



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2017-3857, Version: 1

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 be amended by changing all the Institutional Planned Development No. 60, As Amended, symbols and indications as shown on Map No. 11-H in the area bounded by

West Wilson Avenue; the alley next west of and parallel to North Wolcott Avenue; West Sunnyside Avenue and North Damen Avenue,

to those of a B2-2 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17, of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the B2-2 Neighborhood Mixed-Use District symbols and indications within the area hereinabove described to the designation of Institutional Residential-Business Planned Development Number No. 60, 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 attached and made a part thereto and to no others.

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

Common Address of Property: 4501 North Winchester Avenue

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INSTITUTIONAL RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 60, AS AMENDED

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Residential-Business Planned Development No. 60, as Amended ("Planned Development"), consists of approximately three hundred and ten thousand, tM>o hundred and sixty (310,260) square feet or seven point twelve (7.12) acres of real property *("Subject Property"), as shown, which is depicted on the attached Planned Development Boundary and Property Line Map. The Applicant, Ravenswood Senior Living LP, an Illinois Limited Partnership, has filed this application with the authorization of the Owners of the Subject Property.
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 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 Subject 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 Chicago Zoning Ordinance.]
3. All applicable official reviews, approvals and/or permits are required to be obtained by the Applicant or its successors, assignees or grantees as to Subarea C. The owners (or their respective successors, assignees or grantees), of Subareas A, B, D and E, are required to obtain all applicable official reviews, approvals or permits as it relates to each owner's respective subarea. Any dedication or vacation of streets, alleys or easements or any adjustments to any right-of-way (ROW) shall require a separate submittal to the Chicago Department of Transportation (CDOT), on behalf of the Applicant or its successors, assigns or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with this Planned Development. Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department of Planning and Development (DPD) and/or the Chicago Department of Transportation (CDOT). Closure of all or any public street or alley, during demolition or construction, shall be subject to the review and approval of the Chicago Department of Transportation (CDOT). All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation's Construction Standards, for work in the public way, and shall be in compliance with Municipal Code of Chicago - accordingly. Prior to

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the issuance of any "Part II" approval, the submitted plans - for the Planned Development, must be approved by the Chicago Department of Transportation (CDOT).

4. This Plan of Development consists of seventeen (17) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Green Roof Plan; a Sub-Area Map; a Pedestrian/Vehicular Route Map; Floor Plans and Building Elevations, all of which were prepared by Worn Jerabek Wiltse Architects and dated September 20, 2017, and which are submitted and referenced herein - accordingly. 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 tenets of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are allowed in the area delineated herein as Institutional Residential-Business Planned Development No. 60, as Amended, and shall include the following, without limitation:
 - Sub-Area A: Retail (includes pharmacy and bakery); school and/or day care (with accessory, uses); medical service; office (includes medical offices); sports and recreational participant - indoor/outdoor (health club); restaurant (limited); and accessory off-street parking and loading; and

 - Sub-Area B: School (with accessory uses, includes sports and recreational facilities); and accessory off-street parking and loading; and

 - Sub-Area C: Residential-elderly housing (independent seniors and supportive living facility); medical office; related and accessory uses supporting the same; and accessory off-street parking and loading; and

 - Sub-Area D: Multi-unit residential; related and accessory uses supporting the same; and accessory off-street parking and loading; and

 - Sub-Area E: Required accessory parking for uses within this Planned Development, and all Sub-Areas located therein; and, pursuant to Section 17-10-0503, 40% of the 193 required accessory parking spaces dedicated to residential uses located within this Planned Development may be leased on a daily/weekly/monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal uses within this Planned Development.

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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 (DPD). Off-premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height calculations and measurements, 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 (FAA).
8. The maximum permitted floor area ratio (FAR), for the Property, shall be in accordance with the attached Bulk Regulations and Data 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 and Data Table, has been determined using a net site area of 310,260 square feet and a base FAR of 2.2.
9. Upon review and determination, and pursuant to section 17-13-0610 of the Zoning Ordinance, Part II Review shall be assessed a fee, by the Department of Planning and Development (DPD). The fee, as determined by Staff at the time of submission, is final and binding on the Applicant and must be paid to the Chicago Department of Revenue, prior to the issuance of any Part II Approval.

In order to permit development of the proposed improvements within Sub-Area C, the Applicant must secure the consent and agreement of the Lycee Francais de Chicago, Inc. ("Lycee") - the owner of Sub-Area B and of the air rights above Sub-Area E, to confirm the Applicant's adherence to the specifications of the Bulk Regulations and Data Table, which was approved under and with this Planned Development, as amended. The Applicant shall declare the Development Rights being utilized, prior to Part II Approval for Sub-Area C, by delivery - to the Department of Planning and Development (DPD), of an executed and recorded Development Rights Agreement with Lycee ("Agreement"). Said Agreement shall contain the express agreement and understanding, of Lycee, to the proposed improvements, for which the Applicant is seeking approval via Part II Review. Said Agreement shall be applicable solely to Sub-Area C, in accordance with the specifications shown on the Bulk Regulations and Data Table.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any corresponding regulations and guidelines, including Section 17-13-0880 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (DPD). Any interim reviews

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associated with Site plan review or Part II Reviews, are conditional until final Part II Approval.

1. The tenets and conditions of development, under this Planned Development Ordinance, may be modified, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator, upon written application for such modification, by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
12. 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 Subject Property. Plans for all buildings and improvements, within the Planned Development Boundary, shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD), to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
13. The Applicant will comply with the Rules and Regulations, for the Maintenance of Stockpiles, as promulgated by the Commissioner of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings, pursuant to Section 13-32- 125 of the Municipal Code of Chicago or any other relevant provision of that Code.
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 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 Policy and must provide documentation verifying compliance.
15. 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

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construction of the project, and of city residents in the construction work. The city encourages goals of 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 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 forgoing, 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 Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from Institutional Planned Development No. 60, As Amended, to B2-2 Neighborhood Mixed-Use District and then to Institutional Residential-Business Planned Development Number No. 60, As Amended, triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago ("Affordable Requirements Ordinance" or "ARO"). Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (the Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area, within the meaning of the ARO, and the project has a total of 193 residential units. As a result, the Applicant's affordable housing obligation is 19 affordable units (10% of 193 rounded

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down), 5 of which are Required Units (2.5% of 193, rounded up). Applicant has agreed to satisfy its affordable housing obligation by providing 193 affordable units in the rental building to be constructed in the PD and/or entering into an agreement with the Chicago Housing Authority (CHA) to provide affordable units in the PD, as set forth in the Affordable Housing Profile Form attached hereto. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the PD, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval. DPD may adjust the number of required Affordable Units without amending the PD. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). 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 PD, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 16, including any breach of any 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 PD.

17. *., This Planned Development shall be governed by Section 17-13-0612, et seq.*

Should this Planned Development Ordinance lapse, the Commissioner of the Department of Planning and Development (DPD) shall initiate a Zoning Map Amendment to rezone the property to Institutional Planned Development Number 60, as amended (October 5, 2011 - City Council Journal, Pages 9208-9225).

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*INSTITUTIONAL RESIDENTIAL-BUSINESS PLANNED
DEVELOPMENT NO. 60, AS AMENDED*

BULK REGULATIONS AND DATA TABLE

Gross Site Area:
Area in Public R.O.W.:
Net Site Area:
Net Site area by Sub-Areas:

Sub-Area A:
Sub-Area B:
Sub-Area C:
Sub-Area D:
Sub-Area E:

Maximum Floor Area Ratio for Entire PD: Maximum Floor Area Ratio by Sub-Area:

Sub-Area A:
Sub-Area B:
Sub-Area C:
Sub-Area D:
Sub-Area E:

403,429 square feet (9.26 acres) 93,169 square feet (2.14 acres) 310,260 square feet (7.12 acres)

40,631 square feet (0.93 acres) 168,484 square feet (3.87 acres) 49,376 square feet (1.13 acres) 15,415 square feet (0.35 acres) 36,354 square feet (0.83 acres)

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Maximum Residential Units by Sub-Area: Sub-Area A: Sub-Area B: " Sub-Area C:

Sub-Area D: Sub-Area E:

Total Number of Vehicular Off-Street Parking Spaces to be provided by Sub-Area:

Sub-Area A:
Sub-Area B:
Sub-Area C:
Sub-Area D:
Sub-Area E:

Number of Bicycle Parking Spaces to be provided by Sub-Area:

Sub-Area A:
Sub-Area B:
Sub-Area C:

Sub-Area D:
Sub-Area E:

0 dwelling units
0 dwelling units
74 elderly housing units and
120 supportive living units
88 dwelling units (existing)
0 dwelling units

487 parking spaces 42 parking spaces 0 parking spaces 0 parking spaces
0 parking spaces ^ 445 parking spaces* (refer to PD Statement #5)

0 parking spaces
Per the Site Plans, on file with DPD 17 parking spaces 0 parking spaces 0 parking spaces

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Number of Off-Street Loading Spaces to be provided by Sub-Area:

Sub-Area A:
Sub-Area B:
Sub-Area C:
Sub-Area D:
Sub-Area E:

1 loading space
1 loading space
2 loading spaces 0 loading spaces 0 loading spaces

In substantial compliance with the attached Site Plan/Survey.

Maximum Building Height allowed per Sub-Area:

Sub-Area A: Sub-Area B: Sub-Area C: Sub-Area D: Sub-Area E:

77 feet
53 feet-4 inches 138 feet-2 inches 123 feet-0 inches 45 feet

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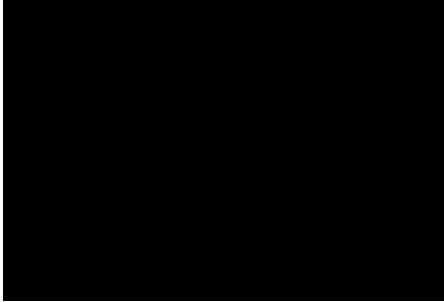
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2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO <<http://www.cityofchicago.org/ARO>>.

This completed form should be returned to: Kara Braems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.braems@cityofchicago.org
<<mailto:kara.braems@cityofchicago.org>>

Date: September 15, 2017

DEVELOPMENT INFORMATION

Development Name: Ravenswood Senior Living

Development Address: 4501 N Winchester Ave

Zoning Application Number, if applicable: Ward:47

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

Type of City Involvement City/Land Planned Development (PD)

check all that apply Financial Assistance Transit Served Location (TSL) project

Zoning increase REQUIRED ATTACHMENTS: the AHP will not be reviewed

until all required docs are received

[3a ARO Web Form completed and attached - or submitted online on September 12, 2017] ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel) [^] If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf) | | If ARO units proposed are off-site, required attachments are included (see next page) If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name: Evergreen Real Estate Development Corporation Developer Contact: Kate

Gronstal, Project Manager Developer Address: 566 W Lake St, Suite 400, Chicago

Email: kgronstal@evergreenreg.com <<mailto:kgronstal@evergreenreg.com>> Developer Phone: 312-234-9400

Attorney Name: *Safa Bamef* Attorney Phone: 312-782-1983

TIMING

Estimated date marketing will begin January 2019 Estimated date of building permit* January 2018 Estimated date ARO units will be complete p^

ay 2019

*note: IMal/the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

Developer/Project Manager

ARO Web Form

Development Information

Address

Submitted Date: 09/12/2017

Address Number From :4501 Address Number To: null Street Direction: N

Street Winchester Avenue

Postal Code: 60640

Development Name, if applicable

Ravenswood Senior Living

Information

Ward :47

ARO Zone: Higher Income

Details

Type of city involvement :Zoning change and planned development

Total Number of units in development: 193

Type of development: Rent

Is this a Transit Served Location Project: N

Requirements

Required affordable units :19 Required "On-site aff. Units: 5 How do you intend to meet your

required obligation On-Site: 193 Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0 Total Units Committed: 193 Remaining

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