



City of Chicago



SO2022-2052

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/20/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-F at 1101-1129 N Cambridge Ave, 500-520 W Hobbie St and 1100-1128 N Cleveland Ave - App No. 21081
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

**FINAL FOR
PUBLICATION**

ORDINANCE

#21081
INTRO DATE
JULY 20, 2022

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 DR3 Downtown Residential District symbols and indications as shown on Map No. 3-F in the area bounded by

A line 312.29 feet north of and parallel to the north line of West Hobbie Street as measured along the west line of North Cleveland Avenue; North Cleveland Avenue; West Hobbie Street; North Cambridge Avenue,

to those of a Residential Planned Development _____ 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 2. This ordinance takes effect after its passage and due publication.

Common Street Address: 1101-1129 N. Cambridge Avenue; 500-520 W. Hobbie Street;
1100-1128 N. Cleveland Avenue

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Planned Development Number ____, (Planned Development) consists of approximately 68,172 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is and is controlled by the Applicant, Parkside Associates, LLC, an Illinois limited liability company and owned by the Chicago Housing Authority.
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

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- 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 17 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; an Existing Right of Way Plan; a Site Plan; a Roof Plan; a Landscape Plan; a Plant List; Exterior Elevations – Building 20 (West and South Elevations); Exterior Elevations – Building 20 (East and North Elevations); Exterior Elevations – Building 21 (East and North Elevations); Exterior Elevations – Building 21 (West and South Elevations); Exterior Elevations – Building 22 (South Elevation); Exterior Elevations – Building 22 (North Elevation); Exterior Elevations – Building 22 (East Elevation); and Building 22 – Façade Axon Detail prepared by Landon, Bone Baker and dated December 12, 2022, 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 shall be permitted in this Planned Development: Dwelling units located on the ground floor, Dwelling units located above the ground floor, Multi-unit (3+ units) residential, Townhouse; community center; residential support services; accessory off-street parking; 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. 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.

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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 68,172 square feet and a base FAR of 2.0.
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.
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

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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 (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 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 Residential Commercial Planned Development No. 1006 to DR-3 Downtown Residential District, and then to this Residential Planned Development ("PD") No. ___ is an "entitlement" that triggers the requirements of 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.
17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to DR-3 Downtown Residential District.

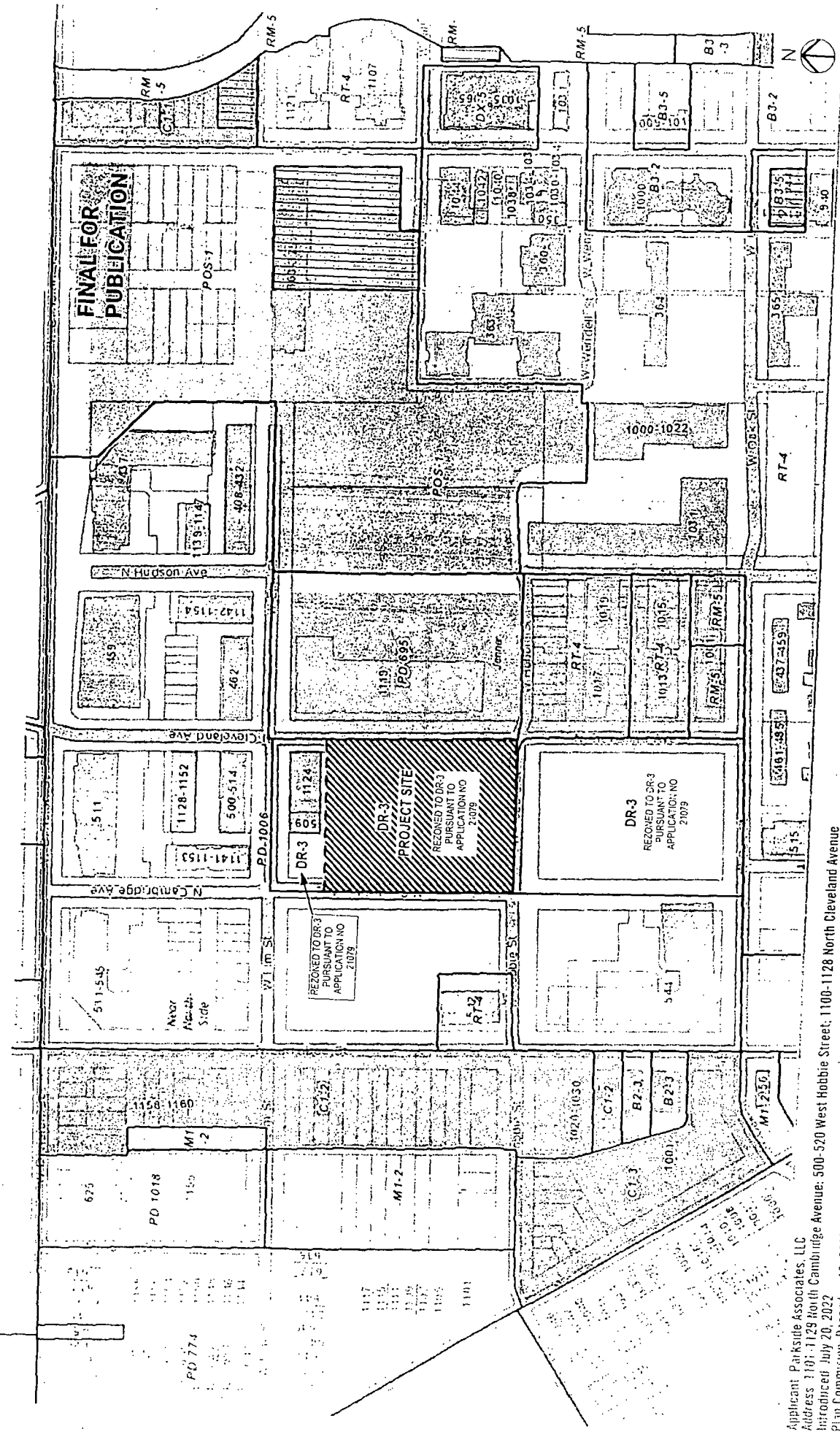
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RESIDENTIAL PLANNED DEVELOPMENT NUMBER _____ BULK REGULATIONS AND DATA TABLE

Gross Site Area:	92,160 square feet (2.12 acres)
Area Remaining in Public Right of Way	23,988 square feet (.55 acres)
Net Site Area:	68,172 square feet (1.57 acres)
Maximum Number of Dwelling Units:	93 Dwelling Units
Maximum Floor Area Ratio:	2.0
Minimum Number of Off-Street Parking Spaces:	65 parking spaces
Minimum Number of Bike Spaces	93 bike spaces
Off-Street Loading Spaces:	1
Minimum Required Setbacks:	As per the site plan
Maximum Building Height of the top Residential Floor per Section 17-17-0311 of the Zoning Ordinance:	105 feet

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
Existing Zoning Map

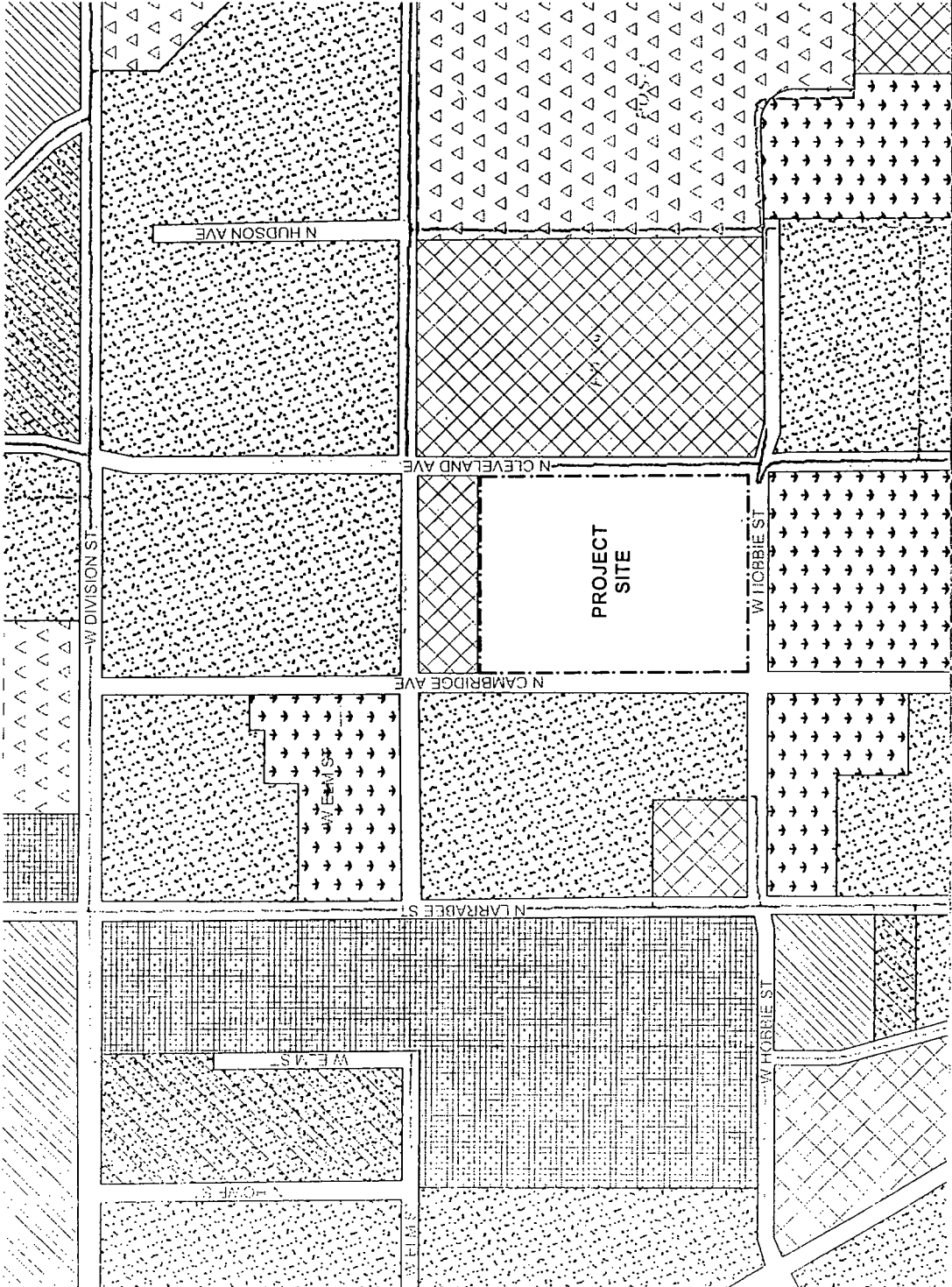


Applicant: Parkside Associates, LLC
 Address: 110-1129 North Cambridge Avenue: 500-520 West Hobbie Street; 1100-1128 North Cleveland Avenue
 Introduced: July 20, 2022
 Plan Commission: December 12, 2022

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KEY

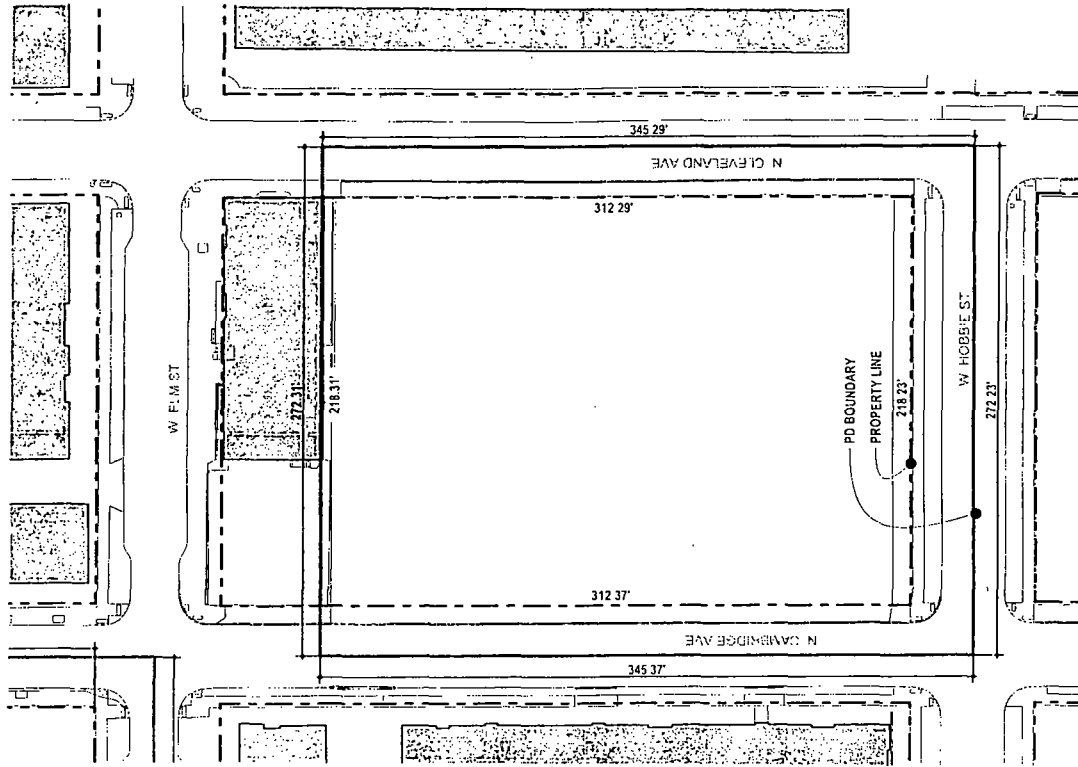
-  COMMERCIAL
-  MIXED-USE:
(COMMERCIAL & RESIDENTIAL)
-  RESIDENTIAL
-  VACANT
-  INSTITUTION
-  MUNICIPAL
-  RECREATIONAL
(PARK/CITY FARM)



Existing Land Use Map

Applicant: Fair Kside Associates, LLC
 Address: 1101 1129 North Cambridge Avenue; 500 520 West Hobbie Street; 1100-1128 North Cleveland Avenue
 Introduced: July 20, 2022
 Plan Commission: December 12, 2022

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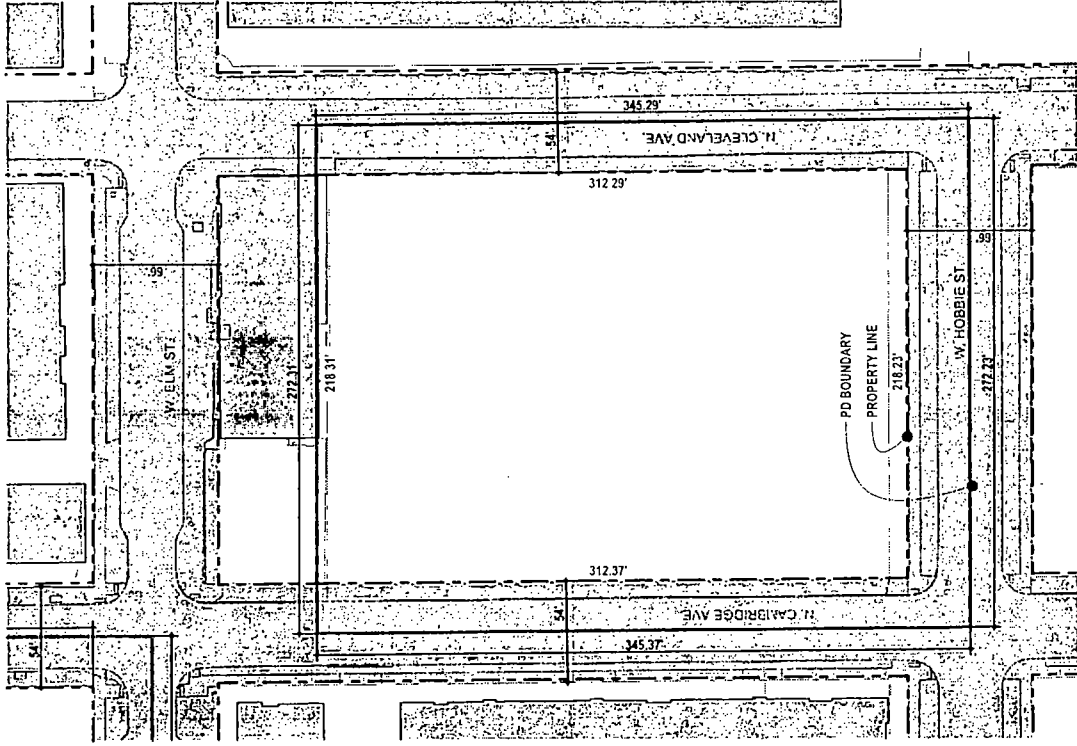


PD Boundary and Property Line Map

Applicant: Parkside Associates, LLC
Address: 1129 North Cambridge Avenue, 500 520 West Hobbie Street, 1100-1128 North Cleveland Avenue
Introduced: July 20, 2022
Plan Commission: December 12, 2022

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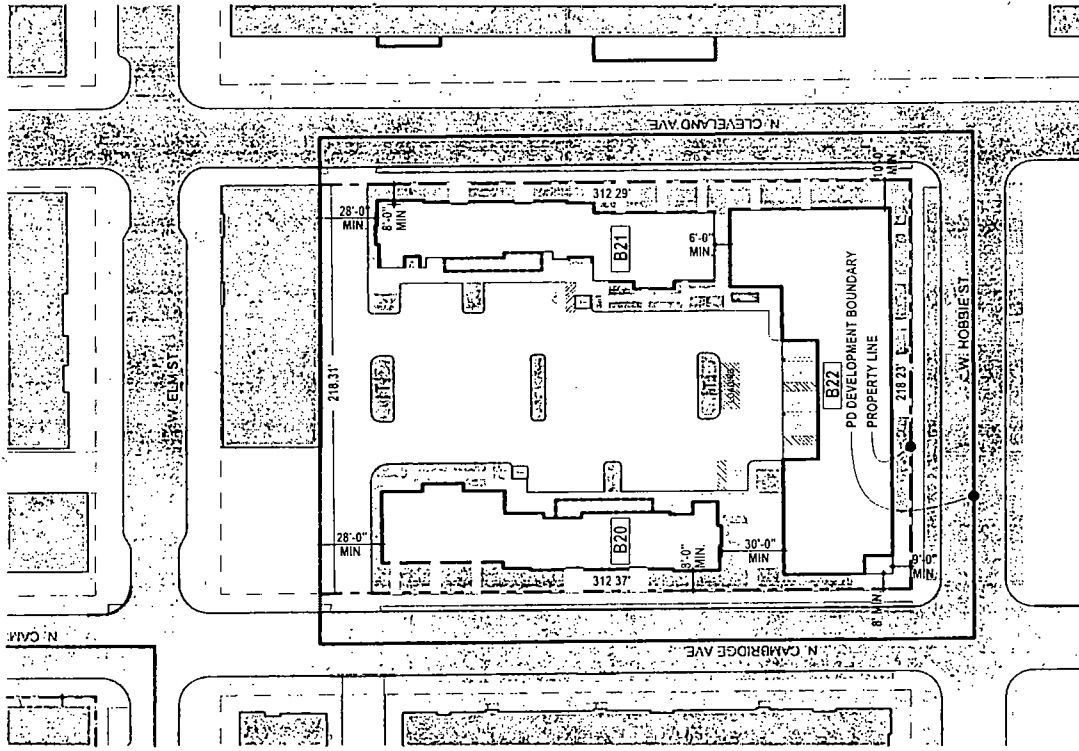
KEY
EXISTING ROW
TO REMAIN



Existing Right-Of-Way Plan

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Address: 1101 1129 North Cambridge Avenue: 500-520 West Hobbie Street, 1100-1128 North Cleveland Avenue
Introduced: July 20, 2022
Plan Commission: December 12, 2022

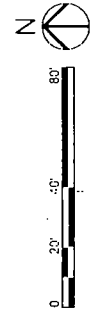
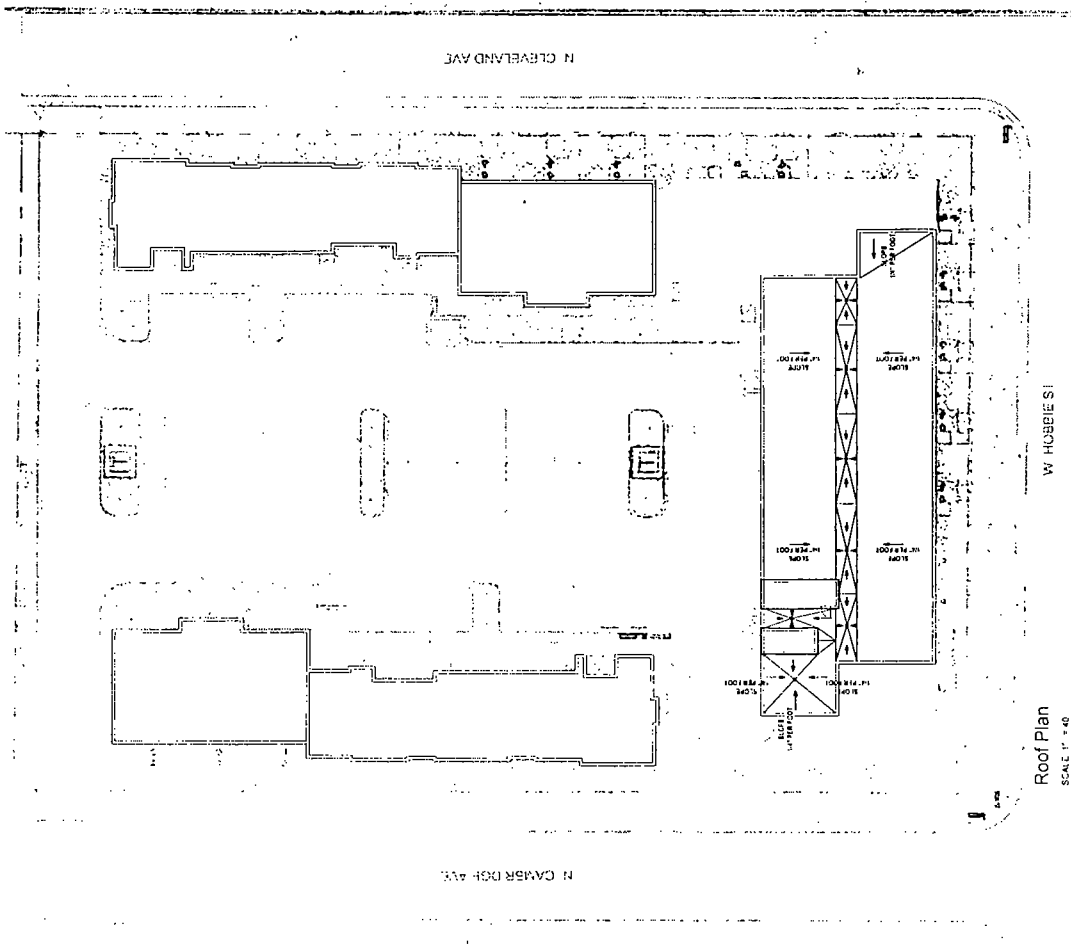
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Site Plan

Applicant: Parkside Associates, LLC
Address: 1101 1129 North Cambridge Avenue: 300-520 West Hobble Street, 1100-1128 North Cleveland Avenue
Introduced: July 20, 2022
Plan Commission: December 12, 2022

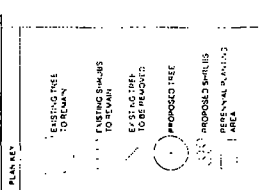
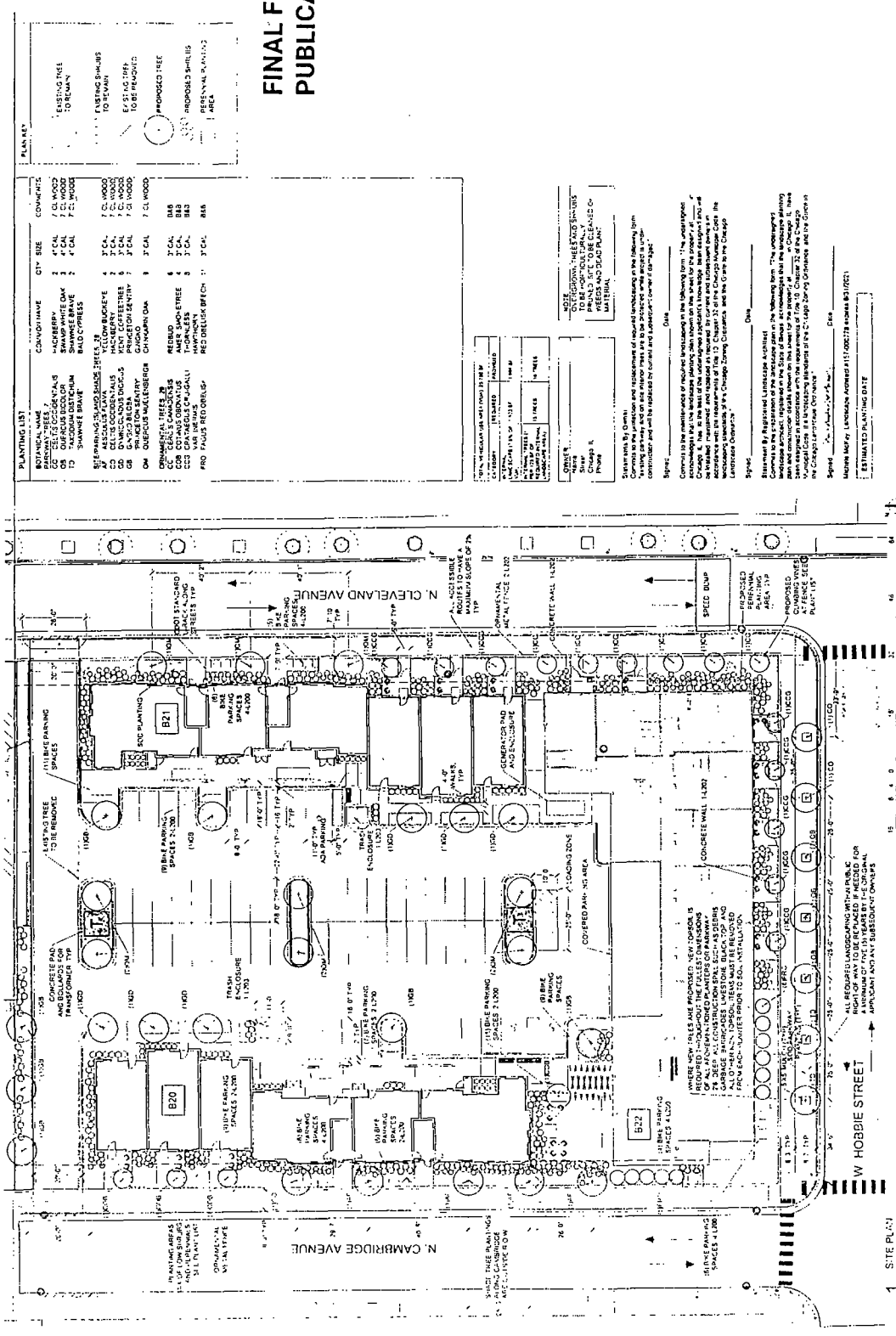
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Roof Plan
SCALE: 1/4" = 1'-0"

Roof Plan

Applicant: Parkside Associates, LLC
Address: 1129 North Cambridge Avenue, 500-520 West Hobbie Street, 1100-1128 North Cleveland Avenue
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PLANTING LIST	QTY	SPEC	COMMENTS
AMERICAN RED CEDAR	2	4 CAL	WOOD
RED BUD	2	4 CAL	WOOD
RED BUD BEECH	2	4 CAL	WOOD
AMERICAN RED CEDAR	2	4 CAL	WOOD
RED BUD	2	4 CAL	WOOD
RED BUD BEECH	2	4 CAL	WOOD
AMERICAN RED CEDAR	2	4 CAL	WOOD
RED BUD	2	4 CAL	WOOD
RED BUD BEECH	2	4 CAL	WOOD
AMERICAN RED CEDAR	2	4 CAL	WOOD
RED BUD	2	4 CAL	WOOD
RED BUD BEECH	2	4 CAL	WOOD
AMERICAN RED CEDAR	2	4 CAL	WOOD
RED BUD	2	4 CAL	WOOD
RED BUD BEECH	2	4 CAL	WOOD
AMERICAN RED CEDAR	2	4 CAL	WOOD
RED BUD	2	4 CAL	WOOD
RED BUD BEECH	2	4 CAL	WOOD

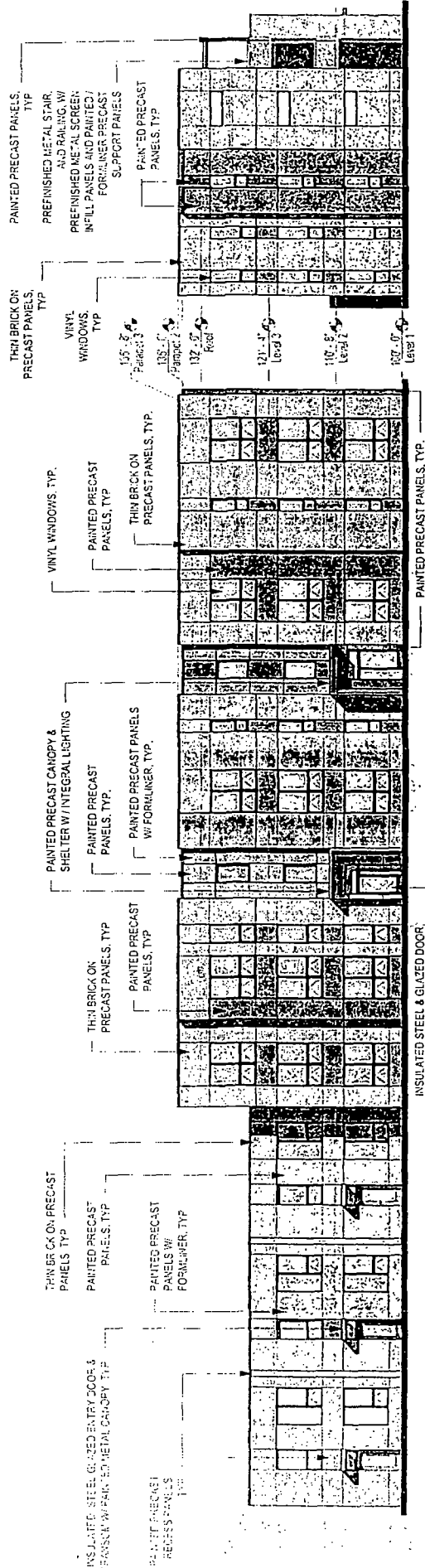
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Site: _____
 Date: _____
 Prepared by: _____
 Checked by: _____
 Drawn by: _____
 Scale: _____
 Project Name: _____
 Project Address: _____
 Estimated Planting Date: _____

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BOTANICAL NAME	COMMON NAME	SIZE	FINAL FOR PUBLICATION
PARKWAY TREES			
CELTIS OCCIDENTALIS	HACKBERRY	4" CAL.	7' CL.WOOD
QUERCUS BICOLOR	SWAMP WHITE OAK	4" CAL.	7' CL.WOOD
TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	SHAWNEE BRAVE BALD CYPRESS	4" CAL.	7' CL.WOOD
SITE/PARKING ISLAND SHADE TREES			
AESCULUS FLAVA	YELLOW BUCKEYE	3" CAL.	7' CL.WOOD
CELTIS OCCIDENTALIS	HACKBERRY	3" CAL.	7' CL.WOOD
GYMNOCALADUS DIOICUS	KENT. COFFEE TREE	3" CAL.	7' CL.WOOD
GINGKO BILOBA	PRINCETON SENTRY	3" CAL.	7' CL.WOOD
'PRINCETON SENTRY'	GINGKO		
QUERCUS MUELENBERGII	CHINKAPIN OAK	3" CAL.	7' CL.WOOD
ORNAMENTAL TREES -29			
CERCIS CANADENSIS	REDBUD	3" CAL.	B&B
COTINUS OBOVATUS	AMER. SMOKETREE	3" CAL.	B&B
CRATAEGUS CRU-GALLI	THORNLESS	3" CAL.	B&B
VAR. INERMIS	HAWTHORN		
FAGUS 'RED OBELISK'	RED OBELISK BEECH	3" CAL.	B&B
DECIDUOUS AND EVERGREEN SHRUBS			
CEANOTHUS AMERICANUS	NEW JERSEY TEA	#5	
DIERVILLA 'KODIAK RED'	KODIAK RED DIERVILLA	#5	
FOTHERGILLA GARDENII	DWARF FOTHERGILLA	#5	
HYDRANGEA QUE 'PEEWEE'	PEEWEE HYDRANGEA	#3B	
PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#3	
RHUS COPALLINA 'MORTON'	PRAIRIE FLAME SUMAC	#5	
TAXUS MEDIA 'EVERLOW'	EVERLOW YEW	#3	
VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	#5	
PERENNIALS / GROUNDCOVERS			
ALLIUM 'MILLENIUM'	MILLENIUM WILD ONION	#1	
CAREX 'ICE DANCE'	ICE DANCE SEDGE	#1	
ECHINACEA	PIXIE MEADOWBRITE	#1	
'PIXIE MEADOWBRITE'	CONEFLOWER		
GEUM TRIFLORUM*	PRAIRIE SMOKE	#1	
PYCNANTHEMUM MUTICUM*	BLUNT MOUNTAINMINT	#1	
RUDBECKIA FULGIDA	LITTLE SUZY		
'LITTLE SUZY'	BLACK-EYED SUSAN	#1	
SESLERIA AUTUMNALIS	AUTUMN MOORE GRASS	#1	
SPOROBOLUS	PRAIRIE DROPSEED 'TARA'	#1	
HETEROLEPIS 'TARA**'	PURPLE DOME ASTER		
SYMPHYOTRICHUM		#1	
'PURPLE DOME'			
CLIMBING VINES			
CLEMATIS VIRGINIANA	VIRGIN'S BOWER		

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BUILDING 20 SOUTH ELEVATION

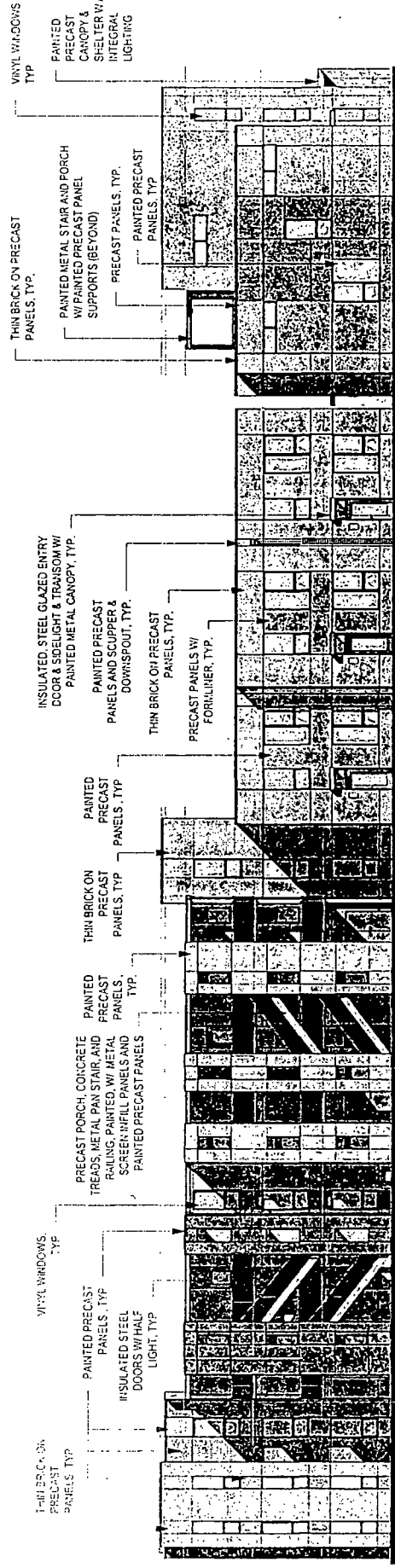
BUILDING 20 WEST ELEVATION



Exterior Elevations - Building 20

Applicant: Parkside Associates, LLC
Address: 1101-1129 North Cambridge Avenue, 500-520 West Holbie Street, 1100-1128 North Cleveland Avenue
Introduced: July 20, 2022
Plan Commission: December 12, 2022

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BUILDING 20 EAST ELEVATION

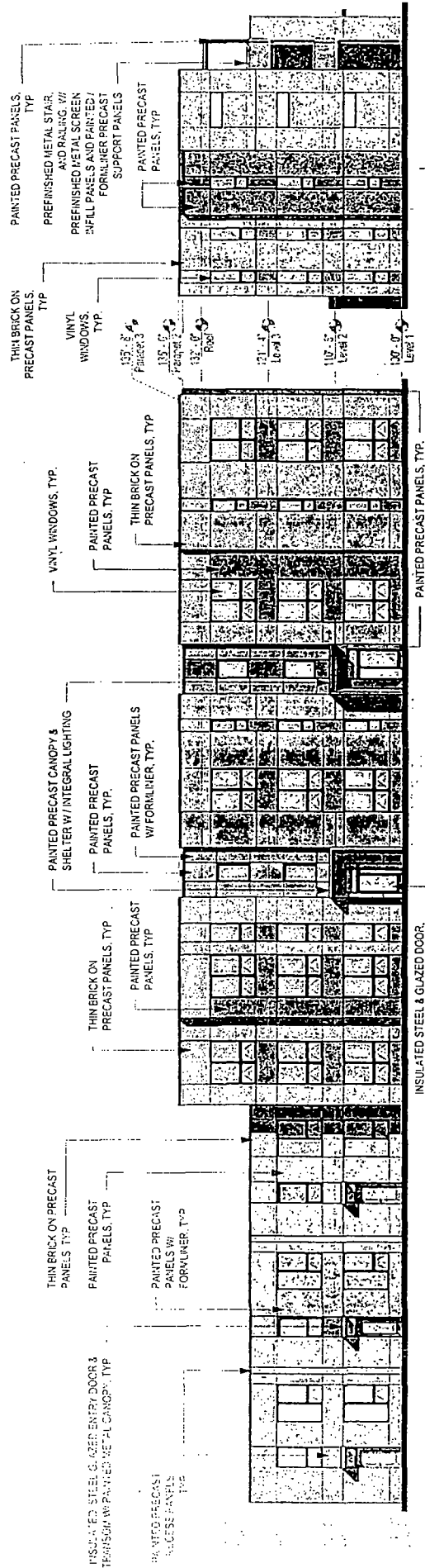
BUILDING 20 NORTH ELEVATION



Exterior Elevations - Building 20

Applicant: Parkside Associates, LLC
 Address: 1101 - 1129 North Cambridge Avenue, 500-520 West Hobbie Street, 1100-1128 North Cleveland Avenue
 Introduced: July 20, 2022
 Plan Commission: December 12, 2022

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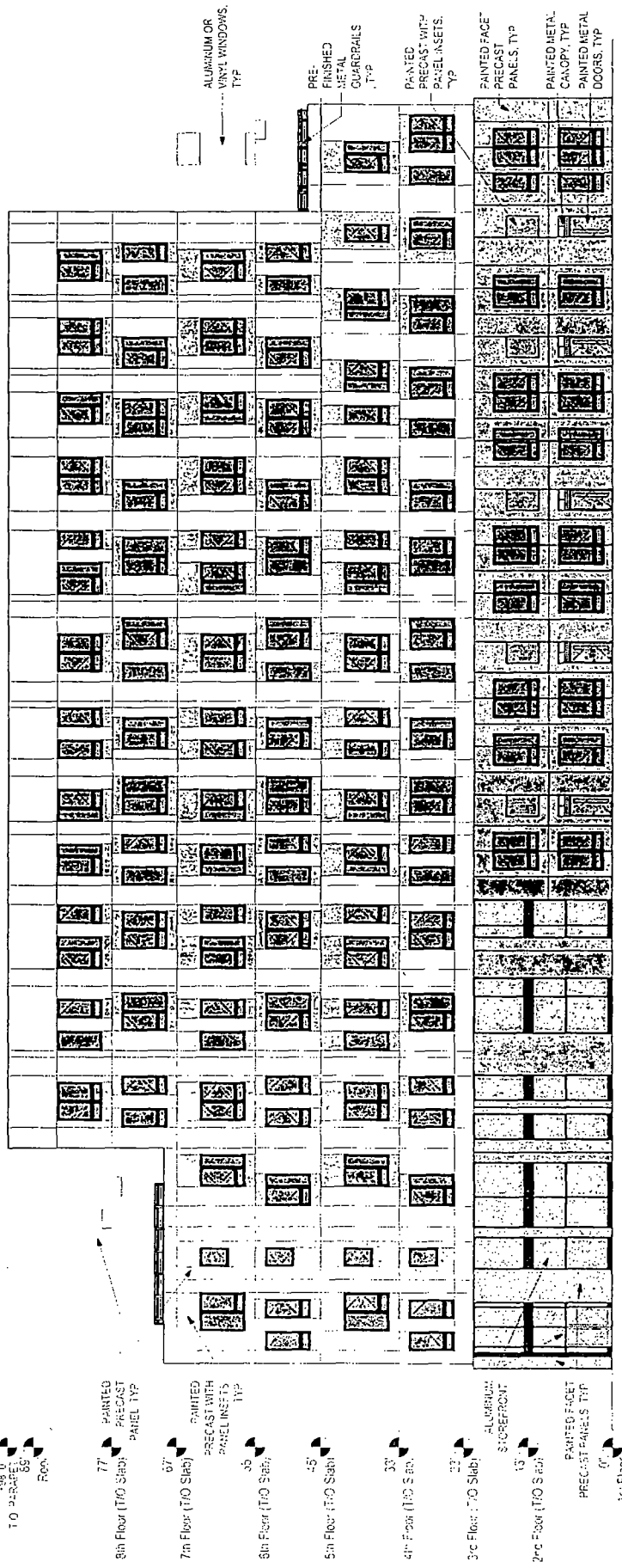
BUILDING 21 NORTH ELEVATION

BUILDING 21 EAST ELEVATION

Exterior Elevations - Building 21

Applicant: Parkside Associates, LLC
 Address: 1101 1129 North Cambridge Avenue; 500-520 West Hobbie Street, 1100-1128 North Cleveland Avenue
 Introduced: July 20, 2022
 Plan Commission: December 12, 2022

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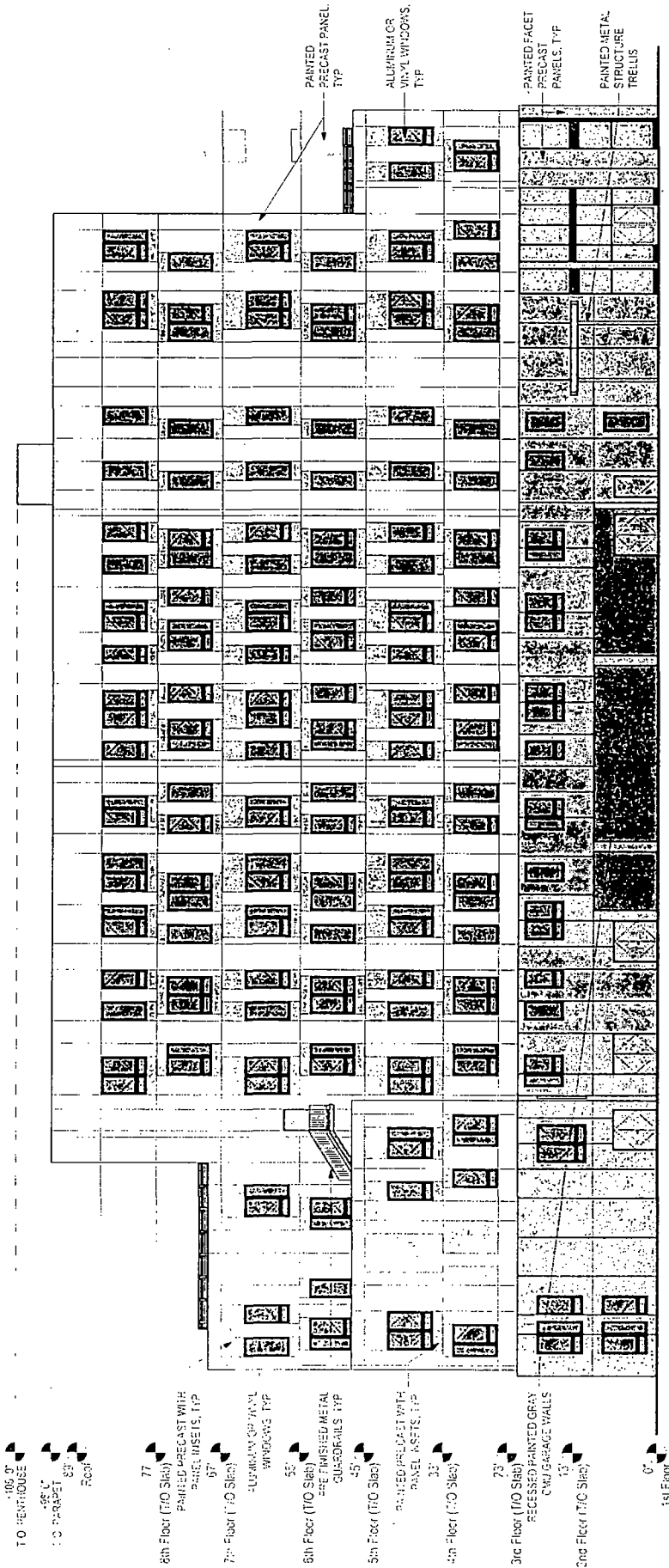


South Elevation
BUILDING 22 SOUTH ELEVATION

Exterior Elevations - Building 22

Applicant: Parkside Associates, LLC
 Address: 1101 1129 North Cambridge Avenue, 500-520 West Hobbie Street, 1100-1129 North Cleveland Avenue
 Introduced: July 20, 2022
 Plan Commission: December 12, 2022

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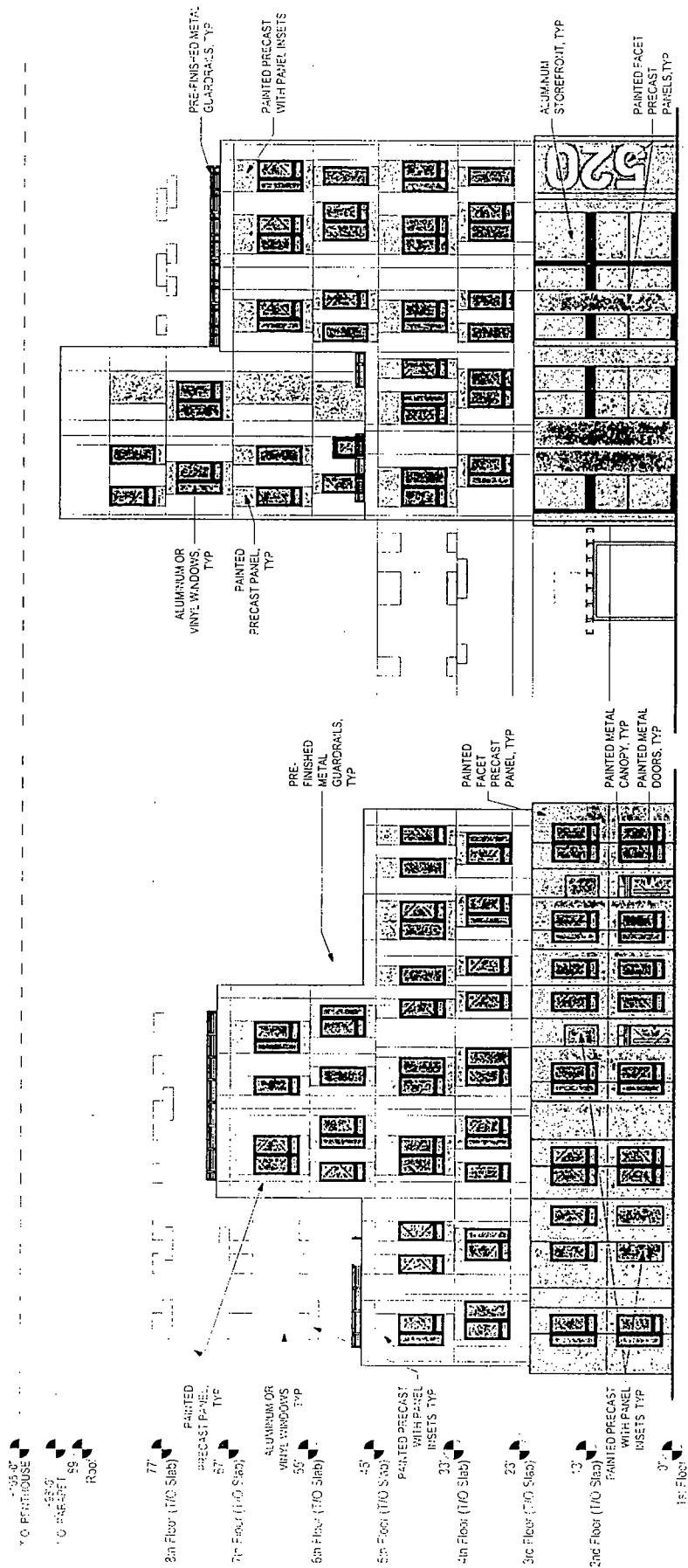


North Elevation
BUILDING 22 NORTH ELEVATION

Exterior Elevations - Building 22

Applicant: Parkside Associates, LLC
 Address: 1101 1128 North Cambridge Avenue; 500-520 West Hobbie Street; 1100-1128 North Cleveland Avenue
 Introduced: July 20, 2022
 Plan Commission: December 12, 2022

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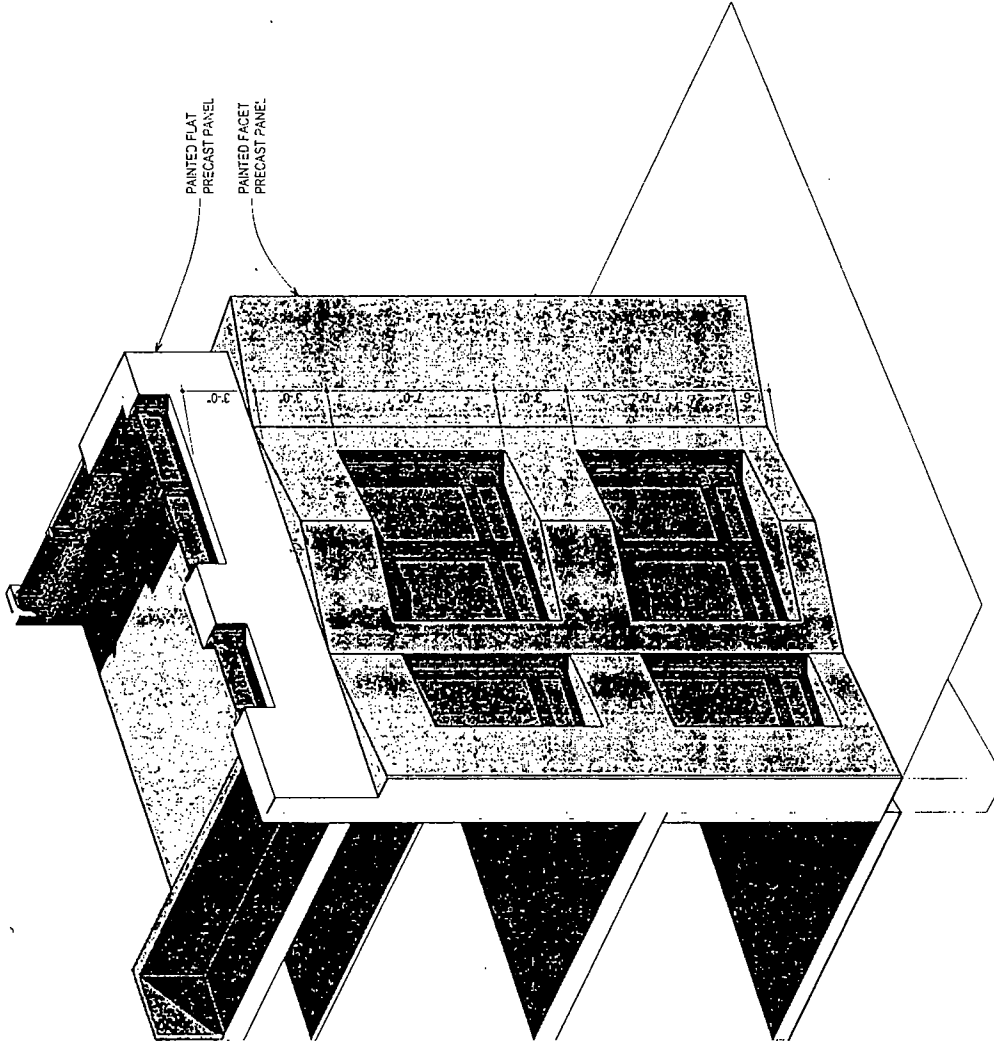
BUILDING 22 WEST ELEVATION

BUILDING 22 EAST ELEVATION

Exterior Elevations - Building 22

Applicant: Parkside Associates, LLC
 Address: 101 1129 North Cambridge Avenue, 500-520 West Hobbie Street, 1100-1128 North Cleveland Avenue
 Introduced: July 28, 2022
 Plan Commission: December 12, 2022

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PUBLICATION



Applicant Parkside Associates, LLC
Address 1131 1129 North Cambridge Avenue, 500-520 West Hobbie Street, 1100-1128 North Cleveland Avenue
Introduced July 20, 2022
Plan Commission December 12, 2022

Building 22 - Facade Axon Detail

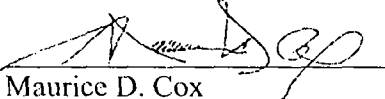


Application: #21081
To: Clerk

--DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Tom Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: December 12, 2022

Re: Proposed Residential Planned Development (1101-1129 North Cambridge Avenue; 500-520 West Hobbie Street; and 1100-1128 North Cleveland Avenue)

On December 12, 2022, the Chicago Plan Commission recommended approval of a proposed Residential Planned Development submitted by Parkside Associates, LLC. The applicant proposes to rezone the property from Residential Commercial Planned Development No. 1006 to DR-3 (Downtown Residential District), and then to a Residential Planned Development to construct three buildings not to exceed 105' - 0" in height and which in total will contain 93 dwelling units and 65 accessory vehicular parking spaces. The overall Floor Area Ratio (FAR) of the Planned Development will be 2.0. 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 recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Emily Thrun at 312-744-0756.

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