



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: SO2021-1953
Type: Ordinance **Status:** Passed
File created: 5/26/2021 **In control:** City Council
Final action: 12/15/2021
Title: Zoning Reclassification Map No. 15-P at 8535 W Higgins Rd - App No. 20699
Sponsors: Misc. Transmittal
Indexes: Map No. 15-P
Attachments: 1. O2021-1953.pdf, 2. SO2021-1953.pdf

Date	Ver.	Action By	Action	Result
12/15/2021		City Council	Passed as Substitute	Pass
12/14/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
5/26/2021	1	City Council	Referred	

FINAL **for**
PUBLICATION

ORDINANCE

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

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

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

to those of a B3-2 Community Shopping District.

SECTION 2. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is

hereby amended by changing all of the B3-2 Community Shopping District symbols as shown on Map Number 15-P in the area generally bounded by:

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

to those of Business Residential Planned Development Number 44, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 44 PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Business Planned Development Number 44, as amended (Planned Development) consists of approximately 948,393 square feet of property which is depicted on the attached Planned Development Property Line, Boundary and Subarea Map (Property). No changes are being made to Subarea A in connection with this amendment. Glenstar O'Hare, LLC is the "Applicant" for this planned development amendment with due authorization from the property owners.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review

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

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

- Full width of streets

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- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 19 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Property Line, Boundary and Subarea Map; a Site Plan; a Site Plan Subarea B-1; a Site Plan Subarea B-2; a Site Plan Subarea B-3; a Roof and Landscape Plan; a Landscape Plantings Plan; the Subarea B-1 Building Elevations (North, West, South, East); the Subareas B-2 and B-3 Elevations; and the Subarea B-1 Building Section prepared by Fitzgerald Associates Architects dated August 19, 2021, submitted herein (collectively, the "Plans"). Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with

the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Residential Business Planned Development:

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

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

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

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

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

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 948,399 square feet and a maximum permitted FAR of 1.26.
9. Pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development and paid by the Applicant as follows: The review fee is \$0.50 per square foot of buildable floor area. One-half of the Part II review fee is due at the time of filing the planned development application (the "First Installment"), and one-half of the review fee is due at the time of the Part II review (the "second installment"). The Part II review fee for this Planned Development may be paid in phases corresponding to the phased construction of the subareas. The First Installment made in connection with this planned development amendment has been determined using a buildable floor area for Subarea B-1 of 305,000 square feet. For subsequent phases of development, the first installment of the Part II fee for each such phase or subarea is due when a planned development application or site plan application submission for each phase or subarea is made and the second installment is due at the time of Part II review. If the buildable floor area square footage changes between Plan

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Final Review Fee

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

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

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final

Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any new construction (other than the building to be constructed in Subarea B-1 for which Site Plan Approval is hereby granted), the Applicant shall submit a site plan, landscape plan and building elevations for the specific Subarea(s) or portion of specific

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

planned street Rights-of-Way.

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

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

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

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

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

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project and in the same or a different higher income area or downtown district. The Property is located in a higher income area, within the meaning of the ARO, and the Subarea B-1 project has a total of 297 units. As a result, the Applicant's affordable housing obligation is 30 affordable units (10% of 297 rounded up), 7 of which are Required Units (25% of 30, rounded down). Applicant has agreed to satisfy its affordable housing obligation by providing 30 affordable units in the rental

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

17. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof)-and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the

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Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary

outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

18. The Applicant acknowledges the importance of the CTA Blue Line Station located near the Property and acknowledges the City's goal of encouraging convenient access to public transportation. Accordingly, the Applicant agrees to cooperate with adjacent land owners to permit pedestrian access from the CTA Station to the Property. Additionally, the applicant agrees to improve the current path located within the IDOT rights-of-way to increase pedestrian safety and comfort. To that end, the Applicant, in cooperation with adjacent land owners, has established a pedestrian access easement from the CTA Blue Line Station, which provides pedestrian access across the southern perimeter of the Property, as depicted on the Pedestrian Access Path Exhibit. The Applicant has constructed and installed a pedestrian path within the access easement ("Pedestrian Path"). The Applicant agrees (1) to maintain the condition of the Pedestrian Path in order to promote pedestrian safety and comfort, and (2) to use reasonable efforts to cooperate in good faith with adjacent land owners to implement measures to enhance the condition of the Pedestrian Path, to the extent practicable.

19. This Planned Development shall be governed by Section 17-13-0612. Should this

. Planned Development ordinance lapse as to Subarea B, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to the pre-existing Planned Development Number 44, as approved by the City Council on December 10, 2014, and as later amended administratively by the Subarea B Site Plan Approval issued August 9, 2017.

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BUSINESS PLANNED DEVELOPMENT NO. 44, AS

AMENDED. BULK REGULATIONS AND DATA TABLE

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

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

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Minimum Accessory Off-Street Parking

Subarea A:

Subarea B-1:

Subarea B-2:

Subarea B-3 Minimum Bicycle Parking Spaces

Subarea A:

Subarea B-1: Maximum Off-Street Loading Spaces

Subarea A:

Subarea B-1:

Subarea B-2:

Subarea B-3: Minimum Setbacks

2000

500

270

631

599

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In conformance with the Plans

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

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Submittals: fofm^fo^ ARO, Near 'North/Near West. Pilot,

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justin.root@cityofchicago.org <mailto:justin.root@cityofchicago.org>. Applications that include .>
off-site, units should submit documentation-listed on page two. ■ : ^,

Qaje. June 26, 2021

DEVELOPMENT INFORMATION

Development Name: Glenstar O'Hare Multi-family Residential
Development Address: 8535 West Higgins Road
Zoning Application Number, if applicable: 20699 Ward: 41stWard
If you are working with a Planner at the City, what is his/her name? James Harris

- Type of City Involvement
 - City Land
 - Financial Assistance
 - Zoning increase
- Planned Development (PD)
- Transit Served Location (TSL) project

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

[x] ARO Web Form completed and attached - or submitted online on
0 ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel) [x] If
ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf) Q If
ARO units proposed are off-site, required attachments are included (see next page)

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name Glenstar O'Hare, LLC

Developer Contact Jim Robinson

Developer Address 55 East Monroe Street, Ste. 3950

Email jrobinson@glnstar.com <mailto:jrobinson@glnstar.com> Developer Phone 312-424-3996

AttorneyName Elrod Friedman LLP - Peter Friedman / Liz Butler Attorney Phone 312-528-5192
peter.friedman@ / liz.butler@elrodfriedman.com <mailto:liz.butler@elrodfriedman.com>

TIMING

Third quarter of 2023

Estimated date marketing will begin

Estimated date of building permit* First quarter of 2022

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

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

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

d'''1^ 06/26/2021

Developer or their agent Date

/^V^ 8/11/2021

ARO Project Manager, DOH ~ Date

ARO Web Form

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AFFORDABLE REQUIREMENTS ORDINANCE

Applicant Contact Information

Name: Liz Butler

Email: liz.butler@elrodfriedman.com <mailto:liz.butler@elrodfriedman.com>

Development Information

Printed Date: 06/14/2021

Number From: 8535 Number To: N/A Direction: W
Street Name: Higgins

Development Name
Glenstar O'Hare

Are you rezoning to downtown?: No
Is your project subject to the ARO Pilots?: PILOTS APPLY

Information

Ward: 41 ARO Zone: Higher Income

Details

ARO Ttrigger: ZP
Total Units 297
Development Type: Rent
TSL Project: TSL-or FAR doesn't exceed 3.5
Date Submitted: 06/14/2021

fundamental requirements

Requirements

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

How do you intend to meet your required obligation

On-Site: 59 Off-Site: 0

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

Total Units: 0 In-Lieu Fee Owed: 0

Reference PD 44 Statement 16 for ARO requirements

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Planned Development No. 44

EXISTING ZONING MAP

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Glenstar O'Hare, LLC 8535 W. Higgins Road May 26, 2021 August 19, 2021

Applicant: Address: Introduced: Plan Commission¹

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Planned Development No. 44

EXISTING LAND USE MAP

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Glenstar O'Hare, LLC 8535 W Higgins Road May 26, 2021 August 19, 2021

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Planned Development No. 44

PLANNED DEVELOPMENT PROPERTY LINE, BOUNDARY AND SUB- AREA MAP

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Applicant: Glenstar O'Hare, LLC
Address: 8535 W. Higgins Road

Introduced- May 26, 2021

Plan Commission- August 19, 2021

Planned Development No. 44

SITE PLAN

EXISTING PRIVATE ACCESS DRIVE

Applicant Address Introduced Plan Commission.

Glenstar O'Hare, LLC 8535 W. Higgins Road May 26, 2021 August 19, 2021

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Planned Development No. 44

PEDESTRIAN CIRCULATION

EXISTING SIDEWALK ALONG HIGGINS RD

EXISTING OFFICE SITE

PROPOSED SIDEWALK ALONG PRIVATE ACCESS DRIVE

EXISTING PRIVATE ACCESS DRIVE
PROPOSED 7-STORY RESIDENTIAL BUILDING

FUTURE PARKING SITE

FUTURE OFFICE SITE

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PROPOSED PEDESTRIAN PATH TO CTA BLUE LINE -CUMBERLAND STOP

Glenstar O'Hare, LLC 8535 W. Higgins Road May 26, 2021 August 19, 2021

EXISTING PEDESTRIAN / OVERPASS
CTA BLUE LINE - - - CUMBERLAND STOP

LEGEND

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Planned Development No. 44

SITE PLAN SUB-AREA B-1

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PROPOSED SIDEWALK -

EXISTING PRIVATE N-S ACCESS ROAD

PROPOSED ADA RAMP EXISTING CROSSWALKS

! SIDEWALK TO

Applicant Address Introduced Plan Commission

BLUE LINE t ACCESS PATH

Glenstar O'Hare, LLC 8535 W. Higgins Road May 26, 2021 August 19, 2021
EXISTING PRIVATE E-W ACCESS ROAD

EXISTING SIDEWALK

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50' 100'

1' 1 IN^ L TO!" V UBL IA I IUT

Planned Development No. 44

ROOF AND LANDSCAPE PLAN

AMENITY DECK 4,658 SF PLANTING AREA

AMENITY DECK 2,965 SF HARDSCAPE AREA

BUILDING ROOFTOP

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GROSS ROOF AREA:
- LESS MECHANICAL AREA:
NET ROOF AREA:

62,706 SF 3,400 SF 59,306 SF

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TOTAL REQUIRED GREEN ROOF AREA (50% GREEN ROOF TO GROSS ROOF RATIO):

PROVIDED GREEN ROOF BREAKDOWN

- ROOF TOP GREEN ROOF AREA:
- AMENITY DECK GREEN ROOF AREA:
- 10% OF TOTAL HARDSCAPE DECK AREA (TOWARDS GREEN ROOF CALCULATION)-

Glenstar O'Hare, LLC 8535 W. Higgins Road May 26, 2021 August 19, 2021

29,653 SF

22,030 SF 4,658 SF

2,965 SF
29,653 SF

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Planned Development No. 44

LANDSCAPE PLANTINGS

FOUNDATION LANDSCAPE PLANT SCHEDULE

	<u>BOTANICAL / COMMON NAME</u>
6 ht multi-stem B&B/CG	
3" Cal	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple
	Betula populifolia 'Whituspire' / Wlutespiro Gray Birch
3" Cal 3" Cal 3" Cal 3" Cal 3" Cal	Cellis occidentalis 'Chicagoland' / Chicagoland Common Hackberry
	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree
	Platanus x acenfoha 'Bloodgood' / Bloodgood London Plane Tree
	Quercus bicolor / Swamp White Oak
EVERGREEN TREES	Ulmus x 'New Horizon' / New Horizon Elm
	Ulmus x 'Patriot' / Patriot Elm

<u>ORNAMENTAL TREE</u>	<u>BOTANICAL / COMMON NAME</u>	CONTAINER
	Juniperus chinensis 'Mountbatten' / Mountbatten Juniper Picea omonka / Serbian Spruce Pmus flexilis /	
	Limber Pine	
	Anielanchier alnifolia 'Obelisk' TM / Standing Ovation Serviceberry	6' ht multi-stem B&B/CG
	Amelanchior x grandiflora Autumn Brilliance / Autumn Brilliance Apple Serviceberry	G ht multi-stem B&B/CG

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QTY

23'

22

Cercis canadensis 'JN7' TM / Summer's Tower Eastern Rcdbud

Crataegus crus-galli Cruzam TM / Crusader Cocksbur Hawthorn

BOTANICAL / COMMON NAME Ceanothus amencanus / New Jersey Tea

Cornus slolonifera 'Farrow' TM / Arctic Fire Red Twig Dogwood

Hydrangea arborescens 'Annabelle' / Anuabelle Hydrangea

Hydrangea pamculala 'Little Quick Fire' / Little Quick Fire Panicle Hydrangea

Hydrangea serrala 'MAK20' TM / Tuft Stuff Hydrangea

Ilex glabra 'SMNIGAB1' / TM / Gem Box li-kberry l lolly

Ilyrica pensylvanica Moiton Male' TM / Silvoi Sprite Male Bayberry

My.cn pensylvanica 'Morton' IM / Silver Spute Baybetry

PhysocarDUS opullifolius 'Seward' TM / Summer Wr. ic Ninebark
6' hi multi-stem B&B/CG

6' hi.

CONTAINER

SIZE 18" hi

24" tit

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Glenstar O'Hare, LLC 8535 W. Higgins Road May 26, 2021 August 19, 2021

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Planned Development No. 44

LANDSCAPE PLANTINGS

FOUNDATION LANDSCAPE PLANT SCHEDULE CONTINUED

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GROUND COVERS

ii

9 Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac

26 Syngna x 'Penda' TM / Bloomeranj Purple Lilac

33 Taxus x media Tauntonn' / Taunton's Yew

G Viburnum carlesn / Koreanspice Viburnum

16 Viburnum denlalum / Arrowwood Viburnum

QTY BOTANICAL / COMMON NAME

102 Carex pensylvanica / Pennsylvania Sedge

295 Geranium x cantabngiense "Biokovo / Biokovo Cranesbill

49 \ lakonechtoa macra / Japanese Forust Grays

318 Vinca minor 'Dart's Blue' / Dart's Blue Periwinkle

PERENNIALS & ORNAMENTAL GRASSES QTY BOTANICAL / COMMON NAME

Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass

113 Hemerocalhs x 'Apricot Sparkles' / Apncol Sparkles Daylily

120 Seslena autLimnalis / Autumn Moor Grass

QTY BOTANICAL / COMMON NAME

2 703 si Seed IDOT Sail Tolerant Turf Mix

10 524 si Seed Turf Mix / Seeded Turf
ORNAMENTAL TREE

2 COURTYARD DECK PLANT SCHEDULE

jC QTY BOTANICAL / COMMON NAME

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LIVEROOF PLANT MIXES

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Cornus mas Golden Glory / Golden Glory Cornelian Cherry'

■1 Sy.'iitgn IoliCijlnla Ivory Silk / Ivory Silk Japanese Tree Lilac

911 BOTANICAL / COMMON NAME

1 974 sf LiveRoof Giants Mix

969 sf LiveRoof School Pride Mix

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6 ht multi-stem B&B/CG

CONTAINER

TRAY SYSTEM (TBD) hups ./Nvrirool corrc/rrrxli.cl.'; TRAY SYSTEM I IBD)

PD-08B

PLANNED DEVELOPMENT for FUBL1CJAI
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Planned Development No. 44 LANDSCAPE PLANTINGS

CONTAINER

AMENITY POOL DECK PLANT SCHEDULE

B&B/CG

QTY BOTANICAL / COMMON NAME

ORNAMENTAL TREE

10 Carpinus belulus Trans Fontaine' / Frans Fontaine Hornbeam

17 Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae

QTY BOTANICAL / COMMON NAME

CONTAINER

6' ht multi-stem B&B/CG

5 Amelanchier x grandiflora Autumn Brilliance' / Autumn Brilliance Apple Serviceberry 6'ht multi-stem B&B/CG

CONTAINER

SIZE 2<1"wd

36" wd

11 4 Hamamelis virginiana 'Harvest Moon' / Harvest Moon Witch Hazel

QTY BOTANICAL / COMMON NAME



34 B&B/CG

Buxus x 'Green Gem' / Green Gem Boxwood
Buxus x 'Green Mountain' / Green Mountain Boxwood

6 Hibiscus synacus 'Notwoodthroe' TM / Blue Chiffon Rose of Sharon



GROUND COVERS

11 I hydrangea arborescens 'SMHAMWM' TM / Seaside Serenade Hydrangea

CONTAINER SPACING

5 Ilox verticillata 'NCIVT' TM / Little Goblin Red Winterberry

1 gal. 2 Hex verticillata 'NCIV3' TM / Little Goblin Guy Winterberry

QTY BOTANICAL / COMMON NAME

354 Euonymus fortunei 'Coloratus' / Coloratus Purple Wintercreeper

PERENNIALS & ORNAMENTAL GRASSES QTY BOTANICAL / COMMON NAME

Festuca x 'Cool as Ice' / Cool as Ice Blue Fescue

290 Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass

60 Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage

Handwritten notes and symbols including arrows, numbers, and letters.

SEASONAL ANNUALS

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Glenstar O'Hare, LLC 8535 W. Higgins Road May 26, 2021 August 19, 2021

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Planned Development No. 44

SUB-AREA B-1 NORTH BUILDING ELEVATION

Applicant: Glenstar O'Hare, LLC
Address- 8535 W. Higgins Road

Introduced: May 26, 2021 PD-HQ
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Plan Commission: August 19, 2021

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Planned Development No. 44

SUB-AREA B-1 WEST BUILDING ELEVATION

Glenstar O'Hare, LLC 8535 W. Higgins Road May 26, 2021 August 19, 2021

Applicant Address. Introduced: Plan Commission:

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Planned Development No. 44

SUB-AREA B-1 SOUTH BUILDING ELEVATION

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Planned Development No. 44

SUB-AREA B-1 EAST BUILDING ELEVATION

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Planned Development No. 44

SUB-AREA B-1 BUILDING SECTION

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Glenstar O'Hare, LLC 8535 W. Higgins Road May 26, 2021 August 19, 2021

Applicant: Address Introduced: Plan Commission'