

PD 1177

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~~Reclassification Of Area Shown On Map No. 13-1.
(Application No. A-7653)
(Common Address: 2444 -- 2556 W. Lawrence Ave. And
4805 -- 4811 N. Rockwell St.)~~

[O2010-5081]

~~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 Neighborhood Commercial District symbols and indications as shown on Map Number 13-1 in the area bounded by:~~

~~the public alley next north of and parallel to West Lawrence Avenue; the public alley next east of and parallel to North Rockwell Street; the public alley next north of and parallel to West Lawrence Avenue; a line 282.75 feet west of and parallel to the public alley next west of and parallel to North Western Avenue; West Lawrence Avenue; and North Rockwell Street,~~

~~to those of a B3-2 Community Shopping District.~~

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

Reclassification Of Area Shown On Map No. 14-G.
(As Amended)
(Application No. 17120)
(Common Address: 900 W. 63rd Pkwy.)

RPD 1177

[SO2010-7391]

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 C1-2 Neighborhood Commercial District symbols and indications as shown on Map Number 14-G in the area bounded by:

the alley next north of West 62nd Street or the line thereof extended where no street exists; the alley next east of South Sangamon Street; the alley next north of West 62nd Street or the line thereof extended where no street exists; South Peoria Street; a line 254.15 feet north of West 62nd Street or the line thereof extended where no street

exists; the alley next east of North Peoria Street; the alley next north of West 62nd Street or the line thereof extended where no street exists; South Green Street; West 63rd Parkway; a line perpendicular to the northwesterly line of West 63rd Parkway traveling northwesterly a distance of 103.84 feet to a point 48.82 feet north of West 62nd Street or the line thereof extended where no street exists; a line 48.82 feet north of West 62nd Street or the line thereof extended where no street exists; and South Sangamon Street,

to those of an RM4.5 Residential Multi-Unit 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 RM4.5 Residential Multi-Unit District symbols and indication as shown on Map Number 14-G in the area bounded by:

the alley next north of West 62nd Street or the line thereof extended where no street exists; the alley next east of South Sangamon Street; the alley next north of West 62nd Street or the line thereof extended where no street exists; South Peoria Street; a line 254.15 feet north of West 62nd Street or the line thereof extended where no street exists; the alley next east of North Peoria Street; the alley next north of West 62nd Street or the line thereof extended where no street exists; South Green Street; West 63rd Parkway; a line perpendicular to the northwesterly line of West 63rd Parkway traveling northwesterly a distance of 103.84 feet to a point 48.82 feet north of West 62nd Street or the line thereof extended where no street exists; and a line 48.82 feet north of West 62nd Street or the line thereof, to those of Residential Planned Development, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

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

Residential Planned Development No. 1177.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately 103,629 square feet (2.38 acres) of property

which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, Englewood Cooperative Apartments.

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, alleys or easements or any adjustment of the rights-of-way shall require a separate submittal on behalf of the applicant or its successors, assign or grantees and approval by the City Council prior to Part II approval.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors, assignees or grantees 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 if different than the applicant, any legal titleholders and any ground lessors. Furthermore, 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 paragraph has the same meaning stated in Section 17-8-0400 of the Chicago Zoning Ordinance ("Zoning Ordinance").
4. This plan of development consists of sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Subarea Map; an Existing Land-Use Map; a Site Plan; a Landscape Plan; and Building Elevations prepared by Harley Ellis Devereaux, dated November 18, 2010. 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 Zoning Ordinance and all requirements thereof, 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. Subject to the Bulk Regulations and Data Table, the following uses shall be permitted in this Planned Development: elderly housing, accessory parking and related and accessory uses.
6. On-premise 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 Zoning and Land Use Planning. Off-premise signs are prohibited within the boundary of the Planned Development.

7. Ingress or egress shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Land Use Planning. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. 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. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Chicago Department of Transportation.
8. 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.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Site Plan and the Landscape Plan and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Zoning Ordinance.
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 Zoning and Land Use Planning. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The maximum permitted floor area ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of floor area ratio calculations and floor area measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 103,629 square feet.
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 Commissioner of the Department of Zoning and Land Use Planning upon the application for such a modification by the applicant, its successors or 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, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of

a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Zoning and Land Use Planning.

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 ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. 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 Zoning and Land Use Planning. 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.
16. Unless substantial construction of the improvements contemplated in this Planned Development has been commenced within six (6) years following adoption of this ordinance, and unless completion thereof is diligently pursued, this Planned Development shall expire and the zoning classification of the Property shall revert to the C1-2 Neighborhood Commercial District classifications applicable to the Property prior to the adoption of this Planned Development. This six year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Zoning and Land Use Planning determines that good cause for an extension is shown.

[Existing Land-Use Map; Existing Zoning Map; Planned Development Boundary and Property Line Map; Subarea Map; Site Plan; Landscape Plan; First Floor Plan; Typical Floor Plan (Floors 2 -- 4); Overall East/South Elevation, West Elevation and North Elevation; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 109958 through 109969 of this *Journal*.]

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

Residential-Business Planned Development No. 1177

Plan Of Development

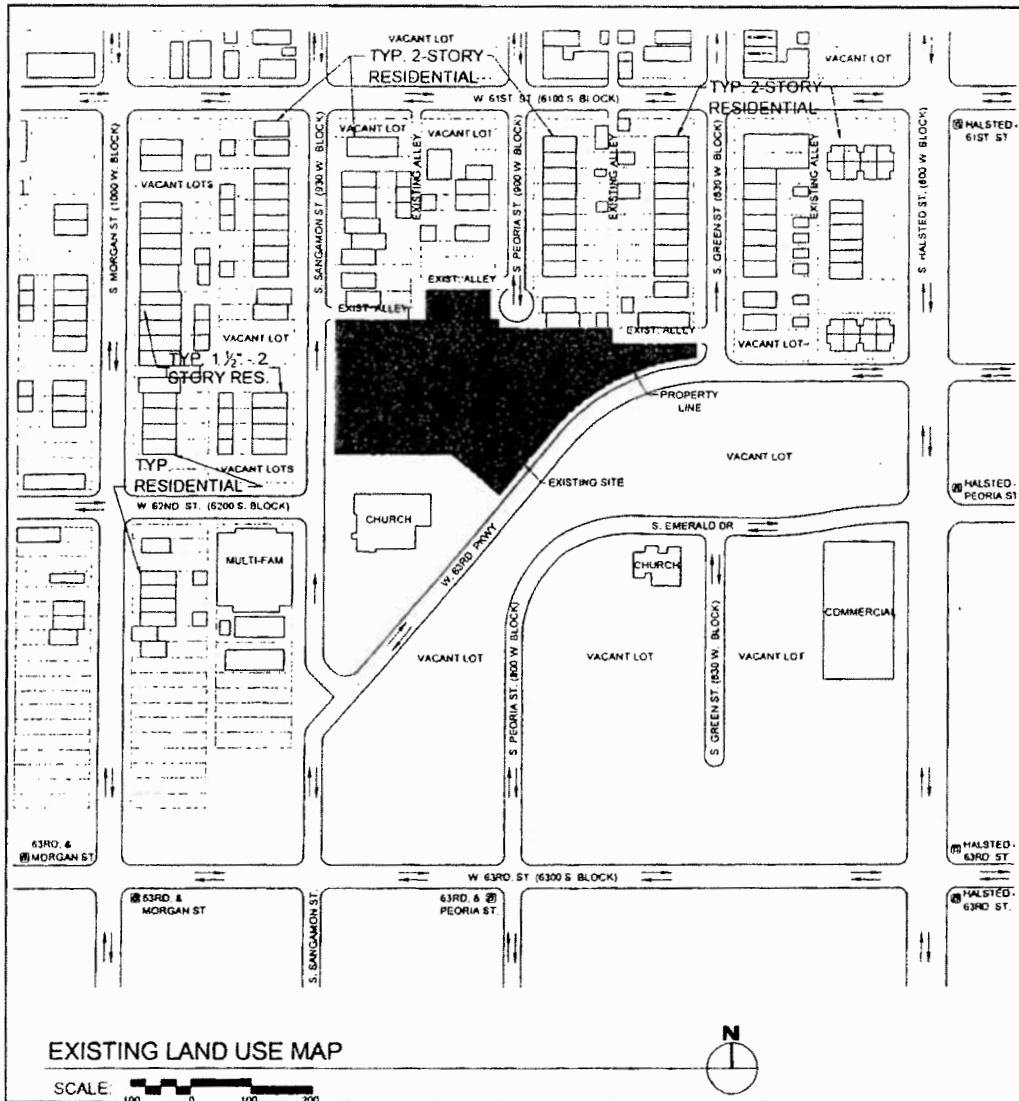
Bulk Regulations And Data Table.

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

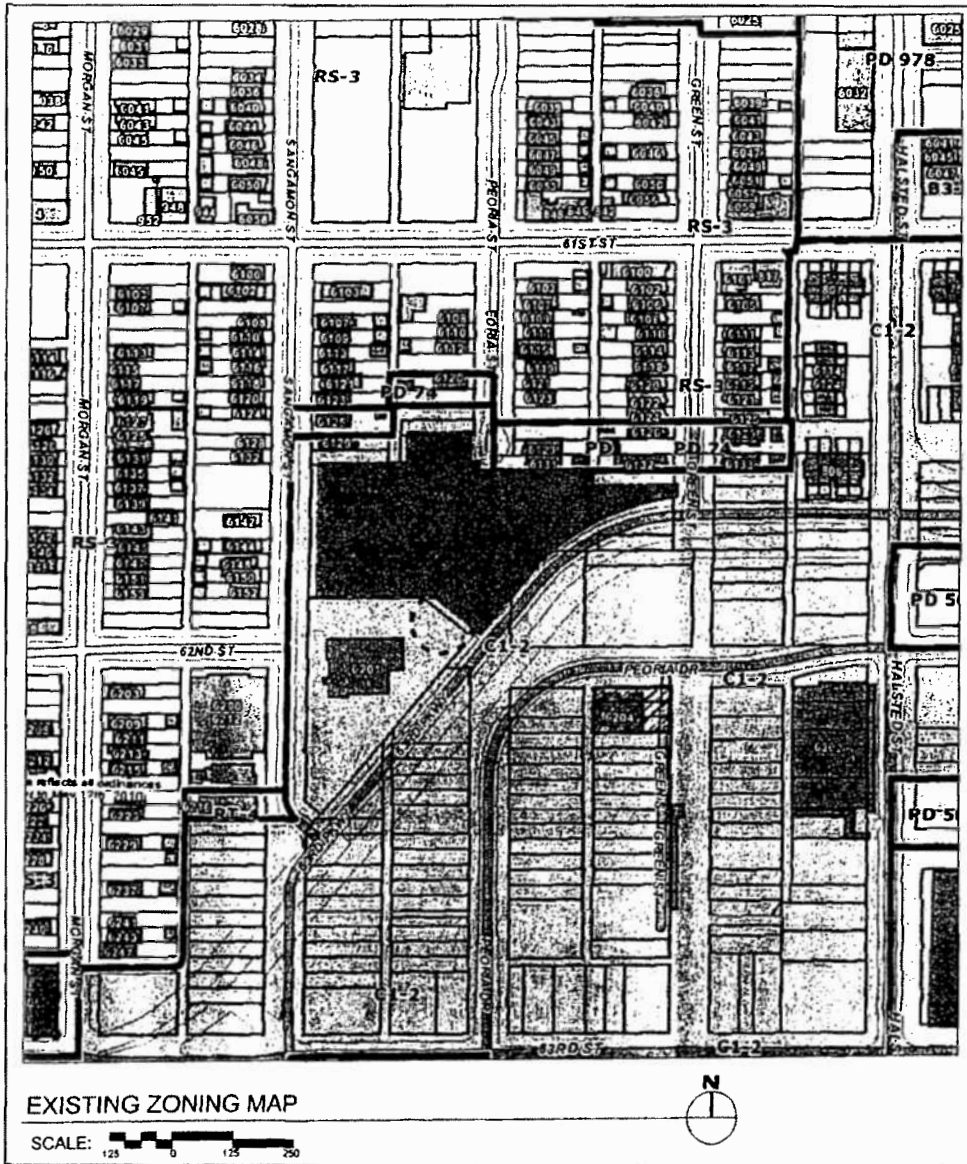
133,547.42 square feet (3.06 acres) = 103,629 square feet (2.38 acres) + 29,918.42 square feet (0.68 acre)

	Subarea A	Subarea B	Total
Net Site Area	69,436 sq. ft./ 1.60 ac.	34,193 sq. ft/ 0.78 ac.	103,629 sq. ft./ 2.38 ac.
Permitted Uses	Elderly housing, accessory parking and related and accessory uses		
Maximum Floor Area	1.16	0.84	1.06
Maximum Percentage of Site Coverage	25%	8.5%	14.04%
Maximum Building Height	96.92 ft. (existing building)	44 ft.	96.92 ft.
Maximum Number of Dwelling Units	123 (existing units)	24	147
Mimimum Number of Off-Street Parking Spaces	44 (existing parking lots)	8	52
Minimum Number of Off-Street Loading Spaces	1 (existing)	1	2
Building Setbacks	-----In accordance with the Site Plan-----		

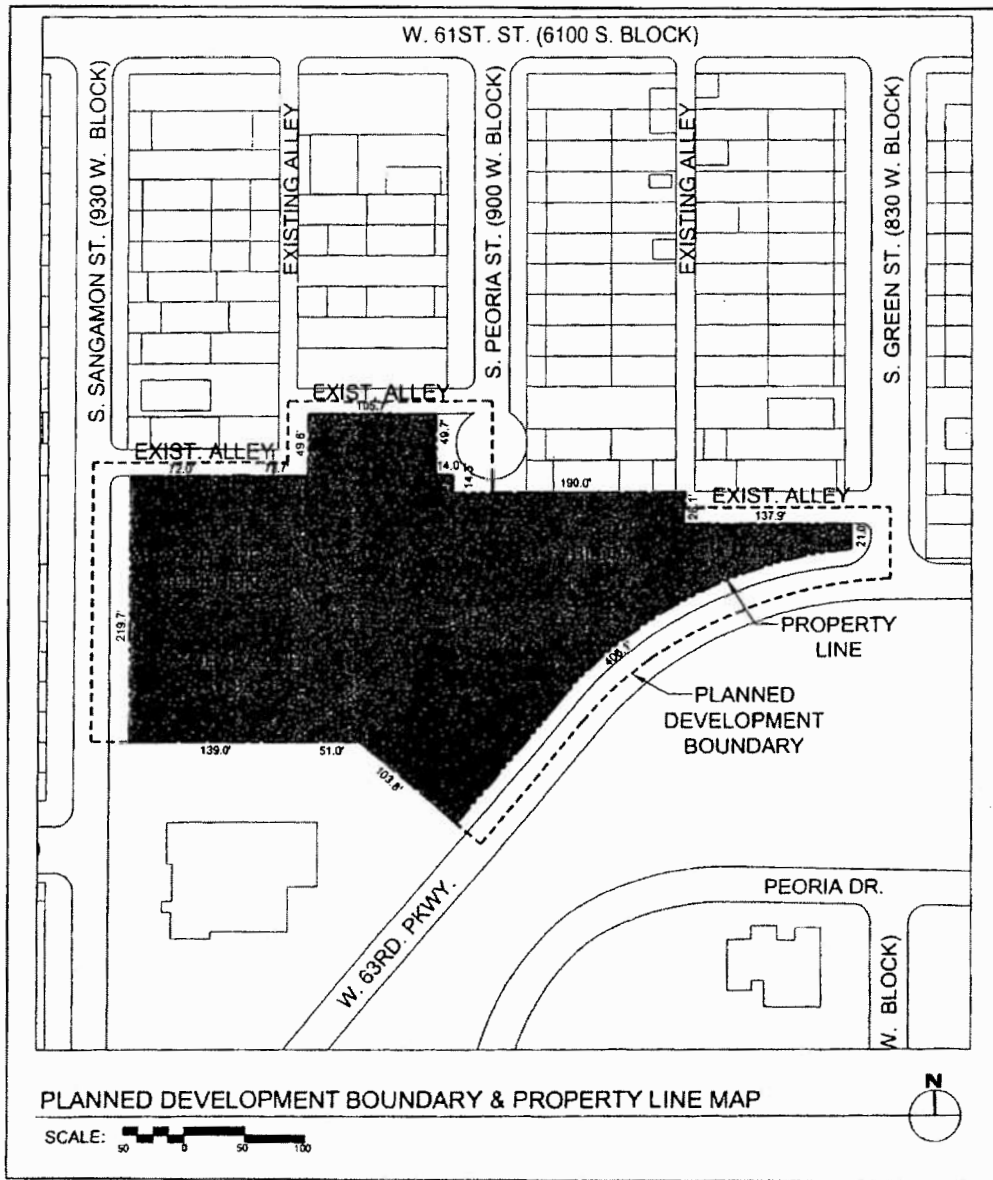
Existing Land-Use Map.



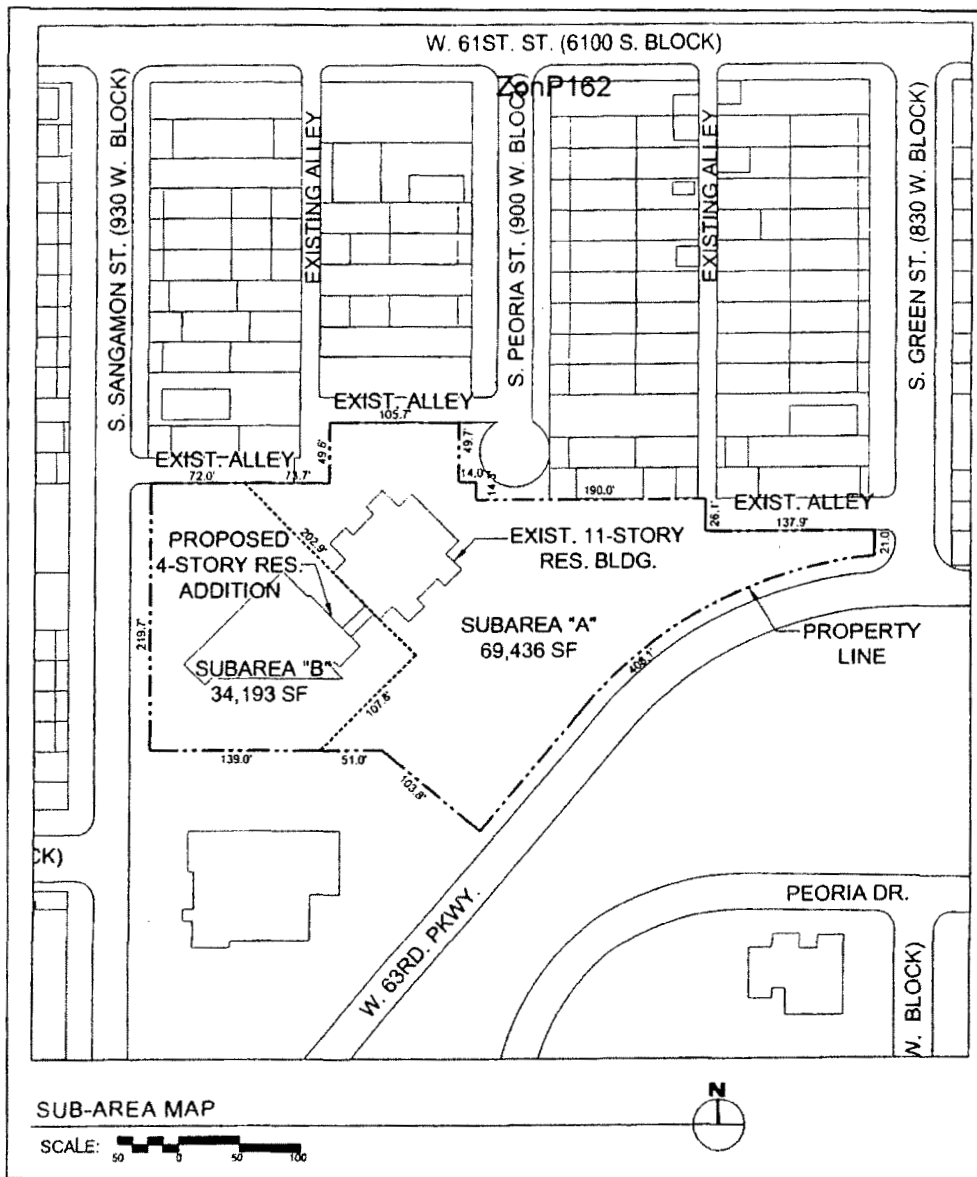
Existing Zoning Map.



Planned Development Boundary
And Property Line Map.

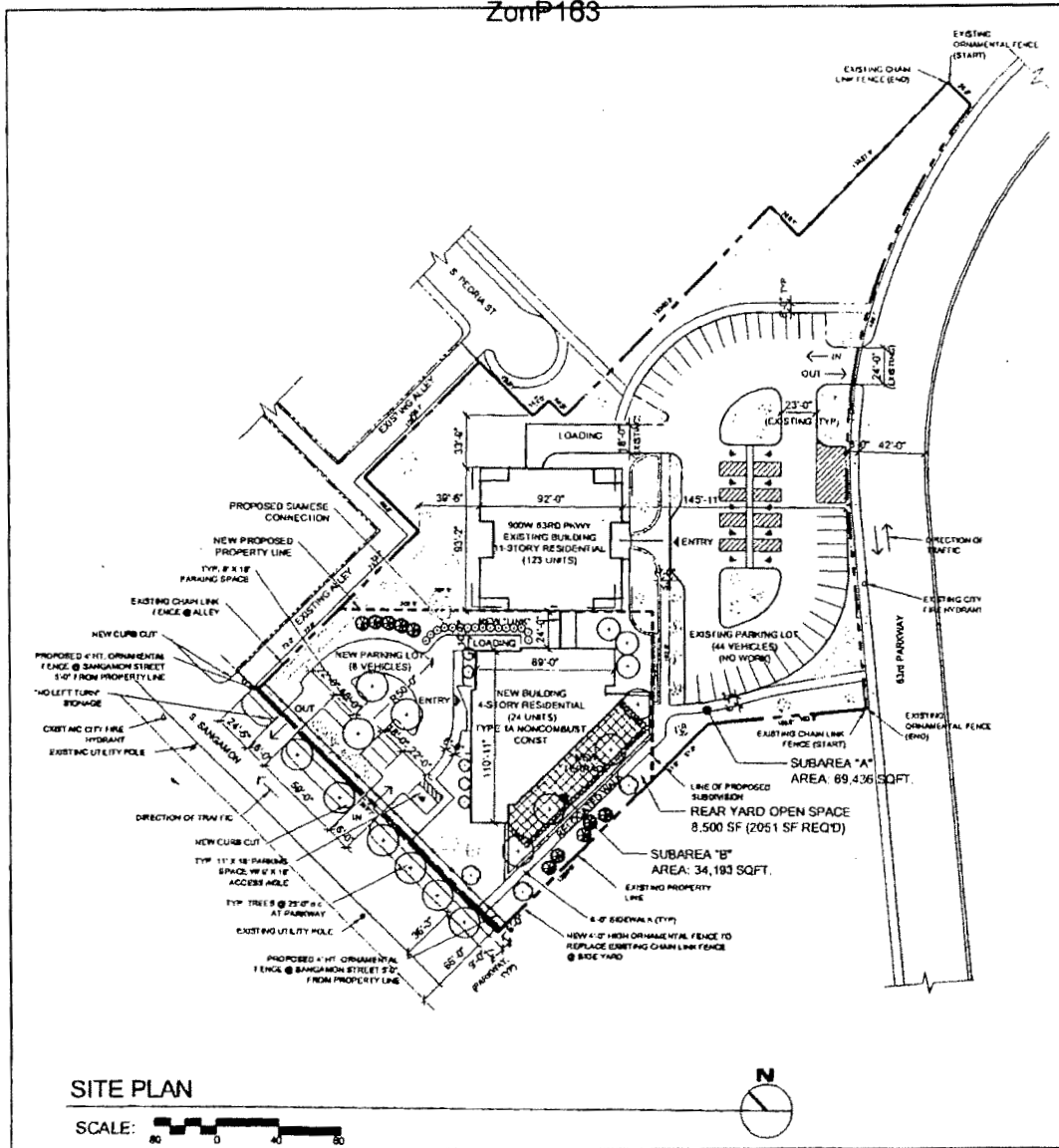


Subarea Map.

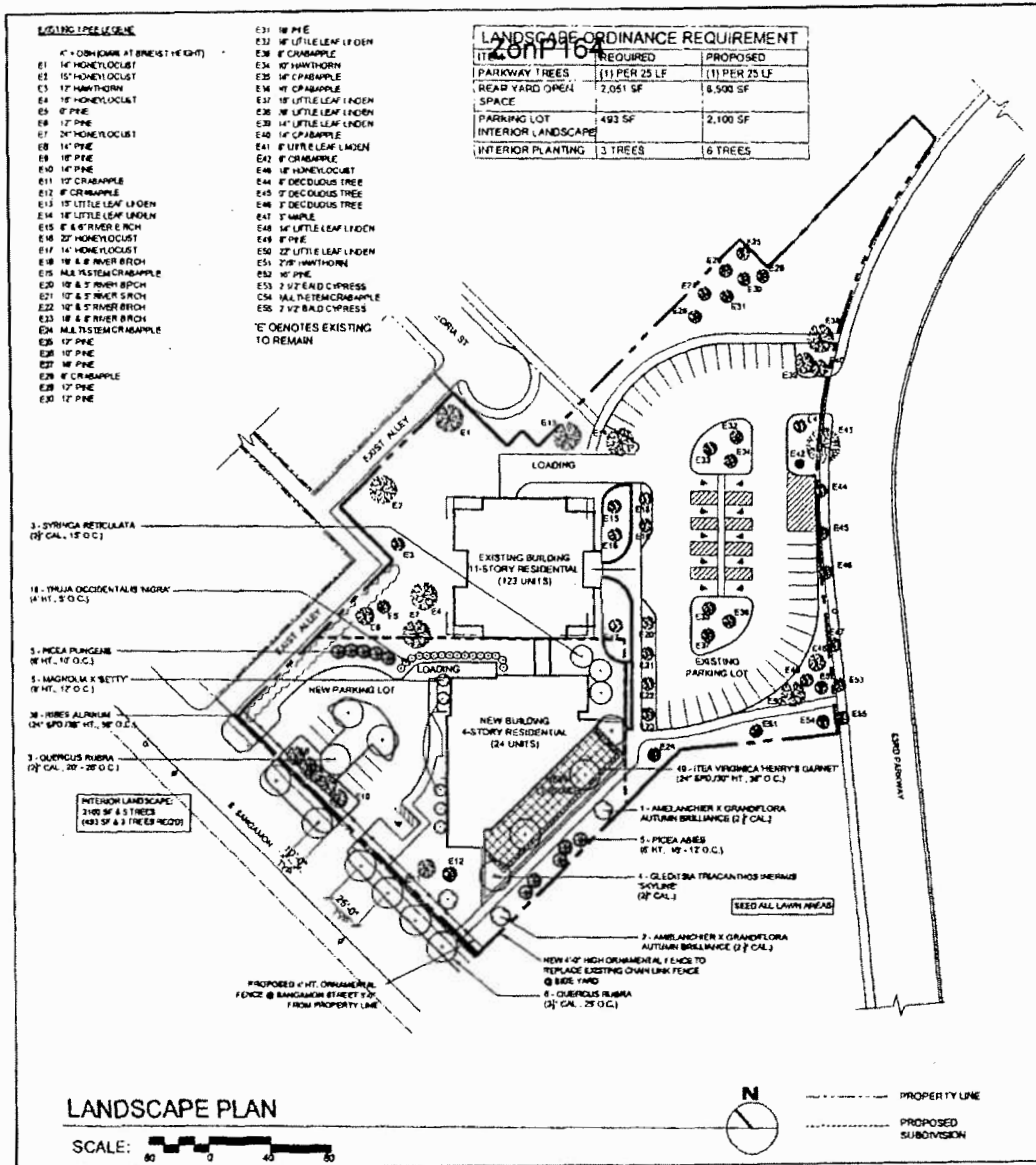


Site Plan.

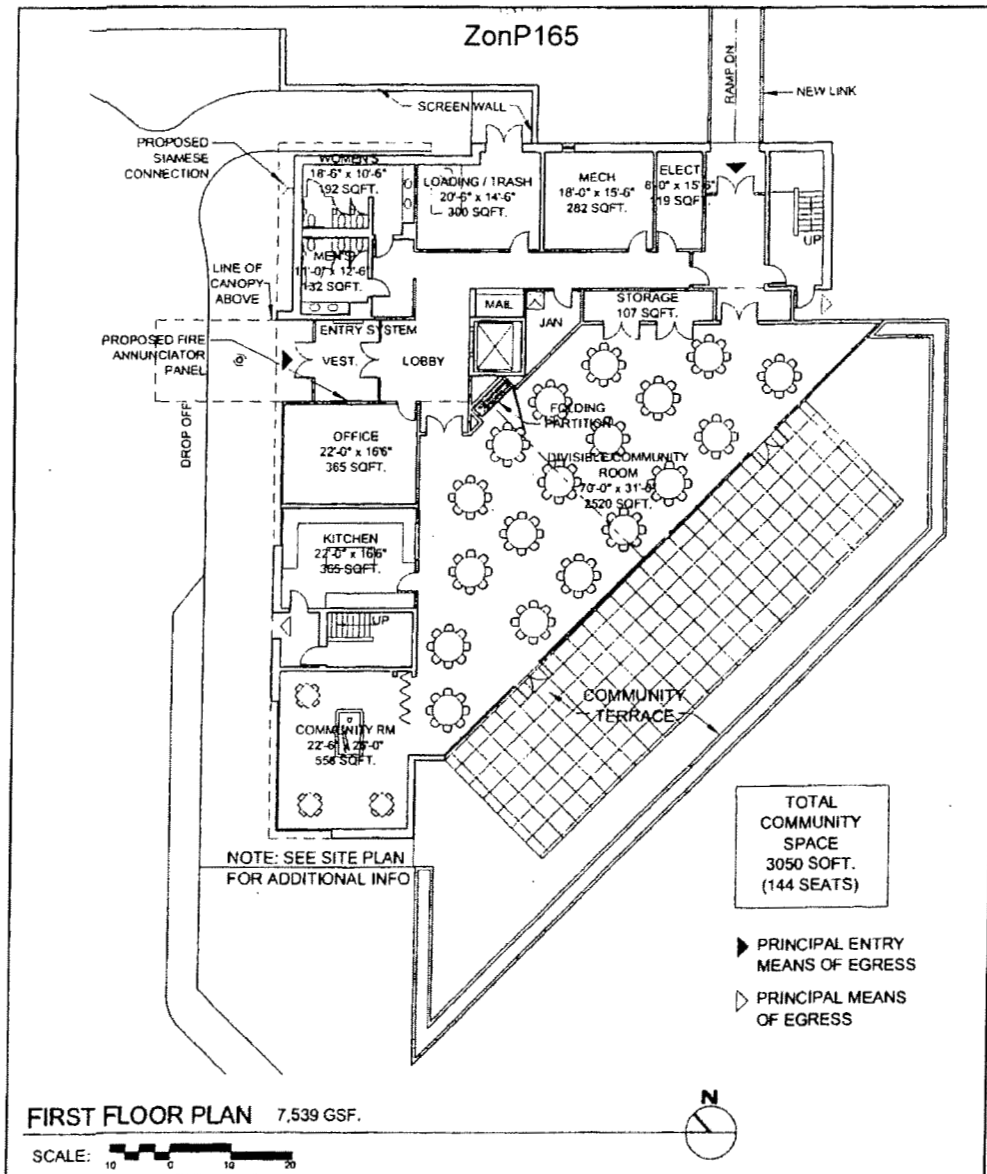
ZonP163



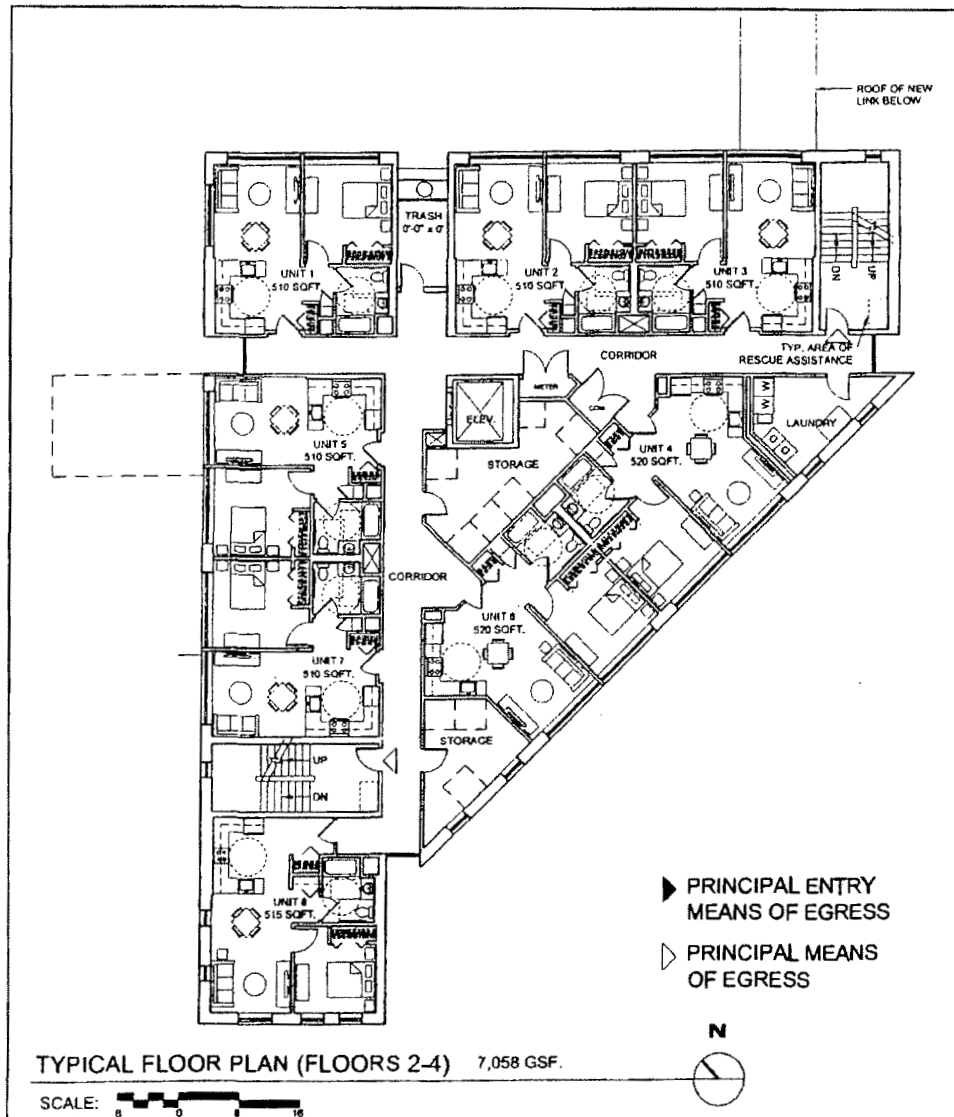
Landscape Plan.



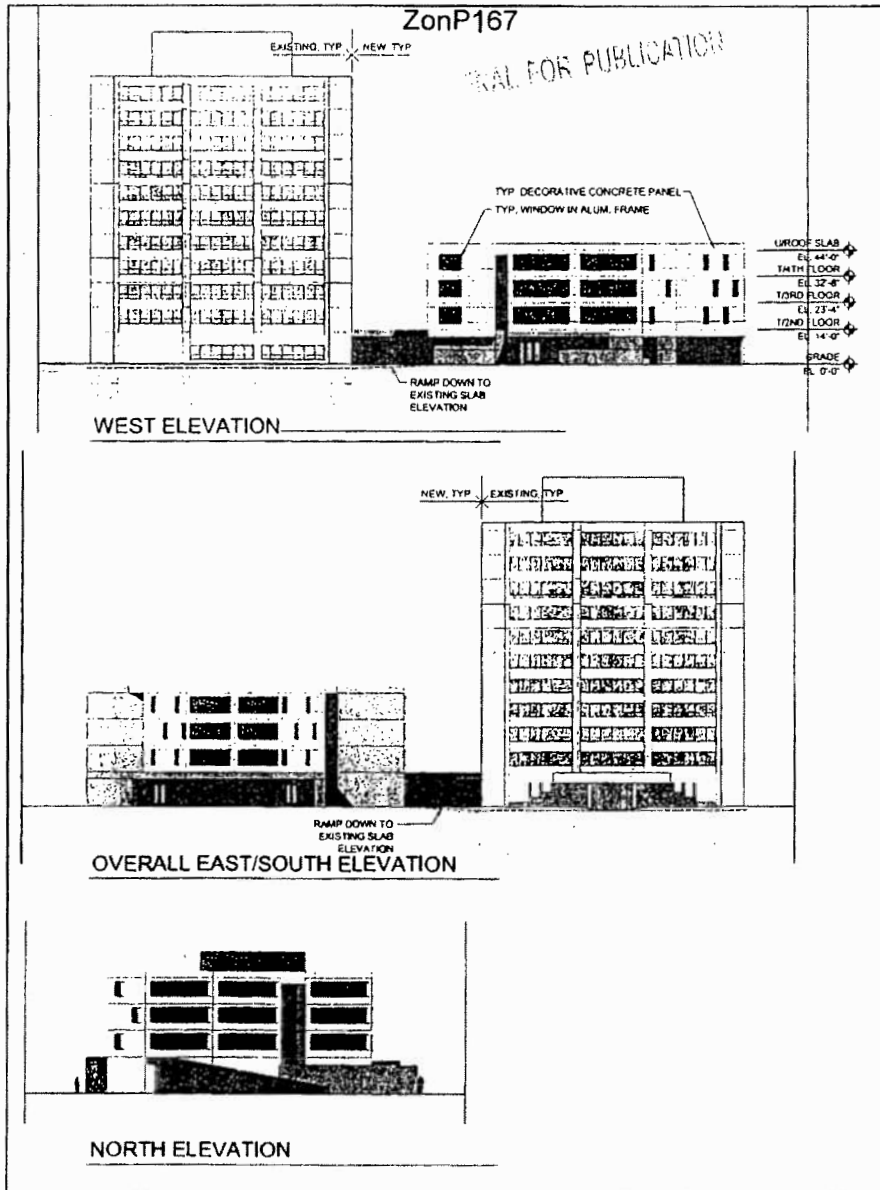
First Floor Plan.



Typical Floor Plan.
(Floors 2 -- 4)



Overall East/South Elevation, West Elevation And North Elevation.



Chicago Builds Green.
(Page 1 of 3)

Project Name: Englewood Cooperative Apartments- Sub Area "B" Only

Project Location: * Street Number (if the address only includes one street number, please fill only the cell "From")

From*	To*	Direction	Street Name	Select Street Type
900		W	63 rd	Pkwy

Ward No. Community Area No.
16 68

Project Type: Check applicable
 Planned Development Redevelopment Agreement Zoning Change
 PD No: TBD RDA No: From: C1-2 To: RM4.5

Public project Landmark

Project Size: Total land area in sq. ft. Total building(s) footprint in sq. ft. Total vehicular use area in sq. ft.

34,193	7,539	6,600
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DPD Project Manager: Enter First Name Last Name
Fernando Espinoza

BG/GR Matrix: Select project category
Res. > 20% affordable or CPA

Financial Incentives: Check applicable
 TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan OOH
 Land Sale Write Down

Density Bonus: Check applicable:
 Public plaza & pocket park Water features in a plaza or pocket park
 Chicago Riverwalk improvements Setbacks above the ground floor
 Winter gardens Lower level planting terrace
 Indoor through-block connection Green roof
 Sidewalk widening Underground parking and loading
 Arcades Concealed above-ground parking

Chicago Builds Green.
(Page 2 of 3)

Please fill in applicable

Landscaping:

7' Landscape Setback	Square footage	574	780
Interior Landscape Area	Square footage	450	2,590
No. of Interior Trees		4	6
No. of Parkway Trees		9	8

Open Space:

River Setback	Square footage	0	0
Private Open Space	Square footage	2,223	20,111
Privately developed Public Open Space	Square footage	0	0

Stormwater Management (At-grade volume control):

Permeable paving	Square footage	
Raingarden	Check applicable	<input type="checkbox"/>
Filter strip		<input type="checkbox"/>
Bioswale		<input type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage	0
Rain-water collection cistern/barrel	Gallons	0
Total impervious area reduction	Square footage	0

Other sustainable surface treatments:

Green roof	Square footage	0	0
Energy Star roof	Square footage	7,000	7,000
High-albedo pavement	Square footage		4,760

Transportation:

No. of accessory parking spaces		0	0
Total no. of parking spaces (Accessory + Non-Acc.)			8
No. of parking spaces dedicated to car sharing services (E.g. I-Go, Zip-Car)		0	0
No. of bicycle parking		2	2
Within 600 ft of CTA or Metra station entrance	Check if applicable	<input type="checkbox"/>	

Chicago Builds Green.
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Building Certification:

- | | | |
|----------------------------------|-------------------------------------|-------------------------------------|
| Energy Star building | <input type="checkbox"/> | <input type="checkbox"/> |
| LEED certification | <input type="checkbox"/> | |
| LEED Certified | | <input type="checkbox"/> |
| LEED Silver | | <input type="checkbox"/> |
| LEED Gold | | <input type="checkbox"/> |
| LEED Platinum | | <input type="checkbox"/> |
| Chicago Green Homes | <input checked="" type="checkbox"/> | |
| Chicago Green Homes (one-star) | | <input type="checkbox"/> |
| Chicago Green Homes (two-star) | | <input checked="" type="checkbox"/> |
| Chicago Green Homes (three-star) | | <input type="checkbox"/> |

Energy efficiency strategies
not captured above:
*E: Other than Energy Star Roof - or Energy Star Building
Certification

An Illinois DCEO Affordable Housing Energy Grant is anticipated.

Other sustainable strategies
and/or Project Notes: