



City of Chicago



SO2014-2339

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/2/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-E at 300-368 E 26th St, 2500-2558 S Dr. Martin L. King Dr. and 301-367 E 25th St - App No. 18002
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the Residential Planned Development No. 986 symbols and indications as shown on Map No. 6-E in the area bounded by:

East 25th Street; South Dr. Martin Luther King, Jr. Drive; East 26th Street; and a line 709.50 feet west of and parallel to South Dr. Martin Luther King, Jr. Drive,

to those of Residential-Institutional Planned Development No. 986, as amended, which is hereby established in the area described.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

FINAL

Maximum Building Height:

Townhouses and 3 unit buildings	60 feet
3-Flats, 6-Flats & 9-Flats	60 feet
Condominium Buildings	180 feet
Senior Housing	160 feet
Subarea 3 – Parking	12 feet
Subarea 4 – Parking	12 feet

Minimum Number of Off-Street
Parking Spaces to be provided:

Condominium Units, 3, 6 and 9 flats & 3-unit buildings	1 parking space per unit
Townhouses	2 parking spaces per unit
Senior Units	1 parking space per 3 units
2520 Building	20 spaces
Accessory to Mercy Hospital and Medical Center Subarea 3	
Minimum:	370 spaces
Subarea 4	
Minimum:	121 spaces

Minimum Number of
Off Street Loading Berths: New construction as required per RM6 District

Minimum Periphery Setbacks:

East 25 th Street:	7 feet
South Dr. Martin Luther King, Jr. Drive:	10 feet
East 26 th Street:	10 feet

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*Residential-Institutional Planned Development No. 986, as amended***PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Residential-Institutional Planned Development Number 986 (“Planned Development”) consists of approximately 411,572 square feet (9.45 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and affected Subareas are owned or controlled by the Applicant, Mercy Hospital and Medical Center (Subareas 3, 4, and part of Subarea 2), and Eastgate Village Homeowner’s Association and Eastgate Condominium Association (part of Subarea 2).
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 (or any subarea of this Planned Development, as applicable) are made, shall be under single ownership or designated control. Single designated control is defined section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

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4. This Plan of Development consists of these 17 Statements and the following items:

- Bulk Regulations and Data Table;
- Existing Zoning Map
- Surrounding Land Use Map
- Planned Development Boundary and Property Line Map
- Sub-Area Map
- Site Plan (General Site)
- Site Plan (Subareas 3 and 4)
- Landscape Plan (Schematic – Subareas 3 and 4 only)
- Landscape Plan (Partial #1 – Subarea 3)
- Landscape Plan (Partial #2 – Subareas 3 and 4)

Subareas 1, 1A and 2 are governed by Site Plans, Landscape Plans, Green Roof Plans, and Sections previously approved by the Department of Planning and Development, including but not limited to prior Site Plan, ‘Minor Change’ and Part II approvals. Note: Internal private roads adjacent to Subareas 2 and 3 are subject to the Site Plan (General Site) identified above.

In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The property is divided into five (5) subareas as described on the Subarea Map:

- Subarea 1 , Subarea 1A, Subarea 2, Subarea 3 and Subarea 4

No Part II approval shall be granted for an individual building or buildings within a Subarea until the Commissioner of the Department of Planning and Development shall issue written approval of a Site Plan for the entire Subarea in which the proposed improvement is located. Site Plan approval is intended to assure that specific development proposals conform with this Planned Development and to assist the City in monitoring on-going development.

A Site Plan shall, at a minimum, provide the following information:

- Boundaries of development parcel or parcels;
- Building footprint or footprints;
- Building Façade Elevations and Heights;

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- Dimensions of all setbacks;
- Location and depiction of all parking spaces (including relevant dimensions);
- Location and depiction of all loading berths (including relevant dimensions);
- All drives, roadways and vehicular routes;
- All landscaping (including species and size);
- All pedestrian circulation routes and points of ingress/egress (including sidewalks);
- All site statistics applicable to the development parcel or parcels including:
 - Floor area and floor area ratio as represented on submitted drawings;
 - Lot coverage as represented on submitted drawings;
 - Number of parking spaces provided;
 - Number of loading berths provided;
 - Uses of development parcel;

Changes or modifications to approved Site Plans may be made after approval of the Commissioner, so long as the Site Plan, as so changed or modified, substantially conforms with this Planned Development.

6. The following uses are permitted in the area delineated herein as a Residential-Institutional Planned Development:

Subareas 1, 1A, and 2:

Residential uses including attached townhouses, multi-unit three (+3) units residential buildings; assisted living (elderly custodial care), and accessory uses. Residential use is expressly permitted below the second (2nd) floor.

Parking, Accessory and Accessory uses, as defined in Chicago Zoning Ordinance § 17-17-0206

Subareas 3 and 4:

Parking, Accessory, and Non-Accessory (for hospital and medical center uses), including but not limited to small, manned and unmanned facilities and structures to control access to parking areas. Accessory uses, as defined in Chicago Zoning Ordinance § 17-17-0206

7. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and

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corresponding regulations and guidelines. Garbage cans shall be stored indoors in garages and said requirement shall be expressly stated in the condominium documents for each dwelling unit.

Low-rise residential structures (townhouses three (3) unit, three (3), six (6) and nine (9) flat buildings, sixty (60) feet or less in height), shall substantially conform to the standards for the case of interior drives where garage doors face garage doors, the minimum separation shall be twenty (20) feet including all upper-story living spaces, Section 17-9-0117-E5 of the Zoning Code notwithstanding. All deviations from the requirements of Section 17-9-0117 of the Zoning Code approved in this Planned Development, Statements, Bulk Regulations and Data Table and exhibits, are unique to this Planned Development and shall not provide precedent for any other application, whether planned development or not.

Because South Dr. Martin Luther King, Jr. Drive (“King Drive”) is a significant part of the City’s boulevard system, the facades of the buildings along King Drive should be richly articulated and constructed with quality materials. It is preferred that all facades along King Drive include the front unit/building entrance. In cases where the entrance does not face King Drive, windows, including bays, and doors must comprise at least seventeen and five-tenths percent (17.5%) of the King Drive façade.

8. 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.
9. 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 established by the Federal Aviation Administration.
10. The maximum permitted Floor Area Ratio (“FAR”) for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply.
11. Upon review and determination, “Part II Review”, pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
12. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development.

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Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

13. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Department of Streets and Sanitation, and the Department of Fleet and Facility Management, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
14. The terms and conditions of development under this the Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
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 buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
16. 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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. Aspects of the proposed Planned Development that bring it into compliance with the Sustainable Development Policy include the following: Buildings already completed at the time of the approval of this amended Planned Development shall continue to comply with Green Roof Plans previously approved by the Department of Planning and Development, including but not limited to Site Plan, 'Minor Change' and Part II approvals. Any newly constructed buildings shall comply with the Department of Planning and Development Sustainable Development Policy.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse for failure to construct the parking lot improvements in Subareas 3 and 4, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the Property to back to Residential Planned Development No. 986 as approved by ordinance enacted on February 11, 2004, and as subsequently modified by letters approving minor changes or other administrative relief.

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Residential-Institutional Planned Development No. 986, as amended

BULK REGULATIONS AND DATA TABLE

Gross Site Area:	536,421 square feet	(12.31 acres)
Net Sit Area:	411,572 square feet	(9.45 acres)
Area in Public Right-of-Way:	124,849 square feet	(2.86 acres)
Net Site Area per Subarea:		
Subarea 1	134,610 square feet	(3.09 acres)
Subarea 1A	27,045 square feet	(0.63 acres)
Subarea 2	44,754 square feet	(1.03 acres)
Subarea 3	152,428 square feet	(3.49 acres)
Subarea 4	52,735 square feet	(1.21 acres)

Maximum Floor Area Ratio: 1.4 FAR

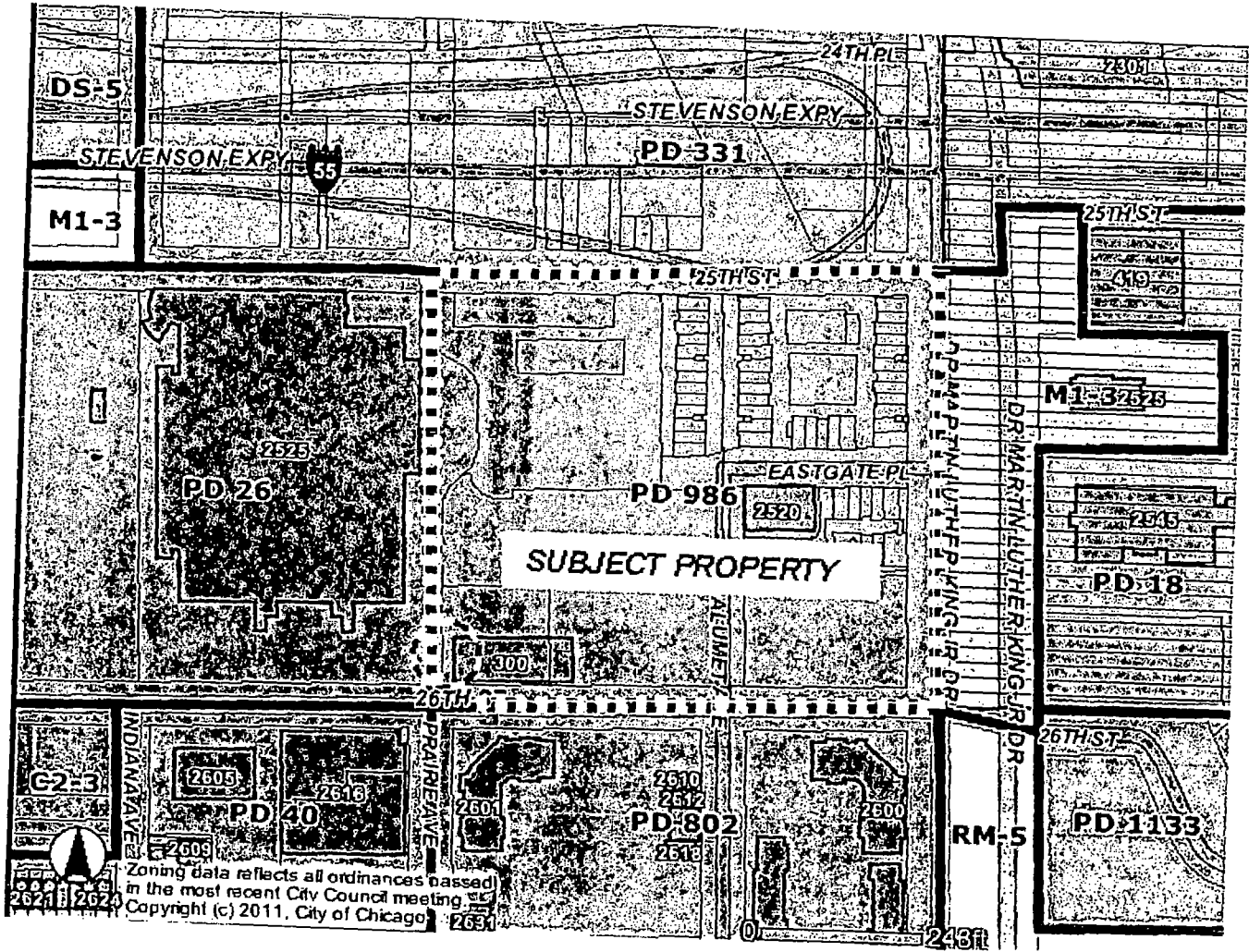
Maximum Dwelling Units: 435 dwelling units

<u>Subarea</u>	<u>Maximum Floor Area Ratio</u>	<u>Maximum Dwelling Units</u>
Subarea 1	1.5	125
Subarea 1A	8.5	180
Subarea 2	2.5	130
Subarea 3	0.1	0
Subarea 4	0.1	0

Maximum Lot Coverage: Per approved Site Plan

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Existing Zoning Map



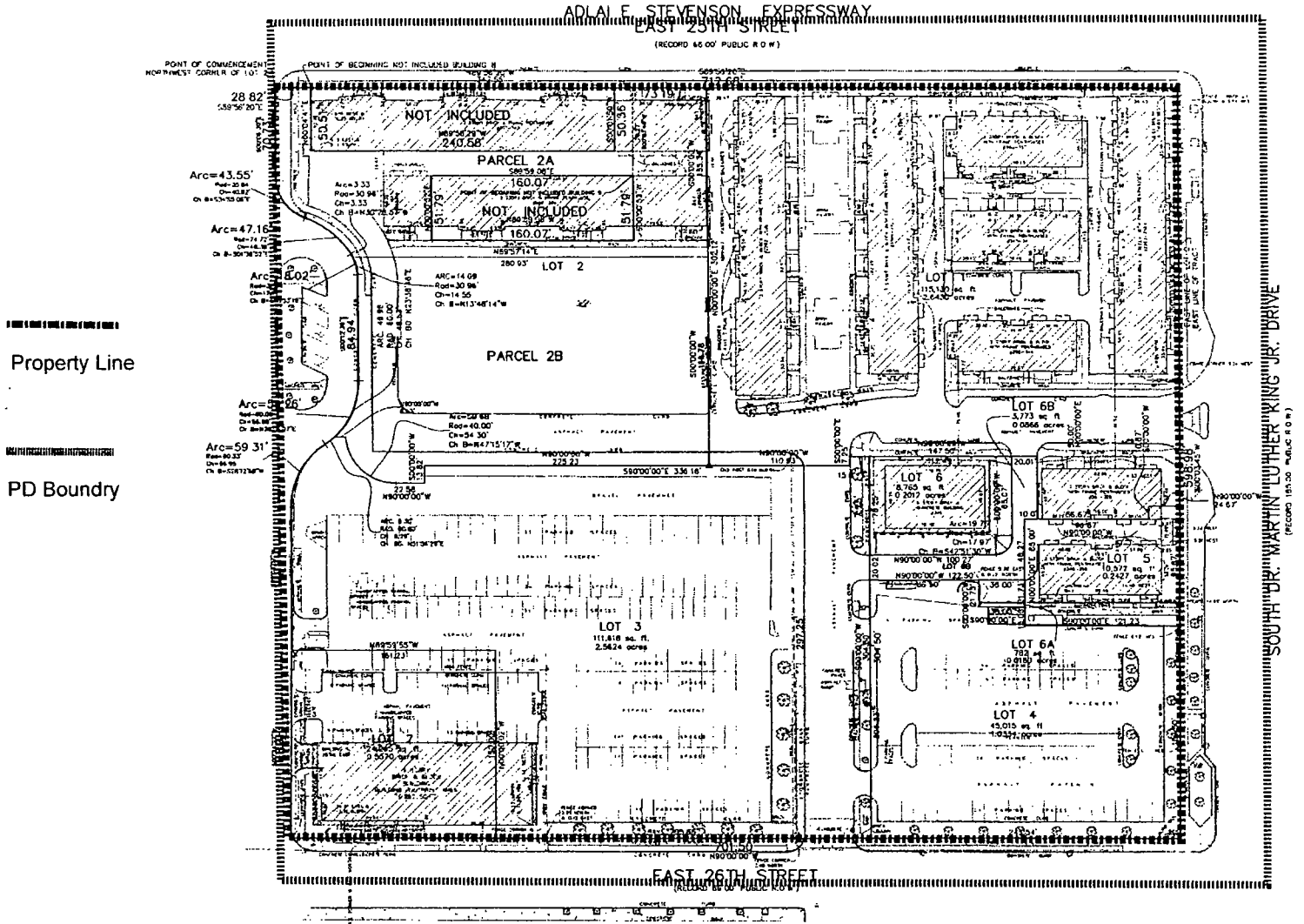
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Surrounding Land Use Map



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Planned Development Boundary and Property Line Map

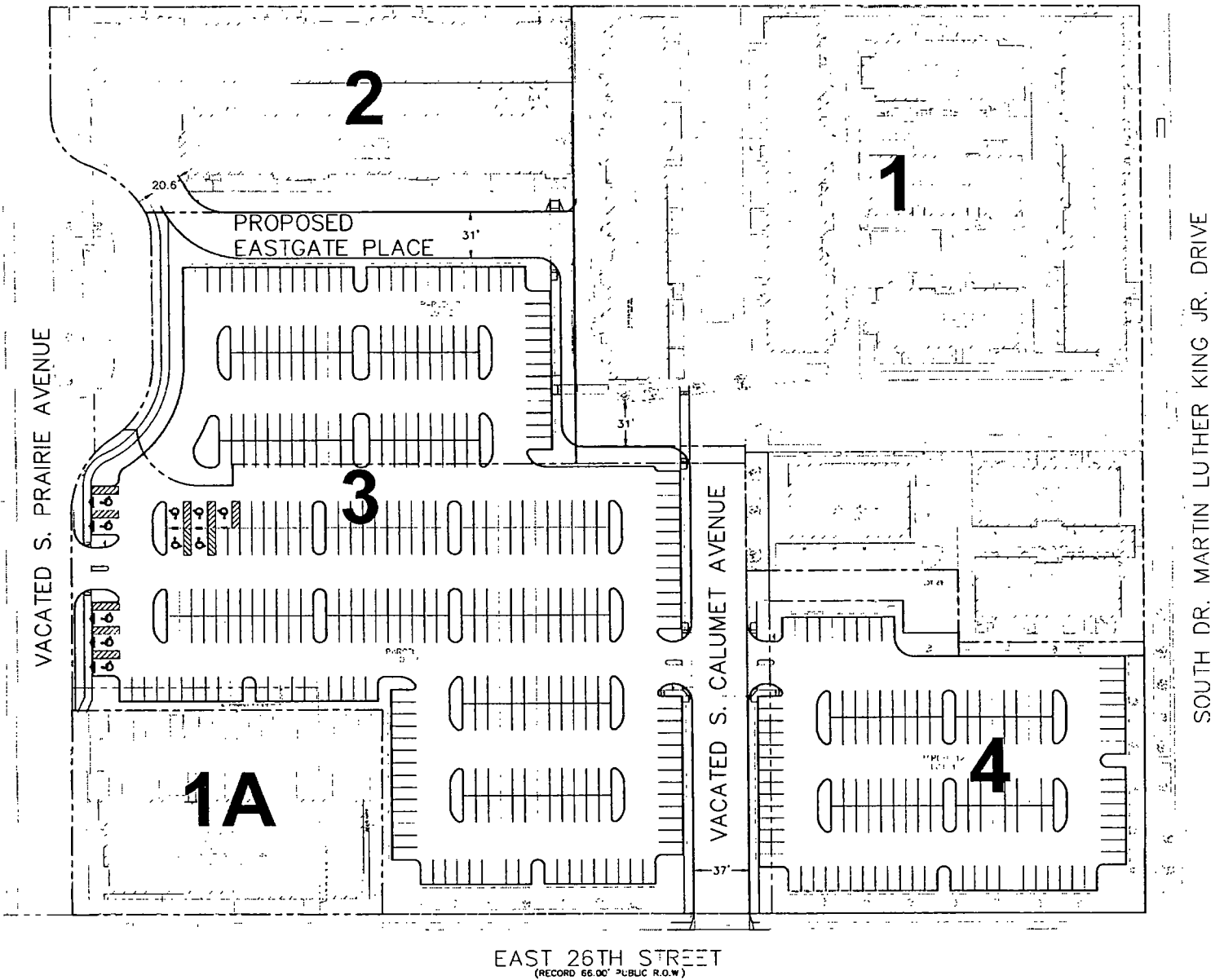


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Site Plan (General Site)

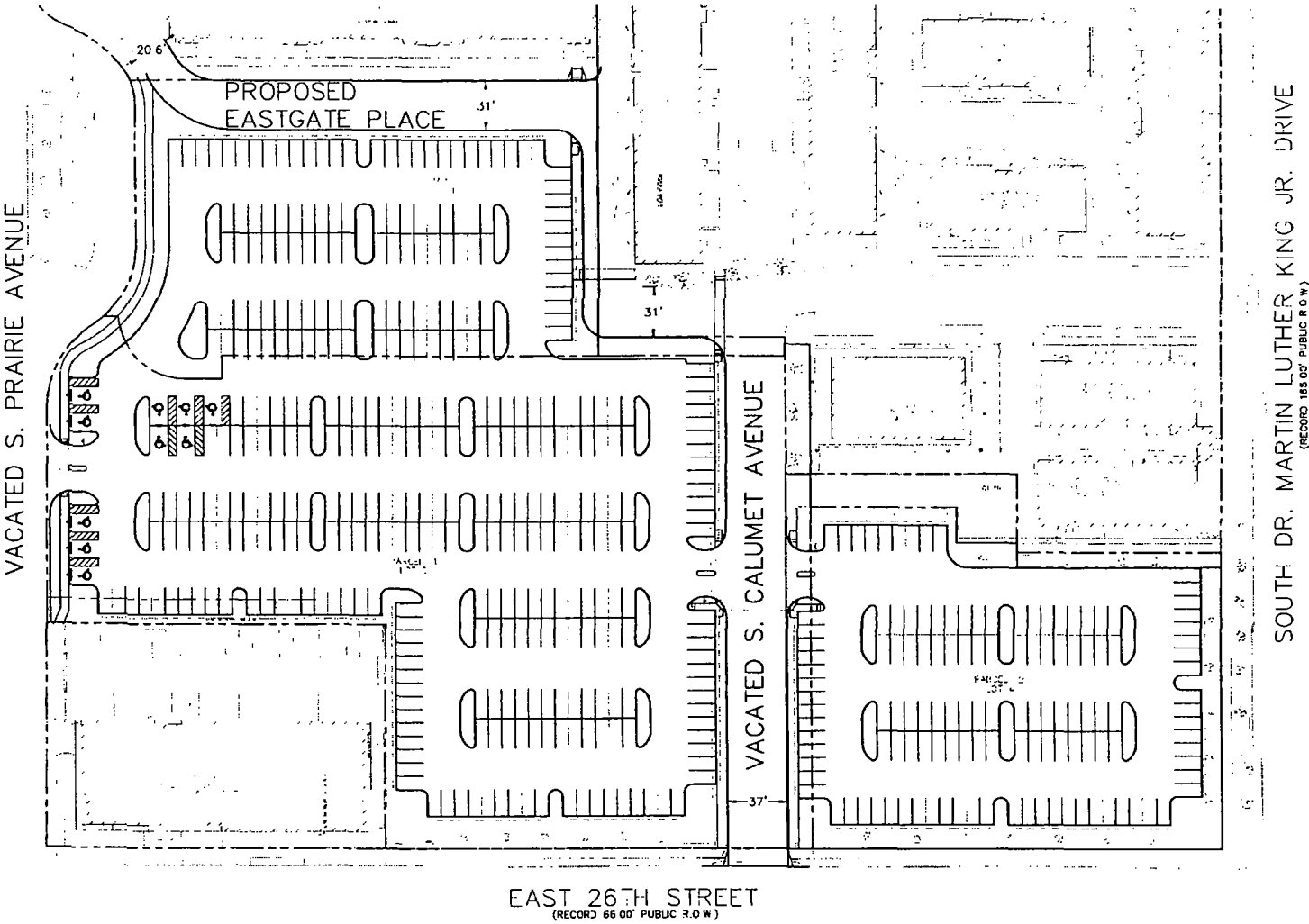
EAST 25TH STREET
(RECORD 65.00' PUBLIC R.O.W.)



EAST 26TH STREET
(RECORD 66.00' PUBLIC R.O.W.)

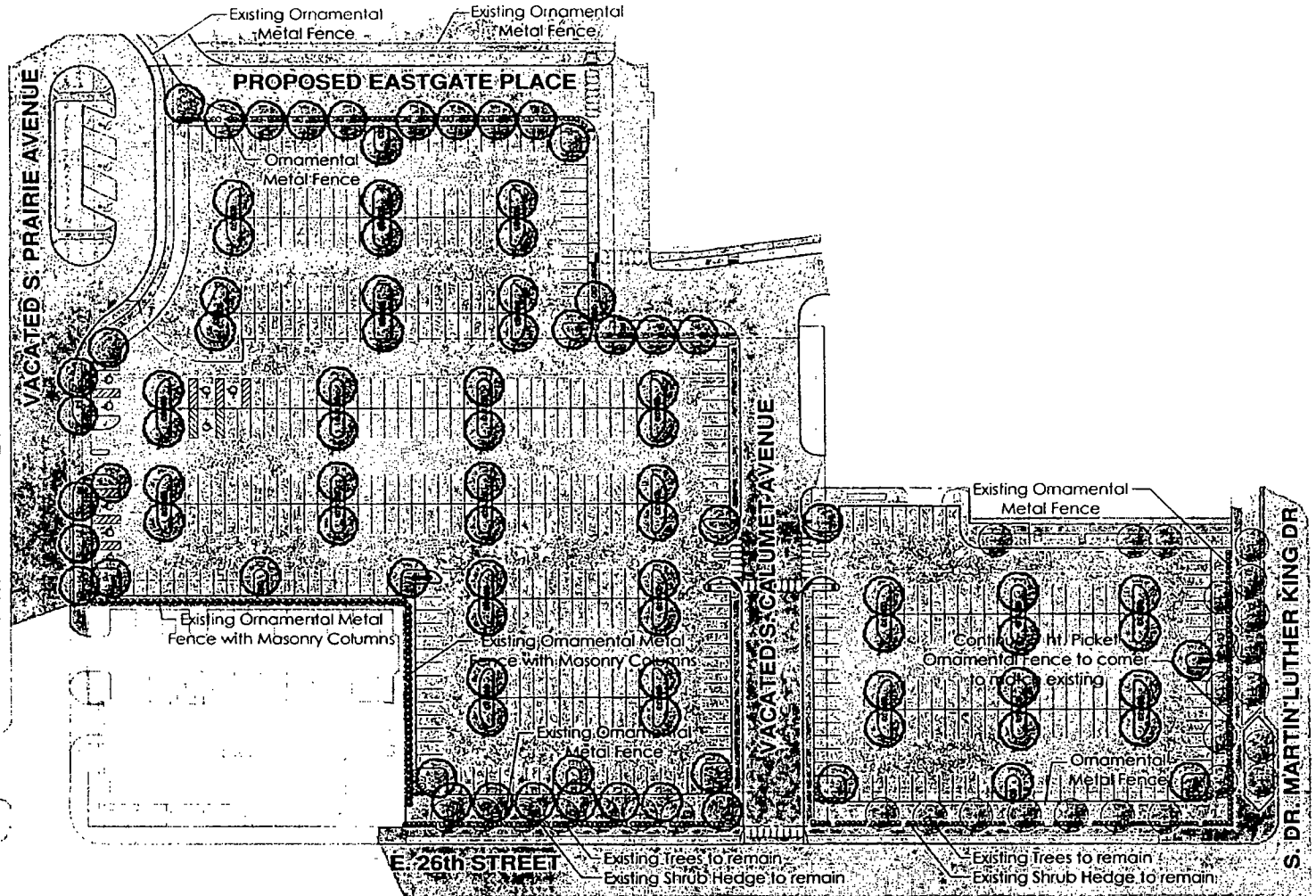
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Site Plan
(Subareas 3 and 4)



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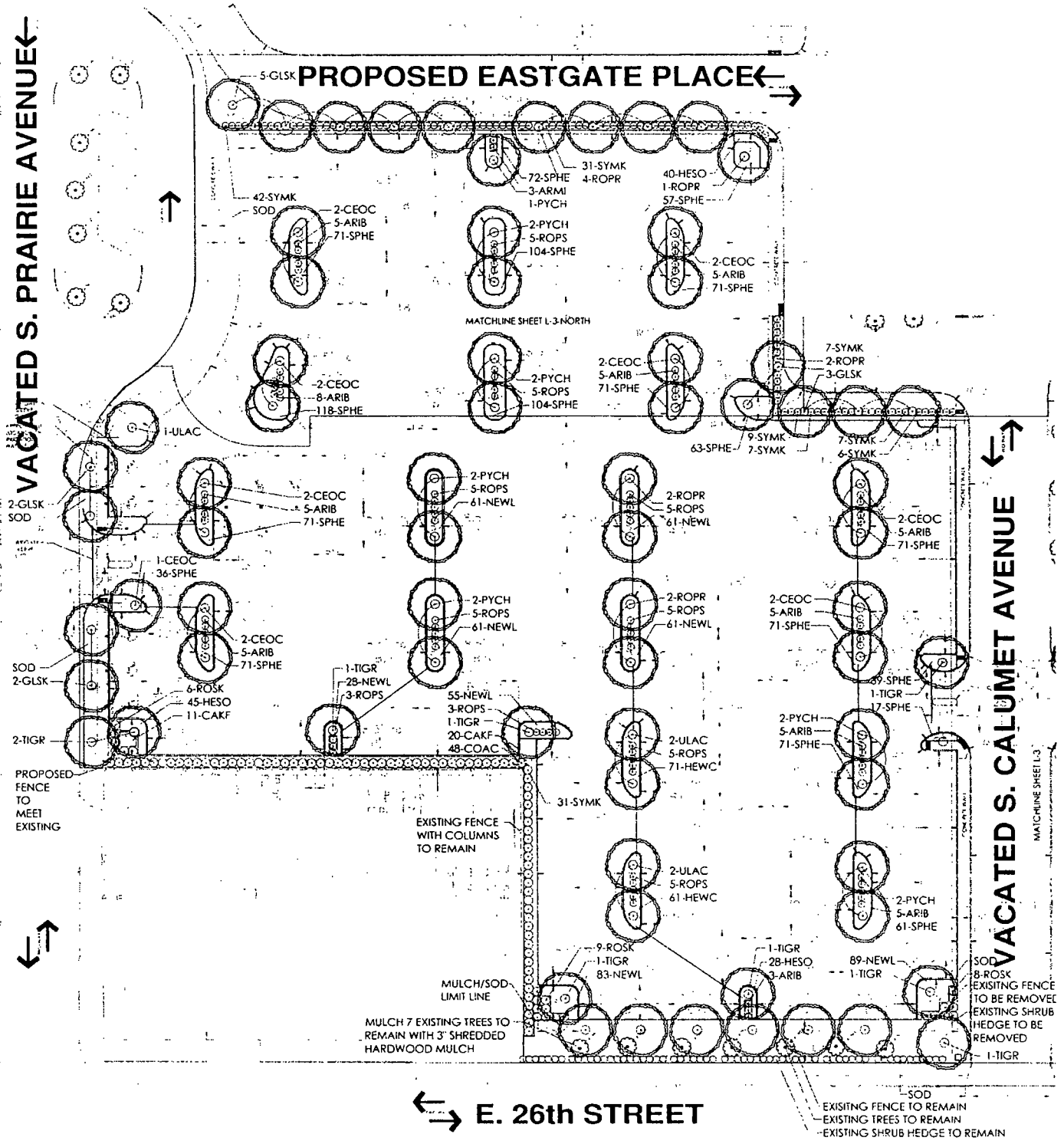
Landscape Plan (Schematic - Subareas 3 and 4 only)



QTY.	KEY	BOTANICAL NAME / COMMON NAME	SIZE/COUNT
Shade Trees			
25	CEOC	Celtis occidentalis Hackberry	3'cal
16	GLSK	Gleditsia inaequalis Skyline Skyline Honeylocust	3'cal
13	PVCH	Pyrus catteriana Character Pear Character Ornamental Pear	3'cal
15	ROPR	Robinia pseudoacacia Purple Robe Purple Robe Black Locust	3'cal
10	TIGR	Tilia cordata Greenspire Greenspire Little if Linden	3'cal
5	ULAC	Ulmus Morton Accolade Elm	3'cal
Deciduous Shrubs			
101	APJB	Aronia melanocarpa Morton' Troque Beauty Black Chokeberry	24"wd
109	COAC	Cornus alternifolia Peking Cornus	30"ht
56	ROPS	Rosa var. NCA168098F Pink Supreme Flower Carpet Rose	#3
35	ROSK	Rosa 'Radsunny' Sunny Knock Out Rose	#3
143	SYMK	Syringa patula Miss Kim Miss Kim Lilac	30"ht
Perennials, Groundcover & Ornamental Grasses			
71	CAKF	Calamagrostis x acuticarpa Karl Foerster Karl Foerster Feather Reed Grass	#1/24" o c
132	HEWC	Hemerocallis Lode Wine Cup Lode Wine Cup Daylily	#1/18" o c
113	HESO	Hemerocallis Stella de Oro Stella de Oro Daylily	#1/15" o c
810	NEWL	Hesperis matronalis Water's Low Water's Low Camellia	#1/18" o c
1731	SPHE	Sporobolus heterolepis Prairie Dropseed	#1/18" o c

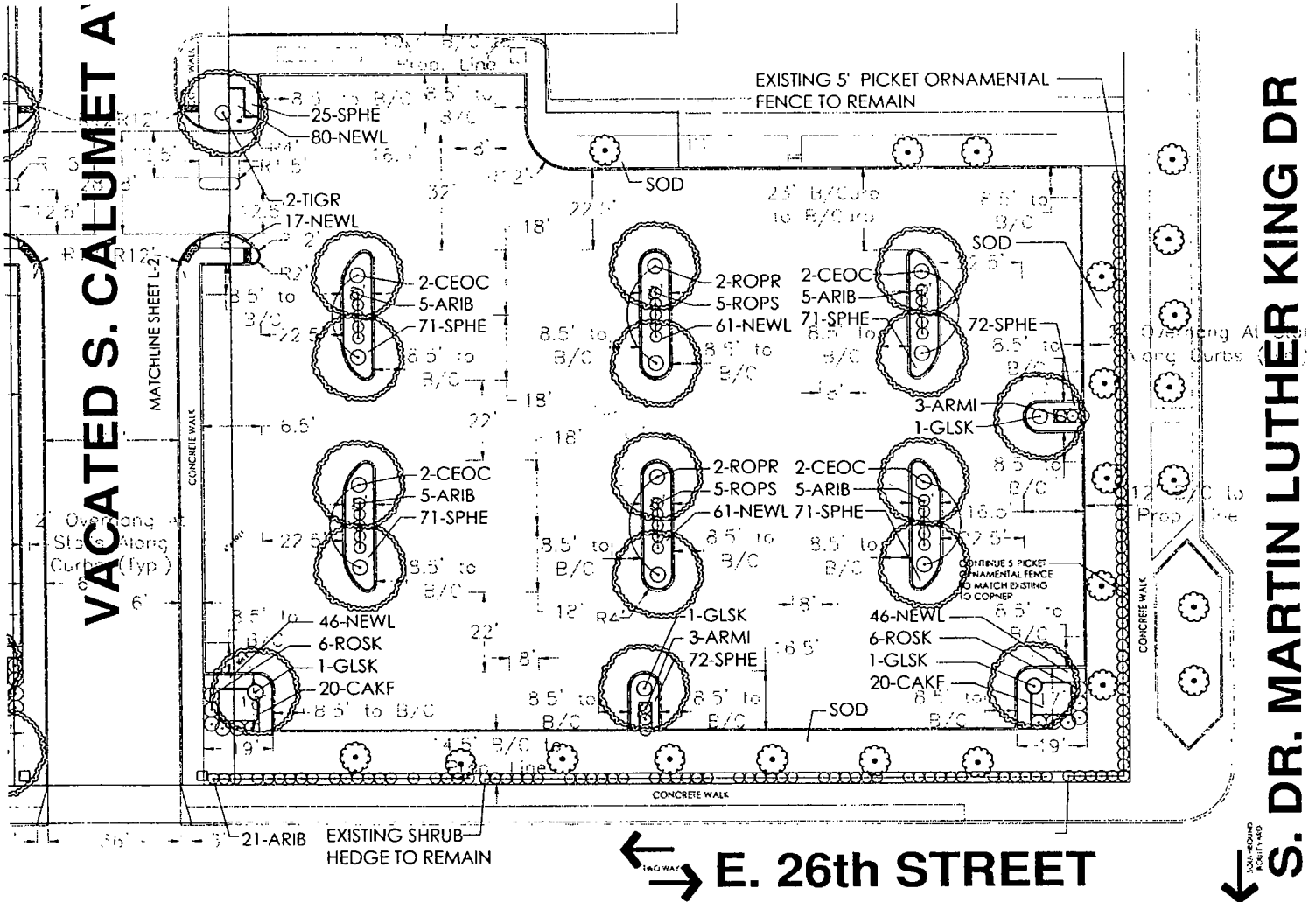
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Landscape Plan (Partial #1 – Subarea 3)



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Landscape Plan
(Partial #2 – Subarea 4)



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