

PD 1088

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City of Chicago
Richard M. Daley, Mayor

Department of Zoning

Patricia A. Scudiero
Zoning Administrator

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January 20, 2009

Mr. Stephen M. Wilkins
Chief Property Officer,
Department of Facilities
Chicago Public Schools
125 South Clark Street, 16th Floor
Chicago IL 60603

Re: **Administrative Relief request for Institutional Planned Development
No. 1088, Knute Rockne Stadium Parking, S. Central Ave. and W.
Roosevelt Rd.**

Dear Mr. Wilkins:

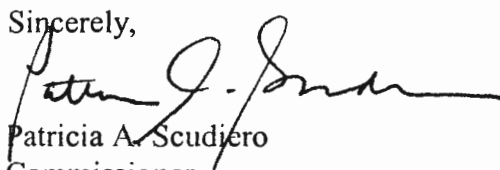
Please be advised that your request for a minor change to Institutional Planned Development No. 1088 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.15 of the Planned Development.

Specifically, you are requesting a clarification in the timing of the Phase 3 improvements to Knute Rockne Stadium. When the Planned Development was adopted on September 27, 2007, it was with the understanding that due to limited funding, the proposed improvements would take place in three phases. The Chicago Public Schools will complete the 3rd phase, which will include construction of a new 80-car parking lot with landscaping and fencing, between 2010 and 2013. This Phase 3 parking lot will include a new detention system which will replace the existing detention pond.

With regard to your request, the Department of Zoning and Land Use Planning has reviewed the request and has determined that this will not create an adverse impact on the Planned Development or surrounding neighborhood, will not change the character of the development and therefore, would constitute a minor change. However, please be advised that you must submit a Phase 3 Site Plan for our review and approval once you have finalized the scope of work.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Business Planned Development No. 1088, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS:HG:tm

cc: Mike Marmo, Pay Haynes, Erik Glass, Ron Daye, DPD files



9/27/2007

REPORTS OF COMMITTEES

A-7186
10417

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

Reclassification Of Area Shown On Map Number 2-L.

(As Amended)

(Application Number A-7186)

IPD 1088

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 M2-2 General Manufacturing District symbols and indications as shown on Map Number 2-L in the area bounded by:

a line 818.03 feet north of and parallel to West Roosevelt Road; a line 495.24 feet east of the intersection of South Central Avenue and West Roosevelt Road (as measured from the north right-of-way line of West Roosevelt Road and perpendicular thereto); West Roosevelt Road; and South Central Avenue,

to a C1-1 Neighborhood Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the C1-1 Neighborhood Commercial District symbols in the area described in Section 1 to Institutional Planned Development Number *1088*, which is hereby established in the area above described, subject to such use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in full 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 1088.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately three hundred seventy-one thousand eight hundred one (371,801) square feet (eight and fifty-four hundredths (8.54 acres) net site area which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Map (the "Property") which is owned by the City of Chicago in Trust for Use of Schools on behalf of the Board of Education of the City of Chicago "Applicant"). Applicant, the Chicago Board of Education, uses and controls the Property. The Alderman of the Ward is a Co-Applicant.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this planned development. 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 their 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, grantees and Lessees, if different than the Applicant, the legal titleholders or 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, the legal titleholder or any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time 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 the party who is authorized by the Applicant, its successors and assigns or any property owners association which is formed to succeed the Applicant, for the purposes of seeking approval of planned development amendment, change or modification.
4. This planned development consists of sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; and Building Elevations prepared by Globetrotters Engineering Corporation dated May 23, 2007. 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 herein and these and no other zoning controls shall apply.

5. The planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the requirements thereof, and satisfies the established criteria for approval as a planned development.
6. The uses permitted within the area of delineated herein as "Institutional Planned Development" shall be educational, athletic, sports and recreational, both spectator and participant, entertainment, concession stands, broadcasting and communication, offices, accessory parking and related uses incidental thereto.
7. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as "Institutional Planned Development", subject to the review and approval by the Department of Planning and Development.
8. Off-street parking and off-street loading facilities shall be provided in compliance with this planned development, subject to review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for individuals with physical disabilities.
9. Service drives or other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or fire lanes. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
10. In addition to the maximum height of any building or any appurtenance thereto, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
11. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.

12. Improvements of the Property, including landscaping, all entrances and exits to the parking area, shall be designed and installed in substantial conformance with the Site/Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of this planned development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
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 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.
15. 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 in nature, 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 shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

16. Unless substantial new construction on the Property 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 its prior M2-2 General Manufacturing designation.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site and Landscape Plan; and Building Elevations referred in these Plan of Development Statements printed on pages 10422 through 10428 of this *Journal*.]

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

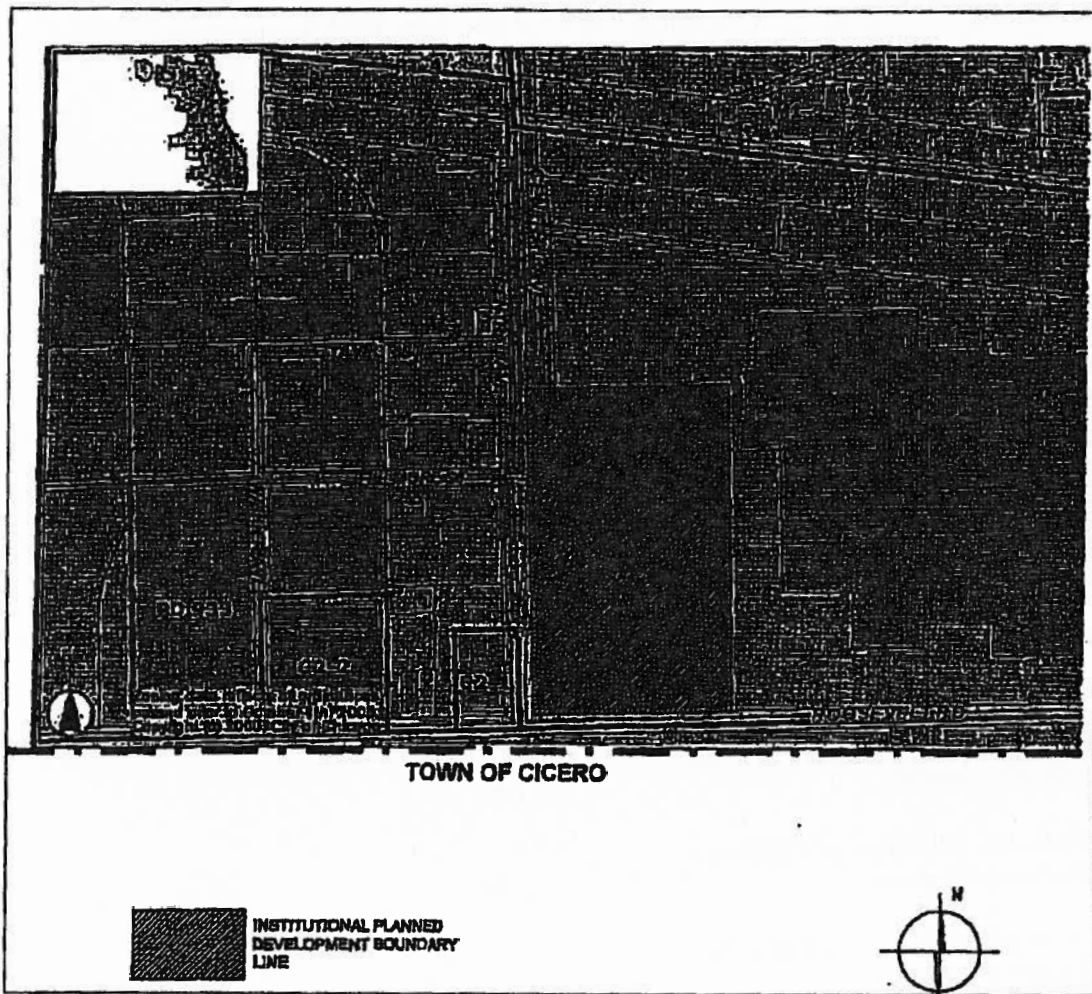
Institutional Planned Development. 1088

Knute Rockne Stadium Bulk Regulations And Data Table.

Gross Site Area	Public Right-Of-Way	Net Site Area
449,161 square feet (10.31 acres)	77,360 square feet (1.77 acres)	371,801 square feet (8.54 acres)
Maximum Permitted F.A.R. for Net Site Area:	1.0	
Minimum Number of Off-Street Parking Spaces:	122	
Minimum Number of Off-Street Loading Spaces:	1	
Maximum Building Height:	50 feet	
Minimum Setbacks:	See Site Plan	

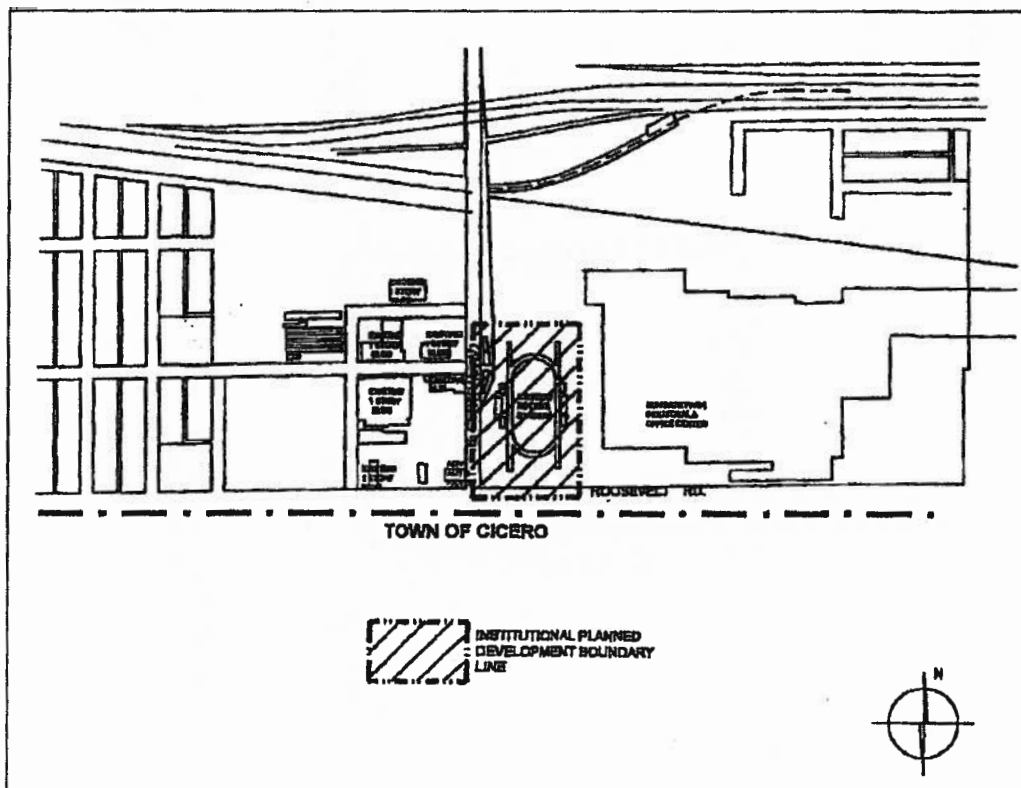
Institutional Planned Development
Knute Rockne Stadium.

Existing Zoning Map.

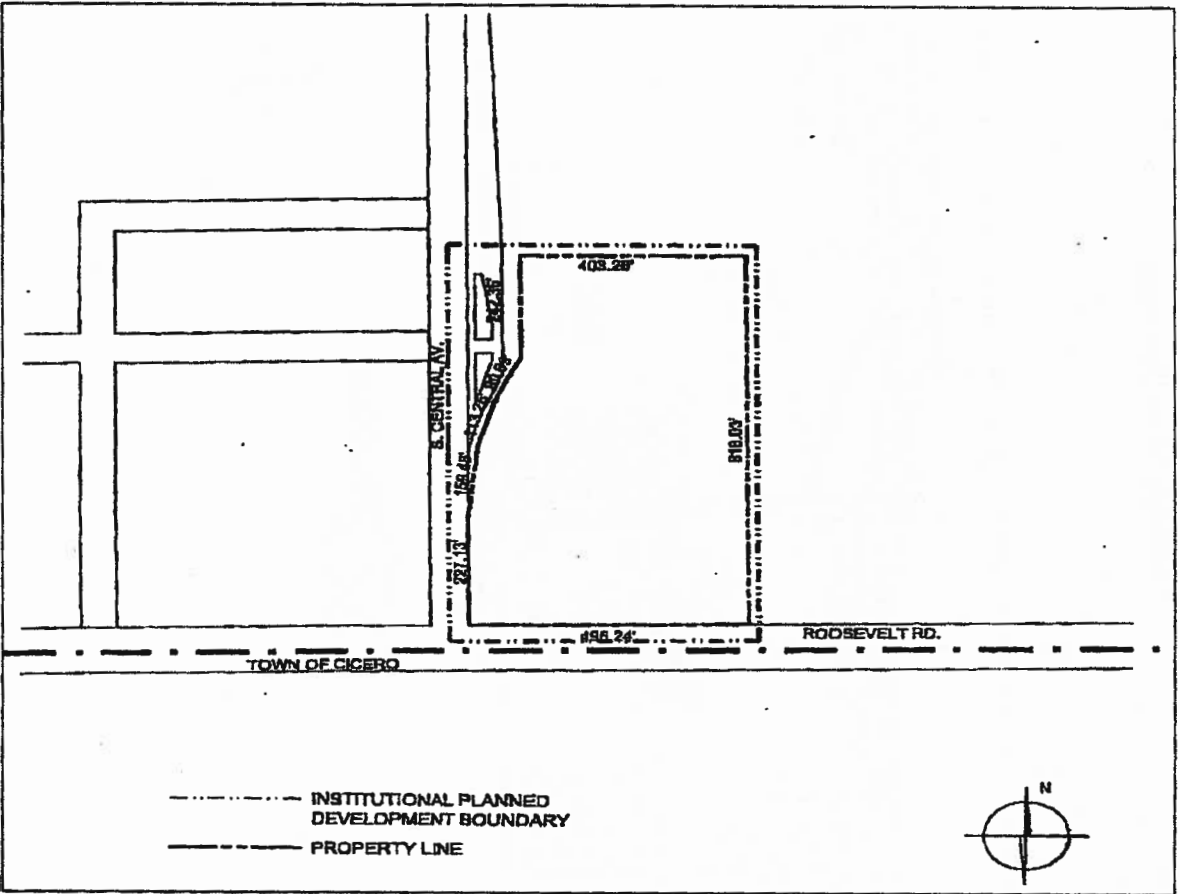


Institutional Planned Development
Knut Rockne Stadium.

Existing Land-Use Map.

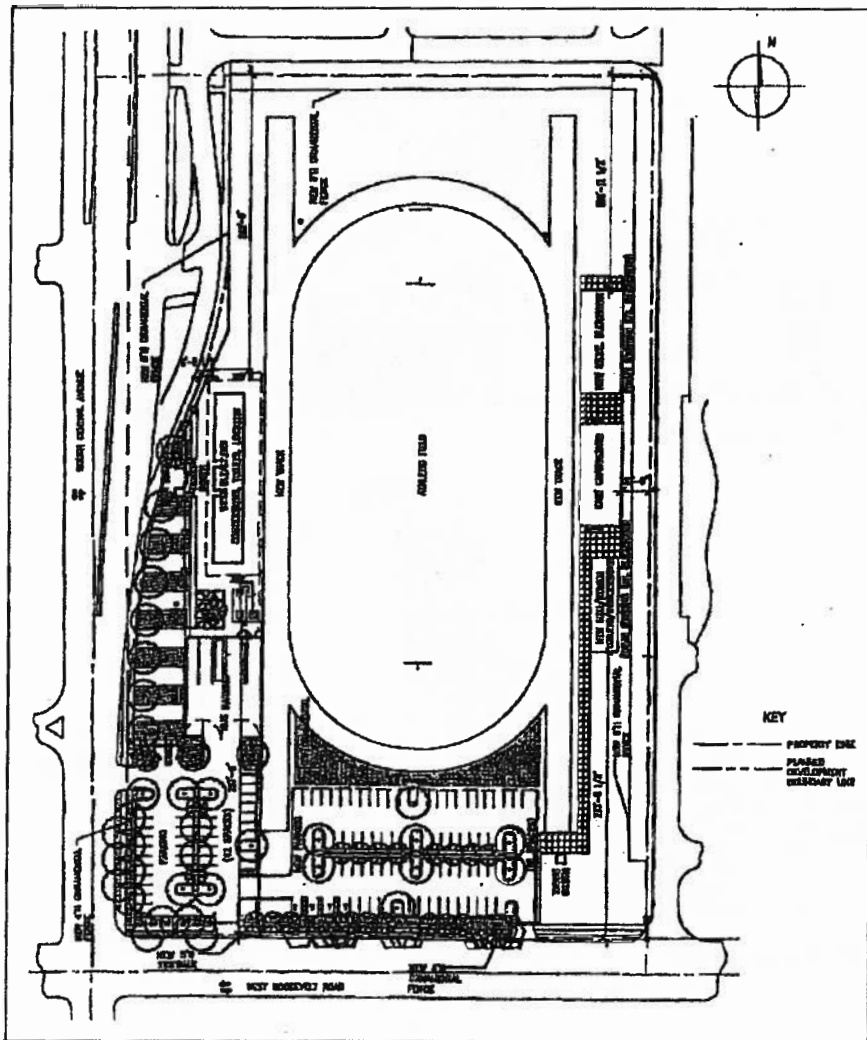


Institutional Planned Development
Knut Rockne Stadium.



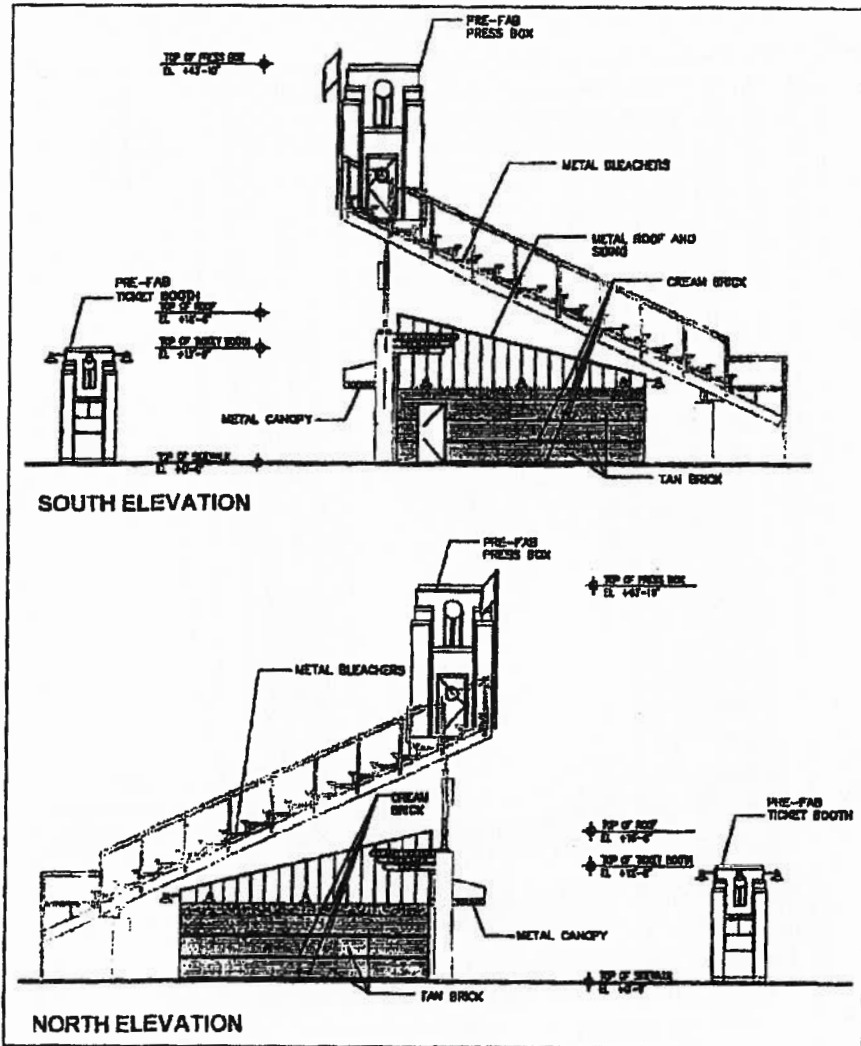
Institutional Planned Development
Knute Rockne Stadium.

Site Plan And Landscape Plan.



Institutional Planned Development
Knute Rockne Stadium.

North and South Elevations.

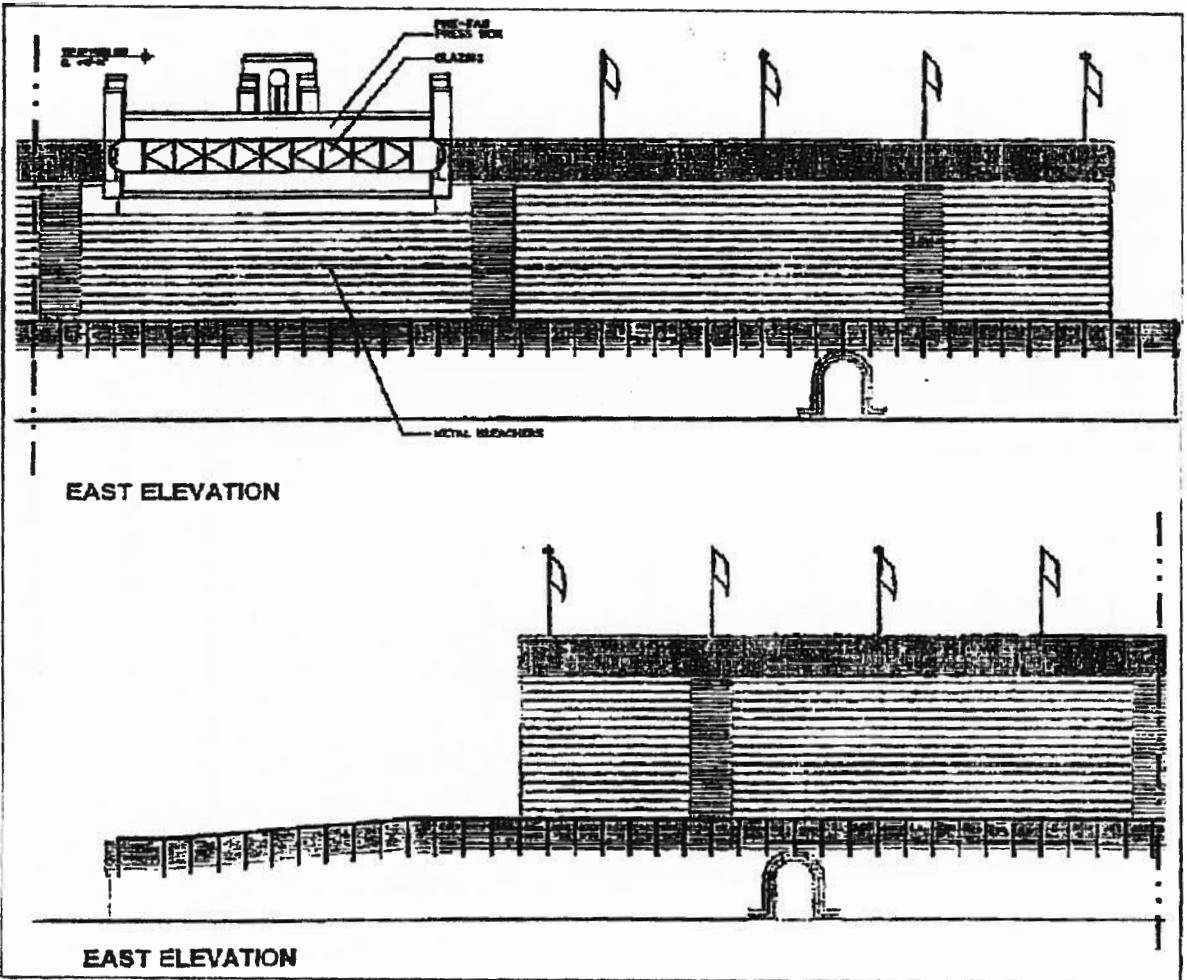


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Institutional Planned Development
Knute Rockne Stadium.



Institutional Planned Development
Knut Rockne Stadium.

West Elevation.

