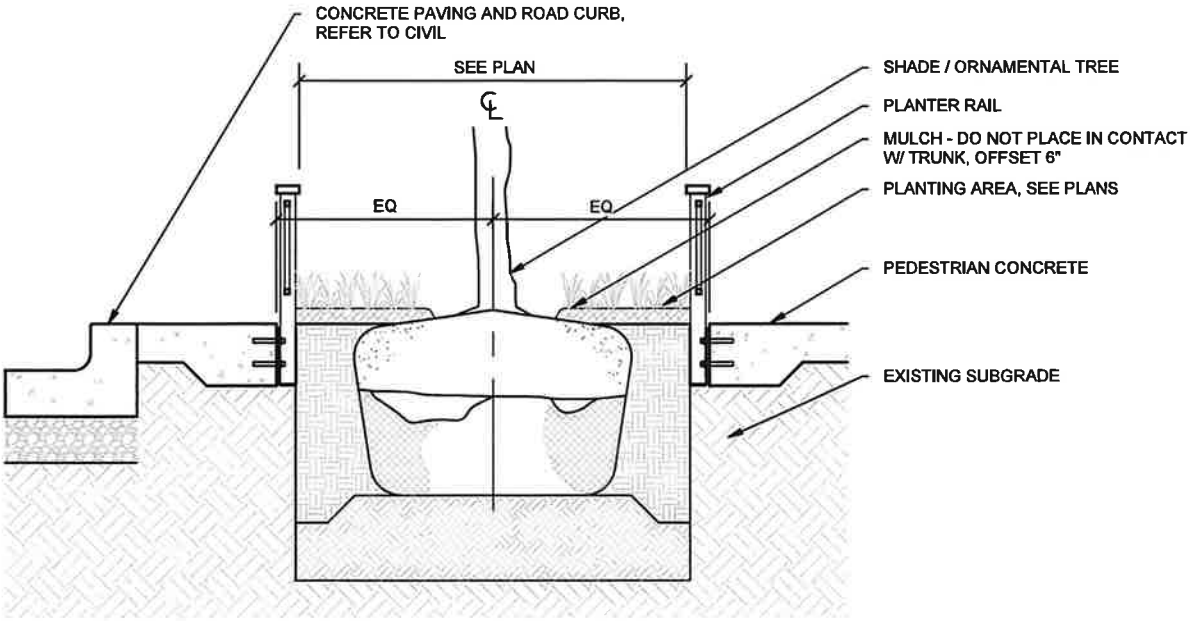
4.1 C.7 NON-TOXIC PAVEMENT SEALANTS
4.2 C.7 COMPLIANCE DOCUMENTATION:
- a. A SIGNED LETTER FROM THE OWNER OR TENANT COMMITTING TO COMPLIANCE WITH A NARRATIVE HOW COMPLIANCE WILL BE ACHIEVED. THE PROJECT SHALL NOT USE COAL TAR-BASED SEALANTS, OR ANY PAVEMENT SEALANT PRODUCTS THAT CONTAIN > 0.1% POLYCYCLIC AROMATIC HYDROCARBONS (PAHS) BY WEIGHT OR 1,000 PARTS PER MILLION (PPM).

Exhibit 12

PHASE 1

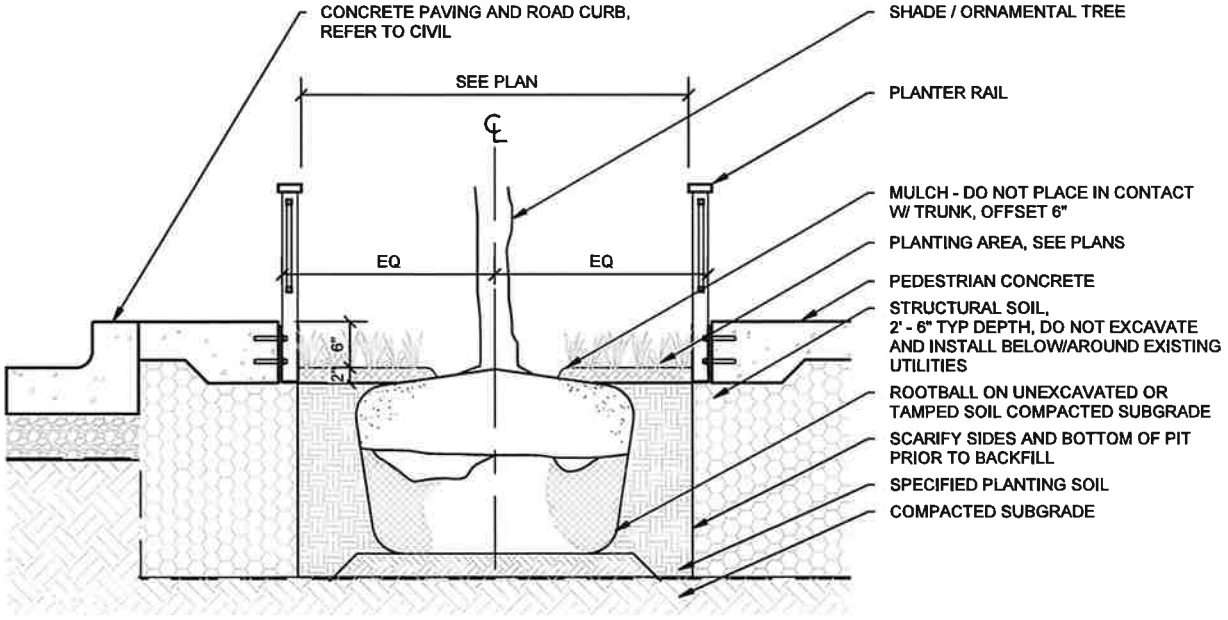
PLANT SCHEDULE AND NOTES

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: _____, 2026
Plan Commission: _____, 2026



1 EXISTING TREE IN PARKWAY PLANTER SECTION

1/2" = 1'-0"



2 TREE IN BIOINFILTRATION PLANTER SECTION

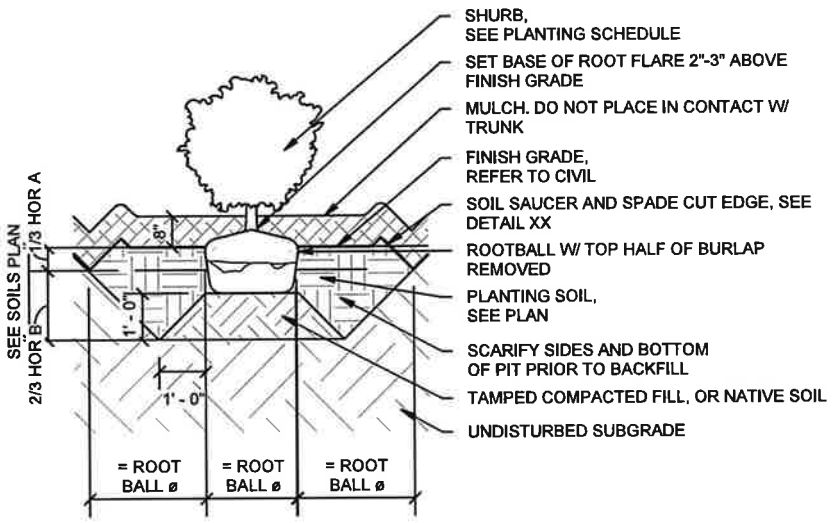
1/2" = 1'-0"

Exhibit 13

PHASE 1 PLANTING DETAIL

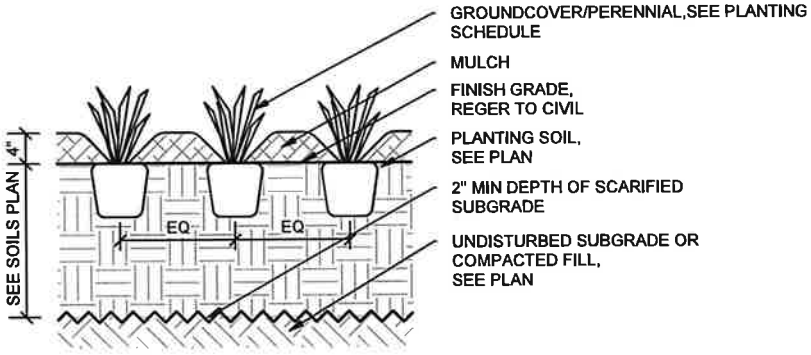
Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: _____, 2026
Plan Commission: _____, 2026

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.



3 **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



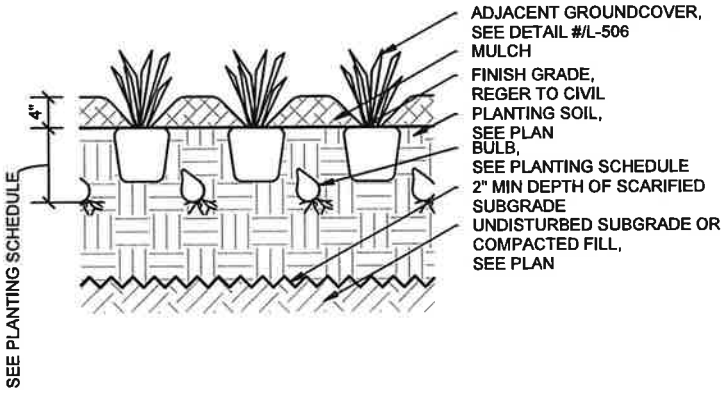
4 **PERENNIALS AND GROUNDCOVERS**
1/2" = 1'-0"

Exhibit 13-1

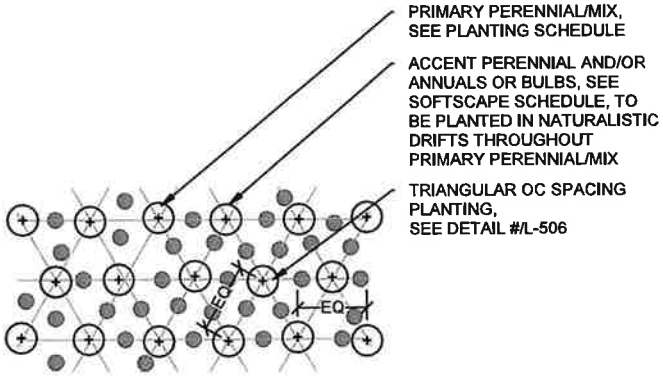
PHASE 1
PLANTING DETAIL

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: _____, 2026
Plan Commission: _____, 2026

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



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

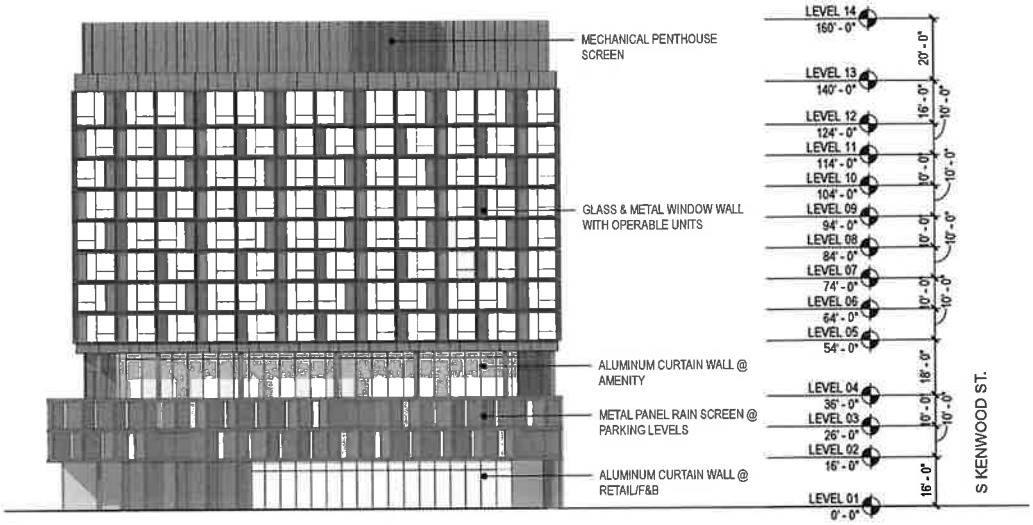


6 **GROUNDCOVER INTERPLANTING PLAN**
1/2" = 1'-0"

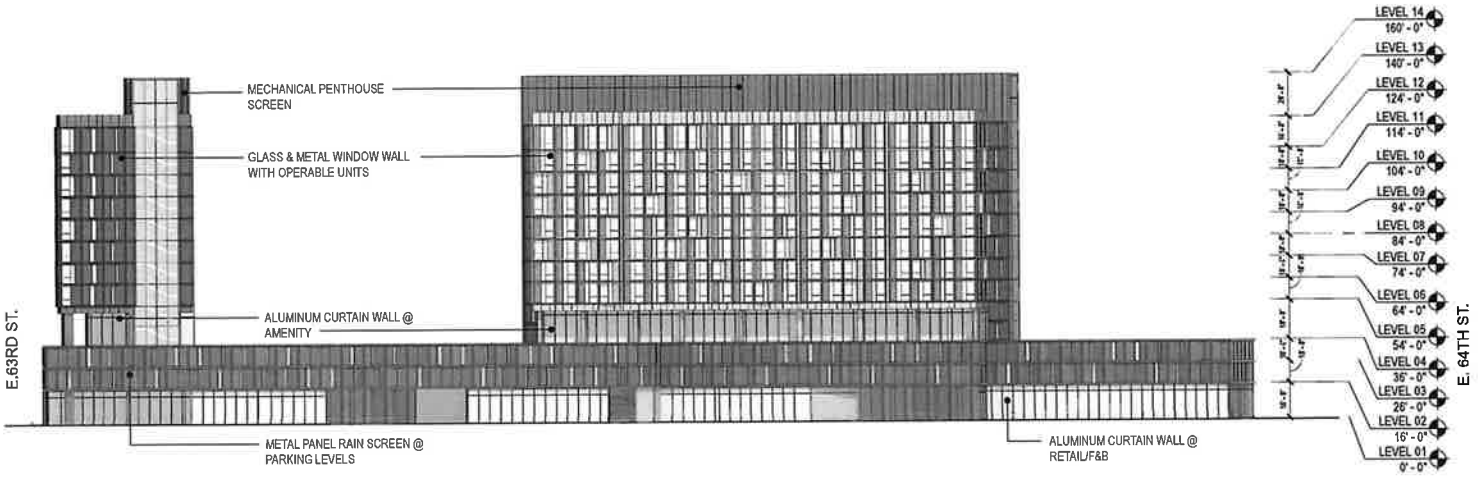
Exhibit 13-2

PHASE 1 PLANTING DETAIL

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: _____, 2026
Plan Commission: _____, 2026



NORTH ELEVATION

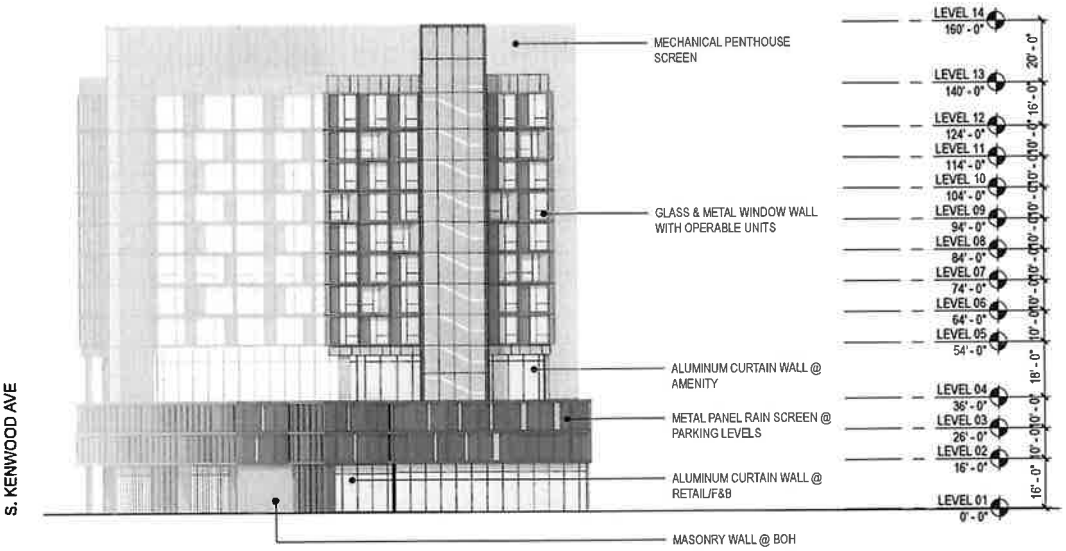


WEST ELEVATION

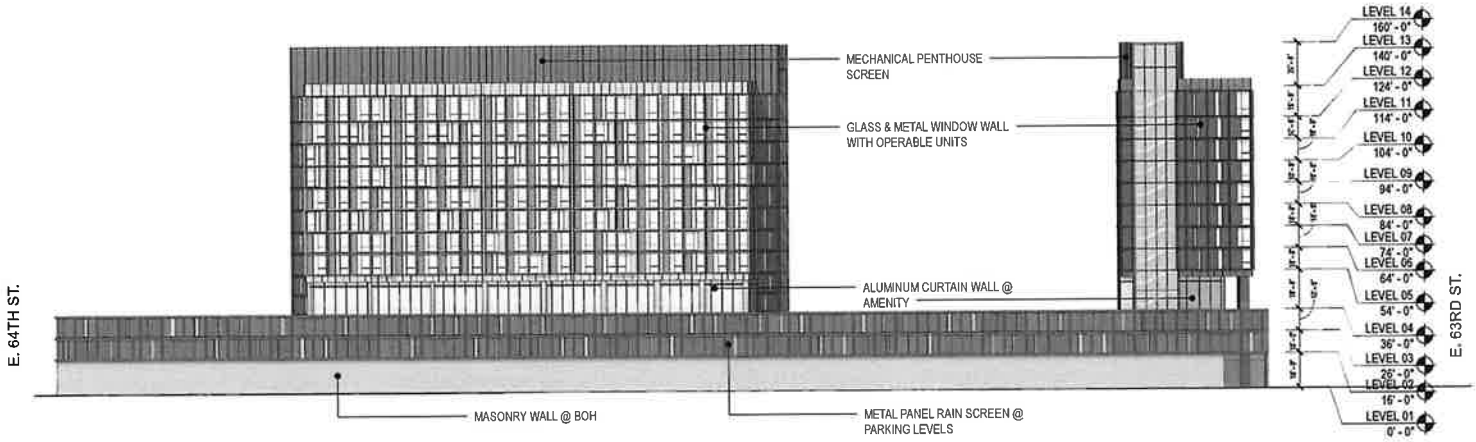
Exhibit 14

PHASE 1 ELEVATIONS

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: _____, 2026
Plan Commission: _____, 2026



SOUTH ELEVATION



EAST ELEVATION

Exhibit 14-1

PHASE 1 ELEVATIONS

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: _____, 2026
Plan Commission: _____, 2026