



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2021-1960
Type: Ordinance **Status:** Passed
File created: 5/26/2021 **In control:** City Council
Final action: 9/14/2021

Title: Zoning Reclassification Map No. 20-B at 7400-7404 W Talcott Ave/7401-7425 W Everell Ave - App No. 20700

Sponsors: Misc. Transmittal

Indexes: Map No. 20-B

Attachments: 1. O2021-1960.pdf, 2. SO2021-1960.pdf

Date	Ver.	Action By	Action	Result
9/14/2021	1	City Council	Passed as Substitute	Pass
9/8/2021	1	Committee on Zoning, Landmarks and Building Standards		
5/26/2021	1	City Council	Referred	

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j PUBLICATION j

ORDINANCE

lie it Ordained by ihc City Council ofthe City of Chicago:

SECTION I. That the Chicago Zoning Ordinance be amended by changing all of the current RS-2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 2013 in the area bounded by:

THA I" PART OF LOT 1 OF THE NORTHEAST QUARTER OF SECTION I, TOWNSHIP 40 NORTH. RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 33 FEET SOUTH OF THE NORTH LINE, BEING ALSO THE SOUTH LINE OF WEST EVERELL AVENUE. SAID POINT BEING 313.23 FEET WEST FROM THE WEST LINE OF THE EAST HALF OF SAID LOT 1 AS MEASURED ALONG SAID SOUTH LINE; THENCE NORTH 87 DEGREES 32 MINUTES 18 SECONDS EAST, ON THE SOUTH LINE OF SAID EVERELL AVENUE, 313.23 FEET TO IHE WEST LINE OF THE EAS T HALF OF SAID LOT 1; THENCE SOUTH 00 DEGREES 07 MINUTES 22 SECONDS WEST, 1,543.51 FEET TO THE NORTHEASTERLY LINE OF TALCOTT AVENUE; THENCE NORTH 56 DEGREES 10 MINUTES 29 SECONDS WEST, ON SAID NOR THEASTERLY LINE, 90.16 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 22 SECONDS EAS T, PARALLEL WITH THE WEST LINE OF THE EAS T HALF OF SAID LOT I, 332.81 FEET; THENCE NORTH 10 DEGREES 07 MINUTES 22 SECONDS EAST, 182.42 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 78.72 FEET; THENCE NORTH 14 DEGREES 33 MINUTES 47 SECONDS WEST, 28.05 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 49 SECONDS WEST, 72.19 FEET; THENCE SOUTH 87 DEGREES 26 MINUTES 00 SECONDS, 37.40 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 24 SECONDS WEST, 76.11 FEET; THENCE NORTH 87 DEGREES 42 MINUTES 10 SECONDS EAST, 13.11 FEET; THENCE NORTH 02 DEGREES 17 MINUTES 50 SECONDS WEST, 37.02 FEET; THENCE SOUTH 87 DEGREES 42 MINUTES 10 SECONDS WEST, 9.99 FEET; THENCE NORTH 02 DEGREES 20 MINUTES 57 SECONDS WEST, 71.65 FEET; 'THENCE NOR TH 47 DEGREES 22 MINUTES 05 SECONDS WEST, 14.14 FEET; THENCE SOUTH 87 DEGREES 36 MINUTES 47 SECONDS WEST, 91.55 FEET; THENCE SOUTH 42 DEGREES 32 MINUTES 17 SECONDS WEST, 14.12 FEET; THENCE SOUTH 02 DEGREES 28 MINUTES 41 SECONDS EAST, 58.75 FEET; THENCE SOUTH 87 DEGREES 43 MINUTES 58 SECONDS WEST; 95.48 FEET; THENCE NORTH 02 DEGREES 27 MINUTES 20 SECONDS WEST, 38.90 FEET; THENCE NORTH 56 DEGREES 20 MINUTES 12 SECONDS WEST, 70.19 FEET; THENCE NORTH 32 DEGREES 41 MINUTES 10 SECONDS EAST, 65.93 FEET; THENCE NORTH 67 DEGREES 32 MINUTES 06 SECONDS EAST, 98.24 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 58 SECONDS EAST, PARALLEL TO THE WEST LINE OF SAID LOT 1, A DISTANCE OF 581.45 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

to those ofa Residential Planned Development.

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

Common Address: 7400-04 West Talcott Ave./7401-25 W. Everell Ave.

RESIDENTIAL PLANNED DEVELOPMENT NO. PLANNED DEVELOPMENT STATEMENTS

IV.1. FOR PUBLICATION

1. The area delineated herein as Planned Development Number _____, (Planned Development) consists of approximately 313,084 square feet (7.187 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicant, Lexington Homes, LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. 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 Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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. 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 Applicant, the Applicant 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	

Applicant	Lexington Homes, LLC
Address	7400-04 W. Talcott Ave/7401-25 W Everett Ave.
Introduced	May 26, 2021
Plan Commission	August 26, 2021

- ADA crosswalk ramps
- Parkway & landscaping

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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. Access to the Planned Development shall be from an existing service road running north from W. Talcott Avenue. Vehicular access from W. Everell Avenue shall be prohibited, except for emergency vehicles which shall be permitted to use the emergency access drive. The Applicant shall install signage on W. Everell prohibiting non-emergency vehicular access. The Applicant shall also install wayfinding signage at the W. Talcott Avenue entrance and along W. Everell Avenue. Except for signage and mountable curbs at the emergency access drive from W. Everell Avenue, no other measures (such as gates or barriers) preventing vehicular access to the site from W. Talcott Avenue or W. Everell Avenue shall be permitted to be installed.

The Applicant shall be responsible for all site development work, including the construction of streets and alleys and the installation of all necessary utilities. With the exception of sidewalks and the installation of the final surface course for the roadways, all site development work, including roadway and utility construction shall be completed before a building permit is issued for any of the individual homes in the planned development.

Prior to the issuance of building permits for any of the homes in the planned development, the Applicant shall cause a declaration of covenants, conditions and restrictions to be recorded against the property which shall provide that the private roadway and utility maintenance, garbage/refuse removal, and snow removal shall be the responsibility of the Applicant for a period of three years, and upon expiration of such three year period, shall be the responsibility of the homeowners and/or the homeowners' association.

5. This Plan of Development consists of 17 Statements: a Bulk Regulations Table; Site Plan; Site Plan (North); Site Plan (South); a Planned Development Boundary and Property Line Map; an Emergency Access Drive Section; a West Street Elevation; an East Street Elevation; a North and South Street Elevations; a West SFH Individual Elevations; an East SFH Individual Elevations; an Existing Zoning Map; and Landscape Plan prepared by Pappageorge Haymes Architects and dated August 19, 2021, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are 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.

Applicant.	I.c-xinglon Homos. I.L.C
Address	7400-04 W Talcott Ave/7401-25 W. Everell Ave.
Introduced	May 26. 2021
IMan Commission	August 26. 2021

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This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

6. The following uses are permitted in the area delineated herein as a Planned Development: single family detached homes, accessory parking, and accessory uses.
7. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
8. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
9. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose 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 313,084 square feet and a base FAR of 0.65.
10. Upon review and determination, Part II Review, pursuant to Section 17-13-0610. a Part 11 Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department

of Revenue prior to the issuance of any Part I I approval.

11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part 11 approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

Applicant Lexington Homes, LLC
Address 7400-04 W Talcott Ave./7401-25 W Everell Ave
Introduced- May 26, 2021
Man Commission August 26, 2021

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14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that 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 Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part 11 review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
16. The Applicant acknowledges that 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 (i) 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 foregoing, 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

Applicant Lexington Homes, LLC
Address: 7400-04 W Talcott Ave ,7401-25 W. Uverell Ave.
Introduced May 26, 2021
Plan Commission August 26, 2021

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employment of M/WBEs and city residents in planned development projects twice yearly to (he Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property lo RS-2 Residential Single-Unit (Detached House) District.

Applicant Lexington Homes, LLC
Address 7400-04 w. Talcott Ave./7401-25 W. Hvcrcell Ave.
Introduced May 26, 2021
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Bulk Regulation and Data Table

Gross Site Area:

Area of Public Right-of-Way:

Net Site Area:

Maximum Floor Area Ratio: Required Setbacks:

Rear: Side: Front:

326,396 SF (7.493 Acres) 13,312 SF (.306 Acres) 313,084 SF (7.187 Acres) .65

Per Site Plan Per Site Plan Per Site Plan

Maximum Number of Dwelling Units:

Maximum Building Height: 30 -0"

Minimum Accessory Parking Spaces: 2:1

Bulk Regulation Data Table

640 N LaSalle, Suite 400 Chicago, IL 60654 312 337 3344
Chicago, Illinois, 60631 Project Address 7400-7404 W Talcott, 7401-7425 W Everell Ave. Chicago, IL G0G31 Im. Oduclron Date May 26, 2021
Plan Commission August 26, 2021

Pappageorge Haymes Partners

510 N LaSalle, Suite 400 Chicago, IL 60654 312 337 3344
Applicant Lexington Homes, LLC
Chicago, Illinois, C0631 Project Address 7400-7404 W talcoil, 7401 7-125 W L'vorcM Ave. Chicago, IL G063i Introduction Date May 26, 2021
Plan Commission August 26, 2021
Site Plan
Scale 1" =200' N
Presence Resurrection Retirement Community
6 Story Building

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W Peterson Ave
2-Way Traffic

Lexington Homes, LLC
Pappageorge Haymes Partners j Applicant
640 N LaSalle, Suite 400 Chicago, IL 60654 312 337 3344

Chicago, Illinois. 60631
Project Address 7400-7404 W Talcott, 7401-7425 W
Everell Ave, Chicago, IL 60631
Introduction Date May 26, 2021
Plan Commission August 26, 2021

PD Boundary and Property Line Map
Scale 1" = 200' N

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Applicant: Dickson Design Studio, Inc
Landscape Architect: 52G Skyline Drive, Algonquin, IL 60002

Applicant: Lexington Homes, LLC
60631 Project Address 7400-7404 W Talcott, 7401-7425 W Everell Ave, Chicago, IL 60631
Introduction Date May 26, 2021

Landscape Plan (1 of 2) - North & Central
Overall N Scale 1" = 100'-0" / TN

Plan Commission
August 26, 2021

Pappageorge Haymes Partners

6-10 N LaSalle, Suite 400 Chicago, IL 60654 312 337 3344
Applicant: Lexington Homes, LLC
Chicago, Illinois, 60631 Project Address 7400-7404 W Talcott, 7401-7425 W Everell Ave, Chicago, IL 606141
Introduction Date May 26, 2021
Plan Commission August 26, 2021

Pappageorge Haymes Partners

6-10 N LaSalle, Suite 400 Chicago, IL 60654 312 337 3344
Applicant: Lexington Homes, LLC
Chicago, Illinois, 60631 Project Address 7400-7404 W Talcott, 7401-7425 W Everell Ave, Chicago, IL 60631
Introduction Date May 26, 2021
Plan Commission August 26, 2021
West Street Elevation
Scale 1/32" = 1'-0"

Pappageorge Haymes Partners

640 N LaSalle, Suite 400 Chicago, IL 60654 312 337 3344
Applicant: Lexington Homes, LLC
Chicago, Illinois, 60631
Project Address 7400-7404 W Talcott, 7401-7425 W Everell Ave, Chicago, IL 60631
Introduction Date May 26, 2021
Plan Commission August 26, 2021

East Street Elevation
Scale 1/32" = 1'-0"

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Private Access Road to be dedicated

Emergency Access Drive

B North Street Elevation

Emergency Access Drive

SI HB-4

B. North Street Elevation (cont)

Lexington Homes, LLC
Pappageorge Haymes Partners ' Applicant

040 N LaSalle, Suite 400 Chicago, IL 60654 312 337 3344
Chicago, Illinois, 60631 Project Address 7400-7404 W Talcott, 7401-7425 W tverell Ave, Chicago, IL60631 Introduction Date May 26, 2021 Plan Commission August 26, 2021

North and South Street Elevations
Scale 1/32"= 1'-0"

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26 ft Lot - Option 4

Pappageorge Haymes Partners

040 N LaSalle, Suite 400 Chicago, IL 60654 312 337 3344
Applicant

Lexington Homes, LLC

Chicago, Illinois, 60631 Project Address 7400-7404 W Talcott, 7401-7425 W EZvoicN Ave, Chicago, IL 60631 Introduction Date May 26, 2021 Plan Commission August 26, 2021

West SFH Individual Elevations

Scale 3/32" = 1'-0"

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30 ft Lot - Option 3

30 ft Lot - Option 4

Pappageorge Haymes Partners

540 LaSalle, Suite 400 Chicago, IL 60654 312 337 3344

Applicant Lexington Homes, LLC

Chicago, Illinois, 60631 Project Address 7400-7404 W Talcott, 7401-7425 W tverell Ave, Chicago, IL 60631

Introduction Date May 26, 2021

Plan Commission August 26, 2021

East SFH Individual Elevations

Scale 3/32" = 1'-0"

Applicant

Lexington Homes, LLC

Chicago, Illinois, 60631

Project Address: 7400 W. Talcott Ave. / 7401 W.

Everell Ave. Chicago, IL 60631

Introduction Date: May 26, 2021

Plan Commission Meeting: August 16, 2021

Zoning Map N

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

To: Alderman Tom Tunney
From: Chairman, City Council Committee on Zoning
Maurice D. Cox

Chicago Plan Commission

Date: August 26, 2021

Re: Proposed Planned Development (7400 W. Talcott Ave. / 7401 W. Everell Ave.)

On August 26, 2021, the Chicago Plan Commission recommended approval of a proposed Planned Development, submitted by Lexington Homes, LLC. The Applicant is proposing to retain the project site's existing RS-2 (Residential Single-Unit Detached House District) zoning and create a Residential Planned Development. The applicant proposes to construct 50 single family houses, with an overall maximum height of 30'-0" on a 313,084 square foot lot. The overall maximum FAR of the planned development will be .65 FAR and 115 parking spaces will be provided (2 per residence, plus 15 guest parking spaces). A copy of the proposed ordinance, planned development statements and bulk table are attached. I would very much 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 recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Eilish Tuffy at eilish.tuffy@cityofchicago.org <<mailto:eilish.tuffy@cityofchicago.org>>.

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

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602