

# PD 1305

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

April 4, 2017

Rolando Acosta  
Acosta Ezgur, LLC  
1030 W. Chicago Ave., 3<sup>rd</sup> Floor  
Chicago, IL 60642

**Re: Administrative Relief request for Planned Development No. 1305, 2501 W. Homer Street**

Dear Mr. Acosta:


Please be advised that your request for a minor change to Residential Planned Development No. 1305 ("PD 1305"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1305.

Your client and the owner of all of the property within PD 1305, Guardian Properties, LLC, is seeking administrative relief to allow for the addition of two stairs at the common passageway between Building 1 and Building 2 along W. Homer St. and the addition of penthouses on Building 2. As a result of the stair addition, the number of townhomes will be reduced from 49 to 48 units. The attached, revised, Site Plan, Landscape Plan, and Building Elevations (2) shall be inserted into the main file.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed 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.

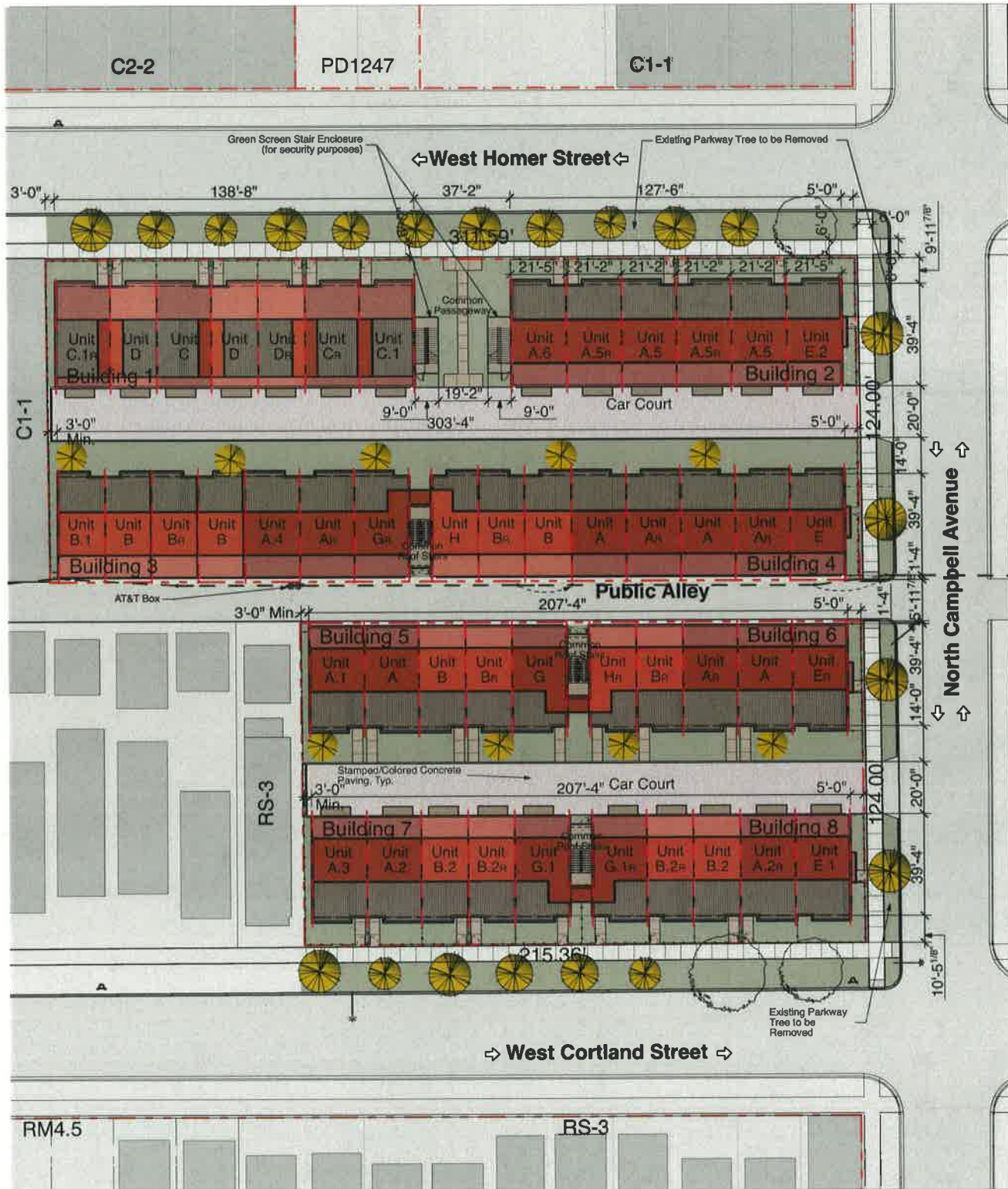
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 1305, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless 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

PAS:PM:tm

C: Mike Marmo, Erik Glass, Dan Klaiber, Main file

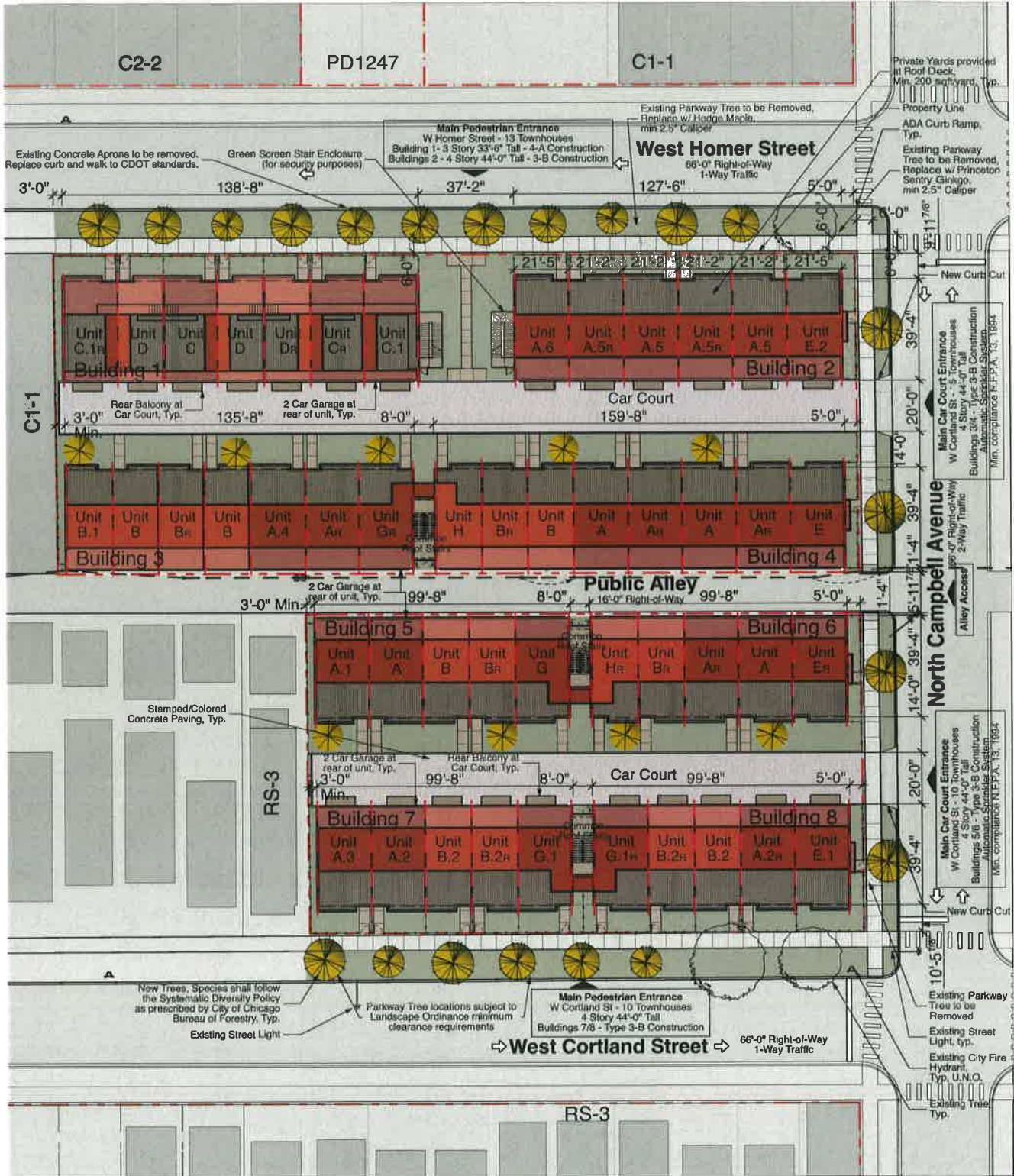


**papageorgehaymes partners**  
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**Applicant:** Harlem Irving Companies  
**Address:** 2501 W. Homer Street  
 Chicago, IL 60647  
**Orig. plan commission date:** December 17th, 2015  
**Date:** March 31st, 2017

**Site Plan**  
 Scale: 1" = 50'

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Applicant: **Harlem Irving Companies**

Address: 2501 W. Homer Street  
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Orig. plan commission date: **December 17th, 2015**  
 Date: **March 31st, 2017**

**Landscape Plan**  
 Scale: 1" = 50'



North Elevation - Buildings 1 & 2



South Elevation - Buildings 1 & 2

**Building Elevations - W. Homer**

Scale: 1/32" = 1'-0"

Applicant: **Harlem Irving Companies**

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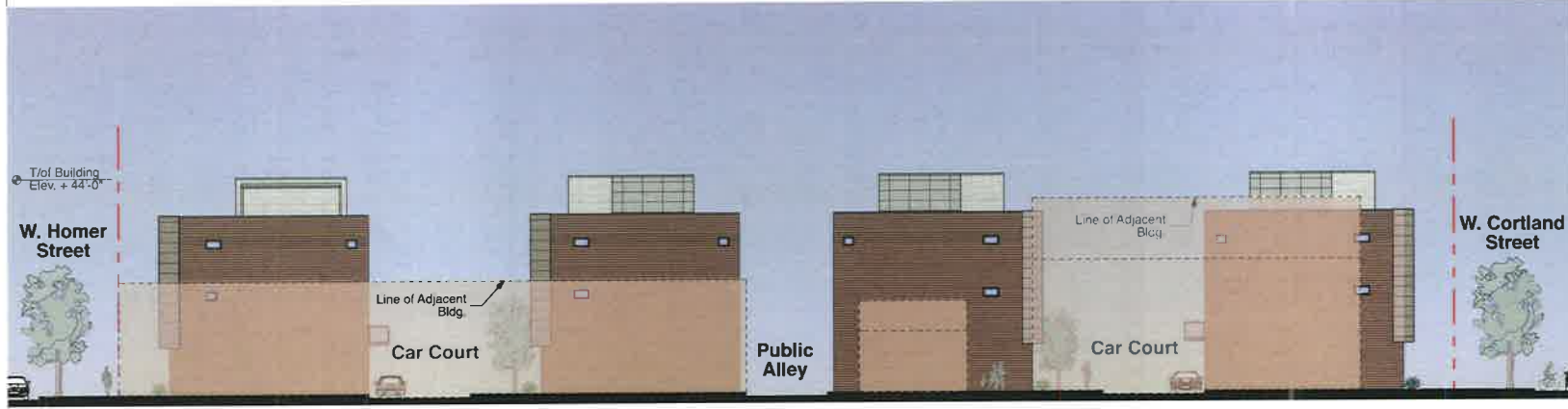
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East Elevation - N. Campbell Avenue



West Elevation - Site

**Building Elevations - N Campbell Ave**  
Scale: 1/32" = 1'-0"

Applicant: **Harlem Irving Companies**  
 Address: 2501 W. Homer Street  
 Chicago, IL 60647  
 Orig. plan commission date: **December 17th, 2015**  
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*Reclassification Of Area Shown On Map No. 5-1.*  
 (As Amended)  
 (Application No. 18580)  
 (Common Address: 2500 -- 2520 W. Cortland St./1900 --  
 1924 N. Campbell Ave./ 2501 -- 2531 W. Homer St.)

RPD 1305

[SO2015-8040]

*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 the current C1-1 Neighborhood Commercial District and RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 5-1 in the area bounded by:

West Homer Street; North Campbell Avenue; West Cortland Street; a line 215.50 feet west of North Campbell Avenue; the public alley next north of West Cortland Street; and a line 311.96 feet west of North Campbell Avenue,

to those of an RM4.5 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current RM4.5 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 5-1 in the area bounded by:

West Homer Street; North Campbell Avenue; West Cortland Street; a line 215.50 feet west of North Campbell Avenue; the public alley next north of West Cortland Street; and a line 311.96 feet west of North Campbell Avenue,

to those of a Residential Planned Development which is hereby established in the area described above.

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

Plan of Development Statements attached to this ordinance read as follows:

*Residential Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1305 ("Planned Development") consists of approximately 65,536 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Guardian Properties LLC.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal 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 sixteen (16) Statements; a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; and Building Elevations submitted herein. 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 allowed/permitted in the area delineated herein as a Residential Planned Development: residential dwelling units; parking and accessory 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 Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 65,536 square feet and a base FAR of 1.7.
9. The applicant acknowledges and agrees that the rezoning of the Property from C1-1 and RS3 to RM4.5, and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project as affordable units (the "Affordable Units"), or provide the Affordable Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Affordable Units; or (iii) any combination of (i) and (ii); provided, however, in higher income areas, residential housing projects with 20 or more units must provide a minimum of 25 percent of the Affordable Units on-site or off-site (the "Required Units"). If the developer elects to provide Affordable Units off-site, the off-site Affordable Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. This Planned Development is located in a "higher income area" within the meaning of the ARO and permits the construction of 49 housing units. As a result, the number of Affordable Units is five (5) and the number of Required Units is one (1), calculated as follows:  $49 \text{ housing units} \times 10 \text{ percent} = 5 \text{ Affordable Units}$  and  $5 \text{ Affordable Units} \times 25 \text{ percent} = 1.25$ , which is rounded down to one (1) Required Unit pursuant to Section 2-45-115(R). The applicant has submitted, and the Department of Planning and Development ("DPD") has approved, a proposal to build the Required Unit and the other four (4) Affordable Units off-site, as set forth in the Affordable Housing Profile Form attached hereto as an exhibit. The applicant agrees that the Affordable Units must be affordable to households earning no more than 60 percent of the median household income for the Chicago Primary Metropolitan Statistical Area ("AMI") in the case of rental units, and 100 percent of the AMI in the case of owner-occupied units. If the applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. 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 affordable housing agreement in accordance with Section 2-45-115(K)(2). The terms of the

affordable housing agreement and any amendments thereto are incorporated herein by this reference. The applicant acknowledges and agrees that the affordable housing agreement will be recorded against the off-site location(s), or the applicable portions thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement [9], including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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 has agreed to secure building certification to comply with the City of Chicago's Sustainable Development Policy.

16. 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 an RM4.5 Residential Multi-Unit District.

[Affordable Housing Profile Form referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning Map; Existing Land-Use Map; Property Line and Boundary Map; Site Plan; Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 17536 through 17545 of this *Journal*.]

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

*Residential Planned Development.*

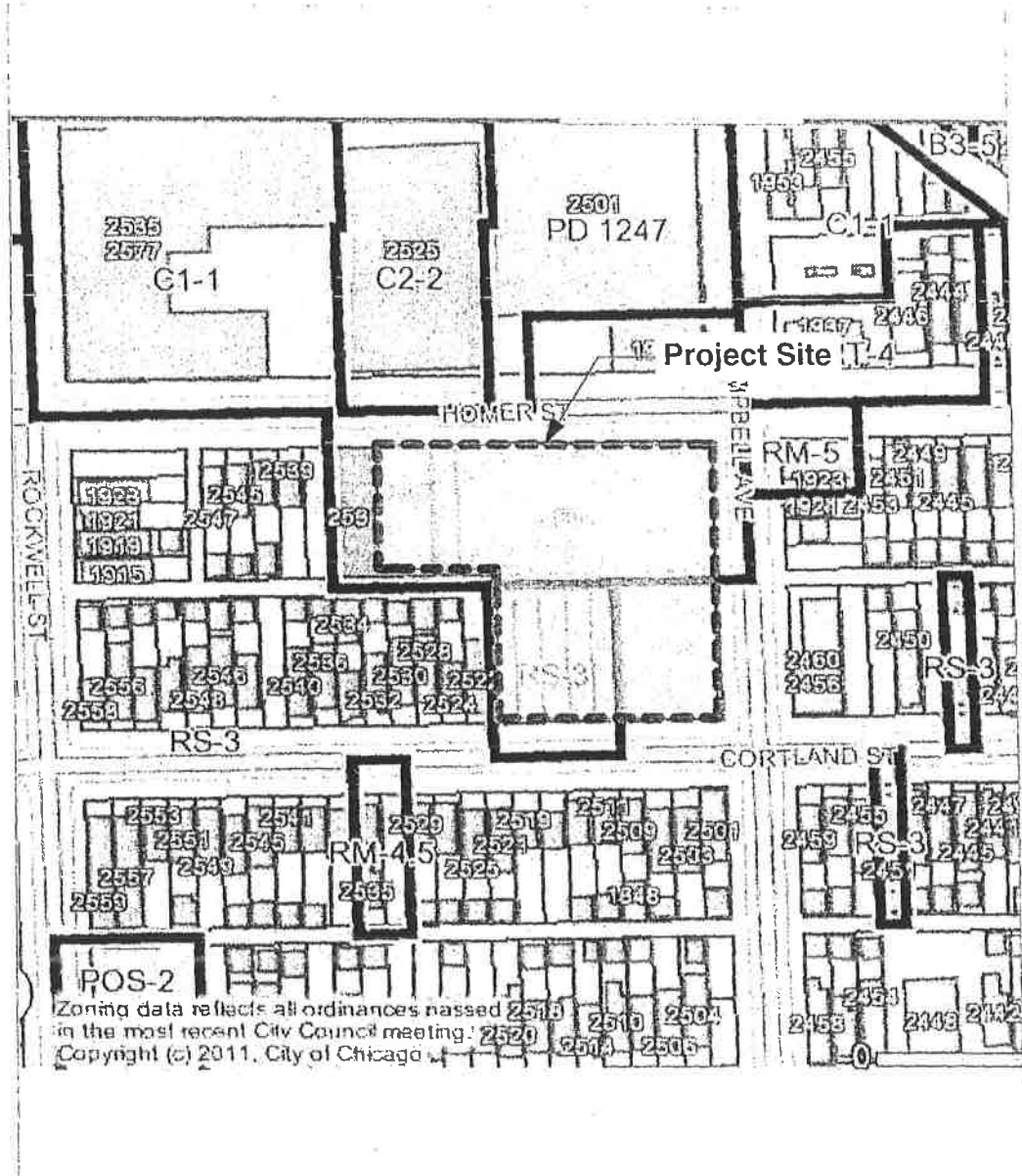
*Plan Of Development.*

*Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area remaining in the public right-of-way  
97,931 square feet (2.24 acres) = 65,536 square feet (1.50 acres) + 32,395 square feet (0.74 acre)

FAR:	1.7
Setbacks from Property Line:	In conformance with the Site Plan
Maximum Percentage of Site Coverage/Common Open Space:	In conformance with the Site Plan
Maximum Number of Dwelling Units:	49
Minimum Number of Off-Street Parking:	2 per dwelling unit
Minimum Number of Off-Street Loading:	None
Bicycle Parking:	1 per unit
Maximum Building Height:	44 feet

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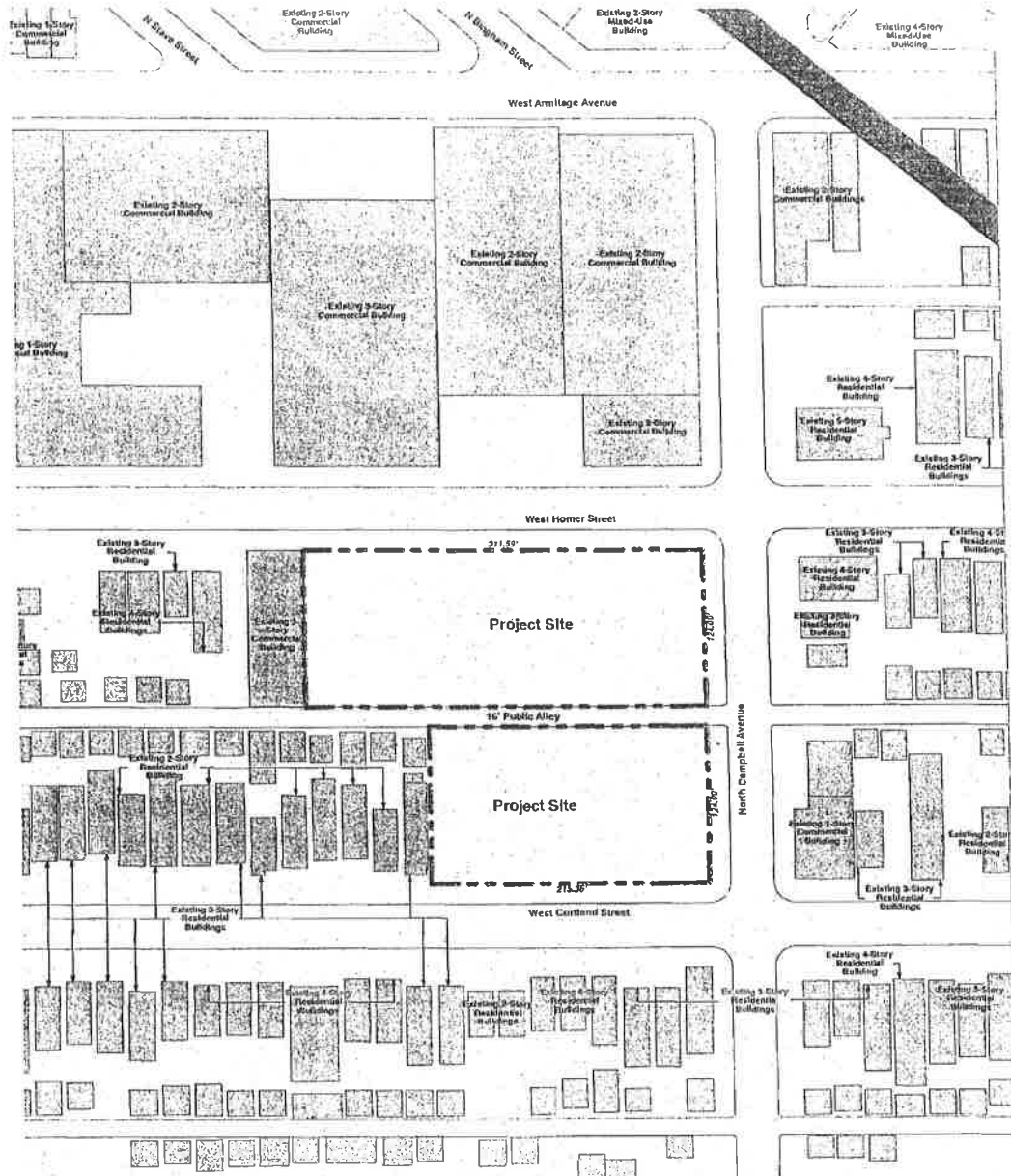
Zoning data reflects all ordinances passed in the most recent City Council meeting. Copyright (c) 2011, City of Chicago

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Existing Zoning Map  
 Scale: NTS

Applicant: Guardian Properties, LLC  
 Address: 2500 – 20 W. Cortland St./1900 – 24 N. Campbell Ave./2501 – 31 W. Homer St.  
 Intro Date: November 18, 2015  
 Plan Commission Date: December 17, 2015

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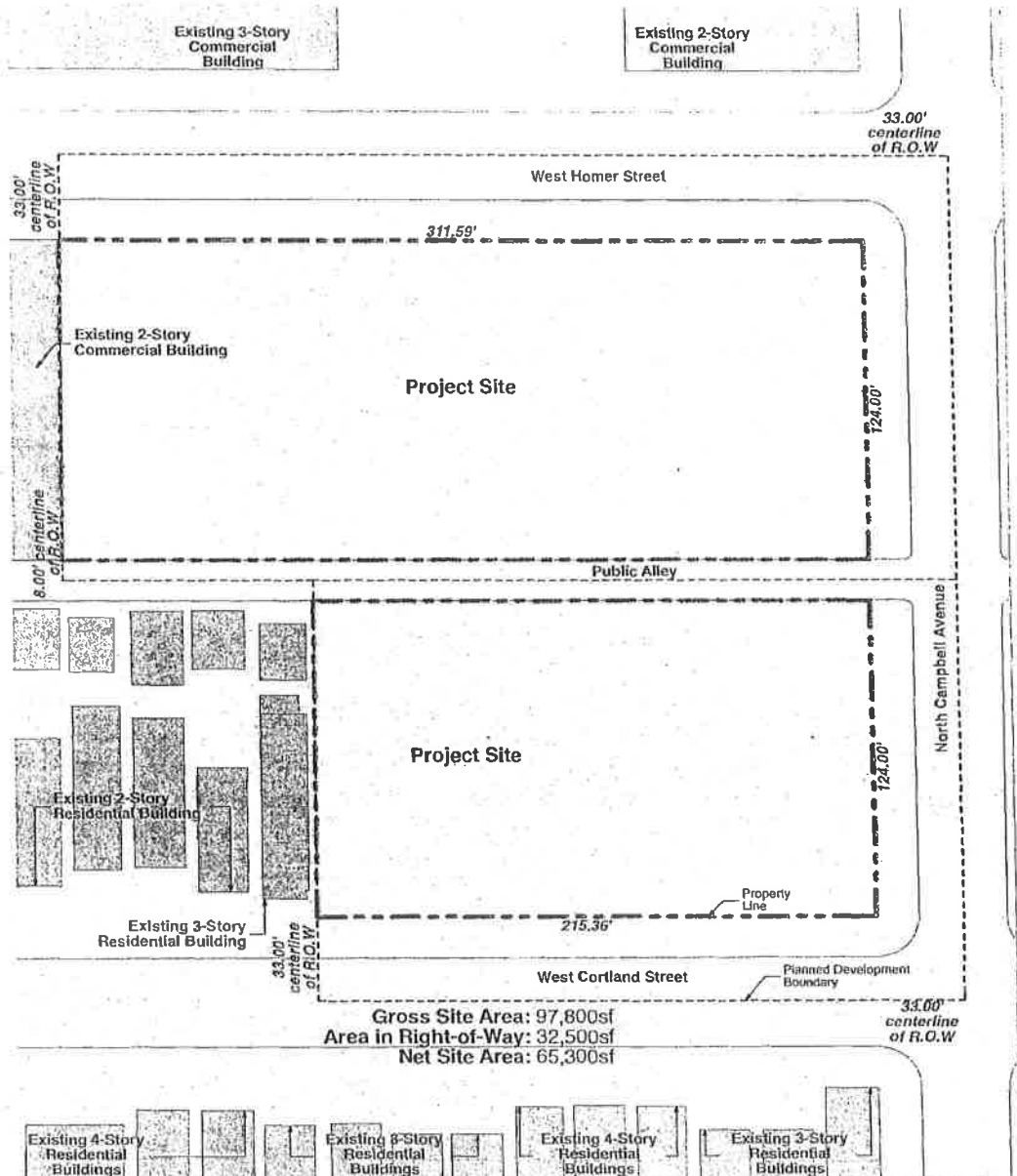


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**Existing Land Use Map**  
 Scale: 1" = 100'

Applicant: Guardian Properties, LLC  
 Address: 2500 – 20 W. Cortland St./1900 – 24 N. Campbell Ave./2501 – 31 W. Homer St.  
 Intro Date: November 18, 2015  
 Plan Commission Date: December 17, 2015

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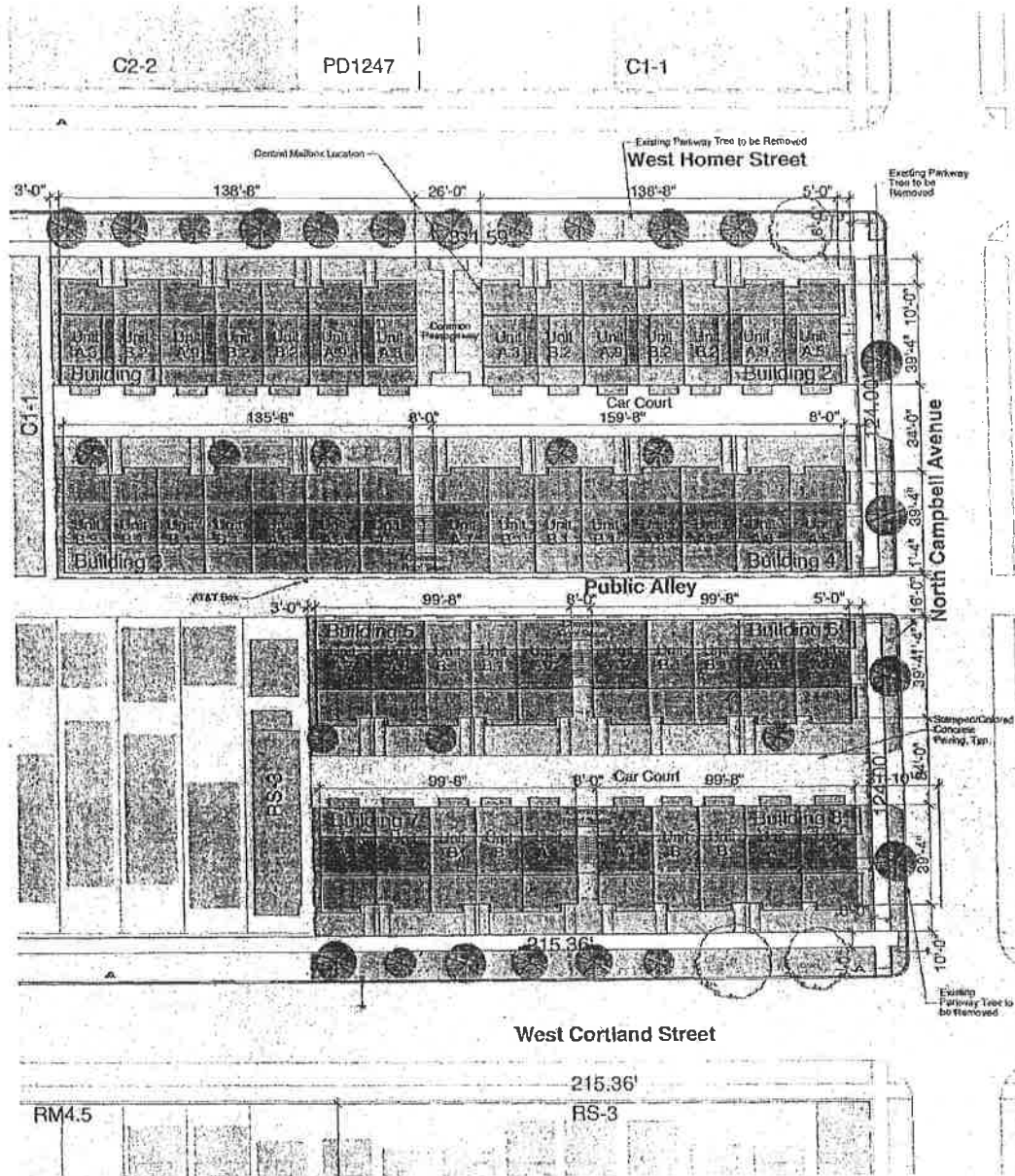
**PAPPAEORDC  
HAYLES**

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Property Line and PD Boundary Map  
Scale: 1" = 50'

Applicant: Guardian Properties, LLC  
Address: 2500 – 20 W. Cortland St./1900 – 24 N. Campbell Ave./2501 – 31 W. Homer St.  
Intro Date: November 18, 2015  
Plan Commission Date: December 17, 2015

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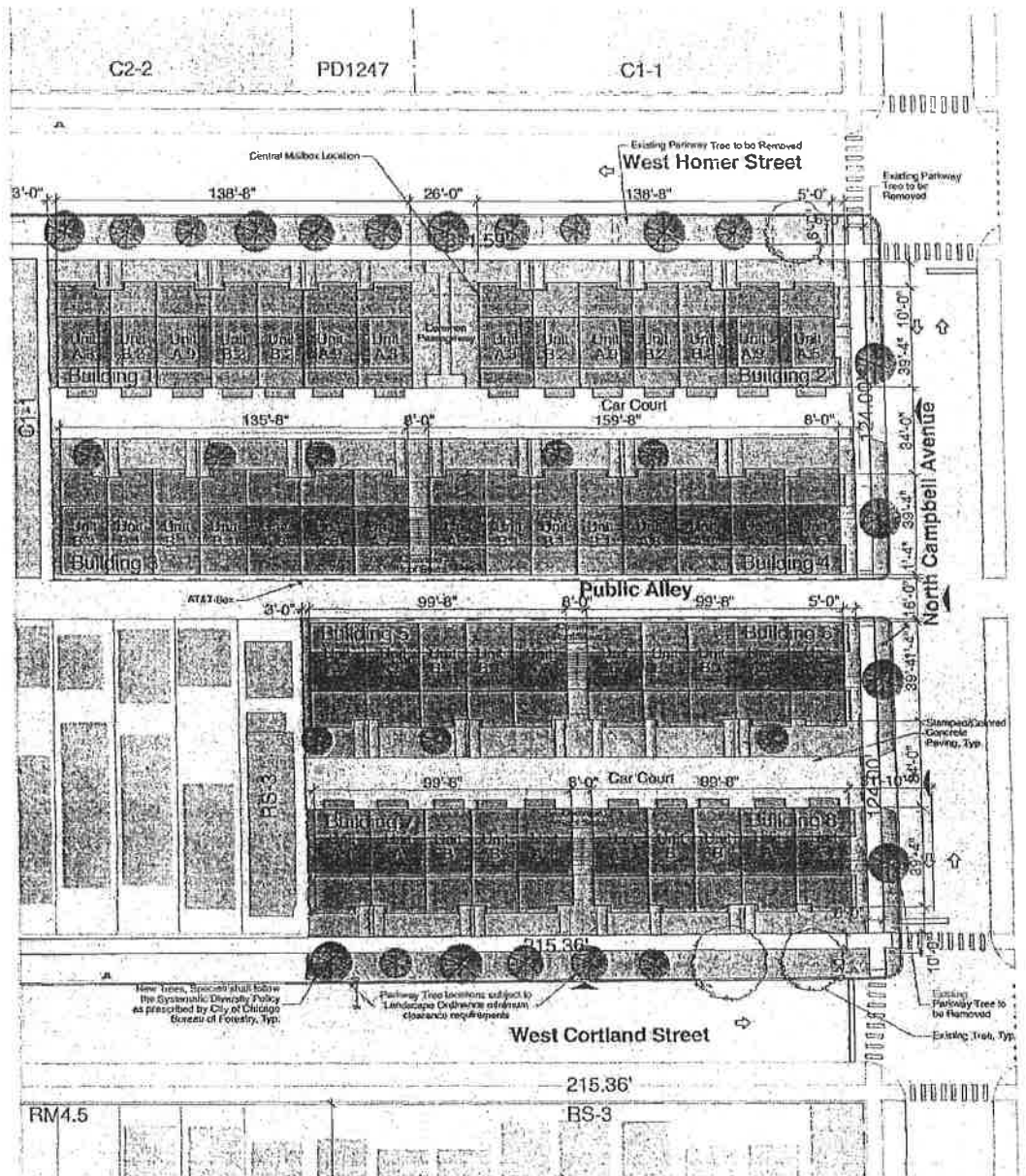



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**Site Plan**  
 Scale: 1" = 50'

Applicant: Guardian Properties, LLC  
 Address: 2500 - 20 W. Cortland St./1900 - 24 N. Campbell Ave./2501 - 31 W. Homer St.  
 Intro Date: November 18, 2015  
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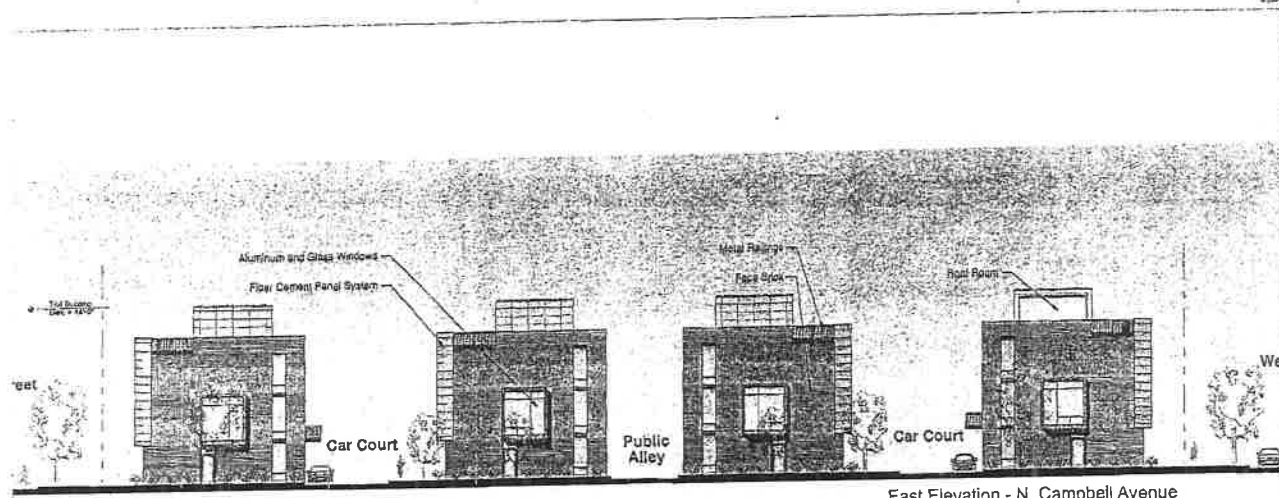
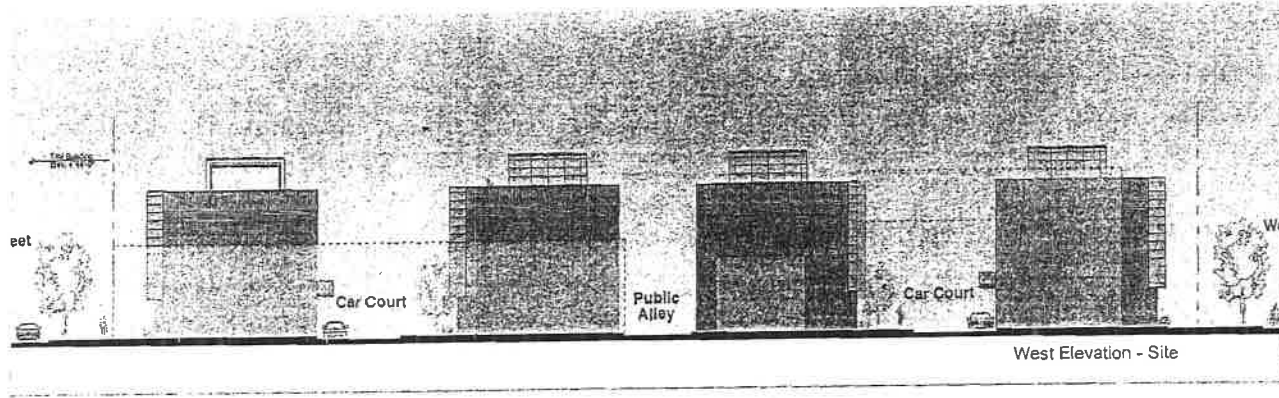


	<p>papageorgehaymes partners architect</p> <p>640 N. LaSalle, Suite 400 Chicago, IL 60654 312.337.2344 FAX 204.8888</p>
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Landscape Plan  
Scale: 1" = 50'

Applicant: Guardian Properties, LLC  
 Address: 2500 - 20 W. Cortland St./1900 - 24 N. Campbell Ave./2501 - 31 W. Homer St.  
 Intro Date: November 18, 2015  
 Plan Commission Date: December 17, 2015

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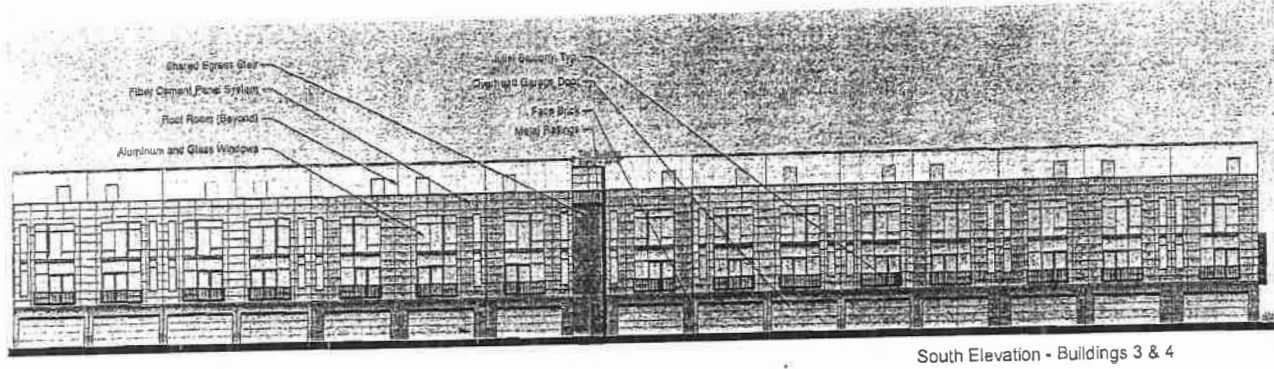

  
 pappasgeorgehaymes partners  
 architect

Building Elevations - N Campbell Ave  
 Scale: 1/8" = 1'-0"

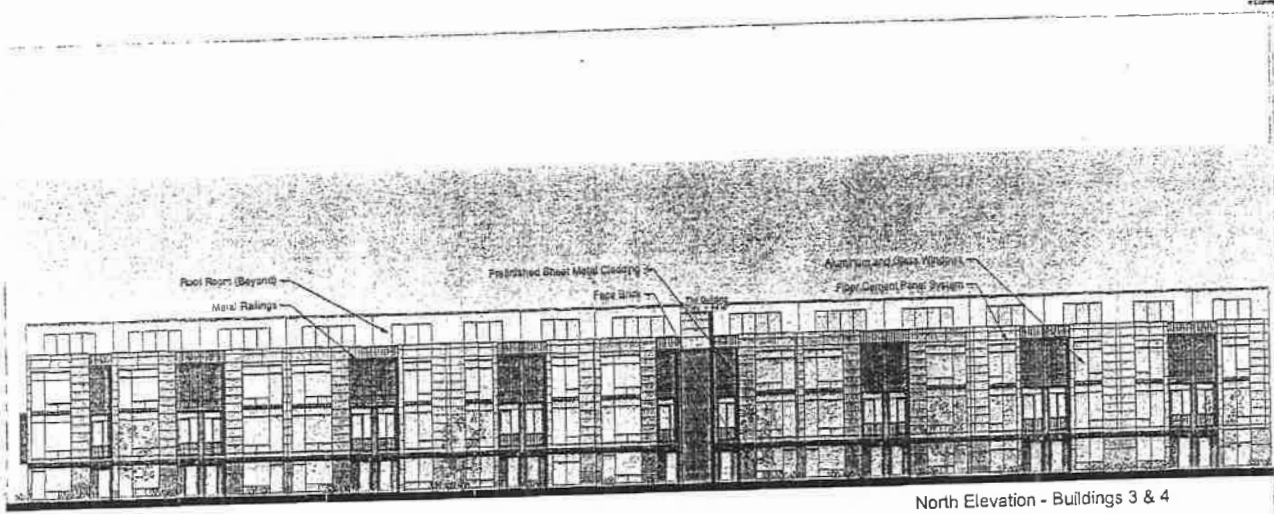
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 Intro Date: November 18, 2015  
 Plan Commission Date: December 17, 2015

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South Elevation - Buildings 3 & 4



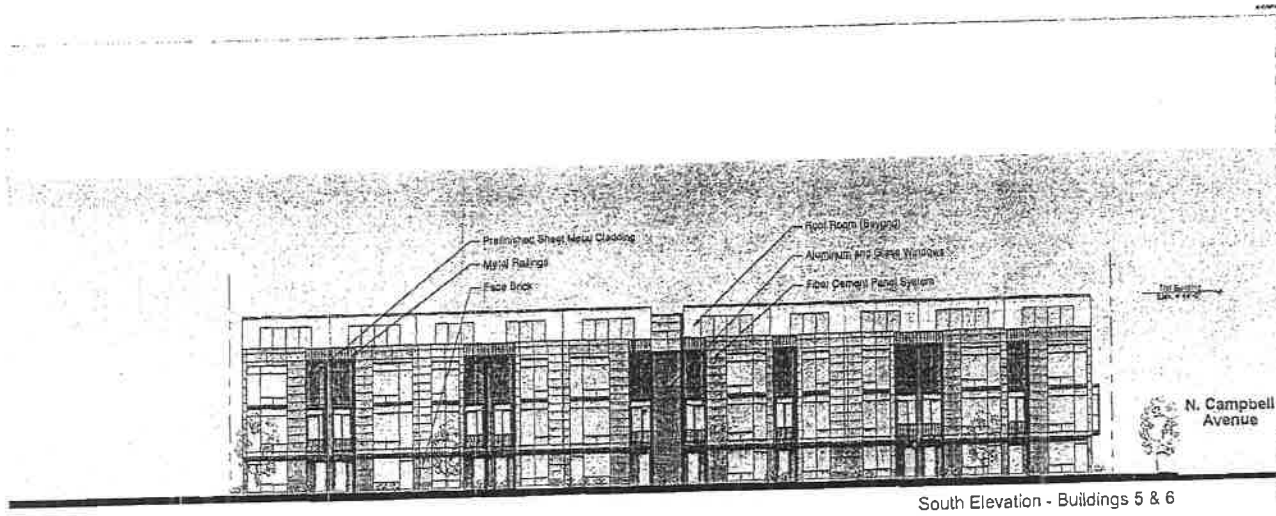
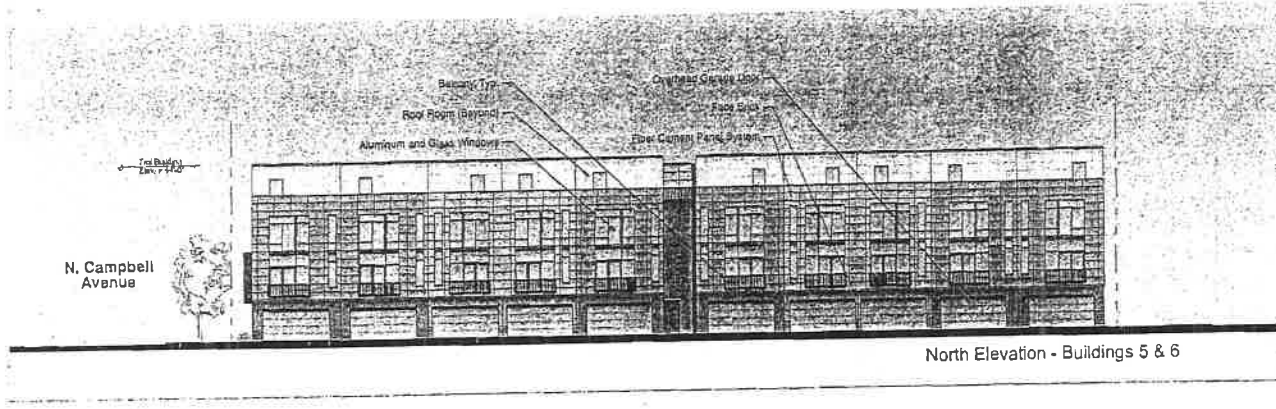
North Elevation - Buildings 3 & 4

**JANAPOLIS ARCHITECTS**  
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 architect  
 640 N. LaSalle, Suite 400  
 Chicago, IL 60610  
 312.337.3544 FAX: 312.337.3544

**Building Elevations - North Car Court**  
 Scale: 1/32" = 1'-0"

Applicant: Guardian Properties, LLC  
 Address: 2500 - 20 W. Cortland St / 1900 - 24 N. Campbell Ave / 2501 - 31 W. Homer St.  
 Intro Date: November 18, 2015  
 Plan Commission Date: December 17, 2015

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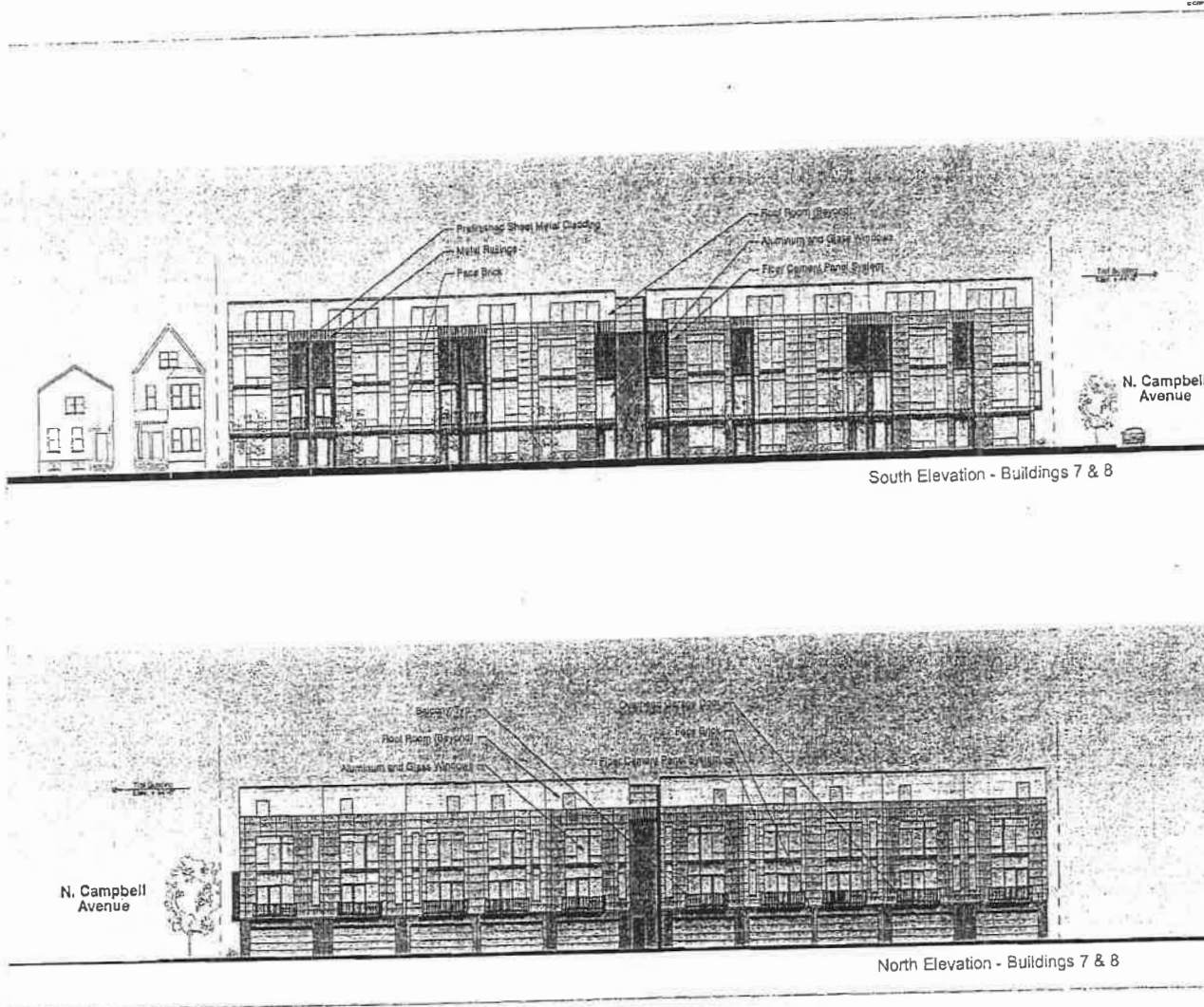


Building Elevations - South Car Court  
 Scale: 1/32" = 1'-0"

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Applicant: Guardian Properties, LLC  
 Address: 2500 - 20 W. Cortland St./1900 - 24 N. Campbell Ave./2501 - 31 W. Homer St.  
 Intro Date: November 18, 2015  
 Plan Commission Date: December 17, 2015

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South Elevation - Buildings 7 & 8

North Elevation - Buildings 7 & 8

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Building Elevations - W. Cortland  
Scale: 1/8" = 1'-0"

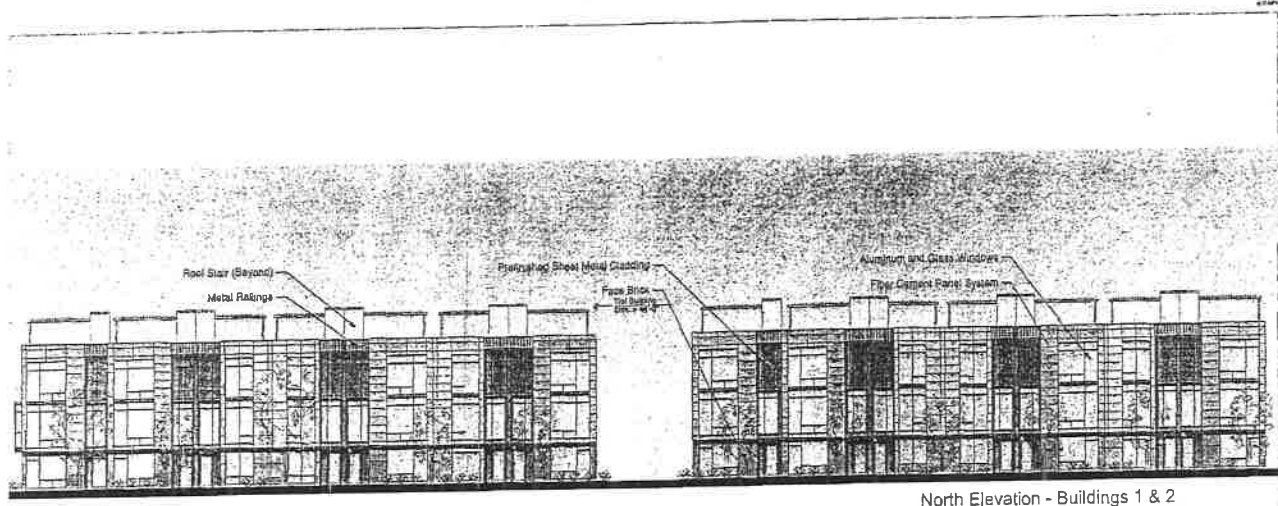
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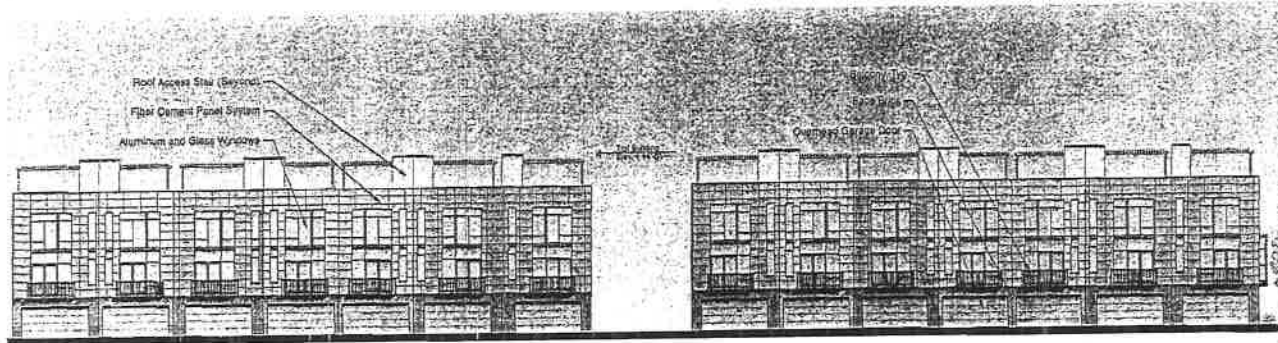


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North Elevation - Buildings 1 & 2



South Elevation - Buildings 1 & 2

Building Elevations - W. Homer  
Scale: 1/32" = 1'-0"

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Applicant: Guardian Properties, LLC  
Address: 2500 - 20 W. Cortland St./1900 - 24 N. Campbell Ave./2501 - 31 W. Homer St.  
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