

PD 1111

Table of Contents

04/10/2013 PD Amendment	2
Ordinance	2
Statements	5
Bulk Table	9
Exhibits	11
ARO	22
07/09/2008 PD Adoption	25
Ordinance	26
Statements	27
Bulk Table	30
Exhibits	32

17643

4/10/2013

REPORTS OF COMMITTEES

51773

~~Reclassification Of Area Shown On Map No. 5-H.
(Application No. 17678)
(Common Address: 2040 W. North Ave.)~~

[O2013-797]

~~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 the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 5-H in the area bounded by:~~

~~beginning at a line 120 feet north of and parallel to West North Avenue; a line 783.49 feet east of and parallel to North Leavitt Street; a line 110 feet north of and parallel to West North Avenue; a line 807.49 feet east of and parallel to North Leavitt Street; a line 85 feet north of and parallel to West North Avenue; a line from a point 85 feet north of West North Avenue and 831.49 feet west of North Leavitt Street to a point 64 feet north of West North Avenue and 855.49 feet east of North Leavitt Street; a line 855.49 feet east of and parallel to North Leavitt Street; West North Avenue; and a line 759.49 feet east of and parallel to North Leavitt Street (ToB).~~

~~to those of a B3-3 Community Shopping District and a corresponding use district is hereby established in the area above described.~~

~~SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.~~

Reclassification Of Area Shown On Map No. 18-D.
(As Amended)
(Application No. 17643)

RPD 1111,00

(Common Address: 1200 -- 1210 E. 78th St. And 1201 -- 1211 E. 77th St.)

[SO2012-8207]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications on Map Number 18-D in the area bounded by:

a tract of land in Cornell, a subdivision in the southwest quarter of Section 26, Township 38 North, Range 14, East of the Third Principal Meridian, described as follows: (Note: the east and west lines of Woodlawn Avenue are considered as due north for the following courses) commencing at the intersection of the north line of 79th Street and the east line of the vacated west 14 feet of Woodlawn Avenue; thence north 89 degrees,

47 minutes west along said north line of 79th Street, a distance of 216.58 feet to a point that is 60 feet east (as measured along said north line of 79th Street) of the easterly line of the 200 foot wide Illinois Central Railroad right-of-way; thence north 08 degrees, 45 minutes east along the easterly line of the property described in Warranty Deed recorded May 1, 1883 as Document A464433 a distance of 410.55 feet to the southerly corner of the property described in Quitclaim Deed recorded March 24, 1949, as Document Number B14519210; thence due north a distance of 78.01 feet to the northwesterly corner of the property described in Document Number C14519210; thence north 08 degrees, 45 minutes east a distance of 109.39 feet to a point in the south line of vacated 78th Street, said point being 28 feet east, as measured on the said south line of said easterly line of the 200 foot right-of-way of the Illinois Central Railroad; thence north 05 degrees, 19 minutes, 30 seconds east, 66.26 feet to a point in the north line of said vacated 78th Street; said point being 12 feet west of the southeast corner of the property described in Warranty Deed recorded May 1, 1883, as Document Number 464431; thence north 10 degrees, 26 minutes east a distance of 38.68 feet to the northwesterly corner of the property described in deed recorded October 16, 1941, as Document Number 12776309; thence south 79 degrees, 19 minutes east a distance of 5.96 feet to the southwest corner of the property described in Quitclaim Deed recorded October 13, 1936, as Document Number 11893309; thence north 10 degrees, 41 minutes east along the westerly line of the property described in said Document Number 11893309 a distance of 138.89 feet to the point of beginning; thence continuing north 10 degrees, 41 minutes east along said last described line, 75.64 feet to the most southerly line of the property described in deed recorded September 25, 1942, as Document Number 12963009; thence north 79 degrees, 19 minutes west along the most southerly line of the property described in said Document Number 12963009 and along the southerly line of the property described in Warranty Deed recorded October 16, 1947, as Document Number 14169223, a distance of 5.25 feet to the southwest corner of the property described in said Document Number 14169223, thence north 00 degrees, 21 minutes east a distance of 53.0 feet to a point that is 10.50 feet perpendicularly distant easterly from the centerline of the Pennsylvania Railroad Company's interchange track; thence north 22 degrees, 44 minutes, 30 seconds east, a distance of 110.06 feet to a point that is 1.02 feet due west of the easterly line of the property described in Warranty Deed recorded May 1, 1883, as Document Number 464431; thence due north 41.73 feet to a point that is 18 feet perpendicularly distant easterly from said centerline of interchange track; thence east at right angles a distance of 13.53 feet to a point in the curved easterly line of the said Illinois Central Railroad; thence northeasterly along said curved railroad line, convex to the west and having a radius of 933.70 feet, a distance of 93.48 feet to a point 20.21 feet west at right angle measurement of the original centerline of said Woodlawn Avenue; thence north 18 degrees, 21 minutes, 15 seconds east, a distance of 69.71 feet to a point in the south line of 77th Street, 1.74 feet east of the centerline of said vacated Woodlawn Avenue; thence south 89 degrees, 39 minutes east along said south line of 77th Street, a distance of 160.99 feet to the west line of an alley; thence south 00 degrees, 00 minutes, 20 seconds west, along said west alley line, a distance of 260.60 feet to a point 338.00 feet north of the north line of said 78th Street; thence north 89 degrees, 48 minutes, 00 seconds west 140.00 feet; thence south 00 degrees, 11 minutes, 40 seconds west 161.63 feet; thence south 45 degrees, 21 minutes, 32 seconds west 12.94 feet; thence north 89 degrees, 28 minutes, 38 seconds west

101.06 feet; thence north 78 degrees, 50 minutes, 38 seconds west 31.18 feet to the point of beginning, all in Cook County, Illinois to those of an RM5.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development Number 1111 and RM5.5 Residential Multi-Unit District symbols and indications as shown on Map Number 18-D in the area bounded by:

a tract of land in Cornell, a subdivision in the southwest quarter of Section 26, Township 38 north, Range 14, East of the Third Principal Meridian, described as follows: (Note: the east and west lines of Woodlawn Avenue are considered as due north for the following courses) beginning at the intersection of the north line of 79th Street and the east line of the vacated west 14 feet of Woodlawn Avenue; thence north 89 degrees, 47 minutes west along said north line of 79th Street, a distance of 216.58 feet to a point that is 60 feet east (as measured along said north line of 79th Street) of the easterly line of the 200 foot wide Illinois Central Railroad right-of-way; thence north 08 degrees, 45 minutes east along the easterly line of the property described in Warranty Deed recorded May 1, 1883 as Document A464433, a distance of 410.55 feet to the southerly corner of the property described in Quitclaim Deed recorded March 24, 1949, as Document Number B14519210; thence due north a distance of 78.01 feet to the northwesterly corner of the property described in Document Number C14519210; thence north 08 degrees, 45 minutes east, a distance of 109.39 feet to a point in the south line of vacated 78th Street, said point being 28 feet east, as measured on the said south line of said easterly line of the 200 feet right-of-way of the Illinois Central Railroad; thence north 05 degrees, 19 minutes, 30 seconds east, 66.26 feet to a point in the north line of said vacated 78th Street, said point being 12 feet west of the southeast corner of the property described in Warranty Deed recorded May 1, 1883, as Document Number 464431; thence north 10 degrees, 26 minutes, east a distance of 38.68 feet to the northwesterly corner of the property described in deed recorded October 16, 1941, as Document Number 12776309; thence south 79 degrees, 19 minutes east, a distance of 5.96 feet to the southwest corner of the property described in Quitclaim Deed recorded October 13, 1936, as Document Number 11893309; thence north 10 degrees, 41 minutes east along the westerly line of the property described in said Document Number 11893309, a distance of 214.53 feet to the most southerly line of the property described in deed recorded September 25, 1942, as Document Number 12963009; thence north 79 degrees, 19 minutes west along the most southerly line of the property described in said Document Number 12963009 and along the southerly line of the property described in Warranty Deed recorded October 16, 1947, as Document Number 14169223, a distance of 5.25 feet to the southwest corner of the property described in said Document Number 14169223; thence north 00 degrees, 21 minutes, east a distance of 53.0 feet to a point that is 10.50 feet perpendicularly distant easterly from the centerline of the Pennsylvania Railroad Company's interchange track; thence north 22 degrees, 44 minutes, 30 seconds east, a distance of 110.06 feet to a point that is 1.02 due west of the easterly line of the property described in Warranty Deed recorded May 1, 1883, as Document Number 464431; thence due north 41.73 feet to a point that is 18 feet

perpendicularly distant easterly from said centerline of interchange track; thence east at right angles a distance of 13.53 feet to a point in the curved easterly line of the said Illinois Central Railroad; thence northeasterly along said curved railroad line, convex to the west and having a radius of 933.70 feet, a distance of 93.48 feet to a point 20.21 feet west at right angle measurement of the original centerline of said Woodlawn Avenue; thence north 18 degrees, 21 minutes, 15 seconds east, a distance of 69.71 feet to a point in the south line of 77th Street 1.74 feet east of the centerline of said vacated Woodlawn Avenue; thence south 89 degrees, 39 minutes, east along said south line of 77th Street, a distance of 160.99 feet to the west line of an alley; thence south 00 degrees, 00 minutes, 20 seconds west along said west alley line, a distance of 598.60 feet to a point in the north line of said 78th Street; thence north 89 degrees, 46 minutes west along said north line of 78th Street, a distance of 188.64 feet to a point in the east line of said vacated west 14 feet of Woodlawn Avenue; thence due south on said east line of the vacated west 14 feet of Woodlawn Avenue, a distance of 658.16 feet to a point of beginning, and excepting from the above that part of the land described as follows: the south 222 feet of parts of Lots 2, 12, 13, 26 and 27, and all of Lots 3 to 11, both inclusive, and the vacated alleys therein, in Block 94 of Cornell aforesaid, and the west 14 feet of vacated Woodlawn Avenue lying east of and adjoining aforesaid Block 94 taken as a tract; also excepting that part lying south of the north line of East 78th Street and north of the south 222 feet of said track, all in Cook County, Illinois, to those of Residential Planned Development Number 1111, as amended, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

Residential Planned Development No. 1111, As Amended.

Planned Development Statements.

1. The area delineated herein as Residential Planned Development Number 1111, as amended ("Planned Development"), consists of approximately 155,282 square feet (3.565 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant(s), Montclare Senior Residences of Avalon Park Phase II LLC and Montclare Senior Residences of Avalon Park Phase I 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 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, and subject to review and approval by the Department of Business Affairs and Consumer Protection.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic 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 these 16 statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Site Plan; a Landscape Plan; a Green Roof Plan; and Building Elevations, all prepared by Kachoris Associates, Architects, Inc. and dated March 21, 2013, and the Affordable Housing Profile Form, submitted herein. 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. In each of the following subareas, the following uses shall be permitted in this Planned Development:
 - Subarea A: Elderly Housing; Assisted Living (Elderly Custodial Care); Nursing Home (Skilled Nursing Care); Residential Support Service; Wireless Communication Facilities (Co-Located); Accessory Parking; and, Accessory and Related Uses and Services.

Subarea B: Elderly Housing; Assisted Living (Elderly Custodial Care); Nursing Home (Skilled Nursing Care); Residential Support Service; Wireless Communication Facilities (Co-Located); Accessory Parking; and, Accessory and Related Uses and Services.

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 Housing and Economic Development. Off-premises signs are prohibited within the boundary of the Planned Development. Existing, previously permitted signs in Subarea A shall continue to be permitted within 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 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 155,282 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 Housing and Economic 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 Housing and Economic 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 13-32-125 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 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, conserves energy and maximizes the preservation of natural resources. The Phase II (Subarea B) development will be Energy Star certified and will include a green roof covering 50 percent of the Net Roof Area (7,565 square feet), exceeding the guidelines of the Sustainable Policy of the Department of Housing and Economic Development.
15. Subarea B: The applicant acknowledges and agrees that the rezoning of the Property from M1-2 to RM5.5 for construction of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements, the applicant would be required to provide 13 affordable housing units, leased at affordable price levels up to 60 percent of the area median income, based on the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment"). However, pursuant to the stipulations found in the Redevelopment Agreement to be entered into by and between Montclare Senior Residence of Avalon Park Phase II LLC and the City of Chicago and detailed in the attached Affordable Housing Profile Form Exhibit, the applicant has agreed to provide 109 affordable housing units, leased at affordable price levels ranging from 15 percent to 60 percent of the AMI. At the time of each Part II Review for the Residential Project, applicant may update and resubmit the Affordable Housing Profile Form to the Department of Housing and Economic Development ("HED") for review and approval. If the applicant subsequently reduces the number of dwelling units in the Residential Project, HED shall adjust the requirements of this statement 15 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development; provided HED, and to the degree required by the aforementioned RDA, the Chicago City Council, approve of the proposed reduction. Prior to the issuance of any building permits for the Residential Project, including, without limitation, excavation or foundation permits, the applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Residential Project and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The Commissioner of HED may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. 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 Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the Property to the preexisting Residential Planned Development Number 1111, dated July 9, 2008, for Subarea A and to the RM5.5 zoning district for the Property identified as Subarea B.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Subarea Map; Phase II Site Plan -- Subarea B; Phase II Proposed Landscape Improvements; Roof Plan; North, South, East, West Elevations and Affordable Housing Profile Form referred to in these Plan of Development Statements printed on pages 51782 through 51795 of this *Journal*.]

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

Planned Development Number 1111, As Amended.

Bulk Regulation And Data Table.

Site Area:

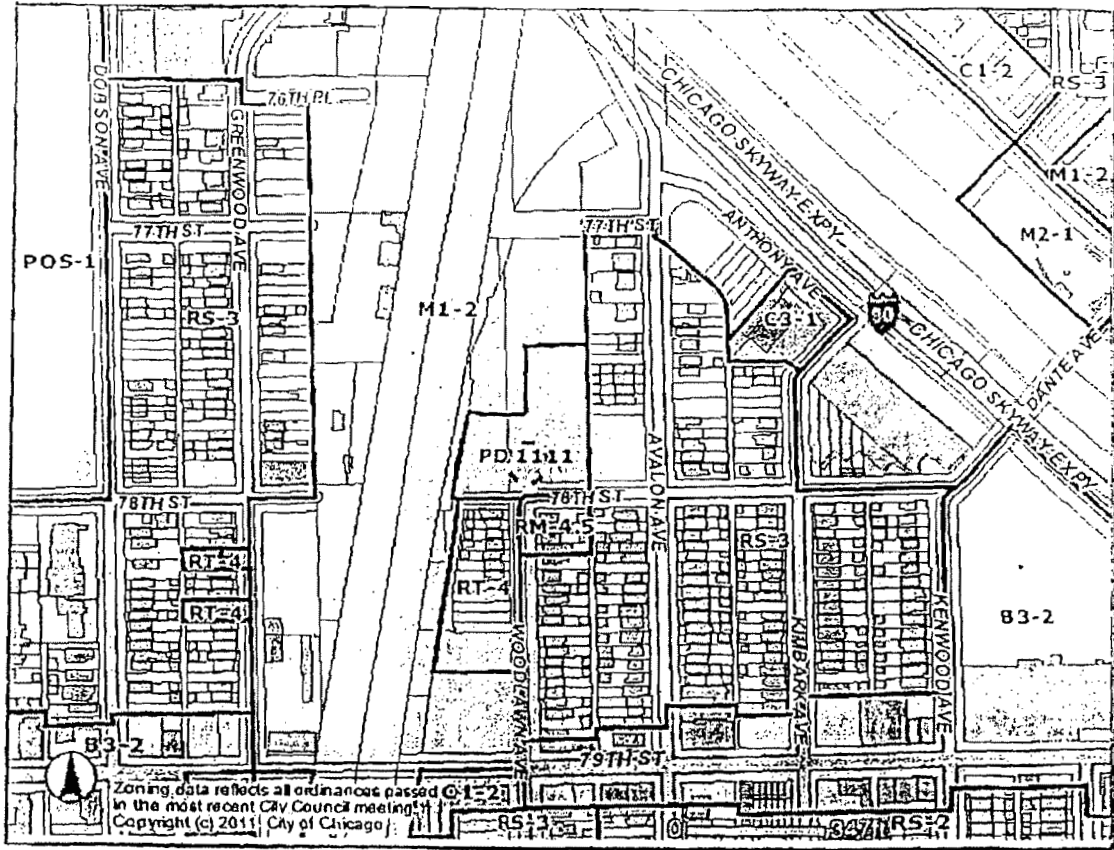
Net Site Area:	155,282 square feet (3.565 acres)
Subarea A:	78,614 square feet
Subarea B:	76,668 square feet

Floor Area Ratio And Buildable Area:

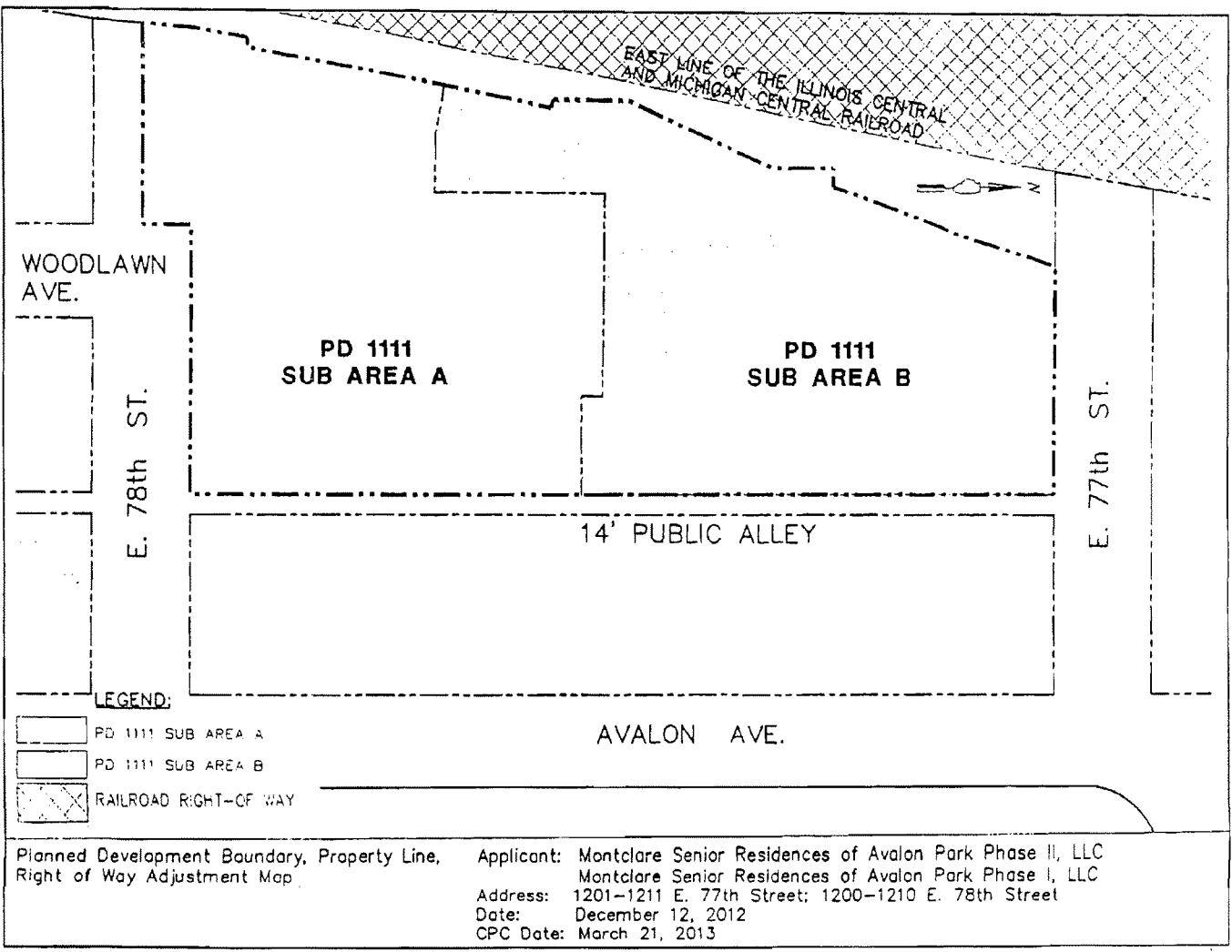
Overall Maximum FAR:	1.348
Overall Maximum Buildable Area:	209,339 square feet
Subarea A:	
Maximum FAR:	1.2
Maximum Buildable Area:	94,337 square feet
Subarea B:	
Maximum FAR:	1.5

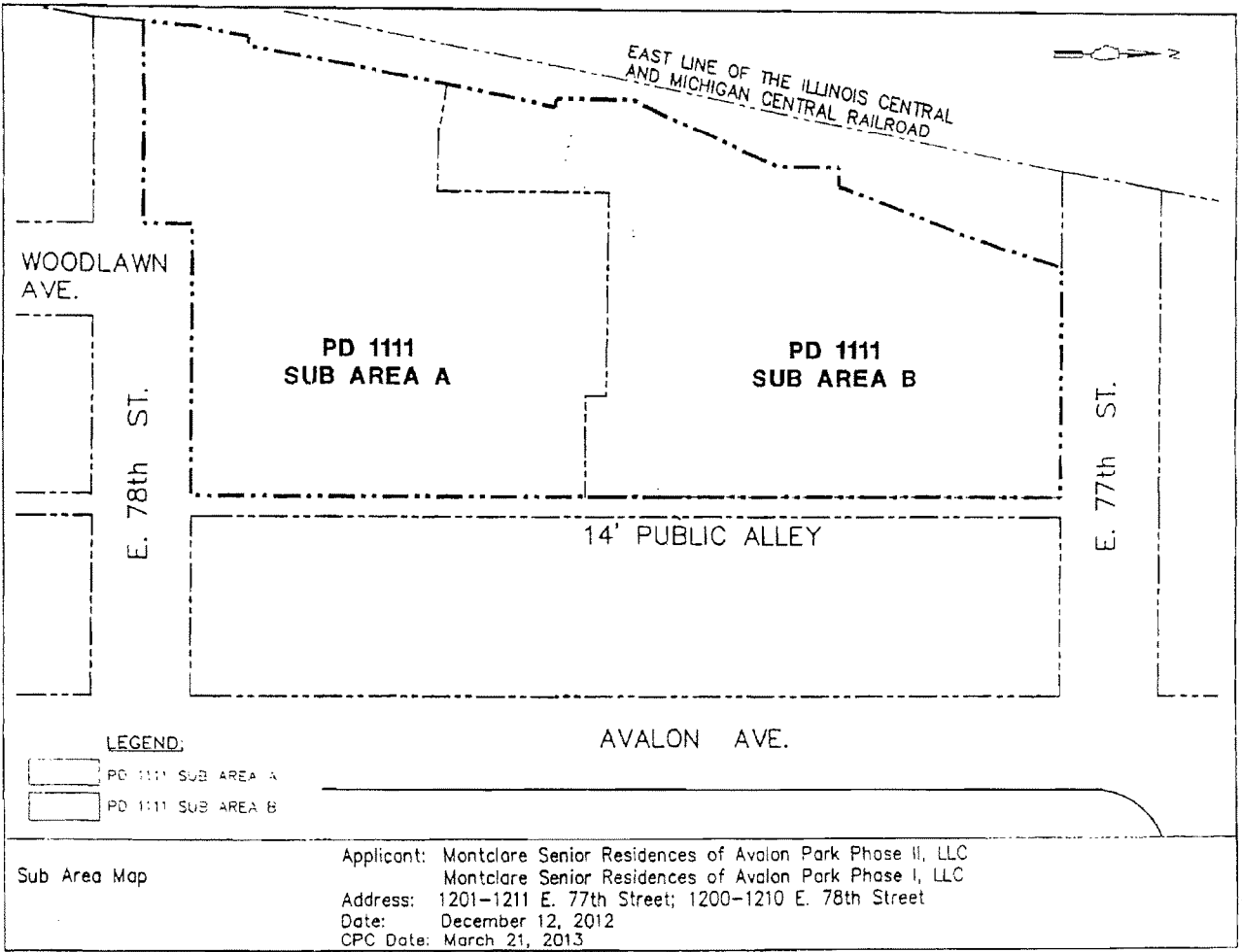
Maximum Buildable Area:	115,002 square feet
Maximum Height:	
Subarea A:	66 feet
Subarea B:	66 feet
Maximum Number of Residential Units:	
Subarea A:	102
Subarea B:	122
Setbacks:	
Subarea A:	North (59 feet, 3 inches), South (36 feet, 3 inches), East (18 feet) and West (64 feet)
Subarea B:	North (135 feet, 6 inches), South (130 feet), East (12 feet, 6 inches) and West (73 feet)
Minimum Accessory Vehicular Parking Spaces:	
Subarea A:	73
Subarea B:	92
Loading Berths:	
Subarea A:	1
Subarea B:	1
Minimum Bicycle Parking Spaces:	
Subarea A:	24
Subarea B:	19

Existing Land-Use Map



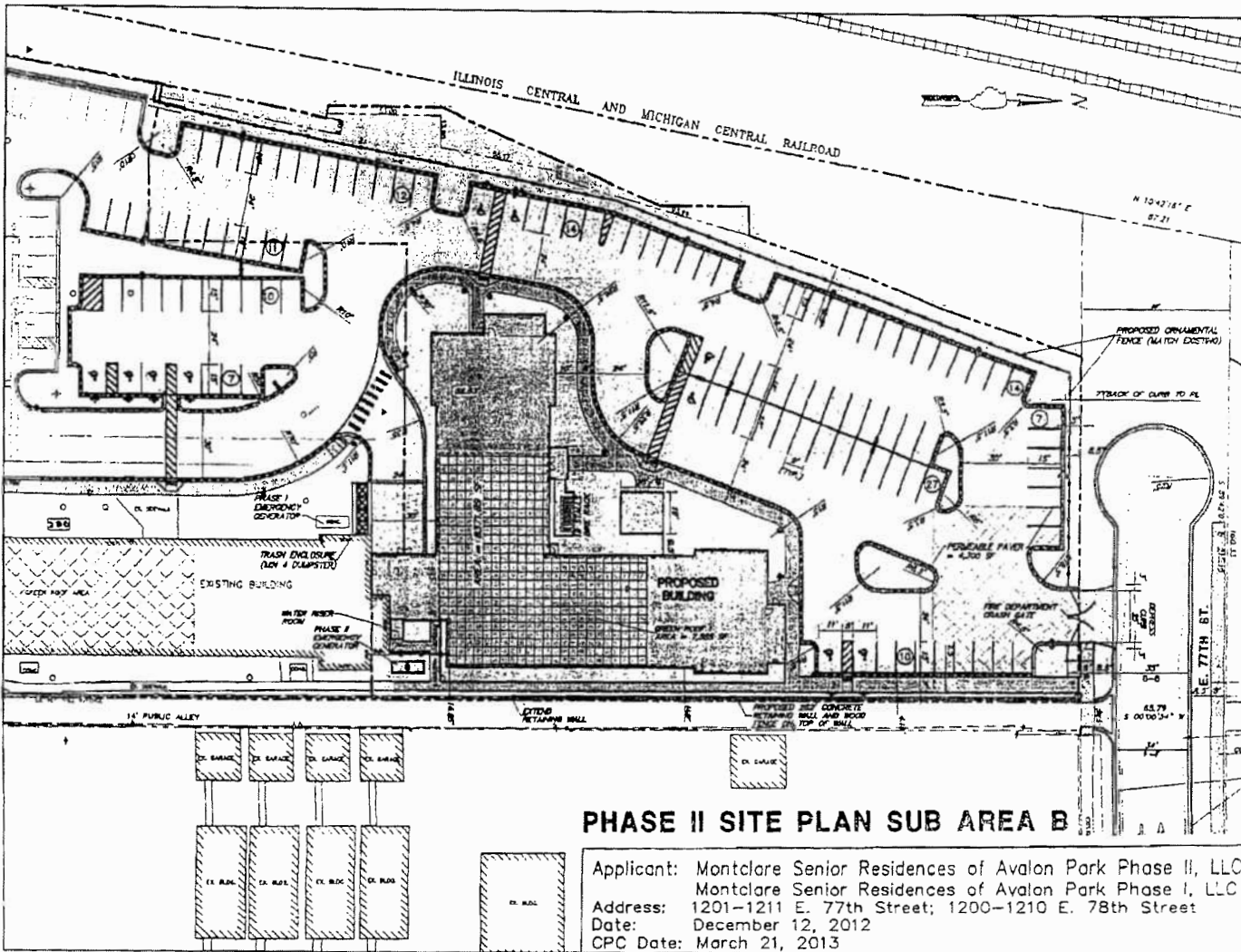
Planned Development Boundary, Property Line And
Right-Of-Way Adjustment Map.



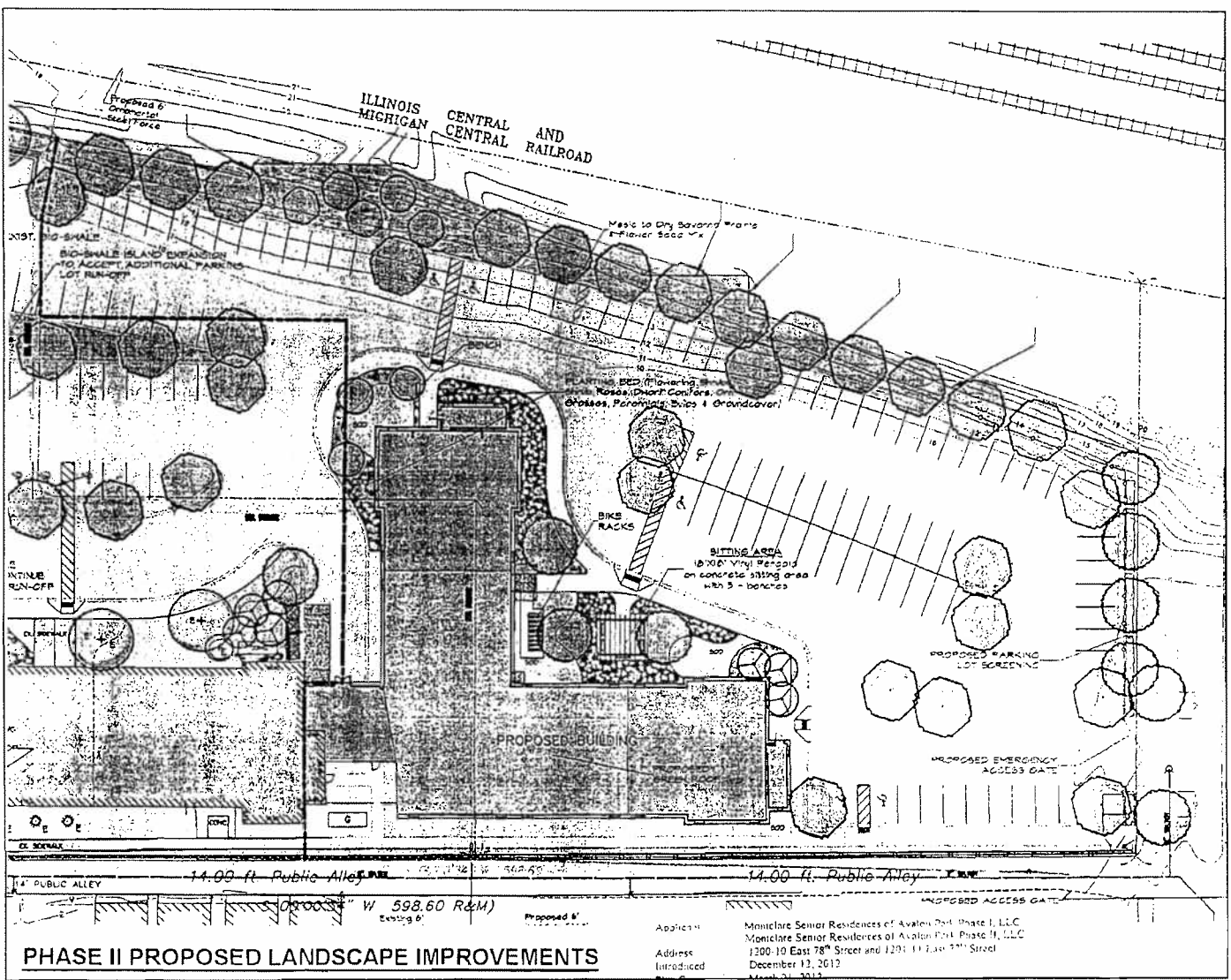


Subarea Map.

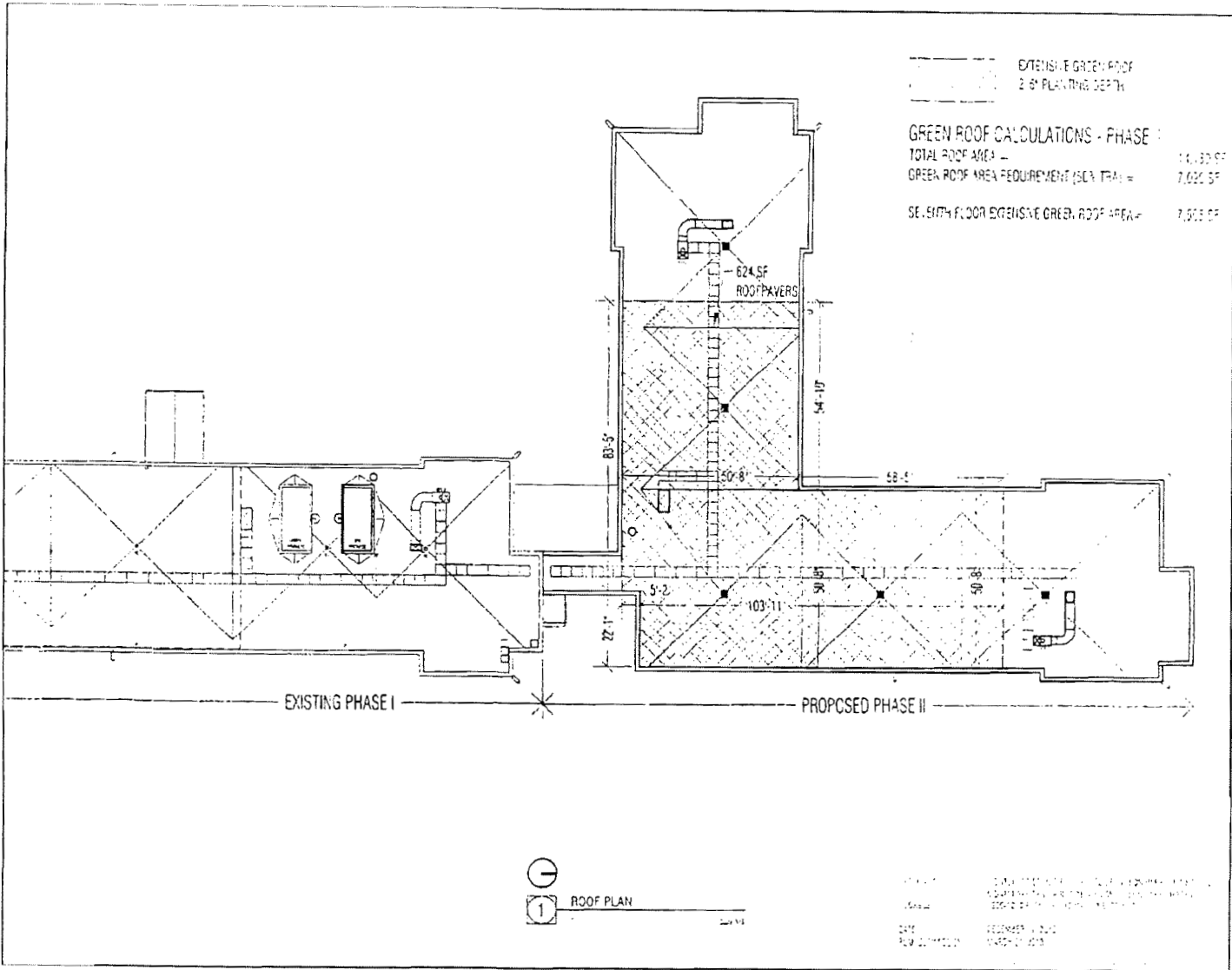
Phase II Site Plan -- Subarea B.

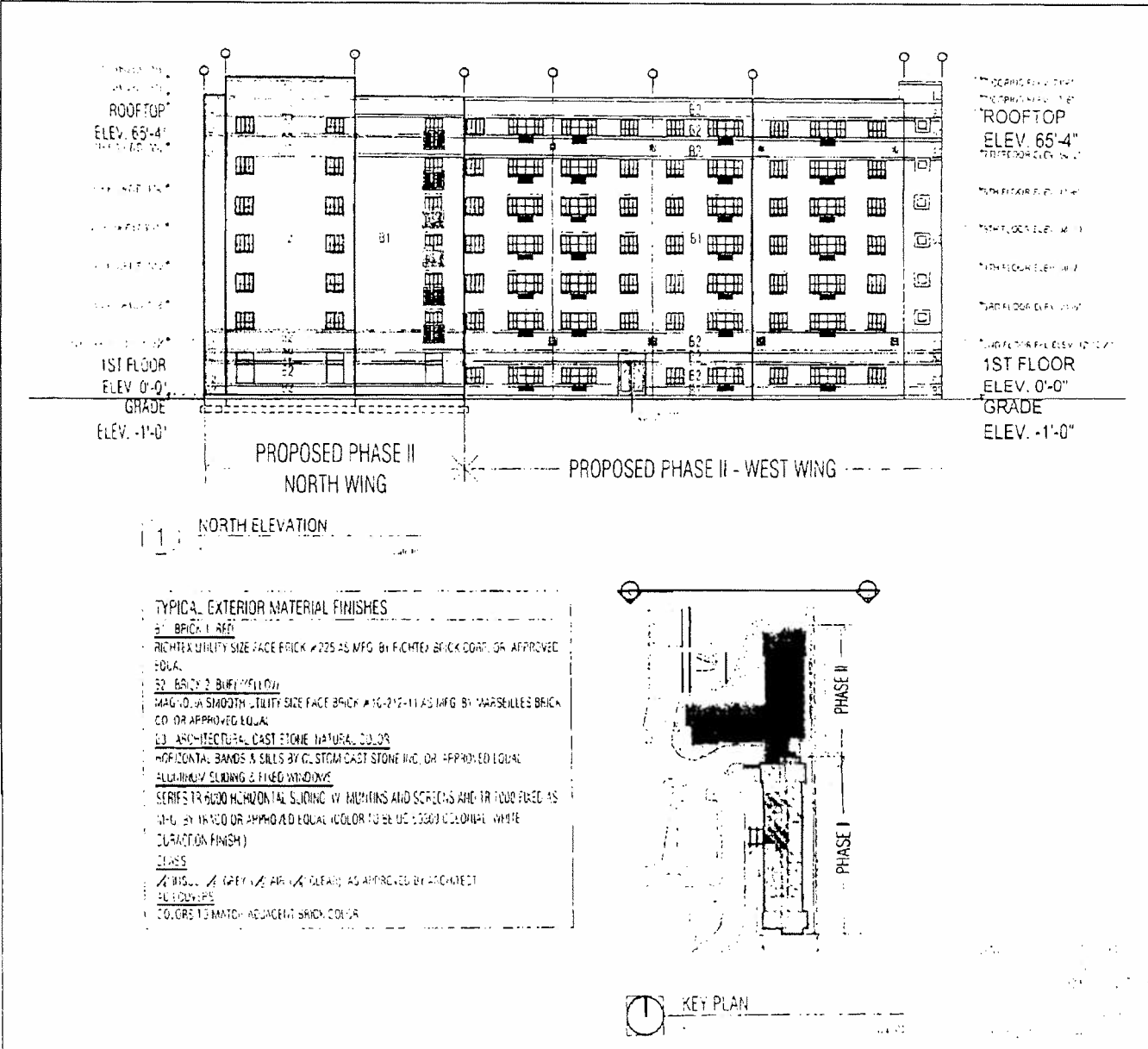


Phase II Proposed Landscape Improvements

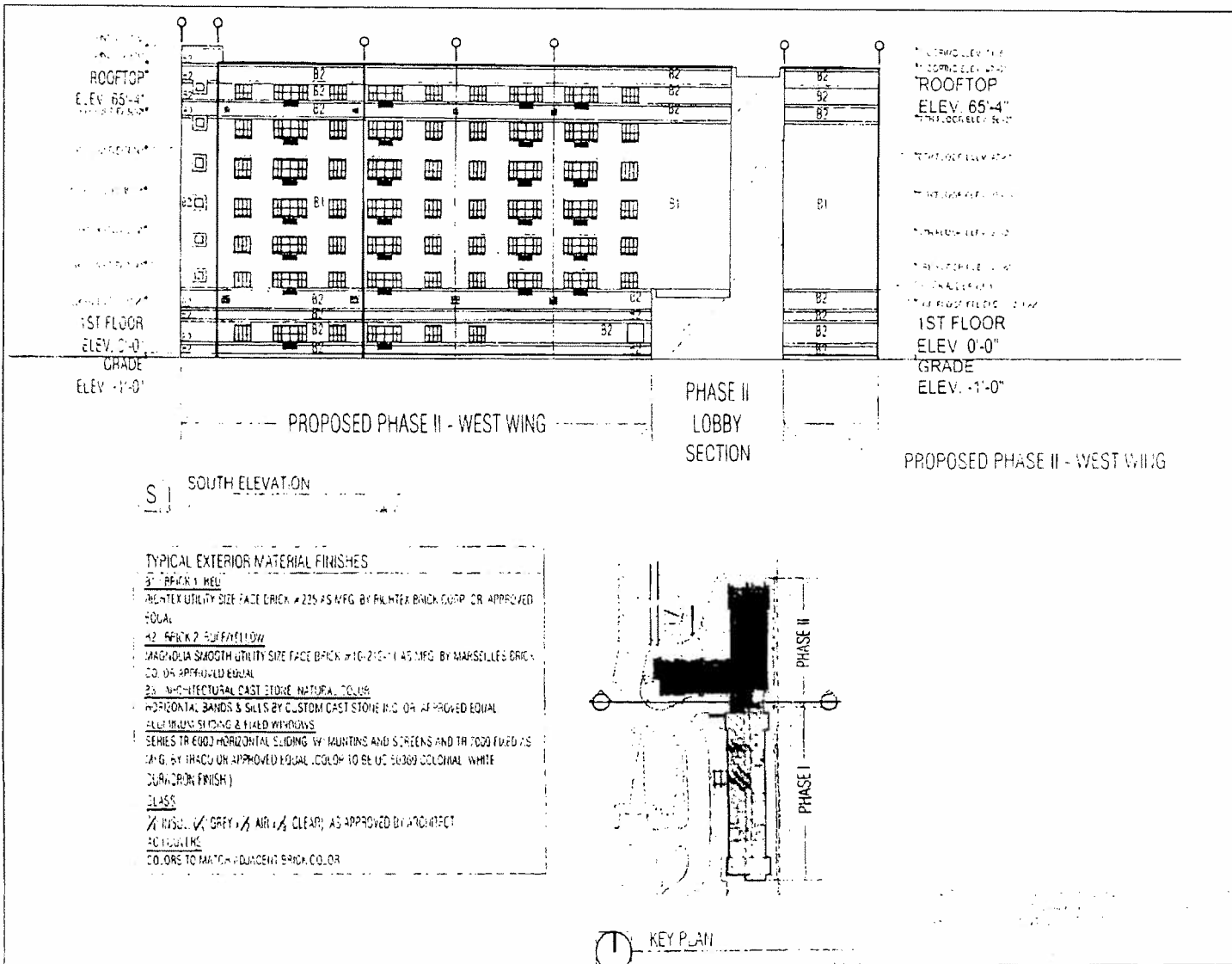


Roof Plan.

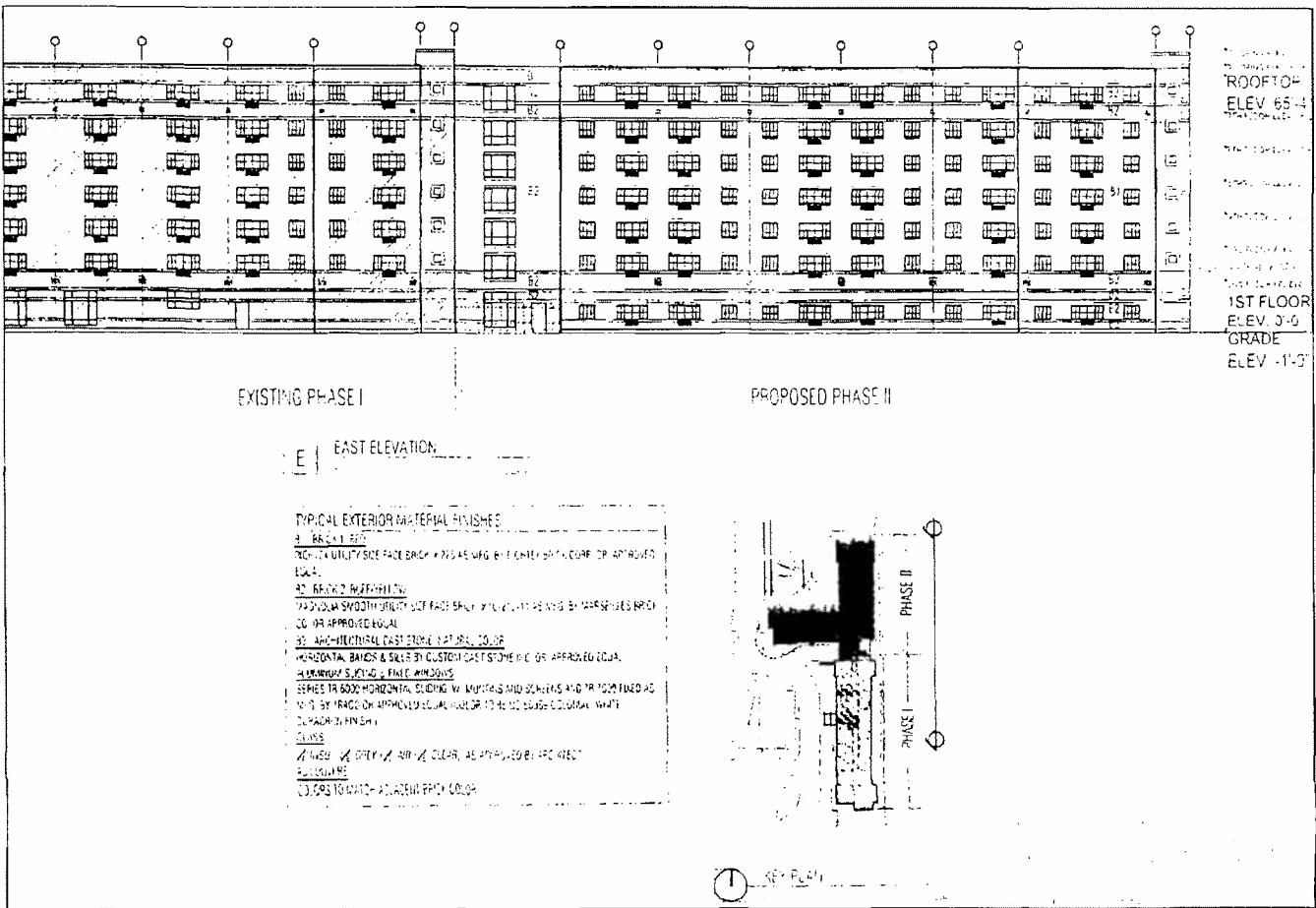




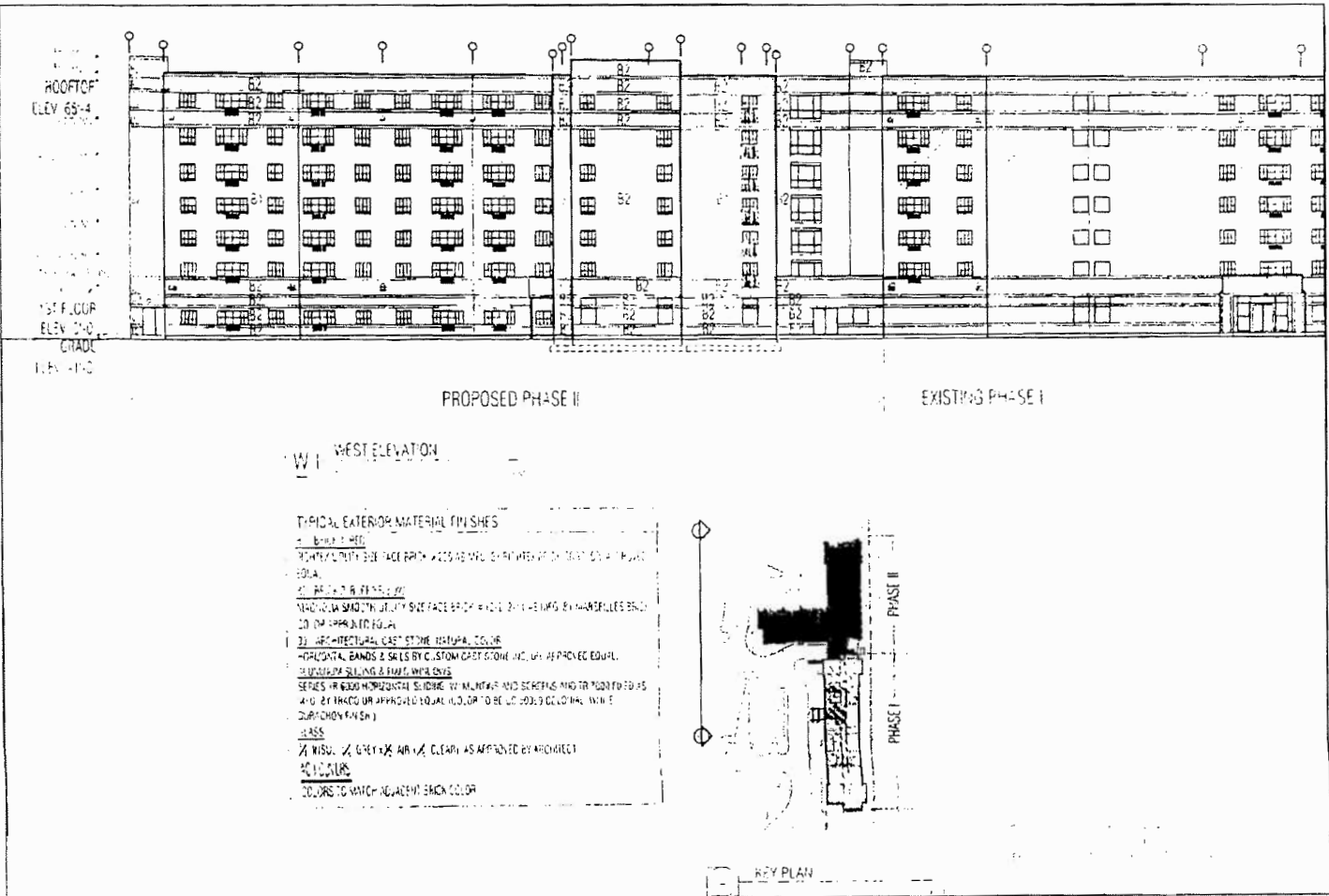
South Elevation



East Elevation.



West Elevation.



Affordable Housing Profile Form.
(Page 2 of 3)

Estimated date for completion of construction of the affordable units: **June / July 2014**

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	759	60%
Affordable Units	1 bed/1 bath	10	1	529		168	15%
	1 bed/1 bath	9	1	529		359	30%
	1 bed/1 bath	34	1	529		625	50%
	1 bed/1 bath	31	1	529		706	60%
	2 bed/1 bath	3	2	805		201	15%
	2 bed/1 bath	3	2	805		430	30%
	2 bed/1 bath	8	2	805		750	50%
	2 bed/1 bath	11	2	805		850	60%
Market Rate Units	1 bed/1 bath	10	1	529	800	N/A	N/A
	2 bed/1 bath	3	2	805	950	N/A	N/A
						N/A	N/A

*Rent amounts determined by the "City of Chicago's Maximum Affordable Monthly Rent Chart"

SECTION 4: PAYMENT IN LIEU OF UNITS Not Applicable

When do you expect to make the payment -in-lieu? _____
(typically corresponds with payment/issuance of building permits) Month/Year

Affordable Housing Profile Form.
(Page 3 of 3)

For ARO projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Amount owed}}{\text{Amount owed}} \times \$100,000 = \$ \text{Amount owed}$$

(round up to nearest whole number)


For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq ft)} \times 80\% \times \$ \text{median price per base FAR foot} = \$ \text{Amount owed}$$

(from table below)

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Department of HED)


*
3-18-13

 Kara Breems, date
 Department of Housing & Economic Development

* Project Affordability Term/Obligations exceeds AROs -- so project will not be monitored through ARO.

7/9/2008

REPORTS OF COMMITTEES

16113
33347

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION OF
AREAS SHOWN ON MAP NUMBERS 18-D AND 28-H.

The Committee on Zoning submitted the following report:

CHICAGO, July 9, 2008.

To the President and Members of the City Council:

RPD 1111

Reporting for your Committee on Zoning, for which a meeting was held on June 26, 2008, I beg leave to recommend that Your Honorable Body *Pass* various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of eight ordinances which were corrected and amended in their amended form. They are Application Numbers A-7383, A-7404, 16604, 16495, 16426, 16113, A-7328, A-7386, 16492, 16466, 16430, 16589 and 16572.

Please let the record reflect that I, William J. P. Banks, abstained from voting and recused myself on Application Numbers 16390, 16606, 16607, 16611, 16605, 16604 and 16495 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time, I move for passage of the ordinances and substitute ordinance transmitted herewith.

Please let the record reflect that I abstain from voting on Application Numbers 16390, 16606, 16607, 16611, 16605, 16604 and 16495 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed ordinances and substitute ordinance transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Fioretti, Dowell, Preckwinkle, Hairston, Lyle, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Olivo, Foulkes, Thompson, Thomas, Lane, Rugai, Cochran, Brookins, Muñoz, Zalewski, Dixon, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Waguespack, Austin, Colón, Banks, Mitts, Allen, Laurino, Doherty, Reilly, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 47.

Nays -- None.

Alderman Carothers moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 18-D.
(As Amended)
(Application Number 16113)

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 18-D in area bounded by:

a line 338 feet north of and parallel to East 78th Street; the alley next west of and parallel to South Avalon Avenue; East 78th Street; South Woodlawn Avenue; the centerline of East 78th Street or the line thereof if extended where no street exists; a line from a point 458.99 feet west of South Avalon Avenue and the centerline of East 78th Street if extended where no street exists, to a point 456.39 feet west of South Avalon Avenue and the north right-of-way line of East 78th Street or the line thereof if extended where no street exists; a line from a point 456.39 feet west of South Avalon Avenue and the north right-of-way line of East 78th Street or the line thereof if extended where no street exists, to a point 449.39 feet west of South Avalon Avenue and 38.07 feet north of the north right-of-way line of East 78th Street or the line thereof if extended where no street exists; a line from a point 449.39 feet west of South Avalon Avenue and 38.07 feet north of the north right-of-way line of East 78th Street or the line thereof if extended where no street exists, to a point 443.54 feet west of South Avalon Avenue and 36.99 feet north of the north right-of-way line of East 78th Street or the line thereof if extended where no street exists; a line from a point 443.54 feet west of South Avalon Avenue and 36.99 feet north of the north right-of-way line of East 78th Street or the line thereof if extended where no street exists, to a point 417.81 feet west of South Avalon Avenue and 173.57 feet north of the north right-of-way line of East 78th Street or the line thereof if extended where no street exists; a line from a point 417.81 feet west of South Avalon Avenue and 173.57 feet north of the north right-of-way line of East 78th Street or the line thereof if extended where no street exists, to a point 387.22 feet west of South Avalon Avenue and 167.66 feet north of the north right-of-way line of East 78th Street or the line thereof if extended where no street exists; a line from a point 387.22 feet west of South Avalon Avenue and 167.66 feet north of the north right-of-way line of East 78th Street or the line thereof if extended where no street exists, to a point 286.17 feet west of South Avalon Avenue and 167.15 feet north of the north right-of-way line of East 78th Street or the line thereof if extended where no street exists; a line from a point 286.17 feet west of South Avalon Avenue and 167.15 feet north of the north right-of-way line of East 78th Street or the line

thereof if extended where no street exists, to a point 276.95 feet west of South Avalon Avenue and 176.28 feet north of the north right-of-way line of East 78th Street or the line thereof if extended where no street exists; a line from a point 276.95 feet west of South Avalon Avenue and 176.28 feet north of the north right-of-way line of East 78th Street or the line thereof if extended where no street exists, to a point 276.44 feet west of South Avalon Avenue and 338 feet north of East 78th Street,

to those of an RM5.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RM5.5 Residential Multi-Unit District symbols and indications established in Section 1 above to the designation of a Residential Planned Development, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

Residential Planned Development Number 1111.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1111 consists of approximately seventy-eight thousand six hundred fourteen and four hundred seventy-two thousandths (78,614.472) square feet, (one and eight hundred five thousandths (1.805) acres) and is owned or controlled by the City of Chicago.
2. 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 easements, or adjustments of right-of-way, or consolidation 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.
3. 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 titleholder 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, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any 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. An agreement among property owners, the board of directors or any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.

4. This plan of development consists of these sixteen 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; and Building Elevations dated May 15, 2008 prepared by Kachoris Associates Architects, Inc. Full size sets of the Site Plan, the Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": dwelling units designed and marked for persons who are fifty-five (55) years of age or older, all uses permitted in the RM5.5 Residential Multi-Unit District, office, parking, and related facilities and accessory uses.
6. Business identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development. No off-premise signs shall be permitted within the planned development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and the Department of Planning and Development. 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. 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.
8. 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 approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department of Planning and Development during the actual Part II Review. The fee as determined by the

Department of Planning and Development 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.

11. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. 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 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 statement 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.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner, generally consistent with the Leadership in Energy and Environmental Design Green Building ("L.E.E.D.") Rating System. Copies of these standards may be obtained from the Department of Planning and Development. The applicant shall provide a green roof equal to fifty percent (50%) of the flat net roof area containing approximately six thousand two hundred fifteen (6,215) square feet.
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 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. No permits shall be granted by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. 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. In any instance where a provision of this planned development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this Planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.

16. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing M1-2 Limited Manufacturing/Business Park District.

[Planned Development Boundary and Property Line Map referred to in these Plan of Development Statements unavailable at time of printing.]

[Zoning Map; Land-Use -- Lot 1; Site Plan; Overall Site Plan; Final Landscape Plans; East, West, North and South Elevations; and Plat of Survey referred to in these Plan of Development Statements printed on pages 33354 through 33362 of this *Journal*.]

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

Bulk Regulations And Data Table

Residential Planned Development

*Montclare Senior Residences Of Avalon Park
1200 -- 1210 East 78th Street.*

Maximum Floor Area Ratio:	1.2
Buildable Area:	94,337.4 gross square feet (1.2 x 78,614.5 square feet)
Building Footprint:	13,216 square feet
Building Area:	89,888 gross square feet (7 floors)
Net Site Area:	65,398.5 square feet
Minimum Lot Area per Unit:	Per RM5.5 District (400 square feet/unit)

Building Height:

Maximum Building Height: 64 feet, 8 inches (as measured by Chicago Zoning Ordinance) (7 floors) (188.30 feet lot frontage along 78th Street)

Minimum Building Setbacks:

Front Yard/South (78th Street): 36 feet, 3 inches

Side Yard/West (Railroad): 64 feet

Side Yard/East (Alley): 18 feet

Rear Yard/North: 59 feet, 3 inches

Construction Type: Type 1A fire resistive construction; automatic sprinkler system

Number of Dwelling Units:

Maximum Dwelling Units: 102 units

Unit Types: 60 one bedroom; 42 studios

Apartment Typical Unit Sizes:

Studios: 430 gross square feet to 470 gross square feet/unit

One Bedroom: 549 gross square feet to 591 gross square feet/unit

Loading:

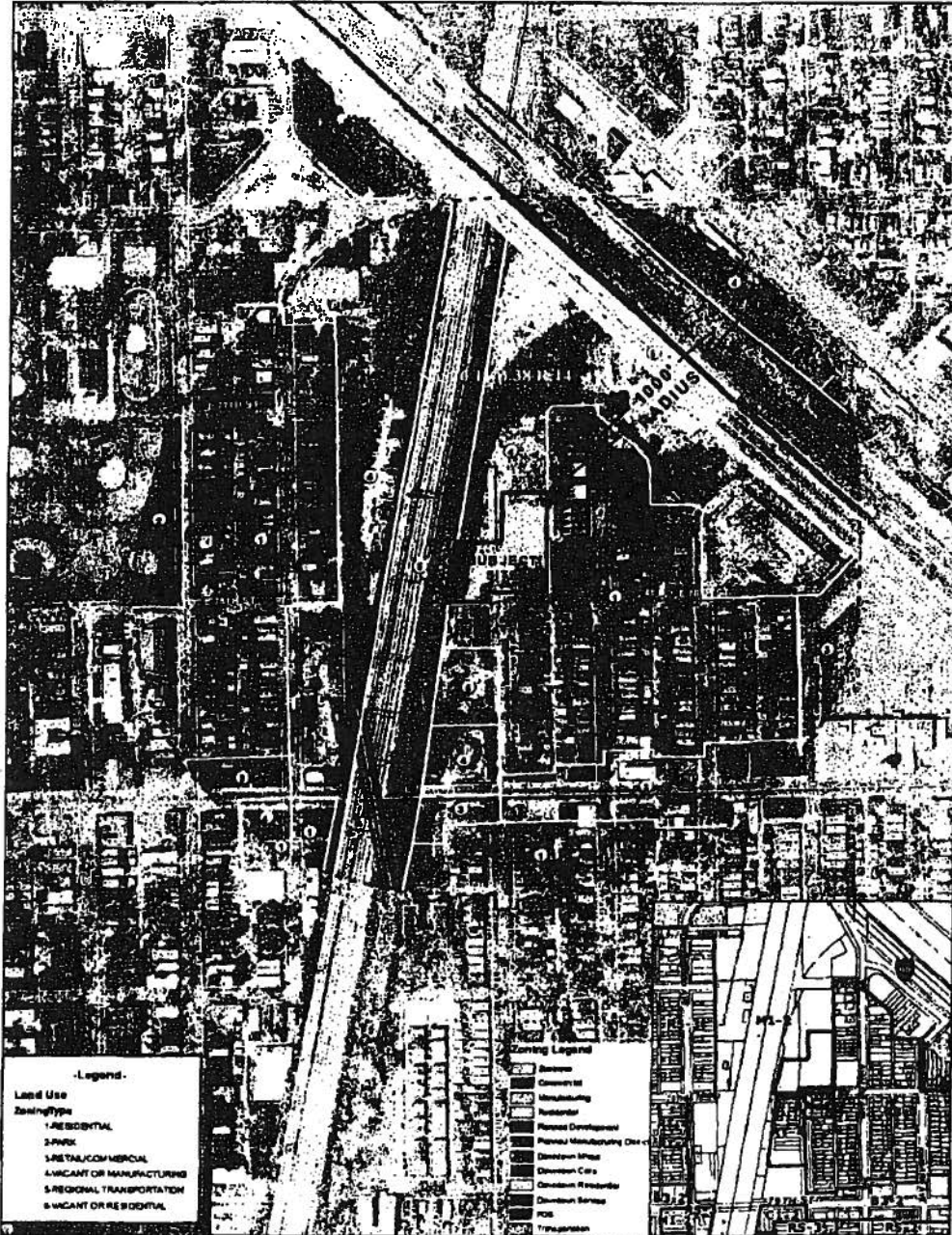
Minimum Loading Berths: 1

Parking:

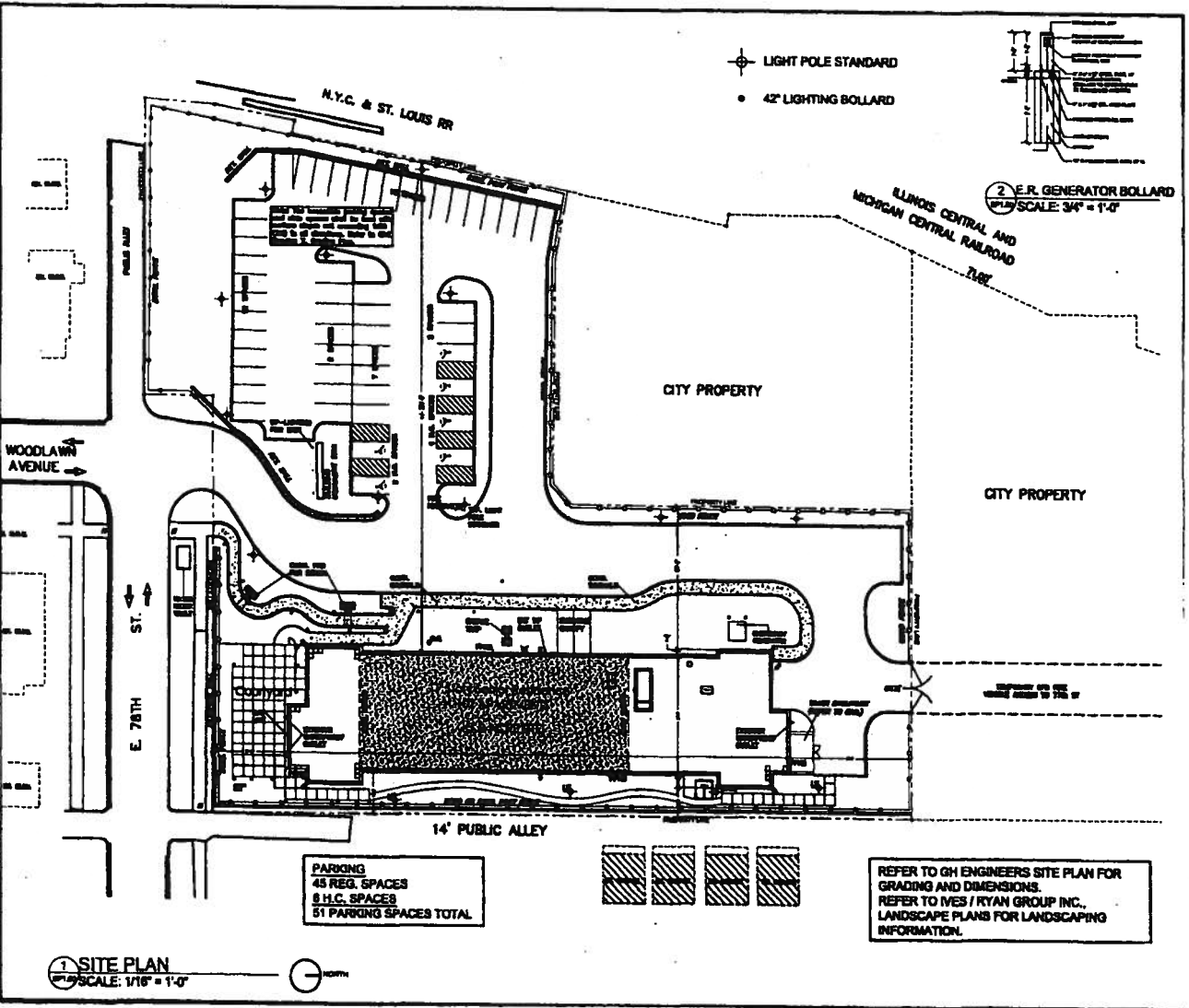
Minimum Parking Spaces: 51 (approximate ratio 0.48/unit)

Space Types: 46 regular; 6 HC

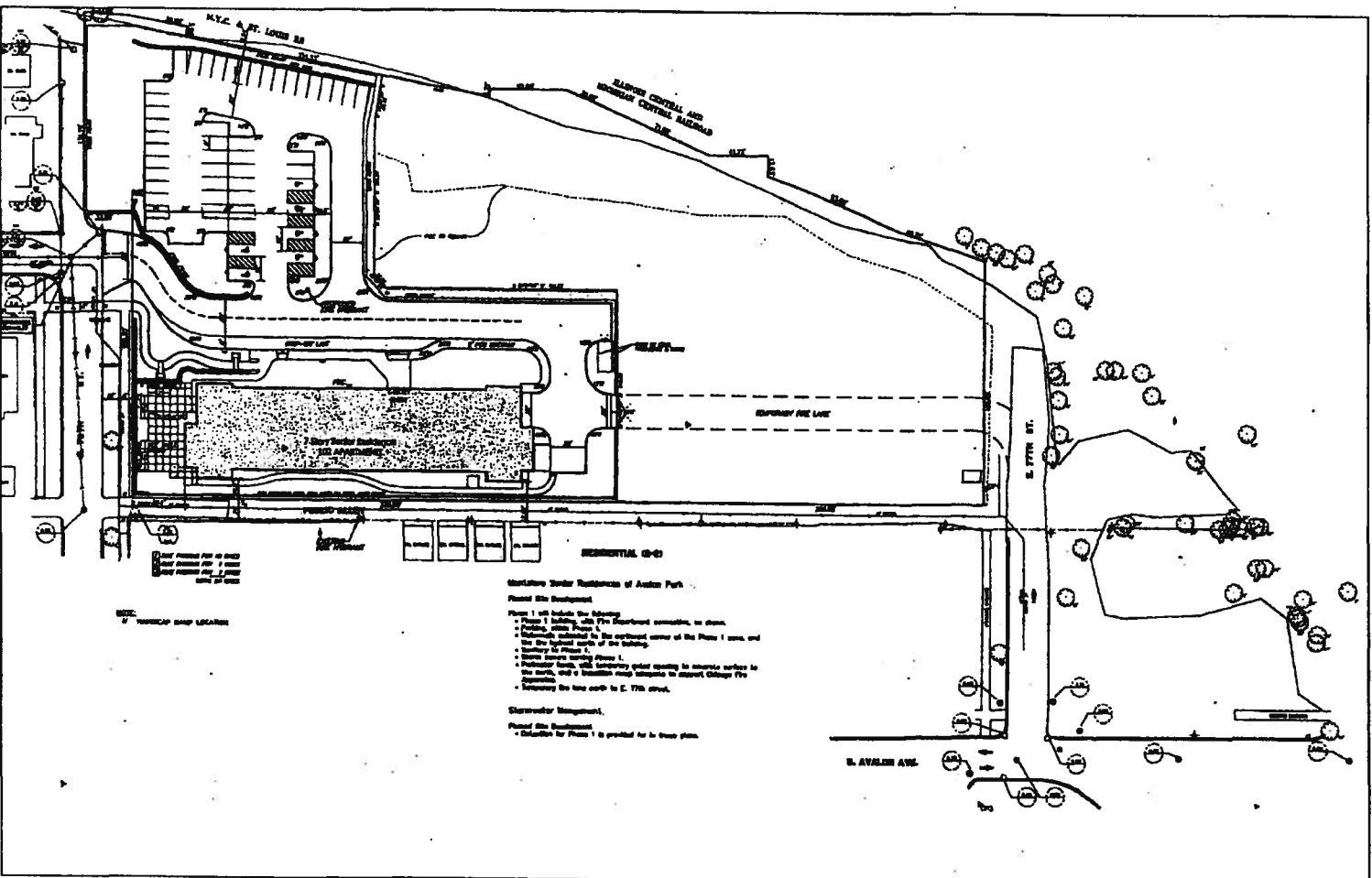
Land-Use -- Lot 1.



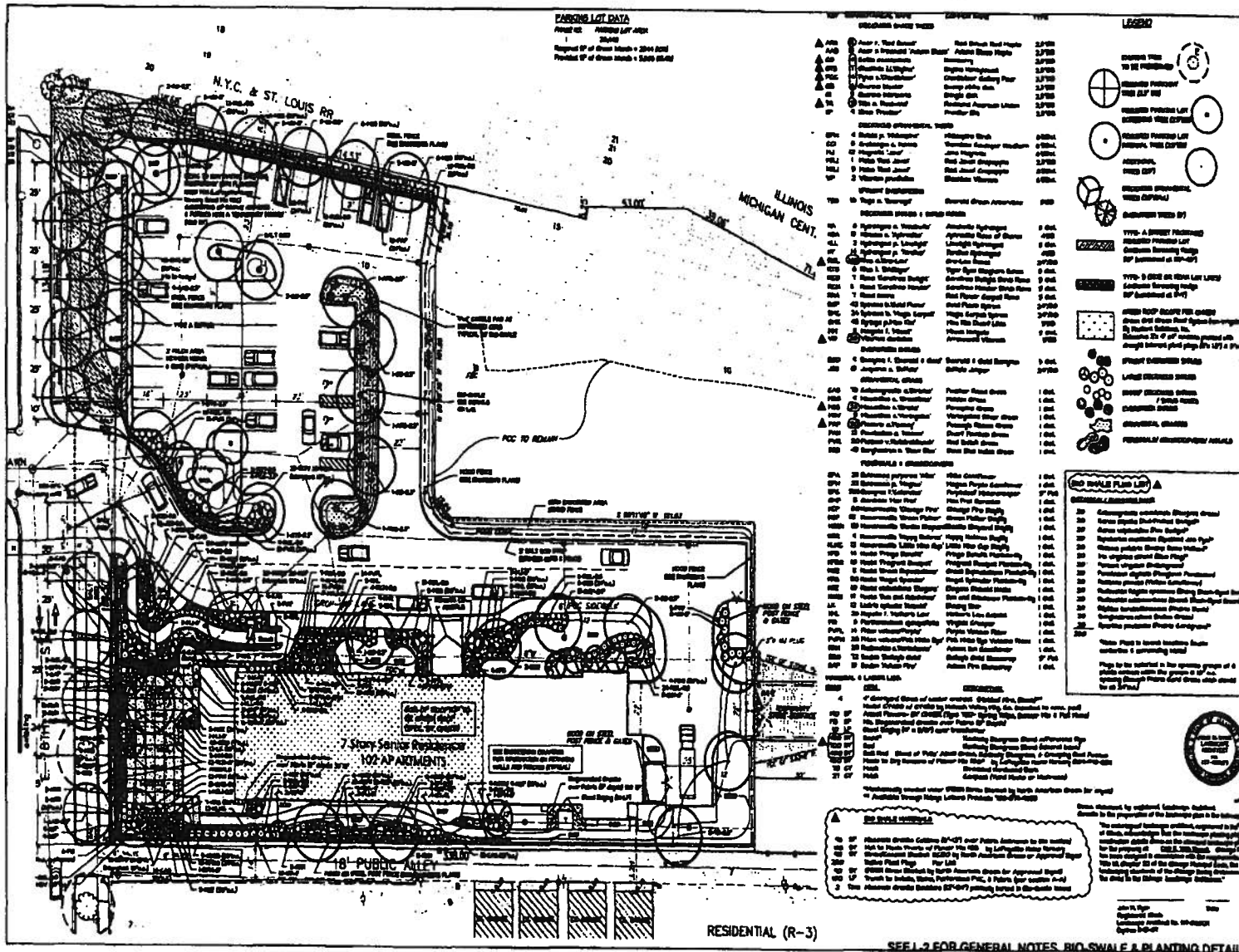
Site Plan.



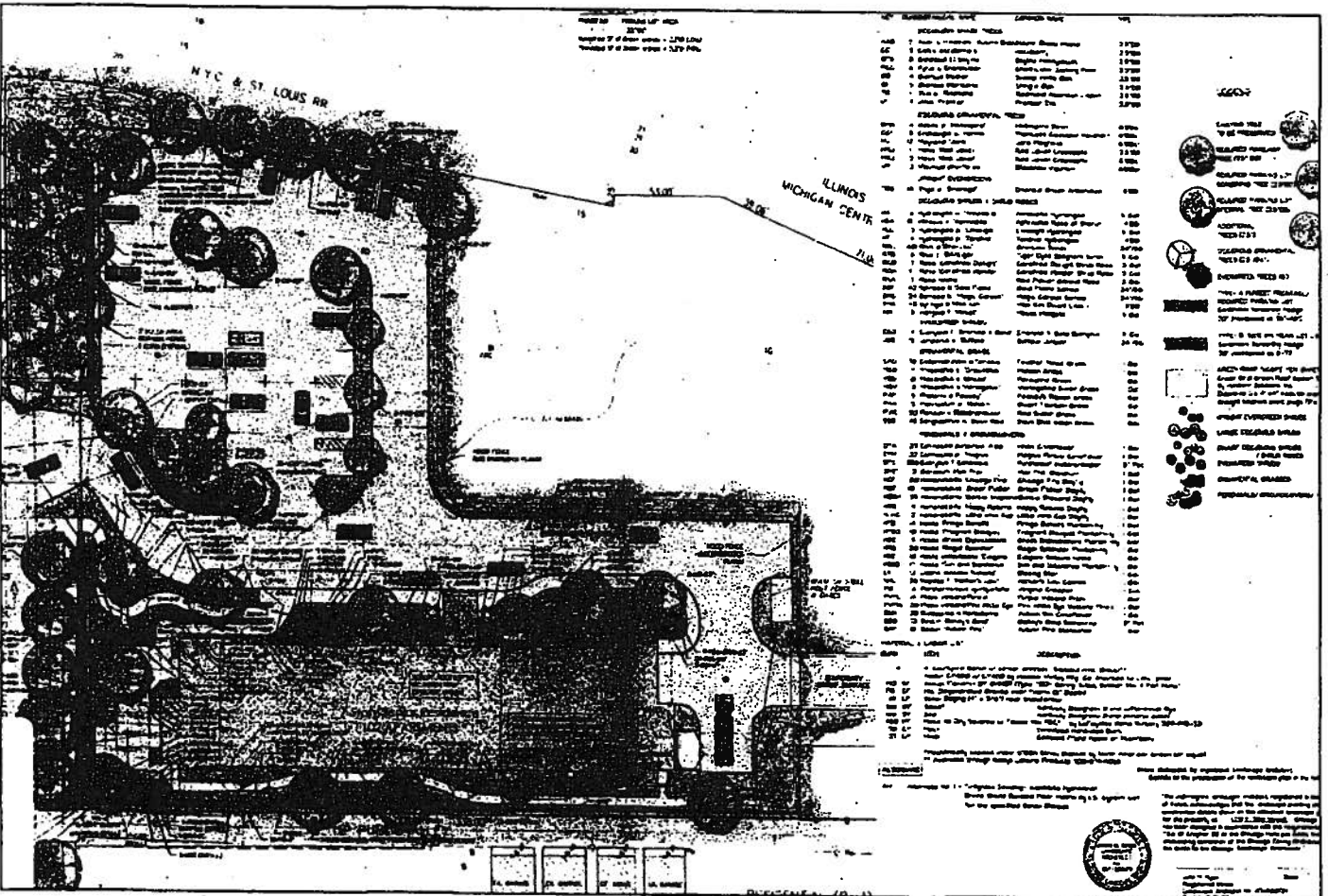
Overall Site Plan.



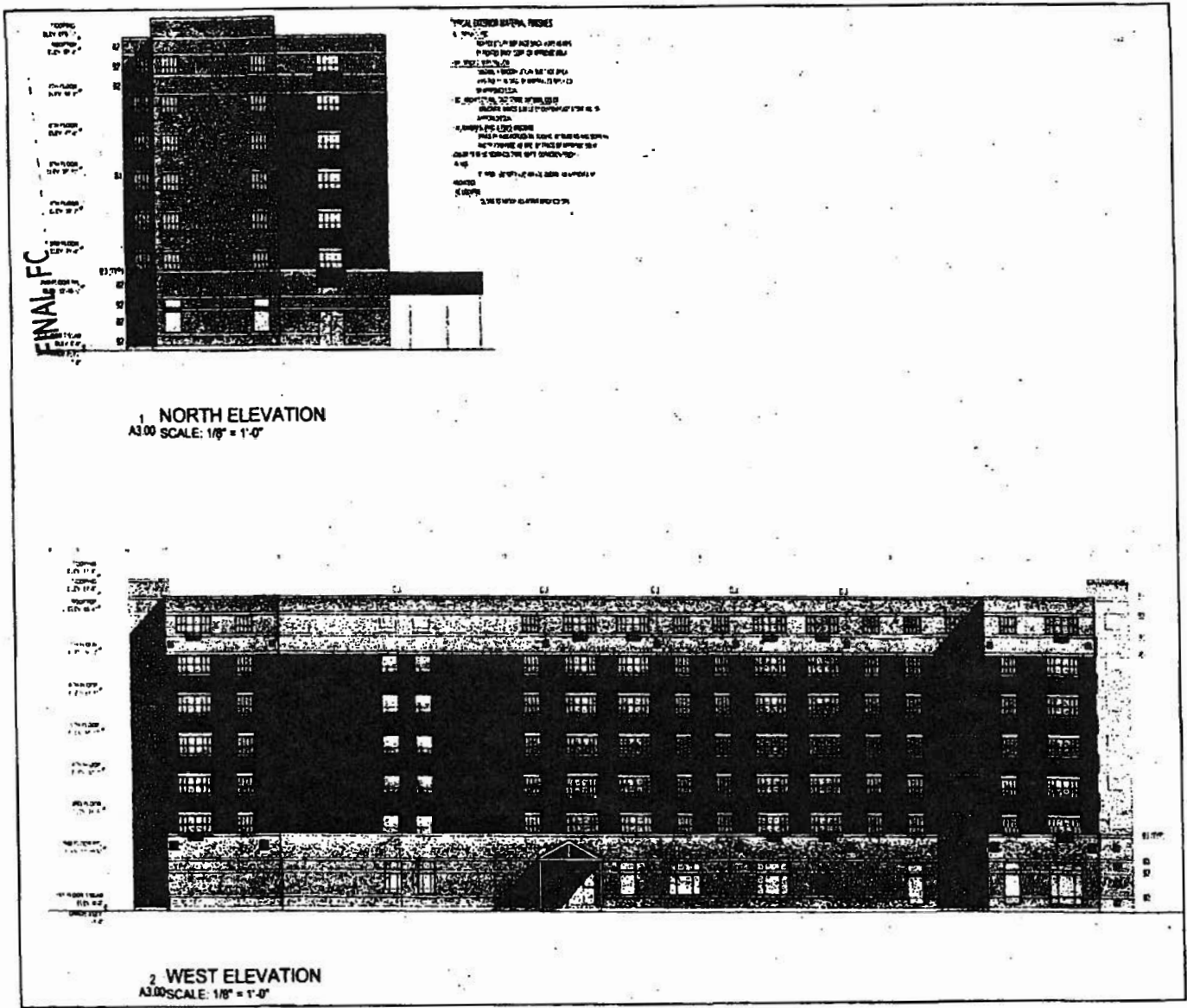
Final Landscape Plan -- Phase 1.
(Page 1 of 2)



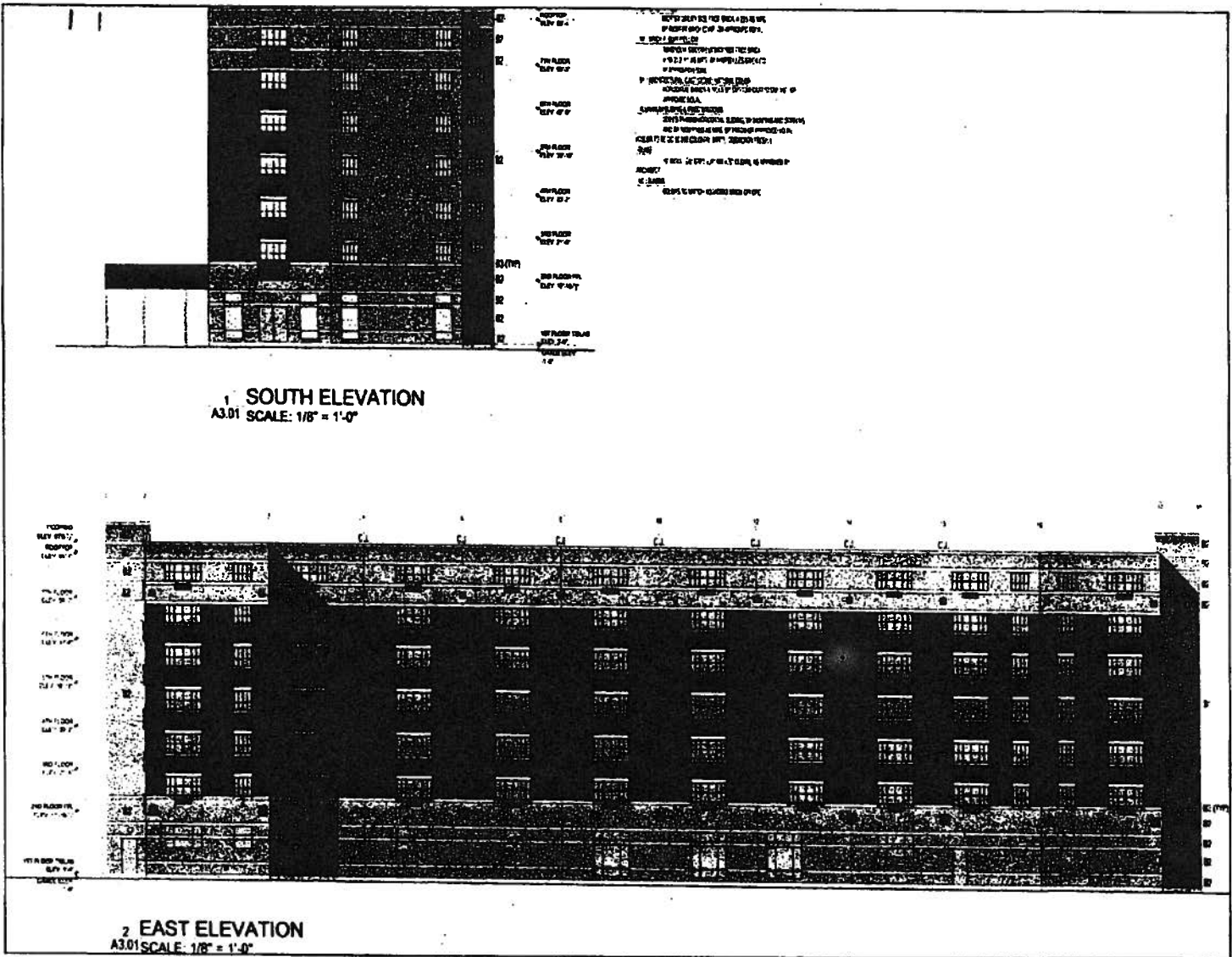
Final Landscape Plan - Phase 1.
(Page 2 of 2)



North And West Elevations.



South And East Elevations.



Plat Of Survey.

