

PD 992

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10/06/2005 PD Adoption **2**

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~~a line 407.31 feet north of and parallel to South Christiana Avenue (as measured along the southeasterly right-of-line of West Columbus Avenue); a line 100 feet southeasterly of and parallel to West Columbus Avenue; a line 507.31 feet north of and parallel to South Christiana Avenue; a line 146 feet southeasterly of and parallel to West Columbus Avenue; a line 357.31 feet north of and parallel to South Christiana Avenue (as measured along the southeasterly right-of-line of West Columbus Avenue); a line 141 feet southeasterly of and parallel to West Columbus Avenue; a line 57.31 feet north of and parallel to South Christiana Avenue; and West Columbus Avenue,~~

~~to the designation of a T Transportation 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 15116) *RPD 992*

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 RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 22-A in the area bounded by:

East 92nd Street; South Harbor Drive; East 93rd Street; and South Burley 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:

East 92nd Street; South Harbor Drive; East 93rd Street; and South Burley 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 992.

Plan Of Development Statements

1. The area delineated herein as Residential Planned Development Number 992 (the "Planned Development") consists of approximately one hundred sixty-one thousand six hundred fifty-seven (161,657) net square feet (approximately three and seventy-one hundredths (3.71) 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"). The net site area above includes the area of the alleys to be vacated, which vacation is contemplated by this Planned Development and shown on the Planned Development Boundary, Property Line and Right-of-Way Adjustment Map. For informational purposes, the net site area excluding the alleys to be vacated is one hundred forty-six thousand five hundred seventy (146,570) net square feet. To accomplish the objectives of this Planned Development, Applicant intends to retain a portion of the Property for its own use and convey a portion of the Property, Subarea B, to other(s).
2. All applicable official reviews, approvals, 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. In addition, City agrees to cooperate with the subdivision process, and, to the extent required, consent to and execute any documents allowing the subdivision into the two (2) subareas. Notwithstanding the above, it is anticipated that the alleys contained with the Property, and shown on the Planned Development Boundary, Property Line and Right-of-Way Adjustment Map, will be vacated pursuant to the

City's Intergovernmental Alley Vacation program, contemporaneous with the Planned Development application.

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. No consents or approvals are required from the owner of Subarea B. 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 sixteen (16) 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 Subarea Map, a Site Plan, a Subareas A and B Preliminary Landscape Plan; Preliminary Landscape Plan -- Plant List; Subarea A Preliminary Landscape Plan, Subarea B Preliminary Landscape Plan; Roof Garden Planting Plan Preliminary Planting Plan; and Building Elevations for the SLF and ILF buildings. Full-size copies of the Site Plan, Landscape Plans and Building Elevations (for both the SLF and ILF buildings) 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, senior apartments 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 and non-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 2005 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. **Additional Parking.** If determined by Applicant that additional parking is necessary for its operations or as required by Illinois Housing Development Authority ("I.H.D.A.") or other funding sources, then Applicant may construct, pursuant to Part II approval, additional parking spaces in the area designated on the Site Plan as "Potential Future Parking". These additional parking areas shall be designed in accordance with the landscape regulations in effect at the time of adoption of this Planned Development.
 - B. **Required Parking.** Notwithstanding anything to the contrary, although Applicant may decide to construct all of the parking spaces shown on the Site Plan at one time, Applicant shall only be required to construct the minimum number of required spaces for each subarea, as set forth in the Bulk Regulations and Data Table, at the time of construction of the building in each subarea.
 - C. **Landscape Related Improvements.** Notwithstanding anything to the contrary, landscaping for Subarea A, depicted on the Preliminary Landscape Planting Plan for Subarea A, shall be constructed at the time of construction of the (SLF) building located within Subarea A. The landscaping and related improvements depicted upon the plans and elevations listed in Statement Number 4 for Subarea B shall only be required to be constructed at the time of construction of the (SLF) building located within Subarea B. Prior to the construction of the improvements in Subarea B, Applicant shall only be required to seed and maintain Subarea B with grass.
 - D. **Entry Drives And Signage.** Although Applicant is not required to construct any of the improvements located within Subarea B at the time of construction of Subarea A, Applicant may construct all entry drives and all signage, or any other improvements, at the time it constructs the improvements for Subarea A.

- E. Net Site Area. It is contemplated that as part of the development of this Planned Development, that those certain alleys contained within the boundaries of the Property and shown as "Alleys To Be Vacated" on the Planned Development Boundary, Property Line and Right-of-Way Adjustment Map, will be vacated. Therefore, the Net Site Area of this Planned Development includes the area of the alleys to-be-vacated and consequently, no additional approvals will be required to include this area within the Planned Development after the alleys are vacated.
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. Except for those plans which are approved and are referenced in Statement 4 above, prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II approval") for development or redevelopment of any development parcels within the Planned Development, a site plan for the proposed development, including parking areas and street access, shall be submitted to the Commissioner of the Department of Planning and Development for approval. No Part II approval for work for which a site plan must be submitted to the Commissioner shall be granted until the site plan has been approved by the Commissioner.

Following approval of a site plan by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. The approved site plan may be changed or modified pursuant to the minor change provisions of Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 14 of this Plan of Development.

A site plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- A. the boundaries of the Property;

- B. the footprint of the improvements;
- C. location and dimensions of all loading berths;
- D. preliminary landscaping plan prepared by a landscape architect with final landscaping plan to be approved at Part II stage;
- E. all pedestrian circulation routes;
- F. the location of any adjacent public improvements;
- G. preliminary elevations of the improvements; and
- H. statistical information applicable to the Property limited to the following:
 - i. floor area and floor area ratio;
 - ii. uses to be established;
 - iii. building heights; and
 - iv. all setbacks, required and provided.

A site plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development.

14. 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.
15. 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.

- 16. Unless substantial construction of any portion of the Planned Development, including either building or the parking area ("Work"), has commenced within six (6) years following adoption of this Planned Development, and unless completion of the Work 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 RS2 Residential Single-Unit (Detached House) District. No further sunset or "Lapse of Approval" provisions shall apply. In addition, any right of reverter in favor of the City shall terminate after the Applicant has received its allocation of tax credits and has commenced the Work.

[Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Existing Land-Use Map; Existing Zoning Map; Subarea Map; Site Plan; Preliminary Landscape Plans; Roof Garden Planting Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 58706 through 58717 of this *Journal*.]

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

Residential Planned Development Number 992.

Bulk Regulations And Data Table.

- 1. Net Site Area including Alleys To Be Vacated (all bulk and other calculations of the Planned Development shall be calculated using Net Site Area including Alleys To Be Vacated): 161,657 square feet (3.71 acres)
- 2. Net Site Area excluding Alleys To Be Vacated: 146,570 square feet (3.365 acres)

3. Maximum Floor Area Ratio (floor area is transferable between subareas):

Subarea A: 1.10

Subarea B: 1.30

Maximum Floor Area for Entire Site: 1.20

4. Maximum Percentage of Land Coverage (excludes impervious surfaces):

Subarea A: 28%

Subarea B: 32%

5. Maximum Number of Dwelling Units (100% of the units may be Efficiency Units). In addition, lot area for dwelling unit density purposes is transferable between subareas:

Subarea A: 115 SLF

Subarea B: 110 ILF

Total: 220

6. Minimum Number of Off-Street Parking Space:

Subarea A: 25 spaces

Subarea B: 33 spaces

Total: 58 spaces

7. Minimum Number of Off-Street Loading Spaces:

Subarea A: 1

Subarea B:	1
Total:	2

8. Minimum Periphery Setbacks
(for buildings):

Subarea A	
north at East 92 nd Street	10 feet, 0 inches
south adjoining Subarea B	0 feet, 0 inches
east at South Harbor Street	50 feet, 0 inches
west at South Burley Street	15 feet, 0 inches
Subarea B	
north adjoining Subarea A	0 feet, 0 inches
south at East 93 rd Street	65 feet, 0 inches
east at South Harbor Street	50 feet, 0 inches
west at south Burley Street	15 feet, 0 inches

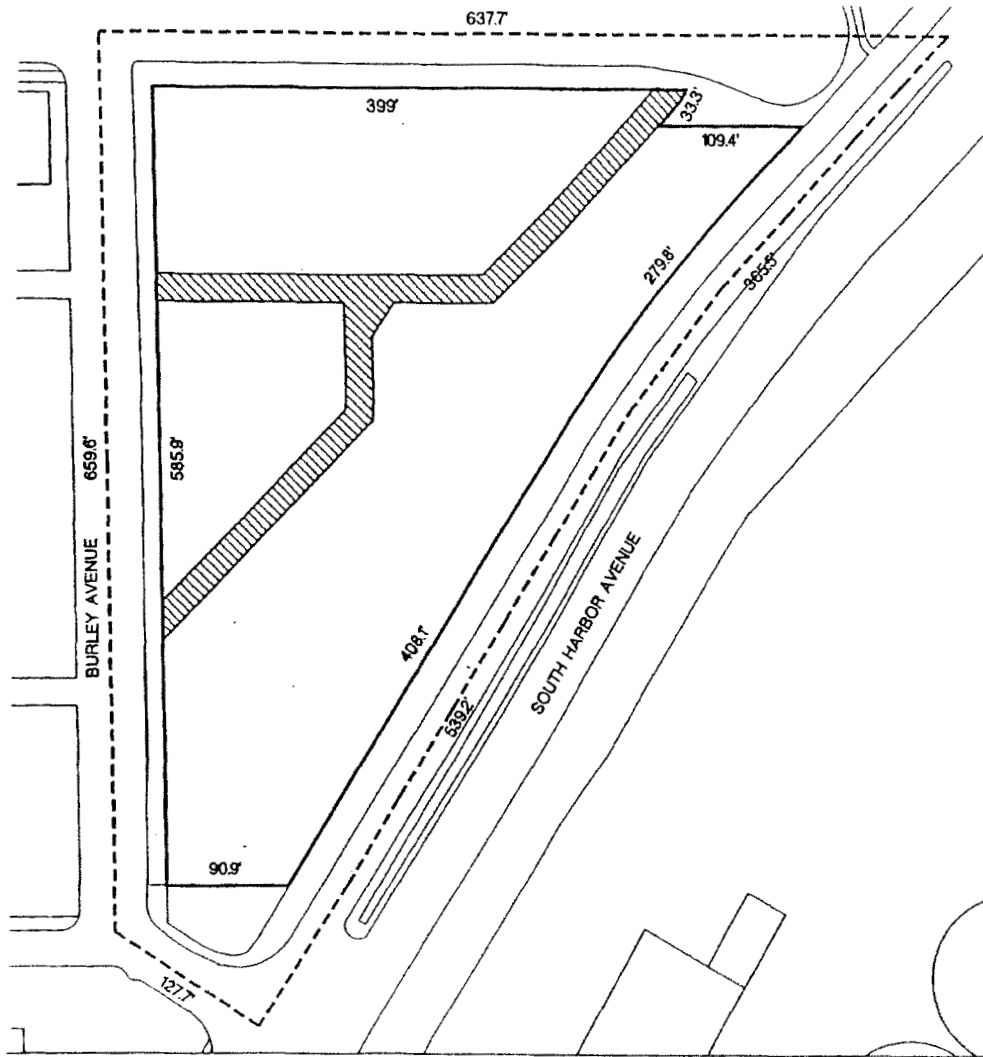
The following shall be allowed as permitted obstructions in all yards: canopies, parking, fences, transformers, generators, H.V.A.C. units, trash encloses, loading, retaining walls, patios and signage.

9. Maximum Building Height
(excludes penthouses, roof
mechanical units, roof access
stairs and similar appurtenances):
- | | |
|--|--|
| | 58 feet, 6 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.

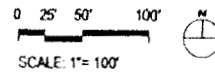
Planned Development Boundary, Property Line
And Right-of-Way Adjustment Map.



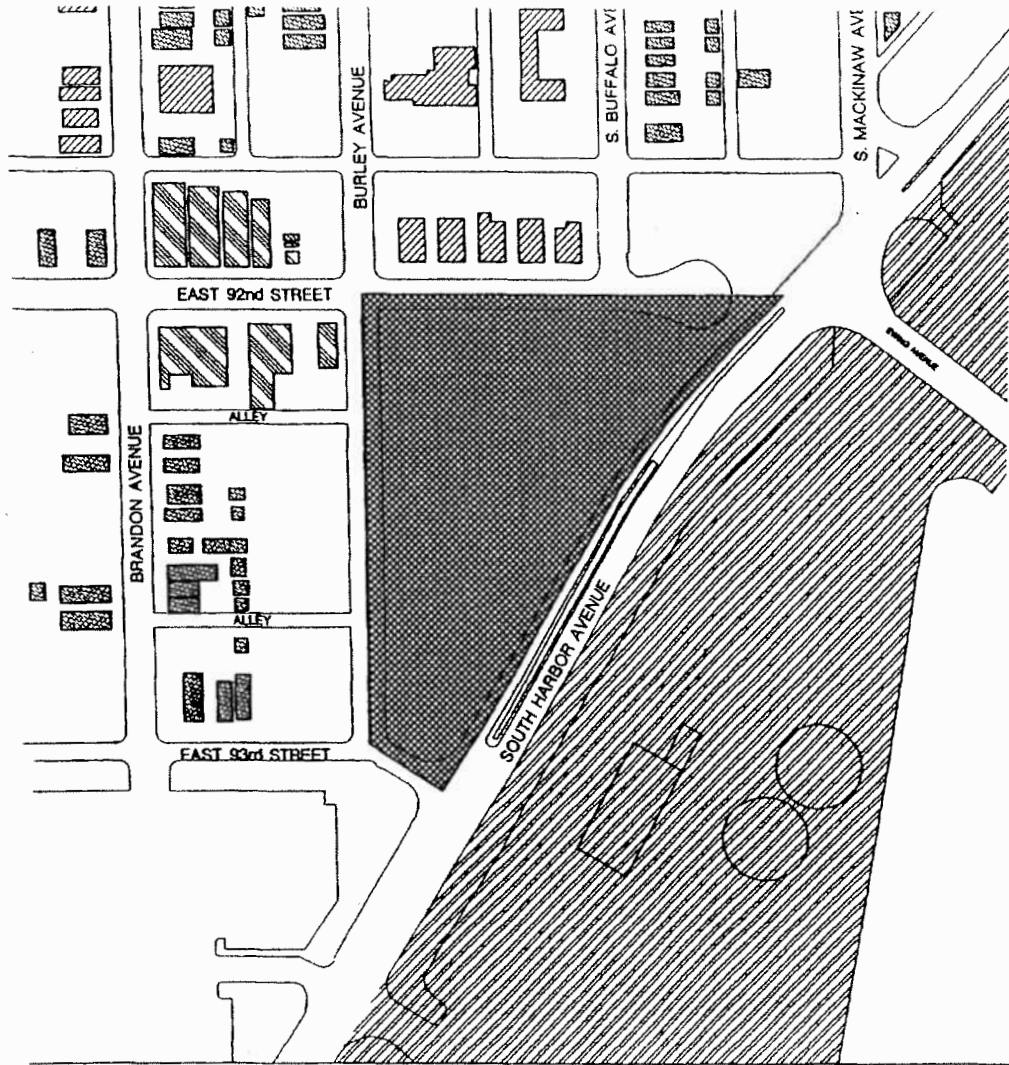
LEGEND

- PROPERTY LINE
- - - PLANNED DEVELOPMENT BOUNDARY
- ▨ ALLEYS TO BE VACATED

NOTE: PROPERTY MAY BE SUBDIVIDED IN THE FUTURE TO ACCOMMODATE SEPARATE OWNERSHIP OF THE SUB AREAS

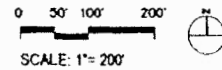


Existing Land-Use Map.



LEGEND

- ZONING DISTRICT BOUNDARY
- XXXXX PROPOSED PLAN DEVELOPMENT
- Single Family Housing (diagonal lines)
- MULTI-FAMILY HOUSING (diagonal lines)
- MIXED USE RESIDENTIAL AND COMMERCIAL (cross-hatch)
- PMD-6 PLANNED MANUFACTURING DISTRICT (grid pattern)



Existing Zoning Map.



LEGEND

———— ZONING DISTRICT BOUNDARY

- - - - - PLANNED DEVELOPMENT BOUNDARY

////// C1-2 COMMERCIAL DISTRICT

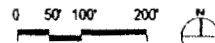
□□□□ RS-2 RESIDENTIAL SINGLE UNIT DISTRICT

▨▨▨▨ RS-3 RESIDENTIAL SINGLE UNIT DISTRICT

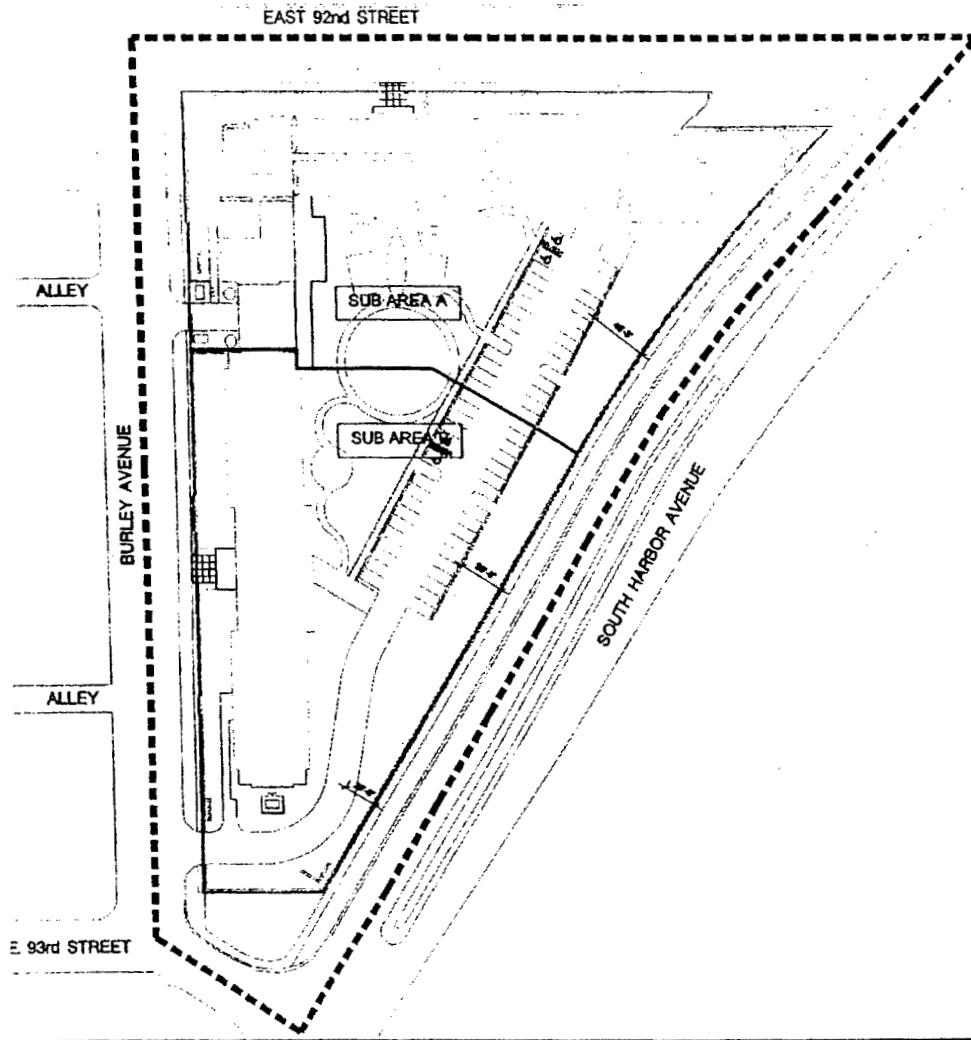
▩▩▩▩ RT-4 RESIDENTIAL TWO FLAT, TOWNHOUSE & MULTI-UNIT DISTRICT

▧▧▧▧ PD 954 PLANNED DEVELOPMENT

▨▨▨▨ PMD-6 PLANNED MANUFACTURING DISTRICT



Subarea Map.



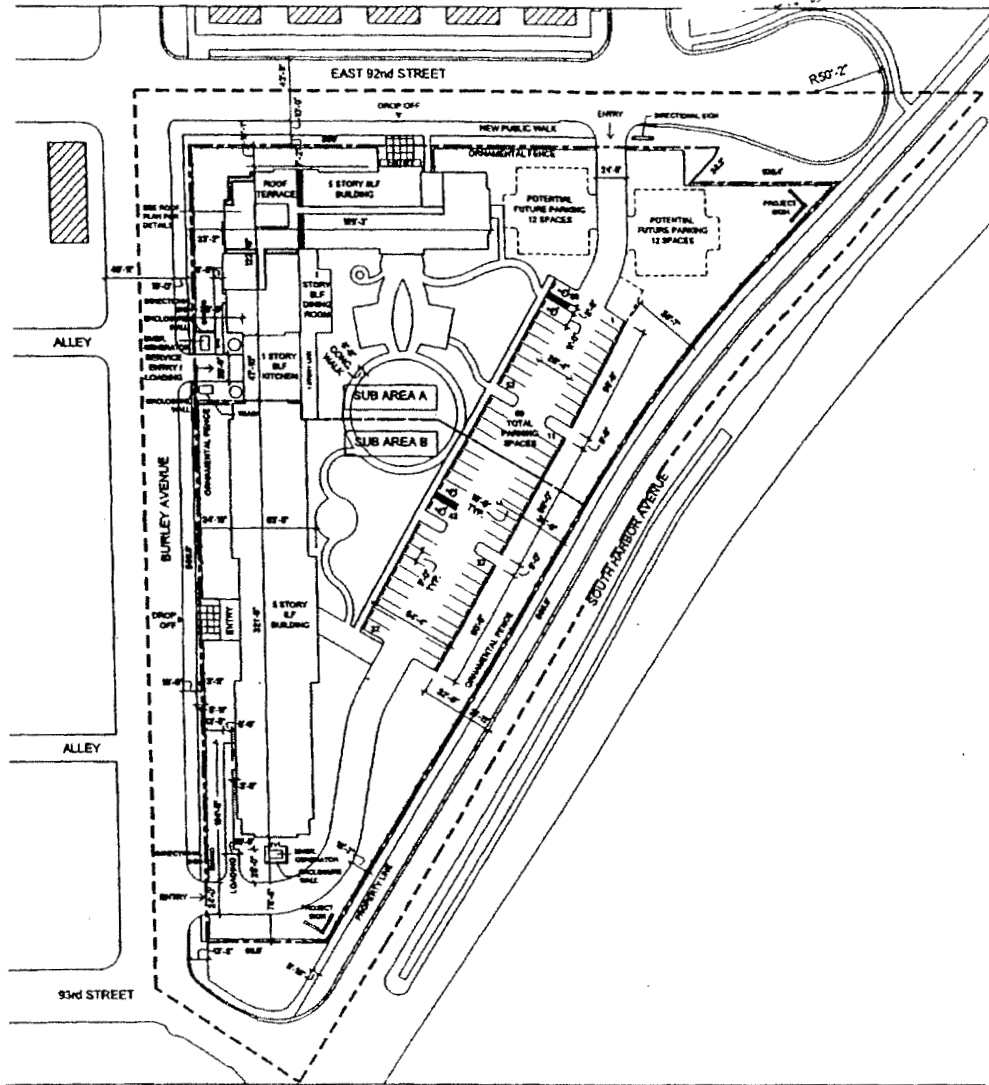
LEGEND

- SUB AREA DESIGNATION
- - - PLANNED DEVELOPMENT BOUNDARY

NOTE: PROPERTY MAY BE SUBDIVIDED IN THE FUTURE TO ACCOMMODATE SEPARATE OWNERSHIP OF THE SUB AREAS



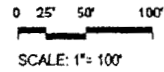
Site Plan.



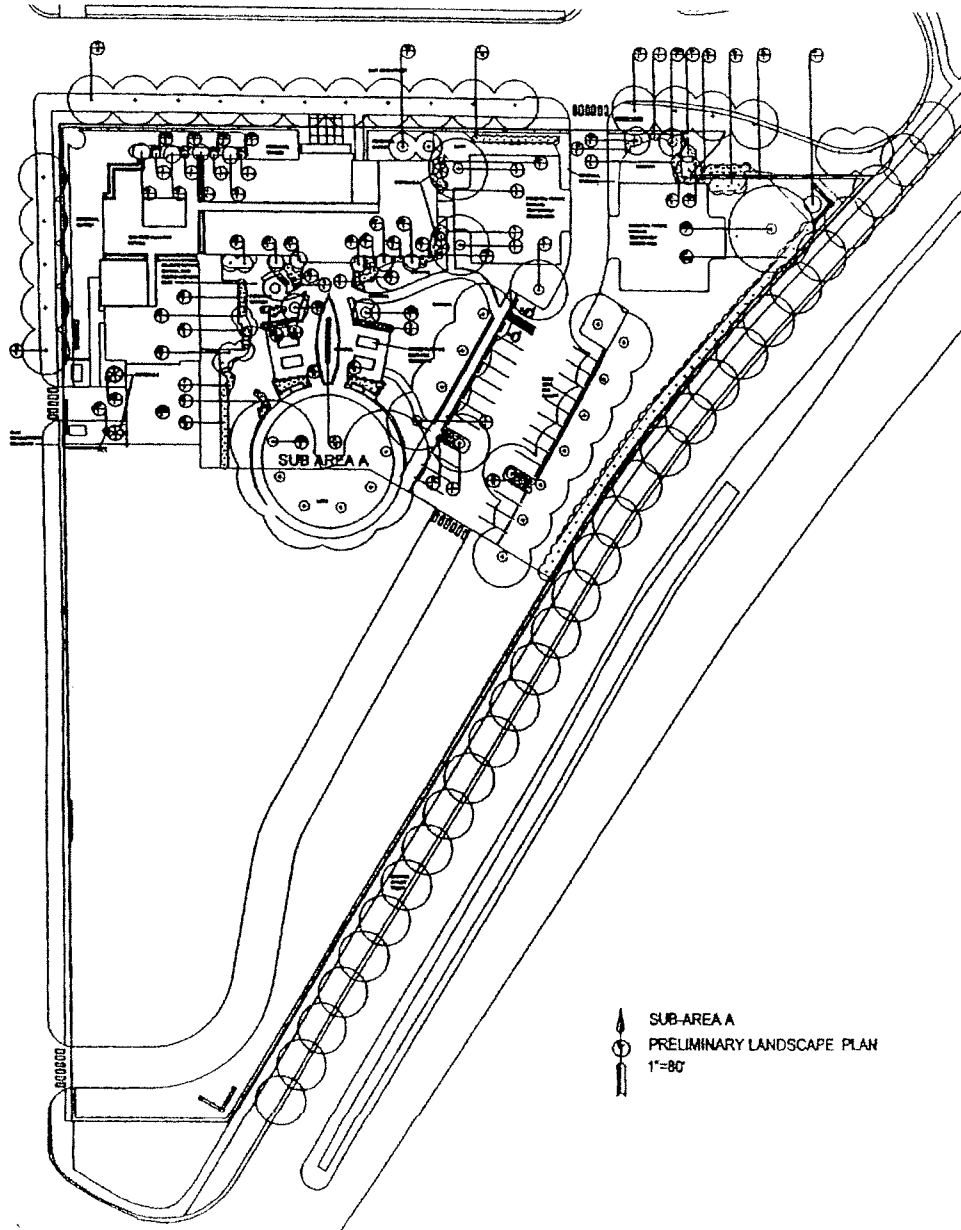
LEGEND

- PROPERTY LINE
- - - PLANNED DEVELOPMENT BOUNDARY
- - - - SUB AREA BOUNDARY

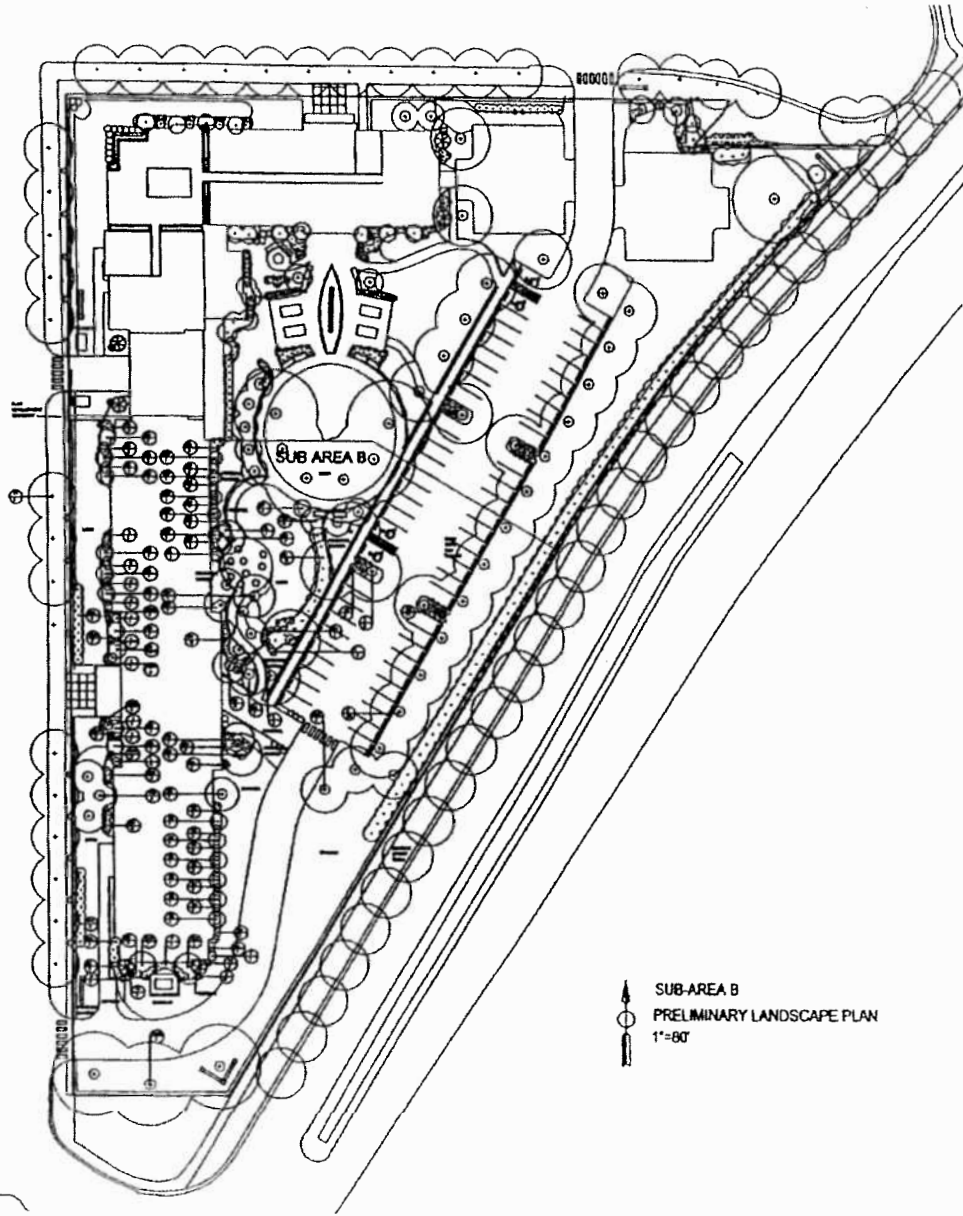
- EXISTING BUILDING TO REMAIN, NOT IN SCOPE OF WORK
- PROPOSED 6'-0" HIGH WOOD FENCE
- PROPOSED 4'-0" HIGH



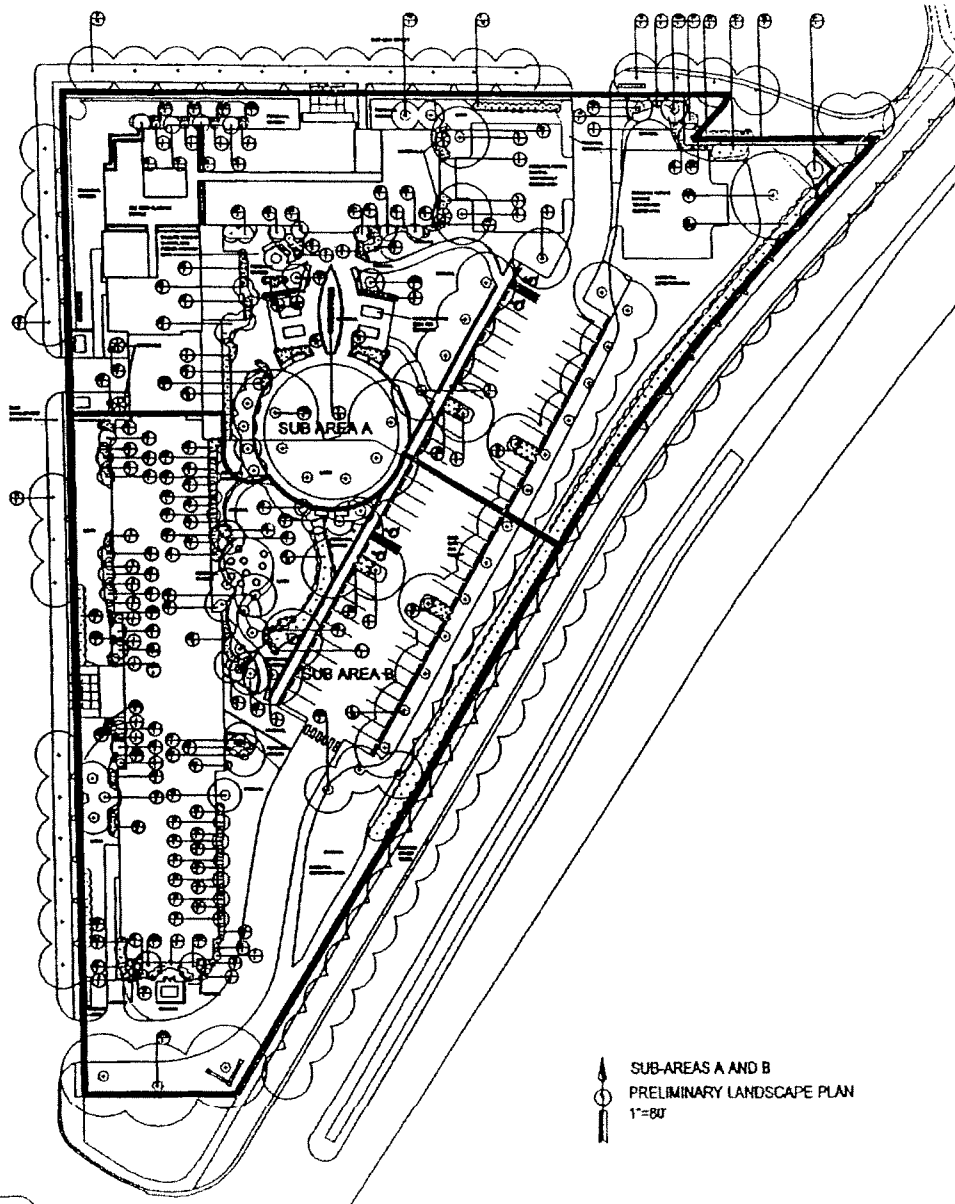
Preliminary Landscape Planting
Plan -- Subarea A.



Preliminary Landscape Planting
Plan -- Subarea B.



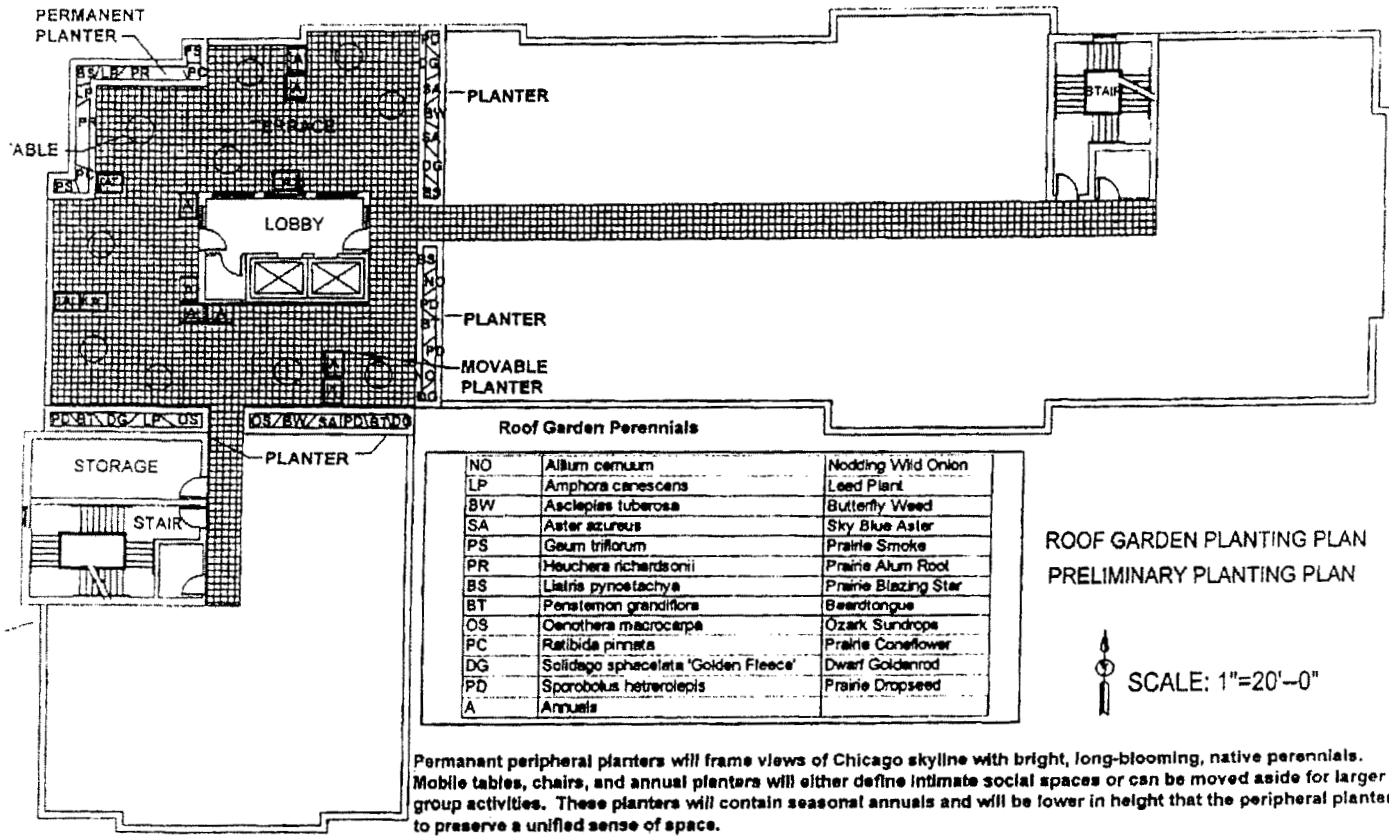
Preliminary Landscape Planting
Plan -- Subareas A and B.



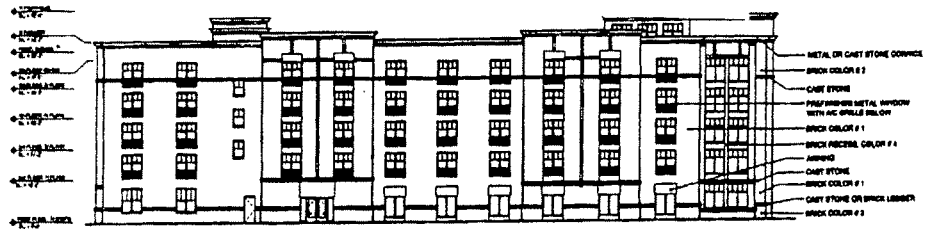
Preliminary Landscape Plan -- Plant List.

<u>Codename</u>	<u>Common Name</u>	<u>Scientific Name</u>	<u>Size</u>	<u>B</u>	<u>A</u>
<u>Trees</u>					
TT	Tuliptree	Lirodendron tulipifera	3"	9	22
C	Northern Catalpa	Catalpa speciosa	3"	13	16
RVB	River Birch	Betula nigra	12'	3	0
SWO	Swamp White Oak	Quercus bicolor	3"	3	7
<u>Ornamentals</u>					
PD	Pagoda Dogwood	Cornus alternifolia	6'	4	2
RB	Redbud	Cercis canadensis	8'	8	
BV	Blackhaw Viburnum	Viburnum prunifolium	6'	13	42
TCH	Thornless Cockspur Hawthorn	Crataegus crus-galli var. inermis	8'	5	10
SB	Serviceberry	Amelanchier	6'	15	4
SM	Saucer Magnolia	Magnolia x soulangiana	8'	3	0
SSF	Seven-Son Flower			5	
<u>Shrubs</u>					
AH	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	5 gal	13	
BB	Butterfly Bush	Buddlea davidii	5 gal		5
BC	Black Chokeberry	Aronia melanocarpa	36"	14	33
CC	Cranberry Cotoneaster	Cotoneaster apiculatus	5 gal	25	47
CL	Common Lilac	Syringa vulgaris	36"	2	
DKL	Dwarf Korean Lilac	Syringa meyeri 'Palabin'	36"	3	3
F	Sunrise Forsythia	Forsythia 'Sunrise'	36"	8	19
OH	Oakleaf Hydrangea	Hydrangea quercifolia	5 gal	24	7
R	Carefree Beauty Rose	Rosa x 'Carefree Beauty'	5 gal	5	34
SS	Staghorn Sumac	Rhus typhina	5 gal	0	5
K	Supurba Kerria	Kerria japonica 'Supurba'	5 gal	8	6
I	Itea	Itea virginica		6	4
RSW	Red Sprite Winterberry	Ilex verticillata 'Red Sprite'		13	
<u>Vines</u>					
CH	Climbing Hydrangea	Hydrangea anomala subsp., petiolaris		1	2
TV	Trumpet Vine	Campsis radicans		2	1

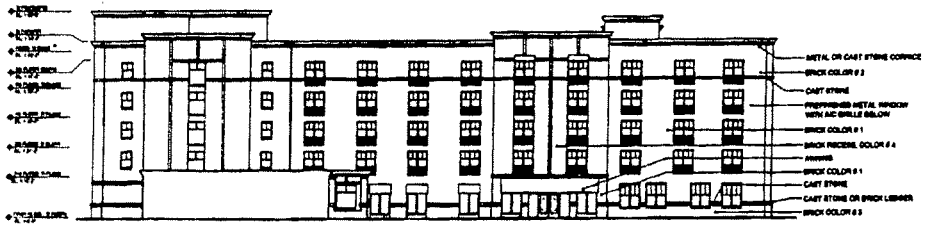
Roof Garden Planting Plan.



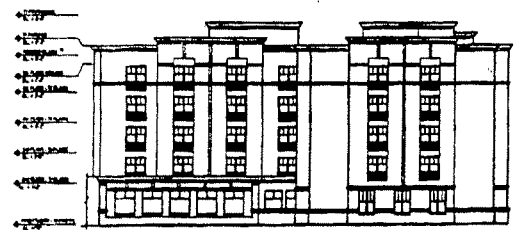
Building Elevations.
(Page 1 of 2)



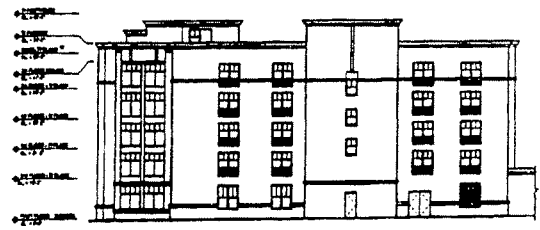
SLF - NORTH ELEVATION - EAST 92nd STREET



SLF - SOUTH ELEVATION - EAST 93rd STREET



SLF - EAST ELEVATION



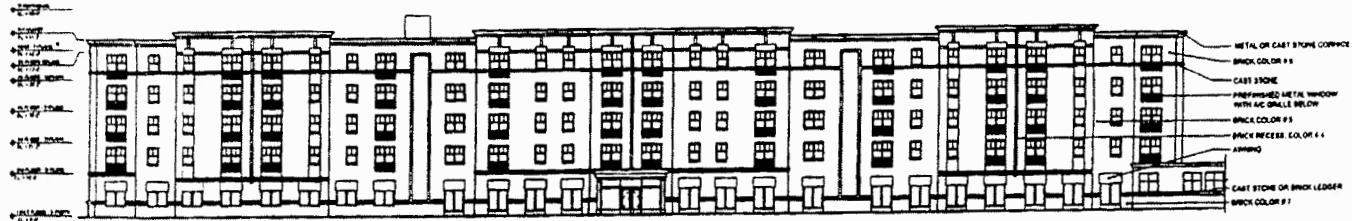
SLF - WEST ELEVATION

10/6/2005

REPORTS OF COMMITTEES

58717

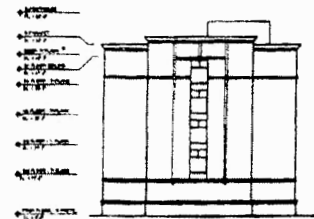
Building Elevations.
(Page 2 of 2)



ILF - EAST ELEVATION - HARBOR AVENUE



ILF - WEST ELEVATION - BURLEY AVENUE



ILF - SOUTH ELEVATION