

PD 1268

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 8, 2017

Steve Friedland
Applegate & Thorne-Thomsen, P.C.
440 S. LaSalle Street
Suite 1900
Chicago, IL 60601

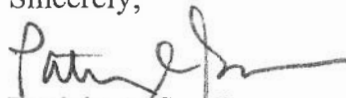
Re: Advisory Opinion for Planned Development No. 1268, 4339 W. 18th Place setbacks

Dear Mr. Freidland:

This letter is in response to your recent request. Your client, Montclare Senior Residences SLF of Lawndale, LLC, has recently completed construction of a new senior supportive living facility at 4339 W. 18th Place. The attached as-built survey identifies two setbacks that are off by a few inches as compared to the approved Site Plan. You are seeking confirmation that the building is in substantial compliance with the setbacks of PD 1268.

The PD's Bulk Regulations and Date Table identifies the minimum required setbacks as noted on the Site Plan. The building's approved north setback is 94.67 feet and was built at 94.17 feet. The building's approved east setback is 57.58 feet and was built at 57.32 feet. In regards to these setbacks, the building as built is in substantial compliance with the requirements of the Planned Development. If you have any questions, please contact Teresa McLaughlin of my staff at (312) 744-3509.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:tm

C: Vicki Lozano, Terri Robinson, Main file

- (c) the maximum daily amount of coke and coal present at the facility in each calendar month; and
- (d) the monthly coke and coal throughput, i.e., the amount of coke and coal received at a facility in a given calendar month, plus the amount of coke and coal leaving the facility in that same month, divided by 2.

The owners and operators shall include in each quarterly report the method used for determining the values of subsections 17-9-0117-B(5)(a), (b), and (c), and shall maintain for inspection all documents used in preparing the reports for a period of at least 3 years. Violators of this subsection 17-9-0117-B(5) shall be subject to a fine of not less than \$1,000 nor more than \$5,000. Each day that a violation continues shall constitute a separate and distinct offense. Utilizing ~~this~~ these reports and other relevant data, the commissioner of planning and development shall ~~monitor whether imposing~~ determine what limitations on (1) coke and coal throughput is, and (2) the maximum daily amount of coke and coal present at the facility in each calendar month, are necessary to abate any the negative impact on the community resulting from the secondary effects of coke and coal bulk material uses (including impaired enjoyment of real and personal property in neighborhoods located near such uses), and shall, no later than 3 years following the effective date of this subsection, provide to the city council a report recommending what March 31, 2015, issue one or more administrative orders setting throughput limitations, if any, should be imposed and maximum daily amount limitations for all owners and operators of coke and coal bulk material uses subject to this subsection 17-9-0117-B(5).

(Omitted text is unaffected by this ordinance.)

SECTION 2. This ordinance shall take effect ten days following due passage and publication.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREA SHOWN ON MAP NO. 4-K.

(As Amended)

(Application No. 18058)

(Common Address: 4339 -- 4347 W. 18th Pl. And 4314 -- 4346 W. 19th St.)

[SO2014-4189]

(Committee Meeting Held On January 20, 2015)

RPD 1268

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, January 21, 2015.

To the President and Members of the City Council:

Presenting a series of reports for your Committee on Zoning, Landmarks and Building Standards which held a meeting on January 20, 2015, the following items were passed by a majority of the members present:

Page 1 through 4 of the committee report contain various map amendments.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

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

Yeas -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Holmes, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Foulkes, Thomas, Lane, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Chandler, Solis, Maldonado, Burnett, Ervin, Graham, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 48.

Nays -- None.

Alderman Pope 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 this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

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 RT4 Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 4-K in the area bounded by:

West 18th Place; a line 96.54 feet east of the east line of the public alley next east of South Kostner Avenue as measured along the south line of West 18th Place; the centerline of vacated West 18th Place; a line 335.66 feet east of the east line of the public alley next east of South Kostner Avenue as measured along the north line of West 19th Street; West 19th Street; and the public alley next east of South Kostner Avenue,

to those of an RM4.5 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 Multi-Unit District symbols and indications as shown on Map Number 4-K in the area bounded by:

West 18th Place; a line 96.54 feet east of the east line of the public alley next east of South Kostner Avenue as measured along the south line of West 18th Place; the centerline of vacated West 18th Place; a line 335.66 feet east of the east line of the public alley next east of South Kostner Avenue as measured along the north line of West 19th Street; West 19th Street; and the public alley next east of South Kostner Avenue,

to those of Residential Planned Development Number 1268, which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto and to no others.

SECTION 4. This ordinance takes effect after its passage and due publication.

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

Residential Planned Development No. 1268.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 1268 ("Planned Development") consists of approximately 103,881 square feet of net site area which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Montclare Senior Residences SLF of Lawndale LLC, an Illinois limited liability company.
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, 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 Planning and 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. All public way improvements will be completed by the applicant in accordance with the Site Plan and Right-of-Way Adjustment Map, as approved by the Chicago Department of Transportation.

4. This plan of development consists of fifteen (15) Statements; a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; Site Plan; a Right-of-Way Adjustment Map; Landscape Plan, West Elevation; North Elevation; East Elevation; and South Elevation prepared by Worn Jerabek Architects and dated January 15, 2015, submitted herein. Full-sized copies of the plans are on file with the Department of Planning and 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 a Residential Planned Development: elderly housing, assisted living (elderly custodial care), nursing home (skilled nursing care); residential support services; 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 Planning and 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 103,881 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 Planning and 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 Planning and 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 project shall achieve LEED for HOMES certification.

1/21/2015

REPORTS OF COMMITTEES

102097

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 Planning and Development shall initiate a zoning map amendment to rezone the Property to RM4.5 Multi-Unit District.

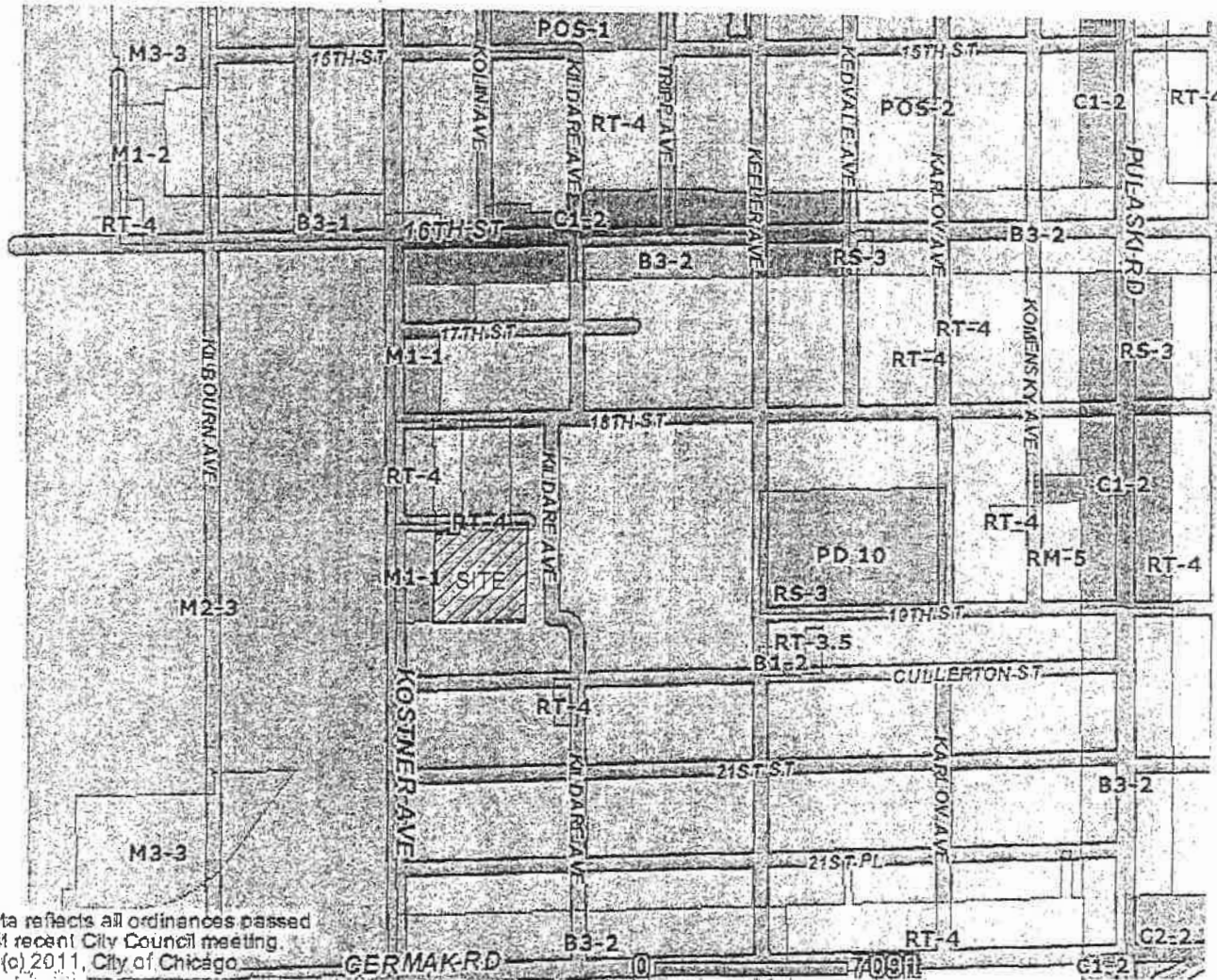
[Existing Zoning Map; Planned Development Boundary and Property Line Map; Land-Use Map; Site Plan; Landscape Plan; North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 102098 through 102106 of this *Journal*.]

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

Residential Planned Development No. 1268.

Bulk Regulation And Data Table.

Gross Site Area:	122,868 square feet (2.821 acres)
Area Remaining in Public Right-of-Way:	18,987 square feet (.344 acre)
Net Site Area:	103,881 square feet (2.477 acres)
Maximum Number of Dwelling Units:	120 units
Maximum Floor Area Ratio:	1.0
Minimum Number of Off-Street Parking Spaces:	40 spaces
Minimum Number of Bicycle Spaces:	10 spaces
Off-Street Loading Spaces:	1 (10 feet by 25 feet)
Minimum Required Setbacks:	As per Site Plan
Maximum Building Height:	52 feet, 0 inches



Zoning data reflects all ordinances passed in the most recent City Council meeting. Copyright (c) 2011, City of Chicago



A EXISTING ZONING MAP

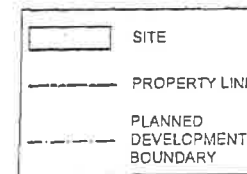
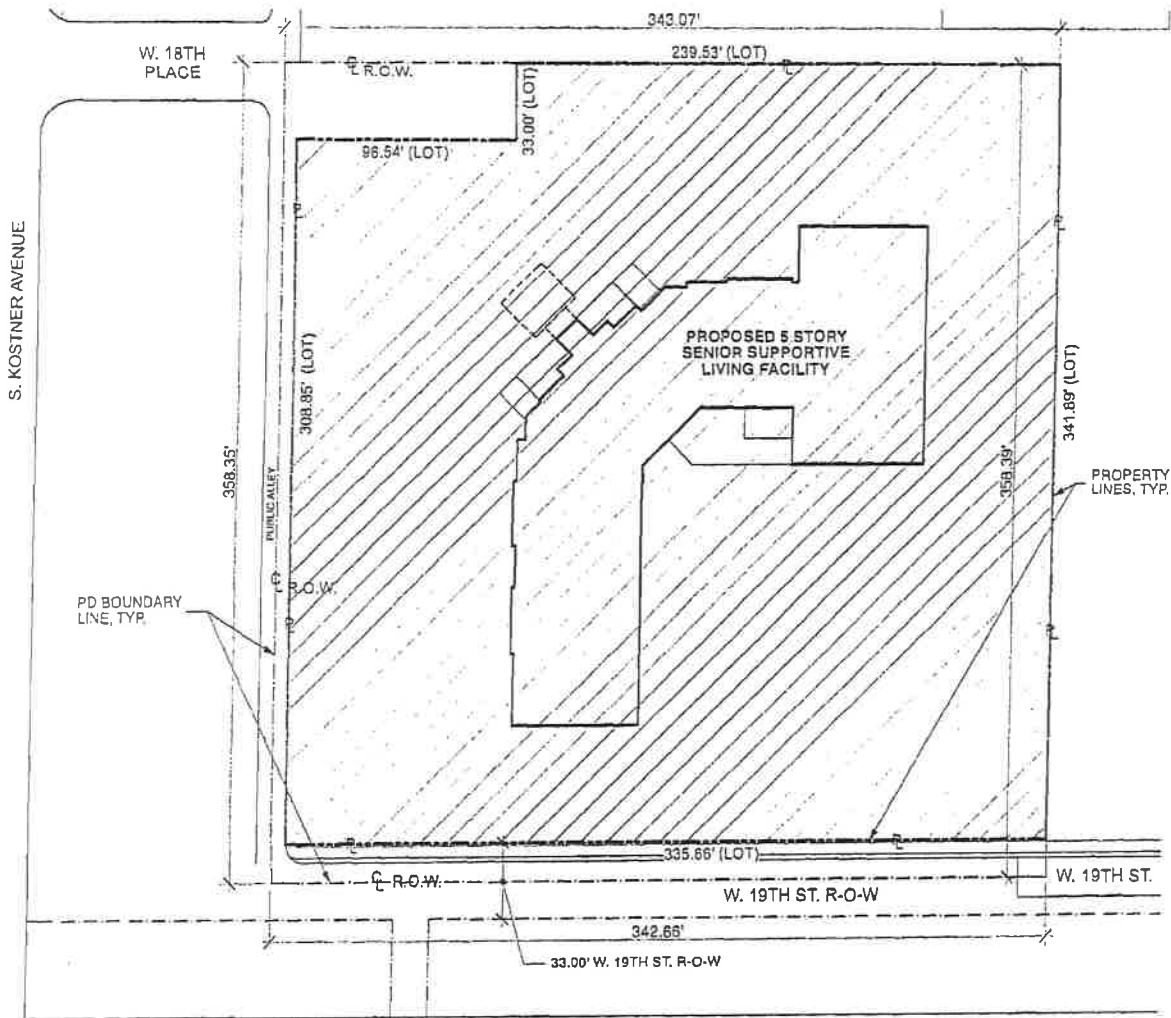


<p>Montclare Senior Residences SLF of Lawndale</p>	<p>ADDRESS: 4339 W. 18th Place. Chicago, IL, 60623</p>	<p>DRAWING: EXISTING ZONING MAP</p>
<p>WORN JERABEK ARCHITECTS, P.C. 212 WEST SUPERIOR, #600 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJAWORKS.COM</p>	<p>APPLICANT: Montclare Senior Residences SLF of Lawndale, LLC</p> <p>DATE: JANUARY 15, 2015</p>	<p>SCALE: N.T.S.</p> <p><small>© 2015 WORN JERABEK ARCHITECTS, P.C.</small></p>

1/21/2015

REPORTS OF COMMITTEES

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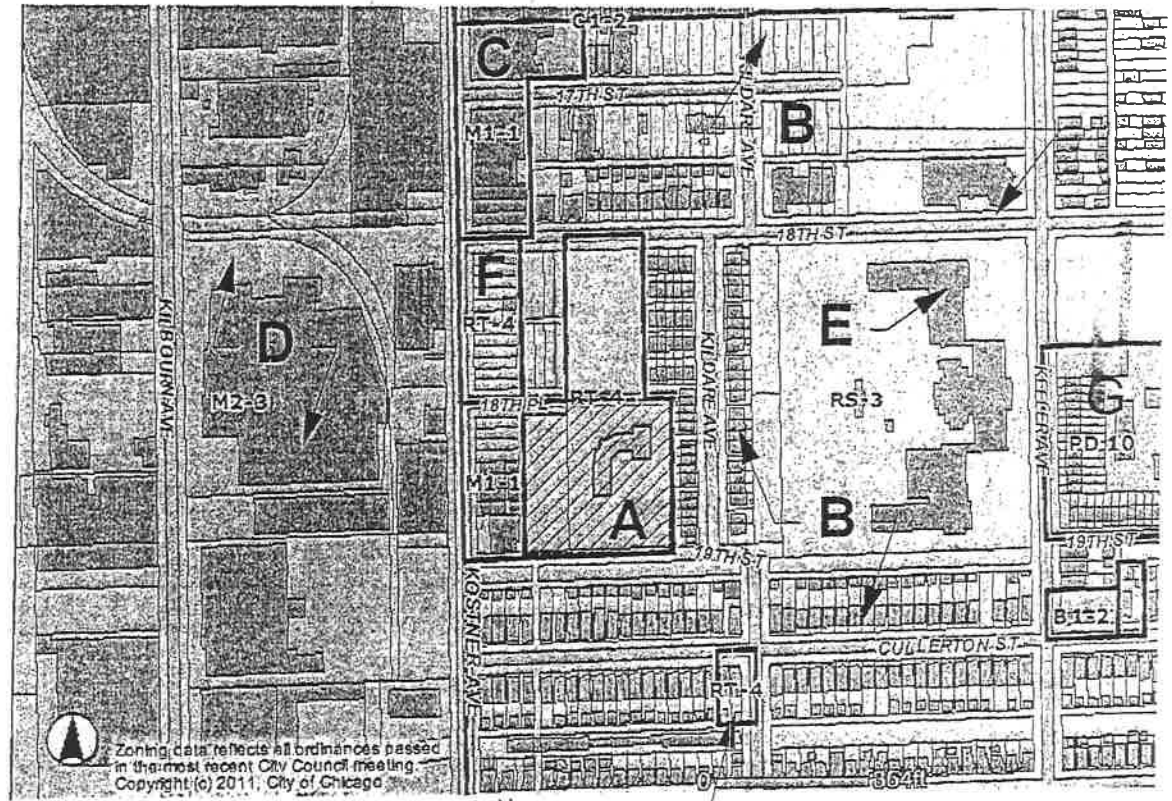


A PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP



<p>Montclare Senior Residences SLF of Lawndale</p>	<p>ADDRESS: 4339 W. 18th Place. Chicago, IL, 60623</p>	<p>DRAWING: PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP SCALE: N.T.S.</p>
<p>WORN JERABEK ARCHITECTS, P.C. 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJAWORKS.COM</p>	<p>APPLICANT: Montclare Senior Residences SLF of Lawndale, LLC</p> <p>DATE: JANUARY 15, 2015</p>	<p>© 2015 WORN JERABEK ARCHITECTS, P.C.</p>

KEY	
A.	PROJECT SITE
B.	RS-3 RESIDENTIAL DISTRICT (2-3 STORIES)
C.	M1-1 MANUFACTURING DISTRICT
D.	M2-3 MANUFACTURING DISTRICT
E.	PUBLIC SCHOOL
F.	RT-4 RESIDENTIAL DISTRICT (2-3 STORIES)
G.	PD-10 (RESIDENTIAL DEVELOPMENT)



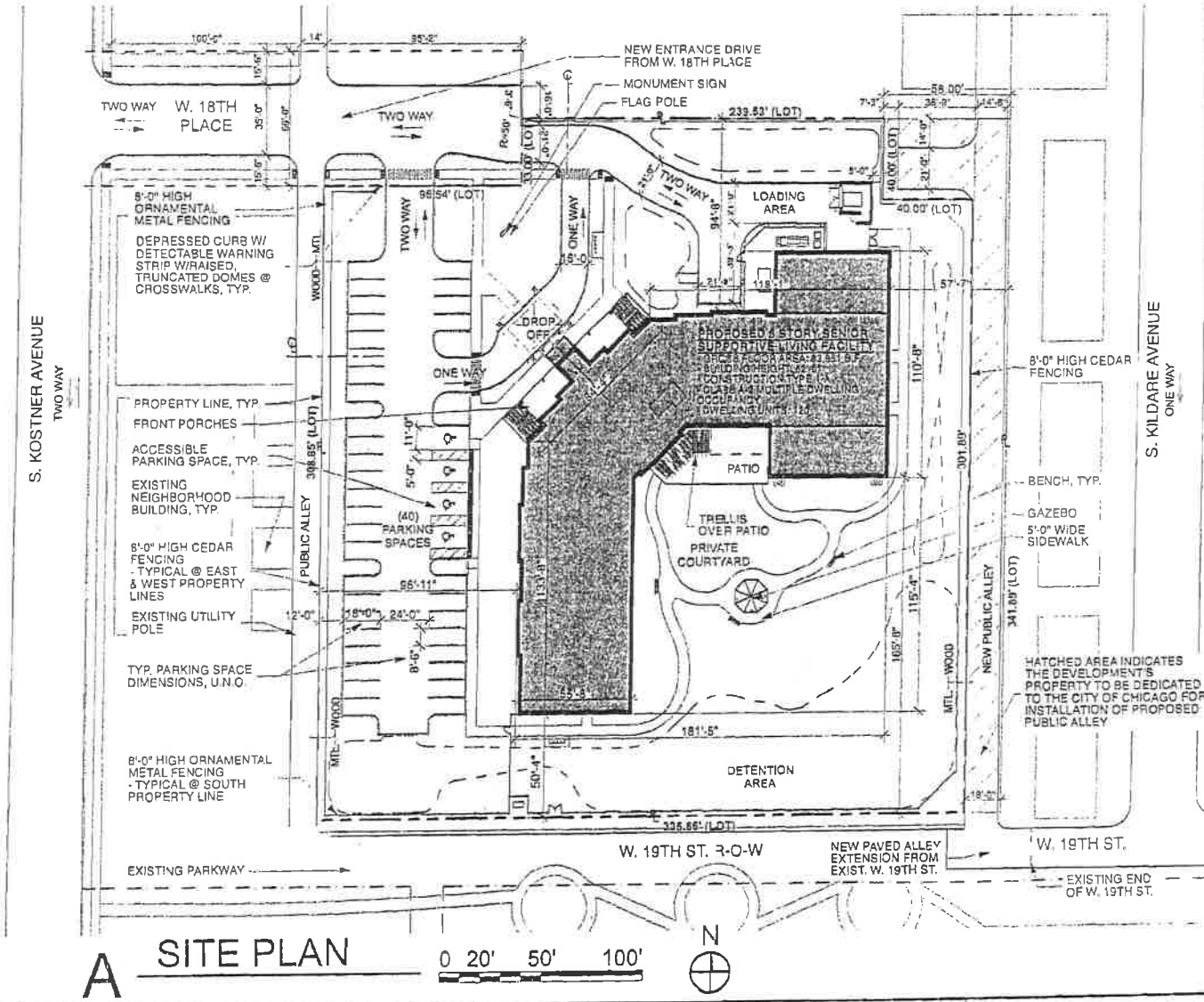
A LAND USE MAP F

Montclare Senior Residences SLF of Lawndale WORN JERABEK ARCHITECTS, P.C. 212 WEST SUPERIOR #500 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJAWORKS.COM	ADDRESS: 4339 W. 18th Place. Chicago, IL, 60623	DRAWING: LAND USE MAP
	APPLICANT: Montclare Senior Residences SLF of Lawndale, LLC DATE: JANUARY 15, 2015	SCALE: N.T.S. © 2015 WORN JERABEK ARCHITECTS, P.C.

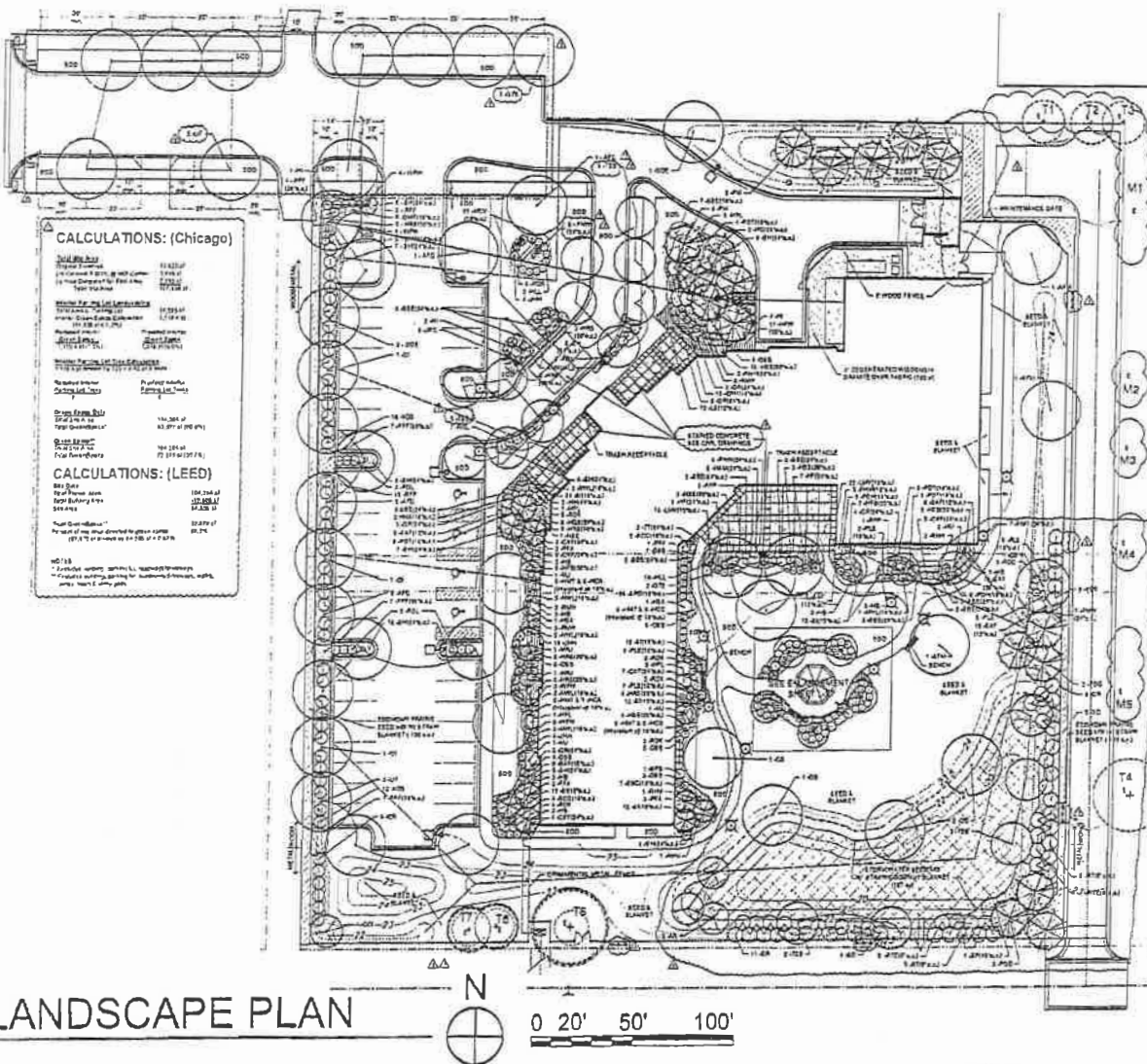
1/21/2015

REPORTS OF COMMITTEES

102101



<p>Montclare Senior Residences SLF at Lawndale</p>	<p>ADDRESS: 4339 W. 18th Place Chicago, IL, 60623</p>	<p>DRAWING: SITE PLAN</p>
<p>WORN JERABEK ARCHITECTS, P.C. 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJAWORKS.COM</p>	<p>APPLICANT: Montclare Senior Residences SLF of Lawndale, LLC</p> <p>DATE: JANUARY 15, 2015</p>	<p>SCALE: N.T.S.</p> <p>© 2015 WORN JERABEK ARCHITECTS, P.C.</p>



CALCULATIONS: (Chicago)

Site Area: 11,111 SF
 10% Open Space: 1,111 SF
 20% Open Space: 2,222 SF
 30% Open Space: 3,333 SF
 40% Open Space: 4,444 SF
 50% Open Space: 5,555 SF
 60% Open Space: 6,666 SF
 70% Open Space: 7,777 SF
 80% Open Space: 8,888 SF
 90% Open Space: 9,999 SF
 100% Open Space: 11,111 SF

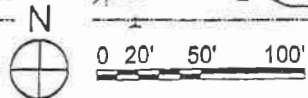
CALCULATIONS: (LEED)

Site Area: 11,111 SF
 10% Open Space: 1,111 SF
 20% Open Space: 2,222 SF
 30% Open Space: 3,333 SF
 40% Open Space: 4,444 SF
 50% Open Space: 5,555 SF
 60% Open Space: 6,666 SF
 70% Open Space: 7,777 SF
 80% Open Space: 8,888 SF
 90% Open Space: 9,999 SF
 100% Open Space: 11,111 SF

PLANT LIST

SYM	PLANT NAME	COMMON NAME	HT.
MC	1.000	Medium Density	20'
MC	2.000	Medium Density	20'
MC	3.000	Medium Density	20'
MC	4.000	Medium Density	20'
MC	5.000	Medium Density	20'
MC	6.000	Medium Density	20'
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MC	100.000	Medium Density	20'

A LANDSCAPE PLAN

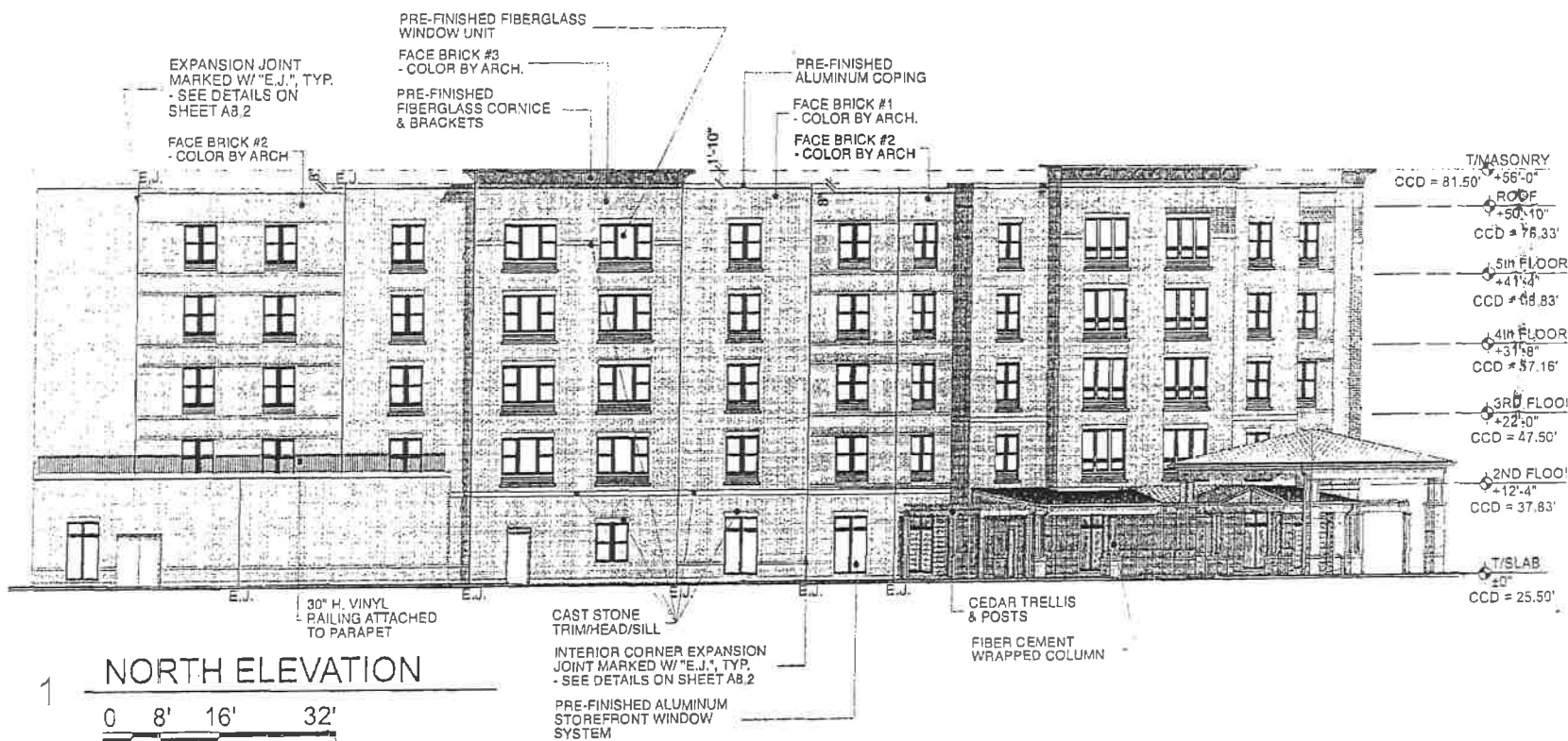


Montclare Senior Residences SLF at Lawndale	ADDRESS: 4339 W. 18th Place Chicago, IL, 60623	DRAWING: LANDSCAPE PLAN
	APPLICANT: Montclare Senior Residences SLF of Lawndale, LLC	SCALE: N.T.S.
WORN JERABEK ARCHITECTS, P.C. 212 WEST SUPERIOR #800 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5537 FAX: 312.642.4189 WWW.WJAWORKS.COM	DATE: JANUARY 15, 2015	© 2015 WORN JERABEK ARCHITECTS, P.C.

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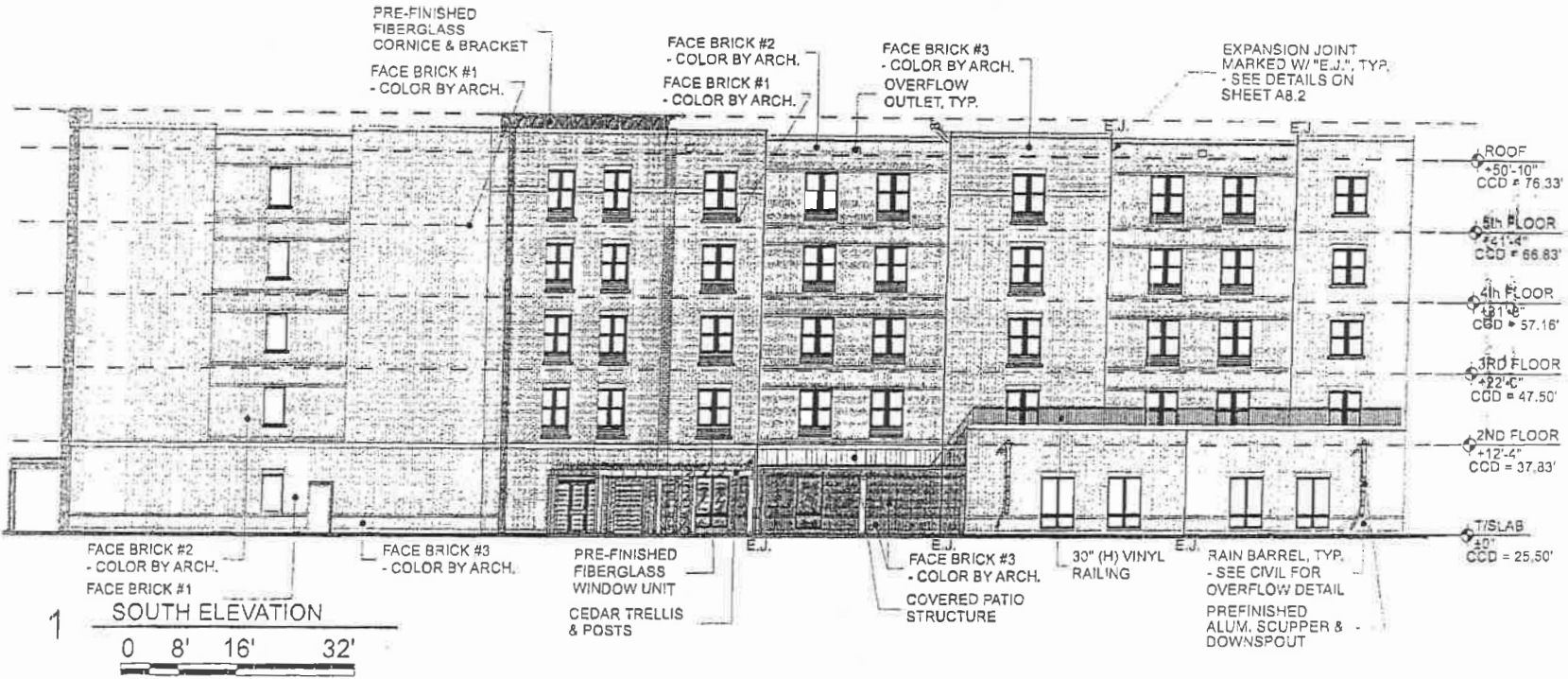
102103



NORTH ELEVATION



<p>Montclare Senior Residences SLF at Lawndale</p>	<p>ADDRESS: 4339 W. 18th Place Chicago, IL, 60623</p>	<p>DRAWING: NORTH ELEVATION</p>
<p>WORN JERABEK ARCHITECTS, P. C. 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5567 FAX: 312.642.4189 WWW.WJAWORKS.COM</p>	<p>APPLICANT: Montclare Senior Residences SLF of Lawndale, LLC</p> <p>DATE: JANUARY 15, 2015</p>	<p>SCALE: N.T.S. © 2015 WORN JERABEK ARCHITECTS, P.C.</p>

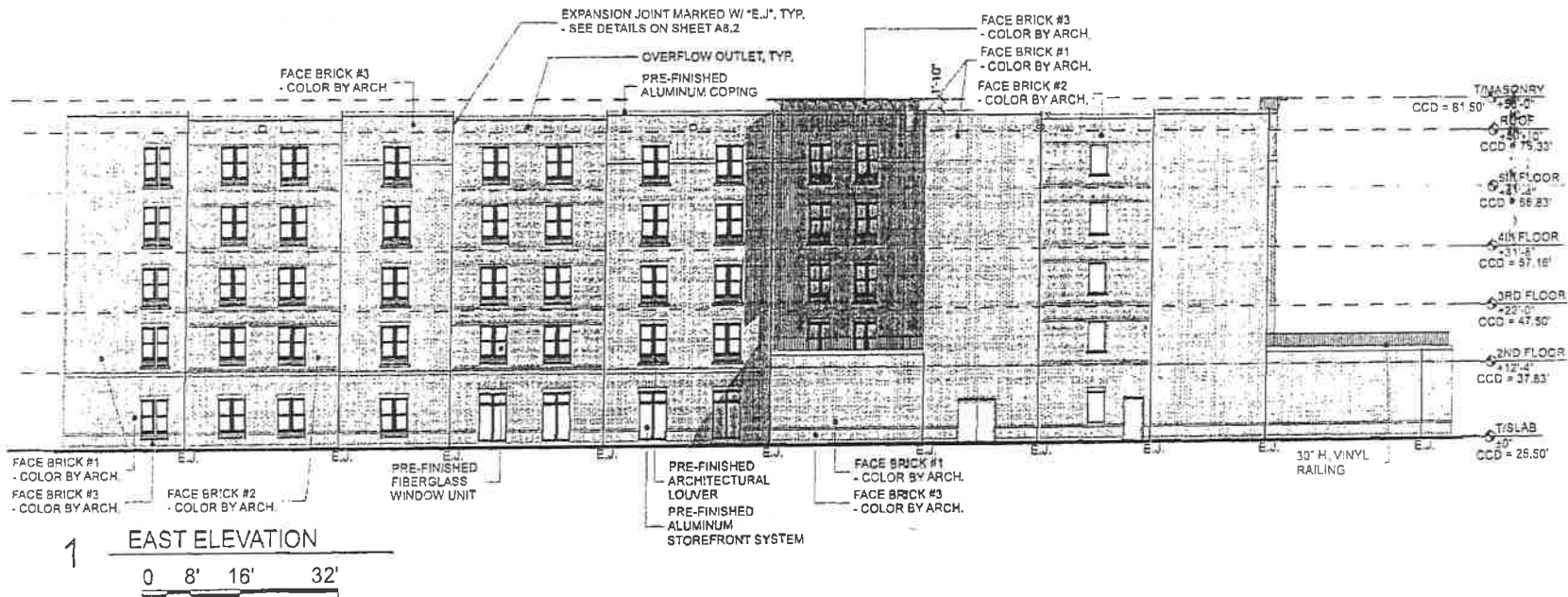


<p>Montclare Senior Residences SLF at Lawndale</p>	<p>ADDRESS: 4339 W. 18th Place Chicago, IL, 60623</p>	<p>DRAWING: SOUTH ELEVATION</p>
<p>WORN JERABEK ARCHITECTS, P.C. 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJAWORKS.COM</p>	<p>APPLICANT: Montclare Senior Residences SLF of Lawndale, LLC DATE: JANUARY 15, 2015</p>	<p>SCALE: N.T.S. © 2015 WORN JERABEK ARCHITECTS, P.C.</p>

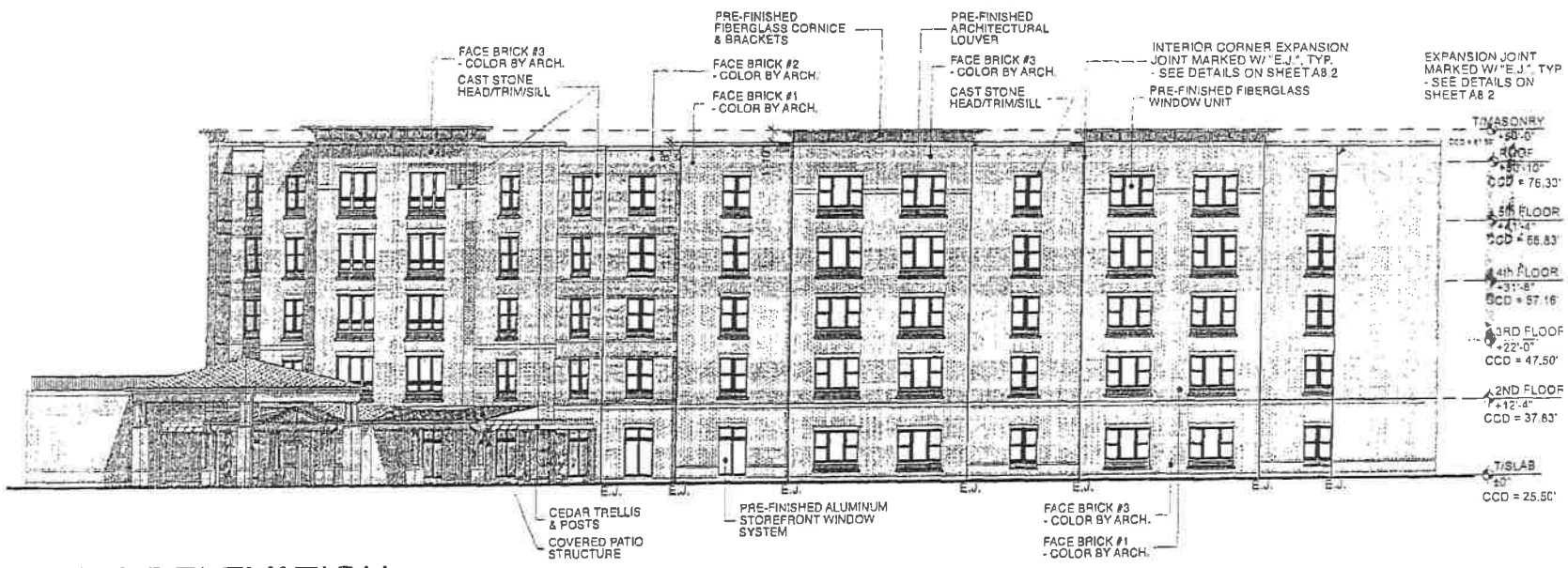
1/21/2015

REPORTS OF COMMITTEES

102105



<p>Montclare Senior Residences SLF at Lawndale</p>	<p>ADDRESS: 4339 W. 18th Place Chicago, IL, 60623</p>	<p>DRAWING: EAST ELEVATION</p>
<p>WORN JERABEK ARCHITECTS, P.C. 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJAWORKS.COM</p>	<p>APPLICANT: Montclare Senior Residences SLF of Lawndale, LLC</p> <p>DATE: JANUARY 15, 2015</p>	<p>SCALE: N.T.S. © 2015 WORN JERABEK ARCHITECTS, P.C.</p>



WEST ELEVATION



<p>Montclare Senior Residences SLF at Lawndale</p>	<p>ADDRESS: 4339 W. 18th Place Chicago, IL, 60623</p>	<p>DRAWING: WEST ELEVATION</p>
<p>WORN JERABEK ARCHITECTS, P.C. 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5567 FAX: 312.642.4189 WWW.WJAWORKS.COM</p>	<p>APPLICANT: Montclare Senior Residences SLF of Lawndale, LLC DATE: JANUARY 15, 2015</p>	<p>SCALE: N.T.S. © 2015 WORN JERABEK ARCHITECTS, P.C.</p>