RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Planned Development Number _____ ("Planned Development") consists of approximately 217,085.80 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned by 3303 Justine, LLC.

2. The requirements, obligations, and conditions contained within this Planned Development shall be binding upon the Applicants, their successors and assigns and, if different than the Applicants, 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 "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 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

   Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

   Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

   Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division

of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping
- Accessible Pedestrian Signals (APS) to be incorporated into the existing signal equipment for the signal at the Ashland Avenue and 33rd Street intersection
- Sidewalk, ADA ramps, and crosswalk to be incorporated between the Justine Street and 33rd Street intersection west towards Ashland as shown on the CDOT site plan.
- The Applicant will coordinate the purchase and installation of a 12 dock DIVVY Station.
- The Applicant will coordinate the purchase and installation of a bus shelter with CDOT as shown on the CDOT site plan.

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

4. This Plan of Development consists of 19 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Site Plan; Floor Plans; a Landscape Plan, a Roof Plan; and Building Elevations prepared by Kennedy Mann Architecture and dated February __, 2026. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code (the "Building Code"), the Building

Code shall control. This Planned Development conforms to the intent and purpose of the 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 Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as the Planned Development:

Subareas B-D: Residential Dwelling Units (ground floor and above), Vacation Rental, Business Live/Work (ground floor and above), Shared Housing, and Artist Live/Work Space (ground floor and above), Parking, Accessory and Non-Accessory; and accessory uses.

Subarea A: Retail Sales; Restaurant, Limited and General; Postal Service; Animal Services (except boarding or kennel); Medical Services; Personal Services (including fitness-related uses limited to a size not to exceed 10,000 square feet); Repair or Laundry Services (consumer); General Food and Beverage Retail Sales; Office; Financial Services (except payday/title secured loan store or pawn shop); Parking, Accessory and Non-Accessory; and accessory uses.

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 the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the 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 site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 217,085.80 square feet (Subarea A is 43,654 square feet, Subarea B is 27,884 square feet, Subarea C is 94,501 square feet, Subarea D is 66,586 square feet).

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

10. The Site and Landscape Plans shall be in substantial conformance with the City of Chicago Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0880 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (DPD or Planning Department). Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance 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 all buildings in a manner that provides healthier indoor environments, reduces operating costs, and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is

initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering, and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% 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 the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

17. The buildings identified in the Subareas may be constructed in phases subject to site plan approval pursuant to Section 17-13-0610. Except for the initial phase phases (Subareas A and B), prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any buildings, the Applicant shall submit a site plan, landscape plan and building elevations ("Site Plan Submittal") for review and approval by the Department of Planning and Development ("DPD"). Review and approval by DPD are intended to assure that specific development components substantially conform with the Planned Development.

Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development, and provided the Applicant has timely provided all Site Plan Submittals, the Zoning Administrator shall issue such Site Plan Approval. Following 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 Planned Development.

Any Site Plan Submittal shall, at a minimum, provide the following information:

a. The boundaries of the property;

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

g. 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 (office, dwelling, etc....);

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

(7) Occupancy counts (if applicable);

(8) Number of loading spaces/berths;

(9) An approved Site Plan by CDOT, Fire Prevention Bureau, Mayor's Office for People with Disabilities, and the Building Department's Division of Storm Water Management; and

(10) Any other information necessary to illustrate substantial conformance with the Planned Development.

18. The Applicant acknowledges and agrees that the rezoning of the Property from M2-1 Light Manufacture District to C2-3 Motor Vehicle-Related Commercial District and then to a Residential Business Planned Development, is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago ("ARO"). The Applicant intends to construct a one-story retail building containing 14,300 square feet of commercial space, a multi-family residential building with 67 dwelling units, a multi-family residential building with 132 dwelling units, and a maximum height of 93, and 9 town homes for a total of 208 dwelling units.

Developers of owner-occupied projects in Community Preservation Areas with 10 or more units must provide between 16% and 20% of the units in the project as affordable housing at a weighted average of 100% of the AMI, as described subsection (F)(3) of the ARO. Regardless of the applicable percentage of affordable units in the owner-occupied project, developers must construct at least 50% of the affordable units on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their

affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. 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)(3) of the ARO. As a result, the Applicant's affordable housing obligation is 42 affordable units (20% of 208 rounded up) and half of those units are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing 42 affordable units in the Planned Development, as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable owner-occupied units must be affordable to households with a range of incomes averaging 100% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 120% of the AMI and (y) all income levels must be multiples of 10% of the AMI.

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 Planned Development, DOH may adjust the AHP as requested, in accordance with the ARO, without amending the Planned Development, 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 Planned Development, 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 applicable property in the Planned Development, and will constitute a lien against such property. The Commissioner of DOH may

enforce remedies for any breach of this Statement 18, 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 potential 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.

19. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the Property to a C2-3 Motor Vehicle-Related Commercial District.

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT ____
BULK REGULATIONS AND DATA TABLE

Total Gross Site Area:	232,625 square feet
Total Area in Public Way:	12,703 square feet
Net Site Area:	
Subarea A:	39,617 square feet
Subarea B:	19,218 square feet
Subarea C:	94,501 square feet
Subarea D:	66,586 square feet
Total Net Site Area:	219,922 square feet
Floor Area Ratio:	
Subarea A:	0.40
Subarea B:	1.25
Subarea C:	0.82
Subarea D:	2.23
FAR Overall:	1.21
Setbacks:	
Subarea A:	33 feet (north), 46 feet (east), 10 feet (south), 40 feet (west)
Subarea B:	5 feet (north), 53 feet (east), 174 feet (south), 5 feet (west)
Subarea C:	33 feet (north), 82 feet (east), 49 feet (south), 12 feet (west)
Subarea D:	25 feet (north), 20 feet (east), 4 feet, (south), 14 feet (west)
Maximum Building Height:	

Applicant: 3303 Justine, LLC
Property Addresses: 3301 South Justine
City Council Introduction Date: April 15, 2026
Plan Commission Date: May 21, 2026

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT ____
BULK REGULATIONS AND DATA TABLE

Subarea A:	19 feet
Subarea B:	28 feet
Subarea C:	56 feet
Subarea D:	93 feet

Minimum Parking Spaces:

Subarea A:	0
Subarea B:	9
Subarea C:	69
Subarea D:	87

Dwelling Units:

Subarea A:	0
Subarea B:	9
Subarea C:	67
Subarea D:	132
Total Dwelling Units	208

Bicycle Parking Spaces:

Subarea A:	0
Subarea B:	9
Subarea C:	67
Subarea D:	132

Applicant: 3303 Justine, LLC
Property Addresses: 3301 South Justine
City Council Introduction Date: April 15, 2026
Plan Commission Date: May 21, 2026

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT ____
BULK REGULATIONS AND DATA TABLE

Loading Spaces:

Subarea A:	1
Subarea B:	0
Subarea C:	1
Subarea D:	1

Applicant: 3303 Justine, LLC
Property Addresses: 3301 South Justine
City Council Introduction Date: April 15, 2026
Plan Commission Date: May 21, 2026

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

EFORMS ADMIN TOOL

ARO Intake Application

Submission ID: 1019150

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 entirely online at: https://codelibrary.amlegal.com/codes/chicago/latest/chicago_il/0-0-0-2598874.
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 * 3303 S. JUSTINE LLC

Applicant Contact Person * TYLER MANIC

Applicant Email * TMANIC@SCHAINBANKS.COM

Applicant Phone * (312) 345-5706

Applicant Address * 70 WEST MADISON, SUITE 5400, CHICAGO

Attorney Name * TYLER MANIC

Attorney Email * TMANIC@SCHAINBANKS.COM

Development Information

Development Address:

From * 3301

To 3315

Direction * S

Street Name * JUSTINE

Zip Code * 606086332

Ward * 12

ARO Zone * ARO Community Pre

Development Name * BAYSIDE CROSSING

If you are working with a Planner at the City, what is his/her/their name? OMAR SMAILBEGOVIC

Zoning Application Number (if applicable) 23046

Council Introduction Date * 4/15/2026

Is your project currently in, or do you plan to rezone to, a downtown zoning district? *

ARO Trigger * Zoning Entitlement

Development Type * Ownership

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Total Units *

208

Is your Project in a Transit Served Location? *

Not TSL – or FAR doesn't exceed 3.5.

Estimated date marketing will begin *

10/1/2027

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) *

11/1/2027

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 *
42	0	21

Proposed On-Site Units *	Proposed Off-Site Units *	Proposed In-Lieu Units *
42	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 *

2301Justine-AROSpreadsheet.04-17V4.xlsx

Dimensioned Floor Plans with affordable units highlighted

AROMATRIXCOMBINEDDOC.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 *

TYLER MANIC



Summary

Notes

Note

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Project Name	Bayside Crossing
Zoning Application number, if applicable	
Address	3301 S Justine St, Chicago, IL 60608
Is this a For Sale or Rental Project?	For Sale
Anticipated average psf rent/price?*	
Total Units in Project	203
Total Affordable units	42

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	0	0%	0	0	0%	0	0%
one-bed	48	29%	600	11	26%	561	93%
two-bed	85	51%	920	23	55%	920	100%
three-bed	33	20%	1,256	8	19%	1,201	93%

*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 comparable 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?*		first come first serve
Laundry		In-unit Laundry
Appliances		
Refrigerator *age/EnergyStar/make/model/color*		GE, stainless steel color and Energystar
Dishwasher *age/EnergyStar/make/model/color*		GE, stainless steel color and Energystar
Stove/Oven *age/EnergyStar/make/model/color*		GE, stainless steel color and Energystar
Microwave *age/EnergyStar/make/model/color*		GE, stainless steel color and Energystar
Bathroom(s) *how many? Half bath? Full bath?*		Full baths
Kitchen Countertops		Kitchen countertops will be granite
Flooring *material*		Standard flooring will be wood pattern luxury vinyl tiles
HVAC		In-unit Laundry

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.

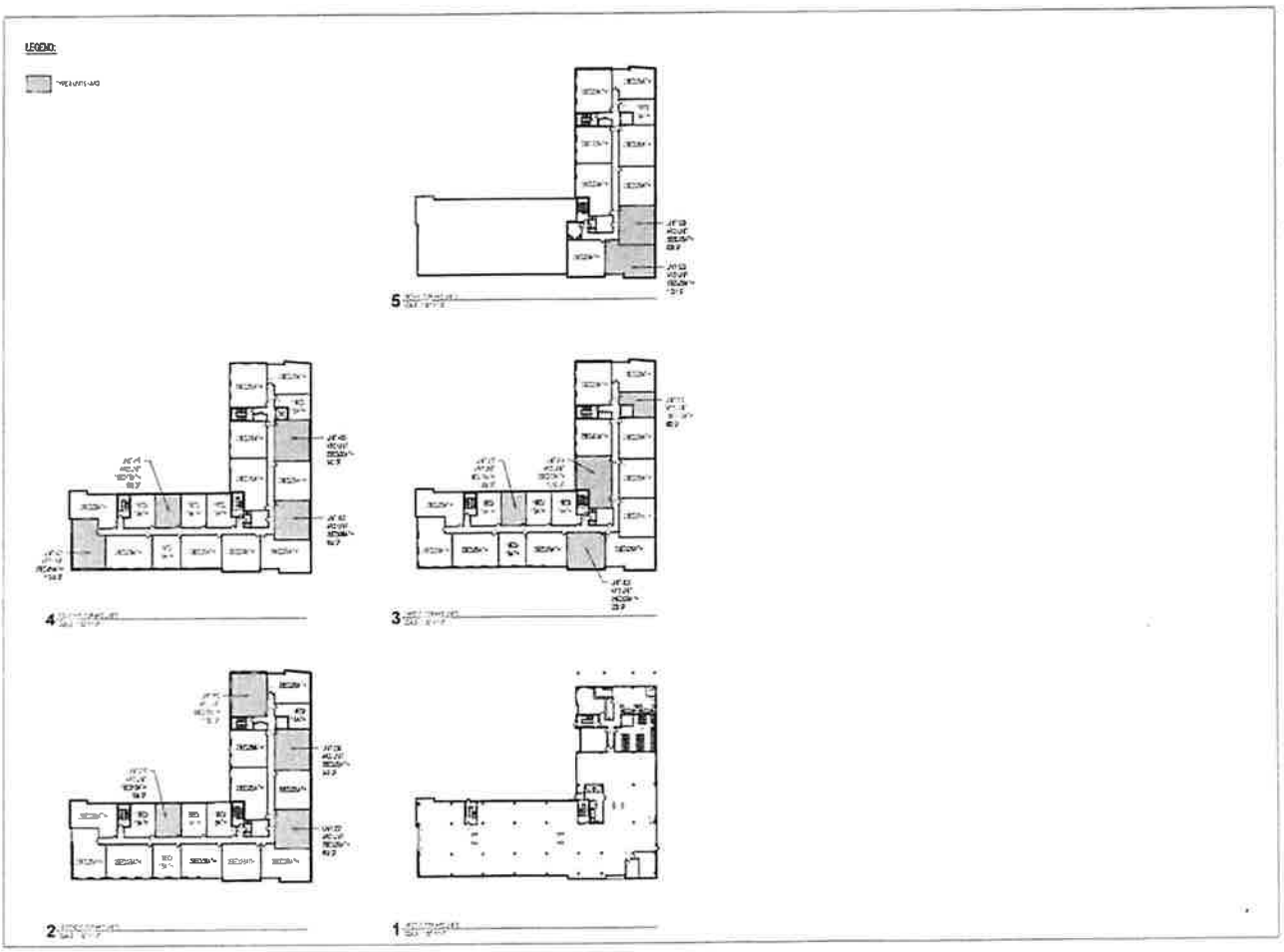
AMI Mix for ARO Units

Affordable Units

Unit Type	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Total Units	Average
Studio	-	-	-	-	-	-	-	#DIV/0!
1 bed	-	-	-	-	-	-	-	#DIV/0!
2 bed	-	-	-	-	-	-	-	#DIV/0!
3 bed	-	-	-	-	-	-	-	#DIV/0!
4 bed	-	-	-	-	-	-	-	#DIV/0!
	-	-	-	-	-	-	-	#DIV/0!

All for sale units will be sold at 100% AMI

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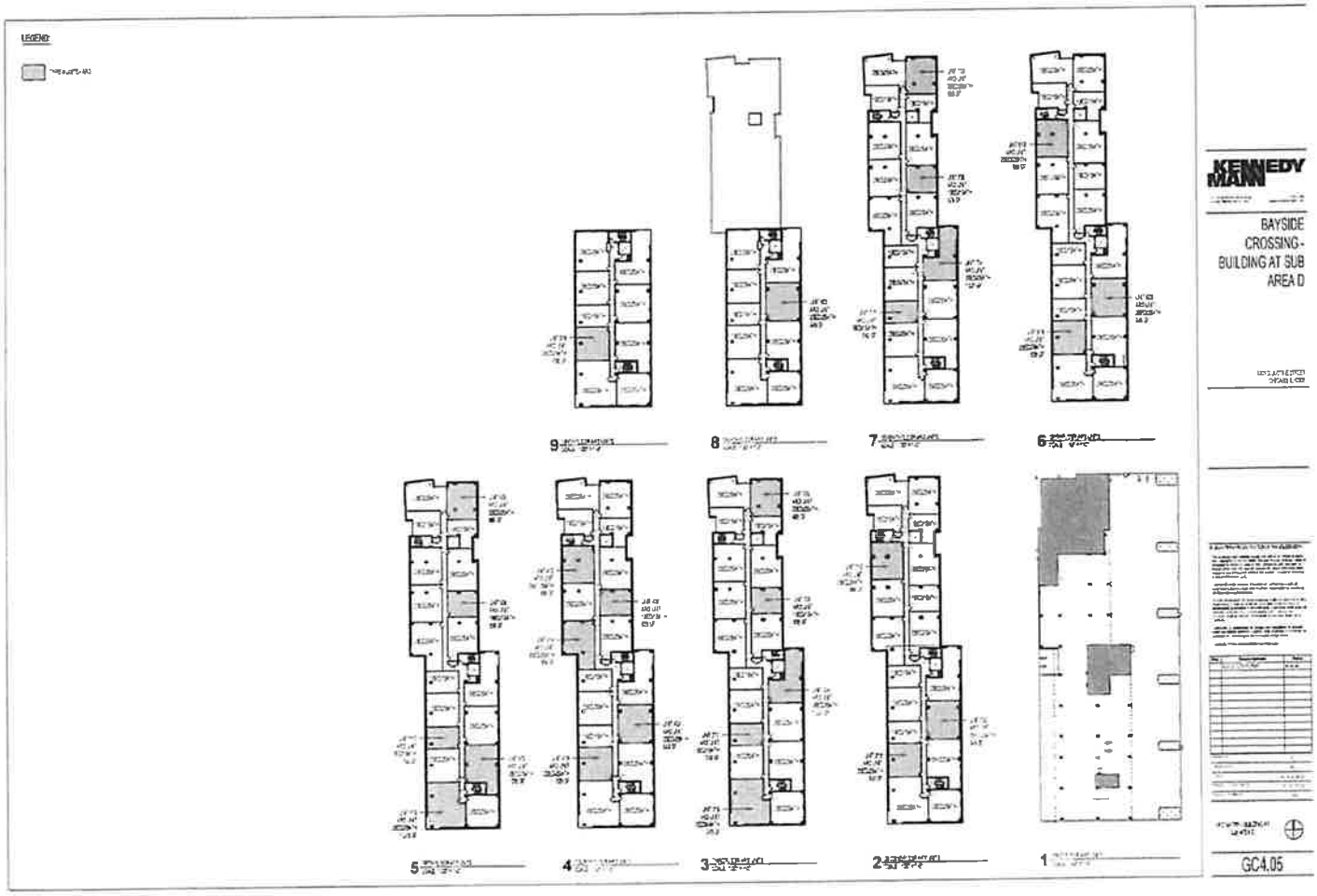


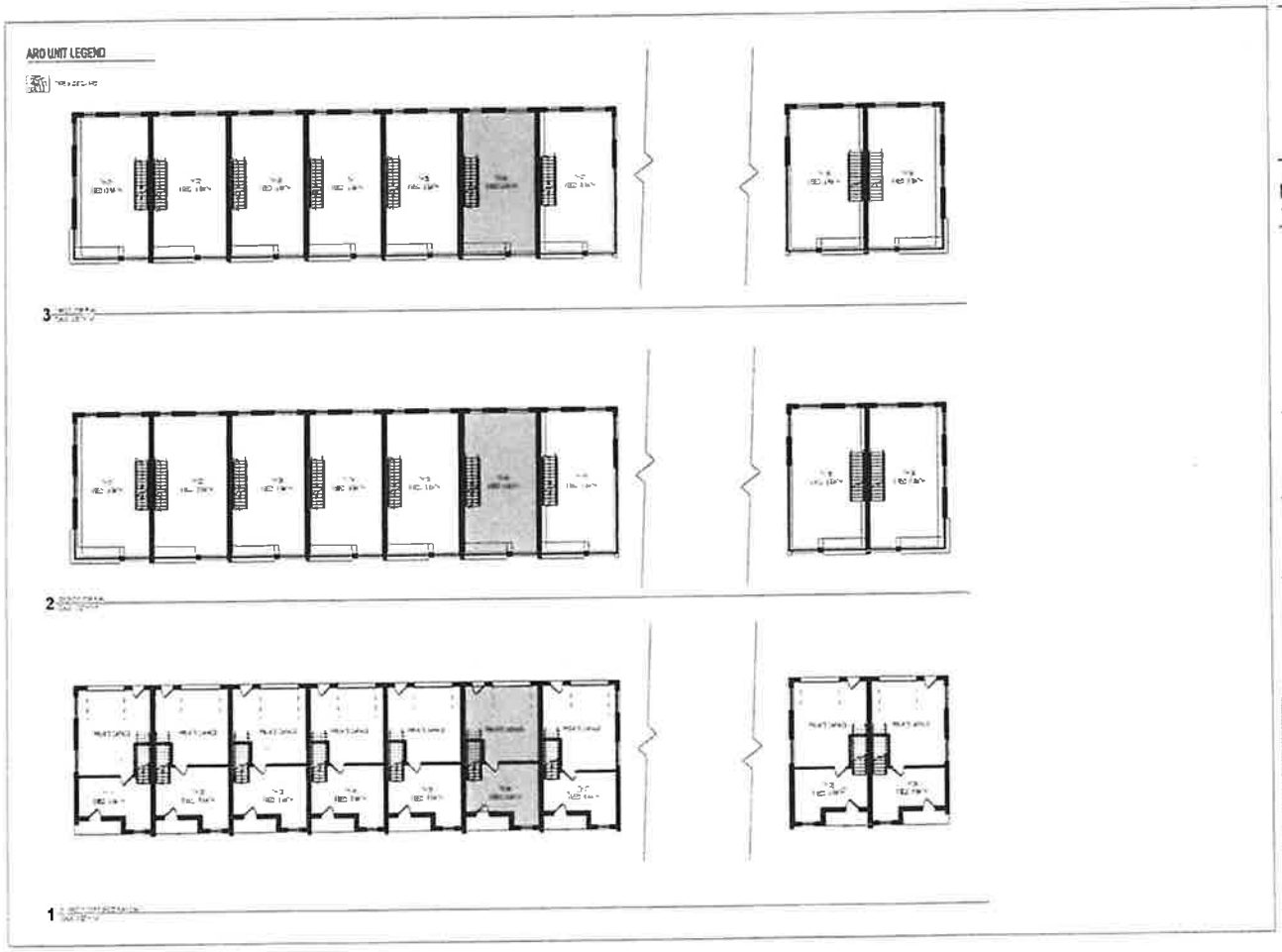
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BAYSIDE CROSSING - BUILDING AT SUB AREA C

GB4.05

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KENNEDY MANN

BAYSIDE CROSSING - BUILDINGS AT SUB AREA B

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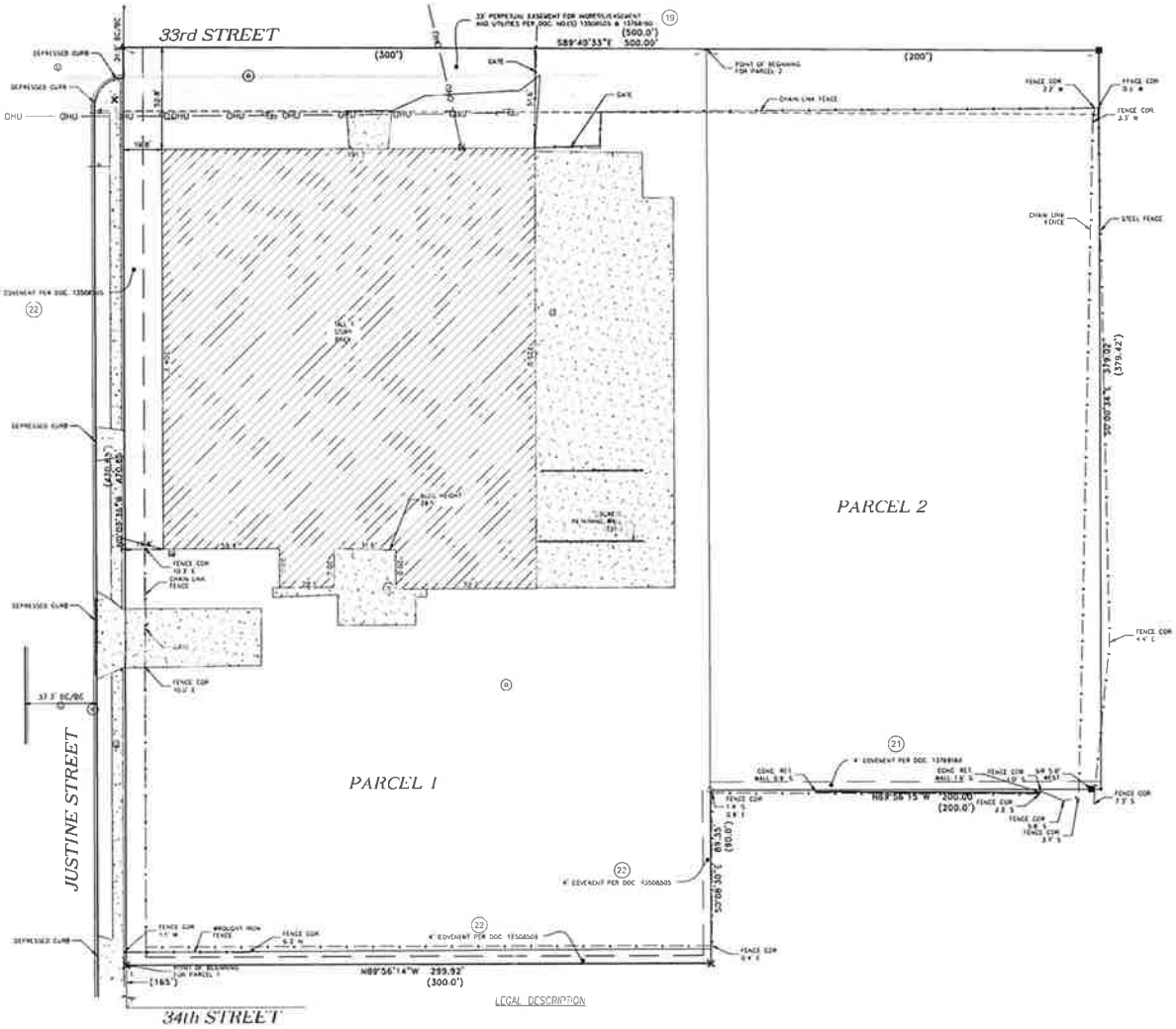
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KENNEDY MANN

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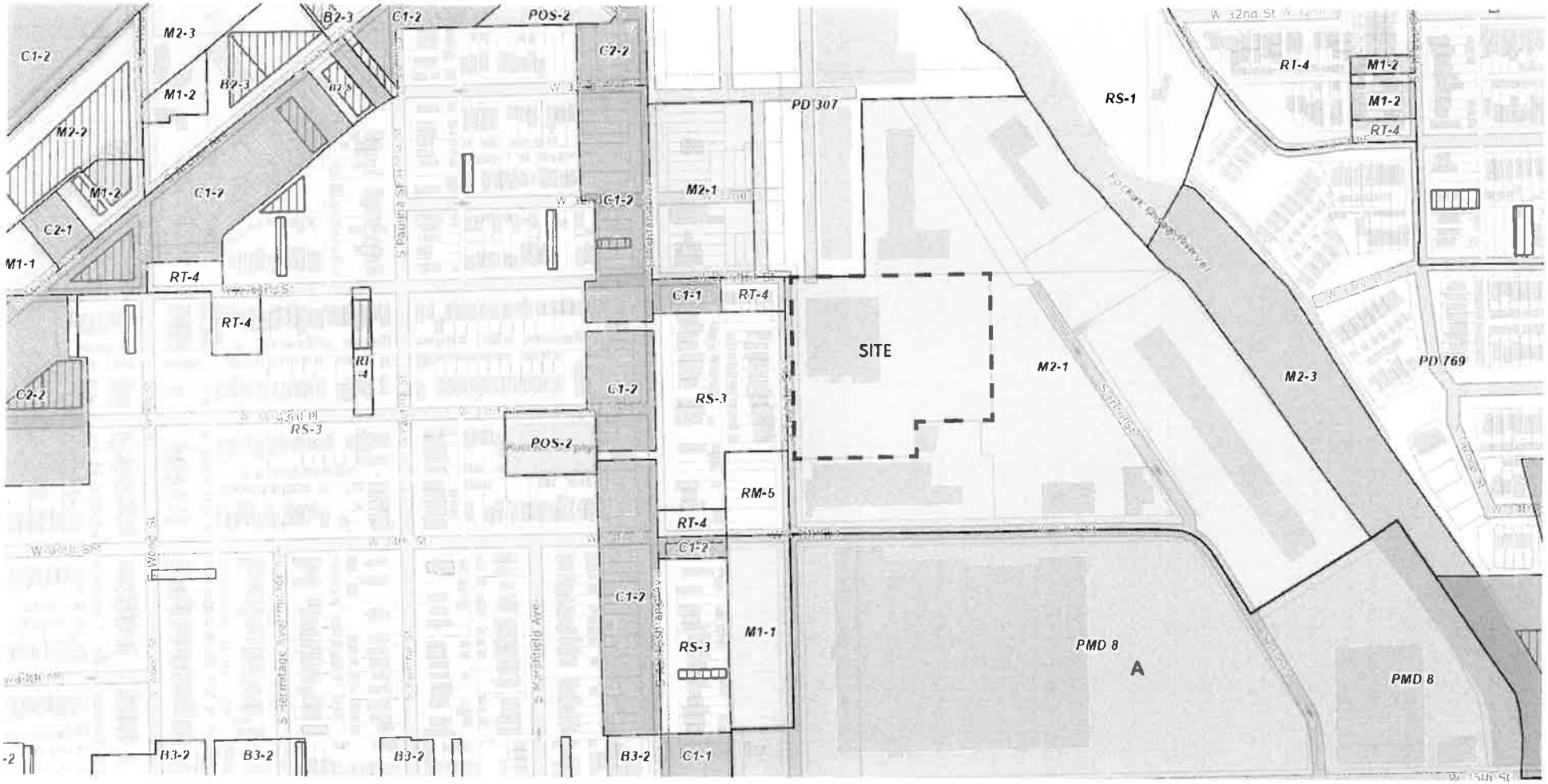
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EXISTING SITE SURVEY

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EXISTING ZONING CONDITIONS

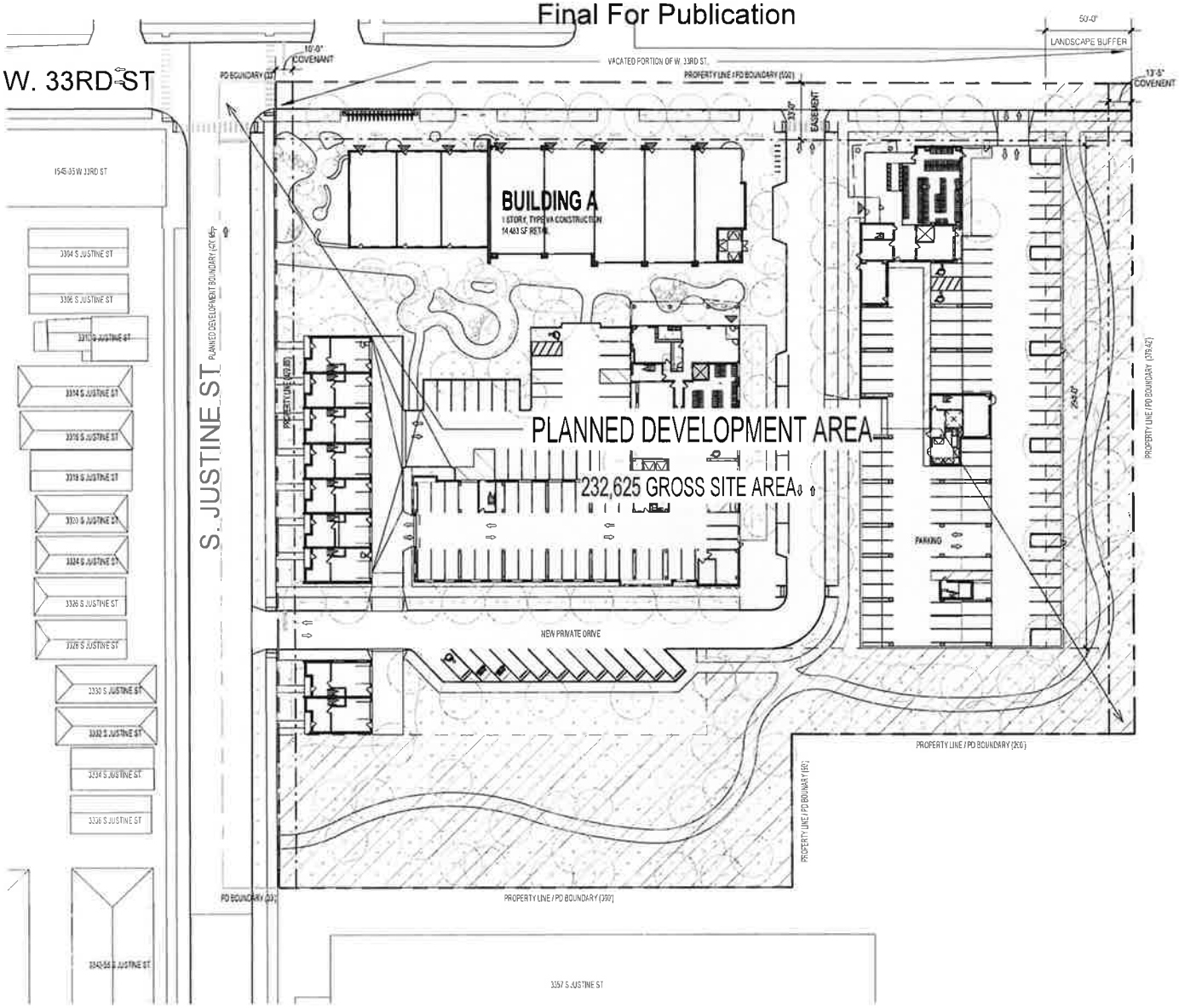


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EXISTING LAND USE ANALYSIS

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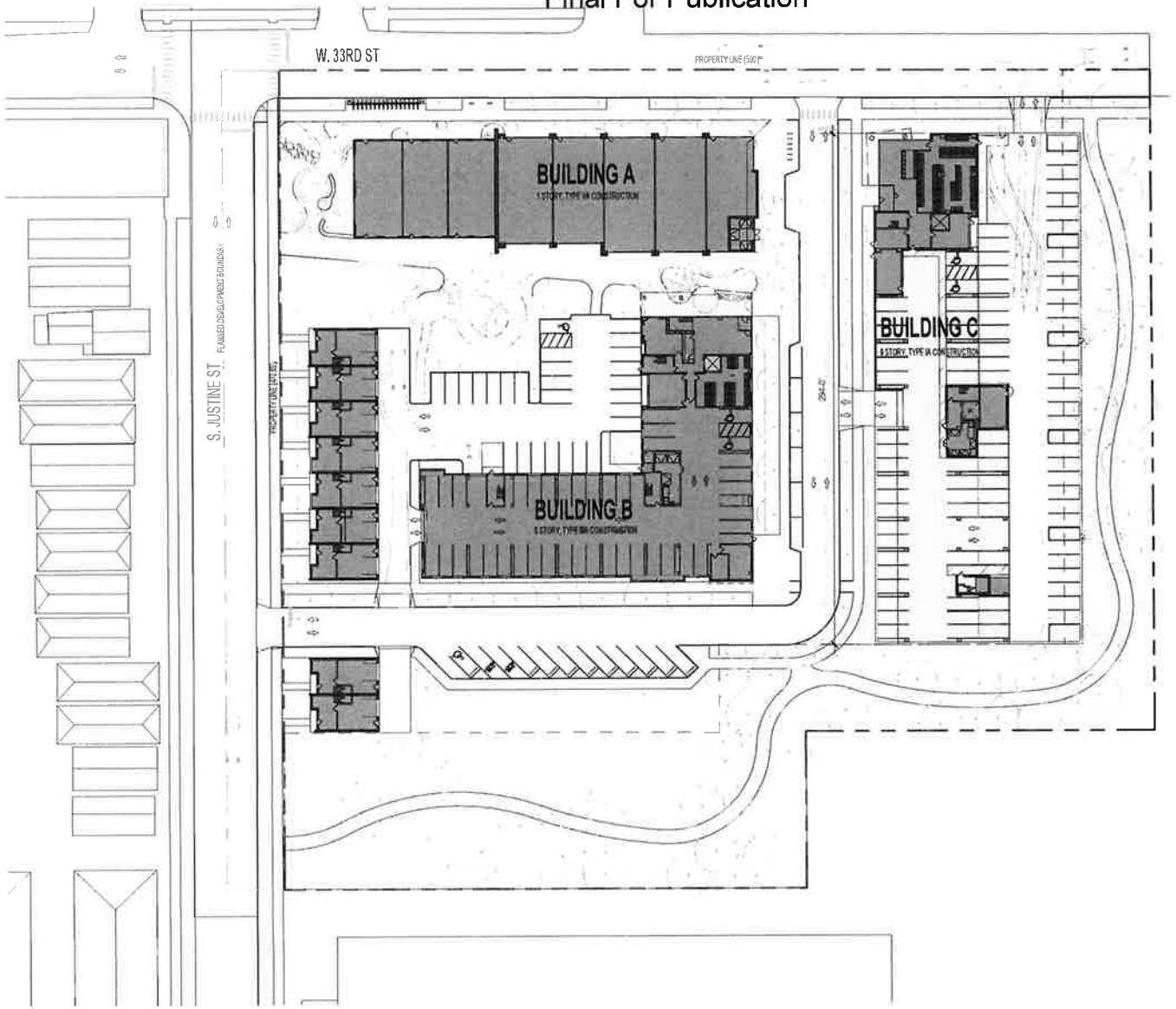
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PLANNED DEVELOPMENT BOUNDARY

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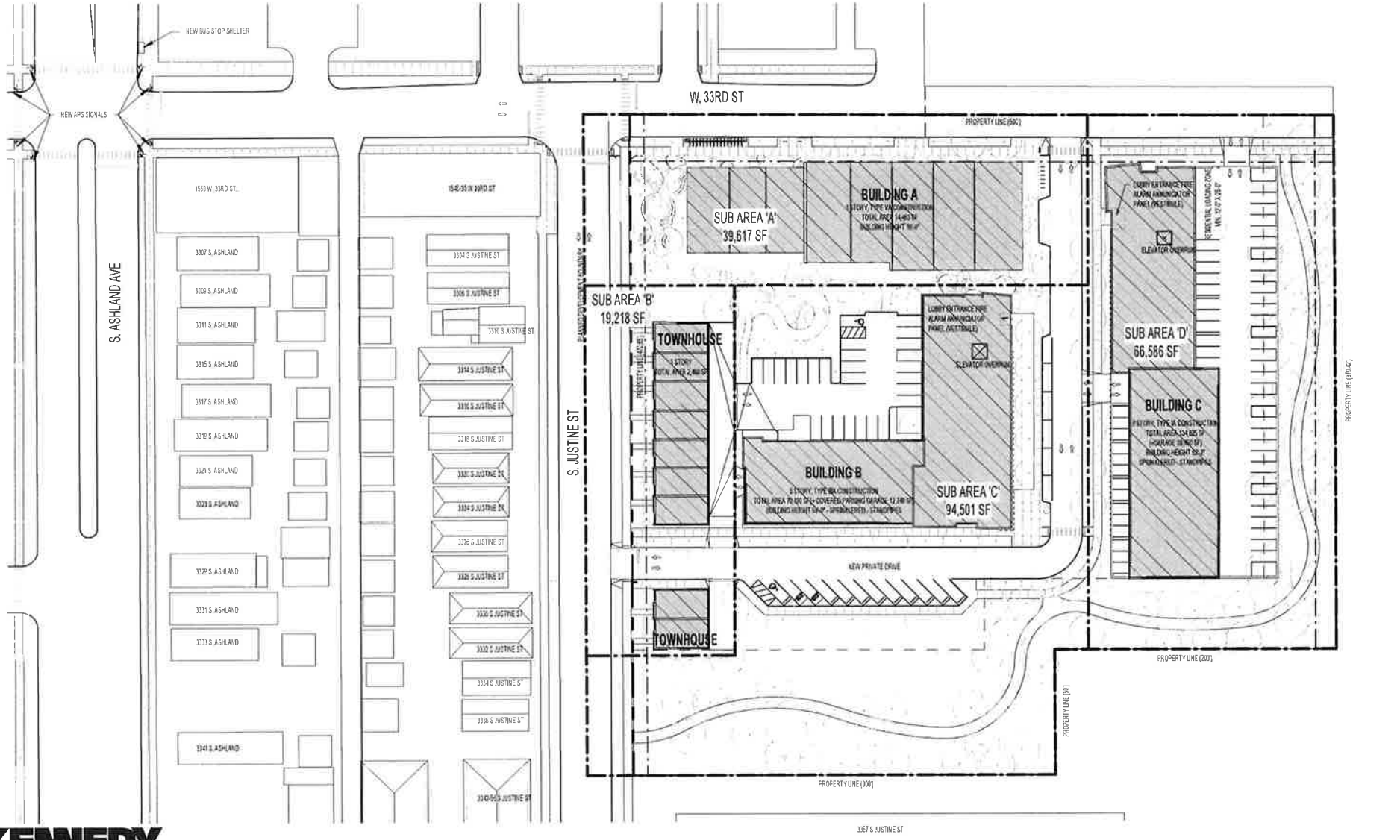
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SITE PLAN

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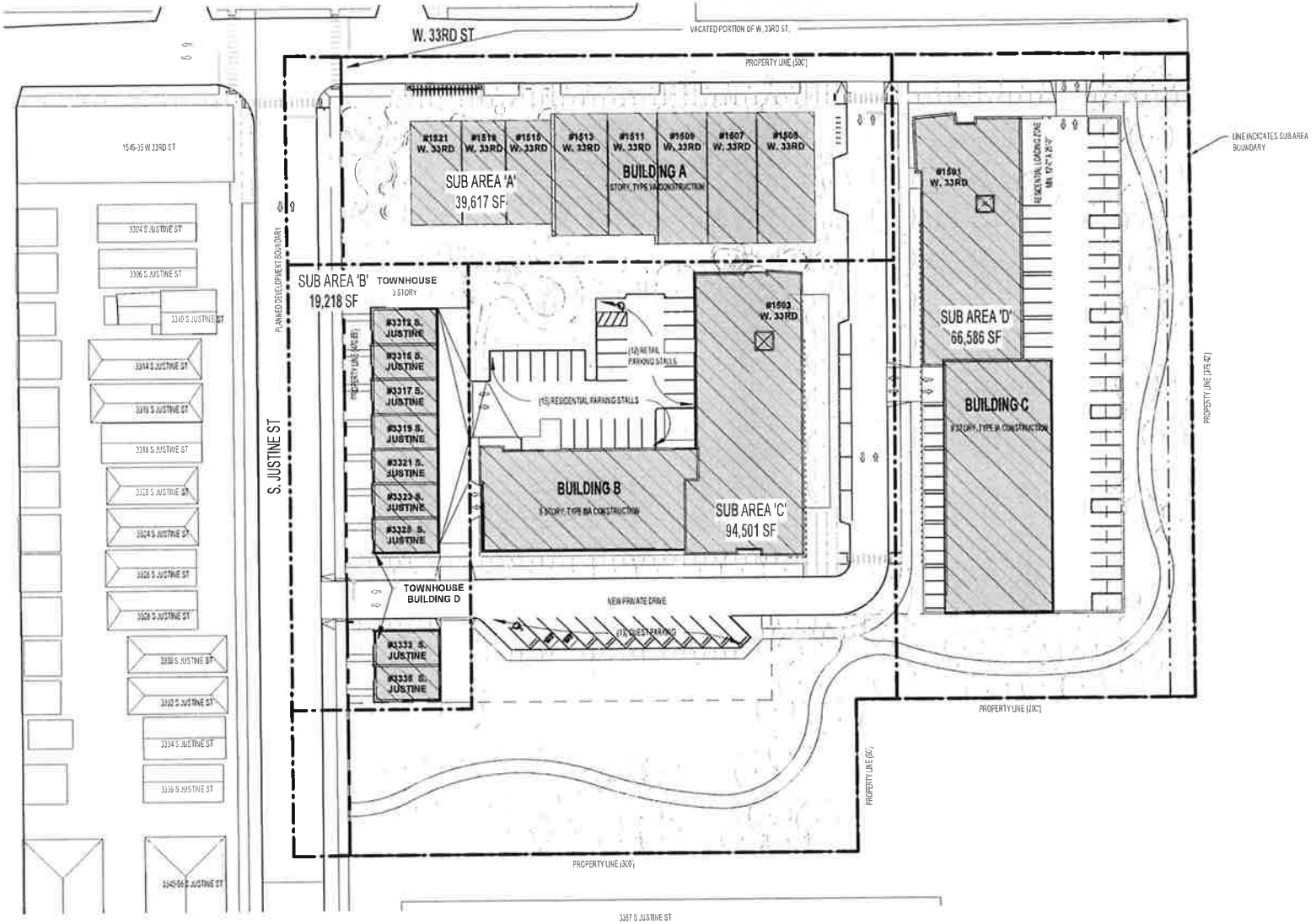
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ENLARGED SITE PLAN - CDOT

26.03.2026

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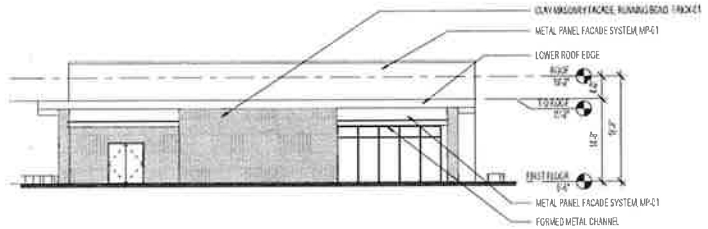
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SITE PLAN WITH SUB AREAS

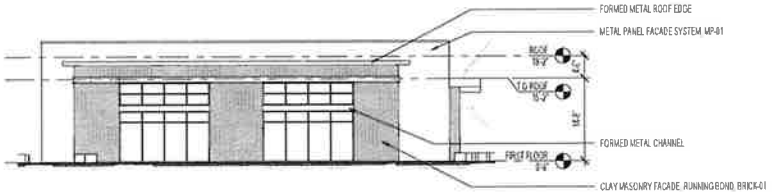
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SCALE: 1" = 60'-0"

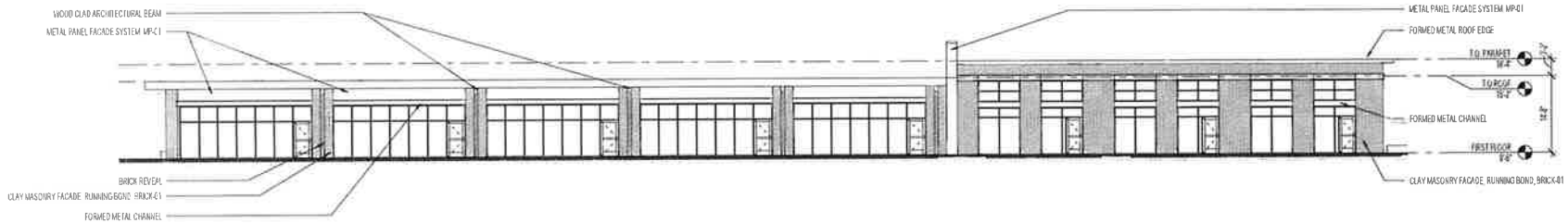
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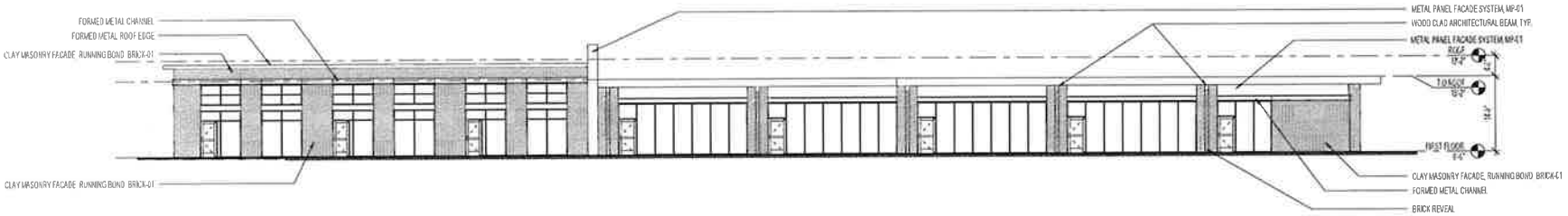
1 PROPOSED WEST ELEVATION
SCALE: 3/64" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 3/64" = 1'-0"



3 PROPOSED NORTH ELEVATION
SCALE: 3/64" = 1'-0"



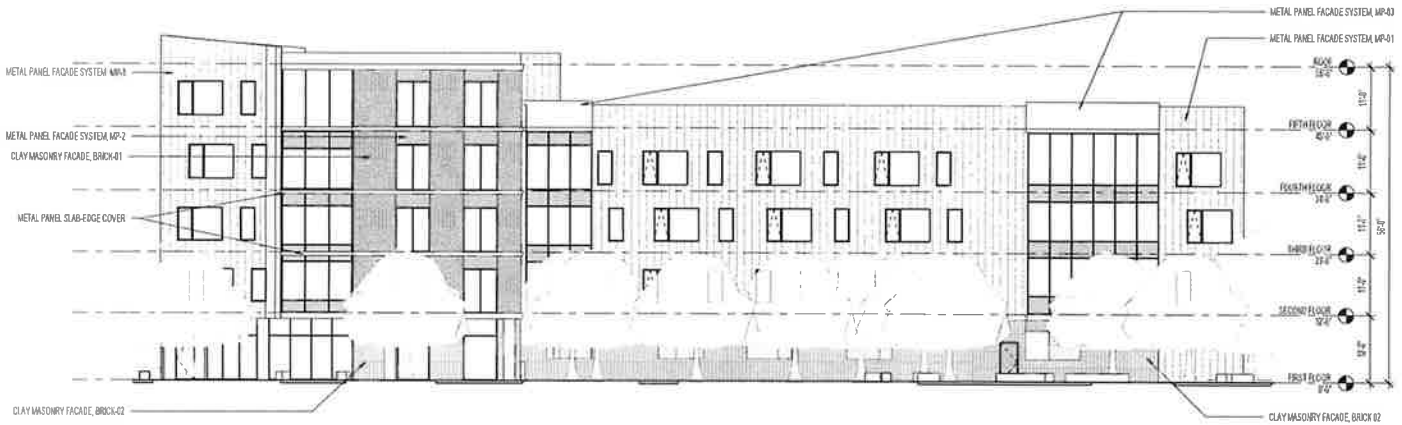
4 PROPOSED SOUTH ELEVATION
SCALE: 3/64" = 1'-0"

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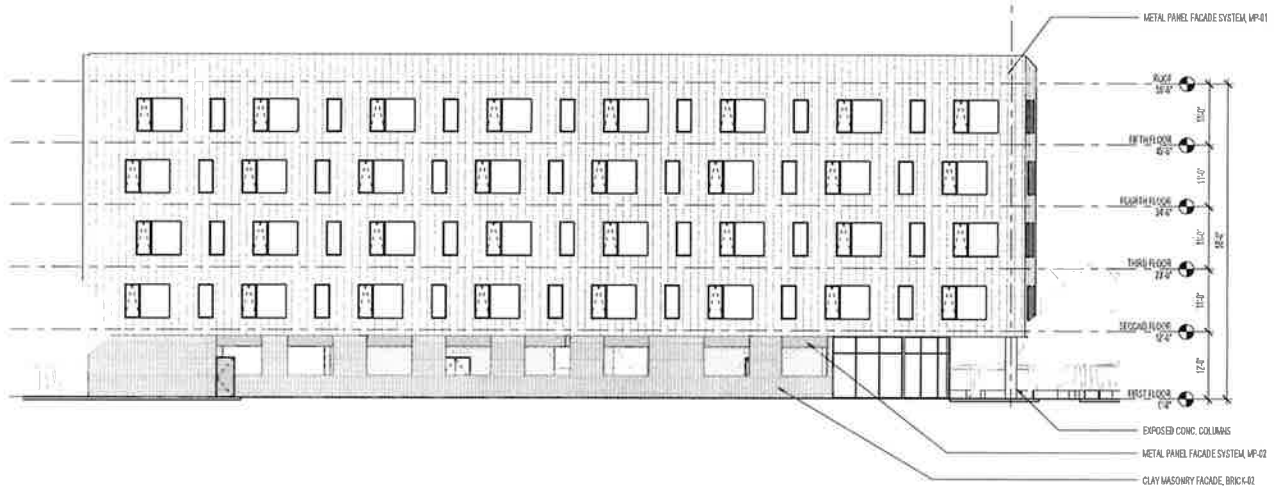
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BUILDING A ELEVATIONS

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1 PROPOSED NORTH ELEVATION
SCALE: 3/64" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 3/64" = 1'-0"

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BUILDING B ELEVATIONS

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1 PROPOSED SOUTH ELEVATION
SCALE: 3/64" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 3/64" = 1'-0"

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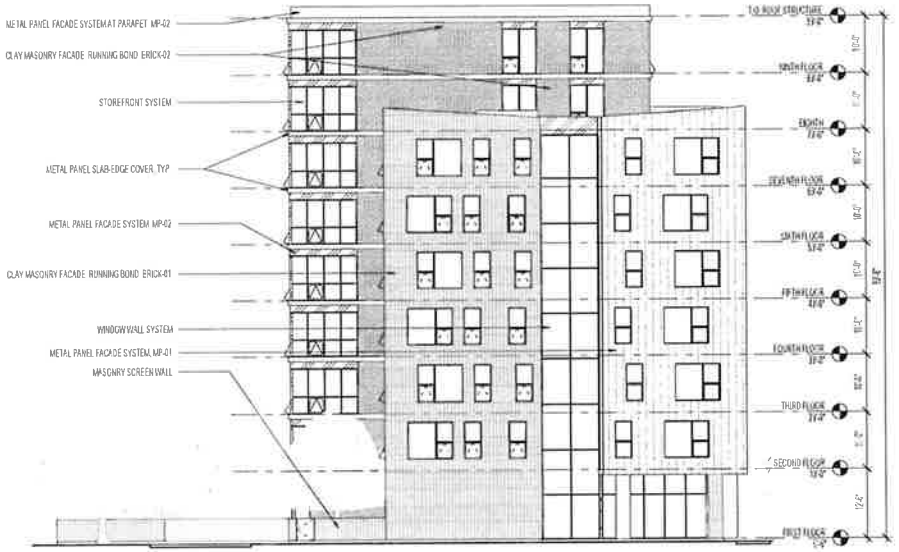
1 PROPOSED EAST ELEVATION
SCALE: 3/64" = 1'-0"

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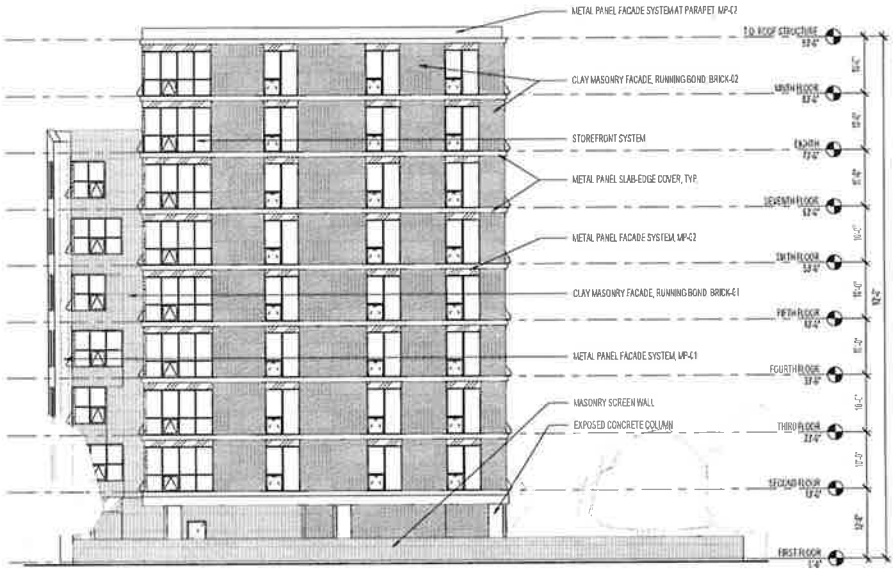
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1 PROPOSED NORTH ELEVATION
SCALE: 3/64" = 1'-0"



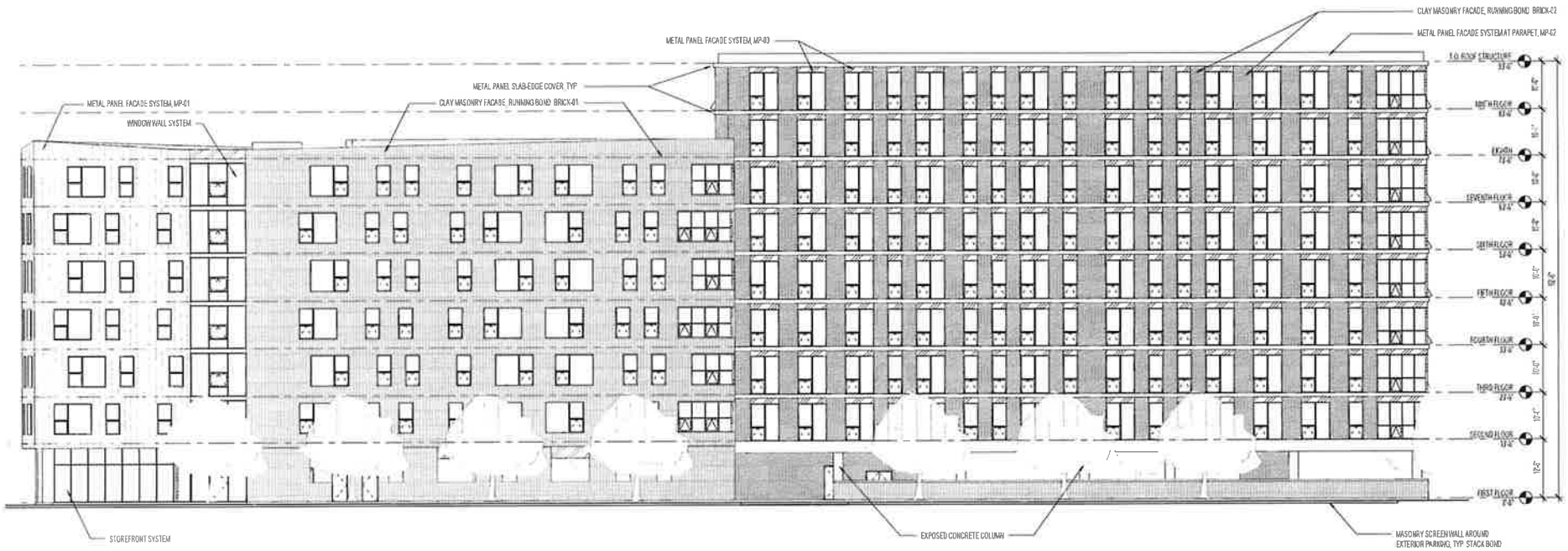
2 PROPOSED SOUTH ELEVATION
SCALE: 3/64" = 1'-0"

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BUILDING C ELEVATIONS

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1 SCALE: 3/64" = 1'-0"

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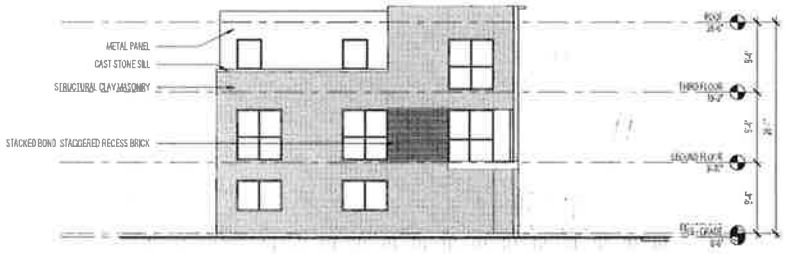
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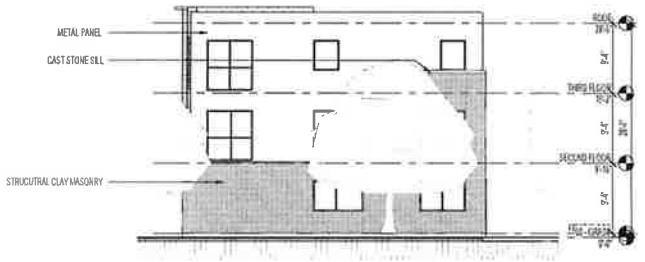
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1 PROPOSED NORTH ELEVATION
SCALE: 3/64" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 3/64" = 1'-0"



3 PROPOSED WEST ELEVATION
SCALE: 3/64" = 1'-0"



4 PROPOSED EAST ELEVATION
SCALE: 3/64" = 1'-0"

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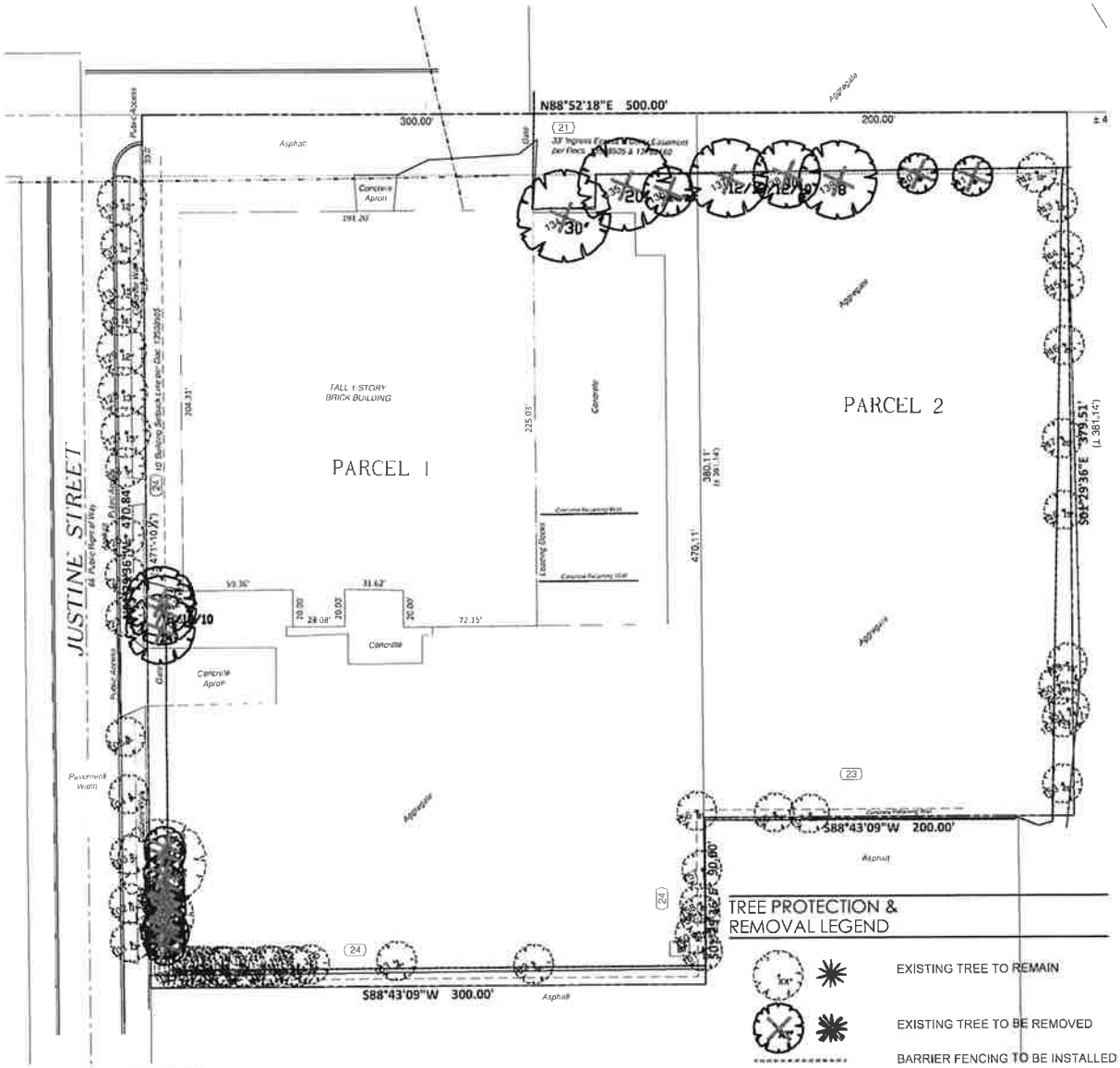
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TOWNHOUSE ELEVATIONS

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TREE PROTECTION & REMOVAL LEGEND

Number	Size	Common Name	Scientific Name	Condition (Best 5 1-5)	Notes
101	13	White Ash	Fraxinus americana	2	Borer ; Remove
102	11	White Ash	Fraxinus americana	2	Borer ; Remove
103	5	Black Walnut	Juglans nigra	4	
104	9	White Ash	Fraxinus americana	2	Borer; Remove
105	8	White Ash	Fraxinus americana	2	Borer; Remove
106	7	Siberian Elm	Ulmus pumila	2	Remove
107	7	Siberian Elm	Ulmus pumila	2	Remove
108	10	Siberian Elm	Ulmus pumila	2	Remove
109	7	Siberian Elm	Ulmus pumila	1	Remove
110	7	Siberian Elm	Ulmus pumila	1	Remove
111	15	Siberian Elm	Ulmus pumila	4	Remove
112	7	Siberian Elm	Ulmus pumila	2	Remove
113	6/6	Siberian Elm	Ulmus pumila	2	Remove
114	4/4/3	Siberian Elm	Ulmus pumila	2	Remove
115	7/6	Cottonwood	Populus deltoides	4	Remove
116	6	Siberian Elm	Ulmus pumila	2	Remove
117	36	Siberian Elm	Ulmus pumila	1	Remove
118	6	Siberian Elm	Ulmus pumila	2	Remove
119	6/4/3	Siberian Elm	Ulmus pumila	1	Remove
120	14"	Siberian Elm	Ulmus pumila	2	Remove
121	10/10/10	Siberian Elm	Ulmus pumila	3	Remove
122	8	Siberian Elm	Ulmus pumila	4	Remove
123	8	Ohio Buckeye	Aesculus glabra	5	
124	8	Ohio Buckeye	Aesculus glabra	5	
125	10	White Oak	Quercus alba	4	
126	9	White Oak	Quercus alba	5	
127	15	White Oak	Quercus alba	5	
128	15	White Oak	Quercus alba	5	
129	13	White Oak	Quercus alba	4	
130	17	White Oak	Quercus alba	5	
131	10	White Oak	Quercus alba	4	
132	15	White Oak	Quercus alba	4	
133	12	White Oak	Quercus alba	4	
134	10	Siberian Elm	Ulmus pumila	4	Remove
135	20	Cottonwood	Populus deltoides	4	Remove
136	24/20	Cottonwood	Populus deltoides	4	Remove
137	12/12/12/10	Cottonwood	Populus deltoides	2	Remove
138	10	Siberian Elm	Ulmus pumila	3	Remove
139	8	Dead	Dead	0	Remove
140	18/16/14/14	Cottonwood	Populus deltoides	2	Remove
141	8	Siberian Elm	Ulmus pumila	3	Remove
142	10	Cottonwood	Populus deltoides	2	
143	18	Siberian Elm	Ulmus pumila	4	
144	12	Siberian Elm	Ulmus pumila	4	
145	13	Mulberry	Morus alba	4	
146	24	Cottonwood	Populus deltoides	4	
147	22	Cottonwood	Populus deltoides	4	
148	19	Cottonwood	Populus deltoides	4	
149	15	Cottonwood	Populus deltoides	4	
150	15	Cottonwood	Populus deltoides	4	
151	18	Cottonwood	Populus deltoides	4	
152	26	Cottonwood	Populus deltoides	3	
153	29	Cottonwood	Populus deltoides	3	Leaning
154	20	Cottonwood	Populus deltoides	3	
155	24	Cottonwood	Populus deltoides	3	
156	8	Tree of Heaven	Ailanthus altissima	2	
157	7	Cottonwood	Populus deltoides	3	
158	8	Cottonwood	Populus deltoides	3	
159	17	Cottonwood	Populus deltoides	2	
160	17	Cottonwood	Populus deltoides	4	
161	10	Cottonwood	Populus deltoides	4	
162	10	Tree of Heaven	Ailanthus altissima	2	
163	8	Northern Catalpa	Catalpa speciosa	2	
164	10	Tree of Heaven	Ailanthus altissima	2	
165	8	Tree of Heaven	Ailanthus altissima	2	
166	6	Siberian Elm	Ulmus pumila	2	
167	5	Siberian Elm	Ulmus pumila	2	
168	8	Siberian Elm	Ulmus pumila	1	
169	7	Tree of Heaven	Ailanthus altissima	2	
170	8	Tree of Heaven	Ailanthus altissima	2	
171	9	Siberian Elm	Ulmus pumila	2	
172	8	Siberian Elm	Ulmus pumila	1	
173	8	Tree of Heaven	Ailanthus altissima	1	
174	7	Tree of Heaven	Ailanthus altissima	1	
175	7	Siberian Elm	Ulmus pumila	2	
176	8	Siberian Elm	Ulmus pumila	2	
177	8	Siberian Elm	Ulmus pumila	2	
178	6	Tree of Heaven	Ailanthus altissima	1	
179	9	Siberian Elm	Ulmus pumila	2	
180	8	Siberian Elm	Ulmus pumila	2	
181	10	Siberian Elm	Ulmus pumila	2	
	29	Total Removed trees - Excluding Dead and Buckthorn			
	454	Total Cal. Inches for removal - Excluding Dead and Buckthorn			
	0	Total Removed Desirable Trees			
	0	Total Replacement for desirable Trees			

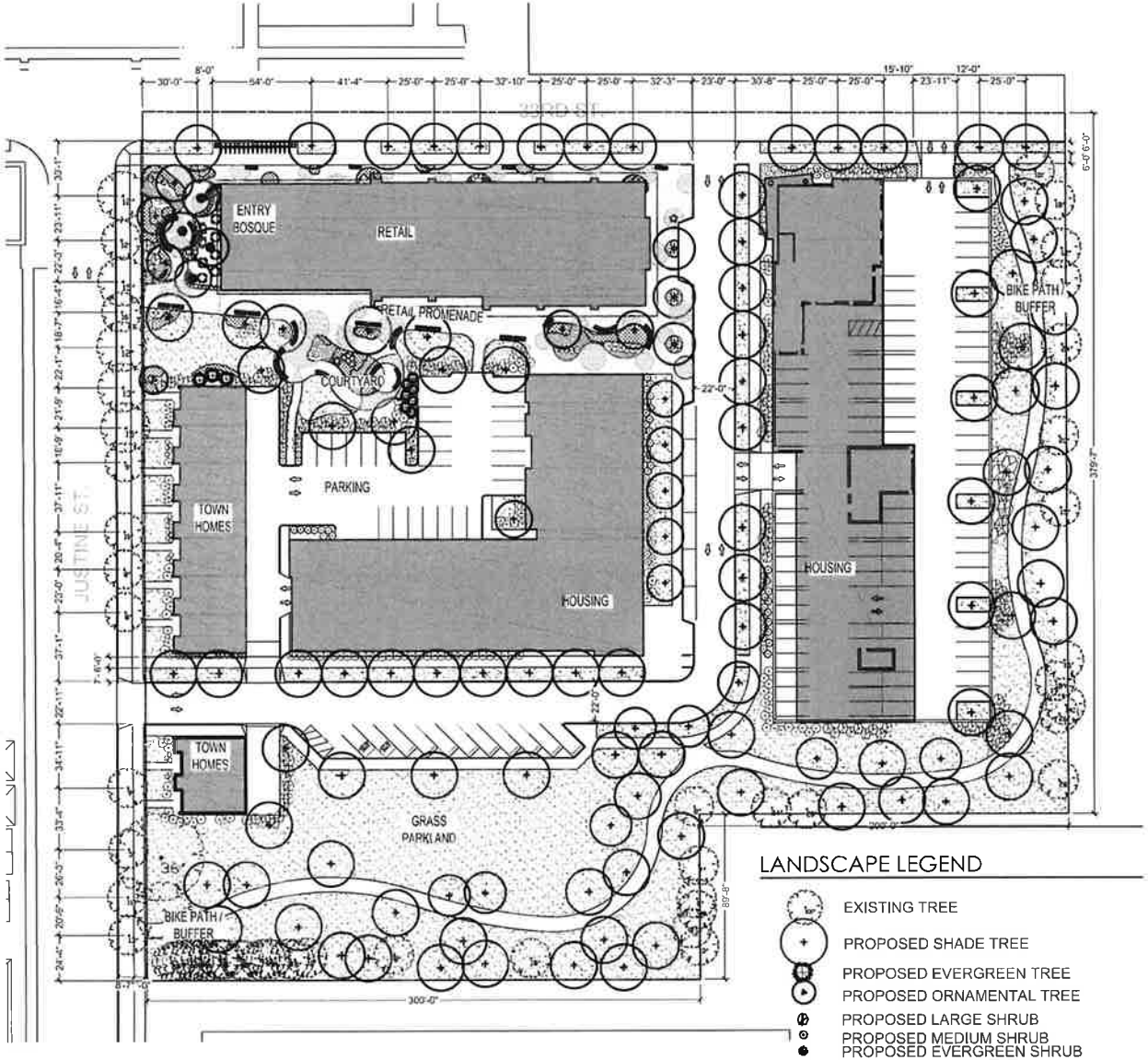
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TREE REMOVAL AND PRESERVATION PLAN

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SCALE: 1" = 60'-0"

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PRELIMINARY PROMENADE RENDERING



PRELIMINARY BIKE PATH / BUFFER RENDERING

LANDSCAPE LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LARGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED LOW SHRUB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIAL PLANTING

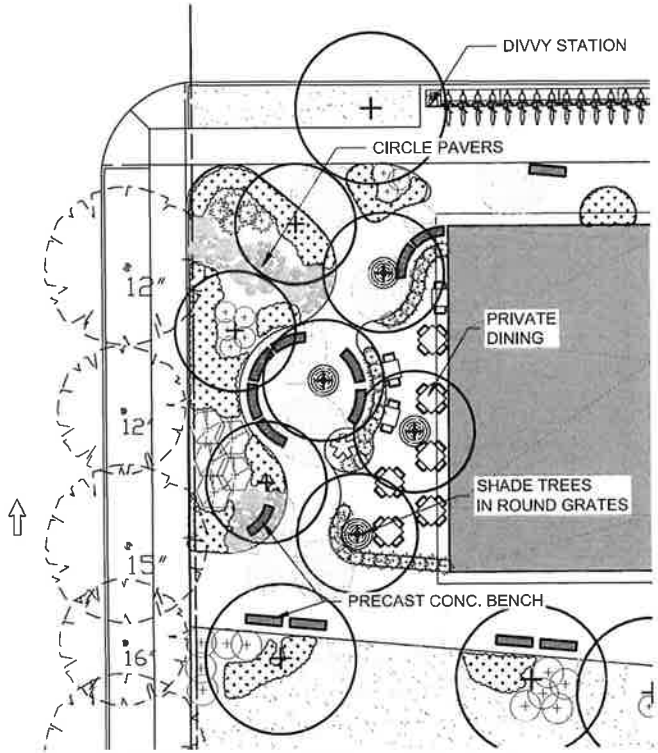
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PRELIMINARY LANDSCAPE PLAN

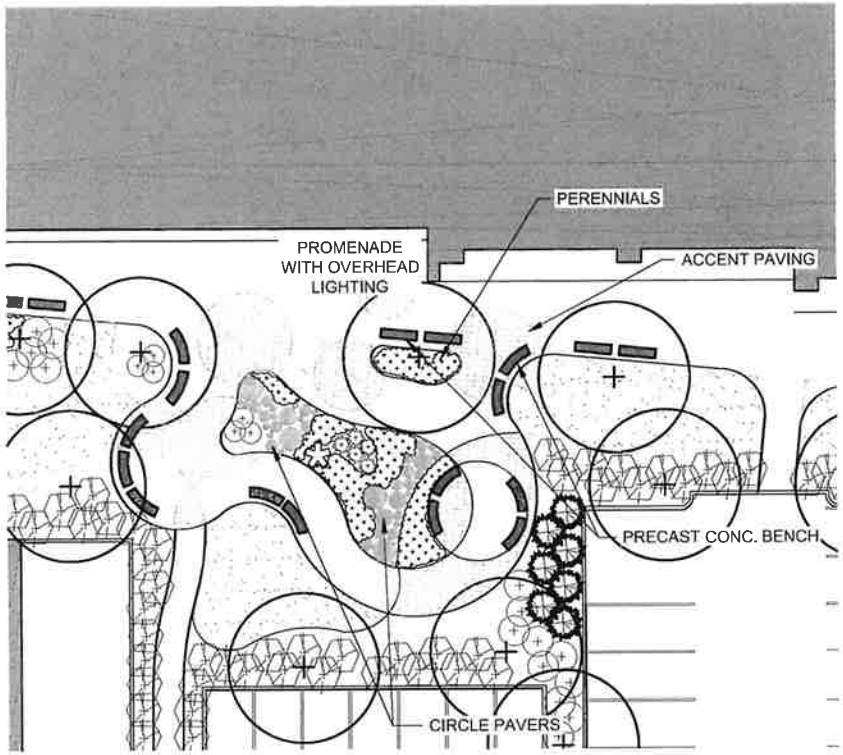
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ENTRY BOSQUE / OUTDOOR DINING PLAN DETAIL



CENTRAL COURTYARD PLAN DETAIL

LANDSCAPE LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LARGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED LOW SHRUB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIAL PLANTING
- PROPOSED TURF LAWN

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PRELIMINARY LANDSCAPE PLAN DETAILS

SCALE: 1" = 20'-0"

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SEAL



EXPIRES 08/2027

CITY OF CHICAGO NOTES

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.

BUREAU OF FORESTRY PERMITS ARE REQUIRED FOR ANY ACTIVITY IN PROXIMITY AND UPON PARKWAY TREES.

PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT	NATIVE
DECIDUOUS SHADE TREES						
AEF	2.5" cal.		Aesculus flava	Yellow buckeye	B&B	Yes
CEO	2.5" cal.		Celtis occidentalis	Common Hackberry	B&B	Yes
GDE	2.5" cal.		Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	B&B	Yes
GTS	2.5" cal.		Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	B&B	Yes
LSM	2.5" cal.		Liquidambar styraciflua 'Moraine'	Moraine American Sweetgum	B&B	Yes
QUB	2.5" cal.		Quercus bicolor	Swamp White Oak	B&B	Yes
QUI	2.5" cal.		Quercus imbricaria	Shingle oak	B&B	Yes
TTG	2.5" cal.		Tilia tomentosa Green Mountain	Green Mountain (Silver) Linden	B&B	Yes
UAP	2.5" cal.		Ulmus americana 'Princeton'	Princeton Elm	B&B	Yes
ULP	2.5" cal.		Ulmus x 'Patriot'	Patriot Elm	B&B	Yes
ORNAMENTAL TREES						
AMG	6' multi.		Amelanchier laevis	Allegheny Serviceberry	B&B	Yes
CEC	6' multi.		Cercis canadensis	Eastern Redbud	B&B	Yes
COA	6' multi.		Cornus alternifilora	Pagoda Dogwood	B&B	Yes
DECIDUOUS SHRUBS						
AAB	36" ht.		Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	B&B	
AMA	24" ht.		Aronia melanocarpa	Black Chokeberry	B&B	Yes
CAM	36" ht.		Cornus alba 'Elegantissima'	Variegated Dogwood	B&B	
CEA	24" ht.		Ceanothus americanus	New Jersey Tea	B&B	Yes
CEP	36" ht.		Cephalanthus occidentalis	Buttonbush	B&B	Yes
CSF	24" ht.		Cornus stolonifera 'Farrow'	Arctic Fire Redtwig Dogwood	B&B	Yes
HYA	24" ht.		Hydrangea arborescens 'Haas Halo'	Haas Halo Hydrangea	B&B	Yes
HYP	36" ht.		Hydrangea paniculata 'Peegee Improved'	Peegee Improved Hydrangea	B&B	Yes
HYQ	36" ht.		Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	B&B	Yes
IVS	24" w.		Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry	B&B	Yes
IVW	24" w.		Ilex verticillata 'Winter Red'	Winter Red Winterberry	B&B	Yes
POB	36" ht.		Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	B&B	Yes
SBT	18" w.		Spirea betulafolia 'tor'	Tor Birchleaf Spirea	B&B	Yes
STC	18" ht.		Stephanandra incisa 'Crispa'	Crispa Stephanandra	B&B	
SYM	24" ht.		Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	B&B	
VCC	24" ht.		Viburnum carlesii 'Cayuga'	Cayuga Koreanspice Viburnum	B&B	Yes
VNB	36" ht.		Viburnum nudum 'Bulk'	Brandywine Smooth Witherod	B&B	Yes
VDC	36" ht.		Viburnum dentatum 'Chicago Lustre'	Chicago Lustre Arrowwood Viburnum	B&B	Yes
EVERGREEN SHRUBS						
IVG	18" w.		Ilex glabra 'SMNIGAB17' (Gem Box)	Gem Box Inkberry Holly	B&B	Yes
JCS	24" ht.		Juniperus chinensis 'Sea Green'	Sea Green Juniper	B&B	
TMT	24" w.		Taxus x media 'Taunton'	Taunton's Yew	B&B	
ORNAMENTAL GRASSES / GRAMINOIDS						
CAK	#1 cont.		Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass		Yes
CMI	#1 cont.		Carex morrowii 'Ice Dance'	Ice Dance Sedge		Yes
DFS	#1 cont.		Deschampsia cespitosa	Tufted Hair Grass		Yes
PAV	#1 cont.		Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass		Yes
GROUNDCOVER / PERENNIALS / FORBES						
ALS	#1 cont.		Allium 'Summer Beauty'	Summer Beauty Onion	18" O.C.	Yes
AMB	#1 cont.		Amsonia tabernaemontana 'Blue Ice'	Blue Ice Blue Star	18" O.C.	Yes
AST	#1 cont.		Aster oblongifolius October Skies	October Skies Aromatic Aster	24" O.C.	Yes
AAD	#1 cont.		Astilbe arendsii 'Deutschland'	Deutschland False Spirea	18" O.C.	
BAP	#1 cont.		Baptisia australis	Blue Wild Indigo	36" O.C.	Yes
CVM	#1 cont.		Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	18" O.C.	Yes
ECB	#1 cont.		Echinacea x. 'Balsomoblanc'	Sombrero Blanco Coneflower	18" O.C.	Yes
ECP	#1 cont.		Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	24" O.C.	Yes
HEM	#1 cont.		Hemerocallis x 'Stella de oro'	stella de oro daylily	18" O.C.	
LEU	#1 cont.		Leucanthemum superbum 'becky'	Becky Shasta Daisy	24" O.C.	Yes
LUP	#1 cont.		Lupinus Tequila Flame	Tequila Flame Lupine	24" O.C.	Yes
MON	#1 cont.		Monarda fistulosa	Wild Bergamont	24" O.C.	Yes
NFW	#1 cont.		Nepeta fassen 'Walker's low'	Walkers Low Catmint	24" O.C.	
PHD	#1 cont.		Phlox divaricata	Blue Phlox	15" O.C.	Yes
PPD	#1 cont.		Phlox paniculata 'Blue Paradise'	Blue Paradise Garden Phlox	24" O.C.	Yes
RUD	#1 cont.		Rudbeckia fulgida 'Little Goldstar'	Little Goldstar Black-Eyed Susan	18" O.C.	Yes
SAG	#1 cont.		Perovskia atriplicifolia 'Denim n Lace'	Denim n Lace Russian Sage	24" O.C.	
SAL	#1 cont.		Salvia nemerosa 'May Night'	May Night Sage	18" O.C.	Yes
SED	#1 cont.		Sedum x 'Autumn joy'	Autumn Joy Sedum	18" O.C.	
SOD	sq. yd.		Sodded Lawn			
SEED	sq. yd.		Seeded Lawn			

56 SPECIES OF PLANTS / 46 SPECES NATIVE OR NATIVAR = 82.1% NATIVE OR NATIVAR

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PLANT LEGEND - LANDSCAPE CALCULATIONS

3301 S. Justine St. Chicago IL 60608

LANDSCAPE CALCULATIONS

SITE	218,086 S.F.
BUILDING	58,137 S.F.
VEHICLE USE AREA	44,040 S.F.
PARKING SPACES	PROPOSED = 252 (TSL REDUCT.)
	78 STALLS UNCOVERED

17-11-0103 Parkway Trees

ITEM	CALC. / REQUIRE	PROPOSED
PARKWAY TREES	JUSTINE AVE=446'/25	16 EXIST. TREES
	17.8 TREES	1 PROPOSED.
	33 rd AVE. = 500'/25	
	20.0 TREES	15 PROPOSED TREES

17-10-0206 Minimum Bicycle Parking

Zoning C2-3
Dwelling Units: 199 DU - @ 1:1

ITEM	CALC. / REQUIRE	PROPOSED
BIKE PARKING	199 DU = 199 STALLS	199 STALLS

Bike Parking shall be located in the first floor parking garages on site.

17-11-0202-B Screening from Streets

The perimeter of all vehicular use areas larger than 1,200 square feet must set back at least 7 feet from front and street side (corner) property lines and effectively screened from view of such street

Screening from Streets

The view of such vehicular use areas from all abutting streets must be visually screened either by permitted buildings (other than fences or walls) or by a hedge, not less than 2.5 feet in height and not more than 4 feet in height, or by a combination of buildings and hedges. The remainder of the required 7-foot vehicular use area setback must be landscaped and must include at least one tree for every 25 linear feet of street frontage

ITEM	CALC. / REQUIRE.	PROPOSED
SCREENING	203 L.F. / 25 = 4 SHADE TREES	4 PROPOSED SHADE TREES*
	203 L.F. / 3 = 68 SHRUBS	46 PROPOSED SHRUBS

*BECAUSE OF TIGHT SPACING, TREES HAVE BEEN RELOCATED TO THE SOUTHERN OPEN SPACE AREA.

17-11-0202-C Fencing.

Ornamental fencing is required to be installed along the perimeter of vehicular use areas along those lot lines adjacent to public street rights-of-way or abutting any existing front yard of property located within an R district.

Fencing

The required ornamental fencing must be installed behind the required perimeter landscape area, at least 5 feet from abutting property lines

ITEM	CALC. / REQUIRE.	PROPOSED
FENCING	53 L.F.	29 L.F. 4' HT. OPAQUE MASONRY

VUA

17-11-0203 Interior Landscaping

All lots containing vehicular use areas with an area 3,000 square feet or more must provide interior landscaping in accordance with the requirements of this section.

Interior Landscaping - Over 30,000 - 10.0% of VUA

One tree must be planted for each 125 square feet of required interior landscape area. Trees must have a minimum caliper size ... 4.0 inches within the Central Area.

ITEM	CALC. / REQUIRE.	PROPOSED
INTERIOR LANDSCAPING	44,040 S.F. X 10% = 4,404 S.F. / 125 = 35 TREES	8,010 S.F. OF INTER. LANDSCAPE & 42 TREES

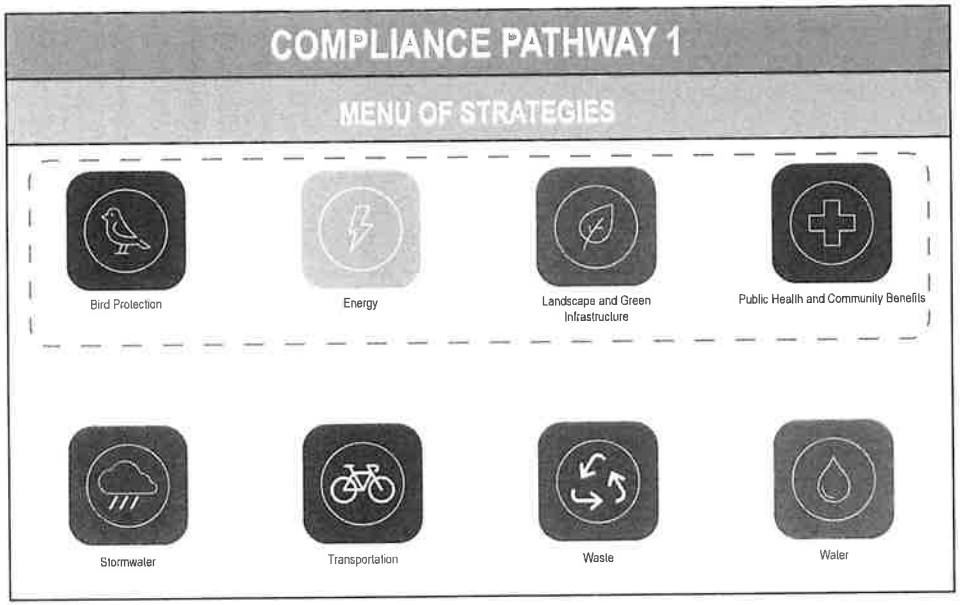
SUSTAINABILITY GOALS

THE SUBJECT PROPERTY WILL COMPLY THE INTENT OF THE CHICAGO MUNICIPAL CODE SECTION 17-8-0908 AND WILL MEET MINIMUM 100 POINTS REQUIREMENT BY THE CHICAGO SUSTAINABILITY DEVELOPMENT POLICY.

THE PROJECT AIMS TO REACH SUSTAINABLE GOALS PRIMARILY THROUGH THE FOLLOWING METHODS:

1. BIRD PROTECTION
2. ALL ELECTRIC CONSTRUCTION
3. LIMITATING GLASS
4. ENHANCED LANDSCAPE DESIGN
5. ON SITE AFFORDABLE REQUIREMENTS ORDINANCE (ARO) UNITS

THESE BUILDINGS AIM TO USE LESS ENERGY THAN 75% OF SIMILAR BUILDINGS, WHILE PRODUCING SIGNIFICANTLY LOWER EMISSIONS DUE TO THEIR RELIANCE ON ELECTRICITY FOR HEATING, COOLING, AND DOMESTIC HOT WATER.



A. Bird Protection	
A.2 Bird Protection (Enhanced)	30 Points
B. Energy	
B.7 Building Electrification	30 Points
B.8 Maximum 40% Glass	10 Points
C. Landscape and Green Infrastructue	
C.5 Tree Health	5 Points
C.6 Industrial Landscaped Buffer	10 Points
D. Public Health and Community Benefits	
D.3 100% on-site ARO	15 Points
TOTAL:	**100 Points**

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