



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2011-2301
Type: Ordinance
Status: Passed
File created: 4/13/2011
In control: City Council
Final action: 10/31/2012
Title: Zoning Reclassification Map No. 14-G at 6000-6018 S Halsted St, 6001-6023 S Green St, 6000-6034 S Green St and 801-845 W 60th St - App No. 17250
Sponsors: Misc. Transmittal
Indexes: Map No. 14-G
Attachments: 1. O2011-2301.pdf, 2. SO2011-2301.pdf

Date	Ver.	Action By	Action	Result
10/31/2012		City Council	Passed as Substitute	Pass
10/25/2012	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
5/26/2011	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	
4/13/2011	1	City Council	Referred	

**FINAL FOR
PUBUCATION**

SUBSTITUTE 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 B3-2 Community Shopping District symbols and

indications as shown on Map No. 14-G in the area bounded by

West 60th Street; South Halsted Street; a line 200 feet south of West 60th Street; the alley next west of South Halsted Street; a line 250 feet south of West 60th Street; South Green Street, a line 372.68 feet south of West 60th Street; the alley next west of South Green Street,

to those of a RT4 Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Single-Unit Detached House District symbols and indications as shown on Map No. 14-G in the area bounded by

West 60th Street; South Halsted Street; a line 200 feet south of West 60th Street; the alley next west of South Halsted Street; a line 250 feet south of West 60th Street; South Green Street, a line 372.68 feet south of West 60th Street; the alley next west of South Green Street,

to those of a RT4 Two-Flat, Townhouse and Multi-Unit District.

SECTION 3: Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT4 Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 14-G in the area bounded by

West 60th Street; South Halsted Street; a line 200 feet south of West 60th Street; the alley next west of South Halsted Street; a line 250 feet south of West 60th

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Street; South Green Street, a line 372.68 feet south of West 60th Street; the alley next west of South Green Street,

to those of a Residential Planned Development Number , which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto and to no others.

SECTION 4. This ordinance takes effect after its passage and due publication.

Common Street Address: 6000-6018 S. Halsted; 6001-6023 S. Green Street; 6000-6034 S. Green Street; 801-845 W. 60th Street

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Residential Planned Development Number

Plan of Development Statements.

1. The area delineated herein as Residential Planned Development Number (the "Planned Development") consists of a net site area of approximately one hundred one thousand three hundred and sixty-eight (101,368) square feet (two and three

hundred twenty seven thousandths (2.327) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the Applicant, Volunteers of America of Illinois, an Illinois not-for-profit corporation (the "Applicant").

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of the right-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.

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

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

Applicant: Addresses:

Introduced: Plan Commission

Page 1 of 4

Volunteers of America of Illinois

6000-6018 S. Halsted St.; 6001-6023 S. Green St.;

6000-6034 S. Green St.; 801-845 W. 60th St.

April 13, 2011

October 18, 2012

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PUBLICATION**

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 fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land Use Map; an Overall Site Plan; Main Building Site Plan; Rowhouse Site Plan; north Six Flats Site Plan, South Six Flats Site Plan; Building Elevations (Main Building - North and East, Main Building - West and South, Row Houses, and Six-Flat); a Landscape Plan; Main Building Landscape Plan; Rowhouse and Park Landscape Plan; Six Flats North Landscape Plan; Six Flats South Landscape Plan; Plant List; and a Chicago Builds Green form, all prepared by Worn Jerabek Architects, P.C., dated October 18, 2012. Full-sized copies of the drawings are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted on the Property under this Planned Development: Multi-Unit Residential; Townhouses; recreational uses, accessory parking and related and accessory uses (such related and accessory uses to include, but not limited to, services and assistance provided to residents of the dwelling units in the Planned Development for housing retention, money management, vocational support and teaming, wellness management, recovery services and case management).
6. On-Premise signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Housing and Economic Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation.

Applicant: Addresses:

Introduced: Plan Commission:

Page 2 of 4

Volunteers of America of Illinois

6000-6018 S. Halsted St.; 6001-6023 S. Green St.;

6000-6034 S. Green St.; 801-845 W. 60th St.
April 13, 2011
October 18, 2012

FINAL FOR PUBLICATION

8. The maximum permitted floor area ratio (F.A.R.) for the site shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio ("FAR") calculations, the definitions of the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 101,368 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.
10. The improvements on the property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan, Building Elevations and Landscape Plan. 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.

Applicant: Addresses:

Introduced:

Plan Commission:

**Page 3 of 4 Volunteers of America of Illinois 6000-6018 S. Halsted St.; 6001-6023 S. Green St.;
6000-6034 S. Green St.; 801-845 W. 60th St. April 13,2011 October 18,2012**

FINAL FOR PUBLICATION

- 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. All buildings must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Housing and Economic Development. Because 20%, or more, of the residential units will be Affordable, no green roofs are required; however, all buildings shall be Energy Star certified.**
- 15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map**

Amendment to rezone the property to RT4 Two-Rat, Townhouse and Multi-Unit District.

Applicant: Addresses:

Introduced: Plan Commission:

Page 4 of 4

Volunteers of America of Illinois

6000-6018 S. Halsted St.; 6001-6023 S. Green St.;

6000-6034 S. Green St.; 801-845 W. 60th St.

April 13,2011

October 18,2012

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**RESIDENTIAL PLANNED DEVELOPMENT NUMBER BULK REGULATIONS
AND DATA TABLE**

Gross Site Area:

Area Remaining in Public Right of Way Net Site Area: Permitted Uses:

Maximum Number of Dwelling Units:

Maximum Floor Area Ratio:

Minimum Number of Off-Street Parking Spaces:

Off-Street Loading Spaces:

Minimum Bicycle Parking Spaces:

Minimum Required Setbacks:

Maximum Building Height:

152,743 square feet (3.506 acres) 51,375 square feet (1.179 acres) 101,368 square feet (2.327 acres) See

Statement No. 5. 73 Units 1.15

59 Spaces 1 (10' x25') 34

As Per Site Plan 38'-0"

Applicant: Volunteers of America of Illinois
Addresses: 6000-6018 S. Halsted St.; 6001-6023 S. Green St.;
6000-6034 S. Green St.; 801-845 W. 60th St.

Plan Commission: Introduced: April 13, 2011
 October 18, 2012

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ADDRESS

6000-6018 S. Halsted Street; 6001-6023 S. Green Street; 6000-6034 S. Green Street; and 801-845 W. 60th Street
Chicago, Illinois 60621

APPLICANT: ' Volunteers of America of Illinois INTRO. DATE: April 13, 2011 CPC DATE: October 18, 2012

DRAWING:

MAIN BUILDING SITE PLAN

SCALE: N.T.S.

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STREET

' BUILDING 2 - ROWHOUSES ' TWO-STORY RESIDENTIAL, 5 D.U.
EXISTING RESIDENTIAL BUILDING (N.'C.)

C.L.'OF DEMISING
EXISTING CHAINUNK • FENCE AND CONC. WALK
TO REMAIN

ADDRESS: 6000-6018 S. Halsted Street; 6001 -6023 S. Green Street;
6000-6034 S. Green Street; and 801-845 W. 60th Street
Chicago, Illinois 60621 ' . -■ ■

APPLICANT: Volunteers of America of Illinois INTRO. DATE: April 13, 2011 CPC DATE: October 18, 2012
WALKING PATH. TYP.

ISSUE DATE: October 9, 2012

DRAWING:

ROWHOUSE SITE PLAN

SCALE: N.T.S.

HOPE MANOR I APARTMENTS

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ADDRESS: 6000-6018 S. Halsted Street; 6001-6023 S. Green Street;
6000-6034 S. Green Street; and 801-845 W. 60th Street " , .-, (Chicago, Illinois 60621

APPLICANT: Volunteers of America of Illinois INTRO. DATE: April 13,2011 CPC DATE:
October 18,2012

DRAWING:

NORTH SIX FLATS SITE PLAN

SCALE: N.T.S.

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ARCHITECTS, PC.

ADDRESS: 6000-6018 S. Halsted Street; 6001-6023 S. Green Street;
6000-6034 S. Green Street; and 801-845 W. 60th Street Chicago, Illinois
60621 ,.,•«.« ' APPLICANT: Volunteers of America of Illinois
INTRO. DATE: April 13, 2011 CPC DATE: October 18, 2012

DRAWING: **SOUTH
SIX FLATS SITE
PLAN** SCALE: N.T.S.

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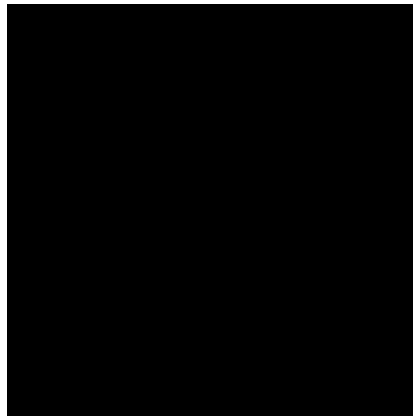
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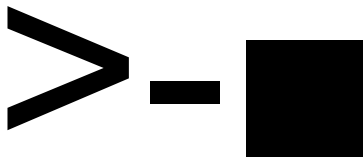
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ISSUE DATE: October 9, 2012

OPE MANOR II APARTMENTS

02012 WORN JERABEK ARCHITECTS, P C.

ADDRESS-.6000-6018 S. Halsted Street; 6001-6023 S. Green Street; 6000-6034 S. Green Street; and 801-845 W. 60th Street
Chicago, Illinois 60621

APPLICANT: Volunteers of America of Illinois INTRO. DATE: April 13, 2011 CPC DATE: October 18, 2012

DRAWING:

MAIN BUILDING LANDSCAPE PLAN

SCALE: 1" = 30'-0"

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ADDRESS: 6000-6018 S. Halsted Street; 6001-6023 S. Green Street; 6000-6034 S. Green Street; and 801-845 W. 60th Street
Chicago, Illinois 60621

APPLICANT: Volunteers of America of Illinois' INTRO. DATE: April 13, 2011 CPC DATE: October 18, '2012

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215sf PLANTING 25-HESO - 25-SPHE - 1-PYRS/T -VUA TREE

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5872 sf VEHICULAR "USE AREA @7.5% = 440 sf INTERNAL PLANTING " REQUIRED 4 TREES REQUIRED 7 VUA
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1516 sf VEHICULAR USE AREA -PLANTING WITH HEDGE SCREEN

2-GISKM" cat.

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EXISTING TRIES fro REMAINI°

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»2012 WORN JERABEK ARCHITECTS, P C.

ADDRESS:6000-6018 S. Halsted Street; 6001-6023 S. Green Street; 6000-6034 S. Green Street; and 801-845 W. 60th Street Chicago, Illinois 60621

APPLICANT: Volunteers of America of Illinois INTRO. DATE: April 13. 2011 CPC DATE: October 18, 2012

DRAWING:

SIX FLATS-NORTH LANDSCAPE PLAN

SCALE: 1" = 30'-0"

EXISTING TREES TO REMAIN

ISSUE DATE: October 9,2012

"OPE MANOR II APARTMENTS

&2012 WORN JERABEK ARCHITECTS, P C.

ADDRESS:6000-6018 S. Halsted Street; 6001-6023 S. Green Street; 6000-6034 S. Green Street; and 801-845 W. 60th Street Chicago, Illinois 60621

APPLICANT: Volunteers .of America of Illinois INTRO. DATE: April 13, 2011 CPC DATE: October 18,2012

DRAWING:

SIX FLATS-SOUTH LANDSCAPE PLAN

SCALE: r^SO'-0"

PD REQUIRED PLANT MATERIAL

QTY.	KEY	BOTANICAL	NAME	/	COMMON	NAME	SIZE/COND
Shade Trees							
2		ACFM	Acer freemanil'Marmo'	3"cal			
			Marmo Freeman Maple	12	ACFM	Acer	

freemanil'Marmo* 4"cal

Marmo Freeman Maple

1 GLSK Gleditsia triacanthos'Skyline' 3"cal

Skyline Honeylocust 17 GLSK Gleditsia triacanthos'Skyline'
4"cal Skyline Honeylocust

2 PYRS Pyrus calleryana 'Redspire' 3" cal

Redspire Flowering Pear

12 PYRS Pyrus calleryana'Redspire' 4"

cal

Redspire Flowering Pear

3 ULMG Ulmusx.'MDrtonGlossy' 3" cal

Triumph Hybrid Elm

12 ULMG Ulmus x.'MortonGlossy' 4"

cal

Triumph Hybrid Elm

Deciduous Shrubs

5 COAF Comus sericea 'Farrow' 30"ht

Arctic Fire Redtwig Dogwood 26 EUAC

Eyuonymus alatus'Compactus' 30"ht

Dwarf Burning Bush 25 FONH Forsythia x
intemedia 'New Hampshire Gold'. 30"ht

New Hampshire Gold Forsythia 50 SYMP

Syringa meyeri 'Palibin' 30"ht

Dwarf Korean Lilac

Perennials, Groundcover & Ornamental Grasses

50 HESO Hemerocallis 'Stella de Oro' Stella de Oro Daylily

50 SPHE Sporobolus heterolepsis Prairie Dropseed

#1/18"o.c #1/18"o.c.

ISSUE DATE: October 9,
2012

"OPE MANOR II APARTMENTS

•*-uu- ' 62012 WORN JERABEK ARCHITECTS, P C.

ADDRESS:6000-6018 S. Halsted Street; 6001-6023 S. Green Street; 6000-6034 S. Green Street; and 801-845 W. 60th Street
Chicago, Illinois 60621

APPLICANT: Volunteers of America of Illinois INTRO. DATE: April 13, 2011 CPC DATE: October 18, 2012
DRAWING:

PLANT LIST

SCALE: N.T.S.