



City of Chicago



SO2015-2680

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/15/2015
Sponsor(s):	Cochran (20)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 14-D and 16-D at E 63rd St to E 64th St at S Ellis Ave, S Greenwood Ave, S University Ave, S Woodlawn Ave, S Kimbark Ave, S Kenwood Ave and S Ingleside Ave (addresses are approximate) - App No. A-8119
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

RECEIVED

JUN 18 2015

A-8119

Initial: Fair - W

ORDINANCE

FINAL FOR PUBLICATION

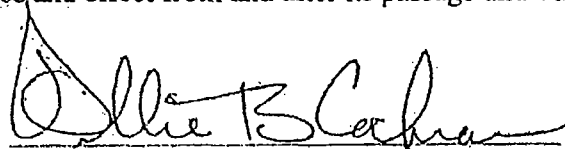
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Planned Development Number 723 District, RT4 Residential Two-Flat, Townhouse and Multi-Unit District, and RM5 Residential Multi-Unit District symbols and indications as shown on Map No. 14-D and 16-D in the area bounded by

A line 318.88 feet north of East 63rd Street; a line 198.22 feet east of South Greenwood Avenue; a line 257 feet north of East 63rd Street; South Woodlawn Avenue; the public alley next north of and parallel to East 63rd Street; South Kenwood Avenue; East 63rd Street; a line 260.93 feet east of South Kimbark Avenue; a line 103.64 feet south of and parallel to East 63rd Street; a line 216.69 feet east of South Kimbark Avenue; the public alley next south of and parallel to East 63rd Street; South Woodlawn Avenue; East 64th Street; South University Avenue; East 63rd Street; South Greenwood Avenue; a line 150 feet south of East 63rd Street; the public alley next west of and parallel to South Greenwood Avenue; the public alley next south of and parallel to East 63rd Street; South Ingleside Avenue; East 63rd Street; South Ellis Avenue; the public alley next north of and parallel to East 63rd Street; a line 181.07 feet east of South Ellis Avenue; a line 125 feet north of and parallel to East 63rd Street; a line 180.86 feet east of South Greenwood Avenue; a line 150 feet north of East 63rd Street; South Greenwood Avenue; a line 228.5 feet north of East 63rd Street; a line 180.72 feet east of South Greenwood Avenue; a line 257 feet north of and parallel to East 63rd Street; and South Greenwood Avenue,

to those of a Residential Planned Development Number 723 District, as amended.

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



Willie Cochran
Alderman, 20th Ward

Common Address of Property:

East 63rd Street; East 64th Street
South Ellis Avenue
South Greenwood Avenue
South University Avenue
South Woodlawn Avenue
South Kimbark Avenue
South Kenwood Avenue
South Ingleside Avenue
(addresses are approximate)

AMENDMENT TO
PLANNED DEVELOPMENT NUMBER 723
BULK REGULATION AND DATA TABLE

Gross Site Area:	902,722.34 square feet
Net Site Area:	455,754.71 square feet
Public Right of Way	446,967.63 square feet
Maximum Floor Area Ratio	NA
Maximum Number of Dwelling Units	208
Maximum Number of Dwelling Structures	111
Single Family Dwellings	111
Two Family Dwellings	94
Minimum Number of Parking Spaces:	222

PHASE I

Gross Site Area	430,971.58 square ft.
Net Site Area	273,722.02 square ft.
Public Right of Way	157,249.56 square ft.
Maximum Floor Area Ratio	0.70
Maximum Number of Dwelling Units	102
Maximum Number of Dwelling Structures	51
Single Family Dwellings	51
Two Family Dwellings	51
Minimum Number of Parking Spaces	102

CC INTRO DATE: APRIL 15, 2015
CPC DATE: JUNE 18, 2015

FINAL

AMENDMENT TO
 PLANNED DEVELOPMENT NUMBER 723
 BULK REGULATION AND DATA TABLE
 JUNE 18, 2015

PHASE II

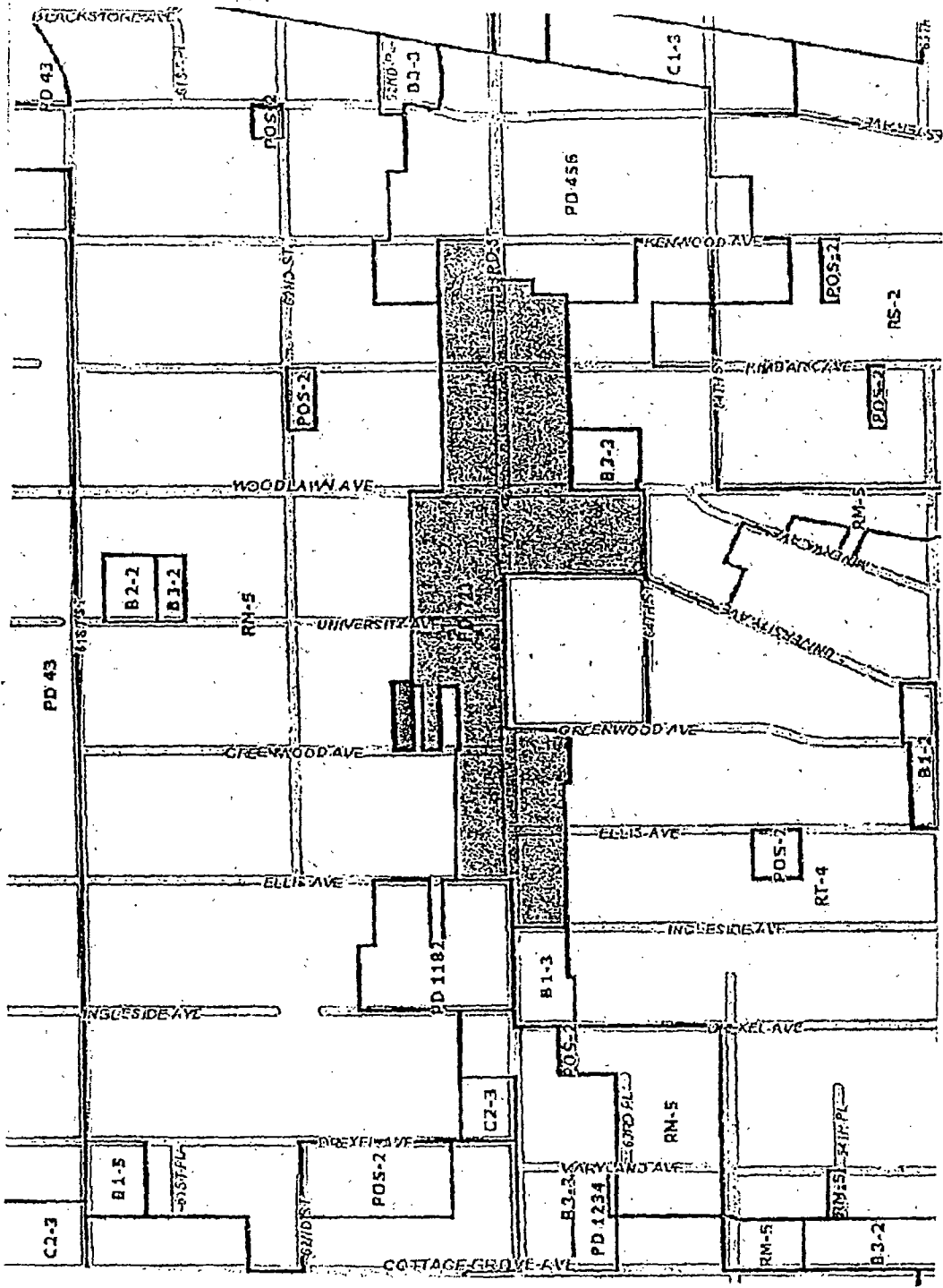
Gross Site Area	252,987.83 square feet
Net Site Area	169,515.00 square feet
Public Right of Way	83,472.83 square feet
Maximum Floor Area Ratio	0.70
Maximum Number of Dwelling Units	52
Maximum Number of Dwelling Structures	35
Single Family Dwellings	35
Two Family Dwellings	18
Minimum Number of Parking Spaces	70

PHASE III

Gross Site Area	218,762.93 square feet
Net Site Area	107,090.81 square feet
Public Right of Way	111,672.12 square feet
Maximum Floor Area Ratio	0.525
Maximum Number of Dwelling Units	50
Maximum Number of Dwelling Structures	25
Single Family Dwellings	25
Two Family Dwellings	25
Minimum Number of Parking Spaces	50

CC INTRO DATE: APRIL 15, 2015
 CPC DATE: JUNE 18, 2015

Planned Development No. 723, As Amended
PD Boundary Map/Existing Zoning Map



Applicant: Alderman Willie B. Cochran, 20th Ward
CPC Date: June 18, 2015



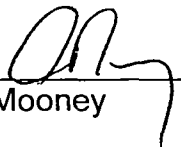
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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

FROM:



Andrew J. Mooney
Secretary
Chicago Plan Commission

DATE: June 19, 2015

RE: Proposed Amendment to Business Planned Development No. 723 for property generally bounded by East 63rd Street, East 64th Street, South Ellis Avenue, South Greenwood Avenue, South University Avenue, South Woodlawn Avenue, South Kimbark Avenue, South Kenwood Avenue, and South Ingleside Avenue.

On June 18, 2015, the Chicago Plan Commission recommended approval of the proposed amendment submitted by Ald. Willie Cochran. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

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

cc: Steve Valenziano
PD Master File (Original PD, copy of memo)

Chicago Plan Commission

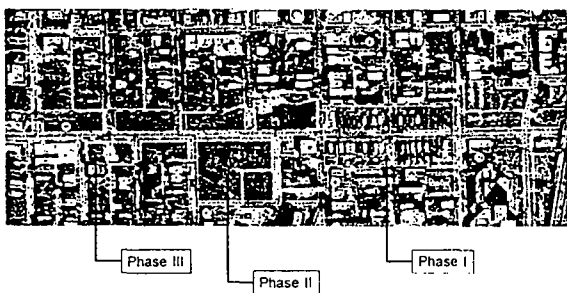


June 18, 2015
Amendment to Planned Development
No 723

Existing Planned Development 723 - Boundary Map



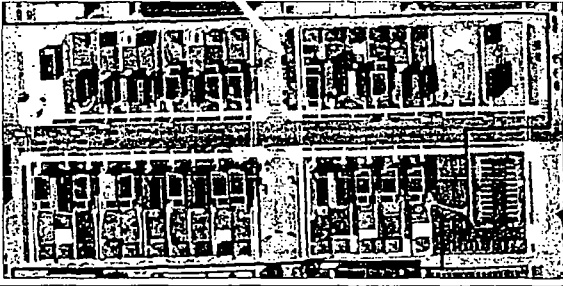
Planned Development 723 - Existing Boundary and Phasing Map



Planned Development 723 – Developed Portion of PD



- Development occurred in Phase I only
- Approximately 30 of a maximum of 51 structures built



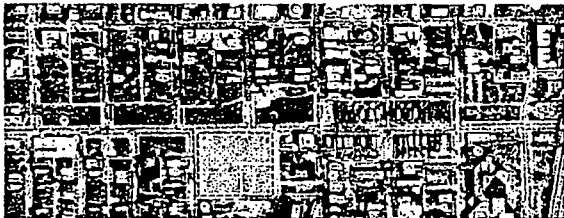
Planned Development 723 – Typical Block Elevations

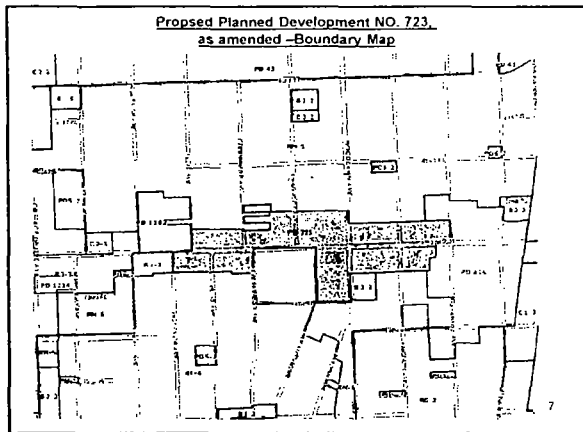


Planned Development 723 – Actual Block Elevations



Planned Development 723 – Area to be Removed (in blue)





**REPORT
TO THE
CHICAGO PLAN COMMISSION
FROM
THE DEPARTMENT OF PLANNING AND DEVELOPMENT
BUREAU OF ZONING AND LANDUSE**

JUNE 18, 2015

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

APPLICANT: ALDERMAN WILLIE B. COCHRAN (20TH WARD)

LOCATION: EAST 63rd ST.; EAST 64th ST., SOUTH ELLIS AVE.,
SOUTH GREENWOOD AVE., SOUTH UNIVERSITY AVE.,
SOUTH WOODLAWN AVE., SOUTH KIMBARK AVE.,
SOUTH KENWOOD AVE., SOUTH INGLESIDE AVE.
(Addresses are approximate)

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department Planning and Development hereby submits this report and recommendation on a proposed technical amendment to Residential Planned Development No. 723 for your review and recommendation to the Chicago City Council. The application for this amendment to the Chicago Zoning Ordinance was introduced into the City Council on April 15, 2015 by 20th Ward Alderman Willie Cochran. Notice of the public hearing was published in the Chicago Sun-Times on June 3, 2015. The applicant was separately notified of this public hearing.

The Applicant proposes to remove approximately 167,844 square feet from the planned development. The site is currently zoned Planned Development Number 723 District, RT4 Residential Two-Flat, Townhouse and Multi-Unit District, and RM5 Residential Multi-Unit District symbols. The applicant proposes to re-establish Planned Development No. 723 as amended.

The site is currently unimproved and vacant and is located in the Woodlawn Community Area. The proposed amendment will remove an area roughly bounded by West 63rd Street; South University Avenue; West 64th Street; and South Greenwood Avenue from Phase II and redraw the Planned Development boundaries and revise the Bulk Regulations and Data Table to reflect the decrease in Net Site Area, allowable units and off-street parking spaces. The area removed from Planned Development 723 will become part of a new institutional planned development for a charter school.

BACKGROUND

Residential Planned Development No. 723 was first approved by the Chicago City Council July 7, 1999 and amended on Thursday, July 28, 2011. The approximately 27-acre site lies on the south side of East 63rd Street, just east of the intersection of South University Avenue and East 63rd Street. The Planned Development consists of three phases, all of which are designated to contain a mix of single and two-family structures and accessory parking. Currently, less than 30 of the approved 140 structures, along with their respective parking spaces, have been built, all being located in Phase I. The land being removed from this Planned Development is unimproved and is still owned by the City of Chicago.

SITE AND AREA DESCRIPTION

The site is within the boundaries of the Woodlawn Tax Increment Finance District, but is not located within the Lake Michigan and Chicago Lakefront Protection District or a Chicago Landmark District.

Phase I (approximately 2.5 acres) lies on the eastern end of the Planned Development, generally located on both the north and south sides of East 63rd Street, between South Kenwood and South Woodlawn Avenues. Phase II lies in the middle of the Planned Development, generally located on both the north and south sides of East 63rd Street, between South Woodlawn and South Greenwood Avenues. Phase III (approximately 6 acres) lies on the western end of the Planned Development, generally located on both the north and south sides of East 63rd Street, between South Greenwood and South Ingleside Avenues.

Phase I is the only phase with any units constructed, located in less than 30 structures; no new units are contemplated for construction currently in any of the three phases. The area surrounding this Planned Development is generally all zoned RM5, Residential Multi-Unit District, or RT-4, Residential Two-Flat, Townhouse and Multi-Unit District. Property zoned B3-3, Community Shopping District, and Planned Development No. 1182 is located adjacent to both the southern boundary of Phase II and the western boundary of Phase III. There is also a property zoned B3-1 adjacent to the southwestern boundary of Phase III. Institutional Planned Development No. 456 is located adjacent to the eastern boundary of Phase I; it has an underlying zoning of RM5.

The land-uses surrounding this Planned Development are generally single and multi-family with some commercial presence along East 63rd Street and institutional uses in the general neighborhood, namely two Chicago Public School facilities and the southern campus of the University of Chicago.

This Planned Development is served by the Chicago Transit Authority's bus routes #4 (Cottage Grove), #5 (South Shore), #6 (Jackson Park Express), #15 (Jeffrey Local), #28 (Stony Island Local), #28X (Stony Island Express), #59 (59th/61st) and #63 (63rd); a CTA rail station at East 63rd/Cottage Grove on the Green Line; and, the Metra Electric and South Shore Lines via a station on 63rd Street; all located within approximately one mile of the site.

PROJECT DESCRIPTION

The Applicant proposes to amend Residential Planned Development No. 723 to remove an area roughly bound by West 63rd Street; South University Avenue; West 64th Street; and South Greenwood Avenue. This land would be rezoned to B3-2, Neighborhood Mixed-Use District prior to being included in a new planned development for a school. The land is unimproved and owned by the City of Chicago.

As a result of removing this parcel of Phase II, the Planned Development's overall Gross Site Area would decrease from 1,112,367.50 square feet (25.5 acres) to 944,522.94 square feet (21.72 acres). The Planned Development's overall Net Site Area would drop from 608,957.67 square feet (13.97 acres) to 550,327.83 square feet (10.46 acres); the Net Site Area of Phase II would fall from 228,144.84 square feet (5.24 acres) to 169,550.00 square feet (3.89 acres). The maximum permitted Floor Area Ratio for Phase II would remain at 0.7.

The maximum number of dwelling units in the overall Planned Development would be reduced from 226 to 208; in Phase II the maximum allowable would be reduced from 70 to 52. Single-Family Dwelling structures throughout the entire Planned Development would drop from 129 to 111 and within Phase II they would be reduced from 53 to 35. Two-Family Dwelling structures would be reduced from 97 to 94 throughout the entire Planned Development and from 21 to 18 within Phase II.

The maximum allowable off-street parking spaces for the Planned Development would decrease from 258 to 222; those allotted for Phase II would be reduced from 106 to 70. No other changes are contemplated by this amendment; all Planned Development exhibits labeled and dated June 18, 2015, and not included or referenced in this presentation, will remain valid.

RECOMMENDATION

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

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

- A. The removal of land from this Residential Planned Development will result in a corresponding reduction to net site area, unit count, parking and Floor Area Ratio for the portion that remains; and,
- B. The proposed amended Residential Planned Development No. 723 would remain compatible with the character of the surrounding area (per 17-13-0611).

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

Bureau of Planning and Zoning
Department of Planning and Development



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

AMENDMENT TO PLANNED DEVELOPMENT NO. 723

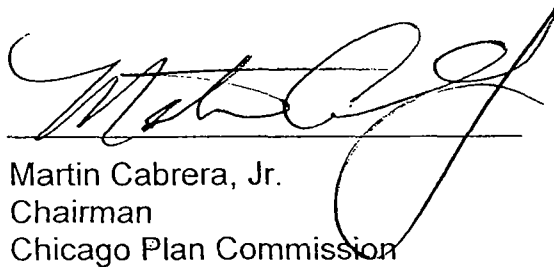
**EAST 63rd ST.; EAST 64th ST., SOUTH ELLIS AVE., SOUTH
GREENWOOD AVE., SOUTH UNIVERSITY AVE., SOUTH WOODLAWN
AVE., SOUTH KIMBARK AVE., SOUTH KENWOOD AVE., SOUTH
INGLESIDE AVE. (Addresses are approximate)**

RESOLUTION

- WHEREAS,** the applicant, ALDERMAN WILLIE B. COCHRAN (20TH WARD), proposes to amend Planned Development No. 723 by rezoning the site from a B3-2, Community Shopping District to a planned development to allow the construction of a three-story Charter school, athletic field and accessory parking lot; and
- WHEREAS,** this development is being submitted by the applicant as a mandatory planned development application and an application for a Planned Development was introduced to the City Council on April 15, 2015; and
- WHEREAS,** proper legal notice of the hearing before the Chicago Plan Commission was published in the Chicago Sun-Times on June 3, 2015. The Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on June 18, 2015; and
- WHEREAS,** the Plan Commission has reviewed the application with respect to the provisions of the Chicago Zoning Ordinance and finds that the proposal will be consistent with said provisions; and
- WHEREAS,** the Department of Planning and Development recommended approval of the application, with the recommendation and explanation contained in the written report dated June 18, 2015, a copy of which is attached hereto and made a part hereof; and
- WHEREAS,** the Chicago Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Commissioner of the Department of Planning and Development, and all other testimony presented at the public hearing held on June 18, 2015 giving due and proper consideration to the Chicago Zoning Ordinance; and

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

1. THAT the final application dated June 18, 2015 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 June 18, 2015; and
3. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Planning and Development be adopted as the findings of fact of the Chicago Plan Commission regarding the zoning map amendment and planned development application.



Martin Cabrera, Jr.
Chairman
Chicago Plan Commission

Approved: June 18, 2015
Residential Planned Development
No.: 723, as amended