

PD 830

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16938

95632

JOURNAL--CITY COUNCIL--CHICAGO

6/30/2010

hereby amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 3-H in the area bounded by:

North Moorman Street; a line perpendicular to North Moorman Street that is 97.30 feet long starting at a point 87.20 feet southeast of the east line of North Hermitage Avenue (as measured along the southwest line of North Moorman Street) and ending at a point 131.20 feet south of the southwest line of North Moorman Street (as measured along the east line of North Hermitage Avenue); and North Hermitage Avenue,

to those of an RT4 Residential Two-Flat Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map No. 3-H.

(Application No. 17064)

(Common Address: 1214 -- 1216 N. Wood St.)

[O2010-3119]

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 B3-2 Community Shopping District and RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 3-H in the area bounded by:

a line 172 feet north of and parallel to West Division Street; North Wood Street; a line 124 feet north of and parallel to West Division Street; and the alley next west of and parallel to North Wood Street,

to those of an RT4A Residential Two-Flat, Townhouse and Multi-Unit 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. 4-J.

(As Amended)

(Application No. 16938)

(Common Address: 1213 -- 1257 S. Sawyer Ave., 3200 -- 3224 W. 13th St.,
1212 -- 1238 S. Kedzie Ave. And 1242 -- 1256 S. Kedzie Ave.)

IPD 830, 99

[SO2010-3120]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Institutional Planned Development Number 830 symbols and indications as Shown on Map Number 4-J in the area bounded by:

alley next north of and parallel to West 13th Street; South Kedzie Avenue; a line 175 feet north of and parallel to West 13th Street (as measured from the north line of West 13th Street); a line 124.97 feet west of and parallel to South Kedzie Avenue (as measured from the west line of South Kedzie Avenue); a line 150 feet north of and parallel to West 13th Street (as measured from the north line of West 13th Street); West 13th Street; and South Sawyer Avenue,

to those of Institutional Planned Development Number 830, as amended, which is hereby established in the area above described, subject to use and bulk regulations as are set forth in the Plan of Development Statements herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance takes effect after its passage and approval.

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

Institutional Planned Development No. 830, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 830, as amended, consists of approximately one hundred sixteen thousand four hundred ninety three (116,493) square feet (plus or minus two and sixty-seven hundredths (± 2.67) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the applicant, EdgeAlliance, Inc., an Illinois not-for-profit corporation (formerly known as AIDSCare, Inc.).
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of the right-of-way shall require a separate submittal on behalf of the applicant or 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. Furthermore, pursuant to the requirements of Section 17-8-0400 of

the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or designated control. Single designated control is defined Section 178-0400 of the Chicago Zoning Ordinance ("Zoning Ordinance").

4. This plan of development consists of eighteen (18) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Right-of-Way Adjustment Map; a Planned Development Boundary and Property Line Map; a Site Plan; East and West Elevations of the "Liberty" Building; and North and South Elevations of the "Liberty" Building prepared by Harley Ellis Devereaux, dated June 17, 2010. Full-sized copies of the drawings are on file with the Department of Zoning and Land Use Planning. In any instance where a provision of this planned development conflicts with the Chicago Building Code, the Building Code shall control. This planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this planned development ordinance and the Zoning Ordinance, this planned development ordinance shall apply.
5. The property within the amended planned development is divided into three (3) Subareas (A, B and C), as indicated on the Site Plan. Subject to the Bulk Regulations and Data Table, the following uses are permitted on the property under this amended planned development: multi-family residential; transitional residences; ground floor residential uses; health services; drug stores; social services; counseling; community center; recreational centers, parking and accessory uses.
6. On-premise signs and temporary signs such as construction and marketing signs shall be permitted within the planned development subject to the review and approval of the Department of Zoning and Land Use Planning. Off-premise signs are prohibited within the boundary of the planned development.
7. Off-street parking and loading facilities shall be provided in compliance with this amended planned development subject to the review and approval of the Department of Zoning and Land Use Planning. The minimum number of parking spaces reflects a decision and determination that the number of parking spaces will be sufficient to accommodate the needs of the residential uses of the amended planned development. A minimum of two percent (2%) of all parking spaces provided within the amended planned development shall be designated and designed for parking for the handicapped.
8. Ingress or egress shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Land Use Planning. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.

9. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations attached hereto, the height of the improvements shall also be subject to limitations approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") for the site shall be in accordance with the attached Bulk Regulations Table. For purposes of floor area ratio ("F.A.R.") calculations, the definitions of the Chicago Zoning Ordinance shall apply. The permitted F.A.R. identified in the Bulk Regulations Table has been determined using a Net Site Area of one hundred sixteen thousand four hundred ninety-three (116,493) square feet.
11. 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 and Land Use Ordinance. The fee as determined by staff at the time is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
12. The improvements on the property shall be designed, constructed and maintained in substantial conformance with the improvements existing at the time of approval of this amended planned development and the Site Plan.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all building and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. The terms and conditions of development under this planned development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Commissioner of the Department of Zoning and Land Use Planning 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, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. All developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Zoning and Land Use Planning.
16. The building to be located in Subarea C has not been fully designed as of the date of this amended planned development. Accordingly, prior to the 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 development within Subarea C of this amended planned development, a site plan for proposed development, including parking areas (a "Site Plan") shall be submitted by the owner or with the owner's written approval to the Commissioner for approval. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals substantially conform with this amended planned development and to assist the City in monitoring on-going development. A Site Plan may be submitted for all or any part of the property. Such Site Plan need only include that portion of the property, including adjacent public rights-of-way, for which approval is being sought by the owner. No Part II Approval for any portion of the property shall be granted until an applicable Site Plan has been approved.

Following approval of a Site Plan by the Commissioner, the approved Site Plan and supporting data and materials shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this amended planned development.

After approval of a Site Plan by the Commissioner, the approved Site Plan may be changed or modified pursuant to the provisions of statement fourteen (14) hereof. In the event of any inconsistency between an approved Site Plan and the terms of this amended planned development in effect at the time of approval of such Site Plan or of the modifications or changes thereto, the terms of this amended planned development shall govern.

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

- (a) the boundaries of the site;
- (b) the footprint of the proposed improvements;
- (c) all proposed landscaping, including species and size;
- (d) all pedestrian circulation routes;
- (e) elevations of the improvements;
- (f) location and depiction of all parking spaces (including relevant dimensions);
- (g) locations and depiction of all loading berths (including relevant dimensions);
- (h) all drives, roadways and vehicular routes;
- (i) statistical information application to the property limited to the following:
 - (i) floor area and floor area ratio;
 - (ii) floor area devoted to retail uses;

- (iii) number of dwelling units;
 - (iv) number of parking spaces;
 - (v) number of loading berths; and
 - (vi) uses of parcels;
- (k) parameters of building envelopes including:
- (i) maximum building height; and
 - (ii) setbacks required and provided.

A Site Plan shall include such other information as may be necessary to illustrate substantial conformance with this amended planned development.

17. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
18. Unless substantial construction of the new residential building in Subarea B 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 Institutional Planned Development Number 830 as passed by City Council on April 9, 2003.

[Planned Development Boundary and Property Line Map; Existing Zoning Map; Site Plan; Right-of-Way Adjustment Map; North/South Elevations; East/West Elevations; Rendering From Southeast Corner; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 95640 through 95649 of this *Journal*.]

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

16938

95638

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6/30/2010

Institutional Planned Development Number 830, As Amended.

Bulk Regulations And Data Table.

Total Gross Site Area, 158,973 square feet (± 3.65 acres) = Total Net Site Area, 116,493 square feet (± 2.67 acres) + Area Remaining in Public Rights-of-Way, 42,480 square feet (± .98 acres).

Site Area:

Subarea A:	51,640 square feet
Subarea B:	39,874 square feet
Subarea C:	24,979 square feet
Total:	116,493 square feet

Maximum Permitted Floor Area Ratio:

Subarea A:	0.85
Subarea B:	1.45
Subarea C:	0.50
Total:	0.95

Minimum Setbacks:

For existing buildings:	As existing at the time of approval of this Planned Development
For new construction:	In substantial conformance with the Site Plan

Maximum Number of Dwelling Units:

Subarea A:	34
Subarea B:	69
Subarea C:	None
Total:	103

**Minimum Number of
Off-Street Parking Spaces:**

Subarea A:	22
Subarea B:	7
Subarea C:	8
Total:	37

Minimum Bicycle Parking:

Subarea A:	0
Subarea B:	9
Subarea C:	0
Total:	9

**Minimum Number of
Off-Street Loading Berths:**

Subarea A:	2
Subarea B:	1
Subarea C:	1
Total:	4

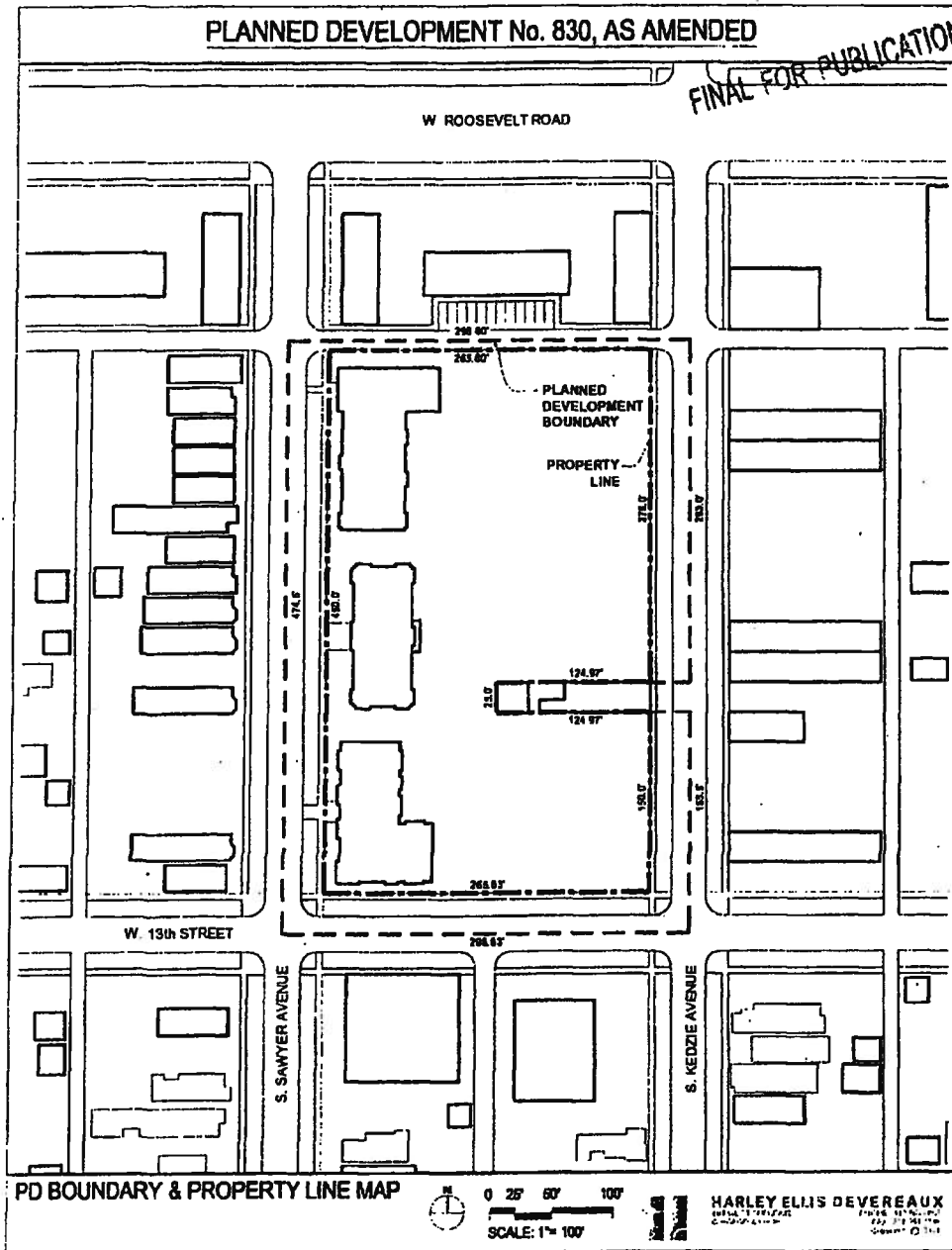
Maximum Building Height:

Subarea A:	35 feet
Subarea B:	45 feet
Subarea C:	25 feet

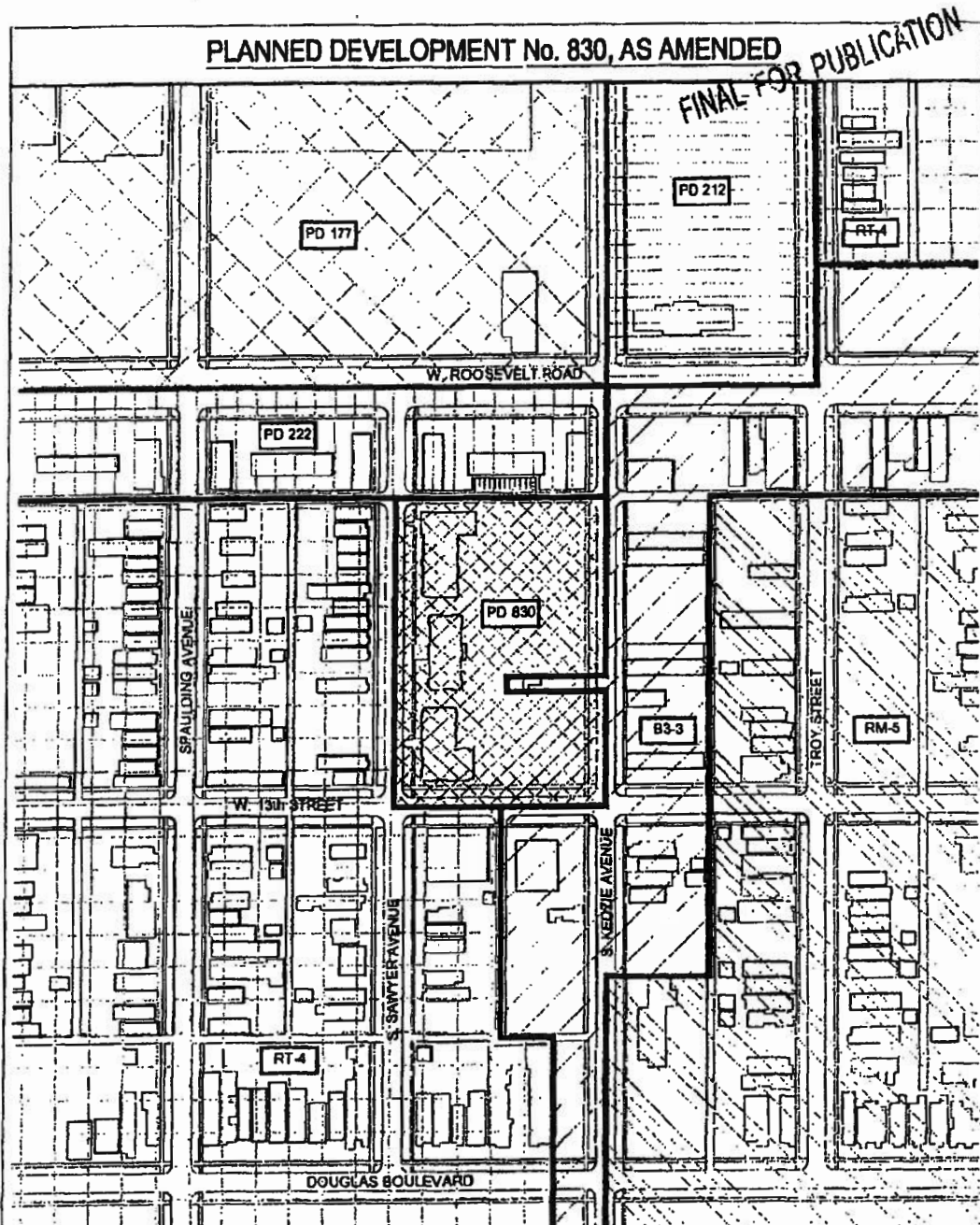
**Maximum Percentage of
Site Coverage:**

Subarea A:	30%
Subarea B:	45%
Subarea C:	40%

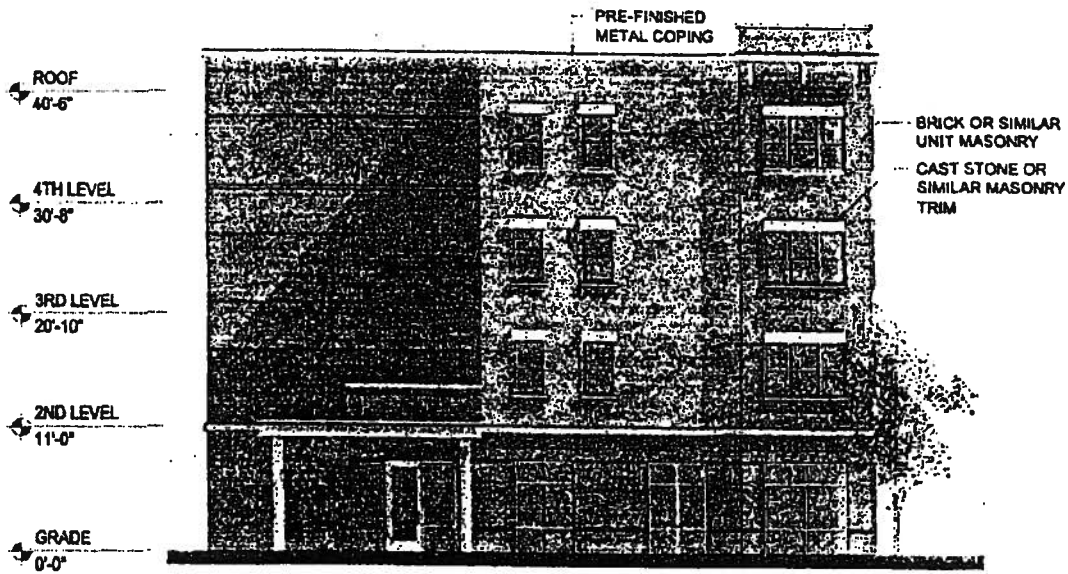
Planned Development Boundary And Property Line Map.



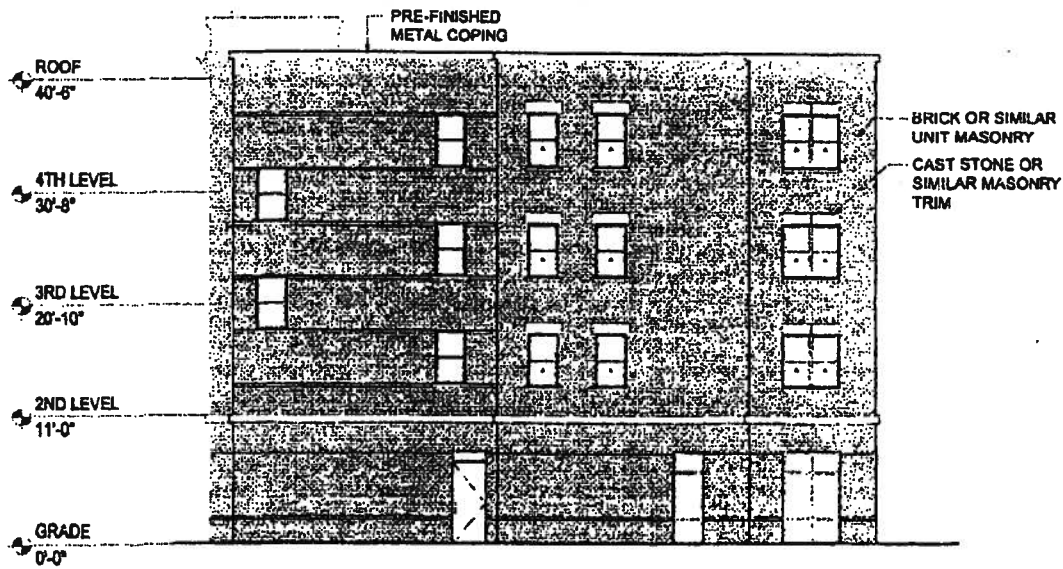
Existing Zoning Map.



North/South Elevations.



SOUTH ELEVATION
SCALE: 1/16"=1'-0"



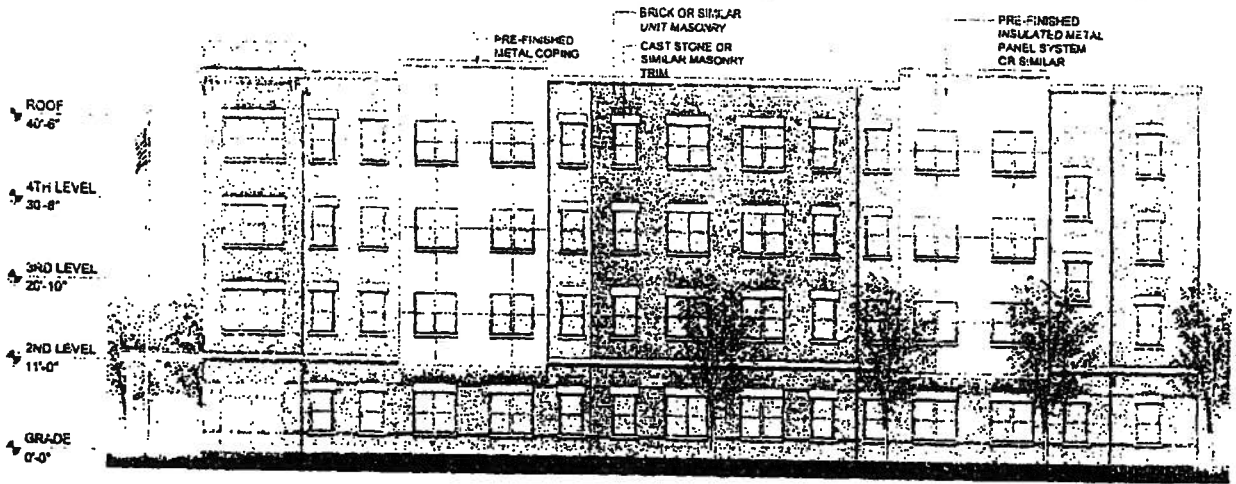
NORTH ELEVATION
SCALE: 1/16"=1'-0"

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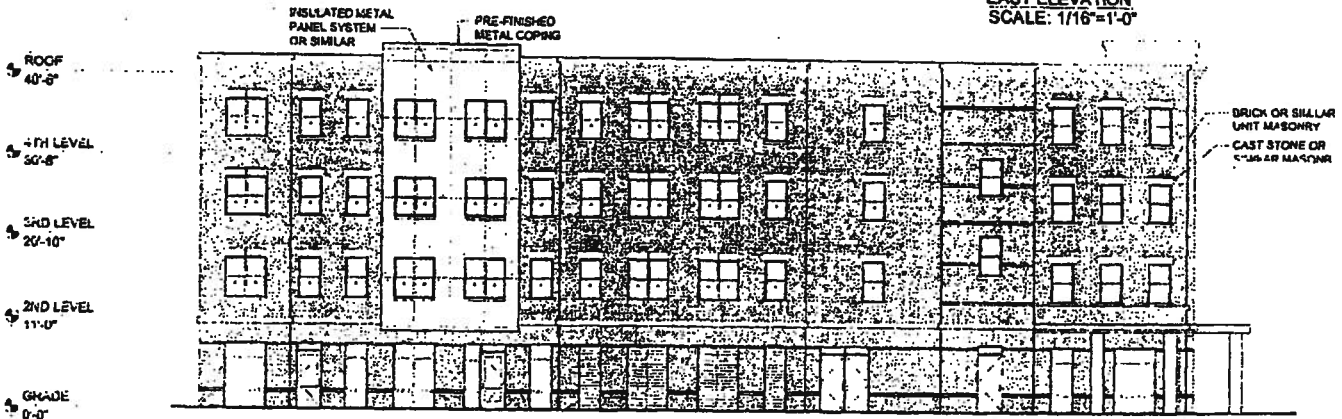
REPORTS OF COMMITTEES

95645

East/West Elevations.



EAST ELEVATION
SCALE: 1/16"=1'-0"



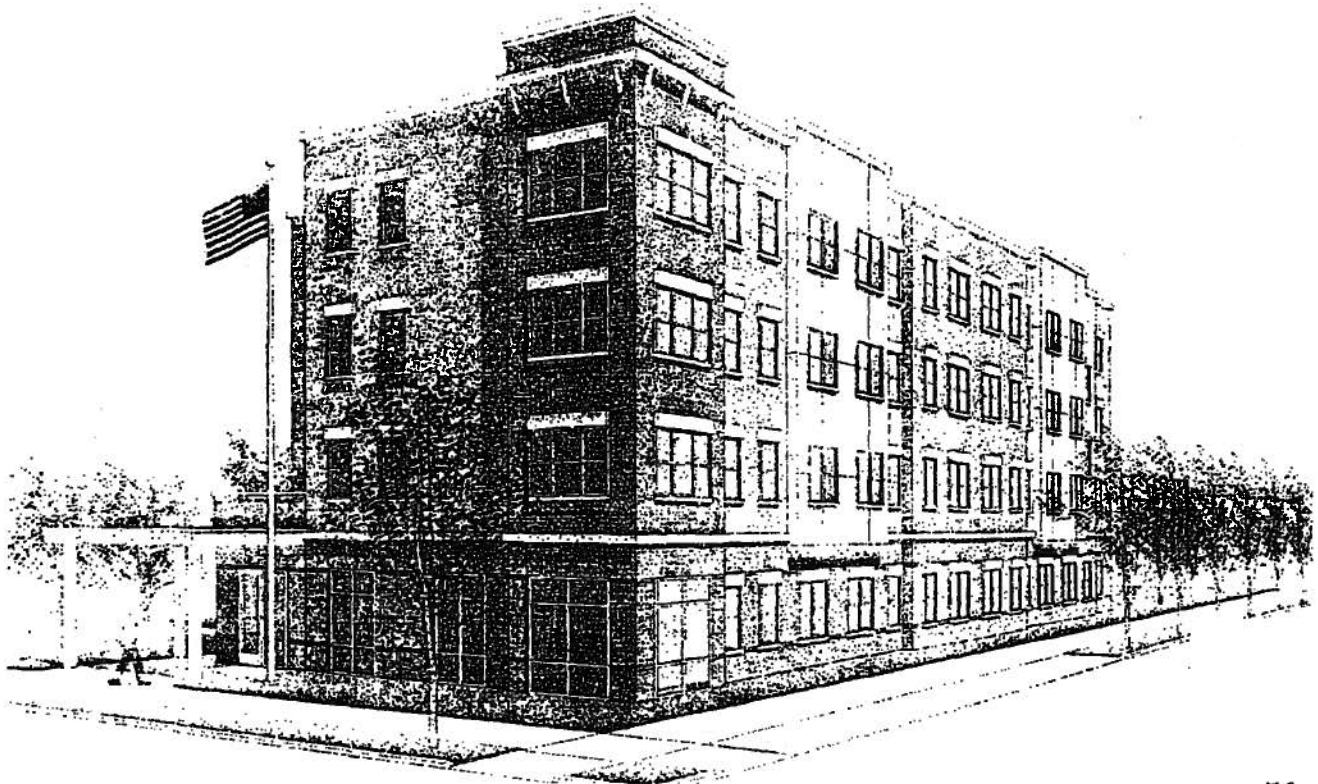
WEST ELEVATION
SCALE: 1/16"=1'-0"

95646

JOURNAL-CITY COUNCIL-CHICAGO

6/30/2010

Rendering From Southeast Corner.



Chicago Builds Green.
(Page 1 of 3)

GREEN

Project Name:

Edge Alliance (Sub Area B only)

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:
1242	1256	S	Kedzie	Ave

Ward No: Community Area No:

24	
----	--

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.:
39,855	14952	3082

DPD Project Manager:

Enter First Name Last Name

Fernando Espinoza

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.
(Page 2 of 3)

Required per Zoning
Code or Green
Map/Building Green
Metric
To be Provided by
the development:
Please fill, if applicable

Landscaping:

7' Landscape Setback	Square footage:	581	581
Interior Landscape Area	Square footage:	154	294
No. of Interior Trees		2	2
No. of Parkway Trees		16	16

Open Space:

River Setback	Square footage:	0	0
Private Open Space	Square footage:	0	
Privately developed Public Open Space	Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	0
Raingarden	Check applicable:	<input type="checkbox"/>
Filter strip		<input type="checkbox"/>
Bioswale		<input type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage:	0
Rain-water collection cistern/barrel	Gallons	0
Total impervious area reduction	Square footage:	0

Other sustainable surface treatments:

Green roof	Square footage:	0	0
Energy Star roof	Square footage:	7,599	7599
High-albedo pavement	Square footage:		0

Transportation:

No. of accessory parking spaces		?	?
Total no. of parking spaces (Accessory + Non-Acc.)			7
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0	0
No. of bicycle parking		6	6
Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input type="checkbox"/>	

Chicago Builds Green.
(Page 3 of 3)

Building Certification:

- | | | |
|----------------------------------|--------------------------|-------------------------------------|
| Energy Star building | <input type="checkbox"/> | <input type="checkbox"/> |
| LEED certification | <input type="checkbox"/> | |
| LEED Certified | | <input type="checkbox"/> |
| LEED Silver | | <input 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 checked="" 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)*

An Illinois DCEO Affordable Housing Energy Grant is anticipated for use on the veterans housing building.

**Other sustainable strategies
and/or Project Notes:**



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

January 7, 2008

Mr. Stephen E. Montgomery
Harley Ellis Devereaux
401 West Superior
Chicago, IL 60610-3430

Re: **Site Plan Approval for:
Institutional Planned Development No. 830, Subarea B**
Proposal: The construction of a three (3) –story apartment building containing a total of 33 units (32 single room occupancy and one, one (1) bedroom units) – ‘AIDSCare North Lawndale Campus’.
Location: 1251 South Sawyer Avenue (northeast corner of South Sawyer Avenue and West 13th Street)

Dear Mr. Montgomery:

We have reviewed the Site Plan dated June 15, 2007, for the construction of 33 dwelling units in an three (3) –story residential building. The first floor of 1251 South Sawyer Avenue will contain approximately 7,300 square feet including the resident manager’s apartment, office space, the residential entry lobby, conference space, vending machines, building support/utility spaces and other amenities. The second and third floors will contain the 32 single room occupancy units. These plans are submitted in accordance with Statement No. 14 of Institutional Planned Development No. 830, as amended.

The following drawings, dated June 15, 2007, and submitted by your firm, were reviewed and will be added to the main file within the Department of Planning and Development concurrent with a Full Part II Review:

- C-102 Updated Survey (September 6, 2007)
- L-100 Dimension Plan (September 6, 2007)
- A-100 Landscape Plan (Prepared by Ernest C. Wong)
- A-101 Site Plan
- A-101 First Floor Plan
- A-102 Second and Third Floor Plans
- A-103 Roof Plan
- A-200 Elevations – East, West and South
- A-201 Elevations – North
- A-300 Building Sections

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. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 830, as amended, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on April 9, 2003.

Sincerely,

Arnold L. Randall
Commissioner

ALR: SA: HG: eg
cc: Mary Bonome, Mike Marmo, Pat Haynes, Erik Glass, DPD Files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

October 3, 2003

Mr. Steven E. Montgomery
Environ Harleyellis
401 West Superior
Chicago, Illinois 60610

Re: Request for a minor change to Institutional Planned Development
No. 830 (AidsCare 1235 South Sawyer Avenue).

Dear Mr. Montgomery:

Please be advised that your request for a minor change to Institutional Planned Development No. 830, on behalf of AidsCare, Inc., has been considered by the Department of Planning and Development pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you requested to reduce the number of parking spaces from 34 to 32 for Subarea A of the development to allow for additional landscaping and an access driveway to Subarea B to the north, thereby eliminating one of two driveways on Kedzie Avenue.

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No.830, I hereby approve the foregoing minor change as stated, but no other changes to Institutional Planned Development No. 830. The revised Site and Landscape Plans dated August 8, 2003 are hereby made a part of this approval.

Very Truly Yours,

Alicia Mazur Berg
Commissioner

cc: Jack Swenson, Philip Levin, Mike Marmo, Ed Kus, Carmen Vidal-Hallett, Mary Bonome



4/9/2003

REPORTS OF COMMITTEES

13853

106943

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the R4 General Residence District symbols and indications as shown on Map Number 4-G in the area bounded by:~~

~~a line 50 feet north of and parallel to West 18th Street; South Throop Street; West 18th Street; and South Ada Street,~~

~~to those of a C1-2 Restricted Commercial District and a corresponding use district is hereby established in the area above described.~~

~~SECTION 2. This ordinance shall be in full force and effect after its passage and publication.~~

*Reclassification Of Area Shown On Map Number 4-J.
(As Amended)
(Application Number 13853)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the R4 General Residence District symbols and indications as shown on Map Number 4-J in the area bounded by:

a line 175 feet north of and parallel to West 13th Street; the alley next east of and parallel to South Sawyer Avenue; West 13th Street; and South Sawyer Avenue,

to those of a B5-3 General Service District.

SECTION 2. That the Chicago Zoning Ordinance be then further amended by changing all of the B5-3 General Service District and Institutional Planned Development Number 830 symbols and indications as shown on Map Number 4-J in the area bounded by:

the alley next north of and parallel to West 13th Street; South Kedzie Avenue; a line 175 feet north of and parallel to West 13th Street; a line 124.85 feet west of and parallel to South Kedzie Avenue; a line 150 feet north of and parallel to West 13th Street; South Kedzie Avenue; West 13th Street; and South Sawyer Avenue,

to those of Institutional Planned Development Number 830, as amended, in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

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

Institutional Planned Development Number 830, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 830, as amended, consists of approximately one hundred sixteen thousand five hundred seventy-five (116,575) square feet (plus or minus two and sixty-eight hundredths (± 2.68) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the applicant, AidsCare, Inc., an Illinois not-for-profit corporation.
2. All applicable official reviews, approvals or permits which are necessary to implement this plan of development shall be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant or 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 title holders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made

or authorized by all the owners of the property, including any condominium association which may be formed to represent all or some of the owners for zoning purposes and any ground lessors.

4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Right-of-Way Adjustment Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan; and Building Elevations of Subarea A prepared by Environ, dated February 13, 2003. Full-sized copies of the Site/Landscape Plan and the Building Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the property. 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 property within the planned development is divided into two (2) Subareas (A and B), which include a public alley to be vacated and incorporated into the planned development, as indicated on the Existing Land-Use Map, the Right-of-Way Adjustment Map and on the Planned Development Boundary and Property Line Map. Subject to the Bulk Regulations and Data Table, the following uses are permitted on the property under this planned development: multi-family residential; transitional residences; ground floor residential uses; health services; social services; counseling; community center; recreational centers; parking and accessory uses.

Any portion of the property may be utilized on an interim basis for construction staging, the storage of construction material and parking for the various phases of development of the property.
6. Identification signs and temporary signs such as construction and marketing signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be provided in compliance with this planned development subject to the review and approval of the Department of Planning and Development. The minimum number of parking spaces reflects a decision and determination that the number of parking spaces will be sufficient to accommodate the needs of the residential uses of the planned development. A minimum of two percent (2%) of all parking spaces provided within the planned development shall be designated and designed for parking for the handicapped.

8. Any service drive or other ingress or egress shall be adequately designated 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 such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and Planning and Development.
9. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations attached hereto, the height of the improvements shall also be subject to limitations approved by the Federal Aviation Administration.
10. The improvements on the property in Subarea A, including the on-site exterior landscaping and all entrances and exists to and from the loading area, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and the Building Elevations. Improvements made on Subarea B are subject to "Part II approval" in accordance with paragraph 14 hereof.
11. 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
12. The requirements of the planned development may be modified administratively by the Commissioner of Planning and Development upon the application for such a modification by the applicant and a determination by the Commissioner of Planning and Development 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 Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
14. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for development or redevelopment of any property included within Subarea B of this planned development, a site plan for proposed development, including parking areas (a "Site Plan"), shall be submitted by the owner or with the owner's written approval to the Commissioner for approval. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals substantially conform with this planned development and to assist the City in monitoring on-going development. A Site Plan may be submitted for all or any part of the property. Such Site Plan need only include that portion of the property, including adjacent public rights-of-way, for which approval is being sought by the owner. No Part II Approval for any portion of the property shall be granted until an applicable Site Plan has been approved.

Following approval of a Site Plan by the Commissioner, the approved Site Plan and supporting data and materials shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this planned development.

After approval of a Site Plan by the Commissioner, the approved Site Plan may be changed or modified pursuant to the provisions of statement twelve (12) hereof. In the event of any inconsistency between an approved Site Plan and the terms of this planned development in effect at the time of approval of such Site Plan or of the modifications or changes thereto, the terms of this planned development shall govern.

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

- (a) the boundaries of the site;
- (b) the footprint of the proposed improvements;
- (c) all proposed landscaping, including species and size;

- (d) all pedestrian circulation routes;
- (e) elevations of the improvements;
- (f) location and depiction of all parking spaces (including relevant dimensions);
- (g) locations and depiction of all loading berths (including relevant dimensions);
- (h) all drives, roadways and vehicular routes;
- (i) all landscaping and buffer zones (including a description of all landscape materials);
- (j) statistical information application to the property limited to the following:
 - (i) floor area and floor area ratio;
 - (ii) floor area devoted to retail uses;
 - (iii) number of dwelling units;
 - (iv) number of parking spaces;
 - (v) number of loading berths; and
 - (vi) uses of parcels;
- (k) parameters of building envelopes including:
 - (i) maximum building height; and
 - (ii) setbacks required and provided.

A Site Plan shall include such other information as may be necessary to illustrate substantial conformance with this planned development.

15. Unless substantial construction of the development has commenced within six (6) years following adoption of this planned development, and unless completion thereof is diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to the pre-existing R4 General Residence and B5-3 General Service Districts.

[Right-of-Way Adjustment Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Existing Zoning Map; Landscape Plan; Site Plans; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 106951 through 106963 of this *Journal*.]

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

Institutional Planned Development Number 830, As Amended.

Bulk Regulations And Data Table.

Total Gross Site Area, 159,062 square feet (\pm 3.65 acres) = Total Net Site Area, 116,575 square feet (\pm 2.68 acres) + Area Remaining in Public Rights-of-Way, 42,487 square feet (\pm .98 acres).

Site Area:

Subarea A:	51,675 square feet.
Subarea B:	64,900 square feet.
Total:	116,575 square feet.

Maximum Permitted
Floor Area Ratio:

Subarea A:	0.85.
Subarea B:	0.65.
Total:	0.75.

Setbacks From Property
Line:

In substantial conformance with the
Site/Landscape Plan.

**Maximum Number of
Dwelling Units:**

Subarea A:	34.
Subarea B:	36.
Total:	70.

**Minimum Number of
Off-Street Parking Spaces:**

Subarea A:	34.
Subarea B:	21.
Total:	55.

**Minimum Number of
Off-Street Loading Berths:**

Subarea A:	2.
Subarea B:	2.
Total:	4.

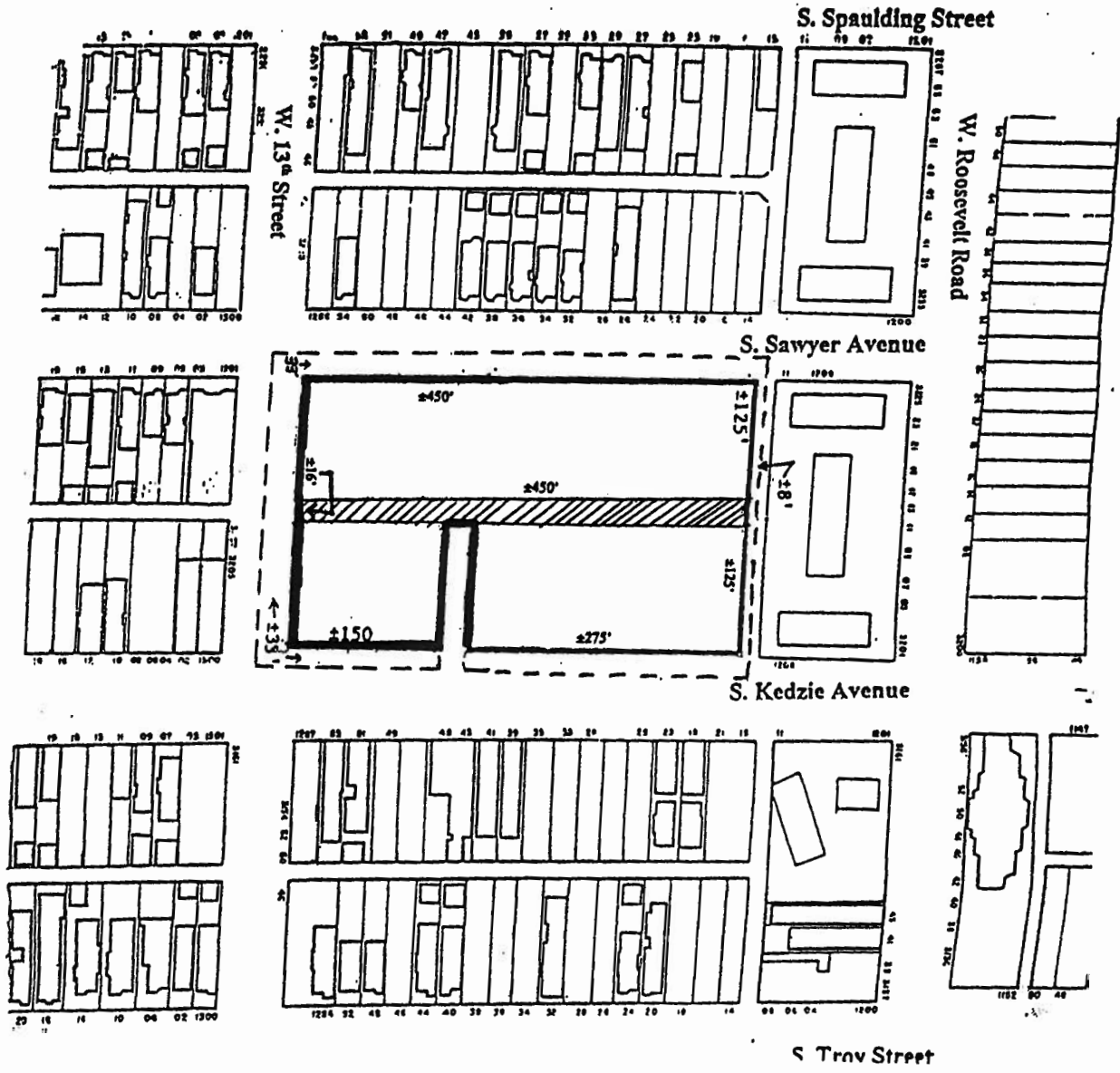
Maximum Building Height:

Subarea A:	In substantial conformance with the Building Elevations.
Subarea B:	Subject to Site Plan approval.

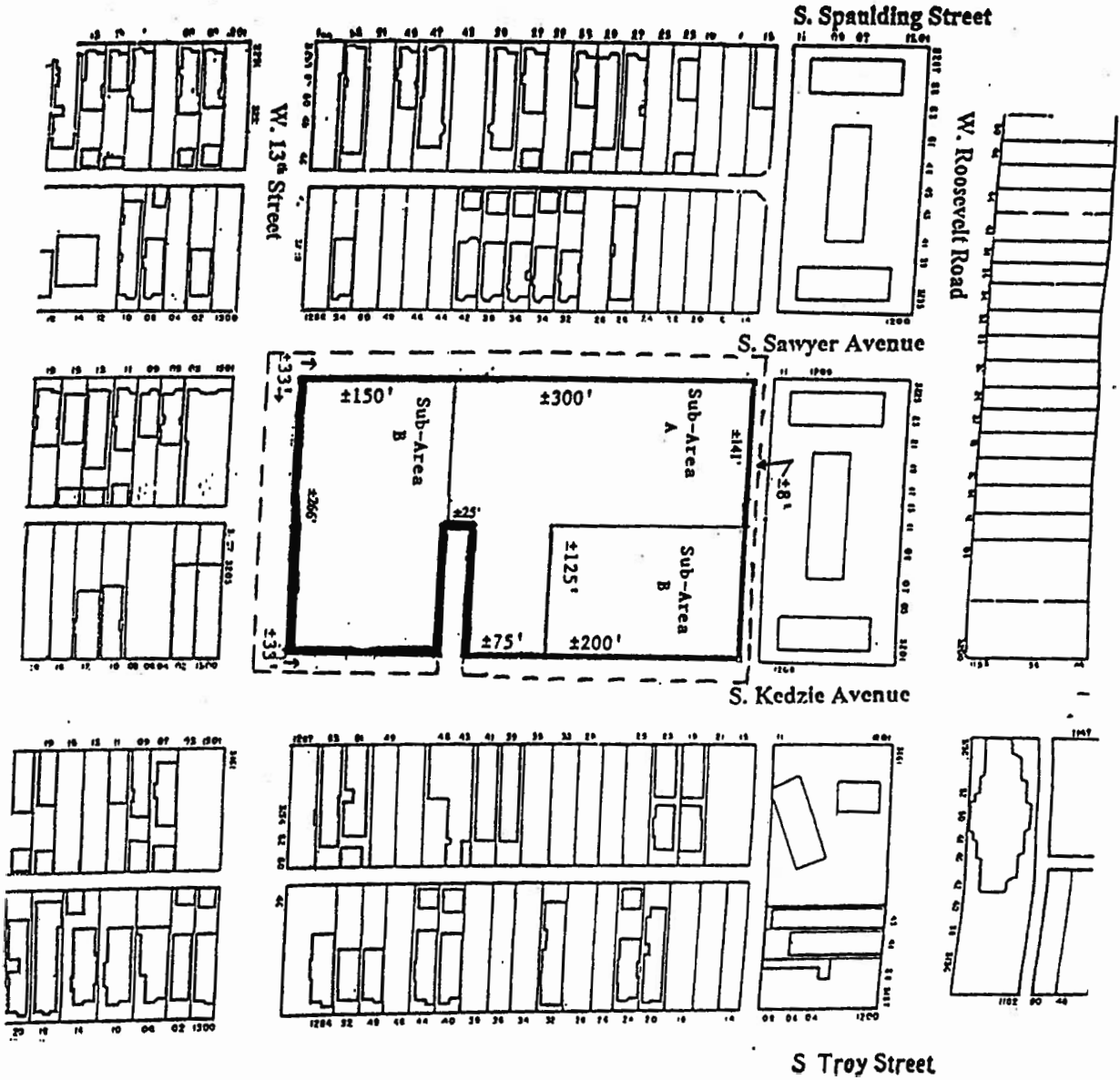
**Maximum Percentage of
Site Coverage:**

Subarea A:	In substantial conformance with the Site Plans.
Subarea B:	38.5%.

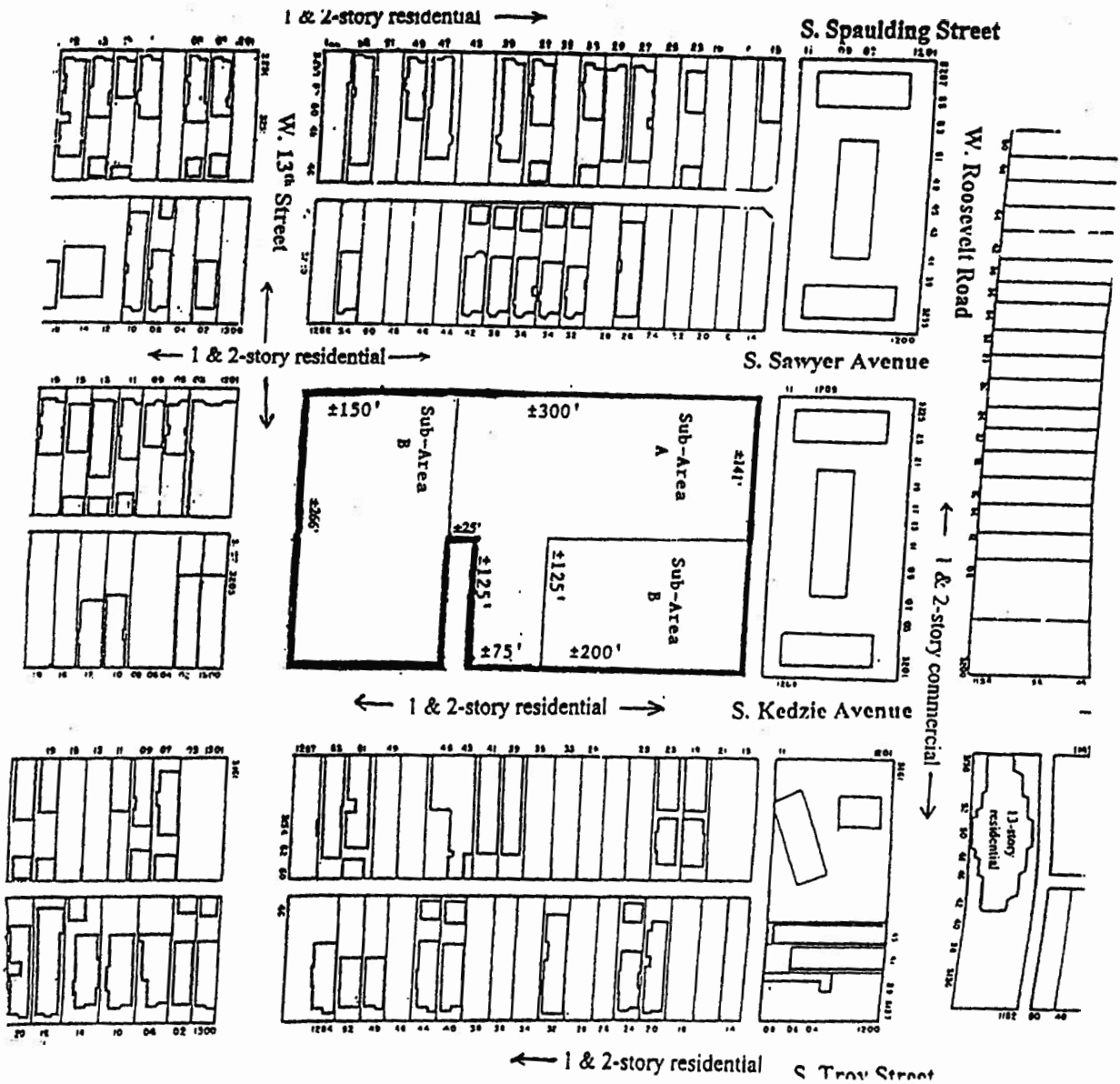
Right-Of-Way Adjustment Map.



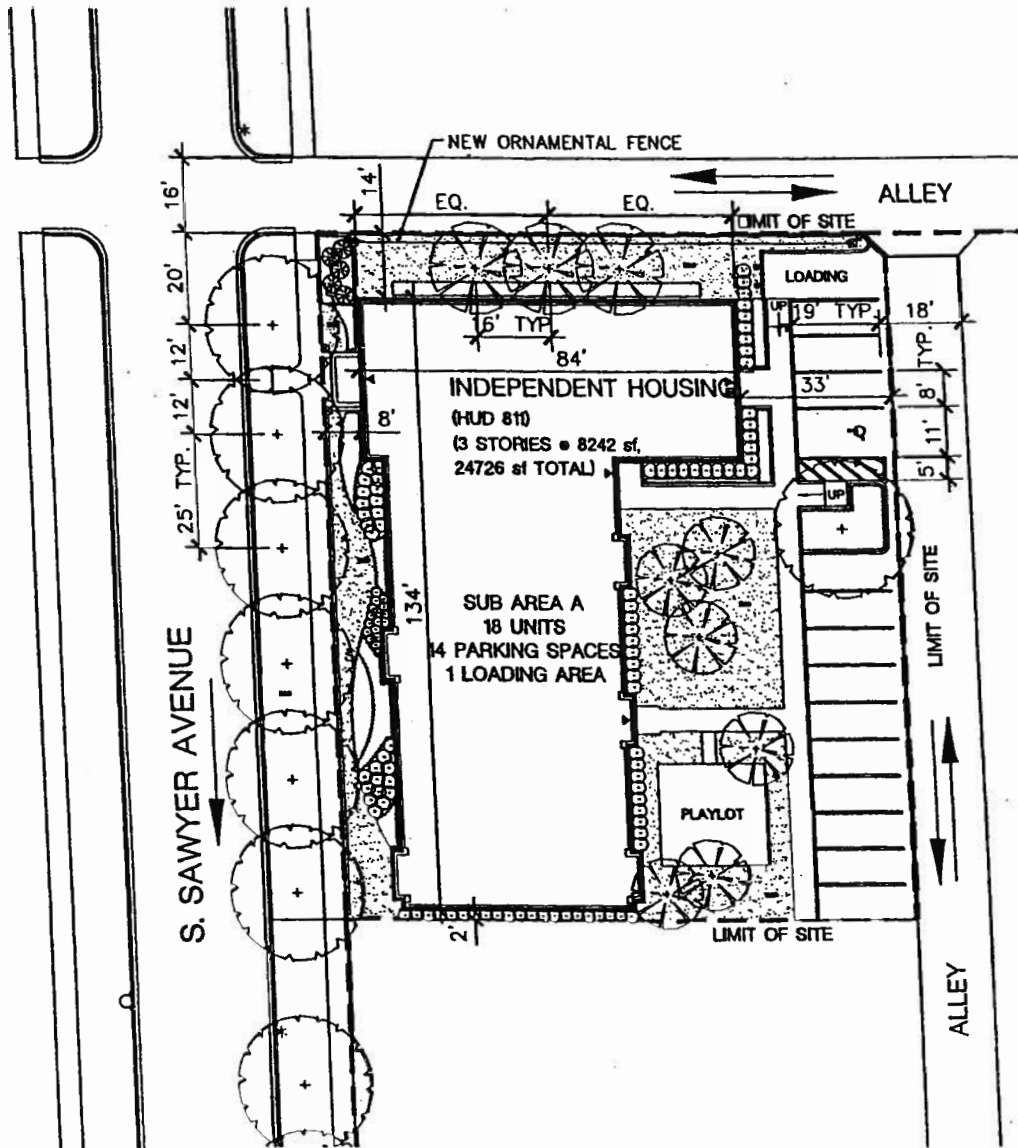
Planned Development Boundary
And Property Line Map.



Existing Land-Use Map.

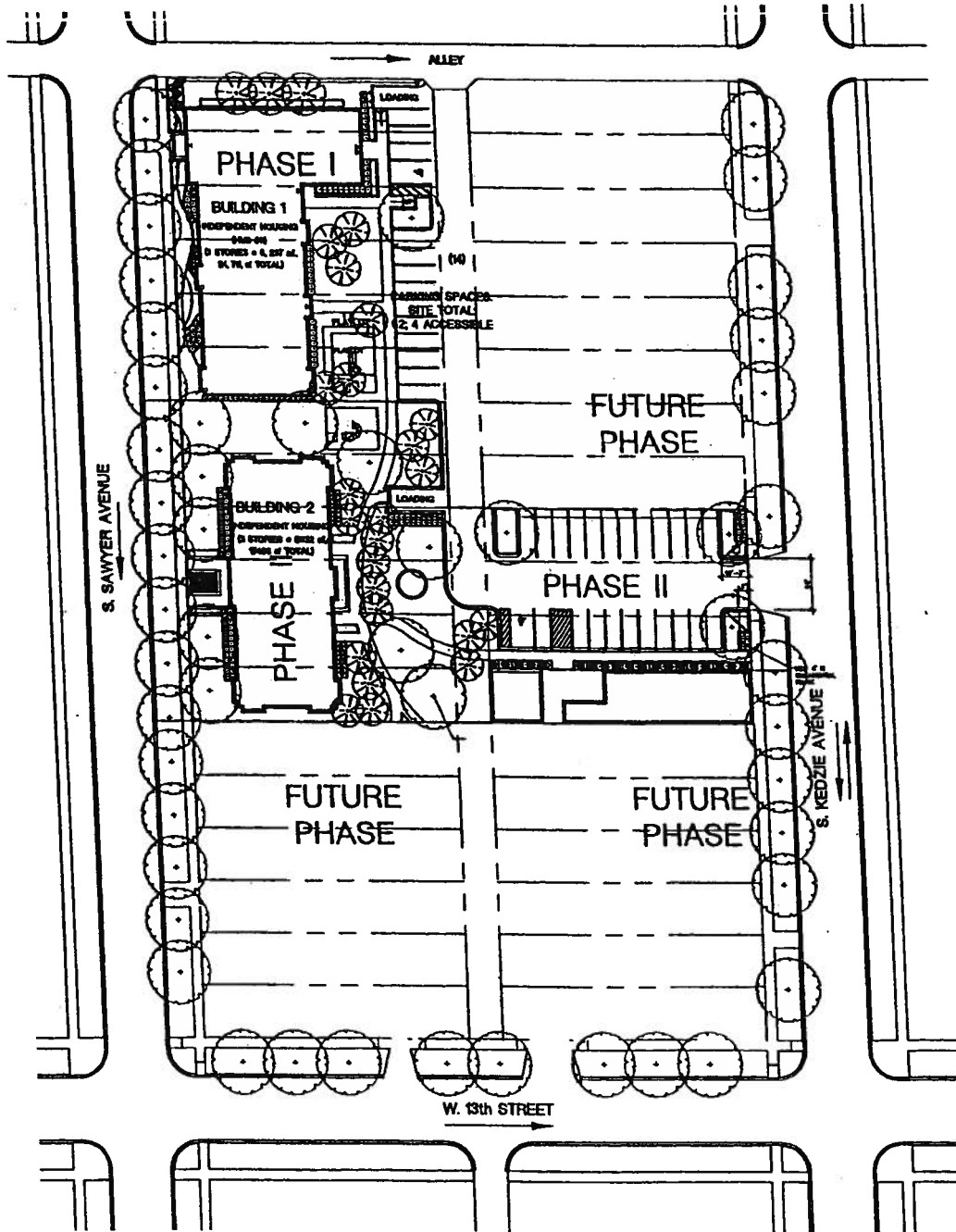


Independent Housing (H.U.D. 811) Building 1 Landscape Plan.

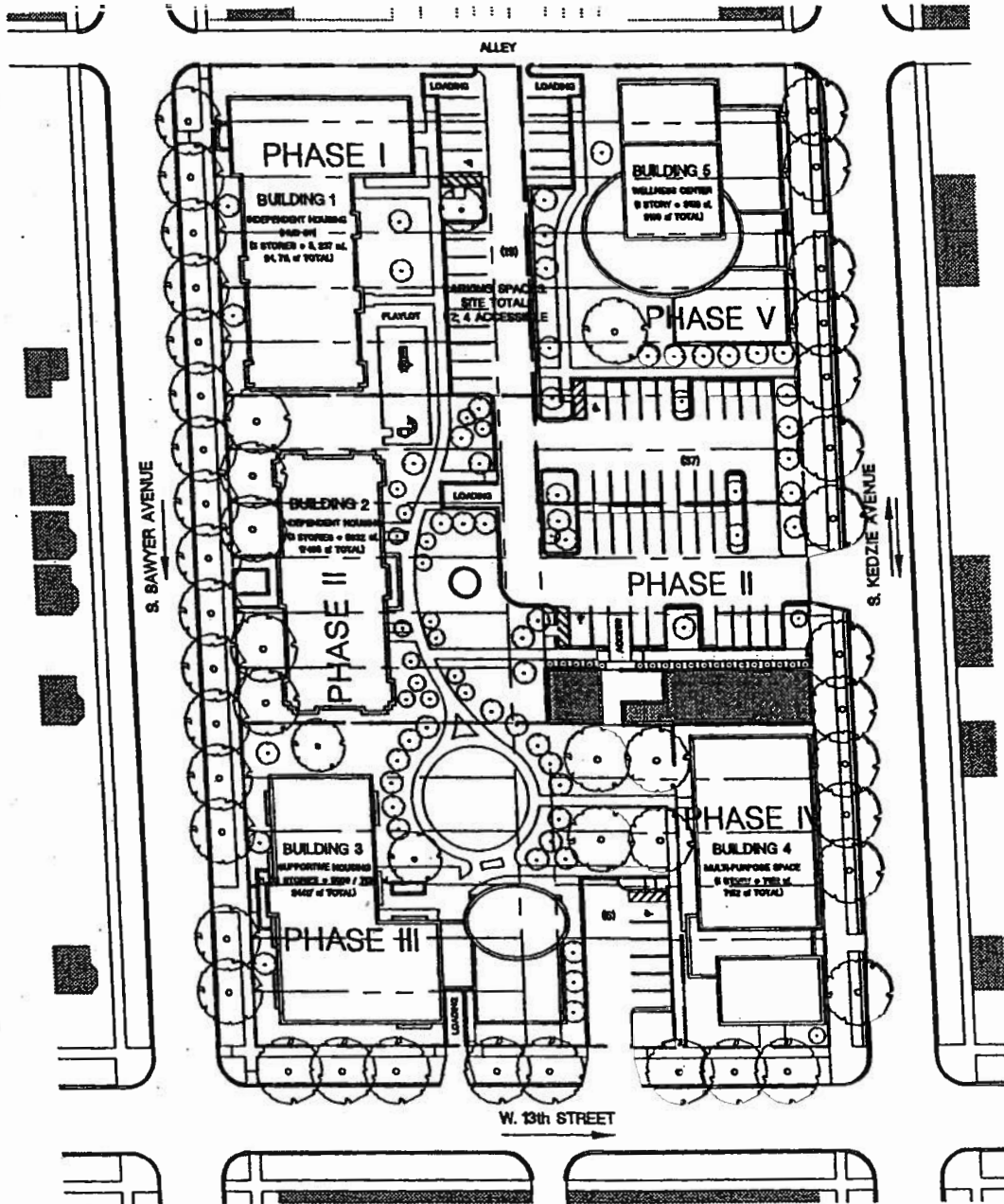


SITE DESIGN GROUP
LANDSCAPE ARCHITECTURE
616.869.0900 ANDRE BARRY ONE
CHICAGO ILLINOIS 60605
TEL: 800.444.4444 FAX: 800.444.4444
www.sdg-design.com

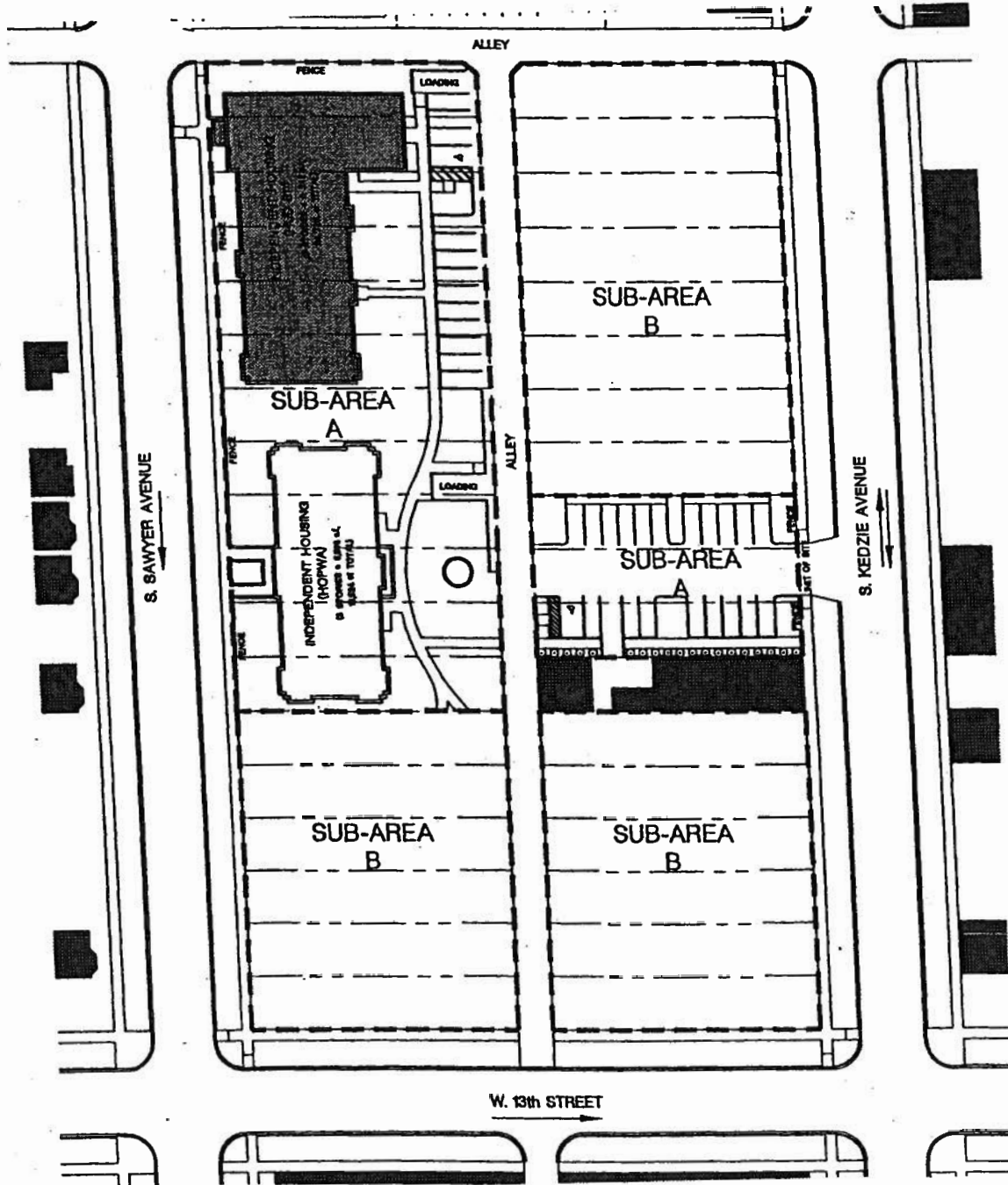
Buildings 1 And 2 Landscape Plan.



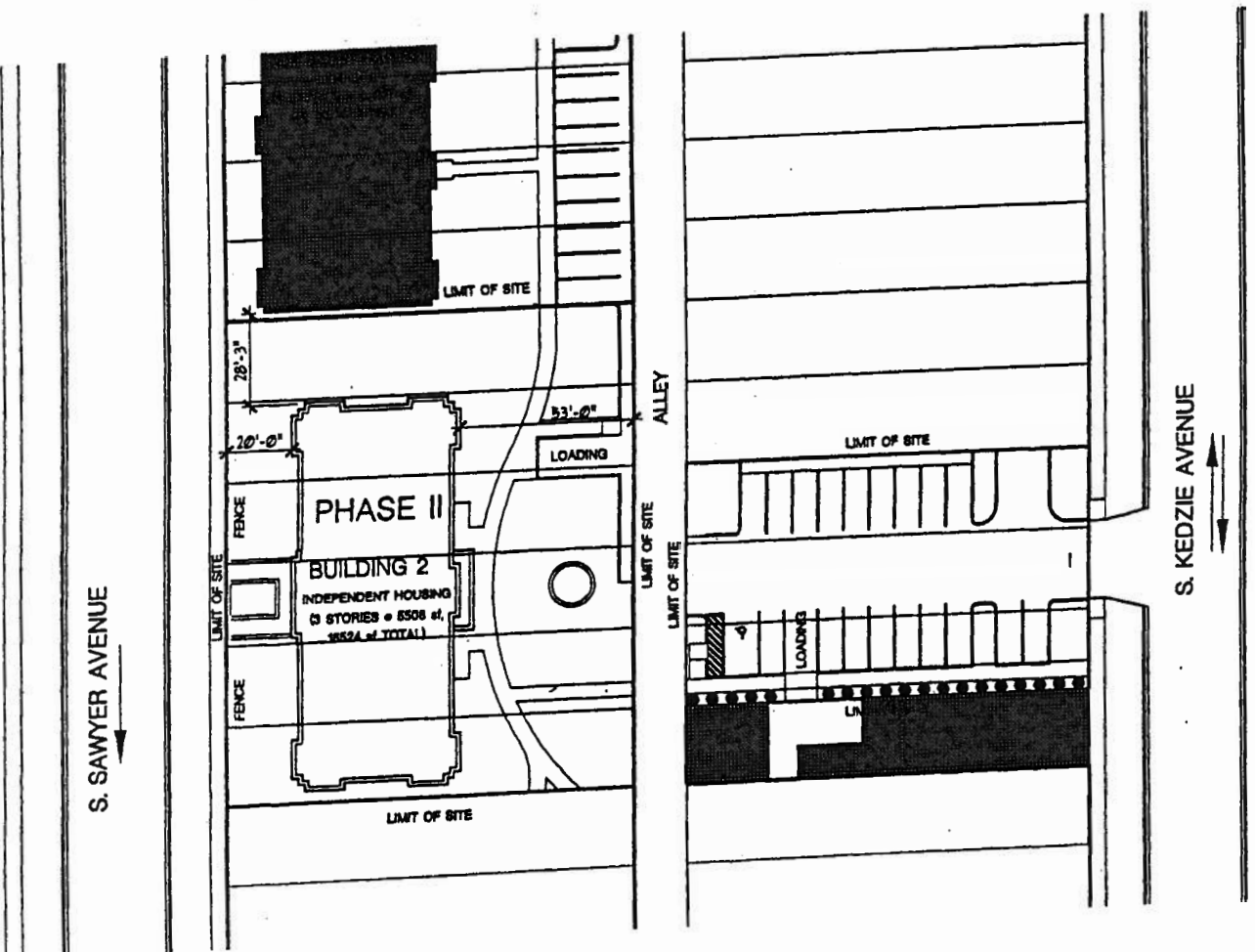
Site Plan.



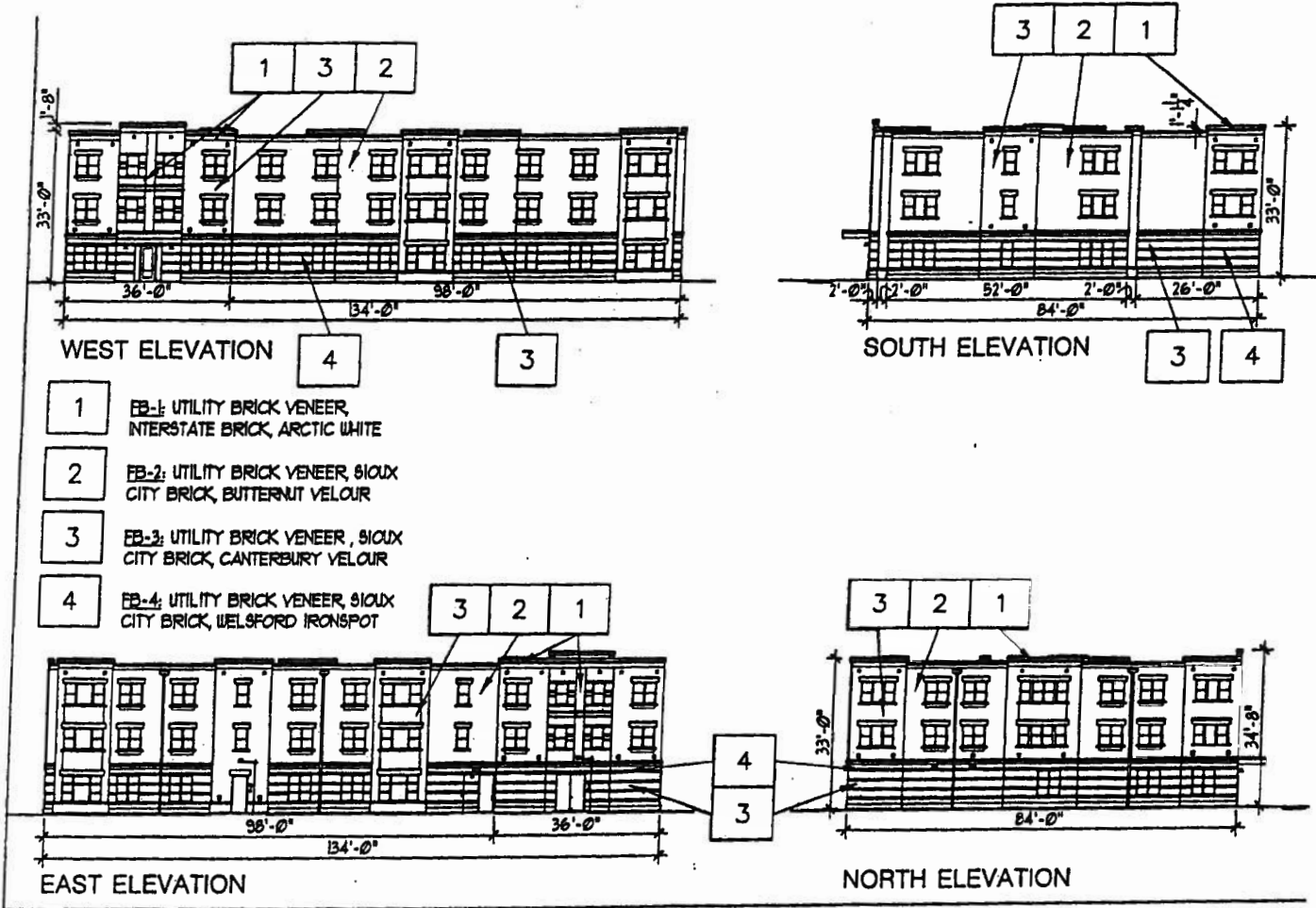
Subarea Site Plan.



Independent Housing (H.O.P.W.A.)
Site Plan -- Building 2.



Building 1 Elevations.



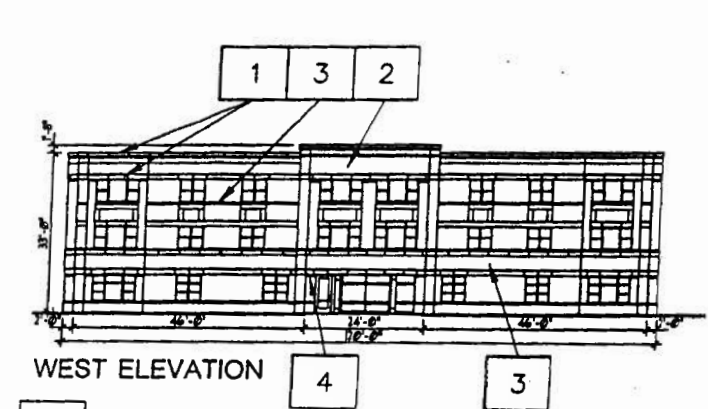
AIDSCARE

ELEVATIONS: INDEPENDENT HOUSING (HUD 811) BUILDING 1 02.13.03

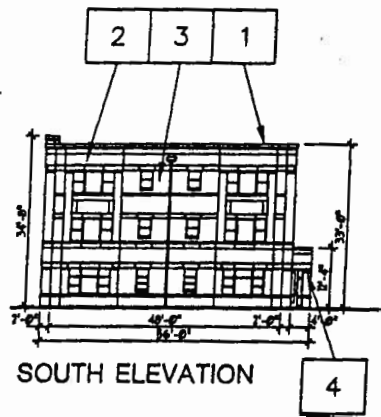
ENVIRON HARLEYELLIS
 401 WEST SUPERIOR, CHICAGO IL 60610
 PHONE: 312 851 8963 FAX: 312 981 1719

FINAL FOR PUBLICATION

Building 2 Elevations
(Page 1 of 3).

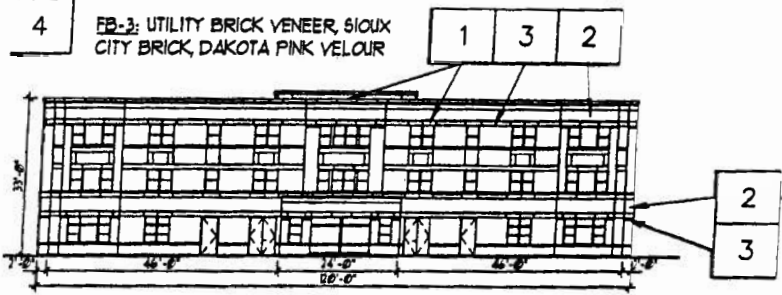


WEST ELEVATION

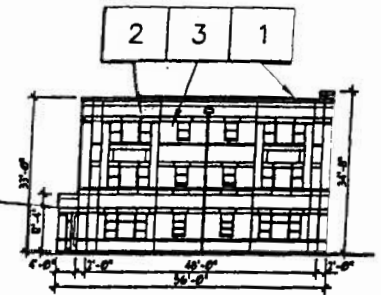


SOUTH ELEVATION

- 1 DM-1: CAST STONE, PRAIRIE STONE, ALABASTER
- 2 FB-1: UTILITY BRICK VENEER, SIOUX CITY BRICK, REGENCY VELOUR BLEND
- 3 FB-2: UTILITY BRICK VENEER, SIOUX CITY BRICK, BUTTERNUT VELOUR
- 4 FB-3: UTILITY BRICK VENEER, SIOUX CITY BRICK, DAKOTA PINK VELOUR



EAST ELEVATION

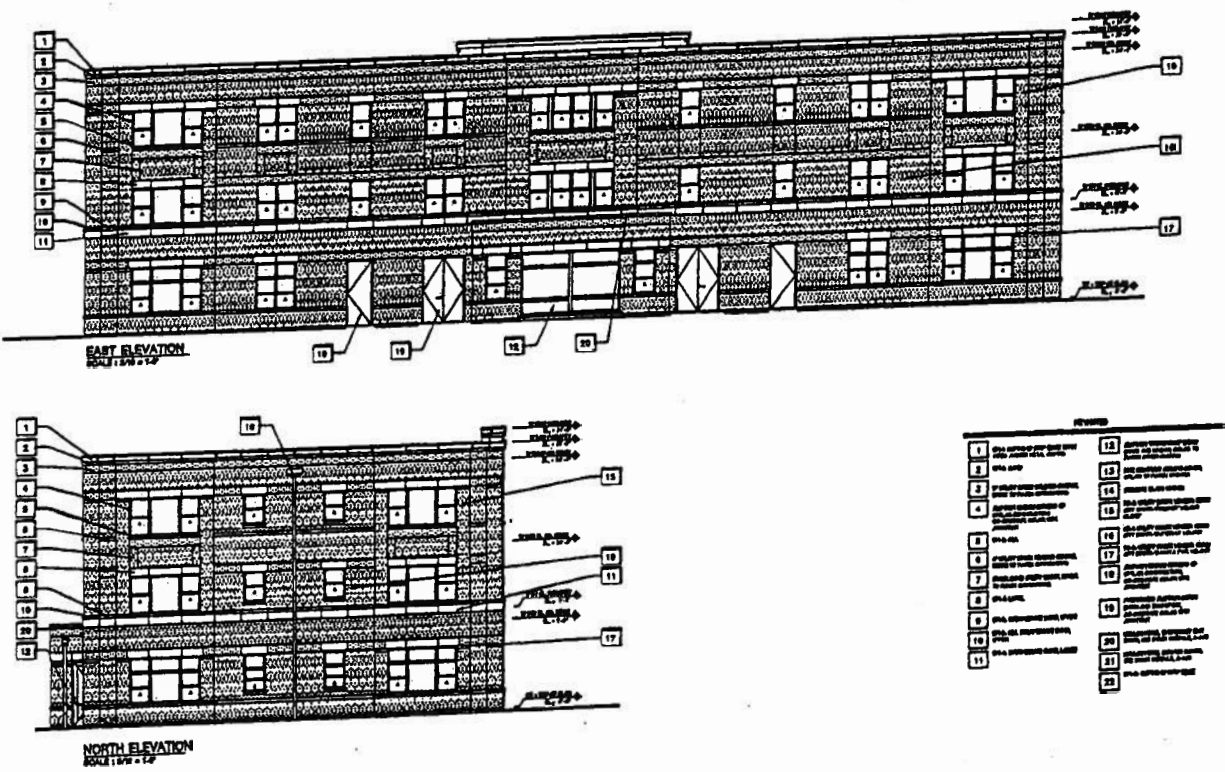


NORTH ELEVATION

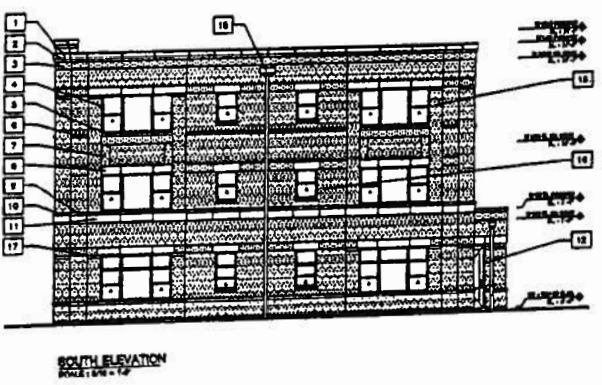
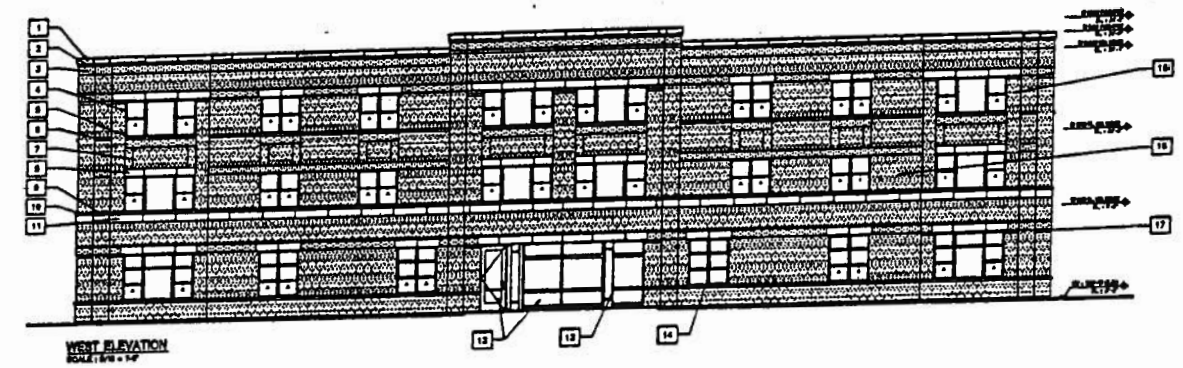
AIDSCARE
INDEPENDENT HOUSING (HOPWA) ELEVATIONS -BUILDING 2 02.13.03

FINAL FOR PUBLICATION ENVIRON HARLEY ELLIS
401 WEST SUPERIOR, CHICAGO IL 60610
PHONE: 312 951 5993 FAX: 312 951 1719

Building 2 Elevations.
(Page 2 of 3)



Building 2 Elevations.
(Page 3 of 3)



KEY	
11	Window
12	Window
13	Window
14	Window
15	Window
16	Window
17	Window
18	Window
19	Window
20	Window
21	Window
22	Window
23	Window
24	Window
25	Window
26	Window
27	Window
28	Window
29	Window
30	Window
31	Window

*Reclassification Of Area Shown On Map Number 3-E.
(Application Number 13585)*

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 B4-5 Restricted Service District and R5 General Residence District symbols and indications as shown on Map Number 3-E in the area bounded by:

a line 67 feet north of and parallel to East Division Street; the alley next east of and parallel to North State Street; East Division Street; and North State Street,

to those of a B4-3 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 Number 4-J.
(As Amended)
(Application Number 13557)*

Be It Ordained by the City Council of the City of Chicago: IPD 830

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map Number 4-J in the area bounded by:

a line 300 feet north of and parallel to West 13th Street; South Sawyer Avenue; a line 175 north of and parallel to West 13th Street; and the alley next east of and parallel to South Sawyer Avenue,

to those of a B5-3 General Service District.

SECTION 2. That the Chicago Zoning Ordinance be then further amended by changing all the B5-3 General Service District symbols and indications as shown on Map Number 4-J in the area bounded by:

the alley next north of and parallel to West 13th Street; South Sawyer Avenue; and a line 175 feet north of and parallel to West 13th Street; and South Kedzie Avenue,

to those of an Institutional Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

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

Institutional Planned Development Number 830.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately sixty-eight thousand seven hundred fifty (68,750) square feet (plus or minus one and fifty-eight hundredths (± 1.58) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the applicant, AidsCare, Inc.
2. All applicable official reviews, approvals or permits which are necessary to implement this plan of development shall be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the applicant or 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 title holders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal title holder and any ground lessors.

Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property, including any condominium association which may be formed to represent all or some of the owners for zoning purposes and any ground lessors.

4. This plan of development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan and Building Elevations prepared by Environ, as of April 18, 2002. Full-sized copies of the Site/Landscape Plan and the Building Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the property. 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 property within the planned development is divided into two (2) subareas (A and B) as indicated on the Existing Land-Use Map and on the Planned Development Boundary and Property Line Map. Subject to the Bulk Regulations and Data Table, the following uses are permitted on the property under this planned development:

Subarea A: Multi-family residential; transitional residences; ground floor residential uses; parking and accessory uses.

Any portion of the property may be utilized on an interim basis for construction staging, the storage of construction material and non-accessory parking for the various phases of development of the property.

6. Identification signs and temporary signs such as construction and marketing signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development.

7. Off-street parking and loading facilities shall be provided in compliance with this planned development subject to the review and approval of the Departments of Transportation and Planning and Development. The minimum number of parking spaces in Subarea A reflects a decision and determination that the number of parking spaces will be sufficient to accommodate the needs of the residential uses within Subarea A. A minimum of two percent (2%) of all parking spaces provided within the planned development shall be designated and designed for parking for the handicapped. --
8. 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 such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
9. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations attached hereto, the height of the improvements shall also be subject to limitations approved by the Federal Aviation Administration.
10. The improvements on the property in Subarea A, including the on-site exterior landscaping and all entrances and exits to and from the loading area, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and the Building Elevations. Improvements shall not be made on Subarea B without prior approval of the Plan Commission granted pursuant to an application to amend this planned development.
11. 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

12. The requirements of the planned development may be modified, administratively, by the Commissioner of Planning and Development upon the application for such a modification by the applicant and a determination by the Commissioner of Planning and Development 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 Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
14. Unless substantial construction of the building has commenced within six (6) years following adoption of this planned development, and unless completion thereof is diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to the pre-existing R4 General Residence and B5-3 General Service Districts.

[Planned Development Boundary and Property Line Map; Existing Land-Use Map; Existing Zoning Map; Building Elevation Drawings; and Site Plan referred to in these Plan of Development Statements printed on pages 86733 through 86738 of this *Journal*.]

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

*Institutional Planned Development Number 830**Plan Of Development**Bulk Regulations And Data Table.*

Total Gross Site Area (\pm 93,956 square feet (\pm 2.16 acres)) = Total Net Site Area (\pm 68,750 square feet (\pm 1.58 acres)) + Area Remaining in Public Right-of-Way (\pm 25,206 square feet (\pm .58 acres)).

Site Area:

Subarea A:	18,750 square feet.
Subarea B:	50,000 square feet.
Total:	68,750 square feet.

Maximum Permitted Floor
Area Ratio:

Subarea A:	1.4.
Subarea B:	0.
Total:	0.37.

Setbacks from Property Line:

Subarea A:	In substantial conformance with the Site/Landscape Plan.
------------	--

Maximum Percentage of Site
Coverage:

Subareas A and B:	In substantial conformance with the Site/Landscape Plan.
-------------------	--

**Maximum Number of Dwelling
Units:**

Subarea A:	18.
Subarea B:	0.
Total:	18.

**Minimum Number of Off-Street
Parking Spaces:**

Subarea A:	14.
Subarea B:	0.
Total:	14.

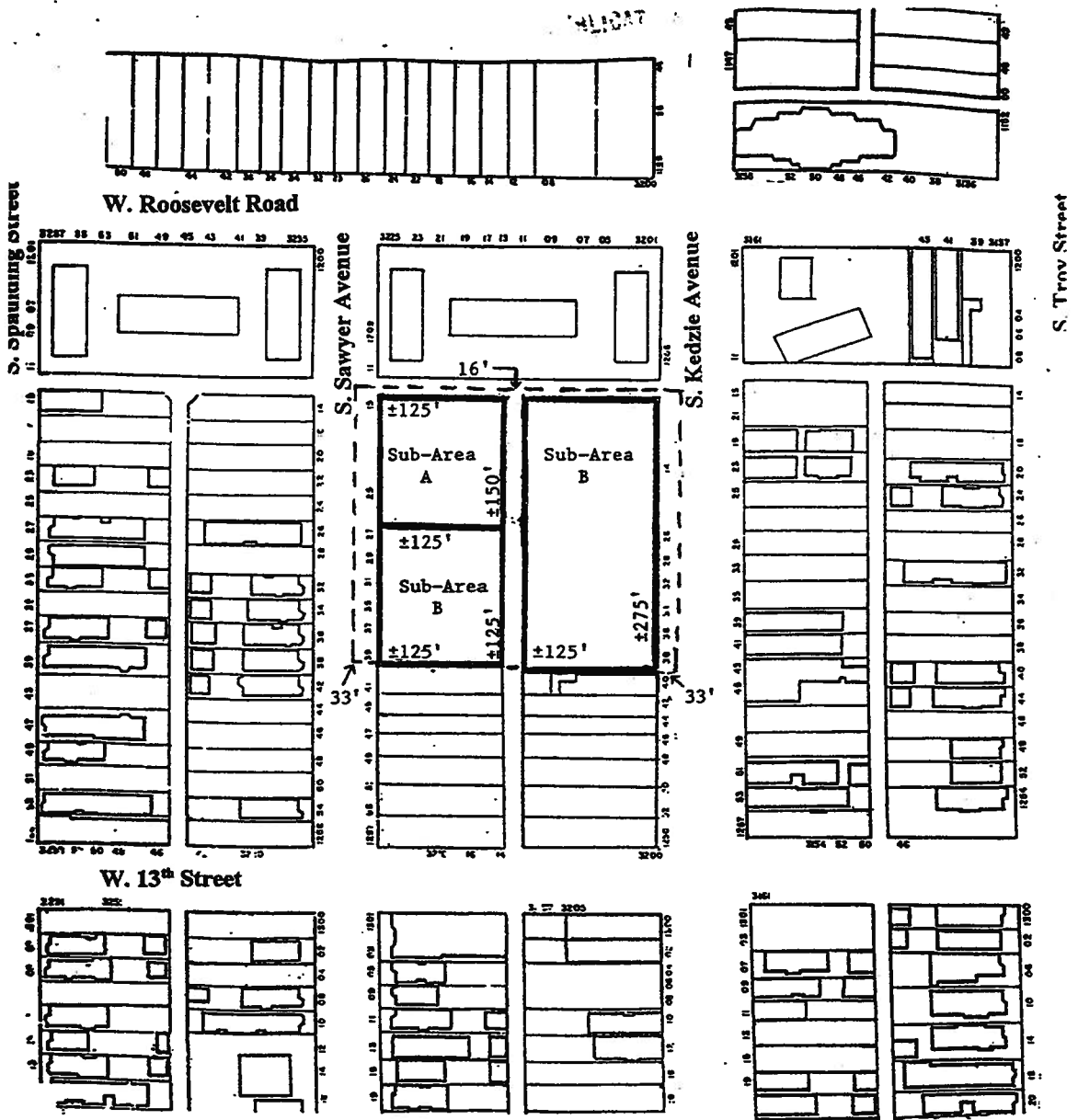
**Minimum Number of Off-Street
Loading Berths:**

Subarea A:	1.
Subarea B:	0.
Total:	1.

Maximum Building Height:

Subarea A:	In substantial conformance with the Building Elevations.
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Planned Development Boundary And Property Line Map.





**PLANNED DEVELOPMENT BOUNDARY
& PROPERTY LINE MAP**

N↑

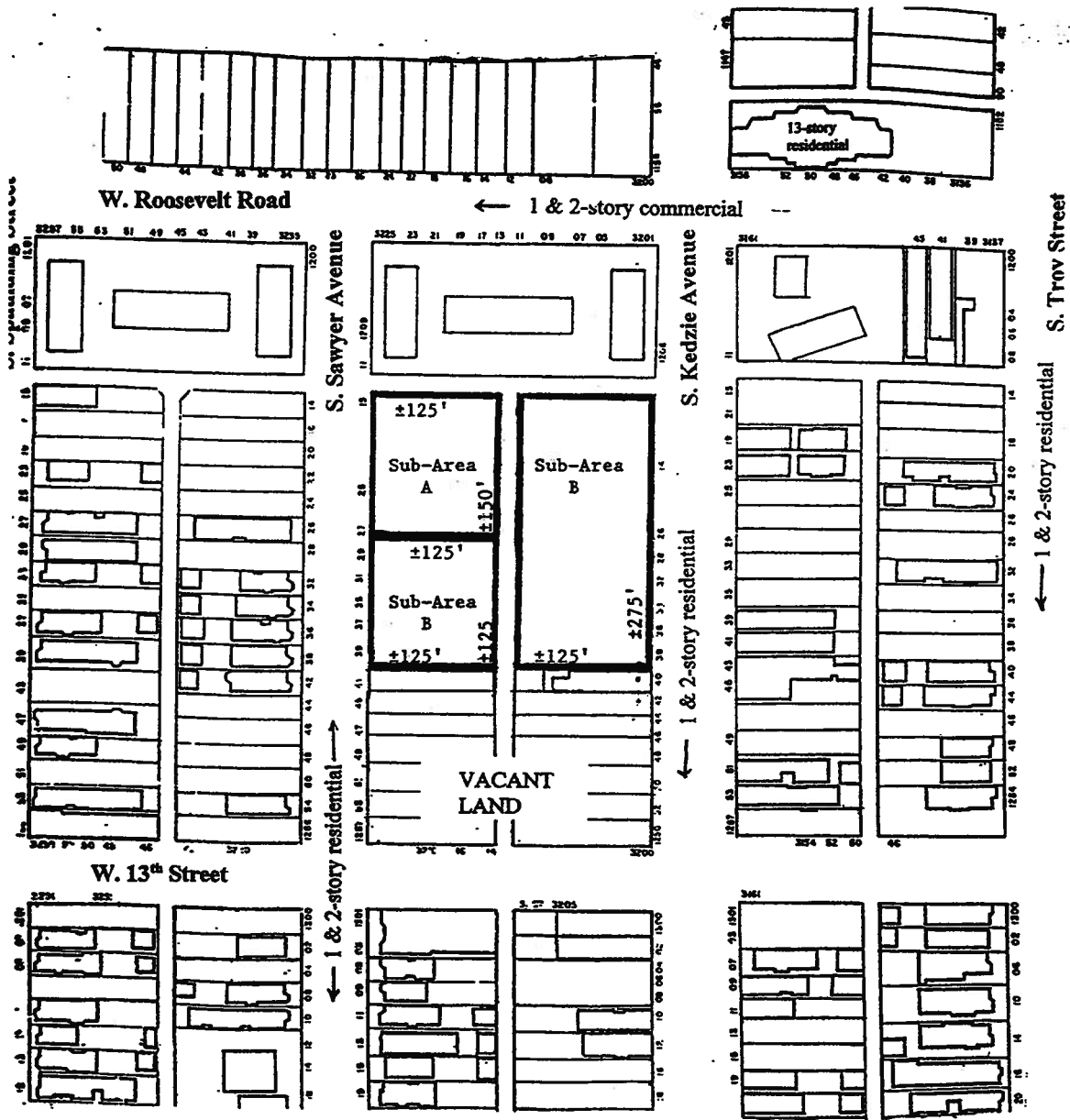
AidsCare, Inc.
315 West Barry Street
Chicago, Illinois 60657

Introduced: January 16, 2002
Revised April 18, 2002

Legend:

-  Property Line
-  Planned Development Boundary

Existing Land-Use Map.



N↑

EXISTING LAND USE MAP

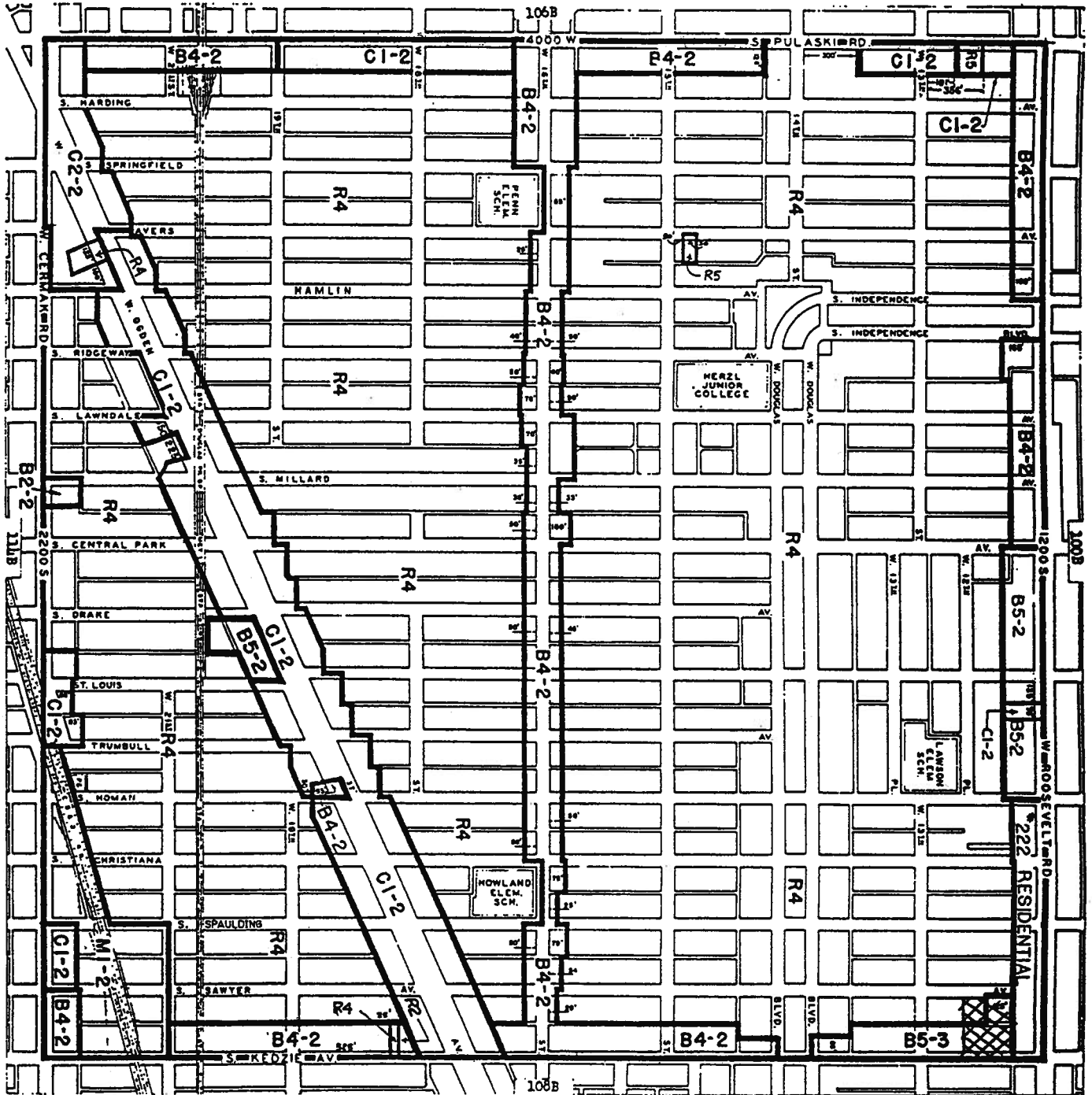
Legend:

█ Subject Property

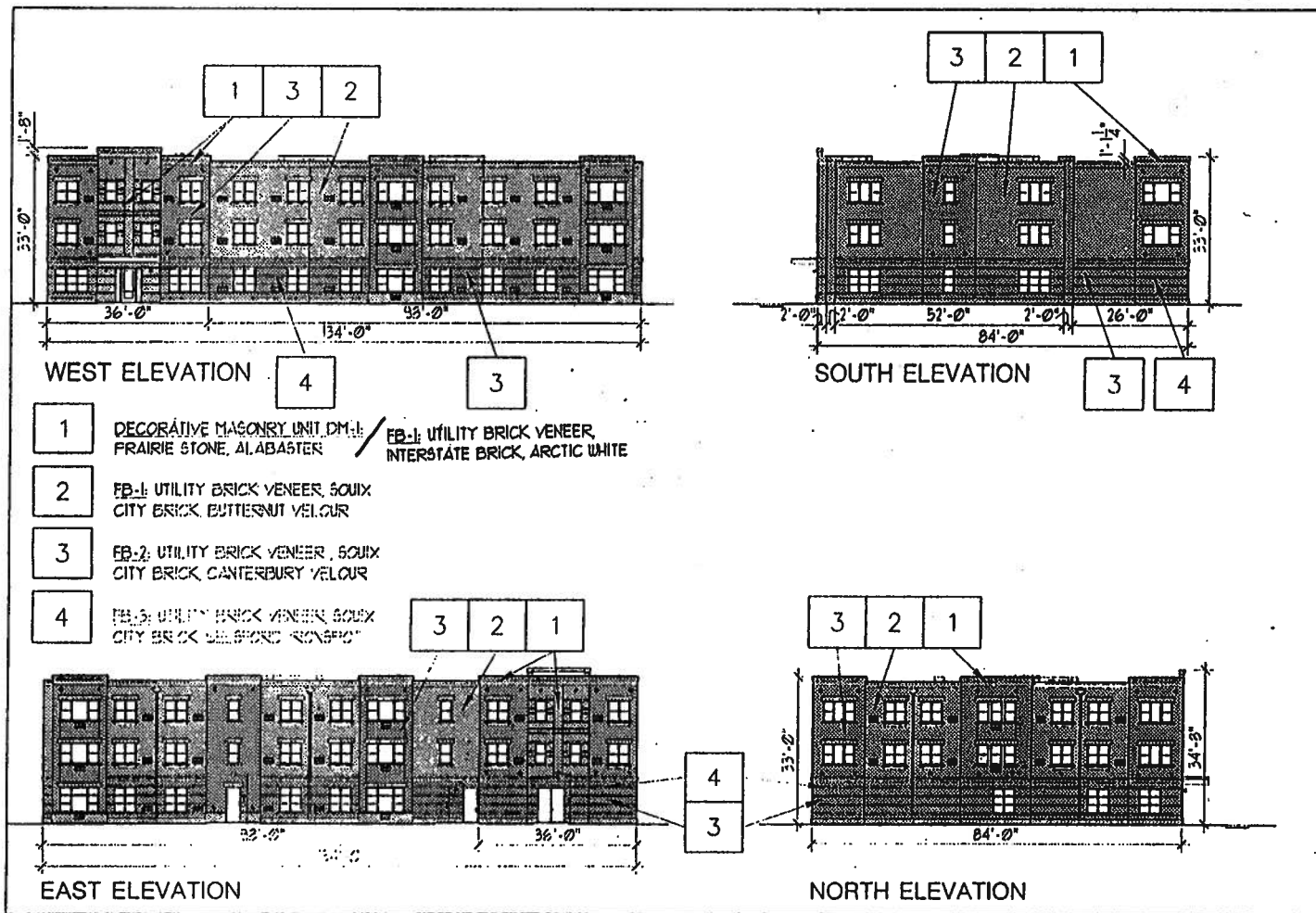
AidsCare, Inc.
315 West Barry Street
Chicago, Illinois 60657

Introduced: January 16, 2002
Revised: April 18, 2002

Existing Zoning Map.



Building Elevations.



AIDSCARE

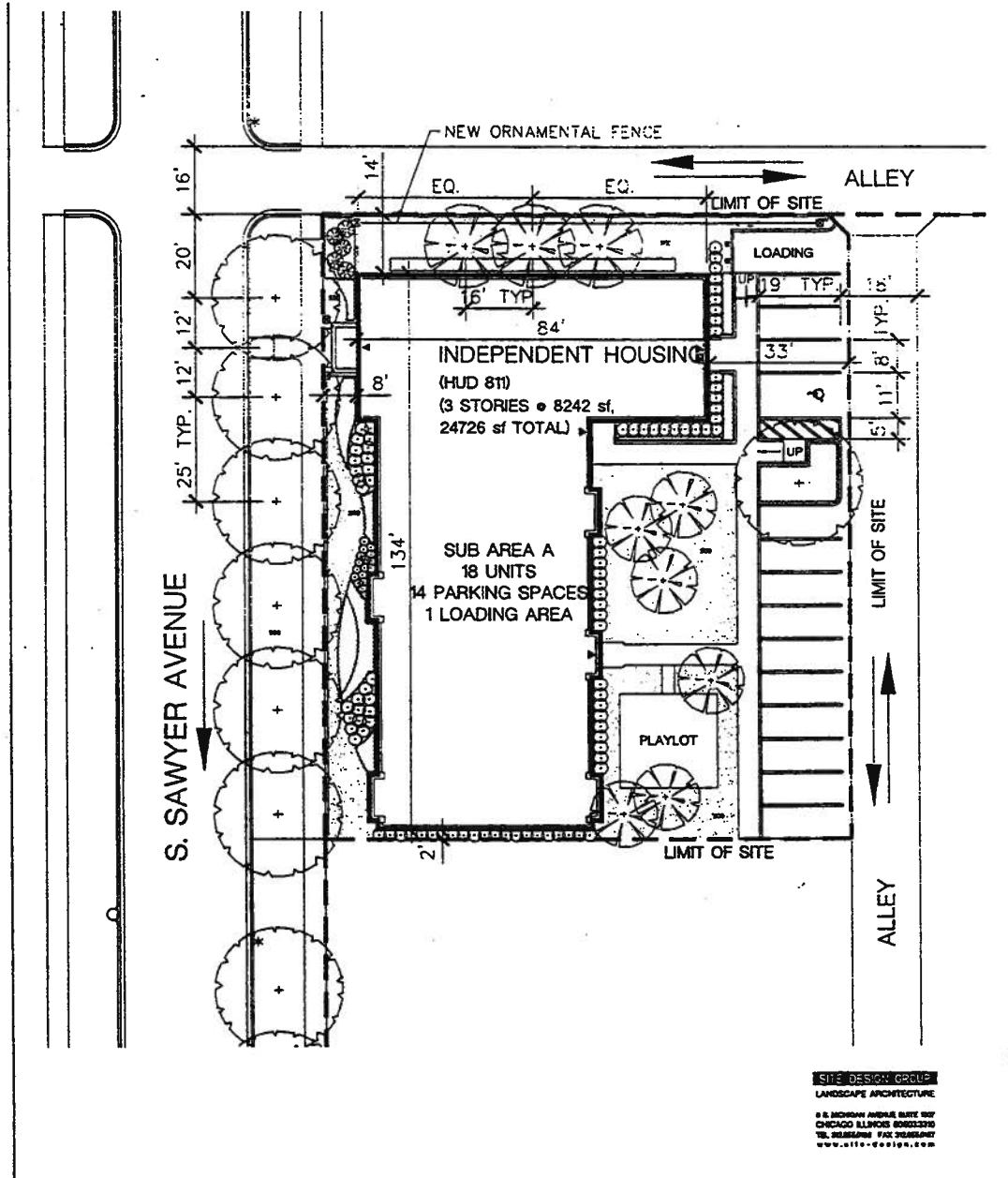
ELEVATIONS: INDEPENDENT HOUSING (HUD 811)

04.03.02



ENVIRON
401 West Superior
Chicago, Illinois 60610
Ph 312.951.8883
Fax 312.951.1710
environ-inc.com

Independent Housing (H.U.D. 811) Elevations.



A I D S C A R E

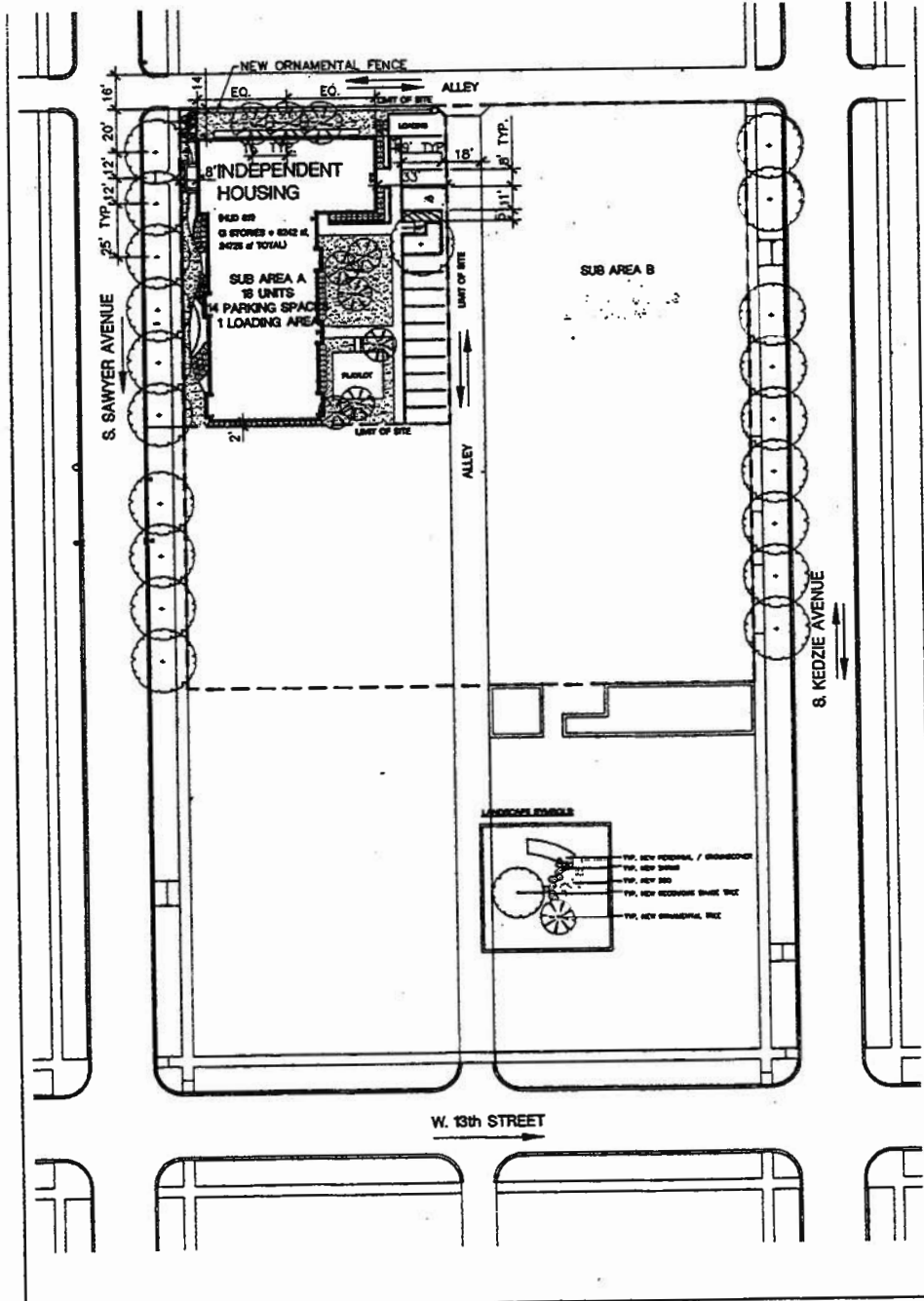
ELEVATIONS: INDEPENDENT HOUSING (HUD 811)

04.03.02



ENVIROI
401 West Superior
Chicago, Illinois 60607
Ph: 312.951.6555
Fax: 312.951.1777
enviroi-inc.com

Site Plan.



AIDSCARE
 SITE PLAN SCALE: 3/128" = 1'-0" 04.03.02



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 Chicago, IL 60607
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