

PD 1382

Table of Contents

07/26/2017 PD Adoption **2**
 Ordinance 2
 Statements 2
 Bulk Table 7
 Exhibits 8

Reclassification Of Area Shown On Map No. 5-1.
(As Amended)
(Application No. 19100)
(Common Address: 2025 -- 2037 N. Milwaukee Ave. And
2018 -- 2030 N. Campbell Ave.)

RBPD 1382

[SO2017-150]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map Number 5-1 in the area bounded by:

beginning at the alley next northeast of North Milwaukee Avenue; North Campbell Avenue; North Milwaukee Avenue; a line 164.89 feet northeasterly of the intersection of North Milwaukee Avenue and North Campbell Avenue, as measured at the northeasterly right-of-way line of North Milwaukee Avenue and perpendicular thereto; a line 75.21 feet northeast of and parallel to North Milwaukee Avenue; and a line 165.18 feet northeasterly of the intersection of North Milwaukee Avenue and North Campbell Avenue, as measured at the northeasterly right-of-way line of North Milwaukee Avenue and perpendicular thereto (running northeast to the point of beginning),

to those of a B3-5 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-5 Community Shopping District symbols and indications within the area hereinabove described to the designation of Residential-Business Planned Development Number 1382, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

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

Residential-Business Planned Development No. 1382

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1382 (the "Planned Development") consists of approximately thirteen thousand nine hundred and eighty-seven (13,987) square feet (point thirty-two hundredths) 0.32 acre of property which is depicted on the attached

Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, "Metropolitan Housing Development Corp."

2. 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, alleys or 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, assignees or grantees and approval by the City Council. 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 by 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.

3. 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 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 Chicago Zoning Ordinance.
4. This plan of development consists of seventeen (17) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; Site Plan and Green Roof Plan; Building Elevations; and Floor Plans prepared by CSA Partners, Ltd. and dated July 20, 2017 and Affordable Housing Profile Form 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 allowed in the area delineated herein as a Residential-Business Planned Development: a total of 88 residential dwellings at grade and

above; retail, office and service use, accessory uses, and off-street parking and loading.

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 ("DPD"). Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height of any measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the (FAA) Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 13,987 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 Plan and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan 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 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 modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
12. 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 ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
13. The Applicant will comply with Rules and Regulations for the Maintenance of Stock-piles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to

Section 13-32-125 of the Municipal Code of Chicago or any other provision of that code.

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 shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges and agrees that the rezoning of the Property from B3-1 Community Shopping District to a B3-5 Community Shopping District and then to this Planned Development triggers the requirement of Section 2-45-115 of the Municipal Code of Chicago (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 with the Commissioner of the Department of Planning and Development's (DPD) approval, 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 or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area, within the meaning of the ARO, and the project has a total of 88 units. As a result, the Applicant's affordable housing obligation is nine affordable units (10 percent of the 88 units rounded up), of which two are Required Units (25 percent of nine, rounded down). Applicant has agreed to satisfy its affordable housing obligation by providing forty (40) on-site units in the rental/for sale building and has also entered into an agreement with the Chicago Housing Authority (CHA) to provide forty-eight (48) on-site affordable units in the Planned Development. The Applicant agrees that the affordable rental/for sale units must be affordable to households no more than 60 percent of the Chicago Primary 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 submit an Affordable Housing Profile Form to DPD for review and approval; 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 make the required cash payment and/or 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 thus 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 Number 15, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any 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. The Applicant acknowledges the City's ongoing and evolving initiatives to enhance awareness of, and support and encourage participation by, Minority and Women's Business Enterprise certified contractors and local city residents. To assist the City in promoting such MBE, WBE and local city resident involvement, the Applicant has already provided the Department of Planning and Development with any preliminary outreach plans designed to elicit MBE, WBE and local city resident participation, such submission may include copies of certified letters, and receipts of such, sent to MBE/WBE contractors associations and the ward office of the alderman in which this project is proposed to be located. In conjunction with the Applicant's submission for Part II permit reviews, the Applicant will provide DPD, and upon request, the full Plan Commission, with all responses to any preliminary outreach plans and certified letters, updates on any associated communications or meetings and anticipated percentages of MBE, WBE and local city resident participation. Prior to issuance of their Certificate of Occupancy, the Applicant will provide DPD with their actual level of MBE and WBE certified contractor and local resident participation. All such details will be provided in a form acceptable to the Zoning Administrator or Commissioner of the Department of Planning and Development.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of Planning and Development shall initiate a zoning map amendment to rezone the Property to a B3-5 Community Shopping District.

[Existing Zoning Map; Existing Land-Use Map; Property Line Development Boundary; Site Plan and Green Roof Plan; First, Mezzanine, Second, Third, Fourth, Fifth, Sixth, and Seventh Floor Plans; West and East Building Elevations; Northwest Parking Elevation; and Alley Elevation referred to in these Plan of Development Statements printed on pages 53828 through 53840 of this *Journal*.]

[Affordable Housing Profile Form referred to in these Plan of Development Statements unavailable at time of printing.]

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




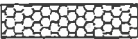
Residential-Business Planned Development No. 1382

Bulk Regulations And Data Table.

Gross Site Area:	26,299 square feet
Area of Public Right-of-Way:	12,312 square feet
Net Site Area:	13,987 square feet
Permitted Floor Area Ratio:	5.0
Maximum Number of Residential Dwelling Units:	88 units
Number of Off-Street Parking Spaces to be provided:	18 total parking spaces
Minimum Number of Bicycle Parking Spaces:	60 bicycle parking spaces
Minimum Off-Street Loading Spaces:	One (1) space at 10 feet by 25 feet
Setbacks from Property Line:	In substantial compliance with the attached Site Plan
Maximum Building Height:	79 feet, 10 inches in height as measured by the Chicago Zoning Ordinance

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
EXISTING LAND USE MAP

LANDUSE MAP
EQUIVALENT AREA TO
ZONING MAP
SITE BOUND IN BOLD LINE

-  SINGLE & MULTI-FAMILY RESIDENTIAL
-  SINGLE & MULTI-FAMILY RESIDENTIAL
-  COMMERCIAL
-  CIVIC & INSTITUTIONAL

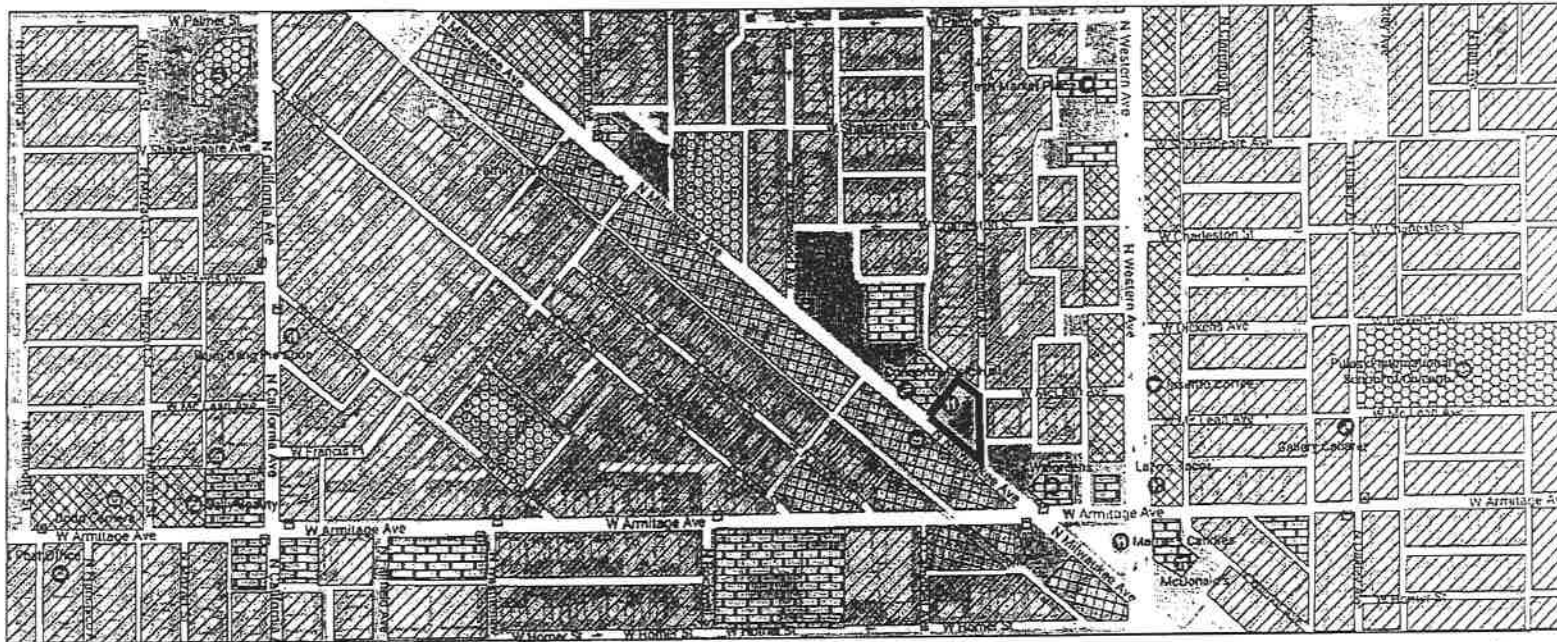


EXHIBIT-03
SCALE: N.T.S

CSA Partners Ltd.
Chicago & Mumbai

John Pennycuff Apartments at Castillo Plaza

APPLICANT: METROPOLITAN HOUSING DEVELOPMENT CORP.
ADDRESS: 2025-2037 NORTH MILWAUKEE AVE.
DATE: July 20th 2017
PLAN COMMISSION: 19100



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53829

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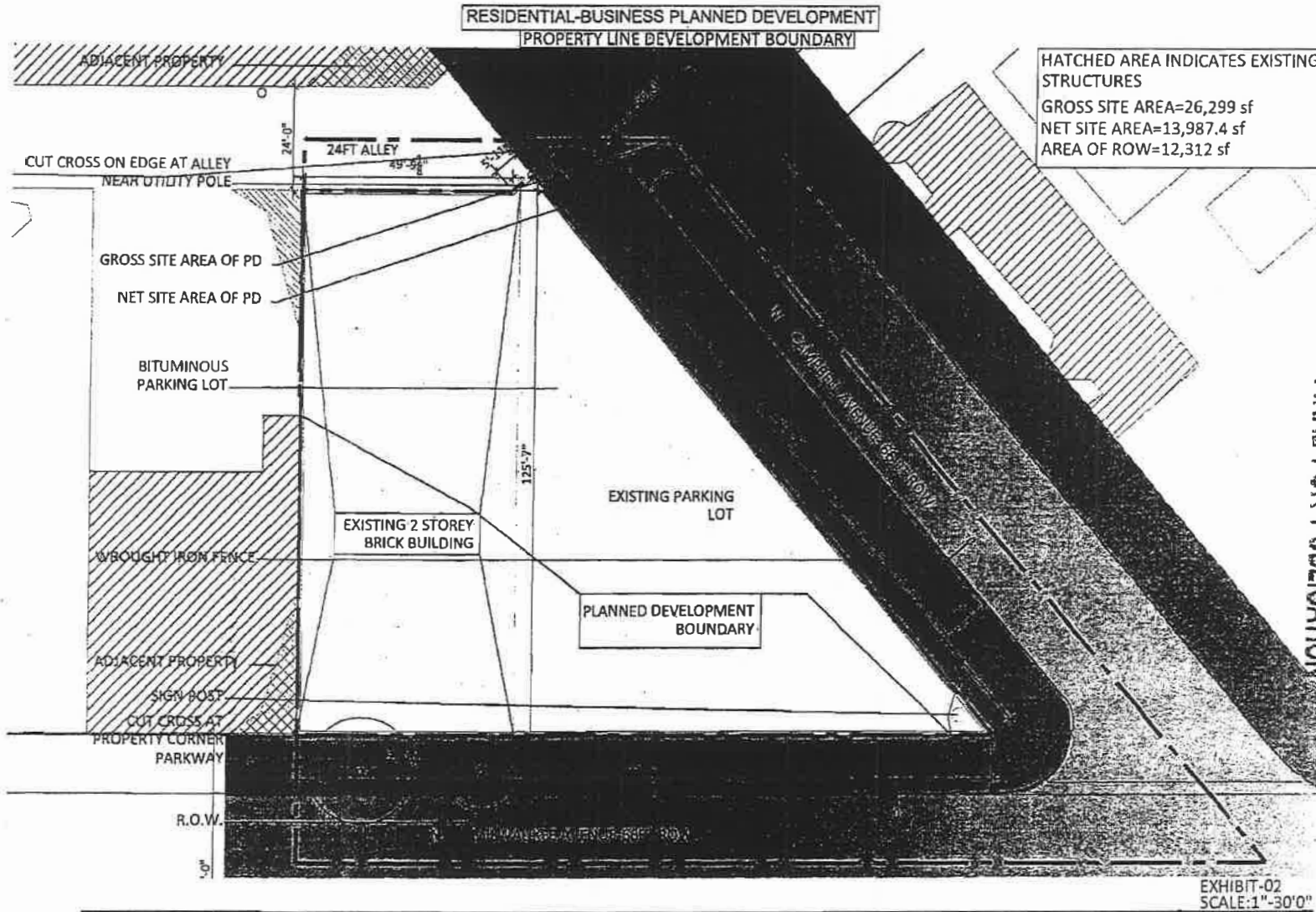


EXHIBIT-02
SCALE:1"=30'0"

CSA Partners Ltd.
Chicago & Mumbai

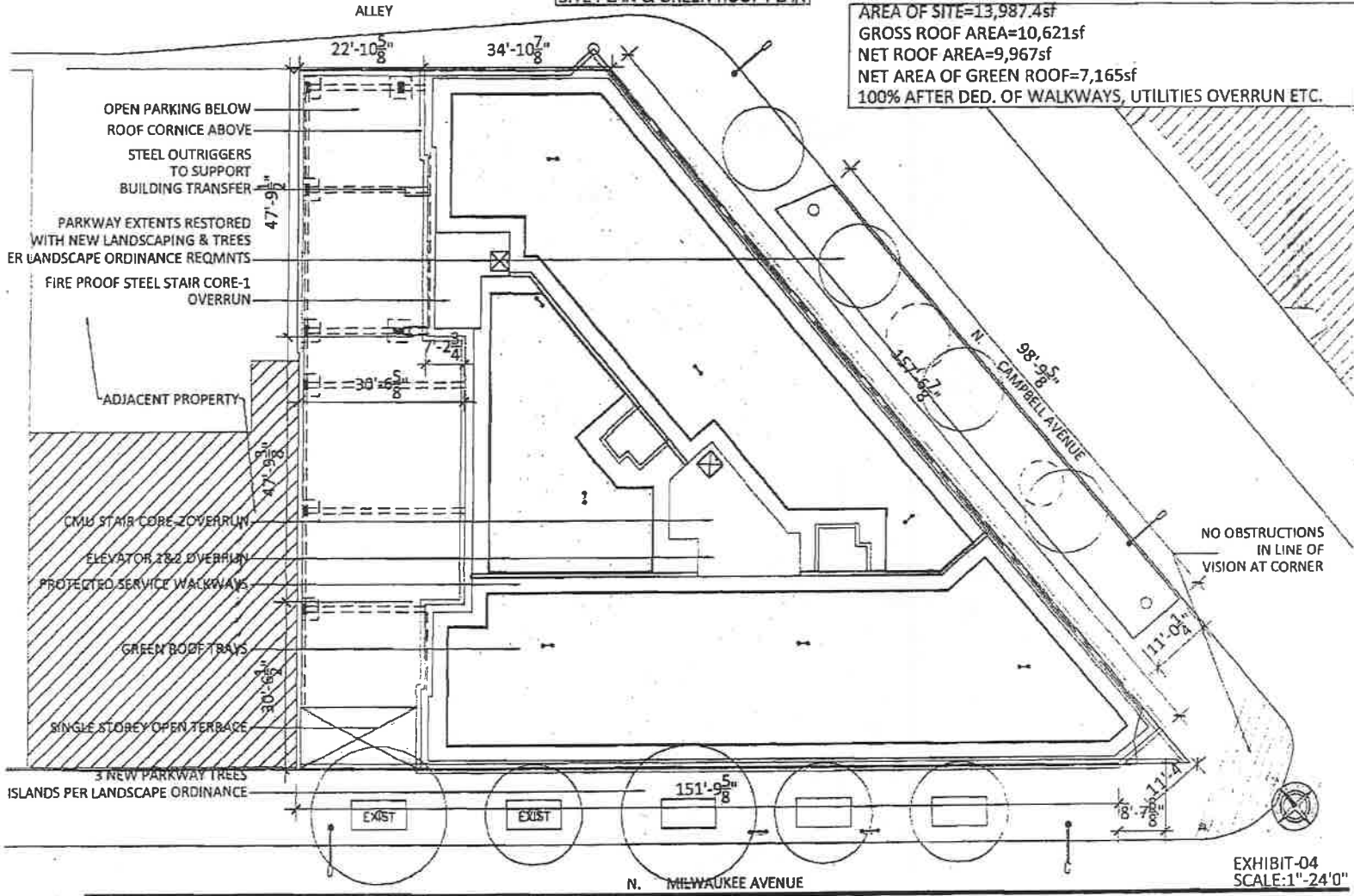
John Pennycuff Apartments at Castillo Plaza

APPLICANT: METROPOLITAN HOUSING DEVELOPMENT CORP.
ADDRESS: 2025-2037 NORTH MILWAUKEE AVE.
DATE: July 20th 2017
PLAN COMMISSION: 19100



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
 SITE PLAN & GREEN ROOF PLAN

AREA OF SITE=13,987.4sf
 GROSS ROOF AREA=10,621sf
 NET ROOF AREA=9,967sf
 NET AREA OF GREEN ROOF=7,165sf
 100% AFTER DED. OF WALKWAYS, UTILITIES OVERRUN ETC.



OPEN PARKING BELOW
 ROOF CORNICE ABOVE
 STEEL OUTRIGGERS
 TO SUPPORT
 BUILDING TRANSFER
 PARKWAY EXTENTS RESTORED
 WITH NEW LANDSCAPING & TREES
 PER LANDSCAPE ORDINANCE REQMNTS
 FIRE PROOF STEEL STAIR CORE-1
 OVERRUN
 ADJACENT PROPERTY
 CMU STAIR CORE OVERRUN
 ELEVATOR 232 OVERRUN
 PROTECTED SERVICE WALKWAYS
 GREEN ROOF TRAYS
 SINGLE STOREY OPEN TERRACE
 3 NEW PARKWAY TREES
 ISLANDS PER LANDSCAPE ORDINANCE

NO OBSTRUCTIONS
 IN LINE OF
 VISION AT CORNER

EXHIBIT-04
 SCALE:1"=24'0"

CSA Partners Ltd.
 Chicago & Mumbai

John Pennycuff Apartments at Castillo Plaza

APPLICANT: METROPOLITAN HOUSING DEVELOPMENT CORP.
 ADDRESS: 2025-2037 NORTH MILWAUKEE AVE.
 DATE: July 20th 2017
 PLAN COMMISSION: 19100

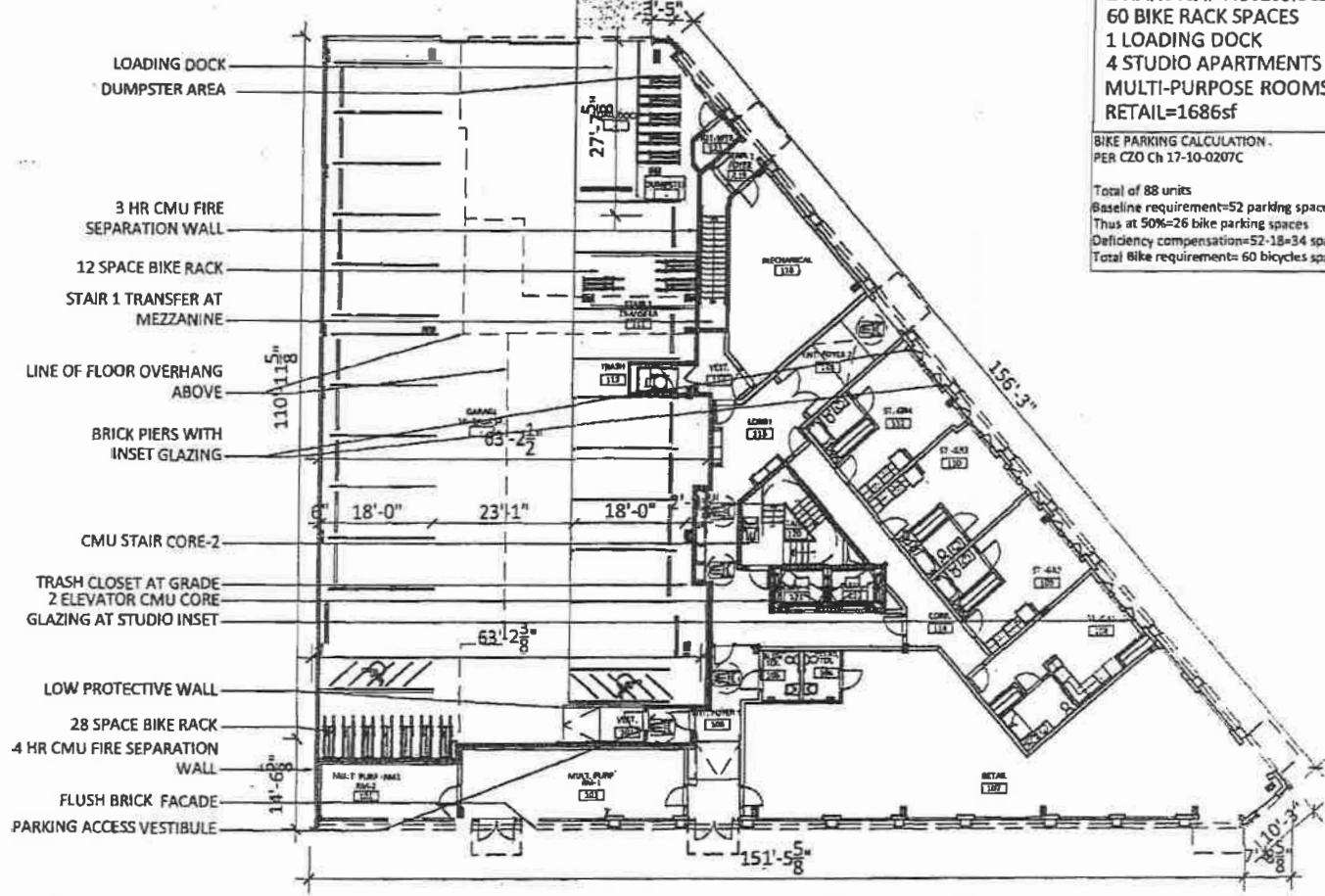
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53831

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
FIRST FLOOR PLAN



AREA OF GROUND FLOOR=6,980sf
 16 STANDARD PARKING SPACES
 2 HANDICAP ACCESSIBLE PARKING SPACES
 60 BIKE RACK SPACES
 1 LOADING DOCK
 4 STUDIO APARTMENTS
 MULTI-PURPOSE ROOMS=705sf
 RETAIL=1686sf

BIKE PARKING CALCULATION
 PER CZO Ch 17-10-0207C

Total of 88 units
 Baseline requirement=52 parking spaces
 Thus at 50%=26 bike parking spaces
 Deficiency compensation=52-26=34 spaces
 Total Bike requirement= 60 bicycles spaces

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EXHIBIT-05
 SCALE:1"=24'0"

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 Chicago & Mumbai

John Pennycuff Apartments at Castillo Plaza

APPLICANT: METROPOLITAN HOUSING DEVELOPMENT CORP.
 ADDRESS: 2025-2037 NORTH MILWAUKEE AVE.
 DATE: July 20th 2017
 PLAN COMMISSION: 19100

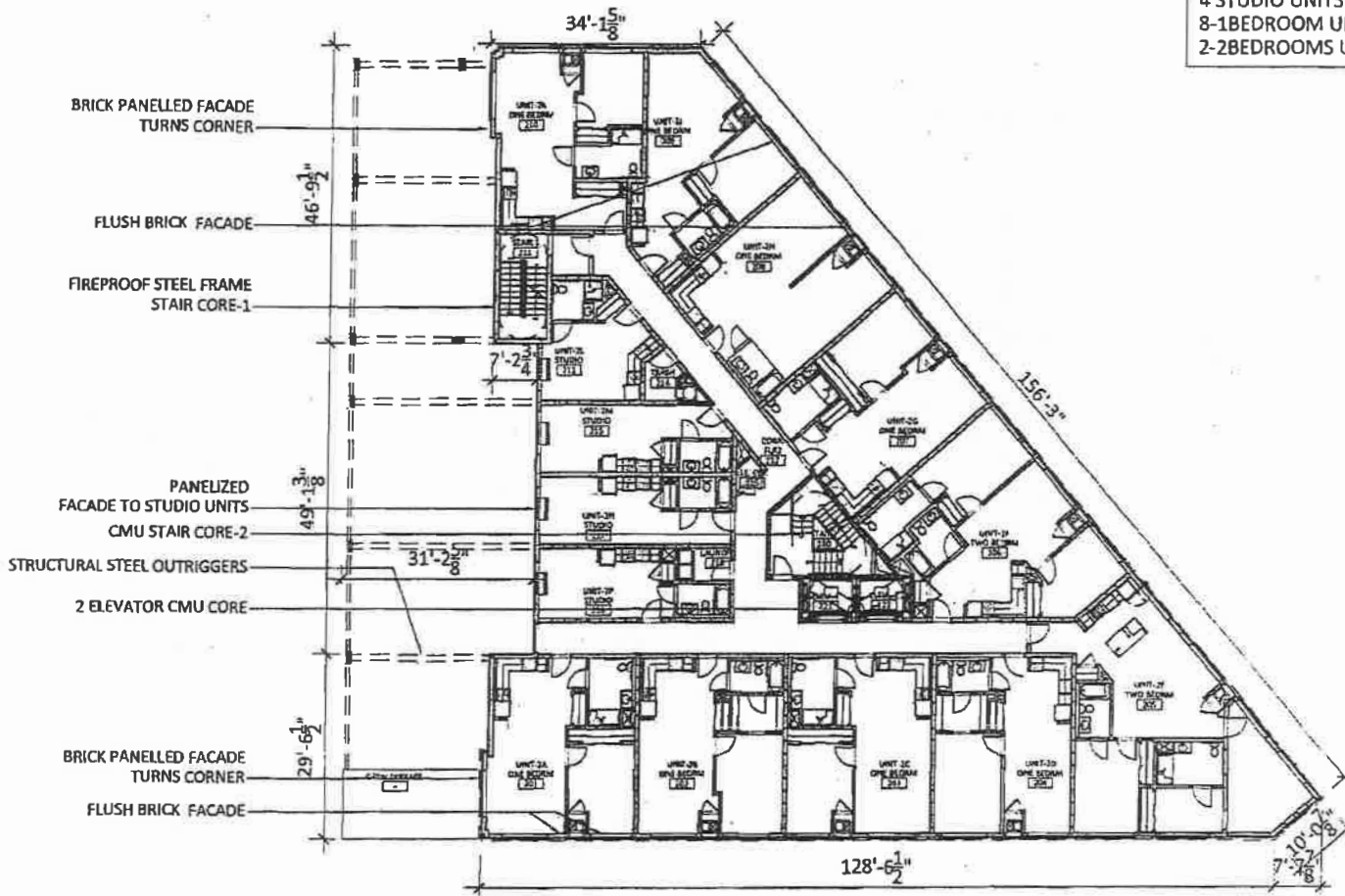
53832

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7/26/2017

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
SECOND FLOOR PLAN

AREA OF SECOND FLOOR=10,551sf
UNIT SUMMARY PER FLOOR
4 STUDIO UNITS
8-1BEDROOM UNITS
2-2BEDROOMS UNITS



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EXHIBIT-07
SCALE:1"=24'0"

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John Pennycuff Apartments at Castillo Plaza

APPLICANT: METROPOLITAN HOUSING DEVELOPMENT CORP.
ADDRESS: 2025-2037 NORTH MILWAUKEE AVE.
DATE: July 20th 2017
PLAN COMMISSION: 19100



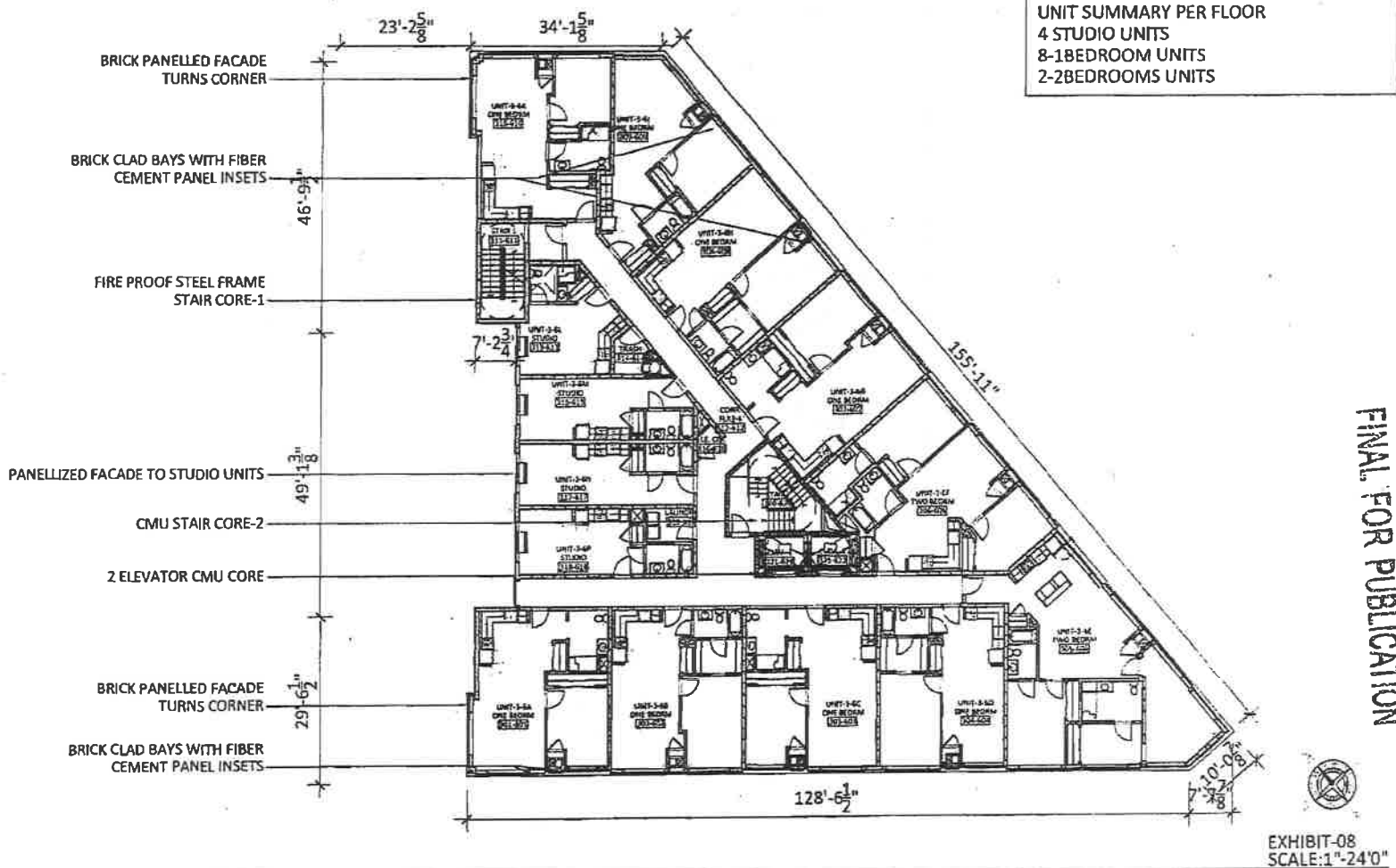
53834

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
THIRD TO SIXTH FLOOR PLAN

AREA OF THIRD TO SIXTH FLOOR=10,493sf
CUMULATIVE FOR ALL FLOORS=41,972sf
UNIT SUMMARY PER FLOOR
4 STUDIO UNITS
8-1BEDROOM UNITS
2-2BEDROOMS UNITS



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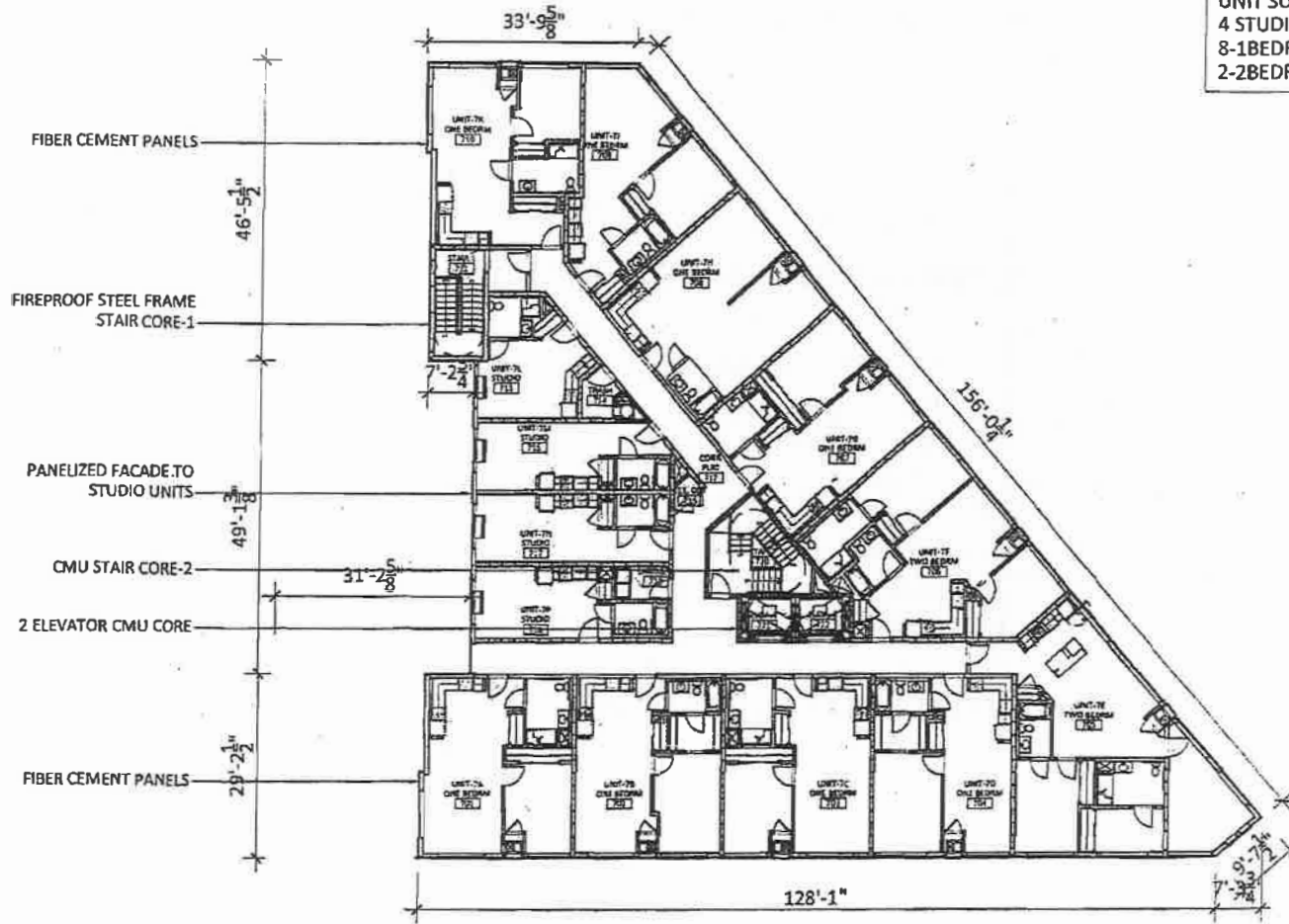
APPLICANT: METROPOLITAN HOUSING DEVELOPMENT CORP.
ADDRESS: 2025-2037 NORTH MILWAUKEE AVE.
DATE: July 20th 2017
PLAN COMMISSION: 19100



53835

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
SEVENTH FLOOR PLAN

AREA OF SEVENTH FLOOR=10,433sf
UNIT SUMMARY PER FLOOR
4 STUDIO UNITS
8-1BEDROOM UNITS
2-2BEDROOMS UNITS



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EXHIBIT-09
SCALE: 1"=24'0"

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John Pennycuff Apartments at Castillo Plaza

APPLICANT: METROPOLITAN HOUSING DEVELOPMENT CORP.
ADDRESS: 2025-2037 NORTH MILWAUKEE AVE.
DATE: July 20th 2017
PLAN COMMISSION: 19100



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
 N. CAMPBELL AVENUE-EAST ELEVATION

TYPICAL RETAIL FLOOR= 16'0"ht
 FLOOR 2-6=10'8" ht
 FLOOR 7=10'6"ht

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EXHIBIT-11
 SCALE: 1"=24'0"

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John Pennycuff Apartments at Castillo Plaza

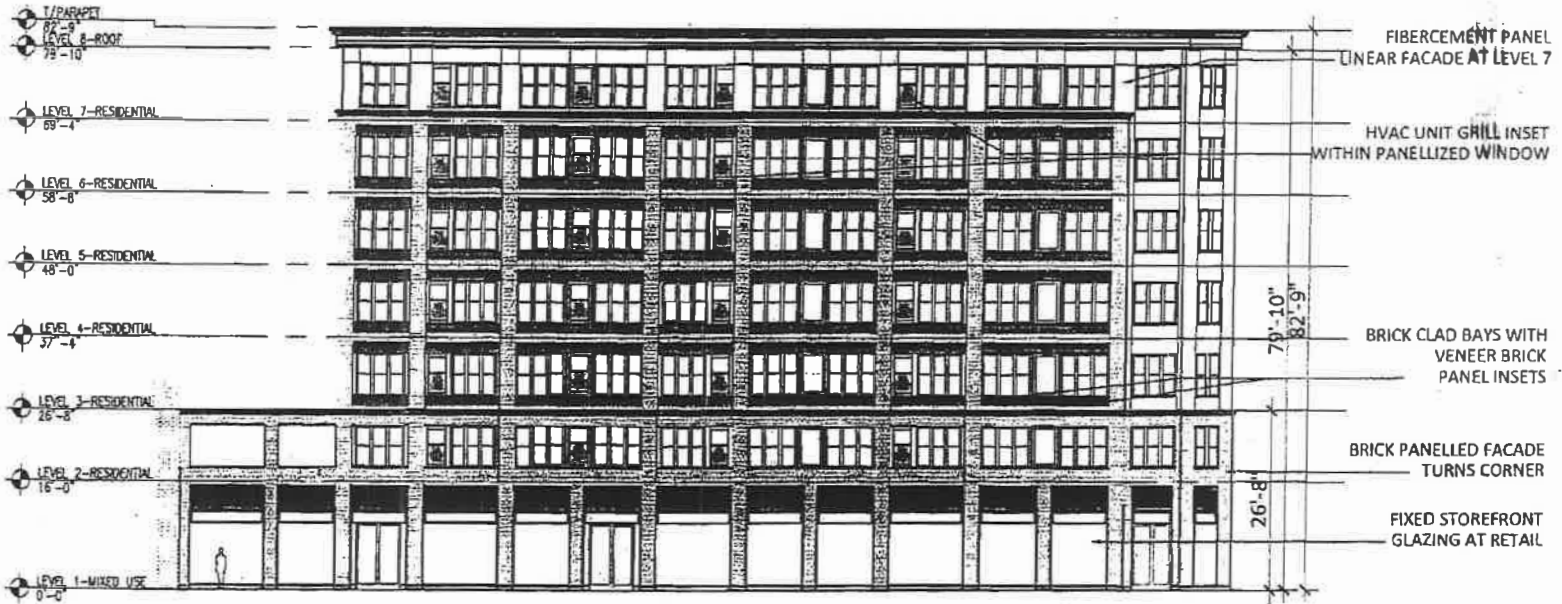
APPLICANT: METROPOLITAN HOUSING DEVELOPMENT CORP.
 ADDRESS: 2025-2037 NORTH MILWAUKEE AVE.
 DATE: July 20th 2017
 PLAN COMMISSION: 19100



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
 N. MILWAUKEE AVENUE-WEST ELEVATION

TYPICAL RETAIL FLOOR= 16'0"ht
 FLOOR 2-6=10'8" ht
 FLOOR 7=10'6"ht

53838



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EXHIBIT-10
 SCALE: 1"=24'

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John Pennycuff Apartments at Castillo Plaza

APPLICANT: METROPOLITAN HOUSING DEVELOPMENT CORP.
 ADDRESS: 2025-2037 NORTH MILWAUKEE AVE.
 DATE: July 20th 2017
 PLAN COMMISSION: 19100

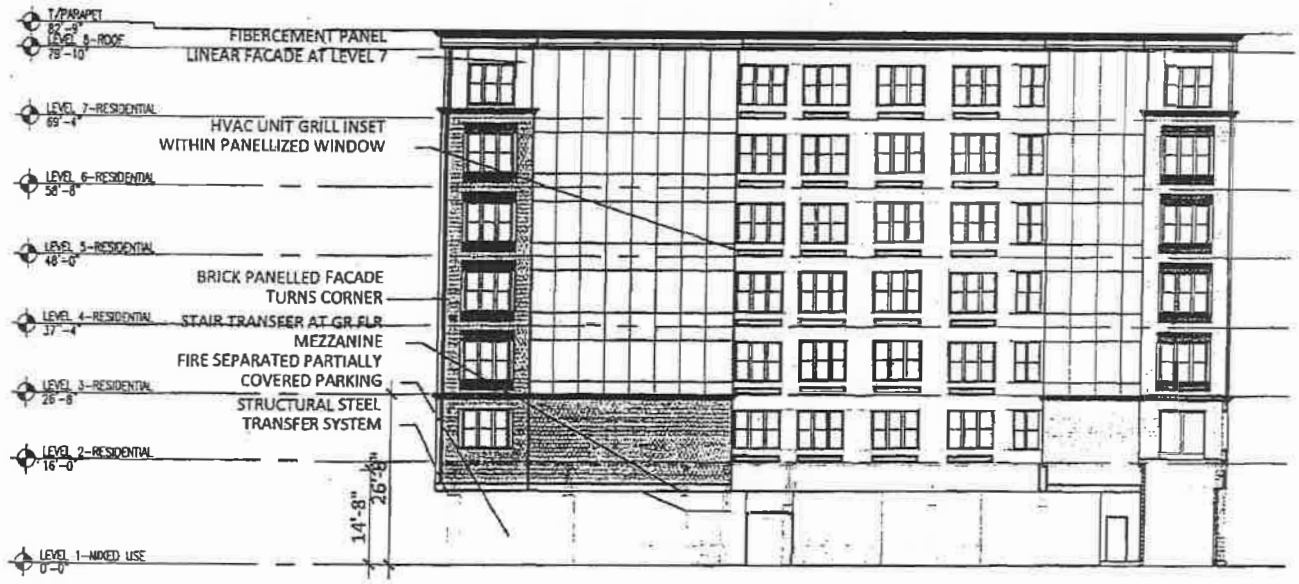


RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
 NORTH-WEST PARKING ELEVATION

TYPICAL RETAIL FLOOR= 16'0"ht
 FLOOR2-6=10'8" ht
 FLOOR 7=10'6"ht

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PARKING ELEVATION (NORTH-WEST)

EXHIBIT-12
 SCALE:1"=24'

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John Pennycuff Apartments at Castillo Plaza

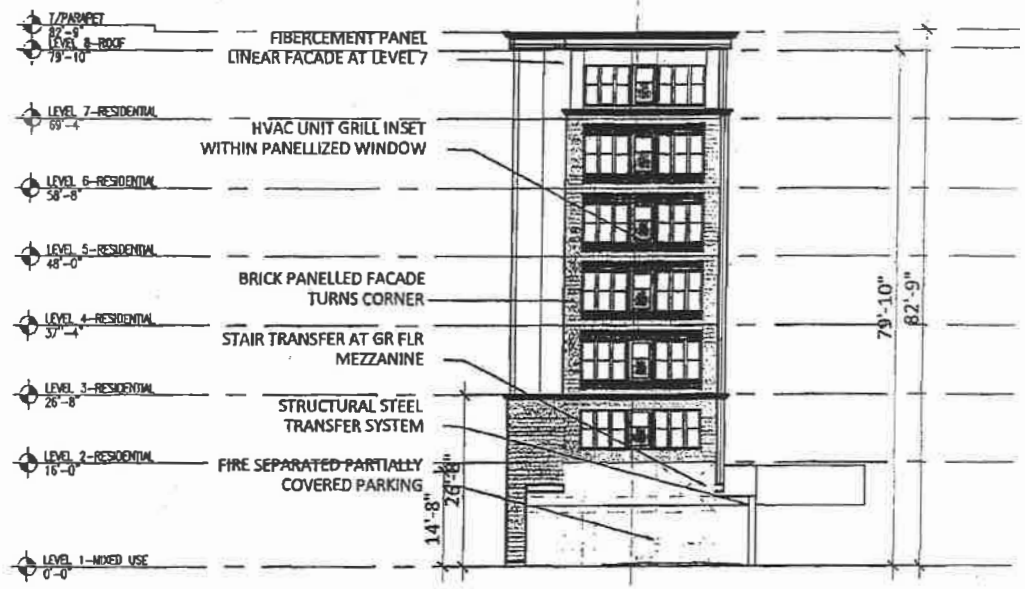
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 ADDRESS: 2025-2037 NORTH MILWAUKEE AVE.
 DATE: July 20th 2017
 PLAN COMMISSION: 191.00



53839

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
ALLEY ELEVATION

TYPICAL RETAIL FLOOR= 16'0"ht
FLOOR 2-6=10'8" ht
FLOOR 7=10'6"ht



ALLEY ELEVATION (NORTH)

ALLEY ELEVATION

EXHIBIT-13
SCALE: 1"=24'

CSA Partners Ltd.
Chicago & Mumbai

John Pennycuff Apartments at Castillo Plaza

APPLICANT: METROPOLITAN HOUSING DEVELOPMENT CORP.
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53840

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7/26/2017