

PD 1577

Table of Contents

09/14/2023_PD Adoption	2
Ordinance	2
Statements	2
Bulk Table	8
Exhibits	10

Reclassification Of Area Shown On Map No. 14-H.
 (As Amended)
 (Application No. 20374) RPS 1577
 (Common Address: 1701 -- 1725 W. 61st St., 6100 -- 6158 S. Paulina St.,
 1700 -- 1724 W. 62nd St. And 6101 -- 6159 S. Hermitage Ave.)
 [O2023-1895/SO2023-0003866]

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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 14-H in the area bounded by:

West 61st Street; South Paulina Street; West 62nd Street; and South Hermitage Avenue,
to those of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 14-H in the area bounded by:

West 61st Street; South Paulina Street; West 62nd Street; and South Hermitage Avenue,
to those of Planned Development Number 1577, which is hereby established in the area described above and subject to such use and bulk regulations set forth in the plan of development attached hereto and to no others.

SECTION 3. This ordinance takes effect after its passage and due publication.

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

Planned Development No. 1577.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 1577 ("Planned Development") consists of approximately 157,946 square feet (3.63 acres) of net site area which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by Earle School LLC, a Wisconsin 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.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

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; a Zoning Map; a Boundary and Subarea Map with Existing Conditions; a Site Plan with New Conditions Subarea A; a Site Plan with New Conditions Subarea B; a Landscape Plan; 1897/1900 Building West Elevation; 1900 Building South Elevation and 1897 Building North Elevation; 1974 Building South, East and North Elevation and 1974 Building West Elevation submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses shall be permitted in this Planned Development:
 - multi-unit residential, townhomes, cultural exhibits and libraries, daycare, community center, accessory and related uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the 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 157,946 square feet and a base FAR of 0.75.

9. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, 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. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subarea B, the Applicant shall submit a site plan, landscape plan and building elevations for Subarea B for review and approval by the Department of Planning and Development (DPD). Provided that the Site Plan Submittal required hereunder is in general conformance with the Planned Development and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such Site Plan Approval. The foregoing notwithstanding, prior to the Commissioner's issuance of such Site Plan Approval, the Applicant shall present the Site Plan (as a courtesy presentation) to the Chicago Plan Commission, during a public meeting. 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 B 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 any portion of Subarea B shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Subarea B 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 the Subarea B Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. 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 B 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); and
- statistical information applicable to the subject subarea, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

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

12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. 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.
15. 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.
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 RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District, and then to this Planned Development ("P.D.") Number 1577 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.

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

- 18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District.

[Zoning Map; Boundary and Subarea Map with Existing Conditions; Site Plan with New Conditions Subarea A; Landscape Plan; 1897/1900 Building West Elevation; 1900 Building South Elevation; 1897 Building North Elevation; and 1974 North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 3049 through 3056 of this *Journal*.]

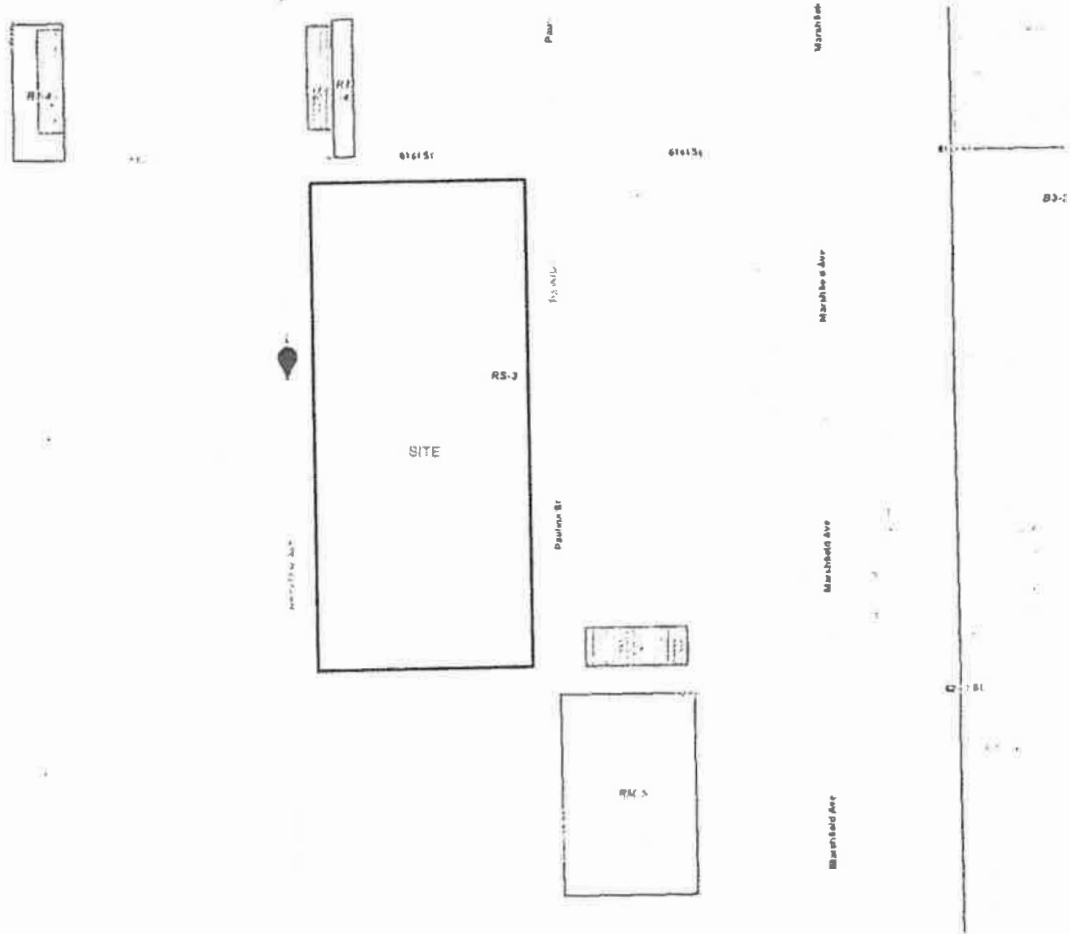
Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Residential Planned Development No. 1577

Bulk Regulations And Data Table.

Gross Site Area:	219,362 square feet (5.04 acres)
Area Remaining in Public Right-of-Way	61,416 square feet (1.41 acres)
Net Site Area:	157,946 square feet (3.63 acres)
Subarea A:	
Gross Site Area:	118,515 square feet
Net Site Area:	86,100 square feet
Subarea B:	
Gross Site Area:	100,847 square feet
Net Site Area:	71,846 square feet

Maximum Number of Dwelling Units:	75 dwelling units
Maximum Number of Dwelling Units in Subarea A:	50 dwelling units
Maximum Number of Dwelling Units in Subarea B:	25 dwelling units
Maximum Floor Area Ratio for all Subareas:	.75
Maximum Floor Area Ratio in Subarea A:	1.0
Maximum Floor Area Ratio in Subarea B:	.4
Minimum Number of Off-Street Total Parking Spaces:	
Minimum Number of Off-Street Parking Spaces in Subarea A:	50 parking spaces
Minimum Number of Off-Street Parking Spaces in Subarea B:	The number of parking spaces required pursuant to the Chicago Zoning Ordinance
Off-Street Loading Spaces:	1, 10 by 25
Minimum Required Setbacks:	As per Site Plan
Maximum Building Height of the top Residential Floor per Section 17-17-0311 of the Zoning Ordinance:	
Subarea A:	For existing buildings, existing Building Height will not be exceeded.
Subarea B:	30 feet

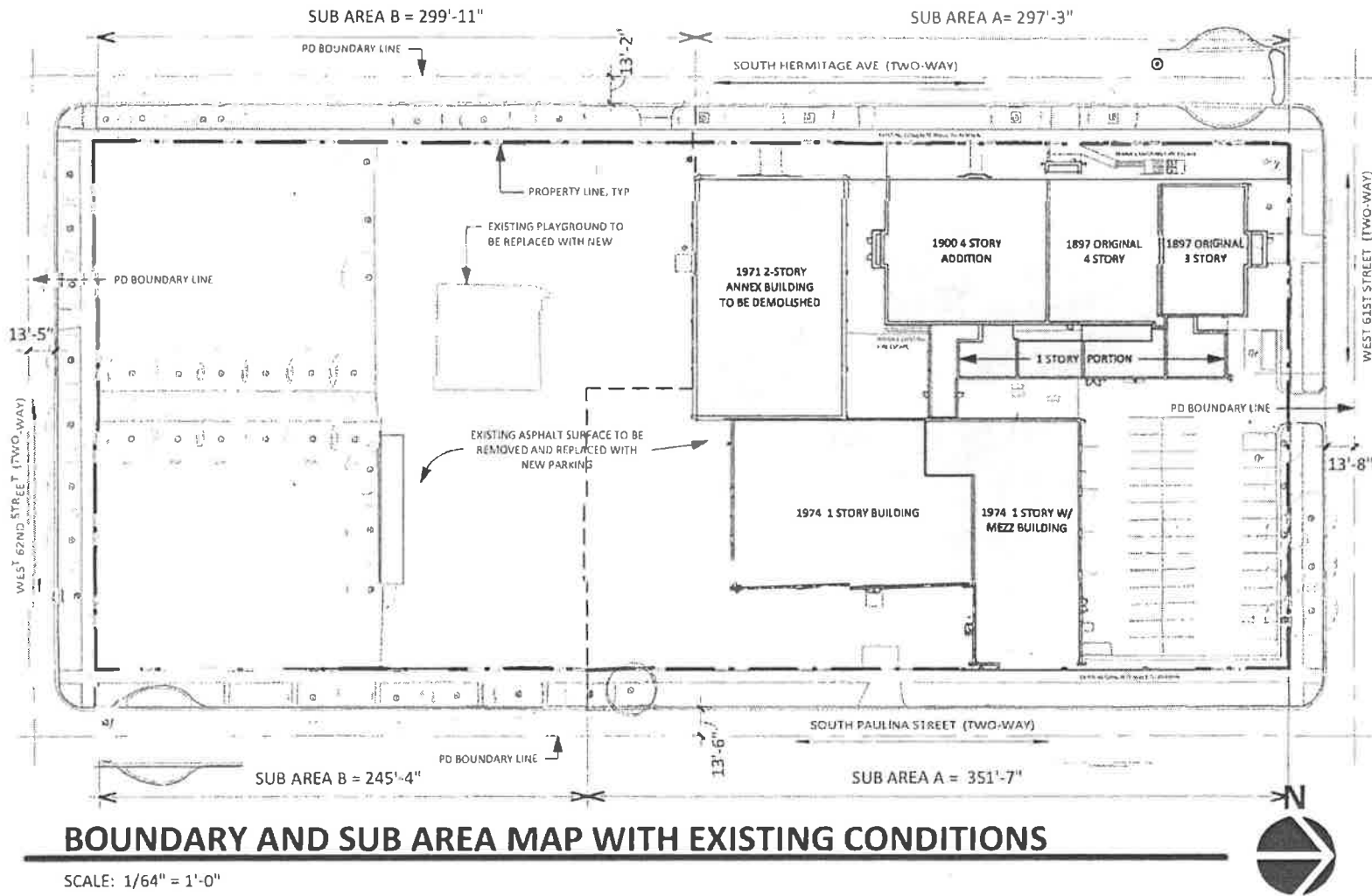


ZONING MAP

SCALE: NTS

Applicant: Earle School, LLC
 Address: 1701-1725 W. 61st Street; 6100-6158 S. Paulina Street;
 1700-1724 W. 62nd Street; 6101-6159 S. Hermitage Avenue
 Introduced: April 22, 2020
 Plan Commission: August 17, 2023

Final for Publication

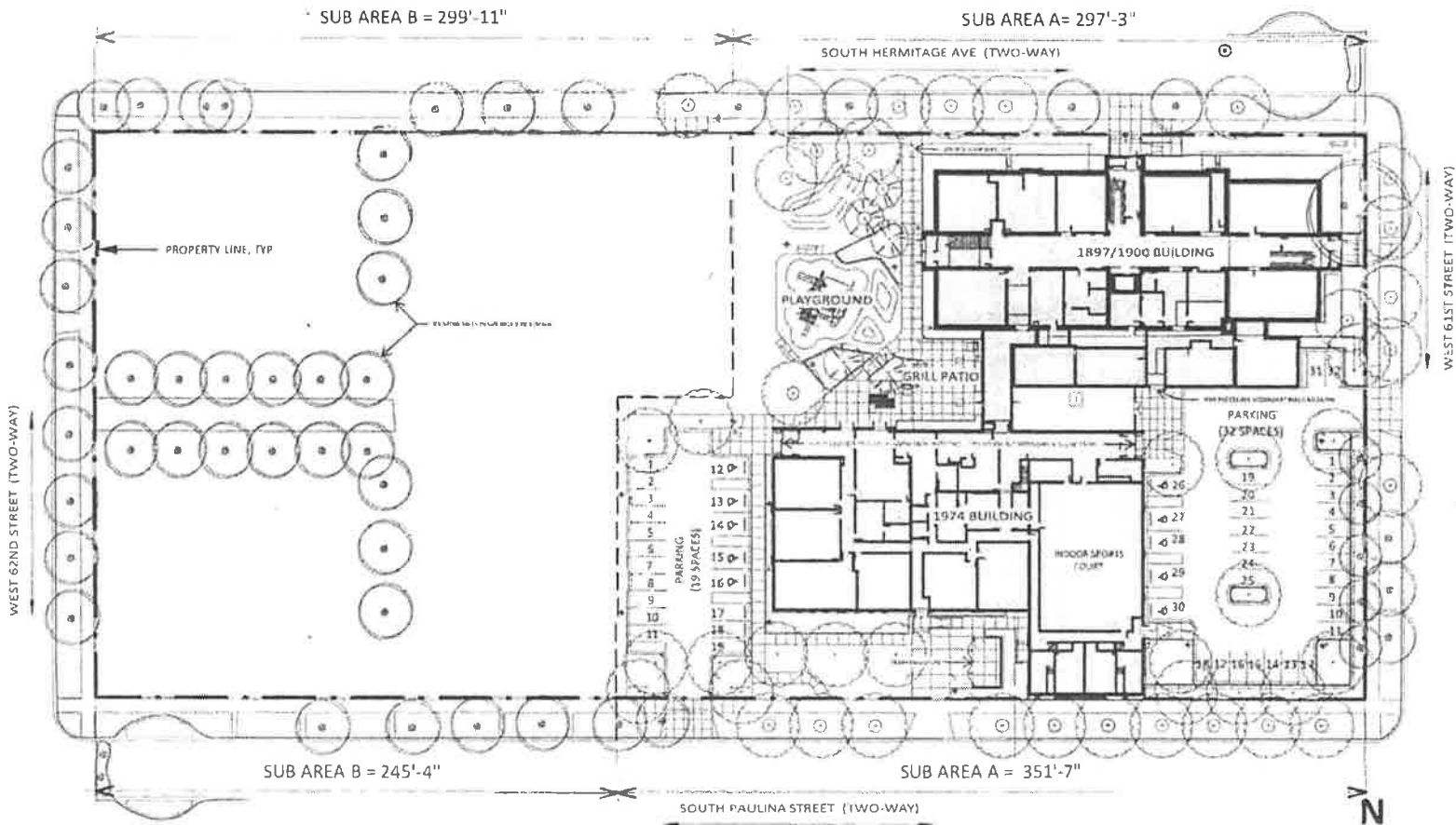


BOUNDARY AND SUB AREA MAP WITH EXISTING CONDITIONS

SCALE: 1/64" = 1'-0"

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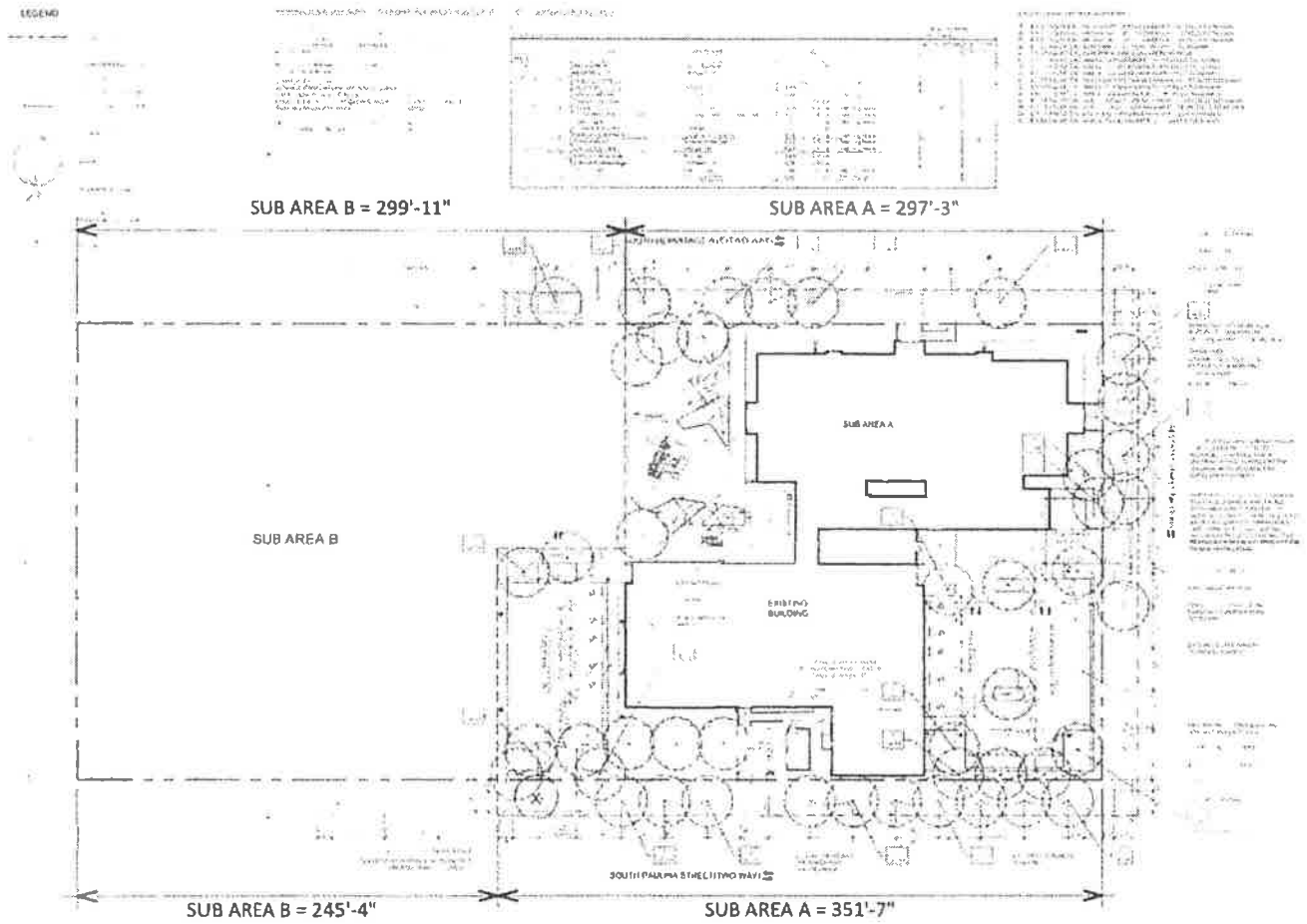


SITE PLAN WITH NEW CONDITIONS SUB AREA A

SCALE: 1/64" = 1'-0"

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LANDSCAPE PLAN

SCALE: NTS



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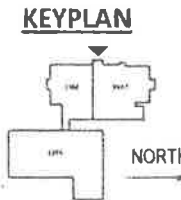
REPORTS OF COMMITTEES

3053

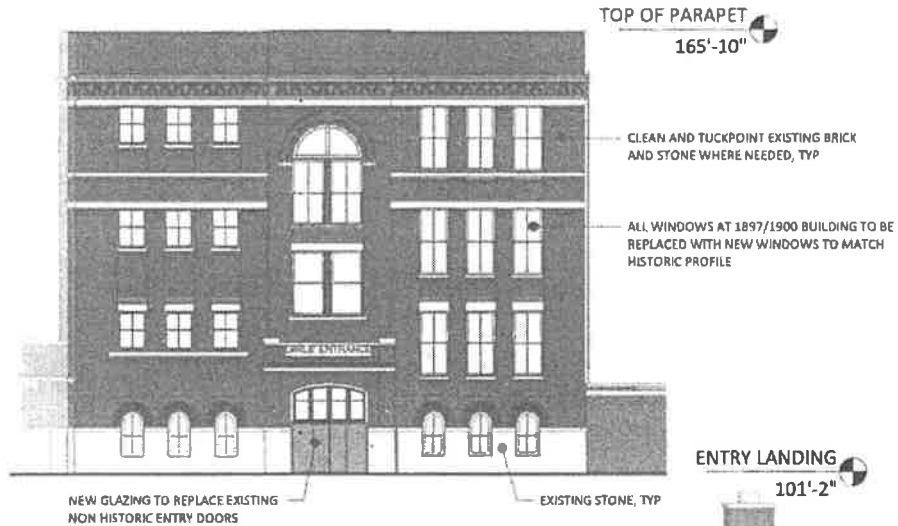


1897/1900 BUILDING WEST ELEVATION

SCALE: 3/64" = 1'-0"

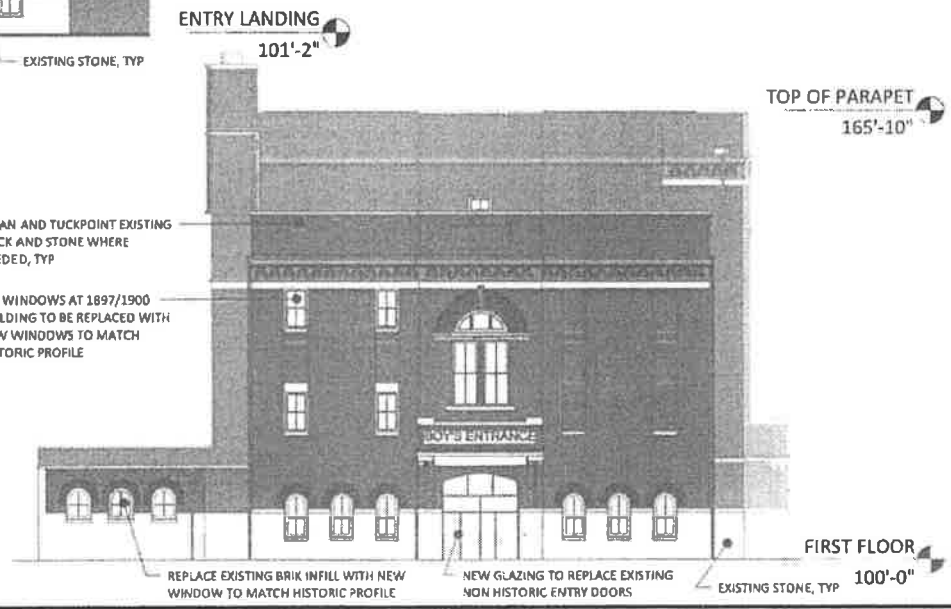


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**1900 BUILDING SOUTH
ELEVATION**

SCALE: 3/64" = 1'-0"

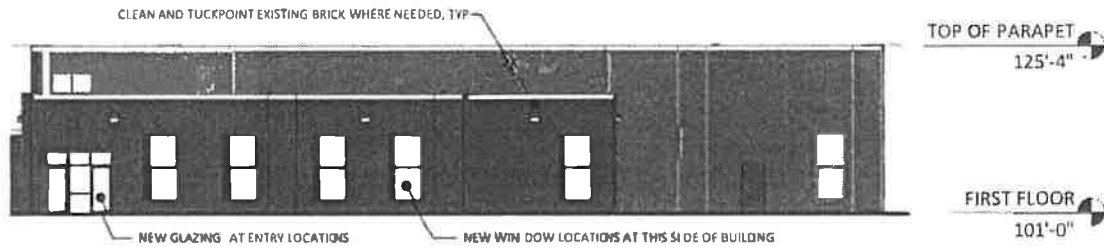


**1897 BUILDING NORTH
ELEVATION**

SCALE: 3/64" = 1'-0"

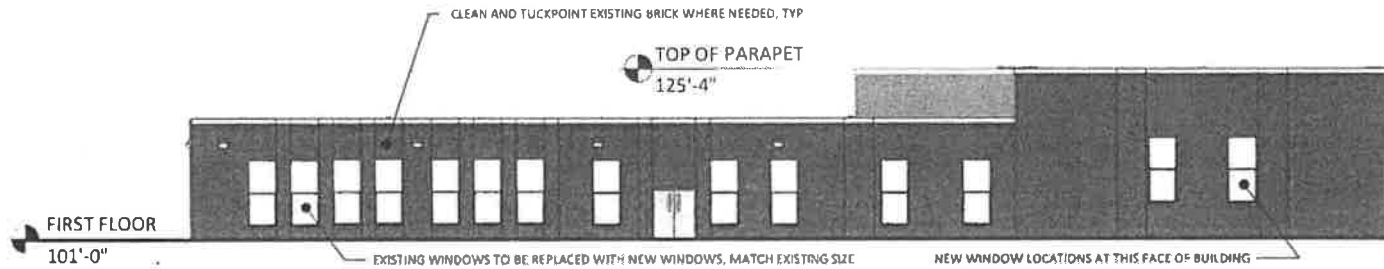
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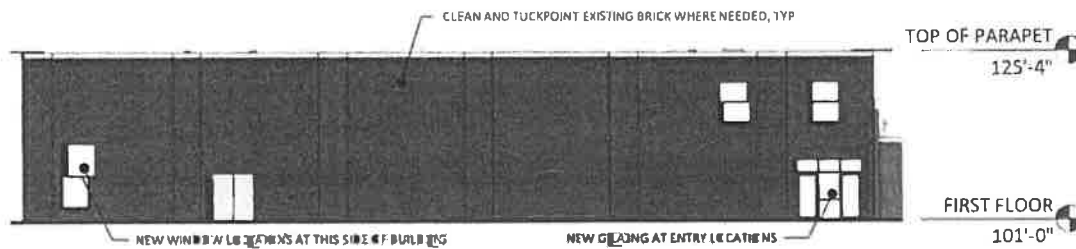
1974 BUILDING SOUTH ELEVATION

SCALE: 3/64" = 1'-0"



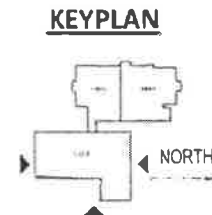
1974 BUILDING EAST ELEVATION

SCALE: 3/64" = 1'-0"



1974 BUILDING NORTH ELEVATION

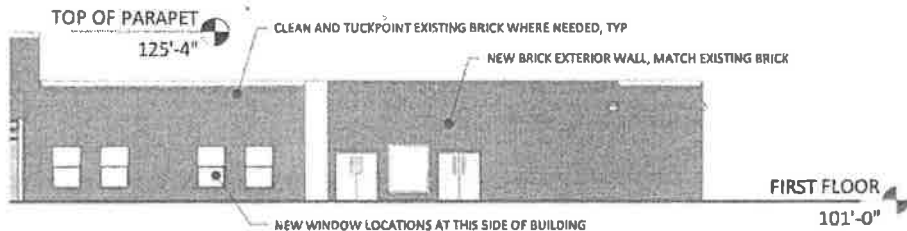
SCALE: 3/64" = 1'-0"



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1974 BUILDING WEST ELEVATION

SCALE: 3/64" = 1'-0"

KEYPLAN



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