

PD 1071

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7/19/2007

REPORTS OF COMMITTEES

15976
5393

Ordinance, is hereby amended by changing all of the C1-1 Neighborhood Commercial District symbols and indications as shown on Map Number 3-L in the area bounded by:

West Crystal Street; North Cicero Avenue; a line 25 feet south of and parallel to West Crystal Street; and the public alley next west of and parallel to North Cicero Avenue,

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

~~SECTION 2. This ordinance takes effect after its passage and approval.~~

Reclassification Of Area Shown On Map Number 4-G.

(As Amended)

(Application Number 15976) *RPD 1071*

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 current M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 4-G in the area bounded by:

the centerline of South Morgan Street to the west; a line parallel to and approximately 120.8 feet south of the south line of West Cullerton Street to the north; the centerline of South Sangamon Street to the east; and a line parallel to and approximately 152 feet north of the north line of West 21st Street to the south,

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

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the current B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 4-G in the area bounded by:

the centerline of South Morgan Street to the west; a line parallel to and approximately 120.8 feet south of the south line of West Cullerton Street to the north; the centerline of South Sangamon Street to the east; and a line parallel to and approximately 152 feet north of the north line of West 21st Street to the south,

to those of a residential planned development.

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

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

Residential Planned Development Number 1071.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately sixty-four thousand eight hundred forty-three (64,843) square feet (one and forty-nine hundredths (1.49) acres)) of net site area commonly known as 2013 -- 2019 South Morgan Street and generally bounded by the centerline of South Morgan Street to the west, a line parallel to and approximately one hundred twenty and eight-tenths (120.8) feet south of the south line of West Cullerton Street to the north, the centerline of South Sangamon Street to the east and a line parallel to and approximately one hundred fifty-two (152) feet north of the north line of West 21st Street to the south (the "Property"), and is owned by the applicant, The Resurrection Project, an Illinois not-for-profit corporation.
2. The applicant or its successors, assignee or grantees shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation, subdivision or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council. The applicant or its successors, assignees or grantees may construct the proposed new improvements in the Planned Development in phases and shall be permitted to seek and obtain permits required for such construction separately for different structures located in this Planned Development.
3. The requirements, obligations and conditions contained in this Planned Development shall be binding upon the applicant, its successors and assigns, and if different than the applicant, the legal titleholder or any ground lessors. All rights granted hereunder shall inure to the benefit of the applicant's successors and assigns (including any condominium or homeowners' association which may be formed). Pursuant to the

requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors of the Property subject, however, to the following exceptions and conditions: (a) any changes or modifications to this Planned Development applicable to or in a designated subarea need only be made or authorized by the owners and/or ground lessors of such subarea; provided, however, that for so long as the applicant or any affiliate thereof owns or controls any part of the Property, any application to the City for any such changes or modifications (administrative, legislative otherwise) must in all cases be authorized by the applicant; and (b) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder; provided, however, that the Applicant's right to authorize changes or modifications to this Planned Development for so long as it owns or controls all or any portion of the Property as set forth above in this Statement Number 3 above shall not be deemed amended or transferred to apply to a transferee (or its beneficiaries as aforesaid) unless expressly assigned in a written instrument executed by the original Applicant hereunder. An agreement among different owners of the Property, or a covenant binding owners of the Property, may designate the parties authorized to apply for future amendments, modifications or other changes to this Planned Development.

4. This plan of development consists of fifteen (15) statements; a Use and Bulk Regulation Data Table; an Existing Zoning Map; Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Subarea Map, and the following plans prepared by Weese Langley Weese, all dated

June 21, 2007: a Site Plan, a Landscape Plan and Building Elevations (Subarea 1 -- North and West, Subarea 1 -- South and East; Subarea 2 -- West and North, Subarea 2 -- East and South). A full-size set of each of the plans listed above (collectively, the "Plans") is on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. In any instance where a provision of the 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, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": dwelling units, including but not limited to multi-unit residential and elderly housing units; Residential Support Services; community and recreation centers and similar assembly uses; recreational uses; open space; related services; accessory parking; and accessory uses.
6. Business identification 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 shall not be permitted in the Planned Development.
7. Ingress and egress for the Property shall be provided in substantial compliance with the Plans. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
8. In addition to the maximum height of buildings and any appurtenance thereto prescribed in this Planned Development, the height of any improvements also shall be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area, floor area ratio ("F.A.R.") and Building Height calculations, the definitions of the Chicago Zoning Ordinance in effect as

of the date hereof shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, such Floor Area shall not include all floor area devoted to mechanical equipment and storage which exceeds one thousand (1,000) square feet in any single location within the improvements.

10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Plans described in Statement Number 4 above and in accordance with parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening, with respect to the quantity of landscaped area and trees but not its location. Also, the landscape buffer along South Sangamon Street may be five (5) feet wide and the decorative metal fence within the buffer may be located at the property line.
11. Subject to the review and approval of the Department of Planning and Development, the Applicant shall be permitted to (a) redesignate subareas within the Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development and, in furtherance of the foregoing, (b) allocate or assign the development rights under this Planned Development to and among the designated subareas, including, but not limited to, floor area and F.A.R., signage, building height, and parking; provided, however, that the limitations set forth in the Bulk Regulations and Data Table applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such designation(s). The designation and redesignation of subareas shall not require an amendment to this Planned Development.
12. The requirements of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development (the "Commissioner") upon application and a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. It is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals pursuant hereto.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of natural resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain all buildings located on the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The Applicant shall install vegetated ("green") roof systems totaling a combined area of at least four thousand one hundred (4,100) square feet on buildings in the Planned Development.
14. 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 new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility at the time of application for a building permit.
15. Unless substantial construction of the new buildings has commenced within six (6) years following adoption of this Planned Development, then the zoning of the Property shall automatically revert to the M1-2 Limited Manufacturing/Business Park District. Said six (6) year period may be extended for up to one (1) additional year if, prior to expiration, the Commissioner determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Subarea Map; Site Plan; Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 5401 through 5410 of this *Journal*.]

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

Residential Planned Development Number 1071.

Bulk Regulations And Data Table.

Gross Site Area: (73,611 square feet; 1.69 acres) = Net Site Area (64,843 square feet; 1.49 acres) + Area Remaining in Public Way (8,768 square feet; 0.2 acres)

Net Site Area:

Subarea 1	=	36,969 square feet (approximately .85 acres)
Subarea 2	=	27,874 square feet (approximately .64 acres)
Total	=	64,843 square feet (approximately 1.49 acres)

Maximum Floor Area Ratio:

Subarea 1	=	2.2
Subarea 2	=	2.2
Total	=	2.2

Permitted Uses:

Dwelling units, including but not limited to multi-unit residential and elderly housing units; residential support services; community and recreation centers and similar assembly uses; recreational uses; open space; related services; accessory parking; and accessory uses

Maximum Number of Dwelling Units:

Subarea 1	=	75 units
Subarea 2	=	48 units
Total	=	123 units

Minimum Number of Off-Street Parking Spaces:

Subarea 1	=	24 parking spaces
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Subarea 2	=	24 parking spaces
Total	=	48 parking spaces

Minimum Number of Off-Street Loading Berths:

Subarea 1	=	1 loading berth
Subarea 2	=	1 loading berth
Total	=	2 loading berths

Minimum Number of Bicycle Storage Spaces:

Subarea 1	=	11 spaces
Subarea 2	=	14 spaces
Total	=	25 spaces

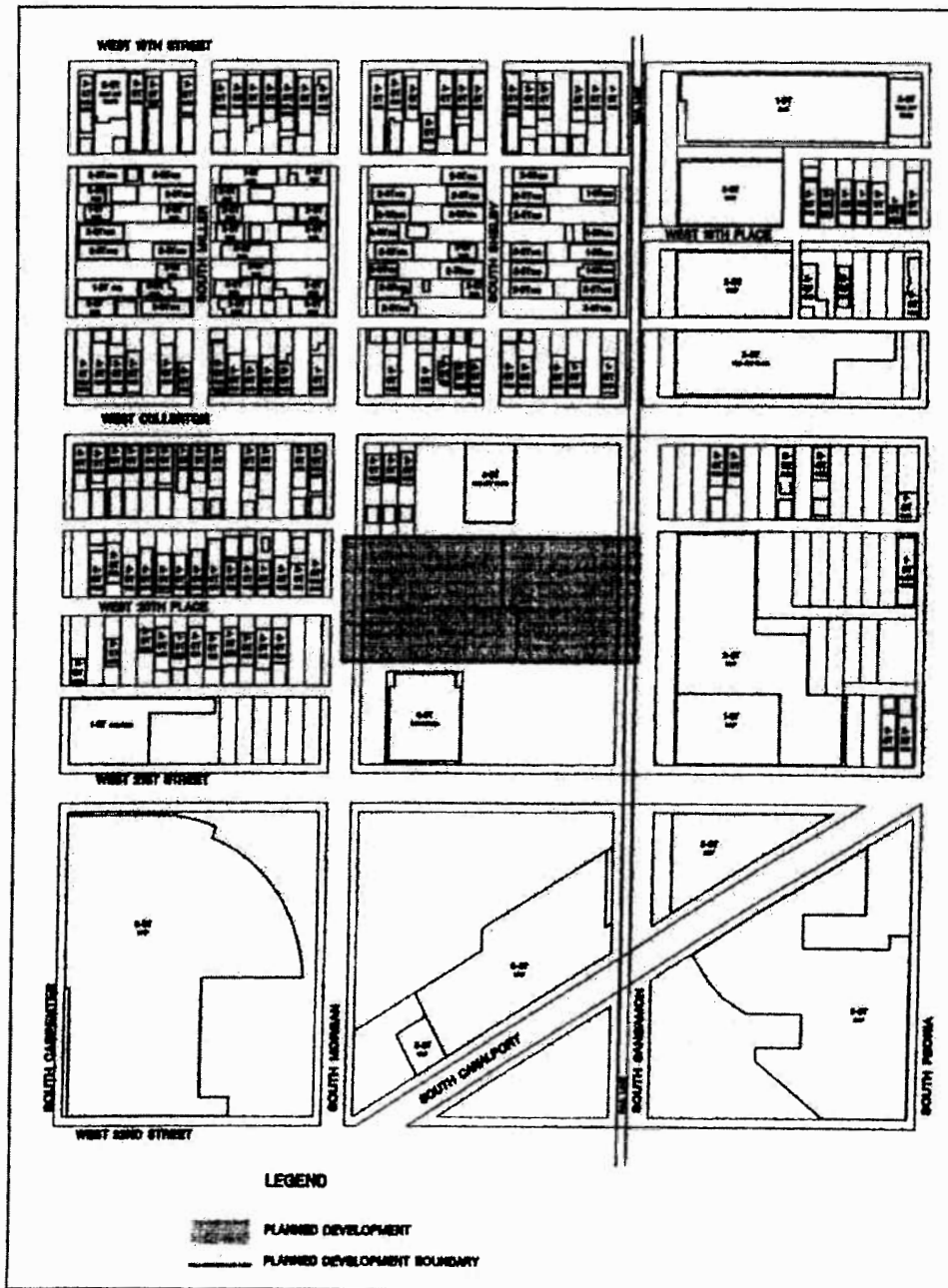
Minimum Building Setbacks:

Subarea 1	=	Front: 9 feet, 0 inches
	=	Side: 9 feet, 0 inches
	=	Rear: 25 feet, 0 inches
Subarea 2	=	Front: 19 feet, 0 inches
	=	Side: 10 feet, 0 inches
	=	Rear: 67 feet, 0 inches

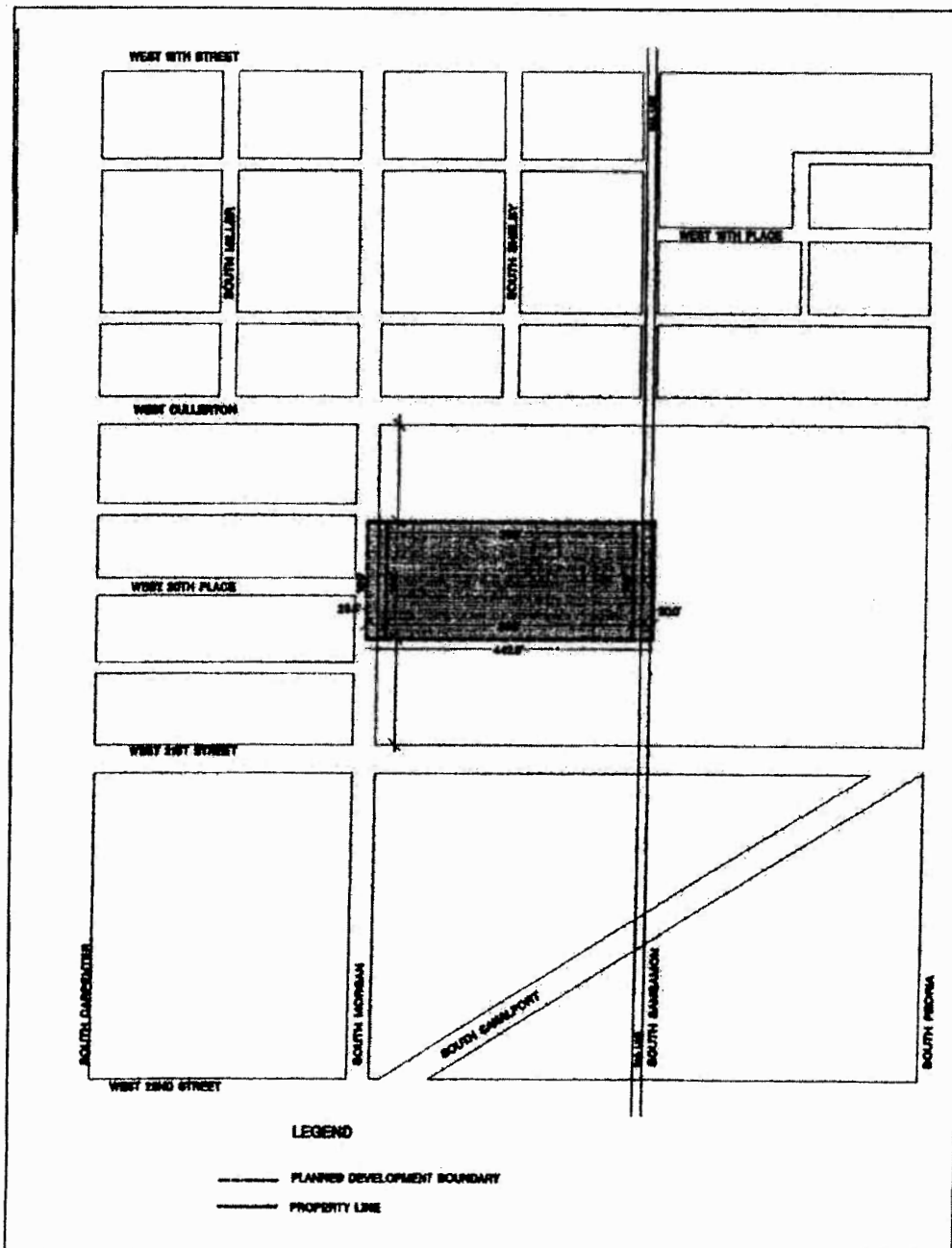
Maximum Building Height:

Subarea 1	=	60 feet, 0 inches to the ceiling of mechanical penthouse
Subarea 2	=	80 feet, 0 inches to the ceiling of mechanical penthouse

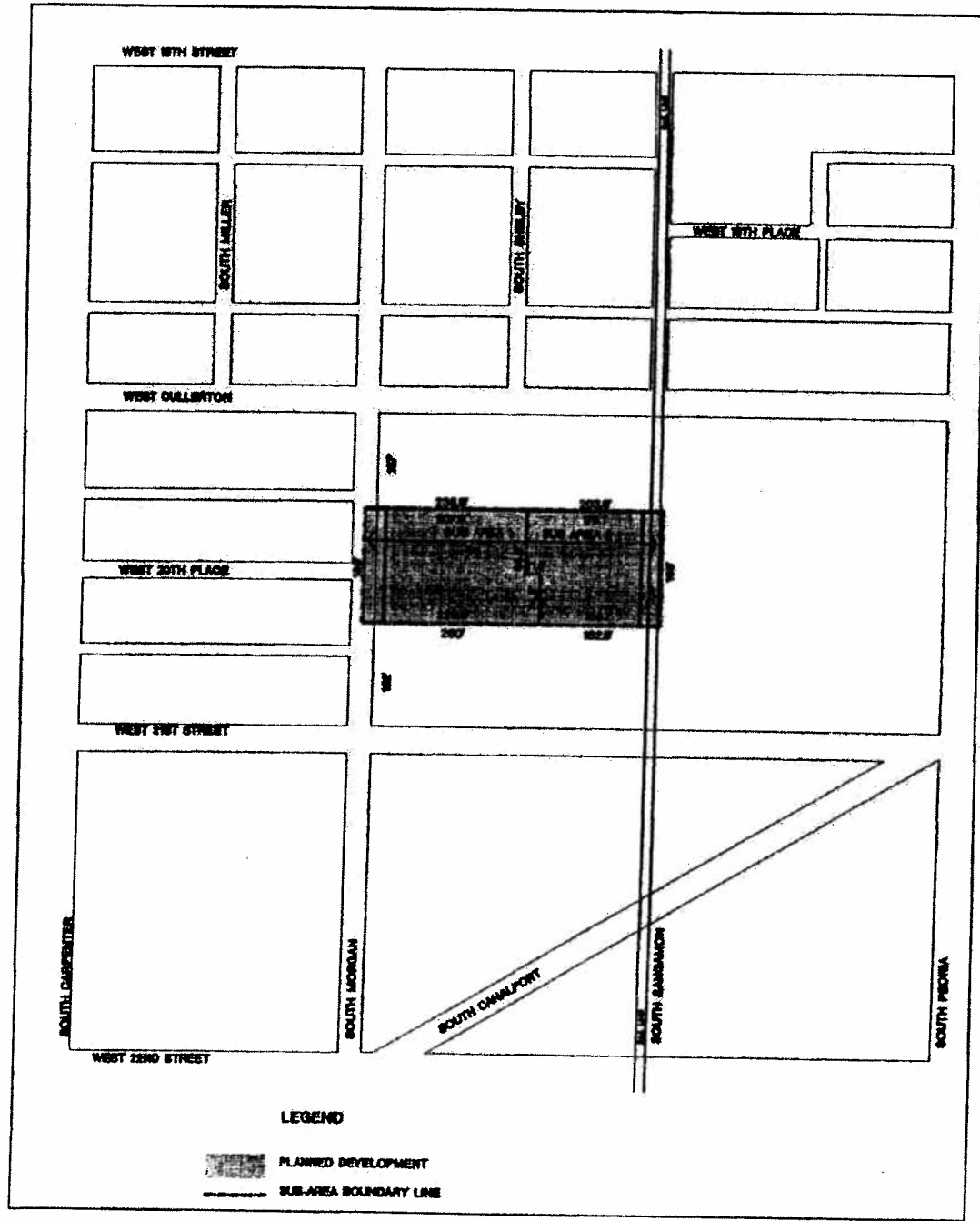
Existing Land-Use Map.



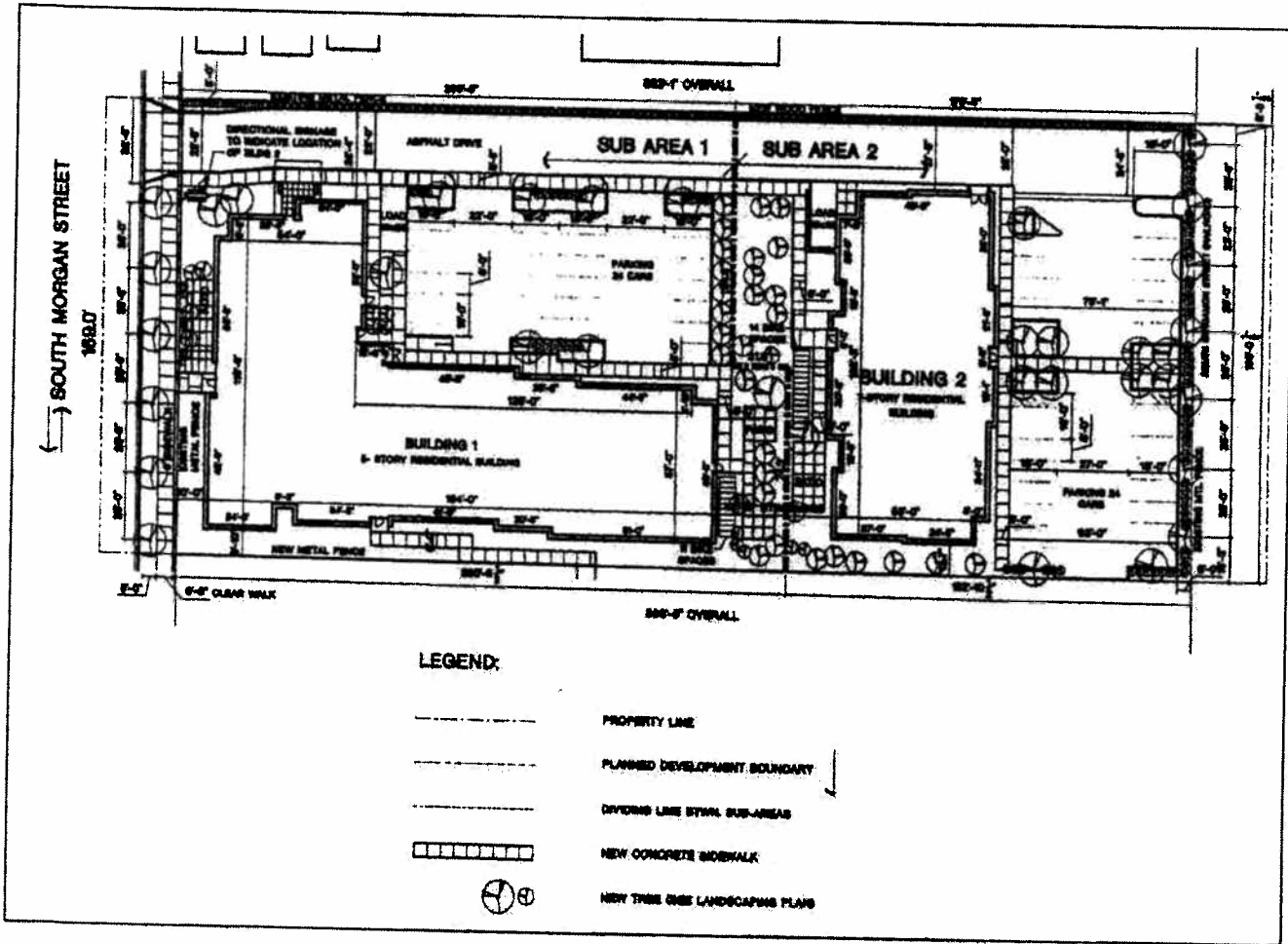
Planned Development Boundary And Property Line Map.



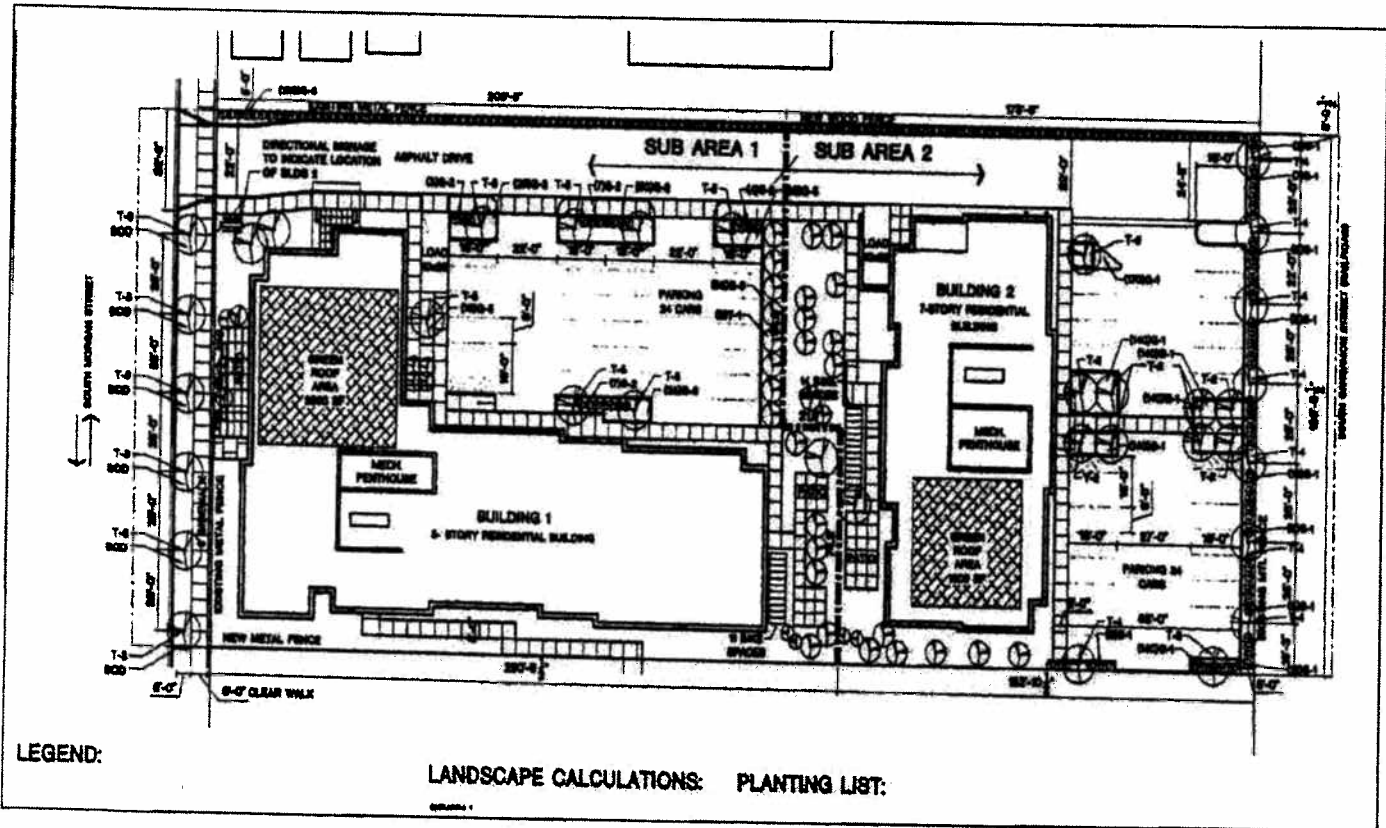
Subarea Map.



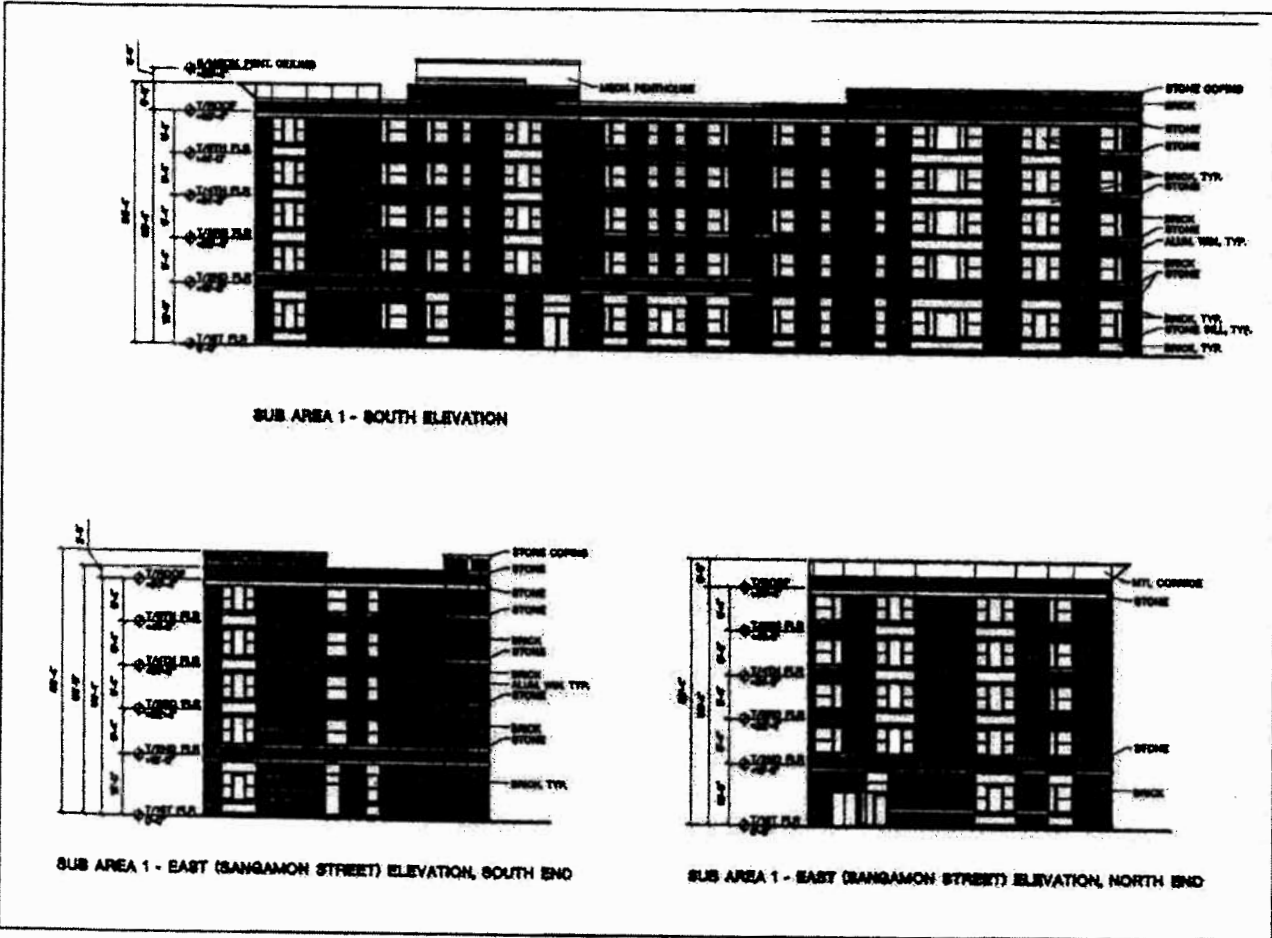
Site Plan.



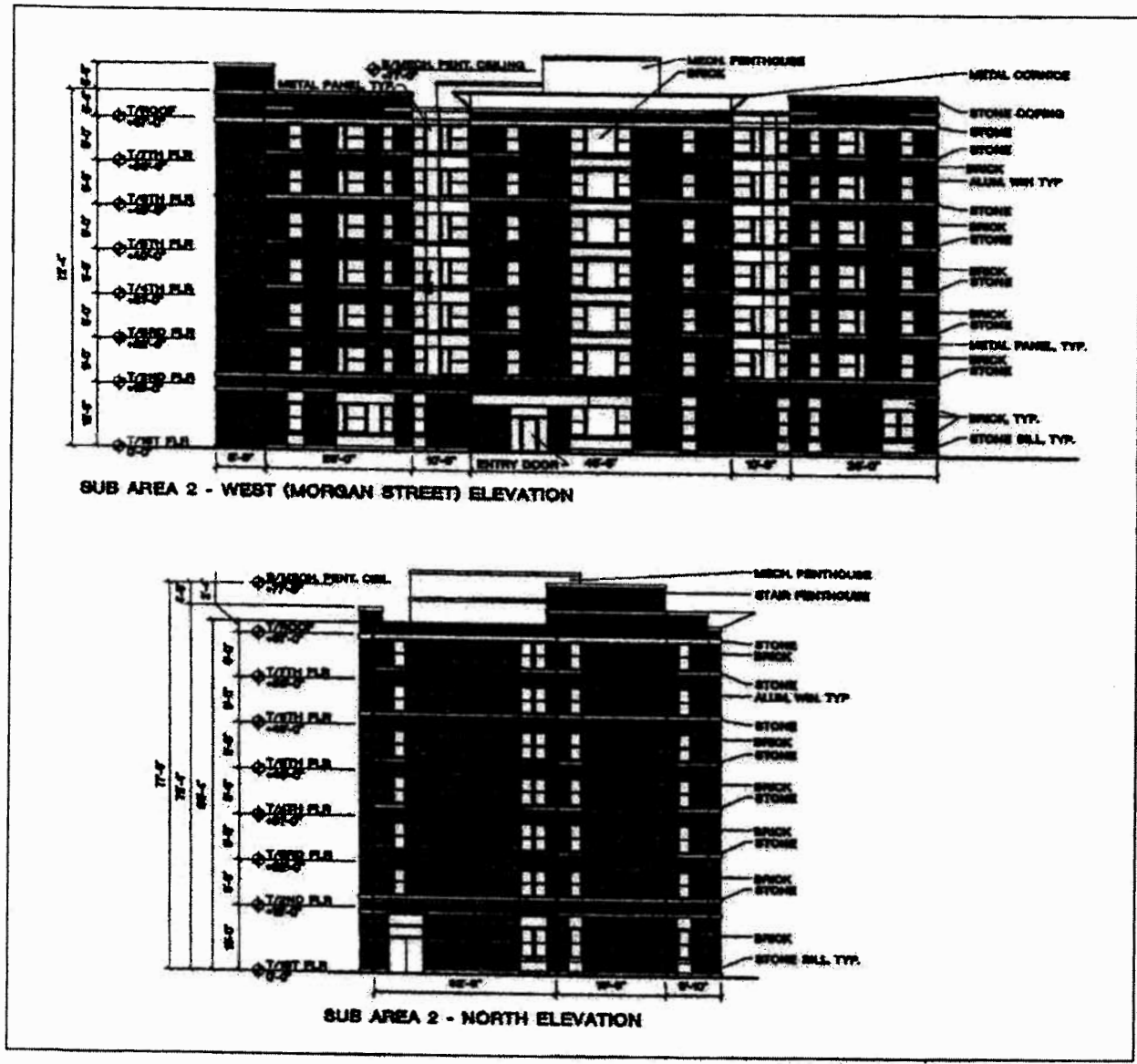
Landscape Plan.



Subarea 1 South And East
Building Elevations.



Subarea 2 West And North
Building Elevations.



Subarea 2 East And South Building Elevations.

