

PD 1103

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Reclassification Of Area Shown On Map No. 2-L.
(As Amended)

(Application No. 21089)

IPD 1103,09

(Common Address: 5050 -- 5098 And 5091 -- 5099 W. Jackson Blvd./
235 -- 313 S. Leamington Ave./5043 -- 5099 W. Quincy St.)

[SO2022-2062]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Institutional Planned Development Number 1103 District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 2-L in the area bounded by:

West Quincy Street; a line 621.19 feet east of and parallel to South Leamington Avenue; the public alley next south of and parallel to West Quincy Street; a line 530.43 feet east of and parallel to South Leamington Avenue; West Jackson Boulevard; a line 110.50 feet east of and parallel to South Leamington Avenue; the public alley next south of and parallel to West Jackson Boulevard; and South Leamington Avenue,

to those of an RM4.5 Residential Multi-Unit District which is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current RM4.5 Residential Multi-Unit District symbols and indications as shown on Map Number 2-L in the area bounded by:

West Quincy Street; a line 621.19 feet east of and parallel to South Leamington Avenue; the public alley next south of and parallel to West Quincy Street; a line 530.43 feet east of and parallel to South Leamington Avenue; West Jackson Boulevard; a line 110.50 feet east of and parallel to South Leamington Avenue; the public alley next south of and parallel to West Jackson Boulevard; and South Leamington Avenue,

to those of an Institutional Planned Development Number 1103, as amended, which is hereby established in the area described above.

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 No. 1103, As Amended.

Planned Development Statements.

1. The area delineated herein as Institutional Planned Development Number 1103, as amended ("Planned Development") consists of approximately 165,215 square feet of property which is depicted on the attached Planned Development Boundary, Property Line, and Subarea Map ("Property") and is owned or controlled by the Applicant, Chicago Jesuit Academy.
2. 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 holders 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, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Applicant agrees to construct a raised crosswalk across Quincy Street in accordance with CDOT standards

4. This plan of development consists of sixteen (16) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Subarea Map; an overall Site Plan; an overall Landscape Plan; Subareas A and B VUA Enlargement Plans, all submitted herein; and previously approved Subarea A building elevations prepared by Solomon Cordwell Buez, dated September 16, 2021 as published in the October 14, 2021 the *Journal of the Proceedings of the City Council of the City of Chicago*, pages 37946 to 37949 inclusive. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as an Institutional Planned Development: all uses permitted within the RM4.5 Residential Multi-Unit District, specifically including, but not limited to school and related uses; religious assembly and related uses; accessory and non-accessory off street parking (the non-accessory parking is only to be provided to visitors of Moore Park) and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 165,215 square feet and a base FAR of 1.40.
9. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. For improvements within Subarea A of the Planned Development, the Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. As there are existing improvements within Subareas A and B of the Planned Development which have been previously constructed, the obligations contained within this Statement only shall apply to any additional improvements in Subarea A of the Planned Development. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the

City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring

(measured against the total construction work hours for the Subarea A improvements or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for Subarea A improvements or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the Subarea A improvements or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the property to the previously approved P.D. 1103, as approved by City Council on October 14, 2021.

* Editor's Note: Numbering sequence error; (i) missing in original document.

[Existing Zoning Map; Existing Land-Use Map; Boundary, Property Line and Subarea Map; Overall Site Plan; Overall Landscape Plan; and Subareas A and B: VUA Enlargement Plans referred to in these Plan of Development Statements printed on pages 53515 through 53522 of this *Journal*.]

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

Institutional Planned Development No. 1103, As Amended.

Bulk Regulations And Data Table.

Net Site Area:	162,215.00 square feet
Subarea A:	83,742.00 square feet
Subarea B:	81,473.00 square feet
Area Remaining in the Public Way:	59,339.51 square feet
Subarea A:	21,535.46 square feet
Subarea B:	37,804.05 square feet
Gross Site Area:	224,554.51 square feet
Subarea A:	105,277.46 square feet
Subarea B:	119,277.05 square feet
Maximum Floor Area Ratio:	1.40
Subarea A:	1.40
Subarea B:	1.20

Maximum Building Height:

Subarea A: 66 feet

Subarea B: 47 feet

**Minimum Number of Accessory:
Off-Street Parking:**

120

Subarea A: 80

Subarea B: 40

Minimum Number of Off-Street:

Loading Berths: 2

Subarea A: 0

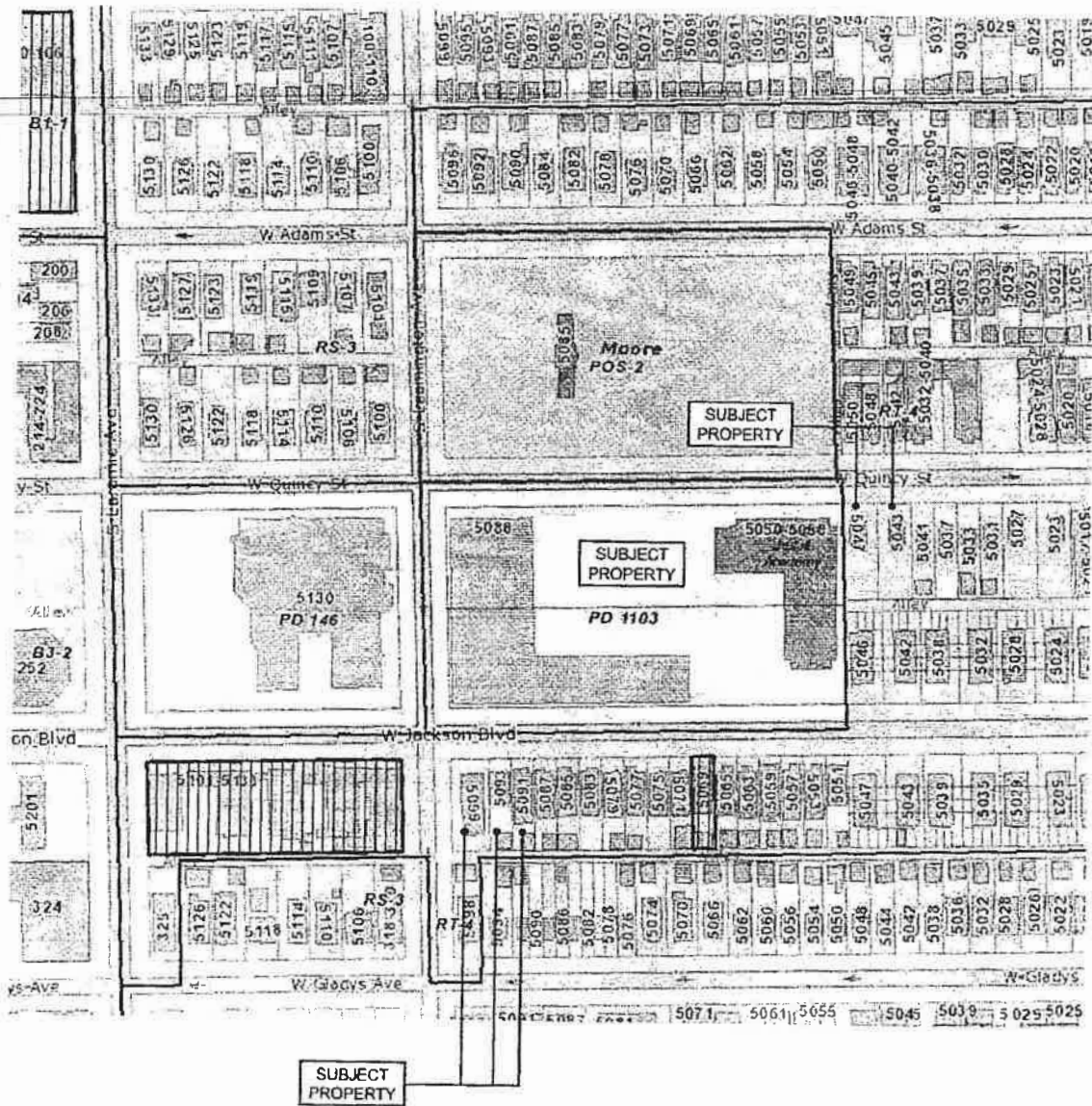
Subarea B: 2

Bicycle Parking: 30

Subarea A: 0

Subarea B: 30

Minimum Setbacks from Property Line: In accordance with the Site Plan



EXISTING ZONING MAP



Applicant: Chicago Jesuit Academy (CJA)

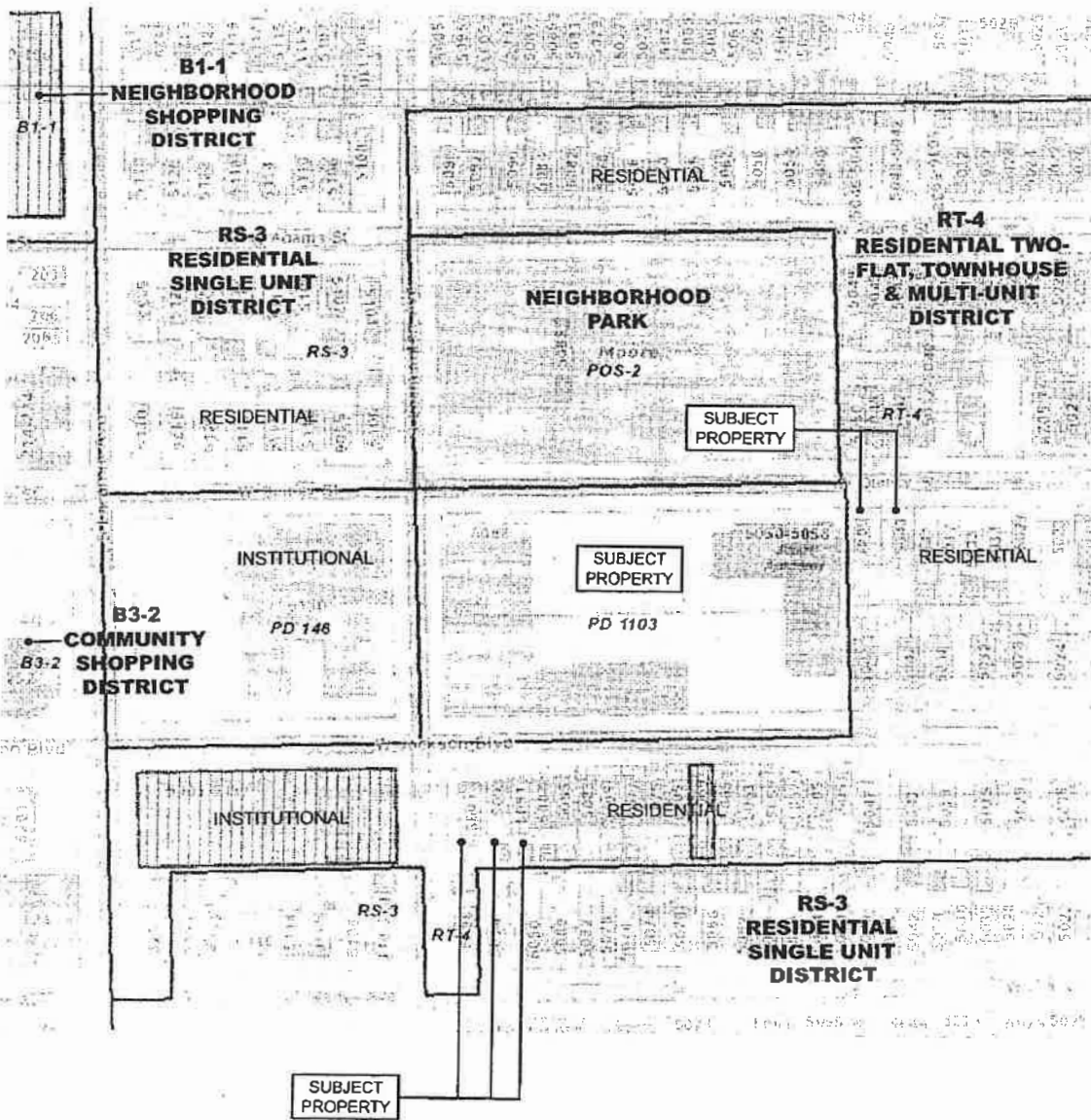
Address: 5050-98 and 5091-99 W. Jackson Blvd. / 235-313 S Leamington Ave.
5043-5099 W. Quincy St.

Introduction Date: July 20, 2022

Plan Commission Date: October 20, 2022



FINAL FOR PUBLICATION



EXISTING LAND USE MAP

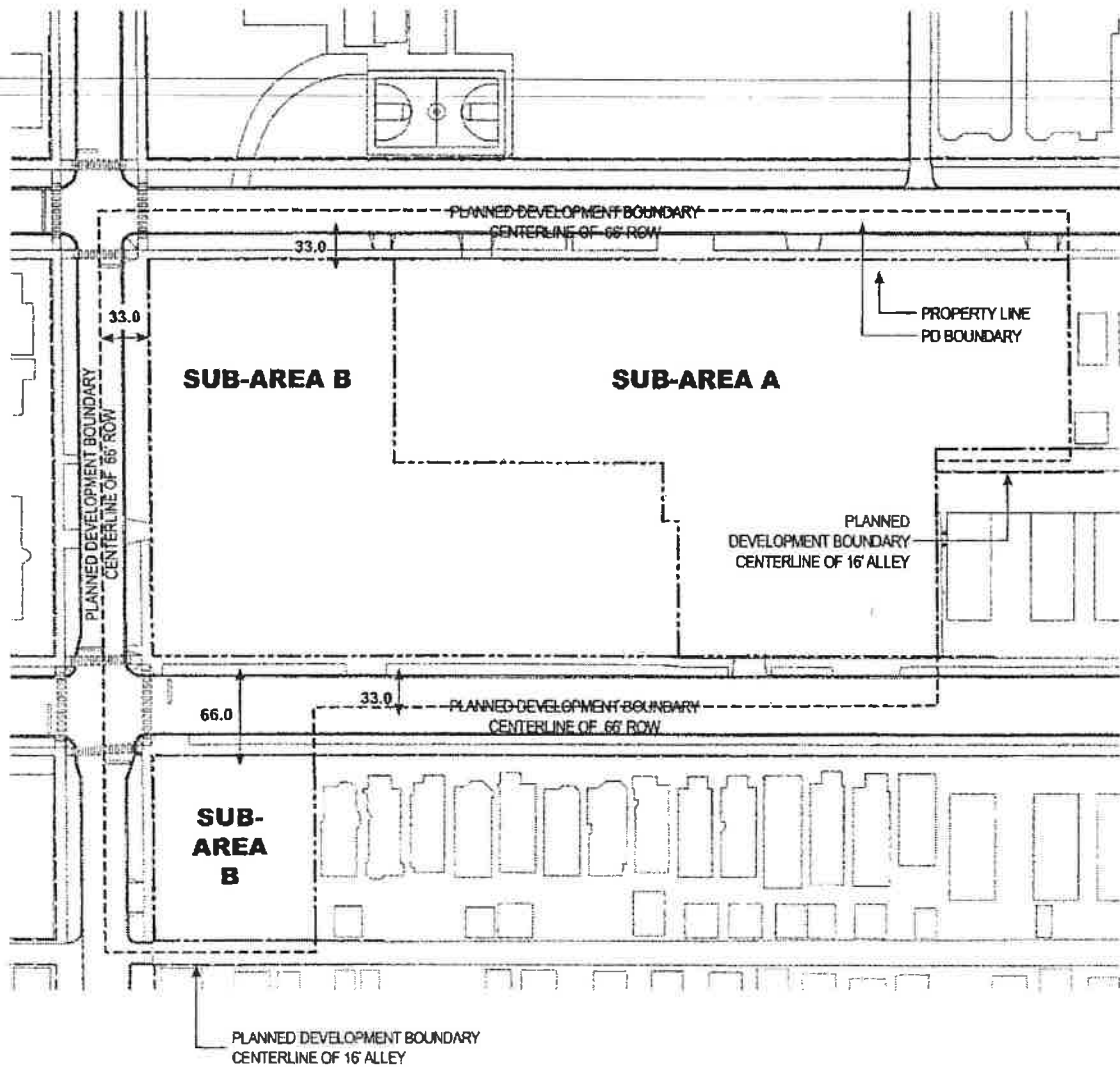


Applicant: Chicago Jesuit Academy (CJA)
Address: 5050-98 and 5091-99 W. Jackson Blvd. / 235-313 S Learnington Ave.
 5043-5099 W. Quincy St.

Introduction Date: July 20, 2022
Plan Commission Date: October 20, 2022

FINAL FOR PUBLICATION





PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE, & SUB-AREA MAP



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Applicant: Chicago Jesuit Academy (CJA)

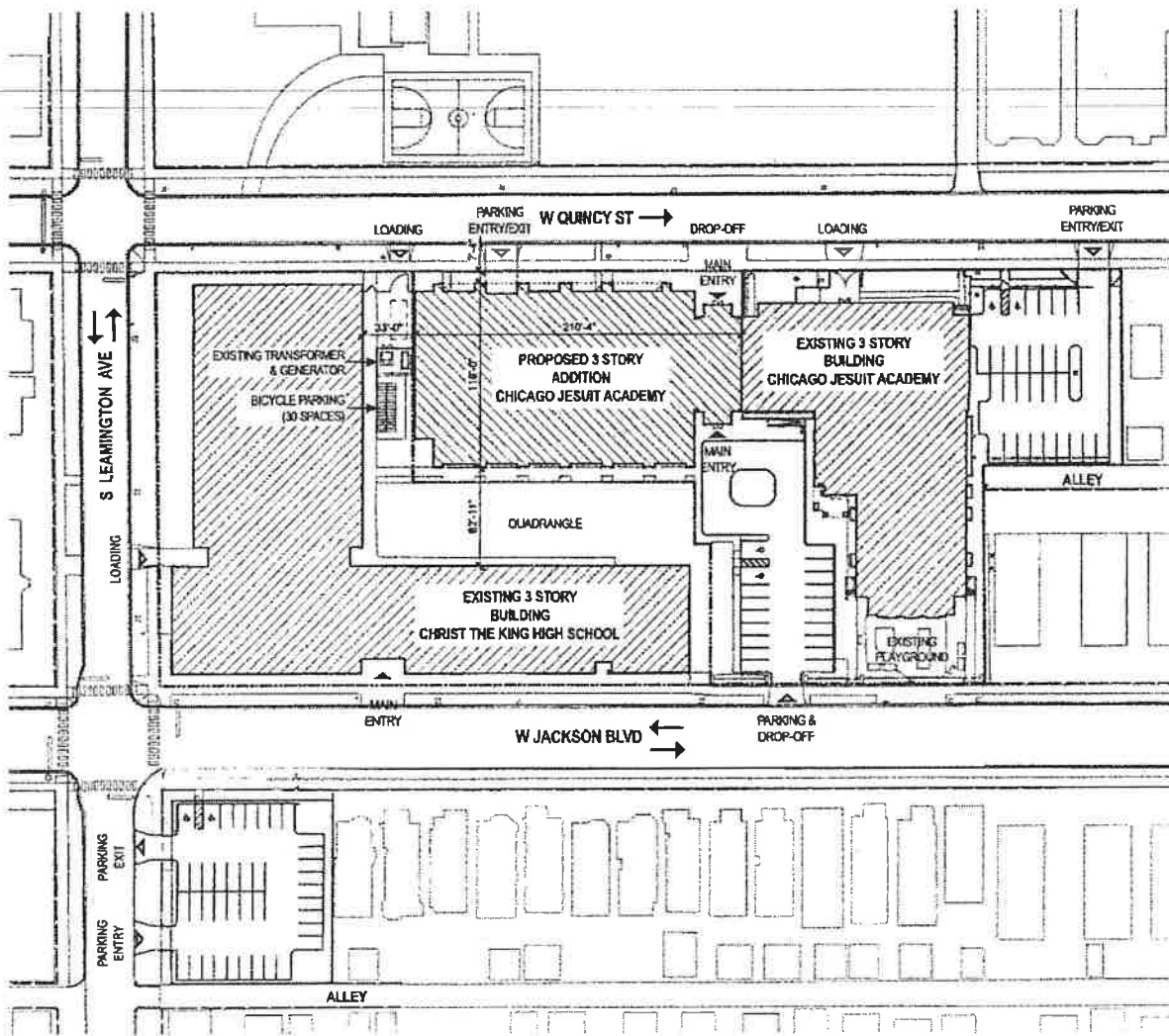
Address: 5050-98 and 5091-99 W. Jackson Blvd. / 235-313 S Leamington Ave.
5043-5099 W. Quincy St.

Introduction Date: July 20, 2022

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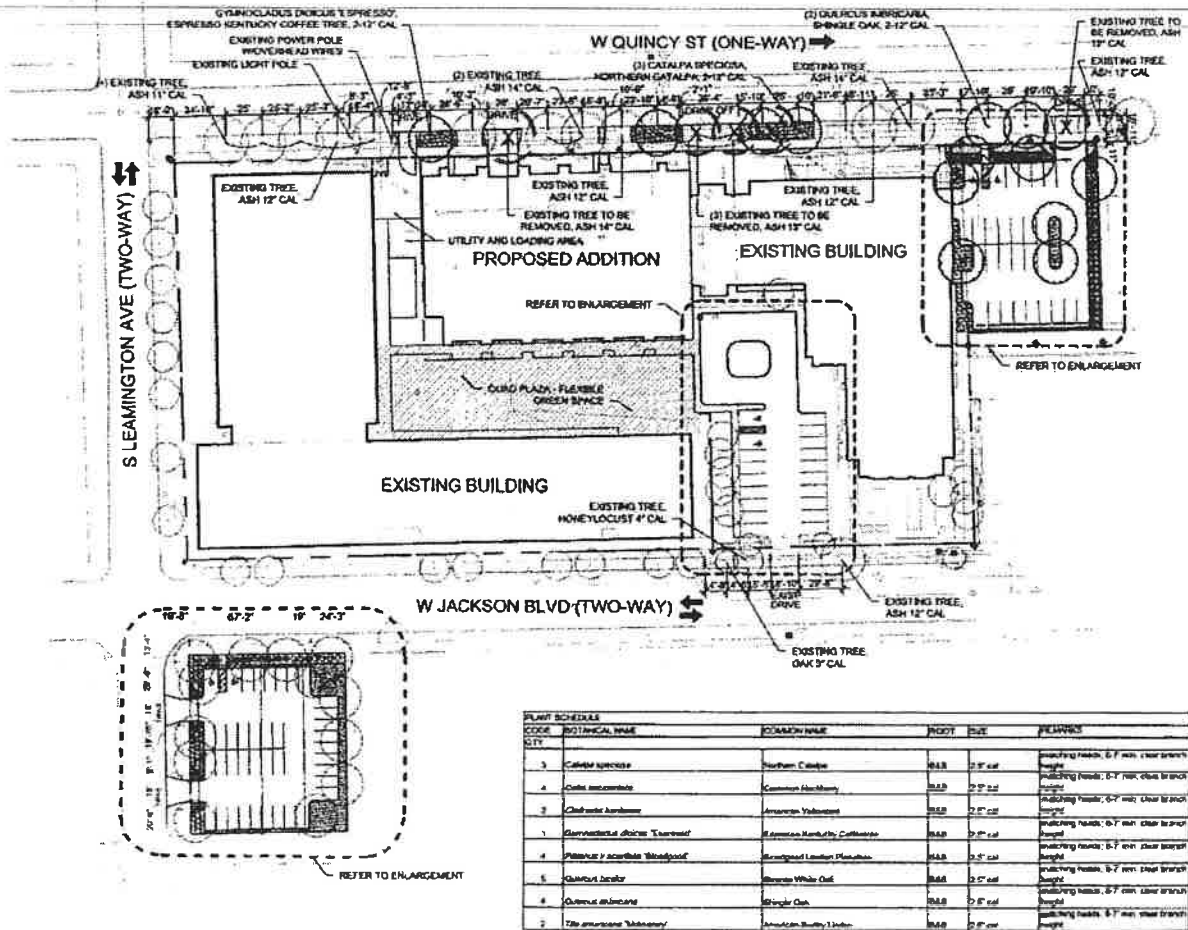
OVERALL SITE PLAN



Applicant: Chicago Jesuit Academy (CJA)
Address: 5050-98 and 5091-99 W. Jackson Blvd. / 235-313 S Leamington Ave.
 5043-5099 W. Quincy St.
Introduction Date: July 20, 2022
Plan Commission Date: October 20, 2022



FINAL FOR PUBLICATION



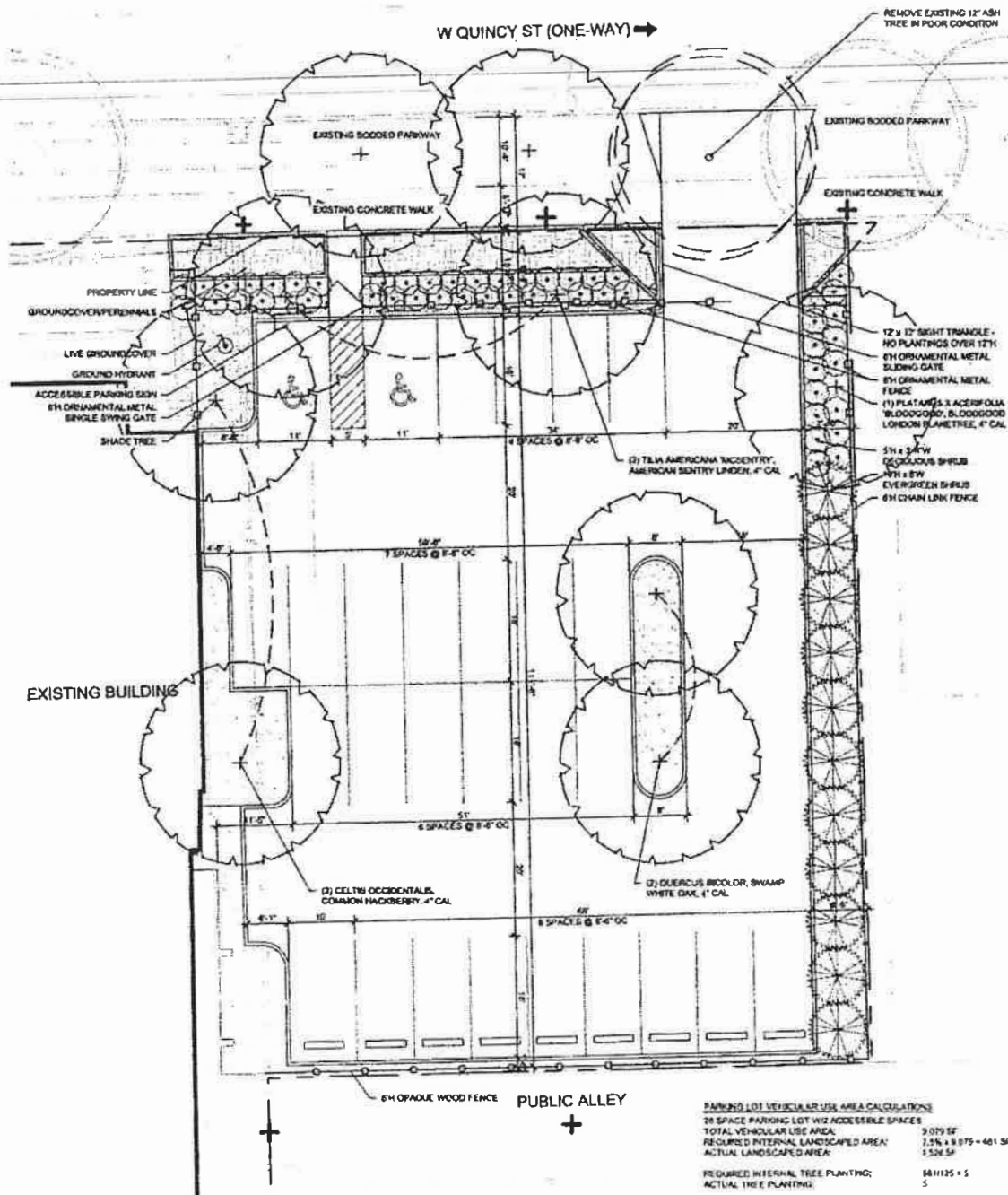
OVERALL LANDSCAPE PLAN



Applicant: Chicago Jesuit Academy (CJA)
 Address: 5050-98 and 5091-99 W. Jackson Blvd. / 235-313 S Leamington Ave.
 5043-5099 W. Quincy St.

Introduction Date: July 20, 2022
 Plan Commission Date: October 20, 2022

FINAL FOR PUBLICATION



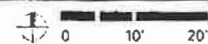
SUB-AREA A: VUA ENLARGEMENT PLAN

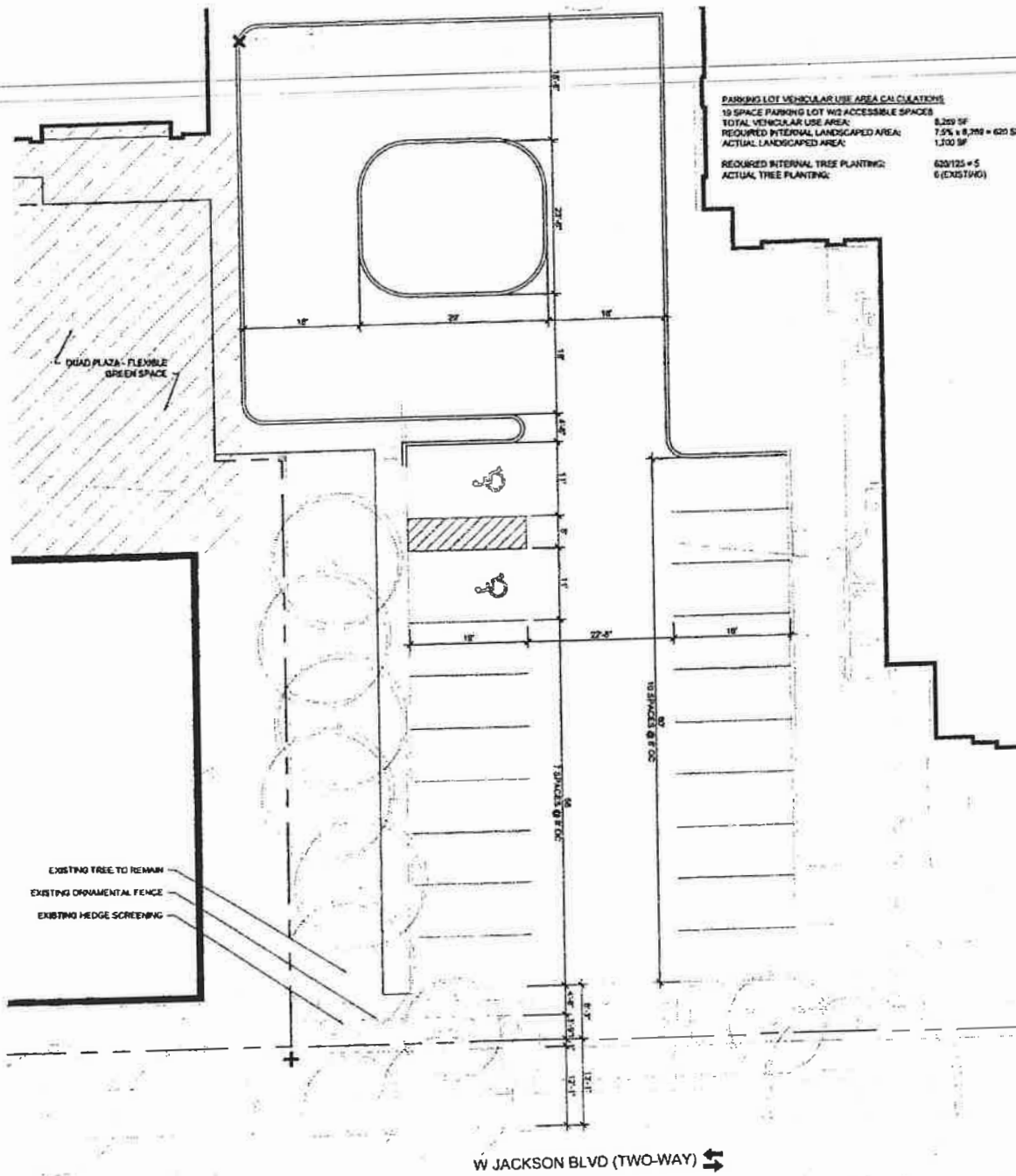


Applicant: Chicago Jesuit Academy (CJA)
 Address: 5050-98 and 5091-99 W. Jackson Blvd. / 235-313 S Leamington Ave.
 5043-5099 W. Quincy St.

Introduction Date: July 20, 2022
 Plan Commission Date: October 20, 2022

FINAL FOR PUBLICATION





PARKING LOT VEHICULAR USE AREA CALCULATIONS

19 SPACE PARKING LOT W/6 ACCESSIBLE SPACES	
TOTAL VEHICULAR USE AREA:	8,250 SF
REQUIRED INTERNAL LANDSCAPED AREA:	7.5% x 8,250 = 620 SF
ACTUAL LANDSCAPED AREA:	1,700 SF
REQUIRED INTERNAL TREE PLANTING:	620/125 = 5
ACTUAL TREE PLANTING:	6 (EXISTING)

SUB-AREA A: VUA ENLARGEMENT PLAN



Applicant: Chicago Jesuit Academy (CJA)
Address: 5050-98 and 5091-99 W. Jackson Blvd. / 235-313 S Leamington Ave.
 5043-5099 W. Quincy St.

Introduction Date: July 20, 2022
Plan Commission Date: October 20, 2022



FINAL FOR PUBLICATION

10/14/2021

REPORTS OF COMMITTEES

20751

37931

~~Reclassification Of Area Shown On Map No. 2-K.
(Application No. 20825)
(Common Address: 4011 W. Lexington St.)~~

[O2021-4063]

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

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 2-K in the area bounded by:~~

~~West Lexington Street; a line 106.17 feet west of and parallel to South Pulaski Road; the public alley next south of and parallel to West Lexington Street; and a line 131.17 feet west of and parallel to South Pulaski Road,~~

~~to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.~~

~~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. 2-L.
(As Amended)
(Application No. 20751)

IPD 1103,09

(Common Address: 5050 -- 5098 And 5093 -- 5099 W. Jackson Blvd./
235 -- 313 S. Leamington Ave./5043 -- 5099 W. Quincy St.)

[SO2021-2450]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Institutional Planned Development Number 1103 District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 2-L in the area bounded by:

West Quincy Street; a line 621.13 feet east of and parallel to South Leamington Avenue; the public alley next south of and parallel to West Quincy Street; a line 531.12 feet east of and parallel to South Leamington Avenue; West Jackson Boulevard; a line 80.50 feet east of and parallel to South Leamington Avenue; the public alley next south of and parallel to West Jackson Boulevard; and South Leamington Avenue,

to those of an RM4.5 Residential Multi-Unit District which is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current RM4.5 Residential Multi-Unit District symbols and indications as shown on Map Number 2-L in the area bounded by:

West Quincy Street; a line 621.13 feet east of and parallel to South Leamington Avenue; the public alley next south of and parallel to West Quincy Street; a line 531.12 feet east of and parallel to South Leamington Avenue; West Jackson Boulevard; a line 80.50 feet east of and parallel to South Leamington Avenue; the public alley next south of and parallel to West Jackson Boulevard; and South Leamington Avenue,

to those of an Institutional Planned Development Number 1103, as amended, which is hereby established in the area described above.

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 No. 1103, As Amended.

Planned Development Statements.

1. The area delineated herein as Institutional Planned Development Number 1103, as amended ("Planned Development"), consists of approximately 161,534 square feet of property which is depicted on the attached Planned Development Boundary, Property Line, and Subarea Map ("Property") and is owned or controlled by the Applicant, Chicago Jesuit Academy.
2. 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 titleholders 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, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Applicant agrees to construct a raised crosswalk across Quincy Street in accordance with CDOT standards.

4. This plan of development consists of sixteen (16) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Subarea Map; an overall Site Plan; an overall Landscape Plan; Subareas A and B VUA Enlargement Plans; and Subarea A building elevations, all submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as an Institutional Planned Development: all uses permitted within the RM4.5 Residential Multi-Unit District, specifically including, but not limited to school and related uses; religious assembly and related uses; accessory and non-accessory off-street parking (the non-accessory parking is only to be provided to visitors of Moore Park) and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 161,534 square feet and a base FAR of 1.50.
9. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. As there are existing improvements within Subareas A and B of the Planned Development which have been previously constructed, the obligations contained within this Statement only shall apply to any additional improvements in Subarea A of the Planned Development. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the Subarea A improvements or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for Subarea A improvements or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the Subarea A improvements or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

* Editor's Note: Numbering sequence error; (i) missing in original document.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the previously approved P.D. 1103, as approved by the City Council on March 12, 2008.

[Existing Zoning Map; Existing Land-Use Map; Boundary, Property Line and Subarea Map; Overall Site Plan; Overall Landscape Plan; Subareas A and B VUA Enlargement Plans; and Subarea A -- North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 37938 through 37949 of this *Journal*.]

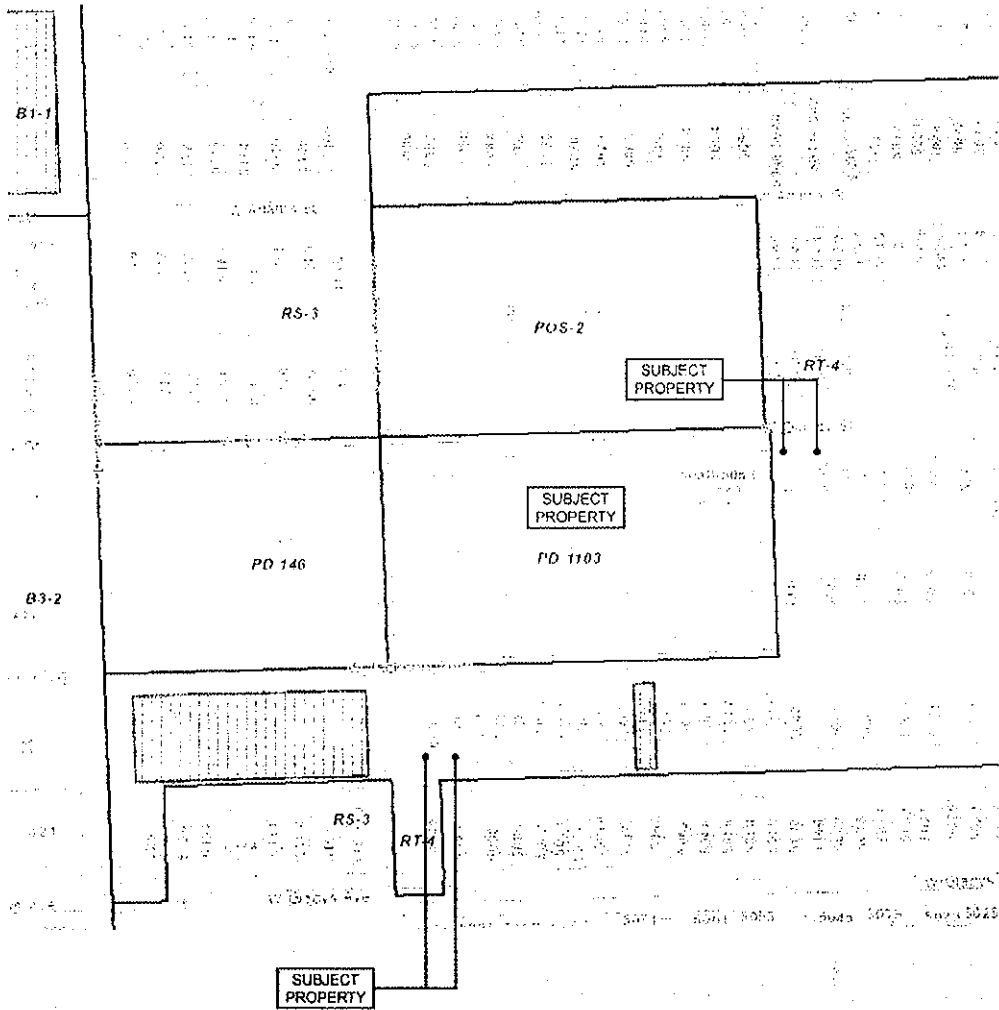
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development No. 1103, As Amended.

Bulk Regulations And Data Table.

Net Site Area:	161,534.00 square feet
Subarea A:	83,644.00 square feet
Subarea B:	77,890.00 square feet
Area Remaining in the Public Way:	58,372.57 square feet
Subarea A:	21,538.13 square feet
Subarea B:	36,834.44 square feet
Gross Site Area:	219,906.57 square feet
Subarea A:	105,182.13 square feet
Subarea B:	114,724.44 square feet

Maximum Floor Area Ratio:	1.40
Subarea A:	1.40
Subarea B:	1.20
 Maximum Building Height:	
Subarea A:	66 feet
Subarea B:	47 feet
 Minimum Number of Accessory Off-Street Parking:	105
Subarea A:	80
Subarea B:	25
 Minimum Number of Off-Street Loading Berths:	2
Subarea A:	0
Subarea B:	2
 Bicycle Parking:	30
Subarea A:	0
Subarea B:	30
 Minimum Setbacks from Property Line:	In accordance with the Site Plan



EXISTING ZONING MAP



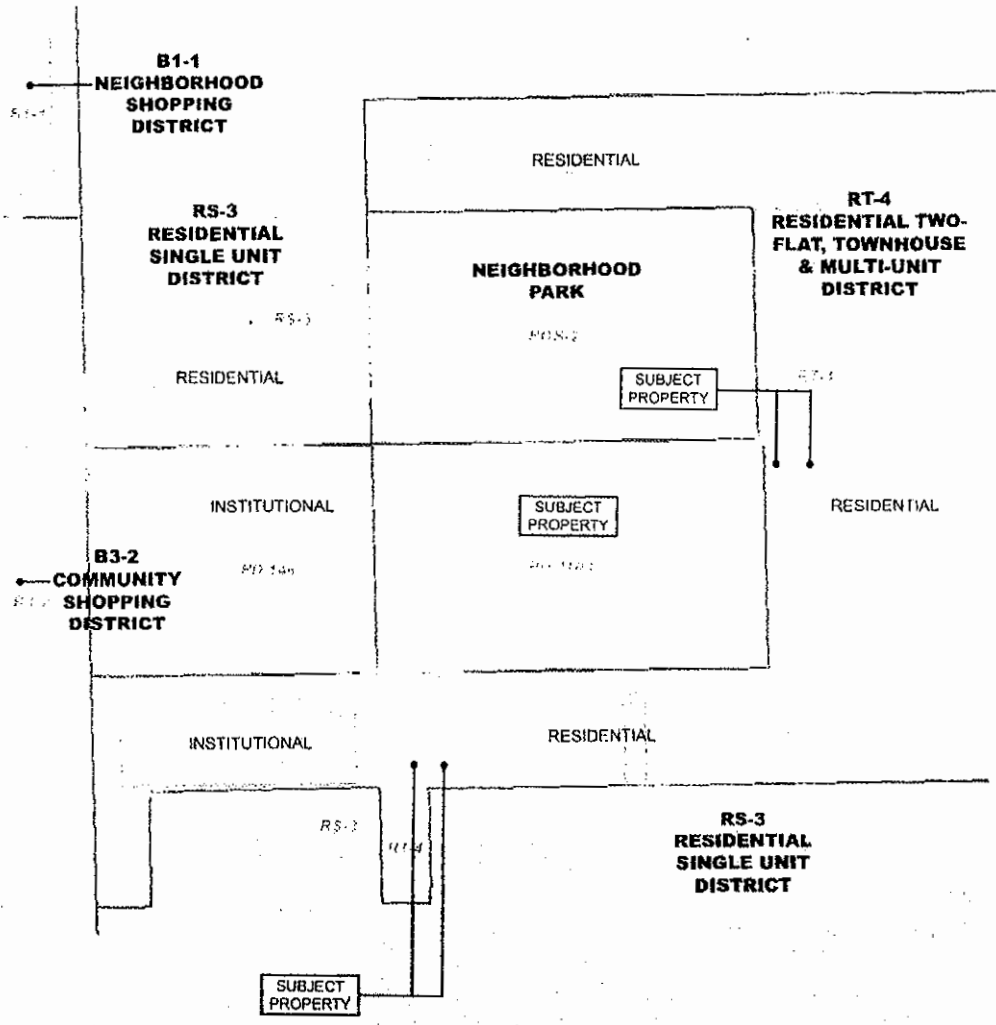
© 2021 Sorotson Cartwright Buehler

Applicant: Chicago Jesuit Academy (CJA)
Address: 5050-98 and 5093-99 W. Jackson Blvd. / 235-313 S Leamington Ave.
 5043-5099 W. Quincy St.

Introduction Date: 06 23 2021
Plan Commission Date: 09 16 2021



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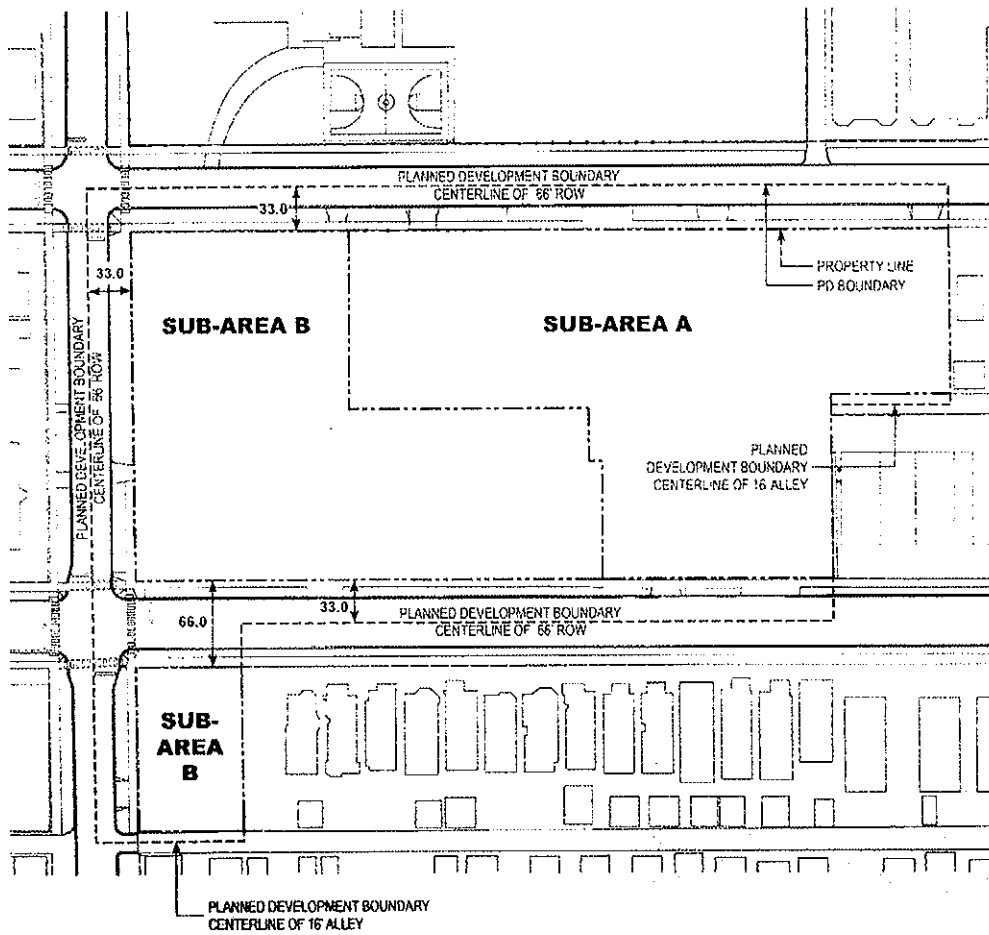
EXISTING LAND USE MAP



Applicant: Chicago Jesuit Academy (CJA)
Address: 5050-98 and 5093-99 W. Jackson Blvd. / 235-313 S Leamington Ave.
 5043-5099 W. Quincy St.
Introduction Date: 06.23.2021
Plan Commission Date: 09.16.2021



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PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE, & SUB-AREA MAP



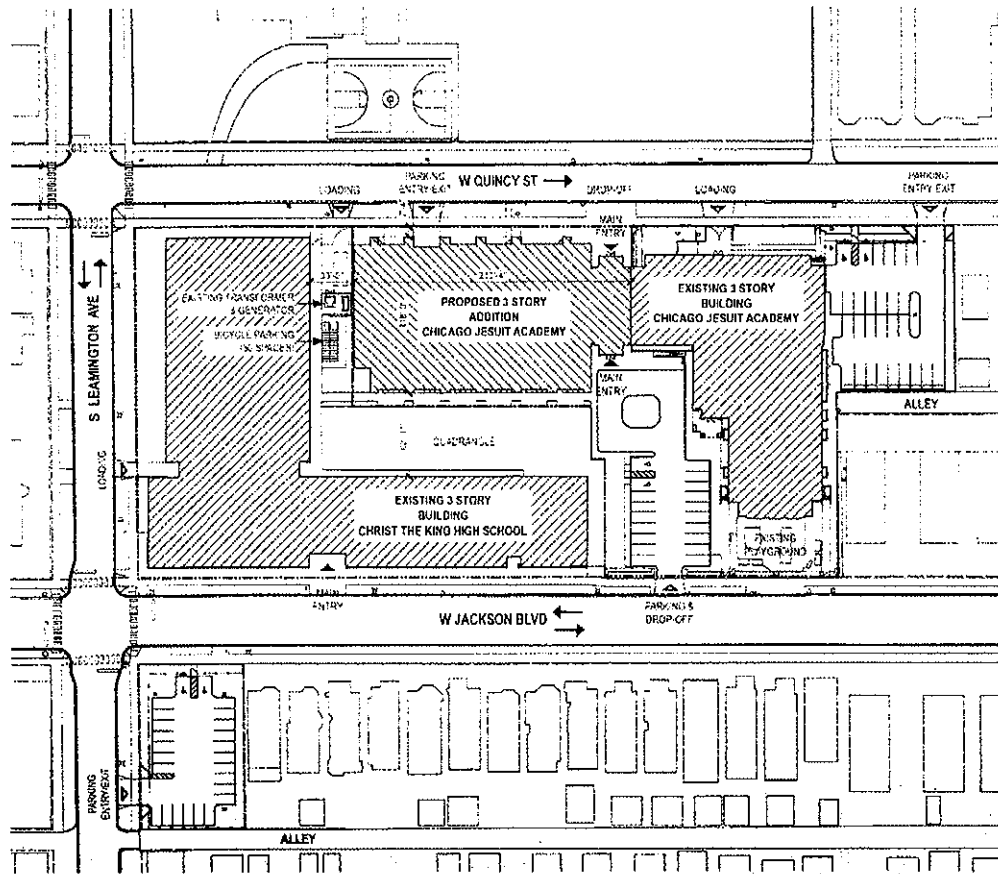
© 2021 Savannah Cordova Smith

Applicant: Chicago Jesuit Academy (CJA)
Address: 5050-98 and 5093-99 W. Jackson Blvd. / 235-313 S Leamington Ave. / 5043-5099 W. Quincy St.

Introduction Date: 06.23.2021
Plan Commission Date: 09.16.2021



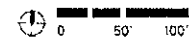
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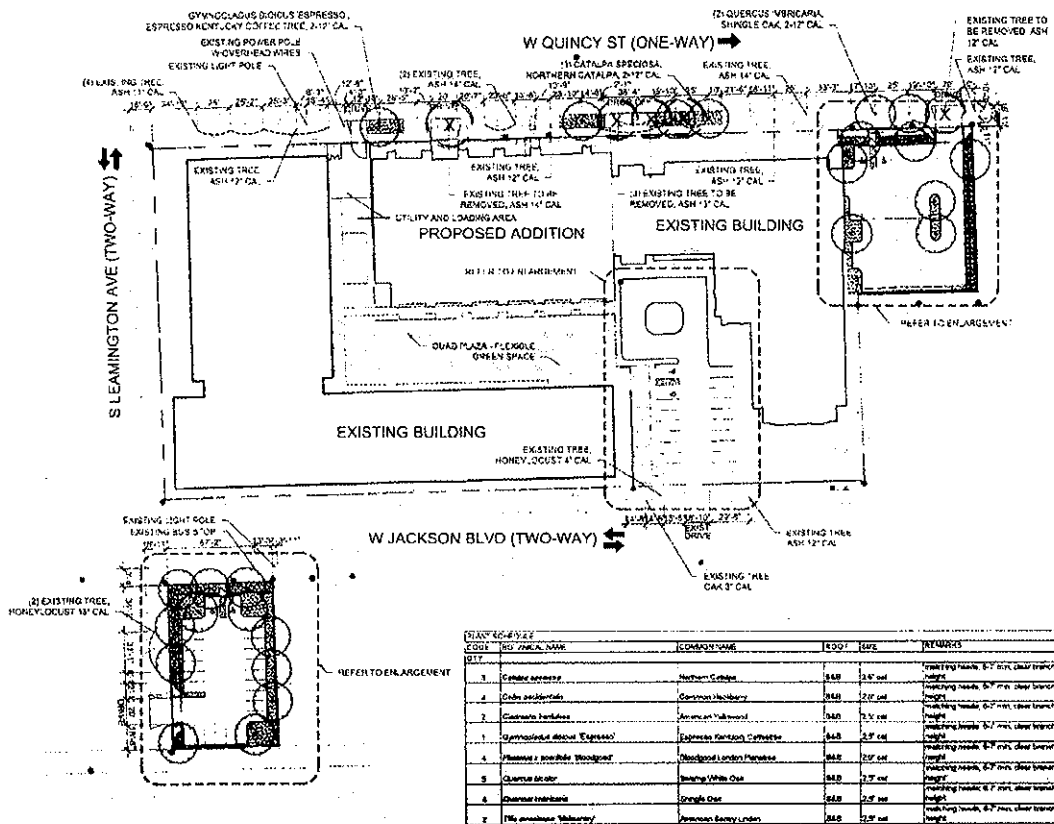
OVERALL SITE PLAN



Applicant: Chicago Jesuit Academy (CJA)
Address: 5050-98 and 5093-99 W. Jackson Blvd. / 235-313 S Leamington Ave.
 5043-5099 W. Quincy St.
Introduction Date: 06.23.2021
Plan Commission Date: 09.16.2021



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ITEM NO.	ITEM NAME	COMMON NAME	EQD#	SIZE	REMARKS
1	Circle access	Northern Caliche	548	3 1/2' cal	Planting hole, 8' x 8' min, clear branch height
2	Circle sidewalk	Common Nettleberry	548	2 1/2' cal	Planting hole, 6' x 6' min, clear branch height
3	Circle sidewalk	Japanese White Birch	548	2 1/2' cal	Planting hole, 6' x 6' min, clear branch height
4	Plaza - flexible Woodpecker	Redpoll Larch Parakeet	548	2 1/2' cal	Planting hole, 6' x 6' min, clear branch height
5	Circle sidewalk	Japanese White Oak	548	2 1/2' cal	Planting hole, 6' x 6' min, clear branch height
6	Circle sidewalk	Grass Oak	548	2 1/2' cal	Planting hole, 6' x 6' min, clear branch height
7	Circle sidewalk	Common Hollyhock	548	2 1/2' cal	Planting hole, 6' x 6' min, clear branch height

OVERALL LANDSCAPE PLAN

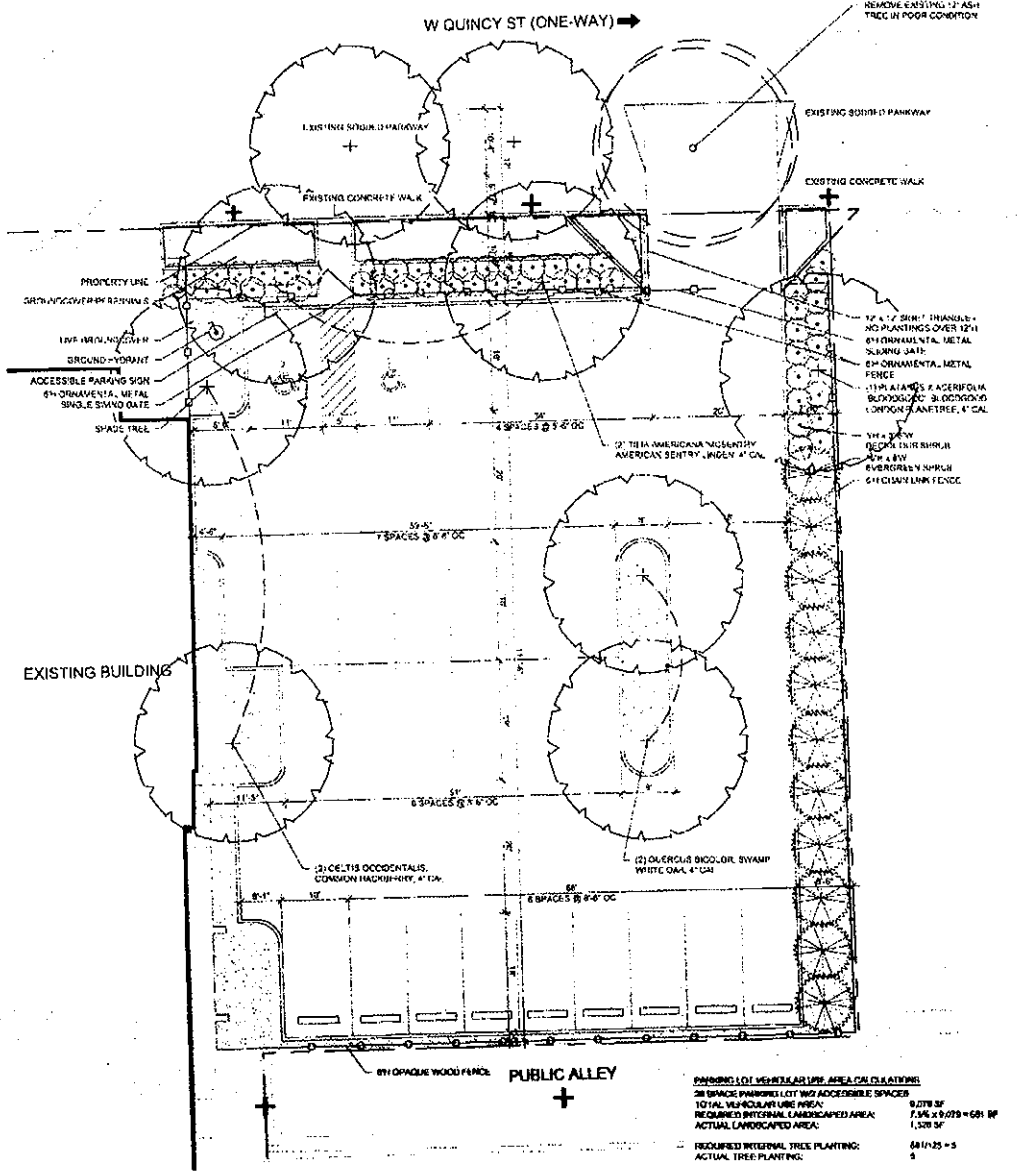


Applicant: Chicago Jesuit Academy (CJA)
 Address: 5050-98 and 5093-99 W. Jackson Blvd. / 235-313 S Leamington Ave.
 5043-5099 W. Quincy St.

Introduction Date: 06.23.2021
 Plan Commission Date: 09.15.2021



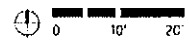
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SUB-AREA A: VUA ENLARGEMENT PLAN

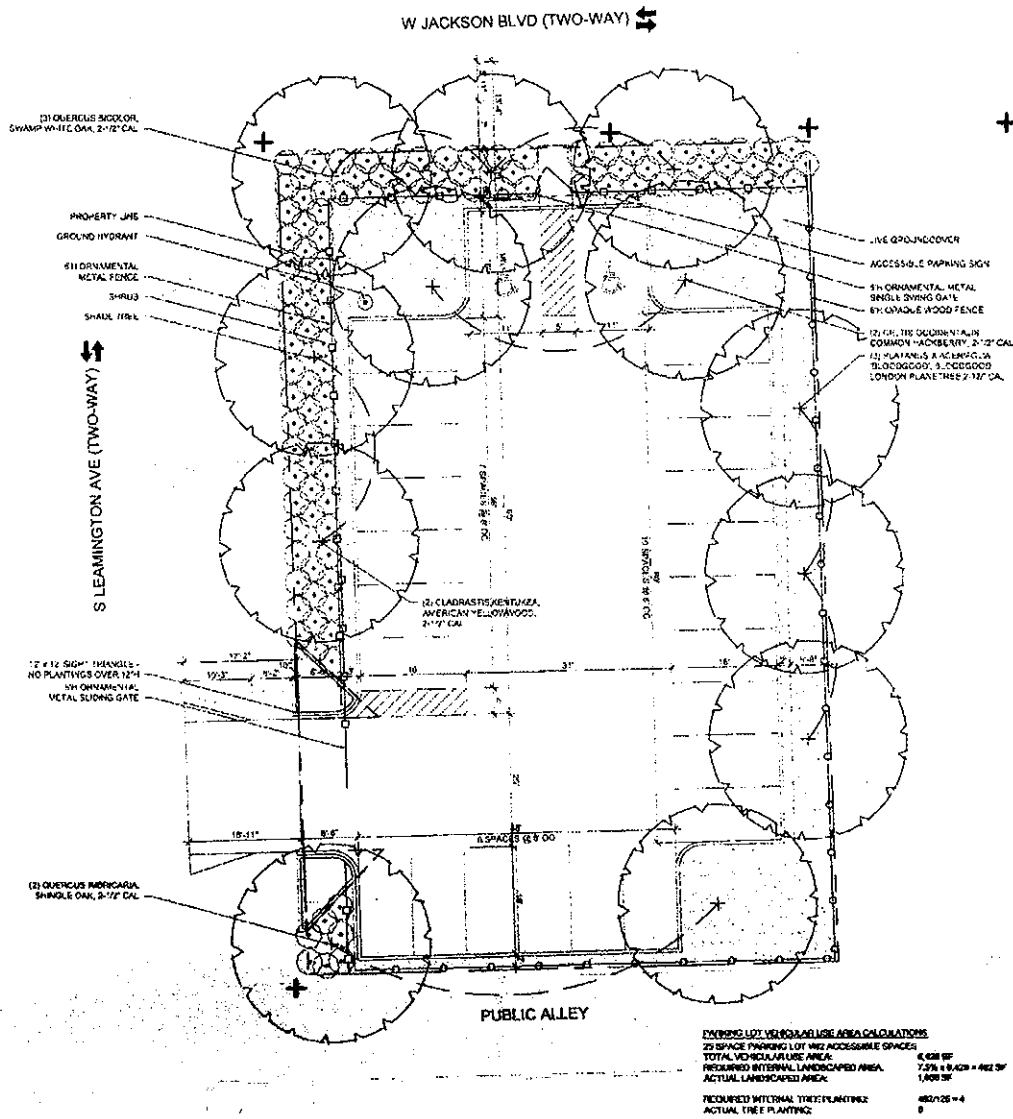


Applicant: Chicago Jesuit Academy (CJA)
Address: 5050-98 and 5093-99 W. Jackson Blvd. / 235-313 S Leamington Ave.
 5043-5099 W. Quincy St.
Introduction Date: 06.23.2021
Plan Commission Date: 09.16.2021



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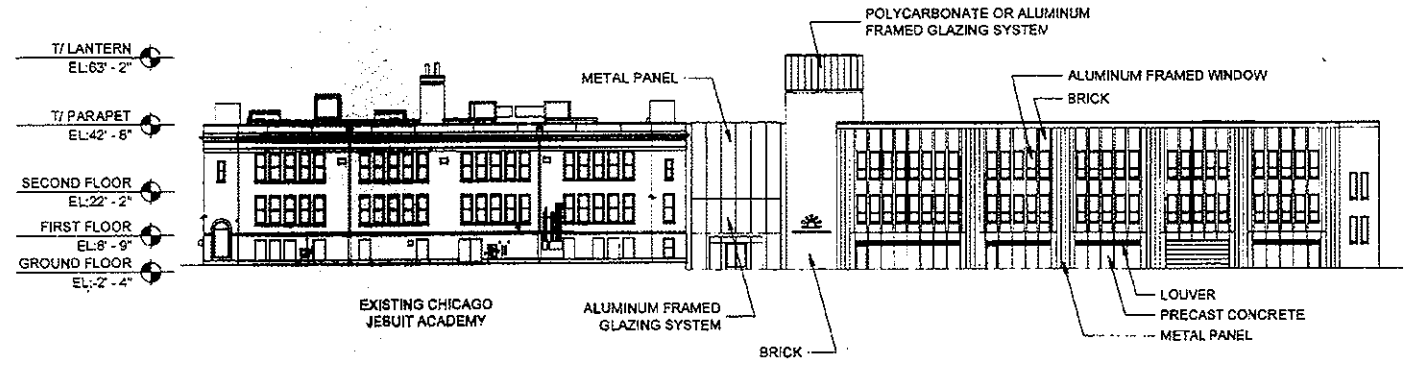
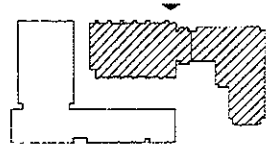
SUB-AREA B: VUA ENLARGEMENT PLAN



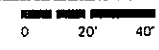
Applicant: Chicago Jesuit Academy (CJA)
Address: 5050-98 and 5093-99 W. Jackson Blvd. / 235-313 S Leamington Ave.
 5043-5099 W Quincy St.
Introduction Date: 06.23.2021
Plan Commission Date: 09.16.2021



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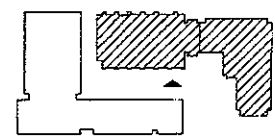
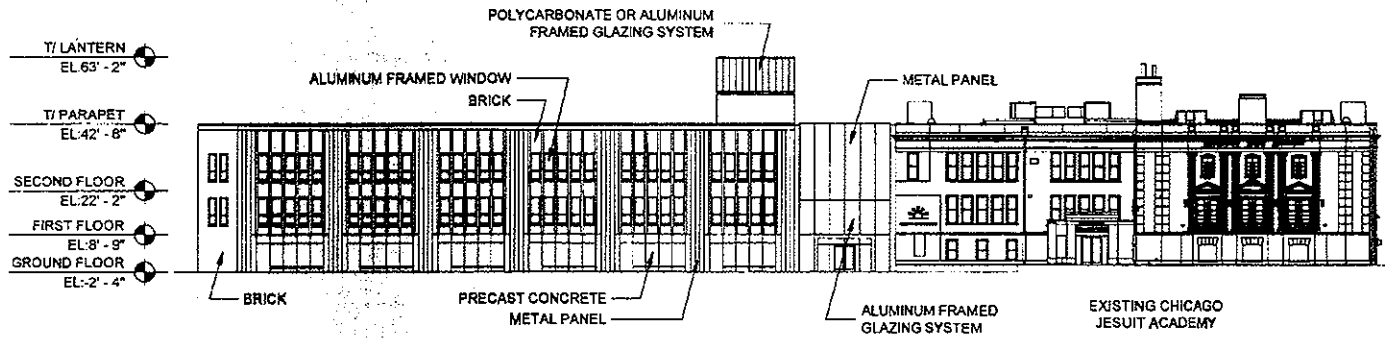
SUB-AREA A: NORTH ELEVATION



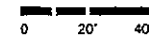
© 2021 Solomon Cordwell Buenz

Applicant: Chicago Jesuit Academy (CJA)
Address: 5050-98 and 5093-99 W. Jackson Blvd. / 235-313 S Leamington Ave.
 5043-5099 W. Quincy St.
Introduction Date: 06.23.2021
Plan Commission Date: 09.16.2021

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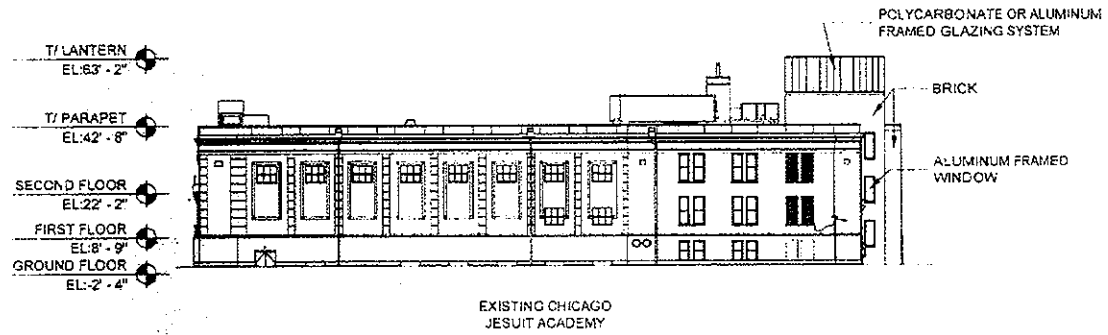
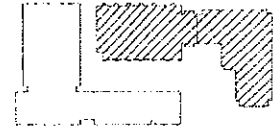
SUB-AREA A: SOUTH ELEVATION



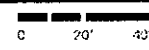
Applicant: Chicago Jesuit Academy (CJA)
Address: 5050-98 and 5093-99 W. Jackson Blvd. / 235-313 S Learnington Ave.
 5043-5099 W. Quincy St.
Introduction Date: 08.23.2021
Plan Commission Date: 09.16.2021

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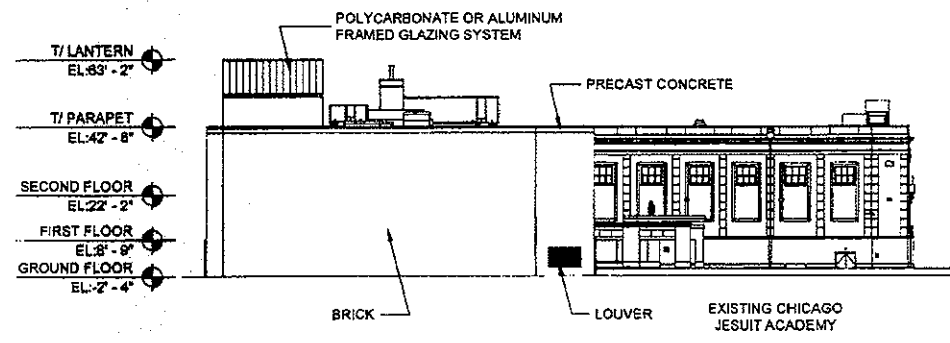
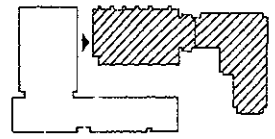
SUB-AREA A: EAST ELEVATION



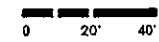
Applicant: Chicago Jesuit Academy (CJA)
Address: 8050-98 and 8093-99 W. Jackson Blvd. / 235-313 S Learnington Ave.
 8043-8099 W. Quincy St.
Introduction Date: 06.23.2021
Plan Commission Date: 09.16.2021

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FINAL FOR PUBLICATION



SUB-AREA A: WEST ELEVATION



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Applicant: Chicago Jesuit Academy (CJA)
Address: 5050-88 and 5093-99 W. Jackson Blvd. / 235-313 S Leamington Ave.
 5043-5089 W. Quincy St.
Introduction Date: 06.23.2021
Plan Commission Date: 09.16.2021

FINAL FOR PUBLICATION



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

May 21, 2012

John J. George
Daley and George, Ltd.
Two First National Plaza
20 South Clark Street
Suite 400
Chicago, IL 60603-1835

**Re: Administrative Relief request for Institutional Planned Development No. 1103,
Subarea A, Chicago Jesuit Academy, 5058 West Jackson Boulevard**

Dear Mr. George:

Please be advised that your request for a minor change to Institutional Planned Development No. 1103 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

You are requesting on behalf of the property owner, Chicago Jesuit Academy, design modifications for the proposed rehabilitation of the Chicago Jesuit Academy at 5058 W. Jackson Blvd. The proposed modifications include: the addition of five masonry piers into the fence line along the south property line, the relocation of the existing south property line ornamental fence further to the north, the addition of a sliding gate along the south property line, new ornamental fencing along the west Subarea A boundary, the removal of the existing auditorium stairs and replacement with cast stone to match the existing building, the reconfiguration of the existing parking lot and landscape areas on the south and west sides, the proposed replacement and addition of new windows and window wells, and the addition of a one-story, approximately 1,400 square foot building entry and reception area. In regards to the fencing, while your request letter states that the top of the existing fence is 6'-2" above grade, any new fencing and gates shall not exceed 6'-0" in height. Also, you are requesting a new curb cut and driveway along W. Jackson Blvd. This proposed driveway was originally approved in the Planned Development which was passed by City Council on March 12, 2008. However, it was removed in an administrative relief granted on June 4, 2008. The proposed Jackson Blvd. driveway was approved by the Department of Transportation on May 7, 2012.

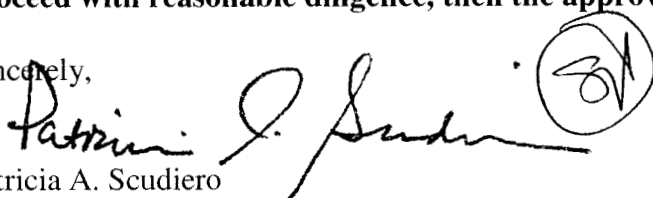
The following revised drawings, prepared by Solomon Cordwell Buenz Architects, and dated April 16, 2012, shall be inserted into the main file: Overall Site Plan, Site Plan, Site Details, Ground Floor Plan, West, East, South and North Building Elevations and Building Sections.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these modifications 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.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 1103, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 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,

A handwritten signature in black ink, appearing to read "Patricia A. Scudiero". To the right of the signature is a circular stamp containing the initials "PAS".

Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Ron Daye, Main file

August 6, 2008

*Signed by Arnold
← on*

Mr. John J. George
Attorney At Law
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, Illinois 60603-1903

Re: Administrative Relief request for Institutional Planned Development No. 1103, Christ The King Jesuit College Preparatory School and Chicago Jesuit Academy at Quincy/Jackson/Leamington

Dear Mr. George:

Please be advised that your request for a minor change to Institutional Planned Development No. 1103 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 the Planned Development. You were previously issued an Administrative Relief on June 4, 2008.

Specifically, you are requesting the following changes:

- Replace the Gymnasium's horizontal aluminum framed window wall system on the east and west elevations with small individual window openings.
- Replace the Chapel's channel glass with glass block.
- Replace the limestone at the perimeter base of the building with ACM cladding panels. These material substitutions are shown on revised North, South, East and West Elevations, prepared by John Ronan Architects and dated August 1, 2008.

With regard to your request, the Department of Planning and Development has determined that these material substitutions would not create an adverse impact on the Planned Development and therefore, would constitute a minor change.

Additionally, you are requesting to waive the LEED certification requirements for this project. Initial meetings regarding this project began in Fall 2007, prior to the revised DPD Sustainable Development Policy ("Policy") effective date of December 1, 2007. The initial design incorporated a 25% green roof in lieu of a 10% green roof and LEED certification, however, the revised Policy requires 25% and LEED certification. Due to the specific circumstances of this project, your request to waive the LEED certification is approved.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 1103, I hereby approve these changes, but no other change to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:SA:HG:tm

cc: Mary Bonome, Mike Marmo, Pat Haynes, Erik Glass, Fred Deters, DPD files

June 4, 2008

Mr. John J. George
Attorney At Law
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, Illinois 60603-1903

*Signed
6/4/08*

Re: Administrative Relief request for Institutional Planned Development No. 1103, Christ The King Jesuit College Preparatory School and Chicago Jesuit Academy, Quincy/Jackson/Leamington

Dear Mr. George:

Please be advised that your request for a minor change to Institutional Planned Development No. 1103 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 the Planned Development.

Specifically, you are requesting the following changes:

Site Plan

- Replace the 1-way east and west curb cuts along W. Quincy St. with 2-way curb cuts.
- Reduce the north parking lot from 30 to 27 parking spaces.
- Close off the connection between the 2 drives/curb cuts along W. Quincy St. and the north parking lot.
- Relocate Chicago Jesuit student drop-off and add a driveway turnaround.
- Reduce the east parking lot from 28 to 27 parking spaces.
- Remove the east parking lot curb cut along W. Jackson Blvd. and connect the parking lot to the east curb cut along W. Quincy St.

Landscape Plan

- Replace porous pavers and trees in grates with landscaping less than 30" in height at Christ the King Jesuit College Preparatory School student drop-off.
- Remove 4 proposed trees along the west side of the main courtyard.
- Replace paved sidewalk along the east and south sides of the main courtyard with landscaping less than 30" in height.
- Add interior landscaping within east parking lot.
- Add a car gate at the east curb cut along W. Quincy St.
- Add 2 parkway trees along W. Jackson Blvd.
- Add a pedestrian gate at the sidewalk running east of the east parking lot.

Building Elevation-Christ the King Jesuit College Preparatory School

- Replace the Chapel light monitor with a skylight.
- Replace the Chapel's channel glass with glass block.
- Replace the Gymnasium's fiber reinforced cement board cladding panels with aluminum cladding and remove the window wall system on the east and west elevations.
- Replace the limestone at the perimeter base of the building with ACM cladding panels.

With regard to your request, the Department of Planning and Development has determined that the Site Plan and Landscape Plan changes, along with the first Building Elevation change, the replacement of the Chapel light monitor with a skylight, would not create an adverse impact on the Planned Development or surrounding neighborhood, would not change the character of the development and therefore, would constitute a minor change. A revised Site Plan (approved by CDOT on May 15, 2008) and revised Landscape Plan, prepared by Ronan Architects, and dated April 30, 2008, shall be inserted into the main file.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 1103, **I hereby approve the Site and Landscape changes, along with the replacement of the Chapel light monitor with a skylight**, but no other changes to this Planned Development.

However, with regard to the last three proposed building elevation changes, specifically: replacing the Chapel's channel glass with glass block, replacing the Gymnasium's fiber reinforced cement board cladding panels with aluminum cladding and removing the window wall system on the east and west elevations, and replacing the limestone at the perimeter base of the building with ACM cladding panels, the Department of Planning and Development has determined that these changes would change the character of the development and therefore, would not constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 1103, **I hereby deny: the replacement of the Chapel's channel glass with glass block, the replacement of the Gymnasium's fiber reinforced cement board cladding panels with aluminum cladding and the removal of the window wall system on the east and west elevations, and the replacement of the limestone at the perimeter base of the building with ACM cladding panels.**

Sincerely,

Arnold L. Randall
Commissioner

ALR:SA:HG:tm

cc: Mary Bonome, Mike Marmo, Pat Haynes, Erik Glass, DPD files

16467

*Reclassification Of Area Shown On Map Number 2-L
(As Amended)
(Application Number 16467)*

IPD 1103

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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 2-L in the area bounded by:

West Quincy Street; a line 531.12 feet east of and parallel to South Leamington Avenue;
West Jackson Boulevard; and South Leamington 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 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 Planned Development

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately one hundred forty thousand three hundred thirty-six (140,336) square feet (three and twenty-two hundredths (3.22) acres) and is owned or controlled by the co-applicants, Christ the King Jesuit College Preparatory School and the Chicago Jesuit Academy. This planned development is divided into two (2) subareas.
2. All applicable official reviews, approvals or permits are require to be obtained by the co-applicants or their 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 co-applicants 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 co-applicants, their successors and assigns

and, if different than the co-applicants, the legal titleholder and any ground lessors. All rights granted hereunder to the co-applicants shall inure to the benefit of the co-applicants successors and assigns and if different than the co-applicants, 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. Save and except as hereinbelow described, 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. Chicago Jesuit Academy shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change it relates to Subarea A of this planned development until Chicago Jesuit Academy shall designate in writing the party or parties authorized to make application for any future amendment, modification or change as it relates to Subarea A of this planned development. Christ the King Jesuit College Preparatory School shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change as it relates to Subarea B of this planned development until Christ the King Jesuit College Preparatory School shall designate in writing the party or parties authorized to make application for any future amendment, modification or change as it related to Subarea B of this planned development.

4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Site Plan; a Landscape Plan; a Green Roof Plan; a Site Plan -- Subarea A -- Chicago Jesuit Academy; a Landscape Plan -- Subarea A -- Chicago Jesuit Academy; a Site Plan -- Subarea B -- Christ the King Jesuit College Preparatory School; a Landscape Plan -- Subarea B -- Christ the King Jesuit College Preparatory School; Building Elevations -- Subarea A -- Chicago Jesuit Academy; and Building Elevations -- Subarea B -- Christ the King Jesuit College Preparatory School dated February 21, 2008, prepared by John Ronan Architects. Full-size sets of the Site Plan, 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. 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 Planned Development": school and related uses; religious assembly and related uses; 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. Off-premise signs are prohibited.
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 building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to be, 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. 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 the 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.
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 co-applicants 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 co-applicants acknowledge that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The co-applicants 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 Green Building Rating System ("L.E.E.D."). Christ the King Jesuit College Preparatory School agrees that the buildings to be constructed within Subarea B of this planned development shall achieve L.E.E.D. certification. Christ the King Jesuit College Preparatory School agrees to install a minimum of twenty-five percent (25%) (approximately ten thousand six hundred (10,600) square feet) of the net roof area as a vegetated green roof upon the buildings to be constructed within Subarea B of this planned development and an Energy Star-rated surface on the remainder of said net roof area.
13. The co-applicants acknowledge 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 Buildings 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. Unless substantial construction of the new-construction 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 pre-existing RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

[Existing Zoning Map; Planned Development Boundary and Property
Line Map; Site Plans; Landscape Plan; Green Roof Plan,
and Building Elevations referred to in these
Plan of Development Statements printed
on pages 23448 through 23459
of this Journal.]

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

*Institutional Planned Development
Bulk Regulations And Data Table.*

Subarea A:

Net Site Area – Subarea A:	58,133 square feet
Adjoining Right-of-Way Area:	14,028 square feet
Gross Site Area of Subarea A:	70,159 square feet
Minimum Number of Off-Street Parking Spaces:	10
Minimum Bicycle Parking Spaces:	4
Percent of Site Coverage:	Per Approved Site Plan
Required Building Setbacks:	Per Approved Site Plan
Permitted Building Height:	Height of existing building

Subarea B:

Net Site Area – Subarea B:	84,200 square feet
Adjoining Right-of-Way Area:	31,911 square feet
Gross Site Area of Subarea B:	116,111 square feet
Minimum Number of Off-Street Parking Spaces:	22
Minimum Bicycle Parking Spaces:	4
Percent of Site Coverage:	Per Approved Site Plan
Required Building Setbacks:	Per Approved Site Plan
Permitted Building Height:	63 feet to top of Chapel Light Monitor

Total Planned Development:

Total Net Site Area:	140,333 square feet
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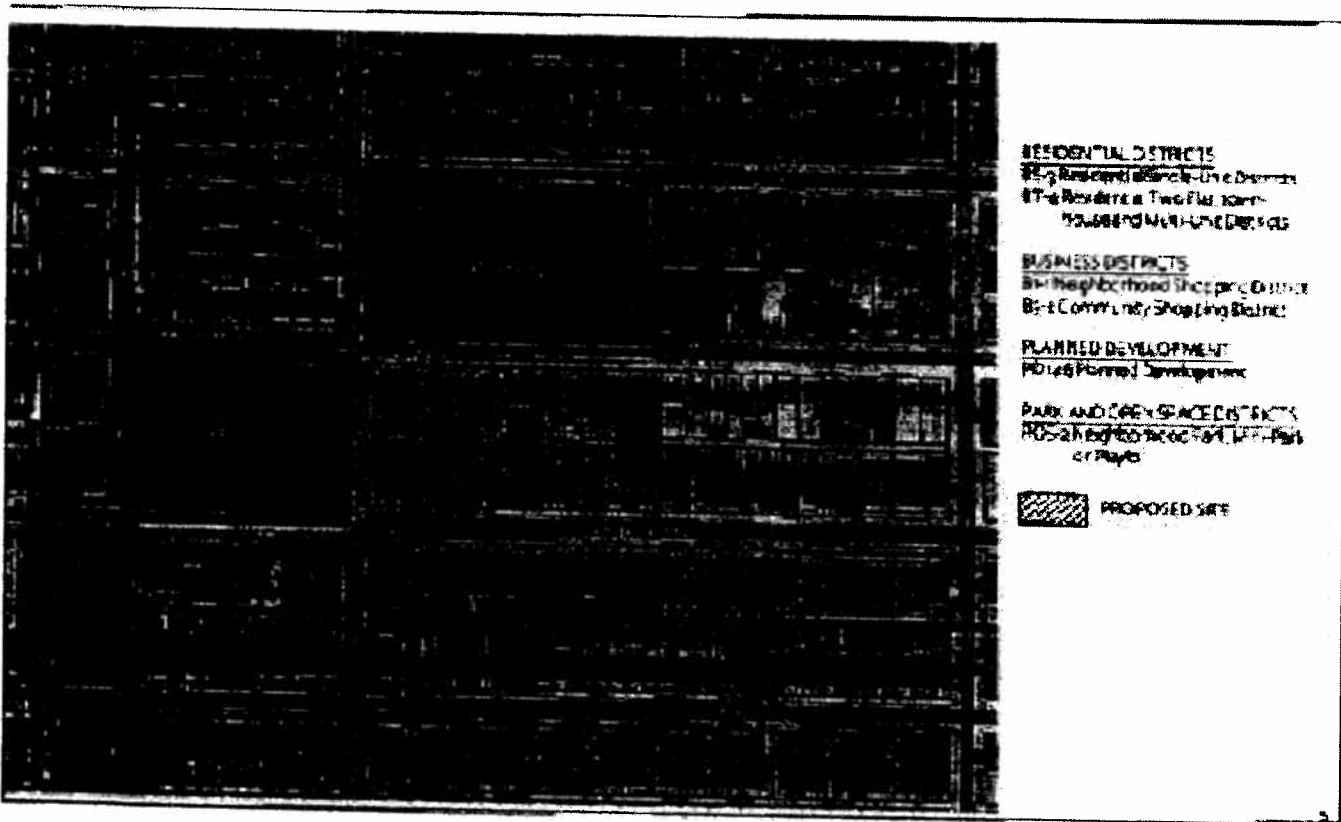
Adjoining Right-of-Way Area:	45,937 square feet
Total Gross Site Area:	186,270 square feet
Floor Area Ratio for Total Site Area:	1.20 (see Note)
Permitted Uses in both Subareas:	School and related uses; Religious Assembly and related uses; and accessory parking
Minimum Number of Off- Street Parking Spaces:	32
Minimum Number of Off- Street Loading Spaces:	1 at 10 feet by 25 feet
Percent of Site Coverage:	Per Approved Site Plan
Required Building Setbacks:	Per Approved Site Plan
Permitted Building Height:	Per Approved Elevations

NOTE:

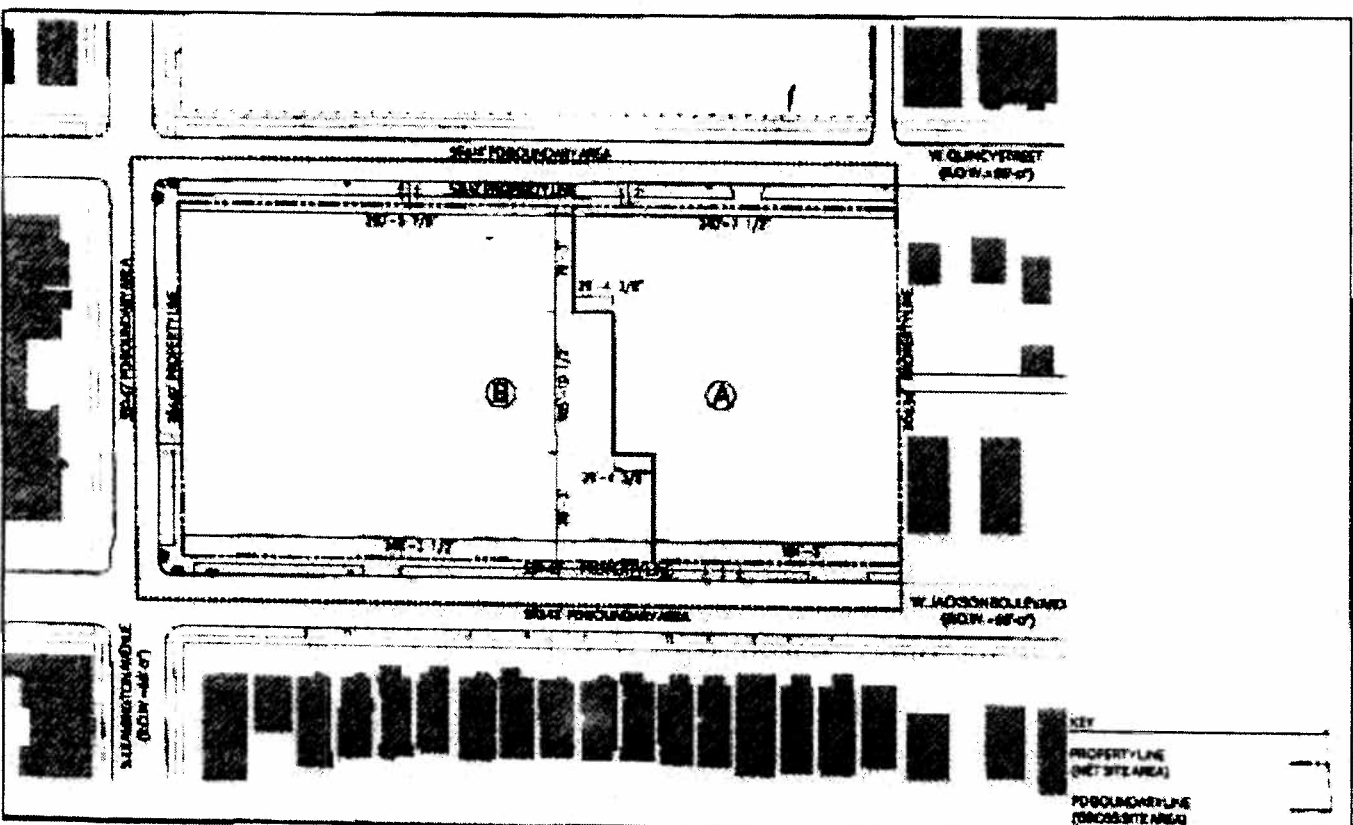
The following buildings exist on the site:

5050 West Jackson Boulevard -- Chicago Jesuit Academy, approximately 53,500 square feet floor area -- Subarea A	(To remain)
???? West Quincy Street -- electric substation, approximately 117 square feet -- Subarea A	(To be demolished)
5062 West Jackson Boulevard -- Convent House, approximately 15,400 square feet -- partially in Subarea A and partially in Subarea B	(To be demolished)
5082 West Jackson Boulevard -- Convent House, approximately 14,300 square feet -- Subarea B	(To be demolished)

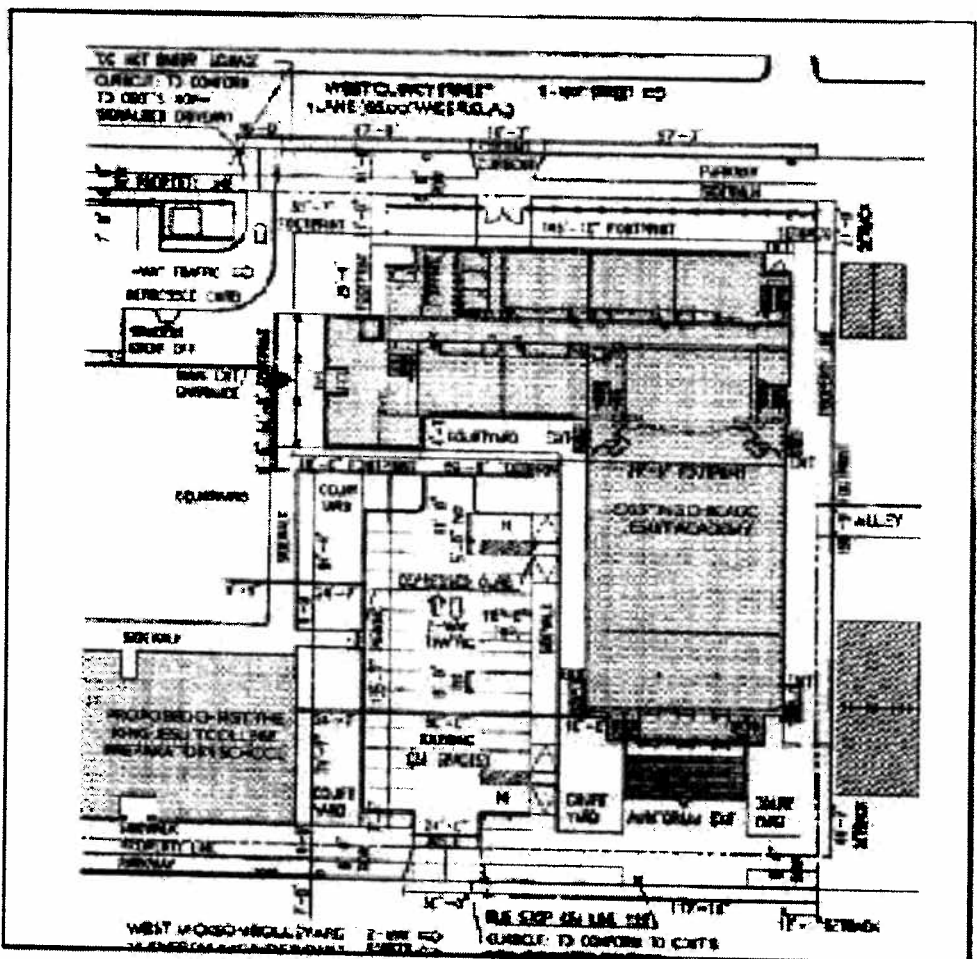
Existing Zoning Map



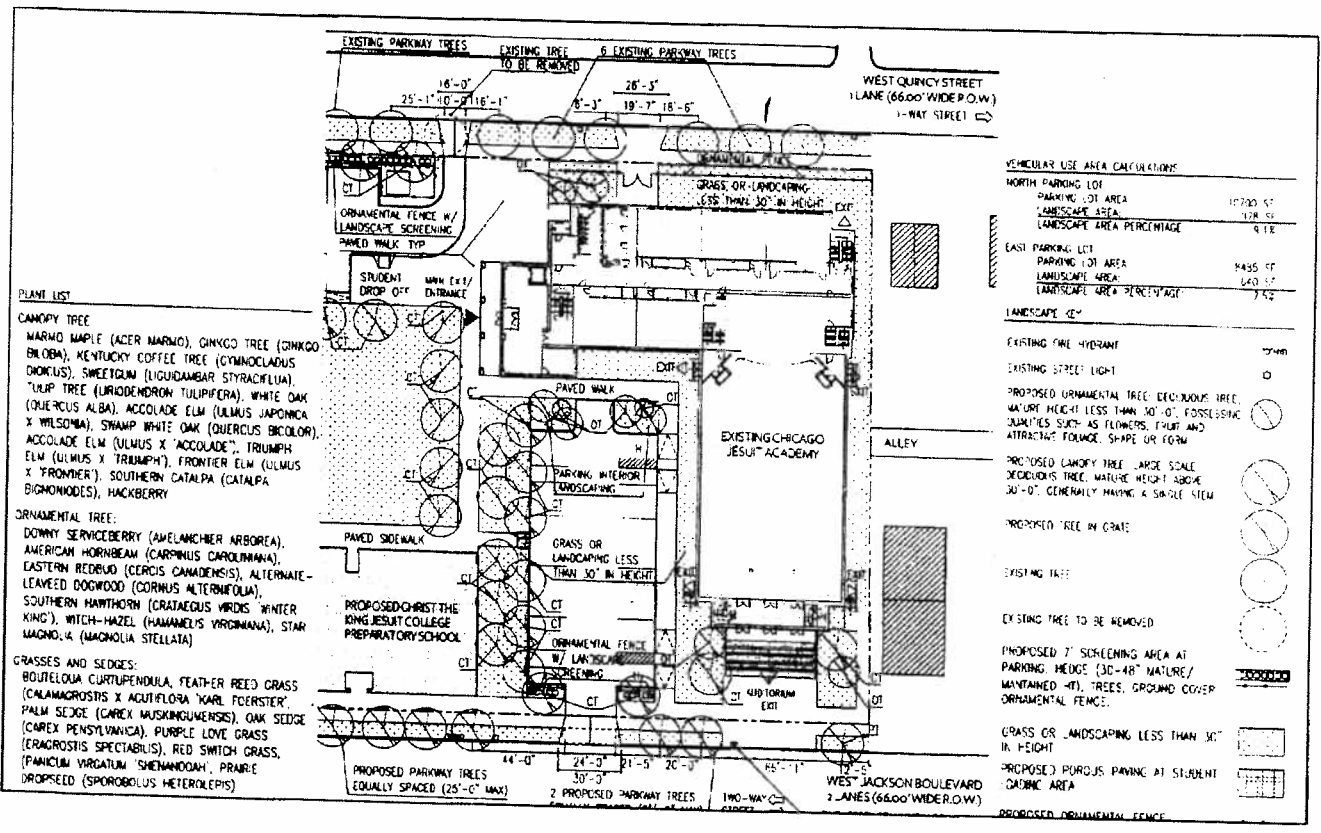
Planned Development Boundary And Property Line Map.



Site Plan, Subarea A



Landscape Plan: Subarea A.



PLANT LIST

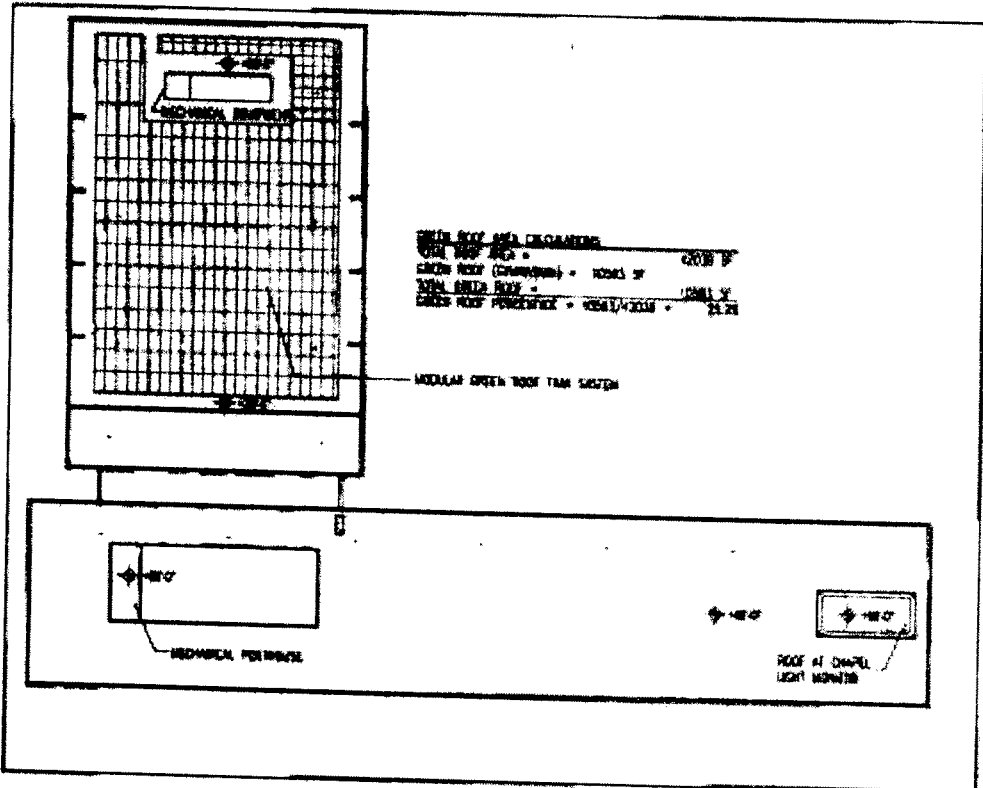
- CANOPY TREE**
- MARNO MAPLE (ACER MARNO), GINKGO TREE (GINKGO BILOBA), KENTUCKY COFFEE TREE (GYMNOCLADUS DIODIOS), SWEETGUM (LIQUIDAMBAR STYRACIFLUA), YULP TREE (LIRIODENDRON TULPIFERA), WHITE OAK (QUERCUS ALBA), ACCOLADE ELM (ULMUS JAPONICA X WILSONIA), SHARP WHITE OAK (QUERCUS BICOLOR), ACCOLADE ELM (ULMUS X ACCOLADE), TRIUMPH ELM (ULMUS X TRIUMPH), FRONTIER ELM (ULMUS X FRONTIER), SOUTHERN CATALPA (CATALPA BIGNONIODES), HACKBERRY
- ORNAMENTAL TREE:**
- DOWNY SERVICEBERRY (AMELANCHIER ARBOREA), AMERICAN HORNBEEAM (CARPINUS CAROLINIANA), EASTERN REDBUD (CERIS CANADENSIS), ALTERNATE-LEAVED DOGWOOD (CORNUS ALTERNIFOLIA), SOUTHERN HAWTHORN (CRATAEGUS VIRDIS WINTER KING), WITCH-HAZEL (HAMAMELIS VIRGINIANA), STAR MAGNOLIA (MAGNOLIA STELLATA)
- GRASSES AND SEDGES:**
- ROUTELOUA CURTUPENDULA, FEATHER REED GRASS (CALAMAGROSTIS X ACUTIFLORA KARL FOCKERSTER), PALM SEDGE (CAREX MUSKINGUMENSIS), OAK SEDGE (CAREX PENNSYLVANICA), PURPLE LOVE GRASS (ERAGROSTIS SPECTABILIS), RED SWITCH GRASS (Panicum virgatum), SHENANDOAH PRAIRIE DROPSIED (SPOROBOLUS HETEROLEPIS)

VEHICULAR USE AREA CALCULATIONS

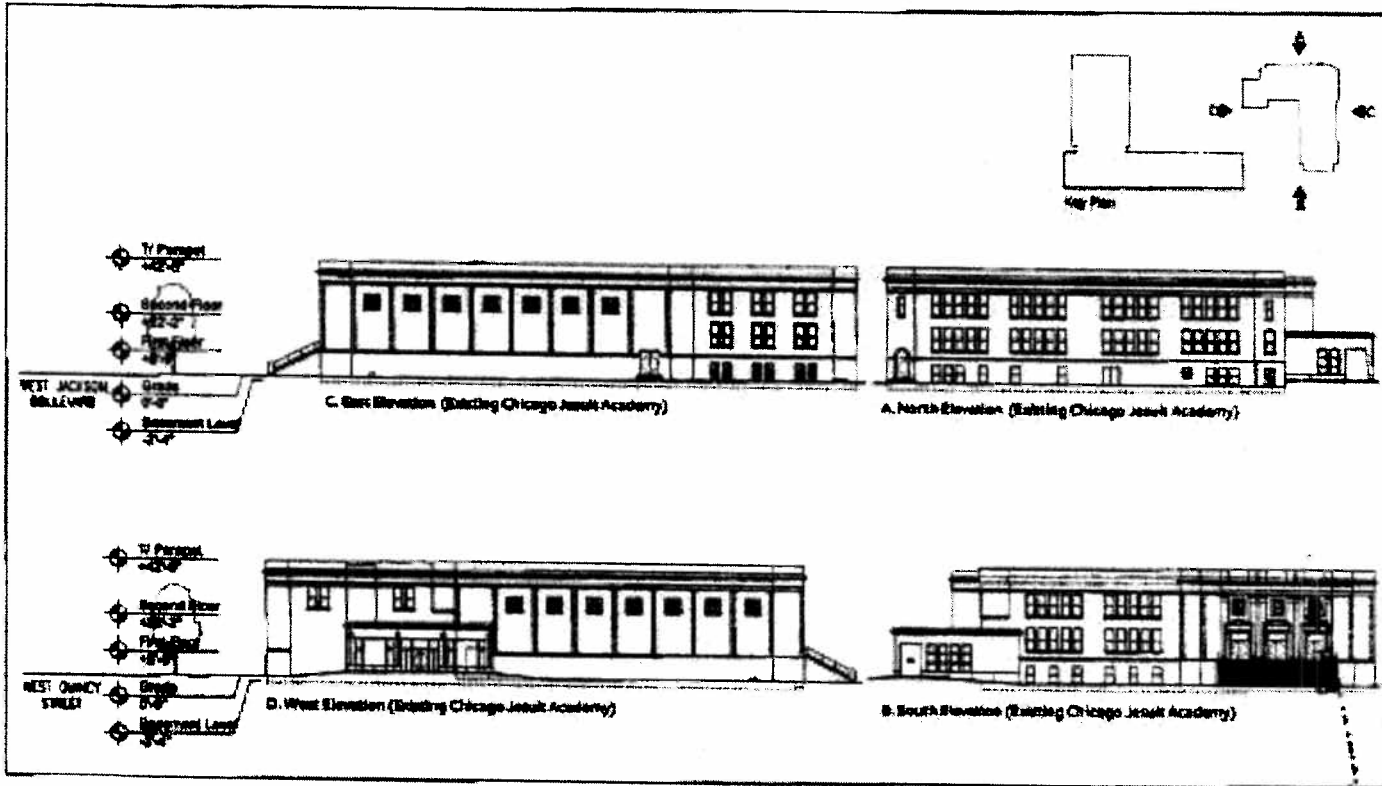
NORTH PARKING LOT	
PARKING LOT AREA	10700 SF
LANDSCAPE AREA	178 SF
LANDSCAPE AREA PERCENTAGE	0.1%
EAST PARKING LOT	
PARKING LOT AREA	8455 SF
LANDSCAPE AREA	540 SF
LANDSCAPE AREA PERCENTAGE	0.6%

- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED ORNAMENTAL TREE DECIDUOUS TREE, MATURE HEIGHT LESS THAN 30'-0", POSSESSING QUALITIES SUCH AS FLOWERS, FRUIT AND ATTRACTIVE FOLIAGE, SHAPE OR FORM
- PROPOSED CANOPY TREE LARGE SCALE DECIDUOUS TREE, MATURE HEIGHT ABOVE 30'-0", GENERALLY HAVING A SINGLE STEM
- PROPOSED TREE IN GRATE
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- PROPOSED 7' SCREENING AREA AT PARKING HEDGE (30'-48" MATURE / MAINTAINED 40"), TREES, GROUND COVER ORNAMENTAL FENCE
- GRASS OR LANDSCAPING LESS THAN 30" IN HEIGHT
- PROPOSED POROUS PAVING AT STUDENT DROP OFF AREA
- PROPOSED ORNAMENTAL FENCE

Green Roof Plan: Subarea B.



Building Elevations: Subarea A



Building Elevations: Subarea B.
(Page 1 of 2)

