

# PD 954

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3/9/2005

REPORTS OF COMMITTEES

14702  
44667

*Reclassification Of Area Shown On Map Number 14-N.*  
(Application Number 14626)

*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, be amended by changing all of the R2 Single-Family Residence District symbols and indications as shown on Map Number 14-N in the area bounded by:

a line 241 feet north of and parallel to West 63<sup>rd</sup> Street; South Nashville Avenue;  
a line 191 feet north of and parallel to West 63<sup>rd</sup> Street; and the alley next west  
of and parallel to South Nashville Avenue,

to those of an RS3 Residential Single-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 Number 22-A.*

(As Amended)  
(Application Number 14702) RPD 954

*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  
RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and  
indications as shown on Map Number 22-A in the area bounded by:

the east/west public alley next north of and parallel to East 92<sup>nd</sup> Street; the  
north/south public alley next west of and parallel to South Mackinaw Avenue;  
a line 100.38 feet north of and parallel to the east/west public alley next north  
of East 92<sup>nd</sup> Street; South Mackinaw Avenue; South Harbor Avenue; East 92<sup>nd</sup>  
Street; and South Buffalo Avenue,

to those of an RM5 Residential Multi-Unit District and a corresponding use district  
is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be further amended by changing all the RM5 Residential Multi-Unit District symbols and indications in the area bounded by:

the east/west public alley next north of and parallel to East 92<sup>nd</sup> Street; the north/south public alley next west of and parallel to South Mackinaw Avenue; a line 100.38 feet north of and parallel to the east/west public alley next north of East 92<sup>nd</sup> Street; South Mackinaw Avenue; South Harbor Avenue; East 92<sup>nd</sup> Street; and South Buffalo Avenue,

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

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

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

*Residential Planned Development Number 954.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development Number 954 (the "Planned Development") consists of approximately forty-five thousand one hundred sixteen (45,116) net square feet (approximately one and four-hundredths (1.04) acres) of real property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map ("Property"), and is owned or controlled by the applicant, South Chicago SLF Associates, L.P. ("Applicant").
2. All applicable official reviews, approval, or permits required in connection with this Planned Development shall be obtained by the Applicant, its successors, assigns or grantees. Any dedication or vacation of streets and alleys, or easements or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant, its successors, assigns 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 applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by Applicant. However, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interest or obligations therein.

4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; an Existing Land-Use Map, an Existing Zoning Map; a Site Plan; a Landscape Plan with Planting Details, and Building Elevations. Full-size copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted in this Planned Development: senior housing, including but not limited to, housing for elderly persons, supportive living, assisted living, and independent living facilities, daycare centers (adult and child), community center, senior center, recreation facilities, social service programs, limited accessory retail and commercial (including, but not limited to, barber/beauty, sundries, banking, nutrition center and food service for campus residents and for community center programs), residential support services, commercial kitchen, physical therapy services, examination rooms and services, chapel, library, administrative offices, accessory parking, related and incidental and accessory uses. However, the limitations of Section 17-9-0114-B shall not apply.
6. Identification and other necessary signs shall be permitted within the Planned Development subject to the review and approval of the

Department of Planning and Development. Temporary signs such as construction and marketing signs shall be permitted.

7. Off-street parking and loading facilities shall be in compliance with this Planned Development, subject to the review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be accessible parking.
8. Any service drive or any other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during 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.
9. In addition to the maximum height of the proposed buildings or any appurtenance thereto, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions of the 2004 Chicago Zoning Ordinance shall apply. In addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area in excess of five thousand (5,000) square feet devoted to mechanical/electrical equipment in a single location, regardless of placement in the building, maintenance spaces and all trash rooms, shall be excluded.
11. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plan, the Building Elevations and the Bulk Regulations and Data Table. In addition, parkway trees shall be installed, as necessary, and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines, except as provided herein and on the attached plans.

- A. If a senior center is included on the ground floor of the building, resulting in a larger building footprint and certain modifications to the plans set forth in Statement Number 4, then Applicant may substitute revised plans (site plan, landscape plans, elevations, et cetera) depicting a larger building, pursuant to the Department of Planning and Development's Part II approval.
  - B. If the twenty (20) foot east/west public alley is not vacated, then Applicant may substitute revised plans pursuant to the Department of Planning and Development's Part II approval.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables, and maximizes access throughout the Property. Therefore, at the time when Part II approvals are sought, the plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
13. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such modification by the Applicant and after a determination by the Commissioner of Planning and Development that such modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner 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.
15. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire

and the zoning of the Property shall automatically revert to that of the pre-existing RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

[Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Existing Land-Use Map; Existing Zoning Map; Site Plan; Exterior Elevations; and Landscape Plan with Planting Details referred to in these Plan of Development Statements printed on pages 44674 through 44681 of this *Journal*.]

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

*Residential Planned Development Number* 954.

*Bulk Regulations And Data Table.*

- |                                                                                  |                                               |
|----------------------------------------------------------------------------------|-----------------------------------------------|
| 1. Net Site Area:                                                                | 45,116 square feet (approximately 1.04 acres) |
| 2. Maximum Floor Area Ratio:                                                     | 2.0                                           |
| 3. Maximum Percentage of Land Coverage (excludes impervious surfaces):           | 50% (includes parcel Numbers 1 and 2)         |
| 4. Maximum Number of Dwelling Units (100% of the units may be Efficiency Units): | 113                                           |
| 5. Minimum Number of Off-Street Parking Spaces:                                  | 23 spaces                                     |
| 6. Minimum Number of Off-Street Loading Spaces:                                  | 1                                             |
| 7. Minimum Periphery Setbacks (for Buildings):                                   |                                               |

**Parcel Number 1 Building:**

north at alley:	0 feet, 0 inches
south at East 92 <sup>nd</sup> Street:	0 feet, 0 inches
east at South Harbor Avenue:	0 feet, 0 inches
east at South Mackinaw Avenue:	40 feet, 0 inches
west at South Buffalo Avenue:	10 feet, 0 inches,

**Parcel Number 2 Parking:**

north:	7 feet, 0 inch
south at alley:	0 feet, 0 inch
east at South Mackinaw Avenue:	7 feet, 0 inch
west at alley:	7 feet, 0 inch

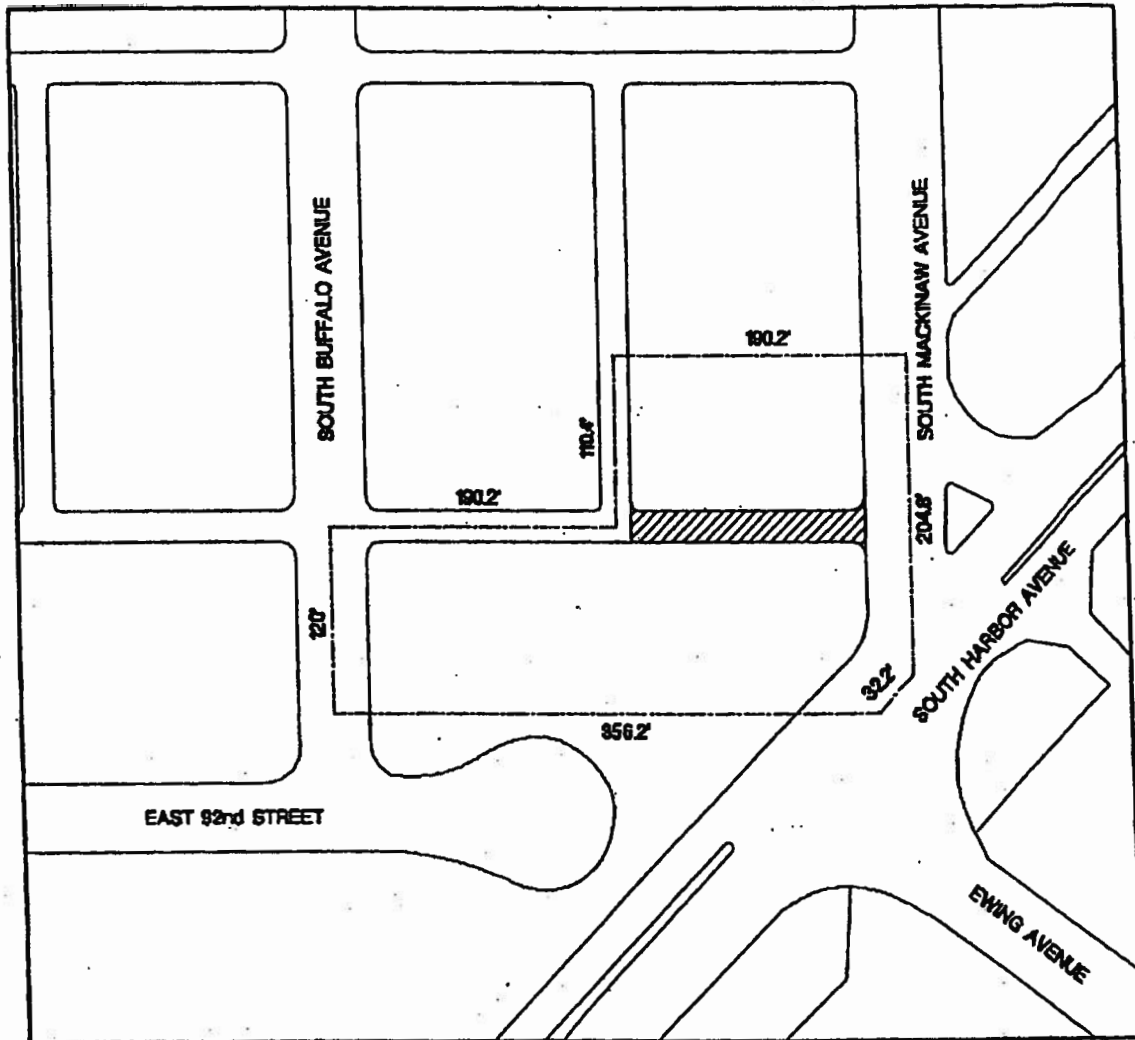
The Following Shall Be Allowed As Permitted Obstructions In All Yards: canopy, parking, fences, transformers, generators, H.V.A.C. units, trash enclosures, loading, retaining walls, patios and signage.

8. **Maximum Building Height (excludes dormers and similar appurtenances):** 47 feet, 0 inches (based on average sidewalk elevation)

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

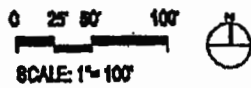
These regulations relate to the ultimate development within the Planned Development area. Interim stages of development may exceed these permitted standards, subject to the approval of the Department of Planning and Development.

Planned Development Boundary, Property Line  
And Right-Of-Way Adjustment Map.

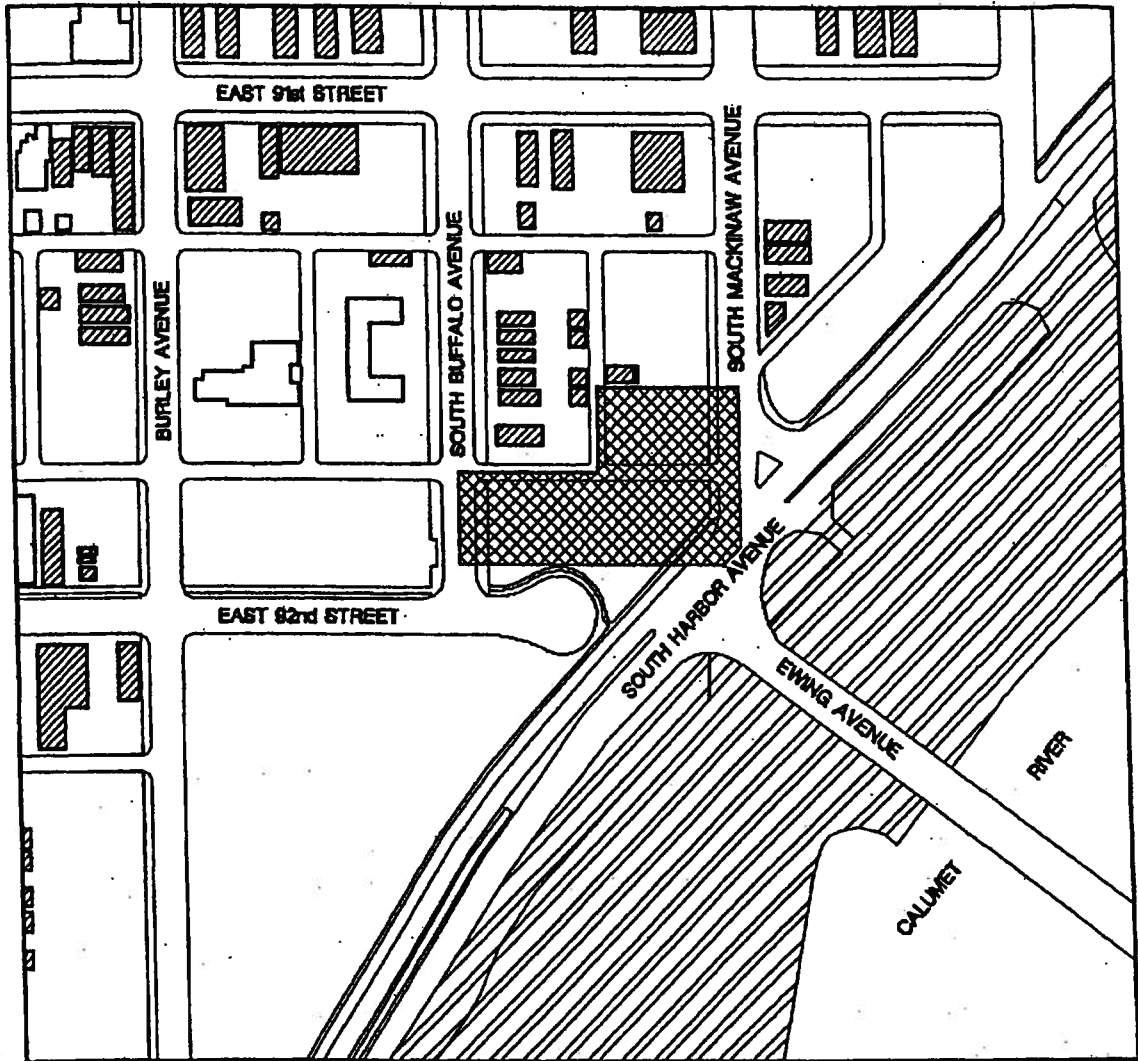


LEGEND

-  ALLEY TO BE VACATED
-  PLANNED DEVELOPMENT BOUNDARY



Existing Land-Use Map.



LEGEND

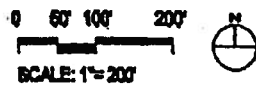
—— ZONING DISTRICT BOUNDARY

XXXXX PROPOSED PLAN DEVELOPMENT

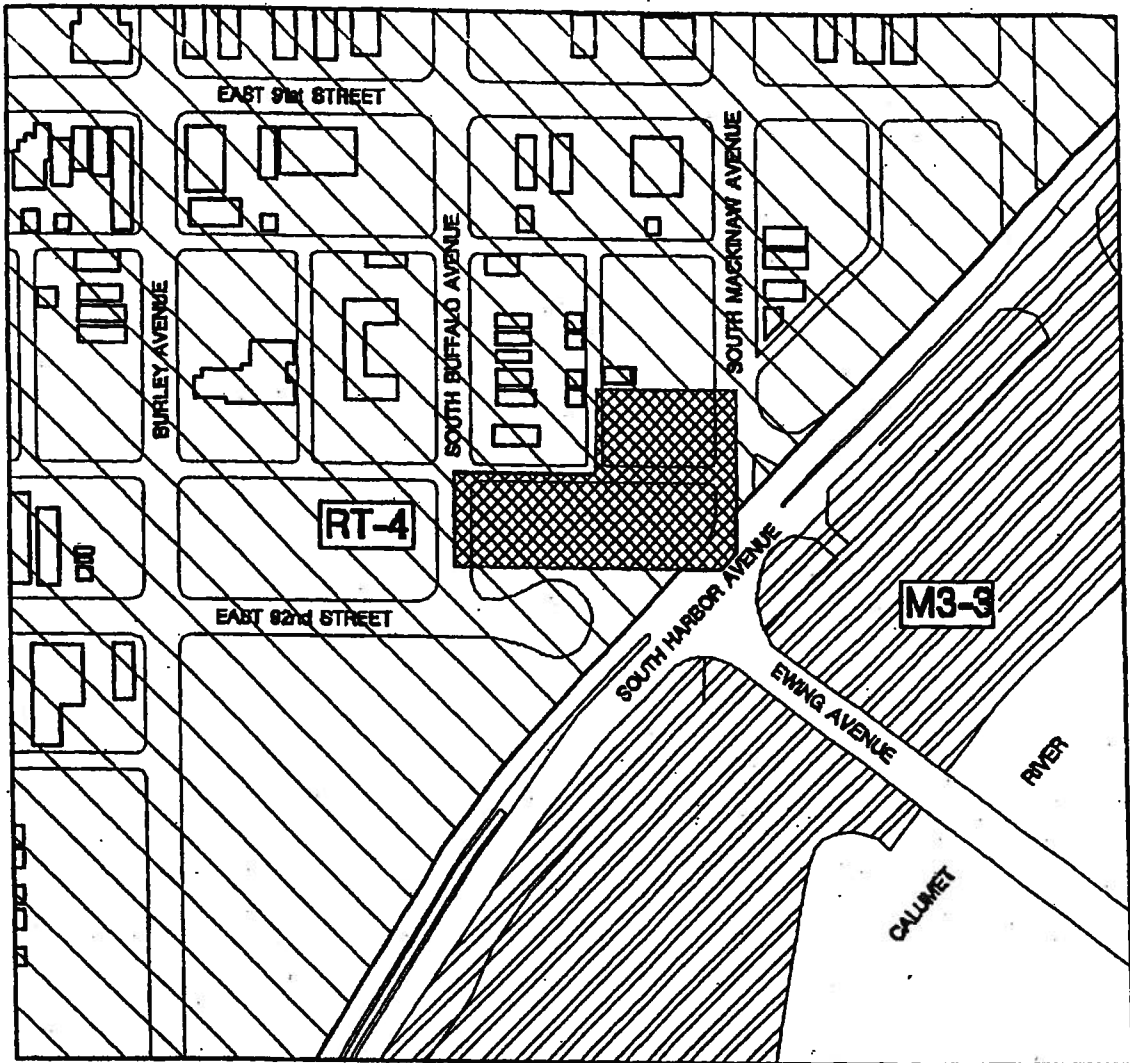
RT-4 GENERAL RESIDENCE DISTRICT

M3-S HEAVY MANUFACTURING DISTRICT

PMD6 PLANNED MANUFACTURING DISTRICT NO. 6



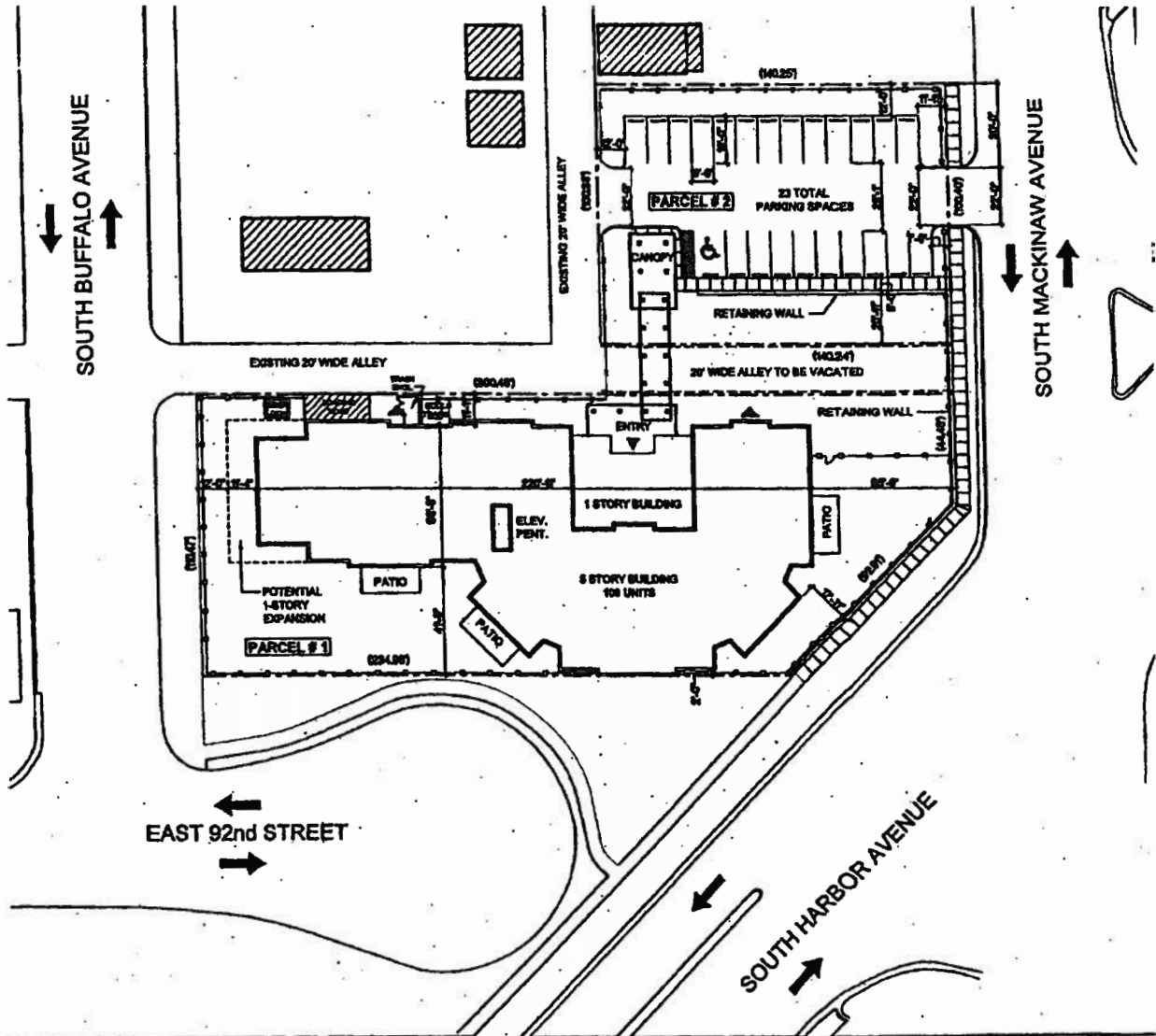
Existing Zoning Map.



LEGEND

- ZONING DISTRICT BOUNDARY
  - ▨ RT-4 GENERAL RESIDENCE DISTRICT
  - ▩ PROPOSED PLAN DEVELOPMENT
  - ▧ M3-3 HEAVY MANUFACTURING DISTRICT
  - ▧ PMD6 PLANNED MANUFACTURING DISTRICT NO. 6
- 0 60' 100' 200'  
SCALE: 1" = 200'
-

Site Plan.

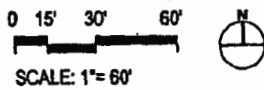


LEGEND

- ▲ EMERGENCY EXIT/ ENTRANCE
- PROPERTY LINE

- PROPOSED 4'-0" HIGH ORNAMENTAL METAL FENCE
- x— PROPOSED 6'-0" HIGH WOOD FENCE

▨ EXISTING BUILDING TO REMAIN, NOT IN SCOPE OF WORK



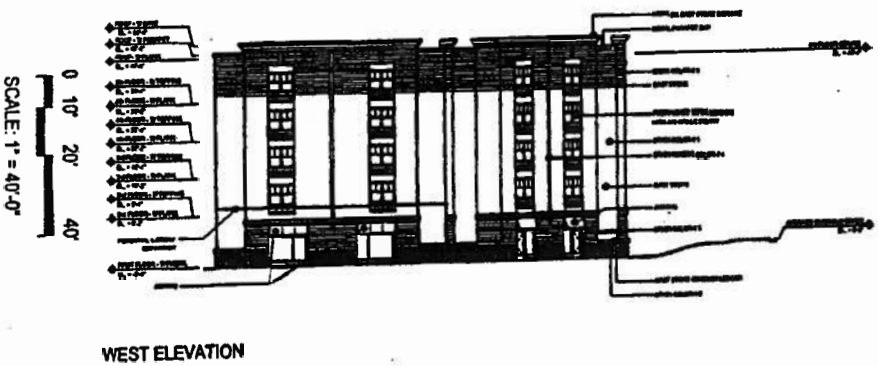


3/9/2005

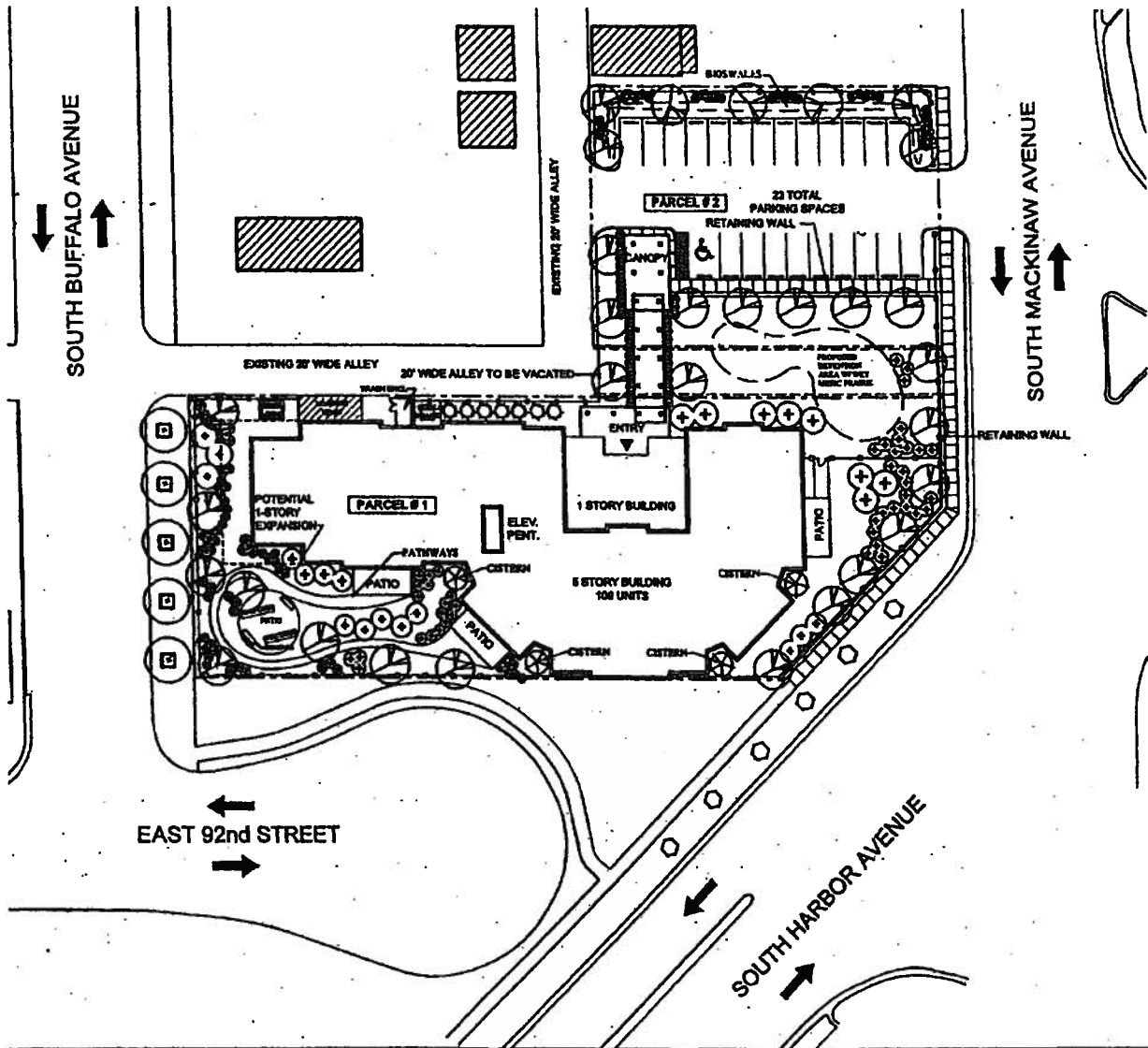
REPORTS OF COMMITTEES

44679

South/West Elevations.



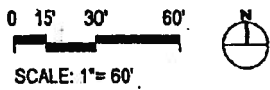
Landscape Plan.



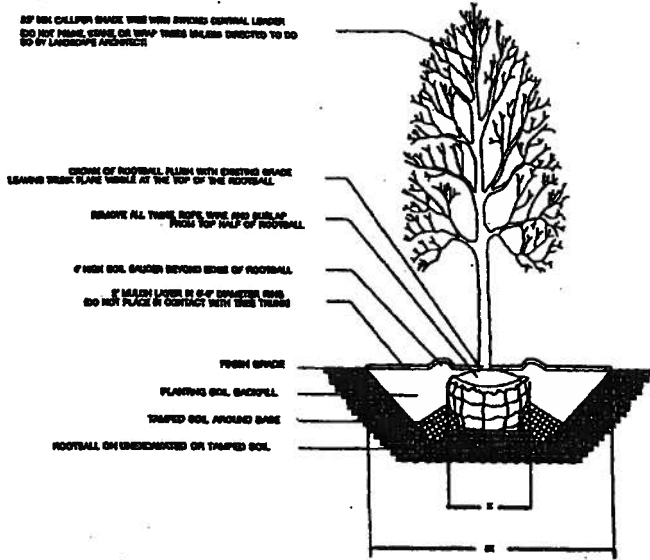
LEGEND

- ▲ EMERGENCY EXIT/ ENTRANCE
- - - PROPERTY LINE

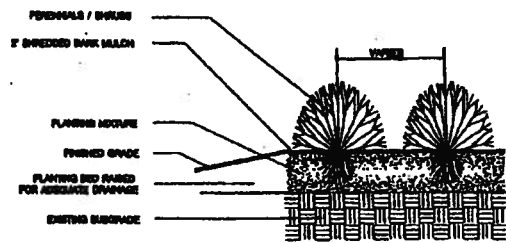
- PROPOSED 4'-0" HIGH ORNAMENTAL METAL FENCE
- \*— PROPOSED 6'-0" HIGH WOOD FENCE
- ▨ EXISTING BUILDING TO REMAIN, NOT IN SCOPE OF WORK



Landscape Plans With Planting Details.



1 DECIDUOUS TREE PLANTING DETAIL  
SEE TO SCALE



2 PERENNIAL & SHRUB PLANTING DETAIL  
SEE TO SCALE

BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	REMARKS
<i>Betula nigra</i>	River Birch		12'	B & B	MULTI-STEM 3 TO 4 TRUNKS
<i>Celtis occidentalis</i>	Common Hackberry	2 1/2'		B & B	SINGLE STRAIGHT TRUNK
<i>Quercus bicolor</i>	Swamp White Oak	2 1/2'		B & B	SINGLE STRAIGHT TRUNK
<i>Taxodium distichum</i>	Common Baldcypress	2 1/2'		B & B	SINGLE STRAIGHT TRUNK
<i>Asterlchier arborea</i>	Downy Serviceberry		6'	B & B	
<i>Cercis canadensis</i>	Eastern Redbud		6'	B & B	
<i>Crataegus crusgalli var. inermis</i>	Thornless Cockspur Hawthorn		6'	B & B	
<i>Hamamelis virginiana</i>	Common Witchhazel		6'	B & B	
<i>Viburnum prunifolium</i>	Blackhaw Viburnum		6'	B & B	
<i>Aesculus perriflora</i>	Bottlebrush Buckeye		18"	5 Gal	
<i>Aronia melanocarpa</i>	Black Chokeberry		18"	5 Gal	
<i>Corylus americana</i>	American Hazelnut		18"	5 Gal	
<i>Rosa virginica</i>	Virginia Sweetapple		18"	5 Gal	
<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Sumac		18"	5 Gal	
<i>Rosa 'Nearly Wild'</i>	Nearly Wild Rose		18"	5 Gal	
<i>Sambucus canadensis</i>	American elderberry		18"	5 Gal	
Perennial & Forb Mix	LOW-PROFILE PRAIRIE MIX			Plugs	12" ON CENTER PLANTINGS