



City of Chicago



SO2020-1899

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/22/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 12-I at 4800-4858 S Western Ave and 2401-2559 W 48th St - App No. 20392
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

ORDINANCE

#20392
Intro date
April 22, 2020

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 is hereby amended by changing all the M2-2 Light Industry District and C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 12-I in the area bounded by

West 48th Street; South Western Avenue; a line 617.85 feet south of and parallel to West 48th Street; a line 200 feet west of and parallel to South Western Avenue; a line 597.85 feet south of and parallel to West 48th Street; a line 1,281.73 feet west of and parallel to South Western Avenue; the south and east line of Rockwell Street as dedicated; the east line of Rockwell Street as dedicated;

to the designation of POS-1 Parks and Open Space District and a corresponding use district is hereby established in the area above described.

SECTION 2: Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all POS-1 Parks and Open Space District symbols and indications established in Section 1 above to the designation of Planned Development No. _____, 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 herewith and made a part hereof and to no others.

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

Common Address: 4800-4858 South Western Avenue; 2401-2559 West 48th Street, Chicago, Illinois

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PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number No. _____, ("Planned Development") consists of approximately 758,722 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicant, Chicago Park District.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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

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

Applicant	CHICAGO PARK DISTRICT
Address	4890-4858 SOUTH WESTERN AVENUE 2401-2559 WEST 48 TH STREET
Introduced	APRIL 15, 2020
Plan Commission	SEPTEMBER 17, 2020

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- 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.

Upon review and approval by IDOT, a new traffic signal shall be designed and installed at the intersection of 48th Place and Western Avenue at the Applicant's expense or through alternative financing sources prior to Certificate of Occupancy.

4. This Plan of Development consists of seventeen (17) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; a Ground Level Plan; an Upper Level Plan; a Roof Level Plan; a Landscape Plan; and Building Elevations (North, South, East and West) prepared by John Ronan Architects and dated April 15, 2020, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development No. _____: office; day care; arboretums and botanical gardens; band shells and outdoor theaters; batting cage; bowling alley; community center, recreation building and similar assembly use; community garden; composting; conservatories and greenhouses; dog park; driving range; forest or nature preserve; ice skating rink (indoor and outdoor); miniature golf; passive open space; playgrounds including water play areas; playing courts; playing fields (indoor and outdoor); skate park; swimming pools; tennis courts (indoor and outdoor); trails for hiking, bicycling, or running; cultural exhibits and libraries; food and beverage retail sales; eating and drinking establishments including incidental liquor sales; field house, locker rooms or other similar buildings that support primary outdoor recreation areas; off-street parking, accessory and non-accessory; restrooms, storage and maintenance areas/buildings; wireless communication facilities co-located and freestanding; and minor, entertainment and spectator sports including indoor special event including incidental liquor sales, small venue and medium venue including incidental liquor sales, banquet or meeting hall including

Applicant	CHICAGO PARK DISTRICT
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incidental liquor sales; sports and recreation, participant, including outdoor, indoor, and children's play center; and all other accessory and related uses.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Corporate sponsorship signage may be permitted within the Planned Development subject to approval by the Chicago Park District Board of Directors or their official designee and also subject to the review and approval of the Department of Planning and Development as a minor change in accordance with Section 17-13-0611.
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 758,722 square feet and a base FAR of 0.19.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. Prior to Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance), the Applicant shall submit a site plan, landscape plan and building elevations for the specific project for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (PD) and to assist the City in monitoring ongoing development. 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. 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 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. This planned development constitutes Site Plan Approval for the proposed Chicago Park District Headquarters.

After approval of a Site Plan, changes or modifications may be made pursuant to the provisions of Statement No. 13. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information:

Applicant	CHICAGO PARK DISTRICT
Address	4800-4858 SOUTH WESTERN AVENUE 2303-2559 WEST 18 TH STREET
Introduced	APRIL 15, 2020
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- 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 property, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.
 - Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
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

Applicant	CHICAGO PARK DISTRICT
Address	1800-1858 SOUTH WESTERN AVENUE 2301-2559 WEST 18 TH STREET
Introduced	APRIL 15, 2020
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DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

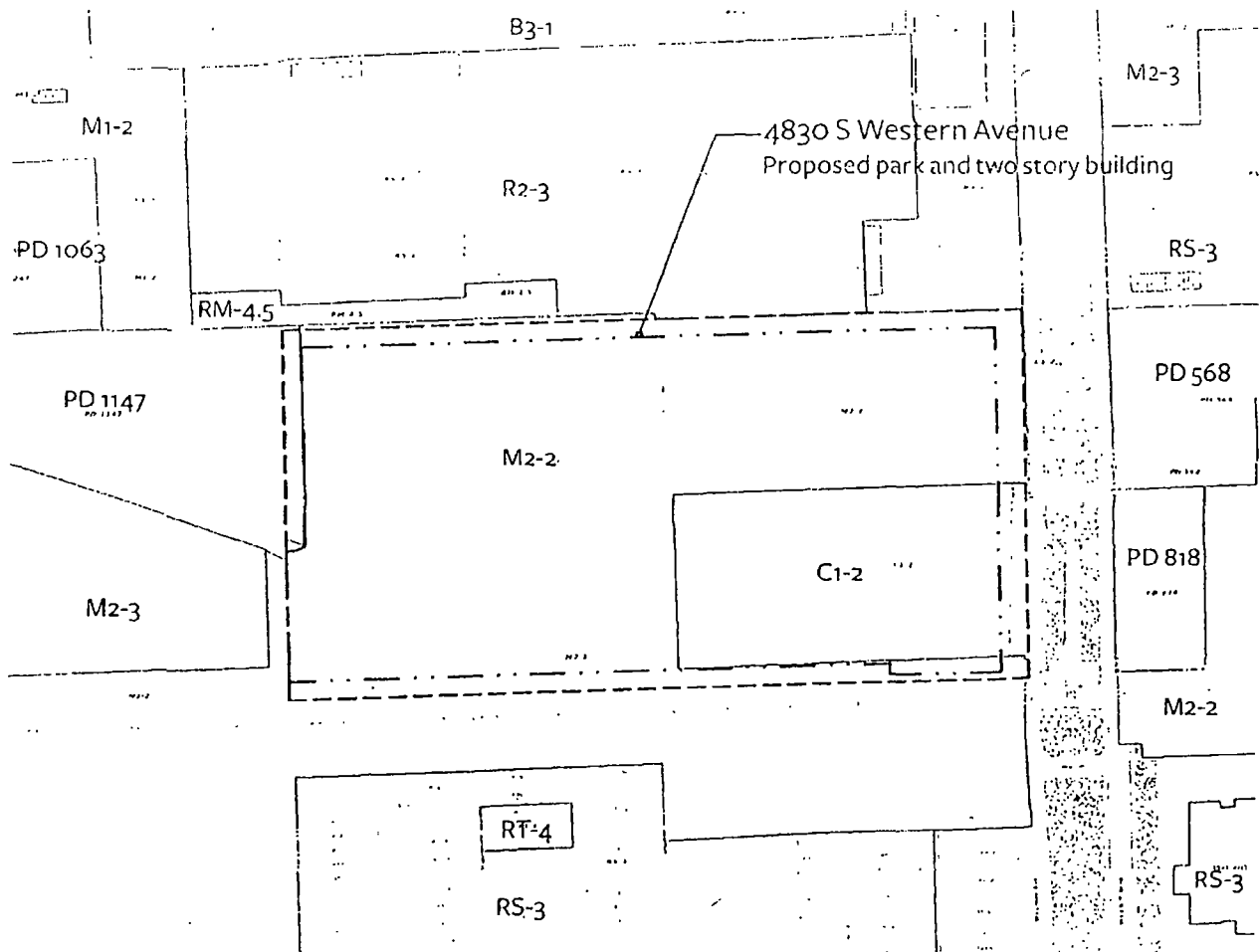
17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to M2-2 and C1-2.

Applicant	CHICAGO PARK DISTRICT
Address	4800-4858 SOUTH WESTERN AVENUE / 2401-2559 WEST 48 TH STREET
Introduced	APRIL 15, 2020
Plan Commission	SEPTEMBER 17, 2020

BULK REGULATIONS AND DATA TABLE

NET SITE AREA:	758,724 s.f.
AREA IN PUBLIC RIGHT OF WAY:	125,763 s.f.
GROSS SITE AREA:	884,487 s.f.
MAXIMUM FAR:	0.19 (144,200 s.f.)
MAXIMUM BUILDING HEIGHT:	49 feet
MINIMUM PARKING SPACES:	200
MINIMUM LOADING SPACES:	1
MINIMUM BICYCLE PARKING SPACES:	80
SETBACKS:	
FRONT YARD:	in accordance with site plan
REAR YARD:	in accordance with site plan
SIDE YARDS:	in accordance with site plan

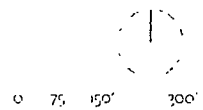
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EXISTING ZONING MAP

Drawing Legend:

- — — — — Property Line (Net Site Area)
- - - - - Planned Development Boundary Line (Gross Site Area)



APPLICANT: CHICAGO PARK DISTRICT

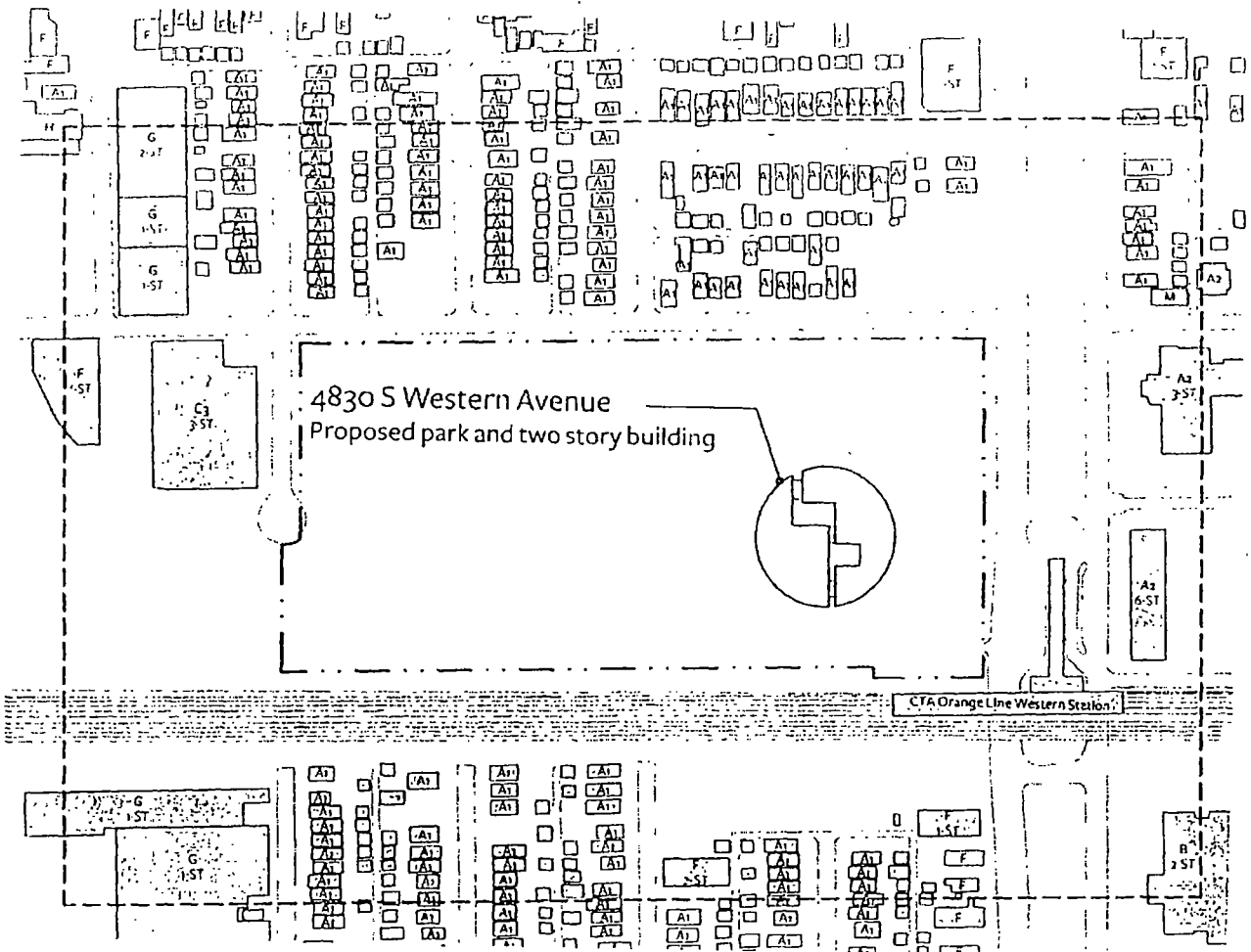
PLANNED DEVELOPMENT #XXXX
CHICAGO PARK DISTRICT - PARK 396

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John Ronan Architects
640 M Fairbanks Court
Chicago, Illinois 60611
773-395-0600
www.ronan.com

4830 S Western Avenue, Chicago, Illinois 60608

INTRODUCED: APRIL 9, 2016
PLANNED DEVELOPMENT: SEPTEMBER 17, 2020

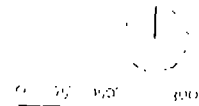
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EXISTING LAND USE

Drawing Legend:

- A1 Single Family Residential
- A2 Multifamily Residential
- B Institutional
- C3 School's
- F Merchandise
- G Industrial
- H Storage Units
- - - Property Line (Not Site Area)
- - - 400' Boundary



APPLICANT: CHICAGO PARK DISTRICT

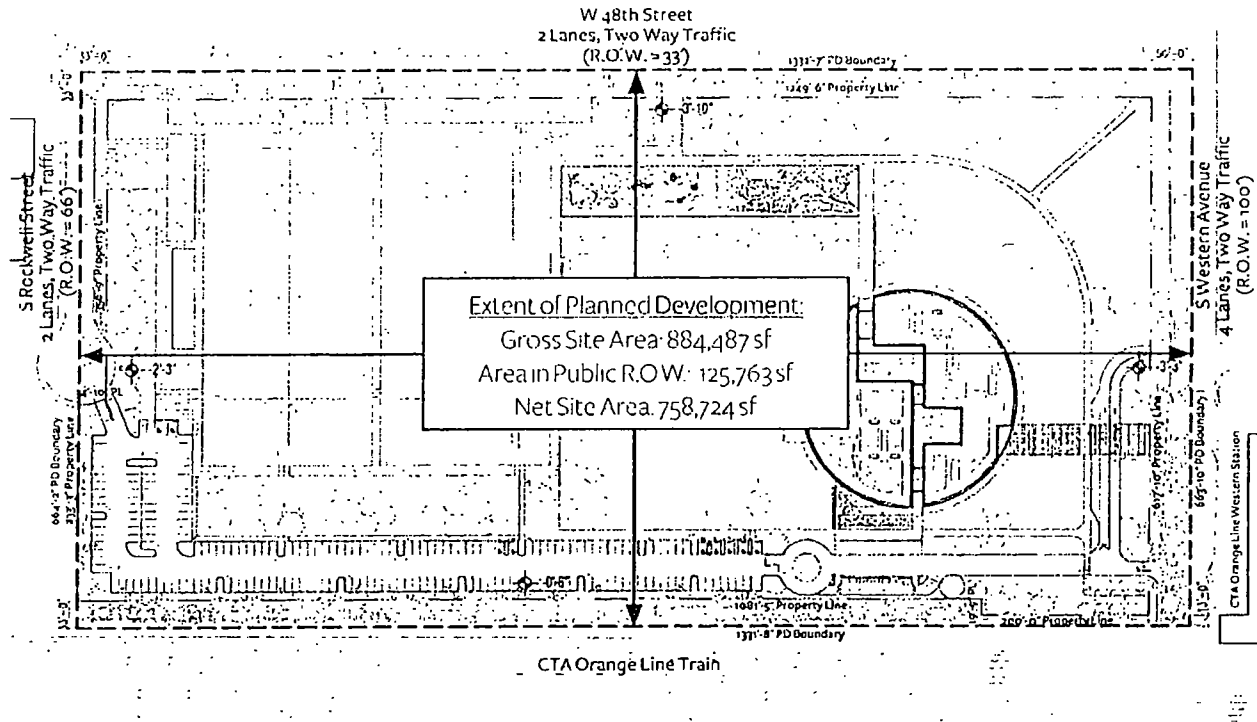
PLANNED DEVELOPMENT #XX107
CHICAGO PARK DISTRICT - PARK 15.3

4500 S. Western Avenue Chicago, Illinois 60609

PREPARED BY: [Faint text]
FOR THE REGIONAL PLANNING BOARD

ronron
John Ronan Architects
600 N. Dearborn Street
Chicago, Illinois 60610
Tel: 312.329.1000
Fax: 312.329.1001

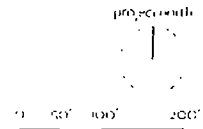
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PLANNED DEVELOPMENT BOUNDARY LINE MAP

Drawing Legend:

- Property Line (Net Site Area)
- Planned Development Boundary Line (Gross Site Area)
- PD Area in the Public Right of Way



APPLICANT: CHICAGO CITY DISTRICT

PLANNED DEVELOPMENT #XXXX
CLIFACOPARK DISTRICT PARK 596

DATE: 11/11/2011

PROJECT: 1111 W. 48th Street
1111 W. 48th Street

John Roman Architects
1111 W. 48th Street
Chicago, IL 60608
773.326.1111
www.jra.com

W 48th Street

1332'-7" PD Boundary

1249'-6" Property Line

33'-0"

328'-0"

323'-0"

33'-0"

583'-0"

573'-3"

663'-10" PD Boundary

663'-10" Property Line

200'-0" Property Line

1081'-5" Property Line

1331'-8" PD Boundary

644'-7" PD Boundary

253'-7" Property Line

1'-10" PL

360'-9" Property Line

1332'-7" PD Boundary

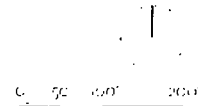
Proposed Vacated Street
9,866 sf

Proposed Vacated Alley
9,332 sf

S Rockwell Street

S Western Avenue

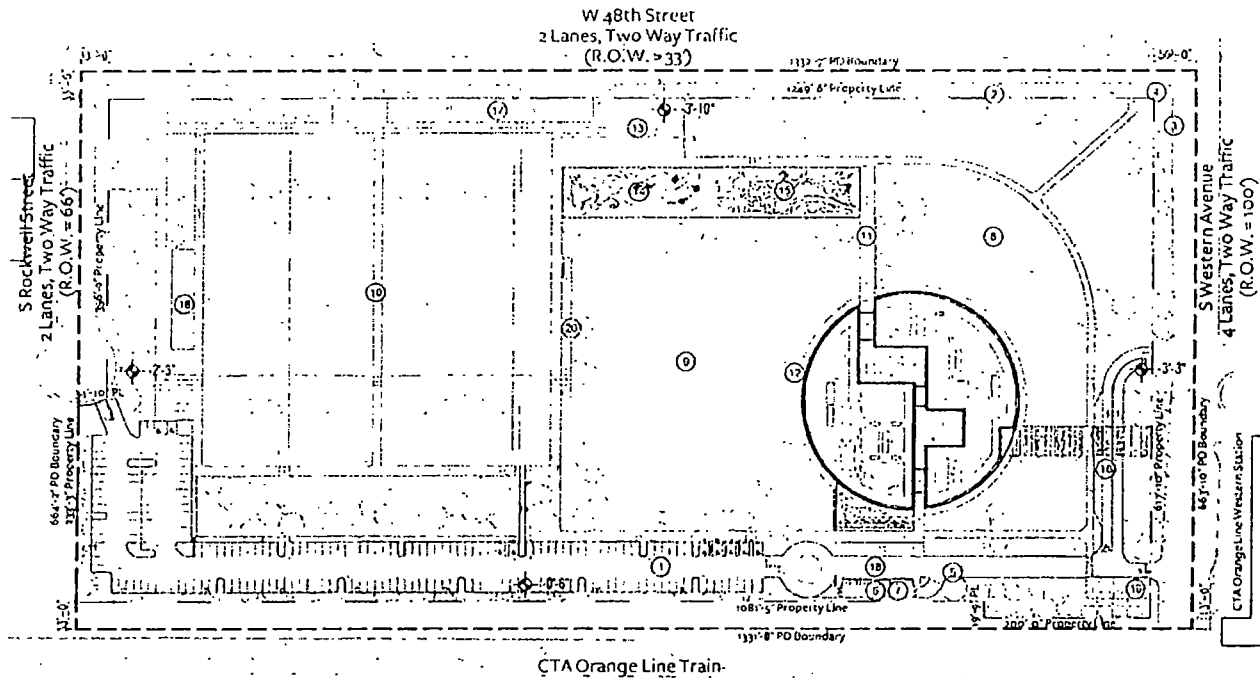
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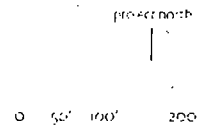
SITE PLAN

Keynote Legend:

1. Parking Lot: 200 Spaces
(Includes 9 Accessible Spaces)
2. Existing Sidewalk
3. Existing Street Light
4. Existing Fire Hydrant
5. New Fire Hydrant
6. Trash Enclosure
7. Gas Meter and Transformer on Concrete Pad
8. Meadow with Path
9. Grand Lawn
10. Artificial Turf Field
11. New Concrete Path with Intermittent Plazas
12. Club Room Terrace
13. Spray Pool
14. Playground
15. Nature Play
16. Grandstand with Equipment Storage
17. Bermed Perimeter Landscape
18. Passenger Drop-Off
19. Flagpoles
20. Stage/Concrete Pad for Deployable Bleachers

Drawing Legend:

- Property Line (Net Site Area)
- Planned Development Boundary Line (Gross Site Area)
- Proposed Street Tree in Flush Tree Grate
- Proposed Shade/Ornamental Tree



WILLIAM CHICAGO PARK DISTRICT

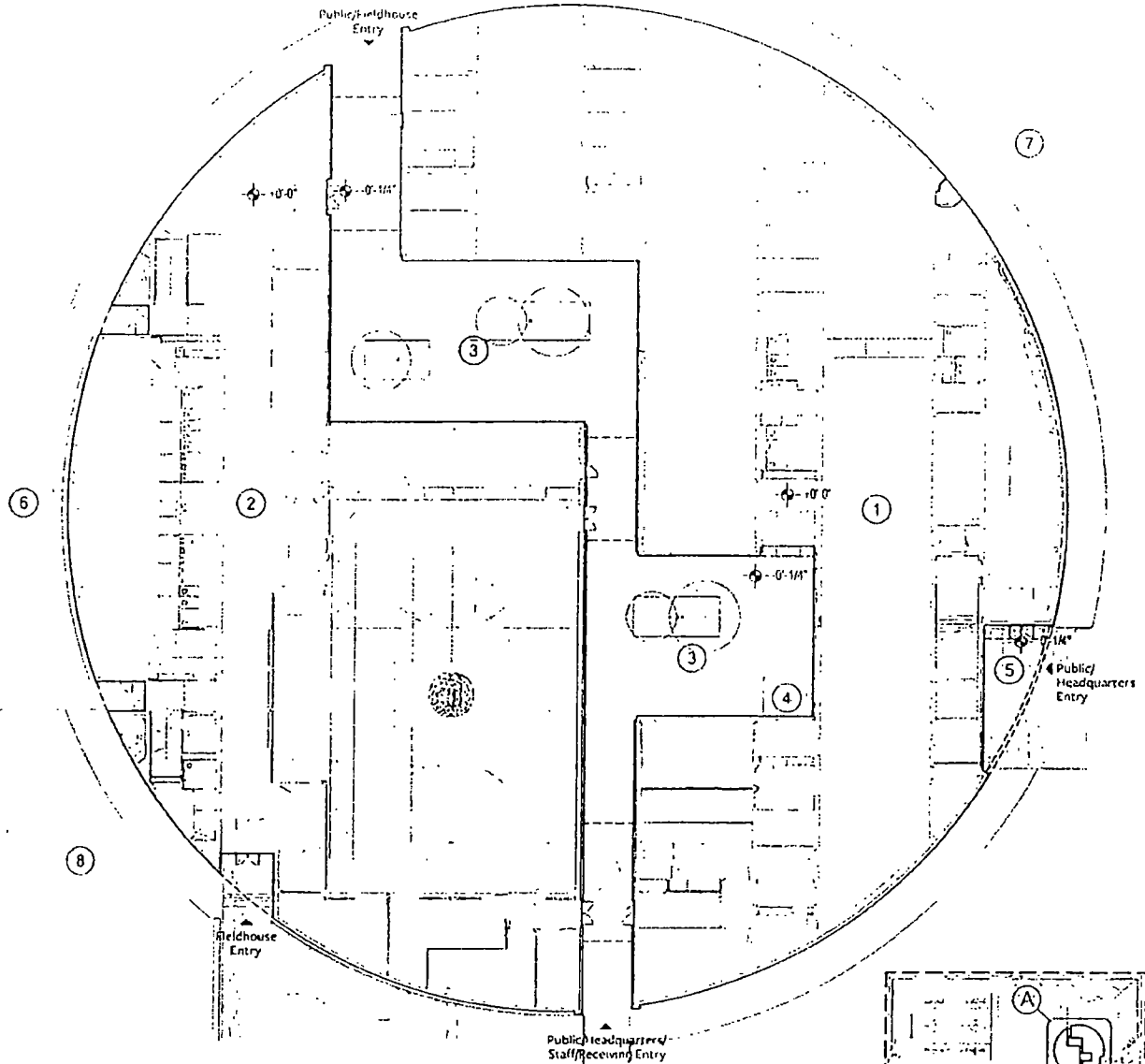
PLANNED DEVELOPMENT #XXXX
CHICAGO PARK DISTRICT PARK #99

DATE: 10/10/2018 10:00 AM

INTRODUCED TO THE PUBLIC
PLANNED DEVELOPMENT #XXXX

ronan

John Ronan Architects
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www.jronan.com



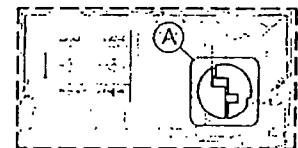
A. GROUND LEVEL PLAN

Keynote Legend:

- 1 Headquarters
- 2 Fieldhouse
- 3 Courtyard
- 4 Water Feature
- 5 Headquarters Entry Plaza
- 6 Club Room Terrace
- 7 Meadows
- 8 Grand Lawn

Drawing Legend:

- Property Line (Net Site Area)
- Planned Development Boundary Line (Cross Site Area)
- Ornamental Tree



Key Plan

project north

0' 10' 20' 30'

ARCHITECT: JONATHAN P. BROWN

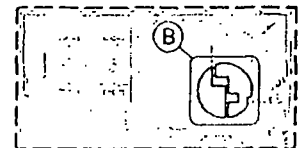
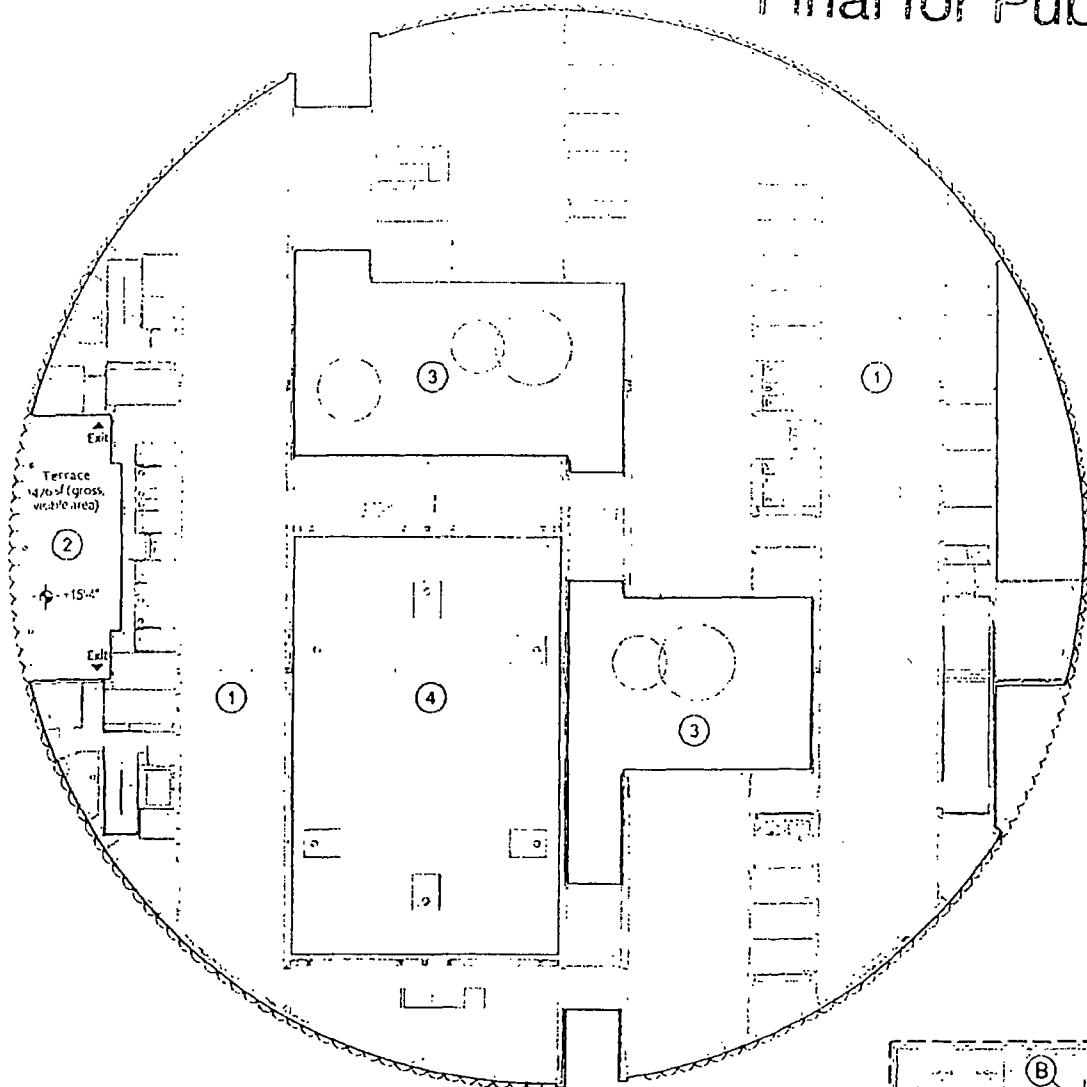
PLANNED DEVELOPMENT #222 XX
CHICAGO PARK DISTRICT - PAPER 396

DESIGN: JONATHAN P. BROWN, CHICAGO, ILLINOIS 60604

ARCHITECTURE: JONATHAN P. BROWN
PLANNING: JONATHAN P. BROWN, CHICAGO, ILLINOIS 60604

JOHN P. BROWN ARCHITECTS

1000 N. LAKE STREET
CHICAGO, ILLINOIS 60610
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Key Plan

B. UPPER LEVEL PLAN

Keynote Legend:

- 1 Headquarters
- 2 Terrace
- 3 Open to Courtyard Below
- 4 Open to Gym Below

Drawing Legend:

- Property Line (Not Site Area)
- Planned Development Boundary Line (Cross Site Area)
- Ornamental Tree

Project North

0 10' 20' 30'

PUBLIC AND CHICAGO PARK DISTRICT

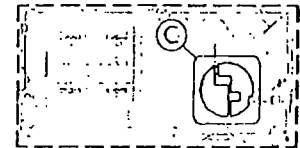
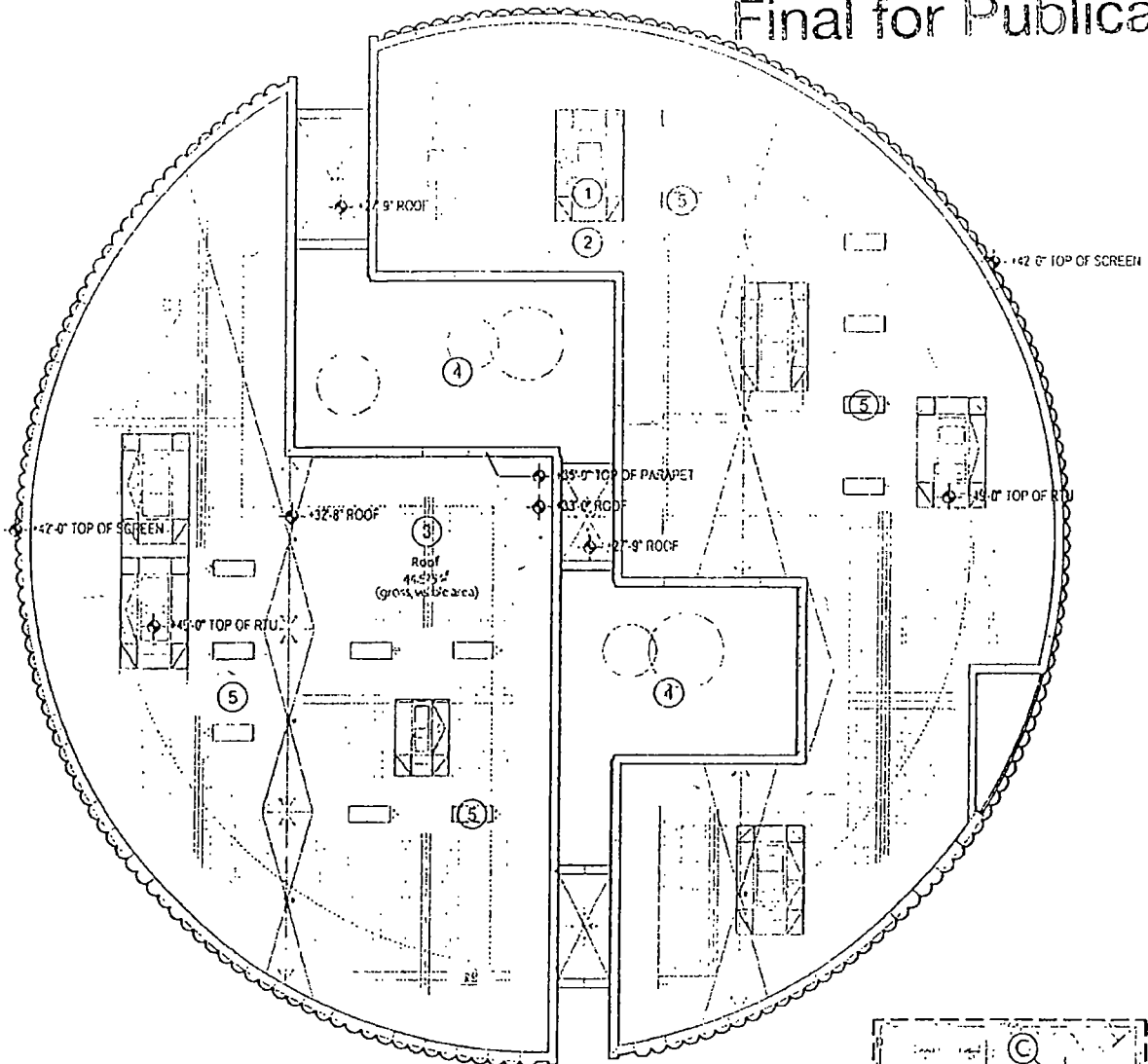
PLANNED DEVELOPMENT #17777X
CHICAGO PARK DISTRICT #17777X

1000 N. LA SALLE ST., CHICAGO, ILL. 60606

1000 N. LA SALLE ST., CHICAGO, ILL. 60606
CHICAGO PARK DISTRICT #17777X

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Key Plan

C. ROOF LEVEL PLAN

Keynote Legend

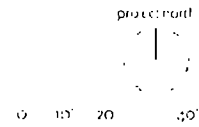
- 1 Roof Top Unit
- 2 Roof Membrane Walkway Pad
- 3 Green Roof Trays
- 4 Open to Courtyard Below
- 5 Skylights

Drawing Legend

- Property Line (Net Site Area)
- - - Planned Development Boundary Line (Gross Site Area)
- Ornamental Tree

Green Roof Calculations

Net Roof Area	44,545 sf
Pool Area Required for Roof Top Units, Skylights, Roof Hatches, Roof Drains, Maintenance Paths/Working Areas	±9,772 sf
Green Roof Area	15,733 sf
Green roof Percentage	35%



APPLICANT: CHICAGO PARK DISTRICT

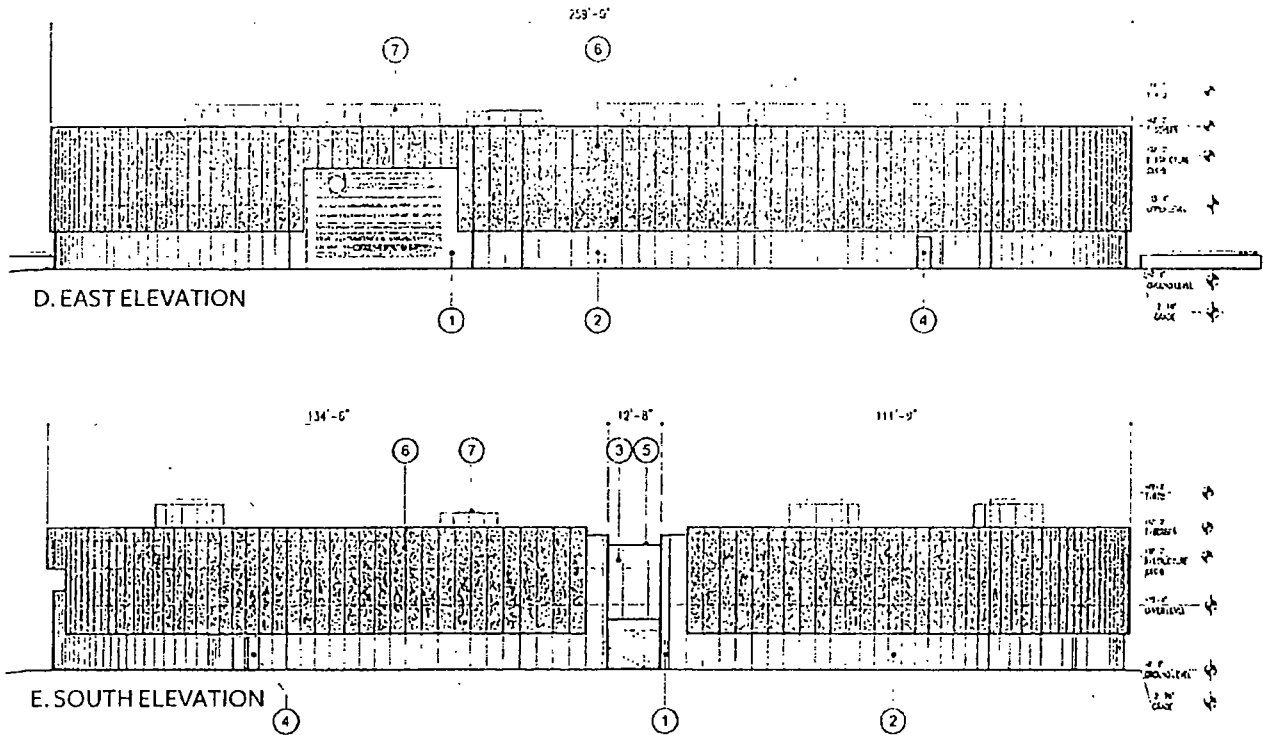
PLANNED DEVELOPMENT #2747
CHICAGO PARK DISTRICT - PARK 106

2020-2021 Annual Comprehensive Zoning Ordinance

INTRODUCED BY: JAMES
PLANNING COMMISSION: 2020-2021

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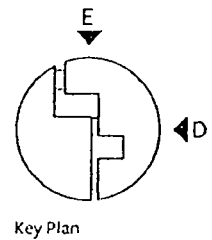
Final for Publication



EAST AND SOUTH ELEVATIONS

Keynote Legend:

1. Reclaimed Chicago Common Brick
2. Anodized Aluminum Framed Curtain Wall with Bronze Insulated Low-E Glass
3. Anodized Aluminum Framed Curtain Wall with Reflective Bronze Insulated Low-E Glass
4. Doors
5. Anodized Aluminum Coving
6. Anodized Aluminum Expanded Metal Screen
7. Roof Top Unit with Aluminum Screen



0 10' 20' 40'

APPLICANT: CHICAGO PARK DISTRICT

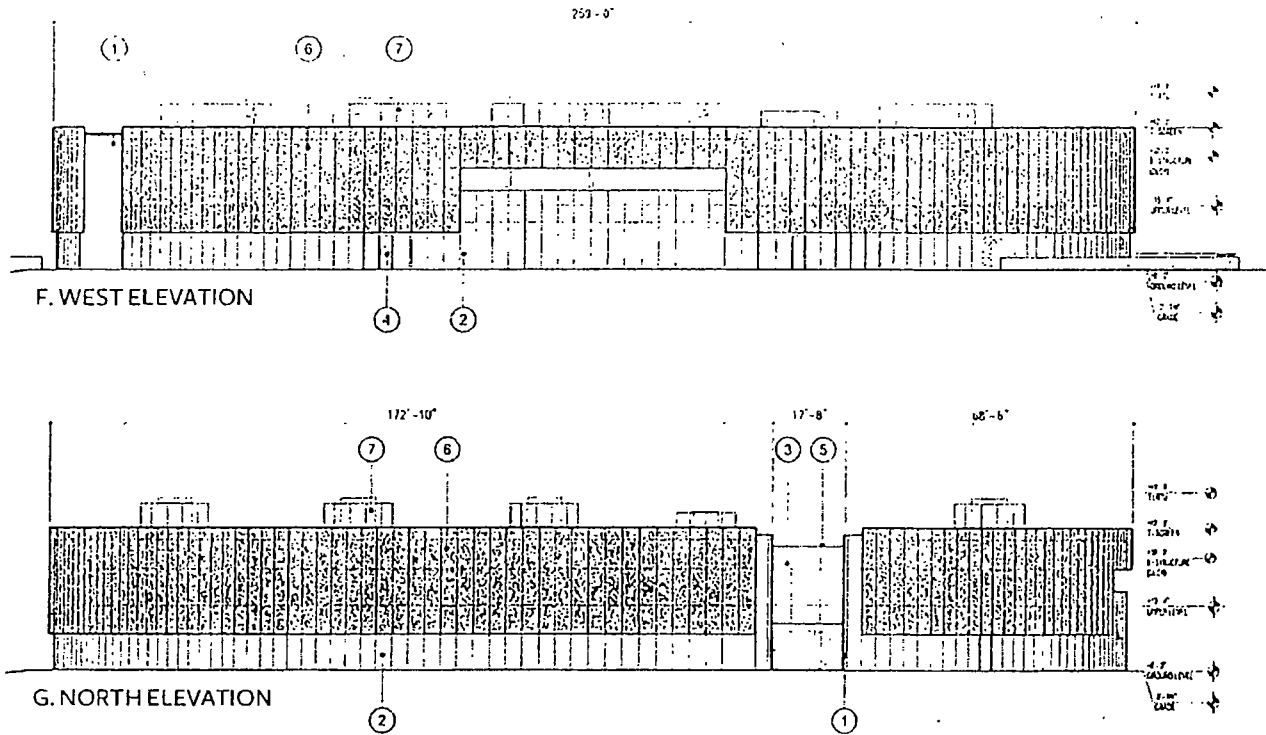
PLANNED DEVELOPMENT #XXXX
CHICAGO PARK DISTRICT, PARK 500

DESIGNER: [Faint text]

DATE: [Faint text]
TOWN OF CHICAGO, SEPTEMBER 2020

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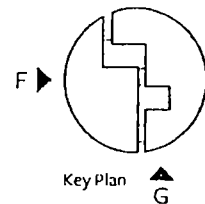
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WEST AND NORTH ELEVATIONS

Keynote Legend:

1. Reclaimed Chicago Common Brick
2. Anodized Aluminum Framed Curtain Wall with Bronze Insulated Low-E Glass
3. Anodized Aluminum Framed Curtain Wall with Reflective Bronze Insulated Low-E Glass
4. Doors
5. Anodized Aluminum Coping
6. Anodized Aluminum Expanded Metal Screen
7. Roof Top Unit with Aluminum Screen



0 10' 20 40'

4291 K. F. I. C. A. (C. S. K. S. T. R. I. C. I.)

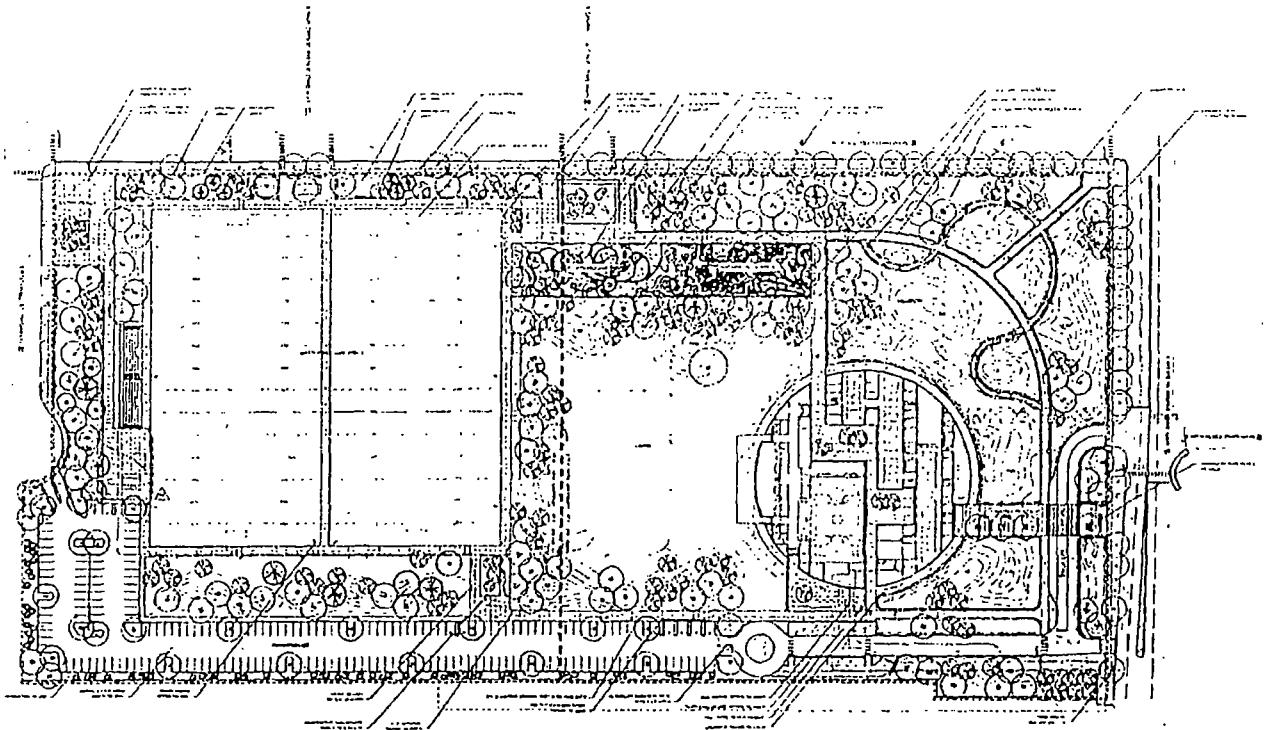
PLANNED DEVELOPMENT #XXX
CHICAGO PARK DISTRICT PARK 96

15. $\mathbb{C}^3 \times \mathbb{C}^3 \rightarrow \mathbb{C}^3 \times \mathbb{C}^3$: $(x, y) \mapsto (x + y, x - y)$

ACCEPTED FOR PUBLICATION
11 AUGUST 2015

ronan
Roman Architects
600-911-8800
www.romanarchitects.com

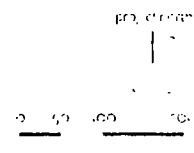
Final for Publication



SITE LANDSCAPE PLAN

Drawing Legend:

--- Property Line	--- Natural Area Fence	--- Embankment Slide
--- Project Limit Line	--- 4" H Welded Wire Mesh Fence	o Council Ring
Directional Brushed Concrete	--- Perimeter Fence	--- Log Seating
Exposed Aggregate Concrete	--- Prefabricated Bench	--- Storage Bin
Precast Concrete	--- Bike Racks	--- Upside-Down Tree
Integral Colored Concrete	--- Water Fountain	--- Existing Tree
Rubber Surfacing	o Bollard	o Shade Tree
Precast Pavers	o Uplight	o Ornamental Tree
Asphalt Pavement	o Light Pole	o Evergreen Tree
Decorative Aggregate	--- Fountain Feature	o Marking
Engineered Wood Fiber	--- Scoreboard	o Seed
Artificial Turf	--- Log Beams and Stumps	--- Natural Area Seeding
Wood Paver	--- Outcropping Stone	--- Future View Edge/Path
Expansion Joint	o Water Pump	--- Signage
Control Joint	--- Wood Platforms	
6" W Flush Concrete Curb	--- Bridge	
6" W Raised Concrete Curb	o Suspended Net Seating	



ARCHITECT: CHICAGO21 ARCHITECTS, INC.

PLANNED DEVELOPMENT # 01
CHICAGO PARK DISTRICT PARKING

PROJECT ADDRESS: 1000 N. LAKE STREET, CHICAGO, IL 60603

PROJECT SITE: 1000 N. LAKE STREET, CHICAGO, IL 60603


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1000 N. LAKE STREET, CHICAGO, IL 60603
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WWW.JOHNROSSARCHITECTS.COM



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From: 
Maurice D. Cox,
Chicago Plan Commission

Date: September 17, 2020

Re: Proposed Parks and Open Space Planned Development for the property generally located
at 4800 S. Western Ave.

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

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

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