



Office of the City Clerk

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

Legislation Text

File #: SO2016-2664, Version: 1

FINAL FOR PUBLICAT

SUBSTITUTE ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, B1-2 Neighborhood Shopping District, B3-2 Community Shopping District and Institutional Planned Development No. 707, as amended symbols and indications as shown on Map No. J 3-1 and 13-J in the area bounded by: West Foster Avenue; a line 50 feet east of North Sawyer Avenue; the alley next north of West Foster Avenue; the alley next east of North Sawyer Avenue; a line 178.50 feet north of West Foster Avenue; North Kedzie Avenue; West Foster Avenue; the alley next east of North Kedzie Avenue or the line thereof extended where no alley exists; the southern boundary of the North Branch of the Chicago River; a line 188 feet east of North Kedzie Avenue; West Carmen Avenue; the alley next east of North Kedzie Avenue; a line 90 feet south of West Carmen Avenue; North Kedzie Avenue; a line 270.14 feet north of West Argyle Street; the alley next east of North Kedzie Avenue; West Argyle Street; North Kedzie Avenue; a line 41.9.98 feet south of West Carmen Avenue; the alley next west of North Kedzie Avenue; a line 29.94 feet south of West Carmen Avenue; North Sawyer Avenue; a line 89.94 feet south of West Carmen Avenue; the alley next west of North Sawyer Avenue; a line 179.86 feet south of West Carmen Avenue; North Spaulding Avenue; a line 239.86 feet south of West Carmen Avenue; the

- alley-next-west-of-North-Sawye^^

Avenue; North Spaulding Avenue; a line 359.86 feet south of West Carmen Avenue; the alley next west of North Sawyer Avenue; a line 389.86 feet south of . West Carmen Avenue; North Spaulding Avenue; a line 419.86 feet south of West Carmen Avenue; the alley next west of North Sawyer

Avenue; a line 479.86 feet

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south of West Carmen Avenue; North Spaulding Avenue; a line 509.86 feet south of West Carmen Avenue; the alley next west of North Sawyer Avenue; West Argyle Street; the southern boundary of the North Branch of the Chicago River; a line from a point 572 feet north of West Argyle Street and the west right-of-way line of North Spaulding Avenue to a point 605 feet north of West Argyle Street at the north water edge of the North Branch of the Chicago River; West. Carmen Avenue; the alley next east of North Kimball Avenue; a line 240 feet north of West Carmen Avenue; North Kimball Avenue; the alley next south of West Foster Avenue; the east line of the alley next east of North Kimball Avenue; a line 125.06 feet south of West Foster Avenue; and a line 196.31 feet east of North Kimball Avenue

to the designation of Institutional Planned Development No. 707, as amended, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

INSTITUTIONAL PLANNED DEVELOPMENT NO. 707, AS AMENDED PLAN OF DEVELOPMENT - STATEMENTS

1. The area delineated herein as an Institutional Planned Development ("Planned Development") consists of approximately 1,050,058 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, North Park University.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assigns 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

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submission 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 Plans. Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the

Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of 15 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; a Master Plan Exhibit; a Site Plan; a Landscape Plan and a Plant List prepared by VOA Architects, Ltd. dated May 19, 2016. Full-sized copies of the Master Plan, Site Plan and Landscape plan are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements "thereof, and satisfies the established" criteria for approval as a Planned Development. In case of a conflict between the terms of this

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Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are allowed in this Planned Development: all university uses, including, but not limited to, educational and/or student-related facilities; accessory uses; parking; and retail, office and limited restaurant uses located on property along the north side of West Foster Avenue between North Kedzie Avenue and North Sawyer Avenue and along the south side of West Foster Avenue between North Spaulding Avenue (or the line thereof extended where no street exists) and North Christiana Avenue (or the line thereof extended where no street exists) as permitted in the B2 Neighborhood Mixed-Use District.

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. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of

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Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.

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, if any, established by the Federal Aviation Administration.

9. The Site Plan and Landscape Plan shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. 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.

10. A portion of the existing and proposed improvements contemplated within this

Planned Development are or will be located adjacent to the North Branch of the Chicago River.

Should the Applicant develop either of the surface parking lots located on the east side of North

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Kedzie Avenue adjacent to the river with a structure or structures, such structure(s) shall be set back a minimum of 30 feet from the top of the river bank at all points along the waterway. In addition, this setback area shall be landscaped with trees and vegetation which enhances the riparian environment and shall be consistent with any inland waterway design guidelines in effect at the time a permit for such construction is issued. Any structure (s) developed on the site of the parking lot adjacent to the north bank of the river shall be set back horn West Foster Avenue so as to maintain the northern building line set back of Hamming Hall located on the west side of North Kedzie Avenue (See Master Plan). Likewise, any structure developed on either of the parking lots north of West Carmen Avenue and east of "North Kedzie Avenue shall be set back a minimum of 16 feet from the Kedzie Avenue property line (See Master Plan). Notwithstanding the foregoing, the setbacks requirements for such new structures may be modified at the time of Part II approval as set forth in Statement 11 hereof. Additions to existing buildings on the west side of North Kedzie Avenue between Foster Avenue and the north bank of the river may follow the footprint and Kedzie Avenue and Foster Avenue setbacks of the existing gymnasium and Hamming Hall (see Master Plan), except that any new construction above the existing elevated deck of the Carlson Building (see Master Plan) shall be set back a minimum of eight feet from the river edge of the deck. Moreover, any new construction immediately south of the Carlson Building shall include a 16-foot setback from the river edge of the deck beginning at the western edge of the deck and _extending for a distance of 90 feet measured along the edge of the deck. Notwithstanding the foregoing, the final configuration of such new construction may

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be modified at the time of Part II approval as set forth in Statement 11 hereof. Additionally, the southern and western facades of any future construction immediately south of the Carlson Building shall be comprised of a minimum of 70% glass. Any such additions shall not exceed the height of the gymnasium which currently exists on the west side of "North Kedzie Avenue between Foster Avenue and the river. At the time that an application for a permit for the construction of any such addition is submitted, the Applicant shall improve the existing parking lot west of North Kedzie Avenue adjacent to the south bank of the river with ornamental iron fencing and shall, if agreement can be reached with the U.S. Army Corps of Engineers which has jurisdiction over this land, stabilize and install additional landscaping along the interior of the south riverbank on the west side of North Kedzie Avenue. It is specifically agreed that such stabilization shall not require reconstruction, modification or alteration of the existing sheet piling at the site.

11. Prior to the Part II Approval (per Section 17-13-0601 of the Zoning Ordinance) for development or redevelopment Of any property included within this Planned Development, other than the proposed parking lot at the northeast corner of North Kedzie Avenue and West Argyle Street or alterations to existing buildings which do not increase their height or alter their footprint, the Applicant shall submit a site plan, landscape plan and building elevations for ...review and approval by the Department of Planning and Development. Review and approval by the Department of Planning and Development is intended to assure that specific development

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components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site Plan Approval Submittals (per 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 11 Approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by the Department of Planning and Development, 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 Planned Development. After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any 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 parcel, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance with the Planned Development.

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning

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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.

13. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development.

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 any new 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. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance.-Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the

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property to its previous respective designation as either an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a BI-2 Neighborhood Shopping District, a B3-2 Community Shopping District or Institutional Planned Development No. 707, as amended and approved by the City Council on November 3, 2004.

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INSTITUTIONAL PLANNED DEVELOPMENT NO. 707, AS AMENDED BULK REGULATIONS AND DATA TABLE

Net Site Area:

Area in the Public Right of Way: Gross Site Area: Maximum Floor Area Ratio: Maximum Building

Height:

Minimum Number of Parking Spaces: Minimum Number of Loading Berths: Maximum Percentage of

Site Coverage: Minimum Setbacks:

Square Feet Square Feet Square Feet

72'-0" for new construction; existing buildings are exempt from this limitation.

629*

42 percent

Except as specifically delineated in Statement 10, setbacks from all property lines and between buildings shall be established concurrently with, and shall be governed by the procedures applicable to, the Site Plan review process set forth in Statement 11.

* This total includes 10 parking spaces reserved for use by the patrons of the Albany Park Branch of the Chicago Public Library.

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0 50 125' 250'

Proposed Additional Property [^ ^ ^ ^] PD Boundary - - - -

Planned Development Boundary and
Property Line Map ^{FiML m PUBuURI m}

Applicant: North Park University
3225 West Foster Avenue Chicago, IL 60625

Date: April 13, 2016 Revised: May 19, 2016

250'



0 50' 25

Proposed Additional Property «\$^xj>£ Property Line PD Boundary

Existing Land Use Map *FiNAL FOR m^mH*

Applicant: North Park University
3225 West Foster Avenue
Chicago, IL 60625

Residential (1-3 stories) LZZZZZ]

Date: April 13, 2016

Commercial/Retail (1-3 stories) iBSHB

Revised: ... May 19, 2016 ;

School/Church/Library/Institulional (1-2 stories) L^T.VT.'TZ!

PD Boundary.,,

PUBLICATK* North Park Campus Masterplan **FiNAL FOR**

Applicant: North Park University
3225 West Foster Avenue Chicago, IL 60625

Date: April 13, 2016 Revised: May 19, 2016

250'

0 50' 125'

North Park Campus Building

Designated Parking v * w v v ■■ Future Development

PD Boundary . - - - -...

PUBLICATION Proposed Argyle/Kedzie Parking Lot **FINAL FOR**

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Applicant: North Park University
3225 West Foster Avenue Chicago, IL 60625

Date: April 13, 2016 Revised: May 19, 2016

Argyle/Kedzie Parking Lot Landscape Plan

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Property Line - - - -

Date: April
Revised: May 19, 2016

13, 2016

Argyle/Kedzie Parking Lot Plant List

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PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME
• " !	ULM	Ulmus 'New Horizon'	New Horizon Elm
	CRA	Crataegus viridis 'Winter King"	'Winter King' Hawthorn
! ,	SYR	Syringa reticulata	' Japanese Tree Lilac
	MAL	Malus 'Red Jewel'	Red Jewel Crabapple
<i>Si</i>			
" i - w	' CEL	i Celtis occidenta^	i Common Hackberry
/ ""^	QUE	: Quercus macrocarpa	Burr Oak
		!	
	i GYM	: Gymnocladus dioicus	Kentucky Coffee Tree
> ! / ... !	i		\
—	!	i Existing tree	—
(. '	:		
■ ■	.	/	■ ■ ■
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	'COT	: Cotoneaster acutifollus	' Peking Cotoneaster
'RHA	: Rhus aromatica 'Gro-Low"	' Gro-Low Sumac	
i	: . •		—
PERENNIALS	' CODE	BOTANICAL NAME	(COMMON NAME
v v > v v v v \- SES	i	Sesleria autumnalis	I Autumn Moor Grass

! CAL ' QTY LOCATION

' 4" Cal 6

Interior
Landscape

4" Cal : 6
Tree

Interior
Landscape
3" Cal 6
Tree

Perimeter
Landscape
4" Cal 3
Tree

Interior
Landscape
Tree
4" Cal '■ 2
4" Cal 2

Interior Landscape '■ Tree

Perimeter
Landscape
Tree
4" Cal 4
B&B

Street Tree : Replacement & ' Addition

See Plan See Plan

CONT	t CAL	QTY , LOCATION
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36" @ 36" O.C

24" @ 36" O.C.	-	, ■ -r
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CONT	CAL	QTY : LOCATION
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2 gal @ 1B" O.C.	- -	\ - See Plan
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Applicant: North Park University

3225 West
60625

Foster

Avenue

Chicago,

IL

Date: April 13,2016 . Revised: May
19,2016

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Department of Planning and Development

CITY OF CHICAGO

MEMORANDUM

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

David L. Reifman U Secretary
Chicago Plan Commission

DATE: May 20, 2016

RE: Proposed Amendment to Institutional Planned Development No. 707 for property generally located at 5001 North Kedzie Avenue.

On May 19, 2016, the Chicago Plan Commission recommended approval of the proposed amendment submitted by North Park University. 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 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)

3225 W. Foster Avenue Amendment to Institutional Planned Development #707 May 19, 2016

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

MAY 19, 2016

AMENDMENT TO PLANNED DEVELOPMENT #707 (APPLICATION NO. 18750)

NORTH PARK UNIVERSITY

3225 WEST FOSTER 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 an amendment to a planned development for your review and recommendation to the Chicago City Council. The application was introduced to the Chicago City Council on April 13, 2016. Notice of this public hearing was published in the Chicago Sun-Times on May 4, 2016. The

Applicant was separately notified of this public hearing.

The property is identified as 3225 W. Foster Avenue and is a sprawling planned development comprised of many parcels of land which make up the campus of North Park University. The applicant, North Park University, proposes to amend the boundaries of the existing planned development to incorporate various parcels of land that the university already owns. A majority of those parcels are to remain in use as they are today with no proposed changes, however, one parcel will be improved with a new surface parking lot that will have a capacity of 89 vehicle.

This application has been submitted as a mandatory planned development pursuant to section 17-8-0515 of the Chicago Zoning Ordinance. The proposal to amend the boundaries of this planned development will result in an increase in the overall lot area of the planned development and thus must be reviewed and approved at the Chicago Plan Commission. "~ ~" • - •

PROJECT BACKGROUND AND DESCRIPTION

The subject planned development site consists of approximately 1,050,000 square feet. The applicant proposes construction only upon one parcel of land within the newly defined planned development boundaries. The subject parcel of land is measured at 33,815 square feet and is currently a fenced in vacant lot, all previously existing buildings had been demolished prior to the application. The applicant proposes to construct a surface parking lot for 89 vehicles upon this subject parcel of land.

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SITE AND AREA DESCRIPTION

The subject site is served by three CTA bus routes, #82 (Kimball/Homan), #92 (Foster), and #93 (California/Dodge). The Kimball station on the CTA Brown Line is also located approximately ¹/₄ mile from the proposed parking lot site as well as a large portion of the North Park University campus.

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LANDSCAPING AND SUSTAIN ABILITY

The entire planned development, including this proposed parking lot, will be compliant with the requirements of the Chicago Landscape Ordinance.

The proposed surface parking lot will be designed to be in conformity with the storm water ordinance.

The entire planned development is committed to be in compliance with the City of

Chicago Sustainable Development policy in place at the time of any proposed construction. In the case of the subject proposal for construction since there are no structures proposed there is thus no additional sustainable requirements necessary as part of this particular proposal.

ACCESS / CIRCULATION

The subject parcel is accessed by two (2) driveways. The first driveway is off of North Kedzie Avenue and handles both ingress and egress access of the parking lot. The second driveway is off of West Argyle Street and is designed as a one-way exit only driveway. The layout of the parking lot is that of a typical rectangle and circulation occurs in the same geometric fashion around the parking lot via a

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two-way access aisle. All parking provided will meet the layout and design requirements as stated under 17-10-1000 of the Chicago Zoning Ordinance. BULK / USE / DENSITY

The proposed project does not contain any structures and this incorporates no additional Bulk or Density, the bulk and density restrictions of the previously approved planned development shall remain in place and unchanged as a result of this proposal.

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 and existing development in the community. The area around this project is composed of a mixture of various uses including commercial, retail, institutional and residential 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. Promotes unified planning and development (per 17-8-0102), as evidenced through the proposed project which seeks to provide additional parking, an item that was identified as a deficiency for the campus while seeking to adhere to the guiding principles of the previously reviewed and approved campus master plan;
2. Promotes transit, pedestrian and bicycle use, 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 and the Kimball Avenue station along the CTA's brown line; the accessibility accommodations made on-site for the building users; pedestrian and bicycle ingress and egress options provided to the campus users, and lastly, ensuring that the design of the site works within the confines of the current existing traffic patterns at the site and creates little or no adverse impact to those patterns;
3. Transportation, Traffic Circulation, and Parking. Pursuant to 17-8-0904 of the Chicago

Zoning Ordinance the proposed parking lot promotes the safe and efficient circulation of pedestrians cyclists and motor vehicles by proposing a design with adequate pedestrian walkways leading directly to the city sidewalks as well as clearly marked vehicular signage creating a safe and efficient traffic circulation pattern within the parking area;

4. The proposal incorporates green design and storm water compliance as suggested in sections 17-8-0908 of the Chicago Zoning Ordinance. The parking lot has been designed in full compliance with the landscape requirements contained within the Chicago Zoning Ordinance and in addition the parking lot has been designed to meet the necessary regulations of the storm water ordinance.

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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.
2. Per 17-13-0308-D, the proposed underlying zoning for the proposed parking lot parcel planned development is B3-2 and is similar to other business and commercial zoning districts, 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 establishment of a Planned Development be approved and that the recommendation to the City Council Committee on Zoning Landmarks and Building Standards be "Passage Recommended."

Bureau of Zoning and Land Use Department of Planning and Development

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Department of Planning and Development city of chicago

**3225 WEST FOSTER AVENUE AMENDMENT TO INSTITUTIONAL PLANNED
DEVELOPMENT #707
(APPLICATION NO. 18750)**

RESOLUTION

WHEREAS, the applicant, North Park University, has submitted an application to amend Institutional Planned Development #707; and,

WHEREAS, the Applicant is proposing to add certain parcels of land to the existing planned development most of which will continue to be used as they currently are, one of which will be the site of proposed construction; and,

WHEREAS, the Applicant is proposing to construct a surface parking lot on a parcel given the address of 5001 N. Kedzie Avenue, the proposed parking lot is to be constructed in compliance with the Chicago Zoning Ordinance and shall contain 89 vehicular parking stalls; and,

WHEREAS, the Applicant is proposing to rezone the properties from Institutional Planned Development #707, RT-4 (Residential Two-Flat, Townhouse and Multi-Unit District), B1-2 (Neighborhood Shopping District), and B3-2 (Community Shopping District) to Institutional Planned Development #707, as amended; and,

WHEREAS, the Applicant's request to rezone the property was introduced to the City Council on April 13, 2016; and,

WHEREAS, proper legal notice of the hearing' for this application before the Plan Commission was published in the Chicago Sun-Times on May 4, 2016, and the Applicant was separately notified of this hearing; and,

WHEREAS, the proposed zoning application was considered at a public hearing by this Plan Commission on May 19, 2016; and,

WHEREAS, the Department of Planning and Development recommended approval of the application, with the recommendation and explanation contained in the

121 NORTH LASALLE STREET, ROOM 10C0, CHICAGO, ILLINOIS 60602

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written report dated May 19, 2016, 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 Development and all other testimony presented at the public hearing held on May 19, 2016, giving consideration to the applicable provisions of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE 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,

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 May 19, 2016, as being in conformance with the provisions, terms and conditions of the Zoning Ordinance.

Martin Cabrera, Jr. Chairman Chicago Plan
Commission

PD No.: # 707. as amended Approved:
May 19, 2016

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

^ CITY OF CHICAGO

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APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

ADDRESS of the property Applicant is seeking to rezone:

3225 West Foster Avenue (Sec attached list)

Ward Number that property is located in: 33 and 39

APPLICANT North Park University
75a

RECEIVED MAY 19 2016

Initial: E^^iA^O

3225 West Foster Avenue

PHONE (773) 244-5610

NO

Is the applicant the owner of the Property? YES

CONTACT PERSON _Carl E. Balsam X

If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER

ADDRESS

ZIP CODE

CONTACT PERSON

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

ATTORNEY Joseph P. Gattuso

ADDRESS 111 East. Wacker Drive, Suite 2800

CITY-Chicago STATE IL •

PHONE (312) 8364097 FAX (312) 275-7566 EMAIL jganuso@taftlavv.cQm

<mailto:jganuso@taftlavv.cQm>

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

Please see Inhibit A attached hereto.

7. On what date did the owner acquire legal title to the subject property? Beginning in tKQ2
8. Has the present owner previously acquired this property? If Yes, when? November 3, 2004
9. Present Zoning District 1POH707, as Proposed Zoning District IPD//707, as amended, HT-4, amended B1-2& 1*3-'2
10. Lot size in square feet (or dimensions) 1,050,058 square feet ;
11. Current Use of the property University Campus, related buildings and vacant land.
12. Reason for rezoning the property The Applicant proposes to add certain parcels to its campus..sonic of which will be used for parking spaces, some of which will be developed in the future pursuant to the Applicant's Master Plan.
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
- 42 off-street parking spaces located at 5214 North Kedzie Avenue and 3200-18 West Foster Avenue will be incorporated into the Planned Development and 89 off-street parking spaces

will be established on the property at 5001 3 1 North Kedzie Avenue.

"T4".-Hie ATfbrdable Requi^{^^^}

financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO <<http://www.cityofchicago.org/ARO>> for more information). Is this project subject to the ARO ?

YES
COUNTY OF ILLINOIS
Carl E. Balsam

OF

COOK

STATE

, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

North Park [^]*iversity* [^]

By: *f^)-tU^.<^,*

Carl E. Balsam,

Executive Vice President and Chief Financial Officer

*Subscribed and Sworn lo before me this
Z.*} day of Ai * rc<(L.*

Notary Public

OFFICIAL SEAL WILDAL GRAHAM NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:06/17/19

Date of Introduction:,

File Number:

Ward:

CITY' OI'CHICAGO ECONOMIC DISCLOSURE
STATEMENT AN1> AFFIDAVIT

SECTION J - ClINEJIAL INFORMATION

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•SBCTION II -- DISCLOSURE OF OWNLU\$MJP INTKKKS'TS

A. NATUIUi OF TH Ji DISCLOSING 'PARTY

1. Indicate the nature ofthe Disclosing Parly:

- | | |
|--|---|
| <input type="checkbox"/> Person | <input type="checkbox"/> Limited liability company |
| <input checked="" type="checkbox"/> Publicly Vc^istered business corporntion | <input type="checkbox"/> Limited liability partnership |
| <input type="checkbox"/> Privately held business corporation | <input type="checkbox"/> Joint venture |
| <input checked="" type="checkbox"/> Sole proprietorship | <input checked="" type="checkbox"/> NotTor-profil corporation |
| <input type="checkbox"/> Gencrul pnrlnersliip | (l« the not-for-profit corporation also a 501 (c)(3))? |
| <input checked="" type="checkbox"/> Limited partnership | . W Yc>s IJNo |
| <input checked="" type="checkbox"/> Trust | <input type="checkbox"/> Othor (please specify) • |

2. For lognl entities, the stale (or foreign country) of incorporation or organization, if applicable:

Illinois _____.

3. For legal entities not organized in the State of Illinois: Has the organization registered to do business in the State of Illinois as a foreign entity?

☐ Yes ☒ No ☐ N/A

H. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles of all executive officers and all directors of the entity. NOTE: For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no members, write "no members." For trusts, estates or other similar entities, list below the legal titleholder(s). ; ;

If the entity is a general partnership, limited partnership, limited liability company, limited liability partnership or joint venture, list below the name and title of each general partner, managing member, member or any other person or entity that controls the day-to-day management of the Disclosing Party. NOTE: Each legal entity listed below must submit an FID on its own behalf.

Name Title:

■ Name Title: _____

No members _____

2. Please provide the following information concerning each person or entity having a direct or indirect beneficial interest (including ownership) in excess of 7.5% of the Disclosing Party. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture.

Page 2 of 13

Witness Signature

Business Address _____

Name _____

Code

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b:Jl

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Name (indicate whether Business Relationship to Disclosing .Parly ^..(ind^alo^r ieip,ed Add,, attorney.
* *>° lQl,b> , m t 0 > no. an aoecpnd>!e response.

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Page s of 1?

excluded from any transactions.

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Neither the Disclosing Party, nor any Contractor, nor any. Affiliated Nuly c.l c.tlu.r.U.c Disclosing 1 ,r y or any Contractor nor any Agents have, during the five years before the date l.h.s;bDS,s.signed, or, wuh rosiect^oMmtr^ before" the date of such Contractor's or Affiliated entity's contract or engagement in connection with (In:

Matter;

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Page 6'^o1^iV3:

If the letters "NA," the word "None." or no response appears on the lines 'above, it will be conclusively presumed (int the Disclosing Party certified to (he above statements.

H: To the best of (he Disclosing Parly's knowledge after reasonable-inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-Inonthperiod preceding the -execution date of (his liDS, an employee, or elected or appointed official, of the City of Chicago (ifnone,"indicate 'with "N/A" or "none").

— ' _ ■ N/A ; _ : .. ;

9. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Pat ty has given or caused tpbe given, at any time during tin-12-month period preceding the execution date of this liDS, to nn employee, or elected or appointed official, ofthe City of Chicago. For purposes of this statement, a "gift" docs not include: (i) anything made gencially available to City employees or lo the general public, or (ii) food or drink provided in the course of official Cily business and having u retail value of less than \$20 per recipient (if none, indicate with "N/A" or "none"). As lo any gift listed below, please also list the name of the City recipient.

C. ClsIUTFICATION OF STATUS AS FINANCIAL INSTITUTION

1. The Disclosing Party certifies (hat the Disclosing Party (check one)

1. | j is fjfl is not

n "financial institution" as defined in Section 2-32-455(b) of the Municipal Code.

2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

"We are not and will not become a predatory lender as defined in Chapter 2-32 of the Municipal Code. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in Chapter 2-32 of the Municipal Code. We understand that becoming a predatory lender or becoming an affiliate of a predatory lender may result in the loss of the privilege of doing business with the City."

If the Disclosing Party is unable to make (his pledge because it or any of its affiliates (as defined in Section 2-32-455(b) of the Municipal Code) is a predatory lender within the meaning of Chapter 2-32 of the Municipal Code, explain here (attach additional pages if necessary):

Page 7 of 13

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

1). CERTIFICATION REGARDING INTEREST IN CITY MATTERS

Any words or terms that are defined in Chapter 2-1-56 of the Municipal Code have the same meanings when used in this Part D.

I. In accordance with Section 2-156-110 of the Municipal Code: Does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

☐ Yes ☐ No

Note: If you checked "Yes" to Item D.1., proceed to Items D.2. and D.3. If you checked "No" to Item D.1., proceed to Part E.

2. Unless sold pursuant to a process of competitive bidding, or otherwise permitted, no City elected official or employee shall have a financial interest in his or her own name or in the name of any other person or entity in the purchase of any property that (i) belongs to the City, or (ii) is sold for taxes or assessments, or (iii) is sold by virtue of legal process at the suit of the City (collectively, "City Properly Sale"). Compensation for property taken pursuant to the City's eminent domain power does not constitute a financial interest within the meaning of this Part D.

Does the Matter involve a City Properly Sale?

☐ Yes ☐ No

3. If you checked "Yes" to Item D.2., provide the names and business addresses of the City officials or employees having such interest and identify the nature of such interest:

Name	Business Address	Nature of Interest
------	------------------	--------------------

A. i he Disclosing Parly finther certifies that no piohihiled financial incroost in the Matter will be acquired by any City official or employee.

ii. Clir'J'IFICA'J'JON Rf-GARDING SLAVERY ERA JJUSINJiSS

Please check either J. or 2. below. If the Disclosing Paity checks 2., the Disclosing Paity must disclose below or in an attachment to this liDS nil information required'by. paragraph 2, Failutcto

Pages of 13

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SECTION VII - ACKNOWLEDGMENTS. CONTRACT INCORPORATION, COMPITANCE,
PENALTIES, DISCLOSURE

The Disclosing Party understands and agrees that:

A The certifications;disclosures, and acknowledgments contained in tl^

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Page 11 of 13

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■.FA-. The Disclosint; Party is noi delinquent in the payment of any lax admiuiKieted by Uie
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^NI> AGREEMENT^ •: REEEltENCE INTC>iiVVNI)?M!AD)R A PART OF.^HE ASSOCIATED
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Board of Trustees

Lars Anderson

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iGai][©aiiisrrom, Secretary, BOT*** itorrie7\VP;UPont/Treasure ROT*¹ Kanycre/Balbn

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