

# PD 956

**Table of Contents**

**04/06/2005 PD Adoption** ..... **2**  
    Ordinance ..... **3**  
    Statements ..... **3**  
    Bulk Table ..... **6**  
    Exhibits ..... **9**

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF  
CHICAGO (CHICAGO ZONING ORDINANCE) BY  
RECLASSIFICATION OF AREA SHOWN ON  
MAP NUMBER 4-G.

(As Amended)  
(Application Number 14699) RPD 956

(Committee Meeting Held March 3, 2005)

The Committee on Zoning submitted the following report:

CHICAGO, April 6, 2005.

*To the President and Members of the City Council:*

Reporting for your Committee on Zoning, for which a meeting was held on March 3, 2005, I beg leave to recommend that Your Honorable Body Pass one ordinance transmitted herewith for the purpose of reclassifying a particular area. The Application Number is 14699 and was corrected and amended in its amended form.

At this time, I move for passage of the ordinance.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,  
*Chairman.*

On motion of Alderman Banks, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Brookins, Muñoz, Zalewski, Chandler, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, Moore, Stone -- 47.

*Nays* -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

*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 RM5 Residential Multi-Unit District symbols and indications as shown on Map Number 4-G in the area bounded by:

West Roosevelt Road; South Loomis Street; a line 222.13 feet south of and parallel to West Roosevelt Road; a line 139.43 feet west of and parallel to South Loomis Street; a line 82.11 feet south of and parallel to West Roosevelt Road; and a line 192.38 feet west of and parallel to South Loomis Street,

to those of a Residential Planned Development which is hereby established in the area above described, subject to such 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 2. 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 956.*

*Plan Of Development Statements.*

1. The area delineated herein as a residential planned development, consists of approximately thirty-five thousand three hundred thirteen (35,313) square feet (.8107 acres) and is owned or controlled by the applicant, Intercommunity Housing Corporation, a not-for-profit entity.
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 or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, 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 then to the owners of record title to all of the property and to 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 all the owners of the property and any ground lessors. An agreement among property owners or a covenant binding property owners may designate the authorized party for any future amendment, modification or change.

4. This plan of development consists of fourteen statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Vicinity Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; Landscape/Site Plan; Floor Plans and Building Elevations prepared by Piekarz Associates P.C. dated February 24, 2005. Full size sets 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 hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": sixty-eight (68) elderly housing residential units and accessory uses.
6. 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 shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation Bureau of Traffic, and the Department of Planning and Development. 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. 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.

8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements in the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Whenever the Chicago Zoning Ordinance conflicts with the Chicago Building Code the provisions of the Chicago Building Code shall control.
11. The terms, conditions and exhibits of this 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 and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, 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 this statement 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 Chicago Zoning Ordinance.
12. 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 Green Building Rating System ("L.E.E.D."). The applicant acknowledges and agrees to abide by the current requirements of the Department of Housing Affordable Housing Green/Energy Efficiency Matrix requirements for multi-family new construction and provide: the building envelope with reflective roof coatings (flat roofs), R-38 roof insulation, R-19 perimeter wall insulation, insulated entry doors, Low E, insulated windows; plumbing with low-flow plumbing fixtures; H.V.A.C. with energy-efficient heating systems; appliances with energy star appliances; interior finishes with Low V.O.C. interior paints, fluorescent lighting in common areas; water management with grading and landscaping to promote on-site water retention.

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. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. 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. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of the pre-existing RM5 Residential Multi-Unit District.

[Existing Zoning Map; Vicinity Map; Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; Landscape/Site Plan; Floor Plans and Building Elevations referred to in these Plan of Development Statements printed on pages 46205 through 46213 of this *Journal*.]

Bulk Regulations and Data Table, Department of Housing Affordable Housing Green/Energy Efficiency Matrix Requirements and Project Narrative referred to in these Plan of Development Statements read as follows:

*Bulk Regulations And Date Table.*

*Roosevelt Place – 1401 West Roosevelt Road.*

Gross Site Area:	35,195 square feet (0.8080 acres)
Maximum Floor Area Ratio for Overall Development:	1.97
Maximum Number of Dwelling Units:	68
Minimum Number of Off-Street Parking Spaces:	30

Minimum Number of Off-Street Loading Spaces:	1
Maximum Percent of Site Coverage:	39.20%
Maximum Required Building Setbacks:	3 feet at West Roosevelt Road, 3 feet at South Loomis Street
Maximum Building Height:	50 feet

*Department Of Housing Affordable Housing Green/  
Energy Efficiency Matrix Requirements.*

Building System	Requirement
Building Envelope	Reflective Roof Coating on Flat Roofs R-38 Roof Insulation R-19 Perimeter Wall Insulation Insulated Entry Doors Low-"E" Insulated Windows
Plumbing	Low-Flow Plumbing Fixtures
H.V.A.C.	Energy-Efficient Heating Systems
Appliances	Energy Star Appliances
Interior Finishes	Low V.O.C. Interior Paints Fluorescent Lighting in Common Areas
Water Management	Grading and Landscaping to Promote On-Site Water Retention

**Note:**

Per Department of Planning and Development Building Green/Green Roof Matrix:

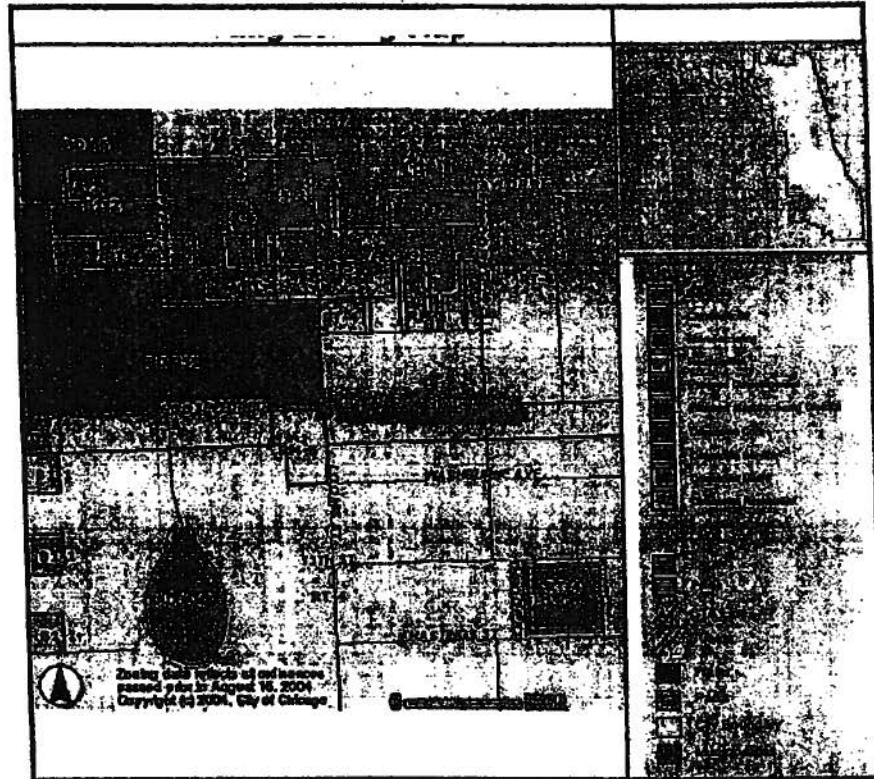
For a residential project type with greater than twenty percent (20%) affordable units and with public assistance through the Department of Housing, the Department of Housing Green Criteria applies.

*Project Narrative.*

The proposed Residential Planned Development is described as follows:

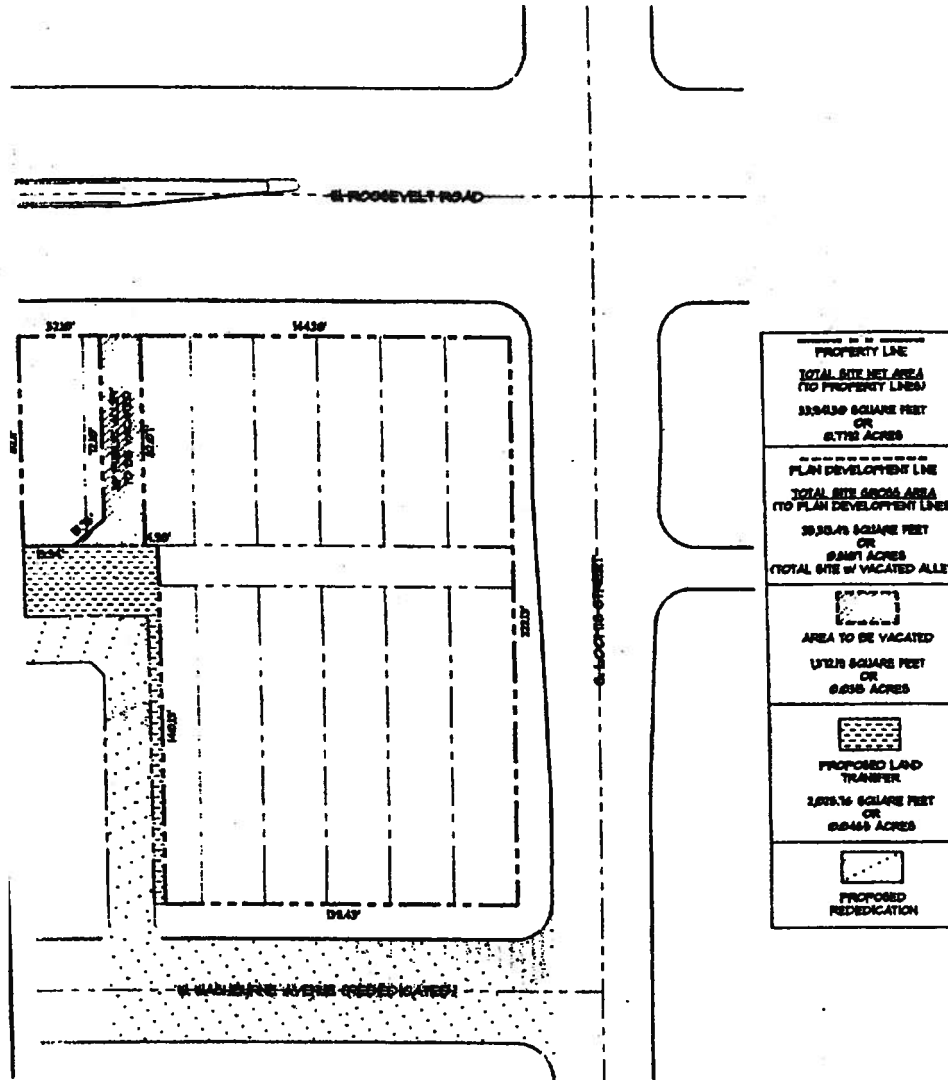
1. The site is located in the 2<sup>nd</sup> Ward at 1401 -- 1419 West Roosevelt Road and 1200 -- 1224 South Loomis Street and is bounded by West Roosevelt Road, South Loomis Street, a line 222.13 feet south of and parallel to West Roosevelt Road, a line 139.43 feet west of and parallel to South Loomis Street, a line 82.11 feet south of and parallel to West Roosevelt Road, a line 192.38 feet west of and parallel to South Loomis Street, containing approximately 35,313 square feet (.8107 acres).
2. The site is currently vacant with an underlying zoning of RM5.
3. The City of Chicago has committed to sale the subject property to the applicant for the purpose of redeveloping the property with the proposed elderly housing development. The elderly housing development consists of sixty-eight (68) units on five (5) floors. The sixty-eight (68) units consist of sixty-two (62) one (1) bedroom units and six (6) two (2) bedroom units. The Housing Development will have fifty-six (56) one (1) bedroom and five (5) two (2) bedroom units allocated to very low- and low-income affordable housing units, with rents of Four Hundred Sixty-three Dollars (\$463) a month for the one (1) bedroom units and Five Hundred Ninety Dollars (\$590) a month for the two (2) bedroom units. The remaining six (6) one (1) bedroom units and the last two (2) bedroom units will be market-rate units, with rents of Four Hundred Eighty-six Dollars (\$486) a month for the one (1) bedroom units and Six Hundred Twenty Dollars (\$620) a month for the two (2) bedroom units. The one (1) bedroom units range from six hundred fifty (650) square feet to seven hundred fifty-five (755) square feet in size and the two (2) bedroom units are nine hundred fifty (950) square feet in size.
4. The floor area ratio for the project is one and ninety-five hundredths (1.95) with approximately five hundred nineteen (519) square feet of lot area per dwelling unit. On site parking will be provided for thirty (30) cars. The site also includes one (1) loading dock.

Existing Zoning Map.

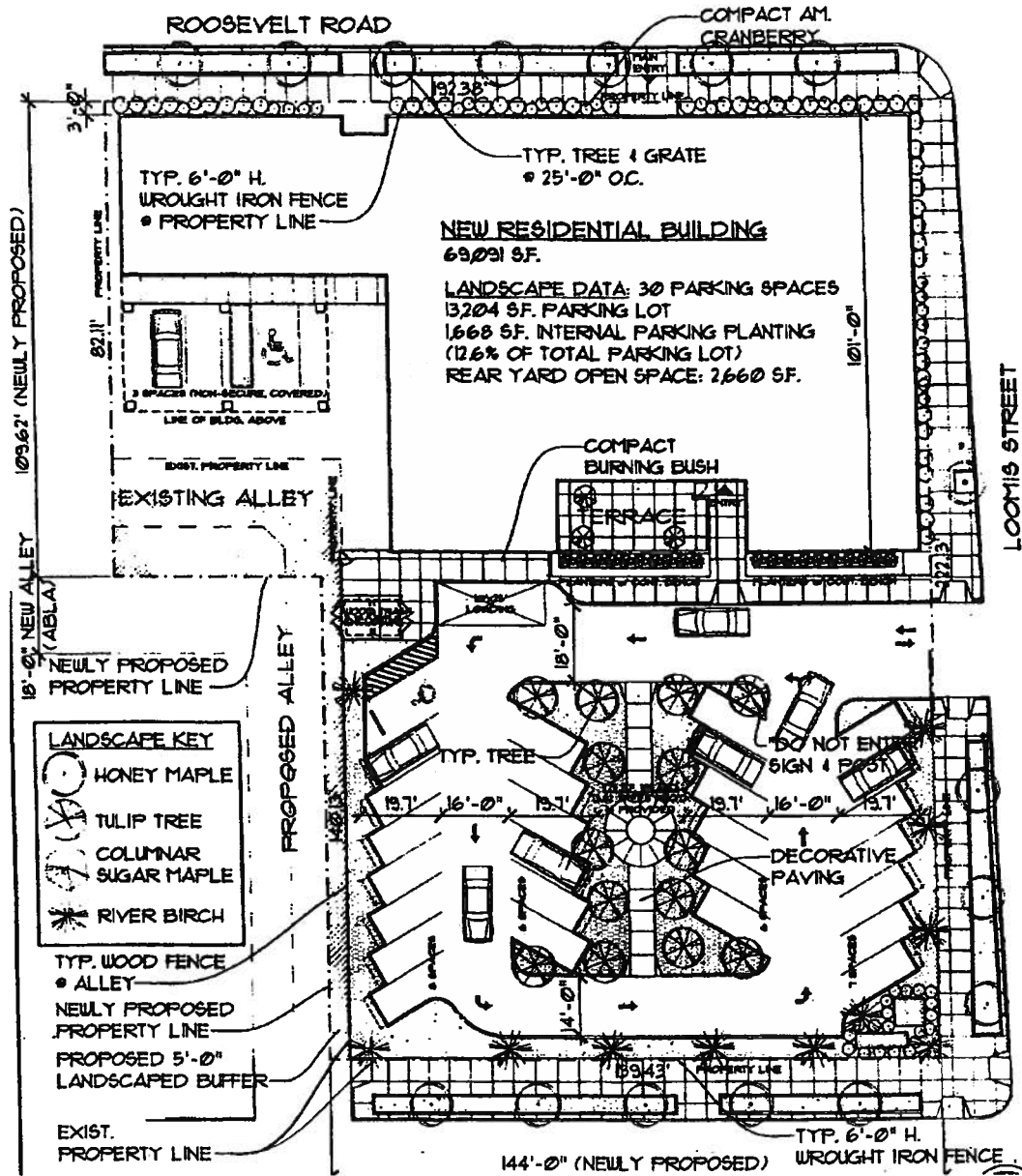




Property Line, Boundary Map, Right-Of-Way Adjustment Map.



Landscape/Site Plan.

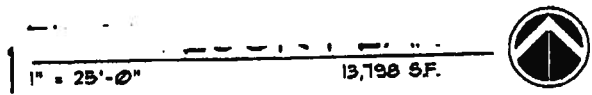
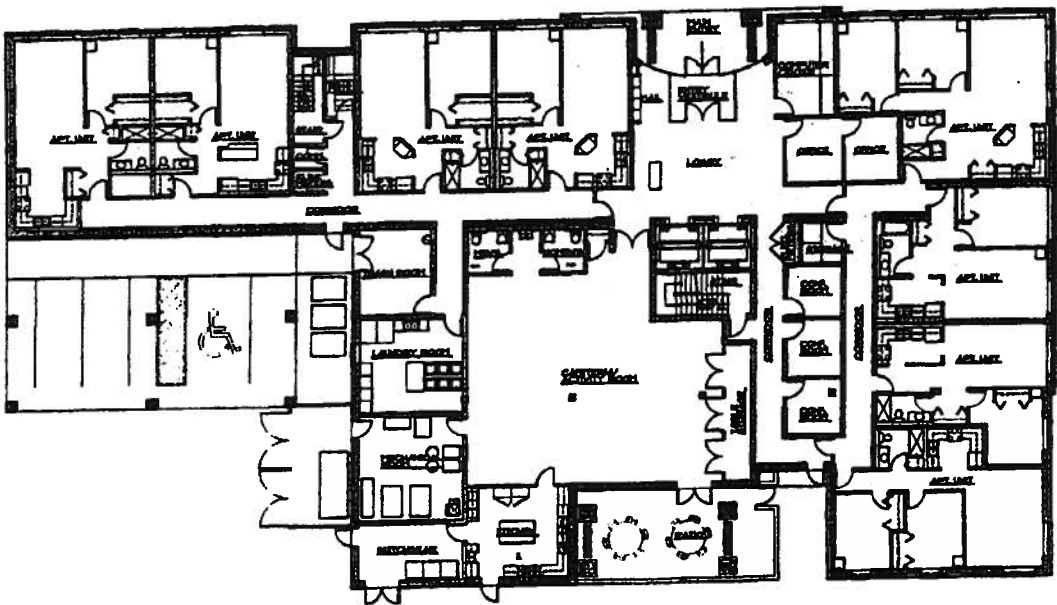


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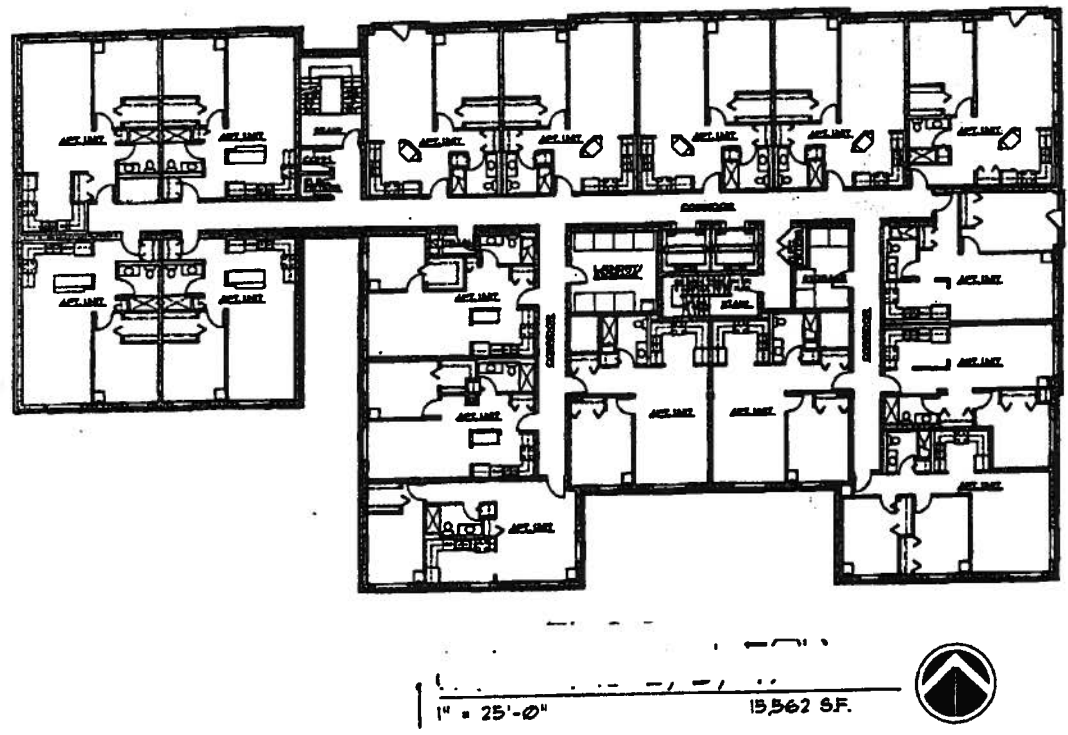
REPORTS OF COMMITTEES

46209

First Floor Plan.



Typical Floor Plan.  
(Floors 2, 3 And 4)

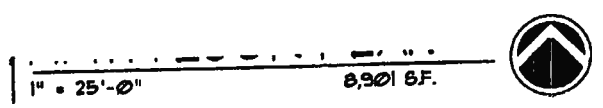
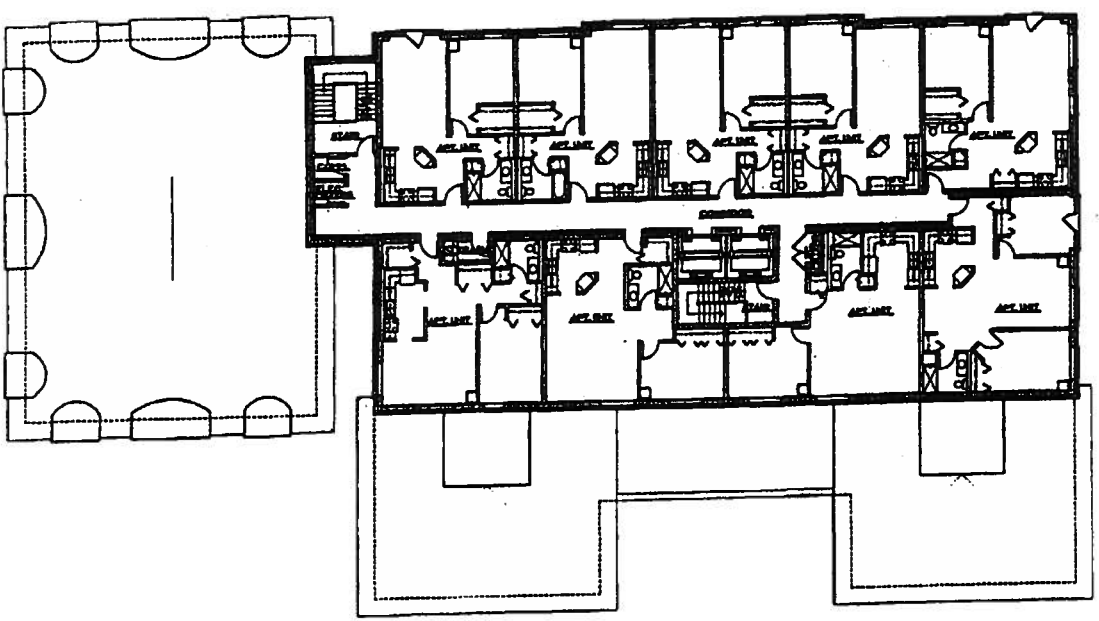


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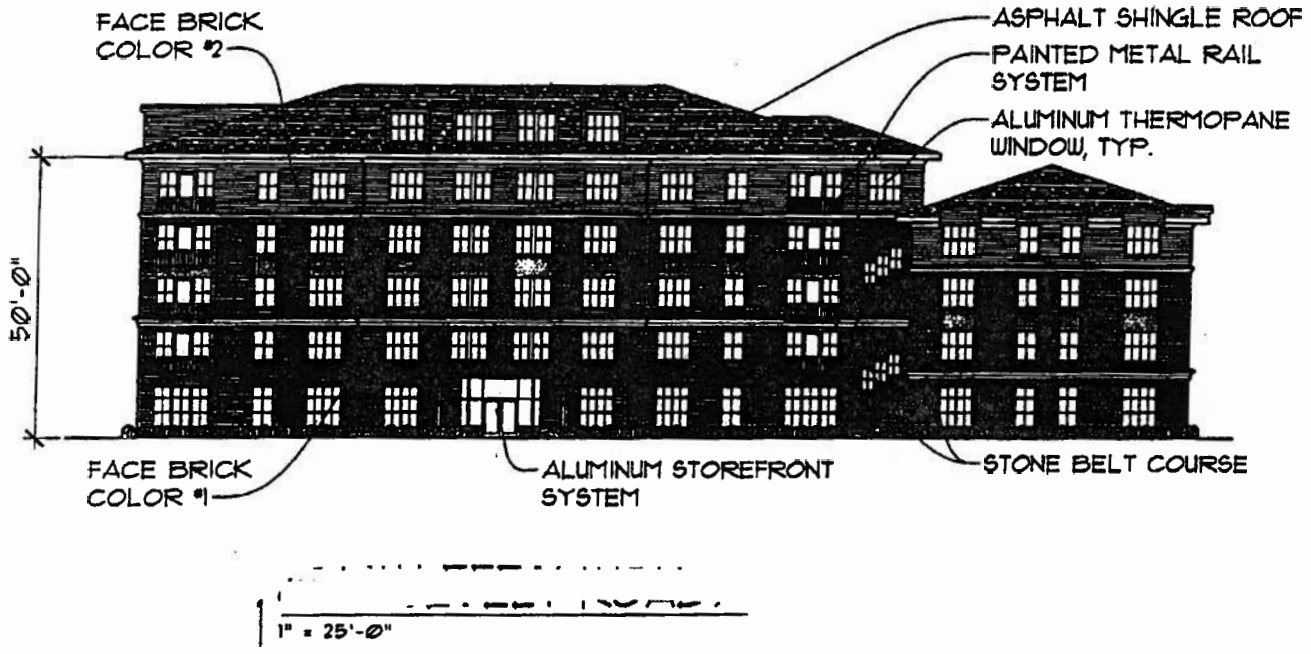
REPORTS OF COMMITTEES

46211

Fifth Floor Plan.



North Elevation.  
(Roosevelt Road)



4/6/2005

REPORTS OF COMMITTEES

46213

East Elevation.  
(Loomis Street)

