



Office of the City Clerk

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

Legislation Text

File #: SO2022-1118, Version: 1

*ftMfer P Ubiicatftori jr«+r**

27, 2.0 22-

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 of the C1 -3 Neighborhood Commercial District symbols and indications as shown on Map. No. 14-G in the area bounded by

Beginning at a line 20 feet southwest of and parallel to South Peoria Drive; A line from a point 20 feet southwest of South Peoria Drive and 41.65 feet southeast of and perpendicular to West 63rd Parkway to a point 398.76 feet north of West 63rd Street (said curve runs to the south/southwest an arc distance of 181.96 feet, with a radius of 211.17 feet and a chord length of 176.36 feet); a line 687.79 feet west of the centerline of South Halsted Street; West 63rd Street; and West 63rd Parkway running to the north/northeast to the point of beginning,

to the designation of Residential Business Planned Development Number _____, 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 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 914 West 63rd Street

73282061v3

Final for Publication

STANDARD PLANNED DEVELOPMENT STATEMENTS

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Planned Development Number TBD, (Planned Development) consists of approximately 105,166 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicant, Thrive Englewood, 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 in Section 17-8-0400.
3. AH 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 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:

Applicant:	Thrive Englewood, LLC
Address:	914 W. 63 rd Street
Introduced:	April 27, 2022
Plan Commission:	July 21, 2022

74214730v5

Final for Publication

- 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 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 seventeen (17) Statements: a Bulk Regulations Table; an Existing Land Use Map; a Zoning Map; a Planned Development Boundary and Property Line Map; Existing Site Plan, Proposed Site Plan, Overall Subarea Plan; Subarea A Plan; Subarea B Plan; Subarea C Plan; Subarea D Plan; Landscape Site Plan - Phase I; Enlarged Landscape Plan - Phase I; and Landscape Site Plan - Phase II; Enlarged Landscape Plan -Phase II; Landscape Details; Floor Plans - Phase I Building; Floor Plans - Phase II Building; Roof Plan - Phase I Building; Roof Plan - Phase II Building; Building Elevations (North, South, East and West) - Phase I Building; Building Elevations (North, South, East and West) - Phase II Building; Open Space; Pedestrian Routes/Connectivity Plan; Vehicular and Loading Access Plan prepared by Perkins & Will and dated June 21, 2022 (date of Plan Commission presentation), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.

5. In each of the following Sub Areas, the following uses shall be permitted in this Planned Development (PD) (describe in detail which uses are permitted and which are excluded for each Sub-Area):

Sub-Area A: All residential uses (including accessory uses) allowed within the Cl-3 District, Artist Live/Work, Business Live/Work, Community Center, Restaurant (General and Limited), Retail and Accessory Parking.

Applicant: Thrive Englewood, LLC
Address: 914 W. 63rd Street
Introduced: April 27, 2022
Plan Commission: July 21, 2022

74214730v5

Final for Publication

Sub-Area B: All residential uses (including accessory uses) allowed within the Cl-3 District, Artist Live/Work, Business Live/Work, Community Center, Restaurant (General and Limited), Retail and Accessory Parking.

Subarea C: Accessory Parking

Subarea D: Open Space/Park & Detention area

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 Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose 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 105,166 square feet and an overall FAR of 1.3.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning 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.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and

any other corresponding regulations and guidelines, including Section 17-13-0800. 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.

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 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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.

Applicant-	Thrive Englewood, LLC
Address:	914 W. 63 rd Street
Introduced:	April 27, 2022
Plan Commission:	July 21, 2022

74214730v5

Final for Publication

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 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.
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 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 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

Applicant:	Thrive Englewood, LLC
Address:	914 W. 63 rd Street
Introduced:	April 27, 2022
Plan Commission:	July 21, 2022

74214730v5

Final for Publication

employment of MAVBEs 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. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to C1 -3 Commercial Shopping District.
17. The Applicant acknowledges and agrees that the rezoning of the Property from C1-3 Commercial Shopping District to a C1-3 Commercial Shopping District and then to this Residential-Business Planned Development ("PD") No. is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The Applicant has applied for Low-Income Housing Tax 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, if the Applicant receives such financial assistance, the Financial Requirements shall govern the Applicant's obligation to provide affordable housing in the PD. If the Applicant does not receive such financial assistance, the Applicant shall comply with the ARO.

Applicant: Thrive Englewood, LLC
Address: 914 W. 63rd Street
Introduced: April 27, 2022
Plan Commission: July 21, 2022

74214730v5

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. BULK REGULATIONS
AND DATA TABLE

Gross Site Area (si): Area of Public Way (st): Net Site Area (sf):

Overall Maximum Floor Area Ratio:

Allowed Uses:

No. of Dwelling Units:

No. of Live/Work Units:

Retail (sf):

No. of Off-street Parking Spaces:

No. of Bicycle Parking Spaces

No. of Loading Berths

Maximum Building Height: (as measured by 17-17-031] -A of the CZO)

140,612 s.f. 35,446 s.f. 105,166 s.f. 1.3

Subarea A Max. Floor Area: 3.84 Subarea B Max. Floor Area: 2.6 Subarea C Max Floor Area; 0 Subarea D Max Floor Area: 0

All uses identified in Statement Number 5

- 59 (Subarea A)
- 44 (Subarea B)

- 2 (Subarea A)
- 3 (Subarea B)

2,439 sf (Subarea A) 65 (total)

- 7 (Retail) (Subarea A)
- 58 (Residential) (Subarea A)

16 exterior spaces (Subarea A)

- 16 interior spaces (Subarea B)

One (1) 10' x 25' (Subarea C)

- 65 ft. 6 inches (Subarea A)
- 58 ft. (Subarea B)

Setbacks from Property Line:

Applicant: Thrive Englewood, LLC
Address: 31-' West 63'" Street.
Introduced: April 27, 2022
Plan Commission July 21, 2022

732826S2v7

Flnai for Publication

EXISTING LAND USE MAP

Applicant Thnve Englewooa, LLC
Address 914 W 63id Street. Chicago. IL 60621
City Council introduction ■ April 27 2022
Plan Commission Public Hearing July 21. 2022

ZONING MAP

App'ican: Th'ive ELcglewoo^: LLC » Address 914 W G3rd S:reel. Chicago IL. 60621 P CilyCcinciMr.uocucuon Asm 27 2022 PGTkinS&Will
Fian Commisainn PuhNc Hcamia Jiny2" 2022

June 29 1022

cc g
Wo
13
CL
lu-
O
"55
g
LI

PROPERTY LINE

to

PROPERTY LINE

1 PROPERTY Q) Qo~
LINE

CO

1_

PROPERTY LINE I

. ! _

SUBAREA B

Applicant Thrive Englewood LLC
Address 914 W 63rd Street, Chicago, IL 60621
City Council Introduction April 27 2022
Plan Commission Public Hearing July 21, 2022

W 63rd St

SUBAREA C

Applicant Thrive Englewood, LLC
Address 014 W 63rd Street, Chicago, IL 60621
City Council Introduction . Apr ii 27, 2072
Plan Commission Public Hearing July 21, 2022

iii

Perkins&Will

LANDSCAPE SITE PLAN _ PHASE I

Applicant Thrive Englewood, LLC
Address 914 W 63rd Street Chicago IL 60621
City Council Introduction April 27 2022
Plan Commission Public Hearing July 21 2022

Perkins&Will

51

v* a".

June 2022

i

95 o

3 O

"cd

?3

n

L Ui

-ill-ii&.iS-

LANDSCAPE ENLARGEMENT PLAN _ PHASE I

Applicant Thrive Englewood, LLC
Address 914 W 63rd Street Chicago, IL 60621
City Council introduction April 27 2022
Plan Commission Public Hearing July 21, 2022

LANDSCAPE SITE PLAN _ PHASE II

Applicant Thrive Englewood, LLC
Address 914 W 63rd Street Chicago, IL 60621
City Council Introduction April 27 2022
Plan Commission Public Hearing July 21, 2022

5

Perkins&Will

LANDSCAPE ENLARGEMENT PLAN _ PHASE II

Applicant Thrive Englewood, LLC
Address 914 W 63rd Street Chicago, IL 60621
City Council Introduction April 27, 2022
Plan Commission Public Hearing July 21 2022

PERENNIAL PLANTING SECTION

NOT TO SCALE

RMHWTGdLTF, MEPL=0 ICT FOR SP-CMS DITRICK

INTERPLANTING DETAIL

NOT TO SCALE

LANDSCAPE DETAILS

Applicant Thrive Englewood, LLC Address 914 W 63rd Street, Chicago, IL 60621 City Council Introduction April 27 2022 P@rkinS&Will
Plan Commission Public hearing July 21, 2022

June 21, 2022

June 25, 2022

PHASE II LEVEL 1 PLAN

Applicant Thrive Englewood, LLC
Address 914 W 63rd Street, Chicago, IL 60621
City Council Introduction April 27, 2022
Plan Commission Public Hearing July 21 2022

PROGRAM

\$ [
D^%r l^infr fjlA/lf
rCl MIOWf f III

June 25 2022

e

PHASE II LEVEL 2 TO 5 PLAN

Applicant Thrive Englewood, LLC
Address 914 W 63rd Street, Chicago, IL 60621
City Council Introduction April 27, 2022
Plan Commission Public Hearing July 21 2022

PHASE II ROOF PLAN

Applicant Thrive Englewood, LLC
Address 914 W 63rd Street, Chicago,
IL 60621
City Council Introduction : April 27, 2022 P@rkinS&Will
Plan Commission Public Hearing July 21, 2022

PHASE I EAST ELEVATION

Applicant Thrive Englewood, LLC
Address 914 W 63rd Street Chicago, IL 60621

City Council: Introduction April 27, 2022
Plan Commission Public Hearing July 21, 2022

Applicant Thrive Englewood, LLC
Address 914 W 63rd Street, Chicago, IL 60621
City Council Introduction April 27, 2022
Plan Commission Public Hearing July 21, 2022

PHASE I WEST ELEVATION

- fl l
fl fl
Pet WIS & WHI

June 28, 2022

25

OS

PHASE II WEST ELEVATION

Applicant Thrive Englewood, LLC
Address 914 W 63rd Street, Chicago, IL 60621
City Council Introduction April 27, 2022
Plan Commission Public Hearing July 21, 2022
OS 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

< 1 1/2

OS 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

9".B 9-11 9-5 9-6

4' 4'

to in

V V

PHASE II NORTH ELEVATION

Applicant Thrive Englewood, LLC
Address 914 W 63rd Street, Chicago, IL 60621
City Council Introduction April 27, 2022
Plan Commission Public Hearing July 21, 2022

Department of Planning and Development

city of chicago

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: Maurice D. Cox Chicago Plan Commission

Date: July 22, 2022

Re: Proposed Zoning Change from C1-3 then to Residential-Business Planned Development for the property located at 914 W. 63rd Street

On July 21, 2022, the Chicago Plan Commission recommended approval of the proposed zoning change from C1-3, Neighborhood Commercial District then to Residential-Business Planned Development submitted by Thrive Englewood, 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 Patrick Brutus at 744-4565.

Cc: Noah Szafraniec

PD Master File (Original PD, copy of memo)

-12.1. NORTH.LASALLE STREET. ROOM 1000. CHICAGO, ILLINOIS 00.602