

# PD 1174

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

November 11, 2020

Chiquita Lee  
clee@abmmh.com

Re: 5113 S. Harper Ave.

Dear Ms. Lee:

In response to your recent request, please be advised that the subject property is currently zoned Residential Business Planned Development No. 1174 ("PD 1174"). You are seeking confirmation that the addition of an alcohol and drug treatment facility to an existing medical center at this location is permitted.

Pursuant to Statement 5 of PD 1174, the following uses are permitted: multi-story dwelling unit buildings, retail sales, restaurants, grocery stores and all permitted uses in the B3 Community Shopping District, outdoor patio (if located on a rooftop), entertainment cabaret, accessory parking as defined in Section 17-17-0204 of the Zoning Ordinance, and accessory loading and related uses.

An alcohol and drug treatment facility is classified as a Medical Service use. A Medical Service use, as defined in Section 17-17-0104-T of the Zoning Ordinance (Ordinance"), is permitted by-right in the B3 district pursuant to Section 17-3-0207-JJ of the Ordinance. Therefore, pursuant to Statement 5 of PD 1174, an alcohol and drug treatment facility is a permitted use at the subject property.

Sincerely,

  
Patrick Murphey  
Zoning Administrator

PM:tm



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

January 19, 2016

Meg George  
Neal and Leroy, LLC  
203 North LaSalle St., Suite 2300  
Chicago, IL 60601-1243

**Re: Administrative Relief request for Residential Business Planned Development No. 1174, 5101-5127 S. Harper Avenue**

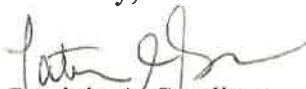
Dear Ms. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1174 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 15 of the Planned Development (PD).

On March 28, 2013, administrative relief was granted for phasing and design changes to the recently constructed mixed-use development at 5101-5127 S. Harper Ave. Parkway trees were to be planted along Lake Park Ave., however, the City of Chicago's Bureau of Forestry determined that since the parkway is only 6 feet wide, parkway trees could not be planted there. Therefore, you are requesting on behalf of your client and the sole property owner of PD 1174, 1525 HP, LLC, to eliminate the proposed trees along Lake Park Ave.

With regard to your request, the Department of Planning and Development has determined that allowing the elimination of the trees along Lake Park Ave. will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1174, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

C: Mike Marmo, Erik Glass, Ron Daye, Main file



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

March 28, 2013

Meg George  
Neal and Leroy, LLC  
203 North LaSalle Street  
Suite 2300  
Chicago, IL 60601-1243

**Re: Administrative Relief request for Residential Business Planned Development No. 1174, 5101-5127 S. Harper Avenue**

Dear Ms. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1174 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 15 of the Planned Development (PD).

The PD allowed a phased mixed-use development consisting of a two-story commercial base with a residential mid-rise along Lake Park Ave. and a high-rise along E. Hyde Park Blvd. Your client 1525 HP, LLC, the property owner and applicant, has redesigned the development and they are seeking the following modifications:

- Eliminate the phases of development and construct as a single phase project.
- Eliminate the proposed high-rise residential tower which was to be located on the NW corner of the site.
- Relocate the proposed mid-rise residential building from along Lake Park Ave. to E. Hyde Park Blvd. Also, the building has increased from nine floors to eleven floors and the floor plan has increased by approximately 2,000 square feet.
- Increase the total number of residential units by one, from 179 units to 180 units. The total amount of retail space to be provided on the first two floors remains approximately 105,000 square feet.

- Eliminate the retail and residential garage entrance on S. Harper Ave., relocate the service exit from Lake Park Ave. to S. Harper Ave., and add a traffic signal on Lake Park Ave. at the garage entry/exit as shown on the revised Level 1 Site Plan, and as approved by CDOT on February 28, 2013.
- An increase in the green roof from 50% to 100% of the net roof area, as a result and requirement of a recent request for TIF funding, and as shown on the revised Landscape Plan.

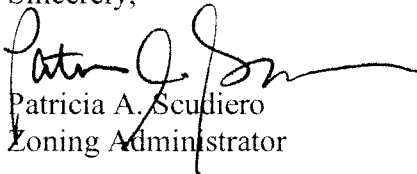
The following drawings, prepared by Studio Gang Architects and dated March 4, 2013, shall be inserted into the main file: Lower Level 2 Plan, Lower Level 1 Plan, Level 1 (Site) Plan, Landscape Plan, Landscape Parkway Sections, Level 2, Typical Floor Plan, East Elevation, North Elevation, West Elevation, South Elevation, and a Color View North on Lake Park Ave., dated March 20, 2013.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1174, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

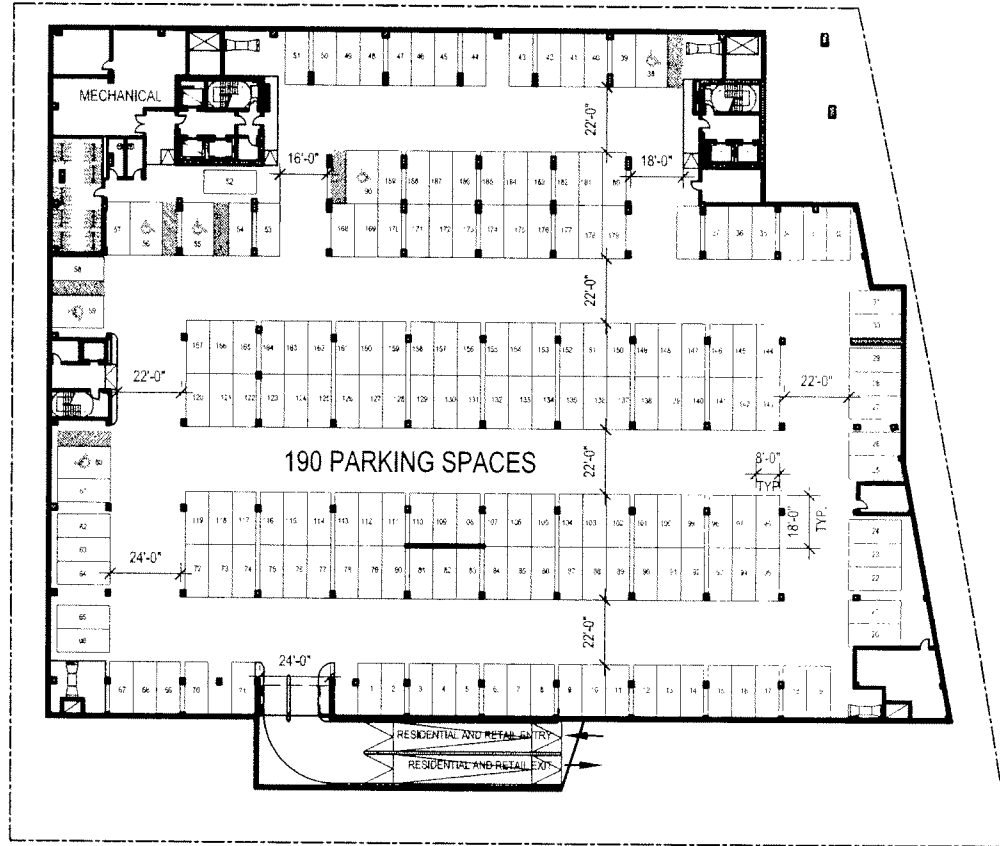
This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS: HG: tm

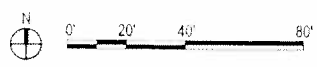
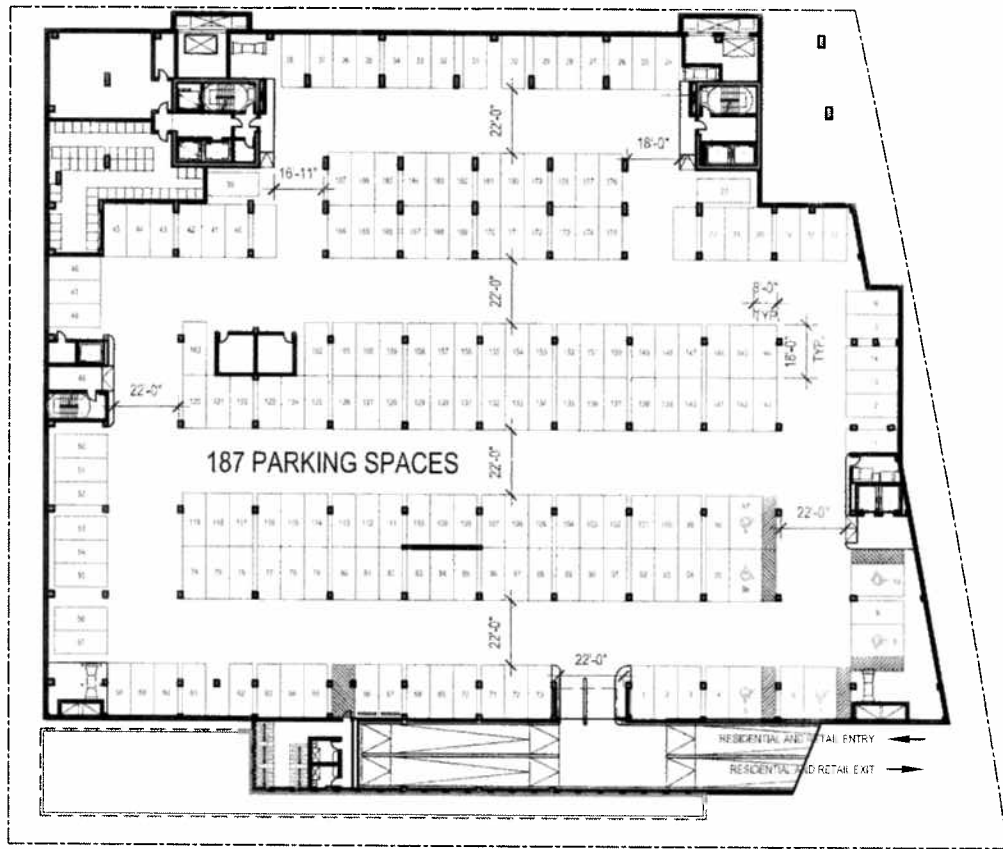
C: Mike Marmo, Erik Glass, Fred Deters, Ron Daye, Main file



**STUDIO /  
GANG**  
/ ARCHITECTS

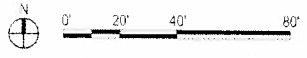
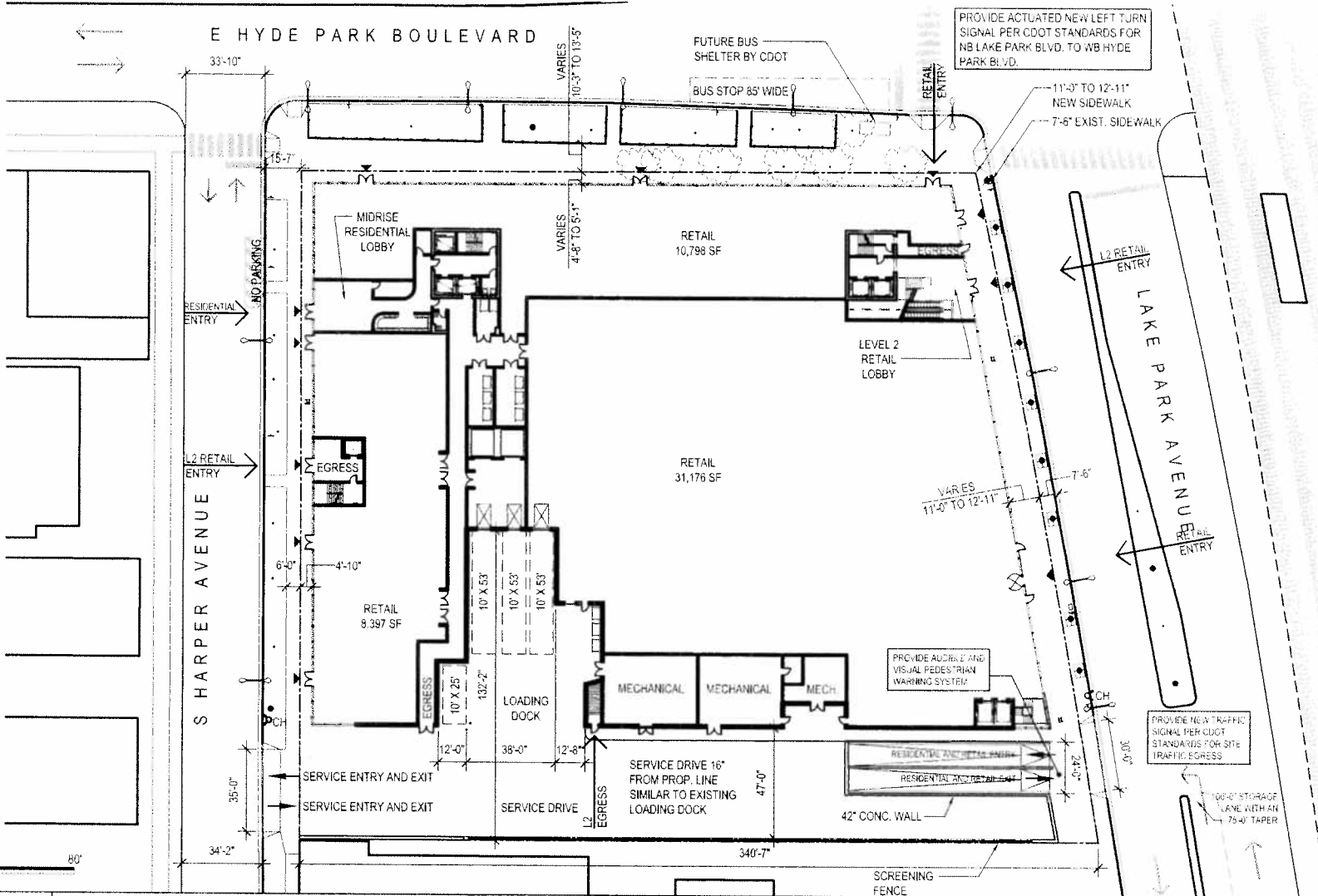
Lower Level 2 Plan

APPLICANT: 1525 HP, LLC.  
ADDRESS: 5101-5127 S. HARPER AVE.  
DATE: OCTOBER 08, 2008  
REVISED: AUGUST 19, 2010  
PD MINOR REVISION: March 4, 2013



**LEGEND**








- MAIN PEDESTRIAN ENTRY
- ▶ PEDESTRIAN ENTRY
- ↔ VEHICULAR ENTRY
- EXISTING TREE
- TREE TO BE DEMOLISHED
- TRAFFIC LIGHT BOX
- ⊕ CITY FIRE HYDRANT
- ⊕ EXISTING LIGHT POLE
- ⊕ RELOCATED LIGHT POLE
- PROPERTY LINE
- - PD BOUNDARY
- 4' X 6' TREE GRATE
- NEW TREE

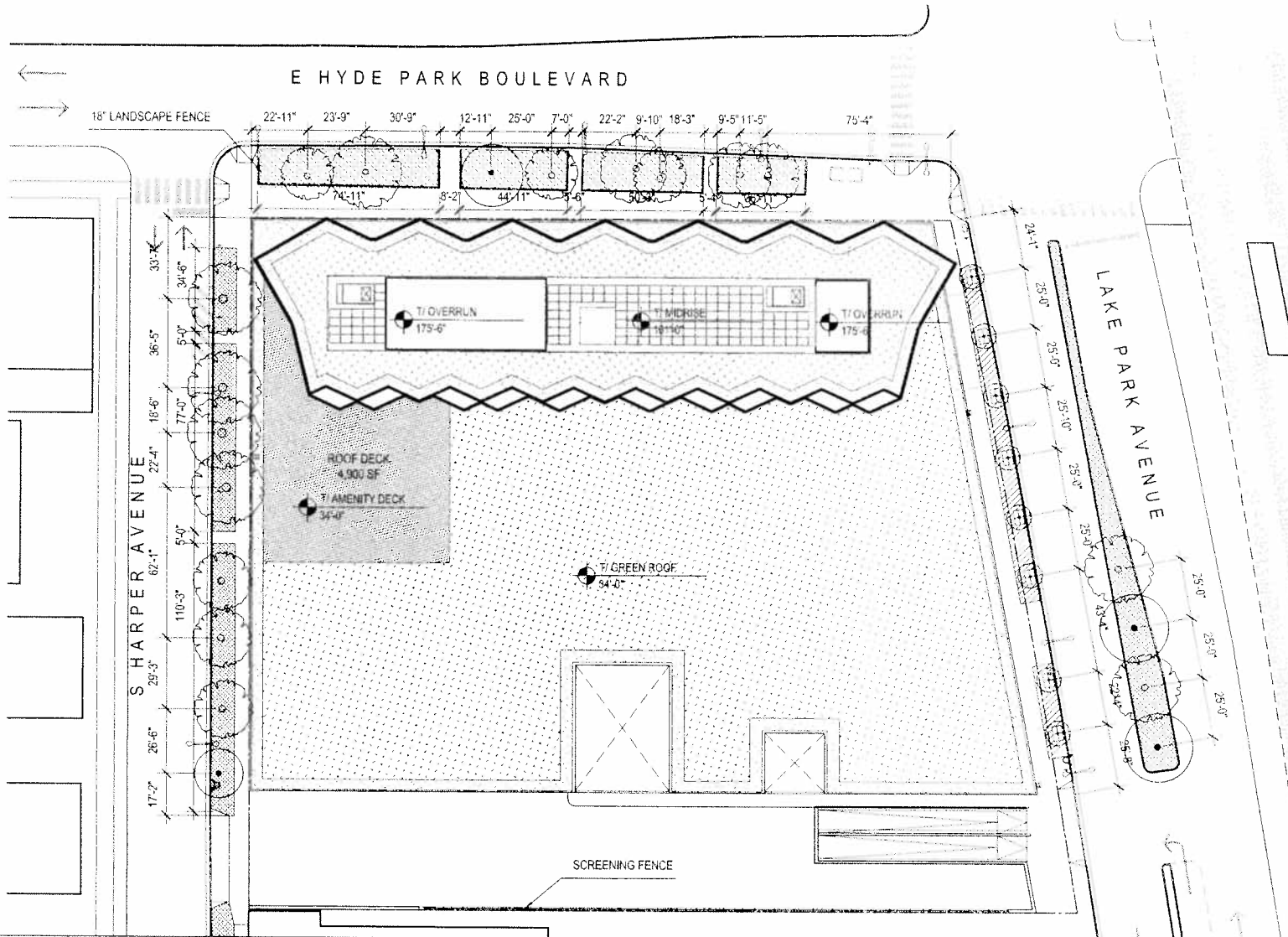


**STUDIO /  
GANG**  
/ ARCHITECTS

**Level 1 (Site) Plan**

APPLICANT: 1525 HP, LLC.  
 ADDRESS: 5101-5127 S. HARPER AVE.  
 DATE: OCTOBER 08, 2008  
 REVISED: AUGUST 19, 2010  
 PD MINOR REVISION: March 4, 2013

-  PARKWAY TURF AND PLANTING
-  SEDUM CARPET / GREEN ROOF
-  SHRUBS AND PERENNIALS
-  WOOD DECKING
-  GRAVEL
-  SUBGRADE SOIL RETENTION UNIT
-  EXISTING TREE
-  TREE GRATE
-  PROPOSED CANOPY TREE



STREETSCAPE		
14	EA	NUMBER OF EXISTING TREES TO REMAIN
10	EA	NUMBER OF PARKWAY TREES PROPOSED
2	EA	NUMBER OF MEDIAN TREES PROPOSED

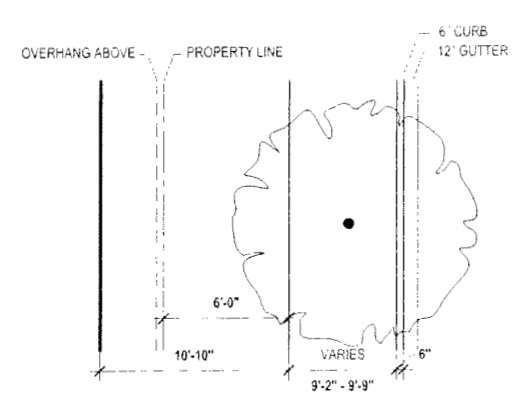
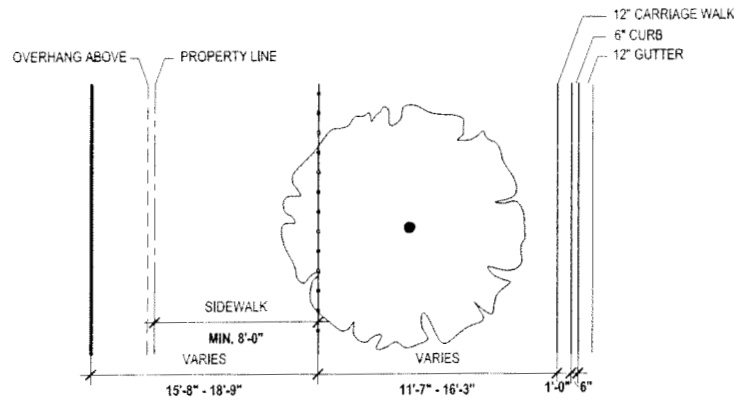
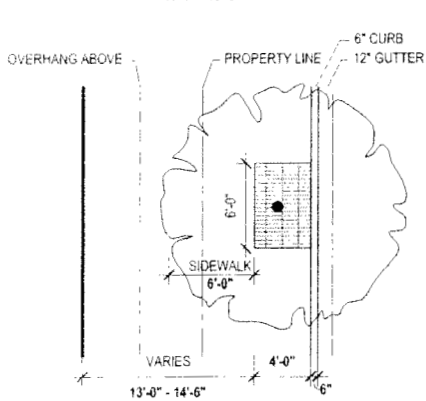
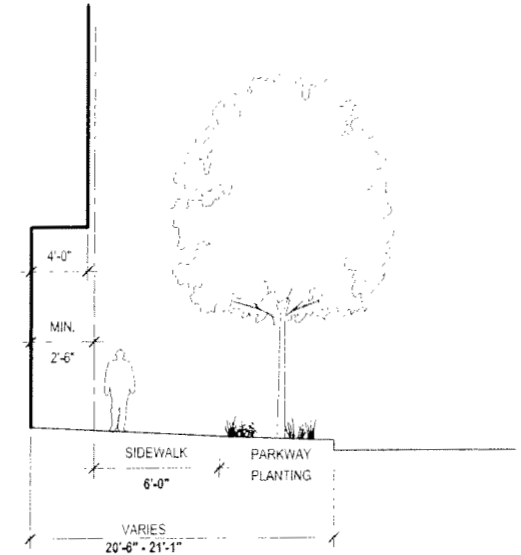
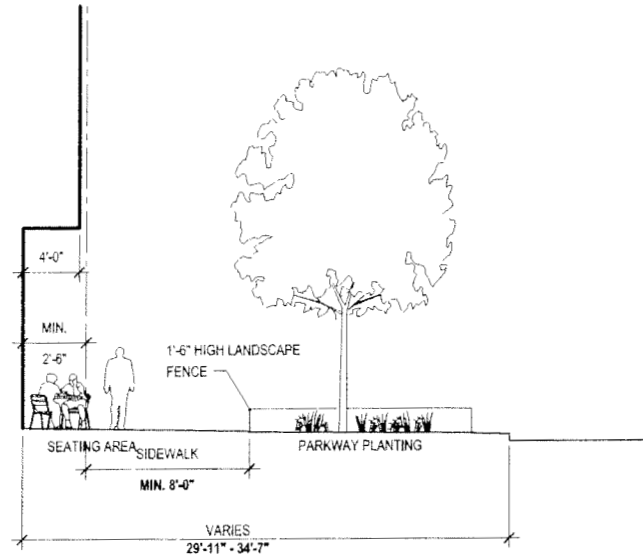
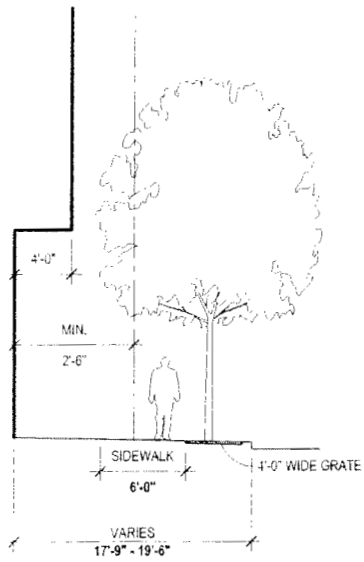
GREEN ROOF	
GROSS SF	70,770 SF
NET SF	51,820 SF
GREEN ROOF (100% OF NET SF)	51,820 SF



**STUDIO /  
GANG**  
/ ARCHITECTS

## Landscape Plan

APPLICANT: 1525 HP, LLC.  
 ADDRESS: 5101-5127 S. HARPER AVE.  
 DATE: OCTOBER 08, 2008  
 REVISED: AUGUST 19, 2010  
 PD MINOR REVISION: March 4, 2013



Proposed Plan and Section  
Lake Park Ave.

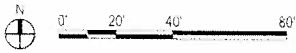
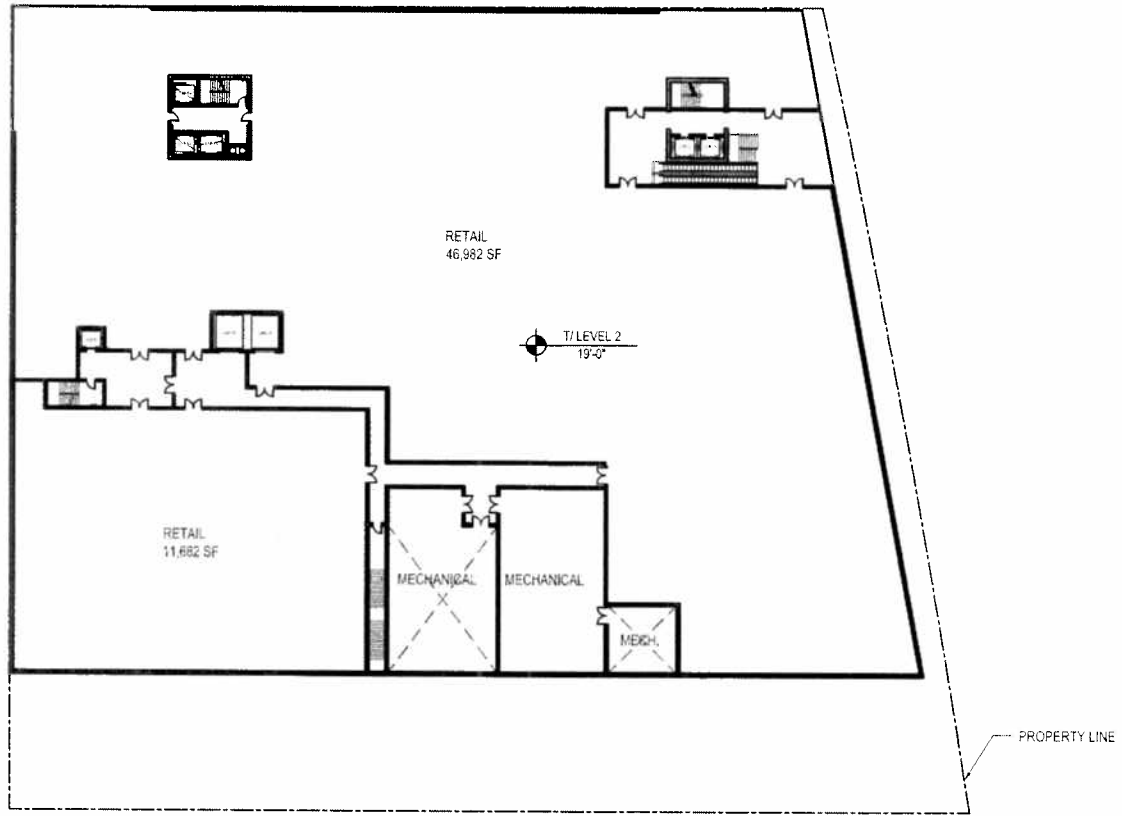
Hyde Park Blvd.

Harper Ave.

**STUDIO /  
GANG**  
/ ARCHITECTS

Landscape Parkway Sections

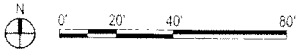
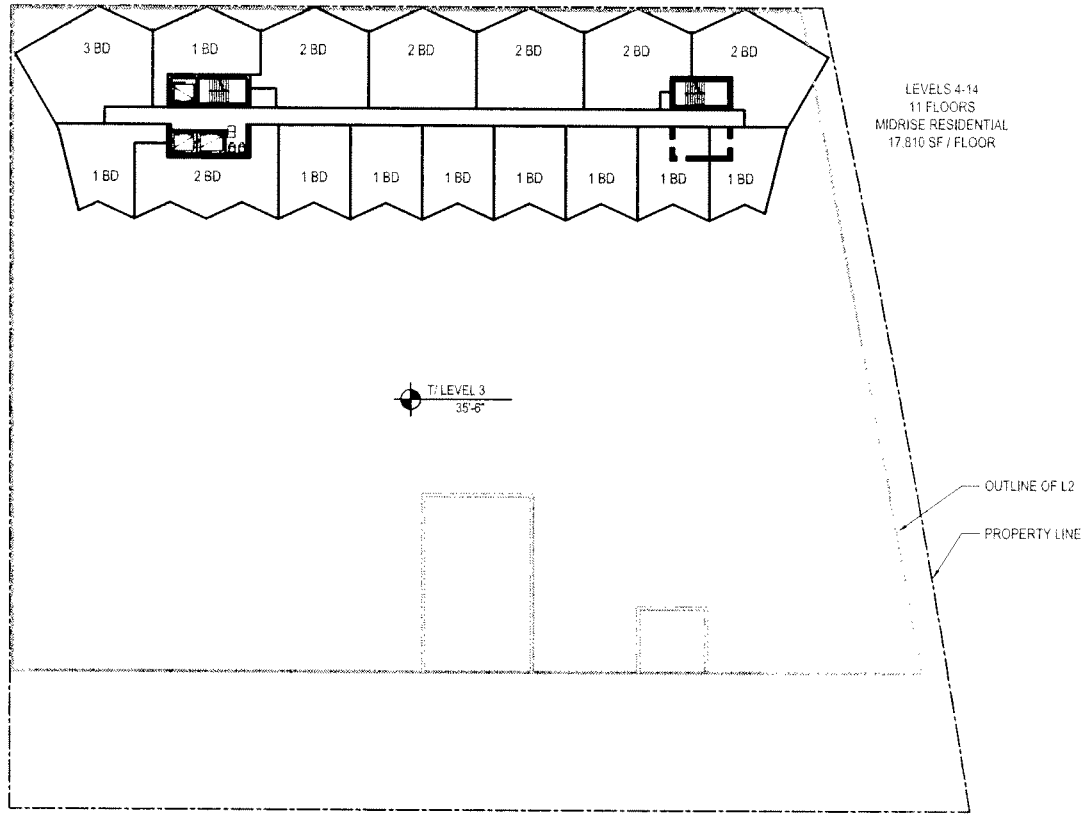
APPLICANT: 1525 HP, LLC.  
ADDRESS: 5101-5127 S. HARPER AVE.  
DATE: OCTOBER 08, 2008  
REVISED: AUGUST 19, 2010  
PD MINOR REVISION: March 4, 2013



**STUDIO /  
GANG**  
/ ARCHITECTS

Level 2

APPLICANT: 1525 HP, LLC.  
ADDRESS: 5101-5127 S. HARPER AVE.  
DATE: OCTOBER 08, 2008  
REVISED: AUGUST 19, 2010  
PD MINOR REVISION: March 4, 2013

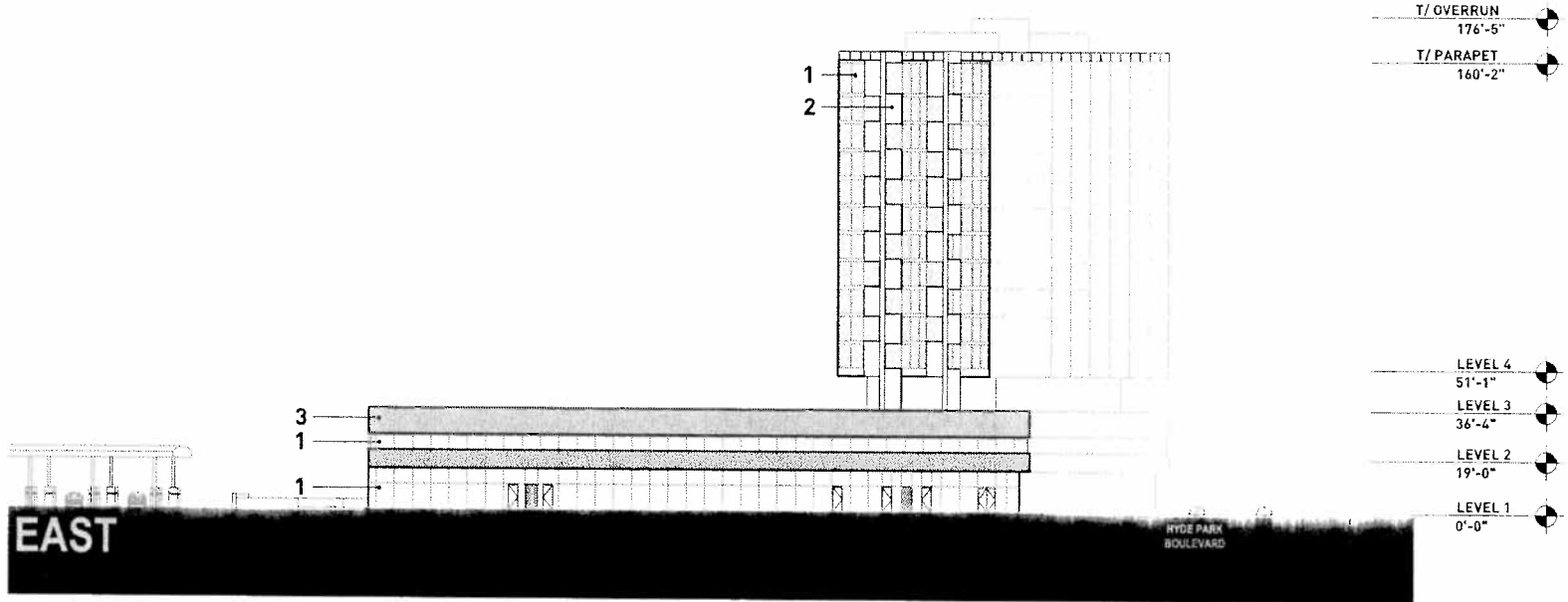


**STUDIO /  
GANG**  
/ ARCHITECTS

Typical Floor Plan

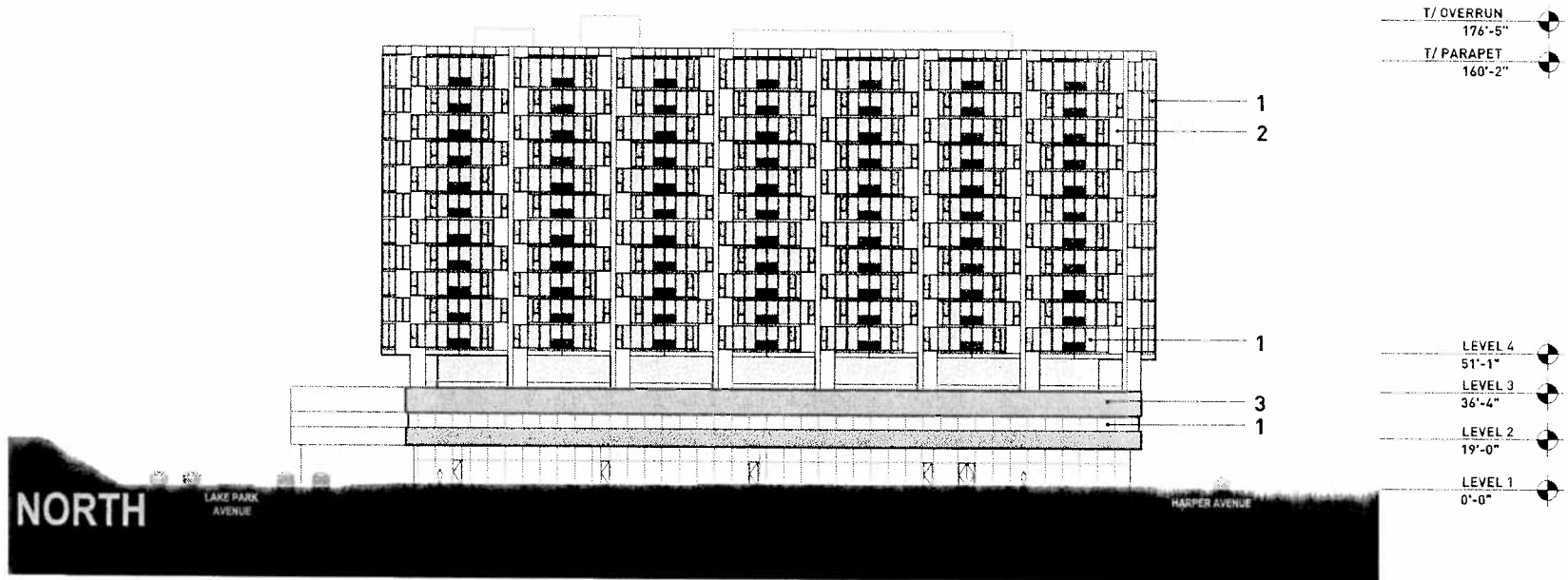
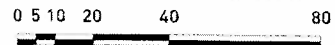
APPLICANT: 1525 HP, LLC.  
ADDRESS: 5101-5127 S. HARPER AVE.  
DATE: OCTOBER 08, 2008  
REVISED: AUGUST 19, 2010  
PD MINOR REVISION: March 4, 2013

LEGEND	
1	GLASS, CLEAR OR TINTED
2	CONCRETE
3	COLORED TILE
4	PLASTER



<b>STUDIO / GANG</b> / ARCHITECTS	East Elevation	APPLICANT: 1525 HP, LLC. ADDRESS: 5101-5127 S. HARPER AVE. DATE: OCTOBER 08, 2008 REVISED: AUGUST 19, 2010 PD MINOR REVISION: March 4, 2013
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LEGEND	
1	GLASS, CLEAR OR TINTED
2	CONCRETE
3	COLORED TILE
4	PLASTER

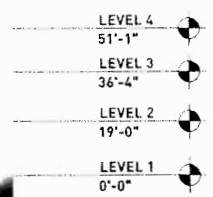
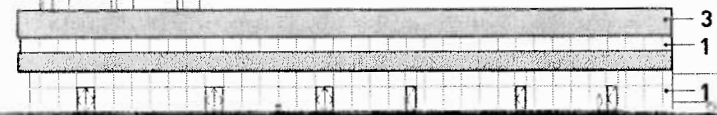
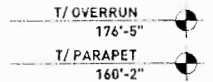
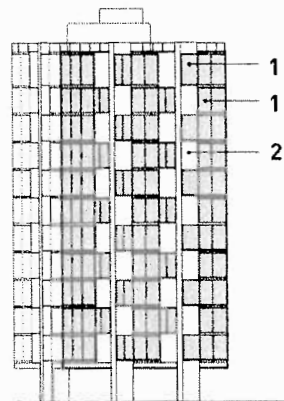
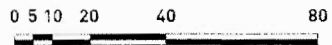


**STUDIO /  
GANG**  
/ ARCHITECTS

North Elevation

APPLICANT: 1525 HP, LLC.  
ADDRESS: 5101-5127 S. HARPER AVE.  
DATE: OCTOBER 08, 2008  
REVISED: AUGUST 19, 2010  
PD MINOR REVISION: March 4, 2013

LEGEND	
1	GLASS, CLEAR OR TINTED
2	CONCRETE
3	COLORED TILE
4	PLASTER



**STUDIO /  
GANG**  
/ ARCHITECTS

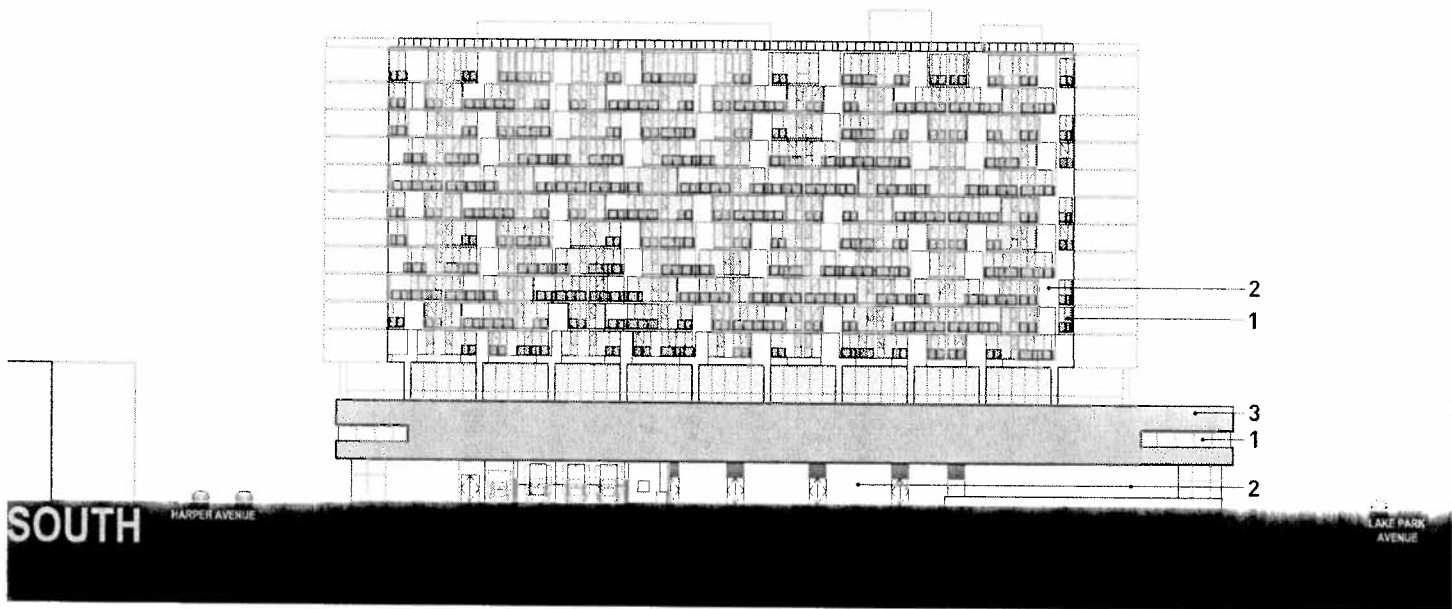
West Elevation

APPLICANT: 1525 HP, LLC.  
ADDRESS: 5101-5127 S. HARPER AVE.  
DATE: OCTOBER 08, 2008  
REVISED: AUGUST 19, 2010  
PD MINOR REVISION: March 4, 2013

**LEGEND**

- 1 GLASS, CLEAR OR TINTED
- 2 CONCRETE
- 3 COLORED TILE
- 4 PLASTER

0 5 10 20 40 80



T/OVERRUN  
176'-5"  
T/PARAPET  
160'-2"

LEVEL 4  
51'-1"  
LEVEL 3  
36'-4"  
LEVEL 2  
19'-0"  
LEVEL 1  
0'-0"

**STUDIO /  
GANG**  
/ ARCHITECTS


South Elevation

APPLICANT: 1525 HP, LLC.  
ADDRESS: 5101-5127 S. HARPER AVE.  
DATE: OCTOBER 08, 2008  
REVISED: AUGUST 19, 2010  
PD MINOR REVISION: March 4, 2013



**STUDIO /  
GANG**

# View North on Lake Park Ave

	1525 HP, LLC CITY Hyde Park
	SCALE: NTS      03/20/2013

16742

~~Reclassification Of Area Shown On Map No. 18-J  
(Application No. 17092)  
(Common Address: 7254 S. Kedzie Ave.)~~

[O2010-6378]

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

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance is hereby amended by changing all of the RS2 Residential Single-Unit (Detached House) District symbols as shown on Map Number 18-J in the area bounded by:~~

~~a line 73.89 feet north of and parallel to West 73<sup>rd</sup> Street; South Kedzie Avenue; a line 33.89 feet north of and parallel to West 73<sup>rd</sup> Street; and a public alley next west of and parallel to South Kedzie Avenue,~~

~~to those of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District.~~

~~SECTION 2. This ordinance takes effect after its passage and approval.~~

~~Reclassification Of Area Shown On Map No. 22-C.  
(Application No. 17118)  
(Common Address: 2200 E. 93<sup>rd</sup> St.)~~

[O2010-6379]

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

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance is hereby amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols as shown on Map Number 22-C in the area bounded by:~~

~~the public alley next north of and parallel to East 93<sup>rd</sup> Street; a line 66.39 feet east of and parallel to South Paxton Avenue; East 93<sup>rd</sup> Street; and South Paxton Avenue,~~

~~to those of a B1-1 Neighborhood Shopping District.~~

~~SECTION 2. This ordinance takes effect after its passage and approval.~~

~~Reclassification Of Area Shown On Map No. 12-C.  
(As Amended)  
(Application No. 16742)~~

RBPD 1174

~~(Common Address: 5101 -- 5127 S. Harper Ave., 1501 -- 1529 E. Hyde Park Blvd. And 5100 -- 5142 S. Lake Park Ave.)~~

[SO2010-6380]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map Number 12-C in the area bounded by:

East Hyde Park Boulevard (East 51<sup>st</sup> Street); South Lake Park Avenue; a line 289.24 feet south of and parallel to East Hyde Park Boulevard (East 51<sup>st</sup> Street); and South Harper Avenue,

to the designation of B3-5 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing B3-5 Community Shopping District symbols and indications as shown on Map Number 12-C in the area bounded by:

East Hyde Park Boulevard (East 51<sup>st</sup> Street); South Lake Park Avenue; a line 289.24 feet south of and parallel to East Hyde Park Boulevard (East 51<sup>st</sup> Street); and South Harper Avenue,

to the designation of Residential-Business Planned Development Number 1174 which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

*Residential-Business Planned Development Number 1174*

*Plan Of Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1174, consists of a net site area of approximately 89,681 square feet (2.0588 acres) of real property, which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"), and is owned or controlled by 1525 HP, LLC ("Applicant") which is the Applicant for the purposes of this planned development.
2. The Applicant shall obtain all applicable official reviews, approval or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assigns or grantees and approval by the City Council.

3. The requirements, obligations and conditions applicable within this planned development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors.

Furthermore, pursuant to the requirements of Section 17-13-0600 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 single designated control. Single designated control for the purpose of this paragraph shall mean that any application to the City for any amendment to this planned development or any modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors. An agreement among property owners, the board of directors of any property owners association, or covenant binding property owners, may designate the authorized party for any future amendment, modification or change. Notwithstanding the foregoing, 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, interest or obligation therein.

4. This plan of development consists of these seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plans (Phase I and Phases II and III) Landscape Plans (Phase I, Phase I Enlarged Parking Plan, Phases II and III and Landscape Parkway Sections); Level 2 Plans (Phase I and Phases II and III); Typical Floor Plans (Phase I, Phase II and Phase III); East Elevations (Phase I, Phase II, Phase III); Tower -- East Elevation/Section Phase III; North Elevations (Phase I, Phase II and Phase III); West Elevations (Phase I, Phase II and Phase III); Midrise -- West Elevation/Section Phase III; and South Elevations (Phase I, Phase II and Phase III); dated August 19, 2010 prepared by Studio/Gang/Architects, which are all incorporated herein. Full-size sets of the Site Plans, Landscape Plan and Building Elevations are on file with the Department of Zoning and Land Use Planning. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. In any instance, where a provision of this planned development conflicts with the City's Building Code, the Building Code shall apply.
5. The following uses shall be permitted within the areas delineated herein: multi-story dwelling unit buildings, retail sales, restaurants, grocery stores and all permitted uses in the B3 Community Shopping District, outdoor patio (if located on a rooftop), entertainment caberet, accessory parking as defined in Section 17-17-0204 of the Chicago Zoning Ordinance, and accessory loading and related uses.
6. On-premises signs shall be permitted within the planned development subject to the review and approval of the Department of Zoning and Land Use Planning. Temporary signs, such as construction and marketing signs shall be permitted within the planned

development subject to review and approval of the Department of Zoning and Land Use Planning. Off-premises signs are prohibited.

7. Off-street parking and loading facilities shall be in compliance with this planned development, subject to the review and approval of the Department of Transportation and the Department of Zoning and Land Use Planning. In the event this development is constructed in phases, a minimum of 140 off-street parking spaces and two loading berths with dimensions of 10 feet by 50 feet shall be provided during Phase I.
8. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Zoning and Land Use Planning. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago. The Applicant shall pay the costs associated with the installation of left turn arrow signalization of the intersection of South Lake Park Avenue and East Hyde Park Boulevard for the northbound lane of South Lake Park Avenue for vehicles turning left onto westbound East Hyde Park Boulevard.
9. For the purpose of height calculations, the definitions in the Chicago Zoning Ordinance shall apply. In addition to the maximum height of any building or any appurtenance attached thereto the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of F.A.R. calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply.
11. Upon Part II Review, a Part II Review fee shall be assessed by the Department of Zoning and Land Use Planning pursuant to Section 17-3-0610 of the Chicago Zoning Ordinance. The fee as determined by staff of the Department of Zoning and Land Use Planning at that time is final and binding on the Applicant and must be paid to the City of Chicago Department of Revenue prior to the issuance of any Part II approval.
12. Improvements of the property, including on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exits shall be designed, installed and maintained in substantial conformance with the Site Plan/Site Access Plan, and the Bulk Regulations and Data Table, the site plans, the landscape plans, and the building elevations attached hereto and made a part hereof. The building shall be set back from the property line along South Lake Park Avenue, as depicted on the Site Plan, to provide an expanded pedestrian path and parkway trees along the street. The setback shall measure approximately 2 feet, 6 inches. This pedestrian setback shall remain free and clear of obstruction and shall be open to the public at all times after completion of construction for purposes of pedestrian access.

Landscaping shall be installed and maintained at all times in accordance with the landscape plans and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

13. All further development within the planned development shall comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the property. Therefore, at the time when building permits are sought, the plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standards of accessibility.
15. The terms, conditions and exhibits of this planned development ordinance may be modified, administratively, by the Commissioner of the Department of Zoning and Land Use Planning upon the written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Zoning and Land Use Planning, that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this planned development. Any such modifications of the requirements of this planned development by the Commissioner of the Department of Zoning and Land Use Planning shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
16. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. All new buildings located on the Property shall be Certified under the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System. The Applicant/owner shall provide a vegetative ("green") roof totaling a minimum of fifty percent (50%), approximately 25,840 square feet of the net roof area. The term ("net roof area") shall be defined as the area of the roof minus any required perimeter setbacks, rooftop structures and roof-mounted equipment.
17. Unless substantial construction has commenced within the planned development within six (6) years of the date of the passage of the planned development, the zoning of that Property shall revert to the B3-5 Community Shopping District. The six-year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Zoning and Land Use Planning determines that there is good cause for such an extension.

10742

11/3/2010

REPORTS OF COMMITTEES

104903

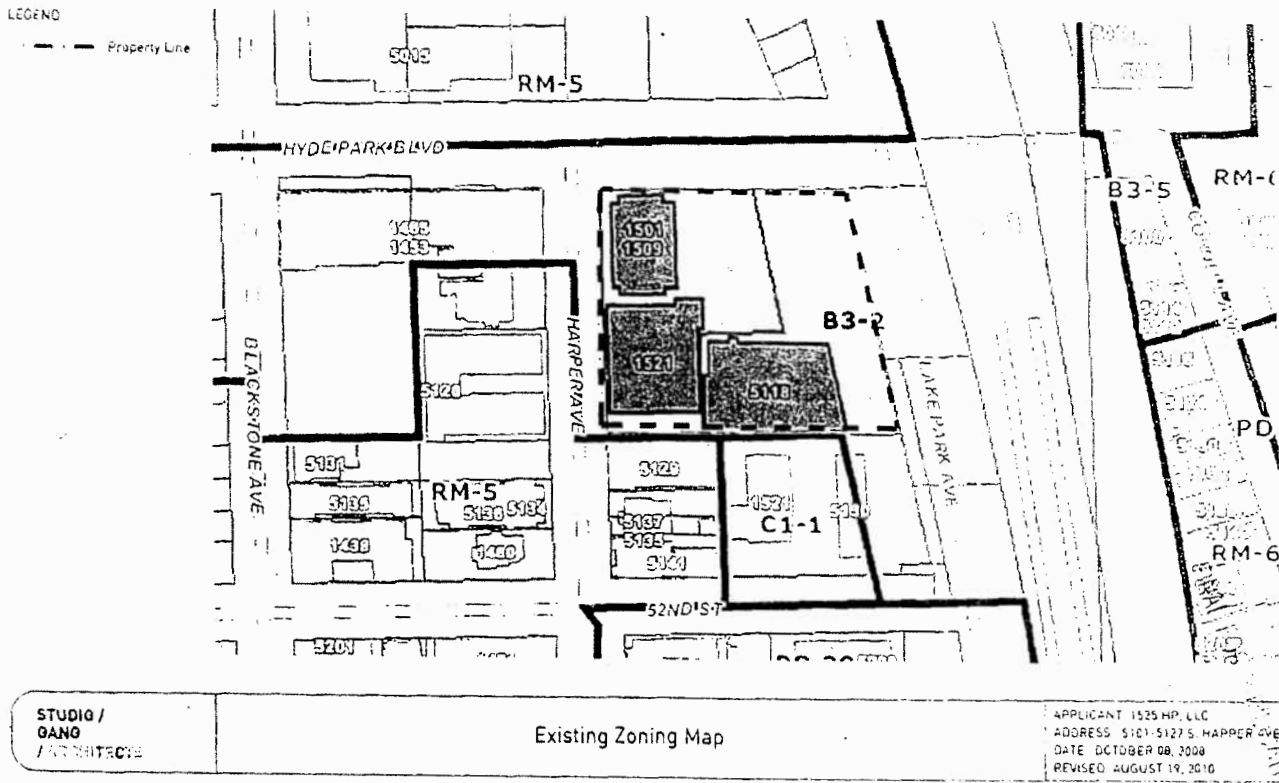
[Existing Zoning Map; Existing Land-use Map; Planned Development Boundary and Property Line Map; Site Plans; Landscape Plans; Typical Floor Plan; Building Elevations; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 104904 through 104937 of this *Journal*.]

*Residential-Business Planned Development No. 1174.*

*Bulk Regulations And Data Table.*

	Square Footage	Acres
Gross Site Area:	122,691.3 square feet	(2.82 of an acre)
Area of Public Ways:	33,010 square feet	(.76 of an acre)
Net Site Area:	89,681 square feet	(2.0588 of an acre)
Permitted Uses:	See Statement No. 5	
Maximum Floor Area Ratio (FAR):	5.0	
Maximum Building height:	280 feet	
Maximum Site Coverage:	In substantial compliance with the attached Site Plans.	
Minimum Number of Off-Street Accessory parking spaces:	350 accessory parking spaces (See Statement No. 7)	
Minimum Number of Off-Street loading spaces:	Two (2) at 10 feet by 50 feet Two (2) at 10 feet by 25 feet (See Statement No. 7)	
Minimum Number of Bicycle Spaces:	50	
Building Setbacks:	In substantial compliance with the attached Site Plans.	
Maximum Dwelling Units:	179	

Existing Zoning Map

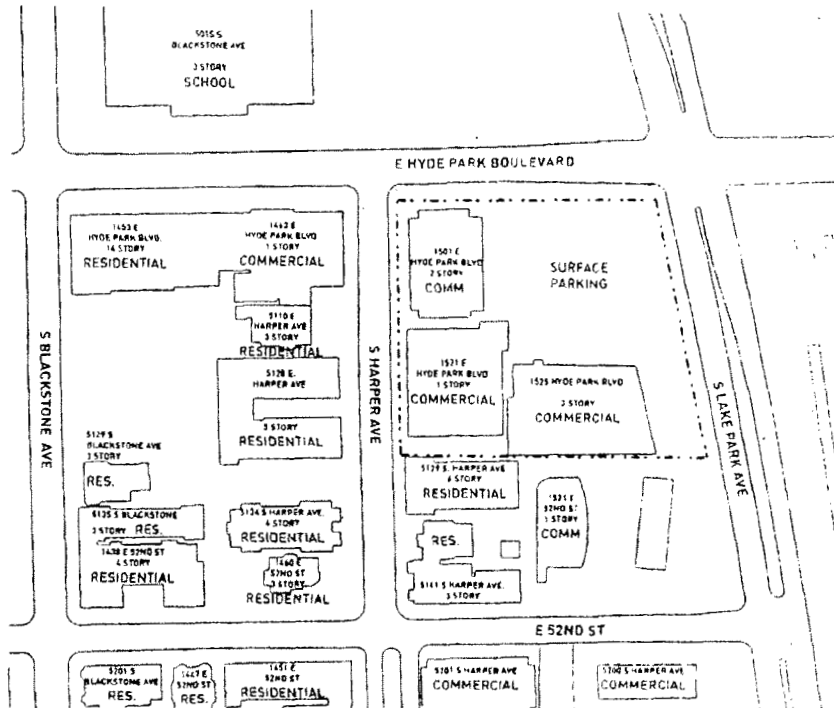


STUDIO / GARGO / ARCHITECTS

Existing Zoning Map

APPLICANT 1525 HP, LLC  
 ADDRESS 5101-5127 S. HARPER AVE  
 DATE OCTOBER 08, 2008  
 REVISED AUGUST 19, 2010

Existing Land-Use Map.





STUDIO /  
GANG  
/ ARCHITECTS

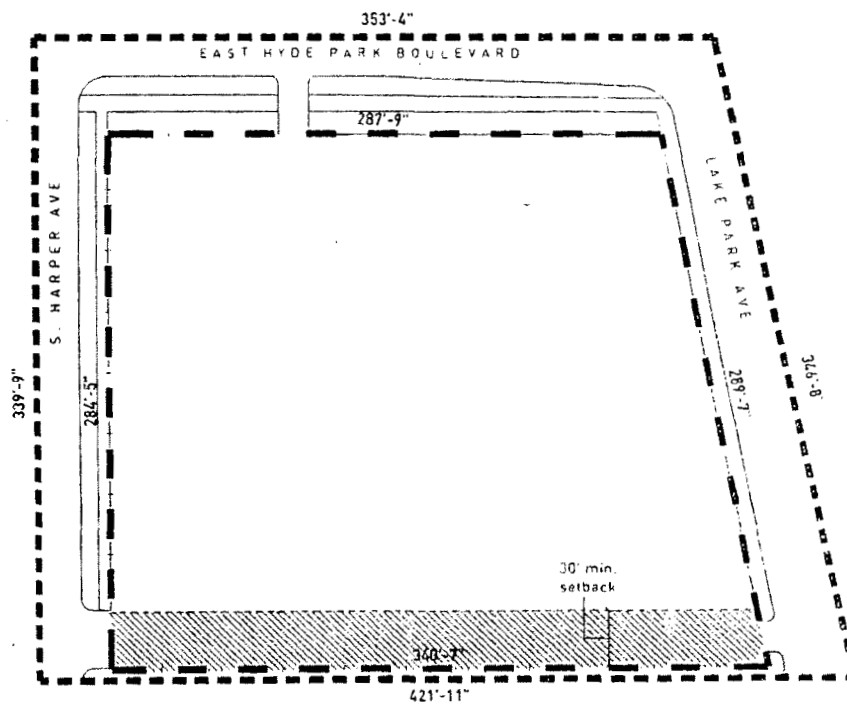
Existing Land Use Map

APPLICANT: 1525 HP, LLC  
ADDRESS: 5101-5127 S HARPER AVE  
DATE: OCTOBER 08, 2008  
REVISED: AUGUST 19, 2010

Planned Development Boundary And  
Property Line Map.

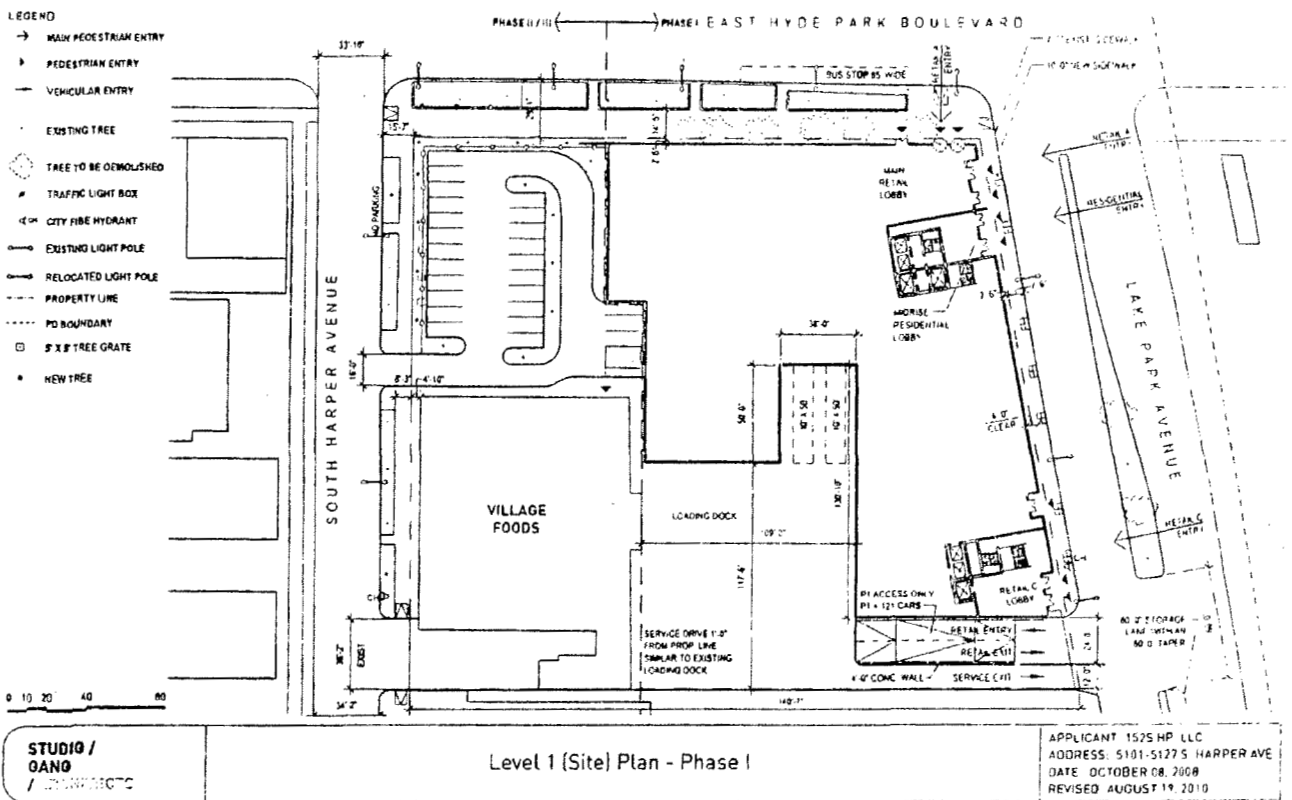
LEGEND

-  PD Boundary
-  Property Line

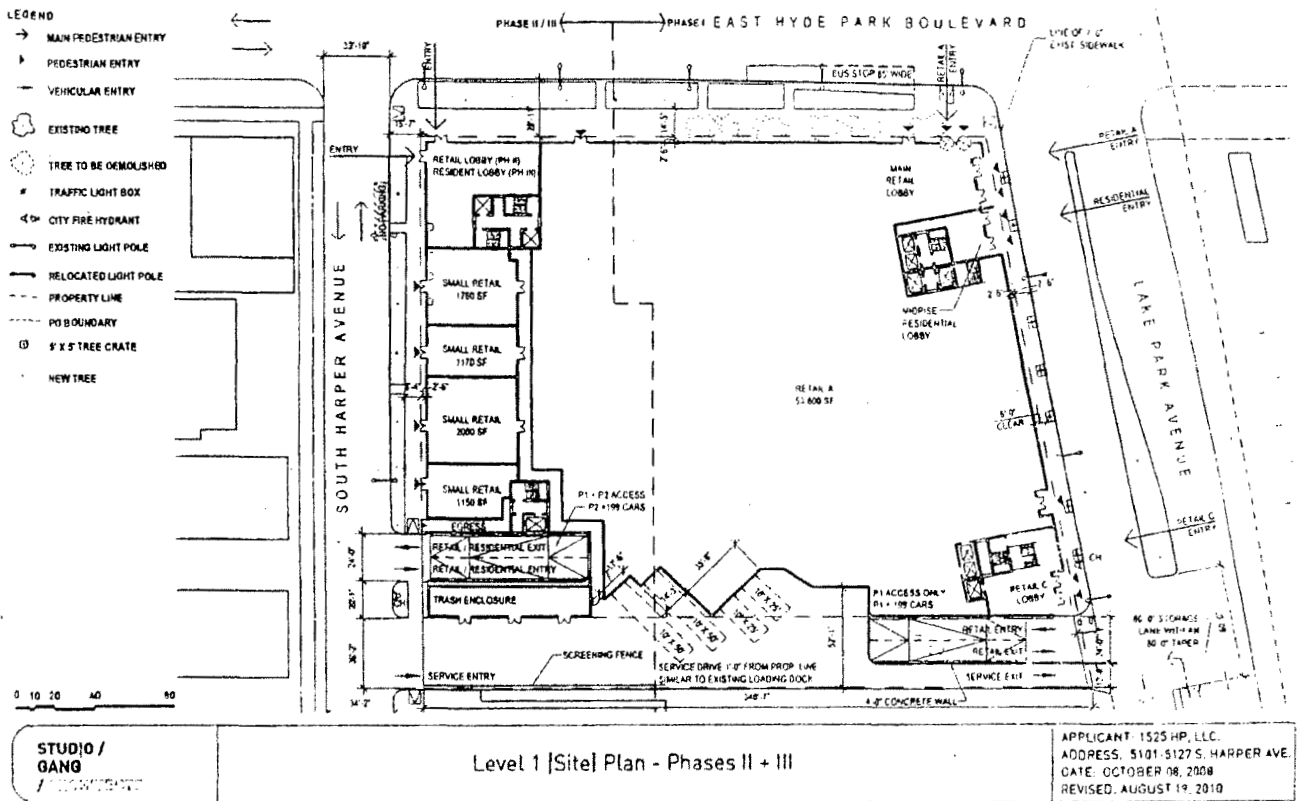


<p>STUDIO / GANG / ARCHITECTS</p>	<p>Planned Development Boundary and Property Line Map</p>	<p>APPLICANT: 1525 HP, LLC ADDRESS: 5101-5127 S HARPER AVE DATE: OCTOBER 04, 2008 REVISED AUGUST 19, 2010</p>
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Level 1 (Site) Plan -- Phase I.



Level 1 (Site) Plan -- Phase II And III.



Landscape Plan -- Phase I.

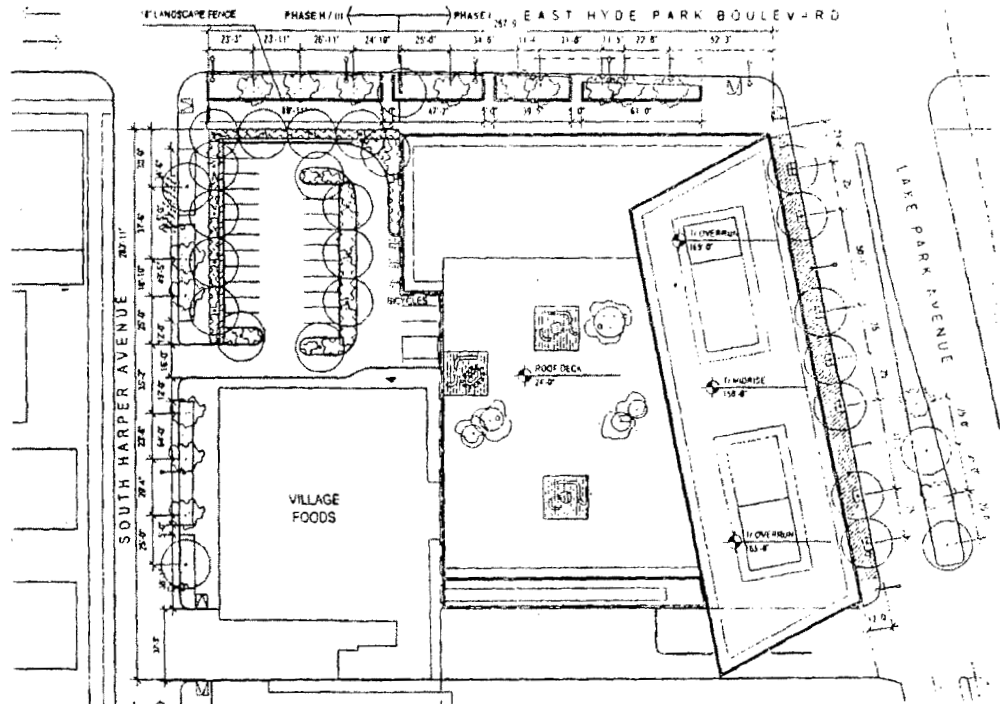
-  PARKWAY PLANTING (NATIVE / ADAPTIVE SHRUBS AND PERENNIALS)
-  SHRUB AREA
-  GRASS COVER AREA
-  SILVA CELL (3' DEPTH)
-  PROPOSED CANOPY TREE
-  EXISTING TREE
-  TREE GRATE

PHASE I STREETSCAPE	
18	EA NUMBER OF EXISTING TREES TO REMAIN
10	EA NUMBER OF PARKWAY TREES PROPOSED
7	EA NUMBER OF MEDIAN TREES PROPOSED

PHASE I GREEN ROOF	
GROSS SF	48,365 SF
NET SF	34,588 SF
GREEN ROOF (50% OF NET SF)	17,294 SF

0 10 20 40 80









STUDIO / GANG / CONSULTING

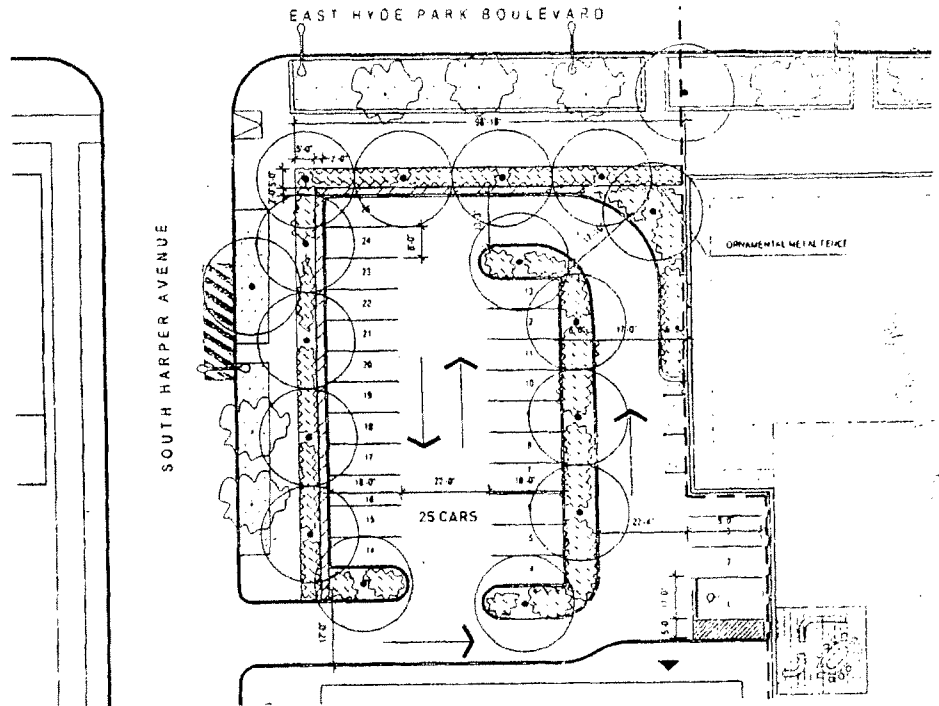
Landscape Plan - Phase I

APPLICANT: 1525 HP, LLC  
 ADDRESS: 5101-5127 S HARPER AVE  
 DATE: OCTOBER 08, 2008  
 REVISED: AUGUST 19, 2010

Landscape Plan -- Phase I Enlarged Parking Plan.

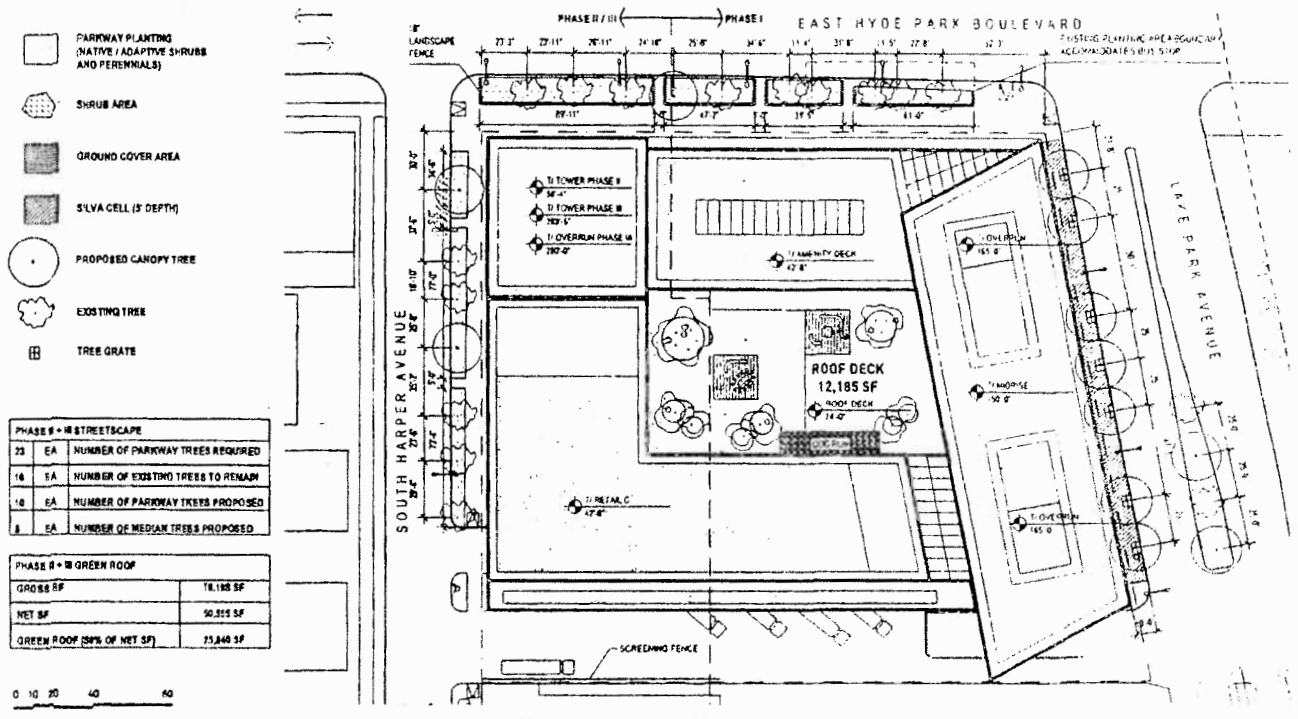
-  PARKWAY PLANTING (NATIVE / ADAPTIVE SCRUBS AND PERENNIALS)
-  SHRUB AREA
-  GROUND COVER AREA
-  SILVA CELL (3' DEPTH)
-  PROPOSED CANOPY TREE
-  EXISTING TREE

PHASE I PARKING LOT	
11,177	TOTAL SQUARE FOOT AREA
1,122	INTERNAL PLANTING AREA PROPOSED
1,122	INTERNAL PLANTING AREA PROPOSED
1,122	INTERNAL PLANTING AREA PROPOSED
1,122	INTERNAL PLANTING AREA PROPOSED
1,122	INTERNAL PLANTING AREA PROPOSED
1,122	INTERNAL PLANTING AREA PROPOSED
1,122	INTERNAL PLANTING AREA PROPOSED
1,122	INTERNAL PLANTING AREA PROPOSED
1,122	INTERNAL PLANTING AREA PROPOSED



<p><b>STUDIO / GANG</b> / ARCHITECT</p>	<p>Landscape Plan - Phase I Enlarged Parking Plan</p>	<p>APPLICANT: 1525 HP, LLC. ADDRESS: 5101-5127 S HARPER AVE DATE: OCTOBER 08, 2008 REVISED: AUGUST 19, 2010</p>
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Landscape Plan -- Phases II And III.

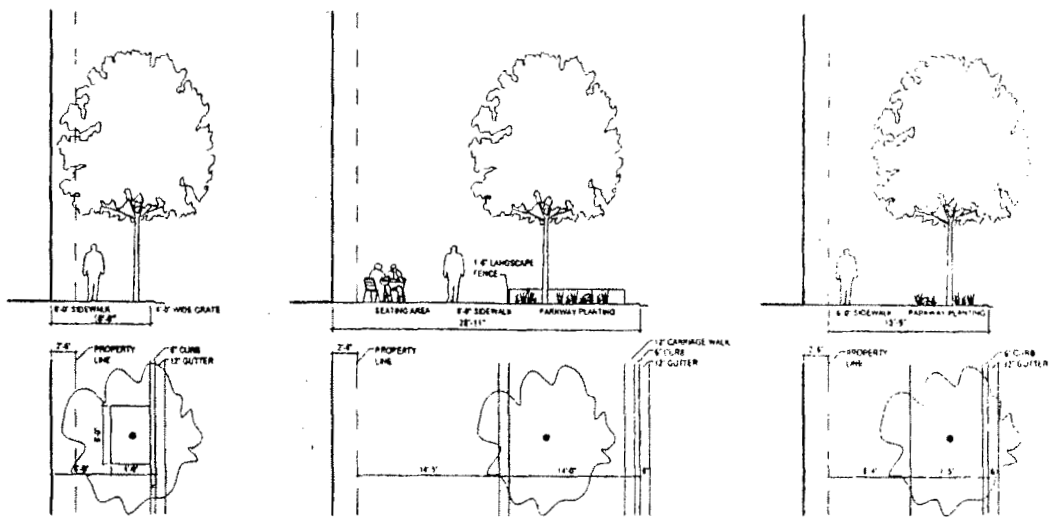


**STUDIO / GANG**  
/ ARCHITECT

Landscape Plan - Phases II + III

APPLICANT: 1525 HP, LLC  
ADDRESS: 5101-5127 S. HARPER AVE  
DATE: OCTOBER 08, 2008  
REVISED: AUGUST 19, 2010

Landscape Parkway Sections.



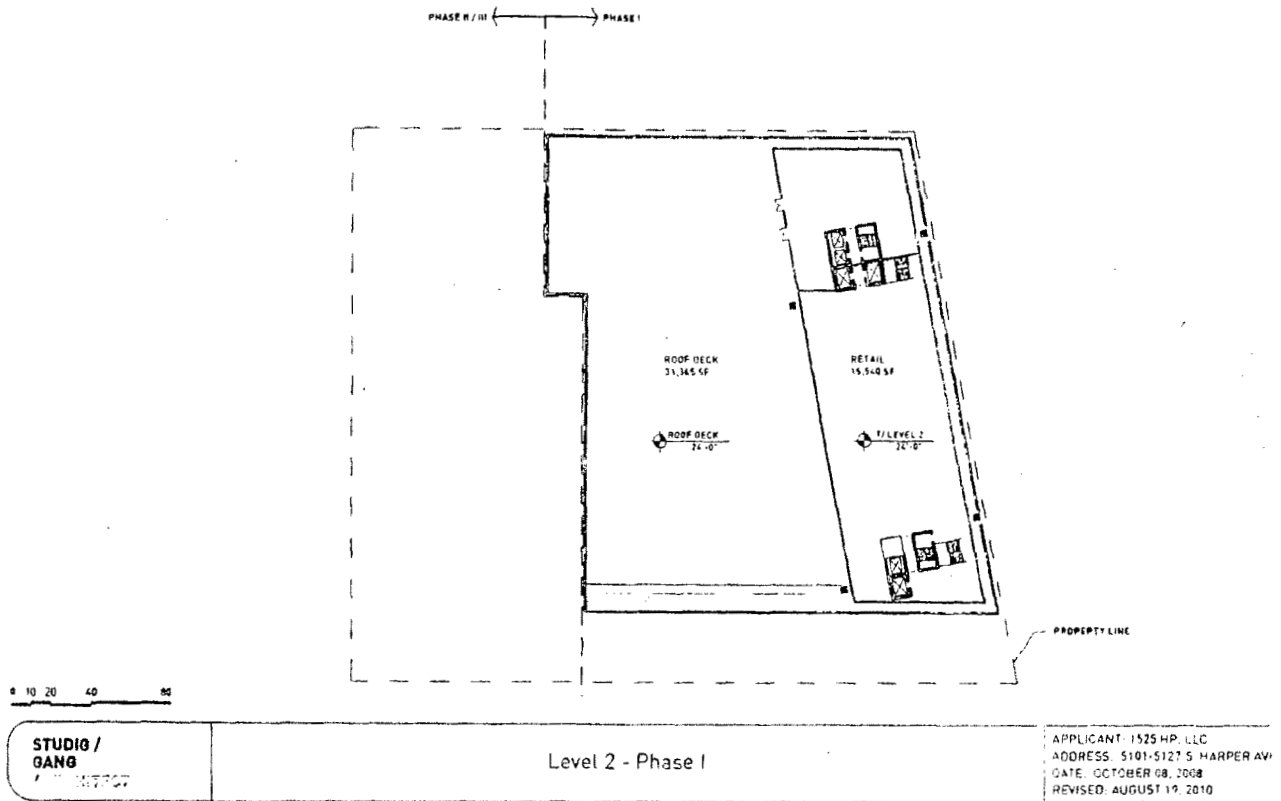
Proposed Plan and Section  
Lake Park Ave.

Hyde Park Blvd.

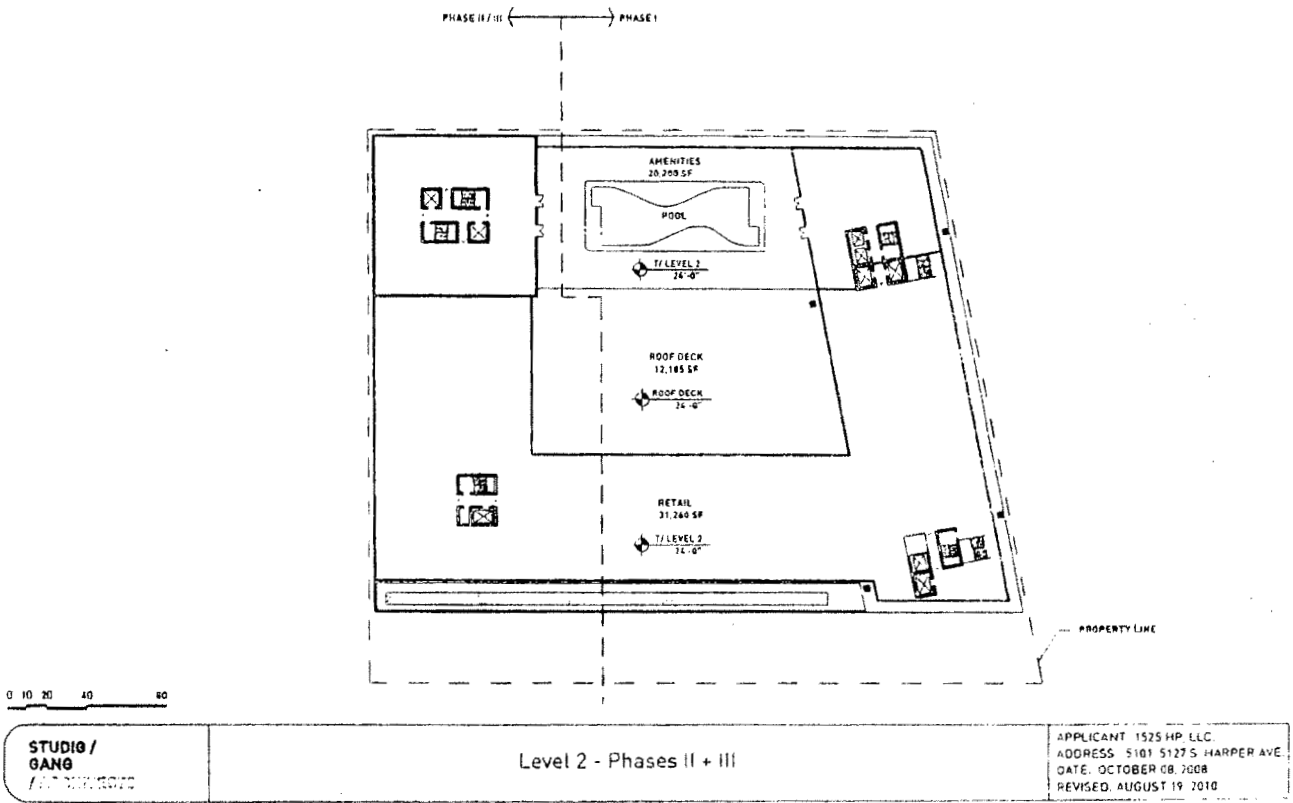
Harper Ave.

<p><b>STUDIO / GANG</b> / ARCHITECTS</p>	<p>Landscape Parkway Sections</p>	<p>APPLICANT: 1525 HP, LLC          ADDRESS: 5101-5127 S. HARPER AVE          DATE: OCTOBER 08, 2005          REVISED: AUGUST 19, 2010</p>
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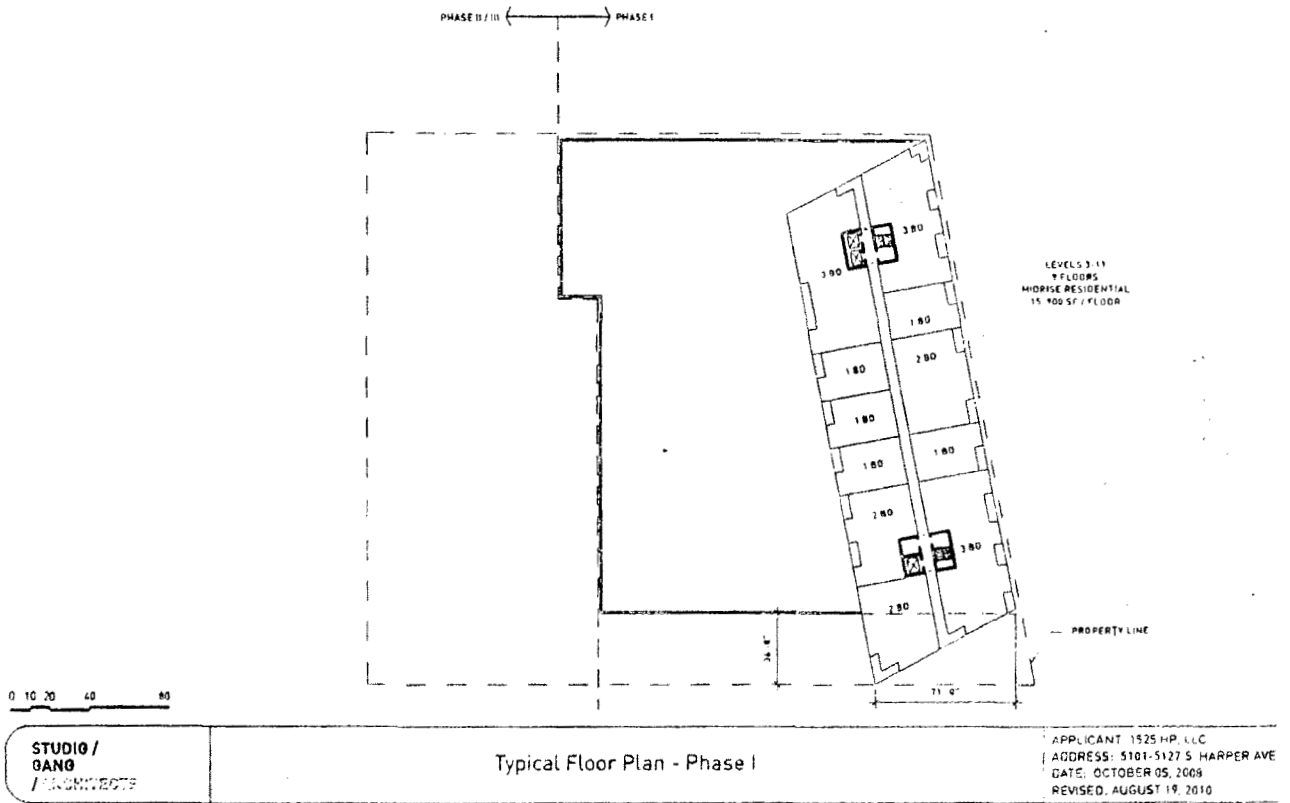
Level 2 -- Phase I.



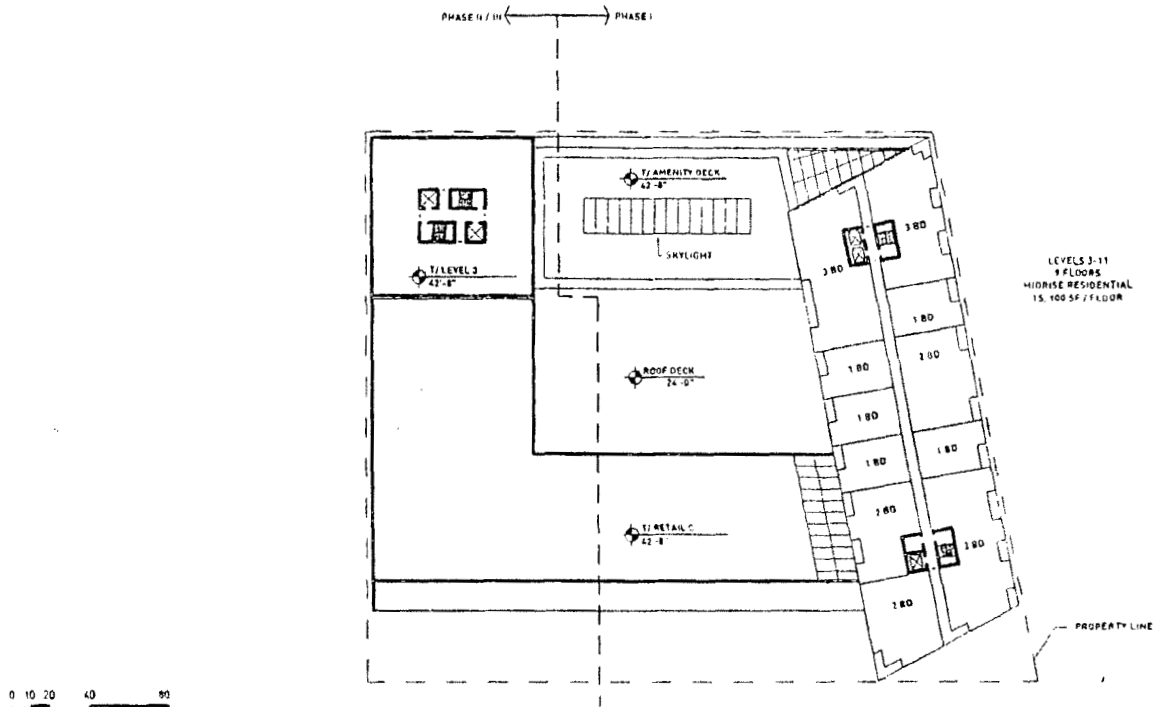
Level 2 -- Phases II And III.



Typical Floor Plan -- Phase I.



Typical Floor Plan -- Phase II.



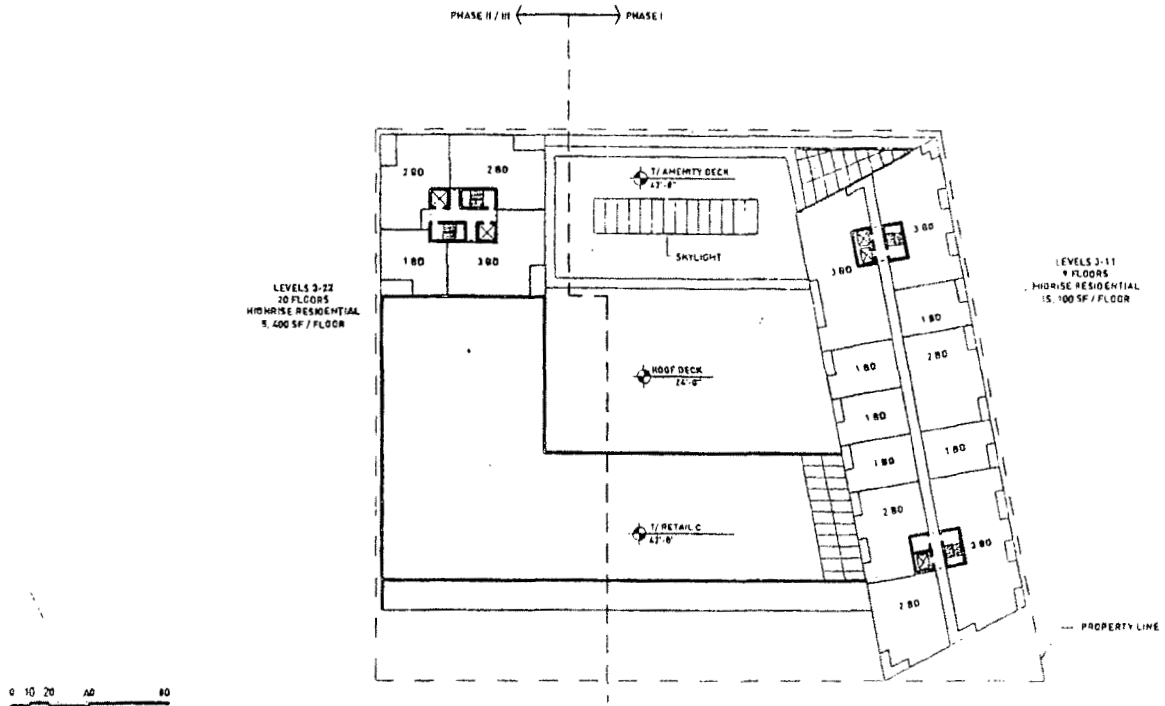
LEVELS 3-11  
9 FLOORS  
HIGHRISE RESIDENTIAL  
15,100 SF / FLOOR

STUDIO /  
GANG  
/ ARCHITECT

Typical Floor Plan - Phase II

APPLICANT: 1525 HP, LLC.  
ADDRESS: 5101-5127 S. HARPER AVE  
DATE: OCTOBER 08, 2008  
REVISED: AUGUST 19, 2010

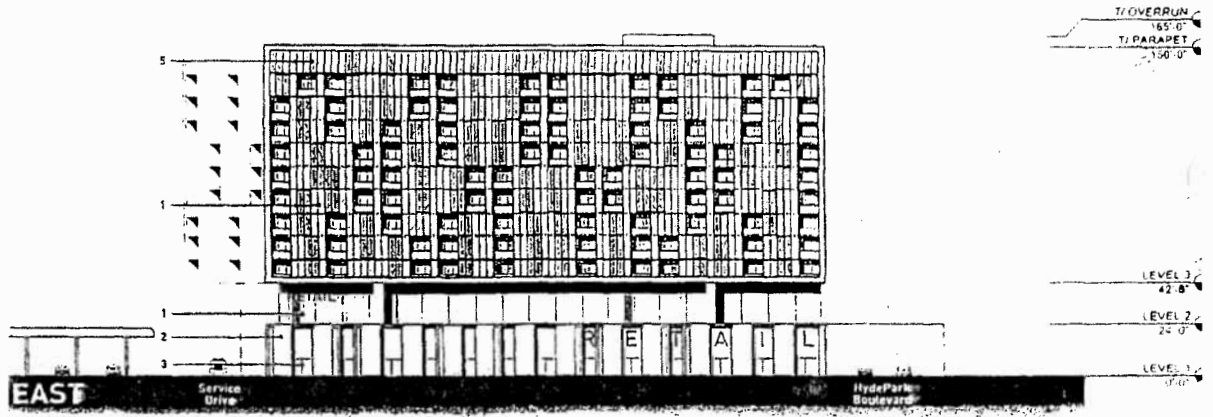
Typical Floor Plan -- Phase III.



East Elevation -- Phase I.

LEGEND	
1	GLASS, CLEAR OR TINTED
2	MASONRY
3	GLASS DOORS
4	PIGMENTED CONCRETE
5	OPAQUE GLASS

0 5 10 20 40 80



**STUDIO /  
GANG**  
/ ARCHITECTS

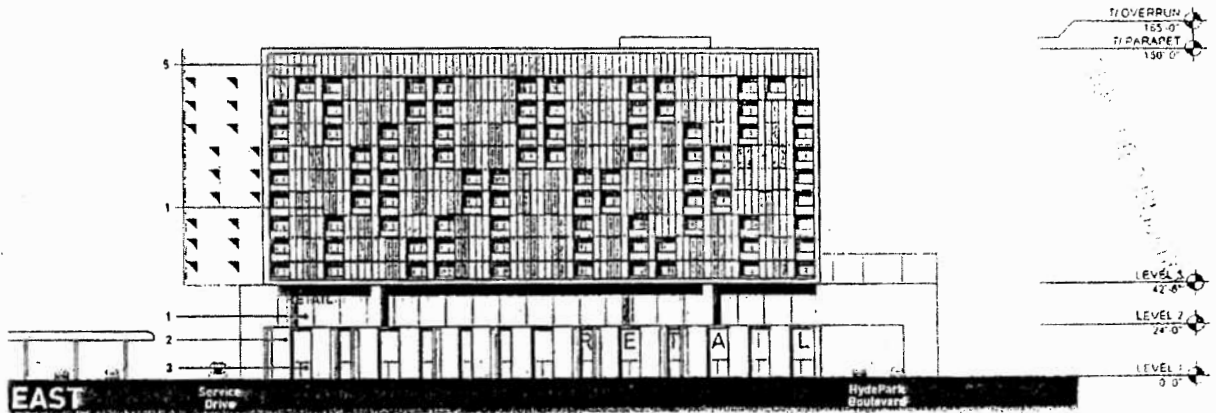
East Elevation - Phase I

APPLICANT: 1525 HP, LLC.  
ADDRESS: 5101-5127 S HARPER AV  
DATE: OCTOBER 08, 2008  
REVISED: AUGUST 17, 2010

East Elevation -- Phase II.

LEGEND	
1	GLASS, CLEAR OR TINTED
2	MASONRY
3	GLASS DOORS
4	PIGMENTED CONCRETE
5	OPAQUE GLASS

0 5 10 20 40 80

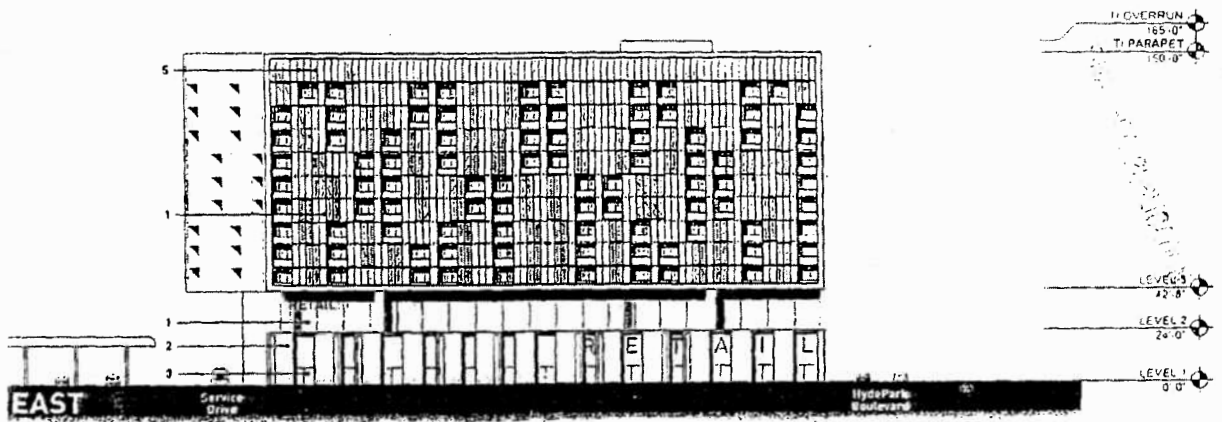


STUDIO / GANG / ARCHITECTS	East Elevation - Phase II	APPLICANT: 1525 HP, LLC ADDRESS: 5101-5127 S HARPER AVE DATE: OCTOBER 08, 2008 REVISED: AUGUST 19, 2010
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East Elevation -- Phase III.

LEGEND	
1	GLASS, CLEAR OR TINTED
2	MASONRY
3	GLASS DOORS
4	PIGMENTED CONCRETE
5	OPAQUE GLASS

0 5 10 20 40 80



STUDIO / GANG / ARCHITECTS

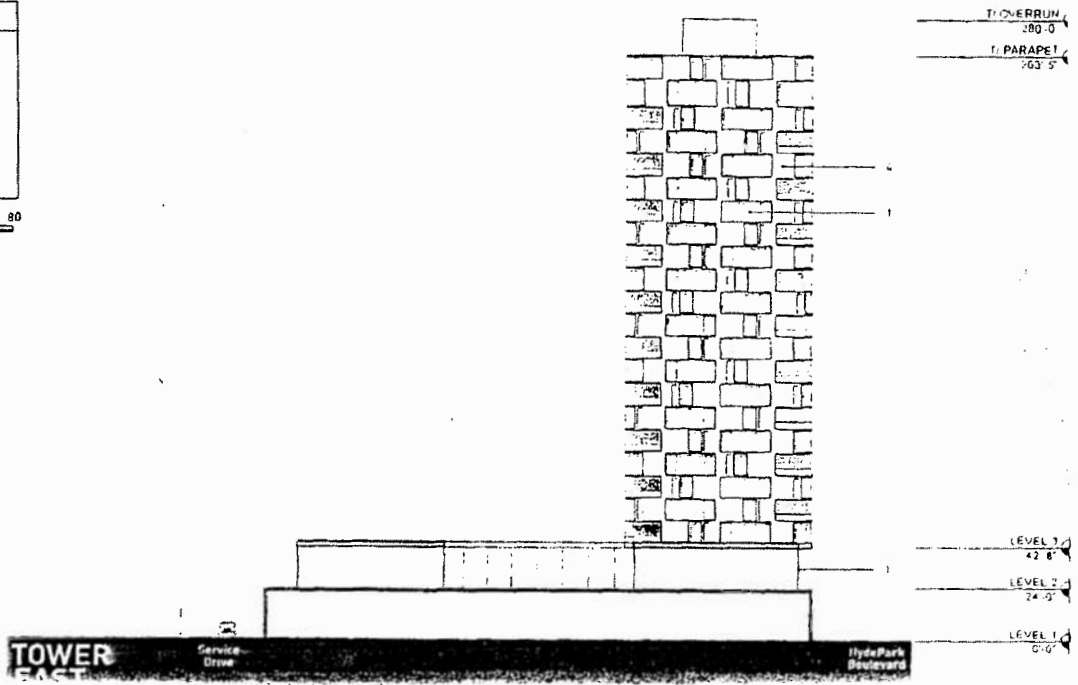
East Elevation - Phase III

APPL. CANT: 1525 HP, LLC.  
ADDRESS: 5101-5127 S HARPER AVE  
GATE: OCTOBER 08, 2008  
REVISED: AUGUST 19, 2010

Tower -- East Elevation/Section -- Phase III.

LEGEND	
1	GLASS, CLEAR OR TINTED
2	MASONRY
3	GLASS DOORS
4	PIGMENTED CONCRETE
5	OPAQUE GLASS

0 5 10 20 40 80

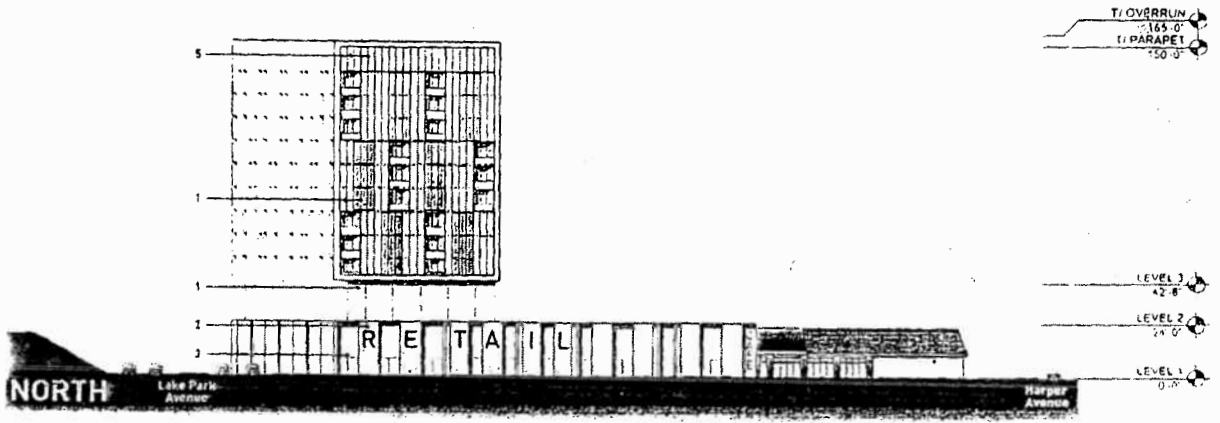


STUDIO / GANG / ARCHITECTS	Tower - East Elevation/Section - Phase III	APPLICANT: 1525 HP, LLC ADDRESS: 5101-5127 S HARPER AVE DATE: OCTOBER 30, 2008 REVISED: AUGUST 19, 2010
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North Elevation -- Phase I.

LEGEND	
1	GLASS, CLEAR OR TINTED
2	MASONRY
3	GLASS DOORS
4	PIGMENTED CONCRETE
5	OPAQUE GLASS

0 5 10 20 40 80



STUDIO / GANG / ARCHITECTS

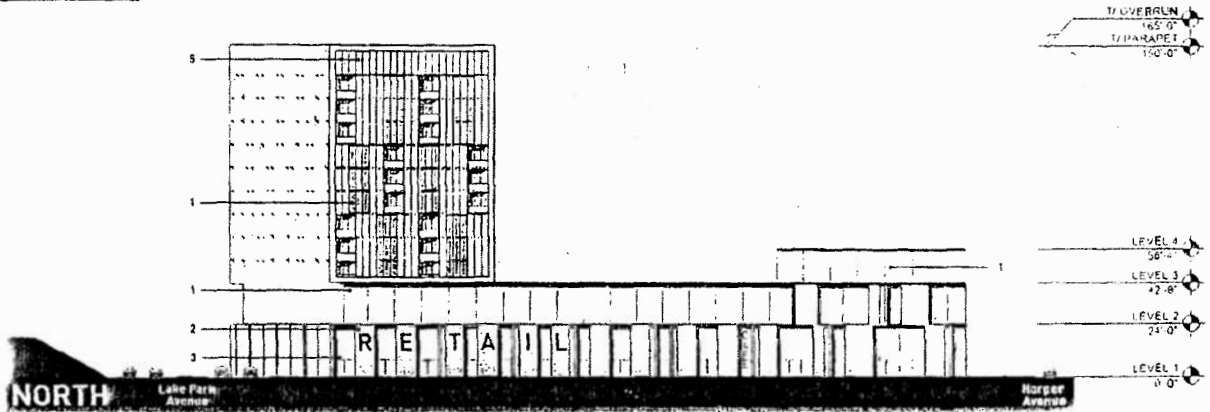
North Elevation - Phase I

APPLICANT: 1525 HP, LLC  
ADDRESS: 5101-5127 S. HARPER AVE  
DATE: OCTOBER 08, 2008  
REVISED: AUGUST 19, 2010

North Elevation -- Phase II.

LEGEND	
1	GLASS, CLEAR OR TINTED
2	MASONRY
3	GLASS DOORS
4	PIGMENTED CONCRETE
5	OPAQUE GLASS

0 5 10 20 40 80



STUDIO / GANG / ARCHITECTS

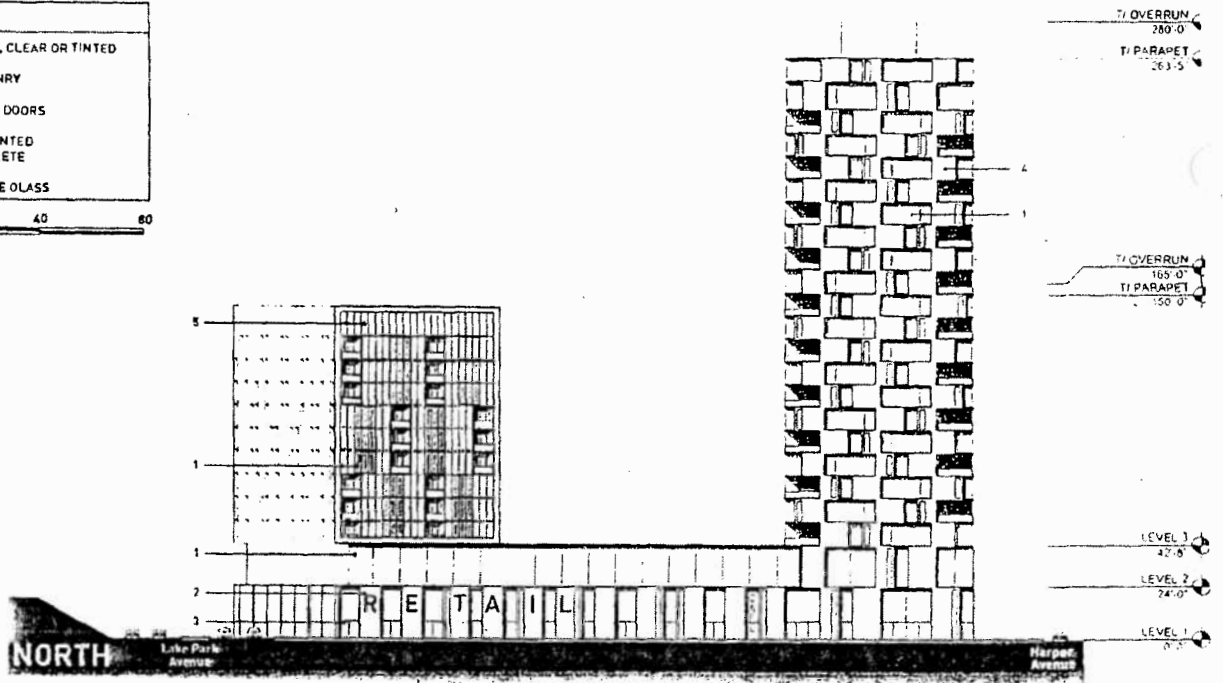
North Elevation - Phase II

APPLICANT 1525 HP, LLC  
ADDRESS 5101-5127 S HARPER AVE  
DATE: OCTOBER 08, 2008  
REVISED AUGUST 11, 2010

North Elevation -- Phase III.

LEGEND	
1	GLASS, CLEAR OR TINTED
2	MASONRY
3	GLASS DOORS
4	PIGMENTED CONCRETE
5	OPAQUE GLASS

0 5 10 20 40 60



STUDIO /  
GANG  
/ ARCHITECTS

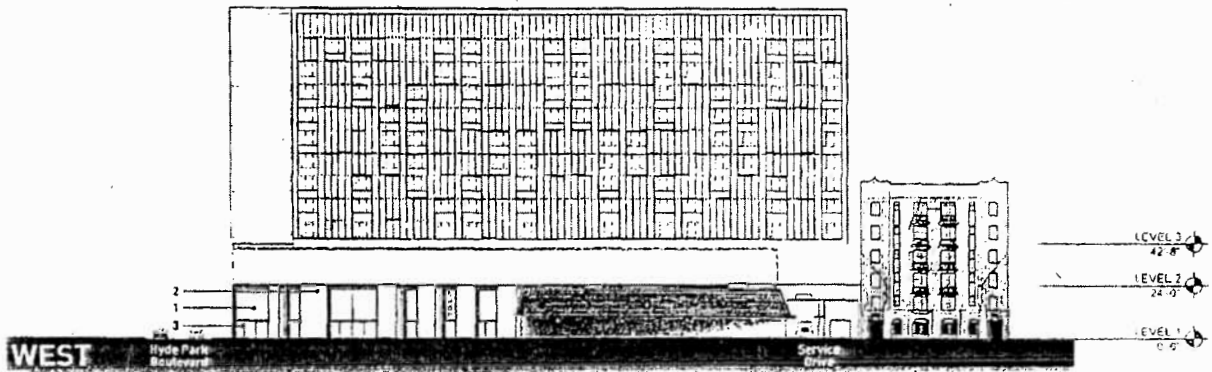
North Elevation - Phase III

APPLICANT: 1525 HP, LLC  
ADDRESS: 5101-5127 S HARPER AVE  
DATE: OCTOBER 08, 2008  
REVISED: AUGUST 19, 2010

West Elevation -- Phase I.

LEGEND	
1	GLASS, CLEAR OR TINTED
2	MASONRY
3	GLASS DOORS
4	PIGMENTED CONCRETE
5	OPAQUE GLASS

0 5 10 20 40 80



STUDIO /  
GANG  
/ ARCHITECT

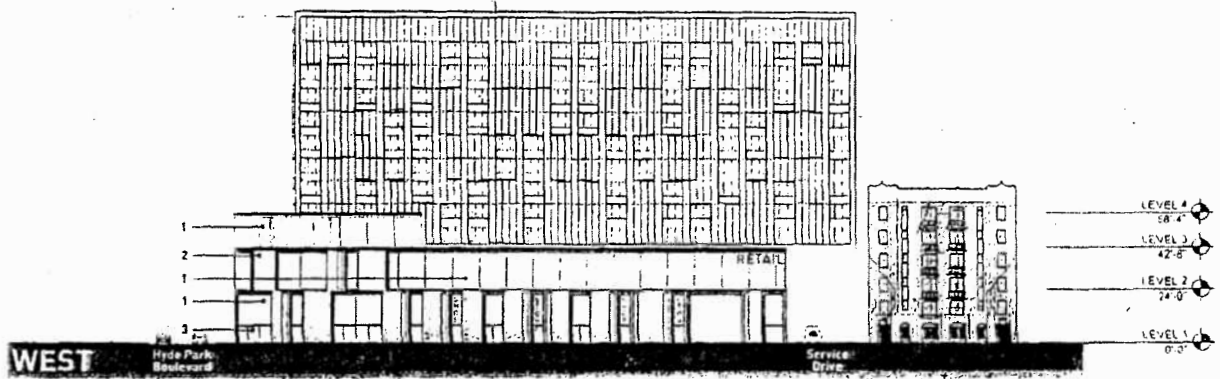
West Elevation - Phase I

APPLICANT: 1525 HP, LLC  
ADDRESS: 5101-5127 S. HARPER AVE  
DATE: OCTOBER 08 2008  
REVISED: AUGUST 19, 2010

West Elevation -- Phase II.

LEGEND	
1	GLASS, CLEAR OR TINTED
2	MASONRY
3	GLASS DOORS
4	PIGMENTED CONCRETE
5	OPAQUE GLASS

0 5 10 20 40 80



**STUDIO /  
GANG  
/ ARCHITECTS**

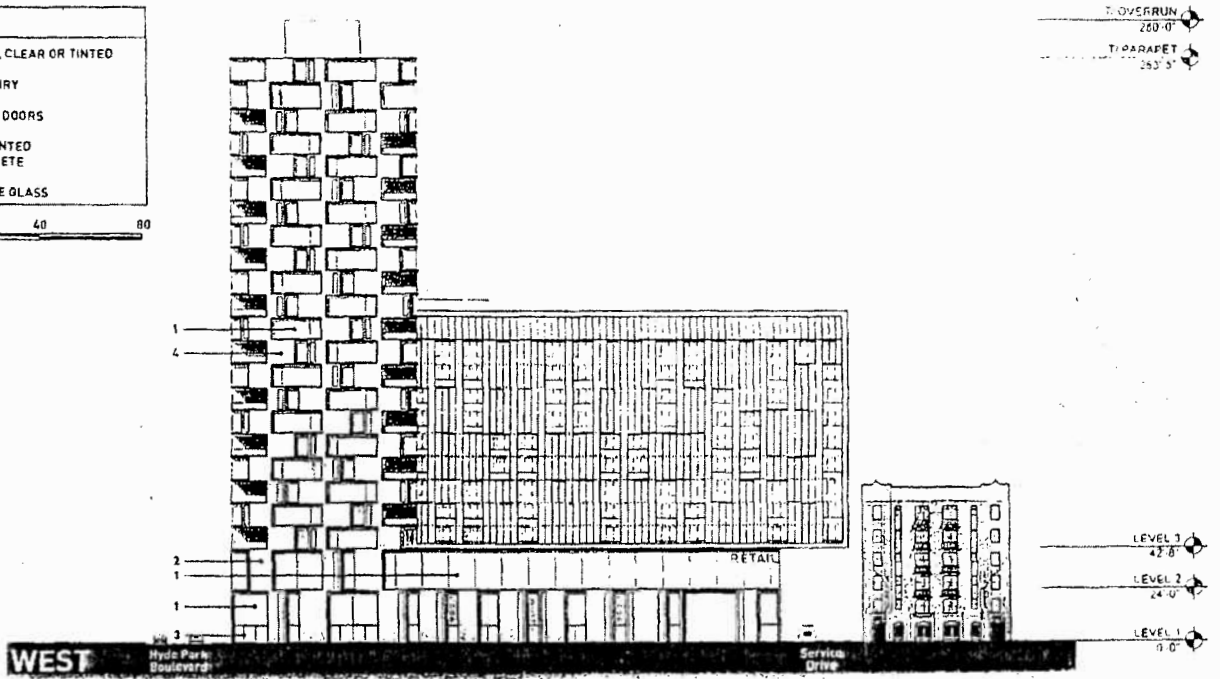
West Elevation - Phase II

APPLICANT: 1525 HP, LLC  
ADDRESS: 5101-5127 S HARPER AV  
DATE: OCTOBER 08, 2008  
REVISED: AUGUST 19, 2010

West Elevation -- Phase III.

LEGEND	
1	GLASS, CLEAR OR TINTED
2	MASONRY
3	GLASS DOORS
4	PIGMENTED CONCRETE
5	OPAQUE GLASS

0 5 10 20 40 80



STUDIO /  
GANG  
/ ARCHITECTS

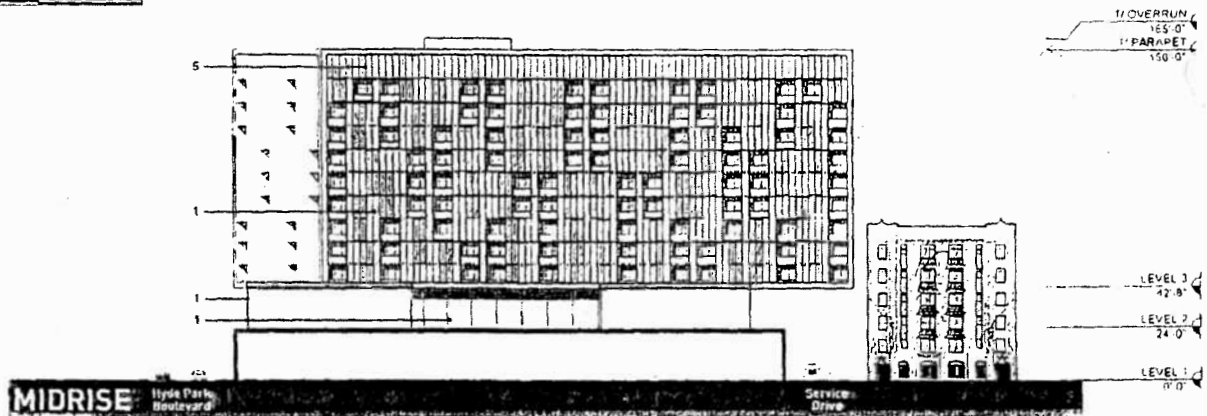
West Elevation - Phase III

APPLICANT: 1525 HP, LLC  
ADDRESS: 5101-5127 S. HARPER AVE  
DATE: OCTOBER 08, 2008  
REVISED: AUGUST 19, 2010

Midrise -- West Elevation/Section -- Phase III.

LEGEND	
1	GLASS, CLEAR OR TINTED
2	MASONRY
3	GLASS DOORS
4	PIGMENTED CONCRETE
5	OPAQUE GLASS

0 5 10 20 40 80



STUDIO /  
GANG  
/ ARCHITECTS

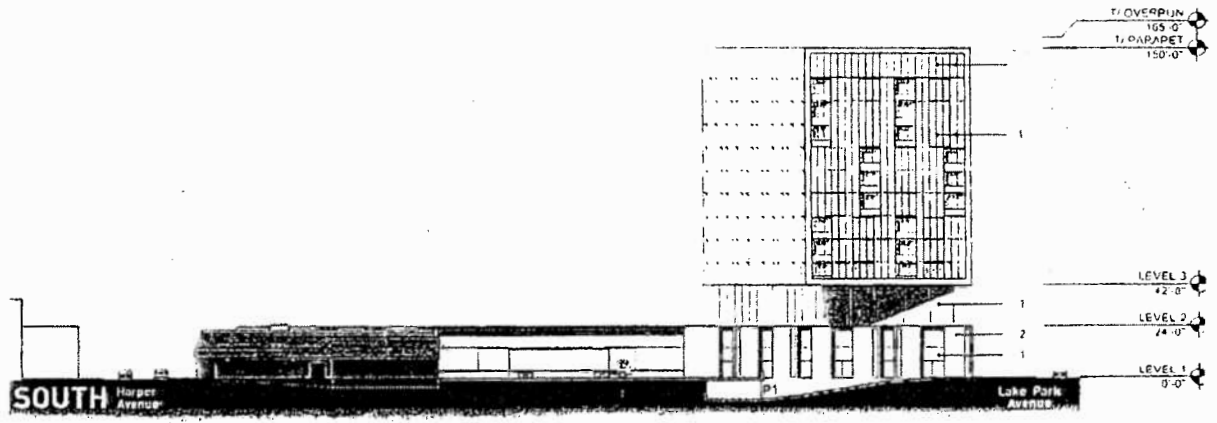
Midrise - West Elevation/Section - Phase III

APPLICANT: 1525 HP, LLC  
ADDRESS: 5101-5127 S HARPER AV  
DATE: OCTOBER 08, 2008  
REVISED: AUGUST 19, 2010

South Elevation -- Phase I.

LEGEND	
1	GLASS, CLEAR OR TINTED
2	MASONRY
3	GLASS DOORS
4	PIGMENTED CONCRETE
5	OPAQUE GLASS

0 5 10 20 40 80

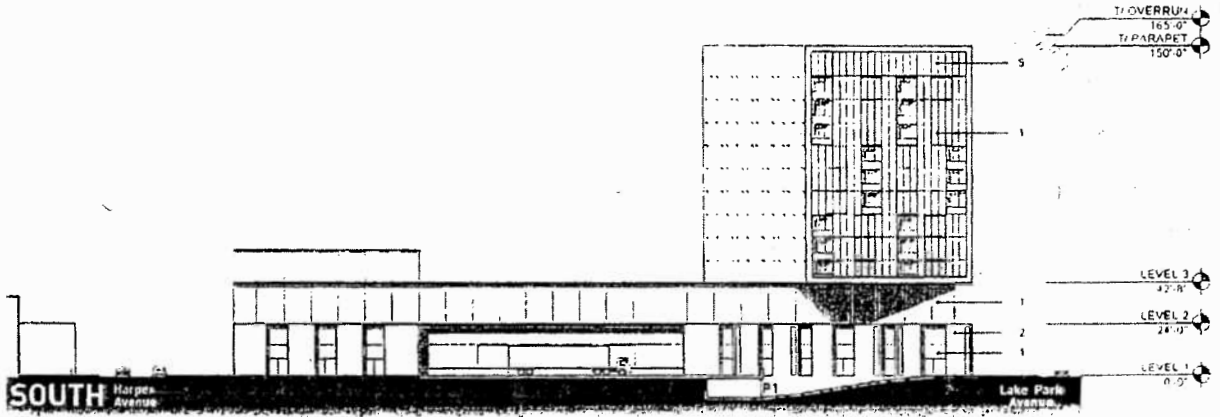


STUDIO / GANG / ARCHITECTS	South Elevation - Phase I	APPLICANT: 1525 HP, LLC ADDRESS: 5101-5127 S HARPER AVE DATE: OCTOBER 08, 2008 REVISED: AUGUST 1 <sup>st</sup> 2010
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South Elevation -- Phase II.

LEGEND	
1	GLASS, CLEAR OR TINTED
2	MASONRY
3	GLASS DOORS
4	PIGMENTED CONCRETE
5	OPAQUE GLASS

0 5 10 20 40 80



STUDIO /  
GANG  
/ ARCHITECTS

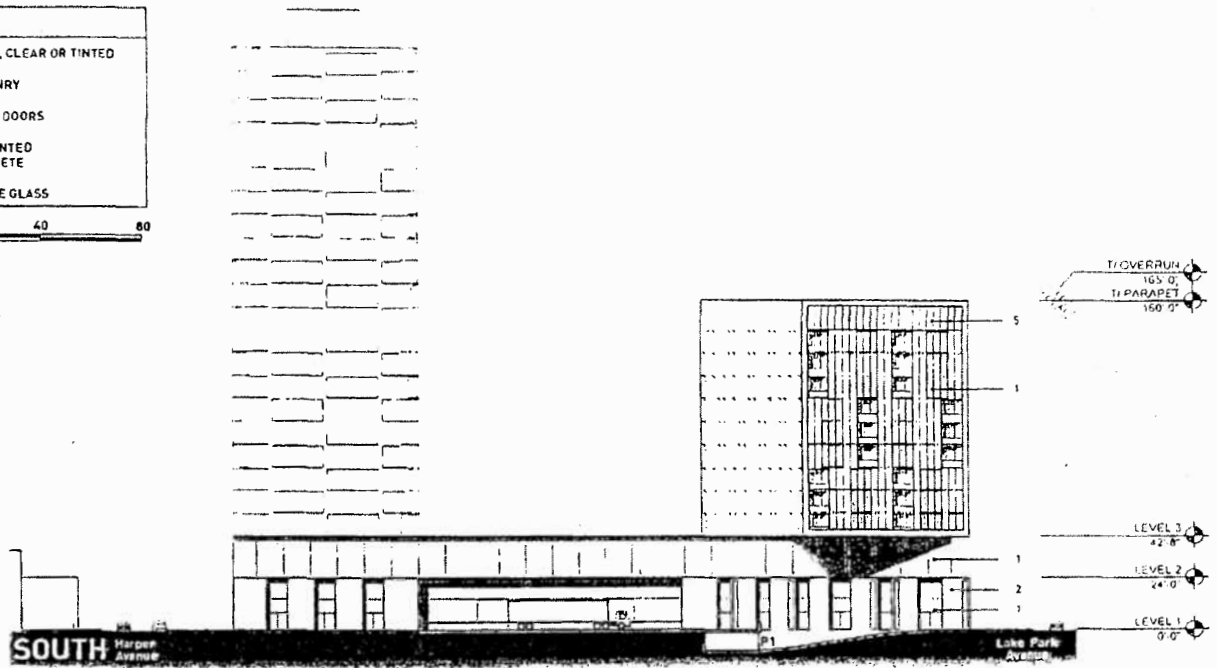
South Elevation - Phase II

APPLICANT: 1525 HP, LLC.  
ADDRESS: 5101 S. HARPER AV  
DATE: OCTOBER 08, 2008  
REVISED: AUGUST 19, 2010

South Elevation -- Phase III.

LEGEND	
1	GLASS, CLEAR OR TINTED
2	MASONRY
3	GLASS DOORS
4	PIGMENTED CONCRETE
5	OPAQUE GLASS

0 5 10 20 40 80



STUDIO /  
GANG  
/ ARCHITECTS

South Elevation - Phase III

APPLICANT: 1525 HP LLC  
ADDRESS: 5101-5127 S HARPER AVE  
DATE: OCTOBER 08, 2008  
REVISED: AUGUST 19, 2010

Chicago Builds Green -- Phase I.  
(Page 1 of 3)

GREEN

**Project Name:** 1525 East Hyde Park - PHASE 1

**Project Location:** \* Sheet Number (if the address only includes one sheet number, please fill only the "to" Field)  
 From: 5107 To: 5127 (See Legend) Street Name: South Harper Street Type: Ave  
 Ward No: 4 Community Area No: 41

**Project Type:**  Planned Development  Redevelopment Agreement  Zoning Change  
 PD No: T80 RDA No: From B3-31 to B3-5  
 Public project  Landmark

**Project Size:** Total land area in sq ft 89,681 SF Total building(s) footprint in sq ft 49,365 SF Total vehicle use area in sq ft 22,137 SF

**Project Manager:** Enter First Name Last Name Fred Deters

**Building Type:** Selected project category (Res. 4 or more Market Rate)

**Financial Incentives:** Check applicable  
 TIF  Empowerment Zone Grant  Class L  
 SBIF  Ind. Dev. Revenue Bonds  Class 6b  
 Land Sale w/Write Down  Sank Participation Loan  CDD Housing Assistance

**Density Bonus:** Check applicable  
 Public plaza & pocket park  Water features in a plaza or pocket park  
 Chicago Riverwalk improvements  Setbacks above the ground floor  
 Winter gardens  Lower level planting terrace  
 Indoor through-block connection  Green roof  
 Sidewalk widening  Underground parking and loading  
 Arcades  Concealed above-ground parking

Chicago Builds Green -- Phase I.  
(Page 2 of 3)

Resources (Trees, Green Coats or Green Building Coats) to be Provided by the Development

Please check if applicable

**Landscaping:**

Landscape Setback	Square Footage	1,439	1,439
Interior Landscape Area	Square Footage	838	1,628
No. of Interior Trees		7	7
No. of Parkway Trees		10	10

**Open Space:**

River Setback	Square Footage	N/A	0
Private Open Space	Square Footage	3,564	28,450
Privately developed Public Open Space	Square Footage	N/A	0

**Stormwater Management (All-grade volume control):**

Permeable paving	Square Footage	0
Rain garden	Check applicable	<input type="checkbox"/>
Filter strip		<input type="checkbox"/>
Bioswale		<input type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square Footage	0
Rain-water collection cistern/bareel	Galbons	0
Total impervious area reduction	Square Footage	0

**Other sustainable surface treatments:**

Green roof	Square Footage	18,297	18,300
Energy Star roof	Square Footage	18,295	18,295
High-albedo pavement	Square Footage		0

**Transportation:**

No. of accessory parking spaces	0	0
Total no. of parking spaces (Accessory + Non-Acc.)		146
No. of parking spaces dedicated to car sharing services (E.g., i-Go, Zip-Car)	0	0
No. of bicycle parking	50	50
Within 600 ft of CTA or Metra station entrance	Check if applicable	<input checked="" type="checkbox"/>

Chicago Builds Green -- Phase I.  
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Building Certification

- |                                  |                          |                                     |
|----------------------------------|--------------------------|-------------------------------------|
| Energy Star building             | <input type="checkbox"/> | <input type="checkbox"/>            |
| LEED certification               | <input type="checkbox"/> | <input type="checkbox"/>            |
| LEED Certified                   |                          | <input checked="" type="checkbox"/> |
| LEED Silver                      |                          | <input type="checkbox"/>            |
| LEED Gold                        |                          | <input type="checkbox"/>            |
| LEED Platinum                    |                          | <input type="checkbox"/>            |
| Chicago Green Homes              | <input type="checkbox"/> | <input type="checkbox"/>            |
| Chicago Green Homes (one-star)   |                          | <input type="checkbox"/>            |
| Chicago Green Homes (two-star)   |                          | <input type="checkbox"/>            |
| Chicago Green Homes (three-star) |                          | <input type="checkbox"/>            |

Energy efficiency strategies not captured above  
Use Other Project Energy Star Rating for Energy Star Building Certification

Passive strategies including building orientation and shading  
 Exterior garden at Level 2, which will reduce heat gain to Level 1  
 Maximum 50% green roof

Other sustainable strategies and/or Project Notes:

- The tower is oriented to bring in natural daylight for all living spaces.
- Vertical elements of the residences are 'lifted' above the retail base to enable views of a large roof garden that incorporates amenities and captures rainwater runoff.
- The development aims for a LEED certification with its sustainable strategies and proximity to public transportation.
- The green roof will reduce stormwater runoff.

Chicago Builds Green -- Phase II.  
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		No. Sustainable Green Building Credits Earned/Available 0/0 Please refer to documentation	To be Fulfilled by the development																
<b>Landscaping:</b> (create one for Phase 2)	7' Landscape Setback Interior Landscape Area No. of Interior Trees No. of Parkway Trees	<table border="1"> <tr><td>Square Footage</td><td>N/A</td><td>0</td></tr> <tr><td>Square Footage</td><td>N/A</td><td>0</td></tr> <tr><td>Square Footage</td><td>N/A</td><td>0</td></tr> <tr><td>Square Footage</td><td>10</td><td>10</td></tr> </table>	Square Footage	N/A	0	Square Footage	N/A	0	Square Footage	N/A	0	Square Footage	10	10					
Square Footage	N/A	0																	
Square Footage	N/A	0																	
Square Footage	N/A	0																	
Square Footage	10	10																	
<b>Open Space</b>	River Setback Private Open Space Privately developed Public Open Space	<table border="1"> <tr><td>Square Footage</td><td>N/A</td><td>0</td></tr> <tr><td>Square Footage</td><td>6,443</td><td>12,575</td></tr> <tr><td>Square Footage</td><td>N/A</td><td>0</td></tr> </table>	Square Footage	N/A	0	Square Footage	6,443	12,575	Square Footage	N/A	0								
Square Footage	N/A	0																	
Square Footage	6,443	12,575																	
Square Footage	N/A	0																	
<b>Stormwater Management</b> (All-grade volume control):	Permeable paving Raingarden Filter strip Bioswale Detention pond Native landscaping Rain-water collection (cistern/barrel) Total impervious area reduction	<table border="1"> <tr><td>Square Footage</td><td>0</td></tr> <tr><td>Check applicable</td><td><input type="checkbox"/></td></tr> <tr><td>Check applicable</td><td><input type="checkbox"/></td></tr> <tr><td>Check applicable</td><td><input type="checkbox"/></td></tr> <tr><td>Check applicable</td><td><input type="checkbox"/></td></tr> <tr><td>Square Footage</td><td>0</td></tr> <tr><td>Gallons</td><td>0</td></tr> <tr><td>Square Footage</td><td>0</td></tr> </table>	Square Footage	0	Check applicable	<input type="checkbox"/>	Check applicable	<input type="checkbox"/>	Check applicable	<input type="checkbox"/>	Check applicable	<input type="checkbox"/>	Square Footage	0	Gallons	0	Square Footage	0	
Square Footage	0																		
Check applicable	<input type="checkbox"/>																		
Check applicable	<input type="checkbox"/>																		
Check applicable	<input type="checkbox"/>																		
Check applicable	<input type="checkbox"/>																		
Square Footage	0																		
Gallons	0																		
Square Footage	0																		
<b>Other sustainable surface treatments:</b>	Green roof Energy Star roof High-albedo pavement	<table border="1"> <tr><td>Square Footage</td><td>25,278</td><td>25,840</td></tr> <tr><td>Square Footage</td><td>24,715</td><td>24,715</td></tr> <tr><td>Square Footage</td><td></td><td>0</td></tr> </table>	Square Footage	25,278	25,840	Square Footage	24,715	24,715	Square Footage		0								
Square Footage	25,278	25,840																	
Square Footage	24,715	24,715																	
Square Footage		0																	
<b>Transportation:</b>	No. of accessory parking spaces Total no. of parking spaces (Accessory + Non- Acc.) No. of parking spaces dedicated to car sharing services (E.g. 1-Go, Zip-Car) No. of bicycle parking Within 600 ft of CTA or Metra station entrance	<table border="1"> <tr><td>0</td><td>0</td></tr> <tr><td></td><td>min. 350</td></tr> <tr><td>0</td><td>2</td></tr> <tr><td>50</td><td>100</td></tr> </table> Check if applicable <input checked="" type="checkbox"/>	0	0		min. 350	0	2	50	100									
0	0																		
	min. 350																		
0	2																		
50	100																		

Chicago Builds Green -- Phase II.  
(Page 2 of 3)

GREEN

**Project Name:** 1525 East Hyde Park - PHASE 2

**Project Location:**  
\* Street Number (if the address only includes one street number please follow the "to" or "from")  

From	To	Direction	Street Name	Postal Code	Type
S107	S127	South	Harper		Ave

Ward No.	Community Area No.
4	41

**Project Type:**  
Check applicable:  
 Planned Development     Redevelopment Agreement     Zoning Change  
 PD No.     RDA No.     From  to   
 Public project     Landmark

**Project Size:**  

Total base area in sq ft	Total building footprint in sq ft	Total vehicle use area in sq ft
89,681 SF	76,195 SF	12,274 SF

**Project Manager:**  Enter First Name Last Name

**Building Type:**  (Res. 4 or more Market Rate) Select project category

**Financial Incentives:**  
Check applicable:  
 TIF     Empowerment Zone Grant     Class L  
 SBIF     Ind Dev Revenue Bonds     Class 5b  
 Land Sale w/Wine Down     Bank Participation Loan     DCD Housing Assistance

**Density Bonus:**  
Check applicable:  
 Public plaza & pocket park     Water features in a plaza or pocket park  
 Chicago Riverwalk improvements     Setbacks above the ground floor  
 Winter gardens     Lower level planting terrace  
 Indoor through-block connection     Green roof  
 Sidewalk widening     Underground parking and loading  
 Arcades     Concealed above-ground parking

Chicago Builds Green -- Phase II.  
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Building Certification:

- Energy Star building
- LEED certification
  - LEED Certified
  - LEED Silver
  - LEED Gold
  - LEED Platinum
- Chicago Green Homes
  - Chicago Green Homes (one-star)
  - Chicago Green Homes (two-star)
  - Chicago Green Homes (three star)



Energy efficiency strategies not captured above:  
LEED Green Building Energy Star Plus or Energy Star Building Certification

Passive strategies including building orientation and shading  
 Exterior garden at Level 2, which will reduce heat gain to Level 1  
 Minimum 50% green roof

Other sustainable strategies and/or Project Notes:

- The tower is oriented to bring in natural daylight for all living spaces.
- Vertical elements of the residences are 'lifted' above the retail base to enable views of a large roof garden that incorporates amenities and captures rainwater runoff.
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