



Office of the City Clerk

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Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2012-8207
Type: Ordinance
Status: Passed
File created: 12/12/2012
In control: City Council
Final action: 4/10/2013
Title: Zoning Reclassification Map No. 18-D at 1200-1210 E 78th St and 1201-1211 E 77th St - App No. 17643
Sponsors: Misc. Transmittal
Indexes: Map No. 18-D
Attachments: 1. O2012-8207.pdf, 2. SO2012-8207.pdf

Date	Ver.	Action By	Action	Result
4/10/2013	1	City Council	Passed as Substitute	Pass
3/26/2013	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
1/14/2013	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
12/12/2012	1	City Council	Referred	

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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 the M1-2 Limited Manufacturing/Business Park District symbols and indications on Map No. 18-D in the area bounded by

A tract of land in Cornell, a subdivision in the Southwest Quarter of Section 26, Township 38 North, Range 14, East of the Third Principal Meridian, described as follows: (Note: The East and West lines of Woodlawn Avenue are considered as due North for the following courses) commencing at the intersection of the North line of 79th Street and the East line of the vacated West 14 feet of Woodlawn Avenue; thence North 89 degrees 47 minutes West along said North line of 79th Street, a distance of 216.58 feet to a point that is 60 feet East (as measured along said North line of 79th Street) of the Easterly line of the 200 foot wide Illinois Central Railroad right-of-way; thence North 8 degrees 45 minutes East along the Easterly line of the property described in Warranty Deed recorded May 1, 1883 as Document A464433 a distance of 410.55 feet to the Southerly corner of the property described in Quit Claim Deed recorded March 24, 1949, as Document Number BI4519210; thence due North a distance of 78.01 feet to the Northwestern corner of the property described in Document Number C14519210; thence North 8 degrees 45 minutes East a distance of 109.39 feet to a point in the South line of vacated 78th Street, said point being 28 feet East, as measured on the said South line, of said Easterly line of the 200 foot right-of-way of the Illinois Central Railroad; thence North 5 degrees 19 minutes 30 seconds East 66.26 feet to a point in the North line of said vacated 78th Street; said point being 12 feet West of the Southeast corner of the property described in Warranty Deed recorded May 1, 1883, as Document Number 464431, thence North 10 degrees 26 minutes East a distance of 38.68 feet to the Northwestern corner of the property described in deed recorded October 16, 1941, as Document Number 12776309; thence South 79 degrees 19 minutes East a distance of 5.96 feet to the Southwesterly corner of the property described in Quit Claim Deed recorded October 13, 1936, as Document Number 11893309, thence North 10 degrees 41 minutes East along the Westerly line of the property described in said Document Number 11893309 a distance of 138.89 feet to the point of beginning; thence continuing North 10 degrees 41 minutes East along said last described

line, 75.64 feet to the most Southerly line of the property described in deed recorded September 25, 1942, as Document Number 12963009; thence North 79 degrees 19 minutes West along the most Southerly line of the property described in said Document Number 12963009 and along the Southerly line of the property described in Warranty Deed recorded October 16, 1947, as Document Number 14169223, a distance of 5.25 feet to the Southwest corner of the property described in said Document Number 14169223, thence North 0 degrees 21 minutes East a distance of 53.0 feet to a point that is 10.50 feet perpendicularly distant Easterly from the center line of the Pennsylvania Railroad Company's interchange track; thence North 22 degrees 44 minutes 30 seconds East a distance of 110.06 feet to a point that is 1.02 due West of the Easterly line of the property described in Warranty Deed recorded May 1, 1883, as Document Number 464431; thence due North 41.73 feet to a point that is 18 feet perpendicularly distant Easterly from said center line of interchange track; thence East at right angles a distance of 13.53 feet to a point in the curved Easterly line of the said Illinois Central Railroad; thence Northeasterly along said curved railroad line, convex to the West and having a radius of 933.70 feet a distance of 93.48 feet to a point 20.21 feet West at right angle measurement of the original center line of said Woodlawn Avenue; thence North 18 degrees 21 minutes 15 seconds East a distance of 69.71 feet to a point in the South line of 77th Street, 1.74 feet East of the center line of said vacated Woodlawn Avenue; thence South 89 degrees 39 minutes East along said South line of 77th Street, a distance of 160.99 feet to the West line of an alley; thence South 0 degrees 0 minutes 20 seconds West along said West alley line, a distance of 260.60 feet to a point 338.00 feet North of the North line of said 78th Street; thence North 89 degrees 48 minutes 00 seconds West, 140.00 feet; thence South 00 degrees 11 minutes 40 seconds West, 161.63 feet; thence South 45 degrees 21 minutes 32 seconds West, 12.94 feet; thence North 89 degrees 28 minutes 38 seconds West, 101.06 feet; thence North 78 degrees 50 minutes 38 seconds West, 31.18 feet to the point of beginning, all in Cook County, Illinois.

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to those of a RM5.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2: That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development No. 1111 and RM5.5 Residential Multi-Unit District symbols and indications as shown on Map No. 18-D in area bounded by

A tract of land in Cornell, a subdivision in the Southwest Quarter of Section 26, Township 38 North, Range 14, East of the Third Principal Meridian, described as follows: (Note: The East and West lines of Woodlawn Avenue are considered as due

North for the following courses) beginning at the intersection of the North line of 79th Street and the East line of the vacated West 14 feet of Woodlawn Avenue; thence North 89 degrees 47 minutes West along said North line of 79th Street, a distance of 216.58 feet to a point that is 60 feet East (as measured along said North line of 79th Street) of the Easterly line of the 200 foot wide Illinois Central Railroad right-of-way; thence North 8 degrees 45 minutes East along the Easterly line of the property described in Warranty Deed recorded May 1, 1883 as Document A464433 a distance of 410.55 feet to the

Southerly corner of the property described in Quit Claim Deed recorded March 24, 1949, as Document Number B14519210, thence due North a distance of 78.01 feet to the Northwesterly corner of the property described in Document Number C14519210; thence North 8 degrees 45 minutes East a distance of 109.39 feet to a point in the South line of vacated 78th Street, said point being 28 feet East, as measured on the said South line, of said Easterly line of the 200 feet right-of-way of the Illinois Central Railroad; thence North 5 degrees 19 minutes 30 seconds East 66.26 feet to a point in the

North line of said vacated 78th Street; said point being 12 feet West of the Southeast corner of the property described in Warranty Deed recorded May 1, 1883, as Document Number 464431, thence North 10 degrees 26 minutes East a distance of 38.68 feet to the Northwesterly corner of the property described in deed recorded October 16, 1941, as Document Number 12776309; thence South 79 degrees 19 minutes East a distance of 5.96 feet to the Southwesterly corner of the property described in Quit Claim Deed recorded October 13, 1936, as Document Number 11893309, thence North 10 degrees 41 minutes East along the Westerly line of the property described in said Document Number 11893309 a distance of 214.53 feet to the most Southerly line of the property described in deed recorded September 25, 1942, as Document Number 12963009; thence North 79 degrees 19 minutes West along the most Southerly line of the property described in

said Document Number] 2963009 and along the Southerly line of the property described in Warranty Deed recorded October 16, 1947, as Document Number 14169223, a distance of 5.25 feet to the Southwest corner of the property described in said Document Number 14169223, thence North 0 degrees 21 minutes East a distance of 53.0 feet to a point that is 10.50 feet perpendicularly distant Easterly from the center line of the Pennsylvania Railroad Company's interchange track; thence North 22 degrees 44 minutes 30 seconds East a distance of 110.06 feet to a point that is 1.02 due West of the Easterly line of the property described in Warranty Deed recorded May 1, 1883, as Document Number 464431; thence due North 41.73 feet to a point that is 18 feet perpendicularly distant Easterly from said center line of interchange track; thence East at right angles a distance of 13.53 feet to a point in the curved Easterly line of the said Illinois Central Railroad; thence Northeasterly along said curved railroad line, convex to the West and having a radius of 933.70 feet a distance of 93.48 feet to a point 20.21 feet West at right angle measurement of the original center line of said Woodlawn Avenue; thence North 18 degrees 21 minutes 15 seconds East a distance of 69.71 feet to a point in the South line of 77th Street, 1.74 feet East of the center line of said vacated Woodlawn Avenue; thence South 89 degrees 39 minutes East along said South line of 77th Street, a distance of 160.99 feet to the West line of an alley; thence South 0 degrees 0 minutes 20 seconds West along said West alley line, a distance of 598.60 feet to a point in the North line of said 78th Street; thence North 89 degrees 46 minutes West along said North line of 78th Street, a distance of 188.64 feet to a point in the East line of said vacated West 14 feet of Woodlawn Avenue; thence due South on said East line of the vacated West 14 feet of Woodlawn Avenue, a distance of 658.16 feet to a point of beginning, and excepting from the above that part of the land described as follows; the South 222 feet of parts of Lots 2, 12, 13, 26 and 27, and all of Lots 3 to 11, both inclusive and the vacated alleys therein, in Block 94 of Cornell, aforesaid, and the West 14 feet of vacated Woodlawn Avenue lying East of and adjoining aforesaid Block 94 taken as a tract; also excepting that

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part lying South of the North line of East 78th Street and North of the South 222 feet of said track, all in Cook County, Illinois.

to those of Residential Planned Development No. 1111, as amended, which is hereby established in the area 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 3: This ordinance shall be in force and effect from and after its passage and due publication.

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PUBLICATION**

ORDINANCE

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SECTION 1: That the Chicago Zoning Ordinance be amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications on Map No. 18-D in the area bounded by

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(as measured along said North line of 79th Street) of the Easterly line of the 200 foot wide Illinois Central. Railroad right-of-way; thence North 8 degrees 45 minutes East along the Easterly line of the property described in Warranty Deed recorded May 1, 1883 as Document A464433 a distance of 41 0^5d feet to the Southerly corner of the property described in Quit Claim Deed recorded March 24, 1949, as Document Number B14519210, thence due North a distance of 78 01 feet to the Northwestern corner of the property described in Document Number CI 45 19210; thence North 8 decrees « minutes East a distance of 109.39 feet to a point in the South line of vacated 78th Street, said point being 28 teet East, as measured on the said South line, of said Easterly line of the 200 feet riht-of-way of the Ilhnois Central Railroad; thence North 5 degrees 19 minutes 30 seconds East 66.26 feet to a point in the North line of said vacated 78th Street; said point being 12 feet West of the Southeast comer of the property described ,n Warranty Deed recorded May I, 1883, as Document Number 464431, thence North 10 degrees 26 minutes East a distance of 38.68 feet to the Northwestern corner of the property described in deed recorded October 16, 1941, as Document Number 12776309; thence South 79 degrees 19 minutes East a distance of 5.96 feet to the Southwesterly corner of (he property described in Quit Claim Deed recorded October 13, 1936, as Document Number 11893309, thence North 10 degrees 41 minutes East along the Westerly line of the property described in said Document Number 1 1893309 a distance of ^14.53 teet to the most Southerly line oflthe property described in deed recorded September >5 1942 as Document Number 12963009; thence North 79 degrees 19 minutes West along the most Southerly line of the property described in said Document Numberl2963009 and alone the Southerly line oflthe property described ,n Warranty Deed recorded October 16, 1947, as Document Number 14)69223 a distance of 5 _3 teet to (he Southwest corner of the property described in said Document Number 14169??3 thence North 0 degrees 21 mmii.es <http://mmii.es> East a distance of 53.0 feet to a point that is 10.50 feet perpendicularly distant Easterly from the center line of the Pennsylvania Railroad Company's interchange track; thence North T> degrees 44 minutes 30 seconds East a distance of 110.06 feet to a point that is 1.02 due West of the Easterly line of the property described in Warranty Deed recorded May I, 1883, as Document Number 464431, thence due North 41.73 feet to a point that is 18 feet perpendicularly distant Easterlv from said center line of interchange track; thence East at right angles a distance of 13.53 feet to a point in the curved Easterly line of the said Illinois Central Railroad; thence Northeasterly along said curved railroad line, convex to the West and having a radius of 933.70 feet a distance of 93.48 feet to a point ?0 ->| feet West at right angle measurement oflthe original center line of said Woodlawn Avenue ihence North 18

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to those of Residential Planned Development No. 1111, as amended, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in ihe Plan of Development herewith attached and made a part thereof and to no others.

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

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Residential Planned Development No. 1111, as amended PLANNED
DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Planned Development Number 1111, as amended ("Planned Development"), consists of approximately 155,282 square feet (3.565 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant(s), Montclare Senior Residences of Avalon Park Phase II, LLC and Montclare Senior Residences of Avalon Park Phase I, 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 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 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, and subject to review and approval by the Department of Business Affairs and Consumer Protection.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic 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.

4. This Plan of Development consists of these 16 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; a Sub-Area Map; a Site Plan; a Landscape Plan; a Green Roof Plan;

Applicant:	Montclare Senior Residences of Avalon Park Phase I, LLC Montclare Senior Residences of Avalon Park Phase II, LLC Address: 1200-10 East 78 th Street and 1201-11 East 77 th Street
Introduced:	December 12, 2012
Plan Commission:	March 21, 2013

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and, Building Elevations; all prepared by Kachoris Associates, Architects Inc. and dated March 21, 2013, and the Affordable Housing Profile Form, submitted herein. 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. In each of the following Sub-Areas, the following uses shall be permitted in this Planned Development:

Sub-Area A: Elderly Housing; Assisted Living (Elderly Custodial Care); Nursing Home (Skilled Nursing Care); Residential Support Service; Wireless Communication Facilities (Co-Located); Accessory Parking; and, Accessory and Related Uses and Services.

Sub-Area B: Elderly Housing; Assisted Living (Elderly Custodial Care); Nursing Home (Skilled Nursing Care); Residential Support Service; Wireless Communication Facilities (Co-Located); Accessory Parking; and, Accessory and Related Uses and Services.
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. Existing, previously permitted signs in Subarea A shall continue to be permitted within 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 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 155,282 square feet.
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.

Applicant:	Montclare Senior Residences of Avalon Park Phase I, LLC Montclare Senior Residences of Avalon Park Phase II, LLC Address: 1200-10 East 78 th Street and 1201-11 East 77 th Street
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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 Housing and Economic 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, Fleet and Facility Management 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, conserves energy and maximizes the preservation of natural resources. The Phase II (Sub Area B) development will be Energy Star certified and will include a green roof covering 50% of the Net Roof Area (7,565 square feet), exceeding the guidelines of the Sustainable Policy of the Department of Housing and Economic Development.
15. Sub-Area B: The Applicant acknowledges and agrees that the rezoning of the Property from M1-2 to RM5.5 for construction of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements, the Applicant would be required to provide 13 affordable housing units, leased at affordable price levels up to 60% of the Area Median Income, based on the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment"). However, pursuant to the stipulations found in the Redevelopment Agreement to be entered into by and between Montclare

Applicant:	Montclare Senior Residences of Avalon Park Phase I, LLC Montclare Senior Residences of Avalon Park Phase II, LLC Address: 1200-10 East 78 th Street and 1201-11 East 77 th Street
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Senior Residence of Avalon Park Phase II, LLC and the City of Chicago and detailed in the attached Affordable Housing Profile Form Exhibit, the Applicant has agreed to provide 109 affordable housing units, leased at affordable price levels ranging from 15%-60% of the AMI. At the time of each Part II review for the Residential Project, Applicant may update and resubmit the Affordable Housing Profile Form to the Department of Housing and Economic Development ("HED") for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, HED shall adjust the requirements of this Statement 15 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development; provided HED, and to the degree required by the aforementioned RDA, the Chicago City Council, approve of the proposed reduction. Prior to the issuance of any building permits for the Residential Project, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Residential Project and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The Commissioner of HED may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. 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 Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to the preexisting Residential Planned Development No. 1111, dated July 9, 2008, for Sub-Area A and to the RM5.5 zoning district for the property identified as Sub-Area B.

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PLANNED DEVELOPMENT NO. 1111, AS AMENDED BULK REGULATION AND DATATABLE

Site Area

Net Site Area: 155,282 SF (3.565 Ac)

SubAreaA: 78,614SF

Sub Area B: 76,668 SF

Floor Area Ratio and Buildable Area

Overall Maximum FAR: 1.348 Overall Maximum

Buildable Area: 209,339 SF Sub Area A

Maximum FAR: 1.2

! Maximum Buildable Area: 94,337 SF

Sub Area B

: Maximum FAR: 1.5

| __ Maximum Buildable Area: 115,002 SF

; Maximum Height

, Sub Area A: 66'

| Sub Area B: 66'

; Maximum Number of Residential Units

i SubAreaA: 102

ISub Area B: 122 __

j Setbacks

| Sub Area A: North (59T), South (36T), East (18') & West (64')

■ Sub Area B: North (135'6"), South (130'), East (12'6") & West (73')

| Minimum Accessory Vehicular Parking Spaces

; Sub Area A: 73 ; Sub Area B: 92

; Loading Berths

i Sub Area A: 1 ' Sub Area B: 1

Minimum Bicycle Parking Spaces

: Sub Area A: 24 Sub Area B: 19

Applicant: Montclare Senior Residences of Avalon Park Phase I, LLC
Montclare Senior Residences of Avalon Park Phase II, LLC
Address: 1200-10 East 78th Street and 1201-11 East 77th Street
Introduced: December 12, 2012
Plan Commission March 21, 2013

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K. vis-fin» Zoning Map

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APPLICANT: Montclare Senior Residences of Avalon Park Phase I, LLC

ACCESS: 3£ S

DATE: December 12 2012

CPCDATE: March 21. 2013

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Existing Land Use Map

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APPLICANT- Montclare Senior Residences of Avalon Park Phase II LLC
An^ocroo Montclare Senior Residences of Avalon Park Phase I 11C
ADDRESS: 1200-1210 E. 78th Street; 1201-1211 E. 77th Street
DATE: December 12, 2012
CPC DATE: Match 21.2013

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Date: March 7, 2013

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Montclare Senior Residences of Avalon Park Phase (I Development Address 1200-10 East 78th Street Ward: 8th

If you are working with a Planner at the City, what is his/her name? Patrick Murphey Type of City

involvement: ☒ Land write-down

(check all that apply) ☒ Financial Assistance (If receiving tif assistance, will tif funds be used for housing construction? ☐)

☒ Zoning increase, PD, or City Land purchase "if yes, please provide copy of the TIF Eligible Expenses

SECTION 2: DEVELOPER INFORMATION

Developer Name: Montclare Senior Residences of Avalon Park Phase II, LLC

Developer Contact (Project Coordinator): Phil Mappa

Developer Address: 701 Lee Street, Suite 802, Des Plaines, IL 60616

Email address: pmappa@mrpropertiesllc.com <mailto:pmappa@mrpropertiesllc.com> May we use email to contact you? Yes

Telephone Number: 847-699-6600 x-105

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: 122 x 89%* = 109 (always round up)
Total units total affordable units required

*20% if TIF assistance is provided

For Density Bonus projects: X 25% =
Bonus Square Footage* Affordable sq. footage required

*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of

base FAR in dash-12 or -16 (www.cityofchicago.org/zoning <<http://www.cityofchicago.org/zoning>> for zoning info).

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable): Cooking gas

electric raas heatj electric heat other (describe on back)

Is parking included in the rent for the: affordable units? yes market-rate units? yes If parking is not included, what is the monthly cost per space? N/A Estimated date for the commencement of marketing: March / April 2014

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Estimated date for completion of construction of the affordable units: June / July 2014

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)
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Affordable Units	1 bed/1 bath	10	1	529		168	15%
	1 bed/1 bath	9	1	529		359	30%
	1 bed/1 bath	34	1	529		625	50%
	1 bed/1 bath	31	1	529		706	60%
	2 bed/1 bath	3	2	805		201	15%
	2 bed/1 bath	3	2	805		430	30%
	2 bed/1 bath	8	2	805		750	50%
	2 bed/1 bath	11	2	805		850	60%
Market Rate Units	1 bed/1 bath	10	1	529	800	N/A	N/A
	2 bed/1 bath	3	2	805	950	N/A	N/A
						N/A	N/A

"Rent amounts determined by the 'City of Chicago's Maximum Affordable Monthly Rent Chart"

SECTION 4: PAYMENT IN LIEU OF UNITS Not Applicable

When do you expect to make the payment -in-lieu?

(typically corresponds with payment/issuance of building permits) Month/Year

= \$

Amount owed

For ARO projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{X } 10\% = \text{(round up to nearest whole number)}} \times \$100,000$$

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq ft) median price per base FAR foot Amount owed} \times 80\% \times \$ = \$$$

(from table below)

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr. on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43

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South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east S22
West: Lake on north, Congress on south; Chicago River on east; Racine on west S29

Authorization to Proceed (to be completed by Department of HED)

Kara Breems, date Department of Housing & Economic Development

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