



Office of the Chicago City
Clerk



SO2011-5467

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	7/6/2011
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17304
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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 RS-1 Residential District symbols and indications as shown on Map No.32-D in the area bounded by

the land lying southerly of East 131st Street, westerly of South Ellis Street, northerly of the centerline of East 132nd Street and easterly of the sidewalk running along the west side of South Ingleside Avenue, except for P.I.N. 25-35-100-006-0000 and its easterly and westerly lines extended to the centerline of East 132nd Street.;

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

SECTION 2. This ordinance takes effect after its passage and due publication.

PLAN OF DEVELOPMENT STATEMENTS

1. The net site area delineated herein for this proposed Planned Development consists of approximately 287,178 square foot (+/-6.59 acres) of property (the "Property") which is depicted on the attached Planned Development Boundary and Property Line Map. The Chicago Housing Authority is the owner of said Property and is the applicant ("Applicant") for this Planned Development.
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 or alleys, or easements, or adjustments of rights-of-way, or consolidation or re-subdivision of parcels, including but not limited to revision or amendments to any established redevelopment plans or agreements, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approved by the Chicago 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 or 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 lessees (including any condominium or homeowners' association which may be formed). Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors. Any agreements among property owners, the board of directors or members of any property owners association, or covenant binding property owners, may designate an authorized party for any future amendment, modification or change.
4. This Plan of Development consists of these seventeen (17) statements and the following Exhibits: a Bulk Regulations and Data Table; an existing Zoning Map; an existing Land Use Map; a Planned Development Boundary and Property Line Map; a Right-of-Way Adjustment Map; a Site Plan; Landscape Plans; and Building Elevations, all dated October 20, 2011. Full size copies of the foregoing plans and elevations will be filed with the Department of Housing and Economic Development ("Department"). The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall apply.
5. The following uses are permitted within the Planned Development: School, day care, parks and recreation, community centers, office, accessory parking and accessory uses.

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6. On-Premise signs and temporary signs such as construction and identification signs shall be permitted within the Planned Development subject to the review and approval of the Department. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation ("CDOT"). 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 CDOT. All work proposed in the public way must be designed and constructed in accordance with the CDOT's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.
8. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building or any appurtenance attached hereto shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations as measured by the Zoning Ordinance and shall also be subject to the height limitations established by the Federal Aviation Administration.
9. The maximum permitted floor area ratio for the 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 definitions of the Zoning Ordinance shall apply.
10. The development of the Property shall be in accordance with the Chicago Stormwater Management Ordinance Manual and the Regulations for Sewer Construction and Stormwater Management.
11. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings under Section 13-32-125 of the Municipal Code of Chicago, or any other provision of that Code.
12. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
13. The terms, conditions and exhibits of this the Planned Development Ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance by the Commissioner of the Department upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors, provided that such modifications are minor, appropriate and consistent with the nature of the improvements contemplated

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by this amended Planned Development and the purposes underlying the provisions hereof.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. All development shall conform to the Department's "Sustainable Development Policy Matrix" in effect on the date of approval of this Planned Development. Notwithstanding the foregoing, the Commissioner shall have the right to consider alternative proposals proposed by the Applicant in furtherance of achieving sustainability objectives on the Property and may approve the same. The child care facility and office building shall be Leadership Energy and Environmental Design ("LEED") Green Building Rating System Certified Silver. The Applicant shall also provide vegetated ("green") roof totaling a minimum of 25% of the net roof area of all buildings. The term ("Net Roof Area") shall be defined as the total area of the roof minus any required perimeter setbacks rooftop structures and roof-mounted equipment. The green roof on the office building is approximately 12,000 square feet or 50% of the green roof area. The green roof on the day care building will be approximately 5,500 square feet or 25% of the green roof area. The development's landscaped areas will include a combination of native and adaptive vegetation and plant species and open grid paving will be utilized as part of the site's storm water management plans. Building systems are being designed to exceed ASHRAE 90.1-2004 standards.
15. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance, a Part II Review Fee shall be assessed by the Department. 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.
16. The applicant acknowledges that 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 improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
17. Unless substantial construction of the improvements contemplated herein within this Planned Development, as proven by the issuance of building permits, has commenced within six (6) years of the effective date 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 convert back to its prior zoning of R-1 Residential District classification. The six-year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department determines that good cause for an extension is shown.

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PLAN OF DEVELOPMENT
BULK REGULATIONS AND DATA TABLE

Gross Site Area: 287,178 square feet (+/- 6.59 acres) = Net Site Area: 254,110 square feet square feet (+/- 5.83 acres) + Area Remaining in Public Right-Of-Way: 33,068 square feet (+/- 0.76 acres)

Maximum permitted Floor Area Ratio for Total Net Site Area: 2.0

Minimum number of off-street parking spaces: 75

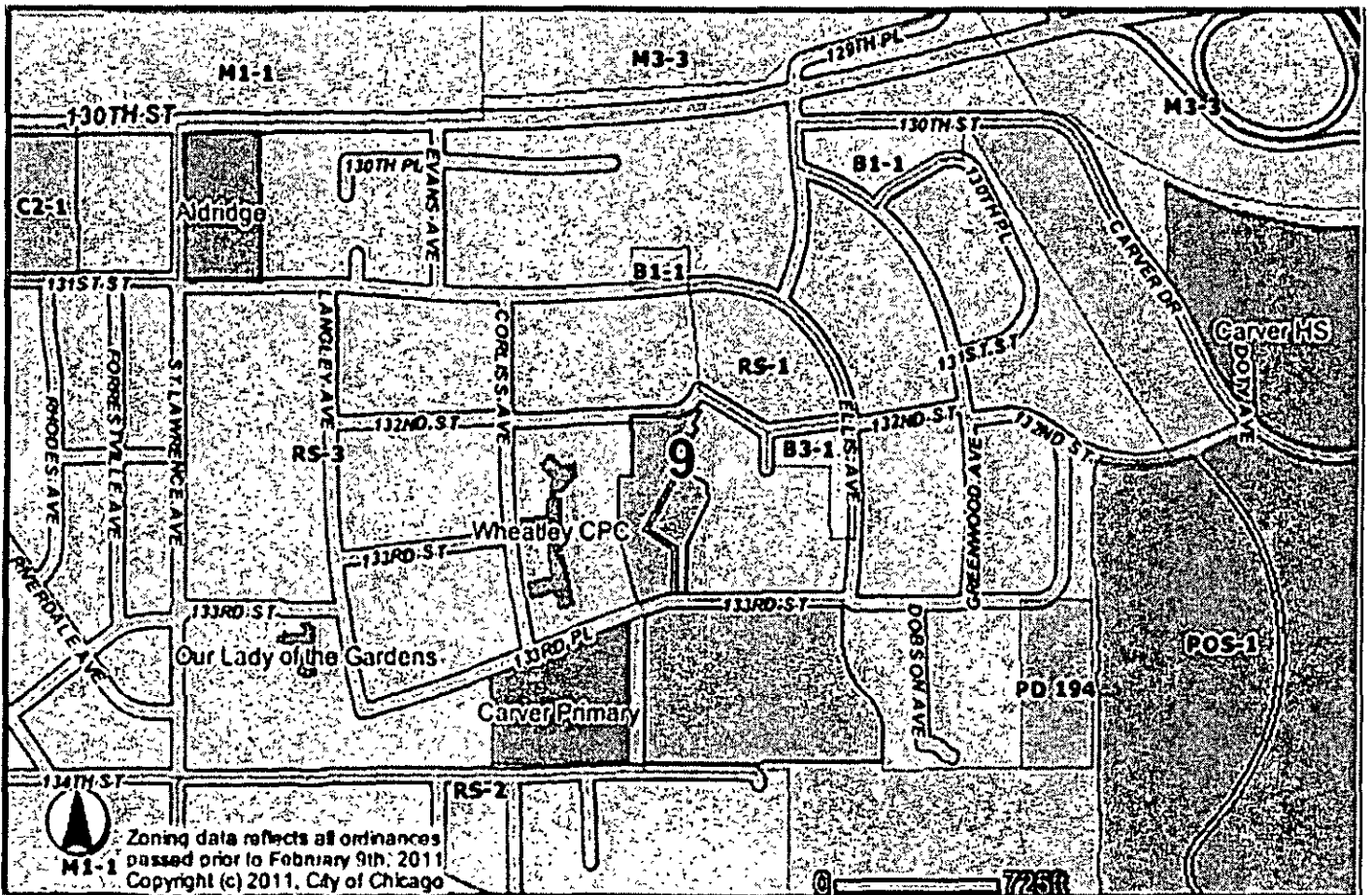
Off-street loading: per B3-2 requirements

Minimum periphery setbacks: 15'

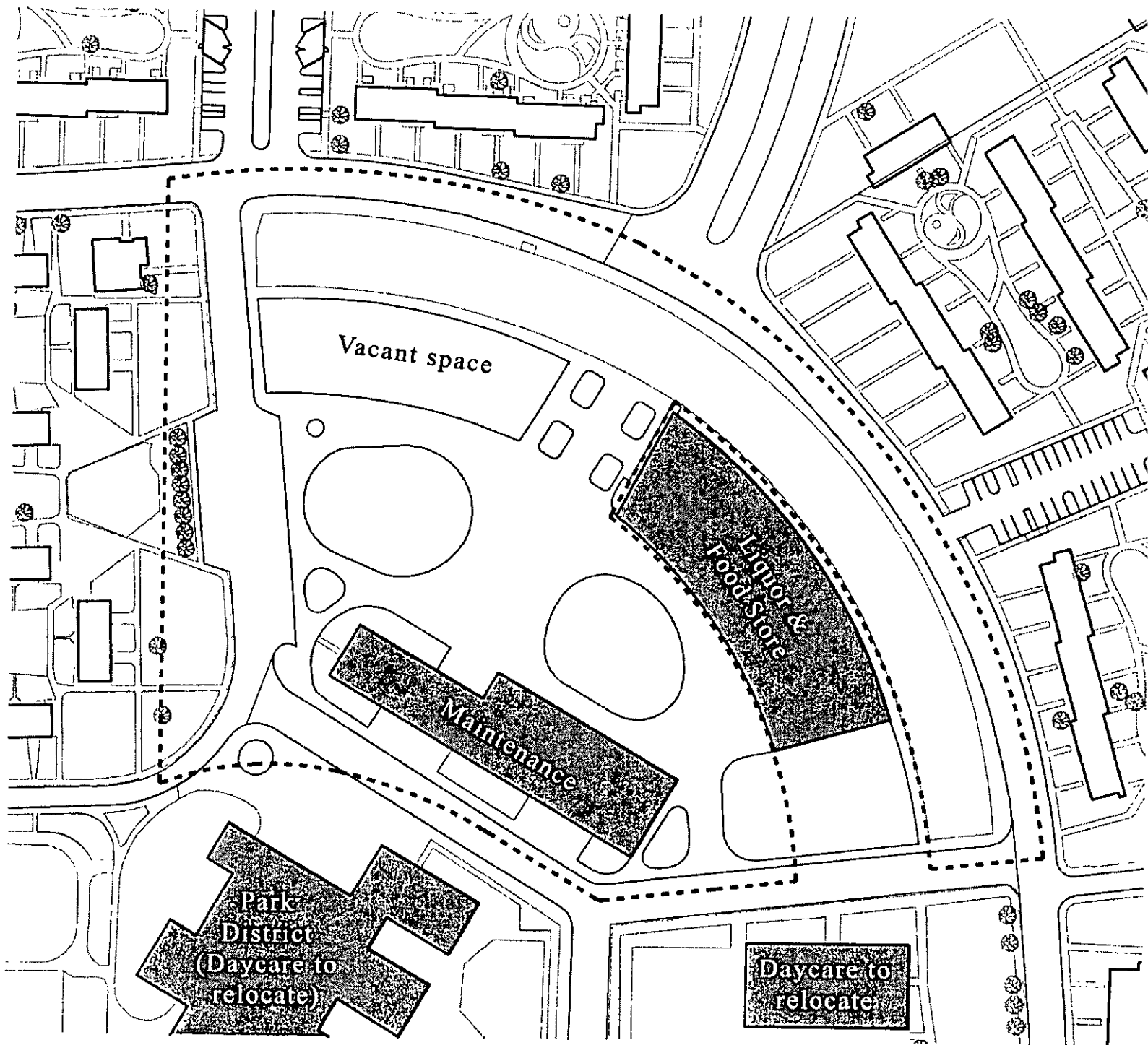
Minimum distances between buildings: 25'

Maximum height of buildings: 37'

Maximum Percent of land covered (for total net site area): 50%

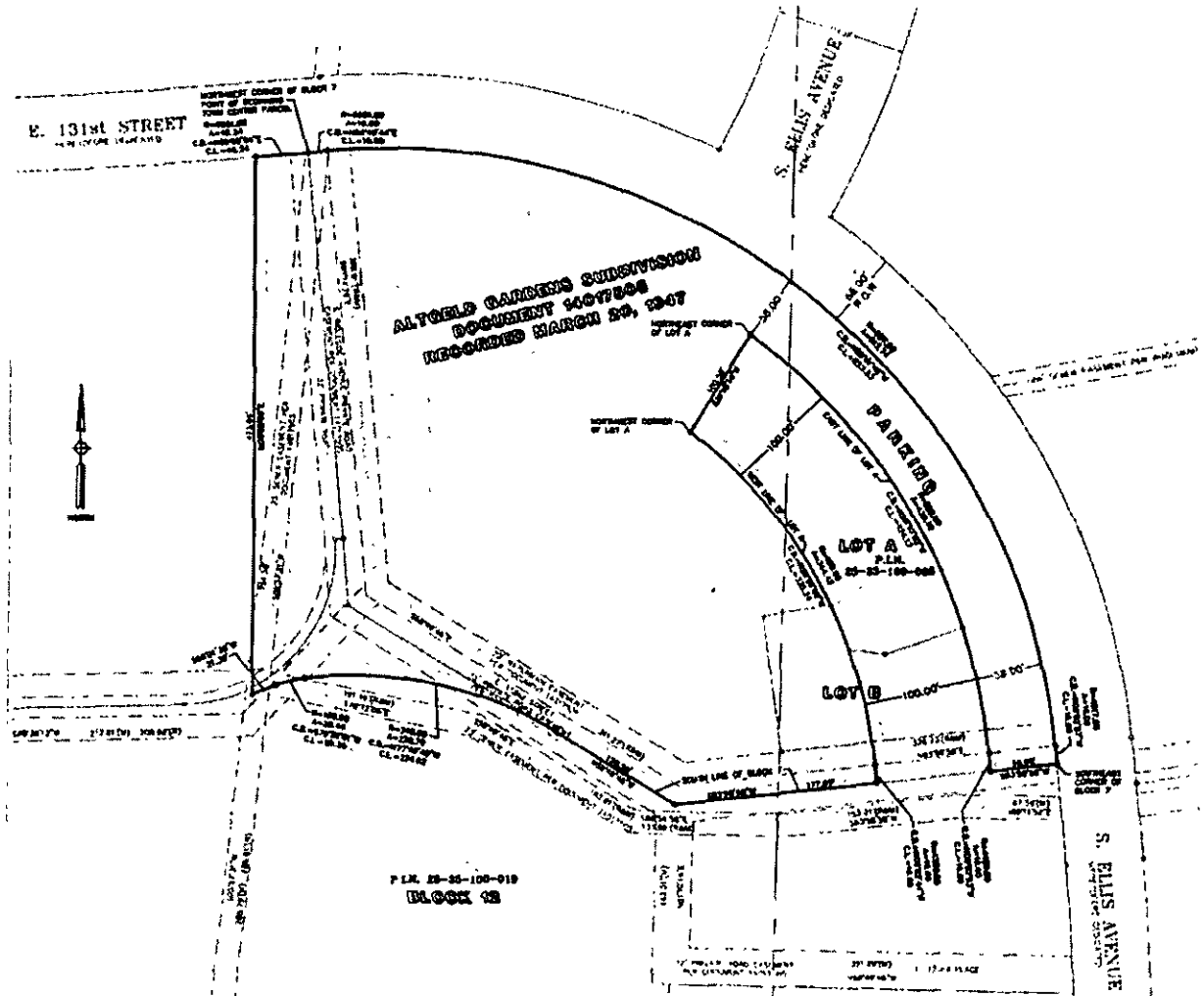


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Planned Development and Property Line Map

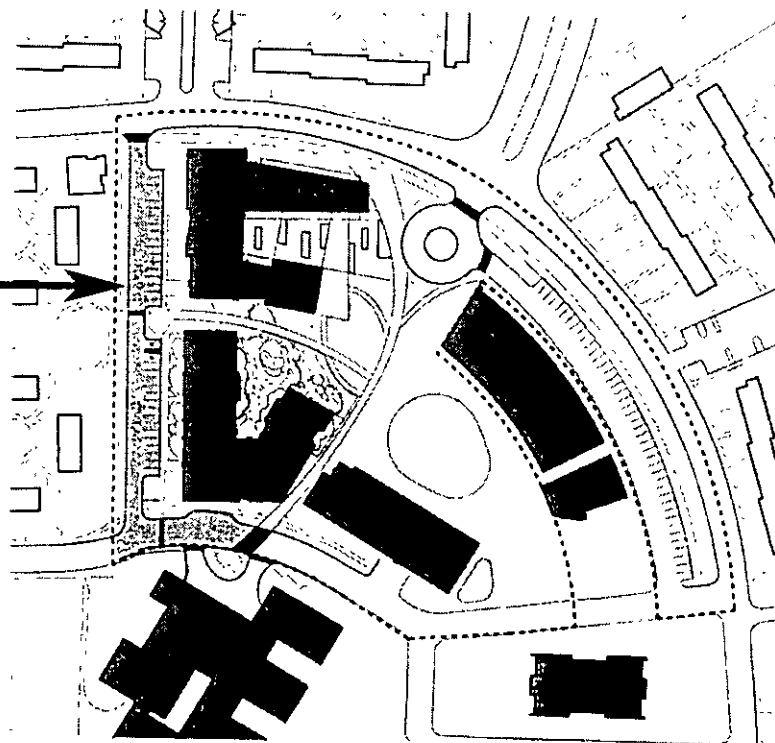


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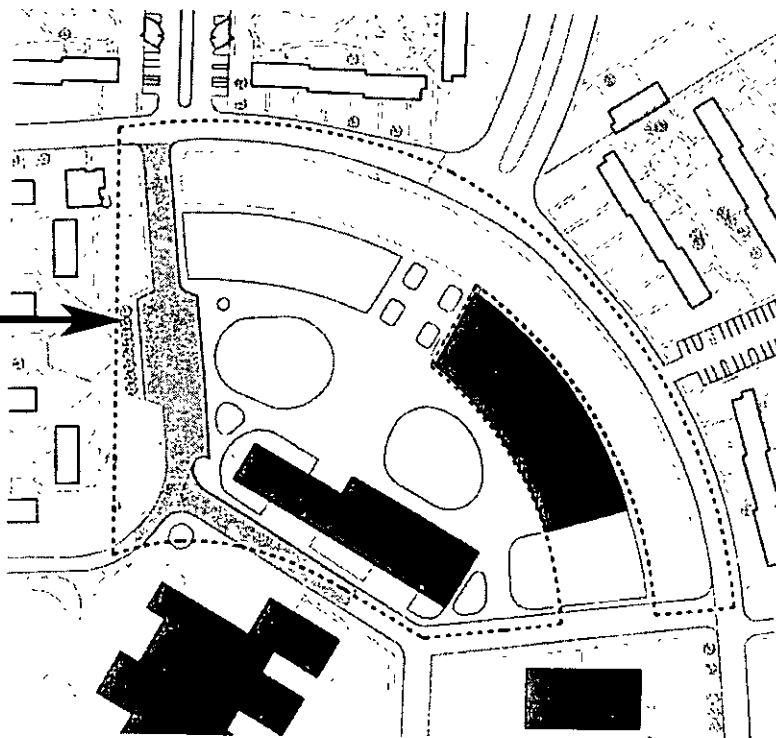
Adjustments to ROW

Note: These are private roads on private property, no adjustments are being made to public ROW

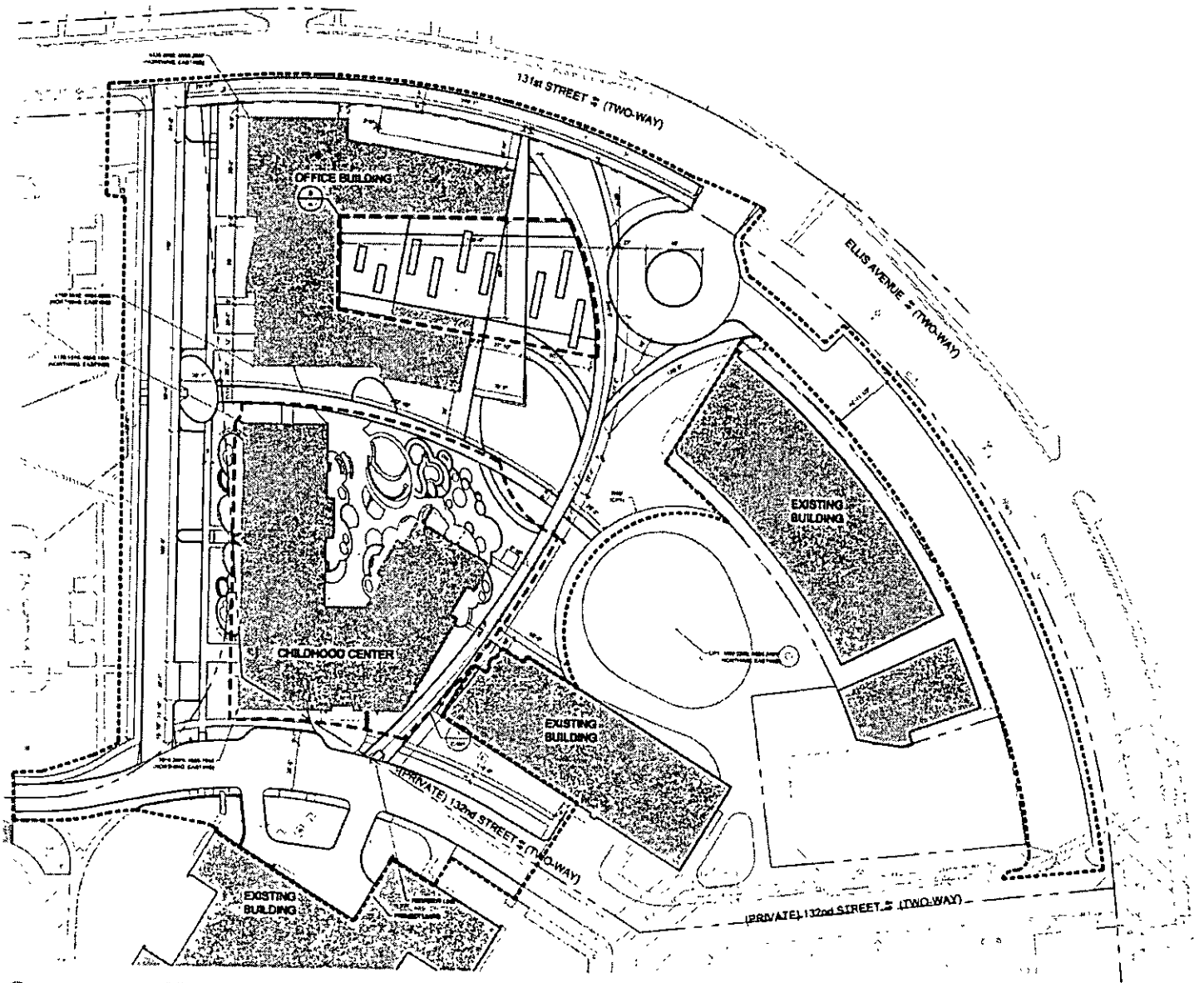
Proposed Private Roads



Exist Private Roads



Note: These are existing private roads.

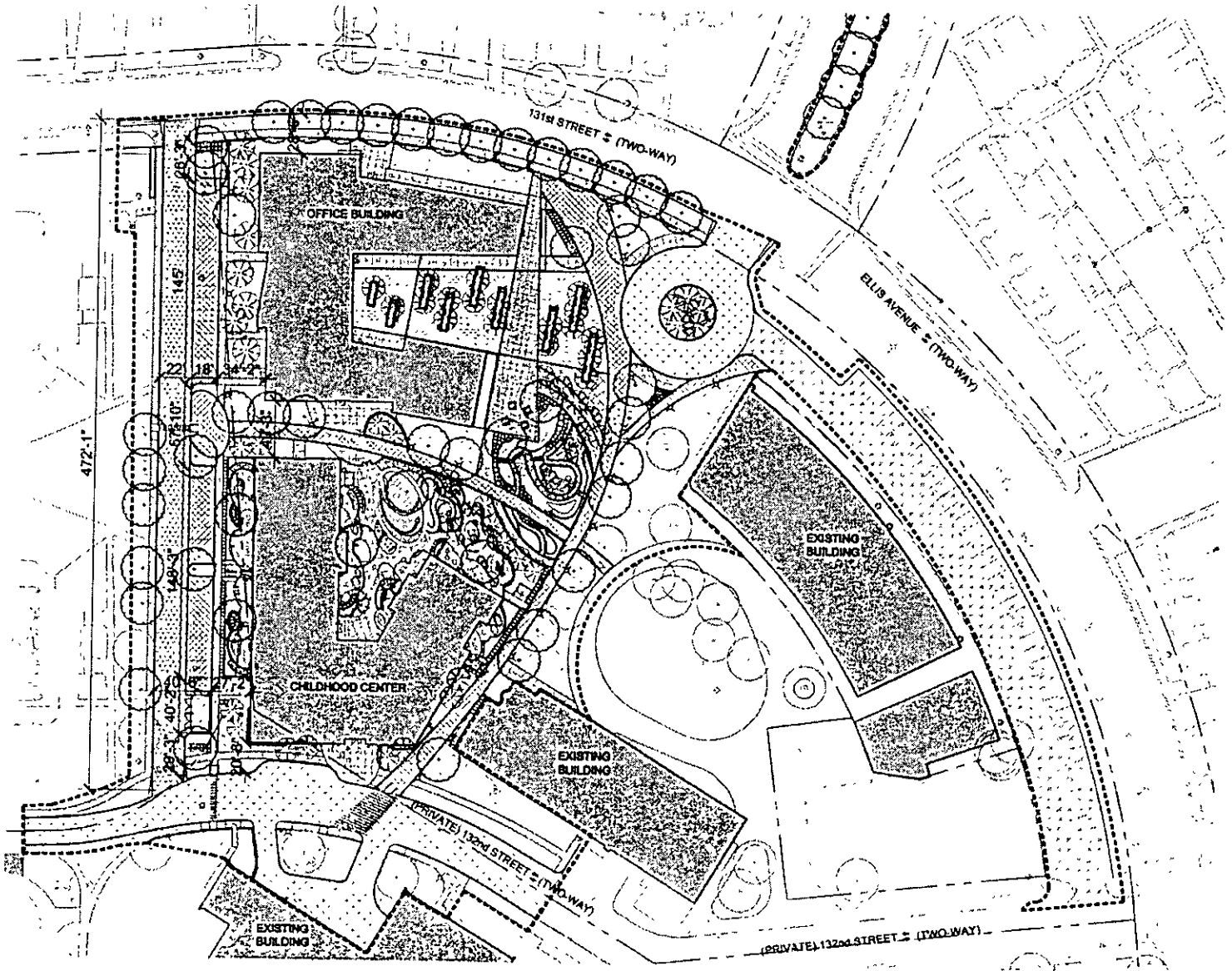
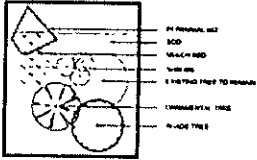


1 GEOMETRY PLAN
11/10/11

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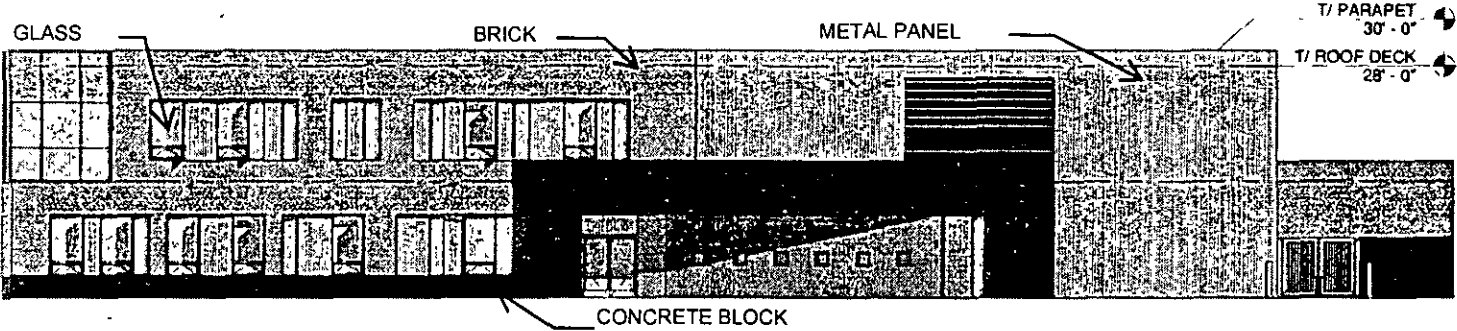
DRAWING FOR PUBLICATION
Landscape Plan

--- PROPERTY LINE
- - - PROJECT LIMITS

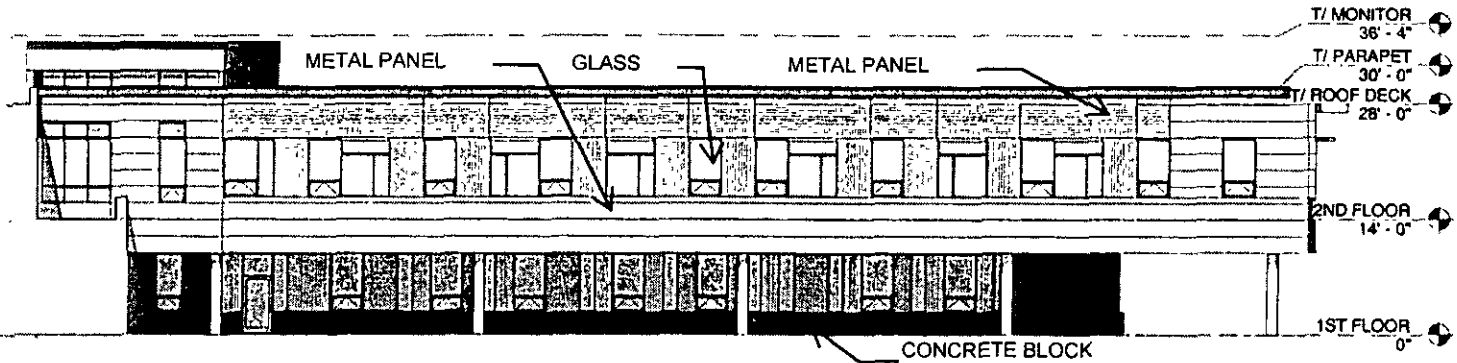


1 OVERALL SITE PLAN
1" = 100'

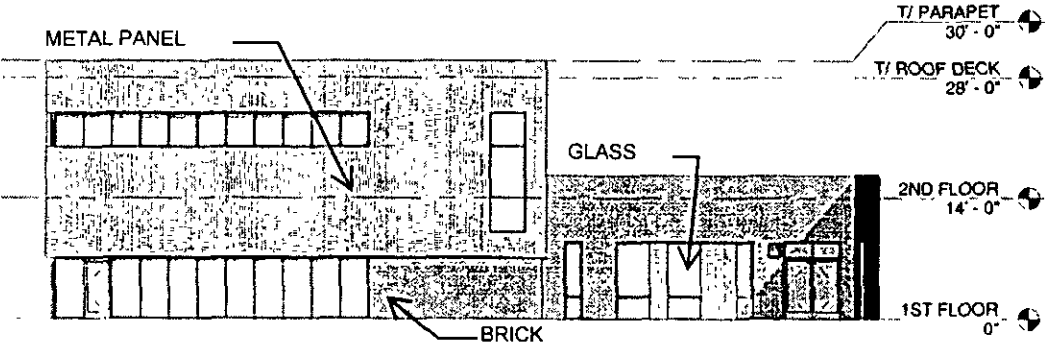
APPLICANT: Chicago Housing Authority
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WEST ELEVATION

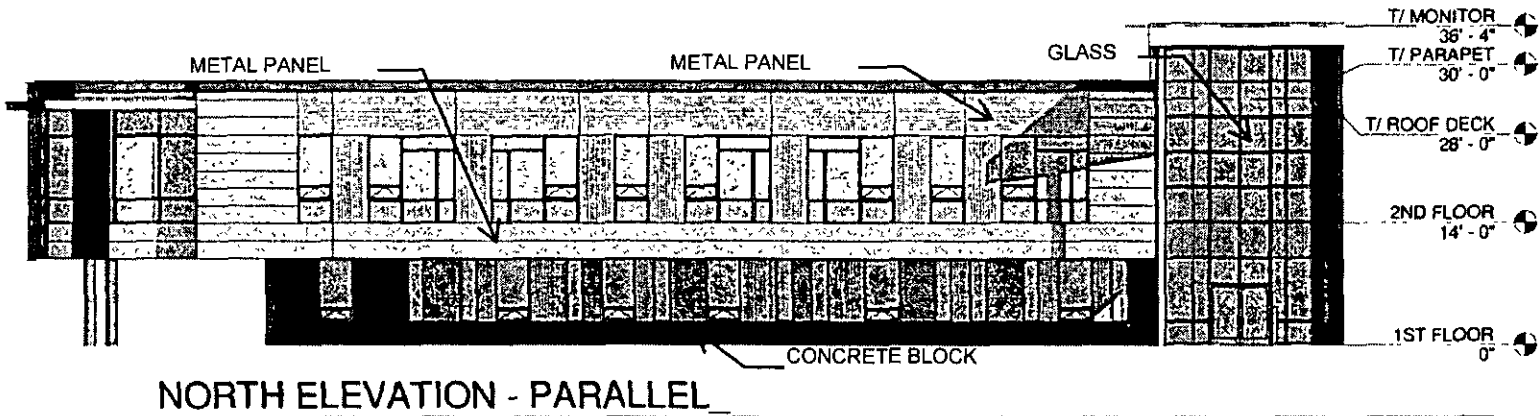


SOUTH ELEVATION - COURTYARD

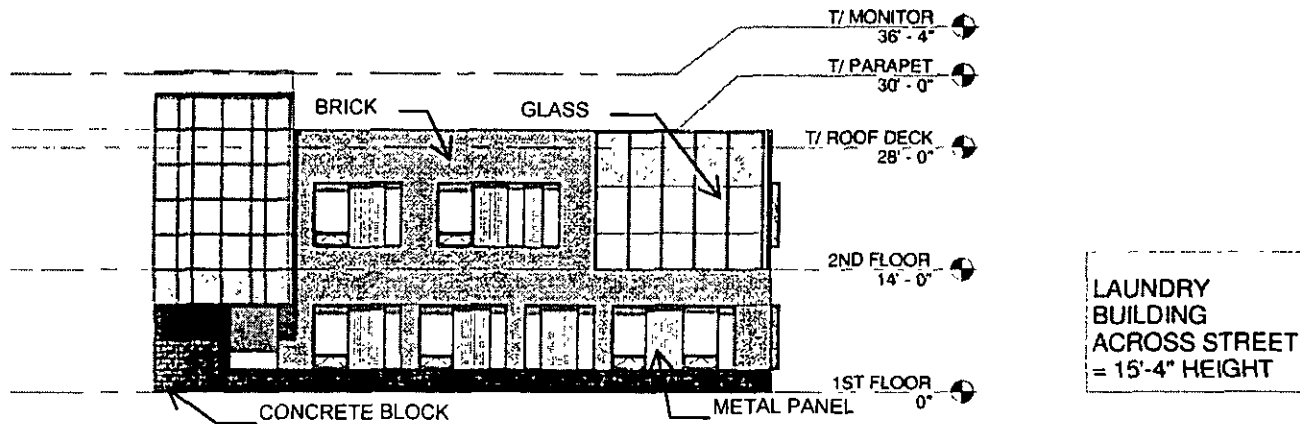


COMMUNITY ROOM NORTH ELEVATION

APPLICANT: Chicago Housing Authority
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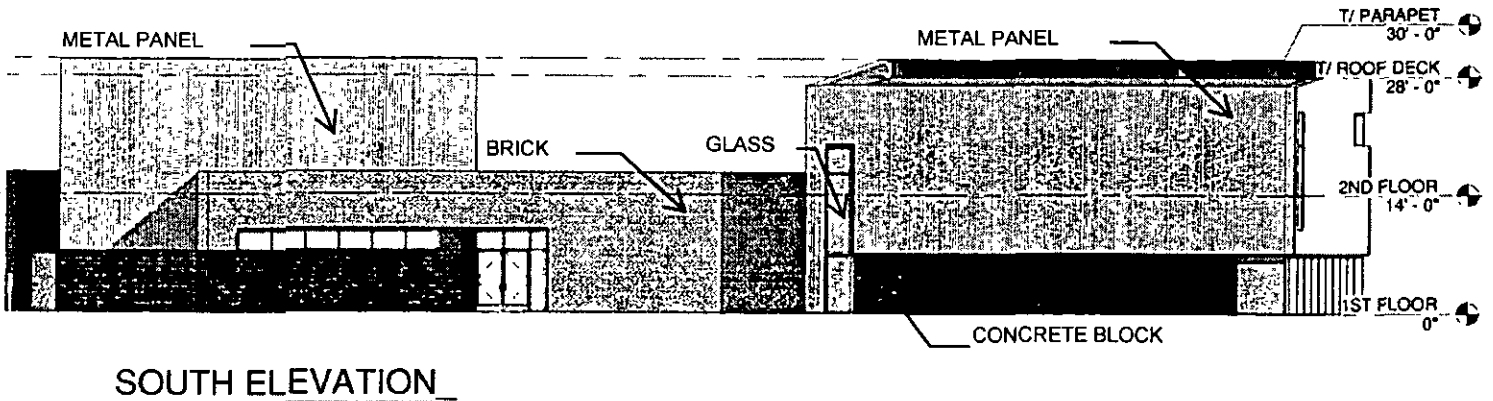
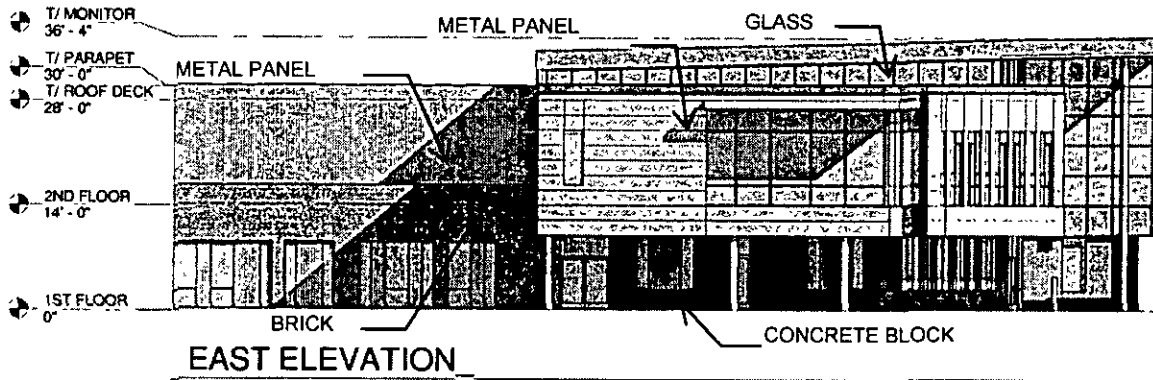
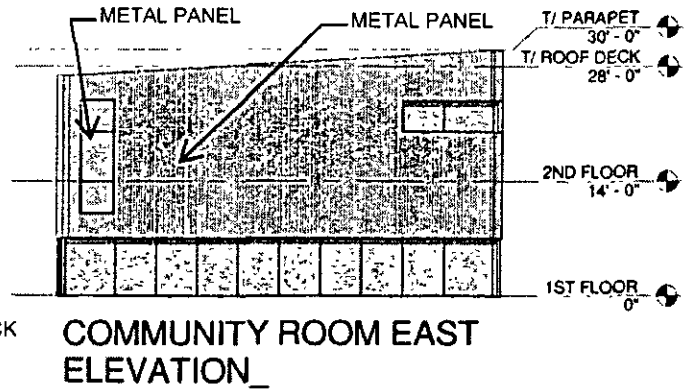
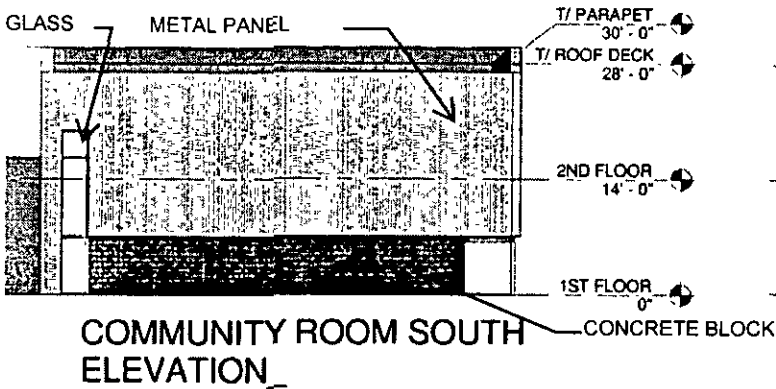


NORTH ELEVATION - PARALLEL



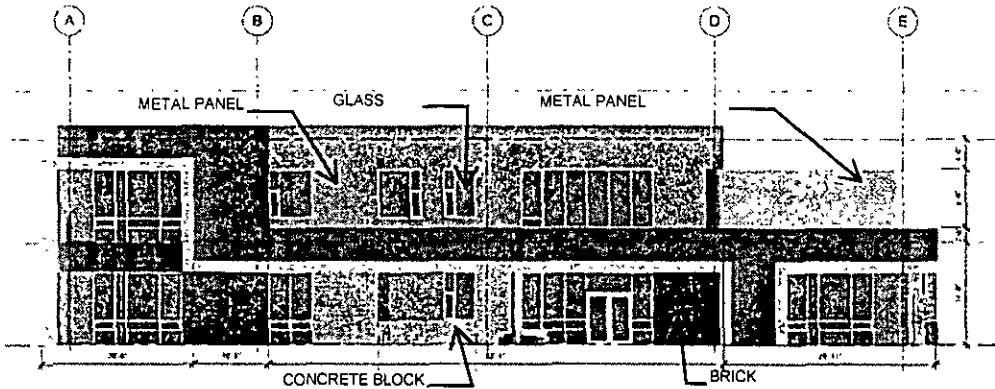
NORTH ELEVATION

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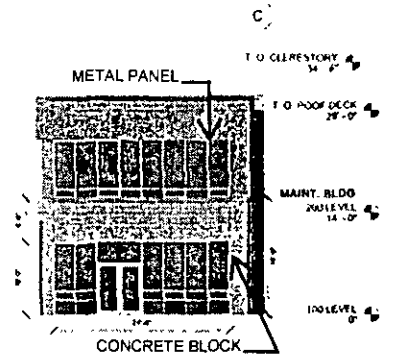


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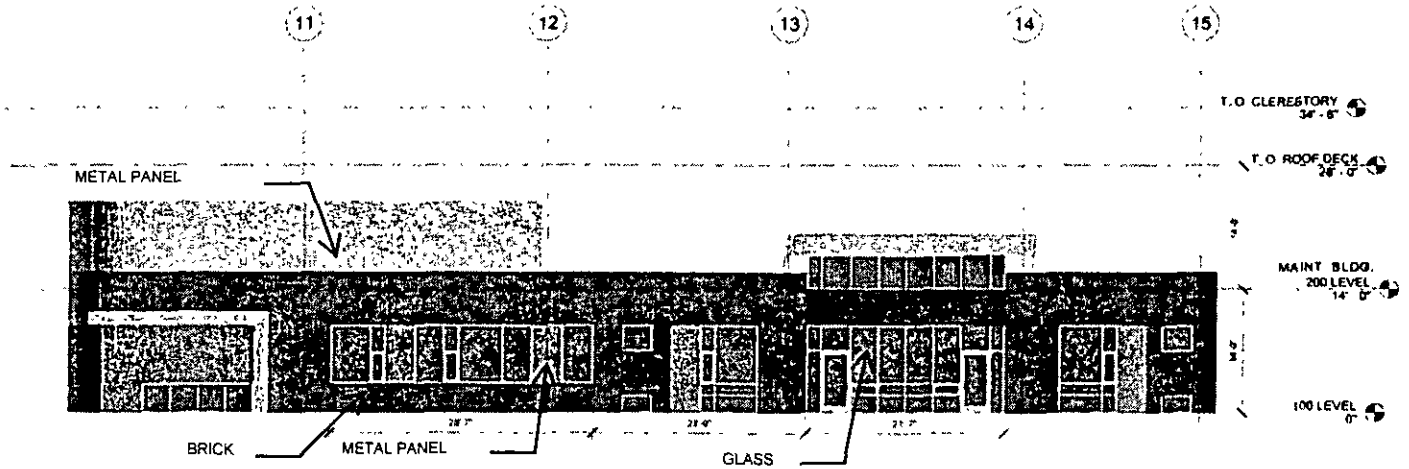
Early Childhood Education Center Elevations



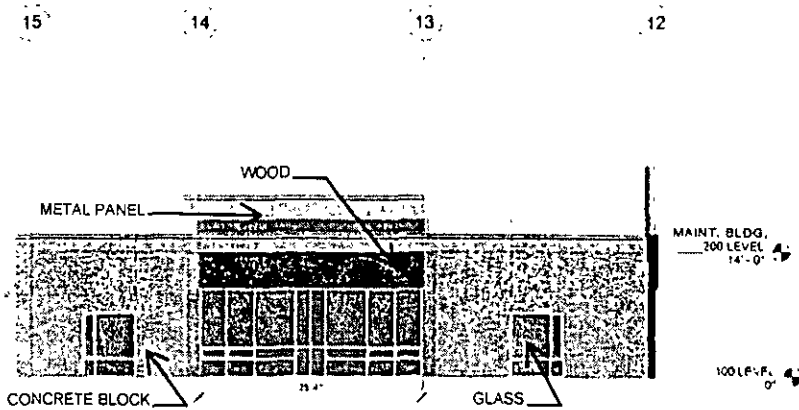
SOUTH ELEVATION



SOUTH COURTYARD ELEVATION

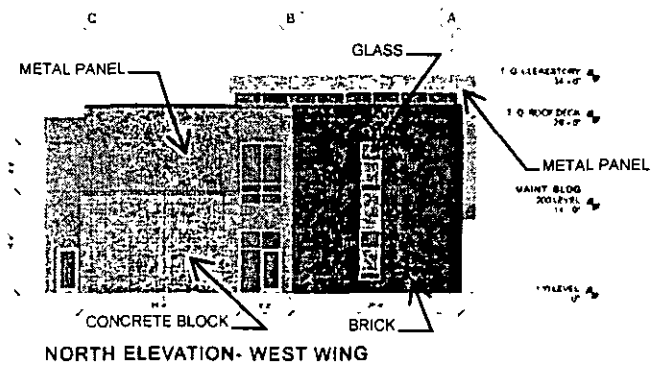
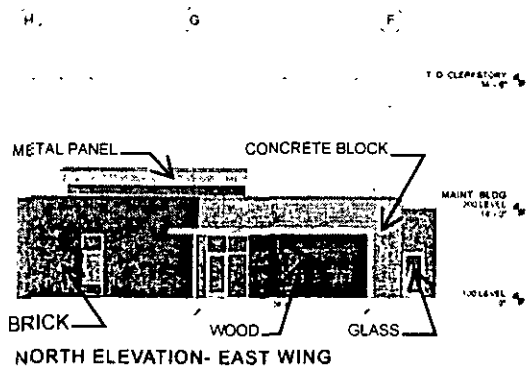
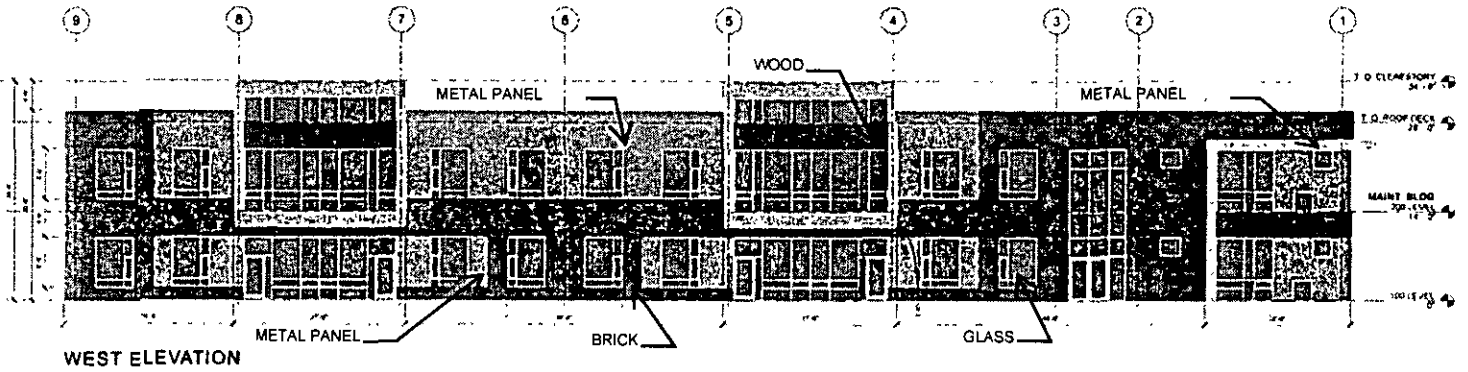
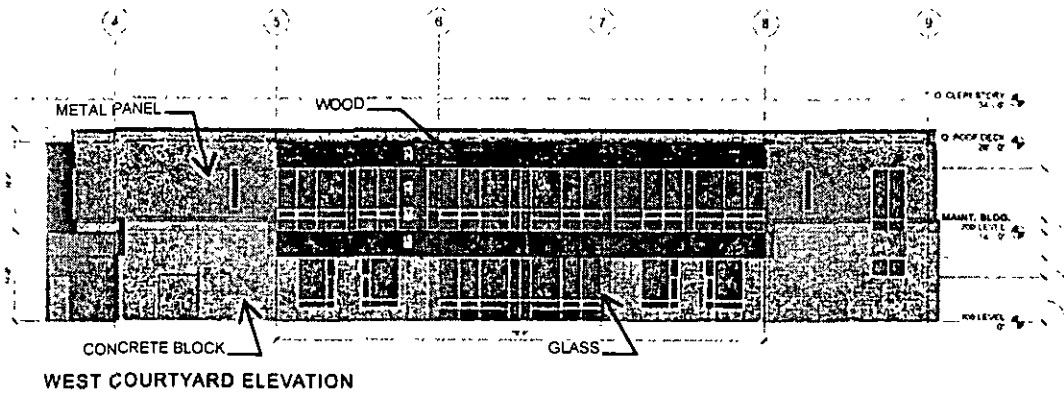


EAST ELEVATION



APPLICANT: Chicago Housing Authority
 ADDRESS: East 131st Street and South Ellis Avenue
 INTRODUCTION DATE: July 6, 2011
 PLAN COMMISSION DATE: October 20, 2011

FINAL FOR PUBLICATION
Early Childhood Education Center Elevations



APPLICANT: Chicago Housing Authority
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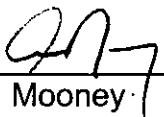
17304
FINAL

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

TO: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

FROM:



Andrew J. Mooney
Secretary
Chicago Plan Commission

DATE: October 21, 2011

RE: Proposed Planned Development for the property generally located
East 131st Street and South Ellis Avenue

On October 20, 2011, the Chicago Plan Commission recommended approval of the proposed planned development submitted by the Chicago Housing Authority. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Zoning and Land Use Planning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

cc: Steve Valenziano
PD Master File (Original PD, copy of memo)

17304
FINAL

FINAL FOR PUBLICATION

**REPORT
to the
CHICAGO PLAN COMMISSION
from the
DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
OCTOBER 20, 2011**

FOR APPROVAL: PROPOSED PLANNED DEVELOPMENT

APPLICANT: CHICAGO HOUSING AUTHORITY

LOCATION: EAST 131ST STREET AND SOUTH ELLIS AVENUE

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Housing and Economic Development hereby submits this report and recommendation regarding a proposed Planned Development for your review and recommendation to the Chicago City Council. The application for the amendment to the Zoning Ordinance was introduced into the City Council on July 6, 2011. Proper legal notice of the public hearing on the application was published in the Chicago Sun-Times on October 3, 2011. The Applicant was separately notified of this hearing.

The Applicant, the Chicago Housing Authority, is seeking approval of a Planned Development, in order to permit the construction of an approximately 36,000 square foot community center and an approximately 35,000 square foot early childhood education center, with an additional approximately 30,000 square feet of open space and 75 off-street parking spaces. The Applicant proposes to amend the property's existing underlying zoning from RS-1 (Residential Single-Unit Detached House District) to B3-2 (Community Shopping District). This development is being submitted by the Applicant as a mandatory Planned Development, pursuant to Sections 17-8-0505, which states that Planned Development review and approval is required for any community center or assembly uses with a net site area of two acres or more; this development site is 6.59 acres.

PROJECT BACKGROUND

The Applicant currently owns the 287,178 square foot (6.59 acres) subject property. This land is predominately vacant, but does contain a storage/maintenance building, which will be *partially demolished as a part of this proposal*. This site represents a portion of the surrounding Altgeld Gardens residential complex, owned and managed by the Applicant.

SITE AND AREA DESCRIPTION

The subject property is located within the Riverdale Community Area and the 9th Ward. It is surrounded almost entirely by areas zoned RS-3 (Residential Single-Unit Detached House District) with a small area zoned B1-1 (Neighborhood Shopping District) to the northeast and a few parcels zoned B3-1 (Community Shopping District) to the south. There is a parcel zoned POS-1 (Parks and Open Space District) near the south and southwest sides of the subject property. This site is not located within either the Lake Michigan and Chicago Lakefront Protection District or a Chicago Landmark District nor

does it contain a designated local or national landmark structure or site. The entire Altgeld Gardens residential complex, including the subject property, is eligible for the National Register of Historic Places but the Illinois Historic Preservation Agency has submitted a letter verifying that no historic aspects or properties will be impacted by this proposal.

The site is served by the Chicago Transit Authority's bus route #34 (South Michigan), which connects to the CTA's Red Line train station at 95th/Dan Ryan Expressway.

PROJECT DESCRIPTION

The Applicant is proposing to construct an approximately 36,000 square foot community center and an approximately 35,000 square foot early childhood education center with an additional approximately 30,000 square feet of open space. The community center will provide a home for the property management staff of the surrounding Altgeld Gardens residential community; as well as, social outreach agencies serving the Altgeld Gardens' residents. The building will also provide flexible program space to host various classes and community events. The structure will be two stories with a maximum height of 37'.

The early childhood education center will provide classroom and meeting space to facilitate the needs of the two childcare providers currently operating on site in other facilities. This new facility will allow the centers to provide early childhood care to children ranging in age from infant to five years old. There will also be a gross motor play room that can be used for after-hours programming and parent education. The structure will also be two stories with a maximum height of 35'.

The proposal also contains approximately 30,000 square feet of outdoor open space and there will be 75 off-street parking spaces, located primarily along the western edge of the site. Currently, a maintenance building exists on the site. A portion of that building will be demolished to accommodate the footprint of the day care center; the remainder of that maintenance facility will continue to serve the Altgeld Gardens community needs.

The community center will house at least four agencies, all of which expect to maintain employment of their existing 71 full-time and four part-time staffers; two new full-time positions are projected to be added upon completion of the office building. The early childhood education center will house two existing child care providers. Upon completion of this new building, the providers will continue employment of their existing 32-person staff and expect to add 12 new full-time and one new part-time position. The construction contractor will bring their existing workforce of between 30 to 50 people and anticipates that the project will generate two additional positions, to be hired from the Altgeld Gardens community residents. The project is expected to break ground by March of 2012, in order to be operational by the spring of 2013.

DESIGN

Both buildings will be two-story, steel-framed construction with facades that comprise a mixture of burnished block and brick with accents of wood and insulated metal panel. The facades are punctuated with aluminum and glass window systems. Areas of the roof not containing the vegetative surface will be covered with white reflective polyvinyl chloride.

The community center will have a raised clerestory above its main entrance to provide natural light to the balcony level of the double-height lobby. That lobby can be entered from the north, south and east to allow easy access; the east-west wing also will provide large overhangs for circulation and waiting out of the weather. The south end of the building has a secondary lobby to provide breakout space for the "Community Room," which is the shared-space volume at the southeast corner of the building.

The early childhood education center has one primary entrance facing south to ensure anyone entering the building can immediately interface with staff or organizers. Each of the first floor classrooms has direct access to its own enclosed play area outside the building. Each of the buildings is organized around three sides of its own distinct courtyard with these courtyards enhancing the function of each building. The courtyard provides space for both structured and free play for the daycare students, while the office courtyard is designed to hold large outdoor functions when appropriate and to allow small group gathering and relaxing whenever a larger event isn't scheduled.

The two buildings with their respective courtyards are separated by greenway that allows pedestrians and cyclists to move across the center of the site free of any vehicular conflicts.

LANDSCAPING

The interior and perimeter of project will include both shrubbery and street tree plantings. The entire Planned Development will meet the requirements in the Landscape Ordinance.

ACCESS/CIRCULATION

The project will be accessible primarily via the existing East 131st and 132nd Streets and South Ellis Avenue. East 132nd Place, currently a private road, will be realigned as part of the project and provide access to the parking and loading areas for both buildings. Individuals arriving via public transportation can currently access the property via CTA bus route #34. It is possible that additional bus service could be added to support the CTA Red Line, if a future expansion were to more directly serve the community. Bicycle parking will be provided for on-site and pedestrians will also have clearly delineated pathways across the entire Planned Development, resulting in greater connectivity between the buildings and the various uses throughout the community. The community center has pedestrian access from all sides and the day care will also be widely accessible; however, significant security protections will also be installed due to the nature of the programming.

SUSTAINABILITY

The Applicant will be pursuing certification in Leadership in Energy and Environmental Design (LEED Silver), and will include a 12,171 square foot green roof for the community center (representing approximately 50% of net green roof area), and a 5,509 square foot green roof for the early childhood education center (representing approximately 25% of net roof area). The development will also include the following sustainable elements: high-efficiency boilers and HVAC system, plumbing fixture trims with sensor operation for controlled water usage and occupancy-driven lighting and HVAC controls with daylight sensors. The development will also comply with the Storm Water Management Ordinance,

implementing best practices in all storm water management.

BULK/USE/DENSITY

The current maximum allowable Floor Area Ratio for the proposed underlying zoning is 2.2 and the proposed project has a maximum Floor Area Ratio of 2.0. The maximum allowable height of building proposed for the project will be 37', which is below the restrictions of the current underlying B3-2 zoning district of 45'.

RECOMMENDATION

The Department of Housing and Economic Development has reviewed the project materials submitted by the Applicant and compared this proposal to existing development in the community. The area around this project is a diverse mix of residential and business uses and this proposal would activate long vacant and underutilized publicly-owned property.

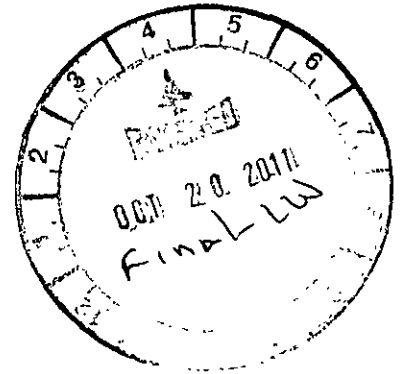
Based on that analysis, the Department of Housing and Economic Development has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

1. The project meets the purpose and criteria set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare. Specifically, this project meets the following provisions of Chapter 17-8:
 - a. Promotes unified planning and development (per 17-8-0102), as evidenced by the integration of site plans and access requirements for the community center, early childhood education center and other adjacent uses;
 - b. Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (per 17-8-0103), as evidenced through its design and massing staying within context of adjacent structures;
 - c. Promotes a flexible application of selected bulk, use and development standards to provide a creative, urban design (per 17-8-0105), as evidenced through the various heights and elevation details throughout the proposed structure;
 - d. Promotes transit, pedestrian and bicycle use (per 17-8-0904-A-2), as evidenced through its proximity to public transit, the accommodations made for bicycle parking and the site's level of pedestrian accessibility;
 - e. Provides safe and attractive walkways and pedestrian routes (per 17-8-0905-A-1), as evidenced by the exterior sidewalks and interior access pathways that connect the Planned Development's various uses with each other and the surrounding community;
 - f. Provides structures that allow for pedestrian entrances from the surrounding sidewalks (per 17-8-0905-B-2), as evidenced by the construction to the edge of the site's property lines and the provision of access to the childcare, office and parking facilities from the sidewalk;
 - g. Provides adequate spacing between the buildings and protection of the common open space (per 17-8-0906-B-6), as evidenced by the setbacks, walking paths and courtyard settings;

- h. All sides and areas of the buildings that are visible to the public are treated with materials, finishes and architectural details that are of high-quality and appropriate for use on primary street-facing façade (per 17-8-0907-A-4), as evidenced through the material callouts in this report and on the elevations;
 - i. Promotes environmentally sustainable development practices (per 17-8-0908-A), as evidenced through the presence of green roofs and the pursuit of LEED Silver certification;
 - j. Provides inviting and usable open space (per 17-8-0909-A-1), as evidenced by the 30,000 square feet of recreational and outdoor activity areas being established in the courtyards of both buildings and within the shared space between them; and,
 - k. Provides social and cultural amenities (per 17-8-0910), as evidenced by the uses assigned to these facilities and the services they will bring to this public housing community.
2. The public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy. The proposed project has been reviewed by the Mayor's Office for People with Disabilities and the Department of Transportation and all requested changes have been made. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed in the application.
3. The project will comply with the requirements for access in case of fire and other emergencies.

Based on the foregoing, it is the recommendation of the Department of Housing and Economic Development that this application for a Planned Development be approved and that the recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be "Passage Recommended".

Bureau of Planning and Zoning
Department of Housing and Economic Development



CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

E. 131st Street and S. Ellis Avenue, See attached Exhibits A and B

2. Ward Number that property is located in: 9

3. APPLICANT Chicago Housing Authority

ADDRESS 60 E. Van Buren St., 12th Floor CITY Chicago

STATE IL ZIP CODE 60605 PHONE (312) 913-7134

EMAIL llittle@thecha.org CONTACT PERSON LaRue Little

4. Is the applicant the owner of the property? YES NO
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER _____

ADDRESS _____ CITY _____

STATE _____ ZIP CODE _____ PHONE _____

EMAIL _____ CONTACT PERSON _____

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY G. A. Finch/Pamela E. Berkowitz, Hoogendoorn & Talbot LLP

ADDRESS 122 S. Michigan Avenue, Suite 1220

CITY Chicago STATE IL ZIP CODE 60603

PHONE (312) 786-2250 FAX (312) 786-0708 EMAIL gafinch@hoogendoorntalbot.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

Not applicable - The Chicago Housing Authority is a public housing agency.

7. On what date did the owner acquire legal title to the subject property? June 28, 1956

8. Has the present owner previously rezoned this property? If yes, when?
No. The Alderman previously rezoned the property in 2009.

9. Present Zoning District RS-1 Proposed Zoning District Planned Development, B3-2

10. Lot size in square feet (or dimensions) 303,650 square feet

11. Current Use of the property Vacant land and storage/maintenance building

12. Reason for rezoning the property See attached Exhibit C

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

See attached Exhibit D

14. On May 14th, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES _____ NO X



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

**EAST 131ST STREET AND SOUTH ELLIS AVENUE
PLANNED DEVELOPMENT**

RESOLUTION

- WHEREAS,** the Applicant, the Chicago Housing Authority, has submitted an application seeking approval for a Planned Development on property currently zoned RS-1 (Residential Single-Unit Detached House District); and,
- WHEREAS,** the Applicant is proposing to construct an approximately 36,000 square foot community center and an approximately 35,000 square foot early childhood education center, with an additional approximately 30,000 square feet of open space and 75 off-street parking spaces; and,
- WHEREAS,** the Applicant's request to rezone the Property to B3-2 (Community Shopping District), prior to the establishment of this Planned Development, was introduced to the City Council on July 6, 2011; and,
- WHEREAS,** proper legal notice of the hearing before the Plan Commission was published in the Chicago Sun-Times on October 3, 2011. The Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on October 20, 2011; and,
- WHEREAS,** the Plan Commission has reviewed the application with respect to the provisions of the Zoning Ordinance and finds that the proposal will be consistent with said provisions; and
- WHEREAS,** the Department of Housing and Economic Development recommended approval of the application, with the recommendation and explanation contained in the written report dated October 20, 2011, a copy of which is attached hereto and made a part hereof; and,
- WHEREAS,** the Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Commissioner of the Department of Housing and Economic Development and all other testimony presented at the public

hearing held on October 20, 2011, giving consideration to the Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT the final application dated October 20, 2011 be approved as being in conformance with the provisions, terms and conditions of the corresponding zoning application; and,
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final zoning application dated October 20, 2011; and,
3. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Housing and Economic Development be adopted as the findings of fact of the Plan Commission regarding this zoning map amendment application.

A handwritten signature in black ink, appearing to read "Linda Searl", written over a horizontal line.

Linda Searl
Chairman
Chicago Plan Commission

PD No. _____

Approved: October 20, 2011