

PD 1257

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DEPARTMENT OF PLANNING AND DEVELOPMENT

October 2, 2015

CITY OF CHICAGO

Steve Friedland
Applegate & Thorne-Thomsen, P.C.
626 W. Jackson, Suite 400
Chicago, IL 60661

**Re: Administrative Relief request for Residential Planned Development No. 1257
Harvest Homes, 3512-3546 W. Fifth Ave., 316-326 S. St. Louis Ave.**

Dear Mr. Friedland:

Please be advised that your request for a minor change to Residential Planned Development No. 1257 ("PD 1257"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1257.

Your law firm represents Harvest Homes Apartments, L.P. The land underlying PD 1257 is owned by the People's Community Development Association of Chicago, ("PCDAC") and PCDAC has provided their consent to this request. Your client is seeking administrative relief to reduce the minimum number of off-street parking spaces from 42 to 40 spaces for the proposed 36 residential unit development. During permit review it was determined that two of the proposed parking spaces were too close to an existing light pole in the alley. These two spaces will now be landscaped instead. The revised Site Plan, dated July 23, 2015, shall be inserted in the main file.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed parking reduction 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. Also, with a minimum of 40 parking spaces, the development will continue to exceed the number of parking spaces that would be required in accordance with the underlying zoning district.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1257, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (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

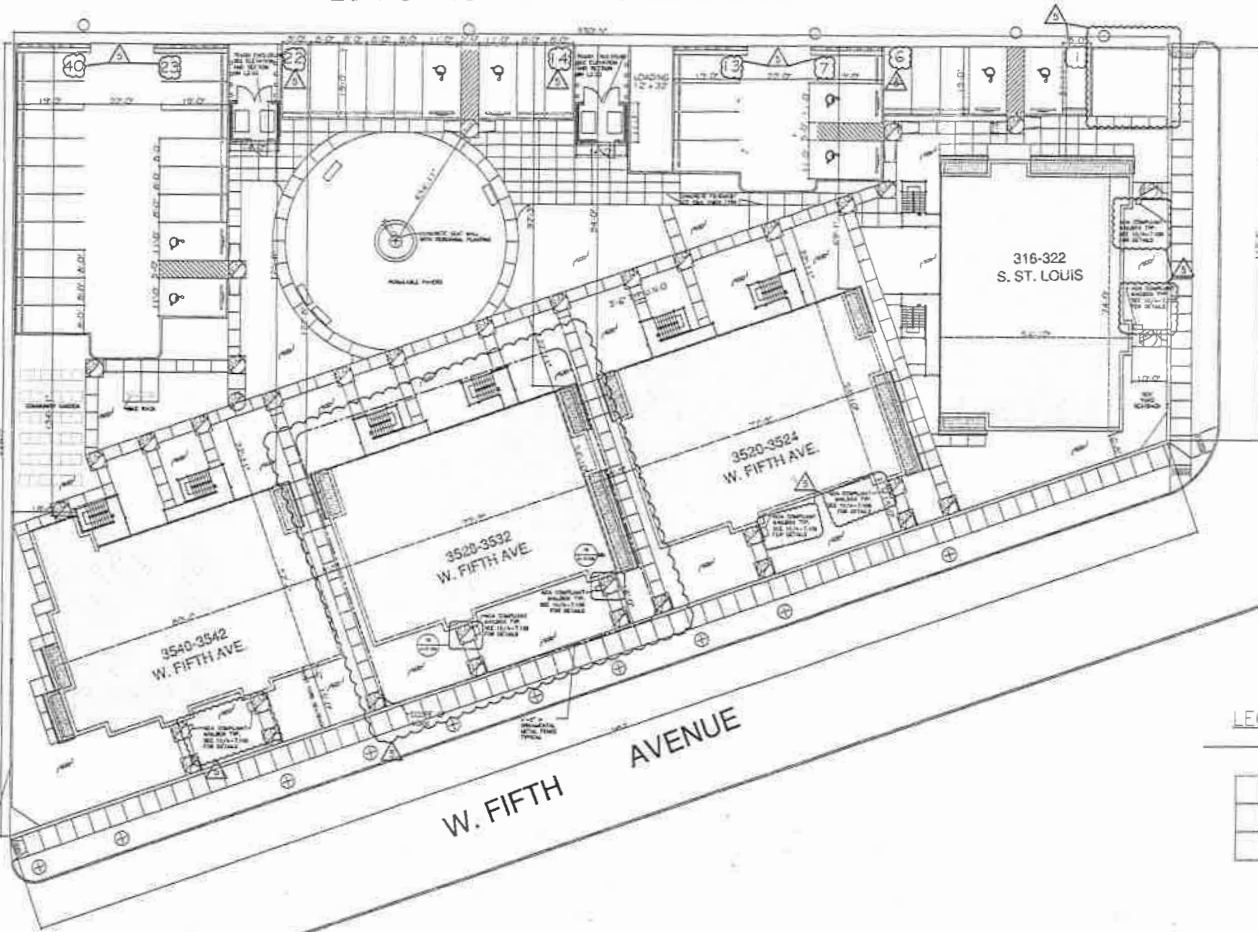
C: Mike Marmo, Erik Glass, Main file

20' PUBLIC R.O.W. CONCRETE ALLEY

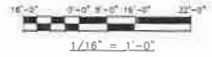
20' PUBLIC R.O.W. BITUMINOUS ALLEY

S. ST. LOUIS


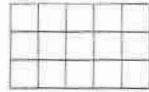




W. FIFTH AVENUE



1 SITE PLAN
SCALE: 1/16" = 1'-0"



LEGEND

-  PROPERTY LINE
-  CONCRETE PAVEMENT
-  BIKE RACK
-  4' HIGH ORNAMENTAL FENCE
-  6' WOOD FENCE
-  GUARD RAIL

GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR WALK, PARKING AND RAMP PAVEMENT SECTIONS AND DETAILS SUCH AS PARKING STRIPPING, HANDICAP PARKING GRAPHICS, GRADE ELEVATIONS, RAMP SLOPES, HANDICAP PARKING SIGN POST ANCHORING, SECTIONS AND DETAILS, NEW DRAIN LOCATIONS AND ASSOCIATED DETAILS, DIMENSIONS AND LOCATIONS.
2. SEE LANDSCAPE DRAWINGS FOR NEW WROUGHT IRON FENCE/DATE LOCATIONS AND DETAILS. HARDWARE TO COMPLY WITH ADA AND 117.9 STANDARDS AND THE CHICAGO BUILDING CODE. SEE LANDSCAPE DRAWINGS FOR PLANT MATERIALS, SOO, TOP SOIL, SHRUBS, AND TREE LOCATIONS.



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Site design group list

Discipline	Design Group	Lead	Member
Architecture	ARCHITECTURE	ARCHITECT	ARCHITECT
Structural	STRUCTURE	STRUCTURE	STRUCTURE
Mechanical	MECHANICAL	MECHANICAL	MECHANICAL
Electrical	ELECTRICAL	ELECTRICAL	ELECTRICAL
Plumbing	PLUMBING	PLUMBING	PLUMBING
Fire Protection	FIRE PROTECTION	FIRE PROTECTION	FIRE PROTECTION
Transportation	TRANSPORTATION	TRANSPORTATION	TRANSPORTATION
Other	OTHER	OTHER	OTHER

Project Name: HARVEST HOMES
 3520-3540 W. FIFTH AVE &
 316-322 S. ST. LOUIS
 Architectural SITE PLAN

Project No.:
 Drawing Number: AS-1.101

Reclassification Of Area Shown On Map No. 1-H.
(Application No. A-8026)
(Common Address: 2035 -- 2059 W. Washington Blvd.)

[O2014-5918]

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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 1-H in the area bounded by:

West Washington Boulevard; a line 270 feet east of and parallel to North Hoyne Avenue; the public alley next south of and parallel to West Washington Boulevard; and North Hoyne Avenue,

to those of a B3-1 Community Shopping District.

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

Reclassification Of Area Shown On Map No. 2-J.
(As Amended)
(Application No. 18057)
(Common Address: 3512 -- 3546 W. Fifth Ave.
And 316 -- 326 S. St. Louis Ave.)

RPD 1257

[SO2014-4188]

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 RM5 Multi-Unit District symbols and indications as shown on Map Number 2-J in the area bounded by:

the public alley next north of West Fifth Avenue; South St. Louis Avenue; West Fifth Avenue; and the public alley next west of South St. Louis Avenue,

to those of Residential Planned Development Number 1257, which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto and to no others.

SECTION 3. This ordinance takes effect after its passage and approval.

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

Residential Planned Development No. 1257.

Planned Development Statements.

1. The area delineated herein as Residential Planned Development Number 1257 ("Planned Development") consists of approximately 55,970.00 square feet of Net Site Area which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Harvest Homes Apartments, L.P., an Illinois limited partnership.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders 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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 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, assign or grantees.

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

Ingress or egress shall be pursuant to the plans 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.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of fifteen (15) statements: a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; Site Plan; a Landscape Plan; Front and Rear Elevations (318 -- 322 South St. Louis Avenue); Side Elevations (318 -- 322 South St. Louis Avenue); Front and Rear Elevations (3520 -- 3524 West Fifth Avenue, 3528 -- 3532 West Fifth Avenue); Side Elevations (3520 -- 3524 West Fifth Avenue, 3528 -- 3532 West Fifth Avenue); Front and Rear Elevations (3540 -- 3542 West Fifth Avenue); and Side Elevations (3540 -- 3542 West Fifth Avenue) prepared by Nia Architects and dated

- September 18, 2014, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the 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 a Residential Planned Development: multi-unit residential, accessory parking and accessory and related uses.
 6. On-premises 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-premises 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 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 55,957.74 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 Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. 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, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
 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 titleholders 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 achieve Energy Star certification as part of this Planned Development.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to RM5 Multi-Unit District.

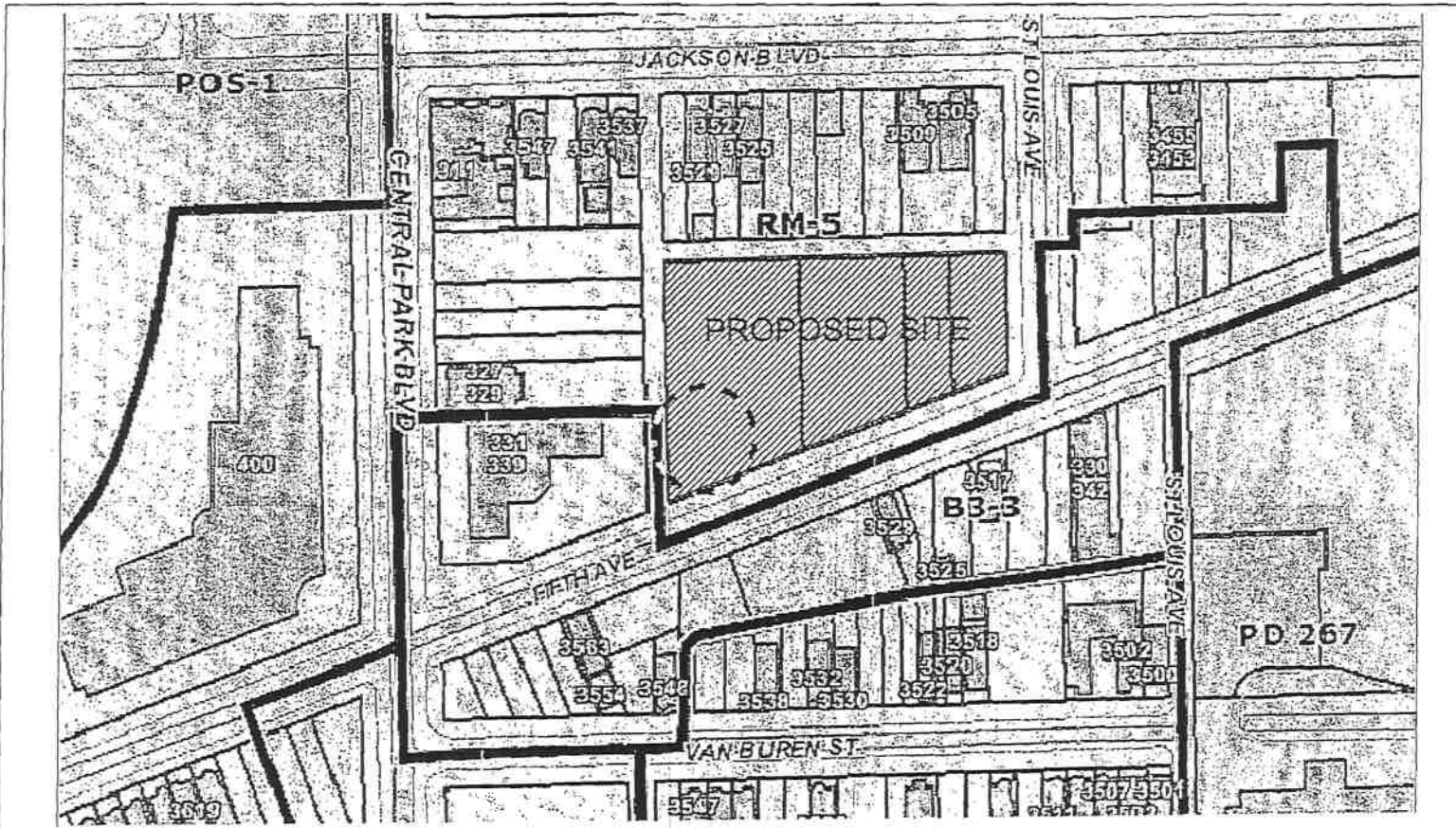
[Existing Zoning Map; Boundary and Property Line Map; Existing Land-Use Map; Site Plan; Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 93197 through 93207 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Planned Development No. 1257.

Bulk Regulations And Data Table.

Gross Site Area:	79,614.38 square feet (1.83 acres)
Area Remaining in Public Right-of-Way:	23,644.38 square feet (.54 acre)
Net Site Area:	55,970.00 square feet (1.29 acres)
Permitted Uses:	See statement number 5
Maximum Number of Dwelling Units:	36 units
Maximum Floor Area Ratio:	1.0
Minimum Number of Off-Street Parking Spaces:	42 spaces
Off-Street Loading Spaces:	1 (12 feet by 32 feet)
Minimum Required Setbacks:	As per site plan
Maximum Building Height:	34 feet, 0 inches

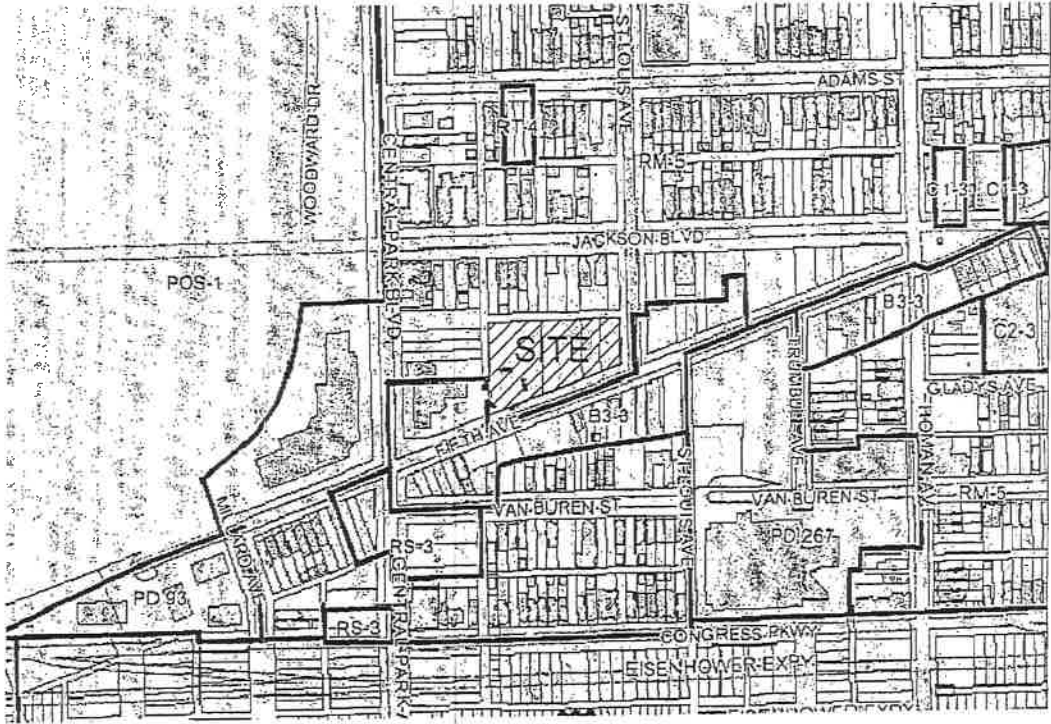


EXISTING ZONING MAP
SCALE #1's

HARVEST HOMES APARTMENTS L.P.
Introduced: May, 28, 2014
Plan commission Date: September, 18, 2014

HARVEST HOMES APARTMENTS
3520-3524 W. FIFTH AVENUE; 3528-3532 W. FIFTH AVENUE; 3540-3542 W. FIFTH AVENUE; 318-322 S. ST. LOUIS AVE., CHICAGO, IL 60624

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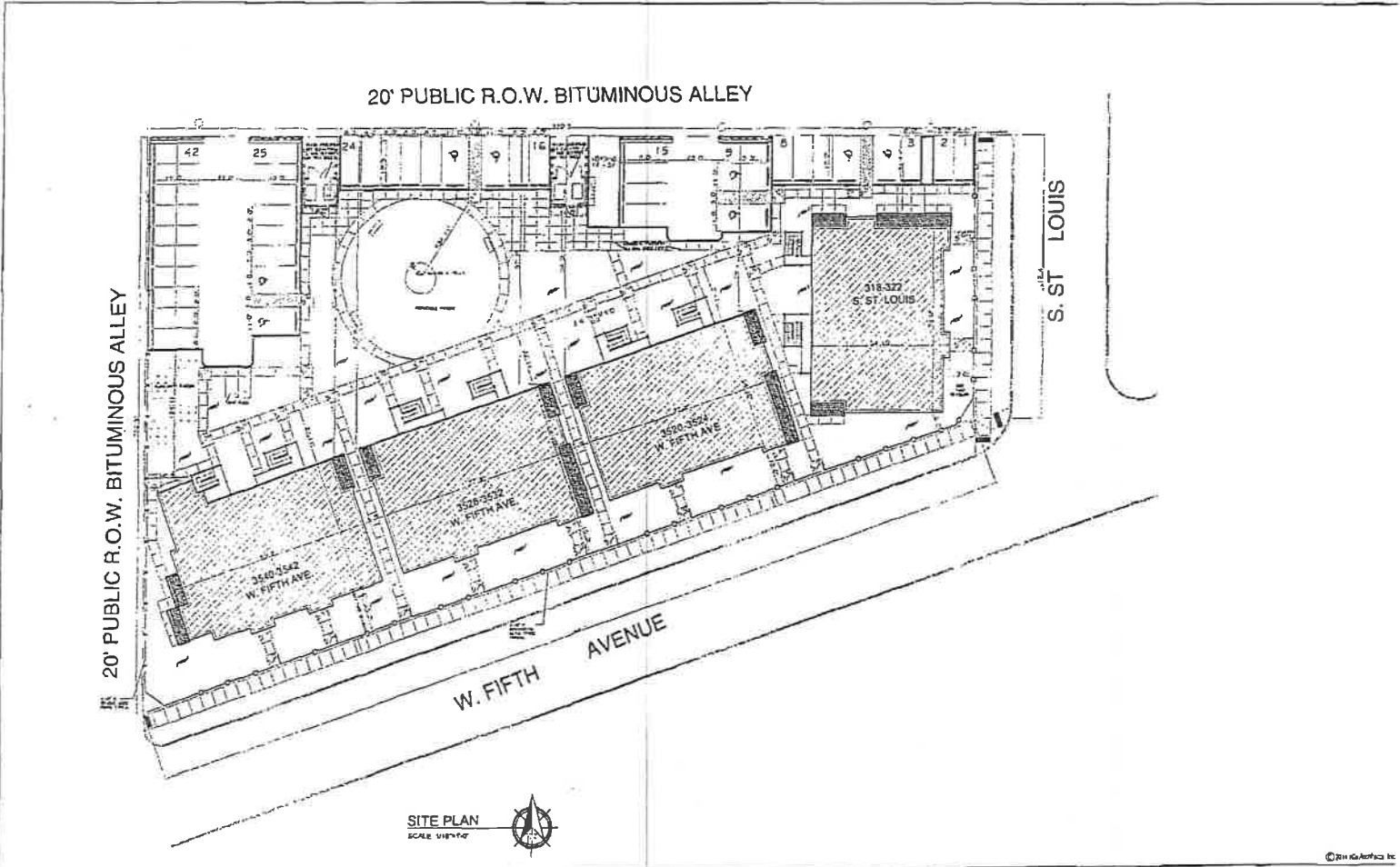
EXISTING LAND USE MAP
SCALE 1/8" = 1'-0"



HARVEST HOMES APARTMENTS L.P.
Introduced: May, 28, 2014
Plan commission Date: September, 18, 2014

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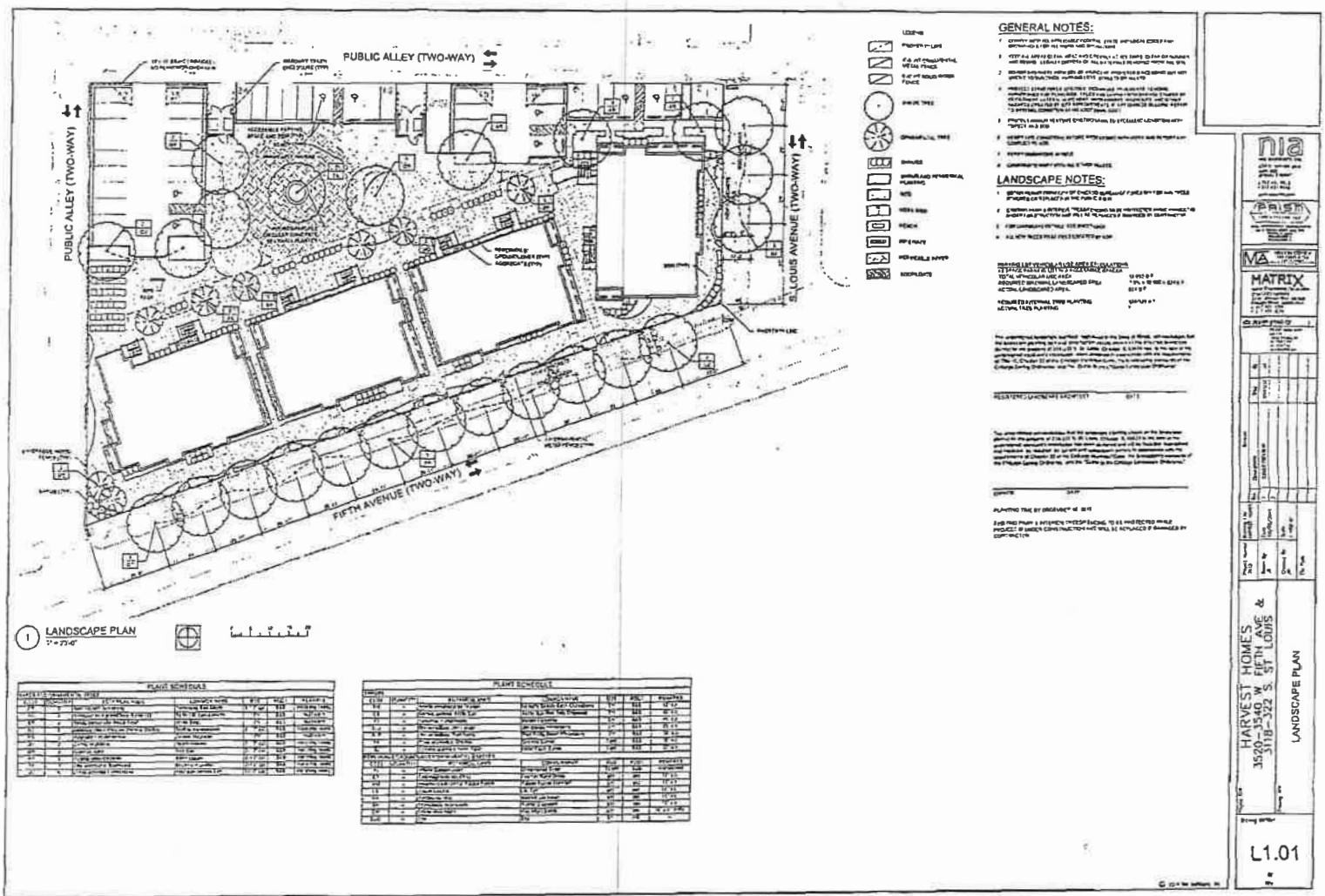
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 Introduced: May, 28, 2014
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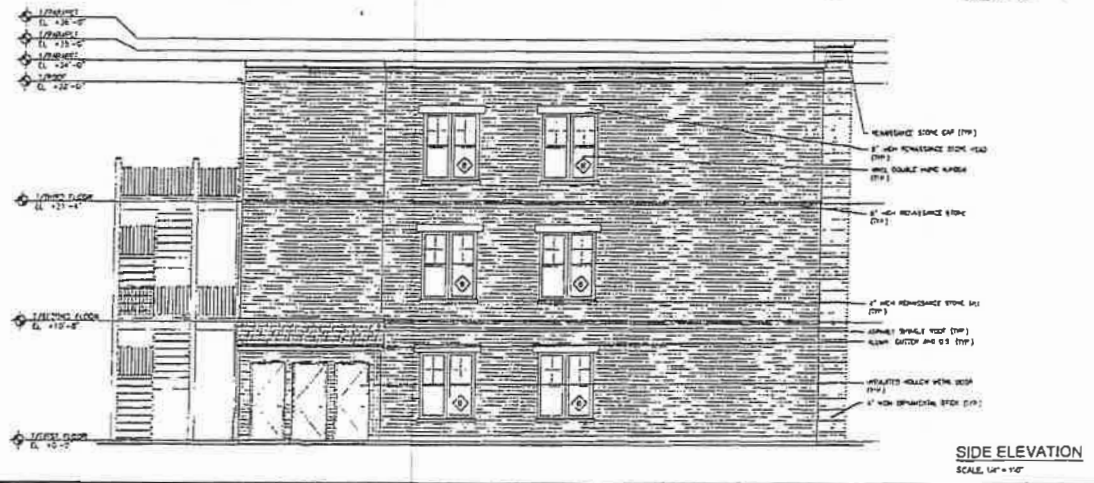
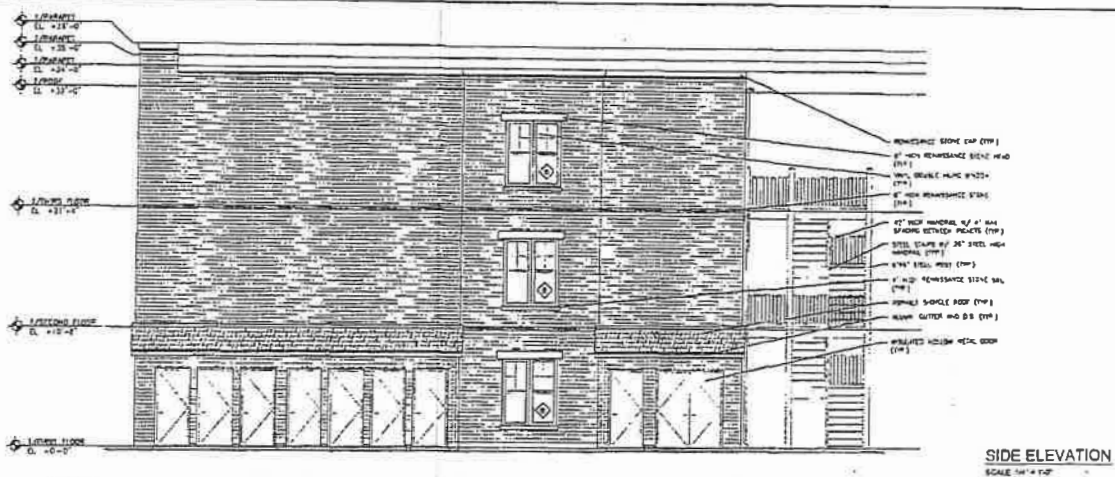
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LANDSCAPE PLAN

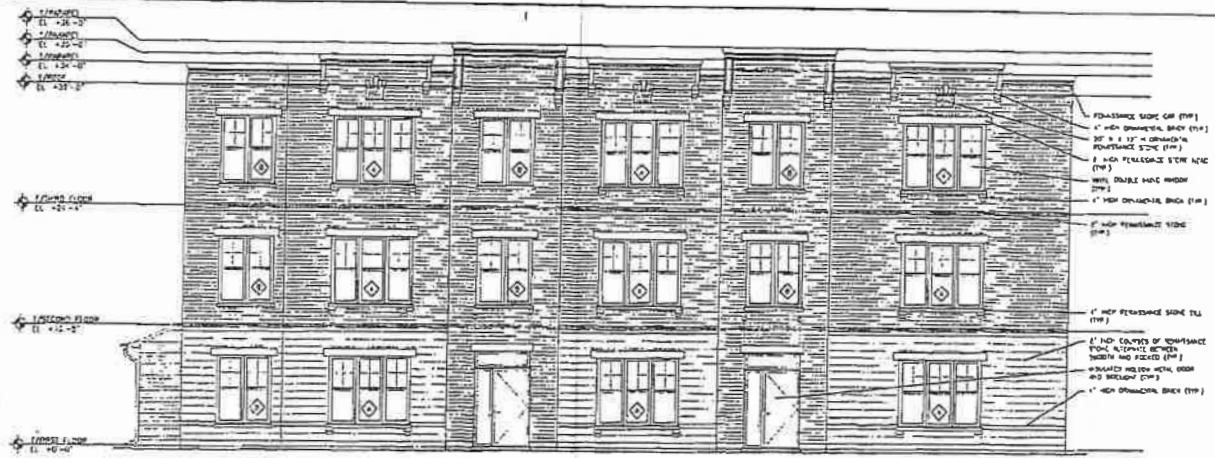
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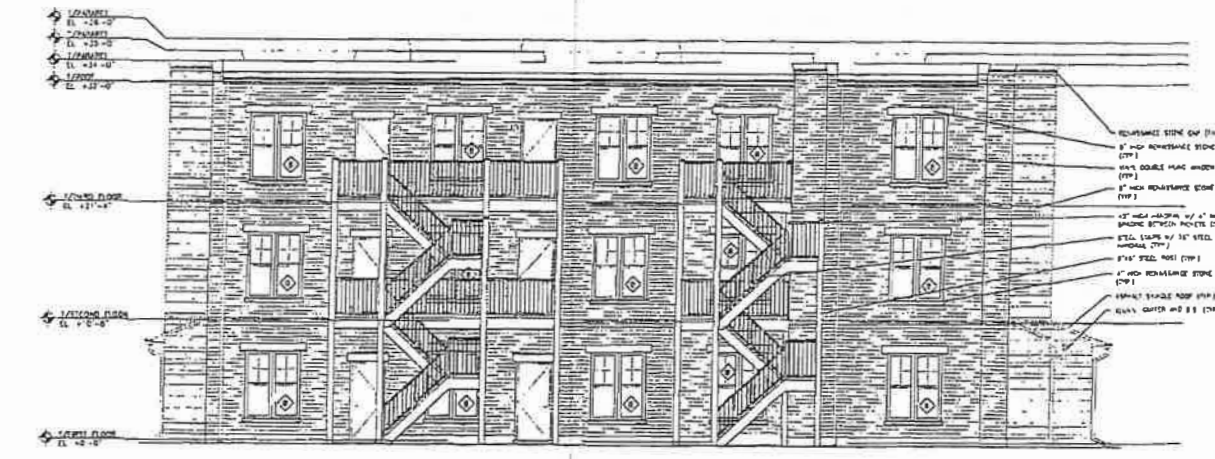
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FRONT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

HARVEST HOMES APARTMENTS L.P.
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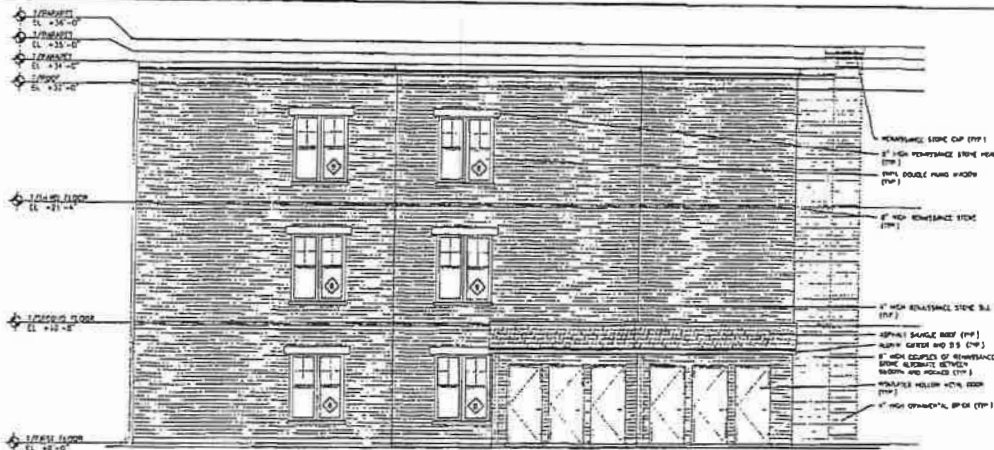
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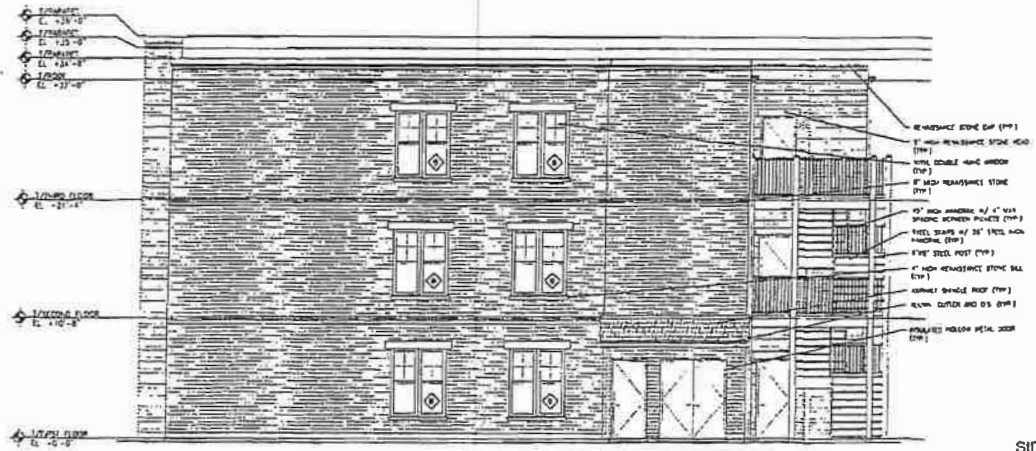
10/8/2014

REPORTS OF COMMITTEES

93207



SIDE ELEVATION
SCALE 1/4" = 1'-0"



SIDE ELEVATION
SCALE 1/4" = 1'-0"

HARVEST HOMES APARTMENTS L.P.
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