



Office of the Chicago City  
Clerk



SO2011-610

Office of the City Clerk

City Council Document Tracking Sheet

<b>Meeting Date:</b>	1/13/2011
<b>Sponsor(s):</b>	Del Valle, Miguel (Clerk)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Application No. 17186
<b>Committee(s) Assignment:</b>	Committee on Zoning

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That Title 17 Of The Municipal Code Of Chicago, The Chicago Zoning Ordinance, Is Hereby Amended By Changing All Of The B3-1 District Symbols And Indications As Shown On Map No. 30-E In The Area Bounded By East 115<sup>th</sup> Street; South Michigan Avenue; The North Right-Of-Way Of The C&WI Railroad; South State Street; A Line 168.45 Feet South Of And Parallel To East 115<sup>th</sup> Street; A Line 246.48 Feet East Of And Parallel To South State Street To Those Of A Commercial Planned Development No. \_\_\_\_\_.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage and due publication.

Common Address of Property: 25-45 East 115<sup>th</sup> Street

**COMMERCIAL PLANNED DEVELOPMENT NUMBER \_\_\_\_\_  
BULK REGULATION AND DATA TABLE**

Gross Site Area:	266,197 square feet (6.11 acres)
Net Site Area:	227,765 square feet (5.23 acres)
Public Area Right-of-Way	38,432 square feet (0.88 acres)
Maximum Floor Area Ratio	1.20
Minimum Number of Off-Street Loading Spaces:	2
Minimum Number of Off-Street Parking Spaces:	208 (which includes 7 accessible spaces)
Minimum Number of Bicycle Parking Spaces:	23
Maximum Building Height	30 feet (As measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback	In accordance with the Site Plan
Maximum Percent of Site Coverage	In accordance with the Site Plan

APPLICANT: Crown Roseland, LLC and Crown Commercial Real Estate and Development, Inc.  
ADDRESS: southwest corner of East 115<sup>th</sup> Street and South Michigan Avenue  
INTRODUCTION DATE: January 13, 2011  
PLAN COMMISSION DATE: September 15, 2011

**COMMERCIAL PLANNED DEVELOPMENT NO. \_\_\_\_\_  
PLAN OF DEVELOPMENT STATEMENTS**

1. The area delineated herein as a Commercial Planned Development No. \_\_\_\_ (“Planned Development”) consists of approximately 227,765 square feet of net site area which is depicted on the attached Planned Development Boundary, Property Line and Right of Way Adjustment Map. Legal title to the property is owned in an Illinois land trust known as Standard Bank and Trust Company, as Trustee under Trust Agreement dated December 20, 2010 and known as Trust No. 20898, the beneficial interest of which is owned one hundred percent (100%) by Crown Roseland LLC (“Applicant”).
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or re-subdivision of parcels, shall require a separate submittal on behalf of the Applicant or their successors, assignees, or grantees and approval by the Chicago City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and Lessees, if different than the Applicant, the legal title holders or any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder or any ground lessors. Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago 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 paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors, or by a governmental agency with the power of eminent domain which has designated the property for acquisition. An agreement among property owners, the board of directors of any property owners association, or covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The Applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.
4. This Plan of Development consists of the within seventeen (17) Statements: a Bulk Regulations and Data Table; Existing Land Use Map; Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Right of Way Adjustment Map; Site and Landscape Plan; a Green Roof Plan; and Building Elevations prepared by Adimé Architecture, Inc. dated September 8, 2011. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Housing and Economic

APPLICANT:	Crown Roseland, LLC and Crown Commercial Real Estate and Development, Inc.
ADDRESS:	southwest corner of East 115 <sup>th</sup> Street and South Michigan Avenue
INTRODUCTION DATE:	January 13, 2011
PLAN COMMISSION DATE:	October 20, 2011

Development (“Department”). The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.

5. The uses permitted within the area delineated herein as a “Commercial Planned Development” shall include retail and service uses, in the form of a shopping center, and all other related and accessory uses as permitted within the B-3 Community Shopping District.
6. On-premises business identification signs and temporary construction signs shall be permitted within the area delineated herein as a “Commercial Planned Development,” subject to the review and approval of the Department. No off-premise signs shall be permitted in the Planned Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Transportation and Housing and Economic Development.
8. 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. All work proposed in the Public Way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio (“FAR”) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of FAR calculations and floor area measurements, the definitions in the Zoning Ordinance shall apply.
11. The City of Chicago established a Part II Review Fee, pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance, which will be assessed by the Department during the actual Part II Review. The fee as determined by the Department staff at that time is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
12. The Applicant shall obtain the applicable official reviews, approvals and permits from the various City departments and/or committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.

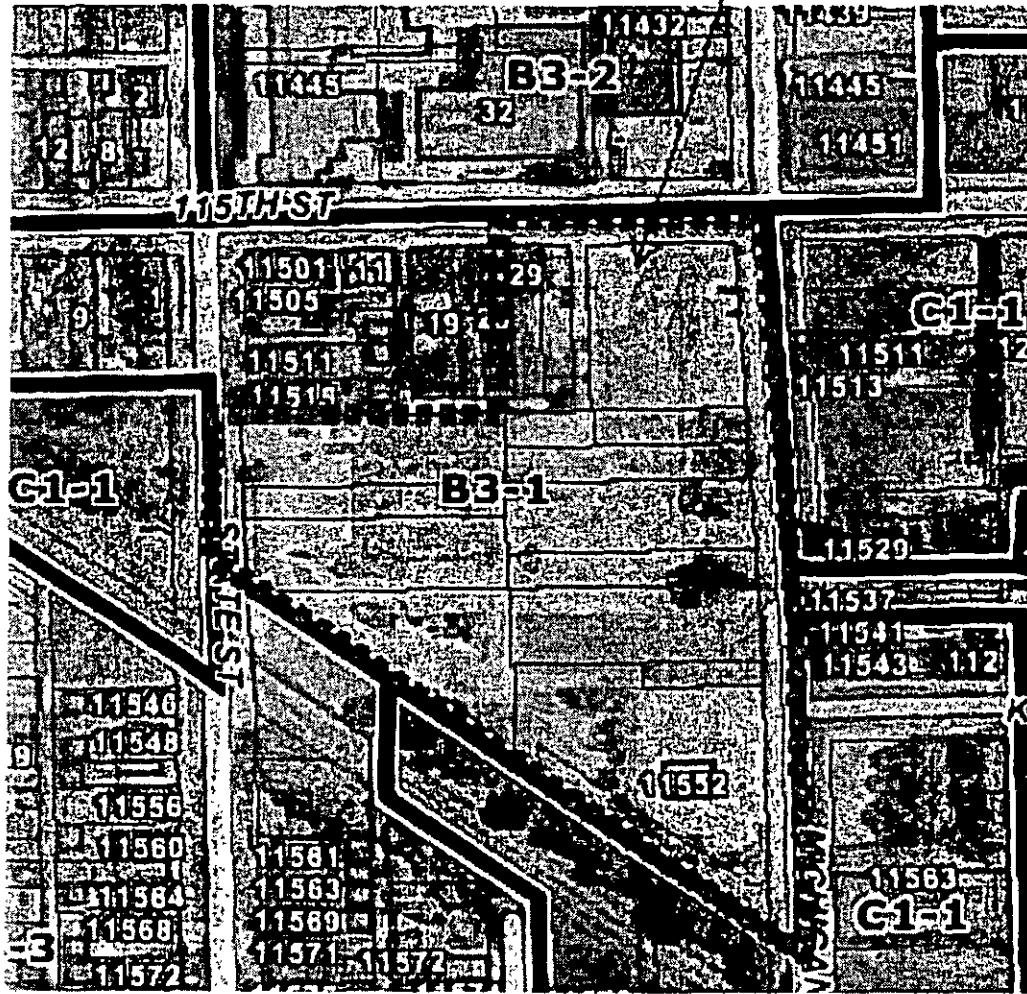
APPLICANT:	Crown Roseland, LLC and Crown Commercial Real Estate and Development, Inc.
ADDRESS:	southwest corner of East 115 <sup>th</sup> Street and South Michigan Avenue
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13. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner which provides healthier environments, reduces operating costs and conserves energy and resources. The development shall conform to the Department's "Sustainable Development Policy Matrix" in effect on the date of approval of this Planned Development. To achieve the standards of the matrix for this development, the Applicant will exceed ASHRAE 90.1-2004 and provide 50% vehicle-use area shading within five years. In addition, the Applicant is providing a 30,688 square foot green roof, equal to 100% of the net roof area. Notwithstanding the foregoing, the Commissioner shall have the right to consider alternative proposals proposed by the Applicant in furtherance of achieving sustainability objectives on the Property and may approve the same.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department upon the application for such a modification by the Applicant and after a determination is made by the Commissioner of the Department that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Zoning Ordinance.
16. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of Streets and Sanitation, Environment and Buildings under Section 13-32-125 of the Municipal Code or any other provision of that Code.
17. Unless substantial new construction on the Property has commenced within six years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert back to its B-3 Community Shopping District.

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INTRODUCTION DATE: January 13, 2011  
PLAN COMMISSION DATE: October 20, 2011

# Existing Land Use Map

PROJECT SITE



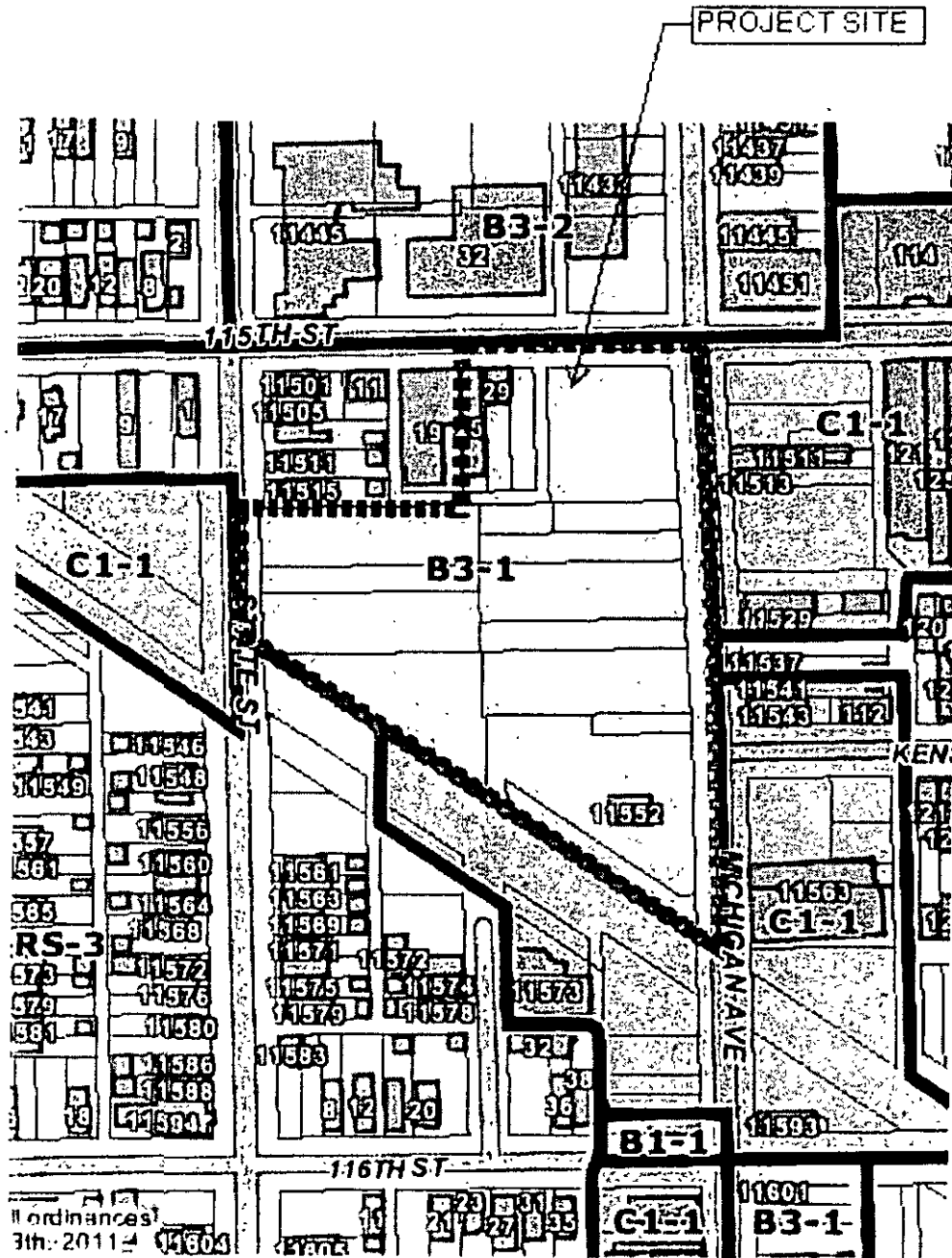
ROSELAND PLAZA



9.8.11

APPLICANT: Crown Roseland, LLC and Crown Commercial Real Estate and Development, Inc.  
 ADDRESS: southwest corner of East 115<sup>th</sup> Street and South Michigan Avenue  
 INTRODUCTION DATE: December 30, 2010  
 PLAN COMMISSION DATE: October 20, 2011

# Existing Zoning Map

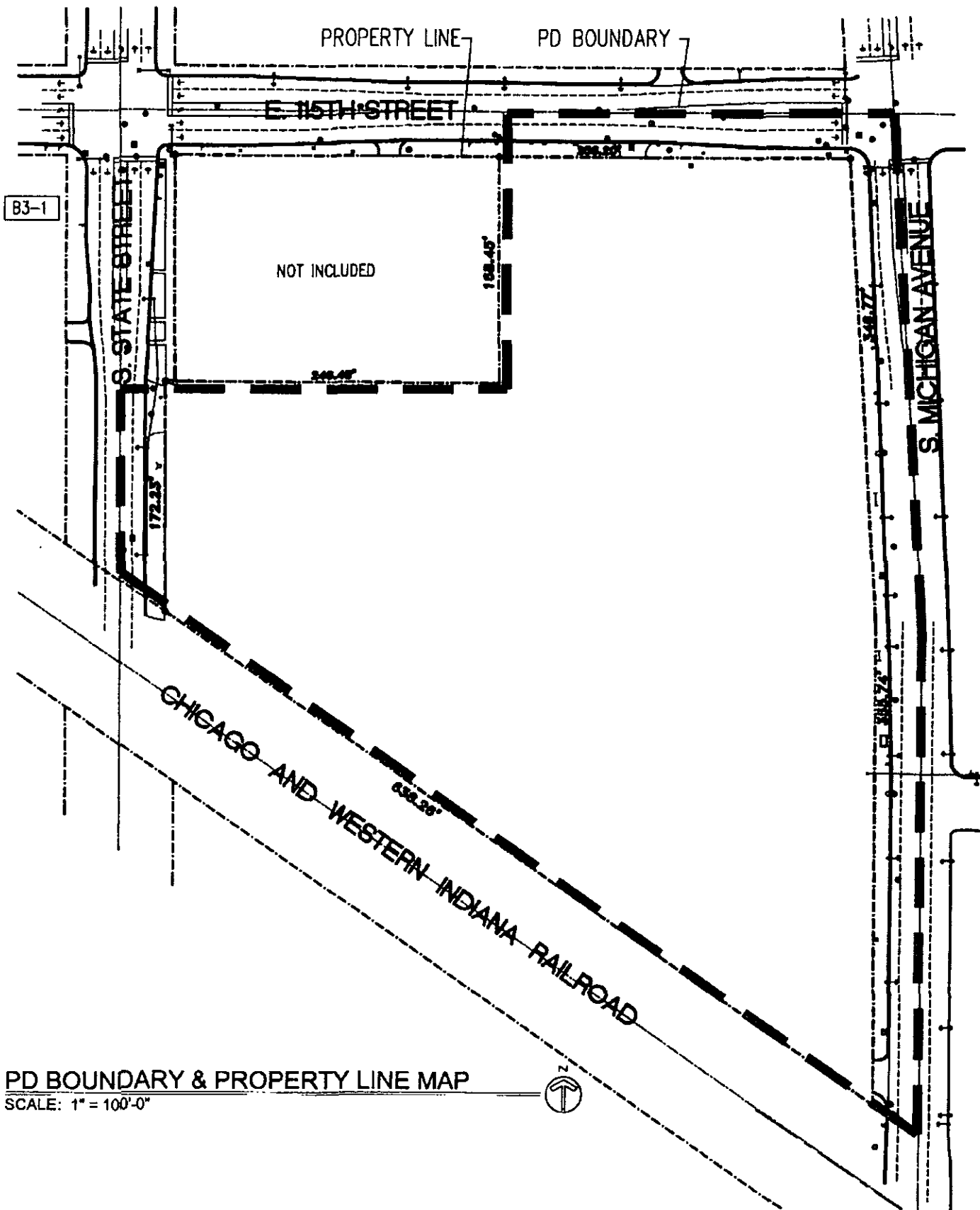


## ROSELAND PLAZA

8.15.11

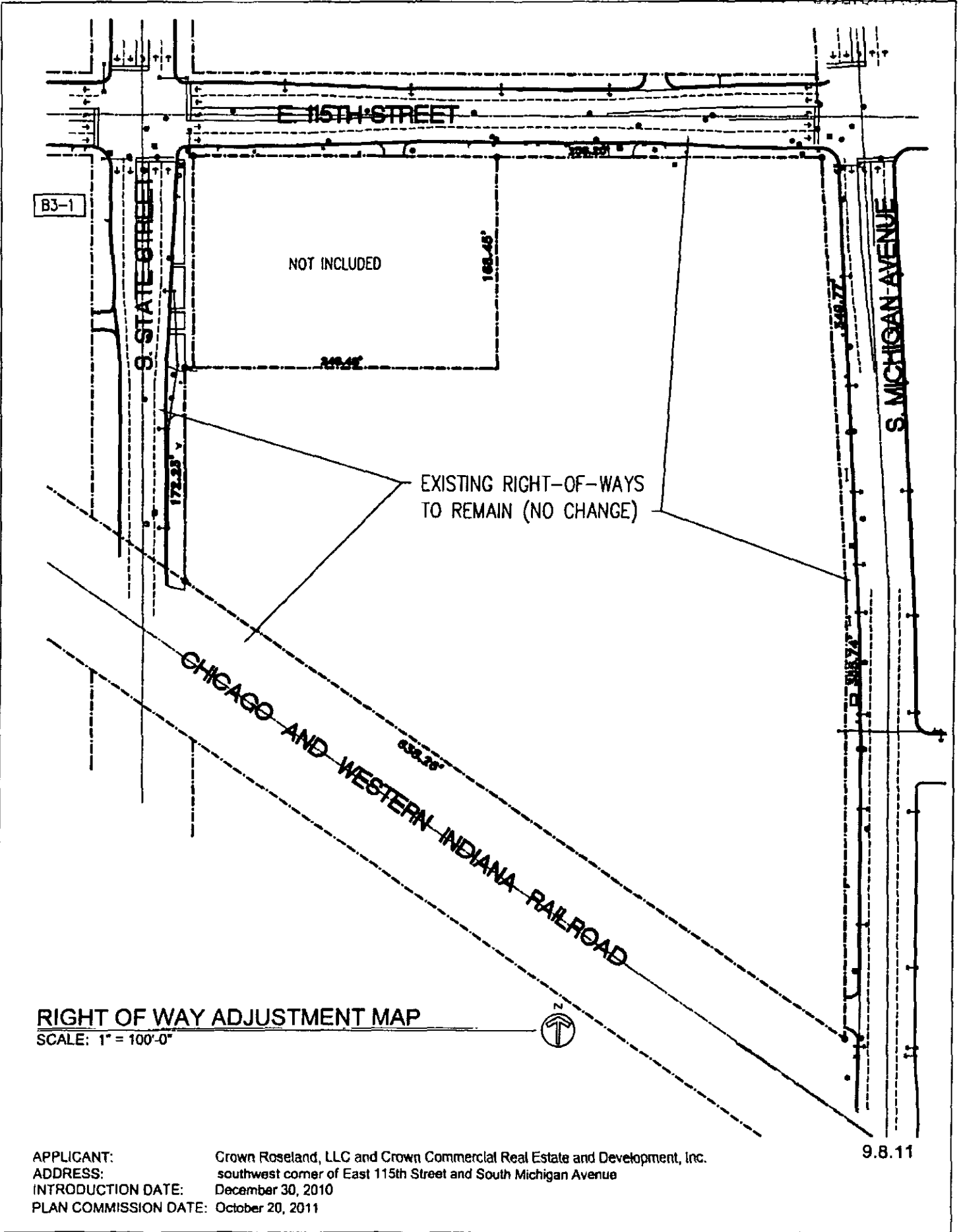
APPLICANT: Crown Roseland, LLC and Crown Commercial Real Estate and Development, Inc.  
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 INTRODUCTION DATE: December 30, 2010  
 PLAN COMMISSION DATE: October 20, 2011





**PD BOUNDARY & PROPERTY LINE MAP**  
 SCALE: 1" = 100'-0"

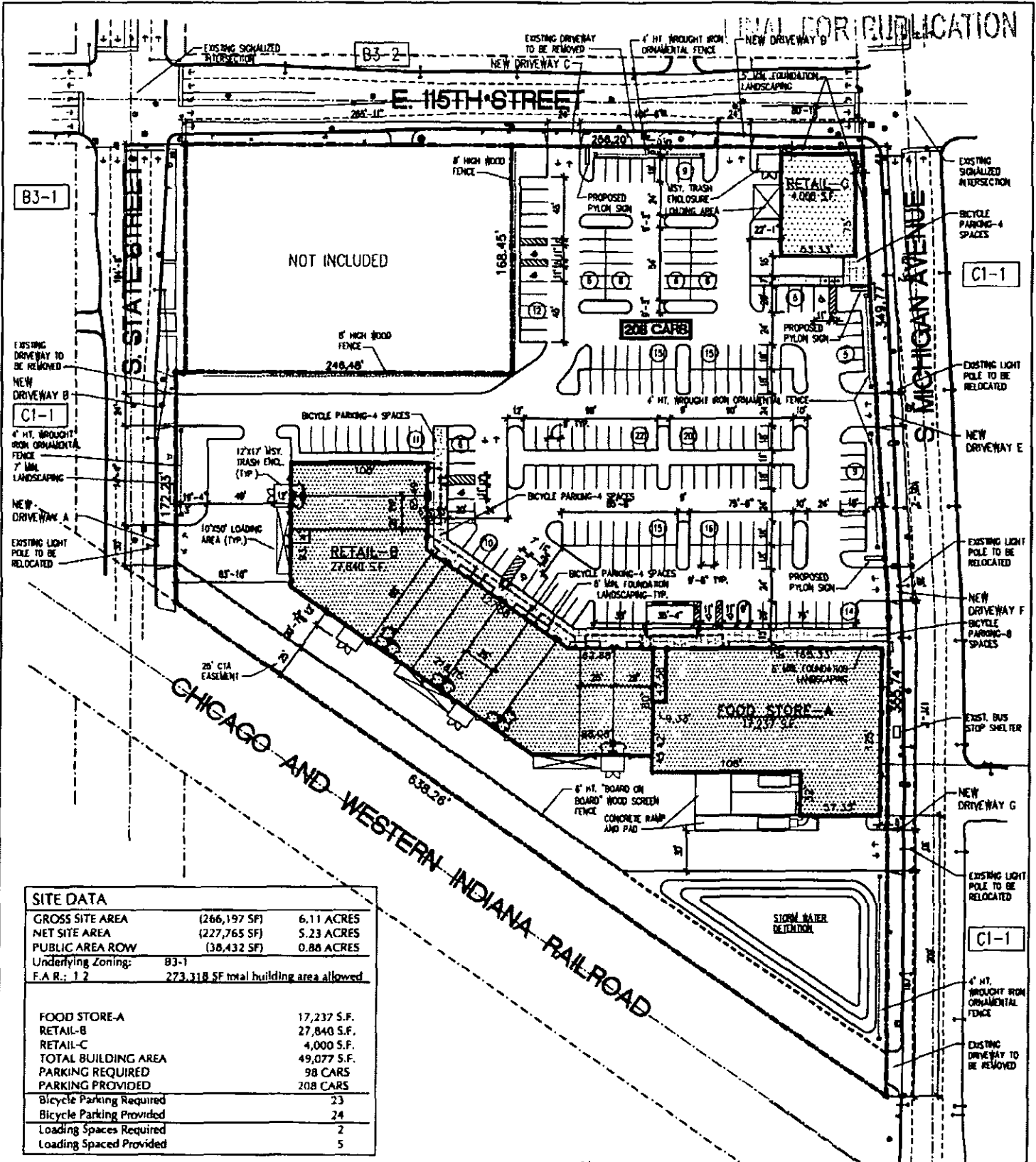
APPLICANT: Crown Roseland, LLC and Crown Commercial Real Estate and Development, Inc.  
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**RIGHT OF WAY ADJUSTMENT MAP**

SCALE: 1" = 100'-0"

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SITE DATA		
GROSS SITE AREA	(266,197 SF)	6.11 ACRES
NET SITE AREA	(227,765 SF)	5.23 ACRES
PUBLIC AREA ROW	(38,432 SF)	0.88 ACRES
Underlying Zoning:	B3-1	
F.A.R.: 1.2	273,318 SF total building area allowed	
<hr/>		
FOOD STORE-A	17,237 S.F.	
RETAIL-B	27,840 S.F.	
RETAIL-C	4,000 S.F.	
TOTAL BUILDING AREA	49,077 S.F.	
PARKING REQUIRED	98 CARS	
PARKING PROVIDED	208 CARS	
Bicycle Parking Required	23	
Bicycle Parking Provided	24	
Loading Spaces Required	2	
Loading Spaces Provided	5	

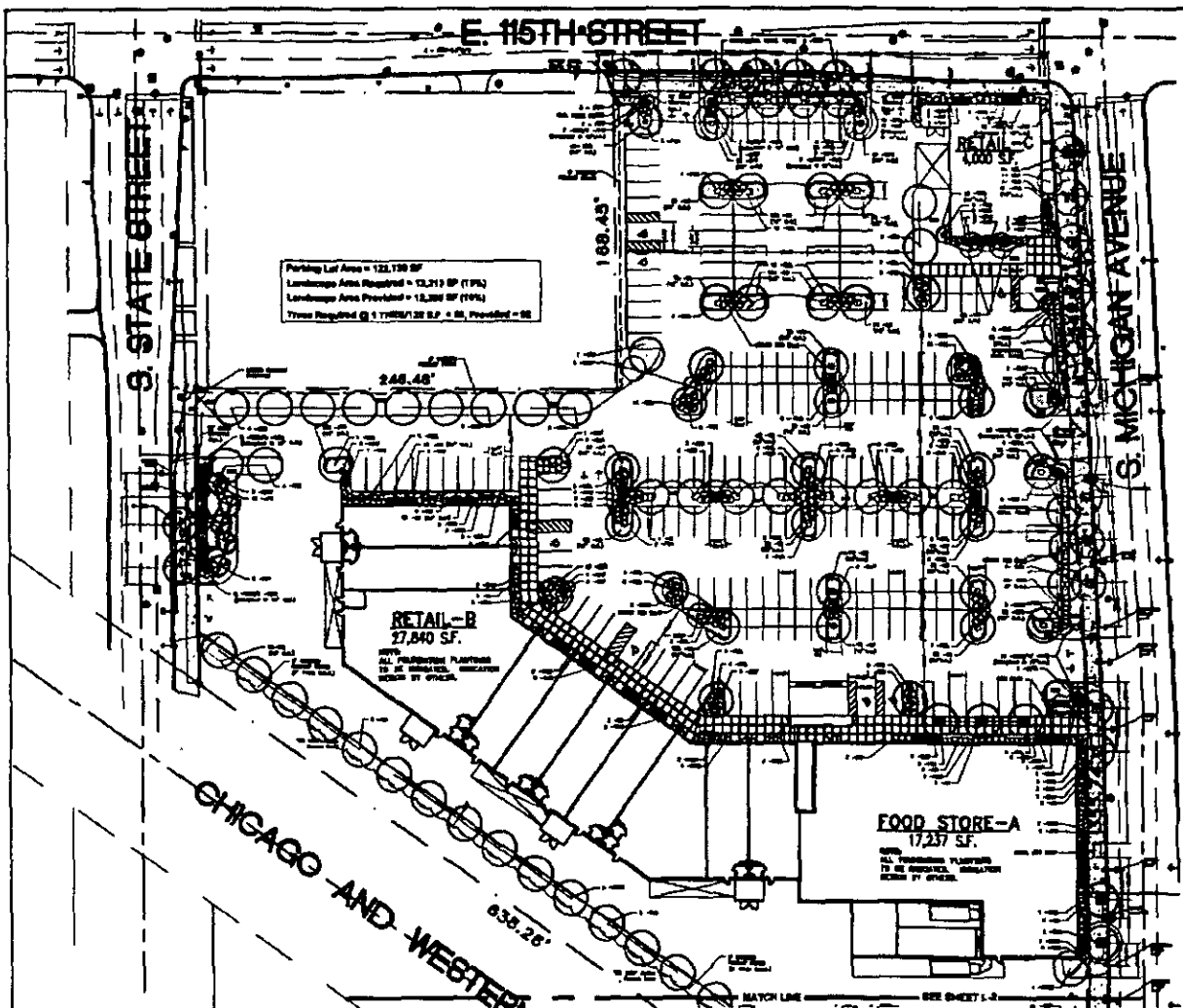
**SITE PLAN**  
 SCALE: 1" = 100'-0"



9.8.11

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FINAL FOR PUBLICATION



Parking Lot Area = 122,199 SF  
 Landscape Area Required = 12,219 SF (1%)  
 Landscape Area Provided = 12,200 SF (10%)  
 Trees Required @ 1 TREE/100 SF = 122, Provided = 98

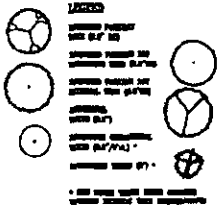
RETAIL-B  
 27,840 SF  
 SEE PRELIMINARY PLANS FOR ALL MATERIALS, FINISHES, ETC. TO BE SPECIFIED.

FOOD STORE-A  
 17,237 SF  
 SEE PRELIMINARY PLANS FOR ALL MATERIALS, FINISHES, ETC. TO BE SPECIFIED.

**GENERAL NOTES**

1. Landscaping shall comply with all applicable codes and ordinances, including but not limited to the City of Chicago and "Chicago City Code" (Chicago City Code Sections 142.01-142.02).
2. Exterior parking lot islands shall be provided a minimum of six (6) inch (6") above top of curb at a minimum slope of 2% to provide proper drainage and runoff.
3. Plant material shall be provided in all areas.
4. Plant material shall be selected and specified to provide a minimum of 20% of cover for all parking areas and to be installed within 90 days of construction.
5. All plant material shall be installed within 90 days of construction.
6. The requirements for maintenance, watering and care shall adhere to the standard of care established by the American Society of Landscape Architects, Inc. with respect to plant height and removal. See 4. City of Chicago Code and City Code, Sec. 142.01-142.02.
7. Plants shall meet all requirements of National, State, and local codes and ordinances. Plants shall be installed in accordance with the City of Chicago Code and City Code, Sec. 142.01-142.02.
8. Plants shall be installed in accordance with the City of Chicago Code and City Code, Sec. 142.01-142.02.
9. Plants shall be installed in accordance with the City of Chicago Code and City Code, Sec. 142.01-142.02.
10. Plants shall be installed in accordance with the City of Chicago Code and City Code, Sec. 142.01-142.02.

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14. Plants shall be installed in accordance with the City of Chicago Code and City Code, Sec. 142.01-142.02.
15. Plants shall be installed in accordance with the City of Chicago Code and City Code, Sec. 142.01-142.02.
16. Plants shall be installed in accordance with the City of Chicago Code and City Code, Sec. 142.01-142.02.
17. Plants shall be installed in accordance with the City of Chicago Code and City Code, Sec. 142.01-142.02.
18. Plants shall be installed in accordance with the City of Chicago Code and City Code, Sec. 142.01-142.02.
19. Plants shall be installed in accordance with the City of Chicago Code and City Code, Sec. 142.01-142.02.
20. Plants shall be installed in accordance with the City of Chicago Code and City Code, Sec. 142.01-142.02.



NO.	DESCRIPTION	QUANTITY	UNIT
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
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13	...	...	...
14	...	...	...
15	...	...	...
16	...	...	...
17	...	...	...
18	...	...	...
19	...	...	...
20	...	...	...

Notes regarding site conditions and landscaping requirements.

Notes regarding site conditions and landscaping requirements.

Notes regarding site conditions and landscaping requirements.

Notes regarding site conditions and landscaping requirements.

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**REVISORS**

NO.	DATE	DESCRIPTION

**ROSELAND PLAZA**  
 Chicago, Illinois

Prepared for:  
**ADIME ARCHITECTURE**  
 8430 N. Ogden Ave.  
 Chicago, IL 60631

**Ives/Ryan Group, Inc.**  
 Lead Planning  
 Landscape Architecture  
 Golf Course Architecture  
 221 N. Wabasha Street  
 Lombard, IL 60148  
 Phone: 630.717.4734  
 Fax: 630.717.4879  
 www.ivesryan.com

**PRELIMINARY LANDSCAPE PLAN**

PROJECT NO.: **L590B** JOB NO.: **8046**

DATE: **11-23-08** SHEET: **L-1**

SCALE: **1"=100'**

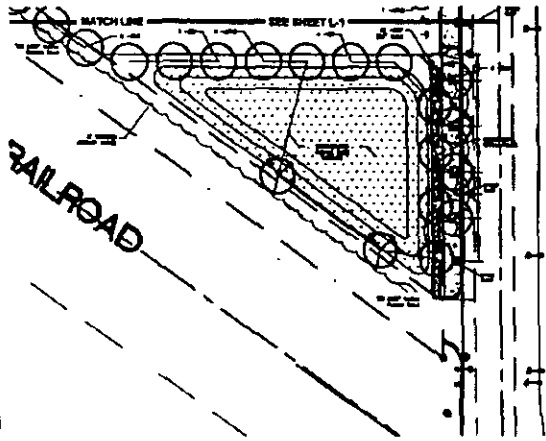
PLANNED BY: **ADIME**

DESIGNED BY: **ADIME**

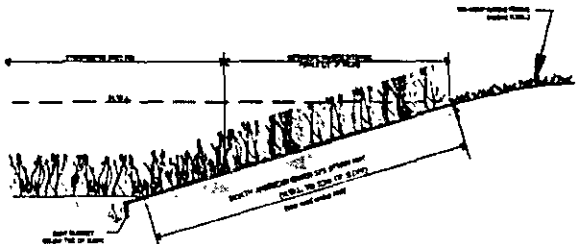
CHECKED BY: **ADIME**

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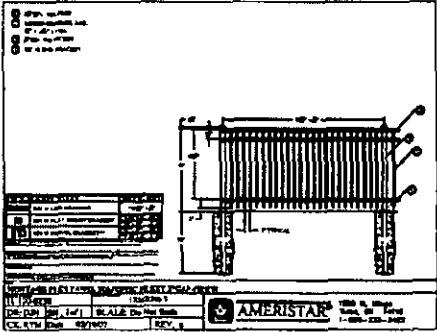
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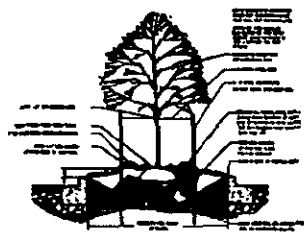
○ DETENTION POND LANDSCAPE PLAN



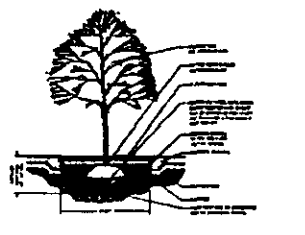
○ DETENTION POND EDGE DETAIL



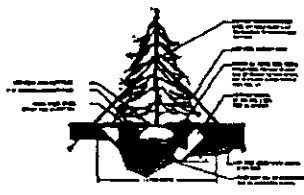
○ MASONRY FENCE



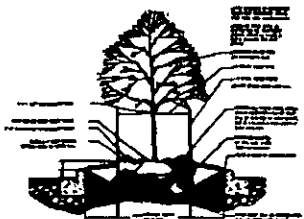
○ DECIDUOUS TREE - PARKING ISLAND



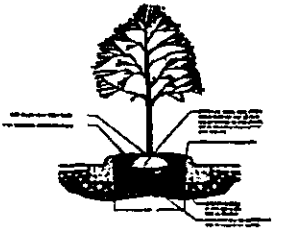
○ DECIDUOUS TREE - TREE PIT



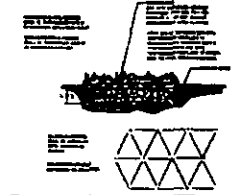
○ EVERGREEN TREE



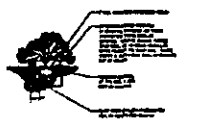
○ DECIDUOUS TREE - PARKING ISLAND



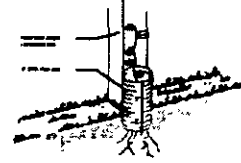
○ DECIDUOUS TREE - TREE DIAMOND



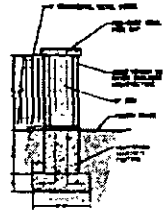
○ BED PLANTING DETAIL



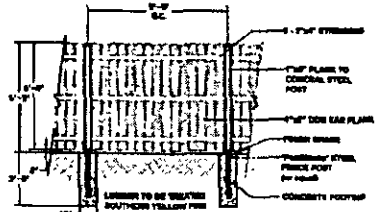
○ SHRUBS



○ VOID PROTECTION CELLAR DETAIL



○ MASONRY FENCE



○ 6' WOODEN PRIVACY FENCE

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REVISIONS	

**ROSELAND PLAZA**  
Chicago, Illinois

ADIME ARCHITECTURE  
6430 N. Clybourn Ave.  
Chicago, IL 60631

**Iron/Steel Group, Inc.**  
Landscape Architecture  
Chicago, Illinois  
www.ironsteelpkg.com

PRELIMINARY  
LANDSCAPE PLAN

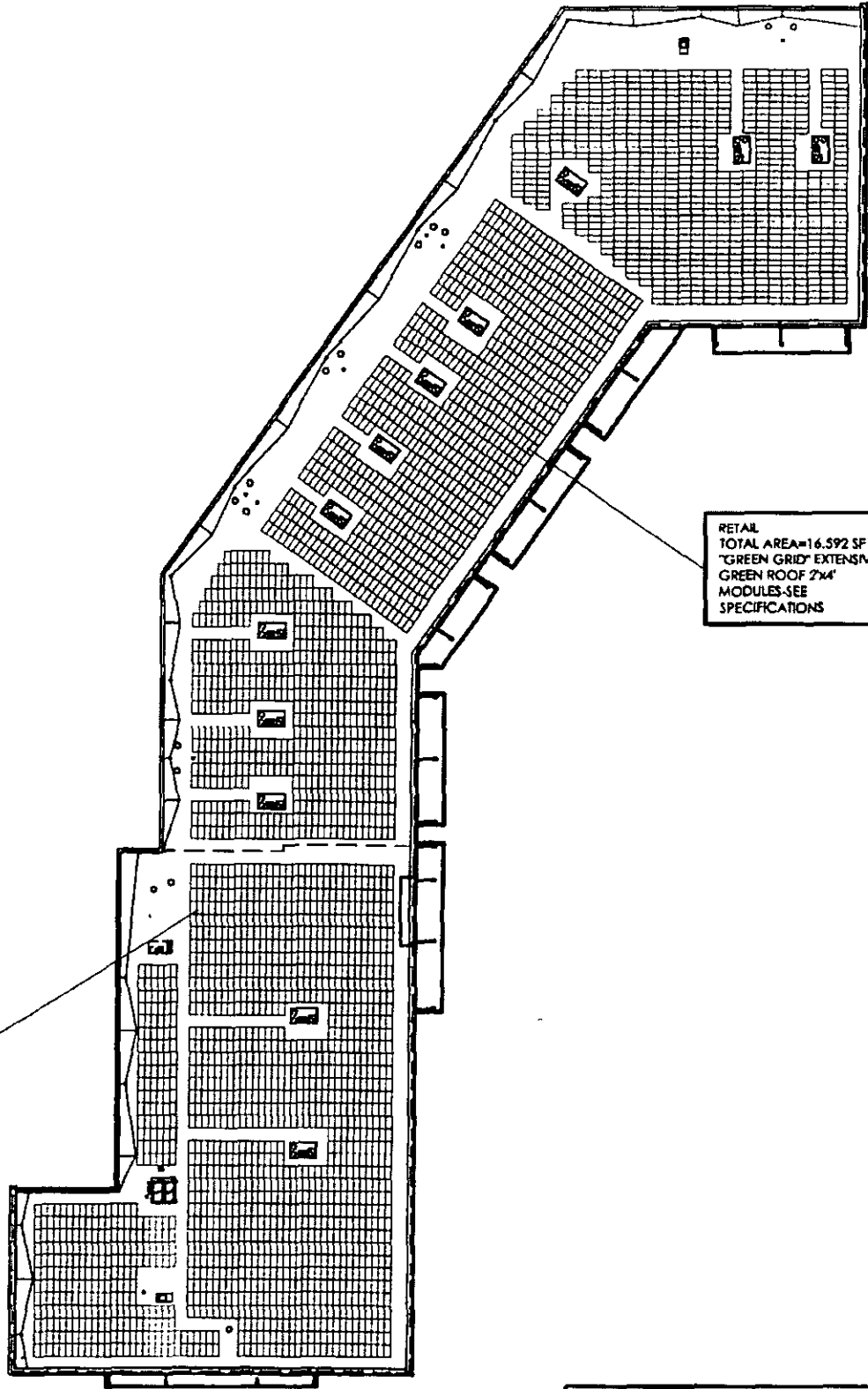
PROJECT NO.: 15908  
JOB NO.: 8046

DATE: 11/22/10  
SCALE: 1"=10'  
PLANNED BY: JEM  
DRAWN BY:  
CHECKED:

SHEET  
L-2



**APPLICANT:** Crown Roseland LLC and Crown Commercial Real Estate and Development, Inc.  
**ADDRESS:** Southwest corner of East 115th Street and South Michigan Avenue  
**INTRODUCTION DATE:** December 30, 2010  
**PLAN COMMISSION DATE:** October 20, 2011



ALDI  
 TOTAL AREA=11,920 SF  
 "GREEN GRID" EXTENSIVE  
 GREEN ROOF 2'x4'  
 MODULES-SEE  
 SPECIFICATIONS

RETAIL  
 TOTAL AREA=16,592 SF  
 "GREEN GRID" EXTENSIVE  
 GREEN ROOF 2'x4'  
 MODULES-SEE  
 SPECIFICATIONS

TOTAL GREEN ROOF AREA=28,512 SF "GREEN  
 GRID" EXTENSIVE GREEN ROOF 2'x4'  
 MODULES-SEE SPECIFICATIONS

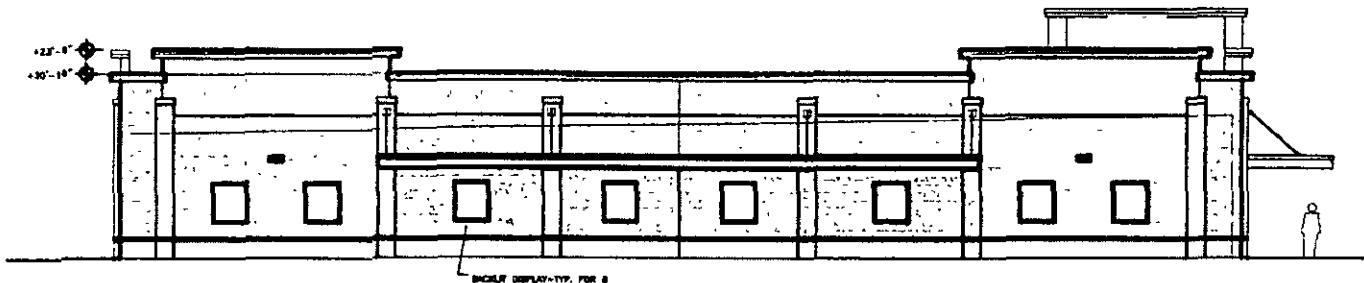
### GREEN ROOF PLAN

SCALE: 1" = 50'-0"



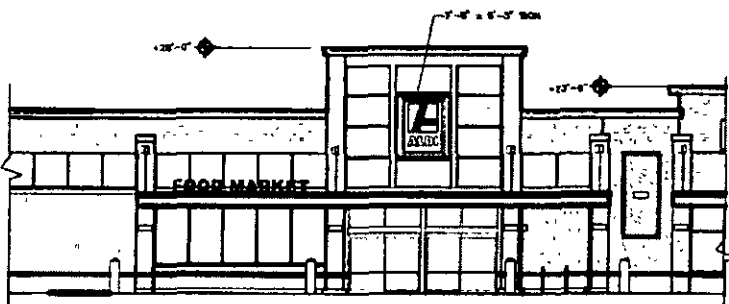
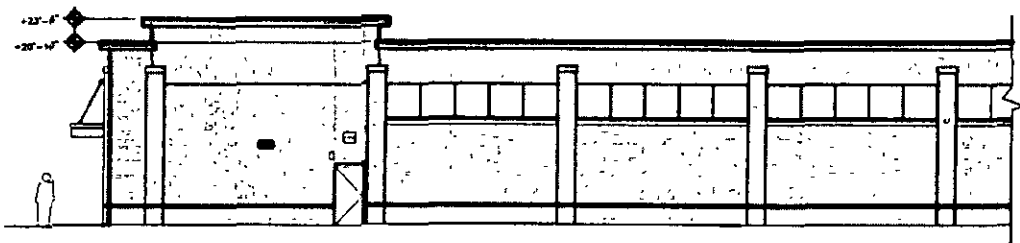
9.8.11

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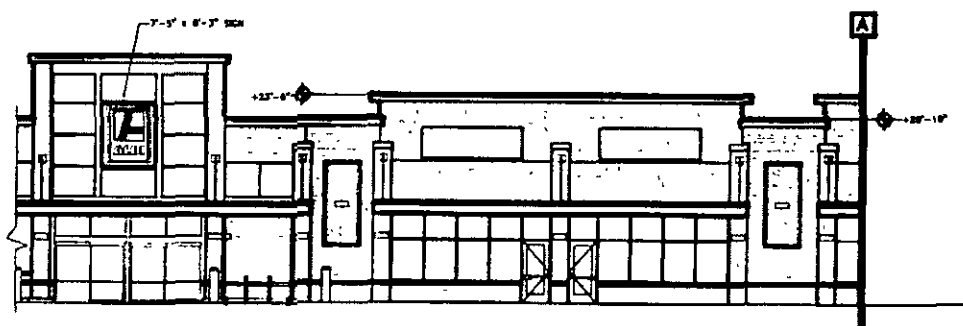
**PARTIAL EAST ELEVATION**

SCALE: 1" = 20'-0"



**PARTIAL NORTH ELEVATION**

SCALE: 1" = 20'-0"

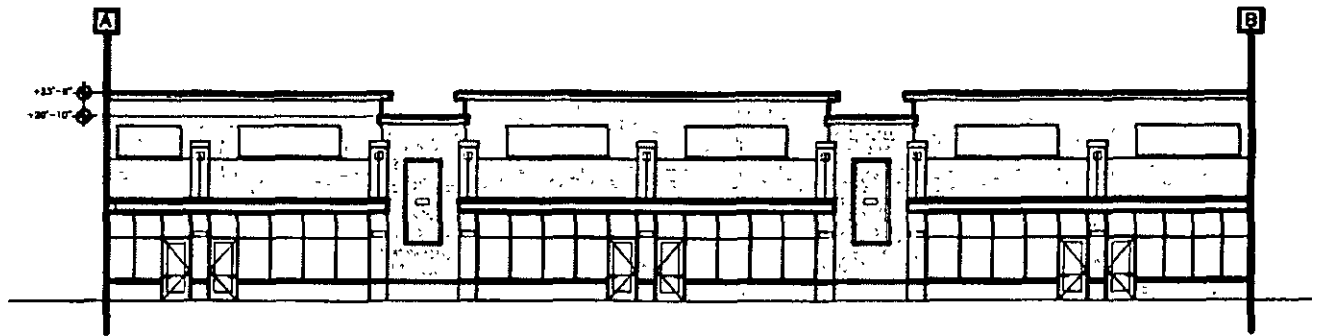


**PARTIAL NORTH ELEVATION**

SCALE: 1" = 20'-0"

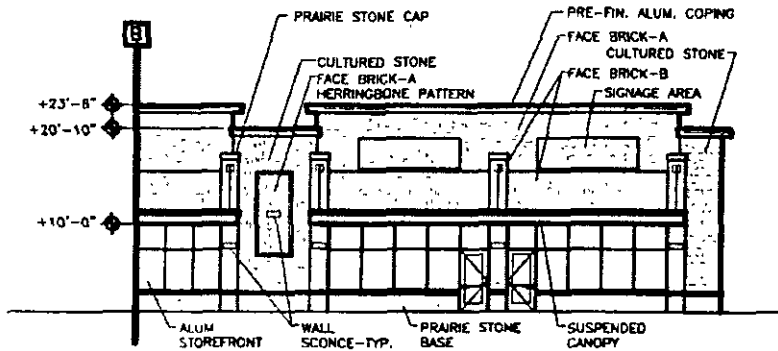
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**NORTHEAST ELEVATION**

SCALE: 1" = 20'-0"



**PARTIAL EAST ELEVATION**

SCALE: 1" = 20'-0"

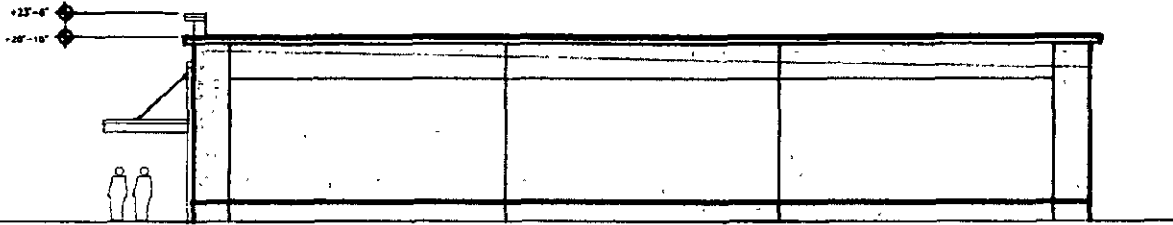
**MATERIAL LEGEND**

FACE BRICK-A	Belden Brick RUBIGO RED VELOUR UTILITY
FACE BRICK-B	Belden Brick MADRID BLEND VELOUR UTILITY
PRAIRIE STONE	Trenwyth Industries BUFF GROUNDFACE
CULTURED STONE	Owens Corning Cobblefield Series TEXAS CREAM
ALUMINUM	CLEAR ANODIZED

9.8.11

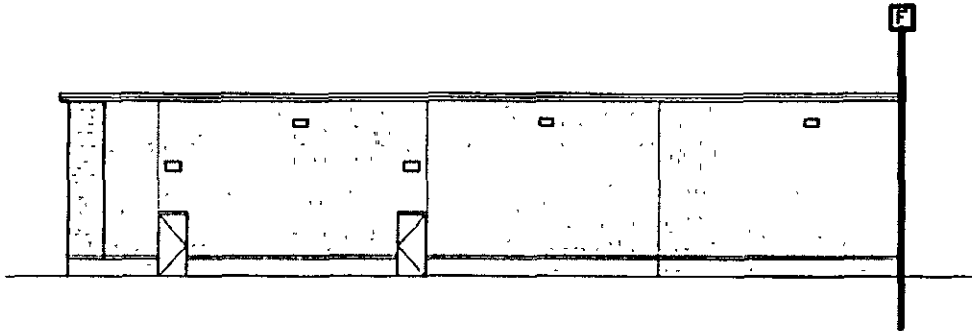
APPLICANT: Crown Roseland, LLC and Crown Commercial Real Estate and Development, Inc.  
 ADDRESS: southwest corner of East 115th Street and South Michigan Avenue  
 INTRODUCTION DATE: December 30, 2010  
 PLAN COMMISSION DATE: October 20, 2011





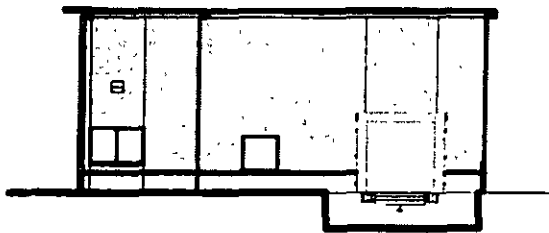
**NORTH ELEVATION**

SCALE: 1" = 20'-0"



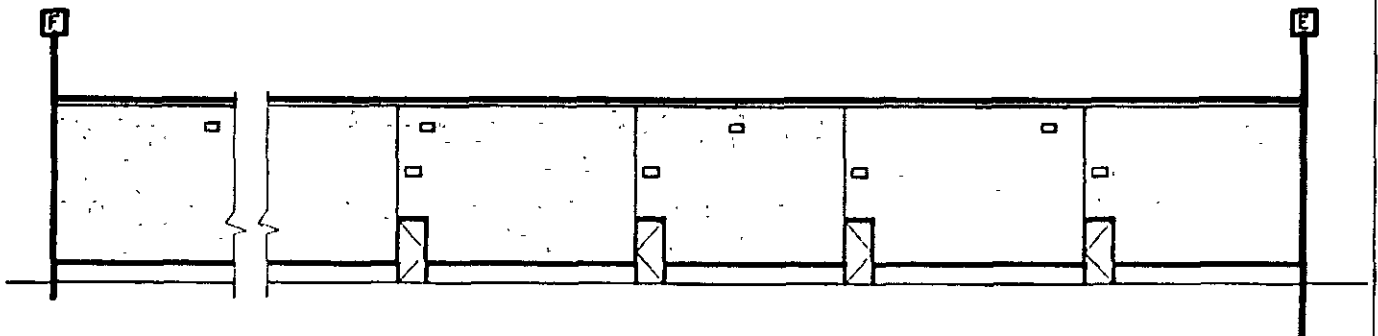
**PARTIAL WEST ELEVATION**

SCALE: 1" = 20'-0"



**PARTIAL WEST ELEVATION**

SCALE: 1" = 20'-0"

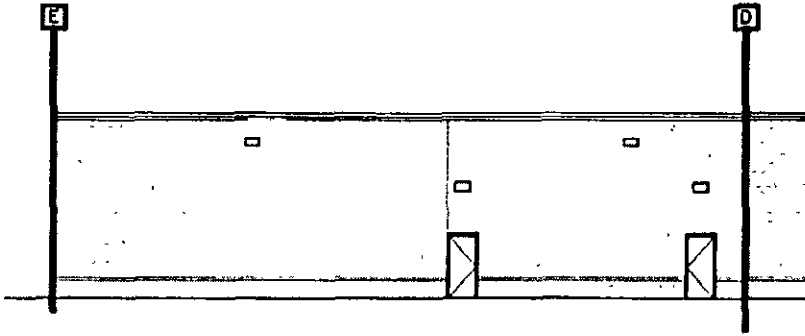


**SOUTHWEST ELEVATION**

SCALE: 1" = 20'-0"

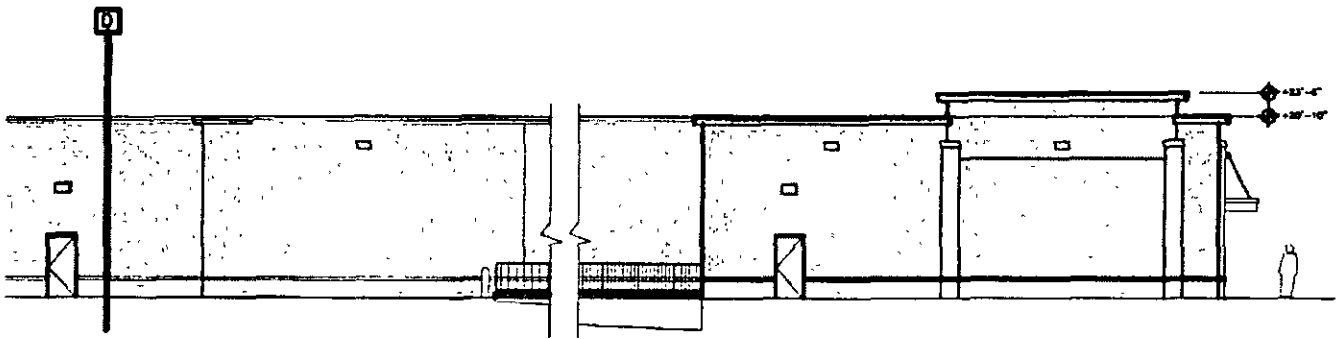
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APPLICANT: Crown Roseland, LLC and Crown Commercial Real Estate and Development, Inc.  
ADDRESS: southwest corner of East 115th Street and South Michigan Avenue  
INTRODUCTION DATE: December 30, 2010  
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**PARTIAL SOUTH ELEVATION**

SCALE: 1" = 20'-0"



**PARTIAL SOUTH ELEVATION**

SCALE: 1" = 20'-0"

9.8.11

APPLICANT: Crown Roseland, LLC and Crown Commercial Real Estate and Development, Inc.  
ADDRESS: southwest corner of East 115th Street and South Michigan Avenue  
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**REPORT  
to the  
CHICAGO PLAN COMMISSION  
from the  
DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
OCTOBER 20, 2011**

**FOR APPROVAL: PROPOSED COMMERCIAL PLANNED DEVELOPMENT**

**APPLICANT: CROWN ROSELAND, LLC**

**LOCATION: 25-45 EAST 115<sup>TH</sup> STREET**

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Housing and Economic Development hereby submits this report and recommendation regarding a proposed Commercial Planned Development for your review and recommendation to the Chicago City Council. The application for the amendment to the Zoning Ordinance was introduced into the City Council on January 13, 2011. Proper legal notice of the public hearing on the application was published in the Chicago Sun-Times on October 3, 2011. The Co-Applicants were separately notified of this hearing.

The Co-Applicants, Crown Roseland LLC and Crown Commercial Real Estate and Development Inc., are seeking approval for a Commercial Planned Development on property currently zoned B3-1 (Community Shopping District), in order to permit the construction of 49,000 square feet of retail space and surface parking for 208 vehicles. The Co-Applicants are proposing to maintain the property's existing underlying zoning prior to establishing this proposed Commercial Planned Development. This development is being submitted by the Co-Applicants as a mandatory Planned Development, pursuant to Section 17-8-0510-B, which states that Planned Development review and approval is required when the proposal involves a commercial development with a net site area of 4 acres or more in a B or C zoning district; the net site area of this project is 5.23 acres.

**PROJECT BACKGROUND**

Crown Roseland, LLC, is the sole owner and Crown Commercial Real Estate and Development Inc. is the sole developer of this 5.23-acre site; Musa P. Tadros is the principal of both entities. Portions of this vacant and undeveloped site were formerly owned by the City of Chicago and acquired by the Co-Applicants pursuant to their successful response to a Request for Proposals issued by the City in 2004. The Co-Applicants entered into a Redevelopment Agreement with the City for improvements to this property in 2010.

**SITE AND AREA DESCRIPTION**

The subject property is located within the West Pullman Community Area, the Roseland-Michigan Tax Increment Finance District Redevelopment Area and the 9<sup>th</sup> Ward. It is surrounded by areas zoned B3-2 (Community Shopping) District to the north and a Union

Pacific Railroad right-of-way berm, C1-1 (Neighborhood Commercial) District and RS-3 (Residential Single-Unit Detached House) District to the south, east and west. The site is not located within either the Lake Michigan and Chicago Lakefront Protection District or a Chicago Landmark District, nor does it contain a designated local or national landmark structure or site.

The site is served by the Chicago Transit Authority's bus routes #34 (South Michigan), #111 (Pullman, 111<sup>th</sup> and 115<sup>th</sup>) and #119 (Michigan and 119<sup>th</sup>) and the Metra Electric District Line and the Northern Indiana South Shore Line, via the shared station at Kensington and 115<sup>th</sup>; all located within approximately 0.5 miles of the site. The feasibility of extending CTA Red Line rail service to this community is being examined and as a part of that study, a station may potentially be designated for the southeastern corner of this site, at the intersection of South Michigan Avenue with the Union Pacific ROW.

### **PROJECT DESCRIPTION**

The Co-Applicants are proposing to establish a neighborhood shopping center at this site. It will consist of an approximately 17,000 square foot grocery store with 32,000 additional square feet of space also dedicated to retail, both adjacent to the grocery store and in the form of an outlot, located at the southwest corner of South Michigan Avenue and East 115<sup>th</sup> Street. The site will also contain surface parking for 208 vehicles.

The project is expected to generate an estimated 250 construction jobs and 250 permanent jobs once complete; the project is positioned to break ground no later than April 2012, in order to be operational by October 2012.

### **DESIGN**

The proposed development will provide an outlot at the southwest corner of the intersection of South Michigan Avenue and East 115<sup>th</sup> Street. The main section of retail will wrap the southern end of the site, bordering the Union Pacific ROW and stretching from South Michigan Avenue to South State Street. This section of retail will have frontage along South Michigan Avenue but will be separated from South State Street by a loading area. The buildings will be constructed of brick and will have aluminum-framed windows. The maximum allowable height throughout this planned development will be 30'.

### **LANDSCAPING**

The perimeter of the site, except for that edge facing the Union Pacific ROW, will include both shrubbery and street tree plantings; the boundary between of the Union Pacific property will be marked by a 6' wooden privacy fence. The entire development, including the surface parking area, will meet the requirements of the Landscape Ordinance.

### **ACCESS/CIRCULATION**

Integration of this proposal into the commercial and residential developments of this neighborhood takes on added importance in light of the project's frontage along S. Michigan Ave., S. State St. and E. 115<sup>th</sup> St. and its proximity to I-94 (Bishop Ford Expressway). Access to the site will be divided amongst all three adjacent roadways and traffic projections show that there is adequate capacity at all area intersections to

accommodate this development.

Individuals arriving via public transportation currently have various bus routes to utilize and the CTA has projected the site may eventually accommodate a station on the Red Line extension. Bicyclists will have access to storage racks in the surface parking lot and pedestrian entrances will be available from all sides of this development.

### **SUSTAINABILITY**

The Co-Applicants will exceed ASHRAE 90.1-2004, provide 50% vehicle-use area shading within five years, provide a 30,688 square foot green roof (covering 100% of the net roof area in the development) and will comply with the Storm Water Management Ordinance, implementing best practices in all storm water management.

### **BULK/USE/DENSITY**

The proposed Floor Area Ratio for this Commercial Planned Development will be 1.20, which is equal to the maximum allowed under B3-1 (Community Shopping District). The proposed maximum allowable height of buildings will be 30', which is in compliance with the underlying B3-1 zoning, whose maximum height permitted is 38'. This Commercial Planned Development proposes allowance of retail and service uses, in the form of a shopping center, and all other related and accessory uses as permitted within the B-3 Community Shopping District.

### **RECOMMENDATION**

The Department of Housing and Economic Development has reviewed the project materials submitted by the Co-Applicants and compared this proposal to existing development in the community. The area around this project is a diverse mix of residential, business and commercial zoning districts and is projected to potentially also become a mass transit destination if the proposed Red Line extension is fully realized.

Based on that analysis, the Department of Housing and Economic Development has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

1. The project meets the purpose and criteria set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare. Specifically, this project meets the following provisions of Chapter 17-8:
  - a. Promotes unified planning and development (per 17-8-0102), as evidenced by the integration of site plans and access requirements between both the commercial development and projected public transit expansion;
  - b. Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (per 17-8-0103), as evidenced through its design and massing staying within context of adjacent structures;
  - c. Promotes transit, pedestrian and bicycle use (17-8-0904-A-2), as evidenced through its proximity to various forms of public transit and the accommodations made for bicycle parking;
  - d. Provides street-level uses that engage pedestrian interest (17-8-905-A-2), as

- evidenced by the retail that opens to the street for pedestrian access along South Michigan Avenue and East 115<sup>th</sup> Street;
- e. Provides structures that abut sidewalks (17-8-0905-B-1) and allow for pedestrian entrances from said sidewalks (17-8-0905-B-2), as evidenced by the construction to the edge of the site's property lines and the provision of access to all tenants from the sidewalk; and,
  - f. All sides and areas of the buildings that are visible to the public are treated with materials, finishes and architectural details that are of high-quality and appropriate for use on primary street-facing façade (17-8-0907-A-4), as evidenced through the material callouts in this report and on the elevations.
2. The site lies within the boundaries of the Roseland-Michigan Tax Increment Finance District, the redevelopment plan for which was recommended by the Chicago Plan Commission and approved by the Chicago City Council in 2001. The corresponding Land Use Plan contemplated retail development for this site. Additionally, redevelopment of this property will further the goals of the TIF Plan by improving the physical and economic conditions of this commercial area, as well as, providing the City and its citizens with increased business activity, new job opportunities and an expanded tax base.
  3. The public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy. The proposed project has been reviewed by the Mayor's Office for People with Disabilities and the Department of Transportation and all requested changes have been made. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed in the application.
  5. The project will comply with the requirements for access in case of fire and other emergencies.

Based on the foregoing, it is the recommendation of the Department of Housing and Economic Development that this application for a Commercial Planned Development be approved and that the recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be "Passage Recommended".

Bureau of Planning and Zoning  
Department of Housing and Economic Development



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

**25-45 EAST 115<sup>TH</sup> STREET  
COMMERCIAL PLANNED DEVELOPMENT**


**RESOLUTION**

- WHEREAS,** the Co-Applicants, Crown Roseland LLC and Crown Commercial Real Estate and Development Inc., have submitted an application seeking approval for a Commercial Planned Development on property currently zoned B3-1 (Community Shopping District); and,
- WHEREAS,** the Co-Applicants are proposing to construct a 49,000 square feet of retail space with a maximum of 208 surface parking spaces; and,
- WHEREAS,** the Co-Applicants' request to rezone the Property was introduced to the City Council on January 13, 2011; and,
- WHEREAS,** proper legal notice of the hearing before the Plan Commission was published in the Chicago Sun-Times on October 3, 2011. The Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on October 20, 2011; and,
- WHEREAS,** the Plan Commission has reviewed the application with respect to the provisions of the Zoning Ordinance and finds that the proposal will be consistent with said provisions; and
- WHEREAS,** the Department of Housing and Economic Development recommended approval of the application, with the recommendation and explanation contained in the written report dated October 20, 2011, a copy of which is attached hereto and made a part hereof; and,
- WHEREAS,** the Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Commissioner of the Department of Housing and Economic Development and all other testimony presented at the public hearing held on October 20, 2011, giving consideration to the Zoning Ordinance;



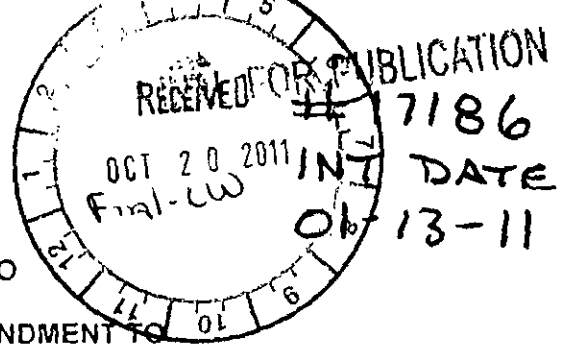
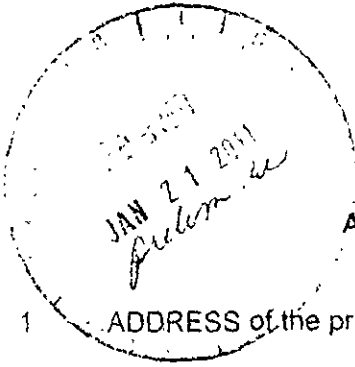
**NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:**

1. THAT the final application dated October 20, 2011 be approved as being in conformance with the provisions, terms and conditions of the corresponding zoning application; and,
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final zoning application dated October 20, 2011; and,
3. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Housing and Economic Development be adopted as the findings of fact of the Plan Commission regarding this zoning map amendment application.



Linda Searl  
Chairman  
Chicago Plan Commission

CPD No. \_\_\_\_\_  
Approved: October 20, 2011



CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

Approximately five (5) acres of land located at Southwest Corner of East 115<sup>th</sup> Street and South Michigan Avenue - 25-45 East 115th Street

2. Ward Number that property is located in: 9<sup>th</sup> Ward - Alderman Anthony Beale

3. APPLICANT: Crown Roseland LLC, an Illinois limited liability company and Crown Commercial Real Estate and Development, Inc., an Illinois corporation

ADDRESS 620 Butternut Trail

CITY Frankfort STATE IL ZIP CODE: 60423

PHONE (815) 464-6661 CONTACT PERSON Musa P. Tadros

4. Is the applicant the owner of the property? YES  NO   
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 application to proceed.

OWNER \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

PHONE ( ) \_\_\_\_\_ 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 James V. Inendino, Esq. Loeb & Loeb LLP

ADDRESS 321 North Clark Street, 23<sup>rd</sup> Floor

CITY Chicago STATE IL ZIP CODE: 60654

PHONE 312-464-3148 FAX 312-277-8939

- 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.

Musa P. Tadros - 100% owner of shares in Crown Commercial Real Estate and Development, Inc. which is Manager of Crown Roseland LLC

The Paula Tadros Family Limited Partnership which is the 100% member of Crown Roseland, LLC, Crown Commercial Real Estate and Development, Inc. is the sole general partner of the Paula Tadros Family Limited Partnership

- 7. On what date did the owner acquire legal title to the subject property? December 20, 2010 and December 28, 2010

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

No

- 9. Present Zoning District B3-1 Proposed Zoning District Commercial Planned Development

45008 06344 45055 09105

- 10. Lot size in square feet (or dimensions) 227,765 square feet

- 11. Current Use of the property: Vacant and undeveloped

- 12. Reason for rezoning the property: Pursuant to 17-8-0510-B Property is located in a commercial development with B Zoned Land with a Net Site Area of 4 Acres or more. Applicant intends to construct an "community shopping center" with an ALDI Grocery store.

- 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 proposed use of the property will include an approximately 17,000 square foot "ALDI" grocery store with approximately 32,000 square feet of other retail use planned. The site will contain 208 parking spaces well in excess of the 98 spaces currently required. Building heights are planned for 30'. See Zoning Analysis Attached.

- 14. On May 14<sup>th</sup>, 2007, the Chicago Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Face Sheet for more information)

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