

PD 1542

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 18, 2024

Andrew P. Scott
Dykema Gossett
10 S. Wacker Dr., Suite 2300
Chicago, IL 60606

Re: Minor change to PD 1542, Proposed 81-unit building at E. 92nd St. and S. Burley Ave.

Dear Mr. Scott:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1542 ("PD 1542"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1542.

On behalf of the sole property owner, SACRED Apartments Developer, LLC, you are seeking a minor change for certain material changes to the proposed 81-dwelling unit, mixed-use building to be located at 3211-3227 E. 92nd St. and 9200-9242 S. Burley Ave. The following material changes are proposed: fiber cement panels on the rear (South and West Elevations) have been changed to a smaller horizontal format; the vertical metal fins on the northeast corner have been changed to corrugated and perforated metal panels; the metal trim above the storefronts on the North Elevation (E. 92nd St.) was eliminated; and the projected brick texture accents were removed. Revised North, East, South and West Elevations are attached.

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

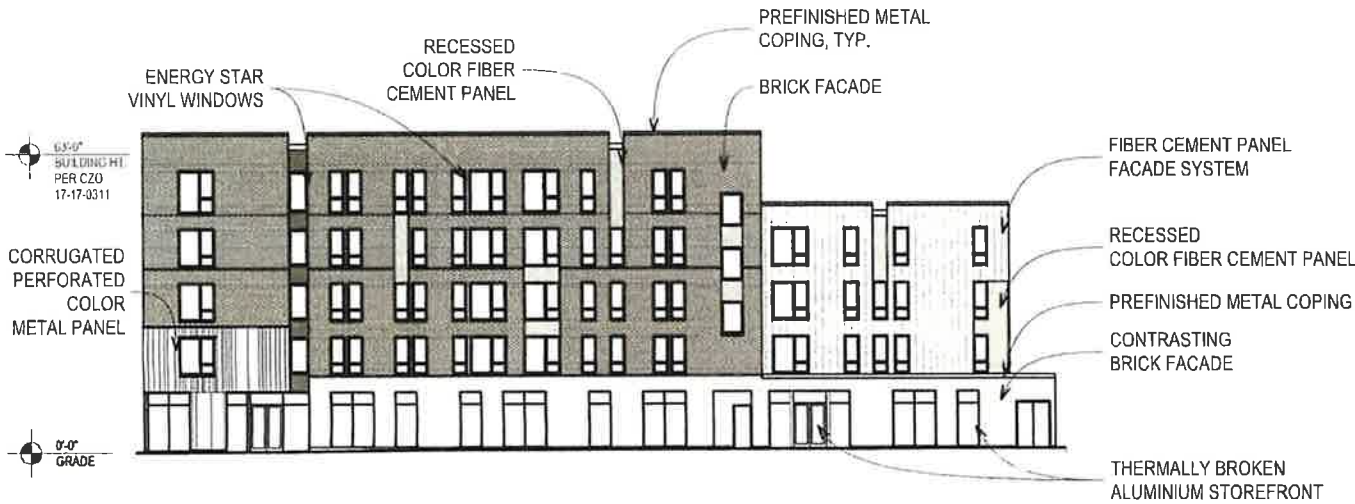
Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1542, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

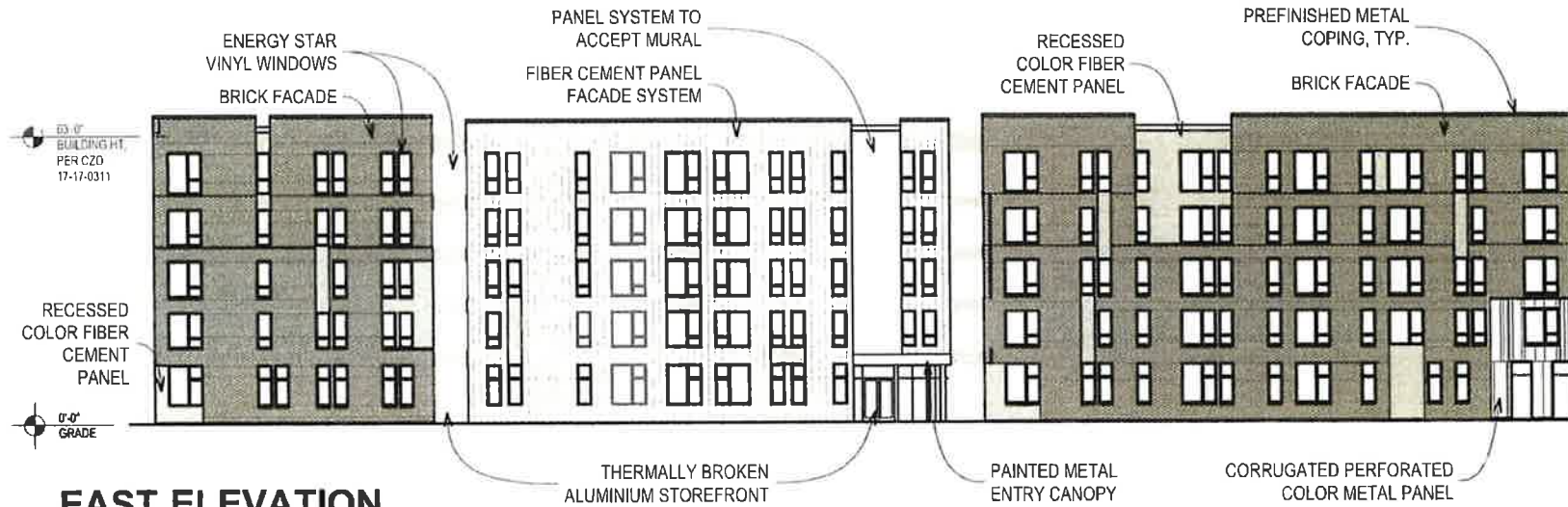

Noah Szafraniec
Assistant Commissioner

NS:tm

C: Mike Marmo, Janice Hill, Jasmine Gunn, Main file

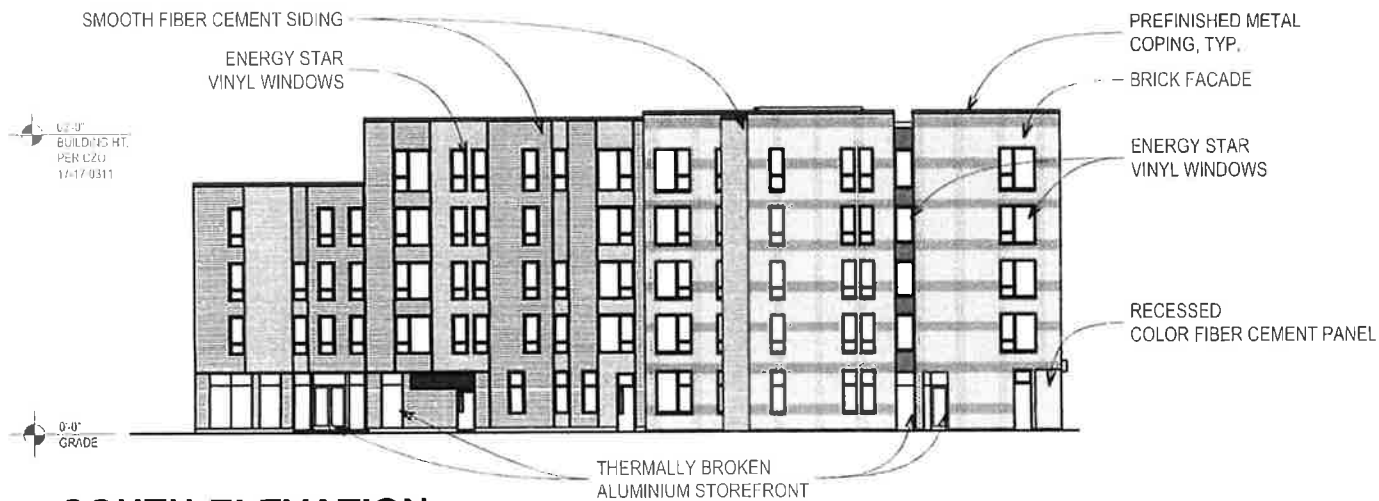


NORTH ELEVATION

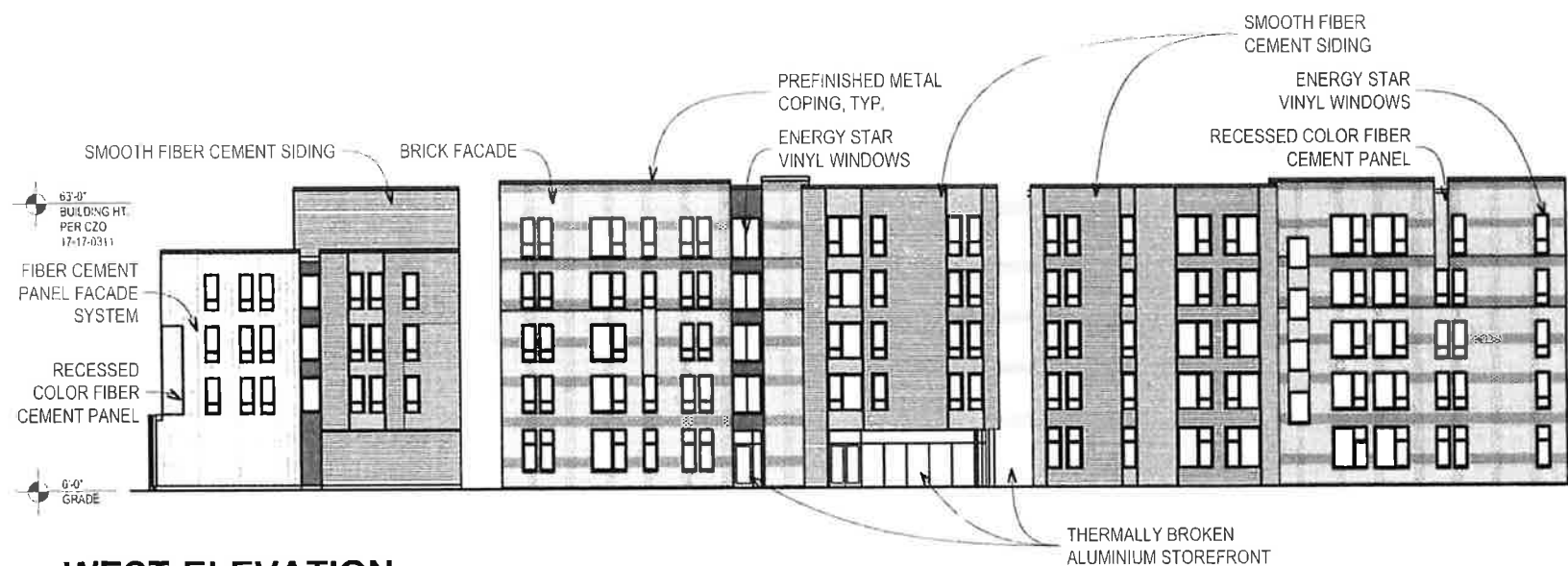


EAST ELEVATION

Applicant: SACRED Apartments Developer, LLC
 Project Address: 3211-3227 East 92nd St; 9200-9242 South Burley Ave
 Plan Development: RPDB No. 1542
 Minor Change Application: May 23, 2024
 North & East Elevations
 Drawing Scale: 1/32" = 1'-0"
 LANDON BONE BAKER ARCHITECTS
 2024 Landon Bone Baker Architects, LLC



SOUTH ELEVATION



WEST ELEVATION

Applicant: SACRED Apartments Developer, LLC
 Project Address: 3211-3227 East 92nd St; 9200-9242 South Burley Ave
 Plan Development: RPDB No. 1542
 Minor Change Application: May 23, 2024
 South & West Elevations
 Drawing Scale: 1/32" = 1'-0"
 LANDON BONE BAKER ARCHITECTS

20961

49526

JOURNAL--CITY COUNCIL--CHICAGO

6/22/2022

*Reclassification Of Area Shown On Map No. 22-B.
(As Amended)*

RBPD 1542

(Application No. 20961)

(Common Address: 3211 To 3227 E. 92nd St. And 9200 To 9242 S. Burley Ave.)

[SO2022-767]

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) and B2-2 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 22-B in the area bounded by:

East 92nd Street; South Burley Avenue; the second alley next south of and parallel to East 92nd Street; the alley next west of and parallel to South Burley Avenue; the alley next south of and parallel to East 92nd Street; and a line 177.50 feet west of and parallel to South Burley Avenue,

to a B2-3 Neighborhood Mixed-Use District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 22-B in the area bounded by:

East 92nd Street; South Burley Avenue; the second alley next south of and parallel to East 92nd Street; the alley next west of and parallel to South Burley Avenue; the alley next south of and parallel to East 92nd Street; and a line 177.50 feet west of and parallel to South Burley Avenue,

to a Residential-Business Planned Development.

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. 1542.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1542 (the "Planned Development") consists of a net site area of

approximately 59,855 square feet of property (to be increased to 62,460 square feet upon vacation of 130.25-foot segment of the alley next south of East 92nd Street) which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property commonly known as 3211 to 3227 East 92nd Street and 9200 to 9242 South Burley Avenue. The Property is collectively owned by the City of Chicago and the County of Cook, Illinois, doing business as Cook County Land Authority. SACRED Apartments Developer LLC (the "Applicant") makes this application with the consent of the owners of the Property.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant, or its successors, assigns or grantees, which require such reviews, approvals or permits. 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, its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the 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 18 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; Building Elevations (North, South, East and West); all dated June 16, 2022. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the areas delineated as Residential-Business Planned Development Number 1542: multi-unit residential located on the ground floor and above the ground floor, financial services (excluding payday/title secured loan stores and pawn shops), office, repair or laundry service, medical service, personal service, general retail sales, eating and drinking establishments, liquor sales

as an accessory use, accessory parking, co-located wireless communication facilities, 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 (the "Department"). Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 59,855 square feet (to be increased without further City Council action to 62,460 square feet upon vacation of the 130.25-foot segment of the alley next south of East 92nd Street).
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. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department. 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 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance maybe modified administratively pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the

Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant 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 B2-2 Neighborhood Mixed-Used District and RS2 Residential Single-Unit (Detached House) District to B2-2 Neighborhood Mixed-Use District, and then to this Residential-Business Planned Development ("P.D.") Number 1542 is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The Applicant has applied for Low-Income Housing tax Credits or other forms of financial assistance from the City. Such financial assistance imposes affordability requirements (the "Financing Requirements") that exceed the ARO requirements. As a result, if the Applicant receives such financial assistance, the Financial Requirements shall govern the Applicant's obligation to provide affordable housing in the P.D. If the Applicant does not receive such financial assistance, the Applicant shall comply with the ARO.
16. The Applicant acknowledges that it is in the public interest to ensure that adequate open space and recreational facilities are provided to serve new residential developments. As stated in the Open Space Impact Fee Ordinance Section 16-18-080 of the Municipal Code of Chicago, in the case of larger developments which are processed as Planned Developments, developers are encouraged to provide open space and recreational facilities on-site to serve new residents instead of paying open space impact fees.

All open spaces developed for use by the public must be in compliance with the Open Space Impact Fee Administrative Regulations and Procedures promulgated by the Commissioner of the Department, pursuant to Section 16-18-110.

Any open space to be dedicated to the Chicago Park District must meet Chicago Park District standards and, where applicable, the park must be designed and constructed to Chicago Park District standards. Any conveyance of open space to the Chicago Park District measuring two or more acres shall be approved by the Chicago Park District. A Board issued resolution must be provided to the Department prior to the

issuance of any Part II approval. Any conveyance of open space to the Chicago Park District measuring less than two acres shall be formalized in a contract that shall be provided to the Department prior to the issuance of any Part II approval.

17. 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 Department of Planning and Development, 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 (i) 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 Department of Planning and Development: (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 Department of Planning and Development 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, Department of Planning and Development 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. Department of Planning and Development 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.
18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to B2-2 Neighborhood Mixed-Use District.

[ALT/NSPS Land Title Survey; North, South, East and West Building Elevations; Landscape Plans; Site Plan; Boundary and Property Line Map; Existing Land-Use Map; and Existing Zoning Map referred to in these Plan of Development Statements printed on pages 49533 through 49541 of this *Journal*.]

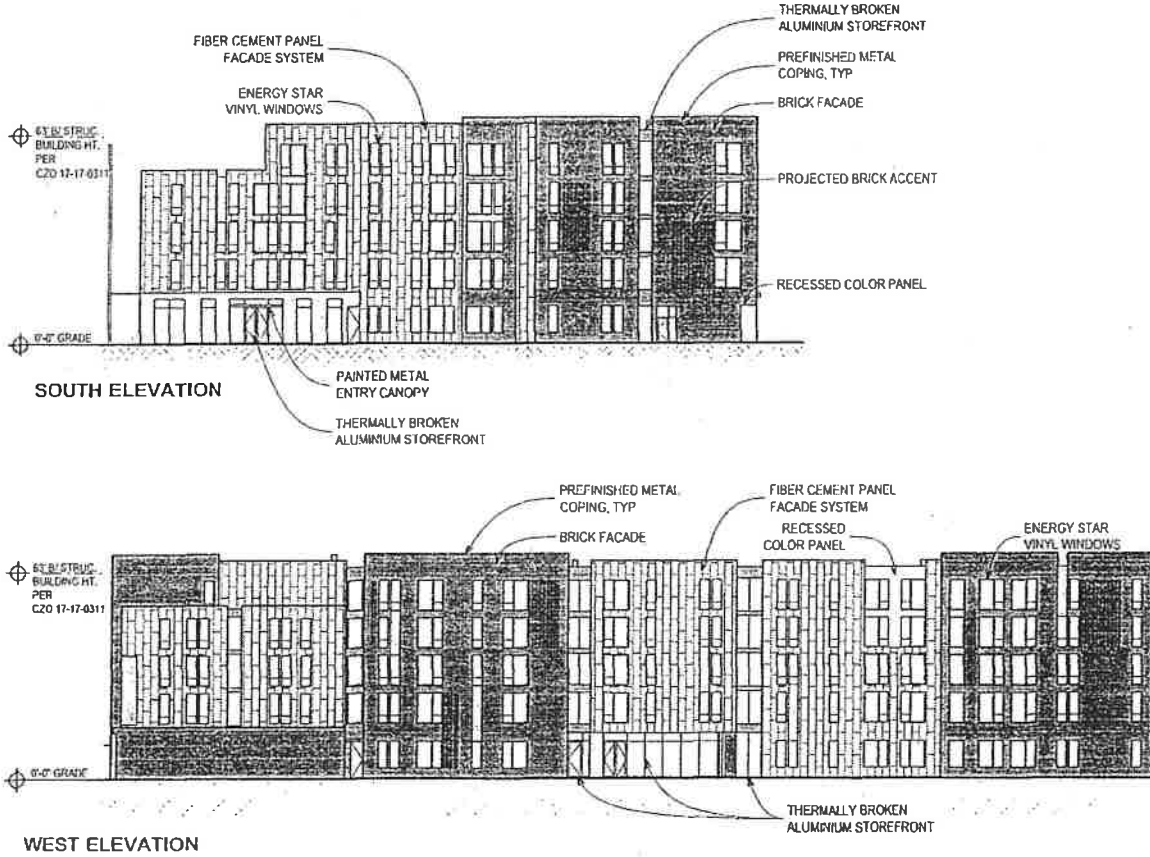
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential-Business Planned Development No. 1542.

Bulk Regulations And Data Table.

Gross Site Area:	89,757 square feet
Area in the Public Right-of-Way:	30,002 square feet
Net Site Area:	59,855 square feet of property (to be increased without further City Council action to 62,460 square feet upon the vacation of the 130.25-foot segment of the alley next south of East 92 nd Street)
Maximum Permitted FAR:	1.80
Maximum Number of Dwelling Units:	81
Minimum Number of Off-Street Parking Spaces:	40
Minimum Number of Off-Street Loading Berths:	1 (10 feet by 25 feet)
Minimum Number of Bicycle Parking Spaces:	54
Setbacks from the Property Line:	In accordance with the site plan
Maximum Site Coverage:	In accordance with the site plan
Maximum Building Height:	65 feet (per Zoning Ordinance)

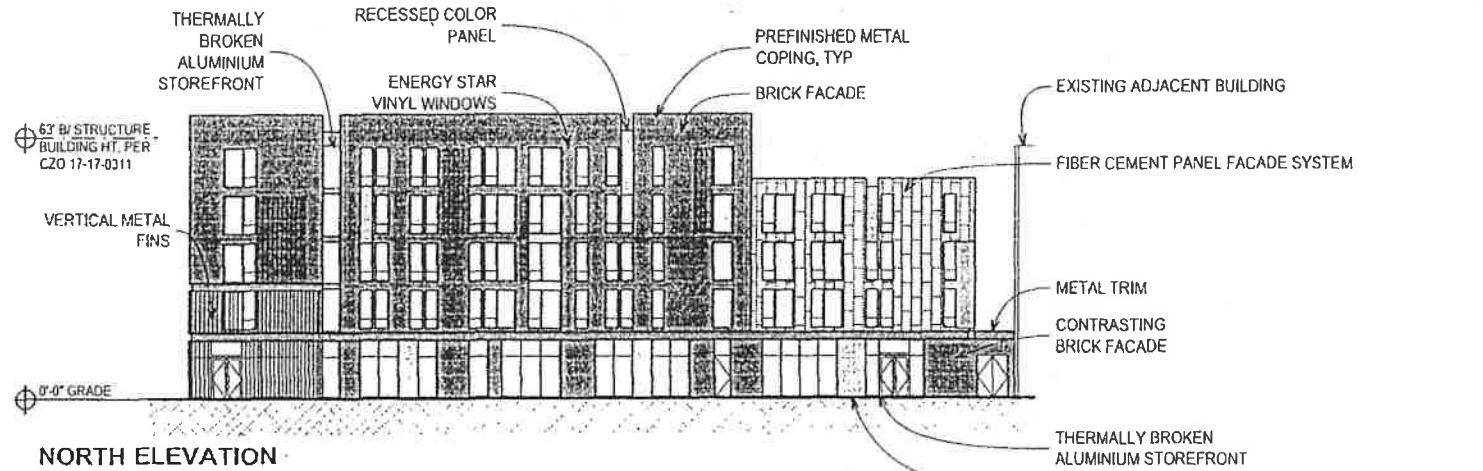
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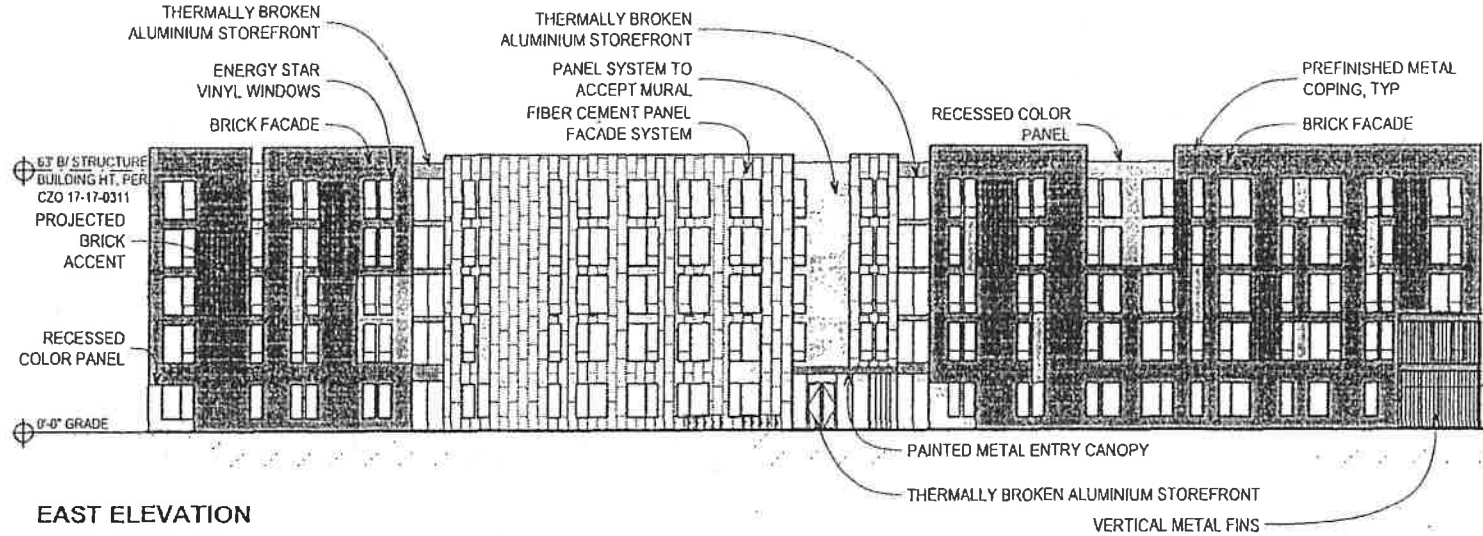
Applicant: SACRED Apartments Developer, LLC
 Project Address: 3211 to 3227 East 92nd Street;
 9200 to 9242 South Burley Avenue
 Plan Commission: June 16, 2022

South & West Elevation
 Drawing Scale: 1/32" = 1'-0"
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NORTH ELEVATION



EAST ELEVATION

Applicant: SACRED Apartments Developer, LLC
 Project Address: 3211 to 3227 East 92nd Street,
 9200 to 9242 South Burley Avenue
 Plan Commission: June 16, 2022

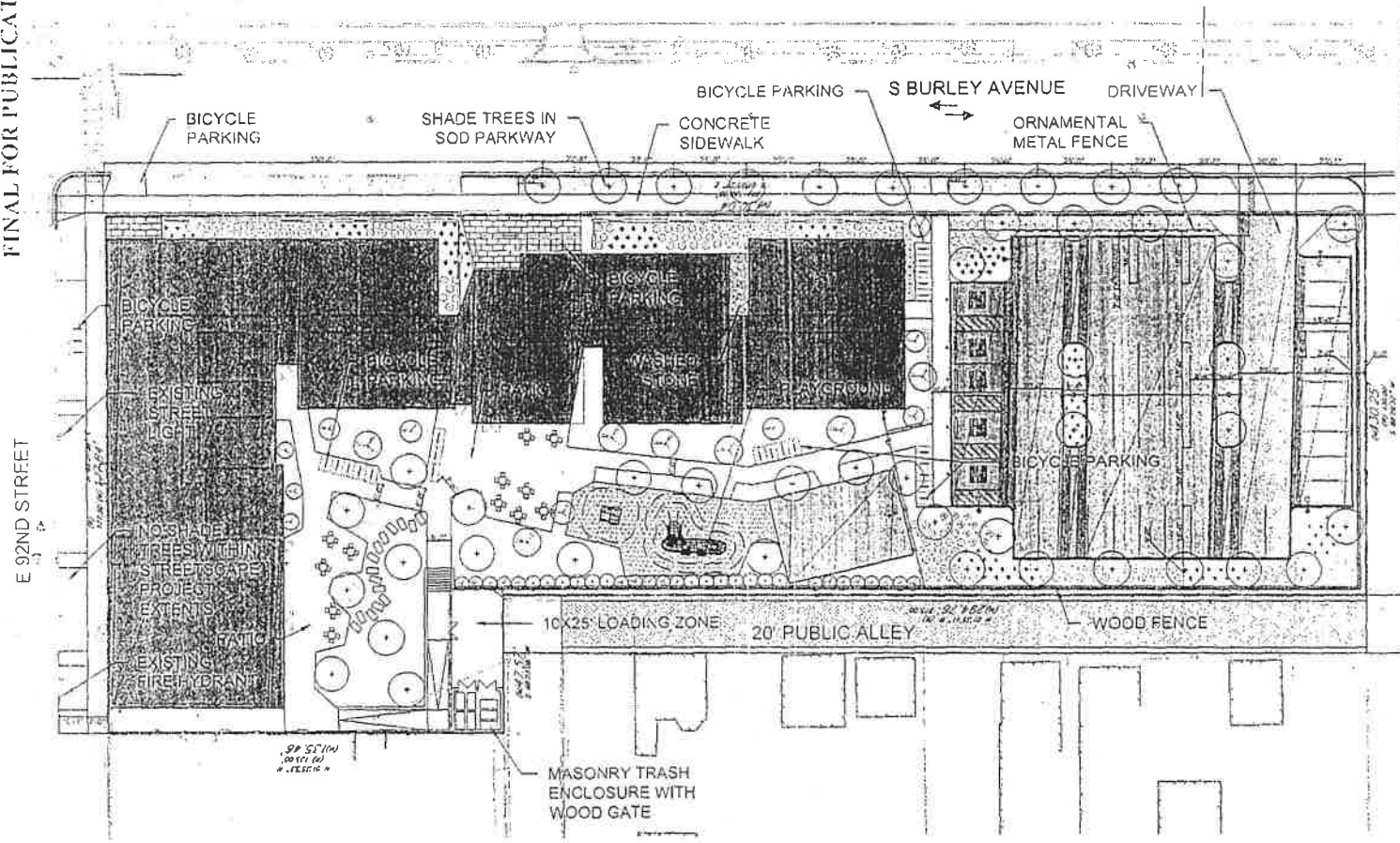
North & East Elevations
 Drawing Scale: 1/32" = 1'-0"
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PLANTING LIST					
	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
SHADE TREES					
CO	CELTIS OCCIDENTALIS	HACKBERRY	3	3"	7' CLEAR
CS	CATALPA SPECIOSA	CATALPA	9	3"	7' CLEAR
PA	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	6	3"	7' CLEAR
QBB	QUERCUS BICOLOR 'BEACON'	SWAMP WHITE OAK	6	3"	7' CLEAR
QI	QUERCUS IMBRICARIA	SHINGLE OAK	9	3"	7' CLEAR
TD	TAXODIUM DIST. 'SHAW. BRAVE'	SHAWNEE BRAVE CYPRESS3	7	3"	7' CLEAR
ORNAMENTAL TREES & EVERGREENS					
COB	COTINUS OBOVATUS	AMERICAN SMOKETREE		8'	MULTISTEM
CWK	CRATAEGUS 'WINTER KING'	WINTER KING HAWTHORN		8'	MULTISTEM
JCK	JUNIPERUS CHIN. 'KETELEERI'	KETELEERI JUNIPER		8'	WELL
PP	PARROTIA PERSICA	PERSIAN IRONWOOD		8'	MULTISTEM
QKS	QUERCUS WAREI 'KINDRED SPIRIT'	KINDRED SPIRIT OAK		8'	LOW-BRANCH
VP	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM		6'	MULTISTEM
SHRUBS & VINES					
DKB	DIERVILLA 'KODIAK BLACK'	KODIAK BLACK DIERVILLA		#5	
JHH	JUNIPERUS HOR. 'HUGHES'	HUGHES JUNIPER		#5	
RPP	ROSA 'PURPLE PAVEMENT'	PURPLE PAVEMENT ROSE		#5	
RGL	RHUS 'GRO-LOW'	GRO-LOW SUMAC		#5	
RTE	RHUS 'TIGER EYES'	TIGER EYE SUMAC		#5	
SP	SYRINGA 'PALIBIN'	PALIBIN LILAC		#5	
PERENNIALS					
AC	ALLIUM CERNUM	NODDING WILD ONION		#1	
PD	PENSTEMON DIGITALIS 'HUSKERS RED'	HUSKERS RED BEARDTONGUE		#1	
PQ	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER		#1	
SH	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED		#1	
SO	SYMPHYOTRICUM OBLONGIFOLIUM	AROMATIC ASTER		#1	

Applicant: SACRED Apartments Developer, LLC
 Project Address: 3211 to 3227 East 92nd Street;
 9200 to 9242 South Burley Avenue
 Plan Commission: June 16, 2022

Landscape Plan
 Drawing Scale: 1" = 50'
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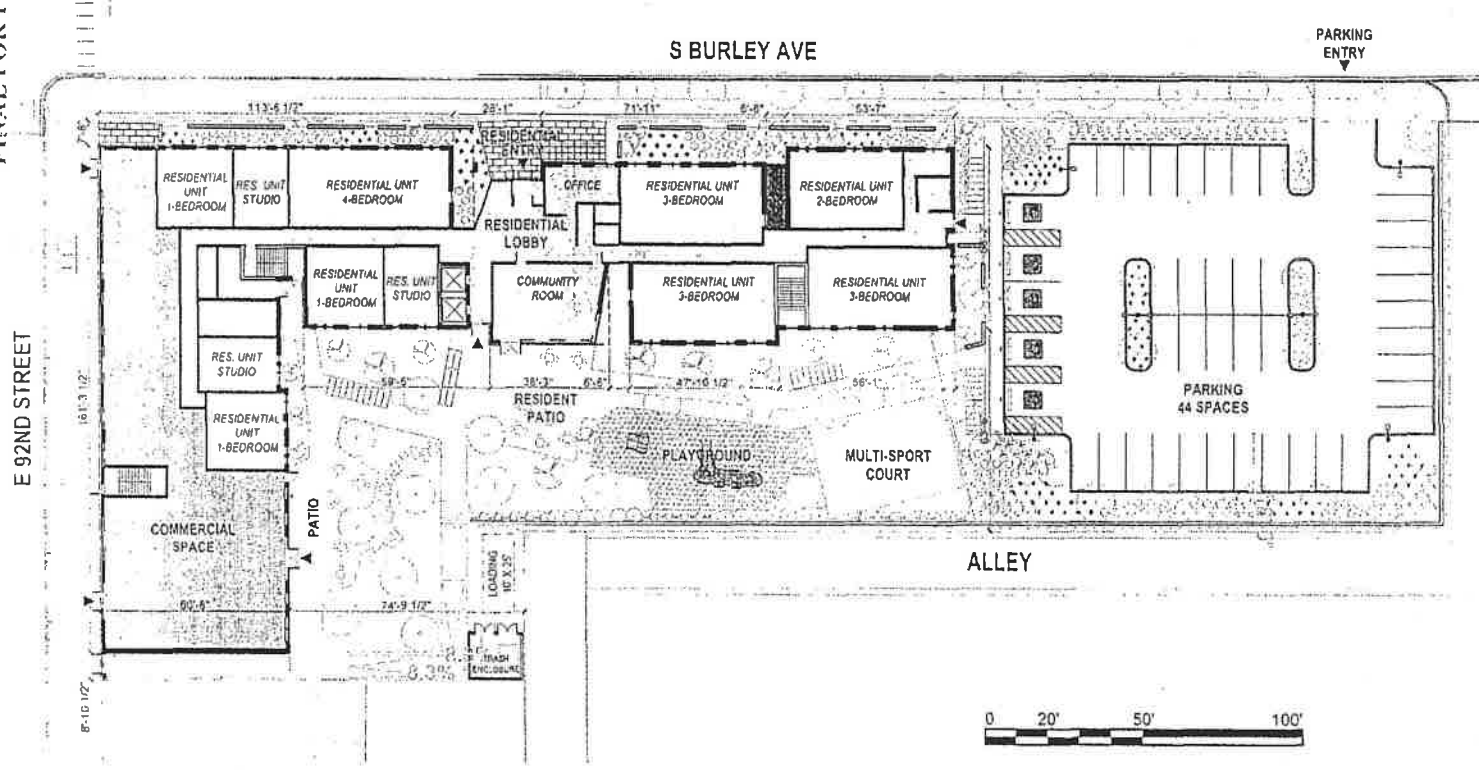
VEHICULAR USE AREA: 13,136SF
 REQUIRED INTERIOR LANDSCAPE: 9,85SF (7.5%)
 PROVIDED INTERIOR LANDSCAPE: 3,600SF
 REQUIRED INTERIOR TREES: 8
 PROVIDED INTERIOR TREES: 15



Applicant: SACRED Apartments Developer, LLC
 Project Address: 3211 to 3227 East 92nd Street;
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 Plat Commission: June 16, 2022

Landscape Plan
 Drawing Scale: 1" = 50'
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Site Plan

Drawing Scale: 1" = 50'

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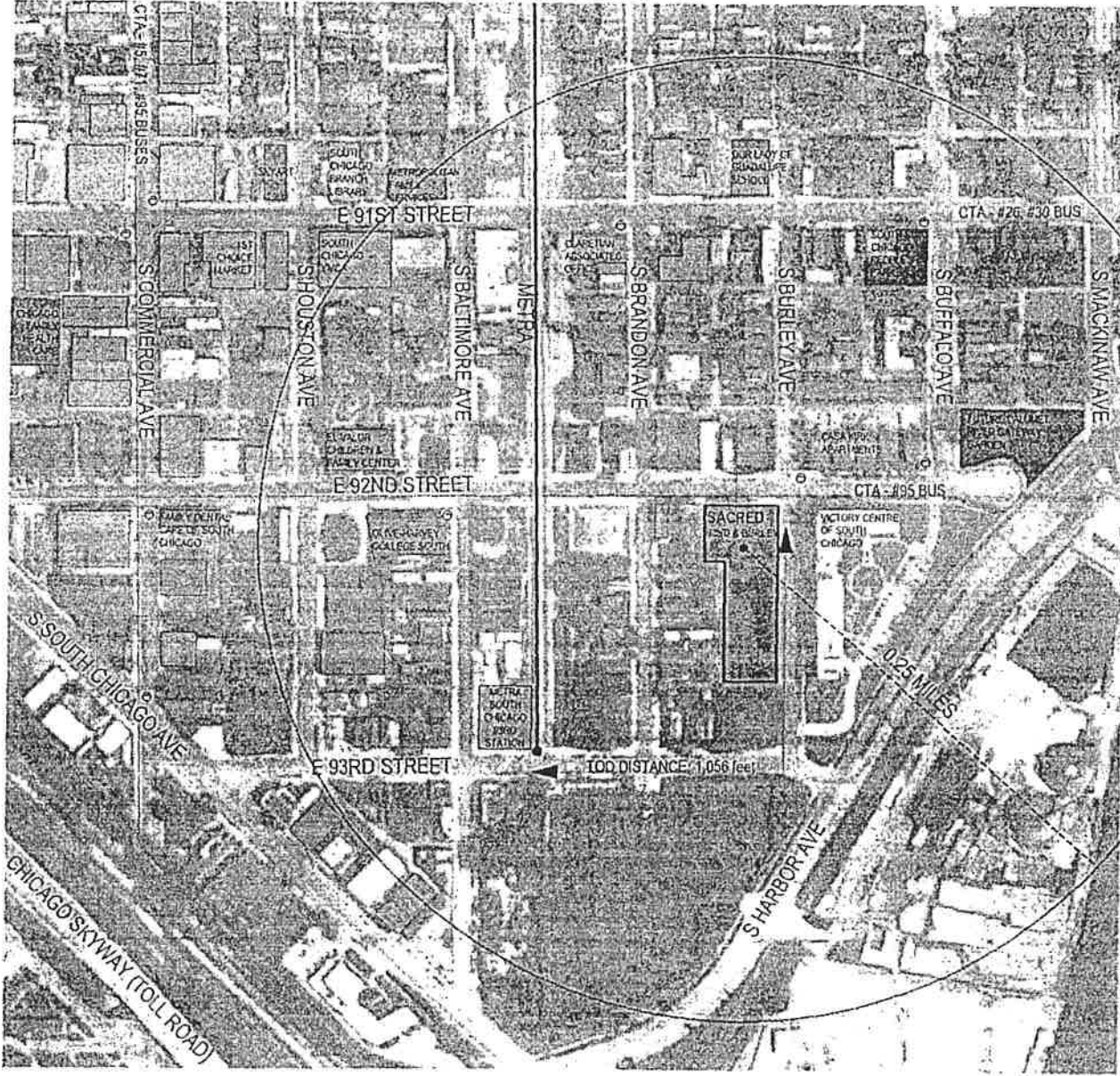
Applicant: SACRED Apartments Developer, LLC



Project Address: 3211 to 3227 East 92nd Street;

9200 to 9242 South Burley Avenue

Plan Commission: June 16, 2022

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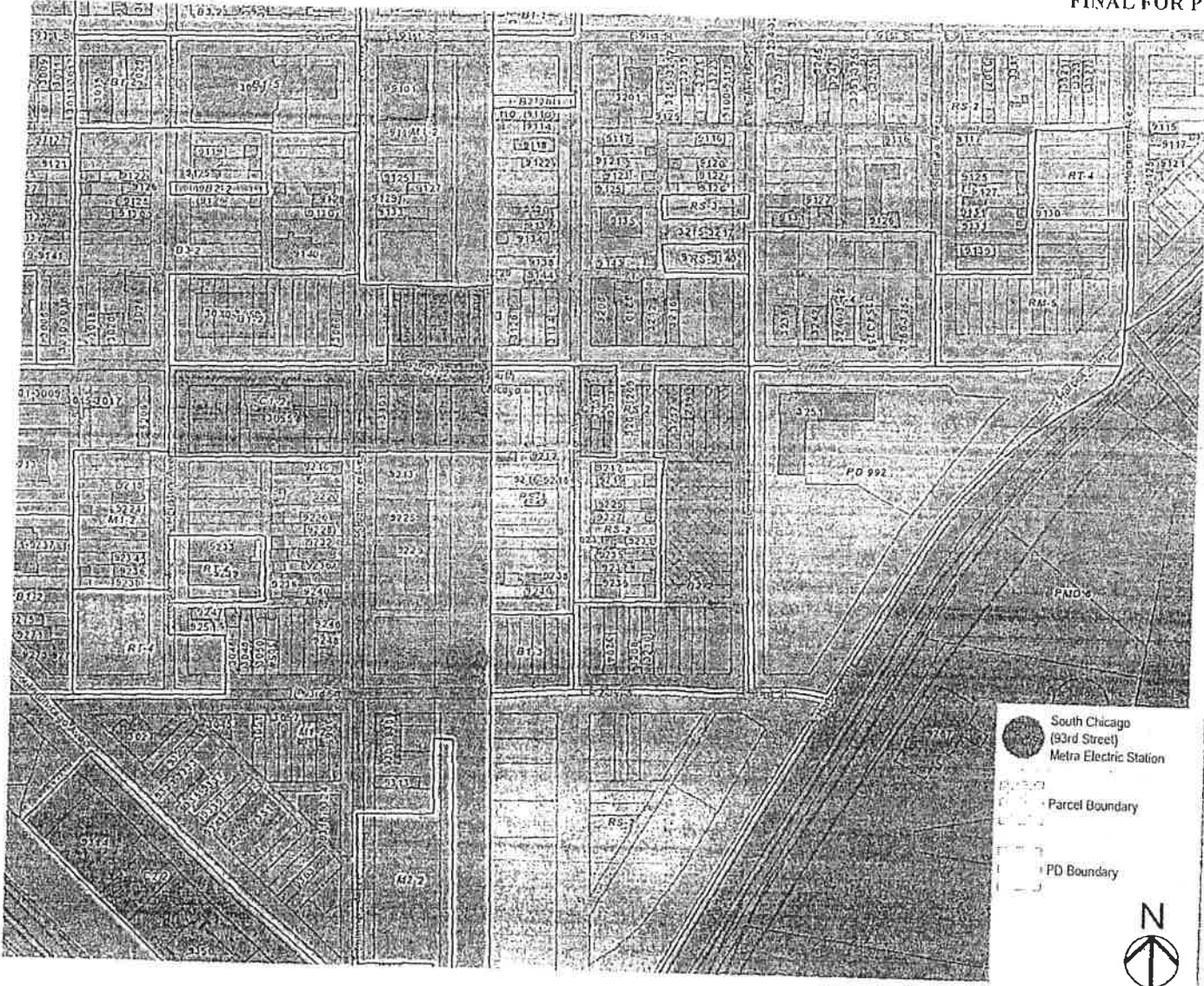


- KEY
-  PROPOSED SITE
 -  COMMERCIAL
 -  SCHOOLS
 -  HOSPITALS
 -  PARKS
 -  METRA STOP VACANT LOTS



Applicant: SACRED Apartments Developer, LLC
 Project Address: 3211 to 3227 East 92nd Street;
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 Plan Commission: June 16, 2022

Existing Land Use Map
 Drawing Scale:
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Existing Zoning Map
 Drawing Scale:
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