



# Office of the City Clerk

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## Legislation Text

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### Department of Housing and Economic Development

city of chicago

#### REPORT to the

**CHICAGO PLAN COMMISSION LINDA SEARL, CHAIRMAN from the  
DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT**

**JUNE 16, 2011**

**FOR APPROVAL: PROPOSED TECHNICAL AMENDMENT TO RESIDENTIAL  
PLANNED DEVELOPMENT No. 723**

**APPLICANT: ALDERMAN WILLIE COCHRAN (20<sup>th</sup> WARD)**

**LOCATION: PROPERTY GENERALLY LOCATED ALONG THE NORTH AND  
SOUTH SIDES OF EAST 63<sup>rd</sup> STREET FROM SOUTH INGLESIDE TO SOUTH KENWOOD  
AVENUES**

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department Housing and Economic Development hereby submits this report and recommendation on a proposed technical amendment to Residential Planned Development No. 723 for your review and recommendation to the Chicago City Council. The application for this amendment to the Chicago Zoning Ordinance was introduced into the City Council on May 18, 2011 by 20<sup>th</sup> Ward Alderman Willie Cochran. Notice of the public hearing was published in the Chicago Sun-Times on June 1, 2011. The applicant was separately notified of this public hearing.

The Applicant, proposes to amend Residential Planned Development No. 723, located in the Woodlawn Community Area. The proposed technical amendment will remove an area roughly bounded by a line 125' north of and parallel to East 63<sup>rd</sup> Street. South Ellis Avenue. East 63<sup>rd</sup> Street and South Ingleside Avenue from Phase III, rezone it to RM5, Residential Multi-Unit District, redraw the Planned Development boundaries and revise the Bulk Regulations and Data Table to reflect the decrease in Net Site Area, allowable units and off-street parking spaces. The area removed from Planned Development 723 will become part of a new planned development for a school.

#### **BACKGROUND**

Residential Planned Development No. 723 was approved by the Chicago City Council July 7, 1999. The approximately 27-acre site lies on either side of East 63<sup>rd</sup> Street, just

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east of the intersection of South Cottage Grove Avenue and East 63<sup>rd</sup> Street. The Planned Development consists of three phases, all of which are designated to contain a mix of single and two-family structures and accessory parking. Currently, less than 30 of the approved 140 structures, along with their respective parking spaces, have been built, all being located in Phase I. The land being removed from this Planned Development is unimproved and is still owned by the City of Chicago.

## **SITE AND AREA DESCRIPTION**

The site is within the boundaries of the Woodlawn Tax Increment Finance District, but is not located within the Lake Michigan and Chicago Lakefront Protection District or a Chicago Landmark District. Phase I (approximately 10 acres) lies on the eastern end of the Planned Development, generally located on both the north and south sides of East 63<sup>rd</sup> Street, between South Kenwood and South Woodlawn Avenues. Phase II (approximately 11 acres) lies in the middle of the Planned Development, generally located on both the north and south sides of East 63<sup>rd</sup> Street, between South Woodlawn and South Greenwood Avenues. Phase III (approximately 6 acres) lies on the western end of the Planned Development, generally located on both the north and south sides of East 63<sup>rd</sup> Street, between South Greenwood and South Ingleside Avenues.

Phase I is the only phase with any units constructed, located in less than 30 structures; no new units are contemplated for construction currently in any of the three phases. The area surrounding this Planned Development is generally all zoned RM5, Residential Multi-Unit District, or RT-4, Residential Two-Flat, Townhouse and Multi-Unit District. Property zoned B3-3, Community Shopping District, is located adjacent to both the southern boundary of Phase II and the western boundary of Phase III. There is also a property zoned B3-1 adjacent to the southwestern boundary of Phase III. Institutional Planned Development No. 456 is located adjacent to the eastern boundary of Phase I; it has an underlying zoning of RM5.

The land-uses surrounding this Planned Development are generally single and multi-family with some commercial presence along East 63<sup>rd</sup> Street and institutional uses in the general neighborhood, namely two Chicago Public School facilities and the southern campus of the University of Chicago. This Planned Development is served by the Chicago Transit Authority's bus routes #4 (Cottage Grove), #5 (South Shore), #6 (Jackson Park Express), #15 (Jeffrey Local), #28 (Stony Island Local), #28X (Stony Island Express), #59 (59<sup>th</sup>/61<sup>st</sup>) and #63 (63<sup>rd</sup>); a CTA rail station at East 63<sup>rd</sup>/Cottage Grove on the Green Line; and, the Metra Electric and South Shore Lines via a station on 63<sup>rd</sup> Street; all located within approximately one mile of the site.

## **PROJECT DESCRIPTION**

The Applicant proposes to amend Residential Planned Development No. 723 to remove an area roughly bound by a line 125' north of and parallel to East 63<sup>rd</sup> Street, South Ellis

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Avenue, East 63 Street and South Ingleside Avenue. This land would be rezoned to RM5, Residential Multi-Unit District prior to being included in a new planned development for a school. The land is unimproved and owned by the City of Chicago.

As a result of removing this parcel, representing approximately 30% of Phase III, the Planned Development's overall Gross Site Area would decrease from 1,179,833.50 square feet (27 acres) to 1,112,367.50 square feet (25.5 acres); the Gross Site Area of Phase III would be downwardly adjusted from 263,887.93 square feet (6 acres) to 196,421.93 square feet (4.5 acres).

The Planned Development's overall Net Site Area would drop from 654,082.67 square feet (15 acres) to 608,957.67 square feet (14 acres); the Net Site Area of Phase III would fall from 152,215.81 square feet (3.5 acres) to 107,090.81 square feet (2.45 acres).

The Planned Development's overall area in the Public Right-of-Way would drop from 525,750.83 square feet (12.5 acres) to 505,587.83 square feet (11.6 acres); the area in the Public Right-of-Way of Phase III would fall from 111,672.12 square feet (2.6 acres) to 91,509.12 square feet (2.1 acres). The maximum permitted Floor Area Ratio for Phase III would be decreased accordingly from 0.75 to 0.525.

The maximum number of dwelling units in the overall Planned Development would be reduced from

248 to 226; in Phase III the maximum allowable would be reduced from 72 to 50. The maximum number of structures housing these units throughout the entire Planned Development would be reduced from 140 to 129; within Phase III the structure count would be revised to allow for a drop in the maximum from 36 to 25. As for specific dwelling types, Single-Family Dwelling structures throughout the entire Planned Development would drop from 140 to 129 and within Phase III they would be reduced from 36 to 25. Two-Family Dwelling structures would be reduced from 108 to 97 throughout the entire Planned Development and from 36 to 25 within Phase III.

The maximum allowable off-street parking spaces for the Planned Development would decrease from 280 to 258; those allotted for Phase III would be reduced from 72 to 50.

Please reference the attached amended Bulk Regulation and Data Table for a side-by-side comparison of the items listed above. No other changes are contemplated by this amendment; all Planned Development exhibits labeled and dated June 17, 1999, and not included or referenced in this presentation, will remain valid).

### **RECOMMENDATION**

The Department of Housing and Economic Development has reviewed the project materials submitted by the Applicant and has concluded that the proposed amendment to Residential Business Planned Development No. 723 would be appropriate for the site for the following reasons:

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1. The project meets the criteria and objectives set forth in Section 17-13-0600 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare. Specifically, this project meets the following provisions of Chapter 17-13:

A. The base zoning for this site prior to the creation of Residential Planned Development No. 723 was equivalent to RM5, Residential Multi-Unit District, found in the current version of the Zoning Code.

B. The removal of land from this Residential Planned Development will result in a corresponding reduction to net site area, unit count, parking and Floor Area Ratio for the portion that remains; and,

C. The proposed amended Residential Planned Development No. 723, as well as, the as-of-right zoning for the portion of land being removed, would remain compatible with the character of the surrounding area (per 17-13-0611).

Based on the foregoing, it is the recommendation of the Department of Housing and Economic Development that the revised application for an amendment to Residential Planned Development No. 723 be approved and that the recommendation to the City Council Committee on Zoning be "As Revised, Passage Recommended."

Bureau of Planning and Zoning

Department of Housing and Economic Development

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Department of Housing and Economic Development

city of chicago

**PROPERTY GENERALLY LOCATED ALONG THE NORTH AND SOUTH SIDES OF EAST 63<sup>rd</sup> STREET FROM SOUTH INGLESIDE TO SOUTH KENWOOD AVENUES TECHNICAL AMENDMENT TO RESIDENTIAL PLANNED DEVELOPMENT No. 723**

### **RESOLUTION**

WHEREAS, the Applicant, 20<sup>th</sup> Ward Alderman Willie Cochran, has submitted an application requesting a technical amendment to Residential Planned Development No 723; and,

WHEREAS, the Applicant proposes the removal of an area roughly bounded by a line 125' north of and parallel to East 63<sup>rd</sup> Street, South Ellis Avenue. East 63<sup>rd</sup> Street and South Ingleside Avenue from

Phase III or RPD 723; and,  
WHEREAS, the Applicant requests rezone said area to RM5, Residential Multi-Unit District; and,  
WHEREAS, the Applicant proposes to amend the boundaries of RPD 723 and revise the Bulk Regulations and Data Table to reflect the decrease in Net Site Area, allowable units and off-street parking spaces; and,  
WHEREAS, the area removed from RPD 723 will become part of a new planned development for a school; and,  
WHEREAS, the Applicant's requests was introduced to City Council on May 18, 2011; and,  
WHEREAS, proper legal notice of the hearing before the Chicago Plan Commission was published in the Chicago Sun-Times on June 1, 2011. The Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on June 16, 2011; and,  
WHEREAS, the Plan Commission has reviewed the application with respect to the provisions of the Chicago Zoning Ordinance and finds that the proposal will be consistent with said provisions; and  
WHEREAS, the Department of Housing and Economic Development recommended

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approval of the technical amendment application, with the recommendation and explanation contained in the written report dated June 16, 2011, a copy of which is attached hereto and made a part hereof; and,  
WHEREAS, the Chicago Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Commissioner of the Department of Housing and Economic Development and all other testimony presented at the public hearing held on June 16, 2011, giving consideration to the Chicago Zoning Ordinance;

**NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:**

1. THAT the final application dated June 16, 2011 be approved as being in conformance with the provisions, terms and conditions of the corresponding zoning application; and,
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning of the final zoning application dated June 16, 2011; and,
3. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Housing and Economic Development be adopted as the findings of fact of the Chicago Plan Commission regarding the zoning map amendment application.

Linda Searl Chairman  
Chicago Plan Commission  
IPD No. \_

Approved: June 16, 2011

Department of Housing and Economic Development  
city of chicago

**MEMORANDUM**

**TO:**

Alderman Daniel S. Solis  
Chairman, City Council Committee on Zoning

**FROM:**

Andrew J. Mooney/ Secretary f Chicago Plan Commission

DATE:

June 17, 2011

RE: Proposed technical amendment to Residential Planned Development No. 723 for the property generally bounded by East 63<sup>rd</sup> Street, a line 198.22' east of South Greenwood Avenue, a line 251.99' north of East 63<sup>rd</sup> Street. South Woodlawn Avenue, the alley next north of and parallel to East 63<sup>rd</sup> Street, South Kenwood Avenue. East 63<sup>rd</sup> Street, a line 260.93' east of South Kimbark Avenue, a line 80' south of East 63<sup>rd</sup> Street, a line 207' east of South Kimbark Avenue, the alley next south of and parallel to East 63<sup>rd</sup> Street, South Woodlawn Avenue, East 64<sup>th</sup> Street, South University Avenue. East 64<sup>th</sup> Street. South Greenwood Avenue, a line 145' south of East 63<sup>rd</sup> Street, the alley next west of and parallel to South Greenwood Avenue, the alley next south of and parallel to East 63<sup>rd</sup> Street. South Ingleside Avenue. East 63<sup>rd</sup> Street, South Ingleside Avenue, the alley next north of and parallel to East 63<sup>rd</sup> Street, South Greenwood Avenue, a line 120' north of East 63<sup>rd</sup> Street, a line 180.72' east of South Greenwood Avenue, a line 145' north of East 63<sup>rd</sup> Street, South Greenwood Avenue, a line 223.5' north of East 63<sup>rd</sup> Street, a line 180.72' east of South Greenwood Avenue, a line 252' north of East 63<sup>rd</sup> Street and South Greenwood Avenue submitted by 20<sup>th</sup> Ward Alderman Willie Cochran. On June 16, 2011, the Chicago Plan Commission recommended approval of the proposed technical amendment to Residential Planned Development No. 723 submitted by 20<sup>th</sup> Ward Alderman Willie Cochran Education. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing. Also

enclosed is a copy of the staff report to the Plan Commission which includes the Department of Housing and Economic Development, Bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

cc: Steve Valenziano

PD Master File (Original PD, copy of memo)