

PD 1365

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 22, 2024

Steven D. Friedland
Applegate & Thorne Thomsen
425 S. Financial Pl.
Chicago, IL 60605

Re: Minor change to PD 1365, Montclare Senior Residences sign

Dear Mr. Friedland:

Please be advised that your request for a minor change to Residential Planned Development No. 1365 ("PD 1365") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 1365.

Montclare Englewood Phase 1, LLC, the sole property owner of the Planned Development is seeking a minor change to increase the size of their proposed senior residence wall sign from 9 SF to 45 SF, as shown on the attached exhibit.

The Department of Planning and Development has determined that allowing the proposed sign will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1365, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a sign permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Noah Szafraniec
Assistant Commissioner

NS:tm

C: Mike Marmo, Janice Hill, Main file

By signing the Customer Acceptance on this print, I understand that I am accepting all aspects of this drawing. This includes Artwork, Specifications, Dimensions, Spelling, and all other representations herein. I also understand that color reproductions on this print are approximate, and request that manufacturers sample exactly.

X
Customer Acceptance SIGNATURE DATE

X
IF REQUIRED: Landlord Acceptance SIGNATURE DATE

L.S.G SALES INITIALS DATE

Landmark Sign group
www.landmarksign.com

7424 Industrial Avenue
Chesterton, IN 46304
office 219.762.9577
direct 219.406.0216

PRINT #
SL-25648-2

SCOTT LOVELL
LSG SALES REPRESENTATIVE

08.20.2024
DATE

THE MONTCLARE
CLIENT NAME

**6314 S. GREEN ST.
CHICAGO, IL**
JOB LOCATION

CA AS NOTED
DRAWN BY SCALE

REVISIONS:



FRONT VIEW 3/4" = 1'-0"



SIDE VIEW 3/4" = 1'-0"

- ▶ **ONE (1) SINGLE FACE ILLUMINATED LEXAN SIGN CAN with APPLIED VINYL/ FLUSH MOUNTED TO BRICK WALL**
- **6" SIGNCASE / 2" RETAINERS = PAINTED SATIN MAP BLACK**
- SIGN FACE = WHITE LEXAN**
- THE MONTCLARE / TAGLINE = 3630-076 HOLLY GREEN TRANSLUCENT VINYL**
- ENGLEWOOD & UNDERLINE = WHITE LEXAN - REVERSED OUT OF 3630-075 MERIGOLD TRANSLUCENT VINYL**
- ILLUMINATION = 6500K WHITE LED**



Placement Render - N.T.S.

UL LISTED E509514

Designed for 110/277 volts

Electrical Connection will be Visible within 5 Ft. of time of Installation. Second Trip will be Charged at Time & Material.

© 2022 LANDMARK SIGN PRODUCTS LLC. All rights reserved. This is a preliminary drawing and is not intended for construction. All dimensions are approximate. Landmark Sign Products LLC is not responsible for any errors or omissions. All dimensions are in inches unless otherwise specified. All dimensions are subject to change without notice.

18734

3/29/2017

REPORTS OF COMMITTEES

45515

Reclassification Of Area Shown On Map No. 16-G.
(As Amended)
(Application No. 18734)
(Common Address: 6320 -- 6352 S. Green St.
And 832 -- 848 W. 64th St.)

RPD 1365

[SO2016-2622]

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 R14 Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 16-G in the area bounded by:

a line angled southeasterly 89 degrees, 58 minutes, 30 seconds commencing at the intersection of a line 430.70 feet north of and parallel to the north line of West 64th Street and a line 100 feet east of and parallel to the east line of South Peoria Street; a line angled southeasterly 81 degrees, 35 minutes, 25 seconds commencing at the intersection of the previously described line and the east line of the public alley west of South Green Street; South Green Street; West 64th Street; and a line 165.43 feet west of the west line of South Green Street,

to those of an RM5.5 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 RM5.5 Multi-Unit District symbols and indications as shown on Map Number 16-G in the area bounded by:

a line angled southeasterly 89 degrees, 58 minutes, 30 seconds commencing at the intersection of a line 430.70 feet north of and parallel to the north line of West 64th Street and a line 100 feet east of and parallel to the east line of South Peoria Street; a line angled southeasterly 81 degrees, 35 minutes, 25 seconds commencing at the intersection of the previously described line and the east line of the public alley west of South Green Street; South Green Street; West 64th Street; and a line 165.43 feet west of the west line of South Green Street,

to those of Residential Planned Development Number 1365, 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 3. This ordinance takes effect after its passage and due publication.

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

Residential Planned Development No. 1365

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number _____ ("Planned Development") consists of approximately 70,095 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 City of Chicago. The City of Chicago has given consent to the applicant, Montclare Englewood Phase 1 LLC, an Illinois limited liability company, to file this application.
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.

4. This plan of development consists of sixteen (16) 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 Landscape Plan; a Right-of-Way Adjustment Map; West and South Elevations; and East and North Elevations; prepared by Worn Jerabek Architects and dated March 16, 2017 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 residential planned development: elderly housing, 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 70,095 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 Energy Star for Multi-family High Rise Buildings certification.
15. The applicant acknowledges and agrees that the rezoning of the Property from RT4 Two-Flat, Townhouse and Multi-Unit District to RM5.5 Multi-Unit District, and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the "Required Units") as affordable units, or provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site. The Property is located in a low- moderate-income area within the meaning of the ARO, and the applicant has agreed to satisfy its affordable housing obligation by providing 102 affordable units in the rental building to be constructed in the Planned Development. The applicant agrees that the affordable rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such Property. The Commissioner of DPD may enforce remedies for any breach of this Statement 15, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

Notwithstanding the foregoing, if the applicant receives Low-Income Housing Tax Credits, tax increment financing or other financial assistance whose affordability

requirements exceed those of the Affordable Housing Ordinance from the City to develop affordable housing in any portion of the Planned Development, the regulatory, redevelopment, loan or other agreement(s) to be executed by the City and the applicant in connection with such tax credits or other financial assistance shall govern and control the applicant's obligation to provide affordable housing for such subsidized portion of the Planned Development.

- 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 Planning and Development shall initiate a zoning map amendment to rezone the Property to RM5.5 Multi-Unit District.

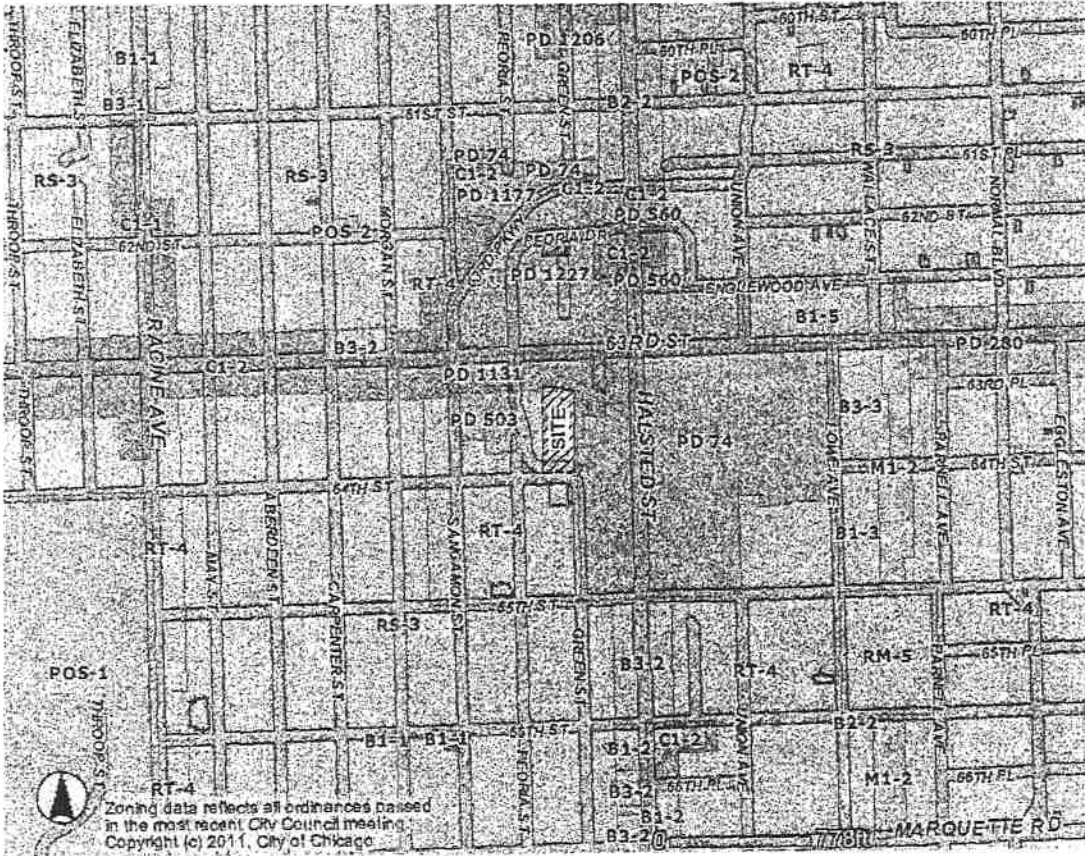
[Existing Zoning Map; Land-Use Map; Boundary and Property Line Map; Right-of-Way Adjustment Map; Site Plan; Landscape Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 45520 through 45527 of this Journal.]

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

Residential Planned Development No. 1365.

Bulk Regulations And Data Table.

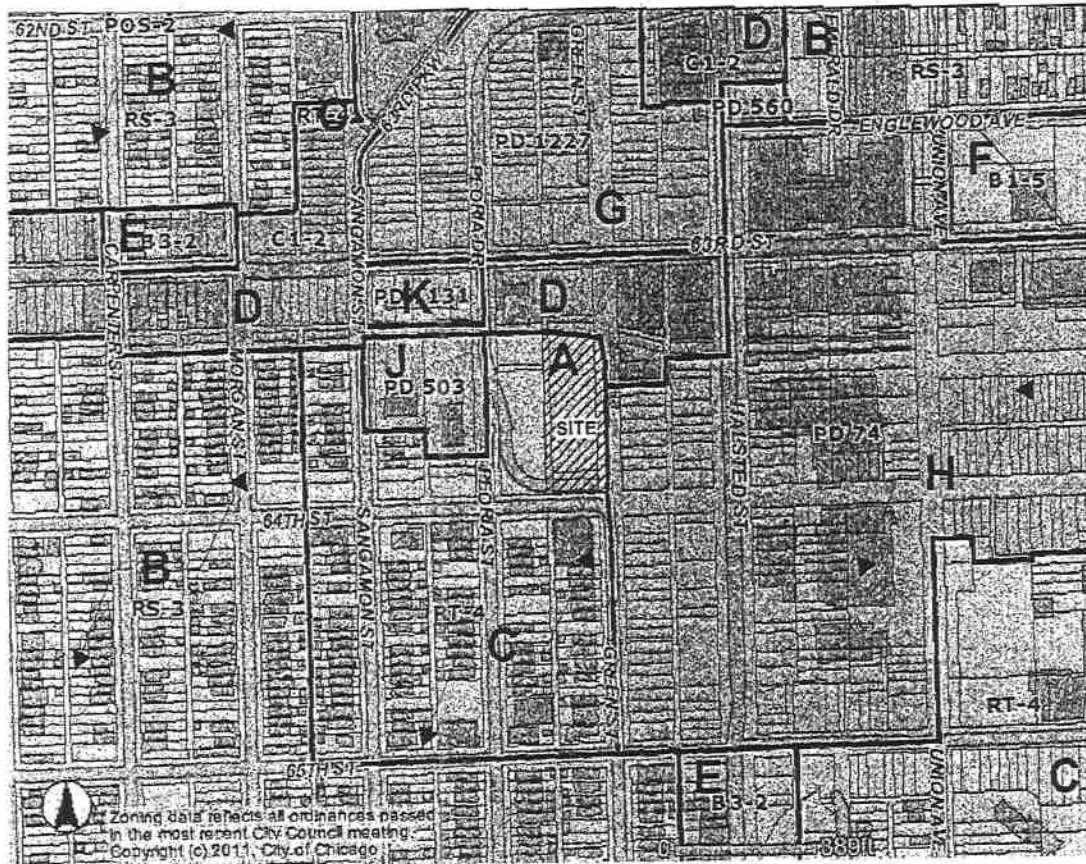
Gross Site Area:	90,225 square feet (2.071 acres)
Area Remaining in Public Right-of-Way:	20,130 square feet (.462 acre)
Net Site Area:	70,095 square feet (1.609 acres)
Maximum Number of Dwelling Units:	102 Units
Maximum Floor Area Ratio:	1.5
Minimum Number of Off-Street Parking Spaces:	64 Spaces
Off-Street Loading Spaces:	1 (10 feet by 25 feet)
Minimum Required Setbacks:	In substantial conformance with the Site Plan
Maximum Building Height:	71 feet, 0 inches



A EXISTING ZONING MAP 

FINAL FOR PUBLICATION

<p>Montclare Senior Residences of Englewood</p>	<p>ADDRESS: 6314-6358 S. Green St. Chicago, IL 60621</p> <p>APPLICANT: Montclare Englewood, LLC</p>	<p>DRAWING: EXISTING ZONING MAP</p>
<p>WORN JERABEK WILTSE ARCHITECTS, P.C. 401 WEST SUPERIOR ST., SUITE #400 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4188 WWW.WJARCHITECTURE.COM</p>	<p>PLAN COMMISSION DATE: March 16, 2017</p>	<p>SCALE: N.T.S. <small>© 2017 WORN JERABEK WILTSE ARCHITECTS, P.C.</small></p>



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

A LAND USE MAP 

KEY

- A. PROJECT SITE
- B. RS-3 RESIDENTIAL DISTRICT (2-3 STORIES)
- C. RT-4 RESIDENTIAL DISTRICT (2-3 STORIES)
- D. C1-2 NEIGHBORHOOD COMMERCIAL DISTRICT (4-5 STORIES)
- E. B3-2 COMMUNITY SHOPPING DISTRICT (4-5 STORIES)
- F. B1-5 NEIGHBORHOOD SHOPPING DISTRICT (4-8 STORIES)
- G. PD-1227 (COMMERCIAL DEVELOPMENT)
- H. PD-74 (INSTITUTIONAL DEVELOPMENT)
- J. PD-503 (RESIDENTIAL DEVELOPMENT)
- K. PD 1131 (RESIDENTIAL DEVELOPMENT)

3/29/2017

REPORTS OF COMMITTEES

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Montclare Senior Residences of Englewood

ADDRESS: 6314-6358 S. Green St.
Chicago, IL 60621

DRAWING:
LAND USE MAP

WORN JERABEK WILTSE ARCHITECTS, P.C.
401 WEST SUPERIOR ST., SUITE #400 CHICAGO, ILLINOIS 60654
PHONE: 312.642.5587 FAX: 312.642.4198 WWW.WJWARCHITECTURE.COM

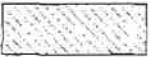
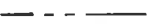

APPLICANT: Montclare Englewood, LLC

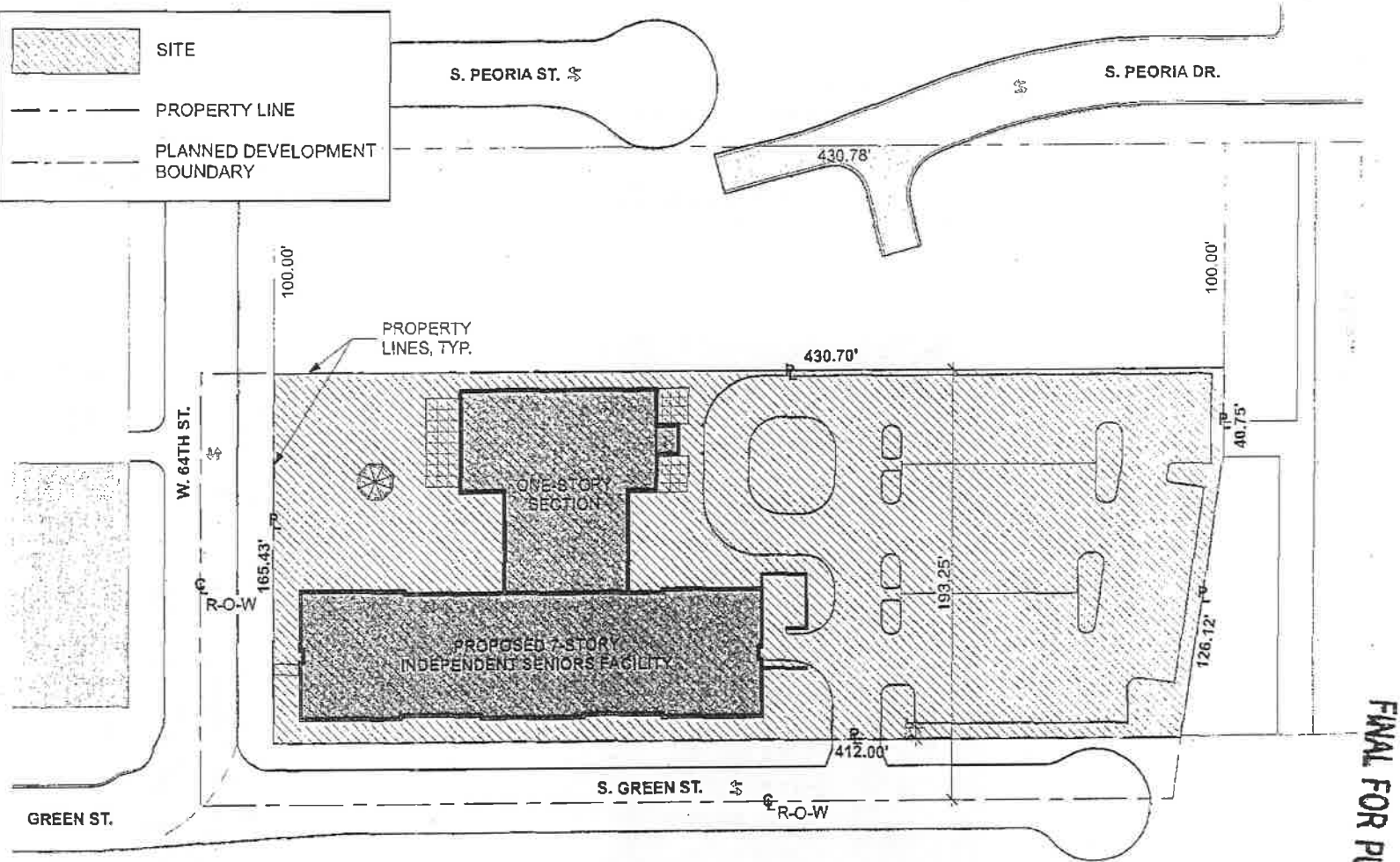
PLAN COMMISSION DATE: March 16, 2017

SCALE: N.T.S.

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45521

 SITE
 PROPERTY LINE
 PLANNED DEVELOPMENT BOUNDARY



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A PLANNED BOUNDARY & PROPERTY LINE MAP 

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401 WEST SUPERIOR ST., SUITE #400 CHICAGO, ILLINOIS 60654
 PHONE: 312.642.5587 FAX: 312.642.4188 WWW.WJARCHITECTURE.COM

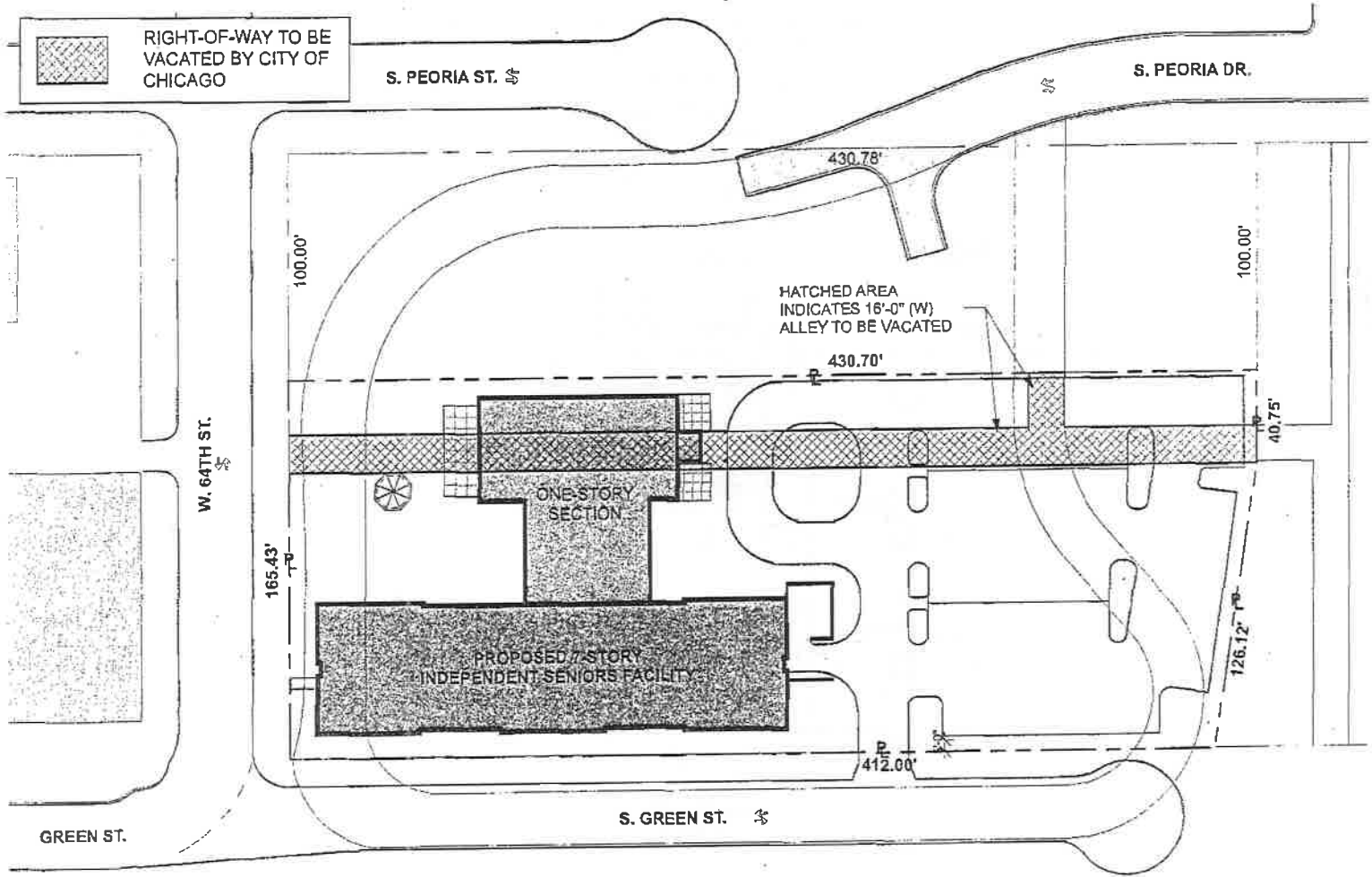
ADDRESS: 6314-6358 S. Green St.
 Chicago, IL 60621
 APPLICANT: Montclare Englewood, LLC
 PLAN COMMISSION DATE: March 16, 2017

DRAWING:
 PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP
 SCALE: N.T.S.
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45523



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A RIGHT-OF-WAY ADJUSTMENT MAP

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 PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJARCHITECTURE.COM

ADDRESS: 6314-6358 S. Green St.
 Chicago, IL 60621

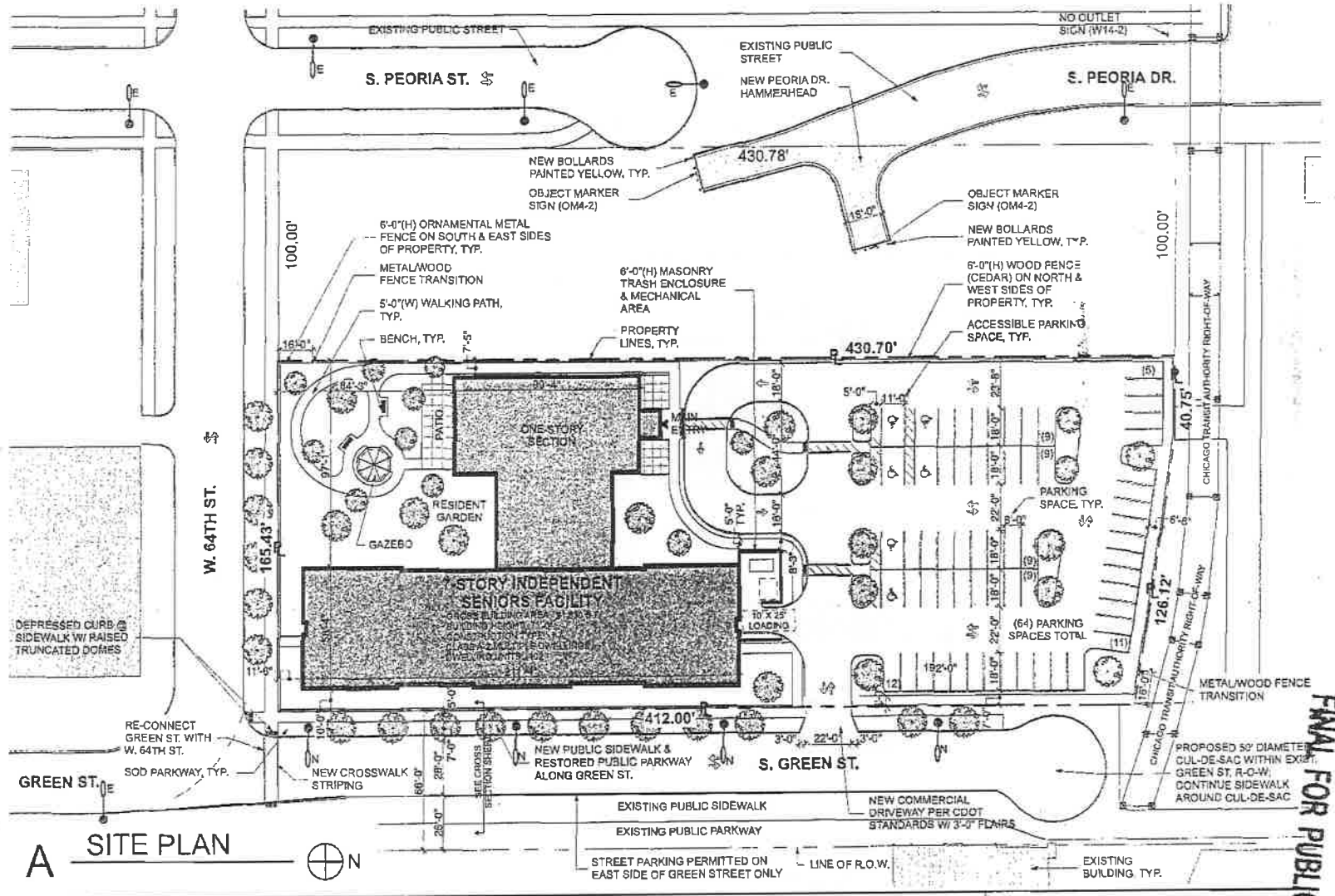
APPLICANT: Montclare Englewood, LLC

PLAN COMMISSION DATE: March 16, 2017

DRAWING:
 RIGHT-OF-WAY
 ADJUSTMENT MAP

SCALE: N.T.S.

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A SITE PLAN

Montclare Senior Residences of Englewood

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 401 WEST SUPERIOR ST., SUITE #400 CHICAGO, ILLINOIS 60654
 PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJARCHITECTURE.COM

ADDRESS: 6314-6358 S. Green St.
 Chicago, IL 60621

APPLICANT: Montclare Englewood, LLC

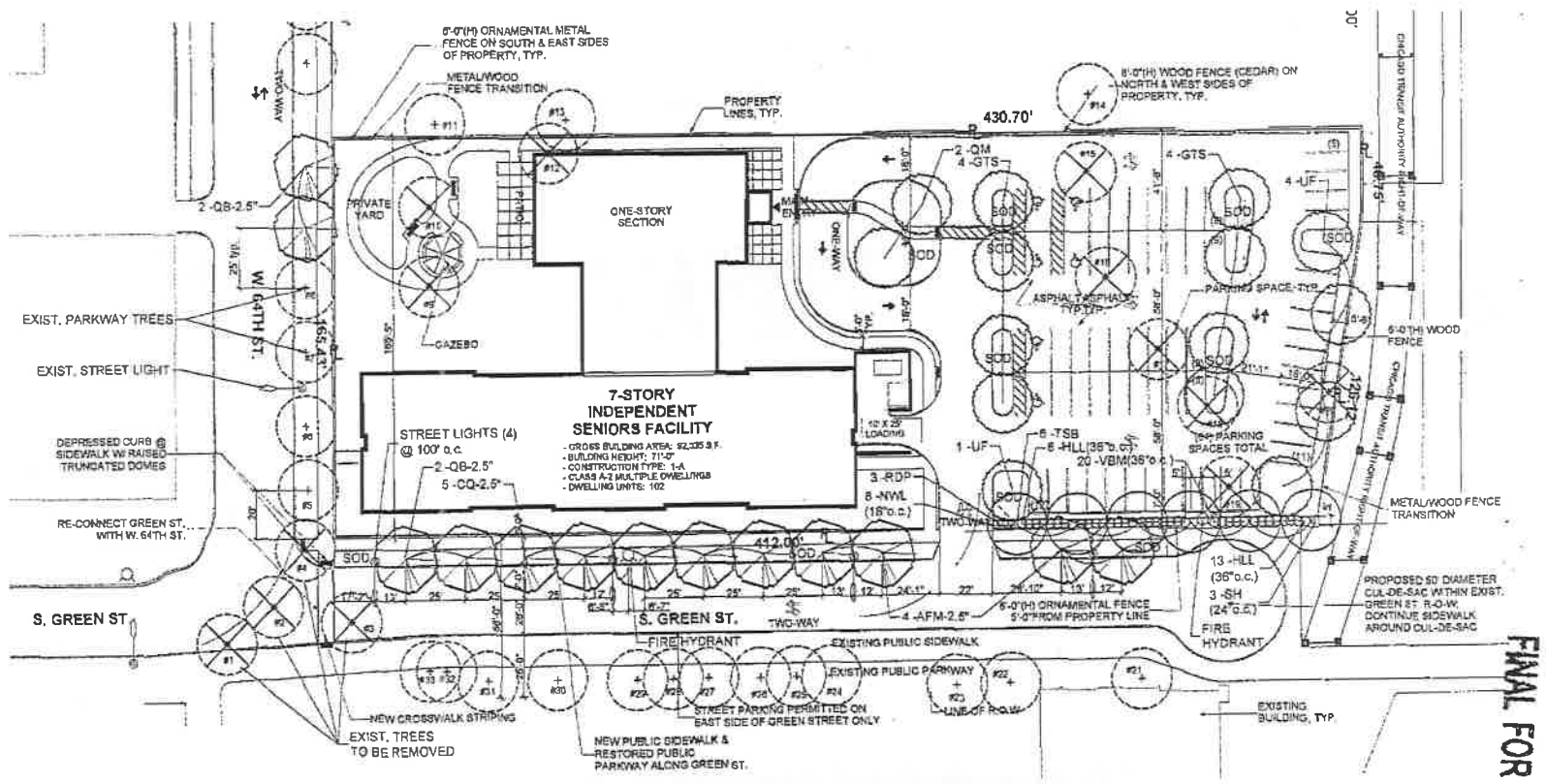
PLAN COMMISSION DATE: March 16, 2017

DRAWING: SITE PLAN

SCALE: 1" = 60'-0"

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A LANDSCAPE PLAN

Montclare Senior Residences of Englewood

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 PHONE: 312.642.5587 FAX: 312.642.4188 WWW.WJARCHITECTURE.COM

ADDRESS: 6314-6358 S. Green St.
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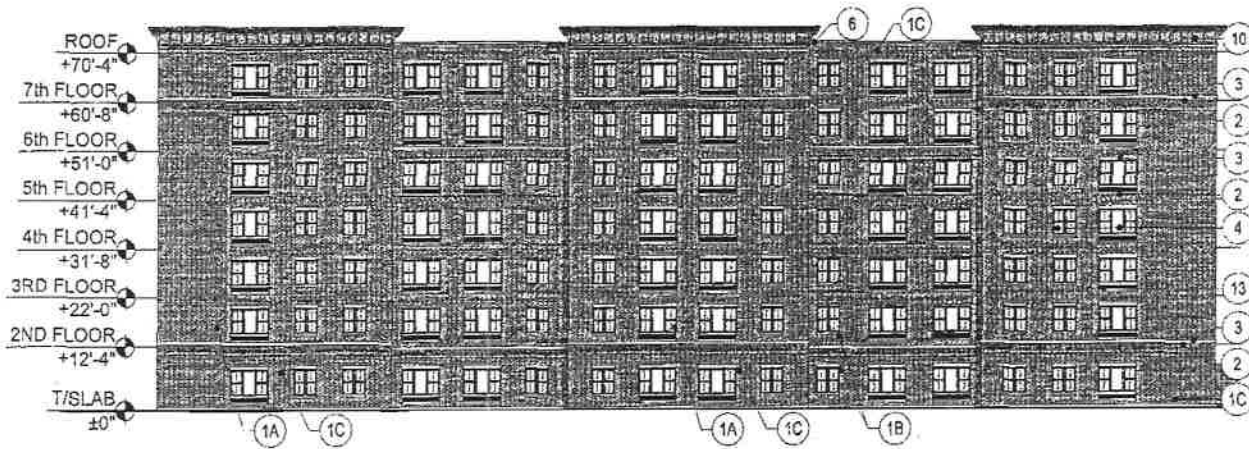
APPLICANT: Montclare Englewood, LLC

PLAN COMMISSION DATE: March 16, 2017

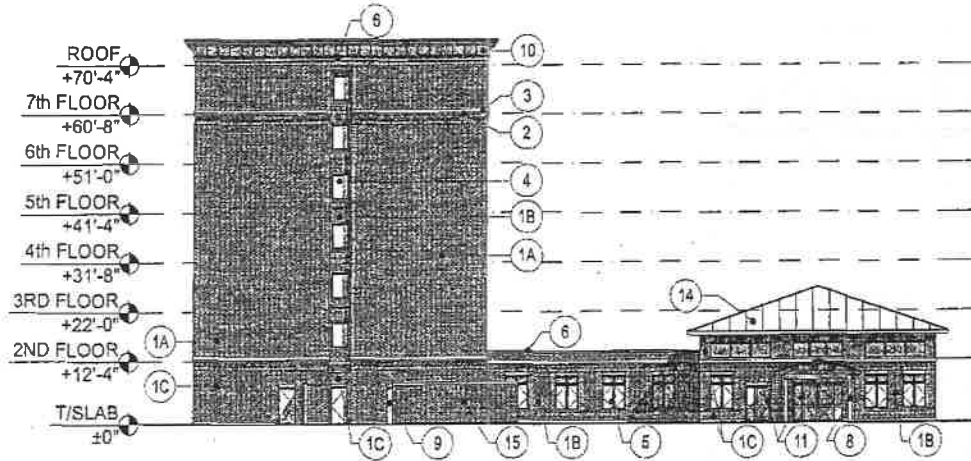
DRAWING: LANDSCAPE PLAN

SCALE: N.T.S.

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1 EAST ELEVATION



2 NORTH ELEVATION

ELEVATION MATERIAL KEY	
1A.	FACE BRICK #1 - 3 5/8"(H) X 3 5/8"(D) X 11 5/8"(L) - COLOR BY ARCH
1B.	FACE BRICK #2 - 3 5/8"(H) X 3 5/8"(D) X 11 5/8"(L) - COLOR BY ARCH
1C.	FACE BRICK #3 - 3 5/8"(H) X 3 5/8"(D) X 11 5/8"(L) - COLOR BY ARCH.
2.	3 5/8"(H) X 1'-11"(L) CAST STONE SILL/TRIM - SMOOTH FINISH - COLOR BY ARCH.
3.	7 5/8"(H) X 1'-11"(L) CAST STONE HEAD/TRIM - SMOOTH FINISH - COLOR BY ARCH.
4.	PRE-FINISHED FIBERGLASS WINDOW UNIT, TYP.
5.	PRE-FINISHED ALUMINUM STOREFRONT WINDOW SYSTEM
6.	PRE-FINISHED ALUMINUM COPING, TYP.
7.	PRE-FINISHED ALUMINUM TRIM ON STRUCTURAL STEEL ENTRANCE CANOPY
8.	PRE-FINISHED COLUMN COVER WCAP & BASE - COLOR BY ARCH.
9.	PAINTED METAL DOOR & FRAME, TYP.
10.	PRE-FINISHED FIBERGLASS CORNICE, TYP.
11.	PRE-FINISHED ALUMINUM STOREFRONT DOOR, TYP.
12.	NOT USED
13.	PRE-FINISHED ARCHITECTURAL LOUVER, TYP.
14.	PRE-FINISHED STANDING SEAM ALUMINUM ROOFING SYSTEM
15.	8'-0"(H) MASONRY TRASH & GENERATOR ENCLOSURE WALL

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Montclare Senior Residences of Englewood

ADDRESS: 6314-6358 S. Green St.
Chicago, IL 60621

DRAWING:
NORTH & EAST ELEVATION

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401 WEST SUPERIOR ST., SUITE #400 CHICAGO, ILLINOIS 60654
PHONE: 312.642.6587 FAX: 312.642.4189 WWW.WJARCHITECTURE.COM

APPLICANT: Montclare Englewood, LLC

PLAN COMMISSION DATE: March 16, 2017

SCALE: N.T.S.

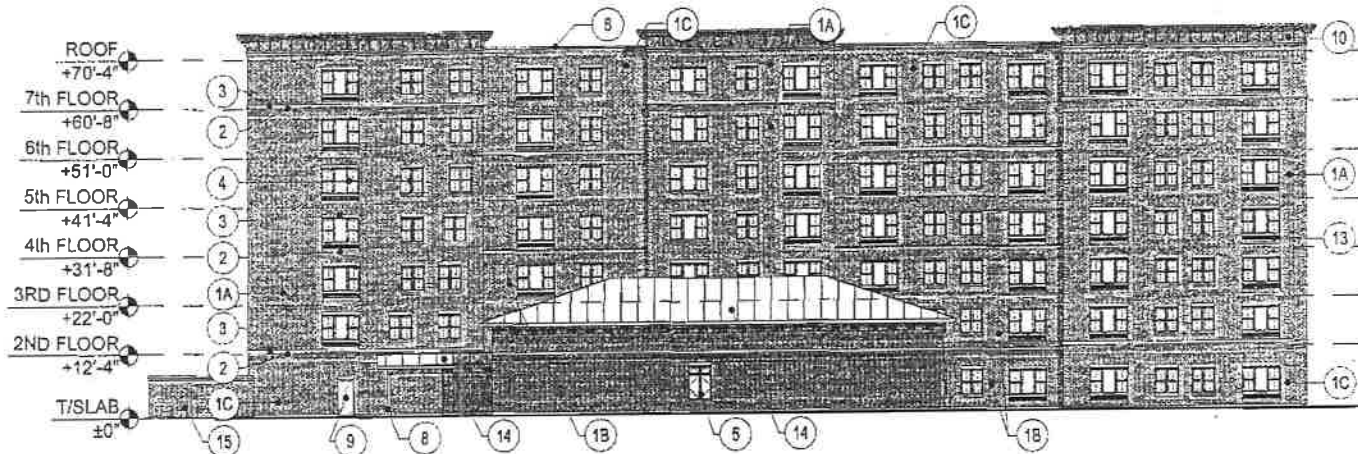
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3/29/2017

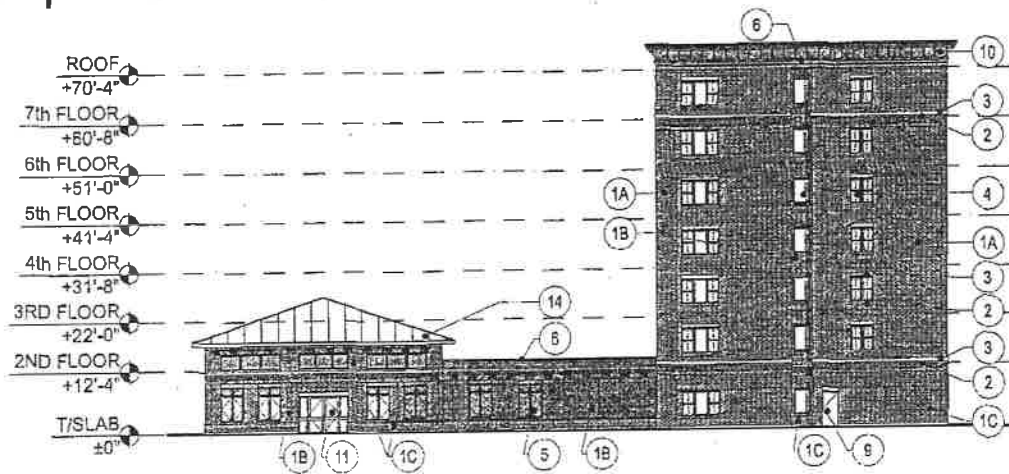
REPORTS OF COMMITTEES

FINAL FOR PUBLICATION

45527



1 WEST ELEVATION



2 SOUTH ELEVATION

ELEVATION MATERIAL KEY	
1A.	FACE BRICK #1 - 3 5/8"(H) X 3 5/8"(D) X 11 5/8"(L) - COLOR BY ARCH
1B.	FACE BRICK #2 - 3 5/8"(H) X 3 5/8"(D) X 11 5/8"(L) - COLOR BY ARCH
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Montclare Senior Residences of Englewood
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 PHONE: 312.642.5687 FAX: 312.642.4189 WWW.WJARCHITECTURE.COM

ADDRESS: 6314-6358 S. Green St.
 Chicago, IL 60621
 APPLICANT: Montclare Englewood, LLC
 PLAN COMMISSION DATE: March 16, 2017

DRAWING:
 SOUTH & WEST ELEVATIONS
 SCALE: N.T.S.
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