

PD 1195

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16647

to those of a C1-1 Neighborhood Commercial District.

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

Reclassification Of Area Shown On Map No. 24-C.
(As Amended)
(Application No. 16647)
(Common Address: 2260 -- 2300 E. 99th St.)

RPD 1195

[SO2012-4378]

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-Family District symbols and indications as shown on Map Number 24-C in the area bounded by:

That part of Lot 21 in Block 1 in Merrionette Manor, being a subdivision in the east half of the northeast quarter of Section 12, north of the Indian boundary line, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois according to the plat thereof recorded August 20, 1947 as Document Number 14127310, bounded and described as follows:

commencing at the intersection of the north line of the south 43.00 feet of said Lot 21 with the east right-of-way line of 60 foot wide South Merrion Avenue, said intersection also being the southwest corner of Lot 1 in said Block 1; thence south 89 degrees, 59 minutes, 47 seconds east, along said north line of the south 43.00 feet of Lot 21, being also the south line of Lot 1 aforesaid and the easterly extension thereof, 120.00 feet to the east line of a 10 foot wide strip of land heretofore conveyed for "public alley" purposes per document recorded February 23, 1950 as Document Number 14740976 and also being the point of beginning of this legal description; thence north 00 degrees, 00 minutes, 13 seconds east, along said last described east line of a 10 foot wide strip of land, 41.09 feet to a point of curvature; thence northeasterly, continuing along said east line, being a curved line, concave southeast, having a radius of 197.78 feet, an arc length of 278.17 feet (the chord to said curved line bears north 40 degrees, 17 minutes, 43 seconds east, 255.80 feet); thence north 12 degrees, 18 minutes, 41 seconds west, continuing along said east line, 119.98 feet to the south line of 60.00 foot wide East 98th Street, being a point of curvature; thence easterly along said last described south line, being a non-tangent curved line, concave south, having a radius of 315.00 feet, an arc length of 56.98 feet (the chord to said curved line bears north 85 degrees, 19 minutes, 37 seconds east, 56.90 feet); thence south 89 degrees, 52 minutes, 04 seconds east, continuing along said south line, 49.43 feet; thence south 00, degrees 07, minutes 56 seconds west, perpendicular to said last described south line, 357.96 feet to an intersection with said north line of the south 43.00 feet of Lot 21; thence north 89 degrees, 59 minutes, 47 seconds west, along said last described north line, 245.17 feet to the point of beginning, in Cook County, Illinois.

to those of an RM4.5 Residential 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 RM4.5 Residential Multi-Unit District as shown on Map Number 24-C in the area bounded by:

That part of Lot 21 in Block 1 in Merrionette Manor, being a subdivision in the east half of the northeast quarter of Section 12, north of the Indian boundary line, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois according to the plat thereof recorded August 20, 1947 as Document Number 14127310, bounded and described as follows:

commencing at the intersection of the north line of the south 43.00 feet of said Lot 21 with the east right-of-way line of 60 foot wide South Merrion Avenue, said intersection also being the southwest corner of Lot 1 in said Block 1; thence south 89 degrees, 59 minutes, 47 seconds east, along said north line of the south 43.00 feet of Lot 21, being also the south line of Lot 1 aforesaid and the easterly extension thereof, 120.00 feet to the east line of a 10 foot wide strip of land heretofore conveyed for "public alley" purposes per document recorded February 23, 1950 as Document Number 14740976 and also being the point of beginning of this legal description; thence north 00 degrees, 00 minutes, 13 seconds east, along said last described east line of a 10 foot wide strip of land, 41.09 feet to a point of curvature; thence northeasterly, continuing along said east line, being a curved line, concave southeast, having a radius of 197.78 feet, an arc length of 278.17 feet (the chord to said curved line bears north 40 degrees, 17 minutes, 43 seconds east, 255.80 feet); thence north 12 degrees, 18 minutes, 41 seconds west, continuing along said east line, 119.98 feet to the south line of 60.00 foot wide East 98th Street, being a point of curvature; thence easterly along said last described south line, being a non-tangent curved line, concave south, having a radius of 315.00 feet, an arc length of 56.98 feet (the chord to said curved line bears north 85 degrees, 19 minutes, 37 seconds east, 56.90 feet); thence south 89 degrees, 52 minutes, 04 seconds east, continuing along said south line, 49.43 feet; thence south 00 degrees, 07 minutes, 56 seconds west, perpendicular to said last described south line, 357.96 feet to an intersection with said north line of the south 43.00 feet of Lot 21; thence north 89 degrees, 59 minutes, 47 seconds west, along said last described north line, 245.17 feet to the point of beginning, in Cook County, Illinois,

to those of a Residential Planned Development.

SECTION 3. This ordinance takes effect after its passage and due publication.

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

Plan Of Development Statements.

2260 -- 2300 E. 99th St.

1. The area delineated herein as Planned Development Number 1195 ("Planned Development") consists of approximately 61,382 square feet of property which is

depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by Catholic Charities Housing Development Corporation (the "Applicant").

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 in 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, assigns 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 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 15 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; North, South, East and West Building Elevations; Floor Plans; and a Chicago Builds Green form prepared by Harley Ellis Devereaux and dated May 24, 2012, 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. The following uses are permitted in the area delineated herein as a Planned Development Number 1195: multi-unit elderly housing, offices, 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 61,382 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. The proposed development will be designed and constructed to meet the City of Chicago Green Homes Standard and shall be in compliance with the Chicago Green Building Requirements, Tier II. A green roof will be utilized on the building and will

encompass a minimum of 50 percent of the net roof area (approximately 9,991 square feet).

- 15. 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 RS3 Residential Single-Family District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development and Property Line Map; Landscape Plan; Site Plan; Green Roof Plan; Typical Floor -- First Floor Plan; South and West Elevations; East and North Elevations; Neighborhood Survey Map -- May 24, 2012; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 28976 through 28988 of this *Journal*.]

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

Residential Planned Development Number 1195.

Plan Of Development.

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in Public Rights-of-Way: 78,875 square feet (1.8107 acres) = 61,382 (1.4909 acres) + 17,493 square feet (.40 acre)

Permitted Uses:	Multi-unit elderly housing, offices, related and accessory uses, and accessory parking
Maximum Floor Area Ratio:	1.45
Maximum Number of Dwelling Units:	86
Maximum Number of Off-Street Parking Spaces:	36
Minimum Number of Off-Street Loading Spaces:	1
Setbacks:	In accordance with the Site and Landscape Plans
Maximum Building Height:	47 feet

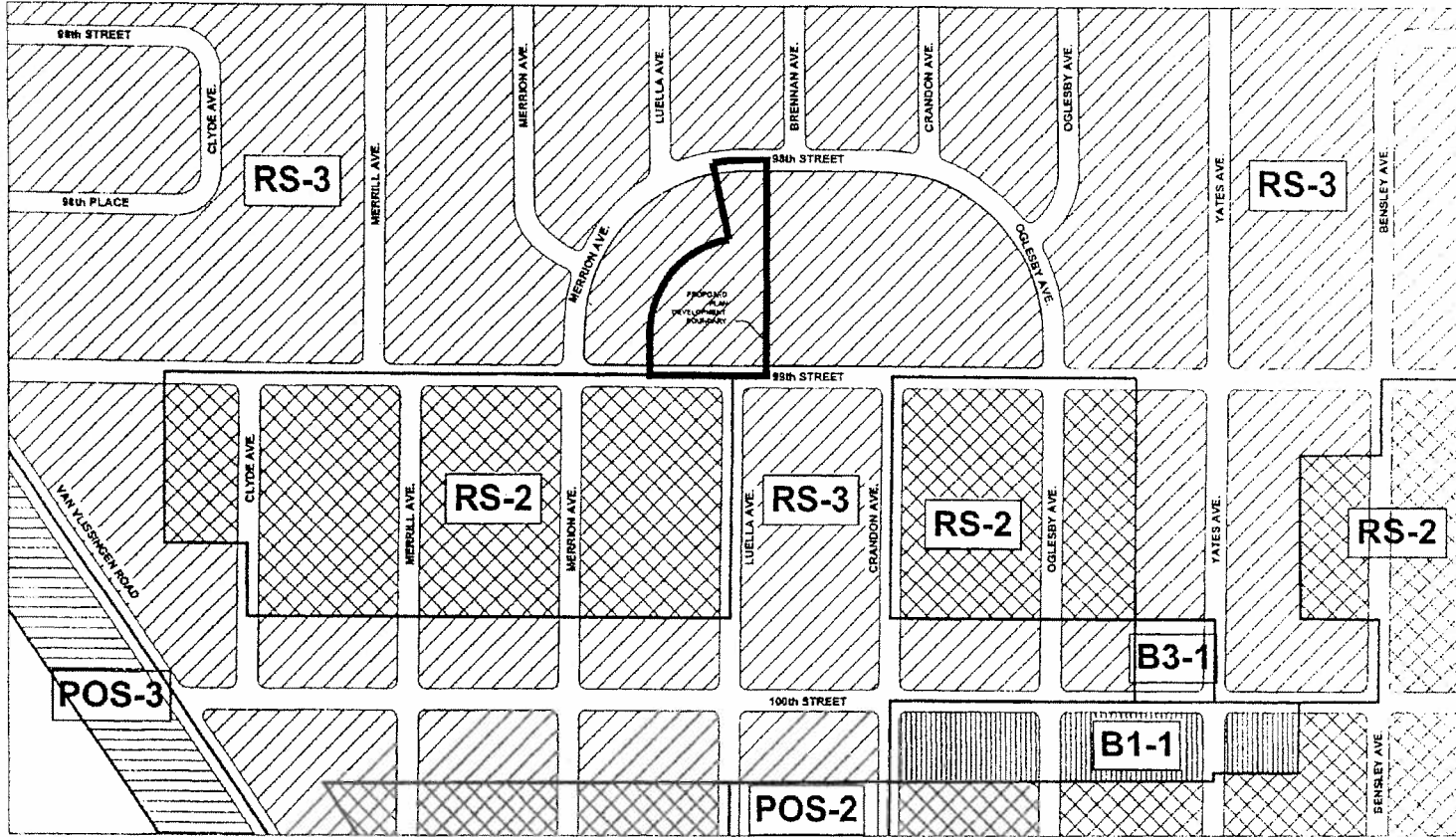
PLANNED DEVELOPMENT No. ---

28976

JOURNAL--CITY COUNCIL--CHICAGO

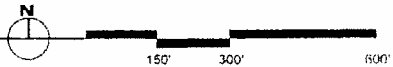
6/6/2012

Existing Zoning Map.



EXISTING ZONING MAP

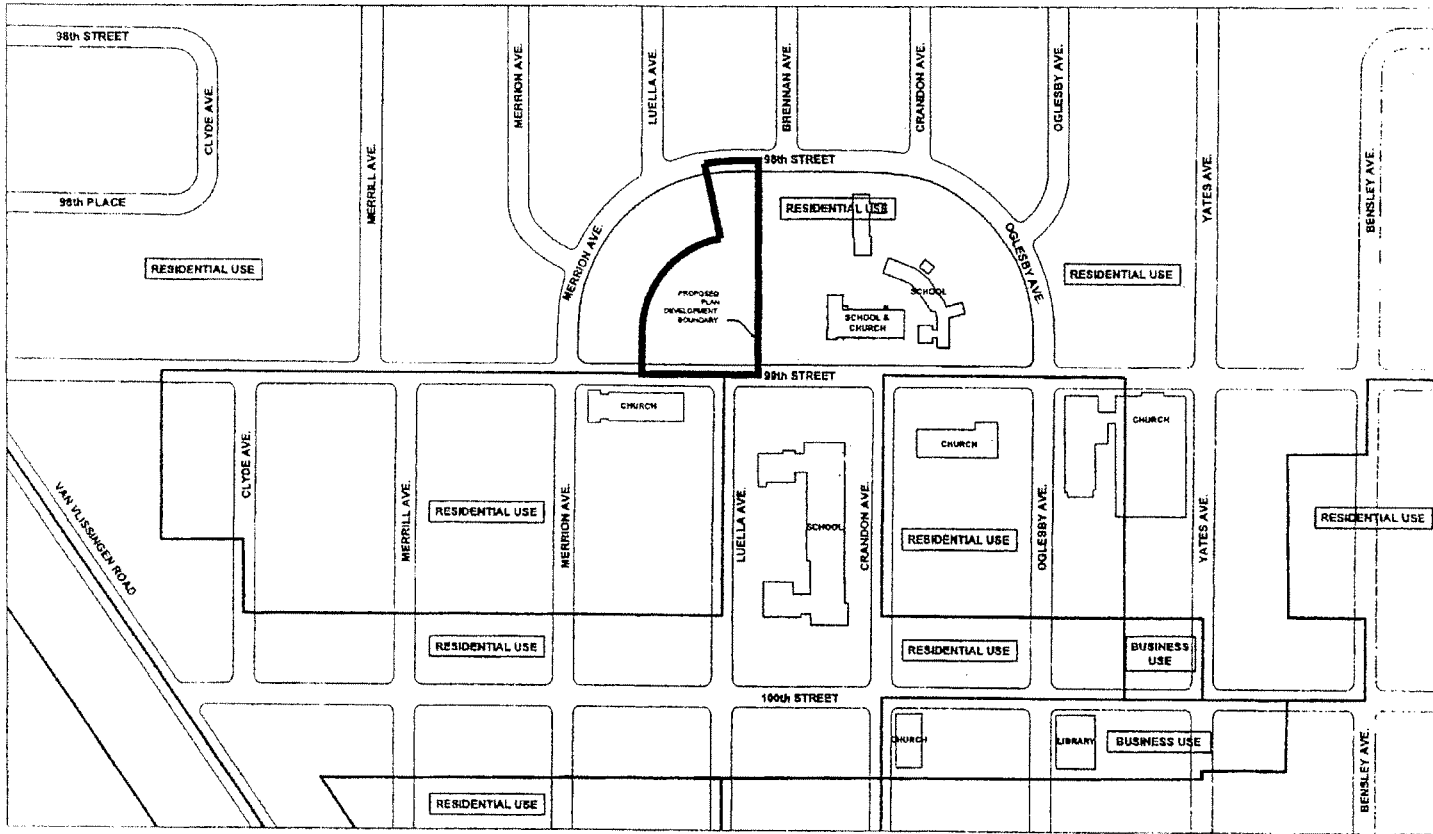
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Applicant: Catholic Charities Housing Development Corporation Property Address: 2260-2300 E. 99th Street, Chicago
 Filed: June 4, 2008
 Amended: May 24, 2012

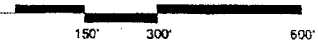
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 401 WEST SUPERIOR
 CHICAGO, IL 60654
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PLANNED DEVELOPMENT No. ---



EXISTING LAND USE MAP

SCALE: 1" = 300'



Applicant: Catholic Charities Housing Development Corporation Property Address: 2260-2300 E. 99th Street, Chicago
 Filed: June 4, 2008
 Amended: May 24, 2012



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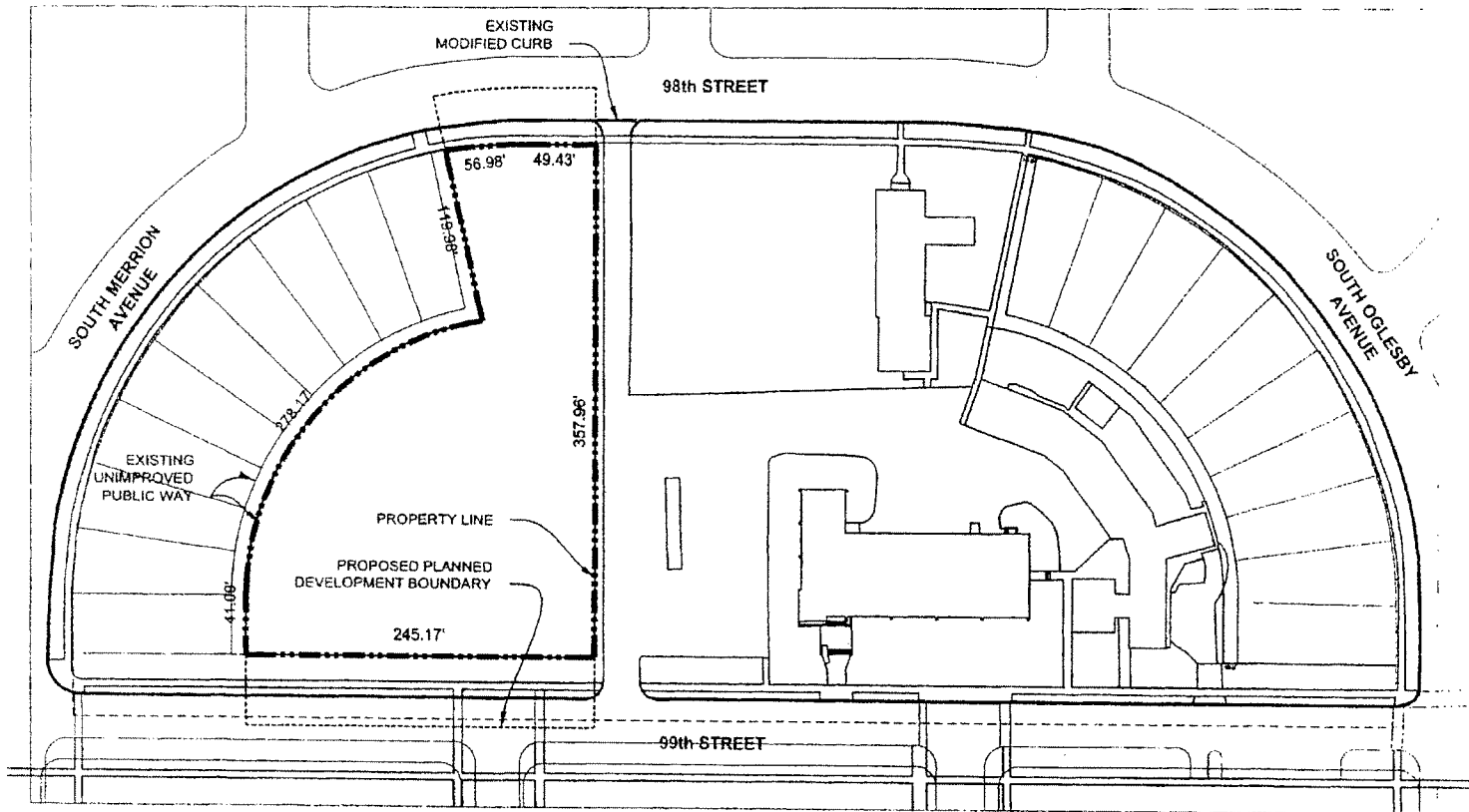
Existing Land-Use Map.

6/6/2012

REPORTS OF COMMITTEES

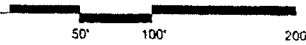
28977

PLANNED DEVELOPMENT No. ---



PLANNED DEVELOPMENT & PROPERTY LINE MAP

SCALE: 1"= 100'



Applicant: Catholic Charities Housing Development Corporation Property Address: 2260-2300 E. 99th Street, Chicago
 Filed: June 4, 2008
 Amended: May 24, 2012

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Planned Development And Property Line Map.

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6/6/2012

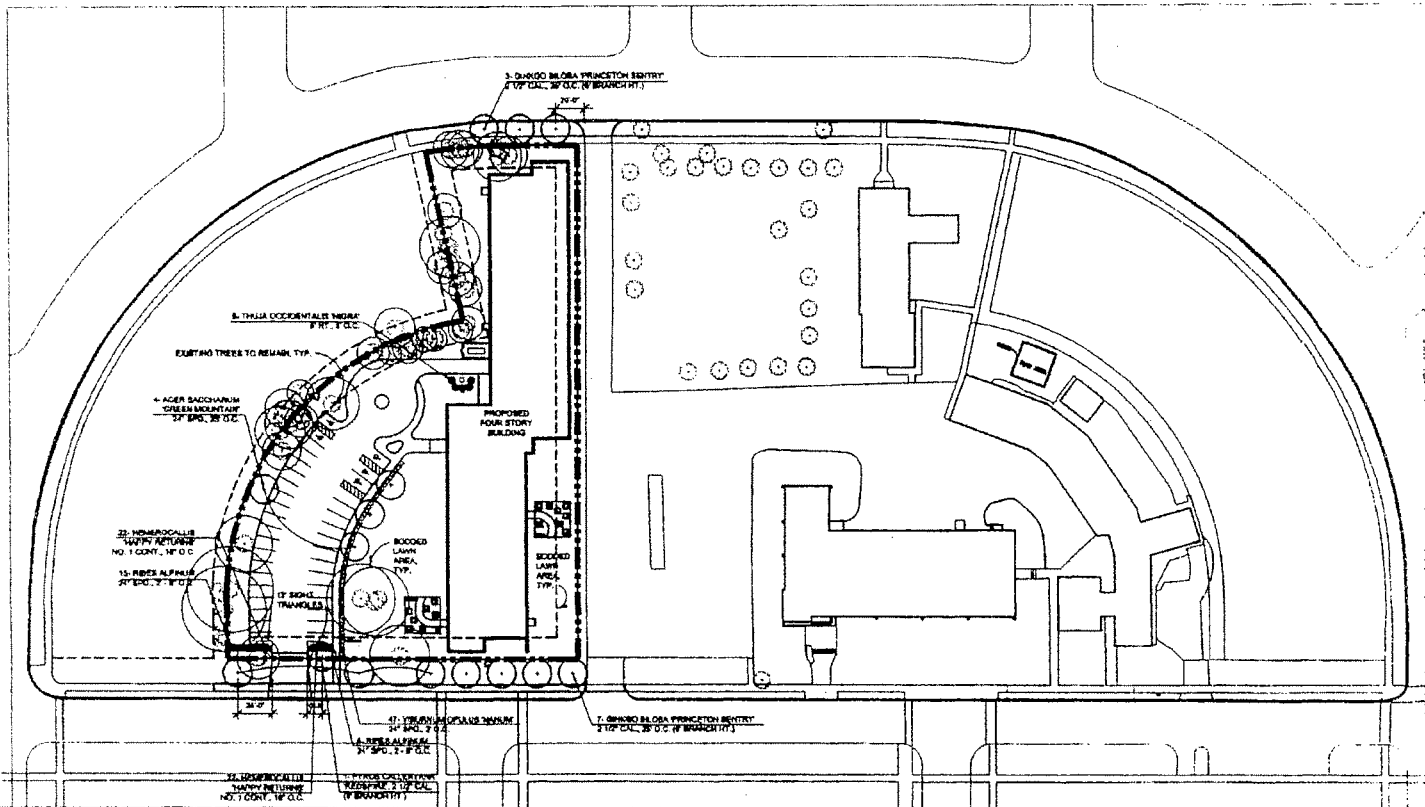
PLANNED DEVELOPMENT No. ---

6/16/2012

REPORTS OF COMMITTEES

Landscape Plan.

28979

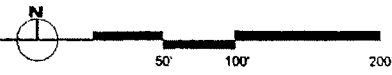


LANDSCAPE ORDINANCE REQUIREMENT		
ITEM	REQUIRED	PROPOSED
PARKWAY TREES	1 PER 25 LF	10
INTERIOR LANDSCAPE	980 SF (7.5% OF VUA*)	1873 SF
INTERIOR PLANTING	8 TREES (1 PER 125 SF)	12 TREES**
PERIMETER PLANTING - VUA*	2 TREES (1 PER 125 SF)	2 TREES (1 IS EXISTING)

* VUA - VEHICULAR USE AREA (13,060 SF)
 ** 8 EXISTING TREES AND 4 PROPOSED

LANDSCAPE PLAN

SCALE: 1" = 100'



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 Filed: June 4, 2008
 Amended: May 24, 2012

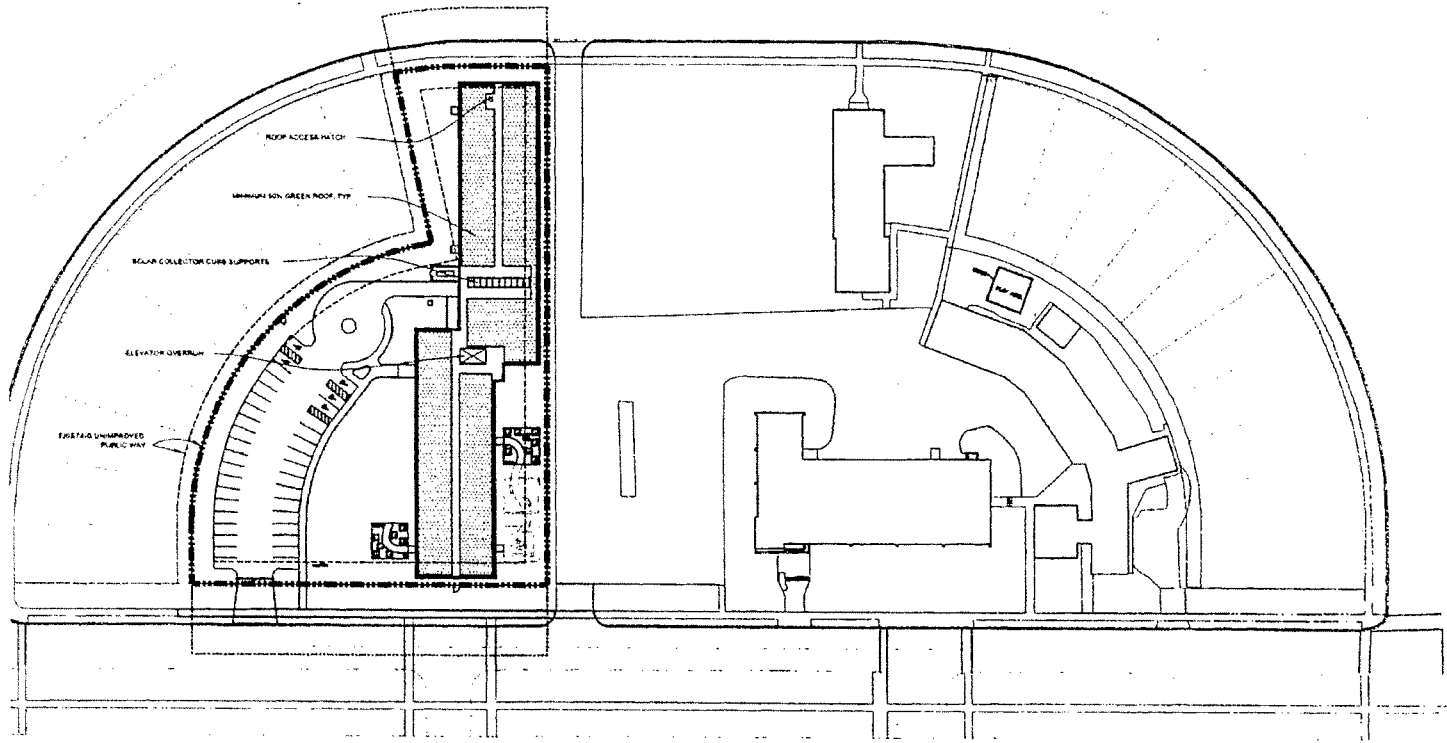
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PLANNED DEVELOPMENT No. ---

6/6/2012

REPORTS OF COMMITTEES

28981



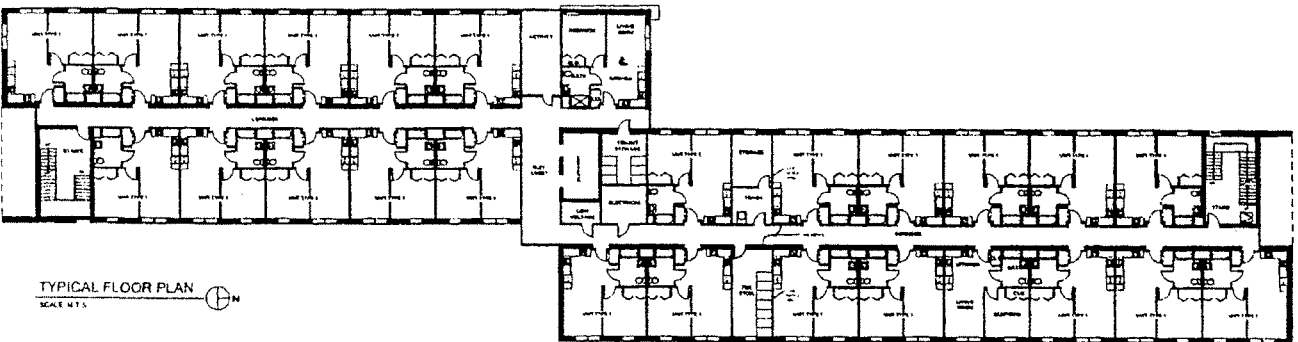
Green Roof Plan.



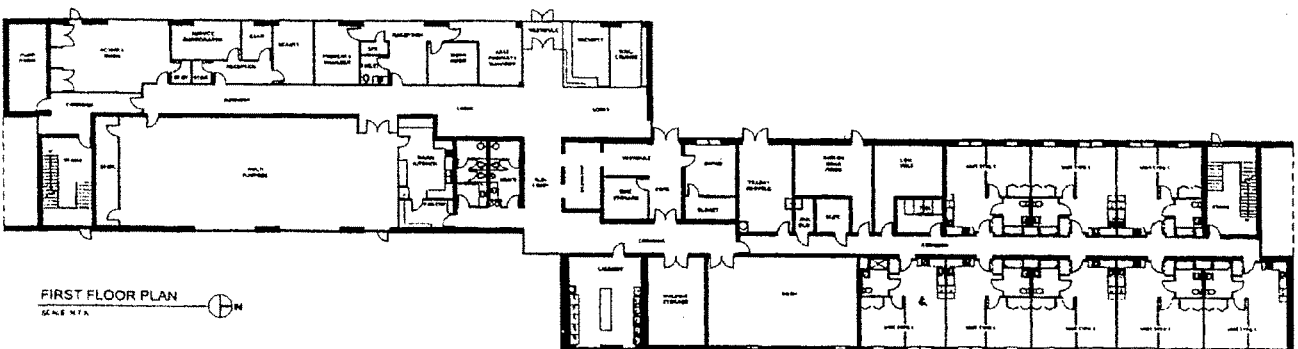
Applicant: Catholic Charities Housing Development Corporation Property Address: 2260-2300 E. 99th Street, Chicago
Filed: June 4, 2008
Amended: May 24, 2012

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Typical Floor Plan -- First Floor Plan.



TYPICAL FLOOR PLAN
SCALE 1/8" = 1'-0"

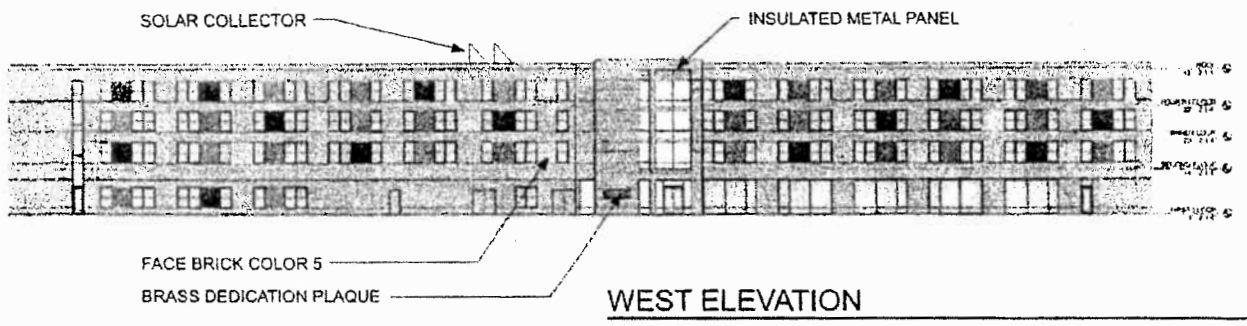


FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

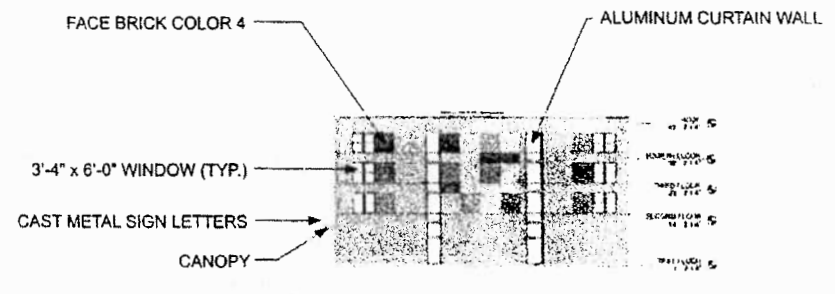
South And West Elevations.

PLANNED DEVELOPMENT No. --

DATE FOR SUBMISSION



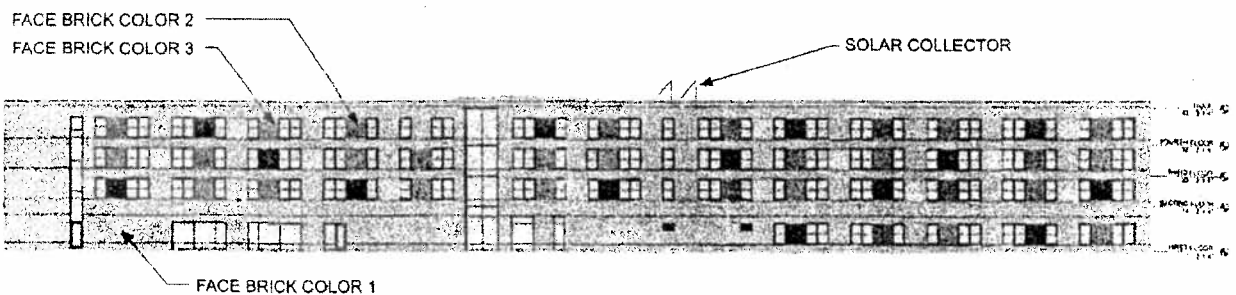
WEST ELEVATION



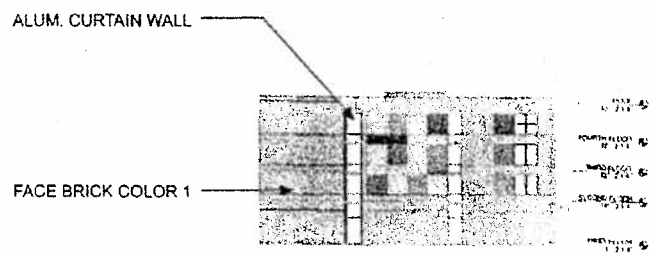
SOUTH ELEVATION

East And North Elevations.

PLANNED DEVELOPMENT No. ---

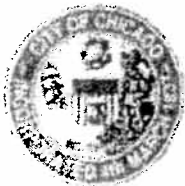
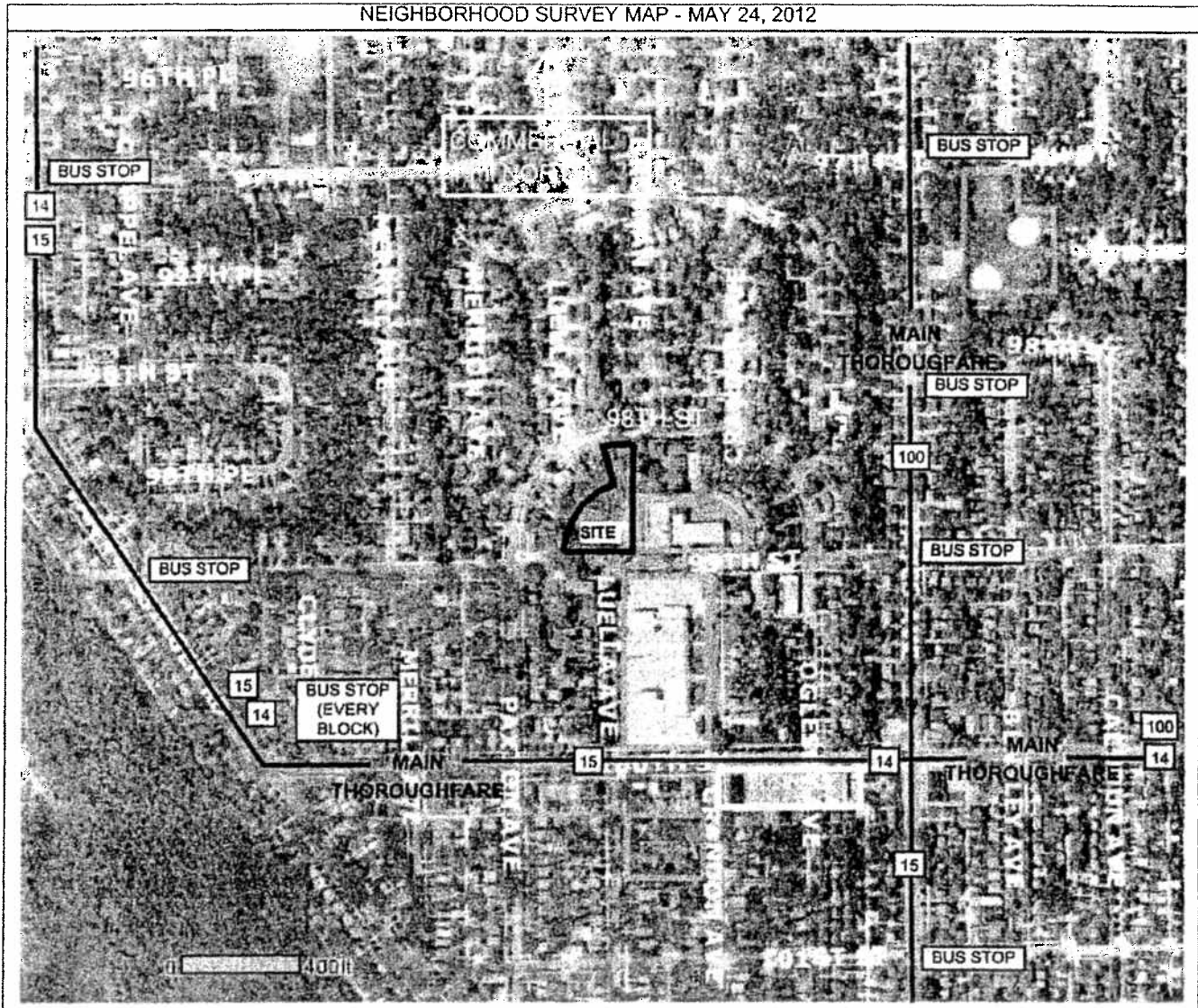


EAST ELEVATION



NORTH ELEVATION

Neighborhood Survey Map -- May 24, 2012.



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Chicago Builds Green.
(Page 1 of 3)

CHICAGO BUILDS GREEN

Project Name:

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

Project Location:

From*	To*	Direction	Street Name:	Select Street Type:
2260	2300	E.	99th Street, Chicago, IL 60617	Street

Ward No: Community Area No:

Project Type:

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.:
61,382	79,931	13060

Project Manager:

Enter First Name Last Name

Building Type:

Select project category:

Financial Incentives:

Check applicable:

TIF Empowerment Zone Grant Class L

SBIF Ind. Dev. Revenue Bonds Class 6b

Land Sale w/Write Down Bank Participation Loan DCD Housing Assistance

Density Bonus:

Check applicable:

<input type="checkbox"/> Public plaza & pocket park	<input type="checkbox"/> Water features in a plaza or pocket park
<input type="checkbox"/> Chicago Riverwalk improvements	<input type="checkbox"/> Setbacks above the ground floor
<input type="checkbox"/> Winter gardens	<input type="checkbox"/> Lower level planting terrace
<input type="checkbox"/> Indoor through-block connection	<input type="checkbox"/> Green roof
<input type="checkbox"/> Sidewalk widening	<input type="checkbox"/> Underground parking and loading
<input type="checkbox"/> Arcades	<input type="checkbox"/> Concealed above-ground parking

Chicago Builds Green.
(Page 2 of 3)

Required per Zoning Code or Green Roof/Building Green Matrix
To be Provided by the development:
Please fill, if applicable

Landscaping:

7' Landscape Setback	Square footage:	0	0
Interior Landscape Area	Square footage:	0	0
No. of Interior Trees		0	0
No. of Parkway Trees		0	0

Open Space:

River Setback	Square footage:	0	0
Private Open Space	Square footage:	4,300	6,179
Privately developed Public Open Space	Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	0
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:	9,991	50 Percent
Energy Star roof	Square footage:	0	0
High-albedo pavement	Square footage:		0

Transportation:

No. of accessory parking spaces		29	36
Total no. of parking spaces (Accessory + Non- Acc.)			36
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0	0
No. of bicycle parking		8	9
Within 600 ft of CTA or Metra station entrance	Check if applicable:		<input type="checkbox"/>



Chicago Builds Green.
(Page 3 of 3)

Building Certification:

Energy Star building	<input type="checkbox"/>	<input checked="" 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 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:

-IE: Other than Energy Star Roof - or Energy Star Building Certification-

Follow guidelines for State of Illinois Energy Efficient Affordable Housing Construction Program.

Other sustainable strategies and/or Project Notes:

Materials that are either rapidly renewable or containing recycled content will be considered and favor will be given to materials manufactured regionally

Prefabricated systems will be used for the walls, floors and roof

Well designed envelope and an integrated mechanical system

Solar ready

Low Flow plumbing fixtures

20 percent improvements over ASHRAE 90.1

Geothermal if budget allows

Packaged Air to Heat Recovery system to capture toilet exhaust and temper it for reuse in corridor make-up air system if budget allows.