



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2022-1838
Type: Ordinance Status: Passed
File created: 6/22/2022 In control: City Council
Final action: 9/21/2022

Title: Zoning Reclassification Map Nos. 2-G and 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 St/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 St/1204-1458 and 1205-1459 S Laflin St/1121-1359 and 1117-1358 W 13th St - App No. 21046

Sponsors: Misc. Transmittal
Indexes: Map No. 2-G, Map No. 4-G

Attachments: 1. O2022-1838.pdf, 2. SO2022-1838.pdf

Table with 5 columns: Date, Ver., Action By, Action, Result. Rows include dates 9/21/2022 (Passed), 9/20/2022 (Recommended to Pass), and 6/22/2022 (Referred).

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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 14<sup>th</sup> 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

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of South Loomis Street; South Loomis Street; West Crenshaw 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

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*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 live 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 Mousing 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 LSI00; Subarea G Landscape Plan LSI01; Subarea G Landscape Plan LSI02; Subarea G Landscape Plan LSI03; 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 Facade 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 K2**

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 II

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 17-13-061 1. 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 redesignated 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:  $[\text{Required Private Open Space} - \text{Proposed Provided Private Open Space (per Section 17-2-0307)}] / 87\text{SF} * \$3.13 =$  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 (hardseaped 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 DEMAs 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 DEMAs) 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 DEMAs (or more than one DEMAs 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 DEMAs 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 1 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 1 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.

(I) 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, rooline 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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13 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 11 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 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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IS. 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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Subarea

Gross Site Area (sf) Net Site Area (sf) Net Site Acreage Proposed FAR Max Building Height Minimum Setbacks

Maximum Dwelling Units

51,358 1.2 1 3 45'

Front 10 Side-note Rear 30

46

288,610 6 6 1 2 45'

Front 10 Side-note Rear 30

218

294,465 6.8 1.1 45'

Front 10 Side-note Rear 30

139

94,201 29,748 374,174

2 2 0 7 8 6

11 13 1.7

45' 45' 65'

Front 10 Front 10 Front 2  
Side-note Side-note Side 2

64  
21

Rear 30 Rear 30 RearO  
4 9 2

175,401 134,952

4 0 3 1

2 7 14

65' 65'

Front 2 Per site plan  
Side 2 approval.  
RearO

331 150

C2

101,915 2 3 2 5

Per site plan approval.

Subarea

Gross Site Area (sf) Net Site Area (sf) Net Site Acreage Proposed FAR Max Building Height Minimum Setbacks

Maximum Dwelling Units

243,493 5 6 2.0 85'

Front 0 Side 0 Rear 0

340

1,486,676 1,071,758 382,062

34 1 24 6 8 8

0.7 0.25 0.37

Per existing. 65'

Per site plan Per site plan Per existing. Per approval. approval. approved

50

240

330

475

site plan.

TOTAL

1.10

Gross Site Area (sf) 6,991,464 Net Site Area (sf) 5,180,604

Overall FAR

3,070

Maximum Dwelling Units

Minimum Number of Residential Loading Berths

Retail

Minimum Number of Residential Parking Spaces

Retail Size

Bike Parking

Subarea A1, A2, A3, A4, and A5 Note regarding Peripheral Setbacks

0 to 200,000 sf - one 10' x 25' loading berth

6,000 to 10,000 sf = one 10' x 25' loading berth

1 to 25,000 sf = two 10' x 25' loading berths 25,001 to 40,000 sf = two 10' x 50' loading berths

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

One parking space shall be provided for every 400 sf of floor area in excess of 6,000 sf. All spaces shall be 8' x 19' minimum

In substantial conformance with the applicable standard under the Chicago Zoning Ordinance

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

## 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

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SUBAREA BOUNDARY

EXISTING BUILDINGS TO REMAIN WITHIN PD BOUNDARY

## ROOSEVELT SQUARE subarea map

APPLICANT: CITY OF CHICAGO

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## ROOSEVELT SQUARE right of way adjustments map

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

## II

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 McMill 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/Lytle Park	29,750 sf
9. Arthington SL 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

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PD BOUNDARY  
EXISTING PUBLICLY ACCESSIBLE OPEN SPACE PROPOSED PUBLICLY ACCESSIBLE OPEN SPACE

## ROOSEVELT SQUARE

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

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

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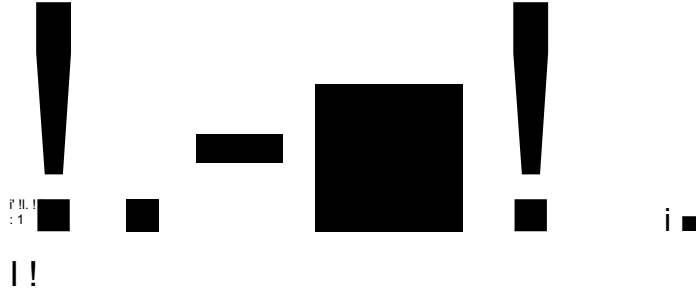
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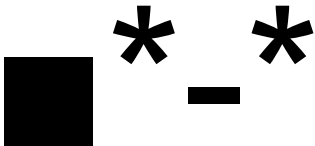
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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

**MEMORANDUM**

Alderman Thomas Tunney  
Chairman, City Council Committee on Zoning

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Maurice D. Cox

Chicago Plan Commission Date: September 15, 2022

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

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)

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