



City of Chicago



SO2020-4548

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/9/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 15-H at 6300 N Ridge Ave/1925 W Thome Ave - App No. 20510
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

INTRO DATE
SEPT 9, 2021

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 15-H in the area bounded by:

West Thome Avenue; a line 510 feet east of North Winchester Avenue; a line 246.30 feet south of West Thome Avenue; a line 508 feet east of North Winchester Avenue; a line 236.80 feet south of West Thome Avenue; a line 302 feet east of North Winchester Avenue; a line 250 feet south of West Thome Avenue; and North Winchester Avenue

to those of an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and Residential-Institutional Planned Development Number 253, as amended symbols and indications as shown on Map Number 15-H in the area bounded by:

West Devon Avenue, beginning at a point 297.70 feet east of North Hoyne Avenue; thence east for a distance of 503.83 feet; thence south for a distance of 179.49 feet; thence east for a distance of 637.53 feet; thence south for a distance of 94.77 feet; thence northeasterly for a distance of 145.04 feet; North Ridge Avenue; West Thome Avenue; a line 510 feet east of North Winchester Avenue; a line 246.30 feet south of West Thome Avenue; a line 508 feet east of North Winchester Avenue; a line 236.80 feet south of West Thome Avenue; a line 302 feet east of North Winchester Avenue; a line 250 feet south of West Thome Avenue; North Winchester Avenue; West Granville Avenue running westward for a distance of 705.87 feet; thence north for a distance of 519.14 feet; thence west for a distance of 6.00 feet; and thence north for a distance of 741.65 feet to West Devon Avenue

to the designation of Residential-Institutional Planned Development Number 253, as amended, 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 attached hereto and made a part hereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication

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Residential-Institutional Planned Development No. 253, as amended

1. The area delineated herein as Planned Development Number 253, as amended. (Planned Development) consists of approximately 1,387,188 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicant, Misericordia Home.
2. 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 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks

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Applicant Misericordia Home
Address 6300 North Ridge Ave 1925 West Thome
Introduced September 9, 2020
Plan Commission TBD

- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 16 Statements: a Bulk Regulations and data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Floor Plans (typical for 1925 West Thome); Landscape Plan; and, Building Elevations for 1925 West Thome (North, South, East and West) prepared by HKM Architects and dated September 9, 2020, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

Also incorporated herein by reference are the following:

- Exhibits set forth in the City Council Journal of proceedings for July 31, 1996, pages 27226-27229; and
 - All site plan review and minor change approvals granted prior to the date of this amendment, and the exhibits attached thereto.
5. The following uses are permitted in the area delineated herein as a Planned Development: facilities for the developmentally disabled consisting of dormitories; intermediate care facility buildings; staff housing; classrooms and related training facilities; private recreational facilities; communal activities and workshops; accessory retail sales; administrative and support offices; gardens; accessory parking; accessory uses.
 6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

Applicant: Misencordia Home
 Address: 6300 North Ridge Ave / 1925 West Thome
 Introduced: September 9, 2020
 Plan Commission: TBD

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7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 1,387,188 square feet and a base FAR of 1.2.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each

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improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant’s goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant’s submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant’s preliminary outreach plan, (b) a description of the Applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant’s outreach efforts, and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to RT-4, Residential, Two-Flat, Townhouse and Multi-Unit District

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Applicant Misericordia Home
Address 6300 North Ridge Ave / 1925 West Home
Introduced September 9, 2020
Plan Commission TBD

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT NUMBER 253, AS AMENDED
PLAN OF DEVELOPMENT
BULK REGULATIONS AND DATA TABLE

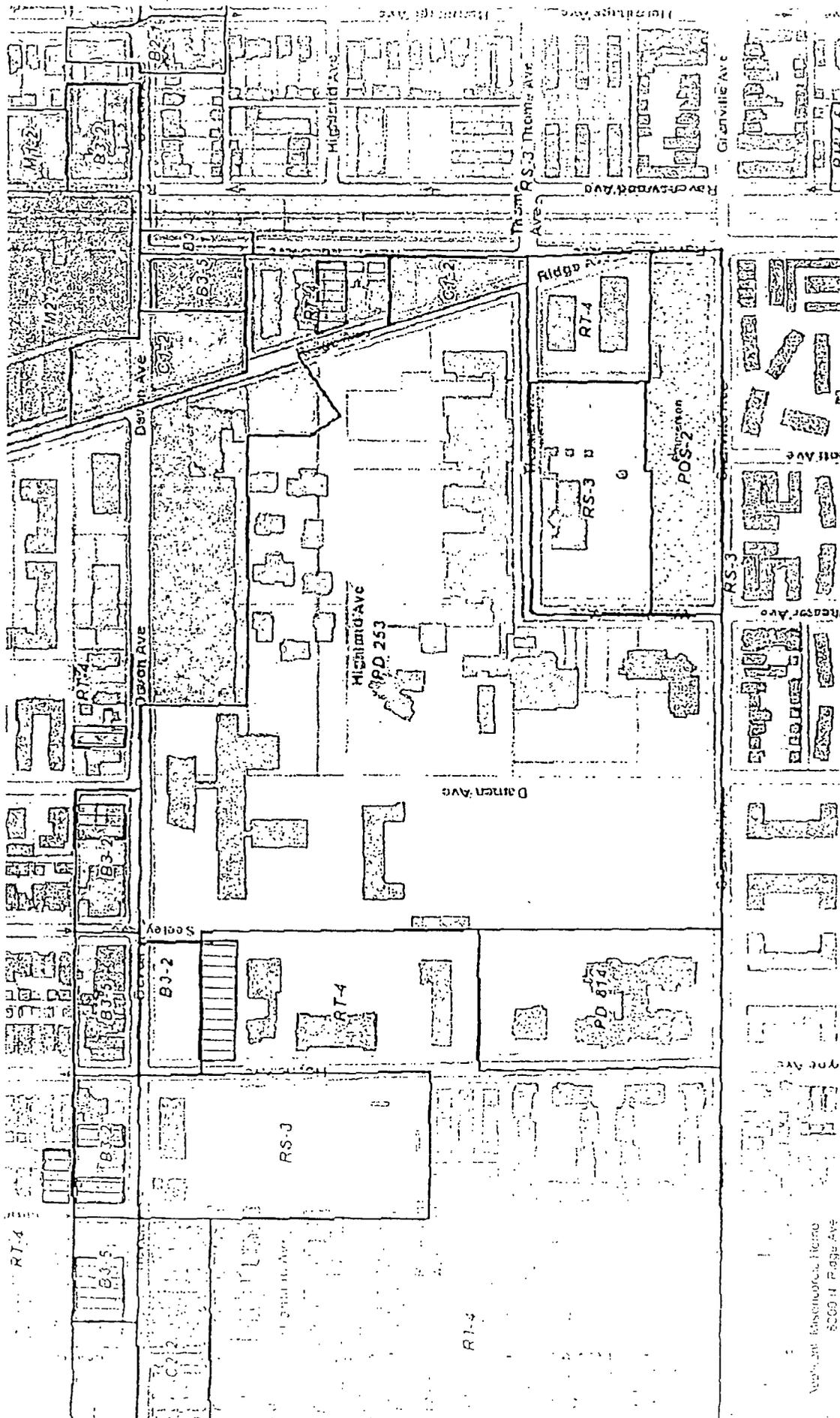
GROSS SITE AREA= NET SITE AREA + AREAS REMAINING IN PUBLIC RIGHTS OF WAY

1,514,612 SQ. FT. (34.77ACRES) = 1,387,188 SQ. FT. (31.84 ACRES) + 127,424 SQ. FT. (2.92 ACRES)

PERMITTED USES	In accordance with Statement 5
NET SITE AREA	1,387,188 sq. ft. / 31.84 ac.
MAXIMUM FLOOR AREA RATIO	1.20
MAXIMUM BUILDING HEIGHT	In accordance with the Building Elevations
BUILDING SETBACKS	In accordance with the Site Plan
MINIMUM # OF OFF-STREET PARKING SPACES	317
MINIMUM # OF OFF-STREET LOADING SPACES	2
MINIMUM # OF BICYCLE PARKING SPACES	32

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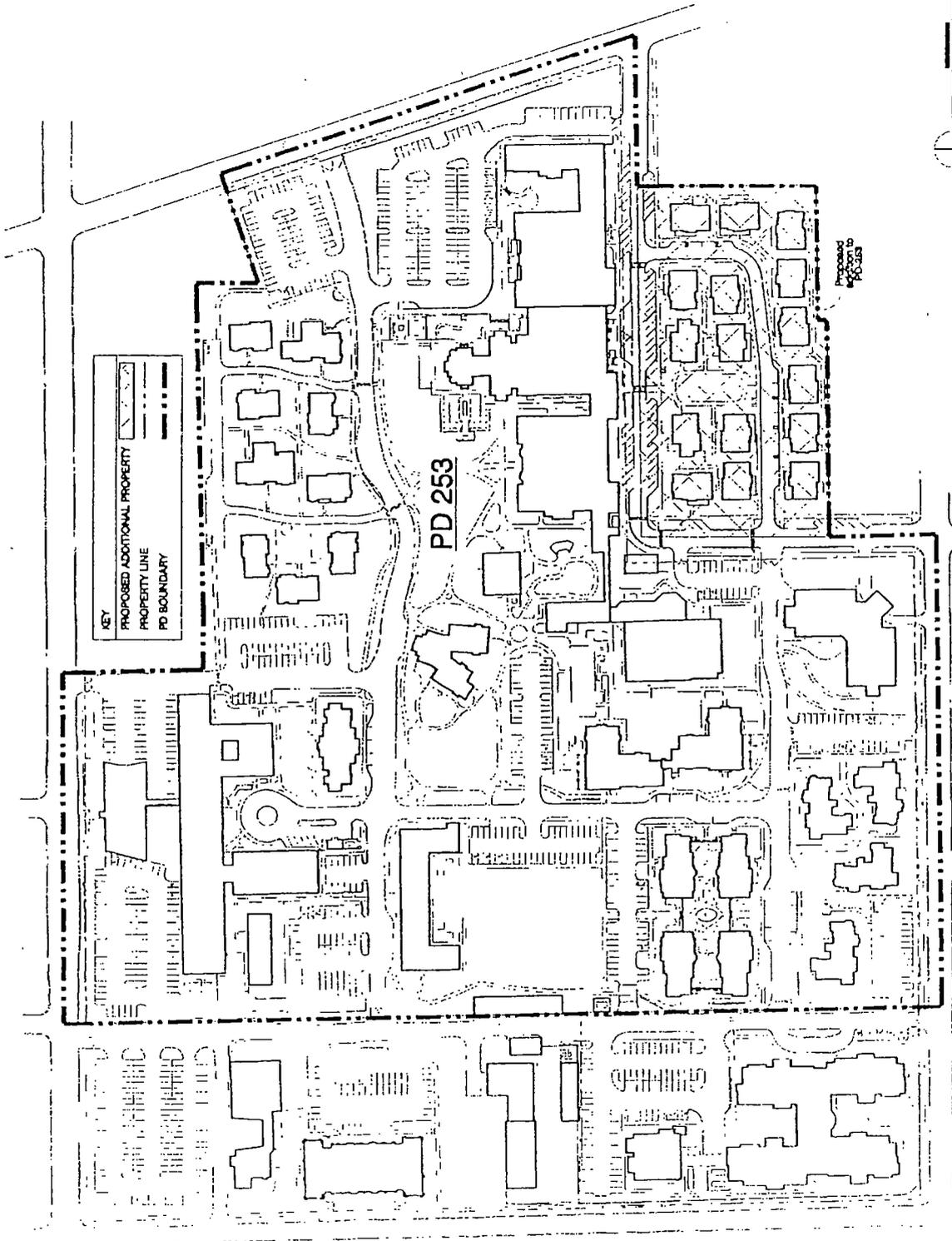
Applicant	Misericordia Home
Address	6300 North Ridge Avenue
	Chicago, Illinois 60660
Introduced	September 9, 2020
Plan Commission	_____



Existing Zoning Map

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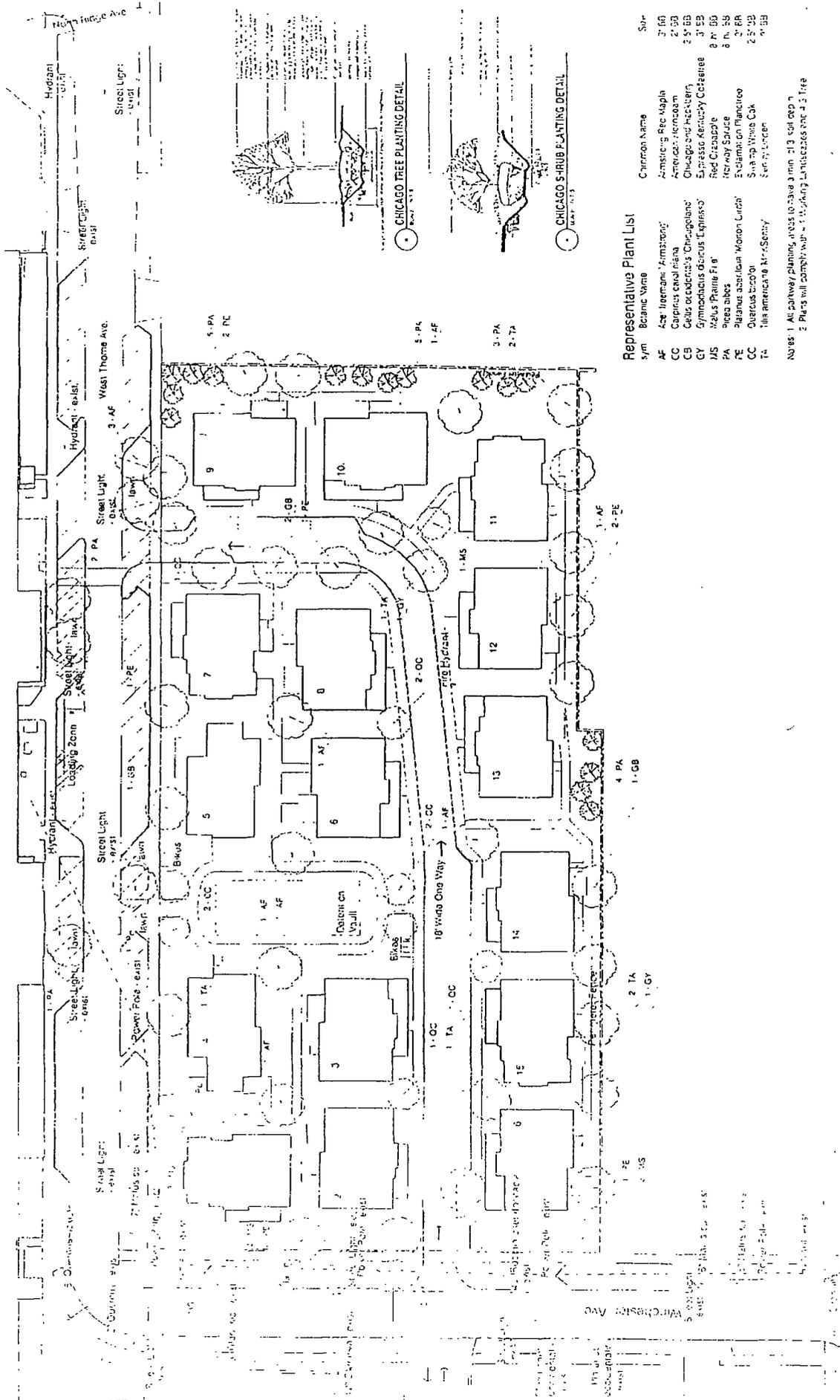
Author: [illegible]
 5000 N. Ridge Ave
 Chicago, IL 60630
 Date: September 9, 2020
 Revision:



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2500 Madison Ave
 100 N. Franklin Ave
 Chicago, IL 60606
 September 9, 2020

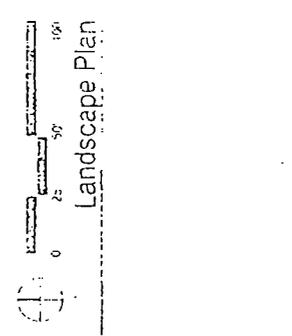
Planned Development Boundary & Property Line Map



Representative Plant List

Symbol	Botanic Name	Common Name	Size
AF	Acer freemanii	Armstrong	3' H
CC	Carpinus canadensis	American Hornbeam	2' H
CB	Celtis occidentalis	Chicago and Hackberry	2 1/2' H
GY	Gymnocladus dioica	Striped Maple	3' H
US	Ulmus parviflorus	Red Elm	8' H
PA	Prunella americana	Black Cherry	6' H
PE	Prunella pennsylvanica	Black Cherry	3' H
CC	Quercus coccinea	Scarlet Oak	2 1/2' H
TL	Thuja occidentalis	Green Tree	4' H

Notes: 1 All pathway planting areas to have a min. 3" soil depth.
 2 Plans will comply with Chicago Ordinance 4.3 Tree



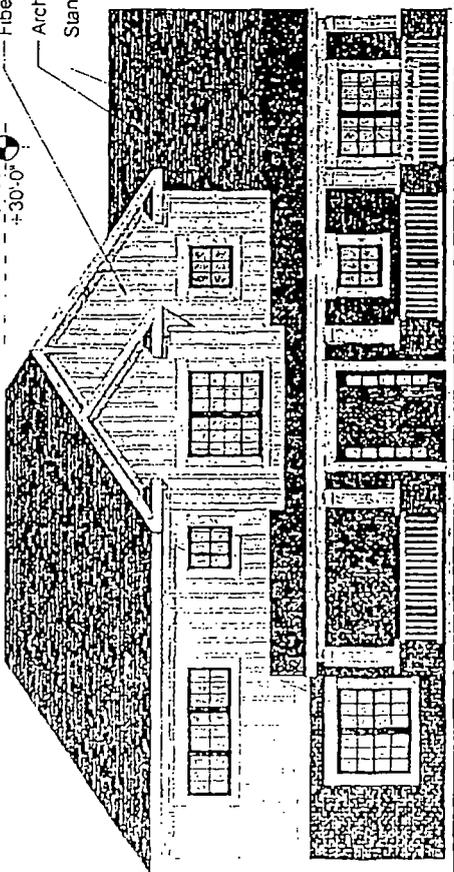
Landscape Plan

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 FINAL FOR PUBLICATION

DWG: September 9, 2020

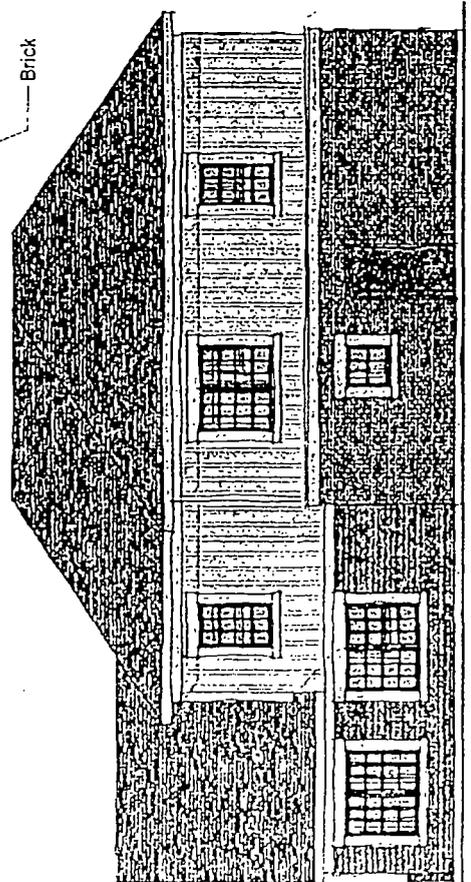
1/4" = 1'-0"
+30°-0"

Fiber Cement Board & Batten Siding
Architectural Shingle Roof
Standing Seam Metal Roof

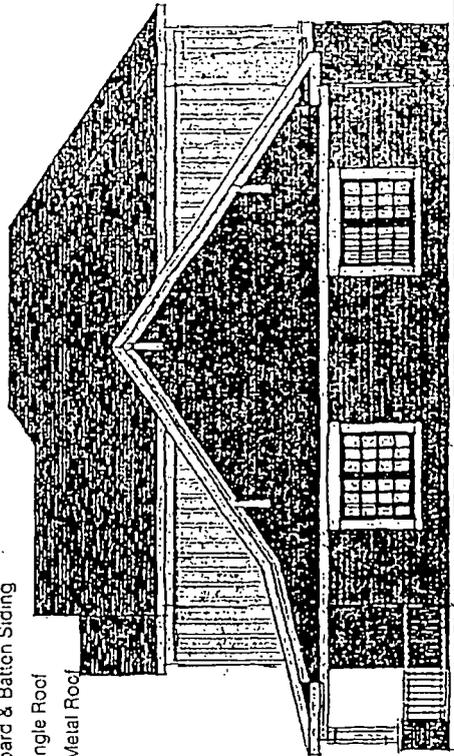


Front Elevation

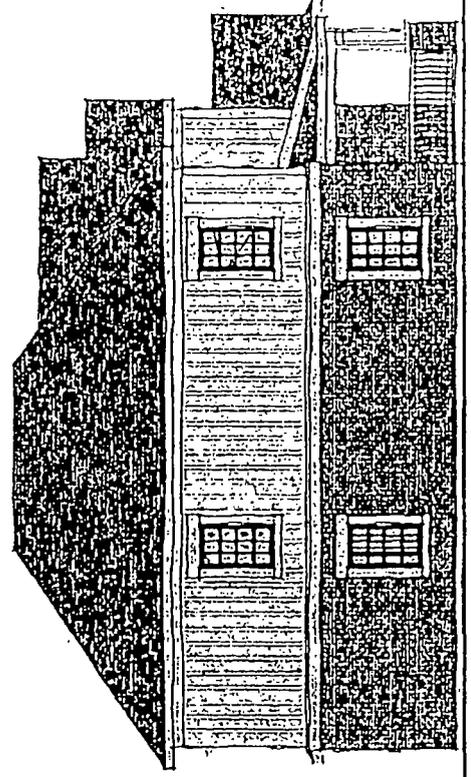
Fiber Cement Shake Siding
Fiber Cement Lap Siding
Brick



Rear Elevation



Right Elevation



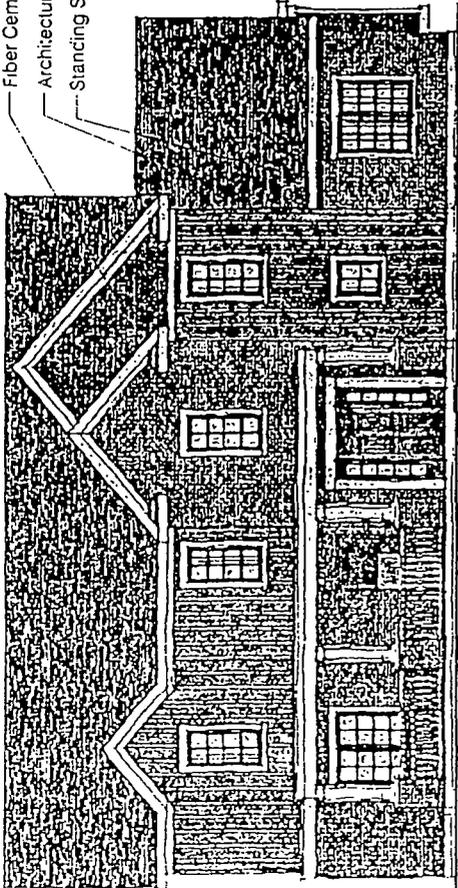
Left Elevation

2020
3374 E. 86th Ave
Chicago, IL 60640
September 9, 2020

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0 1 2 3 4 5
Building Elevations

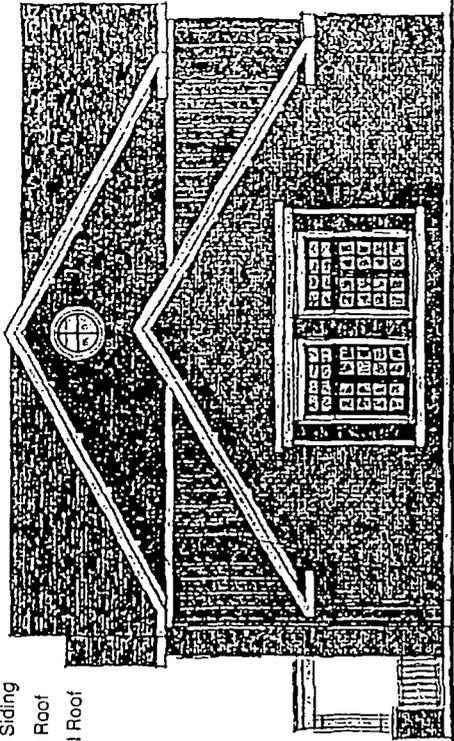
Fiber Cement Shake Siding
 Architectural Shingle Roof
 Standing Seam Metal Roof



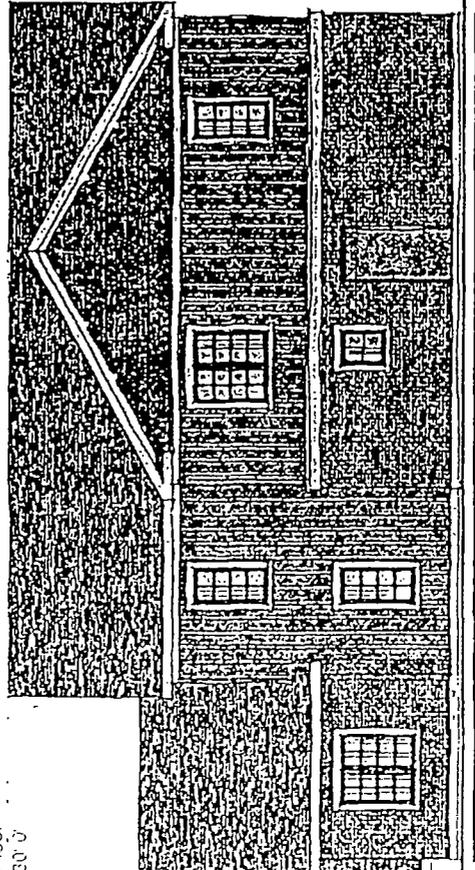
Front Elevation

Brick

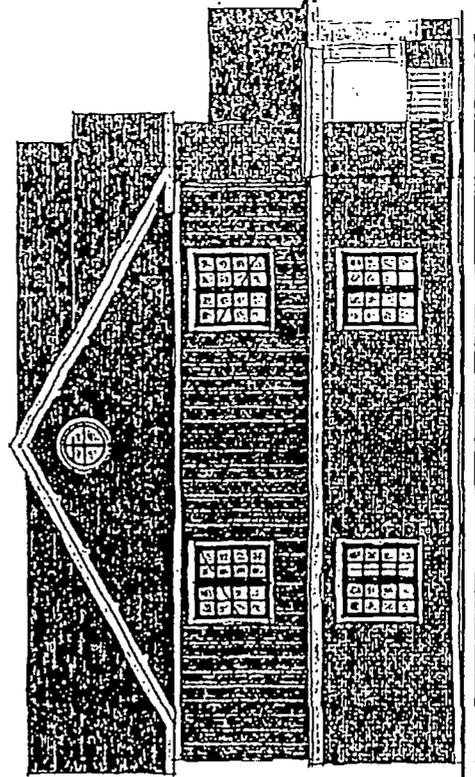
Fiber Cement Board &
 Batten Siding



Right Elevation

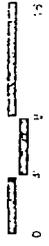


Rear Elevation



Left Elevation

3 Feet
 1:30' 0"



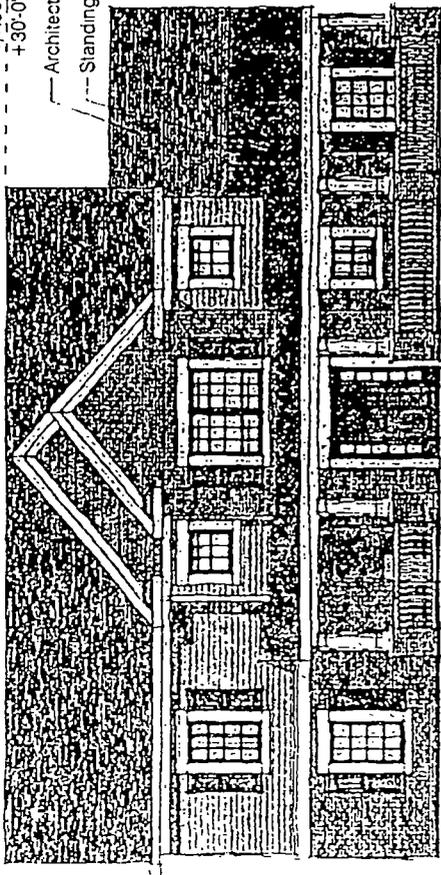
Building Elevations

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Architect: [Name]
 8300 N. Range Ave
 Chicago, IL 60630
 Date: September 9, 2020
 Revision: [Number]

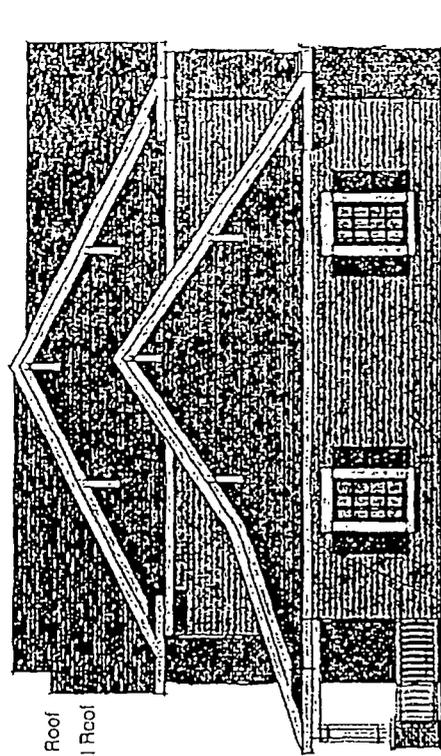
T/Roof
+30'-0"

Architectural Shingle Roof
Standing Seam Metal Roof



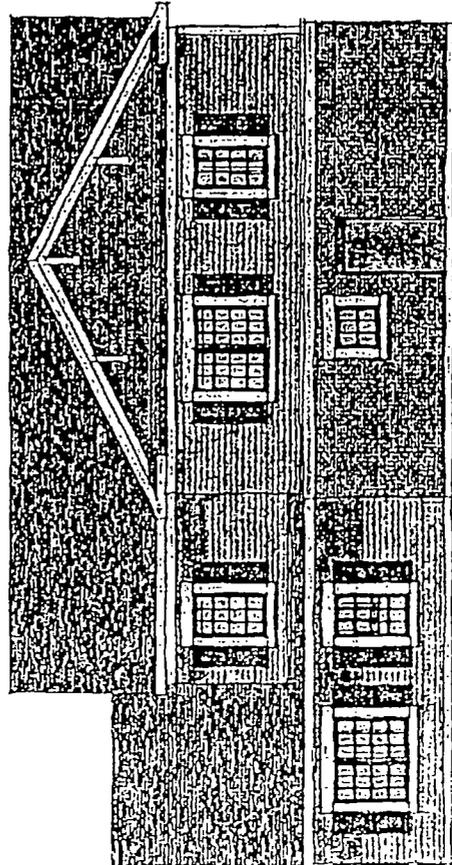
Front Elevation

Brick

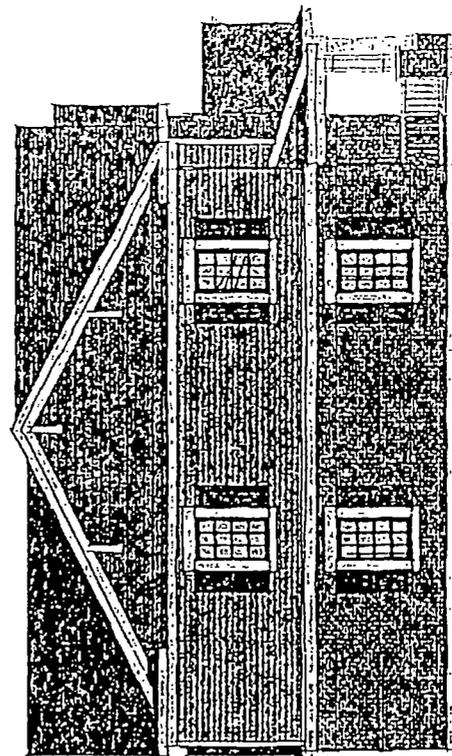


Right Elevation

Fiber Cement Shake Siding
Fiber Cement Lap Siding



Rear Elevation



Left Elevation

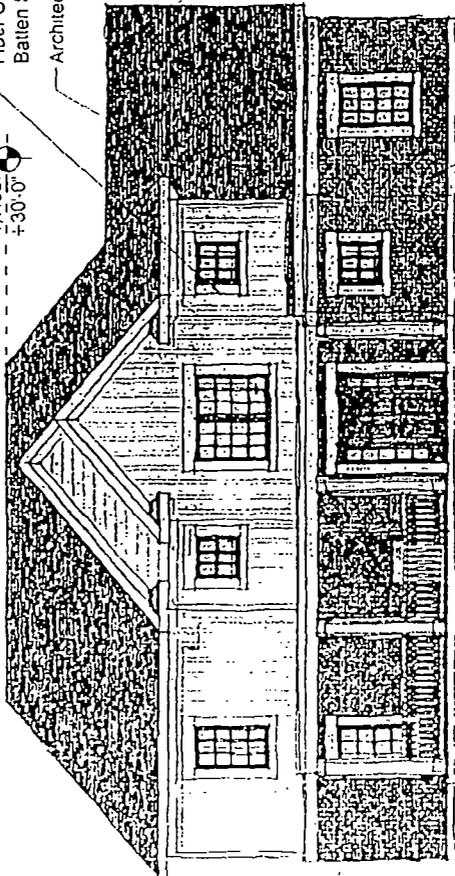
WJN Architects Inc.
2300 W. Ridge Ave
Chicago, IL 60650
Date: September 9, 2020
Revised:

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PUBLICATION



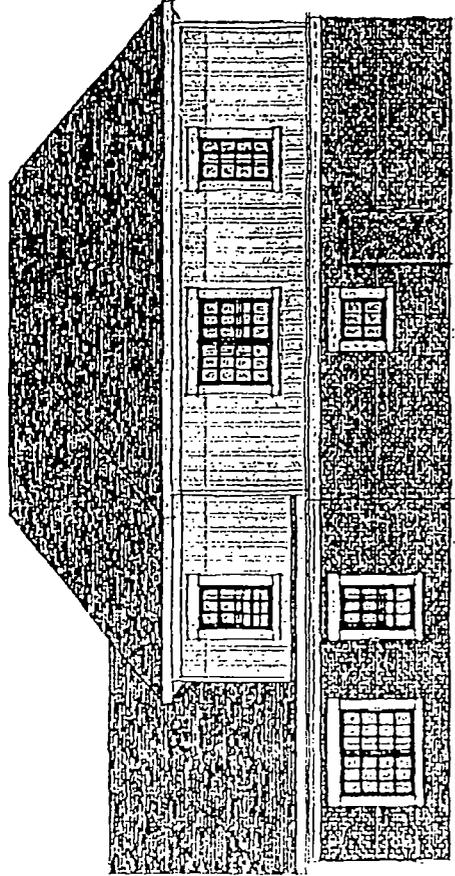
Fiber Cement Board &
Batten Siding
Architectural Shingle Roof

T/Roof
+30'-0"

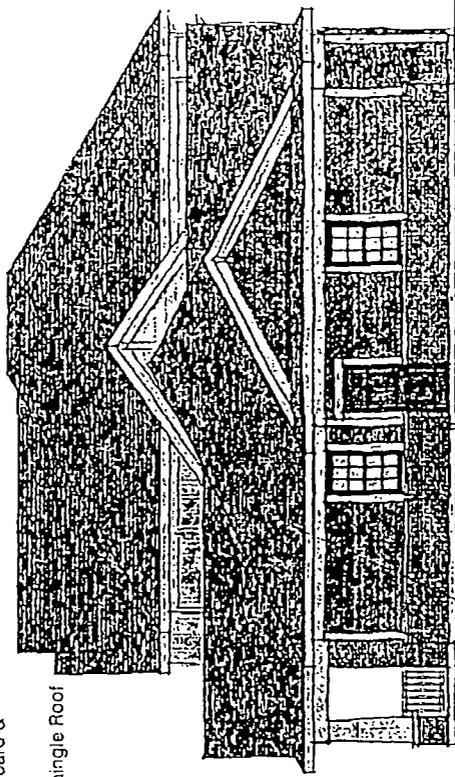


Front Elevation

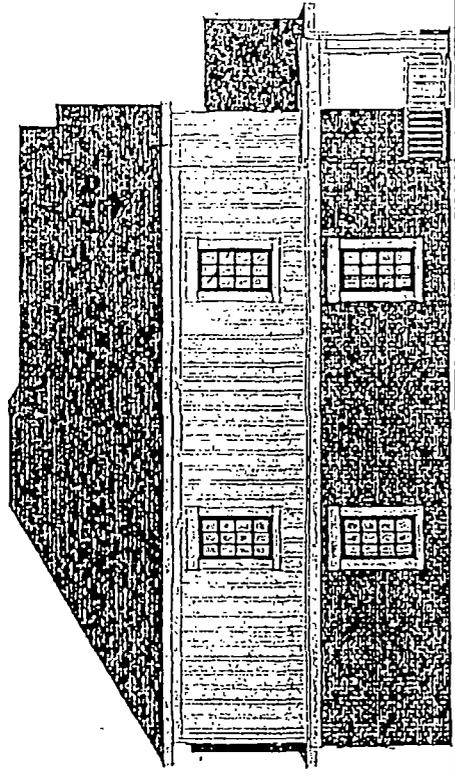
Fiber Cement Shake Siding
Brick



Rear Elevation



Right Elevation



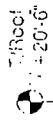
Left Elevation



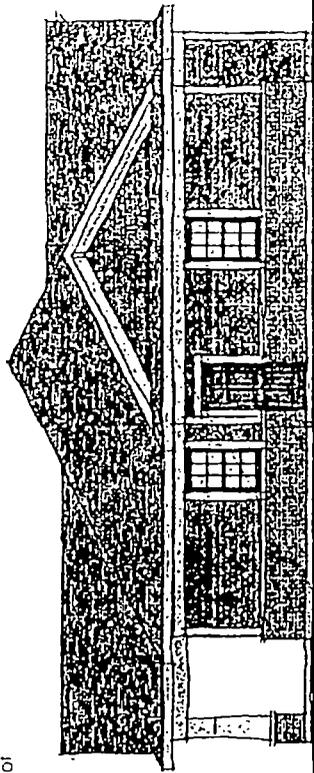
Building Elevations

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Architect: [Name]
6000 N. Pauline Ave
Chicago, IL 60650
Date: September 9, 2020



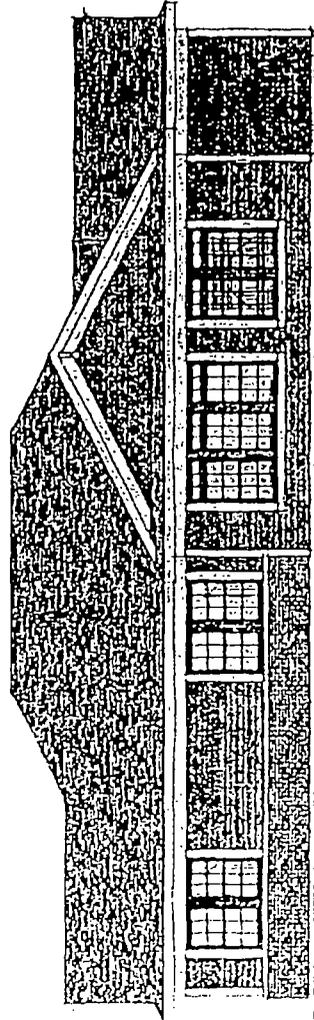
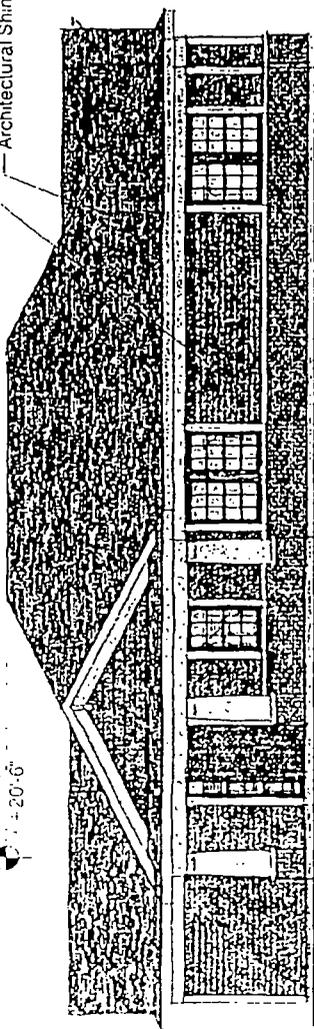
Fiber Cement Lap Siding
Architectural Shingle Roof



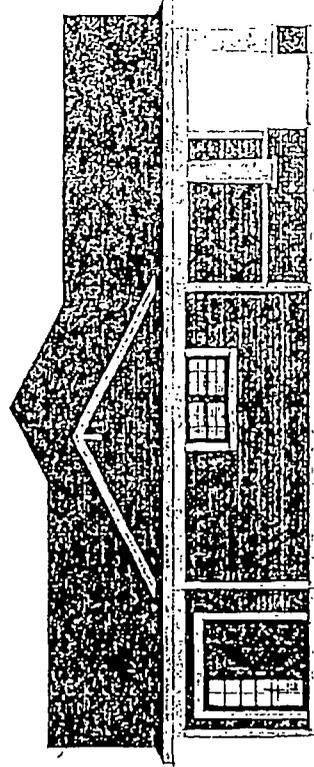
Right Elevation

Fiber Cement Shake Siding
Brick

Front Elevation



Rear Elevation

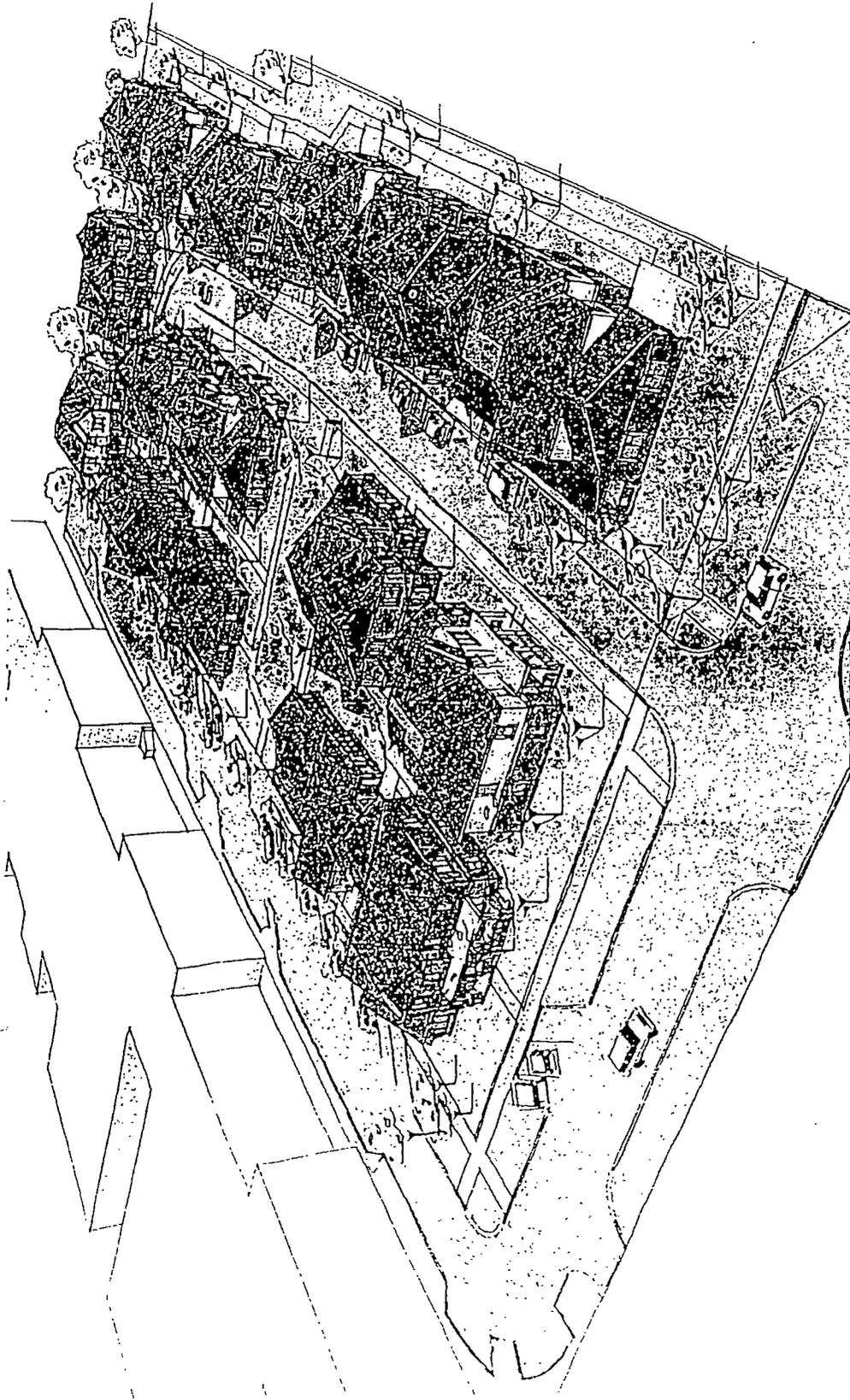


Left Elevation

Architect: [Name] Home
6300 N. Ridge Ave
Channahon, IL 60550
September 9, 2020

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0 4 8 12 16
Building Elevations



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Applicant: Fischler & Hoop
6500 N. Ridge Ave
Chicago, IL 60630
Date: September 9, 2020

Perspective



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: December 17, 2020

Re: Proposed Amendment to Residential Institutional Planned Development #253, for the property generally located at 6300 N Ridge

On December 17, 2020, the Chicago Plan Commission recommended approval of the proposed planned development submitted by, Misericordia Home. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)