

PD 919

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 26, 2019

Fabian Gauna
Chico & Nunes, P.C.
333 W. Wacker Drive
Suite 1420
Chicago, IL 60606

Re: Minor change request for PD No. 919, 4801-4859 S. Cicero Avenue

Dear Mr. Gauna:

Please be advised that your request for a minor change to Business Planned Development No. 919, ("PD 919"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 919.

Your client, Cicero Senior Lofts, LLC, is seeking a minor change to allow for the removal of two canopies from the proposed building as well as landscape modifications. According to your request, this affordable housing project is currently \$329,000 over budget and the elimination of the patio canopy on the East Elevation and the canopy above the rear door on the South Elevation will save approximately \$35,000. The canopy above the main entry on the North Elevation will remain. The landscape changes, as shown on the attached, revised Landscape Plans, were recommended by our Department and include varying shrub and tree species and locations, along with the replacement of a 4' high ornamental fence with a 6' high wood fence along the rear alley.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed 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 PD 919, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patrick Murphey
Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Ron Daye, Main file

*Reclassification Of Area Shown On Map No. 12-K.
(As Amended)
(Application No. 19607)
(Common Address: 4801 -- 4859 S. Cicero Ave.)*

[SO2018-2516]

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 Business Planned Development Number 919 District symbols and indications as shown on Map Number 12-K in the area bounded by:

West 48th Street; the alley next east of and parallel to South Cicero Avenue; West 49th Street; South Cicero Avenue; a line 48.83 feet south of and parallel to West 48th Street; and a line 30 feet east of and parallel to South Cicero Avenue,

to those of Business Planned Development Number 919 District, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Business Planned Development Number 919 District symbols and indications as shown on Map Number 12-K in the area bounded by:

West 48th Street; a line 30 feet east of and parallel to South Cicero Avenue; a line 48.83 feet south of and parallel to West 48th Street; and South Cicero Avenue,

to those of a C2-1 Motor Vehicle-Related Commercial District.

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

Plan of Development Statements attached to this ordinance read as follows:

Planned Development No. 919, As Amended.

BPD919,09

4801 -- 4859 S. Cicero Ave.

- 1. The area delineated herein as Planned Development Number 919, as amended ("Planned Development"), consists of approximately 64,326 square feet of property

which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Cicero Senior Lofts LLC.

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

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

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

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings

- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of seventeen (17) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan -- two sheets (North and South); Landscape Plan -- two sheets (North and South); and, Building Elevations (North, South, East and West) prepared by Manhard Consulting, Ltd. and MVAH Partners and dated July 19, 2018, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as Planned Development 919, as amended: multi-unit residential dwelling units, dwelling units located at the ground floor, and elderly housing and accessory and related uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 64,326 square feet.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. 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.
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 buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources.

The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

15. The Applicant acknowledges 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.

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

16. The Applicant acknowledges and agrees that the rezoning of the Property from Planned Development 919 to Planned Development 919, as amended (P.D.), triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (Affordable Requirements Ordinance or ARO). Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area, within the meaning of the ARO, and the project has a total of 62 units. As a result, the Applicant's affordable housing obligation is six affordable units (10 percent of 62 rounded up/down), two of which are Required Units (25 percent of six, rounded up/down). Project will include 56 affordable rental units which will be secured through an extended use agreement with the City of Chicago. The Applicant agrees that the affordable rental/Tor sale units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago, for a term of at least thirty years. If the Applicant subsequently reduces (or increases) the number of housing units in the P.D., the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the number of required Affordable Units without amending the P.D. Prior to the issuance of any building permits for any residential building in the P.D, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the P.D., or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D. Notwithstanding the foregoing, if the Applicant receives Low-Income Housing Tax Credits, tax increment financing or other financial assistance whose affordability requirements exceed those of the Affordable Housing Ordinance from the City to develop affordable housing in any portion of the Planned Development (P.D.), the regulatory, redevelopment, loan or other agreement(s) to be executed by the City and the Applicant in connection with such tax credits or other financial assistance shall govern and control the Applicant's obligation to provide affordable housing for such subsidized portion of the P.D.

- 17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to that of the preexisting Planned Development 919.

[Existing Land-Use Plan and Zoning Map; Boundary Map; Site Plans; Landscape Plans; Vehicular Use Landscape Area Plan; First Floor Plan; and Front, Rear and Side Building Elevations referred to in these Plan of Development Statements printed on pages 82989 through 82998 of this *Journal*.]

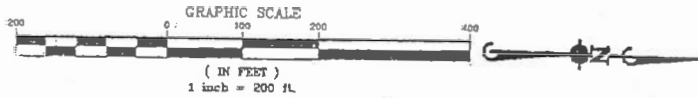
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development No. 919, As Amended.

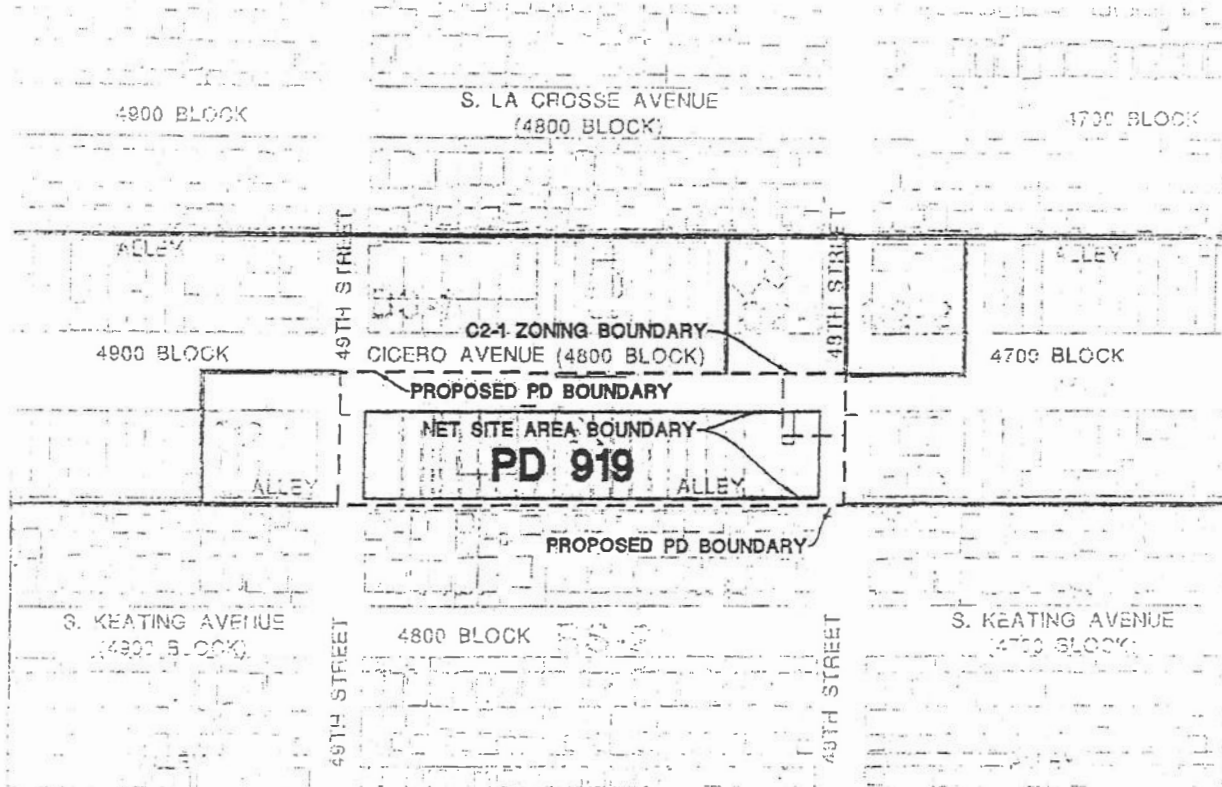
Bulk Regulations And Data Table.

4801 – 4859 S. Cicero Ave.

Gross Site Area:	2.41 acres (105,041)
Area in the Right-of-Way:	0.93 acre (40,715 square feet)
Net Site Area:	1.48 acres (64,326 square feet)
Maximum Dwelling Units:	62
Maximum Permitted Floor Area Ratio:	0.9
Off-Street Parking Spaces:	41 spaces (four of which are ADA)
Minimum Bicycle Parking:	6
Maximum Building Height:	45 feet
Minimum Setbacks:	In accordance with approved Site Plan



EXISTING LAND USE PLAN & ZONING MAP
 APPLICANT: *CICERO SENIOR LOFTS, LLC*
 ADDRESS: *4800 BLOCK OF SOUTH CICERO AVE*
 PD INTRODUCTION DATE: *MARCH 28, 2018*
 CPC PUBLIC HEARING DATE: *JULY 19, 2018*



ZONING LEGEND:

B3-1	- COMMUNITY SHOPPING DISTRICT
C2-1	- MOTOR VEHICLE-RELATED COMMERCIAL DISTRICT
C2-2	- MOTOR VEHICLE-RELATED COMMERCIAL DISTRICT
PD-919	- PLANNED DEVELOPMENT DISTRICT
RS-2	- RESIDENTIAL SINGLE-UNIT DISTRICT

FINAL FOR PUBLICATION

7/25/2018

REPORTS OF COMMITTEES

82989

PLANNED DEVELOPMENT BOUNDARY MAP
 APPLICANT: CICERO SENIOR LOFTS, LLC
 ADDRESS: 4800 BLOCK OF SOUTH CICERO AVE
 PD INTRODUCTION DATE: MARCH 28, 2018
 CPC PUBLIC HEARING DATE: JULY 19, 2018

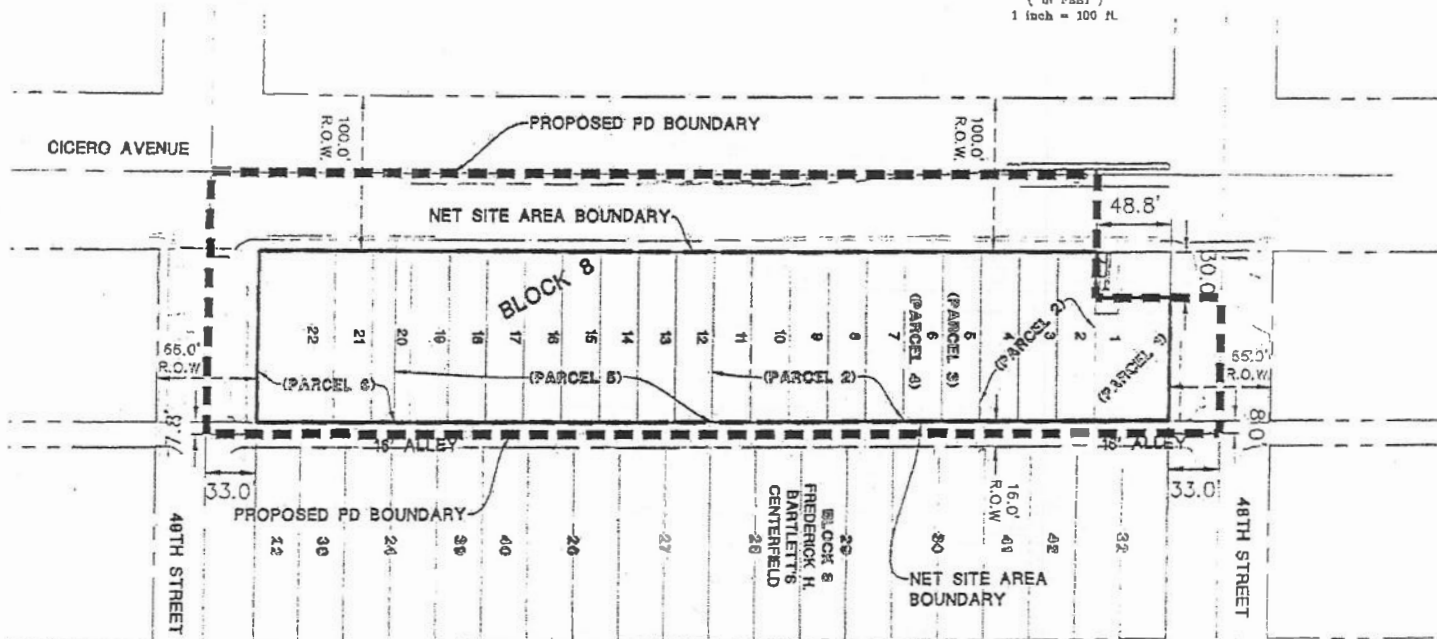
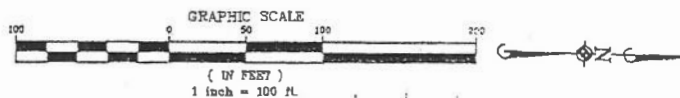
82990

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO CORRECTED VALUES AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

AREA SUMMARY

NET SITE AREA BOUNDARY: 64,328 SQUARE FEET (1.48 ACRES)
 PROPOSED PD BOUNDARY: 104,998 SQUARE FEET (2.41 ACRES)
 C2-1 ZONING LOT AREA: 1,464 SQUARE FEET (0.03 ACRES)



NET SITE AREA BOUNDARY LEGAL DESCRIPTION

PARCEL 1:
 LOT 1 IN FREDERICK H. BARTLETT'S CENTERFIELD SUBDIVISION (EXCEPT THE WEST 30.00 FEET) IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 150 FEET), IN COOK COUNTY, ILLINOIS.

PARCEL 2:
 LOTS 2, 3, 4 AND 7 TO 11 INCLUSIVE IN BLOCK 8 IN FREDERICK H. BARTLETT'S CENTERFIELD SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 150 FEET) IN COOK COUNTY, ILLINOIS.

PARCEL 3:
 LOT 8 BLOCK 8 IN FREDERICK H. BARTLETT'S CENTERFIELD SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 150 FEET) IN COOK COUNTY, ILLINOIS.

PARCEL 4:
 LOT 8 BLOCK 8 IN FREDERICK H. BARTLETT'S CENTERFIELD SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 150 FEET) IN COOK COUNTY, ILLINOIS.

PARCEL 5:
 LOTS 12 THROUGH 18, INCLUSIVE AND THE NORTH 10 FEET OF LOT 20, ALL OF LOTS 21 AND 22 IN FREDERICK H. BARTLETT'S CENTERFIELD SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:
 LOT 20 (EXCEPT THE NORTH 10 FEET THEREOF) ALL OF LOTS 21 AND 22 IN F.H. BARTLETT'S CENTERFIELD, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 150 FEET) IN COOK COUNTY, ILLINOIS.

CURRENT P.I.N.'S

19-10-107-001 THRU 19-10-107-022

CURRENT ADDRESS RANGE

4801 S CICERO AVE THRU 4807 S CICERO AVE

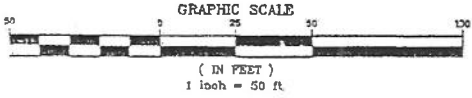
GENERAL NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT REEL, LOCAL SUBDIVISION RECORDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES.

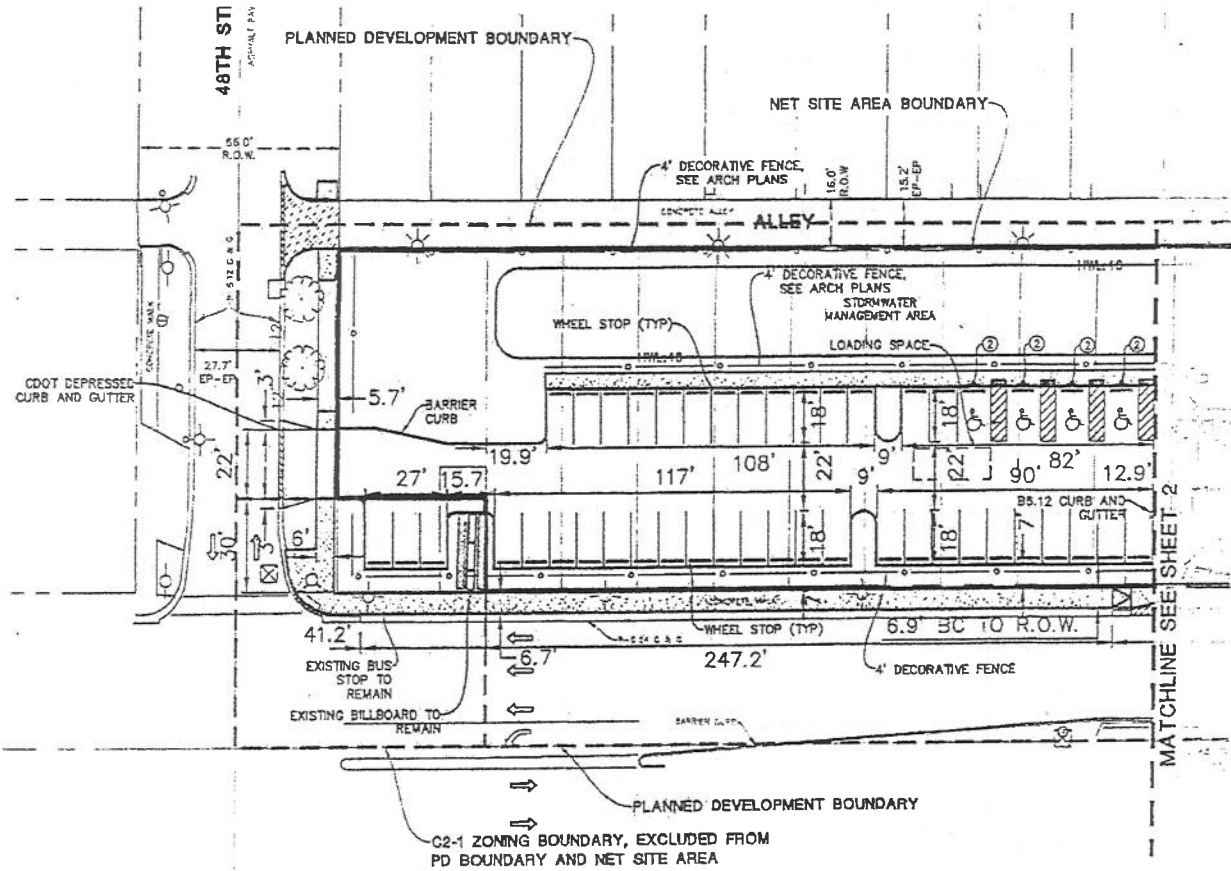
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7/25/2018



SITE PLAN EXHIBIT SHEET 1 - NORTH
 APPLICANT: CICERO SENIOR LOFTS, LLC
 ADDRESS: 4800 BLOCK OF SOUTH CICERO AVE
 PD INTRODUCTION DATE: MARCH 28, 2018
 CFC PUBLIC HEARING DATE: JULY 19, 2018



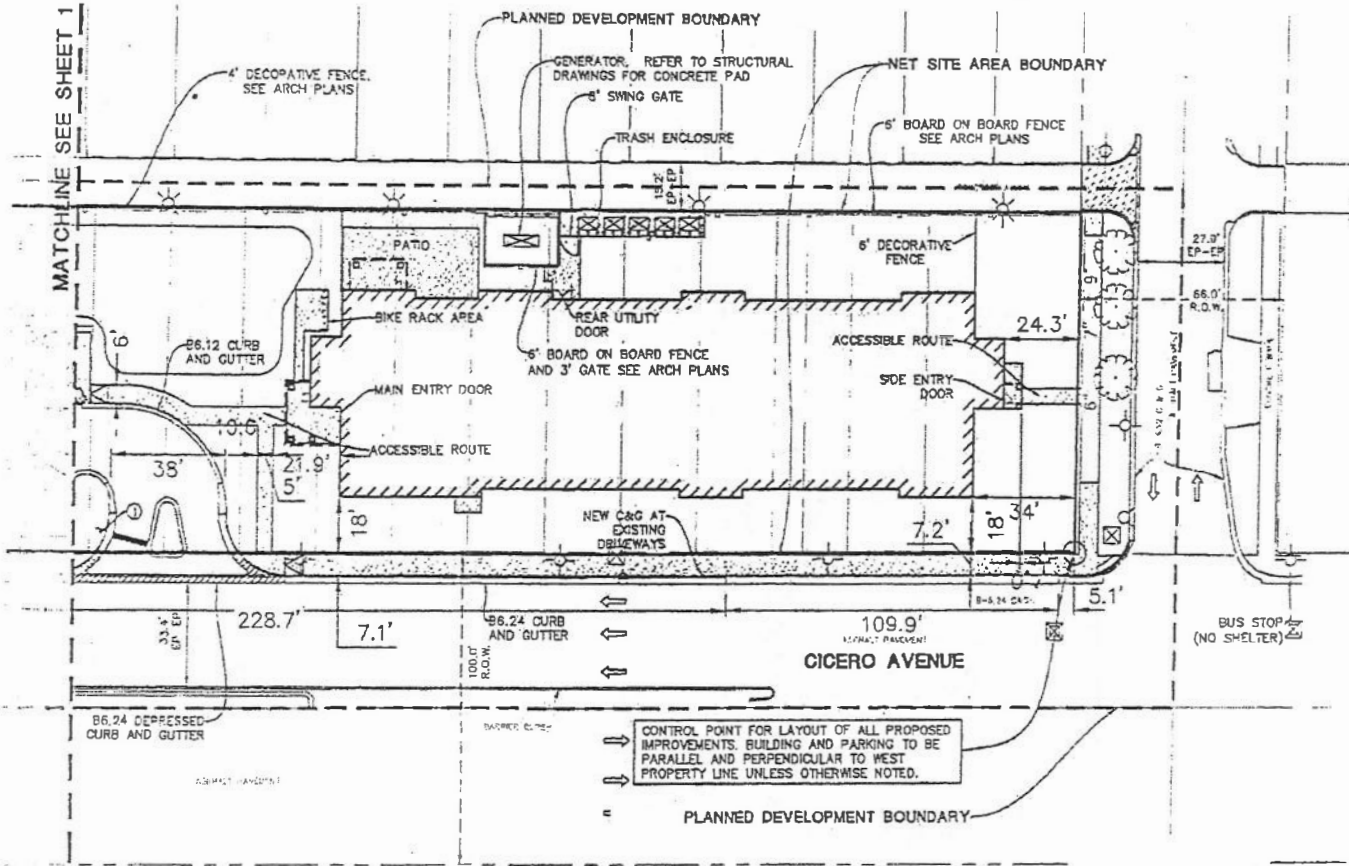
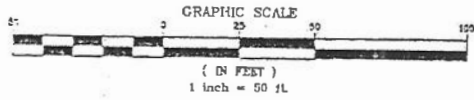
7/25/2018

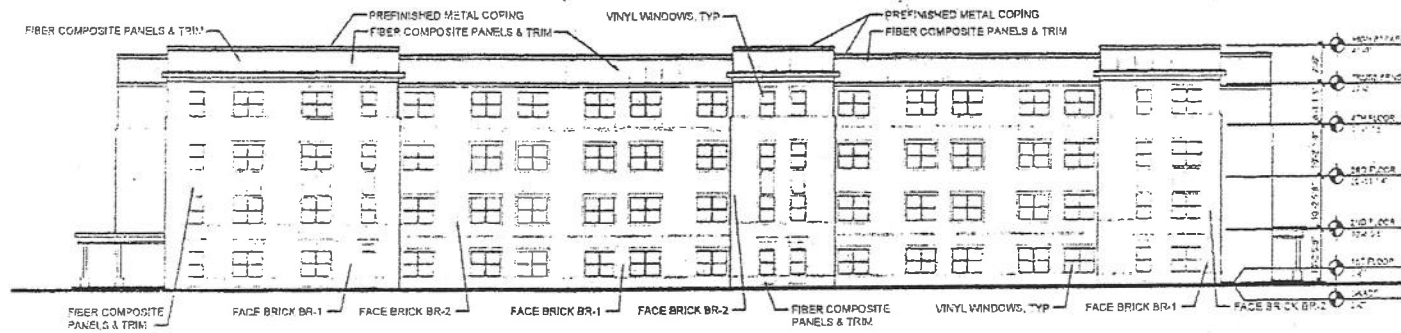
REPORTS OF COMMITTEES

82991

FINAL FOR PUBLIC...

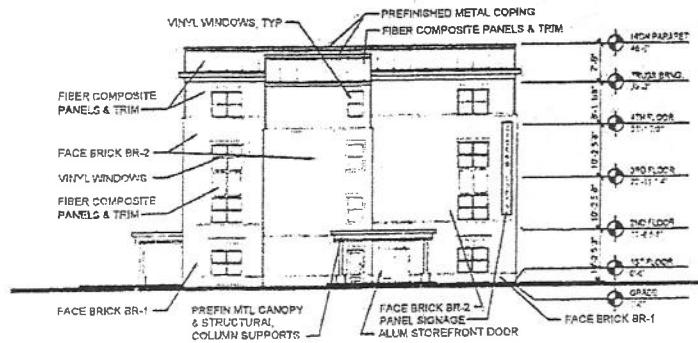
SITE PLAN EXHIBIT SHEET 2 - SOUTH
APPLICANT: CICERO SENIOR LOFTS, LLC
ADDRESS: 4800 BLOCK OF SOUTH CICERO AVE
PD INTRODUCTION DATE: MARCH 28, 2018
CPC PUBLIC HEARING DATE: JULY 19, 2018





front elevation

1/16"=1'-0"



side elevation

1/16"=1'-0"

PD Introduction Date: 03.28.18
CPC Public Hearing Date: 07.19.18
elevations

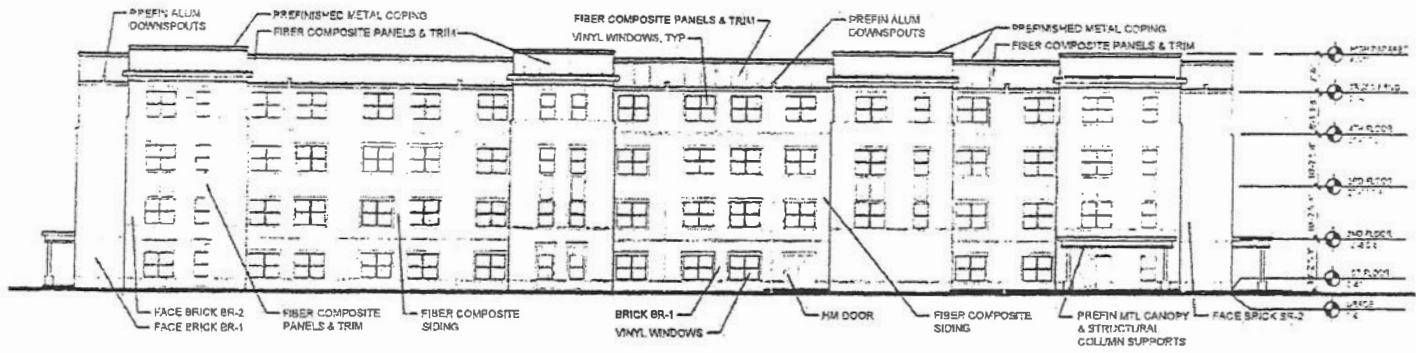
chicago, illinois

WV
PARTNERS

7/25/2018

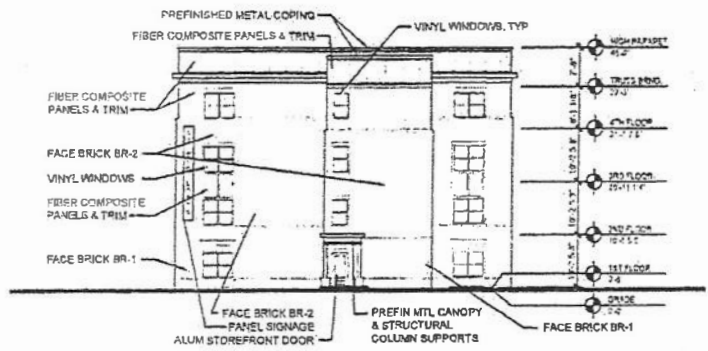
REPORTS OF COMMITTEES

82997



rear elevation

1/16"=1'-0"



side elevation

1/16"=1'-0"

FINAL FOR PUBLICATION

PD Introduction Date: 03.28.18
 CPC Public Hearing Date: 07.19.18
 elevations

chicago, illinois

WYATT
 PARTNERS

7/21/2004

REPORTS OF COMMITTEES

14289
28969

to those of an R3 General Residence District.

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

*Reclassification Of Area Shown On Map Number 12-K.
(As Amended)
(Application Number 14289)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2- 1 Restricted Retail District and C2-1 General Commercial District symbols and indications as shown on Map Number 12-K in the area bounded by:

West 48th Street; the alley next east of South Cicero Avenue; West 49th Street;
and South Cicero Avenue,

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

SECTION 2. That the Chicago Zoning Ordinance be amended by changing the C2-2 General Commercial District established in Section 1, above, to the designation of a Business Planned Development, which is hereby established in the area above described.

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

Plan of Development Statements attached to this ordinance read as follows:

Business Planned Development Number 919.

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development consists of a net site area of approximately one and fifty-one hundredths (1.51)

acres (sixty-five thousand eight hundred seventy-five (65,875) square feet) which is controlled by Cole-Taylor Bank as trustee under Trust Number 087197, dated December 25, 1987 (the "Applicant") for purposes of this Business Planned Development.

2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or re-subdivision of parcels shall require 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 within this planned development shall be binding upon the Applicant, its successors and assigns and if different than the Applicant, the legal titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.1 1-01 of the Chicago Zoning Ordinance, the property, at the time of applications for amendments, modifications or change (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 modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant or its direct successor or the owners of all the property or any homeowners association which is formed to represent the property owners.
4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; Building Elevations; and a Partial Building Elevation looking east prepared by Weiss Architects, dated April 22, 2004. A full size set of the Site Plan, Landscape Plan and Building Elevations is on file with the Department of Planning and Development. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. These and no other zoning controls shall apply to the area delineated herein.

5. The following uses shall be permitted within the area delineated herein: hotel; accessory uses and accessory parking.
6. Business identification signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development. Temporary construction and marketing signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public street or alleys during the demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. 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. Off-street parking shall be provided in compliance with this plan of development subject to the review of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table.
9. The height restriction of any building or any appurtenance attached hereto shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations and shall also be subject to height limitations established by the Federal Aviation Administration.
10. The maximum permitted floor area ratio for the entire parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
11. Improvements of the property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan and the Landscape Plan attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the applicable standards of the City of Chicago Zoning Ordinance and corresponding regulations and guidelines.

12. The terms, conditions and exhibits of this planned development ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such modification by the Applicant and after a determination by the Commissioner, that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks, an increase in the maximum percent of land covered or subsequent set-back reduction pertaining to individual residential units.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings 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.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development. The Applicant will provide a vegetative ("green") roof on at least fifty percent (50%) of the net roof area of each building to be constructed within this planned development. "Net roof area" is defined as total area minus any required perimeter setbacks, rooftop structures and roof-mounted equipment.
15. Unless substantial construction of the improvements contemplated by the planned 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 property shall automatically revert to that of its preexisting B2-1 Restricted Retail District and C2-1 General Commercial District.

7/21/2004

REPORTS OF COMMITTEES

14289
28973

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Building Elevations; and Partial Building Elevation -- Looking East referred to in these Plan of Development Statements printed on pages 28974 through 28979 of this Journal.]

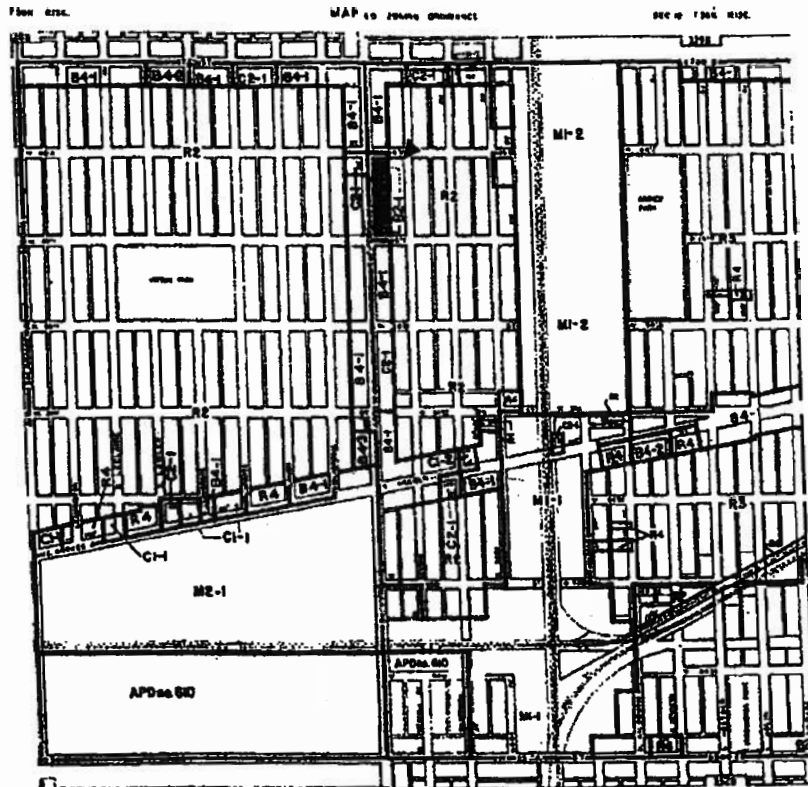
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development Number 919.

Bulk Regulations And Data Table.

Gross Site Area:	111,686 square feet (2.56 acres)
Net Site Area:	111,686 square feet (2.56 acres) (Gross Site Area) - 45,808 square feet (1.05 acres) (Area in Public Streets and Alleys) = 65,875 square feet (1.5 1 acres)
Maximum Floor Area Ratio:	1.2
Maximum Number of Hotel Rooms:	109
Maximum Site Coverage:	In accordance with Site Plan
Maximum Number of Off-Street Parking Spaces:	77
Minimum Number of Off-Street Loading Spaces:	1
Minimum Building Setbacks:	In accordance with Site Plan
Minimum Building Heights:	In accordance with Building Elevations

Existing Zoning Map.



LEGEND:



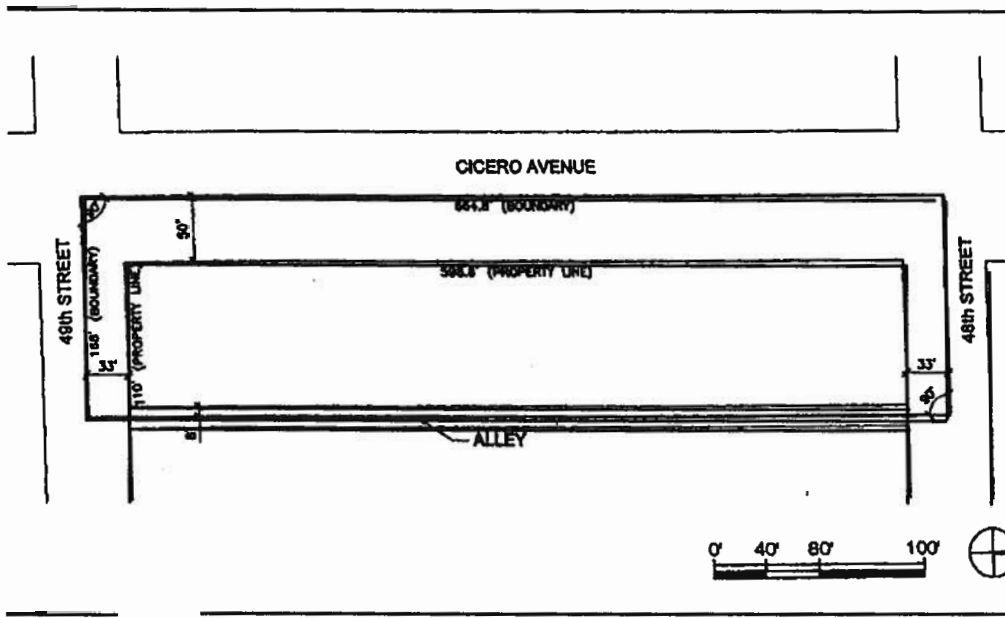
SUBJECT PROPERTY

APPLICANT: COLE-TAYLOR BANK AS TRUSTEE
 FOR TRUST #21-087197
 DATED 1 Z-25-87



ADDRESS: 4801-4859 S. CICERO AVENUE
 CHICAGO, ILLINOIS

DATE: 6th FEBRUARY 2004 REVISED: 22nd APRIL2004

Planned Development Boundary And Property Line Map.



LEGEND:

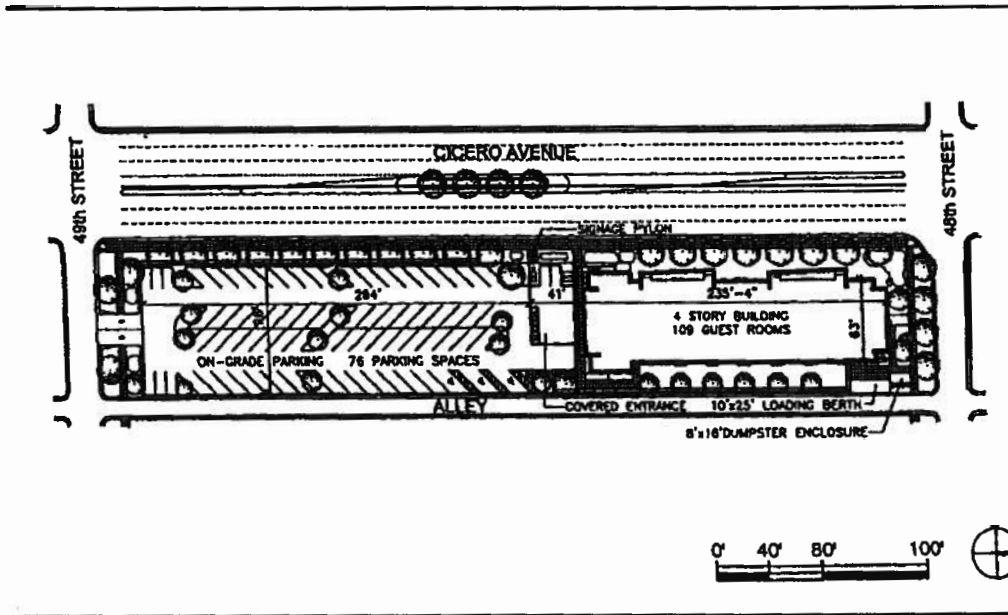
-  PLANNED DEVELOPMENT BOUNDARY
-  PROPERTY LINES DIMENSIONED IN FEET

APPLICANT: COLE-TAYLOR BANK AS TRUSTEE
FOR TRUST #21-087197
DATED 12-25-87

ADDRESS: 4801-4859 S. CICERO AVENUE
CHICAGO, ILLINOIS

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Site Plan.

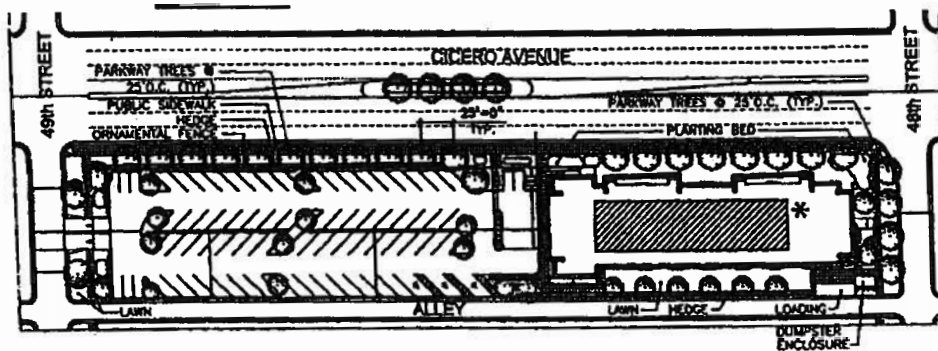


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ADDRESS: 4801-4859 S. CICERO AVENUE
CHICAGO, ILLINOIS

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Landscape Plan.



NOTE: ALL TREES IN PARKING LOT TO BE CANOPY FORM DECIDUOUS SHADE TREES, 2 1/2" MINIMUM CALIPER. ALL OTHER TREES TO BE DECIDUOUS SHADE TREES, 2 1/2" MINIMUM CALIPER.

* GREEN ROOF TO BE PROVIDED ON 50% OF BUILDING ROOF; FINAL REQUIREMENTS, LOCATION, DETAILS AND DIMENSIONS TO BE DETERMINED AT TIME OF PART II SUBMITTAL.

APPLICANT: COLE-TAYLOR BANK AS TRUSTEE
FOR TRUST #21-087197
DATED 12-25-87

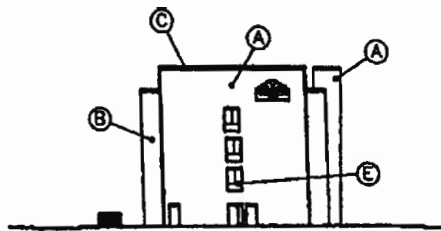
ADDRESS: 4801-4859 S. CICERO AVENUE.
CHICAGO, ILLINOIS

DATE: 6th FEBRUARY 2004 REVISED: 22nd APRIL 2004

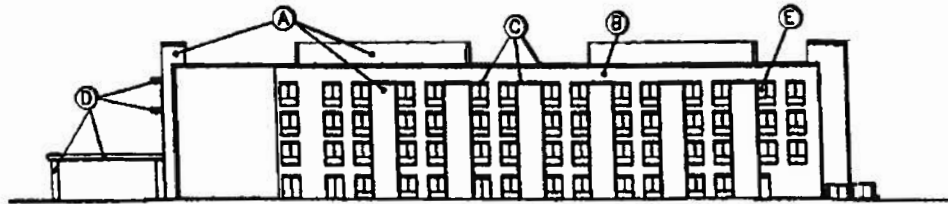
Building Elevations,



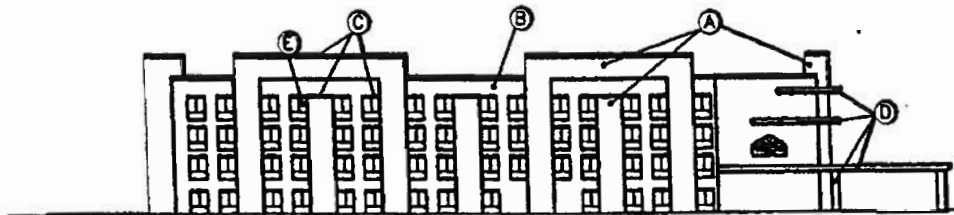
SOUTH ELEVATION



NORTH ELEVATION (48th St.)



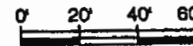
EAST ELEVATION (ALLEY)



WEST ELEVATION (CICERO AVE.)

FACADE MATERIALS:

- (A) FACE BRICK COLOR A
- (B) FACE BRICK COLOR B
- (C) PRAIRIE STONE TRIM
- (D) METAL CLADDING
- (E) ALUMINUM/GLASS WINDOWS • "AC UNIT LOUVERS

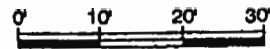
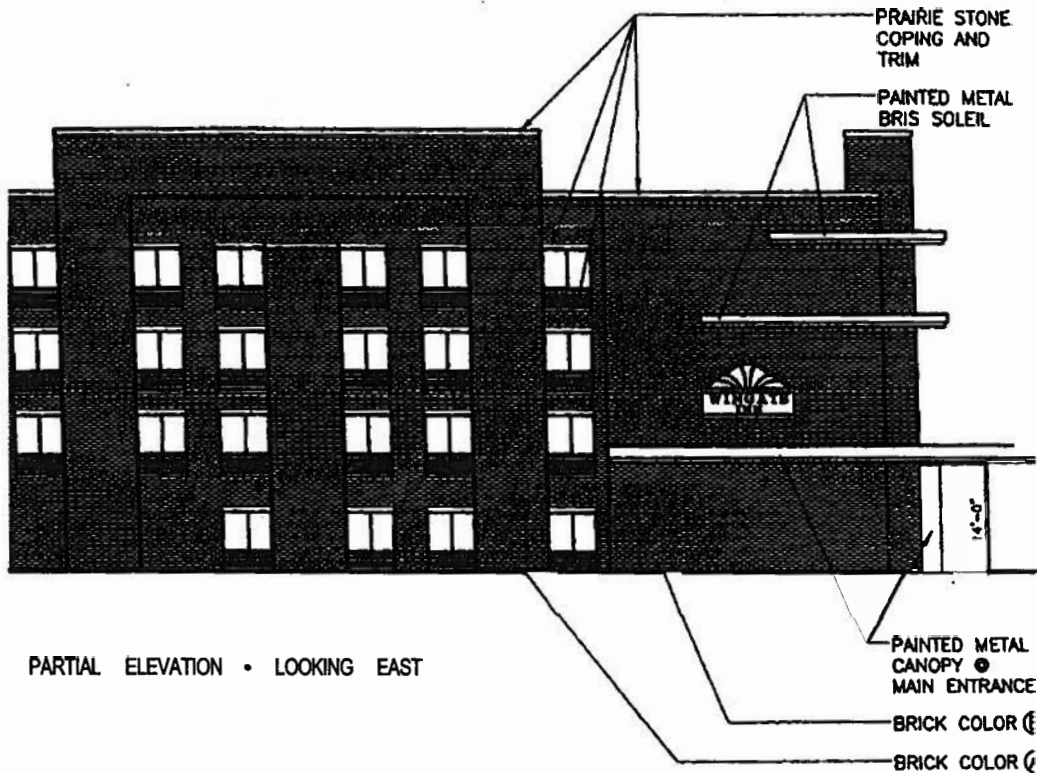


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Partial Building Elevation -- Looking East.



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