

PD 1021

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 16, 2017

Nicholas A. Colletti
De LaSalle Institute
3439 S. Wabash Avenue
Chicago, IL 60616

**Re: Administrative Relief request for Planned Development No. 1021
De LaSalle Institute, 3439 S. Wabash Avenue**

Dear Mr. Colletti:

Please be advised that your request for a minor change to Institutional Business Planned Development No. 1021 ("PD 1021"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 1021.


De LaSalle Institute is the sole owner of all of the property within PD 1021, and is seeking administrative relief to allow for a reduction in the minimum number of off-street parking spaces within Sub area A from 110 to 67 spaces.

PD 1021 was passed in 2006 and proposed the demolition of two existing buildings within Sub area A, along with the construction of a new athletic field and 110-car parking lot. Sub area B was to be improved with a new academic building. Due to funding constraints, this work has yet to begun, and Sub area A currently has only 67 existing parking spaces. At this time, your school is proceeding with an interior renovation and an approximately 13,512 square foot addition to the main school building.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed parking reduction from 110 to 67 spaces will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. It should also be noted that there are 0 spaces required in Sub area B and there are currently 36 spaces provided. If sufficient funding becomes available in the future, De LaSalle hopes to proceed with the improvements approved in PD 1021, including providing the additional required parking.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Business Planned Development No. 1021, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Main file



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

June 27, 2012

Mr. John J. George
Attorney At Law
Two First National Plaza
20 South Clark Street
Suite 400
Chicago, Illinois 60603-1835

Re: **One-year sunset extension for Institutional Business Planned Development No. 1021,
DeLaSalle Institute**

Dear Mr. George:

Please be advised that your request for a one-year sunset extension to the six-year construction period for Institutional Business Planned Development No. 1021 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0612-B of the Chicago Zoning Ordinance and Statement No. 15 of the Planned Development.

Institutional Business Planned Development No. 1021 was passed by the Chicago City Council on June 28, 2006. Statement No. 15 of the Planned Development contains the sunset provisions, which requires commencement of substantial construction within six years of the effective date of the ordinance. As a result of economic conditions, you are requesting, on behalf of your client and the owner of the property, DeLaSalle Institute, a one-year extension of the sunset provisions.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Business Planned Development No. 1021, I hereby approve a one-year sunset extension from June 28, 2012 to June 28, 2013.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm
C: Mike Marmo, Erik Glass, Main file

15417

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map Number 8-E.

(As Amended)

(Application Number 15417) *IBPD 1021*

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 RS3 Residential Single Unit District symbols and indications as shown on Map Number 8-E in the area bounded by:

a line 253.10 feet north of and parallel to East 35th Street; the alley next east of and parallel to South Michigan Avenue; a line 151.75 feet north of and parallel to East 35th Street; and South Michigan Avenue,

to those of a B1-3 Neighborhood Shopping 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 RM5 Residential Multi-Unit District and B1-3 Neighborhood Shopping District symbols and indications as shown on Map Number 8-E in the area bounded by:

East 34th Street (as extended where no street exists, also known as a line 637.00 feet north of and parallel to East 35th Street); South Michigan Avenue; a line 253.10 feet north of and parallel to East 35th Street; the alley next east of and parallel to South Michigan Avenue; East 35th Street; and a line 470.00 feet west of and parallel to South Michigan Avenue (also known as the west right-of-way line of vacated South Wabash Avenue),

to the designation of an Institutional-Business 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-Business Planned Development 1021**Plan Of Development Statements.*

1. The area delineated herein as an Institutional-Business Planned Development consists of approximately three hundred thirty-four thousand five hundred twenty-six (334,526) square feet (seven and sixty-eight hundredths (7.68) acres) and is owned or controlled by the applicant, De La Salle Institute.
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 titleholder 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, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made shall be under single ownership or under single designated control. 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. An agreement among property owners, the board of directors of any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.
4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; Site Plan -- Overall; Site Plan -- Subarea A North; Site Plan -- Subarea A South; Site Plan --

Subarea B; Landscape Plan -- Overall; Landscape Plan -- Subarea A North; Landscape Plan -- Subarea A South; Landscape Plan -- Subarea B; East Elevation -- Subarea A; West and South Elevations -- Subarea B; and East and North Elevations -- Subarea B, dated May 19, 2006, prepared by Eckenhoff Saunders Architects. Full-size sets of the Site Plans, Landscape Plans 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. In any instance where a provision of the planned development conflicts with the Chicago Building Code, the Building Code shall control.

5. The following uses shall be permitted within the area delineated herein as "Institutional-Business Planned Development":
 - Subarea A: school and related uses; religious assembly; entertainment and spectator sports -- large venue, and related uses; and accessory parking;
 - Subarea B: school and related uses; religious assembly; entertainment and spectator sports -- medium venue, including performing arts theater, and related uses; all permitted uses in the B1-3 Neighborhood Shopping District; and accessory parking.
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. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. 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 buildings and any appurtenances 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 Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The design of the east facade of the athletic field grandstand, at the time it is presented for Part II approval, shall be detailed and articulated so that it minimizes the impact upon surrounding buildings.
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 planned development 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 17-13-0611 of the Chicago Zoning Ordinance.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all new construction buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System.

The applicant shall provide a vegetated ("green") roof on at least twenty-five percent (25%) of the net roof area of each building to be constructed or to be substantially (fifty percent (50%), or more, of value) reconstructed, renovated, or rehabilitated within this planned development. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.

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 building permit shall be granted by the Department of

Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement proposed to be constructed pursuant to the permit.

14. The applicant acknowledges that it is in the best interest of the public to maintain a meaningful connection with Chicago's cultural history. The applicant intends to keep the outer wall and roof truss of the former Pickford Theater and program the space to satisfy the applicant's need for a performing arts space and to offer the space for community use. The site of the existing theater may be prominently marked within the South Michigan Avenue and East 35th Street right-of-ways in a manner that is integral to the landscaping design of the property.
15. Unless substantial construction of the improvements 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 the zoning of the property shall automatically revert to the RM5 Residential Multi-Unit District (Subarea A) and B1-3 Neighborhood Shopping District (Subarea B).

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Site Plans; Landscape Plans; and Building Elevations referred to in these Plan of Development Statements printed on pages 79965 through 79977 of this *Journal*.]

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

Institutional Planned Development Number 1021.

Bulk Regulations And Data Table.

Subarea A.

Site Area Square Feet/Acres:	298,135 square feet (6.64 acres)
Floor Area Ratio:	0.80
Net Site Area -- Subarea A:	298,135 square feet

Adjoining Right-of-Way Area:	47,308 square feet
Gross Site Area of Subarea A:	345,443 square feet
Floor Area Ratio For Total Net Site Area:	0.80
Minimum Number of Off-Street Parking Spaces:	110
Minimum Number of Off-Street Loading Areas:	1
Percent of Site Coverage:	Per approved Site Plan
Required Building Setbacks:	Per approved Site Plan
Permitted Building Height:	Per approved Building Elevations

Subarea B.

Site Area Square Feet/Acres:	36,391 square feet (0.84 acres)
Floor Area Ratio:	3.70
Net Site Area -- Subarea B:	36,391 square feet
Adjoining Right-of-Way Area:	21,894 square feet
Gross Site Area of Subarea B:	58,285 square feet
Floor Area Ratio For Total Net Site Area:	3.70
Minimum Number of Off-Street Parking Spaces:	0

Minimum Number of Off-Street Loading Areas:	0
Percent of Site Coverage:	Per approved Site Plan
Required Building Setbacks:	Per approved Site Plan
Permitted Building Height:	Per approved Building Elevations

Total Planned Development.

Site Area Square Feet/Acres:	334,526 square feet (7.78 acres)
Floor Area Ratio:	1.20
Net Site Area -- Total Planned Development:	334,526 square feet
Adjoining Right-of-Way Area:	69,202 square feet
Gross Site Area of Total Planned Development:	403,728 square feet
Floor Area Ratio for Total Net Site Area:	1.20
Minimum Number of Off-Street Parking Spaces:	115
Minimum Number of Off-Street Loading Areas:	1
Percent of Site Coverage:	Per approved Site Plan
Required Building Setbacks:	Per approved Site Plan
Permitted Building Height:	Per approved Building Elevations

6/28/2006

REPORTS OF COMMITTEES

Existing Zoning Map.

79965

RESIDENCE DISTRICTS

- R2 SINGLE-FAMILY RESIDENCE DISTRICT
- R3 GENERAL RESIDENCE DISTRICT
- R4 GENERAL RESIDENCE DISTRICT
- R5 GENERAL RESIDENCE DISTRICT

BUSINESS DISTRICTS

- B1-1 TO B1-5 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-5 GENERAL SERVICE DISTRICTS

COMMERCIAL DISTRICTS

- C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICT
- C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICT
- C3-1 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICT
- C4 MOTOR FREIGHT TERMINAL DISTRICT

MANUFACTURING DISTRICTS

- M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS
- M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICTS

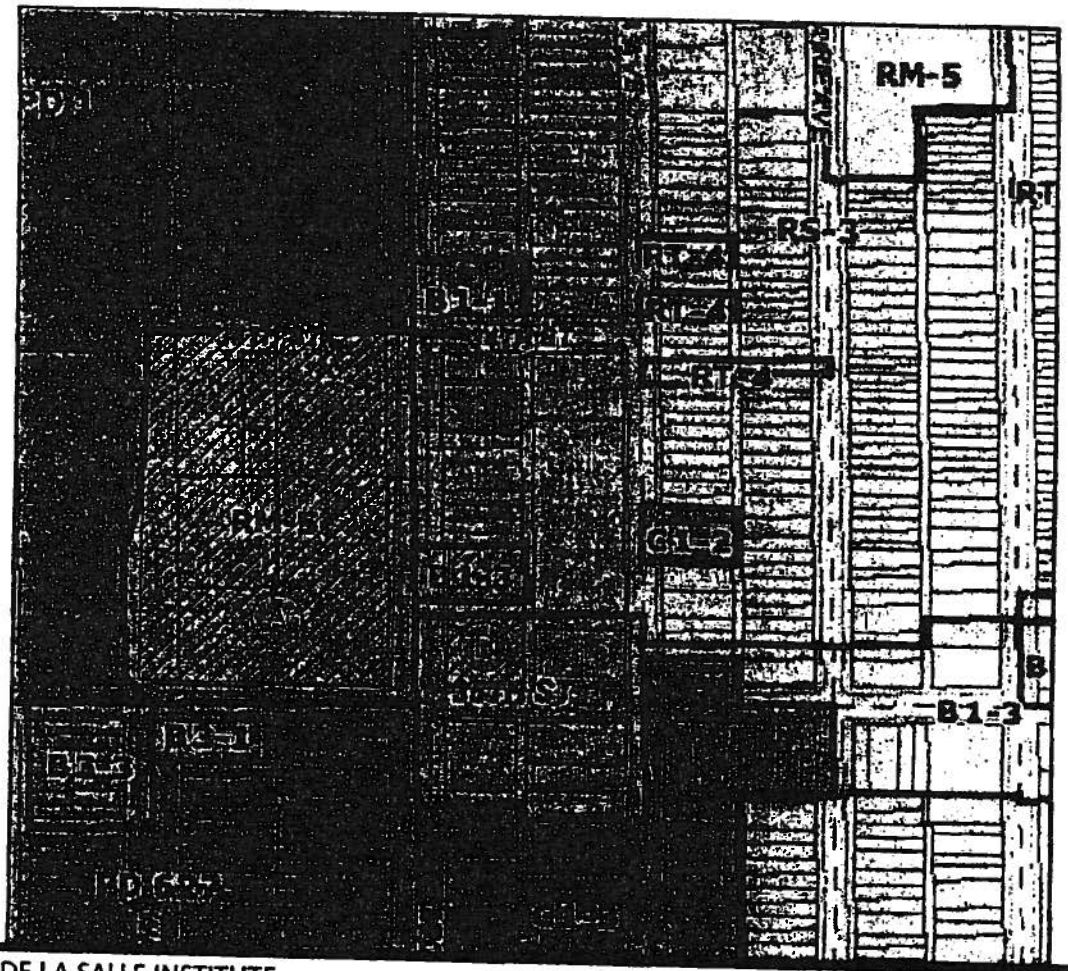
PLANNED DEVELOPMENT

- IPD INDUSTRIAL PLANNED DEVELOPMENT
- BPD BUSINESS PLANNED DEVELOPMENT
- MPD MANUFACTURING PLANNED DEVELOPMENT
- RPD RESIDENTIAL PLANNED DEVELOPMENT

 PROPOSED SITE

 SUBAREA A

 SUBAREA B



EXISTING ZONING MAP

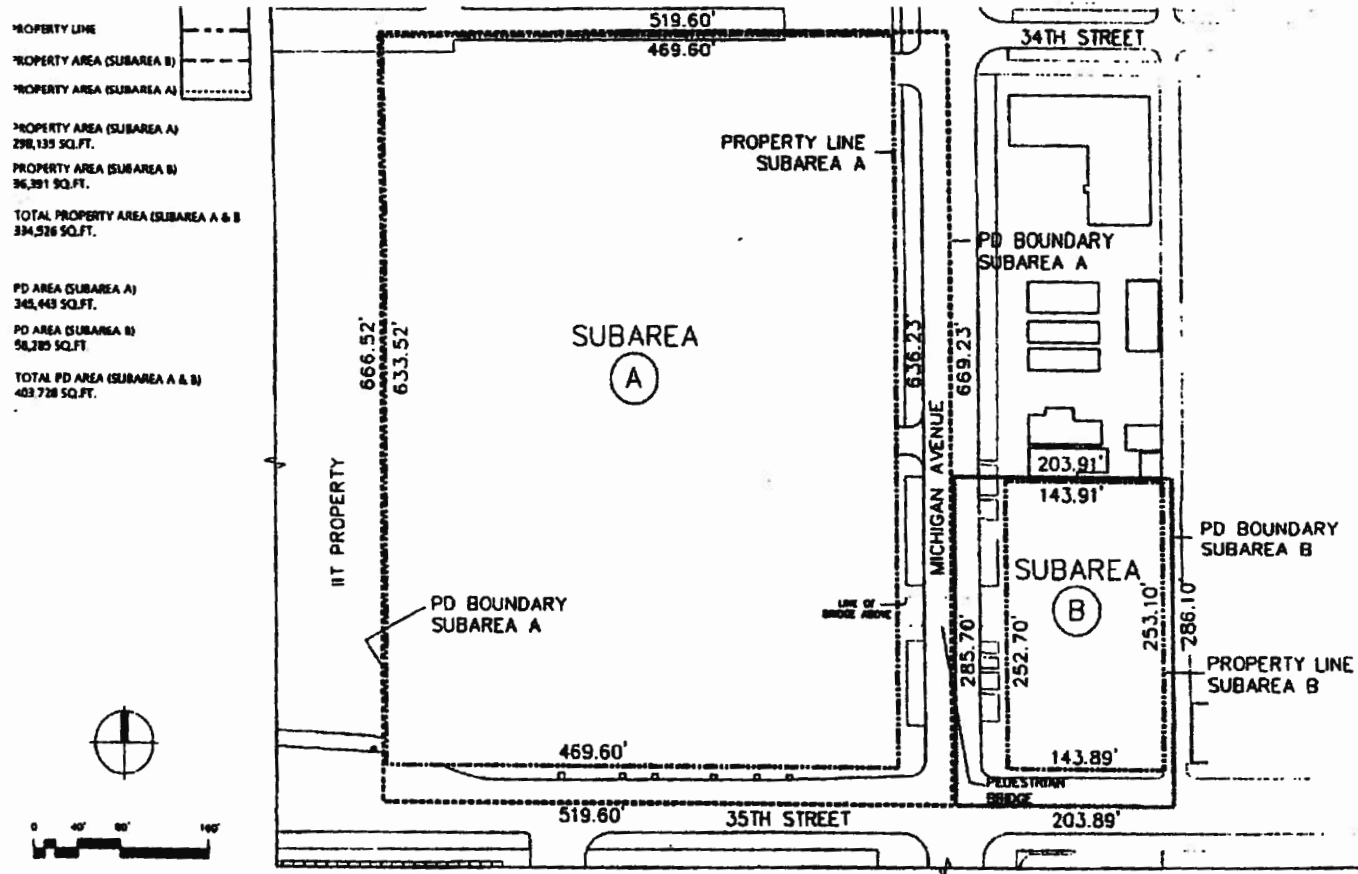
APPLICANT: DE LA SALLE INSTITUTE
 3455 SOUTH WABASH AVENUE
 3400-3458, 3437-3459
 SOUTH MICHIGAN AVENUE
 36-80, 100-112 EAST 35TH STREET
 CHICAGO, ILLINOIS 60616

DATE: FEBRUARY 3, 2006

REVISED: MAY 19, 2006



Planned Development Boundary And Property Line Map.



PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP

APPLICANT: DE LA SALLE INSTITUTE
 3455 SOUTH WABASH AVENUE
 3400-3458, 3437-3459
 SOUTH MICHIGAN AVENUE
 36-80, 100-112 EAST 35TH STREET
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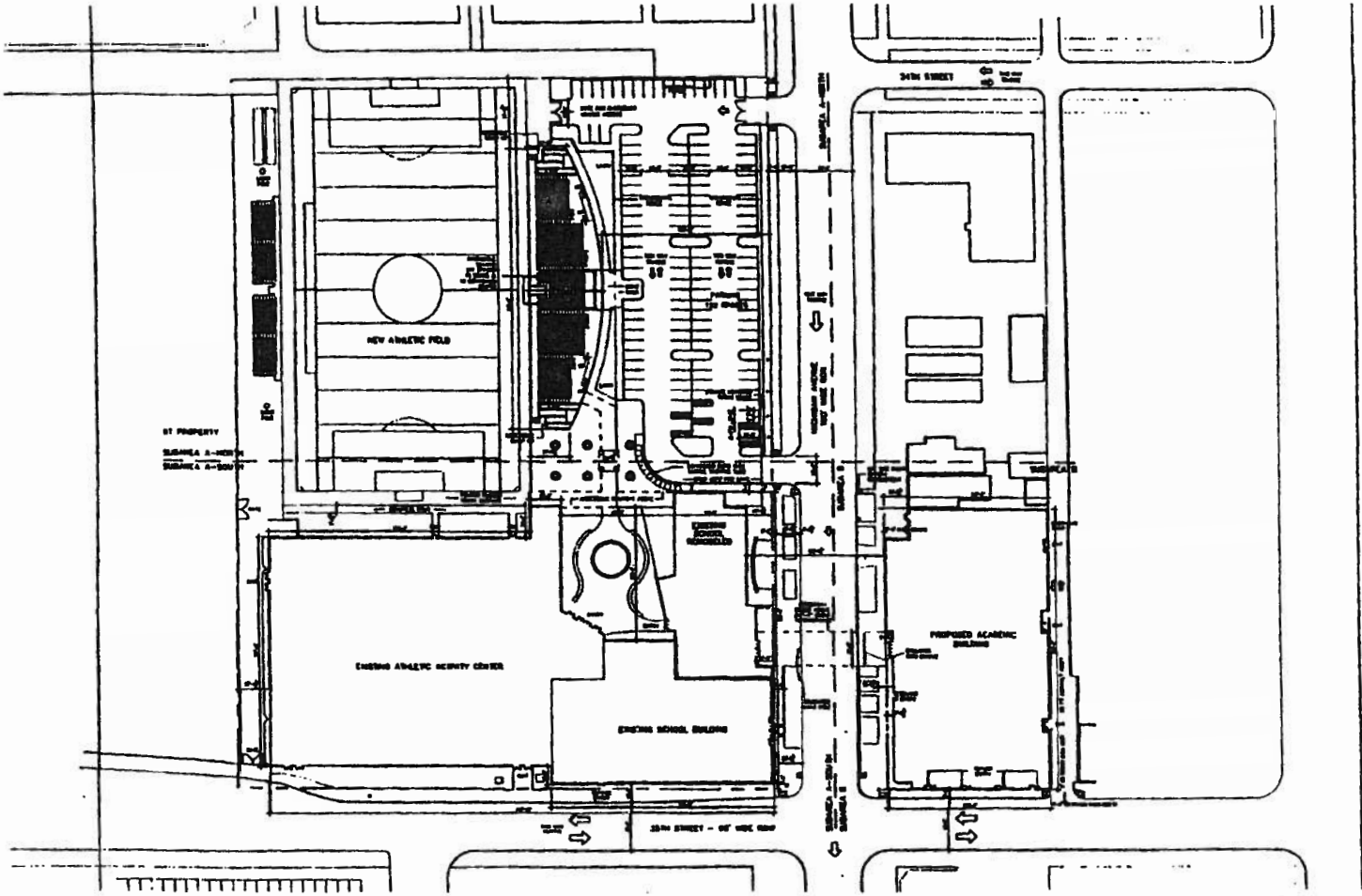


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Site Plan -- Overall.

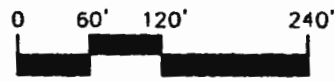


ITE PLAN
OVERALL



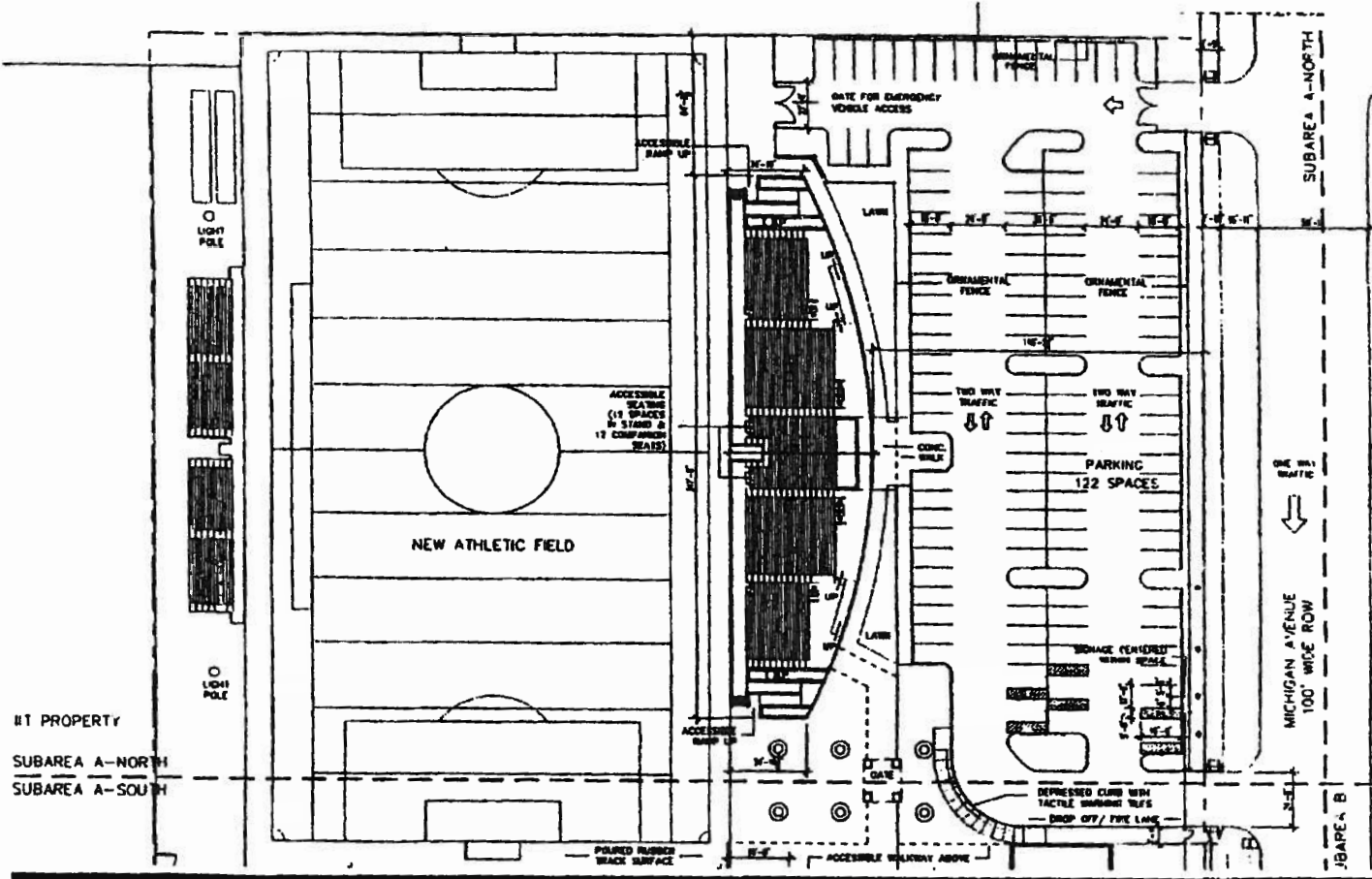
APPLICANT: DE LA SALLE INSTITUTE
 3455 SOUTH WABASH AVENUE
 3400-3458, 3437-3459
 SOUTH MICHIGAN AVENUE
 36-80, 100-112 EAST 35TH STREET
 CHICAGO, ILLINOIS 60616

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Site Plan.

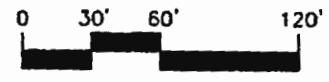
Subarea A -- North.



E PLAN
BAREA A - NORTH

APPLICANT: DE LA SALLE INSTITUTE
 3455 SOUTH WABASH AVENUE
 3400-3458, 3437-3459
 SOUTH MICHIGAN AVENUE
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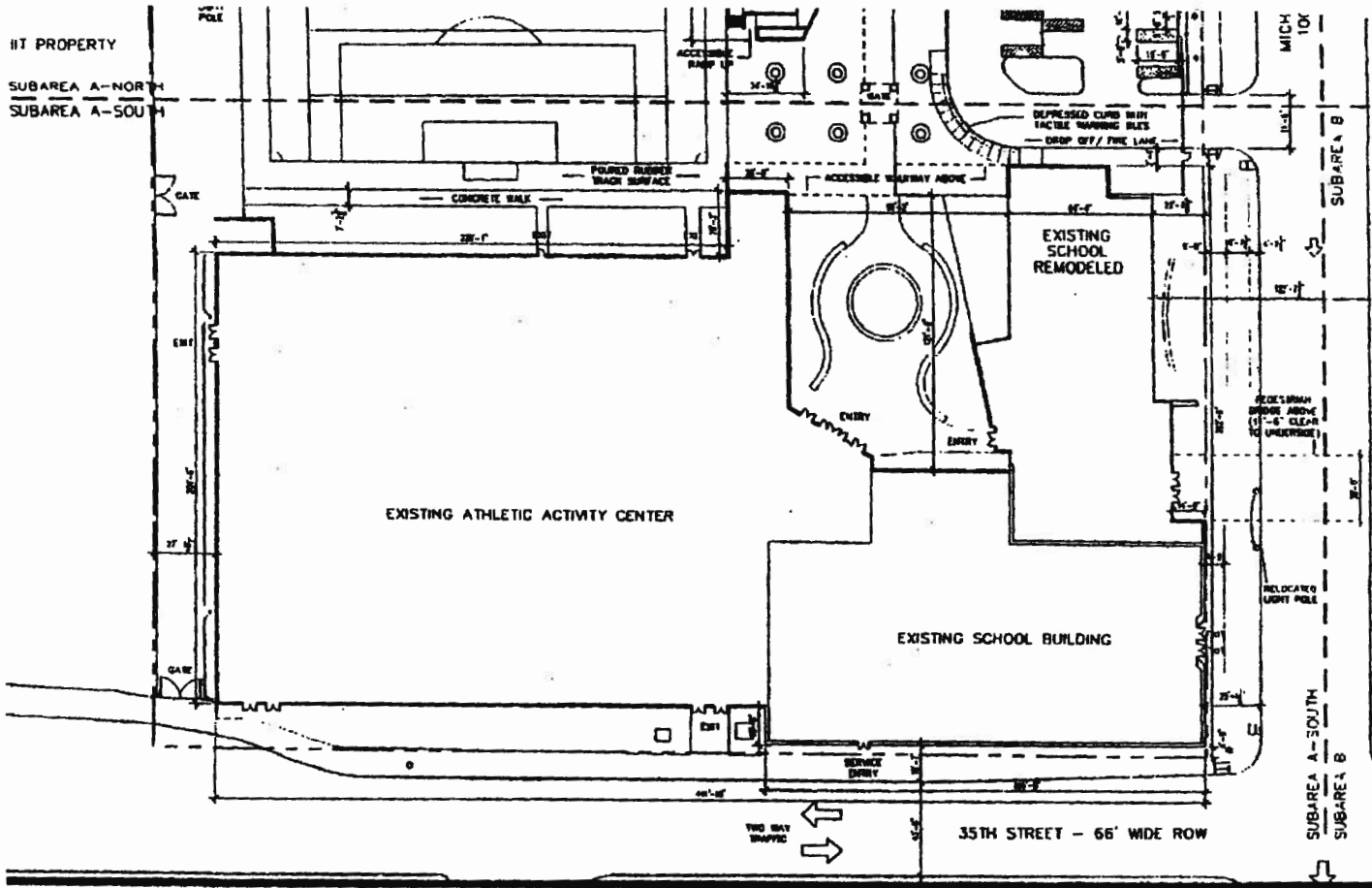


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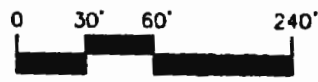
Site Plan.
Subarea A -- South.



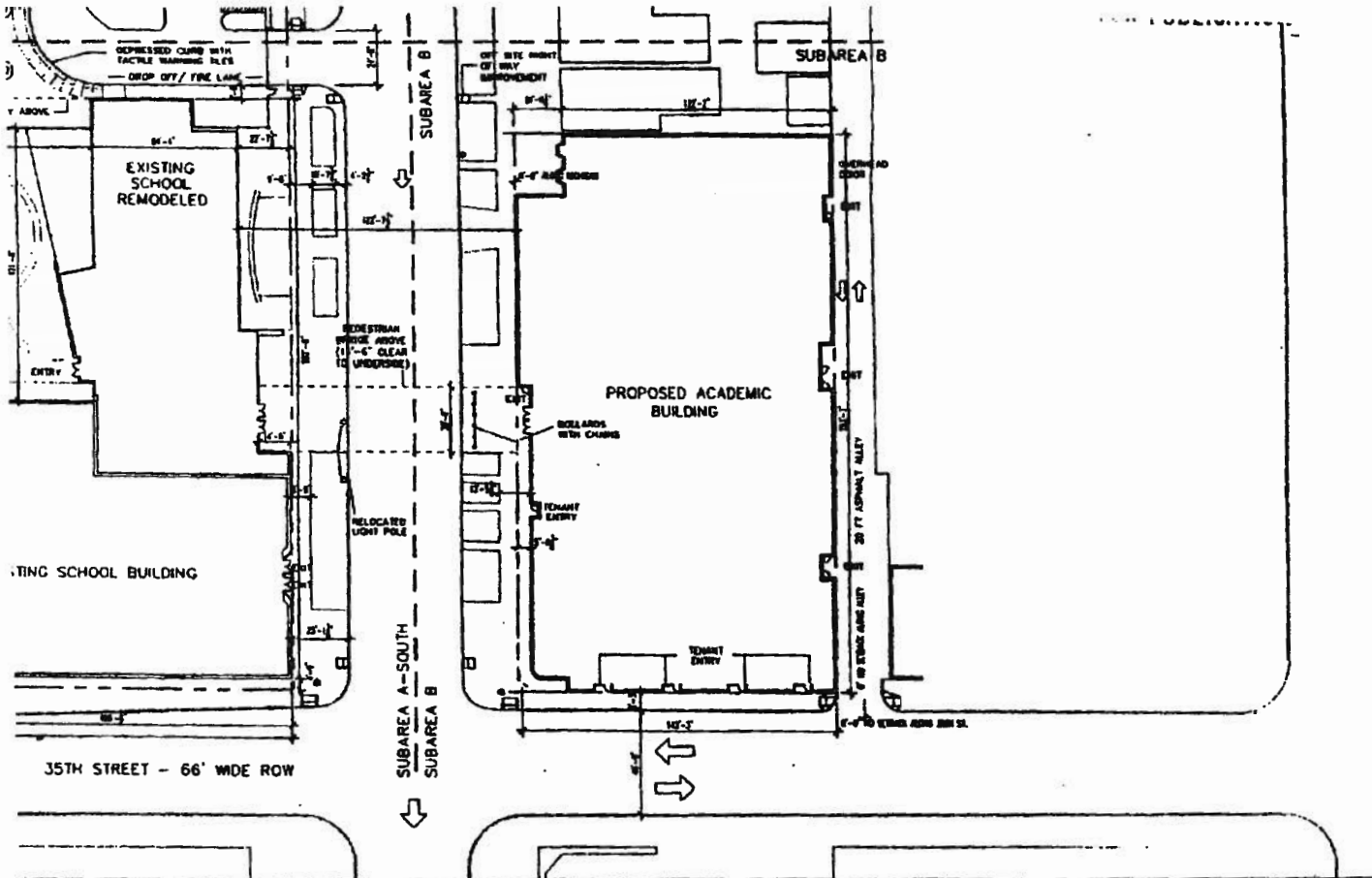
SITE PLAN
SUBAREA A - SOUTH

APPLICANT: DE LA SALLE INSTITUTE
3455 SOUTH WABASH AVENUE
3400-3458, 3437-3459
SOUTH MICHIGAN AVENUE
36-80, 100-112 EAST 35TH STREET
CHICAGO, ILLINOIS 60616

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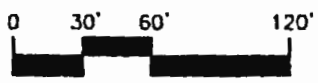
Site Plan.
Subarea B.



E PLAN
3 AREA B

APPLICANT: DE LA SALLE INSTITUTE
 3455 SOUTH WABASH AVENUE
 3400-3458, 3437-3459
 SOUTH MICHIGAN AVENUE
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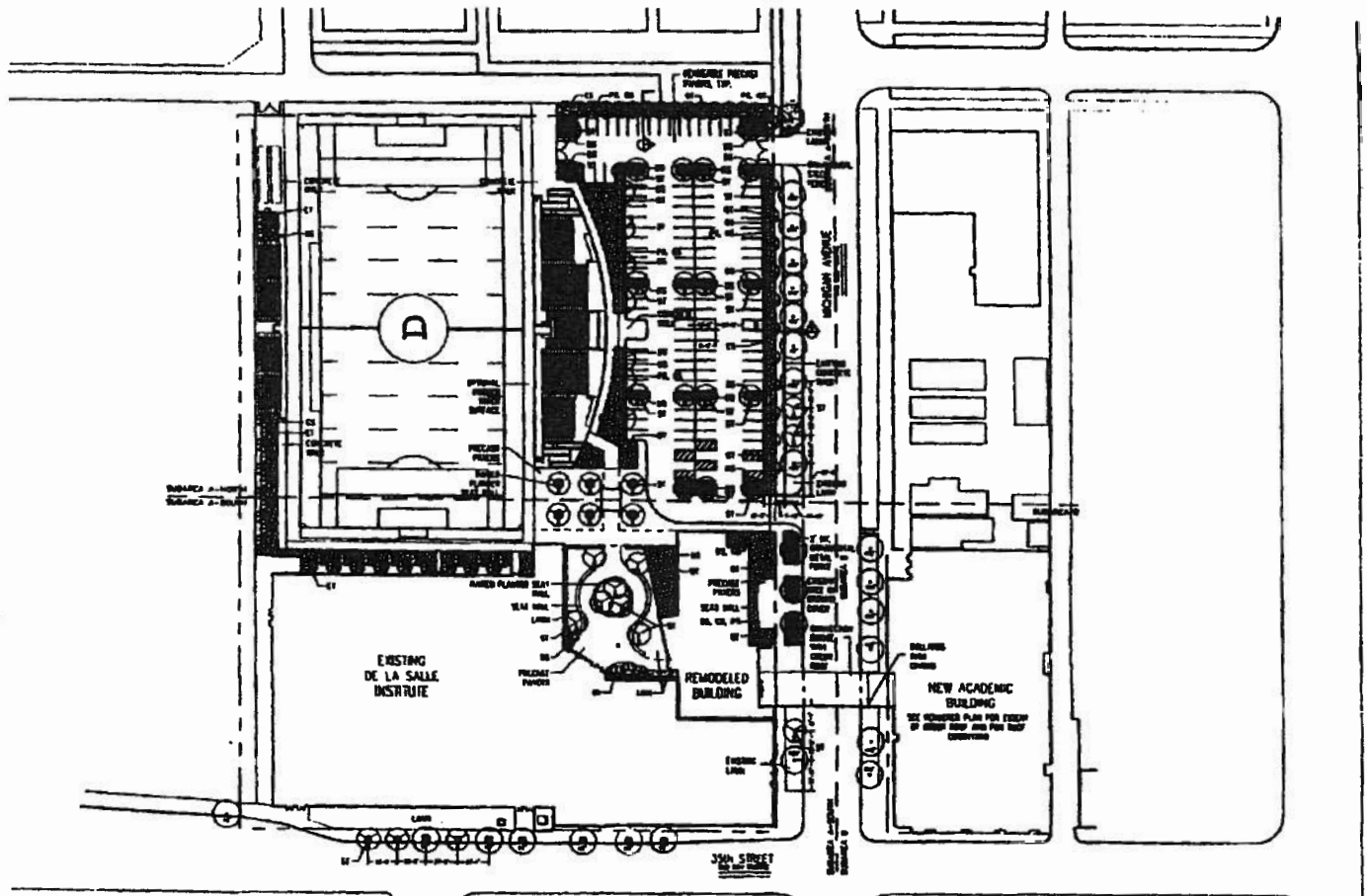


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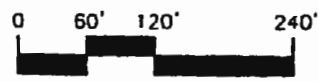
Landscape Plan -- Overall.



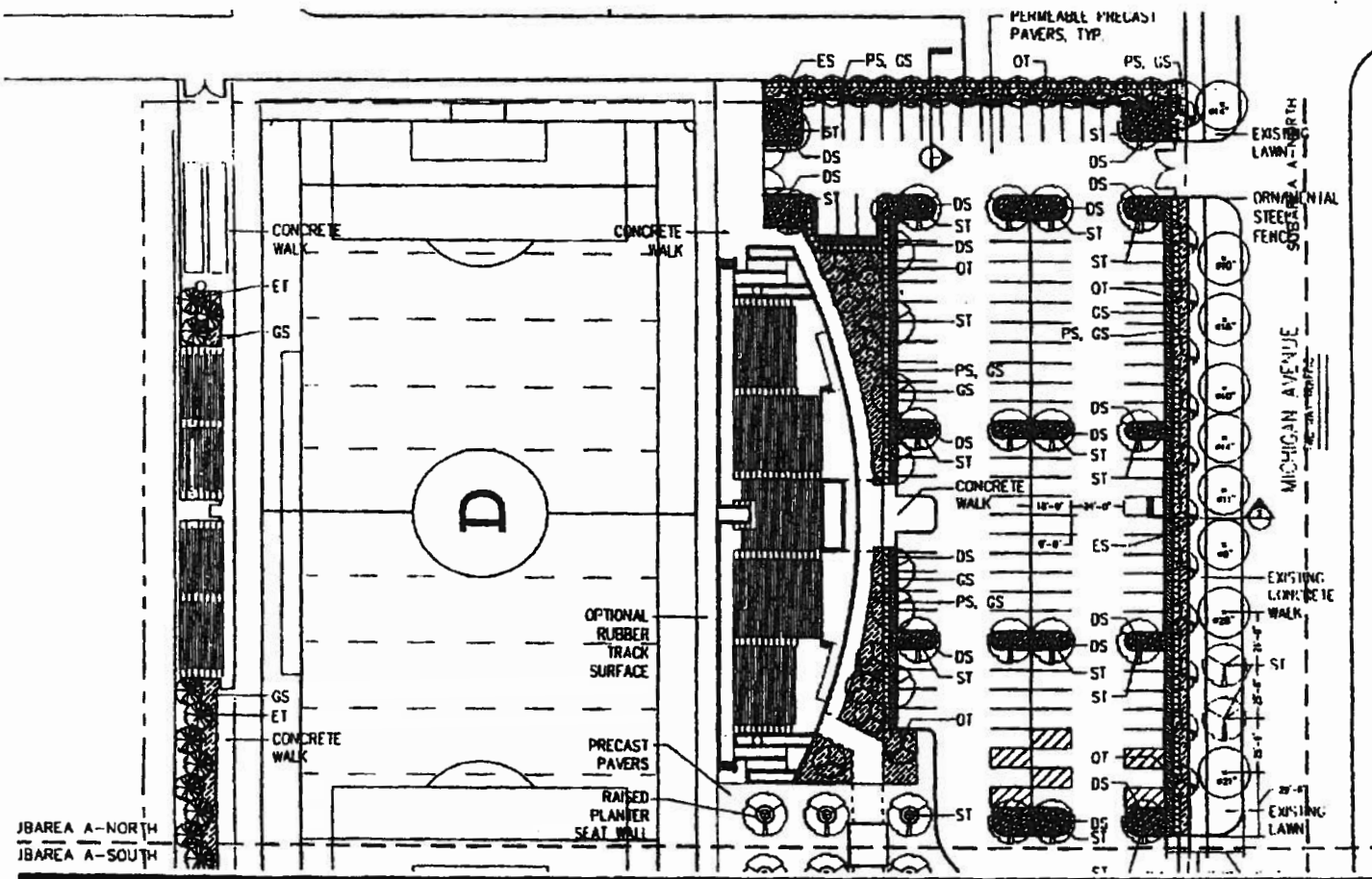
LANDSCAPE PLAN
OVERALL

APPLICANT: DE LA SALLE INSTITUTE
 3455 SOUTH WABASH AVENUE
 3400-3458, 3437-3459
 SOUTH MICHIGAN AVENUE
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Landscape Plan.
Subarea A -- North.



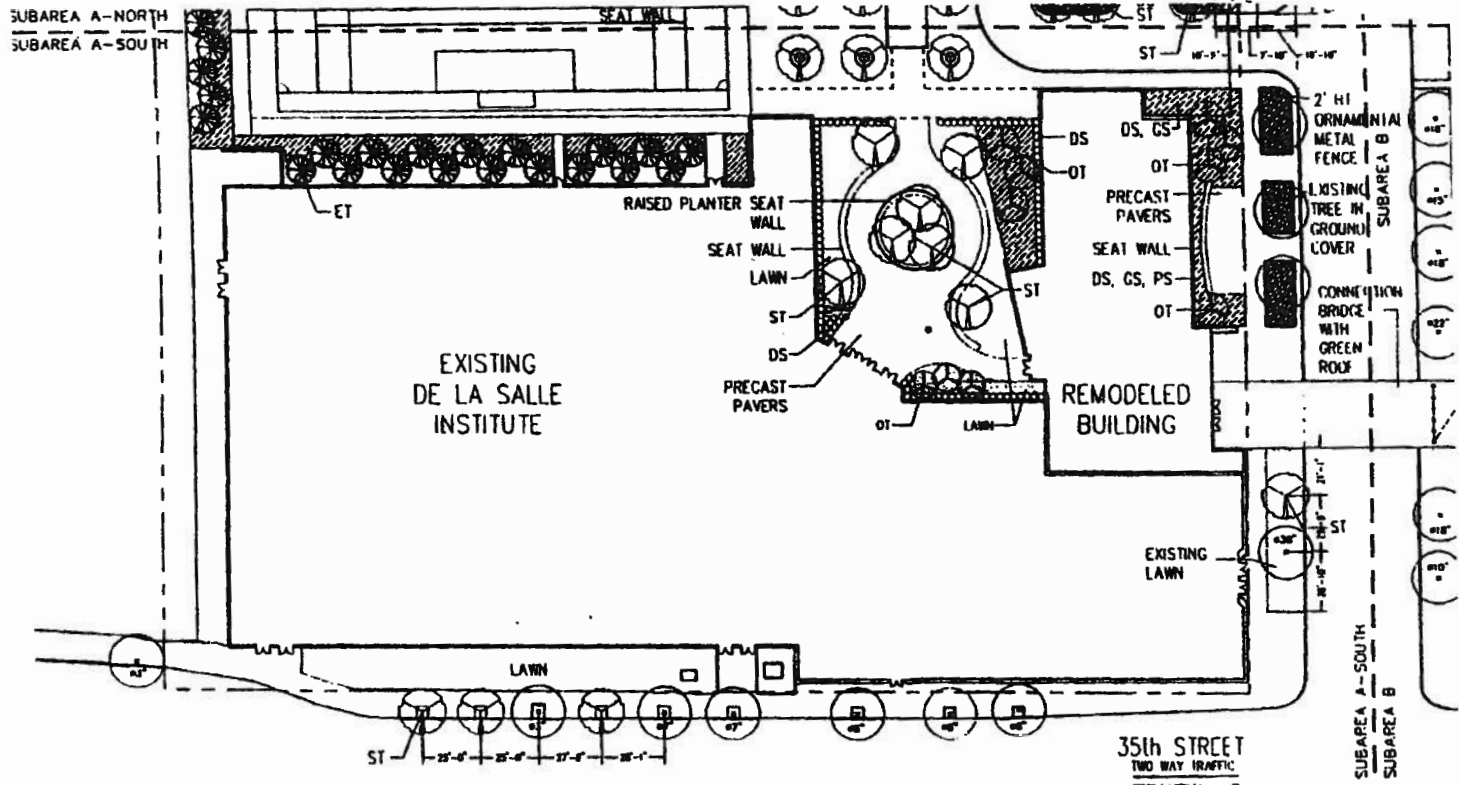
LANDSCAPE PLAN
IBAREA A - NORTH

APPLICANT: DE LA SALLE INSTITUTE
3455 SOUTH WABASH AVENUE
3400-3458, 3437-3459
SOUTH MICHIGAN AVENUE
36-80, 100-112 EAST 35TH STREET
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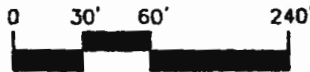
Landscape Plan.
Subarea A--South.



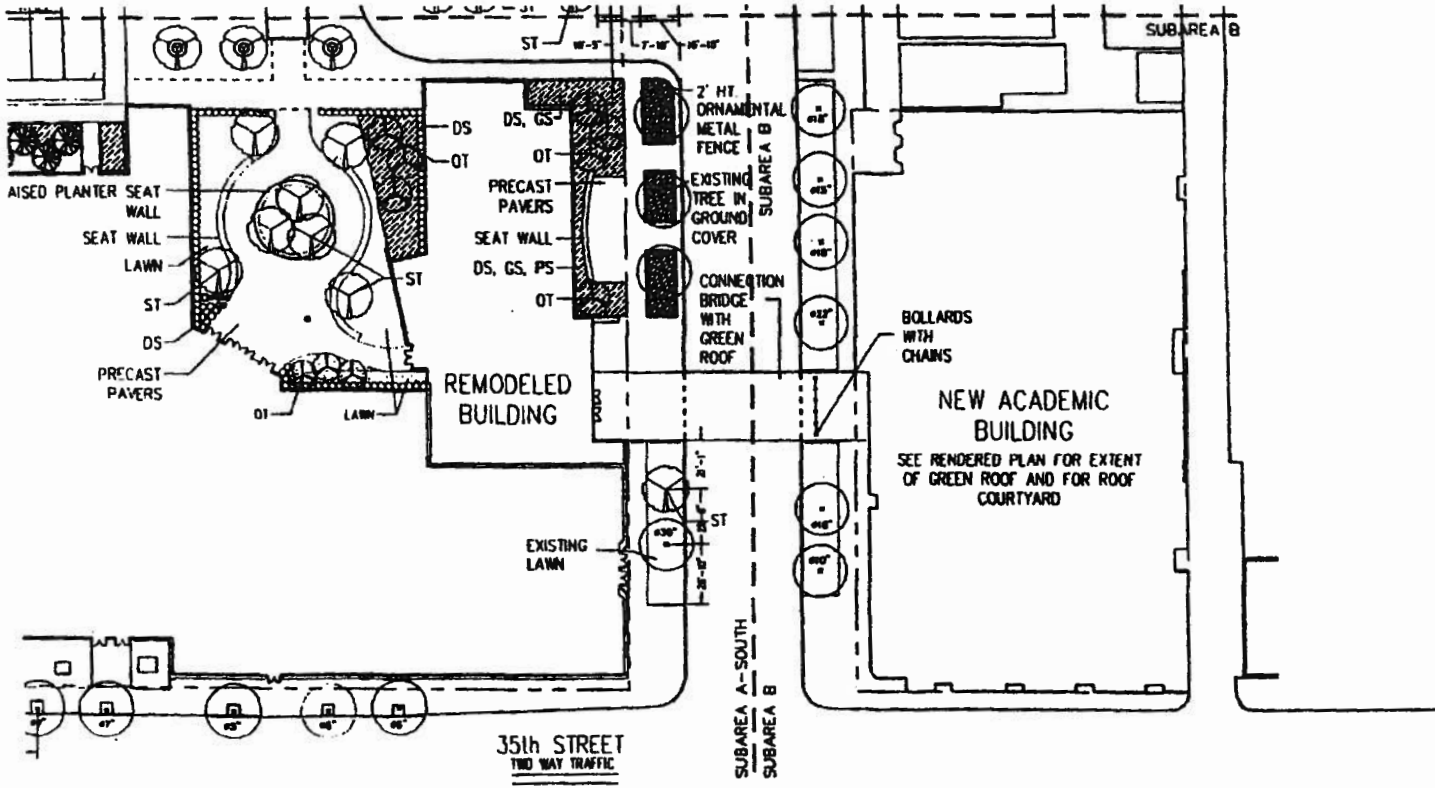
LANDSCAPE PLAN
SUBAREA A - SOUTH

APPLICANT: DE LA SALLE INSTITUTE
3455 SOUTH WABASH AVENUE
3400-3458, 3437-3459
SOUTH MICHIGAN AVENUE
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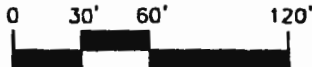
Landscape Plan.
Subarea B.



LANDSCAPE PLAN
SUBAREA B

APPLICANT: DE LA SALLE INSTITUTE
3455 SOUTH WABASH AVENUE
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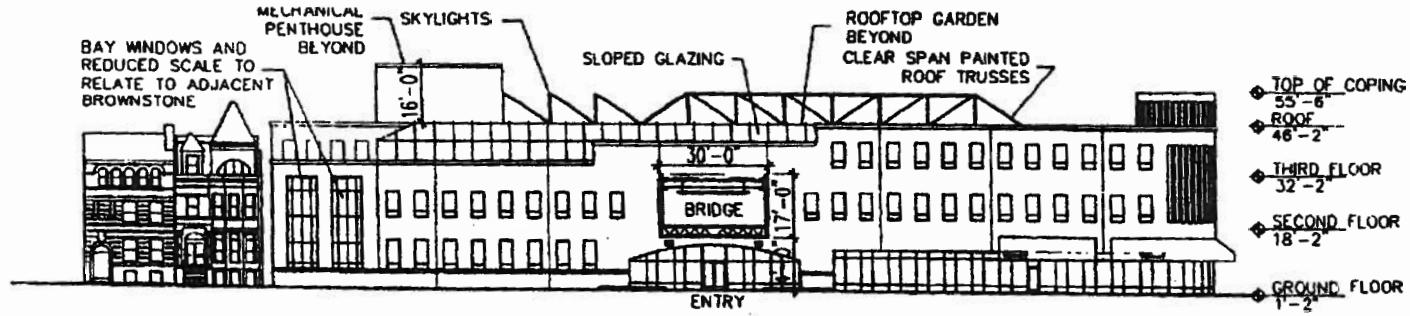


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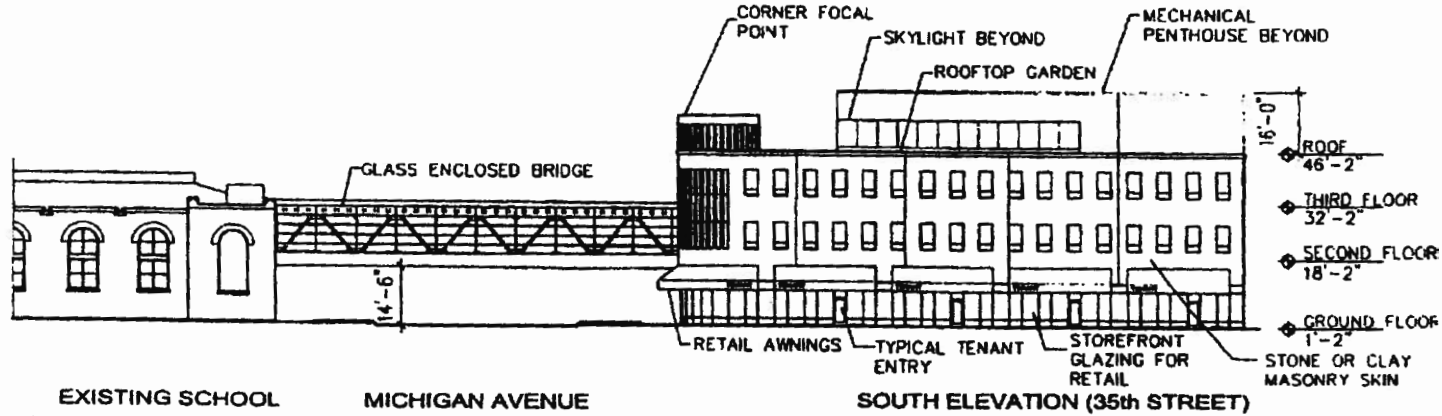
REPORTS OF COMMITTEES

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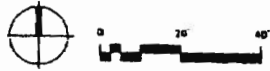
West And South Building Elevations -- Subarea B.



WEST ELEVATION - EAST SIDE OF MICHIGAN



SOUTH ELEVATION (35th STREET)



WEST & SOUTH ELEVATIONS SUBAREA B

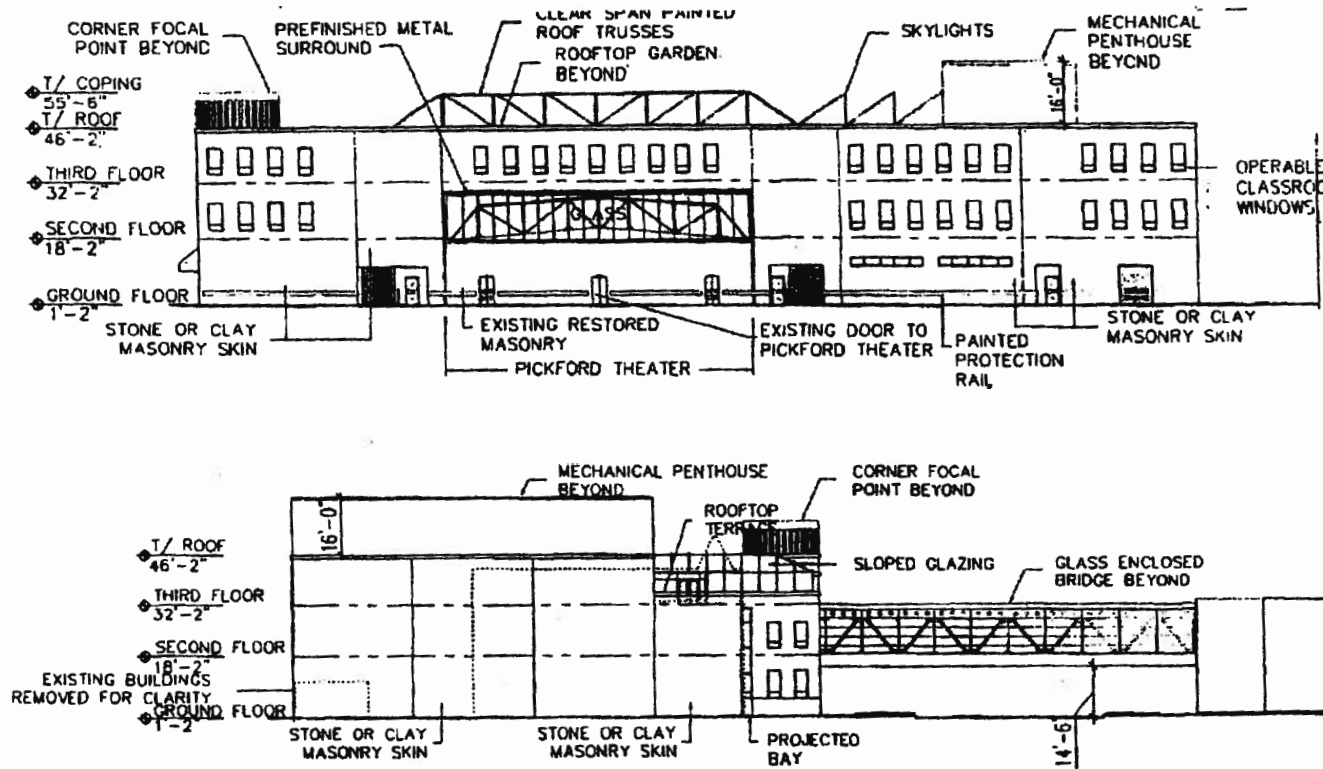
APPLICANT: DE LA SALLE INSTITUTE
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East And North Building Elevations -- Subarea B.



EAST & NORTH ELEVATIONS SUBAREA B

APPLICANT: DE LA SALLE INSTITUTE
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 SOUTH MICHIGAN AVENUE
 36-80, 100-112 EAST 35TH STREET
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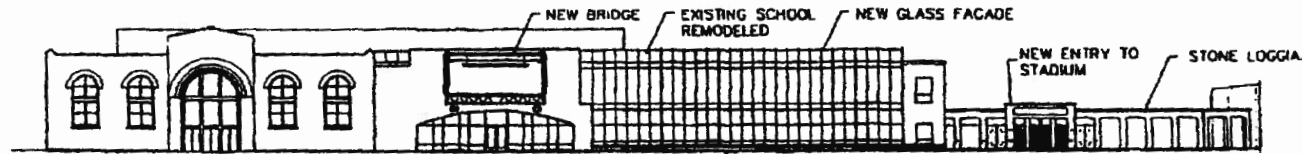


6/28/2006

REPORTS OF COMMITTEES

East Building Elevation -- Subarea A.

79977



EAST
ELEVATION
SUBAREA A

APPLICANT: DE LA SALLE INSTITUTE
3455 SOUTH WABASH AVENUE
3400-3458, 3437-3459
SOUTH MICHIGAN AVENUE
36-80, 100-112 EAST 35TH STREET
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