



# City of Chicago



SO2022-767

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/23/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 22-B at 3211 to 3227 E 92nd St, 9200 to 9242 S Burley Ave - App 20961
<b>Committee(s) Assignment:</b>	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-2 Residential Single-Unit (Detached House) and B2-2 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 22-B in the area bounded by

East 92<sup>nd</sup> Street; South Burley Avenue; the second alley next south of and parallel to East 92<sup>nd</sup> Street; the alley next west of and parallel to South Burley Avenue; the alley next south of and parallel to East 92<sup>nd</sup> Street; and a line 177.50 feet west of and parallel to South Burley Avenue

to B2-3 Neighborhood Mixed-Use District.

***SECTION 2.*** Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 22-B in the area bounded by

East 92<sup>nd</sup> Street; South Burley Avenue; the second alley next south of and parallel to East 92<sup>nd</sup> Street; the alley next west of and parallel to South Burley Avenue; the alley next south of and parallel to East 92<sup>nd</sup> Street; and a line 177.50 feet west of and parallel to South Burley Avenue

to Residential-Business Planned Development.

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

Addresses: 3211 to 3227 East 92<sup>nd</sup> Street; 9200 to 9242 south Burley Avenue

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Business Planned Development Number \_\_\_\_\_ (the "Planned Development") consists of a net site area of approximately 59,855 square feet of property (to be increased to 62,460 square feet upon vacation of 130.25 foot segment of the alley next south of East 92<sup>nd</sup> Street) which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property commonly known as 3211 to 3227 East 92<sup>nd</sup> Street and 9200 to 9242 South Burley Avenue. The Property is collectively owned by the City of Chicago and the County of Cook, Illinois d/b/a Cook County Land Authority. SACRED Apartments Developer, LLC (the "Applicant") makes this application with the consent of the owners of the Property.
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.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant, or its successors, assigns or grantees, which require such reviews, approvals or permits. 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, 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 Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets

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Address	3211 to 3227 East 92 <sup>nd</sup> Street, 9200 to 9242 South Burley Avenue
Introduced	March 23, 2022
Plan Commission	June 16, 2022

- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation’s Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation’s Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 18 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary & Property Line Map; a Site Plan; a Landscape Plan; Building Elevations (North, South, East and West); all dated June 16, 2022. 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 areas delineated as Residential-Business Planned Development No. \_\_\_\_\_: Multi-unit residential located on the ground floor and above the ground floor, financial services (excluding payday/title secured loan stores and pawn shops), office, repair or laundry service, medical service, personal service, general retail sales, eating and drinking establishments, liquor sales as an accessory use, accessory parking, co-located wireless communication facilities, 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 Planning and Development (the “Department”). 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

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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 59,855 square feet (to be increased without further City Council action to 62,460 square feet upon vacation of the 130.25 foot segment of the alley next south of East 92<sup>nd</sup> Street).

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. 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. Any interim reviews associated with site plan review or Part II reviews are conditional until final Part II approval.
- ~~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, Fleet and Facility Management and Buildings, under Section 13-32-085 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 new 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 Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges and agrees that the rezoning of the Property from B2-2 Neighborhood Mixed-Used District and RS-2 Residential Single-Unit (Detached House) District to B2-2 Neighborhood Mixed-Use District, and then to this Residential-Business Planned Development (“PD”) No. \_\_\_\_ is an “entitlement” that triggers the requirements of

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Section 2-44-085 of the Municipal Code of Chicago (the “ARO”). The Applicant has applied for Low-Income Housing Tax Credits or other forms of financial assistance from the City. Such financial assistance imposes affordability requirements (the “Financing Requirements”) that exceed the ARO requirements. As a result, if the Applicant receives such financial assistance, the Financial Requirements shall govern the Applicant’s obligation to provide affordable housing in the PD. If the Applicant does not receive such financial assistance, the Applicant shall comply with the ARO.

16. The Applicant acknowledges that it is in the public interest to ensure that adequate open space and recreational facilities are provided to serve new residential developments. As stated in the Open Space Impact Fee Ordinance Section 16-18-080 of the Municipal Code of Chicago, in the case of larger developments which are processed as Planned Developments, developers are encouraged to provide open space and recreational facilities on-site to serve new residents instead of paying open space impact fees.

All open spaces developed for use by the public must be in compliance with the Open Space Impact Fee Administrative Regulations and Procedures promulgated by the Commissioner of the Department, pursuant to Section 16-18-110.

Any open space to be dedicated to the Chicago Park District must meet Chicago Park District standards and, where applicable, the park must be designed and constructed to Chicago Park District standards. Any conveyance of open space to the Chicago Park District, measuring two or more acres, shall be approved by the Chicago Park District. A Board issued resolution must be provided to the Department prior to the issuance of any Part II approval. Any conveyance of open space to the Chicago Park District, measuring less than two acres, shall be formalized in a contract that shall be provided to the Department prior to the issuance of any Part II approval.

17. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the Applicant must submit to Department of Planning and Development, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant’s goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant’s submission for Part II permit review for the project or any phase thereof, the Applicant

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must submit to Department of Planning and Development (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide Department of Planning and Development with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, Department of Planning and Development may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. Department of Planning and Development will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to B2-2 Neighborhood Mixed-Use District.

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BULK REGULATIONS AND DATA TABLE

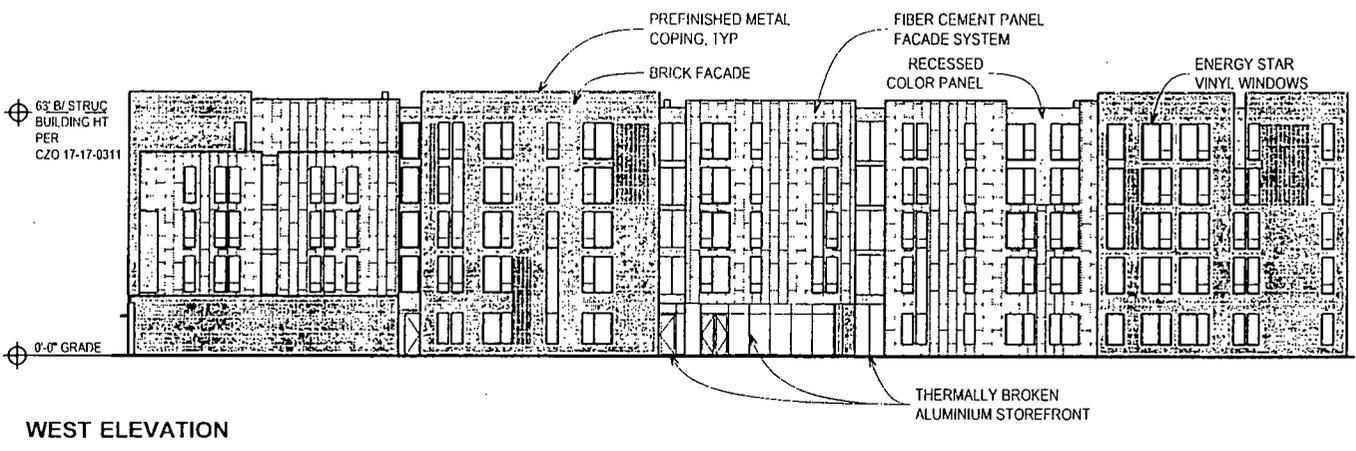
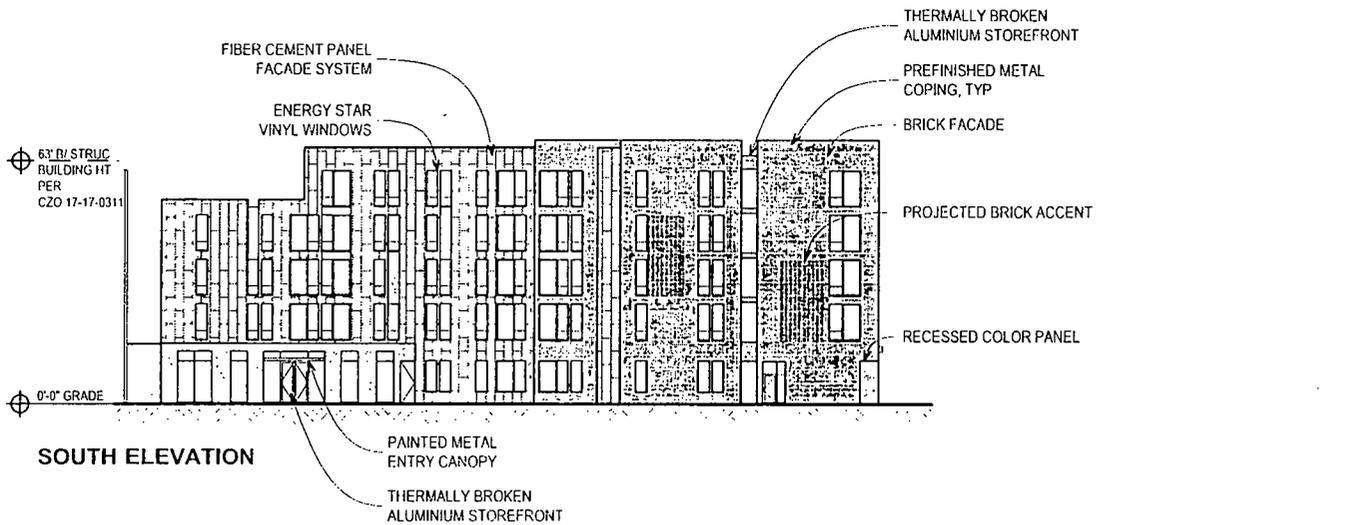
<u>GROSS SITE AREA:</u>	89,757 sf
<u>AREA in the Public R-O-W:</u>	30,002 sf
<u>NET SITE AREA</u>	59,855 sf of property (to be increased without further City Council action to 62,460 sf upon the vacation of the 130.25 foot segment of the alley next south of East 92 <sup>nd</sup> Street)
<u>MAXIMUM PERMITTED FAR:</u>	1.80
<u>MAXIMUM NUMBER OF DWELLING UNITS:</u>	81
<u>MINIMUM NUMBER OF OFF STREET PARKING SPACES:</u>	40
<u>MINIMUM NUMBER OF OFF STREET LOADING BERTHS:</u>	1 10' x 25'
<u>MINIMUM NUMBER OF BICYCLE PARKING SPACES:</u>	54
<u>SETBACKS FROM THE PROPERTY LINE:</u>	In accordance with the site plan.
<u>MAXIMUM SITE COVERAGE:</u>	In accordance with the site plan.
<u>MAXIMUM BUILDING HEIGHT:</u>	65 feet (per Zoning Ordinance)

098763 000035 4868-3418-9587 2

Applicant	1400 Land Holdings, LLC
Address	1338 to 1408 South Wabash Avenue
Introduced	May 26, 2021
Plan Commission	August 19, 2021



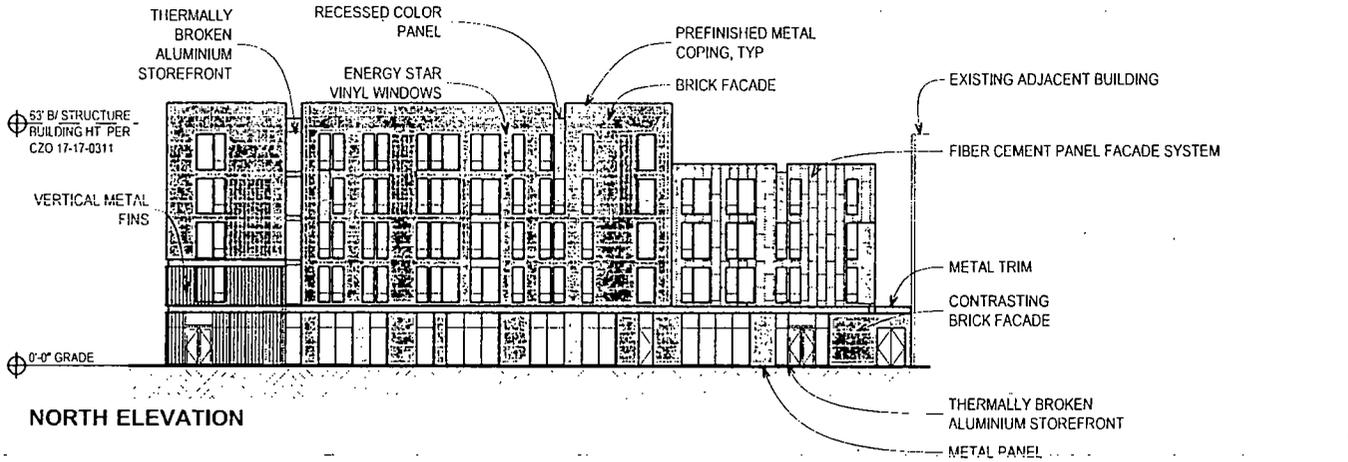
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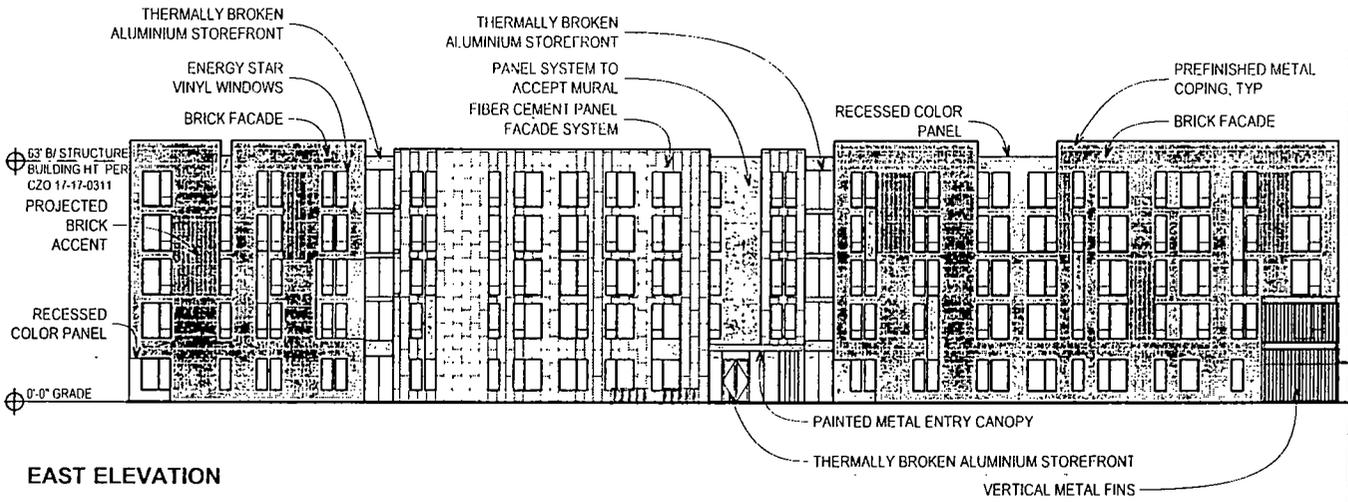
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South & West Elevation  
Drawing Scale: 1/32" = 1'-0"  
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NORTH ELEVATION



EAST ELEVATION

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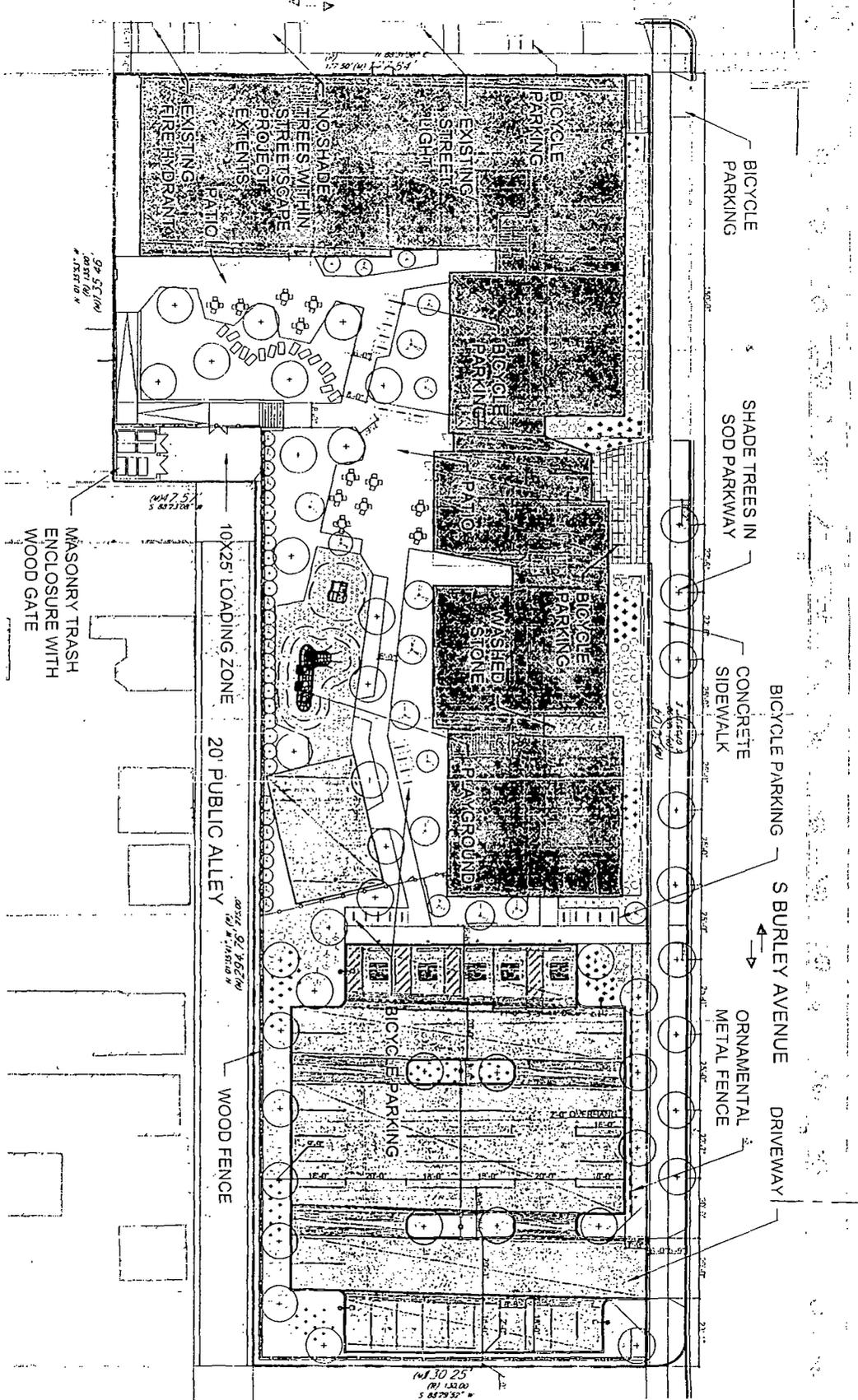
North & East Elevations  
Drawing Scale: 1/32" = 1'-0"  
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PLANTING LIST					
	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
<b>SHADE TREES</b>					
CO	CELTIS OCCIDENTALIS	HACKBERRY	3	3"	7' CLEAR
CS	CATALPA SPECIOSA	CATALPA	9	3"	7' CLEAR
PA	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	6	3"	7' CLEAR
QBB	QUERCUS BICOLOR 'BEACON'	SWAMP WHITE OAK	6	3"	7' CLEAR
QI	QUERCUS IMBRICARIA	SHINGLE OAK	9	3"	7' CLEAR
TD	TAXODIUM DIST. 'SHAW. BRAVE'	SHAWNEE BRAVE CYPRESS3	7	3"	7' CLEAR
<b>ORNAMENTAL TREES &amp; EVERGREENS</b>					
COB	COTINUS OBOVATUS	AMERICAN SMOKETREE		8'	MULTISTEM
CWK	CRATAEGUS 'WINTER KING'	WINTER KING HAWTHORN		8'	MULTISTEM
JCK	JUNIPERUS CHIN. 'KETELEERI'	KETELEERI JUNIPER		8'	WELL
PP	PARROTIA PERSICA	PERSIAN IRONWOOD		8'	MULTISTEM
QKS	QUERCUS WAREI 'KINDRED SPIRIT'	KINDRED SPIRIT OAK		8'	LOW-BRANCH
VP	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM		6'	MULTISTEM
<b>SHRUBS &amp; VINES</b>					
DKB	DIERVILLA 'KODIAK BLACK'	KODIAK BLACK DIERVILLA		#5	
JHH	JUNIPERUS HOR. 'HUGHES'	HUGHES JUNIPER		#5	
RPP	ROSA 'PURPLE PAVEMENT'	PURPLE PAVEMENT ROSE		#5	
RGL	RHUS 'GRO-LOW'	GRO-LOW SUMAC		#5	
RTE	RHUS 'TIGER EYES'	TIGER EYE SUMAC		#5	
SP	SYRINGA 'PALIBIN'	PALIBIN LILAC		#5	
<b>PERENNIALS</b>					
AC	ALLIUM CERNUM	NODDING WILD ONION		#1	
PD	PENSTEMON DIGITALIS 'HUSKERS RED'	HUSKERS RED BEARDTONGUE		#1	
PQ	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER		#1	
SH	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED		#1	
SO	SYMPHYOTRICUM OBLONGIFOLIUM	AROMATIC ASTER		#1	

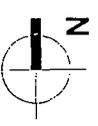
Applicant: SACRED Apartments Developer, LLC  
 Project Address: 3211 to 3227 East 92nd Street;  
 9200 to 9242 South Burlley Avenue  
 Plan Commission: June 16, 2022

Landscape Plan  
 Drawing Scale: 1" = 50'  
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E 92ND STREET



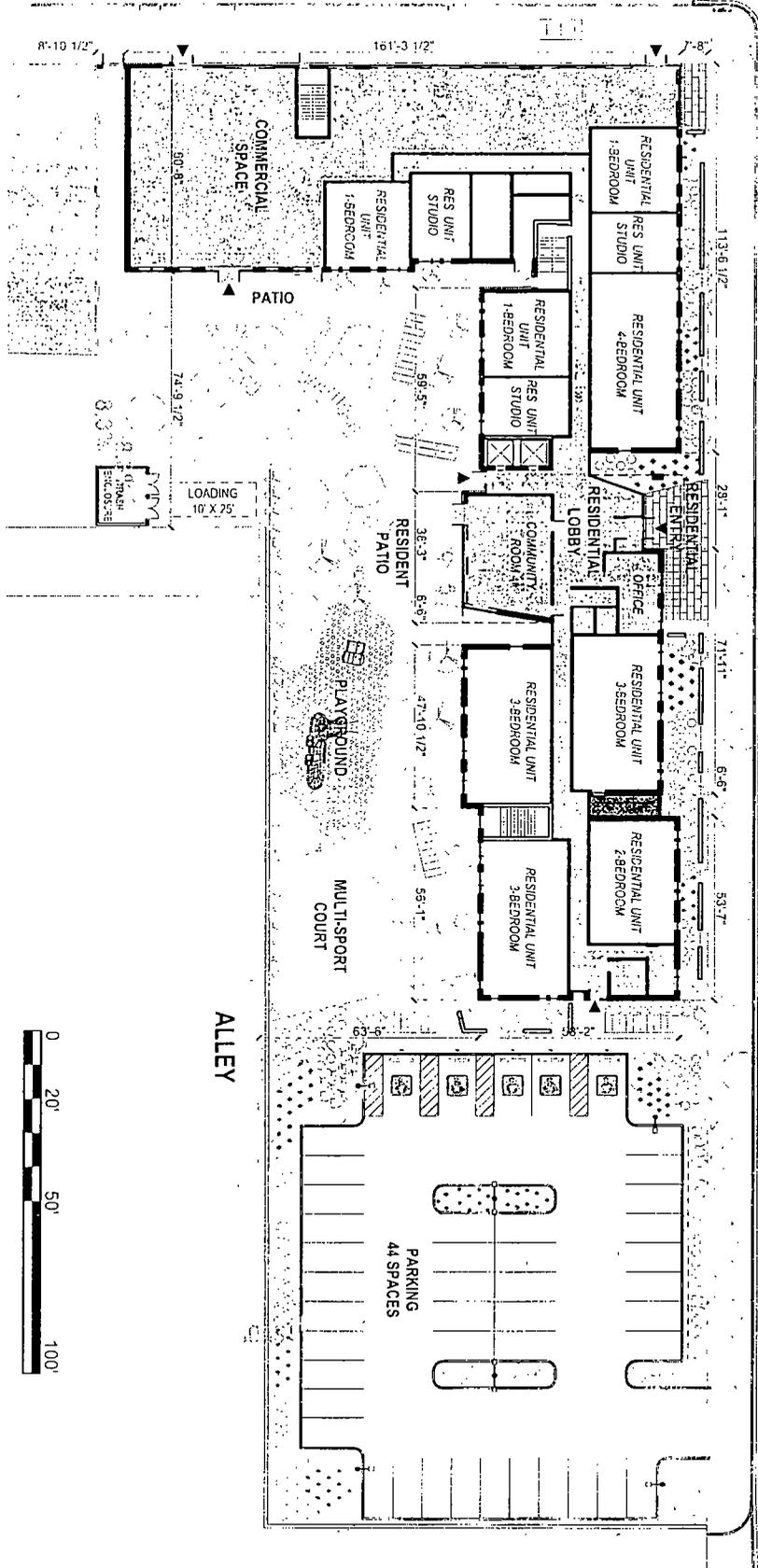
VEHICULAR USE AREA: 13,136SF  
 REQUIRED INTERIOR LANDSCAPE: 9,855SF (7.5%)  
 PROVIDED INTERIOR LANDSCAPE: 3,600SF  
 REQUIRED INTERIOR TREES: 8  
 PROVIDED INTERIOR TREES: 15



**Landscape Plan**  
 Drawing Scale: 1" = 50'  
**LONDON BONE BAKER ARCHITECTS**

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E 92ND STREET



S BURLEY AVE

ALLEY



**Site Plan**  
 Drawing Scale: 1" = 50'  
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# GREMLEY & BIEDERMANN

PLCS Corporation  
 LICENSE NO. 06-000002

PROFESSIONAL LAND SURVEYORS  
 4525 NORTH ELSTON AVENUE CHICAGO, IL 60630  
 TELEPHONE (773) 535-5127 EMAIL INFO@PLCS-SURVEY.COM

## ALTA / NSPS Land Title Survey

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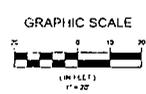
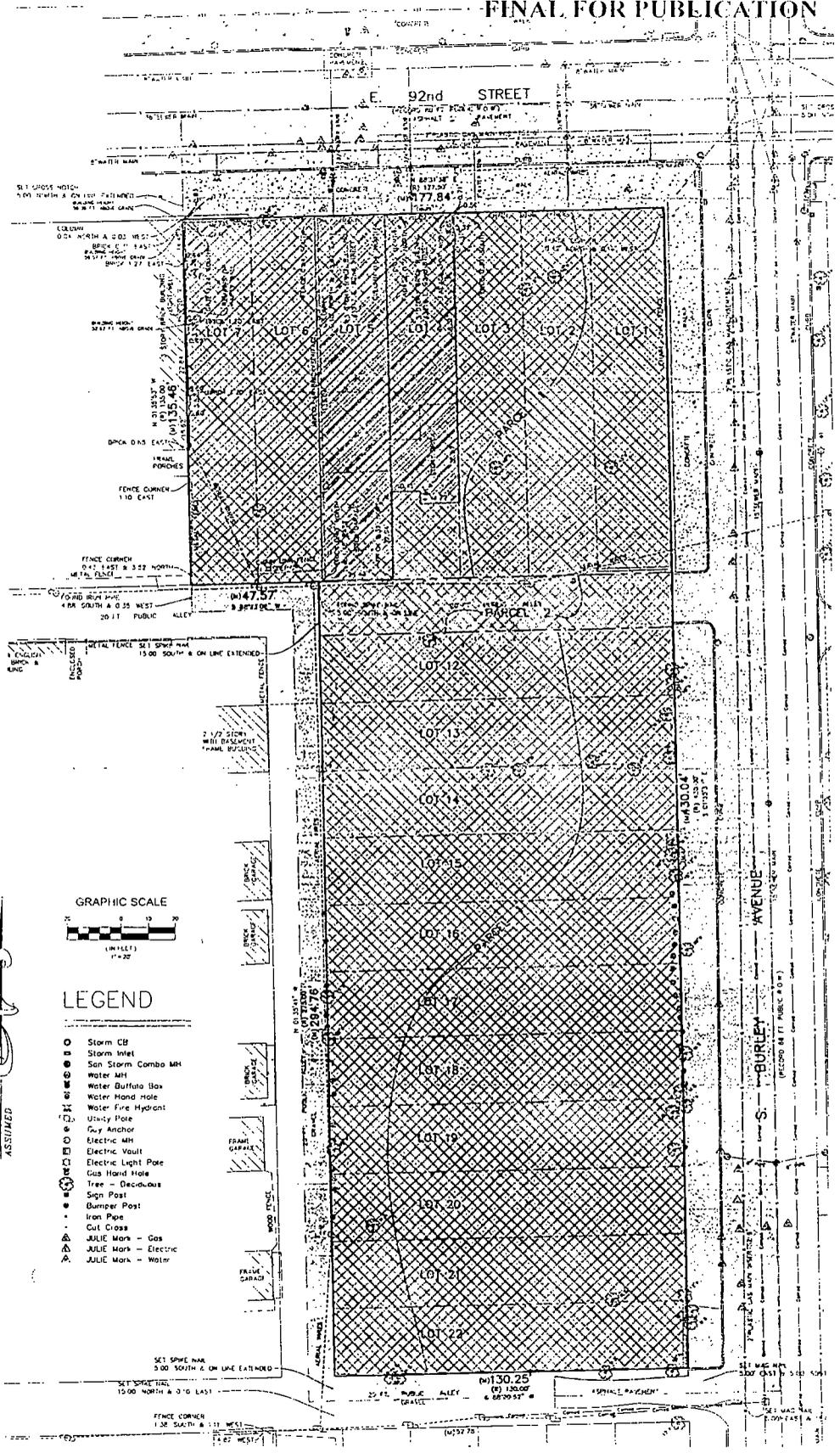
PARCEL 1  
 LOTS 1 TO 7 INCLUSIVE AND 12 TO 22 INCLUSIVE IN BLOCK 87 IN THE SUBDIVISION MADE BY CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF PARTS OF SECTIONS 5 AND 6 TOWNSHIP 37 NORTH RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 2  
 THE 20 FEET EAST-WEST ALLEY LYING NORTH OF LOT 12 SOUTH OF LOTS 1 TO 5 INCLUSIVE PART OF THE WEST LINE OF LOT 12 EXCEPT NORTH AND WEST OF THE EAST LINE OF LOT 12 EXCEPT NORTH IN BLOCK 87 IN THE SUBDIVISION MADE BY CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF PARTS OF SECTIONS 5 AND 6 TOWNSHIP 37 NORTH RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

AREA OF PROPERTY - 82,480 SQ. FT. OR 1.89 ACRES MORE OR LESS



NEIGHBORHOOD MAP - NOT TO SCALE



### LEGEND

- Storm CB
- Storm Inlet
- San Storm Combo MH
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Fire Hydrant
- Utility Pole
- Guy Anchor
- Electric MH
- Electric Vault
- Electric Light Pole
- Gas Hand Hole
- Tree - Deciduous
- Sign Post
- Bumper Post
- Iron Pipe
- Cut Cross
- △ JULIE Mark - Gas
- △ JULIE Mark - Electric
- △ JULIE Mark - Water

- Parcel Boundary
- PD Boundary
- Alley to be Vacated

## Planned Development Boundary & Property Line Map

Drawing Scale:

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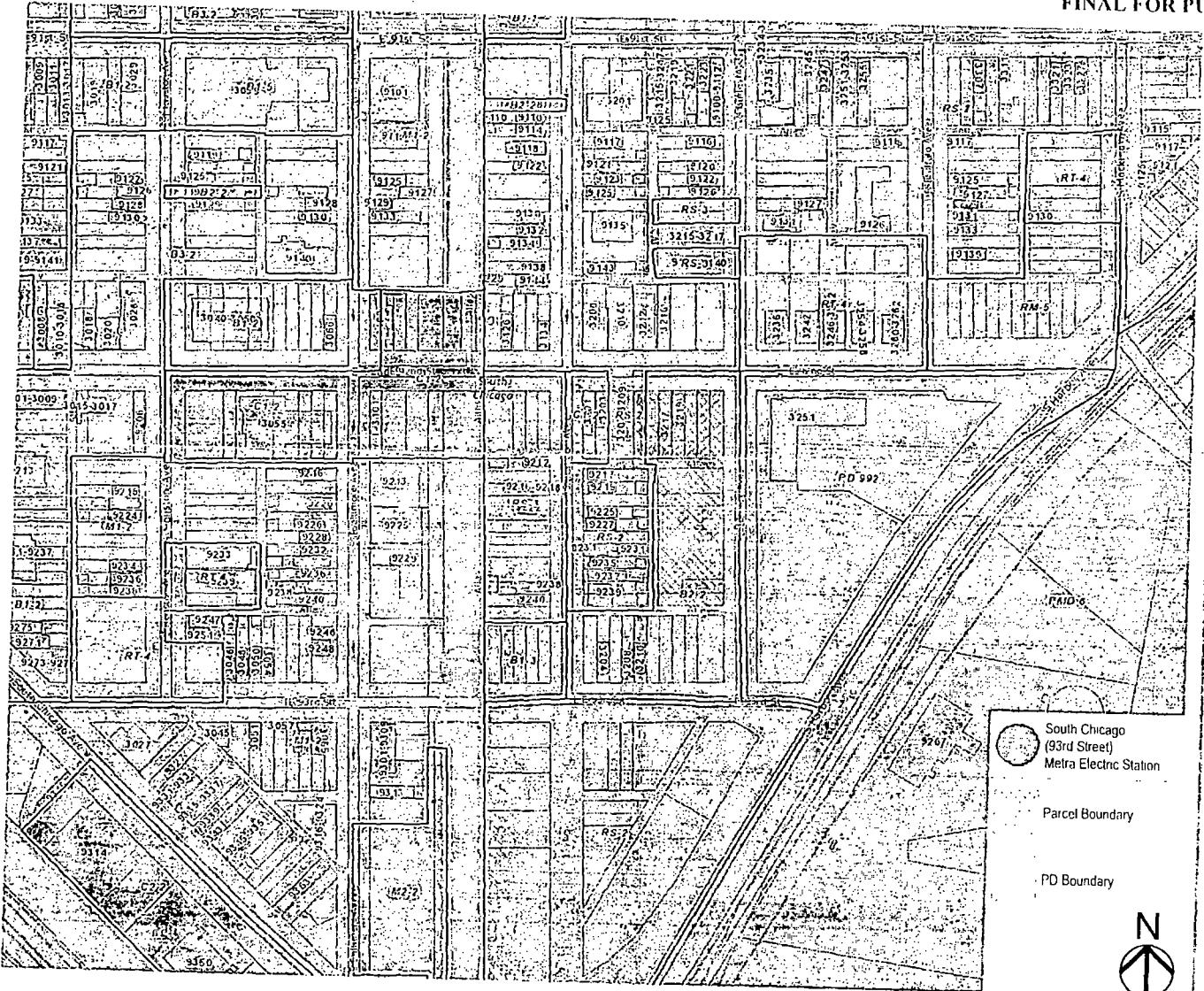
- KEY**
-  PROPOSED SITE
  -  COMMERCIAL
  -  SCHOOLS
  -  HOSPITALS
  -  PARKS
  -  METRA STOP
  -  VACANT LOTS

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Existing Land Use Map  
 Drawing Scale:  
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Existing Zoning Map  
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