



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**The Society for The Danish Old People's Home  
The Danish Home of Chicago**

**5656 North Newcastle Avenue (Ward 41)**

19 November 2020

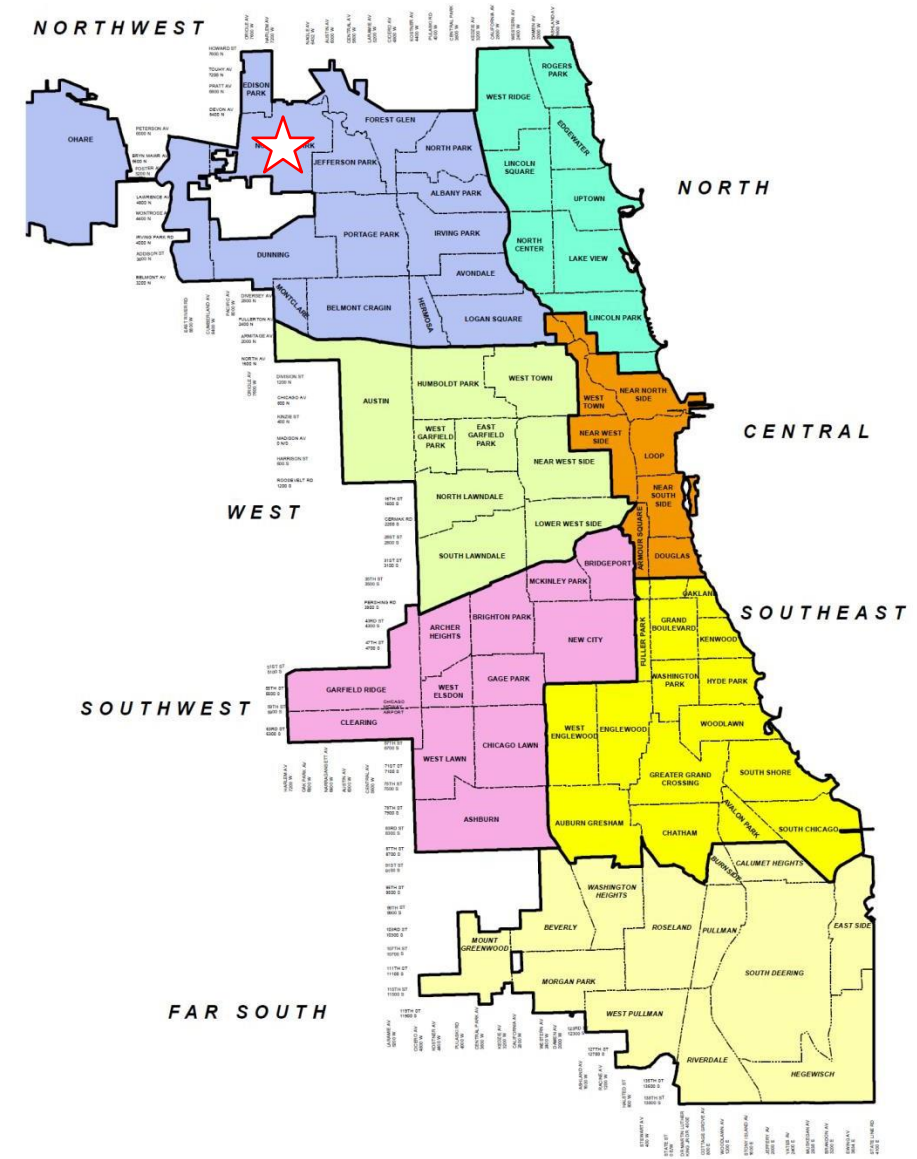


# NORWOOD PARK

## DEMOGRAPHICS (60631):

- 3.7 square miles
- Population: 29,529
- 70% are married couples
- Median Age: 44
- Median Household Income: \$91,034
- 78% drives alone to work
- Race: 81.5% White , 11.8% Hispanic/Latino

\*Information from Census Reporter





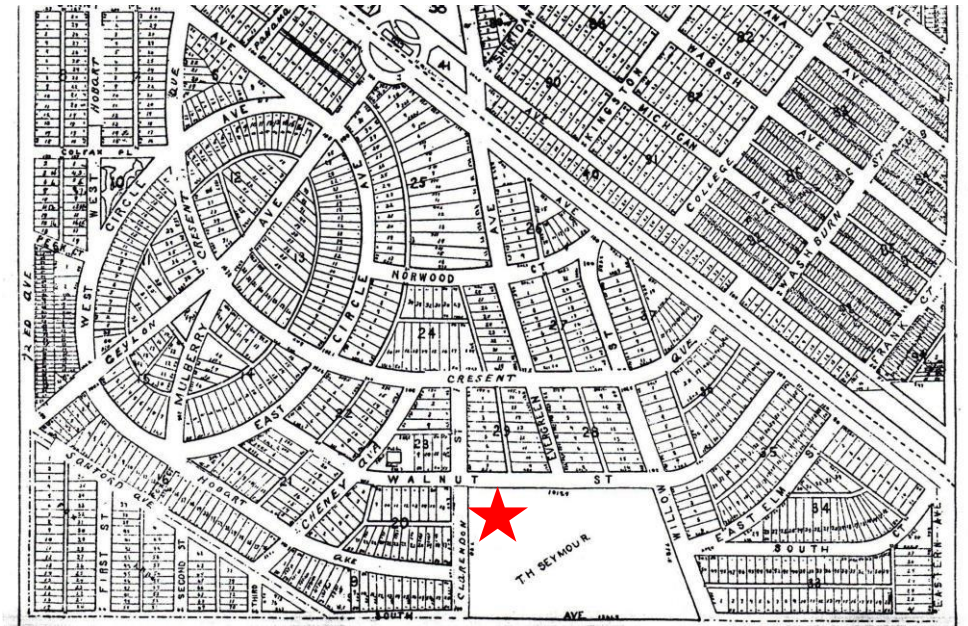
# NORWOOD PARK

## LAND USE:

- 42% Single-family residential
- 32% Transportation / other

## HISTORY:

- Designed to be a park-like residential suburb with large lots, wide streets and elegant single family homes
- Deviates from Chicago grid – curvilinear street pattern
- Home to oldest house in Chicago – Noble-Seymour-Crippen House
- The district was added to the National Register of Historic Places in 2002



Neighborhood Map from 1907



Noble-Seymour-Crippen House





# SITE PHOTOS



Front Yard on Newcastle



Hurlbut Street facing west



Rear Yard from NW Corner



South Alley facing west





# Planning Context

## PROPOSED AMENDMENT TO PLANNED DEVELOPMENT NO. 276

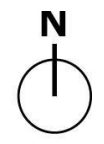
- Published: July 22, 2020
- Applicant: The Society For The Danish Old People's Home
- Project Architect: HED
- Zoning Counsel: Law Offices of Samuel V.P. Banks

The Applicant is seeking to amend *Institutional Planned Development No. 276* in order to permit the physical expansion of the existing senior group-assisted living facility at the subject site, which such expansion shall include the construction of two new three-story lateral additions ("wings") that will connect on each the west and east ends of the existing three-story building, the original construction of which dates back to the early 1900's.





- Historic District
- Parks
- Light Traffic
- Heavy Traffic
- CTA
- CTA Train Stop & Metra Train Stop



# SITE CONTEXT PLAN





PD



Residential zone (RS-1)



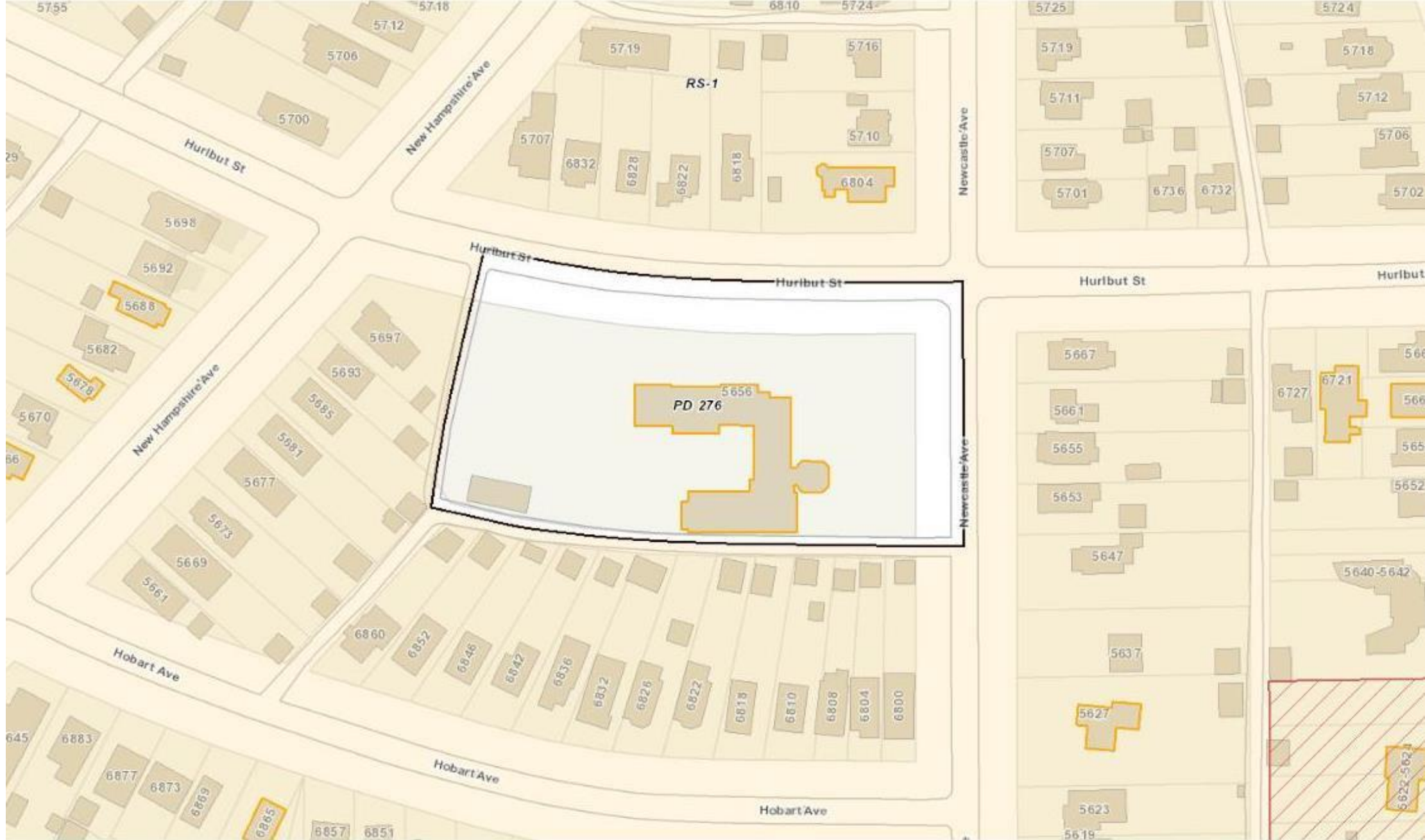
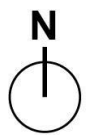
Chicago Landmark



Chicago Historic Resources Survey




Orange



# SITE CONTEXT PLAN





# Project Timeline + Community Outreach

- **Community Review Meetings & Open Houses:** January 16, 2019; June 18, 2019; August 21, 2019; October 24, 2019
- **Final Community Meeting:** November 6, 2019
- **Application Submittal:** July 7, 2020
- **City Council Introduction:** July 22, 2020
- **Chicago Plan Commission:** November 19, 2020
- **Chicago Committee on Zoning:** December 1, 2020
- **City Council Ratification:** December 16, 2020
- **Construction Start:** Spring 2021

The Applicant has been operating a senior group living facility at this site since the early 1900's. Since that time, and as part of its philanthropic arm, the Applicant - which is a *non-for-profit* organization, has hosted many events in its vibrant gardens and cafeteria that are open to the residents of the Neighborhood. As well, the Applicant has maintained surface parking, along its adjacent parkway, which it makes available to the public for gratuitous use. The programming for this proposal will allow the Applicant to continue providing those benefits to the Community, while enhancing and improving the living for its own residents. As such, in further consideration of the Community Feedback received over the last two years, the Applicant made certain modifications to the design and orientation of the proposed new additions and will be providing additional infrastructure enhancements that will benefit the adjacent and surrounding properties on a more large-scale and far-reaching basis.





**AERIAL VIEW FROM NORTH-WEST: EXISTING  
CONDITIONS**



# ★ Project Timeline + Community Outreach

- Before and After Rendering





# ★ Project Timeline + Community Outreach

- Before and



- After Rendering







**BUILDING RENDERING (VIEW FROM NORTH WEST)**





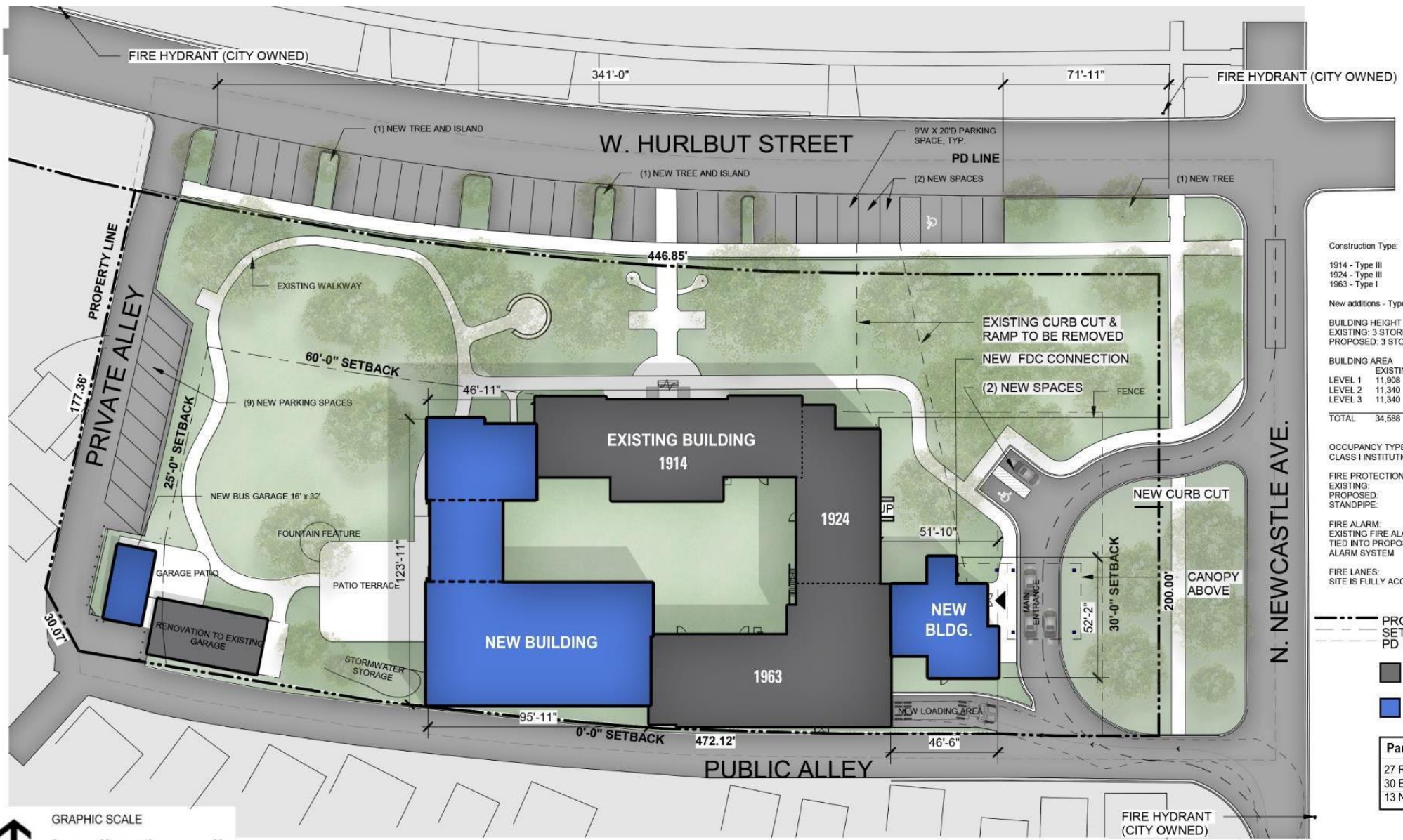
**BUILDING RENDERING (VIEW FROM SOUTH EAST)**





**AERIAL VIEW FROM NORTH-  
WEST**





Construction Type:  
 1914 - Type III  
 1924 - Type III  
 1963 - Type I

New additions - Type I Proposed

BUILDING HEIGHT  
 EXISTING: 3 STORIES  
 PROPOSED: 3 STORIES

BUILDING AREA	EXISTING	PROPOSED	TOTAL
LEVEL 1	11,908	9,631	21,539
LEVEL 2	11,340	10,701	22,041
LEVEL 3	11,340	10,229	21,569
<b>TOTAL</b>	<b>34,588</b>	<b>30,561</b>	<b>65,149</b>

OCCUPANCY TYPE:  
 CLASS I INSTITUTIONAL OCCUPANCY

FIRE PROTECTION  
 EXISTING: FULLY SPRINKLERED  
 PROPOSED: FULLY SPRINKLERED  
 STANDPIPE: NOT APPLICABLE

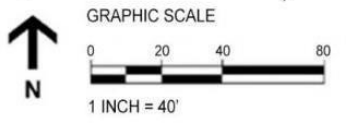
FIRE ALARM:  
 EXISTING FIRE ALARM SYSTEM WILL BE TIED INTO PROPOSED NEW FIRE ALARM SYSTEM

FIRE LANES:  
 SITE IS FULLY ACCESSIBLE

--- PROPERTY LINE  
 - - - SETBACK LINE  
 - - - PD LINE

█ Existing  
 █ New

Parking Data	
27	Required
30	Existing to Remain
13	New (8'-6"x18')



**SITE + ROOF PLAN**

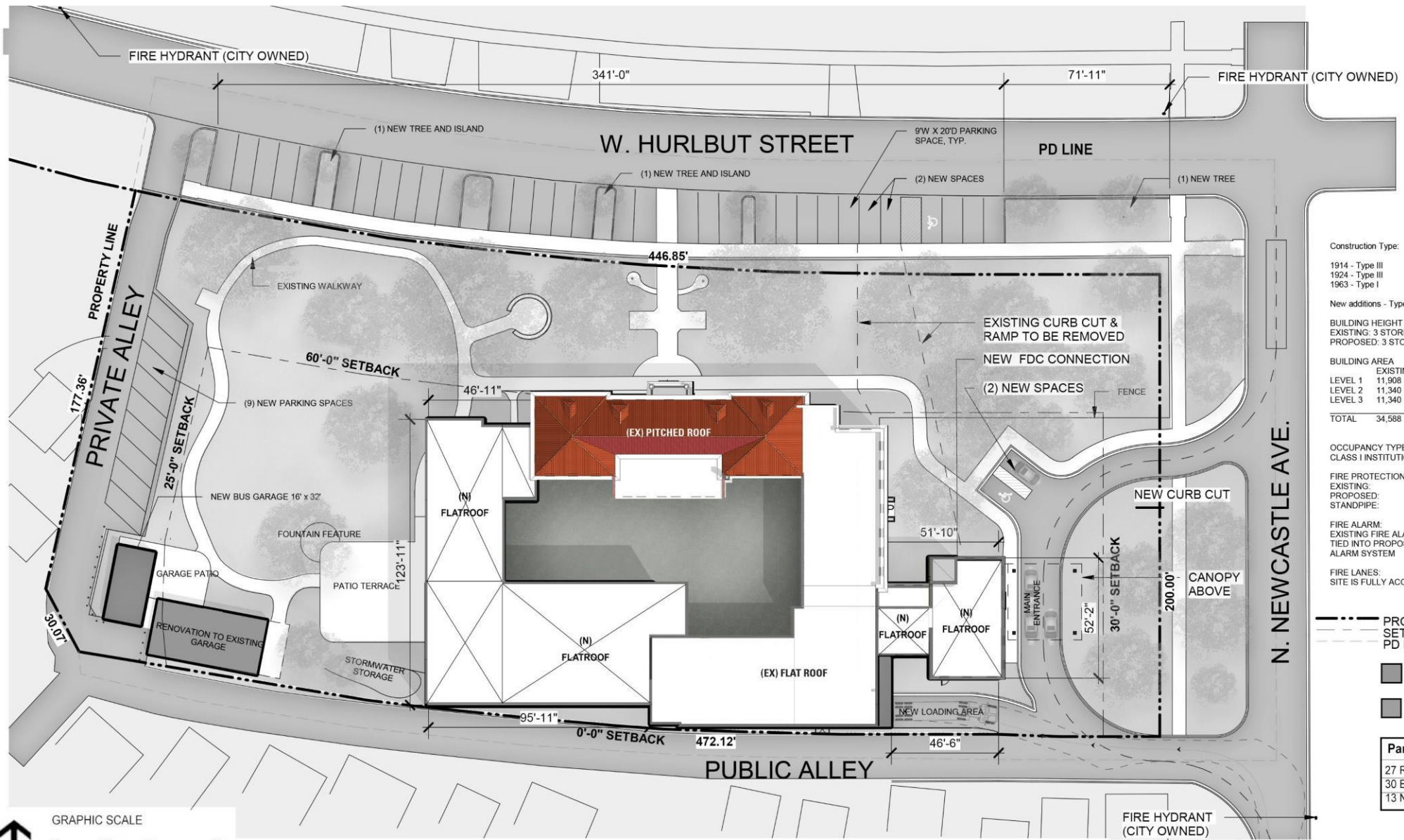












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 PROPOSED: FULLY SPRINKLERED  
 STANDPIPE: NOT APPLICABLE

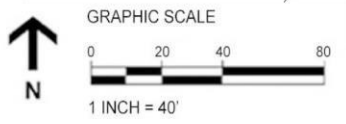
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FIRE LANES:  
 SITE IS FULLY ACCESSIBLE

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 - - - SETBACK LINE  
 - - - PD LINE

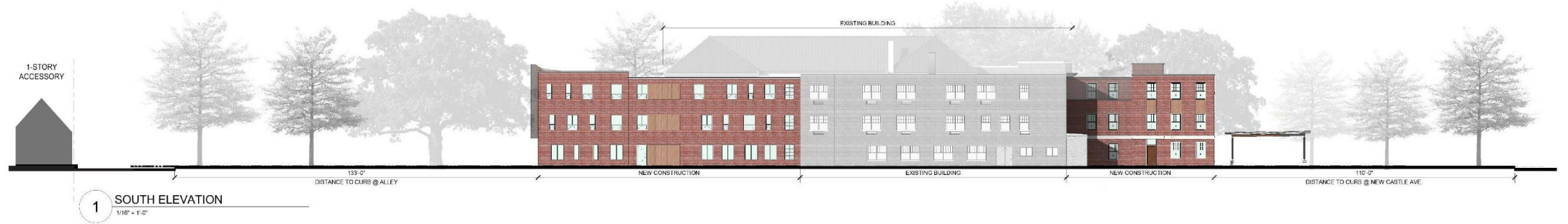
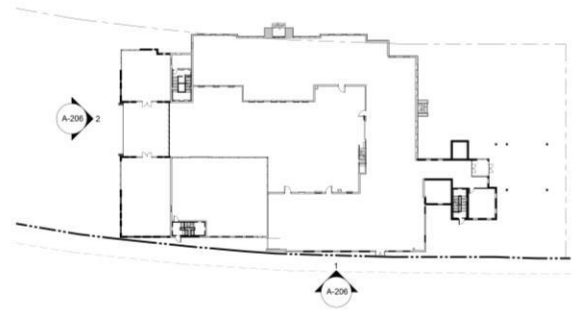
■ Existing  
 ■ New

Parking Data	
27	Required
30	Existing to Remain
13	New (8'-6" x 18')



# ROOF PLAN

KEY PLAN



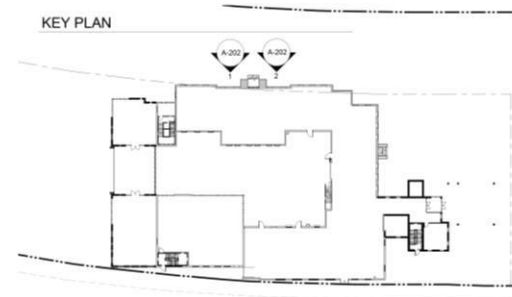
1 SOUTH ELEVATION  
1/16" = 1'-0"



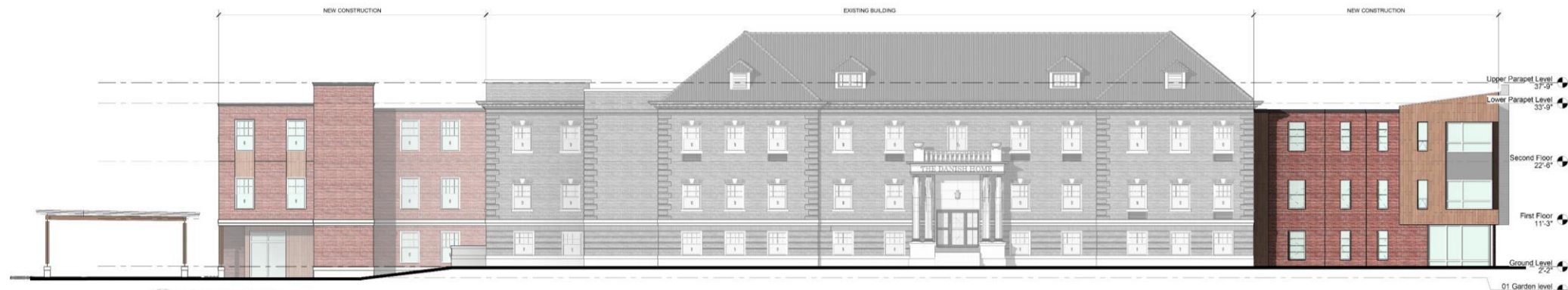
2 WEST ELEVATION  
1/16" = 1'-0"

SITE ELEVATION (SOUTH & WEST)





1 NORTH ELEVATION - EXISTING  
1/8" = 1'-0"



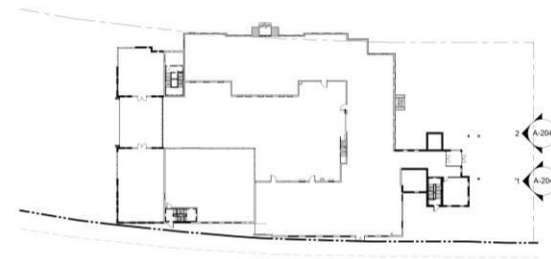
2 NORTH ELEVATION  
1/8" = 1'-0"

-  Brick, color and style to match existing
-  Wood-look glass-fiber reinforced concrete
-  Spandrel glass
-  Glass
-  Limestone

# BUILDING ELEVATION (NORTH)



KEY PLAN



1 EAST ELEVATION - EXISTING  
1/8" = 1'-0"



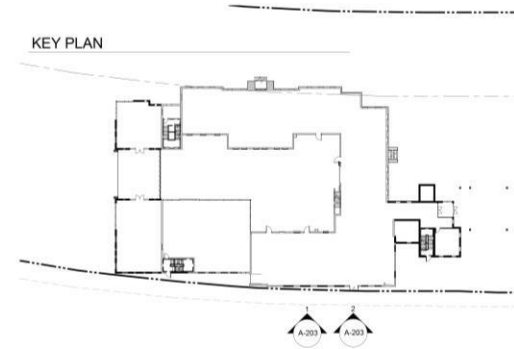
2 EAST ELEVATION  
1/8" = 1'-0"

-  Brick, color and style to match existing
-  Wood-look glass-fiber reinforced concrete
-  Spandrel glass
-  Glass
-  Limestone

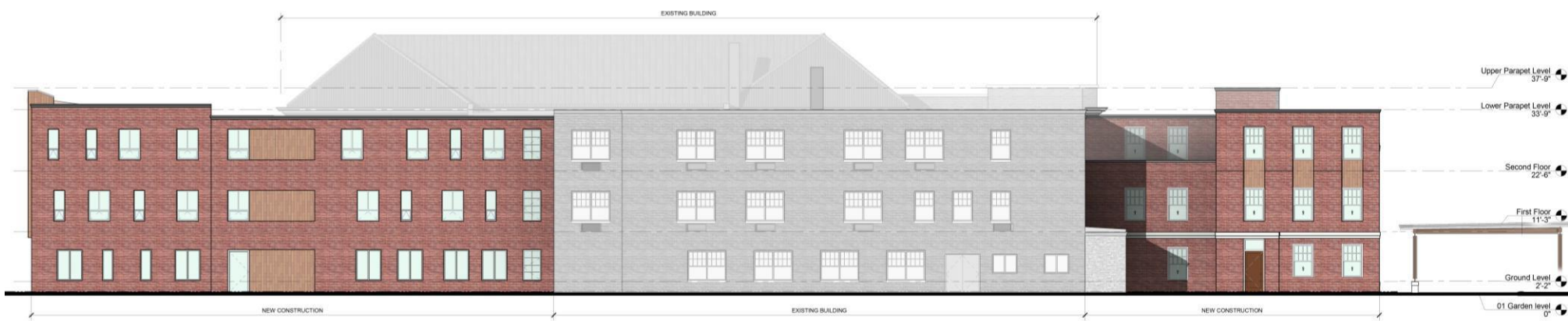
# BUILDING ELEVATION (EAST)




KEY PLAN



1 SOUTH ELEVATION - EXISTING  
1/8" = 1'-0"



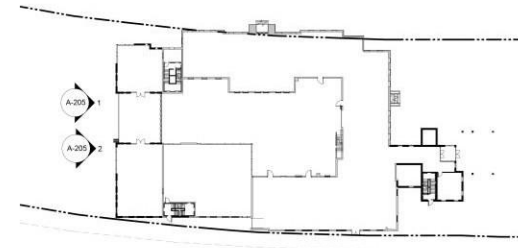
2 SOUTH ELEVATION  
1/8" = 1'-0"

-  Brick, color and style to match existing
-  Wood-look glass-fiber reinforced concrete
-  Spandrel glass
-  Glass
-  Limestone

# BUILDING ELEVATION (SOUTH)



KEY PLAN



1 WEST ELEVATION - EXISTING  
1/8" = 1'-0"



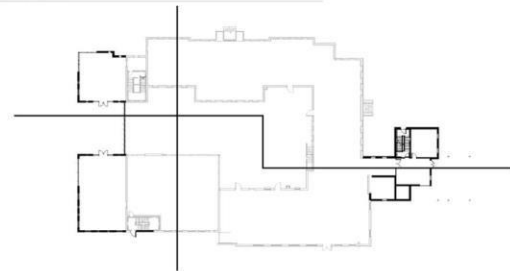
2 WEST ELEVATION  
1/8" = 1'-0"

-  Brick, color and style to match existing
-  Wood-look glass-fiber reinforced concrete
-  Spandrel glass
-  Glass
-  Limestone

# BUILDING ELEVATION (WEST)



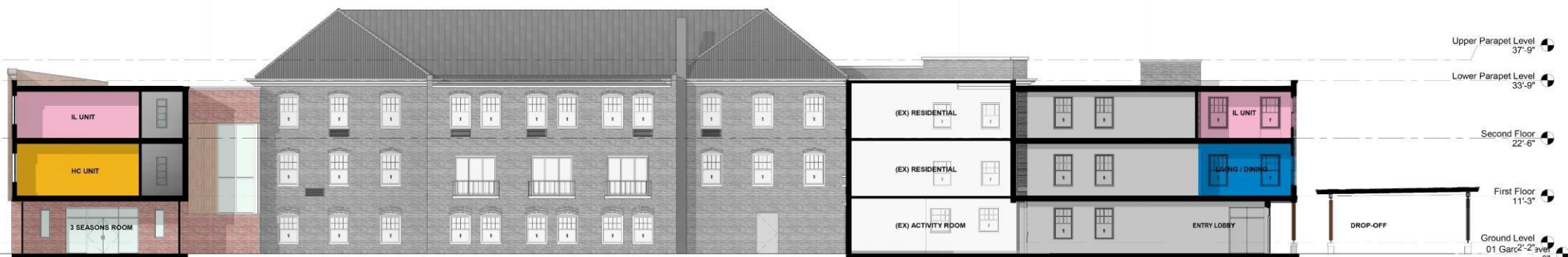
KEY PLAN



- EXISTING
- CIRCULATION
- CARE
- SHARED
- KITCHEN
- HC UNITS  
20 TOTAL, 12 NEW
- IL UNITS  
10 NEW



1 N-S SITE SECTION  
1" = 10'-0"



2 E-W SITE SECTION  
1" = 10'-0"



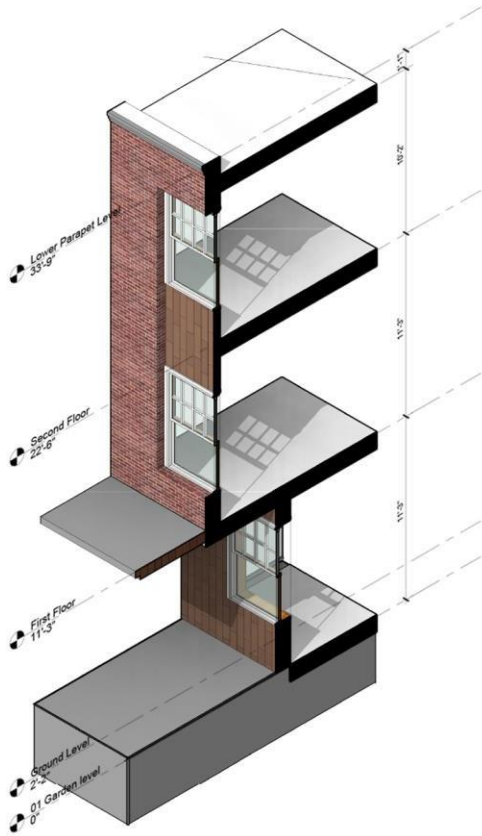


Brick, color and style to match existing  
 Wood-look Glass-fiber reinforced concrete (GFRC)

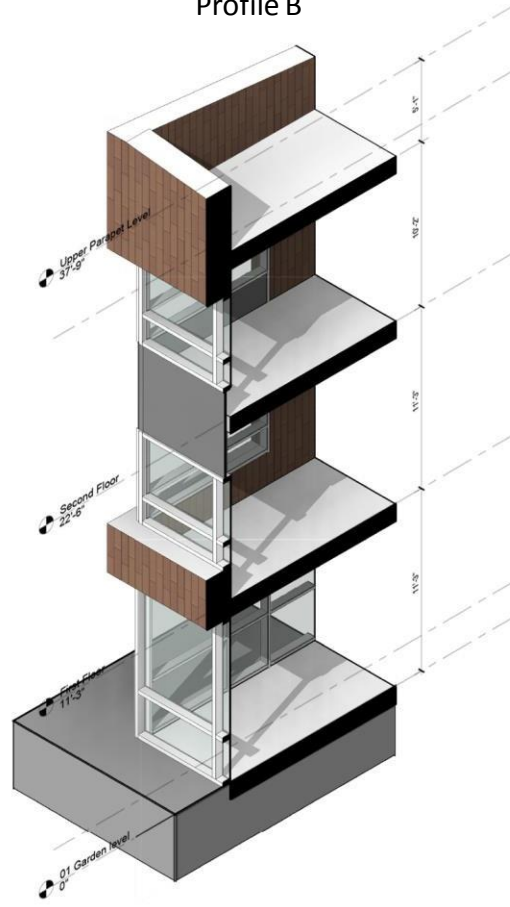


Spandrel glass  
 Glass  
 Limestone

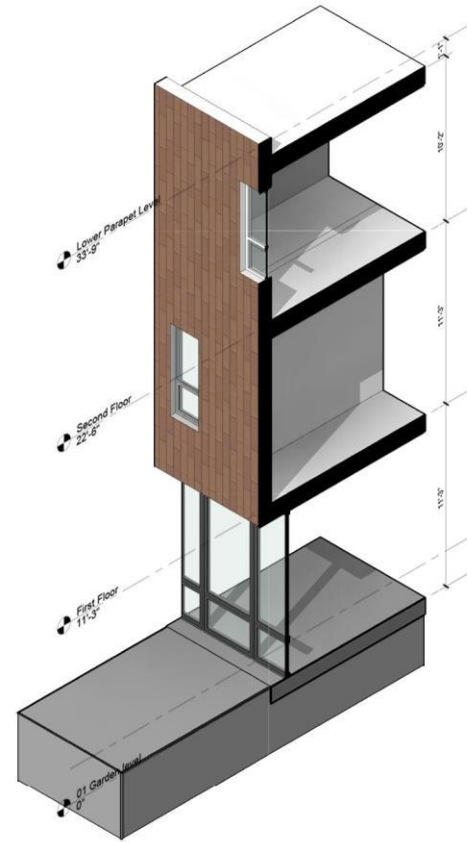
Profile A



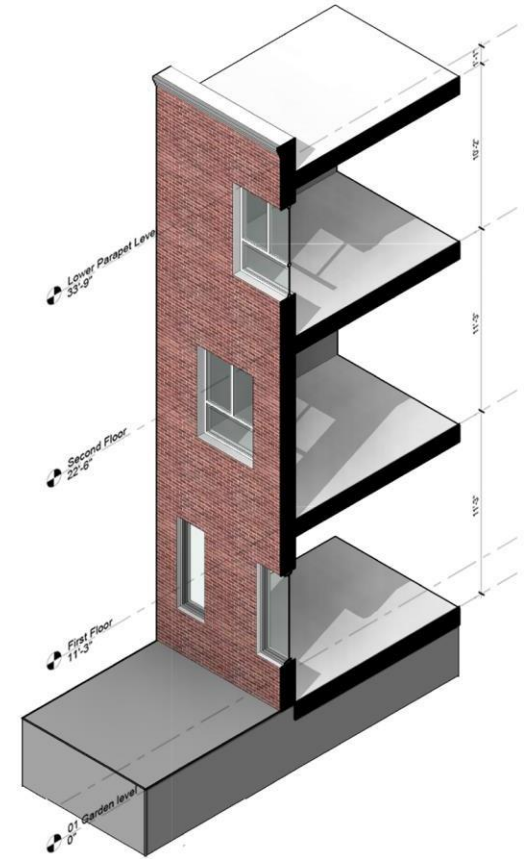
Profile B



Profile C



Profile D





## Section 17-8-0904 - Standards and Guidelines for Transportation, Traffic Circulation and Parking

- By and through this proposal, the Applicant will be adding thirteen (13) accessory off-street vehicular parking spaces - including at least two ADA compliant spaces, wholly within the boundaries of the site, which such spaces will be accessed using a private alley along the west end of the site and a private driveway along the east side of the site, so to mitigate any incidental interference with the public ways and minimize conflict with existing traffic patterns.
- By and through this proposal, the Applicant will be providing an additional thirty (30) accessory vehicular parking spaces - the north end of the site, with access directly off of Hurlbut Street, pursuant to a fully executed *Grant Of Privilege* with the City of Chicago. This parking will be made available to the public, as needed, so to further minimize traffic congestion and parking deficiencies in the Neighborhood.
- The accessory parking will be first reserved for the Applicant's staff and visitors to the facility, since an overwhelming majority of the residents no longer drive and/or do not own their own vehicle.
- The proposal calls for the establishment of a private loading area, situated at the southeast corner of the site, which will be accessed via a private driveway, so as that all deliveries are effectuated wholly within the boundaries of the PD - thereby eliminating any incidental or intermittent obstruction of the Public Alley. Emergency vehicles will also have unfettered access to and use of this loading area and private driveway, as necessary and appropriate.
- The proposal calls for the renovation of a the existing one-story detached garage at the southwest corner of the site, which will be accessed via a private alley and which is intended to provide storage for vehicles used in the Applicant's general operations and maintenance of the premises, thereby further avoiding any unnecessary impediments in the Public Alley, which services the garages for the residents with homes on Hobart Avenue.
- Bike racks will be provided on a voluntary basis for Staff use. Two racks will be provided near the new main entry on Newcastle and two will be provide near the original entry on Hurlbut to accommodate eight bikes.



## Sections 17-8-0906 and 17-8-0907 - Standards and Guidelines for Urban Design and Building Design

- The existing construction was built over a series of many decades with a varied roof/ parapet line and face brick. The planned addition will continue this approach by matching the face brick of the existing building wings and continuing with a varied approach to the parapet that describes discrete volumes and punctuations across the façade.
- The proposed expansions to the building are separated from the adjacent structure through plane changes and shifts in plan so there is a clear, volumetric difference between areas of new construction and existing.
- The new design will incorporate articulation and materials that are sensitive to the existing structure and the neighborhood and will present a finished look that is sensitive to the existing design.
- All sides of the proposed expansion will be finished with the same, high-quality materials comprising brick that matches the existing building and accented with windows and vertical slat siding.

## Section 17-8-0905 and 17-8-0909 Pedestrian Orientation and Parks, Open Space, and Landscaping

1. The proposal maintains the existing safe and attractive walkways and pedestrian routes around the site. The interior walking path at the west end of the site will be relocated to accommodate the new western parking spaces.
2. The proposed new east entry will provide direct access to the Garden Level Shared spaces within the building, which will be a huge improvement over the current entry sequence.
3. The new east entry will be articulated with a cover vehicular driveway canopy.
4. The existing campus provides substantial landscaped open areas and a parklike setting around the building and the site (including contiguous public ways).
5. With the relocation of the driveway to Newcastle, the north yard will become a more unified, usable and accessible green space and recreation areas for workers, visitors and residents;





Compliance Options	Points Required	Sustainable Strategies Menu																																			
		Health	Energy					Stormwater					Landscapes			Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife								
			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)		
<b>Compliance Paths</b>	Starting Points																																				
Options Without Certification	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab																																				
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	10	5	10	5	10		
Options With Certification																																					
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	NA	5	NA	NA	NA	NA	5	5	NA	10	5	10
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	20	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10	
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10	
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	NA	40	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10	
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	20	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10	
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10	
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	NA	10	5	5	10	10	5	10	
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	NA	10	5	5	10	10	5	10	
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	10	5	5	10	10	5	10	

\*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

\*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope  
 Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

Info in Progress





# DPD Recommendations