



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** SO2022-767  
**Type:** Ordinance      **Status:** Passed  
**File created:** 3/23/2022      **In control:** City Council  
**Final action:** 6/22/2022

**Title:** Zoning Reclassification Map No. 22-B at 3211 to 3227 E 92nd St, 9200 to 9242 S Burley Ave - App 20961

**Sponsors:** Misc. Transmittal

**Indexes:** Map No. 22-B

**Attachments:** 1. O2022-767.pdf, 2. SO2022-767.pdf

Date	Ver.	Action By	Action	Result
6/22/2022	1	City Council	Passed as Substitute	Pass
6/21/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/23/2022	1	City Council	Referred	

**FINAL FOR PUBLICATION**

***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 RS-2 Residential Single-Unit (Detached House) and B2-2 Neighborhood.Mixed-Use District symbols and indications as shown on Map No. 22-B in the area bounded by

East 92<sup>nd</sup> Street; South Burley Avenue; the second alley next south of and parallel to East 92<sup>nd</sup> Street; the alley next west of and parallel to South Burley Avenue; the alley next south of and parallel to East 92<sup>nd</sup> Street; and a line 177.50 feet west of and parallel to South Burley Avenue

to B2-3 Neighborhood Mixed-Use District; -

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 22-B in the area bounded by

East 92<sup>nd</sup> Street; South Burley Avenue; the second alley next south of and parallel to East 92<sup>nd</sup> Street; the alley next west of and parallel to South Burley Avenue; the alley next south of and parallel to East 92<sup>nd</sup> Street; and a line 177.50 feet west of and parallel to South Burley Avenue

to Residential-Business Planned Development. -

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

due publication. ., ' !'

^ Addresses; 3211 to 3227 East 92<sup>nd</sup> Street; 9200 to 9242 south Burley Avenue  
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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.

PLANNED DEVELOPMENT STATEMENTS

The area delineated herein as Residential-Business Planned Development Number (the "Planned Development") consists of a net site area of approximately 59,855 square feet of property (to be increased to 62,460 square feet upon vacation of 130.25 foot segment of the alley next south of East 92<sup>nd</sup> Street) which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property commonly known as 3211 to 3227 East 92<sup>nd</sup> Street and 9200 to 9242 South Burley Avenue. The Property is collectively owned by the City of Chicago and the County of Cook, Illinois d/b/a Cook County Land Authority. SACRED Apartments Developer, LLC (the "Applicant") makes this application with the consent of the owners of the Property.

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.

- 3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant, or its successors, assigns or grantees, which require such reviews, approvals or permits. 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, 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 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 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets

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Full width of" al leys Curb and gutter  
Pavement markings Sidewalks  
ADA crosswalk ramps Parkway &  
landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department, of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 18 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary & Property Line Map; a Site Plan; a Landscape Plan: Building Elevations (North, South, East and West); all dated June 16, 2022. 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 are permitted in the areas delineated as Residential-Business Planned Development No. : Multi-unit residential located on the ground floor and above the ground floor, financial services (excluding payday/title secured loan stores and pawn shops), office, repair or laundry service, medical service, personal service, general retail sales, eating and drinking establishments, liquor sales as an accessory use, accessory parking, co-located wireless communication facilities, and accessory 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 (the "Department"). 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

Applicant SACK I; D Apank-n:s Developer, I.I. CV  
Address .12 I I lo 3227 Cist 92<sup>nd</sup> Stieet. 92(H) to 9242 South I'Smlcy Avenue  
Introduced March 23. 2022  
iM.in Commission June io. 2022

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measurements, the definitions in the Zoning Ordinance shall apply. The permitted PAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 59,855 square feet (to be incieased without further City Council action to 62,460 square feet upon vacation ofthe 130.25 loot segment ofthe alley next south ofEast 92<sup>nd</sup> Street).

9. Upon review and determination. "Part II Review", pursuant to Section 17-13-0610 ofthe Zoning Ordinance, a Pari II Review Fee shall be assessed by the Department. 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. Any interim reviews associated with site plan review or Part II reviews arc conditional until final Part II approval.
- 1-1 t -The Applicant-shall-eomply with Rules and-R-egulat-ions for-the Maintenance of-Stoek-piles promulgated by the Commissioners ofthe Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085 ofthe Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance maybe modified administratively pursuant to section 17-13-0611-A ofthe 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 new 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 shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Poicy and must provide documentation verifying compliance.
15. The Applicant acknowledges and agrees that the rezoning ofthe Property from B2-2
15. Neighborhood Mixed-Used District and RS-2 Residential Single-Unit (Detached Mouse)

- 15. District to B2-2 Neighborhood Mixed-Use District, and then to this Residential-Business
- 15. Planned Development ("PD") No. is an "entitlement" that triggers the requirements of

Applicani	SACRLD Apartments Deleloper, LLC
Address	3211 to 3227 Last 92" Siicet 0200 to 92-12 South Burley Avenue
Introduced	March 23, 2022
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Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The Applicant has applied for Low-Income Mousing 'fax Credits or other forms of financial assistance from the City. Such financial assistance imposes affordability requirements (the "Financing Requirements") that exceed the ARO requirements. As a result, ifthe Applicant receives such financial assistance, the Financial Requirements shall govern the Applicant's obligation to provide affordable housing in the PD. Ifthe Applicant does not receive such financial assistance, the Applicant shall comply with the ARO.

- 16. The Applicant acknowledges that it is in the public interest to ensure that adequate open space and recreational facilities are provided to serve new residential developments. As stated in the Open Space Impact Fee Ordinance Section 16-18-080 of the Municipal Code of Chicago, in the case of larger developments which are processed as Planned Developments, developers are encouraged to provide open space and recreational facilities on-site to serve new residents instead of paying open space impact fees.

All open spaces developed for use by the public must be in compliance with the Open Space Impact Fee Administrative Regulations and Procedures promulgated by the Commissioner of the Department, pursuant to Section 16-18-110.

Any open space to be dedicated to the Chicago Park District must meet Chicago Park District standards and, where applicable, the park must be designed and constructed to Chicago Park District standards. Any conveyance of open space to the Chicago Park District, measuring two or more acres, shall be approved by the Chicago Park District. A Board issued resolution must be provided to the Department prior to the issuance of any Part II approval. Any conveyance of open space to the Chicago Park District, measuring less than two acres, shall be formalized in a contract that shall be provided to the Department prior to the issuance of any Part II approval.

- 17. The Applicant acknowledges that it is the policy ofthe 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 applicani for planned development approval shall provide information at three points in the city approval process. First, the Applicant must submit to Department of Planning and Development, 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 (i) 26% 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 II permit review for the project or any phase thereof, the Applicant

Applicant: SACRI' Aparincius Developer. LLC  
Address: 1777 S. Laramie St. Suite 200, Chicago, IL 60608  
Introduced: March 2, 2022  
Plan Commission: June 16, 2022

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must submit to Department of Planning and Development (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 Department of Planning and Development 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, Department of Planning and Development 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. Department of Planning and Development will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly (once in the first half of the year and once in the second half of the year) to the Chicago City Council and the Mayor.

18. 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 B2-2 Neighborhood Mixed-Use District.

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/uidicss 17. i i tn 1227 hast <sup>K>2</sup> Street 'CO0 In <sup>K'i2'i2</sup> South Hut ley Avenue  
Introduced March 2.j. 2022  
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**R ES IDE NT IA L-B US IN ESS P LA N N E D I) E V E LOF M E NT N O. BULK  
REGULATIONS AND DATA TABLE**

GROSS SI I I: AREA: AREA in the Public R-O-W: NET SITE AREA

89,757 sf 30,002 sf

59,855 sf of property (to be increased without further City Council action to 62,460 sf upon the vacation of the 130.25 foot segment of the alley next south of East 92<sup>nd</sup> Street)

MAXIMUM PERMITTED FAR: 1.80

MAXIMUM NUMBER OF DWELLING 81 UNITS:

MINIMUM NUMBER OF OFF STREET 40 PARKING SPACES:

MINIMUM NUMBER OF OFF STREET 10' x 25"  
LOADING BERTHS:

MINIMUM NUMBER OF BICYCLE 54 PARKING SPACES:

SETBACKS FROM THE PROPERTY LINE:

In accordance with the site plan.

MAXIMUM SITE COVERAGE: In  
accordance with the site plan.

MAXIMUM BUILDING HEIGHT: 65 feet (per Zoning Ordinance)

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Applicani 1-100 Land Holdings. LLC  
Address 1338 to 140X Soulli Wabash Avenue  
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Plan Commission August lo. 202 l

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THERMALLY BROKEN ALUMINIUM STOREFRONT

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CZO 17-17-0311

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FIBER CEMENT PANEL  
V\_ THERMALLY BROKEN  
ALUMINIUM STOREFRONT

ENERGY STAR " VINYL WINDOWS

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VERTICAL MF.TA

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**NORTH ELEVATION**

RECESSED COLOR PANEL

ENERGY STAR VINYL WINDOWS "

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- EXISTING ADJACENT BUILDING  
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•THERMALLY BROKEN ALUMINIUM STOREFRONT

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DIST. 'SHAW. BRAVE' ORNAMENTAL TREES & EVERGREENS COB COTINUS OBOVATUS

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CRATAEGUS 'WINTER KING' JUNIPERUS CHIN. 'KETELEERI' PARROTIA PERSICA QUERCUS WAREI 'KINDRED SPIRIT' VIBURNUM  
PRUNIFOLIUM SHRUBS & VINES DKB DIERVILLA 'KODIAK BLACK' JHH JUNIPERUS HOR. 'HUGHES' RPP ROSA 'PURPLE PAVEMENT'  
RGL RHUS 'GRO-LOW RTE RHUS 'TIGER EYES' SP SYRINGA 'PALIBIN' PERENNIALS AC ALLIUM CERNUM  
PD PENSTEMON DIGITALIS 'HUSKERS RED' PQ PARTHENOCISSUS QUINQUEFOLIA SH SPOROBOLUS HETEROLEPSIS SO  
SYMPHYOTRICUM OBLONGIFOLIUM

**COMMON NAME**

HACKBERRY CATALPA  
LONDON PLANE TREE SWAMP WHITE OAK SHINGLE OAK  
SHAWNEE BRAVE CYPRESS3

AMERICAN SMOKETREE WINTER KING HAWTHORN KETELEERI JUNIPER PERSIAN IRONWOOD KINDRED SPIRIT OAK BLACKHAW  
VIBURNUM

KODIAK BLACK DIERVILLA HUGHES JUNIPER PURPLE PAVEMENT ROSE GRO-LOW SUMAC TIGER EYE SUMAC PALIBIN LILAC

NODDING WILD ONION HUSKERS RED BEARDTONGUE VIRGINIA CREEPER PRAIRIE DROPSEED AROMATIC ASTER  
3" 3" 3" 3" 3"

**QTY SIZE COMMENTS**

7' CLEAR 7' CLEAR 7' CLEAR 7' CLEAR 7' CLEAR 7' CLEAR

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## Landscape Plan

Drawing Scale: V = 50'

LANDON BONE BAKER architects

4- 2022 Lsndon Bono Dakar /

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**Applicant: SACRED Apartments Developer, LLC Project Address: 3211 to 3227 East 92nd Street;**

**9200 to 9242 South Burley Avenue**

Plan Commission: June 16, 2022

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**/K**

## Site Plan

Drawing Scale: 1" = 50\* LANDONBONE BAKER architects

**Applicant: SACRED Apartments Developer, LLC Project Address: 3211 to 3227 East 92nd Street;**

**9200 to 9242 South Burley Avenue**

Plan Commission: June 16, 2022

**Planned Development Boundary & Property Line Map Applicant: sacred Apartments Developer, LLC**

**Drawing**      **Scale:...**      **Project**      **Address:**      **3211**      **to**      **3227**      **East**  
**92nd Street;**  
**LANDON**      **BONE**      **BAKER**      **architects**      **9200**      **to**      **9242**      **South**      **Burley**  
**Avenue**  
3202^3rK,0nsa,-GB-,kerA,r.n.:...V.15      ltd      pian      Commission:      June      16,  
2022

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PROPOSED SITE

COMMERCIAL

SCHOOLS

HOSPITALS

PARKS

METRASTOP VACANT LOTS

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