



City of Chicago



SO2016-4781

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/22/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-G at 4525 N Kenmore Ave - App No. 18862
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, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT-4, Residential Two-Flat, Townhouse and Multi-Unit District symbols shown on Map 11-G in the area generally bounded by:

A line 60 feet south of and parallel to West Wilson Avenue; the alley next east of and parallel to North Kenmore Avenue; a line 84.14 feet north of West Sunnyside Avenue extended west for a distance of 143.01 feet to a point 84.12 feet north of West Sunnyside Avenue; North Kenmore Avenue

to those of a Residential Planned Development, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 2. This ordinance takes effect after its passage and due publication.

RESIDENTIAL PLANNED DEVELOPMENT No. _____

Plan of Development Statements

1. The area delineated herein as Residential Planned Development No. _____ ("Planned Development"), consists of approximately 64,206 square feet of property as more fully depicted on the attached Planned Development Boundary and Property Line Map. The Property is under the single designated control of the Applicant, Morningside Stewart, LLC.
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 an amendment, modification or change (administrative, legislative or otherwise) to this Planned Development is made, shall be under single ownership or single 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, assigns or grantees.

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

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development ("DPD") 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: Morningside Stewart, LLC
Address: 4525 North Kenmore Avenue
Date Introduced: June 22, 2016
Plan Commission: September 15, 2016

4. This Plan of Development consists of Sixteen Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Property Line & Boundary Map; Site Plan; Landscape Plan; Green Roof Plan; Building Elevations prepared by Pappageorge Haymes Partners dated September 15, 2016.
5. The following uses are permitted in the area delineated herein as a Residential Planned Development: Multi-Unit (3+ units) Residential; accessory parking; and accessory and related uses.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the 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 property shall be in accordance with the attached Bulk Regulations Table, subject to the provisions of this Statement 8. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance as of the effective date of this Planned Development and the Net Site Area set forth in the Bulk Regulations Table shall apply.
9. Upon review and determination ("Part II Review"), and 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.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim review associated with the site plan review or Part II reviews are conditional until final Part II approval.
11. The Applicant shall comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation and Fleet and Facility Management and Buildings, pursuant to Section 13-32-085 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 by the Zoning Administrator, pursuant to Section 17-13-0611-A of the Zoning Ordinance, upon written application by the Applicant, its

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- successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
 14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant will comply with the sustainable development policy and provide a minimum net green roof area of 4,750 square feet.
 15. Pursuant to the Chicago Zoning Ordinance (Section 17-8-0911), a Planned Development ("PD") gives priority to the preservation and adaptive reuse of Chicago Landmark buildings. The PD includes the former Stewart Elementary School building which at the time of approval of this PD is pending designation as a Chicago Landmark. Work to designated Chicago Landmarks is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740.
 16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development Ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District.

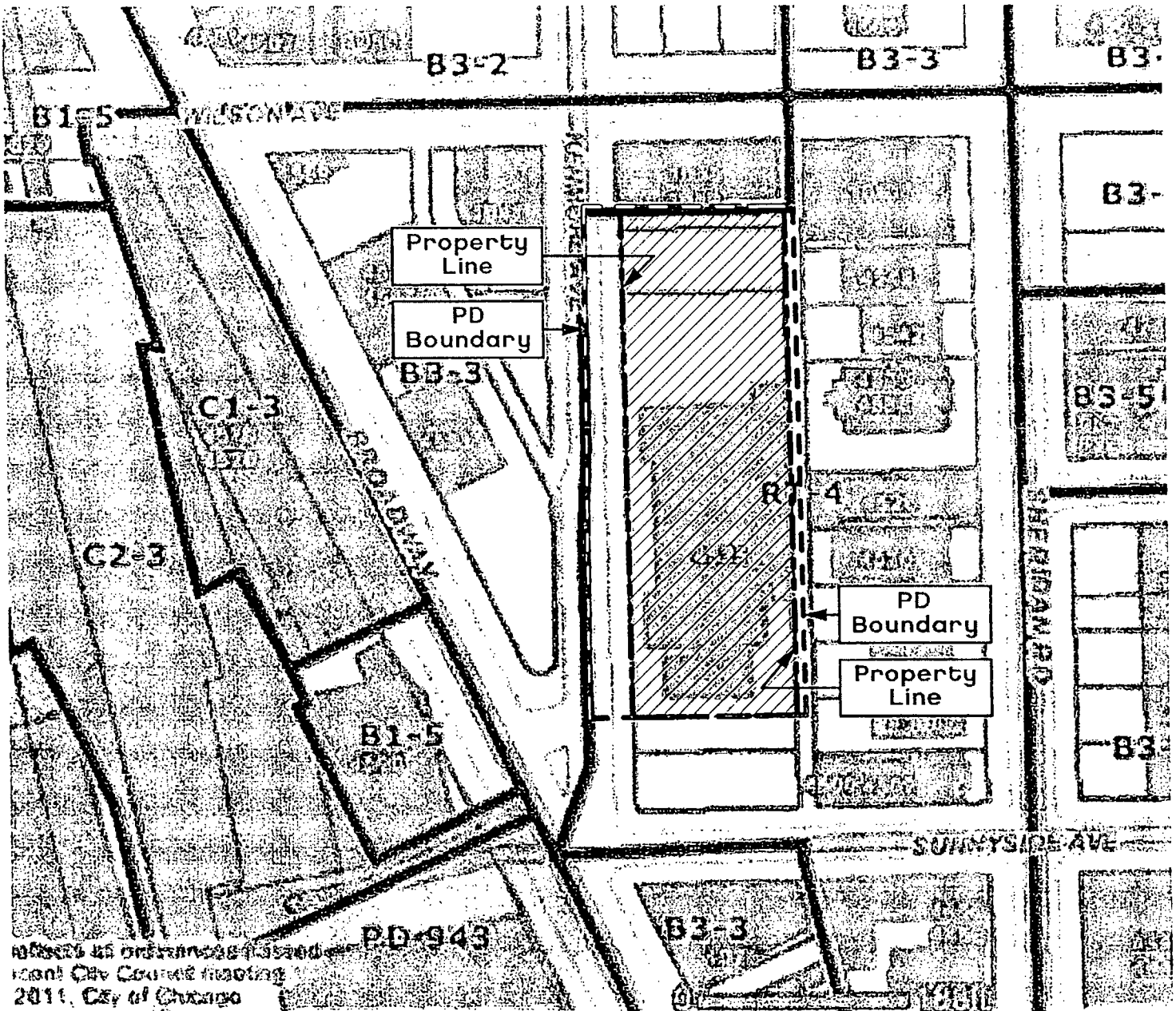
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Address: 4525 North Kenmore Avenue
Date Introduced: June 22, 2016
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PLANNED DEVELOPMENT NO. _____

BULK REGULATIONS TABLE

Gross Site Area:	82,620 Square Feet
Area in Public Right-of-Way:	18,414 Square Feet
Net Site Area:	64,206 Square Feet
Maximum Floor Area Ratio:	1.2
Maximum Building Height:	69'-4" (Existing)
Minimum Number of Parking Spaces:	28
Minimum Number of Bicycle Parking Spaces:	25
Minimum Number of Loading Berths:	0
Maximum Number of Dwelling Units:	64
Minimum Setbacks:	In accordance with the Site Plan

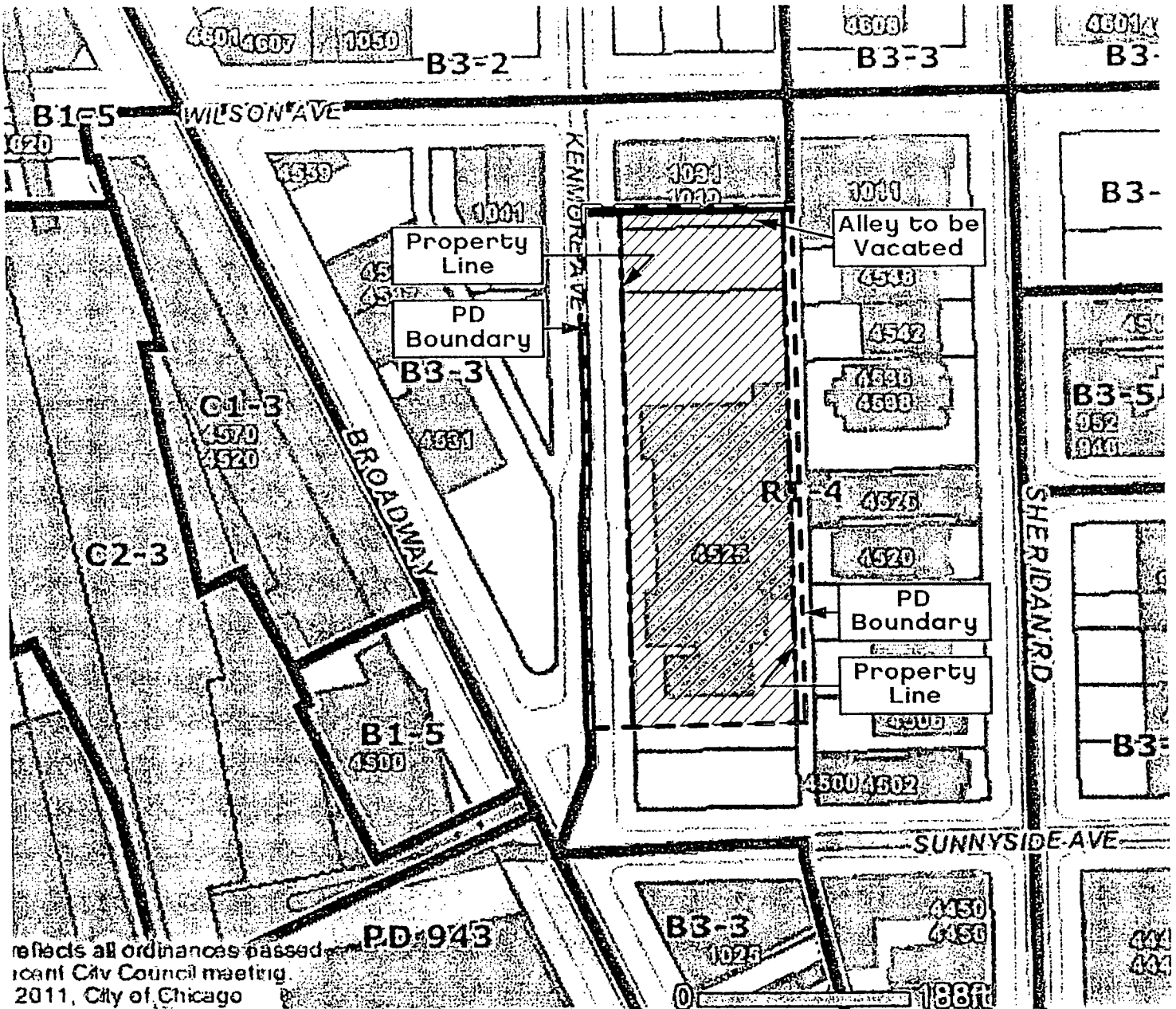
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Address: 4525 North Kenmore Avenue
Date Introduced: June 22, 2016
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Subject to ordinance adopted at
 2011, City of Chicago

<p>Applicant: Morningside Stewart, LLC Address: 4525 N Kenmore Avenue Introduction Date: June 22, 2016 Plan Commission Date: September 15, 2016</p>	<p>Planned Development Boundary, Prop. Line Map</p> <div data-bbox="1006 1864 1071 1942" data-label="Image"> </div>	<p>pappageorgehaymes partners</p> <div data-bbox="1437 1858 1550 1963" data-label="Image"> </div>
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These plans are schematic and are subject to further refinement for compliance with code
 required every life safety improvements and coordination with existing systems



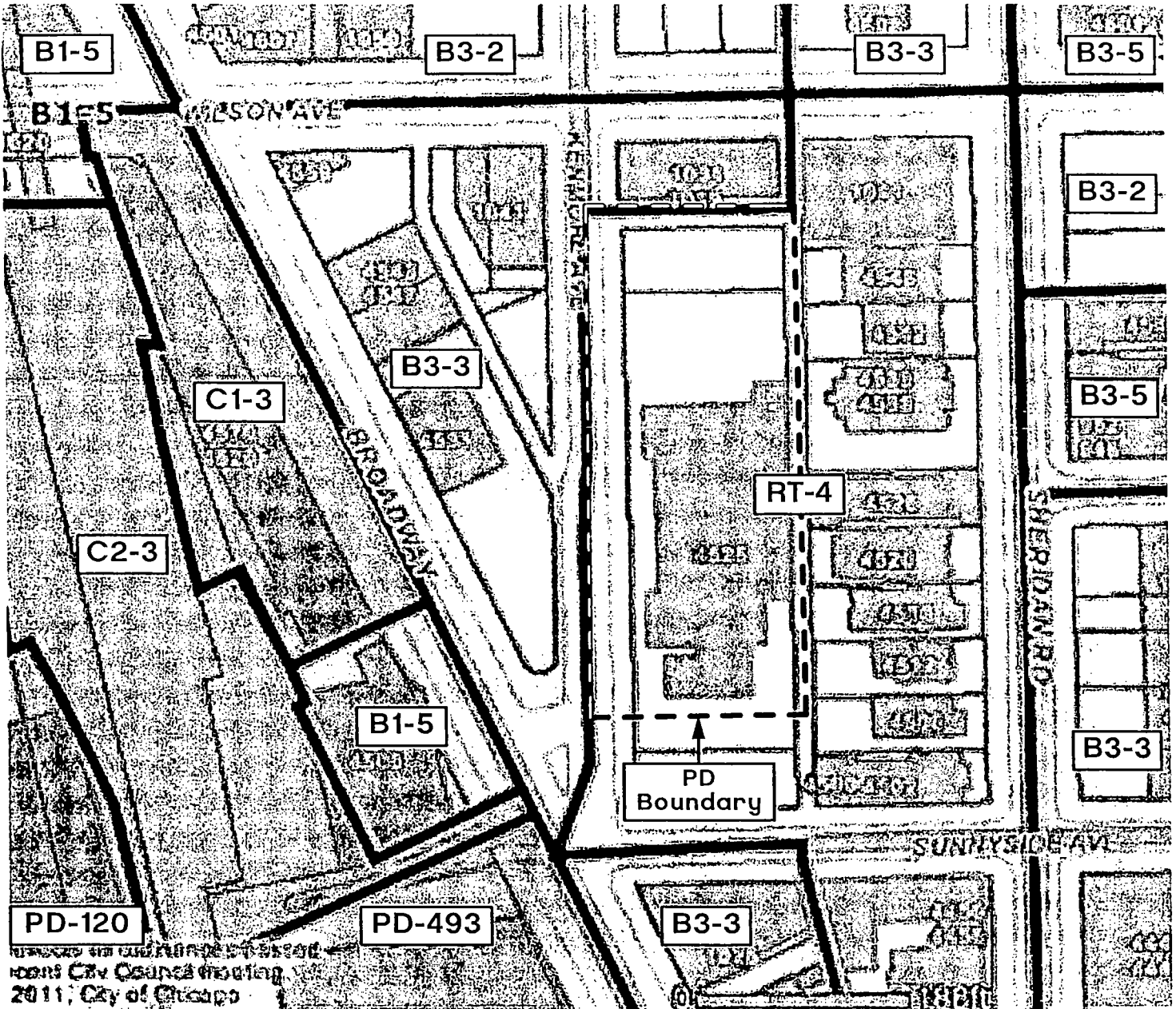
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**PD Boundary, Prop. Line
 Map and Right of Way
 Adjustments**



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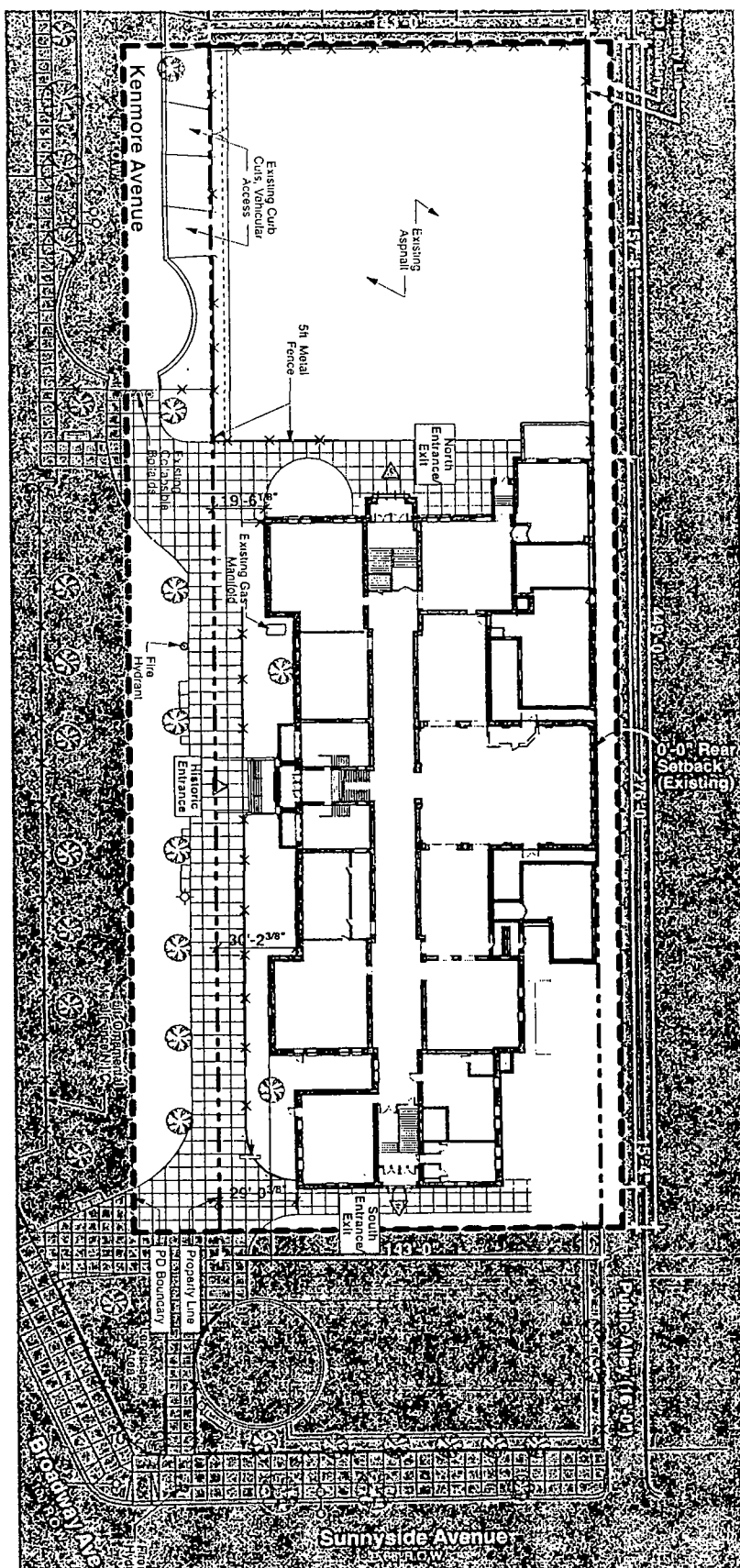
Existing Zoning Map



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Applicant	Morningside Stewart, LLC
Address	4525 N Kenmore Avenue
Introduction Date	June 22, 2016
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Site Plan - Existing

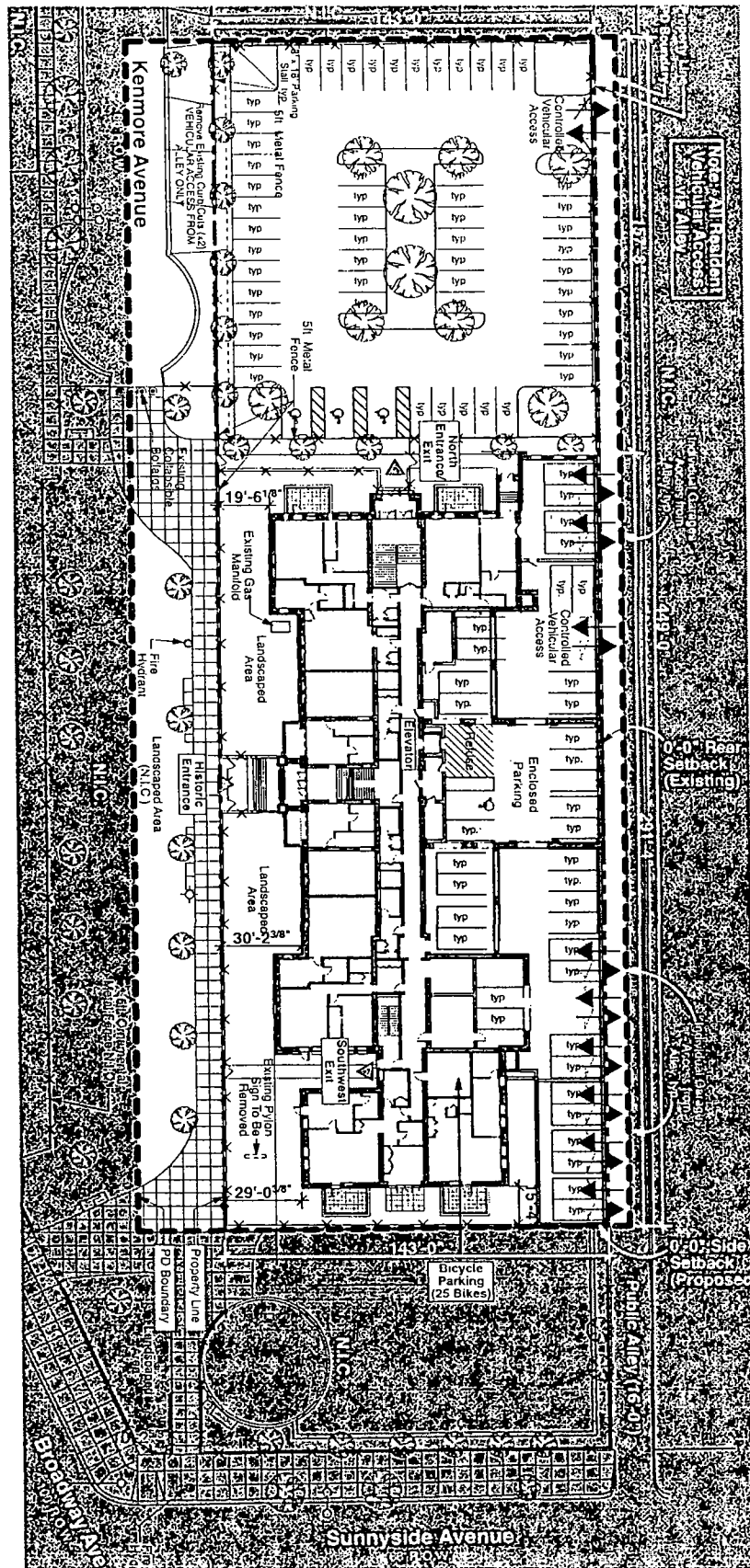


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These plans are schematic, and are subject to further schematics for compliance with code required zoning, life safety improvements and coordination with existing systems.

06/24/16
PH-162386



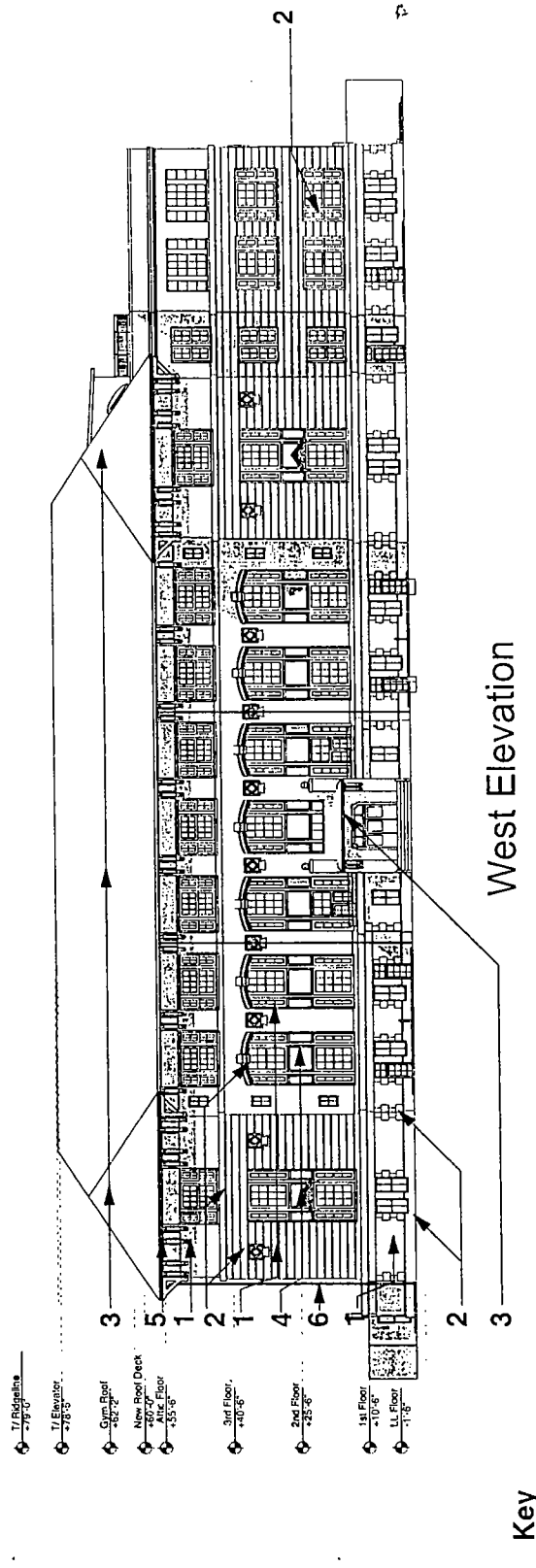
Applicant: Morningside Stewart, LLC
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Site Plan - Proposed



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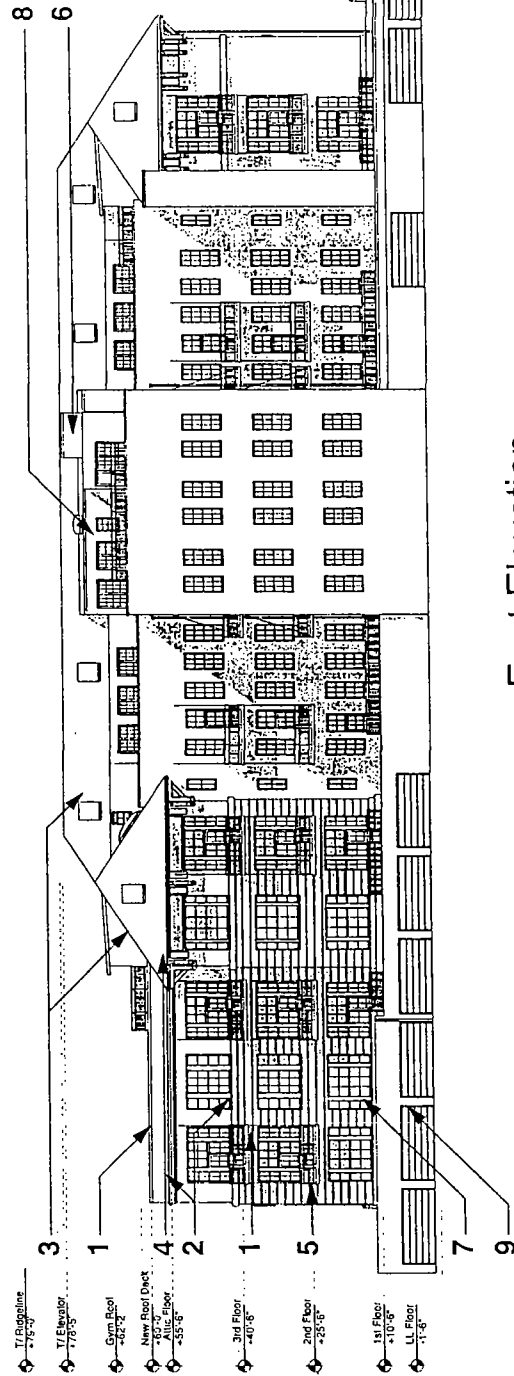
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West Building Elevation

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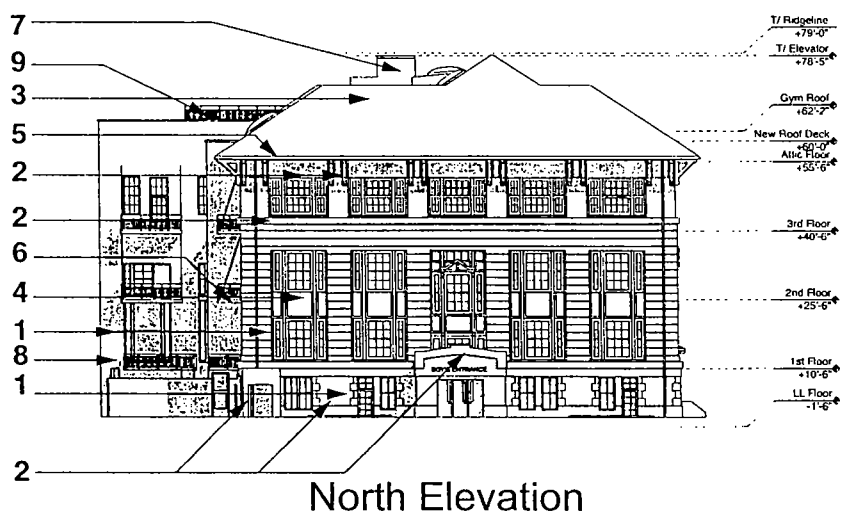


East Elevation

Key

- 1 Face Brick
- 2 Limestone
- 3 Asphalt Shingle
- 4 Copper Cornice
- 5 Metal Balcony
- 6 Cement Board Siding
- 7 Wood Fence
- 8 Wood Trellis
- 9 Painted Masonry

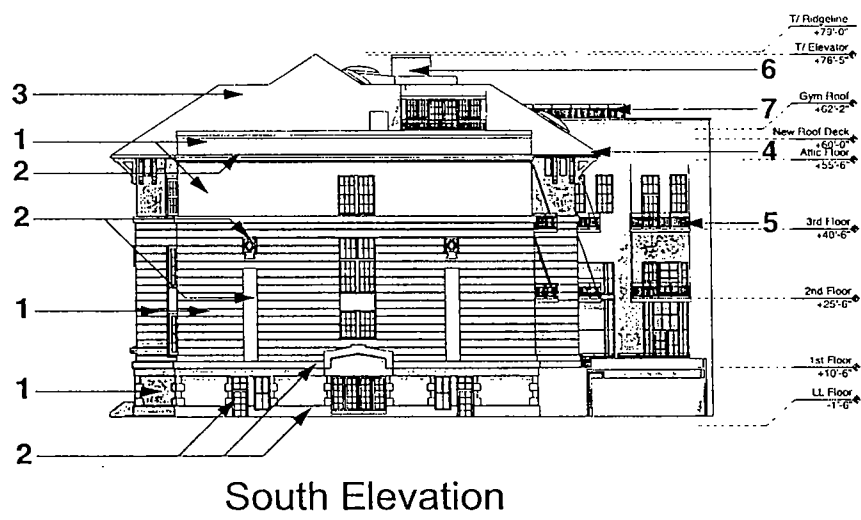
Applicant	Morningside Stewart, LLC	East Building Elevation	pappageorgehaymes partners	
Address	4525 N Kenmore Avenue			
Introduction Date	June 22, 2016			
Plan Commission Date	September 15, 2016			



Key

- 1 Face Brick
- 2 Limestone
- 3 Asphalt Shingle
- 4 Metal Panels
- 5 Copper Cornice
- 6 Metal Balcony
- 7 Cement Board Siding
- 8 Wood Fence
- 9 Wood Trellis

Applicant	Morningside Stewart, LLC	North Building Elevation	pappageorgehaymes partners	
Address	4525 N Kenmore Avenue			
Introduction Date	June 22, 2016			
Plan Commission Date	September 15, 2016			



Key

- 1 Face Brick
- 2 Limestone
- 3 Asphalt Shingle
- 4 Copper Cornice
- 5 Metal Balcony
- 6 Cement Board Siding
- 7 Wood Trellis

<div>Applicant</div> <div>Morningside Stewart, LLC</div> <div>Address:</div> <div>4525 N Kenmore Avenue</div> <div>Introduction Date</div> <div>June 22, 2016</div> <div>Plan Commission Date</div> <div>September 15, 2016</div>	<div>South Building Elevation</div>	<div>pappageorgehaymes partners</div> <div>PAPPAGEORGE HAYMES</div>
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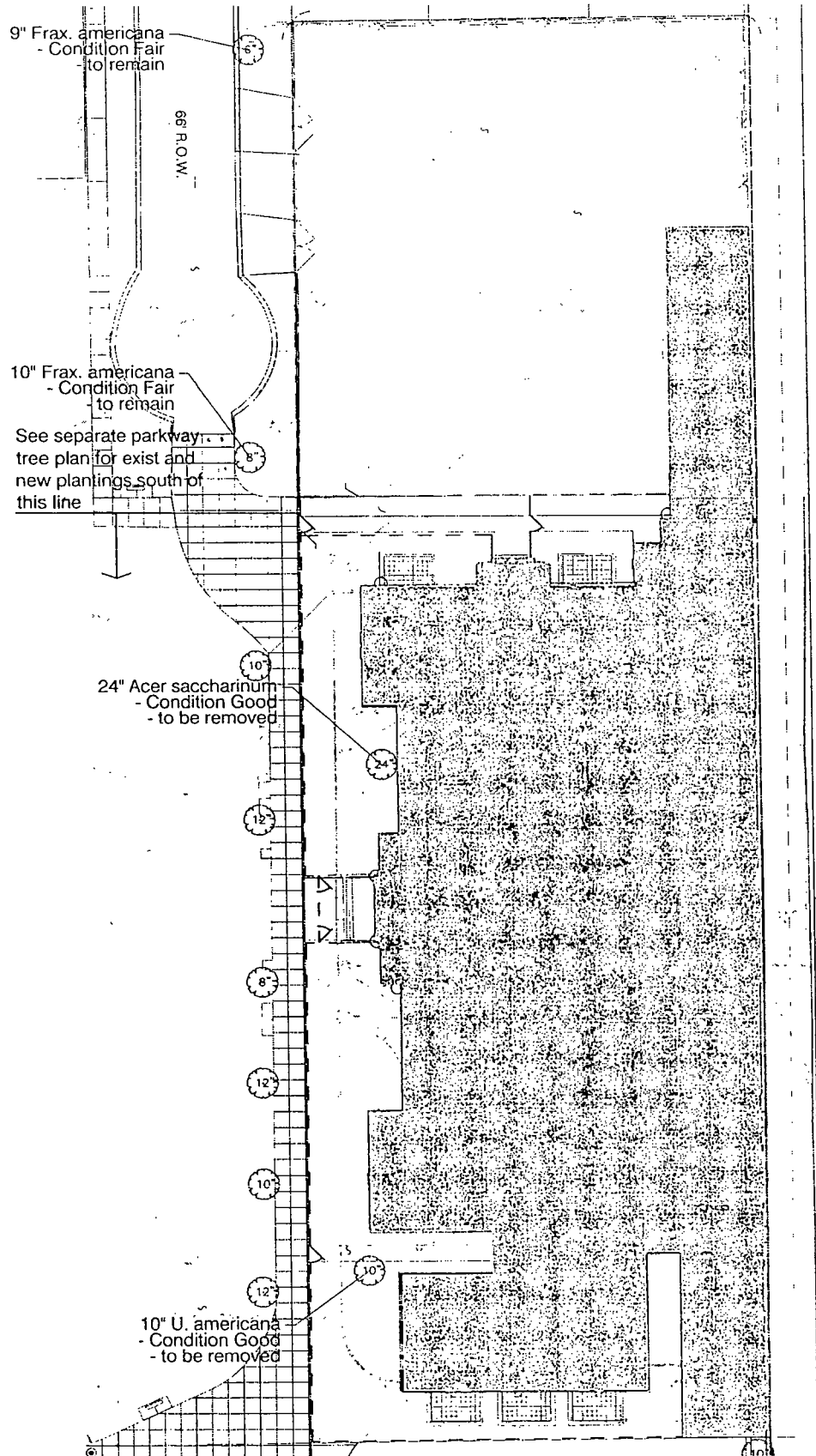
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Diagram illustrating the planting of a tree in a grassy field. The diagram shows a tree with a root ball, a mulch layer, and the surrounding soil and subgrade. Labels include: shrub, first grass, root ball when buried 1/2 / 3 inches, crown of rootball flush with existing grade, 2' mulch layer in lower stage, planting soil, and existing subgrade.

Trees		
sym	Botanic Name	Size
AM	Acer x Freemanii 'Marmo'	3' BB
CO	Celtis occidentalis 'Chicagoland'	2.5' BB
GB	Ginkgo biloba	2.5' BB
MD	Malus 'David'	8' Ht. BB
TO	Thuja occidentalis 'Techny'	8' Ht. BB
UM	Ulmus davidiana 'Morton'	2.5' BB
Shrubs		
sym	Botanic Name	Size
BG	Buxus x 'Glencoe'	18" BB
DS	Diervilla sessilifolia 'Butterfly'	24" BB
HT	Hydrangea arborescense 'Annabelle'	24" BB
SK	Syringa 'Miss Kim'	24" BB
TT	Taxus x media 'Tauntonii'	30" BB
VJ	Viburnum x 'Juddii'	4' BB
Perennials		
sym	Botanic Name	Size
acc	Ajuga 'Chocolate Chip'	#1 Cont.
aaf	Astilbe x arendsii 'Fanal'	#1 Cont.
asb	Allium 'Summer Beauty'	#1 Corit
gao	Galium odoratum	#1 Cont.
hgu	Hosta 'Guacamole'	#2 Cont.
mst	Matteuccia struthiopteris	#1 Cont.
ptg	Pachysandra 'Green Carpet'	3' pots
ssn	Sedum spectabile 'Neon'	#1 Cont.

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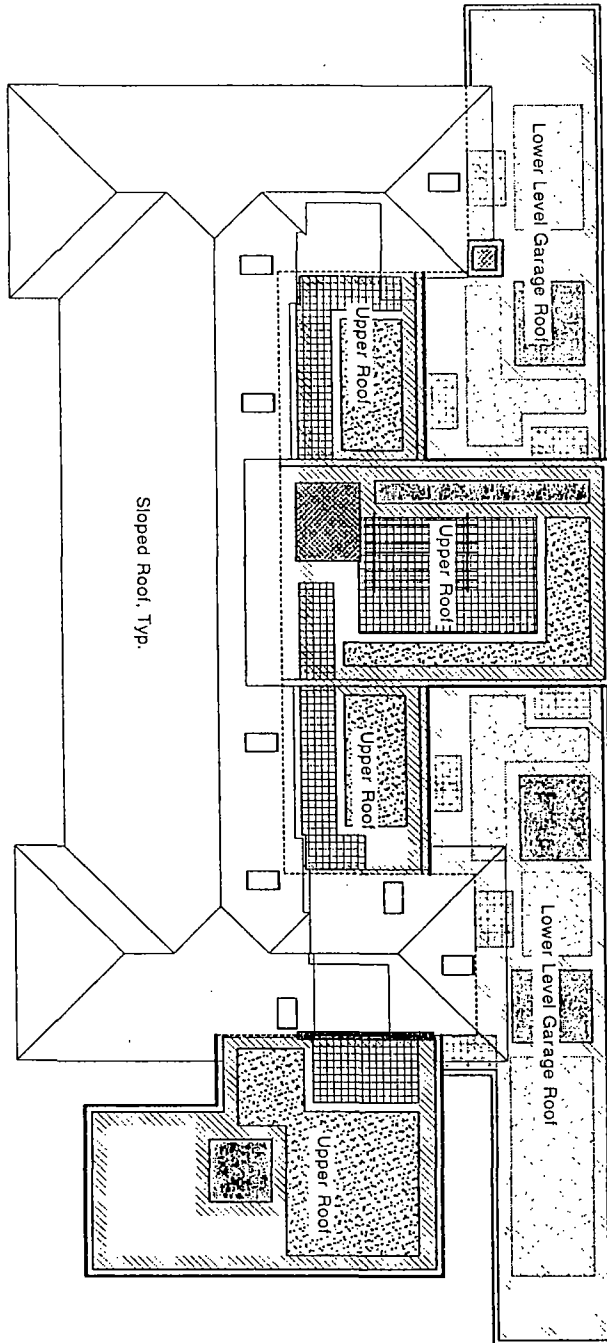
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Landscape Plan - Existing Trees



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





Summary:

15,750 sq ft Gross Open Roof Area
Net Plantable Roof Area: 9,454 sq ft

Minimum Green Roof Area:
4,727 sq ft (50% of Net Plantable Roof Area)
4,750 sq ft Provided

(Note: Roof terrace is common amenity area open for use by all building residents)

Key:

-  Accessory Roof/Chimneys [139 sq ft]
-  Pavers [2,634 sq ft]
-  Extensive Green Roof (Upper Deck) [2,387 sq ft]
-  Extensive Green Roof (Garage Roof) [2,363 sq ft]
-  Non-Plantable Mech. Access [6,157 sq ft]
-  Mech. Equipment (Upper Deck)
-  Mech. Equipment (Garage Roof)

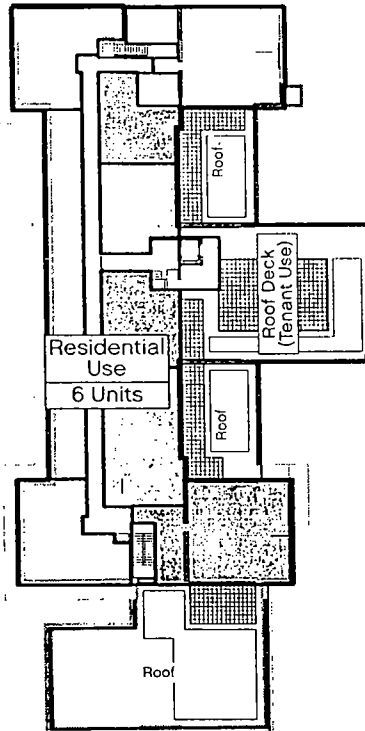
Applicant: Morningside Stewart, LLC
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Green Roof Plan

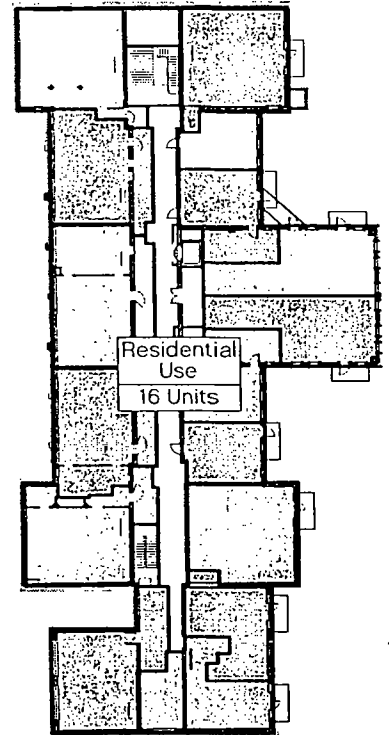


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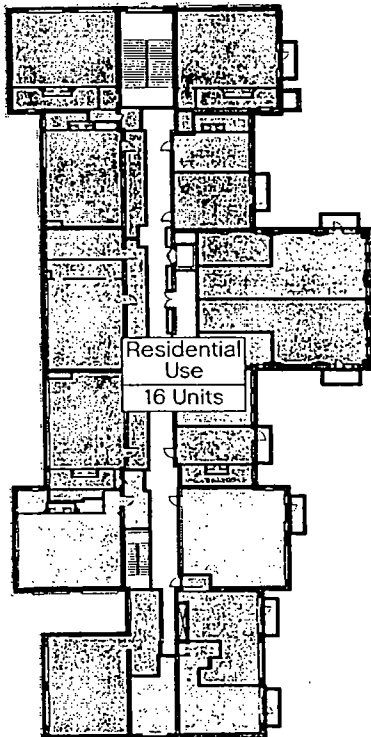
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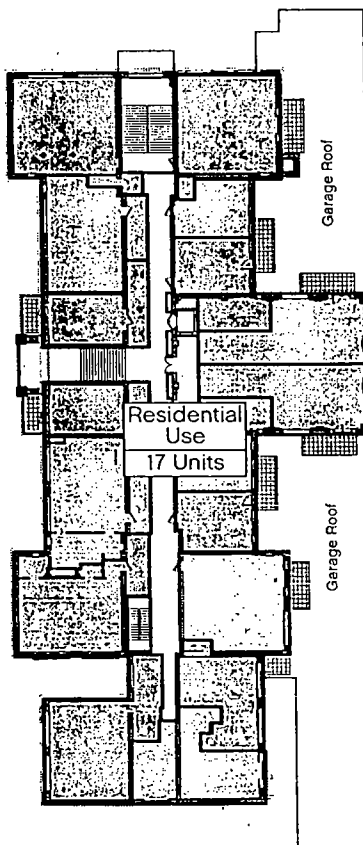
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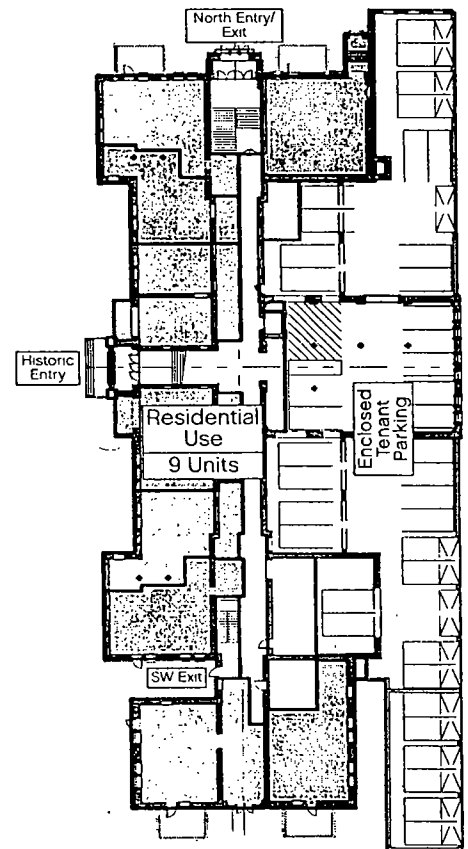
3rd Floor



2nd Floor



1st Floor



Ground Floor

Applicant Morningside Stewart, LLC
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Floorplans



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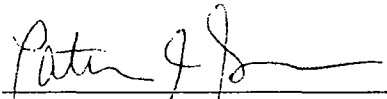


18862
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

FROM: 
Patricia A. Scudiero
Chicago Plan Commission

DATE: September 16, 2016

RE: Proposed Planned Development for property generally located at 4525 North Kenmore Avenue.

On September 15, 2016, the Chicago Plan Commission recommended approval of the proposed planned development submitted by Morningside Stewart, LLC. A copy of the proposed planned development 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 Planning and Development, bureau of Planning and Zoning 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)