

# PD 1131

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the east/west public alley next north of and almost parallel to North Ridge Avenue; a 138.21 foot long line running northeasterly of and perpendicular to North Ridge Avenue starting at a point 54.85 feet southeast of the east boundary line of North Ravenswood Avenue (as measured along the northeast boundary line of North Ridge Avenue) and ending at a point 122.05 feet east of the east boundary line of North Ravenswood Avenue (as measured along the south boundary line of the east/west public alley next north of and almost parallel to North Ridge Avenue); North Ridge Avenue; and North Ravenswood Avenue,

to those of a C2-1 Motor Vehicle-Related Commercial District.

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

*Reclassification Of Area Shown On Map Number 15-M.  
(Application Number 16613)*

*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 B3-1 Community Shopping District symbols and indications as shown on Map Number 15-M in the area bounded by:

a line 100.01 feet northwest of and parallel to North Medina Avenue; North Milwaukee Avenue; a line 75 feet northwest of and parallel to North Medina Avenue; and the public alley next southwest of and parallel to North Milwaukee 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 16-G.  
(As Amended)  
(Application Number 16621)*

R B P D 1131

*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 C1-2 symbols and designations as shown on Map Number 16-G in the area bounded by:

West 63<sup>rd</sup> Street, South Peoria Street; the alley next south of and parallel to West 63<sup>rd</sup> Street; and South Sangamon Street,

to the designation of a B2-3, then to the designation of a Residential-Business Planned Development which is hereby established in the area described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part thereof and to no others.

**SECTION 2.** 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-Business Planned Development Number 1131.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential-Business Planned Development ("Planned Development") consists of approximately thirty-three thousand one hundred seventy-three (33,173) square feet (zero and seventy-six hundredths (0.76) acre) of net site area which is depicted on the attached Planned Development Property Line Map. The property is owned or controlled by the City of Chicago which has granted the applicant, 901 West 63<sup>rd</sup> Street, L.P., permission to apply for this Planned Development.
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 resubdivision 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.

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 Sixth Floor Landscape Plan, a Roof Landscape Plan; and Building Elevations prepared by Johnson & Lee Architect/Planner dated October 16, 2008. Full-size sets of the Site Plan, Landscape Plan, Green Roof 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.
5. The uses permitted within the area delineated herein as a "Residential-Business Planned Development" are: supportive-housing multi-unit residential, accessory parking, public and civic, accessory and related uses.
6. On-premise signs and temporary signs such as construction and marketing signs may be permitted within the area delineated herein as a "Residential-Business Planned Development", subject to the review and approval of the Department of Planning and Development. Off-premise signs are prohibited within this Planned Development.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. One (1) off-street loading facility for deliveries will be provided within this Planned

Development. All parking utilized within this Planned Development will be associated with the residential and accessory uses, subject to the review of the Departments of Transportation and Planning and Development.

8. Ingress and egress shall be subject to the review and approval of 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. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. 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. For the purposes of floor area ratio calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted F.A.R. identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of thirty-three thousand one hundred seventy-three (33,173) square feet.
11. 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.
12. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot 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.
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. All buildings located on the property shall be Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System gold certified. Additionally, Applicant shall provide

a vegetated (green) roof identified on the Green Roof Plan covering one hundred percent (100%) of the Net Roof Area (approximately five thousand seventeen (5,017) square feet). "Net roof area" is defined as total roof area minus any required perimeter setbacks, rooftop structures and roof-mounted equipment.

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 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 Residential-Business 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 C1-2, Neighborhood Commercial District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Site Plan; Sixth Floor Landscape Site Plan; Roof Landscape Site Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 50394 through 50404 of this *Journal*.]

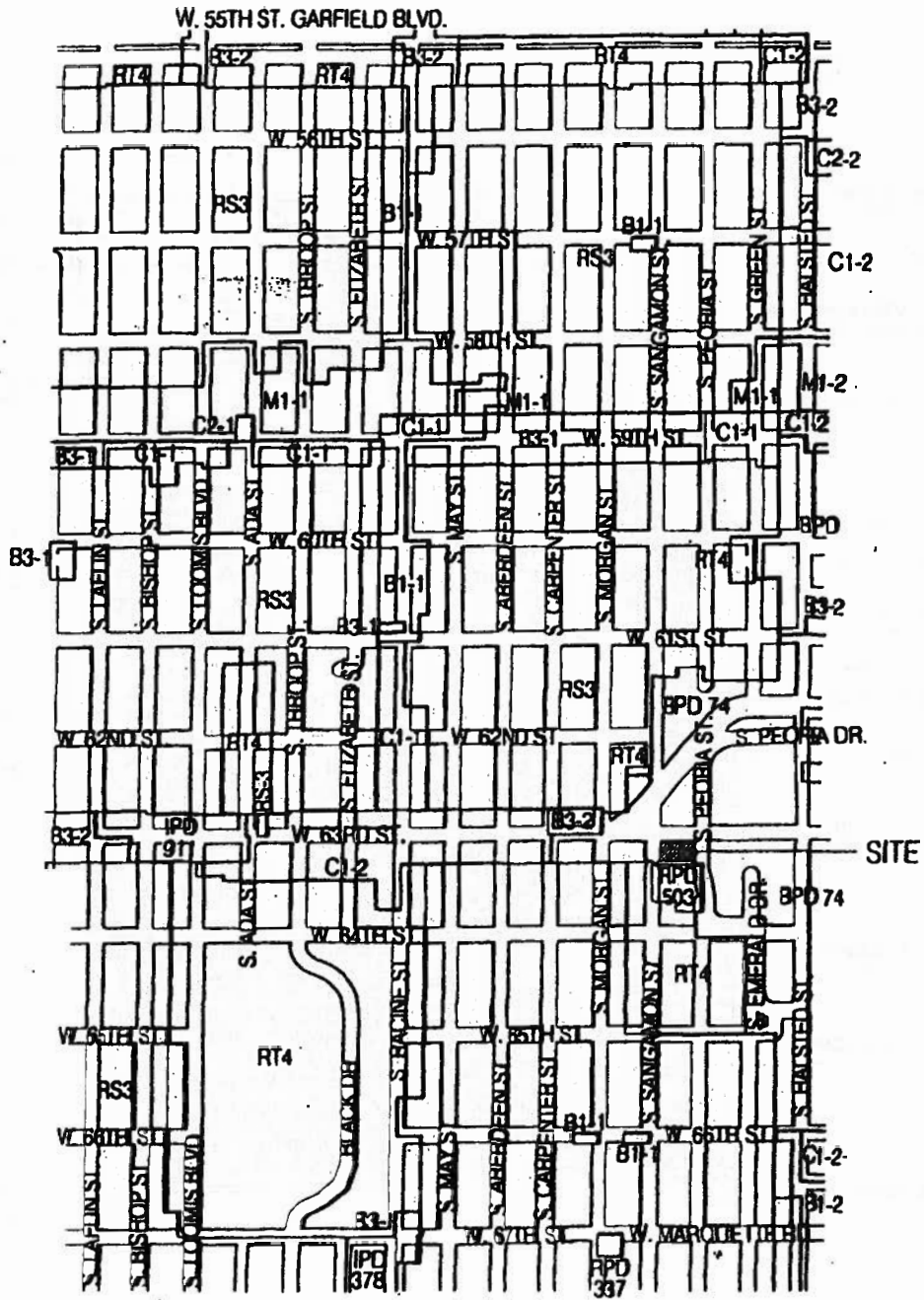
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential-Business Planned Development. No. 1131*

*Bulk Regulations And Data Table.*

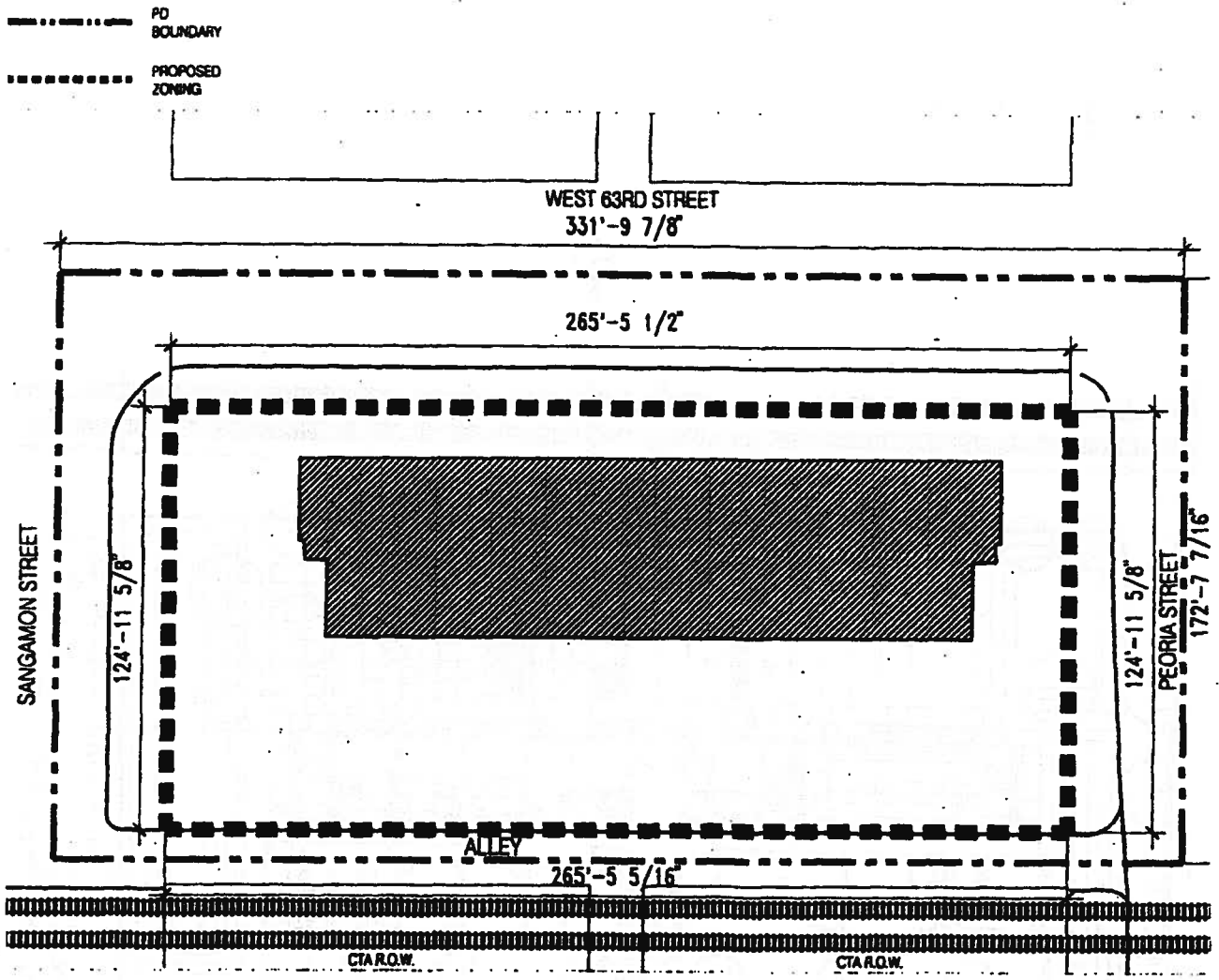
Gross Site Area:	57,064 square feet (1.31 acres)
Net Site Area:	33,173 square feet (0.76 acre) = Gross Site Area (57,064 square feet) - Area in public and Private Streets and Alleys (23,958 square feet)
Maximum Floor Area Ratio:	3.00
Maximum Number of Residential Units:	100 units
Maximum Percentage of Efficiency Units:	100% if operated as supportive housing; otherwise, 20%
Permitted Uses:	Supportive-housing multi-unit residential; public and civic; accessory parking; accessory and related uses
Minimum Number of Off-Street Parking Space:	10 spaces (1:10)
Minimum Number of Bicycle Spaces:	19
Minimum Loading Space:	1 space
Minimum Building Setbacks:	In accordance with Site Plan
Maximum Building Height:	80 feet

Existing Zoning Map.

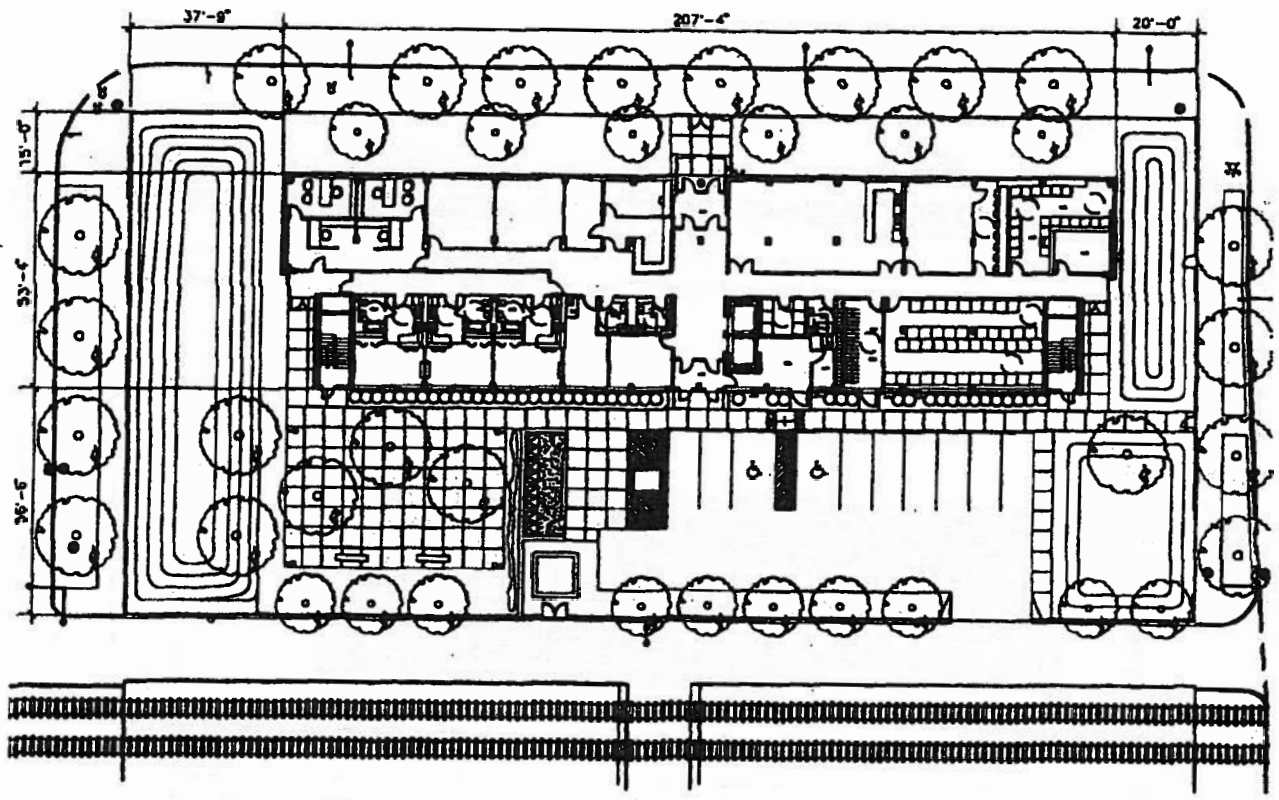




Planned Development Boundary And  
Property Line Map.

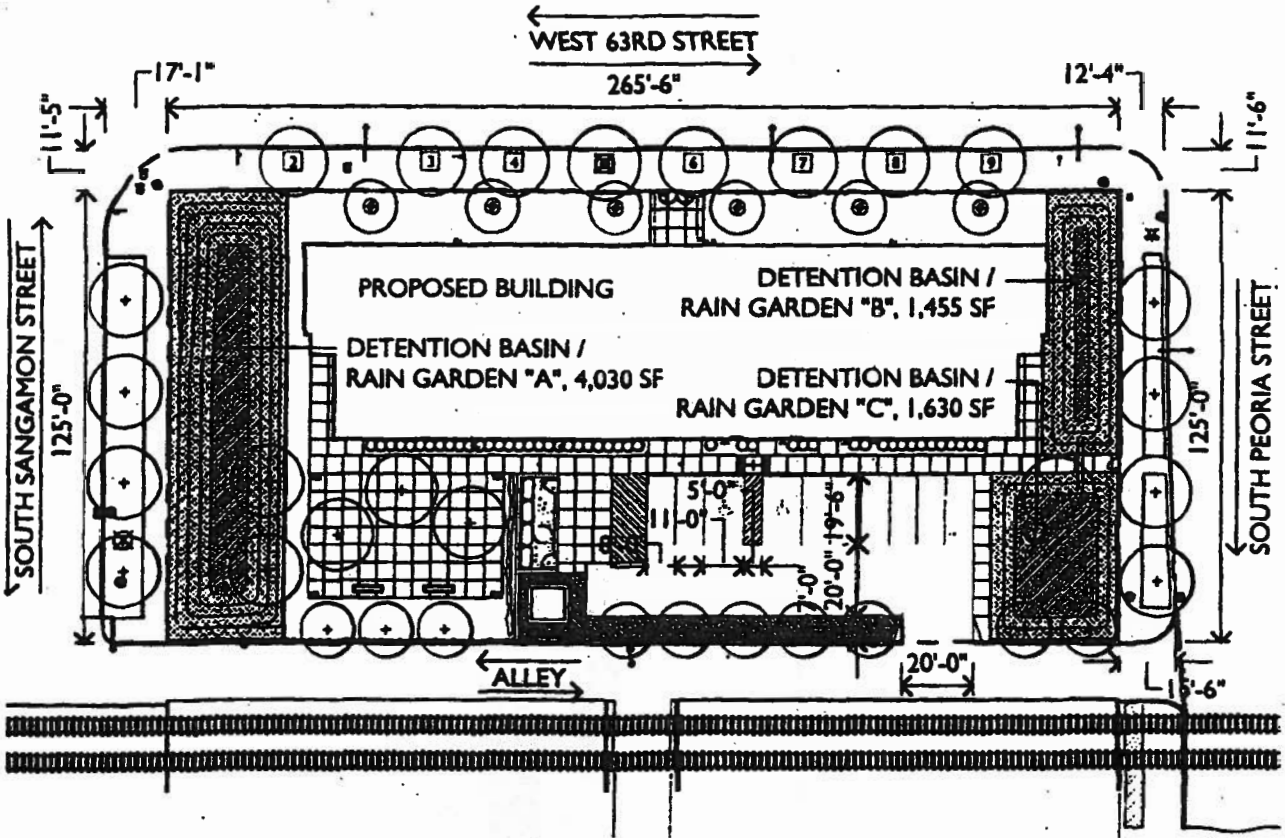


Site Plan.

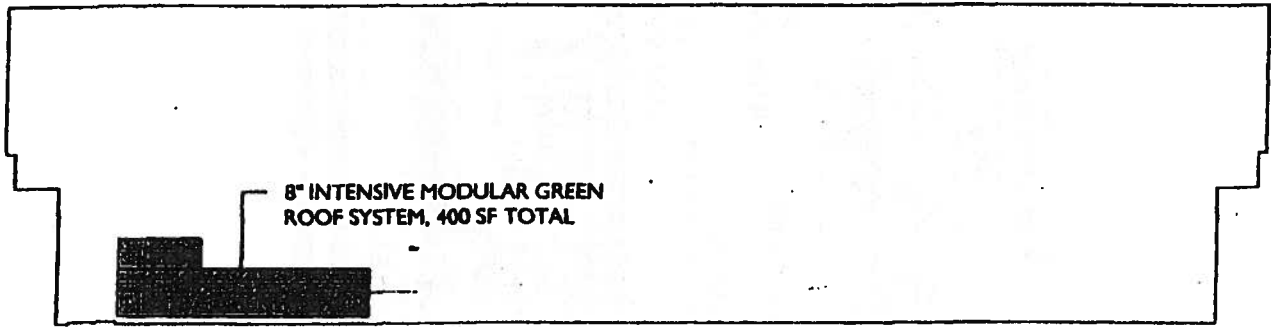


NOT TO SCALE 

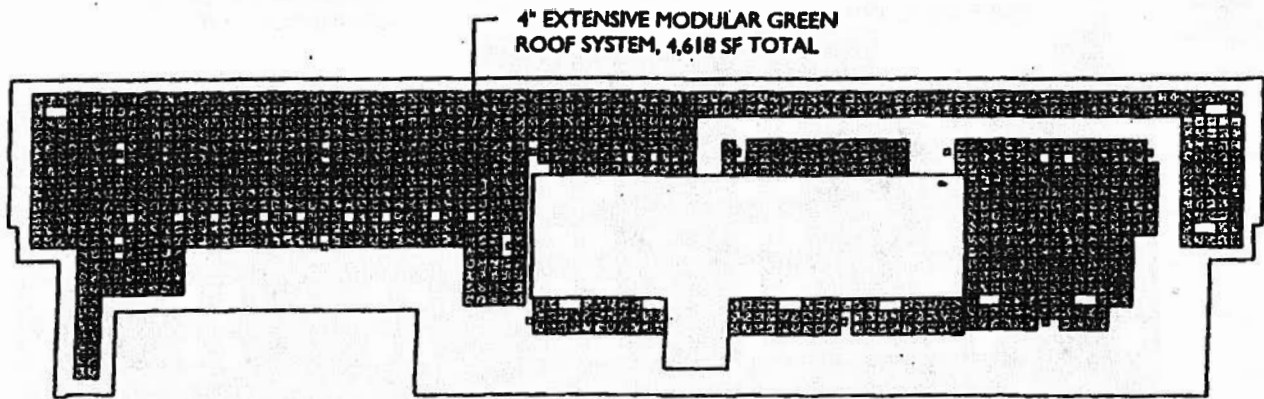
Landscape Site Plan.



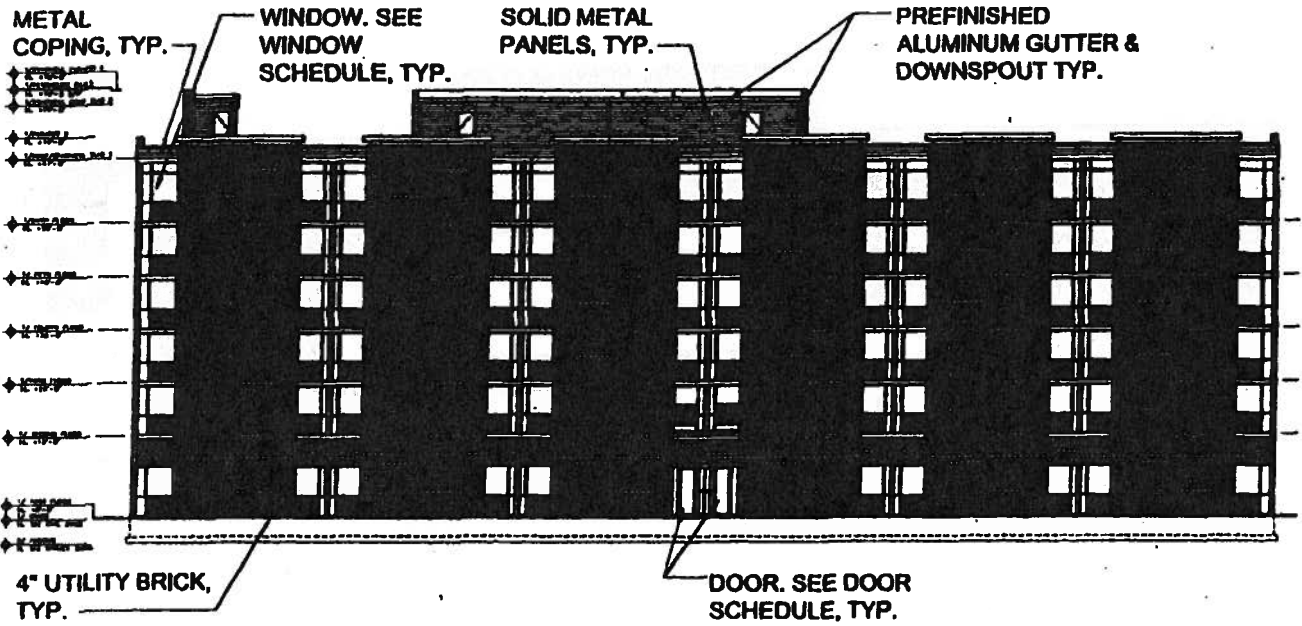
Sixth Floor Landscape Site Plan.



Roof Landscape Site Plan.



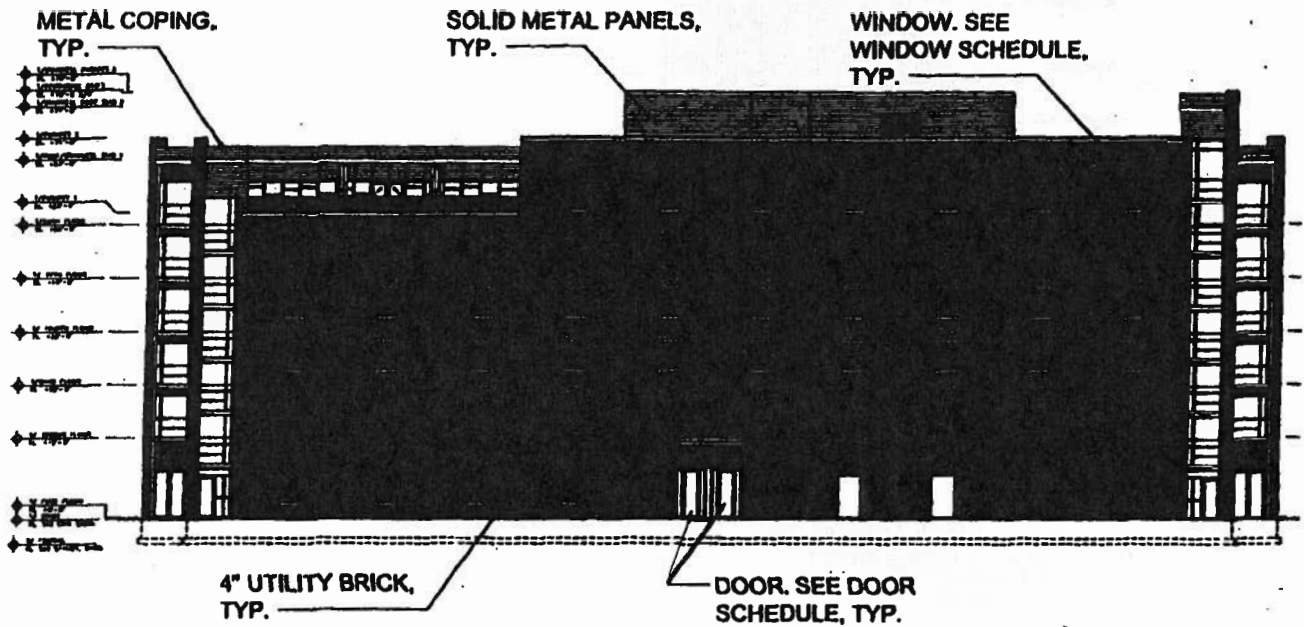
Building Elevations.  
(Page 1 of 4)



1 NORTH ELEVATION - FRONT  
W. 63RD STREET  
N.T.S.

TOTAL BUILDING AREA:  
62,053.06 G.S.F.

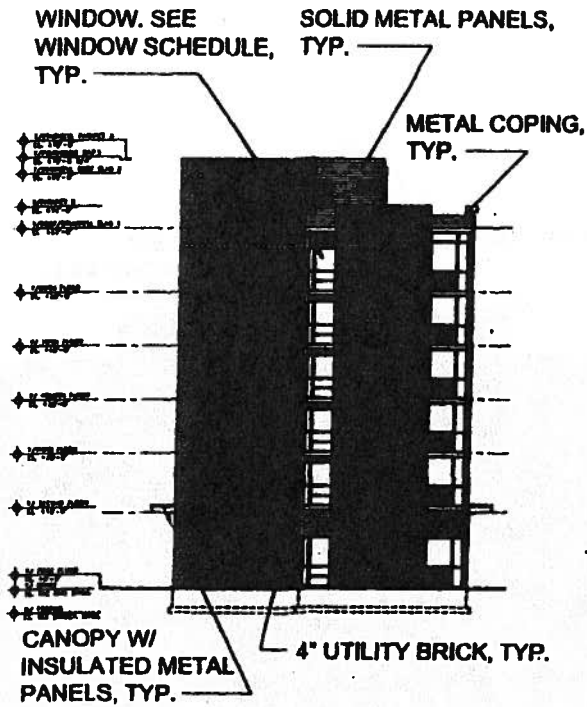
Building Elevations.  
(Page 2 of 4)



① SOUTH ELEVATION - REAR  
N.T.S.

TOTAL BUILDING AREA:  
62,053.06 G.S.F. .

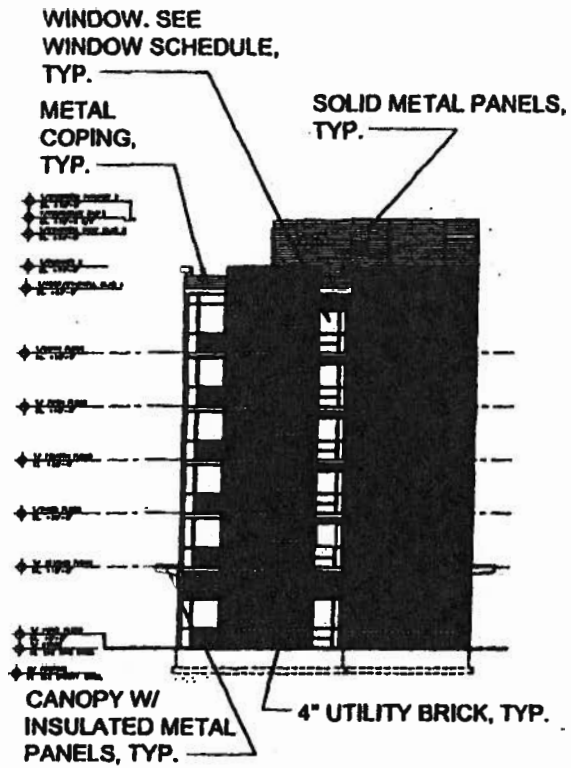
Building Elevations.  
(Page 3 of 4)



1 EAST ELEVATION - SIDE  
S. PEORIA STREET  
N.T.S.

TOTAL BUILDING AREA:  
62,053.06 G.S.F.

Building Elevations.  
(Page 4 of 4)



① WEST ELEVATION - SIDE  
S. SANGAMON STREET  
N.T.S.

TOTAL BUILDING AREA:  
62,053.06 G.S.F.