



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

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File #: SO2019-1390, Version: 1

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### Application #19986 FINAL FOR PUBLICATION

#### SUBSTITUTE 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 of the B2-2 Neighborhood Mixed-Use District symbols and indications as shown on Map 14-G in the area bounded by:

West 61<sup>st</sup> Street; South Halsted Street; West 63<sup>rd</sup> Parkway; the alley immediately west of and parallel to South Halsted Street

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2: That the Chicago Zoning Ordinance be amended by changing all of the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map 14-G in the area bounded by:

West 61<sup>st</sup> Street; South Halsted Street; West 63<sup>rd</sup> Parkway; the alley immediately west of and parallel to South Halsted Street

to those of a Residential Business Planned Development No. \_\_\_\_\_, which is hereby established in the area above described, subject to such Use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3: The Ordinance shall be in full force and effect from and after its passage and due publication.

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### RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.

#### PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Business Planned Development Number \_\_\_\_\_, ("Planned Development") consists of approximately 47,697 net square feet of property (1.09 acres) which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map ("Property") and is owned or controlled by Englewood Phase 1, LLC (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 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, assigns 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 City's 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 CDOT's Division of Infrastructure Management:

APPLICANT- Lnglewood Phase 1. LLC  
ADDRESS- XOI-1 I West 6 I \*' a nd 6 100-36 Sou ill Halsted Street  
IT LI NG DATL. March 112019  
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- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any CDOT 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 CDOT 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 CDOT 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 CDOT.

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, Subarea and Property Line Map; Site Plan; Landscape Plan; Roof Plan; Traffic Pedestrian Plan; Traffic Parking Plan; and Building Elevations prepared by V3, Site Design Group, and RDL Architects and dated May 20, 2021. 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. The following uses shall be allowed within this Plan of Development:
  - Household living (all. including Artist Live/Work Space located above and on the ground floor, dwelling units located on and above the ground floor, elderly housing, multi-unit residential and

townhouses); Office (all); Medical Service: Retail Sales, General; Postal Service; Cultural Exhibits and Libraries; Animal Services (Sales and Grooming only); Artist Work or Sales Space; Building Maintenance; Business Equipment Sales and Service; Business Support Services

APPLICANT: Lndeuood Phase 1. LLC  
ADDRESS: SON I 1 West 6 I" a nd ft 100-36 South Halsted Street  
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(excluding Day Labor and Employment Agencies); Eating and Drinking Establishments (Restaurants, limited and Outdoor Patios at-grade only); banks, savings banks, savings and loan association, currency exchange and credit union; Automated Teller Machine Facility (Walk-up only; no Drive-thru); Undertaking; Food and Beverage retail Sales with Liquor Sales as accessory use only; Personal Service (all); Repair and Laundry Service, Consumer (all); Lodging (all); and accessory parking and related accessory uses. Accessory parking may be shared between subareas.

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. 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 measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a total Net Site Area of (47,687) square Feet.
9. The Site and Landscape Plan 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 Planning and Development. Any interim reviews associated with site plan review or Part II reviews are conditional until final Part II approval.
10. 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 13-32-085 of the Municipal Code, or any other provision of that Code.
11. 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.

12. The Applicant acknowledges and agrees that the rezoning of the Property to this Planned Development (PD) triggers the requirements of Section 2-44-080 of the Municipal Code

APPLICANT: Fndewood Phase 1, LLC'  
ADDRESS: KCH-I 1 West 61 and 6100-36 South Halsted Street  
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(the "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 (ARO Units) as affordable units, or with the approval of the commissioner of the Department of Housing ("DOH") (subject to the transition provisions of Section 2-44-040(c)), in consultation with the commissioner of the Department of Planning and Development ("DPD") as appropriate; (ii) pay a fee in lieu of the development of the ARO Units (Cash Payment); 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 ARO Units on-site. The Property is located in a low-moderate income area within the meaning of the ARO, and the project has a total of 56 units. As a result, the Applicant's affordable housing obligation is 6 ARO Units (10% of 56, rounded up), 1 of which are Required Units (2.5% of 56, rounded down). The Applicant agrees that the 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 Planned Development, the Applicant shall submit an Affordable Housing Profile Form to the Department of Housing for review and approval, and DOH may adjust the number of ARO Units without amending the Planned Development. 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 2-44-080(L). The cash payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in the consumer price index in accordance with Section 2-44-080. 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 DOH may enforce remedies for any breach of this Statement 12, 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.

Notwithstanding the foregoing, if the Applicant receives Low-Income Housing Tax Credits, tax increment financing or other financial assistance whose affordability requirements exceed those of the Affordable Housing Ordinance from the City to develop affordable housing in any portion of the PD, the regulatory, redevelopment, loan or other agreement(s) to be executed by the City and the Applicant in connection with such tax credits or other financial assistance shall govern and control the Applicant's obligation to provide affordable housing for such subsidized portion of the PD.

13. 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 Planning

APPLICANT: L utile wood Phase 1. LLC  
ADDRESS: sot-1 1 West 0 Ia nil 6 100-.36 South Halsted Street  
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and 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.

14. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Sub-Area B, the Applicant shall submit a site plan, landscape plan and building elevations for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (PD) and to assist the City in monitoring ongoing development. Sub-Area Site Plan Approval Submittals (Section 17-1 3-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Sub-Area, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any portion of the Property shall be granted until Sub-Area Site Plan approval has been granted. Following approval by DPD, the approved Sub-Area Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD.

After approval of the Sub-Area Site Plan, changes or modifications may be made pursuant to the provisions of Statement 1 1. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. The Sub Area Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject Sub-Area, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Sub Area Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD. As part of Site Plan Approval, as applicable, the Department of Planning and Development shall require the Applicant to submit Site Plans to the Chicago Department of Transportation, Mayor's Office for People with Disabilities and the Chicago Fire Department for their review and comment. The Department of Transportation may require a traffic study for each subsequent phase of development. If, after review, the Commissioner of DPD determines that the Site Plan is not in substantial compliance with the Planned Development, then the Commissioner shall advise the Applicant in writing of the ways in which the Site Plan does not so comply, and the Applicant shall be given the

opportunity to submit a revised Site Plan.

APPLICANT: LiHewood Phase I. LLC  
ADDRESS: XoT-1 I West 61<sup>st</sup> and 6100-36 South Halsted Street  
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If, after review, the Commissioner determines that the Site Plan is in substantial compliance with the PD, the Commissioner shall issue written approval of the applicable Site Plan. Following such approval, the approved Site Plan shall be made part of the main file and shall be deemed to be an integral part of this Planned Development.

15. 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.
16. 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 Policy and must provide documentation verifying compliance.
17. 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. As a project which involves a City funding, the Applicant is required to achieve the following standards, at a minimum: 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). Furthermore, 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 two points in the city approval process. First, 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) the Applicant's 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) the applicant's M/WBE and city resident participation goals. Second, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city

residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the

APPLICANT: Hnalcwood Phase I, LLC  
ADDRESS SOI-I 1 West 61<sup>st</sup> and 6100-36 South Halsted Street  
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Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Planning Commission and annually to the Chicago City Council and the Mayor.

18. 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 Planning and Development shall initiate a Zoning Map Amendment to ■ rezone the property to the B2-3 Neighborhood Mixed use District that existed prior to such lapse.



APPLICANT: Hnulewood Phase I. LLC  
ADDRESS: SO I-I I West 6 P<sup>l</sup> a ncl 6 100-36 South Halsted Street  
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### RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NUMBER BULK REGULATION AND DATA TABLE

Gross Site Area:	76,139 square feet (1.75 acres)
Total Net Site Area: Subarea A Subarea B	47,697 square feet (1.09 acres) 28,293 square feet (0.65 acres)
	19,424 square feet (0.45 acres)
Public Area Right-of-Way:	28,442 square feet (0.65 acres)
Maximum Total Floor Area Ratio: Subarea A FAR Subarea B	3.0 3.0 3.0
FAR	
Total Maximum Number of Dwelling Units: Subarea A	1 12 56 56
Subarea B	
Minimum Number of Off-Street Loading Spaces: Subarea A	2 1 1
Subarea B	
Total Minimum Number of Off-Street Parking Spaces:	22 I an amount to be calculated during Site Plan Review for Subarea
Subarea A Subarea B	B based on the requirements of Section 17-10-0200 of the Chicago
	Zoning Ordinance, with any reductions for Transit-Served Locations
	to be dictated per Section 17-10-0102-B. 22 To be calculated during
	Site Plan Review for Subarea B based on the requirements of
	Section 17-10-0200 of the Chicago Zoning Ordinance, with any
	reductions for Transit-Served Locations to be dictated per Section 17
	-10-0102-B.

APPLICANT: Englewood Phase I. LLC  
ADDRESS: SO 1-11 West 6 1 -' and 61 00-36 South Halted Street  
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Minimum Number of Bicycle Parking Spaces: Subarea A Subarea B	44 + an amount to be calculated during Site Plan Review for Subarea B based on the requirements of Section 17-10-0300 of the Chicago Zoning Ordinance, subject to additional bicycle parking spaces required to account for any Transit-Served Location reductions to vehicular parking spaces, per Section 17-10-0102-B. 44 To be calculated during Site Plan Review for Subarea B based on the requirements of Section 17-10-0300 of the Chicago Zoning Ordinance, subject to additional bicycle parking spaces required to account for any Transit-Served Location reductions to vehicular parking spaces, per Section 17-10-0102-B.
Maximum Building Height:	60 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan

APPLICANT.	r.nglevwK.il Phase I. LLC
ADDRESS.	SO 1-11 West 6 <sup>th</sup> and 6100-36 Smith Halsted Street
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EXISTING ZONING MAP  
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HALSTED STREET  
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EXISTING LAND USE MAP THE HALSTED - PHASE 1

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PLANNED DEVELOPMENT BOUNDARY, SUBAREA AND PROPERTY LINE MAP  
THE HALSTED - PHASE 1  
*HALSTED STREET*

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# Application #19986

Department of Planning and Development city of chicago

# MEMORANDUM

To: Alderman Thomas Tunney

Chairman, City council Committee on Zoning

Maurice D. Cox " Chicago Plan Commission

Date: May 20, 2021

Re: Proposed Planned Development for the property generally located at 6100 South  
Halsted Street

On May 20, 2021, the Chicago Plan Commission recommended approval of the proposed planned development submitted by Englewood Phase 1, LLC. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

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

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