



City of Chicago



SO2016-2622

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/13/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 16-G at 6320-6352 S Green St and 832-848 W 64th St - App No. 18734
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION
#18734

INTRO DATES
APR. 13, 2016

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. 16-G in the area bounded by

a line angled southeasterly 89°58'30" commencing at the intersection of a line 430.70 feet north of and parallel to the north line of 64th Street and a line 100 feet east of and parallel to the east line of South Peoria Street, a line angled southeasterly 81°35'25" commencing at the intersection of the previously described line and the east line of the public alley west of South Green Street, South Green Street, West 64th Street, a line 165.43 feet west of the west line of South Green Street,

to those of a RM5.5 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 RM5.5 Multi-Unit District symbols and indications as shown on Map No. 16-G in the area bounded by

a line angled southeasterly 89°58'30" commencing at the intersection of a line 430.70 feet north of and parallel to the north line of 64th Street and a line 100 feet east of and parallel to the east line of South Peoria Street, a line angled southeasterly 81°35'25" commencing at the intersection of the previously described line and the east line of the public alley west of South Green Street, South Green Street, West 64th Street, a line 165.43 feet west of the west line of South Green Street,

to those of a 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: 6320 - 6352 S. Green Street; 832 - 848 W. 64th Street

Residential Planned Development _____

Plan of Development Statements

1. The area delineated herein as Residential Planned Development Number _____, (“Planned Development”) consists of approximately 70,095 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 City of Chicago. The City of Chicago has given consent to the Applicant, Montclare Englewood Phase 1, LLC, an Illinois limited liability company, to file this application.
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.

4. This Plan of Development consists of sixteen (16) 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 Landscape Plan; a Right-of-Way Adjustment Map; West and

South Elevations; and East and North Elevations; prepared by Worn Jerabek Architects and dated March 16, 2017 submitted herein. 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, 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 70,095 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.
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 Energy Star for Multi-family High Rise Buildings certification.
15. The Applicant acknowledges and agrees that the rezoning of the Property from RT-4 Two-Flat, Townhouse and Multi-Unit District to RM5.5 Multi-Unit District, and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code (the "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 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. The Property is located in a low-moderate income area" within the meaning of the ARO, and the Applicant has agreed to satisfy its affordable housing obligation by providing 102 affordable units in the rental building to be constructed in the Planned Development. The Applicant agrees that the affordable rental 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. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, 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 Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, 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 15, 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 Planned Development.

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, 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 Planned Development.

16. 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 RM5.5 Multi-Unit District.

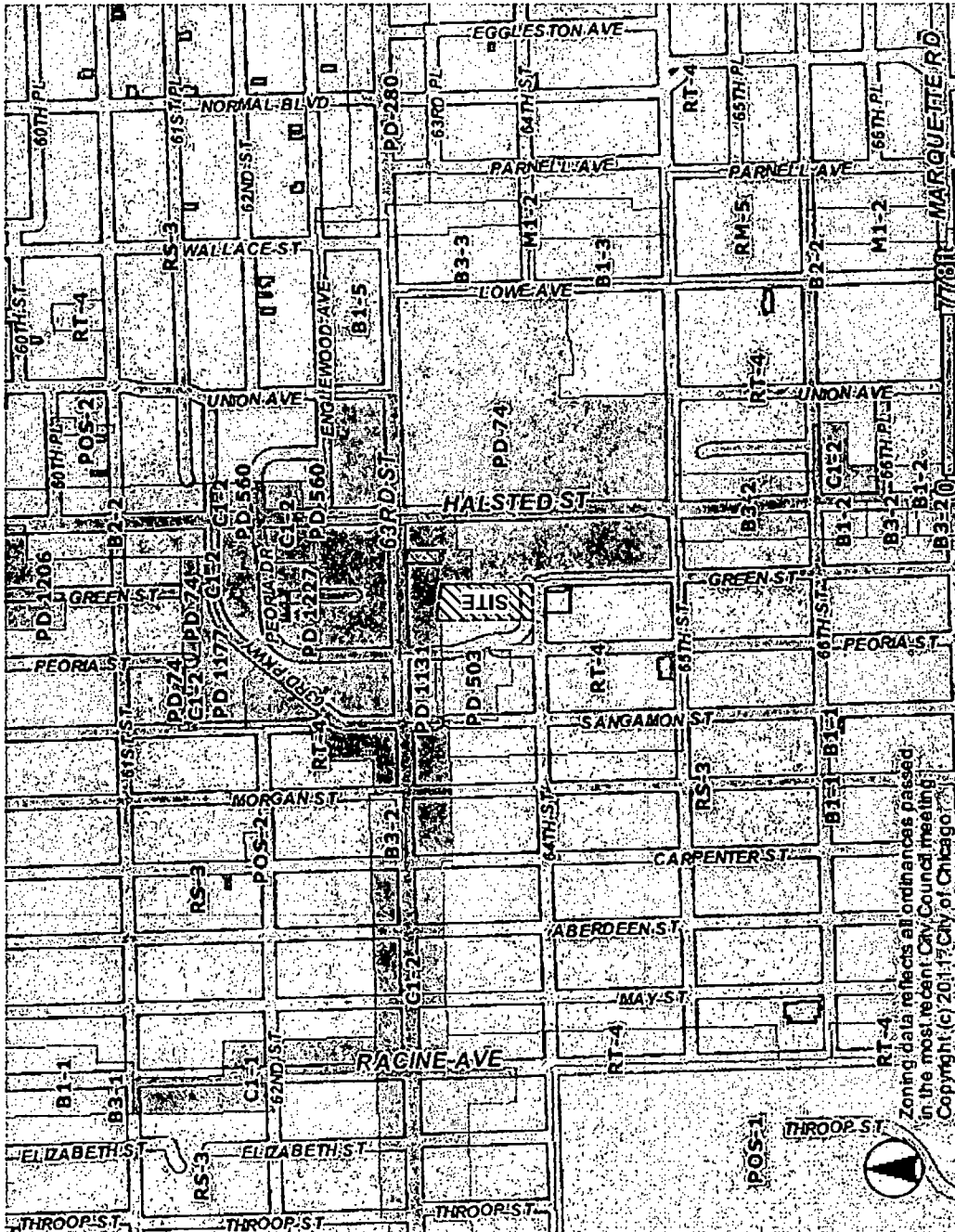
173523.3

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**RESIDENTIAL PLANNED DEVELOPMENT NUMBER _____
BULK REGULATIONS AND DATA TABLE**

Gross Site Area:	90,225 square feet (2.071 acres)
Area Remaining in Public Right of Way	20,130 square feet (.462 acres)
Net Site Area:	70,095 square feet (1.609 acres)
Maximum Number of Dwelling Units:	102 Units
Maximum Floor Area Ratio:	1.5
Minimum Number of Off-Street Parking Spaces:	64 Spaces
Off-Street Loading Spaces:	1 (10' x 25')
Minimum Required Setbacks:	In substantial conformance with the Site Plan
Maximum Building Height:	71' 0"

173533.2



A EXISTING ZONING MAP

DRAWING:
EXISTING ZONING MAP

ADDRESS: 6314-6358 S. Green St.
Chicago, IL 60621

APPLICANT: Montclare Englewood, LLC

PLAN COMMISSION DATE: March 16, 2017


Montclare Senior Residences of
Englewood

WORN JERABEK WILTSE ARCHITECTS, P.C.
401 WEST SUPERIOR ST., SUITE #400, CHICAGO, ILLINOIS 60654
PHONE 312.642.5587 FAX 312.642.4189 WWW.WJWARCHITECTURE.COM

SCALE: N.T.S.
© 2017 WORN JERABEK WILTSE ARCHITECTS, P.C.

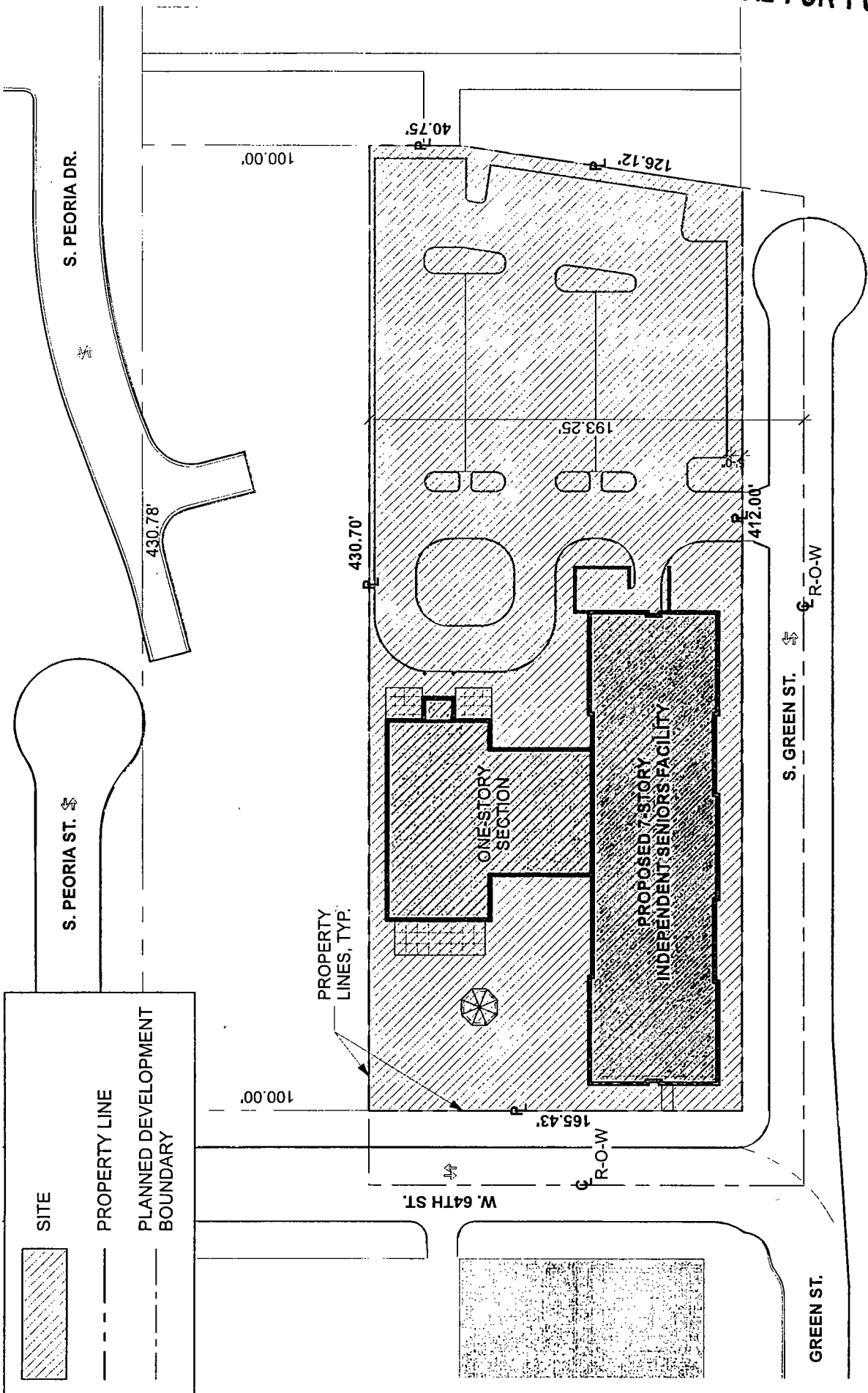
KEY	
A.	PROJECT SITE
B.	RS-3 RESIDENTIAL DISTRICT (2-3 STORIES)
C.	RT-4 RESIDENTIAL DISTRICT (2-3 STORIES)
D.	C1-2 NEIGHBORHOOD COMMERCIAL DISTRICT (4-5 STORIES)
E.	B3-2 COMMUNITY SHOPPING DISTRICT (4-5 STORIES)
F.	B1-5 NEIGHBORHOOD SHOPPING DISTRICT (4-8 STORIES)
G.	PD-1227 (COMMERCIAL DEVELOPMENT)
H.	PD-74 (INSTITUTIONAL DEVELOPMENT)
J.	PD-503 (RESIDENTIAL DEVELOPMENT)
K.	PD 1131 (RESIDENTIAL DEVELOPMENT)



A LAND USE MAP 

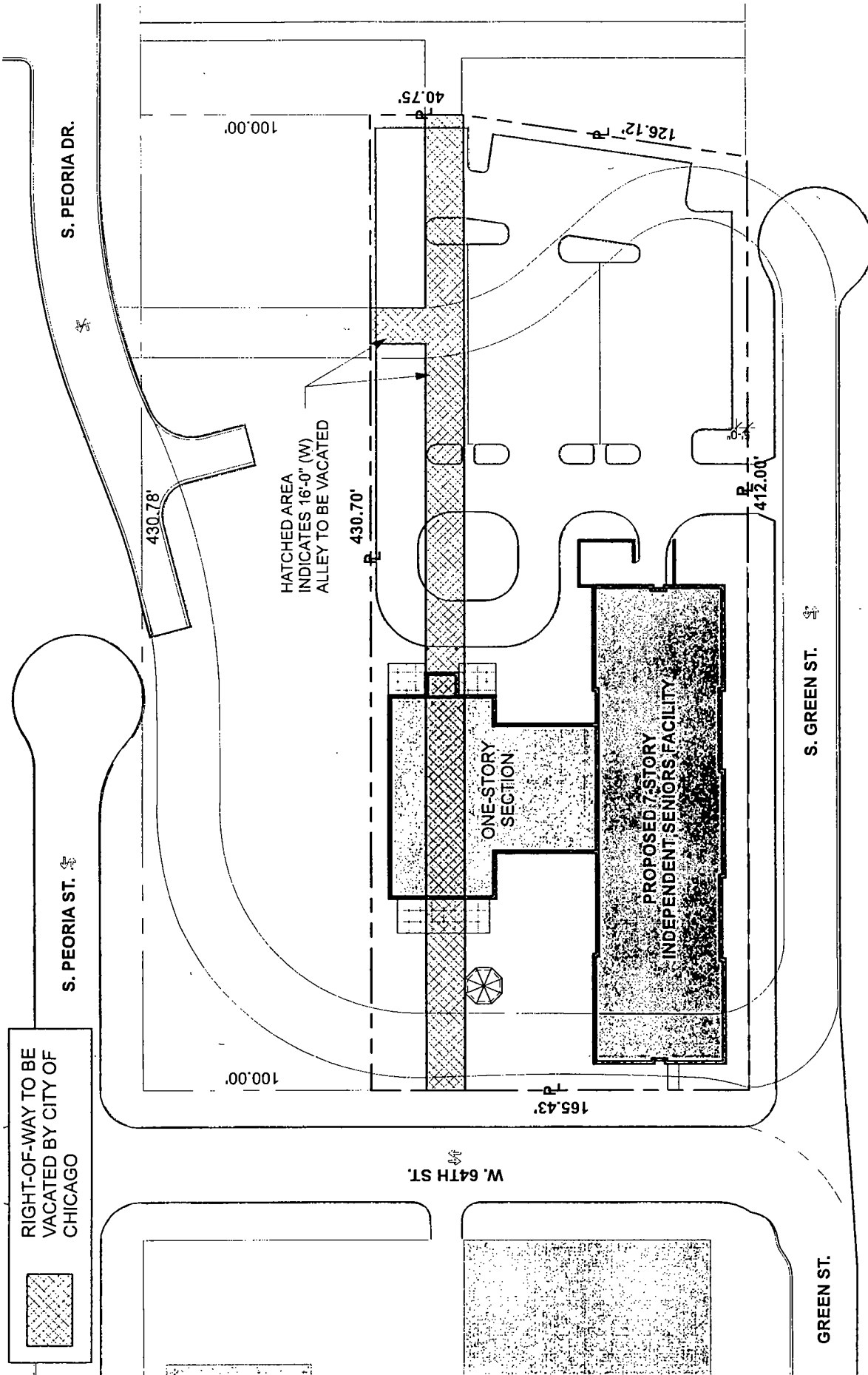
<p>DRAWING: LAND USE MAP</p>	<p>ADDRESS: 6314-6358 S. Green St. Chicago, IL 60621</p> <p>APPLICANT: Montclare Englewood, LLC</p> <p>PLAN COMMISSION DATE: March 16, 2017</p>	<p>Montclare Senior Residences of Englewood</p> <p>WORN JERABEK WILTSE ARCHITECTS, P.C. 401 WEST SUPERIOR ST., SUITE #400 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJWARCHITECTURE.COM</p>
<p>SCALE: N.T.S. © 2017 WORN JERABEK WILTSE ARCHITECTS, P.C.</p>		

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A PLANNED BOUNDARY & PROPERTY LINE MAP

<p>DRAWING: PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP</p>	<p>ADDRESS: 6314-6358 S. Green St. Chicago, IL 60621</p>	<p>Montclare Senior Residences of Englewood</p>
<p>SCALE: N.T.S. © 2017 WORN, JERABEK, WILTSE ARCHITECTS, P.C.</p>	<p>APPLICANT: Montclare Englewood, LLC PLAN COMMISSION DATE: March 16, 2017</p>	<p>WORN, JERABEK, WILTSE ARCHITECTS, P.C. 401 WEST SUPERIOR ST., SUITE #400 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5567 FAX: 312.642.4189 WWW.WJWARCHITECTURE.COM</p>



RIGHT-OF-WAY TO BE VACATED BY CITY OF CHICAGO

HATCHED AREA INDICATES 16'-0" (W) ALLEY TO BE VACATED

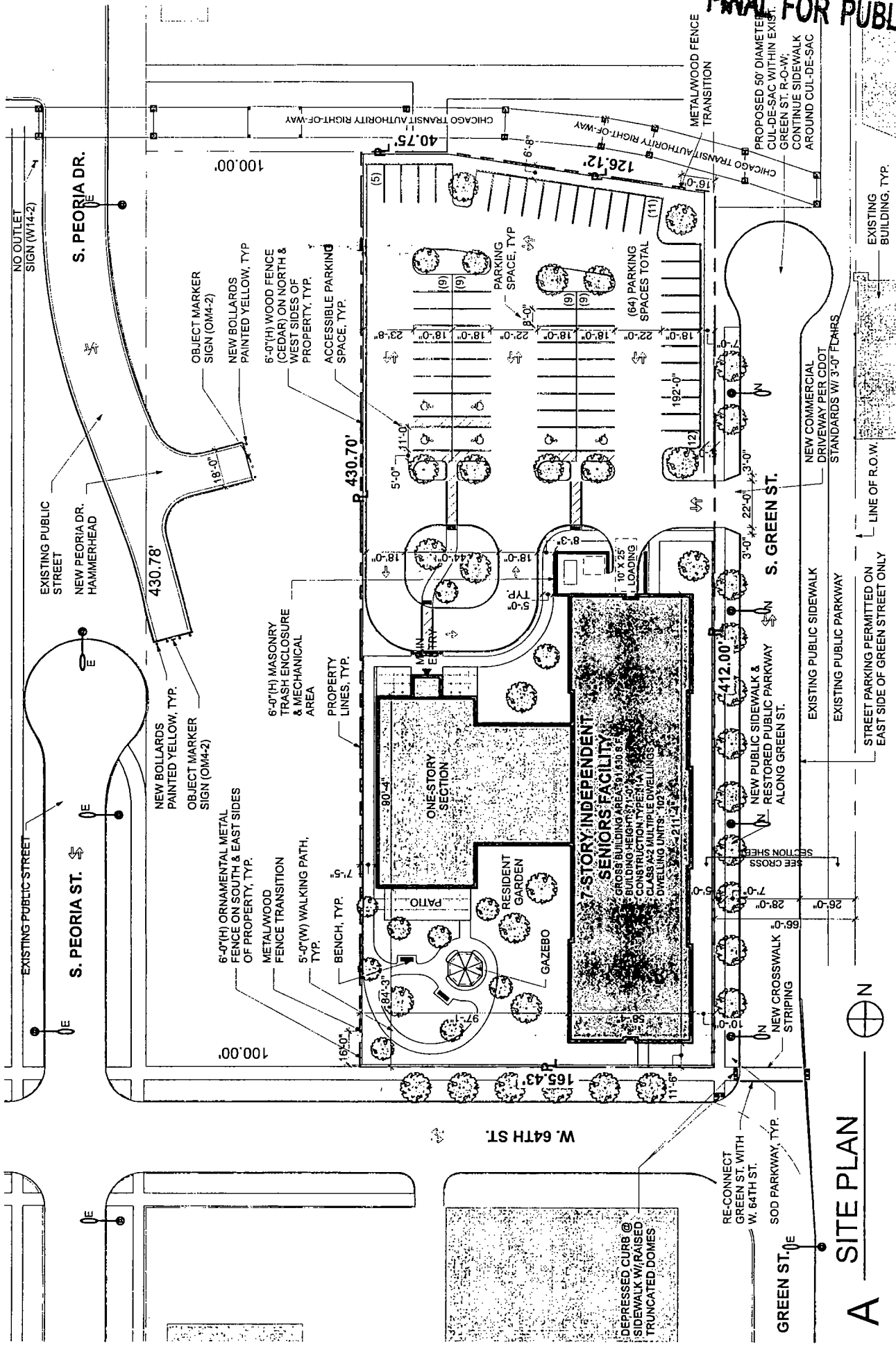
ONE-STORY SECTION

PROPOSED 7-STORY INDEPENDENT SENIORS FACILITY

A RIGHT-OF-WAY ADJUSTMENT MAP

<p>DRAWING: RIGHT-OF-WAY ADJUSTMENT MAP</p> <p>SCALE: N.T.S.</p>	<p>ADDRESS: 6314-6358 S. Green St. Chicago, IL 60621</p> <p>APPLICANT: Montclare Englewood, LLC</p> <p>PLAN COMMISSION DATE: March 16, 2017</p>	<p>Montclare Senior Residences of Englewood</p> <p>WORN JERABEK WILTSE ARCHITECTS, P.C. 401 WEST SUPERIOR ST., SUITE #400 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJWARCHITECTURE.COM</p>
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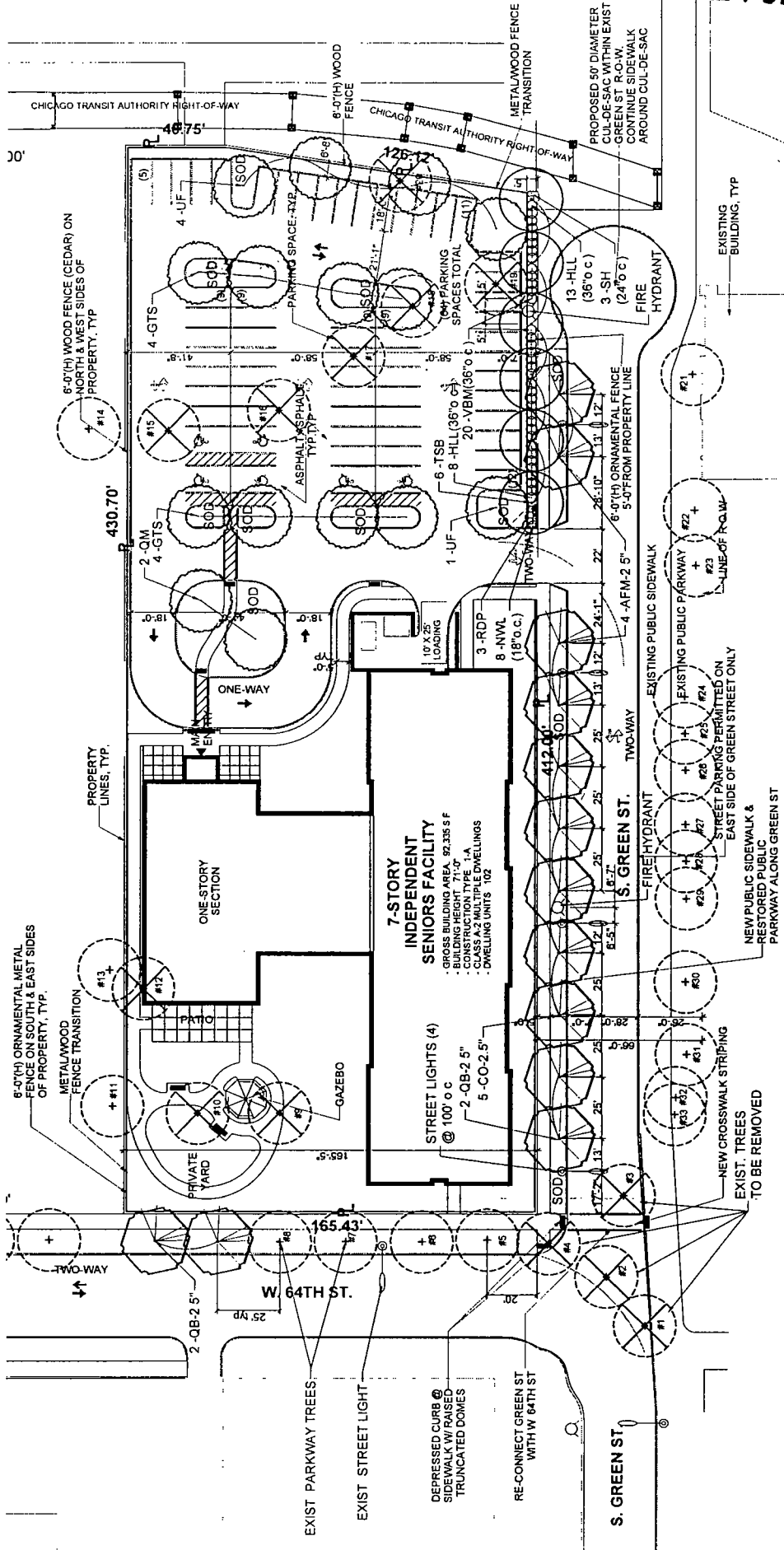
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<p>DRAWING: SITE PLAN</p> <p>SCALE: 1" = 60'-0"</p>	<p>ADDRESS: 6314-6358 S. Green St. Chicago, IL 60621</p> <p>APPLICANT: Montclare Englewood, LLC</p> <p>PLAN COMMISSION DATE: March 16, 2017</p>	<p>Montclare Senior Residences of Englewood</p> <p>WORN JERABEK WILTSE ARCHITECTS, P.C. 401 WEST SUPERIOR ST., SUITE #400 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5567 FAX: 312.642.4188 WWW.WJWARCHITECTURE.COM</p>
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A LANDSCAPE PLAN

Montclare Senior Residences of Englewood

ADDRESS: 6314-6358 S. Green St.
Chicago, IL 60621

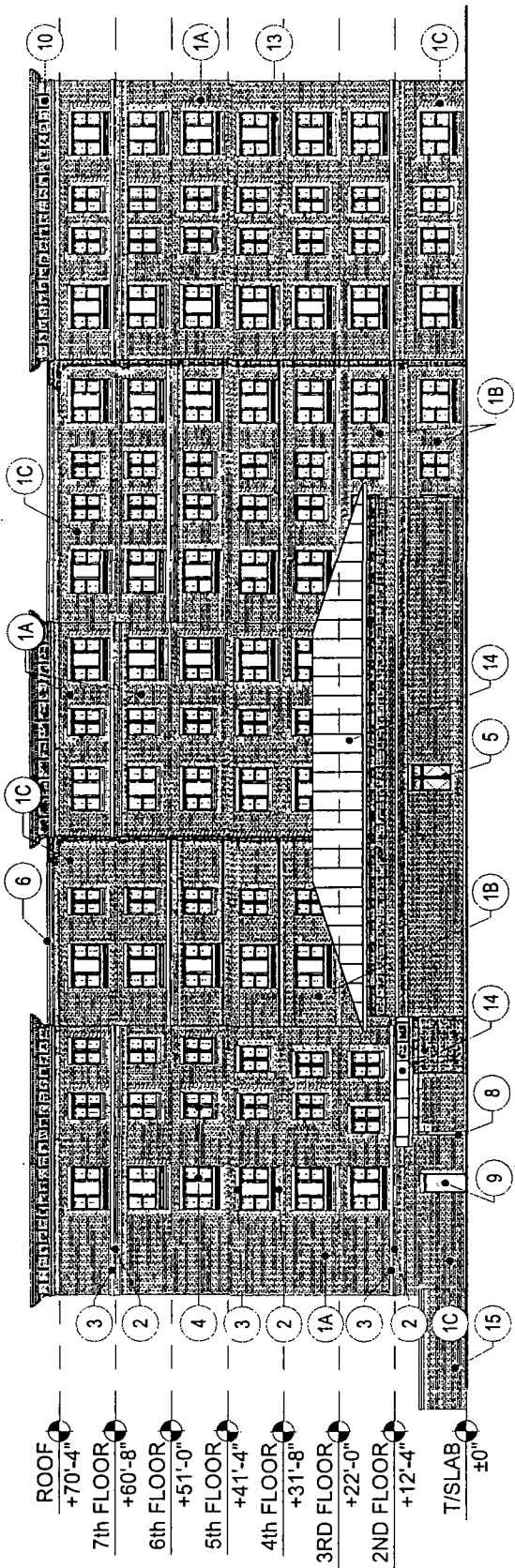
DRAWING: LANDSCAPE PLAN

APPLICANT: Montclare Englewood, LLC

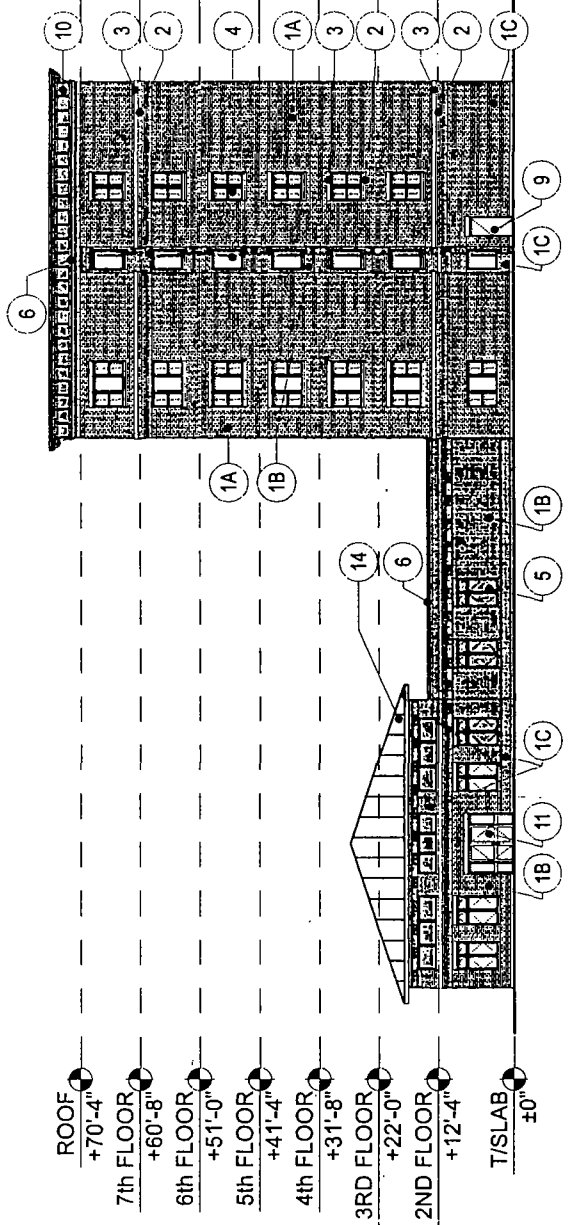
PLAN COMMISSION DATE: March 16, 2017

SCALE: N.T.S.

WORN JERABEK WILTSE ARCHITECTS, P.C.
401 WEST SUPERIOR ST, SUITE #400 CHICAGO, ILLINOIS 60654
PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJWARCHITECTURE.COM



1 WEST ELEVATION

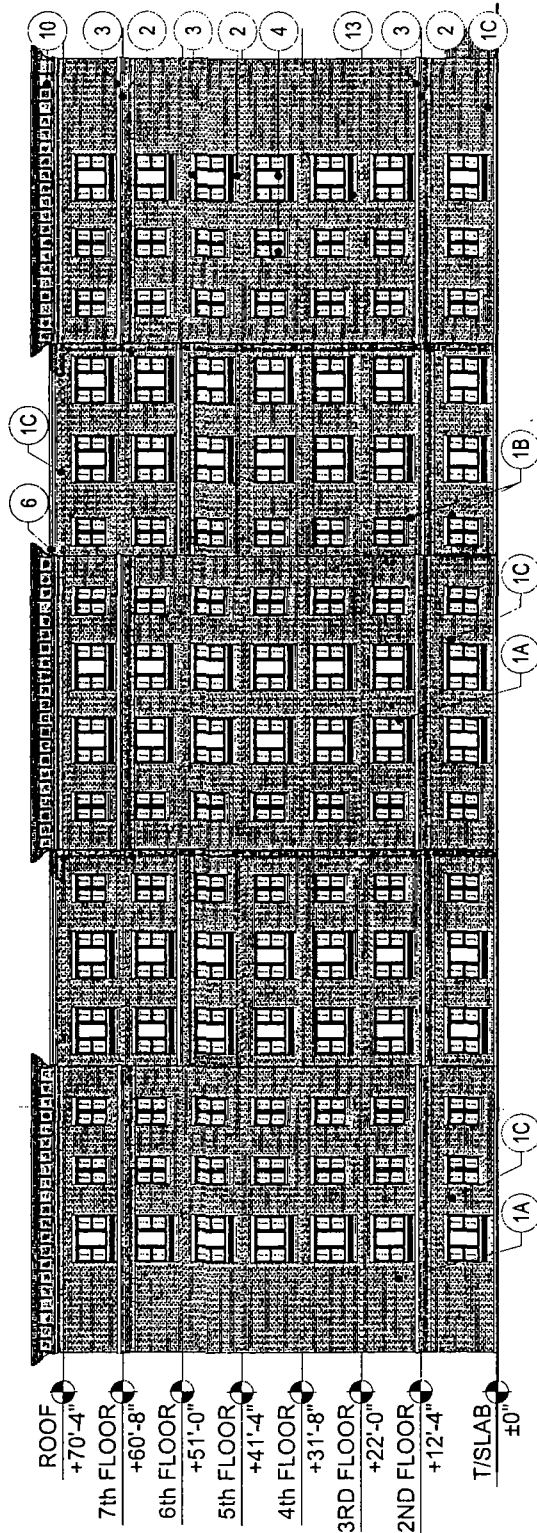


2 SOUTH ELEVATION

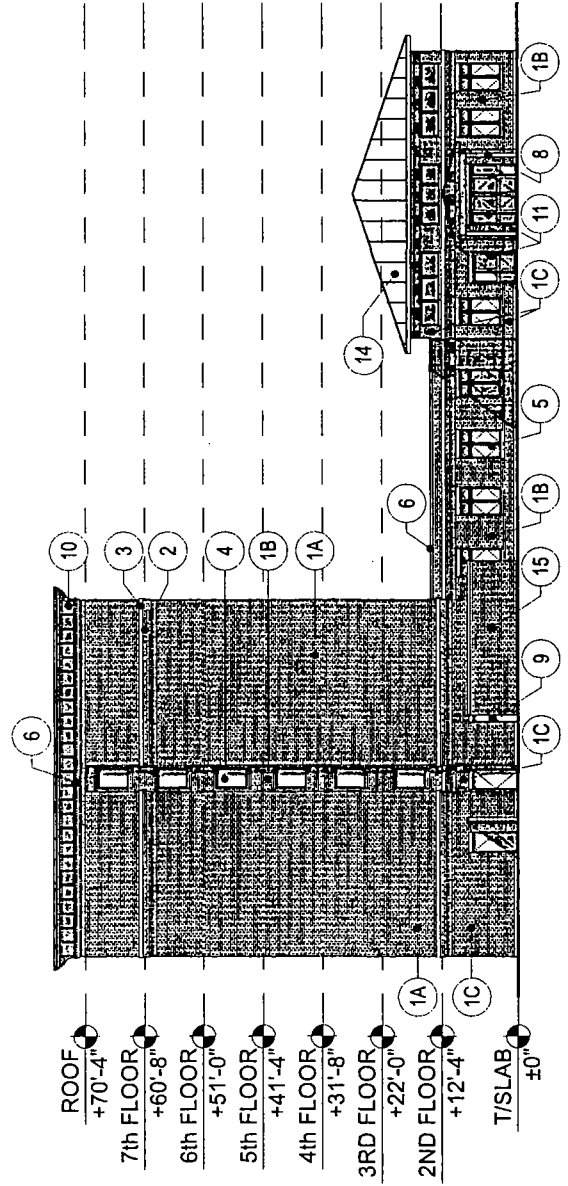
ELEVATION MATERIAL KEY

- 1A. FACE BRICK #1 - 3 5/8"(H) X 3 5/8"(D) X 11 5/8"(L)
- COLOR BY ARCH
- 1B. FACE BRICK #2 - 3 5/8"(H) X 3 5/8"(D) X 11 5/8"(L)
- COLOR BY ARCH
- 1C. FACE BRICK #3 - 3 5/8"(H) X 3 5/8"(D) X 11 5/8"(L)
- COLOR BY ARCH.
- 2. 3 5/8"(H) X 1'-11"(L) CAST STONE SILL/TRIM
- SMOOTH FINISH
- COLOR BY ARCH.
- 3. 7 5/8"(H) X 1'-11"(L) CAST STONE HEAD/TRIM
- SMOOTH FINISH
- COLOR BY ARCH.
- 4. PRE-FINISHED FIBERGLASS WINDOW UNIT, TYP.
- 5. PRE-FINISHED ALUMINUM STOREFRONT WINDOW SYSTEM
- 6. PRE-FINISHED ALUMINUM COPING, TYP.
- 7. PRE-FINISHED ALUMINUM TRIM ON STRUCTURAL STEEL ENTRANCE CANOPY
- 8. PRE-FINISHED COLUMN COVER W/ICAP & BASE
- COLOR BY ARCH.
- 9. PAINTED METAL DOOR & FRAME, TYP.
- 10. PRE-FINISHED FIBERGLASS CORNICE, TYP.
- 11. PRE-FINISHED ALUMINUM STOREFRONT DOOR, TYP.
- 12. NOT USED
- 13. PRE-FINISHED ARCHITECTURAL LOUVER, TYP.
- 14. PRE-FINISHED STANDING SEAM ALUMINUM ROOFING SYSTEM
- 15. 8'-0"(H) MASONRY TRASH & GENERATOR ENCLOSURE WALL

<p>Montclare Senior Residences of Englewood</p> <p>WORN JERABEK WILTSE ARCHITECTS, P.C. 401 WEST SUPERIOR ST., SUITE #400 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5567 FAX: 312.642.4189 WWW.WJWARCHITECTURE.COM</p>	<p>ADDRESS: 6314-6358 S. Green St. Chicago, IL 60621</p> <p>APPLICANT: Montclare Englewood, LLC</p> <p>PLAN COMMISSION DATE: March 16, 2017</p>	<p>DRAWING: SOUTH & WEST ELEVATIONS</p> <p>SCALE: N.T.S.</p> <p>© 2017 WORN JERABEK WILTSE ARCHITECTS, P.C.</p>
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1 EAST ELEVATION



2 NORTH ELEVATION

ELEVATION MATERIAL KEY

- 1A. FACE BRICK #1 - 3 5/8"(H) X 3 5/8"(D) X 11 5/8"(L)
- COLOR BY ARCH
- 1B. FACE BRICK #2 - 3 5/8"(H) X 3 5/8"(D) X 11 5/8"(L)
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15. 8'-0"(H) MASONRY TRASH & GENERATOR ENCLOSURE WALL

<p>DRAWING: NORTH & EAST ELEVATION</p> <p>SCALE: N.T.S.</p>	<p>ADDRESS: 6314-6358 S. Green St. Chicago, IL 60621</p> <p>APPLICANT: Montclare Englewood, LLC</p> <p>PLAN COMMISSION DATE: March 16, 2017</p>	<p>Montclare Senior Residences of Englewood</p> <p>WORN JERABEK WILTSE ARCHITECTS, P.C. 401 WEST SUPERIOR ST., SUITE #400 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJWAARCHITECTURE.COM</p>
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18734
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From: 
David Reifman
Commissioner
Department of Planning and Development

Date: March 16, 2017

Re: Proposed Residential Planned Development (generally located at 6320 S. Green Street)

On March 16, 2017, the Chicago Plan Commission recommended approval of a proposed Residential Planned Development submitted by the Applicant, Montclare Englewood Phase I, LLC. The project involves the construction of a seven-story, 102 unit elderly housing development. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are 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 Zoning and Land Use 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)