



City of Chicago



SO2021-2133

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/26/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 24-D at 9619-9645 S Cottage Grove Ave - App No. 20729
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE
ORDINANCE

**FINAL FOR
PUBLICATION**

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 M1-2, Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 24-D in the area bounded by:

a line 854.08 feet south of and parallel to East 95th Street as measured along the east line of South Cottage Grove Avenue; a line beginning at a point 280 feet east of South Cottage Grove Avenue and extending 69.09 feet southeast at 7 degrees, 37 minutes, and 9 seconds; a line beginning at the end point of last said line and extending 9.75 feet southeast at 10 degrees, 16 minutes, and 7 seconds; a curve convex southwesterly beginning at the end point of last said line with a radius 296.94 feet and a length of 261.24 feet; a line beginning at the end point of last said curve and extending 179.80 feet northwesterly at 75 degrees, 38 minutes, 26 seconds; a line 1,121.01 feet south of and parallel to East 95th Street as measured along the east line of South Cottage Grove Avenue; and South Cottage Grove Avenue,

to those of B2-3, Neighborhood Mixed-Use District.

SECTION 2: That the Chicago Zoning Ordinance be amended by changing all of the B2-3, Neighborhood Mixed-Use District symbols and indications as shown on Map Number 24-D in the area bounded by:

a line 854.08 feet south of and parallel to East 95th Street as measured along the east line of South Cottage Grove Avenue; a line beginning at a point 280 feet east of South Cottage Grove Avenue and extending 69.09 feet southeast at 7 degrees, 37 minutes, and 9 seconds; a line beginning at the end point of last said line and extending 9.75 feet southeast at 10 degrees, 16 minutes, and 7 seconds; a curve convex southwesterly beginning at the end point of last said line with a radius 296.94 feet and a length of 261.24 feet; a line beginning at the end point of last said curve and extending 179.80 feet northwesterly at 75 degrees, 38 minutes, 26 seconds; a line 1,121.01 feet south of and parallel to East 95th Street as measured along the east line of South Cottage Grove Avenue; and South Cottage Grove Avenue,

to those of Planned Development [___], which is hereby established in the area above described, subject to such use and bulk regulation as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage and due publication.

COMMON ADDRESS: 9619 - 9645 South Cottage Grove Avenue

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Business Planned Development No. _____ (the "Planned Development") consists of a net site area of approximately 88,020 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The applicant for this Planned Development is Trinity 95th & Cottage Grove Planned Community Development Series, LLC (the "Applicant").

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 any owner of the Property, as applicable, or its successors, assigns or grantees, which require such reviews, approvals or permits. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation ("CDOT") on behalf of the applicable Property owner, its successors, assigns or grantees, seeking such action.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans (as defined below).

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. The Applicant shall cooperate with CDOT to ensure the design of any adjacent public way is acceptable and consistent with surrounding public way and CDOT plans. The site plan shall detail the specific improvements and necessary infrastructure upgrades, which shall be incorporated into the site plan approval.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between CDOT'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 CDOT's Division of Infrastructure Management:

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

The Perimeter Restoration Agreement must be executed prior to any CDOT and DPD Part II review permitting. The Perimeter Restoration Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with CDOT'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 CDOT'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 CDOT.

4. This Planned Development consists of 18 Statements; a Bulk Regulations and Data Table and the following Exhibits:

- Exhibit 1 Existing Zoning Map
- Exhibit 2 Land Use Map
- Exhibit 3 Planned Development Boundary and Property Line Map
- Exhibit 4 Planned Development Site Plan
- Exhibit 5 Elevations
- Exhibit 6 Landscape Plans

prepared by Johnson and Lee Architects (collectively, the "Plans"). In addition, attached hereto as Exhibit A is an Affordable Requirements Ordinance Profile Form. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Chicago 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 within the Planned Development: multi-unit residential (on and above the ground floor); elderly housing; townhouse; community garden; and office.

Parking/Loading:

- a. Minimum Parking Requirements for uses are as follows and must comply with the requirements of Section 17-10-1000 (parking area design):

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1. Residential:

- (i) (Multi-Unit, nongovernment-subsidized; based on zoning):
 - o 1 space per unit
- (ii) (Multi-Unit, government-subsidized; based on unit size)
 - o Less than 600 sq. ft. 0.33 spaces per unit
 - o 600 – 1,200 square feet 0.70 spaces per unit
 - o 1,201+ square feet 1 space per unit
- (iii) Elderly Housing
 - o 0.33 spaces per unit

(Note: DPD may consider granting further reductions for government-subsidized units based on transit availability, auto availability, income levels, availability of shopping and services within walking distance and other pertinent factors).

2. Non-residential: In accordance with Section 17-10-0207

- b. Loading. Per site plan approval and in substantial conformance with the loading standards applicable to uses in the B2-3 Neighborhood Mixed-Use District. The location of loading berths shall be subject to the review of CDOT and the approval of DPD. Loading requirements may be reduced or required loading may be shared by more than one parcel, subject to the review and approval of CDOT and DPD.
- c. Minimum Bicycle Parking Spaces
 - o Residential 1 per 2 auto spaces
 - o Non-residential In accordance with Section 17-10-0207

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.

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8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations and Data 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 approximately 88,020 square feet and a base FAR of 3.0.

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 and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

10. The Site and Landscape Plan 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 Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for any use contemplated herein which is located or established in, on, over or above the improvements, facilities and spaces undertaken in accordance with the Plans other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance).

Future development ("Phase 2"), which shall follow construction of the Phase 1 development, will be subject to Site Plan Approval by the Zoning Administrator, following review and comment by DPD design review and courtesy presentation before Chicago Plan Commission, subject to this Statement 11 and 17-13-0610 of the Chicago Zoning Ordinance

Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance), for Phase 2, the Applicant shall submit a site plan, landscape plan and building elevations for review and approval by DPD. Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than the total site area of the Property, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest adjacent property. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such site plan approval. Following approval of a Site Plan Submittal by the Commissioner, the approved

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plan shall be kept on permanent file with DPD and shall be deemed to be an integral part of this Planned Development.

After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement [13__]. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and
- statistical information applicable to the subject area, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to this Planned Development.

12. 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.

13. Subject to the provisions of Statement No. 2 of this Planned Development, 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 titleholders and any ground lessors.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes and enables universal access throughout the Property as required by law. Plans for all new buildings and improvements on the Property constructed after the date hereof 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.

15. 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.

16. 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

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contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to 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.

17. The Applicant acknowledges and agrees that the rezoning of the Property from an M1-2 Limited Manufacturing/Business Park District to B2-3, Neighborhood Mixed-Use District and then to this 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 PD is located in a "low-moderate income area" within the meaning of the ARO and permits the construction of 132 dwelling units. The Applicant intends to construct a 132-unit development (70 dwelling units in Phase 1 and 62 dwelling units in Phase 2).

Developers of rental projects in low-moderate income areas must provide 10% of the units in the residential development as affordable units at a weighted average of 60% of the AMI. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person

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households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

Phase 1 is approved for a total of 70 dwelling units. As a result, the Applicant's affordable housing obligation is 7 affordable units (10% of 70) (the "Phase 1 ARO Units"). The Applicant has agreed to satisfy its affordable housing obligation by providing all 7 affordable units on-site in the residential building to be constructed in Phase 1, as set forth in the Affordable Housing Profile ("AHP") attached hereto. Phase 2 is approved for a total of 62 dwelling units. As a result, the Applicant's affordable housing obligation is 6.2 affordable units (10% of 62) (the "Phase 2 ARO Units"). Pursuant to subsection (T) of the ARO, the Applicant must either pay a fractional in lieu fee or provide an additional unit on-site or off-site to satisfy the fractional obligation. The Applicant has agreed to satisfy its affordable housing obligation by providing 7 affordable units on-site in the residential buildings to be constructed in Phase 2, as set forth in the AHP. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60% of the Chicago Primary Metropolitan Statistical Area Median Income ("AMI"), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80% of the AMI, (y) at least one-third must be affordable to households at or below 50% of the AMI, of which one-sixth must be affordable to households at or below 40% of the AMI, and (z) all income levels must be multiples of 10% of the AMI. Consistent with the ARO and except as otherwise provided in this Statement 17, the ARO units may be established in phases, concurrently with and proportionate to the number of market-rate units constructed during any particular phase, such that the number of ARO units established may exceed (temporarily, and subject to reduction in later phases), but shall not be less than (even if temporarily), the percentage and number of ARO units that would be required by the ARO and this Statement 17 based on the aggregated number of market-rate units actually constructed.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this PD, DOH may adjust the AHP as requested, in accordance with the ARO, without amending the PD, provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to the Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement (IHA), in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against all Subareas of the PD and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 17, including any breach of any IHA, and enter into settlement agreements with

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respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

Notwithstanding the foregoing, if the Applicant receives Low-Income Housing Tax Credits or other financial assistance from the City, and the affordability requirements for such financing (the "Financing Requirements") exceed the ARO requirements, then the Financial Requirements shall govern the Applicant's obligation to provide affordable housing in such subsidized portions of the PD.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this PD. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

18. Construction of the improvements contemplated by this Planned Development may be completed in phases over a period of years. Unless construction of the first phase of development on the Property has commenced within six years following adoption of this Planned Development (subject to extension for one additional year as set forth in Section 17-13-0612 of the Chicago Zoning Ordinance), then this Planned Development shall lapse, and the Zoning Administrator shall initiate a Zoning Map Amendment to rezone this Planned Development to B2-3, Neighborhood Mixed-Use District.

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**RESIDENTIAL BUSINESS PLANNED DEVELOPMENT
BULK REGULATIONS AND DATA TABLE**

Site Area

Gross Site Area	98,691.60 sq. ft.
Public Right-of-Way:	10,671.60 sq. ft.
Net Site Area:	88,020 sq. ft.

Floor Area Ratio & Buildable Area

Floor Area Ratio:	3.0
Maximum Floor Area:	3.0 x 88,020 = 264,060 sq. ft.

	<u><i>Phase 1 Development</i></u>	<u><i>Phase 2 Development</i></u>	<u><i>Total</i></u>
<u>Maximum Dwelling Units</u>	70	62	132

Minimum Off-Street Parking Spaces

Residential Uses:	Per PD Statement 5(a) 1. (i)-(iii) and Code Section 17-10-0207
Non-Residential Uses:	Per PD Statement 5(a) 2. and Code Section 17-10-0207

Minimum Off-Street Loading Spaces

Per PD Statement 5(b) and Code Section 17-10-1100

<u>Maximum Building Height</u>	66 feet	66 feet
<u>Minimum Setbacks</u>	Per plans	Per plans

ARO Affordable Housing Profile Form (AHP)

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Date: 11/10/2021

DEVELOPMENT INFORMATION

Development Name: Imani Village Senior Residences, Phase I

Development Address: 9633 S. Cottage Grove Rd., 60628

Zoning Application Number, if applicable:

Ward: 8

If you are working with a Planner at the City, what is his/her name? Erika Selke

Type of City Involvement

check all that apply

☐

City Land

☒

Planned Development (PD)

☐

Financial Assistance

☒

Transit Served Location (TSL) project

☐

Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

☒

ARO Web Form completed and attached - or submitted online on

☒

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)

☒

If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)

☐

If ARO units proposed are off-site, required attachments are included (see next page)

☐

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION

Developer Name Trinity 95th & Planned Community Development, LLC

Developer Contact Patricia L. Eggleston

Developer Address 400 W. 95th Street, 60628

Email peggles358@aol.com

Developer Phone 773-793-6068

Attorney Name Carol Stubblefield

Attorney Phone 312-628-7021

TIMING

Estimated date marketing will begin August, 2023

Estimated date of building permit* November, 2022

Estimated date ARO units will be complete December, 2023

*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

Patricia Eggleston

Developer or their agent

11/24/2021

Date

11/24/2021

Date

ARO PROJECT MANAGER. DOH



AFFORDABLE REQUIREMENTS ORDINANCE

ARO Web Form

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Applicant Contact Information

Name: carol Stubblefield Attorney

Email: cstubblefield@NealandLeroy.com

Development Information

Address

Printed Date: 11/02/2021

Number From: 9633 Number To: N/A Direction: S

Street Name: Cottage Grove ave.

Postal Code: 60628

Development Name

Imani Village Senior Residences

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: Project is subject to Section 2-44-085 (2021 ARO)

Information

Ward: 8

ARO Zone: Low-Moderate Income Area

Details

ARO Trigger: ZC

Total Units: 132

Development Type: Rent

TSL Project: TSL-or FAR doesn't exceed 3.5

Date Submitted: 11/02/2021

Requirements

Affordable Units: 13.2 (10% of 132 total dwelling units)

How do you intend to meet your required obligation

On-Site: 14 Off-Site: 0

On-Site to CHA or Authorized Agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units: 14 In-Lieu Fee Owed: 0

Phase 1:

ARO Obligation: 7 (10% of 70 total dwelling units); to be provided on-site in the rental development.

Proposal:

Project Name	Imani Village Senior Residences
Zoning Application number, if applicable	
Address	9633 S. Cottage Grove Ave
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?	\$1.08
Total Units In Project	70
Total Affordable units	70

Summary							
unit type	market rate			ARO			affordable v. market square footage
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage	
studio	0	0%	0	0	0%	0	#DIV/0!
one-bed	0	0%	0	60	86%	577	#DIV/0!
two-bed	0	0%	0	10	14%	760	#DIV/0!
three-bed	0	0%	0	0	3%	0	#DIV/0!
four-bed	0	0%	0	0	0%	0	#DIV/0!

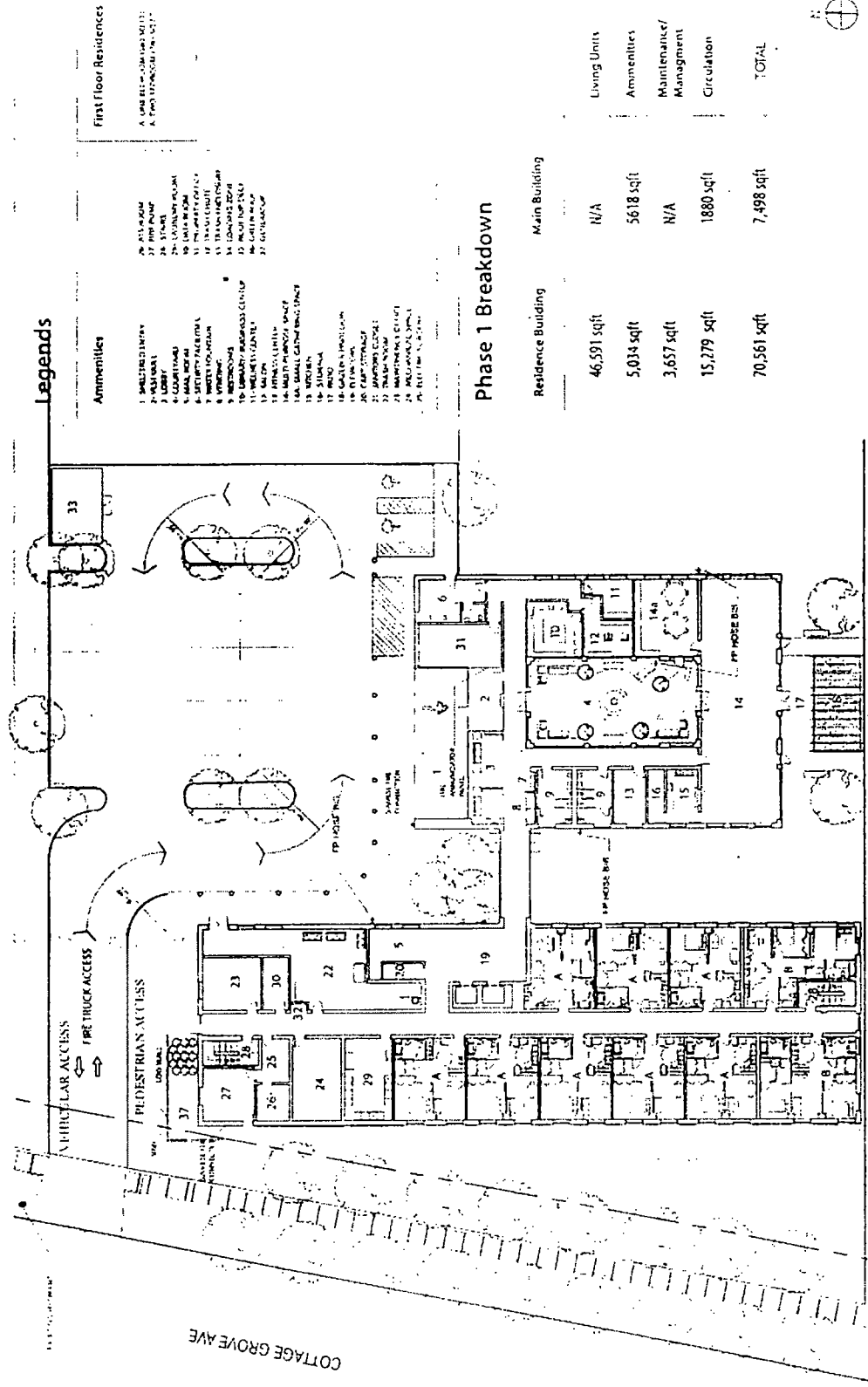
Phase 2: 6.2 (10% of 62 total dwelling units); to be provided on-site in the rental development

This residential development proposal is approved as exceeding the ARO requirements. If the Applicant does not receive LIHTC or other financial assistance and, as a result, the affordability does not exceed the ARO requirements, then the Applicant shall revised and resubmit the AHP to DOH for review and approval.

LOT SIZE
 PHASE 1 - 63,789 SQ FT
 PHASE 2 - 24,232 SQ FT
 PUBLIC WAY - 10,671 SQ FT
 OPEN SPACE
 DIST. TO SITE BOUNDARY
 SITE BOUNDARY
 PD BOUNDARY

PROPERTY LINE
 PD BOUNDARY
 PROPOSED PHASE 1101 LINE
 PHASE 1 PARKING: 20 SPACES
 PHASE 2 PARKING: 20 SPACES
 DEPRESSION CUB
 PHASE 15 STORY APARTMENT BUILDING
 70 UNITS
 COTTAGE GROVE AVE
 METRA RAIL
 NEW ADA RAMP
 VEHICULAR ACCESS
 PEDESTRIAN ACCESS
 15'-0" SE BACK
 17'-2 1/2"

PLAN DIMENSIONS AND BOUNDARIES / OPEN SPACE + LANDSCAPING

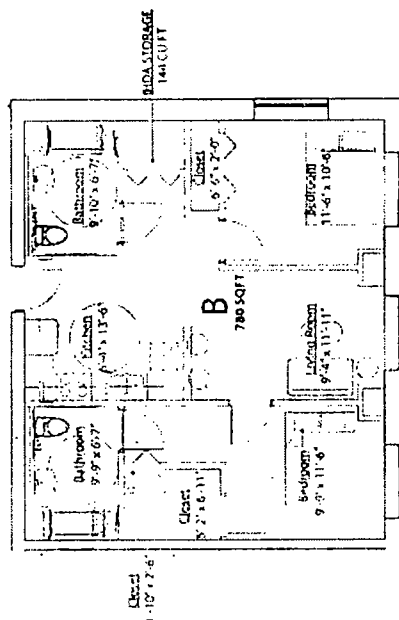
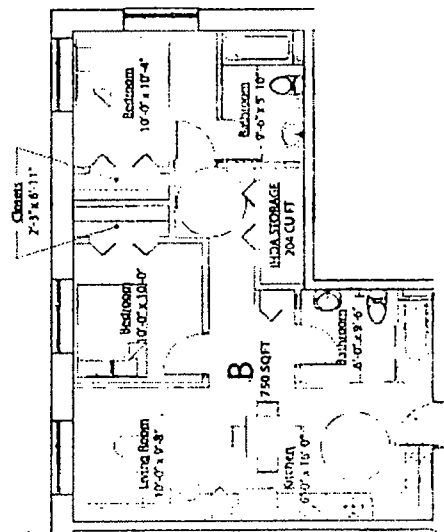
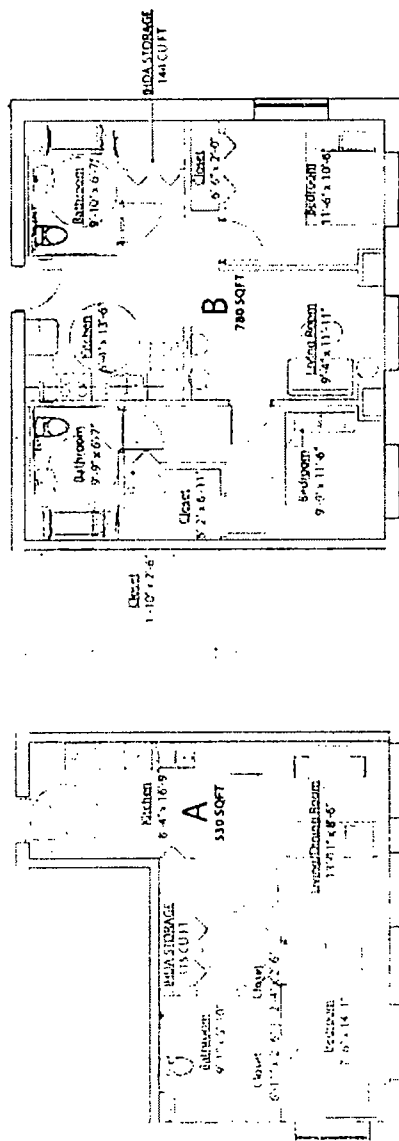
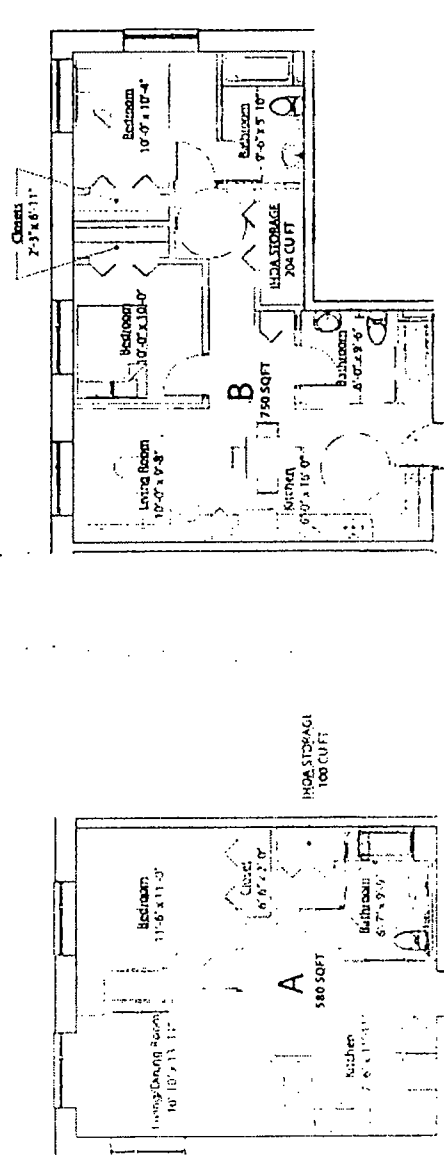




- SYMBOL LEGEND
- A. OFFICE/MEETING ROOM
 - B. CONFERENCE ROOM
 - C. HALLWAY
 - D. TRANSIT AREA
 - E. STORAGE UNIT
 - F. STAIR



TYPICAL FLOOR PLANS



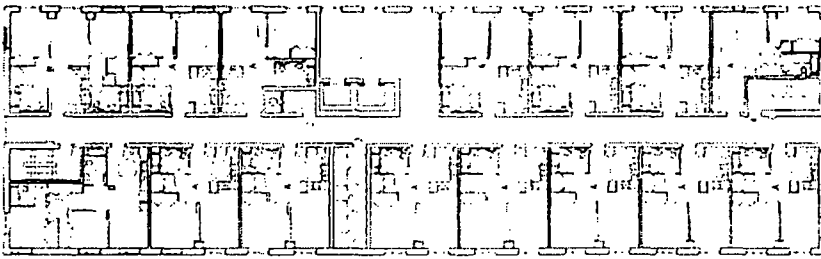
TYPICAL FLOOR PLANS ENLARGED

INCOME BREAKDOWN

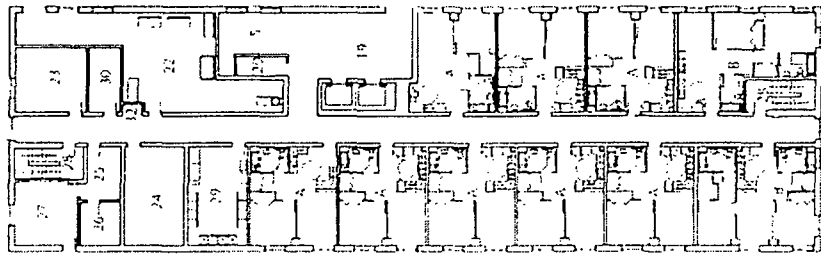
13	1BRs @ 30% AMI
3	2BRs @ 30% AMI
47	1BRs @ 60% AMI
7	2BRs @ 60% AMI

RESIDENTIAL LEGEND

- A- ONE BEDROOM (577 SQ. FT.)
- B- TWO BEDROOM (760/783 SQ. FT.)

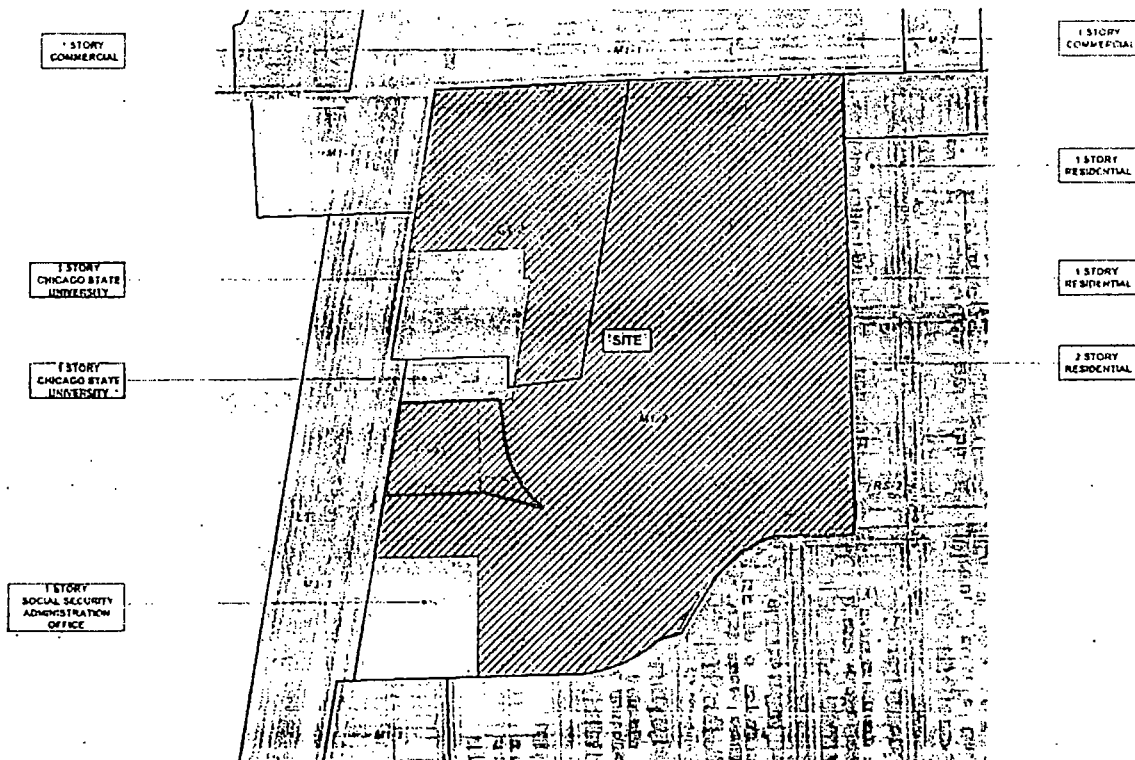


TYPICAL FLOOR



FIRST FLOOR

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IMANI VILLAGE SENIOR RESIDENCES

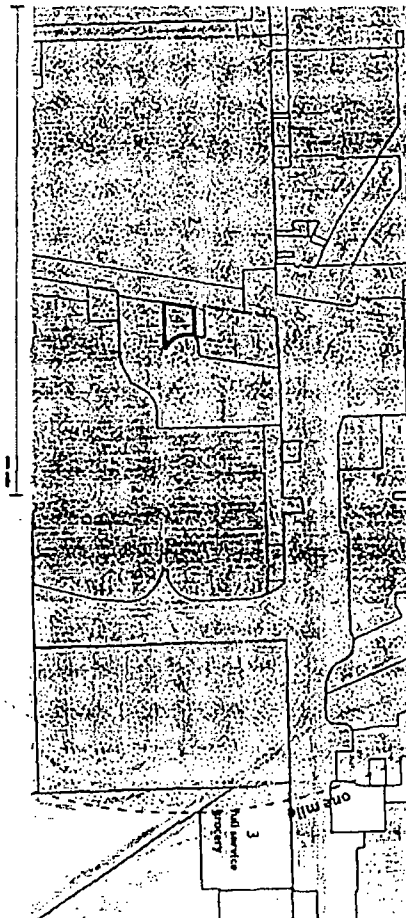
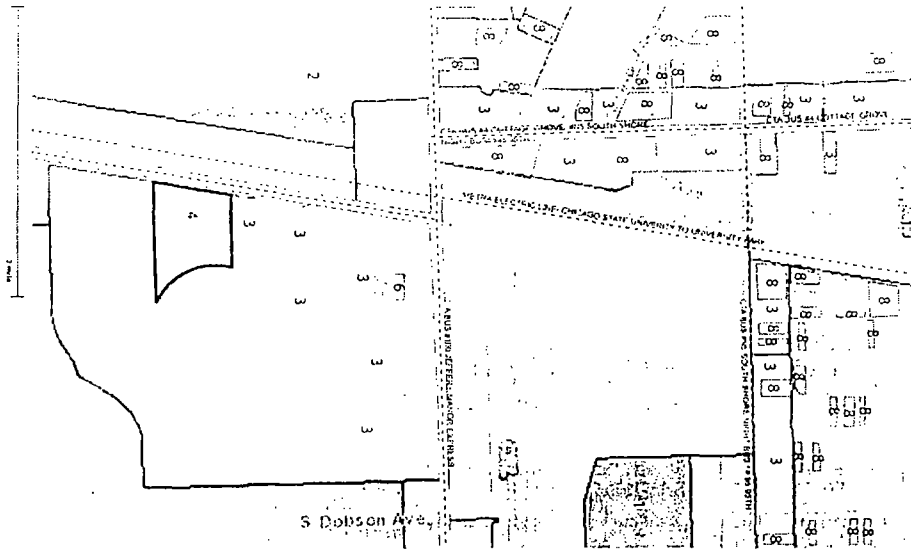
SITE ZONING AND BOUNDARIES

IMANI SENIOR VILLAGE, LLC

JOHNSON AND LEE ARCHITECTS
PLAN COMMISSION DATE DEC 16, 2021

APPLICANT Trinity 95th & Cottage Grove Planned Community Development Series, LLC ADDRESS 9619 - 9645 S. Cottage Grove Avenue

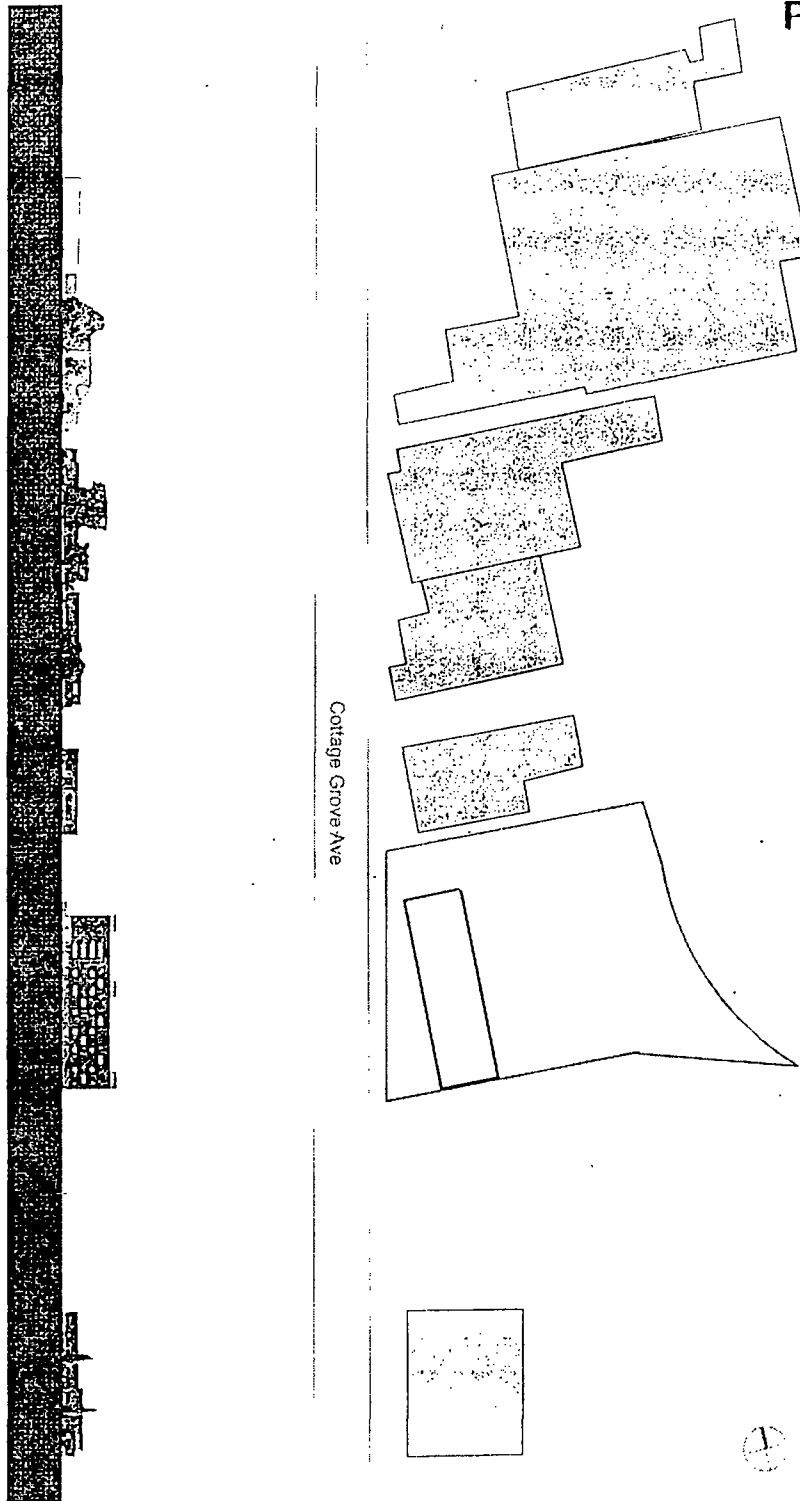
INTRODUCTION DATE | MAY 26, 2021



- 1. PARK
- 2. SCHOOL
- 3. MEDICAL CENTER
- 4. PROPOSED UTILITIES
- 5. ADJACENT BUILDINGS
- 6. HOSPITAL
- 7. COMMERCIAL BUILDINGS
- 8. VACANT LOTS

- BUSES**
- RTS - 1 every hour from 1 am - 4:30 am
 - RTS - 1 every hour from 5 am - 9:30 pm
 - RTS - 1 every hour from 10 am - 11 pm
 - RTS - 1 every hour from 12 am - 1 am
 - RTS - 1 every hour from 1 am - 4:30 am
 - RTS - 1 every hour from 5 am - 9:30 pm
 - RTS - 1 every hour from 10 am - 11 pm
 - RTS - 1 every hour from 12 am - 1 am
- TOTALS**
- Shopping Center
 - Jewel Disco
 - gas (circle k)
 - food (kfc, BK, 2 restaurants)
 - discount store (dd's discounts)
 - oak street health
 - opticians
 - athletic physical therapy
 - foot locker
 - womens clothing (3)
 - childrens clothing (2)
 - bank of america
 - us cellular

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PUBLICATION



Cottage Grove Ave

IMANI VILLAGE SENIOR RESIDENCES

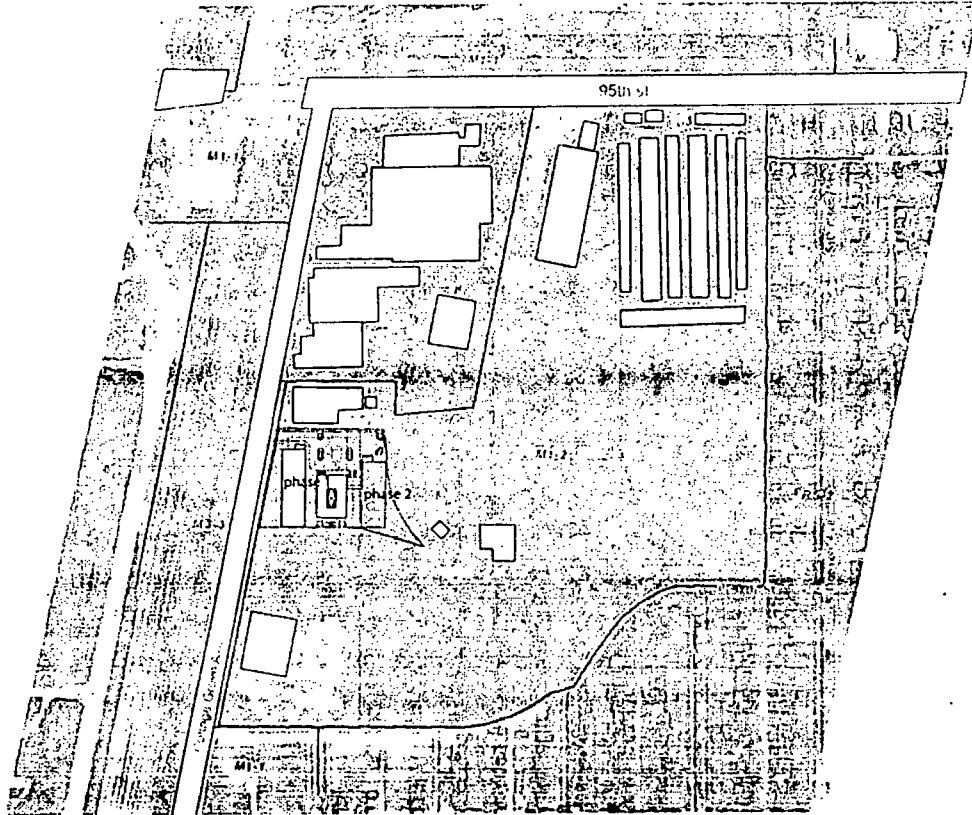
STREET ELEVATION

IMANI SENIOR VILLAGE, LLC

JOHNSON AND LEE ARCHITECTS
PLAN COMMISSION DATE | DEC 16, 2021

APPLICANT: Trinity 95th & Cottage Grove Planned Community Development Series, LLC ADDRESS: 9619 - 9645 S. Cottage Grove Avenue INTRODUCTION DATE | MAY 26, 2021

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PUBLICATION**



IMANI VILLAGE SENIOR RESIDENCES

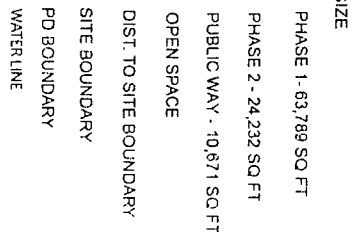
ADJACENT MASSING IN PLAN

IMANI SENIOR VILLAGE, LLC

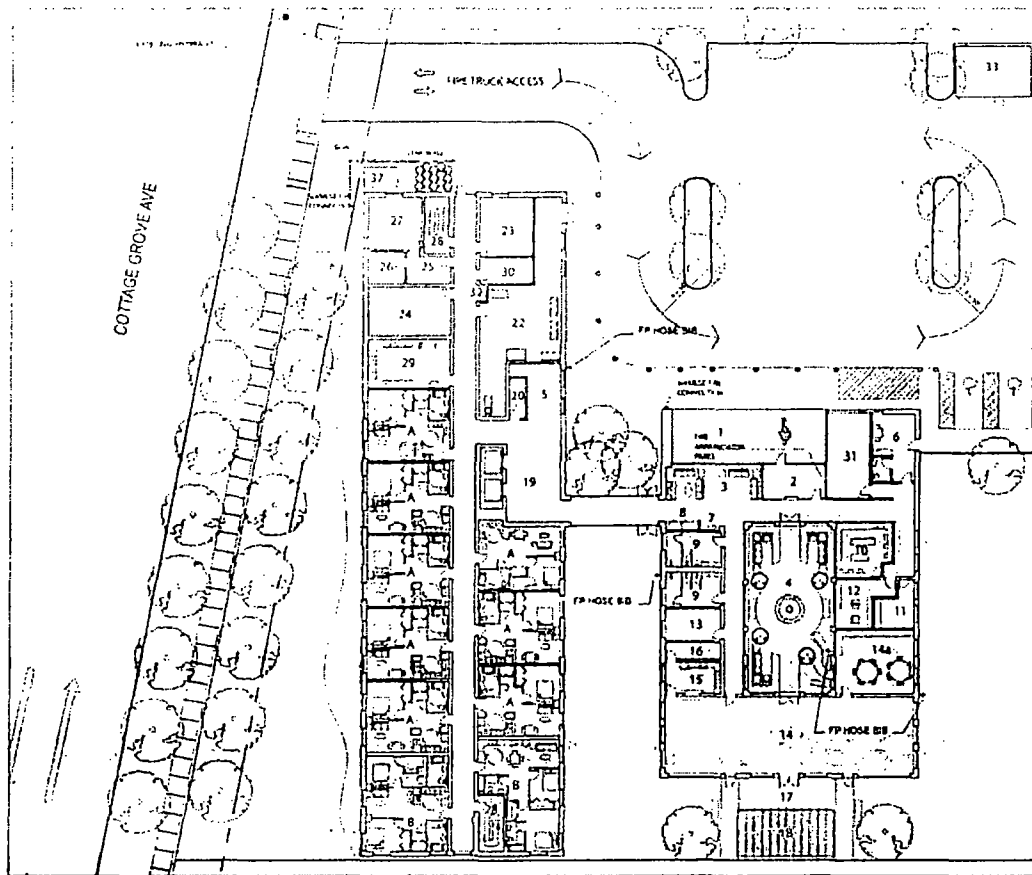
JOHNSON AND LEE ARCHITECTS
PLAN COMMISSION DATE | DEC 16, 2021

APPLICANT: Trinity 95th & Cottage Grove Planned Community Development Series, LLC ADDRESS: 9619 - 9645 S. Cottage Grove Avenue INTRODUCTION DATE | MAY 26, 2021

METRA RAIL



APPLICANT Trinity 95th & Cottage Grove Planned Community Development Series LLC ADDRESS 9619 - 9645 S. Cottage Grove Avenue INTRODUCTION DATE | MAY 26, 2021



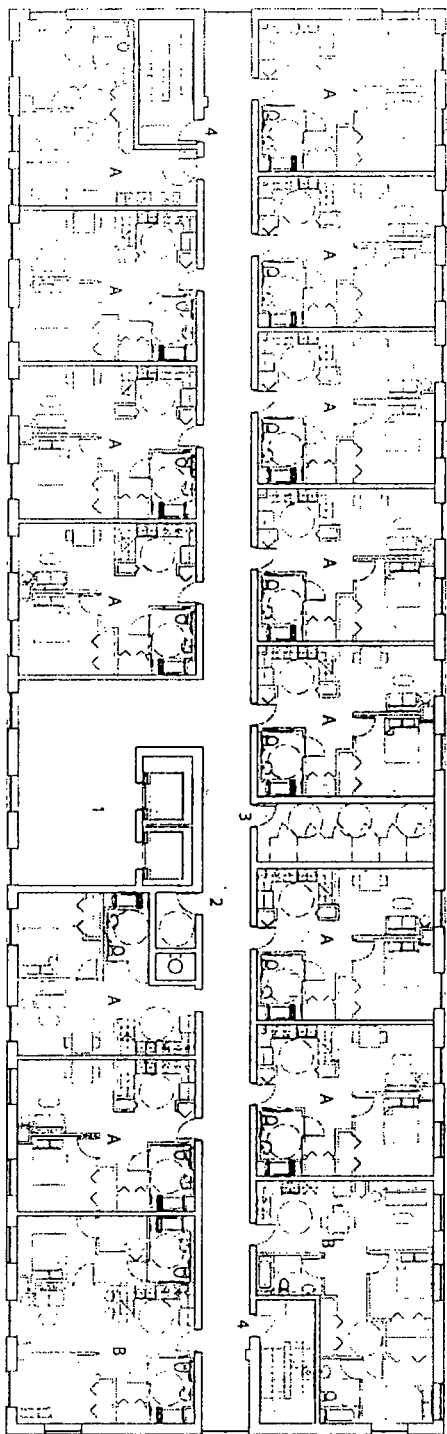
Legends

Amenities		First Floor Residences	Phase 1 Breakdown		
1- SHELTERED ENTRY	26- ATT. ROOM	A- ONE BEDROOM (530 SQ FT)	Residence Building:	Main Building	Living Units
2- VESTIBULE	27- FIRE PUMP	B- TWO BEDROOM (780 SQ FT)	46,591 sqft	N/A	
3- LOBBY	28- STAIRS		5,034 sqft	5618 sqft	Amenities
4- COURTYARD	29- LAUNDRY ROOM		3,657 sqft	N/A	Maintenance/Management
5- MARK ROOM	30- DATA ROOM		15,279 sqft	1,880 sqft	Circulation
6- SECURITY FACILITIES	31- PROPERTY OFFICE		70,561 sqft	7,498 sqft	TOTAL
7- WATER CLOSET	32- TRASH ENCLOSURE				
8- VENDING	33- LOADING ZONE				
9- RESTROOMS	34- ROOFTOP DECK				
10- LIBRARY/BUSINESS CENTER	35- GREEN ROOF				
11- WELLNESS CENTER	36- GENERATOR				
12- SALON					
13- FITNESS CENTER					
14- MULTI-PURPOSE SPACE					
14A- SMALL GATHERING SPACE					
15- KITCHEN					
16- STORAGE					
17- PATH					
18- GAZEBO/PAVILION					
19- ELEVATORS					
20- CARI STORAGE					
21- WINTERED CLOSET					
22- TRANSITION					
23- MAINTENANCE OFFICE					
24- MECHANICAL SPACE					
25- ELECTRICAL ROOM					



LANDSCAPE PLAN

JOHNSON AND LEE ARCHITECTS
PLAN COMMISSION DATE DEC 16, 2021

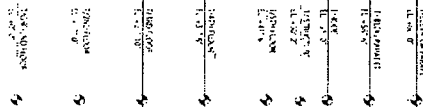


- RESIDENTIAL FLOOR PLAN
A ONE BEDROOM (1,140 SQ FT)
B TWO BEDROOM (1,360 SQ FT)
1 ELEVATORS
2 BREAKFAST
3 KITCHEN
4 STAIRS



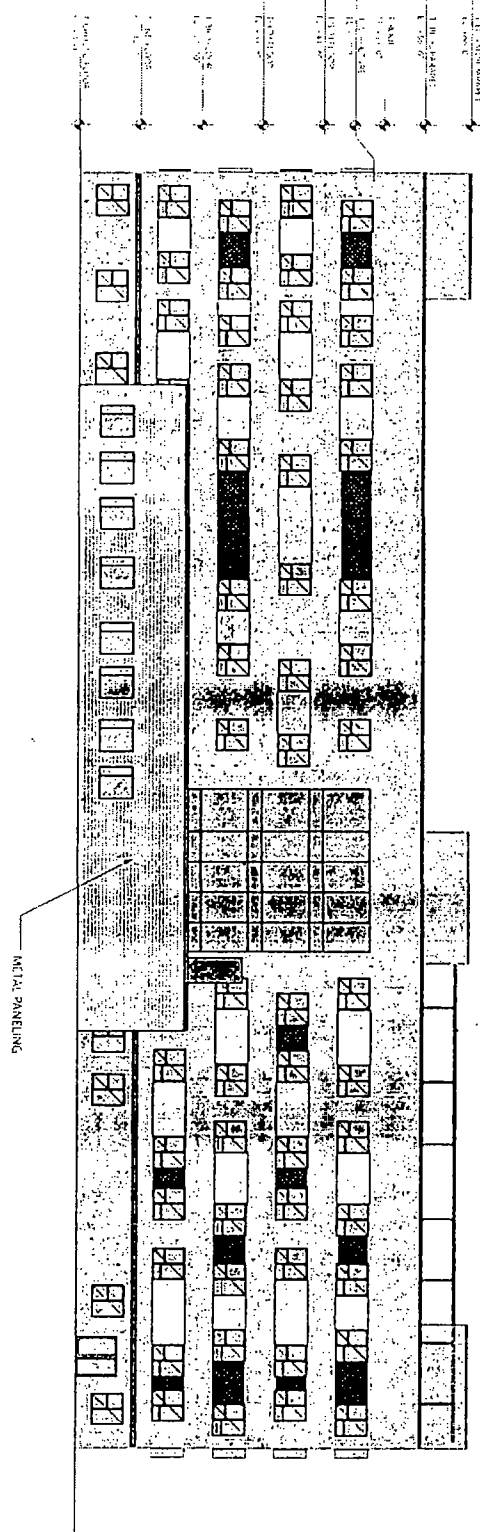
APPLICANT: Trinity 95th & Cottage Grove Planned Community Development Series, LLC. ADDRESS: 9619 - 9645 S. Cottage Grove Avenue: INTRODUCTION DATE: | MAY 26, 2021

MANI VILLAGE
SENIOR HOUSING



APPLICANT Trinity 95th & Cottage Grove Planned Community Development Series LLC ADDRESS 9619 - 9645 S Cottage Grove Avenue INTRODUCTION DATE | MAY 26, 2021

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IMANI VILLAGE SENIOR RESIDENCES

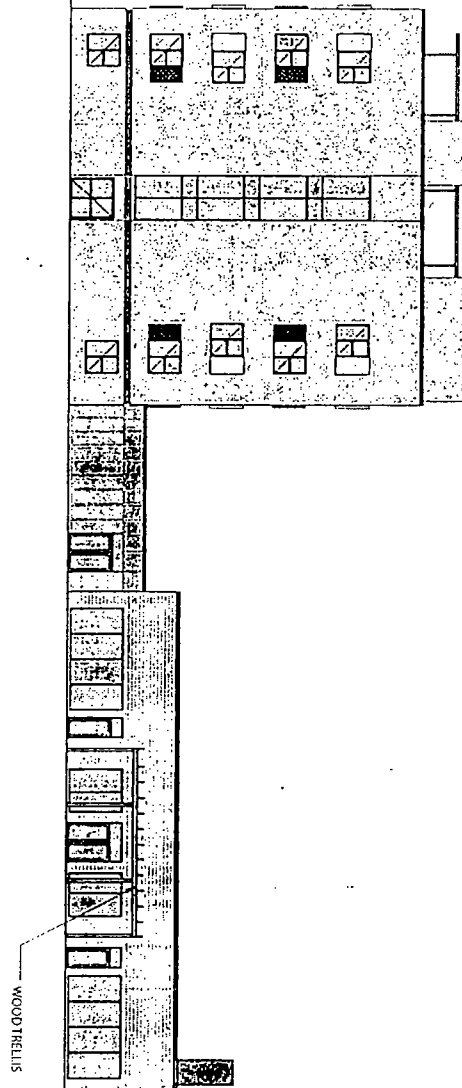
EAST ELEVATION

IMANI SENIOR VILLAGE, LLC

JOHNSON AND LEE ARCHITECTS
PLAN COMMISSION DATE DEC. 16, 2021

APPLICANT Trinity 95th & Cottage Grove Planned Community Development Series LLC ADDRESS 9619 - 9645 S Cottage Grove Avenue

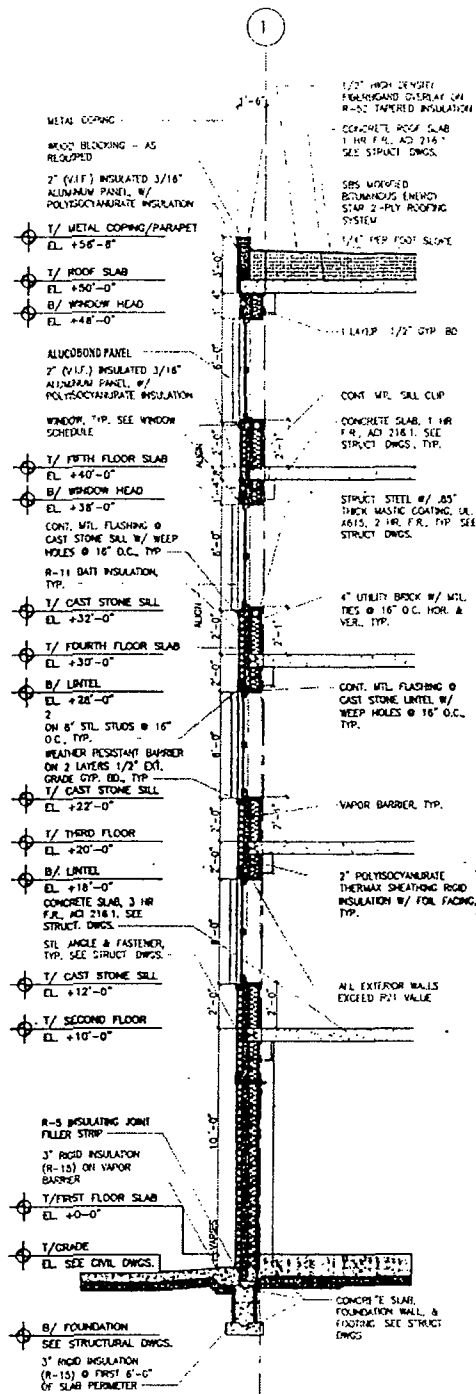
INTRODUCTION DATE | MAY 26, 2021

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SOUTH ELEVATION

JOHNSON AND LEE ARCHITECTS
PLAN COMMISSION DATE DEC 16, 2021

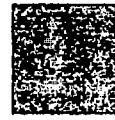
FINAL FOR
PUBLICATION



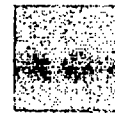
1 WALL SECTION
SCALE 1/4"=1'-0"

Finish Materials

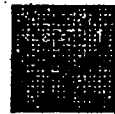
Alucobond Panels



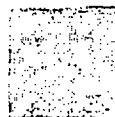
Chestnut
PVDF Finish
Class 5-6



Cedar Gray
PVDF 2
Class 70-70



In-Corn Black
SLP
Class 75-75



Tuscan Sun
PVDF 2
Class 75-75

IMANI VILLAGE SENIOR RESIDENCES

IMANI SENIOR VILLAGE, LLC

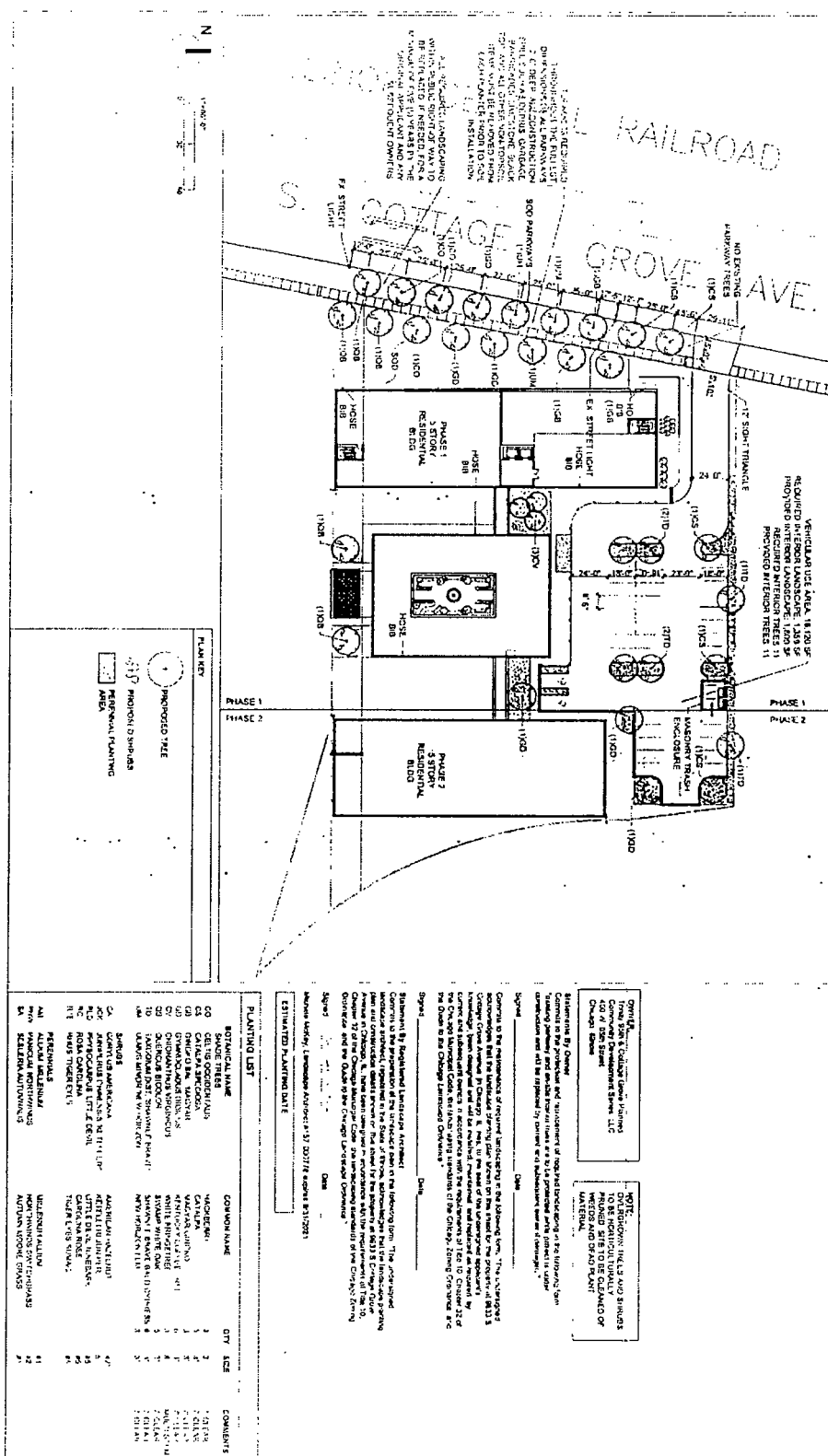
WALL SECTION/ MATERIALS

JOHNSON AND LEE ARCHITECTS

PLAN COMMISSION DATE DEC 16 2021

APPLICANT Trinity 95th & Cottage Grove Planned Community Development Series LLC ADDRESS 9619 9645 S Cottage Grove Avenue

INTRODUCTION DATE MAY 26 2021



IMANI VILLAGE SENIOR RESIDENCES

LANDSCAPE PLAN

IMANI SENIOR VILLAGE, LLC

JOHNSON AND LEE ARCHITECTS
PLAN COMMISSION DATE DEC 16 2021

APPLICANT: Trinity 95th & Cottage Grove Planned Community Development Series, LLC ADDRESS: 9619 - 9645 S. Cottage Grove Avenue

INTRODUCTION DATE : MAY 26 2021

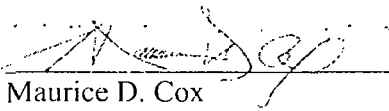


Application # 20729
To: Clerk

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 16, 2021

Re: Proposed Residential Business Planned Development and Industrial Corridor Map
Amendment – 9619-9645 S. Cottage Grove Avenue

On December 16, 2021, the Chicago Plan Commission recommended approval of the proposed Residential Business Planned Development and Industrial Corridor Map Amendment within the Burnside Industrial Corridor, submitted by Trinity 95th & Cottage Grove Planned Community Development Series, LLC, for the property generally located at 9619-9645 S. Cottage Grove Avenue. The applicant proposes to rezone the site from M1-2 (Limited Manufacturing/Business Park District) to B2-3 (Neighborhood Mixed-Use District) and then to a Residential Business Planned Development to permit construction of a two-phase, affordable senior housing project with a 5-story, approximately 66'-0" tall, 70-unit residential building and a 1-story, approximately 20' tall amenity building as part of Phase I. Phase 2 will include a 5-story, approximately 66'-0" tall, 62-unit residential building. Forty-four total parking spaces will serve both phases of the Project. 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 Erika Sellke at 312-744-9146.

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