

19286

10/11/2017

REPORTS OF COMMITTEES

58097

~~Reclassification Of Area Shown On Map No. 13-H.
(Application No. 19280)~~

~~(Common Address: 1900 -- 1930 W. Lawrence Ave., 4801 -- 4811 N. Winchester Ave.
And 4800 -- 4810 N. Wolcott Ave.)~~

[O2017-4844]

~~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 the B1-2 Neighborhood Shopping District symbols and indications as shown on Map Number 13-H in the area bounded by:~~

~~the public alley next north of and parallel to West Lawrence Avenue; North Wolcott Avenue; West Lawrence Avenue; and North Winchester Avenue,~~

~~to those of a B3-3 Neighborhood Commercial District which is hereby established in the area described above.~~

~~SECTION 2. This ordinance shall take effect upon its passage and due publication.~~

Reclassification Of Area Shown On Map Nos. 14-D And 14-E.
(As Amended)

RPD64, 99

(Application No. 19286)

(Common Address: 6014 -- 6058, 6100 -- 6158, 6200 -- 6244, 6101 -- 6145, 6201 -- 6259 S. Cottage Grove Ave.; 714 -- 758, 733 -- 757, 801 -- 813 E. 61st St.; 744 -- 756, 745 -- 757, 801 -- 813 E. 62nd St.; 800 -- 832 E. 63rd St.; 6101 -- 6107 S. Evans Ave. And 6242 -- 6258 S. Drexel Ave.)

[SO2017-4850]

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 Residential Planned Development Number 64 symbols and indications as shown on Map Numbers 14-D and 14-E in the area bounded by:

a line 447.23 feet north of and parallel to East 61st Street; South Cottage Grove Avenue; East 61st Street; the public alley next east of and parallel to South Cottage Grove Avenue; a line 460 feet south of and parallel to East 61st Street; South Cottage Grove Avenue; East 62nd Street; the public alley next east of and parallel to South Cottage Grove Avenue; a line 169.98 feet north of and parallel to East 63rd Street; South Drexel Avenue; East 63rd Street; South Cottage Grove Avenue; a line

472.55 feet south of and parallel to East 62nd Street; the public alley next west of and parallel to South Cottage Grove Avenue; a line 77.55 feet south of and parallel to East 61st Street; South Evans Avenue; East 61st Street; a line 454.52 feet west of and parallel to South Cottage Grove Avenue; a line 280 feet north of and parallel to East 61st Street; a line bearing north 46 degrees, 05 minutes, 35 seconds east; a line 311 feet south of and parallel to East 60th Street; and a line 149.08 feet west of and parallel to South Cottage Grove Avenue,

to those of Residential-Business Planned Development Number 64, 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 Statements referred to in this ordinance read as follows:

*Residential-Business Planned Development No. 64,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 64 (the "Property") consists of approximately four hundred fifty-eight thousand nine hundred forty-one (458,941) net square feet (ten and fifty-four hundredths (10.54) acres) of property. The Property boundaries are depicted on the attached Planned Development Boundary and Property Line Map. The Property is owned by POAH Grove Parc Apartments LLC ("POAH") and its related entities. RBPB Number 64, as amended, is controlled for zoning purposes by POAH. The applicant is Grove Parc Venture Partners LLC (the "Applicant").
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of the Applicant, its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and if different than the Applicant, the legal titleholder and any ground lessors and ground lessees. Furthermore, pursuant to the requirements

of Section 17-8-400 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 all the owners of the Property and any ground lessors. For purposes of this planned development, where improvements located on the Property (or applicable portions thereof) have been submitted to the Illinois Condominium Property Act and/or are otherwise submitted to similar types of regimes of common restrictions and easements, the term "owner" shall be deemed to refer solely to the condominium association and/or other applicable association(s) of the owners of such improvements and not to the individual unit owners therein. 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, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "the Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder. An agreement among different owners of the Property, or a covenant binding owners of the Property, may designate the parties authorized to apply for future amendments, modifications or other changes to the planned development.

4. This planned development consists of these twenty (20) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Surrounding Land-Use Map; a Planned Development Boundary and Property Line Map; the following plans pertaining to the Grove Parc Venture Partners LLC project ("Building E") prepared by Manhard Consulting Ltd. and Camburas & Theodore Ltd. dated August 17, 2017: Detailed Site Plan, North Elevation, South Elevation, East Elevation and West Elevation; and the following POAH development plans (collectively, the "POAH Development Plans"): an Overall Site Plan; Site Plans for Buildings A, B1, B2, B3, B4, C1, C2, C3, C4, C5, and M1; and Elevations for Buildings A (63rd Street and Cottage Grove); A (North and East); B1, B2, B3, B4, C1 (East and North); C1 (West and South); C2, C3 (South Cottage Grove and North), C3 (West and South), C4, C5; and M1; all prepared by Landon Bone Baker Architects, revised June 17, 2010; and a Site Plan and Elevations for Building C1 prepared by Nagle Hartray Danker Kagan Penney. The Landon Bone Baker Architects, and the Nagle Hartray Danker Kagan Penney are incorporated herein by reference and referred to collectively as the "POAH Development Plans". Also incorporated herein by reference are the following site plan review and minor change approvals granted prior to the date of this amendment, and the exhibits attached thereto (collectively, the "Administrative Approvals"), a Site Plan approval for Building A, 6253 South Cottage Grove Avenue dated October 7, 2016, to the Preservation of Affordable Housing; an Administrative

Relief approval for Building C2, located at 801 -- 803 East 61st Street, dated October 16, 2015; a Site Plan Approval for Woodlawn Mixed-Use Building, dated September 30, 2015 for Building C2; an Administrative Relief Approval for Grove Parc Apartments dated June 24, 2013. To the extent there is a conflict between the Original Exhibits and the Administrative Approvals, the Administrative Approvals shall control. Similarly, to the extent there is a conflict between either the Original Exhibits or the Administrative Approvals and the Manhard Consulting Ltd. or the Camburas & Theodore Ltd., the Manhard Consulting Ltd., the Camburas & Theodore, Ltd. and PD Amendment Exhibits shall control.

Full-sized copies of the Development Plans are on file with the Department of Planning and Development (the "Department"). This 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 uses of the Property permitted pursuant to this planned development shall include all permitted uses in the B3-3 Community Shopping District. In addition, the following uses shall be permitted: dwelling units on the ground floor, community centers, indoor and outdoor participant sport uses, recreation centers, similar assembly uses and a drive-through facility for Building E.
6. On-premises signs and temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department. Off-premises signs shall not be permitted in the planned development.
7. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within emergency areas. Any changes to ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
8. The maximum heights of improvements on the Property shall be as designated on the Development Plans and the Bulk Regulations and Data Table attached hereto. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this planned development, the height of any improvements also shall be subject, if applicable, to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("FAR") calculations, the definitions in the Chicago Zoning Ordinance shall apply.

10. The improvements on the Property related to Buildings B3, B4 and C4 shall be designed, constructed and maintained in substantial conformance with the Development Plans relating thereto, and the improvements on the Property related to the remaining buildings shall be designed, constructed and maintained in a manner generally consistent with the Development Plans relating thereto and shall be subject to Site Plan approval as set forth in Statement 11. Notwithstanding anything in the Development Plans to the contrary, all improvements on the Property shall be designed, constructed and maintained in accordance with the parkway tree and vehicle use area landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for any future development within this planned development other than Buildings B3, B4 and C4, Site Plans for proposed development shall be submitted to the Commissioner of the Department of Planning and Development (the "Commissioner") for all future proposals for development shall be subject to the provisions of this planned development and all relevant ordinances and City policies in effect at the time of submittal. Site Plan Approval is intended to assure that specific development proposals conform with this planned development, as well as relevant ordinances and City policies, and to assist the City in monitoring on-going development. A Site Plan may be submitted for any portion of this planned development. No Part II Approval shall be granted until an applicable Site Plan has been approved.

A Site Plan shall, at a minimum, provide the following information:

- (a) boundaries of development parcel or parcels;
- (b) building footprint or footprints;
- (c) dimensions of all setbacks;
- (d) location and depiction of all parking spaces (including relevant dimensions);
- (e) location and depiction of all loading berths (including relevant dimensions);
- (f) all drives, roadways, and vehicular routes;
- (g) all landscaping (including species and size);
- (h) all pedestrian circulation routes and points of ingress/egress (including sidewalks); and
- (i) all site statistics applicable to the development parcel or parcels, including:

- (i) floor area and floor area ratio as represented on submitted drawings;
 - (ii) number of parking spaces provided;
 - (iii) number of loading berths provided;
 - (iv) uses of development of parcel; and
- (j) parameters of the building envelope, including:
- (i) all building elevations with indications of heights and materials; and
 - (ii) setbacks and vertical setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this planned development and any City ordinances or policies in effect at the time of submission of the Site Plan.

Following approval by the Commissioner, the approved Site Plan(s) shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this planned development. The approved Site Plans may be changed or modified pursuant to the minor change provisions of Section 17-13-0611 of the Chicago Zoning Ordinance.

12. (a) Existing nonconforming buildings and demolition of such buildings may result in a parking deficit in the planned development on a phase-by-phase basis, provided that at full build-out the project shall comply with the parking ratios set forth on the bulk regulations and data table on an overall basis.

(b) It is acknowledged that Building C1 as shown on the Overall Site Plan is anticipated to contain participant sports and recreation uses, office and retail uses. Parking for these and other uses in Building C1 may be provided off-site within the planned development without the need for further approvals. Such parking may be provided on a shared basis with other uses in the planned development without the need for such other uses to provide additional parking beyond that which is otherwise required by this planned development.

(c) Loading berths shall be provided as required by the Chicago Zoning Ordinance as applied to the B3-3 District on a building-by-building basis; provided that single buildings that are treated as more than one building under applicable area limitations in the building code shall also be treated as more than one building for purposes of applicable loading requirements and exemptions therefrom.

13. 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 Part II Review 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.

14. 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.
15. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The Applicant shall design, construct and maintain all new buildings located within the Property in a manner generally consistent with the requirements of the City of Chicago's Sustainable Development Policy in effect as of the date of Site Plan Approval and on a building-by-building basis. Notwithstanding the foregoing, the Applicant shall construct the Building E improvements in accordance with the DPD 2016 Sustainable Development Policy Matrix.
16. 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.
17. Off-street parking and loading facilities shall be provided in compliance with this planned development. A minimum of two percent (2%) of all parking spaces provided pursuant to this planned development shall be designated and designed for parking for the handicapped.
18. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
19. 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 forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

20. Unless substantial construction of the proposed improvements for Building E as contemplated in this amended planned development has commenced within six (6) years following adoption of this amended planned development, and diligently pursued, then this 2017 planned development amendment shall expire as to the uncompleted portion and the zoning of the Property shall automatically revert to immediately preceding Planned Development Number 64. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance.

[Site Plan; Existing Zoning Map; Property Line and Planned Development Boundary Map; Existing Land-Use Map; Landscape Plans; Plant List; and Building Elevations attached to these Plan of Development Statements printed on pages 58107 through 58119 of this *Journal*.]

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

* Editors note. Numbering sequence error. No number (i) in original document.

Residential-Business Planned Development No. 64, As Amended.

Plan Of Development.

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way: ± 679,409 gross square feet (± 15.50 acres) = ± 458,941 net square feet (10.54 acres) ± 220,468 square feet (5.06 acres) in public right-of-way.

Net Site Area: 458,941 square feet (10.54 acres)

Maximum Number of Dwelling Units: 504

Maximum FAR: 2.20

Minimum Parking*:

Building B3: 26 spaces

Building B4: 23 spaces

Building C4: 26 spaces

Building E: 160 spaces

Buildings A, B1, B2, C1, C2, C3, C5, M1:

Residential:

Market rate: 1 space/unit

Affordable: 0.7 space/unit

Elderly: 0.33 space/unit

Non-Residential: per B3-3 District, including:

Retail: None for first 10,000 square feet, then 2.5 spaces per 1,000 square feet

* Subject to Statement 11.

Office: None for first 10,000 square feet, then
2 spaces per 1,000 square feet

except Building C1 (recreation,
retail and office uses): required
parking may be located elsewhere
within the planned development
within 600 feet.

Minimum Number of Loading Berths:

Building E:	2 Loading Docks
All other Buildings:	Per the requirements of the B3-3 District*
Setbacks:	Per Site Plans
Building Height:	
Building A:	60 feet
Building B1:	55 feet
Building B2:	55 feet
Building B3:	35 feet
Building B4:	35 feet
Building C1:	45 feet
Building C2:	55 feet
Building C3:	60 feet
Building C4:	35 feet
Building C5:	55 feet
Building M1:	35 feet
Building E:	36 feet

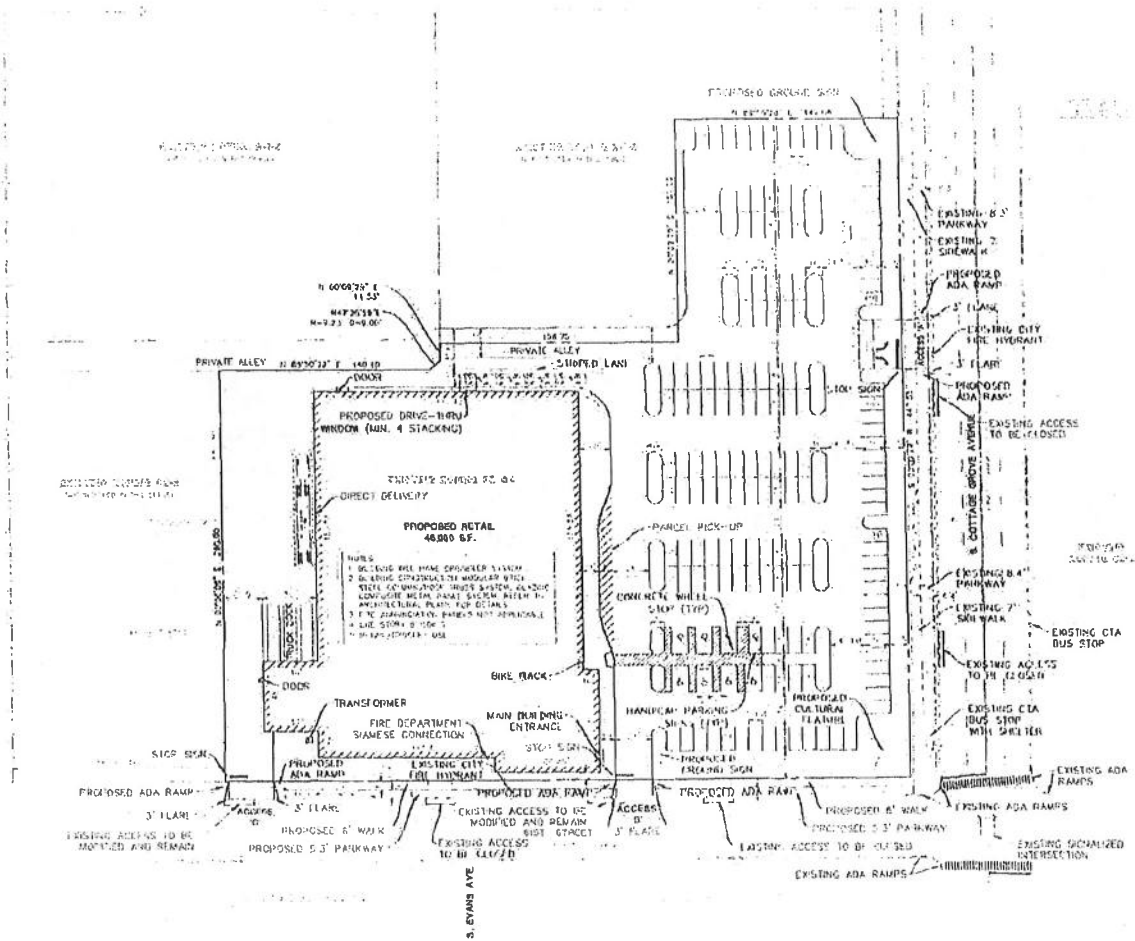
* Subject to Statement 11.

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SITE DATA	
SITE AREA	3.56 ACRES (155,074 SF)
BUILDING AREA	48,000 SF



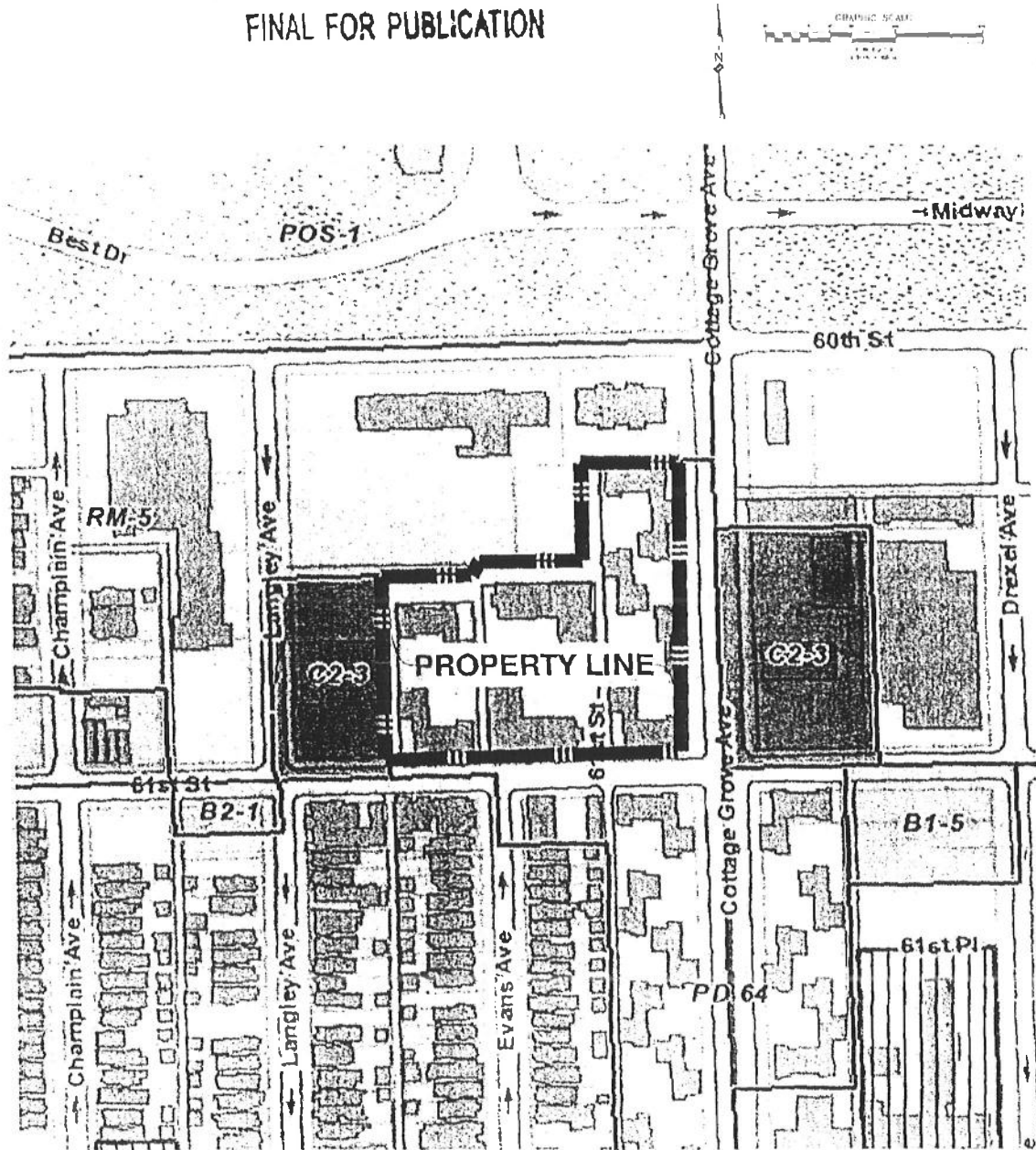
BUILDING E



Applicant: Grove Parc Venture Partners, LLC
 Address: 6014-6058; 6100-6158; 6200-6244; 6101-6145; 6201-6259 S. Cottage Grove Avenue; 714-758; 733-757; 801-813 E. 61st Street; 744-756; 745-757; 801-813 E. 62nd Street; 800-832 E. 63rd Street; 6101-6107 S. Evans Avenue; and 6242-6258 S. Drexel Ave.
 Introduction Date: June 28, 2017
 Plan Commission Date: August 17, 2017

BUILDING E
SITE PLAN

FINAL FOR PUBLICATION



BUILDING E
EXISTING ZONING
MAP

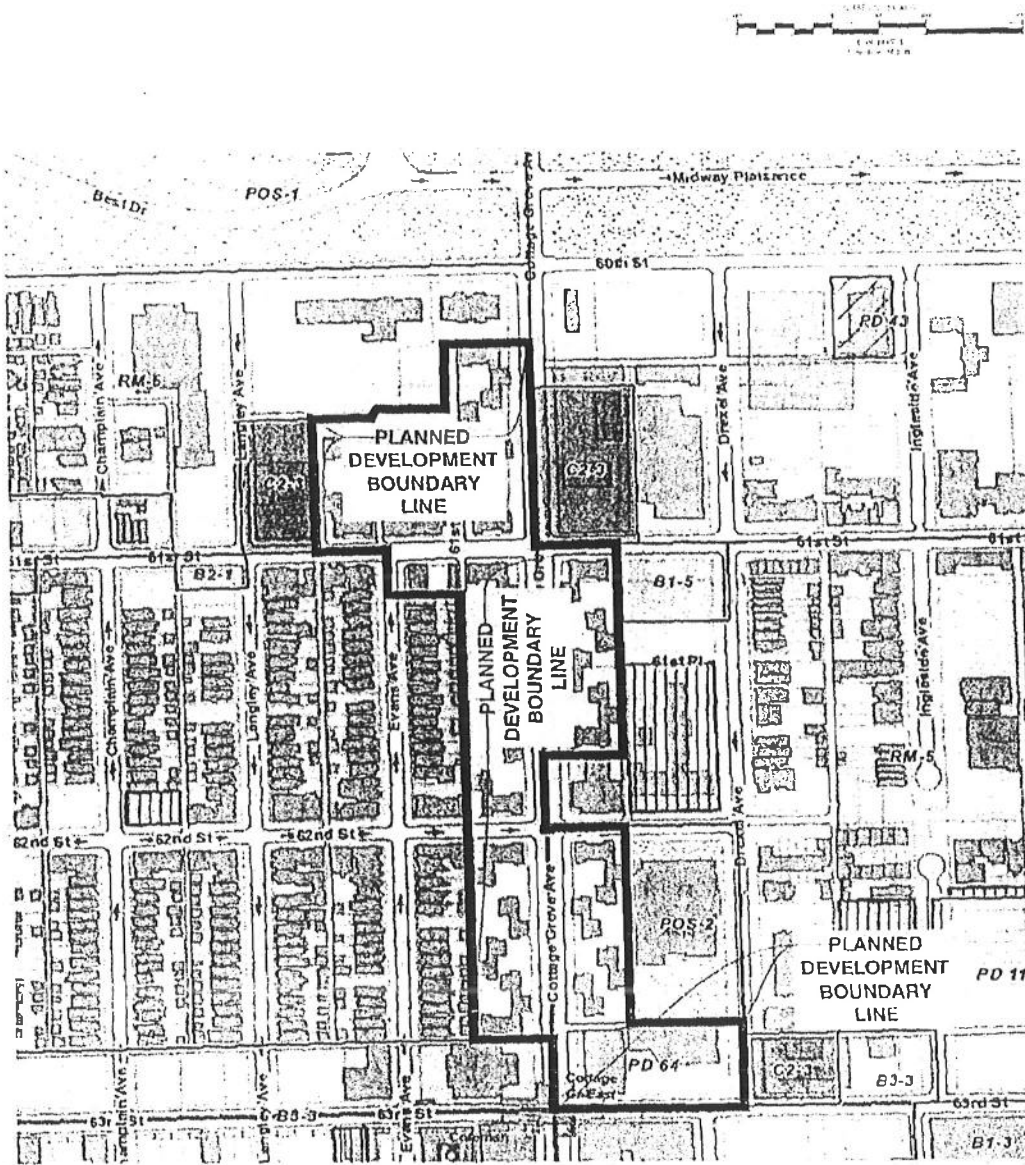
Applicant: Grove Parc Venture Partners, LLC

Address: 6014-6058; 6100-6158; 6200-6244; 6101-6145; 6201-6259 S. Cottage Grove Avenue; 714-758; 733-757; 801-813 E. 61st Street; 744-756; 745-757; 801-813 E. 62nd Street; 800-832 E. 63rd Street; 6101-6107 S. Evans Avenue; and 6242-6258 S. Drexel Ave.

Introduction Date: June 28, 2017

Plan Commission Date: August 17, 2017

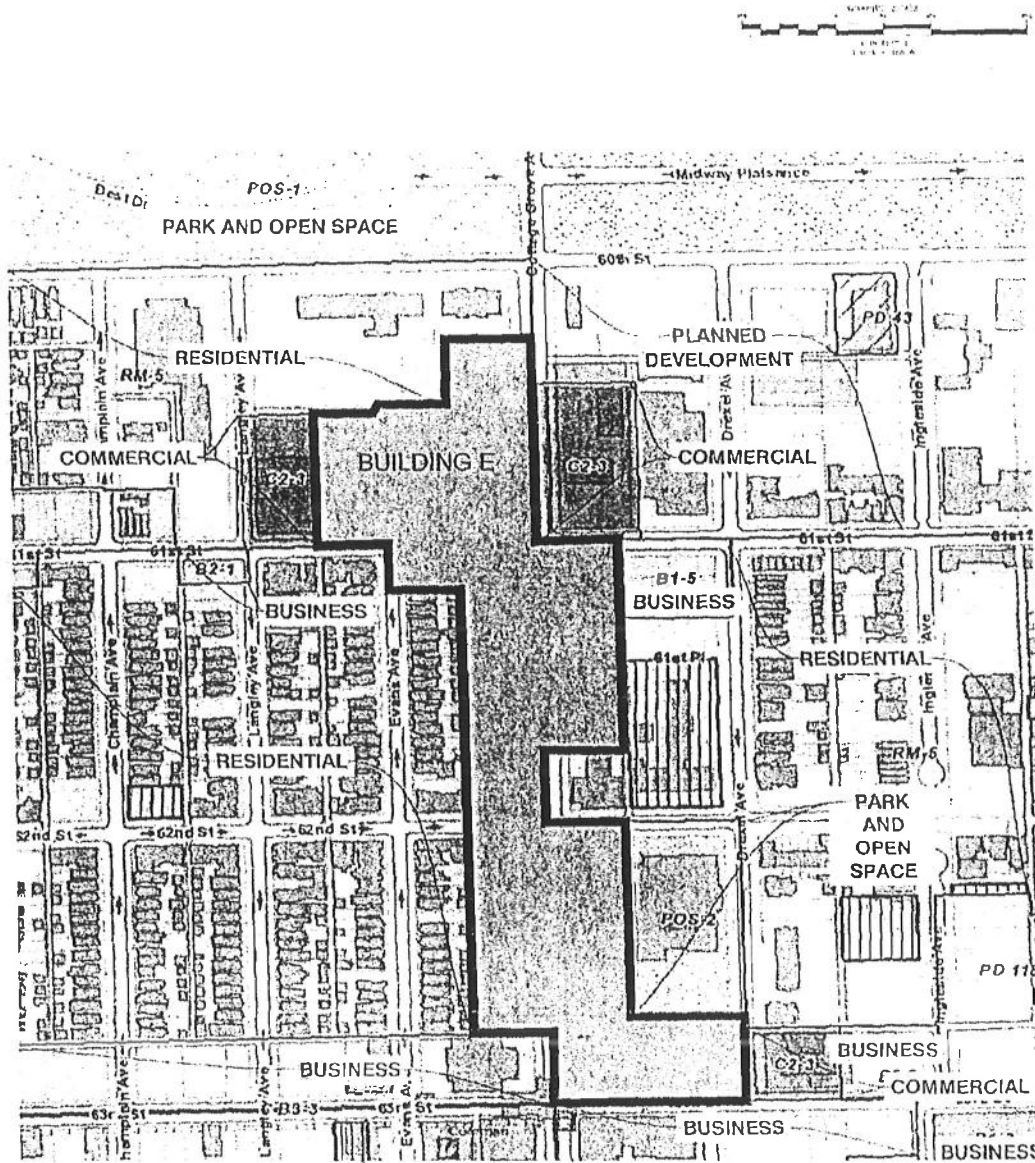
FINAL FOR PUBLICATION



**BUILDING E
PROPERTY LINE
MAP - PD
BOUNDARY MAP**

Applicant: Grove Parc Venture Partners, LLC
 Address: 6014-6058; 6100-6158; 6200-6244; 6101 6145; 6201-6259 S. Collage Grove Avenue; 714-758; 733-757; 801-813 E. 61st Street; 744-756; 745-757; 801-813 E. 62nd Street; 800-832 E. 63rd Street; 6101-6107 S. Evans Avenue; and 6242-6258 S. Drexel Ave.
 Introduction Date: June 28, 2017
 Plan Commission Date: August 17, 2017

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EXISTING LAND USE MAP

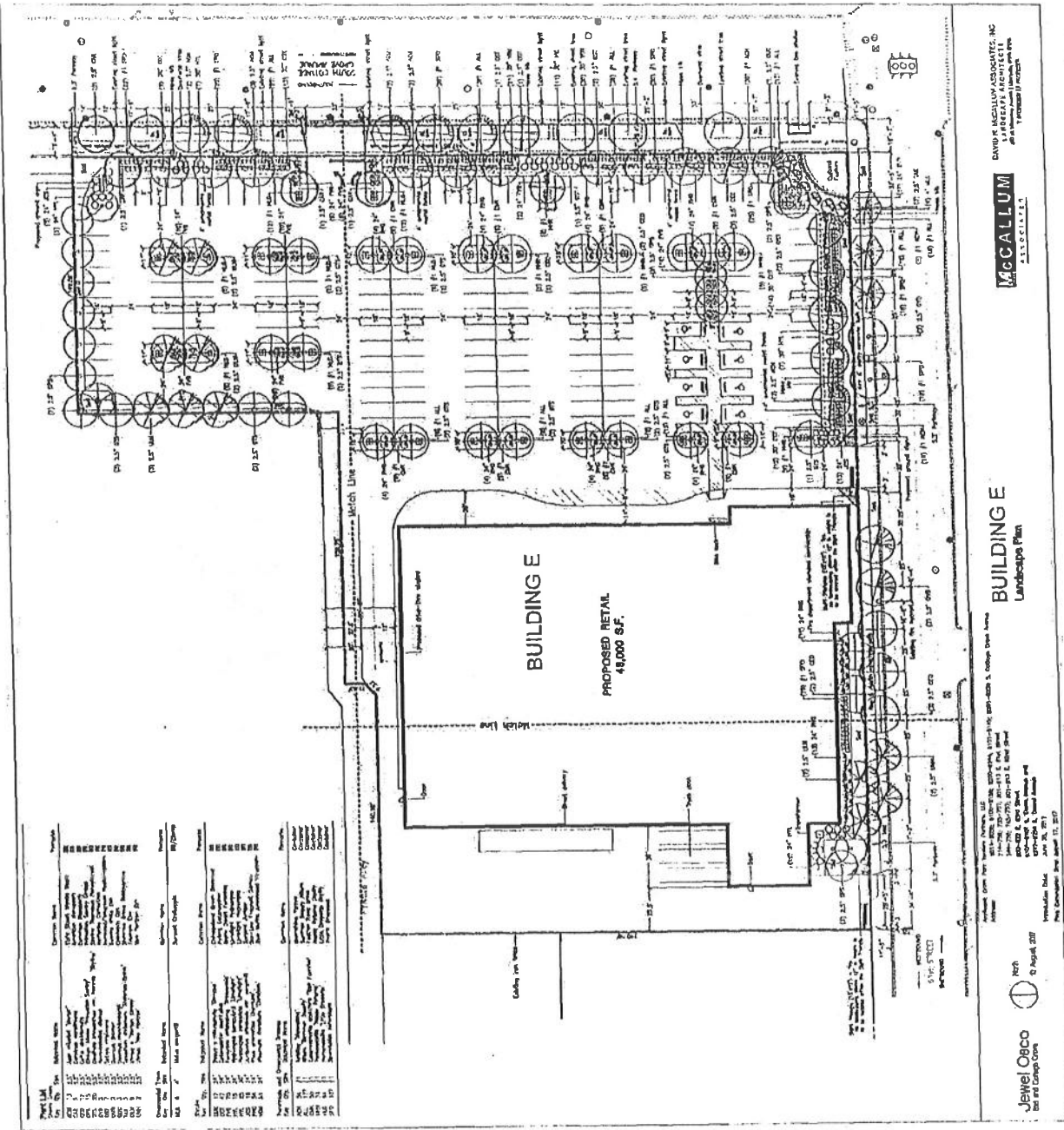
Applicant: Grove Parc Venture Partners, LLC

Address: 6014-6058; 6100-6158; 6200-6244; 6101-6145; 6201-6259 S. Cottage Grove Avenue; 714-758; 733-757; 801-813 E. 61st Street; 744-756; 745-757; 801-813 E. 62nd Street; 800-832 E. 63rd Street; 6101-6107 S. Evans Avenue; and 6242-6258 S. Drexel Ave.

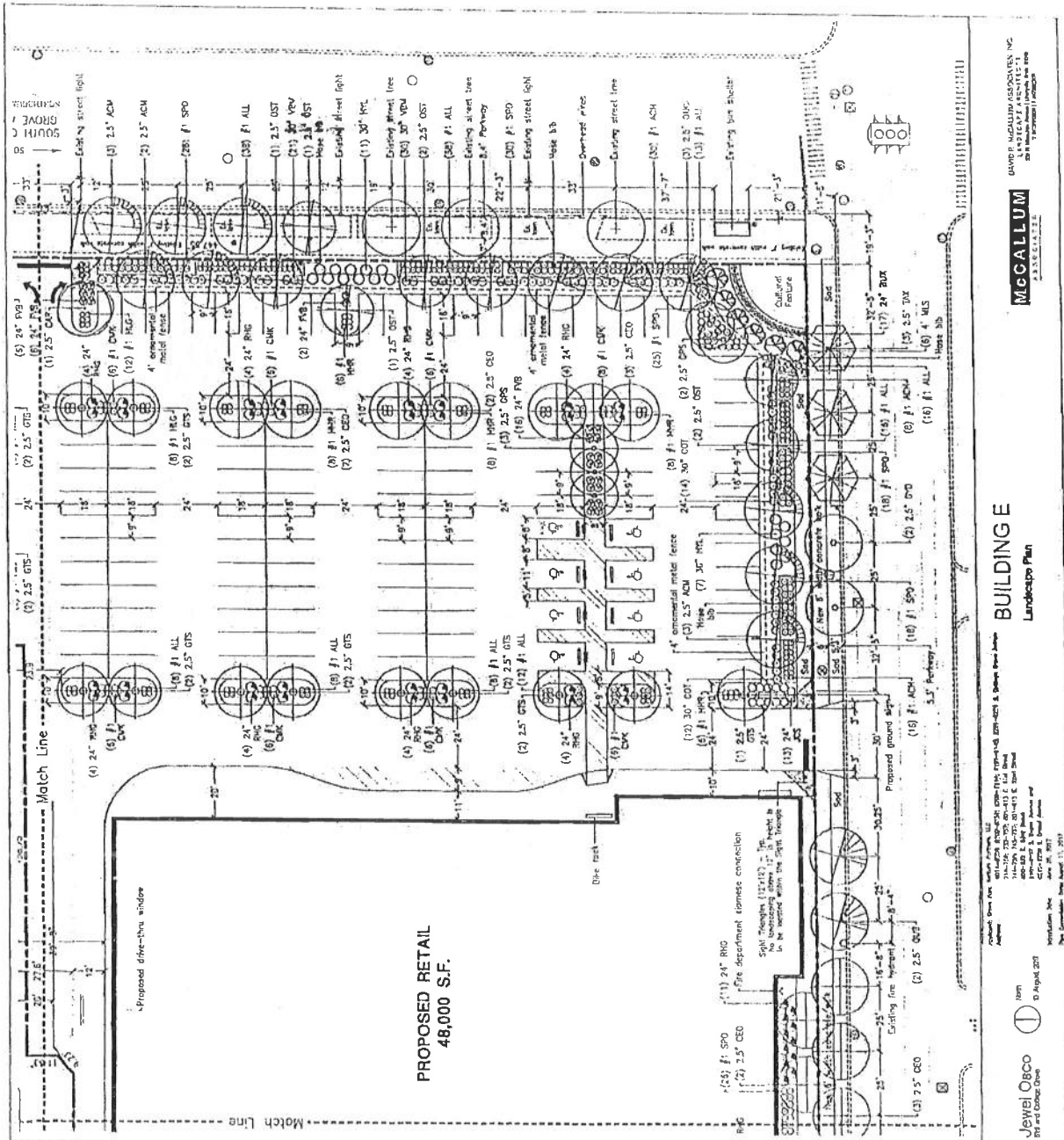
Introduction Date: June 28, 2017

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PROPOSED RETAIL
48,000 S.F.

Jewel Osco
PH and College Drive

10/11
D. August 2017

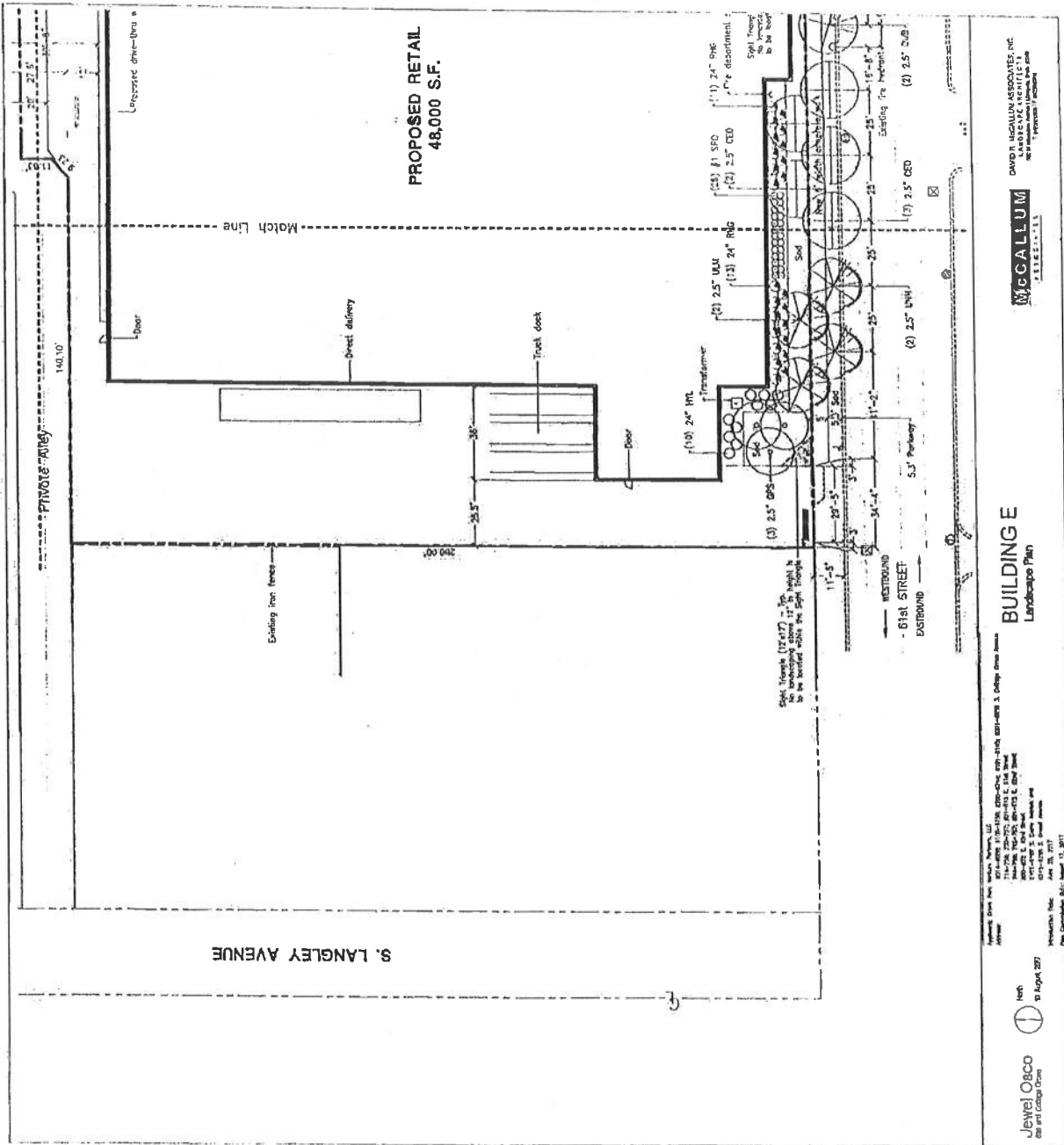
MCCALLUM
ASSOCIATES

BUILDING E
Landscape Plan

Professional Seal: David P. McCallum, Registered Professional Engineer, No. 041-0000000, State of Illinois, License No. 041-0000000, Exp. 12/31/2018

Prepared: 10/11/17
Checked: 10/11/17
Drawn: 10/11/17
Scale: As Shown
Date: 10/11/17

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McCALLUM
 ARCHITECTS
 1100 11th Street, NW
 Atlanta, GA 30309
 Phone: 404.525.1100
 Fax: 404.525.1101
 www.mccallumarchitects.com

BUILDING E
 Landscape Plan

Project: 61st Street, Atlanta, GA
 Architect: McCallum Architects
 Date: 10/11/17

Jewel Osco
 61st Street
 Atlanta, GA
 10/11/17

FINAL FOR PUBLICATION

Plant List					
Shade Tree Key	Qty.	Size	Botanical Name	Common Name	Remarks
ACM	13	2.5"	Acer migalei 'Morton'	State Street Myrtle Maple	BB
CAR	5	2.5"	Carpinus caroliniana	American Hornbeam	BB
CEO	12	2.5"	Celtis occidentalis	American Hackberry	BB
GPS	15	2.5"	Ginkgo biloba	Franklin's Ginkgo	BB
BIS	20	2.5"	Gleditsia triacanthos var. 'Inermis'	Kentucky Coffee Tree	BB
OTD	2	2.5"	Gymnocladus dioica	Kentucky Coffeetree	BB
OST	7	2.5"	Quercus virginiana	Pinewood/American Hoghobbleam	BB
QUS	2	2.5"	Quercus muhlenbergii	Scarlet Oak	BB
QUS	3	2.5"	Quercus macrocarpa	Chinkapin Oak	BB
TAX	3	2.5"	Taxodium distichum 'Shawnee Brave'	Shawnee Brave Baldcypress	BB
ULM	9	2.5"	Ulmus x 'Morton Glossy'	Triumph Elm	BB
UNH	2	2.5"	Ulmus x 'New Horizon'	New Horizon Elm	BB
Ornamental Trees					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
MLS	6	4'	Malus sargentii	Sargent Crabapple	BB/Cump
Shrubs					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
BUX	17	24"	Buxus x microphylla 'Glencoe'	Chicagoland Green Boxwood	BB
COE	47	24"	Coloniaeaster acutifolius	Peking Colonaster	BB
FVB	70	24"	Forsythia viridissima 'Bronzeisig'	Bronx Dwarf Forsythia	BB
FYL	15	24"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	BB
PYL	25	30"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	BB
JCS	18	24"	Juniperus chinensis var. 'sargentii'	Sargent Juniper	BB
RHG	56	24"	Rhus aromatica 'Gro-Land'	Smooth Sumac	BB
VBK	51	24"	Viburnum dentatum 'Chisbon'	Blue Multiflor Arrowwood Viburnum	BB
Perennials and Ornamental Grasses					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
ACH	54	1'	Achillea 'Moonshine'	Moonshine Yarrow	Container
ALL	177	1'	Allium 'Summer Beauty'	Summer Beauty Allium	Container
CHK	50	1'	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	Container
HRR	36	1'	Hemerocallis 'Happy Returns'	Happy Returns Daylily	Container
HLG	64	1'	Hemerocallis 'Little Grapette'	Little Grapette Daylily	Container
SPD	187	1'	Sporobolus heteractis	Prairie Dropseed	Container



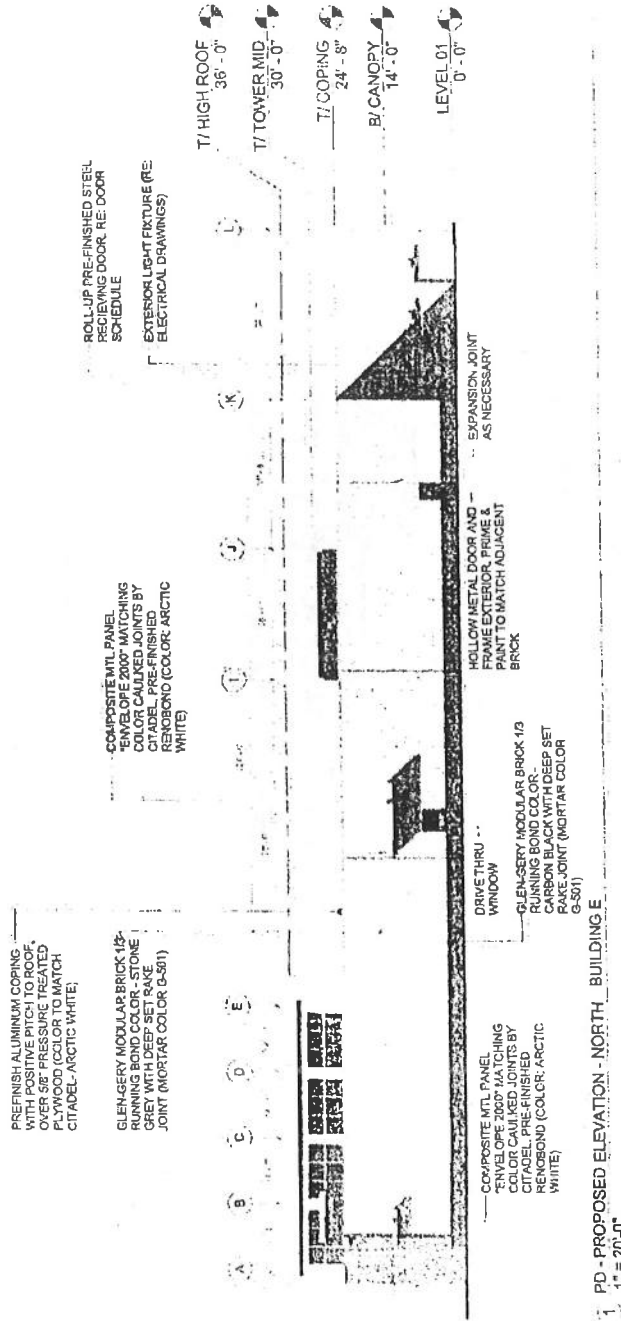
 McCallum Associates, Inc.
 10000 E. 15th Avenue
 Denver, CO 80231

Plant List

Prepared by: [Name]
 Date: [Date]
 Project: [Project Name]
 Location: [Location]

Jewell Orco
 875 8th Street, Suite 200
 Denver, CO 80202

FINAL FOR PUBLICATION



PD - PROPOSED ELEVATION - NORTH - BUILDING E
1" = 20'-0"

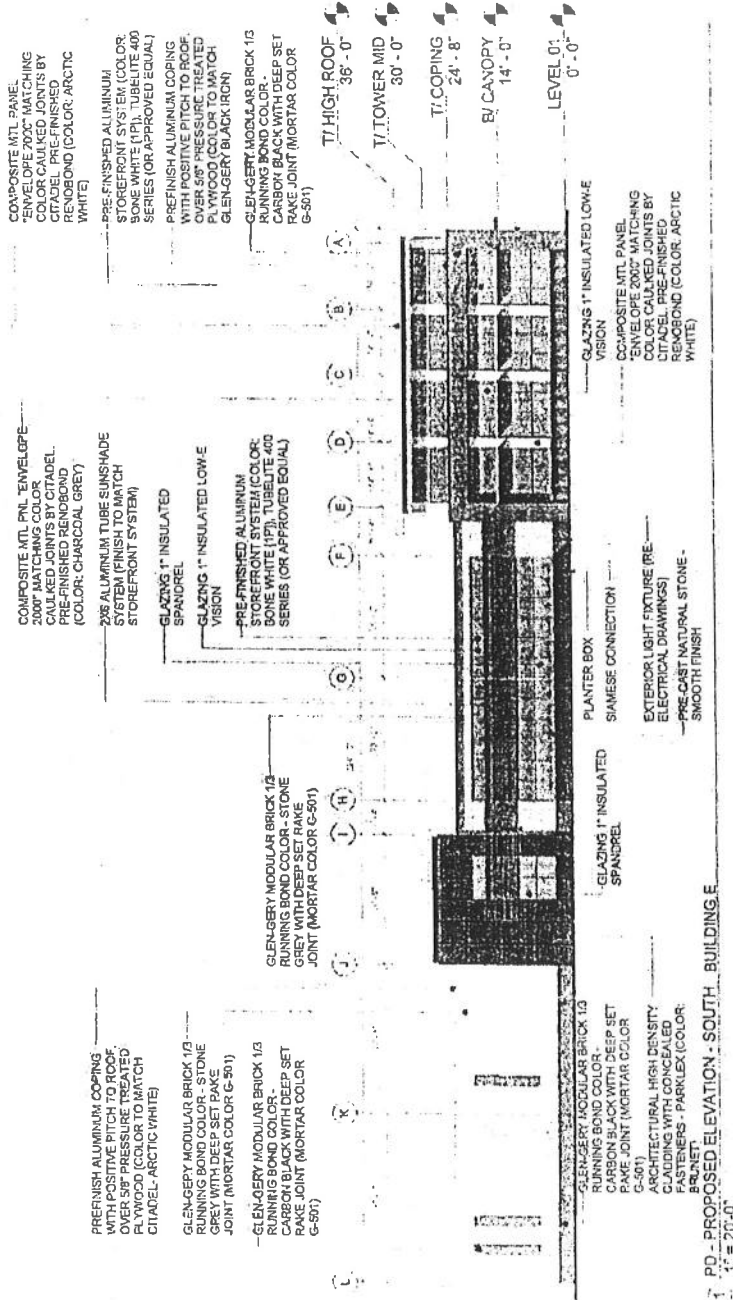
BUILDING ANALYSIS:

USE GROUP: MERCANTILE
 TYPE II NON-COMBUSTIBLE
 ACTION TYPE: 35'-0" / 1 STORY
 HEIGHT / NO. OF STORIES: YES (SPRINKLERED);
 FULLY SUPPRESSED; 45,850 SF
 FLOOR AREA:

Applicant: Grove Parc Ventures Partners, LLC
 Address: 6014-6056, 6100-6158, 6200-6244, 6101-6145, 6201-6229 S Cottage Grove Avenue;
 714-758, 733-757, 801-813, E 61st Street, 744-756, 745-757, 801-813 E 62nd Street, 800-832
 E. 63rd Street, 6101-6107 S. Evans Avenue, 614-6242-6258 S. Central Ave.
 Introduction Date: June 28, 2017

PROPOSED BUILDING ELEVATION - NORTH

FINAL FOR PUBLICATION



PD - PROPOSED ELEVATION - SOUTH BUILDING E
1/8" = 1'-0"

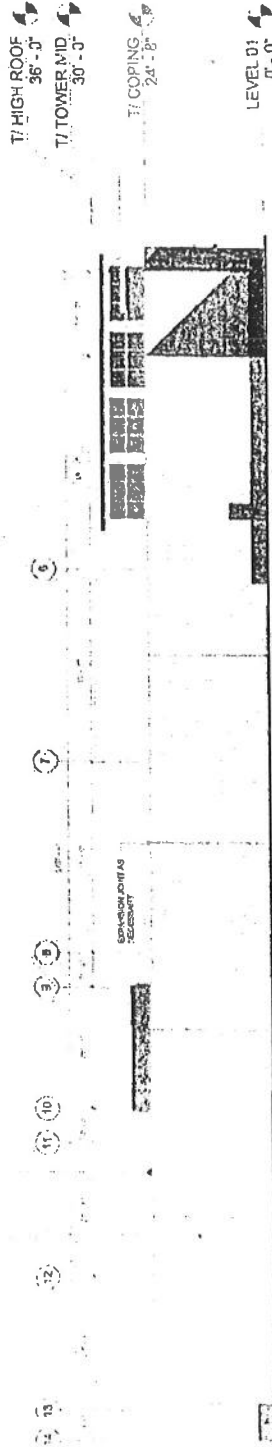
<p>BUILDING ANALYSIS:</p> <p>USE GROUP: MERCANTILE</p> <p>CONSTRUCTION TYPE: TYPE II NON COMBUSTIBLE</p> <p>HEIGHT / NO. OF STORIES: 36'-0" / 11 STORY</p> <p>FULLY SUPPRESSED: YES (SPRINKLERED)</p> <p>FLOOR AREA: 45,960 SF</p>

Applicant: Grove Parc Venture Partners, LLC
 Address: 8714-6955; 6109-6159; 6250-6244; 6101-6143; 6701-6255 S. Cottage Grove Avenue;
 7147-58; 7327-87; 8713 E. 61st Street; 7447-755; 4751-51; 6704-91 E. Bond Street; 600-652
 E. Erie Street; 6101-5107 S. Evans Avenue; and 6242-6623 S. Dearborn Ave.
 Introduction Date: June 28, 2017

FINAL FOR PUBLICATION

PREFINISH ALUMINUM COPING
WITH POSITIVE PITCH TO ROOF.
OVER .5/8" PRESSURE TREATED
PLYWOOD (COLOR TO MATCH
CITADEL ARCTIC WHITE)

GLEN-GERY MODULAR BRICK 1/3"
RUNNING BOND COLOR - STONE
GREY WITH DEEP SET RAKE
JOINT (MORTAR COLOR G-501)



GLEN-GERY MODULAR BRICK 1/3"
RUNNING BOND COLOR -
CARBON BLACK WITH DEEP SET
RAKE JOINT (MORTAR COLOR
G-501)

HOLLOW METAL DOOR AND
FRAME EXTERIOR PRIME
PAINT TO MATCH ADJACENT
BRICK

GLEN-GERY MODULAR BRICK 1/3"
RUNNING BOND COLOR -
CARBON BLACK WITH DEEP SET
RAKE JOINT (MORTAR COLOR
G-501)

1 PD - PROPOSED ELEVATION - WEST BUILDING E
1" = 20'-0"

Applicant: Grove Parc Venture Partners, LLC
Address: 6914-6998; 6100-6158; 6200-6244; 6101-6145; 6201-6259 S. Cottage Grove Avenue;
714-756; 733-757; 901-819 E. 61st Street, 744-756; 745-757; 801-813 E. 62nd Street, 800-832
E. 63rd Street 6101-6107; S. Evans Avenue, and 6242-6258 S. Drenel Ave.
Introduction Date: June 28, 2017

BUILDING ANALYSIS:
USE GROUP: MERCANTILE
CONSTRUCTION TYPE: TYPE II NON COMBUSTIBLE
HEIGHT (NO. OF STORIES): 2BUT, 11 STORY
FULLY SUPPRESSED: YES (SPRINKLERED)
FLOOR AREA: 45,950 SF

PROPOSED BUILDING ELEVATION - WEST

JEWELL BRICK - 31ST & COTTAGE GROVE



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 7, 2016

William Eager
Preservation of Affordable Housing
One North LaSalle Street
Suite 1750
Chicago, IL 60602

Re: Administrative Relief and Site Plan Approval for Residential-Business Planned Development No. 64, Building A, 6253 S. Cottage Grove Avenue, Proposed 4-story, 55 unit mixed-use building with ground floor retail and 39 parking spaces

Dear Mr. Eager:

Please be advised that your request for a minor change and site plan approval to Residential-Business Planned Development No. 64 ("PD 64"), Building A, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 and No. 11 of the Planned Development.

You are requesting on behalf of the Preservation of Affordable Housing Inc., the sole beneficial owner of all the property within PD 64, administrative relief for the following modifications to Building A, to be located at 6253 S. Cottage Grove:

- Reduce the proposed building from 5-stories (60 feet in height) to 4-stories (approximately 51 feet in height).
- Reduce the north side yard at the alley from 5 feet to 3.63 feet.
- Site plan and elevations changes as shown on the attached, revised Site Plan, Exterior Elevations (2), Overall Landscape Plan, Fencing & Furnishing Details, and Landscape Details. The revised Site Plan was approved by the Department of Transportation and the Bureau of Fire Prevention.

With regard to your first request, the Department of Planning and Development has determined that allowing these modifications 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.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 64, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 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.

In regards to your second request, you are also seeking site plan approval in accordance with Statement Number 11 of PD 64. We have reviewed the plans submitted for the proposed four-story, 55-unit mixed-use building with approximately 14,772 square feet of ground floor retail space and 39 at grade parking spaces.

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Residential Business Planned Development Number 64, Building A, is hereby approved as conforming to the Plan of Development as amended by the Chicago City Council.

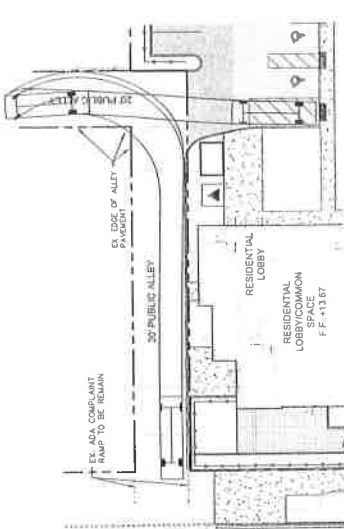
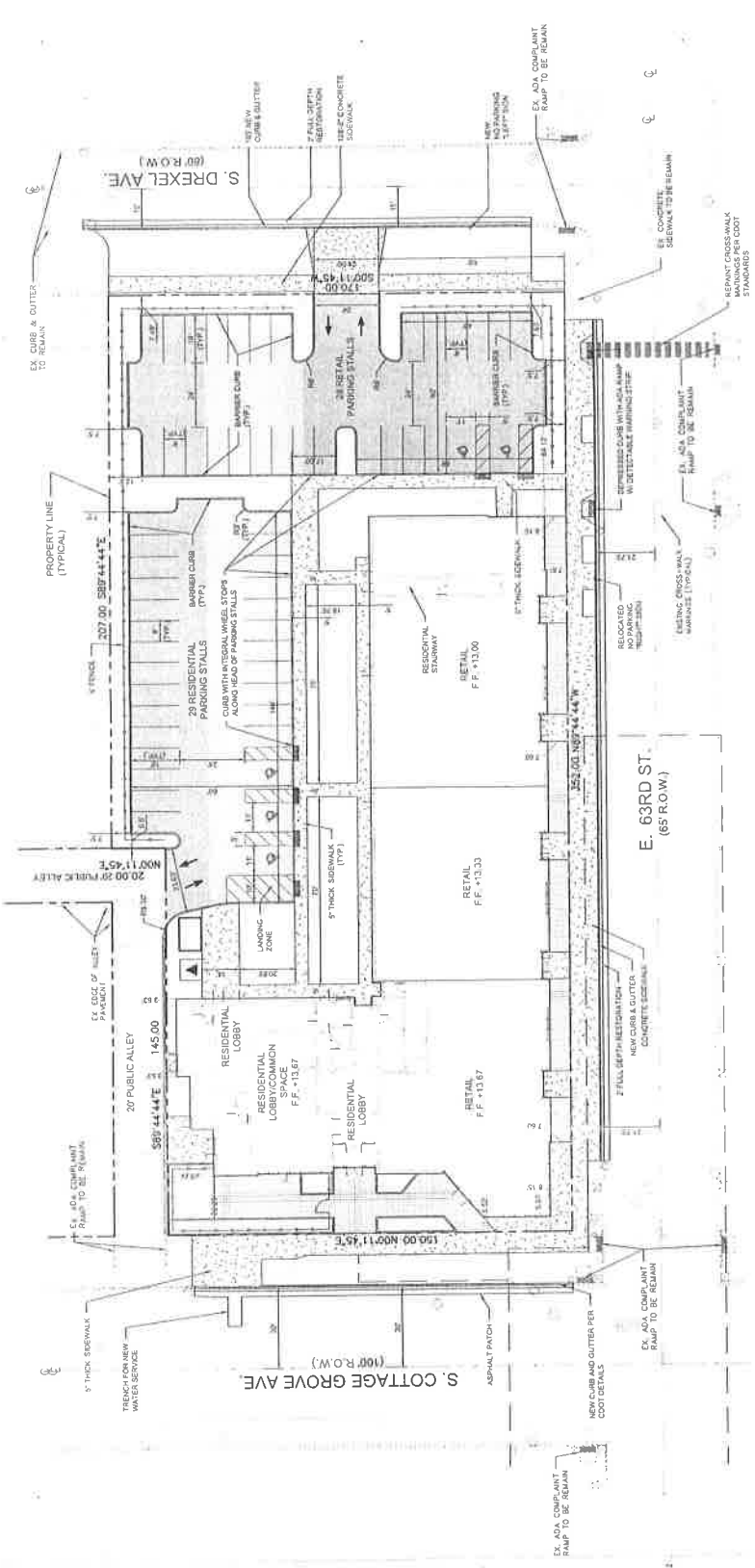
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Konrad Schlater, Main file



- LEGEND:
- PERMEABLE UNIT PAVERS
 - CONCRETE SIDEWALK
 - ASPHALT PARKING LOT

POAH
Professional Office of Architecture & Interiors
Gensler
11 E. Madison Street
Chicago, IL 60602
Tel: 312.487.2723
Fax: 312.487.1600

ma
1400 N. Dearborn Street
Chicago, IL 60610
Tel: 312.321.8153
Fax: 312.321.8018

JSKENDER
CONSTRUCTION
288 West Hubbard Street
Chicago, IL 60610
Tel: 312.791.8074
Fax: 312.791.8074

RME
2300 N. Dearborn Street
Chicago, IL 60647
Tel: 312.467.8800
Fax: 312.467.8800

dbHMS
2300 N. Dearborn Street
Chicago, IL 60647
Tel: 312.467.8800
Fax: 312.467.8800

site design group, ltd.
architectural architecture
188 West Madison Street
Chicago, IL 60602
Tel: 312.277.1346
Fax: 312.277.1346

Site
2300 N. Dearborn
Chicago, IL 60647

Scale
1" = 20'

Drawn by
100
101
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WOODLAWN STATION

SITE PLAN

SK-1

Chicago
E 63rd St & Cottage

TRIMSTAMP 5/28/16 3:17 PM

IMPROVED FOR REVIEW

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
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ROAF

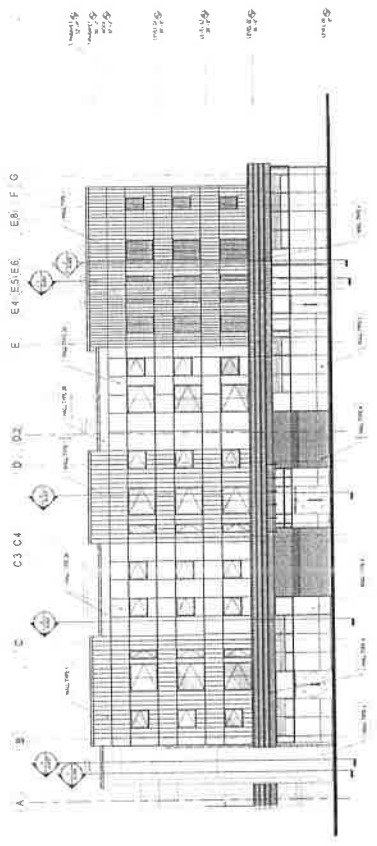
Genster

J SKENDER
 ARCHITECTS

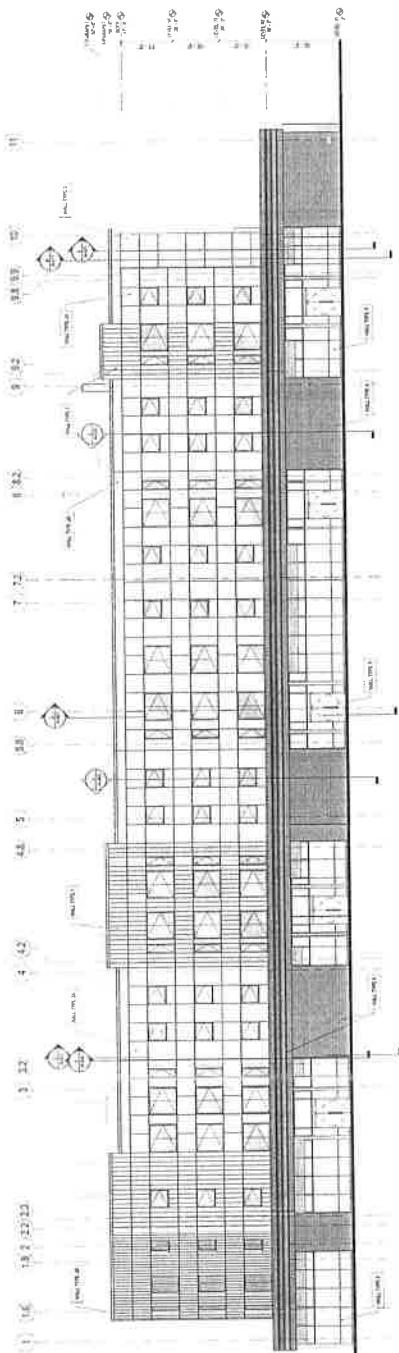
R.M.E.
 ENGINEERS

dbHMS
 CONSULTANTS

inter design group, llc



1 EXTERIOR ELEVATION - WEST 01



2 EXTERIOR ELEVATION - SOUTH 01

WOODLAWN STATION
 6253 S COTTAGE GROVE AVE. CHICAGO, IL

EXTERIOR ELEVATIONS

A-201

DATE: 01/15/14

1. THIS DRAWING IS THE PROPERTY OF SKENDER ARCHITECTS AND SHALL BE KEPT IN CONFIDENCE.

PROGRESS FOR REVIEW

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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POAH

Gensler

JENKENDER
 CONSULTANTS

R M E

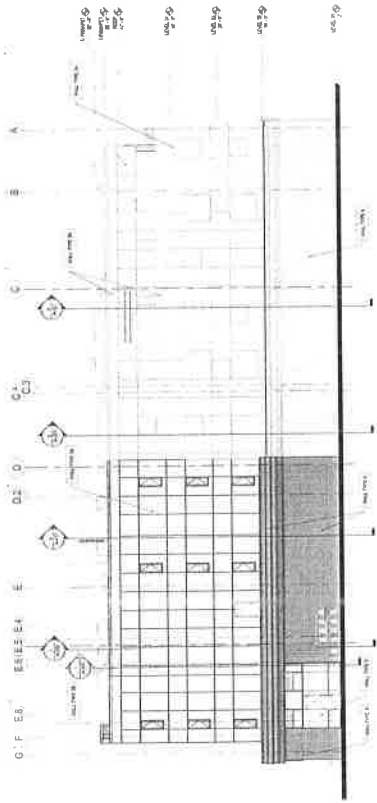
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ARCHITECTS

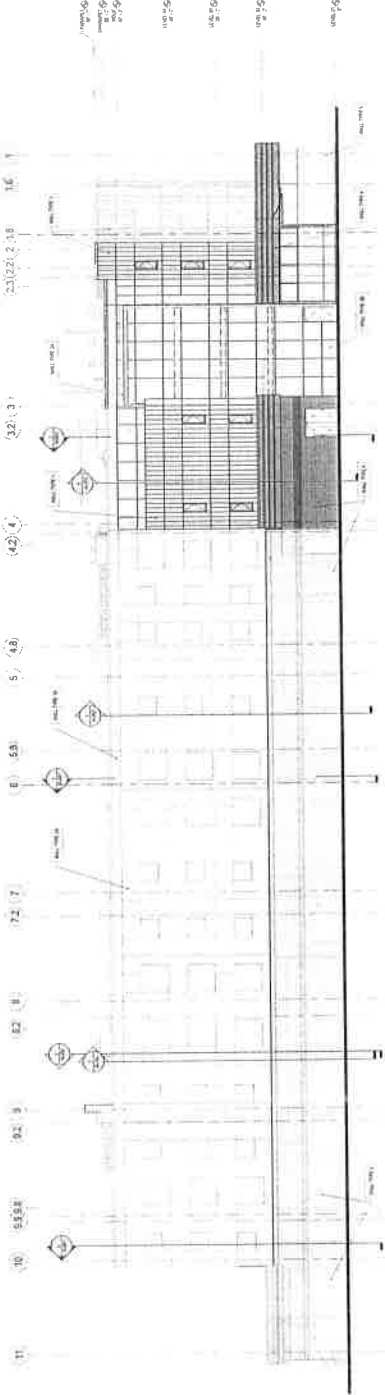
ENGINEERS

PLUMBERS

ELECTRICAL



1 EXTERIOR ELEVATION - EAST 01



2 EXTERIOR ELEVATION - NORTH 01

WOODLAWN STATION
 6253 S COTTAGE GROVE AVE, CHICAGO IL

EXTERIOR ELEVATIONS

A-202

DATE: 01/25/17 09:00

DATE: 01/25/17 09:00



Professional of Landscape Architecture
1100 N. Dearborn Street, Suite 200 Chicago, IL 60610
Tel: 312.467.1100 Fax: 312.467.1101
www.pcoah.com

Gensler
200 West Madison Street
Chicago, IL 60601
Tel: 312.467.1100 Fax: 312.467.1101
www.gensler.com

SKENDER
CONSTRUCTION
1100 N. Dearborn Street
Chicago, IL 60610
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www.skender.com

RIME
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HMS
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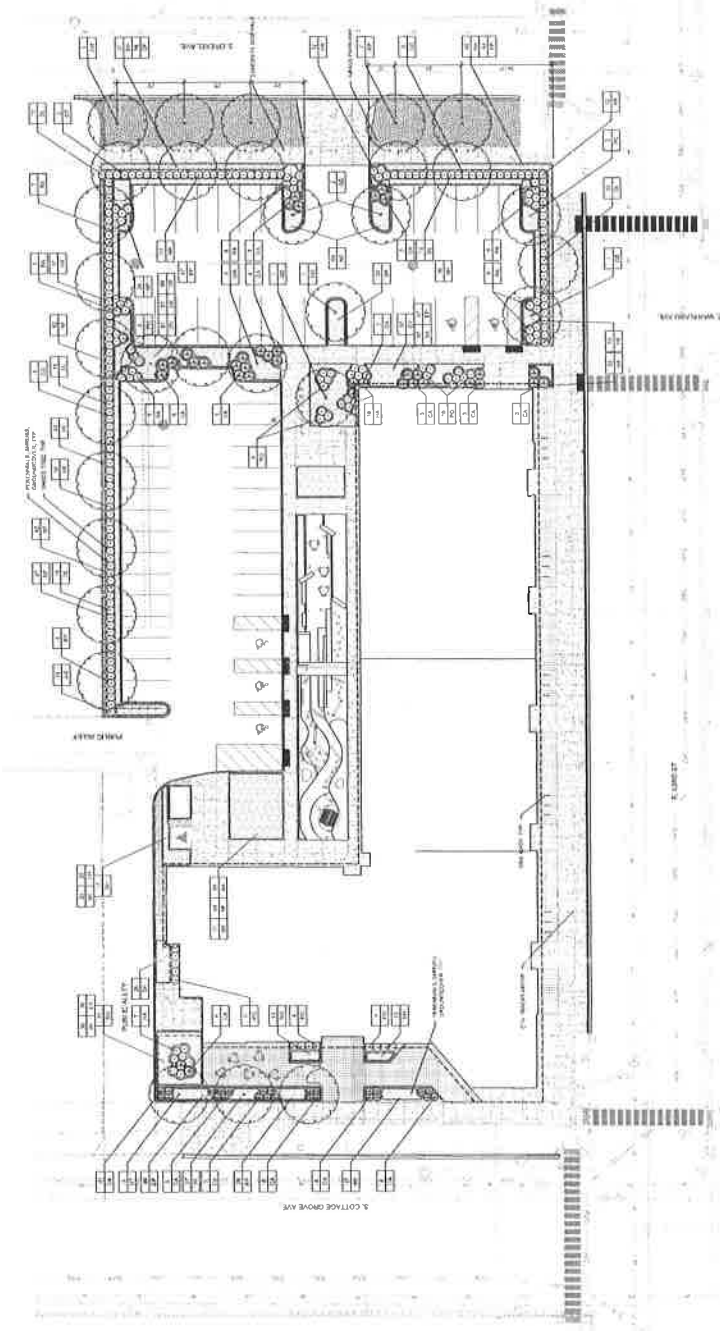
1100 N. Dearborn Street
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www.1100.com

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www.1100.com

1100 N. Dearborn Street
Chicago, IL 60610
Tel: 312.467.1100 Fax: 312.467.1101
www.1100.com

PLANT SCHEDULE

NO.	PLANT NAME	QUANTITY	NOTES
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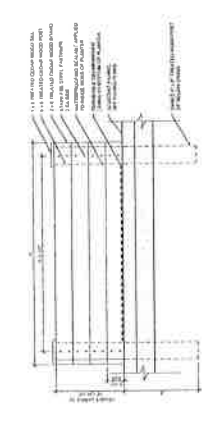
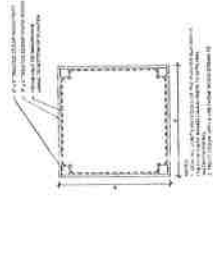
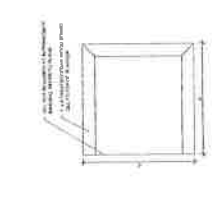
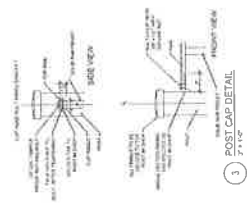
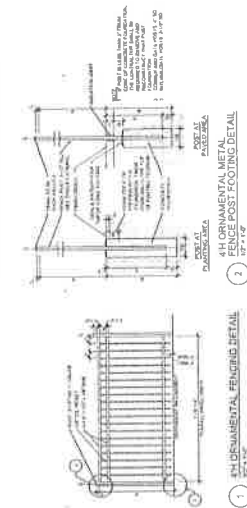


1 OVERALL LANDSCAPE PLAN
1/8" = 1' = 0"

WOODLAWN STATION
6253 S COTTAGE GROVE AVE
CHICAGO, ILLINOIS

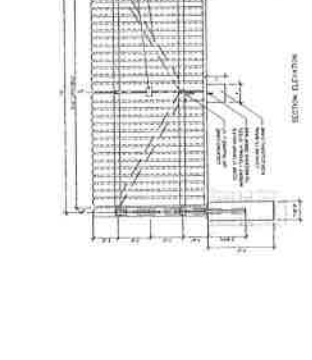
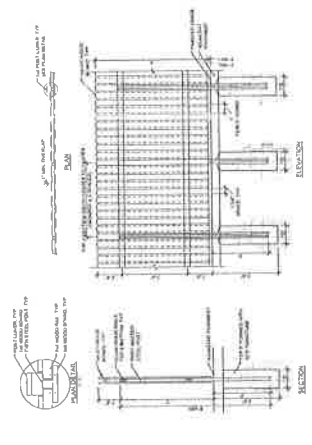
GENERAL FENCING NOTES:

1. FENCING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO'S FENCING ORDINANCE (SECTION 11-08-001) AND THE ILLINOIS FENCING ACT (625 ILCS 10/1-10/1).
2. ALL FENCING SHALL BE INSTALLED WITHIN THE PROPERTY LINE AS SHOWN ON THE PLANS.
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6 6" x 6" WOOD PLANTER BOX ELEVATION
12" x 12" x 12"

7 BIKE RACK DETAIL
12" x 12" x 12"



POST DIMENSIONS (W/OUT HOLES)	
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POAH
Professional Office of Architectural and Planning
1111 N. Dearborn St., Suite 1000
Chicago, IL 60610
Tel: 312.467.1111
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Fax: 312.467.1112
www.dbhms.com

design group inc.
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www.designgroupinc.com

WOODLAWN STATION
6253 S COTTAGE GROVE AVE
CHICAGO, ILLINOIS

L201

POAH
 Landscape Architecture

Gensler
 Architecture

SKENDER CONSULTING
 Engineering

RIME
 Engineering

dbHMS
 Engineering

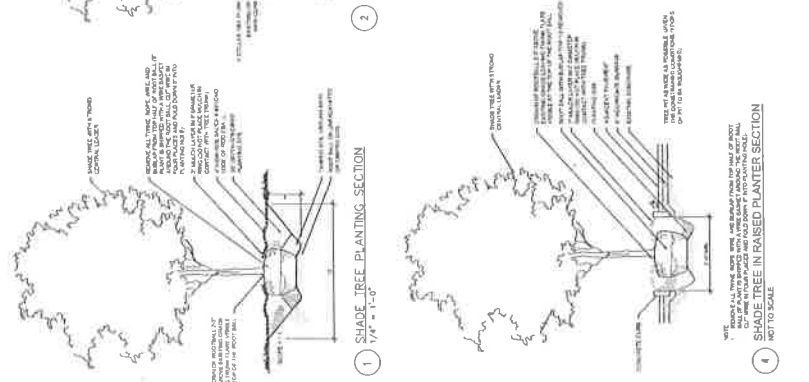
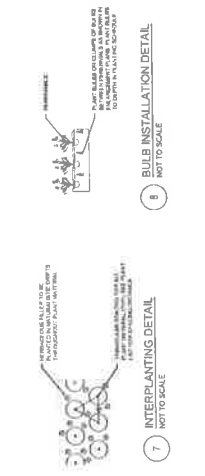
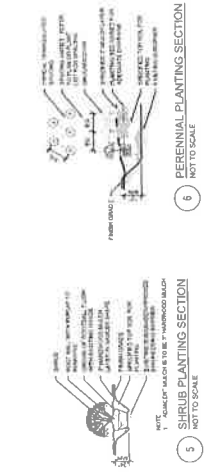
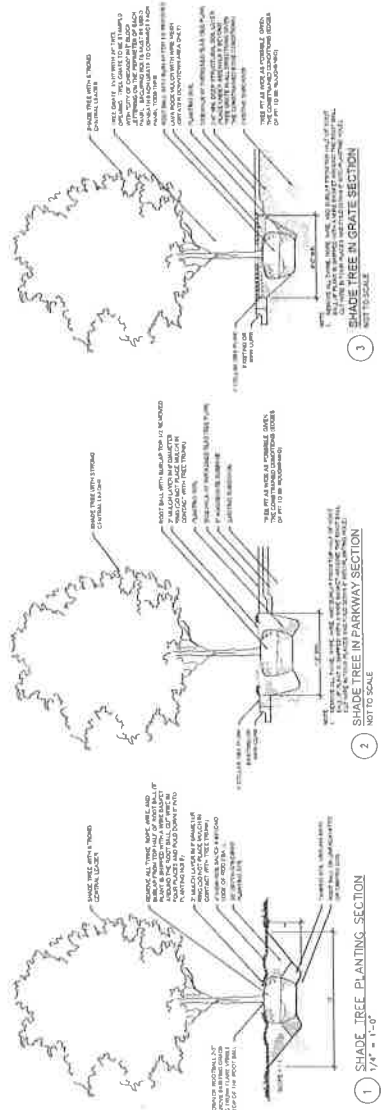
Site design group, Inc.
 Engineering

NOT FOR CONSTRUCTION

Item	Description	Quantity	Unit	Notes

Project Number	Project Name	Drawn By	Checked By

- GENERAL PLANTING NOTES**
1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS AND THE ILLINOIS PLANTING SPECIFICATIONS.
 2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS AND THE ILLINOIS PLANTING SPECIFICATIONS.
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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 30, 2016

Ms. Ameera Ashraf-O'Neil
Senior Project Manager
UrbanWorks, Ltd
213 West Institute Placc, Suite 710
Chicago, IL 60610


Mr. Konrad Schlater
Project Manager
Preservation of Affordable Housing, Inc.
One North LaSalle Street, Suite 1750
Chicago, IL 60602

**Re: REVISED Site Plan Approval for Woodlawn Park Mixed-Use Building
Residential Business Planned Development No. 64, as amended, Building C2
803 East 61st Street**

Dear Ms. Ashraf-O'Neil and Mr. Schlater:

This letter is a clarification of the previous Site Plan Approval we issued for Building C2 on December 1, 2015. Building C2 consists of a four story, 24 unit mixed-use building with ground floor retail at 803 E. 61st Street. Our letter dated December 1, 2015, included a description of Building C2 along with a description of a five-story, 65 unit senior building (Building C3). The reference to Building C3 was in error and should not have been included. Building C3, located at 6116-6144 S. Cottage Grove Ave., was issued Site Plan Approval on January 31, 2014. We apologize for any confusion this error may have caused. If you have any questions, please contact Teresa McLaughlin at (312) 744-3509.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:tm

C: Mike Marmo, Erik Glass, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 1, 2015

Ms. Ameera Ashraf-O'Neil
Senior Project Manager
UrbanWorks, Ltd.
213 West Institute Place; Suite 710
Chicago, Illinois 60610

Mr. Konrad Schlater
Project Manager
Preservation of Affordable Housing, Inc.
One North La Salle Street; Suite 1750
Chicago, IL 60602

Re: **Site Plan Approval for Woodlawn Park Mixed-Use Building - Residential Business Planned Development No. 64, as amended; Building C2**
Proposal: The construction of a new, four-story, 24-unit mixed-use building with ground floor retail
Location: 803 East 61st Street

Dear Ms. Ashraf-O'Neil and Mr. Schlater:

We have reviewed the plans submitted on behalf of Preservation of Affordable Housing for the construction of a four-story, 24-unit mixed-use building with approximately 6,700 square feet of ground floor retail space. Those plans, prepared by UrbanWorks, Ltd. consist of:

- AS.1 Overall Site Plan (dated Oct. 9, 2015);
- A3.0 North & South Elevations (dated Aug. 7, 2015);
- A3.1 West and East Elevations (dated Aug. 7, 2015);
- L1.0 Landscape Plan (dated Oct. 9, 2015);
- L1.1 Landscape Details (dated Aug. 7, 2015); and
- L1.2 Landscape Details (dated Aug. 7, 2015).

These plans are submitted in accordance with Statement No. 11 of Residential Business Planned Development No. 64, as amended July 28, 2010.

Features of the submittal include a new five-story, 65-unit, affordable senior building with ground floor support spaces. The building would be clad with precast concrete panels with fiber-cement accents. There would be approximately 21,500 square feet of landscaped open space for the residents. Vehicle Use Area landscaping would include approximately 8,400 square feet of internal landscape area and 37 interior trees, and there would be sixteen parkway trees, either existing or new. The building would be LEED certified. The Planned Development requires a minimum 0.33 accessory parking

spaces per elderly unit (22 spaces) and one off-street loading space at 10' x 25'. The plans indicate 31 accessory parking spaces, plus another 15 non-accessory spaces for the adjacent C1 building (MetroSquash) and one loading space. The parking and loading would all be accessed from the alley. The building would be set back at least ten feet from South Cottage Grove Avenue in conformance with the June 24, 2013 Minor Change; along East 62nd Street, the building would be set back five feet.

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with, and satisfy the requirements of, the Plan of Development. Accordingly, this Site Plan submittal for Residential Business Planned Development No. 64/ Building C2 is hereby approved as conforming to the Plan of Development as amended by the Chicago City Council on July 28, 2010, and the Minor Change, dated October 16, 2015. This Site Plan Approval does not cover any signage, which must be covered by a separate application.

Sincerely,



Patricia A. Scudiero,
Zoning Administrator

Originated by: Fred Deters

cc: Konrad Schlater (POAH) original and via email
Ameera Ashraf-O'Neil (UrbanWorks, Ltd.) via email
Mike Marmo (DPD)
Erik Glass (DPD)
Planned Development files



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 16, 2015

William Eager
Preservation of Affordable Housing
One North LaSalle Street
Suite 1750
Chicago, IL 60602

Re: Administrative Relief request for Residential-Business Planned Development No. 64, Grove Parc Apartments, Building C2 and Building D, S. Cottage Grove Avenue and E. 61st Street

Dear Mr. Eager:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 64 ("PD 64") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

On June 24, 2013, administrative relief was granted for minor changes, including the redistribution of dwelling units among several buildings. Building C2 was increased from 20 to 22 units and Building D was decreased from 100 to 89 units. You are now requesting on behalf of the Preservation of Affordable Housing Inc., the sole beneficial owner of all the property within PD 64, administrative relief for the following modifications:

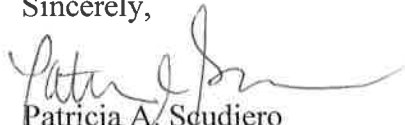
- Increase the unit count in Building C2 (801-803 E. 61st Street) by two units, from 22 to 24 units, and decrease the unit count in Building D by two units, from 89 to 87 units, as shown on the attached, revised Overall Site Plan, dated July 10, 2014.
- Design changes to the site and landscape plans, elevations, and 24-car parking lot for Building C2, including the addition of flower boxes on the second through fourth floors. The attached, revised Site Plan and Landscape Plan, both dated October 9, 2015, and North, South, West and East Elevations, dated August 7, 2015, shall be inserted into the main file. The revised Site Plan was approved by both the Department of Transportation and the Bureau of Fire Prevention.

With regard to your request, the Department of Planning and Development has determined that allowing these modifications 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.

Accordingly, pursuant ~~to the~~ authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 64, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 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,






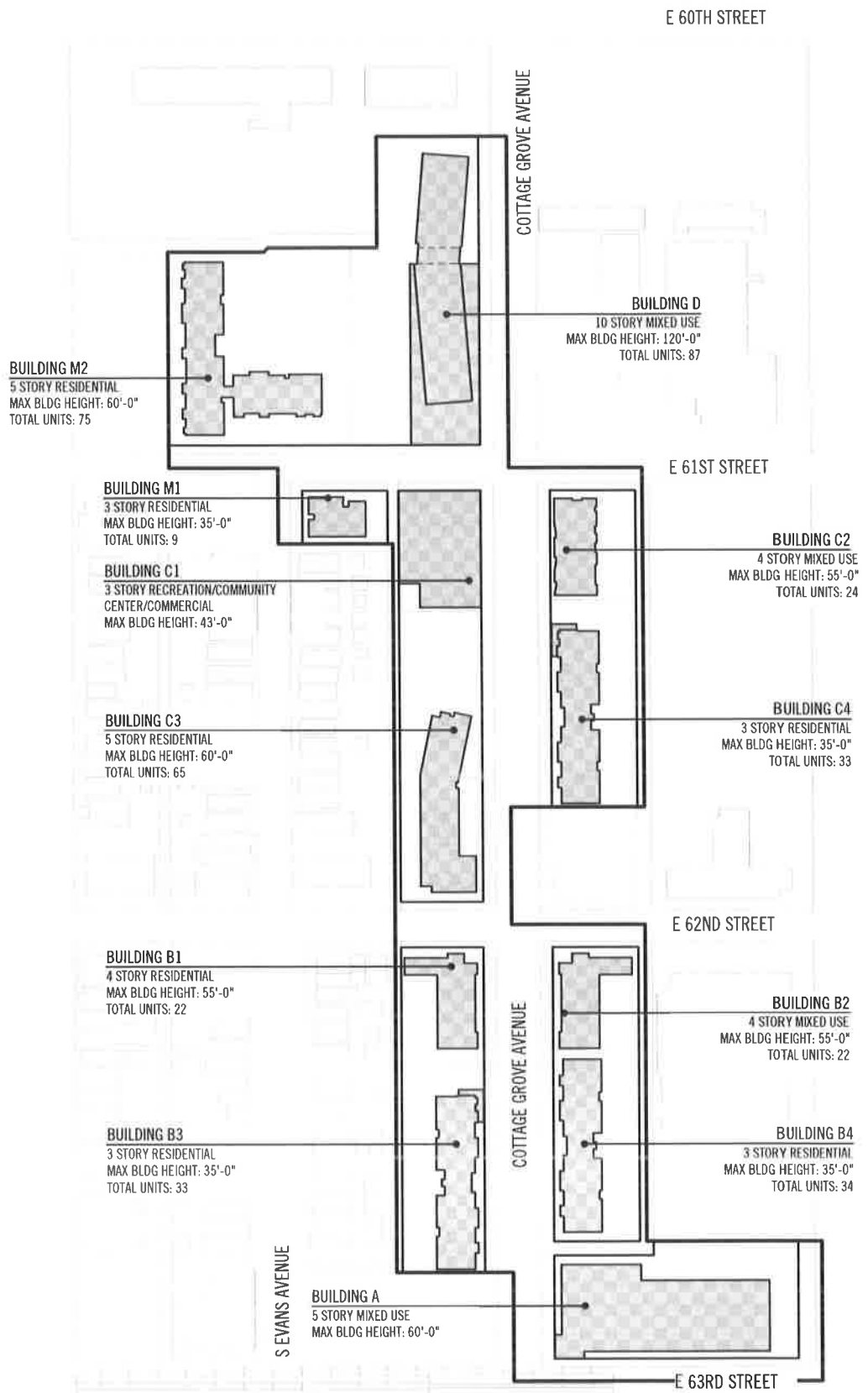
Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Fred Deters, Konrad Schlater, Main file

LEGEND

-  PD Boundaries
-  Property Line
-  Proposed Buildings



OVERALL SITE PLAN

1" = 225'-0"

APPLICANT POAH Grove Parc Apartments LLC

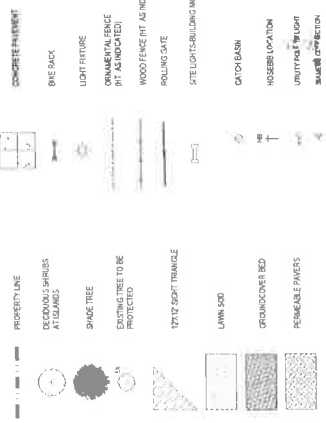
DEVELOPMENT BOUNDARIES Planned Development 64

ORIGINAL DATE July 29, 2009

ARCHITECT Landon Bone Baker Architects

REVISED DATE July 10 2014

LANDSCAPE LEGEND AND ABBREVIATIONS



803 E 61ST STREET RESIDENCE PLANT SCHEDULE

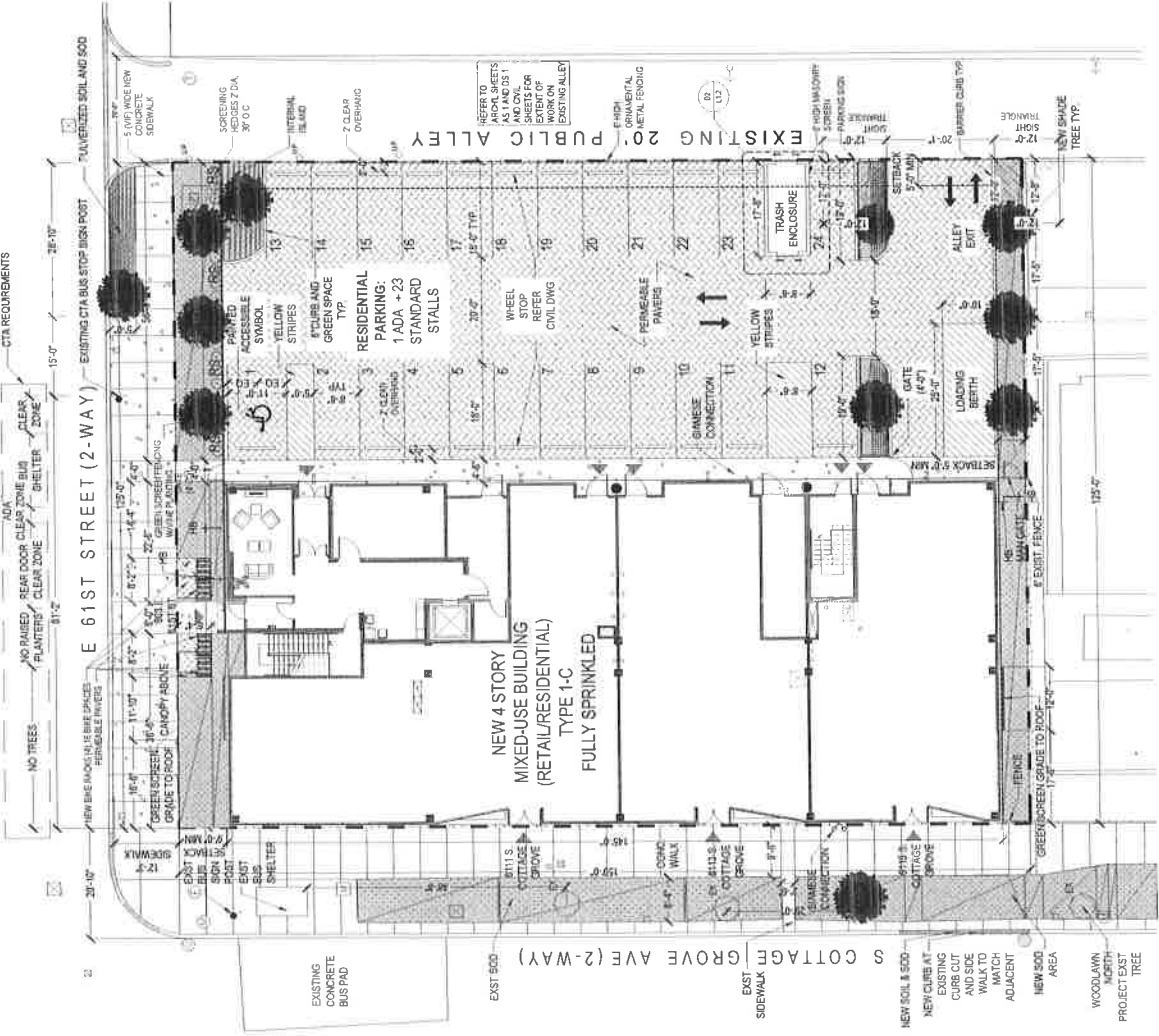
Qty	Tree	Shrub	Plant Name	Container Size	Height	Notes
1			10'x12' SIGHT TRIANGLE			
1			CONCRETE FINISHMENT			
1			ONE SACK			
1			LIGHT FIXTURE			
1			ORNAMENTAL FENCE BY ARCHITECT			
1			WOOD FENCE (MT AS INDICATED)			
1			ROLLING CARE			
1			STREET LIGHT/BUILDING MOUNTED			
1			CATCH BASIN			
1			HOSEBI LAPATION			
1			UNITIALIZED LIGHT			
1			WATER COLLECTION			
1			PERMEABLE PAVEMENT			
1			GROUNDCOVER SOG			
1			LAWN SOG			
1			EXTENSIVE TO BE PLANTED			
1			SHADE TREE			
1			DECIDUOUS SHRUBS AT 15% SLOPE			
1			PROPERTY LINE			

NOTE: All plant materials shall be delivered to the job site. All plants shall be installed within 14 days of delivery. All plants shall be installed within 14 days of delivery. All plants shall be installed within 14 days of delivery.

Vehicular Use Area Calculation

Category	Area (sq ft)	Notes
Asphalt	1,200	
Concrete	1,500	
Gravel	500	
Permeable Pave	1,000	
Other	200	
TOTAL VEHICULAR USE AREA	4,400	

Scale: 1/8" = 1'-0"



A9 LANDSCAPE PLAN



L1.0

PROJECT NAME
803 E 61st Street
Chicago, IL

PROJECT TITLE
LANDSCAPE PLAN

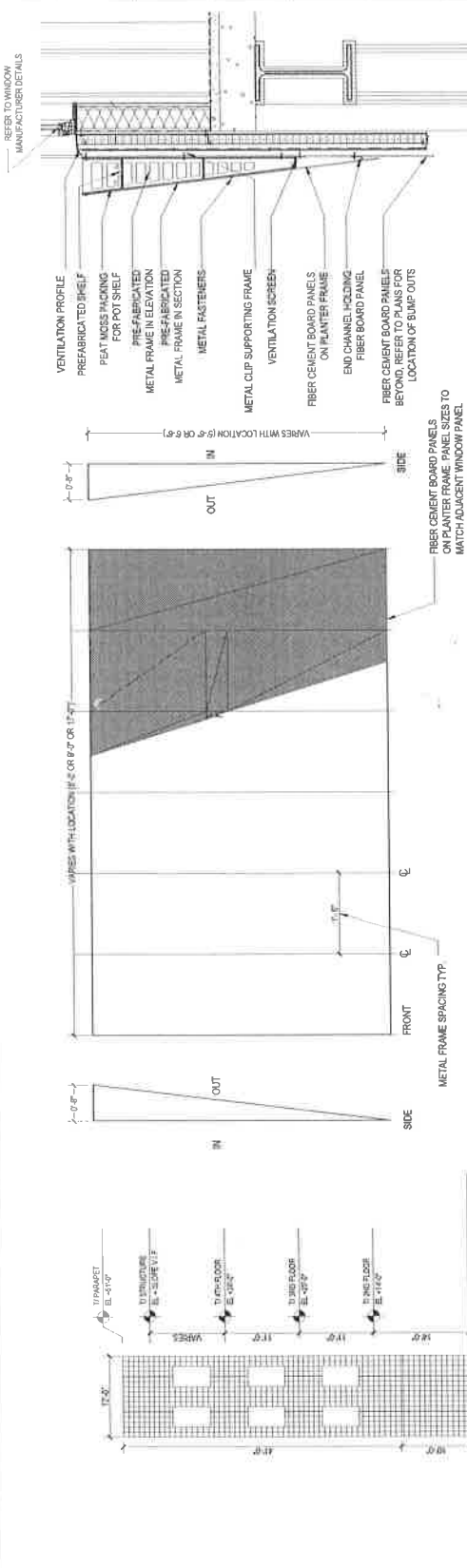
DESIGN TEAM
UrbanWorks
ARCHITECTURE INTERIORS PLANNING

CLIENT
Preparation of Affordable Housing
1.1. LLC
Chicago, IL 60622
P: (773) 331-0035
www.urbanworks.org

GENERAL CONTRACTOR
A.J. Duffy Co.
6954 North Shore Avenue, Chicago, Illinois 60630
P: (773) 777-5700, Email: info@ajduffy.com

MECHANICAL/ELECTRICAL/PLUMBING/FIRE PROTECTION
Shelton Electric
C.E. Anderson & Associates P.C.
1724 Paulina St., Suite 410 Chicago, IL 60606
P: (773) 291-4444, www.pcmec.com

DATE
10.09.2015 SITE PLAN APPROVAL - DPD
09.22.2015 SITE PLAN APPROVAL - DPD
08.18.2015 PERMIT
11.22.2014 100% CONSTRUCTION DOCUMENTS
ISSUED FOR

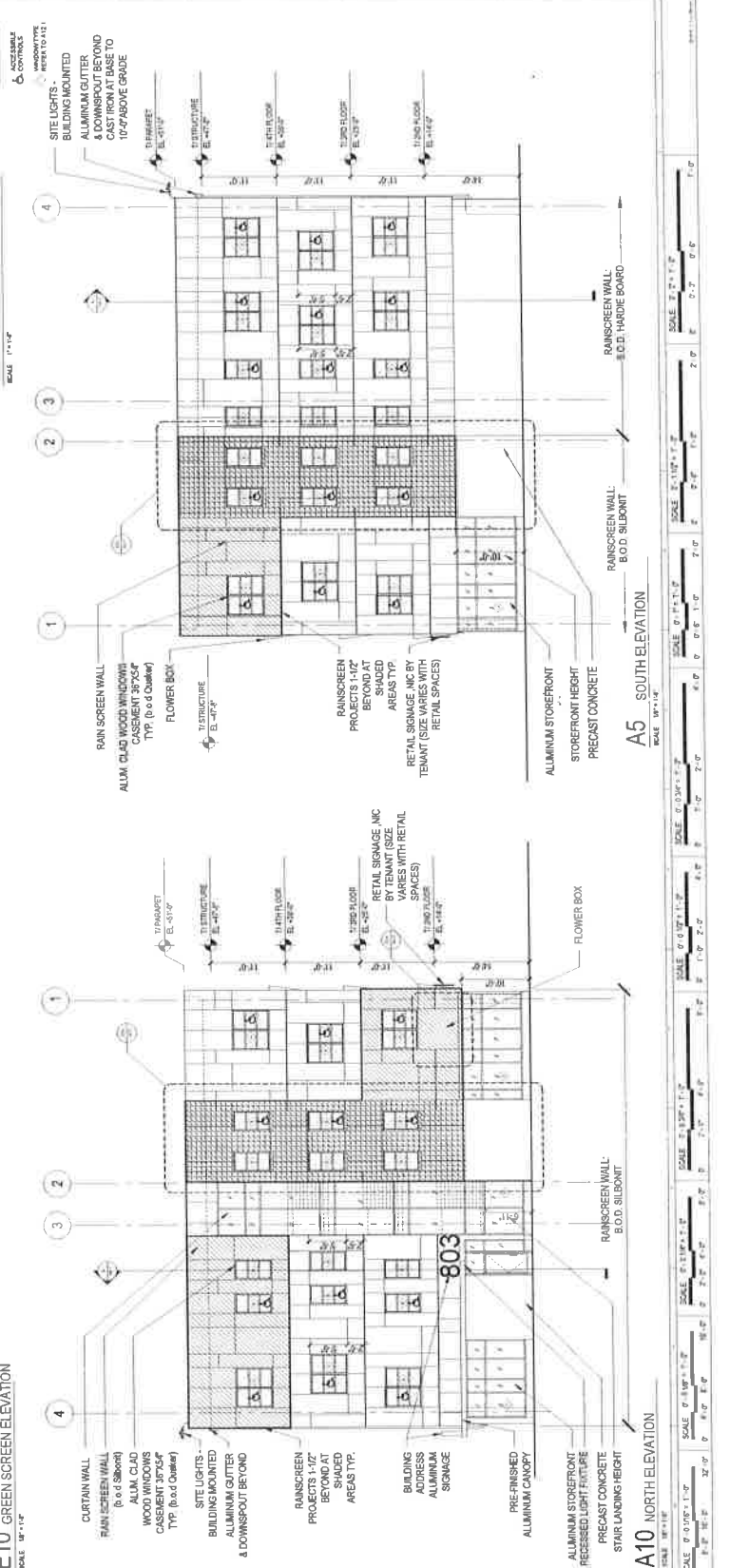


E8 FLOWER BOX ELEVATION
SCALE 1/4" = 1'-0"

E10 GREEN SCREEN ELEVATION
SCALE 1/4" = 1'-0"

E3 FLOWER BOX SECTION TYP.
SCALE 1/4" = 1'-0"

E5 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



E3 FLOWER BOX SECTION TYP.
SCALE 1/4" = 1'-0"

E5 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

E10 GREEN SCREEN ELEVATION
SCALE 1/4" = 1'-0"

A10 NORTH ELEVATION
SCALE 1/4" = 1'-0"

A5 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
1	1/2/2011	ISSUED FOR PERMIT
2	1/2/2011	ISSUED FOR CONSTRUCTION DOCUMENTS

CLIENT
Professional Mechanical Heating
1111 W. Jackson Blvd.
Chicago, IL 60604
P: (312) 312-1232
www.pmh.com

DESIGN TEAM
UrbanWorks
ARCHITECTS & PLANNERS
1211 W. Jackson Blvd.
Suite 710
Chicago, IL 60604
P: (312) 312-1232
www.urbanworks.com

CHIEF ENGINEER
Environmental Design International, Inc.
1111 W. Jackson Blvd.
Chicago, IL 60604
P: (312) 312-1232
www.edi.com

STRUCTURAL ENGINEERS
C.E. Anderson & Associates, P.C.
1711 Avenue 3, Suite 100 Chicago, IL 60608

Mechanical/Electrical/Plumbing Fire Protection
Dyckerhoff, Inc.
2205 Downer Avenue, Suite 210, Downer, IL 60130
P: (708) 248-1000
www.dyckerhoff.com

GENERAL CONTRACTOR
J.J. Duffy Co.
694 North Elston Avenue, Chicago, Illinois 60630
P: (773) 777-8676 Email: jduffy@jduffy.com

PROJECT NAME
803 E 61st Street
Chicago, IL

PLANNING TITLE
NORTH & SOUTH ELEVATIONS

POAH
Professional Mechanical Heating

UrbanWorks
ARCHITECTS & PLANNERS

CHIEF ENGINEER
Environmental Design International, Inc.

STRUCTURAL ENGINEERS
C.E. Anderson & Associates, P.C.

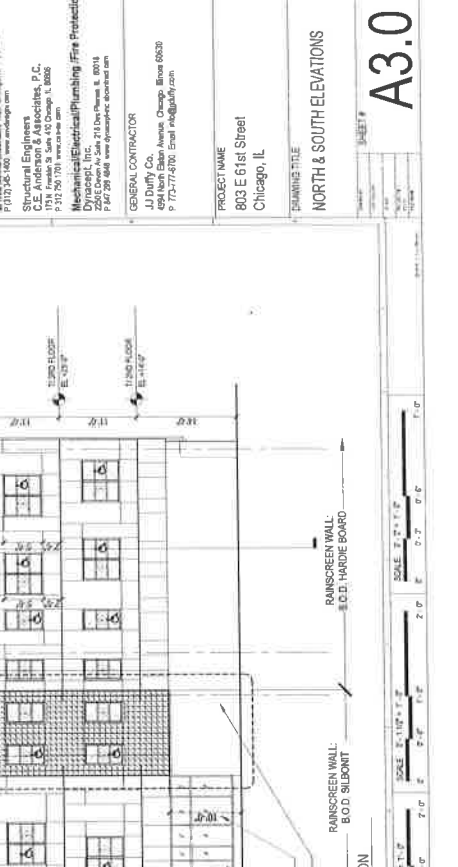
Mechanical/Electrical/Plumbing Fire Protection
Dyckerhoff, Inc.

GENERAL CONTRACTOR
J.J. Duffy Co.

PROJECT NAME
803 E 61st Street
Chicago, IL

PLANNING TITLE
NORTH & SOUTH ELEVATIONS

A3.0





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 25, 2014

Mr. David Kay, Executive Director
METROsquash
5655 South University Avenue
Chicago, IL 60637

Re: **Site Plan Approval for METROsquash Facility - Residential Business Planned Development No. 64, as amended; Building C1**
Proposal: The construction of a new, one-story, recreation and education building
Location: 6100 South Cottage Grove Avenue

Dear Mr. Kay:

We have reviewed the plans submitted by METROsquash for the construction of a one-story, recreation and education building. Those plans, prepared by nagle hartray architecture and dated December 12, 2013, consist of:

- Site Plan (Roof Plan);
- Site Plan (Ground Floor Plan);
- East (Cottage Grove) and North (61st Street) Elevations; and
- West (alley) and South Elevations.

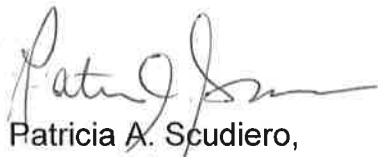
These plans are submitted in accordance with Statement No. 11 of Residential Business Planned Development No. 64, as amended July 28, 2010.

Features of the submittal include a new one-story, recreational and education building of approximately 19,100 square feet of floor area, containing eight squash courts, classrooms, and support space. The building would be set to the property line along S. Cottage Grove Avenue, E. 61st Street, and the alley just west of S. Cottage Grove Ave. The main entry to the building would be at the corner of 61st and Cottage Grove. Along the south property line, the building would be set back at least five feet. The building would be clad with precast concrete panels with ribbed and flat finishes, plus modular face brick. A standing seam metal roof would cover the support spaces along S. Cottage Grove Avenue and the building's south side. Fifteen accessory parking spaces would be provided immediately south of the building in the parking lot of the Woodlawn Park Senior building.

Your letter of April 18, 2014, confirms that METROsquash would address the City's sustainable development goals for energy efficiency and storm water reduction by: 1.) designing, constructing and maintaining the building to the ASHRAE 90.1-2010 standards for energy efficiency and 2.) directing all of the building's storm water runoff to the retention structure under the parking lot of the adjacent building at 6116-6144 S. Cottage Grove Avenue, building C3 in PD #64. Preservation of Affordable Housing (POAH), owner of that parking lot, has given its consent for this storm water arrangement in its letter dated April 18, 2014.

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with, and satisfy, the requirements of, the Plan of Development. Accordingly, this Site Plan submittal for Residential Business Planned Development No. 64/ Building C1 is hereby approved as conforming to the Plan of Development as amended by the Chicago City Council on July 28, 2010, and the Minor Change, dated June 24, 2013. This Site Plan Approval does not cover any signage, which must be covered by a separate application.

Sincerely,



Patricia A. Scudiero,
Zoning Administrator

Originated by: Fred Deters

cc: Molly Ekerdt (POAH) via email
William Eager (POAH) via email
Dirk Danker (Nagle Hartray) via email
Mike Marmo (DPD)
Erik Glass (DPD)
Planned Development files



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 31, 2014

Mr. William Eager
Preservation of Affordable Housing
One North La Salle Street; Suite 1750
Chicago, IL 60602

Re: **Site Plan Approval for Woodlawn Park Senior Building - Residential Business Planned Development No. 64, as amended; Building C3 Proposal:** The construction of a new, five-story, 65-unit senior building
Location: 6116 – 6144 South Cottage Grove Avenue

Dear Mr. Eager:

We have reviewed the plans submitted by Preservation of Affordable Housing for the construction of a five-story, 65-unit senior residential building. Those plans, prepared by Landon Bone Baker Architects consist of:

- A-100 Site Plan (dated Dec. 20, 2013);
- A-201 Building Elevations – East (dated Nov. 1, 2013);
- A-202 Building Elevations – North/South (dated Nov. 1, 2013);
- A-203 Building Elevations – West (dated Nov. 1, 2013);
- L401 Overall Landscape Plan (dated Nov. 1, 2013);
- L402 Landscape Enlarged Plan – South (dated Nov. 1, 2013)' and
- L403 Landscape Enlarged Plan – North (dated Nov. 1, 2013).

These plans are submitted in accordance with Statement No. 11 of Residential Business Planned Development No. 64, as amended July 28, 2010.

Features of the submittal include a new five-story, 65-unit, affordable senior building with ground floor support spaces. The building would be clad with precast concrete panels with fiber-cement accents. There would be approximately 21,500 square feet of landscaped open space for the residents. Vehicle Use Area landscaping would include approximately 8,400 square feet of internal landscape area and 37 interior trees, and there would be sixteen parkway trees, either existing or new. The building would be LEED certified. The Planned Development requires a minimum 0.33 accessory parking spaces per elderly unit (22 spaces) and one off-street loading space at 10' x 25'. The

plans indicate 31 accessory parking spaces, plus another 15 non-accessory spaces for the adjacent C1 building (MetroSquash) and one loading space. The parking and loading would all be accessed from the alley. The building would be set back at least ten feet from South Cottage Grove Avenue in conformance with the June 24, 2013 Minor Change; along East 62nd Street, the building would be set back five feet.

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with, and satisfy the requirements of, the Plan of Development. Accordingly, this Site Plan submittal for Residential Business Planned Development No. 64/ Building C3 is hereby approved as conforming to the Plan of Development as amended by the Chicago City Council on July 28, 2010, and the Minor Change, dated June 24, 2013. This Site Plan Approval does not cover any signage, which must be covered by a separate application.

Sincerely,



Patricia A. Scudiero,
Zoning Administrator

Originated by: Fred Deters

cc: Molly Ekerdt (POAH) via email
Jack Schroeder (Landon Bone Baker) via email
Roman Bujdai (Building Permits, Inc.) via email
Mike Marmo (DPD)
Erik Glass (DPD)
Planned Development files



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

June 24, 2013

William Eager
Preservation of Affordable Housing
One North LaSalle Street
Suite 1750
Chicago, IL 60602

**Re: Administrative Relief request for Residential-Business Planned Development No. 64,
As amended, Grove Parc Apartments**

Dear Mr. Eager:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 64 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

The property within the Planned Development is owned by three entities: POAH Grove Parc Apartments LLC, WCS Preservation Associates Limited Partnership, and WCN Preservation Associates Limited Partnership. WCS Preservation Associates Limited Partnership and WCN Preservation Associates Limited Partnership have provided their consent for this request. You are requesting, on behalf of POAH Grove Parc Apartments LLC, the following modifications:

- Elimination of Building C5 and the redistribution of its 20 dwelling units among Buildings B1 (2 additional units for a total of 22 units), B2 (2 additional units for a total of 22 units), C2 (2 additional units for a total of 22 units) and M2 (14 of 27 additional units for a total of 75 units)
- Redistribution of 13 units that were to be contained within Building's C4 (2 less units for a total of 33 units) and D (11 less units for a total of 89 units) to Building M2 (13 of 27 additional units for a total of 75 units)
- As a result of an increase in unit count from 48 to 75 units, the building height for Building M2 has increased from a three-story (35 feet) to a five-story (60 feet) building. The building heights for the other buildings located within the development vary between 31 to 120 feet. Also, the M2 building footprint has been reconfigured from a U-shaped building to an L-shaped building.

- As a result of the elimination of Building C5, Building C3 has shifted southward to the northwest corner of E. 62nd St. and S. Cottage Grove Ave. and a new, approximately 27-space accessory parking lot is proposed between Building's C3 and C1.

The following revised drawings, dated April 18, 2013, shall be inserted into the main file:

Overall Site Plan

Site Plan: Building C3

Elevations: Building C3, S. Cottage Grove Ave. and South Elevations

Elevations: Building C3, West and North Elevations

Site Plan: Buildings M1 & M2

Elevations: Building M2, North and East Elevations

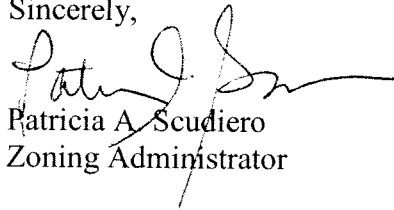
Elevations: Building M2, E 61st Street and West Elevations

With regard to your request, the Department of Housing and Economic Development has determined that allowing these modifications 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.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 64, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development. However, please be advised that pursuant to Statement No. 11 of the Planned Development, site plan approval is required for the proposed parking lot and all of the buildings, other than Building's B3, B4, and C4, prior to Part II approval.

This minor change is valid for 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,






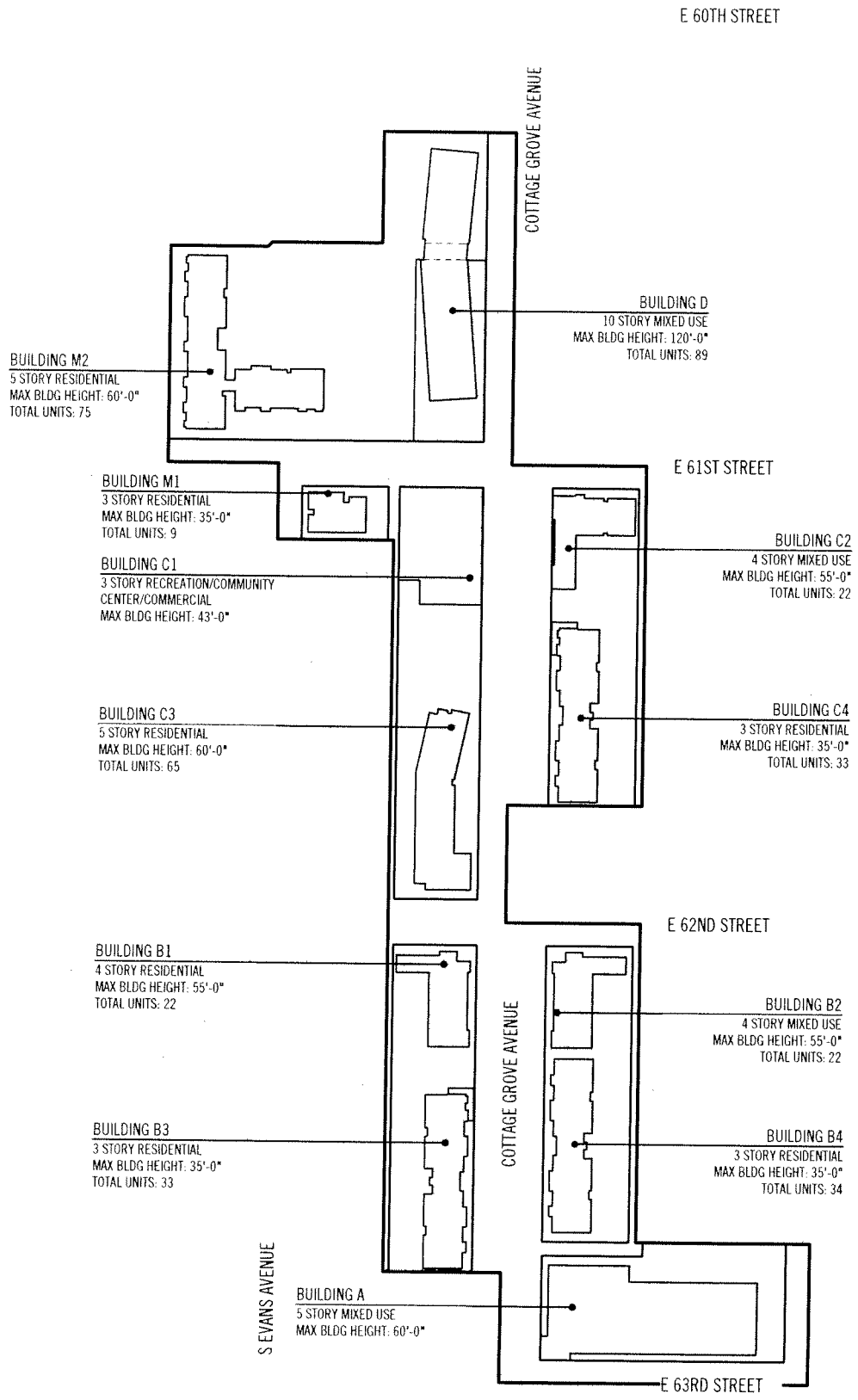
Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Main file

LEGEND

-  PD Boundaries
-  Property Line
-  Proposed Buildings



OVERALL SITE PLAN

1" = 225'-0"

APPLICANT POAH Grove Parc Apartments LLC

DEVELOPMENT BOUNDARIES Planned Development 64

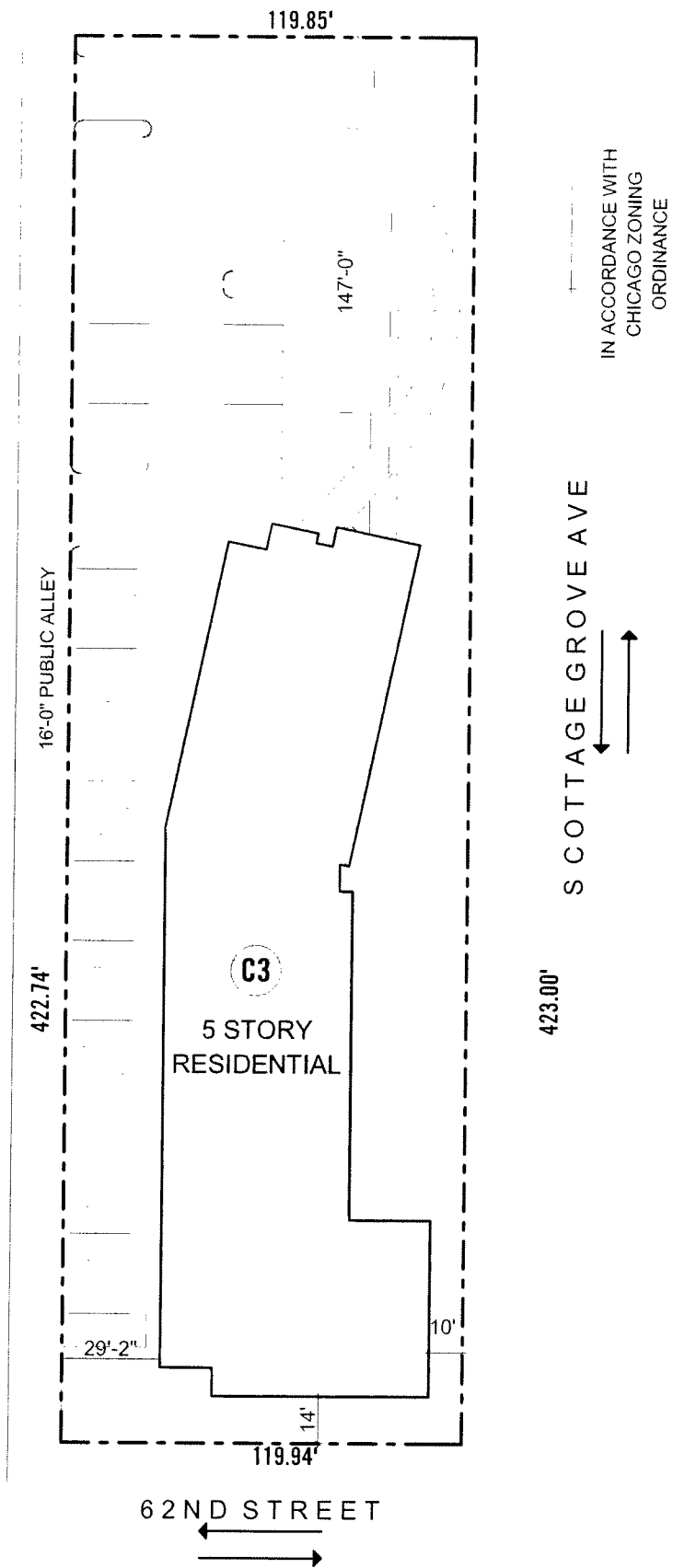
ORIGINAL DATE July 29, 2009

ARCHITECT Landon Bone Baker Architects

REVISED DATE April 18, 2013

LEGEND

- Parcel Boundary
- Proposed Buildings



SITE PLAN: BUILDING C3

1" = 50'-0"

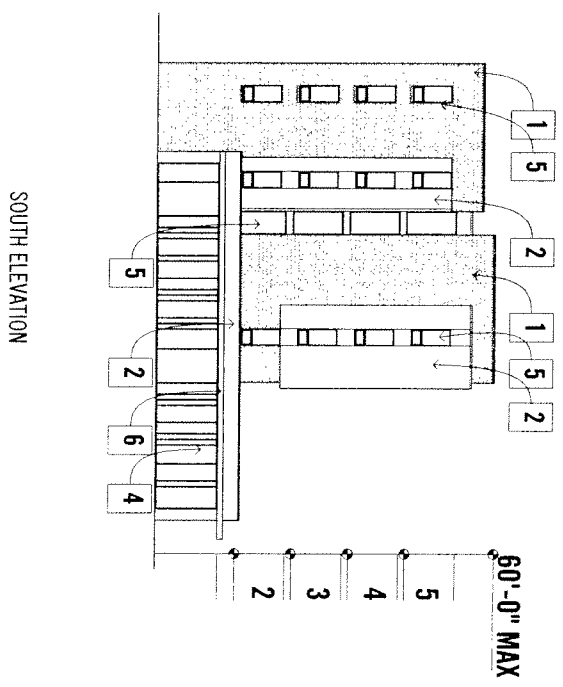
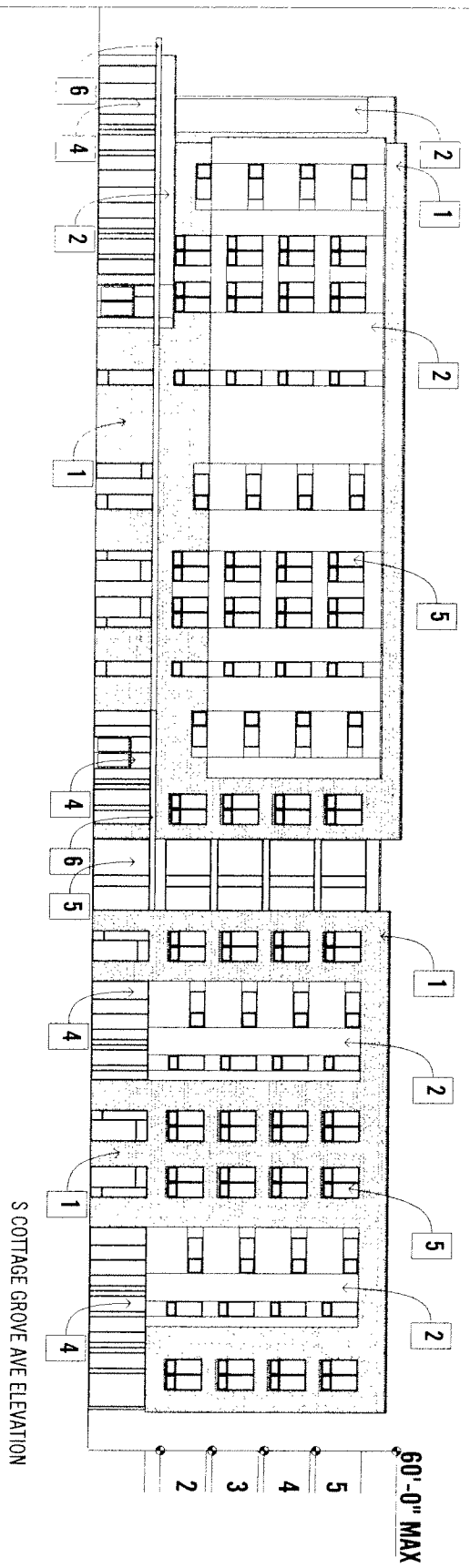
APPLICANT POAH Grove Parc Apartments LLC

DEVELOPMENT BOUNDARIES Planned Development 64

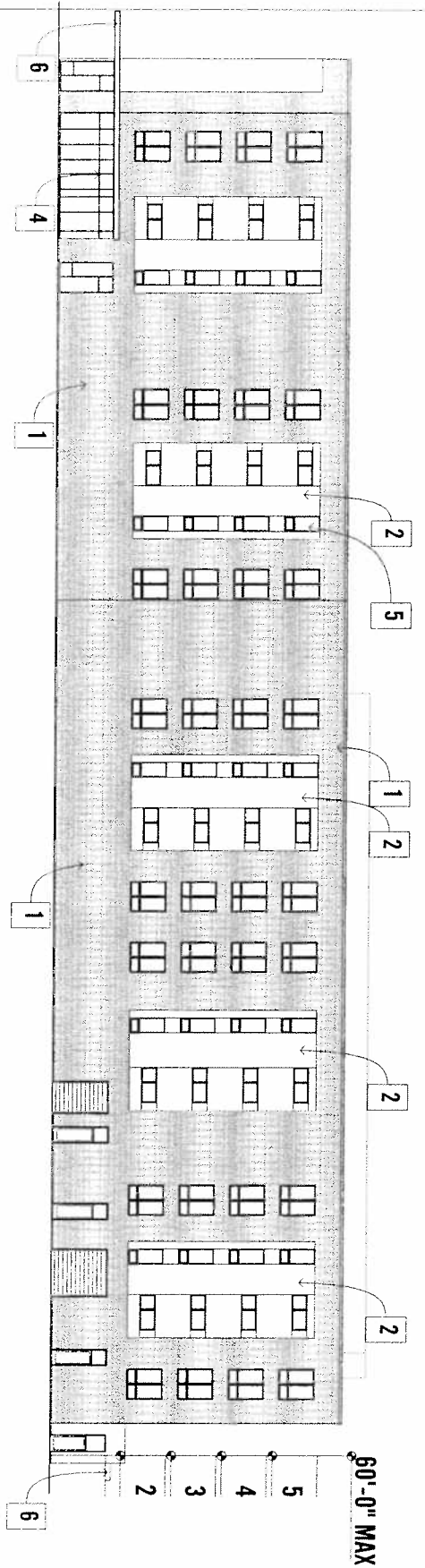
ORIGINAL DATE July 29, 2009

ARCHITECT Landon Bone Baker Architects

REVISED DATE April 18, 2013

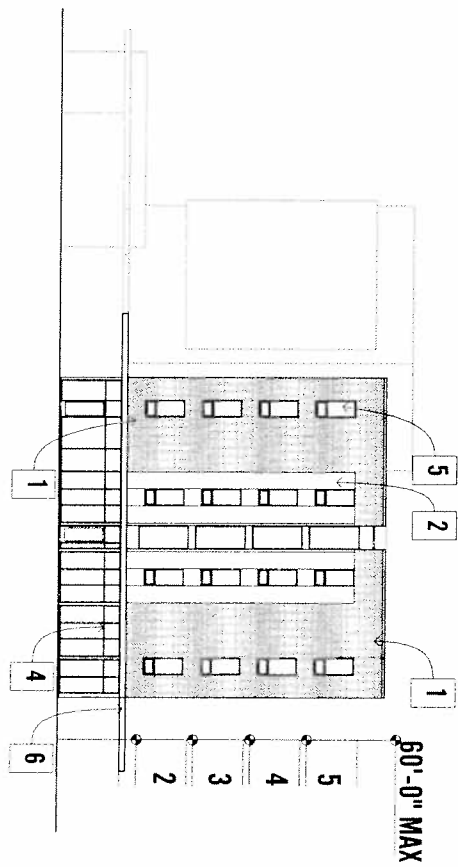


- BUILDING MATERIALS**
- 1 Brick or Stone Masonry Veneer
 - 2 Cement Board Siding or Panels
 - 3 Exposed Finished Concrete
 - 4 Storefront System
 - 5 Glazing
 - 6 Canopy
 - 7 Signage Canopy or Screen



WEST ELEVATION

- BUILDING MATERIALS**
- 1 Brick or Stone Masonry Veneer
 - 2 Cement Board Siding or Panels
 - 3 Exposed Finished Concrete
 - 4 Storefront System
 - 5 Glazing
 - 6 Canopy
 - 7 Signage Canopy or Screen



NORTH ELEVATION

ELEVATIONS: BUILDING C3

1/32" = 1'-0"

APPLICANT POAH Grove Parc Apartments LLC

DEVELOPMENT BOUNDARIES Planned Development 64

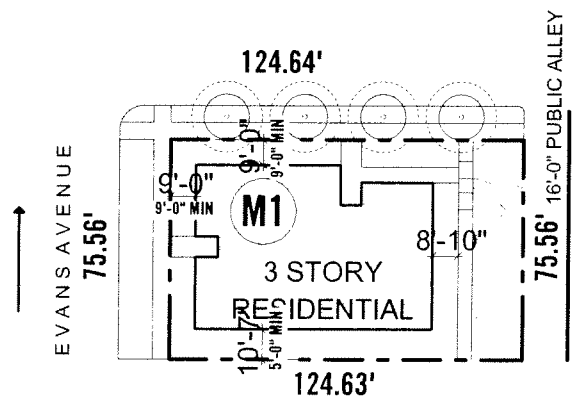
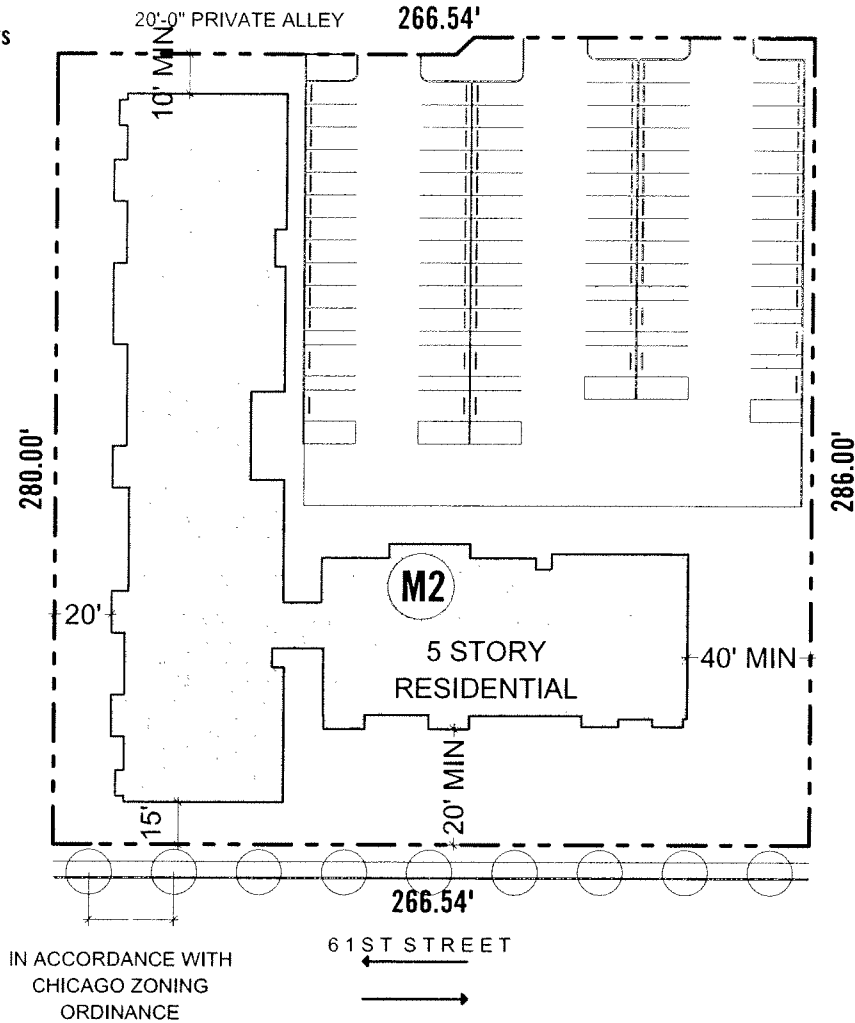
ORIGINAL DATE July 29, 2009

ARCHITECT Landon Bone Baker Architects

REVISED DATE April 18 2013

LEGEND

- Parcel Boundary
- Proposed Buildings



SITE PLAN: BUILDINGS M1 & M2

1/64" = 1'-0"

APPLICANT POAH Grove Parc Apartments LLC

DEVELOPMENT BOUNDARIES Planned Development 64

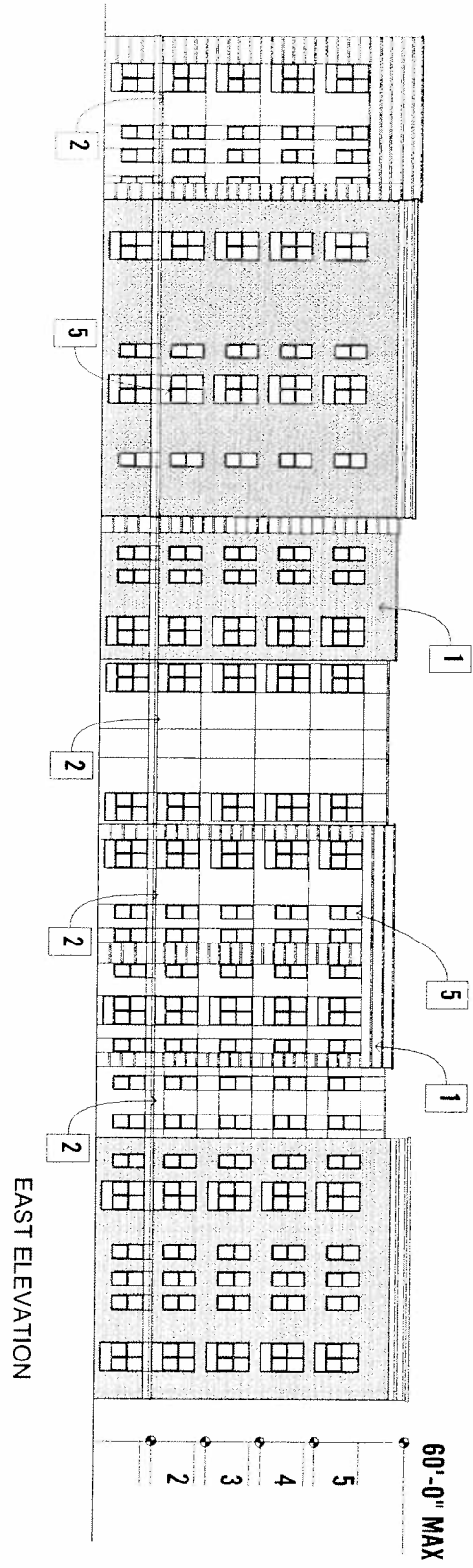
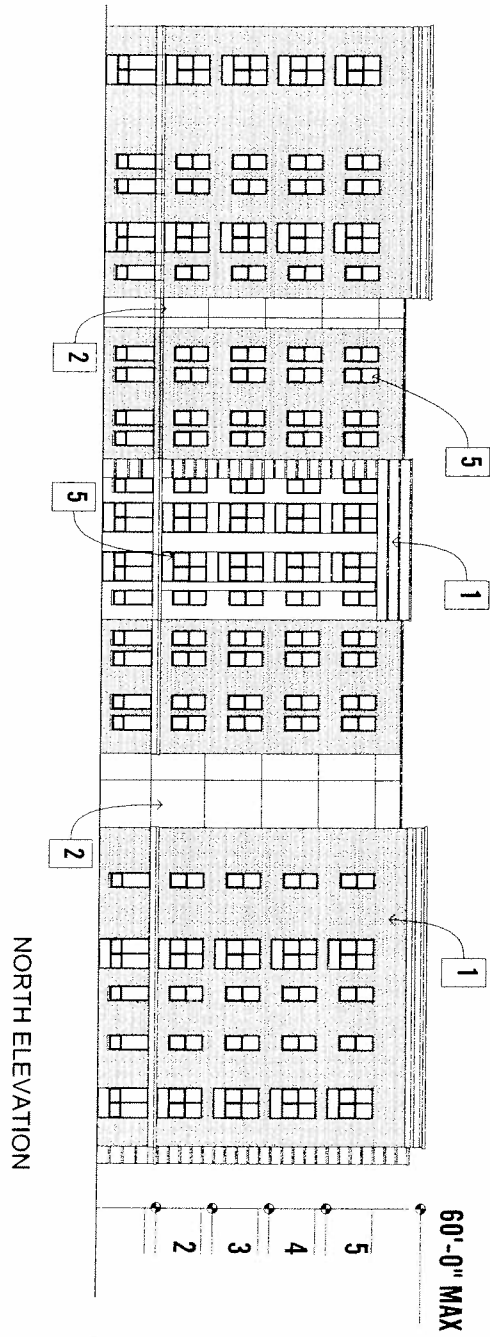
ORIGINAL DATE July 29, 2009

ARCHITECT Landon Bone Baker Architects

REVISED DATE April 18, 2013

BUILDING MATERIALS

- 1 Brick or Stone Masonry Veneer
- 2 Cement Board Siding or Panels
- 3 Exposed Finished Concrete
- 4 Storefront System
- 5 Glazing
- 6 Canopy
- 7 Signage Canopy or Screen



ELEVATIONS: BUILDING M2

1/32" = 1'-0"

APPLICANT POAH Grove Parc Apartments LLC

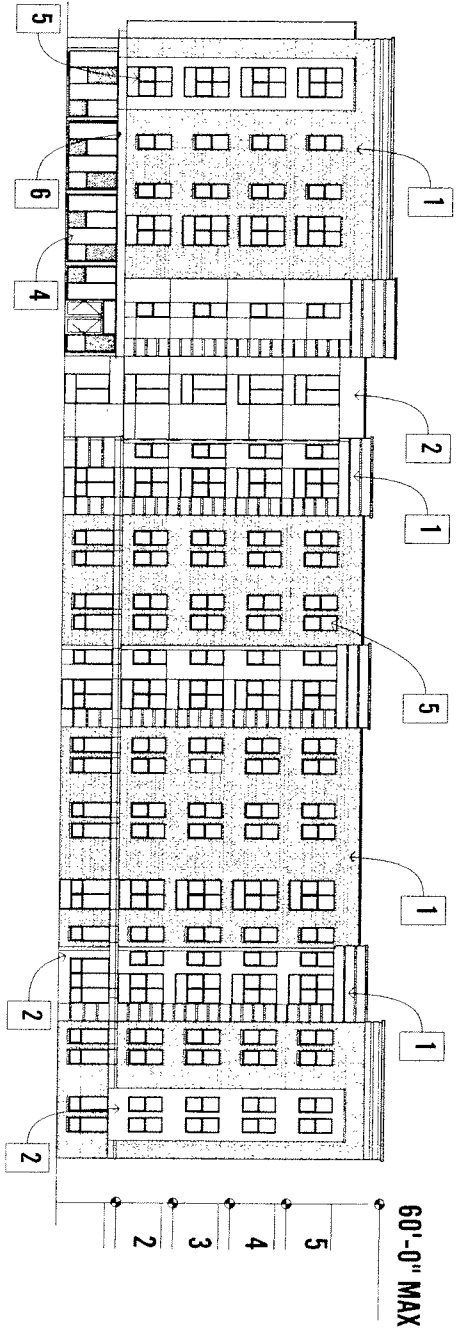
DEVELOPMENT BOUNDARIES Planned Development 64

ORIGINAL DATE July 29, 2009

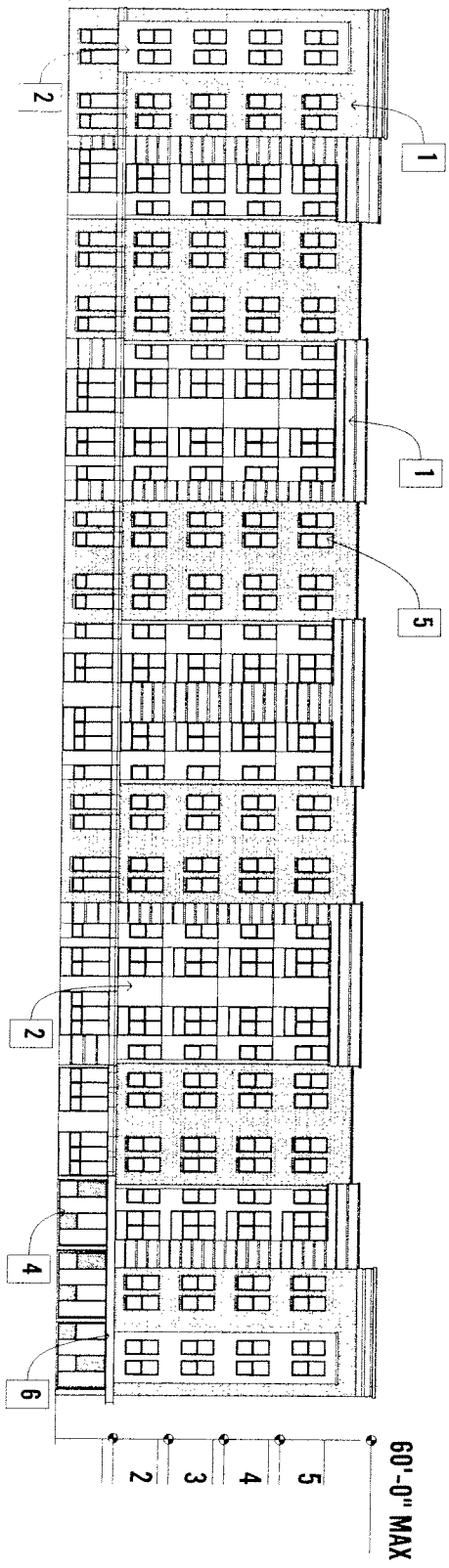
ARCHITECT Landon Bone Baker Architects

REVISED DATE April 18, 2013

- BUILDING MATERIALS**
- 1 Brick or Stone Masonry Veneer
 - 2 Cement Board Siding or Panels
 - 3 Exposed Finished Concrete
 - 4 Storefront System
 - 5 Glazing
 - 6 Canopy
 - 7 Signage Canopy or Screen



E 61ST STREET ELEVATION



WEST ELEVATION

ELEVATIONS: BUILDING M2

1/32" = 1'-0"

APPLICANT POAH Grove Parc Apartments LLC
 DEVELOPMENT BOUNDARIES Planned Development 64
 ARCHITECT Landon Bone Baker Architects

ORIGINAL DATE July 29, 2009
 REVISED DATE April 18, 2013

16933

97860

JOURNAL--CITY COUNCIL--CHICAGO

7/28/2010

Reclassification Of Area Shown On Map Nos. 14-D And 14-E. *RBPD 64,00*
(As Amended)
(Application No. 16933)
(Common Address: 751 E. 62nd St.)

[O2010-3828]

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 Residential Planned Development Number 64 symbols and indications as shown on Map Number 14-D and Map Number 14-E in the area bounded by:

a line 447.23 feet north of and parallel to West 61st Street; South Cottage Grove Avenue; East 61st Street; the public alley next east of and parallel to South Cottage Grove Avenue; a line 460 feet south of and parallel to East 61st Street; South Cottage Grove Avenue; East 62nd Street; the public alley next east of and parallel to South Cottage Grove Avenue; a line 169.98 feet north of and parallel to East 63rd Street; South Drexel Avenue; East 63rd Street; South Cottage Grove Avenue; a line 472.55 feet south of and parallel to East 62nd Street; the public alley next west of and parallel to South Cottage Grove Avenue; a line 77.55 feet south of and parallel to East 61st Street; South Evans Avenue; East 61st Street; a line 454.52 feet west of and parallel to South Cottage Grove Avenue; a line 280 feet north of and parallel to East 61st Street; a line bearing north 46 degrees, 05 minutes, 35 seconds east; a line 311 feet south of and parallel to East 60th Street; and a line 149.08 feet west of and parallel to South Cottage Grove Avenue,

to those of Residential-Business Planned Development Number 64, as amended.

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

Plan of Development Statements attached to in this ordinance reads as follows:

Residential-Business Planned Development No. 64, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 64 (the "Property") consists of approximately four hundred fifty-eight thousand nine hundred forty-one (458,941) net square feet (ten and fifty-four hundredths (10.54) acres) of property. The Property boundaries are depicted on the attached Planned Development Boundary and Property Line Map. The applicant is POAH Grove Parc Apartments L.L.C. (the "Applicant").

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of the Applicant, its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and if different than the Applicant, the legal titleholder and any ground lessors and ground lessees. Furthermore, pursuant to the requirements of Section 17-8-400 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 all the owners of the Property and any ground lessors. For purposes of this planned development, where improvements located on the Property (or applicable portions thereof) have been submitted to the Illinois Condominium Property Act and/or are otherwise submitted to similar types of regimes of common restrictions and easements, the term "owner" shall be deemed to refer solely to the condominium association and/or other applicable association(s) of the owners of such improvements and not to the individual unit owners therein. 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, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "the Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder. An agreement among different owners of the Property, or a covenant binding owners of the Property, may designate the parties authorized to apply for future amendments, modifications or other changes to the planned development.
4. This planned development consists of these nineteen (19) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Surrounding Land-Use Map; a Planned Development Boundary and Property Line Map; and the following development plans (collectively, the "Development Plans"): an Overall Site Plan; Site Plans for Buildings A, B1, B2, B3, B4, C1, C2, C3, C4, C5, D, M1 and M2; and Elevations for Buildings A (63rd Street and Cottage Grove); A (North and East); B1, B2, B3, B4, C1 (East and North); C1 (West and South); C2, C3 (South Cottage Grove and North), C3 (West and South), C4, C5, D (South Cottage Grove Avenue and East 61st Street); D (West and North); M1, M2 (East 61st Street and East); and M2 (North and West), all prepared by Landon Bone Baker Architects, revised June 17, 2010; and a

Site Plan and Elevations for Building C1 prepared by Nagle Hartray Danker Kagan Penney. Full-sized copies of the Development Plans are on file with the Department of Zoning and Land Use Planning (the "Department"). This 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 uses of the Property permitted pursuant to this planned development shall include all permitted uses in the B3-3 Community Shopping District. In addition, the following uses shall be permitted: dwelling units on the ground floor, community centers, indoor and outdoor participant sport uses, recreation centers and similar assembly uses.
6. On-premises signs and temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department. Off-premise signs shall not be permitted in the planned development.
7. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within emergency areas. Any changes to ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
8. The maximum heights of improvements on the Property shall be as designated on the Development Plans and the Bulk Regulations and Data Table attached hereto. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this planned development, the height of any improvements also shall be subject, if applicable, to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property related to Buildings B3, B4 and C4 shall be designed, constructed and maintained in substantial conformance with the Development Plans relating thereto, and the improvements on the Property related to the remaining buildings shall be designed, constructed and maintained in a manner generally consistent with the Development Plans relating thereto and shall be subject to site plan approval as set forth in Statement 11. Notwithstanding anything in the Development Plans to the contrary, all improvements on the Property shall be designed, constructed and maintained in accordance with the parkway tree and vehicle use area landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

11. Prior to issuance by the Department of Zoning and Land Use Planning of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II approval") for any future development within this planned development other than Buildings B3, B4 and C4, Site Plans for proposed development shall be submitted to the Commissioner of the Department of Zoning and Land Use Planning (the "Commissioner") for Site Plan approval. All future proposals for development shall be subject to the provisions of this planned development and all relevant ordinances and City policies in effect at the time of submittal. Site Plan approval is intended to assure that specific development proposals conform with this planned development, as well as relevant ordinances and City policies, and to assist the City in monitoring on-going development. A Site Plan may be submitted for any portion of this planned development. No Part II approval shall be granted until an applicable Site Plan has been approved.

A Site Plan shall, at a minimum, provide the following information:

- (a) boundaries of development parcel or parcels;
- (b) building footprint or footprints;
- (c) dimensions of all setbacks;
- (d) location and depiction of all parking spaces (including relevant dimensions);
- (e) location and depiction of all loading berths (including relevant dimensions);
- (f) all drives, roadways, and vehicular routes;
- (g) all landscaping (including species and size);
- (h) all pedestrian circulation routes and points of ingress/egress (including sidewalks); and
- (i) all site statistics applicable to the development parcel or parcels, including:
 - (i) floor area and floor area ratio as represented on submitted drawings;
 - (ii) number of parking spaces provided;
 - (iii) number of loading berths provided;
 - (iv) uses of development of parcel; and
- (j) parameters of the building envelope, including:
 - (i) all building elevations with indications of heights and materials; and
 - (ii) setbacks and vertical setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this planned development and any City ordinances or policies in effect at the time of submission of the Site Plan.

Following approval by the Commissioner, the approved Site Plan(s) shall be kept on permanent file with the Department of Zoning and Land Use Planning and shall be deemed to be an integral part of this planned development. The approved Site Plans may be changed or modified pursuant to the minor change provisions of Section 17-13-0611 of the Chicago Zoning Ordinance.

12. (a) Existing nonconforming buildings and demolition of such buildings may result in a parking deficit in the planned development on a phase-by-phase basis, provided that at full build-out the project shall comply with the parking ratios set forth on the bulk regulations and data table on an overall basis.
 - (b) It is acknowledged that Building C1 as shown on the Overall Site Plan is anticipated to contain participant sports and recreation uses, office and retail uses. Parking for these and other uses in Building C1 may be provided off-site within the planned development without the need for further approvals. Such parking may be provided on a shared basis with other uses in the planned development without the need for such other uses to provide additional parking beyond that which is otherwise required by this planned development.
 - (c) Loading berths shall be provided as required by the Chicago Zoning Ordinance as applied to the B3-3 District on a building-by-building basis; provided that single buildings that are treated as more than one building under applicable area limitations in the building code shall also be treated as more than one building for purposes of applicable loading requirements and exemptions therefrom.
13. Upon Part II Review, a Part II Review fee shall be assessed by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance. The fee as determined by the Department staff at that time is final and binding on the Applicant and must be paid to the Department prior to the issuance of any Part II approval.
14. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner of the Department upon the application for such a modification by the owner or ground lessor of the Property and a determination by the Commissioner of the Department that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by 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 shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
15. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The Applicant shall design, construct and maintain all new buildings located within the Property in a manner generally consistent with the requirements of the City of Chicago's Sustainable

Development Policy in effect as of the date of Site Plan approval and on a building-by-building basis.

16. The Applicant acknowledges that it is in the public interest to design, construct and maintain the improvements on the Property 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 ("M.O.P.D.") at the time of application for a building permit to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
17. Off-street parking and loading facilities shall be provided in compliance with this planned development. A minimum of two percent (2%) of all parking spaces provided pursuant to this planned development shall be designated and designed for parking for the handicapped.
18. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
19. Unless substantial construction of the improvements contemplated by this amended planned development has commenced within six (6) years following adoption of this amended planned development, and unless completion thereof is diligently pursued, then this amended planned development shall expire and the zoning of the Property shall automatically revert to immediately preceding Planned Development Number 64. Said six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department determines that good cause for such an extension is shown.

[Existing Zoning Map; Surrounding Land-Use Map; Planned Development Boundary and Property Line Map; Overall Site Plan; Site Plan -- Building A; Elevations -- Building A; Site Plan -- Building B1; Elevations -- Building B1; Site Plan -- Building B2; Elevations -- Building B2; Site Plan -- Building B3; Elevations -- Building B3; Site Plan -- Building B4; Elevations -- Building B4; Site Plan -- Building C1; East and North Elevations; West and South Elevations; Site Plan -- Building C2; Elevations -- Building C2; Site Plan -- Building C3; Elevations -- Building C3; Site Plan -- Building C4; Elevations -- Building C4; Site Plan -- Building C5; Elevations -- Building C5; Site Plan -- Building D; Elevations -- Building D; Site Plan -- Buildings M1 and M2; Elevations -- Building M1; Elevations -- Building M2; and Chicago Green Form referred to in these Plan of Development Statements printed on pages 97868 through 97910 of this *Journal*.]

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

*Residential-Business Planned Development No. 64, As Amended.**Plan Of Development**Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way: ± 679,409 gross square feet (± 15.50 acres) = ± 458,941 net square feet (10.54 acres) ± 220,468 square feet (5.06 acres) in public right-of-way.

Net Site Area	458,941 square feet (10.54 acres)
Maximum Number of Dwelling Units:	504
Maximum F.A.R.:	2.20
Minimum Parking*:	
Building B3:	26 spaces
Building B4:	23 spaces
Building C4:	26 spaces
Buildings A, B1, B2, C1, C2, C3, C5, D, M1 and M2:	
Residential:	
Market rate:	1 space/unit
Affordable:	0.7 space/unit
Elderly:	0.33 space/unit
Non-Residential: per B3-3 District, including:	
Retail:	None for first 10,000 square feet, then 2.5 spaces per 1,000 square feet

* Subject to Statement 11.

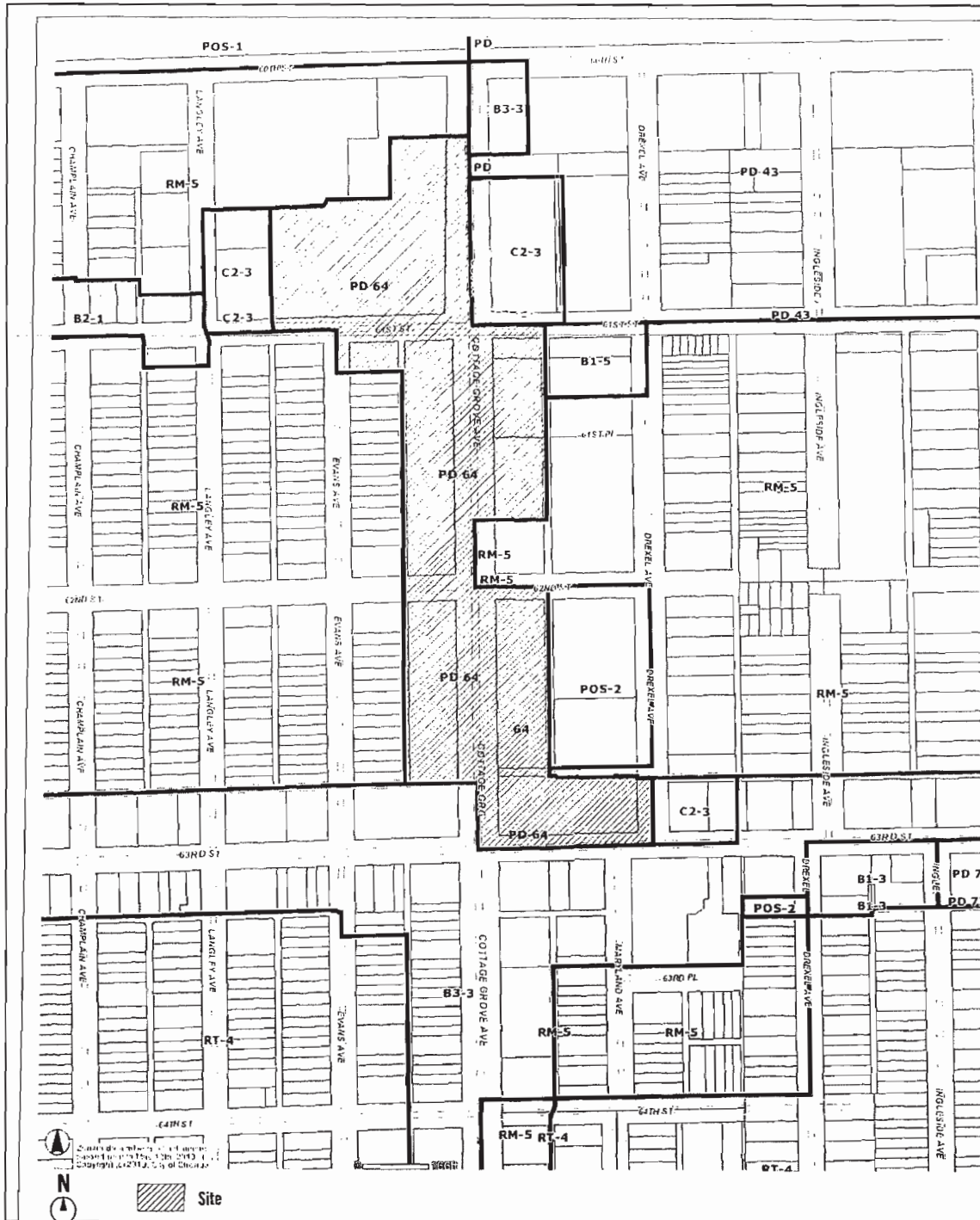
Office: None for first 10,000 square feet then
2 spaces per 1,000 square feet

except Building C1 (recreation,
retail and office uses): required
parking may be located elsewhere
within the planned development
within 600 feet.

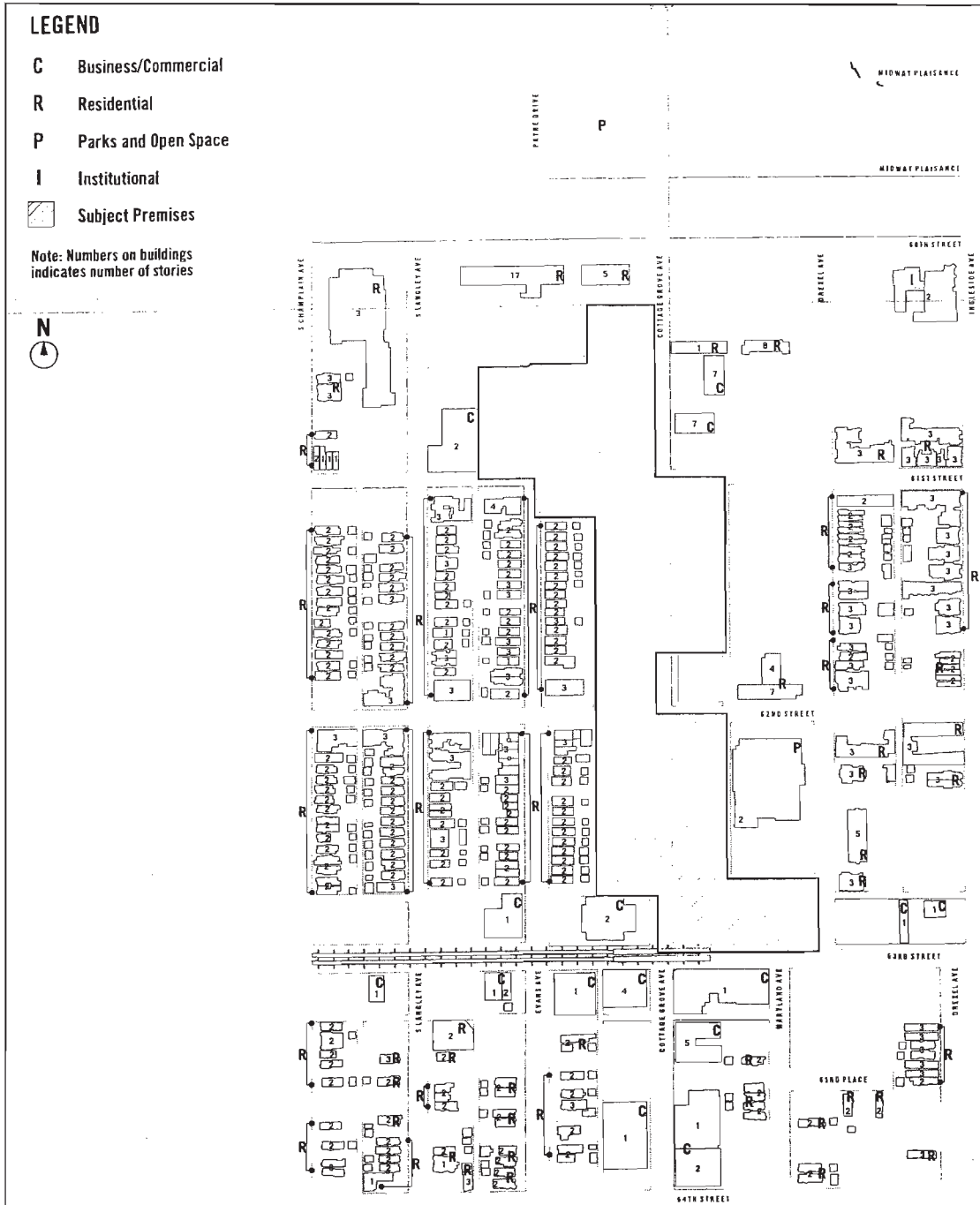
Minimum Number of Loading Berths:	Per the requirements of the B3-3 District*
Setbacks:	Per site plans
Building Height:	
Building A:	60 feet
Building B1:	55 feet
Building B2:	55 feet
Building B3:	35 feet
Building B4:	35 feet
Building C1:	45 feet
Building C2:	55 feet
Building C3:	60 feet
Building C4:	35 feet
Building C5:	55 feet
Building M1:	35 feet
Building M2:	35 feet
Building D:	120 feet

* Subject to Statement 11.

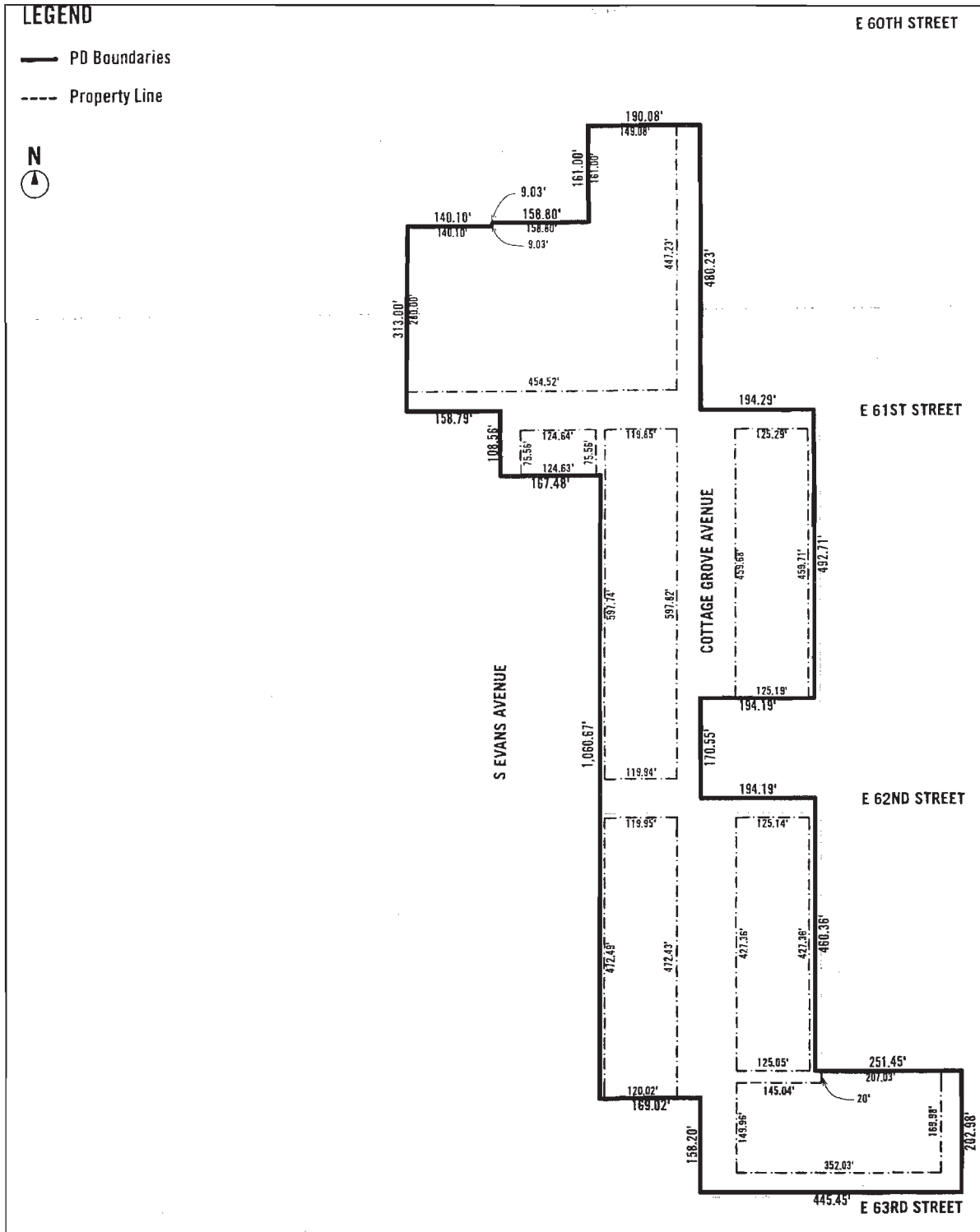
Existing Zoning Map.



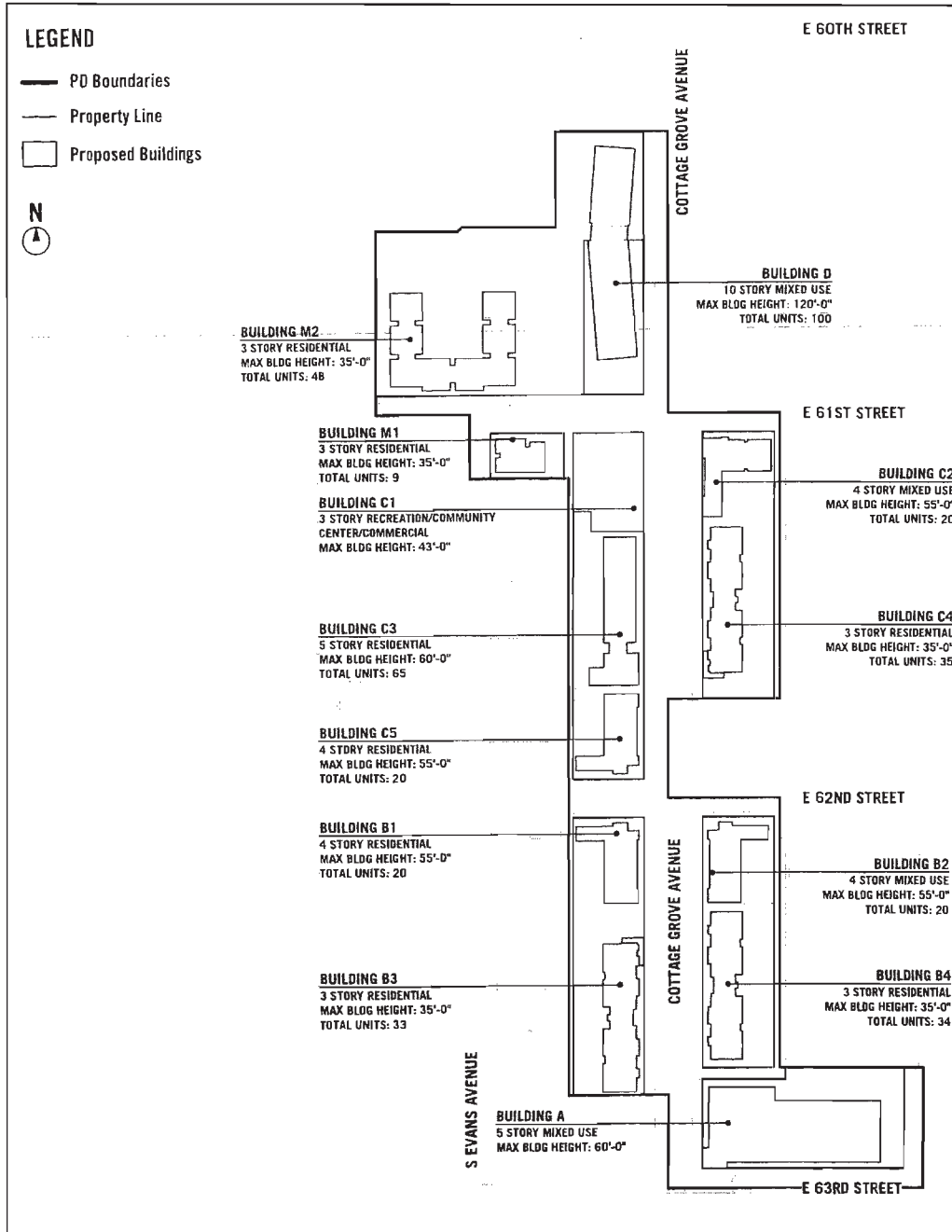
Surrounding Land-Use Map.



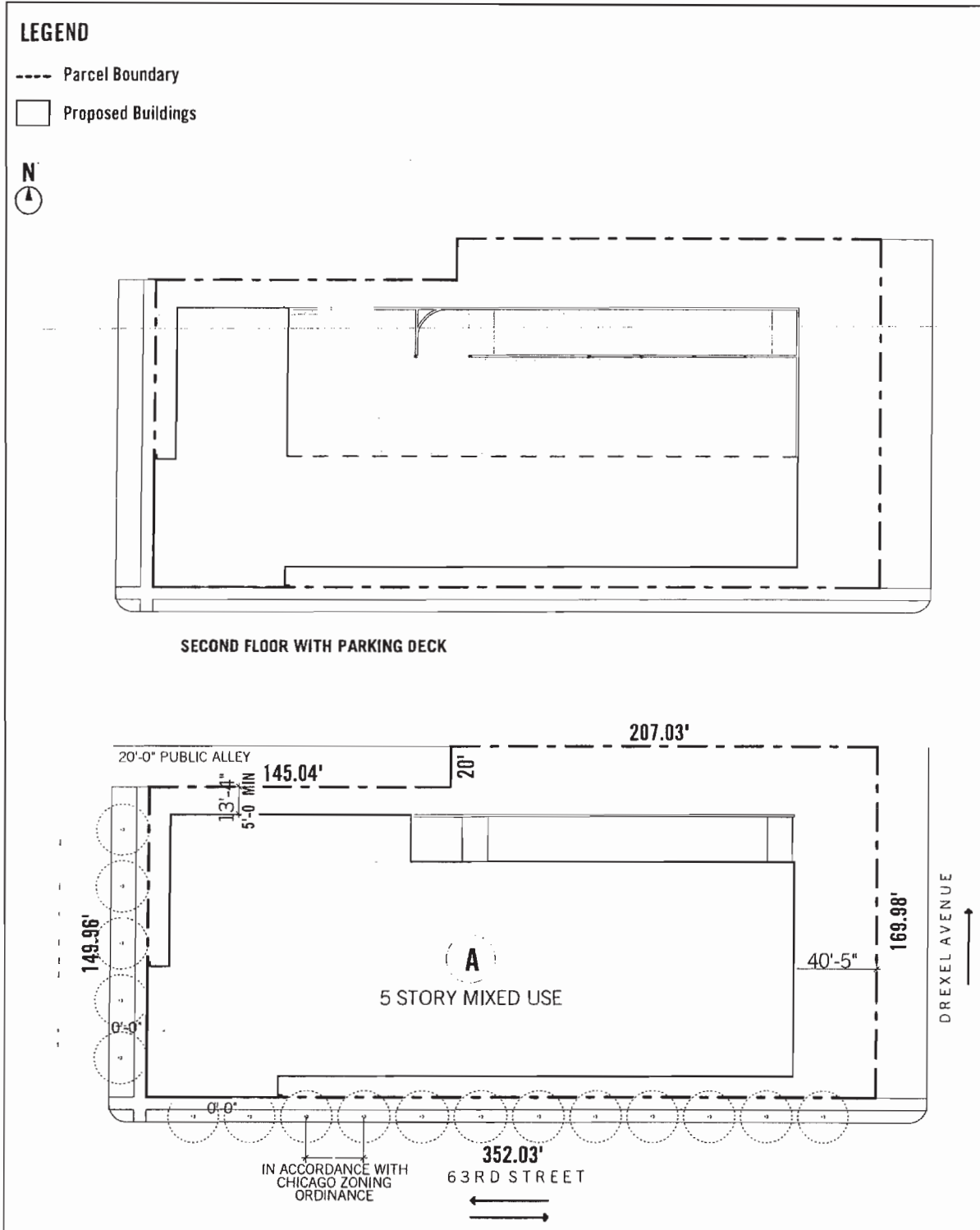
Planned Development Boundary And Property Line Map.



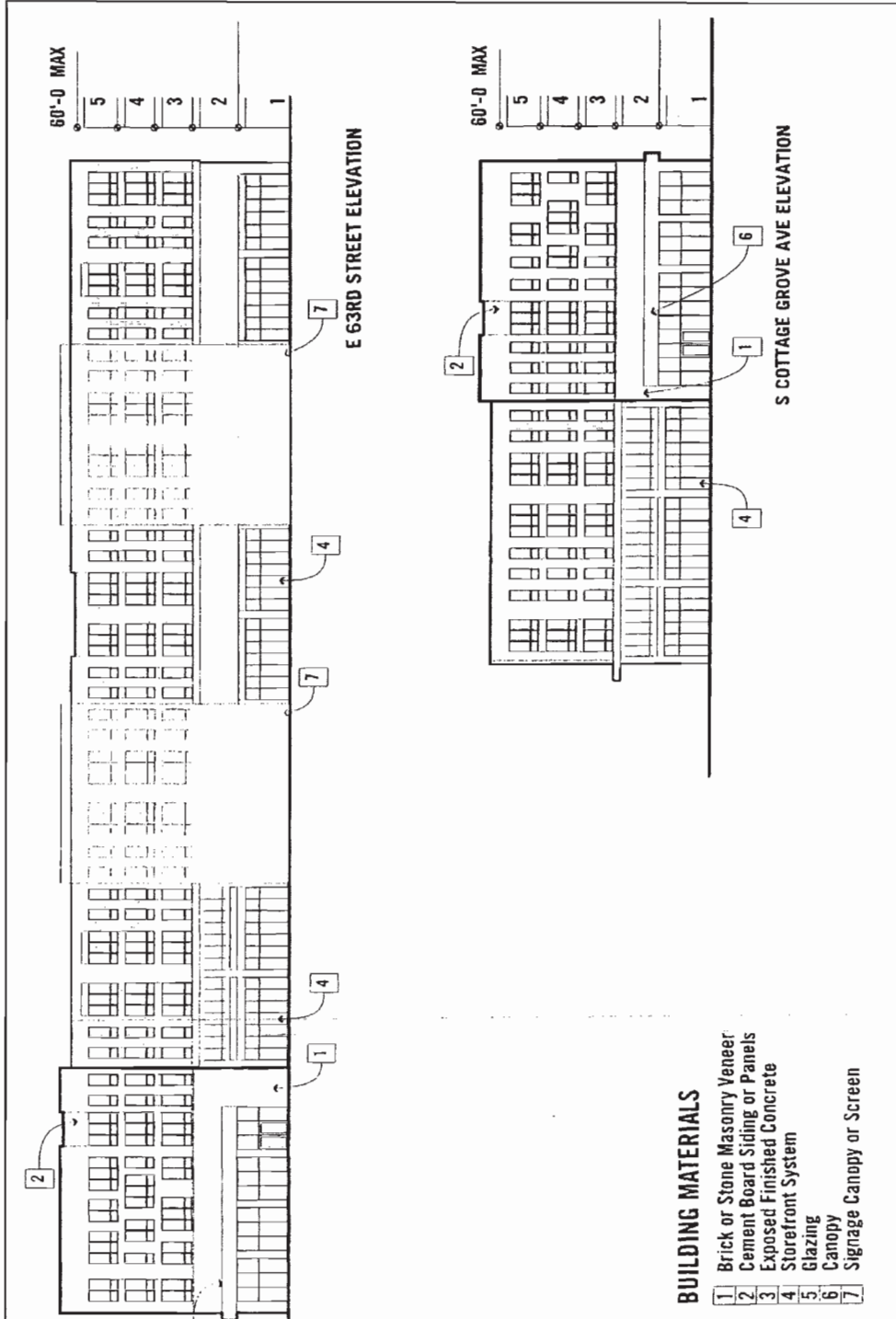
Overall Site Plan.



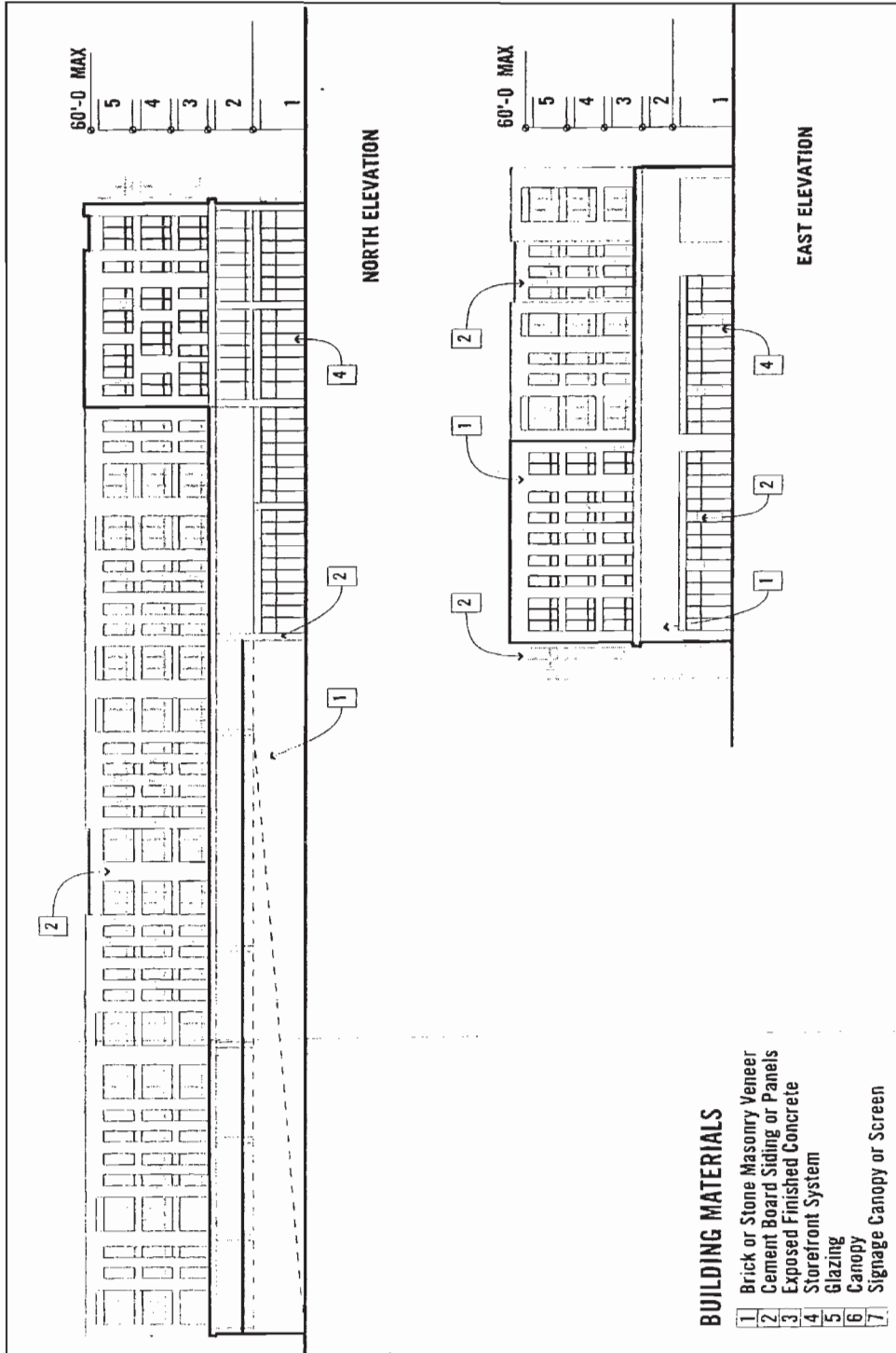
Site Plan -- Building A.



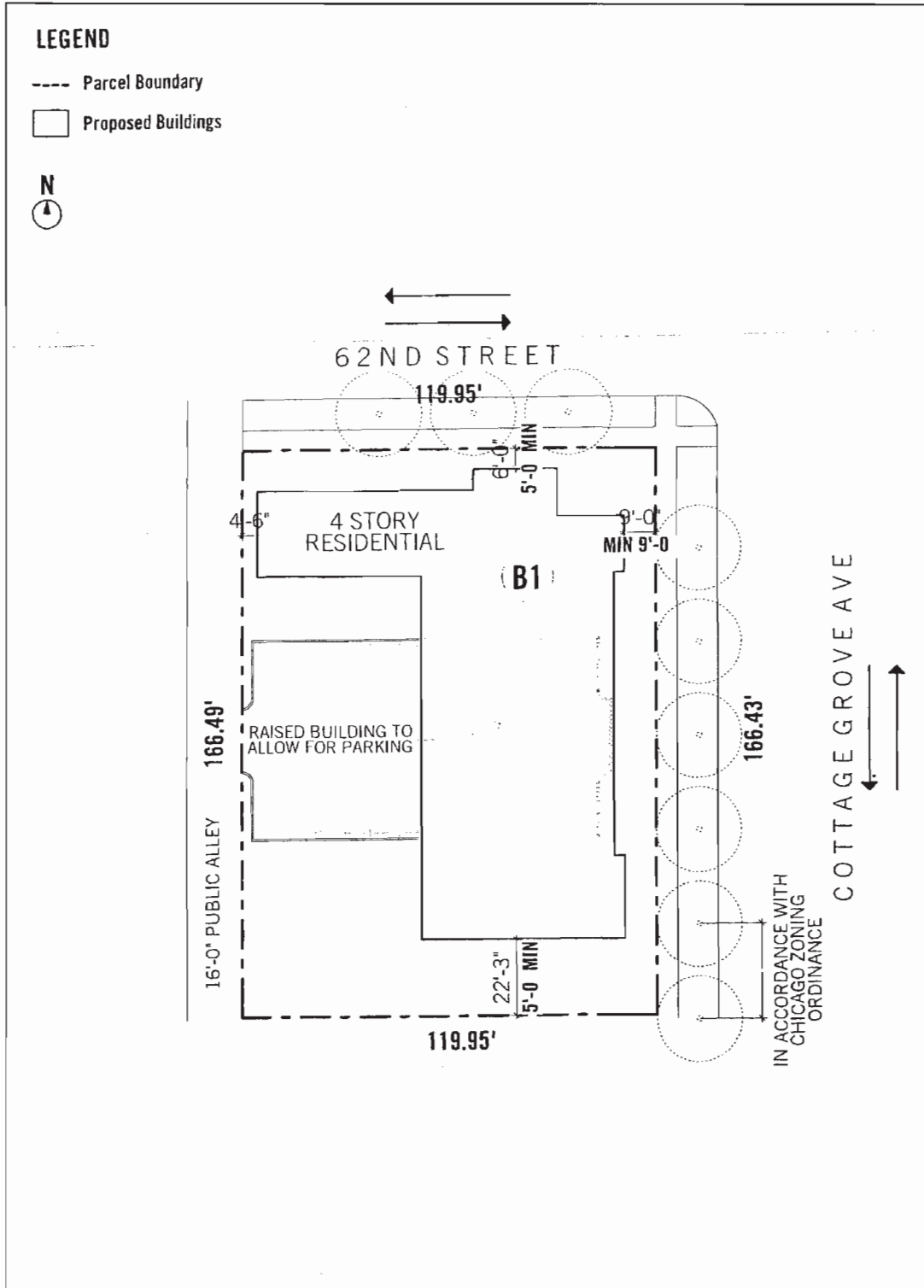
Elevations -- Building A.
(Page 1 of 2)



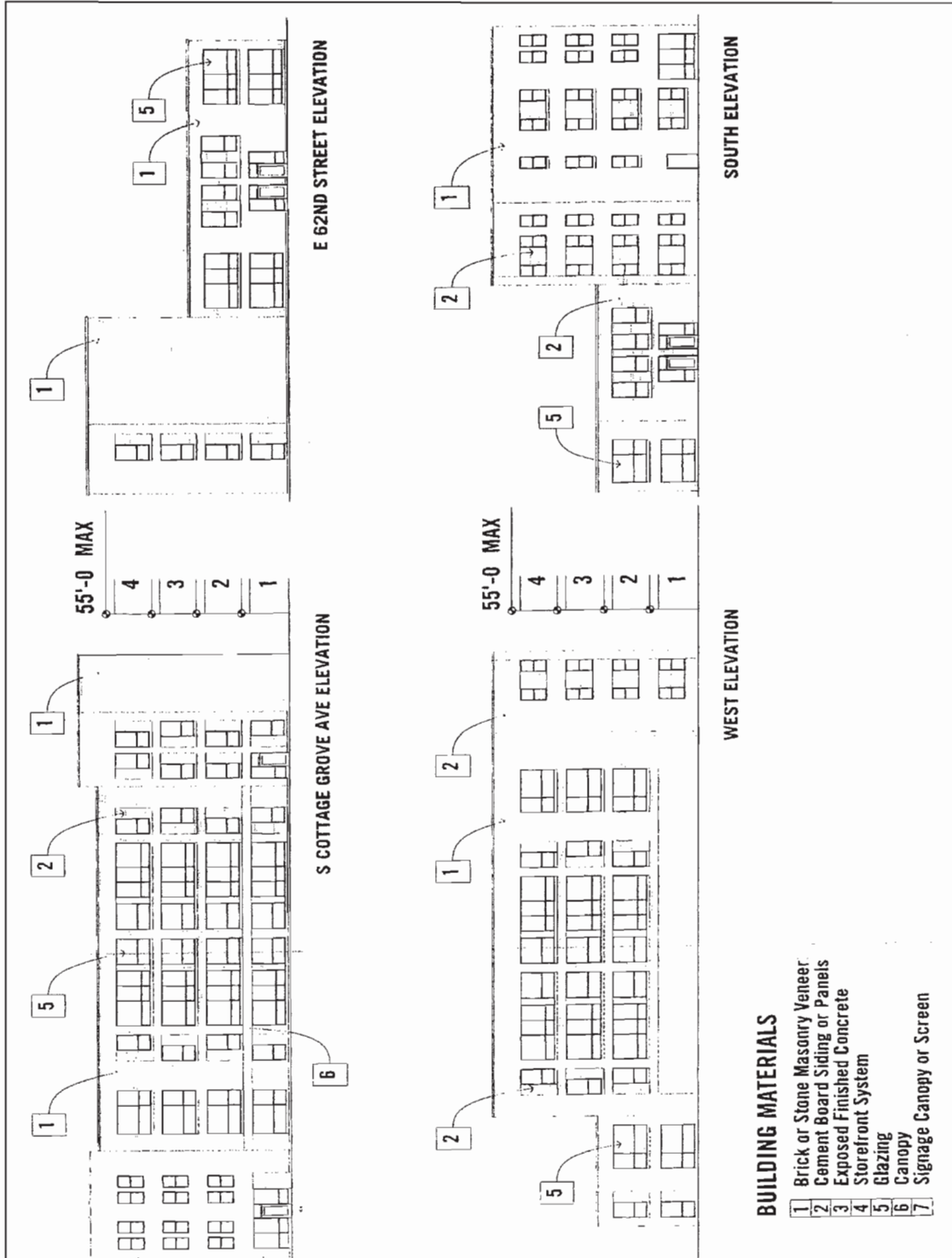
Elevations -- Building A.
(Page 2 of 2)



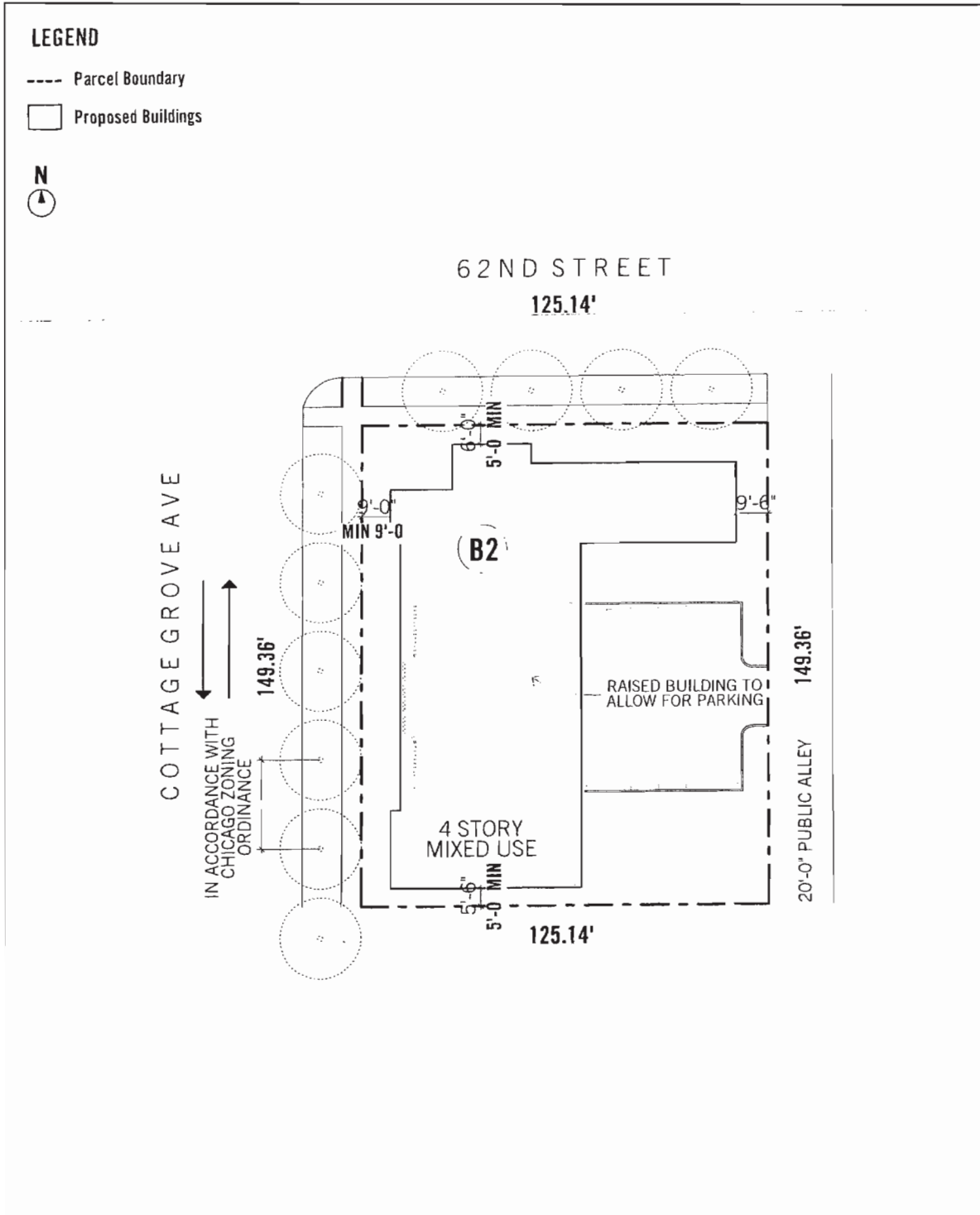
Site Plan -- Building B1.



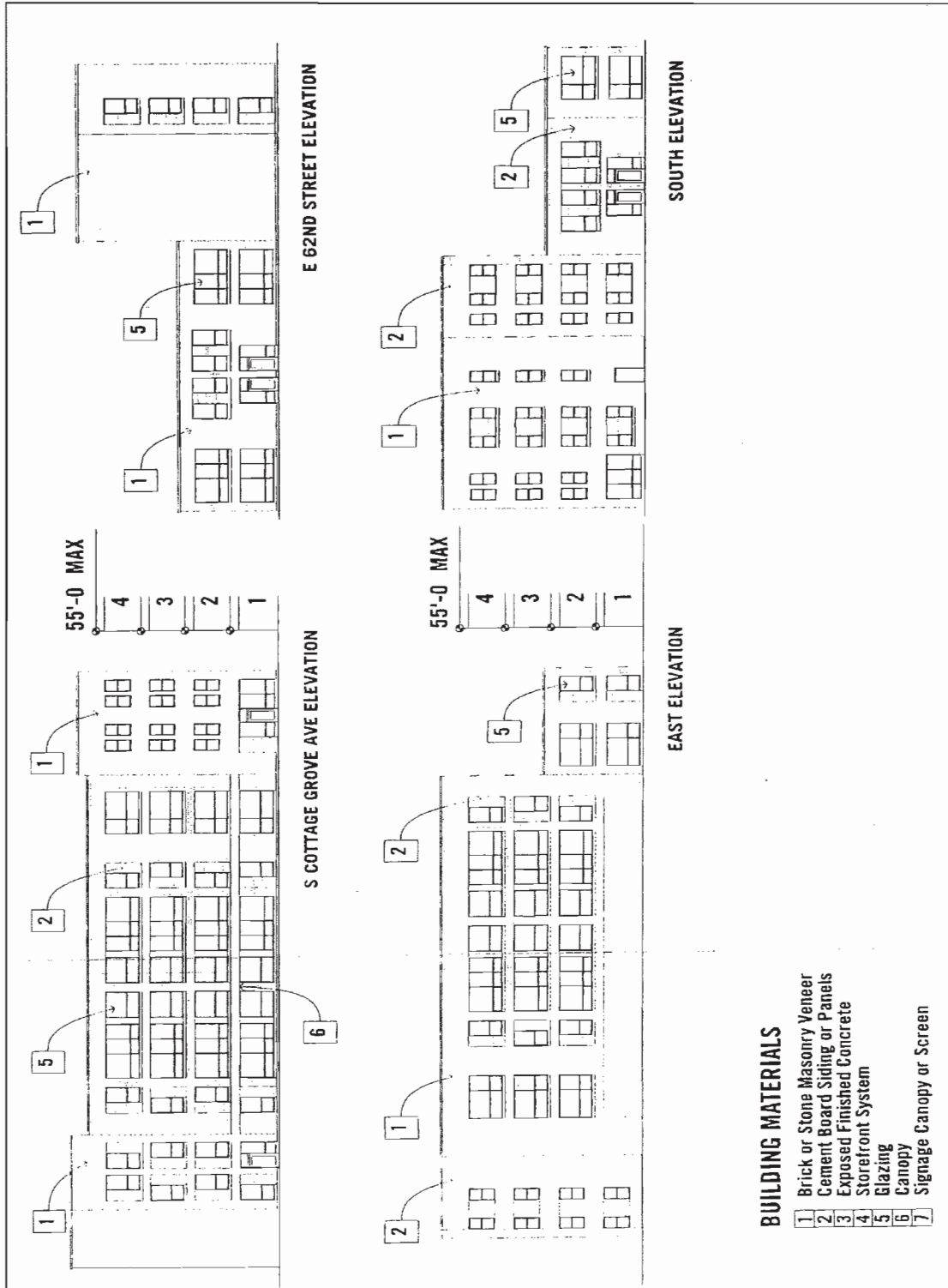
Elevations -- Building B1.



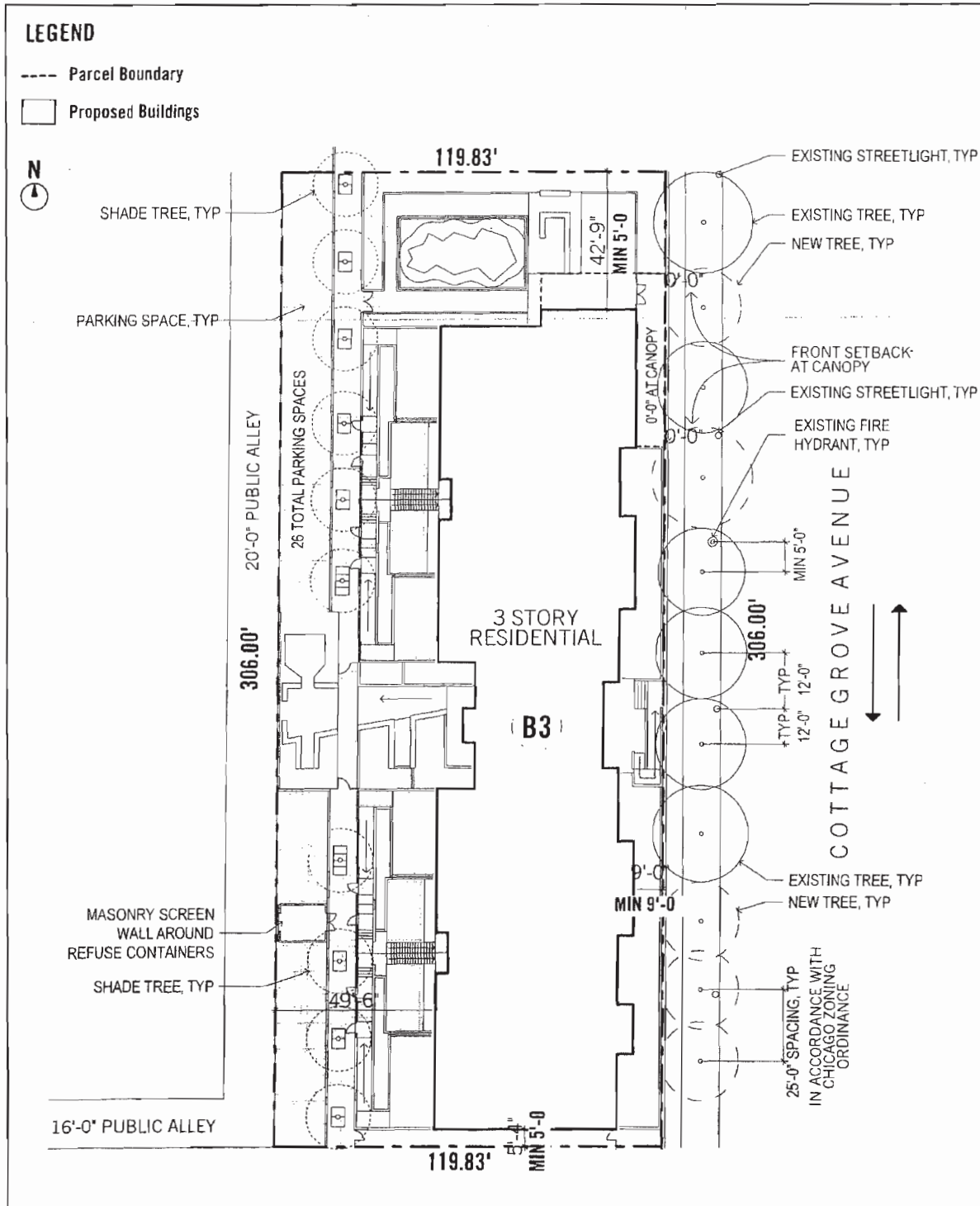
Site Plan -- Building B2.



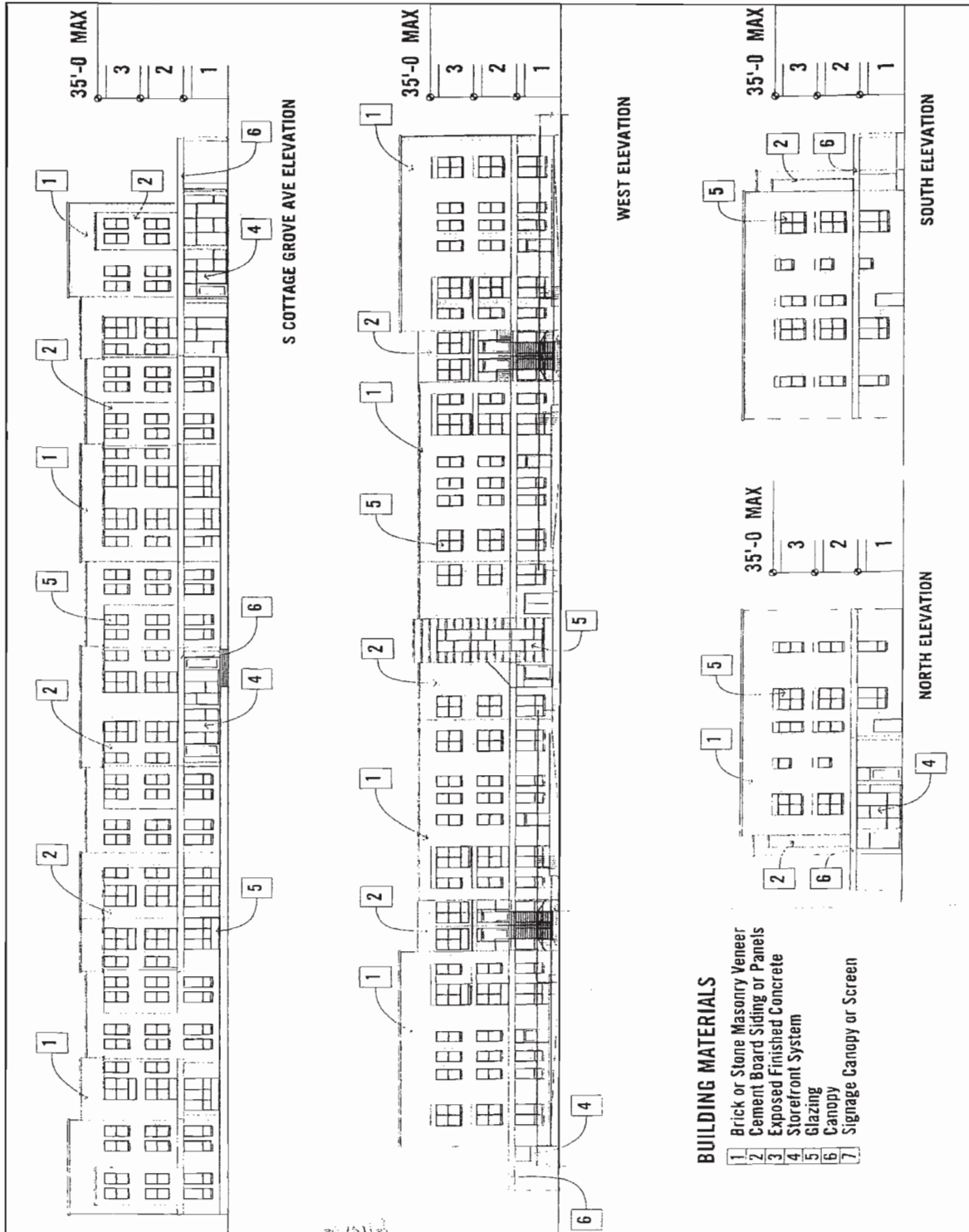
Elevations -- Building B2.



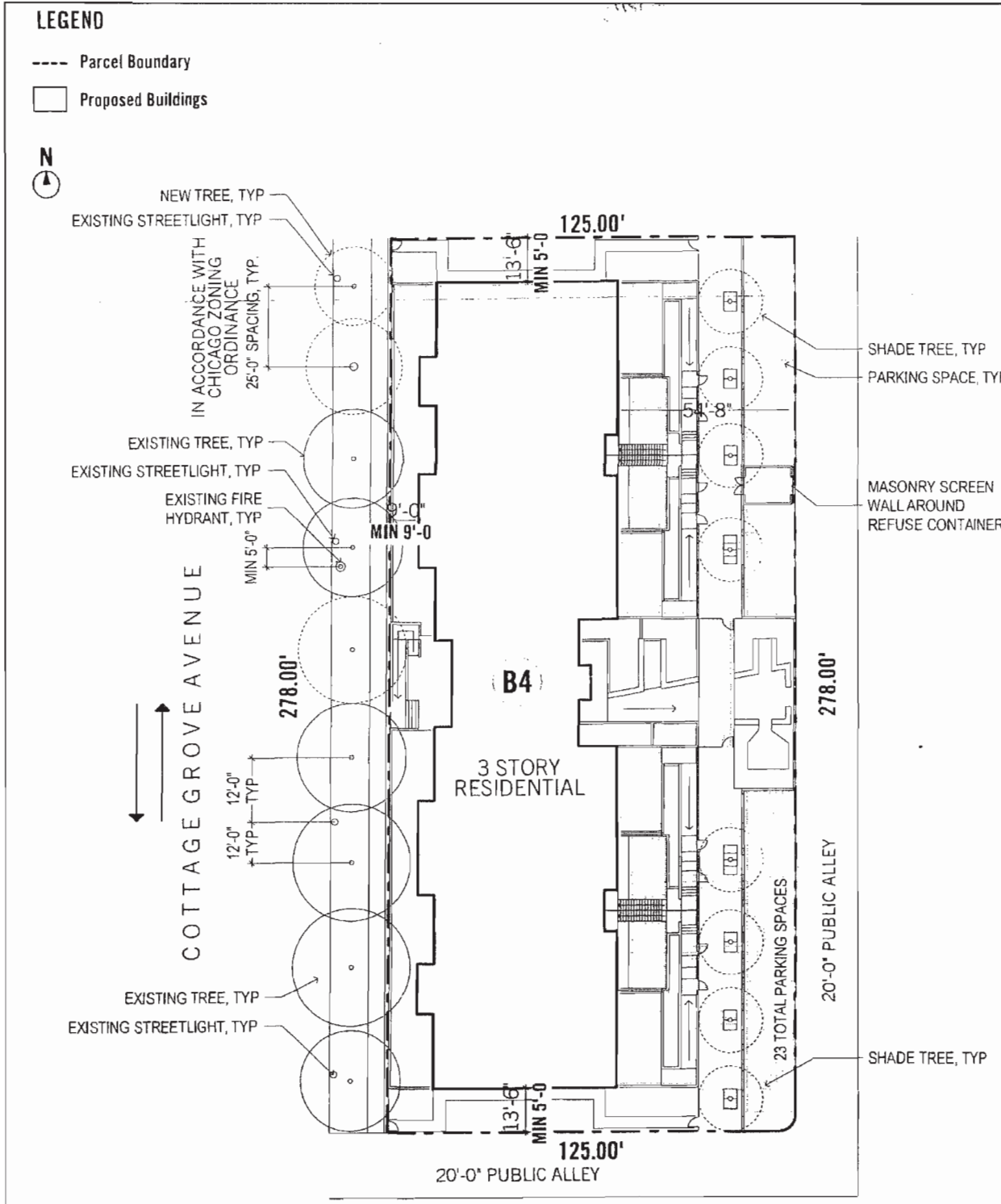
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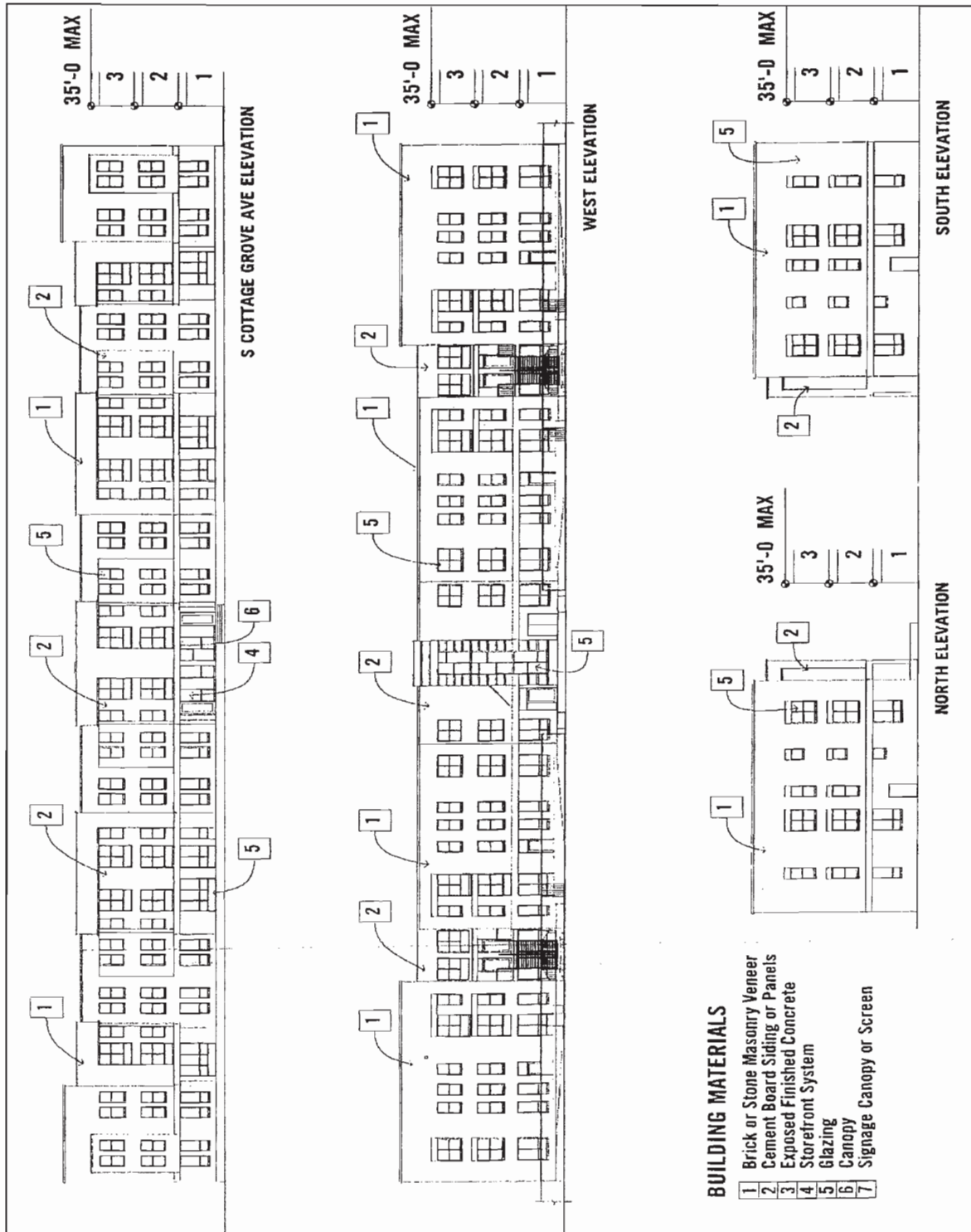
Elevations -- Building B3.



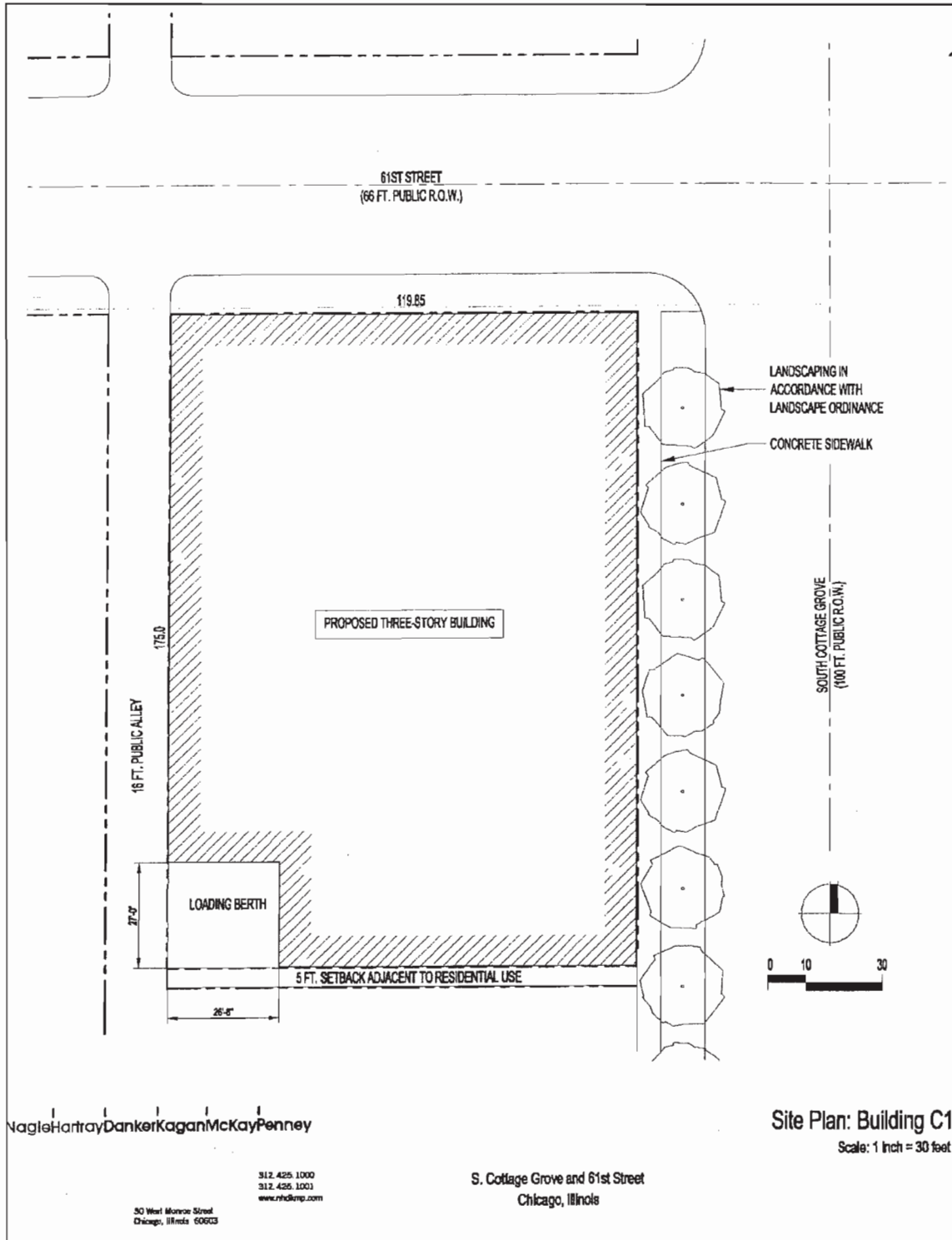
Site Plan -- Building B4.



Elevations -- Building B4.



Site Plan -- Building C1.



NagleHartrayDankerKaganMcKayPenney

Site Plan: Building C1

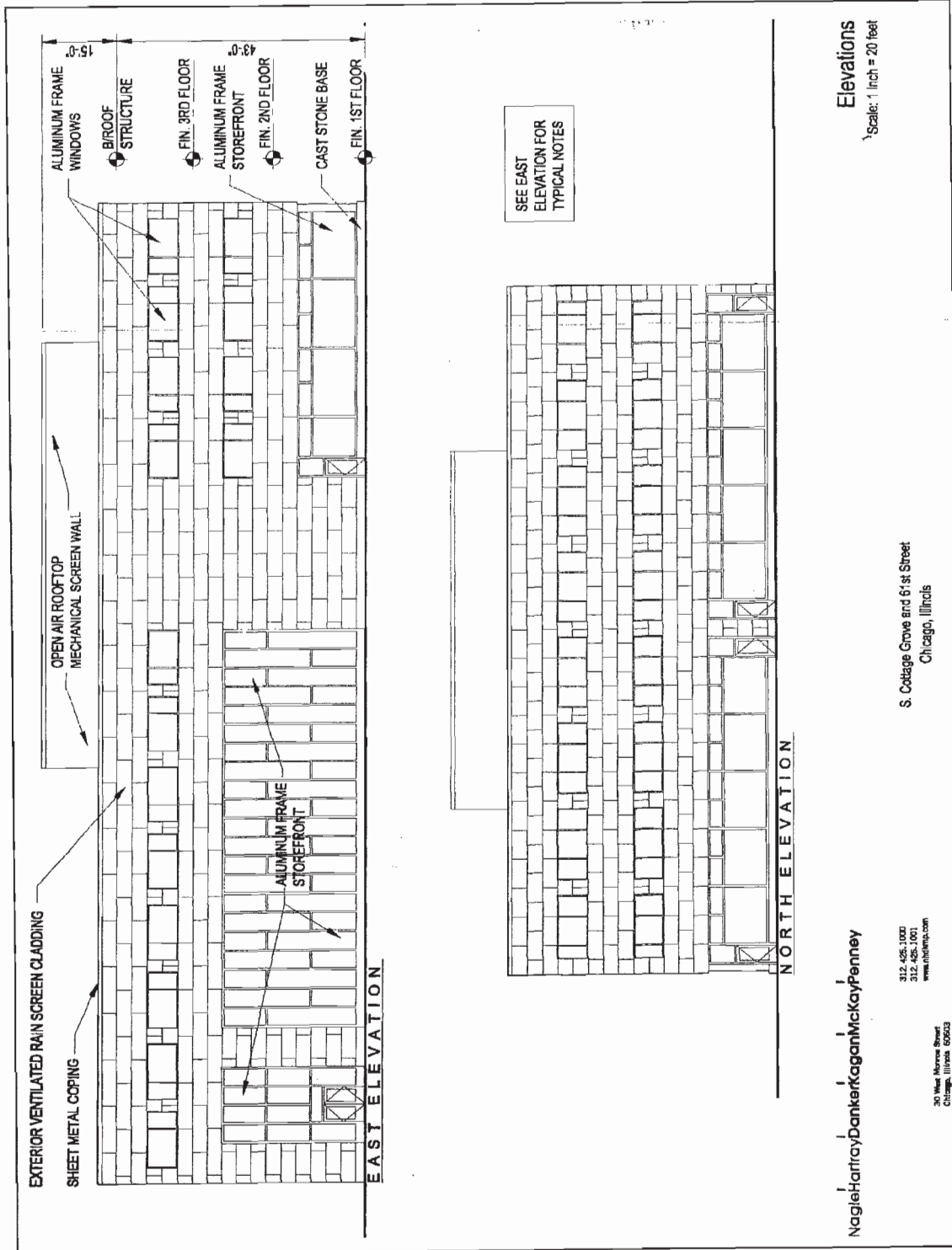
Scale: 1 inch = 30 feet

30 West Monroe Street
Chicago, Illinois 60603

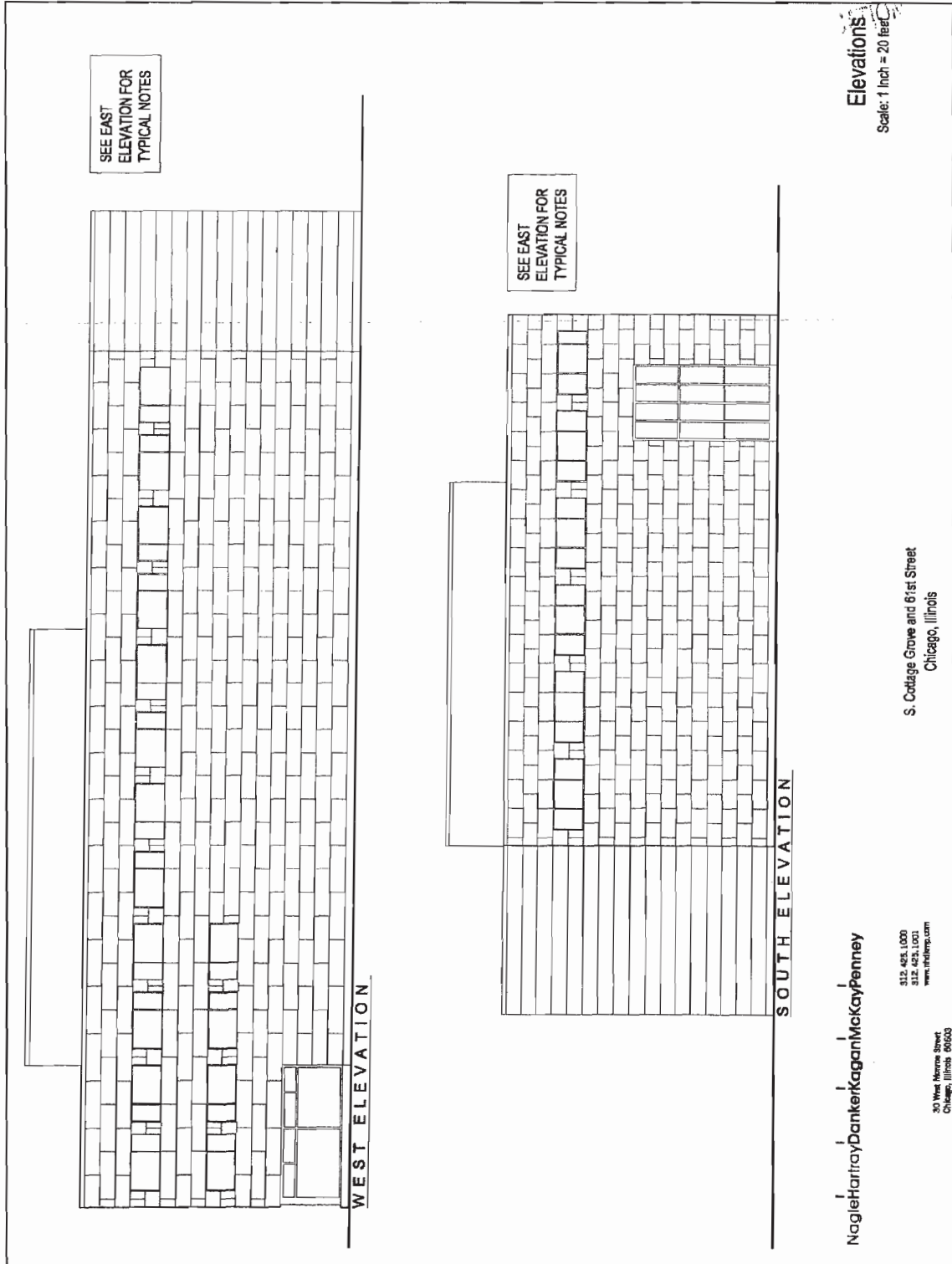
312.425.1000
312.425.1001
www.nhdkmp.com

S. Cottage Grove and 61st Street
Chicago, Illinois

East/North Elevations.



West/South Elevations.



Elevations
Scale: 1/4" = 20 feet

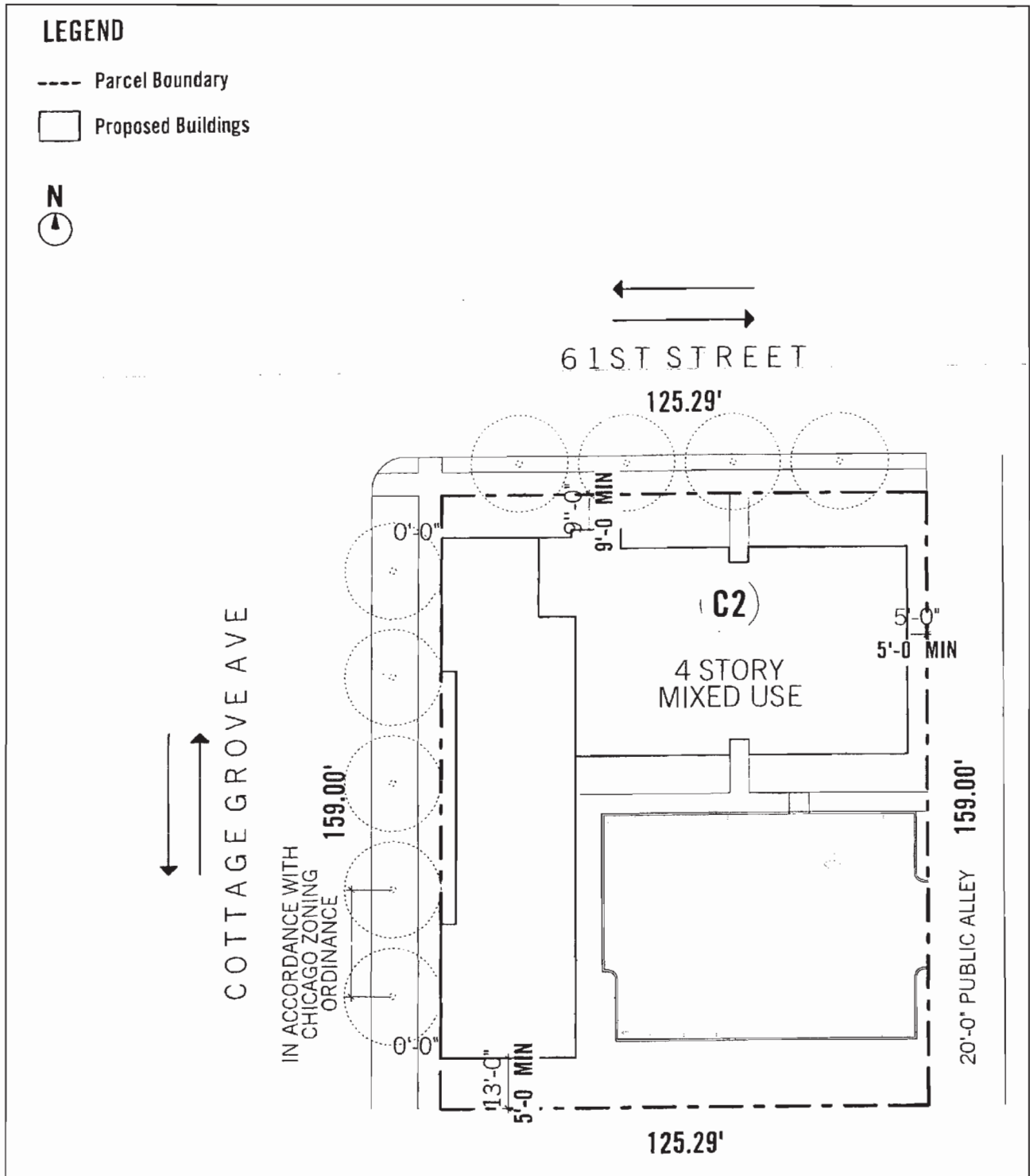
S. Cottage Grove and 61st Street
Chicago, Illinois

NagleHartrayDankerKaganMcKayPenney

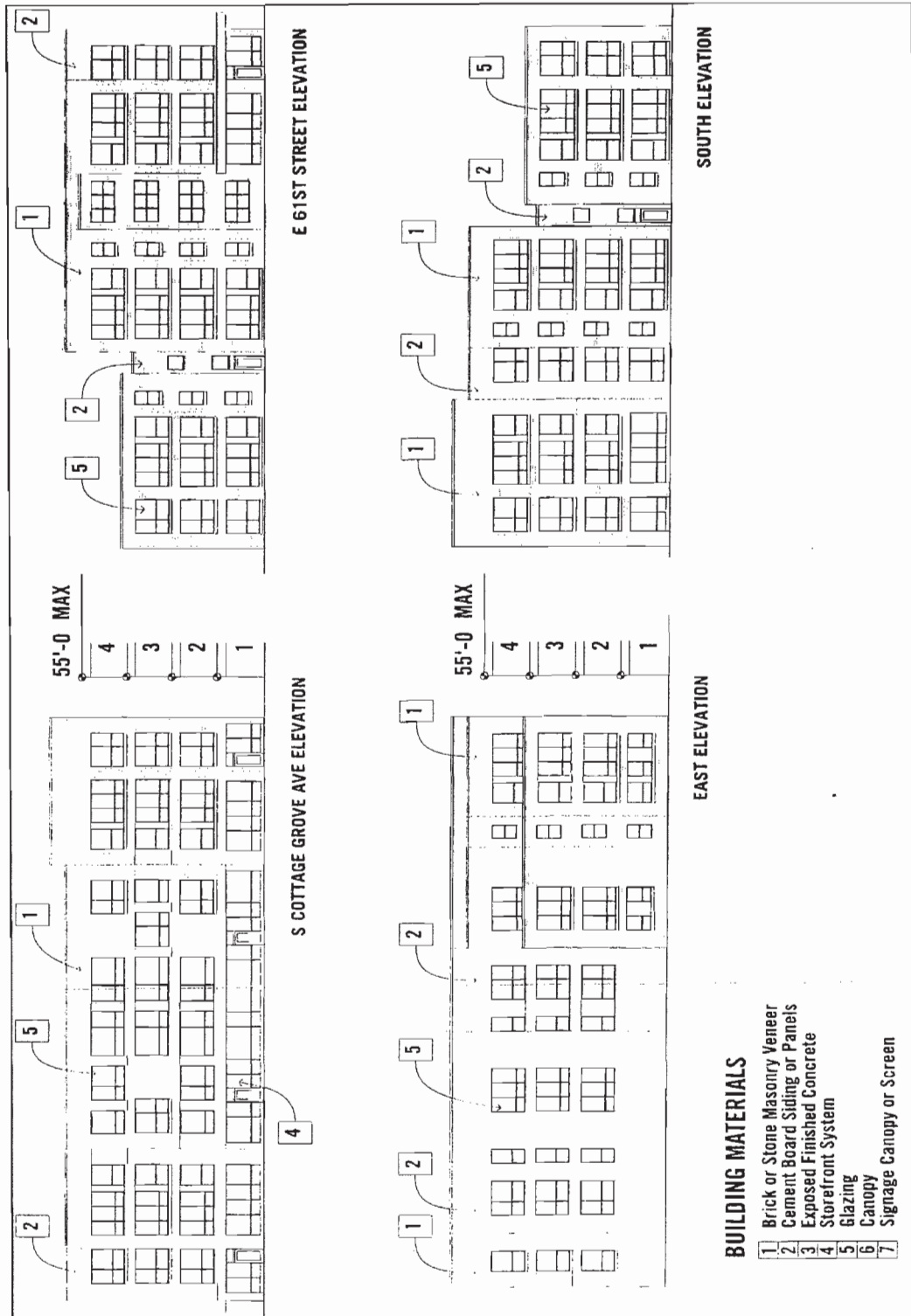
312.425.1000
312.425.1001
www.nhdkp.com

310 West Monroe Street
Chicago, Illinois 60603

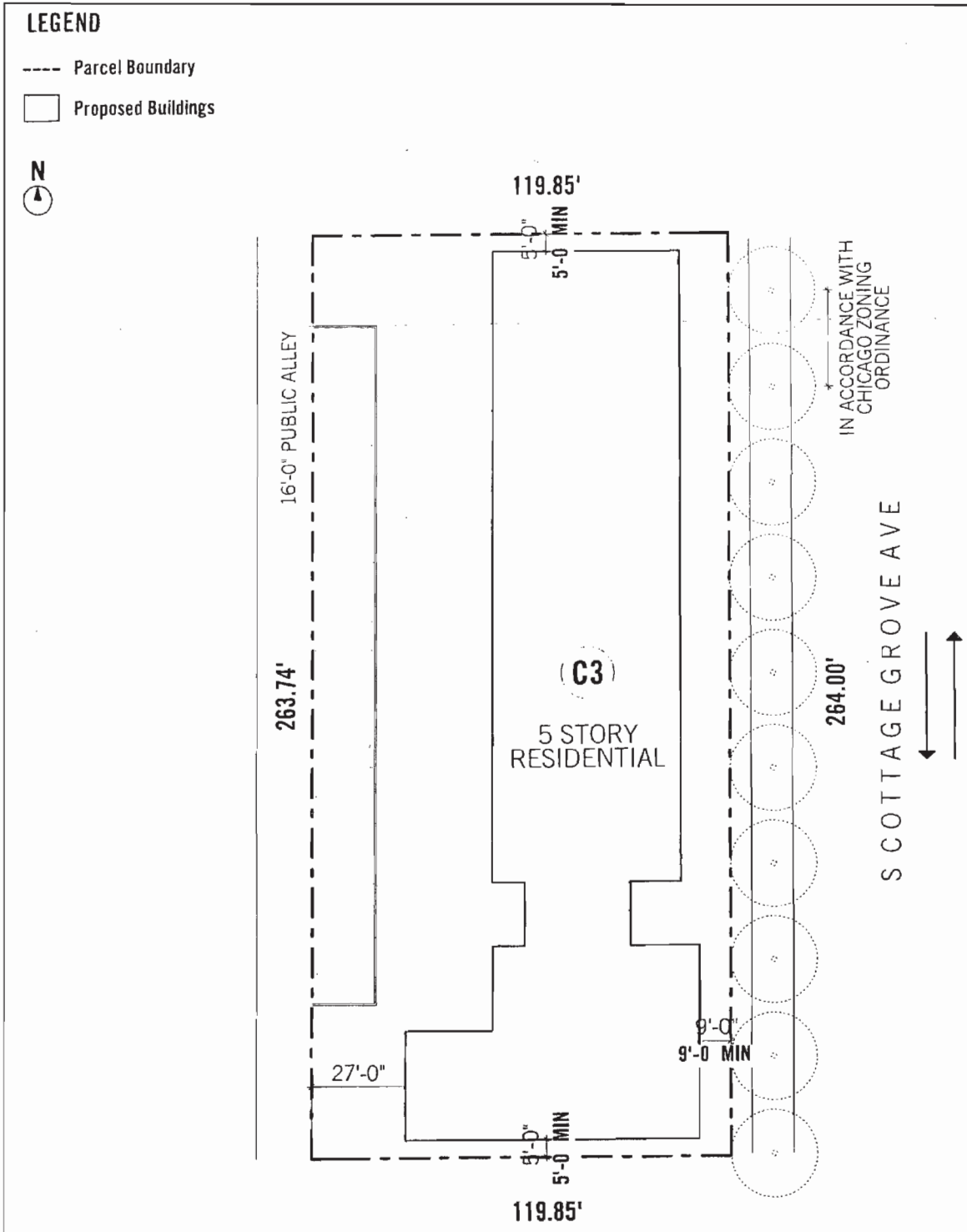
Site Plan -- Building C2.



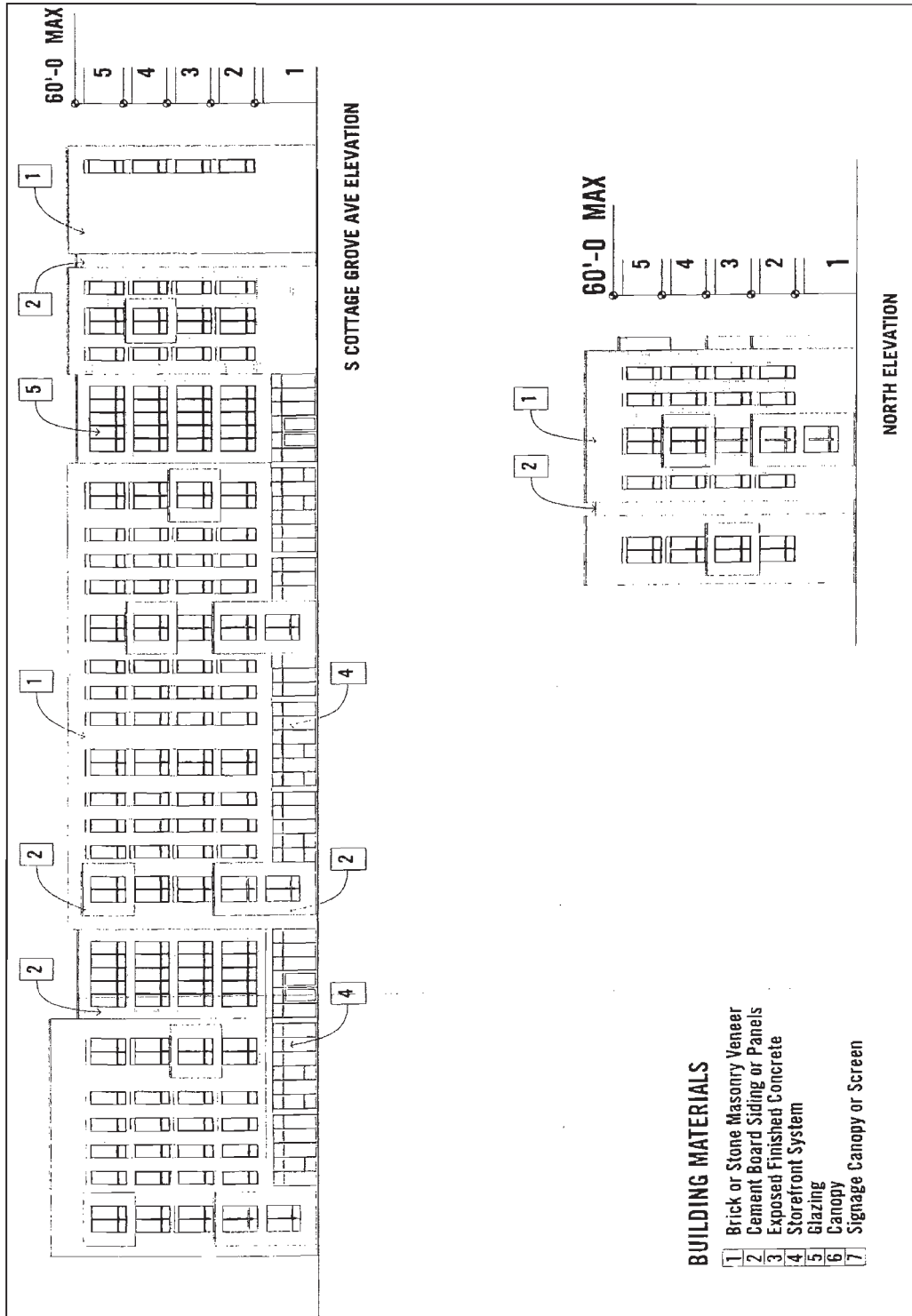
Elevations -- Building C2.



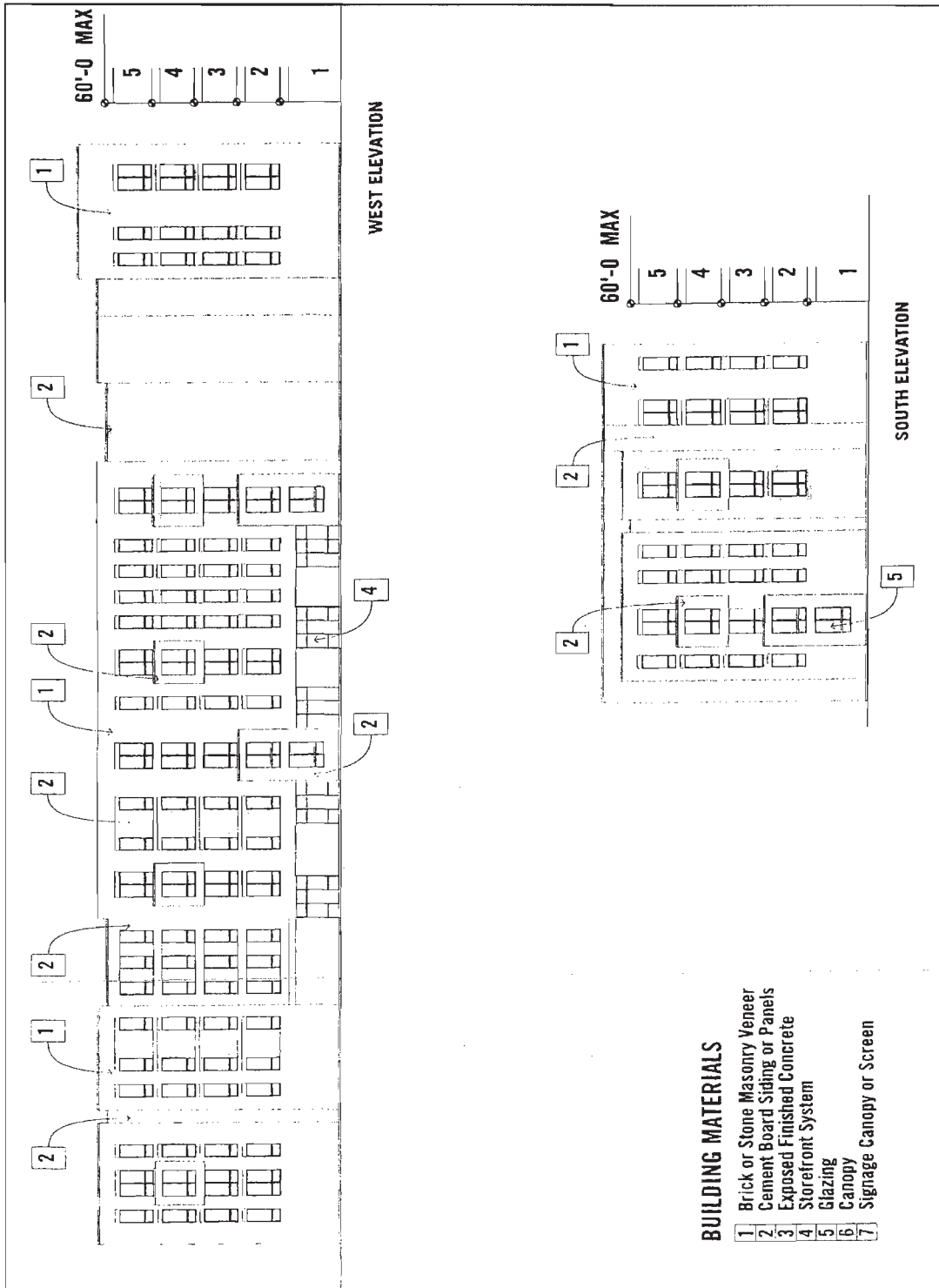
Site Plan -- Building C3.



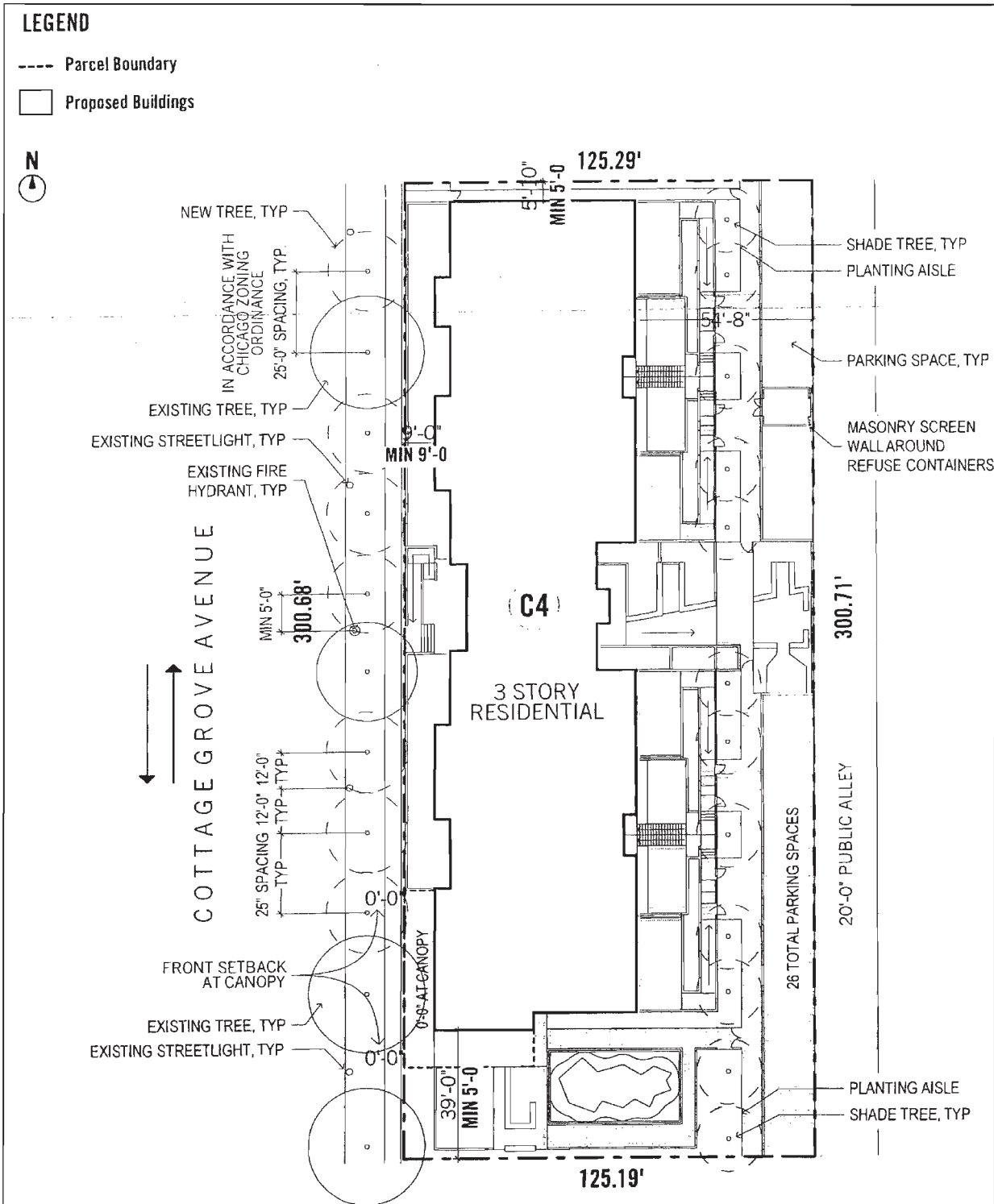
Elevations -- Building C3.
(Page 1 of 2)



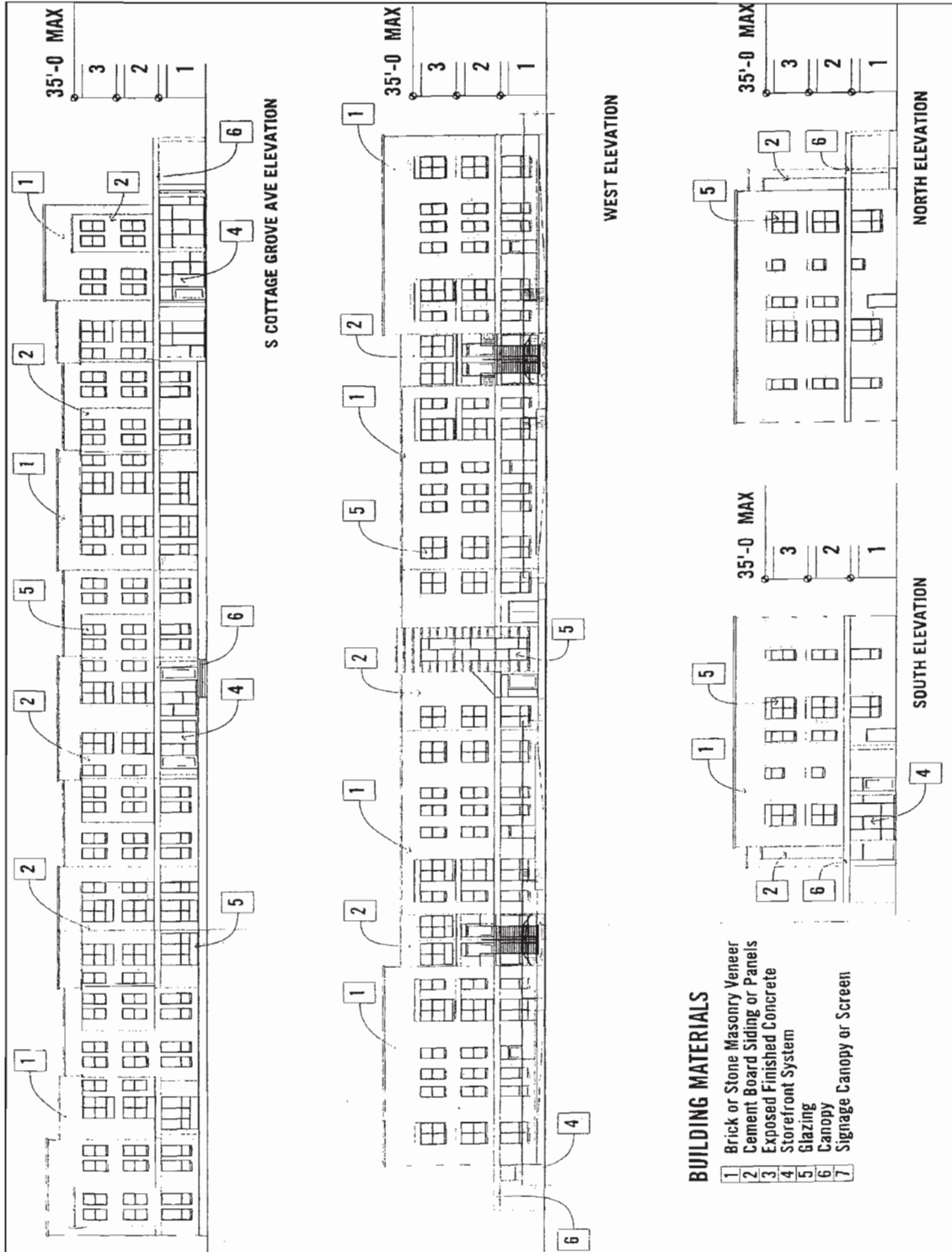
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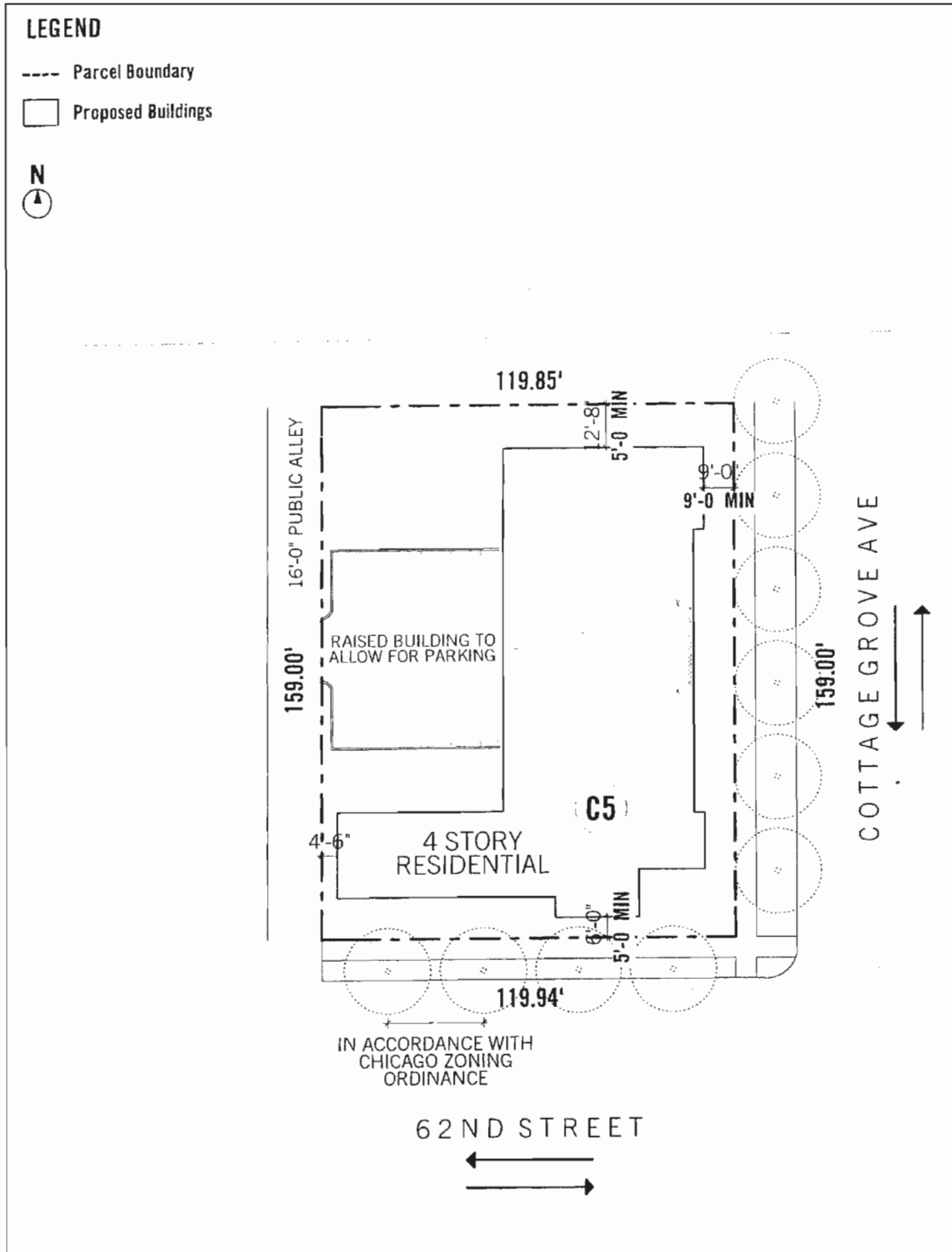
Site Plan -- Building C4.



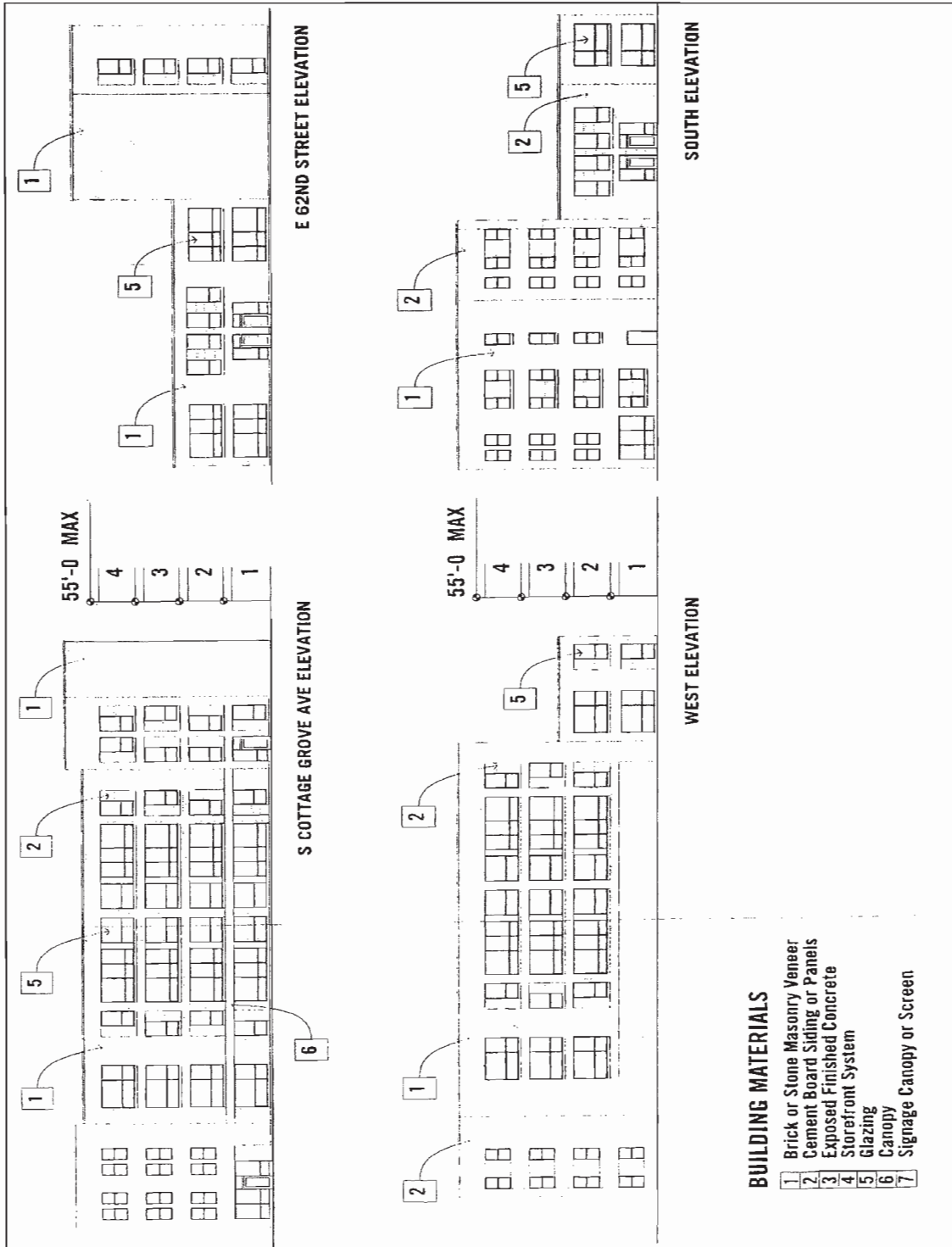
Elevations -- Building C4.



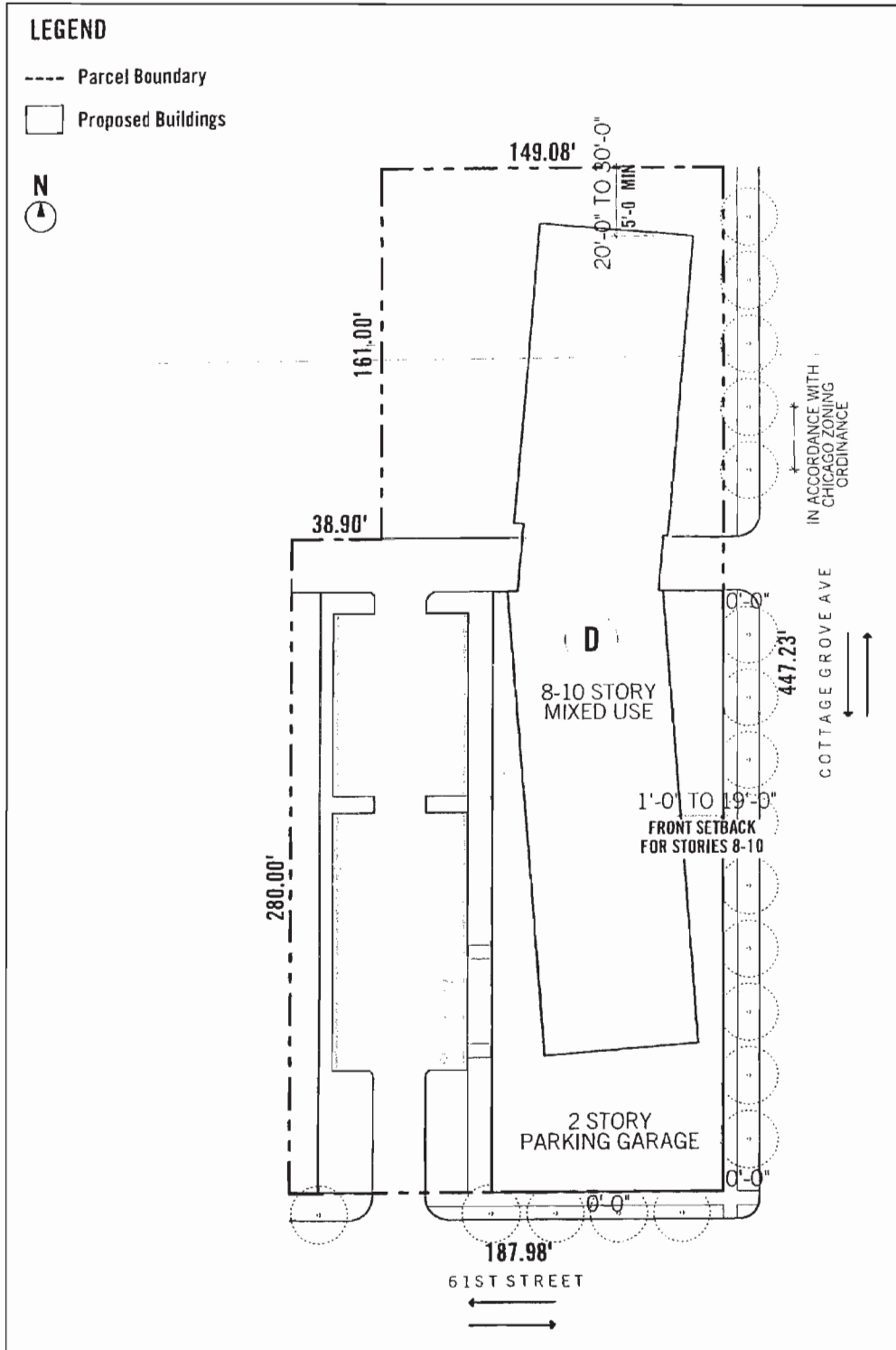
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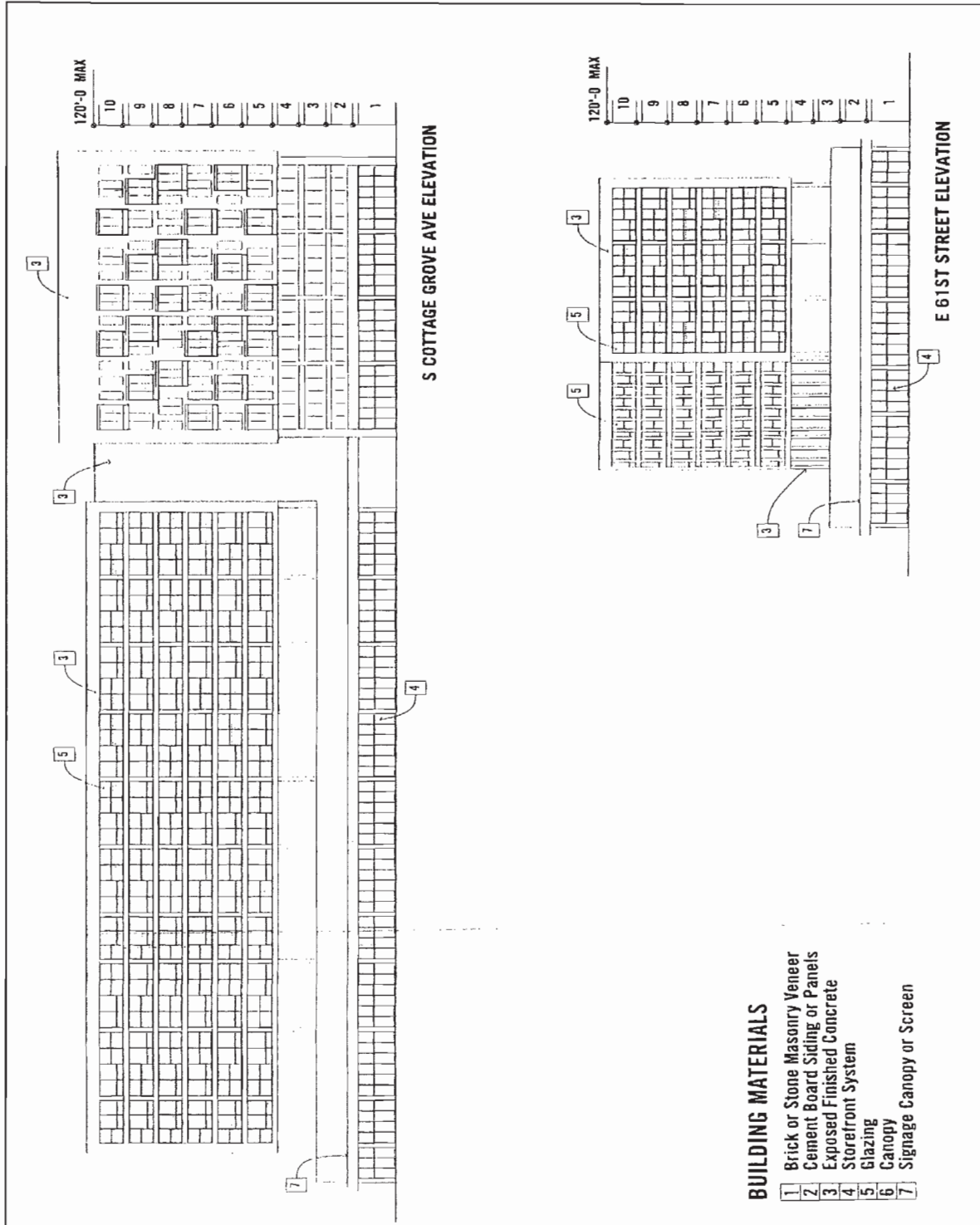
Elevations -- Building C5.



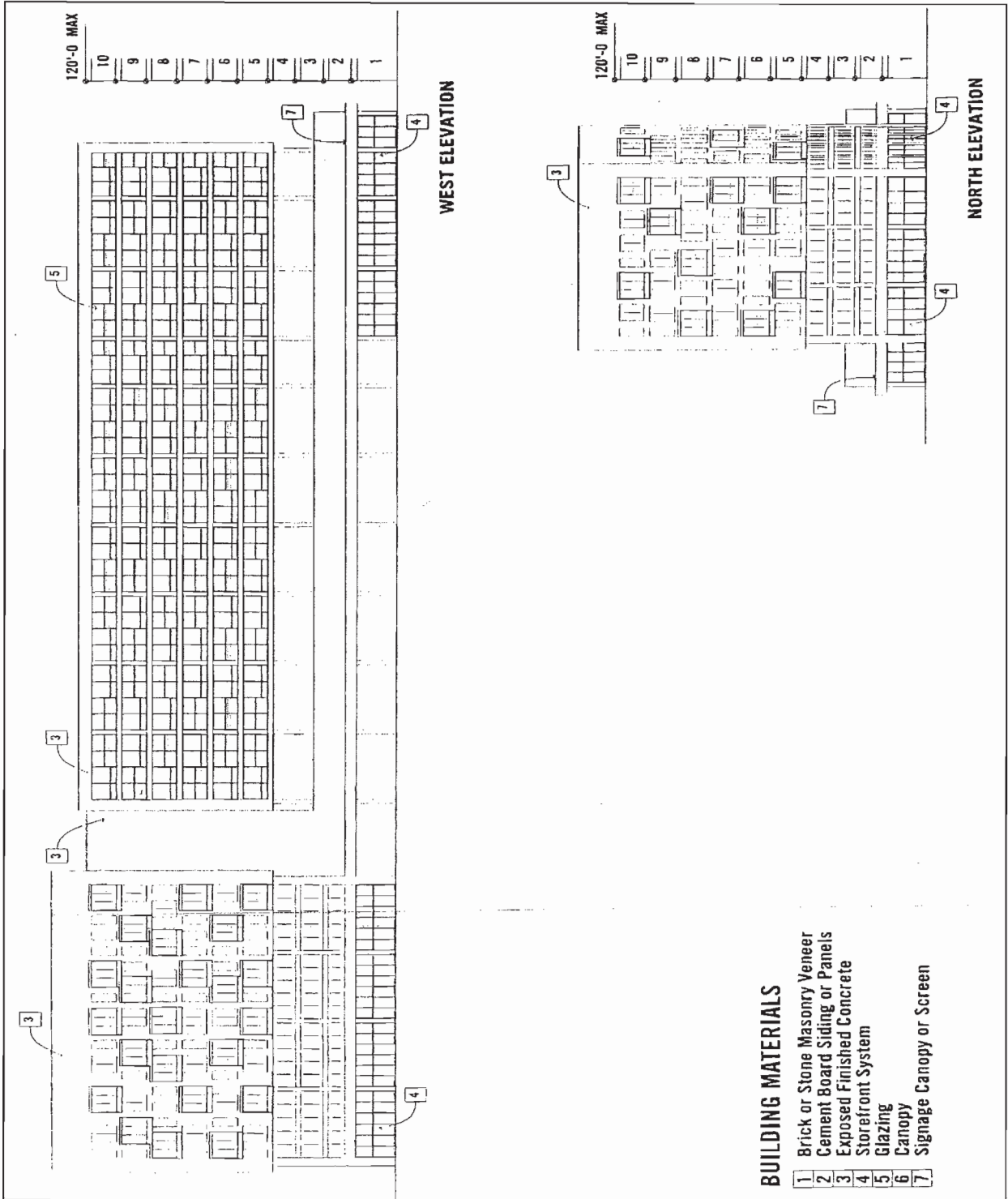
Site Plan -- Building D.



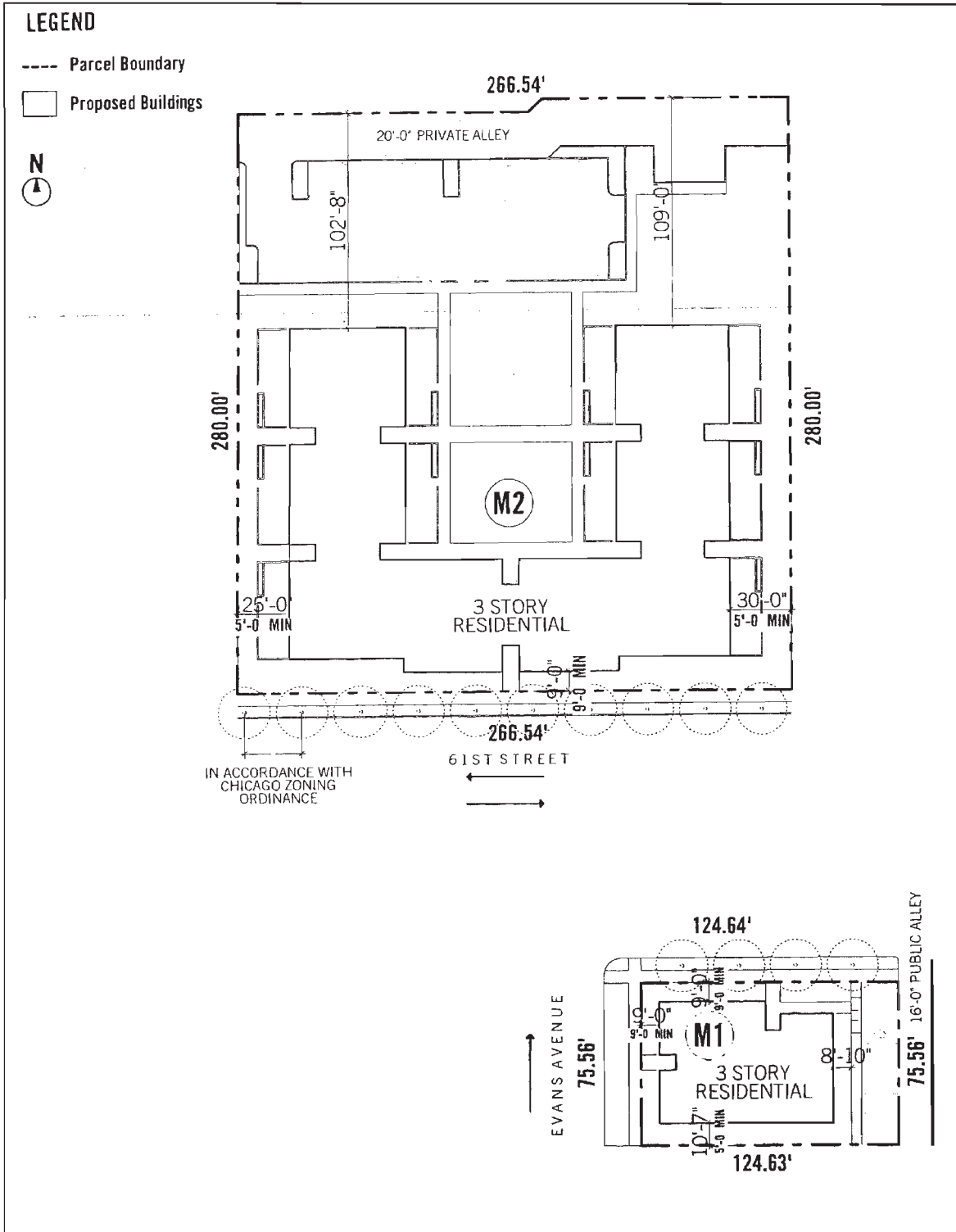
Elevations -- Building D.
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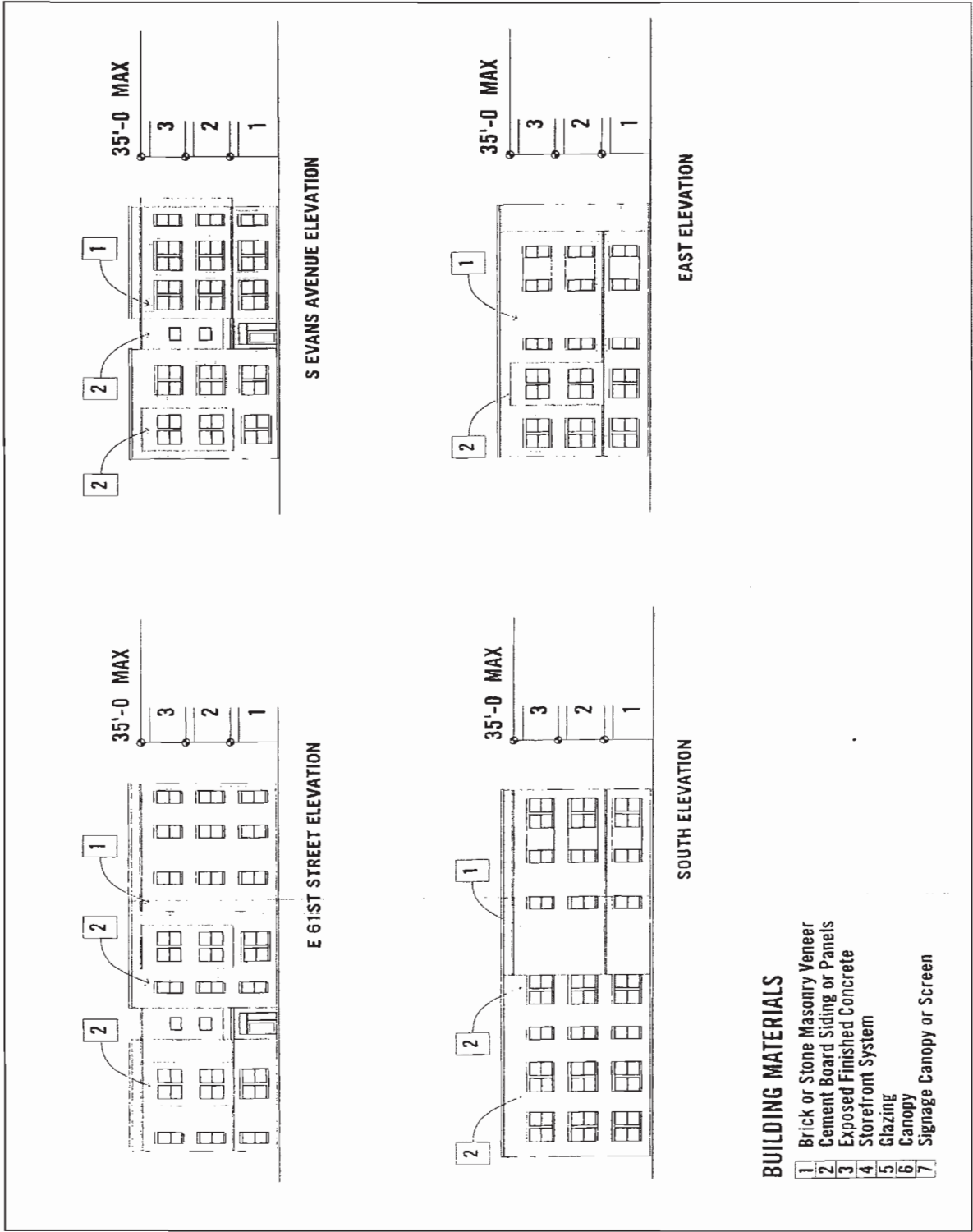
Elevations -- Building D.
(Page 2 of 2)



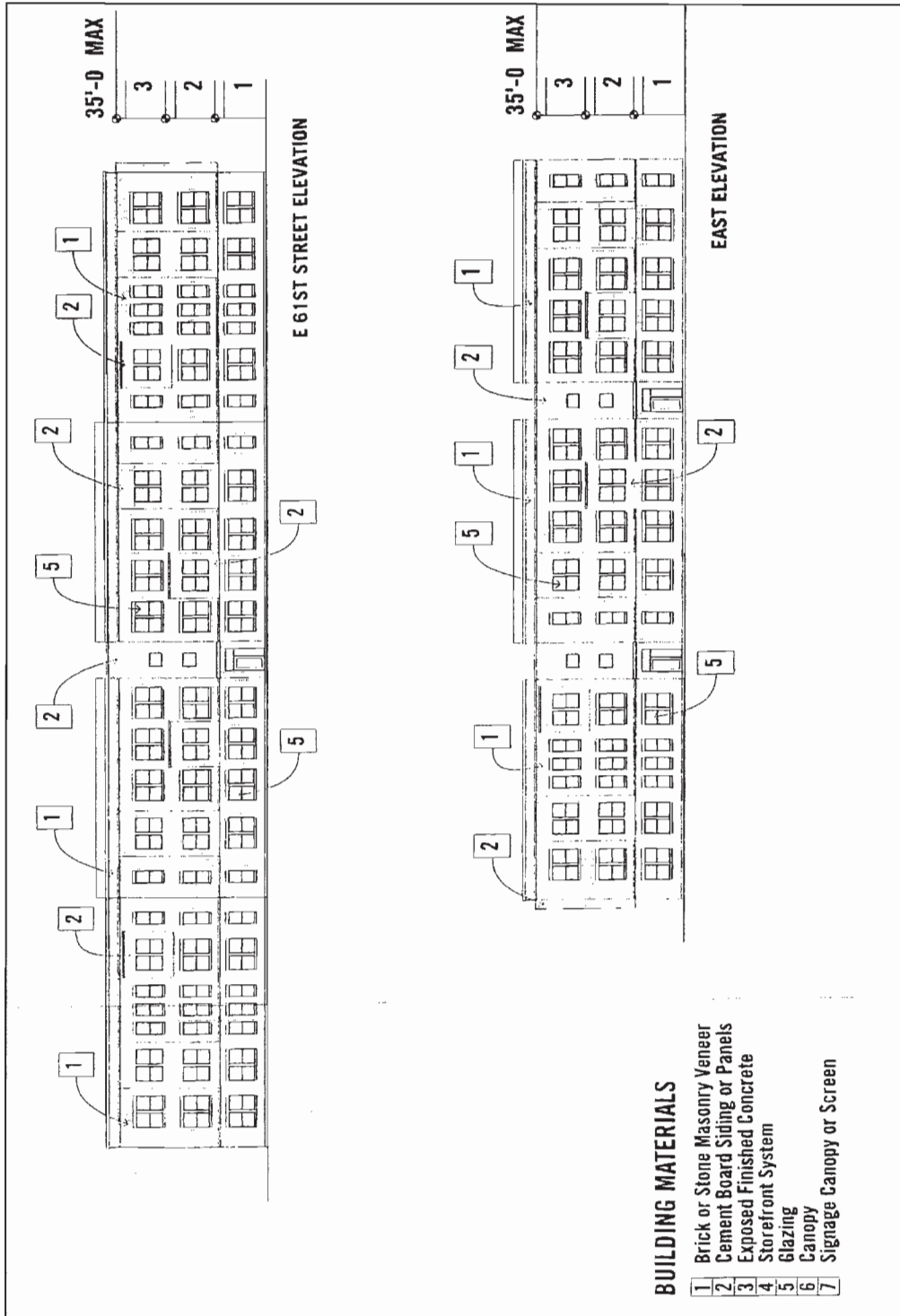
Site Plan -- Buildings M1 And M2.



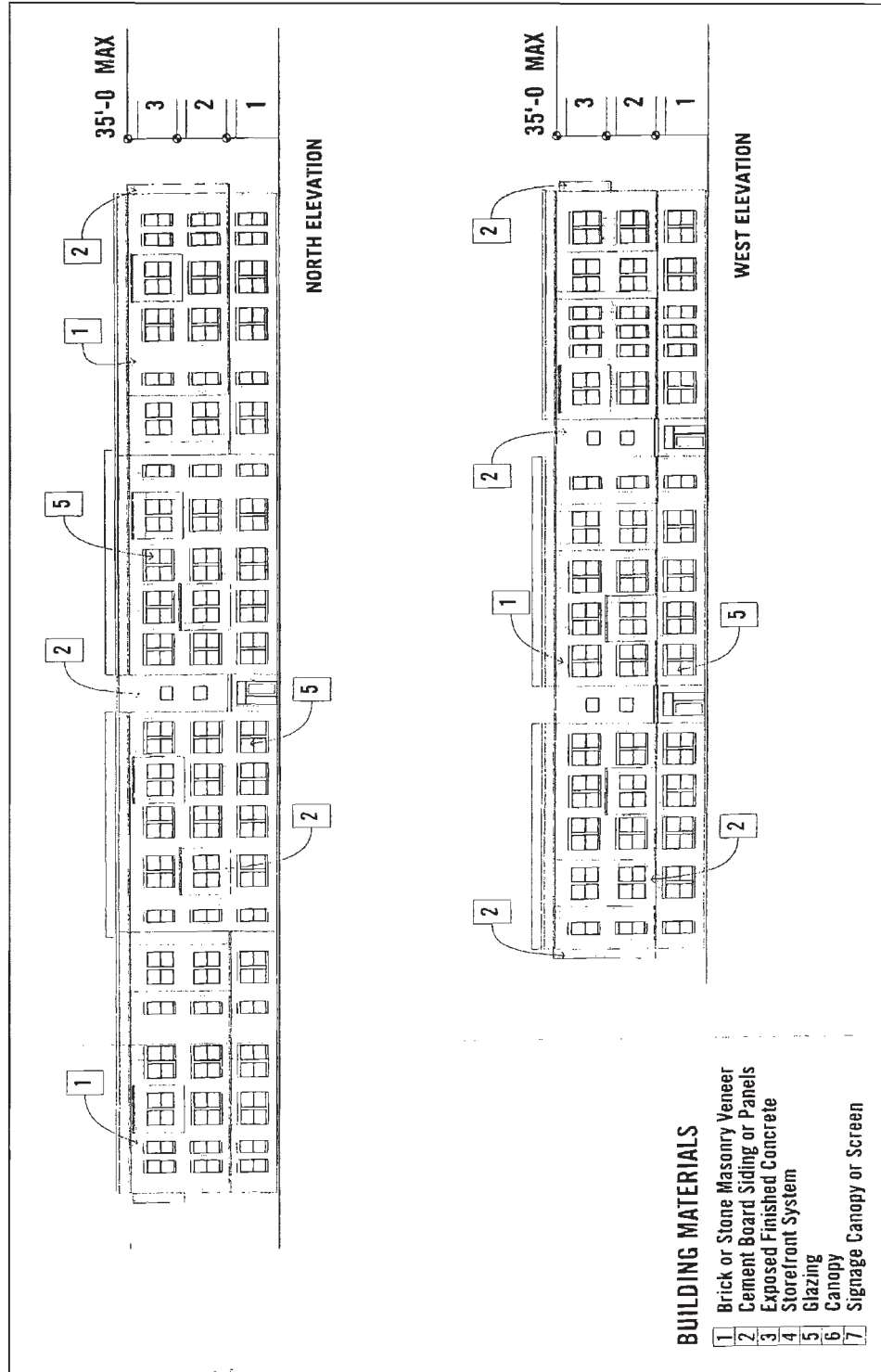
Elevations -- Building M1.



Elevations -- Building M2.
(Page 1 of 2)



Elevations -- Building M2.
(Page 2 of 2)



Chicago Builds Green -- Woodlawn Center South -- Building B3.
(Page 1 of 3)

Project Name:

Woodlawn Park: Woodlawn Center South, Building B3

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From"):
 From* To* Direction: Street Name: Select Street Type:
 6230 Cottage Grove Ave

Ward No: Community Area No:
 20 42

Project Type:

Check applicable:
 Planned Development Redevelopment Agreement Zoning Change
 PD No: RDA No: From: To:
 Public project Landmark

Project Size:

Total land area in sq.ft.: Total building(s) footprint in sq.ft.: Total vehicular use area in sq.ft.:
 36,471 14,195 3,645

DPD Project Manager:

Enter First Name Last Name
 Lisa Hope Washington

BG/GR Matrix:

Select project category:
 Res. > 20% affordable or CP

Financial Incentives:

Check applicable:
 TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan DOH
 Land Sale Write Down

Density Bonus:

Check applicable:
 Public plaza & pocket park Water features in a plaza or pocket park
 Chicago Riverwalk improvements Setbacks above the ground floor
 Winter gardens Lower level planting terrace
 Indoor through-block connection Green roof
 Sidewalk widening Underground parking and loading
 Arcades Concealed above-ground parking

Chicago Builds Green -- Woodlawn Center South -- Building B3.
(Page 2 of 3)

Required per Zoning Code or Green Roof/Building Green Matrix To be Provided by the development:

Please fill, if applicable

Landscaping:

7' Landscape Setback
Interior Landscape Area
No. of Interior Trees
No. of Parkway Trees

Square footage:	0	9'-0" TYP
Square footage:	0	5,222
	0	10
	0	11

Open Space:

River Setback
Private Open Space
Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	2596
Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving
Raingarden
Filter strip
Bioswale
Detention pond
Native landscaping
Rain-water collection cistern/barrel
Total impervious area reduction

Square footage:	9866
Check applicable:	<input checked="" type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	2,611
Gallons:	
Square footage:	15,088

Other sustainable surface treatments:

Green roof
Energy Star roof
High-albedo pavement

Square footage:	0	0
Square footage:	0	13,929
Square footage:		0

Transportation:

No. of accessory parking spaces
Total no. of parking spaces (Accessory + Non- Acc.)
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)
No. of bicycle parking
Within 600 ft of CTA or Metra station entrance

	0	0
		26
	0	0
	0	8

Check if applicable:

Chicago Builds Green -- Woodlawn Center South -- Building B3.
(Page 3 of 3)

Building Certification:

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input checked="" type="checkbox"/>	
LEED Certified		<input type="checkbox"/>
LEED Silver		<input checked="" type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

Energy efficiency strategies not captured above:

-E: Other than Energy Star Roof - or Energy Star Building Certification-

Other sustainable strategies and/or Project Notes:

All stormwater is managed on site, directed to various rain garden planters throughout the project. This strategy eliminates the need to tie in to the city's stormwater system.

All Three-Bedroom units have coresponding private outdoor patio space.

A community room and tot lot is provided.

Solar domestic hot water system is utilized.

Chicago Builds Green -- Woodlawn Park --
 Woodlawn Center South -- Building B4.
 (Page 1 of 3)

Project Name:

Woodlawn Park: Woodlawn Center South, Building B4

Project Location:

** Street Number (if the address only includes one street number, please fill only the cell "From"):*

<i>From*</i>	<i>To*</i>	<i>Direction:</i>	<i>Street Name:</i>	<i>Select Street Type:</i>
6227		S	Cottage Grove	Ave

Ward No: Community Area No:

20	42
----	----

Project Type:

Check applicable:

Planned Development Redevelopment Agreement Zoning Change

PD No: RDA No: From: To:

Public project Landmark

Project Size:

<i>Total land area in sq.ft.:</i>	<i>Total building(s) footprint in sq.ft.:</i>	<i>Total vehicular use area in sq.ft.:</i>
34,750	13,929	3,258

DPD Project Manager:

Enter First Name Last Name

Lisa Hope Washington

BG/GR Matrix:

Select project category:

Res. > 20% affordable or CPA

Financial Incentives:

Check applicable:

TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan DOH
 Land Sale Write Down

Density Bonus:

Check applicable:

<input type="checkbox"/> Public plaza & pocket park	<input type="checkbox"/> Water features in a plaza or pocket park
<input type="checkbox"/> Chicago Riverwalk improvements	<input type="checkbox"/> Setbacks above the ground floor
<input type="checkbox"/> Winter gardens	<input type="checkbox"/> Lower level planting terrace
<input type="checkbox"/> Indoor through-block connection	<input type="checkbox"/> Green roof
<input type="checkbox"/> Sidewalk widening	<input type="checkbox"/> Underground parking and loading
<input type="checkbox"/> Arcades	<input type="checkbox"/> Concealed above-ground parking

Chicago Builds Green -- Woodlawn Park --
Woodlawn Center South -- Building B4.
(Page 2 of 3)

Required per Zoning Code or Green Roof/Building Green Matrix To be Provided by the development:

Please fill, if applicable

Landscaping:

7' Landscape Setback
Interior Landscape Area
No. of Interior Trees
No. of Parkway Trees

Square footage:	0	9'-0" TYP
Square footage:	0	4,409
	0	8
	0	9

Open Space:

River Setback
Private Open Space
Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	2596
Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving
Raingarden
Filter strip
Bioswale
Detention pond
Native landscaping
Rain-water collection cistern/barrel
Total impervious area reduction

Square footage:	10,089
Check applicable:	<input checked="" type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	2,205
Gallons:	
Square footage:	14,498

Other sustainable surface treatments:

Green roof
Energy Star roof
High-albedo pavement

Square footage:	0	0
Square footage:	0	13,929
Square footage:		0

Transportation:

No. of accessory parking spaces
Total no. of parking spaces (Accessory + Non- Acc.)
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)
No. of bicycle parking
Within 600 ft of CTA or Metra station entrance

	0	0
		23
	0	0
	0	8

Check if applicable:

Chicago Builds Green -- Woodlawn Park --
Woodlawn Center South -- Building B4.
(Page 3 of 3)

Building Certification:

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input checked="" type="checkbox"/>	
LEED Certified		<input type="checkbox"/>
LEED Silver		<input checked="" type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

Energy efficiency strategies not captured above:

-IE: Other than Energy Star Roof - or Energy Star Building Certification-

Other sustainable strategies and/or Project Notes:

All stormwater is managed on site, directed to various rain garden planters throughout the project. This strategy eliminates the need to tie in to the city's stormwater system.

All Three-Bedroom units have cooresponding private outdoor patio space.

Solar domestic hot water system is utilized.

Chicago Builds Green -- Woodlawn Park --
 Woodlawn Center North -- Building C4.
 (Page 1 of 3)

Project Name:

Woodlawn Park: Woodlawn Center North, Building C4

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From"):

From*	To*	Direction:	Street Name:	Select Street Type:
6109	6123	S	Cottage Grove	Ave

Ward No: 20 Community Area No: 42

Project Type:

Check applicable:

Planned Development Redevelopment Agreement Zoning Change

PD No: 64 RDA No: From: To:

Public project Landmark

Project Size:

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
37,625	14,195	3,661

DPD Project Manager:

Enter First Name Last Name
 Lisa Hope Washington

BG/GR Matrix:

Select project category:
 Res. > 20% affordable or CP/

Financial Incentives:

Check applicable:

TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan DOH
 Land Sale Write Down

Density Bonus:

Check applicable:

<input type="checkbox"/> Public plaza & pocket park	<input type="checkbox"/> Water features in a plaza or pocket park
<input type="checkbox"/> Chicago Riverwalk improvements	<input type="checkbox"/> Setbacks above the ground floor
<input type="checkbox"/> Winter gardens	<input type="checkbox"/> Lower level planting terrace
<input type="checkbox"/> Indoor through-block connection	<input type="checkbox"/> Green roof
<input type="checkbox"/> Sidewalk widening	<input type="checkbox"/> Underground parking and loading
<input type="checkbox"/> Arcades	<input type="checkbox"/> Concealed above-ground parking

Chicago Builds Green -- Woodlawn Park --
 Woodlawn Center North -- Building C4.
 (Page 2 of 3)

Required per Zoning Code or Green Roof/Building Green Matrix
 To be Provided by the development:

Please fill, if applicable

Landscaping:

- 7' Landscape Setback
- Interior Landscape Area
- No. of Interior Trees
- No. of Parkway Trees

Square footage:	0	9'-0" TYP
Square footage:	0	6,094
	0	12
	0	11

Open Space:

- River Setback
- Private Open Space
- Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	2596
Square footage:	0	0

Stormwater Management (At-grade volume control):

- Permeable paving
- Raingarden
- Filter strip
- Bioswale
- Detention pond
- Native landscaping
- Rain-water collection cistern/barrel
- Total impervious area reduction

Square footage:	9,934
Check applicable:	<input checked="" type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	3,047
Gallons:	
Square footage:	16,028

Other sustainable surface treatments:

- Green roof
- Energy Star roof
- High-albedo pavement

Square footage:	0	0
Square footage:	0	13,929
Square footage:		0

Transportation:

- No. of accessory parking spaces
- Total no. of parking spaces (Accessory + Non- Acc.)
- No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)
- No. of bicycle parking
- Within 600 ft of CTA or Metra station entrance

	0	0
		26
	0	0
	0	8
Check if applicable:		<input type="checkbox"/>

Chicago Builds Green -- Woodlawn Park --
 Woodlawn Center North -- Building C4.
 (Page 3 of 3)

Building Certification:

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input checked="" type="checkbox"/>	
LEED Certified		<input type="checkbox"/>
LEED Silver		<input checked="" type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

Energy efficiency strategies not captured above:

(E: Other than Energy Star Roof - or Energy Star Building Certification)

Other sustainable strategies and/or Project Notes:

All stormwater is managed on site, directed to various rain garden planters throughout the project. This strategy eliminates the need to tie in to the city's stormwater system.

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A community room and tot lot is provided.

Solar domestic hot water system is utilized.



City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)

<http://www.cityofchicago.org>

November 25, 2009

Richard F. Klawiter
DLA Piper LLP (US)
203 North LaSalle Street
Suite 1900
Chicago, IL 60601-1293

Re: Administrative Relief request for Residential Planned Development No. 64, Woodlawn Park, Phase I, Parking Reduction

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Residential Planned Development No. 64, has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

You are requesting to reduce the minimum number of required parking spaces for residential units. Preservation of Affordable Housing, Inc. ("POAH") recently acquired the Grove Parc apartment project comprising Residential Planned Development No. 64 ("PD 64") and is undertaking a major redevelopment of the property. While preparing permit drawings, POAH inventoried existing parking on the property and discovered that there are only 344 on-site residential parking spaces rather than the required 378 parking spaces, resulting in a deficit of 34 spaces.


Phase I of the redevelopment involves the demolition of eight existing buildings and the construction of two new buildings, with a net reduction of 59 dwelling units. Phase I also involves the demolition of 89 parking spaces and the construction of 49 new parking spaces, a net reduction of 40 parking spaces. Therefore, after Phase I of the redevelopment, the total number of parking spaces will be 304 spaces.

As a result of the reduction in dwelling units, and on a stand-alone basis, the parking for Phase 1 (49 spaces) meets the requirements of the Chicago Zoning Ordinance. The new Phase I parking ratio would be 0.73. We are authorized to grant further reductions for government-subsidized units based on transit availability, etc. Of the 67 units proposed in Phase I, 59 will be project-based Section 8 units and they will be located steps from a CTA Station and several bus lines. Finally, we typically require a 0.70 parking ratio for government subsidized units, consistent with the application you submitted on July 22, 2009, to amend PD 64. (PD 64 currently requires a 0.75 parking ratio.)

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing a parking reduction from the required 0.75 to 0.70 for PD 64 will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 64, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS: ADG: tm



parallel to N. Wolcott Avenue; the alley next south of W. Oakdale Avenue; and N. Wolcott Avenue,

to those of an M1-4 Restricted Manufacturing 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.

Reclassification of Area Shown on Map No. 10-E.

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 R5 General Residence District symbols and indications as shown on Map No. 10-E in the area bounded by

a line 100 feet south of E. Pershing Road; S. South Park Way; a line 265 feet south of E. Pershing Road; and the alley next west of and parallel to S. South Park Way,

to those of an R6 General Residence 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.

Reclassification of Area Shown on Map No. 11-K.

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 B4-2 Restricted Service District symbols and indications as shown on Map No. 11-K in the area bounded by

a line 100 feet south of W. Montrose Avenue; a line 181 feet east of N. Kedvale Avenue; a line 147 feet south of W. Montrose Avenue; and N. Kedvale Avenue,

to those of an R4 General Residence 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.

Reclassification of Area Shown on Map No. 13-L.

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 C1-1 Restricted Commercial District symbols and indications as shown on Map No. 13-L in the area bounded by

W. Foster Avenue; the east line of the right of way of the C.M. St. P. & P. R.R.; the alley next south of and parallel to W. Foster Avenue; and N. Leclair Avenue,

to those of an M1-1 Restricted Manufacturing 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.

Reclassification of Area Shown on Maps No. 14-D and No. 14-E.

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 B4-3 Restricted

Service District, B5-3 General Service District, and C2-3 General Commercial District symbols and indications as shown on Maps No. 14-D and No. 14-E in the area bounded by

a line 447.56 feet north of E. 61st Street; S. Cottage Grove Avenue; E. 61st Street; the alley next east of and parallel to S. Cottage Grove Avenue; a line 450 feet south of E. 61st Street; S. Cottage Grove Avenue; E. 62nd Street; the alley next east of and parallel to S. Cottage Grove Avenue; a line 203 feet north of E. 63rd Street; S. Drexel Avenue; E. 63rd Street; S. Cottage Grove Avenue; the alley next north of and parallel to E. 63rd Street; the alley next east of and parallel to S. Cottage Grove Avenue; a line 75.56 feet south of E. 61st Street; S. Evans Avenue; E. 61st Street; a line 454.18 feet west of S. Cottage Grove Avenue; a line 280 feet north of E. 61st Street; a line 305 feet west of S. Cottage Grove Avenue; a line 290 feet north of E. 61st Street; and a line 149.08 feet west of S. Cottage Grove Avenue,

to the designation of a Residential Planned Development 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 hereof 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 printed on pages 3603-3608 of this Journal.]

Reclassification of Area Shown on Map No. 15-M.

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 B4-1 Restricted Service District symbols and indications as shown on Map No. 15-M in the area bounded by

W. Highland Avenue; the alley next east of N. Milwaukee Avenue; a line 124 feet 3/8 inches south of W. Highland Avenue; and N. Milwaukee Avenue,

to those of a B4-2 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.

Reclassification of Area Shown on Map No. 18-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 18-I in the area bounded by

W. 71st Street; S. Artesian Avenue; the alley next south of and parallel to W. 71st Street; and S. Campbell Avenue,

to those of a B4-2 Restricted Service District, and a corresponding bulk 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.

(Continued on page 3609)

A 973

PASS 9/11/68
P 64

PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT #64

STATEMENT

(1) The area defined herein as "Residential Planned Development" is owned and controlled by the Department of Urban Renewal of the City of Chicago and designated as Redevelopment Project 60th Cottage Grove Disposition Parcels 14A; 15A; 15B; 16A; 17A; 17B; & 18B.

(2) Off-street parking and off-street loading facilities for residential uses shall be provided in compliance with this Plan of Development as authorized by the R5 General Residence District of the Chicago Zoning Ordinance .

Off-street parking and off-street loading facilities for the business uses shall be provided in compliance with this Plan of Development as authorized by the B5 General Service District of the Chicago Zoning Ordinance.

(3) Any dedication or vacation of streets or alleys or adjustment of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal and approval by the City Council.

(4) All applicable official reviews, approvals or permits are required to be obtained by the

Department of Urban Renewal or its successor upon conveyance of Redevelopment Project 60th & Cottage Grove Disposition Parcels 14A, 15A, 15B, 16A, 17A, 17B, & 18B.

(5) Any public way or service drives or any other ingress or egress lanes not heretofore proposed to be dedicated 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.

(6) Use of the land will consist of elevator and walk-up apartments with related uses, convenience type business uses, community center, and private recreational areas and facilities.

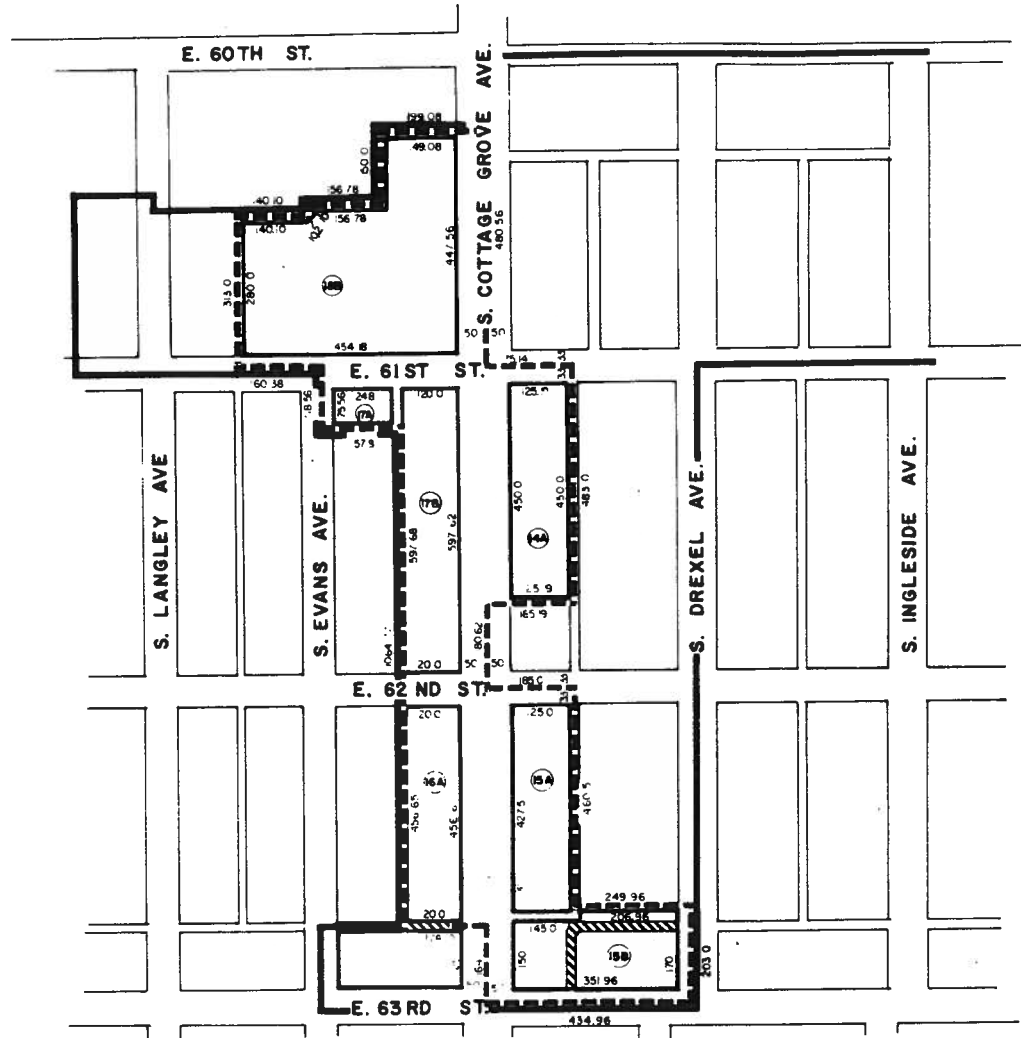
- (7) The following information sets forth data concerning the property included in said planned development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a R5 General Residence District classification and a B5 General Service District classification and with the regulations hereby made applicable thereto.
- (8) The Plan of Development hereby attached shall be subject to the "Rules, Regulations & Procedures in relation to Planned Developments" as adopted by the Commissioner of Development and Planning.

**Applicant: Department of Urban Renewal
of the City of Chicago**





Date: June 26, 1968

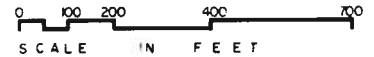
RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



LEGEND

-  60th - COTTAGE GROVE PROJECT BOUNDARY
-  PLANNED DEVELOPMENT BOUNDARY
-  DISPOSITION PARCEL
-  ALLEY RIGHT-OF-WAY PROPOSED TO BE VACATED

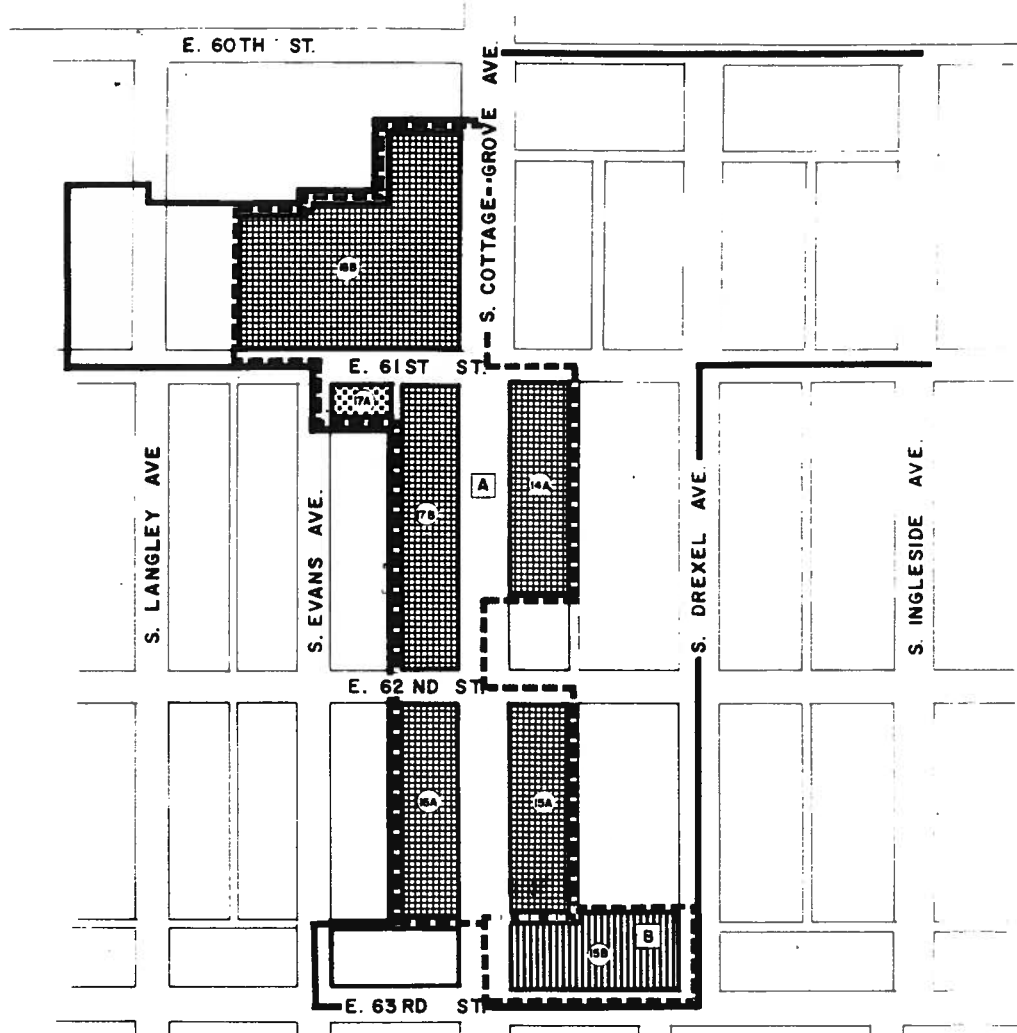


APPLICANT: DEPARTMENT OF URBAN RENEWAL
CITY OF CHICAGO








DATE: JUNE 26, 1968

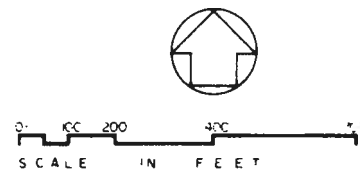
RESIDENTIAL PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN



LEGEND

-  60th - COTTAGE GROVE PROJECT BOUNDARY
-  PLANNED DEVELOPMENT BOUNDARY
-  164 DISPOSITION PARCEL
-  ELEVATOR APARTMENTS, WALK-UP APTS., AND PRIVATE RECREATIONAL FACILITIES
-  COMMUNITY BUILDING
-  CONVENIENCE-TYPE BUSINESS USES
-  SUB-AREA

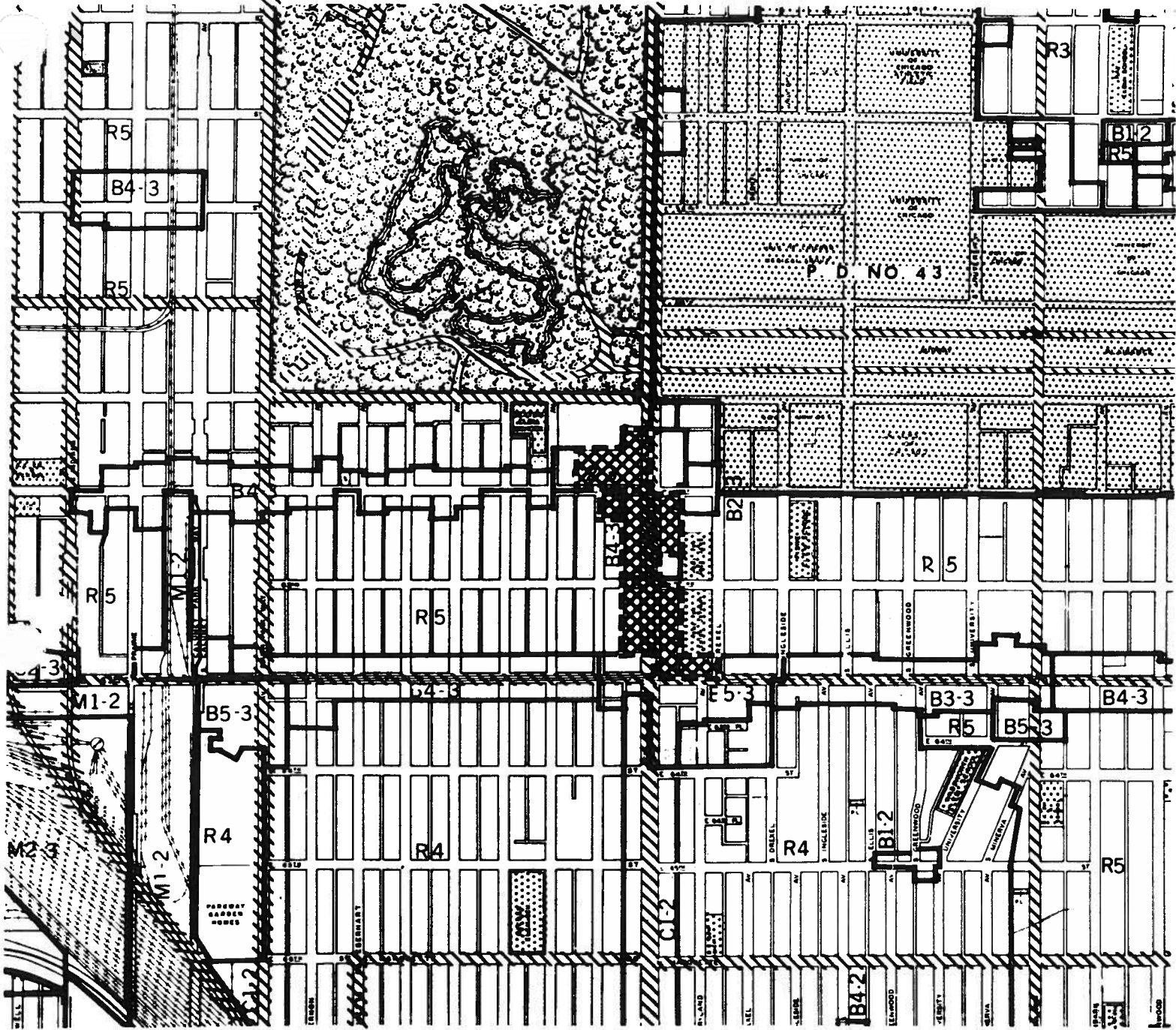








APPLICANT: DEPARTMENT OF URBAN RENEWAL
CITY OF CHICAGO

DATE: JUNE 26, 1968

RESIDENTIAL PLANNED DEVELOPMENT

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



-  PLANNED DEVELOPMENT BOUNDARY
-  PROPOSED PLANNED DEVELOPMENT
-  ZONING DISTRICTS
-  PARKS & PLAYGROUNDS
-  PREFERENTIAL STREETS
-  PUBLIC & QUASI-PUBLIC FACILITIES

APPLICANT : DEPARTMENT OF URBAN RENEWAL OF
THE CITY OF CHICAGO

DATE : JUNE 26, 1968

**RESIDENTIAL PLANNED DEVELOPMENT
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA**

SUB AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF D.U.'s	MAXIMUM F.A.R.	MAX. % OF LAND COVERED
	SQ. FEET	ACRES				
A	404,247	9.23	Elevator and walk-up apartments, community building, and private recreation areas.	504	2.2	40%
B	54,771	1.26	Convenience-type business uses.	/	0.7	60%
	459,018	10.54				

Gross Site Area = Net Site Area (10.54 acres) + area of public rights of way (3.19 acres) = 13.73 acres.

Maximum number of dwelling units: 504
 Maximum number of dwelling units per acre (net residential area): 54.3
 Maximum permitted F.A.R. for total net site area: 2.2

Minimum number of parking spaces required: 378 (for residential units)
 40 (for business uses)

Minimum periphery setbacks: Boundary and front yard - 9 feet
 Boundary and side yard - 3 feet

Setbacks and yard requirements may be adjusted where required to permit conformance to the architectural arrangement of said development, subject to the approval of the Department of Development and Planning.

Maximum percentage of land coverage (for total Net Site Area): 40%

Applicant: Department of Urban Renewal of the City of Chicago

Date: June 26, 1968