

APPLICATION NUMBER 723

## CITY OF CHICAGO

AN APPLICATION TO THE CHICAGO PLAN COMMISSION UNDER THE LAKE MICHIGAN AND  
CHICAGO LAKEFRONT PROTECTION ORDINANCE

(This Application Must Be Typewritten)

The Chicago Plan Commission has provided this Application Form in accordance with Section 194B-6.1 (a) of the Lake Michigan and Chicago Lakefront Protection Ordinance. The Conditions under which the provisions of this Ordinance are applicable are stated in Section 194B-5.1 of the Ordinance. The process of Plan Commission review and public hearing on each proposal within the Lake Michigan and Chicago Lakefront Protection District will commence with the Applicant's submission to the Chicago Plan Commission of a completed Application Form and the required proof of notice. Strict compliance with Section 194B-6.1(c) is required.

The staff of the Department of Planning is available to provide technical assistance to the Applicant, before preparation of his application, during the processing stages, and to review the application at submission to the Chicago Plan Commission. Copies of the Ordinance and this Application Form and examples of forms for both notification and proof of notice, are available from the Commissioner of Planning, in Room 1003, Lakefront Unit, City Hall, 121 N. La Salle Street, Chicago, Illinois 60602. Phone 744-6551.

This Application Form consists of Five Parts on 17 pages:

- Part One: General Information
- Part Two: Character of Proposal
- Part Three: Zoning Information
- Part Four: Potential Impact of Proposal (2 Sections)
- Part Five: Disclosure Forms (6 Sections)

A copy of this Application will be available for public inspection in the office of the Commissioner of Planning, Room 1000, five days prior to the date of which the public hearing on this Application before the Chicago Plan Commission is to commence.

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-SECTION BELOW FOR OFFICE USE ONLY-

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Date of receipt in DP: \_\_\_\_ ZBA action necessary?  
In Bldgs.: \_\_\_\_ Status:

yes \_\_\_\_ no: Type and

Date of Applicant Notice  
to taxpayers of record:

Disclosure necessary? \_\_\_\_ yes \_\_\_\_ no

Simultaneous Planned Development

Date set for public hearing: processing \_\_\_\_ yes \_\_\_\_ no

Date on which Plan Commission  
published newspaper notice: \_\_\_\_ yes \_\_\_\_ no; number:

Previous Application this address?

Date of publication of report  
of Commissioner of DP:

Zoning map amendment? \_\_\_\_ yes \_\_\_\_ no: # \_\_\_\_

Date forwarded to: DIS \_\_\_\_; DSS \_\_\_\_;  
DPW \_\_\_\_; Pk. D. \_\_\_\_;  
Other \_\_\_\_

## DISPOSITION

Approved \_\_\_\_  
Disapproved \_\_\_\_  
Continued \_\_\_\_, to: \_\_\_\_  
Date Applicant notified of decision:

SITE ADDRESS 6225 S. Stony Island Ave.

Part One of this Application provides general information to the Plan Commission for use in preparing its public notices of the proposal set forth in the Application and in preparing its review of that proposal.

1. The date entered in I. should be the date on which the Application is filed.
2. The location of the site of the proposal should be given by street address; if there is no address, the location must be described in relation to existing streets, rights-of-way or other fixed points of reference.
3. The Applicant must state his own name, address and telephone number and the name, address and telephone number of the owner of the subject property. The Applicant must be either the owner of the subject property or his duly authorized agent or representative, and, if the Applicant is an agent or representative, the Applicant must submit proof to the Commission that he is authorized to represent the owner of the subject property.

Whenever the ownership of the subject property is complex - a partnership, corporation, land trust or association - the Applicant shall so indicate. Further, the Commission may require disclosure of all real parties of interest in the subject property.

4. The description of a proposal should include, at a minimum, types of land uses and space uses, floor area, number of dwelling units and height of proposed structures in feet or stories. Additional concise information may also be included.
5. Under the provisions of Section 194B-6.1(c) of the Lake Michigan and Chicago Lakefront Protection Ordinance, the Applicant must submit to the Commission at the time of filing an Application a list of the names and last known addresses of the owners of all property on which notice must be served, the method of service employed, the names and addresses of persons so served, and a statement certifying that the Applicant has complied with the noticing provisions of Section 194B-6.1(c) of the Lake Michigan and Chicago Lakefront Protection Ordinance. The Commission will not accept an application unless and until the Applicant furnishes the required list and certificate.
6. If there are any other approvals required from other public agencies before the Applicant can proceed with his proposal, they should be listed; except that other City of Chicago licenses and permits may be omitted as items requiring listing herein. If no other approvals are required, enter "NONE" under VI A. Examples of items which should be listed include approval of FHA financing, a U.S. Corps of Engineers permit, Federal Aviation Authority Approval, among others.

PART ONE: GENERAL INFORMATION

- I. Date of Application: 1/10/2018
- II. Address or location of the Site of the Proposal:  
6225 S. Stony Island Ave.
- III. Information on the Applicant and the Owner
- A. Applicant
1. Name: Chicago Park District Phone: 312-742-4700
  2. Address: 541 N. Fairbanks Ct., Chicago, IL 60611
- B. Owner
1. Name: Chicago Park District Phone: 312-742-4700
  2. Address: 541 N. Fairbanks Ct., Chicago, IL 60611
- C. If the Applicant is not the owner, check here ☐ that proof has been attached to this Application that the Applicant is the duly authorized agent or representative of the owner.
- D. If the ownership of the subject property is complex, the Applicant shall indicate the type of ownership:
- |   |   |
|---|---|
| 1. <input type="checkbox"/> Land Trust  | 2. <input type="checkbox"/> Partnership or Association              |
| 3. <input type="checkbox"/> Corporation | 4. <input checked="" type="checkbox"/> <u>Municipal Corporation</u> |
- IV. Brief Description of the Proposal:
- V. The noticing provisions of Section 194B-6.1(c) have been completed as they apply to the Applicant: Check here ☒.
- VI. The Applicant must also obtain the following approvals in addition to the approval of the Plan Commission:
- A. Nature of Approval: Permit  
Agency: Chicago Department of Building

Address: 6225 S. Stony Island Ave.

All graphic materials must be submitted in an 8.5" x 11" format and must be suitable for clear and sharp, black and white reproduction. Each map or diagram should have a scale and a north arrow. Each sheet of graphic material must be labeled with the appropriate figure number. If there are multiple sheets comprising one figure - for example figure 4 - those sheets should be labeled consecutively, for example Figure 4-1, Figure 4-2, etc., and each sheet should contain the address of the site of the proposal in the lower left corner.

For Figure 1, the Applicant should consider the "vicinity of the site" to be at least as extensive as the area for which he is required to give notice plus any intervening streets or other public rights-of-way.

For Figures 3 and 4, the Applicant should consider that "recreation areas" and "recreation space and facilities" include game courts, swimming pools and pool areas, game rooms, exercise rooms, party rooms, community rooms, observation decks and sun decks.

The required narrative statement should describe the features of the proposed development, including size and mix of dwelling units, mix of uses on the site, etc. It should present a basic rationale for the development.

For Figure 6, the Applicant is urged to provide any materials at 8.5" x 11" which will facilitate the review of his Application.

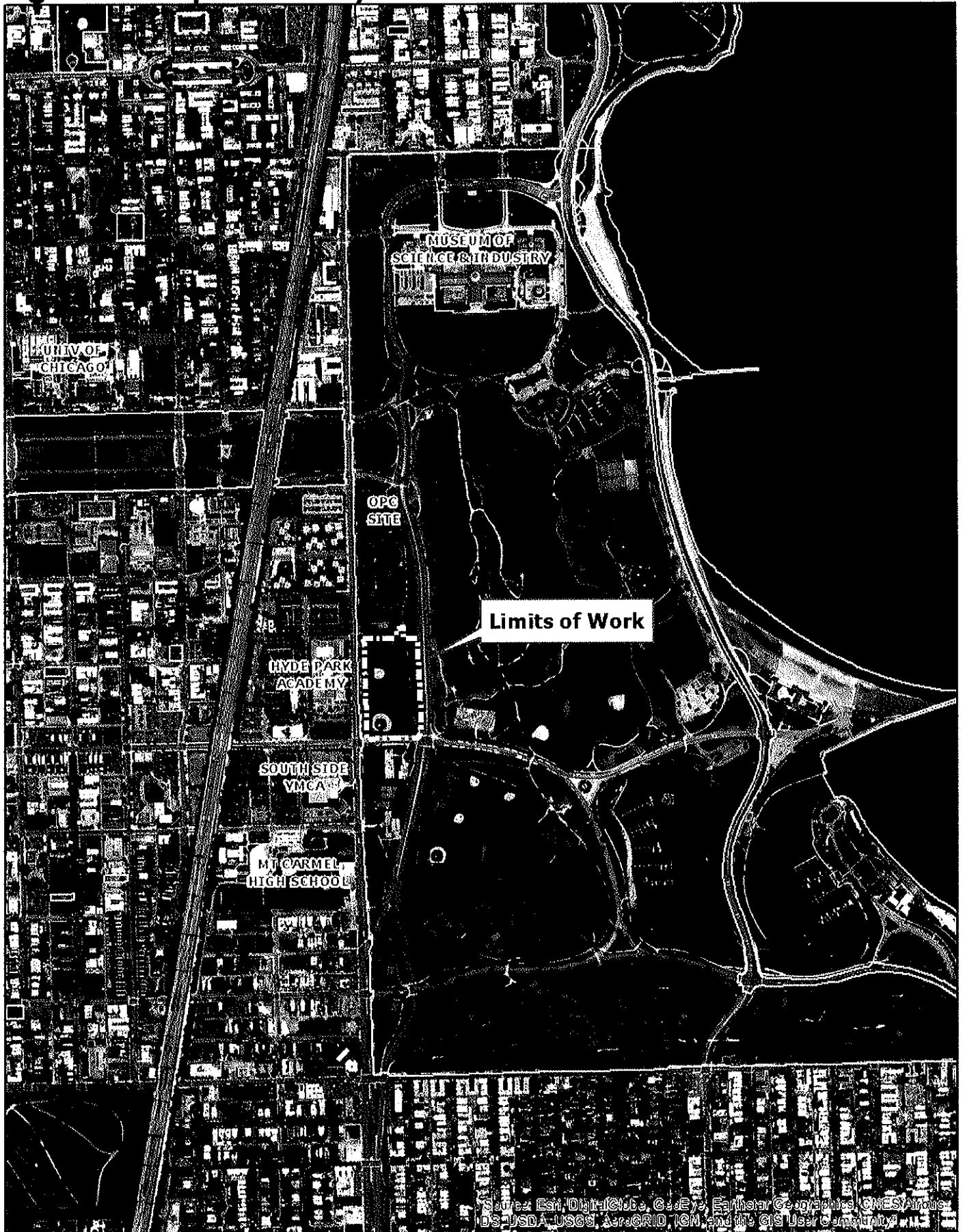
## PART TWO: CHARACTER OF THE PROPOSAL

This portion of the Application must be completed by attaching the following items, correctly sized and labeled, to the Application:

- I. Figure 1: A Map of the Vicinity of the Site, showing Lake Michigan, lakefront parks, preferential streets, schools, parks, major institutions. All streets on this map should be named, and the outline and height on all structures on properties immediately adjacent to the site of the proposal must be shown. **Attached.**
- II. Figure 2: A Map of the Existing Site, showing locations and dimensions of lot lines; contour intervals (5-foot); existing structures, walkways, driveways, special features. **Attached**
- III. Figure 3: The Proposed Site Plan, showing locations and dimensions of proposed structures, driveways and walkways; proposed exterior parking areas; proposed exterior open space and recreation areas. **Attached**
- IV. Figure 4: Proposed Floor Plans, including the ground floor, a typical floor, and any floor with recreation space or facilities. **Not Applicable.**
- V. Figure 5: An Elevation or Cross-section, showing the height and number of stories for all proposed structures. **Not Applicable.**
- VI. Narrative: A Statement Describing the Proposed Development. **Included.**

In addition, the Applicant is encouraged to provide additional graphic materials, visual aids; e.g., photographs, renderings, data tables, among others. Any such exhibits shall be labeled Figure 6.

**Figure 1: Map of Vicinity**



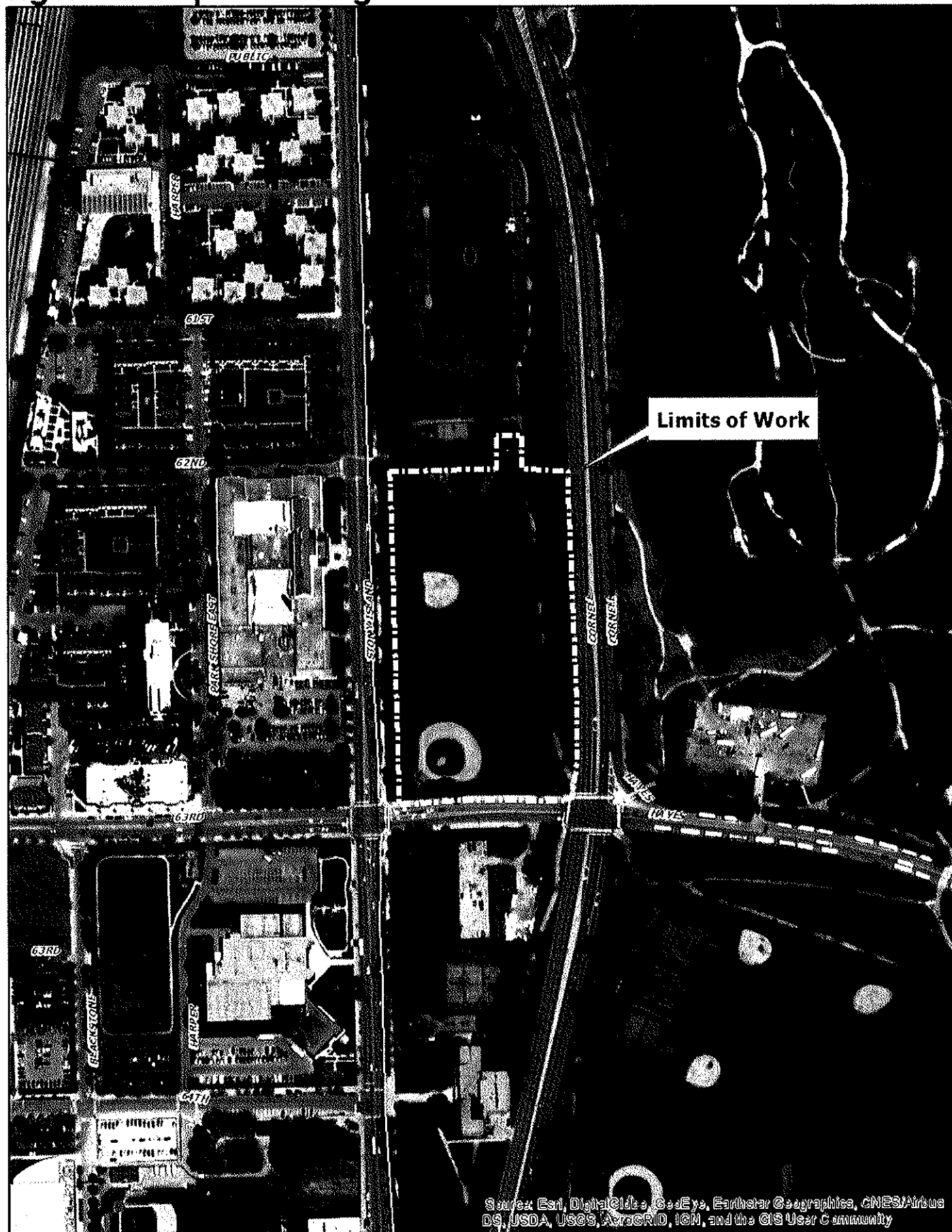
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Applicant: Chicago Park District  
 Address: 6225 S. Stony Island Ave.  
 Chicago, Illinois  
 Date: January 10, 2018

0 350 700 1,400 2,100 2,800  
 Feet

17

**Figure 2: Map of Existing Site**



Applicant: Chicago Park District  
 Address: 6225 S. Stony Island Ave.  
 Chicago, Illinois  
 Date: January 10, 2018

0 105 210 420 630 840 Feet

N





## PART TWO SECTION VI.

Narrative: A Statement Describing the Proposed Development.

The new running track with an artificial turf multi-use field within the track will be located north of 63<sup>rd</sup> Street and East of Stony Island Avenue. The subject site is 342,585 square feet formerly occupied by a senior baseball and junior baseball field. The new track will be an eight (8) lane, 400 meter, rubber surface track including a long jump pit and high jump area. The new track and field will be IHSA regulation and can provide for a range of field sports including soccer, football and lacrosse. Four new sports field lights will be sixty feet in height and allow for hosting evening events.

These improvements are proposed in the Chicago Park District's South Lakefront Framework Plan 2017-2018 update and are necessary to replace the current track and field that will be relocated as part of the establishment of the Obama Presidential Center within another area of Jackson Park.

Address: 6225 S. Stony Island Ave

PART THREE: ZONING INFORMATION

The Applicant shall provide the basic data on zoning considerations for the site of the proposal. Calculations may be shown below on this page and on page 8.

I. Is a planned development ordinance or an amendment to an existing planned development required or permitted for the subject site?

\_\_\_\_\_ required          \_\_\_\_\_ permitted          X no

If a planned development approach is required, or if it is permitted and the Applicant chooses to seek a planned development amendment, the Applicant is not required to complete the remainder of Part Three of this Application Form.

II. Is Zoning Board of Appeals approval a variation or a special use either necessary or contemplated in relation to the Applicant's proposal? \_\_\_\_\_ yes X no.

If "yes," please explain the nature of the approval.

III. Net Site Area and Existing Zoning District Classification (list that portion of the net site area in each):

District Classification	Area
A. POS-1	<u>342,585 sq. ft.</u>
B.	<u>                    sq. ft.</u>
C.	<u>                    sq. ft.</u>
Total Net Site Area:	<u>342,585 sq. ft.</u>

Address: 6225 S. Stony Island Ave

#### IV. Dwelling Units

##### A. Maximum units allowed

1. Without efficiency units: None.
2. With maximum percent of efficiency units: \_\_\_\_\_.

##### B. Proposed number of units

1. Dwelling units: : None.
2. Efficiency Units: None.
3. Total Units: None.

C. *Does the Applicant intend* to increase allowable floor area by reducing the number of units constructed below the maximum allowed?

\_\_\_\_\_ yes    ☒ X no. (N/A- temporary athletic artificial turf field and running track)

If "yes" there will be \_\_\_\_\_ units fewer than the maximum allowed, and the Floor Area Ratio for the site will be increased by \_\_\_\_\_ %.

Address: 6225 S. Stony Island Ave.

This page for calculations.

Address: 6225 S. Stony Island Ave.

V. Bulk

A. Base Floor Area Ratio (F.A.R.), without bonuses: N/A.

B. Proposed F.A.R., include all bonuses N/A.

C. List all bonuses used in computing B., above:

1.

2.

3.

D. Proposed Floor Area: N/A sq. ft.

E. Percentage of floor area devoted to interior recreation space, meeting rooms, etc.:

VI. Off-street Parking and Loading

	<u>Minimum Required</u>	<u>Number Proposed</u>
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A. Parking Spaces	_____	_____
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B. Loading Docks	_____	_____
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VII. Setbacks

	<u>Minimum</u>	<u>Proposed</u>
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A. Front	_____	_____
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B. Side	_____	_____
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Address: 6225 S. Stony Island Ave.

#### PART FOUR: POTENTIAL IMPACT OF THE PROPOSAL

The Chicago Plan Commission requires that the Applicant address the Fourteen Basic Policies of the Lakefront Plan of Chicago and the Thirteen Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance, as listed below, in a written statement to the Commission attached to this Application Form and labeled Part Four. The statement should indicate which policies or purposes are or are not applicable to the Applicant's proposal and, for those policies and purposes which are applicable, the statements should discuss the potential impact of the proposal.

#### PART FOUR: POTENTIAL IMPACT OF THE PROPOSAL

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The Chicago Plan Commission requires that the Applicant address the Fourteen Basic Policies of the Lakefront Plan of Chicago and the Thirteen Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance, as listed below, in a written statement to the Commission attached to this Application Form and labeled Part Four. The statement should indicate which policies or purposes are or are not applicable to the Applicant's proposal and, for those policies and purposes which are applicable, the statements should discuss the potential impact of the proposal.

##### I. Fourteen Basic Policies

1. Complete the publicly owned and locally controlled park system along the entire Chicago lakefront.

**RESPONSE:** The site of the Jackson Park project is located in the Public Use Zone and is already publicly owned by the Chicago Park District.

2. Maintain and enhance the predominantly landscaped, spacious and continuous character of the lake shore parks.

**RESPONSE:** The Jackson Park track and field replacement project will not only replace this important amenity, but also continue to enhance and improve the surrounding landscape and continuous character of the lake shore park system.

3. Continue to improve the water quality and ecological balance of Lake Michigan.

**RESPONSE:** The Jackson Park project will use best management practices such as infiltration to handle storm water and thereby will not negatively impact water quality or the ecological balance of Lake Michigan.

4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks.

**RESPONSE:** The Jackson Park project will continue the cultural, historical and recreational heritage of the park by replacing a unique recreational feature while helping to maintain the scenic vistas and access to the Lake.

5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted.

**RESPONSE:** This policy is related to Grant Park. The proposed project is within Jackson Park and therefore will not be impacted.

6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure time activities.

**RESPONSE:** The proposed project is intended to maintain the diversity of recreational opportunities in Jackson Park by replacing the track and artificial field that will be impacted by other proposed projects. The artificial turf is an all-weather field that can be used for most of the year. An all-weather field reduces the amount of game cancellations due to inclement weather and reduces wear and tear on nearby grass fields.

7. Protect and develop natural lakeshore park and water areas for wildlife habitation.

**RESPONSE:** The proposed Jackson Park project will protect and maintain the wildlife habitat nearby by condensing athletic events to a more central location thereby leaving other areas, such as Wooded Island and Bobolink Meadow, available for wildlife habitat.

8. Increase personal safety.

**RESPONSE:** The proposed project will increase personal safety by installing the new track and field at a prime intersection at 63<sup>rd</sup> and Stony Island and by installing lights around the field. This location should make it easy to access for the community as well.

9. Design all lake edge and lake construction to prevent detrimental shoreline erosion.

**RESPONSE:** The Jackson Park project located at 63<sup>rd</sup> and Stony Island does not affect the lake or lake edge, and therefore will not contribute to shoreline erosion.

10. Ensure a harmonious relationship between the lakeshore parks and the community edge, but in no instance will further private development be permitted East of Lake Shore Drive.

**RESPONSE:** A harmonious relationship between the lakeshore parks and the community edge will be established through new pathways, lighting as well as the track and field itself. As this is a public project at 63<sup>rd</sup> and Stony Island, there is no private development.

11. Improve access to the lakeshore parks and reduce through vehicular traffic on secondary park roads.

**RESPONSE:** This proposal will help to improve access to the park with ADA compliant design and a new pathway to accommodate pedestrian traffic traveling north-south. The new location of the track and field at 63<sup>rd</sup> and Stony is also located across the street and within walking distance of both residential properties and several schools thereby reducing the need for users to drive to use the new amenity.

12. Strengthen the parkway characteristics of Lake Shore Drive and prohibit and roadway of expressway standards.

**RESPONSE:** This policy is not applicable because there are no roadways associated with this proposal and it has no bearing on Lake Shore Drive.

13. Ensure that all port, water supply, and public facilities are designed to enhance lakefront character.

**RESPONSE:** The Jackson Park project will enhance the lakefront character through the improvement of recreational features. The Jackson Park track and field replacement will include upgrades to the existing track and field by making the soccer field full size and adding a grandstand. Furthermore, given that the track and field is proposed to be installed at-grade, it will not diminish the landscaped character of the rest of the park and lakeshore. There will be no impact with respect to port or water supply facilities along the lakefront.

14. Coordinate all public and private development within the water, park, and community zones.

**RESPONSE:** This is a public development within a public park that is being coordinated by the Chicago Park District. The Park District will continue to coordinate and work with all public and private institutions nearby this project as development proceeds.



## PART FOUR: POTENTIAL IMPACT OF THE PROPOSAL

### II Thirteen Purposes

1. To promote and protect the health, safety, comfort, convenience, and the general welfare of the people, and to conserve our natural resources;

**RESPONSE:** The proposed Jackson Park project will promote and protect the health, safety, comfort and convenience, and general welfare of the general public by enhancing recreational opportunities, as well as updating accessibility, public facilities, lighting and landscaping. This proposal is in no way deleterious to the general welfare. The proposed project will conserve our natural resources by condensing athletic events to a more central location thereby leaving other areas, such as Wooded Island and Bobolink Meadow, available for wildlife habitat. Furthermore, the proposed project will use best management practices such as infiltration to handle storm water and thereby will not negatively impact water quality.

2. To identify and establish the Lake Michigan and Chicago Lakefront Protection District and to divide that District into several zones wherein any and all development or construction, as specified in Article V hereinafter, shall be specifically restricted and regulated;

**RESPONSE:** The Lakefront Protection Ordinance defines the specific boundaries and zones.

3. To maintain and improve the purity and quality of the waters of Lake Michigan;

**RESPONSE:** As discussed above in policy three, the Jackson Park project will use best management practices such as infiltration to handle storm water and thereby will not negatively impact water quality or the ecological balance of Lake Michigan. The project will also meet the Department of Water Management's storm water ordinance requirements.

4. To insure that construction in the Lake or modification of the existing shoreline shall not be permitted if such construction or modification would cause environmental or ecological damage to the Lake or would diminish water quality; and to insure that the life patterns of fish, migratory birds and other fauna are recognized and supported;

**RESPONSE:** No construction along the lake edge or modification of the

existing shoreline will be part of the Jackson Park project.

5. To insure that the Lakefront Parks and the Lake itself are devoted only to public purposes and to insure the integrity of and expand the quantity and quality of the Lakefront Parks;

**RESPONSE:** This proposal for Jackson Park is only for public purposes and the features will expand the quality and overall use of this section of the lakefront park system.

6. To promote and provide for continuous pedestrian movement along the shoreline;

**RESPONSE:** This project proposes a new north-south pedestrian path to the east of the track that will connect to the park pathway system and ultimately connect to the Lakefront Trail.

7. To promote and provide for pedestrian access to the Lake and Lakefront Parks from and through areas adjacent thereto at regular intervals of one-fourth mile and additional places wherever possible, and to protect and enhance vistas at these locations and wherever else possible;

**RESPONSE:** The Jackson Park project will connect to the existing park pathway system that ultimately provides access to the lake and the other lakefront parks. The South Lakefront Framework Plan currently being updated by the Chicago Park District maintains connectivity as a major goal both within the Park as well as to the Lakefront.

8. To promote and provide for improved public transportation access to the Lakefront;

**RESPONSE:** This purpose is not applicable as the proposal does not affect public transportation.

9. To insure that no roadway of expressway standards, as hereinafter defined, shall be permitted in the Lakefront Parks;

**RESPONSE:** The purpose is not applicable, as no roadway of any kind is being proposed as part of the track and field project.

10. To insure that development of properties adjacent to the Lake or the Lakefront Parks is so defined as to implement the above-stated purposes, provided, however, that with respect to property located within the Private Use Zone as established by Article V, VI, and IX of this Ordinance, the permitted

use, special use, lot area per dwelling unit, and floor area ratio provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, shall govern except where such provisions are in substantial conflict with the purposes of this Ordinance or the Fourteen Basic Policies of the Lakefront Plan of Chicago;

**RESPONSE:** The site is not located in the Private Use Zone.

11. To achieve the above-stated purposes, the appropriate public agency should acquire such properties or rights as may be necessary and desirable;

**RESPONSE:** The designated site of the Jackson Park project is in and will remain in public ownership.

12. To define and limit the powers and duties of the administrative body and officers as provided herein;

**RESPONSE:** This purpose is not applicable, as it relates to powers and duties embodied in the Lakefront Protection ordinance.

13. Nothing contained in the Lake Michigan and Chicago Lakefront Protection Ordinance shall be deemed to be a waiver or consent, license or permit to use any property or to locate, construct or maintain any building, structure or facility or to carry on any trade, industry, occupation or activity which may be otherwise required by law.

**RESPONSE:** The Applicant acknowledges and understands that nothing in the Lake Michigan and Chicago Lakefront Protection ordinance is deemed to be a waiver or consent of all applicable permits or licenses to establish and operate the proposed Jackson Park project.