PD 1464

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DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

December 18, 2023

Linda Morgan
RBH Group
89 Market Street
8th Floor
Newark, NJ 07102

Re: Minor change for PD No. 1464, 2620 W. Hirsch St.

Dear Ms. Morgan:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1464 ("PD 1464") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1464.

RBH Group is the sole property owner of the PD which contains the former Von Humboldt School located at 2620 W. Hirsch St. The Teachers Village project involves the conversion of the existing school into 107 dwelling units with ground floor commercial space. On April 6, 2021, and February 14, 2022, RBH Group was granted minor changes for modifications to the ground floor commercial and amenity space, the relocation of 8 apartments, and a correction to the sustainability requirements. Those approvals have expired, and you are applying soon for a new building permit. Therefore, you are seeking the same changes granted in 2021 and 2022.

RBH Group is seeking a minor change to:

- Reduce the 1st floor commercial space to allow for the relocation of 8 apts. from the existing, 2nd floor gymnasium space.
- Relocate the ground floor amenity space to the existing auditorium space.
- Add residential amenity and recreational space to the building. The maximum number of dwelling units will remain 107 and there are no changes to the building elevations. These changes are shown on the attached Proposed Site Plan, Proposed 1st, 2nd, and 3rd Floor Plans.
- Correct an error in PD Statement No. 14 which incorrectly requires a 50% green roof. The correct requirement is compliance with the City's sustainability matrix, as shown on the attached Sustainability Matrix.

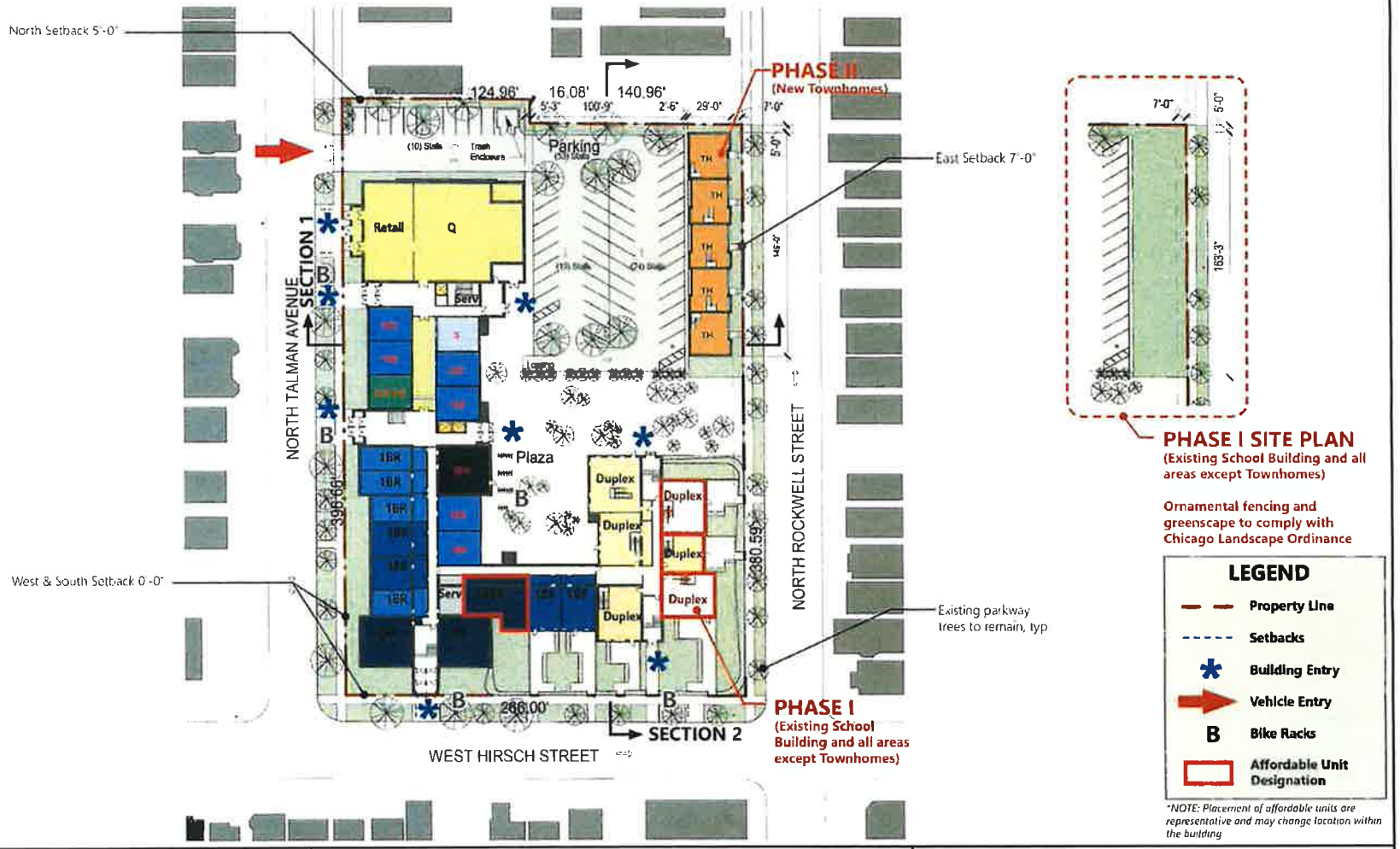
Regarding your request, the Department of Planning and Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1464, 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 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,

Noah Szafraniec
Assistant Commissioner

C: Mike Marmo, Janice Hill, Main file



APPLICANT: RBH CHICAGO PROJECT, LLC
ADDRESS: 2600-2624 W. Hirsch St, 1401-1439 N. Talman Ave.
1400-1436 N. Rockwell St.
INTRODUCTION DATE: 05.20.2019
PLAN COMMISSION: 12.19.2019 RBH REVISED: 10.07.2020

Proposed Site Plan
(Phase II)

PLANNED DEVELOPMENT

0' 64' 128'

N

Wight RBH

LEGEND

- Property Line
- Setbacks
- Building Entry
- Vehicle Entry
- B — Bike Racks
- Affordable Unit Designation

**NOTE: Placement of affordable units are representative and may change location within the building*

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ADDRESS: 2600-2624 W. Hirsch St, 1401-1439 N. Talman Ave. 1400-1436 N. Rockwell St.
INTRODUCTION DATE: 05.20.2019
PLAN COMMISSION: 12.19.2019

Proposed Floor Plan
(1st Floor)

PLANNED DEVELOPMENT

0' 64' 128'

N

Wight RBH GROUP

LEGEND

- Property Line
- Setbacks
- Building Entry
- Vehicle Entry
- B Bike Racks
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1400-1436 N. Rockwell St.
INTRODUCTION DATE: 05.20.2019
PLAN COMMISSION: 12.19.2019

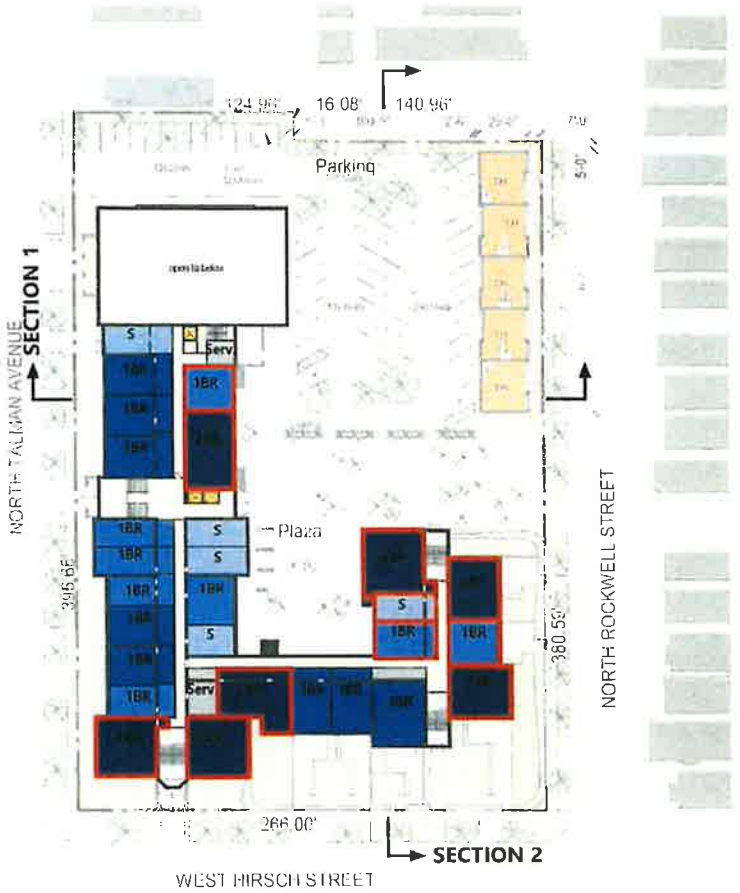
Proposed Floor Plan
(2nd Floor)

PLANNED DEVELOPMENT

0' 64' 128'

N

Wight RBH



LEGEND

- Property Line
- Setbacks
- Building Entry
- Vehicle Entry
- B Bike Racks
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ADDRESS: 2600-2624 W. Hirsch St, 1401-1439 N. Talman Ave, 1400-1436 N. Rockwell St.
INTRODUCTION DATE: 05.20.2019
PLAN COMMISSION: 12.19.2019

Proposed Floor Plan
(3rd Floor)

PLANNED DEVELOPMENT

0' 64' 128'

N

Wight RBH

Chicago Sustainable Development Policy

The **Phase I Renovation** project of the existing building will comply with the Sustainability Policy for a "Substantial Renovation Project," which is required to **earn a minimum of 50 points**. The project is not planning to pursue a certification at this time. Therefore, below is the strategy to meeting the 50 point minimum requirement. Additional points have been identified to serve as a buffer should some options become unattain able through the design process.

The **Phase II Townhomes** will comply with the Sustainability Policy for "New Construction," which is required to **earn a minimum of 100 points.**

STRATEGY TO MEET SUSTAINABILITY POLICY FOR SUBSTANTIAL RENOVATION:

Teachers Village Chicago	**All Options** *50 pts required*
2.2 Exceed Energy Code	20
4.1 Working Landscape - *only native plants including trees, bushes and forbs*	5
4.3 Tree Planting - *500 cf soil per tree, or 600 cf if two trees are together*	5
6.1 Indoor Water Use Reduction - *(25%)*	10
7.1 Proximity to Transit - *a project can earn 5 points if located in the area defined in Section 17-10-0102-B of the Chicago Municipal Code. The project is within 2,640 feet of the Western Avenue Bus Corridor per Table 17-10-0102-B.1.b.*	5
7.3 Bike Parking Residential - *provide at least one secure, indoor bicycle parking space for each residential unit*	10
7.5 EAV Charging Stations - *one dual Level 2 unit required*	10
7.6 EV Charger Readiness - *provide panel capacity and dedicated conduit (same as above but without charging station) for 20% of spaces*	5
7.7 CTA Digital Display	5
8.1 80% Waste Diversion - *city requires 50% and over 75% is common - needs to be addressed by contractor as part of hauler selection*	10
TOTAL (50 POINTS REQUIRED)	**85**

APPLICANT: RBH CHICAGO PROJECT, LLC
ADDRESS: 2600-2624 W. Hirsch St, 1401-1439 N. Talman Ave. 1400-1436 N. Rockwell St.
INTRODUCTION DATE: 05.20.2019
PLAN COMMISSION: 12.19.2019

Sustainability Matrix PLANNED DEVELOPMENT

Wight RBH GROUP

DPD
Department of Planning and Development

February 14, 2022

Linda Morgan
RBH Group
89 Market Street
8th Floor
Newark, NJ 07102

Re: Minor Change to PD No. 1464
2620 W. Hirsch Street

Dear Ms. Morgan:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1464 ("PD 1464") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1464.

RBH Group (RBH) is the sole property owner of the PD, which consists of the former Von Humboldt School located at 2620 W. Hirsch Street. The Teachers Village project involves the conversion of the existing school building into 107 dwelling units with ground floor commercial space. On April 6, 2021, RBH Group was granted a minor change for modifications to the ground floor commercial and amenity space and the relocation of 8 apartments. While they have been working with the Department of Housing regarding financing, they will not be able to commence construction before the minor change expires on April 6, 2022. Therefore, they are seeking approval for the same changes granted in 2021, along with a correction to the sustainability requirements.

RBH is seeking approval of the following previously approved changes:

- Reduction of the 1st floor commercial space to allow for the relocation of 8 apartments from the former 2nd floor gymnasium space.
- Relocation of the ground floor amenity space to the former auditorium space.
- Addition of residential amenity and recreational space to the building.

These changes are indicated on the attached Proposed Site Plan (Phase II), Proposed Floor Plan (1st Floor), Proposed Floor Plan (2nd Floor), and Proposed Floor Plan (3rd Floor). The maximum number of dwelling units will remain at 107 and there will be no changes to the building elevations.

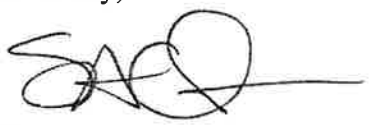
In addition to the proposed changes above, RBH is seeking a minor change to correct an error in PD Statement No. 14 which incorrectly requires a 50% green roof. The correct requirement is compliance with the City's sustainability matrix, as shown on the attached Sustainability Matrix.

Regarding your request, the Department of Planning and 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 PD 1464, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

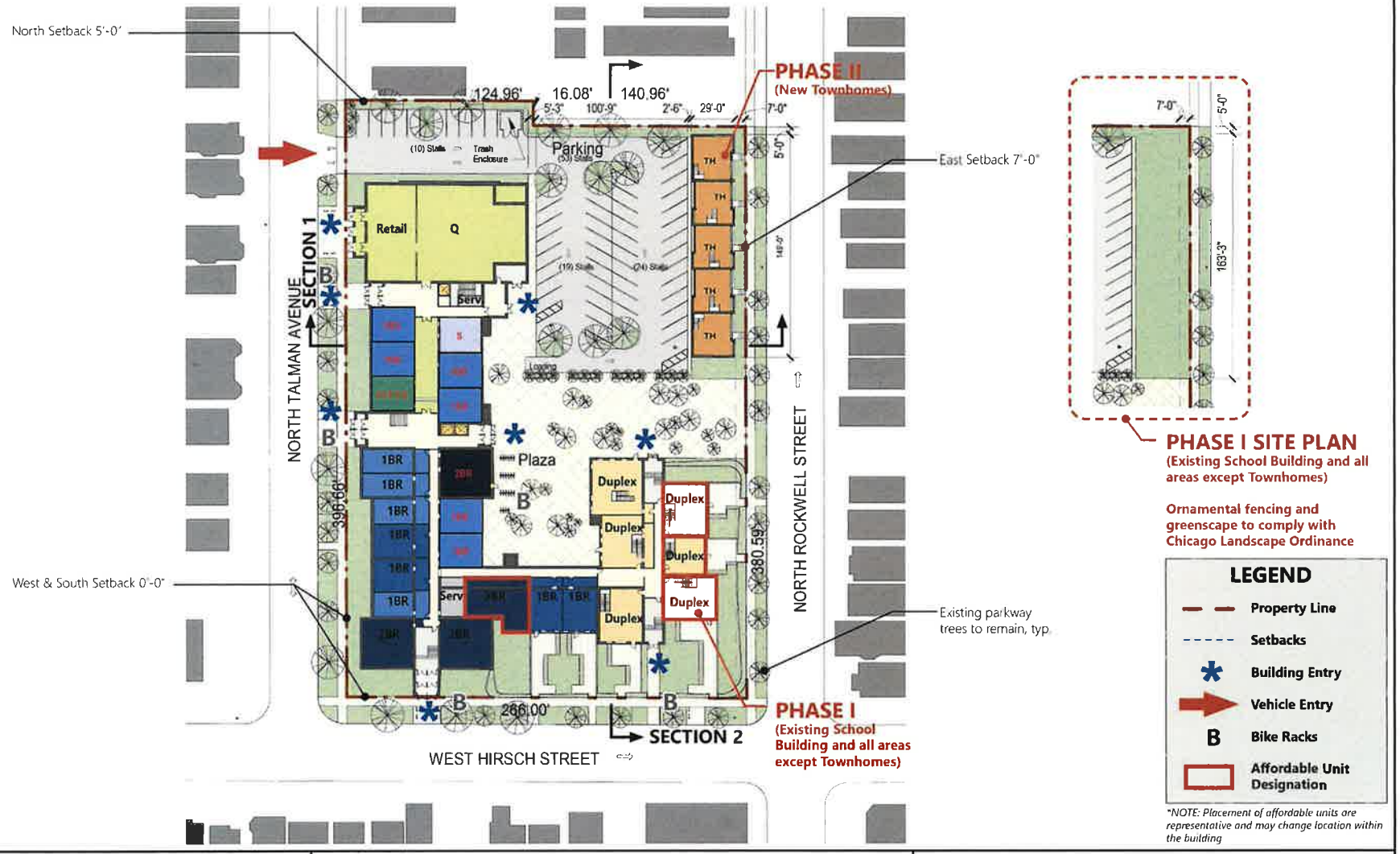
This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building 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,



Steven Valenziano
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file



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INTRODUCTION DATE: 05.20.2019
PLAN COMMISSION: 12.19.2019 RBH REVISED: 10.07.2020

Proposed Site Plan
(Phase II)

PLANNED DEVELOPMENT

0' 64' 128'

N

Wight RBH GROUP

LEGEND

- Property Line
- Setbacks
- Building Entry
- Vehicle Entry
- B — Bike Racks
- Affordable Unit Designation

**NOTE: Placement of affordable units are representative and may change location within the building*

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INTRODUCTION DATE: 05.20.2019
PLAN COMMISSION: 12.19.2019

Proposed Floor Plan
(1st Floor)

PLANNED DEVELOPMENT

0' 64' 128' N

Wight RBH GROUP

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INTRODUCTION DATE: 05.20.2019
PLAN COMMISSION: 12.19.2019

Proposed Floor Plan
(2nd Floor)

PLANNED DEVELOPMENT

0' 64' 128'

N

Wight RBH GROUP

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Proposed Floor Plan
(3rd Floor)

PLANNED DEVELOPMENT

0' 64' 128'

N

Wight RBH GROUP

Chicago Sustainable Development Policy

The **Phase I Renovation** project of the existing building will comply with the Sustainability Policy for a "Substantial Renovation Project," which is required to **earn a minimum of 50 points**. The project is not planning to pursue a certification at this time. Therefore, below is the strategy to meeting the 50 point minimum requirement. Additional points have been identified to serve as a buffer should some options become unattain able through the design process.

The **Phase II Townhomes** will comply with the Sustainability Policy for "New Construction," which is required to **earn a minimum of 100 points.**

STRATEGY TO MEET SUSTAINABILITY POLICY FOR SUBSTANTIAL RENOVATION:

Teachers Village Chicago	**All Options** *50 pts required*
2.2 Exceed Energy Code	20
4.1 Working Landscape - *only native plants including trees, bushes and forbs*	5
4.3 Tree Planting - *500 cf soil per tree, or 600 cf if two trees are together*	5
6.1 Indoor Water Use Reduction - *(25%)*	10
7.1 Proximity to Transit - *a project can earn 5 points if located in the area defined in Section 17-10-0102-B of the Chicago Municipal Code. The project is within 2,640 feet of the Western Avenue Bus Corridor per Table 17-10-0102-B.1.b.*	5
7.3 Bike Parking Residential - *provide at least one secure, indoor bicycle parking space for each residential unit*	10
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Sustainability Matrix PLANNED DEVELOPMENT

Wight RBH GROUP

DPD
Department of Planning and Development

April 6, 2021

Linda Morgan
Vice President, Project Partnerships & External Affairs
RBH Group
89 Market Street, 8th Floor
Newark, NJ 07102

Re: Minor change for PD No. 1464, 2620 W. Hirsch St

Dear Ms. Morgan:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1464 ("PD 1464") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1464.

RBH Group is the sole property owner of the PD which contains the former Von Humboldt School located at 2620 W. Hirsch St. The approved Teachers Village project involves the conversion of the existing school into 107 dwelling units with ground floor commercial space. As a result of Covid, you are seeking a minor change to reduce the amount of ground floor commercial space and relocate 8 apartments from the existing second floor gymnasium space to the ground floor. The ground floor amenity space will be relocated to the existing auditorium mezzanine space and additional residential amenity and recreational space will be provided. The maximum number of dwelling units will remain 107 and there are no changes to the building elevations. CDOT, Fire and MOPD have approved the changes, as shown on the attached: Proposed Site Plan, Proposed 1st, 2nd, and 3rd Floor Plans.

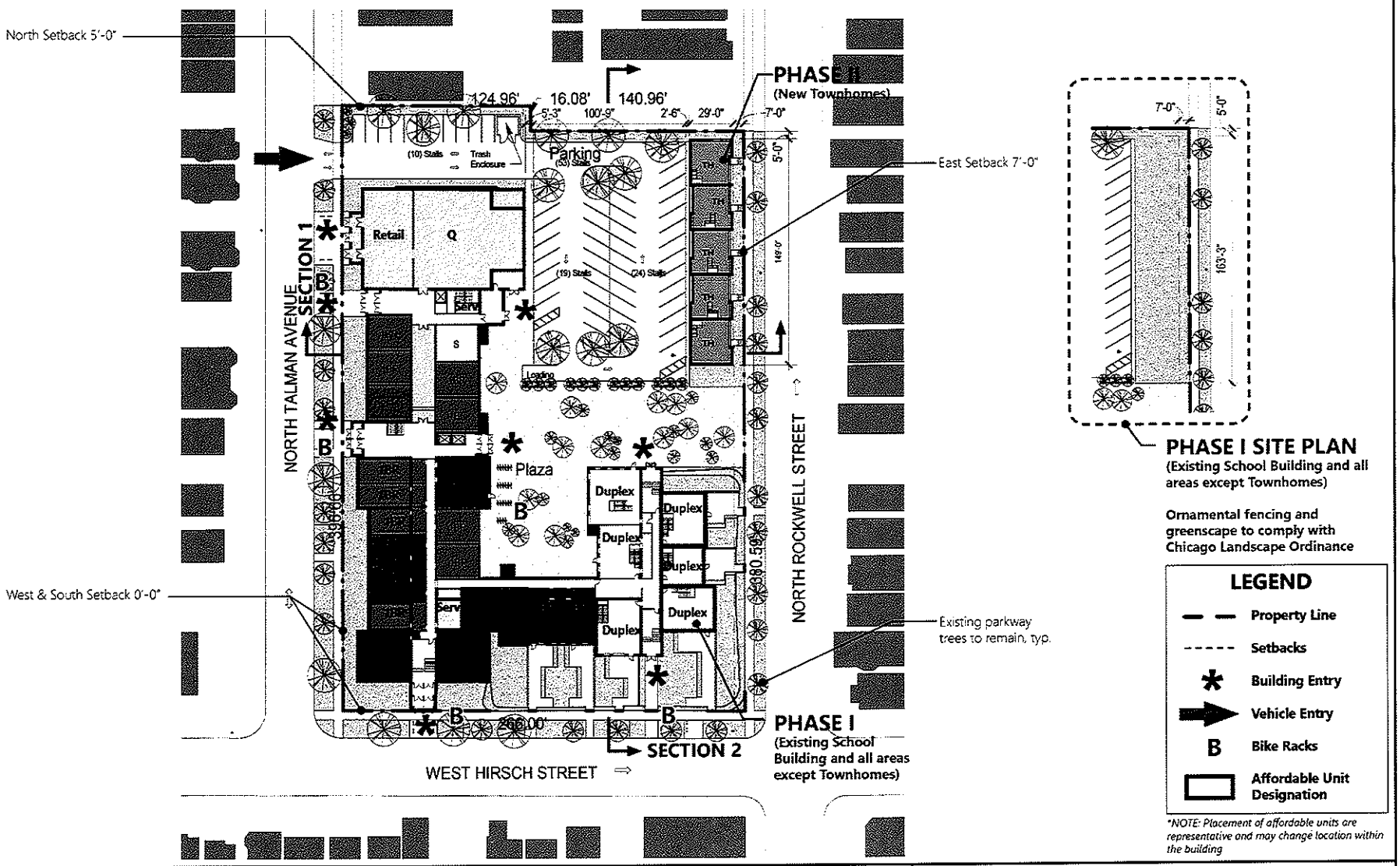
With regard to your request, the Department of Planning and Development has determined that allowing this reallocation of space will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1464, 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,

Steven Valenziano
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file



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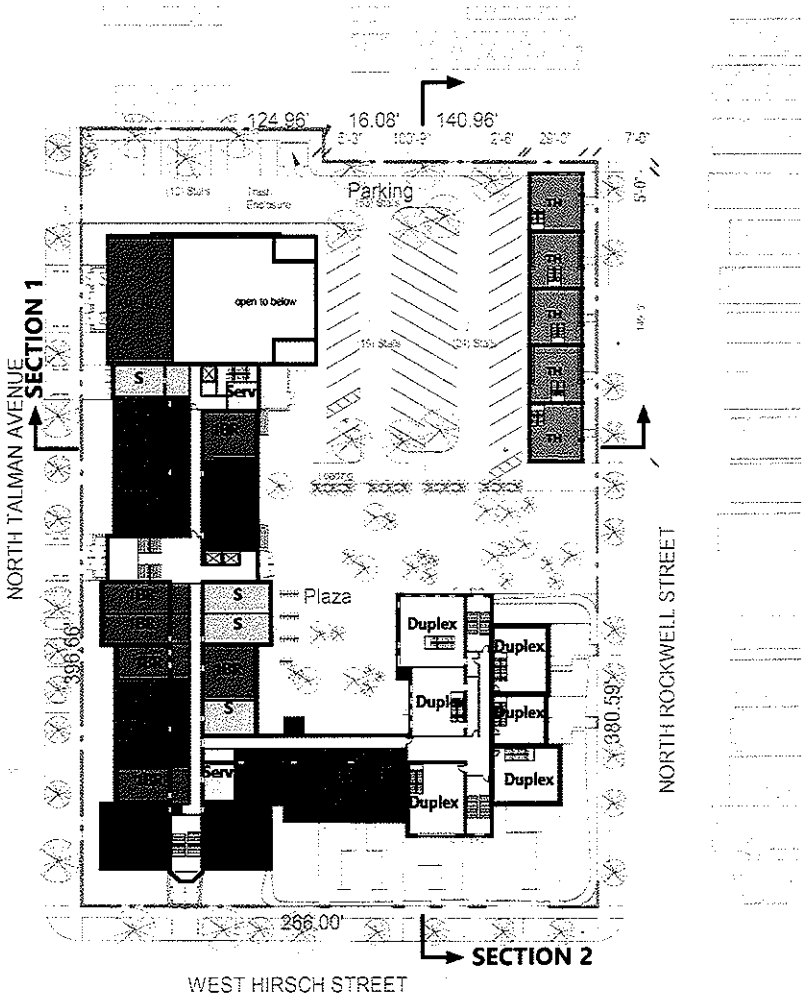
Proposed Site Plan
(Phase II)

PLANNED DEVELOPMENT

0' 64' 128'

Wight RBH



LEGEND

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- B — Bike Racks
- Affordable Unit Designation

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Proposed Floor Plan
(1st Floor)

PLANNED DEVELOPMENT

0' 64' 128'

N

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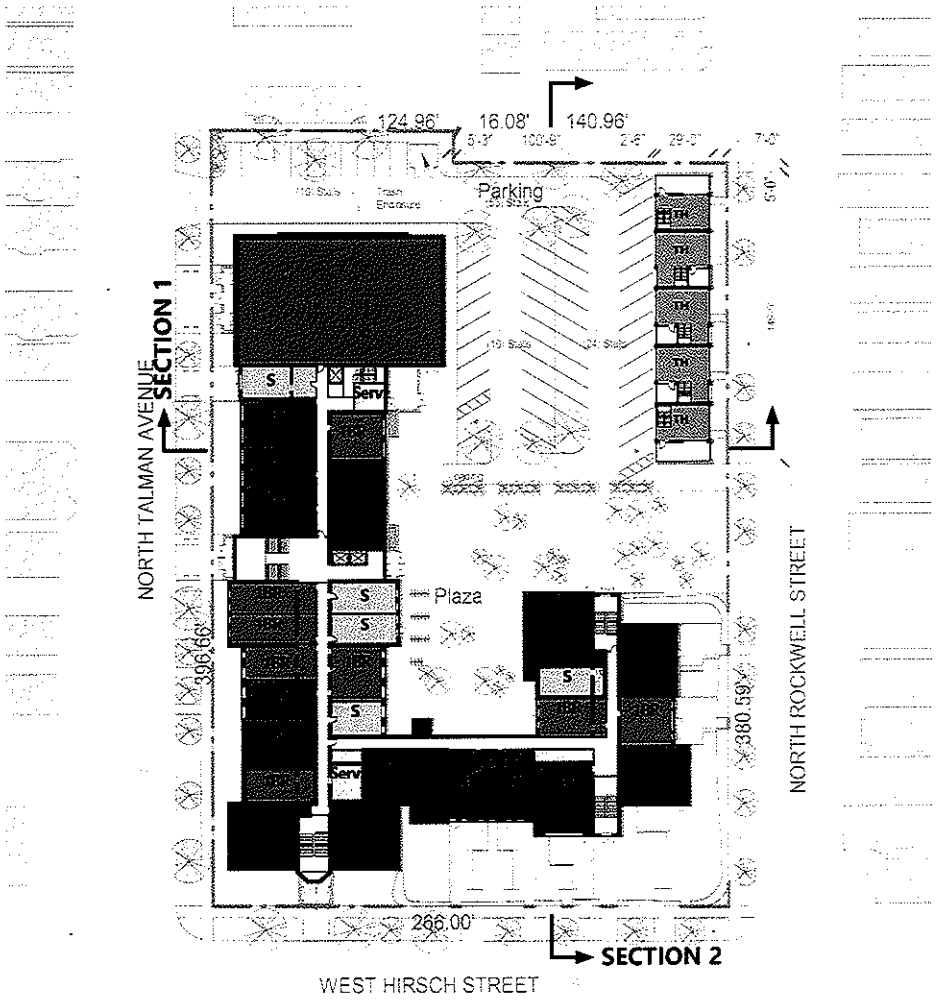

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Proposed Floor Plan
(2nd Floor)

PLANNED DEVELOPMENT

0' 64' 128'

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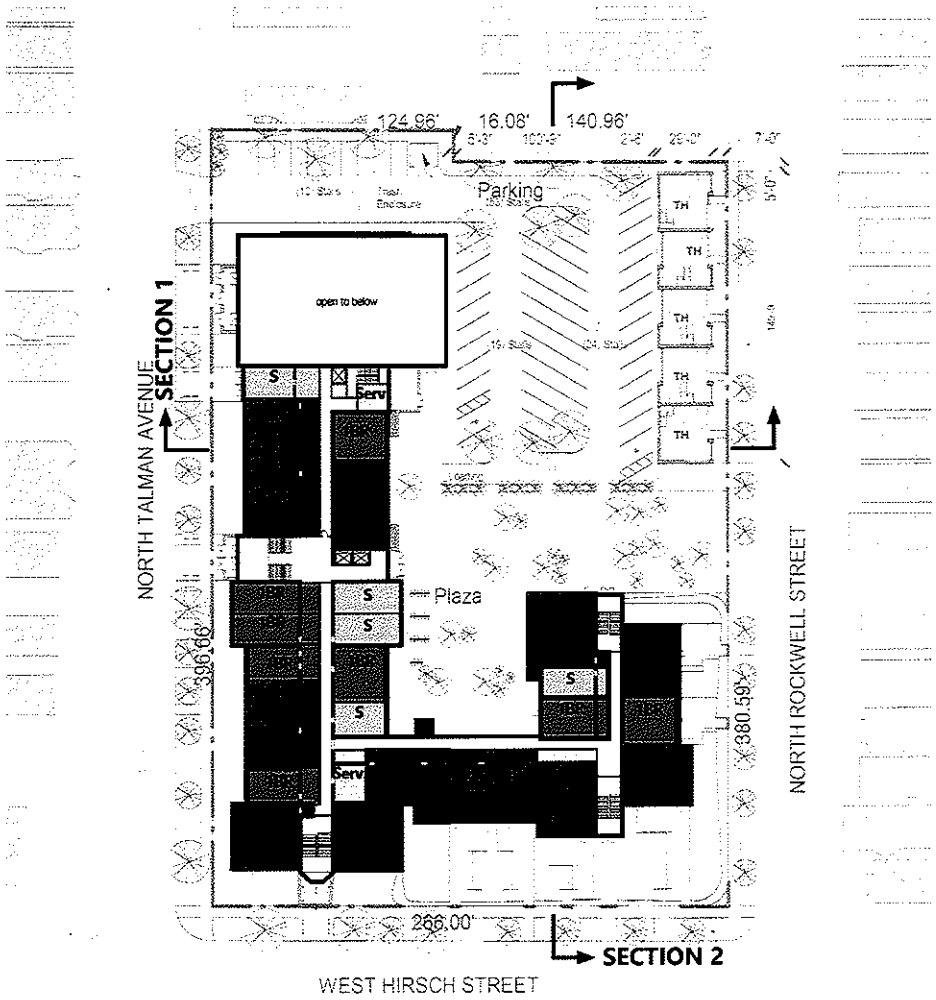

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Proposed Floor Plan
(3rd Floor)

PLANNED DEVELOPMENT

0' 64' 128' N

Wight RBH

20045

Reclassification Of Area Shown On Map No. 3-I. RBPD 1464
(As Amended)
(Application No. 20045)
(Common Address: 2600 -- 2624 W. Hirsch St., 1401 -- 1439 N. Talman Ave. And 1400 -- 1436 N. Rockwell St.)

[SO2019-4017]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 3-I in the area bounded by:

West Hirsch Street; North Talman Avenue; a line 395.40 feet north of and parallel to West Hirsch Street; the public alley east of and parallel to North Talman Avenue; a line 379.20 feet north of and parallel to West Hirsch Street; and North Rockwell Street,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 3-I in the area bounded by:

West Hirsch Street; North Talman Avenue; a line 395.40 feet north of and parallel to West Hirsch Street; the public alley east of and parallel to North Talman Avenue; a line 379.20 feet north of and parallel to West Hirsch Street; and North Rockwell Street,

to those of a Residential-Business Planned Development.

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

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

Residential-Business Planned Development No. 1464.

Planned Development Statements.

1. The area delineated herein as Planned Development Number to be determined ("Planned Development") consists of approximately 103,225 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). RBH Chicago Project LLC is the owner of the Property and the "Applicant" for this planned development.

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 "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, 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 Chicago Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

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

   Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

   All work proposed in the public way must be designed and constructed in accordance with CDOT 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 CDOT.

4. This plan of development consists of these 16 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Wight & Company and dated November 21, 2019 (the "Plans"): an Existing Zoning Map; an Existing Land Use-Map; a Planned Development Boundary and Property Line Map; a Proposed Site Plan; a Site Section; and Elevations (East, South and West). 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 thereof, 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 Business Planned Development: dwelling units located on and above the ground floor; multi-unit residential; cultural exhibits and libraries; artist work or sales space; business support services; eating and drinking establishments (all, including outdoor patio on a rooftop

and at grade); small venues; financial services (excluding payday loan, pawn shops and drive-through facilities); food and beverage retail sales: vacation rental; medical service; office; personal service; general retail sales; indoor participant sports and recreation; children's play center; artisan manufacturing; co-located wireless communication facilities; accessory parking and related, incidental 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 DPD. 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 103,225 square feet and a FAR of 3.0.

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 DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

10. The Site 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 DPD. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 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 building certification and provide a 50 percent net green roof, equivalent to an actual total of approximately _____ square feet.

15. The Applicant acknowledges and agrees that the rezoning of the Property from the RS3 Residential Single-Unit (Detached House) District to the B2-3 Neighborhood Mixed-Use District, and then to this Planned Development (P.D.), triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (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 (the Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 Percent of the Required Units on-site or off-site. 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. The Property is located in a higher income area, within the meaning of the ARO, and the project has a total of 107 units. As a result, the Applicant's affordable housing obligation is 11 affordable units (10 percent of 107 rounded up), 3 of which are Required Units (25 percent of 11, rounded up). Applicant has agreed to satisfy its affordable housing obligation by providing 11 affordable units in the rental building to be constructed in the P.D., as set forth in the Affordable Housing Profile Form attached hereto as Exhibit _____. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the P.D., the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the number of required Affordable Units without amending the P.D. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). 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 P.D., or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 15, 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 P.D.

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 DPD shall initiate a zoning map amendment to rezone the Property to the B2-3 Neighborhood Mixed-Use 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; Proposed Site Plan (Phase II); Site Section; and South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 13560 through 13567 of this *Journal*.]

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

Residential-Business Planned Development No. 1464.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	120,075
Area of Public Rights-of-Way (square feet):	16,850
Net Site Area (square feet):	103,225
Maximum Floor Area Ratio:	3.0
Maximum Number of Dwelling Units:	107
Minimum Off-Street Parking Spaces:	53
Minimum Off-Street Loading Spaces:	1
Maximum Building Height:	102 feet (existing building height)
Minimum Setbacks:	Per plans

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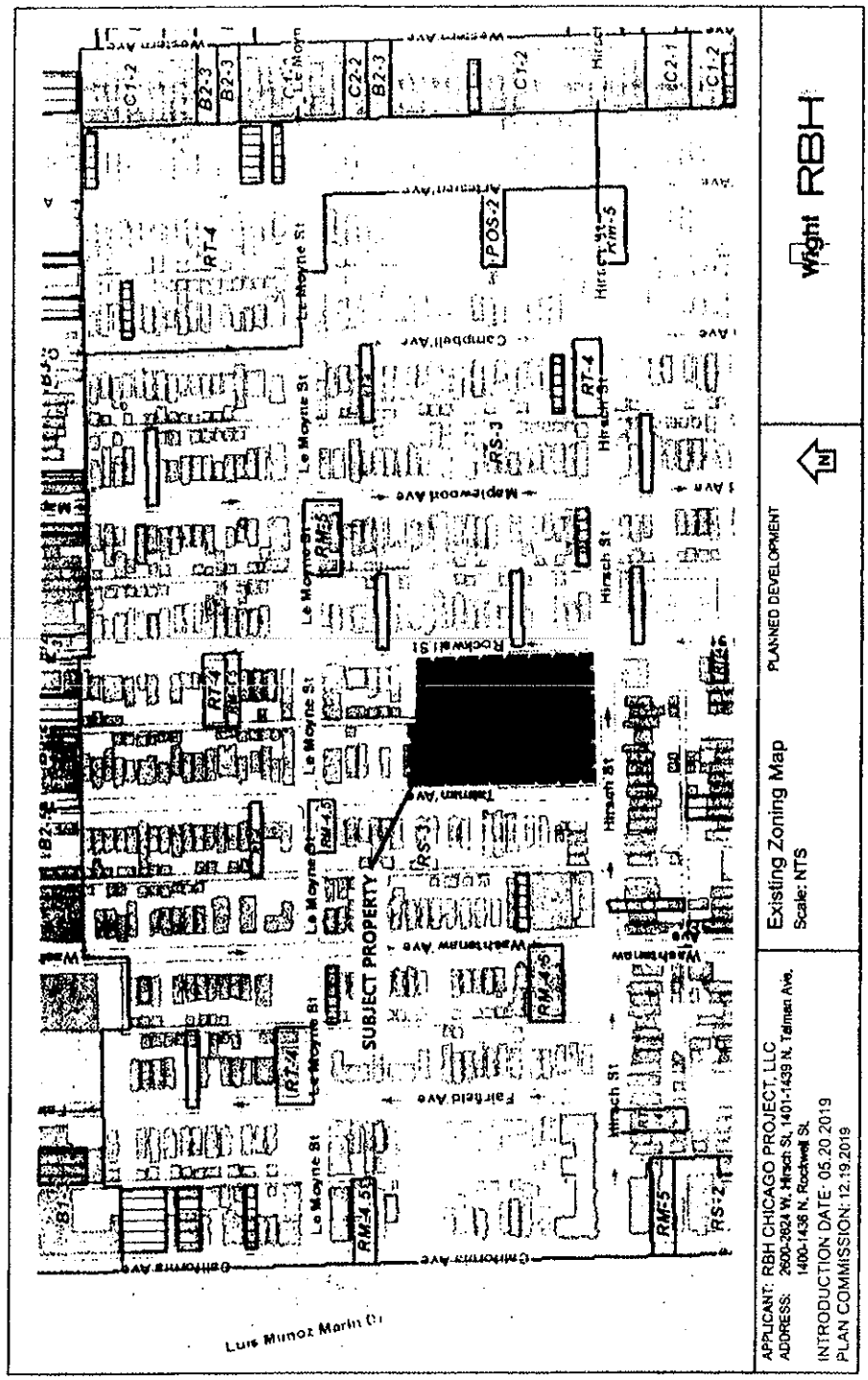

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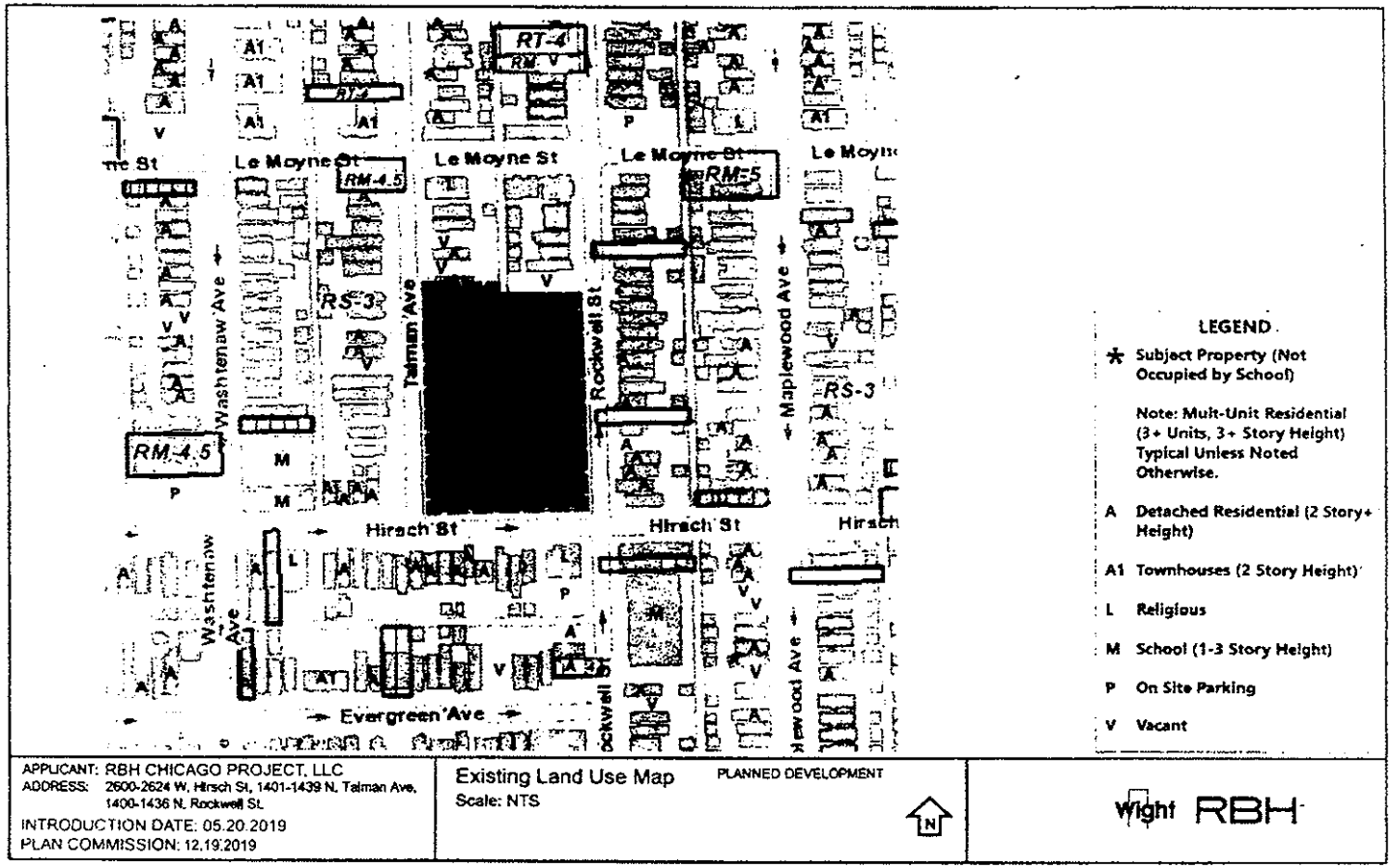

APPLICANT: RBH CHICAGO PROJECT, LLC
ADDRESS: 2600-2624 W. Hirsch St, 1401-1439 N. Talman Ave, 1400-1436 N. Rockwell St.
INTRODUCTION DATE: 05.20.2019
PLAN COMMISSION: 12.19.2019

Existing Land Use Map
Scale: NTS

PLANNED DEVELOPMENT

N

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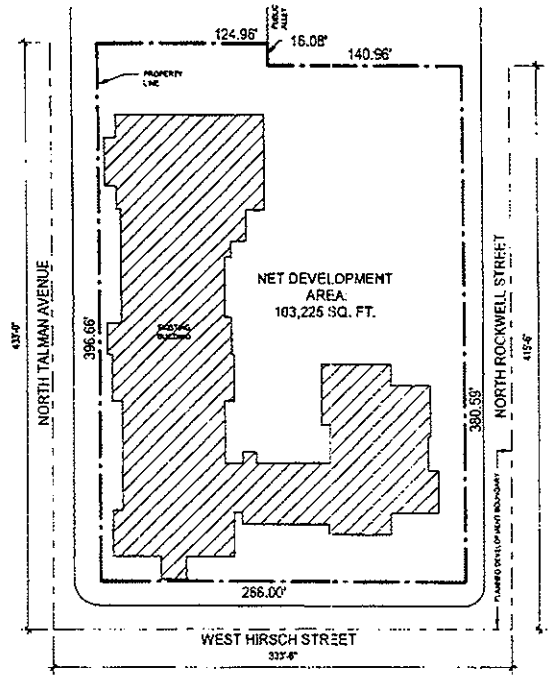

Gross Site Area (SF):	120,075
Area of Public Rights-of-Way (SF):	16,850
Net Site Area (SF):	103,225

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Planned Development Property Line and Boundary Map

PLANNED DEVELOPMENT
0' 64' 128'
N

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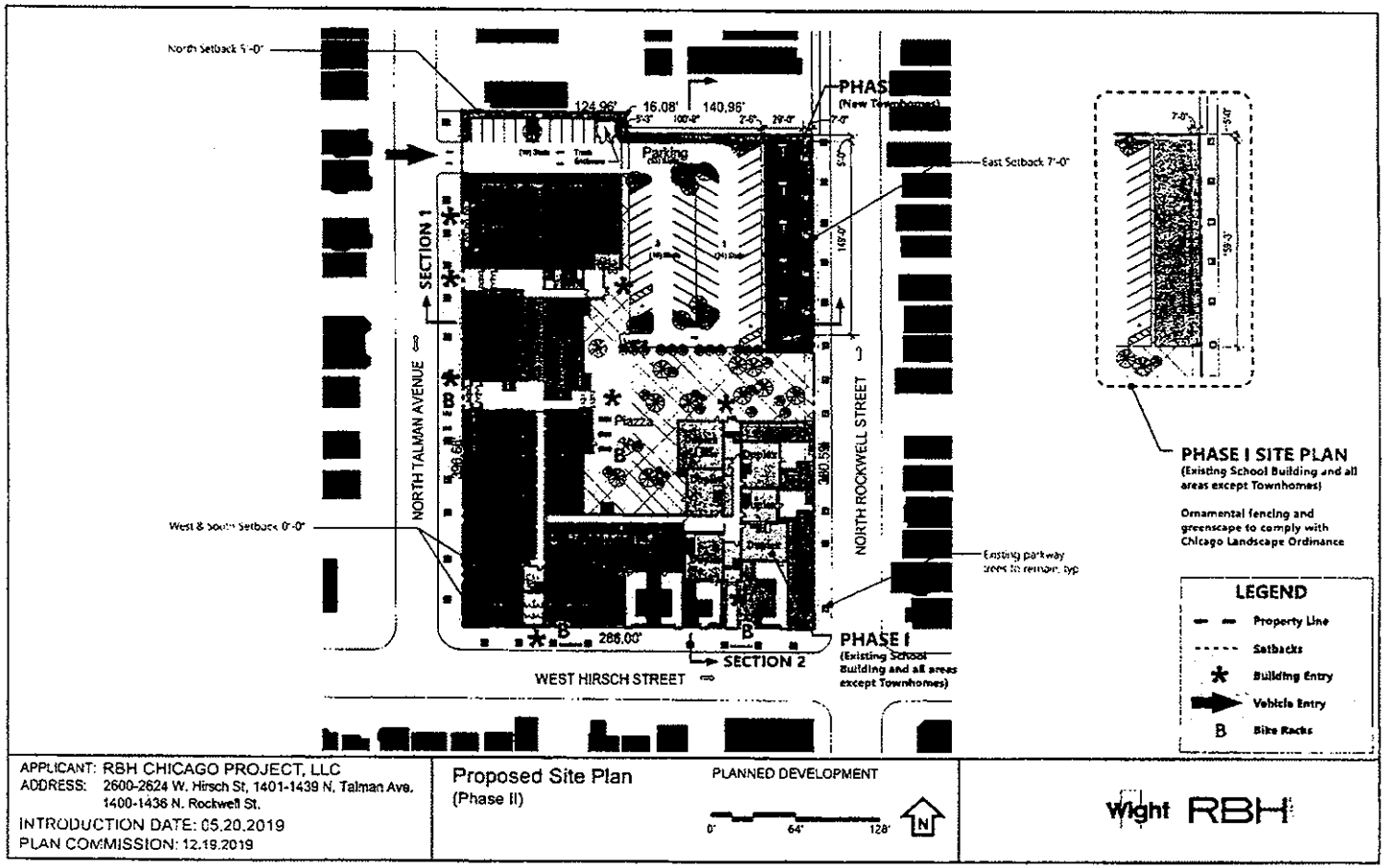

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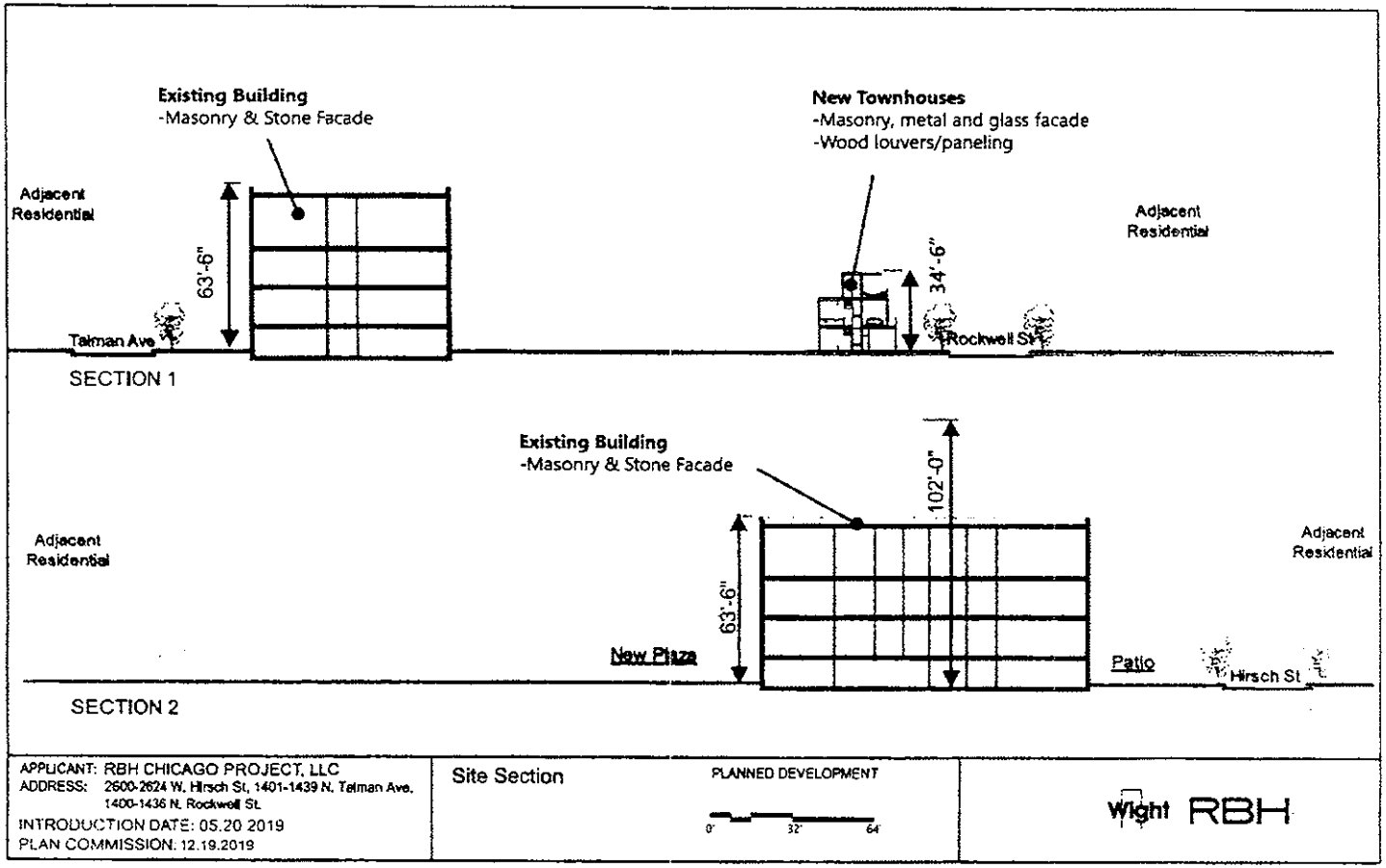

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South Elevation

Materials:

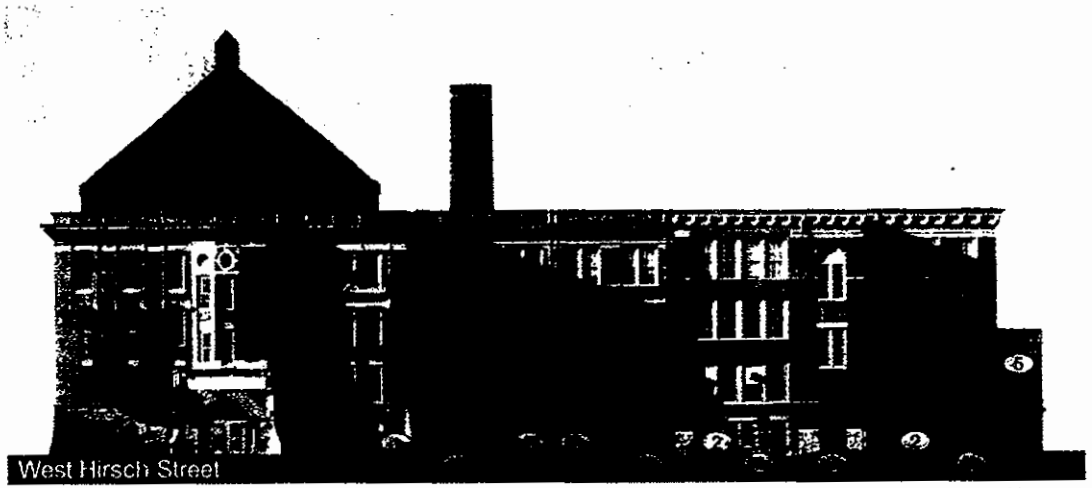
1 – Metal and wood fencing system which sits in an elevated landscaped planter. (not pictured for clarity – located at sidewalk edge)

2 – Recessed patio space with wooden pergola and concrete planters for duplex units within existing building

3 - New aluminum & glass wall system within existing building door opening

4 - New aluminum & glass door within existing building window opening

5 - New townhomes beyond on Rockwell Street



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INTRODUCTION DATE: 05.20.2019
PLAN COMMISSION: 12.19.2019

South Elevation
Scale: NTS

PLANNED DEVELOPMENT

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East Elevation

Materials:

1 - Metal and wood fencing system which sits in an elevated landscaped planter.

2 - Architecturally finished concrete panel structure with reveals.*

3 - Wooden louver shading system.

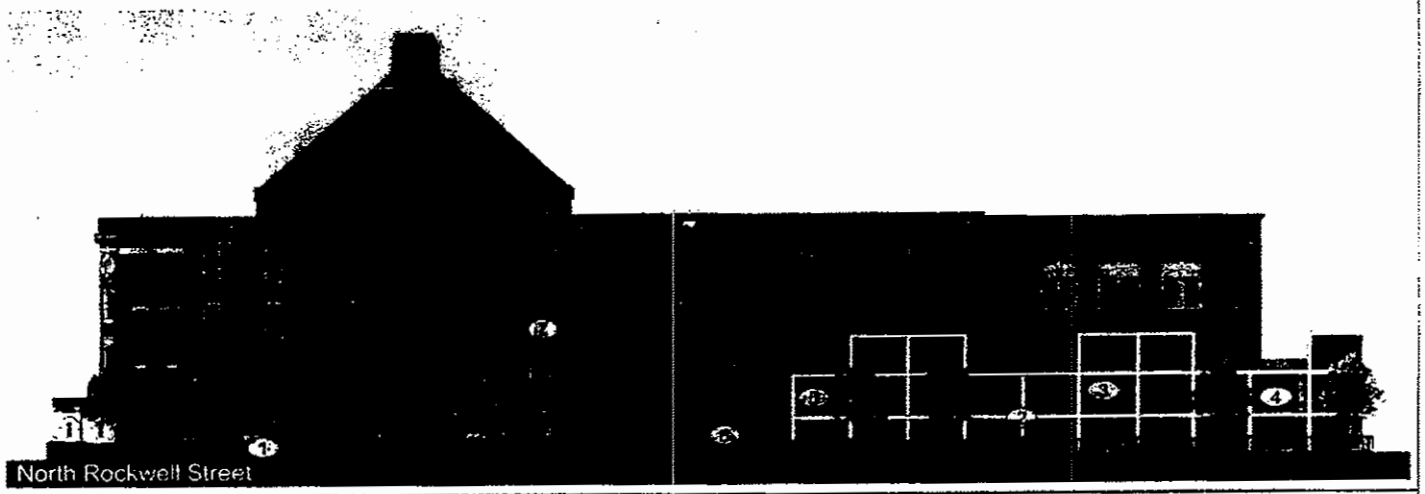
4 - Glass railings at recessed balconies

5 - Aluminum and glass wall system.

6 - New plaza with public access.

7 - Existing masonry building.

*NOTE: Townhome facade and fenestration currently being studied with alternate materiality options.



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East Elevation
Scale: NTS

PLANNED DEVELOPMENT

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West Elevation

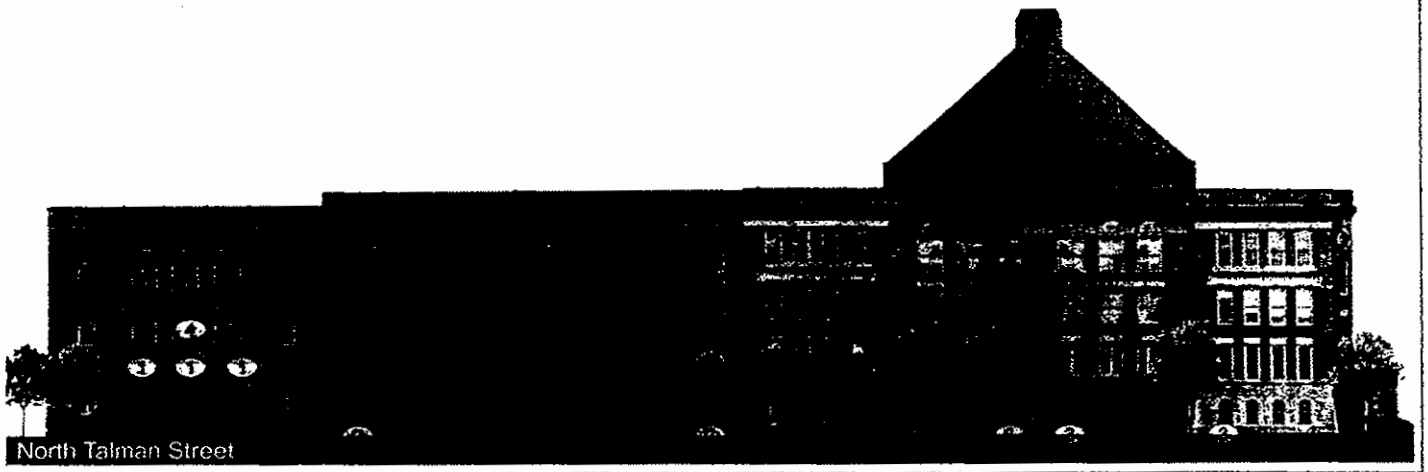
Materials:

1 - New aluminum & glass wall system within existing building door opening.

2 - New aluminum & glass door system within existing building opening.

3 - New aluminum & glass wall system within existing building opening.

4 - New metal canopy at building entry



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West Elevation
Scale: NTS

PLANNED DEVELOPMENT

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