

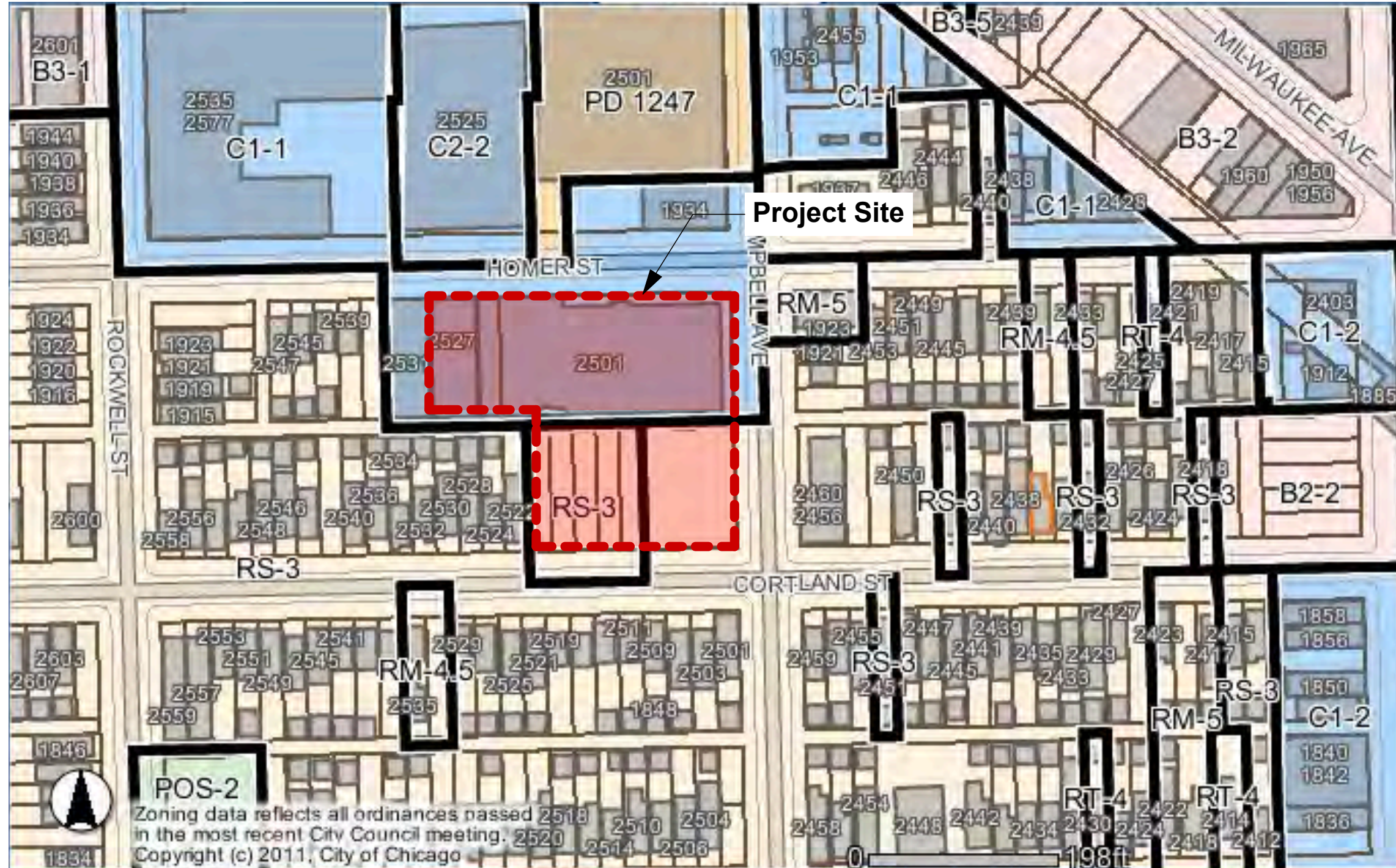
PROPOSED PLAN DEVELOPMENT

2501 WEST HOMER STREET



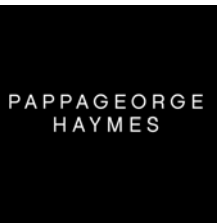
Guardian Properties, LLC

September 9, 2015

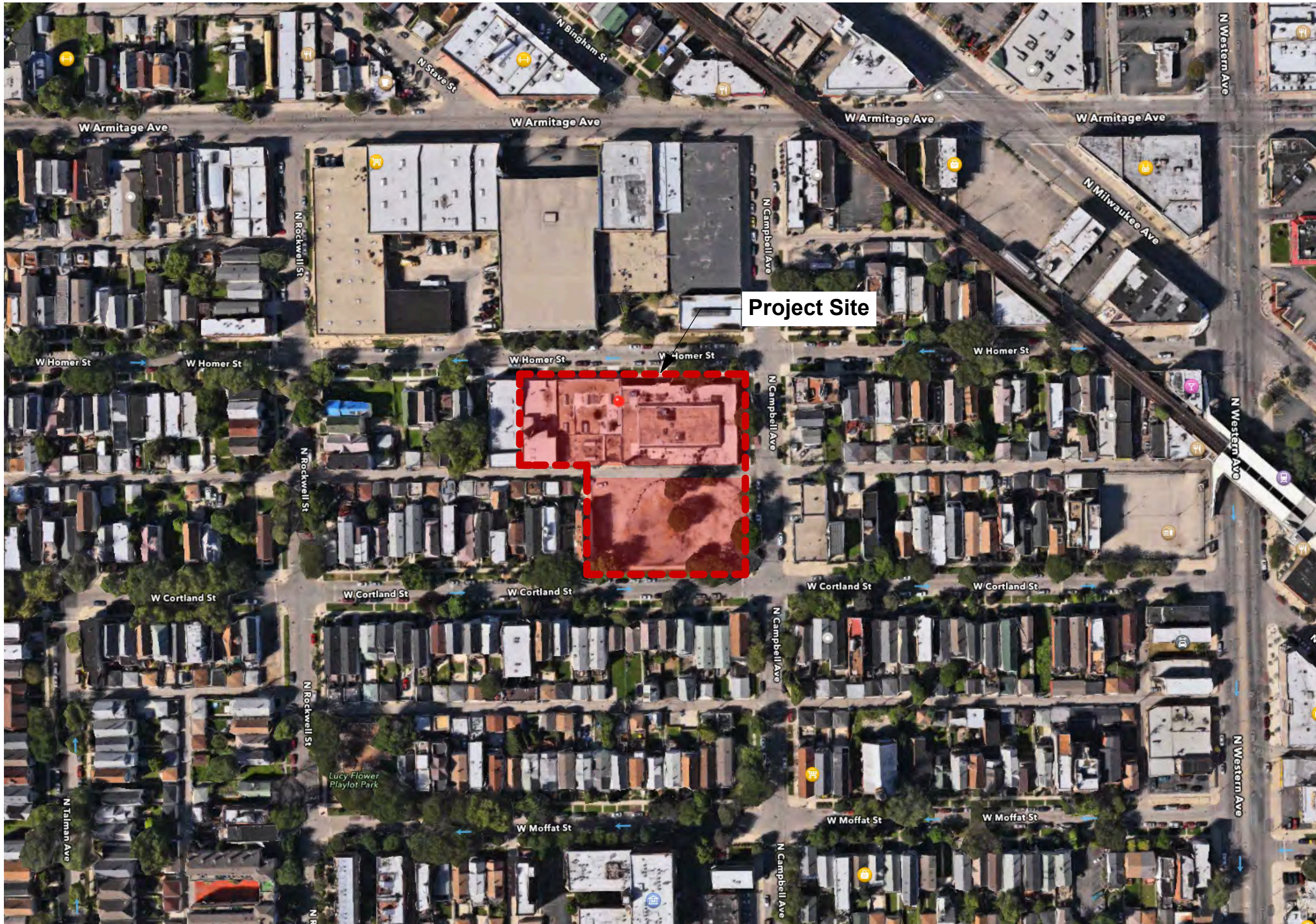


POS-2
 Zoning data reflects all ordinances passed in the most recent City Council meeting.
 Copyright (c) 2011, City of Chicago

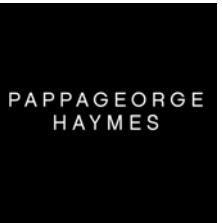
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Homer Street - Adjacent Building



Corner of Campbell Avenue & Homer Street



Cortland Street - Adjacent Building



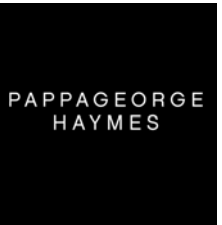
Corner of Cortland Street & Campbell Avenue



Campbell Avenue - Public Alley



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P/H # #Pln

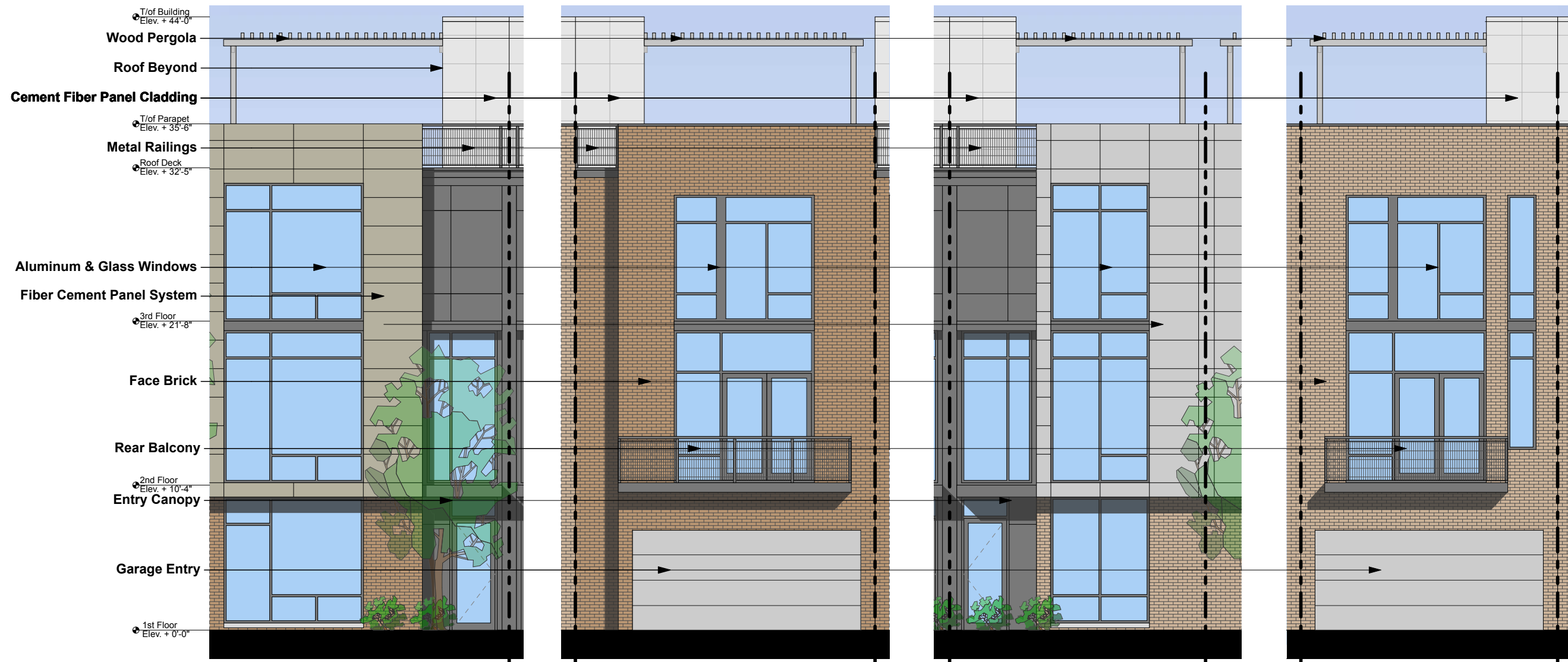
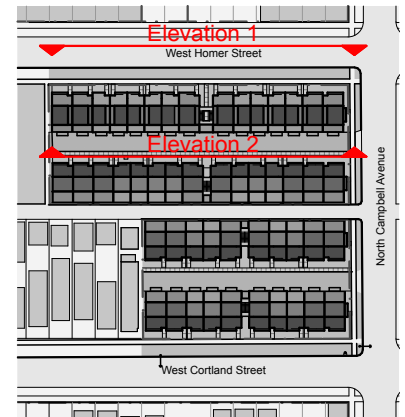
These plans are schematic and are subject to further refinement for compliance with code required existing, life safety improvements and coordination with existing systems.

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Elevation 1

Building 1 - North Elevation (Homer Street)



Type A Unit - Front

Type A Unit - Rear

Type B Unit - Front

Type B Unit - Rear



Elevation 2

Building 1 - South Elevation (Car Court)

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P/H # #Pln

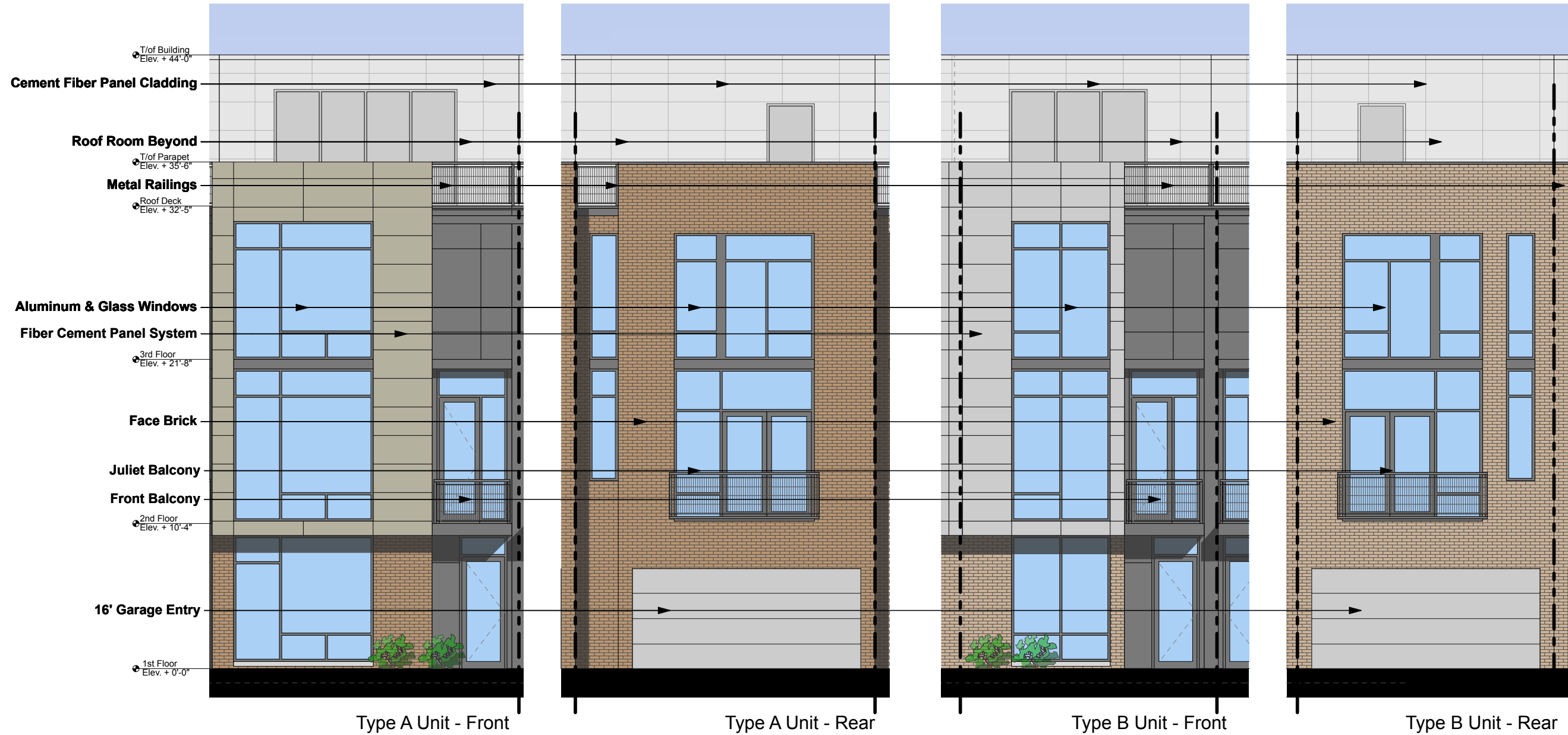
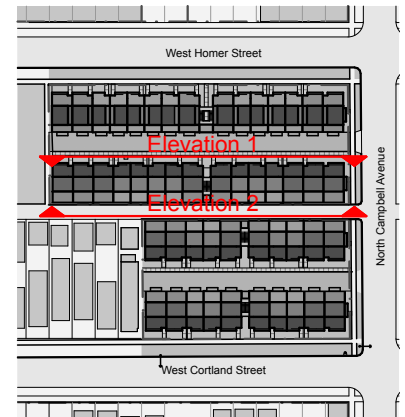
These plans are schematic and are subject to further refinement for compliance with code required existing, life safety improvements and coordination with existing systems.

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Elevation 1

Building 2 - North Elevation (Car Court)



Type A Unit - Front

Type A Unit - Rear

Type B Unit - Front

Type B Unit - Rear



Elevation 2

Building 2 - South Elevation (Public Alley)

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P/H # #Pln

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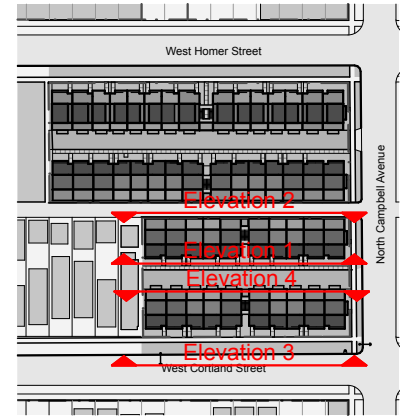
Elevation 1

Building 3 - South Elevations (Car Court)



Elevation 2

Building 3 - North Elevations (Public Alley)



Elevation 3

Building 4 South Elevations (Campbell Street)



Elevation 4

Building 4 North Elevations (Car Court)

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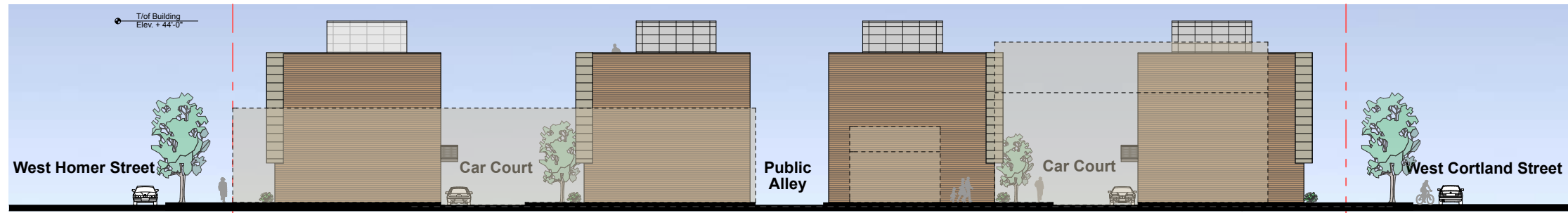
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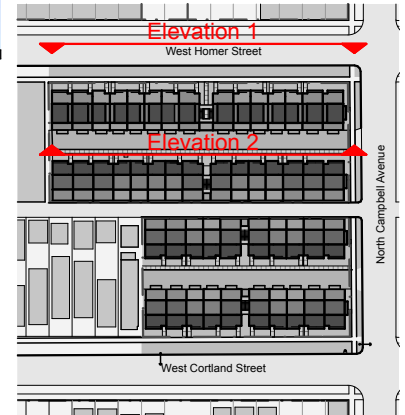
9/9/15
P/H # #PIn

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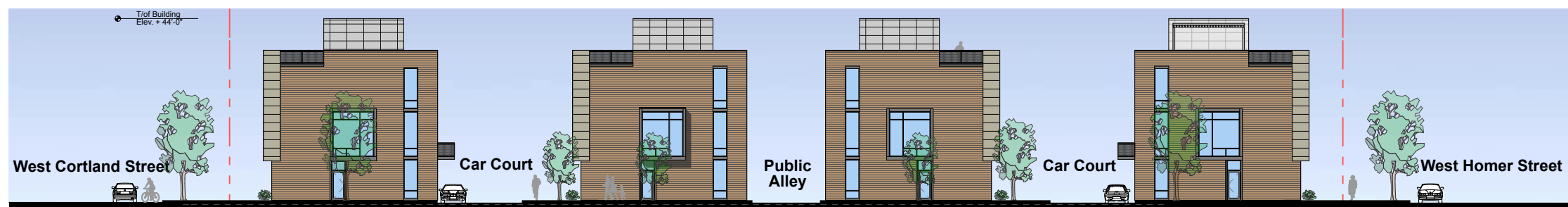


West Elevation (Interior Lot Line)



Type A.4 Unit

Type A.5 Unit



East Elevation - N Campbell Avenue

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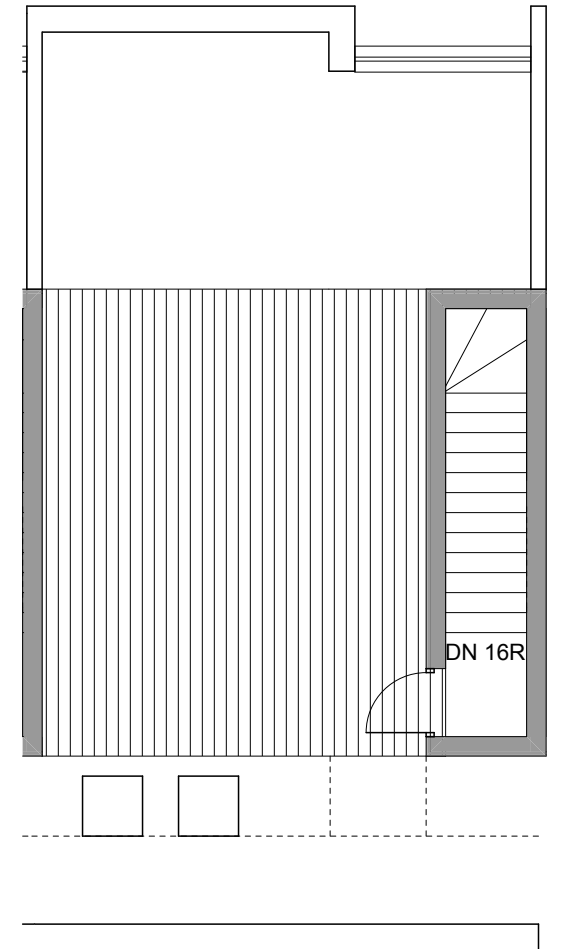
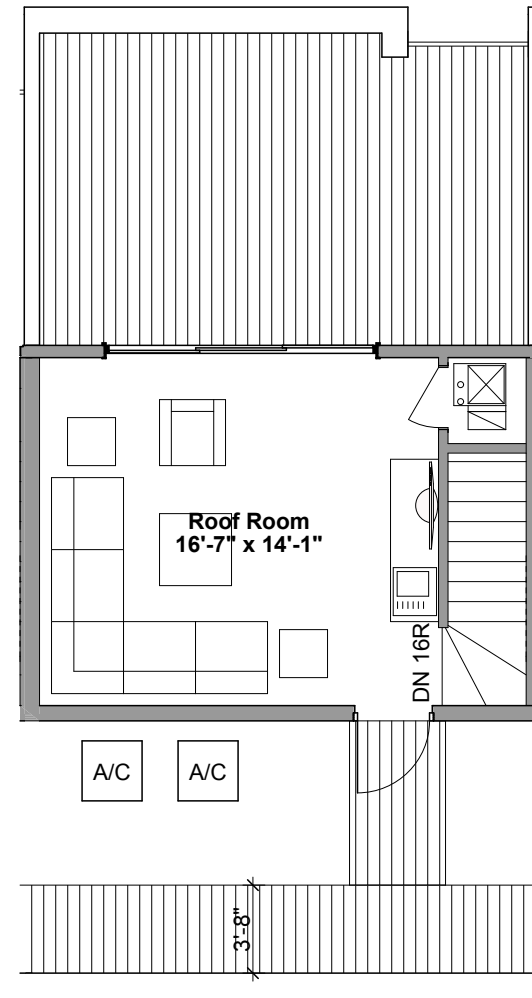
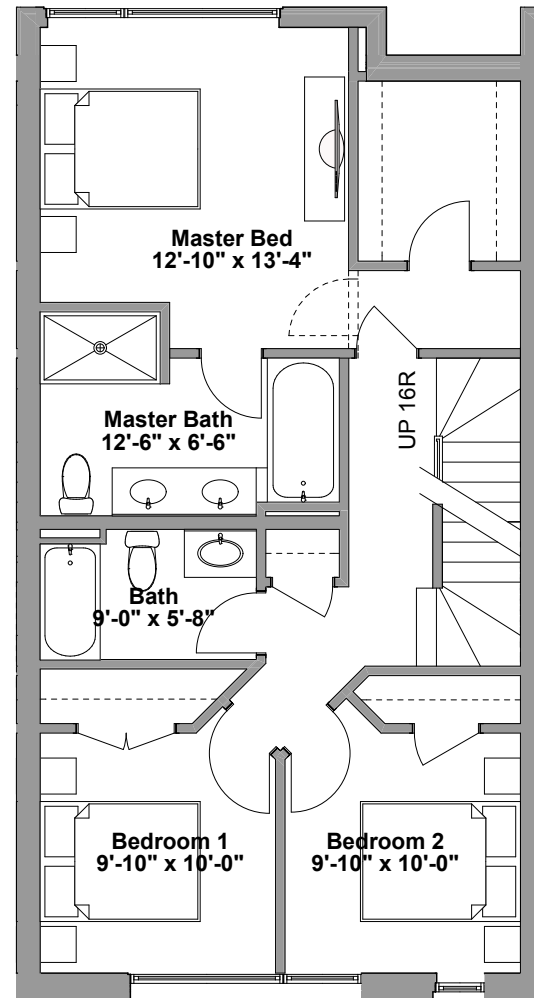
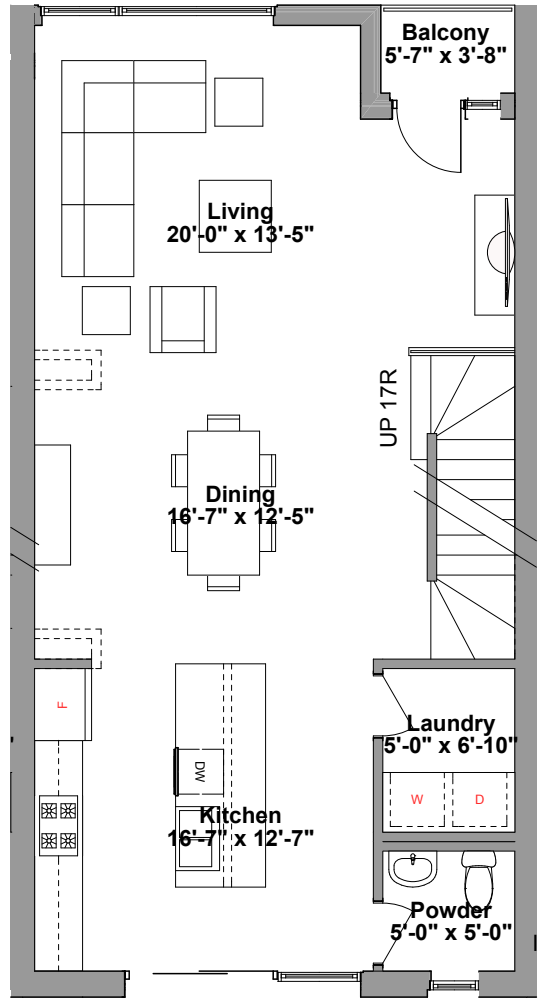
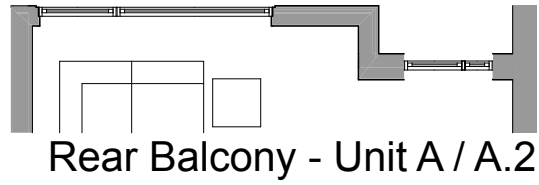
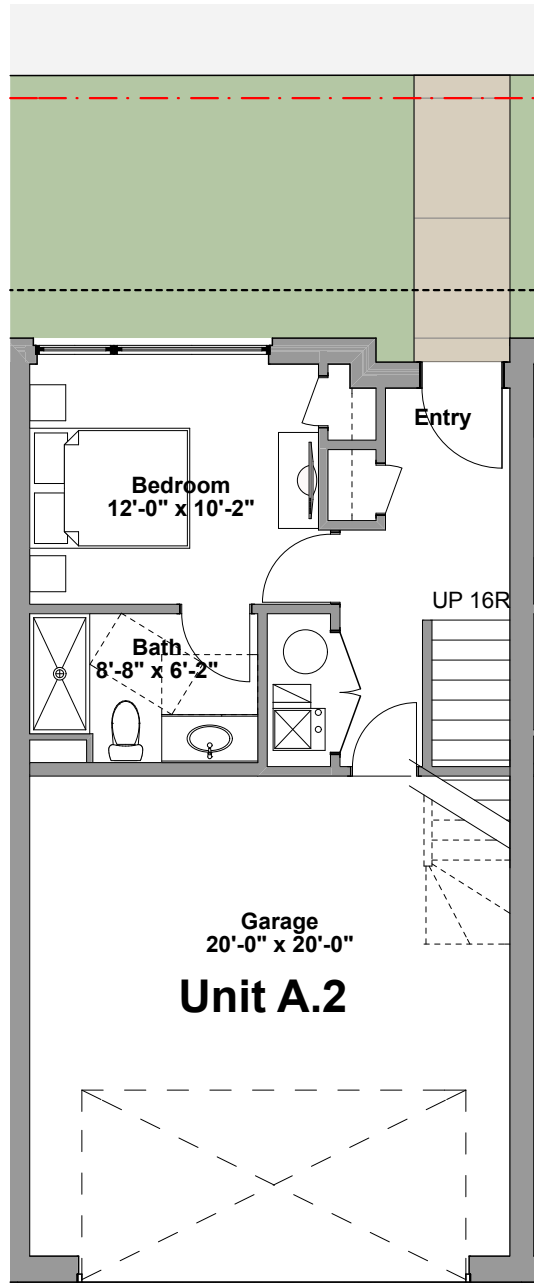
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P/H # #Pin

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1st Floor Plan

FAR - 378 sqft
Gross - 820 sqft

2nd Floor Plan

FAR / Gross - 847 sqft

3rd Floor Plan

FAR / Gross - 856 sqft

Unit A (Roof Deck)

FAR / Gross - 330 sqft

A.2 (Doghouse)

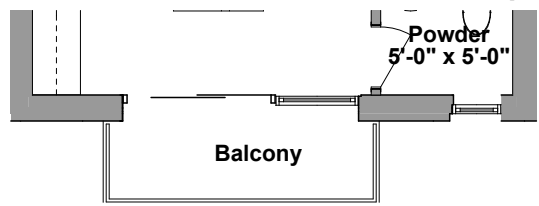
FAR / Gross - 97 sqft

Unit A

Total FAR - 2,411 sqft
Total Gross - 2,853 sqft

Unit A.2

Total FAR - 2,178 sqft
Total Gross - 2,620 sqft



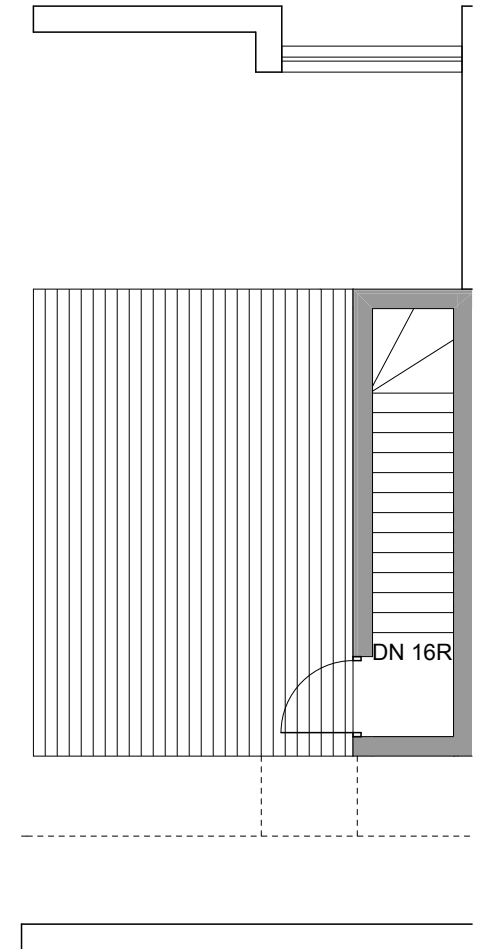
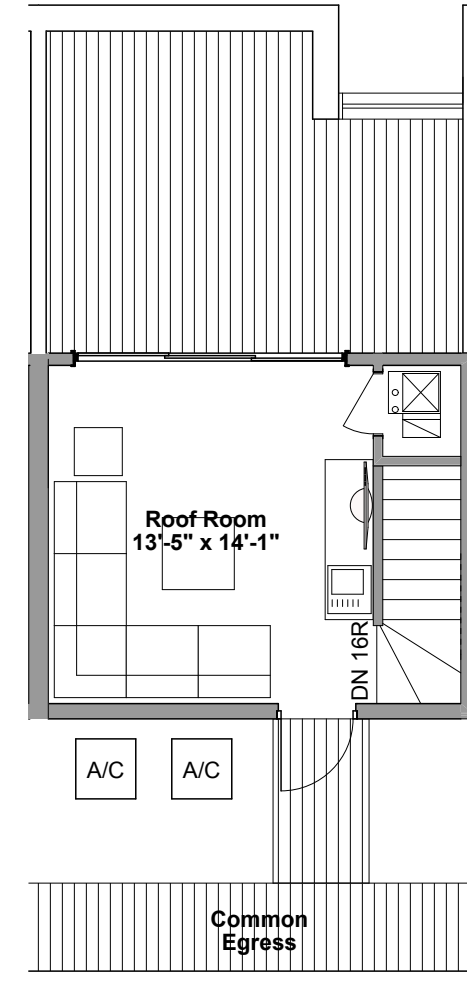
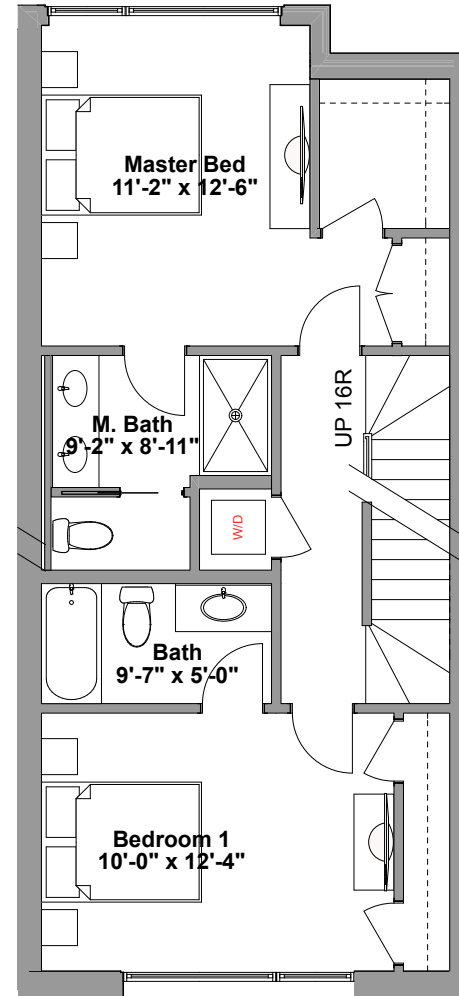
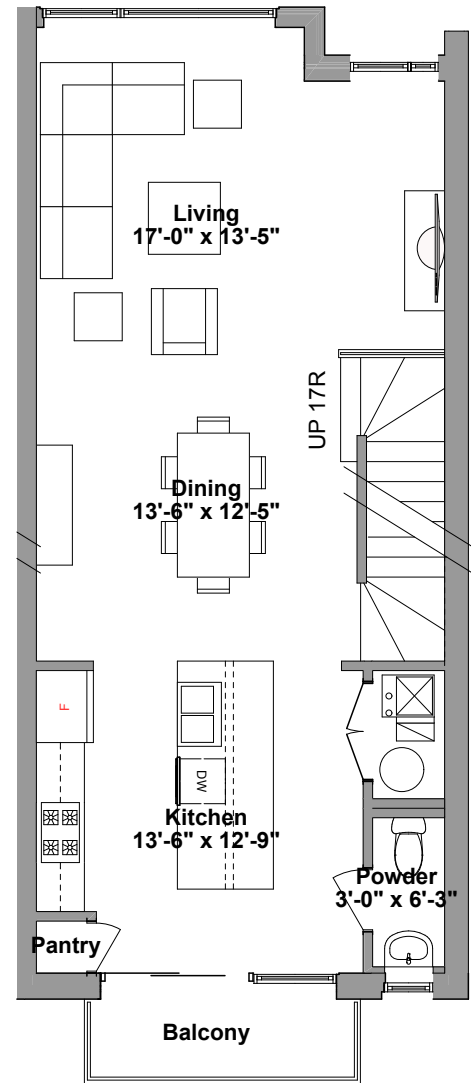
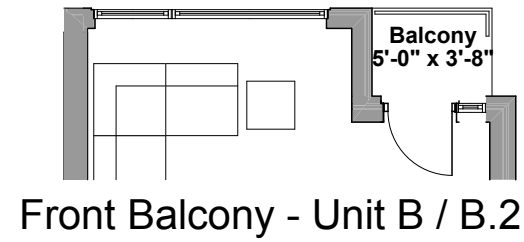
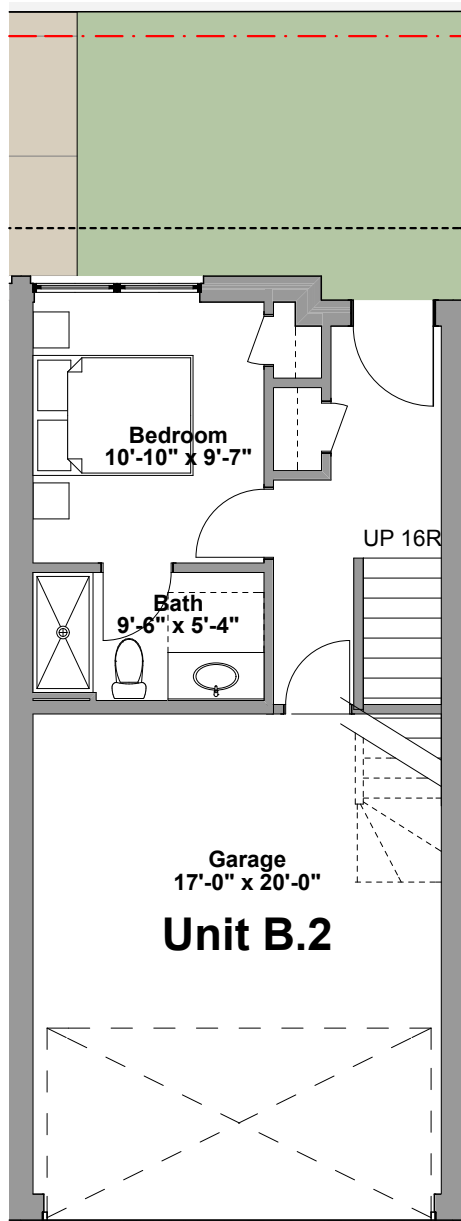
Rear Balcony - Unit A / A.2
FAR / Gross - 856 sqft

Unit A / Unit A.2 / Unit A.8 - Option 1

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1st Floor Plan

FAR - 323 sqft
Gross - 703 sqft

2nd Floor Plan

FAR / Gross - 734 sqft

3rd Floor Plan

FAR / Gross - 732 sqft

Unit B (Roof Deck)

FAR / Gross - 274 sqft

B.2 (Doghouse)

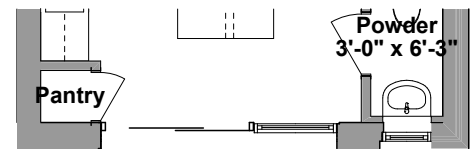
FAR / Gross - 97 sqft

Unit B

Total FAR - 2,055 sqft
Total Gross - 2,435 sqft

Unit B.2

Total FAR - 1,787 sqft
Total Gross - 2,258 sqft



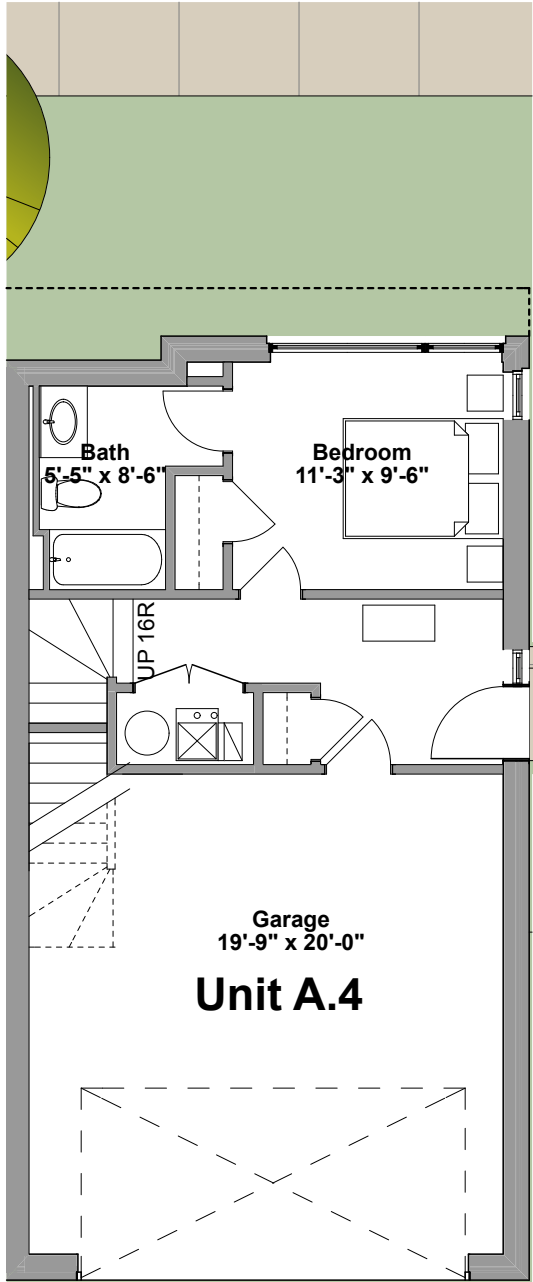
Front Balcony - Unit B/ B.2
FAR / Gross - 726 sqft

Unit B / Unit B.1 / Unit B.2 - Option 2

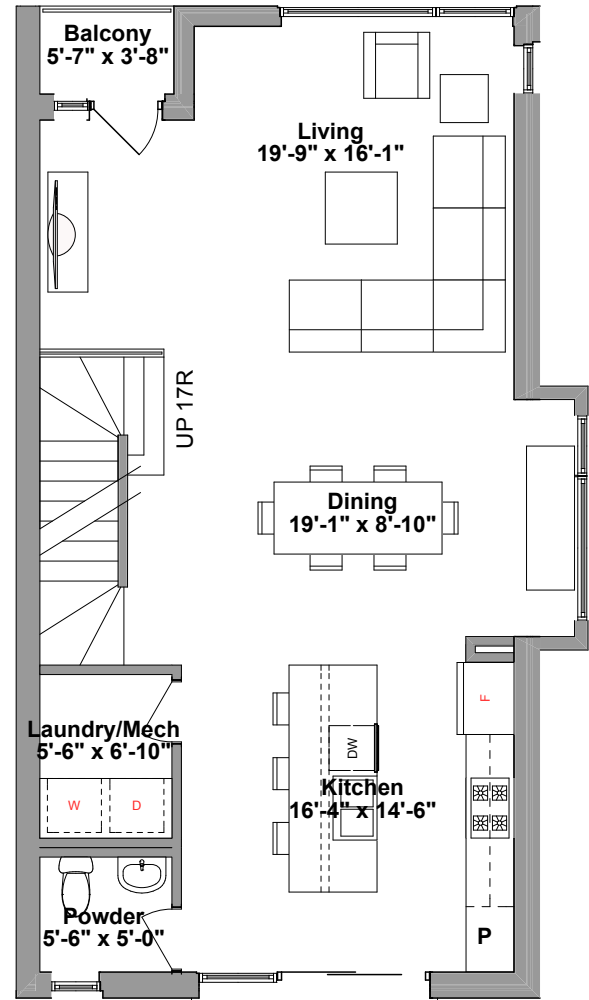
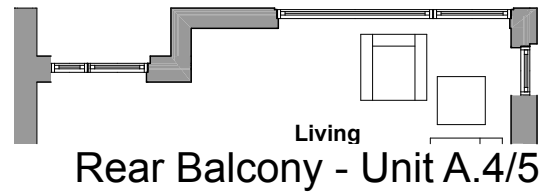
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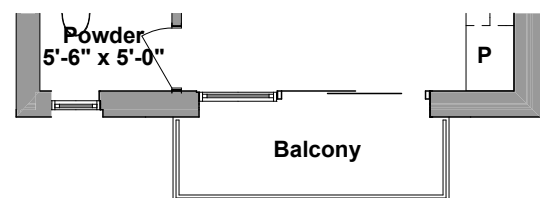
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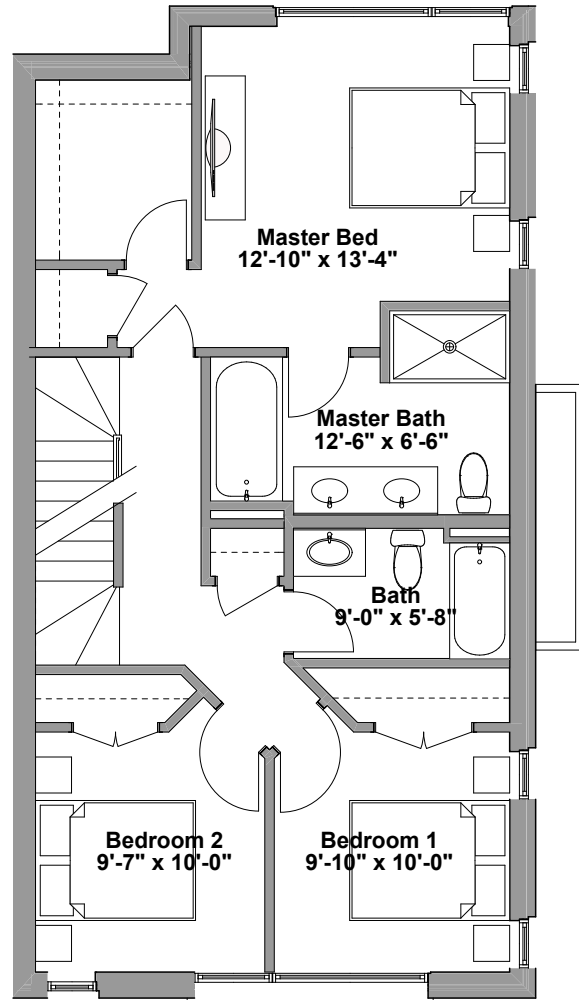
1st Floor Plan
FAR - 384 sqft
Gross - 834 sqft



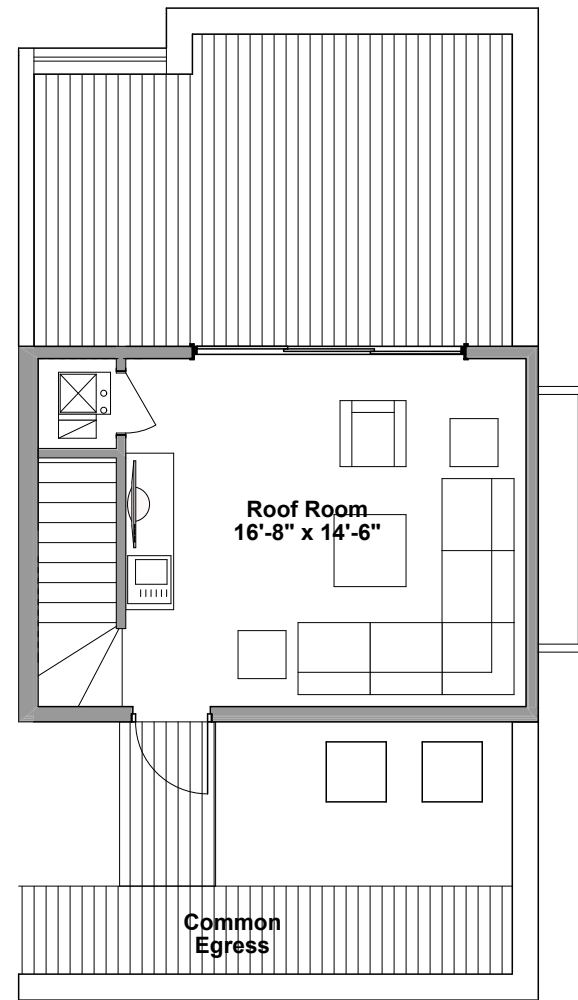
2nd Floor Plan
FAR / Gross - 902 sqft



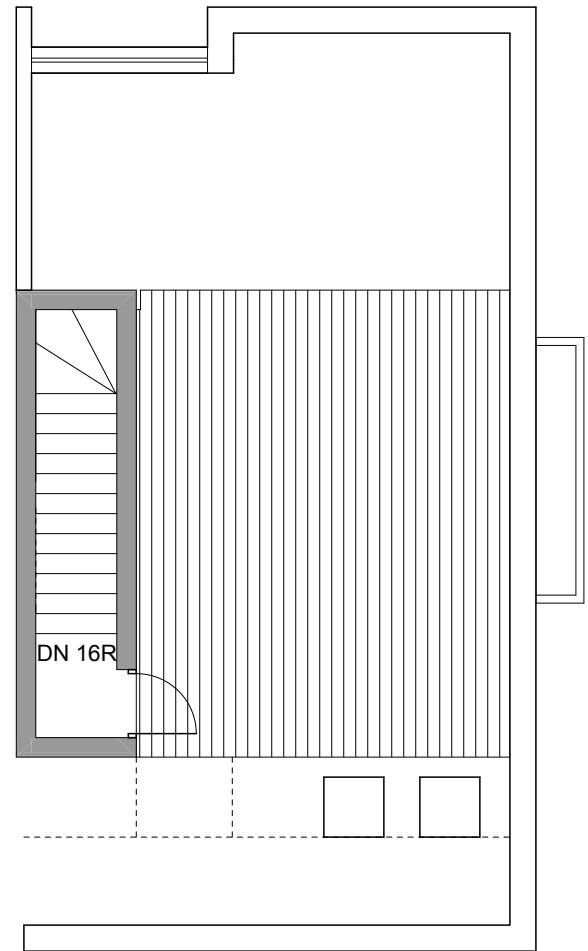
Rear Balcony - Unit A.4/5
FAR / Gross - 912 sqft



3rd Floor Plan
FAR / Gross - 870 sqft



Unit A.4 (Roof Deck)
FAR / Gross - 332 sqft



A.5 (Doghouse)
FAR / Gross - 97 sqft

Unit A.4
Total FAR - 2,499 sqft
Total Gross - 2,949 sqft

Unit A.5
Total FAR - 2,264 sqft
Total Gross - 2,714 sqft

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ZONING BULK DATA TABLE	PROPOSED SITE
Net Site Area (SF):	65,405
Net Site Area (Acre):	1.50
Area in Adjoining ROW (SF):	32,395
Gross Site Area (SF):	97,800
Gross Site Area (Acre):	2.25
Maximum Permitted FAR:	111,188
Maximum Number of Units:	50
Minimum Number of Off-Street Parking Spaces:	1 space per unit
Minimum Number of Off-Street Loading Berths:	0
Maximum Permitted Building Height:	Per approved building elevations
Maximum Site Coverage:	Per approved site plan
Minimum Periphery Setbacks:	Per approved site plan
Permitted Uses:	As per statement number 5



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architect

640 N. LaSalle, Suite 400
Chicago, IL 60654
312.337.3344 FAX 204.8988

Applicant: **Guardian Properties**

Address: 2501 W. Homer Street
Chicago, IL 60647

Introduction date: **July 22nd, 2015**
Plan commission date: **TBD**

Bulk Data Table