



City of Chicago



SO2014-4188

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/28/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 2-J at 3512-3546 W Fifth Ave and 316-326 S St Louis Ave - App No. 18057
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RM5 Multi-Unit District symbols and indications as shown on Map No. 2-J in the area bounded by

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

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

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

Common Address of Property: 3512-3546 W. Fifth Avenue; 316-326 S. St. Louis Avenue.

RESIDENTIAL PLANNED DEVELOPMENT NUMBER _____
BULK REGULATIONS AND DATA TABLE

Gross Site Area:	79,614.38 square feet (1.83 acres)
Area Remaining in Public Right of Way	23,644.38 square feet (.54 acres)
Net Site Area:	55,970.00 square feet (1.29 acres)
Permitted Uses:	See Statement No. 5.
Maximum Number of Dwelling Units:	36 Units
Maximum Floor Area Ratio:	1.0
Minimum Number of Off-Street Parking Spaces:	42 Spaces
Off-Street Loading Spaces:	1 (12' x 32')
Minimum Required Setbacks:	As Per Site Plan
Maximum Building Height:	34'-0"

144442 3

Residential Planned Development _____

Planned Development Statements

1. The area delineated herein as Residential Planned Development Number _____, (“Planned Development”) consists of approximately 55,970.00 square feet of Net Site Area which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, Harvest Homes Apartments, L.P., an Illinois limited partnership.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

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

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

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

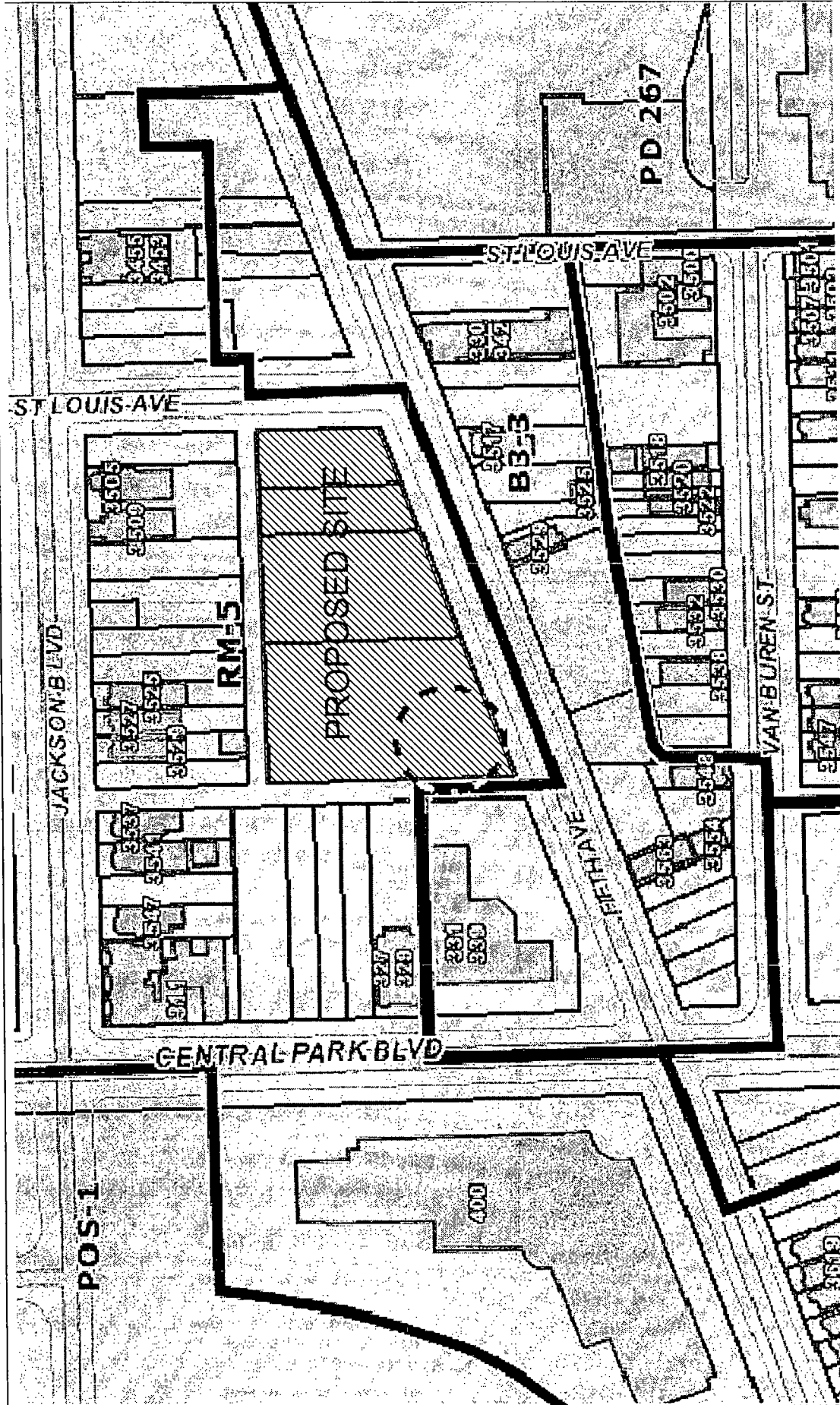
4. This Plan of Development consists of fifteen (15) Statements: a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an

Existing Land Use Map; Site Plan; a Landscape Plan; Front and Rear Elevations (318-322 South St. Louis); Side Elevations (318-322 South St. Louis); Front and Rear Elevations (3520-3524 North Fifth Avenue, 3528-3532 West Fifth Avenue); Side Elevations (3520-3524 West Fifth Avenue, 3528-3532 West Fifth Avenue); Front and Rear Elevations (3540-3542 West Fifth Avenue); and Side Elevations (3540-3542 West Fifth Avenue); prepared by Nia Architects and dated September 18, 2014, , submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential Planned Development: multi-unit residential,, accessory parking and accessory and related uses.
6. On-Premise 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-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 55,957.74 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall achieve Energy Star certification as part of this Planned Development.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to RM5 Multi-Unit District.

144441.4



EXISTING ZONING MAP
SCALE NTS

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

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

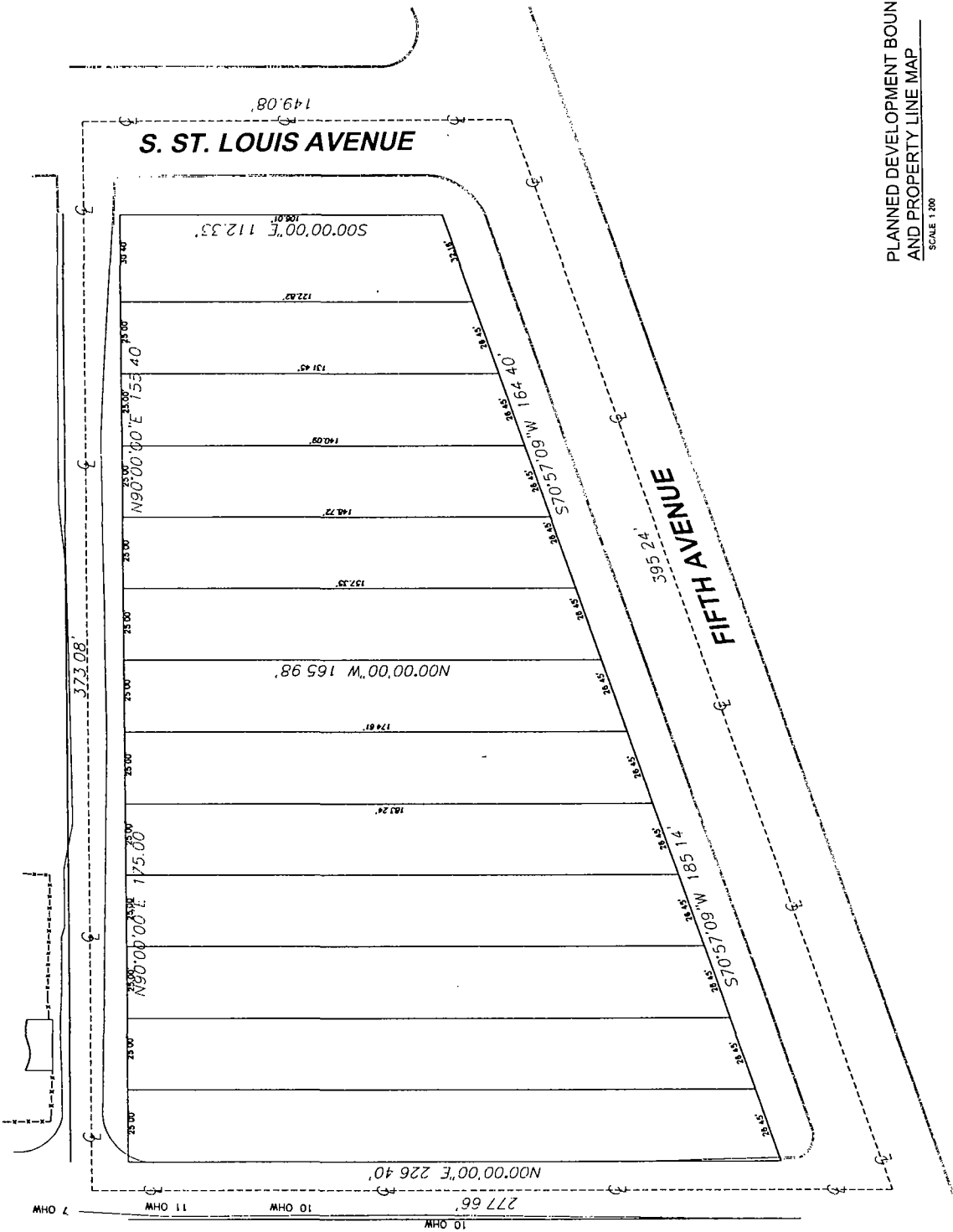


PLANNED DEVELOPMENT BOUNDARY
AND PROPERTY LINE MAP

SCALE 1:200

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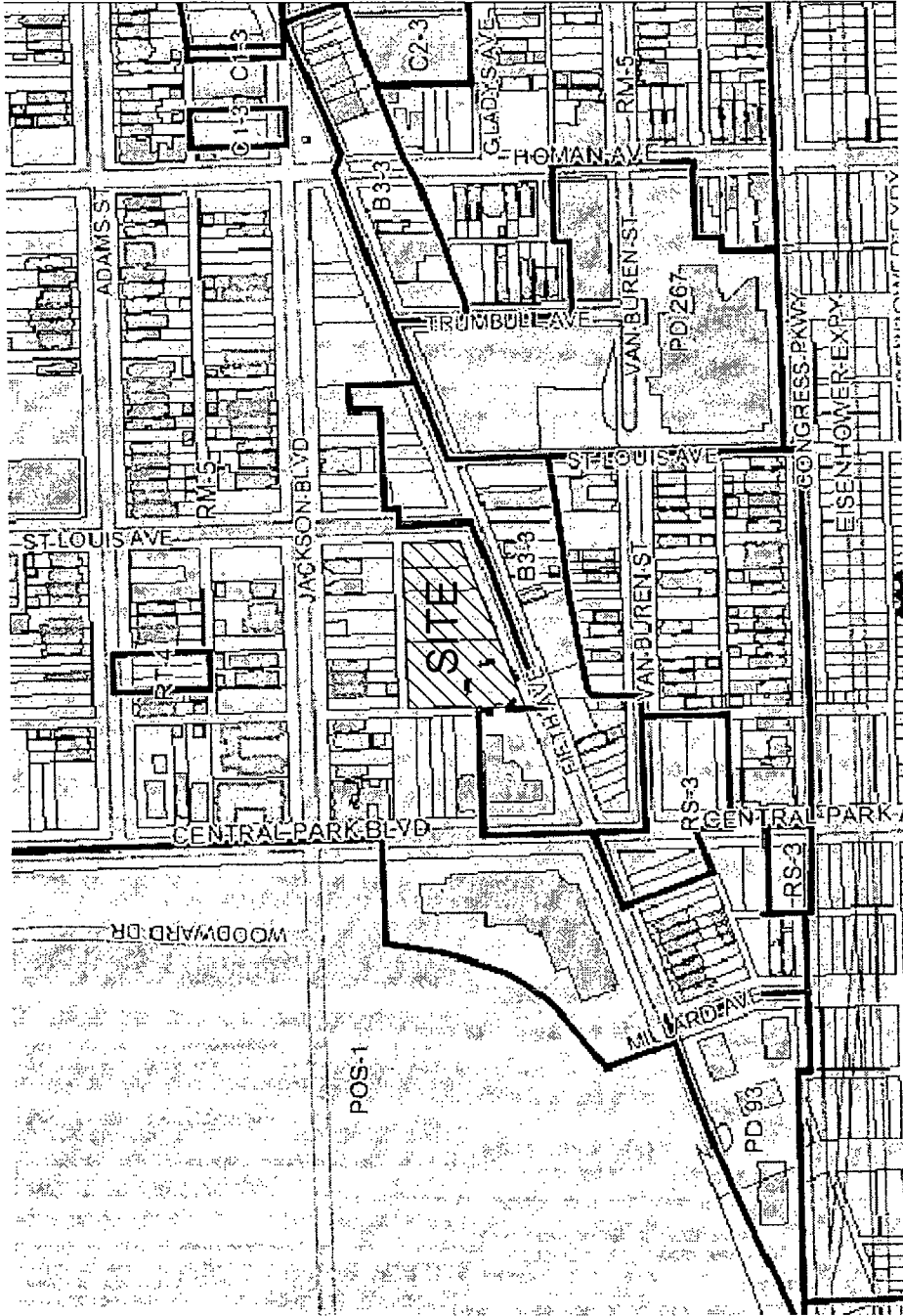


HARVEST HOMES APARTMENTS

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

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EXISTING LAND USE MAP
SCALE 1/8"



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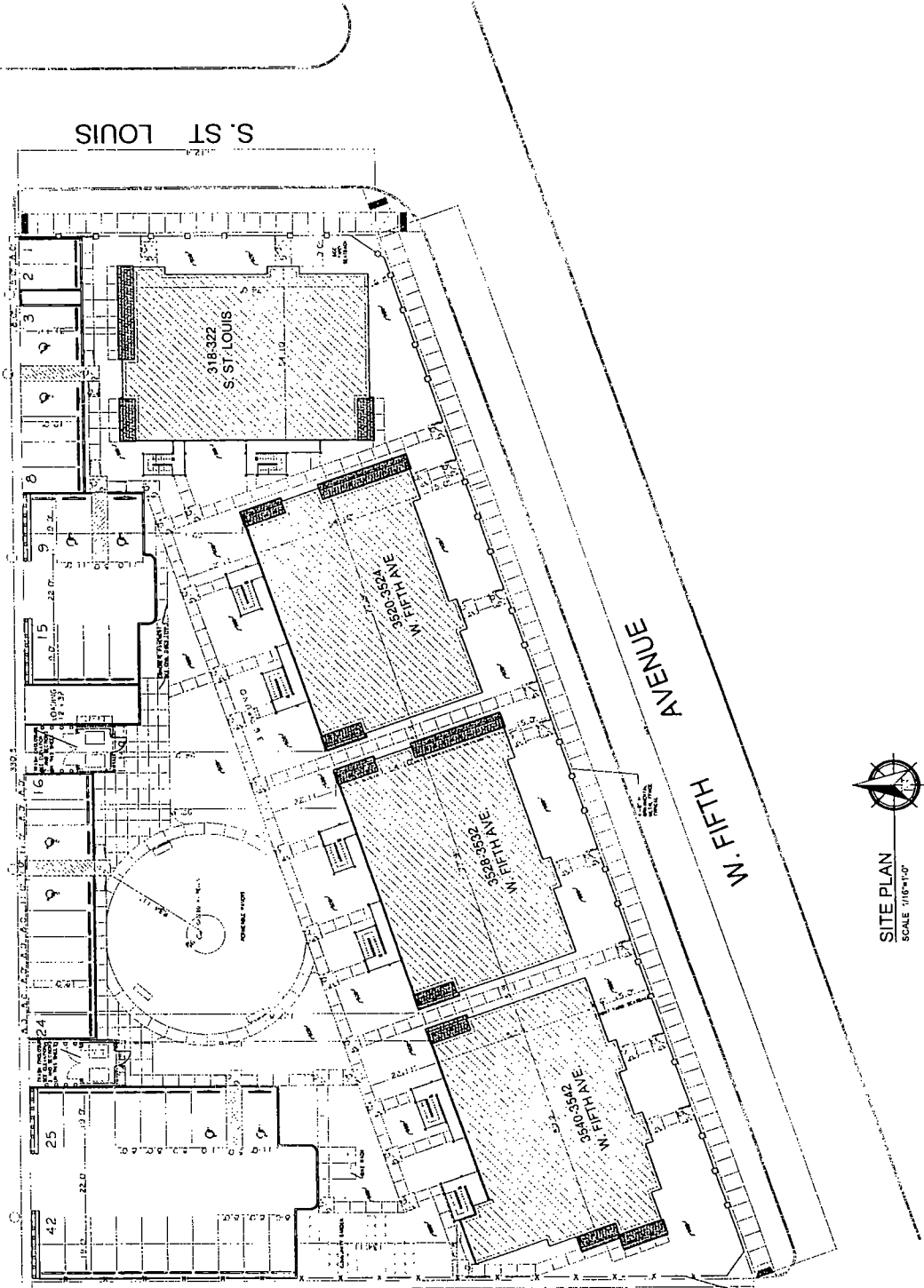
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20' PUBLIC R.O.W. BITUMINOUS ALLEY



20' PUBLIC R.O.W. BITUMINOUS ALLEY



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

HARVEST HOMES APARTMENTS

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

318-322 S. ST. LOUIS
CHICAGO, IL 60627
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LANDSCAPE PLAN

3520-3540 W FIFTH AVE & 3118-322 S. ST. LOUIS

Project Number: 1710
 Drawing No: L1.01
 Date: 09/22/14
 Designer: COOT DESIGN
 Scale: 1/8" = 1'-0"

L1.01

GENERAL NOTES:

1. CONSULT WITH ARCHITECT FOR ALL UTILITY LOCATIONS, SIZE AND DEPTHS.
2. VERIFY ALL UTILITIES AND LOCATIONS AS TO TIME OF YEAR OF WORK.
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LANDSCAPE NOTES:

1. ON THE PLANTING PLAN, THE NUMBER OF PLANTS TO BE PLANTED IS INDICATED BY THE NUMBER OF PLANTS IN THE PLANTING AREA.
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4. ALL NEW TREES TO BE PLANTED BY 10/15/14.

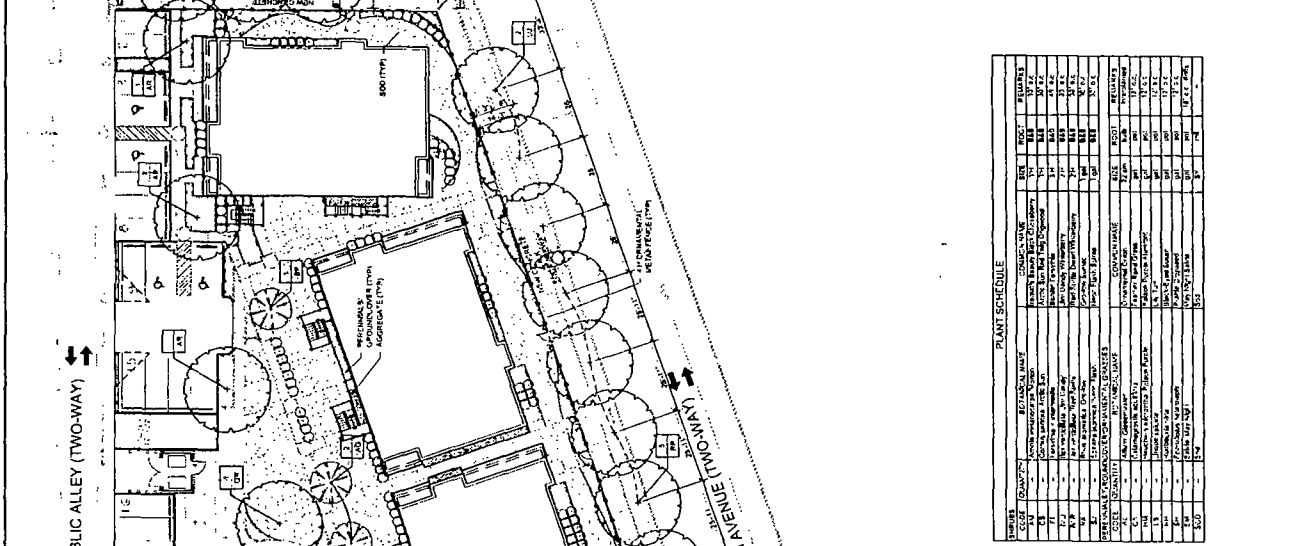
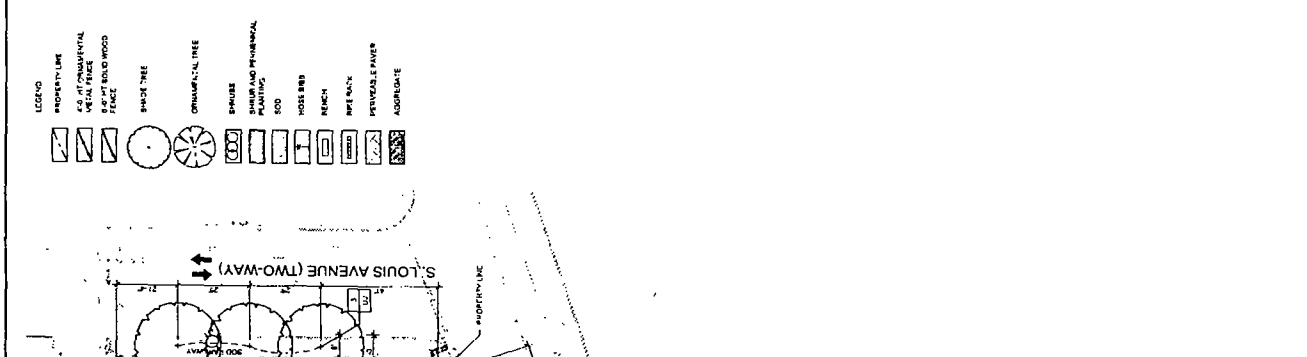
REGISTERED LANDSCAPE ARCHITECT

DATE: _____

OWNER: _____

PLANTING TIME: BY DECEMBER 15, 2015

SEE DRAWING FOR EXISTING TREE REMOVALS TO BE PROTECTED WHILE CONSTRUCTION.



PLANT SCHEDULE

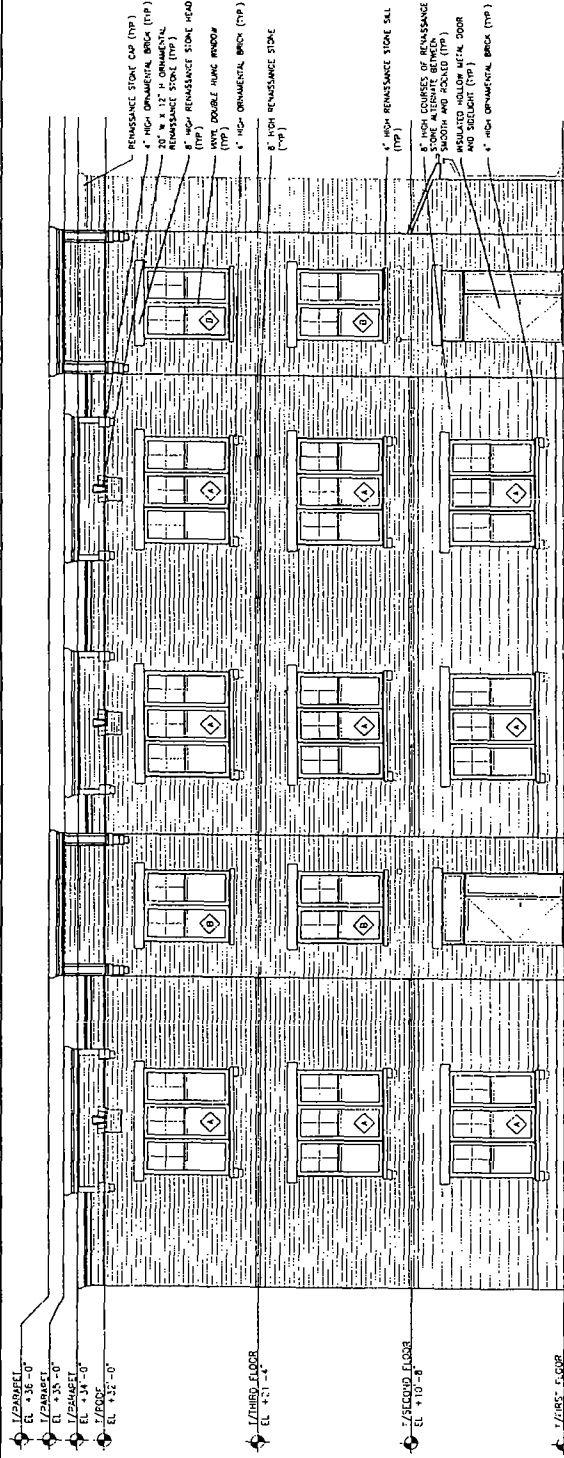
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2	1	PLANTING	18"	
3	1	PLANTING	24"	
4	1	PLANTING	36"	
5	1	PLANTING	48"	
6	1	PLANTING	60"	
7	1	PLANTING	72"	
8	1	PLANTING	84"	
9	1	PLANTING	96"	
10	1	PLANTING	108"	
11	1	PLANTING	120"	
12	1	PLANTING	132"	
13	1	PLANTING	144"	
14	1	PLANTING	156"	
15	1	PLANTING	168"	
16	1	PLANTING	180"	
17	1	PLANTING	192"	
18	1	PLANTING	204"	
19	1	PLANTING	216"	
20	1	PLANTING	228"	
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34	1	PLANTING	396"	
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36	1	PLANTING	420"	
37	1	PLANTING	432"	
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59	1	PLANTING	696"	
60	1	PLANTING	708"	
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67	1	PLANTING	792"	
68	1	PLANTING	804"	
69	1	PLANTING	816"	
70	1	PLANTING	828"	
71	1	PLANTING	840"	
72	1	PLANTING	852"	
73	1	PLANTING	864"	
74	1	PLANTING	876"	
75	1	PLANTING	888"	
76	1	PLANTING	900"	
77	1	PLANTING	912"	
78	1	PLANTING	924"	
79	1	PLANTING	936"	
80	1	PLANTING	948"	
81	1	PLANTING	960"	
82	1	PLANTING	972"	
83	1	PLANTING	984"	
84	1	PLANTING	996"	
85	1	PLANTING	1008"	

PLANT SCHEDULE

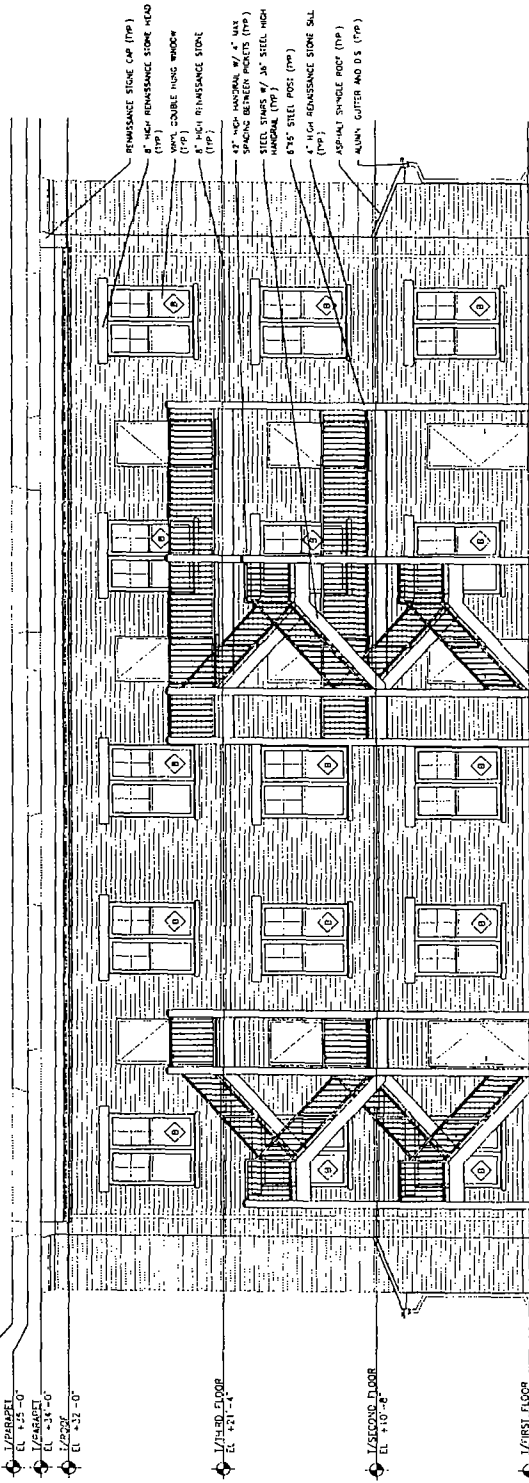
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1 LANDSCAPE PLAN 11/17/14

FRONT ELEVATION
SCALE 3/4" = 1'-0"



REAR ELEVATION
SCALE 3/4" = 1'-0"

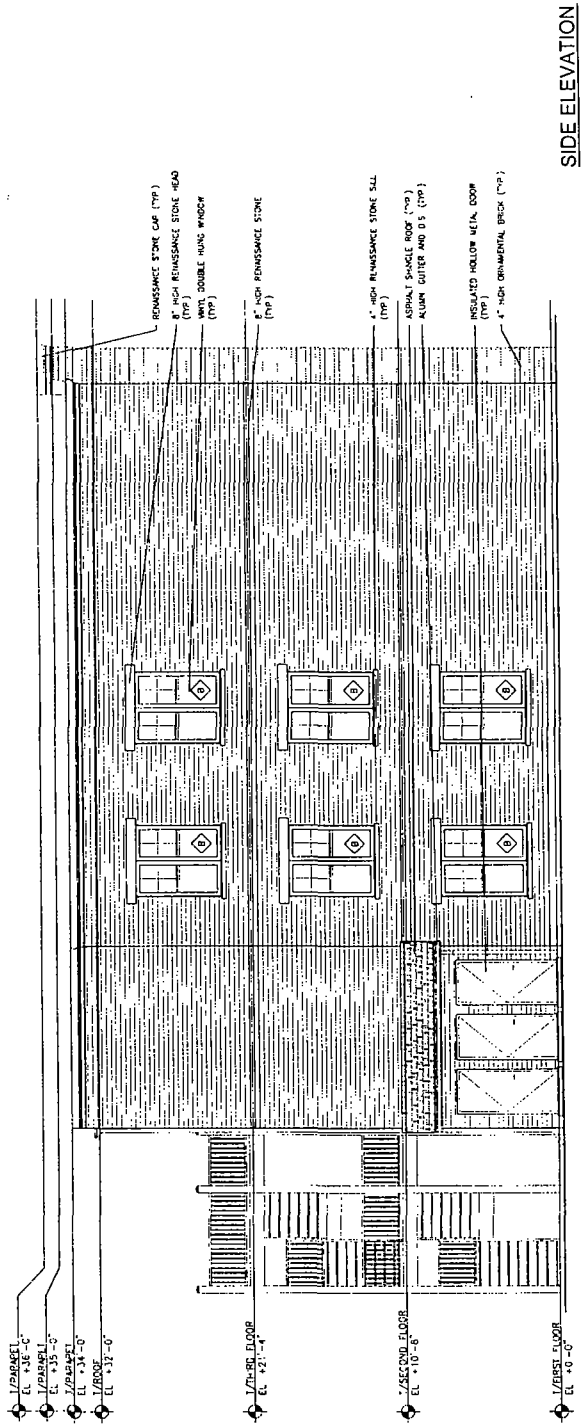


HARVEST HOMES APARTMENTS L.P.
Introduced: May, 28, 2014
Plan commission Date: September, 18, 2014

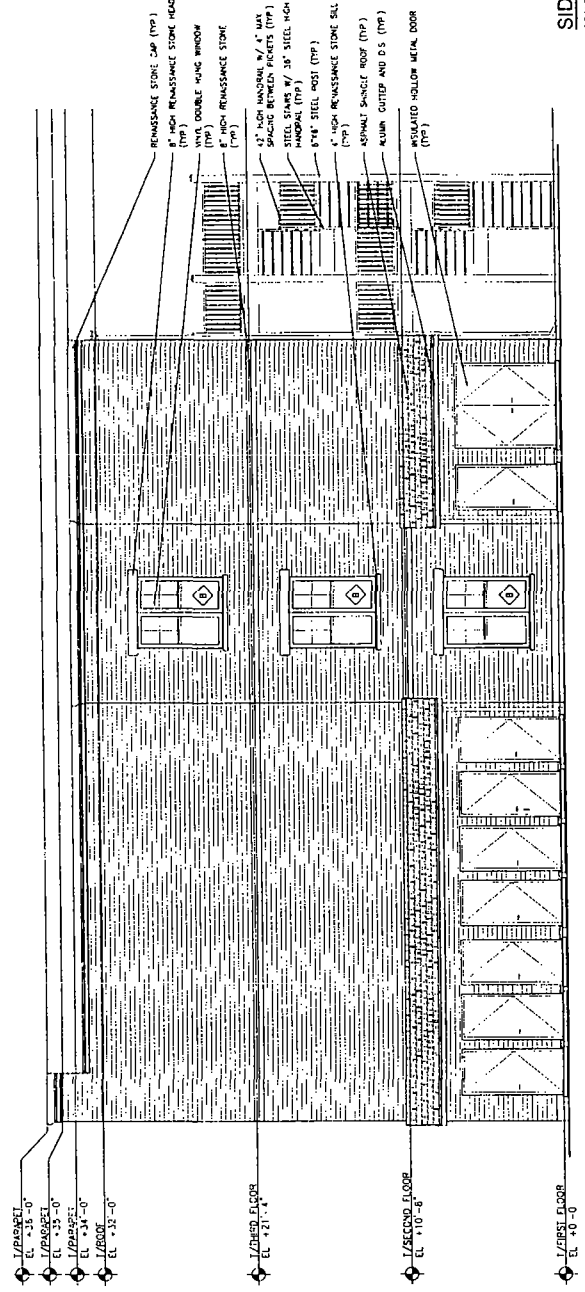
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SIDE ELEVATION
 SCALE 1/4" = 1'-0"

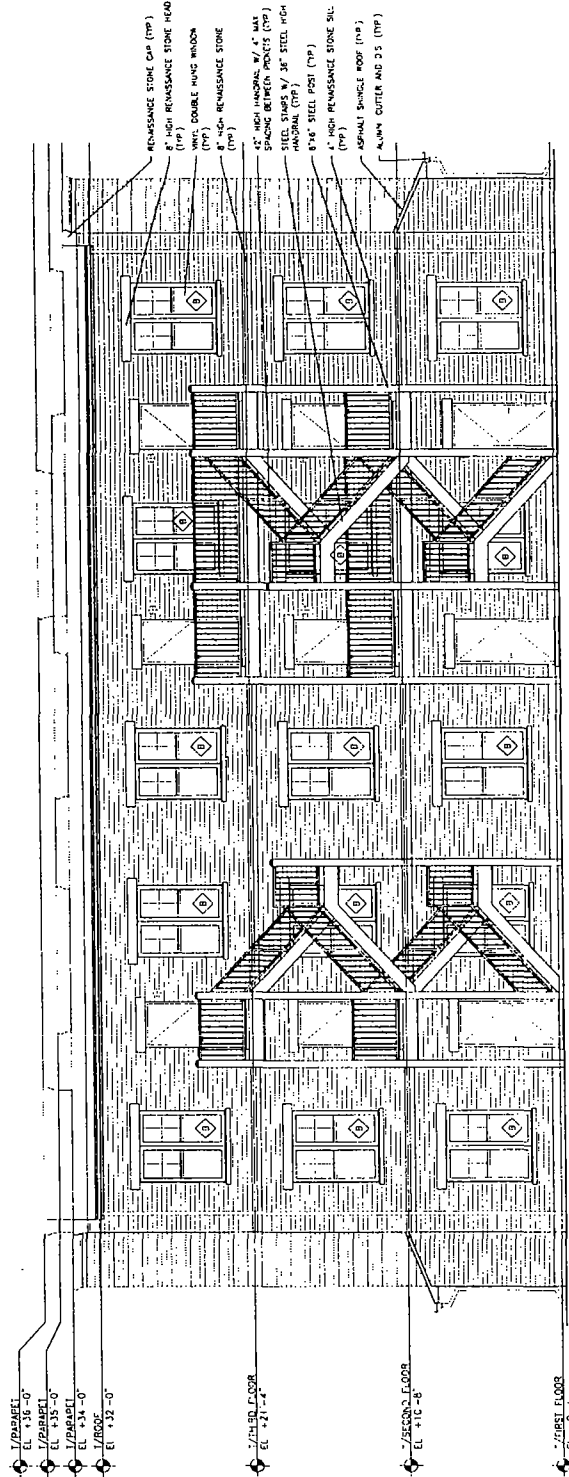
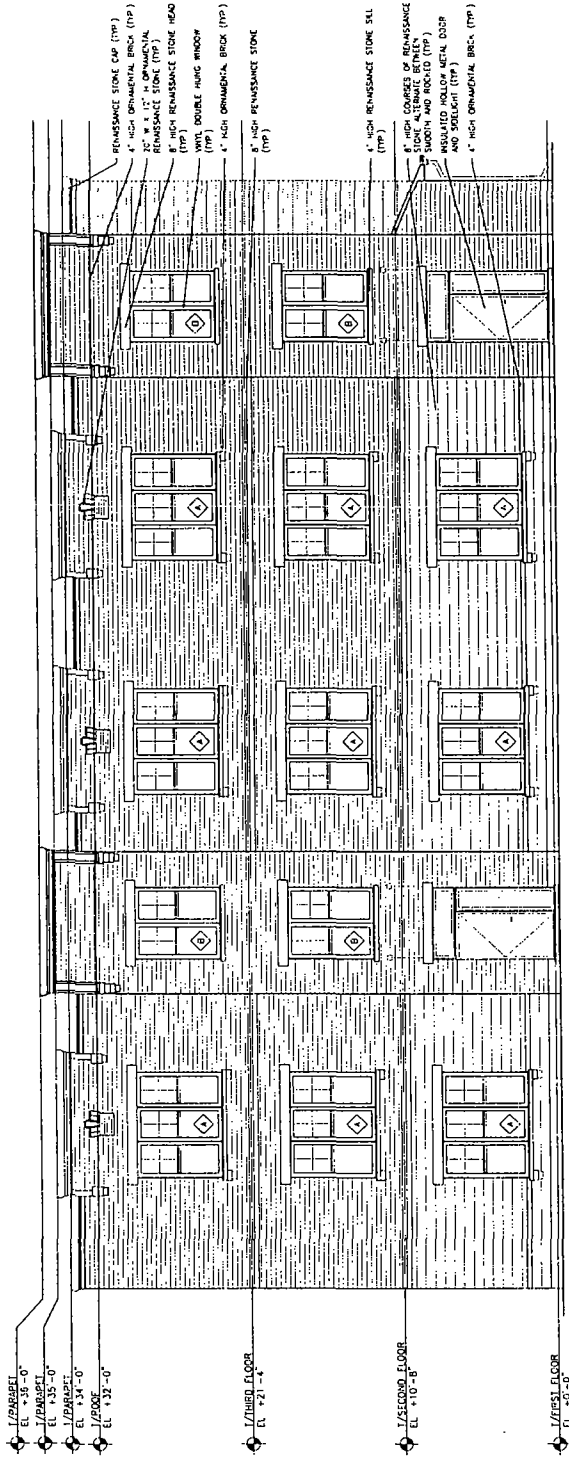


SIDE ELEVATION
 SCALE 1/4" = 1'-0"

HARVEST HOMES APARTMENTS
 318-322 S. ST. LOUIS AVE., CHICAGO, IL 60624

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



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



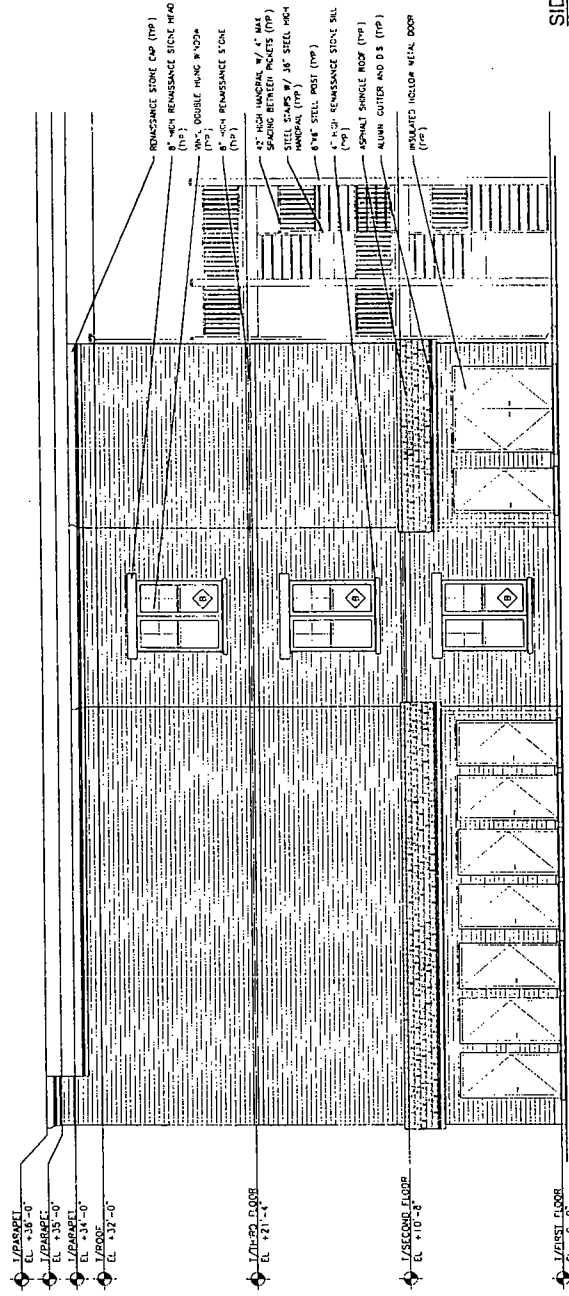
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HARVEST HOMES APARTMENTS
3520-3524 W. FIFTH AVENUE, 3528-3532 W. FIFTH AVENUE, CHICAGO, IL 60624

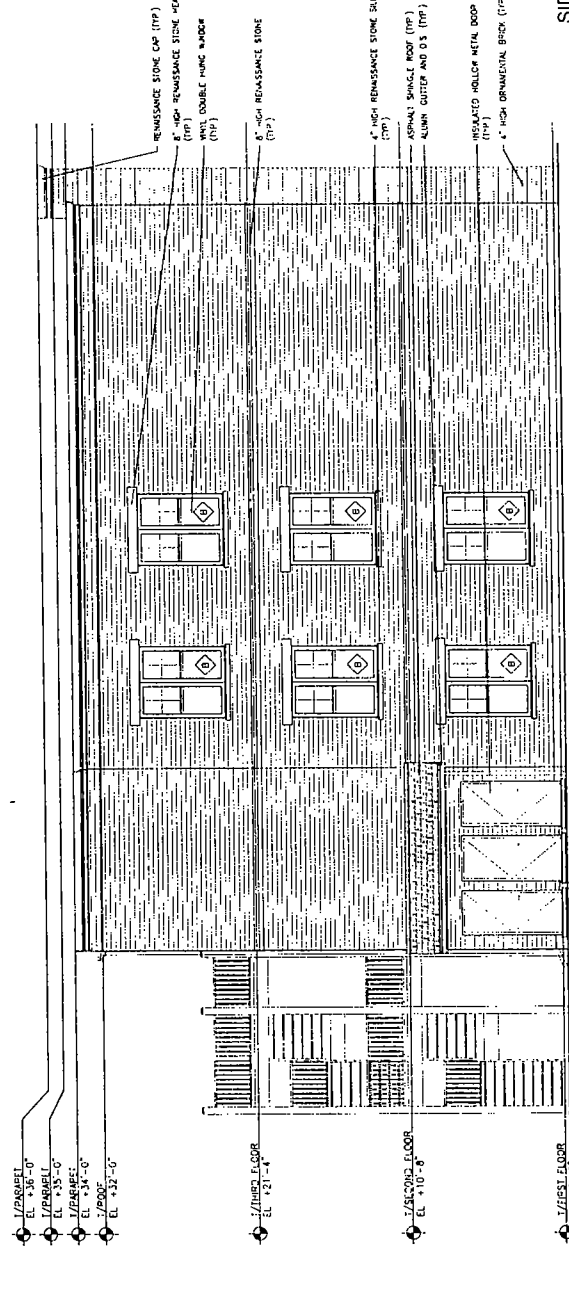
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SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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



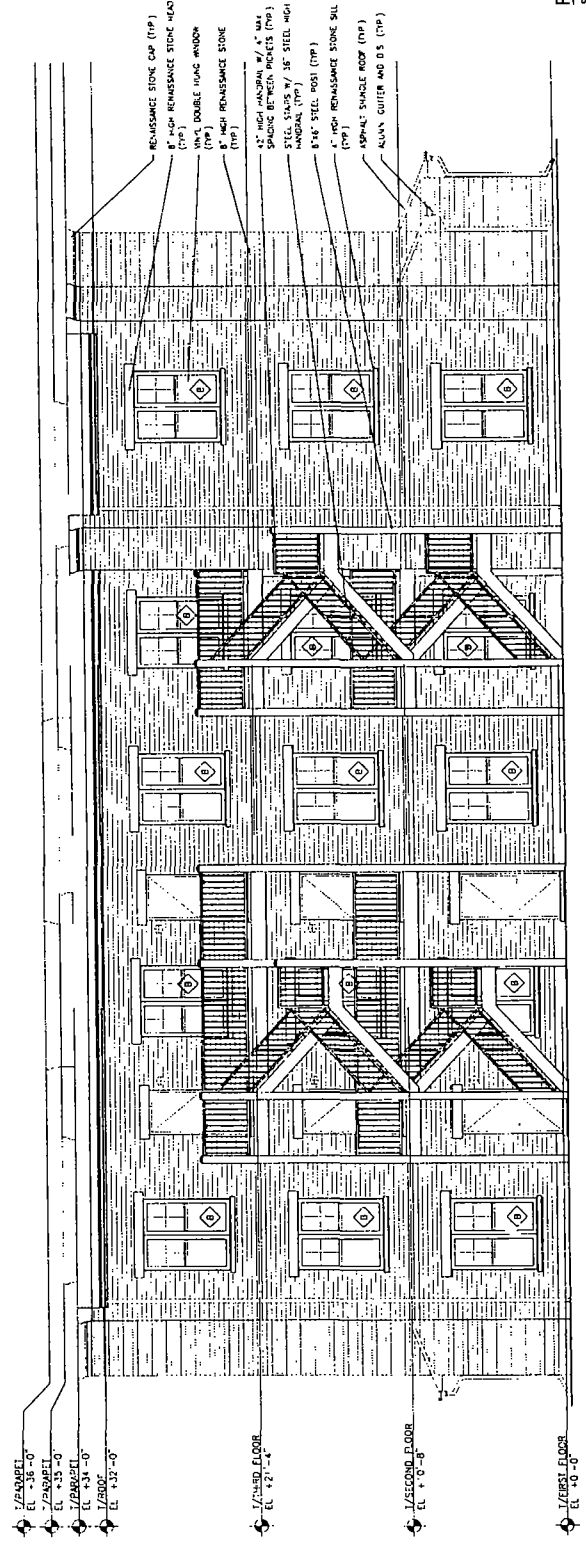
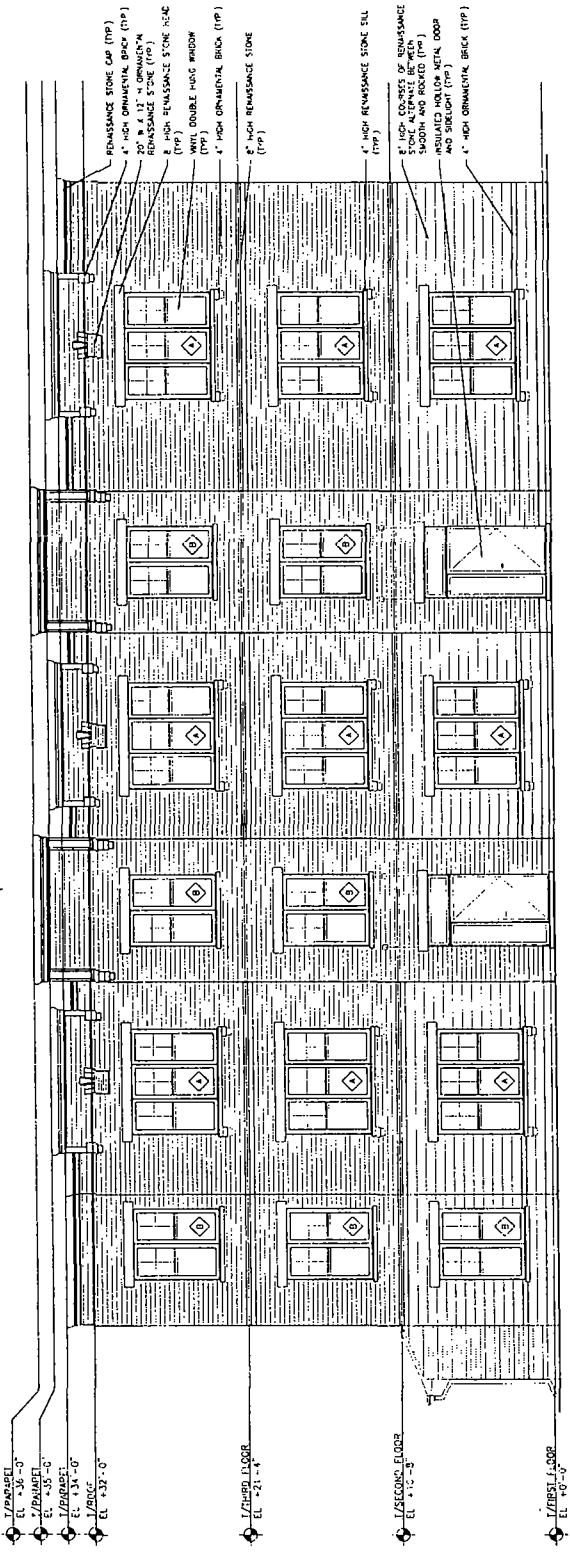
HARVEST HOMES APARTMENTS
 3520-3524 W. FIFTH AVENUE; 3528-3532 W. FIFTH AVENUE, CHICAGO, IL 60624

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

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



1/2 PARAPET EL. +35'-0"
 1/2 PARAPET EL. +35'-0"
 1/2 PARAPET EL. +34'-0"
 1/2 BRICK EL. +33'-0"
 1/2 FIRST FLOOR EL. +21'-4"
 1/2 SECOND FLOOR EL. +15'-9"
 1/2 FIRST FLOOR EL. +0'-0"

1/2 PARAPET EL. +36'-0"
 1/2 PARAPET EL. +35'-0"
 1/2 PARAPET EL. +34'-0"
 1/2 BRICK EL. +33'-0"
 1/2 THIRD FLOOR EL. +27'-4"
 1/2 SECOND FLOOR EL. +18'-8"
 1/2 FIRST FLOOR EL. +0'-0"

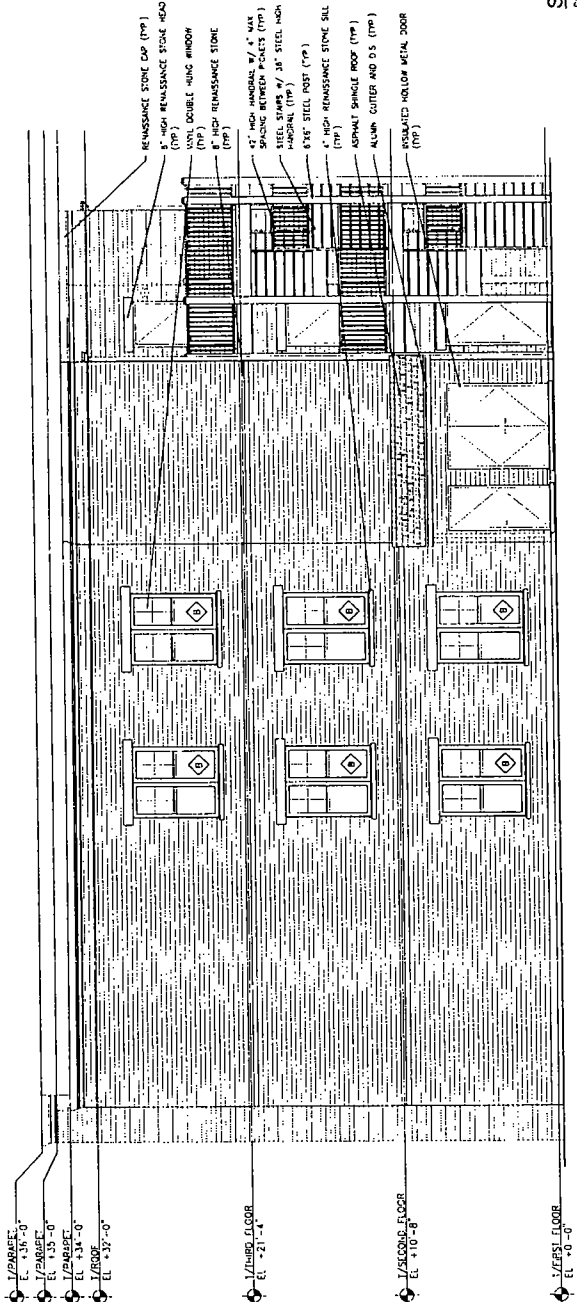
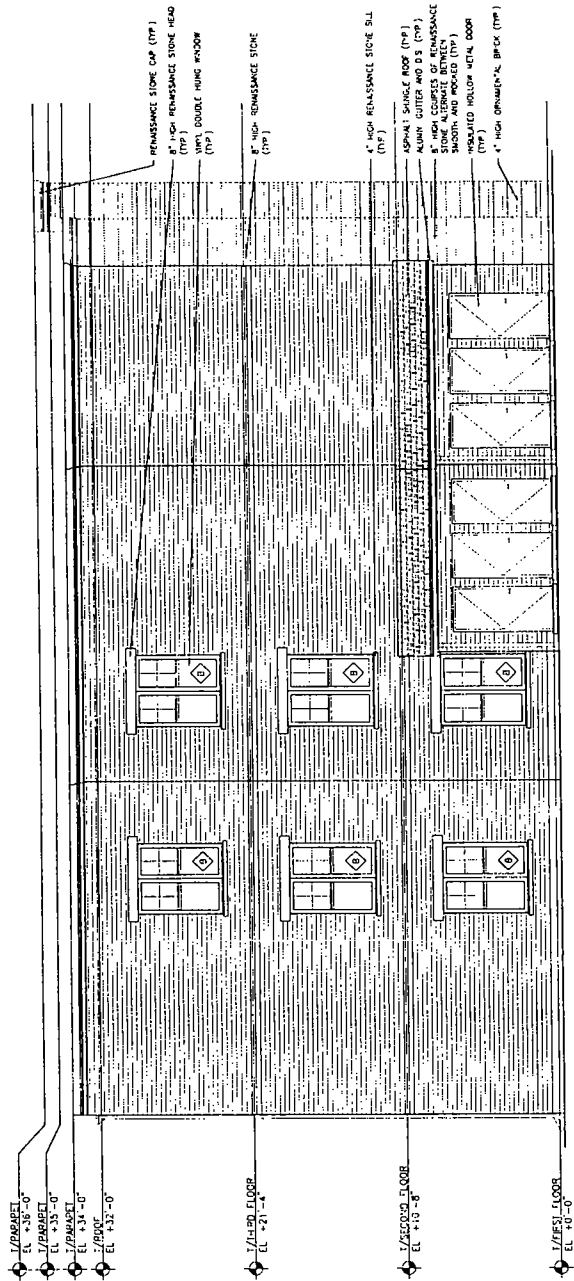
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 www.niaarch.com



HARVEST HOMES APARTMENTS
 3540-3542 W. FIFTH AVENUE, CHICAGO, IL 60624

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



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

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