

PD 1346

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Reclassification Of Area Shown On Map No. 11-G.
(As Amended)
(Application No. 18862)
(Common Address: 4525 N. Kenmore Ave.)

RPD 1346

[SO2016-4781]

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 Residential Two-Flat, Townhouse and Multi-Unit District symbols shown on Map Number 11-G in the area generally bounded by:

a line 60 feet south of and parallel to West Wilson Avenue; the alley next east of and parallel to North Kenmore Avenue; a line 84.14 feet north of West Sunnyside Avenue extended west for a distance of 143.01 feet to a point 84.12 feet north of West Sunnyside Avenue; and North Kenmore Avenue,

to those of a Residential Planned Development subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

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

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

Residential Planned Development No. 1346.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 1346 ("Planned Development"), consists of approximately 64,206 square feet of property as more fully depicted on the attached Planned Development Boundary and Property Line Map. The Property is under the single designated control of the applicant, Morningside Stewart 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 an amendment, modification or change (administrative, legislative or otherwise) to this Planned Development is made, shall be under single

ownership or single 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 Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development ("DPD") 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 Sixteen Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line and Boundary Map; Site Plan; Landscape Plan; Green Roof Plan; Building Elevations prepared by Pappageorge Haymes Partners dated September 15, 2016.
5. The following uses are permitted in the area delineated herein as a Residential Planned Development: Multi-Unit (3+ units) Residential; accessory parking; and accessory and related uses.
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 property shall be in accordance with the attached Bulk Regulations Table, subject to the provisions of this Statement 8. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance as of the effective date of this

Planned Development and the Net Site Area set forth in the Bulk Regulations Table shall apply.

9. Upon review and determination ("Part II Review"), and 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, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim review associated with the site plan review or Part II Reviews are conditional until final Part II Approval.
11. The applicant shall comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation and Fleet and Facility Management and Buildings, pursuant to Section 13-32-085 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 by the Zoning Administrator, pursuant to Section 17-13-0611-A of the Zoning Ordinance, upon written application 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 applicant will comply with the sustainable development policy and provide a minimum net green roof area of 4,750 square feet.
15. Pursuant to the Chicago Zoning Ordinance (Section 17-8-0911), a Planned Development ("PD") gives priority to the preservation and adaptive reuse of Chicago Landmark buildings. The PD includes the former Stewart Elementary School building which at the time of approval of this PD is pending designation as a Chicago landmark. Work to designated Chicago landmarks is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740.

- 16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

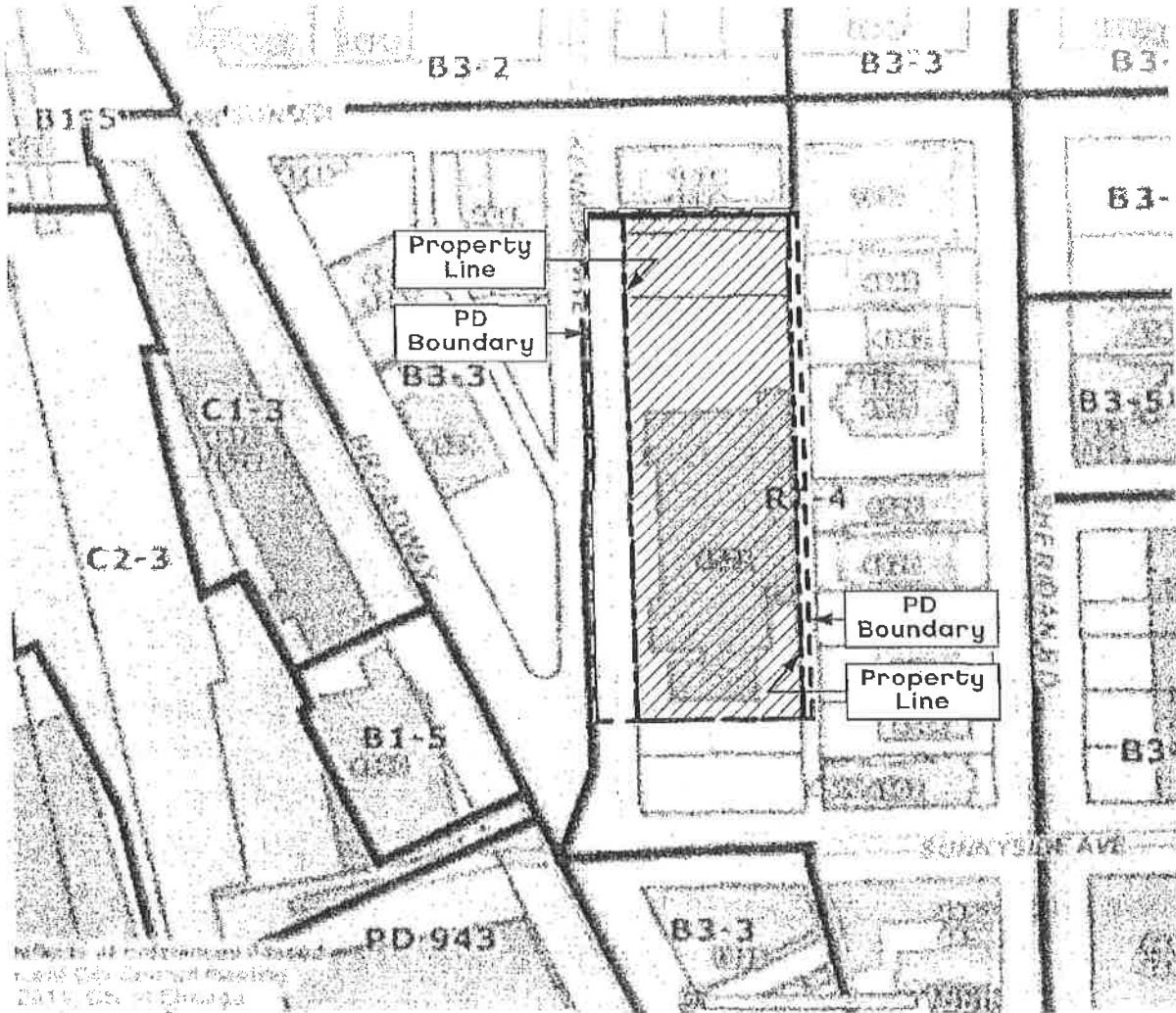
[Boundary and Property Line Map; Property Line Map and Right-of-Way Adjustments; Existing Zoning Map; Existing Site Plan; Proposed Site Plan; North, South, East and West Building Elevations; Existing Land-Use Map; Landscape Plan; Landscape Plan -- Existing Trees; Green Roof Plan; and Ground, First, Second, Third and Attic Level Floor Plans referred to in these Plan of Development Statement printed on pages 34434 through 34447 of this *Journal*.]

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

Planned Development No. 1346.

Bulk Regulations Table.

Gross Site Area:	82,620 square feet
Area in Public Right-of-Way:	18,414 square feet
Net Site Area:	64,206 square feet
Maximum Floor Area Ratio:	1.2
Maximum Building Height:	69 feet, 4 inches (existing)
Minimum Number of Parking Spaces:	28
Minimum Number of Bicycle Parking Spaces:	25
Minimum Number of Loading Berths:	0
Maximum Number of Dwelling Units:	64
Minimum Setbacks:	In accordance with the Site Plan



Map is for informational purposes only. It is not intended to be used as a legal document. For more information, please contact the City of Chicago Planning Department.

Applicant: Morningside Stewart, LLC
 Address: 4525 N Kenmore Avenue
 Introduction Date: June 22, 2016
 Plan Commission Date: September 15, 2016

**Planned Development
 Boundary, Prop. Line Map**

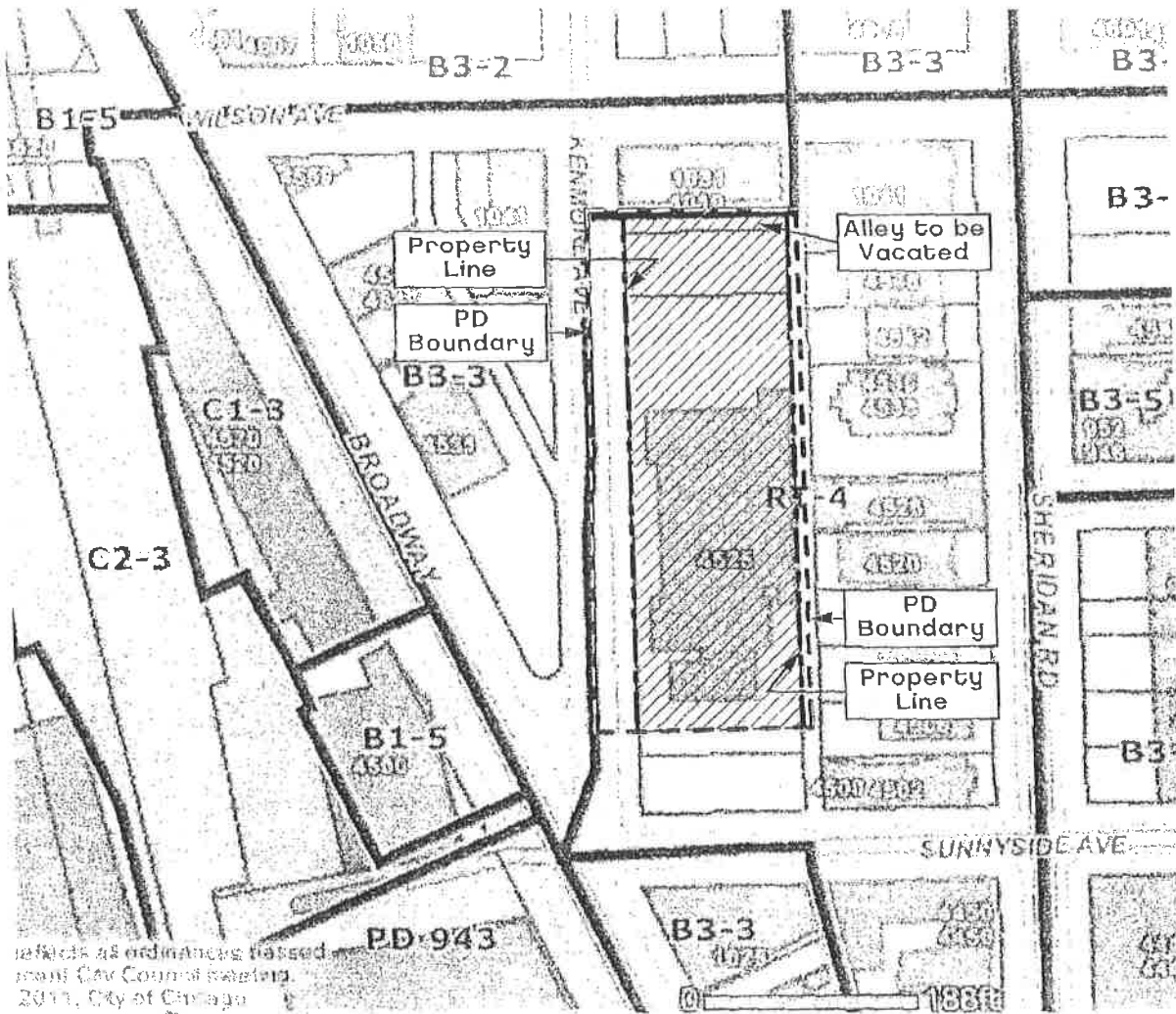


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This map is for informational purposes only. It is not intended to be used as a legal document. For more information, please contact the City of Chicago Planning Department.

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reflects all ordinances passed
 from City Council meeting
 2011, City of Chicago

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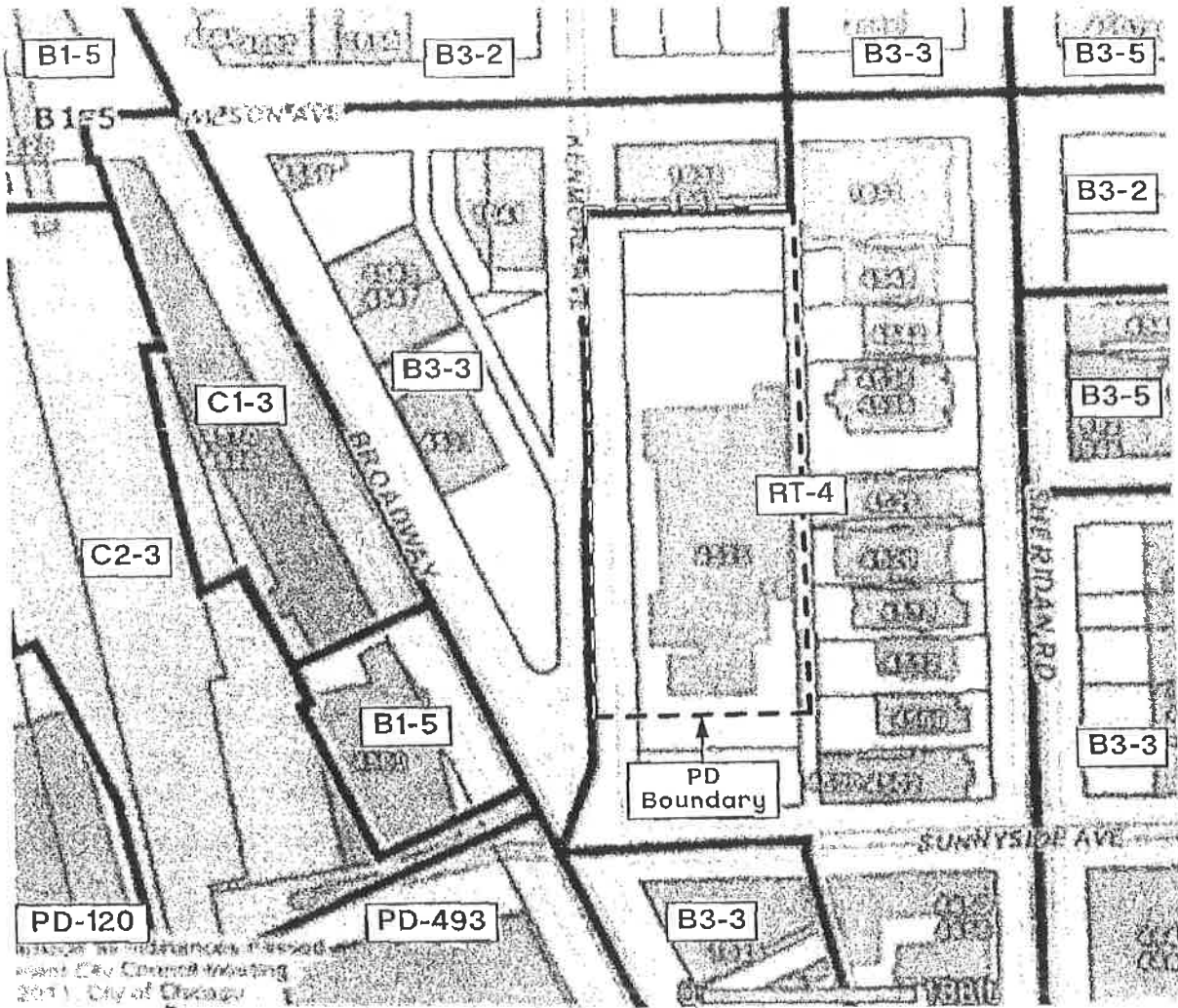
PD Boundary, Prop. Line
 Map and Right of Way
 Adjustments



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This drawing is the property of the applicant and is not to be used for any other project without the written consent of the applicant.



OFFICIAL RECORDING REQUIRED
 Present City Council Meeting
 2011 City of Chicago

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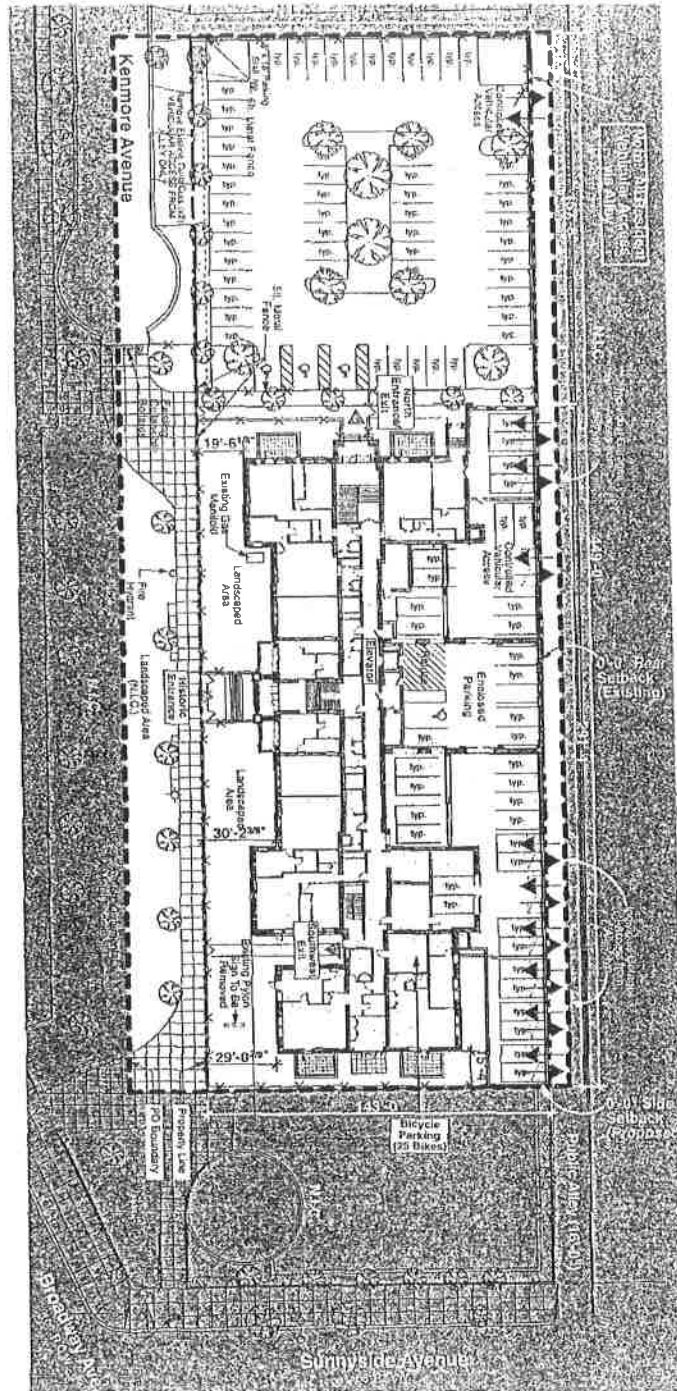
Existing Zoning Map



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Official recording required and any change requires a copy of this map with the recording agency. The City of Chicago does not warrant the accuracy of this map.



Applicant: Morningside Stewart, LLC
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Site Plan - Proposed

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This drawing is not to scale and the applicant is responsible for all applicable codes and regulations. The drawing is not to be used for any other purpose without the written consent of the architect.

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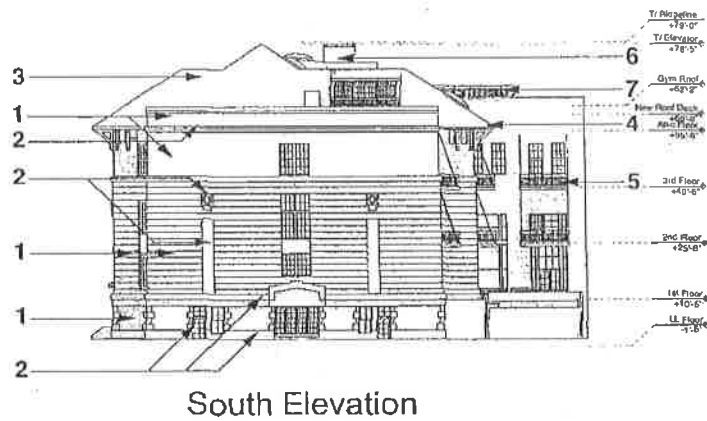
Key

- 1 Face Brick
- 2 Limestone
- 3 Asphalt Shingle
- 4 Metal Panels
- 5 Copper Cornice
- 6 Metal Balcony
- 7 Cement Board Siding
- 8 Wood Fence
- 9 Wood Trellis

Applicant: Morningside Stawart, LLC Address: 4525 N Kenmore Avenue Introduction Date: June 22, 2016 Plan Commission Date: September 15, 2016	North Building Elevation	pappageorgehaymes partners 
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These plans are submitted to the City of Chicago for review and approval. The City of Chicago is not responsible for the accuracy or completeness of the information provided on these plans.

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Key

- 1 Face Brick
- 2 Limestone
- 3 Asphalt Shingle
- 4 Copper Cornice
- 5 Metal Balcony
- 6 Cement Board Siding
- 7 Wood Trellis

<p>Applicant: Address: Introduction Date: Plan Commission Date:</p>	<p>Morningside Stewart, LLC 4525 N Kenmore Avenue June 22, 2016 September 15, 2016</p>	<p>South Building Elevation</p>	<p>pappageorgehaymes partners</p>	<p>PAPPAGEORGE HAYMES</p>
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These plans are submitted and are subject to local ordinances, for compliance with code requirements, the City of Chicago and other applicable laws and regulations.

10/5/2016

REPORTS OF COMMITTEES

34441

FOR PERMATION

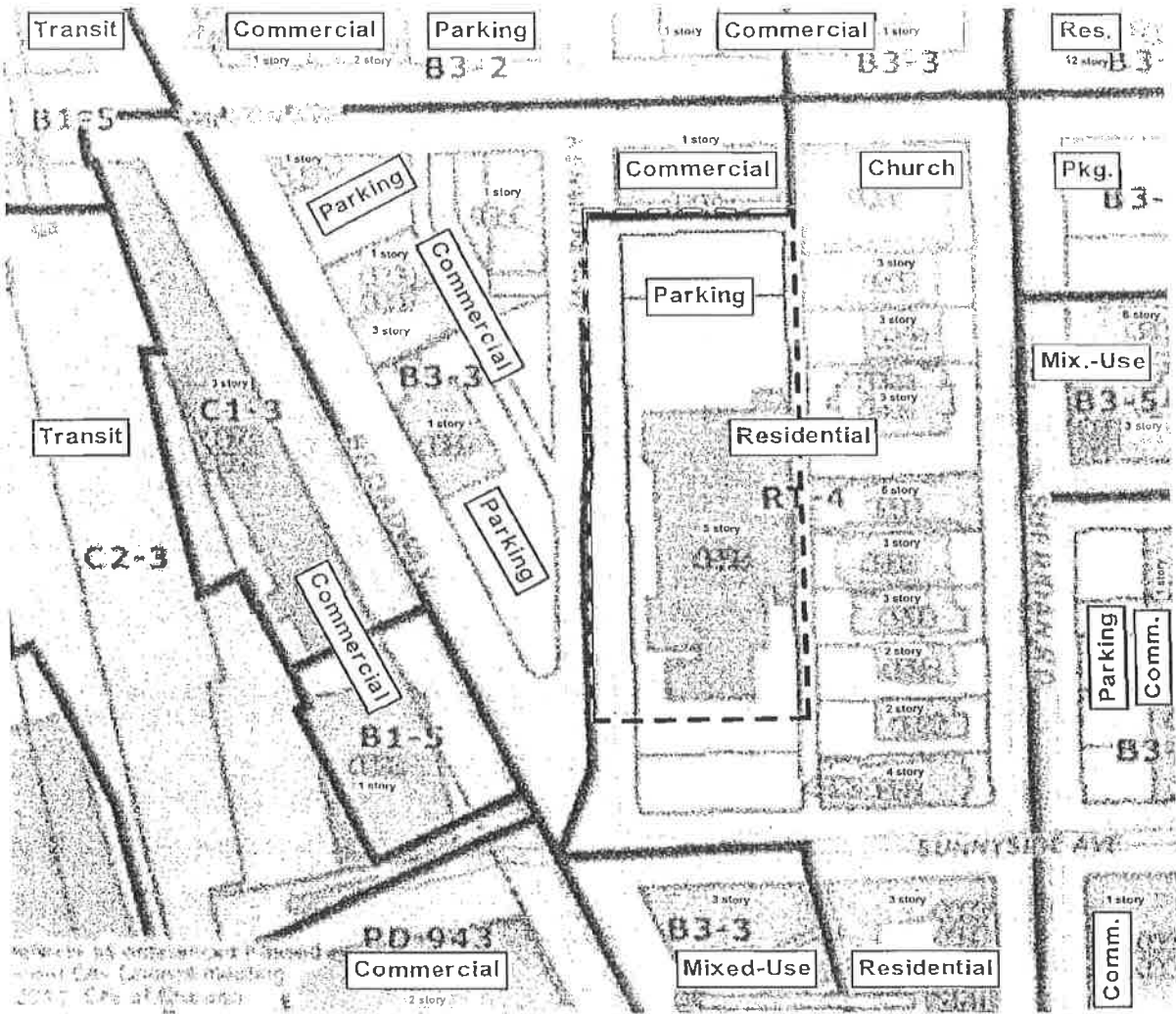


East Elevation

- Key
- 1 Face Brick
 - 2 Limestone
 - 3 Asphalt Shingle
 - 4 Copper Cornice
 - 5 Metal Balcony
 - 6 Cement Board Siding
 - 7 Wood Fence
 - 8 Wood Trellis
 - 9 Painted Masonry

Applicant: Address: Introduction Date Plan Commission Date:	Morningside Stewart, LLC 4525 N Kenmore Avenue June 22, 2016 September 15, 2016	East Building Elevation	pappageorge&shaymes partners
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Applicant: Morningside Stewart, LLC
 Address: 4525 N Kenmore Avenue
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Existing Land Use Map



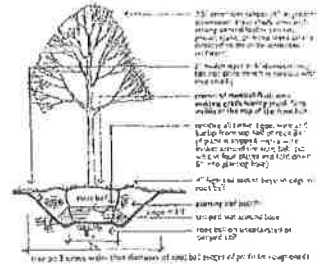
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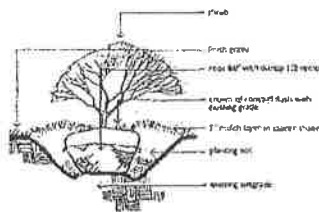
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Certified Statement



Chicago Tree Detail



Chicago Shrub Detail

Trees		
sym	Botanic Name	Size
AM	Acer x Freemannii 'Marmo'	3' BB
CO	Celtis occidentalis 'ChicagoLand'	2.5' BB
GB	Ginkgo biloba	2.5' BB
MD	Morus David'	8' HL BB
TO	Thuja occidentalis 'Techny'	8' HL BB
UM	Ulmus davidiana 'Morton'	2.5' BB
Shrubs		
sym	Botanic Name	Size
BG	Buxus x 'Glencoe'	16' BB
DS	Diervilla sessilifolia 'Butterfly'	24' BB
HT	Hydrangea arborescens 'Annabelle'	24' BB
SK	Syringa 'Miss Kim'	24' BB
TT	Taxus x media 'Tumbloni'	30' BB
VJ	Viburnum x 'Juddi'	4' BB
Perennials		
sym	Botanic Name	Size
acc	Ajuga 'Chocolate Chip'	#1 Cont.
asf	Asiibes x aristosii 'Fania'	#1 Cont.
asb	Allium 'Summer Beauty'	#1 Cont.
gao	Galium odoratum	#1 Cont.
hgu	Hosta 'Guacamole'	#2 Cont.
mst	Matteuccia struthiopteris	#1 Cont.
plg	Pachysandra 'Green Carpet'	3' pots
spn	Sedum spectabile 'Neon'	#1 Cont.

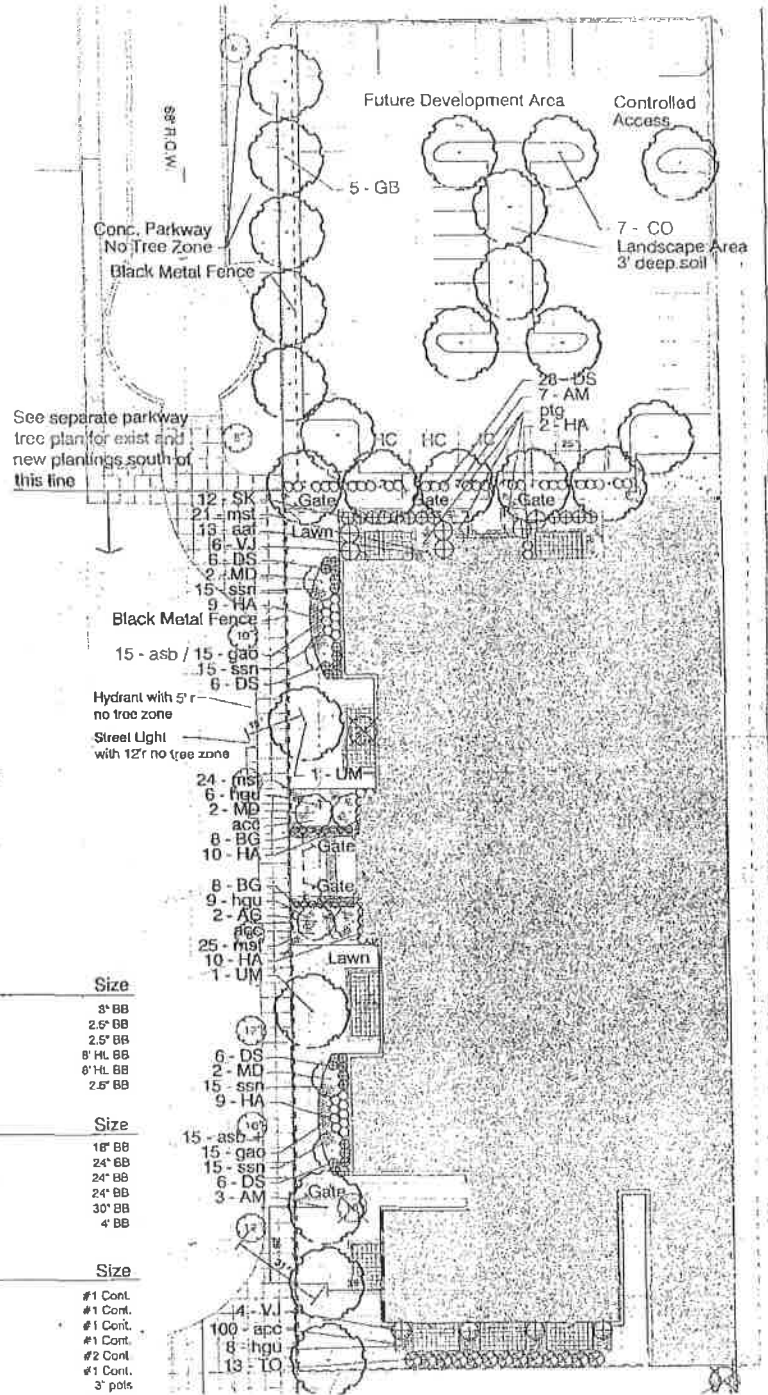
Project Plant List

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 Introduction Date: June 22, 2015
 Plan Commission Date: September 15, 2016

Landscape Plan

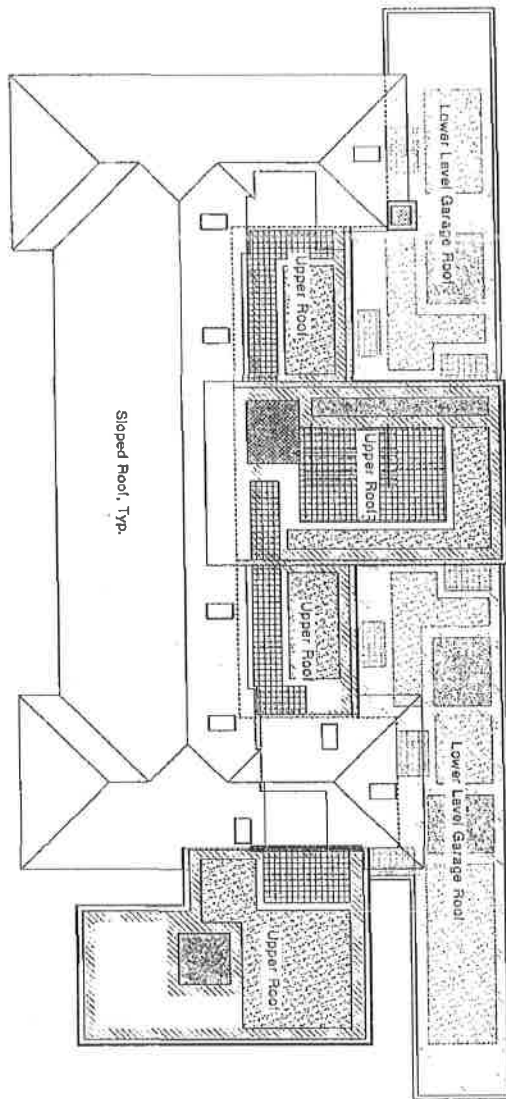


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



Summary:

15,750 sq ft Gross Open Roof Area
 Net Plantable Roof Area: 9,454 sq ft

Minimum Green Roof Area:
 4,727 sq ft (50% of Net Plantable Roof Area)
 4,750 sq ft Provided

(Note: Roof terrace is common amenity area open for use by all building residents)

Key:

-  Accessory Roof/Chimneys [139 sq ft]
-  Pavers [2,634 sq ft]
-  Extensive Green Roof (Upper Deck) [2,387 sq ft]
-  Extensive Green Roof (Garage Roof) [2,363 sq ft]
-  Non-Plantable Mech. Access [6,157 sq ft]
-  Mech. Equipment (Upper Deck)
-  Mech. Equipment (Garage Roof)

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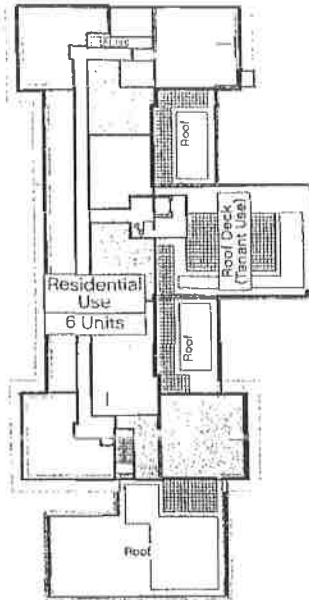
Green Roof Plan



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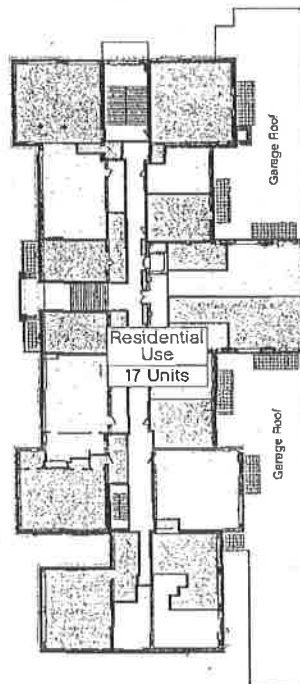
Attic Level



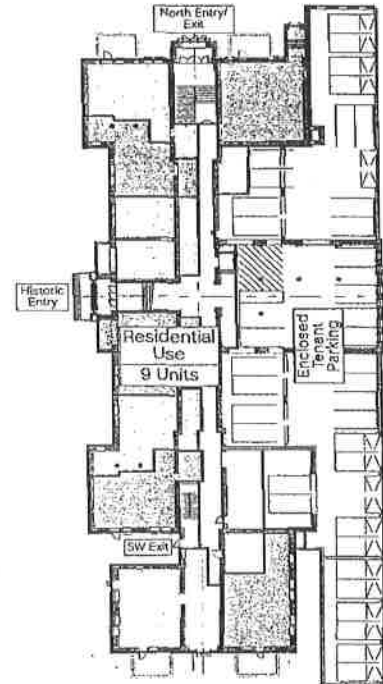
3rd Floor



2nd Floor



1st Floor



Ground Floor

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Floorplans



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These drawings are preliminary and do not constitute a contract. For complete information, please refer to the final report and drawings. The drawings are subject to change without notice.