



Office of the Chicago City
Clerk



SO2011-617

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	1/13/2011
Sponsor(s):	Del Valle, Miguel (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification Application No 17187
Committee(s) Assignment:	Committee on Zoning

ORDINANCE

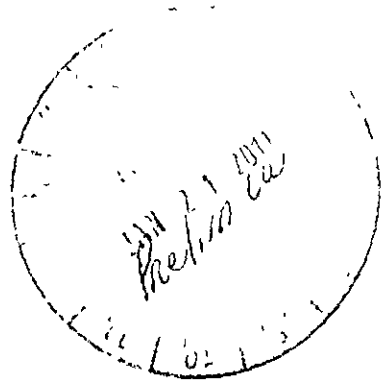
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance, be amended by changing all the Residential Planned Development No. 850 symbols and indications as shown on Map No. 16-K in the area bounded by

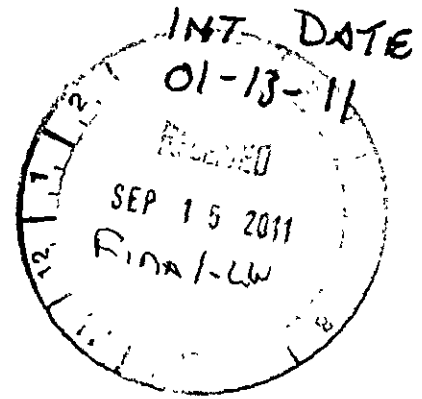
That part of the northwest quarter of the southwest quarter of Section 22, Township 38 North, Range 13, East of the Third Principal Meridian, described as follows: (the west line of aforesaid, southwest quarter being "due north" for the following courses): commencing at the southwest corner of aforesaid southwest quarter of Section 22; thence south 89 degrees, 42 minutes, 40 seconds east in the north line of aforesaid southwest quarter, a distance of 120.0 feet to a point; thence south 00 degrees, 17 minutes, 20 seconds west in a line a distance of 58.0 feet to the point of beginning; thence north 63 degrees, 43 minutes, 20 seconds east in a line a distance of 33.54 feet to a point 43.0 feet south of, at right angles, to a point in the aforesaid north line of the southwest quarter that is 150.00 feet east of the aforesaid northwest corner of the southwest quarter; thence south 89 degrees, 42 minutes, 40 seconds east in a line parallel with the aforesaid north line of the southwest quarter, a distance of 315.0 feet; thence south 02 degree, 27 minutes, 58 seconds west, 849.02 feet; thence south 84 degrees, 25 minutes, 00 seconds west 124.87 feet to a point of tangency with a curved line; thence southwesterly in last mentioned curved line, convex to the south having a radius of 670.00 feet whose chord length is 77.52 feet and bears south 87 degrees, 44 minutes, 00 seconds west, an arc distance of 77.56 feet; thence due north in a line a distance of 55.80 feet to a point; thence due west in a line a distance of 53.55 feet to a point in the easterly line of Cicero Avenue; thence north 01 degree, 22 minutes, 01 seconds west in a line a distance of 333.17 feet to a point that is 165.0 feet east at right angles to a point in said west line of the southwest quarter that is 519.94 feet south of the northwest corner of said southwest quarter; thence north 05 degrees, 36 minutes, 25 seconds west in a line a distance of 463.55 feet to the point of beginning all in Cook County, Illinois.

to those of Residential Planned Development Number 850, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the attached Plan of Development, which is made a part of this Ordinance.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.



FINAL FOR PUBLICATION #17187



CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

- 1. ADDRESS of the property Applicant is seeking to rezone:
6700-6800 S. Keating Ave., 4719-4751 W. Marquette Rd.
- 2. Ward Number that property is located in: 13th Ward
- 3. APPLICANT Senior Suites Chicago Midway Village, LLC
ADDRESS 111 E. Wacker Dr., Suite 2200
CITY Chicago STATE IL ZIP CODE 60601
PHONE (312) 673-4373 CONTACT PERSON Robert Gawronski

- 4. Is the applicant the owner of the property? YES _____ NO X
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.
OWNER City of Chicago
ADDRESS City Hall, 121 N. LaSalle St.
CITY Chicago STATE Illinois ZIP CODE 60602
PHONE _____ CONTACT PERSON Christine Raguso

Other owners in PD 850: SL Midway, LLC (subarea A - not affected) & condo owners represented by The Condominiums of Autumn Green

- 5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:
ATTORNEY John J. George / Richard A. Toth
ADDRESS 20 S. Clark St., Suite 400 CITY Chicago, IL 60603
PHONE (312) 726-8797 FAX (312) 726-8819

6. If the applicant is a corporation please provide the names of all shareholders as disclosed on the Economic Disclosure Statements.

The applicant is a limited liability company whose sole member is Senior Suites Chicago Corporation.

7. On what date did the owner acquire legal title to the subject property? development area is city-owned

8. Has the present owner previously rezoned this property? If yes, when?

The property was rezoned to RPD 850 on November 6, 2002.

9. Present Zoning District RPD 850 Proposed Zoning District RPD 850, as amended (no changes to sub-area A)

10. Lot size in square feet (or dimensions) 247,963 s.f.

11. Current Use of the property The area to be developed is currently vacant. The overall site has 1 existing senior housing rental building (subarea A) and 2 existing senior condominium buildings (subarea B)

12. Reason for rezoning the property To accomodate a proposed 5-story, 89-unit senior housing building, which will require an increase in the permitted number of dwelling units and a small increase in FAR. The building will be located in the southern portion of sub-area B.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

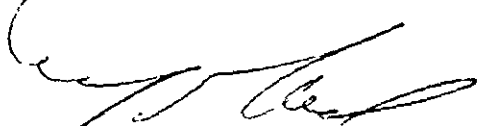
A proposed 5-story, 89-unit senior housing building; an existing senior housing rental building, two existing senior condominium buildings. 239 total dwelling units; 161 total parking spaces; tallest building is 55'-5" (existing, subarea A).

14. On May 14th, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES X NO _____

COUNTY OF COOK
STATE OF ILLINOIS

Robert Gawronski _____, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant

Subscribed and Sworn to before me this
2nd day of January, 2011
Daphne Rouse

Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Residential Planned Development Number 850

Plan of Development Bulk Regulations and Data Table

Site Area (Net)

Sub-Area A:	78,486 s.f	(1.80 acres)
Sub-Area B:	85,339 s.f	(1.96 acres)
Sub-Area C:	84,139 s.f	(1.93 acres)
Total Site:	<u>247,964</u> s.f	(5.69 acres)

Floor Area Ratio (Maximum Permitted)

Sub-Area A:	1.70
Sub-Area B:	0.39
Sub-Area C:	0.92
Total Site:	1.00

Setbacks from Property Line

Sub-Area A:	In substantial conformance with Site Plan.
Sub-Area B:	In substantial conformance with Site Plan.
Sub-Area C:	In substantial conformance with Site Plan.

Site Coverage (Maximum Percentage)

Sub-Area A:	In substantial conformance with Site Plan.
Sub-Area B:	In substantial conformance with Site Plan.
Sub-Area C:	In substantial conformance with Site Plan.

APPLICANT	SENIOR SUITES CHICAGO MIDWAY VILLAGE, LLC
ADDRESS	6700-6800 S KEATING AVE , 4719-4751 W MARQUETTE RD
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Dwelling Units (Maximum)

Sub-Area A:	126 dwelling units (existing)
Sub-Area B:	24 dwelling units (existing)
Sub-Area C:	89 dwelling units (new)
Total Site:	<u>239 dwelling units</u>

Parking Spaces (Minimum Off-Street)

Sub-Area A:	48 spaces (existing)
Sub-Area B:	57 spaces (existing)
Sub-Area C:	55 spaces (55 new)
Total Site:	<u>160 spaces</u>

Loading Spaces (Minimum Off-Street - 10' x 25')

Sub-Area A:	1 space (existing)
Sub-Area B:	0 space (existing)
Sub-Area C:	1 space (new)
Total Site:	<u>2 spaces</u>

Bicycle Parking Spaces (Minimum Off-Street)

Sub-Area A:	0 spaces (existing)
Sub-Area B:	0 spaces (existing)
Sub-Area C:	14 spaces (new)
Total Site:	<u>14 spaces</u>

Building Height (Maximum)

Sub-Area A:	55' 5" top of slab (existing)
Sub-Area B:	21' 4" top of slab (existing)
Sub-Area C:	47' 4" top of slab (new)

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Residential Planned Development No. 850, as amended

Plan of Development Statements

1. The area delineated herein as Residential Planned Development No. 850, as amended, consists of approximately 247,964 square feet (approximately 5.69 acres) of property that is depicted on the Planned Development Boundary and Property Line Map and Sub-Area Map (the "Property") and is partially owned or controlled by the Applicant, Senior Suites Chicago Midway Village, LLC. The Property is divided into three Sub-Areas.
2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees, and approval by the City Council.
3. 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, then to the legal title holders and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made shall be under single ownership or under single designated control. Single designated control for the purpose of this paragraph has the same meaning stated in section 17-8-0400 of the Chicago Zoning Ordinance. Provided, however, that any application for an amendment or any other modification or change to a Sub-Area of this Planned Development may be made solely by the owner of that Sub-Area, and need not be made by or require the authorization of the owners of the other Sub-Area.
4. This Plan of Development consists of these sixteen (16) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map, a Sub-Area Map; an Overall Site Plan; a Site Plan – Sub-Area C; an Overall Landscape Plan; a Landscape Plan – Sub-Area C; Landscape Plan Details; and Elevations (Sub-Area A – West/North; SubArea A – South/East; Sub-Area B; Sub-Area C – South/West; and Sub-Area C – East/North) by Architect NORR Illinois Inc. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall

APPLICANT. SENIOR SUITES CHICAGO MIDWAY VILLAGE, LLC
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control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17-8 of the Municipal Code of Chicago, and all requirements thereto and satisfies the established criteria for approval as a Planned Development.

5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": multi-family dwelling units for the elderly, accessory parking, and accessory uses.
6. On-premise signs, including identification 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 Housing and Economic Development. Off-premises signs are prohibited within the Planned Development. Existing, previously permitted signs in Sub-Area A and Sub-Area B shall continue to be permitted within the Planned Development.
7. Ingress or egress shall be subject to the review and approval of the Department of Transportation and the Department of Housing and Economic Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
8. For purposes of calculating height, the definitions in the Chicago Zoning Ordinance shall apply. In addition to the maximum height of the buildings and any appurtenances thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. The maximum permitted Floor Area Ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of FAR calculations, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 247,964 square feet. Permitted FAR may not be transferred between Sub-Areas except by legislative amendment to this Planned Development.
10. Upon Part II review, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance. The fee as determined by the Department of Housing and

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Economic Development staff at that 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.

11. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan, and Building Elevations, and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines where compatible with the Landscape Plan. Applicant also agrees to use its best faith efforts to maintain the landscaping on the embankment, which is part of the South Cicero Avenue right-of-way, immediately west of its property, and to procure from the Illinois Department of Transportation the easement rights necessary therefore.
12. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Zoning Administrator upon the application for such a modification by the Applicant and after a determination by the Zoning Administrator that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Planned Development by the Zoning Administrator shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. The above notwithstanding, permitted Floor Area Ratio ("FAR") may not be transferred between Sub-Areas except by legislative amendment to this Planned Development.
14. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. Applicant intends to enter into a Regulatory Agreement with the City of Chicago providing that the building to be constructed in Sub-Area C will provide greater than 20% Affordable Units on terms

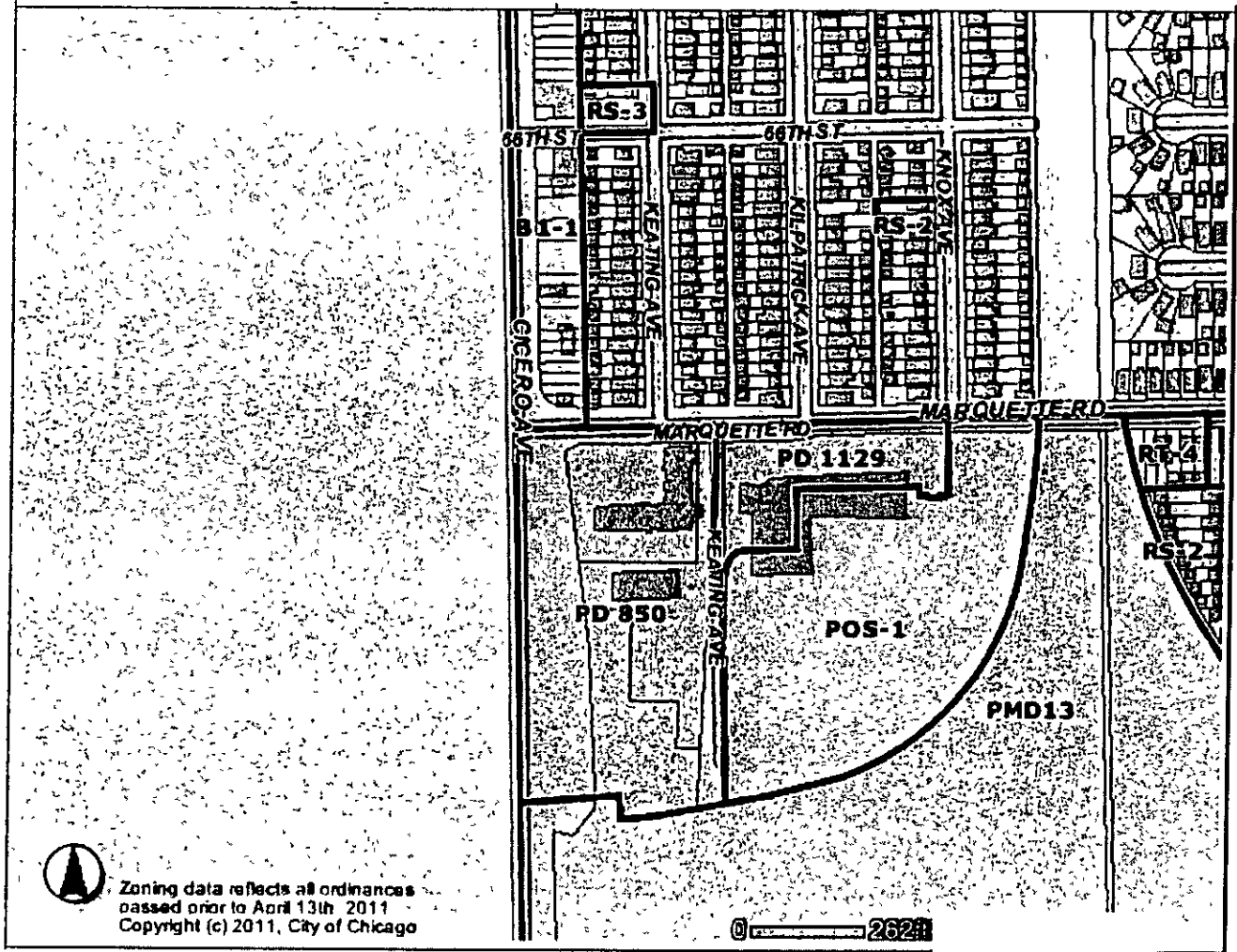
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and conditions acceptable to the Department of Housing and Economic Development. All new buildings located on Sub-Area C shall be Leadership Energy and Environmental Design (“LEED”) Green Building Rating System Certified, Energy Star Certified, or Chicago Green Homes Certified.

15. 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 (“MOPD”) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permit shall be issued by the Department of Buildings until the Director of MOPD has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.
16. Unless substantial construction of the Sub-Area C new improvements contemplated in this amended Planned Development has commenced within six (6) years following adoption of this amended Planned Development, and unless completion is thereafter diligently pursued, then this amended Planned Development shall expire and the zoning shall automatically revert to Residential Planned Development No. 850, as approved November 6, 2002.

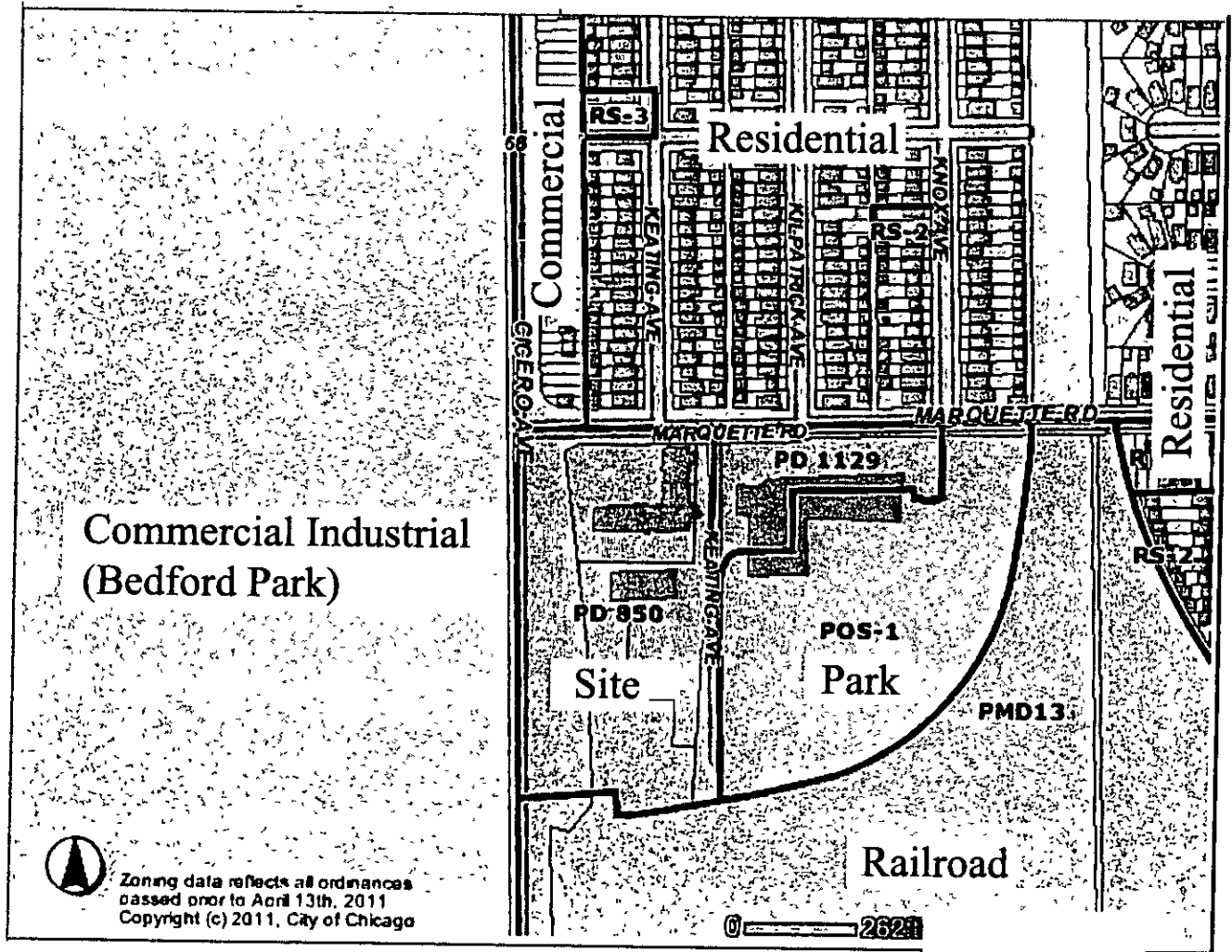
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Existing Zoning Map



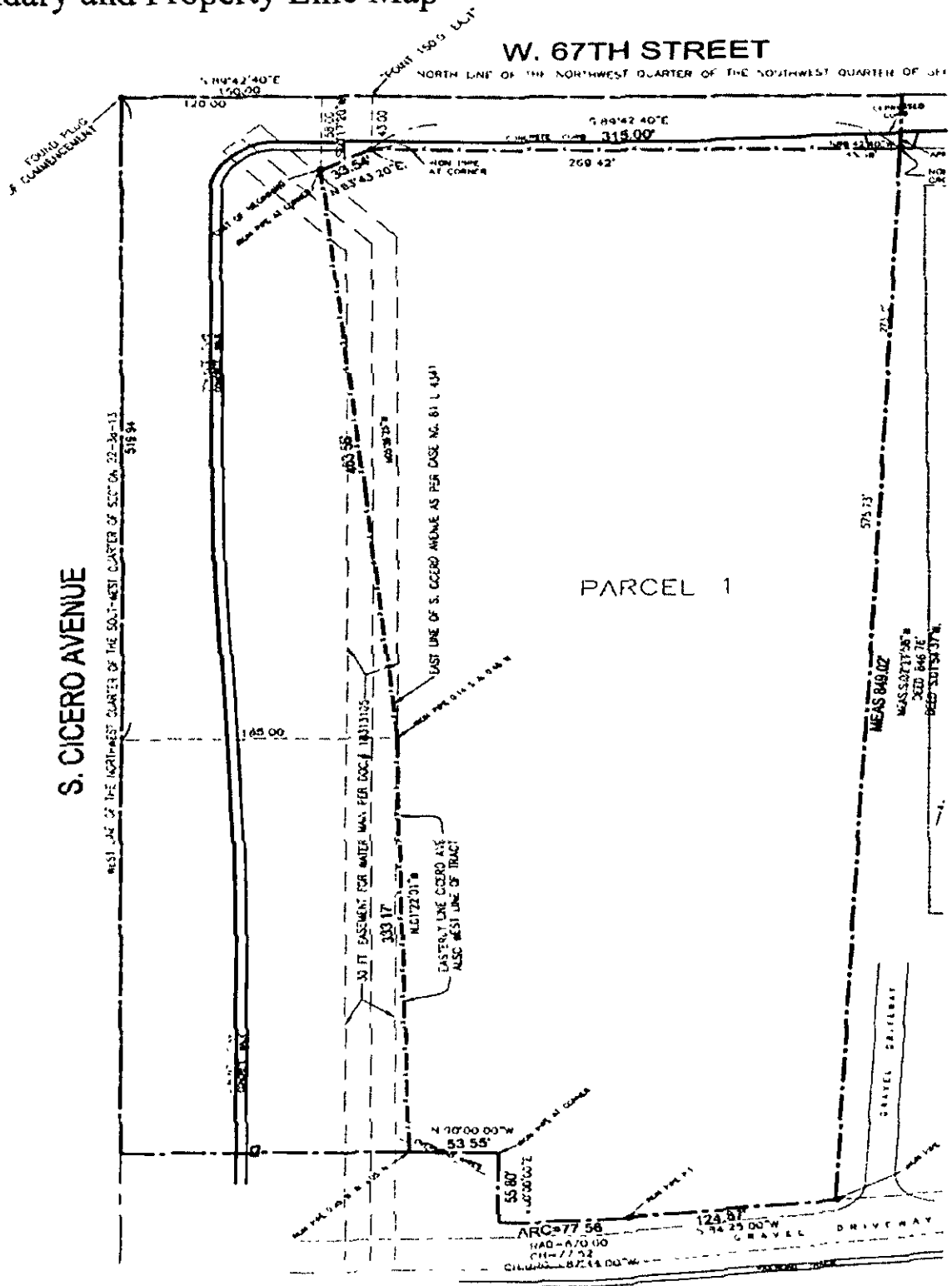
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Existing Land Use Map

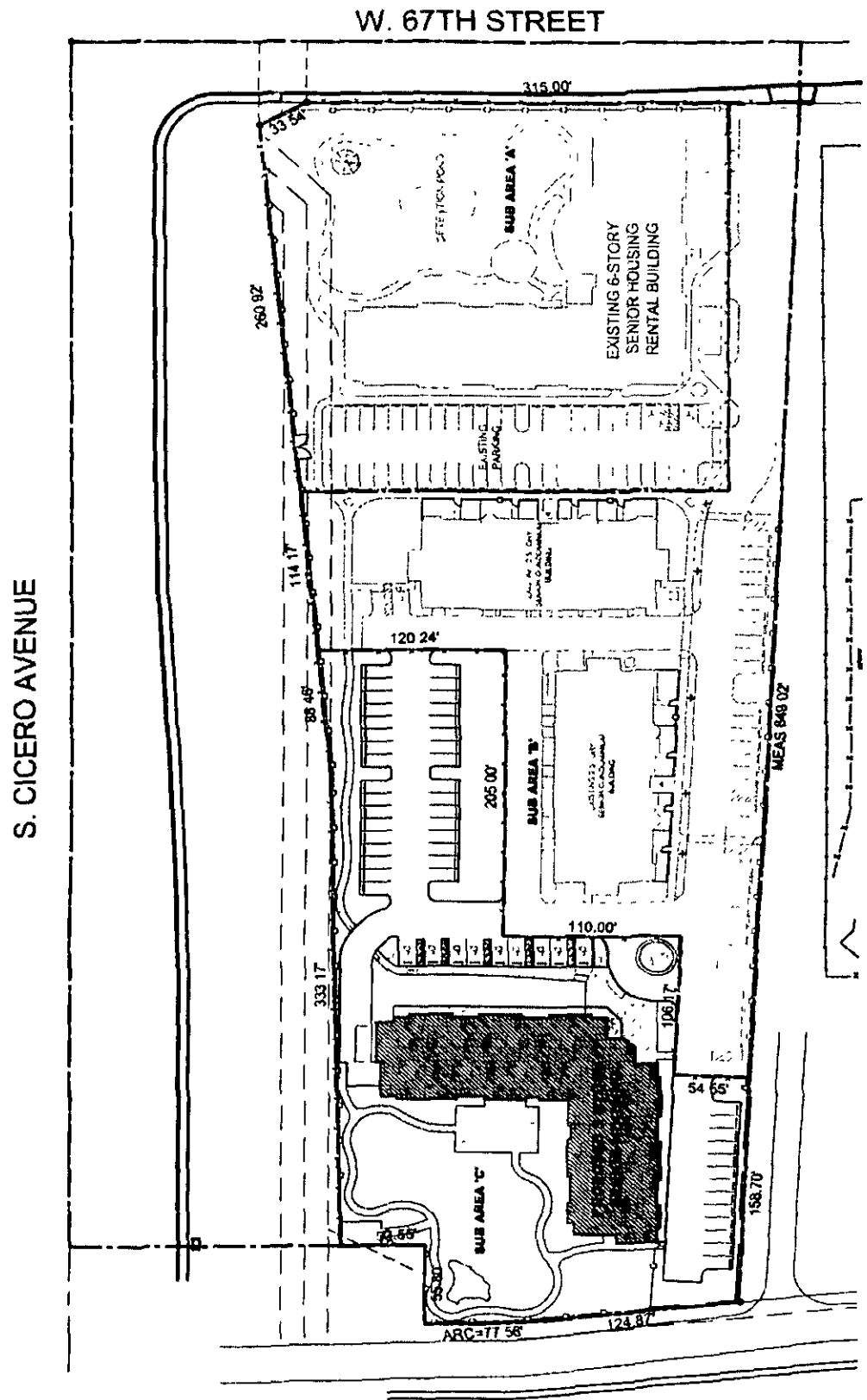


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Planned Development Boundary and Property Line Map



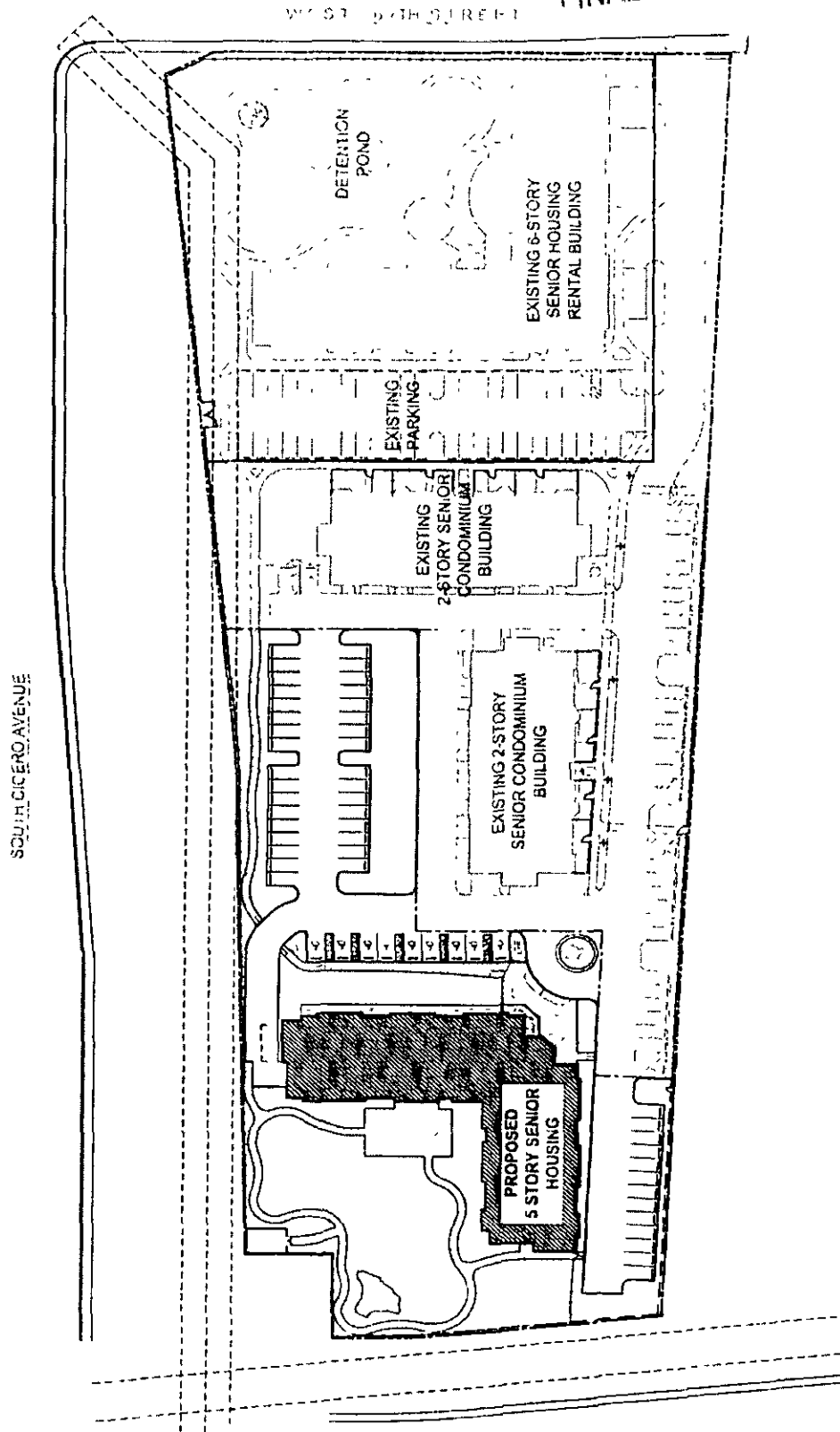
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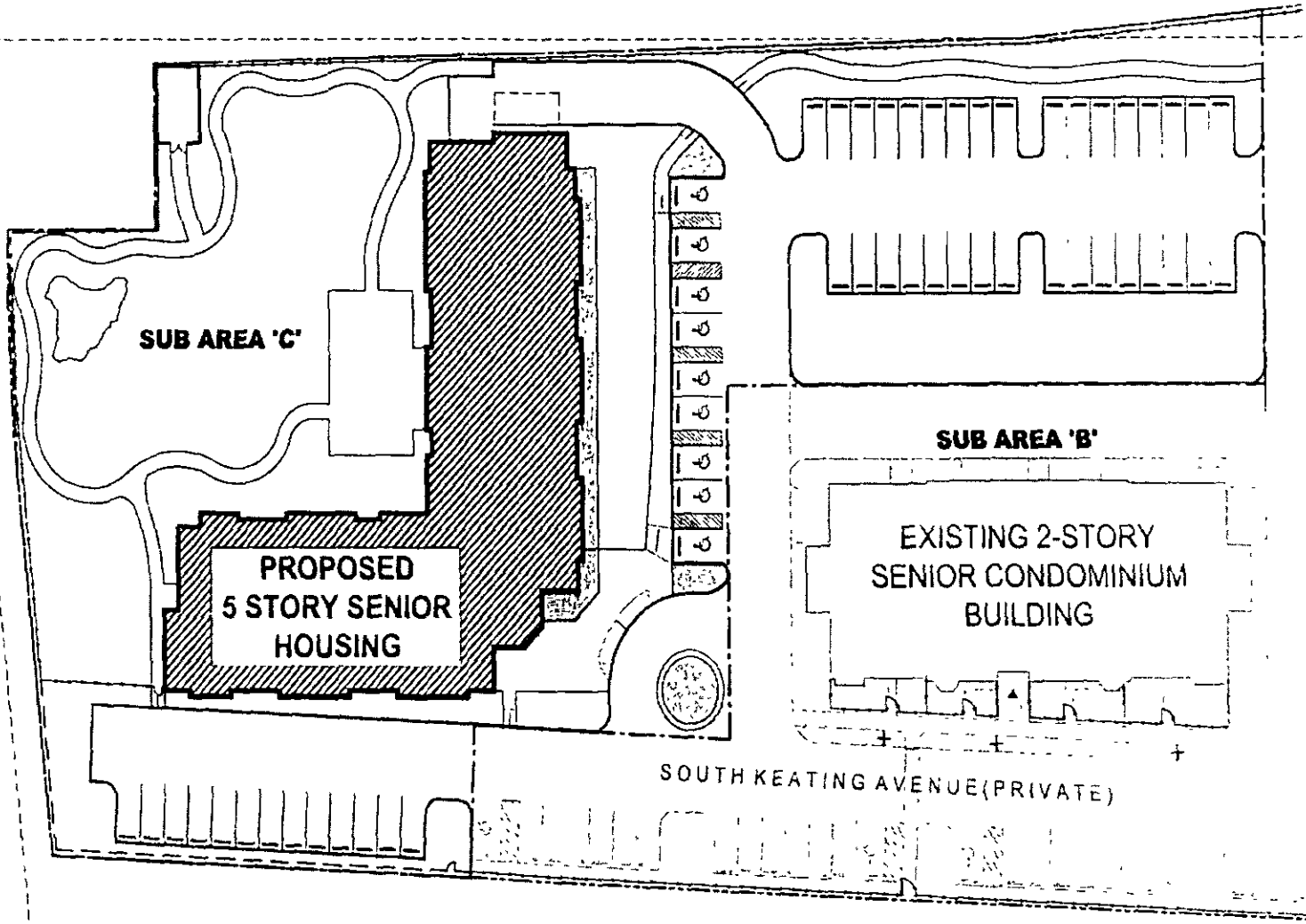
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Overall Site Plan

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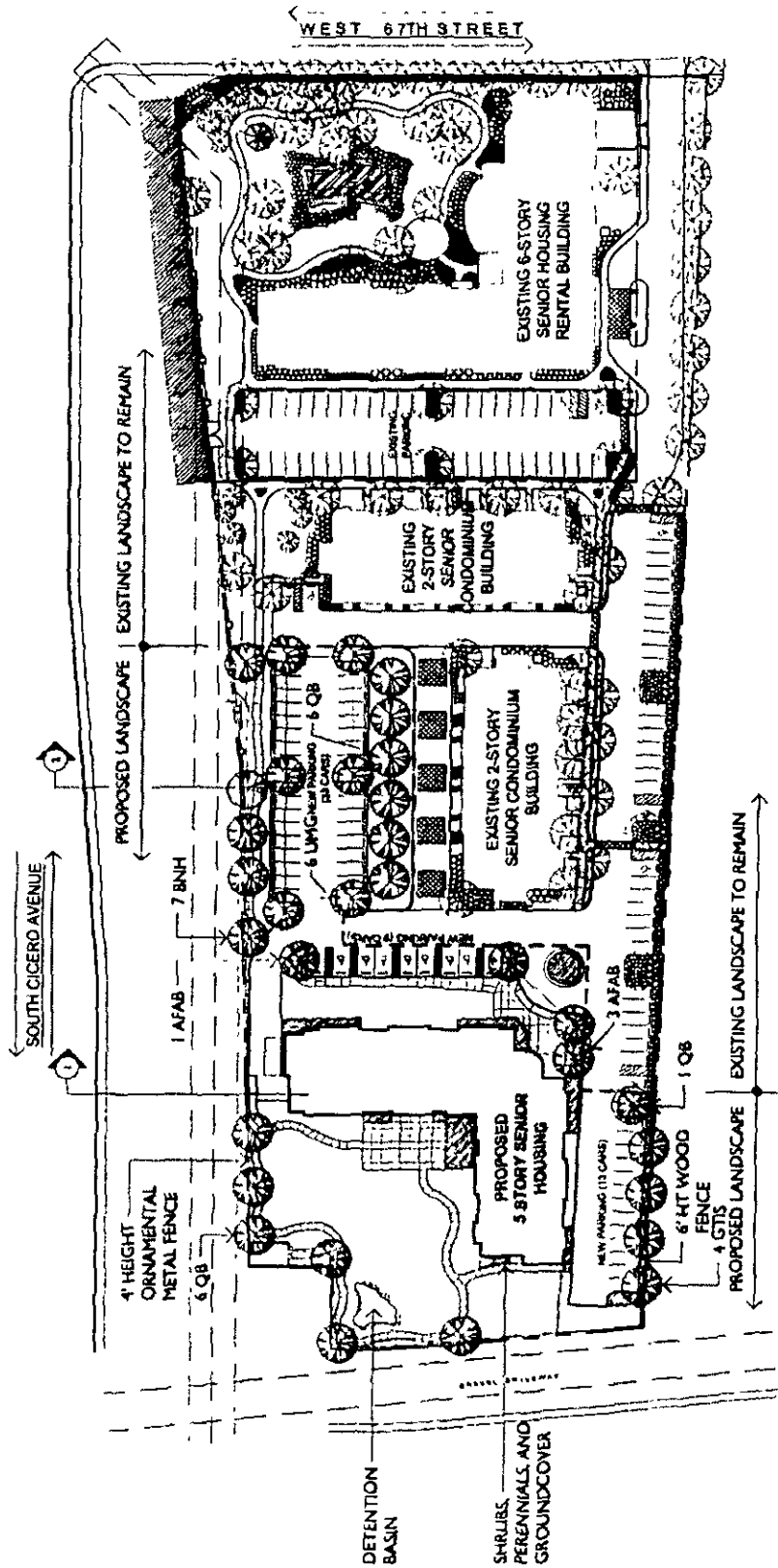


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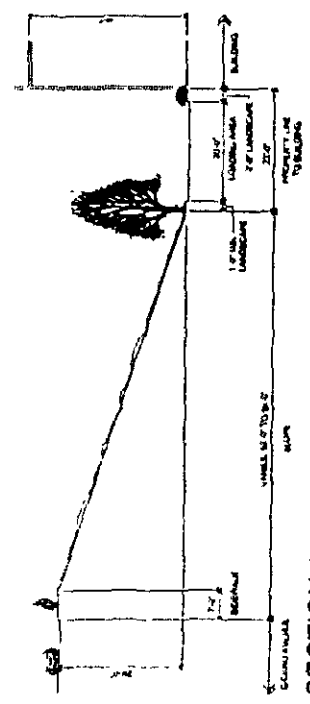
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Overall Landscape Plan

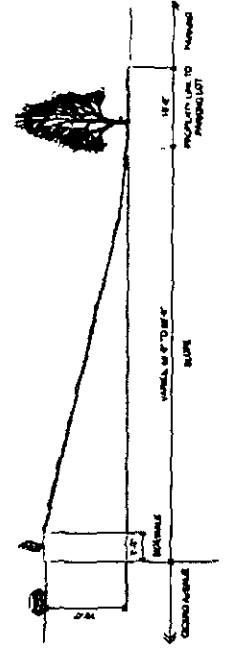
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LANDSCAPE PLAN
SCALE: 1" = 80'-0"



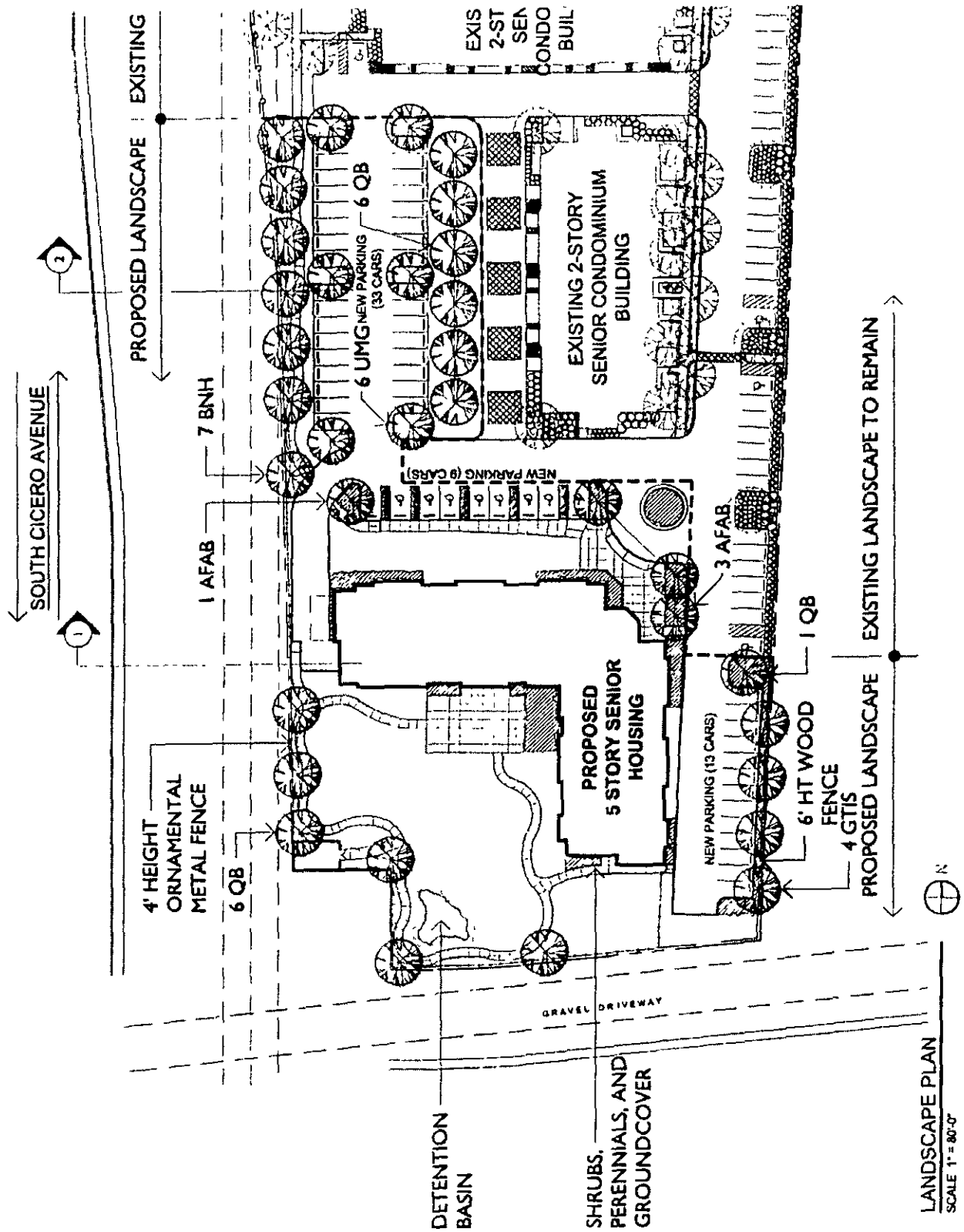
SECTION 1
SCALE: 1" = 30'-0"



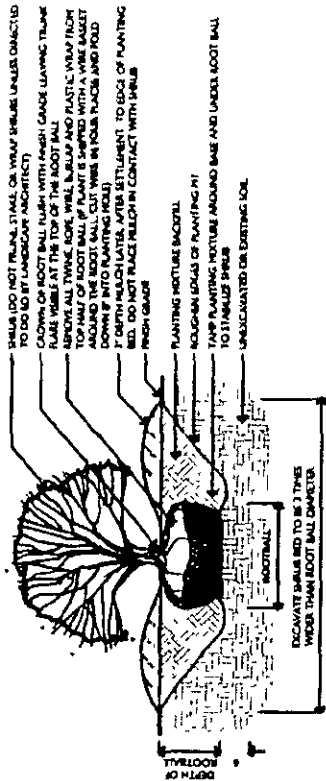
SECTION 2
SCALE: 1" = 30'-0"

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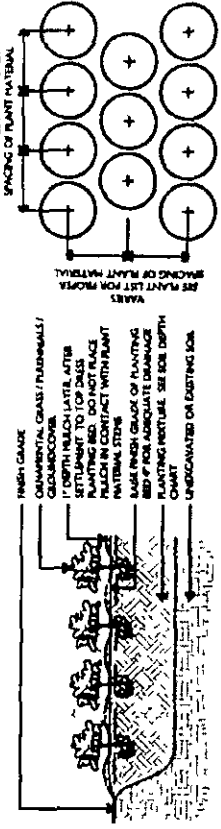
Landscape Plan-Sub-Area C



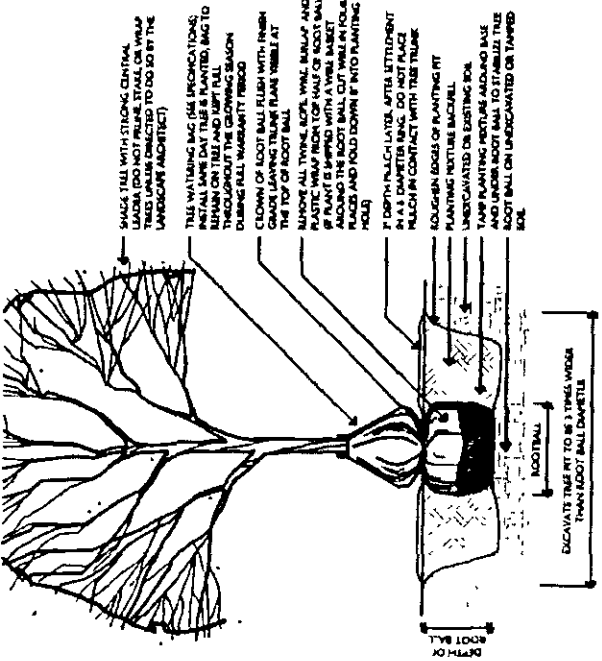
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SHRUB INSTALLATION DETAIL
SCALE: 1/2" = 1'-0"



SHRUB, PERENNIAL, GROUND COVER INSTALLATION DETAIL
SCALE: 1/2" = 1'-0"



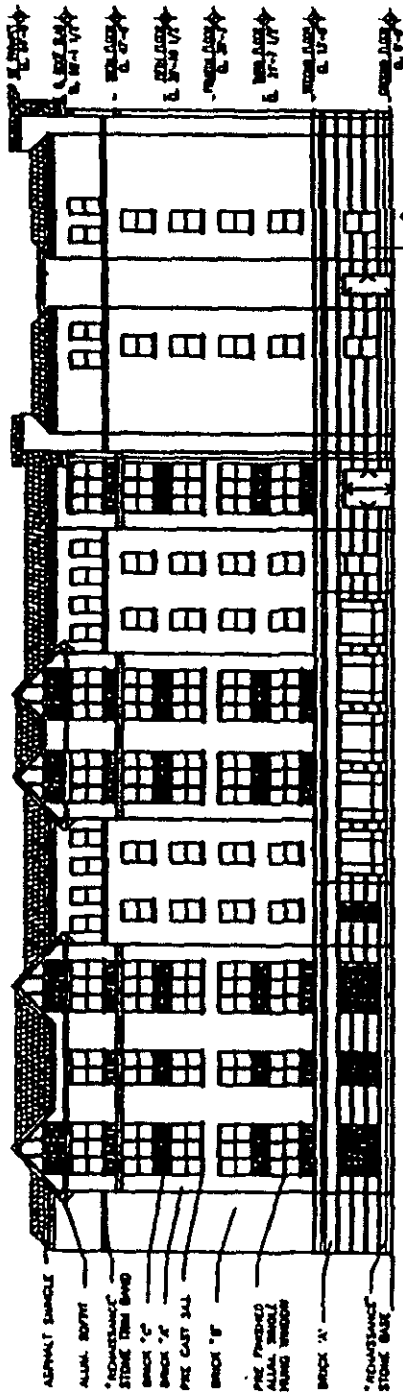
SHADE TREE INSTALLATION DETAIL
SCALE: 1/4" = 1'-0"

PLANT LIST	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
TREES	A1AD	ALCER J. FREGESANII	AUTUMN BLAZE	6	2 1/2"			8 1/8"	SINGLE STRAIGHT TRUNK, SPECIMEN
	B7H1	ASTELLA NIGRA	HERITAGE ROVER BIRCH	7	2 1/2"			8 1/8"	SINGLE STRAIGHT TRUNK, SPECIMEN
	G7IS	CLETHRA TRICANTHOS VAR. NERIALIS	SILKLINE THORNLESS HONEYLOCUST	4	2 1/2"			8 1/8"	SINGLE STRAIGHT TRUNK, SPECIMEN
SHRUBS	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	13	3 1/2"			8 1/8"	SINGLE STRAIGHT TRUNK, SPECIMEN
	UMC	ULMUS CARPINIFOLIA	MORTON GLOSSY	6	2 1/2"			8 1/8"	SINGLE STRAIGHT TRUNK, SPECIMEN
	CB1	CORNUS SERICEA	BLACKBERRY					2-0"	ON CENTER
	HO	HYDRANGEA QUERCIFOLIA	DAKOTA BLUE DOGWOOD					4-0"	ON CENTER
	AC	JAPANESE QUERCUS	SLAGBERRY					4-0"	ON CENTER
	RAG	RIBES AROMATICUM	GRASSY SALIX					3-0"	ON CENTER
	RR	RIBES ALPINUM	GREEN MOUNTAIN CURRANT					3-0"	ON CENTER
PERENNIALS & GROUNDCOVER	TM	TAXUS X MEDIA	YEW					4-0"	ON CENTER
	VC	VIBURNUM CARLESI	KOENIGSPICE					4-0"	ON CENTER
	EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER					1-8"	ON CENTER
	EF	EUPHYASIA FORTUNEI VAR. COLORATUS	PURPLE WINTERCREEPER					8"	ON CENTER
	HEM	HEMEROCALLIS 'SUMMER WINE'	SUMMER WINE DAYLILY					1-8"	ON CENTER
HRS	HOSTA 'ROYAL STANDARD'	ROYAL STANDARD HOSTA					2-0"	ON CENTER	
HSE	HOSTA SIEGOLDIANA 'ELEGANS'	ELEGANS SIEGOLD HOSTA					2-0"	ON CENTER	
R1	RHODOPHILA 'HERTA' VAR. 'GOLDSTURM'	GOLDSTURM BLACK-EYED RUSKIN					1-8"	ON CENTER	

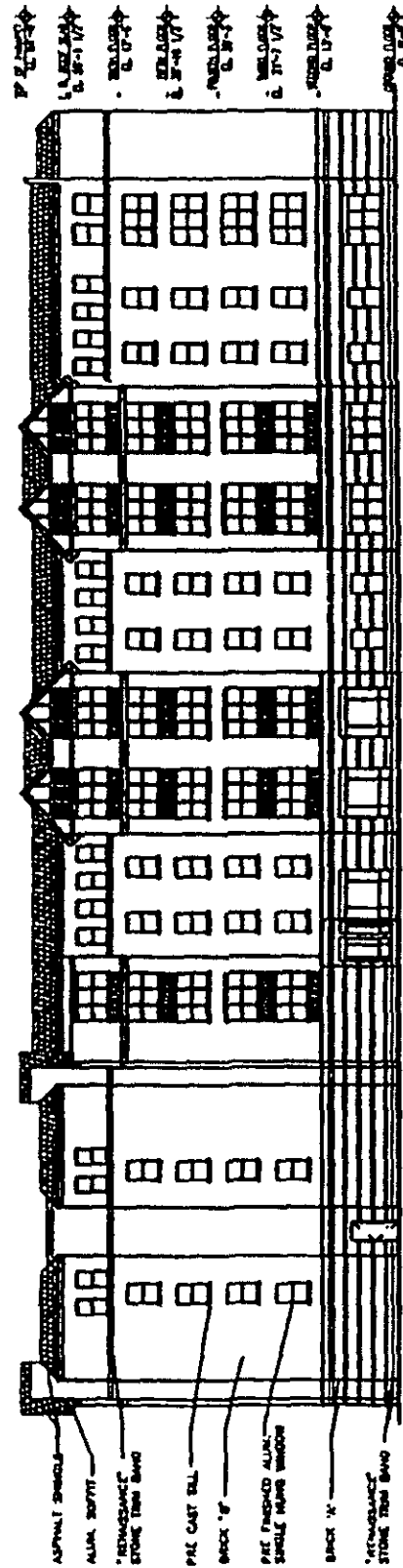
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Elevations-Sub-Area A- West/North

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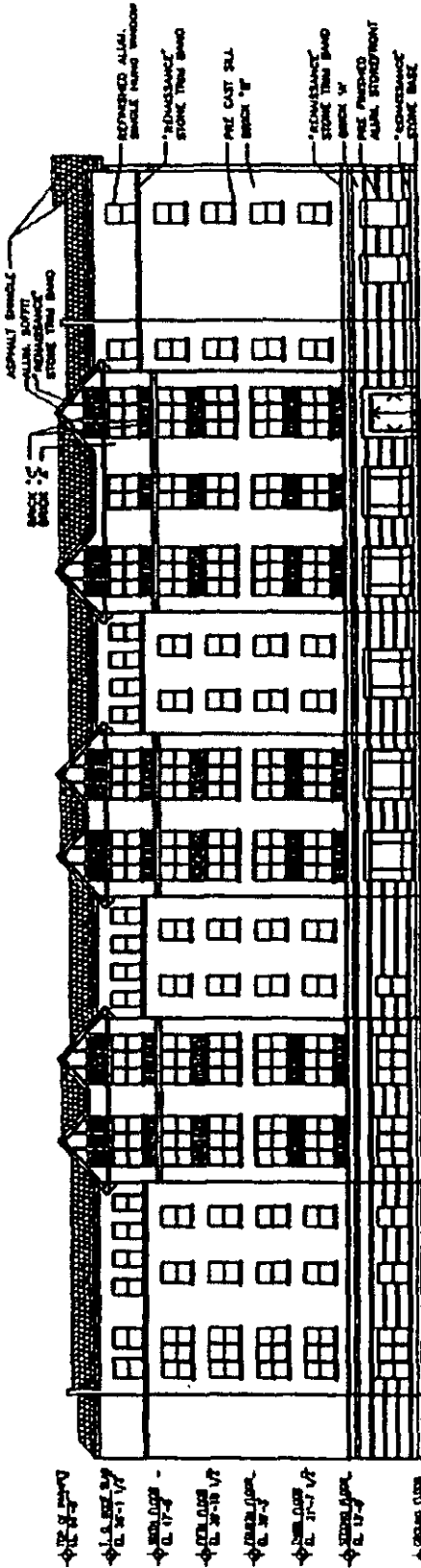


WEST ELEVATION

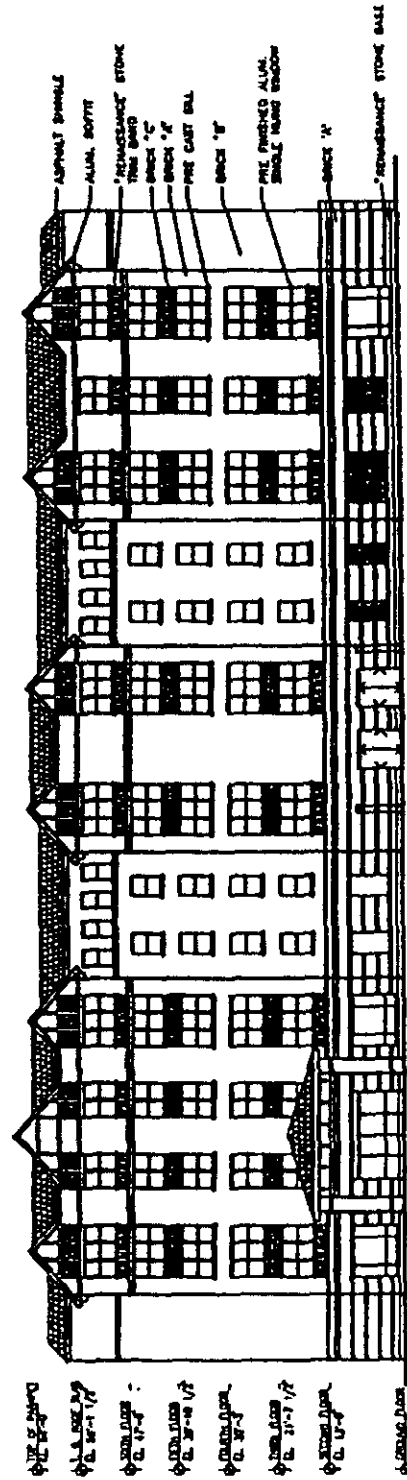


NORTH ELEVATION

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 REVISED: JULY 21, 2011



SOUTH ELEVATION

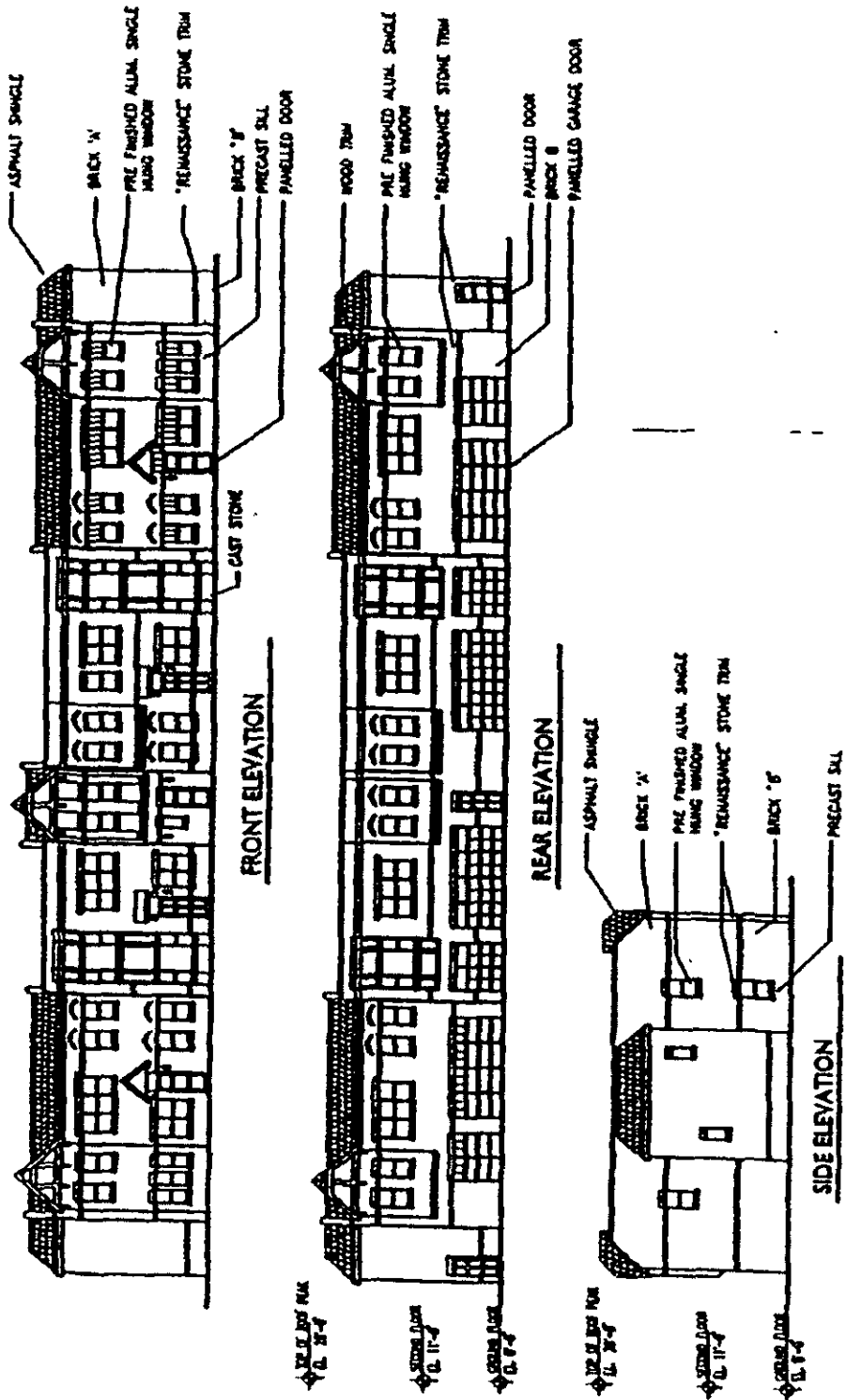


EAST ELEVATION

APPLICANT: SENIOR SUITES CHICAGO MIDWAY VILLAGE, LLC
 ADDRESS: 6700-6800 S KEATING AVE., 4719-4751 W MARQUETTE RD.
 DATE: JANUARY 13, 2011
 REVISED: JULY 21, 2011

Elevations-Sub-Area B

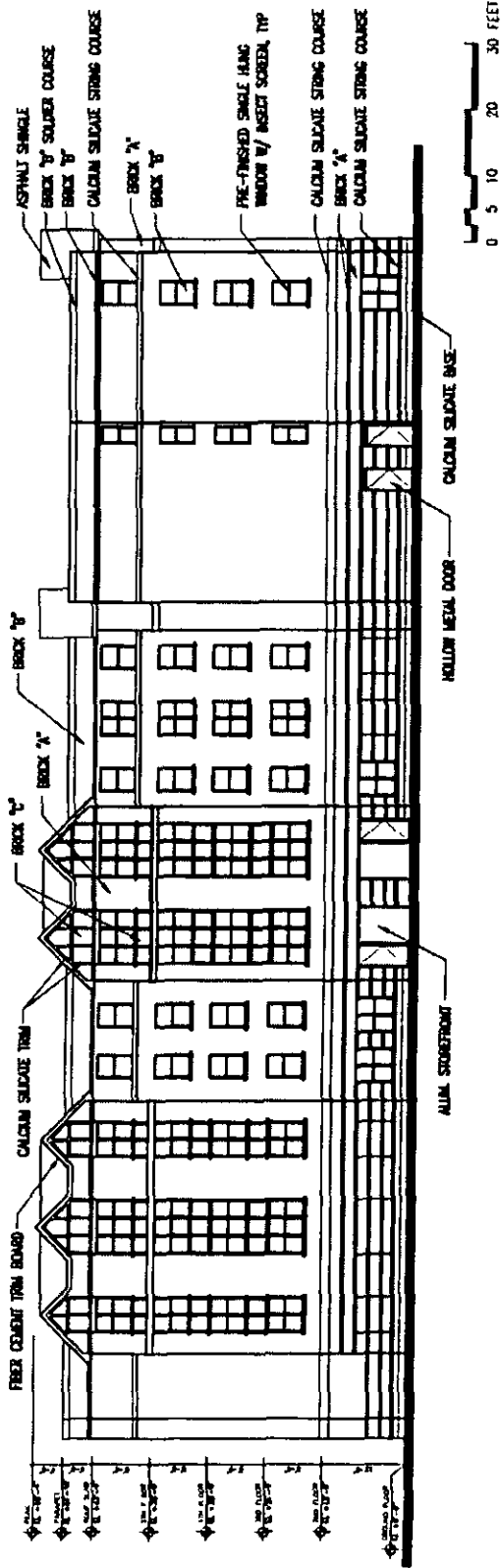
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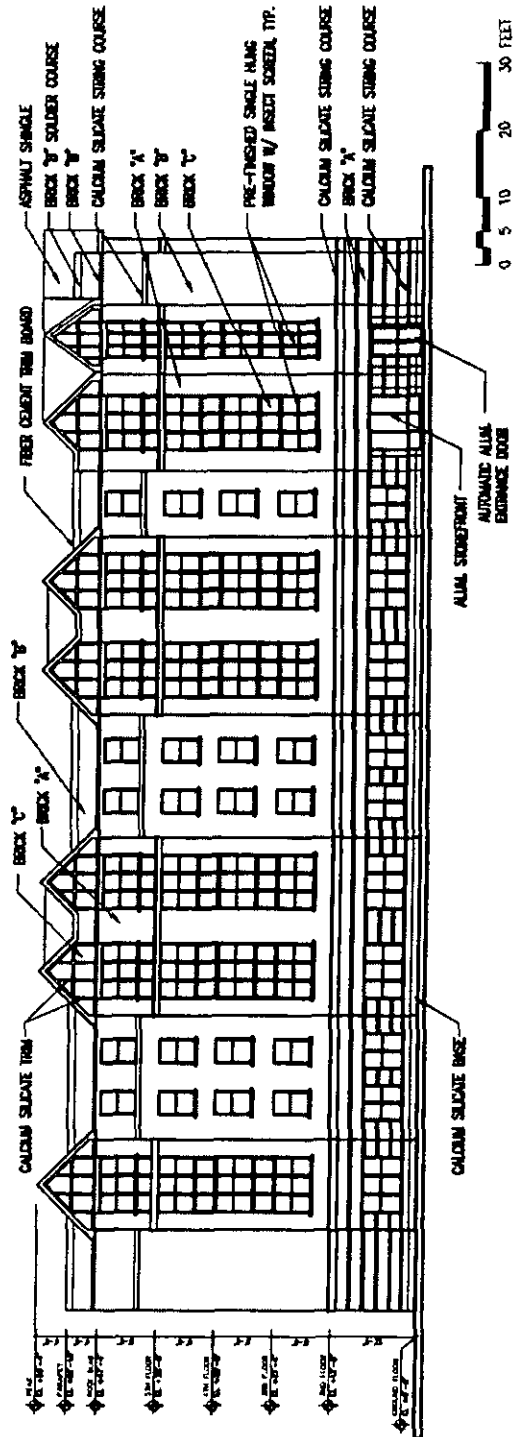
APPLICANT: SENIOR SUITES CHICAGO MIDWAY VILLAGE, LLC
 ADDRESS: 6700-6800 S KEATING AVE , 4719-4751 W MARQUETTE RD
 DATE: JANUARY 13, 2011
 REVISED: JULY 21, 2011

Elevations-Sub-Area C- South/East

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SOUTH ELEVATION

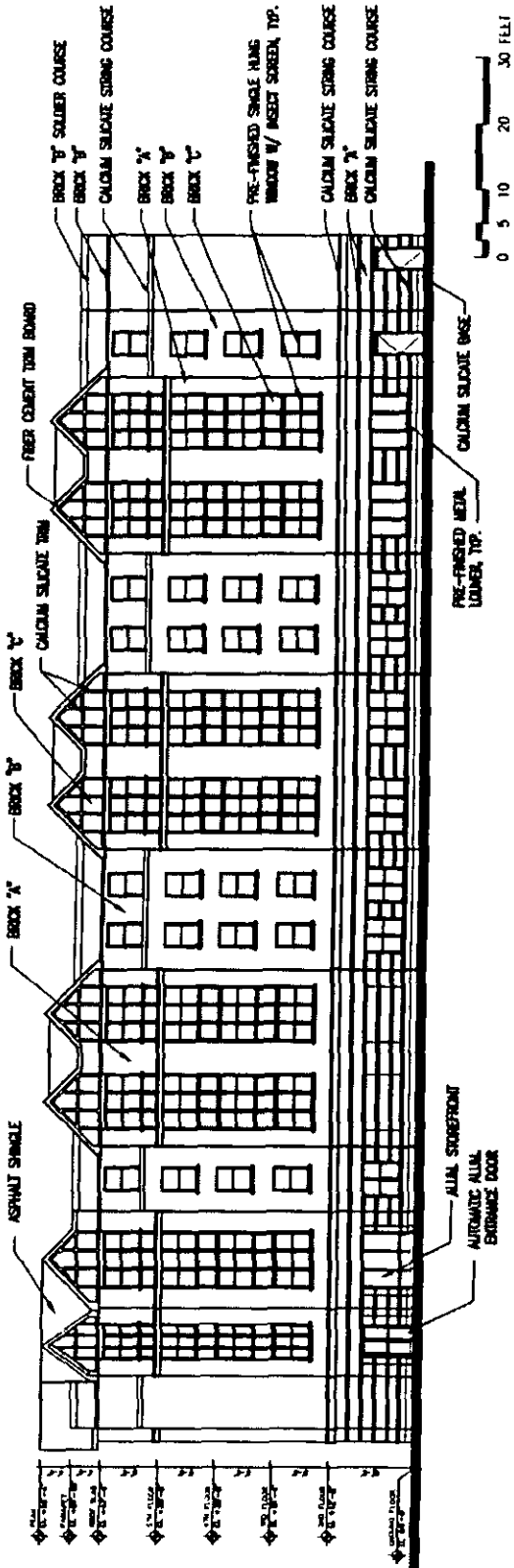


EAST ELEVATION

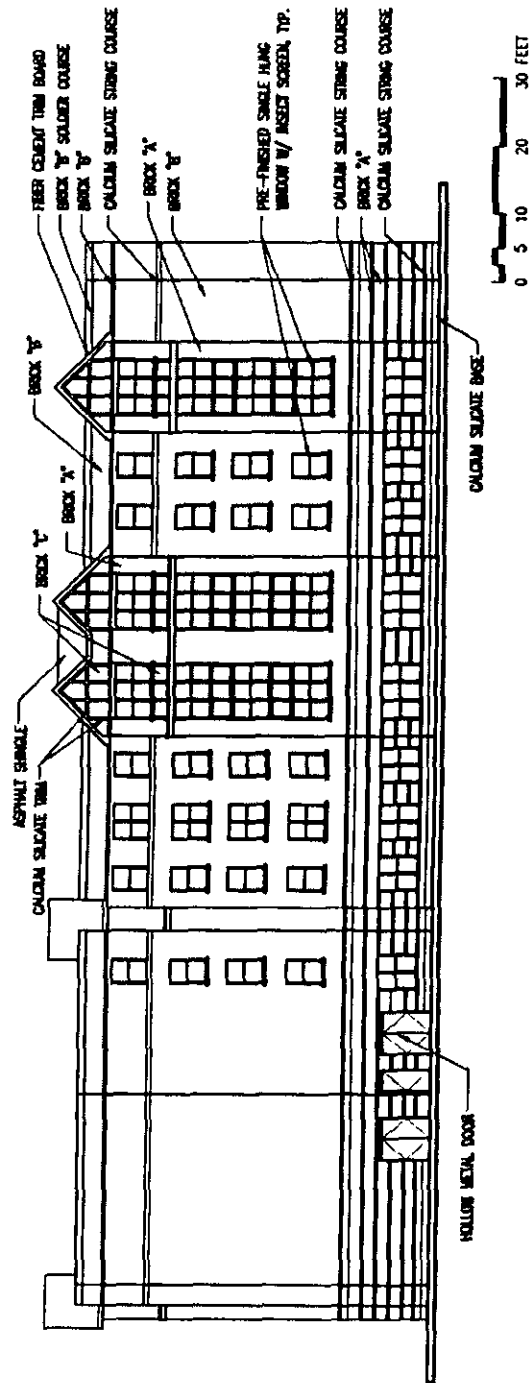
APPLICANT: SENIOR SUITES CHICAGO MIDWAY VILLAGE, LLC
 ADDRESS: 6700-6800 S. KEATING AVE., 4719-4751 W. MARQUETTE RD
 DATE: JANUARY 13, 2011
 REVISED: SEP 15, 2011

Elevations-Sub-Area C-North/West

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NORTH ELEVATION



WEST ELEVATION

APPLICANT: SENIOR SUITES CHICAGO MIDWAY VILLAGE, LLC
 ADDRESS: 6700-6800 S. KEATING AVE., 4719-4751 W. MARQUETTE RD.
 DATE: JANUARY 13, 2011
 REVISED: SEPTEMBER 15, 2011

Project Name:

Senior Suites of Midway Village

Project Location:

* Street Number (if the address only includes one street number please fill only the cell "From")

From*	To*	Direction	Street Name	Select Street Type
6730	6810	S	Keating	Ave

Ward No. Community Area No

13	65
----	----

Project Type:

Check applicable

Planned Development Redevelopment Agreement Zoning Change

PD No RDA No: From To

Public project Landmark

Project Size:

Total land area in sq ft	Total building(s) footprint in sq ft	Total vehicular use area in sq ft
84,139	77,120	

DPD Project Manager:

Enter First Name Last Name

BG/GR Matrix:

Select project category

Financial Incentives:

Check applicable

TIF Empowerment Zone Grant Class L

GRIF Ind. Dev. Revenue Bonds Class 6b

SBIF Bank Participation Loan Department of Housing & Economic Development

Land Sale Write Down

Density Bonus:

Check applicable

Public plaza & pocket park Water features in a plaza or pocket park

Chicago Riverwalk improvements Setbacks above the ground floor

Winter gardens Lower level planting terrace

Indoor through-block connection Green roof

Sidewalk widening Underground parking and loading

Arcades Concealed above-ground parking

Required per Zoning Code or Green Roof/Building Green Matrix To be Provided by the development*

Please fill, if applicable

Landscaping:

7' Landscape Setback	Square footage	0	0
Interior Landscape Area	Square footage	1905	6,000
No. of Interior Trees		16	62
No. of Parkway Trees		0	0

Open Space:

River Setback	Square footage	0	0
Private Open Space	Square footage	7,743	22960
Privately developed Public Open Space	Square footage	0	0

Stormwater Management (At-grade volume control):

Permeable paving	Square footage	1,825
Raingarden	Check applicable	<input checked="" type="checkbox"/>
Filter strip	Check applicable	<input checked="" type="checkbox"/>
Bioswale	Check applicable	<input checked="" type="checkbox"/>
Detention pond	Check applicable	<input checked="" type="checkbox"/>
Native landscaping	Square footage	15,000
Rain-water collection cistern/barrel	Gallons	30
Total impervious area reduction	Square footage	4,825

Other sustainable surface treatments:

Green roof	Square footage	0	0
Energy Star roof	Square footage	0	14,000
High-albedo pavement	Square footage		1825

Transportation:

No. of accessory parking spaces		0	55
Total no. of parking spaces (Accessory + Non- Acc)			55
No. of parking spaces dedicated to car sharing services (E.g. I-Go, Zip-Car)		0	0
No. of bicycle parking		14	14
Within 600 ft of CTA or Metra station entrance	Check if applicable		<input type="checkbox"/>

Building Certification:

- | | | |
|----------------------------------|--------------------------|-------------------------------------|
| Energy Star building | <input type="checkbox"/> | <input type="checkbox"/> |
| LEED certification | <input type="checkbox"/> | |
| LEED Certified | | <input checked="" type="checkbox"/> |
| LEED Silver | | <input type="checkbox"/> |
| LEED Gold | | <input type="checkbox"/> |
| LEED Platinum | | <input type="checkbox"/> |
| Chicago Green Homes | <input type="checkbox"/> | |
| Chicago Green Homes [one-star] | | <input type="checkbox"/> |
| Chicago Green Homes [two-star] | | <input type="checkbox"/> |
| Chicago Green Homes [three-star] | | <input type="checkbox"/> |

Energy efficiency strategies not captured above:

IE Other than Energy Star Roof - or Energy Star Building Certification.

Other sustainable strategies and/or Project Notes:

Weekly scheduled van trips for residents without vehicles for shopping, doctor's appointments, etc.

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17187
KWA



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

FROM: 
Andrew J. Mooney
Secretary
Chicago Plan Commission

DATE: September 16, 2011

RE: Proposed Amendment to Residential Planned Development No.
850 for the property generally located 6700-6800 South Keating Avenue
and 4719-4751 West Marquette Road

On September 15, 2011, the Chicago Plan Commission recommended approval of the proposed amendment submitted by Senior Suites Chicago Midway Village, LLC . A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Zoning and Land Use Planning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

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

FINAL FOR PUBLICATION

17187
FINAL

**REPORT
to the
CHICAGO PLAN COMMISSION
LINDA SEARL, CHAIRMAN
from
DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT**

SEPTEMBER 15, 2011

**FOR APPROVAL: PROPOSED AMENDMENT TO RESIDENTIAL PLANNED
DEVELOPMENT No. 850**

APPLICANT: SENIOR SUITES CHICAGO MIDWAY VILLAGE, LLC

**LOCATION: 6700 - 6800 SOUTH KEATING AVENUE;
4719 - 4751 WEST MARQUETTE ROAD;
CHICAGO, ILLINOIS**

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department Housing and Economic Development hereby submits this report and recommendation on a proposed amendment to Residential Planned Development No. 850 for your review and recommendation to the Chicago City Council. The application for this amendment to the Chicago Zoning Ordinance was introduced into the City Council on January 13, 2011. Notice of the public hearing was published in the Chicago Sun-Times on August 31, 2011. The applicant was separately notified of this public hearing.

The applicant, Senior Suites Chicago Midway Village, LLC, proposes to amend Residential Planned Development No. 850, located in the West Lawn Community Area. The applicant proposes to amend the Planned Development to create a third subarea, increase the maximum number of dwelling units from 198 to 239, and replace four planned two-story condominium buildings with a five-story elderly rental building. Creation of a new subarea and an increase in the number of dwelling units require a legislative amendment to the Planned Development.

BACKGROUND

Residential Planned Development No. 850 was approved by the Chicago City Council November 6, 2002, for an approximately 5.69-acre site bounded by West Marquette Road (67th Street) on the north, South Cicero Avenue on the west, Chicago Belt Line Railroad tracks and yard on the south, and the Chicago Park District's Park No. 484 and Mariano Azuela School on the east.

The Planned Development was divided into two subareas, 1.80-acre Subarea A at the

north end along W. Marquette Road and 3.89-acre Subarea B to the south. Development of Subarea A was to consist of a six-story building with 126 elderly independent living units. Subarea B was to consist of 72 condominium units for the elderly in six two-story buildings.

SITE AND AREA DESCRIPTION

The Subarea A mid-rise building and two of the six condominium buildings have been built. The City was the developer of the Subarea B condominiums and retains ownership of the unbuilt portions of the Subarea B land (approximately 1.93 acres).

The six-story Subarea A elderly building is "L"-shaped, open to the northwest. This orientation keeps the residential units as far as possible from the traffic and noise of S. Cicero Avenue. The space between the arms of the "L" is occupied by a landscaped open space with a walking trail and a storm water retention basin. The building is clad in red brick with stone accents.

The two Subarea B condominium buildings contain twelve units each, four on the ground floor, along with garages, and eight on the second floor. These buildings are also clad in red brick with stone accents.

The site is bordered by a single-family residential neighborhood across W. Marquette Road (W. 67th Street) on the north. To the east lies the Chicago Public Schools' recently constructed Mariano Azuela School and the Chicago Park District's Park No. 484, run by the Midway Baseball Association for youth baseball programs. To the south lie the Belt Railroad's Clearing yards.

The west side of the site is bounded by the embankment of six-lane Cicero Avenue as it rises to cross over the Belt Railroad yards. On the far side of Cicero Avenue lies a commercial area and an industrial park, all in the Village of Bedford Park. Midway Airport is a half-mile to the north.

Public transportation is provided by the CTA's #54B (South Cicero) bus and by five PACE bus routes on S. Cicero Avenue (#379, #382, # 383, #384, and #385). All of these buses serve both the CTA Orange Line terminal at Midway and the Ford City Shopping Center. The site lies within the 67th/ Cicero Tax Increment Finance District.

PROJECT DESCRIPTION

The applicant proposes to re-designate the south 1.93 acres of Subarea B as a new Subarea C and then construct a five-story senior rental building with 89 dwelling units on the site. The "L"-shaped building would open to the southwest, facing a landscaped courtyard. The main entrance would be at the northeast corner of the building next to S. Keating Avenue, a private street that connects all three portions of the development to W. Marquette Road. In addition to the 89 residential dwelling units, the project would contain approximately 5,000 square feet of common areas for use by the residents. The 2,500 square-foot Club-Lounge on the ground floor would include a library, a community room, and dining facilities. Other areas would include game tables, physical

fitness facilities, and a computer lab.

DESIGN

Like the senior building at the northern end of the Planned Development, this building would be clad in red brick with accents in lighter-colored brick and stone. The sloped roof would feature peaked gables over the major window bays.

The doors of the main entrance would open on to the drop-off drive. The windows would be metal-framed. Where the dining room faces the landscaped yard, the facade would have floor-to-ceiling storefront windows.

ACCESS and CIRCULATION

The private street, S. Keating Avenue, would connect the building to W. Marquette Road. Approximately 55 parking spaces would be provided along S. Keating Avenue, along the north side of the building, and in parking lot north of the building. The loading area would be located along the west side of the building.

A sidewalk along S. Keating Avenue would connect the front entrance to W. Marquette Road. Another walk along the west property line would connect the building to the landscaped open space in Subarea A. Also, shuttle service to shopping and social activities would be provided for the residents.

LANDSCAPING and SUSTAINABILITY

Over a half-acre of open space including areas of native landscaping, naturalized rain gardens, a storm water retention basin, a patio deck, and meandering walkways would lie at the southwest corner of the site and be available to the residents. Additional trees would be planted S. Keating Avenue and the north side of the building. The south and west property lines of the site would be enclosed by a four-foot decorative metal fence. Along S. Keating Avenue, a six-foot wood fence would screen the street and parking from the adjacent public park. Gates in the fence, however, would allow residents to conveniently use the park.

Because at least 20% of the building's units would be affordable, the building is not required to provide a vegetated ("green") roof. However, an Energy Star-rated roof will be provided. The building will be LEED-certified.

Storm water runoff will be managed by incorporating permeable pavement in portions of the hardscape at the patio areas, filter strips and/or bio-swales at the perimeters of the parking lots, a naturalized detention basin, and rain gardens with native plants.

RECOMMENDATION

The Department of Housing and Economic Development has reviewed the project materials submitted by the applicant and has concluded that the proposed amendment



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DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

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**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No. 850
(6700 - 6800 SOUTH KEATING AVENUE;
4719 - 4751 WEST MARQUETTE ROAD)**

RESOLUTION

WHEREAS, the applicant, Senior Suites Chicago Midway Village, LLC, proposes to amend Residential Planned Development No. 850, located in the West Lawn Community Area; and

WHEREAS, the application proposes to amend the Planned Development to extend to create a new subarea and to increase the number of residential units to 239, in order to construct a five-story, 89-unit senior rental building with off-street parking; and

WHEREAS, the application has been submitted as a mandatory amendment to the Planned Development because all of the proposed changes require legislative action; and

WHEREAS, an application for Planned Development amendment approval was introduced into the City Council on January 13, 2011; and

WHEREAS, notice of the public hearing to consider the application was published in the Chicago Sun-Times on August 31, 2011; the applicant was notified of the hearing; and the proposed Planned Development application was considered at a public hearing by this Plan Commission on September 15, 2011; and

WHEREAS, this Plan Commission has reviewed the application with respect to the Planned Development provisions of the Chicago Zoning Ordinance and finds that the proposal would be consistent with that ordinance; and

WHEREAS, the Department of Housing and Economic Development recommended approval of the application, which recommendation and the reasons therefore are contained in the Department's written report dated

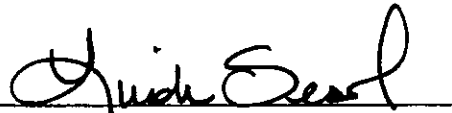
September 15, 2011, a copy of which is attached hereto and made a part hereof; and

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WHEREAS, the Chicago Plan Commission has fully reviewed the application and all information submissions associated with the proposed development, the report and recommendation of the Department of Housing and Economic Development, and all other testimony presented at the public hearing held on September 15, 2011, giving due consideration to the Planned Development Standards and Guidelines contained in the Chicago Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

THAT this Plan Commission recommend approval of the attached amended Planned Development Ordinance to the City Council Committee on Zoning and forward the Report of the Department of Housing and Economic Development, dated September 15, 2011, as the findings of this Plan Commission regarding same.



Linda Searl, Chairman
Chicago Plan Commission

Approved: September 15, 2011

RPD No. 850, as amended

to Residential Planned Development No. 850 would be appropriate for the site and that the project meets the review criteria for planned developments set forth in the Zoning Ordinance (Section 17-13-0900).

1. The project complies with the Standards and Guidelines for Planned Developments in the Zoning Ordinance (Section 17-8-0900).
 - a. Compliance with Zoning. The proposed amended Planned Development conforms with the standards and requirements of the site's zoning prior to the original establishment of the Planned Development (RT4 Residential, Two-Flat, Townhouse and Multi-Unit District). The proposed maximum overall 1.0 Floor Area Ratio (F.A.R.) is less than the maximum in the RT4 district (1.20). All the uses proposed by the application are allowed in the RT4 district; the proposed setbacks, and the parking and loading provisions comply with the Code. The height of the new building proposed for the site (approximately 47 feet) will exceed the RT4 district's 38-foot height limit for principal residential buildings by nine feet. The building will, however, be shorter than the existing building in Subarea A by approximately eight feet.
 - b. Approved Plans. This site lies within the 67th/Cicero Tax Increment Finance District. With the recommendation of the Chicago Plan Commission, the Chicago City Council, in 2002, approved a Redevelopment Plan for the area, including a Land Use Plan. That Land Use Plan called for residential development at this site. The proposed project conforms to that plan, with its addition of 89 senior rental units to the 150 units already constructed.
 - c. Transportation, Traffic Circulation and Parking. The Zoning Code requires elderly housing to provide parking spaces for at least 33% of the residential units. The 55 parking spaces to be provided will represent 62% of the units. The site is served by bus service along S. Cicero Avenue, but the management will also provide a private shuttle service to shopping and social activities. The Midway terminal of the CTA's Orange Line is a half-mile to the north.
 - d. Pedestrian Orientation. Although the building will have no effective frontage on a public street - Cicero Avenue is on an elevated embankment - the ground floor of the building will feature windows and perimeter landscaping.
 - e. Urban and Building Design. The new building's elevations will include windows on all sides and brick and stone cladding. The roof lines would be broken up by peaked gables over the major window bays.

2. The proposed development is compatible with the character of the surrounding area in terms of uses, density and building scale.
 - a. The proposed residential use of the site (senior rental housing) continues the existing development within the Planned Development. Development to the north is also residential, although mostly single-family. The scale of the proposed five-story building, as that of the existing six-story building at the north end of the Planned Development, is mitigated by the elevated S. Cicero Avenue roadway, the large amounts of open land around the site (railroad yards and public park), and the generous setbacks from the property lines.

3. The public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy.
 - a. The proposed Planned Development has been reviewed by the Chicago Department of Transportation and all requested changes have been made. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed in the revised application.

Based on the foregoing, it is the recommendation of the Department of Housing and Economic Development that the revised application for an amended Planned Development be approved and that the recommendation to the City Council Committee on Zoning be: "As Revised, Passage Recommended."

Department of Housing and Economic Development

Initial Meeting Agenda (Draft)
The Condominiums of Autumn Green at Midway Village Condominium Association
8/31/11 at 5 30 pm at 6700 S. Keating Avenue

- I. Call to Order
- II. Determine Quorum
- III. Election of Five Directors
 - A. Introduce 3 existing Directors
 - B. Review/Solicit nominees for 5 positions
 - C. Vote for Board of Directors
 - D. Board Election Results
- IV. Elect Officers
 - A. Five newly elected Board Members vote for President, Secretary, and Treasurer
 - B. Officer Election Results
- IV. Turnover of Documents by Declarant
 - A. Copies of financials provided to new Board Members. Other required documents will be transferred within 60 days.
 - B. Schedule open meeting of the Board members to discuss the financials, contracts, and budget (within 60 days of today's meeting)
- V. Miscellaneous/Old Business
 - A. Proposed Senior Suites Development
 - 1. Questions & Answers
 - 2. Reaffirm Condominium Association's ongoing support by vote of the Voting Members
 - B. Process for Approving Storm Doors and/or other Common Area Improvements
- VI. Close Meeting

The first Annual Meeting will take place on Tuesday, December 13, 2011. A new Board of Directors will be elected to one- and two-year terms at that time.



Senior Lifestyle Corporation
111 E Wacker Drive, Suite 2200
Chicago, Illinois 60601
Main 312.673 4333
FAX. 312 673 4430
www.seniorlifestyle.com

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August 9, 2011

Ms. Carolyn Alcaraz
6710 S. Keating Avenue, Unit 206
Chicago, Illinois 60638

Re: The Condominiums of Autumn Green at Midway Village Condominium Association

Dear Voting Member of the Condominium Association:

Pursuant to Section 5.04 of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Condominiums of Autumn Green at Midway Village, the initial meeting of the Voting Members shall be held at 5:30 p.m. on Wednesday, August 31, 2011. The meeting will be held at 6700 S. Keating Avenue.

At this meeting, the Voting Members shall elect a new Board consisting of five (5) members. The three (3) receiving the highest number of votes shall be elected to a term of two (2) years, and the two (2) persons receiving the next highest number of votes shall be elected for a term of one (1) year.

We look forward to seeing you at the meeting. If you have any questions, please feel free to call me at 312-673-4376

Very truly yours,

Robert Gawronski
Vice President of Development and Acquisitions



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Main: 312 673.4333
FAX: 312 673 4430
www.seniorlifestyle.com

August 9, 2011

Ms. Leda Benedetti
6710 S. Keating Avenue, Unit 103
Chicago, Illinois 60638

Re: The Condominiums of Autumn Green at Midway Village Condominium Association

Dear Voting Member of the Condominium Association:

Pursuant to Section 5.04 of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Condominiums of Autumn Green at Midway Village, the initial meeting of the Voting Members shall be held at 5:30 p.m. on Wednesday, August 31, 2011. The meeting will be held at 6700 S. Keating Avenue.

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August 9, 2011

Mr. Thomas and Mrs. Jovita Juarez
6710 S. Keating Avenue, Unit 101
Chicago, Illinois 60638

Re: The Condominiums of Autumn Green at Midway Village Condominium Association

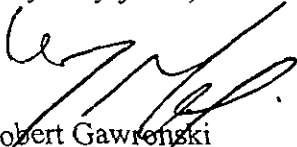
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Robert Gawronski
Vice President of Development and Acquisitions



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August 9, 2011

Mr. Gene Kapanowski
6710 S. Keating Avenue, Unit 201
Chicago, Illinois 60638

Re: The Condominiums of Autumn Green at Midway Village Condominium Association

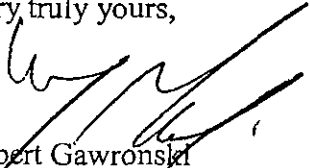
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We look forward to seeing you at the meeting. If you have any questions, please feel free to call me at 312-673-4376.

Very truly yours,


Robert Gawronski
Vice President of Development and Acquisitions

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Chicago, Illinois 60601
Main 312 673 4333
FAX 312 673 4430
www.seniorlifestyle.com

August 9, 2011

Ms. Earnestine Russell
6710 S Keating Avenue, Unit 202
Chicago, Illinois 60638

Re The Condominiums of Autumn Green at Midway Village Condominium Association

Dear Voting Member of the Condominium Association:

Pursuant to Section 5.04 of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Condominiums of Autumn Green at Midway Village, the initial meeting of the Voting Members shall be held at 5:30 p.m on Wednesday, August 31, 2011. The meeting will be held at 6700 S. Keating Avenue.

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We look forward to seeing you at the meeting. If you have any questions, please feel free to call me at 312-673-4376.

Very truly yours,

Robert Gawfonski
Vice President of Development and Acquisitions



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August 9, 2011

John & Clara Velazquez/Griffith
6710 S. Keating Avenue, Unit 104
Chicago, Illinois 60638

Re: The Condominiums of Autumn Green at Midway Village Condominium Association

Dear Voting Member of the Condominium Association:

Pursuant to Section 5.04 of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Condominiums of Autumn Green at Midway Village, the initial meeting of the Voting Members shall be held at 5:30 p.m. on Wednesday, August 31, 2011. The meeting will be held at 6700 S. Keating Avenue.

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We look forward to seeing you at the meeting. If you have any questions, please feel free to call me at 312-673-4376.

Very truly yours,

Robert Gawronski
Vice President of Development and Acquisitions

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August 9, 2011

Ms Rhoda Johnson
6710 S. Keating Avenue, Unit 207
Chicago, Illinois 60638

Re: The Condominiums of Autumn Green at Midway Village Condominium Association

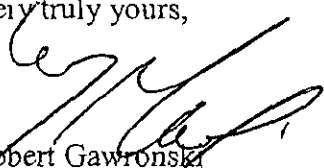
Dear Voting Member of the Condominium Association:

Pursuant to Section 5.04 of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Condominiums of Autumn Green at Midway Village, the initial meeting of the Voting Members shall be held at 5:30 p.m. on Wednesday, August 31, 2011. The meeting will be held at 6700 S Keating Avenue

At this meeting, the Voting Members shall elect a new Board consisting of five (5) members. The three (3) receiving the highest number of votes shall be elected to a term of two (2) years, and the two (2) persons receiving the next highest number of votes shall be elected for a term of one (1) year.

We look forward to seeing you at the meeting. If you have any questions, please feel free to call me at 312-673-4376.

Very truly yours,


Robert Gawronski
Vice President of Development and Acquisitions



**SENIOR
LIFESTYLE**
CORPORATION

Senior Lifestyle Corporation
111 E Wacker Drive, Suite 2200
Chicago, Illinois 60601
Main 312 673 4333
FAX 312 673 4430
www.seniorlifestyle.com

August 9, 2011

Joseph, Shirley, and Tamara Hernandez
6720 S. Keating Avenue, Unit 101
Chicago, Illinois 60638

Re: The Condominiums of Autumn Green at Midway Village Condominium Association

Dear Voting Member of the Condominium Association:

Pursuant to Section 5.04 of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Condominiums of Autumn Green at Midway Village, the initial meeting of the Voting Members shall be held at 5:30 p.m. on Wednesday, August 31, 2011. The meeting will be held at 6700 S. Keating Avenue.

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**SENIOR
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August 9, 2011

Bernice Szymanski
6720 S Keating Avenue, Unit 201
Chicago, Illinois 60638

Re: The Condominiums of Autumn Green at Midway Village Condominium Association

Dear Voting Member of the Condominium Association:

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August 9, 2011

Alfred and Veronica Marquez
6720 S. Keating Avenue, Unit 204
Chicago, Illinois 60638

Re. The Condominiums of Autumn Green at Midway Village Condominium Association

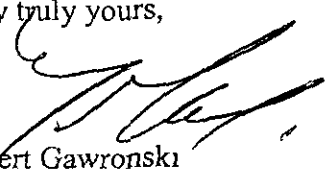
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Vice President of Development and Acquisitions



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August 9, 2011

Jose & Emma Garcia
6720 S. Keating Avenue, Unit 102
Chicago, Illinois 60638

Re: The Condominiums of Autumn Green at Midway Village Condominium Association

Dear Voting Member of the Condominium Association:

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August 9, 2011

Phyliss & Robert Washington
6720 S. Keating Avenue, Unit 104
Chicago, Illinois 60638

Re: The Condominiums of Autumn Green at Midway Village Condominium Association

Dear Voting Member of the Condominium Association:

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SENIOR
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August 9, 2011

Maude Hall
6720 S. Keating Avenue, Unit 103
Chicago, Illinois 60638

Re: The Condominiums of Autumn Green at Midway Village Condominium Association

Dear Voting Member of the Condominium Association:

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August 9, 2011

Beverly Shorty
6720 S. Keating Avenue, Unit 203
Chicago, Illinois 60638

Re: The Condominiums of Autumn Green at Midway Village Condominium Association

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