

PD 1412

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to those of a B3-3 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

—

Reclassification Of Area Shown On Map No. 22-C.
(As Amended)
(Application No. 22602)
(Common Address: 9329 -- 9429 S. Stony Island Ave.)

RPD 1412, 09
[SO2024-0014029]

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 Planned Development Number 1412 symbols and indications as shown on Map Number 22-C in the area bounded by:

a line 577.22 feet north of the north line of the Chicago and Western Indiana Railroad; the west line of the public alley next east of South Stony Island Avenue; a line that is the southerly extension of the west line of the public alley next east of South Stony Island Avenue; the north line of the Chicago and Western Indiana Railroad; and South Stony Island Avenue,

to those of Planned Development Number 1412, as amended, 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 2. 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:

Amended Planned Development No. 1412.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1412 ("Planned Development") consists of approximately 240,150 square feet of net site area which is

depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Subarea A is owned or controlled by the Applicant, Montclare Calumet Heights, LLC, an Illinois limited liability company; Subarea B is owned or controlled by American Antwan Land LLC, an Illinois limited liability company; and Subarea C is owned or controlled by PCS Land Acquisition, LLC, an Illinois limited liability company and CH Land Acquisition, 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. Provided, however, because this Planned Development is delineated into subareas, each having its own bulk and density standards, or similar subarea specific development controls or requirements, the owners of or designated controlling party for each subarea may seek amendments, changes, or modifications for that subarea without the consent of the owners or designated controlling party of the other subareas. 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 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of eighteen (18) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Pedestrian Vehicular Routes Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Site Plan; a Landscape Plan; an Elevation East; an Elevation West; an Elevation North; and Elevation South, prepared by Worn Jerabek Architects submitted with the original P.D. Number 1412; Site Plan Approval for Subarea B dated February 6, 2020; and Site Plan -- Subarea C, Landscape Plan -- Subarea C, Elevations -- Subarea C West and South, Elevations -- Subarea C East and North Elevations prepared by MRV Architects, Inc, and dated March 20, 2025. 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 Chicago 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. In each of the following subareas, the following uses shall be permitted in this Planned Development:

Subarea A:

elderly housing; wireless communication facilities (co-located), accessory parking and accessory uses.

Subareas B and C:

cultural exhibits and libraries; day care; postal service; public safety services; animal services, sales and grooming (excluding kenneling); artist work or sales space; business equipment sales and service; restaurants (limited and general); outdoor patio (if located at grade level); bank, savings bank, savings and loan association, and credit union (excluding drive-throughs); automated teller machine facility (walk-up only); food and beverage retail sales (liquor sales only as an accessory use); medical service; office; personal service, including hair salon, nail salon or barbershop; repair or laundry service, consumer, including dry-cleaning drop-off or pick-up (no on-premises plant) and coin-operated laundromat; retail sales, general; manufacturing, production and industrial services, limited (catering and shared kitchen only); wireless communication facilities (co-located); accessory parking and accessory uses. In addition, a drive-through facility is permitted in Subarea C.

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 Chicago 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 and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 240,150 square feet.
9. Upon review and determination, "Part II review", pursuant to Section 17-13-0610, 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 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, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A 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 maximizes the preservation of 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. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subarea(s) B and C, the Applicant shall submit a site plan, landscape plan and building elevations for the specific subarea(s) for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Applicant shall also include a site plan for that area of the Property

which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II approval for Subarea B or C, respectively, shall be granted until Site Plan approval has been granted for such subarea. Following approval by DPD, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

After approval of a Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s);
- statistical information applicable to the subject subarea, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks; and
- an updated traffic study.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the P.D.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof),

and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. The Applicant acknowledges and agrees that the rezoning of the Property from RS2 Residential Single-Unit (Detached House) District, B3-2 Community Shopping District and C1-2 Neighborhood Commercial District to B3-3 Community Shopping District, and then to this Planned Development, and the receipt of financial assistance from the City in the form of TIF and other funding trigger 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 20 percent of the housing units in the residential housing project (the "Required Units") as affordable units; (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, and that projects that receive financial assistance from TIF funds must provide one-half of the "Required Units" to be affordable to households earning up to sixty percent (60%) of the area median income and one-half of the Required Units to be affordable to households earning up to fifty percent (50%) of the area median income. The Property is located in a "low-moderate income area" within the meaning of the ARO; the project has a total of 134 units; and the project will receive TIF funds from the City. As a result, the Applicant's affordable housing obligation is 27 affordable units (20 percent of 134 units rounded up), 7 of which are Required Units (25 percent of 27). The Applicant agrees that 13 of the affordable rental units must be

* Editor's note: Numbering sequence error; (i) missing in original document

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; and 14 of the affordable rental units must be affordable to households earning no more than 50 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 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 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 17, 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.

18. This Planned Development shall be governed by Section 17-13-0612. 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 B3-3 (Community Shopping District).

[Zoning Map -- Subarea C; Site Plan -- Subarea C; Color Landscape Plan -- Subarea C; and North, South, East and West Building Elevations -- Subarea C referred to in these Plan of Development Statements printed on pages 27102 through 27106 of this *Journal*.]

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

*Residential Planned Development No. 1412, As Amended.**Bulk Regulations And Data Table.*

FINAL FOR PUBLICATION

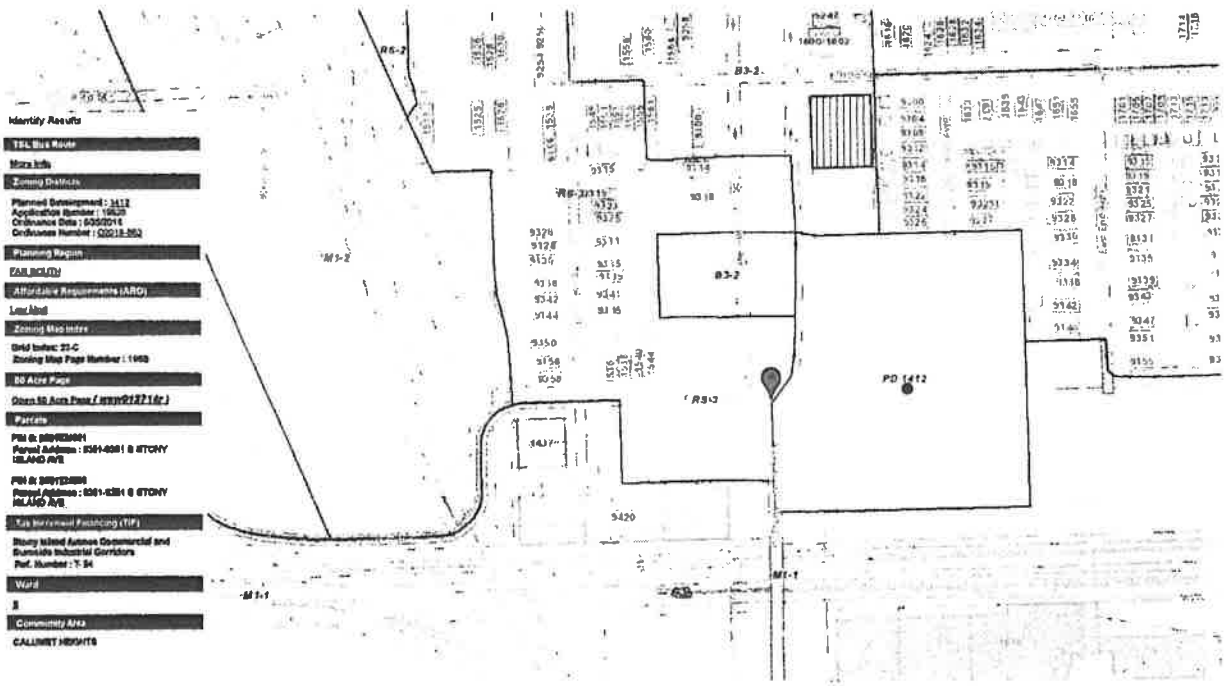
Gross Site Area:	308,093 square feet (7.073 acres)
Area Remaining in Public Right of Way	67,943 square feet (1.56 acres)
Net Site Area:	240,150 square feet (5.513 acres)
Sub-Area A:	
Gross Site Area:	167,954 square feet
Net Site Area:	152,677 square feet
Sub-Area B:	
Gross Site Area:	71,973 square feet
Net Site Area:	43,886 square feet
Sub-Area C:	
Gross Site Area:	68,165 square feet
Net Site Area:	43,586 square feet
Maximum Number of Dwelling Units:	134 Dwelling Units (Elderly Housing)
Maximum Number of Dwelling Units in Sub-Area A:	134 Dwelling Units (Elderly Housing)
Maximum Number of Dwelling Units in Sub-Area B:	0 Dwelling Units
Maximum Number of Dwelling Units in Sub-Area C:	0 Dwelling Units

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Maximum Floor Area Ratio for all Sub-Areas:	1.0
Maximum Floor Area Ratio in Sub-Area A:	1.0
Maximum Floor Area Ratio in Sub-Area B:	1.0
Maximum Floor Area Ratio in Sub-Area C:	1.0
Minimum Number of Off-Street Total Parking Spaces:	
Minimum Number of Off-Street Parking Spaces in Sub-Area A:	94 Spaces
Minimum Number of Off-Street Parking Spaces in Sub-Area B:	53 Spaces
Minimum Number of Off-Street Parking Spaces in Sub-Area C:	27 Spaces
Off-Street Loading Spaces:	
Off-Street Loading Spaces in Sub-Area A:	1 (10' x 25') – In Sub-Area A
Off-Street Loading Spaces in Sub-Area B:	Per the zoning ordinance
Off-Street Loading Spaces in Sub-Area C:	0
Minimum Required Setbacks:	In substantial conformance with the Site Plan
Maximum Building Height of the top floor per Section 17-17-0311 of the Zoning Ordinance:	71'0"
Maximum Building Height to top of elevator overrun:	81'0"

Minimum Bicycle Parking	
Minimum Bicycle Parking in Sub-Area A:	20 Spaces
Minimum Bicycle Parking in Sub-Area B:	22 Spaces
Minimum Bicycle Parking in Sub-Area C:	6 Spaces

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- Identify Results**
- TSL Site Route**
- Site Info**
- Zoning Districts**
- Planned Development: 341E**
Application Number: 19629
Ordinance Date: 03/02/14
Ordinance Number: 0201E-062
- Planning Region**
- PAR (CAD)**
- Affordable Requirements (ARQ)**
- Lot Area**
- Zoning Map Index**
- Site Index: 22-C**
Zoning Map Page Number: 1469
- Site Area Foot**
- Site Area Foot (sqft) (2216r)**
- Parties**
- Pin #: 040020001**
Parcel Address: 9341-9341 S STONY ISLAND AVE
- Pin #: 040020002**
Parcel Address: 9341-9341 S STONY ISLAND AVE
- Site Information Package (SIP)**
- Stony Island Avenue Commercial and Surrounding Industrial Corridor**
Ref. Number: 7-34
- Ward**
- Community Area**
- CALLWANT HEIGHTS**

ZONING MAP - SUB AREA C

SCALE: NTS

Applicant: PCS Land Acquisition, LLC
Address: 9329-9429 South Stony Island Avenue
Introduced: _____, 2025
Plan Commission: _____, 2025



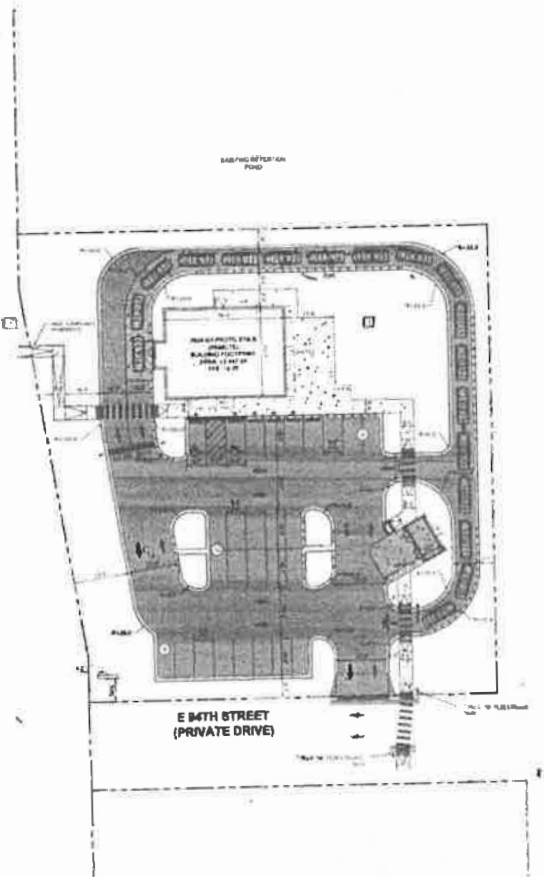
4/16/2025

REPORTS OF COMMITTEES

27103



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SITE PLAN - SUBAREA C

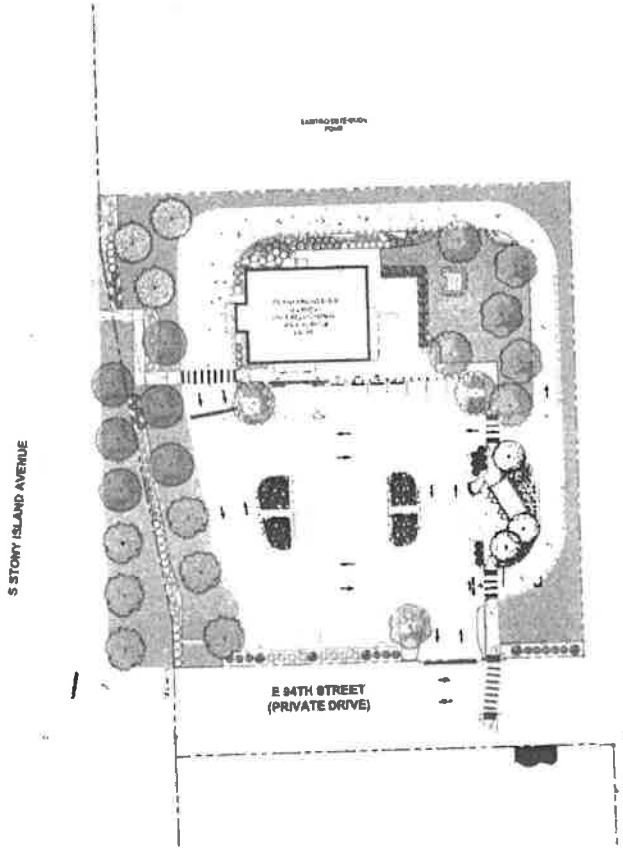
Applicant: PCS Land Acquisition, LLC
Address: 9329-9429 South Stony Island Avenue
Introduced: _____, 2025
Plan Commission: _____, 2025

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PLANT SCHEDULE

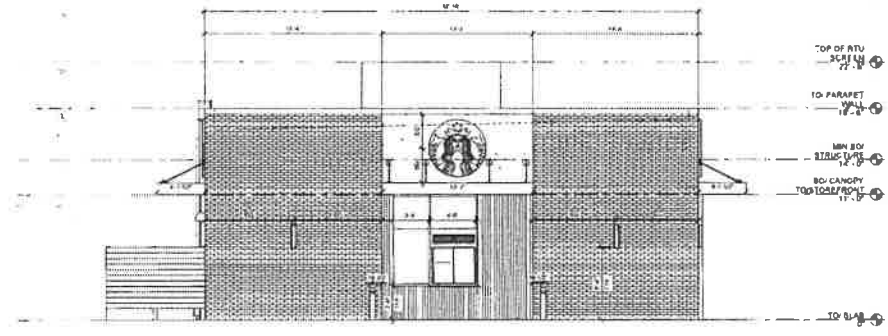
SYMBOL	CODE	BOTANICAL/COMMON NAME
TREES		
	001	CELTIS OCCIDENTALIS / CHOCOLATE / CHOCOLADO HAZELBERRY
	02A	QUERCUS BLUNDEI AUTUMN GOLD / AUTUMN GOLD BROADLEAF TREE
	03T	QUERCUS TRACAETHOS F. NERIAS / THORNLESS HONEY LOCUST
	04A	QUERCUS DUGA ESPRESSO / KENTUCKY COFFEE TREE / ESPRESSO
	04B	QUERCUS BICOLOR / SWAMP WHITE OAK
	02C	TRILIUM DUTCHMAN SHINING WHITE / SHINING WHITE BALD CYPRESS
SHRUBS		
	01M	ANDROMEDA CANADENSIS / BLOSSOM BEAUTY™ BLACK CHERRYBERRY
	02E	CEANOTHUS AMERICANA / NEW JERSEY TEA
	04A	LOHNIS BALSAMICA / GATO / ARCTIC BLOOM BLOOMING DOGWOOD
	04B	DEUTERIUM LINDLEIA / SMART BUSH / HONEY LOCUST
	04C	HYDRANGEA ARBORESCENS / ANNABELLE / ANNABELLE HYDRANGEA
	04D	HYDRANGEA PETERDOLM / SHERBET / ST. JOHN'S WORT
	04E	PAVE ANONITICA / BRIDLEW / BRIDLEW FRAGRANT BURNING
	04F	SPYRUS BETULIFOLIA / BRIDLEW SPYRUS
	04G	SARALIA MEDIA / TANTON / TANTON'S ANGIOCLADIA YEW
GROUND COVER		
	01J	JAMPELIS CHINENSIS / FANWEI / FANWEI ANEMONE
	01K	JAMPELIS CHINENSIS / SEA WHEEL / SEA WHEEL ANEMONE
ORIENTAL GRASS		
	01C	CALLAMAGOSTIS X ACUTIPLOSA / EARL FORESTER / EARL FORESTER FEATHER RYD GRASS
	01A	SELEBRIS AUTUMNALIS / AUTUMN MOOR GRASS
PERENNIAL		
	01D	PARTHENOCISSUS QUINQUEFLOA / VIRGINIA CREEPER
SPERMATOPHYTES		
	01A	EGGPLANT PURPUREA / ALBA / WHITE CONIFLOWER
	01B	HEMERICALLIS X SUMMER WHITE / SUMMER WISE GATLEY
GROUND COVER		
	01M	ROSE MUEZZI
	01N	TURF 500



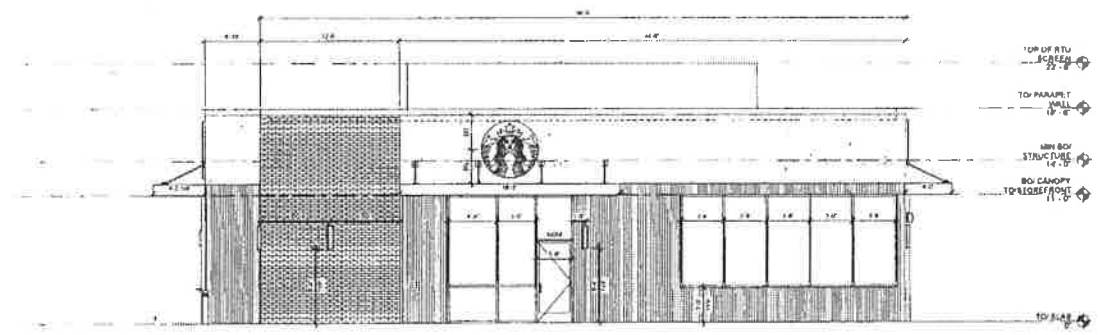
Applicant: PCS Land Acquisition, LLC
 Address: 9329-9429 South Stony Island Avenue
 Introduced: _____, 2025
 Plan Commission: _____, 2025

COLOR LANDSCAPE PLAN - SUBAREA C

FINAL FOR PUBLICATION



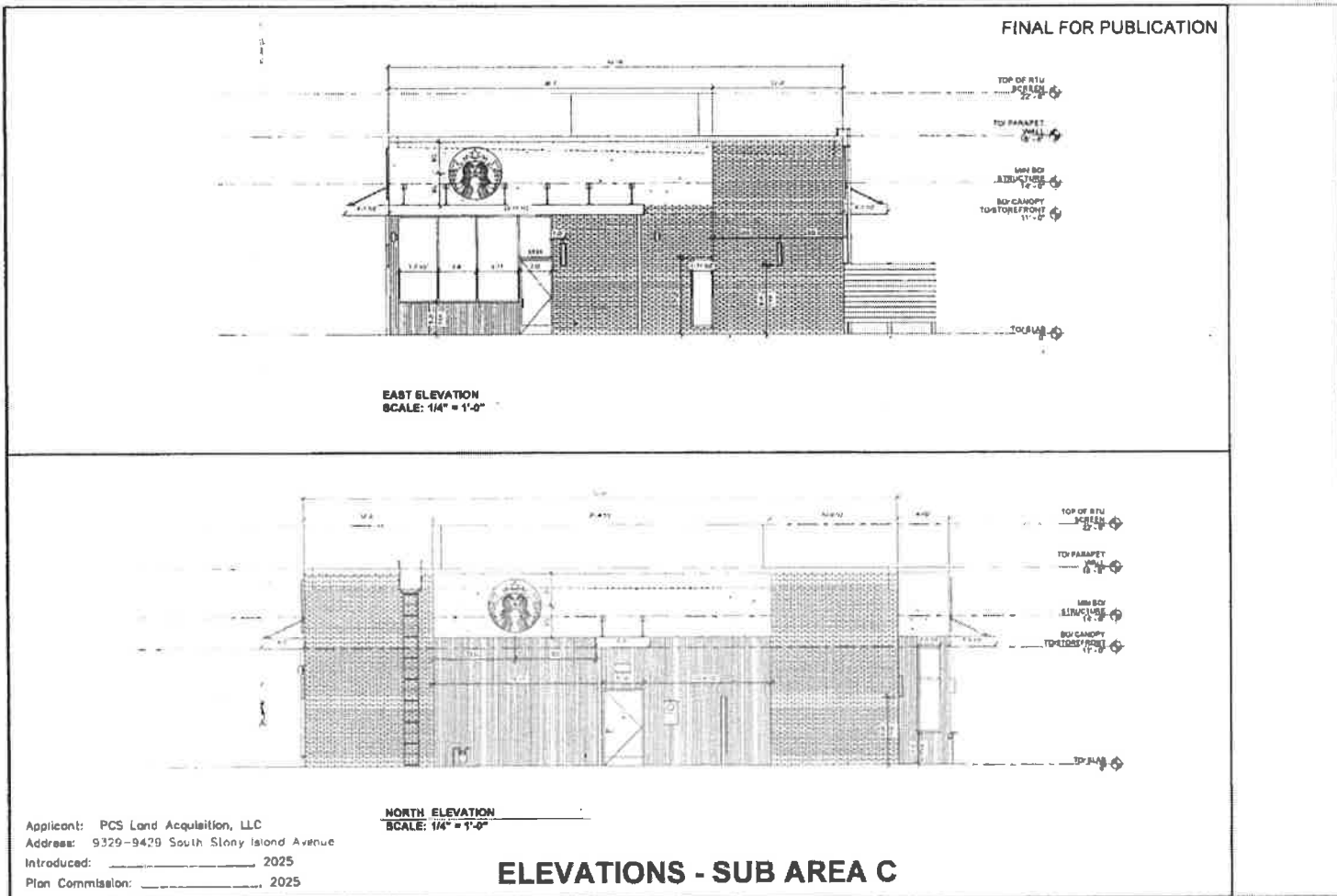
WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATIONS - SUB AREA C

Applicant: PCS Land Acquisition, LLC
 Address: 9329 9429 South Stony Island Avenue
 Introduced: _____, 2025
 Plan Commission: _____, 2025





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MAIN FILE

February 6, 2020

Joyce Chou
JEF Architects
319 W. Erie St., Suite 1E
Chicago, IL 60610

Re: Site Plan Approval for Residential Planned Development No. 1412, Subarea B, generally located at 9401 S. Stony Island (Huddle House)

Dear Ms. Chou:

Please be advised that your request for site plan approval for Residential Planned Development No. 1412, Subarea B ("PD #1412") has been considered by the Department of Planning and Development pursuant to Section 17-13-0800 of the Chicago Zoning Ordinance.

The City of Chicago Department of Planning and Development (DPD) has reviewed the site plan request for approval submitted for the project identified above. The project consists of one-story commercial building (Huddle House restaurant) with accessory parking lot and landscape generally located at 9401 S. Stony Island within PD #1412.

The proposed development will include the construction of a 3,646 sf commercial building, 53 vehicular parking stalls, 22 bike parking stalls and landscaping. The development will accommodate uses including a restaurant and accessory parking as permitted under PD #1412. The project's floor area ratio is 0.08 and is well below the overall FAR of 1.0 established for PD #1412, Subarea B.


This approval includes the following attached documents prepared by JEF Architects and dated July 23, 2019:

- A-004 Site Plan
- L1.0 Landscape Plan
- L1.2 Landscape Details
- A200 Exterior Elevations
- A201 Exterior Elevations
- R-000 Color Renderings

Upon review of the material submitted, DPD has determined that these plans are consistent with and satisfy the requirements of Residential Planned Development No. 1412. Accordingly, this site plan submittal is hereby approved as conforming to PD #1412. This site plan approval does not cover any signage, which requires the submission of a sign permit application.

If you have any questions or need further clarification on these comments, please contact Heidi Sperry at (312) 744-0879 or at heidi.sperry@cityofchicago.org.

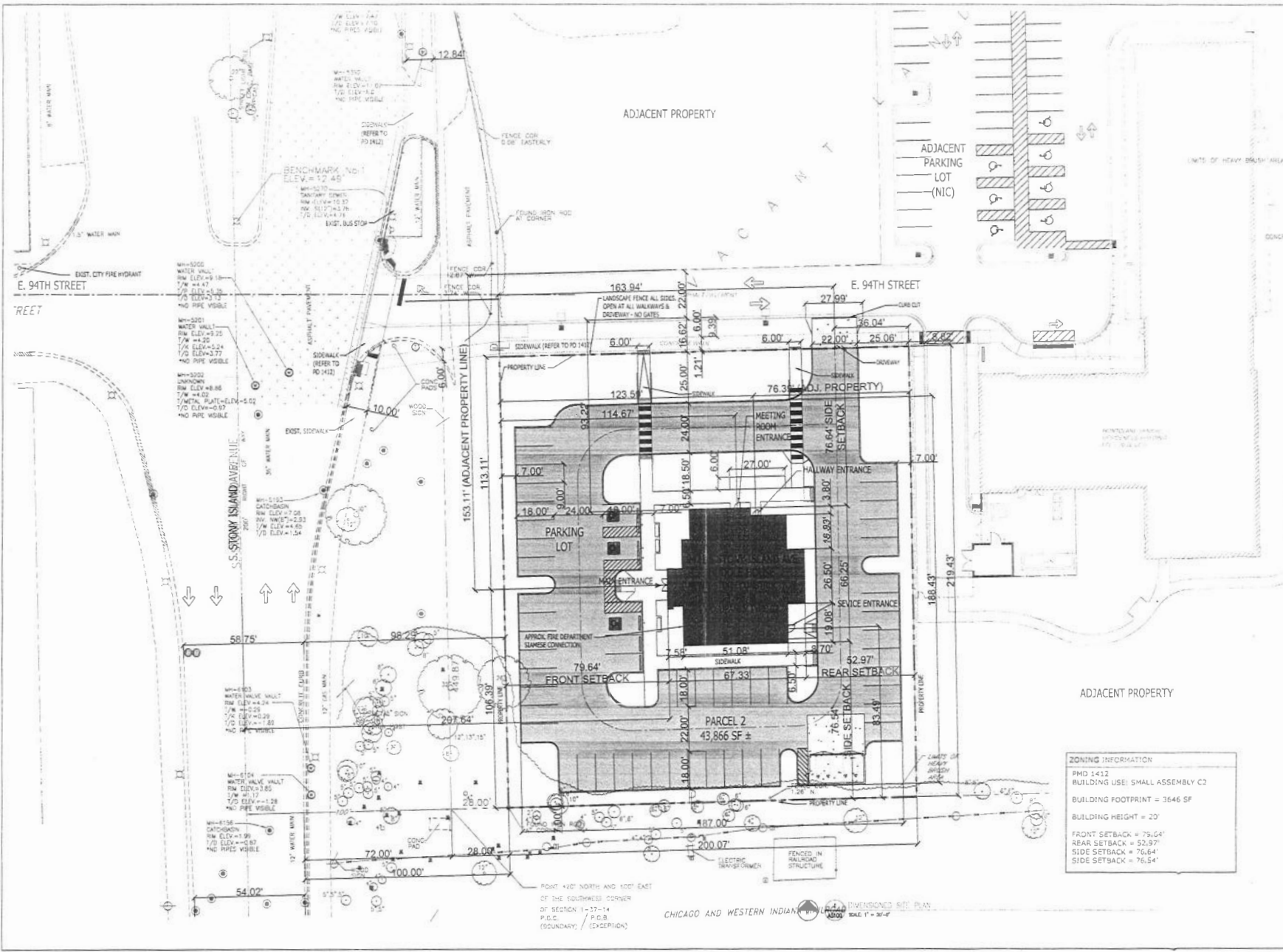
Sincerely,



Nancy Radzevich
Assistant Commissioner
Planned Developments.

Originated by: Heidi Sperry

cc: Erik Glass, DPD
Janice Hill, DPD
Mike Marmo, DPD
Heidi Sperry, DPD
Lisa Washington, DPD
Alvin Rider, 8th Ward
Planned Development files



ZONING INFORMATION
 PMD 1432
 BUILDING USE: SMALL ASSEMBLY C2
 BUILDING FOOTPRINT = 3646 SF
 BUILDING HEIGHT = 20'
 FRONT SETBACK = 79.64'
 REAR SETBACK = 52.97'
 SIDE SETBACK = 76.64'
 SIDE SETBACK = 76.54'

CHICAGO AND WESTERN INDIAN ENGINEERS ARCHITECTS
 DIMENSIONED SITE PLAN
 SCALE: 1" = 30'-0"

DOB APPROVAL STAMPS

ARCHITECT
 JEF + Associates, LLC
 Architects + Engineers + Planners
 1100 June Blvd
 Oakbrook Illinois 60521
 P: 312.258.5800

Title:
 Huddle House
 8421 Stony Island Ave
 Chicago, IL 60617



Consultant:



Exp: 11/30/20

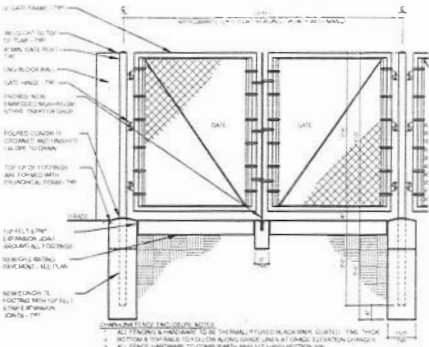
Permitted For
PERMIT

Number	Description	Date
1	ISSUED FOR REVIEW	07/20/18
2	ISSUED FOR PERMIT	07/20/18
3	ISSUED FOR RECORDS	07/27/18

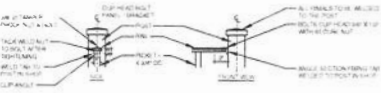
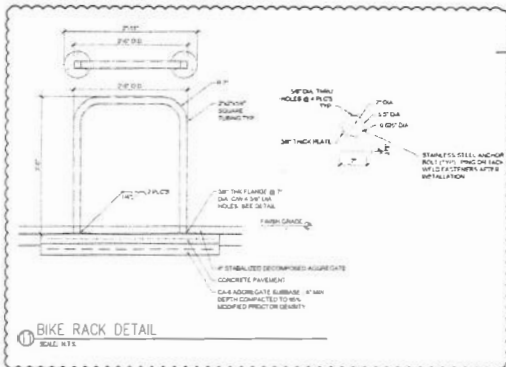
Project Name: HUDDLE HOUSE
 Project No.: 1918

Title
DIMENSIONED SITE PLAN

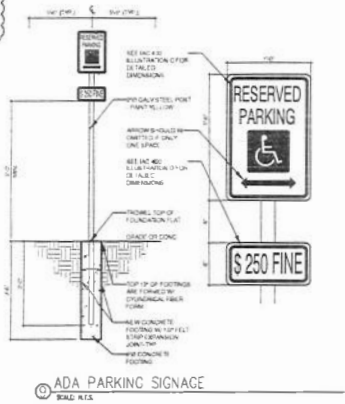
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A004



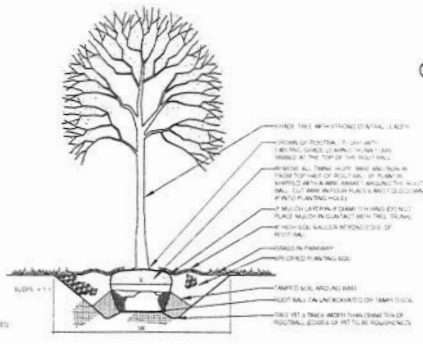
1 TRASH ENCLOSURE DETAILS
SCALE: 1/8" = 1'-0"



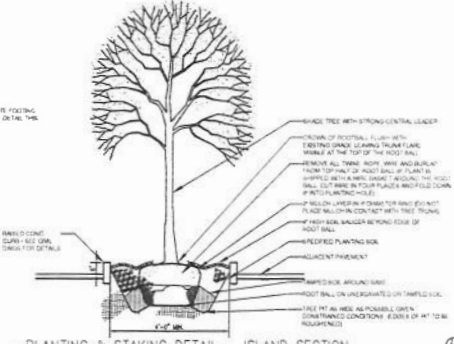
2 ORNAMENTAL FENCE DETAILS
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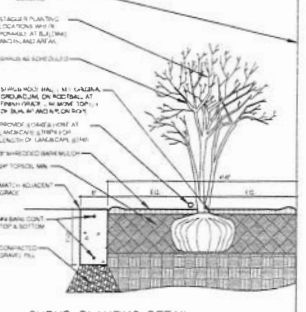
3 ADA PARKING SIGNAGE
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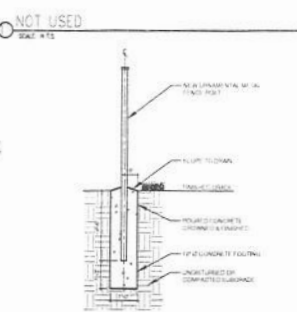
4 PLANTING & STAKING DETAIL
SCALE: 1/8" = 1'-0"



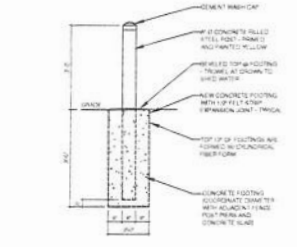
5 PLANTING & STAKING DETAIL - ISLAND SECTION
SCALE: 1/8" = 1'-0"



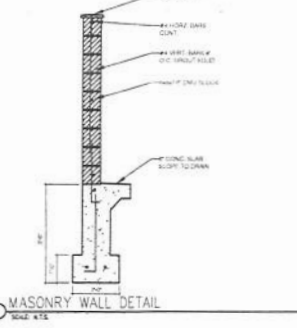
6 SHRUB PLANTING DETAIL
SCALE: 1/8" = 1'-0"



7 ORNAMENTAL METAL POST DETAIL
SCALE: 1/8" = 1'-0"



8 BOLLARD DETAIL
SCALE: 1/8" = 1'-0"



9 MASONRY WALL DETAIL
SCALE: 1/8" = 1'-0"

DOB APPROVAL STAMPS

ARCHITECT
JEF Associates LLC
Architecture + Engineers + Planners
1100 Jove Blvd
Outbreak Bldg. 60323
p. 312.258.0800

Client
Huddle House
9421 Stony Island Ave
Chicago, IL 60617



Contract



Exp. 11/20/20

Issued For PERMIT

Revision	Mark	Description	Date
1		ISSUED FOR REVIEW	07/24/19
2		ISSUED FOR PERMIT	07/24/19
3		ISSUED FOR BIDD	07/24/19

Project Name: HUDDLE HOUSE
Drawing No.: 1918

Title: LANDSCAPE DETAILS

Sheet: L1.2

HUDDLE HOUSE

9403 SOUTH STONY ISLAND AVE.
CHICAGO, IL 60617



DOB APPROVAL STAMPS

ARCHITECT

JEF - Associates, LLC
Architecture - Engineers - Planners
1180 Lake Blvd
Oakbrook, Illinois 60523
p. 312.258.0800

Owner
Huddle House
9403 Stony Island Ave
Chicago, IL 60617



Contractor

Seal/Signature



EXP 11.30.20

Issued For

PERMIT

Revision

Mark	Description	Date
1	ISSUED FOR REVIEW	07/03/16
2	ISSUED FOR PERMIT	07/07/16
3	ISSUED FOR BIDS	07/09/16

Project Name HUDDLE HOUSE

Project No. 1016

See
RENDERINGS

Sheet
RO00

19526

5/25/2018

REPORTS OF COMMITTEES

78439

Reclassification Of Area Shown On Map No. 22-C.
(As Amended)
(Application No. 19526)
(Common Address: 9329 -- 9429 S. Stony Island Ave.)

RPD 1412

[SO2018-863]

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 RS2 Residential Single-Unit (Detached House) District, B3-2 Community Shopping District and C1-2 Neighborhood Commercial District symbols and indications as shown on Map Number 22-C in the area bounded by:

a line 577.22 feet north of the north line of the Chicago and Western Indiana Railroad; the west line of the public alley next east of South Stony Island Avenue; a line that is the southerly extension of the west line of the public alley next east of South Stony Island Avenue; the north line of the Chicago and Western Indiana Railroad; and South Stony Island Avenue,

to those of a B3-3 Community Shopping District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-3 Community Shopping District symbols and indications as shown on Map Number 22-C in the area bounded by:

a line 577.22 feet north of the north line of the Chicago and Western Indiana Railroad; the west line of the public alley next east of South Stony Island Avenue; a line that is the southerly extension of the west line of the public alley next east of South Stony Island Avenue; the north line of the Chicago and Western Indiana Railroad; and South Stony Island Avenue,

to those of Planned Development Number 1412, 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 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:

Planned Development No. 1412

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1412 ("Planned Development") consists of approximately 240,150 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 Calumet Heights 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. Provided, however, because this Planned Development is delineated into subareas, each having its own bulk and density standards, or similar subarea specific development controls or requirements, the owners of or designated controlling party for each subarea may seek amendments, changes, or modifications for that subarea without the consent of the owners or designated controlling party of the other subareas. 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 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide

improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current rules and regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of eighteen (18) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Pedestrian Vehicular Routes Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Site Plan; a Landscape Plan; an Elevation East; an Elevation West; an Elevation North; and Elevation South, prepared by Worn Jerabek Architects 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 Chicago 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. In each of the following subareas, the following uses shall be permitted in this Planned Development:

Subarea A:

elderly housing, wireless communication facilities (co-located), accessory parking and accessory uses.

Subareas B and C:

cultural exhibits and libraries; day care; postal service; public safety services; animal services; sales and grooming (excluding kenneling); artist work or sales space; business equipment sales and service; restaurants (limited and general); outdoor patio (if located at grade level); bank, savings bank, savings and loan association, and credit union (excluding drive-throughs); automated teller machine facility (walk-up only); food and beverage retail sales (liquor sales only as an accessory use); medical service; office; personal service, including hair salon, nail salon or barbershop; repair or laundry service, consumer, including dry-cleaning drop-off or pick-up (no on premise plant) and coin-operated laundromat; retail sales, general; manufacturing, production and industrial services, limited (catering and shared kitchen only); wireless communication facilities (co-located); accessory parking and accessory 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 Chicago 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 and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 240,150 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610, 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 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, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A 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 maximizes the preservation of 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. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subarea(s) B and C, the Applicant shall submit a site plan, landscape plan and building elevations for the specific subarea(s) for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II Approval for Subarea B or C, respectively, shall be granted until Site Plan approval has been granted for such subarea. Following approval by DPD, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

After approval of a Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s);
- statistical information applicable to the subject subarea, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks; and
- An updated traffic study.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the P.D..

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent City resident hiring (measured

* Editor's Note: Numbering sequence error; (i) missing in original document.

against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II Permit Review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. The Applicant acknowledges and agrees that the rezoning of the Property from RS2 Residential Single-Unit (Detached House) District, B3-2 Community Shopping District and C1-2 Neighborhood Commercial District to B3-3 Community Shopping District, and then to this Planned Development, and the receipt of financial assistance from the City in the form of TIF and other funding trigger 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 20 percent of the housing units in the residential housing project (the "Required Units") as affordable units; (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, and that projects that receive financial assistance from TIF funds must provide one-half of the "Required Units" to be affordable to households earning up to sixty percent (60%) of the area median income and one-half of the Required Units to be affordable to households earning up to fifty percent (50%) of the area median income. The Property is located in a "low-moderate income area" within the meaning of the ARO; the project has a total of 134 units; and the project will receive TIF funds from the City. As a result, the Applicant's affordable housing obligation is 27 affordable units (20 percent of 134 units rounded up), 7 of which are Required Units (25 percent of 27). The Applicant agrees that 13 of 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;

and 14 of the affordable rental units must be affordable to households earning no more than 50 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 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 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 17, 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.

18. This Planned Development shall be governed by Section 17-13-0612. 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 B3-3 (Community Shopping District).

[Existing Zoning Map; Land-Use Map; Boundary and Property Line Map; Pedestrian Vehicular Routes; Subarea Map; Site Plan; Landscape Plans -- East and West; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 78449 through 78460 of this *Journal*.]

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

5/25/2018

REPORTS OF COMMITTEES

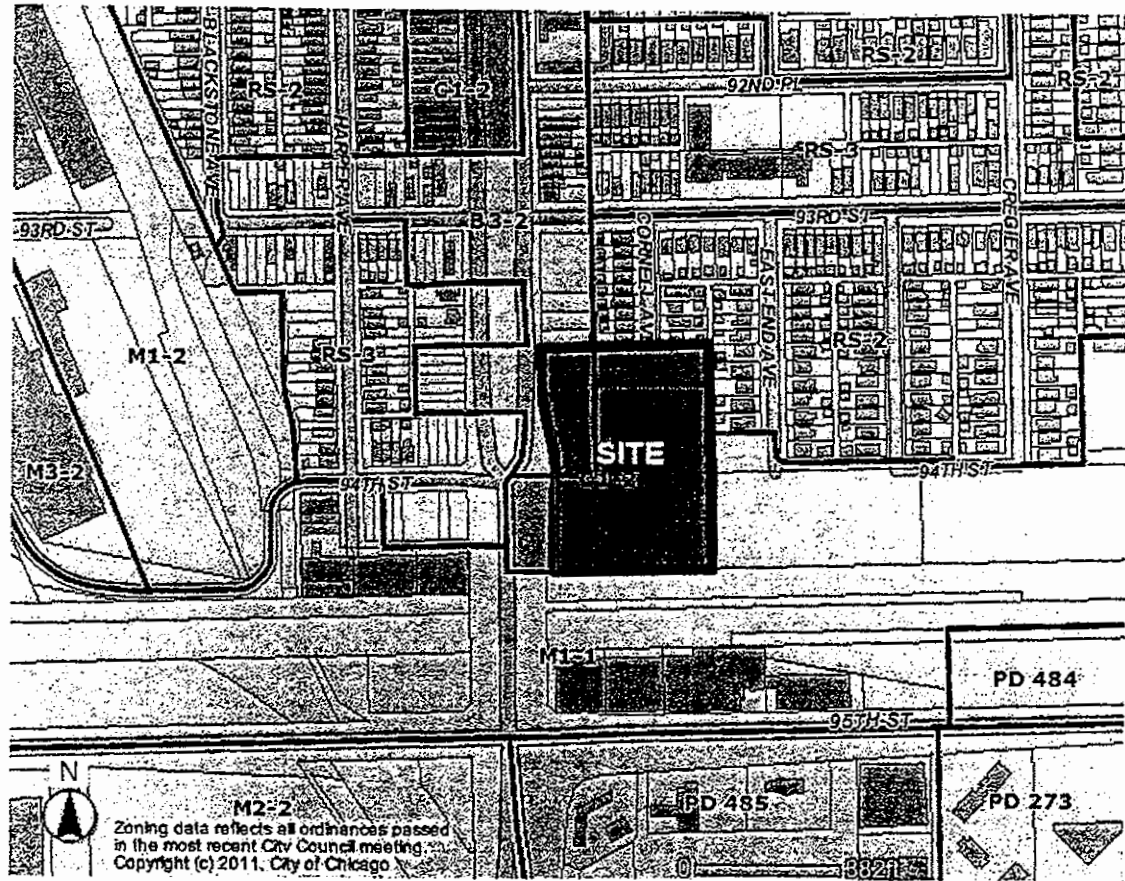
78447

Residential Planned Development Number 1412.

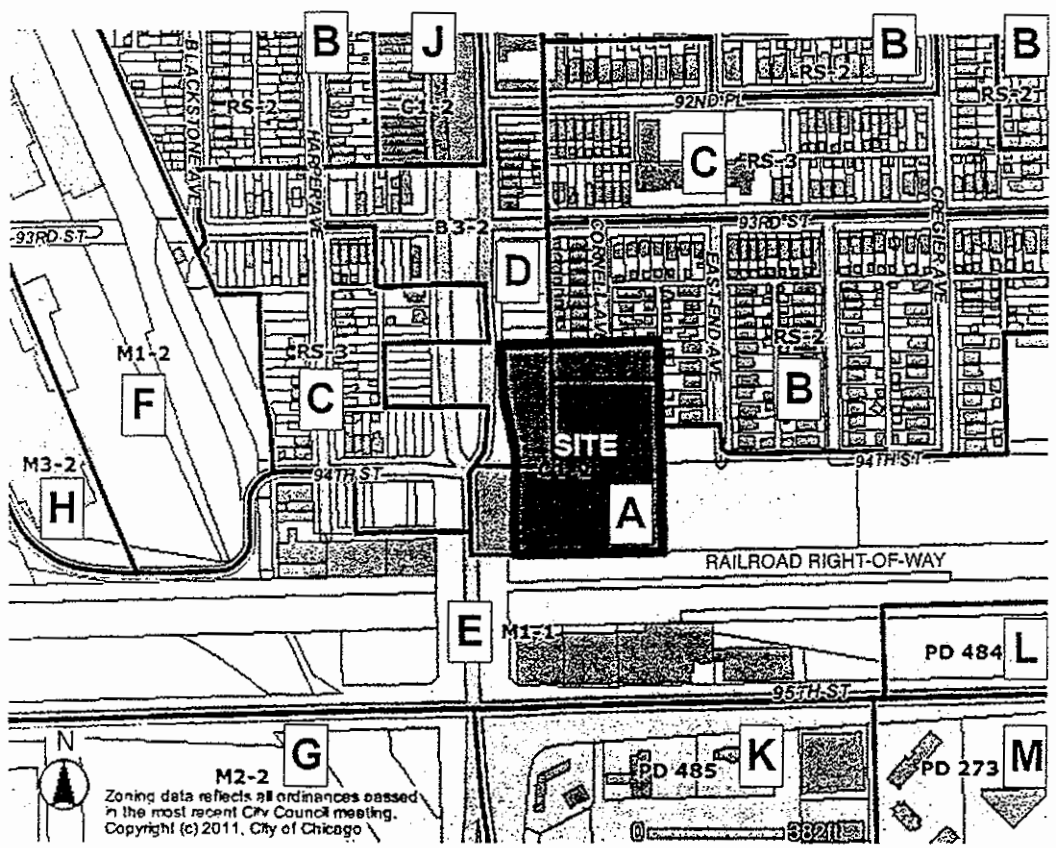
Bulk Regulations And Data Table.

Gross Site Area:	308,093 square feet (7.073 acres)
Area Remaining in Public Right-of-Way:	67,943 square feet (1.56 acres)
Net Site Area:	240,150 square feet (5.513 acres)
Subarea A:	
Gross Site Area:	167,954 square feet
Net Site Area:	152,677 square feet
Subarea B:	
Gross Site Area:	71,973 square feet
Net Site Area:	43,886 square feet
Subarea C:	
Gross Site Area:	68,165 square feet
Net Site Area:	43,586 square feet
Maximum Number of Dwelling Units:	134 dwelling units (elderly housing)
Maximum Number of Dwelling Units in Subarea A:	134 dwelling units (elderly housing)
Maximum Number of Dwelling Units in Subarea B:	0 dwelling units
Maximum Number of Dwelling Units in Subarea C:	0 dwelling units

Maximum Floor Area Ratio for all Subareas:	1.0
Maximum Floor Area Ratio in Subarea A:	1.0
Maximum Floor Area Ratio in Subarea B:	1.0
Maximum Floor Area Ratio in Subarea C:	1.0
Minimum Number of Off-Street Total Parking Spaces:	
Minimum Number of Off-Street Parking Spaces in Subarea A:	94 Spaces
Minimum Number of Off-Street Parking Spaces in Subarea B:	Per the zoning ordinance for B dash 3 uses
Minimum Number of Off-Street Parking Spaces in Subarea C:	Per the zoning ordinance for B dash 3 uses
Off-Street Loading Spaces:	
Off-Street Loading Spaces in Subarea A:	1 (10 feet by 25 feet) -- in Subarea A
Off-Street Loading Spaces in Subarea B:	Per the zoning ordinance
Off-Street Loading Spaces in Subarea C:	Per the zoning ordinance
Minimum Required Setbacks:	In substantial conformance with the Site Plan
Maximum Building Height of the Top Floor per Section 17-17-0311 of the Zoning Ordinance	71 feet, 0 inches (81, feet 0 inches to top of elevator overrun)
Minimum Bicycle Parking	20 Spaces



<p>Montclare Senior Residences of Calumet Heights</p>	<p>ADDRESS: 9329-9428 S. Stony Island Ave. Chicago, IL 60617</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>APPLICANT: Montclare Calumet Heights, LLC</p> <p>INTRODUCTION: February 28, 2018</p> <p>PLAN COMMISSION: April 19, 2018</p>	<p>SCALE: N.T.S.</p> <p>© 2018 WORN JERABEK WILTSE ARCHITECTS, P.C.</p>



KEY	
A.	PROJECT SITE
B. RS-2	RESIDENTIAL LOW-DENSITY
C. RS-3	SCHOOL
D. B3-2	BRONZEVILLE CHILDREN'S MUSEUM
E. M1-1	MANUFACTURING
F. M1-2	MANUFACTURING / FINKL STEEL
G. M2-2	MANUFACTURING
H. M3-2	MANUFACTURING / FINKL STEEL
J. C1-2	NEIGHBORHOOD COMMERCIAL DISTRICT
K. PD 485	SHOPPING CENTER
L. PD 484	VACANT
M. PD 273	RESIDENTIAL

LEGAL FOR PUBLICATION

Montclare Senior Residences of Calumet Heights

WORN JERABEK WILTSE ARCHITECTS, P.C.
 401 WEST SUPERIOR ST., SUITE #408 CHICAGO, ILLINOIS 60654
 PHONE: 312.642.5567 FAX: 312.642.4189 WWW.WJWAARCHITECTURE.COM

ADDRESS: 9329-9429 S. Story Island Ave. Chicago, IL 60617

APPLICANT: Montclare Calumet Heights, LLC

INTRODUCTION: February 28, 2018
 PLAN COMMISSION: April 19, 2018

DRAWING: LAND USE MAP

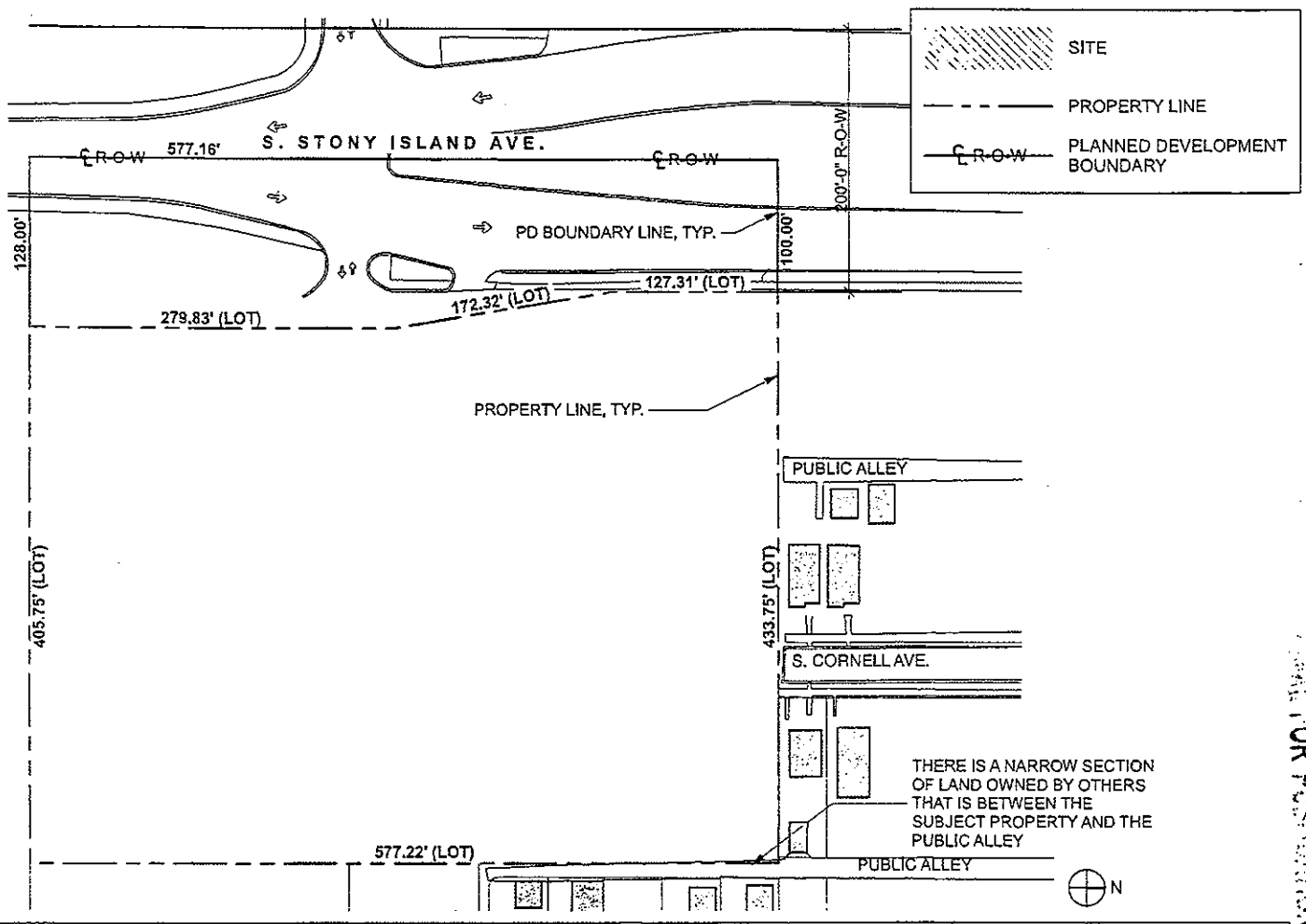
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5/25/2018

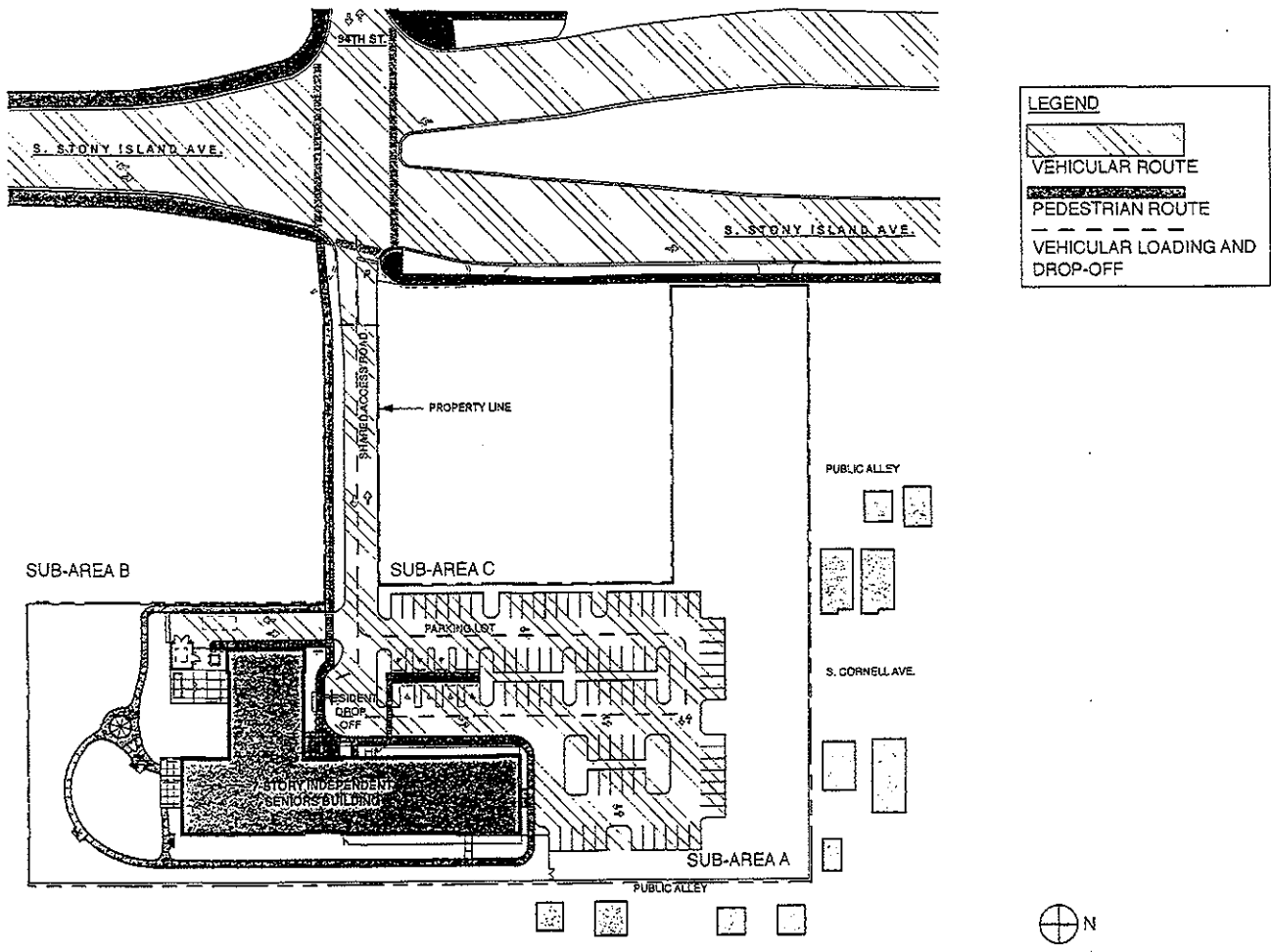
REPORTS OF COMMITTEES

78451



PLAN FOR PURIFICATION

<p>Montclare Senior Residences of Calumet Heights</p>	<p>ADDRESS: 9329-9429 S. Stony Island Ave. Chicago, IL 60617</p>	<p>DRAWING: PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP SCALE: N.T.S.</p>
<p>WORN JERABEK WILTSE ARCHITECTS, P.C. 401 WEST SUPERIOR ST., SUITE #400 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJARCHITECTURE.COM</p>	<p>APPLICANT: Montclare Calumet Heights, LLC</p> <p>INTRODUCTION: February 28, 2018</p> <p>PLAN COMMISSION: April 19, 2018</p>	<p>© 2018 WORN JERABEK WILTSE ARCHITECTS, P.C.</p>



NOT FOR PUBLICATION

<p>Montclare Senior Residences of Calumet Heights</p> <p>WORN JERABEK WILTSE ARCHITECTS, P.C. 401 WEST SUPERIOR ST., SUITE #400 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJARCHITECTURE.COM</p>	<p>ADDRESS: 9329-9429 S. Stony Island Ave. Chicago, IL 60617</p> <p>APPLICANT: Montclare Calumet Heights, LLC</p> <p>INTRODUCTION: February 28, 2018 PLAN COMMISSION: April 19, 2018</p>	<p>DRAWING: PEDESTRIAN VEHICULAR ROUTES</p> <p>SCALE: N.T.S.</p> <p>© 2018 WORN JERABEK WILTSE ARCHITECTS, P.C.</p>
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5/25/2018

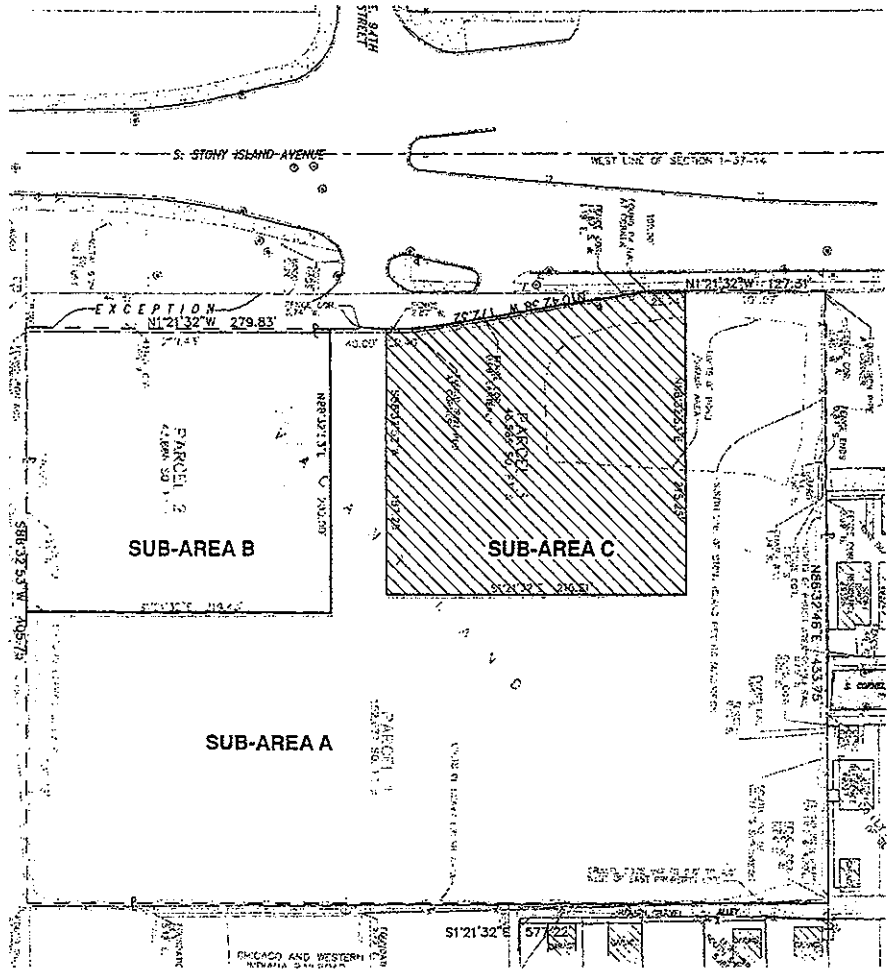
REPORTS OF COMMITTEES

78453

PLANNED DEVELOPMENT AREA SUMMARY

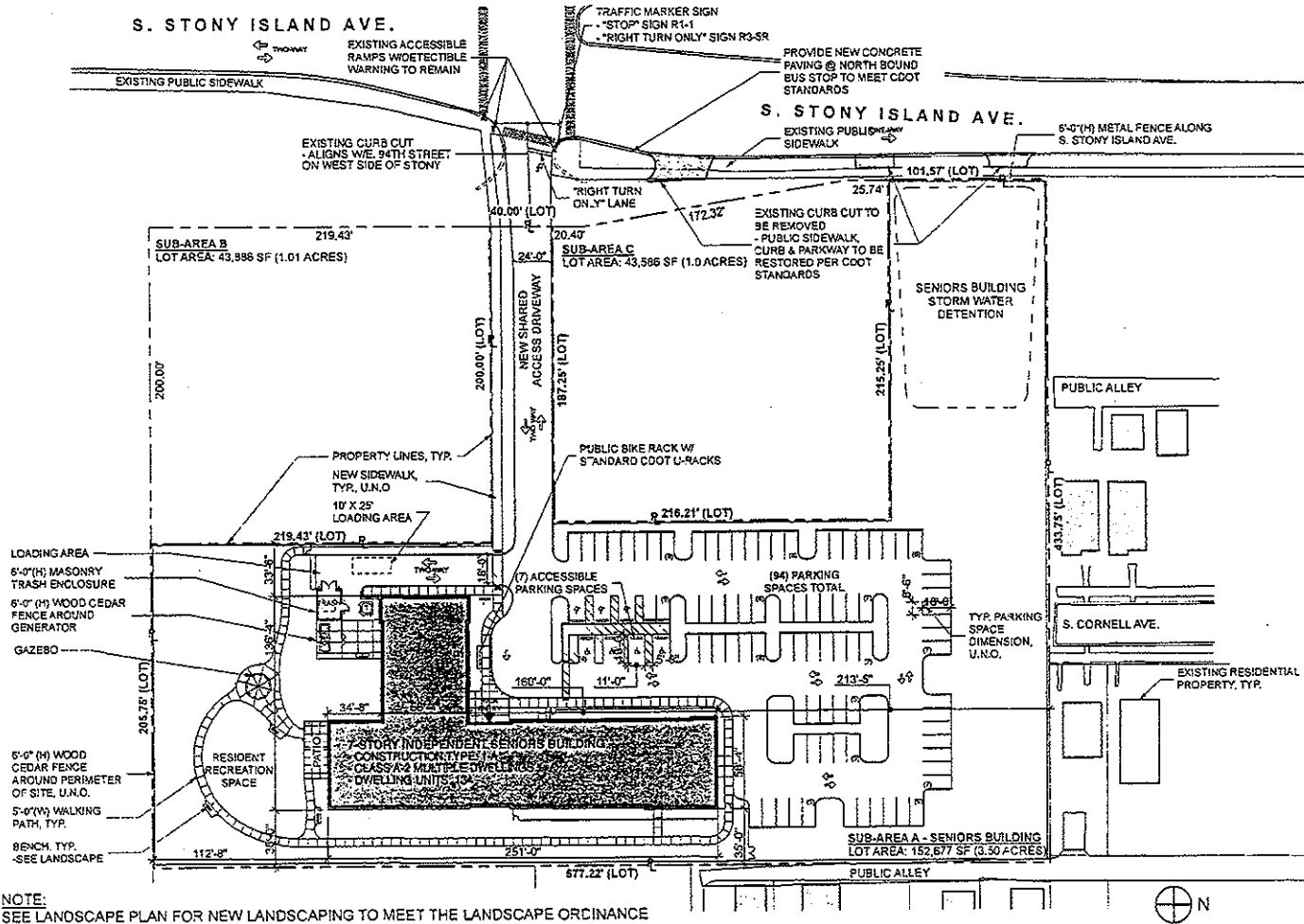
NET SITE AREA: 240,150 S.F. (5.513 ACRES)

-  **SUB-AREA A:**
MONTCLARE SENIOR RESIDENCES OF CALUMET HEIGHTS
OWNER: MONTCLARE CALUMET HEIGHTS, LLC
SUB-AREA SIZE: +/- 152,677 S.F.
-  **SUB-AREA B:**
COMMERCIAL
OWNER: TBD
SUB-AREA SIZE: +/- 43,886 S.F.
-  **SUB-AREA C:**
COMMERCIAL
OWNER: TBD
SUB-AREA SIZE: +/- 43,586 S.F.



NOT FOR PERMITS

<p>Montclare Senior Residences of Calumet Heights</p>	<p>ADDRESS: 9329-9429 S. Stony Island Ave. Chicago, IL 60617</p>	<p>DRAWING: SUB-AREA MAP</p>
<p>WORN JERABEK WILTSE ARCHITECTS, P.C. 421 WEST SUPERIOR ST., SUITE 800 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WWARCHITECTURE.COM</p>	<p>APPLICANT: Montclare Calumet Heights, LLC</p> <p>INTRODUCTION: February 28, 2018</p> <p>PLAN COMMISSION: April 19, 2018</p>	<p>SCALE: N.T.S.</p> <p><small>© 2018 WORN JERABEK WILTSE ARCHITECTS, P.C.</small></p>



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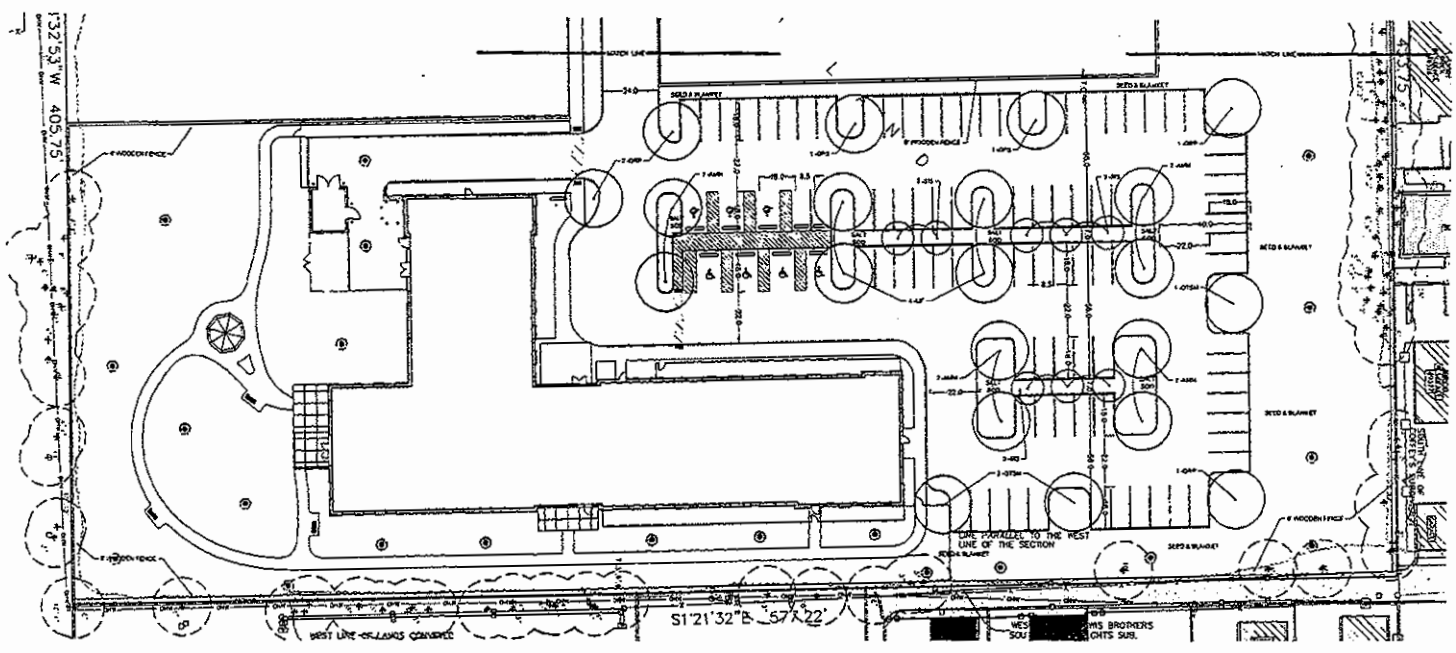
NOTE:
SEE LANDSCAPE PLAN FOR NEW LANDSCAPING TO MEET THE LANDSCAPE ORDINANCE

<p>Montclare Senior Residences of Calumet Heights</p> <p>WORN JERABEK WILTSE ARCHITECTS, P.C. 401 WEST SUPERIOR ST., SUITE #400 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5557 FAX: 312.642.4189 WWW.WJVAARCHITECTURE.COM</p>	<p>ADDRESS: 9329-9429 S. Stony Island Ave. Chicago, IL 60617</p> <p>APPLICANT: Montclare Calumet Heights, LLC</p> <p>INTRODUCTION: February 28, 2018 PLAN COMMISSION: April 19, 2018</p>	<p>DRAWING: SITE PLAN</p> <p>SCALE: N.T.S.</p> <p>© 2018 WORN JERABEK WILTSE ARCHITECTS, P.C.</p>
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PLANT LIST:

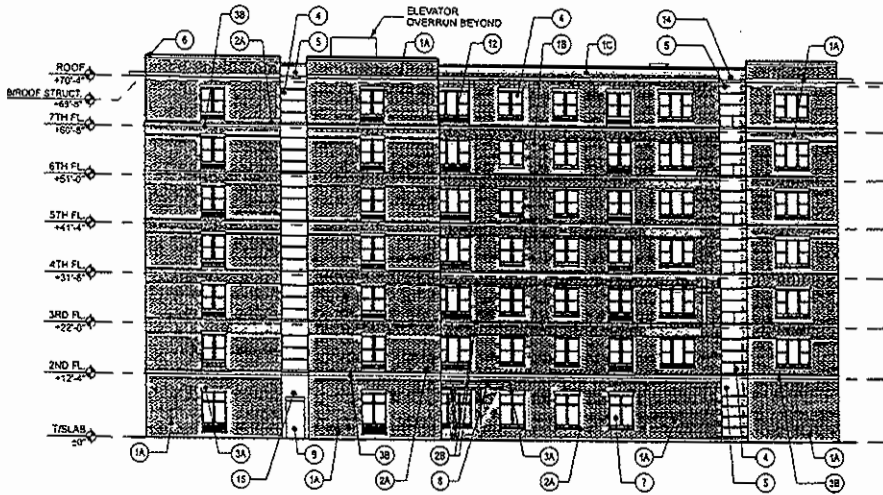
KEY	SYMBOL	SOFTSCAPE PLANT	COMMON NAME	SIZE & TYPE
1	(Symbol)	Amur Maple	Amur Maple	24' DBH
2	(Symbol)	Black Walnut	Black Walnut	24' DBH
3	(Symbol)	Cherry	Cherry	24' DBH
4	(Symbol)	Japanese Maple	Japanese Maple	24' DBH
5	(Symbol)	Red Maple	Red Maple	24' DBH
6	(Symbol)	White Birch	White Birch	24' DBH
7	(Symbol)	Yew	Yew	24' DBH
8	(Symbol)	Boxwood	Boxwood	24' DBH
9	(Symbol)	Hydrangea	Hydrangea	24' DBH
10	(Symbol)	Spirea	Spirea	24' DBH
11	(Symbol)	Prunella	Prunella	24' DBH
12	(Symbol)	Philadelphus	Philadelphus	24' DBH
13	(Symbol)	Abutilon	Abutilon	24' DBH
14	(Symbol)	Delonix	Delonix	24' DBH
15	(Symbol)	Albizia	Albizia	24' DBH
16	(Symbol)	Leucaena	Leucaena	24' DBH
17	(Symbol)	Albizia	Albizia	24' DBH
18	(Symbol)	Leucaena	Leucaena	24' DBH
19	(Symbol)	Albizia	Albizia	24' DBH
20	(Symbol)	Leucaena	Leucaena	24' DBH
21	(Symbol)	Albizia	Albizia	24' DBH
22	(Symbol)	Leucaena	Leucaena	24' DBH

PARKING LOT INTERNAL PLANTING AREA
 Total Vehicular Use Area = 38,804.9 sq. ft.
 Required Internal Landscape Area = 2,993.5 sq. ft. (10%)
 Internal Landscape Area Provided = 6,450.1 sq. ft. (17.4%)
 Required 2-1/2" Caliper Trees = 29 (@ 1 tree/125 sq. ft. of loc. area)
 Total 2-1/2" Caliper Trees Provided = 22



SUBMITTED FOR PURIFICATION

<p>Montclare Senior Residences of Calumet Heights</p>	<p>ADDRESS: 9329-9429 S. Stony Island Ave. Chicago, IL 60617</p>	<p>DRAWING: LANDSCAPE PLAN - EAST</p>
<p>WORN JERABEK WILTSE ARCHITECTS, P.C. 401 WEST SUPERIOR ST., SUITE 6400 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4188 WWW.WJWARCHITECTURE.COM</p>	<p>APPLICANT: Montclare Calumet Heights, LLC</p> <p>INTRODUCTION: February 28, 2018</p> <p>PLAN COMMISSION: April 19, 2018</p>	<p>SCALE: N.T.S.</p> <p>© 2018 WORN JERABEK WILTSE ARCHITECTS, P.C.</p>



ELEVATION MATERIAL KEY

- | | |
|--|--|
| 1A. 4" (H) NOM. FACE BRICK #1 | 7. PRE-FINISHED ALUMINUM STOREFRONT WINDOW |
| 1B. 4" (H) NOM. FACE BRICK #2 | 8. STRUCTURAL STEEL ENTRANCE CANOPY AND COLUMN STRUCTURE |
| 1C. 4" (H) NOM. FACE BRICK #3 | 9. PRE-FINISHED ALUMINUM STOREFRONT DOOR |
| 2A. 4" (H) NOM. CAST STONE TRIM / SILL | 10. NOT USED |
| 2B. 4" (H) MASONRY TRIM | 11. PAINTED HOLLOW METAL DOOR & FRAME |
| 3A. 8" (H) NOM. CAST STONE TRIM | 12. PRE-FINISHED HORIZONTAL PTAC GRILLE INTEGRAL W/ WINDOW FRAME -COLOR BY ARCH. |
| 3B. 8" (H) MASONRY TRIM | 13. 6'-0"(H) MASONRY TRASH ENCLOSURE |
| 4. PRE-FINISHED WINDOW UNIT, TYP. | 14. PRE-FINISHED ALUMINUM SUNSHADES |
| 5. INSULATED METAL PANEL SYSTEM, TYP. | 15. WALL MOUNTED LIGHT FIXTURE- SEE ELECTRICAL |
| 6. PRE-FINISHED METAL COPING, TYP. | |

Montclare Senior Residences of Calumet Heights

WORN JERABEK WILTSE ARCHITECTS, P.C.
401 WEST SUPERIOR ST., SUITE #400 CHICAGO, ILLINOIS 60664
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ADDRESS: 9329-9429 S. Stony Island Ave. Chicago, IL 60617

APPLICANT: Montclare Calumet Heights, LLC

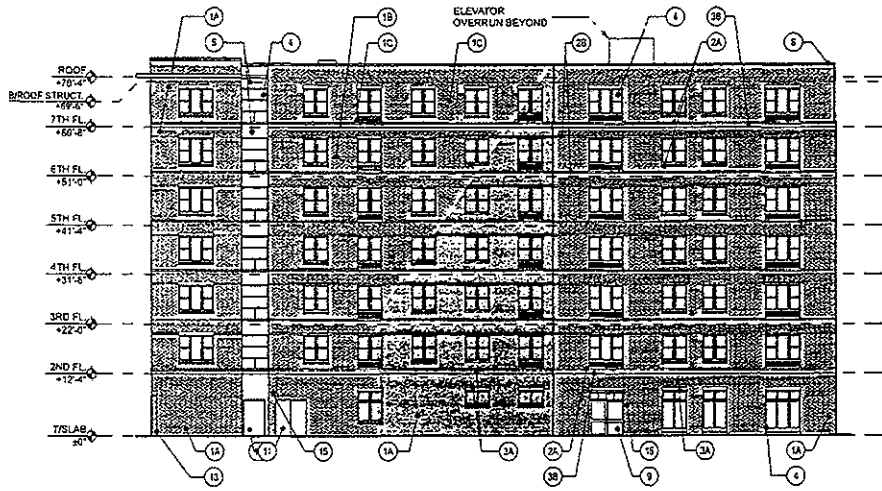
INTRODUCTION: February 28, 2018
PLAN COMMISSION: April 19, 2018

DRAWING: NORTH ELEVATION

SCALE: N.T.S.

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ELEVATION MATERIAL KEY	
1A. 4" (H) NOM. FACE BRICK #1	7. PRE-FINISHED ALUMINUM STOREFRONT WINDOW
1B. 4" (H) NOM. FACE BRICK #2	8. STRUCTURAL STEEL ENTRANCE CANOPY AND COLUMN STRUCTURE
1C. 4" (H) NOM. FACE BRICK #3	9. PRE-FINISHED ALUMINUM STOREFRONT DOOR
2A. 4" (H) NOM. CAST STONE TRIM / SILL	10. NOT USED
2B. 4" (H) MASONRY TRIM	11. PAINTED HOLLOW METAL DOOR & FRAME
3A. 8" (H) NOM. CAST STONE TRIM	12. PRE-FINISHED HORIZONTAL PTAC GRILLE INTEGRAL W/ WINDOW FRAME -COLOR BY ARCH.
3B. 8" (H) MASONRY TRIM	13. 6'-0"(H) MASONRY TRASH ENCLOSURE
4. PRE-FINISHED WINDOW UNIT, TYP.	14. PRE-FINISHED ALUMINUM SUNSHADES
5. INSULATED METAL PANEL SYSTEM, TYP.	15. WALL MOUNTED LIGHT FIXTURE- SEE ELECTRICAL
6. PRE-FINISHED METAL COPING, TYP.	

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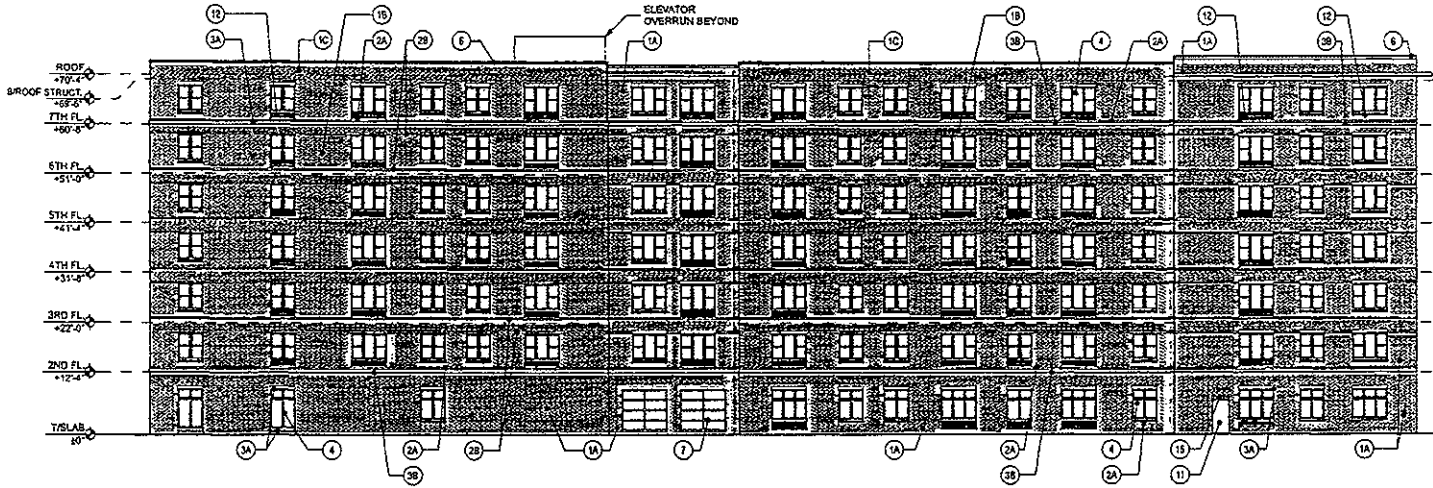
Montclare Senior Residences of Calumet Heights <small>WORN JERABEK WILTSE ARCHITECTS, P.C. 401 WEST SUPERIOR ST., SUITE #400 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5557 FAX: 312.642.4189 WWW.WJWARCHITECTURE.COM</small>	ADDRESS: 9329-9429 S. Stony Island Ave. Chicago, IL 60617	DRAWING: SOUTH ELEVATION
	APPLICANT: Montclare Calumet Heights, LLC INTRODUCTION: February 28, 2018 PLAN COMMISSION: April 19, 2018	SCALE: N.T.S. <small>© 2018 WORN JERABEK WILTSE ARCHITECTS, P.C.</small>

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ELEVATION MATERIAL KEY

- | | |
|--|--|
| 1A. 4" (H) NOM. FACE BRICK #1 | 7. PRE-FINISHED ALUMINUM STOREFRONT WINDOW |
| 1B. 4" (H) NOM. FACE BRICK #2 | 8. STRUCTURAL STEEL ENTRANCE CANOPY AND COLUMN STRUCTURE |
| 1C. 4" (H) NOM. FACE BRICK #3 | 9. PRE-FINISHED ALUMINUM STOREFRONT DOOR |
| 2A. 4" (H) NOM. CAST STONE TRIM / SILL | 10. NOT USED |
| 2B. 4" (H) MASONRY TRIM | 11. PAINTED HOLLOW METAL DOOR & FRAME |
| 3A. 8" (H) NOM. CAST STONE TRIM | 12. PRE-FINISHED HORIZONTAL PTAC GRILLE INTEGRAL W/ WINDOW FRAME -COLOR BY ARCH. |
| 3B. 8" (H) MASONRY TRIM | 13. 6'-0"(H) MASONRY TRASH ENCLOSURE |
| 4. PRE-FINISHED WINDOW UNIT, TYP. | 14. PRE-FINISHED ALUMINUM SUNSHADES |
| 5. INSULATED METAL PANEL SYSTEM, TYP. | 15. WALL MOUNTED LIGHT FIXTURE- SEE ELECTRICAL |
| 6. PRE-FINISHED METAL COPING, TYP. | |

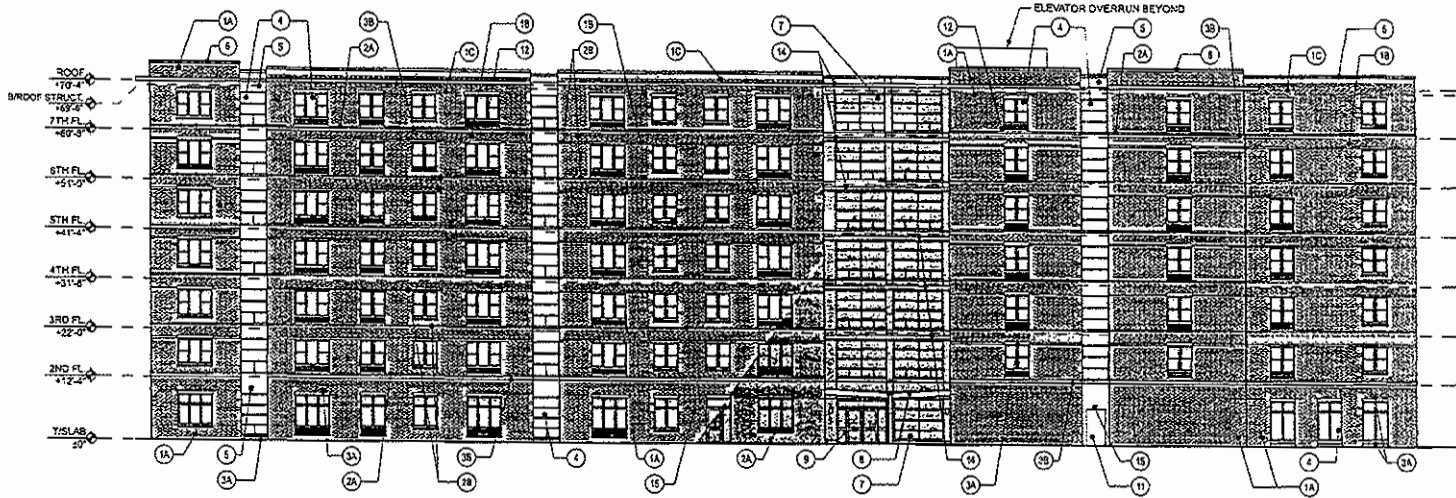
Montclare Senior Residences of Calumet Heights

WORN JERABEK WILTSE ARCHITECTS, P.C.
401 WEST SUPERIOR ST., SUITE #400 CHICAGO, ILLINOIS 60654
PHONE: 312.642.5587 FAX: 312.642.4169 WWW.WJAWRCHITECTURE.COM

ADDRESS: 9329-9429 S. Stony Island Ave. Chicago, IL 60617
APPLICANT: Montclare Calumet Heights, LLC
INTRODUCTION: February 28, 2018
PLAN COMMISSION: April 19, 2018

DRAWING: EAST ELEVATION
SCALE: N.T.S.

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ELEVATION MATERIAL KEY	
1A. 4" (H) NOM. FACE BRICK #1	7. PRE-FINISHED ALUMINUM STOREFRONT WINDOW
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3A. 8" (H) NOM. CAST STONE TRIM	12. PRE-FINISHED HORIZONTAL PTAC GRILLE INTEGRAL W/ WINDOW FRAME -COLOR BY ARCH.
3B. 8" (H) MASONRY TRIM	13. 6'-0"(H) MASONRY TRASH ENCLOSURE
4. PRE-FINISHED WINDOW UNIT, TYP.	14. PRE-FINISHED ALUMINUM SUNSHADES
5. INSULATED METAL PANEL SYSTEM, TYP.	15. WALL MOUNTED LIGHT FIXTURE- SEE ELECTRICAL
6. PRE-FINISHED METAL COPING, TYP.	

Montclare Senior Residences of Calumet Heights WORN JERABEK WILTSE ARCHITECTS, P.C. <small>401 WEST SUPERIOR ST., SUITE #400 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5557 FAX: 312.642.4189 WWW.WJWARCHITECTURE.COM</small>	ADDRESS: 9329-9429 S. Story Island Ave. Chicago, IL 60617	DRAWING: WEST ELEVATION
	APPLICANT: Montclare Calumet Heights, LLC INTRODUCTION: February 28, 2018 PLAN COMMISSION: April 19, 2018	SCALE: N.T.S. <small>© 2018 WORN JERABEK WILTSE ARCHITECTS, P.C.</small>

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