



City of Chicago



SO2014-8039

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/8/2014

Sponsor(s): City Clerk (transmitted by)

Type: Ordinance

Title: Zoning Reclassification Map No. 3-I at 2933-2939 W Division St, 1102-1142 N Richmond St, 1101-1107 N Richmond St, 1100-1122 N Francisco Ave, 1045-1057 N Sacramento Ave, 1052-1058 N Richmond St, 1057-1065 N Richmond St, 1044-1056 N Mozart St, 1047-1057 N Francisco Ave, 1022-1036 N Sacramento Ave, 1022-1036 N Richmond St, 1011-1031 N Richmond St, 1028-1036 N Francisco Ave, 1023-1037 N Francisco Ave, 1103 N Sacramento Ave, 1044 N Francisco Ave, 1027 N Sacramento Ave, 1035 N Richmond St and 2915 W Cortez St - App No. 18193

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 – That the Chicago Zoning Ordinance be amended by changing all of the RS3 Residential Single-Unit (Detached House) District and the current Institutional Planned Development #599 symbols and indications as shown as Map Number 3-I in the area bounded by:

NORTH MOZART STREET, BETWEEN WEST CORTEZ STREET AND WEST THOMAS STREET; WEST THOMAS STREET, BETWEEN NORTH MOZART STREET AND NORTH FRANCISCO AVENUE; NORTH FRANCISCO AVENUE (NORTH OF WEST THOMAS STREET); A LINE 246.36 FEET NORTH OF WEST THOMAS STREET, RUNNING BETWEEN WEST THOMAS STREET AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH RICHMOND STREET AND WEST THOMAS STREET; A LINE 75.09 FEET NORTH OF WEST THOMAS STREET, BETWEEN NORTH RICHMOND STREET AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH RICHMOND STREET AND WEST THOMAS STREET; NORTH RICHMOND STREET, NORTH OF WEST THOMAS STREET; A LINE 439.25 FEET NORTH OF WEST THOMAS STREET, BETWEEN WEST THOMAS STREET AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH SACRAMENTO BOULEVARD AND NORTH RICHMOND STREET; WEST DIVISION STREET; NORTH RICHMOND STREET; THE FIRST PUBLIC ALLEY SOUTH OF WEST DIVISION STREET; AND A LINE 125.0 FEET WEST OF NORTH RICHMOND STREET; THE PUBLIC ALLEY BETWEEN NORTH SACRAMENTO BOULEVARD AND NORTH RICHMOND STREET; A LINE 50.05 FEET NORTH OF WEST THOMAS STREET AND BETWEEN NORTH SACRAMENTO BOULEVARD AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH SACRAMENTO BOULEVARD AND NORTH RICHMOND STREET; NORTH SACRAMENTO BOULEVARD, BETWEEN A LINE 50.05 FEET NORTH OF WEST THOMAS STREET AND A LINE 113.14 FEET SOUTH OF WEST CORTEZ STREET; A LINE 113.14 FEET SOUTH OF WEST CORTEZ STREET, BETWEEN NORTH SACRAMENTO BOULEVARD AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH SACRAMENTO BOULEVARD AND NORTH RICHMOND STREET; A LINE 163.21 FEET SOUTH OF WEST CORTEZ STREET, BETWEEN NORTH RICHMOND STREET AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH RICHMOND STREET AND NORTH SACRAMENTO BOULEVARD; A LINE 200.36 FEET SOUTH OF WEST CORTEZ STREET, BETWEEN NORTH RICHMOND STREET AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH RICHMOND STREET AND NORTH FRANCISCO AVENUE; A LINE 100.19 FEET

SOUTH OF WEST CORTEZ STREET, FROM NORTH FRANCISCO AVENUE TO THE PUBLIC ALLEY THAT RUNS BETWEEN NORTH FRANCISCO AVENUE AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH FRANCISCO AVENUE AND NORTH RICHMOND STREET; A LINE 150.27 FEET SOUTH OF WEST CORTEZ STREET, BETWEEN NORTH FRANCISCO AVENUE AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH FRANCISCO AVENUE AND NORTH MOZART STREET; AND WEST CORTEZ STREET, BETWEEN NORTH MOZART STREET AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH MOZART STREET AND NORTH FRANCISCO AVENUE.

to those of Institutional Planned Development #599, as amended and a corresponding use district is hereby established in the area above described.

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

STANDARD PLANNED DEVELOPMENT STATEMENTS

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Institutional Planned Development Number 599, as amended ("Planned Development") consists of approximately 342,586 square feet (approximately 7.86 acres) which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Hispanic Housing Development Corporation.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

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

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

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

Applicant:	Hispanic Housing Development Corporation
Address:	1045 North Sacramento Avenue
Introduced:	October 8, 2014
Plan Commission:	December 18, 2014

4. This Plan of Development consists of fifteen (15) Statements: a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary Map; a Site Plan; a Sub-Area Map; Land Use Map; Amended Land Use Map, PD Survey, Aerial Map; Right of Way Adjustment Map; Landscape Map and Building Elevations submitted herein. Full-sized copies of the Site Plan are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the 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 shall be permitted in the area delineated herein as an Institutional Planned Development #599, as amended:

Subarea A: Detached House; Elderly Housing; Two-Flat, Townhouse and Multi-Unit (3+ units) Residential.

Subarea B: Medical and dental clinics; clinical and research laboratories; medical and related offices; housing for nurses, interns, residents and physicians; accessory retail; accessory parking and other accessory uses, including broadcast and telecommunications structures, equipment and installations, including parabolic transmitting and receiving antennae such as earth station antennae which may be up to eight (8) feet in diameter. Please note that these uses were permitted under Institutional Planned Development #599 and shall remain as permitted uses under the Amendment to PD #599.

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 Housing and Economic Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 342,586 square feet (approximately 7.86 acres)

Applicant:	Hispanic Housing Development Corporation
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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 Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. Building certification will be LEED, Energy Star or Chicago Green Homes.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to the original Institutional Planned Development #599.

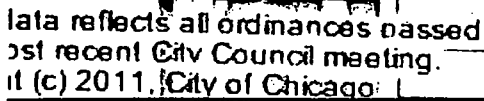
Applicant:	Hispanic Housing Development Corporation
Address:	1045 North Sacramento Avenue
Introduced:	October 8, 2014
Plan Commission:	December 18, 2014

INSTITUTIONAL PLANNED DEVELOPMENT #599, as amended

BULK REGULATIONS TABLE

Net Site Area:	342,586	SF
Subarea A:	41,068	SF
Subarea B:	301,518	SF
Area in the Public Right of Way:	215,875	SF
Subarea A:	30,864	SF
Subarea B:	185,011	SF
Gross Site Area:	558,461	SF
Subarea A:	71,932	SF
Subarea B:	486,529	SF
Maximum Floor Area Ratio:	1.3	
Subarea A:	1.51	
Subarea B:	1.27	
Maximum Number of Dwelling Units:		
Subarea A:	49	
Subarea B:	0	
Maximum Building Height:		
Subarea A:	55'	
Subarea B:	75'	
Minimum Number of Parking Spaces:	528	
Subarea A:	38	
Subarea B:	490	
Minimum Number of Loading Berths:		
Subarea A:	1	
Subarea B:	Per RT4 requirements	
Minimum Number of Bicycle Parking:		
Subarea A:	25	(17-10-0207-C)
Subarea B:	0	
Minimum Setbacks:	In accordance with the Site Plan	

Applicant: Hispanic Housing Development Corporation
 Address: 1045 N. Sacramento
 Date Introduced: October 8, 2014
 Plan Commission: December 18, 2014



Scale: Not to Scale

applicant

65th Infantry Regiment
Borinqueneers Veteran's Housing
1045 N Sacramento Avenue
Chicago, IL

PD Boundary Map
Amendment of PD #599

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12/18/2014
P/H # 142272

These plans are schematic and are subject to further refinement for compliance with codes required during life safety improvements and coordination with existing systems.

PD #599
Boundary

Site
1045 N Sacramento Ave.

**Sub-Area
A**

PD 599

Sub-Area
B

data reflects all ordinances passed
at recent City Council meeting.
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applicant

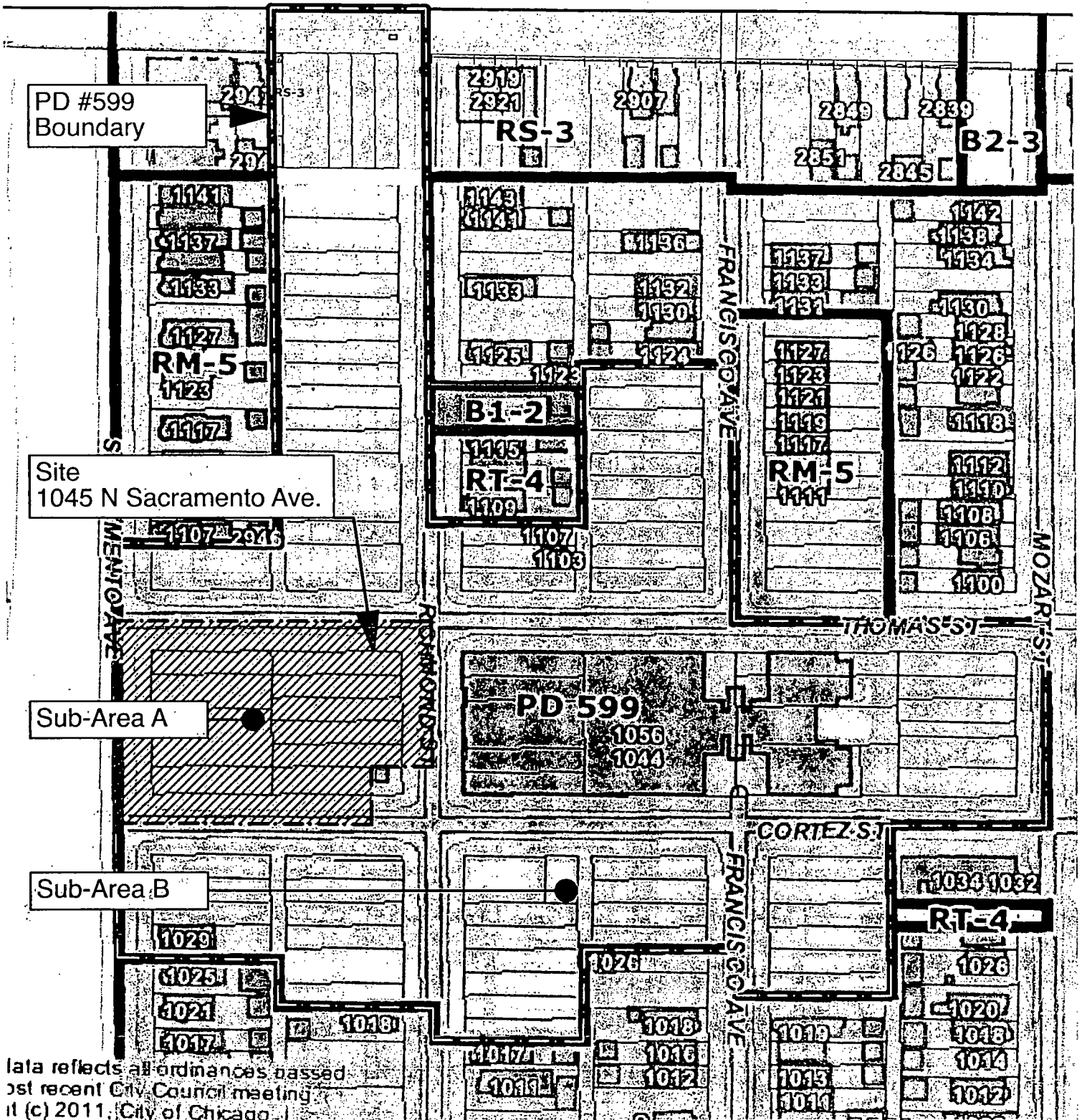
65th Infantry Regiment
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1045 N Sacramento Avenue
Chicago, IL

Sub-Area Map
Amendment of PD #599

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Data reflects all ordinances passed
 at the most recent City Council meeting
 as of (c) 2011, City of Chicago



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applicant

65th Infantry Regiment
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Zoning Map
 Amendment of PD #599

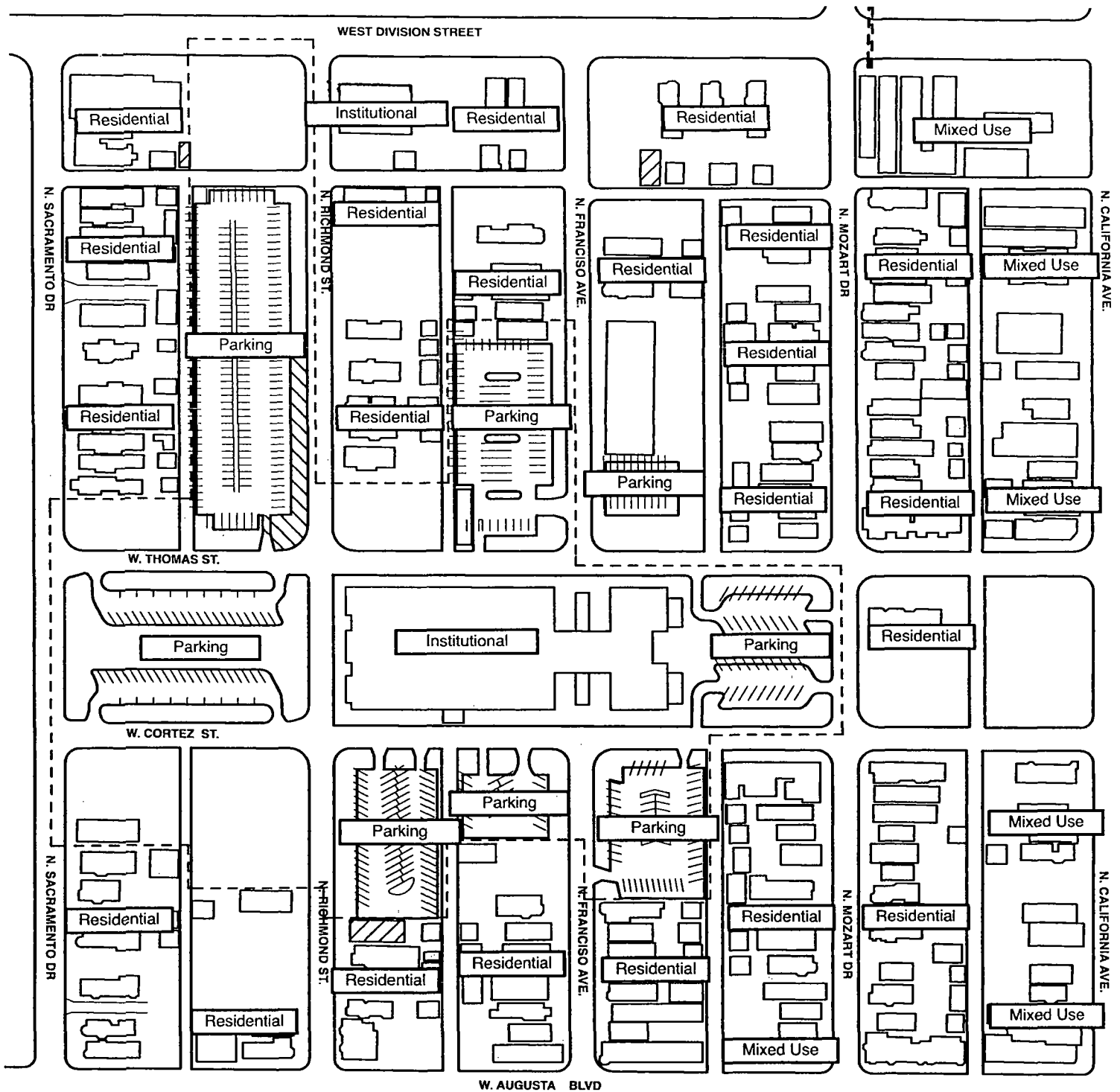
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These plans are schematic and are subject to further refinement by the applicant and its consultants. The applicant is responsible for obtaining all necessary permits and approvals from the City of Chicago and the State of Illinois. The applicant is also responsible for obtaining all necessary permits and approvals from the City of Chicago and the State of Illinois.

WEST DIVISION STREET



W. AUGUSTA BLVD



Scale: Not to Scale

applicant

65th Infantry Regiment
Borinqueneers Veteran's Housing
1045 N Sacramento Avenue
Chicago, IL

Land Use Map
Amendment of PD #599

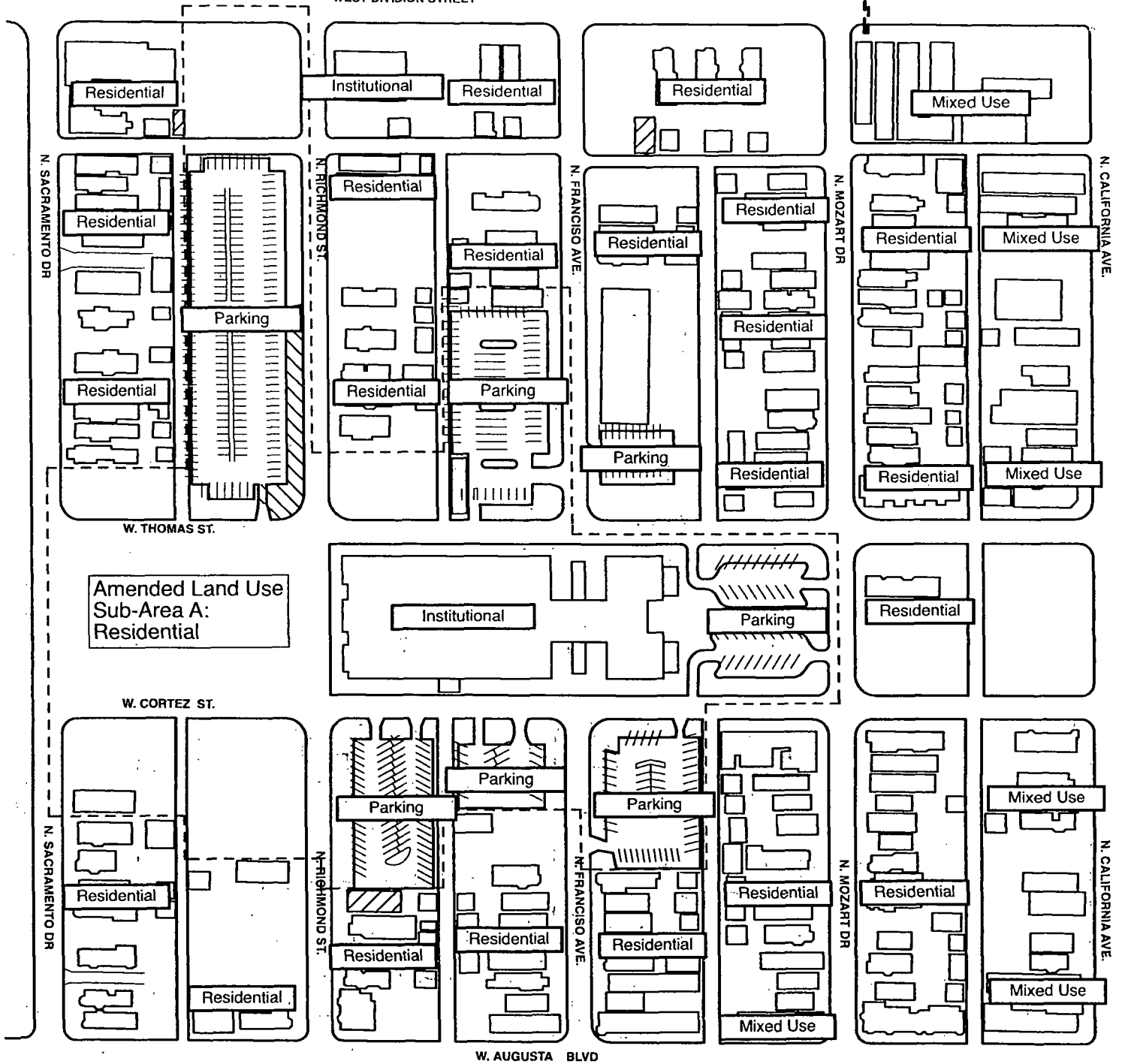
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WEST DIVISION STREET



Amended Land Use
Sub-Area A:
Residential

W. CORTEZ ST.

W. AUGUSTA BLVD



Scale: Not to Scale

applicant

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Borinqueneers Veteran's Housing
1045 N Sacramento Avenue
Chicago, IL

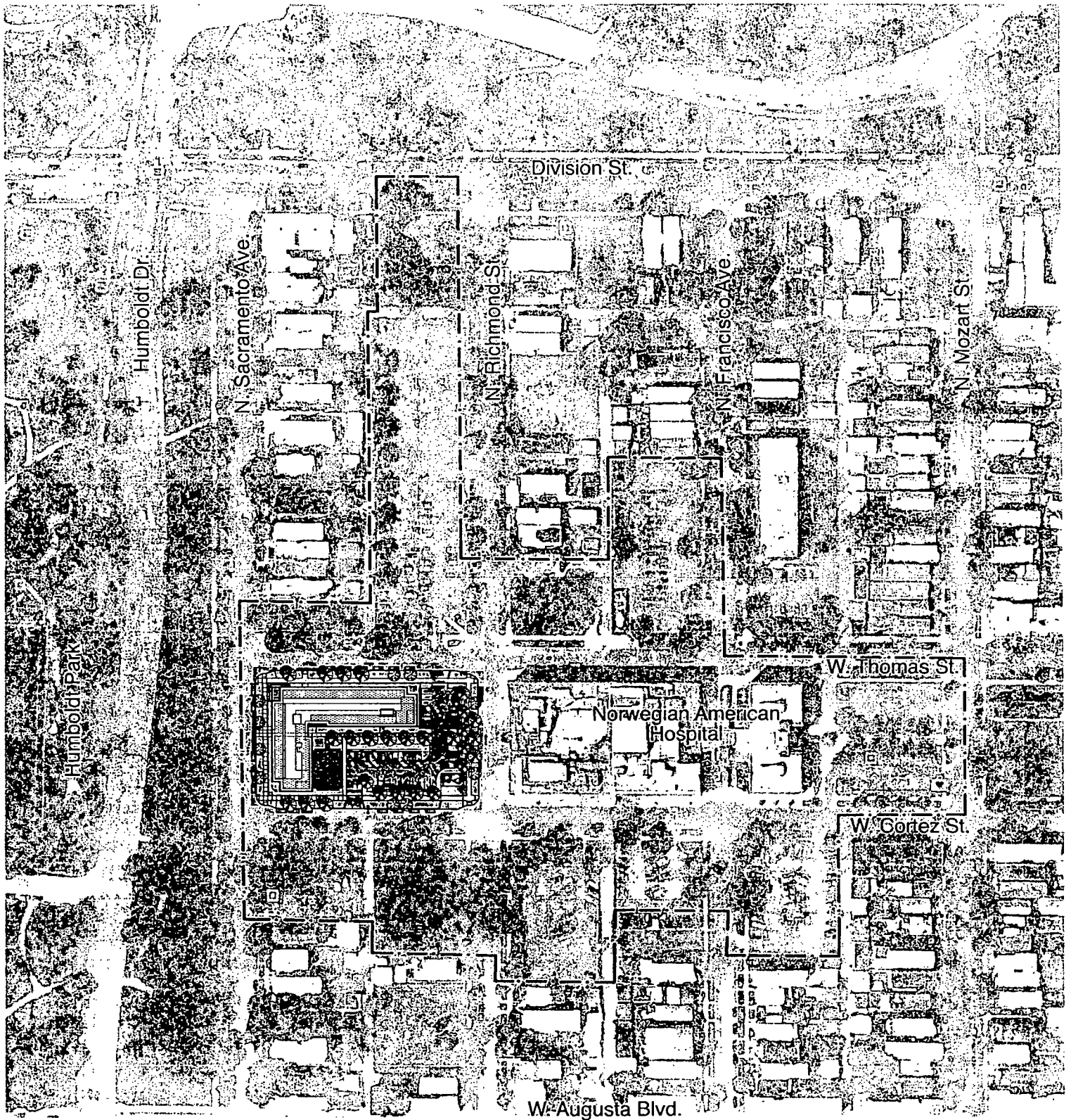
Amended Land Use Map
Amendment of PD #599

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Borinqueneers Veteran's Housing**
1045 N Sacramento Avenue
Chicago, IL

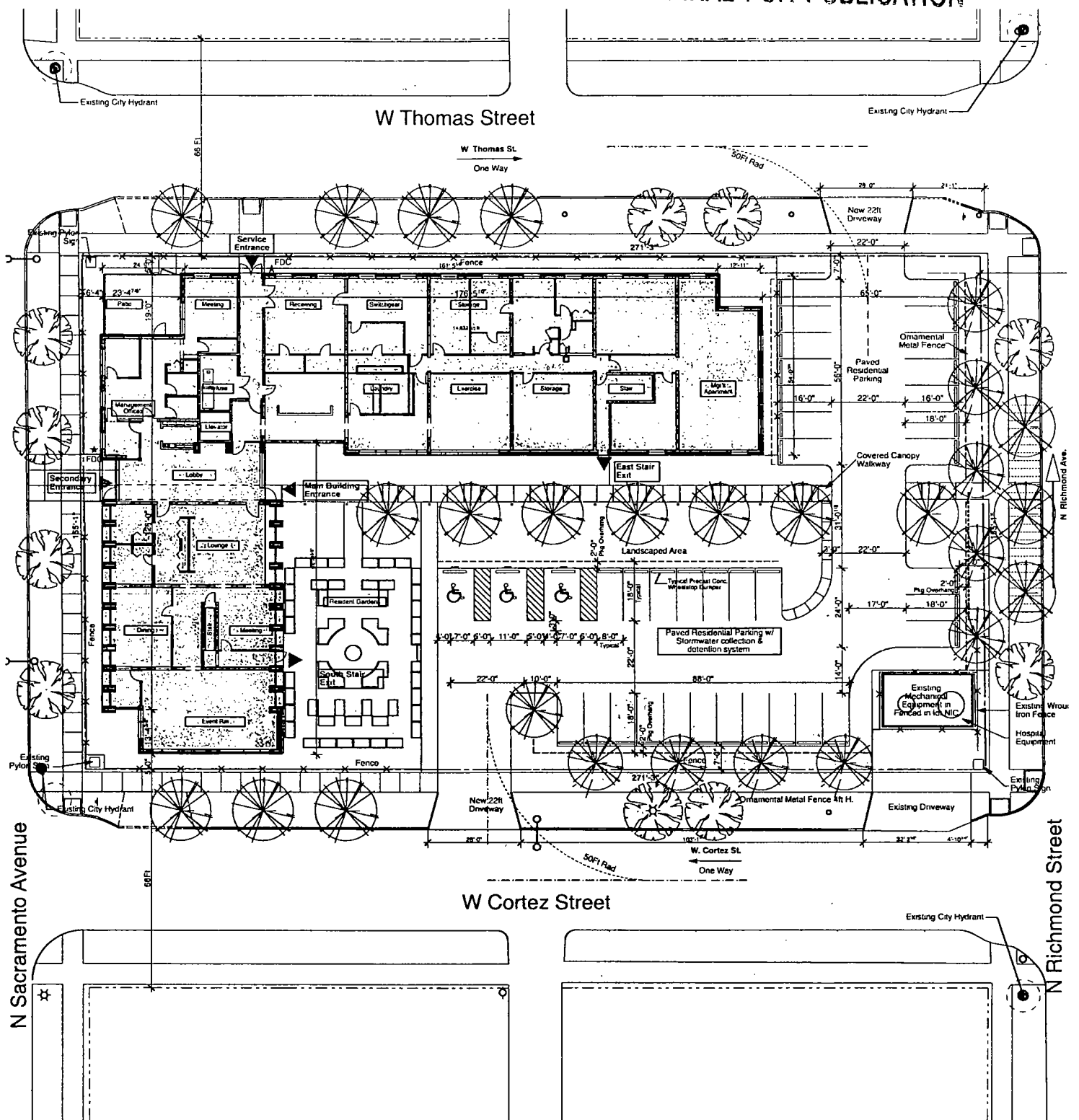
Aerial Map
Amendment of PD #599

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Scale: Not to Scale

Legend

- Pedestrian Entrance
- Street Light
- Utility Pole
- Fire Hydrant

applicant

**65th Infantry Regiment
Borinqueneers Veteran's Housing**
1045 N Sacramento Avenue
Chicago, IL

Site Plan
Amendment of PD #599

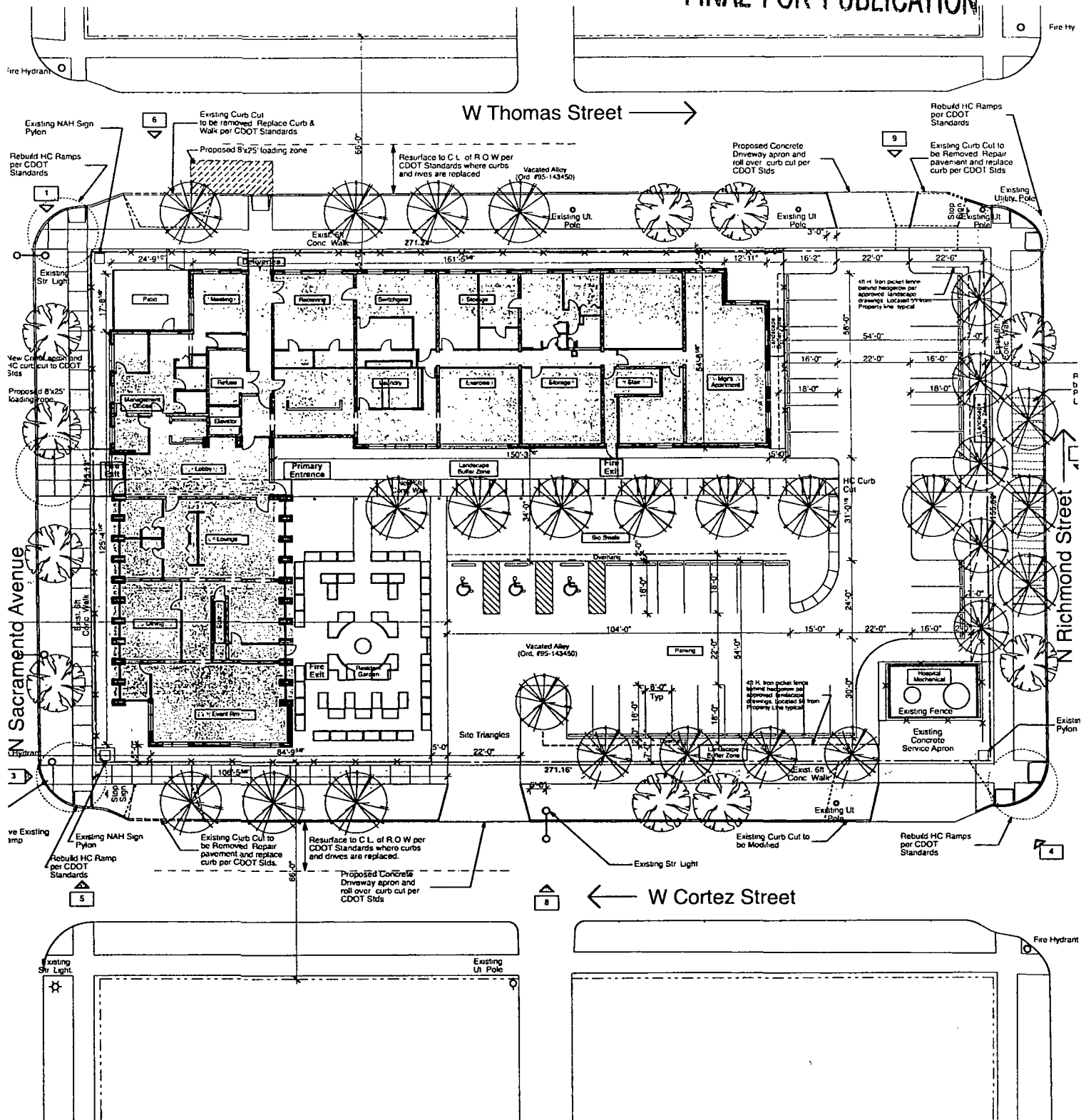
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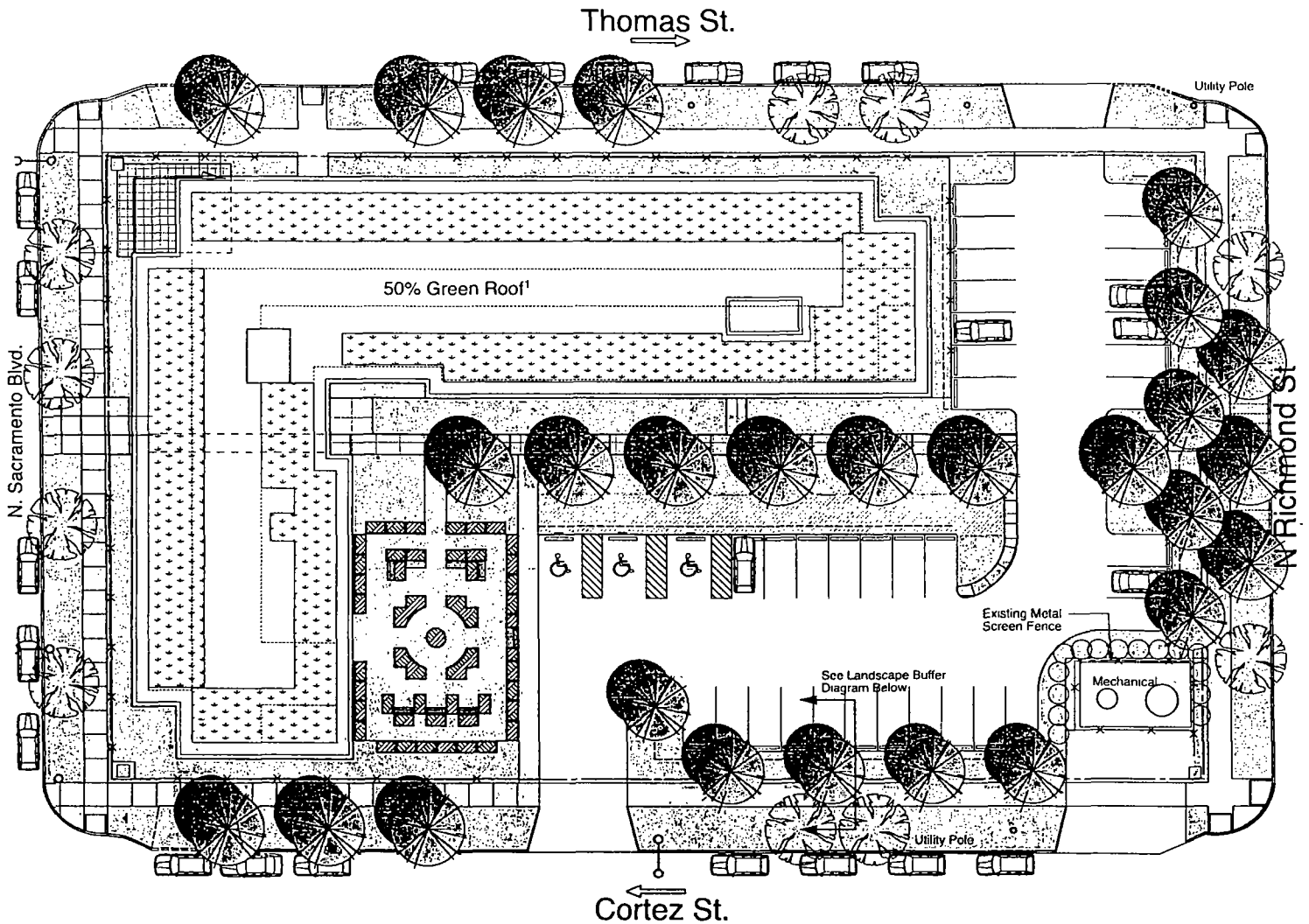
**Right of Way Adjustment
 Amendment of PD #599**

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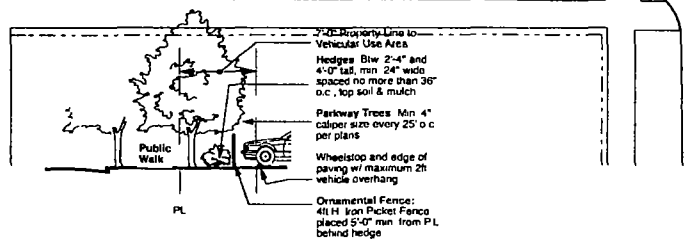


Interior Landscape Area

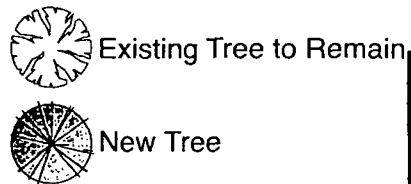
Vehucular Use Aea (VUA):	12,555 SF
Min. Interior Landscaping Amount	7.50 %
Min. Interior Landscaping Area:	967 SF
Actual Interior Landscape Area:	1,267SF
Trees Req'd (1/125sf):	8 Trees
Actual Tree Quantity @ VUA	8 Trees

Green Roof Area

Net Roof Area (minus mech space):	13,120 SF
Min. Landscape Area (50% Net Area):	6,560SF
Actual Landscape Area:	6,998 SF



Landscape Buffer Diagram



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Borinqueneers Veteran's Housing**
1045 N Sacramento Avenue
Chicago, IL

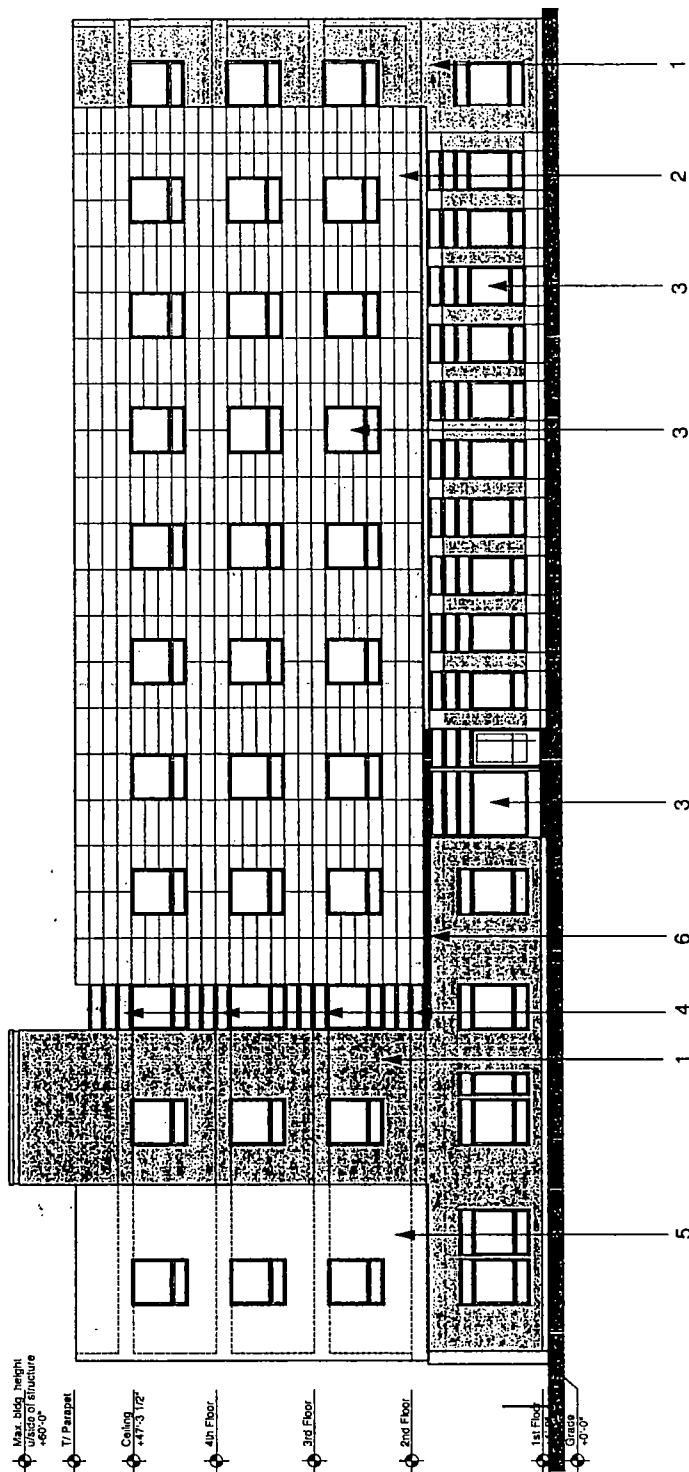
**Landscaping Drawing
Amendment of PD #599**

¹Equal areas of rooftop Photovoltaic Collector
Panels may be substituted for Green Roof
Vegetation

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required zoning, life safety, environmental and coordination with existing systems.



Building Height Measured in
accordance with
CZO#17-17-0311-A

Material List

1. Masonry
2. Cement Board Panel with Integral Color
3. Glass
4. Spandrel Glass
5. Corrugated Metal Siding
6. Painted Metal Reveal

Scale: Not to Scale

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1045 N Sacramento Avenue
Chicago, IL

West Building Elevation
Amendment of PD #599

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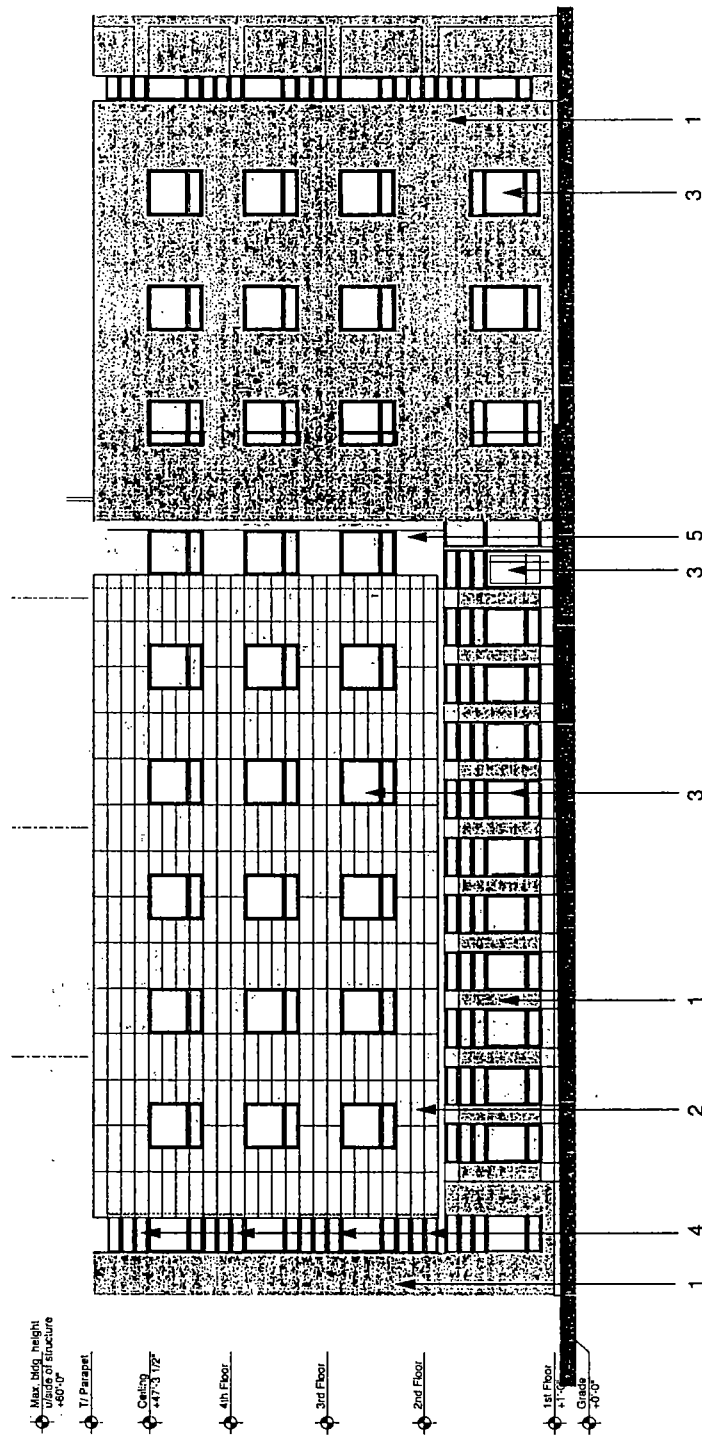
East Building Elevation
Amendment of PD #599

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Building Height Measured in
accordance with
CZO#17-17-0311-A

Material List

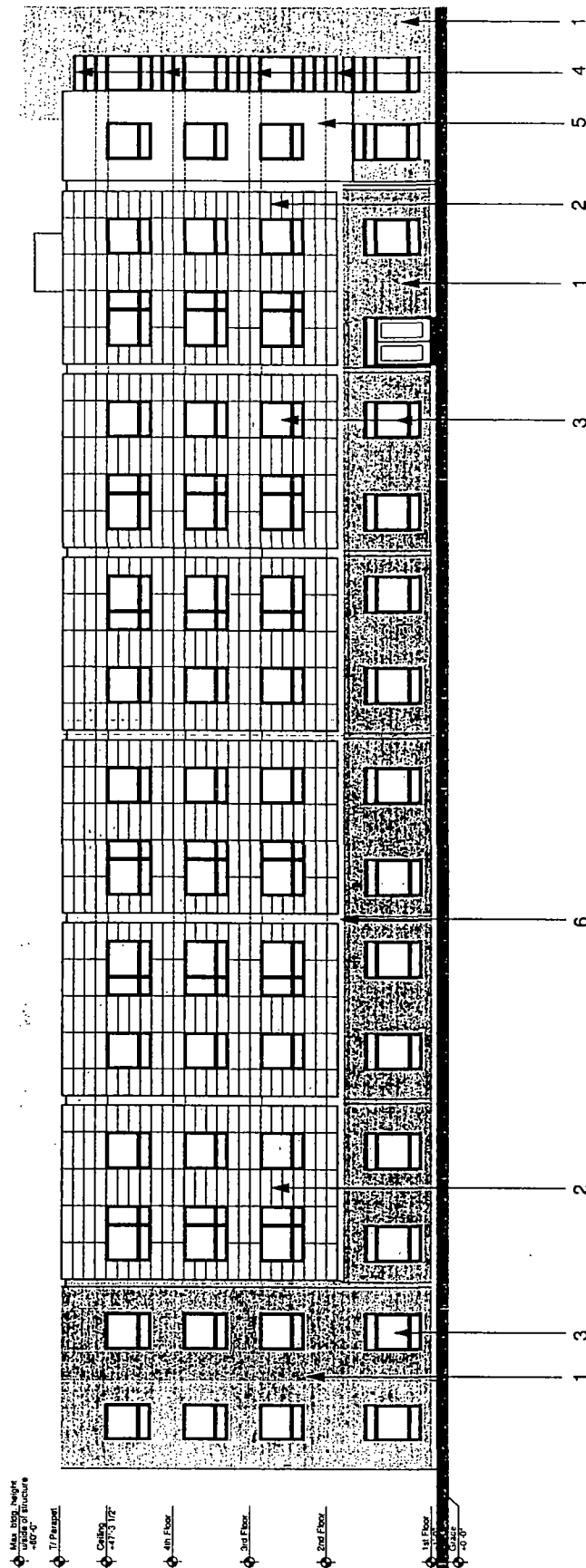
1. Masonry
2. Cement Board Panel with Integral Color
3. Glass
4. Spandrel Glass
5. Corrugated Metal Siding
6. Painted Metal Reveal

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1045 N Sacramento Avenue
Chicago, IL



North Building Elevation
Amendment of PD #599

Material List

1. Masonry
2. Cement Board Panel with Integral Color
3. Glass
4. Spandrel Glass
5. Corrugated Metal Siding
6. Painted Metal Reveal

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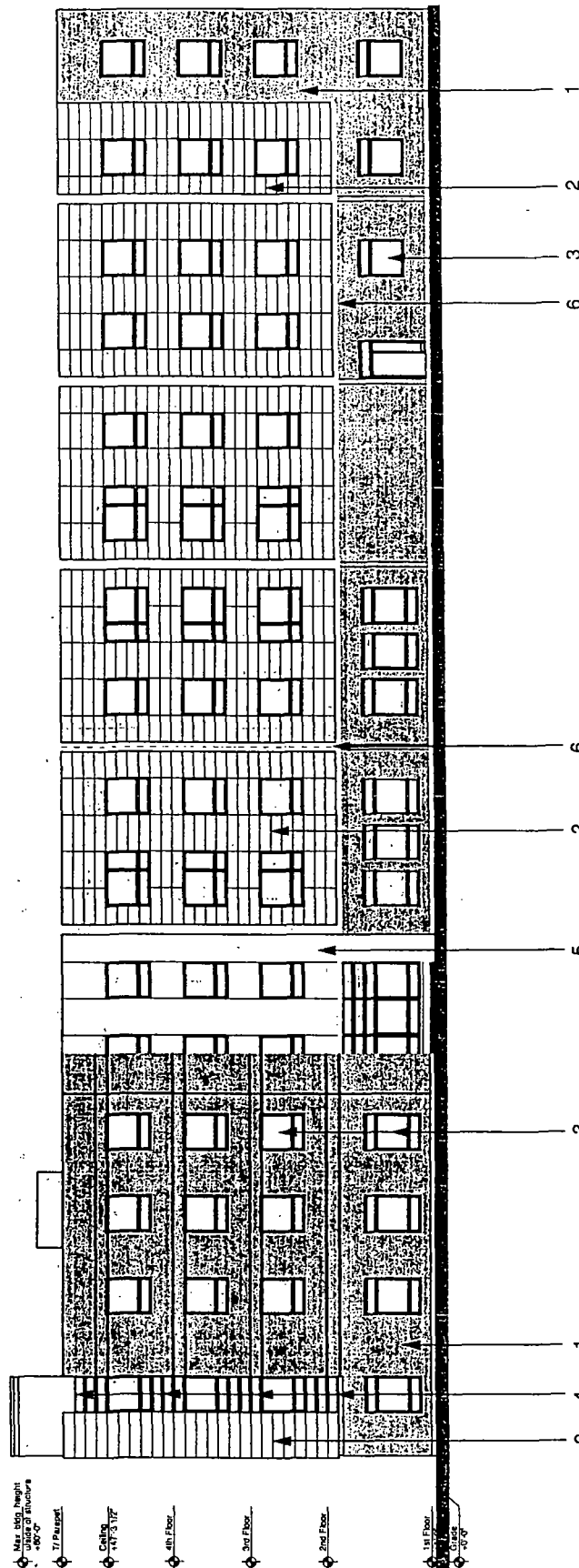
These plans are schematic and are subject to further refinement for compliance with code required during the building process. The building process is subject to change without notice.

Scale: Not to Scale

applicant

65th Infantry Regiment
Borinqueneers Veteran's Housing
1045 N Sacramento Avenue
Chicago, IL

South Building Elevation
Amendment of PD #599



Building Height Measured in
accordance with
CZO#17-17-0311-A

Material List

1. Masonry
2. Cement Board Panel with Integral Color
3. Glass
4. Spandrel Glass
5. Corrugated Metal Siding
6. Painted Metal Reveal

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