

# PD 1606

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*Reclassification Of Area Shown On Map No. 2-J.*

(As Amended)

(Application No. 22694)

(Common Address: 3415 -- 3449 W. Jackson Blvd. And 3414 -- 3456 W. Fifth Ave.)

[SO2025-0015997]

RBPD 1606

*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 RMS Residential Multi-Use District and B3-3 Community Shopping District symbols and indications as shown on Map Number 2-J the area bounded by:

West Jackson Boulevard; a line 145.8 feet west of and parallel to the west line of South Homan Avenue, as measured along the south line of West Jackson Boulevard; West Fifth Avenue; a line 573.08 feet west of and parallel to the west line of South Homan Avenue, as measured along the north line of West Fifth Avenue; a line 66 feet north of and parallel to West Fifth Avenue; a line 572.90 feet west of an parallel to the west line of South Homan Avenue, as measured along the north line of West Fifth Avenue; a line 108.65 feet south of and parallel to West Jackson Boulevard; and a line 515.8 feet west of and parallel to the west line of South Homan Avenue, as measured along the south line of West Jackson Boulevard,

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

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 2-J in the area bounded by

West Jackson Boulevard; a line 145.8 feet west of and parallel to the west line of South Homan Avenue, as measured along the south line of West Jackson Boulevard; West Fifth Avenue; a line 573.08 feet west of and parallel to the west line of South Homan Avenue, as measured along the north line of West Fifth Avenue; a line 66 feet north of and parallel to West Fifth Avenue; a line 572.90 feet west of an parallel to the west line of South Homan Avenue, as measured along the north line of West Fifth Avenue; a line 108.65 feet south of and parallel to West Jackson Boulevard; and a line 515.8 feet west of and parallel to the west line of South Homan Avenue, as measured along the south line of West Jackson Boulevard,

to those of Residential-Business Planned Development Number 1606 as amended, which is hereby established in the area described above and subject to such use and bulk regulations as set forth in the Plan of Development attached hereto and to no others.

SECTION 3. This ordinance takes effect after its passage and due publication.

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

*Planned Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1606 ("Planned Development") consists of approximately 55,930 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is controlled by the Applicant, the Harvest Homes II Apartments 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.
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 P.D. Boundary Map; a Site Plan and 1<sup>st</sup> Floor Plan; a Landscape Plan; a North Elevation; a South Elevation; a West Elevation; and East Elevation; a Sustainable Development Policy Matrix prepared by Urban Works and dated June 26, 2025, 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: Multi-Family Dwelling Units located above and on the ground floor; Townhouses; artist live/work space located above and on the ground floor; cultural exhibits and libraries; day care; community centers, recreation buildings and similar assembly use; postal service; public safety services; utilities and services, minor; animal services, sales and grooming (excluding kenneling, veterinary and stables); artist work or sales space; business equipment sales and service; business support services; restaurants (limited); outdoor patio (if located at grade level); bank, savings bank, savings and loan association, and credit union (excluding drive-throughs); automated teller machine facility (walk-up only); food and beverage retail sales (excluding liquor store and poultry); medical service; office; personal service, including hair salon, nail salon or barbershop; repair or laundry service, consumer, including dry-cleaning drop-off or pick-up (no on premise plant) and coin-operated laundromat; retail sales, general; wireless communication facilities (co-located); accessory 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 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 55,930 square feet and a base FAR of 1.2.
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 RM5 Residential Multi-Use District and B3-3 Community Shopping District to B2-3 Neighborhood Mixed-Use District and then to this Residential-Business Planned Development ("P.D.") Number *1606* 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 the B2-3 Neighborhood Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Boundary Map; Site Plan and First Floor Plan; Landscape Plan; North, South, East and West Building Elevations; and Sustainable Development Policy Matrix referred to in these Plan of Development Statements printed on pages 30744 through 30753 of this *Journal*.]

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

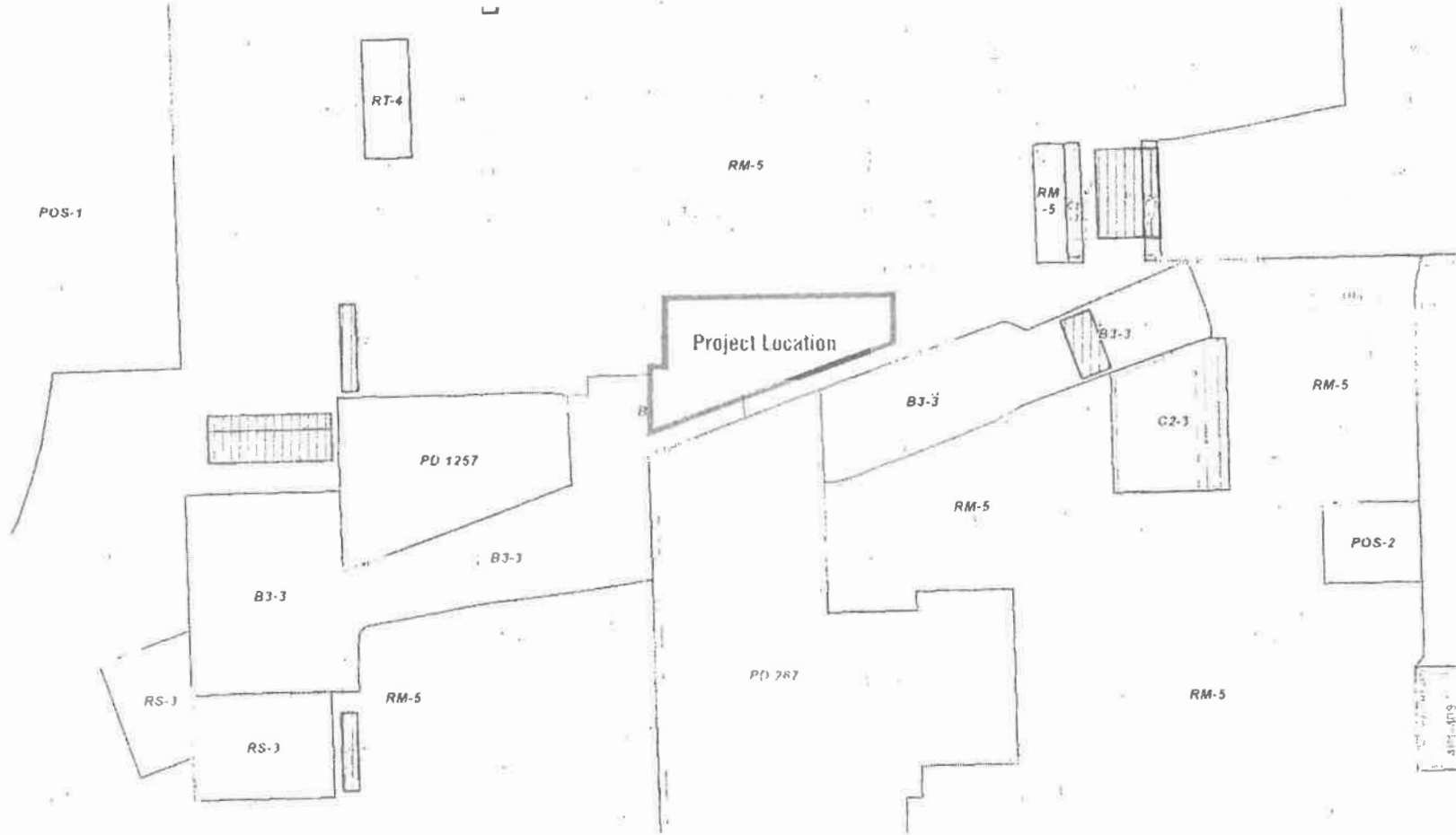
*Residential-Business Planned Development No. 1606.*

*Bulk Regulations And Data Table.*

Gross Site Area:	85,348 square feet
Area of Public Right-of-Way:	29,418 square feet
Net Site Area:	55,930 square feet
Maximum Number of Dwelling Units:	50 dwelling units
Maximum Floor Area Ratio:	1.2
Minimum Required Off-Street Parking Spaces:	9 parking spaces
Bicycle Parking:	50 bike spaces
Off-Street Loading Space:	1 (10 feet by 25 feet)
Minimum Required Perimeter Setbacks:	In accordance with site plan
Maximum Building Height:	41 feet

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Existing Zoning Map

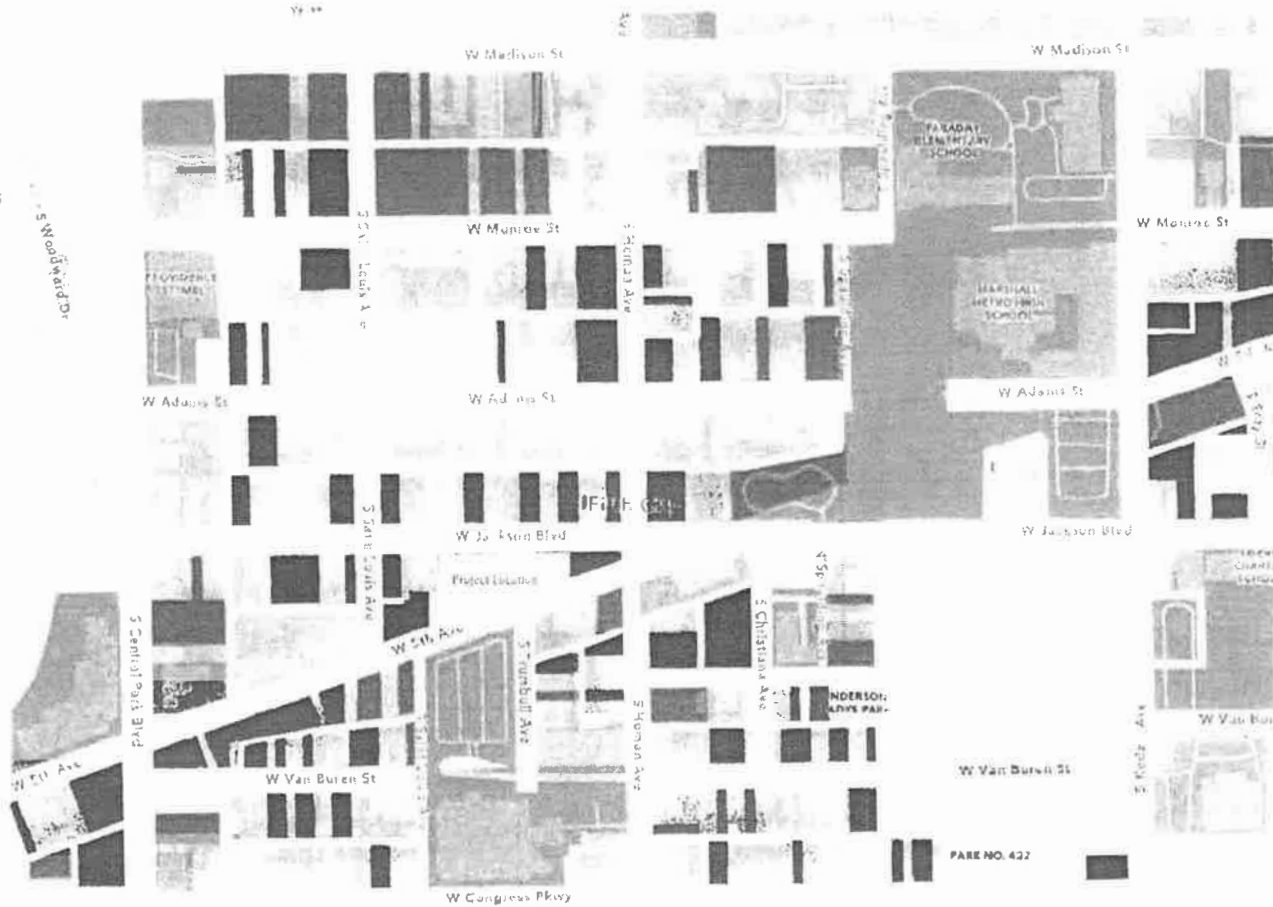


Applicant: Harvest Homes II Apartments, LLC  
 Address: 3415-3449 W. Jackson Boulevard; 3414-3456 W. 5th Avenue  
 Introduced: March 12, 2025  
 Plan Commission: July 26, 2025

Existing Land Use Map

- Single-Family Residential
- Multi-Family Residential
- Commercial
- Mixed Commercial Residential
- Industrial
- Institutional
- Open Space
- Agricultural
- Water
- Transportation/Communication/Utilities
- Under Construction
- Vacant
- Non-Parcel/Unclassifiable

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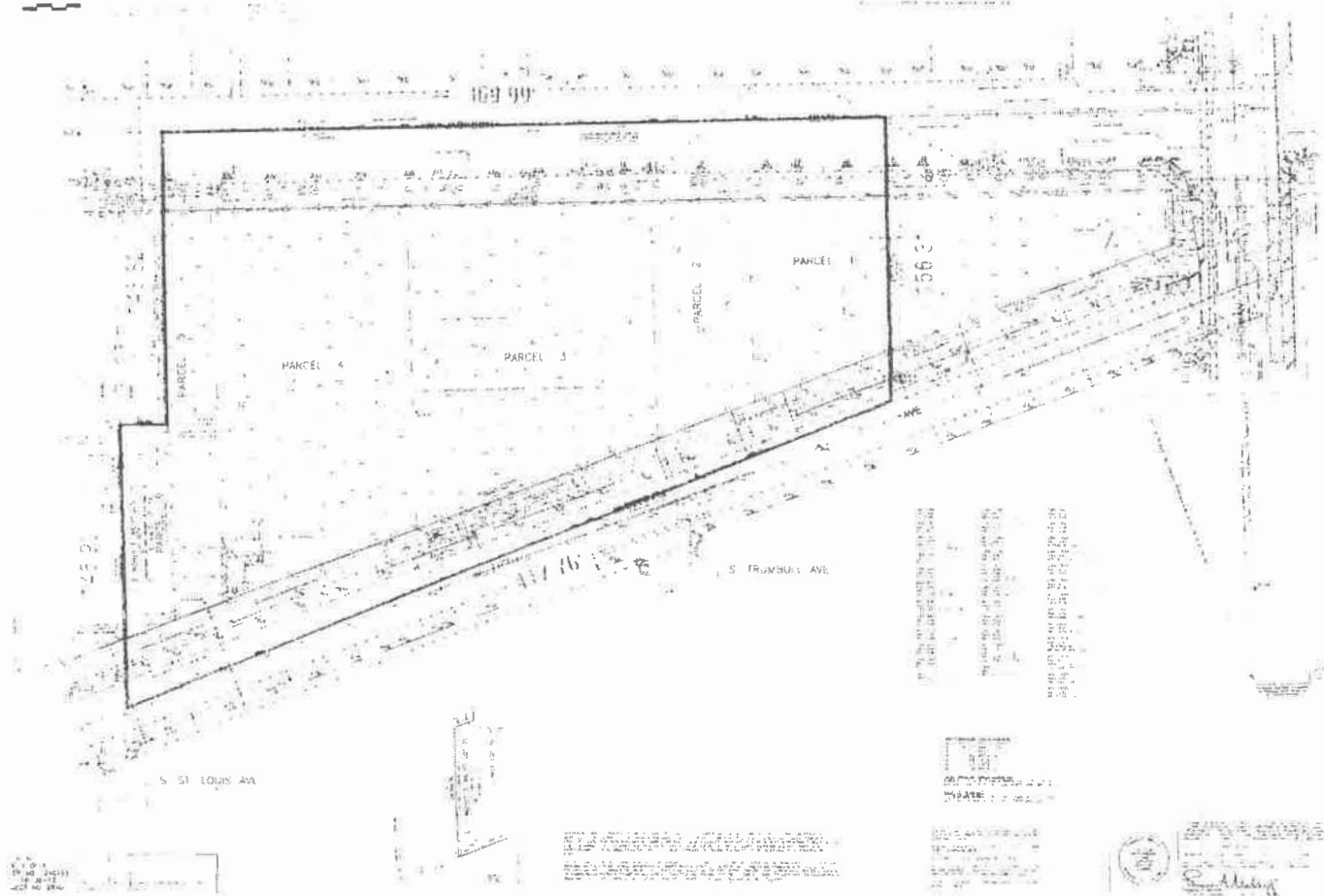
Applicant: Harvest Homes II Apartments, LLC  
 Address: 3415-3449 W. Jackson Boulevard; 3414-3456 W. 5th Avenue  
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30745

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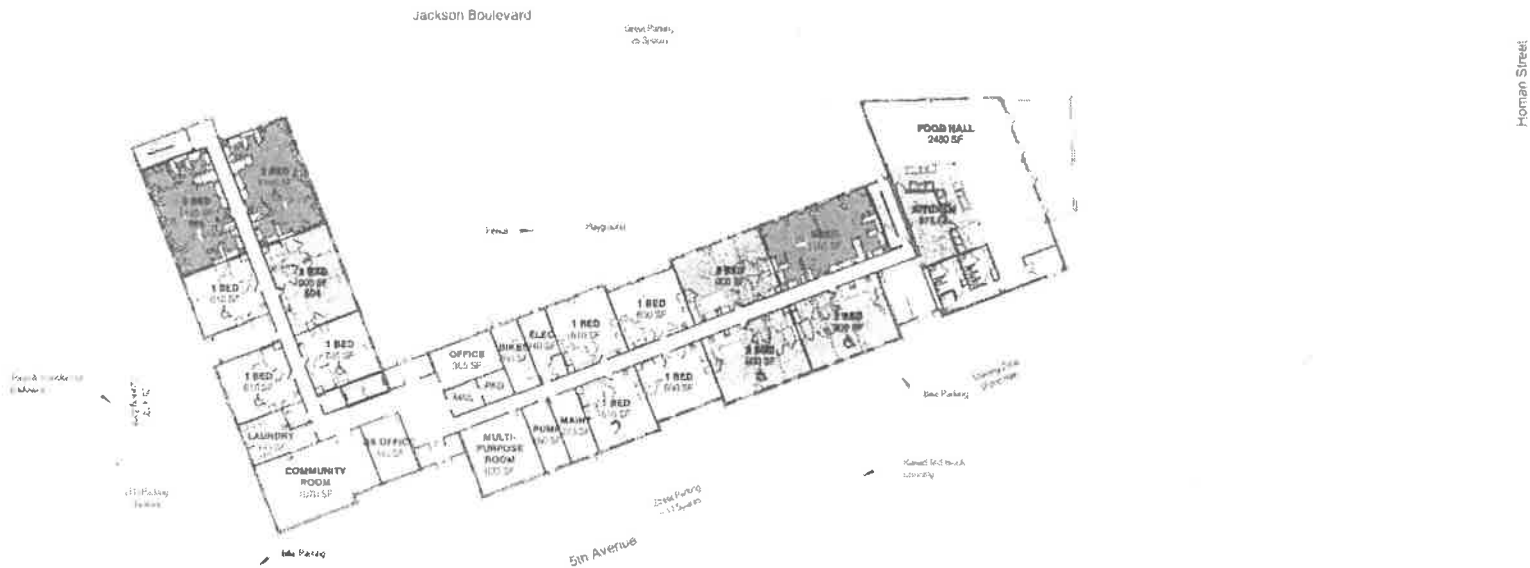
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Address: 3415-3440 W. Jackson Boulevard; 3414-3456 W. 5th Avenue  
Introduced: March 12, 2025  
Plan Commission: July 26, 2025

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30747



Applicant: Harvest Homes II Apartments, LLC  
 Address: 3415-3449 W. Jackson Boulevard; 3414-3456 W. 5th Avenue  
 Introduced: March 12, 2025  
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Landscape Plan

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30748

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DRAFT NOT FOR CONSTRUCTION

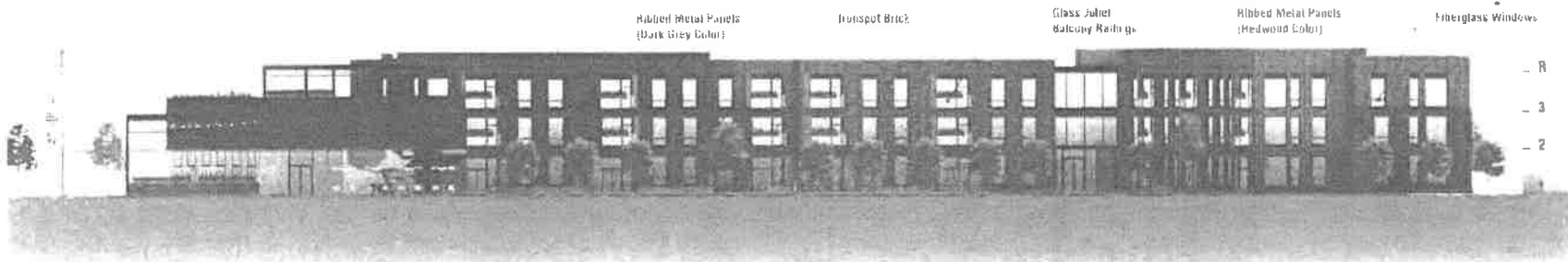
Applicant: Harvest Homes II Apartments, LLC  
Address: 3415-3449 W. Jackson Boulevard; 3414-3456 W. 5th Avenue  
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North Elevation

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Applicant: Harvest Homes II Apartments, LLC  
Address: 3415-3448 W. Jackson Boulevard; 3414-3456 W. 5th Avenue  
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30749

South Elevation

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30750

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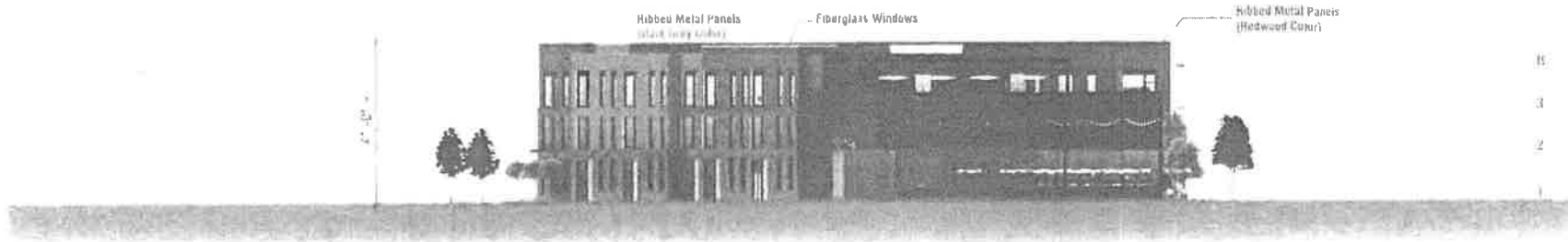
7/16/2025

East Elevation

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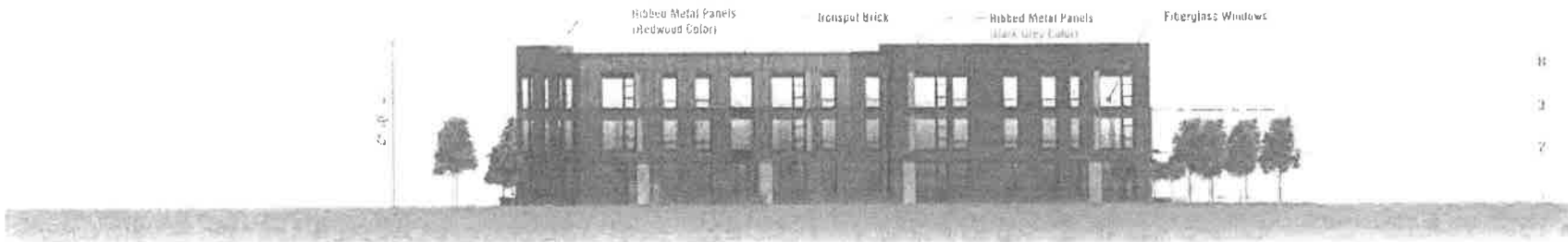
30751

West Elevation

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30752

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7/16/2025

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Address: 3415-3449 W. Jackson Boulevard; 3414-3456 W. 5th Avenue  
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# Sustainable Development Policy Matrix **FINAL FOR PUBLICATION**

7/16/2025

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## Chicago Sustainable Development Policy (2024) Strategy Menu and Third-Party Building Certifications

Strategy No.	Strategy Name	Points	Available in Compliance Pathway #1:	Available in Compliance Pathway #2: Third-Party Certification
<b>A. Grid Protection</b>				
A.1	100% Fuel-Efficient Boilers	25	Y	Y
A.2	Grid Protection Subsystem	65	Y	Y
<b>B. Exceed Current Energy Transformation Code (EN)</b>				
B.1	Exceed Current Energy Transformation Code (EN)	20	Y	N
B.2	Exceed Current Energy Transformation Code (10%)	30	Y	Y
B.3	Rooftop Solar Ready Construction*	5	Y	Y
B.4	On-Site Renewable Energy Provision of 5-10%*	10	Y	Y
B.5	On-Site Renewable Energy Provision of 10-20%*	20	Y	Y
B.6	On-Site Renewable Energy Provision of >20%*	30	Y	Y
B.7	Building Electrification	30	Y	N
B.8	Maximum 40% Glass	10	Y	N
B.9	Meet Council New Construction Best Practice Requirements	20	Y	N
<b>C. Stormwater and Green Infrastructure</b>				
C.1	Green Roof Coverage (40%)	10	Y	Y
C.2	Green Roof Coverage (60%)	25	Y	Y
C.3	Permeable Landscapes	5	Y	Y
C.4	Native Landscapes	5	Y	Y
C.5	Tree Health	5	Y	Y
C.6	Industrial Landscaped Buffer*	20	Y	Y
C.7	Non-toxic Pesticide Seals*	5	Y	Y
C.8	Restoration River Edges	10	Y	Y
C.9	Expanded River Bank for Naturalized Space	5	Y	Y
C.10	Aquatic Habitat Habitat	10	Y	Y
<b>D. Indoor Air Quality and Community Benefits</b>				
D.1	WELL Building Standard	50	Y	Y
D.2	Fitwel Certification	30	Y	Y
D.3	LEED v4.1 BD+C	30 to 110	Y	Y
D.4	Air Quality Monitoring*	10	Y	Y
D.5	Indoor Air Quality	5	Y	Y
D.6	Cleaner Industrial Emissions Equipment*	5	Y	Y
D.7	Cleaner Construction Equipment	5	Y	Y
D.8	Greenhouse Gas Emissions Audit	50 to 150	Y	Y
D.9	Workforce Development*	20	Y	Y
D.10	Exceed Requirements for Accessible Restroom Units	5	Y	Y



Strategy No.	Strategy Name	Points	Available in Compliance Pathway #1:	Available in Compliance Pathway #2: Third-Party Certification
<b>E. Stormwater</b>				
E.1	Setup Pumps Capture and Reuse	3	Y	Y
E.2	Green Stormwater Infrastructure by 25%*	10	Y	Y
E.3	Green Stormwater Infrastructure by 50%*	20	Y	Y
E.4	100% Stormwater Infiltration	40	Y	Y
E.5	100-year Detention for Low-to-Mid buildings	25	Y	Y
E.6	100-year Detention for Hotels	5	Y	Y
<b>F. Transportation</b>				
F.1	Bike Share Stations	5	Y	N
F.2	Asphalted Bike Parking Facilities	5	Y	N
F.3	Non-Asphalted Bike Parking Facilities	5	Y	N
F.4	EV Charging Stations 50%	5	Y	N
F.5	EV Charging Stations Fast Charge	10	Y	N
F.6	EV Charger Readiness Rating	5	Y	N
F.7	EV Charge Readiness Database	20	Y	N
F.8	Commuter EV Readiness*	10	Y	Y
F.9	GIS Digital Utility	5	Y	Y
<b>G. Water</b>				
G.1	80% Water Efficiency	5	Y	N
G.2	40% Water Efficiency = 10% reuse	20	Y	N
<b>H. Indoor Air Quality</b>				
H.1	Indoor Water Use Reduction (21%)	5	Y	N
H.2	Indoor Water Use Reduction (40%)	10	Y	N
<b>I. Innovation</b>				
I.1	Sustainability Excellence and Innovation	5 to 20	Y	Y

Third-party Building Certification Program	Points	Third-party Building Certification Program	Points
LEED Gold	80	Fitwel	30
LEED Platinum	90	Fitwel Zero	35
LEED Zero	95	ULP Living Building Challenge	10
Three Green Globes	30	ULP Zero Energy	10
Four Green Globes	50	Envision Green Collaborative	10
Green Globes Journey to Net Zero Carbon / Net Zero Energy	95	National Green Building Standard Gold	10
		National Green Building Standard Emerald	10

\* Minimum required strategy for all City of Chicago and Cook County Category 1 projects

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30753