

**PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as a Residential-Business Planned Development (the “Planned Development”) consists of approximately 40,123 square feet (0.92 acres) net site area (the “Property”) which is depicted on the attached Planned Development Boundary map and is to be rezoned by the applicant, Roosevelt Towers Limited Partnership, an Illinois limited partnership (the “Applicant”).
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 rights-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 (including any condominium or homeowners’ association which is formed), grantees, and lessees, and, if different than the Applicant, the legal title holders or 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, if applications for amendments, modifications or changes (administrative, legislative, or otherwise) to this planned development are made by persons other than the Applicant, then, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time such applications for amendments, modifications or changes (administrative, legislative, or otherwise) to this planned development are made. 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 the Applicant or all owners of the Property (or where a condominium or homeowners’ association is formed, on behalf of the condominium owners or homeowners, by said associations).
4. This planned development consists of fourteen (14) statements; a Bulk Regulations and Data Table; and an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; and Building Elevations prepared by Thomas Hickey and Associates dated July 12, 2001 (consistent with pages 66588-66590 in the approved planned development ordinance from September 5, 2001). Full-size sets of the Site/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 zoning controls shall apply. In any instance where a provision of the planned development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established

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criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses shall be permitted with the area delineated herein as a Residential Planned Development: elderly housing, medical clinics, recreational, accessory off-street parking and related uses.

6. Identification signs shall be permitted within the Planned Development subject to the review and approval by the Department of Planning and Development. Temporary signs such as construction and marketing signs shall also be permitted subject to the review and approval by the Department of Planning and Development.

7. Any service drives 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 or storage of garbage receptacles within such paved areas, or within fire lanes. Off-street parking and ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.

8. In addition to the maximum height of any building or any appurtenance thereto in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.

9. The maximum permitted floor area ratio (F.A.R.) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.

10. Improvements of the Property shall be designed and installed in substantial conformance with the Site Plan, Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, all landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the parkway tree landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

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 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 this statement by the Commissioner of the Department of Planning and

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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 energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers (" A.S.H.R.A.E. ") and the Illuminating Engineering Society ("I.E.S. "). Copies of these standards may be obtained from the Department of Planning and Development.

13. 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 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 17-13-0611 of the Chicago Zoning Ordinance until the Director of M.O.P.D has approved detailed construction drawings for each building or improvement.

14. All anticipated improvements within the Planned Development, as amended, have been completed and, therefore, the Planned Development is now vested.

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**RESIDENTIAL PLANNED DEVELOPMENT NUMBER 793**

**3440-3456 WEST ROOSEVELT ROAD**

**BULK REGULATIONS AND DATA TABLE**

Gross Site Area	67,865 SF
Public Right-of-Way:	27,742 SF
Net Site Area:	40,123 SF
Maximum Height	77 feet, 9 inches
Overall Maximum FAR:	2.5
Maximum Number of Dwelling Units	130
Minimum Number of Off-Street Parking Spaces:	30
Minimum Number of Off-Street Loading Spaces:	1
Minimum Periphery Setbacks:	In accordance with site plan

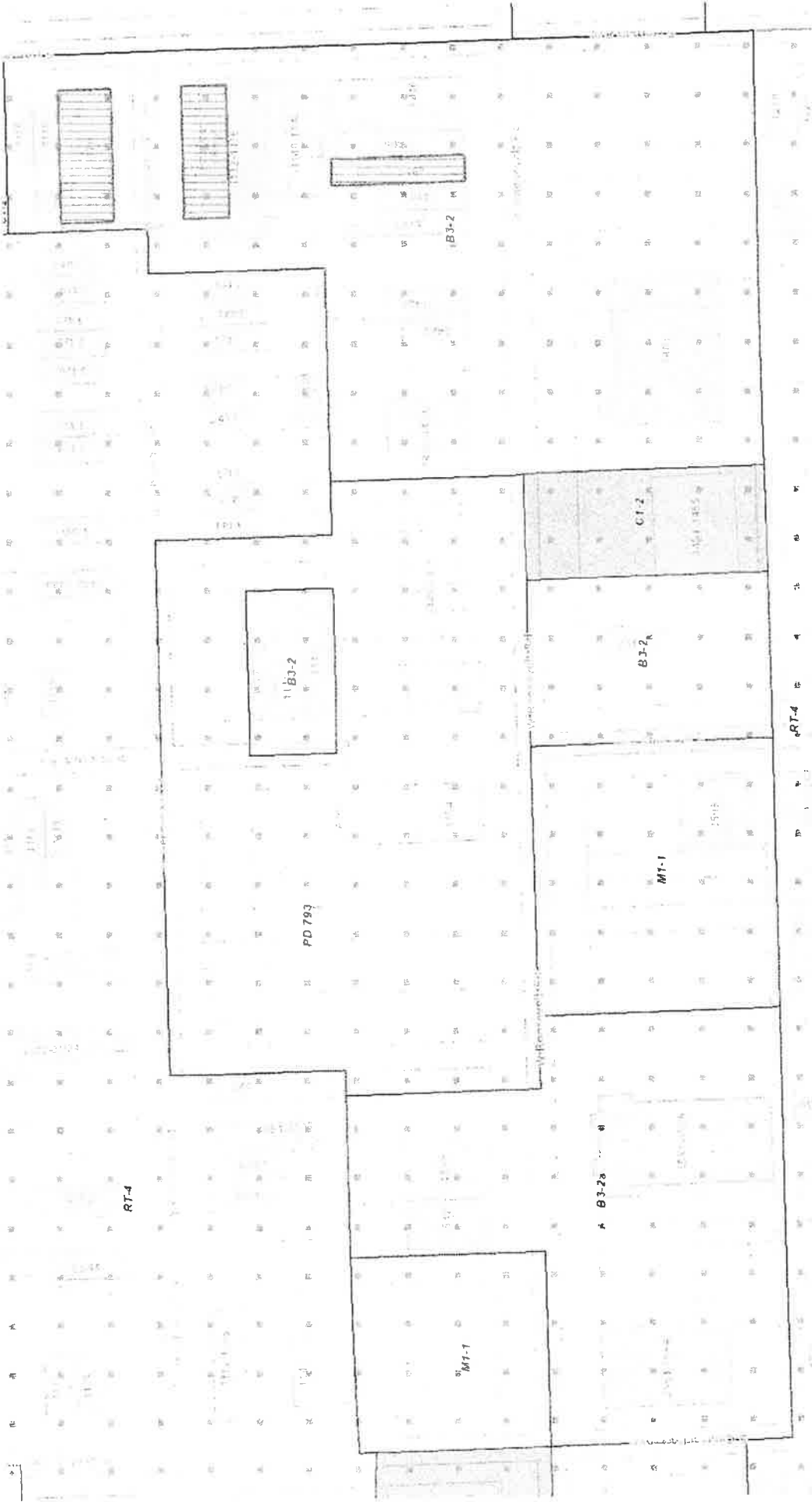
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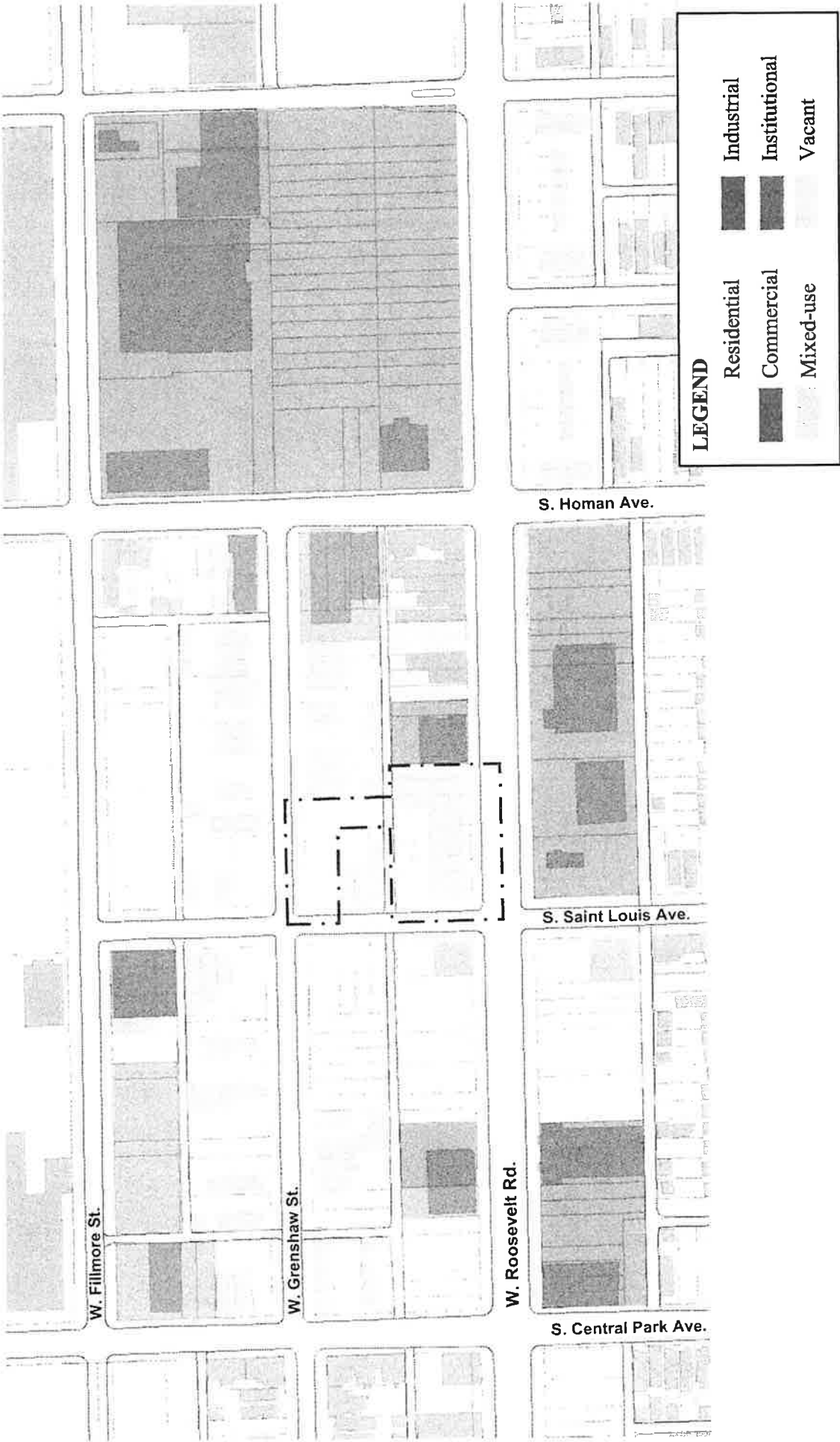
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**RESIDENTIAL PLANNED DEVELOPMENT 793  
EXISTING ZONING MAP**



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**RESIDENTIAL PLANNED DEVELOPMENT 793  
EXISTING LAND USES**



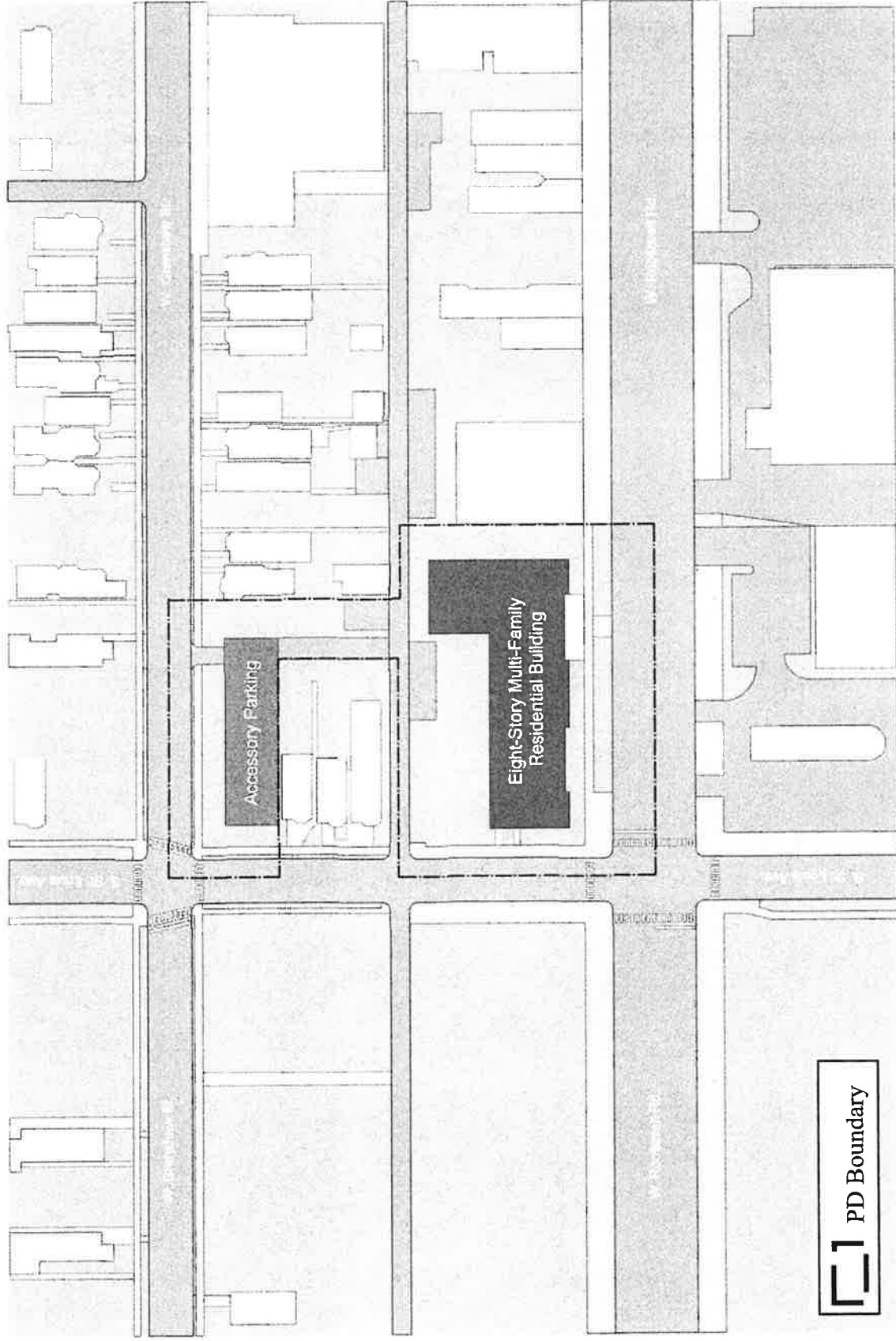
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**RESIDENTIAL PLANNED DEVELOPMENT 793  
BOUNDARY MAP**



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**RESIDENTIAL PLANNED DEVELOPMENT 793  
SITE PLAN**



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