

Reclassification Of Area Shown On Map No. 16-G.

(As Amended)

(Application No. 19771)

(Common Address: 1223 W. Marquette Rd.)

IRPD 378, 99

[SO2018-6034]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Institutional/Residential Planned Development Number 378, as amended, symbols and indications shown on Map Number 16-G in the area bounded by:

West Marquette Road (67th Street); South Racine Avenue; a line 297.2 feet south of and parallel to West Marquette Road; the alley next west of and parallel to South Racine Avenue; a line 372.24 feet south of and parallel to West Marquette Road; and South Elizabeth Street,

to those of Institutional/Residential Planned Development Number 378, as amended, which is hereby established in the area described above subject to such use and bulk regulations as are 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:

Institutional/Residential Planned Development No. 378, As Amended

Plan Of Development Statements.

1. The area delineated herein as an Institutional/Residential Planned Development Number 378, as amended (the "Planned Development") consists of approximately 85,900 square feet of net site area (approximately 1.97 acres) (the "Property"), together with certain portions of existing adjacent rights-of-way, as depicted on the attached Planned Development Boundary and Property Line Map. For purposes of this amendment to the Planned Development, The Interfaith Housing Development Corporation of Chicago, an Illinois not-for-profit corporation, is the "Applicant" with due authorization from each property owner within the Planned Development.
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, 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.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This Planned Development consists of these seventeen (17) Statements and the following "Design Exhibits" attached hereto; an Existing Zoning Map, an Existing Land-Use Map, a Planned Development Boundary and Property Line Map, Landscape Plan, Ground Floor Plan, Roof Plan, Building Elevations (four pages), all prepared by Weese Langley Weese Architects, Ltd. and dated July ____, 2018, and Plan of Development Bulk Regulations and Data Table.

The following Design Exhibits are incorporated by reference: Site Plan, Conceptual Site Landscape Plan, Plant List and Planting Details, East and West Building Elevations, South and North Building Elevations all prepared by Environ dated February 13, 2003; a Site Plan/Landscape Plan, and elevations prepared by Environ, dated January 10, 1991 and revised as of April 11, 1991.

Full size copies of the Design Exhibits are on file with the Department.

References in these Statements to the "Planned Development" shall be deemed to include the aforementioned Design Exhibits. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance and satisfies the established criteria for approval as a Planned Development. In the case of any

between the terms of this Planned Development, and the Chicago Zoning Ordinance, this Planned Development shall apply. Absent an express conflict, the terms of the Chicago Zoning Ordinance shall apply to reviews, determinations and approvals under these Statements and to improvements to the Property. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.

5. The following uses shall be permitted within the area delineated herein as Institutional-Residential Planned Development: housing and senior housing, including but not limited to housing for elderly persons, assisted living and independent living, permanent supportive housing, transitional residences, transitional shelters, temporary overnight shelters, daycare centers (adult and child), community center, senior center, recreation facilities, social service programs, limited accessory retail and commercial (including barber/beauty, sundries, banking, nutrition center and food service for campus residents and for community center programs), commercial kitchen, parking, related and incidental 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. 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 or improvement shall also be subject to height limitations 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 85,900 square feet and a base FAR of 1.55.
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.

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.

10. 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.
11. 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.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
13. The Applicant 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.
14. 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 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.

15. The Applicant acknowledges and agrees that the rezoning of the Property from Institutional/Residential Planned Development Number 378, as amended to Institutional/Residential Planned Development Number 378, as amended, triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (Affordable Requirements Ordinance or ARO). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (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. The Property is located in a low-moderate income area, within the meaning of the ARO, and the project has a total of 25 units. As a result, the Applicant's affordable housing obligation is 3 affordable units (10 percent of 25 rounded up), 1 of which is a Required Unit (25 percent of 3, rounded up). Applicant has agreed to satisfy its affordable housing obligation by providing 25 affordable units in the rental building to be constructed in the P.D. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the

P.D., the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the number of required Affordable Units without amending the P.D. Prior to the issuance of any building permits for any residential building in the P.D., 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 P.D., 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 16, 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 P.D.

16. 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 (P.D.), the regulatory, redevelopment, loan or other agreement(s) to be executed by 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 P.D.
17. This Planned Development shall be governed by Section 17-13-0612. Unless substantial construction of the development has commenced within six (6) years following adoption of the Planned Development and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the preexisting Planned Development Number 378, as amended, and the RS3 zoning classifications.

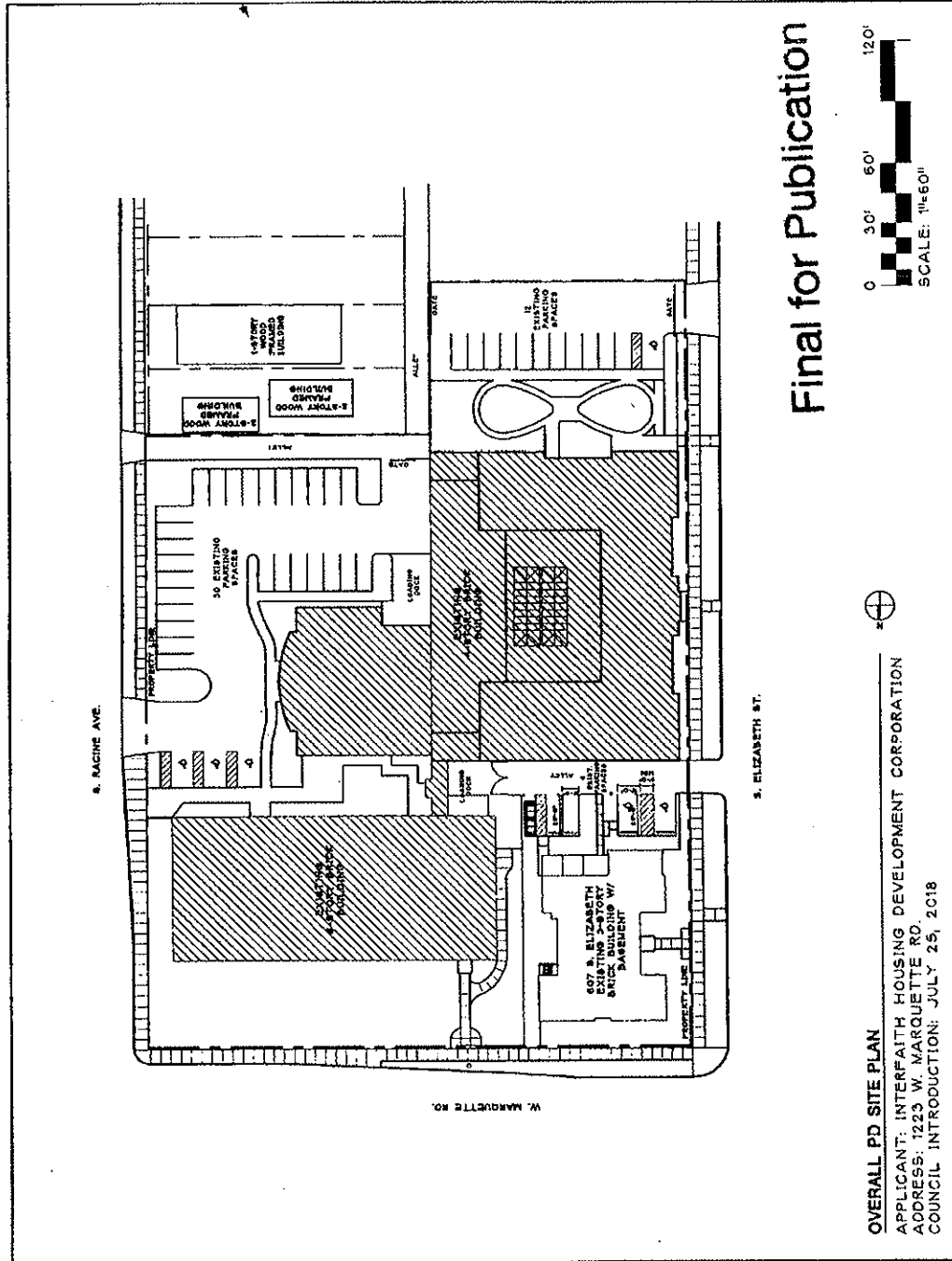
[Overall Site Plan; First, Second and Third Floor Plans; Roof Plan; Marquette Road, South, East and West Building Elevations; and ALTA/NSPS Land Title Survey referred to in these Plan of Development Statements printed on pages 8170 through 8179 of this *Journal*.]

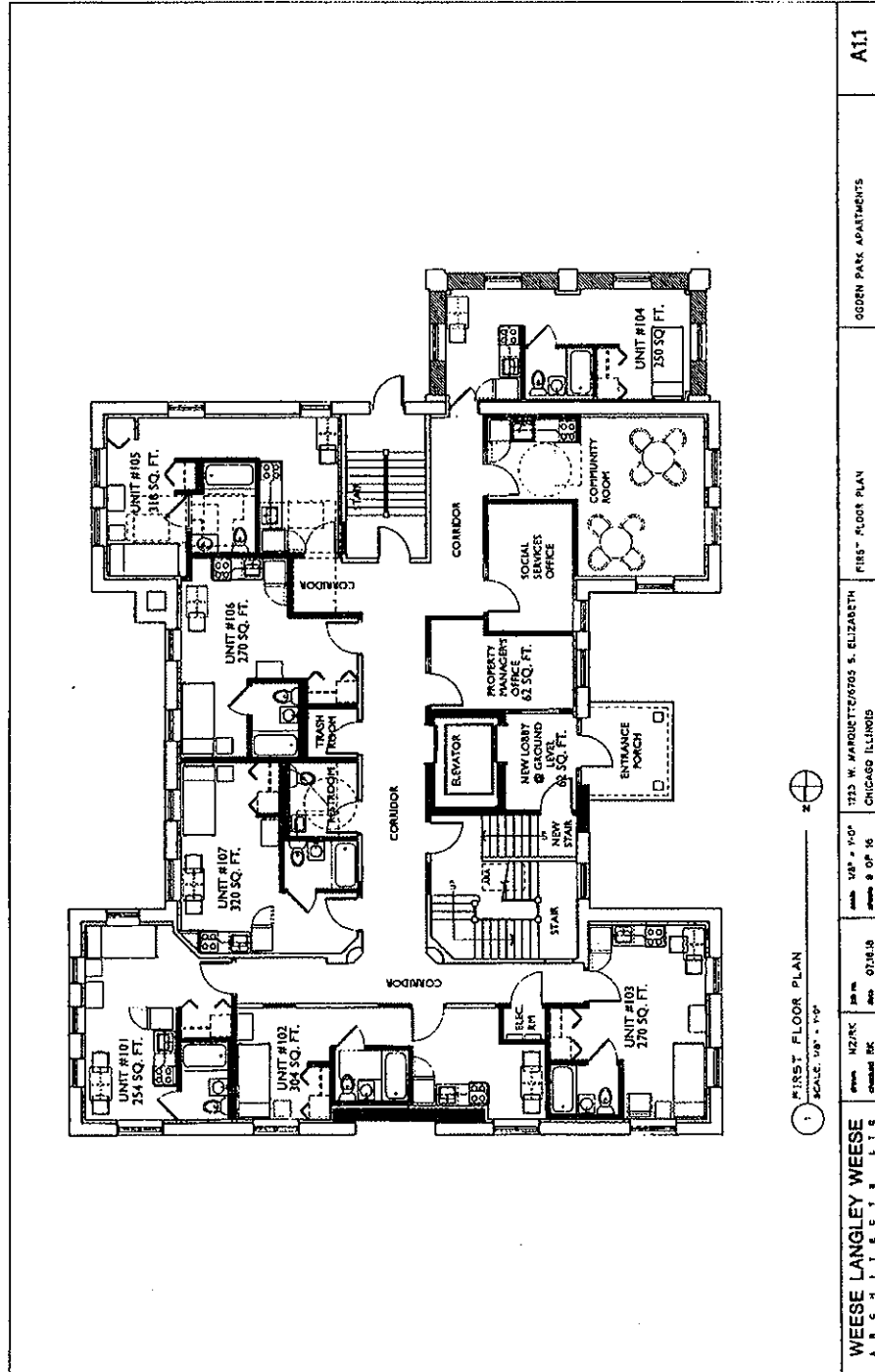
Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

*Institutional/Residential Planned Development No. 378, As Amended.**Bulk Regulations And Data Table.*

Gross Site Area:	121,763 (approximately 2.8 acres to the centerline of all streets and alleys)
Net Site Area:	85,900 square feet (approximately 1.97 acres)
Maximum Floor Area Ratio for Total Net Site Area:	1.55
Maximum Number of Dwelling Units:	151
Minimum Number of Off-Street Parking Spaces:	40
Minimum Number of Off-Street Loading Spaces:	2
Minimum Periphery Setbacks	(for Buildings): in accordance with the Site Plan
Maximum Building Height:	in accordance with the Building Elevations

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Planning and Development.

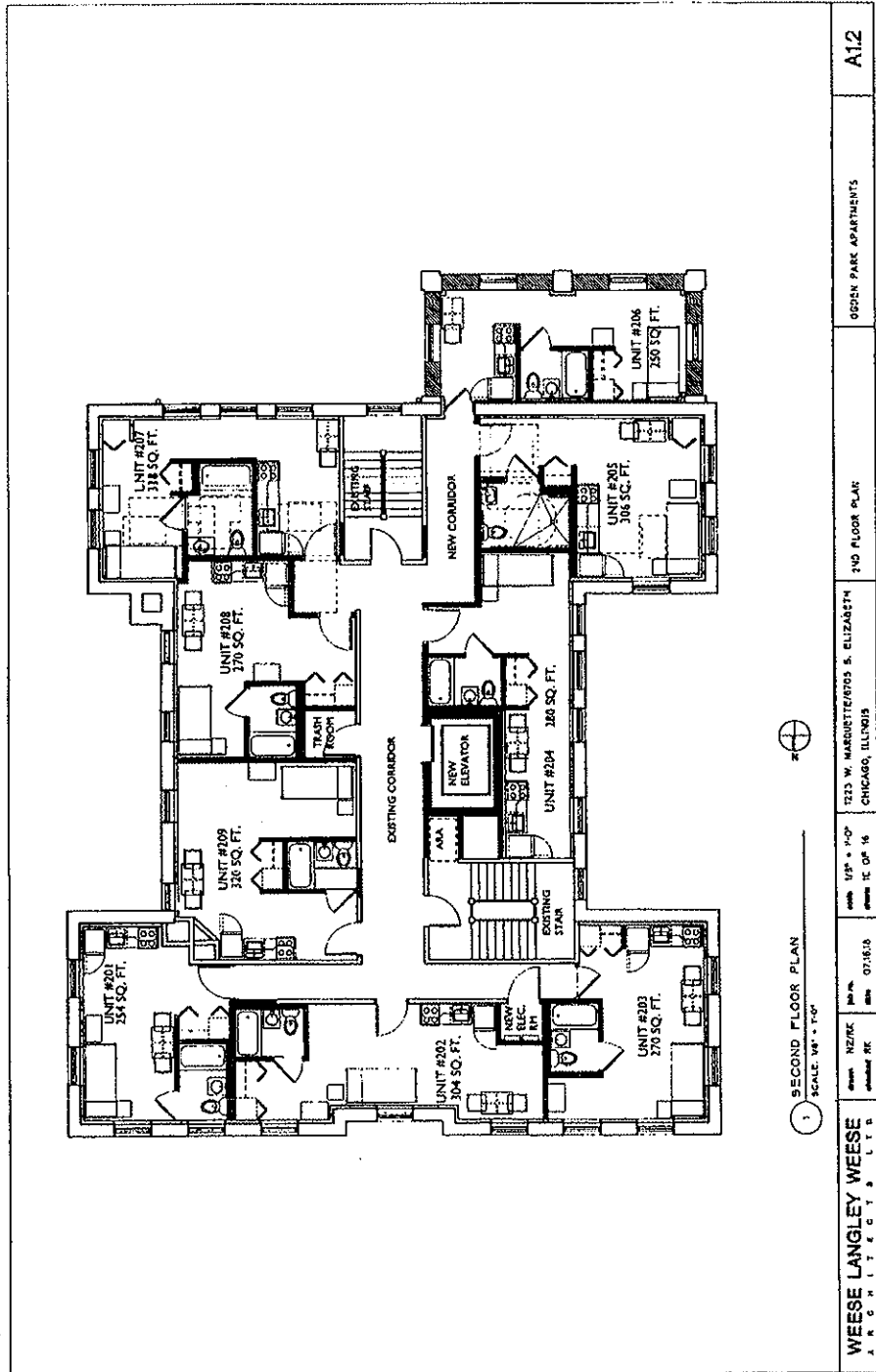




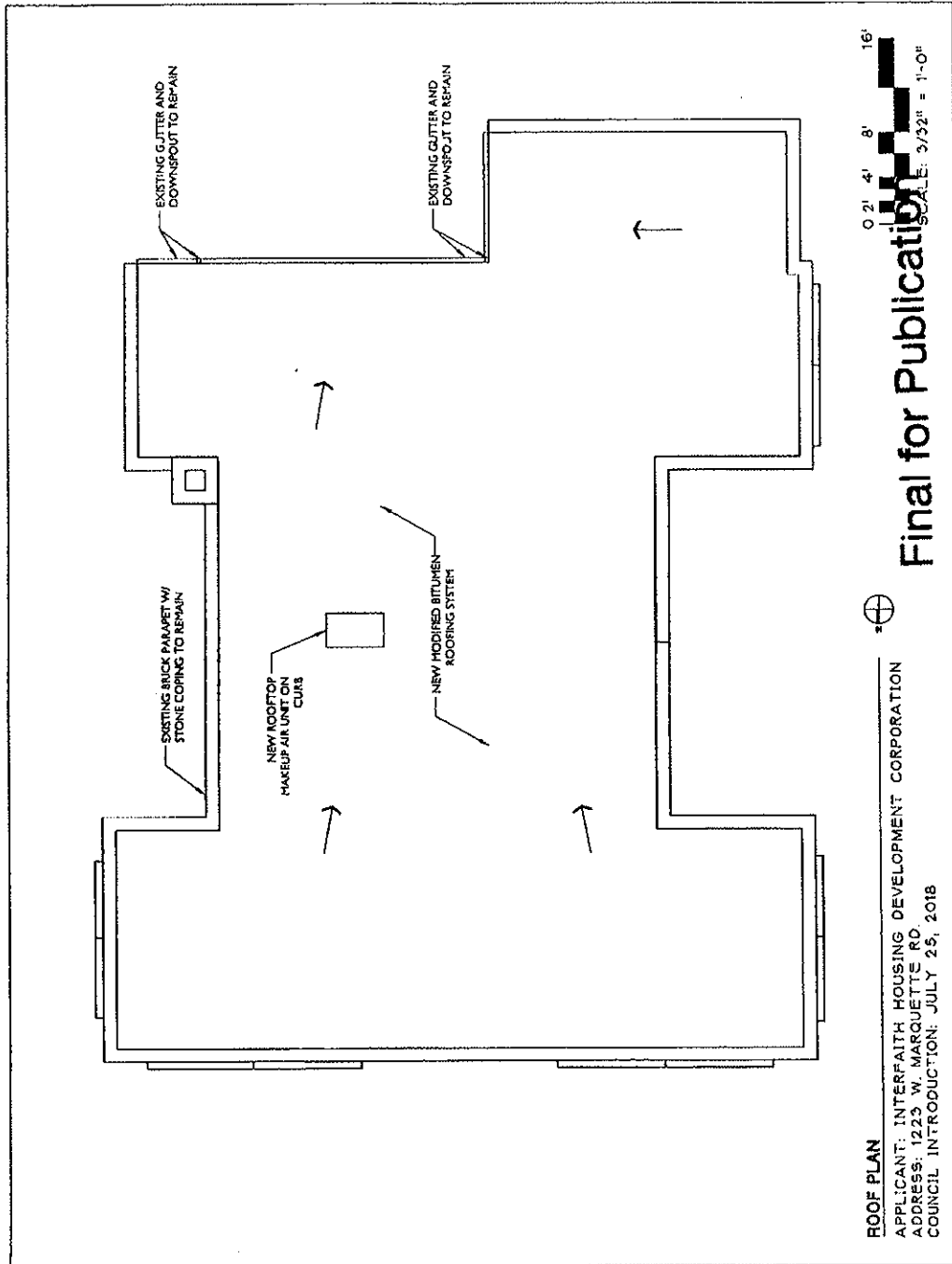
1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

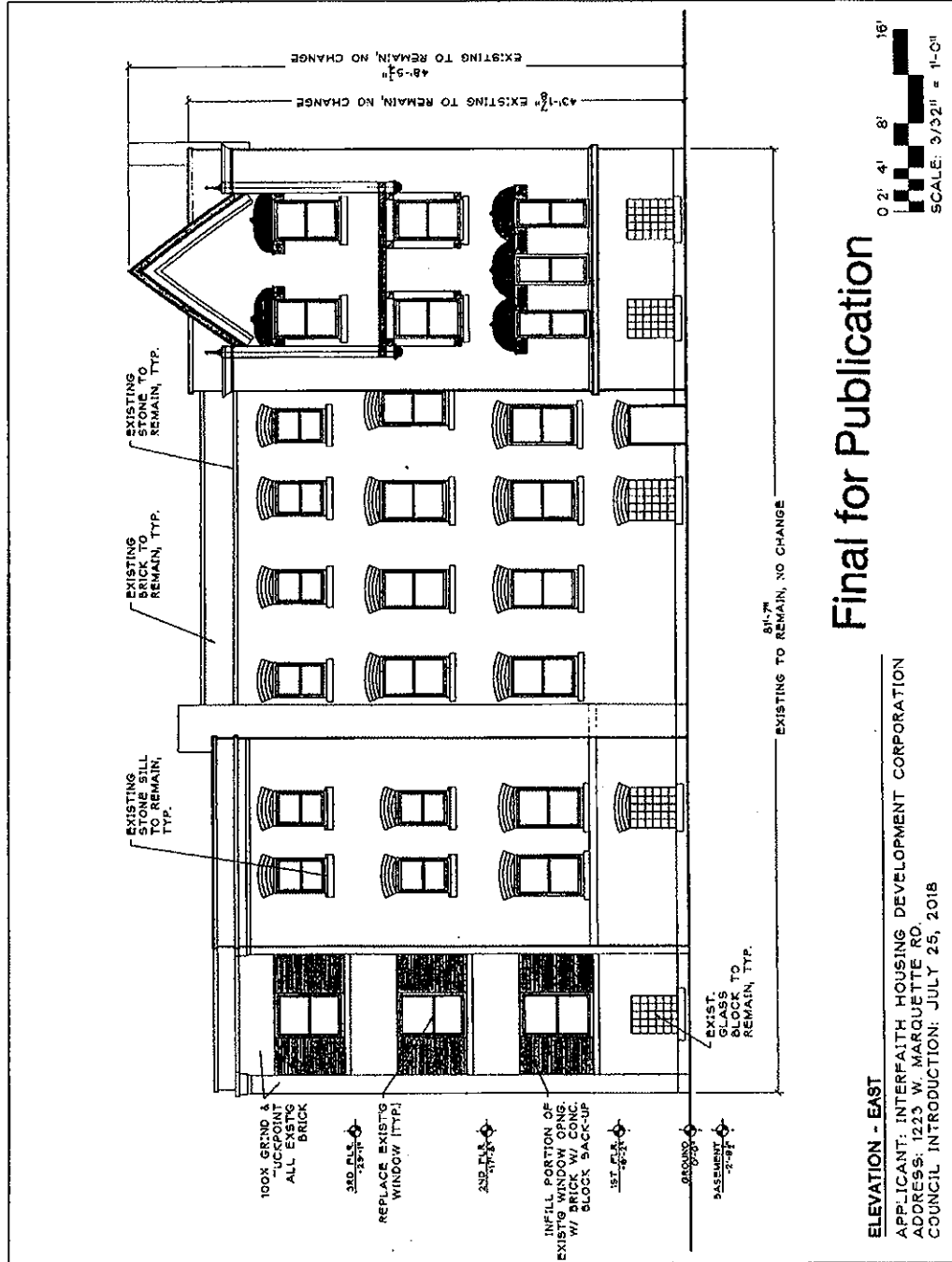
WEESE LANGLEY WEESE ARCHITECTS P.C.	DRAWN: HZARK CHECKED: BK DATE: 07.18.18	SHEET: 107 OF 107 SHEET 9 OF 16 CHICAGO ILLINOIS	FIRST FLOOR PLAN OGODEN PARK APARTMENTS	A1.1
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Final for Publication



Final for Publication







DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 19, 2018

Audra Hamernik
Executive Director
Illinois Housing Development Authority
401 North Michigan Avenue, Suite 700
Chicago, IL 60611

Re: Planned Development No. 378, 1223 West Marquette Road

Dear Ms. Hamernik:

This letter is intended to fulfill the Illinois Housing Development Authority ("IHDA") zoning requirements for the application submitted under Round V of the Permanent Supportive Housing Development Program by The Interfaith Housing Development Corporation of Chicago (the "Developer") in connection with the rehabilitation of 1223 West Marquette Road in Chicago, Illinois (the "Property").

The Property is currently owned by the Human Resources Development Institute, Inc. ("HRDI") and contains an existing three-story building (the "Existing Building"). The Developer intends to renovate the Existing Building in order to operate it as permanent supportive housing (the "Project"). The Project will include a total of twenty-five residential dwelling units.

The Property is located in an area that is currently zoned Institutional/Residential Planned Development Number 378, as amended (the "PD"). The PD permits the following uses: housing and senior living, including but not limited to housing for elderly persons, assisted living and independent living, transitional residences, transitional shelters, temporary overnight shelters, daycare centers (adult and child), community center, senior center, recreation facilities, social service programs, limited accessory retail and commercial (including barber/beauty, sundries, banking, nutrition center and food service for campus residents, and for community center programs), commercial kitchen, parking, related and incidental and accessory uses.

The Developer has submitted an application for a planned development amendment to the Department of Planning and Development (the "Department") for review and comment. An amendment to the PD is required in order to increase the number of dwelling units permitted within the PD from a maximum of 133 dwelling units to a maximum of 151 dwelling units.

The application is under review by the Department and recommendations and comments are forthcoming. Once the Developer responds to the Department's comments, and, if recommended by the Department, the application will be placed on a future Plan Commission Public Hearing agenda. The Plan Commission and the City Council Committee on Zoning will then consider the application and make a recommendation to the full City Council, which has authority to grant final approval. Review and approval of an amendment to an existing planned development typically takes five to six months to complete. By this letter, the Department confirms that the Developer has initiated the planned development process and the Department has commenced its review.

Following the process outlined above, the City will be working with the Developer through these steps to inform the public, gain public testimony, and complete the PD process. If you have any questions regarding this letter, feel free to contact Fernando Espinoza at 312-744-0755.

Sincerely,



Patrick Murphey
Acting Zoning Administrator

PM:tm

C: Paul Shadle, Liz Butler, Fernando Espinoza, Main File

3/5/2003

REPORTS OF COMMITTEES

13886
105385

Reclassification Of Area Shown On Map Number 14-I.
(Application Number 13886)

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 B2-1 Restricted Retail District symbols and indications as shown on Map Number 14-I in the area bounded by:

the public alley next north of and parallel to West 63rd Street; South California Avenue; West 63rd Street; and a line 138.12 feet west of and parallel to South California Avenue,

to those of a B4-1 Restricted Service District.

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

Reclassification Of Area Shown On Map Number 16-G.
(As Amended)
(Application Number 13882)

Be It Ordained by the City Council of the City of Chicago: IRPD 378,00

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Institutional/Residential Planned Development Number 378 and R3 General Residence District symbols and indications as shown on Map Number 16-G in the area bounded by:

West Marquette Road (67th Street); South Racine Avenue; a line 297.2 feet south of and parallel to West Marquette Road; the alley next west of and parallel to South Racine Avenue; a line 372.24 feet south of and parallel to West Marquette Road; and South Elizabeth Street,

to those of an R5 General Residence District and corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be further amended by changing all the R5 General Residence District symbols and indications in the area bounded by:

West Marquette Road (67th Street); South Racine Avenue; a line 297.2 feet south of and parallel to West Marquette Road; the alley next west of and parallel to South Racine Avenue; a line 372.24 feet south of and parallel to West Marquette Road; and South Elizabeth Street,

to Institutional/Residential Planned Development Number 378, as amended, and a corresponding use district is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

*Institutional/Residential Planned Development
Number 378, As Amended.*

Plan Of Development Statements.

1. The area delineated herein as an Institutional/Residential Planned Development Number 378, as amended (the "Planned Development") consists of approximately eighty-five thousand nine hundred (85,900) net square feet (approximately one and ninety-seven hundredths (1.97) acres) of real property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property"), and is owned or controlled by the applicant, Brendan Senior Housing Corporation, an Illinois not-for-profit corporation ("Applicant").
2. All applicable official reviews, approvals, or permits required in connection with this Planned Development shall be obtained by the Applicant, its successors, assignees or grantees. Any dedication or vacation of streets and alleys, or easements or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of

the Applicant, its successors, assignees or grantees and approval by the City Council. The proposed plans contemplate the vacation of an alley as depicted on the Planned Development Boundary, Property Line and Right-of-Way Adjustment Map, and the dedication or opening up of an alley as depicted on the Site Plan.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders 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 title holder and any ground lessors.

Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by Applicant. However, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interest or obligations therein.

4. This Plan of Development consists of fifteen (15) statements; a Bulk Regulations and Data Table; a Planned Development Boundary, Property Line and Right of Way Adjustment Map; an Existing Land-Use Area Map and Existing Zoning Map, a Site Plan, a Site Landscape Plan and Building Elevations. Full-size copies of the Site Plan, Site Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted in this Planned Development: housing and senior housing, including but not limited to, Housing for Elderly Persons, assisted living and independent living, Transitional

Residences, Transitional Shelters, Temporary Overnight Shelters, daycare centers (adult and child), community center, senior center, recreation facilities, social service programs, limited accessory retail and commercial (including barber/beauty, sundries, banking, nutrition center and food service for campus residents and for community center programs) commercial kitchen, parking, related and incidental and accessory uses.

6. Identification and other necessary signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs shall be permitted.
7. Off-street parking and loading facilities shall be in compliance with this Planned Development, as amended, subject to the review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be accessible parking.
8. Any service drive or any other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
9. In addition to the maximum height of the proposed buildings or any appurtenance thereto, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions of the Chicago Zoning Ordinance shall apply. In addition to the other exclusions from Floor Area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area in excess of five thousand (5,000) square feet devoted to mechanical equipment in a single location, regardless of placement in the building, and all trash rooms, shall be excluded.
11. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exits to and from the parking and loading areas, shall be

designed, constructed and maintained in substantial conformance with the Site Plan, Site Landscape Plan and the Building Elevations, and the Bulk Regulations and Data Table. In addition, parkway trees shall be installed, as necessary, and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

Also, consistent with the City's policy of promoting green roofs as a means of reducing the urban heat island effect and storm water run-off, the Applicant for Part II approval under this planned development agrees to:

(A) Install a green roof system, approved by the Department of Planning and Development at the time of Part II approval, on fifty percent (50%) of the roof surface of the Brendan addition, within one (1) year after receiving certificate of occupancy. In addition, over the next ten (10) years, Applicant will use best efforts to increase the rooftop greening of the Brendan addition to a level acceptable to the Department of Planning and Development.

(B) Provide the Department of Planning and Development with an affidavit from a structural engineer that the building will support the weight load of a green roof at the time of Part II approval.

(C) Construct a roof for the Brendan addition which meets the City's then-applicable energy code standards for reflectivity and emissivity. The foregoing requirement shall only apply to that portion of the roof not covered by a green roof system.

Items A and B above are subject to: (a) approval by H.U.D. of the green roof system; and (b) funds being made available by H.U.D. for the installation of the green roof and any incremental structural construction costs resulting therefrom.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables, and maximizes 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

13. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such modification by the Applicant and after a determination by the Commissioner of Planning and Development that such modification is minor in nature, appropriate, and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E."), and the Illuminating Engineering Society ("I.E.S.").
15. Unless substantial construction of the development has commenced within six (6) years following adoption of the Planned Development and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the pre-existing Planned Development Number 378, as amended, and the R3 zoning classifications.

[Boundary, Property Line and Right-of-Way Adjustment Map; Existing Land-Use Area Map and Existing Zoning Map; Site Plan; Conceptual Site Landscape Plan; Plant List and Planting Details; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 105392 through 105398 of this *Journal*.]

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

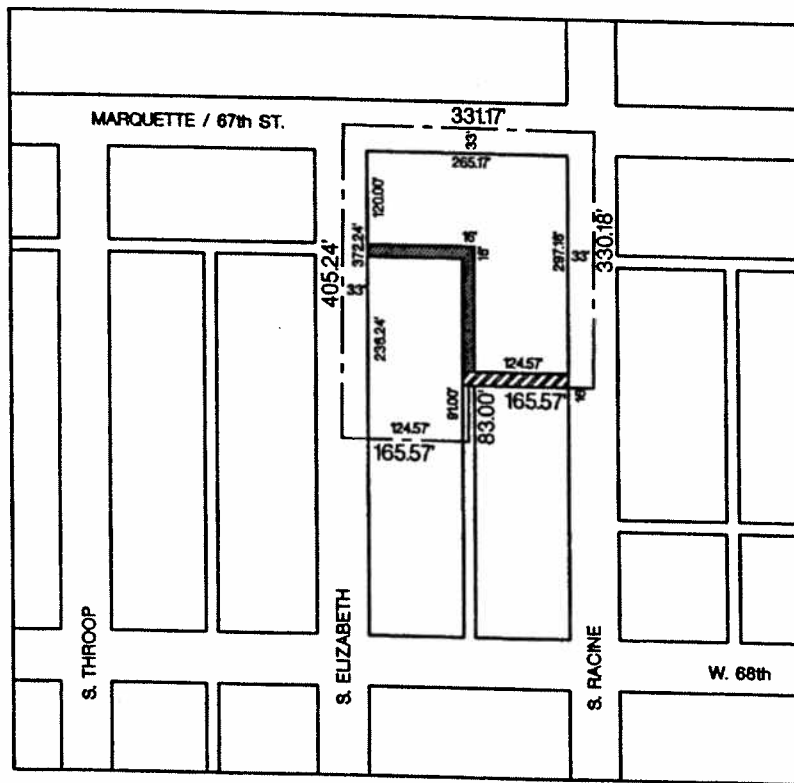
*Institutional/Residential Planned Development Number 378, As Amended.**Bulk Regulations And Data Table.*

Gross Site Area:	121,763 square feet (approximately 2.8 acres to the centerline of all streets and alleys).
Net Site Area:	85,900 square feet (approximately 1.97 acres).
Maximum Floor Area Ratio for Total Net Site Area:	1.55.
Maximum Percentage of Land Coverage:	In accordance with the Site Plan.
Maximum Number of Dwelling Units:	133 (excluding the transient residences at H.R.D.I.).
Minimum Number of Off-Street Parking Spaces:	40.
Minimum Number of Off-Street Loading Spaces:	2.
Minimum Periphery Setbacks (for Buildings):	In accordance with the Site Plan.
Maximum Building Height:	In accordance with the Building Elevations.



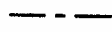
Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Planning and Development.

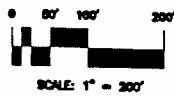
Boundary, Property Line And Right-of-Way Adjustment Map.

PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE AND RIGHT-OF-WAY ADJUSTMENT MAP

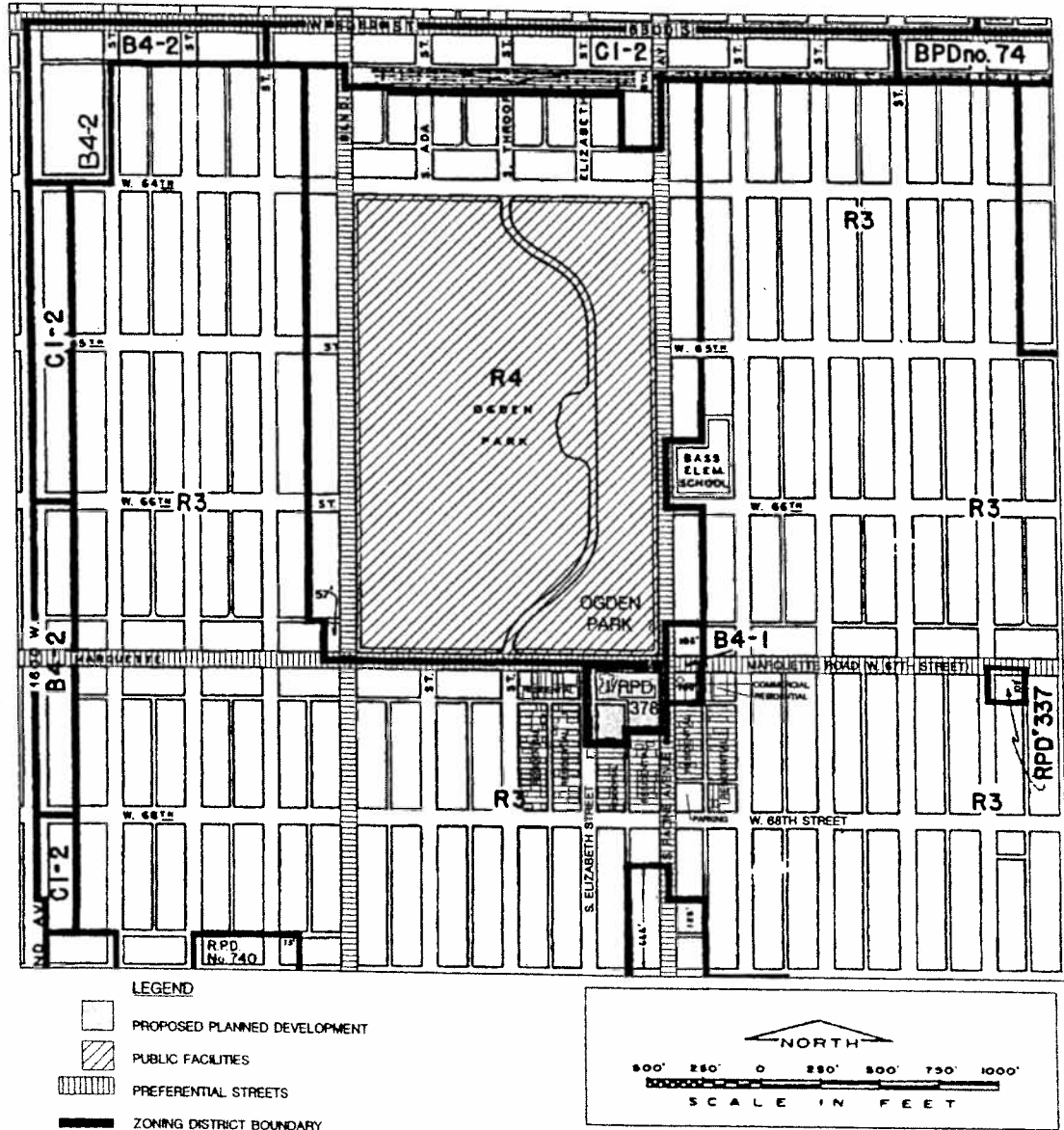


LEGEND

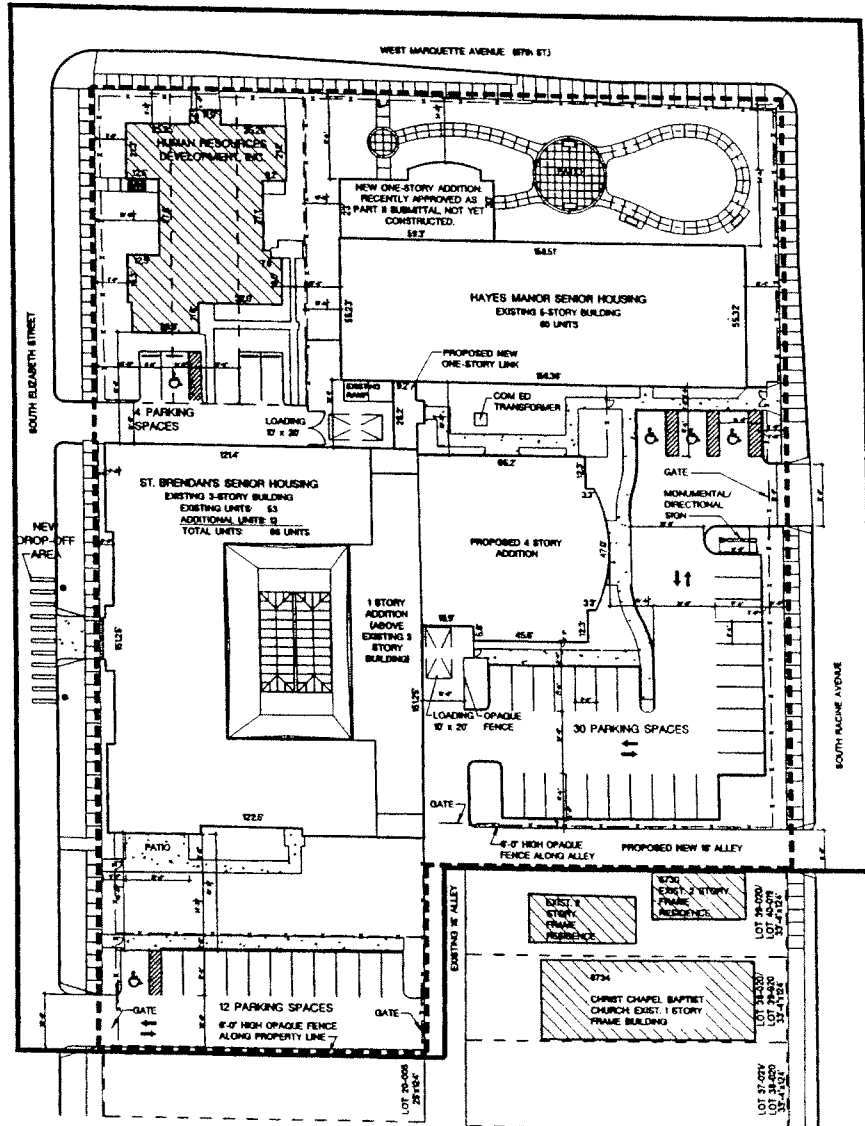
-  ALLEY TO BE VACATED
-  ALLEY TO BE DEDICATED
-  PLANNED DEVELOPMENT BOUNDARY, AS AMENDED



Existing Land-Use Area Map And Existing Zoning Map.



Site Plan.



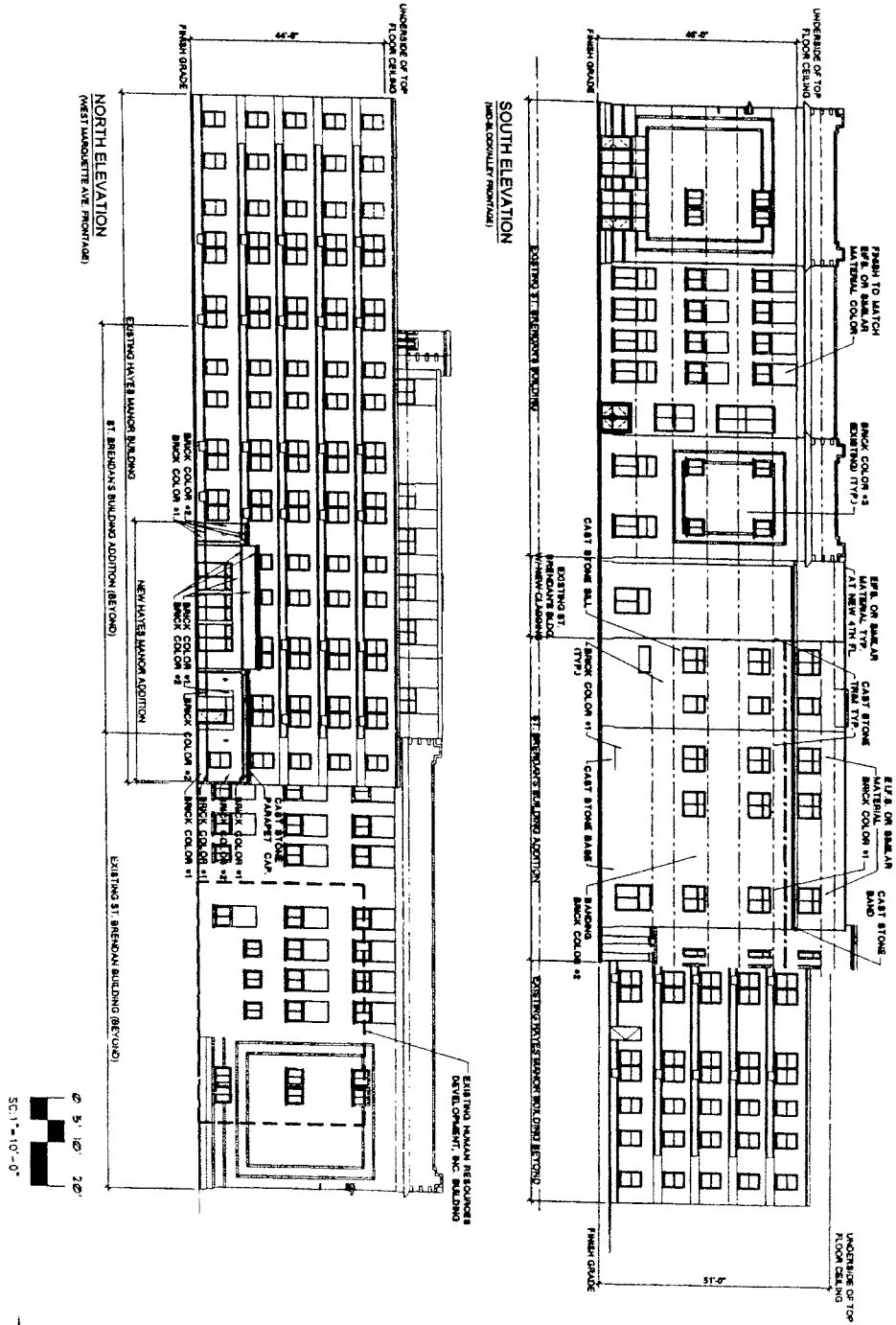
LEGEND:


- PROPERTY LINE
- PROPOSED PD BOUNDARY
- EXISTING CITY LOT LINE
- - - - - NEW DECORATIVE METAL FENCE
- EXISTING SIDEWALK
- NEW CONCRETE WALK/PATIO
- EXISTING BUILDING TO REMAIN NOT IN SCOPE OF WORK



South And North Building Elevations.

INSTITUTIONAL/ RESIDENTIAL PLANNED DEVELOPMENT NO. 378, AS AMENDED
BUILDING ELEVATIONS




CATHOLIC CHARITIES
 Housing Development Corporation

ST. BRENDAN & HAYES MANOR
 SENIOR APARTMENTS & ADULT DAY SERVICES
 1/4 PD 378 PROPOSED DEVELOPMENT
 REVISED FEBRUARY 13, 2003

ENVIRON HARLEY ELLIS

to the designation of an Institutional/Residential Planned Development No. 378, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

*Institutional/Residential Planned Development No. 378.
(As Amended)*

Plan Of Development

Statements.

1. The area delineated herein as Institutional/Residential Planned Development No. 378, as amended, consists of approximately 70,895 square feet (or 1.6275 acres) of real property. Title to the property is held by The Catholic Bishop of Chicago, Catholic Charities Housing Development Corporation and Behavior Research and Action in the Social Sciences Foundation, Inc. The portion of the Property which will be further developed will be conveyed to Hayes Senior Housing Corporation ("Applicant").
2. All applicable governmental reviews, approvals, or permits are required to be obtained by the Applicant or its successors, assigns, or grantees.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the successors and assigns of the Applicant and the Property owner of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property and all portions thereof shall throughout the period this Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association or other entity has been designated and authorized by the owner or owners of all of the Property as Authorized Agent of the Property for the limited purposes of (1) receiving any and all zoning enforcement-related or

other zoning-related communication from the City in relation to and on behalf of the affected Property owner or owners, and (2) making application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) on behalf of the affected owner or owners of the Property. Nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation hereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this Planned Development. Nothing herein shall, however, prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights therein.

4. This Plan of Development consists of fourteen Statements; an Existing Zoning and Street System Map; a Property Line and Right-of-Way Adjustment Map; a Generalized Land Use Map; a Table of Use and Bulk Regulations and Related Controls; a Site Plan/Landscape Plan prepared by Environ, dated as of January 10, 1991 and revised as of April 11, 1991, and elevations consisting of one sheet prepared by Environ, dated as of January 10, 1991 and revised as of April 11, 1991. Full size sets of the Site Plan/Landscape Plan and the building elevations are on file with the Department of Planning. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted within the area delineated herein as "Institutional/Residential Planned Development":
 - Housing for the Elderly
 - Community Center
 - Recreation Facilities
 - Social Service Programs
 - Parking
 - Related and Incidental Uses

6. Identification signs may be permitted with the approval of the Commissioner of Planning. Temporary signs, such as construction and marketing signs, shall be permitted, subject to the review and approval of the Commissioner of the Department of Planning.
7. Any dedication or vacation of streets or alleys or adjustments of the rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of Applicant, its successors or assigns.
8. Off-street parking and loading facilities will be provided in compliance with this Planned Development, as authorized by the Chicago Zoning Ordinance and as determined by the Department of Planning.
9. Any service drives or any other ingress or egress must be adequately designed and paved in accordance with the regulations of the Department of Public Works in effect at the time of construction and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago, and shall have a minimum width of eighteen (18) feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of the Department of Planning.
10. Height restriction of any building or any appurtenance thereto, shall, in addition to the Table of Use and Bulk Regulations, be subject to:
 - (a) Height limitations as certified on Form FAA-117, or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - (b) Airport zoning regulations as established by the Department of Planning, Department of Aviation, and Department of Law, and approved by the City Council.
11. For purposes of floor area ratio (F.A.R.) calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.

12. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Planning.
13. The improvements on the Property, including all entrances and exits to the parking and loading areas, shall be designed and constructed in general conformance with the Site Plan/Landscape Plan. The landscaping (including street trees in the adjacent right-of-way) shall be installed in general conformance with the Site Plan/Landscape Plan. The landscaping within the Property shall be maintained at all times in accordance with the Site Plan/Landscape Plan. One (1), two and one-half (2½) inch caliper tree shall be installed for each twenty-five (25) feet of frontage; subject to and in accordance with the standards of the Department of Streets and Sanitation, Bureau of Forestry and the Department of Public Works, Bureau of Street Traffic subject to the approval of the Department of Planning. The Applicant shall, for a period of five (5) years from the adoption of this ordinance, be responsible for watering and fertilizing parkway trees required to be provided by the Site Plan/Landscape Plan and for routine care of the parkway lawn. Routine care of the parkway lawn shall include periodic watering, weeding and mowing. The building facades shall be designed, constructed, and maintained in general conformance with the elevation plans included as exhibits to this Planned Development. The requirements of this statement may be modified, administratively, by the Commissioner of the Department of Planning upon the request of the Applicant and after a determination by the Commissioner of the Department of Planning that such a modification is consistent with the nature of the improvements contemplated in this Planned Development and is appropriate. Such a modification shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
14. Unless substantial construction has commenced within ten (10) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development amendment shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided for by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing zoning classifications, i.e. Planned Development No. 378.

[Existing Zoning and Street System Map, Generalized Land Use Plan, Property Line Map/Right-of-Way Adjustment Map, Site Plan/Landscape Plan and North/South Elevations attached to this Plan of Development printed on pages 2407 through 2411 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

*Institutional/Residential Planned Development Number 378.
(As Amended)*

Use And Bulk Regulations Table And Related Data.

*Marquette Boulevard (67th Street) And Racine Avenue.
Project No. 8942*

Uses:	In accordance with Statement No. 5 of this Planned Development.
Maximum Total Number of Dwelling Units:	113.
Site Area:	70,895.00 square feet.
Site Acreage:	1.6275 acres.
Maximum Floor Area Ratio:	1.5.
Minimum Number of Off-Street Parking Spaces:	38.
Off-Street Loading Berth:	1.
Maximum Percentage of Site Coverage at Ground Level, Net Site:	In accordance with Site Plan/Landscape Plan.

Setback All Required Yards:	In accordance with Site Plan/ Landscape Plan.
Existing Gross Area:	
St. Brendan Senior Housing	48,666
Brass Foundation/Essence House	<u>12,395</u>
Subtotal:	61,061 square feet
New Structure:	
Hayes Manor Senior House	<u>43,135</u>
Total existing and new structure square feet are proposed:	104,196 square feet

—

Reclassification Of Area Shown On Map Number 24-C.

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

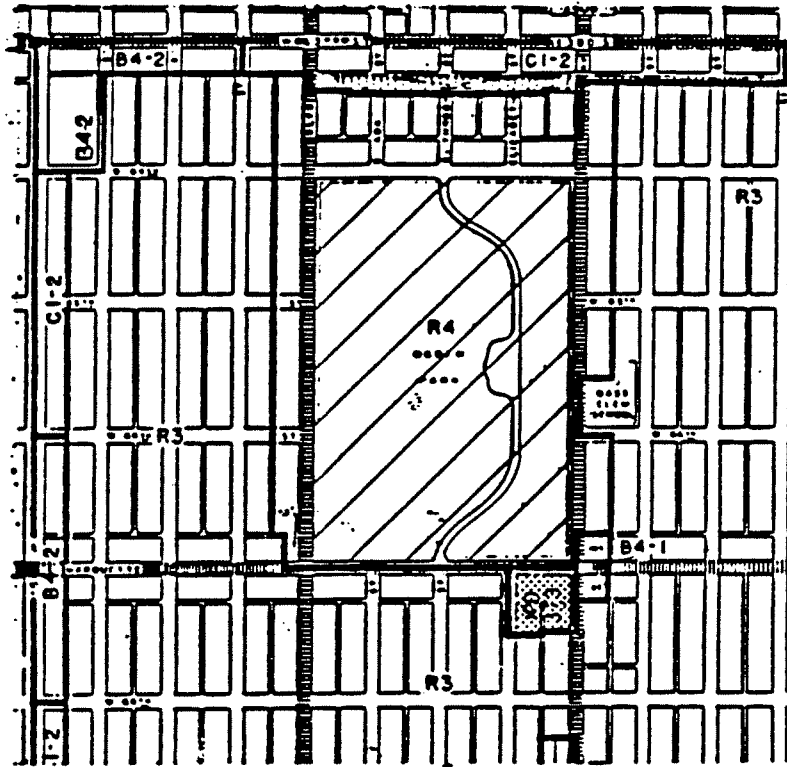
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 24-C in the area bounded by:

East 95th Street; South Paxton Avenue; the alley next south of and parallel to East 95th Street; and South Clyde Avenue,





to those of a B4-1 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

INSTITUTIONAL/RESIDENTIAL PLANNED DEVELOPMENT
EXISTING ZONING AND STREET SYSTEM MAP



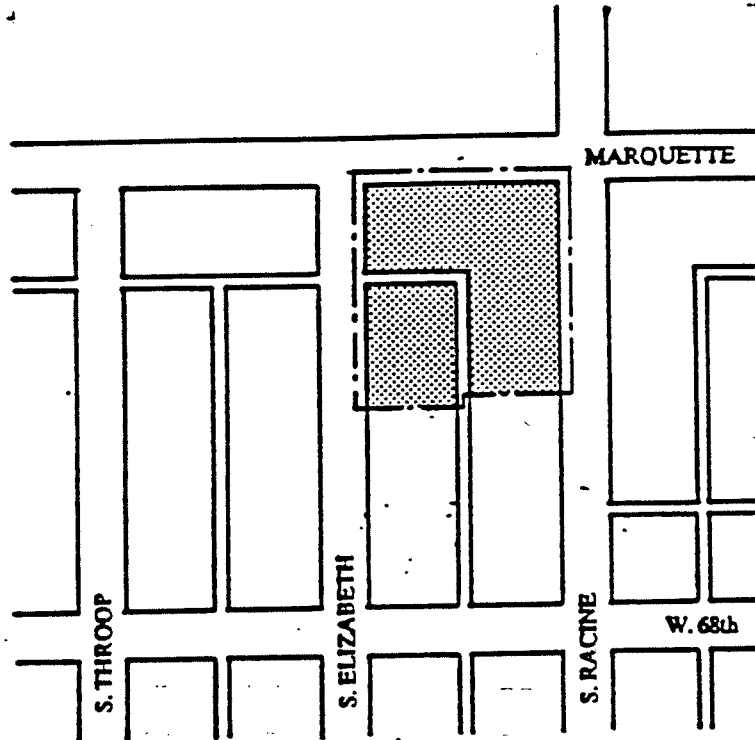
LEGEND

-  Proposed Planned Development
-  Public Facilities
-  Preferential Streets
-  Zoning District Boundary

APPLICANT: Hayes Senior Housing Corporation
ADDRESS: 67th Street and South Racine Avenue
DATE: January 10, 1991
REVISED: April 11, 1991



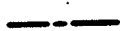
INSTITUTIONAL/RESIDENTIAL PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN



LEGEND



BRASS Foundation, Senior Housing, and Related Uses



Planned Development Boundary

APPLICANT: Hayes Senior Housing Corporation
ADDRESS: 67th Street and South Racine Avenue
DATE: January 10, 1991
REVISED: April 11, 1991

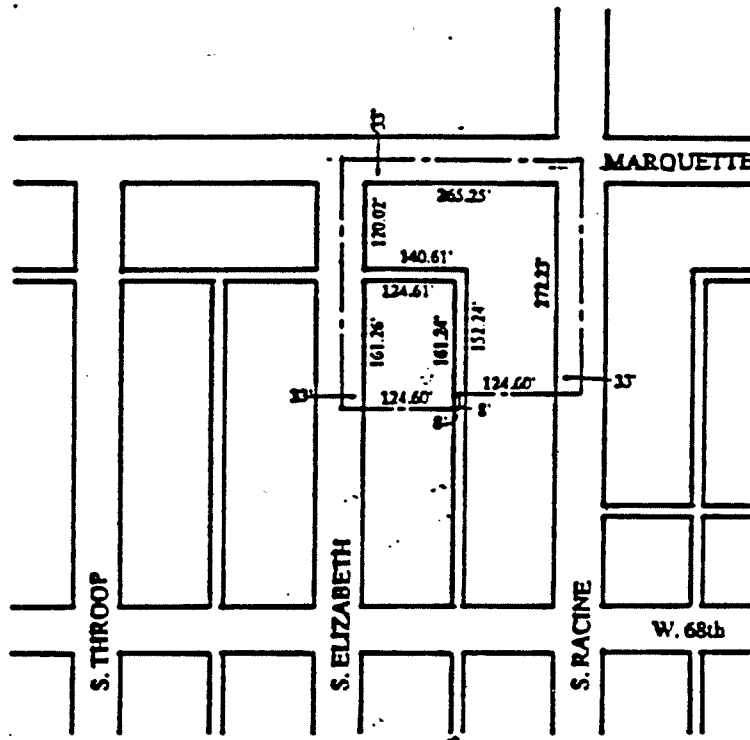
NORTH



SCALE: 1" = 200'-0"

INSTITUTIONAL/RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY LINE MAP
RIGHT OF WAY ADJUSTMENT MAP



LEGEND

--- Planned Development Boundary

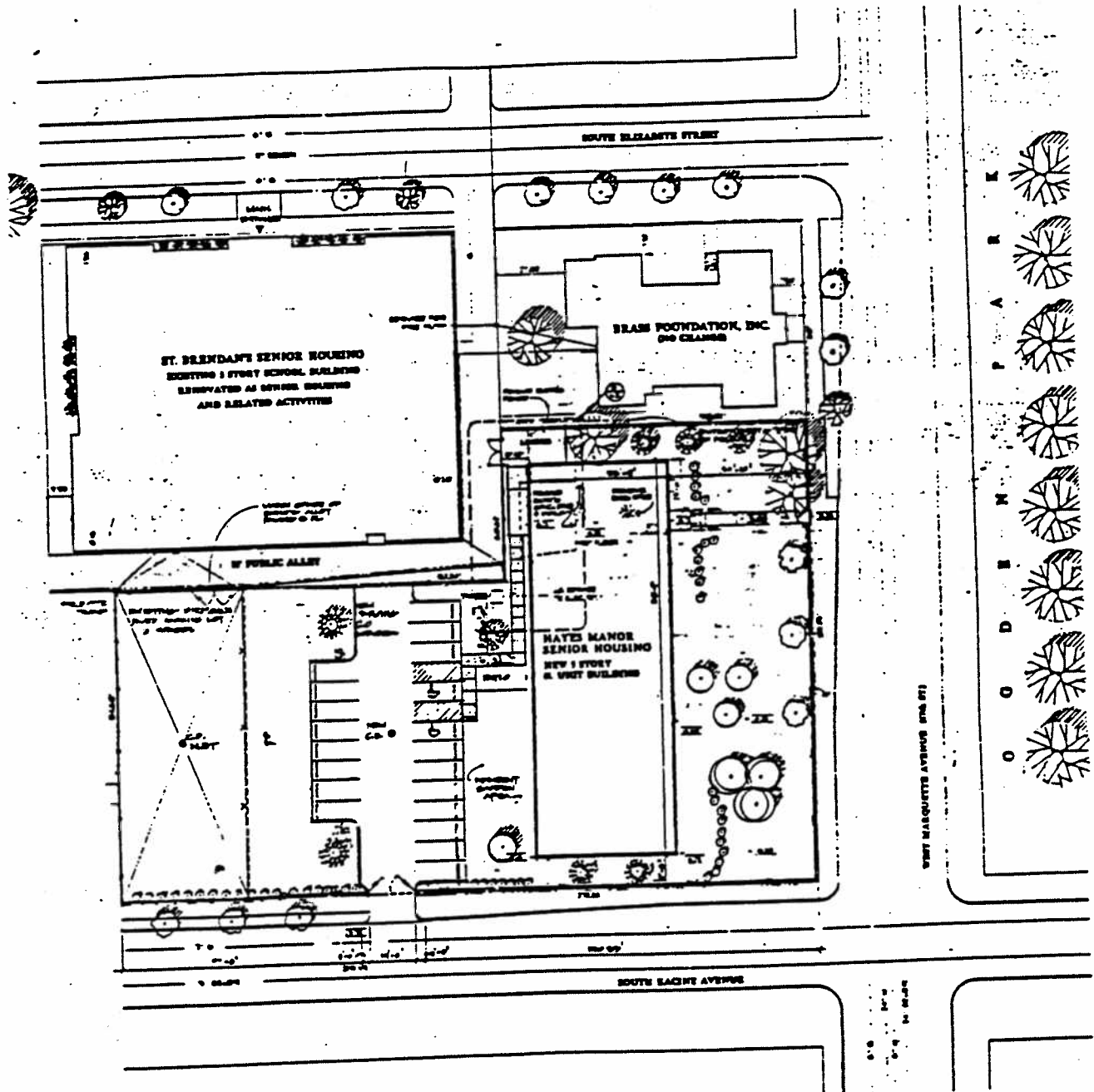
NORTH



APPLICANT: Hayes Senior Housing Corporation
 ADDRESS: 67th Street and South Racine Avenue
 DATE: January 10, 1991
 REVISED: April 11, 1991

SCALE: 1" = 200'-0"

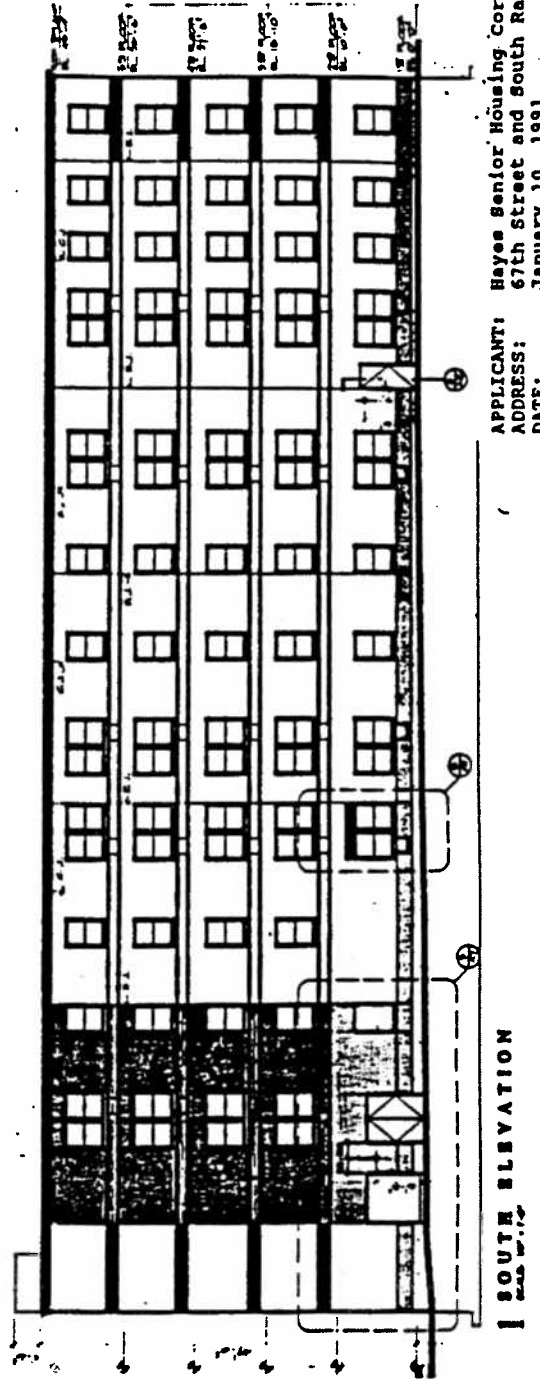
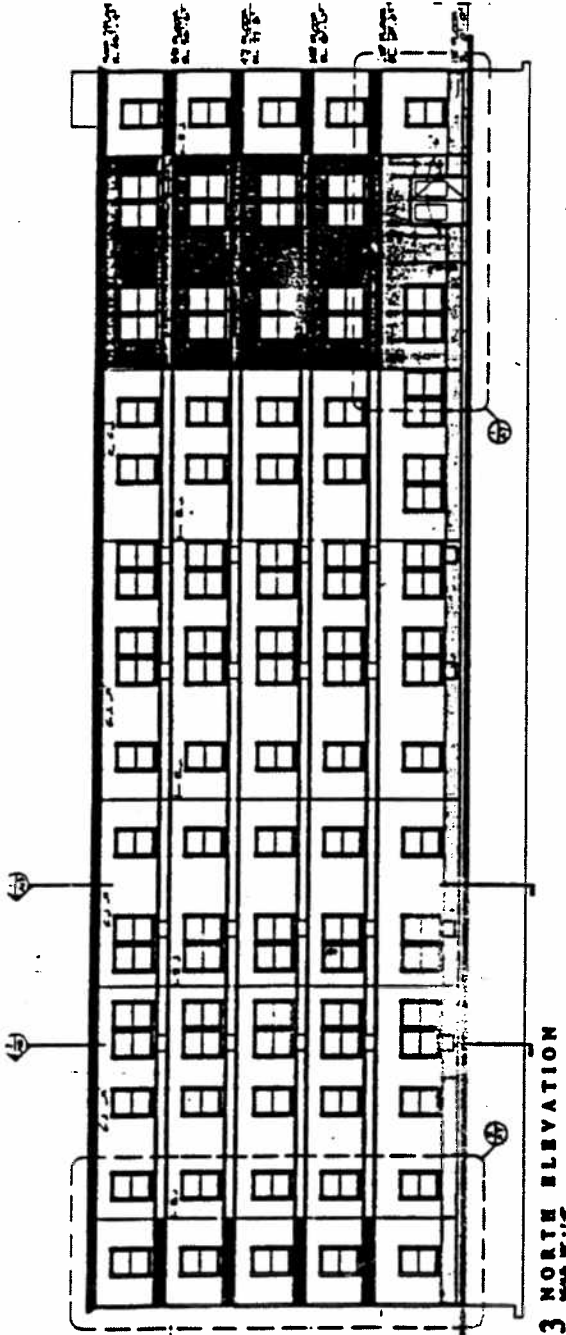
Site Plan/Landscape Plan



SITE PLAN - LANDSCAPE PLAN

APPLICANT: Hayes Senior Housing Corporation
 ADDRESS: 67th Street and South Racine Avenue
 DATE: January 10, 1991
 REVISED: April 11, 1991

North/South Elevations



APPLICANT: Hayes Senior Housing Corporation
ADDRESS: 67th Street and South Racine Avenue
DATE: January 10, 1991
DWGNO: 2411-11-1001

1 SOUTH ELEVATION

Reclassification of Area Shown on Map No. 16-G.

PD 378

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 16-G in the area bounded by

West Marquette Road; South Racine Avenue; a line 272.23 feet south of and parallel to West Marquette Road; the alley next west of and parallel to South Racine Avenue; a line 297.28 feet south and parallel to West Marquette Road; and South Elizabeth Street,

to those of an Institutional Planned Development District, and a corresponding use district is hereby established in the area above described.

[Institutional Planned Development printed on pages
26769 through 26774 of this Journal.]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map Nos. 16-H and 16-I.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-2 Restricted Retail District symbols and indications as shown on Map Nos. 16-H and 16-I in area bounded by

a line 25 feet south of West 66th Street; the alley next east of and parallel to South Western Avenue; a line 249 feet south of West 66th Street; South Claremont Avenue; a line 394 feet south of West 66th Street; the alley next east of and parallel to South Western Avenue; a line 419 feet south of West 66th Street; South Western Avenue; the alley next north of and parallel to West Marquette Road; the alley next west of and parallel to South Western Avenue; a line 53.13 feet south of West 66th Street; and South Western Avenue,

to those of a C2-2 General Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

INSTITUTIONAL PLANNED DEVELOPMENT No. 378

STATEMENTS

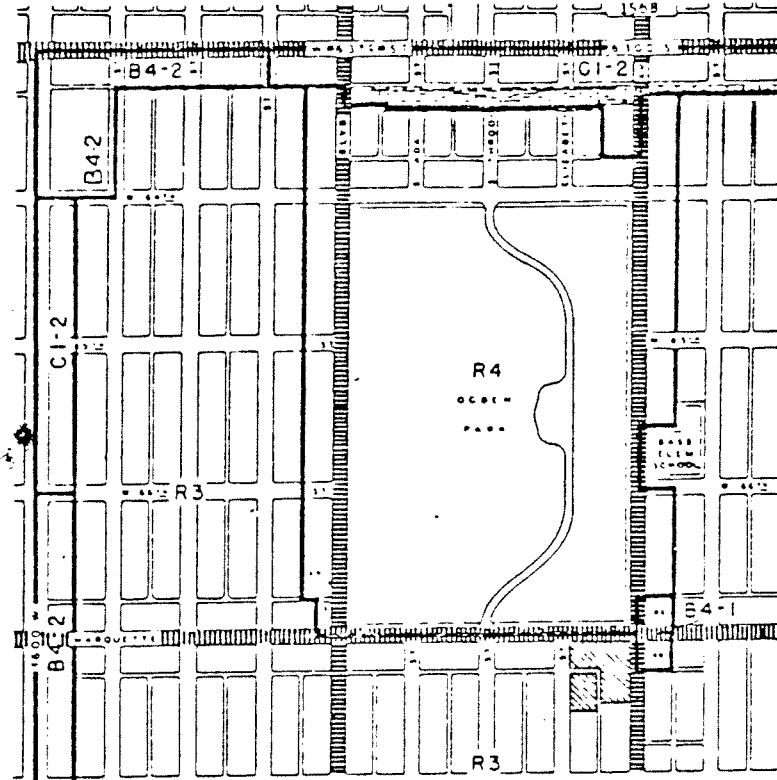
1. The area delineated hereon as "Institutional Planned Development" is owned or controlled by The Catholic Bishop of Chicago.
2. Off-street parking facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
3. Off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
4. All applicable official reviews, approvals or permits are required to be obtained by The Catholic Bishop of Chicago.
5. Any dedication or vacation of streets and alleys or easements, or adjustments of right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of The Catholic Bishop of Chicago and approval by the City Council.
6. Any service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
7. The following uses shall be permitted within the area delineated hereon as "Institutional Planned Development": convent, community church and senior adult center, religious institution and related recreational facilities, one elevator apartment building for elderly housing, and related off-street parking.
8. Identification signs may be permitted within the area delineated hereon as Institutional Planned Development, subject to the review and approval of the Commissioner of the Department of Planning.
9. The information in the Table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Institutional Planned Development" and illustrates that the development of said property will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.





10. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development," as adopted by the Commissioner of the Department of Planning.

APPLICANT: The Catholic Bishop of Chicago

DATE:

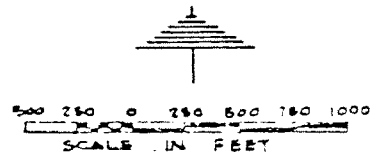
INSTITUTIONAL PLANNED DEVELOPMENT
EXISTING ZONING & PREFERENTIAL STREET SYSTEM



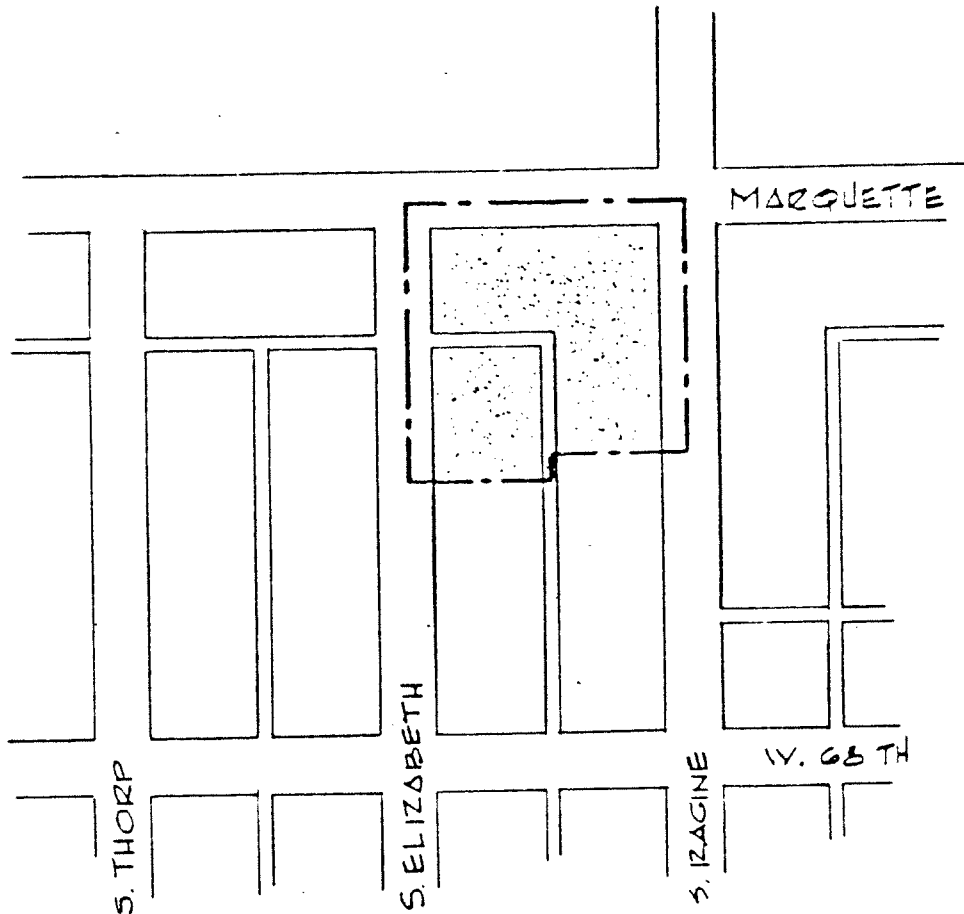
-  : PROPOSED PLANNED DEVELOPMENT
-  : ZONING DISTRICT BOUNDARY
-  : PUBLIC & QUASI PUBLIC FACILITIES
-  : PREFERENTIAL STREETS

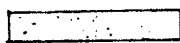

APPLICANT : THE CATHOLIC BISHOP OF CHICAGO

DATE : October 22, 1985



INSTITUTIONAL PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN.



-  : CONVENT, RESIDENCES, CHURCH & RELATED USES
-  : PLANNED DEVELOPMENT BOUNDARY

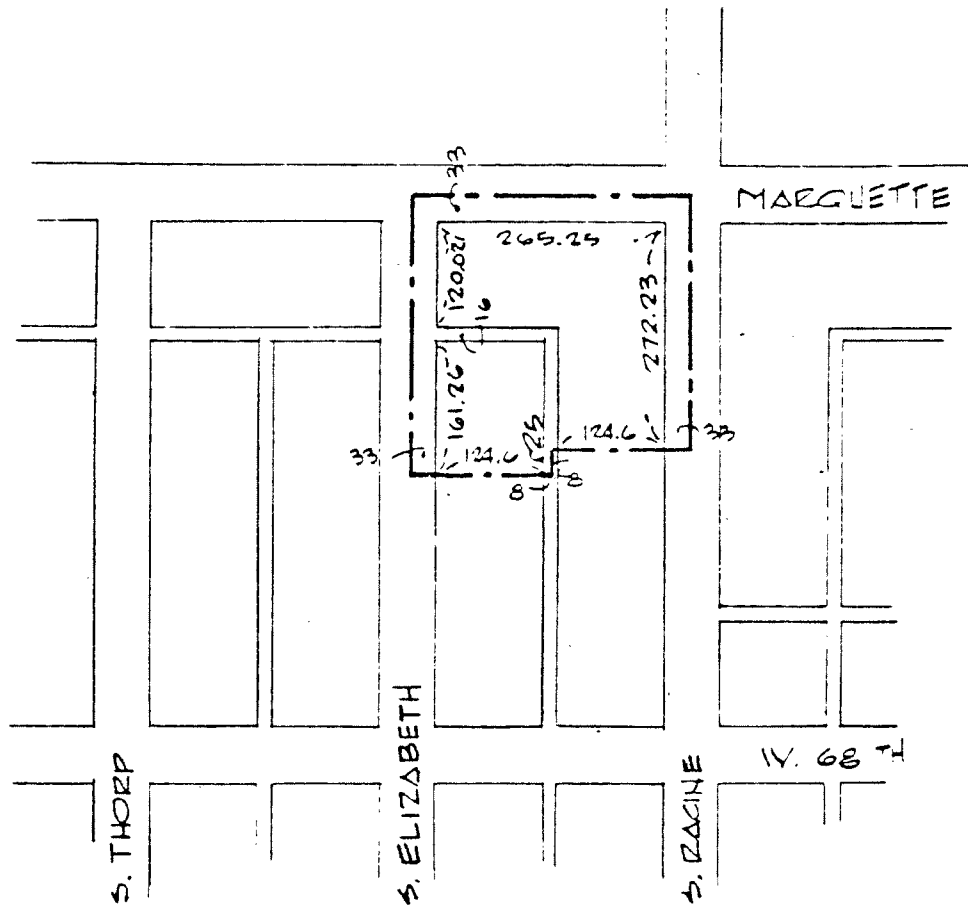
APPLICANT : THE CATHOLIC BISHOP OF CHICAGO

DATE : October 22, 1985



SCALE: 1"=200'-0"

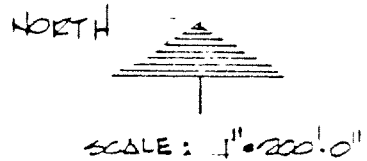
INSTITUTIONAL PLANNED DEVELOPMENT
PROPERTY LINE RIGHT OF WAY ADJUSTMENTS



----- : PLANNED DEVELOPMENT BOUNDARY

APPLICANT : THE CATHOLIC BISHOP OF CHICAGO

DATE : October 22, 1985



INSTITUTIONAL PLANNED DEVELOPMENT
 PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use	Maximum Floor Area Ratio	Maximum % of Land covered
Sq. Ft.	Acres			
70,894	1.6275	Convent, community church and senior adult center, religious institution, and related recreational facilities, one elevator apartment structure for elderly housing and related off-street parking.	1.20	56.7%

Gross Site Area = Net Site Area 70,894 sq. ft. +
 Area of Public Streets and Alley 34,154.68 sq. ft. =
 105,048.68 sq. ft. or 2.4116 Acres.

Maximum permitted Floor Area ratio for Total Net Site Area: 1.20 F.A.R.

Maximum percentage of land coverage for Total Net Site Area: 56.7%.

Off-street parking and loading requirements for proposed development within the Planned Development area shall be provided with a minimum of spaces for 18 cars.

Minimum periphery building setback: 0 feet.

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Planning.

Applicant: The Catholic Bishop of Chicago
 DATE: October 22, 1985