



City of Chicago



SO2010-7391

Office of the City Clerk

Tracking Sheet

Meeting Date:	12/8/2010
Status:	Passed
Sponsor(s):	City Clerk
Type:	Ordinance
Title:	Zoning Reclassification App. No. 17120
Committee(s) Assignment:	Committee on Zoning



City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

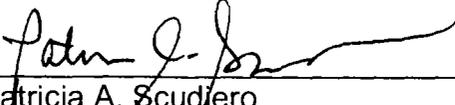
City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)

<http://www.cityofchicago.org>

MEMORANDUM

#17120
FINAL

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

FROM: 
Patricia A. Scudiero
Commissioner - Department of Zoning and Land Use
Planning
Zoning Administrator

DATE: November 22, 2010

RE: Proposed Residential Planned Development for
the property generally located at 900 West 63rd
Parkway.

On November 18, 2010, the Chicago Plan Commission recommended approval of the proposed residential planned development submitted by Englewood Cooperative Apartments. A copy of the proposed planned development. 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)



REPORT
to the
CHICAGO PLAN COMMISSION
LINDA SEARL, CHAIRMAN
from
PATRICIA A. SCUDIERO, COMMISSIONER
DEPARTMENT OF ZONING AND LAND USE PLANNING
AND ZONING ADMINISTRATOR

November 18, 2010

FOR APPROVAL: PROPOSED RESIDENTIAL PLANNED DEVELOPMENT

APPLICANT: ENGLEWOOD COOPERATIVE APARTMENTS

LOCATION: 900 WEST 63RD PARKWAY

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Zoning and Land Use Planning hereby submits this report and recommendation on a proposed Residential Planned Development for your review and recommendation to the Chicago City Council. The application for the amendment to the Chicago Zoning Ordinance was introduced into the City Council on September 8, 2010. Proper legal notice of the public hearing on the application was published in the Chicago Sun Times on November 3, 2010. The Applicant was separately notified of this hearing.

This development is being submitted by the Applicant as a mandatory Planned Development pursuant to Section 17-8-0513-A of the Chicago Zoning Ordinance, which states that Planned Development review, and approval is required for any residential development that meets or exceeds 40 Dwelling Units in a C1-2 District. Prior to establishing the Planned Development, the Applicant seeks to rezone the property from C1-2 Neighborhood Commercial District to an RM - 4.5 Multi-Unit Residential District then to a Residential Planned Development.

PROJECT BACKGROUND

The subject site is improved with the 11-story, 123 dwelling unit Bethel Terrace building that was built in 1983 as part of a much larger planned development (PD No. 74 established May 20, 1970) that was amended in 2003 to exclude the subject property, leaving it in a C1-2 Neighborhood Commercial District.

SITE AND AREA DESCRIPTION

The project site is an irregularly-shaped parcel containing approximately 103,629 square feet (2.38 acres) of net site area. The existing 11 story residential building contains 123 affordable dwelling units for seniors, is constructed of concrete and contains approximately 80,840 square feet of floor area with an approximate height of 96 feet. The existing building is served by 44 off-street parking spaces and one loading berth. The site is not in the Lake Michigan and Chicago Lakefront Protection District. The project site is located in the Englewood Neighborhood Tax Increment Finance District established by City Council on June 27, 2001.

The Halsted Street station on the CTA's Green Line is approximately one mile from the site. Several CTA's bus routes service the adjacent area. They include route # 8 (Halsted Street), and route #63 (63rd Street). The site is primarily surrounded on the north and west by an RS-3 Residential District and on the east and south by a large C1-2 Neighborhood Commercial District.

PROJECT DESCRIPTION

The proposed planned development will consist of two sub areas. Sub Area A will include the existing 11-story building and Sub Area B will include a new four-story addition containing 24 affordable dwelling with for seniors.

Sub Area A: The existing 11-story residential building is part of Sub Area A. The building is constructed of concrete contains approximately 80,840 square feet of floor area and is approximately 96 feet tall. The existing building is served by an adjacent parking lot that contains of 44 off-street parking spaces and one loading berth.

Sub Area B: The proposal includes the construction of a four-story, 44-foot high residential building with community room and twenty-four affordable dwelling units. The building will be built from decorative concrete panels accentuated with aluminum windows, and a storefront entrance covered by an aluminum canopy. The addition will contain approximately 28,713 square feet of floor area. The community room / area will accommodate approximately 156 people and will have access to an exterior community terrace consisting of a hard scaped area surrounded by a landscape beds containing trees and lower - growing landscape material. The addition will be connected by a ground floor pedestrian passage to the original 11-story Bethel Terrace building. This will allow access to the new community area to all residents of the 11 story building.

LANDSCAPING

The applicant has agreed to meet the requirements of the Landscape Ordinance. Sub Area B will include 7,500 square feet of rear yard open space, 2,100 square feet of interior landscape area, a new terrace, 6-interior trees, and 6-parkway trees.

ACCESS/CIRCULATION

Sub Area A:

Vehicular access is achieved through one existing curb cut from West 63rd Parkway that provides access to the existing 11-story Bethel terrace apartment building and existing parking lot. Two sidewalks provide pedestrian access from West 63rd Parkway.

Sub Area B:

The proposed Bethel Terrace 4-story addition will be accessed by one new curb cut from South Sangamon Street leading directly to a new parking lot and drop off area at the front entrance. Vehicles exit the site by a secondary curb cut, on south Sangamon Street. One sidewalk provides pedestrian access from South Sangamon.

SUSTAINABILITY

The new 4-story twenty-four unit affordable housing facility will achieve Chicago Green Homes certification and will include an Energy Star rated roof to comply with the Department of Zoning and Land Use Planning Sustainable Design Matrix.

BULK/USE/DENSITY

The site is currently zoned C1-2 Neighborhood Commercial District. The proposed RM-4.5 underlying zoning allows for a maximum F.A.R of 1.70 and this proposed development has an F.A.R of 1.06. The addition to the existing development will achieve a height of forty-four (44) feet which is below the allowed height limit in a RM-4.5. The allowed height limit is surpassed in Sub Area A by the existing 11 story legal non-conforming building. Directly southeast of this planned development site is a large vacant parcel zoned C1-2. The remaining area directly north and west of the proposed residential planned development is RS-3. The following uses elderly housing, accessory parking and related and accessory uses are permitted in a RM-4.5.

RECOMMENDATION

The Department of Zoning and Land Use Planning has reviewed the project materials submitted by the Applicant and has concluded that the proposed development would be appropriate for the site for the following reasons:

1. The project meets the criteria and objectives 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;
2. 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 revised application;
3. The underlying zoning district allows for an F.A.R of 1.70 and the proposed development will be limited to an FAR 1.06;
4. The Project complies with the requirements for access in case of fire and other emergencies. The Site Plan has been reviewed and approved by the Fire Prevention Bureau on behalf of the City and received CDOT site plan approval; and
5. The project provides for additional affordable housing units with supportive uses and a community room and terrace.

Based on the foregoing, it is the recommendation of the Department of Zoning and Land Use Planning that the revised application for a Residential Planned Development be approved and that the recommendation to the City Council Committee on Zoning be "As Revised, Passage Recommended".

Patricia A. Scudiero, Commissioner
Department of Zoning and Land Use Planning



City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

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FINAL FOR PUBLICATION

900 WEST 63rd PARKWAY
RESOLUTION

- WHEREAS,** the Applicant, Englewood Cooperative Apartments, has submitted an Application requesting a change in zoning designation from C1-2 Neighborhood Commercial District to RM-4.5 Residential Multi-Unit District prior to establishing a Residential Planned Development; and
- WHEREAS,** the Applicant, proposes to establish two sub areas within the new Residential Planned Development. Sub Area A will contain an existing 11-story residential building containing 123 dwelling units, an existing parking lot with 44-off street parking spaces and 1 existing loading berth.
- WHEREAS,** the Applicant, is proposing to construct a 4-story building containing 24-dwelling units with approximately 28,713 square feet of floor area and provide a new parking lot containing 8 parking spaces and 1 loading berth within Sub Area B; and
- WHEREAS,** the Applicant's application to rezone the Property was introduced to the City Council on September 8, 2010; and
- WHEREAS,** proper legal notice of the hearing before the Chicago Plan Commission was published in the Chicago Sun-Times on November 3, 2010. The Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on November 18, 2010; and
- WHEREAS,** the Plan Commission has reviewed the application with respect to the provisions of the Chicago Zoning Ordinance and finds that the proposal will be consistent with said provisions; and
- WHEREAS,** the Department of Zoning and Land Use Planning recommended approval of the application, with the recommendation and explanation contained in the written report dated November 18, 2010, a copy of which is attached hereto and made a part hereof; and
- WHEREAS,** the Chicago Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and



FINAL FOR PUBLICATION

recommendation of the Commissioner of the Department of Zoning and Land Use Planning, and all other testimony presented at the public hearing held on November 18, 2010, giving due and proper consideration to the Chicago Zoning Ordinance; and

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

1. THAT the final application dated November 18, 2010 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 of the final zoning application dated November 18, 2010; and
3. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Zoning and Land Use Planning be adopted as the findings of fact of the Chicago Plan Commission regarding zoning map amendment application.



Linda Searl
Chairman
Chicago Plan Commission

RPD# _____

Approved: November 18, 2010

FINAL FOR PUBLICATION



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

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

900 West 63rd Parkway

2. Ward Number that property is located in: 16th Ward

3. APPLICANT Englewood Cooperative Apartments

ADDRESS 900 West 63rd Parkway

CITY Chicago STATE IL ZIP CODE 60621

PHONE (312) 382-3228 CONTACT PERSON Polly Kuehl

4. Is the applicant the owner of the Property? YES X 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 _____ 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 Shesky & Froelich, Ltd./Joseph P. Gattuso

ADDRESS 111 East Wacker Drive, Suite 2800

CITY Chicago STATE IL ZIP CODE 60601

PHONE (312) 836-4097 FAX (312) 275-7566

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.

None

7. On what date did the owner acquire legal title to the subject property? 12/8/1982

8. Has the present owner previously rezoned this property? If Yes, when?

No

9. Present Zoning District C1-2 Proposed Zoning District First RM-4.5, then Residential Planned Development

10. Lot size in square feet (or dimensions) 103,629 sq. ft.

11. Current Use of the property 11 story, 123 unit affordable senior residential building.

12. Reason for rezoning the property: To allow the construction of an attached, four story, 24 unit affordable building for seniors and to conform zoning to use.

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)

Once the project is completed, the subject property will contain 147 affordable units for seniors, 49 off-street parking spaces and two off-street loading berths. Existing building height is 96.92 feet and proposed building height will be approximately 44 feet.

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

COUNTY OF COOK
STATE OF ILLINOIS

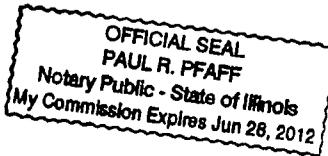
Omegene Daniels, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Englewood Cooperative Apartments

By: Omegene Daniels
Signature of Applicant
Omegene Daniels,
President

Subscribed and Sworn to before me this
23rd day of August, 2010.

Paul R Pfaff
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

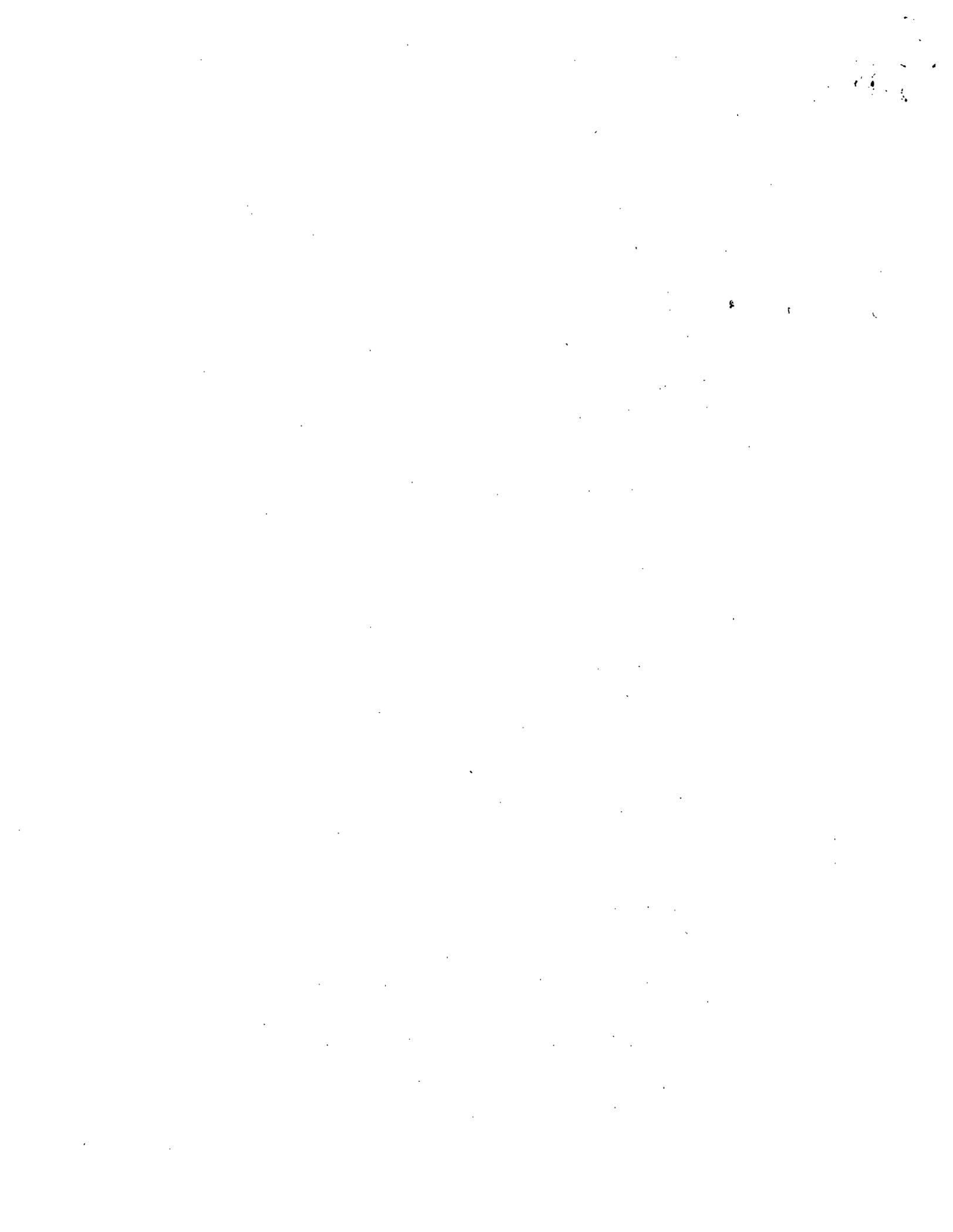
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 14-G in the area bounded by:

the alley next north of West 62nd Street or the line thereof extended where no street exists; the alley next east of South Sangamon Street; the alley next north of West 62nd Street or the line thereof extended where no street exists; South Peoria Street; a line 254.15 feet north of West 62nd Street or the line thereof extended where no street exists; the alley next east of North Peoria Street; the alley next north of West 62nd Street or the line thereof extended where no street exists; South Green Street; West 63rd Parkway; a line perpendicular to the northwesterly line of West 63rd Parkway traveling northwesterly a distance of 103.84 feet to a point 48.82 feet north of West 62nd Street or the line thereof extended where no street exists; a line 48.82 feet north of West 62nd Street or the line thereof extended where no street exists; and South Sangamon Street

to those of an RM-4.5 Residential Multi-Unit District, and a corresponding use District is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the RM-4.5 Residential Multi-Unit District symbols and indications as shown on Map No. 14-G in the area bounded by:

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Area
17120
(20F2)

street exists; a line 48.82 feet north of West 62nd Street or the line thereof

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

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

Document No. PO2010- 5195

FILE # 17120

WARD 16

MAP 14-G

PAGE _____

REFERRED TO COMMITTEE ON
ZONING
SEP - 8 2010
Miguel del Valle
City of Chicago

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MVA
17120
(20F2)

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

RESIDENTIAL PLANNED DEVELOPMENT NUMBER _____

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately 103,629 square feet (2.38 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Englewood Cooperative Apartments.

2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of the right-of-way shall require a separate submittal on behalf of the Applicant or its successors, assign or grantees and approval by the City Council prior to Part II approval.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors, assignees or grantees and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors, and if different than the Applicant, any legal title holders 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 has the same meaning stated in Section 17-8-0400 of the Chicago Zoning Ordinance ("Zoning Ordinance").

4. This Plan of Development consists of sixteen (16) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map;

a Sub Area Map; an Existing Land Use Map; a Site Plan; a Landscape Plan; and Building Elevations prepared by Harley Ellis Devereaux dated November 18, 2010. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning ordinance, this Planned Development ordinance shall control.

5. Subject to the Bulk Regulations and Data Table, the following uses shall be permitted in this Planned Development: elderly housing, accessory parking and related and accessory uses.

6. On-Premise signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Zoning and Land Use Planning. Off-Premise signs are prohibited within the boundary of the Planned Development.

7. Ingress or egress shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Land Use Planning. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. 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. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Chicago Department of Transportation.

8. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration.

9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Site Plan and the Landscape Plan and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Zoning Ordinance.

10. 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 of Zoning and Land Use Planning. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The maximum permitted floor area ratio (F.A.R.) for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of floor area ratio calculations and floor area measurements, the definitions in the Zoning Ordinance shall apply. The permitted F.A.R. identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 103,629 square feet.

12. The terms and conditions of development under this the Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Commissioner of the Department of Zoning and Land Use Planning upon the application for such a modification by the Applicant, its successors or assigns and, if different than the Applicant, the legal title holders and any ground lessors.

13. 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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Zoning and Land Use Planning.

14. 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 ("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.

15. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Zoning and Land Use Planning. 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. Unless substantial construction of the improvements contemplated in this Planned Development has been commenced within six (6) years following adoption of this Ordinance, and unless completion thereof is diligently pursued, this Planned Development shall expire and the zoning classification of the Property shall revert to the C1-2 Neighborhood Commercial District classifications applicable to the Property prior to the adoption of this Planned Development. This six year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Zoning and Land Use Planning determines that good cause for an extension is shown.

RESIDENTIAL PLANNED DEVELOPMENT NUMBER _____

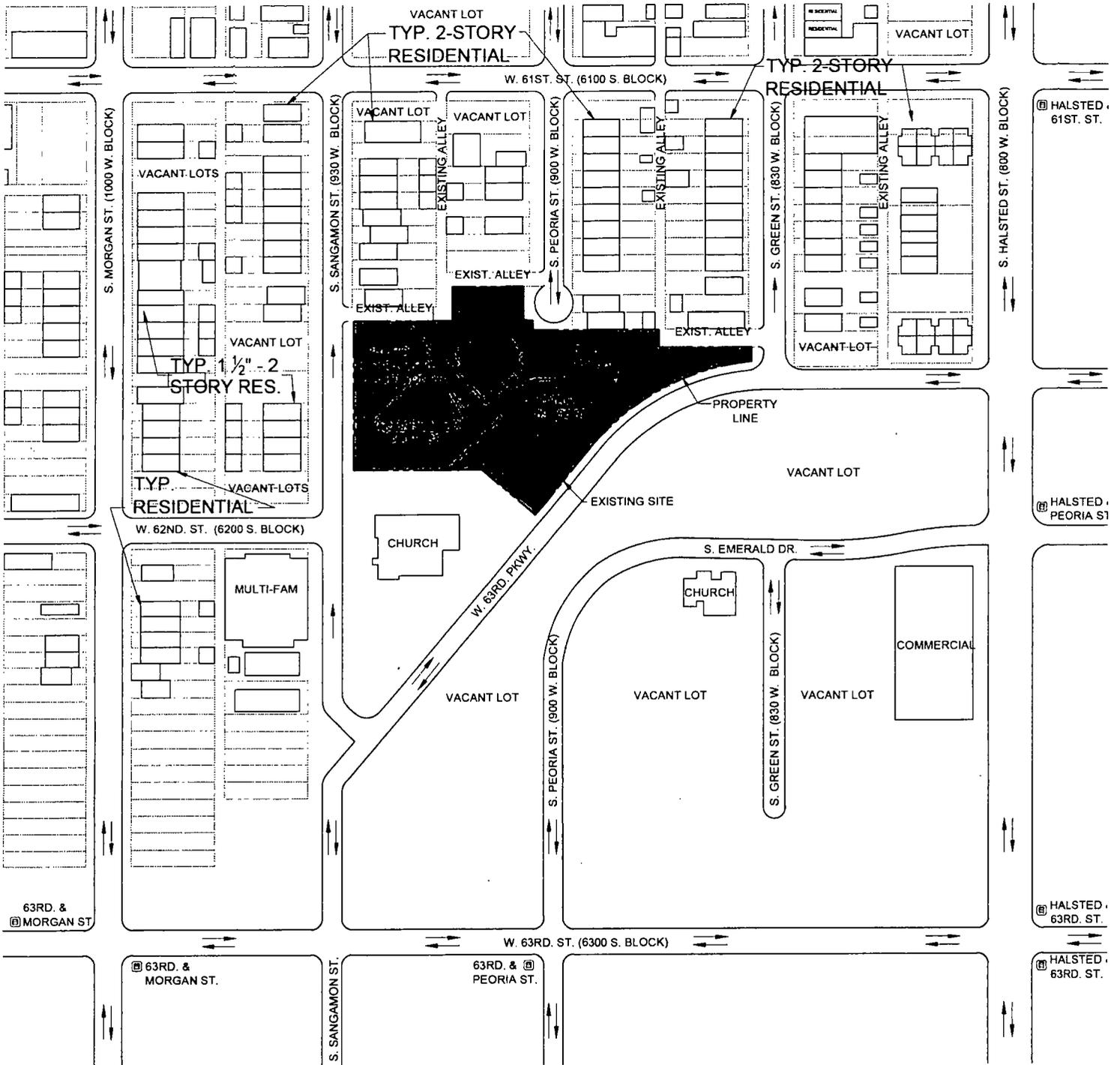
PLAN OF DEVELOPMENT

BULK REGULATIONS AND DATA TABLE

GROSS SITE AREA= NET SITE AREA + AREAS REMAINING IN PUBLIC RIGHTS OF WAY

133,547.42 SQ. FT. (3.06 ACRES) = 103,629 SQ. FT. (2.38 ACRES) + 29,918.42 SQ. FT. (0.68 ACRES)

	<u>SUBAREA A</u>	<u>SUBAREA B</u>	<u>TOTAL</u>
NET SITE AREA	69,436 sq. ft./ 1.60 ac.	34,193 sq. ft./ 0.78 ac.	103,629 sq. ft./ 2.38 ac.
PERMITTED USES	Elderly housing, accessory parking and related and accessory uses		
MAXIMUM FLOOR AREA RATIO	1.16	0.84	1.06
MAXIMUM PERCENTAGE OF SITE COVERAGE	25%	8.5%	14.04%
MAXIMUM BUILDING HEIGHT	96.92 ft. (existing building)	44 ft.	96.92 ft.
MAXIMUM # OF DWELLING UNITS	123 (existing units)	24	147
MINIMUM # OF OFF-STREET PARKING SPACES	44 (existing parking lot)	8	52
MINIMUM # OF OFF-STREET LOADING SPACES	1 (existing)	1	2
BUILDING SETBACKS	-----In accordance with the Site Plan -----		



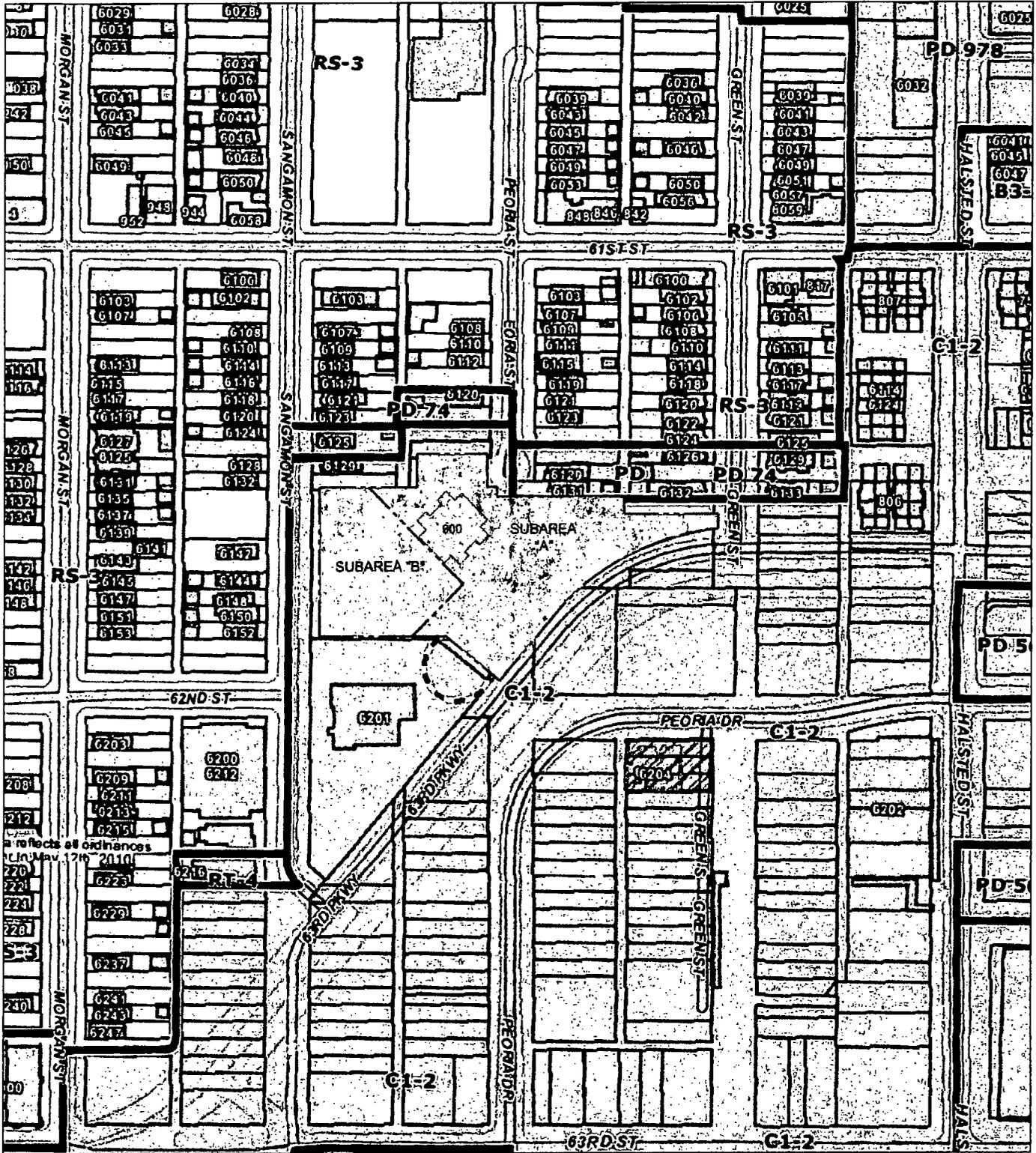
EXISTING LAND USE MAP



Applicant: Englewood Cooperative Apartments
 Address: 900 W. 63rd Pkwy.
 Chicago, Illinois 60621
 Date: September 8, 2010
 Rev. November 18, 2010



HARLEY ELLIS DEVEREAUX
 401 WEST SUPERIOR
 CHICAGO IL 60654
 PHONE: 312 951 8863
 FAX: 312 951 1719



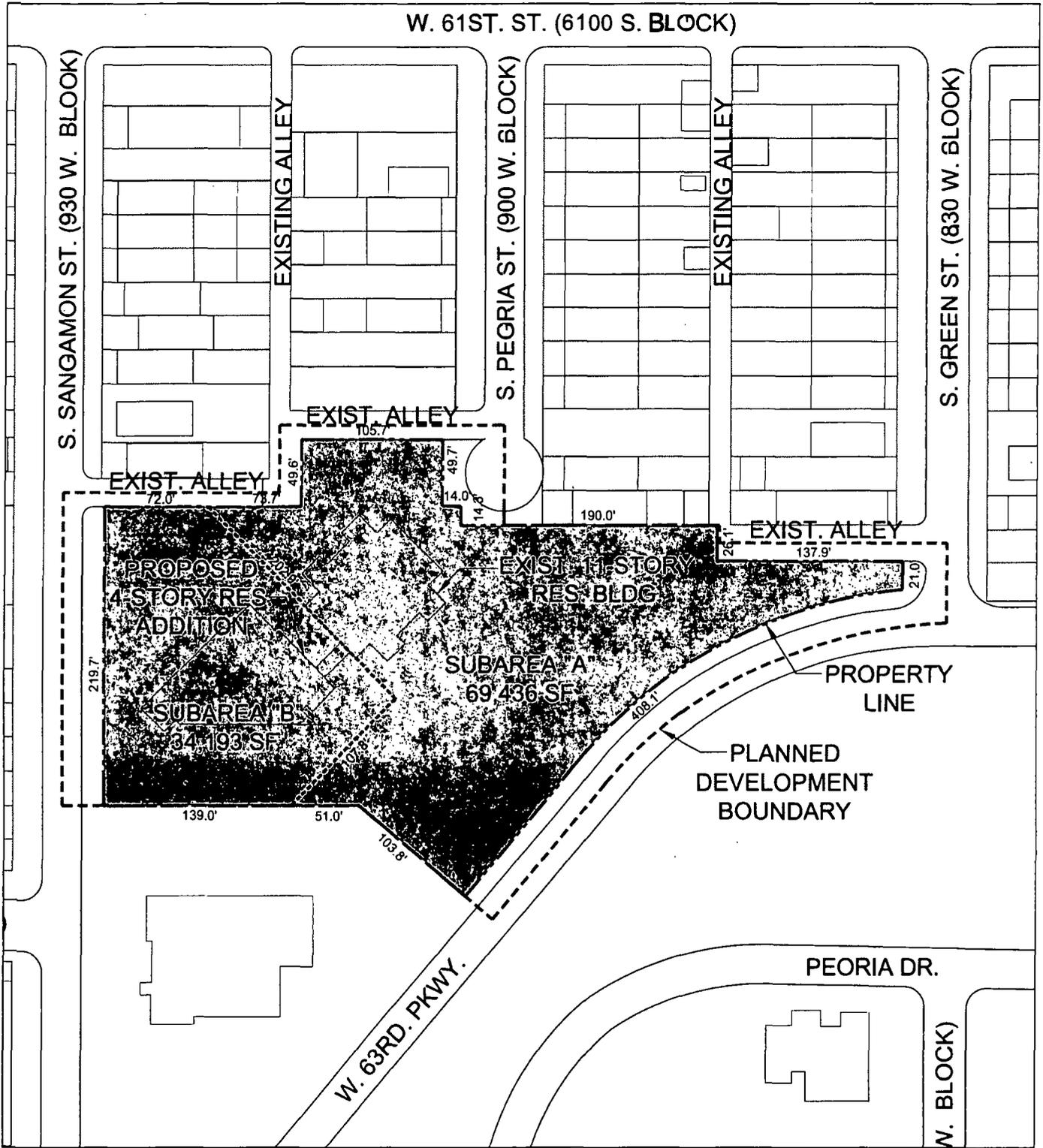
EXISTING ZONING MAP

SCALE: 125 0 125 250

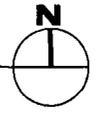
Applicant: Englewood Cooperative Apartments
 Address: 900 W. 63rd Pkwy.
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 Rev. November 18, 2010



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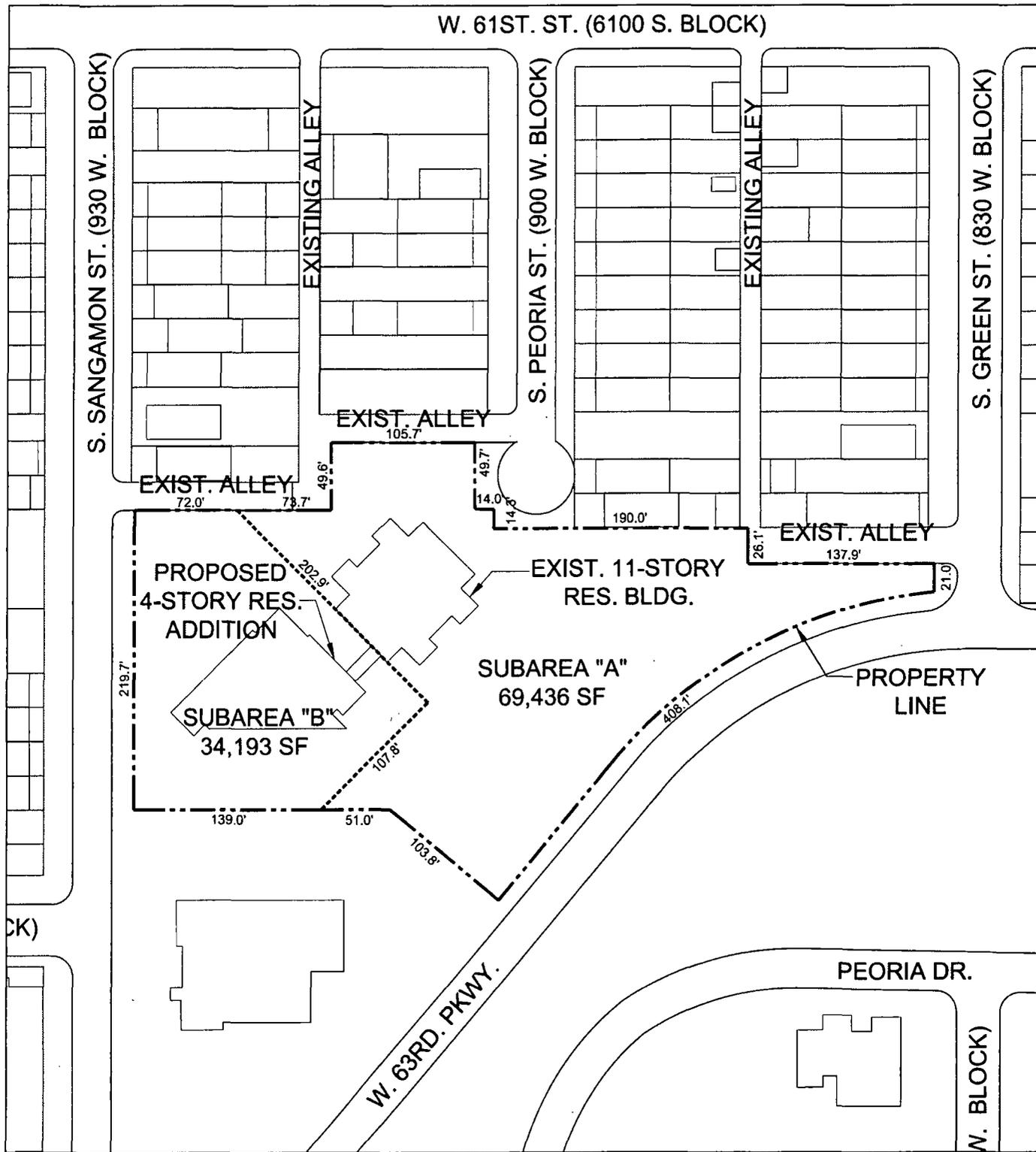
PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP



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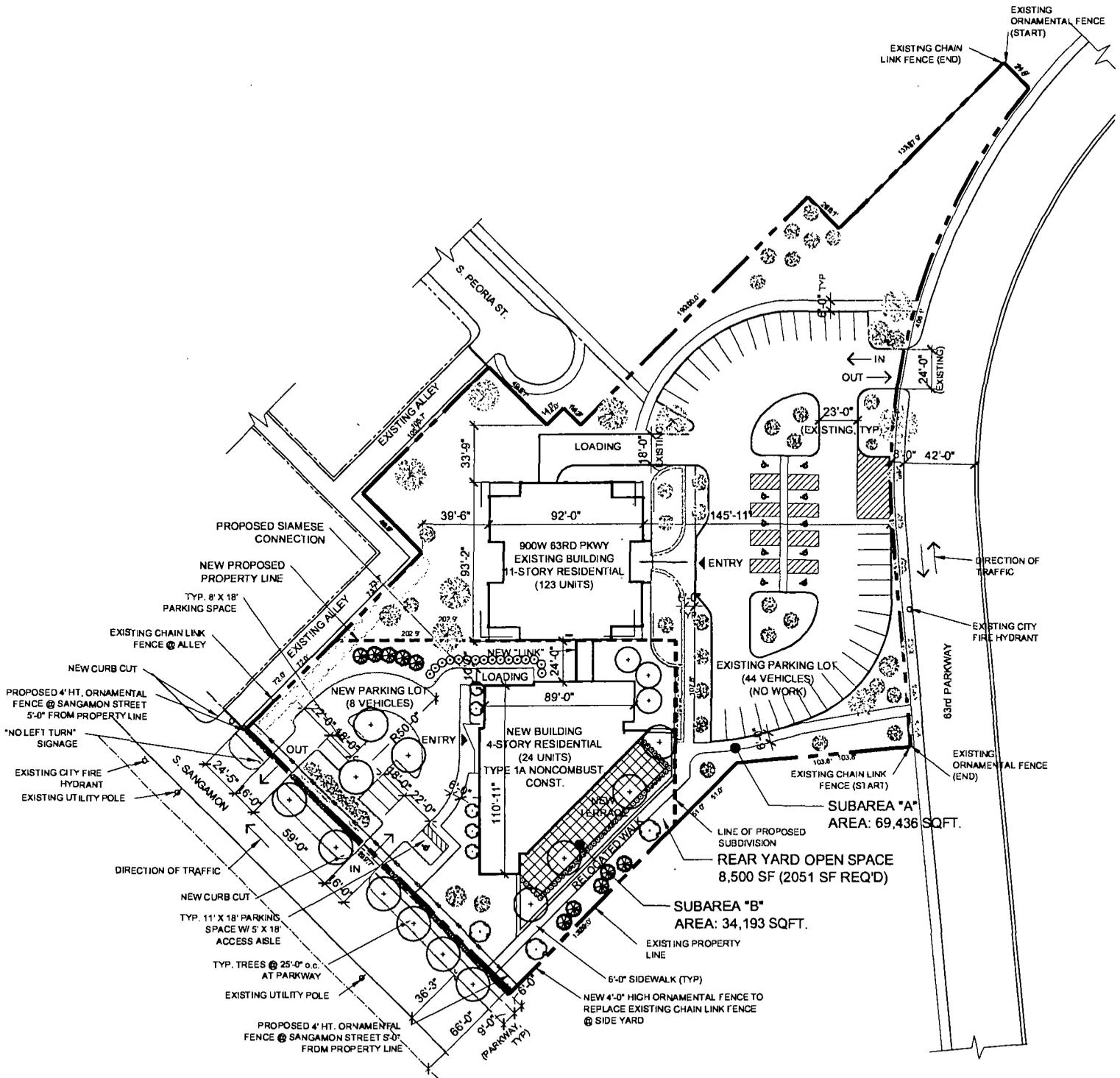
SUB-AREA MAP



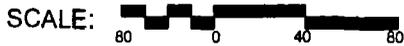
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SITE PLAN



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EXISTING TREE LEGEND

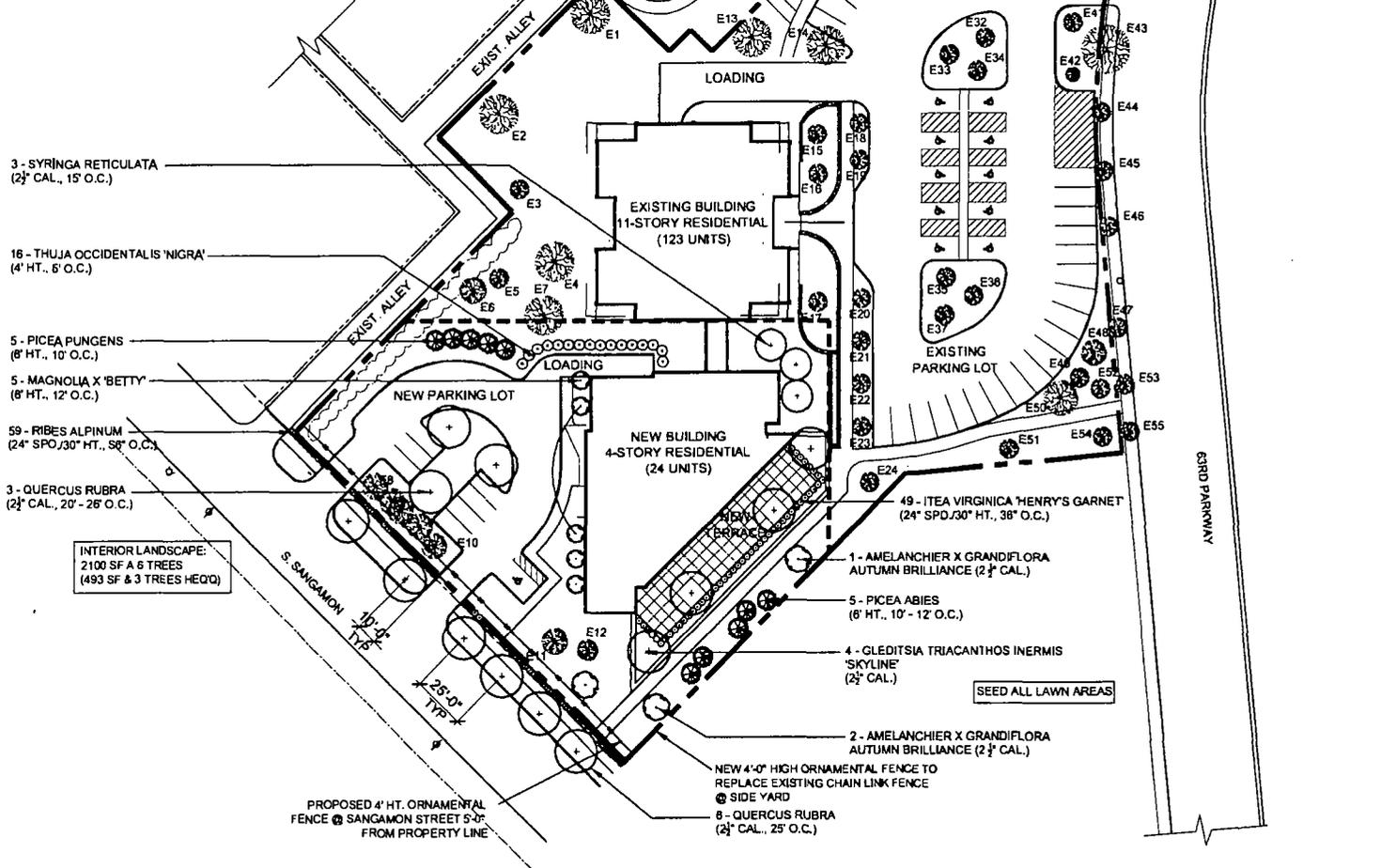
E1	14' HONEYLOCUST
E2	18' HONEYLOCUST
E3	12' HAWTHORN
E4	18' HONEYLOCUST
E5	8' PINE
E6	12' PINE
E7	24' HONEYLOCUST
E8	14' PINE
E9	18' PINE
E10	14' PINE
E11	10' CRABAPPLE
E12	6' CRABAPPLE
E13	16' LITTLE LEAF LINDEN
E14	13' LITTLE LEAF LINDEN
E15	5' & 6' RIVER BRCH
E16	20' HONEYLOCUST
E17	14' HONEYLOCUST
E18	10' & 8' RIVER BRCH
E19	MULTI-STEM CRABAPPLE
E20	10' & 6' RIVER BRCH
E21	10' & 5' RIVER BRCH
E22	10' & 5' RIVER BRCH
E23	10' & 5' RIVER BRCH
E24	MULTI-STEM CRABAPPLE
E25	12' PINE
E26	10' PINE
E27	10' PINE
E28	6' CRABAPPLE
E29	12' PINE
E30	12' PINE

E31	10' PINE
E32	18' LITTLE LEAF LINDEN
E33	8' CRABAPPLE
E34	110' HAWTHORN
E35	14' CRABAPPLE
E36	110' CRABAPPLE
E37	118' LITTLE LEAF LINDEN
E38	120' LITTLE LEAF LINDEN
E39	14' LITTLE LEAF LINDEN
E40	14' CRABAPPLE
E41	8' LITTLE LEAF LINDEN
E42	5' CRABAPPLE
E43	18' HONEYLOCUST
E44	3' DECIDUOUS TREE
E45	3' DECIDUOUS TREE
E46	3' DECIDUOUS TREE
E47	3' MAPLE
E48	14' LITTLE LEAF LINDEN
E49	8' PINE
E50	22' LITTLE LEAF LINDEN
E51	3/5' HAWTHORN
E52	18' PINE
E53	12 1/2' BALD CYPRESS
E54	MULTI-STEM CRABAPPLE
E55	2 1/2' BALD CYPRESS

LANDSCAPE ORDINANCE REQUIREMENT

ITEM	REQUIRED	PROPOSED
PARKWAY TREES	(1) PER 25 LF	(1) PER 25 LF
REAR YARD OPEN SPACE	2,051 SF	8,500 SF
PARKING LOT	493 SF	2,100 SF
INTERIOR LANDSCAPE	3 TREES	6 TREES

'E' DENOTES EXISTING TO REMAIN



3 - SYRINGA RETICULATA (2 1/2" CAL., 15' O.C.)

16 - THUJA OCCIDENTALIS 'NIGRA' (4' HT., 6' O.C.)

5 - PICEA PUNGENS (6' HT., 10' O.C.)

5 - MAGNOLIA X 'BETTY' (6' HT., 12' O.C.)

59 - RIBES ALPINUM (24" SPD./30" HT., 56" O.C.)

3 - QUERCUS RUBRA (2 1/2" CAL., 20'-28' O.C.)

INTERIOR LANDSCAPE: 2100 SF & 6 TREES (493 SF & 3 TREES HEQO)

49 - ITEA VIRGINICA 'HENRY'S GARNET' (24" SPD./30" HT., 36" O.C.)

1 - AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' (2 1/2" CAL.)

5 - PICEA ABIES (6' HT., 10'-12' O.C.)

4 - GLEDITSIA TRIACANTHOS 'INERMIS' 'SKYLINE' (2 1/2" CAL.)

SEED ALL LAWN AREAS

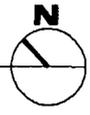
2 - AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' (2 1/2" CAL.)

NEW 4'-0" HIGH ORNAMENTAL FENCE TO REPLACE EXISTING CHAIN LINK FENCE @ SIDE YARD

8 - QUERCUS RUBRA (2 1/2" CAL., 25' O.C.)

PROPOSED 4' HT. ORNAMENTAL FENCE @ SANGAMON STREET S-PT FROM PROPERTY LINE

LANDSCAPE PLAN

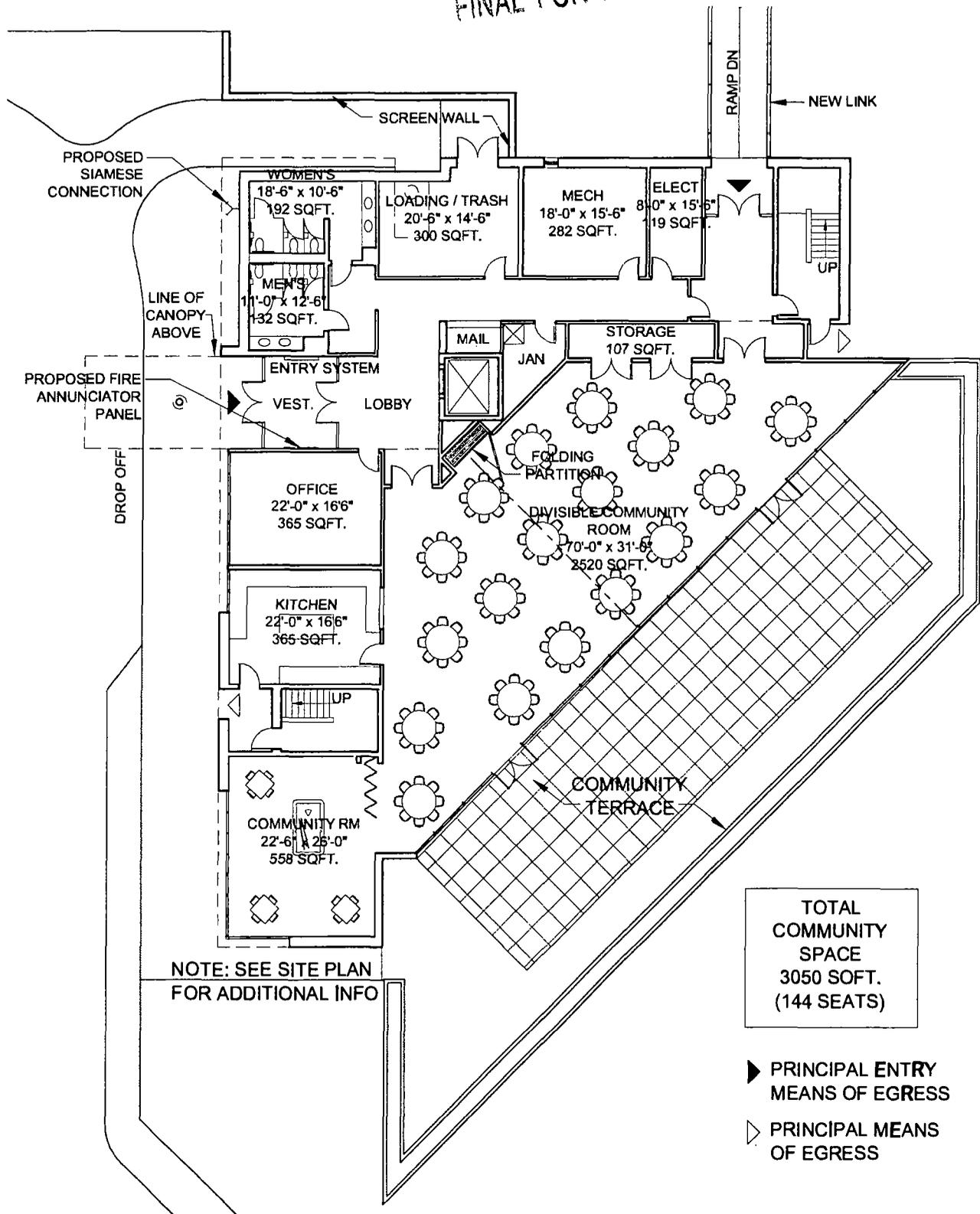


--- PROPERTY LINE
 - - - PROPOSED SUBDIVISION

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FIRST FLOOR PLAN 7,539 GSF.



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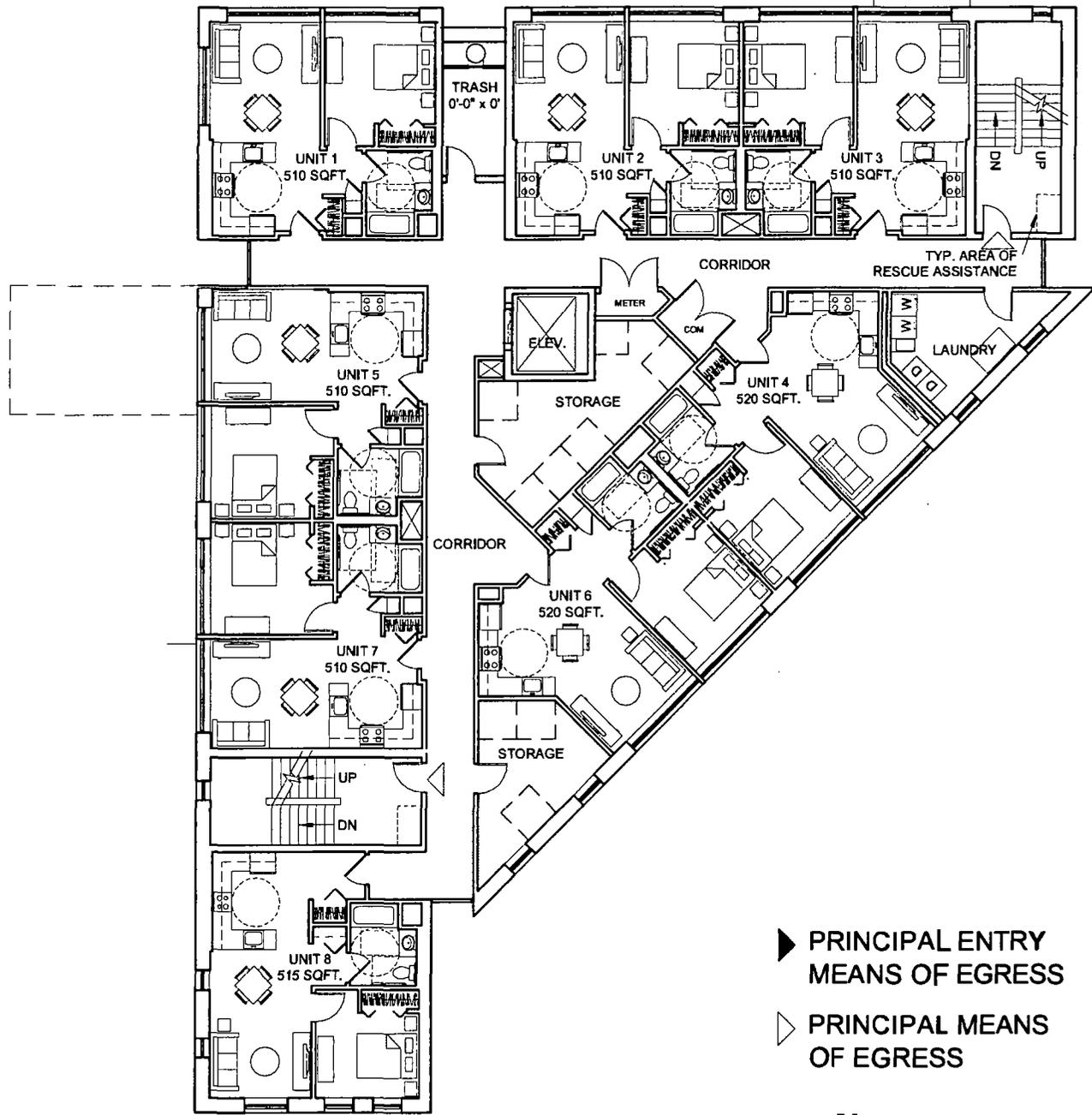


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FINAL FOR PUBLICATION

LINE OF EXISTING HISTORY BUILDING

ROOF OF NEW LINK BELOW



- ▶ PRINCIPAL ENTRY
- MEANS OF EGRESS
- ▷ PRINCIPAL MEANS OF EGRESS



TYPICAL FLOOR PLAN (FLOORS 2-4) 7,058 GSF.

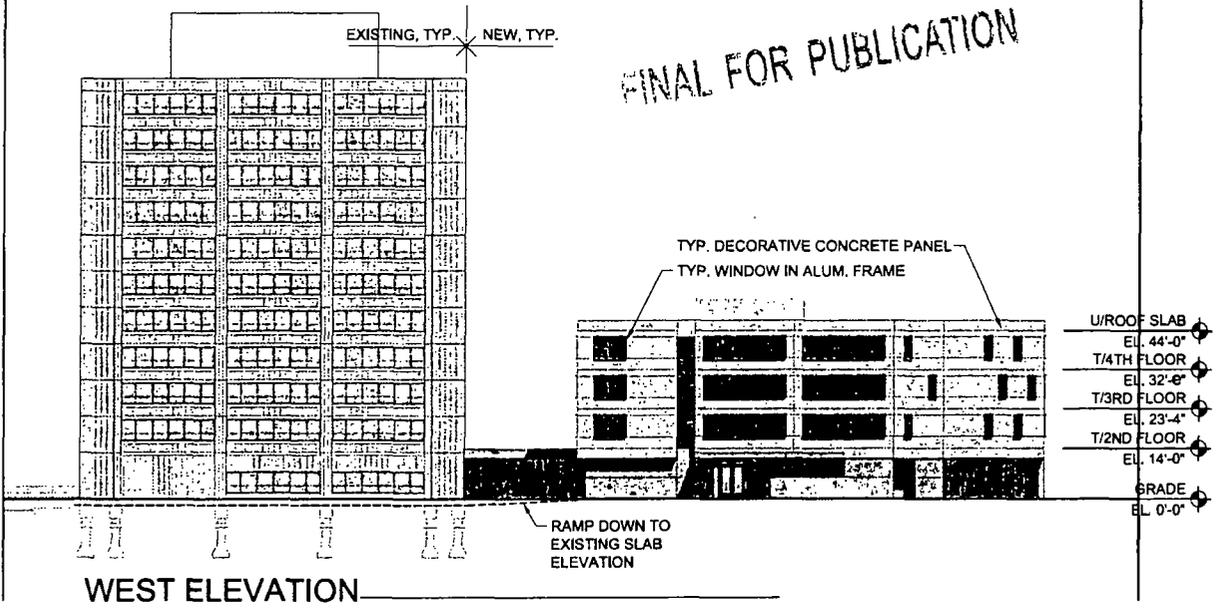


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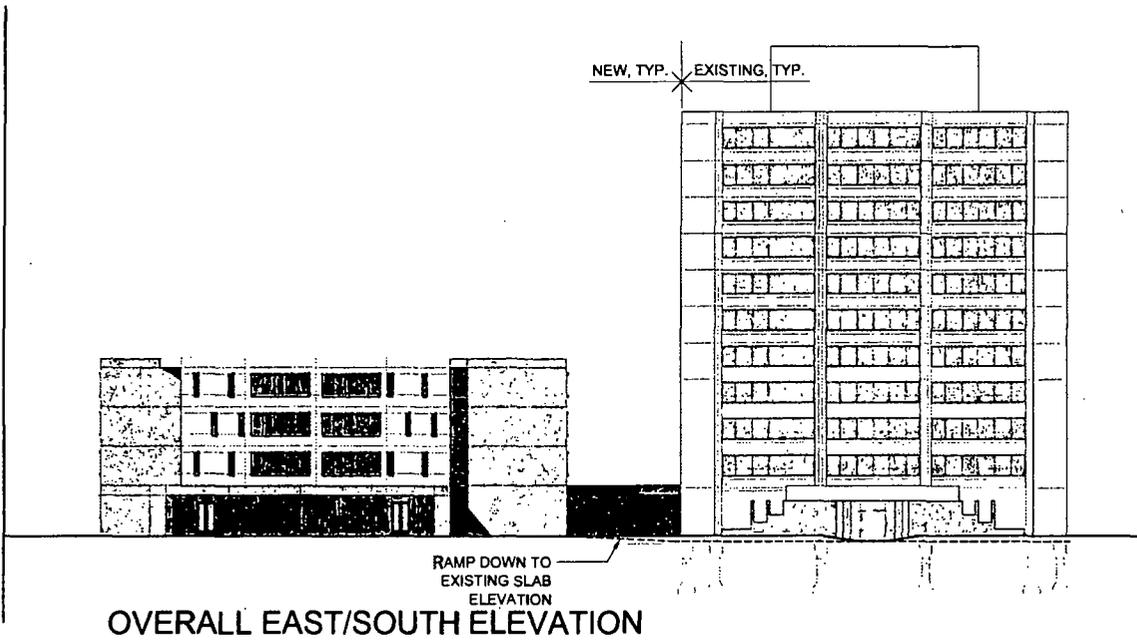


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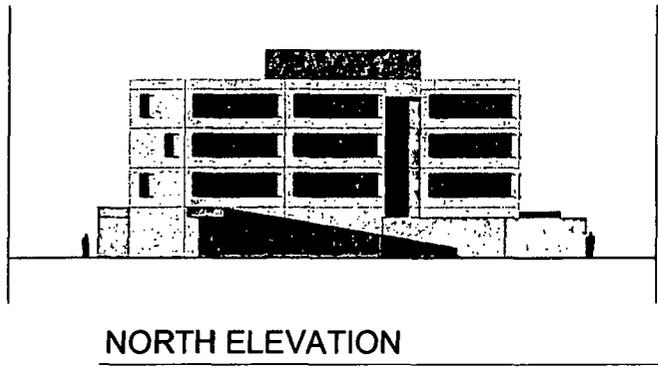
FINAL FOR PUBLICATION



WEST ELEVATION



OVERALL EAST/SOUTH ELEVATION



NORTH ELEVATION

Applicant: Englewood Cooperative Apartments
 900 West 63rd Parkway, Chicago, IL
 Project No. 2008-40040-000
 Date: September 8, 2010
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 FAX: 312 951 1719

CHICAGO BUILDS GREEN FINAL FOR PUBLICATION

Project Name:

Englewood Cooperative Apartments- Sub Area "B" Only

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From"):
 From* To* Direction: Street Name: Select Street Type:
 900 [] W 63rd Pkwy
 Ward No: Community Area No:
 16 68

Project Type:

Check applicable:
 Planned Development Redevelopment Agreement Zoning Change
 PD No: RDA No: From: To:
 Public project Landmark

Project Size:

Total land area in sq.ft.: Total building(s) footprint in sq.ft.: Total vehicular use area in sq.ft.:
 34,193 7,539 6,600

DPD Project Manager:

Enter First Name Last Name

BG/GR Matrix:

Select project category:

Financial Incentives:

Check applicable:
 TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan DOH
 Land Sale Write Down

Density Bonus:

Check applicable:
 Public plaza & pocket park Water features in a plaza or pocket park
 Chicago Riverwalk improvements Setbacks above the ground floor
 Winter gardens Lower level planting terrace
 Indoor through-block connection Green roof
 Sidewalk widening Underground parking and loading
 Arcades Concealed above-ground parking

Required per Zoning Code or Green Roof/Building Green Matrix To be Provided by the development

Please fill, if applicable

Landscaping:

7' Landscape Setback	Square footage:	574	780
Interior Landscape Area	Square footage:	450	2,590
No. of Interior Trees		4	6
No. of Parkway Trees		8	8

Open Space:

River Setback	Square footage:	0	0
Private Open Space	Square footage:	2,223	20,111
Privately developed Public Open Space	Square footage:	0	0

Stormwater Management (At-grade volume control):

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

Other sustainable surface treatments:

Green roof	Square footage:	0	0
Energy Star roof	Square footage:	7,000	7,000
High-albedo pavement	Square footage:		4,760

Transportation:

No. of accessory parking spaces		0	0
Total no. of parking spaces (Accessory + Non-Acc.)			8
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0	0
No. of bicycle parking		2	2
Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input type="checkbox"/>	

Building Certification:

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input type="checkbox"/>	<input type="checkbox"/>
LEED Certified		
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chicago Green Homes (one-star)		<input type="checkbox"/>
Chicago Green Homes (two-star)		<input checked="" type="checkbox"/>
Chicago Green Homes (three-star)		<input type="checkbox"/>

Energy efficiency strategies not captured above:

(E: Other than Energy Star Roof - or Energy Star Building Certification)

An Illinois DCEO Affordable Housing Energy Grant is anticipated

Other sustainable strategies and/or Project Notes: