

PD 1192

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17368

Reclassification Of Area Shown On Map No. 12-K.
(Application No. 17440)
(Common Address: 4955 S. Kildare Ave.)

[O2012-1309]

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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map Number 12-K in the area bounded by:

a line 60.60 feet north of and parallel to West 50th Street; a public alley next east of and parallel to South Kildare Avenue; a line 30.60 feet north of and parallel to West 50th Street; and South Kildare Avenue,

to those of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District.

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

Reclassification Of Area Shown On Map No. 15-O.
(As Amended)
(Application No. 17368)
(Common Address: 5700 N. Harlem Ave.)

RPD 1192

[SO2011-8881]

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 RS2 Residential Single-Family District symbols and indications as shown on Map Number 15-O in the area bounded by:

North Harlem Avenue; a point 449.19 feet south of the southwest boundary of West Talcott Avenue (as measured along the west boundary of North Harlem Avenue) and North Harlem Avenue; a point 602.28 feet west of North Harlem Avenue; a point 322.41 feet north; a point 176.83 feet east; a point 7.42 feet (bearing north 31 degrees, 45 minutes, 54 seconds east) northeast on an angle; a point 135.61 feet east; a point 31.83 feet south; a point 82.20 feet east; a point 12.59 feet north; a point 23.59 feet (bearing south 32 degrees, 00 minutes, 59 seconds west) northeast on an angle;

a point 190.37 feet east to a point 140.44 feet south of the southwest boundary of West Talcott Avenue (as measured along the west boundary of North Harlem Avenue); and North Harlem Avenue,

to those of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 15-O in the area bounded by:

North Harlem Avenue; a point 449.19 feet south of the southwest boundary of West Talcott Avenue (as measured along the west boundary of North Harlem Avenue) and North Harlem Avenue; a point 602.28 feet west of North Harlem Avenue; a point 322.41 feet north; a point 176.83 feet east; a point 7.42 feet (bearing north 31 degrees, 45 minutes, 54 seconds east) northeast on an angle; a point 135.61 feet east; a point 31.83 feet south; a point 82.20 feet east; a point 12.59 feet north; a point 23.59 feet (bearing south 32 degrees, 00 minutes, 59 seconds west) northeast on an angle; a point 190.37 feet east to a point 140.44 feet south of the southwest boundary of West Talcott Avenue (as measured along the west boundary of North Harlem Avenue); and North Harlem Avenue,

to those of a Residential Planned Development.

SECTION 3. This ordinance takes effect after its passage and approval.

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

Plan Of Development Statements.

1. The area delineated herein as Planned Development Number 1192 ("Planned Development") consists of approximately 187,356 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by Senior Suites Chicago Norwood Park, 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 by 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.

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's 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 16 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; a Green Roof Plan; Building Elevations (North, South, East and West) and Chicago Builds Green form prepared by NORR Illinois, Inc. and dated April 19, 2012, submitted herein. Full-sized copies of the Site plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. 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. The following uses are permitted in the area delineated herein as Planned Development Number 1192: elderly housing, related and accessory uses, and accessory parking.

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.
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 (if any) 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 187,356 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, Environment, 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 and conserves energy and natural resources. This project's proposed new structure will have a green roof covering 3,200 square feet (25 percent of its net roof area). The existing building that will be renovated and the new building that will be constructed shall both be either Leadership in Energy and Environmental Design ("LEED") Certified, Energy Star Certified or Chicago Green Homes Certified.
15. The applicant acknowledges that the Planned Development project includes excavation, new foundations or other work adjacent to a building identified in the Chicago Historic Resources Survey. Pursuant to the Zoning Ordinance, Section 17-8-0911, the applicant acknowledges that it is in the public interest to promote the preservation and adaptive reuse of historic resources and agrees to submit an engineering report identifying any protective measures that may be required for the historic building during construction and incorporate them as part of the project. The engineering report shall be submitted as part of the Part II Review application and be subject to the review and acceptance of the Department of Housing and Economic Development.

The applicant acknowledges that the Planned Development includes a building commonly known as "The Passionist Monastery" which has been identified as potentially significant in the Chicago Historic Resources Survey. Pursuant to the Zoning Ordinance, Section 17-8-0911 and Section 13-32-230 of the Municipal Code, the applicant acknowledges that it is in the public interest to promote the preservation and adaptive reuse of historic resources and agrees to retain and preserve the character-defining features of the building. The character-defining features are identified as all elevations and rooflines of the original historic building. In general, original features and materials of the character-defining features should be retained and preserved as much as reasonably possible, while any changes should be compatible with the building's historic character. Such work to the character-defining features shall be subject to the review and approval of the Department of Housing and Economic Development as part of Part II Review.

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 an RS2 Residential Single-Family District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Landscape Details; and Chicago Builds Green form referred to in these Plan of Development Statements printed on pages 27395 through 27403 of this *Journal*.]

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

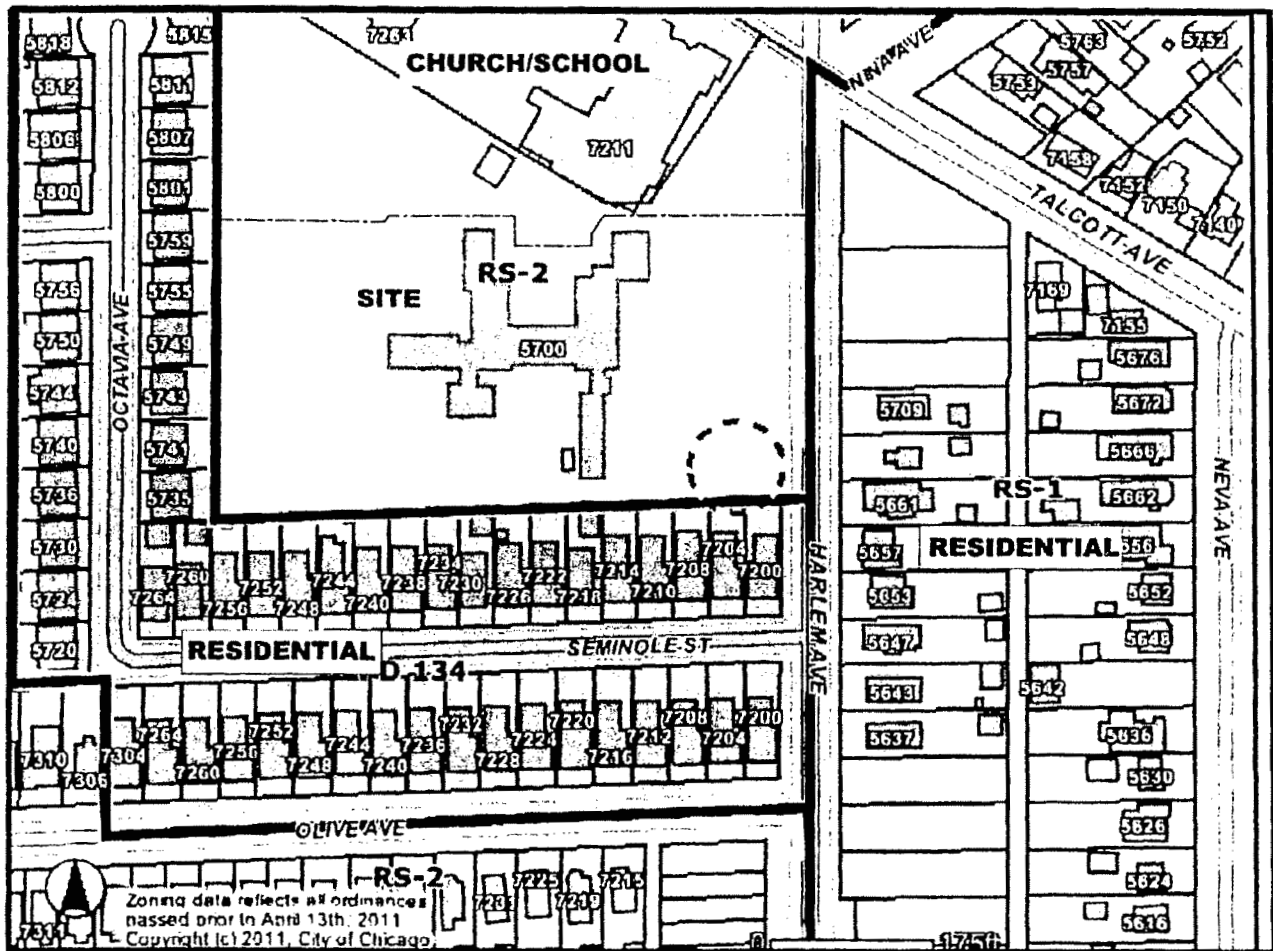
Planned Development No. 1192.

Bulk Regulations And Data Table.

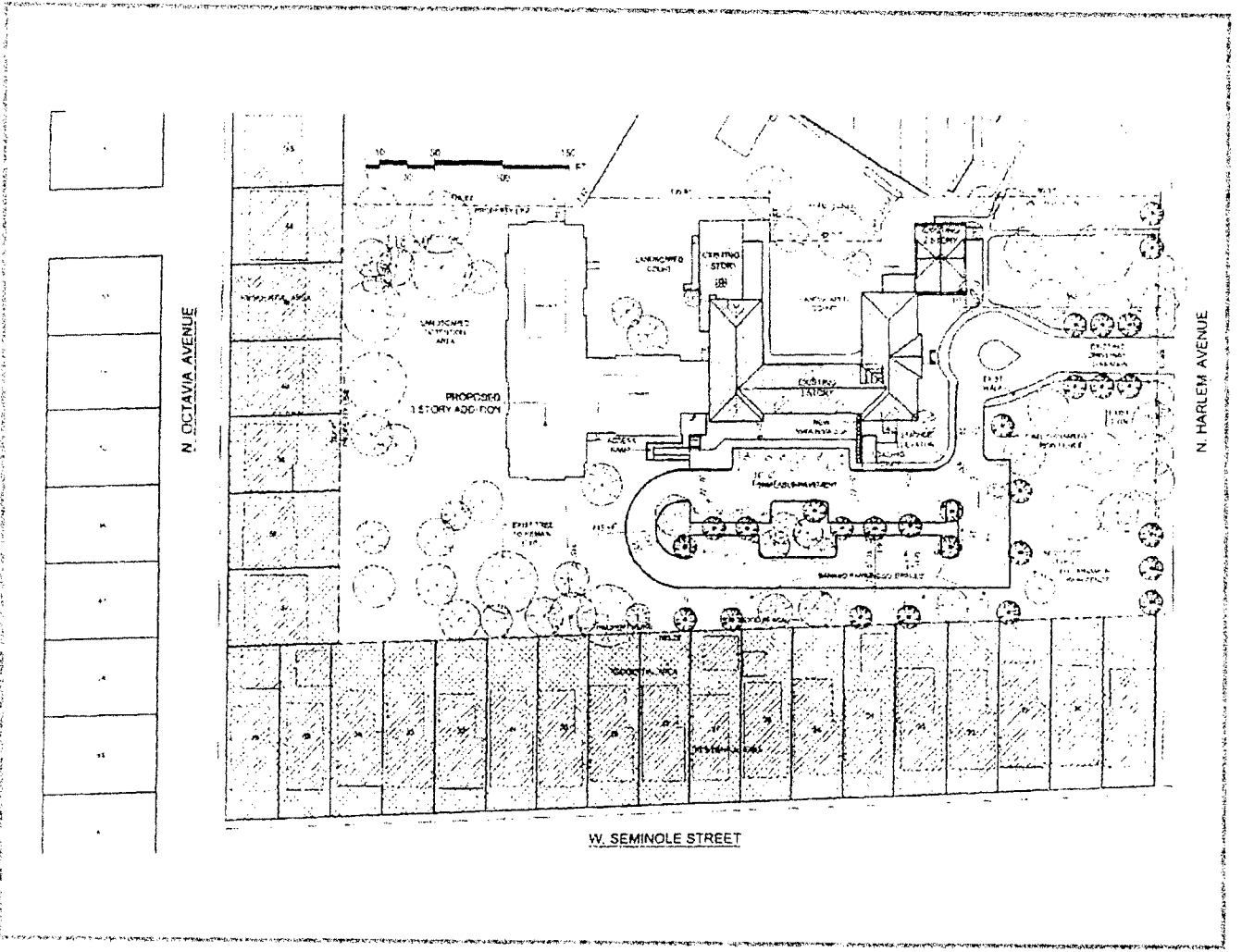
Gross Site Area (197,545 square feet or 4.53 acres) = Net Site Area (187,356 square feet or 4.30 acres) + Area Remaining in Public Rights-of-Way (10,189 square feet or 0.23 acre)

Permitted Uses:	Elderly housing, related and accessory uses, and accessory parking
Maximum Floor Area Ratio:	0.50
Maximum Number of Dwelling Units:	84
Maximum Number of Off-Street Parking Spaces:	65
Maximum Number of Bicycle Stalls:	16
Minimum Number of Off-Street Loading Spaces:	1
Setbacks:	In accordance with the Site and Landscape Plans
Maximum Building Heights:	56 feet (existing building); 38 feet (new construction)

Existing Land-Use Map.



Site Plan.

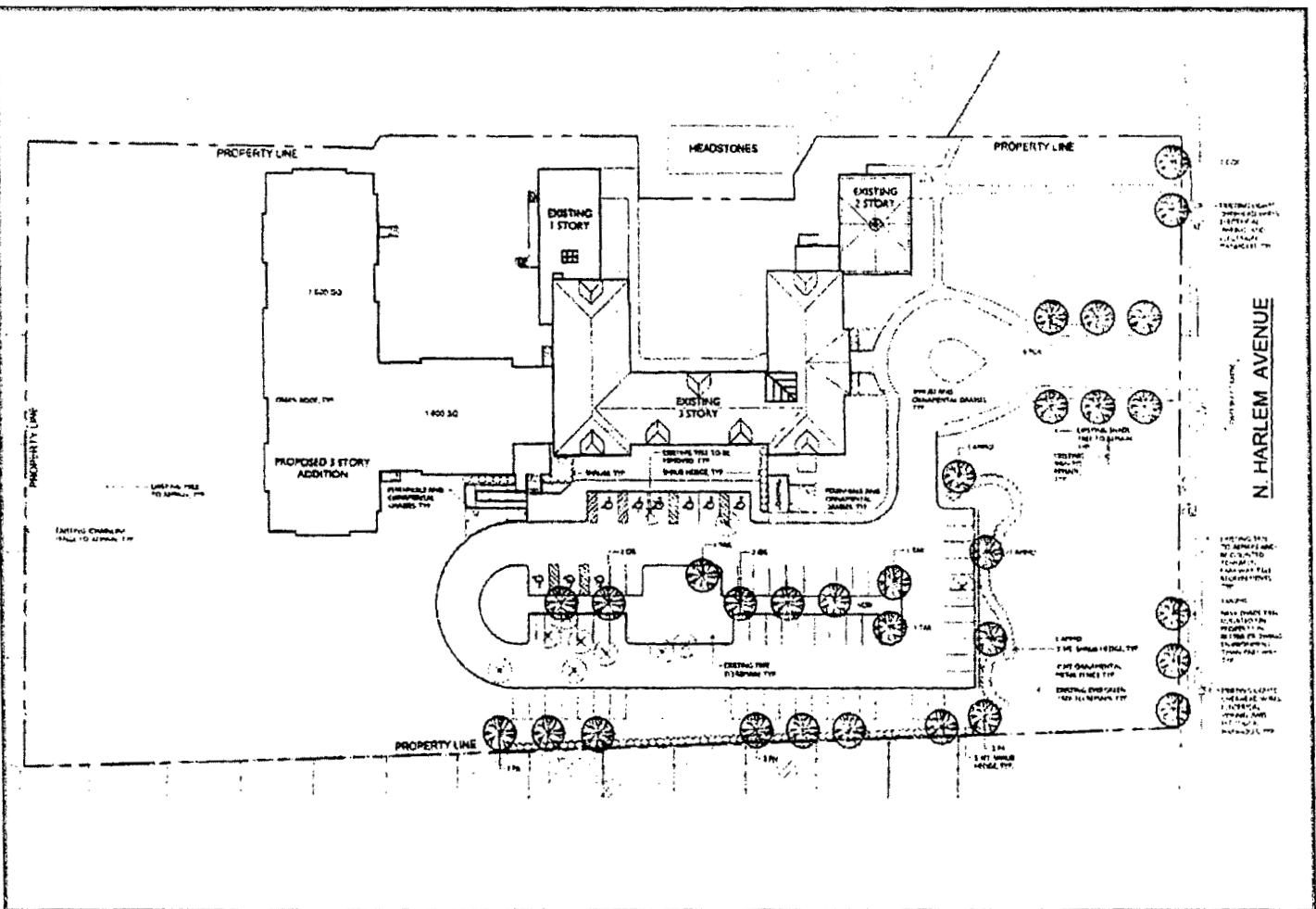


5/9/2012

REPORTS OF COMMITTEES

27399

Landscape Plan.



Chicago Builds Green.
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CHICAGO BUILDS GREEN

Project Name:

Senior Suites of Norwood Park

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:
 5700 [] N Harlem Ave

Project Type:

Ward No: Community Area No:
 41 10

Check applicable:
 Planned Development Redevelopment Agreement Zoning Change
 PD No: [] RDA No: [] From: [] To: []

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.:
 187,356 85,087 27,594

DPD Project Manager:

Enter First Name Last Name
 Robert Gawronski

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 DOH
 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.
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Required per Zoning Code or Green Root/Building Green Matrix To be Provided by the development:

Please fill, if applicable

Landscaping:

7' Landscape Setback	Square footage:	2,000	2,360
Interior Landscape Area	Square footage:	2,070	4,900
No. of Interior Trees		17	30
No. of Parkway Trees		12	12

Open Space:

River Setback	Square footage:	0	0
Private Open Space	Square footage:	0	0
Privately developed Public Open Space	Square footage:	12,200	86,000

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	20,800
Raingarden	Check applicable:	<input checked="" type="checkbox"/>
Filter strip		<input checked="" type="checkbox"/>
Bioswale		<input checked="" type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage:	5,000
Rain-water collection cistern/barrel	Gallons:	0
Total impervious area reduction	Square footage:	0

Other sustainable surface treatments:

Green roof	Square footage:	0	3,500
Energy Star roof	Square footage:	0	10,500
High-albedo pavement	Square footage:		0

Transportation:

No. of accessory parking spaces		28	48
Total no. of parking spaces (Accessory + Non- Acc.)			48
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0	0
No. of bicycle parking		0	12
Within 600 ft of CTA or Metra station entrance	Check if applicable:		<input checked="" type="checkbox"/>



Chicago Builds Green.
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Building Certification:

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

**Other sustainable strategies
and/or Project Notes:**