

PD 1516

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9/14/2021

REPORTS OF COMMITTEES

20700
36557

Reclassification Of Area Shown On Map No. 18-F.
(Application No. A-8713)
(Common Address: 543 -- 555 W. 78th St., 7800 -- 7838 S. Fielding Ave.
And 552 -- 574 W. 79th St.)

[O2021-3086]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-2 District symbols and indications as shown on Map Number 18-F in the area bounded by:

West 78th Street; South Fielding Avenue; the easterly line of the Commuter Rail Division of the Regional Transportation Authority railroad right-of-way (formerly the Chicago, Rock Island & Pacific Railroad right-of-way); West 79th Street; and the westerly line of the Commuter Rail Division of the Regional Transportation Authority railroad right-of-way (formerly the Chicago, Rock Island & Pacific Railroad right-of-way),

to those of a T Transportation District.

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

Reclassification Of Area Shown On Map No. 20-B.
(As Amended)
(Application No. 20700)

(Common Address: 7400 --7404 W. Talcott Ave./7401 -- 7425 W. Everell Ave.)

R B P D 1516

[SO2021-1960]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the current RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 20-B in the area bounded by:

that part of Lot 1 of the northeast quarter of Section 1, Township 40 North, Range 12, East of the Third Principal Meridian, described as follows: beginning at a point 33 feet south of the north line, being also the south line of West Everell Avenue, said point being 313.23 feet west from the west line of the east half of said Lot 1, as measured along said south line; thence north 87 degrees, 32 minutes, 18 seconds east, on the south line of said Everell Avenue, 313.23 feet to the west line of the east half of said Lot 1; thence south 00 degrees, 07 minutes, 22 seconds west, 1,543.51 feet to the northeasterly

line of Talcott Avenue; thence north 56 degrees, 10 minutes, 29 seconds west, on said northeasterly line, 90.16 feet; thence north 00 degrees, 07 minutes, 22 seconds east, parallel with the west line of the east half of said Lot 1, 332.81 feet; thence north 10 degrees, 07 minutes, 22 seconds east, 182.42 feet; thence north 90 degrees, 00 minutes, 00 seconds west, 78.72 feet; thence north 14 degrees, 33 minutes, 47 seconds west, 28.05 feet; thence north 02 degrees, 32 minutes, 49 seconds west, 72.19 feet; thence south 87 degrees, 26 minutes, 00 seconds, 37.40 feet; thence north 02 degrees, 36 minutes, 24 seconds west, 76.11 feet; thence north 87 degrees, 42 minutes, 10 seconds east, 13.11 feet; thence north 02 degrees, 17 minutes, 50 seconds west, 37.02 feet; thence south 87 degrees, 42 minutes, 10 seconds west, 9.99 feet; thence north 02 degrees, 20 minutes, 57 seconds west, 71.65 feet; thence north 47 degrees, 22 minutes, 05 seconds west, 14.14 feet; thence south 87 degrees, 36 minutes, 47 seconds west, 91.55 feet; thence south 42 degrees, 32 minutes, 17 seconds west, 14.12 feet; thence south 02 degrees, 28 minutes, 41 seconds east, 58.75 feet; thence south 87 degrees, 43 minutes, 58 seconds west, 95.48 feet; thence north 02 degrees, 27 minutes, 20 seconds west, 38.90 feet; thence north 56 degrees, 20 minutes, 12 seconds west, 70.19 feet; thence north 32 degrees, 41 minutes, 10 seconds east, 65.93 feet; thence north 67 degrees, 32 minutes, 06 seconds east, 98.24 feet; thence north 00 degrees, 07 minutes, 58 seconds east parallel to the west line of said Lot 1, a distance of 581.45 feet to the point of beginning, in Cook County, Illinois,

to those of a Residential Planned Development.

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

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

Residential-Business Planned Development No. 1516.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1516 ("Planned Development") consists of approximately 313,084 square feet (7.187 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Lexington Homes LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if

different than the Applicant, the legal 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 of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and 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. Access to the Planned Development shall be from an existing service road running north from West Talcott Avenue. Vehicular access from West Everell Avenue shall be prohibited, except for emergency vehicles which shall be permitted to use the emergency access drive. The Applicant shall install signage on West Everell Avenue prohibiting non-emergency vehicular access. The Applicant shall also install wayfinding signage at the West Talcott Avenue entrance and along West Everell Avenue. Except for signage and mountable curbs at the emergency access drive from West Everell Avenue, no other measures (such as gates or barriers) preventing vehicular access to the site from West Talcott Avenue or West Everell Avenue shall be permitted to be installed.

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

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

5. This plan of development consists of 17 Statements; a Bulk Regulations Table; Site Plan; Site Plan (North); Site Plan (South); a Planned Development Boundary and Property Line Map; an Emergency Access Drive Section; a West Street Elevation; an East Street Elevation; a North and South Street Elevations; a West SFH Individual Elevations; an East SFH Individual Elevations; an Existing Zoning Map; and Landscape Plan prepared by Pappageorge Haymes Architects and dated August 19, 2021, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control.

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

6. The following uses are permitted in the area delineated herein as a Planned Development: single-family detached homes, accessory parking, and accessory uses.
7. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
8. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
9. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 313,084 square feet and a base FAR of 0.65.
10. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal

access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual 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.

- 17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to RS2. Residential Single-Unit (Detached House) District.

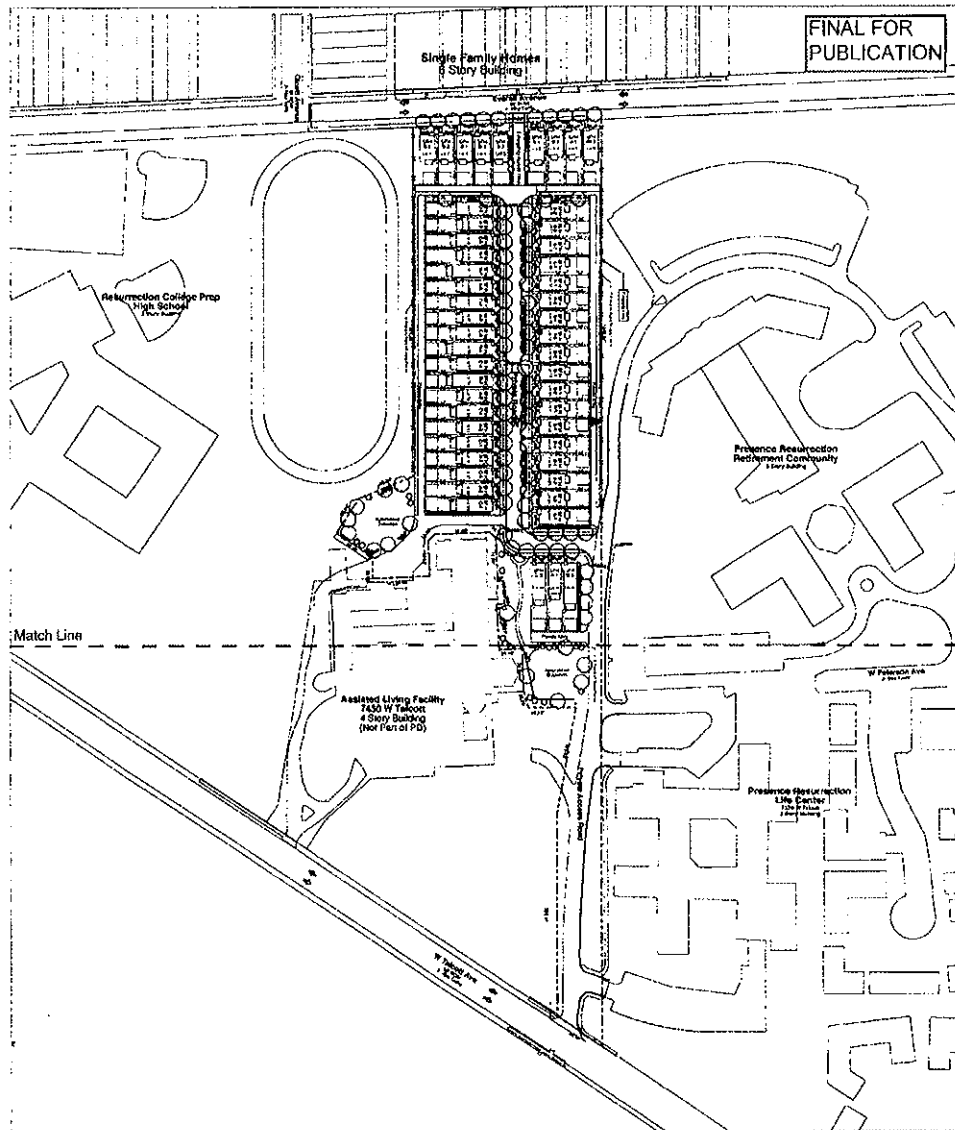
[Site Plans North and South; Boundary and Property Line Map; North, South and Central Overall Landscape Plan; Emergency Access Drive Section; Building Elevations; and Zoning Map referred to in these Plan of Development Statements printed on pages 36564 through 36576 of this *Journal*.]

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

Residential-Business Planned Development No. 1516.

Bulk Regulations And Data Table.

| | |
|-----------------------------------|-----------------------------------|
| Gross Site Area: | 326,396 square feet (7.493 acres) |
| Area of Public Right-of-Way: | 13,312 square feet (.306 acre) |
| Net Site Area: | 313,084 square feet (7.187 acres) |
| Maximum Floor Area Ratio: | .65 |
| Required Setbacks: | |
| Rear: | Per Site Plan |
| Side: | Per Site Plan |
| Front: | Per Site Plan |
| Maximum Number of Dwelling Units: | 50 Single Family Homes |
| Maximum Building Height: | 30 feet by 0 inches |
| Minimum Accessory Parking Spaces: | 2:1 |

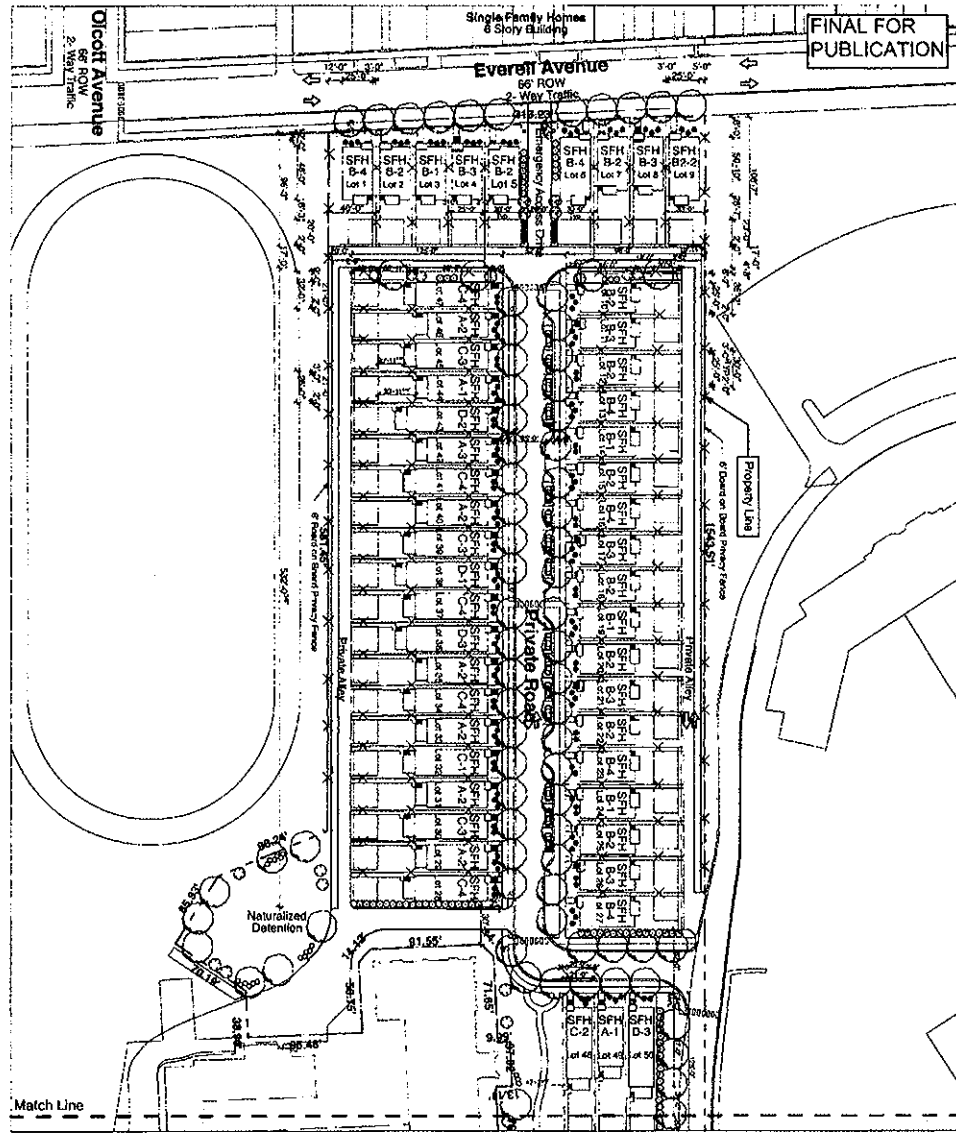




Pappageorge Haymes Partners
640 N. LaSalle, Suite 400
Chicago, IL 60654
312.337.3344

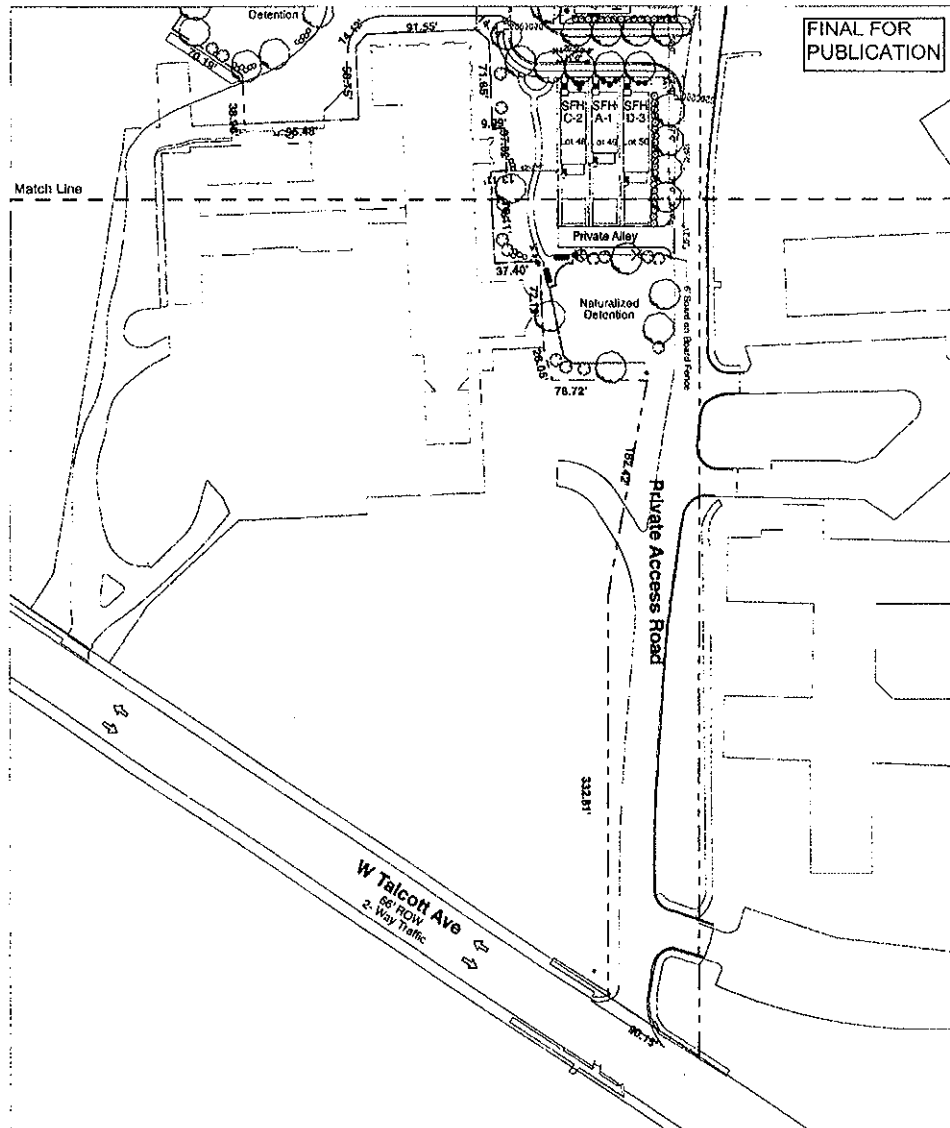
Applicant: Lexington Homes, LLC
Chicago, Illinois, 60631
Project Address: 7400-7404 W. Talton, 7401-7425 W. Everett Ave, Chicago, IL 60631
Introduction Date: May 26, 2021
Plan Commission: August 20, 2021

Site Plan
Scale: 1" = 200'
N
[North Arrow]

DATE PLOTTED: 08/20/2021 10:58:11 AM



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|---|---|---|--|
|  | Peppergo Haymes Partners 640 N. LaSalle, Suite 400 Chicago, IL 60654 312.357.3244 | Applicant: Lexington Homes, LLC Chicago, Illinois, 60631 | Site Plan (North) Scale: 1" = 100'  |
| | | Project Address: 7400-7404 W. Toucay, 7401-7425 W. Front Ave, Chicago, IL 60631 | |
| | | Introduction Date: May 28, 2021 Plan Commission: August 28, 2021 | |
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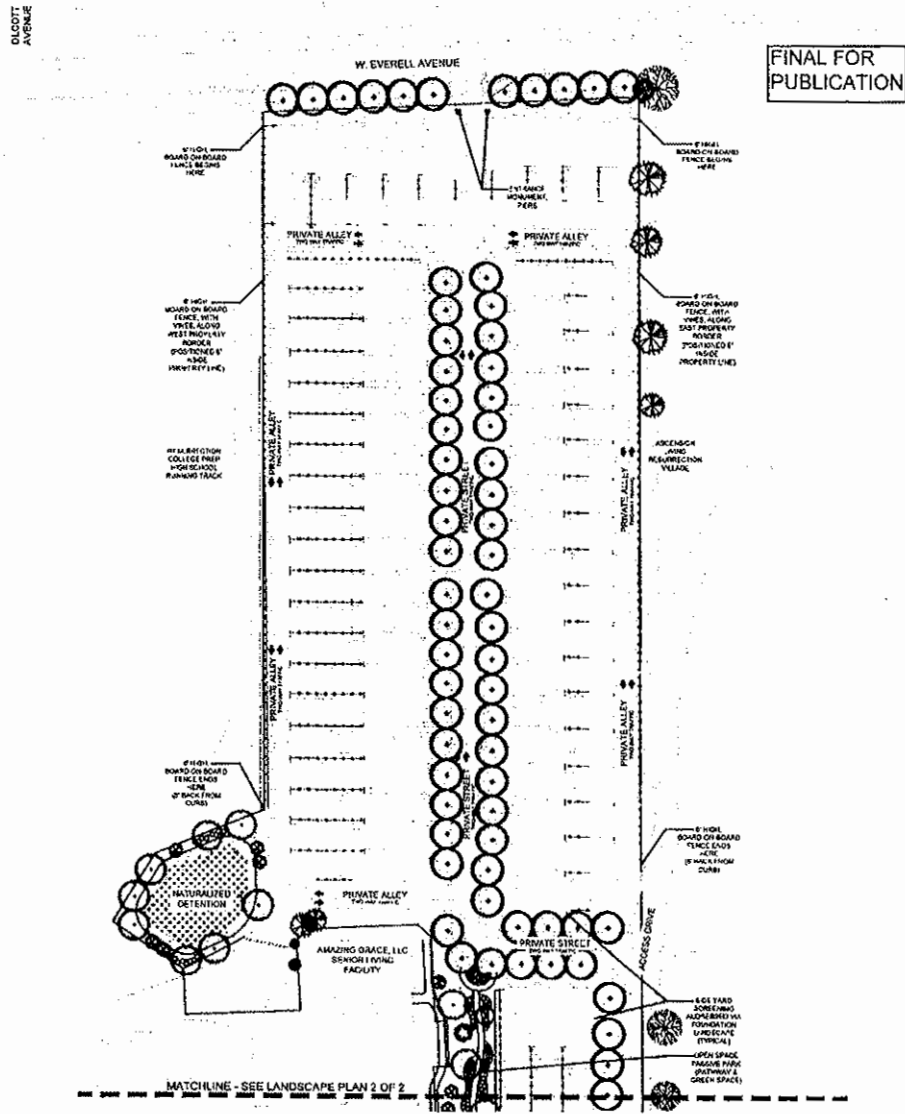


Pappageorge Haymae Partners
 849 N. LaSalle, Suite 400
 Chicago, IL 60654
 312.237.2344

Applicant: Lexington Homes, LLC
 Chicago, Illinois, 60631
 Project Address: 7400-7484 W. LaSalle, 7401-7425 W. Everell Ave, Chicago, IL 60631
 Introduction Date: May 26, 2021
 Plan Commission: August 26, 2021

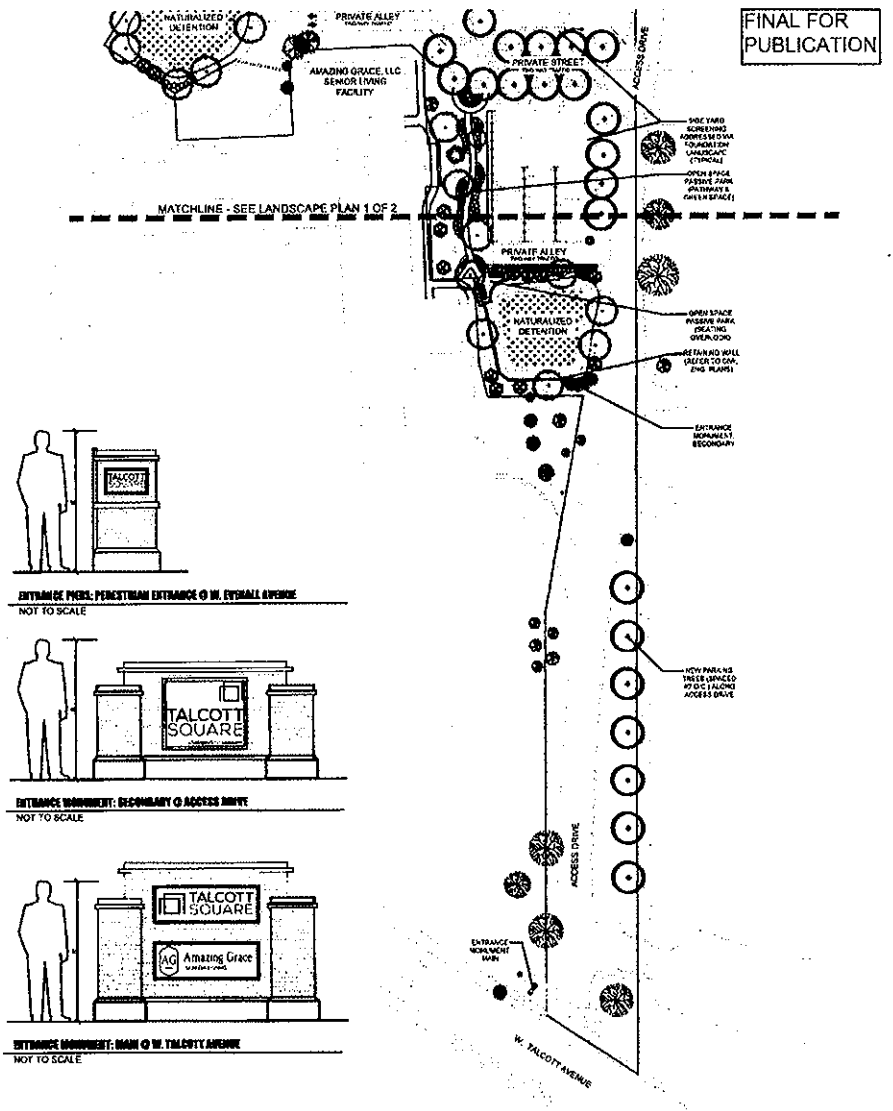
Site Plan (South)
 Scale: 1" = 100'
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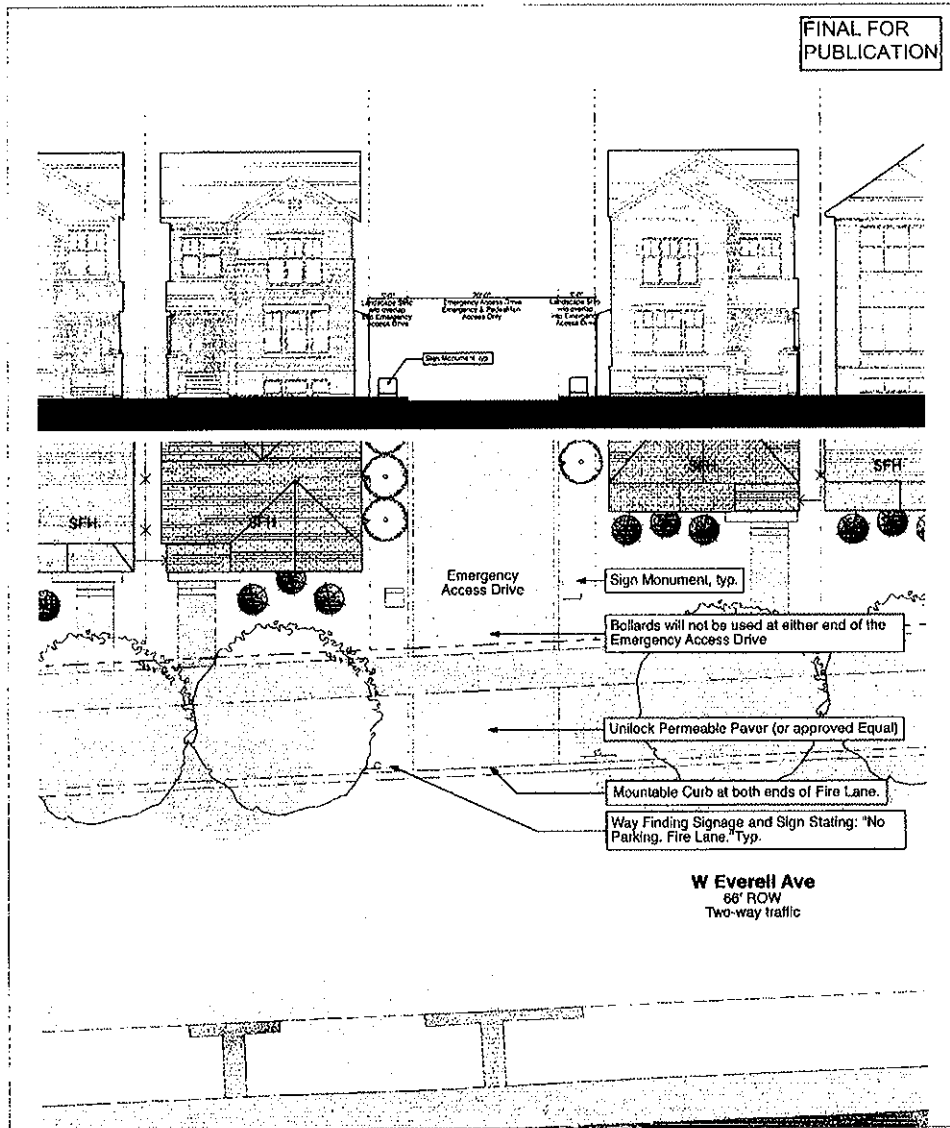



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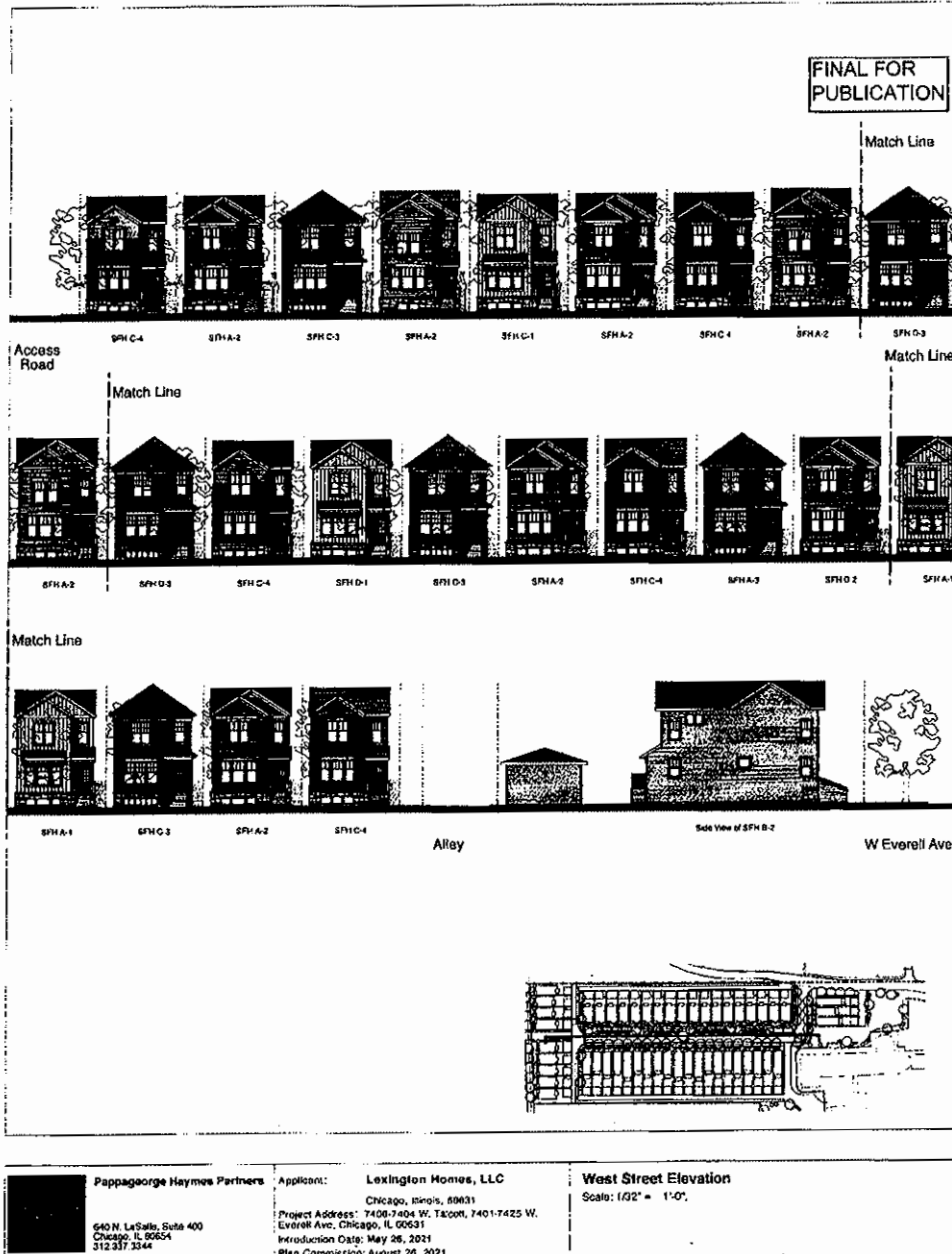
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|---|---|--|
|  <p>Dickson Design Studio, Inc. Landscape Architects</p> <p>528 Gaydos Drive Algonquin, IL 60102 847.878.4019</p> | <p>Applicant: Lexington Homes, LLC Chicago, Illinois, 60631</p> <p>Project Address: 7400-7404 W. Yamacraw, 7401-7425 W. Central Ave, Chicago, IL 60631</p> <p>Introduction Date: May 26, 2021</p> <p>Plan Commission: August 26, 2021</p> | <p>Landscape Plan (1 of 2) - North & Central Overall</p> <p>Scale: 1" = 100'-0"</p> <div style="text-align: right;">  </div> |
|---|---|--|

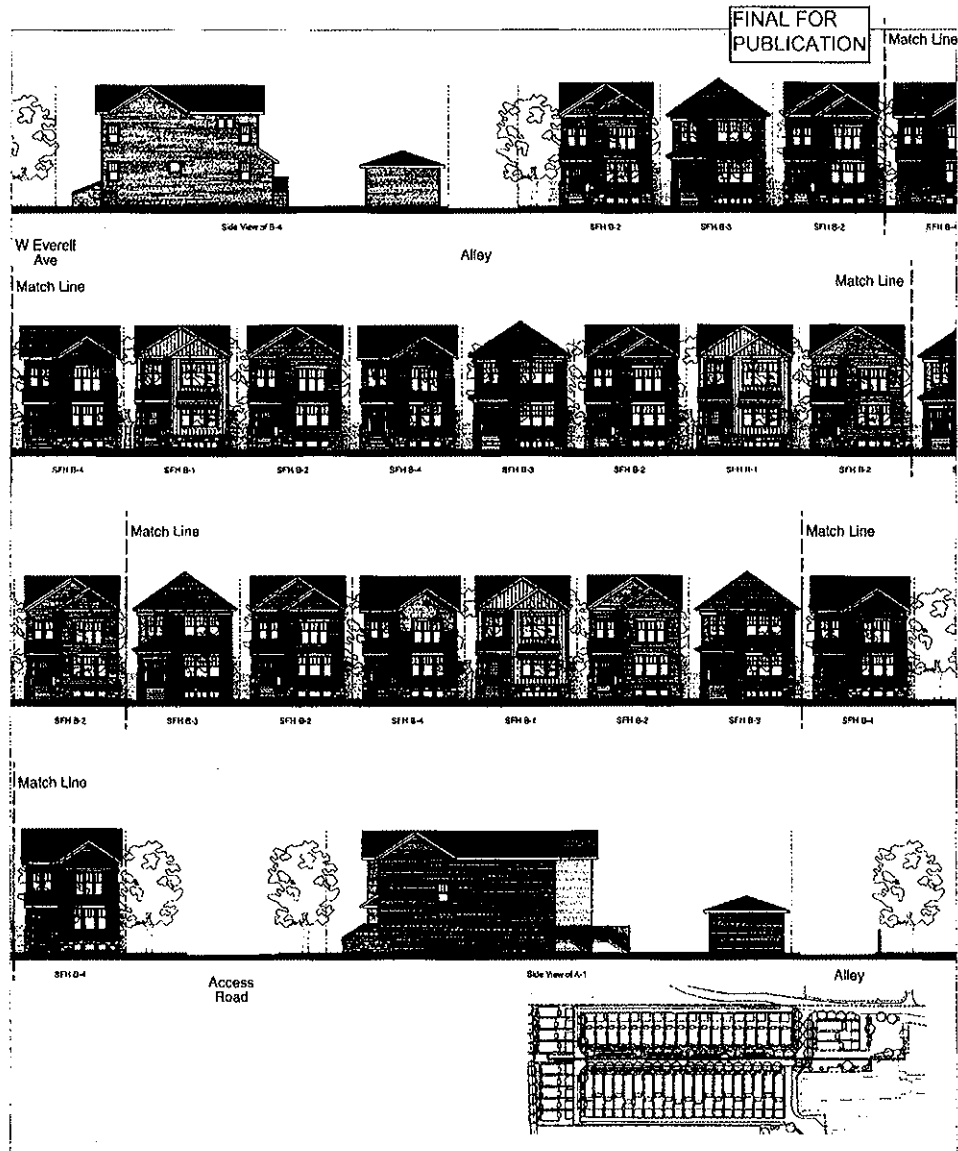


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| <p>dickson design 312.210.1010</p> | <p>Dickson Design Studio, Inc. Landscape Architect 526 Blyden Drive Algonquin, IL 60102 847.878.4019</p> | <p>Applicant: Lexington Homes, LLC Chicago, Illinois, 60631 Project Address: 7400-7404 W. Talcott, 7401-7425 W. Everett Ave, Chicago, IL 60631 Introduction Date: May 20, 2021 Plan Commission: August 26, 2021</p> | <p>Landscape Plan (2 of 2) - Central & South Overall with Entry Monuments Scale: 1" = 100'-0"</p>  |
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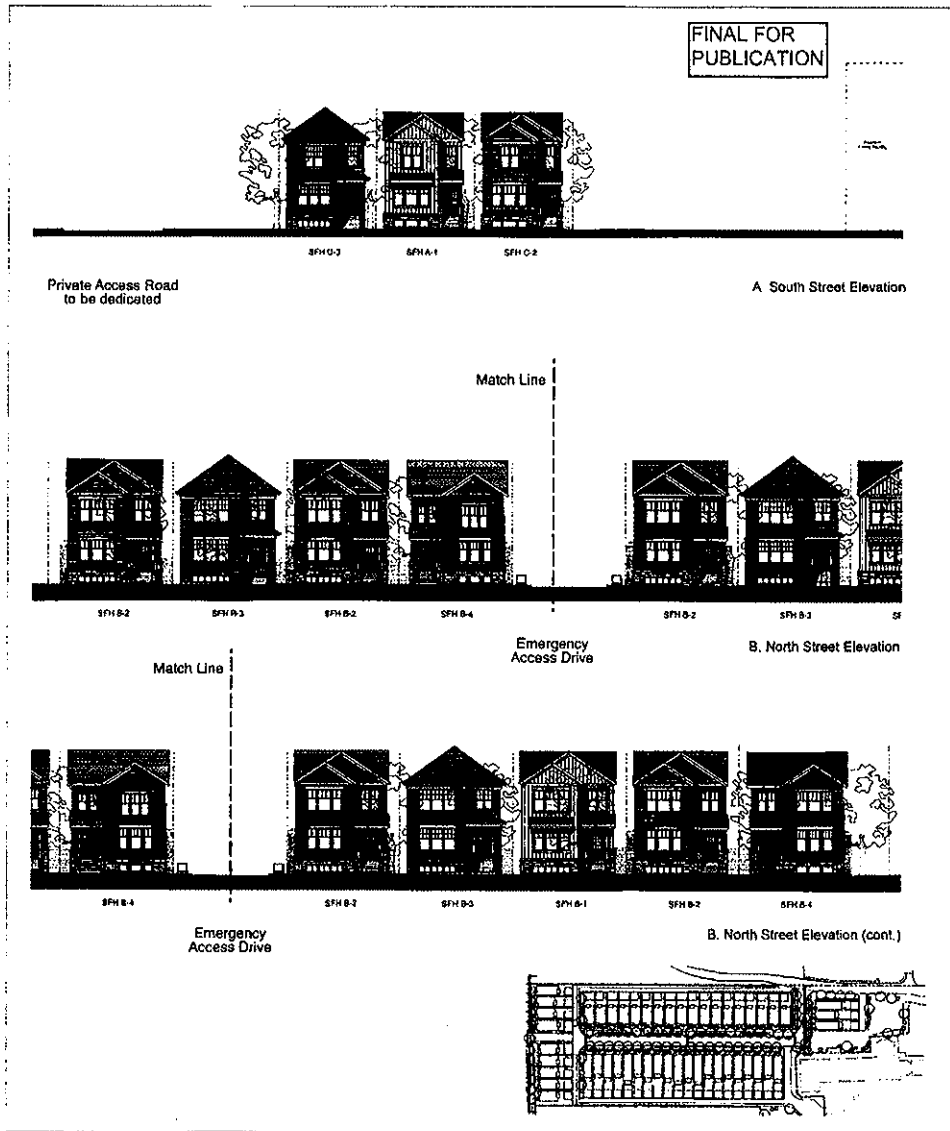



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|---|--|---|
| <p>Peppageorge Haymes Partners 840 N. LaSalle, Suite 400 Chicago, IL 60604 312.337.3344</p> | <p>Applicant: Lexington Homes, LLC Chicago, Illinois, 60631 Project Address: 7400-7404 W. Telcott, 7401-7425 W. Everest Ave, Chicago, IL 60631 Introduction Date: May 28, 2021 Plan Commission: August 25, 2021</p> | <p>Emergency Access Drive Section Scale: 1/16" = 1'-0" </p> |
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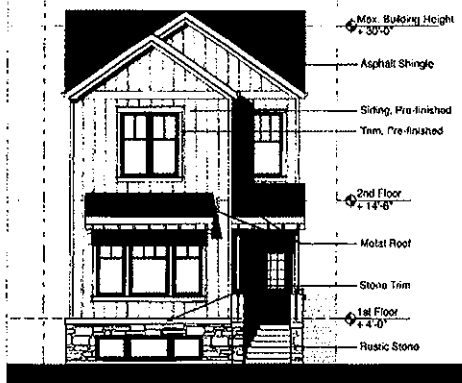


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|--|------------------------------------|--|------------------------------|
| | Pappageorge Haymes Partners | APPLICANT: Lexington Homeco, LLC | East Street Elevation |
| | 840 N. LaSalle, Suite 400 | Chicago, Illinois, 60631 | Scale: 1/32" = 1'-0" |
| | Chicago, IL 60654 | Project Address: 7400-7404 W. Talcott, 7401-7425 W. Everell Ave, Chicago, IL 60631 | |
| | 312.337.3344 | Introduction Date: May 26, 2021 Plan Commission: August 26, 2021 | |

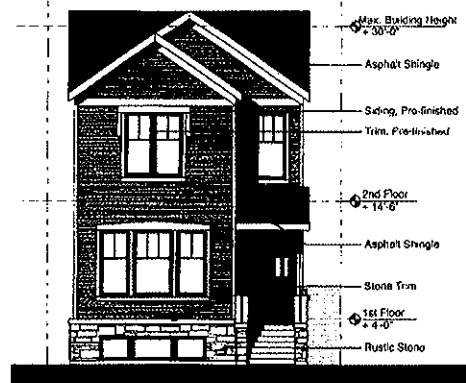


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|  <p>Peppageorge Haymes Partners 940 N. LaSalle, Suite 400 Chicago, IL 60654 312.337.3344</p> | <p>Applicant: Lexington Homes, LLC Chicago, Illinois, 60631 Project Address: 7400-7404 W. Talbot, 7401-7425 W. Everett Ave. Chicago, IL 60631 Introduction Date: May 26, 2021 Plan Commission: August 26, 2021</p> | <p>North and South Street Elevations Scale: 1/32" = 1'-0"</p> |
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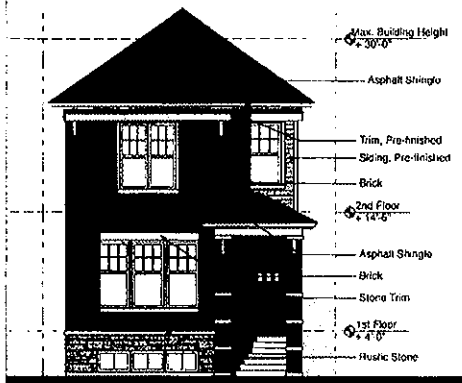
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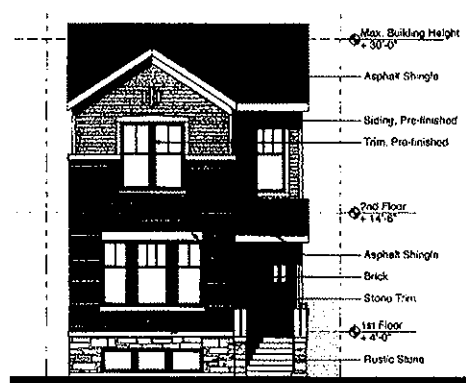
26 ft Lot - Option 1



26 ft Lot - Option 2



26 ft Lot - Option 3

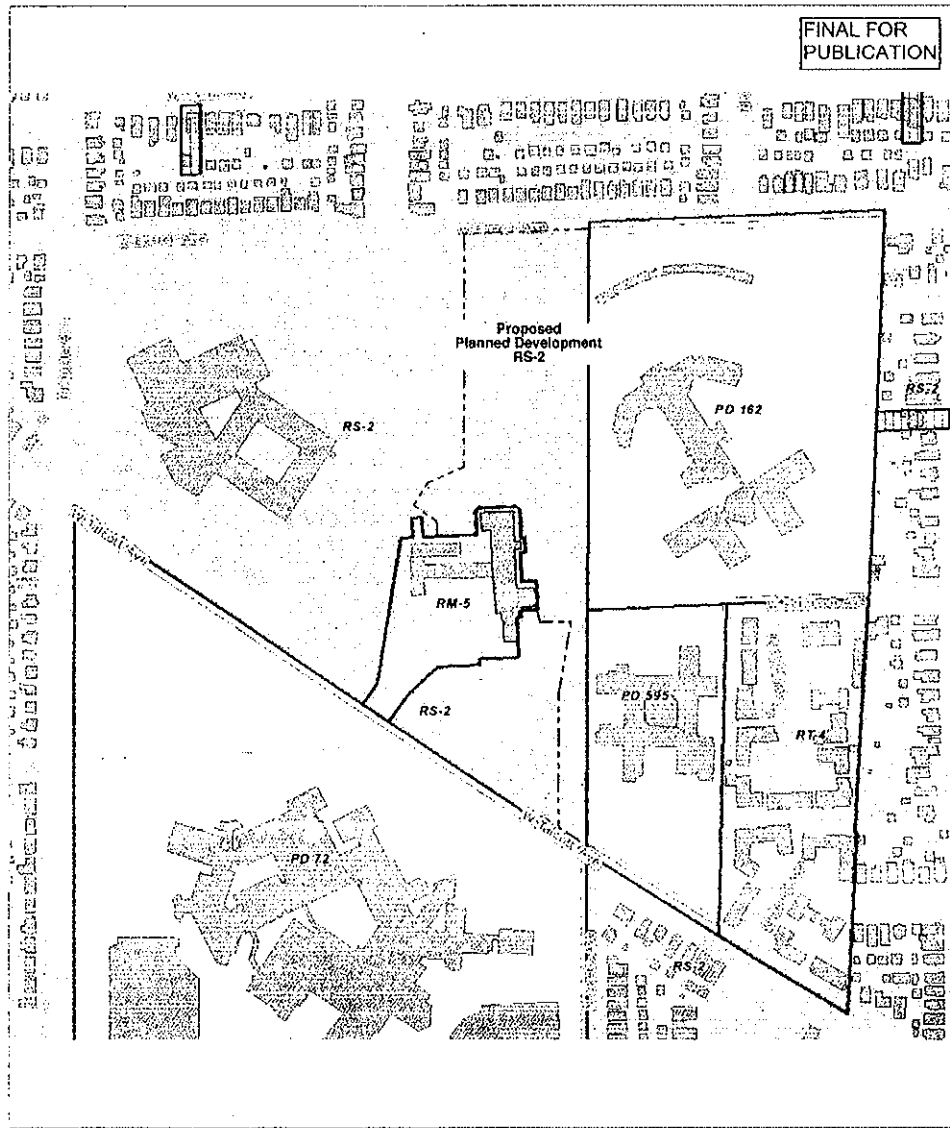



26 ft Lot - Option 4

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| <p>Pappageorge Haynes Partners 840 N. LaSalle, Suite 400 Chicago, IL 60644 312.337.0344</p> | <p>Applicant: Lexington Homes, LLC Chicago, Illinois, 60631 Project Address: 7400-7404 W. Taylor, 7401-7425 W. Everett Ave, Chicago, IL 60631 Introduction Date: May 28, 2021 Plan Commission: August 28, 2021</p> | <p>West SFH Individual Elevations Scale: 3/32" = 1'-0"</p> |
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| | | |
|---|---|--|
| <p>Peppageorge Haynes Partners</p> <p>840 N. LaSalle, Suite 400 Chicago, IL 60654 312.337.3344</p> | <p>Applicant: Lexington Homes, LLC Chicago, Illinois, 60631 Project Address: 7400-7404 W. Talbot, 7401-7425 W. Everlett Ave, Chicago, IL 60631 Introduction Date: May 26, 2021 Plan Commission: August 26, 2021</p> | <p>East SFH Individual Elevations</p> <p>Scale: 3/32" = 1'-0"</p> |
|---|---|--|



| | | |
|--|---|---|
| <p>Pappageorge Haymes Partners 640 N LaSalle, Suite 400 Chicago, IL 60654 312.337.3344</p> | <p>Applicant: Lexington Homes, LLC Chicago, Illinois, 60631 Project Address: 7400-7404 W. 1st St., 7401-7423 W. Everett Ave, Chicago, IL 60631 Introduction Date: May 26, 2021 Plan Commission: August 26, 2021</p> | <p>Zoning Map</p> <p>N</p>  |
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