

# PD 1099

**Table of Contents**

**02/06/2008 PD Adoption** ..... **2**  
    Ordinance ..... 2  
    Statements ..... 3  
    Bulk Table ..... 7  
    Exhibits ..... 8

A-7273

*Residential Planned Development Number \_\_\_\_*

*Plan Of Development Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Areas Remaining in Public Rights-of-Way

57,189.28 square feet (1.31 acres) = 43,808 square feet (1.00 acre) + 13,381.28 square feet (0.31 acre)

Permitted Uses:	Elderly housing, accessory parking and related and accessory uses
Maximum Floor Area Ratio:	1.70
Maximum Number of Dwelling Units:	89
Maximum Number of Off-Street Parking Spaces:	37
Minimum Number of Off-Street Loading Spaces:	1 at 10 feet by 25 feet
Minimum Number of Bicycle Spaces:	9
Setbacks:	In accordance with Site/Landscape Plan
Maximum Building Height:	69.50 feet

*Reclassification Of Area Shown On Map Number 32-B.  
(Application Number A-7273)*

Be It Ordained by the City Council of the City of Chicago:

**LPD 1099**

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M3-2 Heavy Industry Manufacturing District symbols and indications as shown on Map Number 32-B in the area bounded by:

(Continued on page 21369)

(Continued from page 21360)

South Torrence Avenue; South Hoxie Avenue; East 134<sup>th</sup> Street; a line 699.07 feet west of and parallel to South Torrence Avenue; and a line 629.50 feet north of and parallel to East 134<sup>th</sup> Street,

to those of a POS I Regional or Community Park District and a corresponding use district is hereby established in the area described above.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all of the POS I Regional or Community Park District symbols and indications as shown on Map Number 32-B in the area bounded by:

South Torrence Avenue; South Hoxie Avenue; East 134<sup>th</sup> Street; a line 699.07 feet west of and parallel to South Torrence Avenue; and a line 629.50 north of and parallel to East 134<sup>th</sup> Street,

to Institutional Planned Development Number 1099, which is hereby established in the area above described, subject to such use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

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

*Institutional Planned Development Number 1099*

*Plan Of Development Statements.*

1. The area delineated herein as a Institutional Planned Development ("Planned Development") consists of approximately four hundred thirty-five thousand six hundred (435,600) square feet (ten (10) acres) of net site area which is depicted on the attached Planned Development Boundary and Property Line Map. The property is controlled by the Applicant, the Public Building Commission.
2. The Applicant ("Applicant") 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 or re-subdivision of parcels, shall require a separate

submission on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and Lessees and if different than the Applicant, the legal titleholders or 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 or any ground lessors. Furthermore, pursuant to the requirements of Article 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 paragraph 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, or by a governmental agency with the power of eminent domain which has designated the property for acquisition. An agreement among property owners, the board of directors of any property owners association, or covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The Applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.
4. This plan of development consists of the following sixteen (16) statements: a Bulk Regulations and Data Table; an Existing Zoning Map an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan, a Green Roof Plan, South Elevations, and Building Elevations-East, West and North prepared by Studio Gang Architects, dated January 17, 2008. Full size sets of the Site/Landscape Plan and Building Elevations are 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. The 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. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. The uses permitted within the area delineated herein as a "Institutional Planned Development" shall include, but not be limited to, environmental center with classrooms, exhibit spaces, auditorium, offices, labs, accessory parking, and all

uses as permitted within the POS I Regional or Community Park District, accessory uses and such other related uses.

6. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as a "Institutional Planned Development", subject to the review and approval of the Department of Planning and Development. Off-Premises Signs shall not be permitted in the Planned Development.
7. The Improvements authorized by this Planned Development shall be designed, constructed, and maintained in substantial conformance with this Planned Development and in accordance with the parkway tree and parking lot landscaping provision of the Chicago Zoning Ordinance and with the Lake Calumet Plan. In any instance where a provision of the Lake Calumet Plan conflicts with the Chicago Zoning Ordinance in regards to landscaping, the Lake Calumet Plan shall control. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all required parking spaces shall be designated for parking for the handicapped.
8. Any service drive or any other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Chicago Department of Transportation in effect at the time of review. There shall be no parking or storage of garbage receptacles within such service drives or within fire lanes. Any change to off-street parking ingress and egress as depicted in the Plans shall be subject to the review and approval from the Department of Transportation and the Department of Planning and Development. All work 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. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A. R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. The City of Chicago established a Part II Review Fee in the amount of zero and twenty-five hundredths of a dollar (\$0.25) per square feet for the total buildable

square feet (floor area ratio). The Part II Fee will be assessed by D.P.D. during the actual Part II Review. The fee as determined by D.P.D. staff at that time is final and binding on the Applicant and must be paid to the Department of Planning and Development prior to the issuance of any Part II Approval.

12. The Applicant shall obtain the applicable official reviews, approvals and permits from the various City Departments and or Committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
13. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The Applicant has agreed to, and shall, obtain Leadership in Energy and Environmental Design ("L.E.E.D.") Certification for the development. The Applicant has agreed to strive for Platinum Certification. The Applicant shall provide a vegetated ("green") roof of at least six thousand four hundred fifty (6,450) square feet.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject 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 a high standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.
15. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after a determination is made by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

- 16. Unless substantial construction has commenced within six (6) years following adoption of this Institutional Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the property shall automatically revert to the prior POS 1 Regional or Community Park District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Green Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 21374 through 21381 of this Journal.]

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

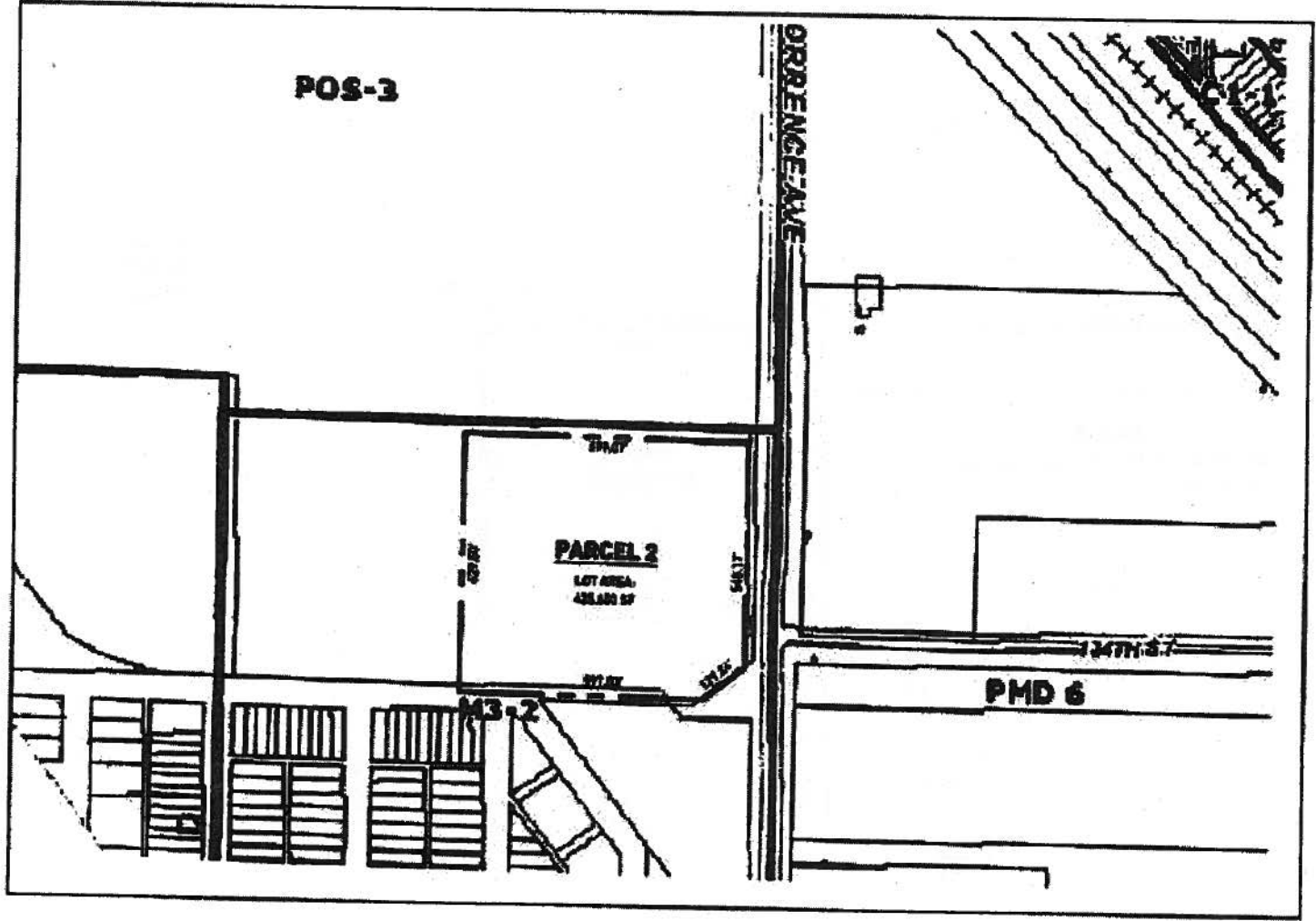
*Institutional Planned Development Number 1099*

*Ford Calumet Environmental Center*

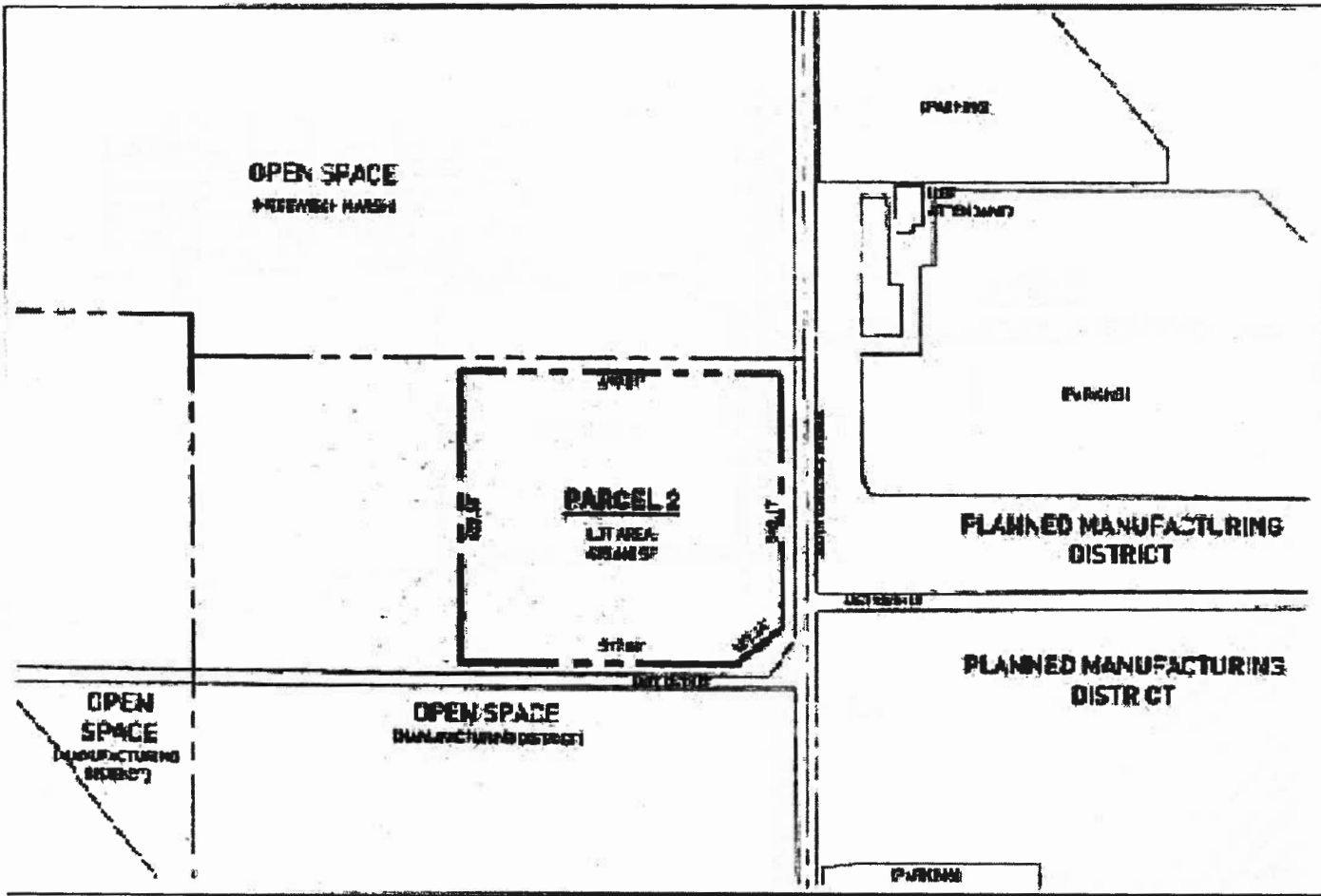
*Bulk Regulation And Data Table.*

Gross Site Area:	487,002 square feet (11.18 acres)
Net Site Area:	435,600 square feet (10.00 acres)
Maximum Floor Area:	0.1
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	80
Minimum Number of Bicycle Parking Spaces:	8
Maximum Building Height:	20 feet (excluding mechanical equipment, such as wind turbines)
Minimum Required Setback:	In accordance with Site Plan
Maximum Percent of Site Coverage:	In accordance with Site Plan

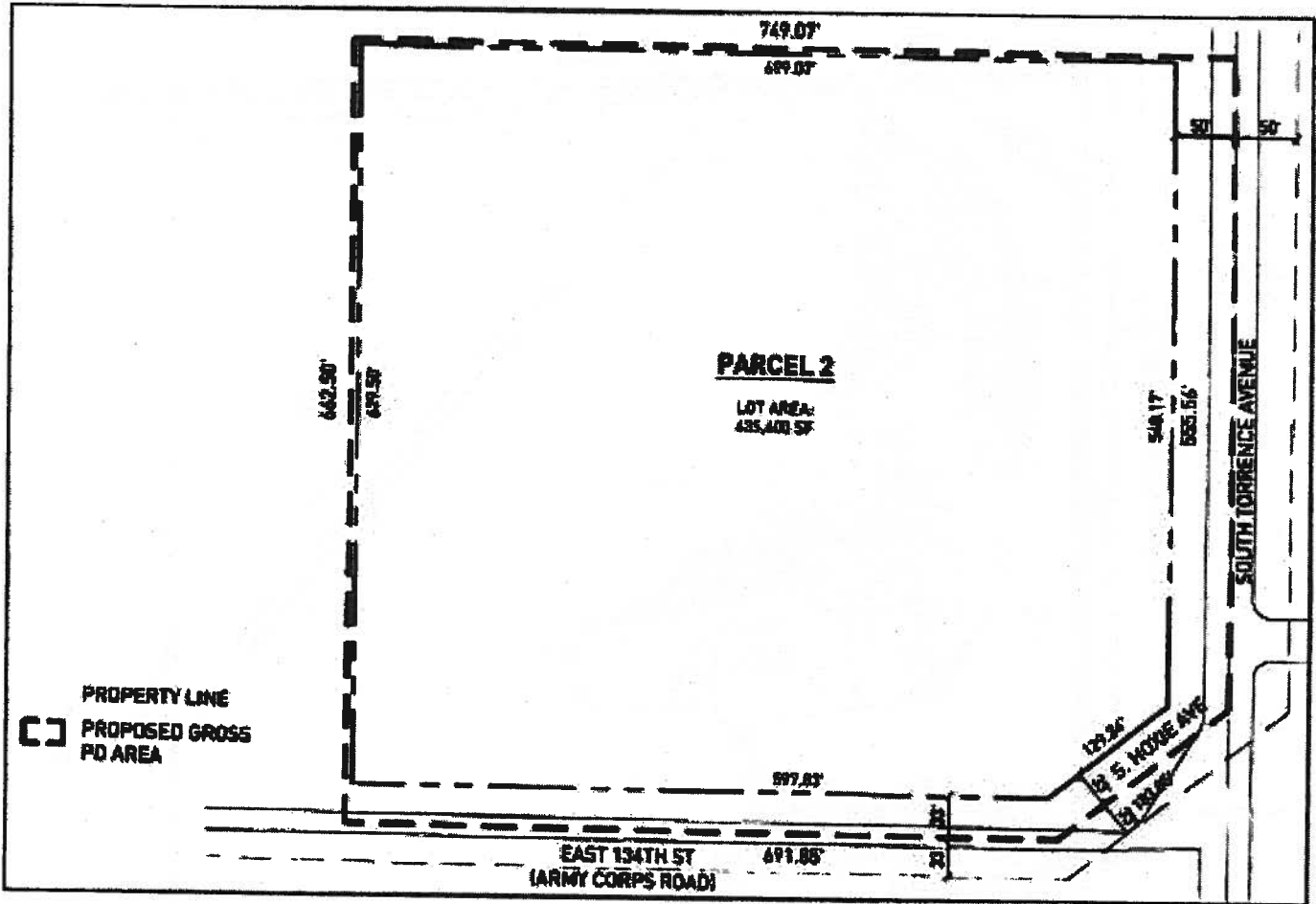
Existing Zoning Map.



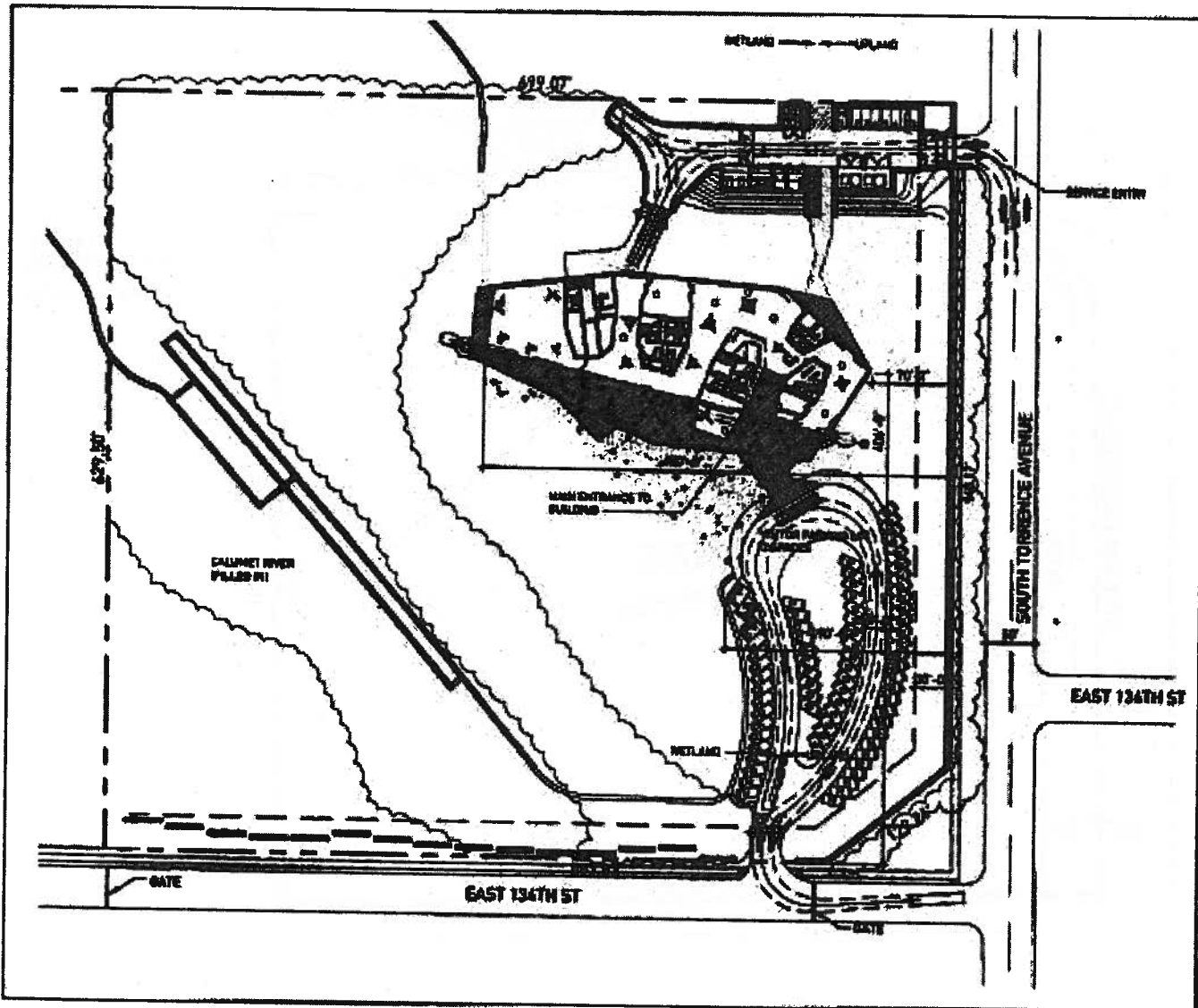
Existing Land-Use Map.



Planned Development Boundary  
And Property Line Map.

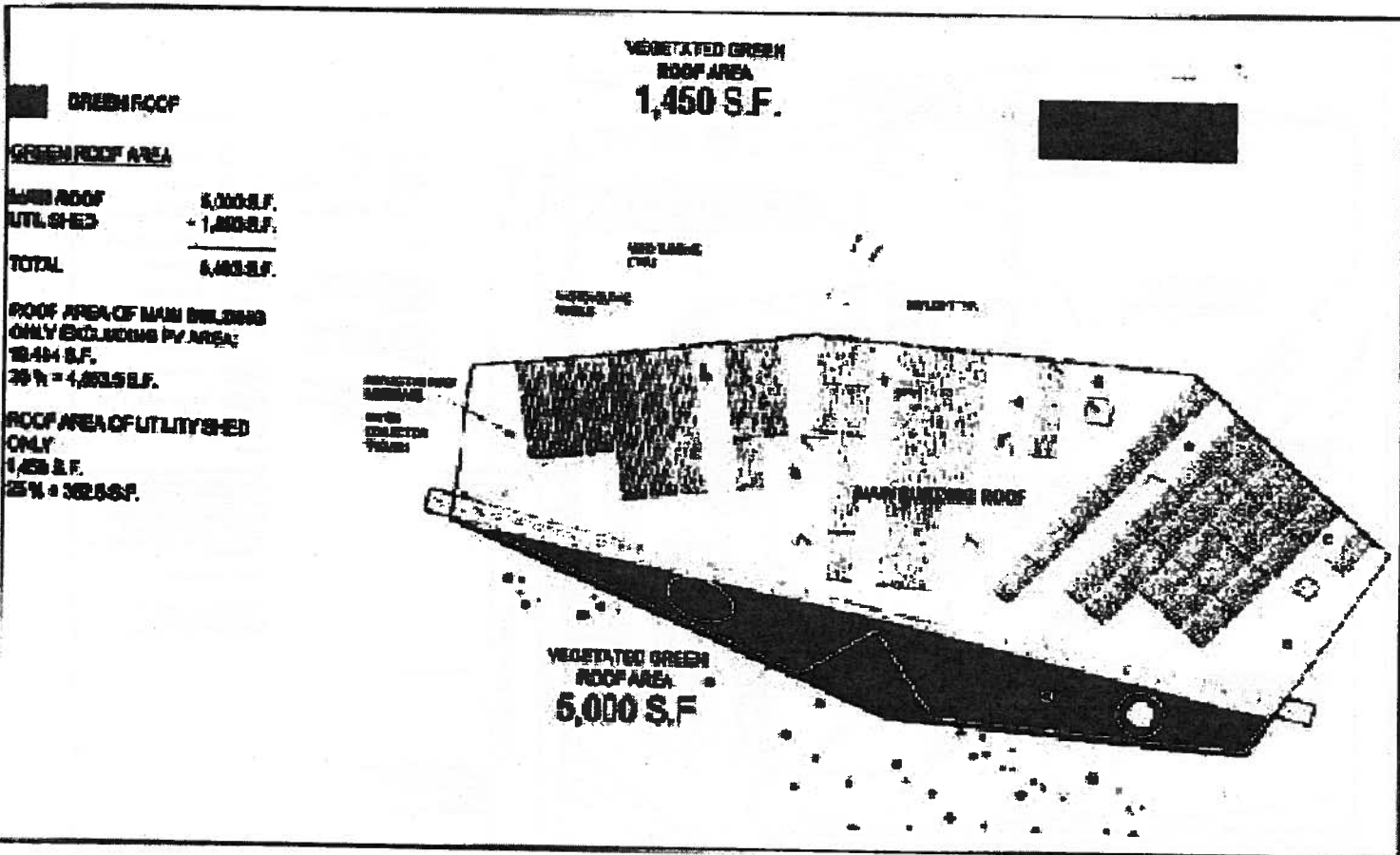


Site Plan.

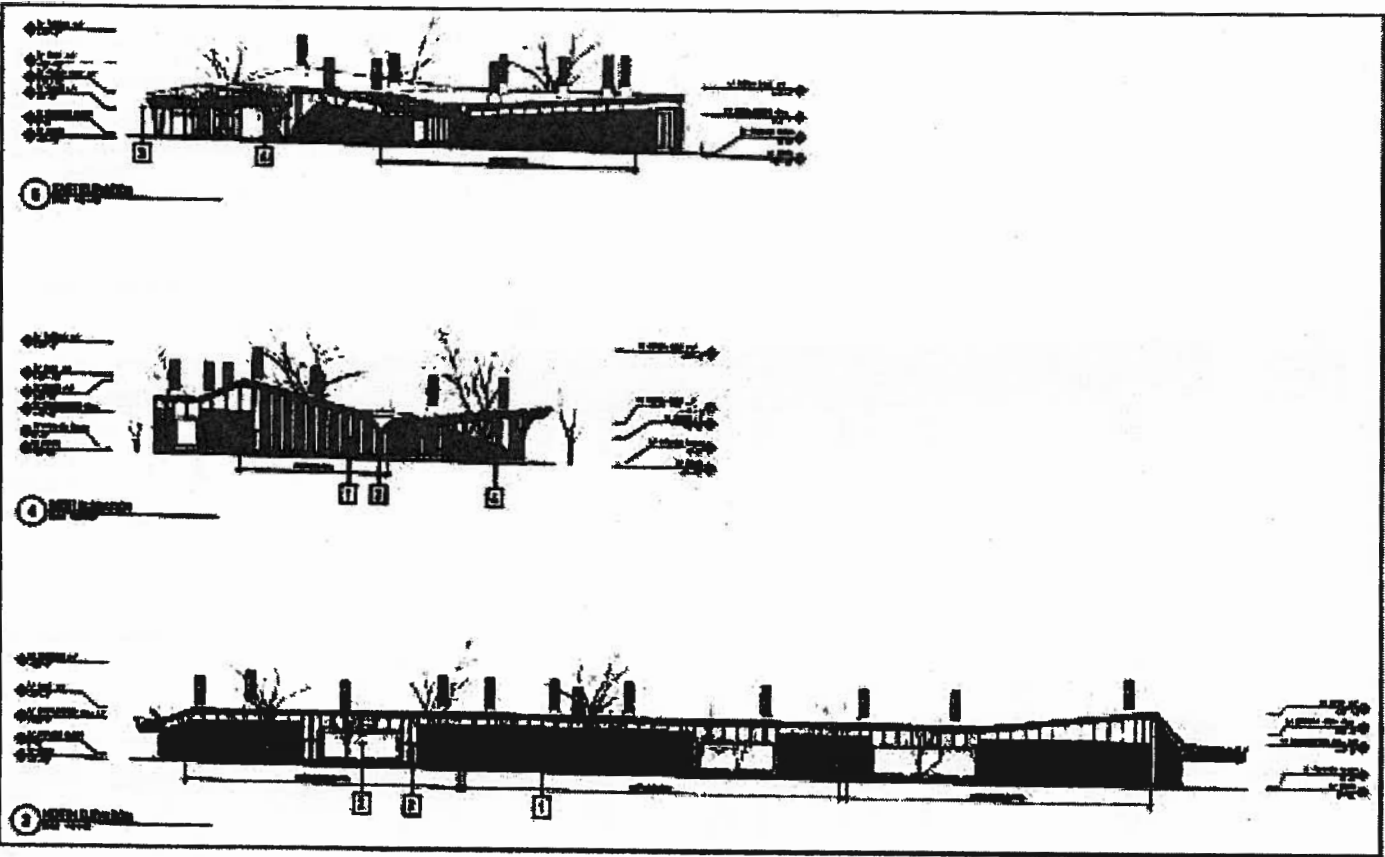




Green Roof Plan.



North, East And West  
Building Elevations.



South Elevations With And  
Without Bird Screen.

