



City of Chicago



SO2014-4189

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/28/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-K at 4339-4347 W 18th PI and 4314-4346 W 19th St - App No. 18058
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 RT-4 Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 4-K in the area bounded by

West 18th Place, a line 96.54 feet east of the east line of the public alley next east of South Kostner Avenue as measured along the south line of West 18th Place, the centerline of vacated West 18th Place, a line 335.66 feet east of the east line of the public alley next east of South Kostner Avenue as measured along the north line of West 19th Street, West 19th Street, the public alley next east of South Kostner Avenue,

to those of a RM4.5 Multi-Unit District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RM4.5 Multi-Unit District symbols and indications as shown on Map No. 4-K in the area bounded by

West 18th Place, a line 96.54 feet east of the east line of the public alley next east of South Kostner Avenue as measured along the south line of West 18th Place, the centerline of vacated West 18th Place, a line 335.66 feet east of the east line of the public alley next east of South Kostner Avenue as measured along the north line of West 19th Street, West 19th Street, the public alley next east of South Kostner Avenue,

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

SECTION 4. This ordinance takes effect after its passage and due publication.

Common Street Address: 4339-4347 W. 18th Place; 4314-4346 W. 19th Street

Residential Planned Development _____

Plan of Development Statements

1. The area delineated herein as Residential Planned Development Number _____, (“Planned Development”) consists of approximately 103,881 square feet of Net Site Area which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, Montclare Senior Residences SLF of Lawndale, LLC, an Illinois limited liability company.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

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

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

All work proposed in the public way must be designed and constructed in accordance with the 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 Department of Transportation. All public way improvements will be completed by the Applicant in accordance with the Site Plan and Right-of-Way Adjustment Map, as approved by the Chicago Department of Transportation.

4. This Plan of Development consists of fifteen (15) Statements: a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land Use Map; Site Plan; a Right-of-Way Adjustment Map; Landscape Plan, West Elevation; North Elevation; East Elevation; and South Elevation prepared by Worn Jerabek Architects and dated January 15, 2015, submitted herein. Full-sized copies of the Plans are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential Planned Development: Elderly Housing, Assisted Living (Elderly Custodial Care), Nursing Home (Skilled Nursing Care); Residential Support Services; Wireless Communication Facilities (Co-Located), Accessory Parking and Accessory and Related Uses and Services.
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 Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. 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, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 103,881 square feet.
9. 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 Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

FINAL FOR PUBLICATION

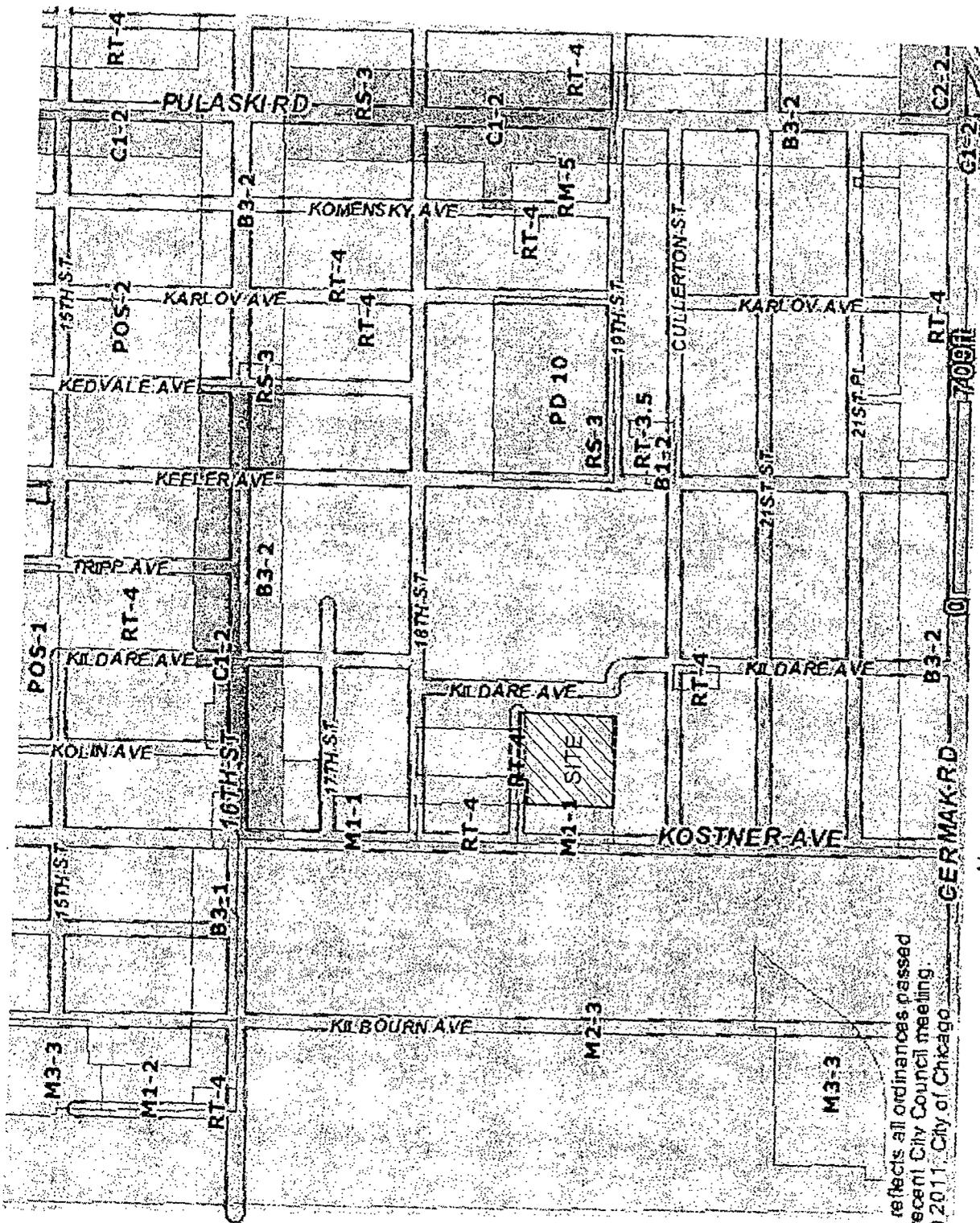
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The project shall achieve LEED for HOMES certification.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to RM4.5 Multi-Unit District.

145388.6

RESIDENTIAL PLANNED DEVELOPMENT NUMBER _____
BULK REGULATIONS AND DATA TABLE

Gross Site Area:	122,868 square feet (2.821 acres)
Area Remaining in Public Right of Way	18,987 square feet (.344 acres)
Net Site Area:	103,881 square feet (2.477 acres)
Maximum Number of Dwelling Units:	120 Units
Maximum Floor Area Ratio:	1.0
Minimum Number of Off-Street Parking Spaces:	40 Spaces
Minimum Number of Bicycle Spaces:	10 Spaces
Off-Street Loading Spaces:	1 (10' x 25')
Minimum Required Setbacks:	As Per Site Plan
Maximum Building Height:	52'-0"

145492.3



Zoning data reflects all ordinances passed in the most recent City Council meeting. Copyright (c) 2011 City of Chicago



A EXISTING ZONING MAP

Montclare Senior Residences
SLF of Lawndale

ADDRESS: 4339 W. 18th Place.
Chicago, IL, 60623

APPLICANT: Montclare Senior Residences SLF of Lawndale, LLC

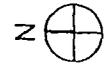
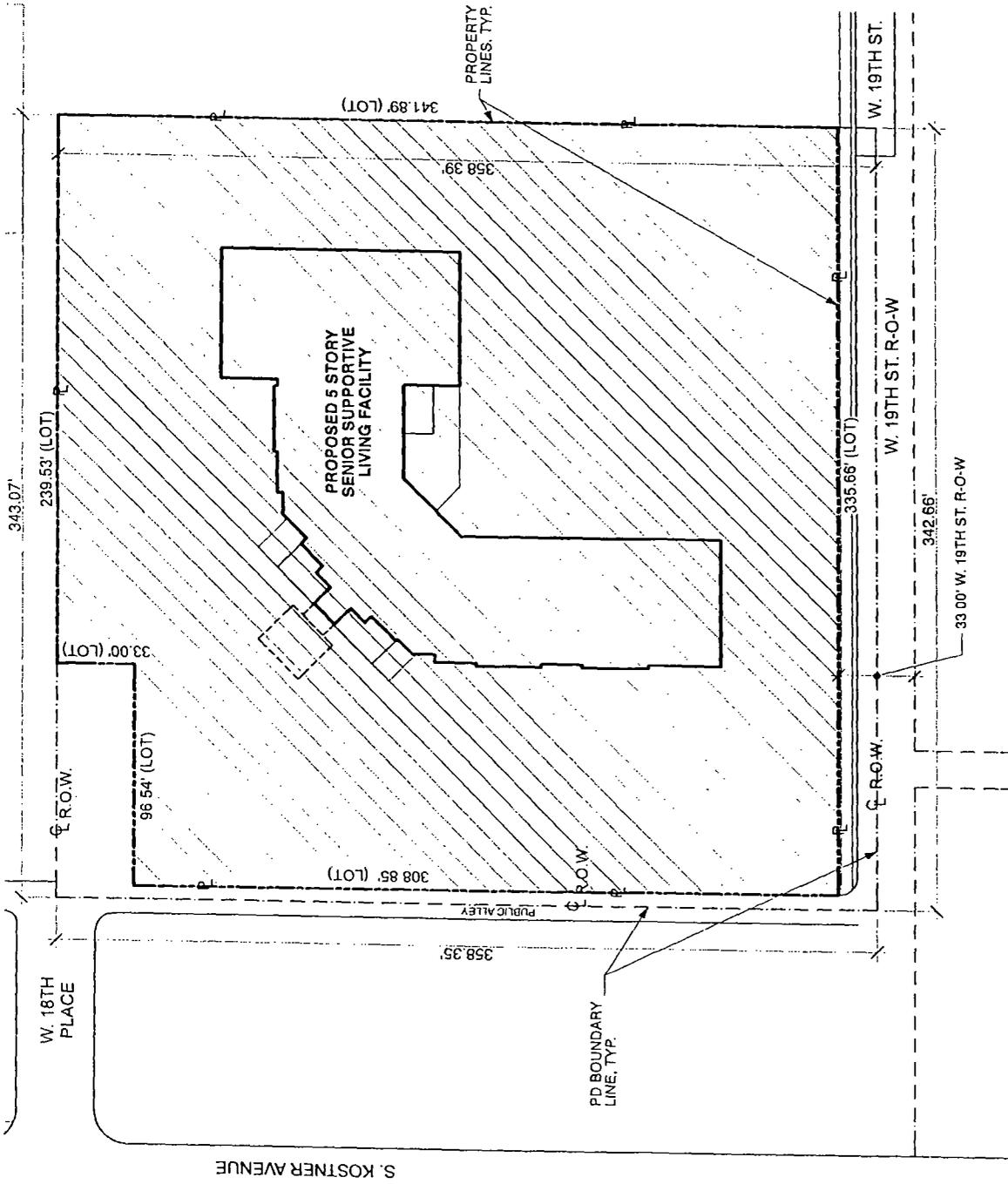
DATE: JANUARY 15, 2015

DRAWING:

EXISTING ZONING MAP

WORN JERABEK ARCHITECTS, P. C.
212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654
PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJAWORKS.COM

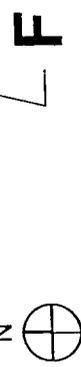
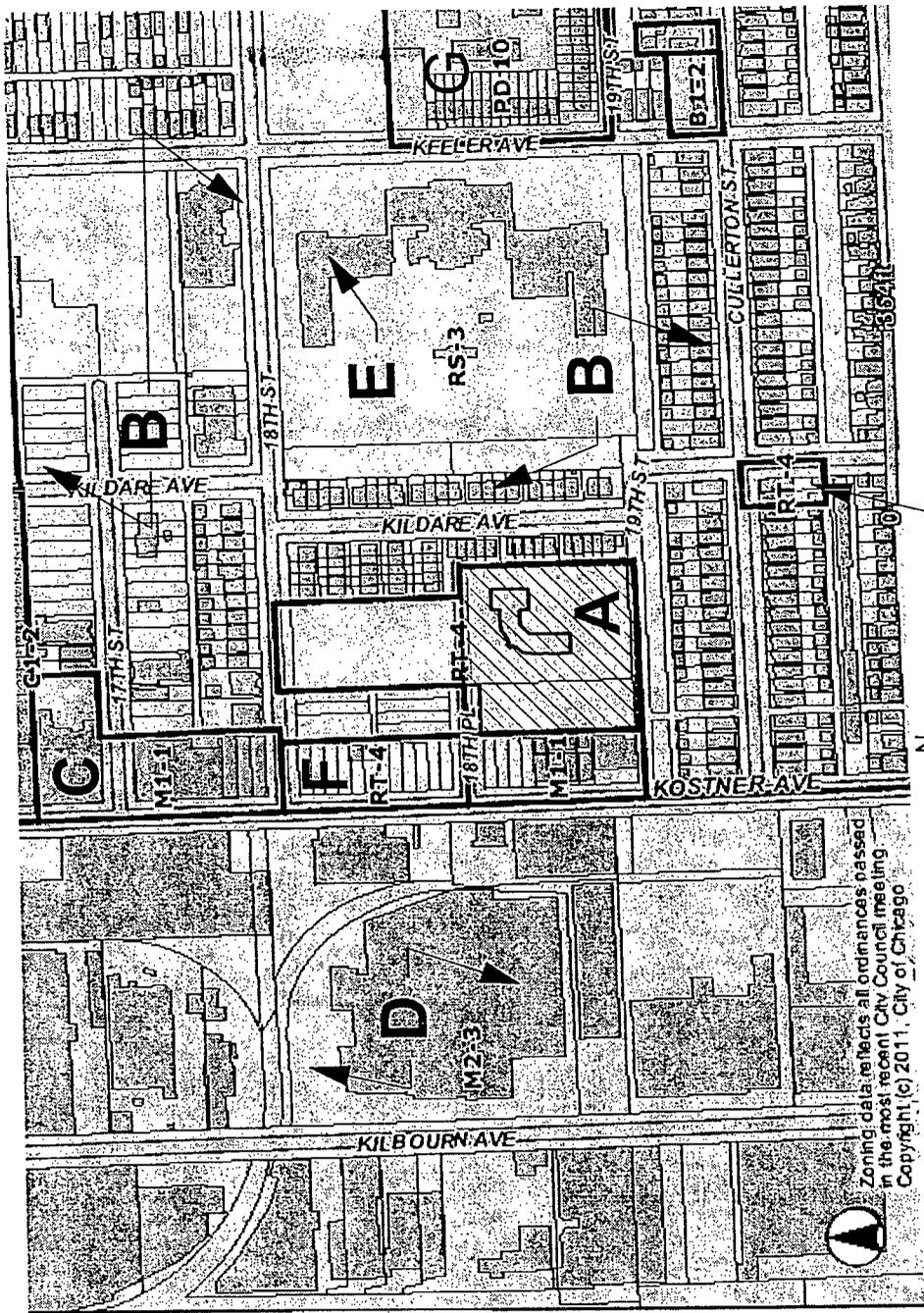
SCALE: N.T.S.



A PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP

0" 10' 20' 40'

<p>DRAWING: PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP SCALE: N.T.S.</p>	<p>ADDRESS: 4339 W. 18th Place. Chicago, IL, 60623</p> <p>APPLICANT: Montclare Senior Residences SLF of Lawndale, LLC</p> <p>DATE: JANUARY 15, 2015</p>	<p>Montclare Senior Residences SLF of Lawndale</p> <p>WORN JERABEK ARCHITECTS, P.C. 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654 PHONE: 312 642 5587 FAX: 312 642 4189 WWW.WJAWORKS.COM</p>
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A LAND USE MAP

KEY	
A.	PROJECT SITE
B.	RS-3 RESIDENTIAL DISTRICT (2-3 STORIES)
C.	M1-1 MANUFACTURING DISTRICT
D.	M2-3 MANUFACTURING DISTRICT
E.	PUBLIC SCHOOL
F.	RT-4 RESIDENTIAL DISTRICT (2-3 STORIES)
G.	PD-10 (RESIDENTIAL DEVELOPMENT)

DRAWING:
LAND USE MAP

SCALE: N.T.S.

ADDRESS: 4339 W. 18th Place.
Chicago, IL, 60623

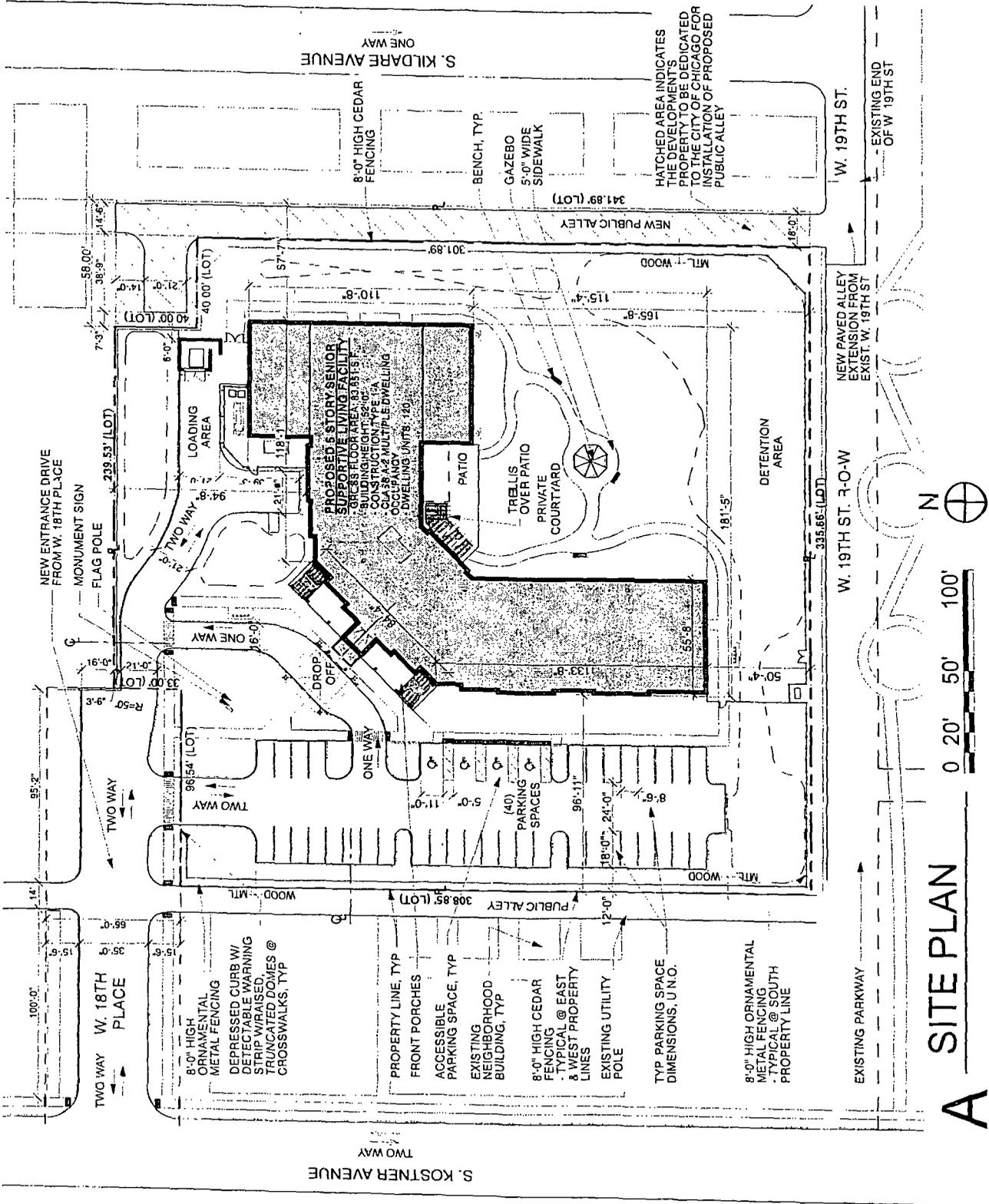
APPLICANT: Montclare Senior Residences SLF of Lawndale, LLC

DATE: JANUARY 15, 2015

Montclare Senior Residences
SLF of Lawndale

WORN JERABEK ARCHITECTS, P.C.
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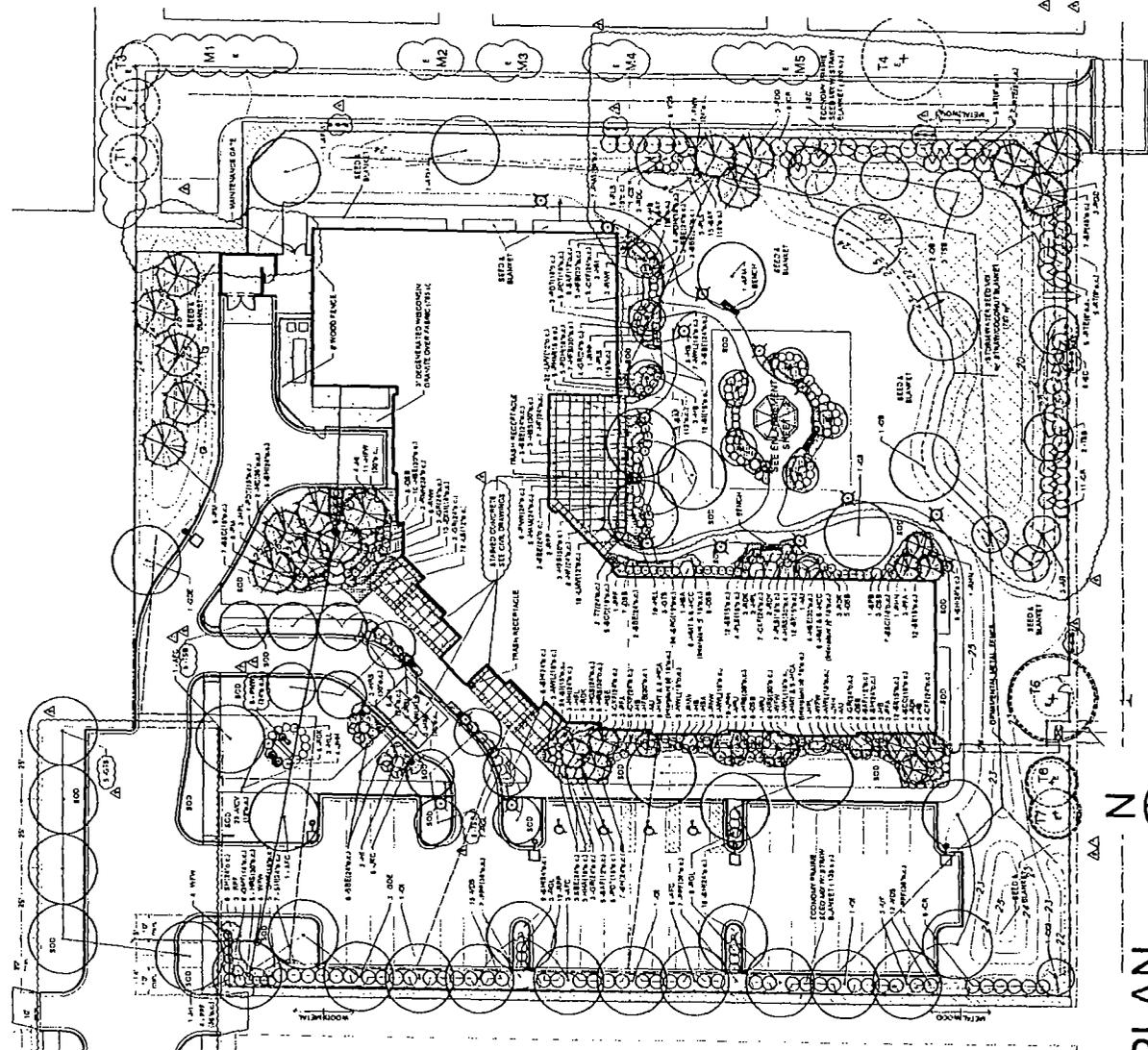


A SITE PLAN

<p>DRAWING: SITE PLAN</p>	<p>ADDRESS: 4339 W. 18th Place Chicago, IL, 60623</p>	<p>Montclare Senior Residences SLF at Lawndale</p>
<p>SCALE: N.T.S.</p>	<p>APPLICANT: Montclare Senior Residences SLF of Lawndale, LLC</p> <p>DATE: JANUARY 15, 2015</p>	<p>WORN JERABEK ARCHITECTS, P.C. 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJAWORKS.COM</p>

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NO.	DESCRIPTION	DATE
1	PRELIMINARY	11/14/14
2	REVISED	12/10/14
3	REVISED	1/15/15
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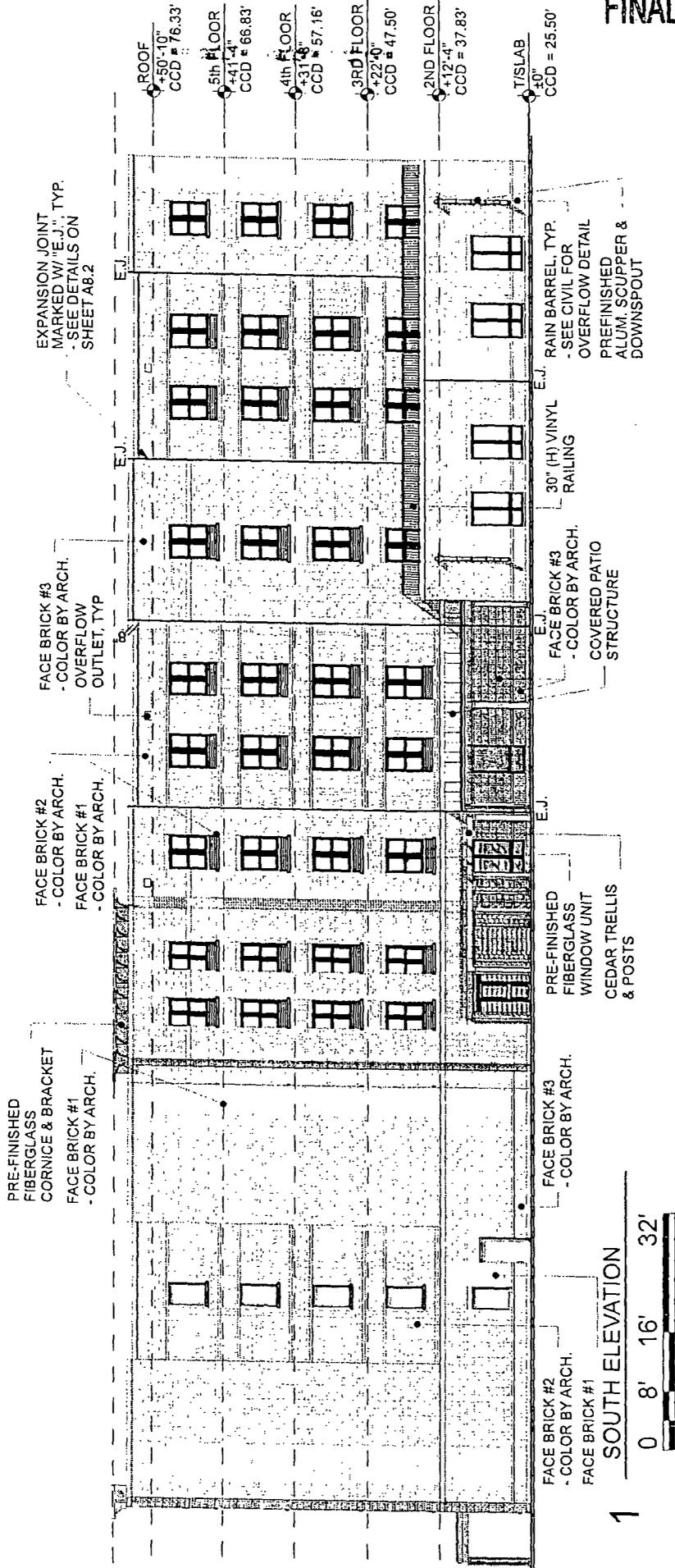


CALCULATIONS: (Chicago)	
Area	11,157.00
Perimeter	1,115.70
Volume	111,570.00
Weight	111,570.00
Cost	111,570.00
Notes	See Schedule of Values
CALCULATIONS: (LEED)	
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Perimeter	1,115.70
Volume	111,570.00
Weight	111,570.00
Cost	111,570.00
Notes	See Schedule of Values

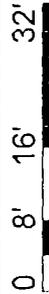


A LANDSCAPE PLAN

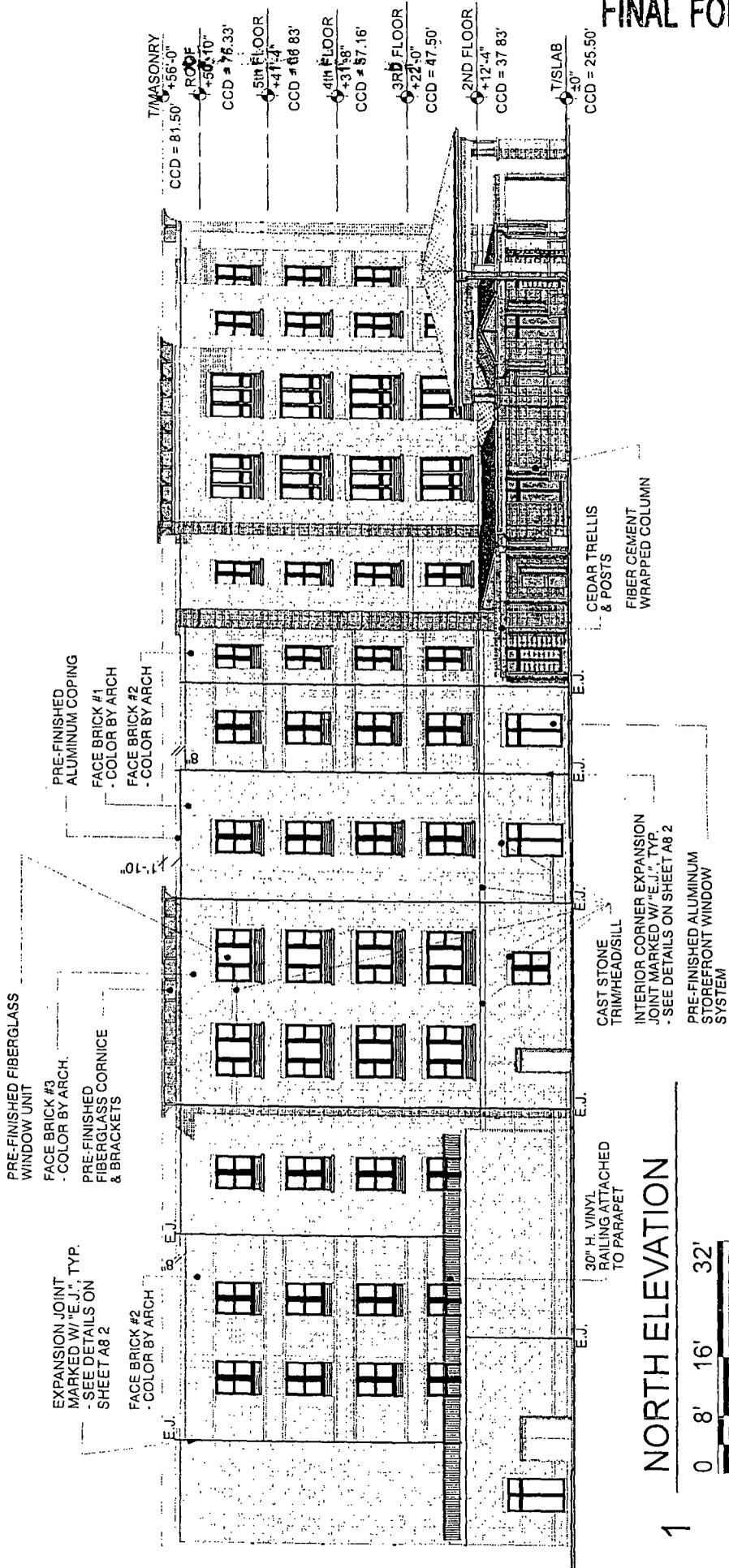
<p>DRAWING: LANDSCAPE PLAN</p> <p>SCALE: N.T.S. © 2015 WORN JERABEK ARCHITECTS, P.C.</p>	<p>ADDRESS: 4339 W. 18th Place Chicago, IL, 60623</p> <p>APPLICANT: Montclare Senior Residences SLF of Lawndale, LLC</p> <p>DATE: JANUARY 15, 2015</p>	<p>Montclare Senior Residences SLF at Lawndale</p> <p>WORN JERABEK ARCHITECTS, P.C. 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654 PHONE: 312 642 5587 FAX: 312 642 4189 WWW.WJAWORKS.COM</p>
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1 SOUTH ELEVATION



<p>DRAWING: SOUTH ELEVATION</p>	<p>ADDRESS: 4339 W. 18th Place Chicago, IL, 60623</p> <p>APPLICANT: Montclare Senior Residences SLF of Lawndale, LLC</p> <p>DATE: JANUARY 15, 2015</p>	<p>Montclare Senior Residences SLF at Lawndale</p>
<p>SCALE: N.T.S.</p>	<p>© 2015 WORN JERABEK ARCHITECTS, P.C.</p>	<p>WORN JERABEK ARCHITECTS, P. C. 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJAWORKS.COM</p>



1 NORTH ELEVATION



7/ MASONRY
 +56'-0"
 CCD = 81.50'
 ROOF
 +50'-10"
 CCD = 76.33'
 5TH FLOOR
 +41'-4"
 CCD = 68.83'
 4TH FLOOR
 +31'-8"
 CCD = 57.16'
 3RD FLOOR
 +22'-0"
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 T/SLAB
 ±0'
 CCD = 25.50'

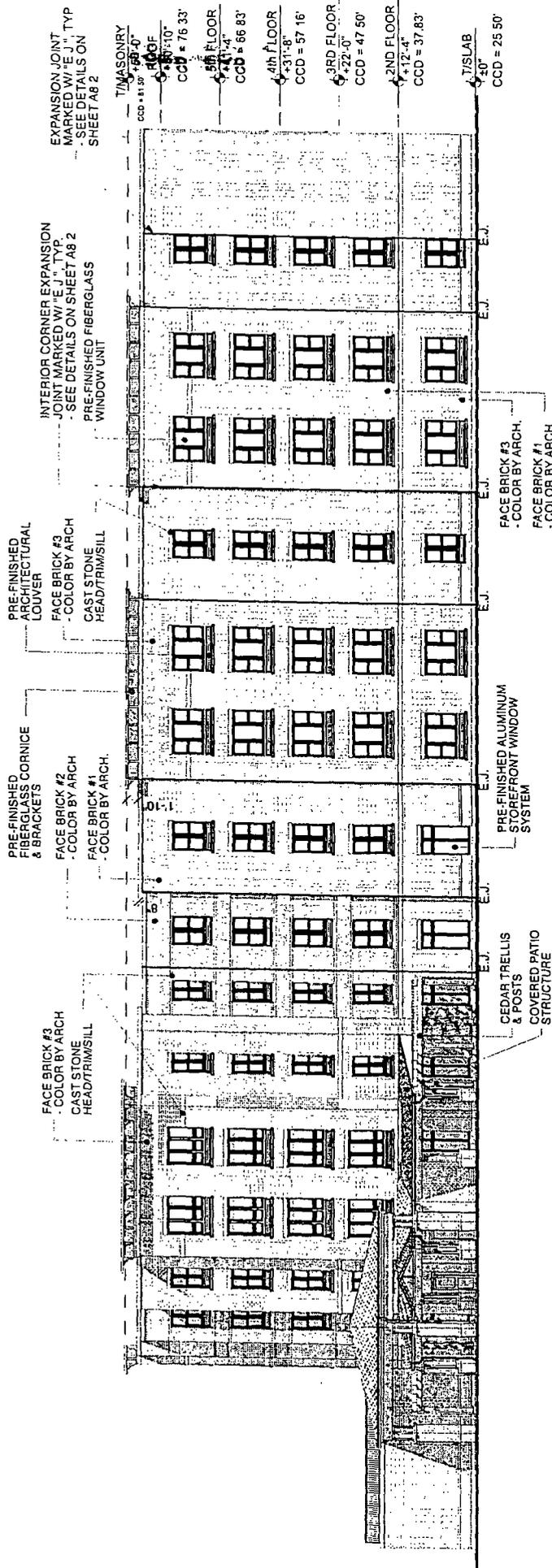
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 NORTH ELEVATION

SCALE: N.T.S.

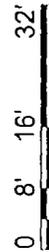
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Montclare Senior Residences
 SLF at Lawndale

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WEST ELEVATION



Montclare Senior Residences
SLF at Lawndale

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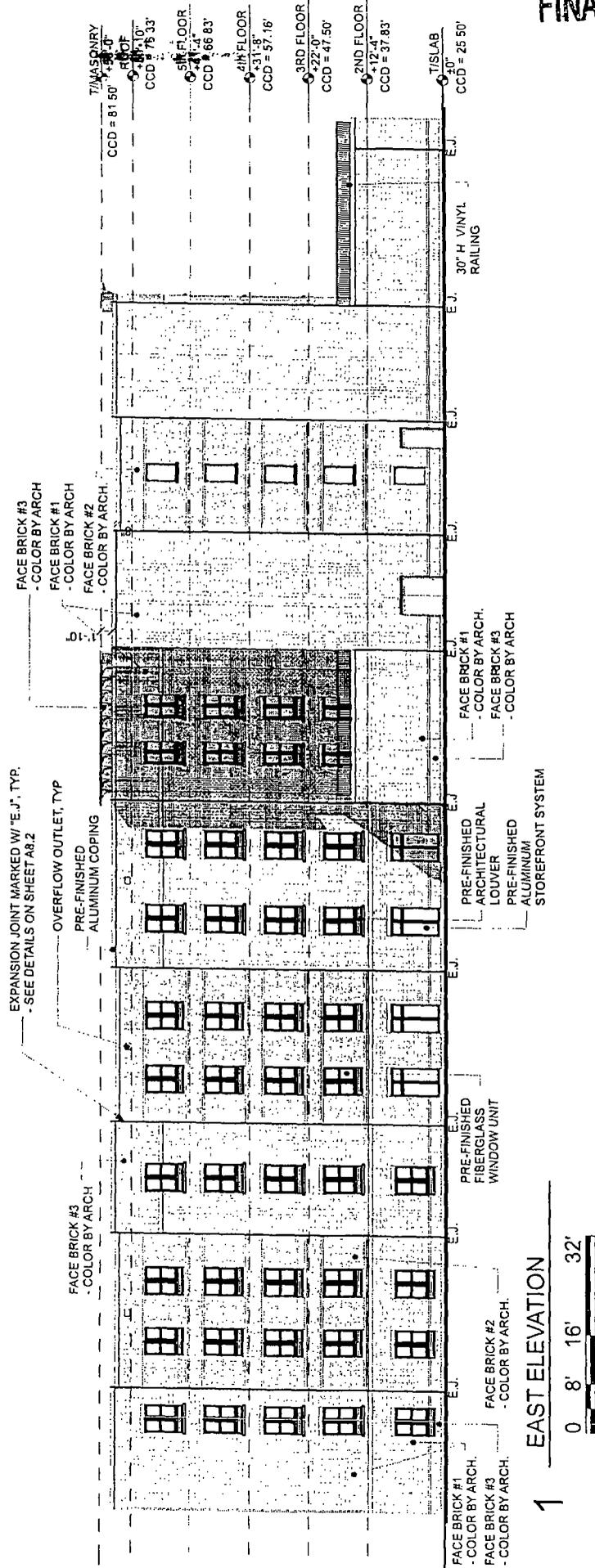
APPLICANT: Montclare Senior Residences SLF of Lawndale, LLC

DATE: JANUARY 15, 2015

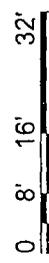
DRAWING:
WEST ELEVATION

SCALE: N.T.S.

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1 EAST ELEVATION



<p>DRAWING: EAST ELEVATION</p>	<p>ADDRESS: 4339 W. 18th Place Chicago, IL, 60623</p> <p>APPLICANT: Montclare Senior Residences SLF of Lawndale, LLC</p> <p>DATE: JANUARY 15, 2015</p>	<p>Montclare Senior Residences SLF at Lawndale</p>
<p>SCALE: N.T.S. © 2015 WORN JERABEK ARCHITECTS, P.C.</p>		<p>WORN JERABEK ARCHITECTS, P. C. 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJAWORKS.COM</p>