



# City of Chicago



O2022-1838

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 6/22/2022

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 4-G at 1201-1285 W Cabrini St/816-1359, 815-915, and 1205-1357 S Racine Ave/1069-1359, 1417-1537 W Roosevelt Rd/1204-1468 S Blue Island Ave/ 240-1554, 1501-1555 W 15th St/1235-1247, 1301-1313, and 1335-1513 S Ashland Ave/1131-1461 and 1234-1458 S Loomis St/1325-1349 W Arthington St/900-938 and 815-939 S Ada St/816-1140 and 815-1141 S Lytle St/1200-1346 and 1201-1259 W Taylor Street/1001-1458 and 1130-1459 S Throop St/1300-1358, 1301-1359, 1555-1543 and 1554-1542 W 14th Pl/ 1200-1358, 1201-1359, 1543-1555 and 1542-1554 W 14th St/1201-1359, 1200-1358, 1513-1555 and 1512-1542 W Hastings St/1545-1555 W 13th St/1101-1359, 1083-1359, and 1543-1555 W Washburne Street/1204-1458 and 1205-1459 S Lafin St/1121-1359 and 1117-1358 W 13th St - App No. 21046

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

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## 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 the current Residential-Business Planned Development Number 896 District symbols and indications as shown on Map Number 4-G in the area bounded by:

West Washburne Avenue; the alley next east of South Ashland Avenue; the alley next south of West Washburne Avenue, and South Ashland Avenue,

to those of the B3-2 Community Shopping District.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all the current Residential-Business Planned Development Number 896 District symbols and indications as shown on Map Number 4-G in the area bounded by:

West 13<sup>th</sup> Street; the alley next east of South Ashland Avenue; the alley next south of West 13<sup>th</sup> Street, and South Ashland Avenue,

to those of the B3-2 Community Shopping District.

**SECTION 3.** That the Chicago Zoning Ordinance be amended by changing all the current Residential-Business Planned Development Number 896 District symbols and indications as shown on Map Number 4-G in the area bounded by:

West Hastings Street; the alley next east of South Ashland Avenue; 14<sup>th</sup> Place, and South Ashland Avenue,

to those of the B3-2 Community Shopping District.

**SECTION 4.** That the Chicago Zoning Ordinance be amended by changing all the current Residential-Business Planned Development Number 896 District symbols and indications as shown on Map Numbers 2-G and 4-G in the area bounded by:

West Cabrini Street; South Racine Avenue; West Roosevelt Road; South Blue Island Avenue; West 15<sup>th</sup> Street; South Laflin Street; a line 132 feet next south of West 15<sup>th</sup> Street; South Ashland Avenue; West 14th Place; the alley next east of South Ashland Avenue; the alley next north of West Washburne Avenue; a line 179.5 feet next east of South Ashland Avenue; West Roosevelt Road; a line 192 feet next west of South Loomis Street; the alley next south of West Roosevelt Road; a line 144 feet next west of South Loomis Street; West Washburne Avenue, if extended west of South Loomis Street; South Loomis Street; West Grenshaw Street; South Throop Street; West Taylor Street; a line 100 feet next east of South Loomis Street; the alley next north of West Taylor Street; the alley next east of South Loomis Street; West Arthington Street; and South Ada Street,

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to those of Residential-Business Planned Development Number 896, as amended, which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

**SECTION 5.** This ordinance shall be in force and effect from and after its passage and due publication.

Address: 1201-1285 W. Cabrini Street / 816-1359, 815-915, and 1205-1357 S. Racine Avenue / 1069-1359, 1417-1537 W. Roosevelt Road / 1204-1468 S. Blue Island Avenue / 1240-1554, 1501-1555 W. 15<sup>th</sup> Street / 1235-1247, 1301-1313, and 1335-1513 S. Ashland Avenue / 1131-1461 and 1234-1458 S. Loomis Street / 1325-1349 W. Arthington Street / 900-938 and 815-939 S. Ada Street / 816-1140 and 815-1141 S. Lytle Street / 1200-1346 and 1201-1259 W. Taylor Street / 1001-1458 and 1130-1459 S. Throop Street / 1300-1358, 1301-1359, 1555-1543 and 1554-1542 W. 14<sup>th</sup> Place / 1200-1358, 1201-1359, 1543-1555 and 1542-1554 W. 14<sup>th</sup> Street / 1201-1359, 1200-1358, 1513-1555 and 1512-1542 W. Hastings Street / 1545-1555 W. 13<sup>th</sup> Street / 1101-1359, 1083-1359, and 1543-1555 W. Washburne Street / 1204-1458 and 1205-1459 S. Laflin Street / 1121-1359 and 1117-1358 W. 13<sup>th</sup> Street  
Chicago, Illinois

*Residential-Business Planned Development Number 896,  
As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential-Business Planned Development Number 896, as amended (the “Planned Development”) consists of approximately six million, nine hundred ninety-one, four hundred sixty-four (6,991,464) square feet (one hundred sixty and five tenths (160.50) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the “Property”). The “Applicant” for this amendment is the City of Chicago.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Property owners, including without limitation the Chicago Housing Authority and its designated master development LR ABLA L.L.C. (the “Master Developer”), and their successors, assigns, grantees, and any ground lessors (collectively, “Affiliates”). All rights granted hereunder shall inure to the benefit of the Affiliates. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the “Zoning Ordinance”), the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this statement is defined in Section 17-8-0400 of the Zoning Ordinance; provided, however, that (a) any changes or modifications to this Planned Development applicable to or in a given subarea need only be made or authorized by the owners and/or any ground/air-rights lessors of such subarea; and (c) any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise), or, to the extent permitted by law, for a permit to construct improvements on the Property filed prior to completion of the improvements contemplated by this Planned Development shall be made or authorized by the Master Developer. Upon completion of construction of all the improvements contemplated by this Planned Development, any application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development may be filed or authorized for an individual parcel by the owner of the improvements located thereon.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicable Affiliate. 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 Chicago Department of Transportation (“CDOT”) on behalf of the applicable Affiliate.

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

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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. Any changes to the Site Plan as a result of both the Departments' review shall be processed as a minor change pursuant to Section 17-13-0611 of the Zoning Ordinance and a stamped CDOT plan. 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 applicable Affiliate, such Affiliate 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:

- 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 (i) these eighteen (18) statements (ii) a Bulk Regulations and Data Table (iii) the following exhibits and plans attached hereto prepared by Gensler and dated June 22, 2022: a Planned Development Boundary and Property Line Map; a Sub-Area Map; a Right of Way Adjustments Map; and Street Character Guidelines; (iv) the following plans prepared by DeStefano + Partners dated November 20, 2003: a Phase I Site Plan and a Phase I Landscape Plan; and Building Elevations, which exhibits are attached to the PD amendment approved by the City

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Council on September 5, 2007, and published in the City Council Journal of Proceedings at pages 7434 through 7507; (v) the following exhibits and plans prepared by Skidmore, Owings & Merrill LLP dated August 17, 2017: Subarea D Existing Land-Use Map; Site/Landscape Plan; Building Elevations (north, south, east and west) and Green Roof Plan; (vi) the following plans and exhibits dated July 15, 2021, relating to the development of new construction buildings in Subarea B and D and the adaptive reuse of an existing building in Subarea D known as the National Public Housing Museum and Apartments, which exhibits are attached to the PD amendment approved by the City Council on July 21, 2021, and published in the City Council Journal of Proceedings at pages 33716- 33766: Sub-Area B 1257 W. Roosevelt Existing Land-Use Map; Sub-Area B 1257 W. Roosevelt Site/Landscape Plan; Sub-Area B 1257 W. Roosevelt Roof Plan; Sub-Area B 1257 W. Roosevelt North and West Elevations; Sub-Area B 1257 W. Roosevelt South and East Elevations; Sub-Area B 1257 W. Roosevelt Landscape Plant List; Sub-Area B 1257 W. Roosevelt Landscape Details; Sub-Area B 1357 W. Roosevelt Existing Land-Use Map; Sub-Area B 1357 W. Roosevelt Site/Landscape Plan; Sub-Area B 1357 W. Roosevelt Roof Plan; Sub-Area B 1357 W. Roosevelt North and West Elevations; Sub-Area B 1357 W. Roosevelt South and East Elevations; Sub-Area B 1357 W. Roosevelt Landscape Plant List; Sub-Area B 1357 W. Roosevelt Landscape Details; Sub-Area D 1002 S. Racine Existing Land-Use Map; Sub-Area D 1002 S. Racine Site/Landscape Plan; Sub-Area D 1002 S. Racine Green Roof Plan; Sub-Area D 1002 S. Racine North and East Elevations; Sub-Area D 1002 S. Racine South and West Elevations; Sub-Area D 1002 S. Racine Landscape Plant List; Sub-Area D 1002 S. Racine Landscape Details; Sub-Area D 1322 W. Taylor Existing Land-Use Map; Sub-Area D 1322 W. Taylor Site/Landscape Plan; Sub-Area D 1322 W. Taylor East, West, and Courtyard North Elevations; Sub-Area D 1322 W. Taylor North, South, and Courtyard South Elevations; Sub-Area D 1322 W. Taylor Landscape Plant List; and Sub-Area D 1322 W. Taylor Landscape Detail; and (vii) the following plans prepared by Crawford Architects and dated June 22, 2022: Subarea G site Plan; Subarea G Architectural Site Plan Sheet 1; Subarea G Architectural Site Plan Sheet 2; Subarea G Architectural Site Plan Sheet 3; Subarea G Civil Impervious Site Coverage; Subarea G Landscape Site Plan; Subarea G Landscape Plan Detail Sheet 1; Subarea G Landscape Plan Detail Sheet 2; Subarea G Landscape Plan Detail Sheet 3; Subarea G Landscape Plan Detail Sheet 4; Subarea G Landscape Plan Detail Sheet 5; Subarea G Landscape Planting Details; Subarea G Landscape Plant Palette; Subarea G Landscape Streetscape Section; Subarea G Performance Centre Façade Material Systems (South Elevation); Subarea G Performance Centre Façade Material Systems (North Elevation); Subarea G Performance Centre Façade Material Systems (East Elevation); Subarea G Performance Centre Façade Material Systems (West Elevation); Subarea G Field Crew Building Elevations; Subarea G Seasonal Inflatable Dome Diagram – Illustrative Specifications; Subarea G Site Signage; Subarea G Building Signage East & West Elevations; Subarea G Building Signage North & South Elevations; Subarea G Site Fencing. A full size set of

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the foregoing plans and exhibits is 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 Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. These and no other zoning controls shall apply to development of the Property. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

The Property within the Planned Development is divided into fifteen (15) subareas as indicated on the Sub-Area Map. Subject to the Bulk Regulations and Data Table and the Street Character Guidelines, the uses permitted in the area delineated herein as a Planned Development shall be as set forth below.

#### **Subareas A1, A2, A3, A4, and A5**

The following uses shall be permitted in Subareas A1, A2, A3, A4, and A5: Dwelling Units located above the first floor; Detached House; Multi-unit (3+ units); Townhouse; Parks and Recreation, Community Garden, Police Station, Fire Station, Bed and Breakfast, Vacation Rental, Wireless Communication Facilities; incidental and accessory uses; accessory parking.

#### **Subarea B1**

The following uses shall be permitted in Subarea B1: Dwelling units located above the ground floor; cultural exhibits and libraries; day care; postal service; public safety services; utilities and services, minor; artist work or sales space; urban farm, rooftop operation; communication service establishments; Financial Services (except for Payday/Title Secured Loan Store, Pawn Shop); Retail, General; co-located wireless communication facilities; incidental and accessory uses; accessory parking.

#### **Subarea B2**

The following uses shall be permitted in Subarea B2: Artist Live/Work Space located above the ground floor; dwelling units located above the ground floor; colleges and universities; cultural exhibits and libraries; day care; postal service; public safety services; utilities and services, minor; animal services (shelter/board kennel, sales and grooming, and veterinary); artist work or sales space; body art services; building maintenance services; business equipment sales and service; business support services (excluding day labor employment agency); urban farm, rooftop operation; communication service establishments; eating and drinking establishments (limited and

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general restaurants; taverns; and outdoor patios located at grade level); indoor special event including incidental liquor sales; entertainment and spectator sports (small and medium venues); banquet or meeting halls; financial services (excluding payday/title secured loan stores and pawn shops); food and beverage retail sales, including liquor store (package goods) and accessory liquor sales; medical service; office; personal service; consumer repair or laundry service; retail sales; amusement arcades; entertainment cabaret; children's play center; valuable objects dealer; light equipment sales/rental, indoor; artisan manufacturing; limited manufacturing (catering and shared kitchen; food production); co-located wireless communication facilities; incidental and accessory uses; accessory and non-accessory parking.

### **Subarea C1**

The following uses shall be permitted in Subarea C1: Dwelling Units located above the ground floor; Elderly Housing; Multi-unit (3+ units) Residential; Townhouse; Assisted Living; Cultural Exhibits and Libraries; Day Care; Parks and Recreation; Postal Service; Utilities and Services Minor; Artist Work or Sales Space; Urban Farm, Rooftop Operation; Bed and Breakfast; Vacation Rental; Retail Sales, General; Co-located Wireless Communication Facilities; incidental and accessory uses; accessory parking.

### **Subarea C2**

The following uses shall be permitted in Subarea C2: Dwelling Units located above the ground floor; Elderly Housing; Multi-unit (3+ units) Residential; Townhouse; Assisted Living; Bed and Breakfast; Vacation Rental; Co-located Wireless Communication Facilities; incidental and accessory uses; accessory parking.

### **Subarea D**

The following uses shall be permitted in Subarea D: Dwelling units located above the ground floor; cultural exhibits and libraries; day care; parks and recreation; postal service; public safety services; utilities and services, minor; artist work or sales space; Animal Services, Sales and Grooming; body art services; business equipment sales and service; business support services (excluding day labor employment agency); urban farm, rooftop operation; communication service establishments; eating and drinking establishments (limited and general restaurants; taverns; and outdoor patios located at grade level or rooftop); Entertainment and Spectator Sports, Indoor Special Events including incidental liquor sales, Small venues; financial services (excluding payday/title secured loan stores and pawn shops); food and beverage retail sales, and accessory liquor sales; Bed and Breakfast; vacation rental; medical service; office; personal service; consumer repair or laundry service; retail sales; children's play center; valuable objects dealer; artisan manufacturing; limited manufacturing (catering and shared kitchen; food

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production); co-located wireless communication facilities; incidental and accessory uses; accessory parking.

### **Subarea E1**

The following uses shall be permitted in Subarea E1: Dwelling Units located above the ground floor; Elderly Housing; Multi-unit (3+ units) Residential; Townhouse; Assisted Living; Bed and Breakfast; Vacation Rental; Colleges and Universities; cultural exhibits and libraries; day care; postal service; public safety services; religious assembly; utilities and services, minor; urban farm, rooftop operation; artisan manufacturing; limited manufacturing (catering and shared kitchen; food production); co-located wireless communication facilities; incidental and accessory uses; accessory parking.

### **Subarea E2**

The following uses shall be permitted in Subarea E2: Dwelling Units located above the ground floor; Elderly Housing; Multi-unit (3+ units) Residential; Townhouse; Assisted Living; Bed and Breakfast; Vacation Rental; cultural exhibits and libraries; day care; parks and recreation; postal service; public safety services; utilities and services, minor; artist work or sales space; Animal Services, Sales and Grooming; body art services; business equipment sales and service; business support services (excluding day labor employment agency); urban farm, rooftop operation; communication service establishments; eating and drinking establishments (limited and general restaurants; taverns; and outdoor patios located at grade level or rooftop); Entertainment and Spectator Sports, Indoor Special Events including incidental liquor sales, Small venues; financial services (excluding payday/title secured loan stores and pawn shops); food and beverage retail sales, and accessory liquor sales; Bed and Breakfast; vacation rental; medical service; office; personal service; consumer repair or laundry service; retail sales; children's play center; valuable objects dealer; artisan manufacturing; limited manufacturing (catering and shared kitchen; food production); co-located wireless communication facilities; incidental and accessory uses; accessory parking.

### **Subarea F**

The following uses shall be permitted in Sub-Area F: Dwelling Units located above the first floor; Multi-unit (3+ units); Townhouse; Parks and Recreation; Community Garden; Wireless Communication Facilities.

### **Subarea G**

The following uses shall be permitted in Subarea G: office, indoor and outdoor participant sports and recreation, entertainment and spectator sports (small, medium, and large venues), indoor special event including incidental liquor sales, parks and

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recreation, restaurants (limited, general, and outdoor patios located at grade level), retail sales, multi-unit residential units, group living, food and beverage retail sales, co-located wireless communication facilities; incidental and accessory uses (including medical and personal services provided to users of the principal uses within Subarea G) and accessory parking.

### **Subarea H**

The following uses shall be permitted in Subarea H: Indoor and outdoor participant sports and recreation; entertainment and spectator sports (small, medium, and large venues); indoor special events including incidental liquor sales; parks and recreation; active and passive open space; playgrounds; playing fields and playing courts; cultural exhibits and libraries; day care; community centers, recreation buildings and similar assembly use; community garden; restaurants (limited, general, and outdoor patios located at grade level), retail sales, food and beverage retail sales; co-located wireless communication facilities; incidental and accessory uses (including medical and personal services provided to users of facilities within Subarea H) and accessory parking.

Additional Permitted Use Regulations applicable to all subareas:

- (a) Portions of the Property in all subareas may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property (including temporary buildings for construction purposes) and for public and private parks and playgrounds. In addition, the floor area ratios provided for each subarea herein may be exceeded on a temporary basis during such construction.
- (b) Any uses existing on the Property as of the date of adoption of this Planned Development shall be allowed to be maintained until the applicable Affiliate undertakes redevelopment thereof as provided herein.
- (c) Residential uses may be permitted below the second (2<sup>nd</sup>) floor in all subareas.
- (d) All retail shall have a minimum floor to floor height of twelve (12) feet.
- (e) [Intentionally omitted.]
- (f) Stand-alone business uses shall only be permitted within Subarea B1 at the southwest corner of South Racine Avenue and West Roosevelt Road and the southeast corner of South Loomis Street and West Roosevelt Road, provided the type of such use shall be subject to consultation with the ABLA Working Group, and provided further that the total amount of business space in the aforementioned locations shall not exceed fifteen thousand (15,000) and seven

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thousand five hundred (7,500) square feet, respectively. Business uses shall also be permitted at the southeast corner of West Roosevelt Road and South Racine Avenue provided such uses are located on the ground floor of a residential building and that the total amount of business space permitted in such location shall not exceed two thousand (2,000) square feet. Drive-through uses, other than restaurants, shall be permitted in Subarea B, subject to the review and approval of the Department of Planning and Development.

- (g) All permitted business uses in Subarea D shall be located on the ground floor of residential buildings.
  - (h) [Intentionally omitted.]
  - (i) Permitted museum uses may exceed six thousand (6,000) square feet.
  - (j) All permitted “drive-through” uses shall be subject to the review and approval of the Department of Planning and Development.
5. Project identification signs and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs also shall be permitted, subject to the review and approval of the Department of Planning and Development. Sponsorship and sponsorship recognition signage also shall be permitted in Subarea G and Subarea H, subject to the review and approval of the Department of Planning and Development.
6. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.
7. In addition to the maximum height of any building or any appurtenance depicted on the Building Elevations attached hereto, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.

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8. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Landscape Plans for the various phases of development and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Zoning Ordinance.
9. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For 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 6,991,464 square feet and a base FAR of 3.0.
10. For purposes of this Planned Development, in addition to the encroachments permitted by the Zoning Ordinance, the following shall be considered permitted obstructions: steps exceeding four (4) feet in height above grade level in any yard setback depicted on the Site Plans; balconies, provided, however, no balconies, other than those which may be installed as part of a rehabilitation of an existing building, shall project into the public way; multi-story bays projecting not more than three (3) feet into any yard; and open porches projecting not more than five (5) feet into the front or side yards.
11. Prior to the Part II Approval (Section 17-13-0610 of the Zoning Ordinance) for future development, the applicable Affiliate shall submit a site plan, landscape plan and building elevations for the specific Sub-Area(s) 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), including the Street Character Guidelines attached hereto, as applicable, and to assist the City in monitoring ongoing development. Sub-Area Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property or Sub-Area, as the case may be, for which approval is being sought. The site plan provided shall include all dimensioned and planned adjacent street Rights-of-Way.

Except with respect to development for which permits have been issued prior to the effective date of this amendment to the Planned Development, and except with respect to the Phase I improvements, the new construction building located in Subarea D contemplated by the 2017 amendment to this Planned Development, the buildings proposed in Subareas B1 or D contemplated by the 2021 amendment to this Planned Development and residential buildings with six units or less that comply with the Design Guidelines of Statement 15, no Part II Approval for any portion of the Property shall be granted until Site Plan approval for such portion of the Property 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.

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If the Site Plan Approval Submittals substantially conform with the provisions of this Planned Development, the Department of Planning and Development shall approve same within thirty (30) days from submission thereof. After approval of the Sub-Area Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any 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);
- compliance with the Street Character Guidelines, if applicable;
- 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.

12. The requirements of the Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development (the "Commissioner") upon application and a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner shall be deemed to be a minor change in the Planned Development as contemplated by Section 17.13-0611 of the Zoning Ordinance. Notwithstanding the provisions of Section 17-13-0611 of the Zoning Ordinance, such minor changes may include a reduction of the minimum required distance between structures, a reduction of periphery setbacks, an increase of the maximum percent of land covered and changes to the location, size or display of signage. It is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals pursuant hereto.

The owners of the Property shall have the right to redesignate subareas within the Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and redesignation of subareas shall not require an amendment or minor change to this Planned Development; provided, however, the

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owners of such portions of the Property affected by such changes shall provide notice thereof to the Department of Planning and Development for said Department's administrative purposes to facilitate Part II review for any such designated subarea. In furtherance of the foregoing, the owners of the Property may allocate or assign the development rights under this Planned Development to and among the designated subareas, including, but not limited to, Floor Area and FAR, signage, building height, and parking; provided, however, that the limitations set forth in the Bulk Regulations and Data Table applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such designation(s).

13. 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 applicable Affiliate 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.
14. 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.
15. Design Guidelines. The improvements on the Property shall be designed, constructed and maintained in general conformance with the plans and exhibits set forth in these statements or attached hereto. In addition, the development shall be subject to the following development parameters:

- (a) Open Space: Open space shall be provided within the Planned Development in accordance with the following requirements:

Housing Type	Private Open Space (Per Unit)	Private Open Space Or Landscape Setbacks (Per Unit)
Single-Family Detached	500 square feet	--
Single-Family Attached (townhouses)	200 square feet	--
Low-Rise Apartments	Up to 50% of total open space	65 square feet or compliance

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Housing Type	Private Open Space (Per Unit)	Private Open Space Or Landscape Setbacks (Per Unit)
Condominiums Flats (up to 4-stories)	required in column 3 may be in balconies or roof decks	with applicable open space impact fees in lieu*
Mid-Rise Apartments Condominiums (5 to 8 stories)	Up to 50% of total open space required in column 3 may be in balconies or roof deck	65 square feet or compliance with applicable open space impact fees in lieu*
Loft Conversions	Up to 50% of total open space required in column 3 may be in balconies or individual unit roof decks	65 square feet (may be provided in roof garden) or compliance with applicable open space impact fees in lieu*

\*Where an in lieu fee is applicable it shall be calculated pursuant to the following formula:  $[\text{Required Private Open Space} - \text{Proposed Provided Private Open Space (including all front, side and rear yards)}] / 87\text{SF} * \$313 = \text{required in lieu fee}$ . The denominator square feet and fee amount may be adjusted from time to time by DPD per the generally-applicable guidelines for the open space impact fee credit. The required in lieu fee shall be calculated by DPD at the time of Part II Approval.

- (b) Landscaping. The landscaping requirements for Phase I of the development will comply with the Phase I Landscape Plan attached hereto. The landscaping for all future phases of development shall substantially comply with the Street Character Guidelines and the Chicago Landscape Ordinance and associated guidelines and regulations. Landscaping for all rental properties will be varietal. Front yard beds of rental properties shall be varietal and be planted to maintain color throughout the seasons.
- (c) Residential Building Design. Other than the Phase I Improvements, the new construction building located in Subarea D contemplated by the 2017 amendment or the buildings proposed in Subareas B or D contemplated by this amendment, which comply with the design requirements contained herein, building elements for all future phases may include but not be limited to: entrance canopies, front stoops, stairs, flat or pitched roofs, punched windows, bay windows, upper story balcony/porches, roof terraces and architectural elements that reinforce the corner.
  - (1) Facades. Front facades, including end walls which front public streets or open spaces, shall be masonry, architectural metal or composite panels, or other high quality materials as approved by the Department

Applicant: City of Chicago  
Address: ROOSEVELT SQUARE – 1201-1285 W. Cabrini Street, *et al.*  
Introduced: June 22, 2022  
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of Planning and Development and shall include windows. They shall be varied in material, roofline and window style. The front facade materials should turn the corner for a minimum of four (4) feet at the side walls. Where buildings have a greater exposure of the side facade due to an adjacent building setback, the front facade materials shall return four (4) feet past the face of the adjacent facade. Side walls and rear, walls should be masonry or other compatible materials with the front façade aesthetic. E.I.F.S. synthetic stucco or dryvit, shall be limited to architectural ornament and penthouse facades. Facades that face car courts but not public streets must contain pedestrian scale entry doors, windows and building lighting. Affordable housing units shall be constructed of comparable quality materials, detailing and decoration to market rate units.

- (2) Dwelling Types. A variety of dwelling types including affordable housing is to be interspersed throughout the development and within individual blocks; provided, however, the foregoing shall not apply to residential uses in Subarea G.
  - (3) Private Garages. Private garages may be constructed of vinyl siding, wood siding, stucco or masonry. Where a private garage is located within fifteen (15) feet of a public street, unless the facade facing the street is constructed of a material other than vinyl siding (i.e., masonry, stucco, et cetera); it shall be screened from view by plantings or fences. If plantings are utilized to screen a garage, such plantings shall provide screening on a year-round basis.
  - (4) Orientation Of Buildings. Buildings shall be oriented to the street, public open space or private courtyard with the primary facade and a front door, or the appearance of a front facade and front door. Any side wall facing a public street will contain materials and architectural elements that are consistent in character with primary building facades. Curb cuts, garage doors, blank walls and rear service elements shall not face public streets or common open spaces.
  - (5) Retail Corner Sites. Retail corner site setbacks over five (5) feet are to be avoided.
- (d) Fencing, Walls And Gates. Fencing separating the private yards from the street or common open space should be no less than seventy percent (70%) transparent and no more than five (5) feet in height.

Applicant: City of Chicago  
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16. The rezoning of the Property in Subarea D that was the subject of the 2017 amendment (the “2017 Amendment Property”) and the buildings proposed in Subareas B or D that were the subject of the 2021 amendment (the “2021 Amendment Property”) are subject to the requirements of Section 2-45-115 of the Municipal Code (the “Affordable Requirements Ordinance” or “ARO”). The provisions of Statement 18 of the PD amendment approved by the City Council on July 21, 2021, and published in the City Council Journal of Proceedings at pages 33716- 33766, setting forth the requirements applicable to the 2017 Amendment Property and the 2021 Amendment Property, are hereby incorporated by this referenced.
  
17. 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 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.

Applicant: City of Chicago  
Address: ROOSEVELT SQUARE – 1201-1285 W. Cabrini Street, *et al.*  
Introduced: June 22, 2022  
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18. This amendment to Planned Development shall not be subject to lapse under Section 17-13-0612.

Applicant: City of Chicago  
Address: ROOSEVELT SQUARE – 1201-1285 W. Cabrini Street, *et al.*  
Introduced: June 22, 2022  
Plan Commission:

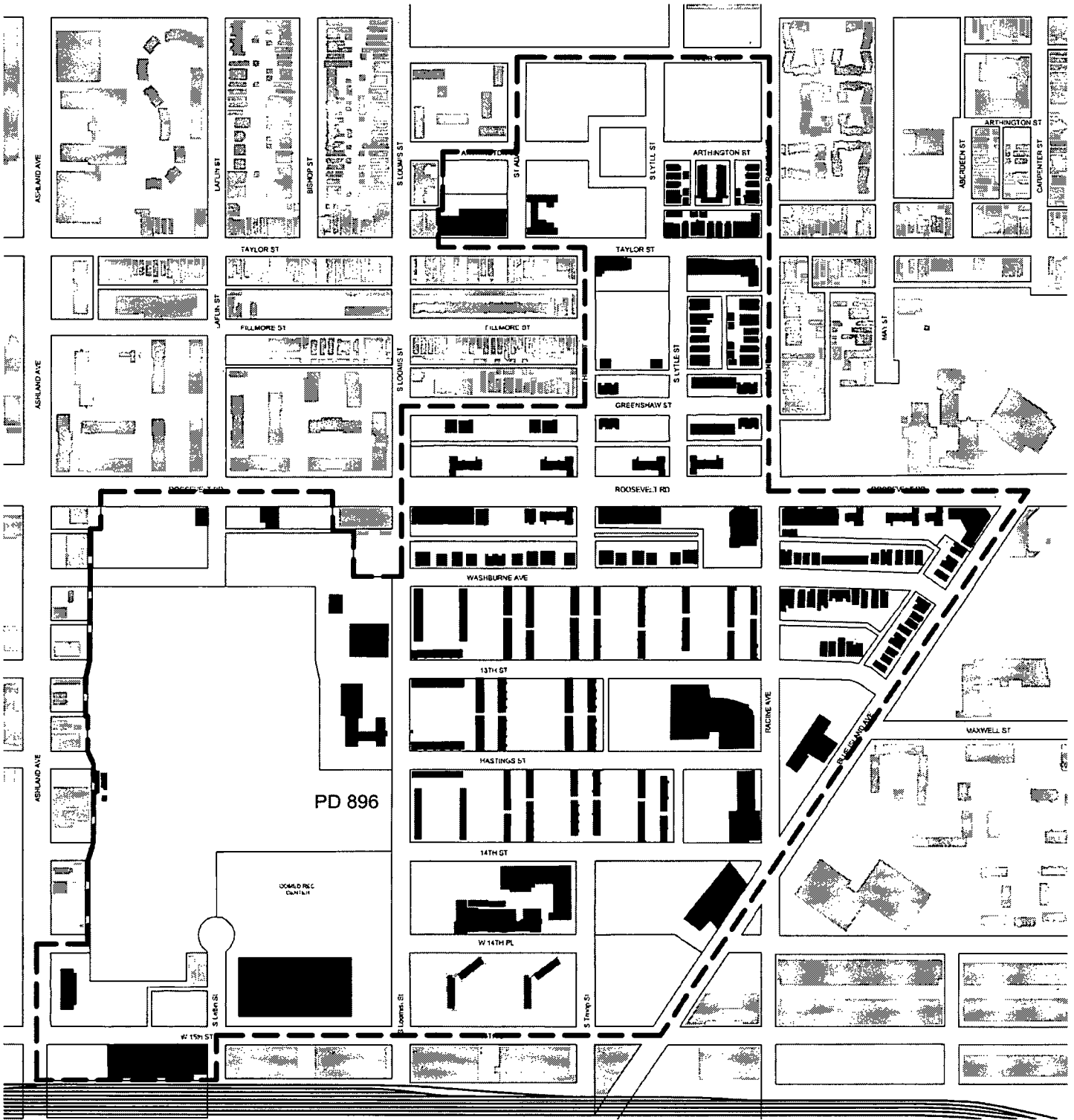
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**Residential-Business Planned Development No. 896, as amended  
Bulk Regulations and Data Table**

Subarea	A1	A2	A3	A4	A5	B1	B2	C1	C2
<b>Gross Site Area (sf)</b>									
<b>Net Site Area (sf)</b>	51,858	288,610	294,465	94,201	29,748	366,361	91,290	134,952	101,915
<b>Net Site Acreage</b>	1.2	6.6	6.8	2.2	0.7	8.4	2.1	3.1	2.3
<b>Proposed FAR</b>	1.3	1.2	1.1	1.1	1.3	1.7	2.7	1.4	2.5
<b>Max Building Height</b>	45'	45'	45'	45'	45'	65'	65'	65'	125'
<b>Minimum Setbacks</b>	Front 10 Side-note Rear 30	Front 10 Side-note Rear 30	Front 10 Side-note Rear 30	Front 10 Side-note Rear 30	Front 10 Side-note Rear 30	Front 2 Side 2 Rear 0	Front 2 Side 2 Rear 0	Per site plan approval.	Per site plan approval.
<b>Maximum Dwelling Units</b>	46	218	139	64	21	492	227	150	220

Subarea	D	E1	E2	F	G	H	TOTAL	
<b>Gross Site Area (sf)</b>							<b>Gross Site Area (sf)</b>	<b>6,991,464</b>
<b>Net Site Area (sf)</b>	243,493	187,402	263,889	1,580,441	1,072,298	382,062	<b>Net Site Area (sf)</b>	<b>5,182,985</b>
<b>Net Site Acreage</b>	5.6	4.3	6.1	36.3	24.6	8.8		
<b>Proposed FAR</b>	2.0	3.0	3.0	0.7	0.25	0.37	<b>Overall FAR</b>	<b>1.10</b>
<b>Max Building Height</b>	85'	85'	125'	Per existing.	65'	Per existing.		
<b>Minimum Setbacks</b>	Front 0 Side 0 Rear 8	Per site plan approval.	Per site plan approval.	Per existing.	Per approved site plan.	Per existing.		
<b>Maximum Dwelling Units</b>	340	240	533	330	50	0	<b>Maximum Dwelling Units</b>	<b>3,070</b>
<b>Minimum Number of Loading Berths</b>	Residential	20,000 to 200,000 sf = one 10' x 25' loading berth						
	Retail	6,000 to 10,000 sf = one 10' x 25' loading berth 10,001 to 25,000 sf = two 10' x 25' loading berths 25,001 to 40,000 sf = two 10' x 50' loading berths						
<b>Minimum Number of Parking Spaces</b>	Residential	Parking spaces will be provided at a ratio of one parking space per dwelling unit minimum.						
		Residential parking may be provided off-site within six hundred (600) feet, with such distance measured from the property line						
		Government subsidized residential shall be subject to the parking ratios of 17-10-0207-C, including DPD-authorized additional reductions						
		Transit Served Locations. This Planned Development qualifies as a transit served location as defined under Section 17-10-0102-B of the Zoning Ordinance. As a result, the parking requirements provided herein may be further reduced by the maximum amounts permitted under Section 17-10-0102-B and upon approval by DPD.						
	Retail	One parking space shall be provided for every 400 sf of floor area in excess of 6,000 sf.						
	Size	All spaces shall be 8' x 19' minimum.						

**Subarea A1, A2, A3, A4, and A5**  
**Note regarding Peripheral Setbacks** Except for townhouses, there will be no less than 5'0" between buildings. At parcels abutting a street or alley, other than on reverse corner lots in subareas A1-5, no side setback is required at the street or alley, however, on reverse corner lots in Subareas A1-5, sideyard setbacks along the street side lot line shall be a minimum of 50% of the depth required for the front yard of the next property to the rear fronting on such street.

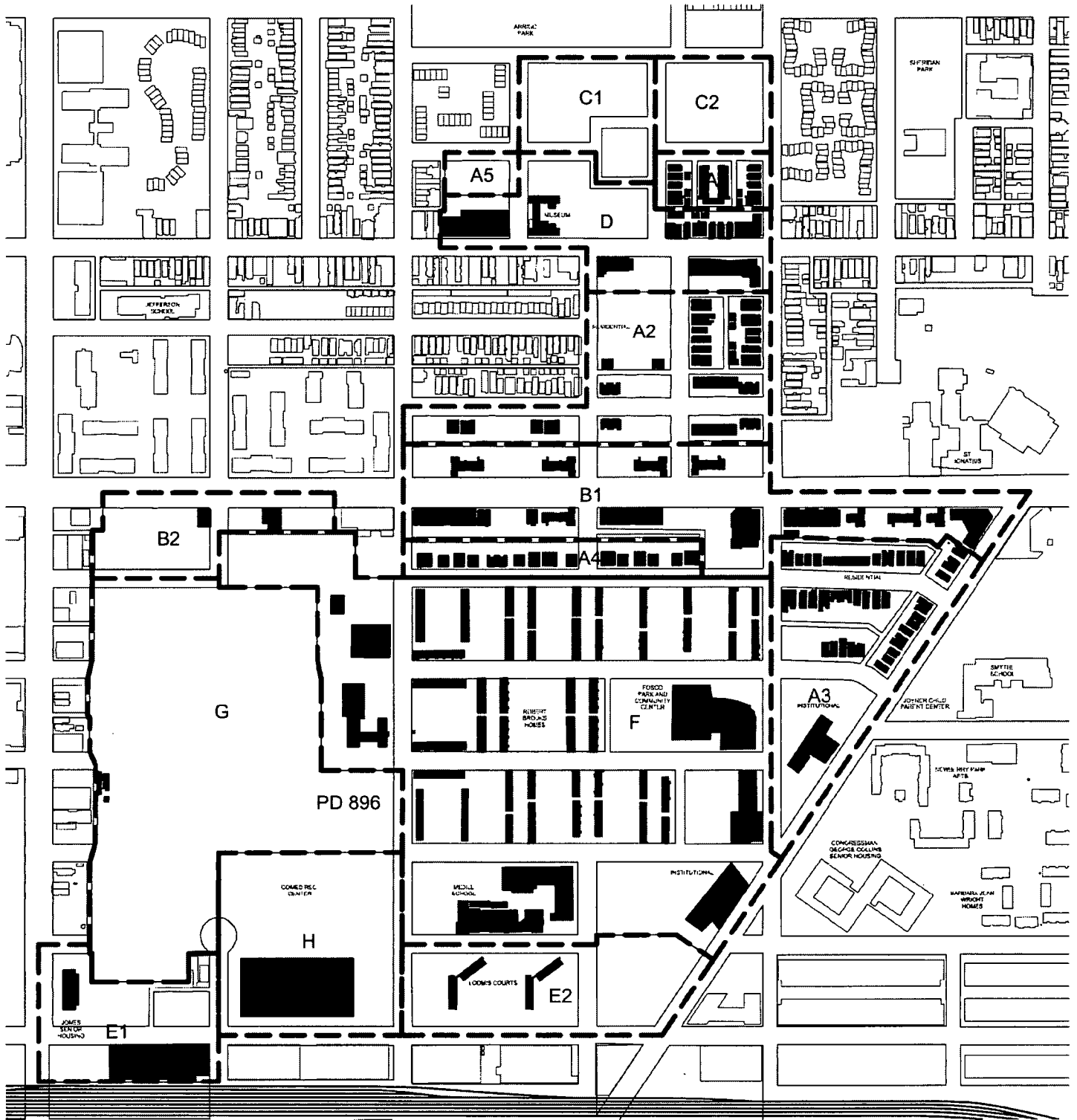


PLANNED DEVELOPMENT BOUNDARY - - - -  
 EXISTING BUILDINGS TO REMAIN WITHIN PD BOUNDARY ■

**EXHIBIT 5**  
**ROOSEVELT SQUARE**      **PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP**

APPLICANT: CITY OF CHICAGO  
 ADDRESS: ROOSEVELT SQUARE – 1201-1285 W. Cabrini Street, *et al.*

INTRODUCED: June 22, 2022  
 PLAN COMMISSION:



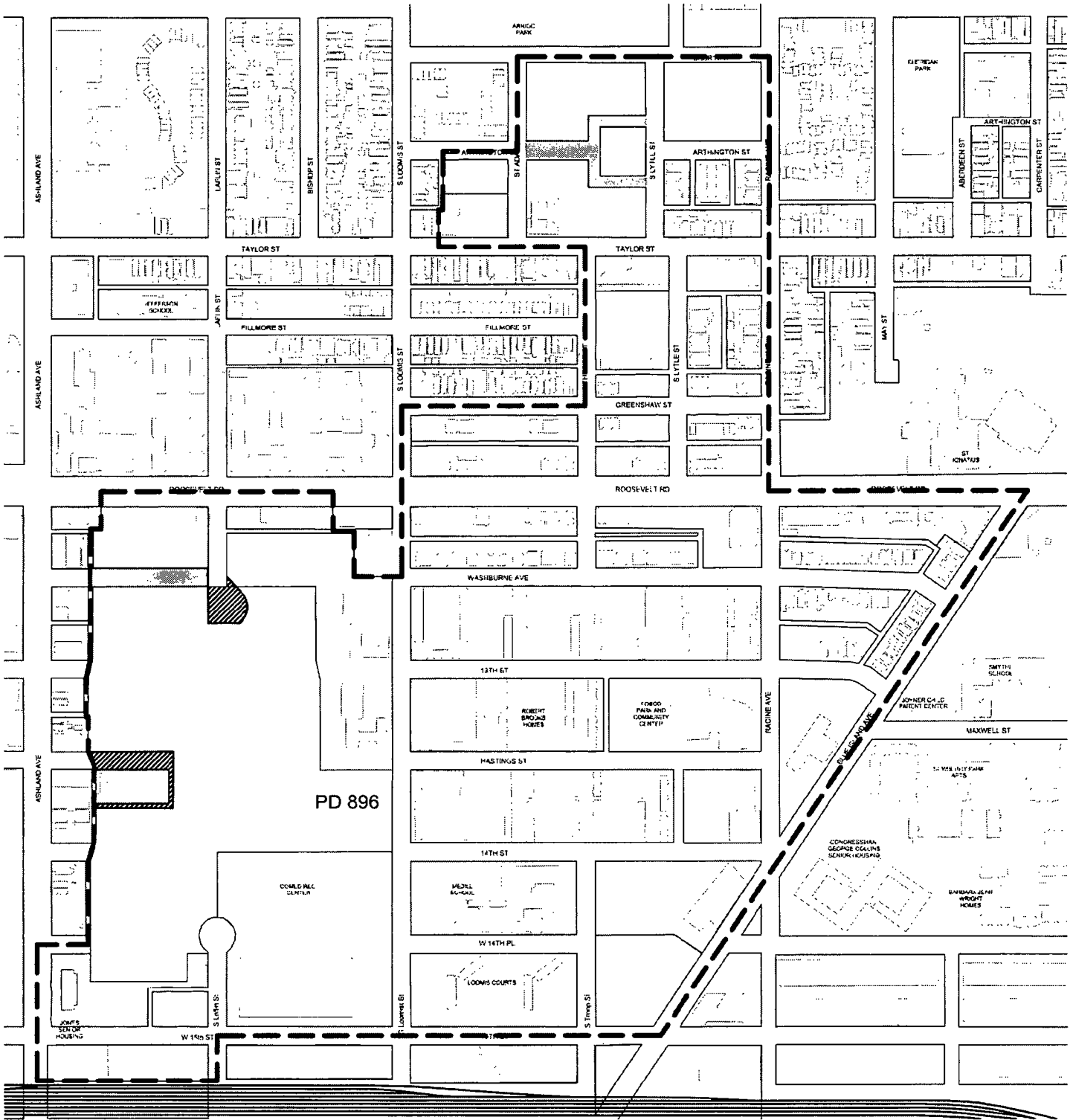
SUBAREA BOUNDARY - - - - -  
 EXISTING BUILDINGS TO REMAIN WITHIN PD BOUNDARY ■

## EXHIBIT 6 SUBAREA MAP

# ROOSEVELT SQUARE

APPLICANT: CITY OF CHICAGO  
 ADDRESS: ROOSEVELT SQUARE – 1201-1285 W. Cabrini Street, *et al.*

INTRODUCED: June 22, 2022  
 PLAN COMMISSION:



PLANNED DEVELOPMENT BOUNDARY   
 VACATED RIGHTS OF WAY   
 DEDICATED RIGHTS OF WAY

## EXHIBIT 4

# ROOSEVELT SQUARE

### RIGHT OF WAY ADJUSTMENTS MAP

APPLICANT: CITY OF CHICAGO  
 ADDRESS: ROOSEVELT SQUARE – 1201-1285 W. Cabrini Street, et al.

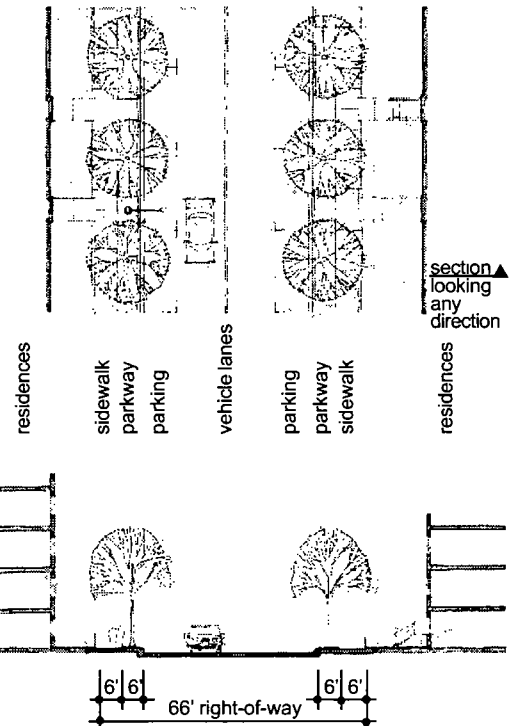
INTRODUCED: June 22, 2022  
 PLAN COMMISSION:

## STREET CHARACTER DIAGRAM

The "Traditional Chicago Residential Street" is a street with a typical 66 foot right-of-way, low-volume and low-speed local traffic, shady and tree-lined residential character with on-street parallel parking on both sides. They are often one-way streets. Two to four story residential buildings and low to medium density development are appropriate on this street type. All of the side streets are of this type.

- Six foot concrete sidewalk adjacent to six foot grass parkway.
- Shade trees at 25 foot spacing in parkway, per City standards.
- Standard City of Chicago "cobra head" street light at 75 or 100 foot spacing, per City standards.
- Ornamental metal fence at some front property lines.
- Minimum ten foot required front yard setback with some encroachments such as stairs, porches, and bays.
- Two to four story buildings.
- Front doors visible from street.
- First floor predominantly at grade.

NOTE: Parkway dimensions are for new streets only. Parkway dimensions of existing streets may vary.



### ROOSEVELT SQUARE

### Sub Area A - Traditional Chicago Residential Street (typical side street)

APPLICANT: City of Chicago

EXHIBIT 11A

Address: ROOSEVELT SQUARE - 1201-1285 W. Cabrini Street, et al.

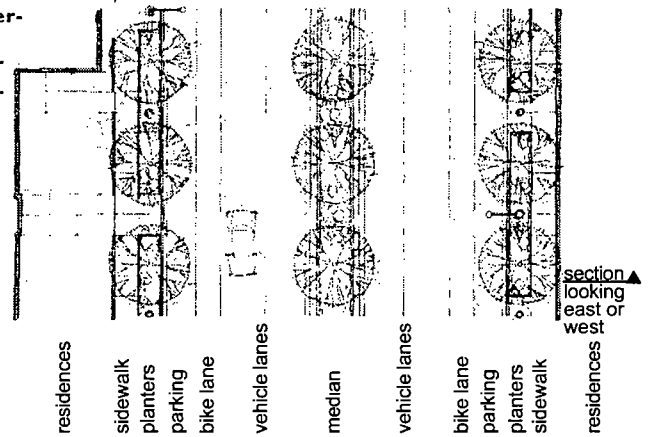
Introduced: June 22, 2022

Plan Commission:

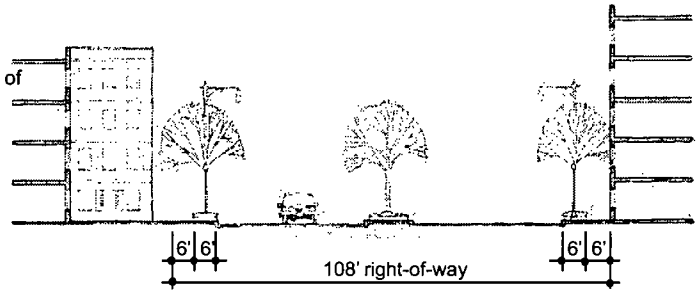
## STREET CHARACTER DIAGRAM

The "Residential Boulevard" is a high-volume arterial street characterized by a wide right-of-way and a divided roadway separated by a landscaped median. Because of its width and traffic volume taller buildings and greater density are appropriate on this street type. Roosevelt Road is the sole example of the residential boulevard.

- Boulevard roadway with center median and separated one-way travel lanes.
- Landscaped center median with shade trees and low shrubs.
- Twelve foot parkway including six foot concrete sidewalk adjacent to five foot parkway planters with low curbs.
- Shade trees at twenty-five foot spacing in parkway planters or, where dictated by pedestrian circulation or site constraints, in 5 x 10 cast-iron tree grates, per City standards.
- "Gateway 2000" street lights at 100 foot spacing for roadway lighting, per City standards.
- "Single acorn" pedestrian lights at 50 foot spacing for pedestrian lighting, per City standards.
- No required setback from front property line. Some mid-building courtyard setbacks.
- Ground floor or single-story retail use at some corners.
- Front doors visible from street.
- First floor at grade.



NOTE: Parkway dimensions are for new streets only. Parkway dimensions of existing streets may vary.



### ROOSEVELT SQUARE

### Sub Area B - Residential Boulevard (Roosevelt Road)

APPLICANT: City of Chicago

EXHIBIT 11B

Address: ROOSEVELT SQUARE - 1201-1285 W. Cabrini Street, *et al.*

Introduced: June 22, 2022

Plan Commission:

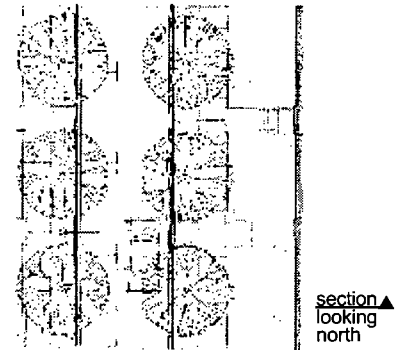


## STREET CHARACTER DIAGRAM

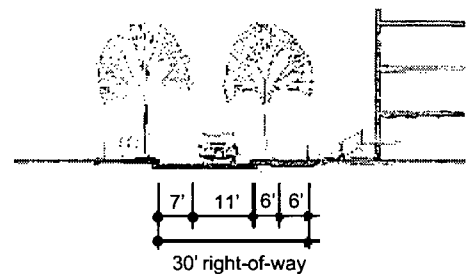
The "Residential Pedestrian Corridor" is a set of narrow streets characterized by their focus on enriching the pedestrian experience. These streets include West Arthington Street, South Ada Street, and South Lytle Street. At the center of these streets, located on the west side of South Lytle Street, a central garden anchors the urban experience. The garden generates a break in the building street wall and creates relief within the residential urban fabric. Buildings surrounding the park will be limited to three stories to enhance the feeling of intimacy. The park will function as a gathering place for the residents and help enhance the feeling of community.

- 6 foot concrete sidewalk adjacent to 6 foot parkway planters with low curbs.
- "Gateway 2000" street lights at 100 foot spacing for roadway lighting, per City standards.
- "Single acorn" pedestrian lights at 50 foot spacing for pedestrian lighting, per City standards.
- Three story buildings.
- Front doors visible from street.
- First floor elevated above grade for privacy.
- Shade trees at 25 foot spacing in 5 x 5 cast-iron tree grates, per City standards.
- To achieve tree diversity, plant trees in alternating groups (3-6 trees) of different types of trees. Where feasible, no tree species should represent more than 20-25% of the block segment.

NOTE: Parkway dimensions are for new streets only. Parkway dimensions of existing streets may vary.



new park  
parking  
vehicle lanes  
parkway  
sidewalk  
residences



### ROOSEVELT SQUARE

### Sub Area C - New Street Along Perimeters of the New Park Along S Lytle St

APPLICANT: City of Chicago

EXHIBIT 11C

Address: ROOSEVELT SQUARE - 1201-1285 W. Cabrini Street, *et al.*

Introduced: June 22, 2022

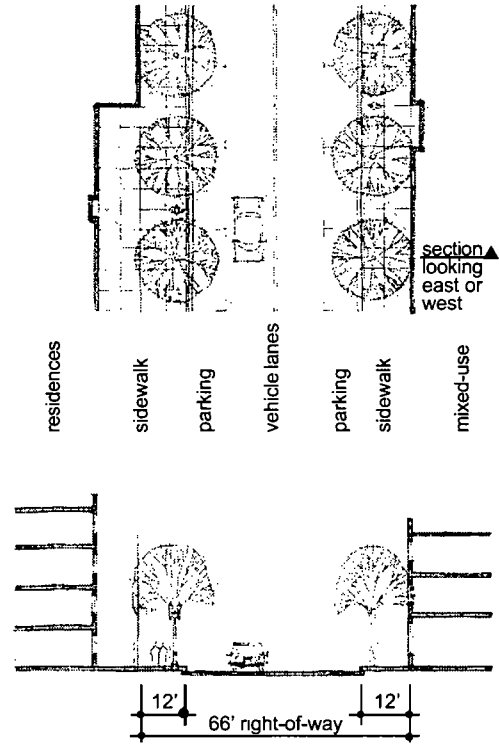
Plan Commission:

**STREET CHARACTER DIAGRAM**

The "Mixed-use Pedestrian Retail Street" has a typical 66 foot right-of-way with low-volume and low-speed local traffic with parallel parking on both sides and is shady and tree-lined. Land use is a mix of ground floor restaurants, retail, and services with some ground floor residential and residential on upper floors. Medium density development are appropriate on this street type. Taylor Street is the sole example of the mixed-use pedestrian retail street.

- Ten foot concrete sidewalk.
- Shade trees at 25 foot spacing in 5 x 10 cast-iron tree grates, per City standards.
- "Double acorn" street light at 50 to 75 foot spacing, per City standards.
- Ground floor commercial (restaurants, retail, and services) with residential above, some ground floor residential.
- Some potential for stand-alone retail.
- Activity from restaurant and retail should be located adjacent to the sidewalk and street. Street cafes may be established along the sidewalk or within building setbacks.
- No required setback from front property line on commercial buildings, modest and variable setbacks on residential buildings, potential to create pockets of green on street.
- Front doors face street
- First floor at grade.
- Retail buildings with taller first floor (10 to 14 feet) and shorter upper floors (8 to 10 feet).

NOTE: Parkway dimensions are for new streets only. Parkway dimensions of existing streets may vary.



**ROOSEVELT SQUARE**

**Sub Area D - Mixed-use Pedestrian Retail (Taylor Street)**

**APPLICANT:** City of Chicago

**EXHIBIT 11D**

**Address:** ROOSEVELT SQUARE - 1201-1285 W. Cabrini Street, *et al.*

**Introduced:** June 22, 2022

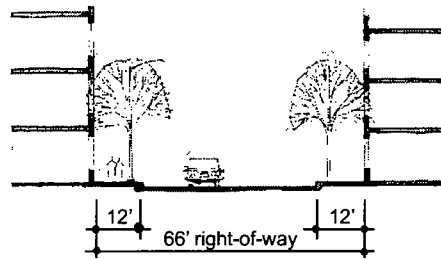
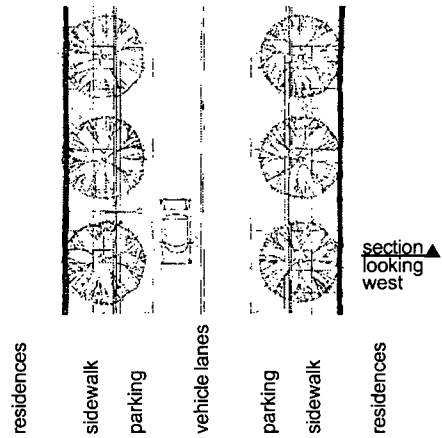
**Plan Commission:**

## STREET CHARACTER DIAGRAM

The "Residential Loft Street" is a street with a typical 80 foot right-of-way, with on-street parallel parking on both sides. Five to ten story residential buildings and high-density development are appropriate on this street type. 15<sup>th</sup> Street and South Blue Island are the examples of the residential loft street.

- Twelve foot concrete sidewalk.
- Shade trees at 25 foot spacing in 5 x 5 cast-iron tree grates, per City standards.
- Standard City of Chicago "cobra head" street light, per City standards.
- First-floor lobby, common areas, some retail, or indoor parking, with residential above.
- No required setback from front property line.
- New or rehabbed seven + story loft type buildings on south side of 15th Street.
- Common building entry faces street.
- First floor at grade.

NOTE: Parkway dimensions are for new streets only. Parkway dimensions of existing streets may vary.



### ROOSEVELT SQUARE

### Sub Area E - Residential Loft (15th Street)

APPLICANT: City of Chicago

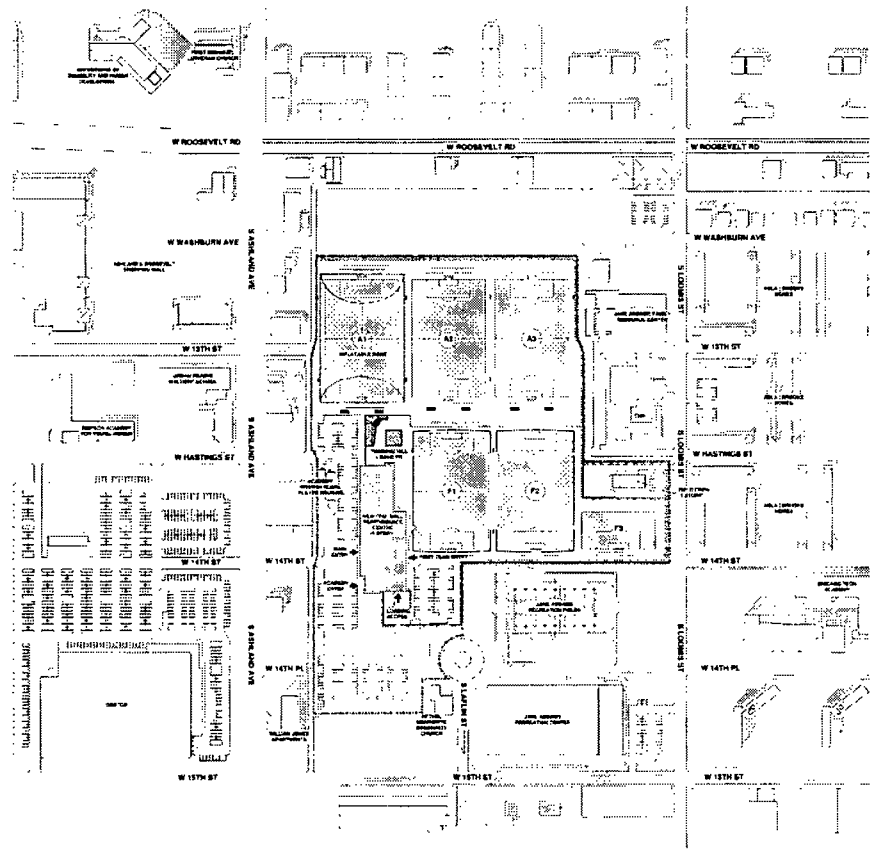
EXHIBIT 11E

Address: ROOSEVELT SQUARE - 1201-1285 W. Cabrini Street, *et al.*

Introduced: June 22, 2022

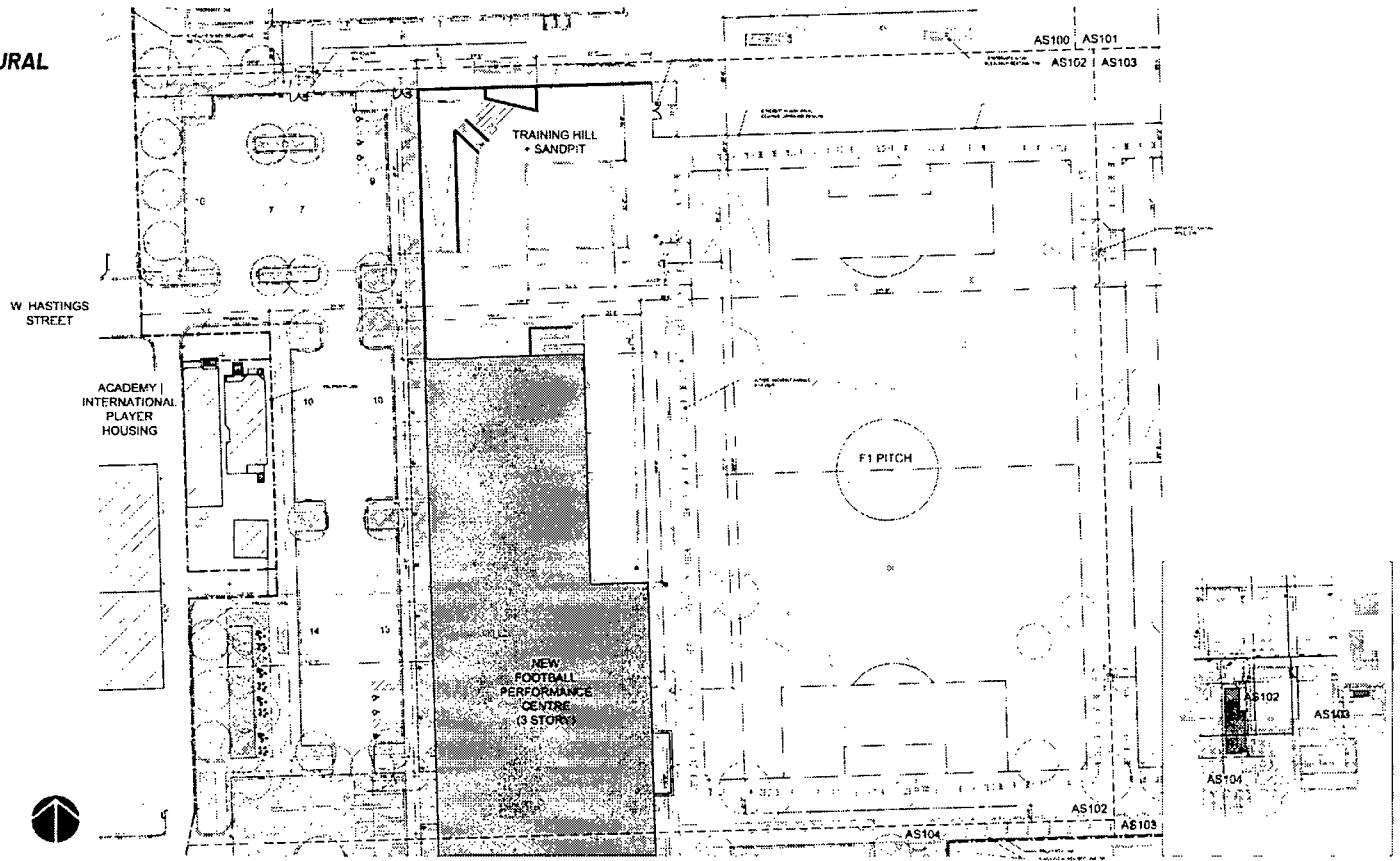
Plan Commission:

**SUBAREA G SITE PLAN**



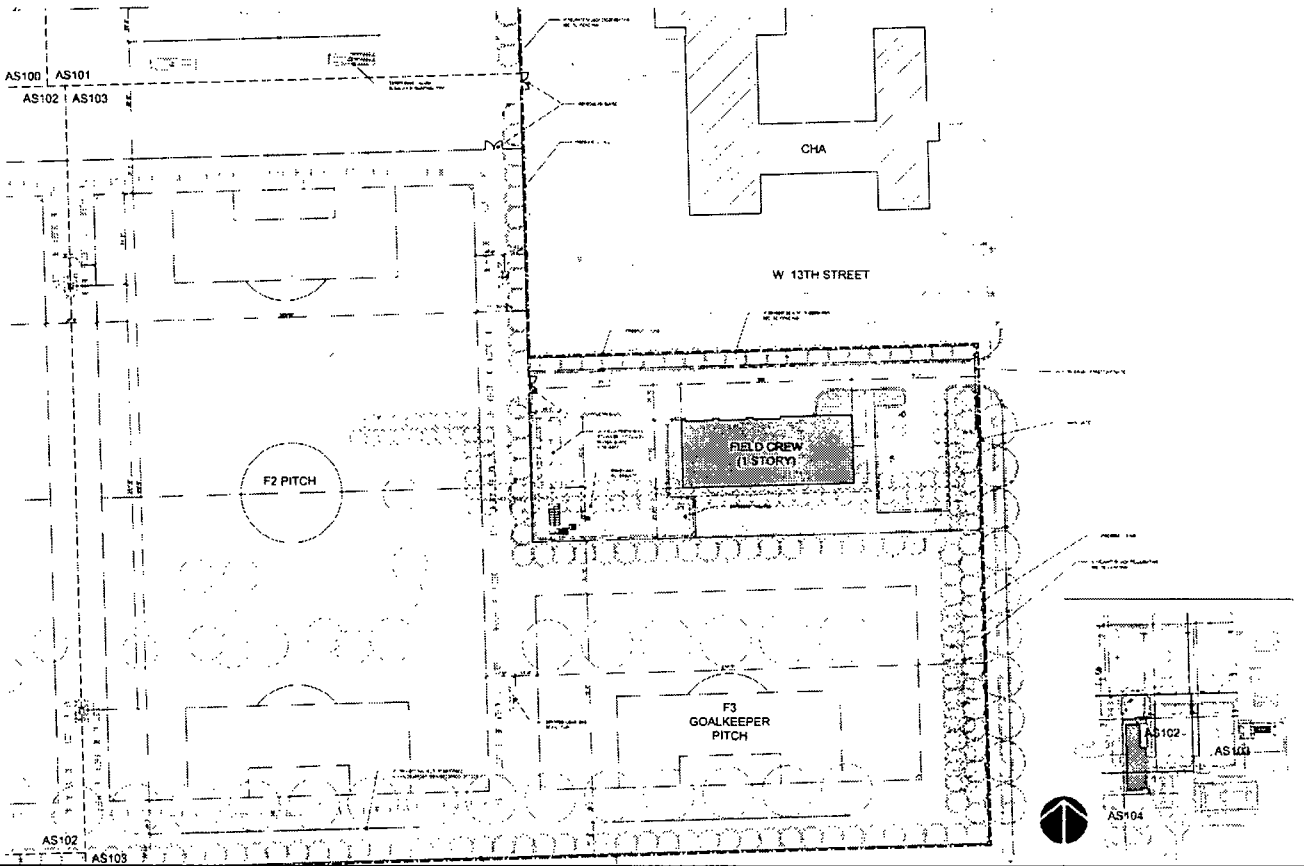
**Applicant: City of Chicago**  
**Address: ROOSEVELT SQUARE - 1201 - 1285 W.**  
**Cabrini Street, et al.**  
**Introduced: June 22, 2022**  
**Plan Commission:**

**SUBAREA G  
ARCHITECTURAL  
SITE PLAN  
SHEET 1**



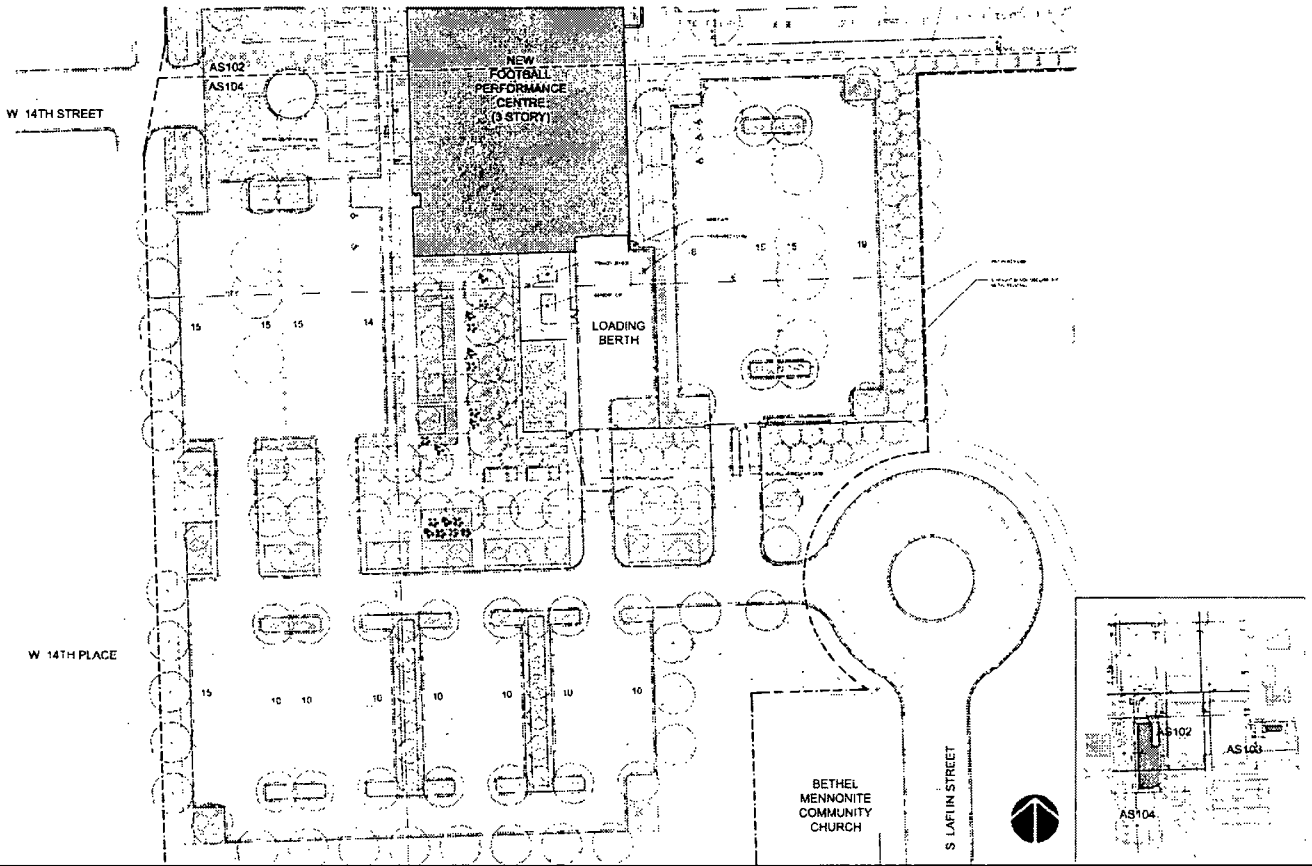
**Applicant: City of Chicago**  
**Address: ROOSEVELT SQUARE - 1201 - 1285 W.**  
**Cabrini Street, et al.**  
**Introduced: June 22, 2022**  
**Plan Commission:**

**SUBAREA G  
ARCHITECTURAL  
SITE PLAN  
SHEET 2**



**Applicant: City of Chicago**  
**Address: ROOSEVELT SQUARE - 1201 - 1285 W.**  
**Cabrini Street, et al.**  
**Introduced: June 22, 2022**  
**Plan Commission:**

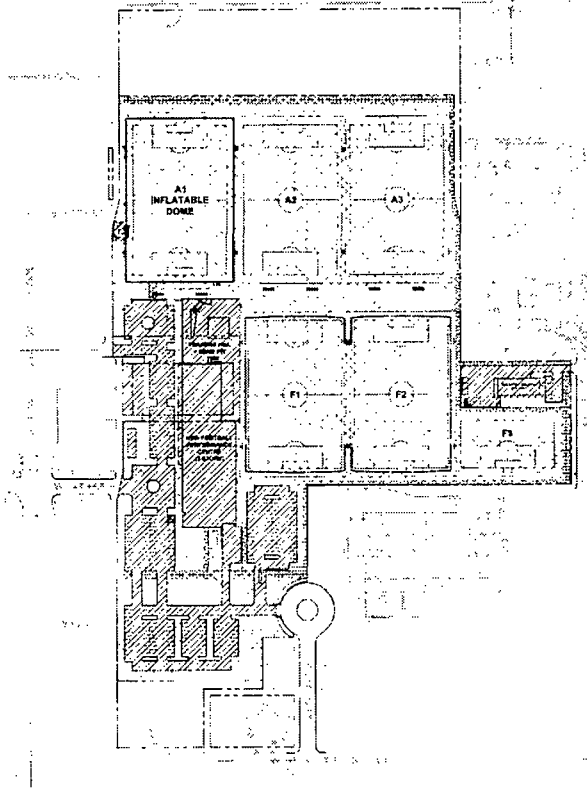
**SUBAREA G  
ARCHITECTURAL  
SITE PLAN  
SHEET 3**






**Applicant: City of Chicago**  
**Address: ROOSEVELT SQUARE - 1201 - 1285 W.**  
**Cabrini Street, et al.**  
**Introduced: June 22, 2022**  
**Plan Commission:**

**SUBAREA G  
CIVIL IMPERVIOUS SITE  
COVERAGE**

WEST ROOSEVELT ROAD

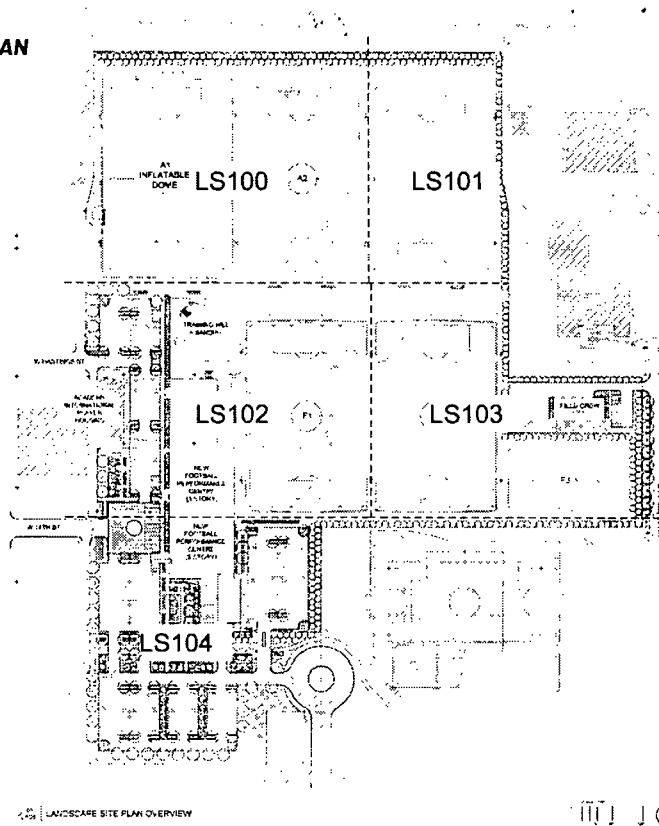


LAND COVER LEGEND	
	PROPOSED IMPERVIOUS AREA = 5.52 AC
	PROPOSED PERVIOUS AREA = 3.48 AC
	PITCH AREA = 9.50 AC
	TOTAL PROJECT AREA = 18.50 AC
	PROJECT AREA BOUNDARY

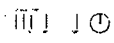
**Applicant: City of Chicago**  
**Address: ROOSEVELT SQUARE - 1201 - 1285 W.**  
**Cabrini Street, et al.**  
**Introduced: June 22, 2022**  
**Plan Commission:**



**SUBAREA G  
LANDSCAPE SITE PLAN**

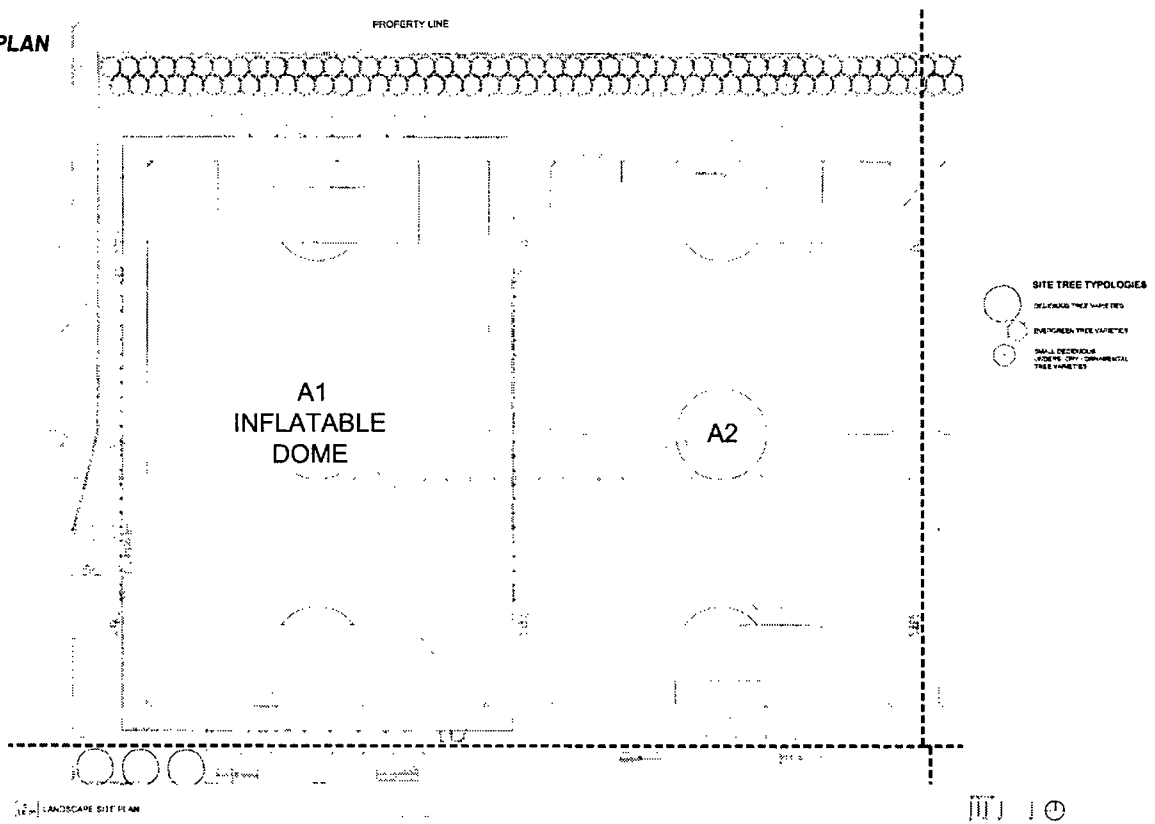


LANDSCAPE SITE PLAN OVERVIEW



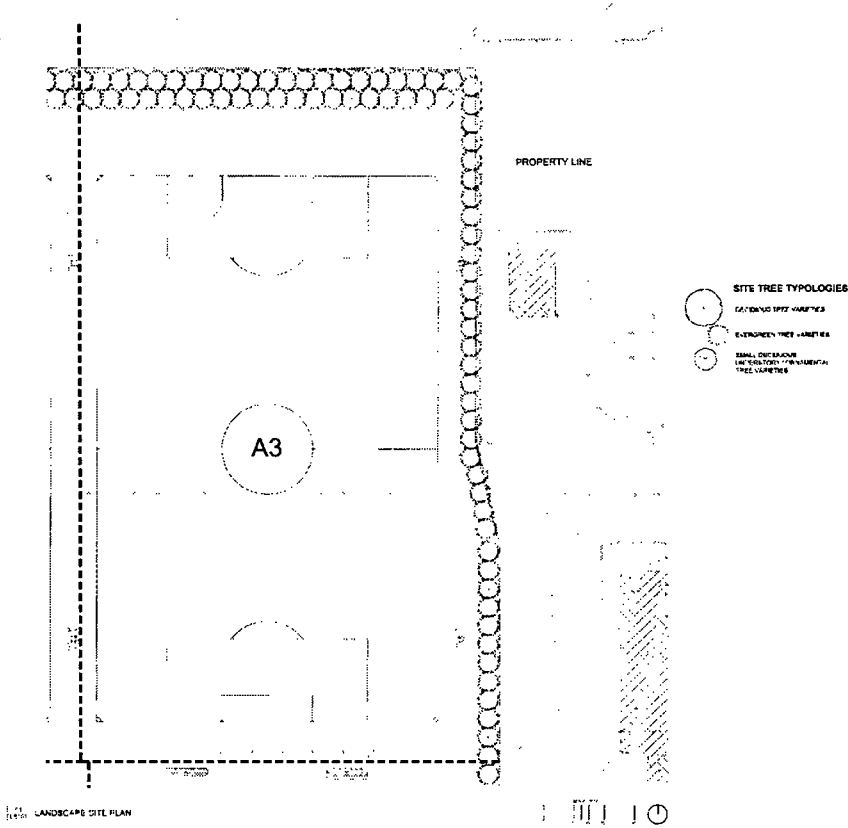
**Applicant: City of Chicago**  
**Address: ROOSEVELT SQUARE - 1201 - 1285 W.**  
**Cabrini Street, et al.**  
**Introduced: June 22, 2022**  
**Plan Commission:**

**SUBAREA G  
LANDSCAPE SITE PLAN  
DETAIL SHEET 1**



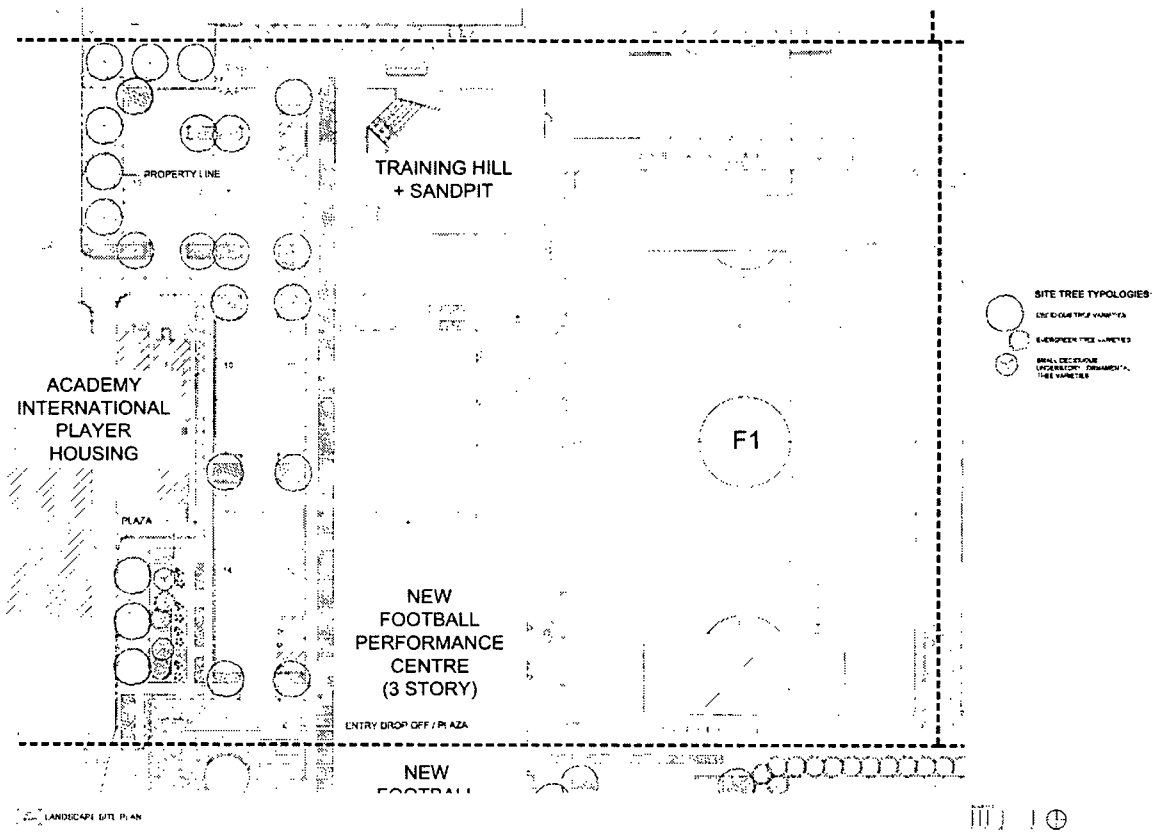
**Applicant: City of Chicago**  
**Address: ROOSEVELT SQUARE - 1201 - 1285 W.**  
**Cabrini Street, et al.**  
**Introduced: June 22, 2022**  
**Plan Commission:**

**SUBAREA G  
LANDSCAPE SITE PLAN  
DETAIL SHEET 2**



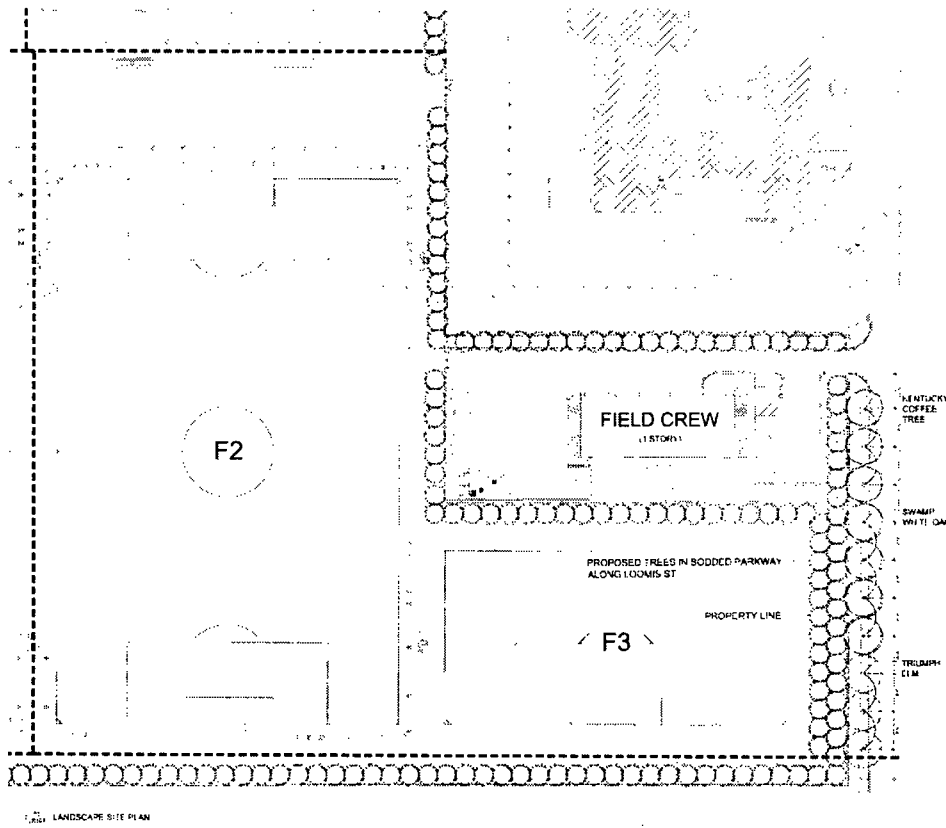
**Applicant: City of Chicago**  
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**Introduced: June 22, 2022**  
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**SUBAREA G  
LANDSCAPE SITE PLAN  
DETAIL SHEET 3**

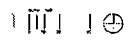


**Applicant: City of Chicago**  
**Address: ROOSEVELT SQUARE - 1201 - 1285 W.**  
**Cabrini Street, et al.**  
**Introduced: June 22, 2022**  
**Plan Commission:**

**SUBAREA G  
LANDSCAPE SITE PLAN  
DETAIL SHEET 4**

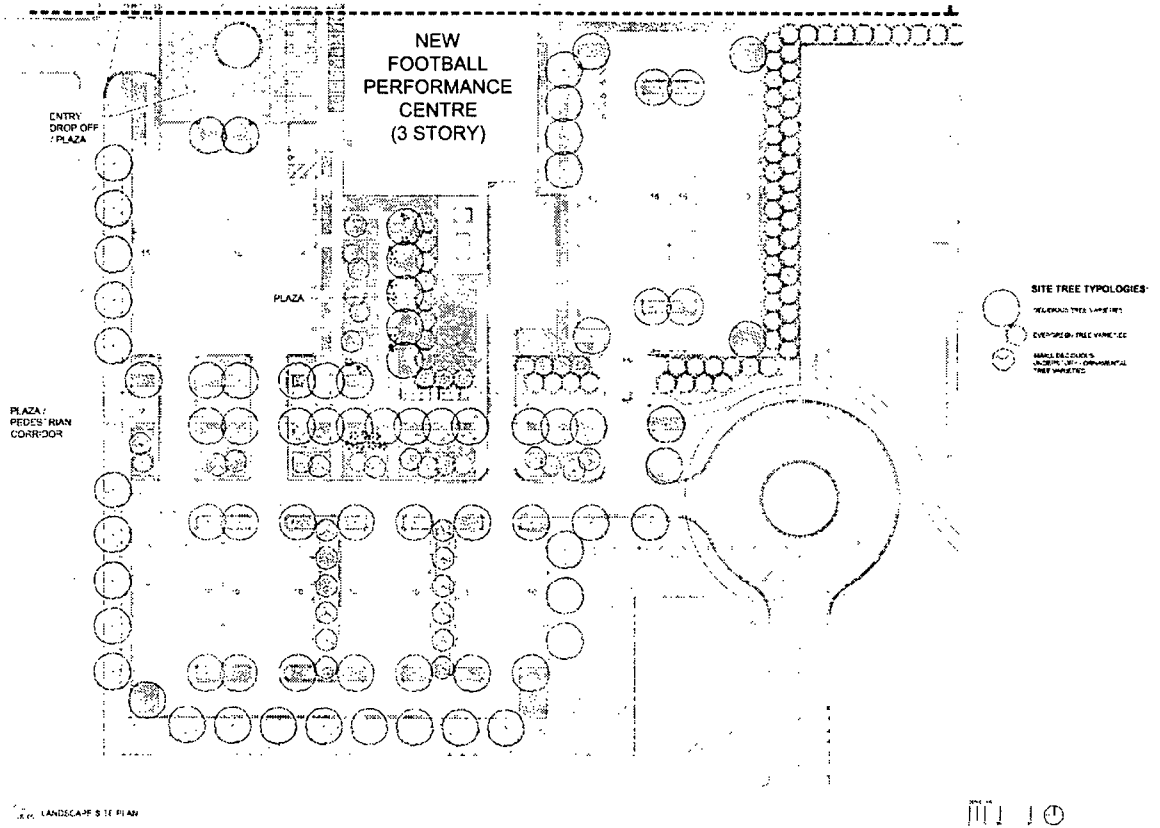


LANDSCAPE SITE PLAN

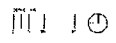


**Applicant:** City of Chicago  
**Address:** ROOSEVELT SQUARE - 1201 - 1285 W. Cabrini Street, et al.  
**Introduced:** June 22, 2022  
**Plan Commission:**

**SUBAREA G  
LANDSCAPE SITE PLAN  
DETAIL SHEET 5**

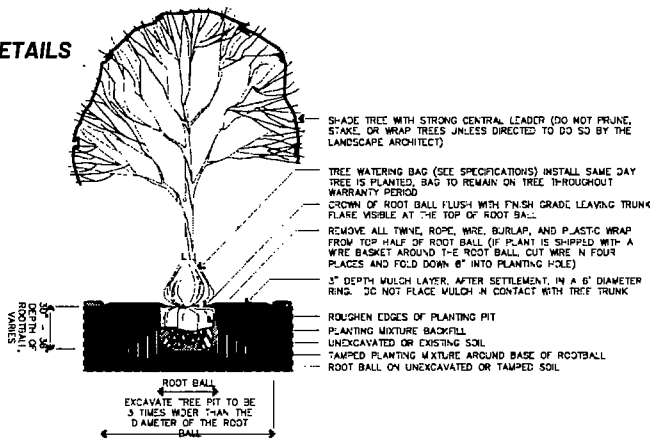


LANDSCAPE SITE PLAN

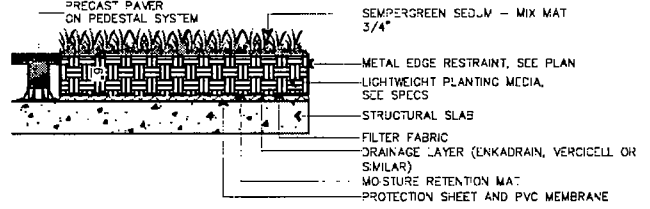


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**Address: ROOSEVELT SQUARE - 1201 - 1285 W.**  
**Cabrini Street, et al.**  
**Introduced: June 22, 2022**  
**Plan Commission:**

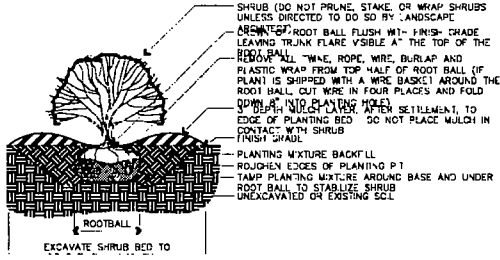
**SUBAREA G**  
**LANDSCAPE PLANTING DETAILS**



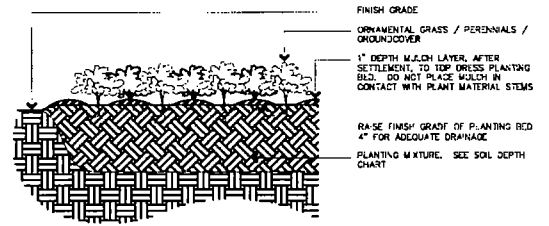
**NEW TREE IN MULCH PLANIER DETAIL**  
 SCALE NOT TO SCALE



**GREEN ROOF PLANTING DETAIL**  
 SCALE NOT TO SCALE



**SHRUB INSTALLATION DETAIL**  
 SCALE NOT TO SCALE



**PERENNIAL INSTALLATION DETAIL**  
 SCALE NOT TO SCALE

**Applicant: City of Chicago**  
**Address: ROOSEVELT SQUARE - 1201 - 1285 W.**  
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**SUBAREA G  
LANDSCAPE PLANT PALETTE**

NOTE: SHRUB, ORNAMENTAL GRASSES, PERENNIALS, AND GROUNDCOVER SPECIES BELOW REPRESENT A PALETTE OF PROBABLE SELECTIONS. SPECIES ARE PRIMARILY NATIVE; IT IS INTENDED TO ENCOURAGE NESTING AND FORAGING OF SMALL WILDLIFE AS WELL AS ATTRACT POLLINATORS. FINAL SPECIES AND QUANTITIES TO BE DETERMINED.

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL.	HT.	SPRD.	ROOT	REMARKS
TREES	AFM	ASER X FRIEMANNI 'AUSIM BLAKE'	AUSIM BLAKE MAPLE	--	3.0'	--	--	BAR	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	AGM	ASER NYRARDI 'NYRARDI'	NYRARDI STRIKE MAPLE	--	2.5'	--	--	BAR	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	AFM	ASER X FRIEMANNI 'MORRA BLAKE'	MORRA BLAKE MAPLE	--	2.5'	--	--	BAR	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	CEC	CESTRUM OREGANUM 'CHOCOLATE'	CHOCOLATE HAZELBERRY	--	2.5'	--	--	BAR	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	CEB	CESTRUM THORNTONII 'VAR. NERITA 2011'	NERITA THORNLEAF HAZELBERRY	--	2.5'	--	--	BAR	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	QBR	QUERCUS ROBUR 'MADYAT'	MADYAT QUERCUS	--	2.5'	--	--	BAR	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	TRC	TRICHOPHYLLON 'TRICHOPHYLLON'	TRICHOPHYLLON	--	2.5'	--	--	BAR	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	UMI	ULMUS 'MIDWESTERN 2011'	MIDWESTERN ULM	--	2.5'	--	--	BAR	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	QF	QUERCUS FUSCATA	DOWNY WHITE OAK	--	2.5'	--	--	BAR	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	QDR	QUERCUS DUBOISII	KENTUCKY COFFEETREE	--	2.5'	--	--	BAR	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
SHRUBS	TRJ	TRIFOLIUM AMERICANUM 'SENTRY'	AMERICAN SENTRY LINDEN	--	4.0'	--	45	3'-0" ON CENTER	
	BRH	BURNING BUSH	EUROPEAN BURNING BUSH	--	1.0'	--	45	3'-0" ON CENTER	
	CAP	COTONNESTER ANGLICATA	CRANBERRY COTONEASTER	--	1.0'	--	18"	3'-0" ON CENTER	
	FR	FORSYTHIA GARDNERI	DIARY FORSYTHIA	--	2.0'	--	45	3'-0" ON CENTER	
	HYF	HYDRANGEA 'LITTLE BLUE FIRE'	LITTLE BLUE FIRE HYDRANGEA	--	2.0'	--	45	3'-0" ON CENTER	
	JUM	JUNIPERUS CHINENSIS 'KALLEY COMPACTA'	DIARY KALLEY JUNIPER	--	3.0'	--	45	3'-0" ON CENTER	
	PRO	PROSOPIS JULIFLORA 'DEBILIT'	SHRUB MESQUITE	--	3.0'	--	45	3'-0" ON CENTER	
	PA	PAUSANIAS	PAUSANIAS	--	3.0'	--	45	3'-0" ON CENTER	
	RAE	RUBUS ARGENTATUS 'GRO-LOW'	GRO-LOW FRAGRANT RUBUS	--	2.0'	2.0'	45	3'-0" ON CENTER	
	RT	RUBUS 'TINKLE'	TINKLE RUBUS	--	3.0'	--	45	3'-0" ON CENTER	
RTB	RUBUS 'TINKLE BALTIC'	TINKLE RUBUS	--	3.0'	--	45	3'-0" ON CENTER		
RAM	RUBUS ALPHEUM 'GREEN MOUND'	GREEN MOUND ALPHEUM RUBUS	--	2.0'	--	45	3'-0" ON CENTER		
RS	ROSA 'ROSEA'	ROSEA ROSE	--	4.0'	--	45	3'-0" ON CENTER		
RS	RUBUS 'ROSEA'	ROSEA RUBUS	--	3.0'	--	45	3'-0" ON CENTER		
MAI	MAIANDRA PANDOLATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	--	2.0'	--	45	3'-0" ON CENTER		
MEB	MEIBOMIA 'MERRY GARNETT'	MERRY GARNETT	--	2.0'	--	45	3'-0" ON CENTER		
VP	VIBURNUM PLURICOLORUM	BLACKBAY VIBURNUM	--	3.0'	--	45	3'-0" ON CENTER		
CAE	CAETHEA AUSTRIACA 'JUDY SPICE'	JUDY SPICE	--	2.0'	--	45	3'-0" ON CENTER		
COB	CORONILLA 'MILWAUKEE'	MILWAUKEE CORONILLA	--	3.0'	--	45	3'-0" ON CENTER		
CSM	COMAROSTAPHYLE 'MIDWINTER FIRE'	MIDWINTER FIRE	--	4.0'	--	45	3'-0" ON CENTER		
HEP	HEPACRATA 'BETHUNE' 'JACKIE FROST'	BETHUNE HEPACRATA	--	3.0'	--	45	3'-0" ON CENTER		
HPT	HYDRANGEA PANDOLATA 'TACOMA'	TACOMA PANDOLATA HYDRANGEA	--	3.0'	--	45	3'-0" ON CENTER		
ORNAMENTAL GRASSES	GAO	GALANGOLIA 'AUSTRIACA' 'HYDRANGEA'	HYDRANGEA GALANGOLIA	--	1.0'	--	45	3'-0" ON CENTER	
	DD	DESMODIUM 'GALATIUM'	TUPPER HART DESMODIUM	--	1.0'	--	45	3'-0" ON CENTER	
	PH	PANICUM 'VIRIDISSIMUM'	INDICHOENIA VIRIDISSIMUM	--	1.0'	--	45	3'-0" ON CENTER	
	PAI	PANICUM 'VIRIDISSIMUM' 'VIRIDISSIMUM'	INDICHOENIA VIRIDISSIMUM	--	1.0'	--	45	3'-0" ON CENTER	
	ES	ERIOCHLOA 'VIRIDISSIMUM'	LITTLE BLUE GRASS	--	1.0'	--	45	3'-0" ON CENTER	
	ES	ERIOCHLOA 'VIRIDISSIMUM'	LITTLE BLUE GRASS	--	1.0'	--	45	3'-0" ON CENTER	
	ES	ERIOCHLOA 'VIRIDISSIMUM'	LITTLE BLUE GRASS	--	1.0'	--	45	3'-0" ON CENTER	
	ES	ERIOCHLOA 'VIRIDISSIMUM'	LITTLE BLUE GRASS	--	1.0'	--	45	3'-0" ON CENTER	
	ES	ERIOCHLOA 'VIRIDISSIMUM'	LITTLE BLUE GRASS	--	1.0'	--	45	3'-0" ON CENTER	
	ES	ERIOCHLOA 'VIRIDISSIMUM'	LITTLE BLUE GRASS	--	1.0'	--	45	3'-0" ON CENTER	
PERENNIALS	ATC	ACHILLEA 'TERRA COTTA'	TERRA COTTA YARROW	--	1.0'	--	45	3'-0" ON CENTER	
	AI	ANEMONE 'MIDWINTER'	BLUE STAR	--	1.0'	--	45	3'-0" ON CENTER	
	ASD	ASPERULA 'MIDWINTER'	MIDWINTER ANEMONE	--	1.0'	--	45	3'-0" ON CENTER	
	AT	ACHILLEA 'TERRA COTTA'	TERRA COTTA YARROW	--	1.0'	--	45	3'-0" ON CENTER	
	ADP	ADONIS 'MIDWINTER'	ADONIS	--	1.0'	--	45	3'-0" ON CENTER	
	BP	BELAMCANDIA 'MIDWINTER'	BELAMCANDIA	--	1.0'	--	45	3'-0" ON CENTER	
	CF	CALLUNA 'MIDWINTER'	CALLUNA	--	1.0'	--	45	3'-0" ON CENTER	
	EPH	EPHEDRUM 'MIDWINTER'	EPHEDRUM	--	1.0'	--	45	3'-0" ON CENTER	
	EPH	EPHEDRUM 'MIDWINTER'	EPHEDRUM	--	1.0'	--	45	3'-0" ON CENTER	
	EPH	EPHEDRUM 'MIDWINTER'	EPHEDRUM	--	1.0'	--	45	3'-0" ON CENTER	
GROUND COVERS	LA	LAMNOSYRIS 'MIDWINTER'	LAMNOSYRIS	--	1.0'	--	45	3'-0" ON CENTER	
	LA	LAMNOSYRIS 'MIDWINTER'	LAMNOSYRIS	--	1.0'	--	45	3'-0" ON CENTER	
	LA	LAMNOSYRIS 'MIDWINTER'	LAMNOSYRIS	--	1.0'	--	45	3'-0" ON CENTER	
	LA	LAMNOSYRIS 'MIDWINTER'	LAMNOSYRIS	--	1.0'	--	45	3'-0" ON CENTER	
	LA	LAMNOSYRIS 'MIDWINTER'	LAMNOSYRIS	--	1.0'	--	45	3'-0" ON CENTER	
	LA	LAMNOSYRIS 'MIDWINTER'	LAMNOSYRIS	--	1.0'	--	45	3'-0" ON CENTER	
	LA	LAMNOSYRIS 'MIDWINTER'	LAMNOSYRIS	--	1.0'	--	45	3'-0" ON CENTER	
	LA	LAMNOSYRIS 'MIDWINTER'	LAMNOSYRIS	--	1.0'	--	45	3'-0" ON CENTER	
	LA	LAMNOSYRIS 'MIDWINTER'	LAMNOSYRIS	--	1.0'	--	45	3'-0" ON CENTER	
	LA	LAMNOSYRIS 'MIDWINTER'	LAMNOSYRIS	--	1.0'	--	45	3'-0" ON CENTER	

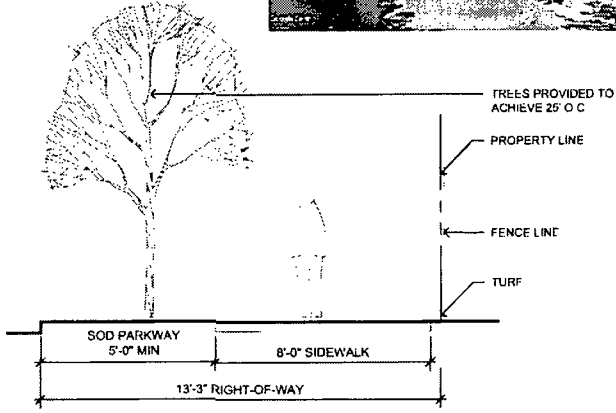
PLANT PALETTE

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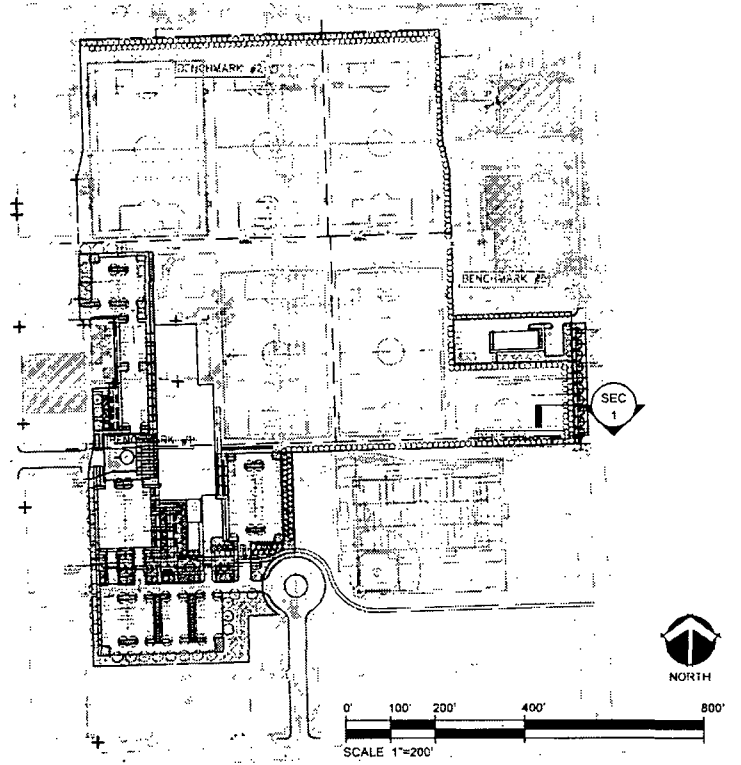


**SUBAREA G LANDSCAPE STREETScape SECTION**

SECTION 1	ROW WIDTH	SIDWALK WIDTH	PAVWAY WIDTH
LOOMIS ST	13'-3" Face of Curb to Property Line	6'-0" (Asphalt) WALK	7'-0" GRASS PAVWAY
Existing condition	7'-0" from sidewalk to 25'-0" O.C. in compliance with Ordinance	6'-0" Mac	5'-0" Asphalt
Requirements			



**SEC 1 SECTION 1: LOOMIS ST** N.T.S.



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**SUBAREA G**  
**PERFORMANCE CENTRE | FAÇADE MATERIAL SYSTEMS**

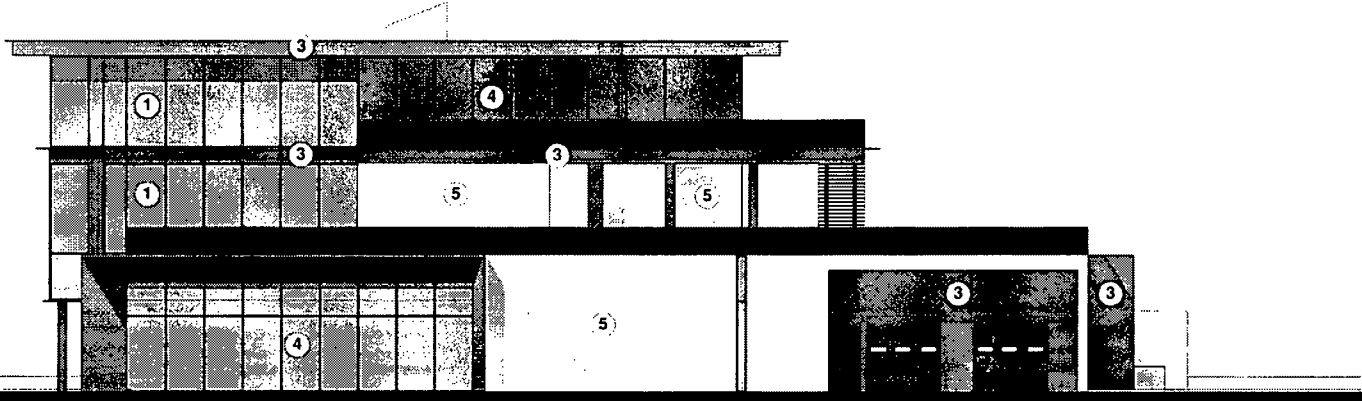
- 1 CURTAIN WALL - VISION GLAZING
- 2 CURTAIN WALL - SPANDREL GLAZING
- 3 ARCHITECTURAL METAL PANEL
- 4 STOREFRONT - VISION GLAZING
- 5 FACE BRICK
- 6 GFRC PANEL

ROOF LEVEL  
145'-0"

THIRD LEVEL  
132'-0"

SECOND LEVEL  
118'-0"

GROUND LEVEL  
100'-0"



**SOUTH ELEVATION**

**Applicant: City of Chicago**  
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**SUBAREA G**  
**PERFORMANCE CENTRE | FAÇADE MATERIAL SYSTEMS**

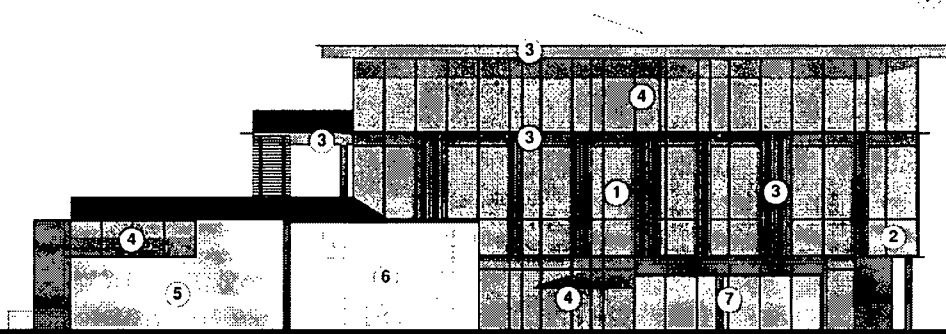
- ① CURTAIN WALL - VISION GLAZING
- ② CURTAIN WALL - SPANDREL GLAZING
- ③ ARCHITECTURAL METAL PANEL
- ④ STOREFRONT - VISION GLAZING
- ⑤ FACE BRICK
- ⑥ GFRC PANEL
- ⑦ OPERABLE GLASS DOOR

ROOF LEVEL  
146' 0"

THIRD LEVEL  
132' 0"

SECOND LEVEL  
118' 0"

GROUND LEVEL  
100' 0"



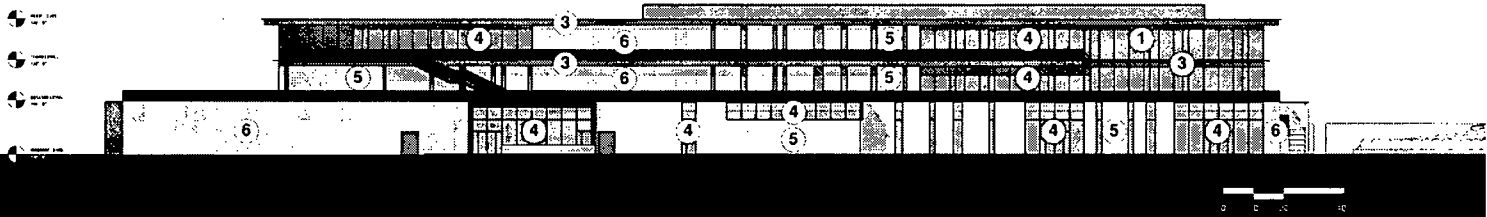
**NORTH ELEVATION**

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**SUBAREA G**  
**PERFORMANCE CENTRE | FAÇADE MATERIAL SYSTEMS**

**MATERIAL SYSTEM LEGEND**

- 1 CURTAIN WALL - VISION GLAZING
- 2 CURTAIN WALL - SPANDREL GLAZING
- 3 ARCHITECTURAL METAL PANEL
- 4 STOREFRONT - VISION GLAZING
- 5 FACE BRICK
- 6 GFRC PANEL



**EAST ELEVATION**

**Applicant: City of Chicago**  
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**Introduced: June 22, 2022**  
**Plan Commission:**

**SUBAREA G**  
**PERFORMANCE CENTRE | FAÇADE MATERIAL SYSTEMS**

**MATERIAL SYSTEM LEGEND**

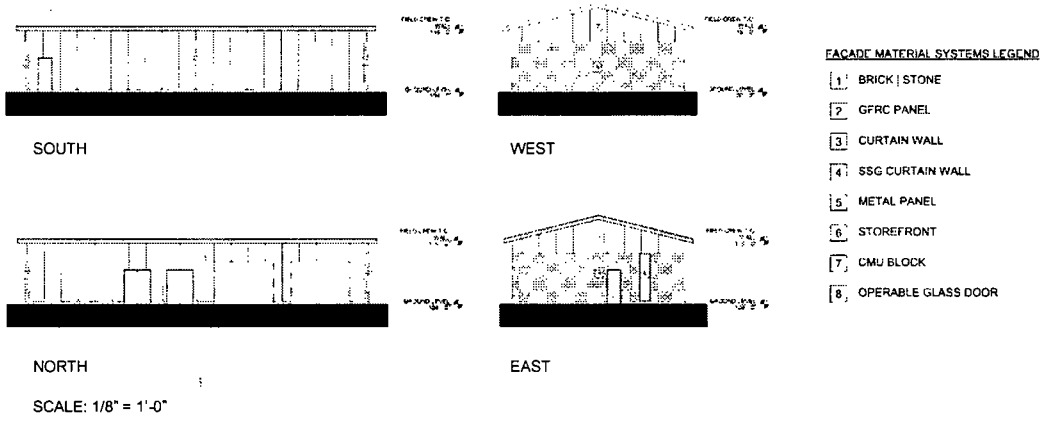
- ① CURTAIN WALL - VISION GLAZING
- ② CURTAIN WALL - SPANDREL GLAZING
- ③ ARCHITECTURAL METAL PANEL
- ④ STOREFRONT - VISION GLAZING
- ⑤ FACE BRICK
- ⑥ GFRC PANEL



**WEST ELEVATION**

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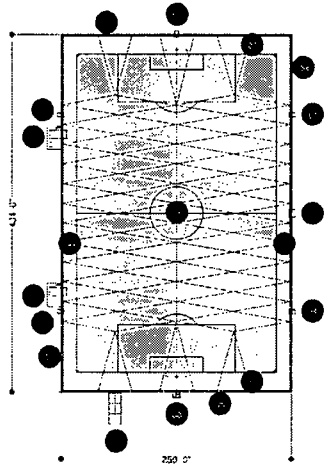
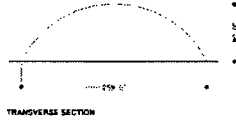
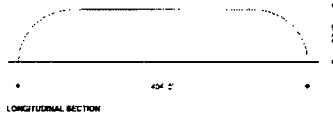
**SUBAREA G**  
**FIELD CREW | BUILDING ELEVATIONS**



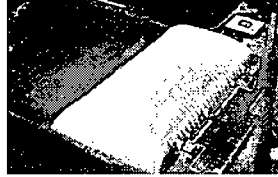
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**SUBAREA G  
SEASONAL INFLATABLE DOME DIAGRAM –  
ILLUSTRATIVE SPECIFICATIONS**



**INFLATABLE BUBBLE PLAN**



**LEGEND**

- HEATING AND INFLATION UNIT & GENERATOR
- 10 x 10' x 25' VEHICULAR AIR LOCK
- REVOLVING VESTIBULE DOOR
- EMERGENCY EGRESS DOOR(s)
- #1 PITCH - SYNTHETIC TURF 25' 0" x 125' 0"
- PITCH - SYNTHETIC TURF 15' RUN-OUT
- PITCH - SYNTHETIC TURF 20' RUN-OUT
- 2' WIDTH CONCRETE GRADE BEAM FLUSH WITH TURF



SECTION 3102.1 CLASSIFIES STRUCTURES USED LESS THAN 180 DAYS PER YEAR AS TEMPORARY

**SECTION 3102.1 GENERAL**

THE PROVISIONS OF SECTIONS 3102.1 THROUGH 3102.8 SHALL APPLY TO AIR-SUPPORTED, AIR-INFLATED, MEMBRANE-COVERED CABLE, MEMBRANE-COVERED FRAME AND TENSILE MEMBRANE STRUCTURES, COLLECTIVELY KNOWN AS MEMBRANE STRUCTURES, ERECTED FOR A PERIOD OF 180 DAYS OR LONGER. THOSE ERECTED FOR A SHORTER PERIOD OF TIME SHALL COMPLY WITH THE INTERNATIONAL FIRE CODE. MEMBRANE STRUCTURES COVERING WATER STORAGE FACILITIES, WATER CLARIFIERS, WATER TREATMENT PLANTS, SEWAGE TREATMENT PLANTS, GREENHOUSES AND SIMILAR FACILITIES NOT USED FOR HUMAN OCCUPANCY ARE REQUIRED TO MEET ONLY THE REQUIREMENTS OF SECTIONS 3102.1 AND 3102.7. MEMBRANE STRUCTURES ERECTED ON A BUILDING, BALCONY, DECK OR OTHER STRUCTURE FOR ANY PERIOD OF TIME SHALL COMPLY WITH THIS SECTION.

THE REQUIREMENTS FOR STRUCTURES USED LESS THAN 180 DAYS PER YEAR ARE LESS RESTRICTIVE THAN FOR PERMANENT MEMBRANE STRUCTURES.

THE HEIGHT AND AREA LIMITATIONS IN CHAPTER 5 DO NOT APPLY.

3103 SPECIFIES THE REQUIREMENTS FOR TEMPORARY MEMBRANE STRUCTURE. SINCE WE HAVE AN OCCUPANT LOAD GREATER THAN 100 PERSONS THE REQUIREMENTS FOR THE INFLATION SYSTEM IS THE SAME FOR PERMANENT STRUCTURES. ESSENTIALLY, THIS INCLUDES BACK UP BLOWER SYSTEMS AND EMERGENCY POWER.

**3103.2.5 AIR SUPPORTED AND AIR-INFLATED STRUCTURES**

TEMPORARY AIR SUPPORTED STRUCTURES AND AIR-INFLATED STRUCTURES SHALL COMPLY WITH SECTIONS 3103.2.5.1 THROUGH 3103.2.5.3

**3103.2.5.1 DESIGN**

THE DESIGN AND CONSTRUCTION OF THE FABRIC ENVELOPE AND THE METHOD OF ANCHORING SHALL BE IN ACCORDANCE WITH ARCHITECTURAL FABRIC STRUCTURES INSTITUTE FSASS.

**3103.2.5.2 BLOWERS**

AN AIR-SUPPORTED STRUCTURE CONTAINING OCCUPIABLE SPACE SHALL BE FURNISHED WITH NOT LESS THAN TWO BLOWERS, EACH OF WHICH HAS ADEQUATE CAPACITY TO MAINTAIN FULL INFLATION PRESSURE WITH NORMAL LEAKAGE. THE DESIGN OF THE BLOWER SHALL BE SO AS TO PROVIDE INTEGRAL LIMITING PRESSURE AT THE DESIGN PRESSURE SPECIFIED BY THE MANUFACTURER.

**3103.2.5.3 INFLATION SYSTEM**

TEMPORARY STRUCTURES WITH AN OCCUPANT LOAD GREATER THAN 100 SHALL ALSO COMPLY WITH SECTION 3102.8

SPRINKLERS SHOULD NOT BE REQUIRED.

SOME FORM OF FIRE ALARM WILL PROBABLY BE REQUIRED. THIS WILL HAVE TO BE WORKED OUT WITH THE AHJ

EGRESS PER CHAPTER 10 IS REQUIRED.

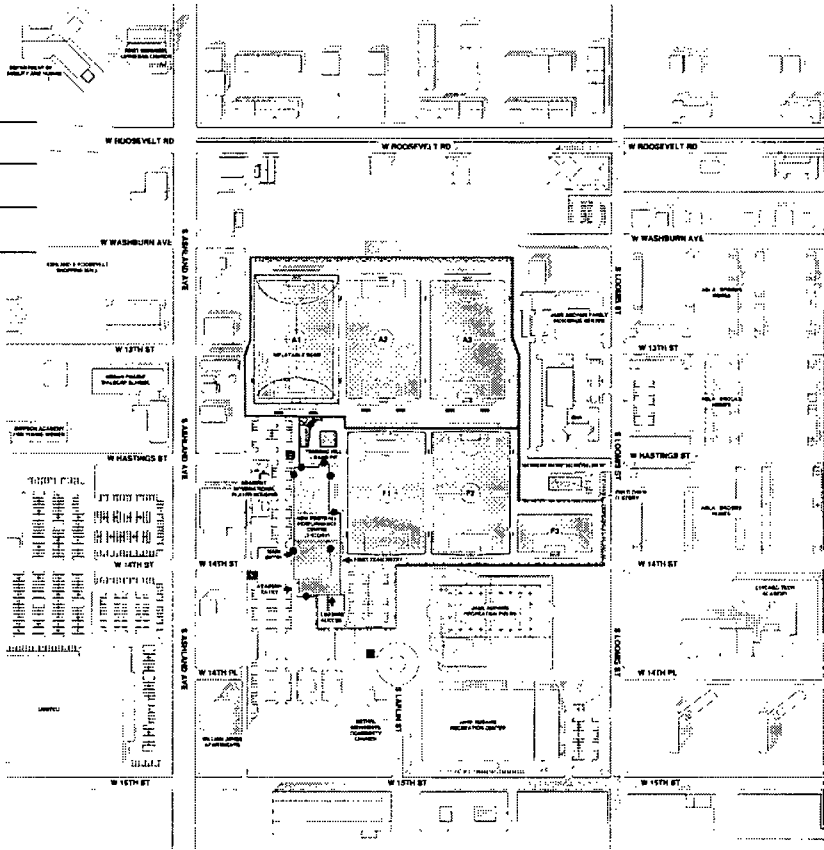
EXIT SIGNS ARE REQUIRED

LIGHTING AND EMERGENCY LIGHTING IS REQUIRED.

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**SUBAREA G SITE SIGNAGE**

S. REEVE HERITAGE	EXISTING SIGNAL...	FREES. ANDING SIGNAGE	EXISTING AND PROPOSED SIGNAGE SCHEM	TOTAL
W ROCKWELL RD	720 LF	7 SF	80 SF	50 SF
W COOK ST	800 SF	0 SF	70 SF ALLOWED	UP TO 300 SF
W 15TH ST	200 SF	70 SF	11-16 SF ALLOWED	UP TO 150 SF
S AUF AN AVE	100 LF	142 SF	70 SF ALLOWED	UP TO 150 SF



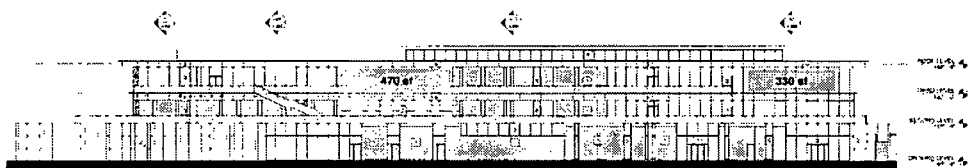
- SIGN KEY**
-  POTENTIAL ROUNDING SIGN
  -  POTENTIAL MONUMENT SIGN
  -  POTENTIAL GRAPHIC SCRIM
  -  POTENTIAL OUTWARD FACING SIGNAGE SCRIM



**Applicant:** City of Chicago  
**Address:** ROOSEVELT SQUARE - 1201 - 1285 W. Cabrini Street, et al.  
**Introduced:** June 22, 2022  
**Plan Commission:**

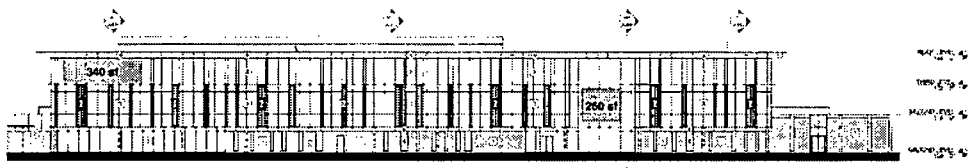


**SUBAREA G  
BUILDING SIGNAGE  
EAST & WEST ELEVATIONS**



EAST ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"

**TOTAL NORTH ELEVATION = 19,362 SF**

**33% OF 19,362 = 6,389 SF > 1,500 SF**

**MAX SIGN AREA (BUILDING+FREESTANDING) = 1,500 SF**

**TOTAL PROPOSED BUILDING SIGNAGE = 800 SF**

**TOTAL SOUTH ELEVATION = 19,324 SF**

**33% OF 19,324 = 6,378 SF > 1,500 SF**

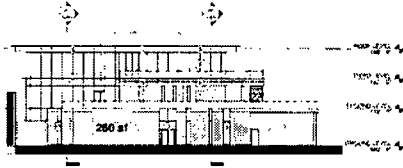
**MAX SIGN AREA (BUILDING+FREESTANDING) = 1,500 SF**

**TOTAL PROPOSED BUILDING SIGNAGE = 600 SF**

**Applicant: City of Chicago  
Address: ROOSEVELT SQUARE - 1201 - 1285 W.  
Cabrin Street, et al.  
Introduced: June 22, 2022  
Plan Commission:**

**SUBAREA G  
BUILDING SIGNAGE  
NORTH & SOUTH ELEVATIONS**

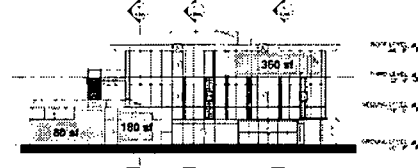
**TOTAL EAST ELEVATION = 5,444 SF**  
**33% OF 5,444 = 1,797 SF > 1,500 SF**  
**MAX SIGN AREA (BUILDING+FREESTANDING) = 1,500 SF**  
**TOTAL PROPOSED BUILDING SIGNAGE = 260 SF**



SOUTH ELEVATION

SCALE 1/16" = 1'-0"

**TOTAL WEST ELEVATION = 5,431 SF**  
**33% OF 5,431 = 6,389 SF > 1,792 SF**  
**MAX SIGN AREA (BUILDING+FREESTANDING) = 1,500 SF**  
**TOTAL PROPOSED BUILDING SIGNAGE = 620 SF**



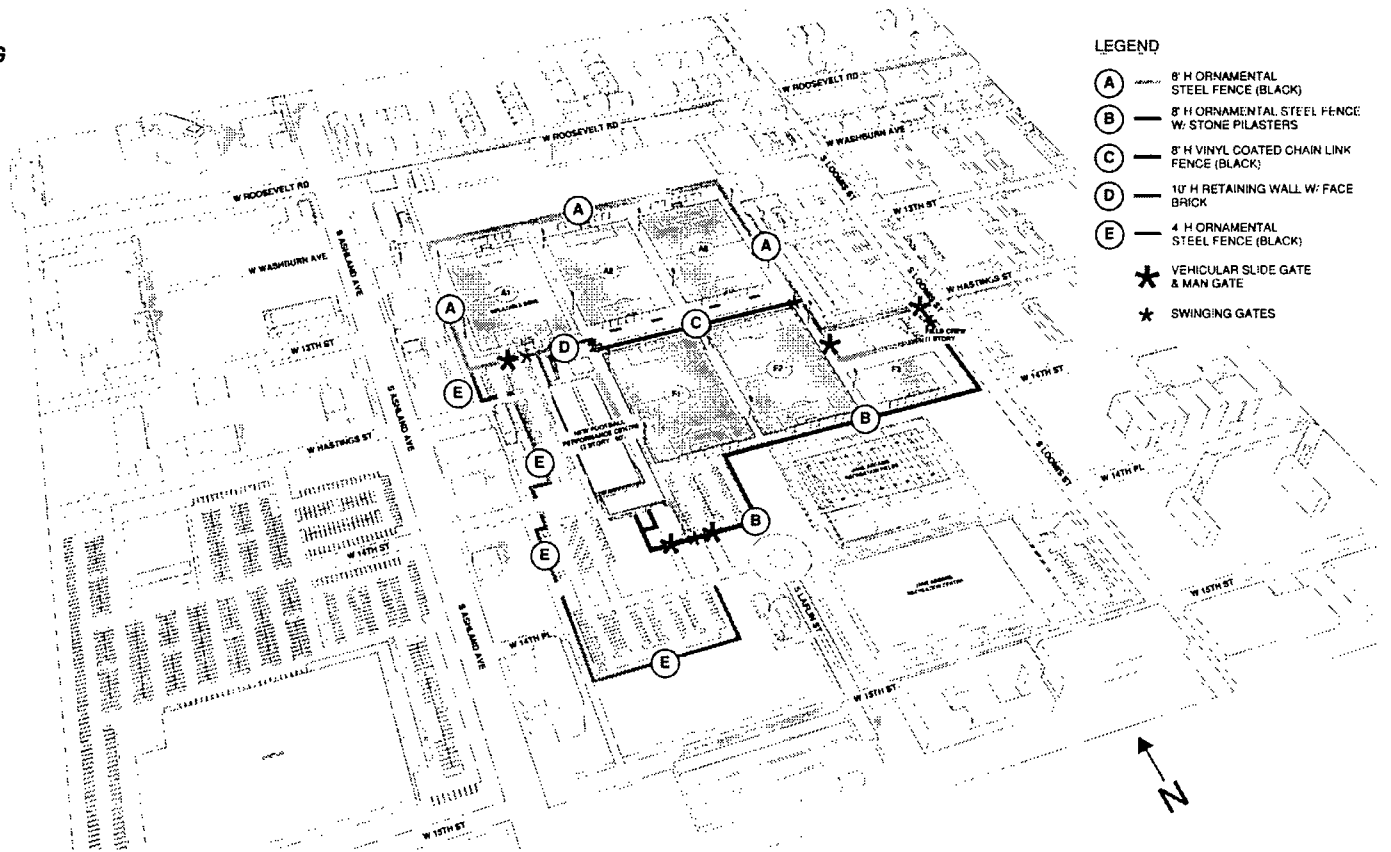
NORTH ELEVATION

SCALE 1/16" = 1'-0"

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**Applicant: City of Chicago**  
**Address: ROOSEVELT SQUARE - 1201 - 1285 W.**  
**Cabrini Street, et al.**  
**Introduced: June 22, 2022**  
**Plan Commission:**

**SUBAREA G  
SITE FENCING**



**LEGEND**

- (A) 8' H ORNAMENTAL STEEL FENCE (BLACK)
- (B) 8' H ORNAMENTAL STEEL FENCE W/ STONE PILASTERS
- (C) 8' H VINYL COATED CHAIN LINK FENCE (BLACK)
- (D) 10' H RETAINING WALL W/ FACE BRICK
- (E) 4' H ORNAMENTAL STEEL FENCE (BLACK)
- ⊠ VEHICULAR SLIDE GATE & MAN GATE
- ★ SWINGING GATES

Applicant: City of Chicago  
 Address: ROOSEVELT SQUARE - 1201 - 1285 W.  
 Cabrini Street, et al.  
 Introduced: June 22, 2022  
 Plan Commission:

# 21046  
INTRO DATE  
JUNE 22, 2022

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
Roosevelt Square – 1201-1285 W. Cabrini Street, et al., Chicago, Illinois
  
2. Ward Number that property is located in: 25<sup>th</sup> and 28<sup>th</sup> Wards
  
3. APPLICANT City of Chicago  
  
ADDRESS 121 North LaSalle Street, Suite 1000  
  
CITY Chicago STATE IL ZIP CODE 60602  
  
PHONE (312) 744-4190 EMAIL dpd@cityofchicago.org  
  
CONTACT PERSON Commissioner Maurice Cox
  
4. Is the applicant the owner of the property? YES X NO X  
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the applicant to proceed.  
  
OWNER See Attached List of Taxpayers  
  
ADDRESS \_\_\_\_\_  
  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_  
  
PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_  
  
CONTACT PERSON \_\_\_\_\_
  
5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:  
  
ATTORNEY Lisa Misher, Assistant Corporation Counsel  
  
ADDRESS 121 North LaSalle Street, 6<sup>th</sup> Floor  
  
CITY Chicago STATE IL ZIP CODE 60602  
  
PHONE (312) 742-3932 FAX \_\_\_\_\_  
  
EMAIL lisa.misher@cityofchicago.org

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements:

The applicant is the City of Chicago and, as such, is exempt from disclosure under Rule 1(a).

7. On what date did the owner acquire legal title to the subject property? Various

8. Has the present owner previously rezoned this property? If yes, when? 2004

9. Present Zoning District Residential-Business Planned Development No. 896

Proposed Zoning District Residential-Business Planned Development No. 896, as amended and B3-2 Community Shopping District.

10. Lot size in square feet (or dimensions) 6,991,464 sf (proposed new area of PD 896, as amended)

11. Current Use of the Property A mix of residential, commercial, institutional, community, and open space uses, and vacant, undeveloped land

12. Reason for rezoning the property Amendment to existing planned development

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

The rezoning will facilitate development of a new performance training center for Major League Soccer team Chicago Fire. The new performance training center would be located in the undeveloped area of the PD generally located in the area bounded by Roosevelt Road, South Ashland Avenue, West 15<sup>th</sup> Street, and South Loomis. The new facility will include multiple outdoor training pitches, an approximately 100,000 square foot 2-3 story headquarters and performing centre, accessory structures for grounds crews, up to 50 units of on-site temporary accommodations for players and team personnel, accessory parking and accessory uses.

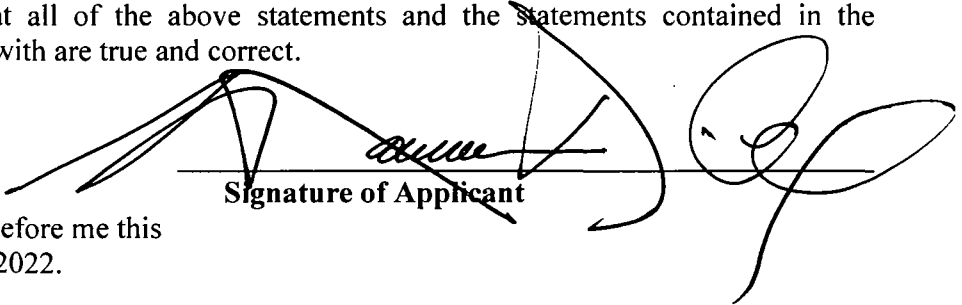
14. The Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

YES \_\_\_\_\_ NO X

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COUNTY OF COOK  
STATE OF ILLINOIS

\_\_\_\_\_, authorized signatory of **CITY OF CHICAGO** being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

  
Signature of Applicant

Subscribed and Sworn to before me this  
\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

---

**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_



# GREMLEY & BIEDERMANN

PLCS Corporation

Survey No. 8-36222

Plat No. 242-3-1102

4255 North 25th Avenue, Denver, Colorado

DENVER, COLORADO COUNTY

## Plat of Survey

LOT 68 TO 71 AND THE EAST 1/2 OF LOT 72 OF SECTION 35 T4N R9W AND CRENSHAW  
 ADDITION TO CONVEY IN THE NORTH PART OF PART OF THE NORTHWEST QUARTER OF SECTION 35  
 T4N R9W AND PART OF THE 3RD TO 7TH STREETS, DENVER, COLORADO COUNTY

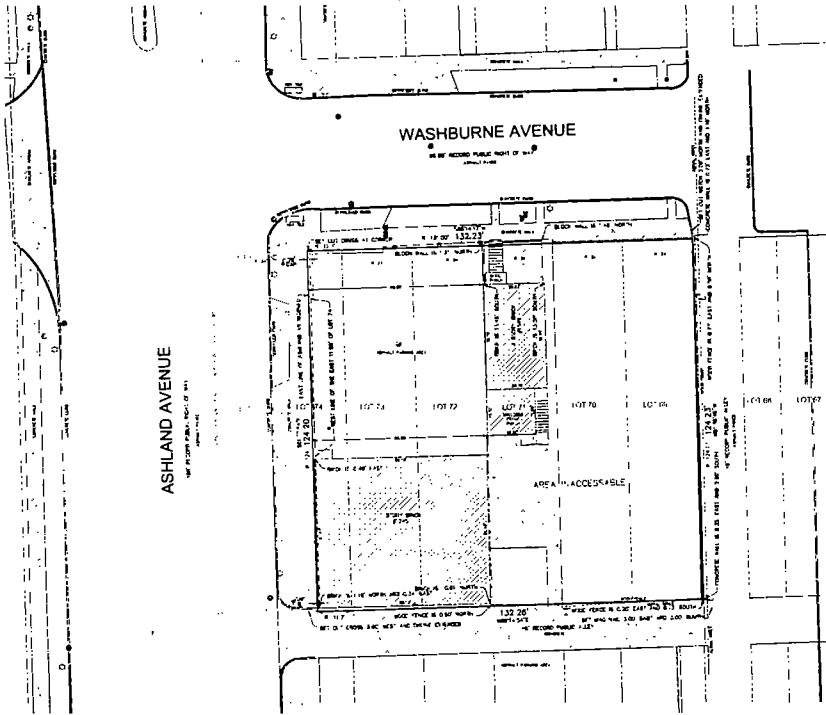
GRAPHIC SCALE



### LEGEND

These standard symbols will be used on this drawing:

- 1/8" DIA. CIRC. = 1/8" DIA. CIRC. MARK
- 1/4" DIA. CIRC. = 1/4" DIA. CIRC. MARK
- 3/8" DIA. CIRC. = 3/8" DIA. CIRC. MARK
- 1/2" DIA. CIRC. = 1/2" DIA. CIRC. MARK
- 5/8" DIA. CIRC. = 5/8" DIA. CIRC. MARK
- 1" DIA. CIRC. = 1" DIA. CIRC. MARK
- 1 1/2" DIA. CIRC. = 1 1/2" DIA. CIRC. MARK
- 2" DIA. CIRC. = 2" DIA. CIRC. MARK
- 3" DIA. CIRC. = 3" DIA. CIRC. MARK
- 4" DIA. CIRC. = 4" DIA. CIRC. MARK
- 6" DIA. CIRC. = 6" DIA. CIRC. MARK
- 8" DIA. CIRC. = 8" DIA. CIRC. MARK
- 12" DIA. CIRC. = 12" DIA. CIRC. MARK
- 18" DIA. CIRC. = 18" DIA. CIRC. MARK
- 24" DIA. CIRC. = 24" DIA. CIRC. MARK
- 36" DIA. CIRC. = 36" DIA. CIRC. MARK
- 48" DIA. CIRC. = 48" DIA. CIRC. MARK
- 60" DIA. CIRC. = 60" DIA. CIRC. MARK
- 72" DIA. CIRC. = 72" DIA. CIRC. MARK
- 96" DIA. CIRC. = 96" DIA. CIRC. MARK
- 120" DIA. CIRC. = 120" DIA. CIRC. MARK



SEARCHED	INDEXED	SERIALIZED	FILED
FEB 14 1982			
FEDERAL BUREAU OF SURVEY			
U.S. DEPARTMENT OF THE INTERIOR			
BUREAU OF LAND MANAGEMENT			
DENVER OFFICE			
DRAWN BY: G.B.			
CHECKED BY: G.B.			
SCALE: AS SHOWN			
DATE: 1/28/82			
PROJECT: 2022-30170-001			
SHEET: 1 OF 1			

**PLAT NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

2. THE DISTANCE BETWEEN THE CORNERS OF THE LOTS SHOWN ON THIS PLAT IS 100.00 FEET.

3. THE DISTANCE BETWEEN THE CORNERS OF THE LOTS SHOWN ON THIS PLAT IS 100.00 FEET.

4. THE DISTANCE BETWEEN THE CORNERS OF THE LOTS SHOWN ON THIS PLAT IS 100.00 FEET.

5. THE DISTANCE BETWEEN THE CORNERS OF THE LOTS SHOWN ON THIS PLAT IS 100.00 FEET.

6. THE DISTANCE BETWEEN THE CORNERS OF THE LOTS SHOWN ON THIS PLAT IS 100.00 FEET.

7. THE DISTANCE BETWEEN THE CORNERS OF THE LOTS SHOWN ON THIS PLAT IS 100.00 FEET.

8. THE DISTANCE BETWEEN THE CORNERS OF THE LOTS SHOWN ON THIS PLAT IS 100.00 FEET.

9. THE DISTANCE BETWEEN THE CORNERS OF THE LOTS SHOWN ON THIS PLAT IS 100.00 FEET.

10. THE DISTANCE BETWEEN THE CORNERS OF THE LOTS SHOWN ON THIS PLAT IS 100.00 FEET.

"PLAT NOT TO BE USED FOR THE PURPOSE OF RECORDING IN THE PUBLIC RECORDS OF THE STATE OF COLORADO UNLESS THE PLAT IS APPROVED BY THE RECORDS SECTION OF THE DENVER COUNTY CLERK'S OFFICE."

RECORDED IN THE PUBLIC RECORDS OF THE DENVER COUNTY CLERK'S OFFICE ON FEBRUARY 14, 1982, AT 10:15 AM.

RECORDED IN THE PUBLIC RECORDS OF THE DENVER COUNTY CLERK'S OFFICE ON FEBRUARY 14, 1982, AT 10:15 AM.

STATE OF COLORADO  
 COUNTY OF DENVER

I, GREGORY J. BIEDERMANN, COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAT IS THE TRUE AND CORRECT COPY OF THE ORIGINAL PLAT FILED IN MY OFFICE ON FEBRUARY 14, 1982, AT 10:15 AM.

WITNESSED MY HAND AND SEAL OF OFFICE IN THE CITY AND COUNTY OF DENVER, COLORADO, ON FEBRUARY 14, 1982.

GREGORY J. BIEDERMANN  
 COUNTY CLERK







# GREMLEY & BIEDERMANN

PLCS Corporation

LICENSE NO. 01-00333  
PROFESSIONAL LAND SURVEYORS  
1535 NORTH ELSTON AVENUE, CHICAGO, IL 60642  
TELEPHONE (773) 635-5122 EMAIL INFO@PLCS-SURVEY.COM

## Plat of Survey

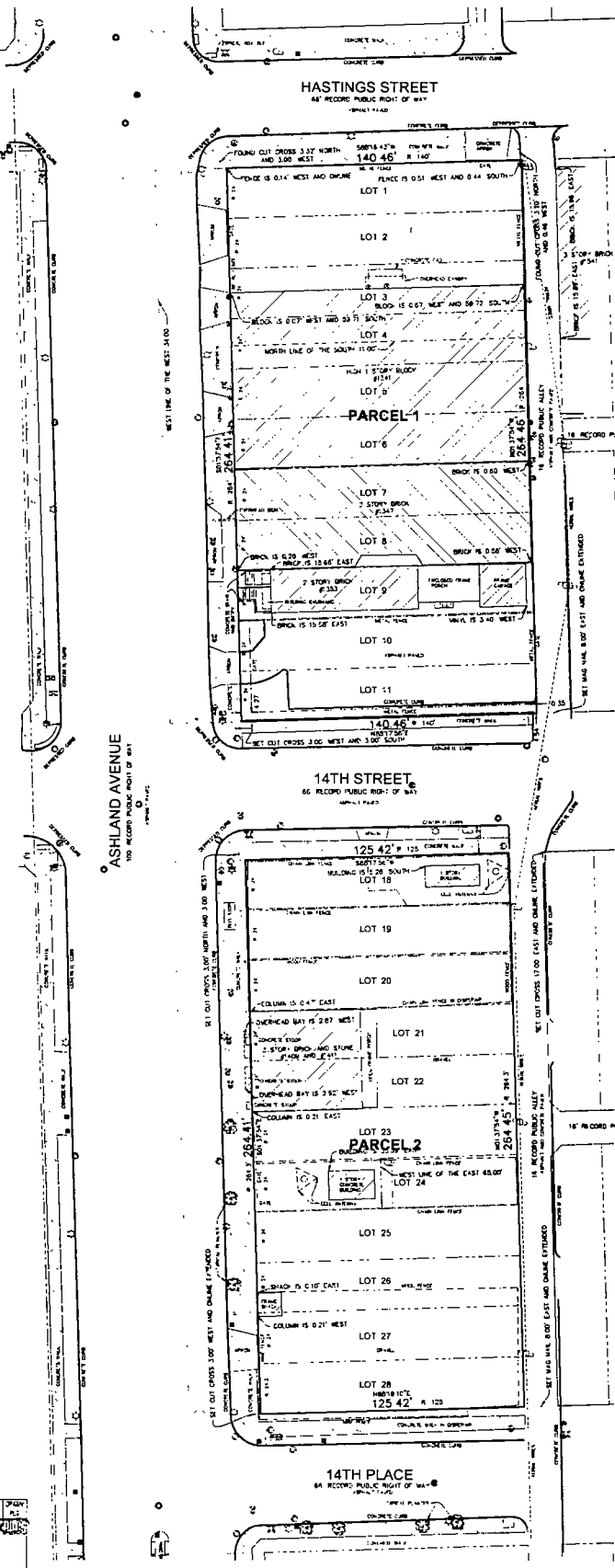
GRAPHIC SCALE



### LEGEND

These standard symbols will be found in the drawing

- Storm CB
- San Storm Corbe MH
- Water MH
- Water Buffalo Box
- Water Stand Hole
- Water Fire Hydrant
- Utility Pole
- Gas Anchor
- Electric MH
- Electric Meter
- Electric Pedestal
- Electric Light Pole
- Electric Light Pole with Traffic Signal
- Electric Traffic Control Box
- Electric Mounted Wall Light
- Gas Buffalo Box
- Gas Hand Hole
- Gas Meter
- Tree - Deciduous
- Sign Post
- Boundary Wood
- Unclassified Marker
- Iron Pipe
- Cut Cross



**PARCEL 1**  
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11 (EXCEPT THE WEST 34 FEET OF SAID LOTS) IN THE SUBDIVISION OF LOTS 99 TO 103 INCLUSIVE, IN BLOCK 5 IN SAMPSON AND GREENE'S ADDITION TO CHICAGO IN THE NORTH-WEST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS CONTAINING 37.43 SQUARE FEET, OR 0.853 ACRES, MORE OR LESS

**PARCEL 2**  
LOTS 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 AND 28 GAGE AND OTHERS SUBDIVISION OF BLOCK 17 IN SAMPSON AND GREENE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHWEST QUARTER 11 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS CONTAINING 37.65 SQUARE FEET, OR 0.761 ACRES, MORE OR LESS

**SURVEY NOTES**  
SURVEYORS LICENSE EXPIRES NOVEMBER 10, 2022  
NOTE: (NAD 83) COORDINATES AND MEASURED DISTANCES (STATE GIVELY) DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON PLANS IN AT LEAST TO YOUR ABSTRACT, DEED CONTRACT, TITLE POLICY AND LOCAL BUILDING REGULATIONS.  
NO CLAIMS SHALL BE ASSUMED BY PLCS CORPORATION FOR THIS PLAT.  
MONUMENTATION OR MARKERS POINTS WILL BE SET AT THE DATE OF PLAT.  
UNLESS OTHERWISE NOTED IN THESE NOTES, THE SURVEYING WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT.  
COPYRIGHT GREMLEY & BIEDERMANN INC. 2022. ALL RIGHTS RESERVED.

STATE OF ILLINOIS  
COUNTY OF COOK  
I, GREMLEY & BIEDERMANN, INC. DO HEREBY CERTIFY THAT WE HAVE SUBMITTED TO THE ARCHIVE OF THE STATE OF ILLINOIS AND THAT THE PLAT IS THE PROPERTY OF THE ARCHIVE OF THE STATE OF ILLINOIS.  
FIELD MEASUREMENTS COMPLETED ON MAY 24, 2022.  
DATE OF PLAT: MAY 24, 2022  
By: *[Signature]*  
PLCS CORPORATION  
PROFESSIONAL LAND SURVEYORS  
THIS PROFESSIONAL REPORT CONFORMS TO THE CURRENT ILLINOIS ADMINISTRATION FOR A PROFESSIONAL SURVEY.

DATE OF SURVEY	2022-05-24
DATE OF PLAT	2022-05-24
DATE OF RECORDING	2022-05-24
DATE OF FILING	2022-05-24
DATE OF DEED	2022-05-24
DATE OF ABSTRACT	2022-05-24
DATE OF TITLE POLICY	2022-05-24
DATE OF LOCAL BUILDING REGULATIONS	2022-05-24

GREMLEY & BIEDERMANN  
PLCS CORPORATION  
1535 NORTH ELSTON AVENUE, CHICAGO, IL 60642  
TELEPHONE (773) 635-5122 EMAIL INFO@PLCS-SURVEY.COM

2022-30170-003





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 22, 2022

Dear Sir or Madam:

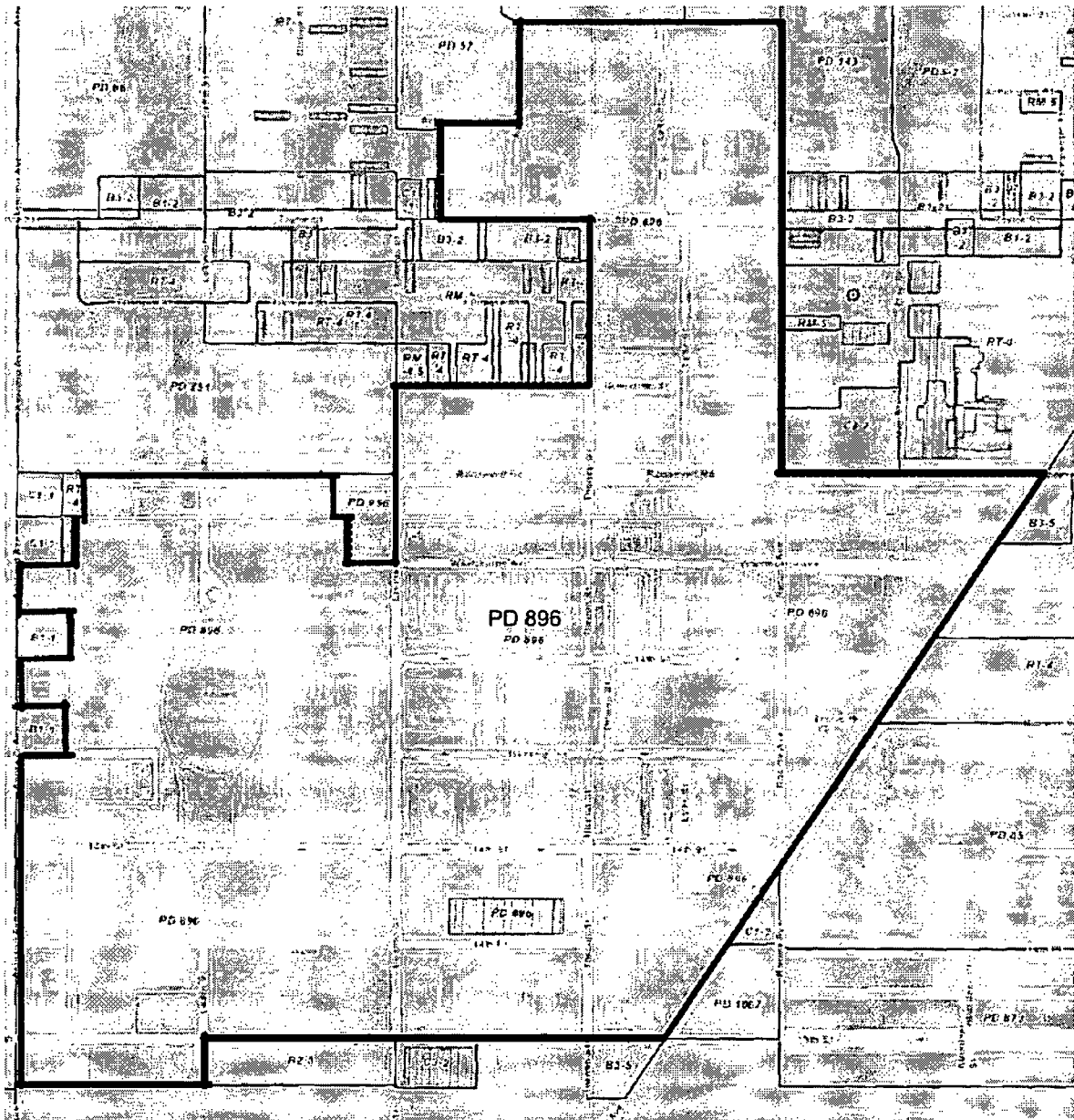
Please be informed that on or about June 22, 2022, the City of Chicago Department of Planning and Development will introduce an ordinance to City Council seeking to amend Residential-Business Planned Development Number 896 ("PD 896"), which currently governs the area commonly known as Roosevelt Square (the "Property"). A map of the Property is printed on the reverse side of this letter. The ordinance would amend the boundaries of PD 896 to remove certain parcels from its boundaries, consisting of properties fronting Ashland Avenue, between Roosevelt Road and 14th Place, rezoning them to the B3-2 Community Shopping District. The ordinance would also modify the subarea boundaries and adjust the location of dwelling units and building density, reflecting completed development projects and creating a new subarea to accommodate a new performance training facility for Chicago's major league soccer team. You are receiving this notice because the assessor's tax records indicate that you own property within the Property or within 250 feet of the Property. Please contact me with questions or to obtain additional information.

Very truly yours,

Maurice Cox  
Commissioner, Department of Planning and Development

# Map of the Property

## EXISTING ZONING BOUNDARY MAP



PLANNED DEVELOPMENT BOUNDARY