

# PD 1120

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16433

*Reclassification Of Area Shown On Map Number 26-E.*  
(As Amended)

(Application Number 16433) *RPD 1120*

*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 B3-1 Community Shopping District symbols and indications as shown on the City of Chicago Zoning Map in the area bounded by:

a line approximately 350 feet south of and parallel to East 104<sup>th</sup> Street; South Michigan Avenue; East 104<sup>th</sup> Street; and the alley west of and parallel to South Michigan Avenue,

to those of an RM5.5 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 further amended by changing all the RM5.5 Residential Multi-Unit District symbols and indications in the area bounded by:

a line approximately 350 feet south of and parallel to East 104<sup>th</sup> Street; South Michigan Avenue; East 104<sup>th</sup> Street; and the alley west of and parallel to South Michigan Avenue,

to the designation of a Residential Planned Development and corresponding use districts are hereby established in the area above described, subject to the use and bulk regulations as are set forth in the Plan of Development herewith attached and made apart thereof and to no others.

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

Plan of Development Statements referred to in this ordinance read as follows:

*Residential Plan Development Number 1120*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development Number 1120 (the "Planned Development") consists of approximately eighty-four thousand six hundred fifty (84,650) square feet (approximately one and ninety-four hundredths (1.94) acres) of real property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"), and is owned or controlled by the Applicant, NHS Redevelopment Corporation, an Illinois not-for-profit corporation ("Applicant").

2. All applicable official reviews, approvals or permits required in connection with this Planned Development shall be obtained by the Applicant, its successors, assignees or grantees. Any dedication or vacation of streets and alleys, or easements or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant, 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 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 paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by Applicant. However, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the property or any rights, interest or obligations therein.
4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map, an Existing Land-Use Map and Existing Zoning Map; a Site Plan; a Landscape Plan; Landscape Plan Details; a Green Roof Plan; Independent Living Building Elevations 1 and 2; and Grandfamily Building Elevations 1 and 2 prepared by Landon Bone Baker Architects and dated April 17, 2008. Full-size copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. The following uses shall be permitted in this Planned Development: Elderly housing, multi-family (3+ units) residential (including, but not limited to, housing for grandparents raising grandchildren), Community centers (including, but not limited to, Department on Aging Senior Satellite Center with a commercial kitchen, recreation facilities, social service programs, physical therapy services, and examination rooms and services), Residential Support Services (including, but not limited to, barber/beauty services, retail sales, banking, nutrition center and food services), chapel, library, administrative offices, accessory parking and accessory and related uses.

6. On-premise business 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 shall be permitted. Off-Premise signs shall not be permitted in the Planned Development.
7. Off-street parking and loading facilities shall be in compliance with this Planned Development, subject to the review and approval of the Department of Transportation and the Department of Planning and Development. A minimum of one parking space shall be accessible parking.
8. Any service drive or any other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or within fire lanes. Ingress and 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 part of any public streets or alleys 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. In addition to the maximum height of the proposed buildings or any appurtenance thereto, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration. For purposes of height determination, the definitions in the Chicago Zoning Ordinance shall apply.
10. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance 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 Plan, Landscape Plan, the Building Elevations, Green Roof Plan, and the Bulk Regulations and Data Table. In addition, parkway trees shall be installed, as necessary, and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The manner and design of the installation of the required parkway trees along the South Michigan Avenue frontage of this Planned Development shall be determined by the Department of Planning and Development and the Department of Transportation before any Part II approval may be issued. Otherwise, notwithstanding any statement to the contrary, this Planned Development shall be subject to the

provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of the Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables, and maximizes 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.
13. The terms, conditions and exhibits of this Planned Development may be modified administratively, by the Commissioner of the Department of Planning and Development, upon the application for such modification by the Applicant and after a determination by the Commissioner of Planning and Development that such modification is minor in nature, appropriate, and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such 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 of the current Chicago Zoning Ordinance.
14. The applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operation cost and conserves energy and resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in a manner general consistent with the Chicago Green Homes checklist. Copies of these standards may be obtained from the Department of Planning and Development. The applicant shall provide a vegetated ("green") roof on at least fifty percent (50%) of the net roof area of each building to be constructed within this Planned Development -- a total of approximately eight thousand seven hundred twenty (8,720) square feet of vegetated roof. "Net roof area" is defined as total roof area minus any required perimeter setbacks, rooftop structures, and roof-mounted equipment. Each building in the Planned Development shall achieve at least a one-star Chicago Green Homes rating.
15. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the property shall automatically revert to that of the pre-existing B3-1 General Community Shopping District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Green Roof Plan; Building Elevations; and Plant Material Palette referred to in these Plan of Development Statements printed on pages 37583 through 37593 of this Journal.]

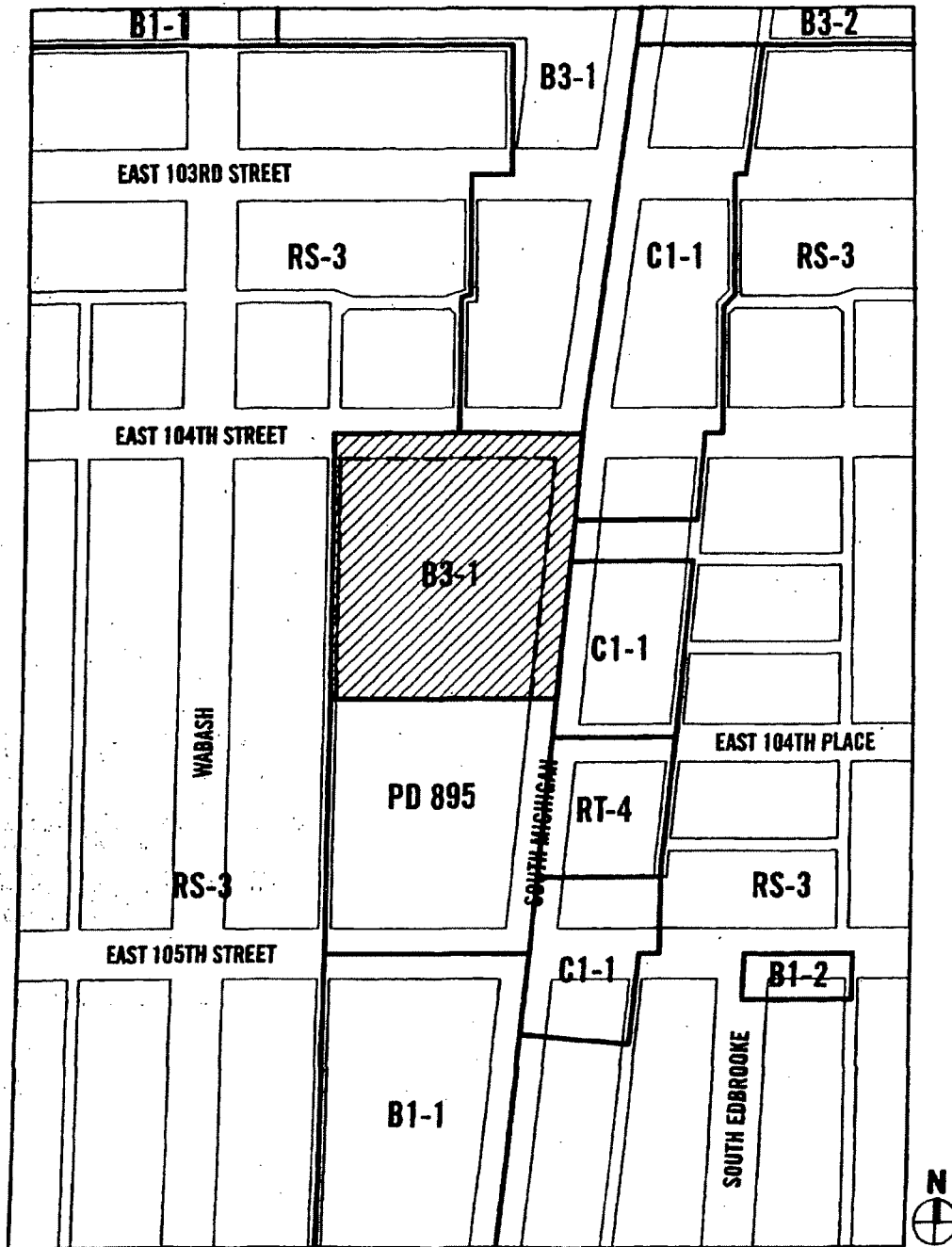
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Bulk Regulations And Data Table.*

*Roseland Place.*

Gross Site Area:	98,937 square feet/2.27 Acres = Net Site Area (84,650 square feet/1.94 acres) + Area to Remain in Public Right-of-Way (14,287 square feet/0.33 acre)
Net Site Area:	84,650 square feet/1.94 acres
Maximum Permitted F.A.R.:	1.00
Permitted Uses:	As listed in Statement Number 5
Maximum Number of Residential Units:	70
Maximum Number of Off-Street Parking Spaces:	48
Minimum Number of Loading Spaces:	1
Minimum Number of Bicycle Storage Spaces:	10
Building Setbacks:	As per approved Site Plan
Maximum Building Height:	66 feet

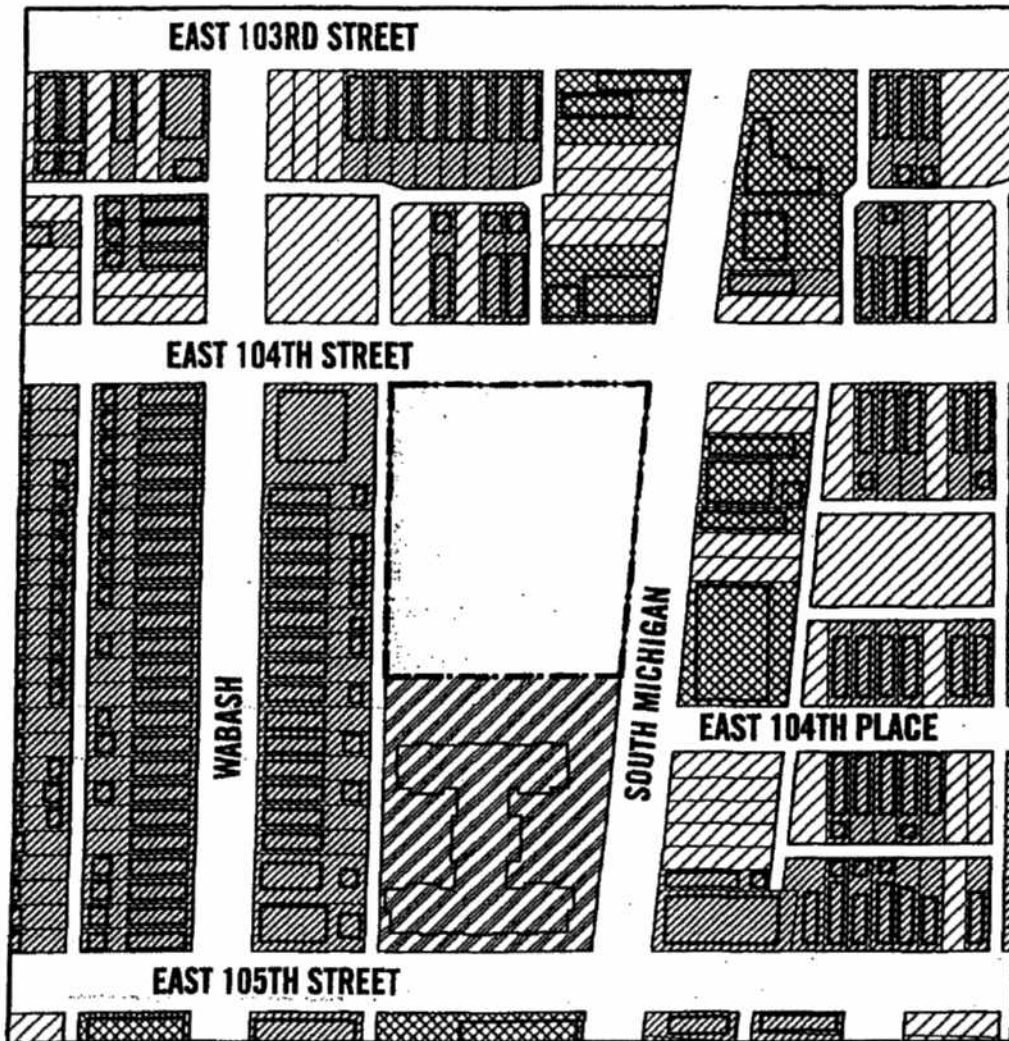
Existing Zoning Map.








 PROPOSED PLANNED DEVELOPMENT BOUNDARY  
 ZONING DISTRICT BOUNDARY



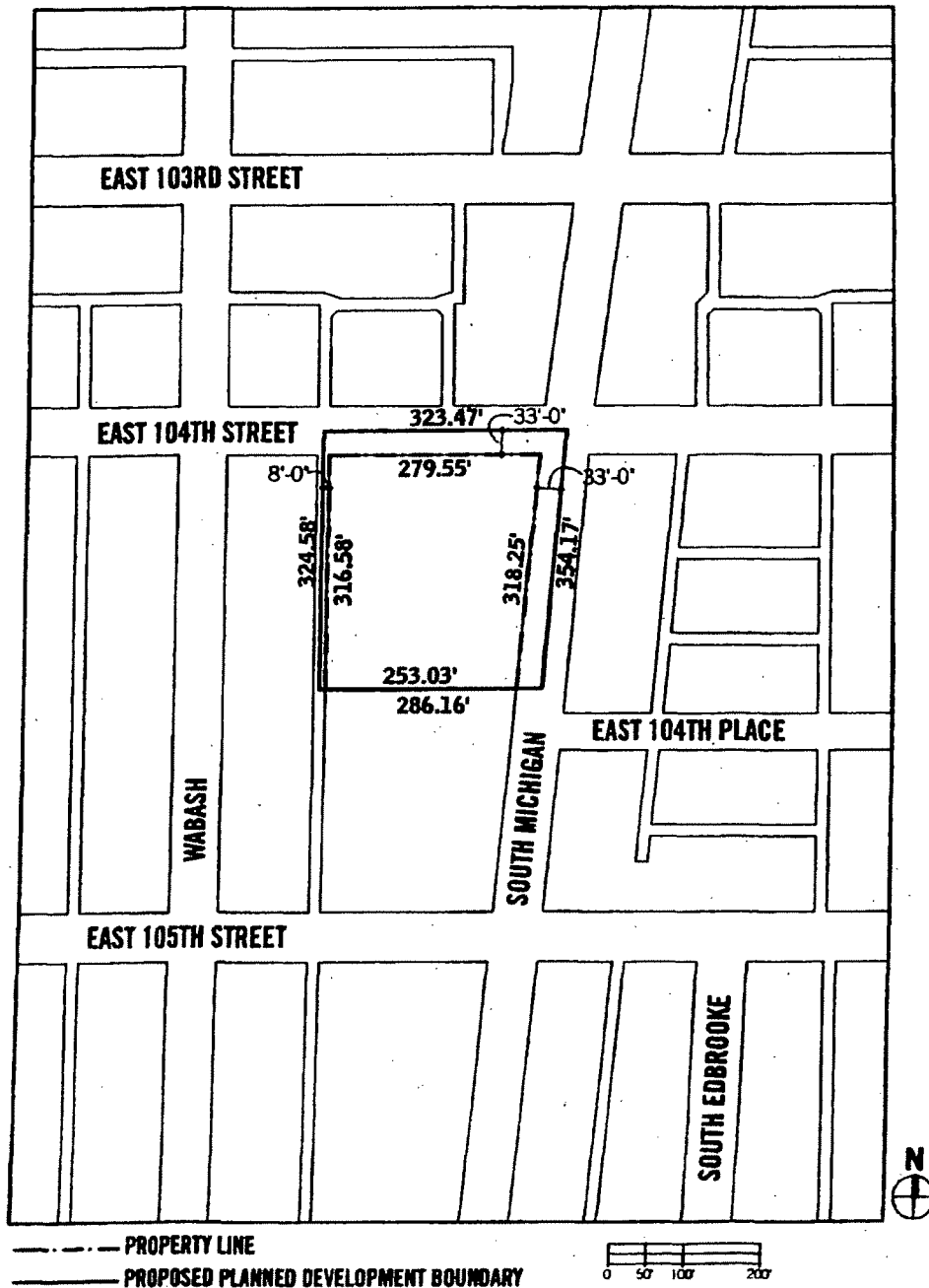
Existing Land-Use Map.



-  PROPOSED PLANNED DEVELOPMENT
-  EXISTING PLANNED DEVELOPMENT
-  SINGLE FAMILY RESIDENCE
-  COMMERCIAL
-  VACANT LOT

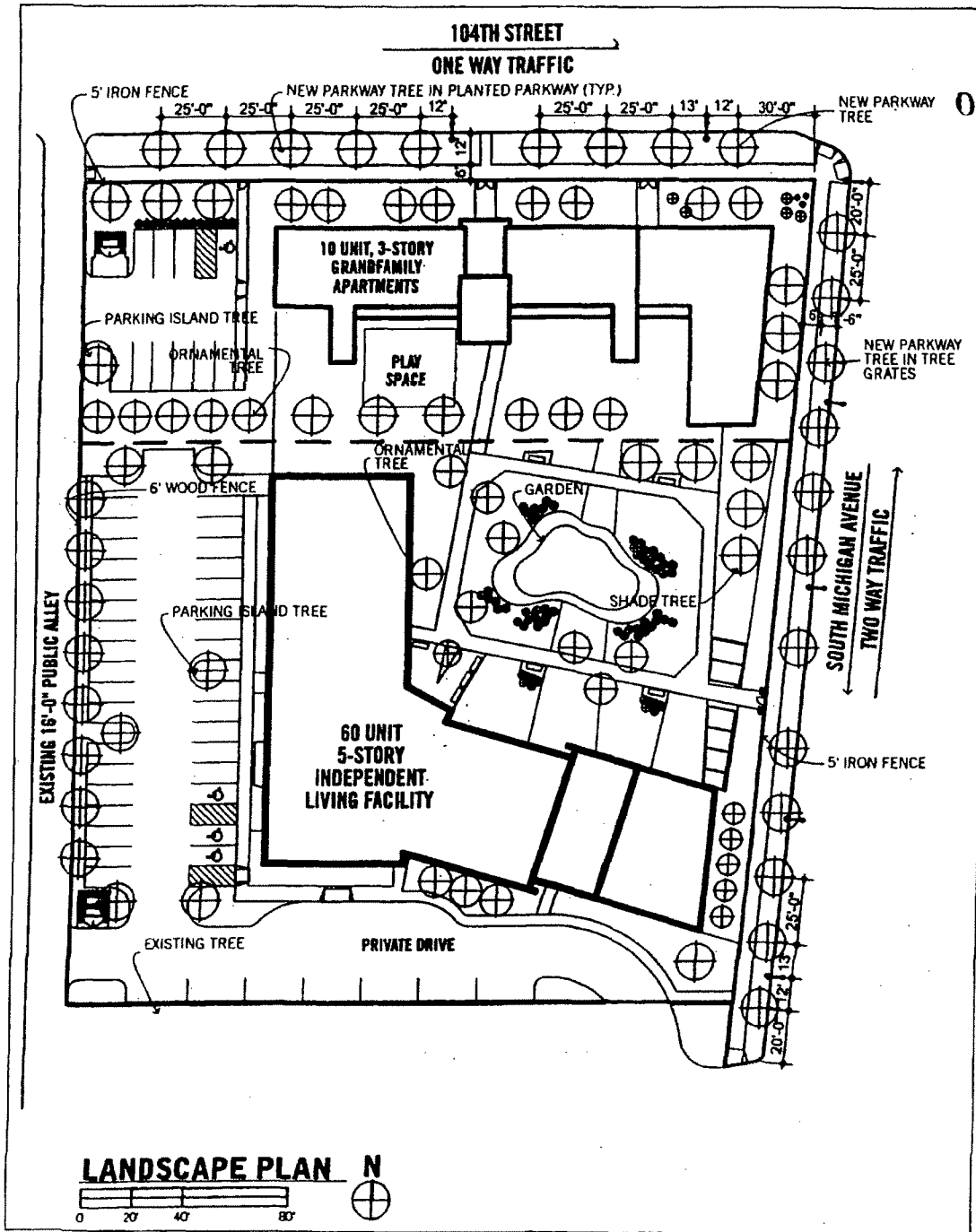


Planned Development Boundary And Property  
Line Map – Roseland Place.

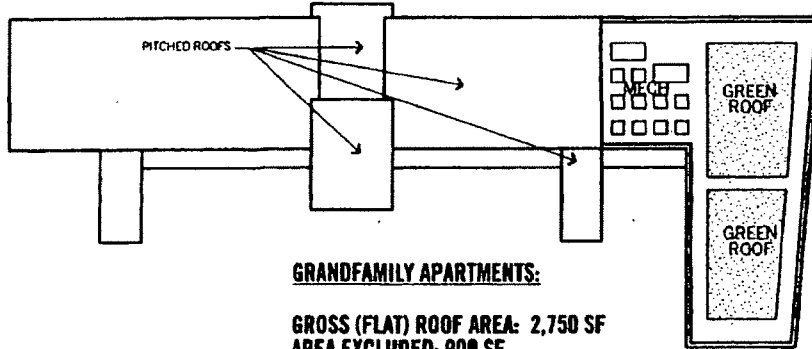




Landscape Plan -- Roseland Place..

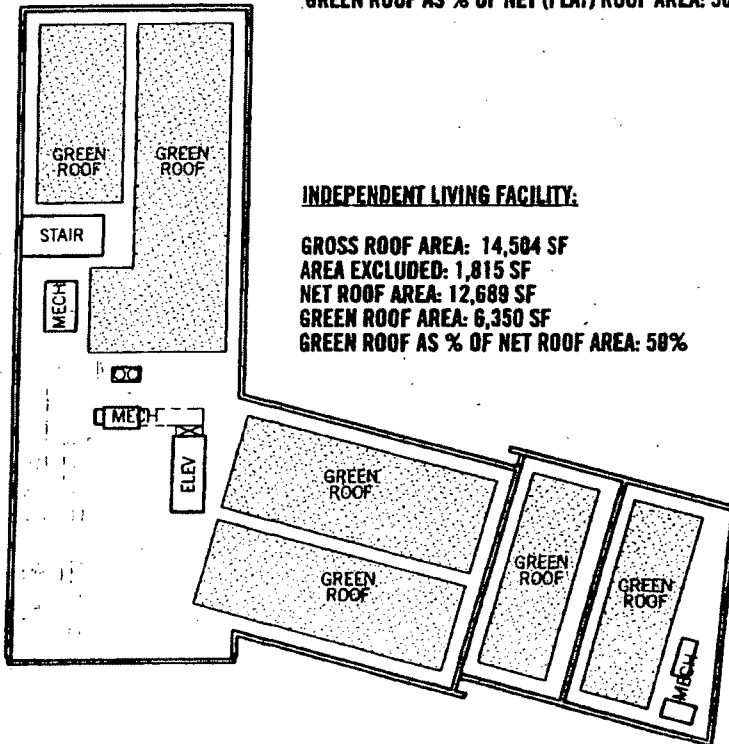


Green Roof Plan -- Roseland Place.



**GRANDFAMILY APARTMENTS:**

GROSS (FLAT) ROOF AREA: 2,750 SF  
 AREA EXCLUDED: 900 SF  
 NET (FLAT) ROOF AREA: 1,850 SF  
 GREEN ROOF AREA: 925 SF  
 GREEN ROOF AS % OF NET (FLAT) ROOF AREA: 50%



**INDEPENDENT LIVING FACILITY:**

GROSS ROOF AREA: 14,504 SF  
 AREA EXCLUDED: 1,815 SF  
 NET ROOF AREA: 12,689 SF  
 GREEN ROOF AREA: 6,350 SF  
 GREEN ROOF AS % OF NET ROOF AREA: 50%

Applicant: NHS - Redevelopment Corporation  
 Address: 10400-10430 South Michigan Ave, Chicago, IL  
 Date: September 28, 2007  
 Revised: April 17, 2008

Green Roof Plan

Roseland Place

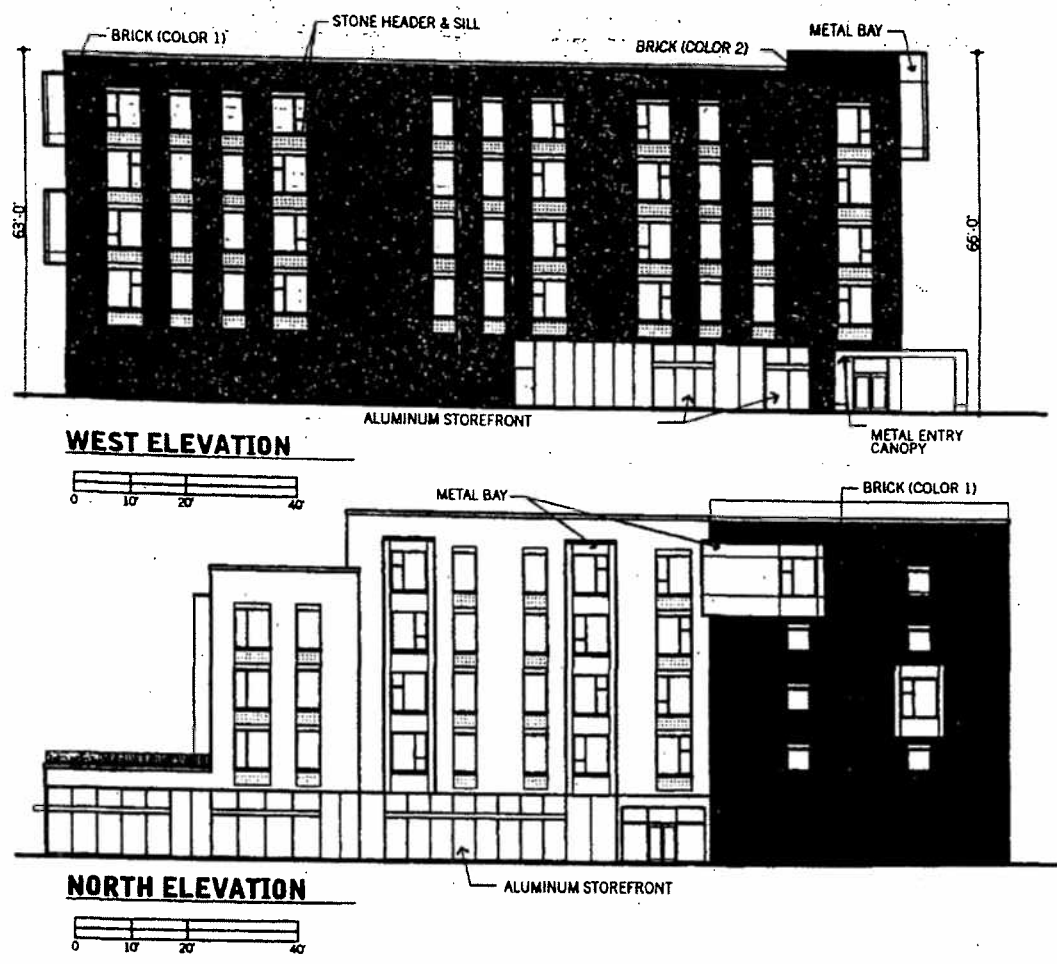
LARSON BOWE BAKER ARCHITECTS

9/10/2008

REPORTS OF COMMITTEES

37589

Independent Living Building Elevations (1) --  
Roseland Place.

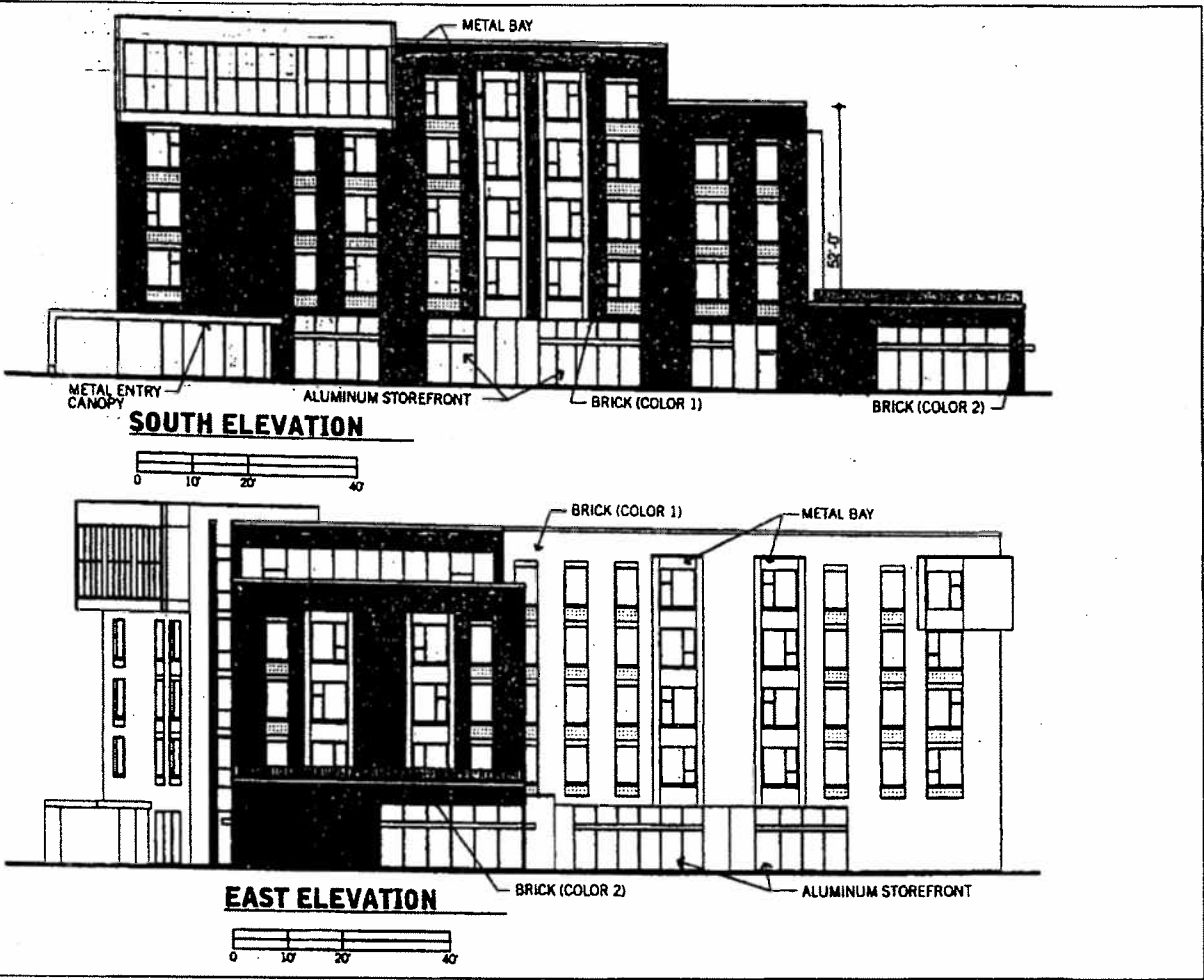


Applicant: NIS - Redevelopment Corporation  
Address: 10400-10430 South Michigan Ave, Chicago, IL  
Date: September 28, 2007  
Revised: April 17, 2008

Independent Living Building Elevations (1)

Roseland Place  
LAWSON BERKE ARCHITECTS

Independent Living Building Elevations (2) --  
Roseland Place.



Applicant: NRS - Redevelopment Corporation  
 Address: 10400-10430 South Michigan Ave, Chicago, IL  
 Date: September 28, 2007  
 Revised: April 17, 2008

Independent Living Building Elevations (2)  
 Roseland Place  
 LAMSON BONE GREENBERG

9/10/2008

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37591

Grandfamily Building Elevations (1) -  
Roseland Place.

The image contains two architectural elevation drawings of a building. The top drawing is the North Elevation, showing a two-story structure with a height of 42'-0". It features a ground floor with masonry and an aluminum storefront, and a second floor with fiber cement siding, vinyl windows, and metal siding. A scale bar below it ranges from 0 to 40 feet. The bottom drawing is the East Elevation, showing a similar two-story structure with a height of 27'-2". It also features a ground floor with masonry and an aluminum storefront, and a second floor with fiber cement siding and metal siding. A scale bar below it ranges from 0 to 40 feet. Text on the left side of the drawings provides project details: Applicant: NHS - Redevelopment Corporation, Address: 10400-10430 South Michigan Ave, Chicago, IL, Date: September 28, 2007, and Revised: April 17, 2008. The title 'Grandfamily Building Elevations (1) Roseland Place' is also present.

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Grandfamily Building Elevations (1)  
Roseland Place

LANSON BROS. ARCHITECTS

FIBER CEMENT SIDING  
VINYL WINDOWS (TYP.)  
METAL SIDING  
42'-0"

MASONRY  
ALUMINUM STOREFRONT

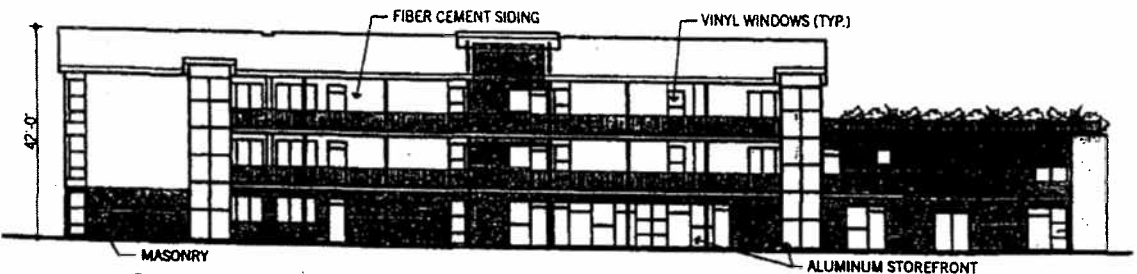
**NORTH ELEVATION**

FIBER CEMENT SIDING  
METAL SIDING  
27'-2"

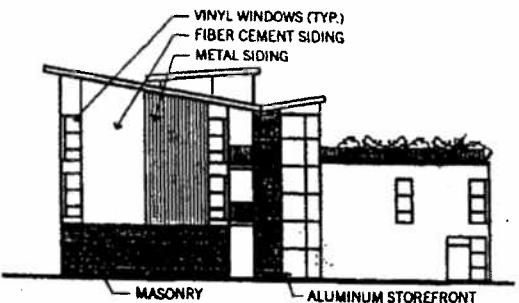
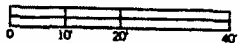
MASONRY  
ALUMINUM STOREFRONT

**EAST ELEVATION**

Grandfamily Building Elevations (2) --  
Roseland Place.



**SOUTH ELEVATION**



**WEST ELEVATION**



Applicant: **NHS - Redevelopment Corporation**  
 Address: **10400-10430 South Michigan Ave, Chicago, IL**  
 Date: **September 28, 2007**  
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**Grandfamily Building Elevations (2)**

**Roseland Place**

JASON BOK LAZZARINI

## Plant Material Palette – Roseland Place.

**PLANT MATERIAL PALETTE**

<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>	<b>SIZE</b>
<b>STREET TREES</b>		
<b>GRASS PARKWAYS</b>		
PLATANUS OCCIDENTALIS 'BLOODGOOD'	BLOODGOOD SYCAMORE	4' CAL.
QUERCUS BICOLOR	SWAMP WHITE OAK	4' CAL.
ULMUS JAPONICAx WILSONIANA 'ACCOLADE'	ACCOLADE ELM	4' CAL.
<b>LANDSCAPED PARKING ISLANDS</b>		
ROBINIA PSEUDOACACIA 'CHICAGO BLUES'	CHICAGO BLUES BLACK LOCUST	4' CAL.
ULMUS JAPONICAx WILSONIANA 'TRIUMPH'	TRIUMPH ELM	4' CAL.
<b>SHADE TREES</b>		
ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	4' CAL.
GLEDITSIA TRIACANTHOS 'INERMIS' 'SKYLINE'	SKYLINE HONEYLOCUST	4' CAL.
QUERCUS ROBUR 'FASTIGIATA'	SKYROCKET ENGLISH OAK	4' CAL.
TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LINDEN	4' CAL.
<b>ORNAMENTAL TREES</b>		
ALNUS GLUTINOSA	BLACK ALDER	10' HGT.
AMELANCHIER CANADENSIS	SERVICEBERRY	8' HGT.
BETULA NIGRA	RIVER BIRCH	10' HGT.
CERCIS CANADENSIS	EASTERN REDBUD	3' CAL.
PINUS NIGRA	AUSTRIAN PINE	8' HGT.
VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	8' HGT.
<b>DECIDUOUS AND EVERGREEN SHRUBS</b>		
ARONIA MELANOCARPA	BLACK CHOKEBERRY	36"
HYDRANGEA PANICULATA 'PINK DIAMOND'	PANICLE HYDRANGEA	24"
JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24"
RIBES ALPINUM 'GREEN MOUND'	ALPINE CURRANT	36"
ROSA 'NEARLY WILD'	SHRUB ROSE	3 GAL
ROSA 'WILD SPICE'	SHRUB ROSE	3 GAL
SYRINGA MEYERI 'PALIBIN'	DWARF LILAC	36"
TAXUS MEDIA 'BERRYHILL'	BERRYHILL YEW	24"
TAXUS MEDIA 'HICKSII'	HICKS YEW	36"

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Plant Material Palette

Roseland Place

LARSON GOME BAKER ARCHITECTS