



# City of Chicago



SO2022-1838

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/ 1240-1554, 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 Laflin St/1121-1359 and 1117-1358 W 13th St - App No. 21046

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

SUBSTITUTE ORDINANCE

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

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all 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 B3-3 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 B3-3 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 B3-3 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,

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

*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 five million, one hundred eighty thousand, six hundred four (5,180,604) square feet (one hundred sixty and five tenths (118.93) 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 September 15, 2022: a Planned Development Boundary and Property Line Map; a Sub-Area Map; a Right of Way Adjustments Map; Proposed Open Space Plan; 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

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amendment approved by the City 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 September 15, 2022: Subarea G Site Plan; Subarea G Landscape Site Plan; Subarea G Landscape Plan LS100; Subarea G Landscape Plan LS101; Subarea G Landscape Plan LS102; Subarea G Landscape Plan LS103; Subarea G Landscape Fence Detail; Subarea G Landscape Planting Details; Subarea G Landscape Plant Palette; Subarea G Landscape Streetscape Section; Subarea G Performance Centre Ground Level Plan; Subarea G Performance Centre Second Level Plan; Subarea G Field Crew Ground Level Plan; Subarea G Performance Centre Façade Material Systems (South, North, East, and West Elevations); Subarea G Field Crew Building Elevations (West, East, South and North); Subarea G Seasonal Inflatable Dome Diagram – Illustrative Specifications; Subarea G Site Signage; Subarea G Site Fencing. A full size set of 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

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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 (including without limitation community centers), 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 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;

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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 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; Bed and Breakfast; Vacation Rental; 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; 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 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 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

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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 (including community centers and community gardens); Public Safety Services; Schools; Wireless Communication Facilities; incidental and accessory uses; accessory parking.

**Subarea G**

The following uses shall be permitted in Subarea G: office, indoor and outdoor participant sports and recreation, entertainment and spectator sports (small and medium venues), indoor special event including incidental liquor sales, parks and recreation, retail sales, multi-unit residential units, group living, food and beverage retail sales, co-located wireless communication facilities; incidental and accessory uses (including without limitation medical services, personal services, and restaurant and food and beverage services provided to users of the principal uses within Subarea G) and accessory parking.

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**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 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.

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- (g) Drive-through facilities for uses other than restaurants shall be permitted in Subarea B1 and Subarea B2, subject to the review and approval of the Department of Planning and Development.
  - (h) All permitted business uses in Subarea D shall be located on the ground floor of residential buildings.
  - (i) [Intentionally omitted.]
  - (j) Permitted museum uses may exceed six thousand (6,000) square feet.
  - (k) 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.
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

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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 5,180,604 square feet.
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, residential buildings with six units or less that comply with the Design Guidelines of Statement 15, and for development of the training facility planned in Subarea G for which Site Plan approval is hereby granted pursuant to this amendment to the Planned Development, 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 existing 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 redesignation of subareas shall be subject to this Statement 12 and Section 17-13-0611. In furtherance of the foregoing, the owners of the Property may

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allocate or assign the development rights under this Planned Development to and among the designated or re-designated subareas, including, but not limited to, floor area, 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) and such allocation or assignment complies with this Statement 12 and Section 17-13-0611.

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) Private Open Space. Private open space shall be provided within the Planned Development in accordance with the following requirements:

Housing Type	Private Open Space Per Unit	Permitted Location of Private Open Space (Per Unit)
Single-Family Detached	500 square feet	Located in Rear Yard
Single-Family Attached (townhouses)	In Accordance with Private Yard Requirements in Section 17-2-0500-H of the Chicago Zoning Ordinance for the RT4	

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Housing Type	Private Open Space Per Unit	Permitted Location of Private Open Space (Per Unit)
	zoning district --	
Low-Rise Apartments Condominiums Flats (up to 4-stories)	In accordance with Rear Yard Open Space Requirements under Section 17-2-0307 of the Chicago Zoning Ordinance for the RT4 zoning district* or compliance with applicable open space impact fees in lieu**	Up to 50% of total open space required in column 1 may be in balconies or roof decks.
Mid-Rise Apartments Condominiums (5 stories or greater)	In accordance with Rear Yard Open Space Requirements under Section 17-2-0307 of the Chicago Zoning Ordinance for the RT4 zoning district or compliance with applicable open space impact fees in lieu**	Up to 100% of total open space required in column 1 may be in balconies or roof deck
Loft Conversions	In accordance with Rear Yard Open Space Requirements under Section 17-2-0307 of the Chicago Zoning Ordinance for the RT4 zoning district *or compliance with applicable open space impact fees in lieu**	Up to 100% of total open space required in column 1 may be in balconies or individual unit roof decks or may be provided in roof garden

\*Rear Yard Open Space Requirements which are relocated to the side or front yard can be counted towards the Private Open Space obligations in the above chart to the degree the provisions exceed what is required for side and front yard setbacks established for the Sub-Area in the Bulk and Data Table.

\*\*Where an in lieu fee is applicable it shall be calculated pursuant to the following formula: [Required Private Open Space - Proposed Provided Private Open Space (per Section 17-2-0307)] / 87SF \* \$313 = 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.

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- (b) Public Open Space. Public open space will be provided in accordance with the Proposed Open Space Plan exhibit referenced in Statement 4 above.

In addition to the Existing Public Open Space, and subject to the receipt of all necessary permits and approvals, the Applicant or its successors and assigns, shall design and construct the Proposed Public Open Space improvements as depicted on the Proposed Open Space Plan (hereinafter "Open Space"). Provided, however, that changes to the specific location and dimensions of the Open Space are permitted as long as the Open Space maintains a minimum of 89,000 square feet of open space. The Applicant, its successors and assigns and, if different than the Applicant, the legal title holders to and any ground lessors of the Property, shall be responsible for maintaining and managing the Open Space for the purposes set forth herein, including ensuring that the Open Space landscaping is well maintained, that the vegetation and plantings are kept in a healthy condition and that the Open Space facilities are clean, well lit, litter free and clear of snow (hardscaped areas) and debris. The Applicant shall provide sufficient liability insurance coverage for the operation of the Open Space for public use. The Applicant shall provide informational and wayfinding signage at the Open Space that identifies it is open to the public (subject to occasional partial closure for private use provided that a path providing access during such closures shall be maintained through the Open Space), free of charge, during normal park hours from 6:00am to 11:00pm every day of the year. The maintenance and management obligations contained herein shall continue for the life of this Planned Development and may, at the Applicant's election, subject to and in accordance with the DEMA (defined below). Publicly Accessible Open Space Areas shall be constructed and shall be completed prior to receipt of the Certificate of Occupancy for the first unit which exceeds 75% of the of the units required to contribute to the respective open space requirement, provided that plantings may be delayed if consistent with good landscape practice, but not longer than one year following the construction of the open space improvements set forth herein, or if necessary to accommodate the later construction of large park recreation components which may be located in more than one phase. Tracking of units assigned to each Publicly Accessible Open Space Area must be provided prior with each Part II submission.

Prior to issuance of building permits for the first principal building, adjacent to an Open Space improvement, the Applicant will enter into a development and maintenance agreement (the "DEMA") with the City for the construction, maintenance, and management of the Open Space. The DEMA obligations shall be binding upon the Applicant, its successors and assigns, including but not limited to a homeowners or master association whose

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purpose includes maintaining the Open Space. Upon completion of the Open Space, the public access provided for herein shall be memorialized in a public access easement agreement (which may be included in the DEMA) with and for the benefit of the City. The recording and other costs associated with establishing the easement shall be the responsibility of the Applicant. A copy of said public access easement agreement shall be on file with the Department of Planning and Development.

The Commissioner is hereby authorized to enter into the DEMA (or more than one DEMA if the Commissioner deems necessary depending on the phasing of the development) and all other documents contemplated by the Statement and, in his/her sole discretion, may modify by minor change the foregoing requirements, without further City Council approval, for the DEMA(s) and public access easement agreement(s) so as to permit alternate forms of achieving compliance with the Applicant's construction, maintenance and management obligations and public access rights, such as, by means of example and not limitation, one or more restrictive covenants or owners' reciprocal easement and operation agreements in form and substance acceptable to the City which expressly grant the City necessary enforcement, self-help and lien rights as may be necessary to assure compliance with this Statement.

- (c) 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.
- (d) 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 of Planning and Development and shall include windows. They shall

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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 facade 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.
- (e) 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.

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

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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.

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18. Section 17-13-0612 of the Chicago Zoning Ordinance shall apply to the Site Plan approval granted for development of the training facility planned in Subarea G pursuant to this amendment to Planned Development. Notwithstanding Section 17-13-0612, if such Site Plan approval lapses, the terms of this amendment to Planned Development shall govern development of the Planned Development as though such Site Plan approval had not been granted.

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# FINAL FOR PUBLICATION

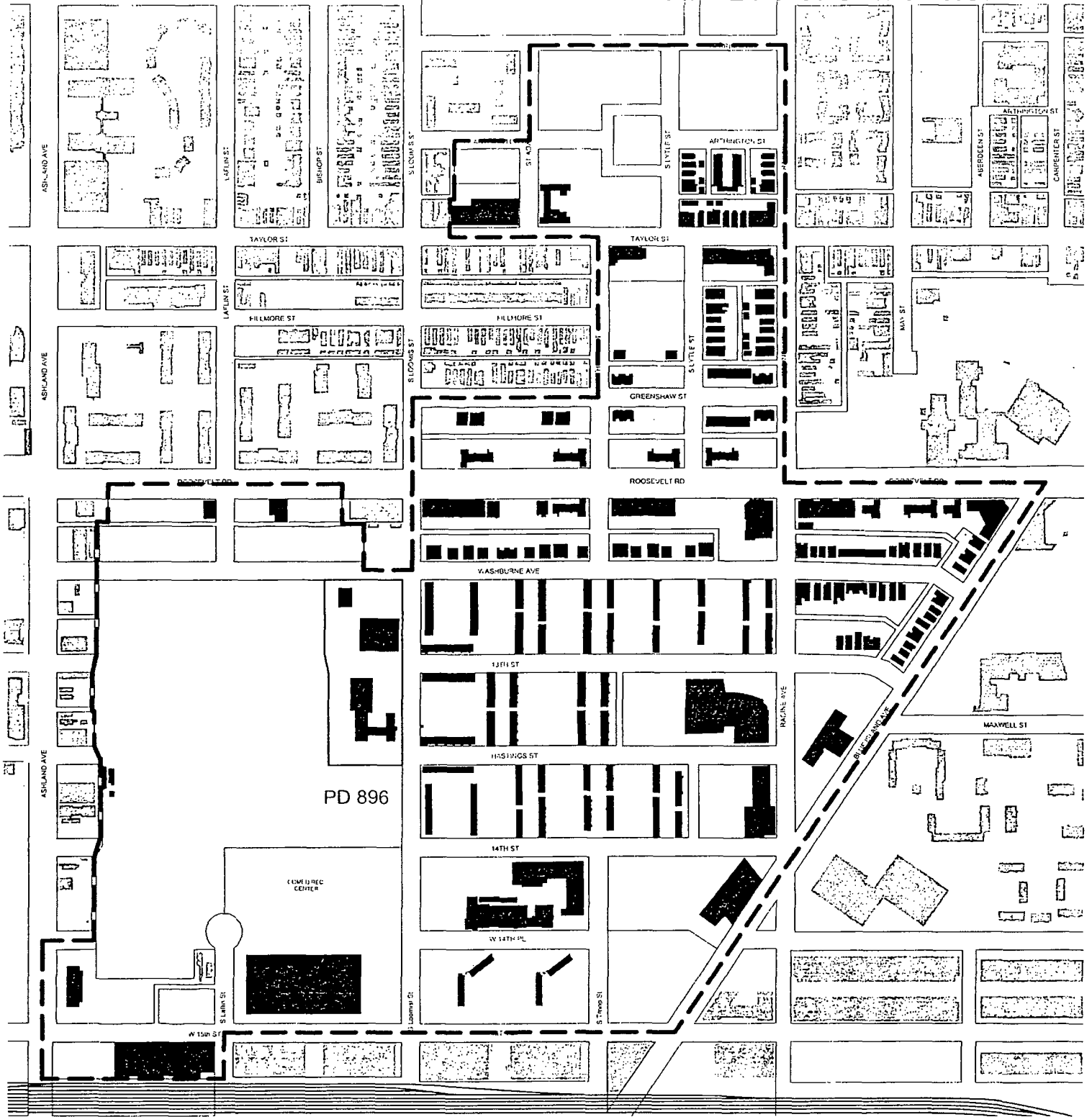
## Residential-Business Planned Development No. 896, as amended Bulk Regulations and Data Table

Subarea	A1	A2	A3	A4	A5	B1	B2	C1	C2
Gross Site Area (sf)									
Net Site Area (sf)	51,858	288,610	294,465	94,201	29,748	374,174	175,401	134,952	101,915
Net Site Acreage	1.2	6.6	6.8	2.2	0.7	8.6	4.0	3.1	2.3
Proposed FAR	1.3	1.2	1.1	1.1	1.3	1.7	2.7	1.4	2.5
Max Building Height	45'	45'	45'	45'	45'	65'	65'	65'	85'
Minimum Setbacks	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.
Maximum Dwelling Units	46	218	139	64	21	492	331	150	174

Subarea	D	E1	E2	F	G	H	TOTAL	
Gross Site Area (sf)							Gross Site Area (sf)	6,991,464
Net Site Area (sf)	243,493	187,402	263,889	1,486,676	1,071,758	382,062	Net Site Area (sf)	5,180,604
Net Site Acreage	5.6	4.3	6.1	34.1	24.6	8.8		
Proposed FAR	2.0	3.0	3.0	0.7	0.25	0.37	Overall FAR	1.10
Max Building Height	85'	85'	125'	Per existing.	65'	Per existing.		
Minimum Setbacks	Front 0 Side 0 Rear 8	Per site plan approval.	Per site plan approval.	Per existing.	Per approved site plan.	Per existing.		
Maximum Dwelling Units	340	240	475	330	50	0	Maximum Dwelling Units	3,070

Minimum Number of Loading Berths	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
Minimum Number of Parking Spaces	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
	Bike Parking	In substantial conformance with the applicable standard under the Chicago Zoning Ordinance

**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.



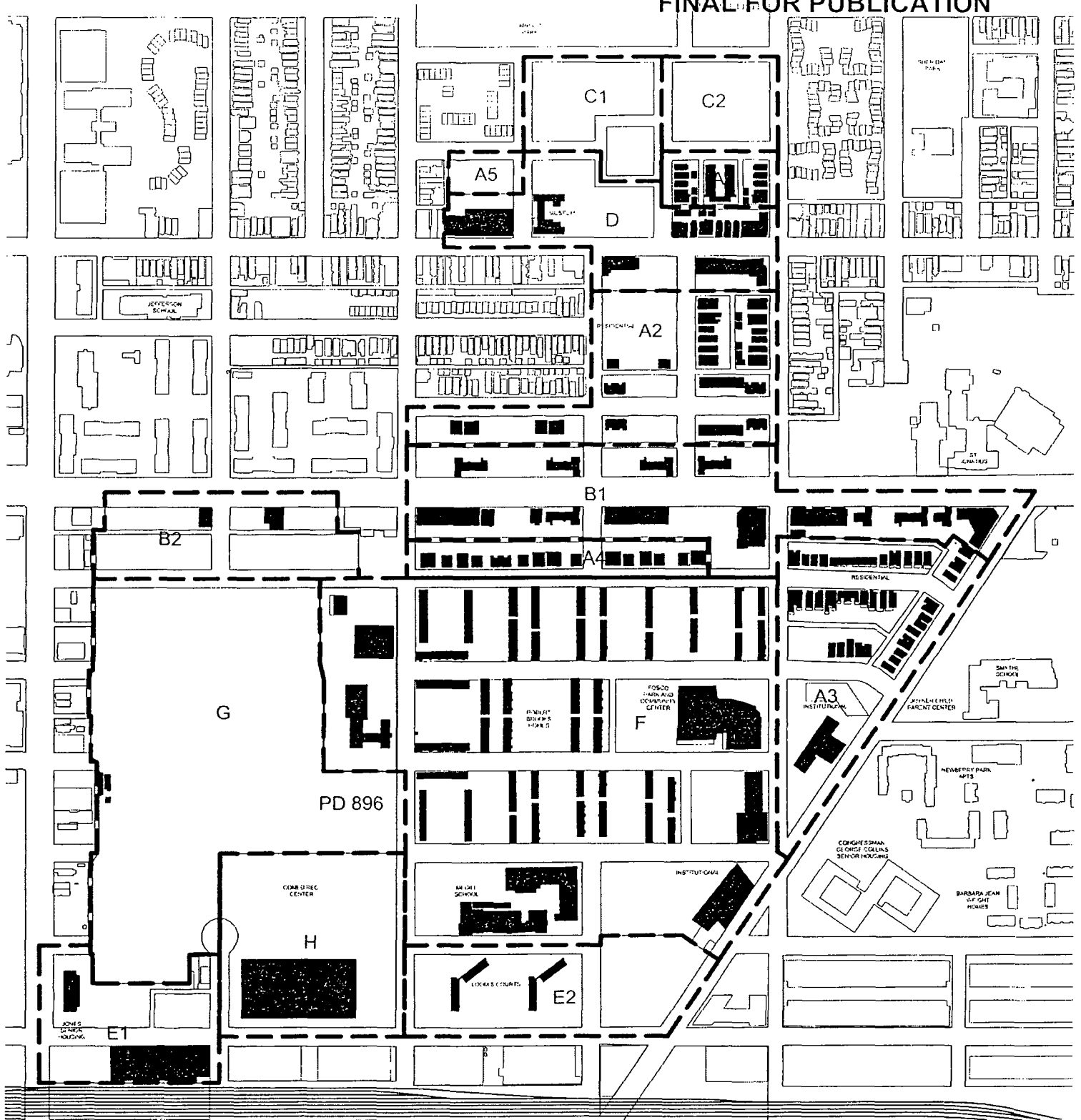
PLANNED DEVELOPMENT BOUNDARY - - - -  
 EXISTING BUILDINGS TO REMAIN WITHIN PD BOUNDARY ■■■■

# 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: September 15, 2022



SUBAREA BOUNDARY - - - -

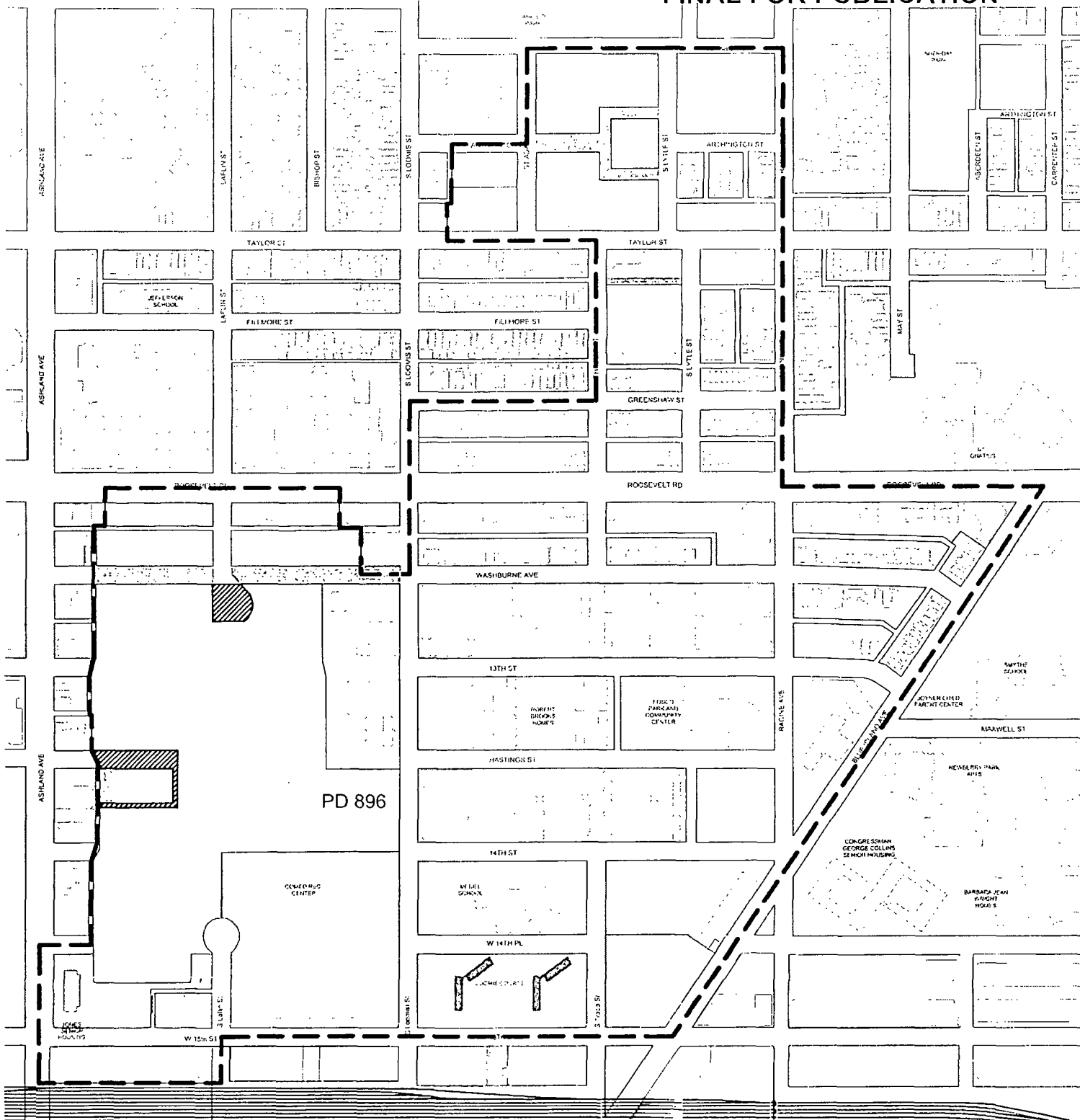
EXISTING BUILDINGS TO REMAIN WITHIN PD BOUNDARY ■■■■




# ROOSEVELT SQUARE

## SUBAREA MAP

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

INTRODUCED: June 22, 2022  
PLAN COMMISSION: September 15, 2022



PLANNED DEVELOPMENT BOUNDARY   
 VACATED RIGHTS OF WAY   
 DEDICATED RIGHTS OF WAY 

**ROOSEVELT SQUARE**      **RIGHT OF WAY ADJUSTMENTS MAP**

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

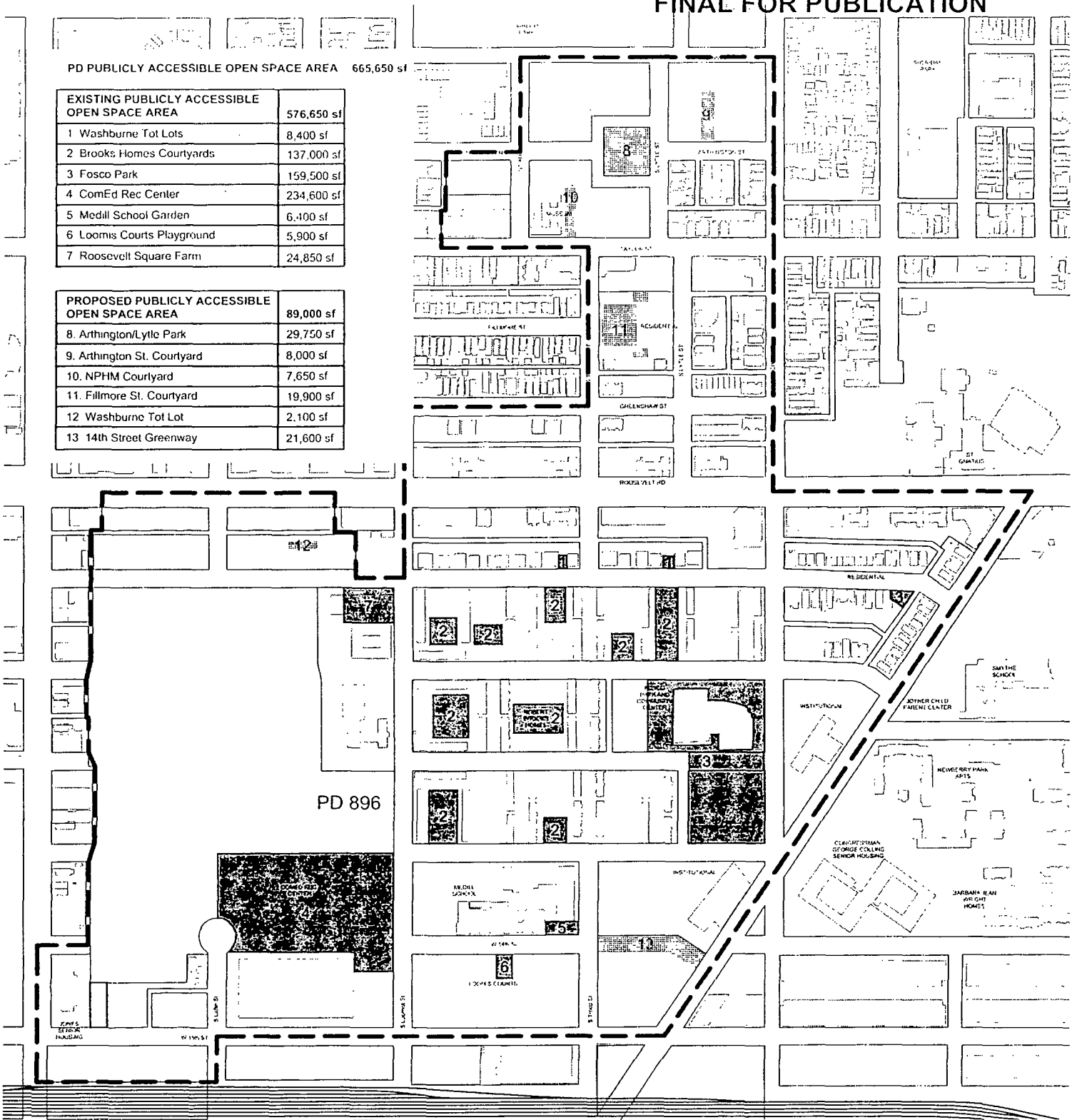
INTRODUCED: June 22, 2022  
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PD PUBLICLY ACCESSIBLE OPEN SPACE AREA 665,650 sf

EXISTING PUBLICLY ACCESSIBLE OPEN SPACE AREA	576,650 sf
1 Washburne Tot Lots	8,400 sf
2 Brooks Homes Courtyards	137,000 sf
3 Fosco Park	159,500 sf
4 ComEd Rec Center	234,600 sf
5 Medill School Garden	6,400 sf
6 Loomis Courts Playground	5,900 sf
7 Roosevelt Square Farm	24,850 sf

PROPOSED PUBLICLY ACCESSIBLE OPEN SPACE AREA	89,000 sf
8. Arthington/Lytic Park	29,750 sf
9. Arthington St. Courtyard	8,000 sf
10. NPHM Courtyard	7,650 sf
11. Fillmore St. Courtyard	19,900 sf
12 Washburne Tot Lot	2,100 sf
13 14th Street Greenway	21,600 sf



PD BOUNDARY

EXISTING PUBLICLY ACCESSIBLE OPEN SPACE

PROPOSED PUBLICLY ACCESSIBLE OPEN SPACE

# ROOSEVELT SQUARE

## PUBLICLY ACCESSIBLE OPEN SPACE PLAN

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

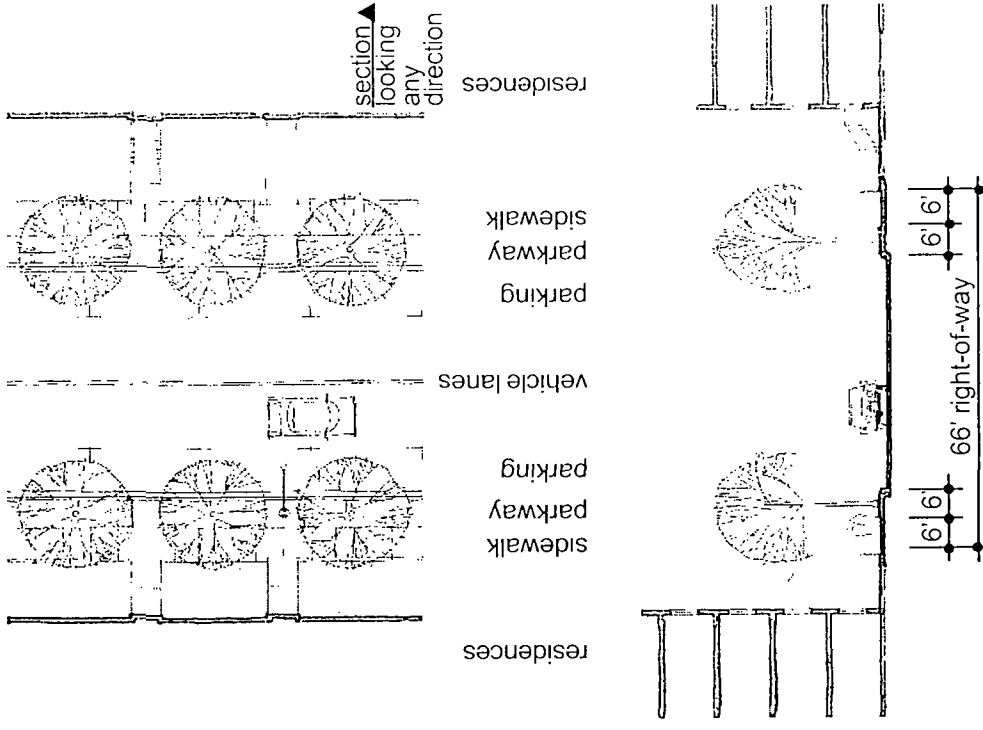
INTRODUCED: July 26, 2022  
 PLAN COMMISSION: September 15, 2022

**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

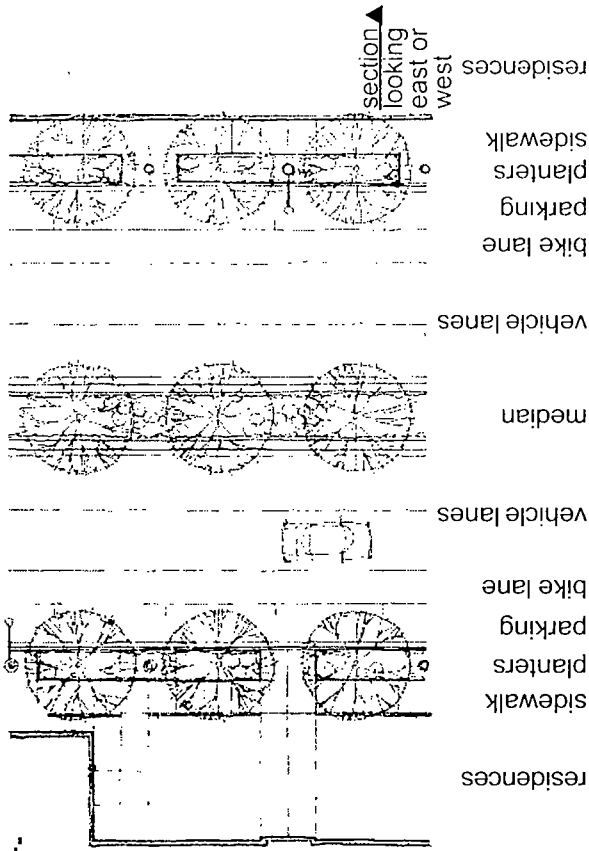
Address: ROOSEVELT SQUARE - 1201-1285 W. Cabrini Street, et al.

Introduced: June 22, 2022

Plan Commission: September 15, 2022

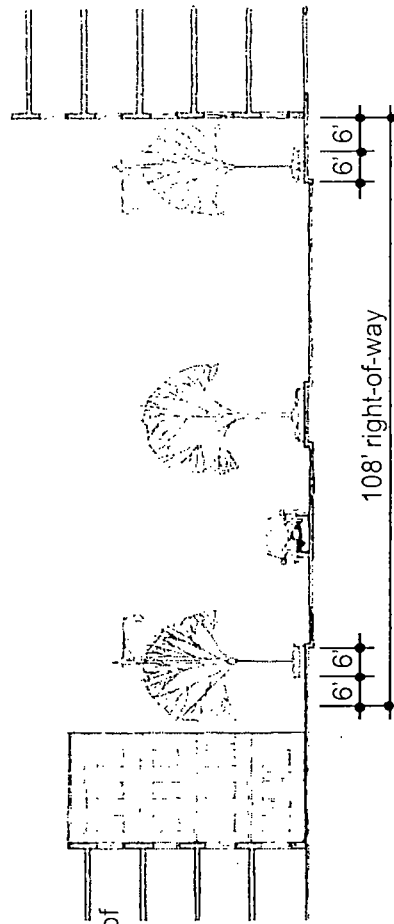
**STREET CHARACTER DIAGRAM**

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**

APPLICANT: City of Chicago

Address: ROOSEVELT SQUARE - 1201-1285 W. Cabrini Street, et al.  
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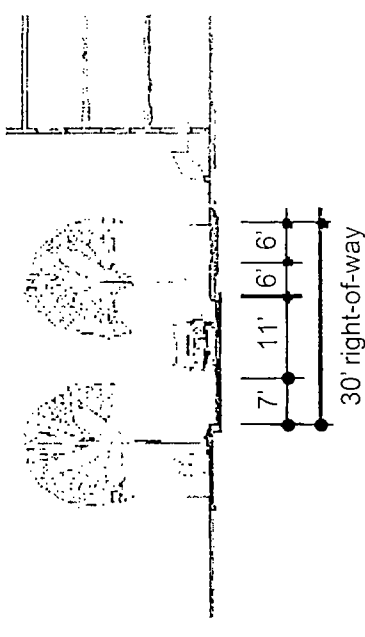
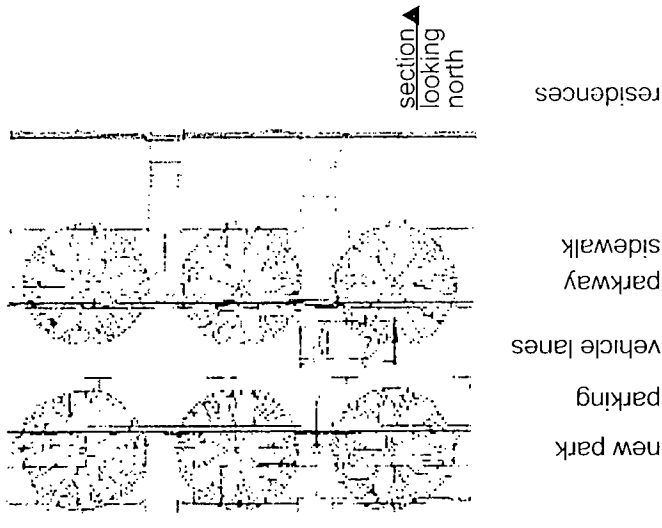
**Sub Area B - Residential Boulevard (Roosevelt Road)**

**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.



**ROOSEVELT SQUARE**

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

APPLICANT: City of Chicago

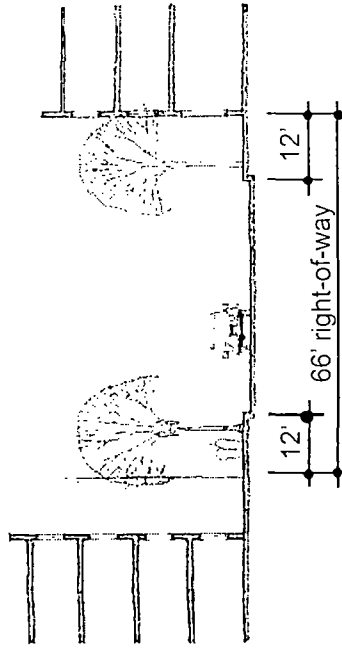
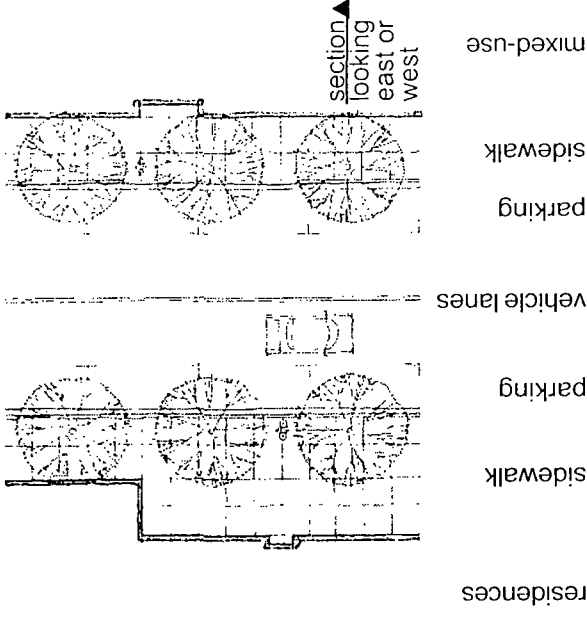
Address: ROOSEVELT SQUARE - 1201-1285 W. Cabrini Street, et al.

Introduced: June 22, 2022

Plan Commission: September 15, 2022

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

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

Introduced: June 22, 2022

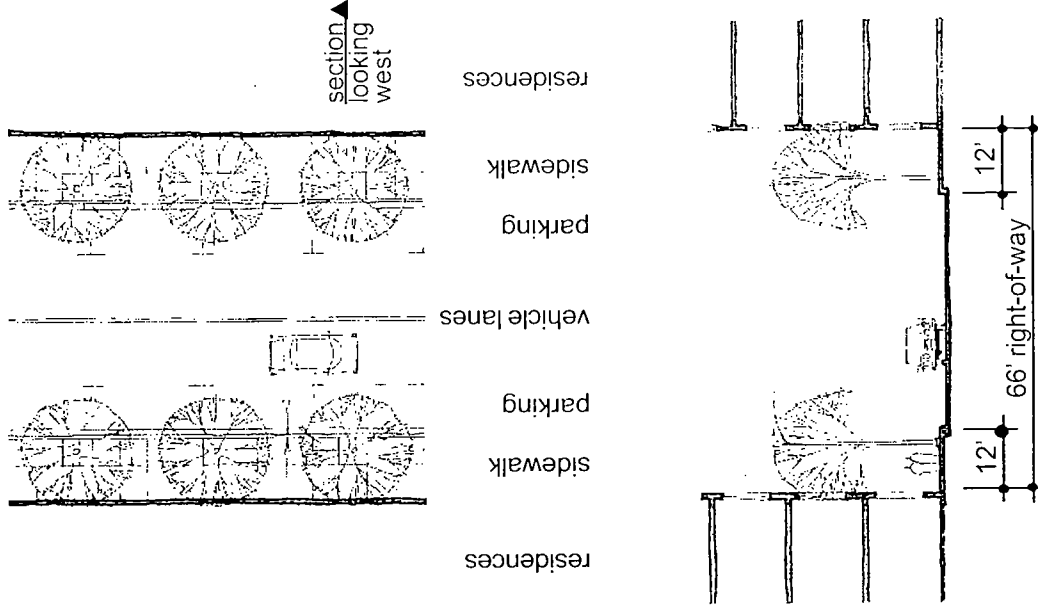
Plan Commission: September 15, 2022

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

APPLICANT: City of Chicago

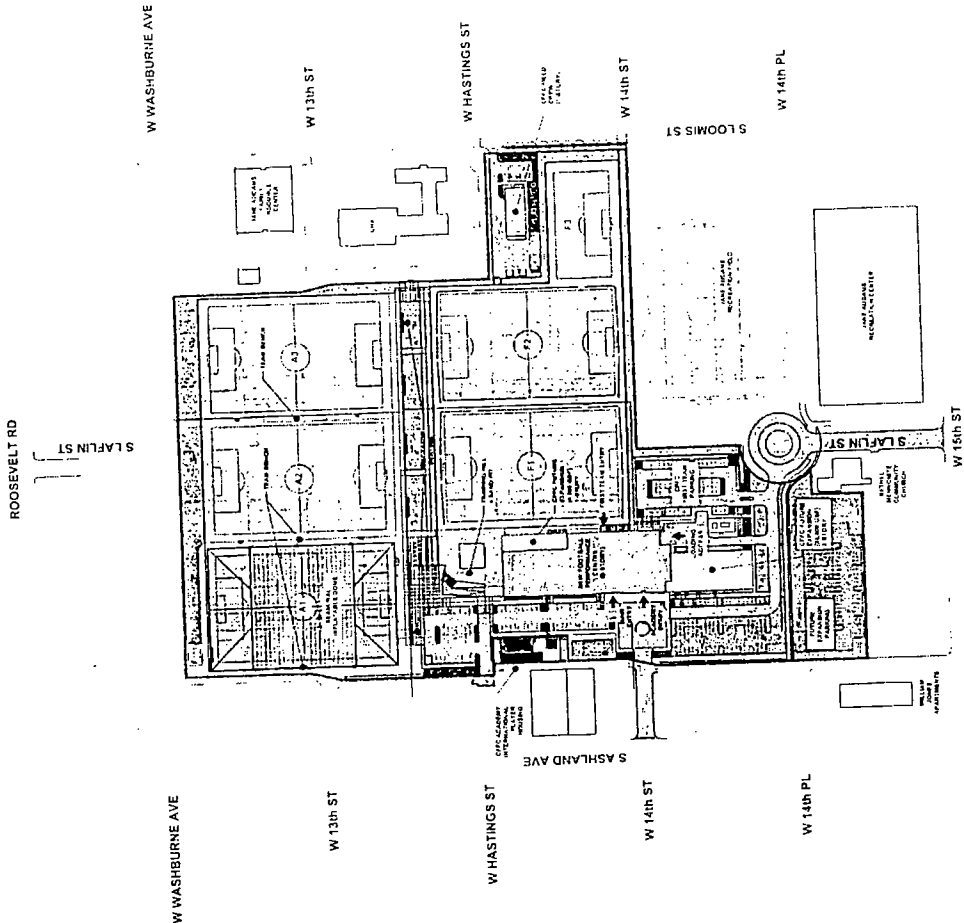
Address: ROOSEVELT SQUARE - 1201-1285 W. Cabrini Street, et al.

Introduced: June 22, 2022

Plan Commission: September 15, 2022

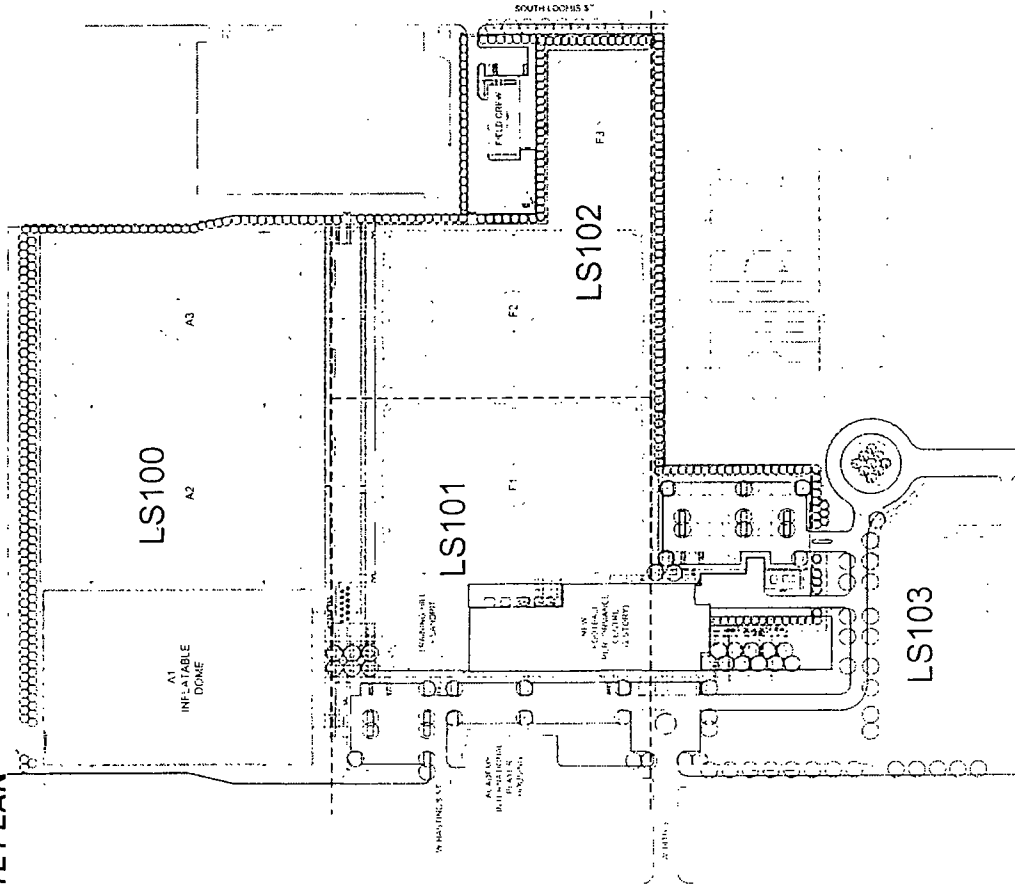
Sub Area E - Residential Loft (15th Street)

PROPOSED SUB AREA G SITE PLAN



Applicant: City of Chicago  
 Address: ROOSEVELT SQUARE - 1201 - 1285 W.  
 Applicant: Gabriini Street, et al.  
 Date Produced: June 22, 2022  
 Date of Commission: September 15, 2022

**SUB AREA G  
LANDSCAPE SITE PLAN**



**LANDSCAPE ORDINANCE ANALYSIS**

**PARKWAY PLANTING**

<b>SOUTH LOOMIS STREET</b>	
LENGTH (LINEAR FEET)	297'
NUMBER OF TREES REQUIRED (1 PER 25 LF)	12
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	12
10 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO CURB CUT ACCESS	

**VEHICULAR USE AREA SCREENING**

<b>SOUTH LOOMIS STREET</b>	
LENGTH (LINEAR FEET)	297'
NUMBER OF TREES REQUIRED (1 PER 25 LF)	12
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	12
VEHICULAR USE AREA IS SCREENED FROM PUBLIC R.O.W. BY A 4' X 5' FT. FENCE SCREENING	

**VEHICULAR USE AREA INTERNAL PLANTING**

TOTAL VEHICULAR USE AREA	97,517 SF
INTERNAL PLANTING AREA REQUIRED (10% OF 97,517)	9,751 SF
INTERNAL PLANTING AREA PROPOSED	≈10,750 SF
NUMBER OF TREES REQUIRED (8,751 / 125)	78
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	7 + 352 EVERGREENS (PERIMETER SCREENING)

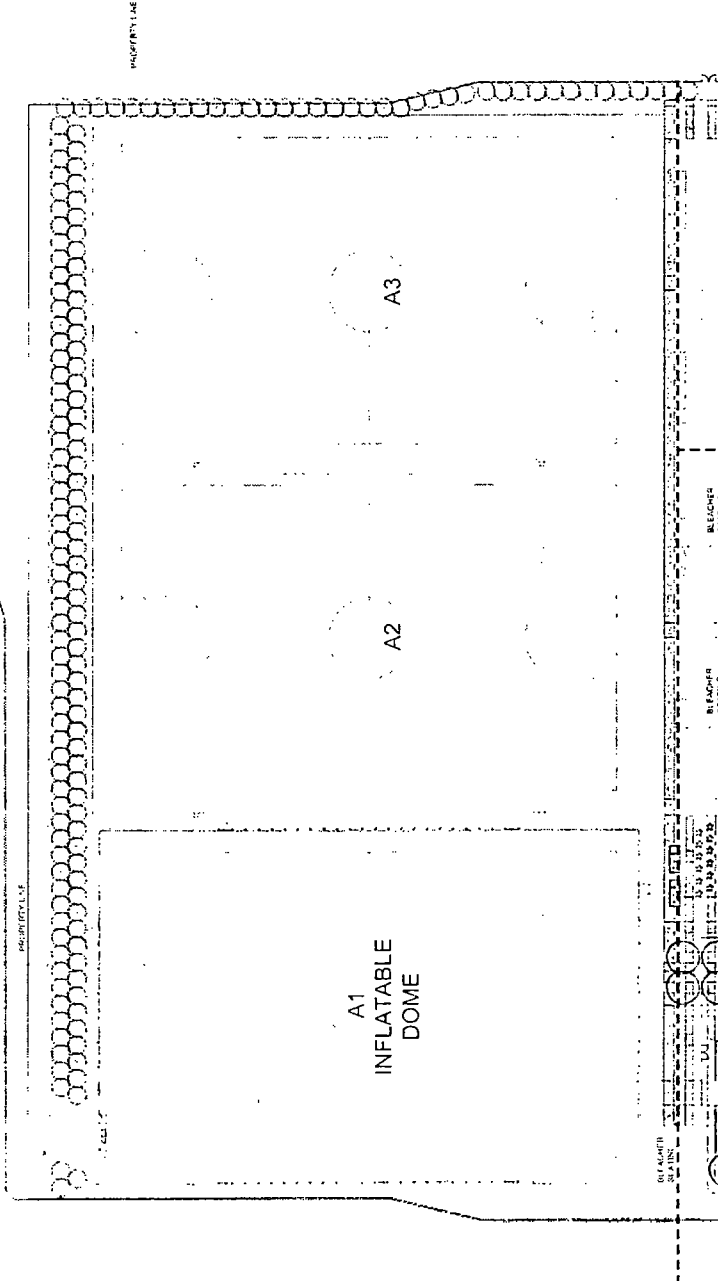
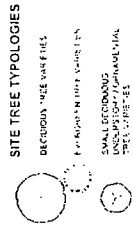


LANDSCAPE SITE PLAN COVER SHEET

Applicant: City of Chicago  
 Address: ROOSEVELT SQUARE - 1201 - 1285 W.  
 Applicant: Librini Street, et al.  
 Produced: June 22, 2022  
 Date of Commission: September 15, 2022



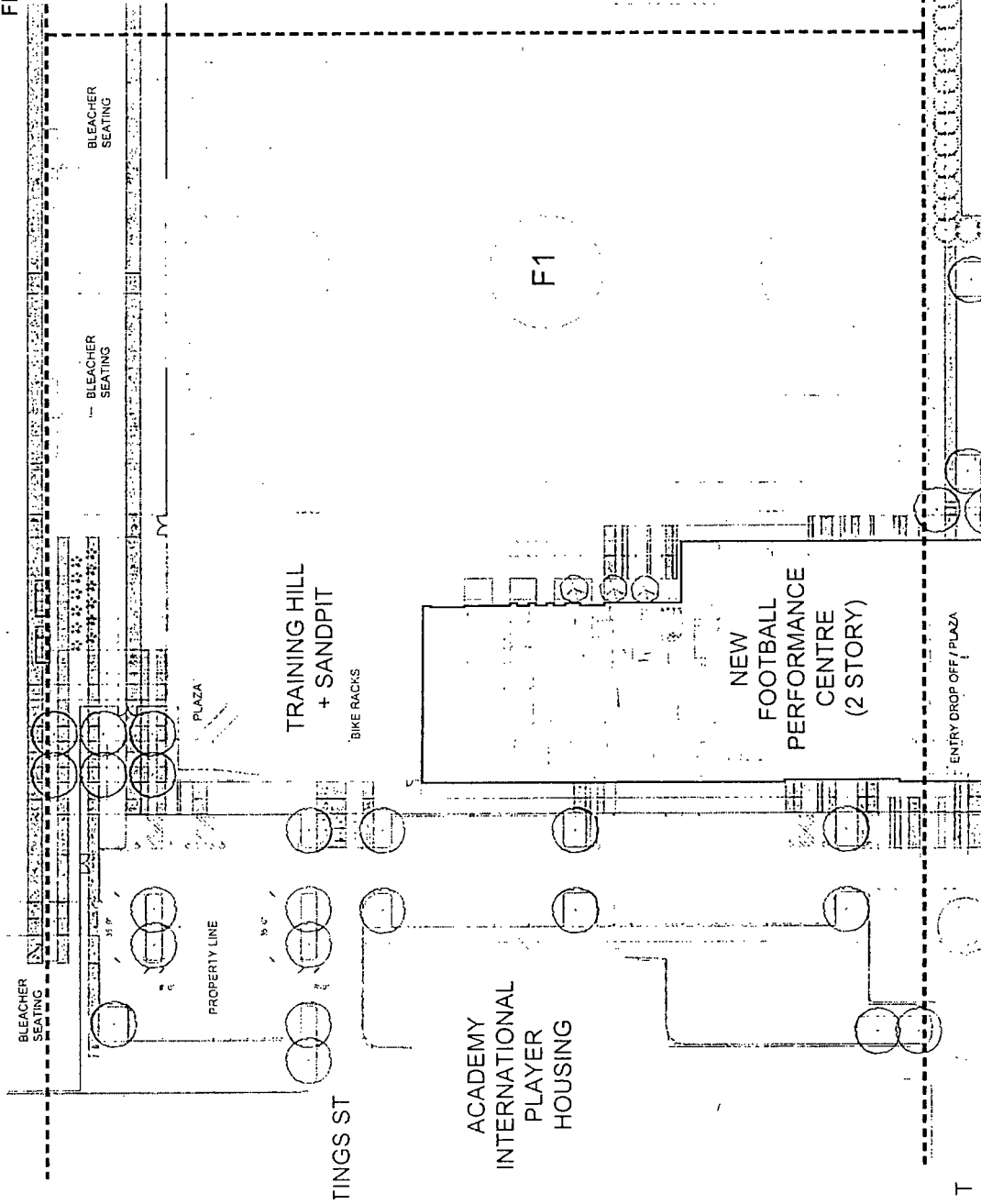
SUB AREA G  
LANDSCAPE SITE PLAN  
S100



LANDSCAPE SITE PLAN

Applicant: City of Chicago  
 Address: ROOSEVELT SQUARE - 1201 - 1285 W.  
 Applicant: Brini Street, et al.  
 Produced: June 22, 2022  
 Date of Commission: September 15, 2022

STUB AREA G  
LANDSCAPE SITE PLAN  
S101



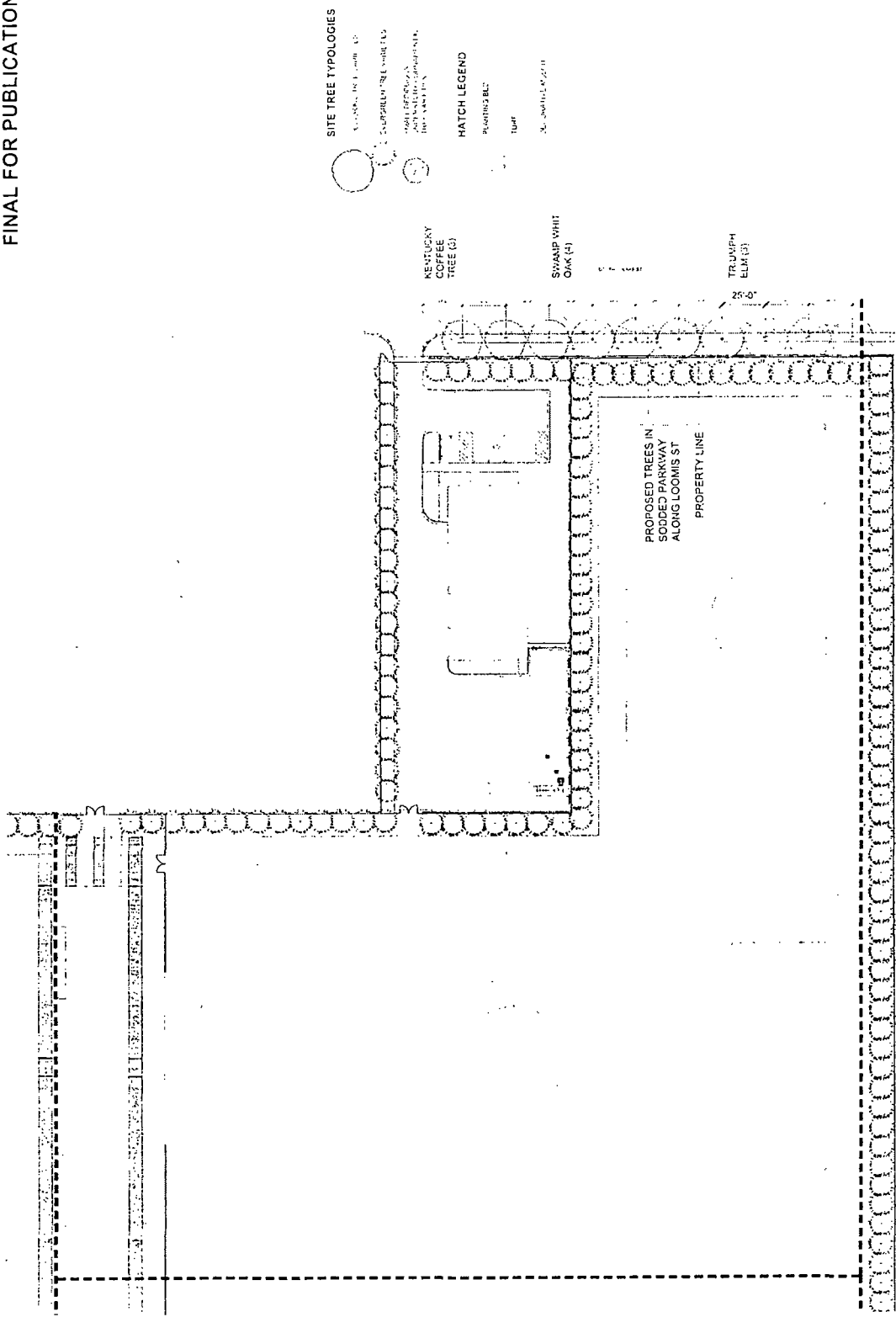
- SITE TREE TYPOLOGIES**
- BLEACHED H.C. HARDEN
  - DISPERSED - HELMBOCK
  - SMALL REDWOODS
  - SMALL REDWOODS
  - SMALL REDWOODS
  - SMALL REDWOODS

- HATCH LEGEND**
- PAVING MED
  - TURF
  - CONCRETE WALKER

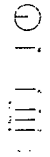
LANDSCAPE SITE PLAN

Applicant: City of Chicago  
 Address: ROOSEVELT SQUARE - 1201 - 1285 W.  
 Architect: Librini Street, et al.  
 Produced: June 22, 2022  
 Date of Commission: September 15, 2022

SUB AREA G  
LANDSCAPE SITE PLAN  
.S102

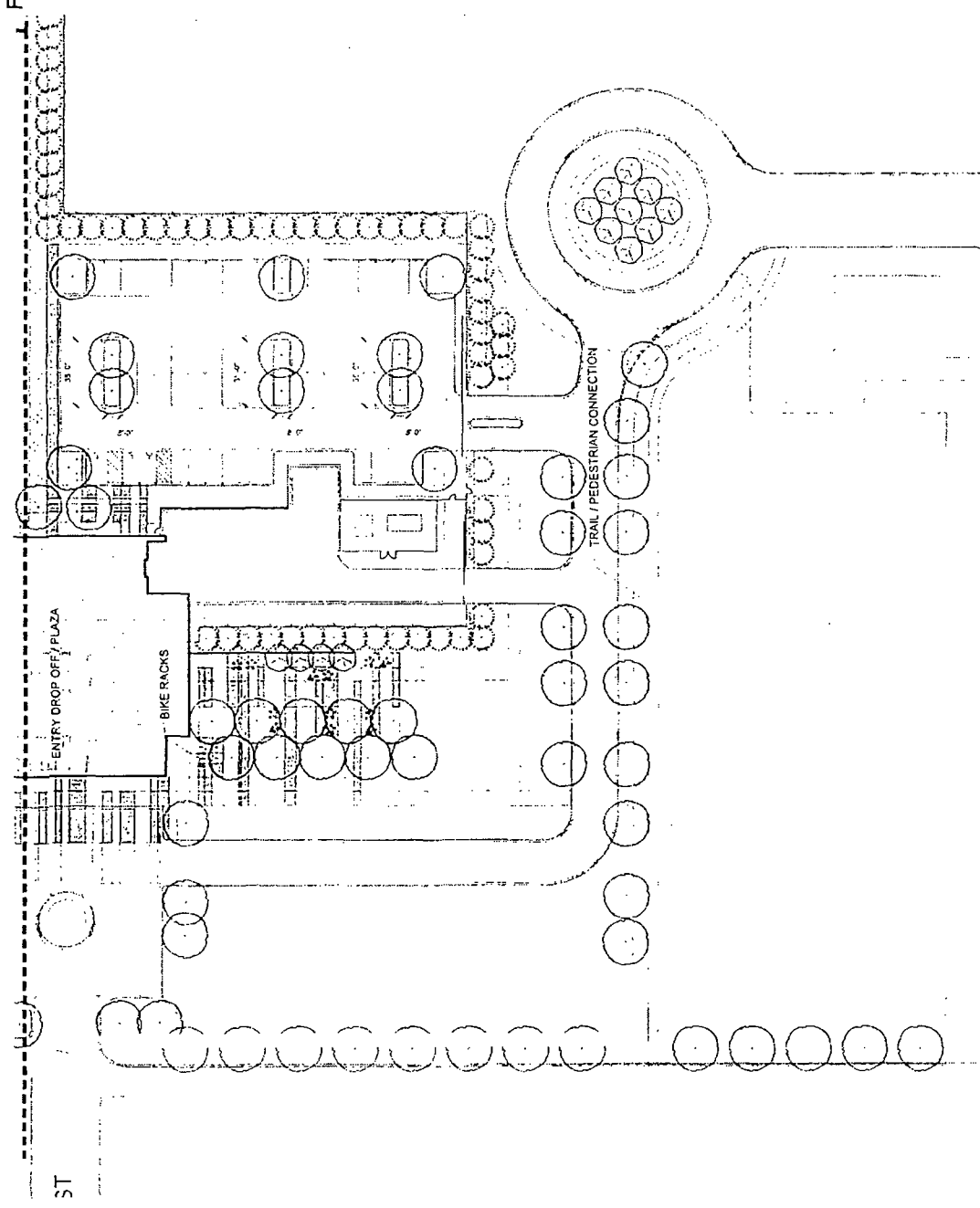


- SITE TREE TYPOLOGIES**
- KENTUCKY COFFEE TREE (1)
  - SWAMP WHITE OAK (4)
  - TRIUMPH ELM (3)
- HATCH LEGEND**
- ▨ PLANTING BED
  - ▨ TURT
  - ▨ SWAMP WHITE OAK



LANDSCAPE SITE PLAN

Applicant: City of Chicago  
 Address: ROOSEVELT SQUARE - 1201 - 1285 W.  
 Designer: Librini Street, et al.  
 Produced: June 22, 2022  
 Date of Commission: September 15, 2022



**SITE TREE TYPOLOGIES.**

- JACKSONVILLE
- EXPONENTIAL ARETES
- MANA...
- JONES...
- DIXIE...

**HATCH LEGEND**

- WAITING RED
- TURF
- DECORATIVE MULCH

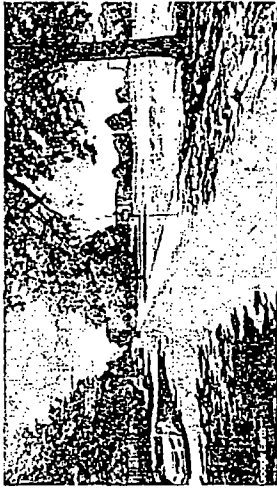
LANDSCAPE SITE PLAN

**SUB AREA G**  
**LANDSCAPE SITE PLAN**  
**.S103**

Applicant: City of Chicago  
 Address: ROOSEVELT SQUARE - 1201 - 1285 W.  
 Designer: Librini Street, et al.  
 Produced: June 22, 2022  
 Date of Commission: September 15, 2022

**SUB AREA G  
LANDSCAPE STREETScape SECTION**

SECTION 1	ROW WIDTH	SIDEWALK WIDTH	PARKWAY WIDTH
LOOMIS ST Existing condition	13'-3" Face of Curb to Property Line Trees planted 25'-0" O.C. in continuous turf boulevard	6'-0" CARRIAGE WALK 6'-0" Min	7'-0" - Grass Parkway 5'-0" Min In compliance

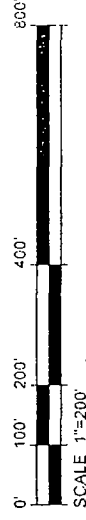
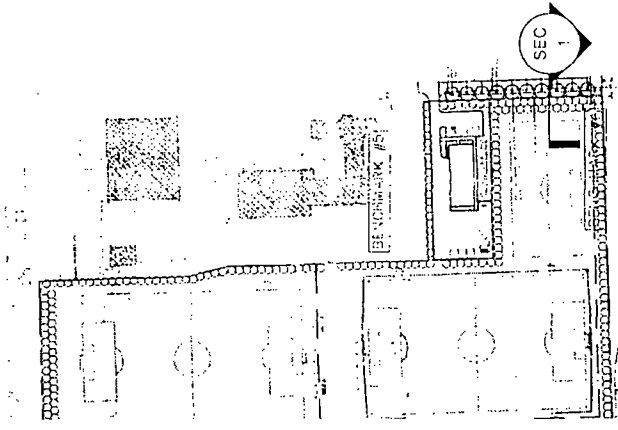
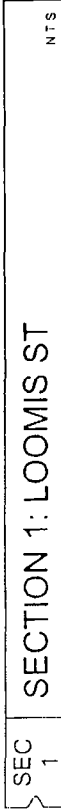
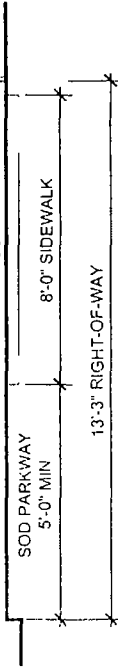


TREES PROVIDED TO ACHIEVE 25' O.C

PROPERTY LINE

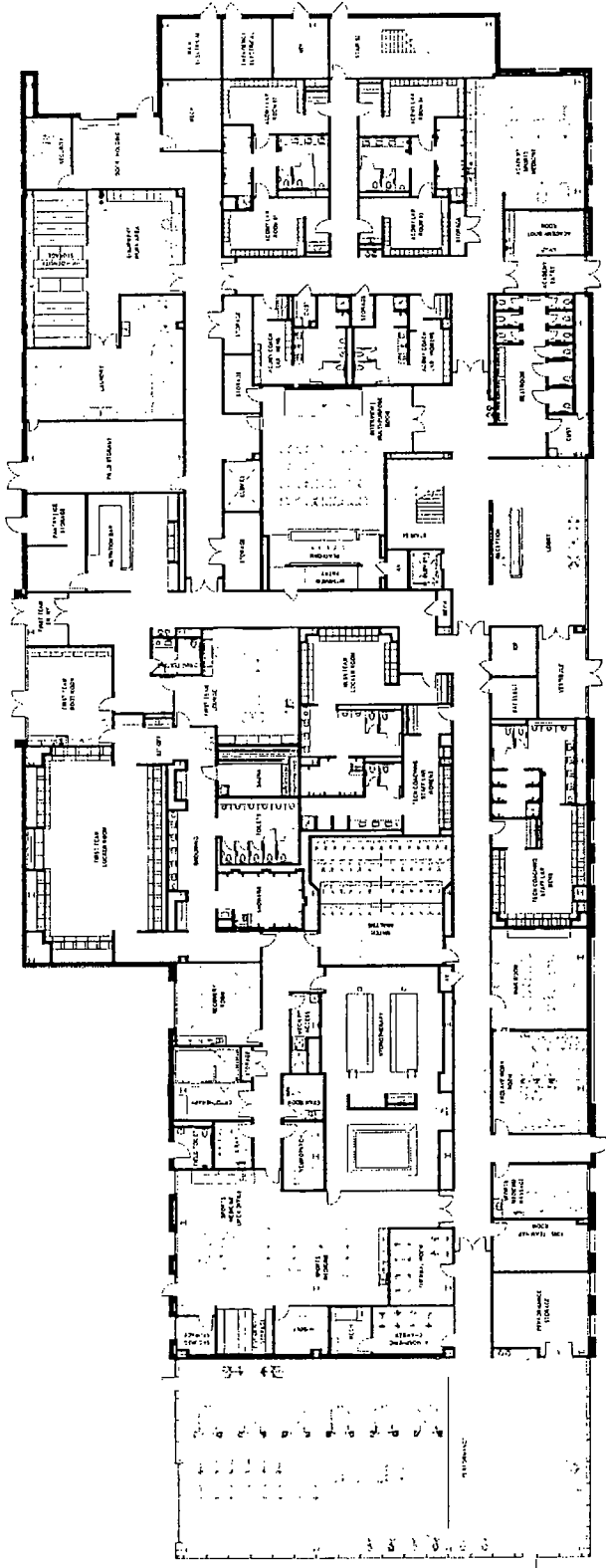
FENCE LINE

TURF



Applicant: City of Chicago  
 Address: ROOSEVELT SQUARE - 1201 - 1285 W.  
 Applicant: Gabriini Street, et al.  
 Produced: June 22, 2022  
 Date of Commission: September 15, 2022

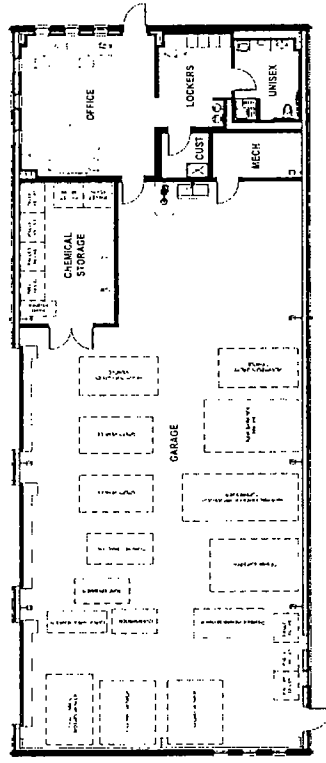
PERFORMANCE CENTRE / GROUND LEVEL PLAN



Applicant: City of Chicago  
Address: ROOSEVELT SQUARE - 1201 - 1285 W.  
Architect: Gabrieli Architects, et al.  
Produced: June 22, 2022  
Plan Commission: September 15, 2022



FIELD CREW / GROUND LEVEL PLAN



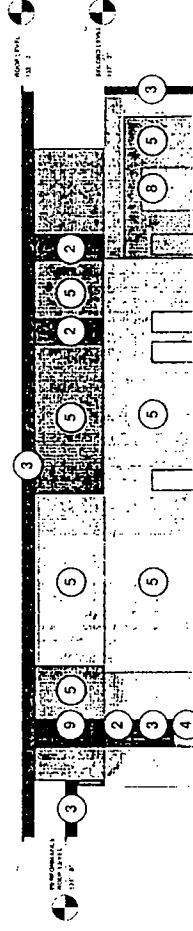
Applicant: City of Chicago  
Address: ROOSEVELT SQUARE - 1201 - 1285 W.  
Architect: Ibriini Street, et al.  
Produced: June 22, 2022  
Plan Commission: September 15, 2022



PERFORMANCE CENTRE | FAÇADE MATERIAL SYSTEMS

MATERIAL SYSTEM LEGEND

- 1 CURTAIN WALL - VISION GLAZING
- 2 STOREFRONT - VISION GLAZING
- 3 ARCHITECTURAL METAL PANEL
- 4 PRECAST CONCRETE PANEL
- 5 FACE BRICK
- 6 PERFORATED METAL SCREEN
- 7 GLASS OVERHEAD DOOR
- 8 ALUMINUM OVERHEAD DOOR
- 9 METAL LOUVERS

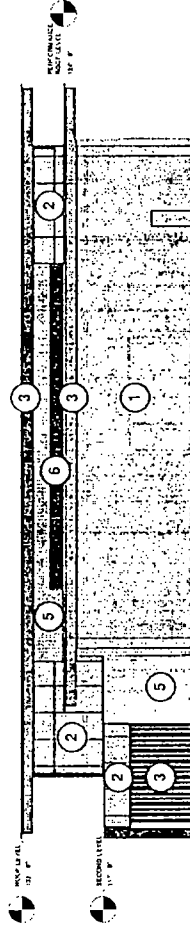


SOUTH ELEVATION



MATERIAL SYSTEM LEGEND

- ① CURTAIN WALL - VISION GLAZING
- ② STOREFRONT - VISION GLAZING
- ③ ARCHITECTURAL METAL PANEL
- ④ PRECAST CONCRETE PANEL
- ⑤ FACE BRICK
- ⑥ PERFORATED METAL SCREEN
- ⑦ GLASS OVERHEAD DOOR
- ⑧ ALUMINUM OVERHEAD DOOR
- ⑨ METAL LOUVERS



NORTH ELEVATION

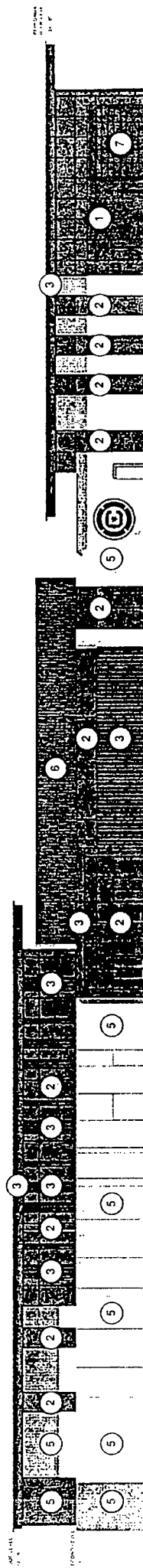


Applicant: City of Chicago  
Address: ROOSEVELT SQUARE - 1201 - 1285 W.  
Architect: Librini Street, et al.  
Produced: June 22, 2022  
Date of Commission: September 15, 2022

PERFORMANCE CENTRE | FAÇADE MATERIAL SYSTEMS

MATERIAL SYSTEM LEGEND

- 1 CURTAIN WALL - VISION GLAZING
- 2 STOREFRONT - VISION GLAZING
- 3 ARCHITECTURAL METAL PANEL
- 4 PRECAST CONCRETE PANEL
- 5 FACE BRICK
- 6 PERFORATED METAL SCREEN
- 7 GLASS OVERHEAD DOOR
- 8 ALUMINUM OVERHEAD DOOR
- 9 METAL LOUVERS

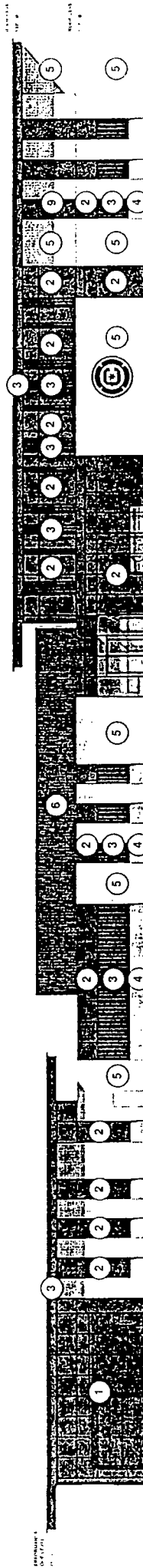


EAST ELEVATION

Applicant: City of Chicago  
Address: ROOSEVELT SQUARE - 1201 - 1285 W.  
Architect: Librini Street, et al.  
Produced: June 22, 2022  
Plan Commission: September 15, 2022

MATERIAL SYSTEM LEGEND

- ① CURTAIN WALL - VISION GLAZING
- ② STOREFRONT - VISION GLAZING
- ③ ARCHITECTURAL METAL PANEL
- ④ PRECAST CONCRETE PANEL
- ⑤ FACE BRICK
- ⑥ PERFORATED METAL SCREEN
- ⑦ GLASS OVERHEAD DOOR
- ⑧ ALUMINUM OVERHEAD DOOR
- ⑨ METAL LOUVERS

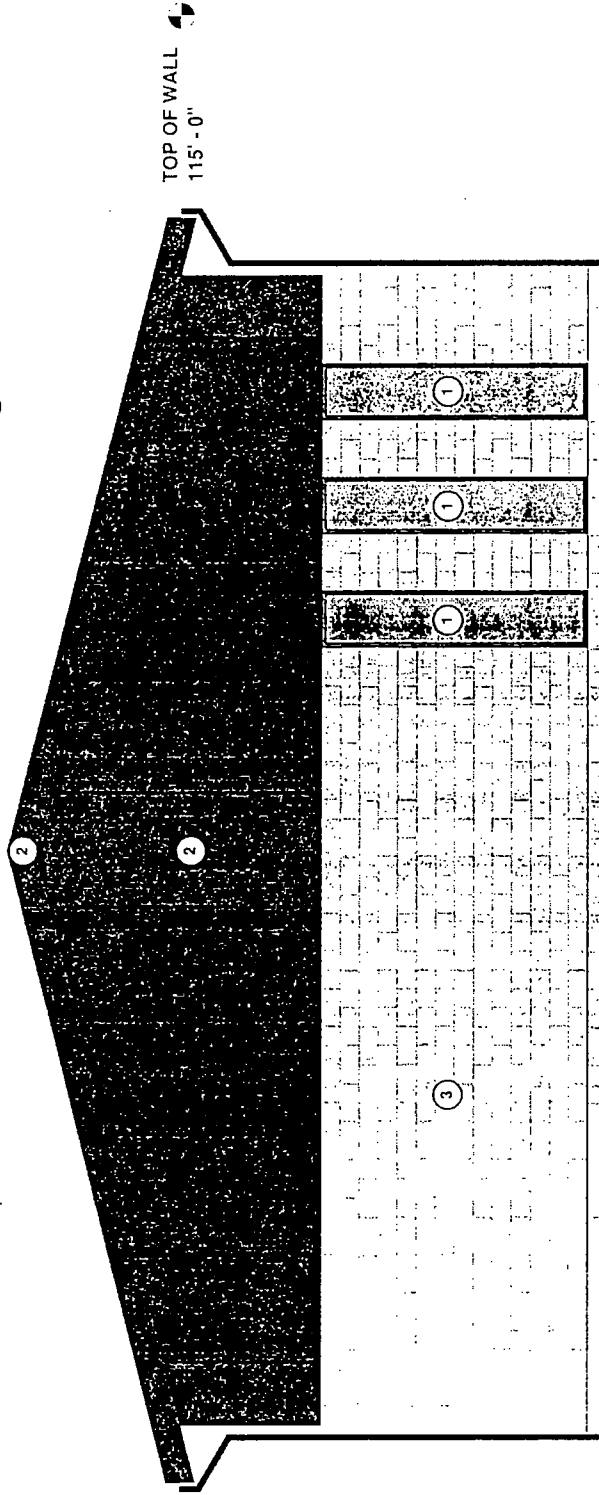


WEST ELEVATION

Applicant: City of Chicago  
Address: ROOSEVELT SQUARE - 1201 - 1285 W.  
Architect: Librini Street, et al.  
Produced: June 22, 2022  
Plan Commission: September 15, 2022

MATERIAL SYSTEM LEGEND

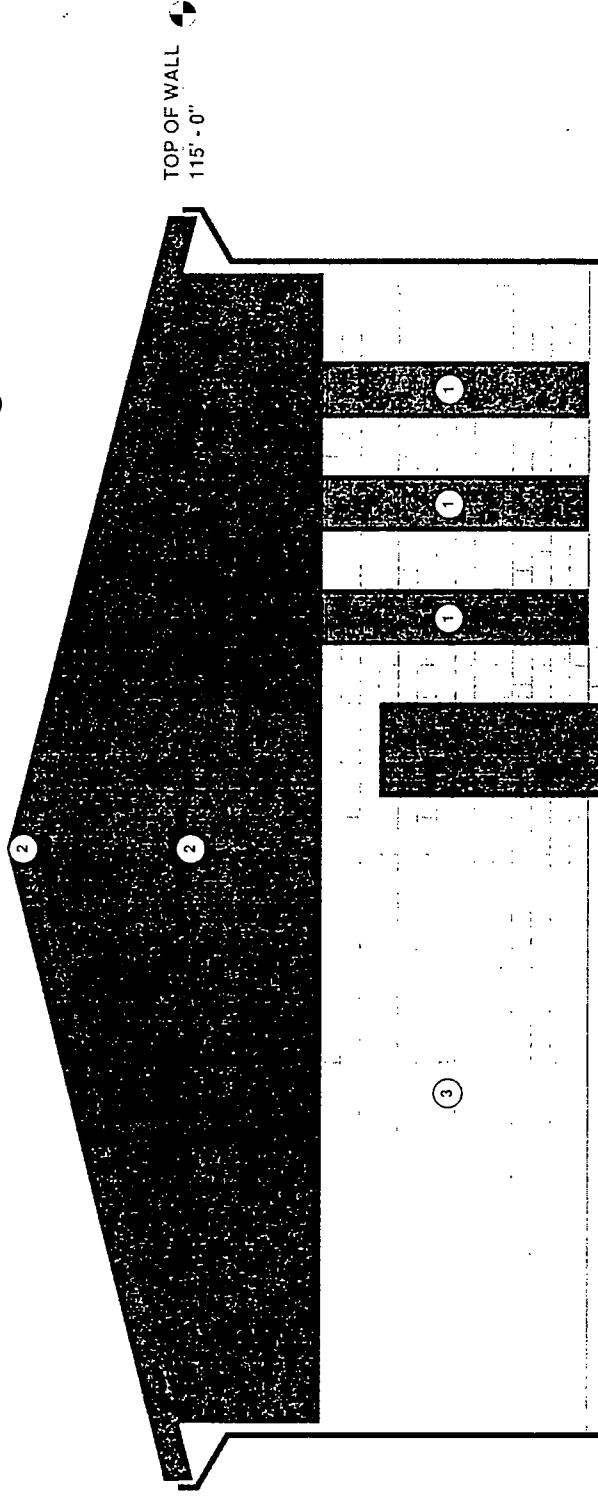
- ① STOREFRONT - VISION GLAZING
- ② ARCHITECTURAL METAL PANEL
- ③ CONCRETE MASONRY UNIT
- ④ ALUMINUM OVERHEAD DOOR



WEST ELEVATION

MATERIAL SYSTEM LEGEND

- ① STOREFRONT - VISION GLAZING
- ② ARCHITECTURAL METAL PANEL
- ③ CONCRETE MASONRY UNIT
- ④ ALUMINUM OVERHEAD DOOR

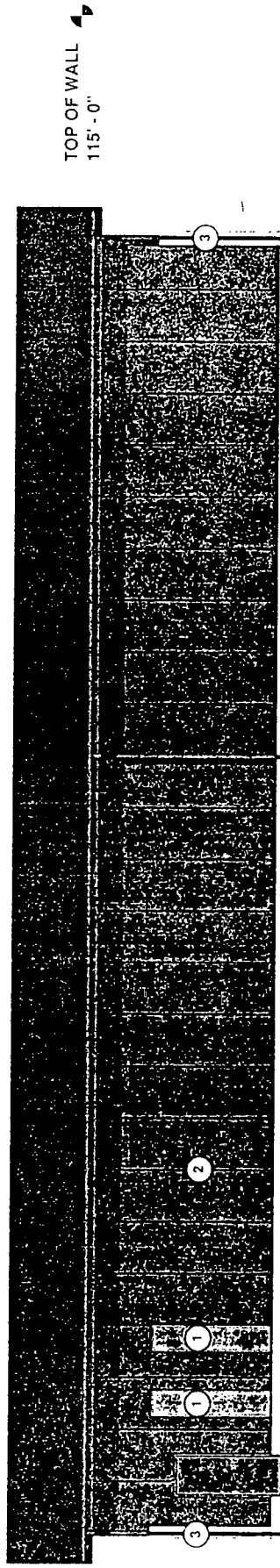


EAST ELEVATION

Applicant: City of Chicago  
Address: ROOSEVELT SQUARE - 1201 - 1285 W.  
Architect: Librini Street, et al.  
Produced: June 22, 2022  
Plan Commission: September 15, 2022

MATERIAL SYSTEM LEGEND

- ① STOREFRONT - VISION GLAZING
- ② ARCHITECTURAL METAL PANEL
- ③ CONCRETE MASONRY UNIT
- ④ ALUMINUM OVERHEAD DOOR



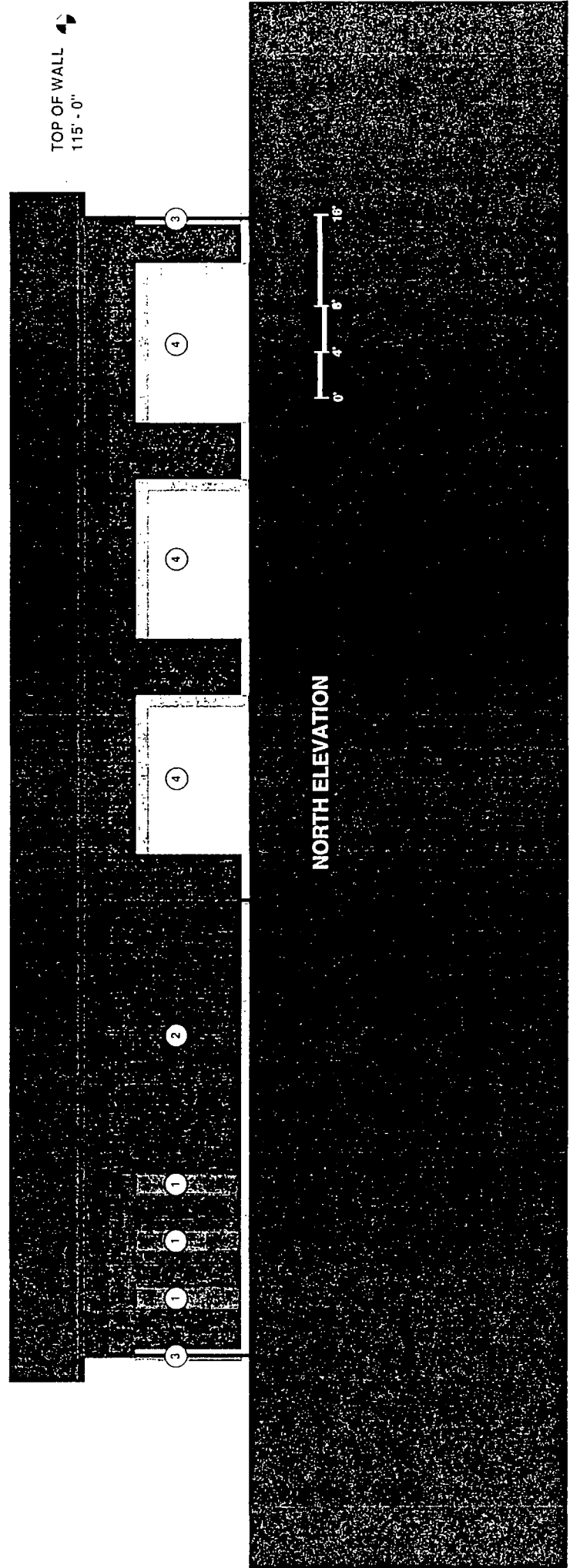
**SOUTH ELEVATION**



Applicant: City of Chicago  
Address: ROOSEVELT SQUARE - 1201 - 1285 W.  
Architect: Field Crew, et al.  
Produced: June 22, 2022  
Plan Commission: September 15, 2022

MATERIAL SYSTEM LEGEND

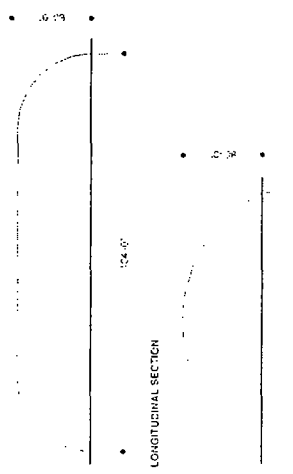
- ① STOREFRONT - VISION GLAZING
- ② ARCHITECTURAL METAL PANEL
- ③ CONCRETE MASONRY UNIT
- ④ ALUMINUM OVERHEAD DOOR



Applicant: City of Chicago  
Address: ROOSEVELT SQUARE - 1201 - 1285 W.  
Submitted by: Sabrina Street, et al.  
Produced: June 22, 2022  
Plan Commission: September 15, 2022



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



**LEGEND**

- 01 HEATING AND INFLATION UNIT & GENERATOR
- 02 10 x 10 x 35' VEHICULAR AIR LOCK
- 03 REVOLVING VESTIBULE DOOR
- 04 EMERGENCY EGRESS DOOR(S)
- 05 A1 PITCH - SYNTHETIC TURF 75 yd x 120 yd
- 06 PITCH - SYNTHETIC TURF 15' RUN OUT
- 07 PITCH - SYNTHETIC TURF 20' RUN OUT
- 08 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, ERRECTED FOR A PERIOD OF 180 DAYS OR LONGER. THOSE ERRECTED 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 ERRECTED 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

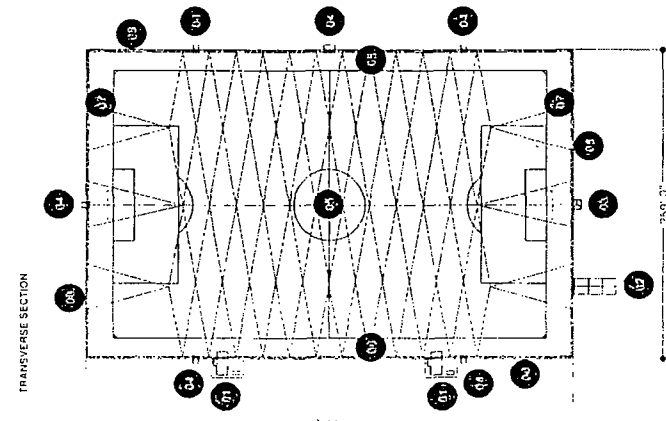
SPRINKLERS SHOULD NOT BE REQUIRED.

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

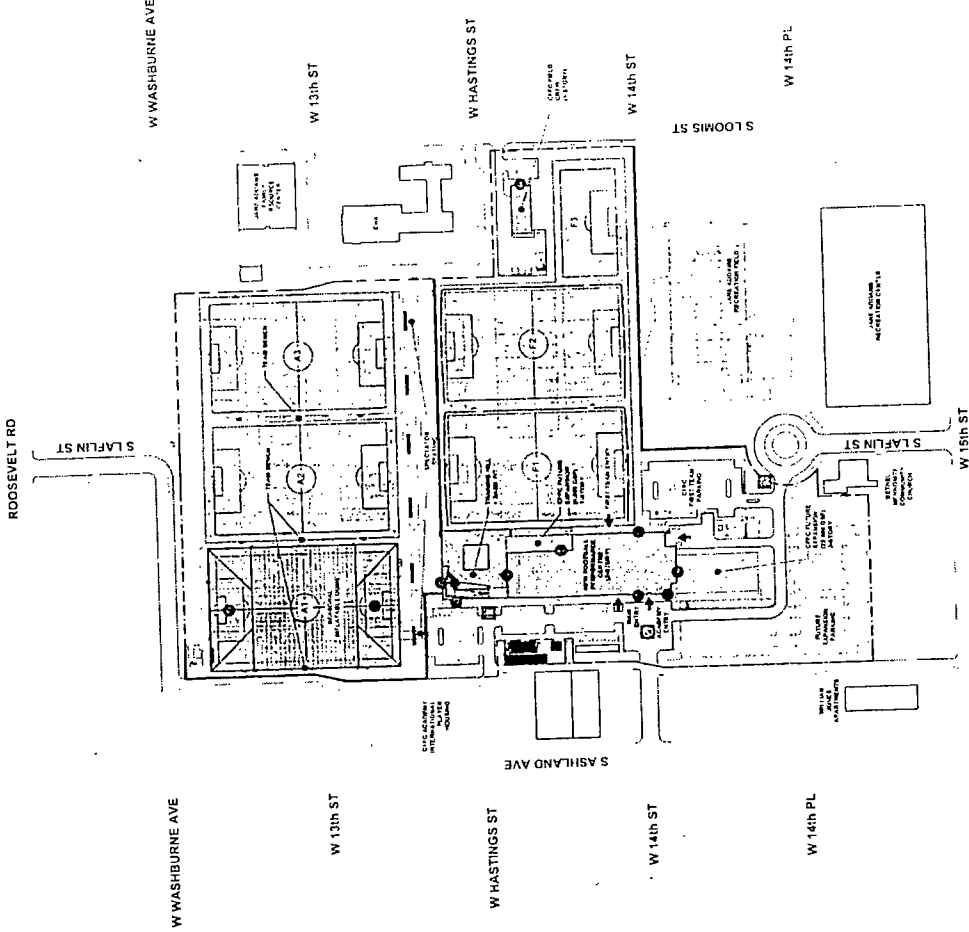
LIGHTING AND EMERGENCY LIGHTING IS REQUIRED.



Applicant: City of Chicago  
 Address: ROOSEVELT SQUARE - 1201 - 1285 W.  
 Architect: Brini Street, et al.  
 Produced: June 22, 2022  
 Plan Commission: September 15, 2022

**SUB AREA G  
SITE SIGNAGE**

BUILDING NAME	BUILDING SIGNAGE	FREESTANDING SIGNAGE	OUTWARD FACING SIGNAGE/SCRIM	TOTAL
ROOSEVELT PLAZA	150 SF	0 SF	1,200 SF	1,500 SF
WASHBURNE ST	240 SF	0 SF	1,260 SF ALLOWED	UP TO 1,500 SF
W 13th ST	130 SF	70 SF	1,310 SF ALLOWED	UP TO 1,500 SF
WASHBURNE ST	240 SF	140 SF	1,130 SF ALLOWED	UP TO 1,500 SF



**SIGN KEY**



POTENTIAL BUILDING SIGNAGE



POTENTIAL MONUMENT SIGNAGE



POTENTIAL GRAPHIC SCRIM ON FENCE

POTENTIAL OUTWARD FACING SIGNAGE



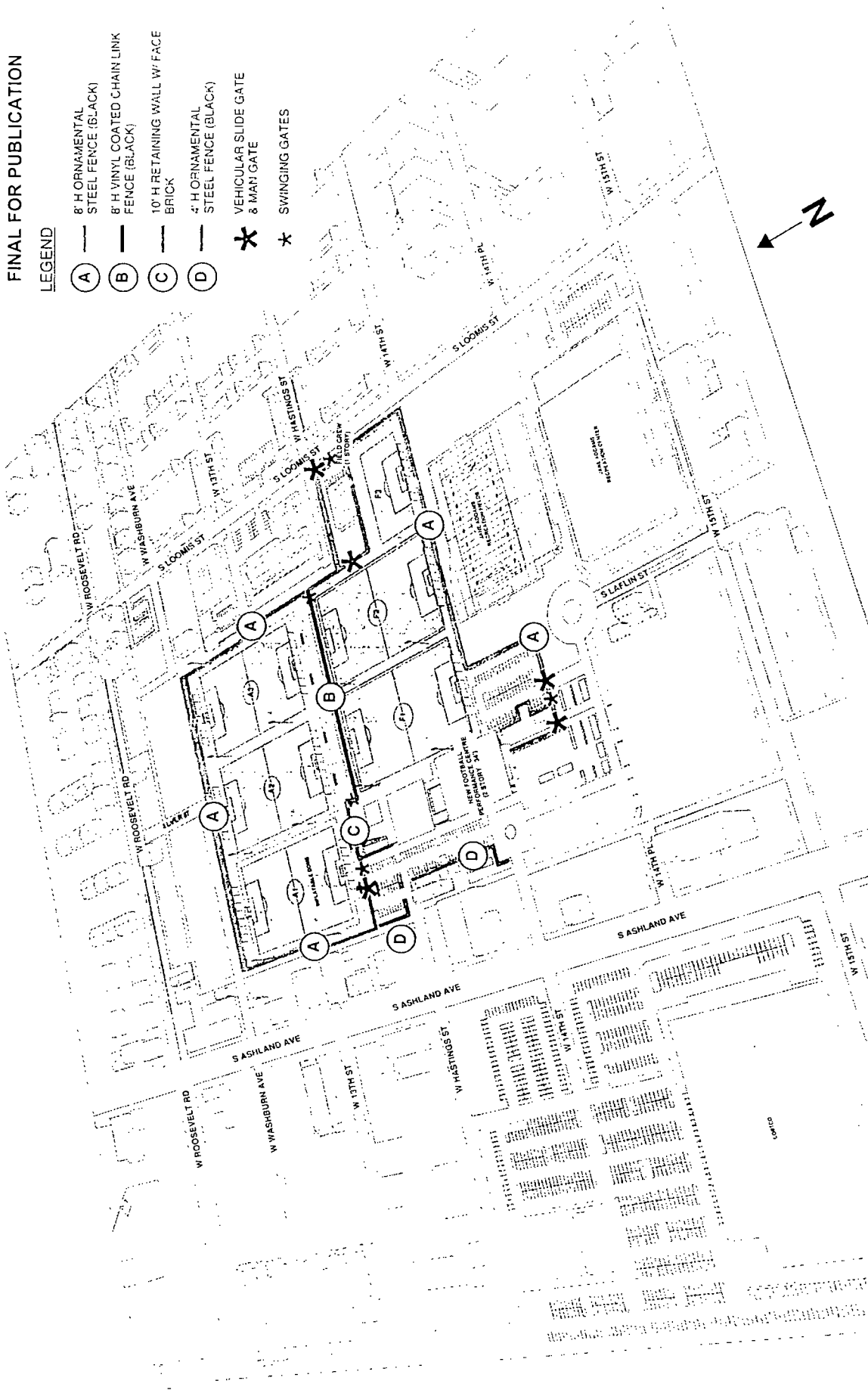
Applicant: City of Chicago  
 Address: ROOSEVELT SQUARE - 1201 - 1285 W.  
 Applicant: Ibribini Street, et al.  
 Produced: June 22, 2022  
 Date of Commission: September 15, 2022

**SUB AREA G  
SITE FENCING**

**FINAL FOR PUBLICATION**

**LEGEND**

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



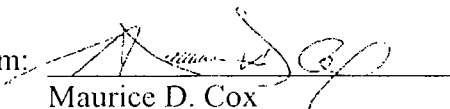
Applicant: City of Chicago  
 Address: ROOSEVELT SQUARE - 1201 - 1285 W.  
 Applicant: Ibriimi Street, et al.  
 Produced: June 22, 2022  
 Plan Commission: September 15, 2022



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

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

From:   
Maurice D. Cox  
Chicago Plan Commission

Date: September 15, 2022

Re: Proposed amendment to Residential-Business Planned Development #896

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On September 15, 2022, the Chicago Plan Commission recommended approval of the Zoning Map Amendment submitted by the City of Chicago in conjunction with the CHA, Chicago Fire FC and Related Midwest. A copy of the proposed Zoning Map Amendment is attached. I would appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 312-744-5798.

Cc: Noah Szafraniec  
PD Master File (Original PD, copy of memo)