

PD 1556

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 19, 2024

Steven D. Friedland
Applegate & Thorne-Thomsen
425 S. Financial Pl., Suite 1900
Chicago, IL 60605

Re: Minor change to PD 1556, Parking reduction at Hobbie, Cambridge and Cleveland Avenues

Dear Mr. Friedland:

Please be advised that your request for a minor change to Planned Development No. 1556 ("PD 1556") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 1556.

Parkside Associates, LLC, is the developer of the housing project to be constructed at 500-520 W. Hobbie St., 1101-1129 N. Cambridge Ave. and 1100-1128 N. Cleveland Ave. The Chicago Housing Authority is the owner of the property and they have provided their consent to this request. The project will consist of three buildings with up to 93 dwelling units, 2/3 of which will be affordable units. Parkside Associates is seeking a minor change to reduce the minimum number of number of off-street parking spaces from 65 to 63 spaces. While the Bulk Table requires a total of 65 parking spaces, the approved Site Plan only identifies 63 spaces. Prior to the PD being approved, a loading space was added that resulted in the loss of 2 parking spaces, however this change was not reflected on the approved Bulk Table. The attached Bulk Table has been revised and now identifies a minimum of 63 parking spaces.

The Department of Planning and Development has determined that allowing a reduction of two parking spaces 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. Further, based on the PD's underlying DR zoning, and since the property is a transit served location, the Zoning Ordinance allows a 50% parking reduction as-of-right. The resulting parking ratio will be 68%, still greater than 50%.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1556, 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,

Noah Szafraniec
Assistant Commissioner

C: Mike Marmo, Janice Hill, Main file

**RESIDENTIAL PLANNED DEVELOPMENT NUMBER 1556
BULK REGULATIONS AND DATA TABLE**

Gross Site Area:	92,160 square feet (2.12 acres)
Area Remaining in Public Right of Way	23,988 square feet (.55 acres)
Net Site Area:	68,172 square feet (1.57 acres)
Maximum Number of Dwelling Units:	93 Dwelling Units
Maximum Floor Area Ratio:	2.0
Minimum Number of Off-Street Parking Spaces:	63 parking spaces
Minimum Number of Bike Spaces	93 bike spaces
Off-Street Loading Spaces:	1
Minimum Required Setbacks:	As per the site plan
Maximum Building Height of the top Residential Floor per Section 17-17-0311 of the Zoning Ordinance:	105 feet



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 14, 2023

Ms. Christine Moran
Executive Director
Illinois Housing Development Authority
111 E. Wacker Dr.
Suite 1000
Chicago, Illinois 60601

Re: **500-520 W. Hobbie St.**
1101-1129 N. Cambridge Ave.
1100-1128 N. Cleveland Ave.

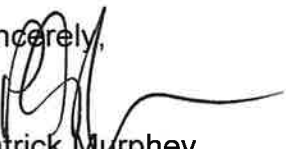
Dear Ms. Moran:

In response to a recent request from Holsten Real Estate Development Corp., please be advised that the subject site is zoned Residential Planned Development Number 1556 ("PD 1556").

We understand that Parkside Associates, LLC is seeking Illinois Affordable Housing Tax Credits to construct three buildings at the subject site. As permitted in PD 1556, the three buildings will contain a total of 93 dwelling units and 65 accessory, vehicular parking spaces will be provided. PD 1556 also permits a community center, residential support services and accessory uses.

All new construction must comply with the requirements of PD 1556 and all required permits must be obtained prior to the start of construction.

Sincerely,


Patrick Murphey
Zoning Administrator

PM:tm

C: Irene Burke, Main file

Reclassification Of Area Shown On Map No. 3-F. RPD 1556
(As Amended)

(Application No. 21081)

(Common Address: 1101 -- 1129 N. Cambridge Ave., 500 -- 520 W. Hobbie St. And
1100 -- 1128 N. Cleveland Ave.)

[SO2022-2052]

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 DR3 Downtown Residential District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 312.29 feet north of and parallel to the north line of West Hobbie Street, as measured along the west line of North Cleveland Avenue; North Cleveland Avenue; West Hobbie Street; and North Cambridge Avenue,

to those of Residential Planned Development Number 1556, 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 2. This ordinance takes effect after its passage and due publication.

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

Residential Planned Development No. 1556.

Planned Development Statements.

1. The area delineated herein as Residential Planned Development Number 1556 ("Planned Development") consists of approximately 68,172 square feet of Property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is controlled by the Applicant, Parkside Associates LLC, an Illinois limited liability company and owned by the Chicago Housing Authority.
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.

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

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

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

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

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

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; an Existing Right-of-Way Plan; a Site Plan; a Roof Plan; a Landscape Plan; a Plant List; Exterior Elevations -- Building 20 (West and South Elevations); Exterior Elevations -- Building 20 (East and North Elevations); Exterior Elevations -- Building 21 (East and North Elevations); Exterior Elevations -- Building 21 (West and South Elevations); Exterior Elevations -- Building 22 (South Elevation); Exterior Elevations -- Building 22 (North Elevation); Exterior Elevations - Building 22 (East Elevation); and Building 22 -- Facade Axon Detail prepared by Landon, Bone Baker and dated December 12, 2022, 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses shall be permitted in this Planned Development: dwelling units located on the ground floor, dwelling units located above the ground floor, multi-unit (3+ units) residential, townhouse; community center; residential support services; accessory off-street parking; 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 Chicago 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 purpose 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 68,172 square feet and a base FAR of 2.0.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, 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, including Section 17-13-0800. 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, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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 obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the

design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of: (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof); and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from Residential-Commercial Planned Development Number 1006 to DR-3 Downtown Residential District, and then to this Residential Planned Development ("P.D.") Number 1550 is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The Applicant has applied for Low-Income Housing Tax Credits or other forms of financial assistance from the City. Such financial assistance imposes affordability requirements (the "Financing Requirements") that exceed the ARO requirements. As a result, if the Applicant receives such financial assistance, the Financial Requirements shall govern the Applicant's obligation to provide affordable housing in the P.D. If the Applicant does not receive such financial assistance, the Applicant shall comply with the ARO.
17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to DR-3 Downtown Residential District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Existing Right-of-Way Plan; Site Plan; Roof Plan; Landscape Plan -- Block 6; Plant List; Buildings 20, 21 and 22 Exterior Elevations; and Building 22 -- Facade Axon Detail referred to in these Plan of Development Statements printed on pages 58392 through 58407 of this *Journal*.]

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

Residential Planned Development No. 1556

Bulk Regulations And Data Table.








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Area remaining in Public Right-of-Way:	23,988 square feet (.55 acre)
Net Site Area:	68,172 square feet (1.57 acres)
Maximum Number of Dwelling Units:	93 dwelling units
Maximum Floor Area Ratio:	2.0
Minimum Number Off-Street Parking Spaces:	65 parking spaces
Minimum Number of Bike Spaces:	93 bike spaces
Off-Street Loading Spaces	1
Minimum Required Setbacks:	As per site plan
Maximum Building Height of the top Residential Floor per Section 17-17-0311 of the Zoning Ordinance:	105 feet

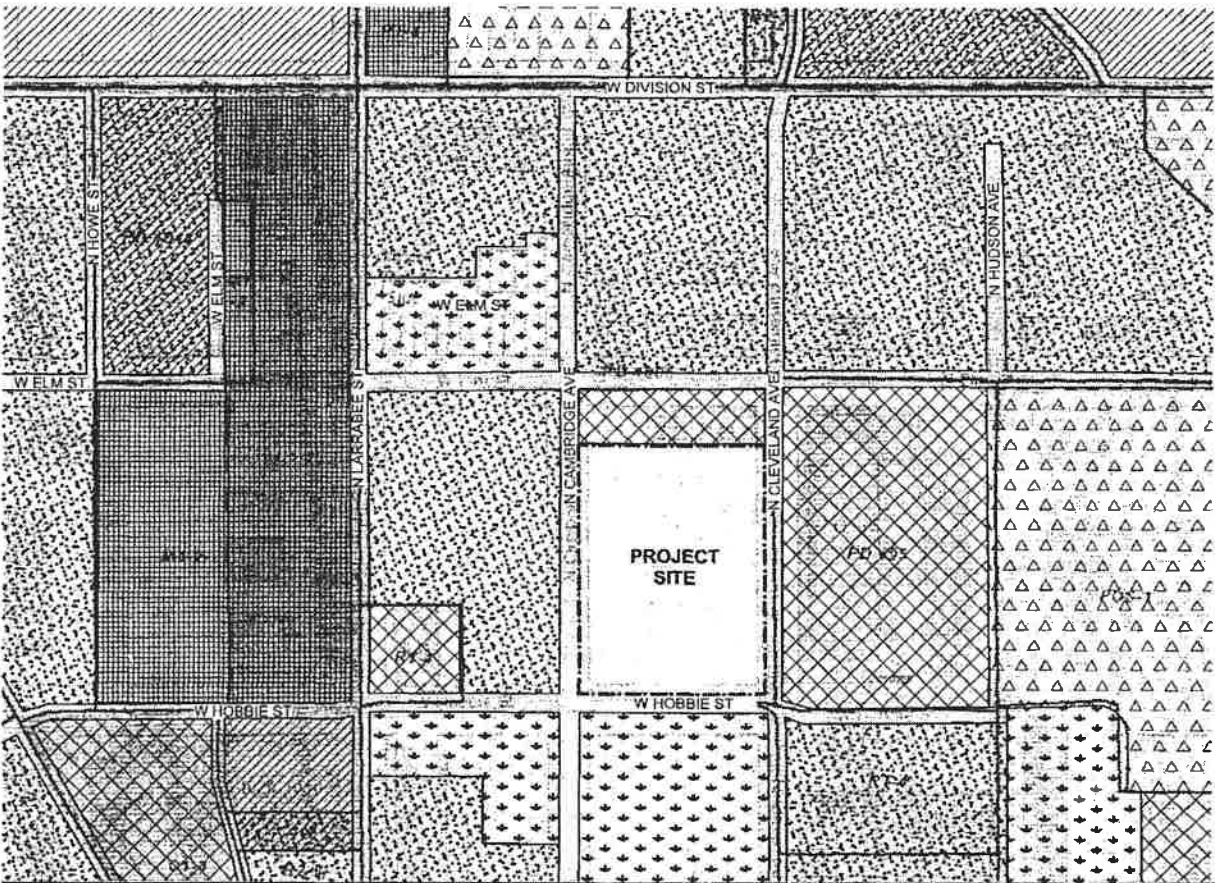


Introduced: July 20, 2022
Plan Commision: December 12, 2022

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KEY

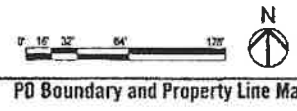
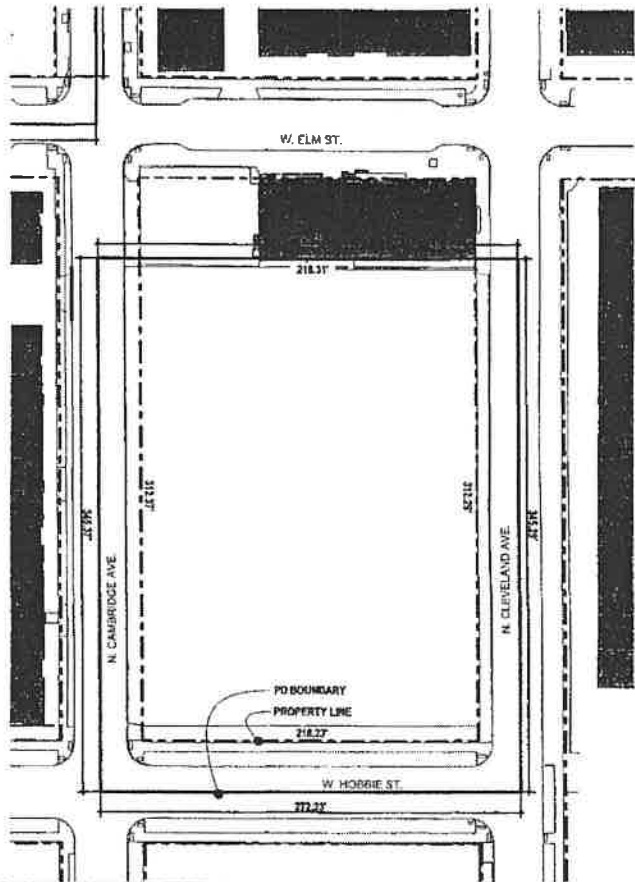
-  COMMERCIAL
-  MIXED-USE (COMMERCIAL & RESIDENTIAL)
-  RESIDENTIAL
-  VACANT
-  INSTITUTION
-  MUNICIPAL
-  RECREATIONAL (PARK CITY FARM)



Existing Land Use Map

Applicant: Parkside Associates, LLC
 Address: 1101-1129 North Cambridge Avenue; 506-520 West Hobbie Street; 1100-1126 North Cleveland Avenue
 Introduced: July 20, 2022
 Plan Commission: December 12, 2022

**FINAL FOR
PUBLICATION**

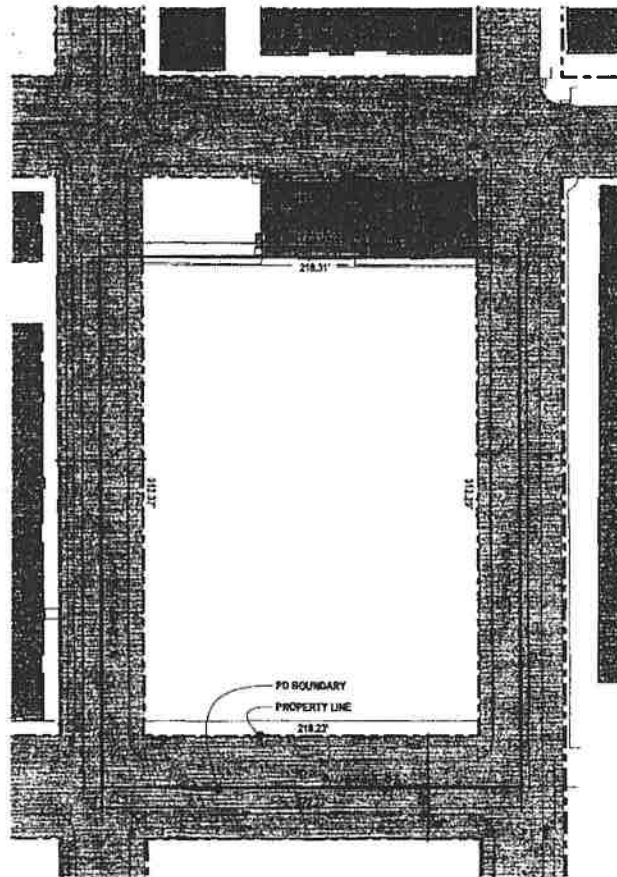


PD Boundary and Property Line Map

Applicant: Parkside Associates, LLC
Address: 1101-1129 North Cambridge Avenue; 500-520 West Hobbie Street; 1100-1128 North Cleveland Avenue
Introduced: July 20, 2022
Plan Commission: December 12, 2022

**FINAL FOR
PUBLICATION**

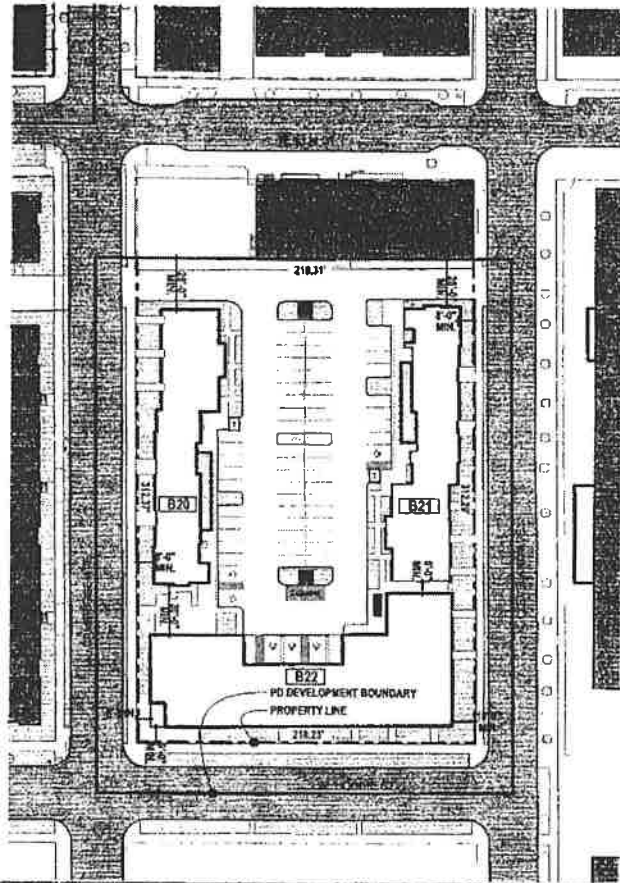
KEY
EXISTING ROW
TO REMAIN



Existing Right-Of-Way Plan

Applicant: Parkside Associates, LLC
Address: 1101-1129 North Cambridge Avenue, 500-520 West Hobbie Street; 1100-1128 North Cleveland Avenue
Introduced: July 20, 2022
Plan Commission: December 12, 2022

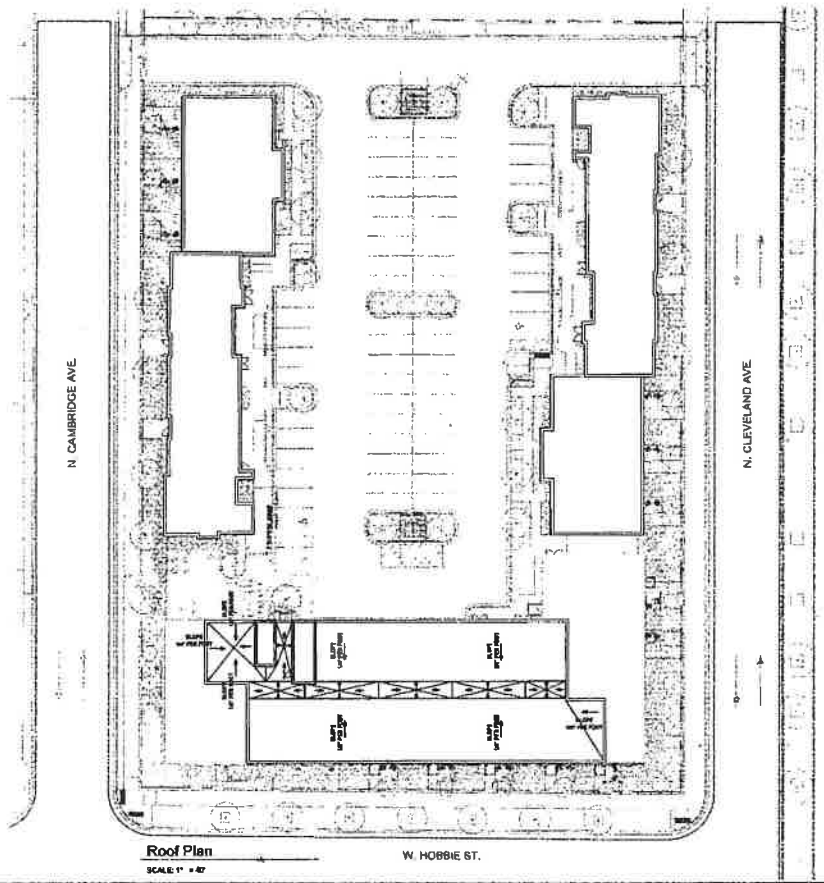
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Site Plan

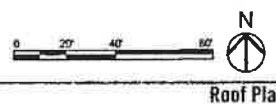
Applicant: Parkside Associates, LLC
Address: 1101-1129 North Cambridge Avenue; 500-520 West Hobbie Street; 1100-1128 North Cleveland Avenue
Introduced: July 20, 2022
Plan Commission: December 12, 2022

**FINAL FOR
PUBLICATION**



Roof Plan
SCALE: 1" = 40'

W. HOBBIE ST.



Roof Plan

Applicant: Parkside Associates, LLC
Address: 1101-1129 North Cambridge Avenue; 500-520 West Hobbie Street; 1100-1128 North Cleveland Avenue
Introduced: July 20, 2022
Plan Commission: December 12, 2022

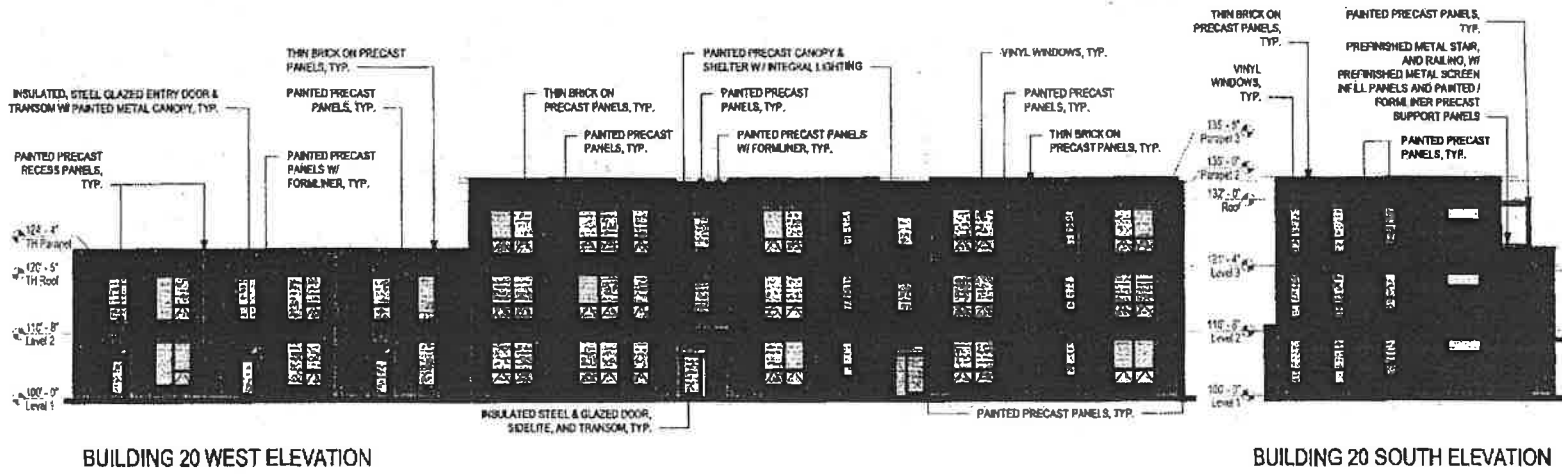
BOTANICAL NAME	COMMON NAME	SIZE	
PARKWAY TREES			
CELTIS OCCIDENTALIS	HACKBERRY	4" CAL.	7 CL.WOOD
QUERCUS BICOLOR	SWAMP WHITE OAK	4" CAL.	7 CL.WOOD
TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	SHAWNEE BRAVE BALD CYPRESS	4" CAL.	7 CL.WOOD
SITE/PARKING ISLAND SHADE TREES			
AESCULUS FLAVA	YELLOW BUCKEYE	3" CAL.	7 CL.WOOD
CELTIS OCCIDENTALIS	HACKBERRY	3" CAL.	7 CL.WOOD
GYMNOCLADUS DIOICUS	KENT. COFFEETREE	3" CAL.	7 CL.WOOD
GINGKO BILOBA	PRINCETON SENTRY	3" CAL.	7 CL.WOOD
'PRINCETON SENTRY'	GINGKO		
QUERCUS MUELENBERGII	CHINKAPIN OAK	3" CAL.	7 CL.WOOD
ORNAMENTAL TREES -29			
CERCIS CANADENSIS	REDBUD	3" CAL.	B&B
COTINUS OBOVATUS	AMER. SMOKETREE	3" CAL.	B&B
CRATAEGUS CRU-GALLI	THORNLESS	3" CAL.	B&B
VAR. INERMIS	HAWTHORN		
FAGUS 'RED OBELISK'	RED OBELISK BEECH	3" CAL.	B&B
DECIDUOUS AND EVERGREEN SHRUBS			
CEANOTHUS AMERICANUS	NEW JERSEY TEA	#5	
DIERVILLA 'KODIAK RED'	KODIAK RED DIERVILLA	#5	
FOTHERGILLA GARDENII	DWARF FOTHERGILLA	#5	
HYDRANGEA QUE. PEEWEE	PEEWEE HYDRANGEA	#3B	
PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#3	
RHUS COPALLINA 'MORTON'	PRAIRIE FLAME SUMAC	#5	
TAXUS MEDIA 'EVERLOW'	EVERLOW YEW	#3	
VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	#5	
PERENNIALS / GROUNDCOVERS			
ALLIUM 'MILLENIUM'	MILLENIUM WILD ONION	#1	
CAREX 'ICE DANCE'	ICE DANCE SEDGE	#1	
ECHINACEA	PIXIE MEADOWBRITE	#1	
'PIXIE MEADOWBRITE'	CONEFLOWER		
GEUM TRIFLORUM*	PRAIRIE SMOKE	#1	
PYCNANTHEMUM MUTICUM*	BLUNT MOUNTAINMINT	#1	
RUDBECKIA FULGIDA	LITTLE SUZY		
'LITTLE SUZY'	BLACK-EYED SUSAN	#1	
SESLERIA AUTUMNALIS	AUTUMN MOORE GRASS	#1	
SPOROBOLUS	PRAIRIE DROPSEED 'TARA'	#1	
HETEROLEPSIS 'TARA'			
SYMPHYOTRICHUM	PURPLE DOME ASTER	#1	
'PURPLE DOME'			
CLIMBING VINES			
CLEMATIS VIRGINIANA	VIRGIN'S BOWER		

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Applicant: Parkside Associates, LLC
 Address: 1101-1129 North Cambridge Avenue, 500-520 West Hobbie Street, 1100-1128 North Cleveland Avenue
 Introduced: July 20, 2022
 Plan Commission: December 12, 2022

Plant List

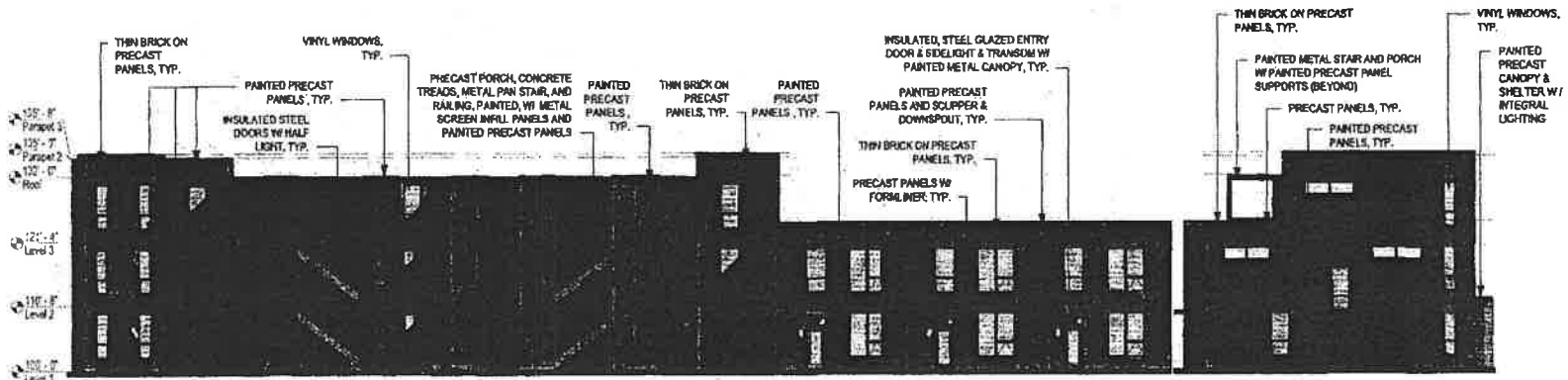
FINAL FOR PUBLICATION



Applicant: Parkside Associates, LLC
 Address: 1101-1129 North Cambridge Avenue; 500-520 West Hobbie Street; 1100-1129 North Cleveland Avenue
 Introduced: July 20, 2022
 Plan Commission: December 12, 2022

Exterior Elevations - Building 20

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BUILDING 20 EAST ELEVATION

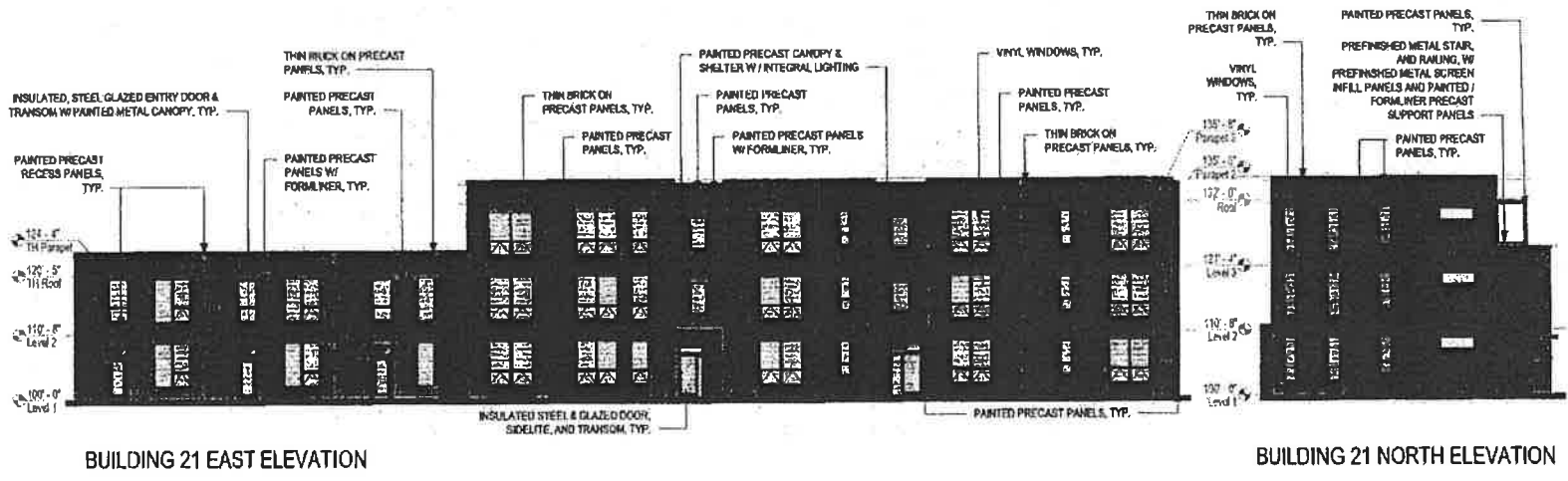
BUILDING 20 NORTH ELEVATION



Exterior Elevations - Building 20

Applicant: Parkside Associates, LLC
 Address: 1101-1129 North Cambridge Avenue; 500-520 West Hobbie Street; 1100-1128 North Cleveland Avenue
 Introduced: July 20, 2022
 Plan Commission: December 12, 2022

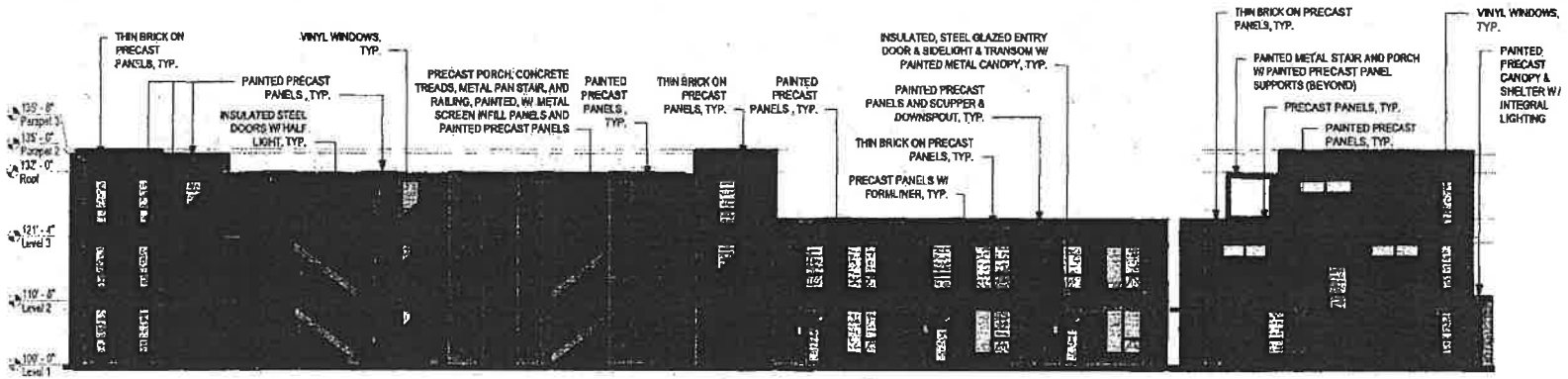
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Applicant: Parkside Associates, LLC
 Address: 1101-1129 North Cambridge Avenue, 500-520 West Hobbie Street, 1100-1128 North Cleveland Avenue
 Introduced: July 20, 2022
 Plan Commission: December 12, 2022

Exterior Elevations - Building 21

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BUILDING 21 WEST ELEVATION

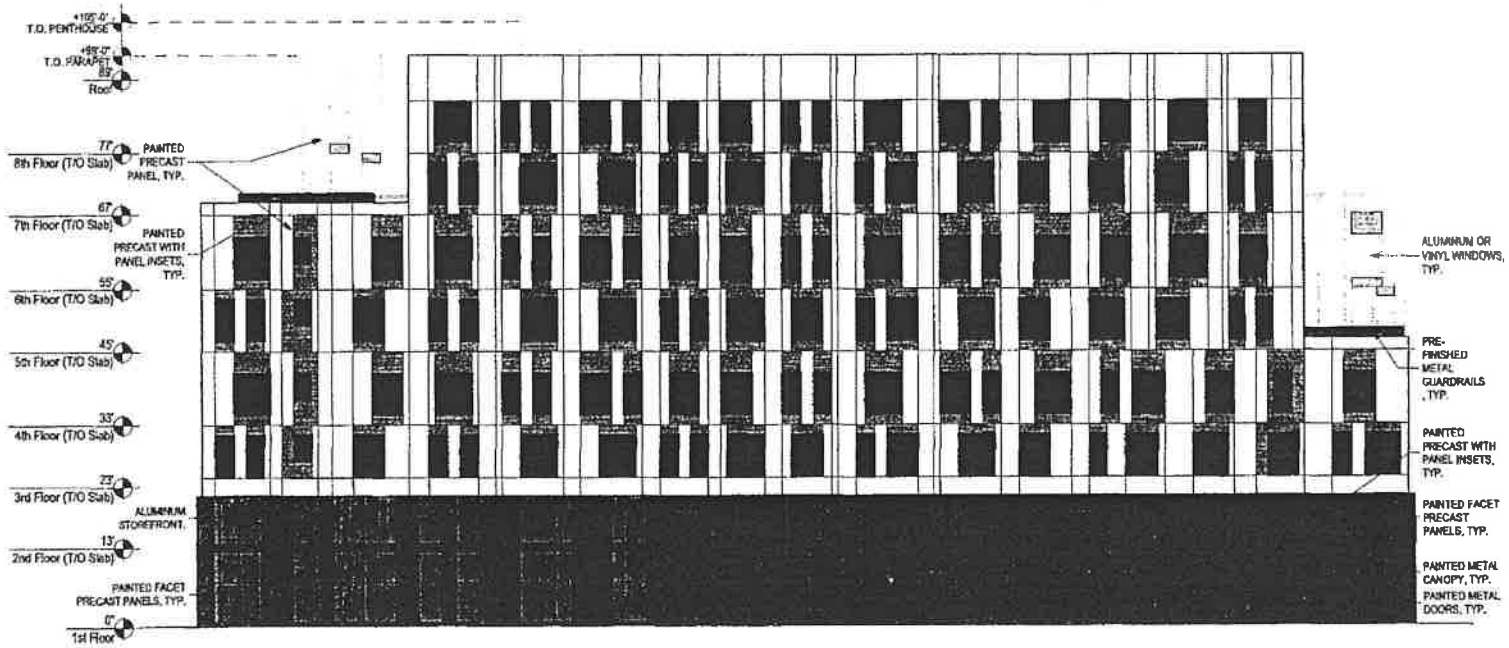
BUILDING 21 SOUTH ELEVATION



Exterior Elevations - Building 21

Applicant: Parkside Associates, LLC
 Address: 1101-1129 North Cambridge Avenue; 500-520 West Hobbie Street; 1100-1128 North Cleveland Avenue
 Introduced: July 20, 2022
 Plan Commission: December 12, 2022

FINAL FOR PUBLICATION



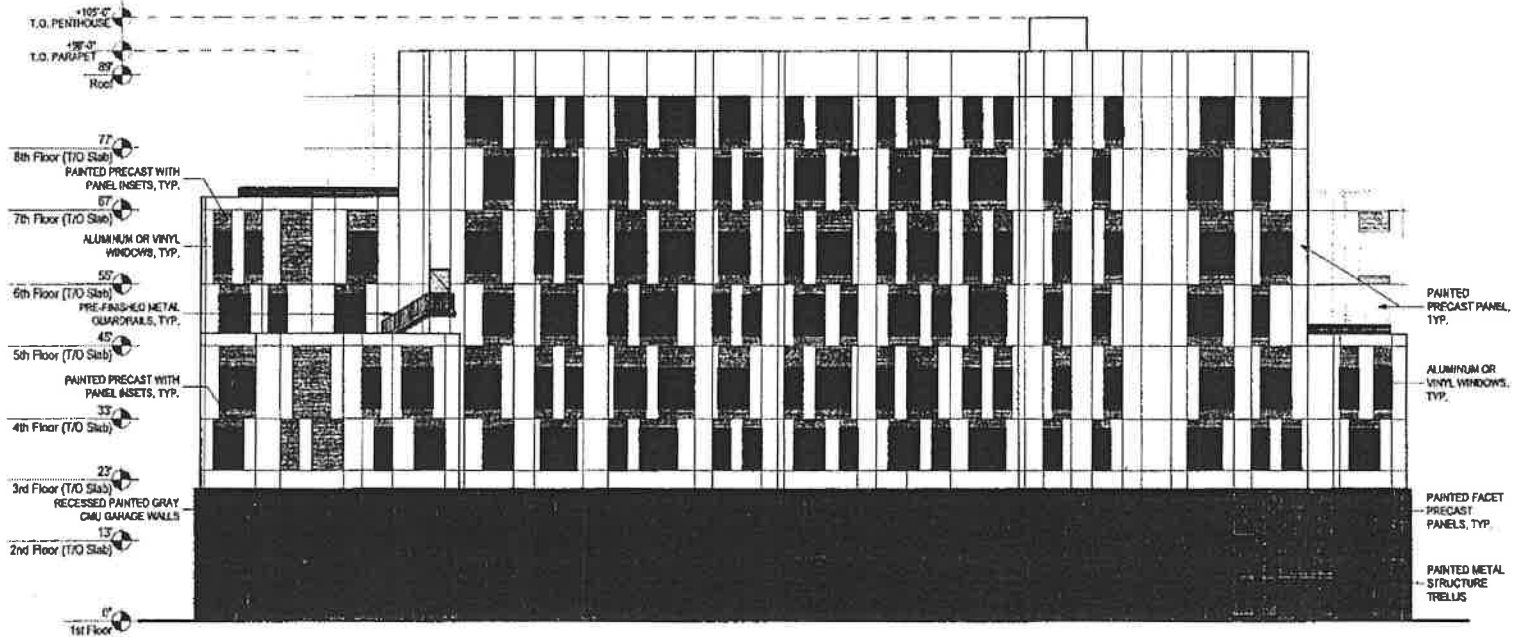
South Elevation

BUILDING 22 SOUTH ELEVATION

Applicant: Parkside Associates, LLC
 Address: 1101-1129 North Cambridge Avenue, 500-520 West Hobbie Street, 1100-1128 North Cleveland Avenue
 Introduced: July 20, 2022
 Plan Commission: December 12, 2022

Exterior Elevations - Building 22

FINAL FOR PUBLICATION



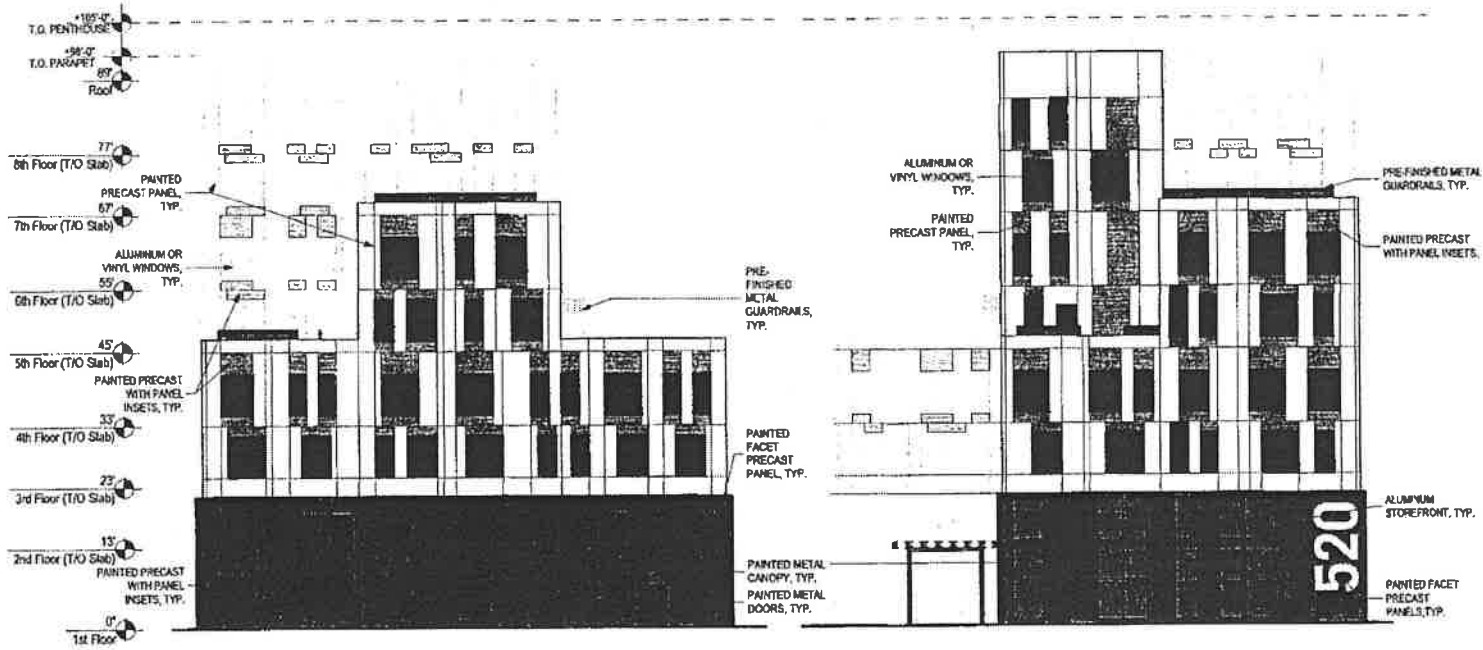
North Elevation

BUILDING 22 NORTH ELEVATION

Applicant: Parkside Associates, LLC
 Address: 1101-1129 North Cambridge Avenue; 500-520 West Hobbie Street; 1100-1128 North Cleveland Avenue
 Introduced: July 20, 2022
 Plan Commission: December 12, 2022

Exterior Elevations - Building 22

FINAL FOR PUBLICATION



BUILDING 22 EAST ELEVATION

BUILDING 22 WEST ELEVATION

Applicant: Parkside Associates, LLC
 Address: 1101-1129 North Cambridge Avenue, 509-520 West Hobbie Street; 1100-1128 North Cleveland Avenue
 Introduced: July 20, 2022
 Plan Commission: December 12, 2022

Exterior Elevations - Building 22

**FINAL FOR
PUBLICATION**

