



DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

March 4, 2014

Carl Rice III
Vice President, Ballpark Operations
Wrigley Field
1060 W. Addison Street
Chicago, IL 60613-4397

**Re: Administrative Relief request for Institutional Planned Development No. 108, Wrigley Field
Parking Lot at 3801 N. Racine Avenue**

Dear Mr. Rice:


Please be advised that your request for a minor change to Institutional Planned Development No. 108 ("PD 108"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance. On April 6, 1992, an administrative relief was granted to allow the continued use of the western two thirds of PD 108 for accessory parking, up to a maximum of 700 parking spaces for baseball games at Wrigley Field.

You are now requesting, on behalf of the owner of the parking lot, Wrigley Field Parking Operations, LLC, , to increase the number of parking spaces from 700 to 800. However, the attached, revised Architectural Site Plan, prepared by VOA Associates, and dated, January 24, 2014 contains 766 spaces. If at a later date you are able to provide a Site Plan which shows an 800 car parking lot in compliance with the Chicago Zoning Ordinance, we will allow an increase of up to 800 spaces.

With regard to your request, the Department of Planning and Development has determined that allowing an increase in parking from 700 to 766 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. The other property owner within PD 108, The Catholic Charities of the Archdiocese of Chicago, has provided their consent to this request. Also, the Department of Transportation approved the Site Plan, including a new driveway along N. Racine Ave., on March 4, 2014.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 108, 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

C: Mike Lufrano, John Scherer, Mike Marmo, Erik Glass, Ron Daye, Janice Hill, Main file



City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)
<http://www.cityofchicago.org>

August 10, 2009

Ms. Michele Bianchi
Director of Legal and Compliance Services
The Catholic Charities of the Archdiocese of Chicago
Saint Vincent Center
721 North LaSalle Street
Chicago, IL 60654

Re: Administrative Relief Request for Institutional Planned
Development No. 108, 1114 West Grace Street

Dear Ms. Bianchi:

Please be advised that your request for a minor change to Institutional Planned Development No. 108 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

The Planned Development was approved by the City Council on June 26, 1974, and allowed the following uses: a convent, residential dwellings for girls, 13 through 18 years of age, academic and related uses, private recreation areas, required off-street parking, and limited non-accessory parking.

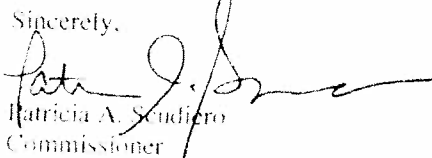
You are seeking an administrative relief to update the uses as follows: a convent, a domestic violence residence for women and their children, a transitional residence for homeless women and their children, private recreation areas and required off-street parking.

The existing facilities have always operated as a residence for pregnant and parenting teens as described in the PD. Services have evolved to include a domestic violence residence for mothers and their children and a transitional residence for homeless women and their children. The current occupancy of all the facilities combined does not exceed the maximum allowed (140) in the PD. The domestic violence residence has a maximum occupancy of 46, however, on average, it is occupied by 40 residents. The transitional residence has a population that varies based upon the number of children with each mother, but does not exceed a maximum of 54 residents. The convent currently houses 4 sisters who staff the domestic violence residence. There are also 28 full-time employees and 7 part-time employees. On average, there are not more than 15 full-time employees on the premises during any shift, however, this may increase to an average of not more than 20 employees once the transitional residence reopens in October.

With regard to your request, the Department of Zoning and Land Use Planning has determined that updating the permitted uses as described above, will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 108, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS:HG:tm

c: Mary Bonome, Don Hosenadel, Mike Marmo, Erik Glass, Main file





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

April 6, 1992

Mr. Rolando R. Acosta
Sidley & Austin
One First National Plaza
Chicago, Illinois 60603

Re: Institutional Planned Development Number 108
Chicago National League Ball Club, Inc.
Western Two-Thirds of Institutional Planned
Development No. 108
North Racine Avenue and North Grace Street

Dear Mr. Acosta:

Please be advised that your request for a minor change to Institutional Planned Development No. 108 has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance.

The subject of your request is the above described property which is currently occupied by and used for off-street parking primarily serving events taking place at nearby Wrigley Field. Planned Development No. 108 permits non-accessory parking on the property but limits the use to the northern forty feet of the site. You have requested administrative relief from IPD No. 108 to authorize the continued use of the western two-thirds of the property for accessory parking up to a maximum of 700 parking spaces for baseball games at Wrigley Field. You believe this is appropriate because:

1. it would lessen unnecessary vehicular circulation through the neighborhood by expanding the parking supply at a familiar and accessible location; and
2. the parcel has been used for parking purposes for several years and the proposed expanded parking would be consistent and compatible with that use as it provides additional parking on a parcel that is currently being used for that purpose; and
3. non-accessory parking is an appropriate interim use of the property during the period that the site is not subject to development for other permitted uses.

With regard to your request, the Department of Planning and Development has determined that the modification is appropriate and would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. The existing Planned Development authorizes non-accessory parking on the site as a permitted use. Non-accessory parking is an appropriate interim use of the site. The Department has determined, in consultation with the Department of Transportation, that the impact of the additional spaces and expanded area authorized for their location would not significantly add to any existing traffic congestion experienced in the area due to the use of Wrigley Field; but would, in fact, provide some needed relief. Expansion of the area subject to non-accessory parking reflects no substantial change to the intent or purpose of the approved planned development. This proposal will not:

1. Change the character of the permitted development;
2. Increase the number of units per acre;
3. Increase the maximum permitted floor area ratio for the site;
4. Increase the maximum permitted percent land coverage for the site;
5. Permanently reduce the minimum required distance between structures or in periphery setbacks;

provided, however, that the following conditions are adhered to:

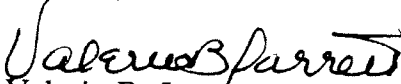
1. The use of the western two-thirds of the property for off-street parking shall be limited to parking which is incidental to activities taking place at Wrigley Field or on the property itself;
2. An attendant shall be stationed at the access points to the property to monitor and control access at all times on days when the parking area is in use;

3. Prior to April 4, 1992, all graffiti on the existing wall located on Grace Street and Racine and Seminary Avenues shall be removed or painted over and thereafter the wall shall be maintained in a good state of repair and free from graffiti;
4. All site improvements shall be in substantial conformance with the Site Plan prepared by Tom Cooper, dated March 31, 1992, submitted to the Department of Planning and Development and made part hereof;
5. Any proposed changes to the site plan shall be subject to the Department of Planning and Development's review and approval;
6. Trees shall be planted along the Grace Street and Racine Avenue frontages of the property in accordance with the Chicago Landscape Ordinance; and
7. If the property or any portion thereof now devoted to parking is, at a later date, reconstructed or substantially rehabilitated for parking purposes, a landscaping plan for the parking area depicting landscaping in accord with the Chicago Landscape Ordinance shall be submitted for the review and approval of the Department of Planning and Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, the Commissioner of the Department of Planning and Development, subject to the above stated conditions, hereby authorizes and approves the following minor change to Institutional Planned Development No. 108:

1. The western two-thirds of the property may continue to be used for off-street parking as a permitted use. The total site (including the eastern one-third of the site) may contain a maximum of 700 parking spaces.

Sincerely,


Valerie B. Jarrett
Commissioner

*Reclassification of Area Shown on Map No. 6-F.**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 R4 General Residence District symbols and indications as shown on Map No. 6-F in the area bounded by

W. 26th Street; S. Shields Avenue; a line 224.25 feet south of and parallel to W. 26th Street; and S. Stewart Avenue,

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 herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 8508 to 8512 of this Journal]

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

*Reclassification of Area Shown on Map No. 7-G.**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 C1-3 Restricted Commercial District symbols and indications as shown on Map No. 7-G in the area bounded by

W. Barry Avenue; N. Halsted Street; a line 230 feet south of W. Barry Avenue; a line 264 feet west of N. Halsted Street; the north line of W. Nelson Street; and a line 297 feet west of N. Halsted Street,

to those of a B5-3 General Service 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 No. 9-G.**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 R-4 General Residence District symbols and indications as shown on Map No. 9-G in the area bounded by

the center line of West Byron Avenue as vacated; North Seminary Avenue; West Grace Street; and North Racine Avenue,

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 hereof and to no others.

[Plan of Development printed on pages 8513 to 8518 of this Journal]

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

*Reclassification of Area Shown on Map No. 11-I.**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 B4-2 Restricted Service District symbols and indications as shown on Map No. 11-I in the area bounded by

the alley next north of and parallel to W. Montrose Avenue; a line 158 feet east of N. Maplewood Avenue; W. Montrose Avenue; a line 183 feet east of N. Maplewood Avenue; the alley next north of and parallel to W. Montrose Avenue; N. Campbell Avenue; W. Montrose Avenue; a line 149.5 feet east of N. Campbell Avenue; the alley next south of and parallel to W. Montrose Avenue; N. Campbell Avenue; W. Montrose Avenue; and N. Rockwell Street,

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 hereof and to no others.

[Plan of Development printed on pages 8519 to 8523 of this Journal]

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

*Reclassification of Area Shown on Map No. 13-I.**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 B4-2 Restricted Service District symbols and indications as shown on Map No. 13-I in the area bounded by

a line 178 feet 11 $\frac{5}{8}$ inches north of W. Foster Avenue; the alley next east of N. Lincoln Avenue; a line 145 feet north of W. Foster Avenue; and N. Lincoln Avenue,

to those of a B3-2 General Retail 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.

Issuance of Permit Authorized for Erection of Illuminated Sign.

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of June 12, 1974, page 8361, recommending that the City Council pass a proposed order to authorize the issuance of a permit for the erection and maintenance of an illuminated sign.

On motion of Alderman Fitzpatrick said proposed order was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Despres, Sawyer, Cousins, Vrdolyak, Bilandic, Kwak, Madrzyk, Burke, Lawlor, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Filippini, Keane, Gabinski, Sande, Frost, Aiello, Casey, Cullerton, Laurino, Simon, Pucinski, Natarus, Singer, Simpson, Fifielski, Cohen, Hoellen, Wigoda, Stone—45.

Nays—None.

(continued on page 8524)

PD
108

No. 8566

INSTITUTIONAL PLANNED DEVELOPMENT #108

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated hereon as "Institutional Planned Development" is owned and controlled by the Sisters of the Good Shepherd, an Illinois not for profit corporation.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. Any dedication or vacation of streets or alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the House of the Good Shepherd or its successors, assignees or grantees.
4. The Applicant, House of the Good Shepherd or its successors, assignees or grantees shall obtain all other official reviews, approvals and permits.
5. Use of land will consist of Convent, Residential dwellings for Girls, 13 thru 18 years of age, Academic and related uses, private recreation areas, required off-street parking, and limited non-accessory parking.

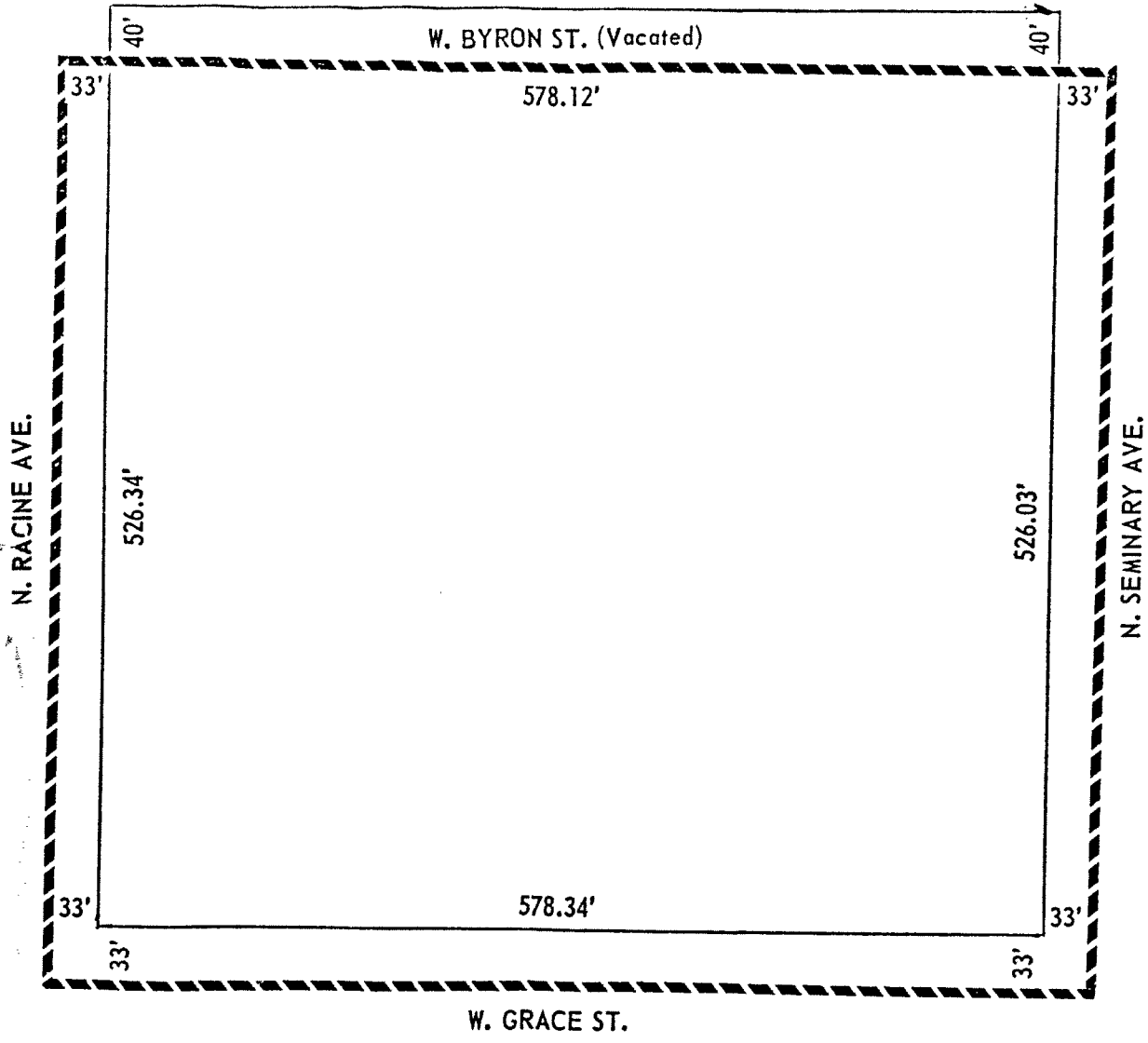
- 2 -

6. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
7. The development of the area delineated herein as "Institutional Planned Development" shall be restricted to a maximum total net site coverage of 25% at grade level.
8. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Institutional Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development, as promulgated by the Commissioner of Development and Planning.

APPLICANT: House of the Good Shepherd

DATE: March 22, 1974

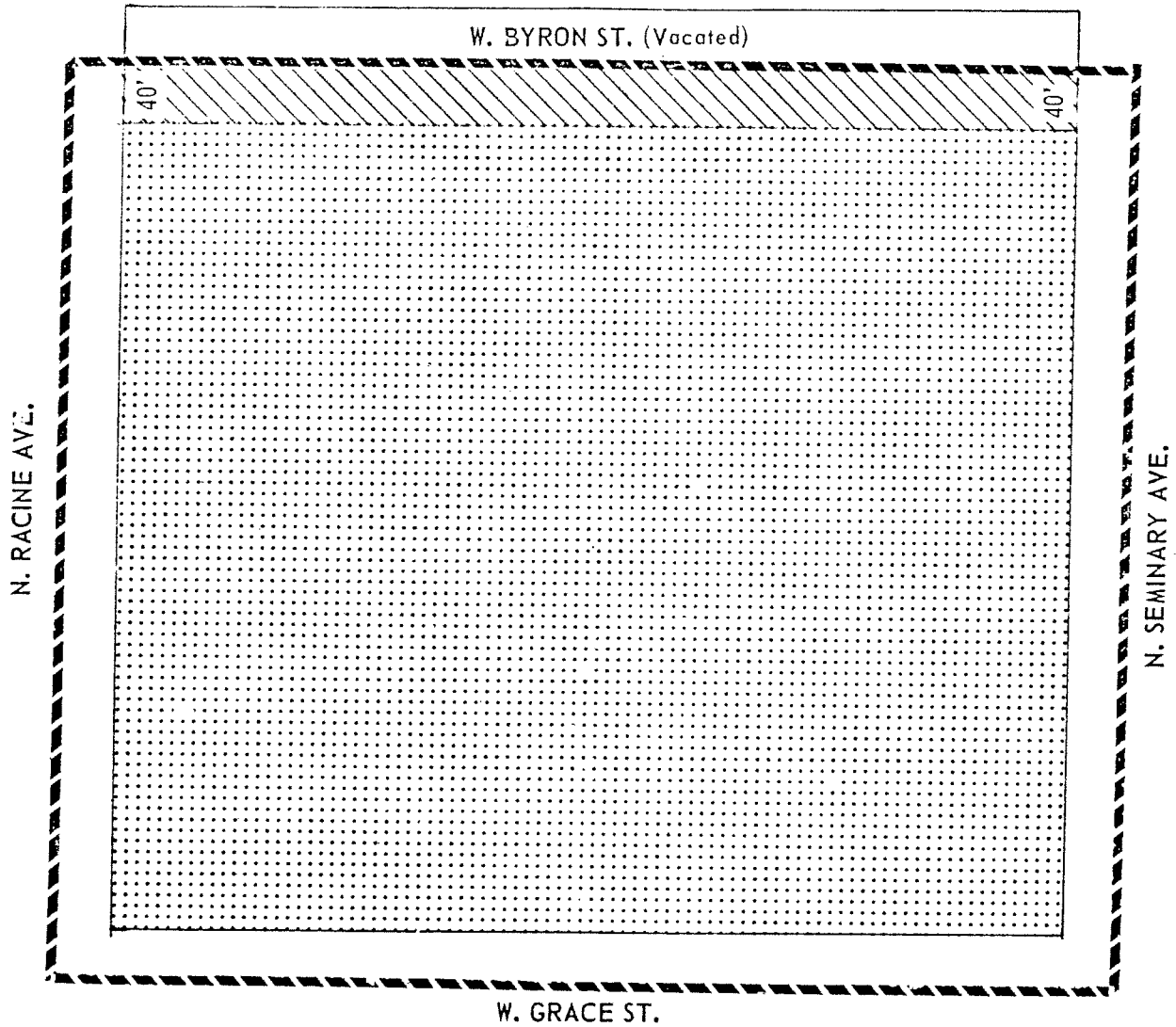
INSTITUTIONAL PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



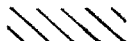


APPLICANT: HOUSE OF GOOD SHEPHERD
DATE: MARCH 22, 1974

SCALE: 1" = 100'

INSTITUTIONAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



-  PLANNED DEVELOPMENT BOUNDARY
-  CONVENT, GROUP RESIDENCES, ACADEMIC AND RELATED USES
-  NON-ACCESSORY PARKING

APPLICANT: HOUSE OF GOOD SHEPHERD
DATE: MARCH 22, 1974

SCALE 1" = 100'

INSTITUTIONAL PLANNED DEVELOPMENT
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use	Maximum Floor Area Ratio	Maximum % of Land Coverage
sq. ft.	ac.			
281,204.81	6.45	Convent, Residential dwell- ings (group), academic and related uses, private recreation areas, and off- street parking	0.5	25
23,124.80	0.53	Bus parking and limited nonaccessory parking		
304,329.61	6.98			

Gross Site Area = Net Site Area (304,329.61 sq. ft. or 6.98 ac) + Area of Public Streets (60,511.05 sq. ft. or 1.39 ac.) = 364,840.66 sq. ft. or 8.37 ac.

Maximum permitted Floor Area Ratio for Total Net Site Area: 0.5 F.A.R.

Maximum percentage of land coverage for Total Net Site Area: 25%

Present population:

staff	15
employees	20
residents	60
Total	95

Ultimate population:

staff	15
employees	25
residents	100
Total	140

Maximum Number of Required Off-Street Parking Spaces: 50 Spaces
Non-accessory parking is limited to the area described in the Plan of Development.

Off-Street Parking and loading requirements for proposed development within the Planned Development area shall be provided as authorized by this Plan of Development in accord with the R4 General Residence District classification of the Chicago Zoning Ordinance.

Minimum periphery building setback: 35 feet

Minimum distance between facing walls with windows: 20 feet

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Development and Planning.

Applicant: House of the Good Shepherd

Date: March 22, 1974