

A-8330

59836

JOURNAL--CITY COUNCIL--CHICAGO

11/8/2017

RT4

Reclassification Of Area Shown On Map No. 2-1.

(As Amended)

(Application No. A-8330)

(Common Address: 2500 -- 2550 W. Roosevelt Rd., 2500 Block Of W. Grenshaw St.
And 2501 -- 2561 W. Fillmore St.)

[SO2017-5225]

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, be amended by changing all the Residential Planned Development Number 1015 District symbols and indications as shown on Map Number 2-1 in the area bounded by:

West Fillmore Avenue; South Campbell Avenue; the alley next north of and parallel to West Roosevelt Road; the alley next west of and parallel to South Campbell Avenue; West Grenshaw Street; And the east line of the Union Pacific Railroad right-of-way,

to those of an RS3 Residential Single-Unit (Detached House) District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the Residential Planned Development Number 1015 District symbols and indications as shown on Map Number 2-1 in the area bounded by:

West Grenshaw Street; the alley next west of and parallel to South Campbell Avenue; the alley next north of and parallel to West Roosevelt Road; South Campbell Avenue; West Roosevelt Road; and the easterly line of the Union Pacific Railroad right-of-way,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

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Chicago, Illinois 60602
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<http://www.cityofchicago.org>

July 9, 2007

Mr. Daniel E. McLean
President
Metro Place
2500 West Roosevelt Road
Chicago, IL 60608

**Re: Administrative Relief request for Residential Planned Development
No. 1015, as amended, 2500 West Roosevelt Road**

Dear Mr. McLean:

Please be advised that your request for a minor change to Residential Planned Development No. 1015, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you are requesting to substitute a new Site Plan with 150 total dwelling units (31 single family homes, 59 townhomes, and 10 six-flat buildings). Most of the units will have attached or detached garage parking. The previously approved Site Plan consisted of mostly condominium units with outdoor surface parking. The revised Site Plan, prepared by Fitzgerald Associates Architects, and dated May 8, 2007, shall be inserted into the main file.

With regard to your request, the Department of Planning and Development has determined that this substitution of housing types does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, does not change the character of the development and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 1015, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Kathleen Nelson
First Deputy Commissioner

KCN:MRD:tm

cc: Kathleen Nelson, Mary Bonome, Mike Marmo, Pat Haynes, DPD files



3/29/2006

REPORTS OF COMMITTEES

15023
74127

*Reclassification Of Area Shown On Map Number 1-L
(As Amended)
(Application Number A-5882)*

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 the Planned Manufacturing District Number 9 symbols and indications as shown on Map Number 1-L in the area bounded by:

West Lake Street; North Lamon Avenue; the alley next south of and parallel to West Lake Street; and North Lavergne Avenue,

to those of an M1-1 Limited Manufacturing/Business Park District.

SECTION 2. This ordinance shall be effective after its passage and publication.

[Proposed Boundary Corrections and Zoning Map Amendments
for Northwest Planned Manufacturing District Number 9
attached to this ordinance printed on pages
74128 through 74137 of this Journal.]

*Reclassification Of Area Shown On Map Number 2-I
(As Amended)*

(Application Number 15023) RPD 1015

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the C3-2 Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 2-I in the area bounded by:

a line 607.13 feet north of West Roosevelt Road; South Campbell Avenue; West Roosevelt Road; a line from a point 496.60 feet west of South Campbell Avenue

(Continued on page 74138)

(Continued from page 74127)

and the north right-of-way line of West Roosevelt Road, to a point 554.64 feet west of South Campbell Avenue and 124.5 feet north of West Roosevelt Road; a line 124.5 feet north of and parallel to West Roosevelt Road; a line from a point 124.5 feet north of West Roosevelt Road and 569.94 feet west of South Campbell Avenue, to a point, 623.6 feet west of South Campbell Avenue and 220.8 feet north of West Roosevelt Road extended; a line from a point 623.6 feet west of South Campbell Avenue and 220.8 feet north of West Roosevelt Road extended, to a point, 627 feet west of South Campbell Avenue and 238.71 feet north of West Roosevelt Road extended; a line 627 feet west of and parallel to South Campbell Avenue; a line 571.13 feet north of West Roosevelt Road extended; and a line 431.32 feet west of and parallel to South Campbell Avenue,

to those of an RM4.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing the RM4.5 Residential Multi-Unit District established in Section 1 above to the designation of a Residential Planned Development, which is hereby established in the area above described.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements attached to this ordinance read as follows:

Residential Planned Development Number 1015.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 1015, as amended (the "Planned Development"), consists of approximately two hundred seventy-six thousand six hundred eighty-seven (276,687) square feet (plus or minus six and thirty-five hundredths (± 6.35) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, Neumann Homes, Inc.
2. 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, alleys or easements or any adjustment of the right-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.

3. 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 titleholders 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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or unified control. Unified control for the purpose of this paragraph shall mean that any application to the City for any amendments to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the owners of the Property and any ground lessors.
4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site Plan; a Landscape Plan; and Building Elevations prepared by Fitzgerald Associates Architects and dated January 12, 2006, submitted herein. Full sized copies of the Site Plan, Landscaping Plan and Building Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall apply. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereto and satisfies the established criteria for approval as a Planned Development.
5. The following uses are permitted in the area delineated herein as a Residential Planned Development: a maximum of two hundred forty-five (245) residential units containing detached single-family houses, two (2) flats, three (3) flats and multi-unit six (6) flats) residential buildings, a minimum private green space/open spaces of seventeen thousand eight hundred (17,800) square feet, off-street parking and loading and related or accessory uses. The development parcels fronting on West Roosevelt Road shall be restricted to building types containing at least three (3) residential units or greater.
6. 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.

7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.
8. Ingress or egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
9. The building or any appurtenance attached shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations and shall also be subject to height limitations established by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of floor area ratio calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall apply.
11. The improvements on the property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. The terms, conditions and exhibits this the Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant or its successors or assigns and a determination by the Commissioner of the Department of Planning and Development 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 modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.

Such minor changes may include a reduction in setbacks building or structures, periphery setbacks and an increase in the maximum percentage of land coverage or other changes to the Site Plan or Plan of Development. For minor changes requested by the applicant or the Designated controlling party, the consent of all parcels owners is not required.

13. 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The applicant acknowledges that is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The applicant/owners shall provide a vegetative ("Green") roofs totaling twenty-five percent (25%) of the net roof area of any building containing four (4) or more units. The term ("Net roof area") shall defined as the area of the roof minus any required perimeter setbacks, rooftop structures and roof-mounted equipment.
15. Unless substantial construction of any improvements as contemplated by this Planned Development amendment has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to its preexisting C3-2 Community Shopping District. This six (6) year period may be extended for up to one (1) additional year if, before expiration of the six (6) year period, the Commissioner of Planning and Development determines that good cause for an extension is shown.

[Zoning Map; Planned Development Boundary Map; Land-Use Map; Site Plan; Landscape Plan; Building Elevations; and Right-of-Way Adjustment Map referred to in these Plan of Development Statements printed on pages 74143 through 74154 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

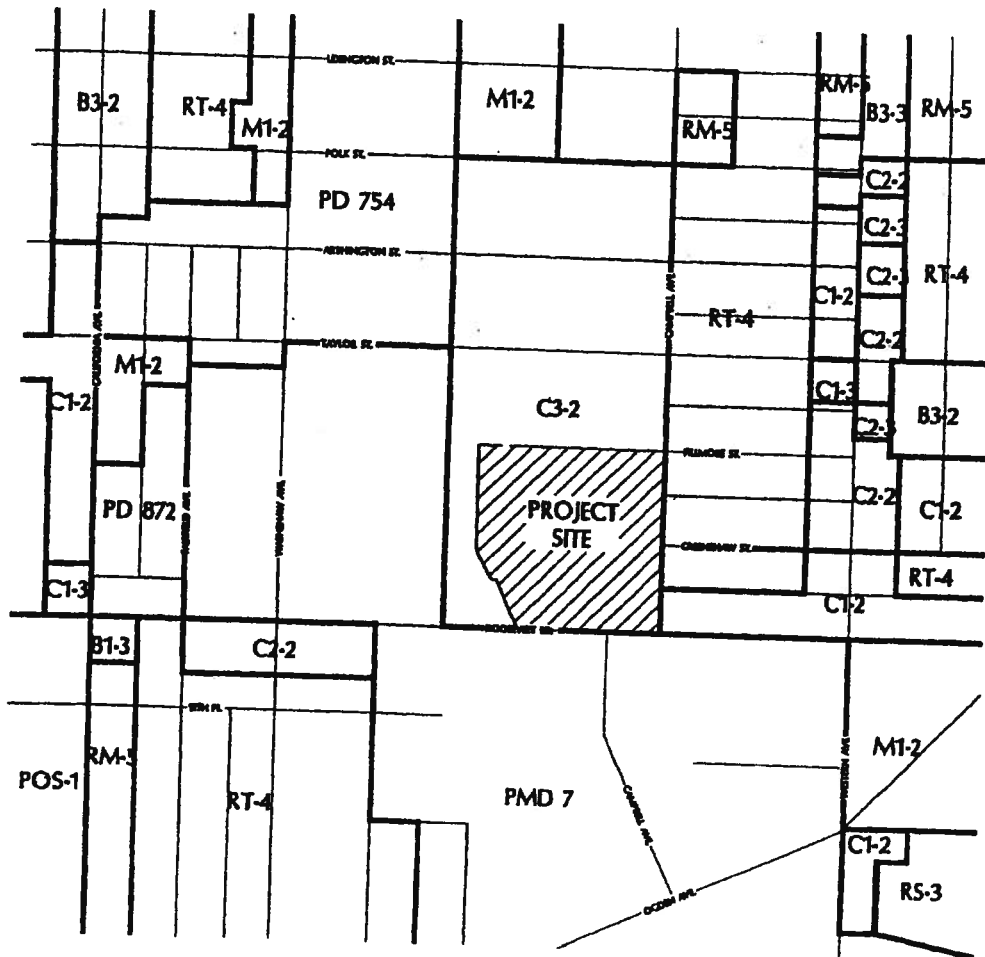
*Residential Planned Development Number 1016**Bulk Regulations And Data Table.*

Gross Site Area:	404,559 square feet (9.29 acres)
Area in Public Right-of-Way:	127,872 square feet (2.94 acres)
Net Site Area:	276,687 square feet (6.35 acres)
Maximum Permitted Floor Area Ratio:	1.30 Floor Area Ratio
Permitted Uses:	Residential housing units and related uses as referenced in Statement Number 5
Maximum Number of Residential Units:	245
Minimum Number of Accessory Off-Street Parking Spaces:	1 space for each residential unit
Minimum Green Space/Open Space (private):	17,800 square feet
Setbacks from Property Line* (Minimum building Setbacks):	
Front:	10 feet, 0 inch,
Side:	2 feet, 0 inch,
Rear:	30 feet
Maximum Percentage of Site Coverage:	90%
Maximum Building Height: **	47 feet

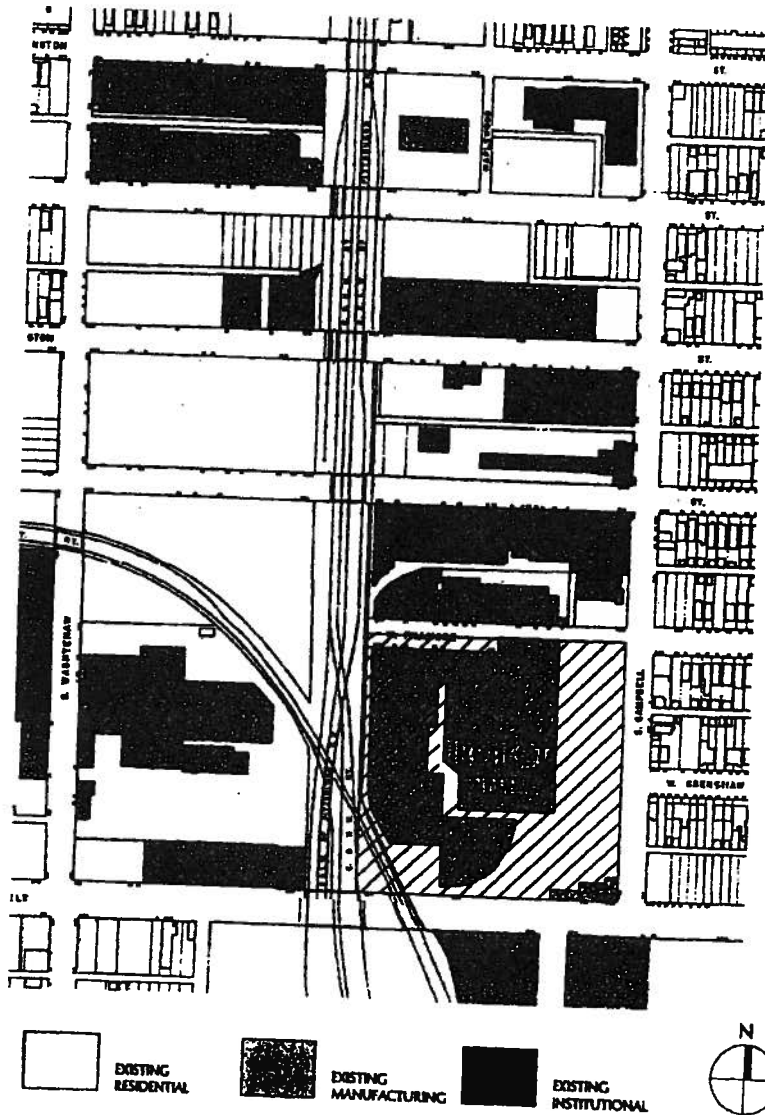
* The following shall be considered as permitted obstructions in all required setbacks: entry stairs, canopy, parking, fences, H.V.A.C. units, trash enclosures, loading.

** Measurement starting point to be based on the average grade of South Campbell Avenue. The building heights identified shall exclude penthouses, parapets and similar roof top appurtenances.

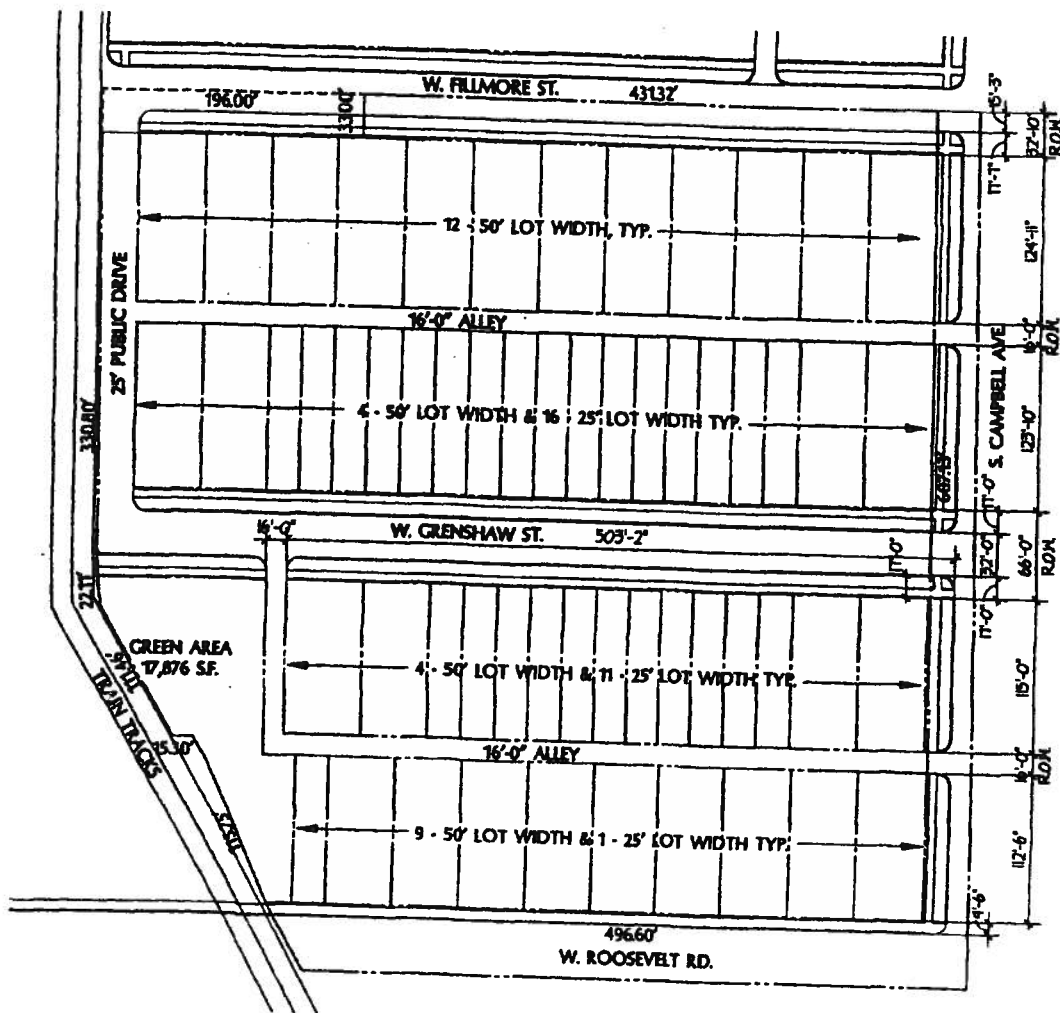
Zoning Map.



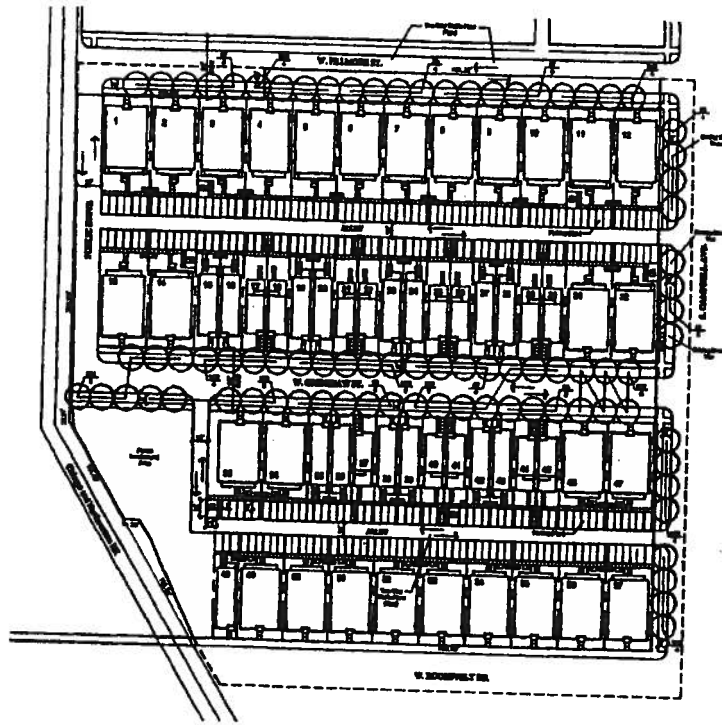
Land-Use Map.



Site Plan.

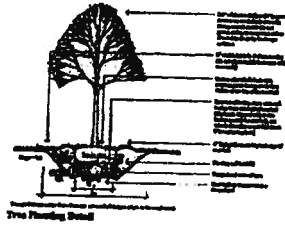
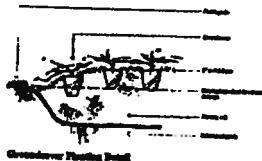


Landscape Plan.
(Page 1 of 2)

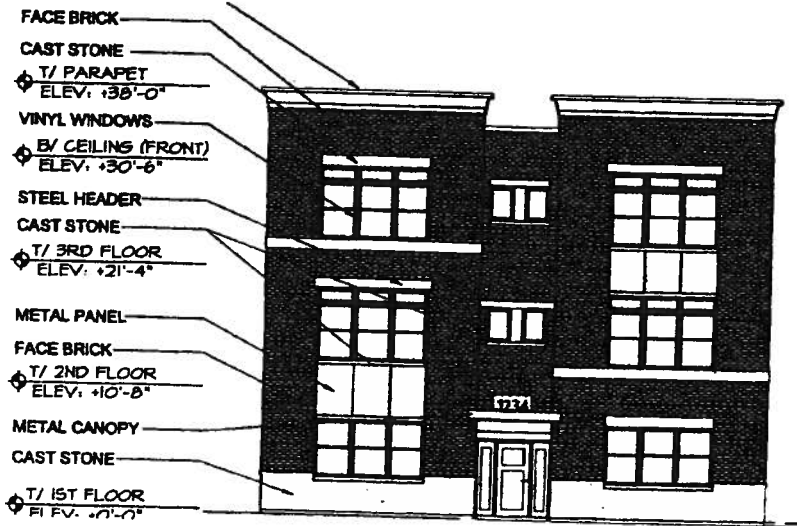
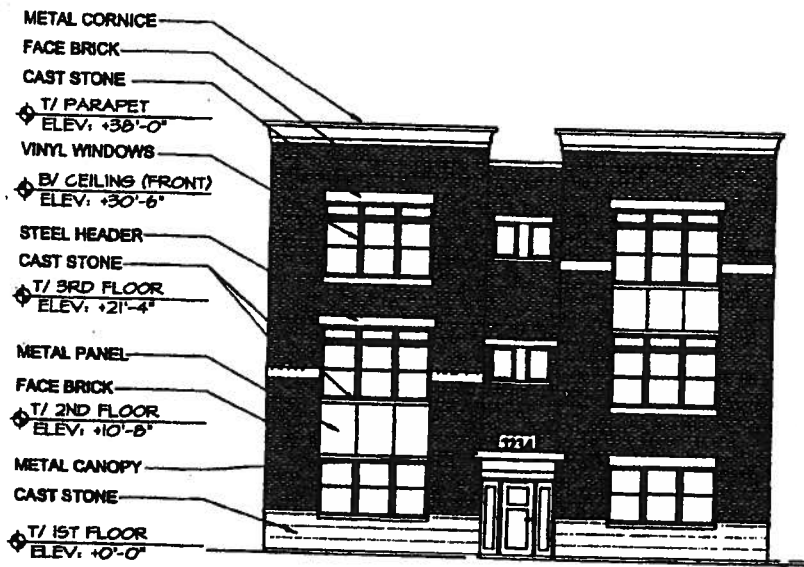


Planting Schedule

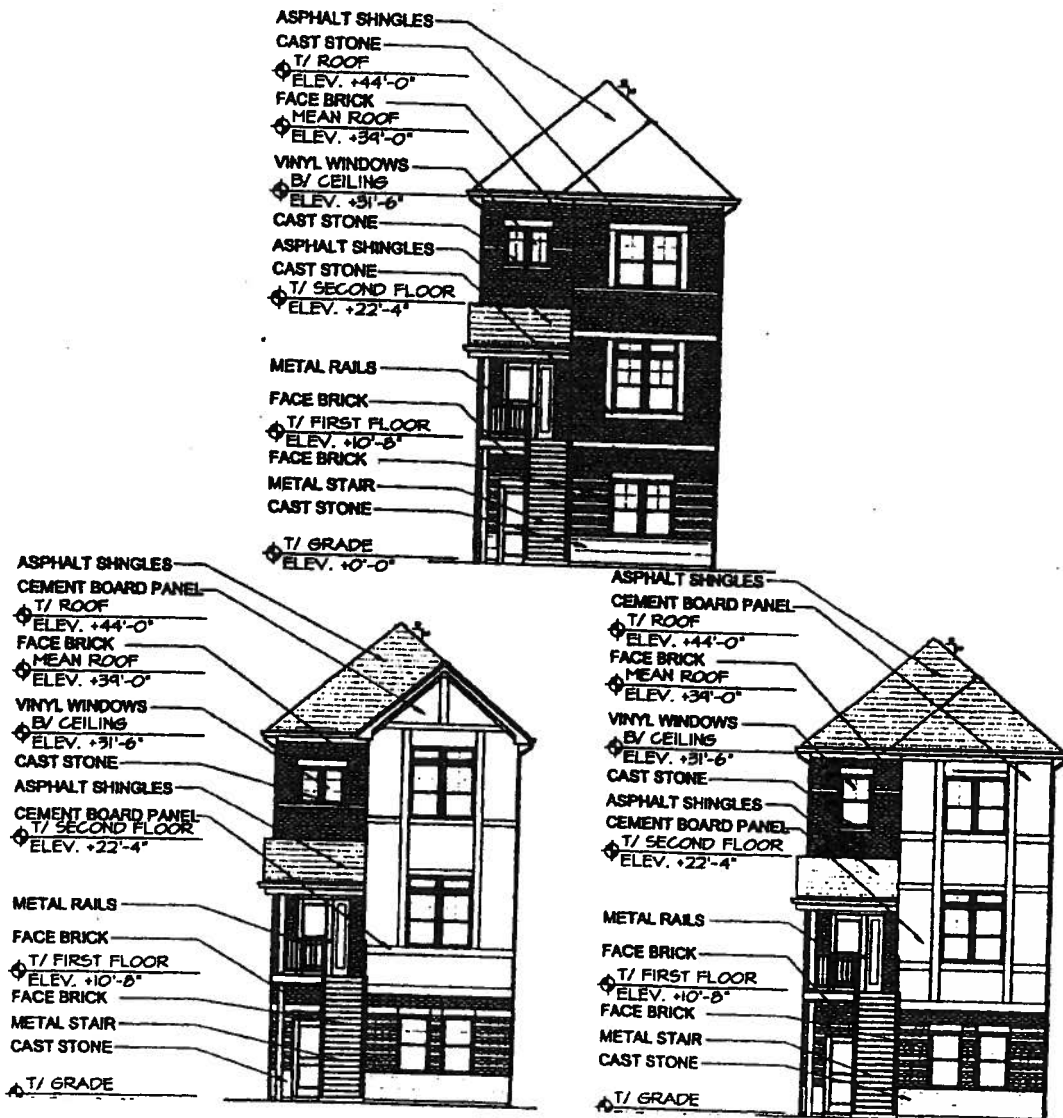
Plant	Quantity	Location	Notes
1	10	Area A	Plant in 2006
2	5	Area B	Plant in 2007
3	15	Area C	Plant in 2008
4	8	Area D	Plant in 2009
5	12	Area E	Plant in 2010



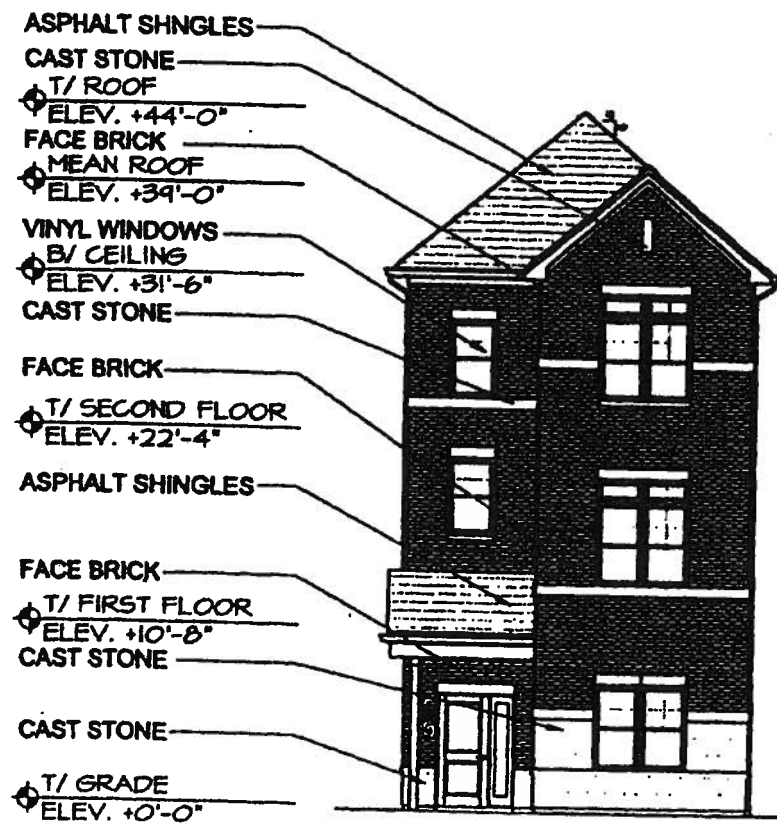
Six-Flat Building -- Front Elevation.



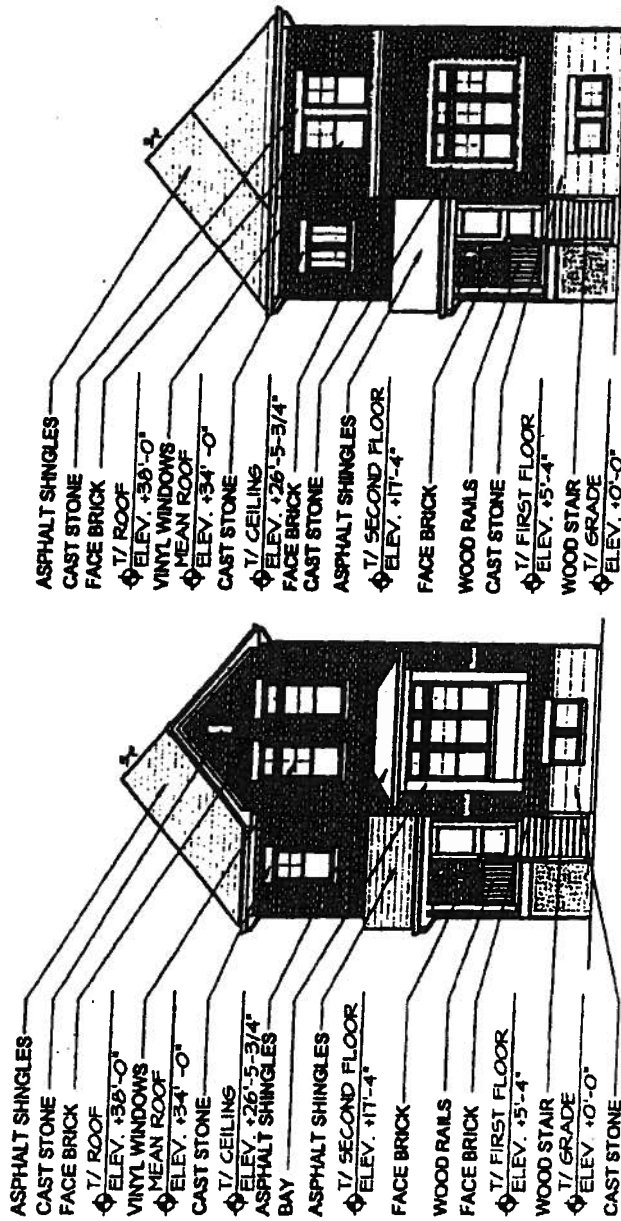
Duplex Flat Building -- Front Elevation.



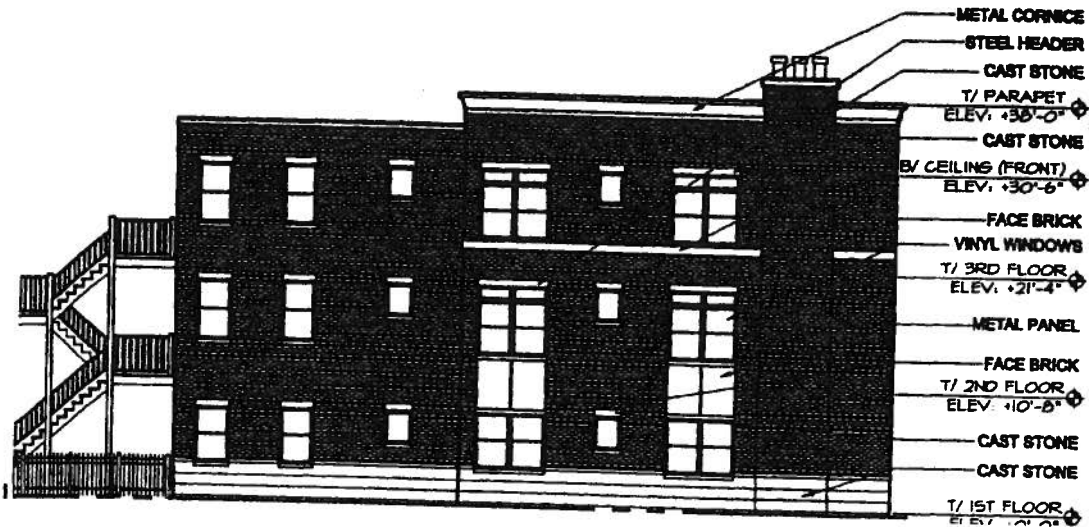
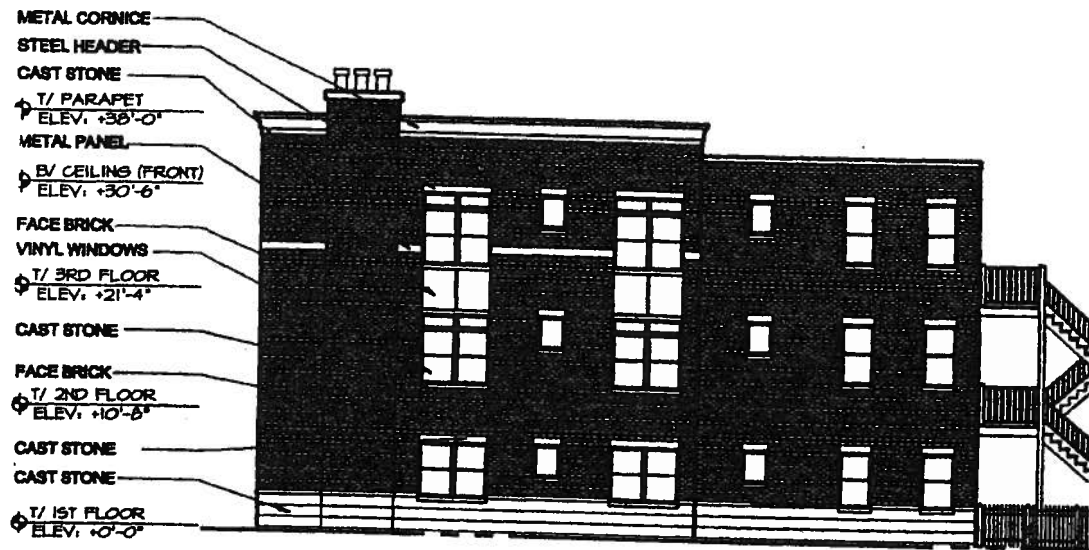
Three-Flat Building -- Front Elevation.



Single-Family Home -- Front Elevation.



Six-Flat Building -- Street Facing Side Elevations.



Right-Of-Way Adjustment Map.

