



CHICAGO PLAN COMMISSION
Department of Planning and Development

Amendment to Residential-Business PD #793:

Roosevelt Tower

3440-3526 W. Roosevelt Rd. (24th Ward)

Applicant: Ald. Monique Scott

11/16/2023

Project Description

The Applicant is proposing the following actions:

- **Rezone the project area** from Residential-Business Planned Development #793 to a **B3-3** Community Shopping District, a **RT-4** Residential Two-Flat, Townhouse and Multi-Unit District and **PD #793, as amended**.
- There are no new developments proposed as part of the amendment; however, the rezoning will allow for greater redevelopment opportunities to be built as of right under the standard zoning designations.
- The existing Roosevelt Tower will remain in the amended PD #73.

Location Map



Zoning Map

Existing zoning: PD #793

Proposed rezoning:

- B3-3 Community Shopping District
- RT-4 Residential Two-Flat, Townhouse and Multi-Unit District
- PD #793, as amended



Context Plan

PD 793/Roosevelt Tower

- PD approved in 2001
- Senior apartments constructed in 2003-04
- Eight stories, 126 units
- 30 space surface parking lot
- Planned second building and cul-de-sac on Saint Louis not completed.



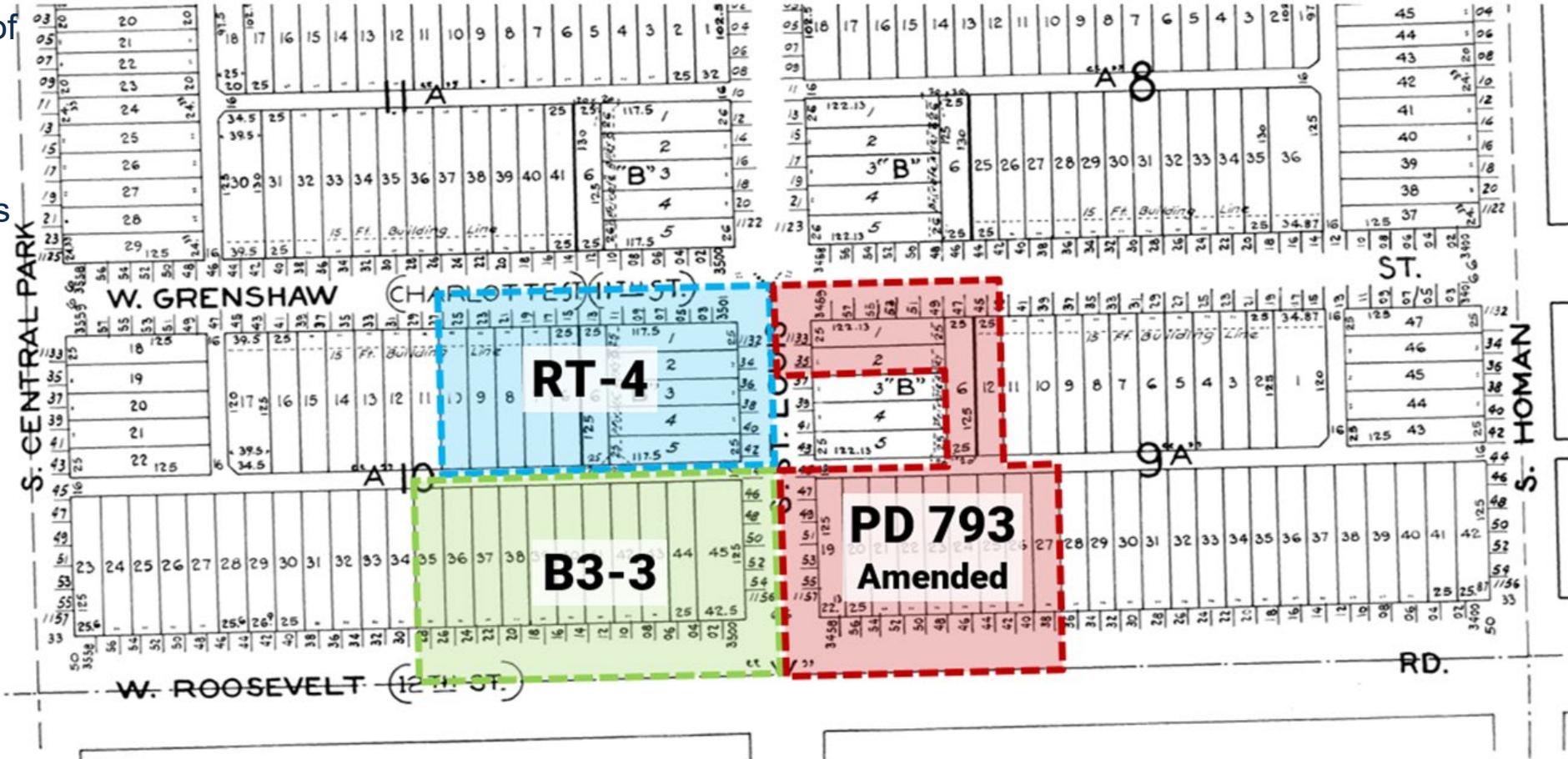
Existing Conditions



Project Summary

PD #793 Rezoning

- Improved properties east of Saint Louis remain in PD 793
- Roosevelt-fronting properties west Saint Louis rezoned to B3-3
- Grenshaw-fronting properties west of Saint Louis rezoned to RT-4



PD Boundary Plan



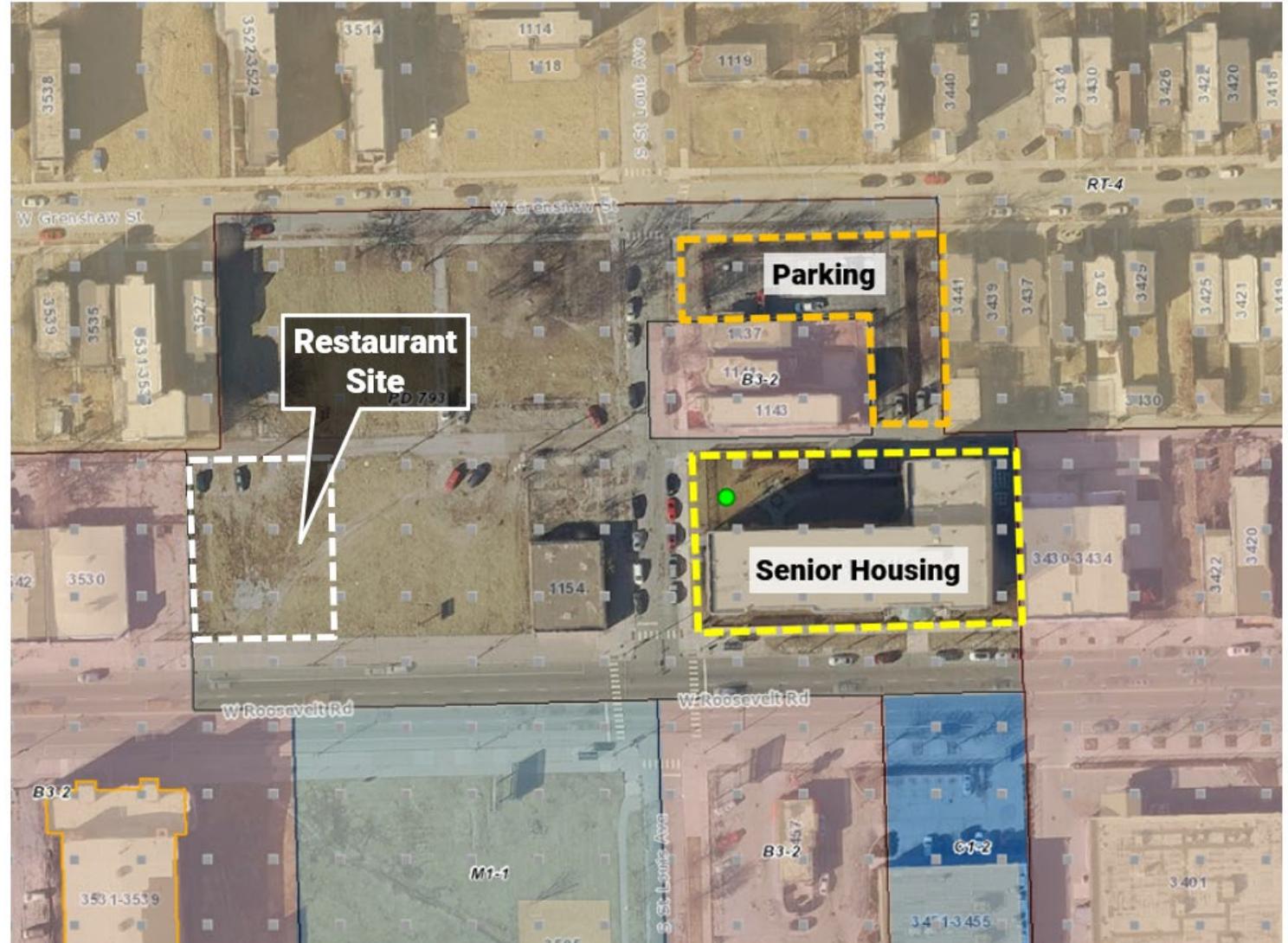
Site Plan



Restaurant Proposal

Elbo's BBQ / 3522-26 W. Roosevelt

- Selected as finalist for NOF Small Grant
- Pursuing new-construction commercial building on three City-owned parcels



Project Timeline & Outreach

Key Dates

- NOF award to Elbo's BBQ: 5/2023
- Meeting with Roosevelt Tower developer/land-owner and Ald. Scott: 8/2023
- Amendment introduced to City Council: 9/2023

DPD Recommendation

DPD Recommendation: Approve zoning map amendment to rezone the site from PD #793 to a B3-3 Community Shopping District, a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and PD #793, as amended.

After reviewing application materials and analyzing with respect to the factors addressed in previous slides, DPD recommends approval for the zoning map amendment for the following justifications:

- Encourages unified planning and development (17-8-0102)
- Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods. (17-8-0103)
- Reinforces desirable urban features found within the surrounding area; creates seamless or gradual transitions in bulk and scale when high-intensity development occurs in or near areas with a lower-intensity character (17-8-0906)

It is the recommendation of the Department of Planning and Development that the application for a zoning map amendment from the Chicago Board of Education be approved and recommended for passage to the City Council Committee on Zoning, Landmarks and Building Standards.