

PD 895

Table of Contents

10/14/2009 Minor Change **2**

12/17/2003 PD Adoption **3**

 Ordinance 3

 Statements 4

 Bulk Table 8

 Exhibits 9



City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

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October 14, 2009

Ms. Deborah L. Dixon
Associate Director
Neighborhood Housing Services of Chicago Redev. Corp.
11001 South Michigan Avenue
Chicago, IL 60628

Re: **Administrative Relief request for Residential Planned Development No. 895 and Residential Planned Development No. 1120, East 104th Street and South Michigan Avenue**

Dear Ms. Dixon:

Please be advised that your request for a minor change to Residential Planned Development No. 895 (PD 895) and Residential Planned Development No. 1120 (PD 1120) have been considered by the Department of Zoning and Planning pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance and Statement No.13 of PD 895 and PD 1120.

Neighborhood Housing Services of Chicago Redevelopment Corp. (NHS), through its related entity, NHS Roseland SLF Inc., is the managing general partner with Pathway Senior Living in Roseland, SLF Associates L.P. (PD 895) and is also the applicant of PD 1120. NHS is seeking to allow PD 1120 (Roseland Place) to access its site through an easement with PD 895 (Victory Centre of Roseland). The internal driveway which would be created between the two PDs would result in the loss of four parking spaces within PD 895 and the addition of four parking spaces within PD 1120.

Specifically, you are requesting the following changes:

PD 895 (Victory Centre of Roseland)

Decrease the minimum number of off-street parking spaces from 39 to 35 spaces, as shown on a revised Site Plan and revised Landscape Plan, dated September 28, 2009.


PD 1120 (Roseland Place)

Increase the maximum number of off-street parking spaces from 48 to 52 spaces, as shown on a revised Site Plan, prepared by Landon Bone Baker Architects, and dated October 7, 2009. The four additional spaces will be shared accessory parking spaces to be used by PD 895.

With regard to your request, the Department of Zoning and Planning has determined that this modification will not create an adverse impact on the Planned Developments or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 895 and Residential Planned Development No. 1120, I hereby approve the foregoing minor change, but no other changes to these Planned Developments.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS:AG/m
C: Mike Marmo, Erik Glass, Main file



Reclassification Of Area Shown On Map Number 26-E.

(As Amended)

(Application Number 14084)

RPD 895

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 B5-1 General Service District symbols and indications as shown on Map Number 26-E in the area bounded by:

a line approximately 302 feet north of and parallel to East 105th Street; South Michigan Avenue; East 105th Street; and the alley next west of and parallel to South Michigan Avenue,

to those of an R5 General Residence 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 R5 General Residence District symbols and indications in the area bounded by:

a line approximately 302 feet north of and parallel to East 105th Street; South Michigan Avenue; East 105th Street; and the alley next 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 a part 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 Planned Development Number 895

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 895 (the "Planned Development") consists of approximately seventy-two thousand six hundred eighty-nine (72,689) net square feet (approximately one and sixty-seven hundredths (1.67) 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, Roseland SLF Associates, L.P. ("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 title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors.

Furthermore, pursuant to the requirements of Section 11.11-1 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 with Landscaping Plan Details; and Building Elevations. 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.
 5. The following uses shall be permitted in this Planned Development: senior housing, including but not limited to, housing for elderly persons, supportive living, assisted living, and independent living facilities, day care centers (adult and child), community center, senior center, recreation facilities, social service programs, limited accessory retail and commercial (including, but not limited to, barber/beauty, sundries, banking, nutrition center and food service for campus residents and for community center programs), commercial kitchen, physical therapy services, examination rooms and services, chapel, library, administrative offices, accessory parking (except for possible shared parking with the property located directly to the north of the Property), related and incidental and accessory uses.
 6. Identification and other necessary 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.
 7. Off-street parking and loading facilities shall be in compliance with this Planned Development, subject to the review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be accessible parking.
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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.
10. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that, in addition to the other exclusions from the F.A.R. that are permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical uses in excess of five thousand (5,000) square feet in a single location shall not be included as floor area.
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 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, except as provided herein and on the attached plans.
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 11.11-3(c) of the current Chicago Zoning Ordinance.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development.
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 B5-1 General Service District.

[Existing Zoning Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 16431 through 16435 of this Journal.]

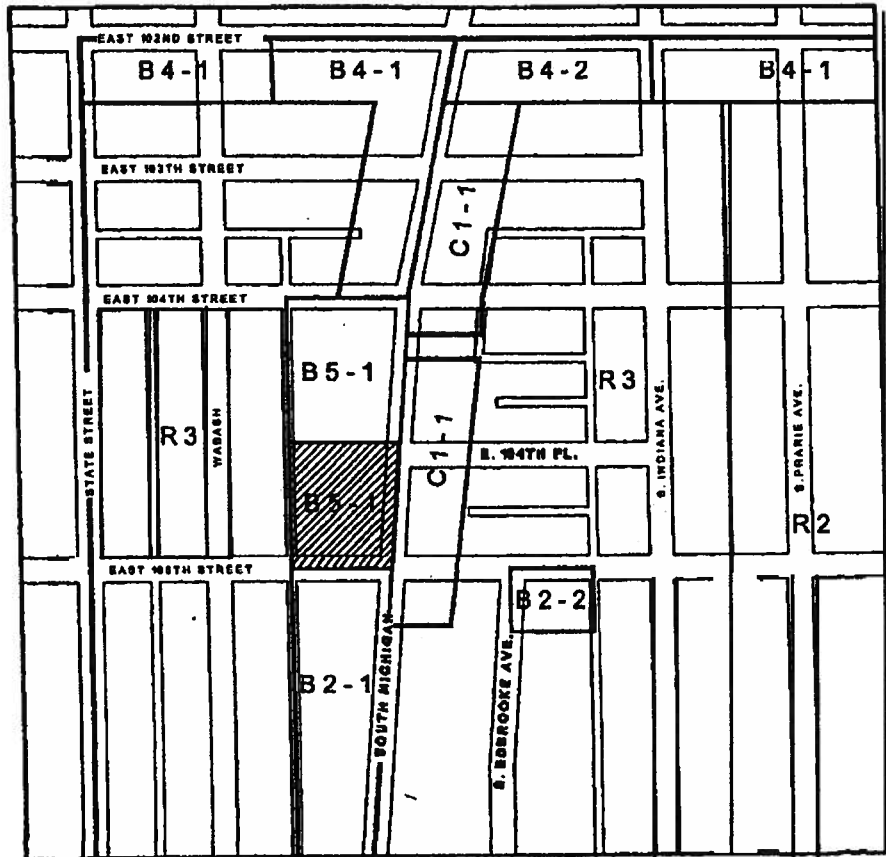
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential Planned Development Number 895.**Bulk Regulations And Data Table.*

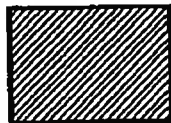
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|--|--|
| 1. Net Site Area: | 72,689 square feet (approximately 1.67 acres) |
| 2. Maximum Floor Area Ratio: | 1.5 |
| 3. Maximum Percentage of Land Coverage (excludes impervious surfaces): | In accordance with Site Plan (but in no event may any minor changes permitted under Statement 13 exceed a maximum percentage of land coverage of 40%) |
| 4. Maximum Number of Dwelling Units (100% of the units may be efficiency units): | 130 |
| 5. Minimum Number of Off-Street Parking Spaces: | 39 spaces |
| 6. Minimum Number of Off-Street Loading Spaces: | 1 |
| 7. Minimum Periphery Setbacks (for Buildings): | In accordance with Site Plan

The following shall be allowed as permitted obstructions in all yards: parking, fences, transformers, generators H.V.A.C. units, trash enclosures, loading and signage |
| 8. Maximum Building Height (excludes dormers and cupola): | 49 feet, 0 inches |

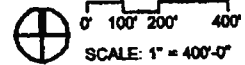
Existing Zoning Map



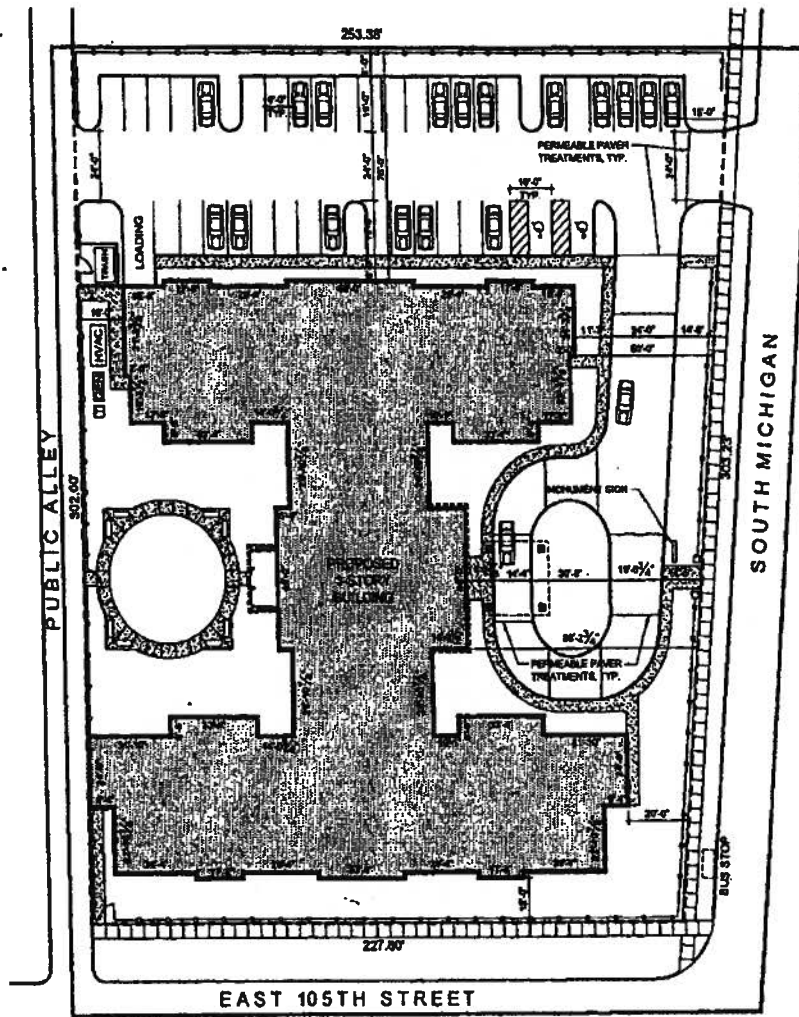
LEGEND



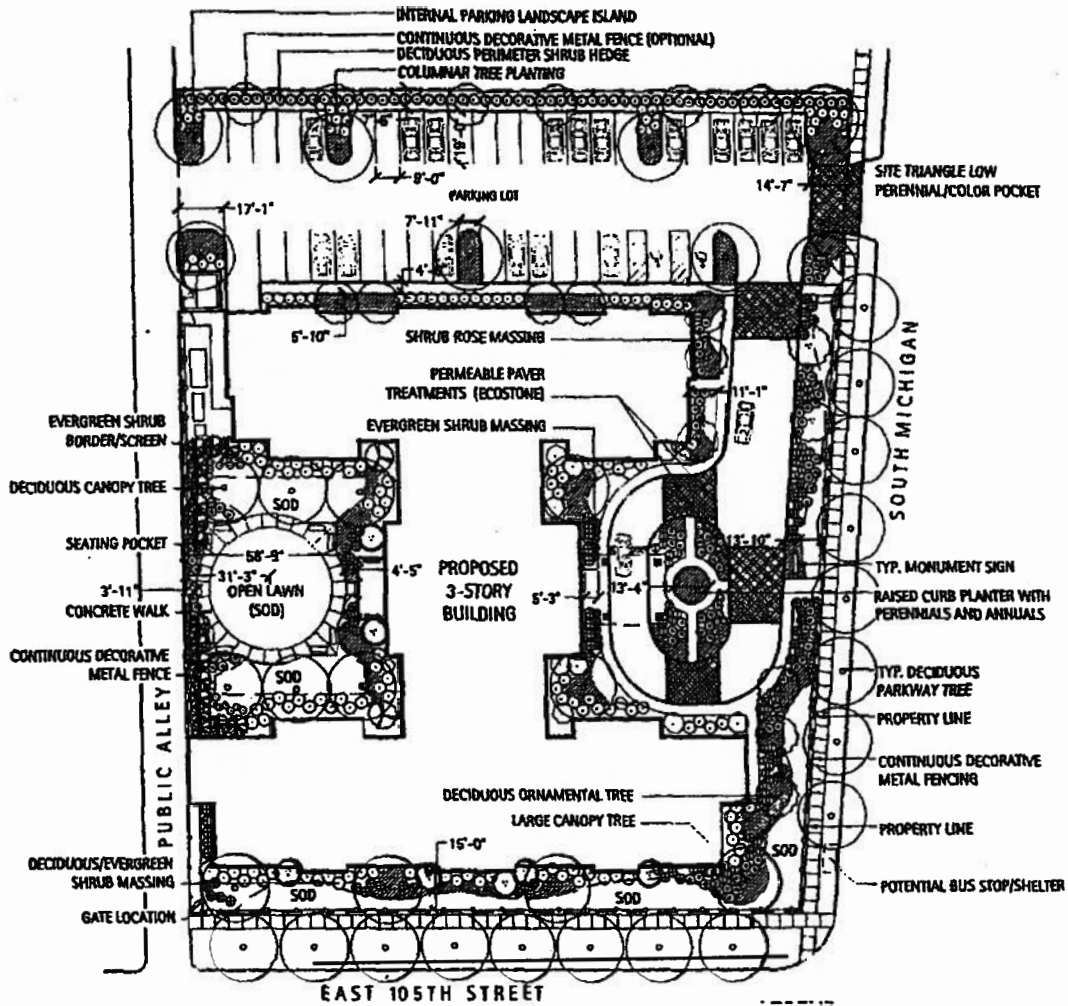
PROPOSED PLANNED DEVELOPMENT BOUNDARY



Site Plan



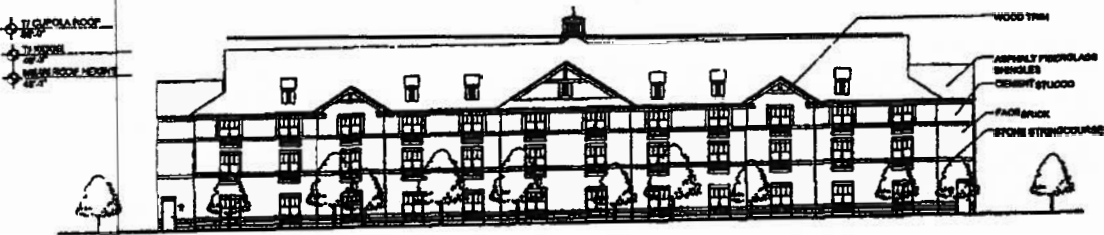
Landscape Plan.



Building Elevations.
(Page 1 of 2)



EAST ELEVATION



SOUTH ELEVATION

12/17/2003

REPORTS OF COMMITTEES

16435

Building Elevations.
(Page 2 of 2)

