

PD 1141

Table of Contents

06/30/2009 PD Adoption	2
Ordinance	2
Statements	3
Bulk Table	7
Exhibits	8

~~Reclassification Of Area Shown On Map No. 2-G.
(Application No. 16873)
(Common Address: 1140 -- 1144 W. Monroe St.)~~

[O2009-4178]

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 DS-3 Downtown Service District symbols and indications as shown on Map Number 2-G in the area bounded by:

a line 119.7 feet north of West Monroe Street; a line 215.88 feet east of and parallel to South Racine Avenue; West Monroe Street; and a line 143.50 feet east of and parallel to South Racine Avenue,

to those of a DR-3 Downtown Residential 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. 2-J.
(As Amended)
(Application No. A-7481)
(Common Address: 3250 W. Adams St.)~~

IPD 1141

[SO2009-4179]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the C1-3 Neighborhood District and the RM5 Multi-Unit District symbols and indications as shown on Map Number 2-J in the area bounded by:

beginning at a line 460.17 feet north of and parallel to West Adams Street; a line 415 feet west of and parallel to South Kedzie Avenue; a line 442.31 feet north of and parallel to West Adams Street; South Kedzie Avenue; West Jackson Boulevard; a line 223.86 feet west of and parallel to South Kedzie Avenue (as measured along West Jackson Boulevard and (perpendicular thereto); West 5th Street; a line 249.85 feet east of and parallel to South Spaulding Avenue (as measured along West Jackson Boulevard and perpendicular

thereto); West Jackson Boulevard; a line 225 feet east of and parallel to South Homan Avenue; the alley next north of West Jackson Boulevard; the alley next north of West 5th Street; a line 126.47 feet west of and parallel to South Spaulding Avenue; West Adams Street; a line 101.8 feet west of and parallel to South Spaulding Avenue; the alley next north of and parallel to West Adams Street; a line 101.72 feet west of and parallel to South Spaulding Avenue; West Monroe Street; South Spaulding Avenue; a line 442.17 feet north of and parallel to West Adams Street; and a line 115.59 feet east of and parallel to South Spaulding Avenue (ToB),

to those of an RM5 Multi-Unit District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the RM5 Multi-Unit District symbols and indications as shown in Map 2-J in the area bounded by:

beginning at a line 460.17 feet north of and parallel to West Adams Street; a line 415 feet west of and parallel to South Kedzie Avenue; a line 442.31 feet north of and parallel to West Adams Street; South Kedzie Avenue; West Jackson Boulevard; a line 223.86 feet west of and parallel to South Kedzie Avenue (as measured along West Jackson Boulevard and perpendicular thereto); West 5th Street; a line 249.85 feet east of and parallel to South Spaulding Avenue (as measured along West Jackson Boulevard and perpendicular thereto); West Jackson Boulevard; a line 225 feet east of and parallel to South Homan Avenue); the alley next north of West Jackson Boulevard; the alley next north of West 5th Street; a line 126.47 feet west of and parallel to South Spaulding Avenue; West Adams Street; a line 101.8 feet west of and parallel to South Spaulding Avenue; the alley next north of and parallel to West Adams Street; a line 101.72 feet west of and parallel to South Spaulding Avenue; West Monroe Street; South Spaulding Avenue; a line 442.17 feet north of and parallel to West Adams Street; and a line 115.59 feet east of and parallel to South Spaulding Avenue (ToB),

to those of Institutional Planned Development Number 1141, 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 1141.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development ("Planned Development") consists of approximately five hundred seventy-four thousand three hundred seventy-eight (574,378) square feet (thirteen and eighteen hundredths (13.18) acres) of net site area which is depicted on the attached Planned Development Property

Line and Boundary Map. The property is controlled by the applicant, the Public Building Commission of Chicago.

2. The Applicant ("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 re-subdivision 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 and, 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 Article 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 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, or by a governmental agency with the power of eminent domain which has designated the property for acquisition. An agreement among property owners, the board of directors of any property owners association, or covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The Applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.
4. This plan of development consists of the following seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; a Property line, Boundary and Right-of-Way Adjustment Map; Site and Landscape Plan; a Drop-Off and Pick-Up Plan; and Building Elevations prepared by Macando Corp Architects dated May 21, 2009. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Zoning and Land Use Planning. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The uses permitted within the area delineated herein as an "Institutional Planned Development" shall include, schools, parking, and all other related and accessory uses as permitted within the RM5 Multi-Unit District.
6. On-premises business identification and temporary construction signs may be permitted within the area delineated herein as an "Institutional Planned Development", subject to the review and approval of the Department of Zoning and Land Use Planning. No off-premise signs shall be permitted in the Planned Development.
7. 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 the Department of Zoning and Land Use Planning. A minimum of two percent (2%) of all required parking spaces shall be designated for parking for the handicapped.
8. 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. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration. For the purposes of measuring height, the definitions in the Chicago Zoning Ordinance shall apply.
10. 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.
11. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area ratio). The Part II Review Fee will be assessed by the Department of Zoning and Land Use Planning during the actual Part II Review. The fee as determined by the Department of Zoning and Land Use Planning staff at that time is final and binding on the Applicant and must be paid to the Department of Zoning and Land Use Planning prior to the issuance of any Part II Approval.
12. The Applicant shall obtain the applicable official reviews, approvals and permits from the various City departments and or Committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate

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

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes that conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the subject property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Zoning and Land Use Planning.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject 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 a high standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.
15. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning upon the application for such a modification by the Applicant and after a determination is made by the Commissioner of the Department of Zoning and Land Use Planning that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Zoning and Land Use Planning 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. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
17. 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 back to its RM5 Multi-Unit District.

[Existing Zoning Map; Land-Use Map; Planned Development Boundary and Property Line Plan; Landscape Plan; Dimensioned Plan; Right-of-Way Adjustment Map; and Building Elevations referred to in these Plan of Development Statements printed on pages 66122 through 66129 of this *Journal*.]

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

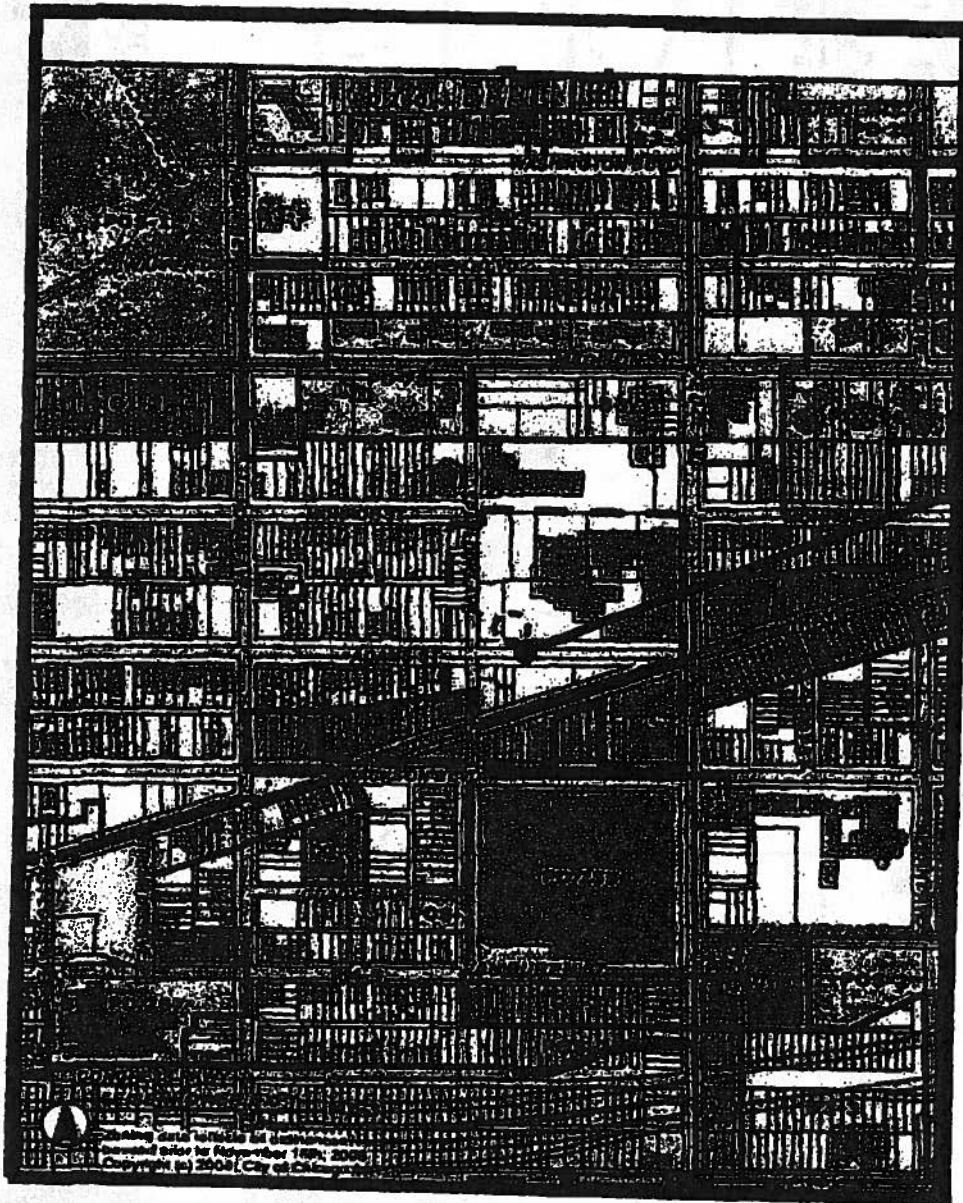
Institutional Planned Development Number 1141.

Marshall Metro High School.

Bulk Regulation And Data Table.

Gross Site Area:	701,148 square feet (16.10 acres)
Net Site Area:	574,378 square feet (13.18 acres) after street vacations and dedication
Public Area Right-of-Way:	126,770 square feet (2.91 acres) for north/south alleys west of South Spaulding Avenue and access alleys to West Jackson Boulevard
Maximum Floor Area Ratio:	2.0
Minimum Number of Off-Street Loading Spaces:	2
Minimum Number of Off-Street Parking Spaces:	128 (including 6 accessible spaces)
Minimum Number of Bicycle Parking Spaces:	14
Maximum Building Height:	80 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with Site Plan

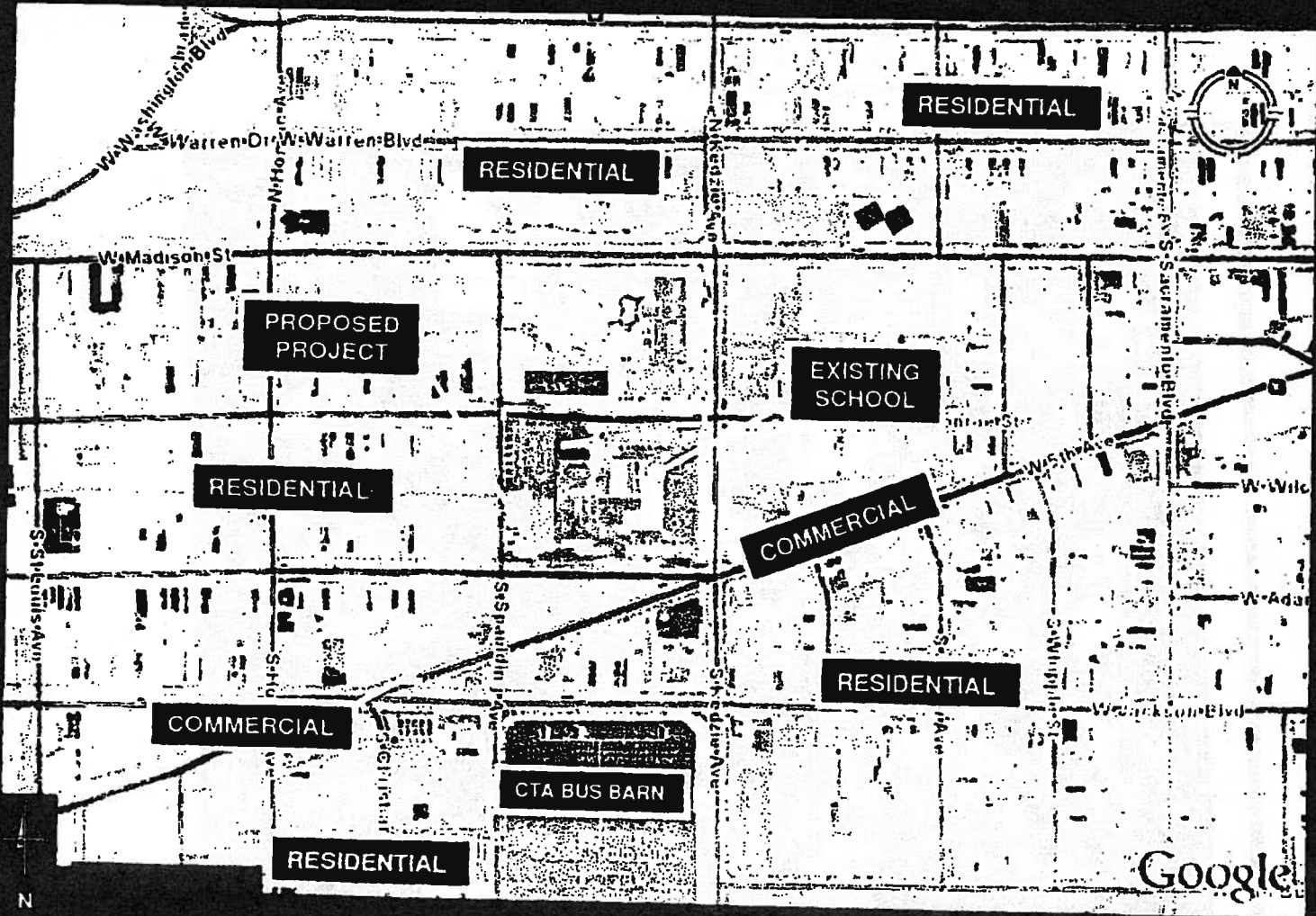
Existing Zoning Map.



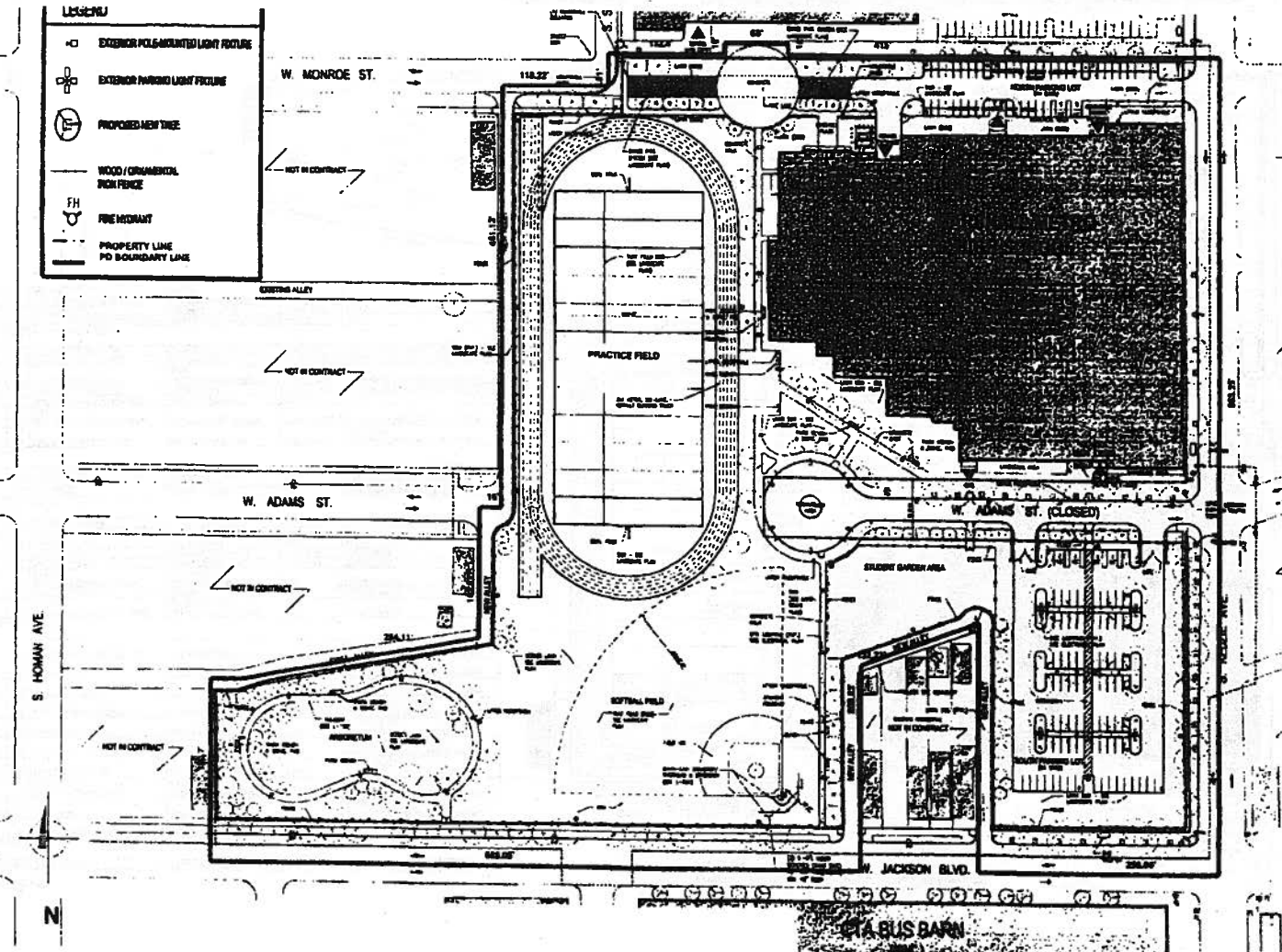
**PROPOSED
MARSHALL
CAMPUS
PARK SITE**

Planning data provided by the City of Chicago
Revised for November 1994, 2006
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Land-Use Map



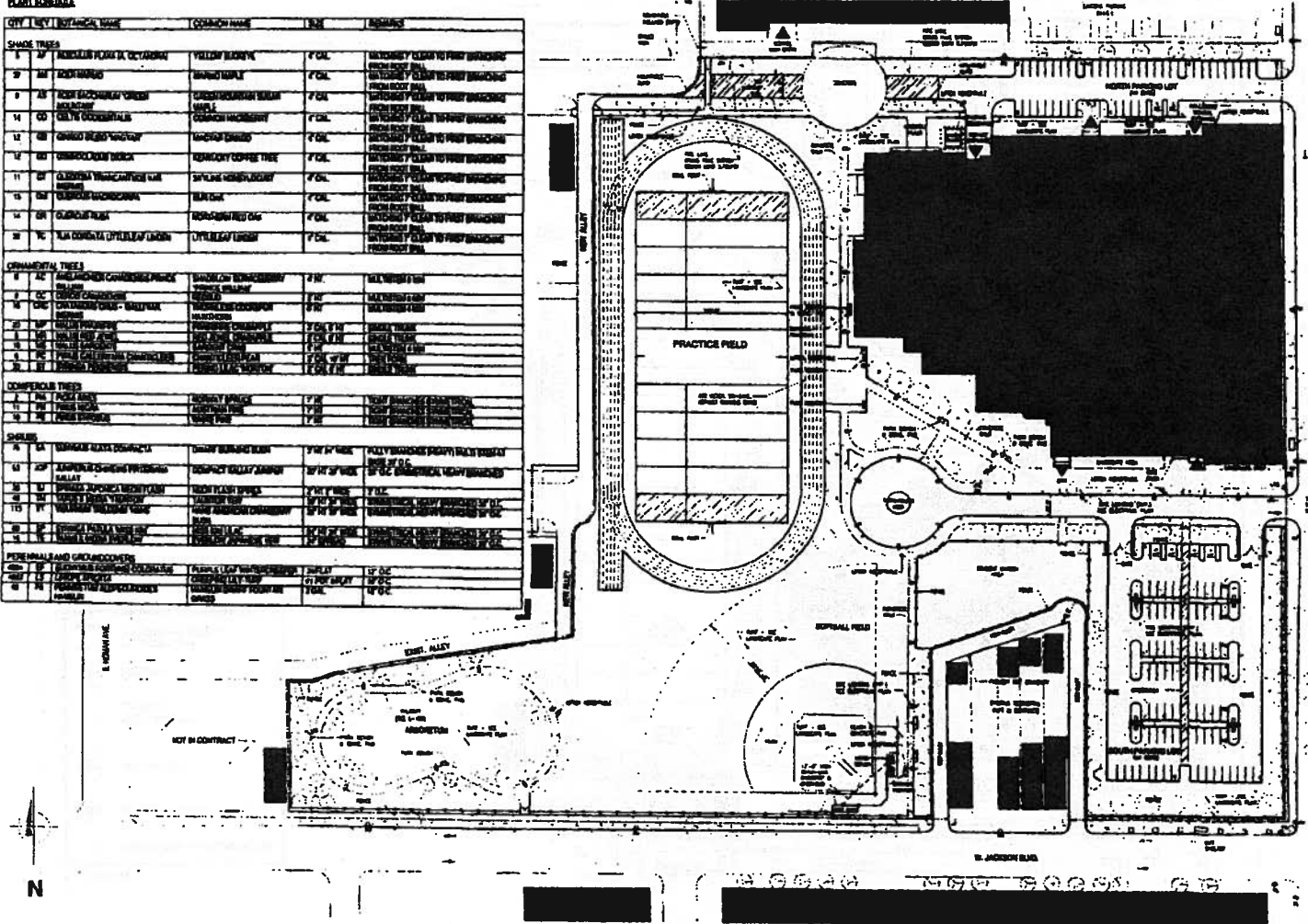
Planned Development Boundary
And Property Line Plan.



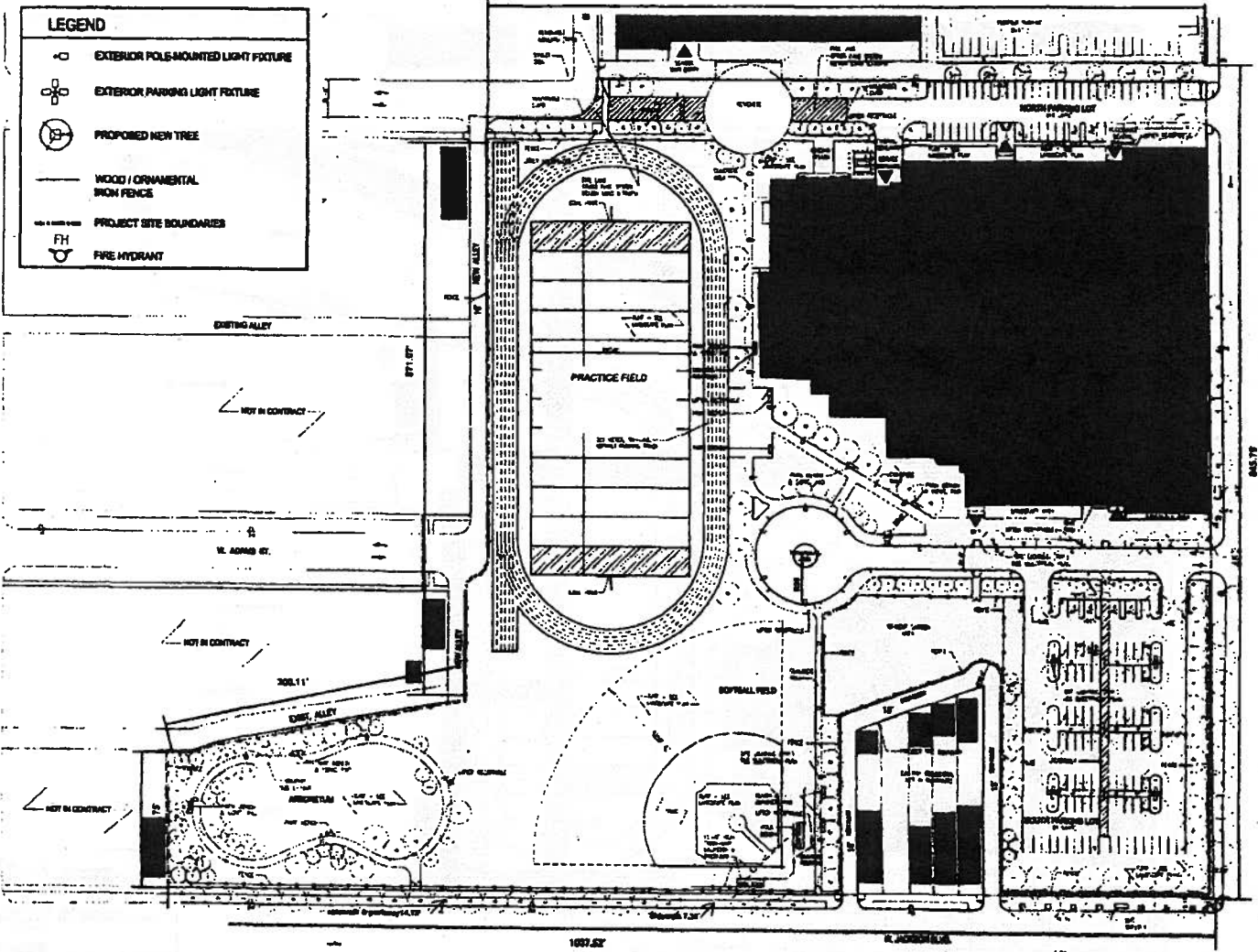
Landscape Plan.

PLANT SCHEDULE

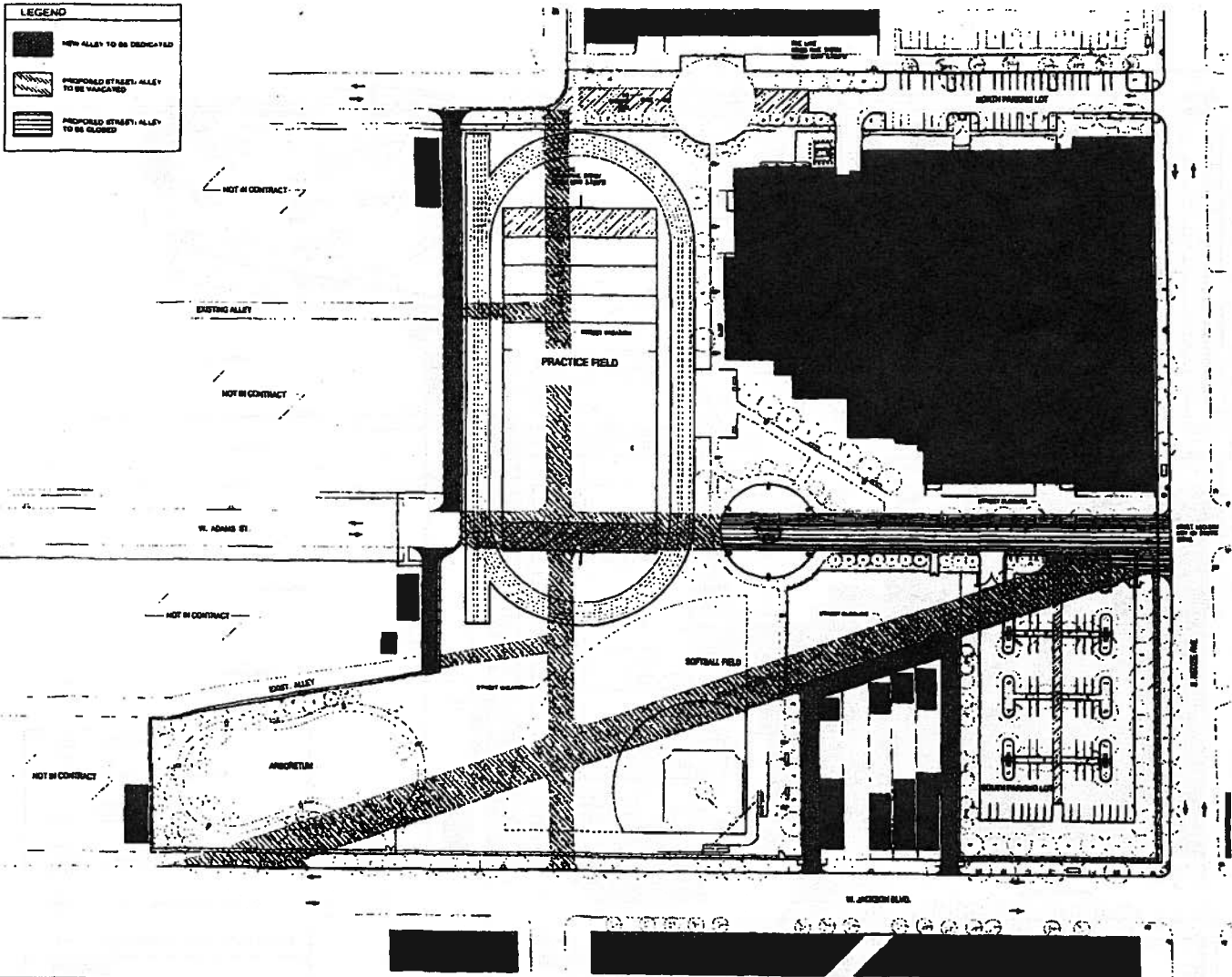
QTY	REV	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES					
1	AP	ARJUNIA PLANTA INDICA	YELLOW BUCKEYE	7 CAL	INSTALLY CLEAN TO FIRST BRANCHES FROM BODY WALL
2	AP	ACACIA	WAXY ACACIA	7 CAL	INSTALLY CLEAN TO FIRST BRANCHES FROM BODY WALL
3	AP	ACACIA	WAXY ACACIA	7 CAL	INSTALLY CLEAN TO FIRST BRANCHES FROM BODY WALL
14	CD	CELTIS OCCIDENTALIS	COMMON HOLOGRAPH	7 CAL	INSTALLY CLEAN TO FIRST BRANCHES FROM BODY WALL
12	CB	QUERCUS RUBRA	WALNUT	7 CAL	INSTALLY CLEAN TO FIRST BRANCHES FROM BODY WALL
12	CB	QUERCUS RUBRA	WALNUT	7 CAL	INSTALLY CLEAN TO FIRST BRANCHES FROM BODY WALL
11	BT	QUERCUS RUBRA	WALNUT	7 CAL	INSTALLY CLEAN TO FIRST BRANCHES FROM BODY WALL
13	BT	QUERCUS RUBRA	WALNUT	7 CAL	INSTALLY CLEAN TO FIRST BRANCHES FROM BODY WALL
14	BT	QUERCUS RUBRA	WALNUT	7 CAL	INSTALLY CLEAN TO FIRST BRANCHES FROM BODY WALL
20	YC	QUERCUS RUBRA	WALNUT	7 CAL	INSTALLY CLEAN TO FIRST BRANCHES FROM BODY WALL
ORNAMENTAL TREES					
1	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
2	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
3	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
4	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
5	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
6	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
7	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
8	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
9	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
10	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
COMPACT TREES					
1	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
2	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
3	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
4	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
5	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
6	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
7	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
8	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
9	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
10	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
SHRUBS					
1	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
2	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
3	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
4	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
5	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
6	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
7	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
8	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
9	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
10	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
PERENNIALS AND GRASS COVERS					
1	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
2	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
3	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
4	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
5	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
6	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
7	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
8	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
9	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT
10	AC	ABUTILON	ROSE SHRUB	7 FT	MAX HEIGHT 7 FT



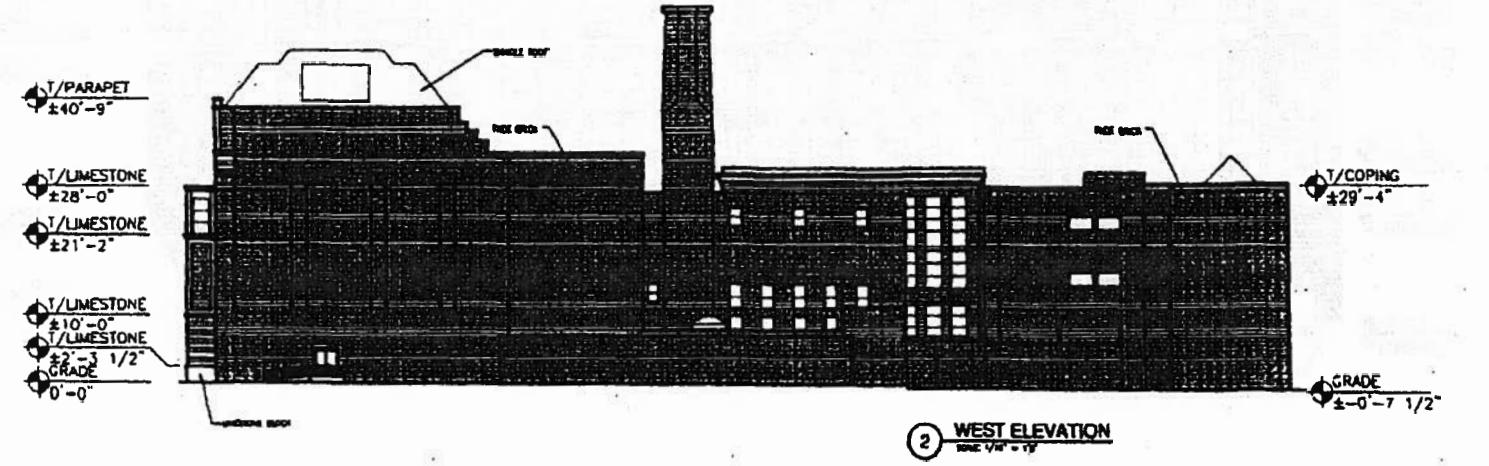
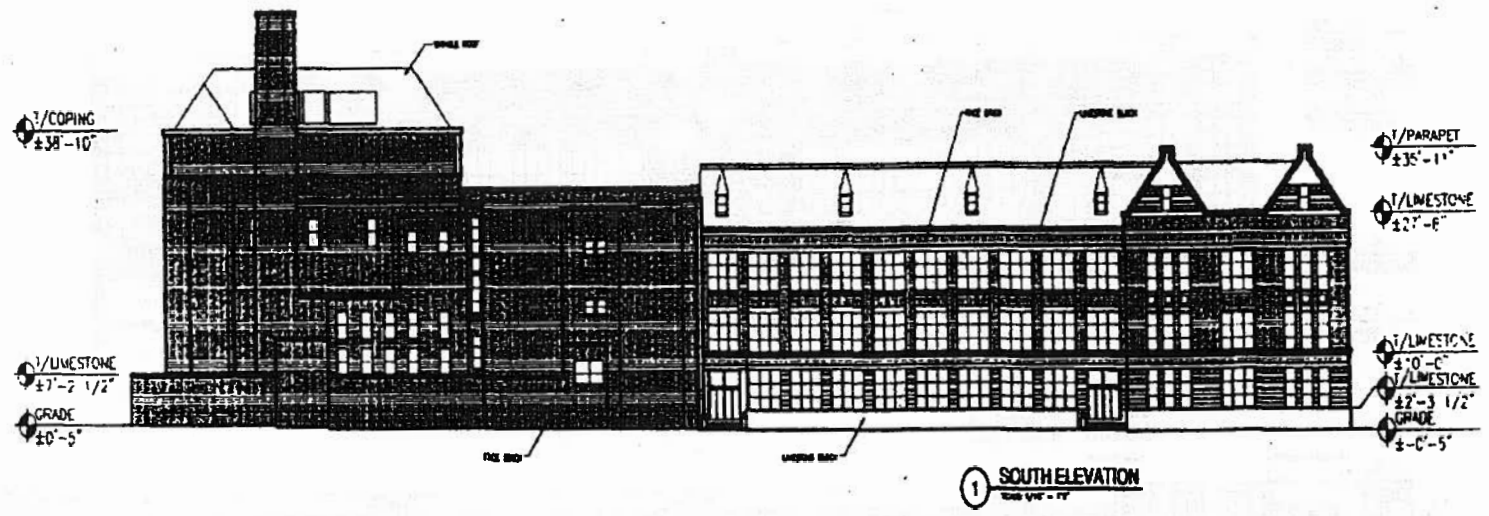
Dimensioned Plan.



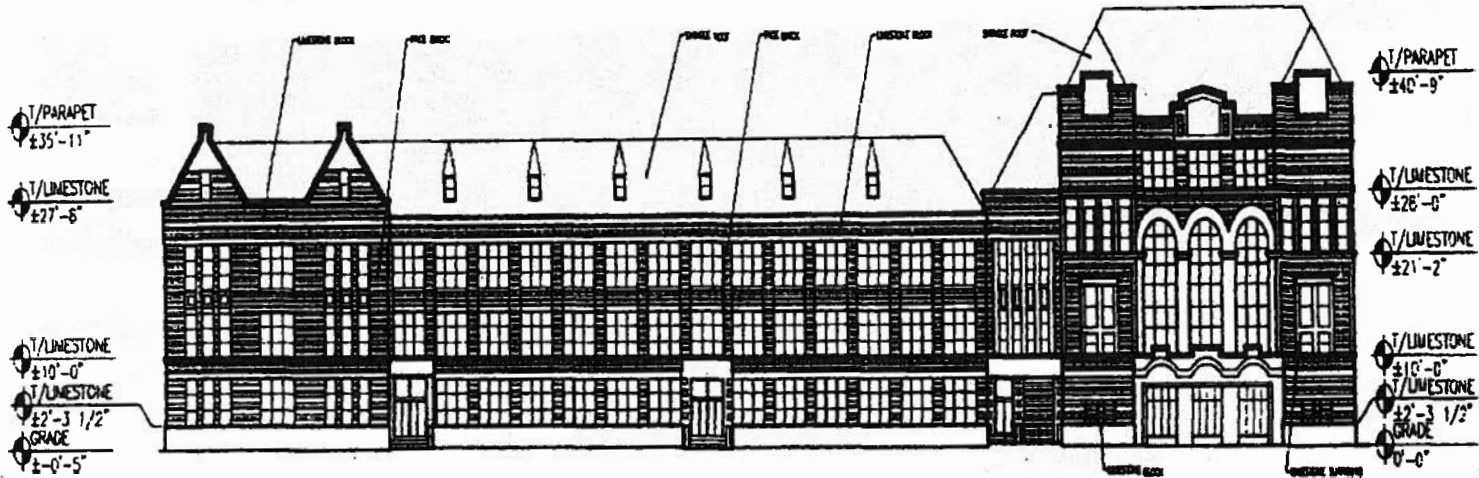
Right-Of-Way Adjustment Map.



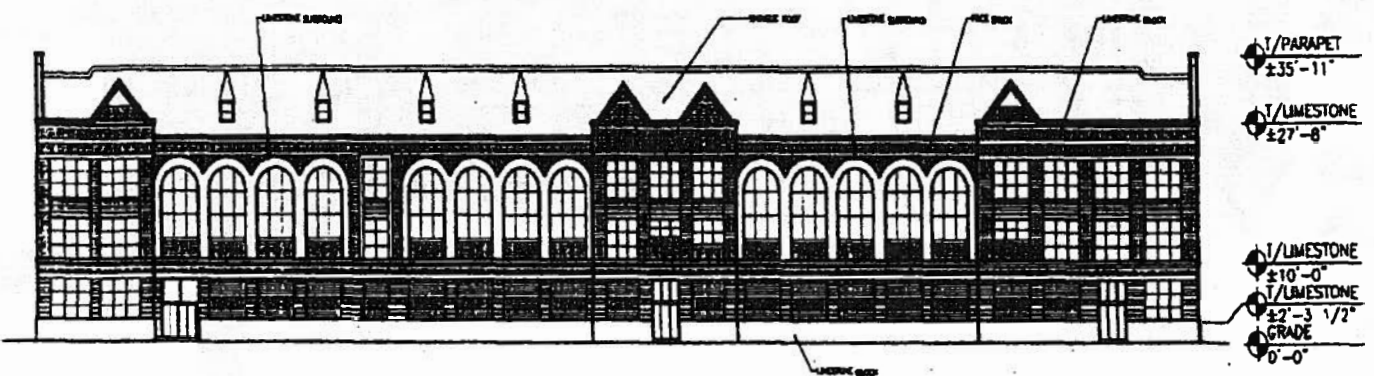
South And West Elevation Plan.



North And East Elevation Plan.



1 NORTH ELEVATION
SCALE 1/4" = 1'



2 EAST ELEVATION
SCALE 1/4" = 1'