



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: SO2017-4850, Version: 1

SUBSTITUTE

ORDINANCE No. 19286

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development Number 64 symbols and indications as shown on Map Number 14-D and Map Number 14-E in the area bounded by:

a line 447.23 feet north of and parallel to East 61st Street; South Cottage Grove Avenue; East 61st Street; the public alley next east of and parallel to South Cottage Grove Avenue; a line 460 feet south of and parallel to East 61st Street; South Cottage Grove Avenue; East 62nd Street; the public alley next east of and parallel to South Cottage Grove Avenue; a line 169.98 feet north of and parallel to East 63rd Street; South Drexel Avenue; East 63rd Street; South Cottage Grove Avenue; a line 472.55 feet south of and parallel to East 62nd Street; the public alley next west of and parallel to South Cottage Grove Avenue; a line 77.55 feet south of and parallel to East 61st Street; South Evans Avenue; East 61st Street; a line 454.52 feet west of and parallel to South Cottage Grove Avenue; a line 280 feet north of and parallel to East 61st Street; a line bearing north 46 degrees, ~05 minutes, 35 seconds east; a line 311 feet south of and parallel to East 60th Street; and a line 149.08 feet west of and parallel to South Cottage Grove Avenue,

to those of Residential-Business Planned Development Number 64, as amended which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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Residential - Business Planned Development No. 64, As Amended

Plan Of Development Statements.'

The area delineated herein as Residential-Business Planned Development Number 64 (the "Property") consists of approximately four hundred fifty-eight thousand nine hundred forty-one (458,941) net square feet (ten and fifty-four hundredths (10.54) acres) of property. The Property boundaries are depicted on the attached Planned Development Boundary and Property Line Map. The Property is owned by POAH Grove Pare Apartments L.L.C. ("POAH") and its

related entities. RBPB No. 64, as amended, is controlled for zoning purposes by POAH. The applicant is Grove Pare Venture Partners, LLC (the "Applicant").

All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of the Applicant, its successors, assignees or grantees and approval by the City Council.

The requirements, obligations and conditions contained within this planned development "slTairiJe^IJind^ Applicant, the legal titleholders 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 titleholder and any ground lessors and ground lessees. Furthermore, pursuant to the requirements of Section 17-8-400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. "Single designated control" for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors. For purposes of this planned development, where improvements located on the Property (or applicable portions thereof) have been submitted to the Illinois Condominium Property Act and/or are otherwise submitted to similar types of regimes of common restrictions and easements, the term "owner" shall be deemed to refer solely to the condominium association and/or other applicable association(s) of the owners of such improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "the Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder. An agreement among different owners of the Property, or a covenant binding owners of the Property, may designate the parties

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authorized to apply Tor future amendments, modifications or other changes to the planned development.

4. This planned development consists of these twenty (20) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Surrounding Land-Use Map; a Planned Development .^Boundary and Property Line Map; the following plans pertaining to the Grove Pare Venture Partners, LLC project ("Building E") prepared by Manhard Consulting, LTD. and Camburas & Theodore, LTD dated August 17, 2017: Detailed Site Plan, North Elevation, South Elevation, East Elevation and West Elevation; and the following POAH development plans (collectively, the "POAH Development Plans"): an Overall Site Plan; Site Plans for Buildings A, B1 , B2, B3, B4, CI , C2, C3, C4, C5, and M1; and Elevations for Buildings A (63rd Street and Cottage Grove); A (North and East); B1, B2, B3, B4, CI (East and North); CI (West and South); C2, C3 (South Cottage Grove and North), C3 (West and South), C4, C5; and M1; all prepared by Landon Bone Baker Architects, revised June 17, 2010; and a Site Plan and Elevations for Building CI prepared by Nagle Hartray Danker Kagan Penney. The Landon Bone Baker Architects, and the Nagle Hartray Danker Kagan Penney are incorporated herein by reference and referred to collectively as the " POAH Development Plans ". Also incorporated herein by reference are the following site plan review and minor change approvals granted prior to the date of this amendment, . and the exhibits attached thereto (collectively, the "Administrative Approvals"), A site Plan approval" tor

Building A, 625J i>. Cottage Urove Avenue dated October 7, 2016, to the Preservation of Affordable Housing; An Administrative Relief approval for Building C2, located at 801-803 E. 61st Street, dated October 16, 2015; a Site Plan Approval for Woodlawn Mixed Use Building, dated September 30, 2015 for Building C2; An Administrative Relief Approval for Grove Pare Apartments dated June 24, 2013. To the extent there is a conflict between the Original Exhibits and the Administrative Approvals, the Administrative Approvals shall control. Similarly, to the extent there is a conflict between either the Original Exhibits or the Administrative Approvals and the Manhard Consulting, LTD. or the Camburas & Theodore, LTD, the Manhard Consulting, LTD., the Camburas & Theodore, LTD and PD Amendment Exhibits shall control.

Full-sized copies of the Development Plans are on file with the Department of Planning and Development (the "Department"). This planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

The uses of the Property permitted pursuant to this planned development shall include all permitted uses in the B3-3 Community Shopping District. In addition, the following uses shall be permitted: dwelling units on the ground floor, community centers, indoor and outdoor participant sport uses, recreation centers, similar assembly uses and a drive through facility for Building E. ^x

On-premises signs and temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department. Off-premise signs shall not be permitted in the planned development.

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7. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within emergency areas. Any changes to ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
8. The maximum heights of improvements on the Property shall be as designated on the Development Plans and the Bulk Regulations and Data Table attached hereto. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this planned development, the height of any improvements also shall be subject, if applicable, to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property related to Buildings B3, B4 and C4 shall be designed, constructed and maintained in accordance with the Development Plans relating thereto, and the improvements on the Property related to the remaining buildings shall be designed, constructed and maintained in a manner generally consistent with the Development Plans relating thereto and shall be subject to site plan approval as set forth in Statement 11. Notwithstanding anything in the Development Plans to the contrary, all improvements on the Property shall be designed, constructed and maintained in accordance with the parkway tree and vehicle use area landscaping

provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

11. Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II approval") for any future development within this planned development other than Buildings B3, B4 and C4, Site Plans for proposed development shall be submitted to the Commissioner of the Department of Planning and Development (the "Commissioner") for Site Plan approval. All future proposals for development shall be subject to the provisions of this planned development and all relevant ordinances and City policies in effect at the time of submittal. Site Plan approval is intended to assure that specific development proposals conform with this planned development, as well as relevant ordinances and City policies, and to assist the City in monitoring on-going development. A Site Plan may be submitted for any portion of this planned development. No Part II approval shall be granted until an applicable Site Plan has been approved.

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

- a) boundaries of development parcel or parcels;
- b) building footprint or footprints;
- c) dimensions of all setbacks;

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- d) location and depiction of all parking spaces (including relevant dimensions);
 - e) location and depiction of all loading berths (including relevant dimensions);
 - f) all drives, roadways, and vehicular routes;
 - g) all landscaping (including species and size);
 - h) all pedestrian circulation routes and points of ingress/egress (including sidewalks); and
- (i) all site .statistics applicable to the development parcel or parcels, including:
- i) floor area and floor area ratio as represented on submitted drawings;
 - ii) number of parking spaces provided;
 - iii) number of loading berths provided;
 - iv) uses of development of parcel; and
- 0) parameters of the building envelope, including:
- (i) all building elevations with indications of heights and materials; and
 - (i i) -setbacks-and -verticaj-setbacks,-requi red-and-pravi ded. :

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this planned development and any City ordinances or policies in effect at the time of submission of the Site Plan.

Following approval by the Commissioner, the approved Site Plan(s) shall be kept on permanent file with the

Department of Planning and Development and shall be deemed to be an integral part of this planned development. The approved Site Plans may be changed or modified pursuant to the minor change provisions of Section 17-13-0611 of the Chicago Zoning Ordinance.

12. (a) Existing nonconforming buildings and demolition of such buildings may result in a parking deficit in the planned development on a phase-by-phase basis, provided that at full build-out the project shall comply with the parking ratios set forth on the bulk regulations and data table on an overall basis.
- (b) It is acknowledged that Building CI as shown on the Overall Site Plan is anticipated to contain participant sports and recreation uses, office and retail uses. Parking for these and other uses in Building C 1 may be provided off-site within the planned development without the need for further approvals. Such parking may be provided on a shared basis with other uses in the planned development without the need for such other uses to provide additional parking beyond that which is otherwise required by this planned development.
- (c) Loading berths shall be provided as required by the Chicago Zoning Ordinance as applied to the B3-3 District on a building-by-building basis; provided that single buildings that are treated as more than one building under applicable area limitations in the building code shall also be treated as more than one building for purposes of applicable loading requirements and exemptions therefrom.

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13. Upon review and determination ("Part II Review"), pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The Part II Review 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.
14. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611 -A, 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 renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The Applicant shall design, construct and maintain all new buildings located within the Property in a manner generally consistent with the requirements of the City of Chicago's Sustainable Development Policy in effect as of the date of Site Plan approval and on a building-by-building basis. Notwithstanding the foregoing, the Applicant shall construct the Building E improvements in accordance with the DPD 2016 Sustainable Development Policy Matrix.
- 16; 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.
17. Off-street parking and loading facilities shall be provided in compliance with this planned development. A

minimum of two percent (2%) of all parking spaces provided pursuant to this planned development shall be designated and designed for parking for the handicapped.

18. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
19. 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 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%

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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 11 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 foregoing, 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 Planning Commission and annually to the Chicago City Council and the Mayor.

Unless substantial construction of the proposed improvements for Building E as contemplated in this amended planned development has commenced within six (6) years following adoption of this amended planned development, and diligently pursued, then this 2017 planned development amendment shall expire as to the uncompleted portion and the zoning of the Property shall automatically revert to immediately preceding Planned Development Number 64. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance.

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Residential-Business Planned Development No. 64, As Amended

Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way: ± 679,409 gross square feet (± 15.50 acres) = ± 458,941 net square feet (10.54 acres) ± 220,468 square feet (5.06 acres) in public right-of-way.

Net Site Area

Maximum Number of Dwelling Units:

Maximum F.A.R.:

Minimum Parking*:

Building B3: L' -

Building B4:

Building C4:

Building E:

Buildings A, B1, B2, C1, C2, C3, C5, M1:

Residential:

Market rate:

Affordable:

Elderly:

Non-Residential: per B3-3 District, including:

Retail:

458,941 square feet (10.54 acres) 504

2.20

26 spaces 23 spaces 26 spaces 160 spaces

1 space/unit 0.7 space/unit 0.33 space/unit

None for first 10,000 square feet, then 2.5 spaces per 1,000 square feet

* Subject to Statement 11.

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Office: None for first 10,000 square feet then 2 spaces per 1,000 square feet

except Building CI (recreation, retail and office uses): required parking may be located elsewhere within the planned development within 600 feet.

Minimum Number of Loading Berths:

Building E:

All other Buildings:

Setbacks: Building Height:

Building A: Building B1: Building B2: Building B3: Building B4: Building CI : Building C2:

Building C3: Building C4: Building C5: Building M1: Building E:

2 loading docks

Per the requirements of the B3-3 District* Per site plans

~~60 feet~~ 55 feet 55 feet 35 feet 35 feet 45 feet 55 feet 60 feet 35 feet 55 feet

35 feet

36 feet

* Subject to Statement 11

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BUILDING E

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BUILDING E SITE PLAN

Applicant: Grove Pare Venture Partners, LLC

Address: 6014-6058; 6100-6158; 6200-6244; 6101-6145; 6201-6259 S. Cottage Grove Avenue; 714-758; 733-757; 801-813 E. 61st Street; 744-756; 745-757; 801-813 E. 62nd Street; 800-832 E. 63rd Street; 6101-6107 S. Evans Avenue; and 6242-6258 S. Drexel Ave.

Introduction Date: June 28, 2017

Plan Commission Date: August 17, 2017

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Applicant: Grove Pare Venture Partners, LLC

BUILDING E

EXISTING ZONING MAP

Address: 6014-6058; 6100-6158; 6200-6244; 6101-6145; 6201-6259 S. Cottage Grove Avenue; 714-758; 733-757; 801-813 E. 61st Street; 744-756; 745-757; 801-813 E. 62nd Street; 800-832 E. 63rd Street; 6101-6107 S. Evans Avenue; and 6242-6258 S Drexel Ave.

Introduction Date: June 28, 2017

Plan Commission Date: August 17, 2017

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BUIDLING E PROPERTY LINE MAP -PD BOUNDARY MAP

Applicant: Grove Pare Venture Partners, LLC

Address: 6014-6058; 6100-6158; 6200-6244; 6101-6145; 6201-6259 S. Cottage Grove Avenue; 714-758; 733-757; 801-813 E 61st Street; 744-756; 745-757; 801-813 E. 62nd Street; 800-832 E. 63rd Street; 6101-6107 S. Evans Avenue; and 6242-6258 S. Drexel Ave.

Introduction Date: June 28, 2017

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BUSINESS

Applicant: Grove Pare Venture Partners, LLC

EXISTING LAND USE MAP

Address: 6014-6058; 6100-6158; 6200-6244; 6101-6145; 6201-6259 S. Coltagc Grove Avenue; 714-758; 733-757; 801-813 E. 61st Street; 744-756; 745-757, 801-813 E. 62nd Street; 800-832 M. 63rd Street; 6101-6107 S. Evans Avenue; and 6242-6258 S. Drcxcl Ave.

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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF
CHICAGO

MEMORANDUM

David Imuran ChicagQ/Plan Commission

Alderman Daniel S. Solis Chairman, QitMSe-uncil Committee on Zoning

Date: August 17, 2017

Re: Residential Business Planned Development No. 64, located at 6014-6058 S. Cottage Grove Ave., 716
-754 E. 61st St.

On August 17, 2017, the Chicago Plan Commission recommended approval of the proposed amendment to Planned Development No. 64 submitted by Grove PARC Venture Partners, LLC. A copy of the zoning application and proposal is 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 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 744-9476.

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

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602