



City of Chicago



SO2020-3719

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 7/22/2020

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 15-N at 5656 N Newcastle Ave - App No. 20441

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

FINAL FOR PUBLICATION

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago -- Chicago Zoning Ordinance be amended, by changing all of the Institutional Planned Development No. 276 District symbols and indications as shown on Map No. 15-N, in the area bounded by

West Hurlbut Street; North New Castle Avenue; the alley next south of and parallel to West Hurlbut Street; a line from a point 472.12 feet west of north New Castle Avenue as measured along the north line of the alley next south of West Hurlbut Street and 200 feet south of the south right-of-way line of West Hurlbut Street (as measured at the easterly line established by the alley vacation ordinance passed December 4, 1911 and recorded December 9, 1911 pursuant to document no. 4880715), to a point 177.36 feet south of West Hurlbut Street (as measured at the westerly line established by the alley vacation ordinance passed December 4, 1911 and recorded December 9, 1911 pursuant to document no. 4880715); and a line 446.85 feet west of North New Castle Avenue as measured along the south right-of-way line of West Hurlbut Street and perpendicular thereto,

to those of an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district which is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code - Chicago Zoning Ordinance, be amended by changing all the RT-4 Residential, Townhouse and Multi-Unit District symbols and indications within the area hereinabove described to the designation of Institutional Planned Development Number No. 276, *As Amended*, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan Of Development attached and made a part thereto and to no others.

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

Common Address: 5656 North Newcastle Avenue

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INSTITUTIONAL PLANNED DEVELOPMENT NO. 276, *AS AMENDED* PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development No. 276, *as amended* (“Planned Development”), consists of approximately *ninety-three thousand six-hundred sixty-nine square feet* (93,669 sf) of property (the “Subject Property”), which is depicted on the attached Planned Development Boundary and Property Line Map and which is owned and controlled by the Applicant – *The Society For The Danish Old People’s Home*.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, 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 Subject 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 Chicago 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, assigns or grantees.

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

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

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

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

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- 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 seventeen (17) Statements; a Bulk Regulations and Data Table; a Neighborhood Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Landscape Plan, a Site Plan; Floor Plans; a Roof Plan; and Site/Building Elevations (including Building Sections), all of which were prepared by *HED Design* and dated July 22, 2020 (date of introduction), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the 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 shall be permitted in the area delineated herein as Planned Development No. 276, *as amended*: elderly housing (dwelling) units - independent and assisted living for seniors, including skilled nursing units; incidental and accessory uses, and accessory and non-accessory off-street parking and loading.
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 (DPD). Off-premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height calculations and measurements, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration (FAA).

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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 purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The maximum permitted floor area ratio (FAR) identified in the Bulk Regulations Table has been determined using a Net Site Area of 93,669 square feet and a base FAR of 0.75.
9. Upon review and determination, and pursuant to section 17-13-0610 of the Zoning Ordinance, Part II Review shall be assessed a fee, 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 Chicago Department of Revenue, prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any corresponding regulations and guidelines, including Section 17-13-0880 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (DPD). 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 of the Zoning Ordinance, by the Zoning Administrator, upon written application for such modification, by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders 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 Subject Property. Plans for all buildings and improvements, within the Planned Development Boundary, shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD), 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.

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15. The Applicant acknowledges that the Planned Development (PD) includes a building commonly known as *The Danish Home of Chicago* and identified as potentially significant in the Chicago Historic Resources Survey. Pursuant to the Municipal Code of Chicago, Sections 17-8-0911 and 13-32-230, the Applicant acknowledges that Planned Developments should give priority to the adaptive reuse of historic buildings which are color-coded red or orange in the Chicago Historic Resources Survey. Therefore, the Applicant agrees to retain and preserve the character defining features of the building. In general, original features and materials of the character-defining features should be retained and preserved as much as reasonably possible, while any changes should be compatible with the building's historic character. Such work to the character-defining features shall be subject to the review and approval of the Department of Planning and Development, as part of the Part II Review.

16. 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 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

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- 17 This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to that of the original Institutional Planned Development No. 276 (dated December 11, 1981).

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Address: 5656 North Newcastle Avenue
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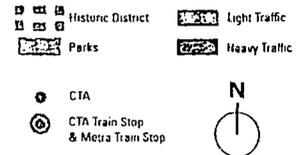
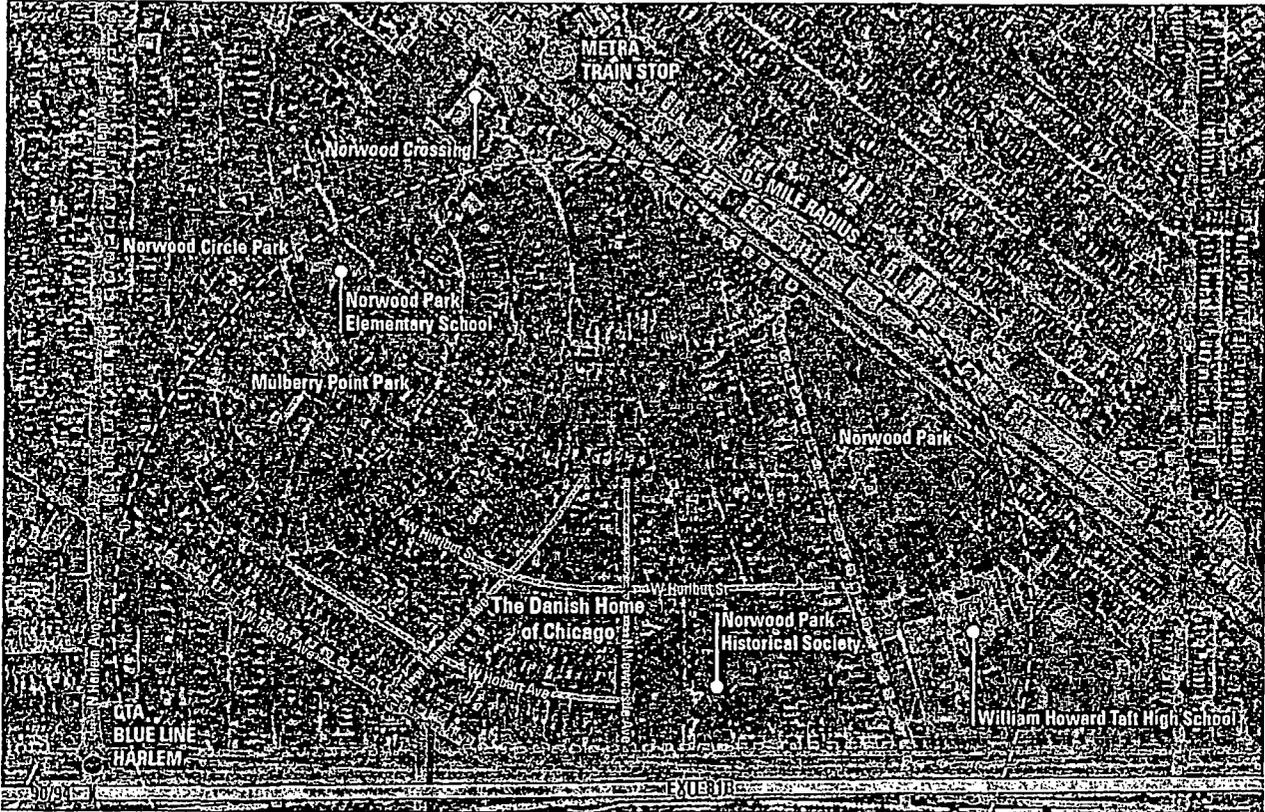
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INSTITUTIONAL PLANNED DEVELOPMENT NO. 276 - AS AMENDED

BULK REGULATIONS AND DATA TABLE

Common Address:	5656 North Newcastle Avenue
Gross Site Area:	130,500.5 square feet
Area in Public Right-Of-Way:	*36,831.5 square feet
Net Site Area:	93,669 square feet
Proposed (Maximum) Floor Area Ratio:	70,251.75 square feet (0.75 FAR)
Population:	
Maximum Number of Beds:	87
Maximum Number of Attending Doctors:	1
Maximum Number of Employees, Other Than Doctors, In One Shift:	22
Minimum Vehicular Off-Street Parking:	13 spaces (provided onsite) <i>*Thirty (30) additional vehicular parking spaces to be located on Hurlbut Street, at the north end of the subject site, pursuant to a Grant of Privilege with the City of Chicago, to the benefit of the Applicant.</i>
Minimum Bicycle Parking:	5 spaces
Minimum Off-Street Loading:	1 space (10 feet by 25 feet)
Setbacks from Property Line:	In substantial compliance with the attached Site Plan/Survey.
Maximum Building Height:	37 feet-9 inches

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EXISTING NEIGHBORHOOD AND
LAND USE MAP

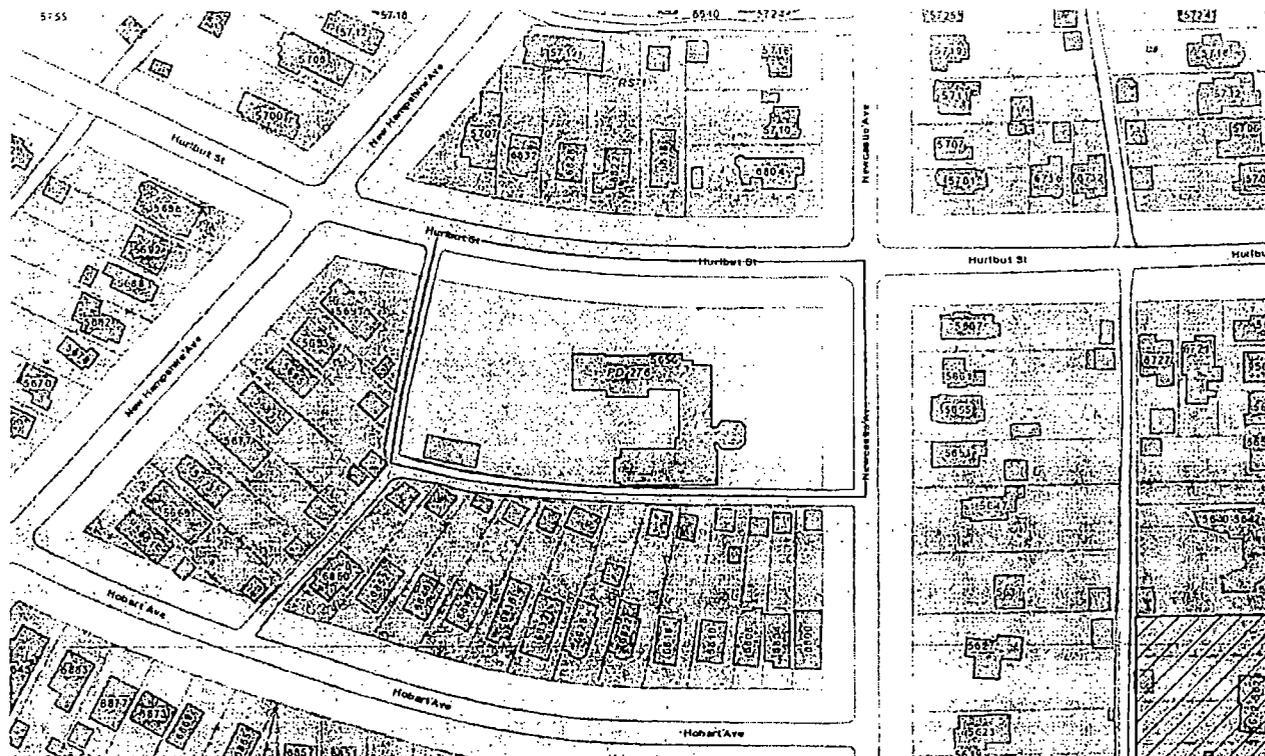
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THE DANISH HOME OF CHICAGO

Applicant: *The Danish Home of Chicago*
Address: 5556 N. New Castle Ave (WARD 41)

Introduced: July 22, 2020
Plan Commission: November 19, 2020

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PD



Residential zone (RS-1)

Chicago Landmark



Chicago Historic Resources Survey

Orange



EXISTING ZONING MAP

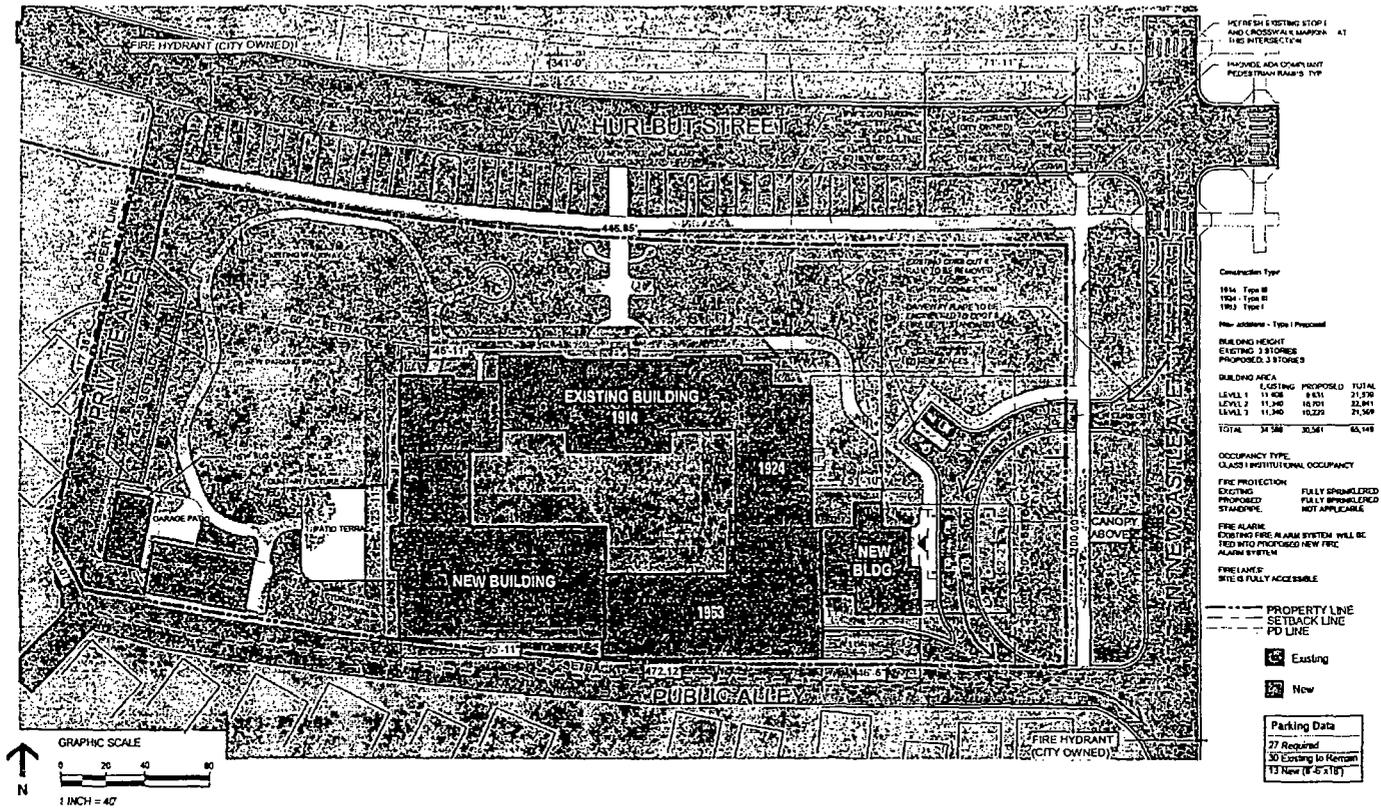
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THE DANISH HOME OF CHICAGO

Applicant: The Danish Home of Chicago
Address: 5656 N. New Castle Ave (WARD 41)

Introduced: July 22, 2020
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PLANNED DEVELOPMENT PROPERTY LINE
AND BOUNDARY MAP

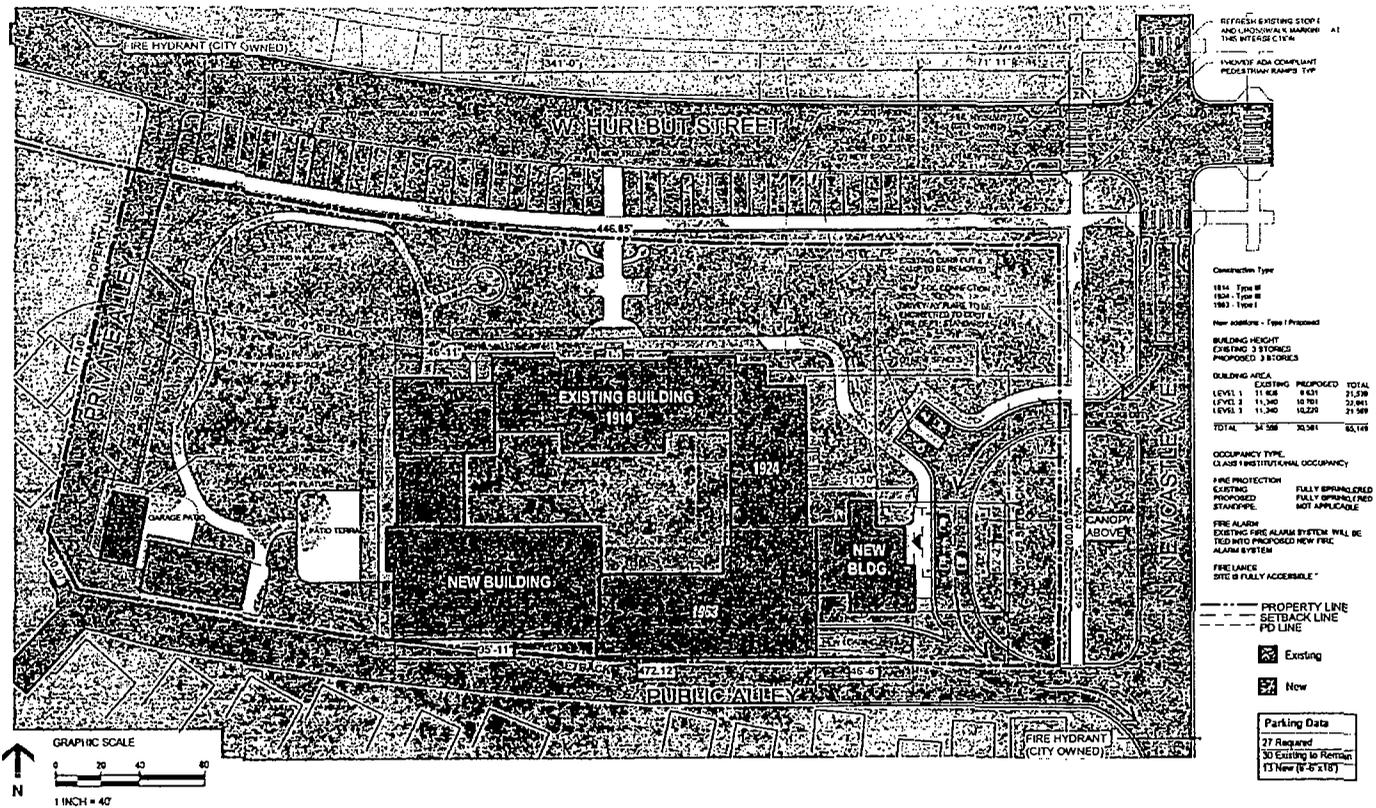
THE DANISH HOME OF CHICAGO

Applicant: The Danish Home of Chicago
Address: 5656 N. New Castle Ave. (WARD 41)

I-HED

Introduced: July 22, 2020
Plan Commission: November 19, 2020

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SITE PLAN

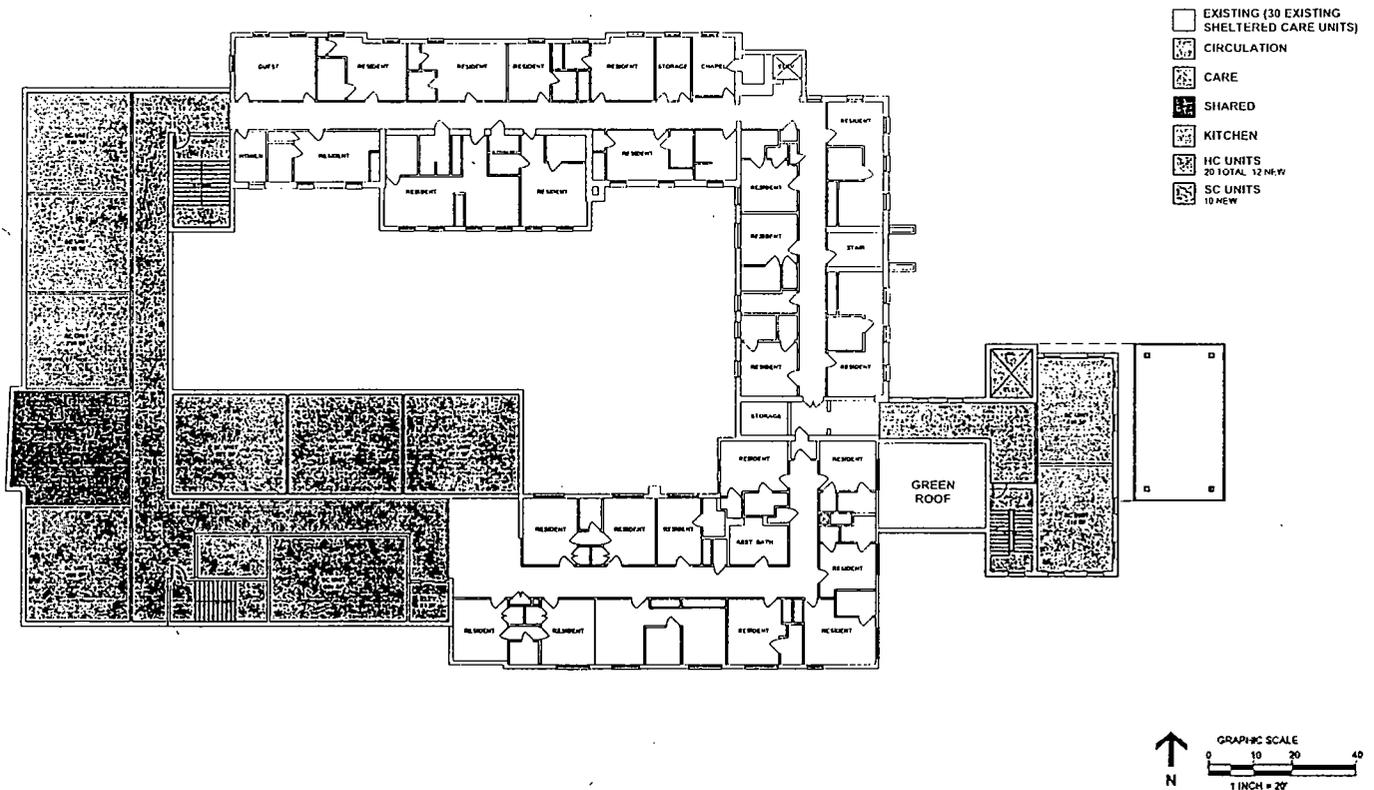
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THE DANISH HOME OF CHICAGO

Applicant: The Danish Home of Chicago
Address: 5856 N. New Castle Ave (WARD 41)

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THIRD FLOOR PLAN

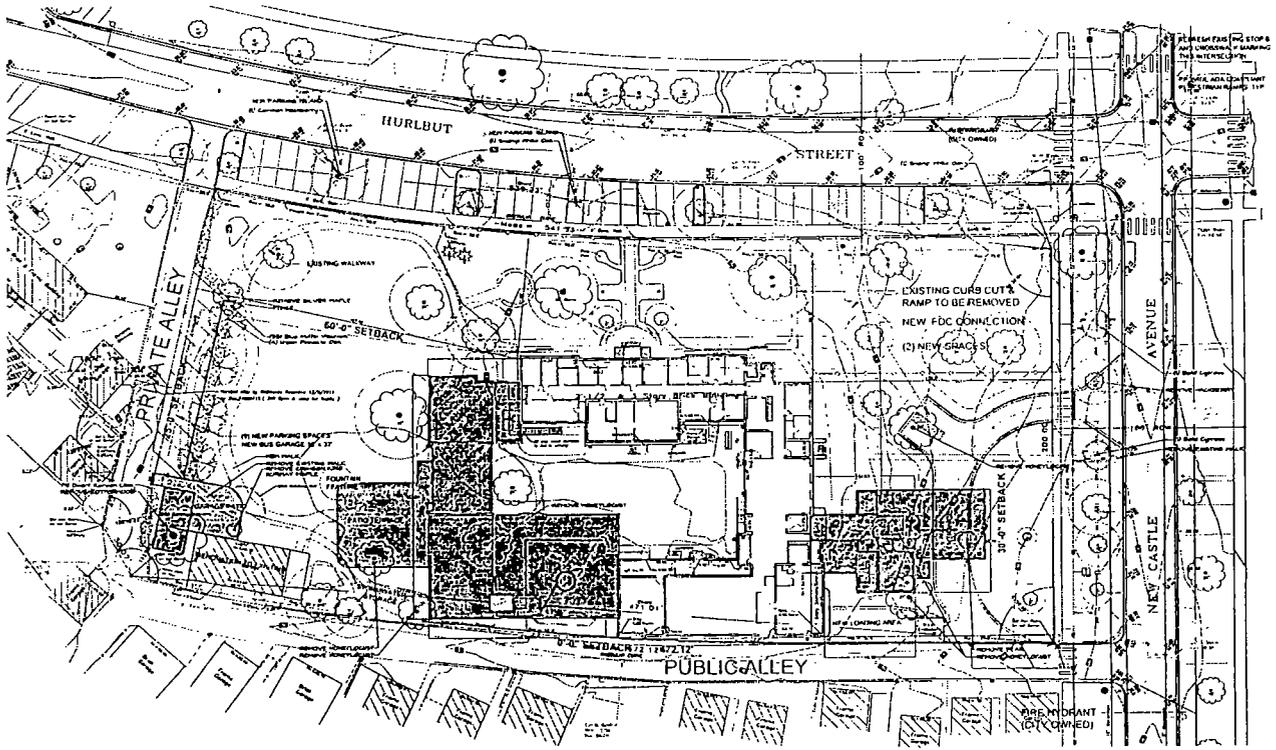
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THE DANISH HOME OF CHICAGO

Applicant: The Danish Home of Chicago
 Address: 5656 N. New Castle Ave (WARD 41)

Introduced July 22, 2020
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LANDSCAPE PLAN

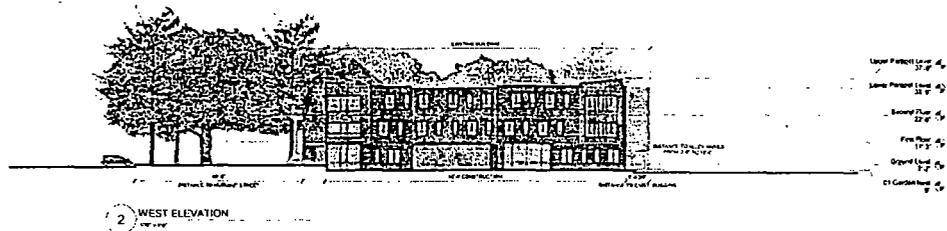
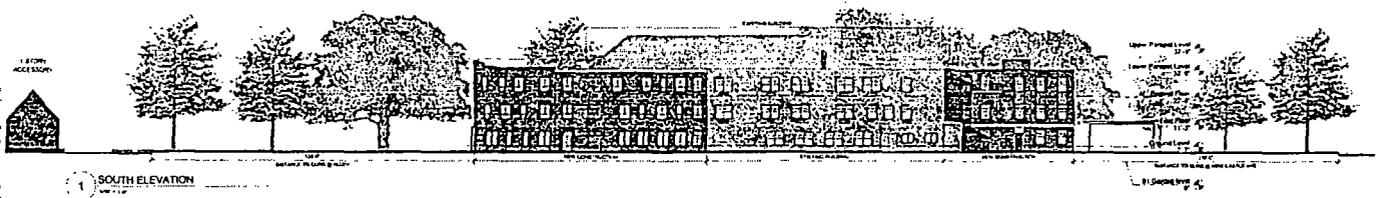
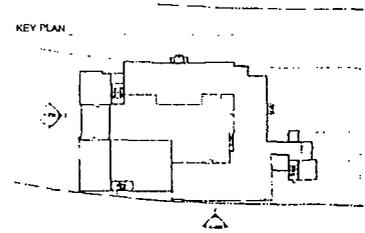
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THE DANISH HOME OF CHICAGO

Applicant: The Danish Home of Chicago
Address: 5856 N. New Castle Ave (WARD 41)

Introduced: July 22, 2020
Plan Commission: November 19, 2020

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SITE ELEVATIONS

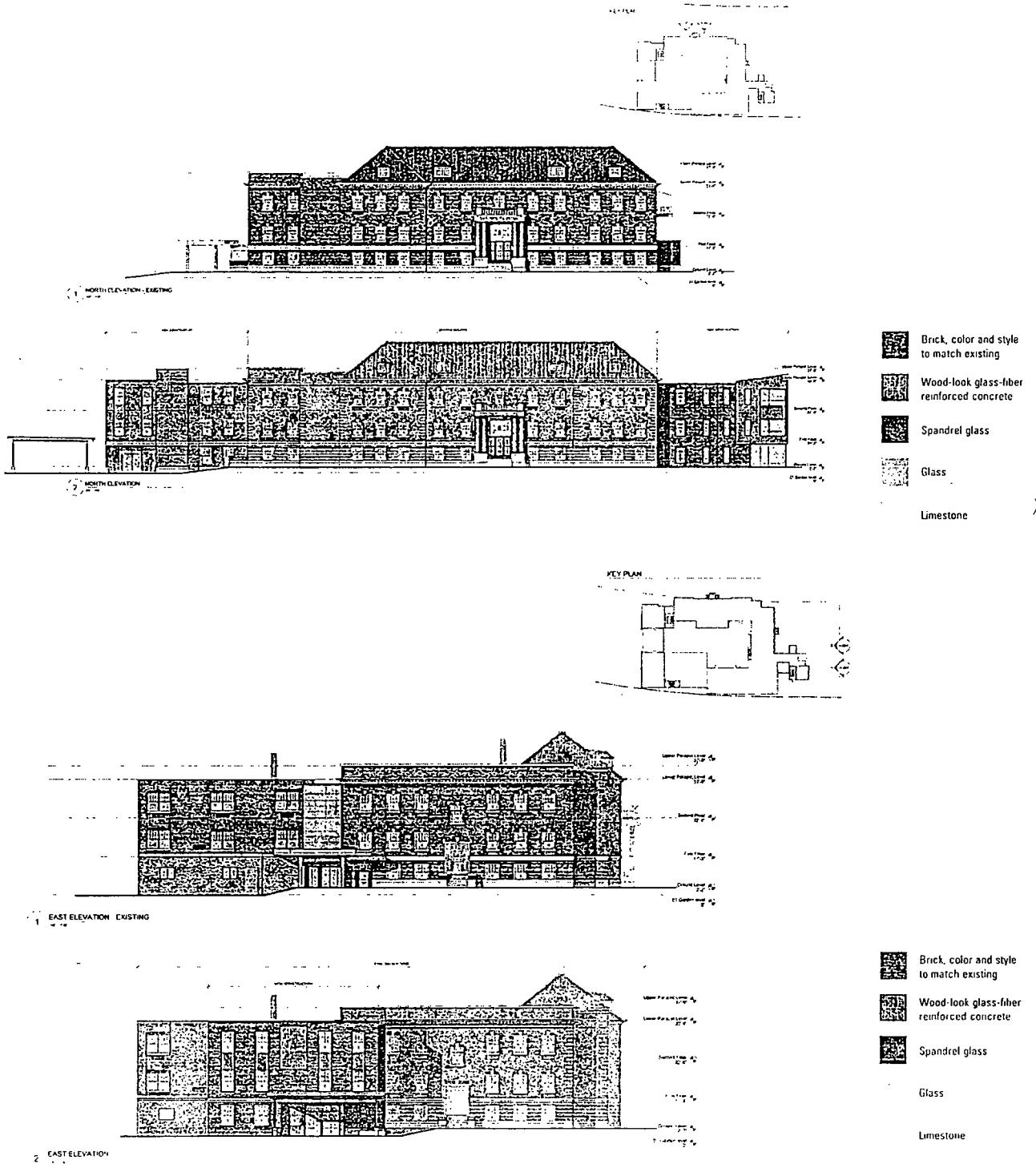
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THE DANISH HOME OF CHICAGO

Applicant: The Danish Home of Chicago
Address: 5656 N. New Castle Ave (WARD 41)

Introduced: July 22, 2020
Plan Commission: November 19, 2020

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BUILDING ELEVATIONS

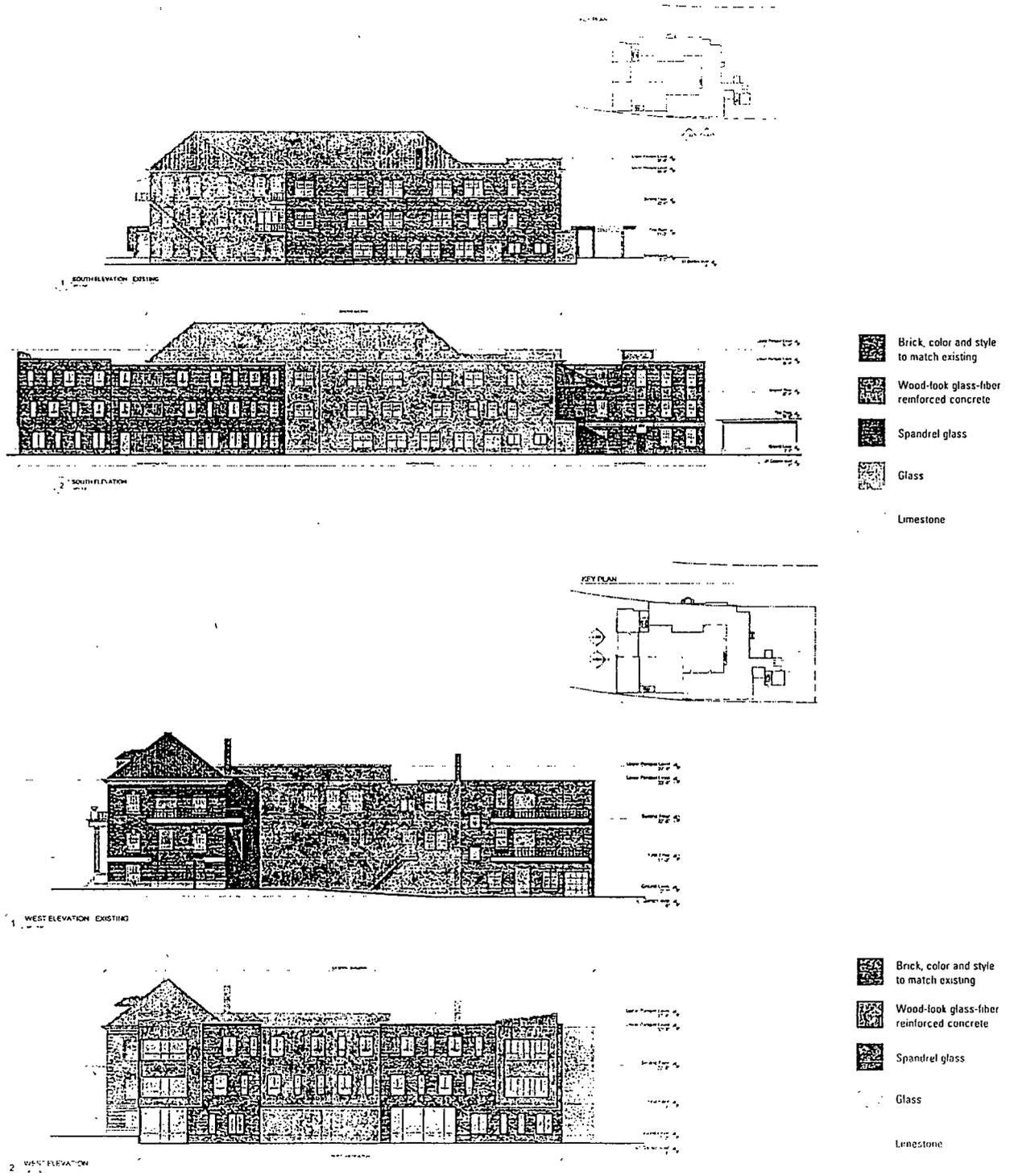
THE DANISH HOME OF CHICAGO

Applicant: The Danish Home of Chicago
 Address: 5856 N. New Castle Ave (WARD 41)

IHED

Introduced July 22, 2020
 Plan Commission November 19, 2020

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BUILDING ELEVATIONS

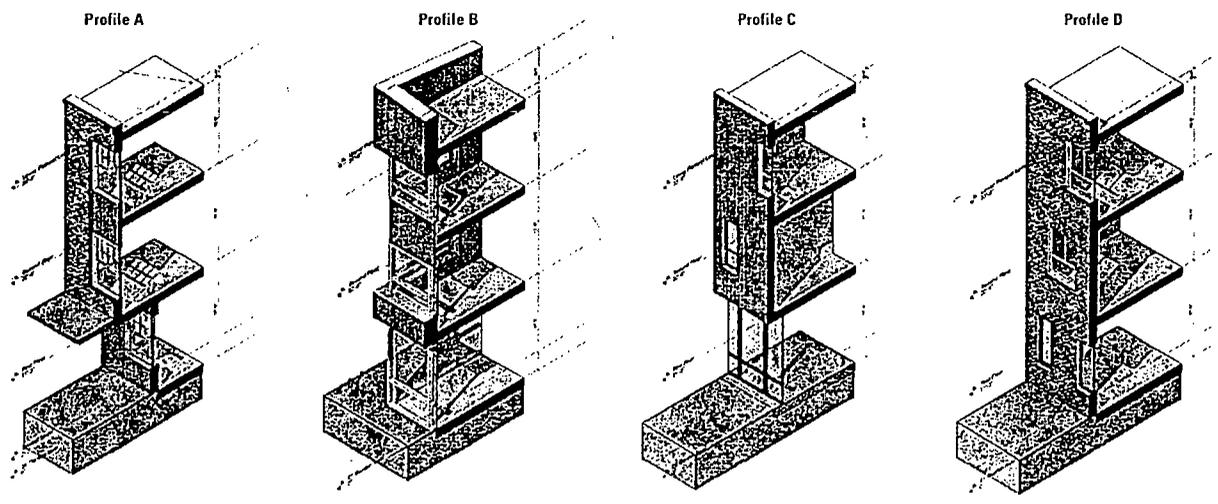
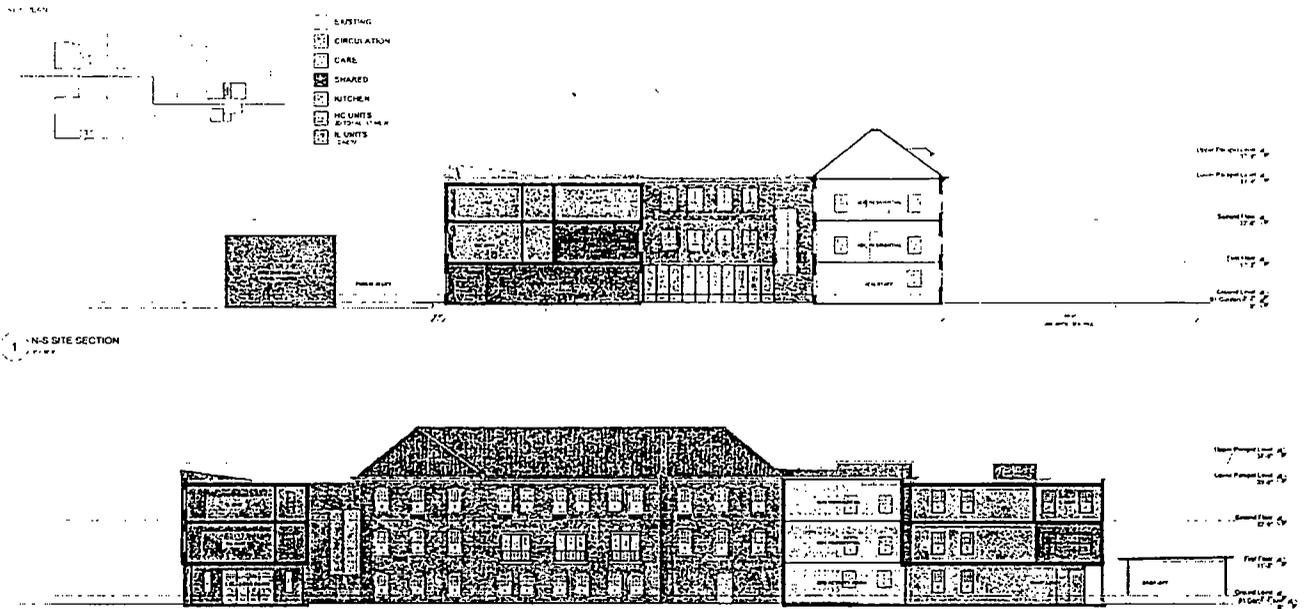
THE DANISH HOME OF CHICAGO

Applicant: The Danish Home of Chicago
 Address: 5656 N. New Castle Ave (WARD 41)



Introduced: July 22, 2020
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BUILDING SECTIONS

THE DANISH HOME OF CHICAGO

Applicant: The Danish Home of Chicago
 Address: 5656 N. New Castle Ave (WARD 41)

IHED

Introduced July 22, 2020
 Plan Commission November 19, 2020



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From: 
Maurice D. Cox
Chicago Plan Commission

Date: November 19, 2020

Re: Proposed Amendment to Institutional Planned Development #276 (5656 N. Newcastle Avenue)

On November 19, 2020, the Chicago Plan Commission recommended approval of the proposed amendment to Institutional Planned Development #276, submitted by The Society for the Danish Old People's Home. The applicant proposes this amendment to allow for the construction of two three-story lateral additions to the existing building - one on the west side and one on the east side. The resulting expansion would not increase the allowed number of beds within the facility (this would remain at 87 per the original approved planned development). A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Noah Szafraniec at 312-744-5798.

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