Extract for
Planned Development 690

Journal of the Proceedings
of the
City Council
of the
City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

Reclassification Of Area Shown On Map Number 6-H.
(As Amended)
(Application Number 13407)

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development Number 690 and R3 General Residence District symbols and indications as shown on Map Number 6-H in the area bounded by:

West Cermak Road; a line 174.20 feet east of South Wolcott Avenue; West 22nd Place; a line 318.31 feet east of South Wolcott Avenue; the alley next south of and parallel to West 22nd Place; South Wolcott Avenue; the alley next south of and parallel to West 22nd Place; a line 74.90 feet west of South Wolcott Avenue; West 22nd Place; and South Wolcott Avenue,

to the designation of Institutional Planned Development Number 690, 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 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Institutional-Residential Planned Development
Number 690, As Amended. IRPD690,aa

Plan Of Development Statements.

1. The area delineated herein as Institutional-Residential Planned Development Number 690, as amended, consists of approximately eighty-six thousand four hundred fifty and zero tenths (86,450.0) square feet (one and ninety-eight hundredths (1.98) acres) and is owned or controlled by the applicant, Cristo Rey Jesuit High School, Inc. (the "Applicant").

2. 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 easements or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a

separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.

3. 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 holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors.

4. This plan of development consists of these fourteen (14) statements; a Bulk Regulation and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line and Boundary Map; a Site/Landscape Plan; a First Floor Plan; a Subarea D Parking Plan; and Building Elevations dated November 15, 2001. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. The following uses shall be permitted within the area delineated herein as "Institutional-Residential Planned Development":

   churches, schools, auditoriums, rectory, gymnasium, cafetorium, multi-family residential uses in Subarea E, accessory parking and related uses.

6. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.

7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of 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. 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 Chicago Department of Transportation.

8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.

9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.

10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. In particular, the proposed sky bridge shall contain predominantly transparent materials and shall be constructed at a minimum height subject to approval by the Chicago Fire Department and the Chicago Department of Transportation.

11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy 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 most current energy efficiency standards published

by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

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 (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

14. Unless substantial construction of the improvements on Parcel C contemplated in the attached exhibits has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and then the zoning of the property shall automatically revert to the pre-existing Institutional Planned Development Number 690 and R3 General Residence District classifications.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line and Boundary Map; Site/Landscape Plan; First Floor Plan; Building Elevation Drawings; and Subarea "D" Parking Plan referred to in these Plan of Development Statements printed on pages 77738 through 77745 of this Journal.]

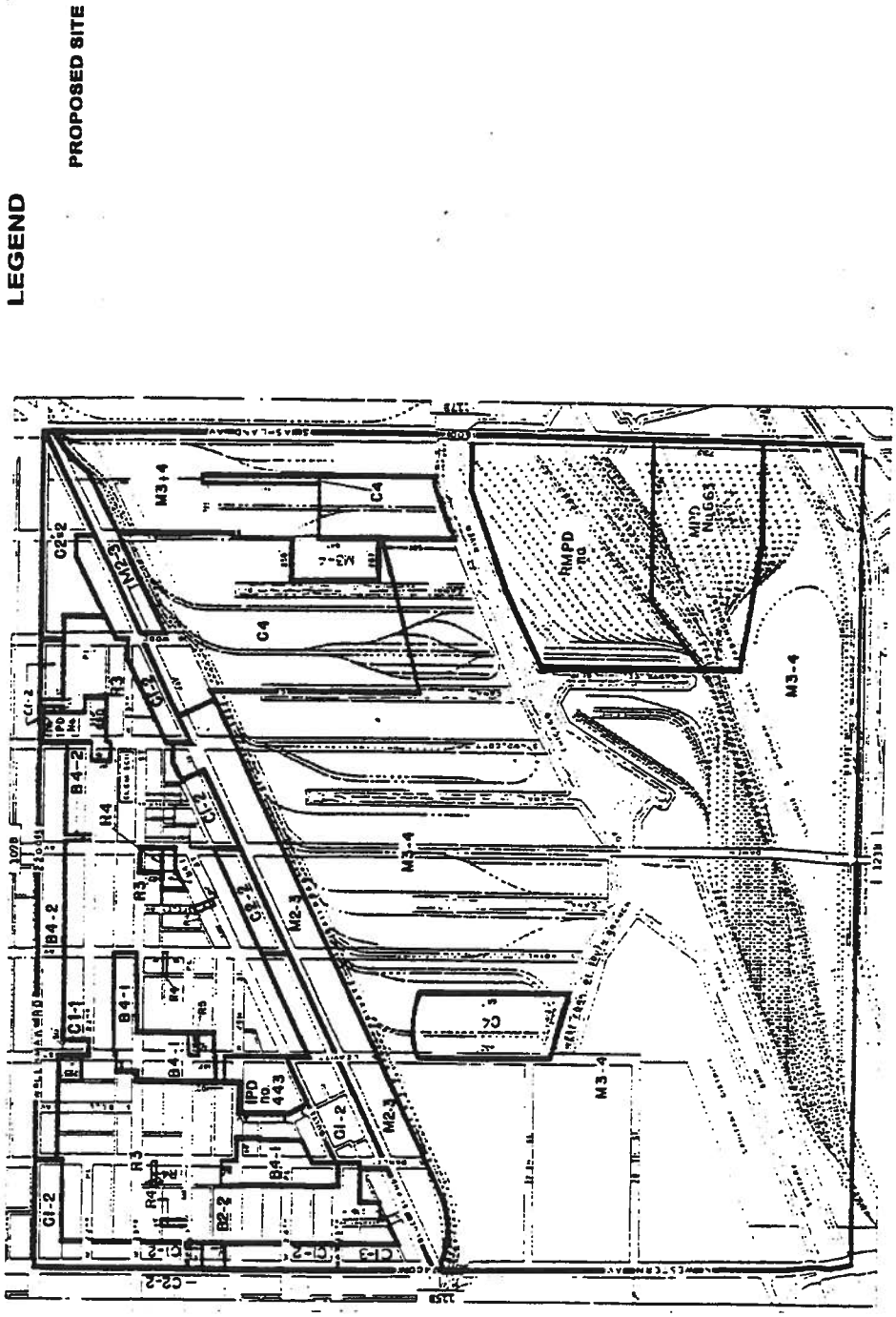
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional-Residential Planned Development Number 690, As Amended.

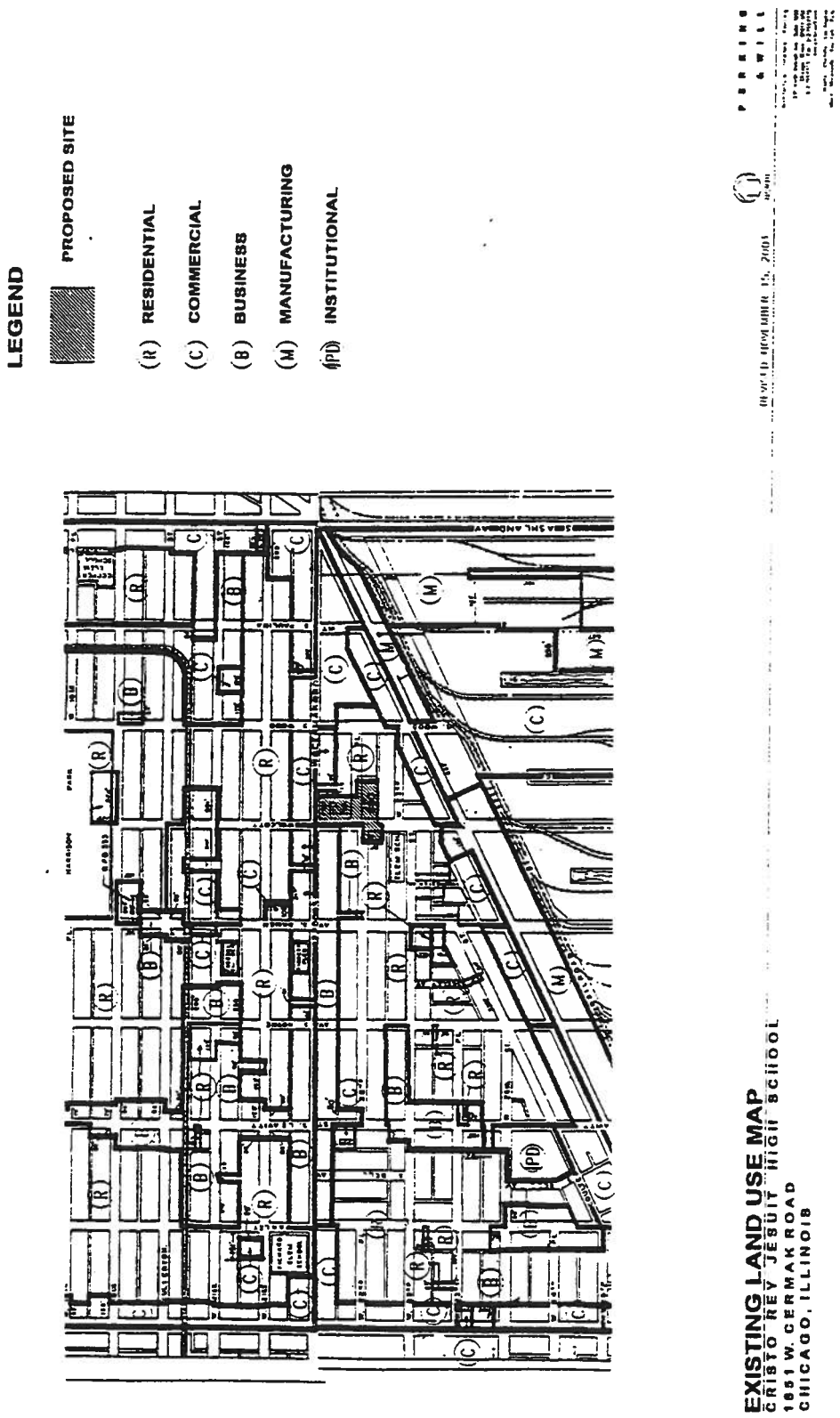
Bulk Regulations And Data Table.

	Square Feet	Acres
Site Area	76,338.0	1.75
Right-of-Way to be Vacated	10,112.0	0.23
Net Site Area	86,450.0	1.98
Public Rights-of-Way	28,509.0	0.65
Gross Site Area	114,959.0	2.63
Maximum Floor Area Ratio:	1.95.	
Minimum Number of Off-Street Parking Spaces:		
Subareas A -- D	55.	
Subarea E	2.	
Minimum Number of Loading Spaces:	1.	
Maximum Percent of Site Coverage:	Per Site Plan.	
Minimum Required Building Setbacks:	Per Site Plan.	
Maximum Building Heights:	Per Building Elevations.	
Maximum Number of Dwelling Units Subarea E:	6.	

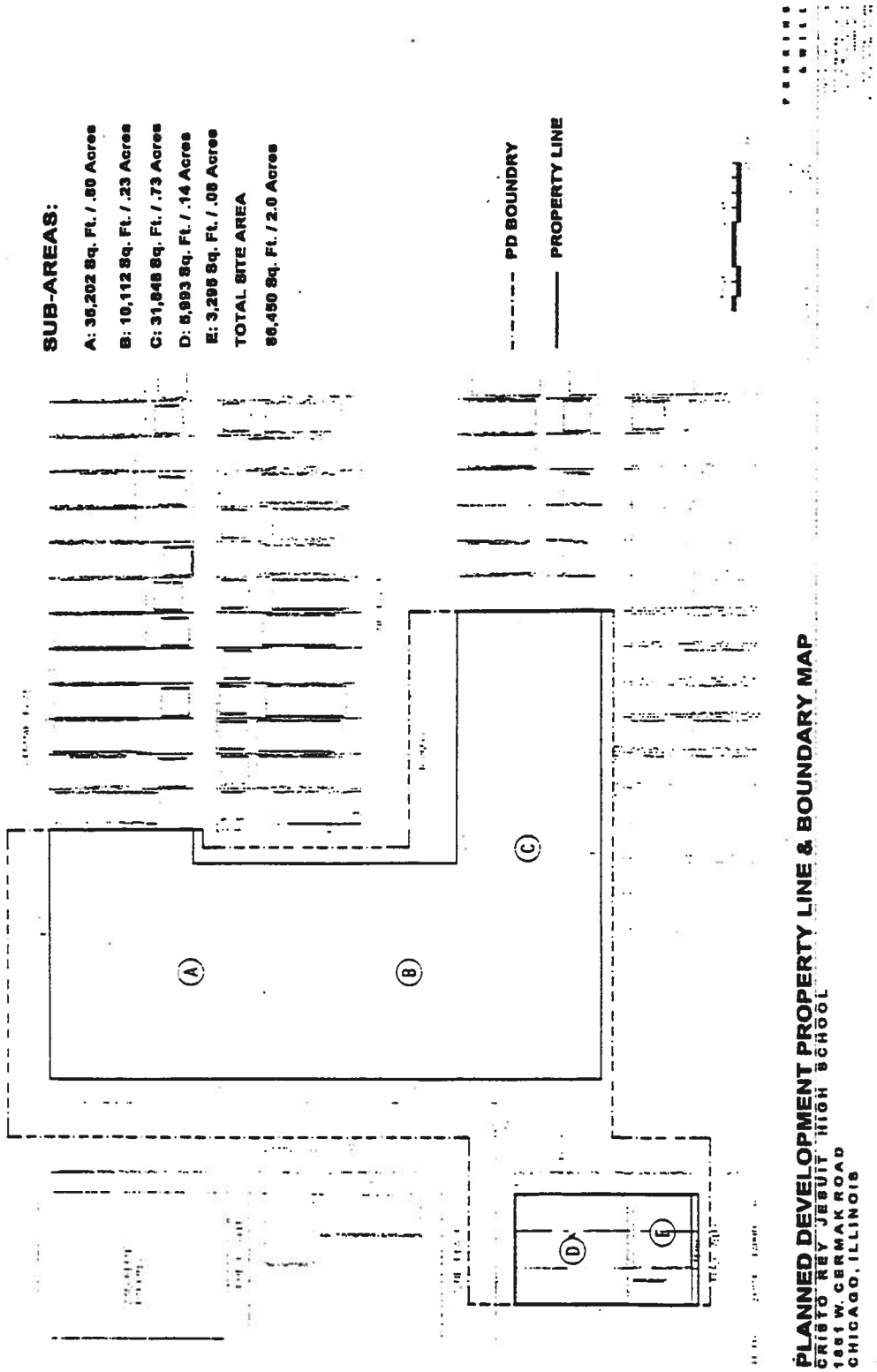
Existing Zoning Map.



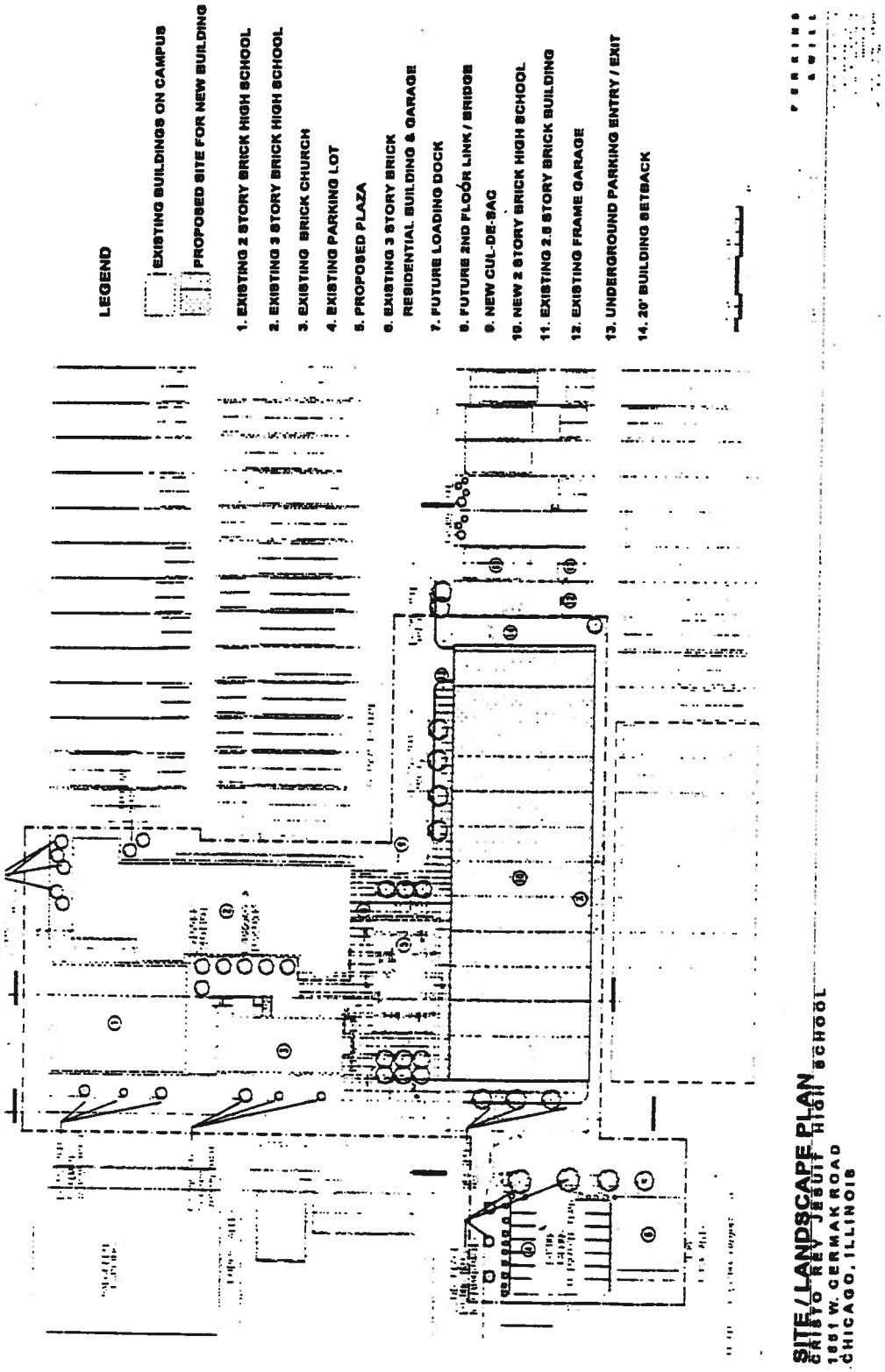
Existing Land-Use Map.



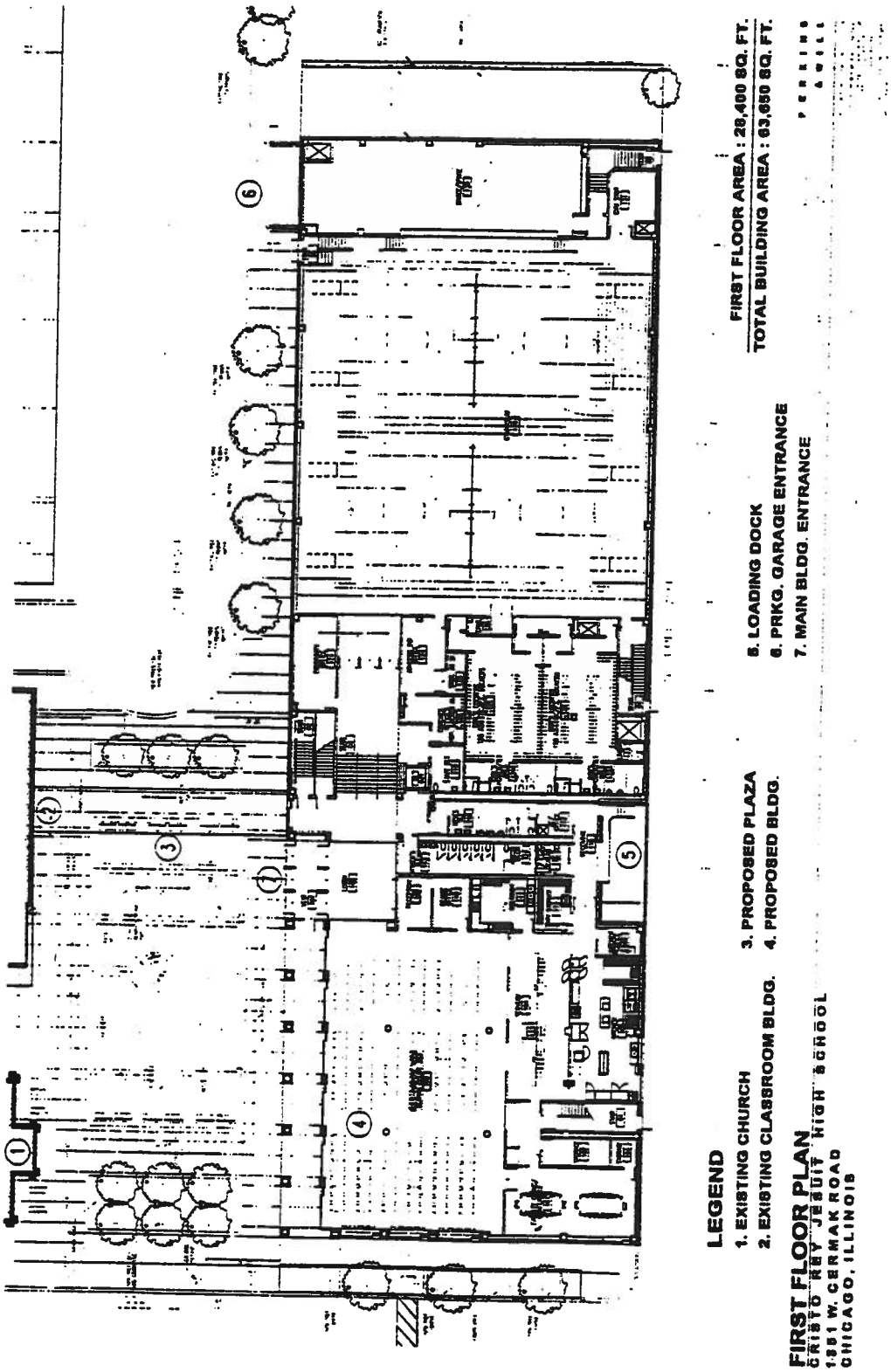
Planned Development Property Line
And Boundary Map.



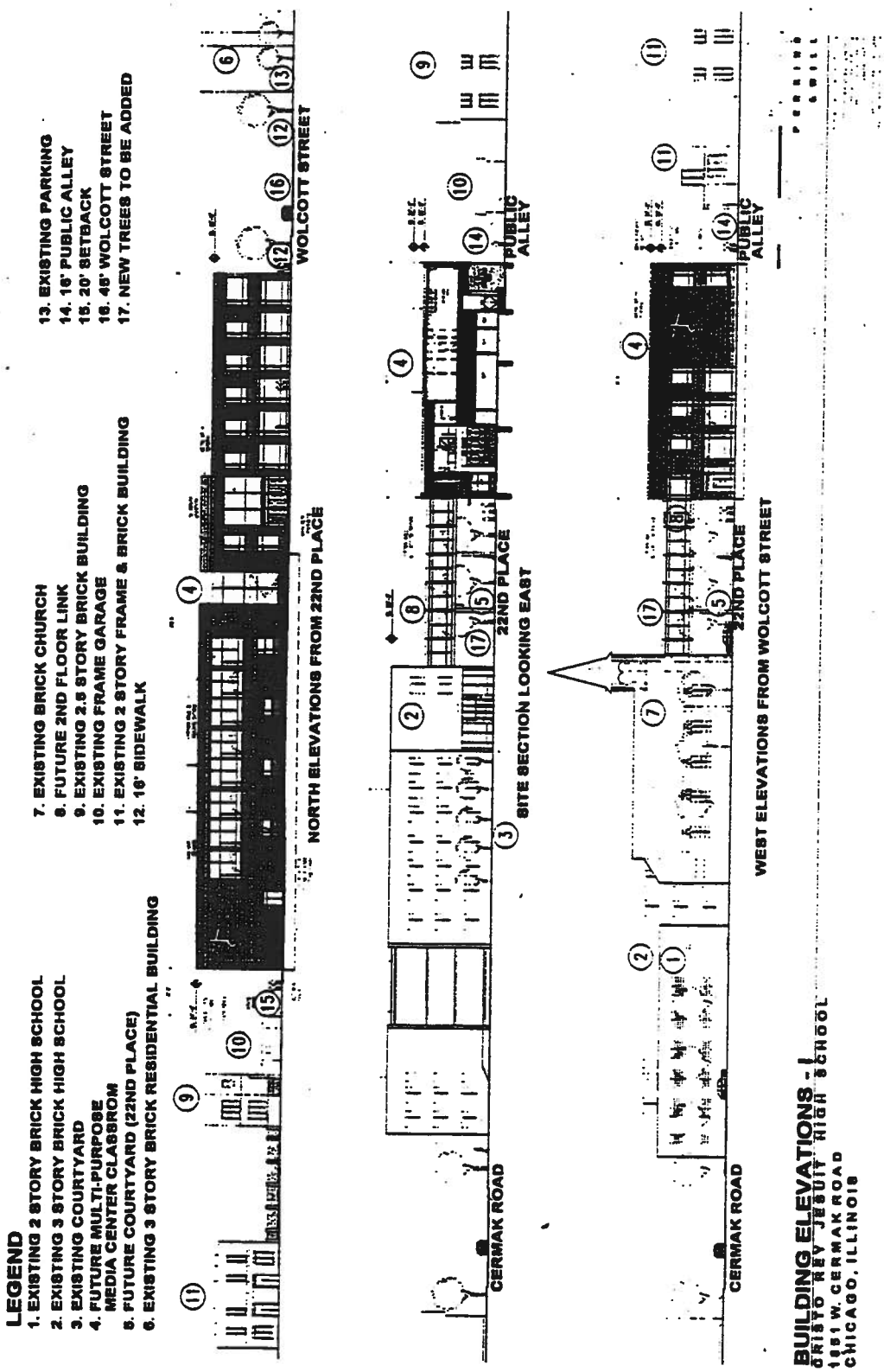
Site/Landscape Plan.



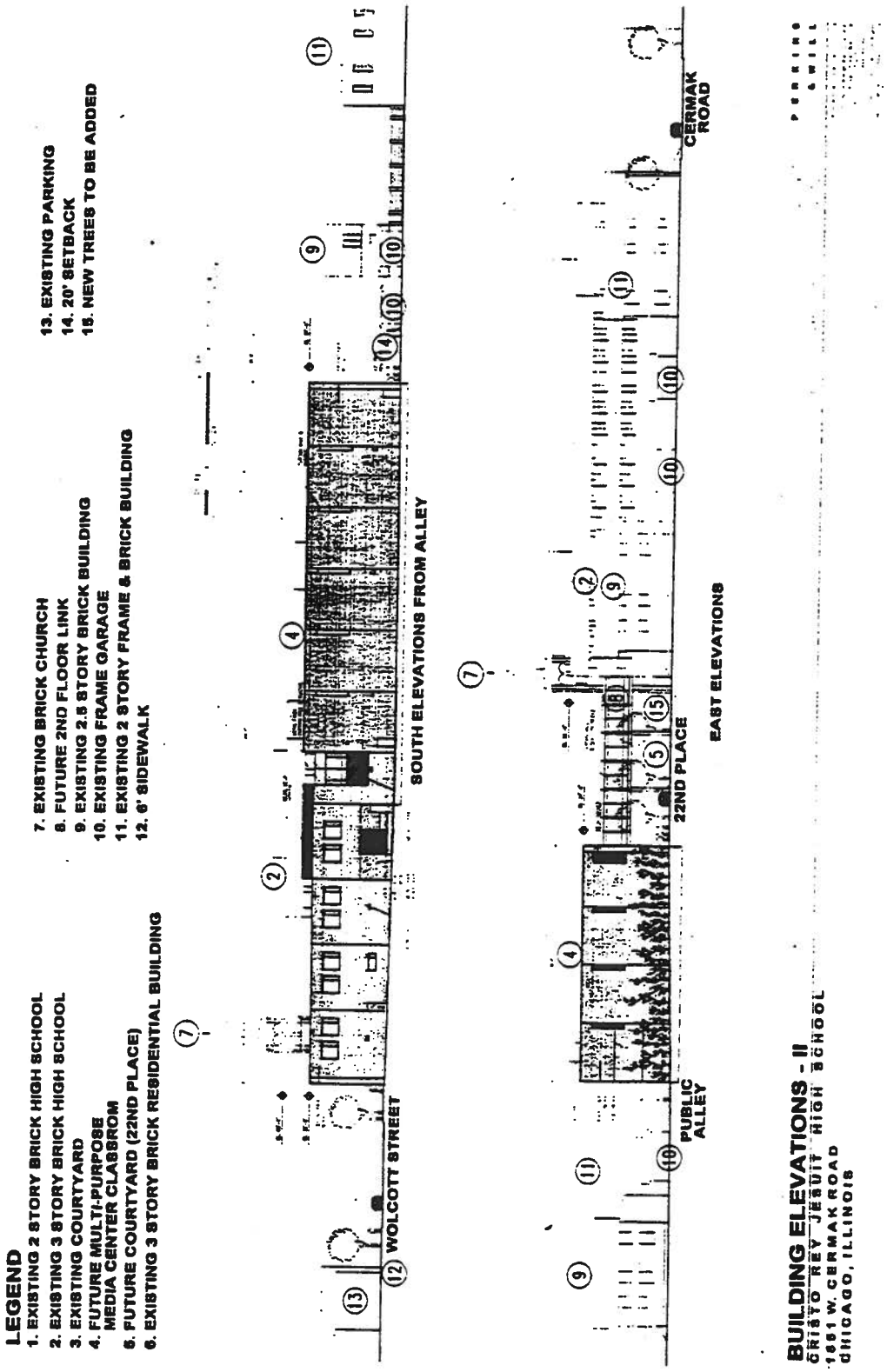
First Floor Plan.



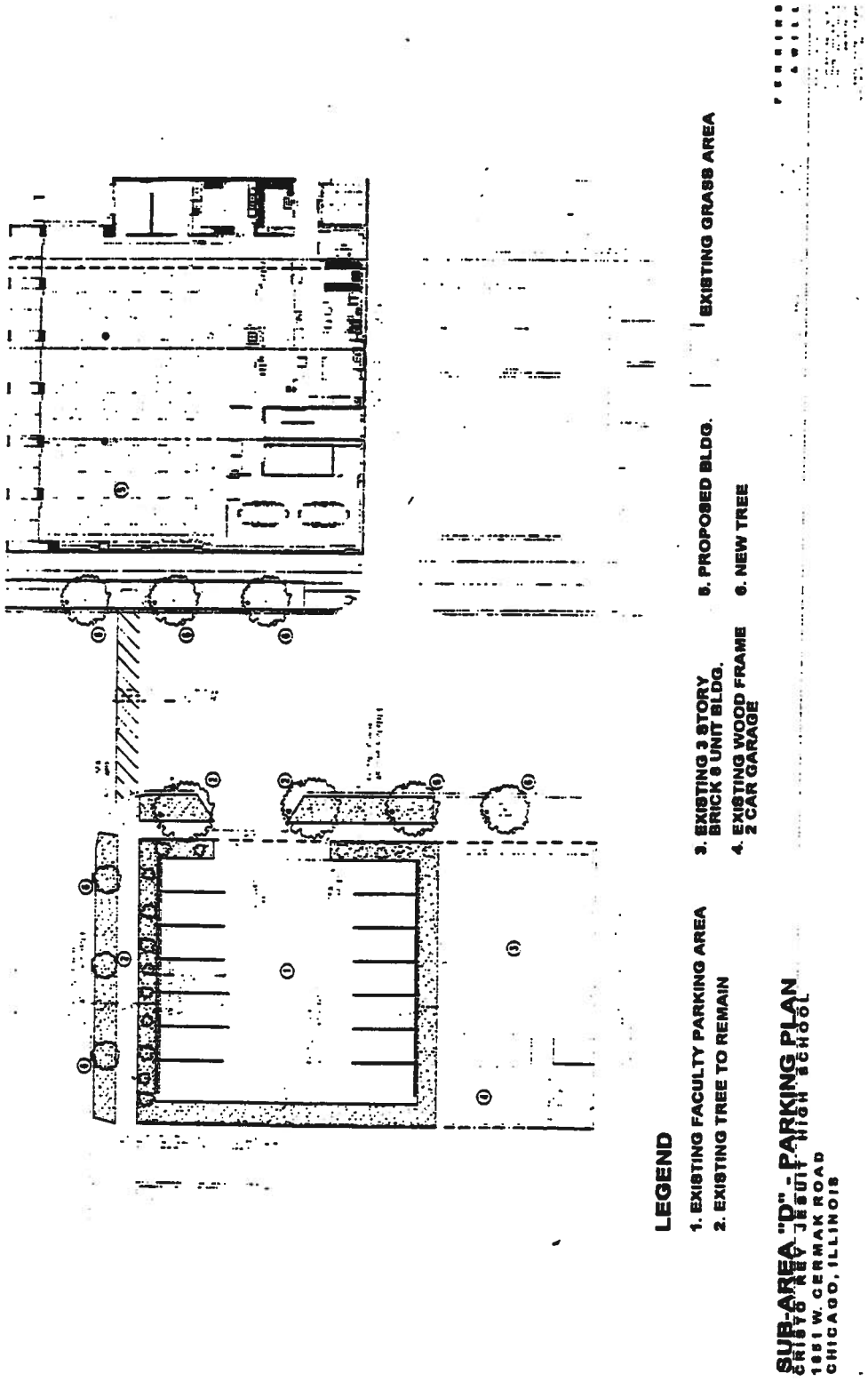
Building Elevations -- I.



Building Elevations -- II.



Subarea D -- Parking Plan.



12761

Reclassification Of Area Shown On Map Number 6-F.
(Application Number 12371)

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map Number 6-F in the area bounded by:

a line 268.5 feet north of West 27th Street; the alley next east of and parallel to South Shields Avenue; a line 172.50 feet north of West 27th Street; and South Shields Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

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

Reclassification Of Area Shown On Map Number 6-H.
(As Amended)
(Application Number 12467) IPD No. 690

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-2 Restricted Commercial District and R3 General Residence District symbols and indications as shown on Map Number 6-H in the area bounded by:

West Cermak Road; a line 174.20 feet east of South Wolcott Avenue; West 22nd Place; a line 246.24 feet east of South Wolcott Avenue; the alley next south of and parallel to West 22nd Place; South Wolcott Avenue; a line 80 feet south of West 22nd Place; a line 74.90 feet west of South Wolcott Avenue; West 22nd Place; and South Wolcott Avenue,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District symbols and indications established in Section 1 above to the designation of an Institutional Planned Development 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 be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development Number 690.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development, consists of approximately seventy-seven thousand three hundred twenty-seven (77,327) square feet (one and seventy-eight hundredths (1.78) acres) and is owned or controlled by the applicant, Cristo Rey Jesuit High School, Inc. (the "Applicant").

2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.

3. 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 holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. Single designated control for purposes of this paragraph shall mean that any application to the City for any

amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors.

4. This Plan of Development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; a Site/Landscape Plan and Building Elevations dated September 10, 1998. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. The following uses shall be permitted within the area delineated herein as "Institutional Planned Development": churches, schools, auditoriums, rectory, gymnasium, auditorium-cafetorium, roller rink, parking and related uses.

6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs, shall be permitted, subject to the review and approval of the Department of Planning and Development.

7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of 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. 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 Chicago Department of Transportation.

8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.

9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.

10. The improvements on the property shall be designed, installed and

maintained in substantial conformance with the Site/Landscape Plan and Building Elevations.

11. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance; provided, however, that such minor change may result in imperceptible increases (five percent (5%) or less) in maximum permitted floor area ratio or minor changes to required setbacks or site coverage limits that do not result in a change to the character of the development as originally approved.

12. Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for any future development of the property within Subarea F, a conceptual site plan and building elevations for proposed development shall be submitted to the Commissioner for approval. Approval of conceptual plans is intended to assure that specific development for proposals substantially conform with this Plan of Development and assist the City in monitoring ongoing development. A site plan shall be submitted for all or any part of Subarea F for which building permits are requested. Such site plan need only include that portion of Subarea F, including adjacent public rights-of-way, for which approval is being sought by the Applicant, but should demonstrate that proposed building site and height are consistent with the bulk parameters set out in the attached Bulk Table. Materials for future development should be consistent with existing buildings; loading areas shall be screened. No Part II Approval for any portion of Subarea F shall be granted until an applicable site plan has been approved by the Department of Planning and Development. If a site plan substantially conforms with the provisions of this Plan of Development, the Commissioner shall approve said plan and shall issue written approval thereof to the Applicant

If the Commissioner determines that the site plans does not substantially conform with the provisions of this Plan of Development, the Commissioner shall advise the Applicant in writing of the specific reasons for such adverse determination and the specific areas in which the site plan and supporting data and materials do not substantially conform to the provisions of this Plan of Development. The Commissioner shall thereafter review any subsequent resubmission and issue a determination in writing to the Applicant within a reasonable period. The approved site plan and supporting data shall be kept on file with the Department of Planning and Development.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy 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 most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from 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 all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

15. Unless substantial construction of the additional improvements contemplated in the attached exhibits has commenced within six (6) years following adoption of the Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the property shall automatically revert to the pre-existing C1-2 Restricted Commercial District and R3 General Residence District classifications.

[Existing Zoning Map; Property Line, Boundary and Right-of-Way Adjustment Map; Existing Site Plan; Proposed Site Plan/ Phase 1; Site/Landscape Plan; and Proposed Building Elevations Drawings referred to in these Plan of Development Statements printed on pages 79333 through 79339 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development Number 690.

Bulk Regulations And Data Table.

	Square Feet	Acres
Site Area:	65,480.0	1.50
Right-of-Way to be Vacated:	13,948.0	0.32
	79,428.0	1.82
Area to be Dedicated:	(2,101.0)	(0.05)
Net Site Area:	77,327.0	1.77
Public Rights-of-Way:	24,222.0	0.56
Gross Site Area:	101,549.0	2.33

Maximum Floor Area Ratio:	1.95.
Minimum Number Off-Street Parking Spaces:	17.

Minimum Number of Loading Berths:	1.
Maximum Percent of Site Coverage:	Per Site Plan.
Minimum Required Building Setbacks:	Per Site Plan.
Maximum Building Heights:	Per Building Elevations.

Reclassification Of Area Shown On Map Number 7-H.
(As Amended)
(Application Number 11978)

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District and M3-2 Heavy Manufacturing District symbols and indications as shown on Map Number 7-H in the area bounded by:

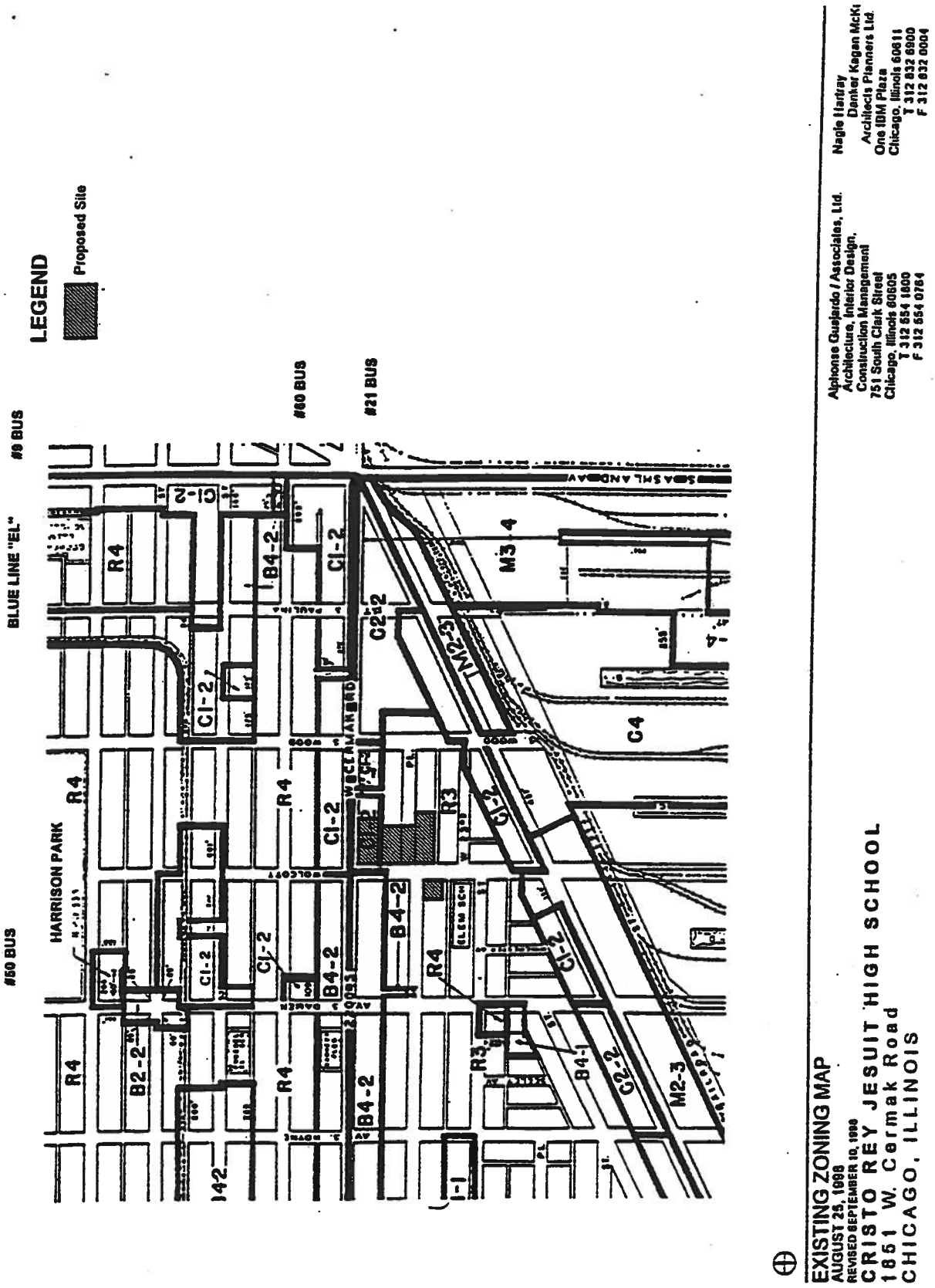
West Wellington Avenue; South Paulina Street; a westerly line 471 feet south of and parallel to West Wellington Avenue; a northerly line 551 feet west of North Paulina Street for a distance of 61 feet; a westerly line 410 feet south of West Wellington Avenue; and a northerly line 638 feet west of and parallel to North Paulina Street,

to those of an R3 General Residence District and a corresponding use district is hereby established in the area above described.

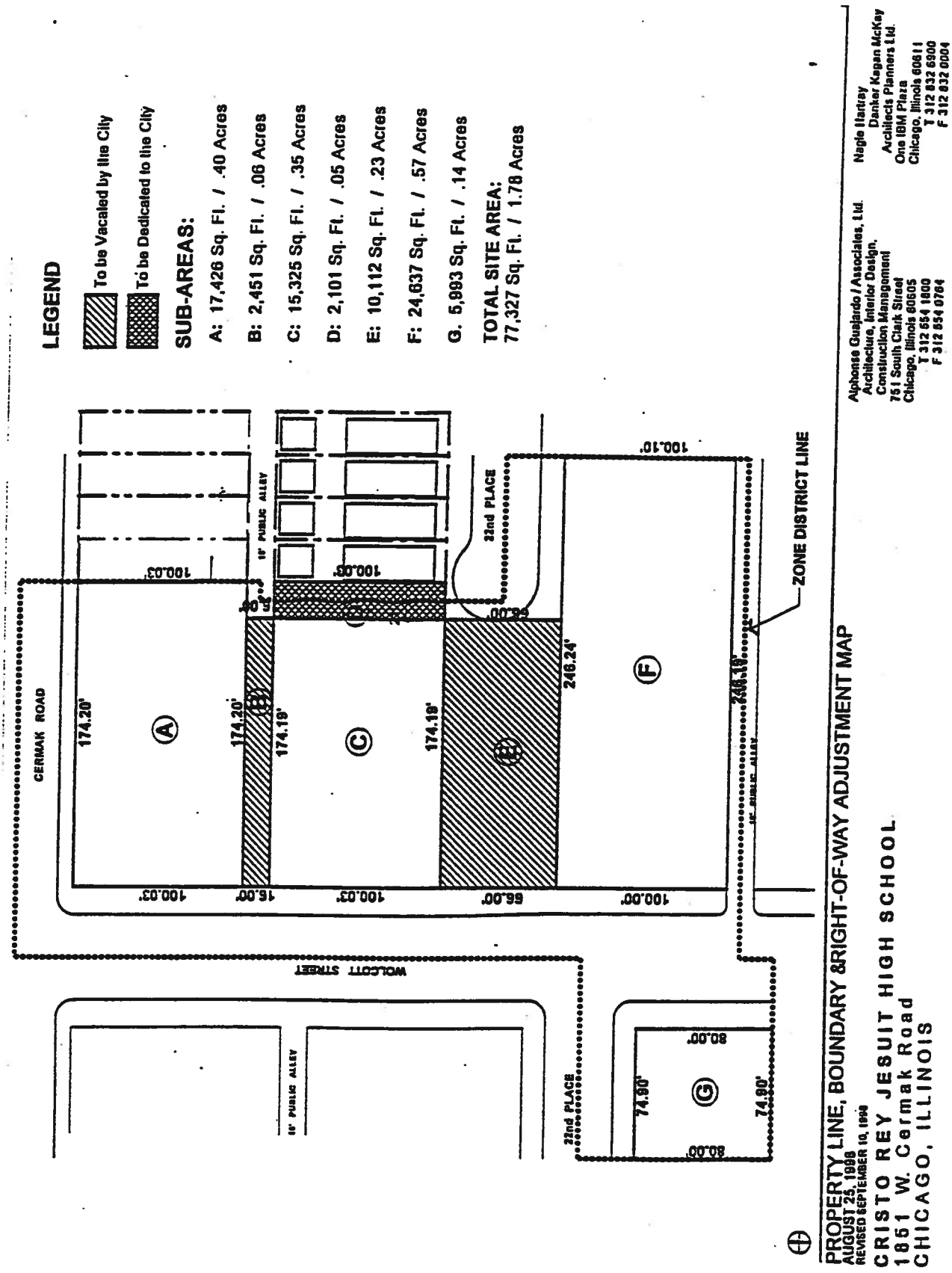
SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications established in Section 1 above to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development Statements herewith attached and made a part hereof and to no others.

(Continued on page 79340)

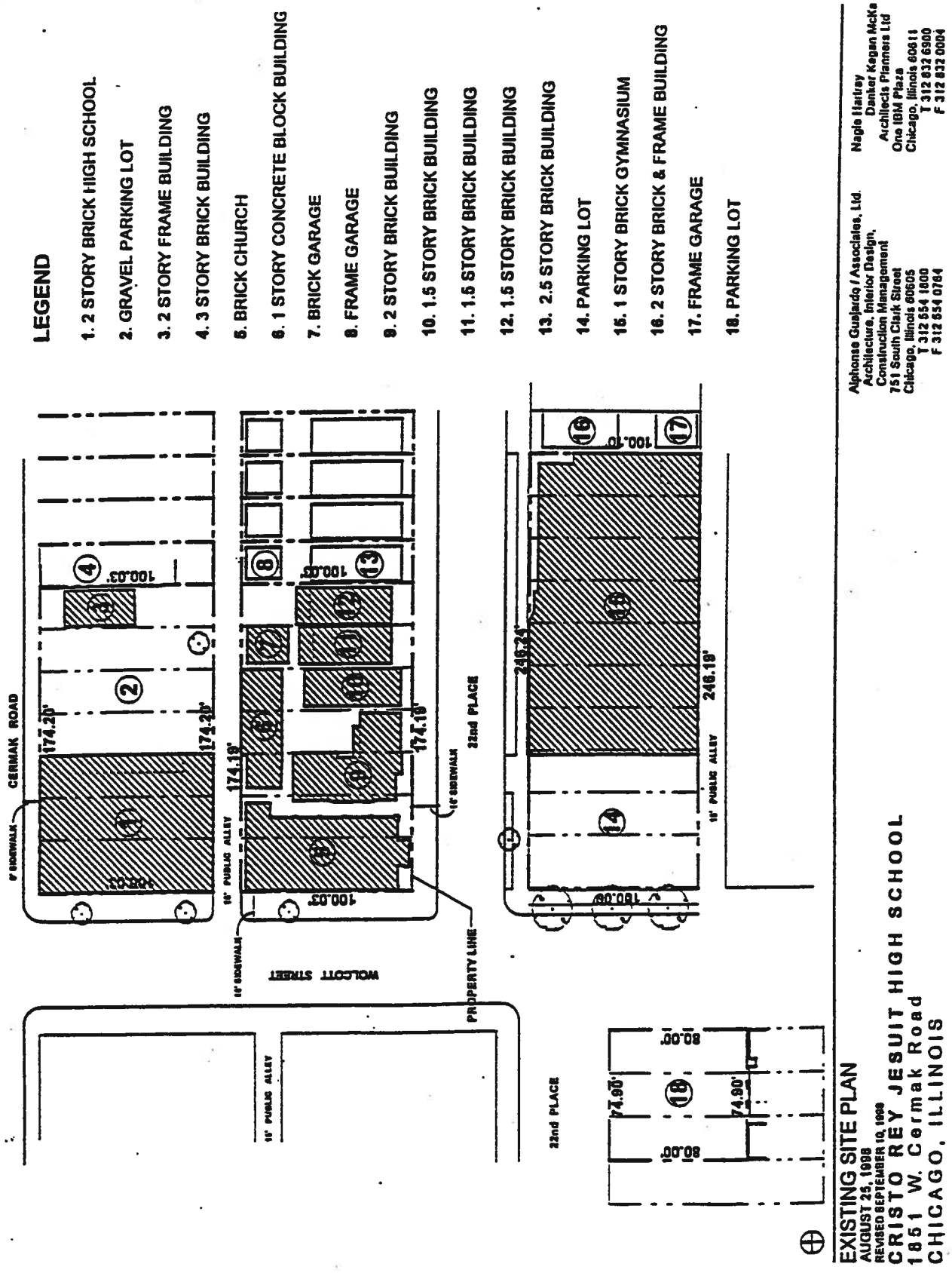
Existing Zoning Map.



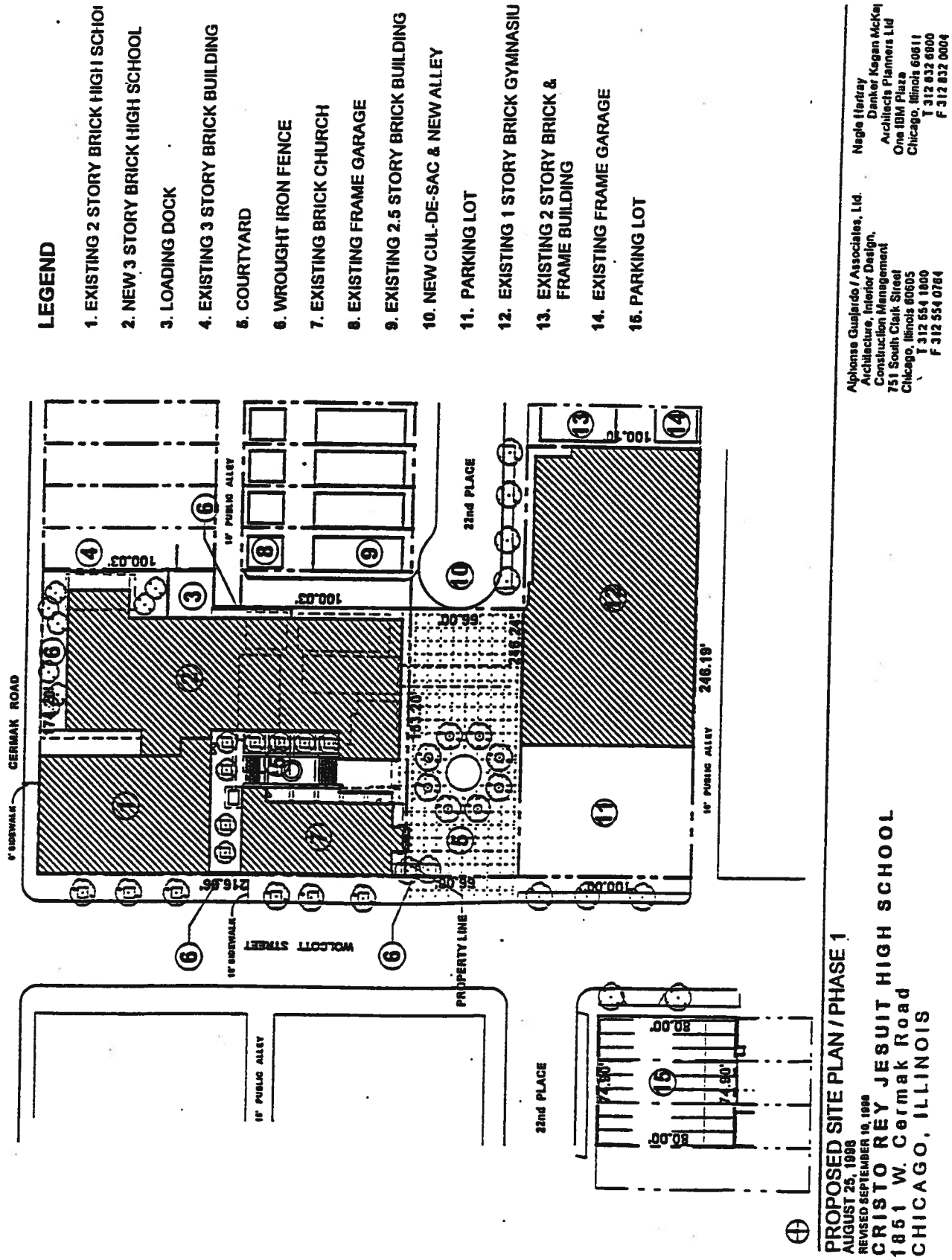
Property Line, Boundary And Right-Of-Way Adjustment Map.



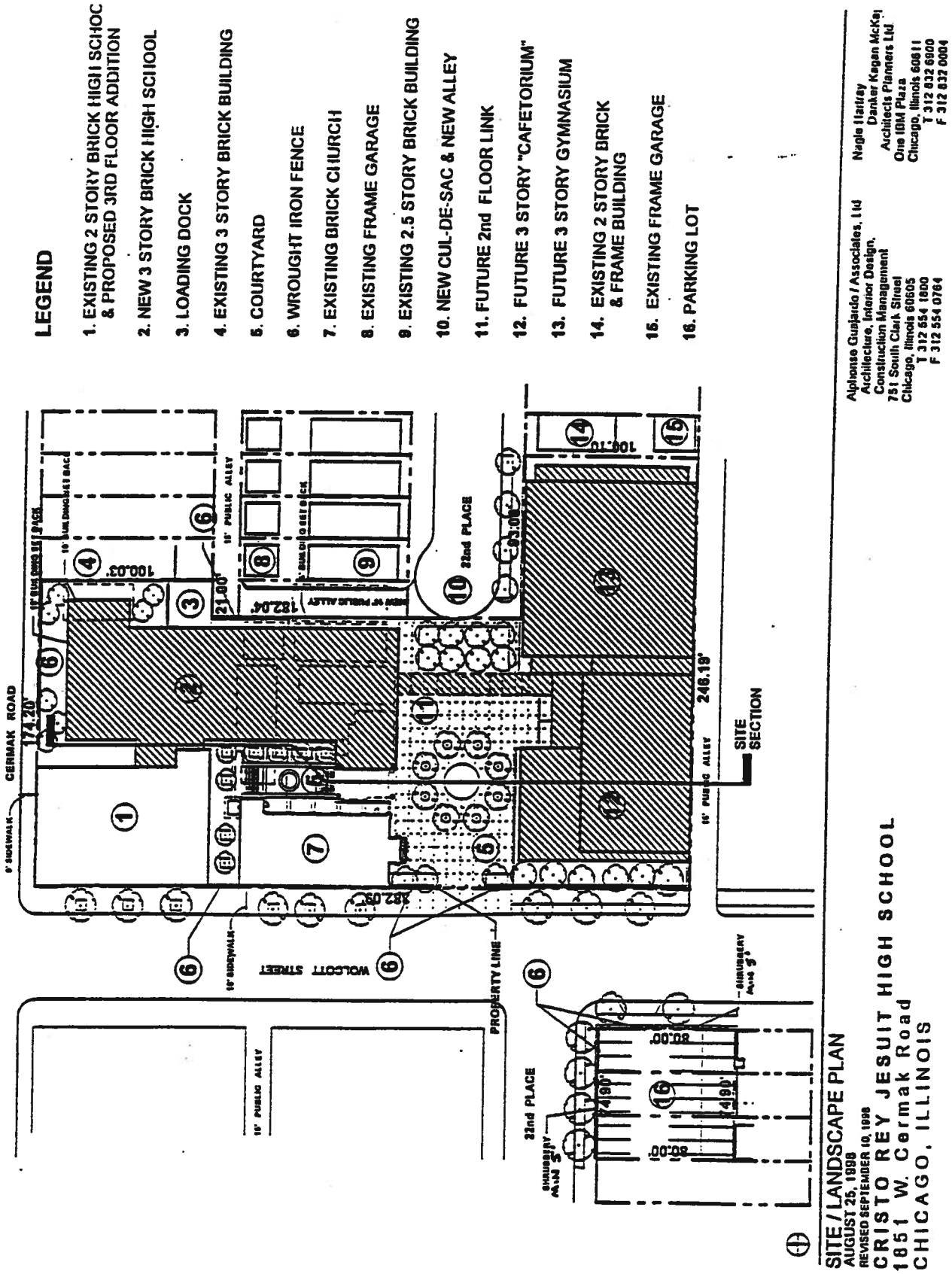
Existing Site Plan.



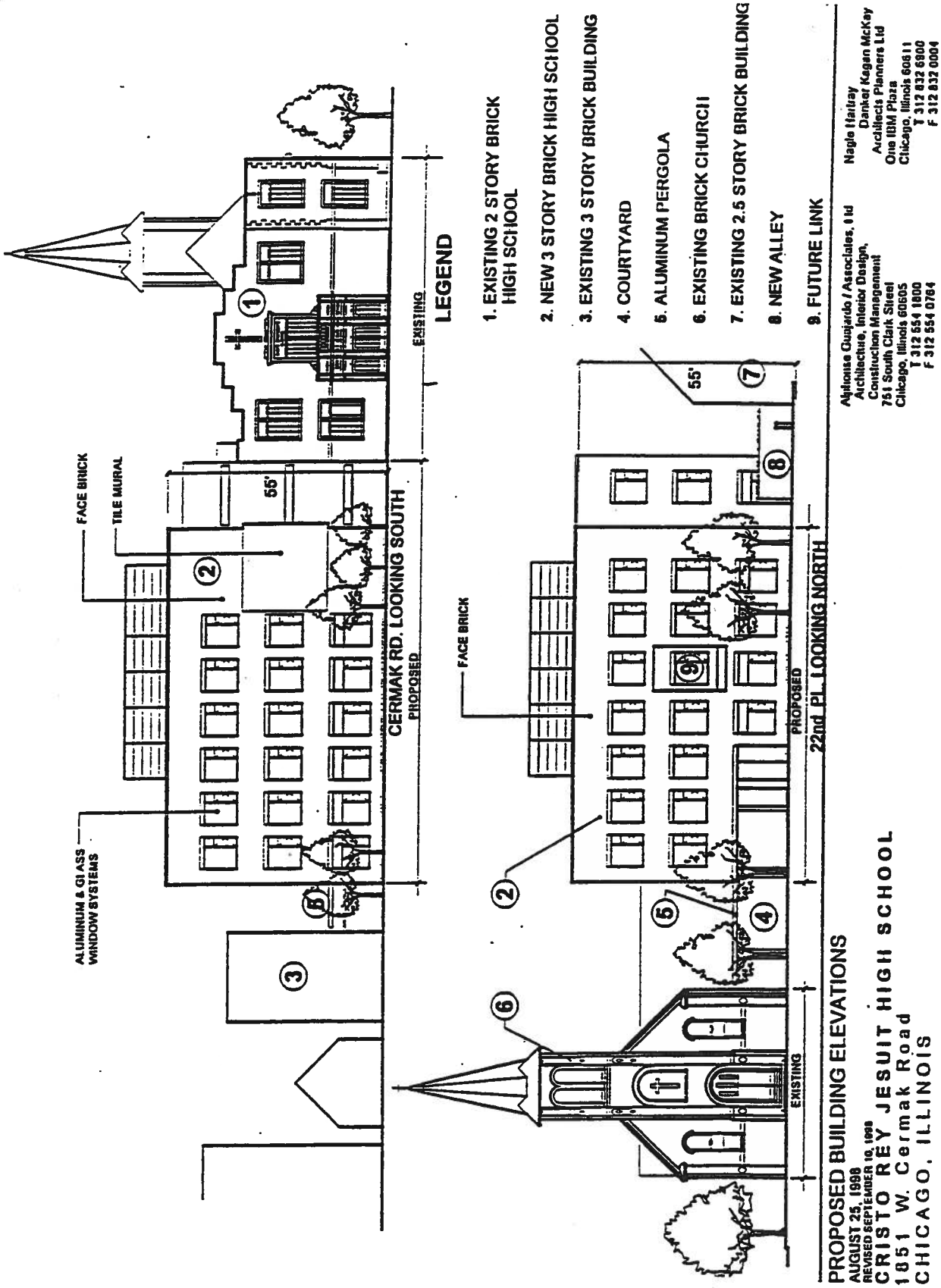
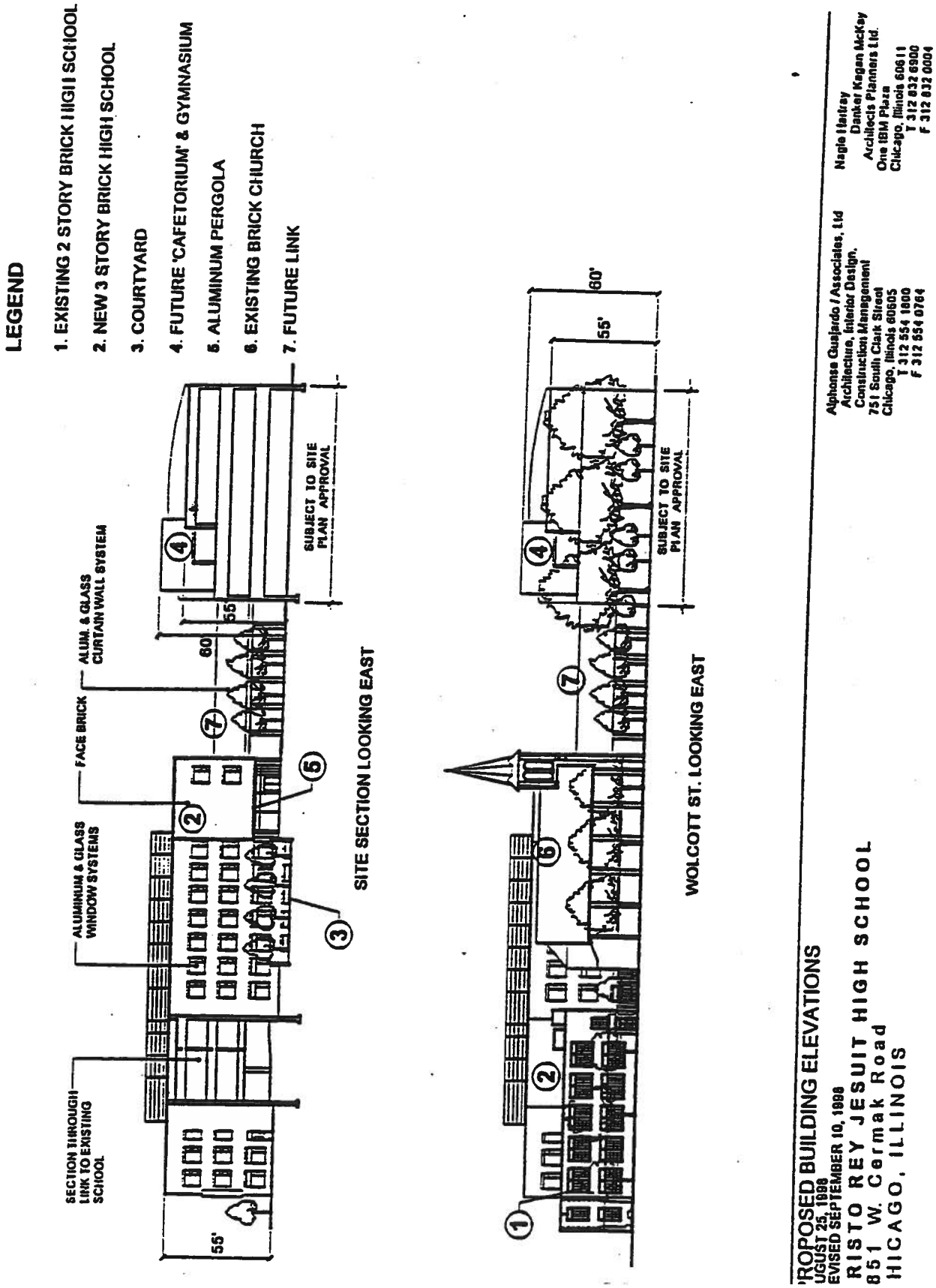
Proposed Site Plan/Phase 1.



Site/Landscape Plan.



Proposed Building Elevations.
(Page 1 of 2)



Proposed Building Elevations.
(Page 2 of 2)