



# City of Chicago



SO2018-2516

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 3/28/2018

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 12-K at 4801-4859 S  
Cicero Ave - App No. 19607

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

**FINAL FOR PUBLICATION**

**SUBSTITUTE 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 the Business Planned Development Number 919 District symbols and indications as shown on Map Number 12-K in the area bounded by:

West 48<sup>th</sup> Street; the alley next east of and parallel to South Cicero Avenue;  
West 49<sup>th</sup> Street; South Cicero Avenue; a line 48.83 feet south of and parallel to West 48<sup>th</sup> Street; and a line 30 feet east of and parallel to South Cicero Avenue,

to those of Business Planned Development Number 919 District, as amended, 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 herewith attached and made a part hereof and to no others.

***SECTION 2.*** Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Business Planned Development Number 919 District symbols and indications as shown on Map Number 12-K in the area bounded by:

West 48<sup>th</sup> Street; a line 30 feet east of and parallel to South Cicero Avenue; a line 48.83 feet south of and parallel to West 48<sup>th</sup> Street; and South Cicero Avenue,

to those of a C2-1 Motor Vehicle-Related Commercial District.

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

Address of Property: 4801-4859 South Cicero Avenue, Chicago, IL 60632

4801-4859 S. Cicero Avenue  
Planned Development No. 919, As Amended

1. The area delineated herein as Planned Development Number 919, as amended (Planned Development) consists of approximately 64,326 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicant, Cicero Senior Lofts, LLC.
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, 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, assigns 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
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

FINAL FOR PUBLICATION

Applicant  
Address  
Introduced  
Plan Commission

Cicero Senior Lofts, LLC  
4801-4859 S. Cicero Avenue, Chicago, Illinois 60632  
March 28, 2018  
July 19, 2018

4801-4859 S. Cicero Avenue  
Planned Development No. 919, As Amended

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 seventeen (17) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan 2-sheets (North and South); Landscape Plan 2-sheets (North and South); and, Building Elevations (North, South, East and West) prepared by Manhard Consulting, Ltd. and MVAH Partners and dated July 19, 2018, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development 919, as amended: multi-unit residential dwelling units, dwelling units located at the ground floor, and Elderly Housing and accessory and related 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. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 64,326 square feet.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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.

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10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. 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.
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, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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 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 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 DPD, 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 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

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4801-4859 S. Cicero Avenue  
Planned Development No. 919, As Amended

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 must submit to DPD (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 DPD 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, DPD 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. DPD 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.

16. The Applicant acknowledges and agrees that the rezoning of the Property from Planned Development 919 to Planned Development 919, as amended (PD), triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (Affordable Requirements Ordinance or ARO). Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (the Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher-income area or downtown district. The Property is located in a higher income area, within the meaning of the ARO, and the project has a total of 62 units. As a result, the Applicant's affordable housing obligation is 6 affordable units (10% of 62 rounded up/down), 2 of which are Required Units (25% of 6, rounded up/down). Project will include 56 affordable rental units which will be secured through an extended use agreement with the City of Chicago. The Applicant agrees that the affordable rental/for sale units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago, for a term of at least thirty years. If the Applicant subsequently reduces (or increases) the number of housing units in the PD, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the number of required Affordable Units without amending the PD. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The

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Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the PD, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD. Notwithstanding the foregoing, if the Applicant receives Low-Income Housing Tax Credits, tax increment financing or other financial assistance whose affordability requirements exceed those of the Affordable Housing Ordinance from the City to develop affordable housing in any portion of the Planned Development (PD), the regulatory, redevelopment, loan or other agreement(s) to be executed by the City and the Applicant in connection with such tax credits or other financial assistance shall govern and control the Applicant's obligation to provide affordable housing for such subsidized portion of the PD.

17. This Planned Development shall be governed by Section 17-13-0612. 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 that of the preexisting Planned Development 919.

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<b>GROSS SITE AREA</b>	2.41 ACRES (105,041)
<b>AREA IN THE PUBLIC ROW</b>	0.93 ACRES (40,715 SF)
<b>NET SITE AREA</b>	1.48 ACRES (64,326 SF)
<b>MAX. DWELLING UNITS</b>	62
<b>MAXIMUM PERMITTED FLOOR AREA RATIO</b>	0.9
<b>OFF-STREET PARKING SPACES</b>	41 SPACES (4 OF WHICH ARE ADA)
<b>MINIMUM BICYCLE PARKING</b>	6
<b>MAXIMUM BUILDING HEIGHT</b>	45 FEET
<b>MINIMUM SETBACKS</b>	In accordance with approved site plan

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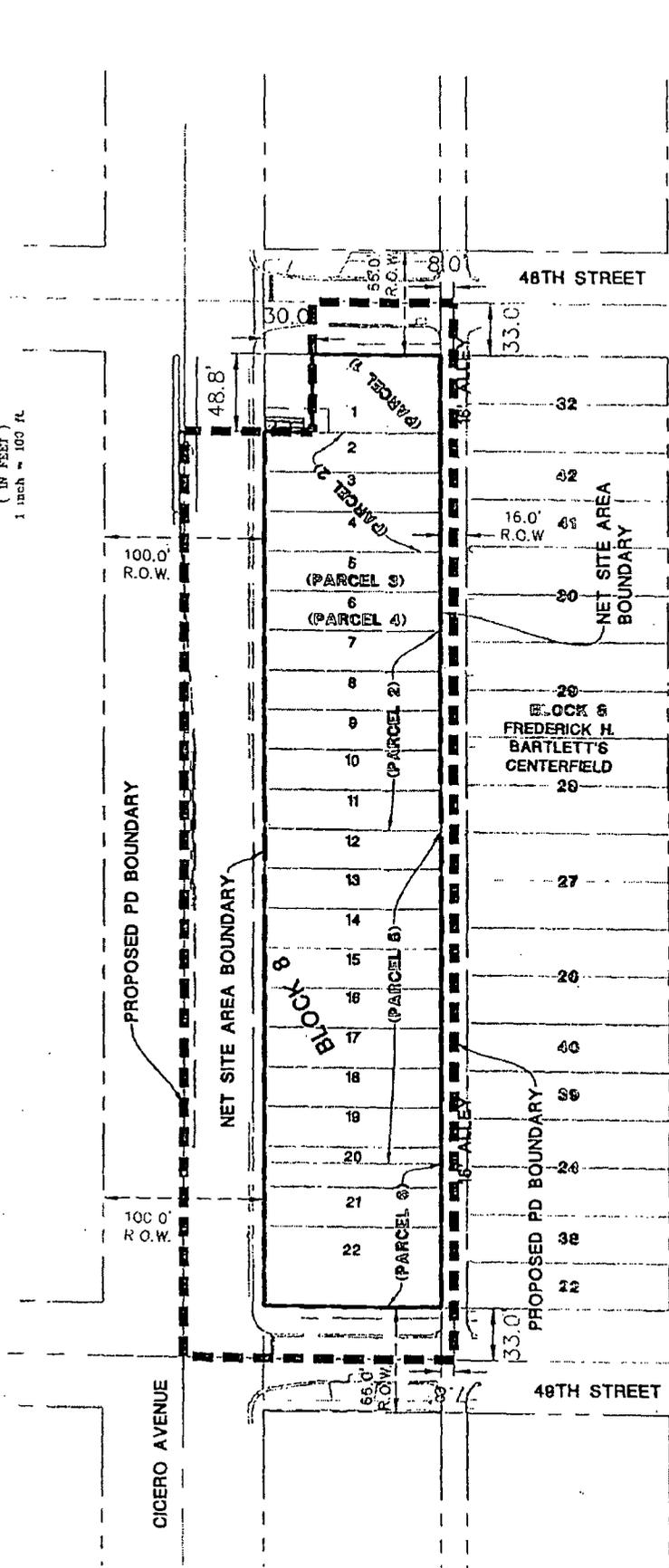
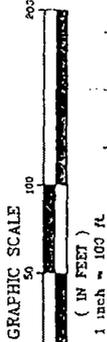
**PLANNED DEVELOPMENT BOUNDARY MAP**  
**APPLICANT: CICERO SENIOR LOFTS, LLC**  
**ADDRESS: 4800 BLOCK OF SOUTH CICERO AVE**  
**PD INTRODUCTION DATE: MARCH 28, 2018**  
**CPC PUBLIC HEARING DATE: JULY 19, 2018**

**BASIS OF BEARINGS**

COORDINATE AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM (EAST ZONE) (NAD 83), ADJUSTED TO UTM COORDINATES AS ESTABLISHED BY A REAL-TIME ENHANCED (RTE) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NETWORK.

**AREA SUMMARY**

NET SITE AREA BOUNDARY: 64,328 SQUARE FEET (1.48 ACRES)  
 PROPOSED PD BOUNDARY: 104,893 SQUARE FEET (2.41 ACRES)  
 C2-1 ZONING LOT AREA: 1,464 SQUARE FEET (0.03 ACRES)



**NET SITE AREA BOUNDARY LEGAL DESCRIPTION**

PARCEL 1: LOT 1 IN FREDERICK H. BARTLETT CENTERFIELD SUBDIVISION (EXCEPT THE WEST 20.00 FEET) IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 158 FEET) IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 2, 3, 4 AND 7 TO 11 INCLUSIVE IN BLOCK 8 IN FREDERICK H. BARTLETT CENTERFIELD SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 158 FEET) IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 5 BLOCK 8 IN FREDERICK H. BARTLETT CENTERFIELD SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 158 FEET) IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOT 6 BLOCK 8 IN FREDERICK H. BARTLETT CENTERFIELD SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 158 FEET) IN COOK COUNTY, ILLINOIS.

PARCEL 5: THROUGH 18, INCLUSIVE AND THE DIE NORTH, 10 FEET OF LOT 20, ALL OF LOTS 21 AND 22 IN FREDERICK H. BARTLETT CENTERFIELD SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6: LOT 20 (EXCEPT THE NORTH 10 FEET THEREOF) ALL OF LOTS 21 AND 22 IN FREDERICK H. BARTLETT CENTERFIELD SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 158 FEET) IN COOK COUNTY, ILLINOIS.

**CURRENT P.I.N.'S**

19-10-107-001 THRU 19-10-107-022

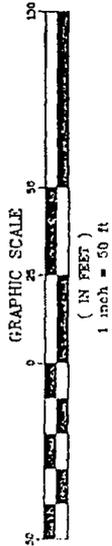
**CURRENT ADDRESS RANGE**

4801 S CICERO AVE THRU 4877 S CICERO AVE

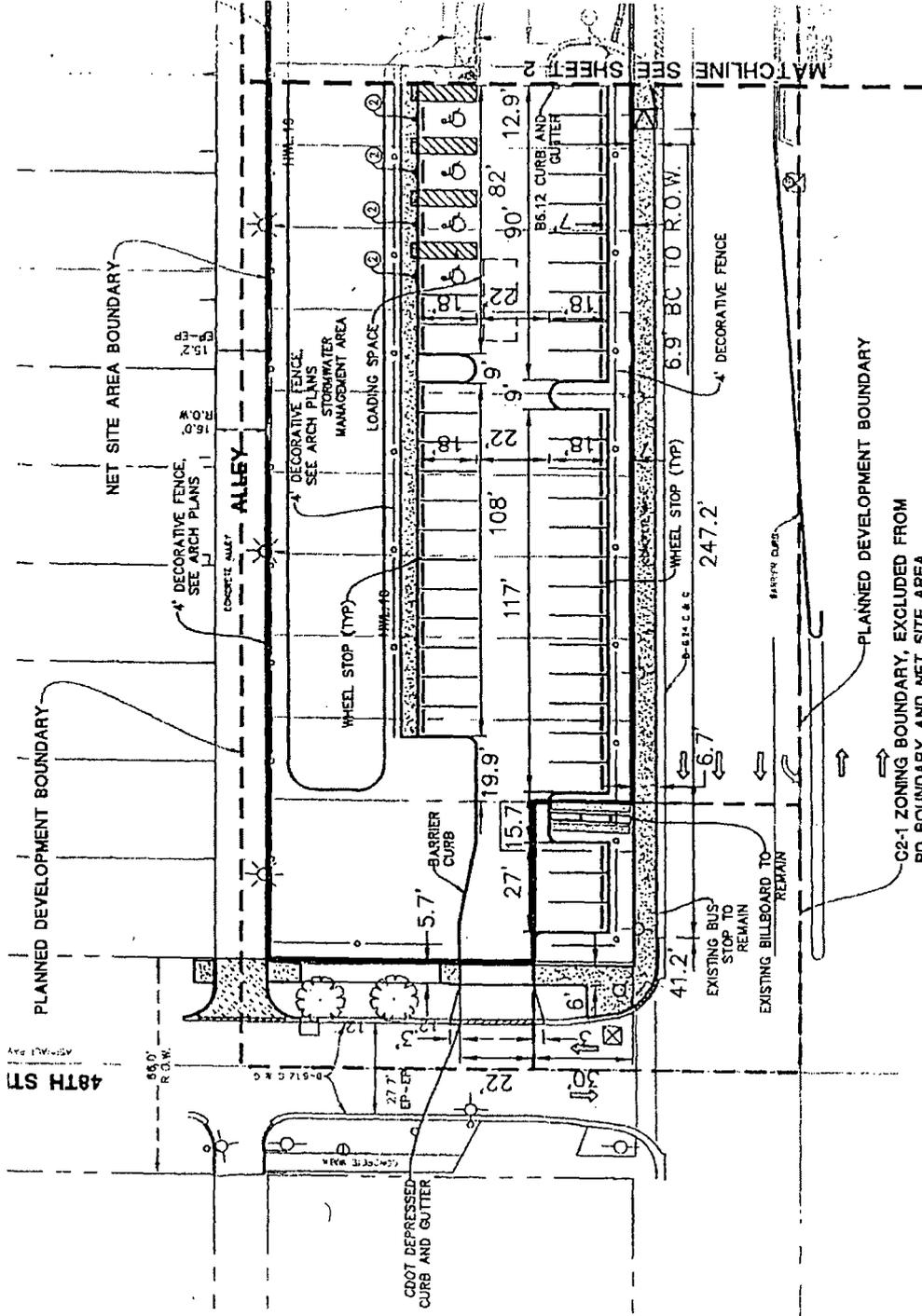
**GENERAL NOTES**

1. DIMENSIONS ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THIS PLAN IS AN INSTRUMENT OF RECORD. REVISIONS AND AMENDMENTS CONTAINED HEREON SHALL BE MADE BY INSTRUMENTS OF RECORD.
4. CHECKS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
5. COMPARE ALL POINTS ON ORON BUILDING BY SAME AND SUBMIT REPORT ANY DISCREPANCIES.

**FINAL FOR PUBLICATION**

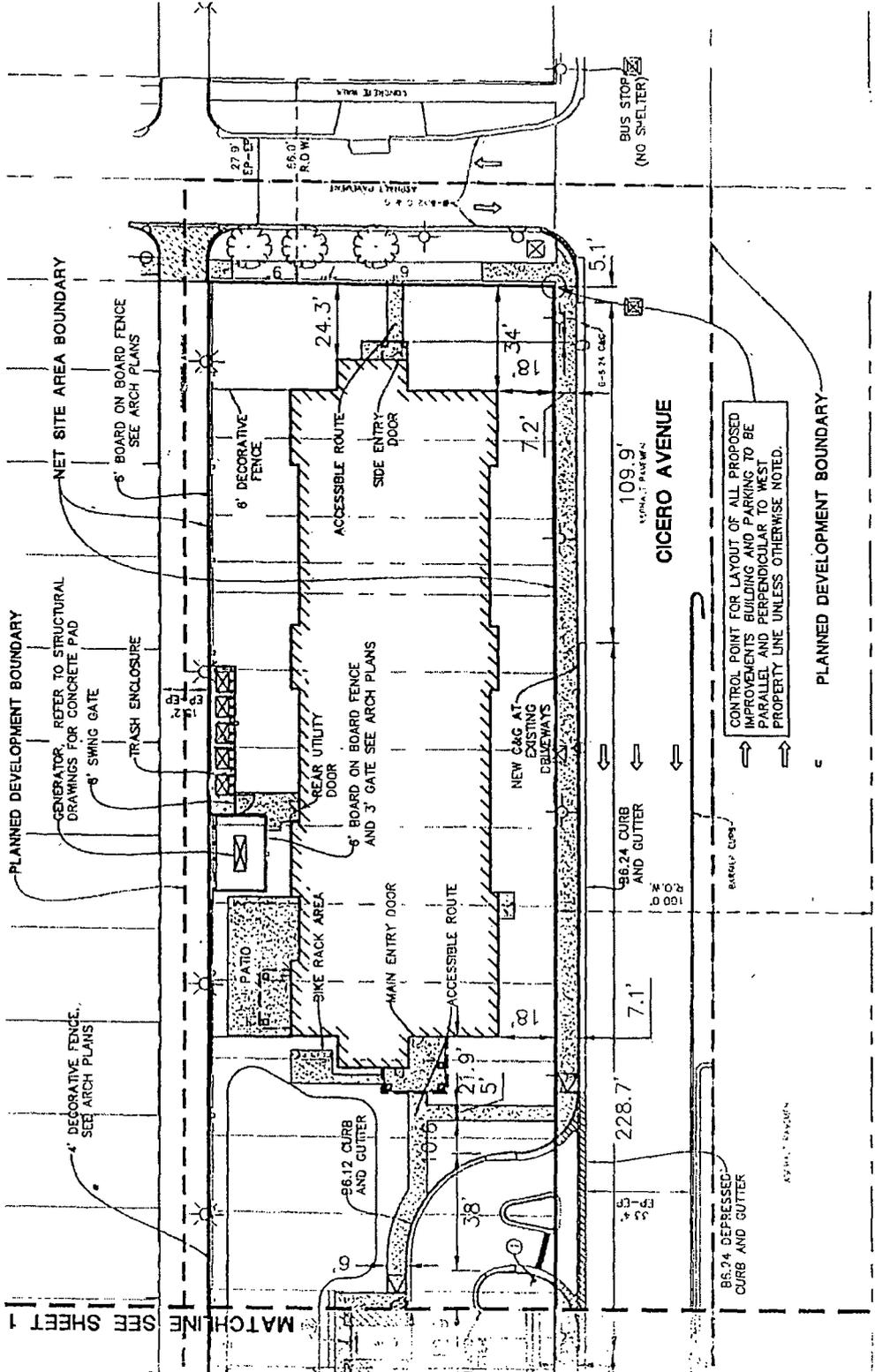
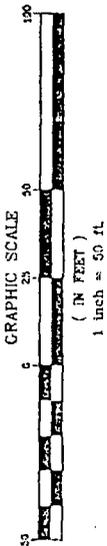


SITE PLAN EXHIBIT SHEET 1 - NORTH  
 APPLICANT: CICERO SENIOR LOFTS, LLC  
 ADDRESS: 4800 BLOCK OF SOUTH CICERO AVE  
 PD INTRODUCTION DATE: MARCH 28, 2018  
 CPC PUBLIC HEARING DATE: JULY 19, 2018



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SITE PLAN EXHIBIT SHEET 2 - SOUTH  
 APPLICANT: CICERO SENIOR LOFTS, LLC  
 ADDRESS: 4800 BLOCK OF SOUTH CICERO AVE  
 PD INTRODUCTION DATE: MARCH 28, 2018  
 CPC PUBLIC HEARING DATE: JULY 19, 2018

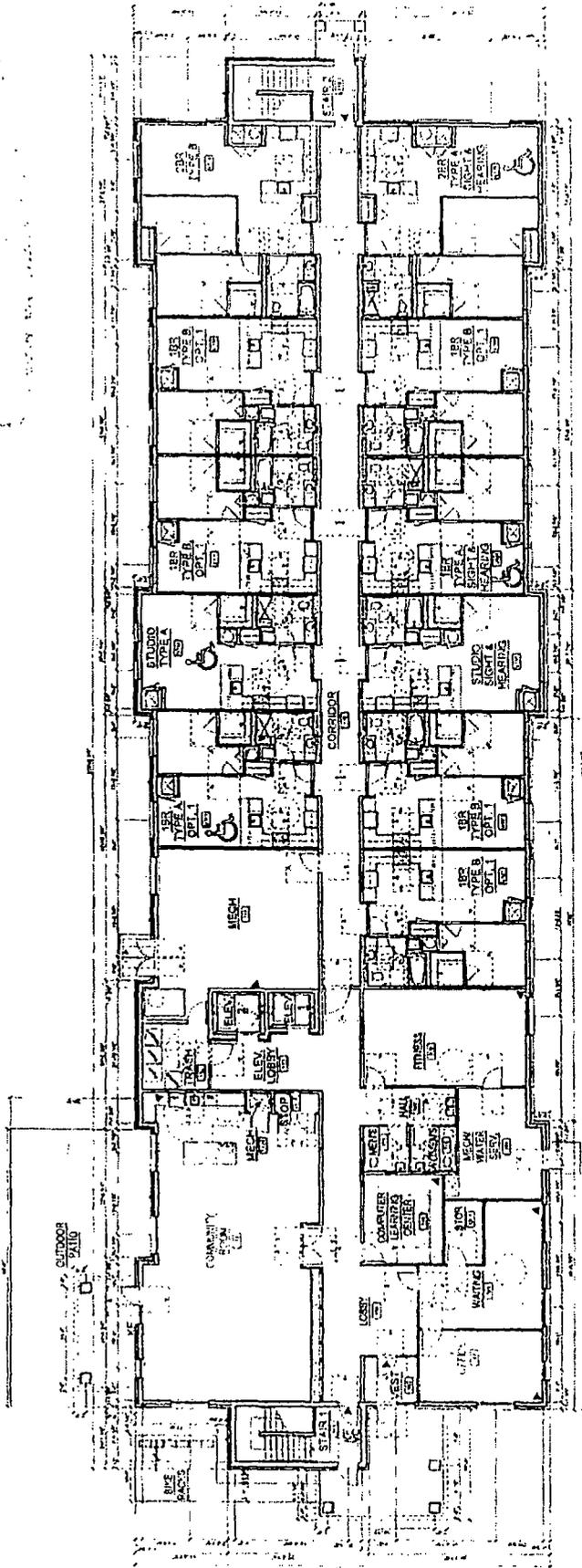








FILE FOR PUBLICATION

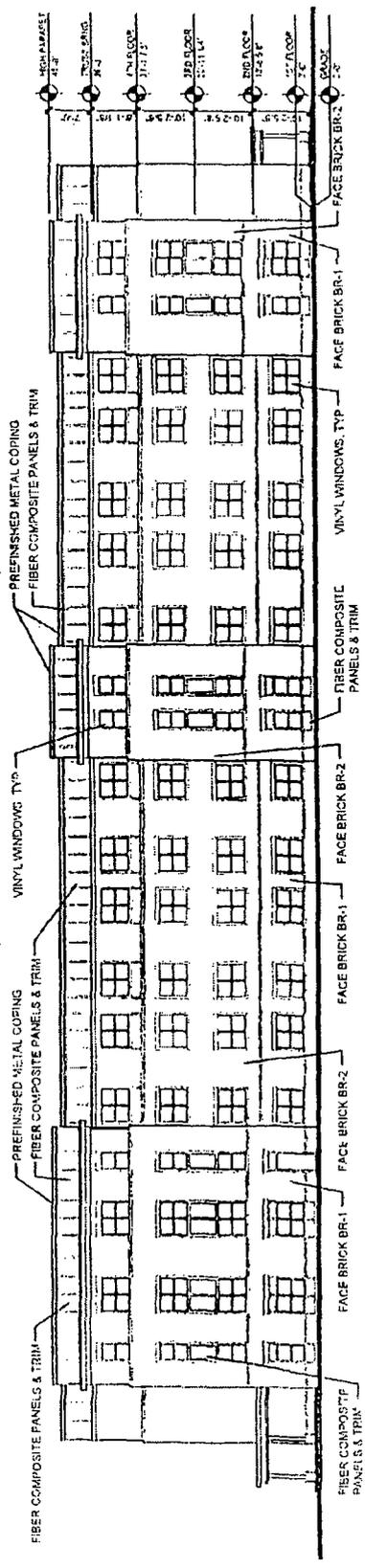


first floor plan

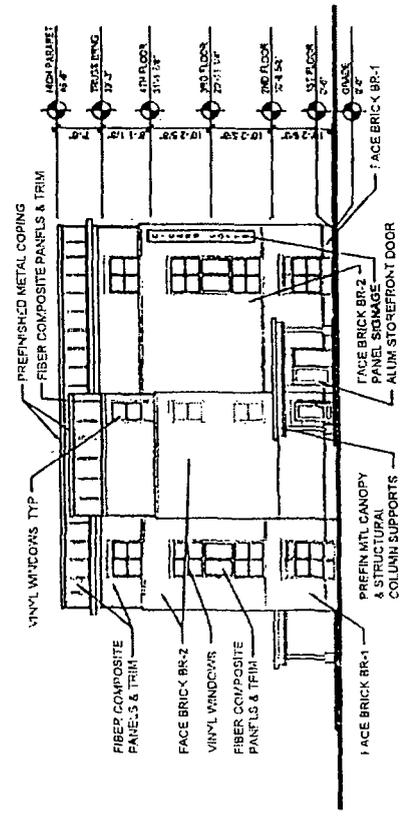
PD Introduction Date: 03.28.18  
CPC Public Hearing Date: 07.19.18  
first floor plan

**CICERO SENIOR LOFTS**  
chicago, illinois



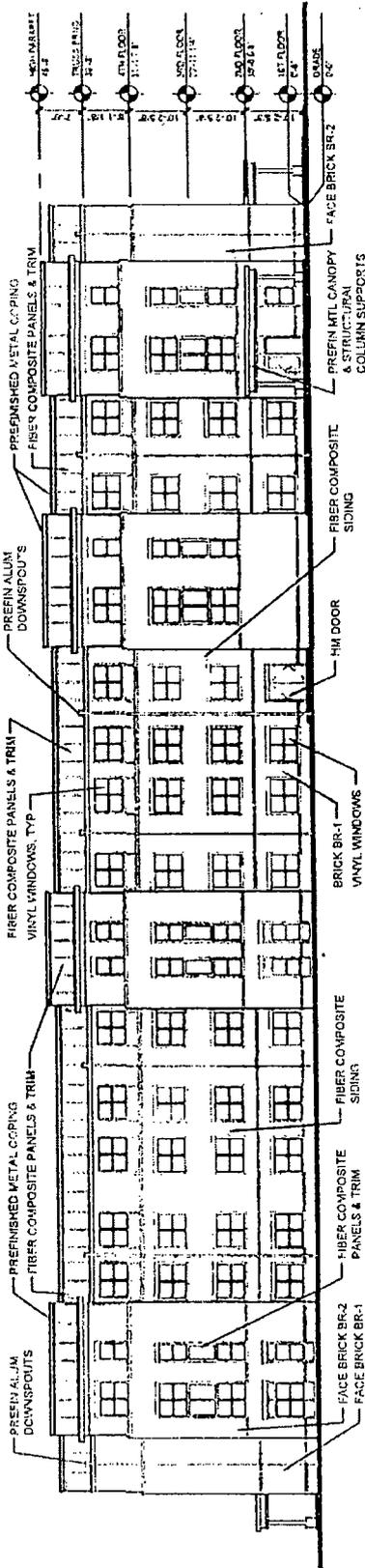


**front elevation**  
1/16"=1'-0"



**side elevation**  
1/16"=1'-0"

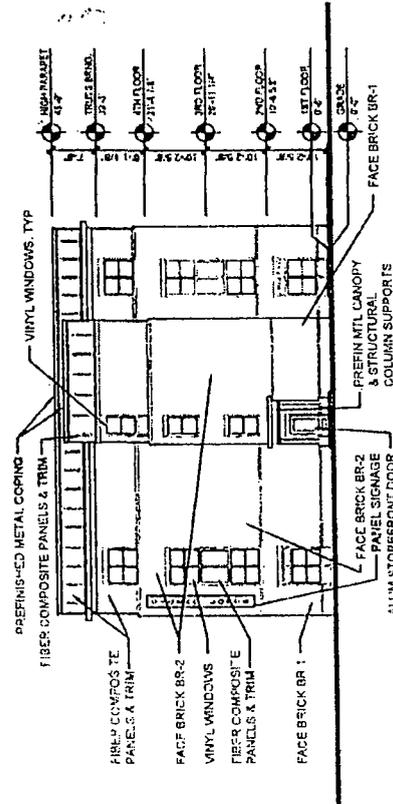
NOT FOR CONSTRUCTION



# rear elevation

11'-0"

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# side elevation

11'-0"



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

MEMORANDUM

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

From: David Reifman  
Chicago Plan Commission

Date: July 19, 2018

Re: 4801-4859 South Cicero Avenue – Planned Development No. 919

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On July 19, 2018, the Chicago Plan Commission recommended approval of a proposed amendment to Planned Development No. 919 submitted by MVAH Partners. A copy of the zoning application and proposal is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission, which includes the Department of Planning and Development, Bureau of Planning and Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

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

Clerk Copy

19607