

VMU Application Area: Rosedale Neighborhood Planning Area				
Motion	Proposed Action	Planning Commission Recommendation (February 26, 2008)	Neighborhood Recommendation (Oakmont Heights, Ridgelea and Rosedale Neighborhood Associations)	Staff Comments
1	Amend the boundaries of the VMU Overlay District to exclude tracts 1-4, 8-10 and 23-25	Amend the boundaries of the VMU Overlay District to exclude tracts 1-5*, 8-10 and 23-25	Oakmont Heights NA recommended to exclude tracts 1-6 from the VMU Overlay District Ridgelea NA recommended to exclude tracts 8-10 from the VMU Overlay District Rosedale NA recommended to exclude tract 14 from the VMU Overlay District	The neighborhood is recommending to exclude approximately 4.29 acres out of the VMU overlay of 32.8 acres
2	Approve vertical mixed use building (V) zoning with Dimensional Standards, Parking Reduction, and Additional Uses in Office Districts to tracts 5-7 and 11-12	Approve vertical mixed use building (V) zoning with Dimensional Standards, Parking Reduction, and Additional Uses in Office Districts to tracts 6*-7 and 11-12	Ridgelea NA recommended vertical mixed use building (V) zoning with Dimensional Standards, Parking Reduction, and Additional Uses in Office Districts to tracts 7 and 11-12	The neighborhood is recommending to apply all VMU related standards to 1.06 acres out of the VMU Overlay of 32.8 acres
3	Approve vertical mixed use building (V) zoning with Dimensional Standards and Additional Uses in Office Districts to tracts 15-22 and 26-27	Approve vertical mixed use building (V) zoning with Dimensional Standards and Additional Uses in Office Districts to tracts 15-22 and 26-27	Rosedale NA recommended vertical mixed use (V) zoning with Dimensional Standards and Additional Uses in Office Districts to tracts 15-27.	The neighborhood is recommending to apply Dimensional Standards and Additional Uses in Office Districts to 17.75 acres
4	Approve vertical mixed use building (V) zoning with Dimensional Standards, Additional Uses in Office Districts, and a maximum density of MF-3 zoning (36 units per acre) to Tracts 13 and 14	Approve vertical mixed use building (V) zoning with Dimensional Standards, Additional Uses in Office Districts, and a maximum density of MF-3 zoning (36 units per acre) to Tracts 13 and 14	Rosedale NA recommended vertical mixed use (V) zoning with Dimensional Standards, Additional Uses in Office Districts and a maximum density of MF-3 levels to tract 13	The neighborhood is recommending to apply Dimensional Standards, Additional Uses in Office Districts and a maximum density of MF-3 standards to 2.4 acres
5	Approve vertical mixed use building (V) zoning with a requirement of an 8-foot high solid wall along the adjacent residentially zoned property lines for tracts 13-22 and 26-27	Approve vertical mixed use building (V) zoning with a requirement of an 8-foot high solid wall along the adjacent residentially zoned property lines for tracts 13-22 and 26-27	Rosedale NA recommended a requirement of an 8 foot masonry wall (or additional landscaping at the residential property owners discretion) between new VMU developments and residences	The additional landscaping at the property owners discretion cannot be applied through the vertical mixed use building (V) zoning process
6	Approve an affordability level of 60% of the median family income for 10% of rental units in a vertical mixed use building	Approve an affordability level of 60% of the median family income for 10% of rental units in a vertical mixed use building	Recommended an affordability level of 60%	None

City of Chicago
City Council
March 20, 2008
C14-2008-0004

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7**	Approve vertical mixed use building (V) zoning with Dimensional Standards, Parking Reduction, and Additional Uses in Office Districts to tract 28	Approve vertical mixed use building (V) zoning with Dimensional Standards, Parking Reduction, and Additional Uses in Office Districts to tract 28	The Allandale Neighborhood Association recommended to apply vertical mixed use building (V) zoning to tract 28 and to limit density for VMU projects in this tract to 12.5 units per acre Recommended to opt-out of dimensional standards, parking reduction, and additional uses in office districts	Tract 28 consists of 7.3 acres

* Due to a mapping confusion, Tract 5, which is part of the same development as Tract 6, was inadvertently left out of Planning Commission's recommendation that this development should remain in the VMU Overlay District (all incentives apply)

** The Allandale Neighborhood Association is requesting a postponement for Tract 28 so that it can be considered along with Allandale Planning Area VMU application