



City of Chicago



SO2021-1953

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/26/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 15-P at 8535 W Higgins Rd - App No. 20699
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Business Planned Development Number 44 District symbols as shown on Map Number 15-P in the area generally bounded by:

West Higgins Road; a line 1,610.18 feet east of the centerline of North East River Road along the south line of West Higgins Road to a point 276.21 feet south of West Higgins Road and 1,730.82 feet east of the centerline of North East River Road; a line 1,730.82 feet east of the centerline of North East River Road; the north line of the right-of-way of the John Fitzgerald Kennedy Expressway; and a line 655 feet east of the centerline of North East River Road,

to those of a B3-2 Community Shopping District.

SECTION 2. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-2 Community Shopping District symbols as shown on Map Number 15-P in the area generally bounded by:

West Higgins Road; a line 1,610.18 feet east of the centerline of North East River Road along the south line of West Higgins Road to a point 276.21 feet south of West Higgins Road and 1,730.82 feet east of the centerline of North East River Road; a line 1,730.82 feet east of the centerline of North East River Road; the north line of the right-of-way of the John Fitzgerald Kennedy Expressway; and a line 655 feet east of the centerline of North East River Road,

to those of Business Residential Planned Development Number 44, 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 herewith attached and made a part thereof and to no others.

SECTION 3. This Ordinance shall take effect and be in force from and after its passage.

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 44
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Business Planned Development Number 44, as amended (Planned Development) consists of approximately 948,393 square feet of property which is depicted on the attached Planned Development Property Line, Boundary and Subarea Map (Property). No changes are being made to Subarea A in connection with this amendment. Glenstar O'Hare, LLC is the "Applicant" for this planned development amendment with due authorization from the property owners.
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

Applicant	Glenstar O'Hare LLC
Address	8535 W Higgins Road
Introduced	May 26, 2021
Plan Commission	August 19, 2021

- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- 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 19 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Property Line, Boundary and Subarea Map; a Site Plan; a Site Plan Subarea B-1; a Site Plan Subarea B-2; a Site Plan Subarea B-3; a Roof and Landscape Plan; a Landscape Plantings Plan; the Subarea B-1 Building Elevations (North, West, South, East); the Subareas B-2 and B-3 Elevations; and the Subarea B-1 Building Section prepared by Fitzgerald Associates Architects dated August 19, 2021, submitted herein (collectively, the "Plans"). 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.
5. The following uses are permitted in the area delineated herein as a Residential Business Planned Development:

Subarea A: Hotel; Retail Sales; Eating and Drinking Establishments; Drive-through Facility, subject to site plan review pursuant to Statement 15; Accessory Parking; and accessory and incidental uses.

Subarea B-1: Office; financial services, excluding payday/title secured loan stores, pawn shops and valuable objects dealer; retail sales; eating and drinking establishments; drive-through facility, subject to site plan review; multi-unit

Applicant	Glenstar O'Hare LLC
Address	8535 W. Higgins Road
Introduced	May 26, 2021
Plan Commission	August 19, 2021

residential (on and above the ground floor); assisted living (elderly custodial care); elderly housing; medical service; daycare; dry cleaning drop-off or pick-up (no on-premise plant); accessory parking; and accessory uses as authorized by the Chicago Zoning Ordinance.

Subarea B-2: Office; financial services, excluding payday/title secured loan stores, pawn shops and valuable objects dealer; retail sales; eating and drinking establishments; drive-through facility, subject to site plan review; accessory parking; and accessory uses as authorized by the Chicago Zoning Ordinance.

Subarea B-3: Office; financial services, excluding payday/title secured loan stores, pawn shops and valuable objects dealer; retail sales; eating and drinking establishments; drive-through facility, subject to site plan review; medical service; daycare, dry cleaning drop-off or pick-up (no on-premise plant); accessory parking; and accessory uses as authorized by the Chicago Zoning Ordinance.

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.
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 948,399 square feet and a maximum permitted FAR of 1.26.
9. Pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development and paid by the Applicant as follows: The review fee is \$0.50 per square foot of buildable floor area. One-half of the Part II review fee is due at the time of filing the planned development application (the "First Installment"), and one-half of the review fee is due at the time of the Part II review (the "second installment"). The Part II review fee for this Planned Development may be paid in phases corresponding to the phased construction of the subareas. The First Installment made in connection with this planned development amendment has been determined using a buildable floor area for Subarea B-1 of 305,000 square feet. For subsequent phases of development, the first installment of the Part II fee for each such phase or subarea is due when a planned development application or site plan application submission for each phase or subarea is made and the second installment is due at the time of Part II review. If the buildable floor area square footage changes between Plan

Applicant	Glenstar O'Hare LLC
Address	8535 W Higgins Road
Introduced	May 26, 2021
Plan Commission	August 19, 2021

Commission review and permit review, the total review fee will be prorated accordingly, at the time of Part II review.

The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the Plans, other than Site Plan Approval in accordance with this Statement 15 below and Part II Approval (per Section 17-13-0610 of the Zoning Ordinance).

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 improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any new construction (other than the building to be constructed in Subarea B-1 for which Site Plan Approval is hereby granted), the Applicant shall submit a site plan, landscape plan and building elevations for the specific Subarea(s) or portion of specific

Applicant	Glenstar O'Hare LLC
Address	8535 W Higgins Road
Introduced	May 26, 2021
Plan Commission	August 19, 2021

Subarea(s) for review and approval by DPD. Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Développement (PD) and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for development of a portion of the Property that represents less than an entire Subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Subarea. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD.

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement TBD. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any Sub Area Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject Subarea, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Sub Area Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD.

16. The Applicant acknowledges and agrees that the rezoning of the Property from Planned Développement Number 44, as amended, to the B3-2 Community Shopping District, and then to Planned Développement Number 44, as amended, triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (Affordable Requirements Ordinance or ARO). Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (the Required Units) as affordable units, or with the Commissioner of the Department of Planning and Développement's approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing

Applicant	Glenstar O'Hare LLC
Address	8535 W Higgins Road
Introduced	May 26, 2021
Plan Commission	August 19, 2021

project and in the same or a different higher income area or downtown district. The Property is located in a higher income area, within the meaning of the ARO, and the Subarea B-1 project has a total of 297 units. As a result, the Applicant's affordable housing obligation is 30 affordable units (10% of 297 rounded up), 7 of which are Required Units (25% of 30, rounded down). Applicant has agreed to satisfy its affordable housing obligation by providing 30 affordable units in the rental building to be constructed in the PD, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. Additionally, the Applicant will voluntarily provide an additional 29 affordable units in the rental building such that 20% of the total units are affordable. The Applicant agrees that the ARO Units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of ARO Units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Housing for review and approval, and DOH may adjust the number of required ARO Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-44-080(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against Subarea B-2 of the Planned Development, and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

17. 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	Glenstar O'Hare LLC
Address	8535 W Higgins Road
Introduced	May 26, 2021
Plan Commission	August 19, 2021

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.

18. The Applicant acknowledges the importance of the CTA Blue Line Station located near the Property and acknowledges the City's goal of encouraging convenient access to public transportation. Accordingly, the Applicant agrees to cooperate with adjacent land owners to permit pedestrian access from the CTA Station to the Property. Additionally, the applicant agrees to improve the current path located within the IDOT rights-of-way to increase pedestrian safety and comfort. To that end, the Applicant, in cooperation with adjacent land owners, has established a pedestrian access easement from the CTA Blue Line Station, which provides pedestrian access across the southern perimeter of the Property, as depicted on the Pedestrian Access Path Exhibit. The Applicant has constructed and installed a pedestrian path within the access easement ("Pedestrian Path"). The Applicant agrees (1) to maintain the condition of the Pedestrian Path in order to promote pedestrian safety and comfort, and (2) to use reasonable efforts to cooperate in good faith with adjacent land owners to implement measures to enhance the condition of the Pedestrian Path, to the extent practicable.
19. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse as to Subarea B, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to the pre-existing Planned Development Number 44, as approved by the City Council on December 10, 2014, and as later amended administratively by the Subarea B Site Plan Approval issued August 9, 2017.

Applicant	Glenstar O'Hare LLC
Address	8535 W Higgins Road
Introduced	May 26, 2021
Plan Commission	August 19, 2021

BUSINESS PLANNED DEVELOPMENT NO. 44, AS AMENDED.

BULK REGULATIONS AND DATA TABLE

Net Site Area (sf)	948,393
Subarea A (sf):	513,326
Subarea B (sf):	435,067
Subarea B-1 (sf):	127,258
Subarea B-2 (sf):	153,317
Subarea B-3 (sf):	154,492
Maximum Floor Area Ratio	1.26
Subarea A:	0.71
Subarea B-1:	2.46
Subarea B-2:	1.11
Subarea B-3	2.25
Maximum Dwelling Units	
Subarea A:	0
Subarea B-1:	297
Subarea B-2:	0
Subarea B-3	0
Maximum Building Height	
Subarea A (feet):	190
Subarea B-1 (feet):	90
Subarea B-2 (feet):	190
Subarca B-3 (feet):	190

Applicant: Glenstar O'Hare LLC
Address: 8535 W. Higgins Road
Introduced: May 26, 2021
Plan Commission: August 26, 2021

{00120549.1}

Minimum Accessory Off-Street Parking	2000
Subarea A:	500
Subarea B-1:	270
Subarea B-2:	631
Subarea B-3	599
Minimum Bicycle Parking Spaces	
Subarea A:	41
Subarea B-1:	176
Maximum Off-Street Loading Spaces	
Subarea A:	4
Subarea B-1:	2
Subarea B-2:	2
Subarea B-3:	2
Minimum Setbacks	In conformance with the Plans

Applicant: Glenstar O'Hare LLC
 Address: 8535 W. Higgins Road
 Introduced: May 26, 2021
 Plan Commission: August 26, 2021

{00120549.1}



ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO, Near North/Near West Pilot, Milwaukee Pilot or Pilsen/Little Village Pilot Ordinances (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.gov/ARO. Submit the completed form to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. **E-mail:** denise.roman@cityofchicago.org or justin.root@cityofchicago.org. Applications that include off-site units should submit documentation listed on page two.

Date: June 26, 2021

DEVELOPMENT INFORMATION

Development Name: Glenstar O'Hare Multi-family Residential

Development Address: 8535 West Higgins Road

Zoning Application Number, if applicable: 20699

Ward: 41st Ward

If you are working with a Planner at the City, what is his/her name? James Harris

Type of City Involvement

check all that apply

- | | |
|---|--|
| <input type="checkbox"/> City Land | <input checked="" type="checkbox"/> Planned Development (PD) |
| <input type="checkbox"/> Financial Assistance | <input type="checkbox"/> Transit Served Location (TSL) project |
| <input type="checkbox"/> Zoning increase | |

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

- ARO Web Form completed and attached - or submitted online on
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION

Developer Name: Glenstar O'Hare, LLC

Developer Contact: Jim Robinson

Developer Address: 55 East Monroe Street, Ste. 3950

Email: jrobinson@glenstar.com

Developer Phone: 312-424-3996

Attorney Name: Elrod Friedman LLP - Peter Friedman / Liz Butler
peter.friedman@elrodfriedman.com / liz.butler@elrodfriedman.com

Attorney Phone: 312-528-5192

TIMING

Estimated date marketing will begin: Third quarter of 2023

Estimated date of building permit*: First quarter of 2022

Estimated date ARO units will be complete: Third or fourth quarter of 2023

*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)



Developer or their agent

06/26/2021

Date


ARO Project Manager, DOH

8/11/2021
Date



AFFORDABLE REQUIREMENTS ORDINANCE

ARO Web Form

Applicant Contact Information

Name: Liz Butler

Email: liz.butler@elrodfriedman.com

Development Information**Address**

Printed Date: 06/14/2021

Number From: 8535 Number To: N/A Direction: W

Street Name: Higgins Postal Code: 60631

Development Name

Glenstar O'Hare

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: PILOTS APPLY

Information

Ward: 41

ARO Zone: Higher Income

Details

ARO Ttrigger: ZP

Total Units 297

Development Type: Rent

TSL Project: TSL-or FAR doesn't exceed 3.5

Date Submitted: 06/14/2021

Requirements

Affordable Units: 59 *On-site aff. Units: 0

How do you intend to meet your required obligation

On-Site: 59 Off-Site: 0

On-Site to CHA or Authorized Agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units: 0 In-Lieu Fee Owed: 0

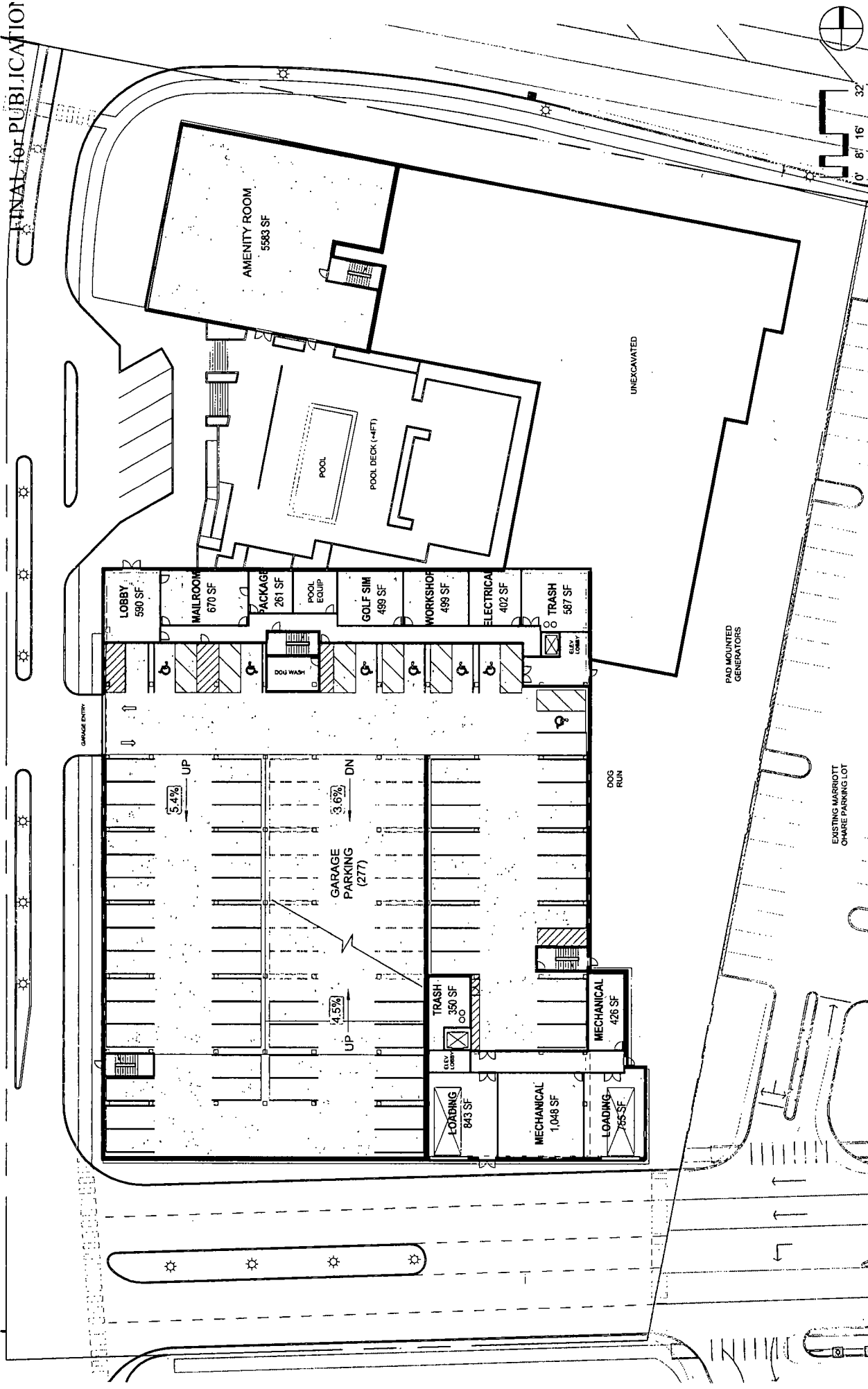
Reference PD 44 Statement 16 for ARO requirements

Summary						
unit type	how many?	market rate % of total	avg. square footage	how many?*	ARO % of total	affordable v. market square footage*
studio	69	29%	625	17	29%	96%
one-bed	97	41%	767	24	41%	99%
two-bed	72	30%	1,121	18	31%	98%

Zoning	Application number, if applicable	Project Name	Glenstar O'Hare Multi-Family Residential
Is this a For Sale or Rental Project?	Rental	Address	8535 West Higgins Road
Anticipated average psf rent/price?*	\$2 65/mo		
		Total Units in Project	297
		Total Affordable units	59

	Market Rate Units	Affordable Units
Parking	Available in Parking Garage	Available in Parking Garage
Laundry	In-Unit Washer-Dryer	In-Unit Washer-Dryer
Appliances	Age: TBD - new model EnergyStar: TBD Make: TBD Model: TBD Color: TBD *Refrigerator will be consistent with similar Class A product in the Chicago metro	Age: TBD - new model EnergyStar: TBD Make: TBD Model: TBD Color: TBD *Refrigerator will be consistent with similar Class A product in the Chicago metro
Refrigerator	Age: TBD - new model EnergyStar: TBD Make: TBD Model: TBD Color: TBD *Refrigerator will be consistent with similar Class A product in the Chicago metro	Age: TBD - new model EnergyStar: TBD Make: TBD Model: TBD Color: TBD *Refrigerator will be consistent with similar Class A product in the Chicago metro
age/EnergyStar/make/mod el/color	Age: TBD - new model EnergyStar: TBD Make: TBD Model: TBD Color: TBD *Dishwasher will be consistent with similar Class A product in the Chicago metro	Age: TBD - new model EnergyStar: TBD Make: TBD Model: TBD Color: TBD *Dishwasher will be consistent with similar Class A product in the Chicago metro
Dishwasher	Age: TBD - new model EnergyStar: TBD Make: TBD Model: TBD Color: TBD *Dishwasher will be consistent with similar Class A product in the Chicago metro	Age: TBD - new model EnergyStar: TBD Make: TBD Model: TBD Color: TBD *Dishwasher will be consistent with similar Class A product in the Chicago metro
age/EnergyStar/make/mod el/color	Age: TBD - new model EnergyStar: TBD Make: TBD Model: TBD Color: TBD *Stove/Oven will be consistent with similar Class A product in the Chicago metro	Age: TBD - new model EnergyStar: TBD Make: TBD Model: TBD Color: TBD *Stove/Oven will be consistent with similar Class A product in the Chicago metro
Stove/Oven	Age: TBD - new model EnergyStar: TBD Make: TBD Model: TBD Color: TBD *Stove/Oven will be consistent with similar Class A product in the Chicago metro	Age: TBD - new model EnergyStar: TBD Make: TBD Model: TBD Color: TBD *Stove/Oven will be consistent with similar Class A product in the Chicago metro
age/EnergyStar/make/mod el/color	Age: TBD - new model EnergyStar: TBD Make: TBD Model: TBD Color: TBD *Microwave will be consistent with similar Class A product in the Chicago metro	Age: TBD - new model EnergyStar: TBD Make: TBD Model: TBD Color: TBD *Microwave will be consistent with similar Class A product in the Chicago metro
Microwave	Age: TBD - new model EnergyStar: TBD Make: TBD Model: TBD Color: TBD *Microwave will be consistent with similar Class A product in the Chicago metro	Age: TBD - new model EnergyStar: TBD Make: TBD Model: TBD Color: TBD *Microwave will be consistent with similar Class A product in the Chicago metro
age/EnergyStar/make/mod el/color	One full bath for studios, convertibles and 1-bedroom units and two full bathrooms for 2-bedroom units.	One full bath for studios, convertibles and 1-bedroom units and two full bathrooms for 2-bedroom units.
Bathroom(s) how many?	Hard Surface	Hard Surface
Half bath? Full bath?	Hard Surface or Carpet	Hard Surface or Carpet
Kitchen countertops material	Yes - Included	Yes - Included
Flooring material		
HVAC		
Other		

FINAL for PUBLICATION

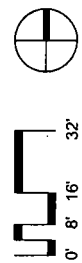
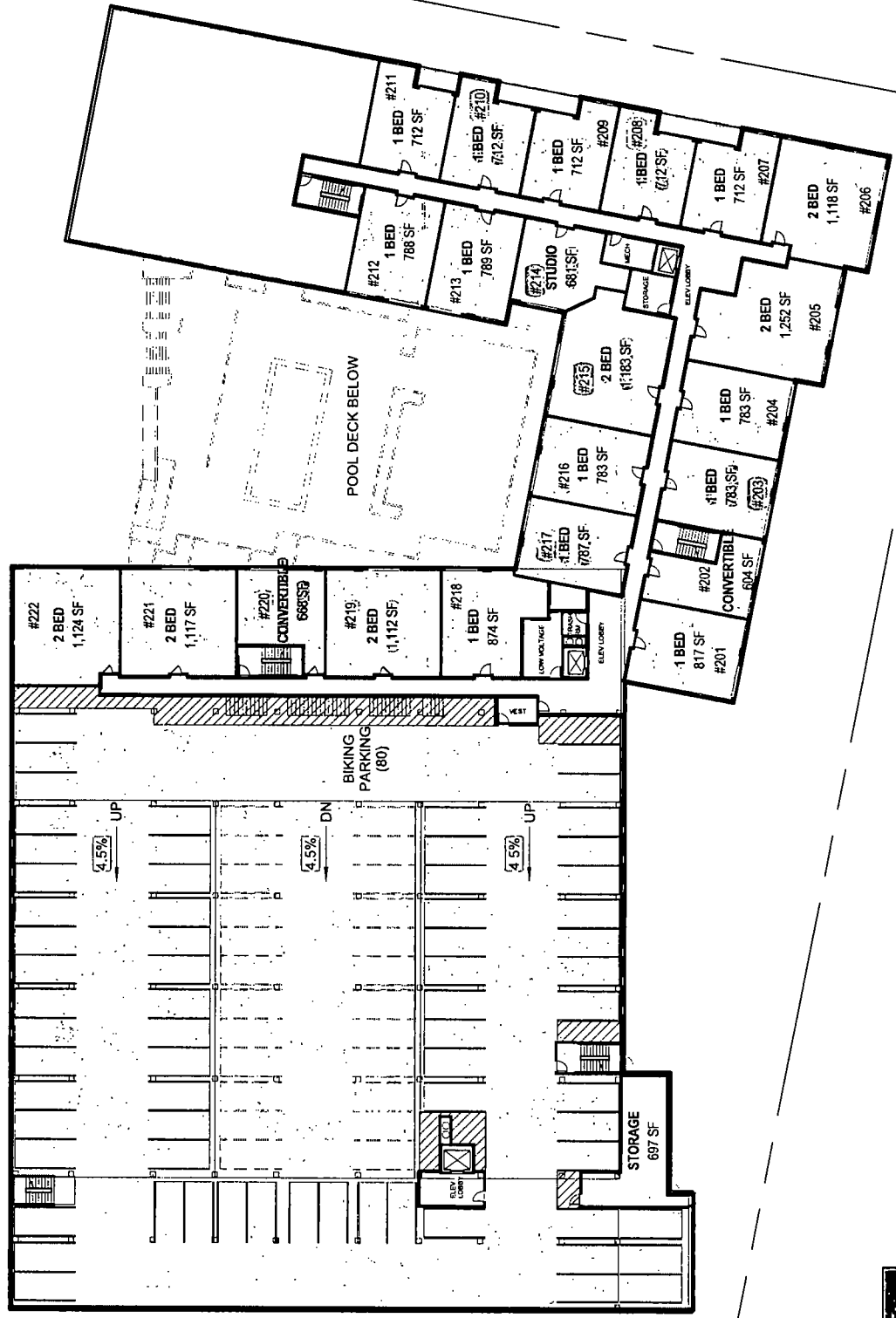


8535 W. HIGGINS ROAD
 16033
 06/07/17

SD-1-01

1ST FLOOR PLAN

FitzGerald
 Associates Architects



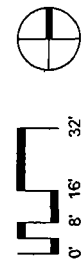
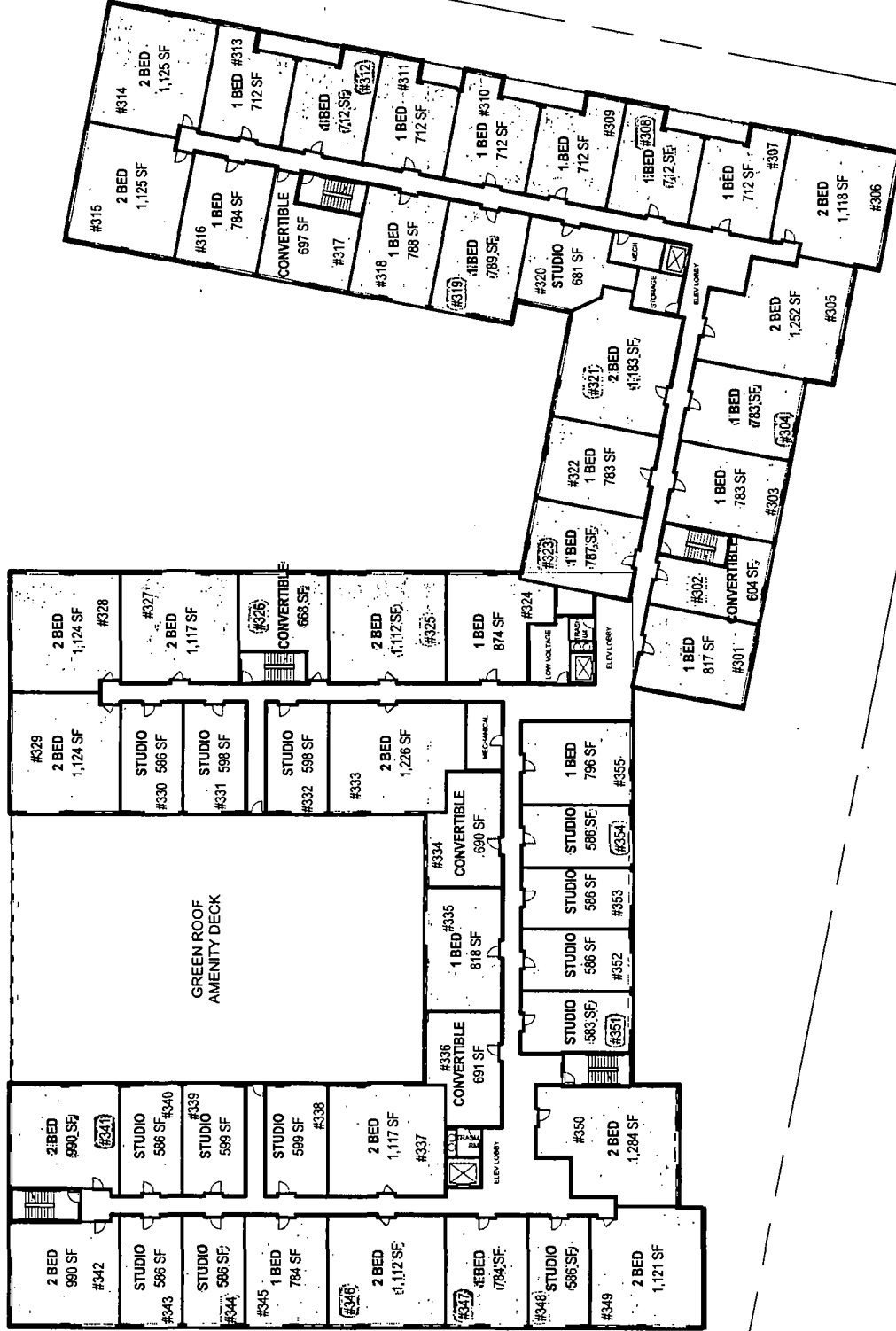
8535 W. HIGGINS ROAD
16033
06/07/17 SD-1-02

2ND FLOOR PLAN

LEGEND:

- AFFORDABLE UNIT
- ADDITIONAL AFFORDABLE UNITS

FitzGerald
Associates Architects



8535 W. HIGGINS ROAD
16033
06/07/17 SD-1-03

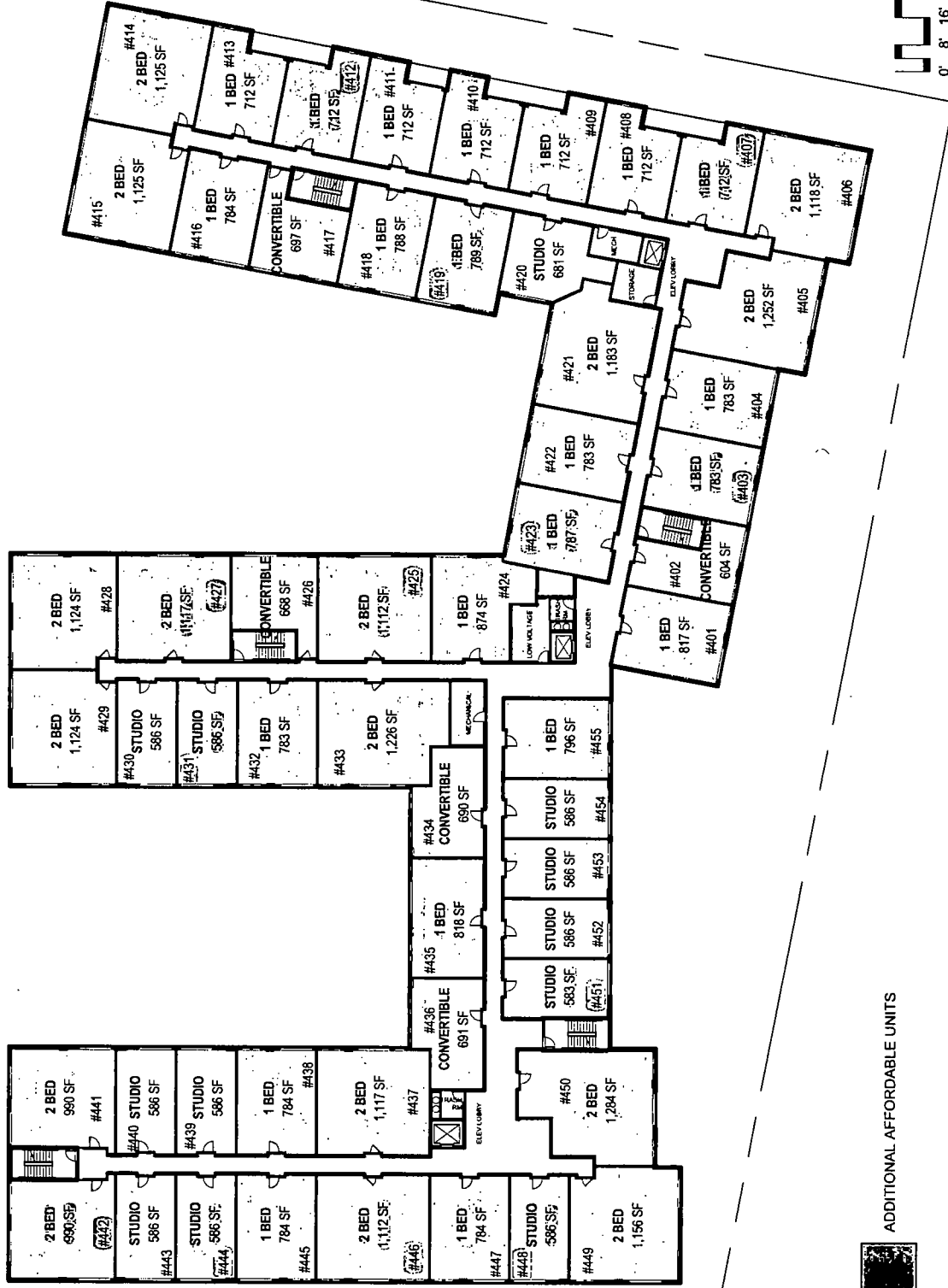
3RD FLOOR (AMENITY DECK) PLAN

LEGEND:

- AFFORDABLE UNIT
- ADDITIONAL AFFORDABLE UNITS

FitzGerald
Associates Architects

FINAL FOR PUBLICATIC



8535 W. HIGGINS ROAD
16033
06/07/17 SD-1-05

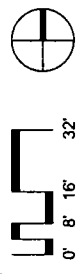
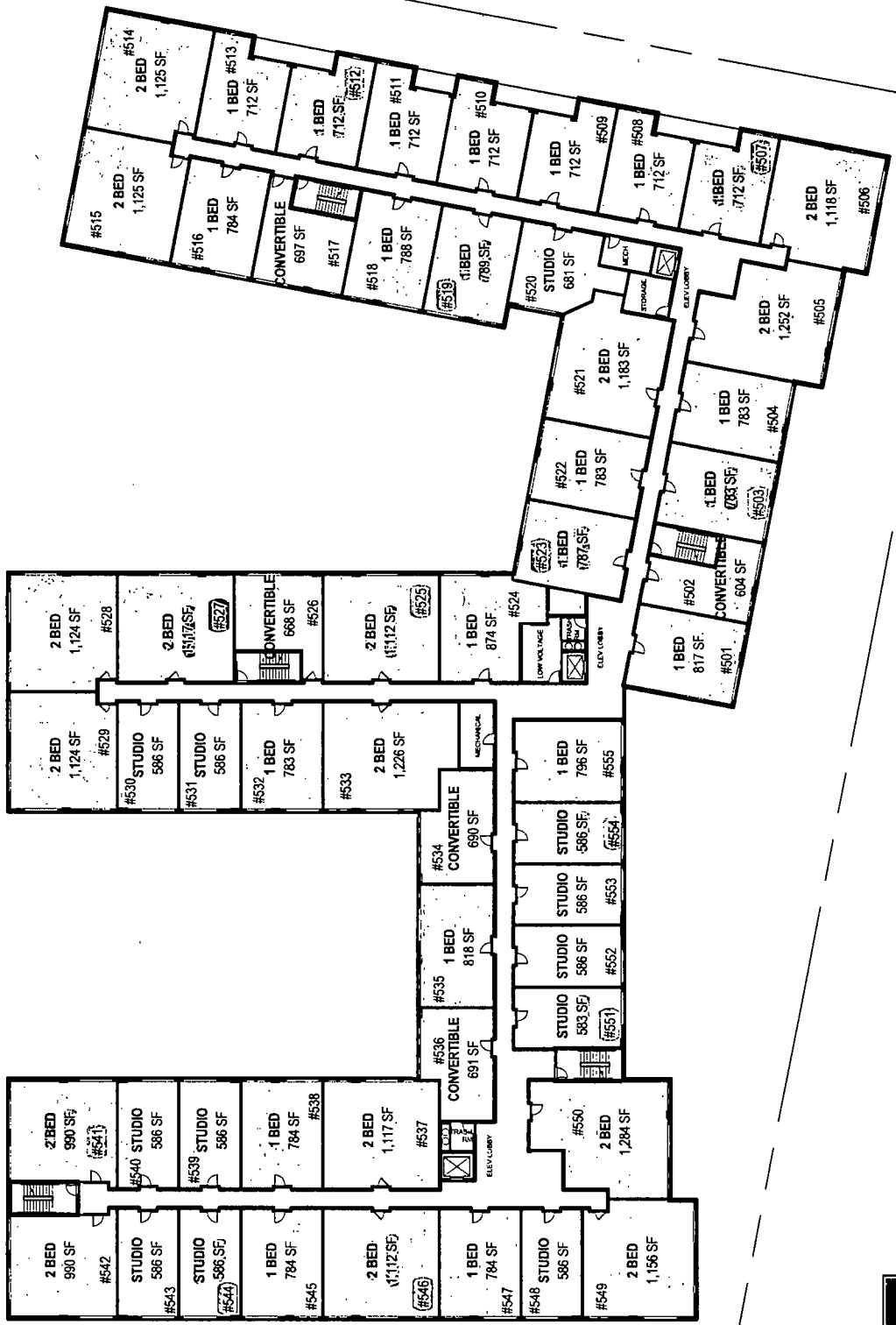
4TH FLOOR PLAN

LEGEND:

- AFFORDABLE UNIT
- ADDITIONAL AFFORDABLE UNITS

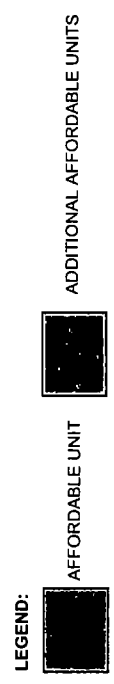
FitzGerald
Associates Architects

FINAL for PUBLICATION

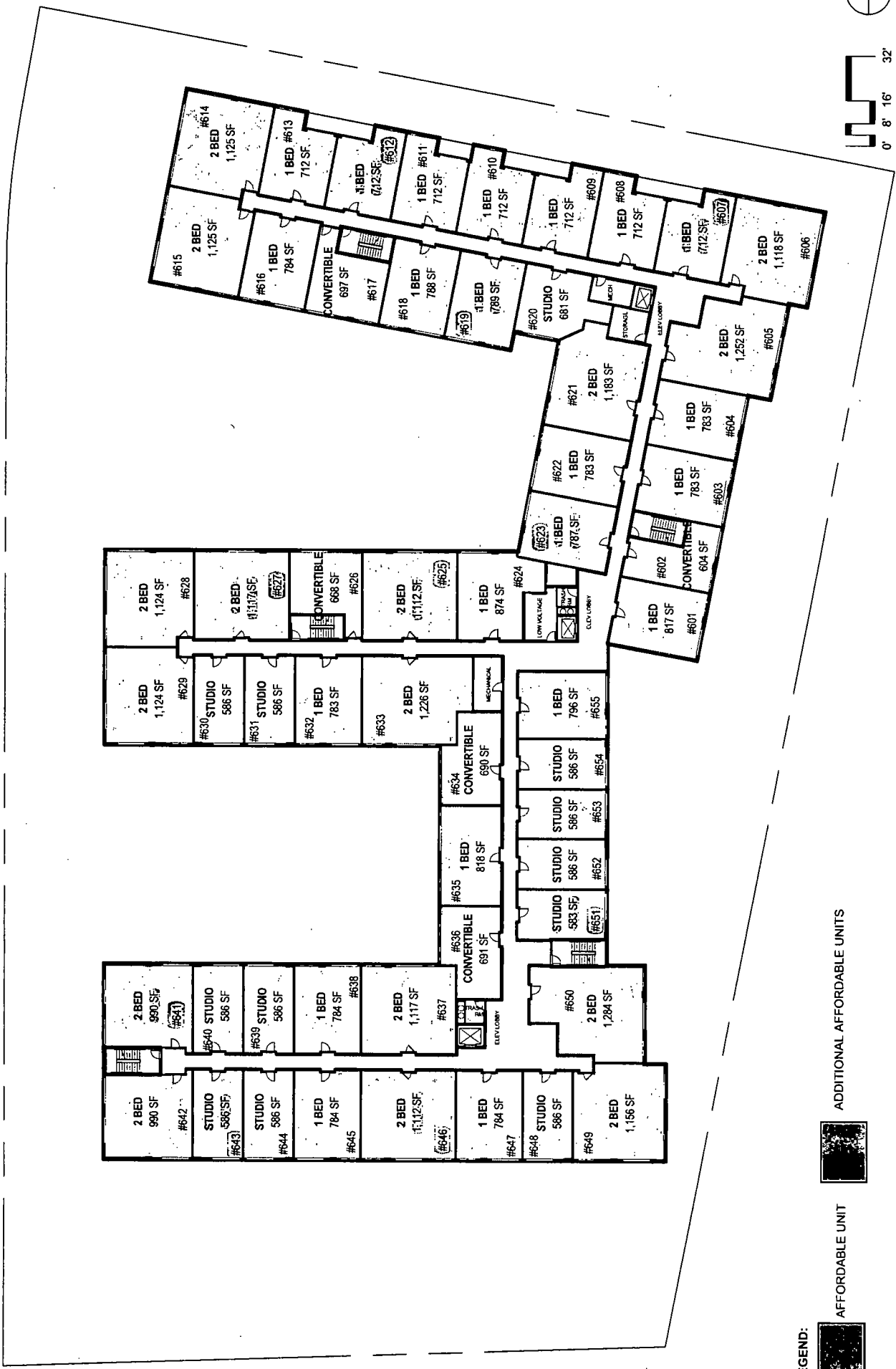


8535 W. HIGGINS ROAD
16033
06/07/17
SD-1-05

5TH FLOOR PLAN



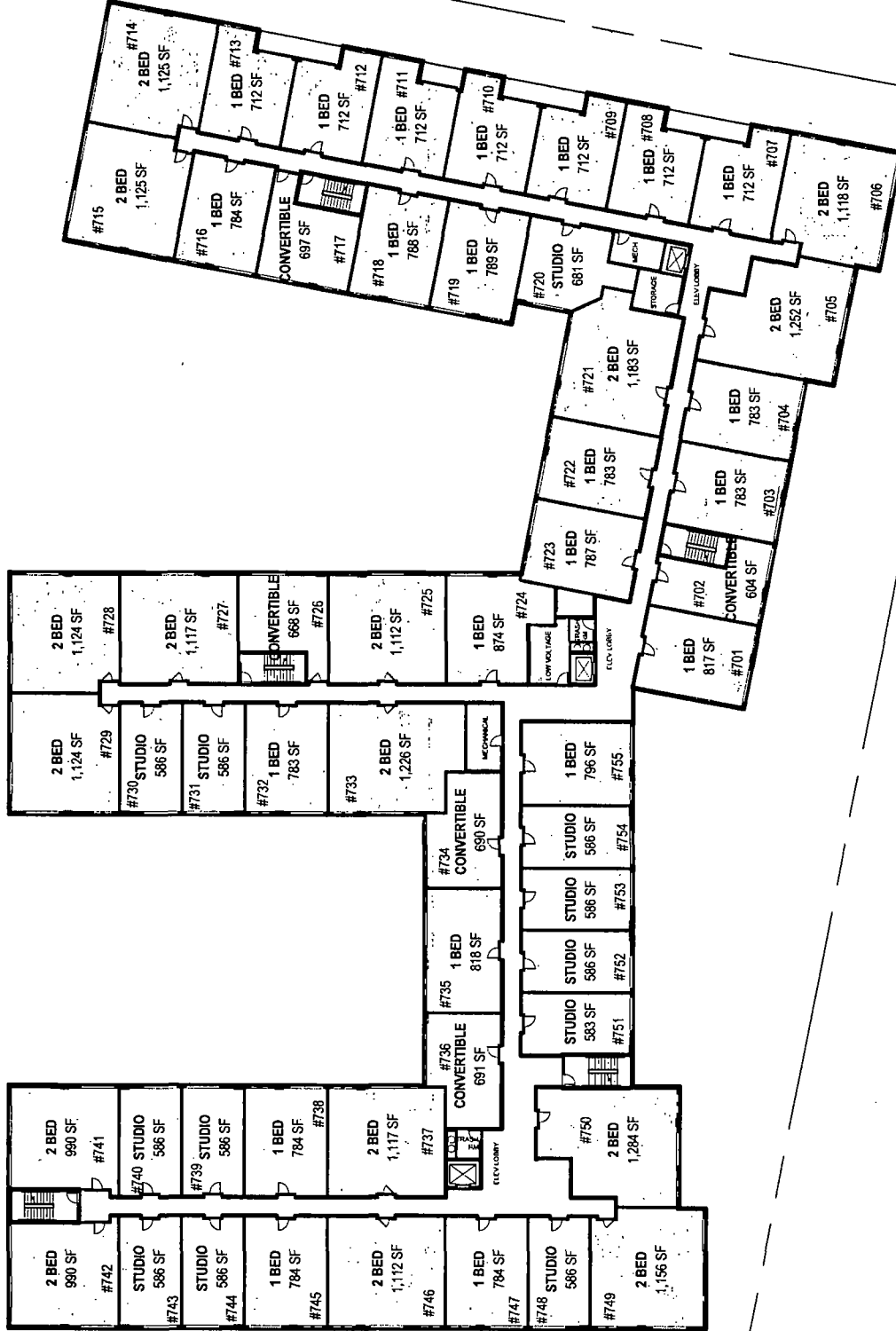
FitzGerald
Associates Architects



6TH FLOOR PLAN

8535 W. HIGGINS ROAD
16033
06/07/17
SD-1-05

FitzGerald
Associates Architects



LEGEND:  AFFORDABLE UNIT

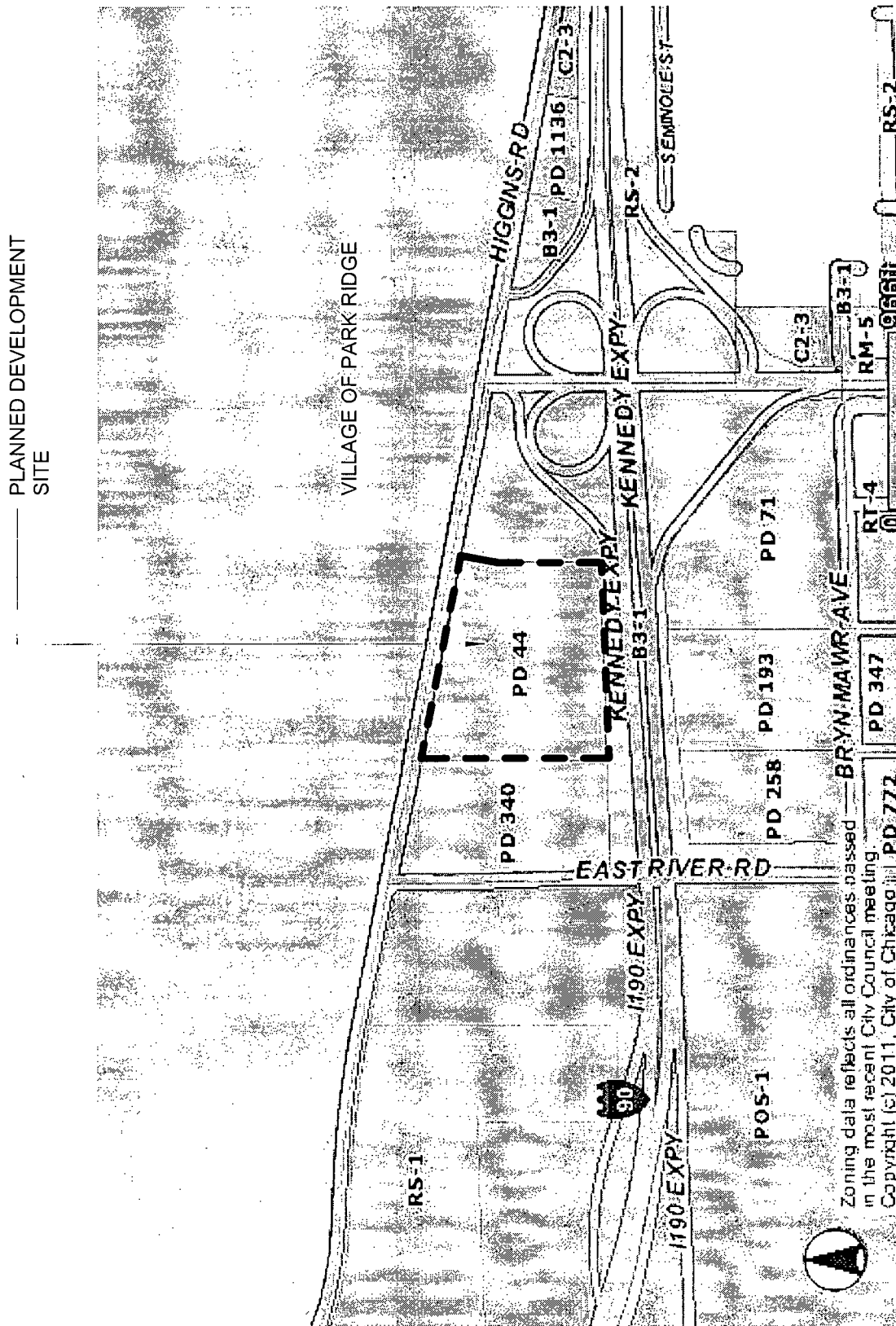
8535 W. HIGGINS ROAD
16033
06/07/17
SD-1-05

7TH FLOOR PLAN

FitzGerald
Associates Architects

Planned Development No. 44

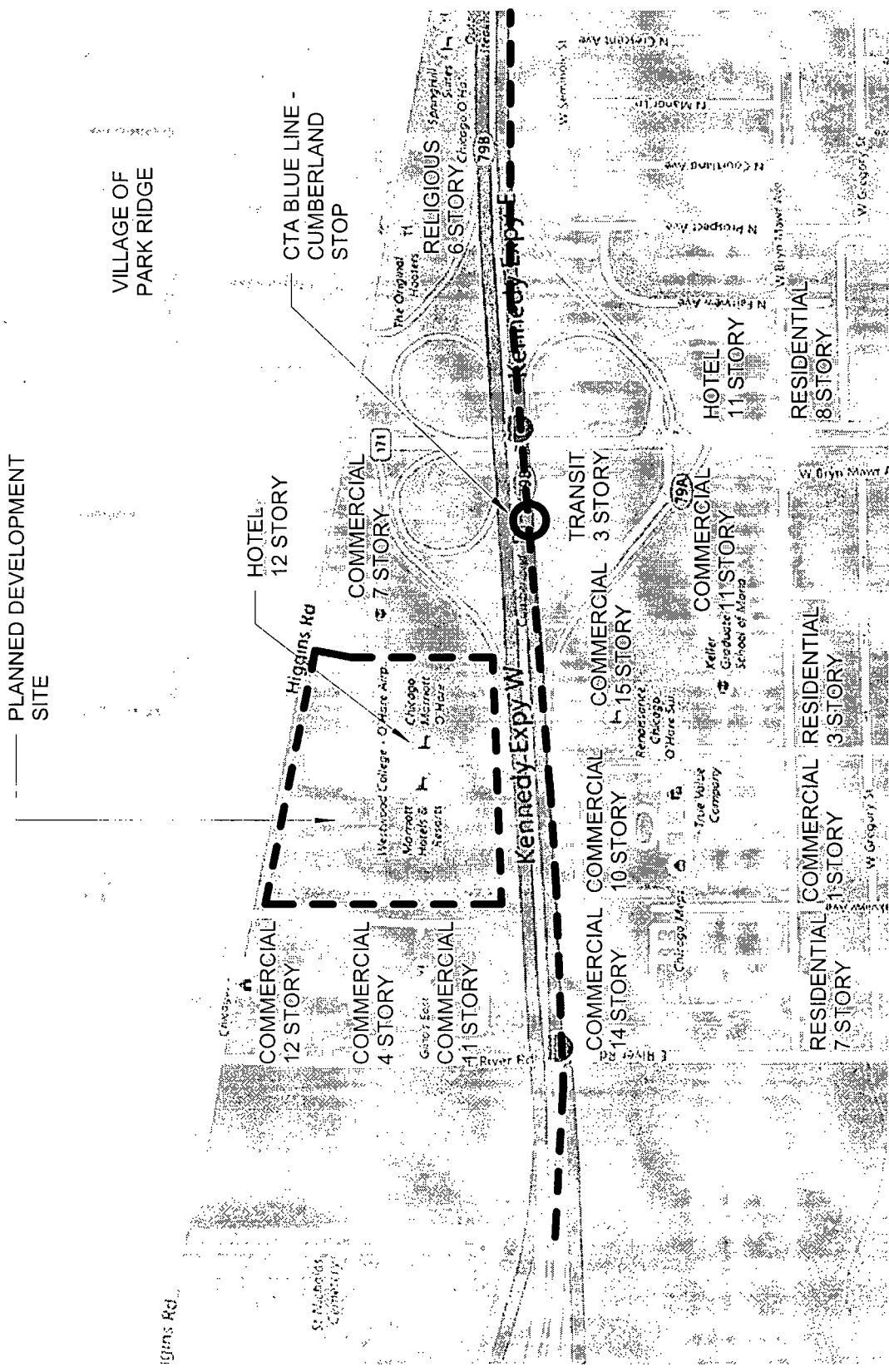
EXISTING ZONING MAP



FINAL for PUBLICATION

Planned Development No. 44

EXISTING LAND USE MAP

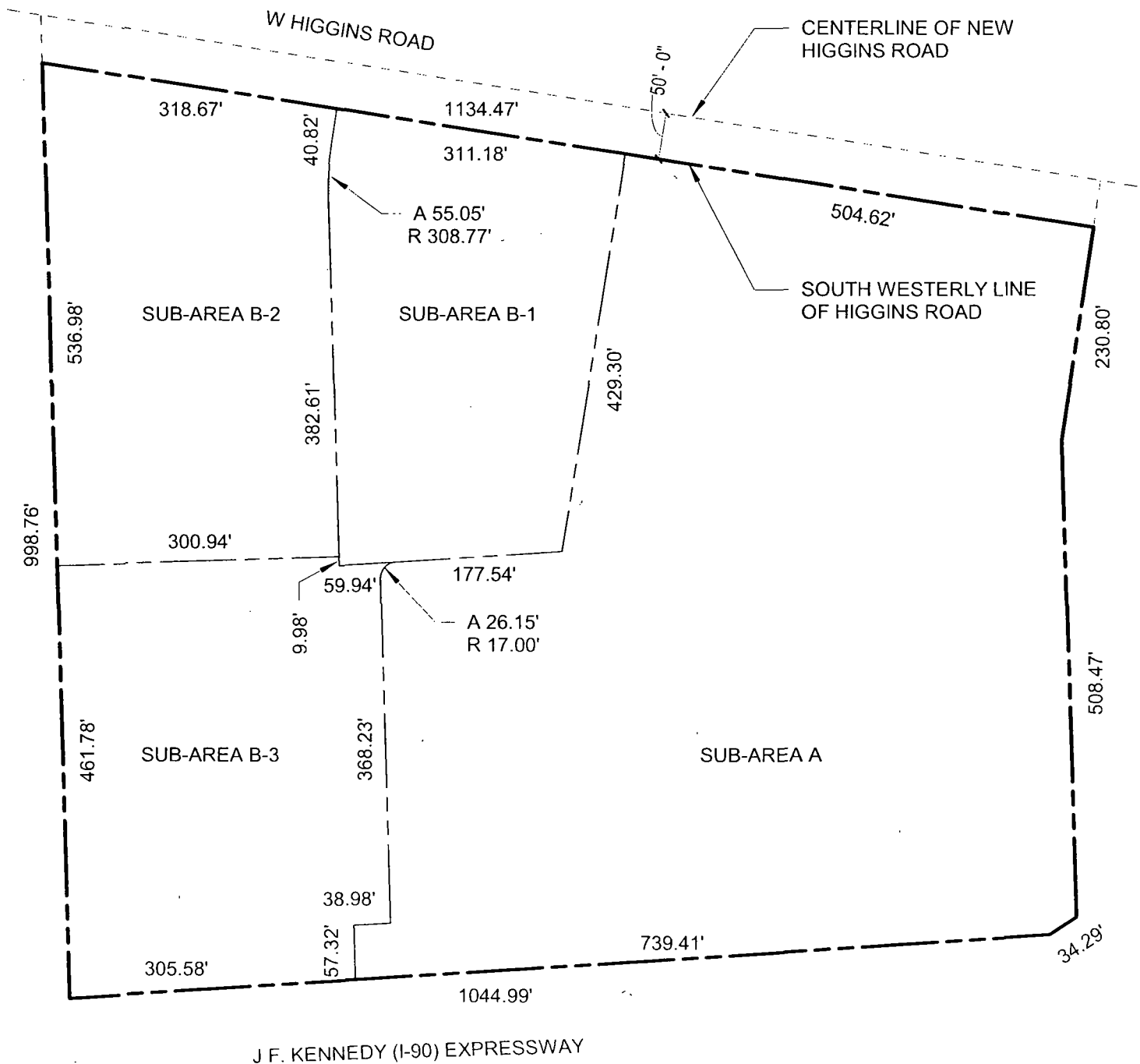


© Copyright FitzGerald Associates Architects

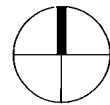
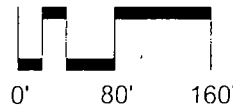
Applicant: Glenstar O'Hare, LLC
 Address: 8535 W Higgins Road
 Introduced: May 26, 2021
 Plan Commission: August 19, 2021

Planned Development No. 44

PLANNED DEVELOPMENT PROPERTY LINE, BOUNDARY AND SUB-AREA MAP



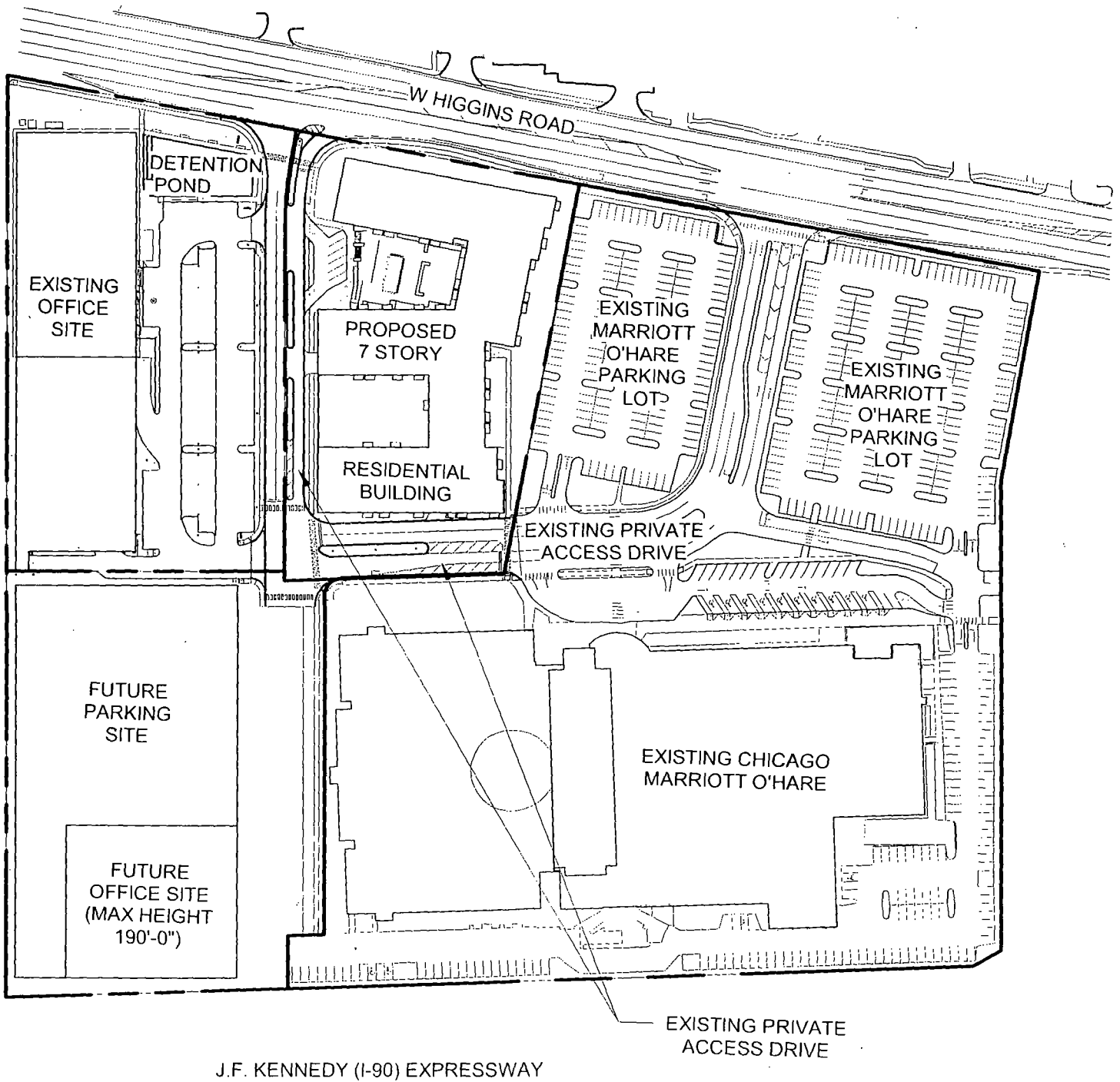
© Copyright FitzGerald Associates Architects



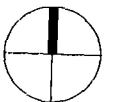
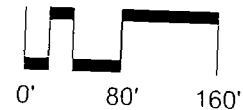
Applicant: Glenstar O'Hare, LLC
 Address: 8535 W. Higgins Road
 Introduced: May 26, 2021
 Plan Commission: August 19, 2021

Planned Development No. 44

SITE PLAN



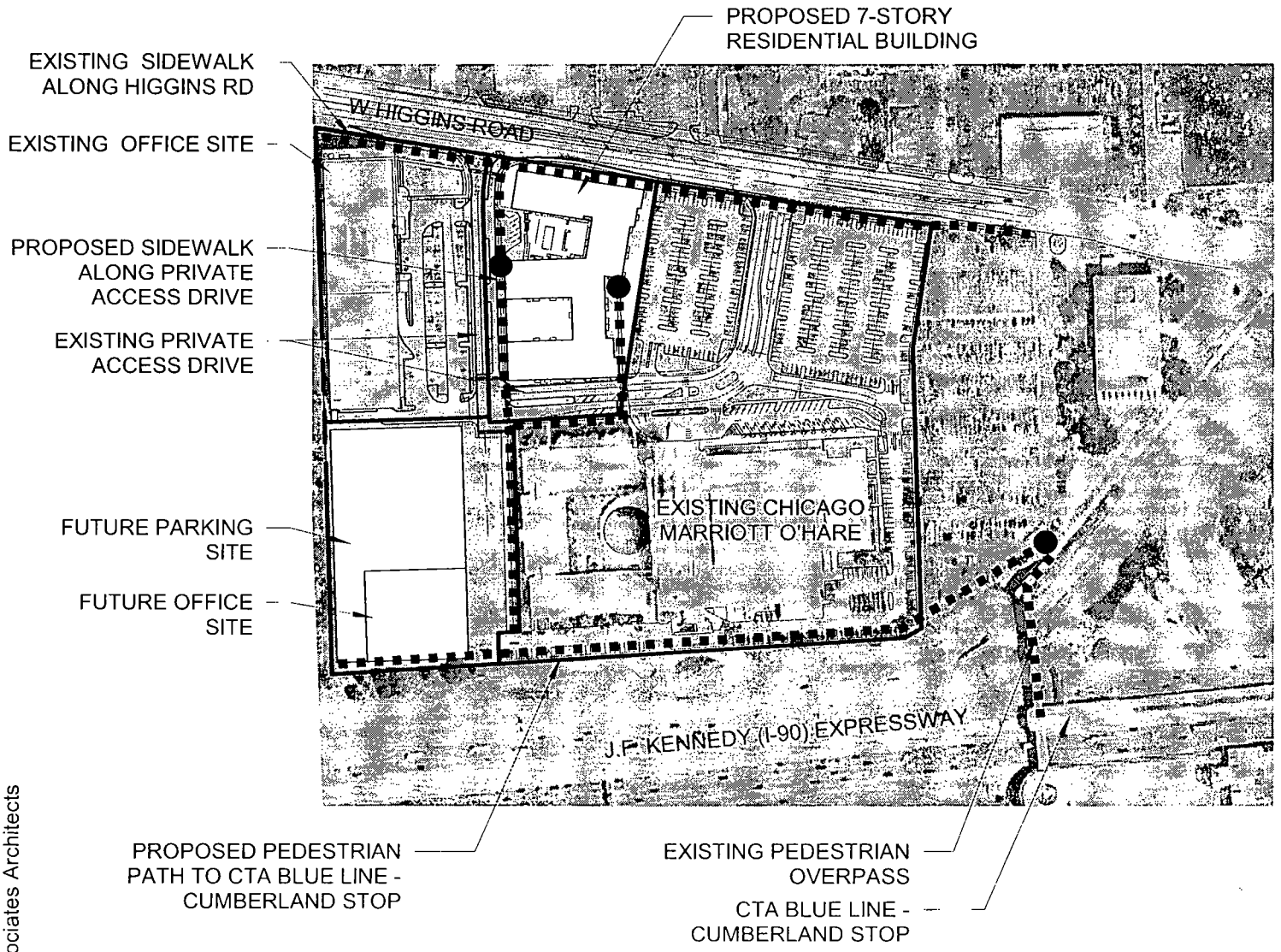
J.F. KENNEDY (I-90) EXPRESSWAY



Applicant: Glenstar O'Hare, LLC
 Address: 8535 W. Higgins Road
 Introduced: May 26, 2021
 Plan Commission: August 19, 2021

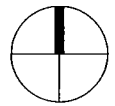
FINAL for PUBLICATION
 Planned Development No. 44

PEDESTRIAN CIRCULATION



LEGEND

■■■■ PEDESTRIAN ROUTE

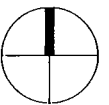
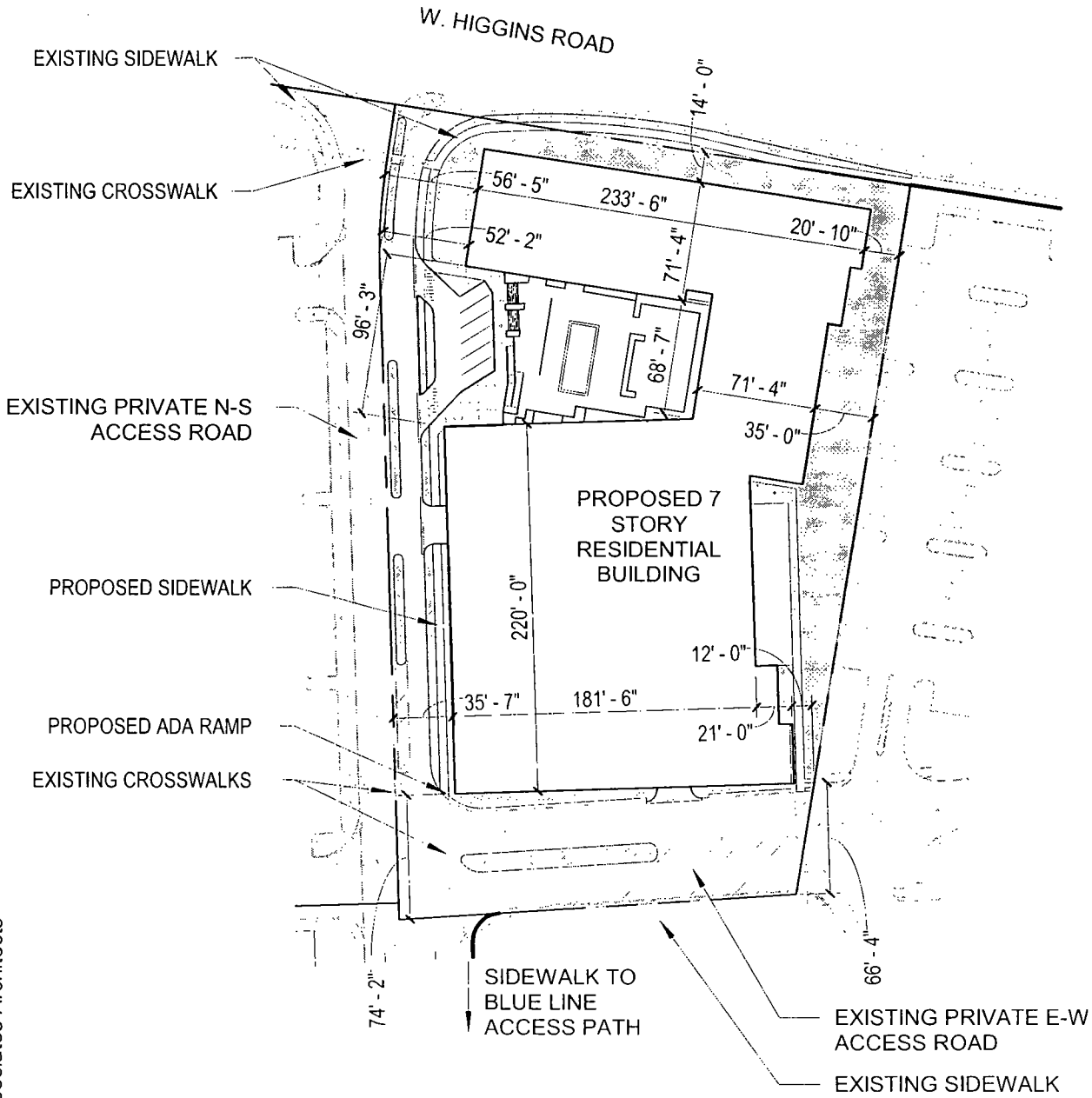


© Copyright FitzGerald Associates Architects

Applicant: Glenstar O'Hare, LLC
 Address: 8535 W. Higgins Road
 Introduced: May 26, 2021
 Plan Commission: August 19, 2021

Planned Development No. 44

SITE PLAN SUB-AREA B-1

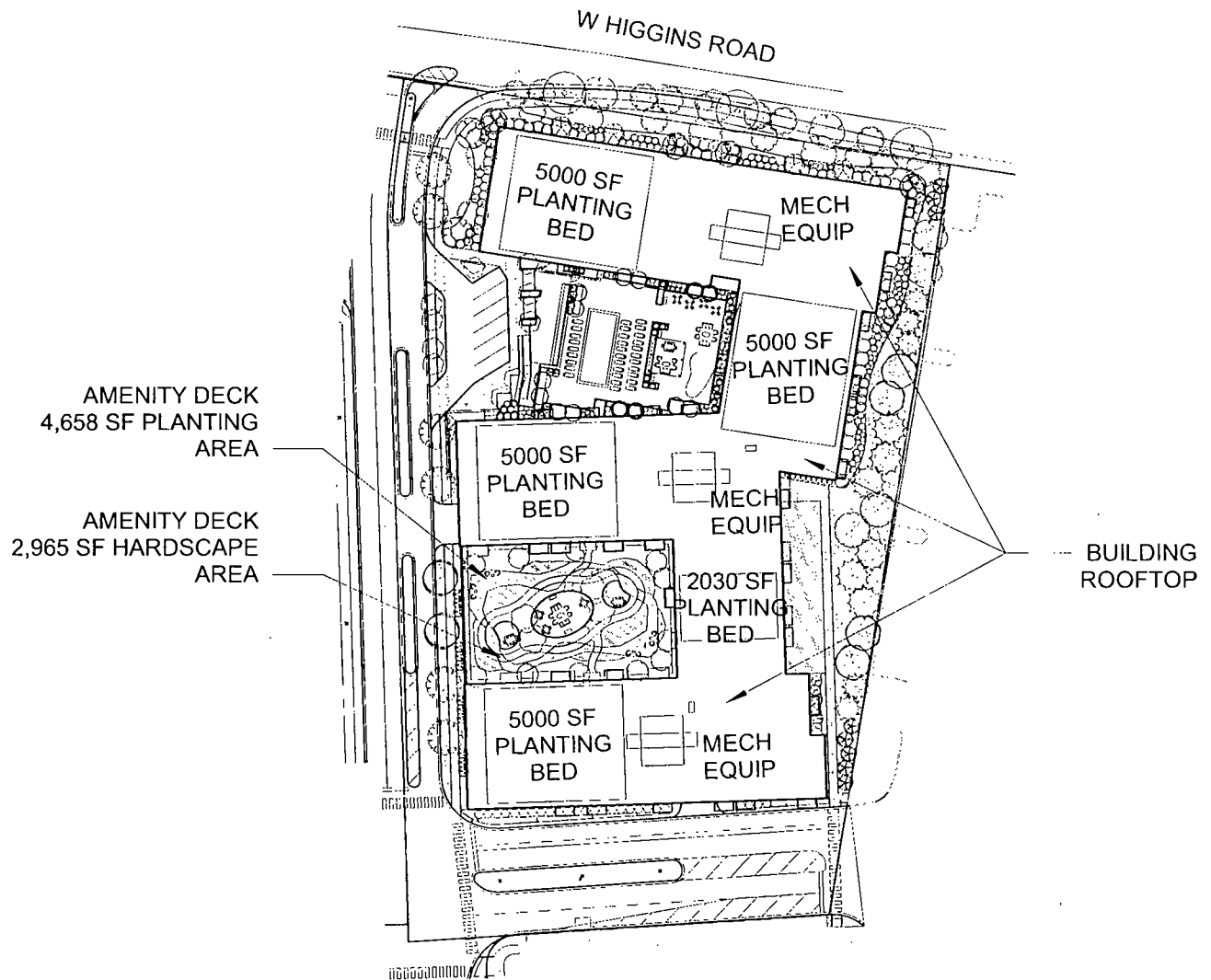


© Copyright FitzGerald Associates Architects

Applicant: Glenstar O'Hare, LLC
 Address: 8535 W. Higgins Road
 Introduced: May 26, 2021
 Plan Commission: August 19, 2021

Planned Development No. 44

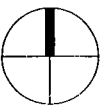
ROOF AND LANDSCAPE PLAN



GROSS ROOF AREA:	62,706 SF
- LESS MECHANICAL AREA:	3,400 SF
<u>NET ROOF AREA:</u>	<u>59,306 SF</u>

TOTAL REQUIRED GREEN ROOF AREA (50% GREEN ROOF TO GROSS ROOF RATIO):	29,653 SF
---	-----------

<u>PROVIDED GREEN ROOF BREAKDOWN</u>	
- ROOF TOP GREEN ROOF AREA:	22,030 SF
- AMENITY DECK GREEN ROOF AREA:	4,658 SF
- 10% OF TOTAL HARDSCAPE DECK AREA (TOWARDS GREEN ROOF CALCULATION):	2,965 SF
	<u>29,653 SF</u>



























© Copyright FitzGerald Associates Architects

Applicant: Glenstar O'Hare, LLC
 Address: 8535 W. Higgins Road
 Introduced: May 26, 2021
 Plan Commission: August 19, 2021

Planned Development No. 44

LANDSCAPE PLANTINGS

FOUNDATION LANDSCAPE PLANT SCHEDULE

<u>TREES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>
	2	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	3" Cal	B&B/CG
	4	Betula populifolia 'Whitespire' / Whitespire Gray Birch	6' ht multi-stem	B&B/CG
	6	Celtis occidentalis 'Chicagoland' / Chicagoland Common Hackberry	3" Cal	B&B/CG
	12	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	3" Cal	B&B/CG
	2	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	3" Cal	B&B/CG
	4	Quercus bicolor / Swamp White Oak	3" Cal	B&B/CG
	3	Ulmus x 'New Horizon' / New Horizon Elm	3" Cal	B&B/CG
	6	Ulmus x 'Patnot' / Patnot Elm	3" Cal	B&B/CG
<u>EVERGREEN TREES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>
	8	Juniperus chinensis 'Mountbatten' / Mountbatten Juniper	5' ht	B&B/CG
	5	Picea omorika / Serbian Spruce	6' ht	B&B/CG
	6	Pinus flexilis / Limber Pine	6' ht	B&B/CG
<u>ORNAMENTAL TREE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>
	12	Amelanchier alnifolia 'Obelisk' TM / Standing Ovation Serviceberry	6' ht multi-stem	B&B/CG
	5	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	6' ht multi-stem	B&B/CG
	4	Cercis canadensis 'JN7' TM / Summer's Tower Eastern Redbud	6' ht multi-stem	B&B/CG
	4	Crataegus crus-galli 'Cruzam' TM / Crusader Cockspur Hawthorn	6' ht.	B&B/CG
<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>
	23	Ceanothus americanus / New Jersey Tea	18" ht	B&B/CG
	22	Cornus stolonifera 'Farrow' TM / Arctic Fire Red Twig Dogwood	24" ht	B&B/CG
	19	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	24" ht	B&B/CG
	20	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Panicle Hydrangea	24" ht	B&B/CG
	12	Hydrangea serrata 'MAK20' TM / Tuff Stuff Hydrangea	24" ht	B&B/CG
	10	Ilex glabra 'SMNIGAB17' TM / Gem Box Inkberry Holly	18" ht	B&B/CG
	5	Myrica pensylvanica 'Morton Male' TM / Silver Sprite Male Bayberry	30" ht	B&B/CG
	12	Myrica pensylvanica 'Morton' TM / Silver Sprite Bayberry	30" ht	B&B/CG
	11	Physocarpus opulifolius 'Seward' TM / Summer White Ninebark	24" ht	B&B/CG





Planned Development No. 44

LANDSCAPE PLANTINGS

FOUNDATION LANDSCAPE PLANT SCHEDULE CONTINUED

	9	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	18" ht	B&B/CG	
	26	Syringa x 'Penda' TM / Bloomerang Purple Lilac	24" ht	B&B/CG	
	33	Taxus x media 'Tauntonii' / Taunton's Yew	36" wd	B&B/CG	
	6	Viburnum carlesii / Koreanspice Viburnum	36" ht	B&B/CG	
	16	Viburnum dentatum / Arrowwood Viburnum	36" ht	B&B/CG	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
	102	Carex pensylvanica / Pennsylvania Sedge	1 gal	CG	12" o c.
	295	Geranium x cantabrigiense 'Biokovo' / Biokovo Cranesbill	1 gal	CG	12" o c
	49	Hakonechloa macra / Japanese Forest Grass	1 gal	CG	24" o c
	318	Vinca minor 'Dart's Blue' / Dart's Blue Periwinkle	1 gal.	CG	18" o c
PERENNIALS & ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
	114	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal	CG	24" o c
	113	Hemerocallis x 'Apricot Sparkles' / Apricot Sparkles Daylily	1 gal	CG	24" o c
	120	Sesleria autumnalis / Autumn Moor Grass	1 gal	CG	24" o c
SEED/LAWN	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
	2 703 sf	Seed IDOT Salt Tolerant Turf Mix	seed		
	10 524 sf	Seed Turf Mix / Seeded Turf	seed		

COURTYARD DECK PLANT SCHEDULE

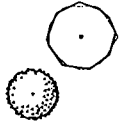
<u>ORNAMENTAL TREE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>
	11	Cornus mas 'Golden Glory' / Golden Glory Cornelian Cherry	5 ht	B&B/CG
	4	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	6 ht multi-stem	B&B/CG
<u>LIVEROOF PLANT MIXES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONTAINER</u>	
	1 974 sf	LiveRoof Giants Mix	TRAY SYSTEM (TBD) Green Roof System Information https://liveroof.com/products/	
	969 sf	LiveRoof School Pride Mix	TRAY SYSTEM (TBD) Green Roof System Information https://liveroof.com/products/	

Planned Development No. 44

LANDSCAPE PLANTINGS

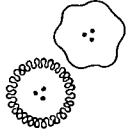
AMENITY POOL DECK PLANT SCHEDULE

TREES



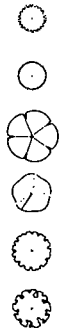
QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
10	Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam	3" Cal	B&B/CG
17	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	5 ht	B&B/CG

ORNAMENTAL TREE



QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
5	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	6' ht multi-stem	B&B/CG
4	Hamamelis virginiana 'Harvest Moon' / Harvest Moon Witch Hazel	6' ht multi-stem	B&B/CG

SHRUBS



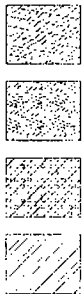
QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
11	Buxus x 'Green Gem' / Green Gem Boxwood	24"wd	B&B/CG
34	Buxus x 'Green Mountain' / Green Mountain Boxwood	36" wd	B&B/CG
6	Hibiscus syriacus 'Notwoodthree' TM / Blue Chiffon Rose of Sharon	48" ht	B&B/CG
11	Hydrangea arborescens 'SMHAMWM' TM / Seaside Serenade Hydrangea	24" ht	B&B/CG
5	Ilex verticillata 'NCIV1' TM / Little Goblin Red Winterberry	24" ht	B&B/CG
2	Ilex verticillata 'NCIV3' TM / Little Goblin Guy Winterberry	24" ht	B&B/CG

GROUND COVERS



QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
354	Euonymus fortunei 'Coloratus' / Coloratus Purple Wintercreeper	1 gal.	CG	12" o c

PERENNIALS & ORNAMENTAL GRASSES



QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
29	Festuca x 'Cool as Ice' / Cool as Ice Blue Fescue	1 gal	CG	18" o c
290	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 gal	CG	12" o c
60	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	1 gal	CG	24" o c
90	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	1 gal	CG	12" o c

SEASONAL ANNUALS



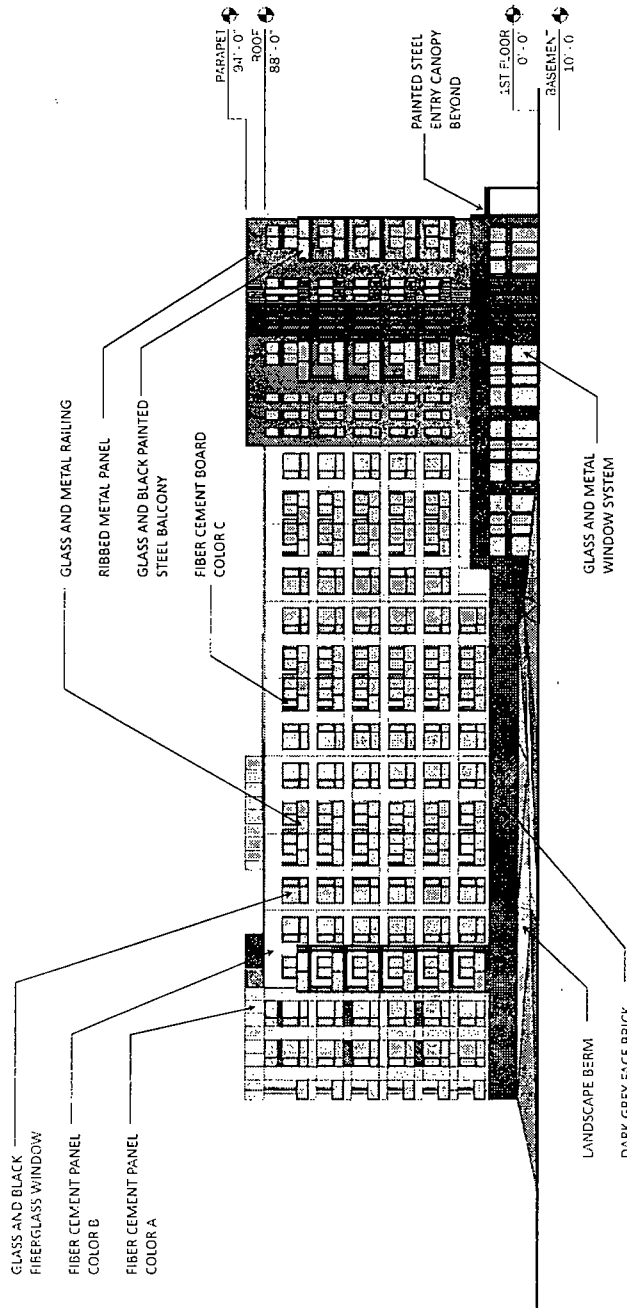
QTY	BOTANICAL / COMMON NAME
110 sf	Annuals By Owner / Annuals-By Owner

© Copyright FitzGerald Associates Architects

Applicant: Glenstar O'Hare, LLC
 Address: 8535 W. Higgins Road
 Introduced: May 26, 2021
 Plan Commission: August 19, 2021

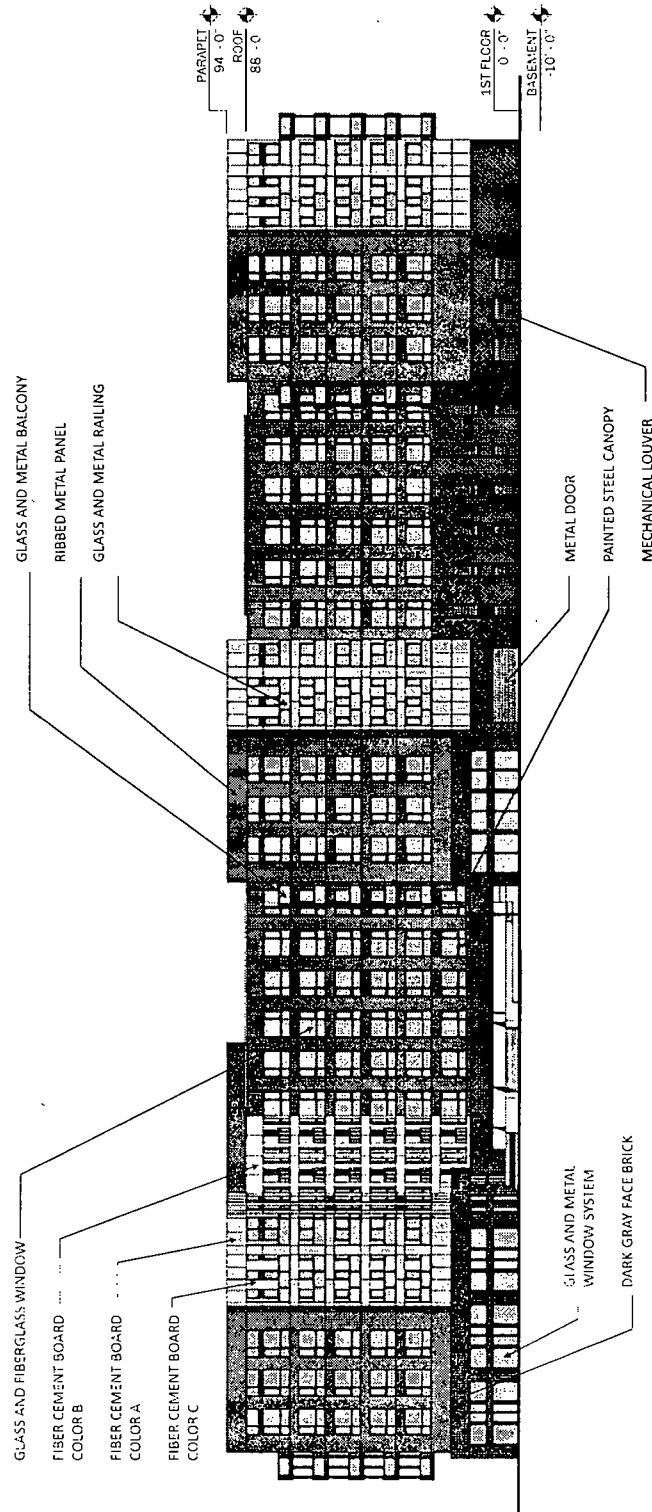
Planned Development No. 44

SUB-AREA B-1 NORTH BUILDING ELEVATION



Planned Development No. 44

SUB-AREA B-1 WEST BUILDING ELEVATION

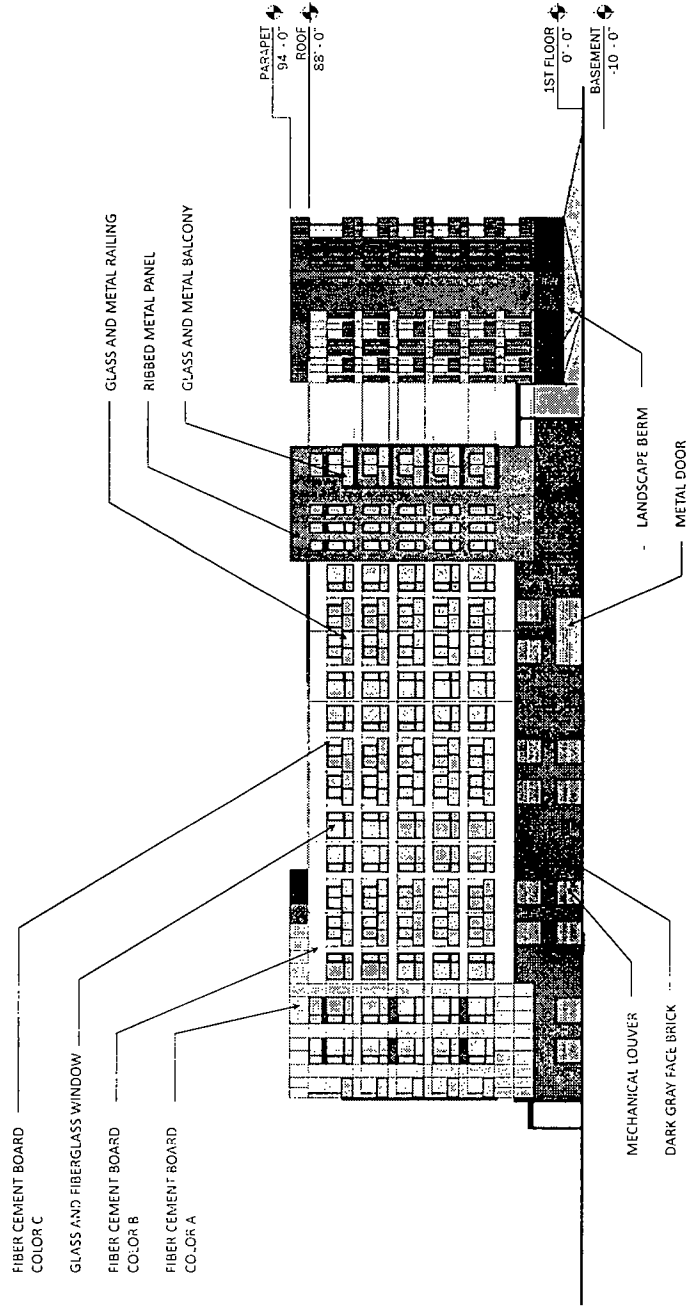


© Copyright FitzGerald Associates Architects

Applicant: Glenstar O'Hare, LLC
 Address: 8535 W. Higgins Road
 Introduced: May 26, 2021
 Plan Commission: August 19, 2021

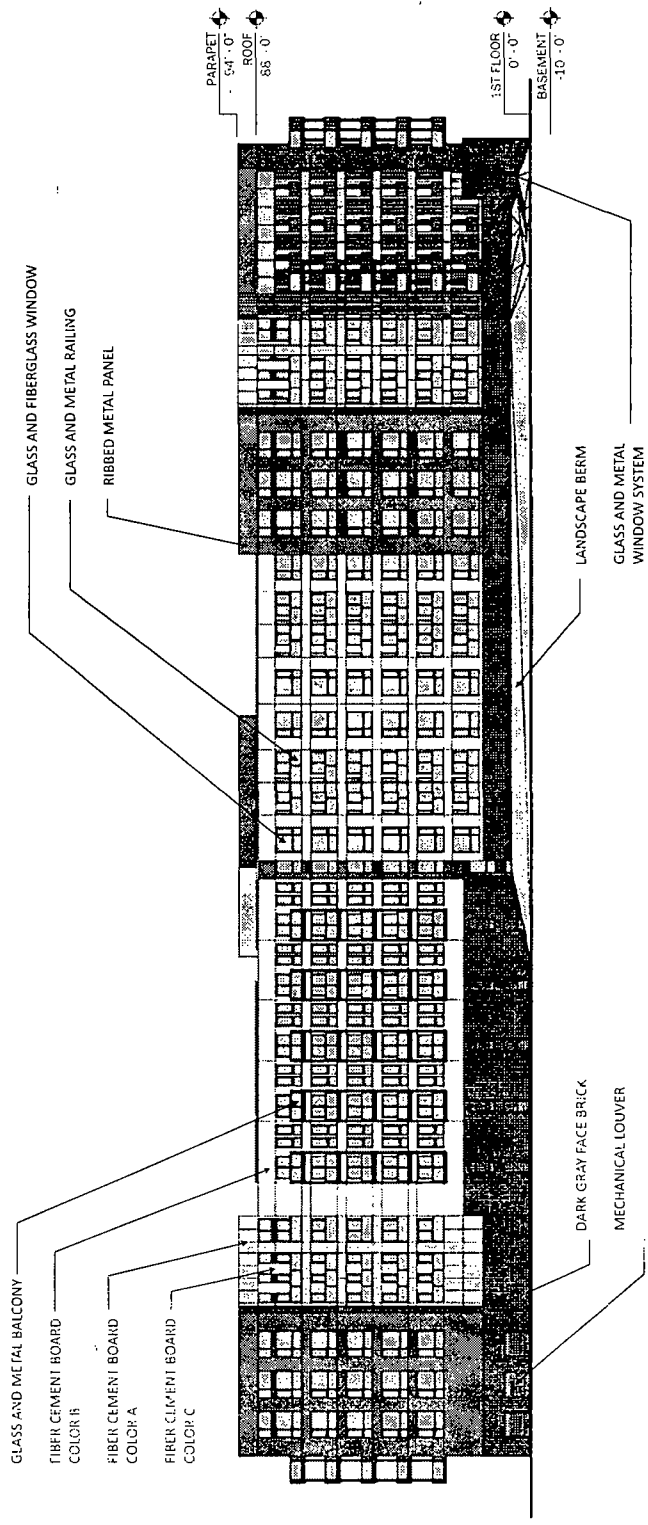
Planned Development No. 44

SUB-AREA B-1 SOUTH BUILDING ELEVATION



Planned Development No. 44

SUB-AREA B-1 EAST BUILDING ELEVATION

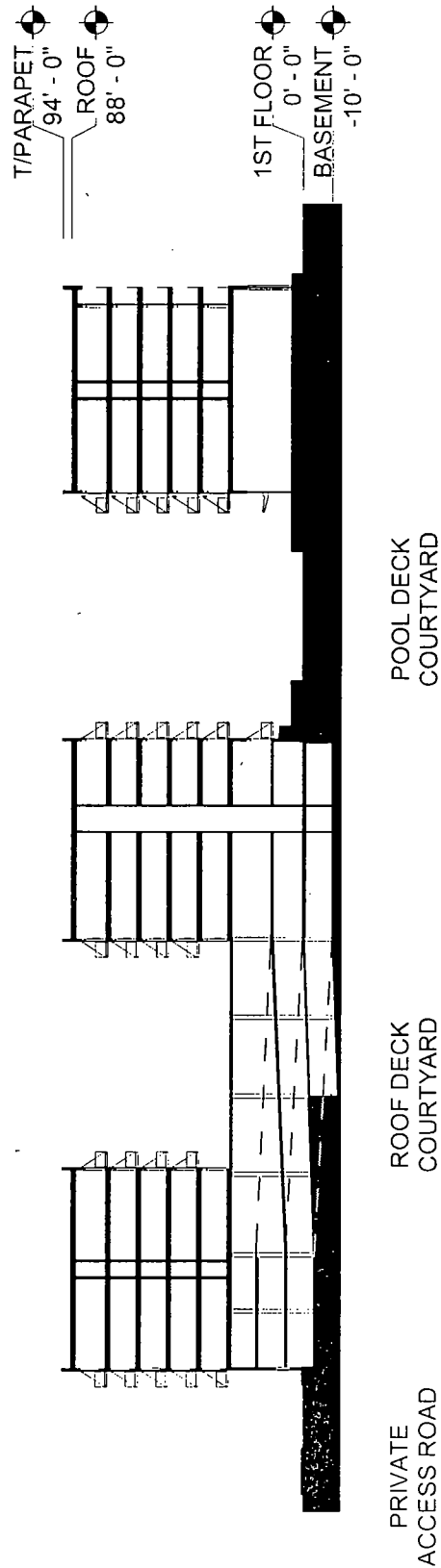


© Copyright FitzGerald Associates Architects

Applicant: Glenstar O'Hare, LLC
 Address: 8535 W Higgins Road
 Introduced: May 26, 2021
 Plan Commission: August 19, 2021

Planned Development No. 44

SUB-AREA B-1 BUILDING SECTION



© Copyright FitzGerald Associates Architects

Applicant: Glenstar O'Hare, LLC
Address: 8535 W. Higgins Road
Introduced: May 26, 2021
Plan Commission: August 19, 2021