



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2014-8911A
Type: Ordinance
File created: 11/5/2014
Status: Passed
In control: City Council
Final action: 1/21/2015
Title: Zoning Reclassification Map No. 11-N at W Forest Preserve Dr and N Oak Park Ave - App No. A-8055A
Sponsors: Cullerton, Timothy M.
Indexes: Map No. 11-N
Attachments: 1. O2014-8911.pdf, 2. SO2014-8911A.pdf

Date	Ver.	Action By	Action	Result
1/21/2015	1	City Council	Passed as Substitute	Pass
1/20/2015	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
11/5/2014	1	City Council	Referred	

FINAL FOR PUBLICATION
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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, is amended by changing all the Residential-Manufacturing-Institutional Planned Development Number 561 symbols and indications as shown on Map No. 11-N in the area bounded by:

That Part of Lot 2 in Chicago Industry Tech Park III, Being a subdivision in the south fractional ¹A of Section 18, Township 40 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded. November 1, 2010 as document 1030544015, described as follows: Beginning at the most northerly northeast corner of said lot 2, being also the most westerly northwest corner of lot 3 in Chicago Industry Tech Park II, being a subdivision according to the plat thereof recorded April 21, 1998 as document 98310167; thence south 00 degrees 00 minutes 43 seconds west along the east line of said lot 2, a distance of 296.67 feet; thence north 89 degrees 59 minutes 17

seconds west at a right angles to said last described line, a distance of 217.09 feet; thence north 00 degrees 00 minutes 43 seconds east parallel with the east line of said lot 2, a distance of 200.00 feet to the northerly line of said lot 2; thence north 66 degrees 00 minutes 33 seconds east along the northerly line of said lot 2, a distance of 237.64 feet to the point of beginning, in Cook County, Illinois.

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

SECTION 2: That the Chicago Zoning Ordinance by further amended by changing all the Residential-Institutional Planned Development Number 900 and RT-4, Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 11-N in the area bounded by:

Parcel 1:

That part of the south fractional half of Section 18, Township 40 North, Range 13 East of the Third Principal Meridian, lying south of the Indian Boundary Line and being described as follows:

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Beginning at the intersection of the Indian Boundary Line, being also the southeasterly line of West Forest Preserve Drive, with the east line of North Oak Park Avenue, as shown on the plat of survey recorded January 11, 1935 as Document Number 11544080; thence north 58 degrees, 38 minutes, 11 seconds east along said Indian Boundary Line, 602.83 feet; thence south 31 degrees, 21 minutes, 49 seconds east at right angles to said last described line, 503.09 feet; thence south 66 degrees, 00 minutes, 33 seconds west, 640.70 feet; thence south 26 degrees, 07 minutes, 04 seconds west, 311.80 feet to the east line of said North Oak Park Avenue; thence northerly along said east line of North Oak Park Avenue, being a curved line convex westerly and having a radius of 2,337.50 feet, an arc distance of 588.00 feet to a point of tangency in said line (the chord of said arc bears north 05 degrees, 29 minutes, 38 seconds west, 586.45 feet); thence north 01 degrees, 42 minutes, 45 seconds east along the east line of said North Oak Park Avenue, being a line tangent to said last described curved line at said last described point, 72.56 feet to the place of beginning, in Cook County, Illinois.

Parcel 2:

That Part of Lot 2 in Chicago Industry Tech Park III, Being a subdivision in the south fractional Vz Section 18, Township 40 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded November 1, as document 1030544015, described as follows: Beginning at the most northerly northeast corner of said lot 2, being also the westerly northwest corner of lot 3 in Chicago Industry Tech Park II, being a subdivision according to the plat thereof recorded April 21, 1998 as document 98310167; thence south 00 degrees 00 minutes 43 seconds west along the east line of said lot 2, a distance of 296.67 feet; thence north 89 degrees 59 minutes 17 seconds west at a right angles to said last described line, a distance of 217.09 feet; thence north 00 degrees 00 minutes 43 seconds east parallel with the east line of said lot 2, a distance of 200.00 feet to the northerly line of said lot 2; thence north 66 degrees 00 minutes 33 seconds east along the northerly line of said lot 2, a distance of 237.64 feet to the point of beginning, in Cook County, Illinois.

to those of Residential-Institutional Planned Development Number 900, which is hereby established in the area described.

This ordinance shall take effect upon its passage and due publication.

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Residential-Institutional Planned Development No. 900

Bulk Regulations and Data Table

Gross Site Area:

Area in Adjoining Right-of-Way:

Net Site Area (By Subarea):

Subarea A: Subarea B:

Total Net Site Area:

474,211 sq.ft. 71,120 sq. ft.

203,810 sq.ft. 199,281 sq. ft.

403,091 sq. ft.

Maximum Floor Area Ratio (FAR) (By Subarea):

Subarea A: Subarea B:

Maximum Floor Area Ratio (FAR) (Entire PD):

1.25 0.50 0.88

Maximum Number of Dwelling Units (By Subarea):

Subarea A: Subarea B:

Maximum Number of Units (Entire PD):

205 0

205

Minimum Number of Off-Street Parking Spaces (By Subarea):

Subarea A:

Subarea B:

263

Seniors Apartments: Seniors Condominiums: North Lot: South Lot:

Minimum Number of Spaces (Entire PD):

Minimum Number of Loading Berths (By Subarea):

Subarea A:

Subarea B:

Minimum Number of Berths (Entire PD):

Minimum Setbacks from Property Lines (By Subarea):

Subarea A: Subarea B:

In accordance with Site Plan for Subarea A** In accordance with Site Plan for Subarea B**

Maximum Building Height (By Subarea):

Subarea A: Subarea B:

In accordance with Building Elevations for Subarea A** In accordance with Building Elevations for Subarea B**

"Subject to any prior 'minor change' and Part II approvals.

APPLICANT: ADDRESS:

INTRODUCTION DATE: REVISED / CPC DATE:

Aldermanic

4255-4301 N. Oak Park Ave; 6901-6921 Forest Preserve Ave. November 5, 2014 December 18, 2014

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Residential-Institutional Planned Development No. 900, as amended

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Institutional Planned Development No. 900 consists of approximately 403,091 square feet (9.25 acres) and is owned or controlled by New Horizon Center for the Developmentally Disabled, Inc. and Senior Lifestyle Corporation.

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 (or any subarea of this Planned Development, as applicable) are made, shall be under single ownership or designated control. Single designated control is defined 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 vacat ion 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.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans, and subject to review and approval by the Department ofBusiness Affairs and Consumer Protection.

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.

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4. This Plan of Development consists of these 16 Statements and:

- o Bulk Regulations and Data Table
- o Existing Zoning Map

- o Planned Development Boundary Map
- o Existing Land Use Map
- o Subarea Map
- o Site Plan - General
- o Site Plan - Subarea A and Subarea B (Northern Lot)
- o Site Plan - Subarea B (Southern Lot)
- o Landscape Plan - Subarea B (Southern Lot)
- o Elevation Drawing - Subarea A - Building 1
- o Elevation Drawing - Subarea A - Buildings 2 and 3
- o Elevation Drawing - Subarea B (Northern Lot) New Horizon Center
- o Elevation Drawing - Subarea B (Southern Lot) Pavilion

prepared in part by Terra Engineering Ltd. and dated December 18, 2014.

Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development.

Notwithstanding the foregoing, buildings and structures existing prior to the approval of this amendment shall comply with the Planned Development as it existed at the time of their construction, including but not limited to any applicable Site Plan, Administrative Relief, Minor Change, and Part II approvals.

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 shall be permitted within this Planned Development:**

Subarea A

The following uses are permitted in Subarea A:

Elevator apartment and/or condominium buildings providing residential uses including, but not limited to, housing for seniors and elderly persons and related accessory uses;

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Subarea B

The following uses are permitted in Subarea B:

Educational and related residential facilities for developmentally disabled persons including accessory uses (including but not limited to playground areas and accessory parking).

Two (2) existing telecommunication towers are permitted in both Subareas (not to exceed the existing height).

6. A minimum of two percent (2%) of all parking spaces shall be designated for accessible parking (for persons with disabilities), notwithstanding the minimum accessible parking requirements set forth in Section 17-10-0900 of the Zoning Ordinance.
7. 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.
8. 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 established by the Federal Aviation Administration.
9. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations 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 a net site area of 403,091 square feet.
10. 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.
11. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. (Notwithstanding the foregoing, buildings and structures existing prior to the approval of this amendment need only comply with the Planned Development as it existed at the time of their construction, including but not limited to all applicable Site Plan, Administrative Relief, Minor Change, and Part II approvals.) Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews

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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 Department of Streets and Sanitation, and the Department of Fleet and Facility Management, under Section 13-32-125 of the Municipal Code, or any other provision of the Code.
13. The terms and conditions of development under this Planned Development 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.
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. Buildings and structures existing prior to the approval of this amendment shall comply with the Planned Development as it existed at the time of their construction, including but not limited to any applicable Site Plan, Administrative Relief, Minor Change, and Part II approvals. At the time of a hearing before the Chicago Plan Commission, all proposed or new developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy promulgated by the Department of Planning and Development.

Subarea A

Within Subarea A, at least twenty-five percent (25%) of the aggregate gross roof area shall be covered by a vegetative ("green") roof; the remaining roof areas shall be covered with an Energy Star rated roof.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse for failure to construct the pavilion area improvements in Subarea B's south lot, the Zoning Administrator may initiate a Zoning Ordinance Map Amendment to rezone the property to back to Residential-Institutional Planned Development No. 900 as approved by ordinance

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enacted on March 31, 2004, provided that the boundaries of this Planned Development as defined in this ordinance shall remain unchanged.

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Existing Zoning Map

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APPLICANT: ADDRESS:

Aldermanic 4255-4301 N. Oak Park Ave; 6901-6921 Forest Preserve Ave. November 5, 2014
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PLANNED DEVELOPMENT BOUNDARY MAP

225 W Ohio Street TEL (312) 467-0123
41h Floor FAX (312) 467-0220
Chicago, IL 60654 v/www.terraengineering.co
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PD BOUNDARY LIMITS CITY OF CHICAGO

LIMITS

APPLICANT: Aldermanic
ADDRESS: 4255-4301 N. Oak Park Ave;
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EXISTING LAND USE MAP

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4255-4301 N. Oak Park Ave; 6901-6921 Forest Preserve Ave. November 5, 2014 December 18, 2014

SUBAREA MAP

225
0123

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Ohio

Street

TEL

(312)467-

4th
467-0220

Floor

FAX

(312)

Chicago, IL 60654 www.terraengineering.co

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SUB-AREA B-(SOUTH) SITE PLAN DETAIL

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PD 900 BOUNDARY '

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ADDRESS: 4255-4301 N. Oak Park Ave;
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I ^1 ENGINEERING LTD.

225 W. Ohio Street, 4th Floor Chicago, Illinois 60654 (312)467-0123 (312) 467-0220 fax

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W. FORESTPRBSKRVB DRtVB

Site Plan
Subarea A
and

Subarea B (Northern Lot)

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EXISTING PARKING LOT ■ TO REMAIN

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I EXISTING SHED

EXISTING ■ WOOD PRIVACY FENCE

EXISTING • UTILITY POLE & SHED

APPLICANT: ADDRESS:

INTRODUCTION DATE: REVISED / CPC DATE:
PD 900 BOUNDARY

Aldermanic

4255-4301 N. Oak Park Ave; 6901-6921 Forest Preserve Ave. November 5, 2014 December 18, 2014

PROPOSED PARKING LOT - 63 PARKING STALLS

■ EXISTING GENERATOR & UTILITY SHED

EXISTING BUILDING

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Site Plan Subarea B (Southern Lot)

EXISTING 16" CALIPER DECIDUOUS TREE TO REMAIN £fAND BE PROTECTED

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42t>S-430I N. Oak Park Ave; 6901-6921 Forest Preserve Ave. November 5, 2014 December 18, 2014

OVERHANG

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• PROPOSED PARKING LOT - 63 PARKING STALLS
(APPROXIMATELY)

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Landscape Plan Subarea B (Southern Lot)

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Elevation Drawing Subarea A Building 1

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INTRODUCTION DATE: REVISED / CPC DATE:

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4255-4301 N. Oak Park Ave; S901-S921 Forest Preserve Ave. November 5, 2014 December 18, 2014

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Front EJ wagon

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**Elevation Drawing
Subarea A
Buildings 2 and 3**

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**Elevation Drawing Subarea B (Northern Lot) 1 of 3 New Horizon
Center**

Aldermanic

4255-4301 N. Oak Park Ave; 69 01-6«J21 Forest Preserve Ave. November 5, 2014

December '18, 2014

APPLICANT: ADDRESS:

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**Elevation Drawing Subarea B (Northern Lot) 2 of 3 New Horizon
Center**

Aldermanic

4255-4301 N. Oak Park Ave; 6<J01-G")21 Forest Preserve Ave. November 5, 2014
December 18, 2014

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**Elevation Drawing Subarea B
(Northern Lot) 3 of 3 New Horizon**

Center

APPLICANT ADDRESS:

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Aldermanic
4255-4301 N. Oak Park Ave; 6')01-6T21 Forest Preserve Ave. November 5, 2014
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November 5, 2 014

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Elevation Drawing Subarea B (Southern Lot) Pavilion
Department of Planning and Development
CITY OF CHICAGO

MEMORANDUM

on.

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

Andrew J. Mooney / Secretary / Chicago Plan Commission

December 19, 2014

RE: Proposed Amendment to Planned Development No. 900 for property generally located at 6737
W. Forest Preserve Drive.

On December 18, 2014, the Chicago Plan Commission recommended approval of the proposed amendment submitted by Alderman Timothy Cullerton. 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)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602
Chicago Plan Commission

December 18, 2014

Proposed Amendments to PD # 561 and PD #900 6701 West Forest Preserve Avenue 6737 West Forest Preserve Avenue

PD #561 and PD B900

PD 8561 and PD B900
PD H561 and PD 11900

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PD gS61and PD 0900

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

DECEMBER 18, 2014

PROPOSED AMENDMENT TO PLANNED DEVELOPMENT #900 (APPLICATION NO. A-8055-A)

ALDERMAN TIMOTHY CULLERTON

6737 WEST FOREST PRESERVE AVENUE

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 amendment to Planned Development #561 for your review and recommendation to the Chicago City Council. The application was introduced to the Chicago City Council on November 5, 2014. Notice of this public hearing was published in the Chicago Sun-Times on December 3, 2014. The Applicant was separately notified of this public hearing.

The property is identified as 6737 West Forest Preserve Avenue and is comprised of two Sub-Areas, the first improved with senior living buildings and the second improved with the New Horizon Center for the developmental[^] disabled. The proposed amendment is technical in nature and includes only a proposal to acquire additional land and to add said land to the planned development as part of Sub-Area B. The land will be developed to be used for outdoor programming for the existing New Horizon Center which is already an established and permitted use within the planned development.

This request is being submitted as an amendment to a planned development, pursuant to Section 17-08-0515-A, due to the proposed change in the boundary. The site is currently zoned planned development #900, and the applicant proposes to rezone it to planned development #900, as amended.

SITE AND AREA DESCRIPTION

The subject property is identified as planned development #900 and was previously review and approved in 2004. The planned development currently consists of 349,180 square feet of land and is located at the southeast corner of West Forest Preserve Avenue and North Oak Park Avenue. North of the site are

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parcels of land located outside of the City of Chicago city limits, the land is located in Harwood Heights, Illinois this area is developed primarily with low density residential buildings with a few small commercial uses sprinkled in. East and South of the site is a large residential manufacturing institutional planned development known as planned development #561 which is comprised of multiple Sub-Areas. West of the site is property zoned RS-2, Residential Single-Unit (Detached House) District which is the home to Chicago-Read Mental Health Center. The site is not situated within the Lake Michigan and Chicago Lakefront Protection District. The site is located within the Read/Dunning Tax Increment Financing (TIF) District. The site is not located within the boundaries of a Chicago Landmark District and it does not contain any designated local or national landmark structures or sites.

The CTA has bus routes #78 (Montrose); #80 (Irving Park); and #86 (Narragansett/Ridgeland) all running on a route within a half-mile of the site.

PROJECT BACKGROUND AND DESCRIPTION

The current planned development is made up of two Sub-Areas, the first Sub-Area is developed with

multiple senior living buildings, the second Sub-Area is developed with the New Horizon Center for the developmentally disabled. The proposed amendment application is to amend the planned development boundaries to allow for a small parcel of land which is currently vacant to be acquired and added to Sub-Area B within this existing planned development and would be used by the New Horizon Center for the developmentally disabled as outdoor programmable space.

DESIGN

The proposed parcel of land would be graded, and be planted with grass in accordance with the Chicago Storm-Water Ordinance, the site would have the possibility of a future phase of work which would allow for the installation of some additional parking stalls as well as an open-air pavilion which could be used as an outdoor gathering space for those served by the New Horizon Center.

LANDSCAPING AND SUSTAINABILITY

The planned development as previously reviewed and approved contained a landscape plan and a statement requiring general conformance with said plan. The new revised planned development will continue to carry the requirement that any and all development be built in compliance with the landscape requirements as called out in Section 17-11 of the Chicago Zoning Ordinance. Additionally, the newly added parcel of land will be constructed in accordance with the Chicago Storm-Water Ordinance.

ACCESS / CIRCULATION

The subject site currently is accessed from three (3) driveways, two (2) driveways provide access to Sub-Area A, and one (1) driveway provides access to Sub-Area B. The proposed amendment does not contain any plans to alter the

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existing path of access or circulation of the previously reviewed and approved planned development.

BULK / USE / DENSITY

The proposed amended planned development will not include any changes to the allowable uses as reviewed and approved in the previously adopted planned development. The maximum allowable Floor Area Ratio (FAR) for the overall planned development was previously set at 0.95, and will continue to be limited to this maximum. The proposed amendment will leave unchanged the previously reviewed and approved maximum building height language. All remaining bulk, use and density items will be in compliance with the previously adopted planned development as reviewed and approved in 2004.

RECOMMENDATION

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and compared this proposal to the requirements of the Chicago Zoning Ordinance, the previously reviewed and approved planned development ordinance and existing development in the community. The area around this project is composed of a mixture of various uses including commercial, retail, residential, institutional and manufacturing uses and is accessible from public transit. Based on that analysis, DPD has concluded that this proposal is appropriate for this site and

supports this development for the following reasons:

1. The project was designed to promote unified planning and development (per 17-8-0102), as evidenced through the project design which allows the residential uses of Sub-Area B and the Institutional use of Sub-Area A to co-exist at the subject site, this is achieved through providing adequate access throughout the planned development via safe walkways and proper roadways, the development is further enhanced with building orientation and massing;
2. The project was designed to promote economically beneficial development patterns that are compatible with the character of existing neighborhood (per 17-8-0103), this was evidenced by the design of the project, and the fact that the proposed use is were in context with the character of the adjacent properties and also met the needs of the immediate community;
3. Promotes transit, pedestrian use, and ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity (per 17-8-0904-1-2, 3 & 4), as evidenced by the site's close proximity to public transit in the form of various CTA bus lines; the accessibility accommodations made on-site for the building users; pedestrian ingress and egress options provided to the building users and lastly, ensuring that the design of the site works within the

FINAL

confines of the current existing traffic patterns at the site and creates little or no adverse impact to those patterns; 4. The project was designed so that all sides and areas of the buildings that are visible to the public would be treated with materials, finishes, and architectural details that are of high-quality and appropriate for use on primary public-right-of-way-facing facade (per 17-8-0907-A-4), this was evidenced through the information contained within the previously reviewed and approved planned development, and the corresponding exhibits adopted with that planned development, these items remain unchanged as part of the current amendment proposal;

The project meets the purpose and criteria set forth in the Chicago Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare:

1. Per 17-13-0308-C, the proposed development is compatible with surrounding developments in terms of land use, as well as, the density and scale of the physical structure.
2. Per 17-13-0308-D, the proposed underlying zoning for this planned development is planned development #900 and is currently improved in accordance to the use statement of the previously adopted planned development, the uses as adopted are compatible to uses both adjacent to this site and in the immediate area.
3. Per 17-13-0308-E, the public infrastructure facilities and City services will be adequate to serve the proposed development at the time of occupancy and the project will comply with the requirements for access in case of fire and other emergencies. The proposed project has been reviewed by the Mayor's Office for People with Disabilities and the 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 application.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that this application for the amendment of the previously reviewed and approved Planned Development be approved and that the recommendation to the City Council Committee on Zoning Landmarks and Building Standards be "as amended, Passage Recommended."

Bureau of Planning and Zoning
Department of Planning and Development

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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF
CHICAGO

**6737 WEST FOREST PRESERVE DRIVE PROPOSED AMENDMENT TO
RESIDENTIAL INSTITUTIONAL PLANNED
DEVELOPMENT #900 (APPLICATION
NO. A-8055-A)**

RESOLUTION

WHEREAS, Alderman Timothy Cullerton has submitted a zoning map amendment application on behalf of the New Horizon Center seeking approval to amend Planned Development #900; and,

WHEREAS, Applicant is proposing to amend the plan development boundaries, the Applicant is requesting to rezone the property from Residential Institutional Planned Development #900 to Residential Institutional Planned Development #900 as amended ; and,

WHEREAS the applicant's request to rezone the property was introduced to the City Council on November 5, 2014; and,

WHEREAS, proper legal notice of the hearing for this application before the Plan Commission was published in the Chicago Sun-Times on December 3, 2014 and the applicant was separately notified of this hearing; and,

WHEREAS, this proposed application was considered at a public hearing by this Plan Commission on December 18, 2014; and

WHEREAS, the Department of Planning and Development recommended approval of the application, with the recommendation and explanation contained in the written report dated December 18, 2014, a copy of which is attached hereto and made a part hereof; and,

WHEREAS, the Plan Commission has fully reviewed the application and all associated informational submissions, 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 consideration to the applicable provisions of the Zoning Ordinance.

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602

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

Martin Cabrera, Jr. i Chairman \ Chicago Plan Commission

1. 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 Plan Commission regarding this zoning map amendment application; and,
2. THAT this Plan Commission recommends approval, to the City Council Committee on Zoning, Landmarks and Building Standards, of the final zoning map amendment application dated November 5, 2014, as being in conformance with the applicable provisions, terms and conditions of the Zoning Ordinance.

PD No: 900. as amended

Approved: December 18, 2014

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602
Department of Planning and Development
CITY OF CHICAGO

MEMORANDUM

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

Andrew J. Mooney / Secretary / Chicago Plan Commission

December 19, 2014

RE: Proposed Amendment to Planned Development No. 900 for property generally located at 6737
W. Forest Preserve Drive.

On December 18, 2014, the Chicago Plan Commission recommended approval of the proposed amendment submitted by Alderman Timothy Cullerton. 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)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602
Chicago Plan Commission

December 18, 2014

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Proposed Amendments to PD # 561 and PD 8900 6701 West Forest Preserve Avenue 6737 West Forest Preserve Avenue

PDffS61 and PD 8900