



City of Chicago



SO2014-2328

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 4/2/2014

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map Nos. 32-A and 34-A at 4000-4021 E 134th St, 13260 S Avenue O, 4059 E 134th St, 13301-13357 S Avenue K, 13403 S Avenue K and 13200-13230 S Avenue K - App No. 17991

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be it amended by changing all the Residential-Business Planned Development #1121 District symbols and indications as shown on Map Numbers 32-A and 34-A in the area bounded by:

Beginning at a point, 1,448.11 feet north of the south right-of-way line of East 133rd Street if extended where no street exists and 360.29 feet east of the centerline of South Avenue K or the line thereof if extended where no street exists; a line from a point 1,448.11 feet north of the south right-of-way line of East 133rd Street or the line thereof if extended where no street exists and 360.29 feet east of the centerline of South Avenue K or the line thereof if extended where no street exists to a point 1,288.13 feet north of the south right-of-way line of East 133rd Street or the line thereof if extended where no street exists and 630.29' east of the centerline of South Avenue K or the line thereof if extended where no street exists; a line from a point 1,288.13 feet north of the south right-of-way line of East 133rd Street or the line thereof if extended where no street exists and 630.29 feet east of the centerline of South Avenue K or the line thereof if extended where no street exists to a point 1,191.11 feet north of the south right-of-way line of East 133rd Street or the line thereof if extended where no street exists and 790.41 feet east of the centerline of South Avenue K or the line thereof if extended where no street exists; a line from a point 790.41 feet east of and parallel to the centerline of South Avenue K or the line thereof if extended where no street exists; a line from a point 790.41 feet east of the centerline of South Avenue K or the line thereof if extended where no street exists and 725.80 feet north of the south right-of-way line of East 133rd Street or the line thereof if extended where no street exists to a point 890.29 feet east of the centerline of South Avenue K or the line thereof if extended where no street exists and 643 feet north of the south right-of-way line of East 133rd Street or the line thereof extended where no street exists; a line from a point 890.29 feet east of the centerline of South Avenue K or the line thereof if extended where no street exists and 643 feet north of the south right-of-way line of East 133rd Street or the line thereof if extended where no street exists to a point 1,246 feet north of the south right-of-way line of East 133rd Street or the line thereof if extended where no street exists and 1,528.41 feet east of the centerline of South Avenue K or line thereof if extended where no street exists; a line 125 feet southwesterly of and parallel to the west right-of-way line of the Indiana Harbor Belt Railroad; a line 1,096.59 feet north of and parallel to the north right-of-way line of the South Chicago and Southern Railroad; a line from a point 1,096.59 feet north of the north right-of-way line of the South Chicago and Southern Railroad and 156.60 feet west of the Corporate Boundary of the City of Chicago (City Limits) to a point, 777.59 feet north of the north right-of-way line of the South Chicago and Southern Railroad and 100 feet west of the Corporate Boundary of the City of Chicago (City Limits); a line 100 feet west of and parallel to the Corporate Boundary of the City of Chicago (City Limits); the north right-of-way line of the South Chicago and Southern Railroad right-of-way; a line 1,326.86

feet east of and parallel to the centerline of South Avenue K or the line thereof if extended where no street exists, a line 215 feet south of the south line of East 134th Street; a line 1,426.86 feet east of and parallel to the centerline of South Avenue K or the line thereof extended where no street exists; East 134th Street; a line 312' east of and parallel to the centerline of South Avenue K or the line thereof extended where no street exists; the south right-of-way line of East 133rd Street or the line thereof if extended where no street exists; and a line 360.29 feet east of and parallel to the centerline of Avenue K or the line thereof if extended where no street exists, extending north to the point of beginning,

to those of a C2-2 Motor Vehicle-Related Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C2-2 Motor Vehicle-Related Commercial District symbols and indications in the area above to the designation of Waterway Residential Business Planned Development #1121, 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: That the Chicago Zoning Ordinance be amended by changing the Residential Business Planned Development No. 1121 symbols and indications within the area described below:

The south right-of-way line of East 133rd Street or the line thereof if extended where no street exists; a line 312' east of and parallel to the centerline of South Avenue K; East 134th Street; a line 1,326.86 east of and parallel to the centerline of South Avenue K or the line thereof if extended where no street exists; the north right-of-way of the South Chicago and Southern Railroad right-of-way; and the alley next east of and parallel to South Avenue K or the centerline thereof where no alley exists;

to those of POS-1 Regional or Community Park and a corresponding use district is hereby established in the area above described.

SECTION 4: This ordinance shall be in force and effect from and after its passage and due publication.

Waterway Residential Business Planned Development No. 1121, as amended

Plan of Development

Statements

1. The area delineated herein as Waterway Residential Business Planned Development Number 1121, as amended (“Planned Development”) consists of approximately 4,229,676 square feet (approximately 97.10 acres) which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, Harbor Point Venture LLC.
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 of the Zoning Ordinance.
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, assign or grantees and approval by the City Council.

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

Ingress or egress shall be pursuant to the Plans 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.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of fourteen (14) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; an Amended Zoning Map; a Planned Development Boundary Map; a Site Plan; a Subarea Map; and an Open Space Plan prepared by Manhard Consulting and dated December 18, 2014, submitted herein. Full-sized copies of the Site Plan 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 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 Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are allowed in the area delineated herein as a Waterway Residential Business Planned Development #1121, as amended:

Subarea A:

Manufactured homes (A manufactured home (formerly known as a mobile home) is built to the Manufactured Home Construction and Safety Standards (HUD Code). Manufactured homes are built in the controlled environment of a manufacturing plant and are transported in one or more sections on a permanent chassis.);

Recreational Vehicles: (A recreational vehicle (RV) is a motor vehicle, trailer or park model equipped with living space and amenities found in a home.);

Sales of manufactured homes; related and accessory uses; and accessory parking.

Subarea B:

Uses, including a recreation center, related to and accessory to, the uses permitted in Subarea A.

Subarea C:

Open Space

The above uses shall only be established within the property identified in the Planned Development Boundary and Property Line Map.

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 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 site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using an overall Net Site Area of approximately 97.10 acres. Manufactured homes and recreational vehicles which do not have permanent foundations are not normally included in the calculation of Floor Area Ratio. However, should the City Code be amended in the future to change this situation, the maximum FAR for Subarea A shall be 0.33, based on a Subarea A Net Site Area of 78.43 acres.
9. Upon review and determination, “Part II Review”, pursuant to Section 17-13-0610 of the Zoning Ordinance, 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 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 13-32-125 of the Municipal Code, or any other provision of that Code. Any stock piles on the site at the passage of this amended Planned Development, including piles of construction materials, construction debris, or fill materials, shall be removed from the site. The Applicant shall remove any stock piles no later than three years from the passage of this Planned Development amendment. Any application for Part II approval submitted before three years has expired must be accompanied an affidavit testifying to the status of any stock piles on the site and setting forth a specific plan for the removal of any remaining stock piles by the end of the three years.
11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance 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.
12. 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.
13. 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. Any improvements on the site for which Part II approval is required shall comply with the Chicago Sustainable Development Policy in effect at the time a Part II request is submitted.

14. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to the C2-2 Motor Vehicle-Related District.

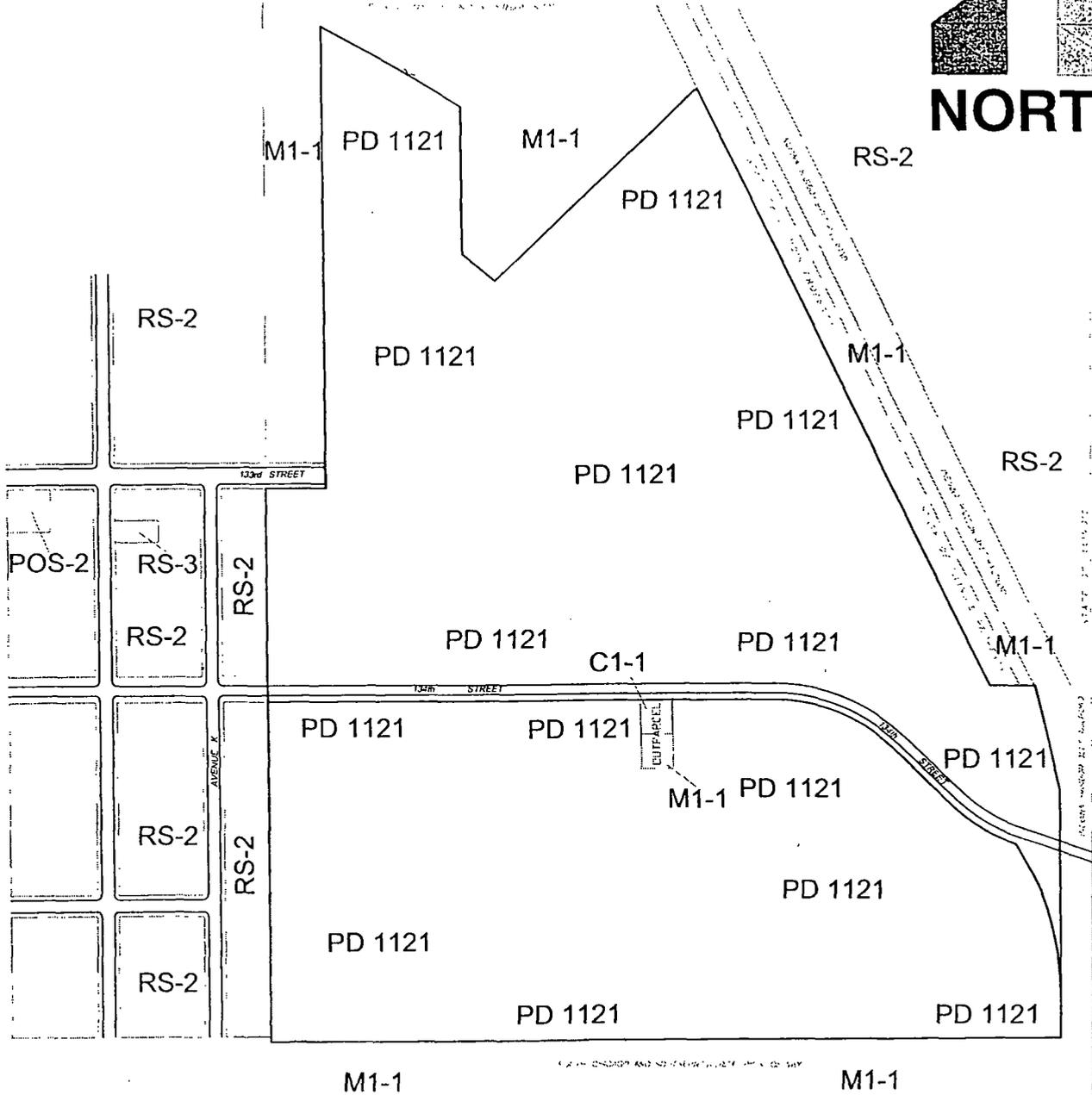
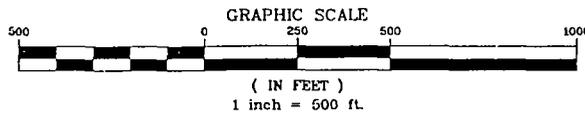
Waterway Residential Planned Development Number 1121, as amended

Bulk Regulations and Data Table

Gross Site Area:	97.10 acres
Area Remaining in the Public Right-of-Way:	3.41 acres
Net Site Area:	93.69 acres
Subarea A:	78.43 acres
Subarea B:	2.55 acres
Subarea C:	12.71 acres
Maximum Floor Area Ratio:	
Subarea A:	0.05*
Subarea B:	1.00
Subarea C:	0.0
Maximum No. of Manufactured Homes (Subarea A, only):	723
Maximum No. of Recreational Vehicles (Subarea A, only):	114**
Parking Ratio	2:1
Subarea A:	2 spaces per manufactured home 1 space per recreational vehicle
Subarea B:	As determined by the Department of Planning and Development
Maximum Building Height:	38 feet
Minimum Size of Open Space:	In accordance with the Open Space Plan.
Minimum Building Setback:	NA

* Assumes that manufactured homes and recreational vehicles do not count in the calculation of Floor Area Ratio. Should the City Code be amended so that manufactured homes or recreational vehicles are included in the calculation of Floor Area Ratio, the maximum FAR for Subarea A shall be 0.33, based on a Subarea A Net Site Area of 78.43 acres.

**Please note that Subarea A is allowed to contain both Manufactured Homes and Recreational Vehicles in an amount not to exceed a combined total of 723.

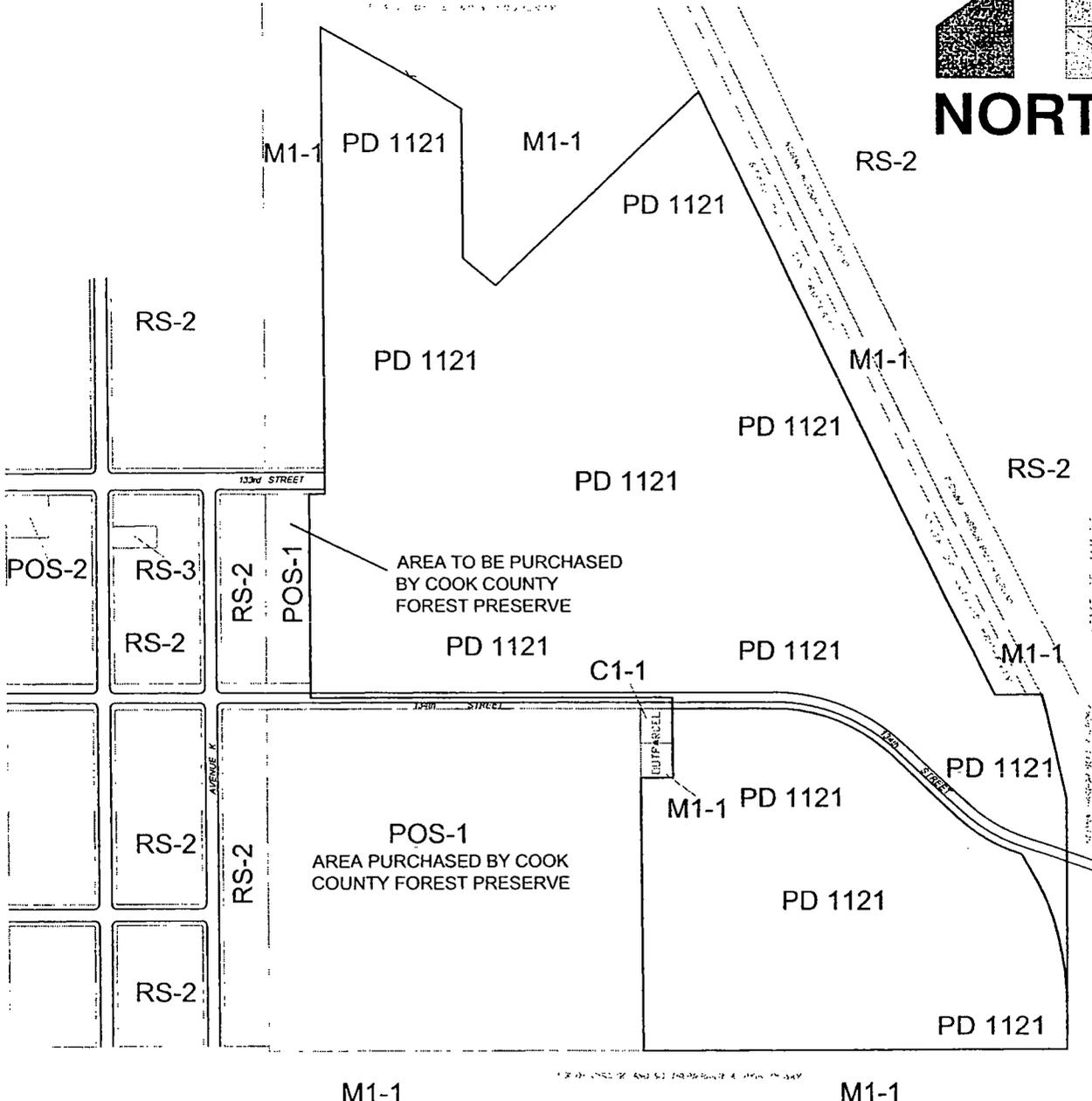
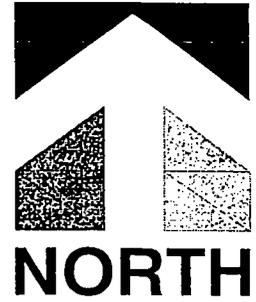
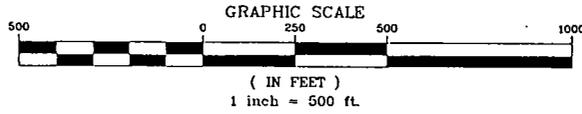


Applicant: Harbor Point Venture LLC
 Address: 4000 East 134th Street
 Introduced: March 5, 2014
 Plan Commission: December 18, 2014
 © 2010 MANHARD CONSULTING, LTD ALL RIGHTS RESERVED

700 Springer Drive, Lombard, IL 60148 ph: 630 691.8500 fx 630 691 8585 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

HARBOR POINT	
CHICAGO, ILLINOIS	
EXISTING ZONING EXHIBIT	
PROJ. MGR.: BJA	SHEET
DRAWN BY: TJR	EXHIBIT 2
DATE: 12/01/2014	RVCCH 140102
SCALE: 1"=500'	

Dwg Name: P:\Rvcch\dwg\Eng\Final Drawings\Exhibits\Eng\PD Exhibits\2 PD Zoning Map.dwg Updated By: triegle



Applicant: Harbor Point Venture LLC
 Address: 4000 East 134th Street
 Introduced: March 5, 2014
 Plan Commission: December 18, 2014

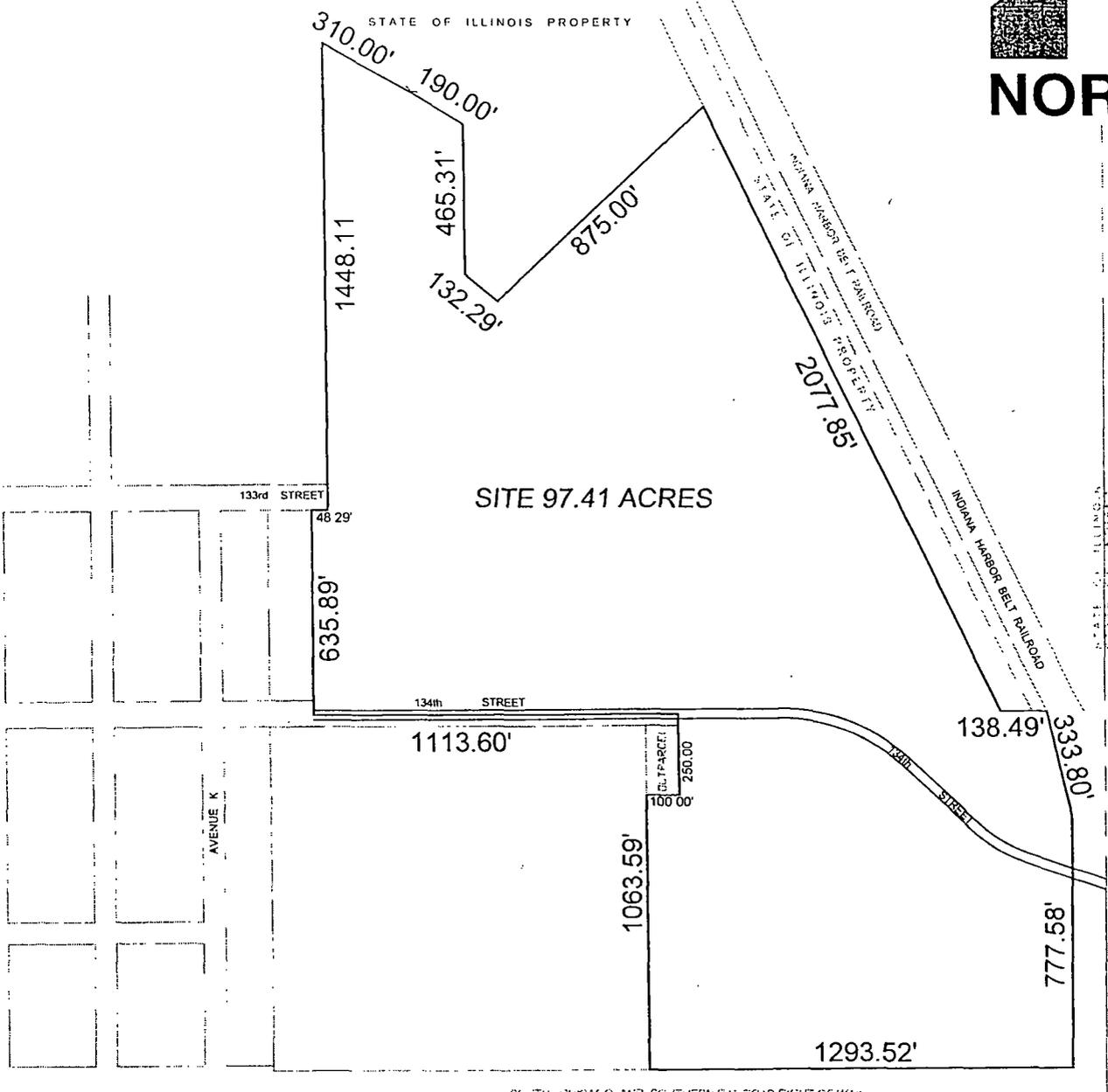
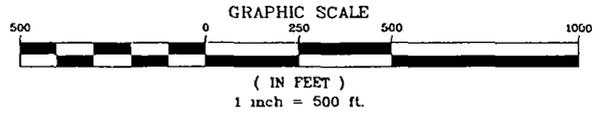
© 2010 MANHARD CONSULTING, LTD ALL RIGHTS RESERVED

Manhard
 CONSULTING LTD

700 Springer Drive, Lombard, IL 60148 ph:630 691 8500 fx:630 691 8585 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

HARBOR POINT	
CHICAGO, ILLINOIS	
AMENDED PD ZONING EXHIBIT	
PROJ. MGR.: <u>BJA</u>	SHEET
DRAWN BY: <u>TJR</u>	EXHIBIT 2A
DATE: <u>12/01/2014</u>	RVCCH 140102
SCALE: <u>1"=500'</u>	

Dwg Name: P:\Rvcch\dwg\Eng\Final Drawings\Exhibits\Eng\PD Exhibits\2A 2 REVISED PD Zoning Map.dwg Updated By: Irigle 10/36

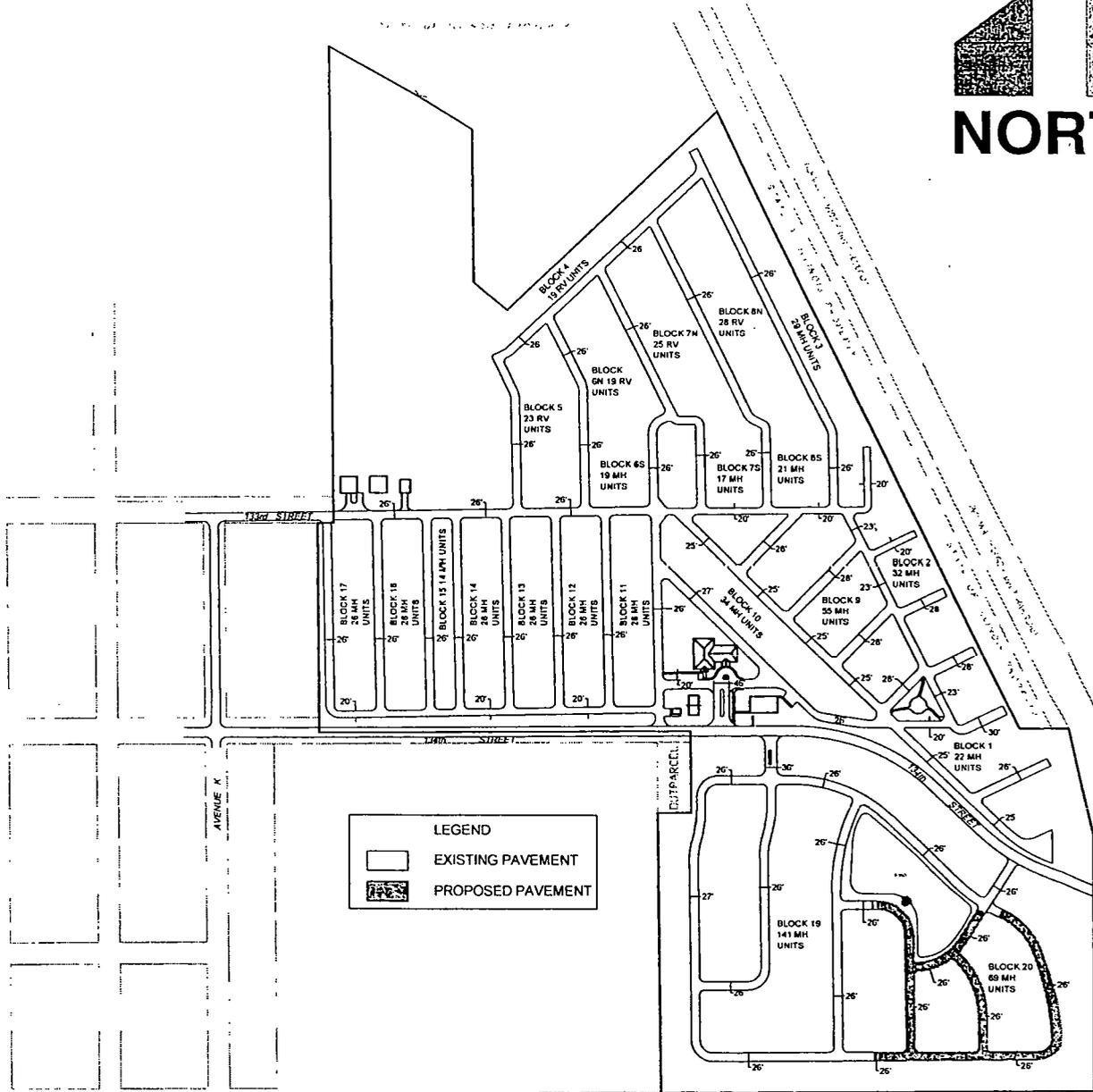
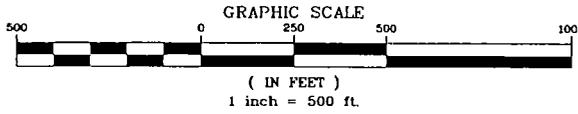


Applicant: Harbor Point Venture LLC
 Address: 4000 East 134th Street
 Introduced: March 5, 2014
 Plan Commission: December 18, 2014

© 2010 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

700 Springer Drive, Lombard IL 60148 ph 630.691.8500 fx 630.691.8585 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

HARPOR POINT	
CHICAGO, ILLINOIS	
PD BOUNDARY MAP	
PROJ. MGR.: <u>BJA</u>	SHEET
DRAWN BY: <u>TJR</u>	EXHIBIT 1
DATE: <u>12/01/2014</u>	RVCCH 140102
SCALE: <u>1"=500'</u>	



Applicant: Harbor Point Venture LLC
 Address: 4000 East 134th Street
 Introduced: March 5, 2014
 Plan Commission: December 18, 2014

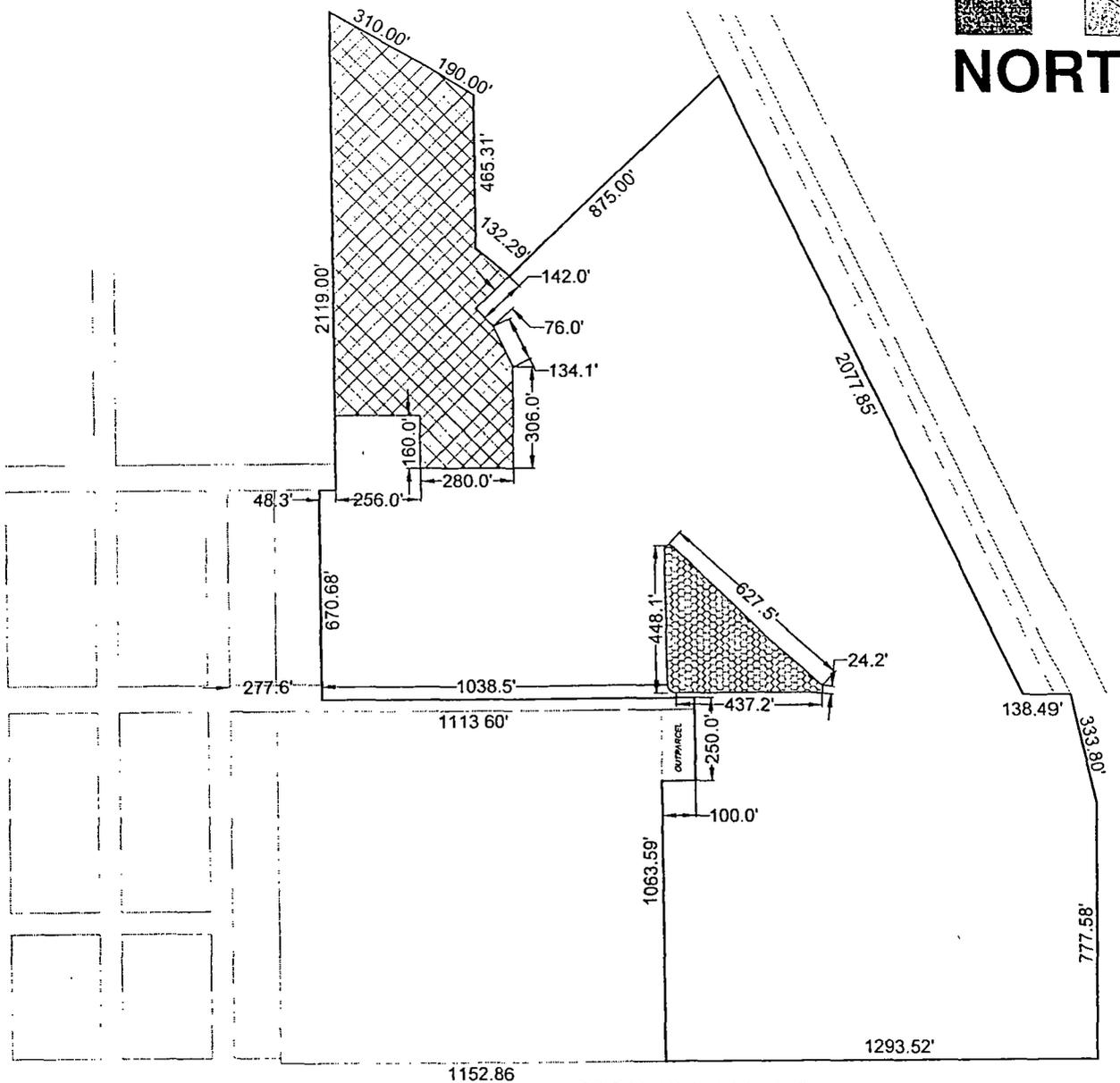
© 2010 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED



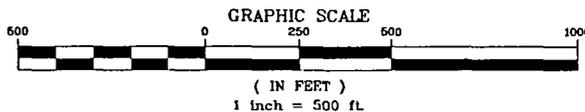
700 Springer Drive, Lombard IL 60148 ph 630 691 8500 fx 630 691 8585 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

HARBOR POINT	
CHICAGO, ILLINOIS	
PD SITE PLAN	
PROJ. MGR.: <u>BJA</u>	SHEET
DRAWN BY: <u>TJR</u>	EXHIBIT 3
DATE: <u>12/01/2014</u>	RVCCH 140102
SCALE: <u>1"=500'</u>	

LEGEND	
	SUBAREA A - RESIDENTIAL: 78.43 ACRES
	SUBAREA B - COMMUNITY CENTER: 2.55 ACRES
	SUBAREA C - OPEN SPACE (LOT 9): 12.71 ACRES



Applicant: Harbor Point Venture LLC
 Address: 4000 East 134th Street
 Introduced: March 5, 2014
 Plan Commission: December 18, 2014



© 2010 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

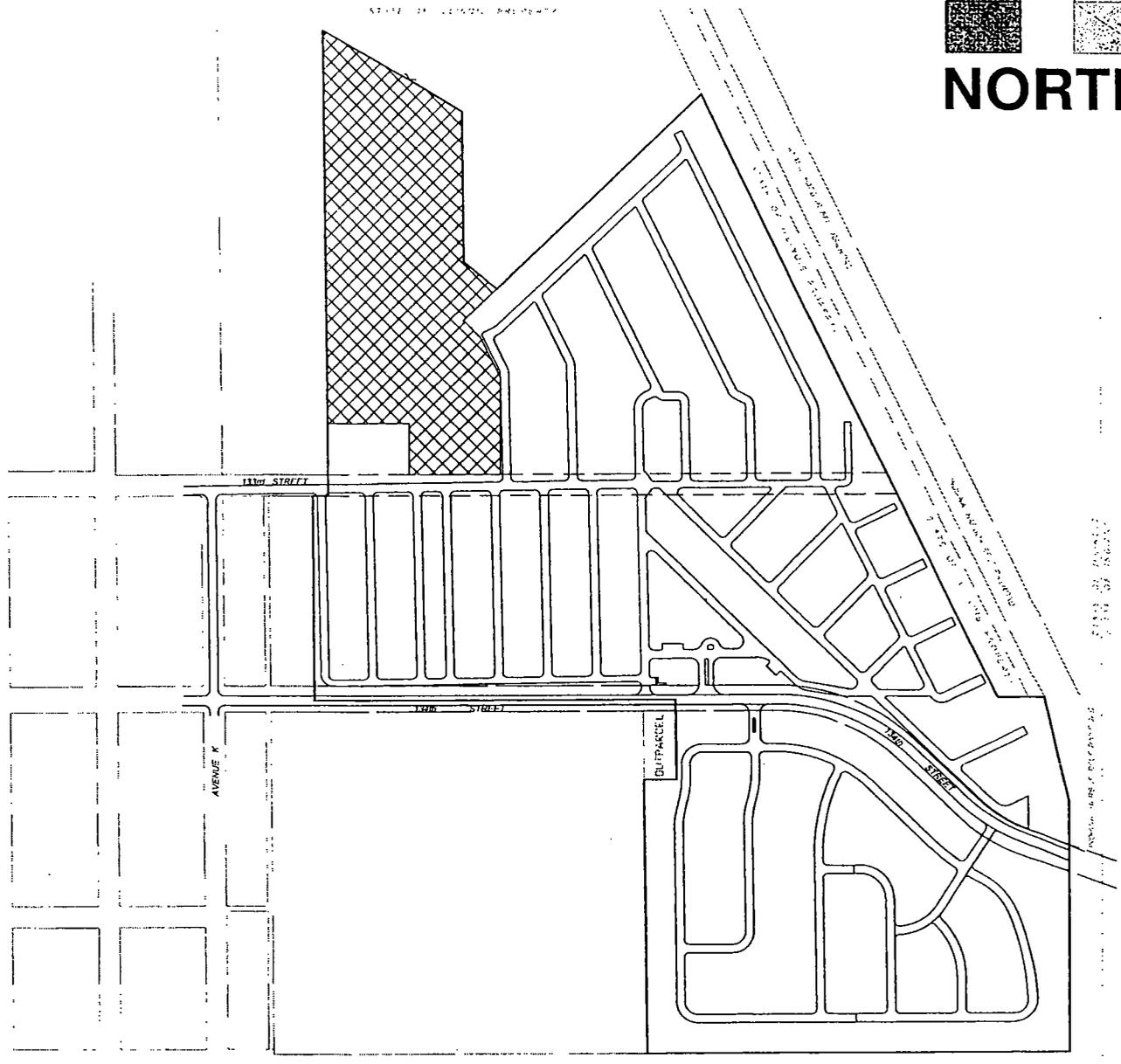


700 Springer Drive Lombard, IL 60148 ph 630 691.8500 fx 630 691 8585 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

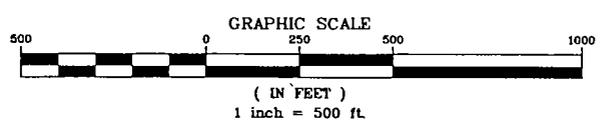
HARBOR POINT	
CHICAGO, ILLINOIS	
PD SUB AREA PLAN	
PROJ. MGR.: <u>BJA</u>	SHEET
DRAWN BY: <u>TJR</u>	EXHIBIT 5
DATE: <u>12/01/2014</u>	RVCCH 140102
SCALE: <u>1"=500'</u>	

10-35 Dwg Name: P:\Rvcch\dwg\Eng\Final Drawings\Exhibits Eng\PD Exhibits\5 PD Sub Area.dwg Updated By: triegle

LEGEND
 **PRESERVE AREA: 12.71 Acres**



Applicant: Harbor Point Venture LLC
 Address: 4000 East 134th Street
 Introduced: March 5, 2014
 Plan Commission: December 18, 2014



© 2010 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED



Manhard
CONSULTING LTD
 700 Springer Drive, Lombard, IL 60148 ph 630 691.8500 fx 630 691 8585 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

HARBOR POINT	
CHICAGO, ILLINOIS	
PD OPEN SPACE	
PROJ. MGR.: <u>BJA</u>	SHEET
DRAWN BY: <u>TJR</u>	EXHIBIT 4
DATE: <u>12/01/2014</u>	RVCCH 140102
SCALE: <u>1"=500'</u>	

Dwg Name: P:\Rvcch\dwg\Final Drawings\Exhibits Eng\PD Exhibits\4 PD Open Space.dwg Updated By: triegie

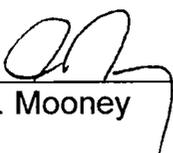


#17991

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

TO: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

FROM: 
Andrew J. Mooney
Secretary
Chicago Plan Commission

DATE: December 19, 2014

RE: Proposed Amendment to Planned Development No. 1121 for property generally located at 4000 East 134th Street.

On December 18, 2014, the Chicago Plan Commission recommended approval of the proposed amendment submitted by Harbor Point Venture LLC. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

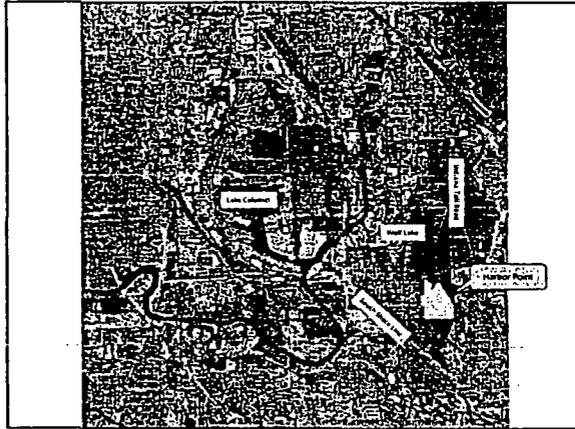
cc: Steve Valenziano
PD Master File (Original PD, copy of memo)

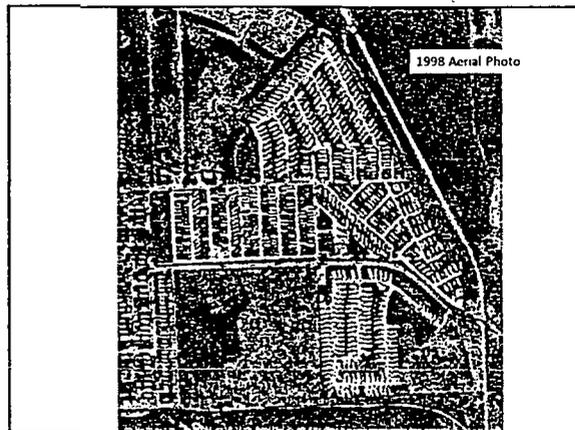
Chicago Plan Commission

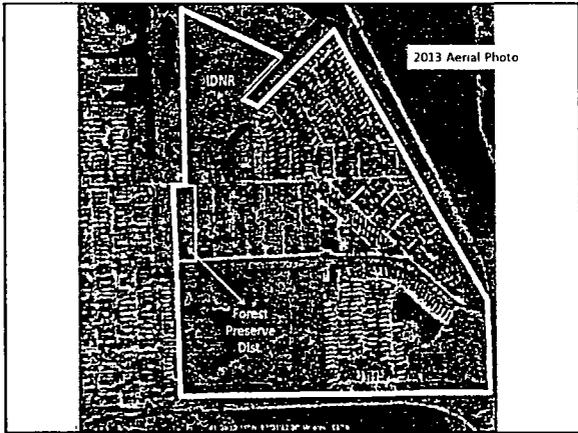
December 18, 2014

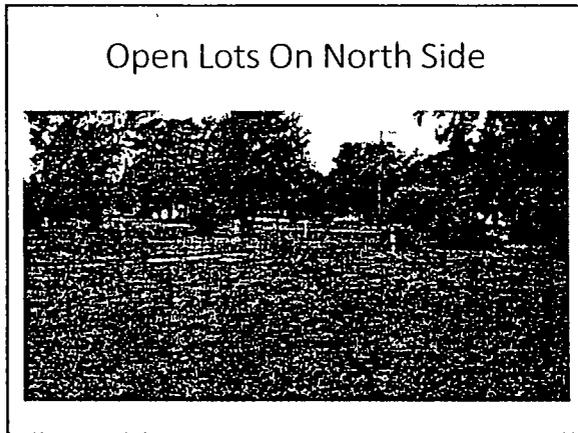


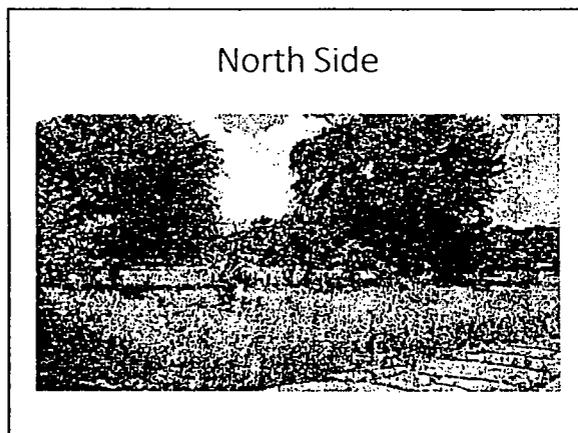
4000 East 134th Street
Waterway Residential Business
Planned Development No. 1121, as amended

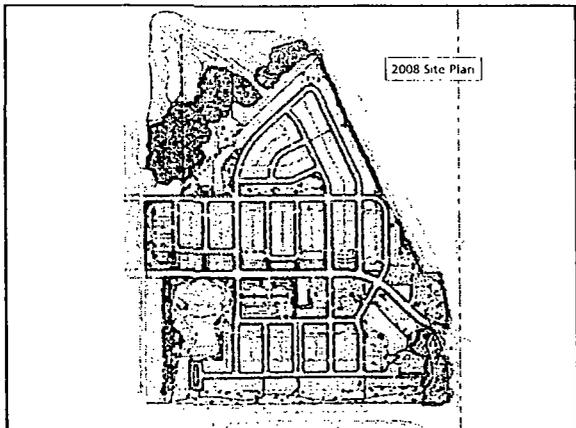


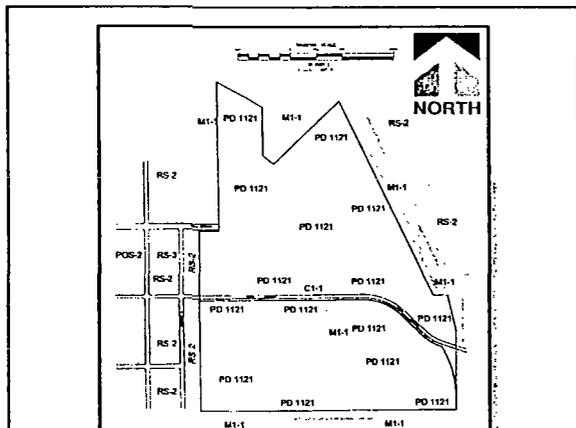


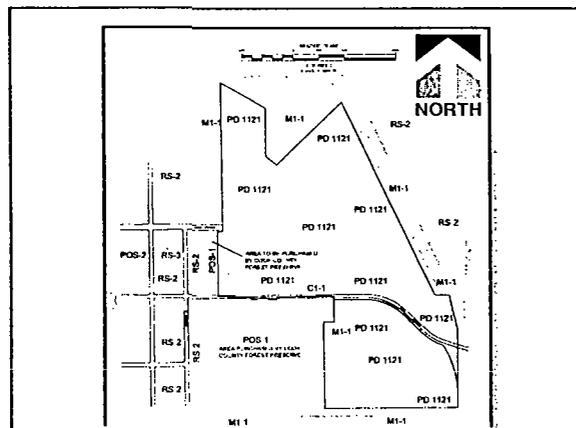


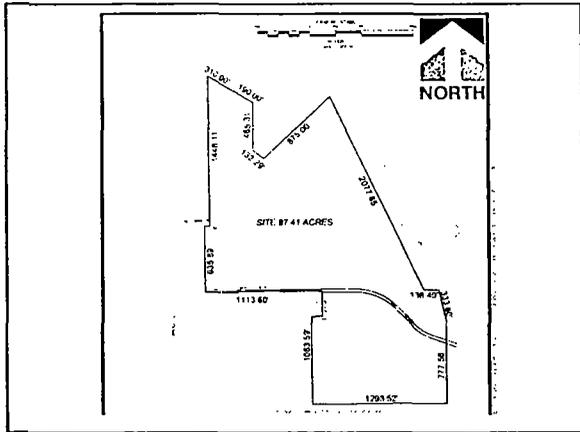


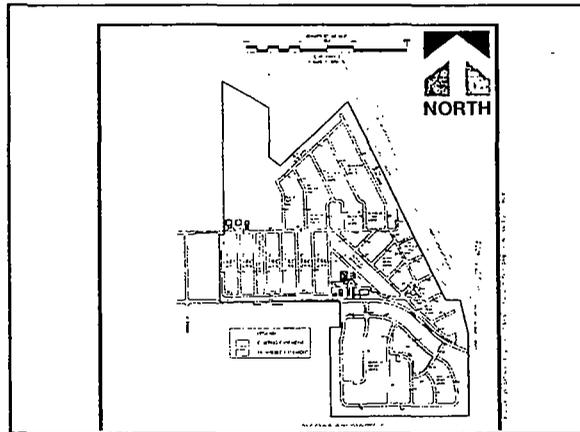


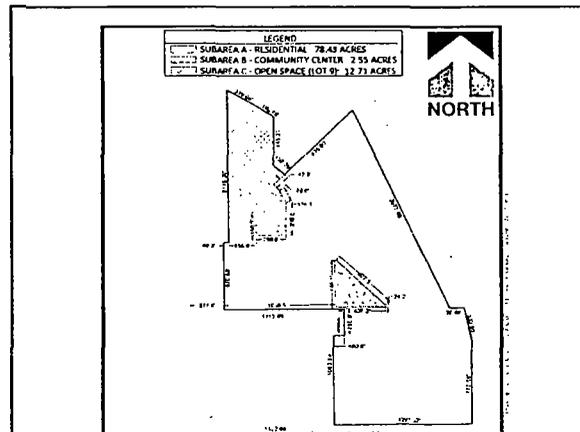


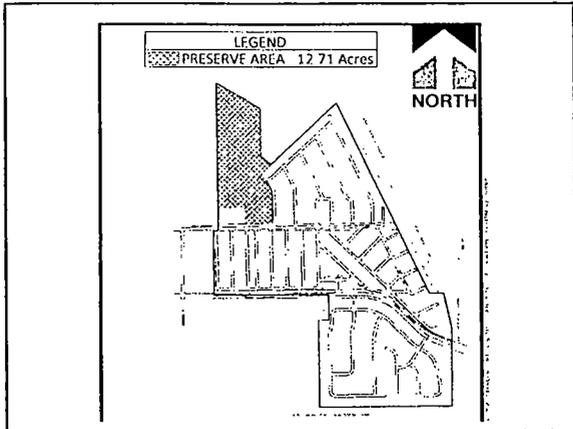








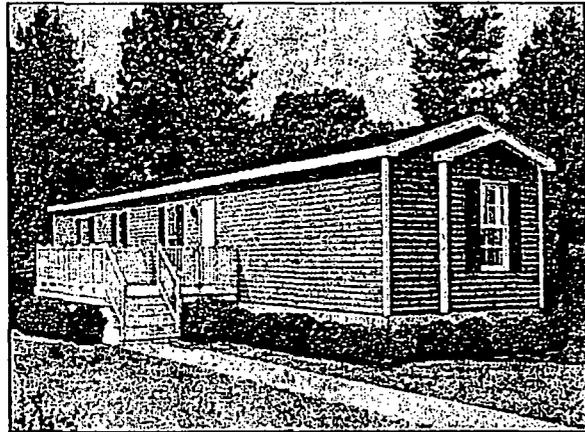


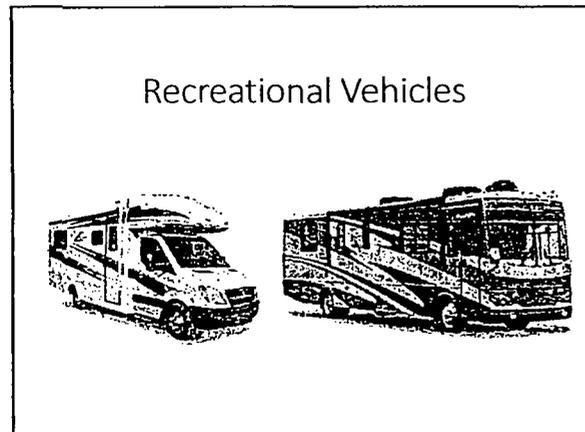












Key Features



REPORT
to the
CHICAGO PLAN COMMISSION
from the
DEPARTMENT OF PLANNING AND DEVELOPMENT

DECEMBER 18, 2014

FOR APPROVAL: **PROPOSED AMENDMENT TO WATERWAY
RESIDENTIAL BUSINESS PLANNED DEVELOPMENT
No.1121**

APPLICANT: **HARBOR POINT VENTURE, LLC**

LOCATION: **4000 EAST 134th STREET;
CHICAGO, ILLINOIS**

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development hereby submits this report and recommendation on a proposed Waterway-Residential-Business Planned Development for your review and recommendation to the Chicago City Council. The application for this amendment to the Chicago Zoning Ordinance was introduced into the City Council on April 2, 2014. Notice of the public hearing was published in the Chicago Sun-Times on December 3, 2014. The applicant was separately notified of this public hearing.

The application proposes to remove property from the Planned Development that has been acquired by the Forest Preserve District of Cook County and rezone that property to POS-1 Regional or Community Park. The applicant, Harbor Point Venture, LLC, also proposes to rezone the remainder of the site to C2-2 Motor Vehicle-Related Commercial District prior to re-establishing amended the Planned Development to expand an existing mobile home park to as many as 723 manufactured homes/recreation vehicles with related and accessory uses and facilities, along with provision for the sales of manufactured homes. This application is a mandatory Planned Development amendment because the site lies within 100 feet of a waterway, Wolf Lake.

BACKGROUND

Waterway Residential Business Planned Development No. 1121 was approved by the Chicago City Council on September 10, 2008. The approximately 127.12-acre site lies in the far southeast corner of the city at the south end of Wolf Lake.

The planned development permitted redevelopment of the site for up to 953 residential units, up to 30,000 square feet of business/ commercial space, and approximately 44.5 acres of neighborhood open space/ wet land preserve on the site.

SITE AND AREA DESCRIPTION

The approximately 127.12-acre site straddles East 134th Street in the Hegwisch Community Area. The site is at the south end of Wolf Lake and is generally bounded by the alley just east of South Avenue K on the west, Wolf Lake (William W. Powers State Conservation Area) on the north, the Indiana State Line (Hammond) and the tracks of the Indiana Harbor Belt Railroad on the east, and the tracks of the South Chicago and Southern Railroad on the south. A small, approximately 0.44-acre parcel fronting the south side of E. 134th Street is owned by a utility company and is not included in the site.

Approximately two-thirds of the site was formerly operated as a mobile home park. Maybe half of that is currently used for that purpose. There is also major acreage of undeveloped land at the north, southwest, and southeast ends of the site. Approximately 30.02 acres of that undeveloped land at the southwest end of the site has been acquired by the Forest Preserve District of Cook County. Much of the overall site lies within the "100-year flood plain", and the portions of the site that are not in the flood plain have a very high water table. Development in the flood plain is regulated by the Department of Buildings in the permitting process. Some of the site contains piles of construction debris that will have to be removed.

The surrounding area is partially residential, partially industrial and partially public open space. On the western edge of the site, lying on either side of S. Avenue K and extending westward to at least S. Avenue O, is a residential neighborhood of single-family detached homes. The area east of the site in Hammond, Indiana, is largely industrial. To the north is the William Powers-Recreation Area of the Illinois Department of Natural Resources, including Wolf Lake. And to the south, on the south side of the South Chicago and Southern Railroad, is the Cook County Forest Preserve District's Burnham Woods, including Powderhorn Lake.

The site lies within the 134th/ Avenue K Tax Increment Financing (TIF) District. The site is neither within the Lake Michigan and Chicago Lakefront Protection District, nor within a designated Industrial Corridor. The site is not within a Chicago Landmark District, and there are no buildings on the site that are Chicago Landmarks and no buildings that have been rated as potentially significant in the broader context of the city, state, or country ("red") or as potentially significant in the context of the surrounding community ("orange") by the Chicago Historic Resources Survey.

The CTA's #30 (South Chicago) bus line runs along S. Avenue O, approximately a quarter mile beyond of the western edge of the site. The nearest transit station is the Hegwisch Station of the South Shore Railroad at about 13700 on South Brainard Avenue, almost a mile from the site.

PROJECT DESCRIPTION

The applicant proposes to remove the approximately 30.02 acres of property now controlled by the Forest Preserve District from the Planned Development. The Forest Preserve property would be rezoned to POS-1 Regional or Community Park. The remaining approximately 97.10 acres would be devoted to open space (12.71-acre Subarea C at the north end of the site), a revitalized community for manufactured homes and recreational vehicles (78.43-acre Subarea A), and an existing office /club house (2.55-acre Subarea B). The approximately 190 active pads for manufactured homes and recreational vehicles would be increased to a maximum of 723 by bringing inactive pads back into use. Recreational vehicles could constitute no more than 114 of the total pads.

In most cases, the individual manufactured homes or recreational vehicles would be owned by the occupants and the pads would be leased from the community operator. Each pad would have hookups for water, sewer, electricity, gas, and telephone. The pads would have at least one parking space apiece and would be connected by an existing and extended network of private streets, all of which would be accessed from E. 134th Street. The existing, approximately 2,480-square-foot, brick office/club house building may be redeveloped and, perhaps, expanded to serve the enlarged community.

Additionally, the operator is, and would continue to be, a licensed dealer for the sale of manufactured homes.

RECOMMENDATION

The Department of Planning and Development has reviewed the project materials submitted by the applicant and have concluded that the proposed amended Waterway-Residential-Business Planned Development would be appropriate for the site for the following reasons:

- 1) The proposed amended Planned Development continues uses, mobile/manufactured home community and sales, which have been in existence for several decades. Under the existing Planned Development, they have continued as legal non-conforming. This amended Planned Development would establish them permanently.
- 2) The proposed development is compatible with the character of the surrounding area in terms of uses, density and building scale.

The proposed development represents a continuation of a decades-long mobile/manufactured home community in the Hegwisch Community Area. Manufactured housing is typically more affordable than traditional detached single-family housing. In addition to the approximately 30.02 acres of public Forest Preserve land, approximately 12.71 acres of the reduced Planned Development would be devoted to private open space. Some of the public open space would separate this development from the single-family detached house neighborhood to the west.

- 3) The public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy.

The proposed amended Planned Development has been reviewed by the Chicago Department of Transportation and all requested changes have been made. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed in the revised application. All onsite streets and utility infrastructure will be privately constructed, owned, and maintained.

- 4) The project would comply with the requirements for access in case of fire and other emergencies.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that the revised application for an amended Waterway Residential Business Planned Development be approved and that the recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be: "As Revised, Passage Recommended."

Department of Planning and Development



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

**WATERWAY RESIDENTIAL BUSINESS PLANNED DEVELOPMENT No. 1121,
as amended**

4000 EAST 134TH STREET

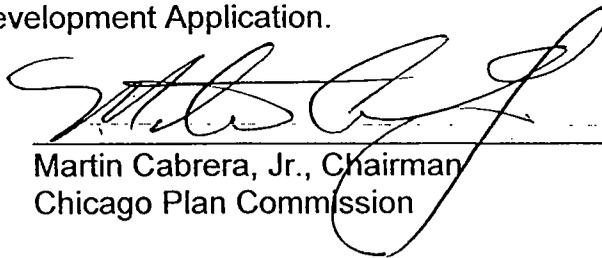
RESOLUTION

- WHEREAS,** the applicant, Harbor Point Venture, LLC, proposes to amend Waterway Residential Business Planned Development No. 1121 in the Hegwisch Community Area to remove property owned by the Forest Preserve District of Cook County from the existing Planned Development; and
- WHEREAS,** the applicant proposes to expand an existing community of manufactured homes and recreational vehicles on the site to no more than 723 pads, plus private open space, on the remaining approximately 97.10 acres of the site; and
- WHEREAS,** the application has been submitted as a mandatory Planned Development amendment because the site lies within 100 feet of a waterway and the Planned Development boundaries would be reduced; and
- WHEREAS,** an application for Planned Development amendment approval was introduced into the City Council on April 2, 2014; and
- WHEREAS,** notice of the public hearing to consider the application was published in the Chicago Sun-Times on December 3, 2014; the applicant was notified of the hearing; and the proposed Planned Development application was considered at a public hearing by this Plan Commission on December 18, 2014; and
- WHEREAS,** this Plan Commission has reviewed the application with respect to the Planned Development provisions of the Chicago Zoning Ordinance and finds that the proposal would be consistent with that ordinance; and
- WHEREAS,** the Department of Planning and Development recommended approval of the application, which recommendation and the reasons therefore are contained in the Department's written report dated December 18, 2014, a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Chicago Plan Commission has fully reviewed the application and all information submissions associated with the proposed development, the report and recommendation of the Department of Planning and Development, and all other testimony presented at the public hearing held on December 18, 2014, giving due consideration to the Planned Development Standards and Guidelines contained in the Chicago Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT the revised application for a Planned Development Amendment, dated December 18, 2014, be approved as being in conformance with the provisions, terms and conditions of the Chicago Zoning Ordinance; and
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final application for a Planned Development Amendment, dated December 18, 2014; and
3. THAT the above-stated recitals to this resolution, together with the report of the Department of Planning and Development, be adopted as the findings of fact of the Chicago Plan Commission regarding this Planned Development Application.



Martin Cabrera, Jr., Chairman
Chicago Plan Commission

Approved: December 18, 2014

WRBPD No. 1121, as amended

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Chico & Nunes P.C c/o Sylvia C. Michas.

ADDRESS 333 W. Wacker Dr. Suite 1420

CITY Chicago STATE: IL ZIP CODE 60606

PHONE: (312) 884-5067 FAX: (312) 884-1001

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.), please provide the names of all owners as disclosed on the Economic Disclosure Statements

Marc 1051 Perimeter LLC, Weiner Investments LLC, and Voshel Investments, LLC

7. On what date did the owner acquire legal title to the subject property?

January 1, 2013

8. Has the present owner previously rezoned this property? If Yes, when?

Yes -- September 2008

9. Present Zoning: Residential-Business Planned Development #1121

Proposed Zoning:

For properties owned and under contract by Forest Preserve District of Cook County:

POS-1 Regional or Community Park

For the remainder of the Property, which is owned by Harbor Point Venture LLC and Harbor 4000 East, LLC:

C2-2 Motor Vehicle Related Commercial District then to a Waterway Residential Planned Development #1121, as amended

10. Lot size in square feet (or dimensions?): Oddly shaped lot = 5,695,055 sq. ft. (130.74 acres)

11. Current Use of the Property The subject property is currently improved with 190 manufactured homes and 50 recreational vehicles.

12. Reason for rezoning the property: The reason for rezoning the property is because the proposed development under Residential-Business Planned Development #1121 ("PD #1121") did not proceed due to the economic downturn. The purpose of the Planned Development application is to a) permit the expansion of the number of manufactured homes from 190 manufactured homes to a maximum of 723 manufactured homes; b) bring the existing recreational vehicular use into compliance under the Chicago Zoning Ordinance; c) construct a clubhouse to serve the residents of the manufactured home community and d) provide substantial open space.

CITY OF CHICAGO
AMENDED APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

RECEIVED

DEC 18 2014

Initial: fnw. CW

1. ADDRESS of the property Applicant is seeking to rezone:
4000 East 134th Street

2. Ward Number that property is located in: 10

3. APPLICANT: Harbor Point Venture, LLC

ADDRESS: 55 East Jackson Boulevard, Suite 500

CITY: Chicago STATE: IL ZIP CODE: 60606

PHONE: (312) 884-5067 CONTACT PERSON: Sylvia C. Michas, Esq.
Attorney for Applicant

4. Is the Applicant the owner of the property YES ___ NO X
If the Applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER Harbor Point Venture, LLC

ADDRESS 55 East Jackson Boulevard, Suite 500

CITY Chicago STATE IL ZIP CODE 60604

PHONE (312) 884-5067 CONTACT PERSON Sylvia C. Michas, Esq.

OWNER Harbor 4000 East, LLC

ADDRESS 4000 East 134th Street

CITY Chicago STATE IL ZIP CODE 60633

PHONE (312) 884-5067 CONTACT PERSON Sylvia C. Michas, Esq.

OWNER Forest Preserve District of Cook County

ADDRESS 536 North Harlem Avenue

CITY River Forest STATE IL ZIP CODE 60305

PHONE (312) 884-5067 CONTACT PERSON Sylvia C. Michas, Esq.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

The purpose of the Planned Development application is to a) permit the expansion of the number of manufactured homes from 190 manufactured homes to a maximum of 723 manufactured homes; b) bring the existing recreational vehicular use into compliance under the Chicago Zoning Ordinance; c) construct a clubhouse to serve the residents of the manufactured home community and d) provide substantial open space.

14. On May 14, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES _____ NO X