

PD 1184

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 1, 2026

Thomas S. Moore
McCarthy Duffy
180 N. LaSalle St., Suite 3150
Chicago, IL 60601

Re: Minor change to PD No. 1184, Proposed DePaul Prep athletic building

Dear Mr. Moore:

Please be advised that your request for a minor change to Institutional Planned Development No. 1184 ("PD 1184"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1184.

Your client and the owner of all of the property within PD 1184, DePaul College Prep Foundation, is seeking a minor change to allow for design modifications to their proposed two-story athletic building. As shown on the attached Proposed Athletic Building Site Plan, the building has a slight orientation change which will allow for better pedestrian flow through the campus. The 76,128 SF building is also 335 SF larger than the previously approved building. However, the total PD floor area will remain well below the maximum allowed. Lastly, as shown on the attached Proposed Athletic Building Elevations, the cladding materials have been changed from brick to metal panels so that the building more closely matches other campus buildings.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed 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. The Dept. of Transportation, the Fire Prevention Bureau, Stormwater Review and the Mayor's Office for People with Disabilities have no objection to these changes.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1184, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

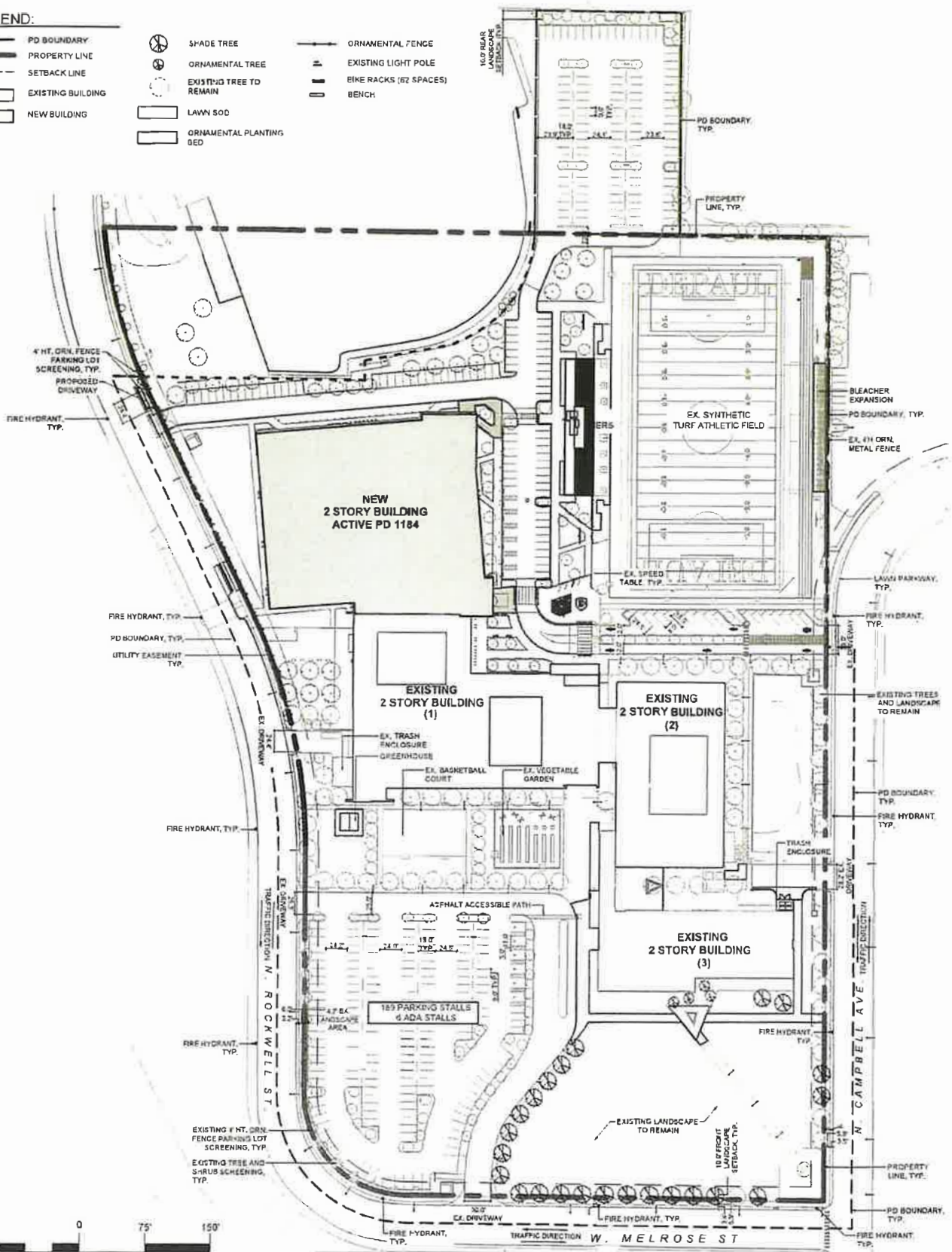

Noah Szafranec
Assistant Commissioner

NS:tm

C: Mike Marmo, Luis Clayton, Main file

LEGEND:

- PD BOUNDARY
- PROPERTY LINE
- SETBACK LINE
- EXISTING BUILDING
- NEW BUILDING
- SHADE TREE
- ORNAMENTAL TREE
- EXISTING TREE TO REMAIN
- LAWN SOC
- ORNAMENTAL PLANTING BED
- ORNAMENTAL FENCE
- EXISTING LIGHT POLE
- BIKE RACKS (62 SPACES)
- BENCH



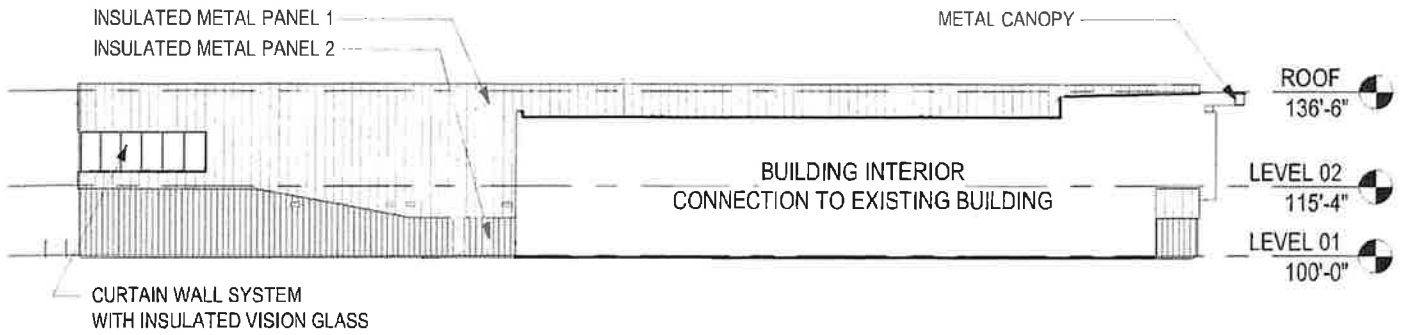
BULLEY & ANDREWS

Mark Nelson

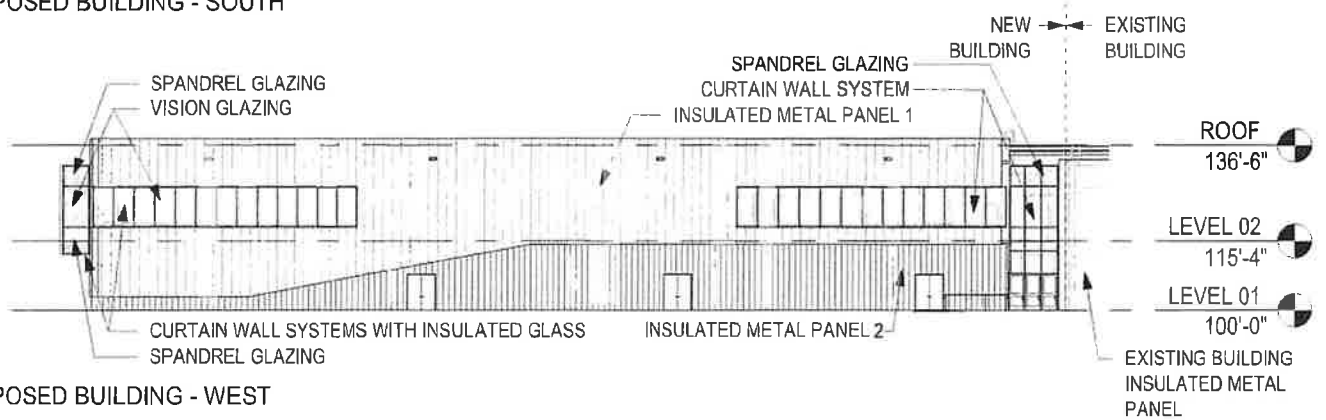
PROPOSED ATHLETIC BUILDING SITE PLAN

APPLICANT: DEPAUL COLLEGE PREP FOUNDATION
 ADDRESS: 3245-3360 N. CAMPBELL AVENUE / 2500-2546 W. MELROSE STREET / 3237-3429 N. ROCKWELL STREET

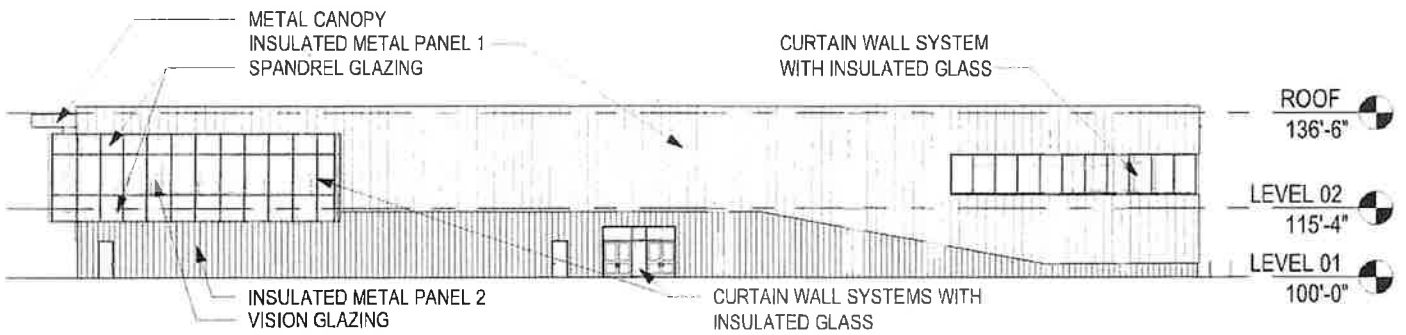
MC



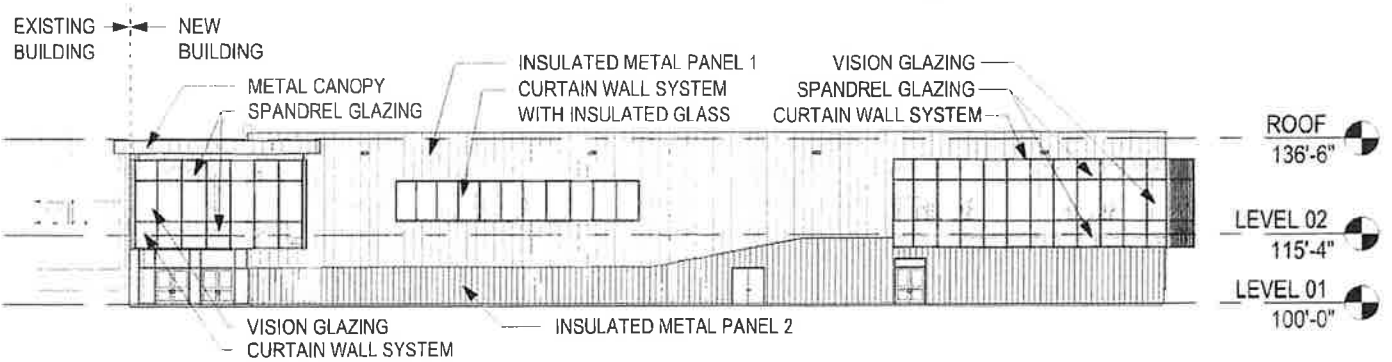
PROPOSED BUILDING - SOUTH



PROPOSED BUILDING - WEST



PROPOSED BUILDING - NORTH



PROPOSED BUILDING - EAST



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 25, 2022

Richard Klawiter
DLA Piper LLP
444 West Lake Street
Suite 900
Chicago, IL 60606

Re: Minor change for PD No. 1184, 3300 N. Campbell Ave.

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Institutional Planned Development No. 1184 ("PD 1184"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 12 of PD 1184.

Your client and the owner of all the property within PD 1184, DePaul College Prep Foundation, is seeking a minor change to construct a two-story, 38,560 square foot building addition with 22 academic classrooms and dining space extending onto the south lawn of campus. The proposed addition will support enrollment growth for DePaul College Prep.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed addition will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the allowed bulk or density and as a matter of fact will not result in any changes to the previously approved bulk table, and will not change the character of the development, will be compliant with the landscape ordinance requirements contained in section 17-11 of the Chicago zoning ordinance and therefore, would constitute a minor change.

The following exhibits will be incorporated and made part of PD 1184:

- Site and Landscape Plan
- Proposed Building Elevations (East, North, South, West)
- East Elevation
- North Elevation
- West Elevation
- South Elevation

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1184, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

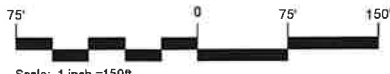
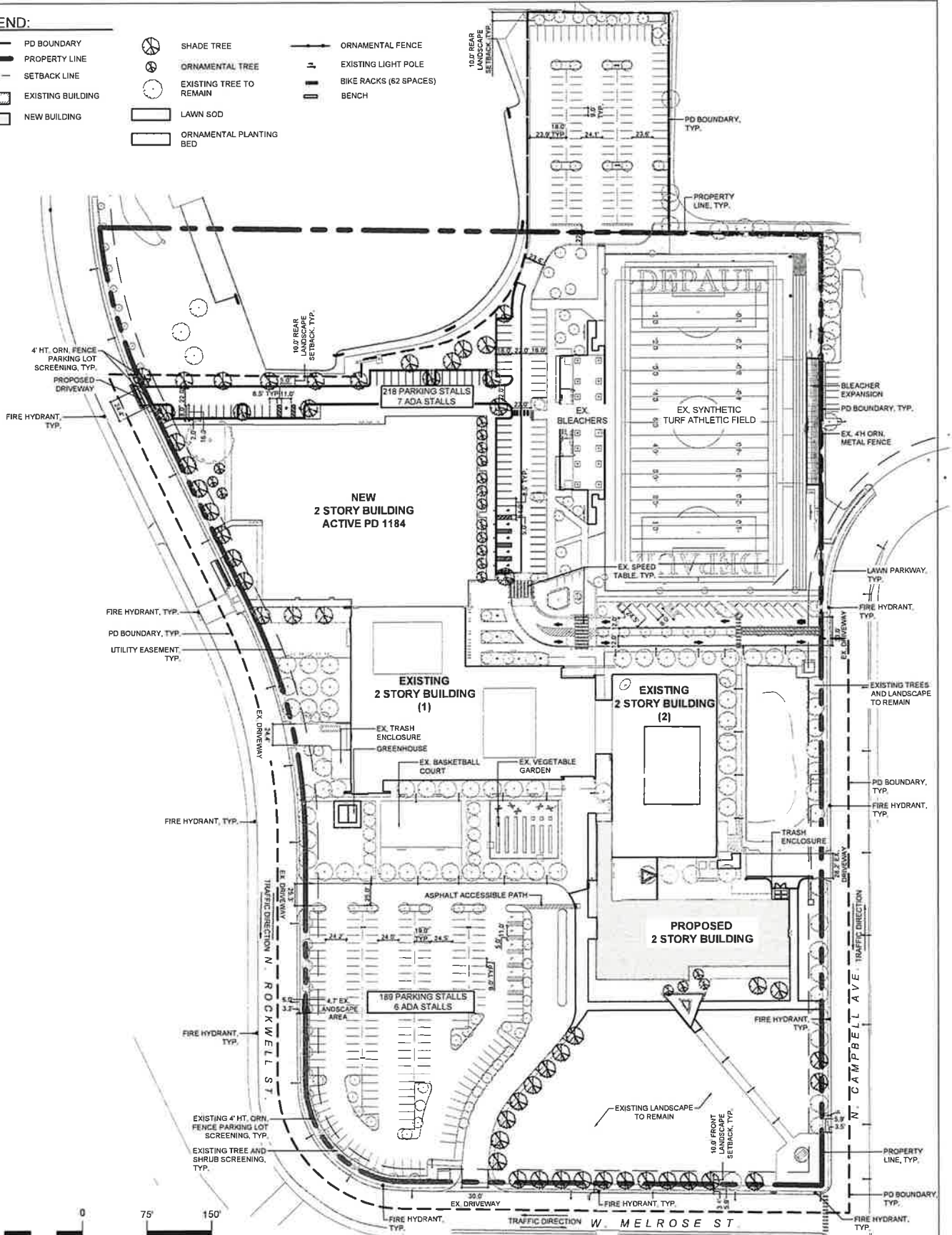
Sincerely,

Noah Szafraniec
Assistant Commissioner

C: Mike Marmo, Erik Glass, Noah Szafraniec, Katharyn Hurd, Cindy Roubik, Main file

LEGEND:

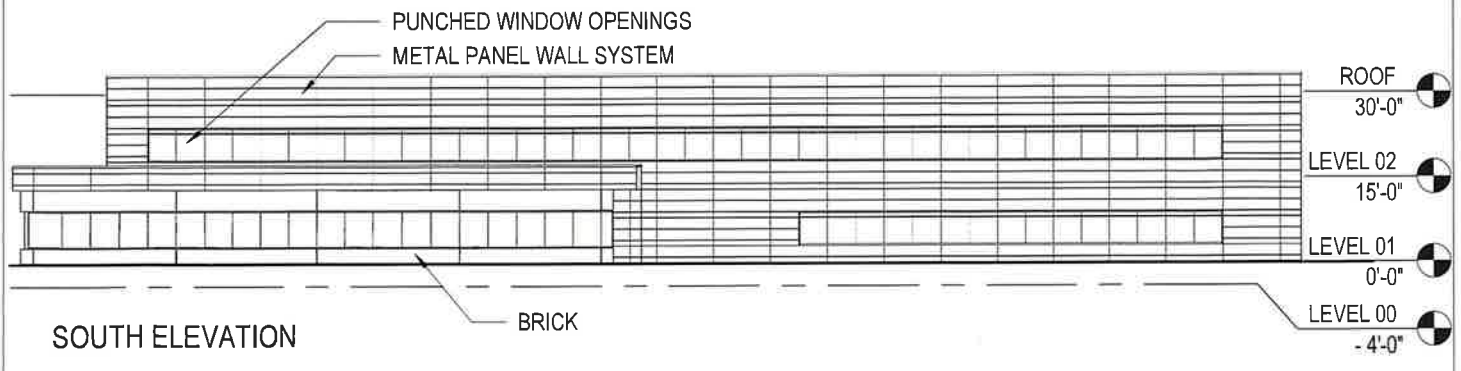
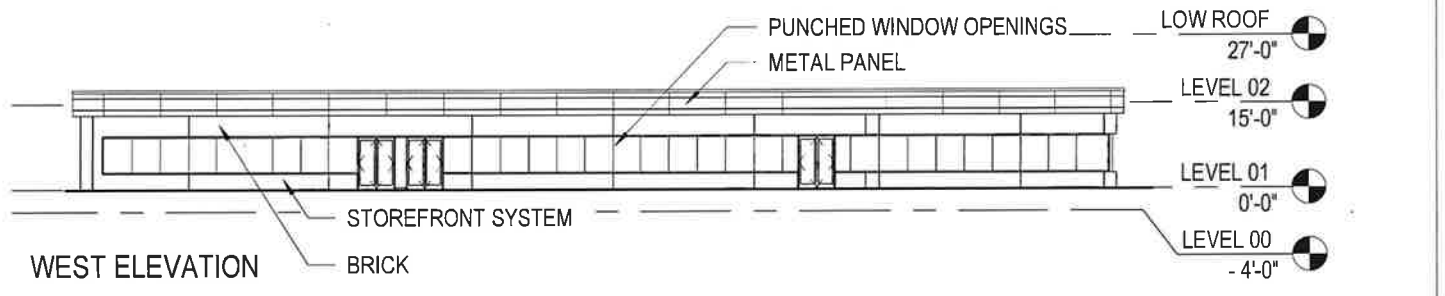
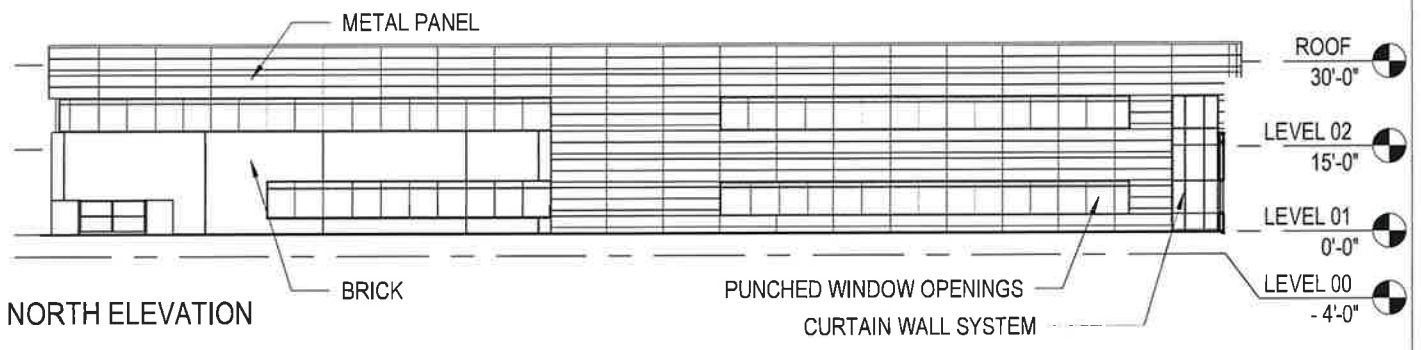
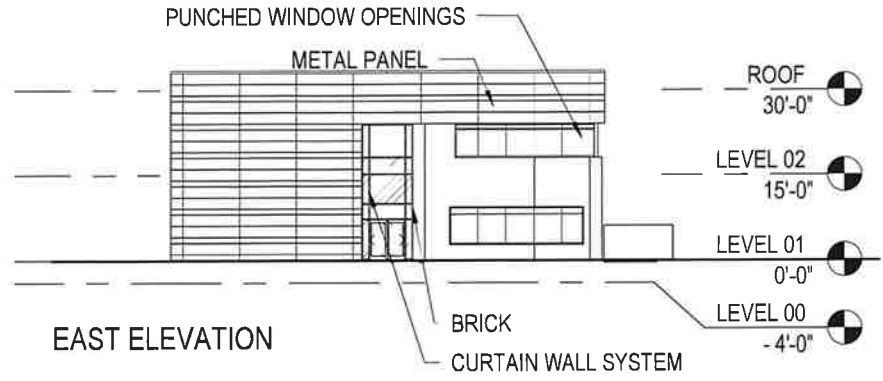
- PD BOUNDARY
- PROPERTY LINE
- SETBACK LINE
- EXISTING BUILDING
- NEW BUILDING
- SHADE TREE
- ORNAMENTAL TREE
- EXISTING TREE TO REMAIN
- LAWN SOD
- ORNAMENTAL PLANTING BED
- ORNAMENTAL FENCE
- EXISTING LIGHT POLE
- BIKE RACKS (62 SPACES)
- BENCH



SITE & LANDSCAPE PLAN



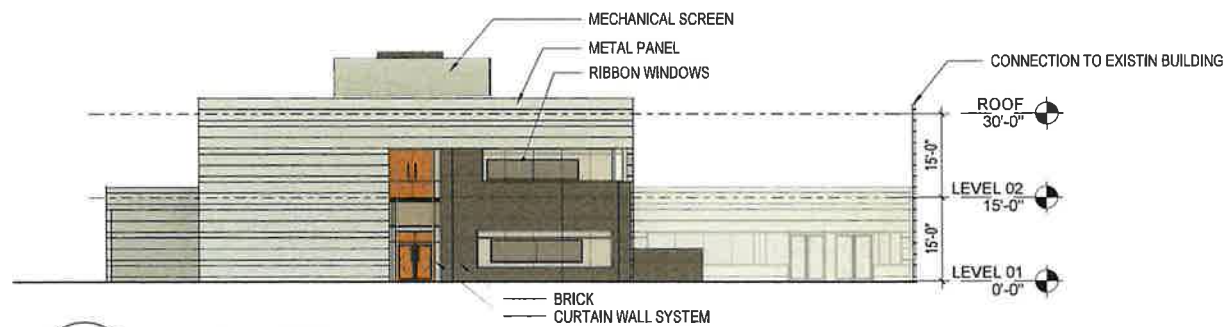
APPLICANT: DEPAUL COLLEGE PREP FOUNDATION
 ADDRESS: 3300 NORTH CAMPBELL AVE



PROPOSED BUILDING ELEVATIONS



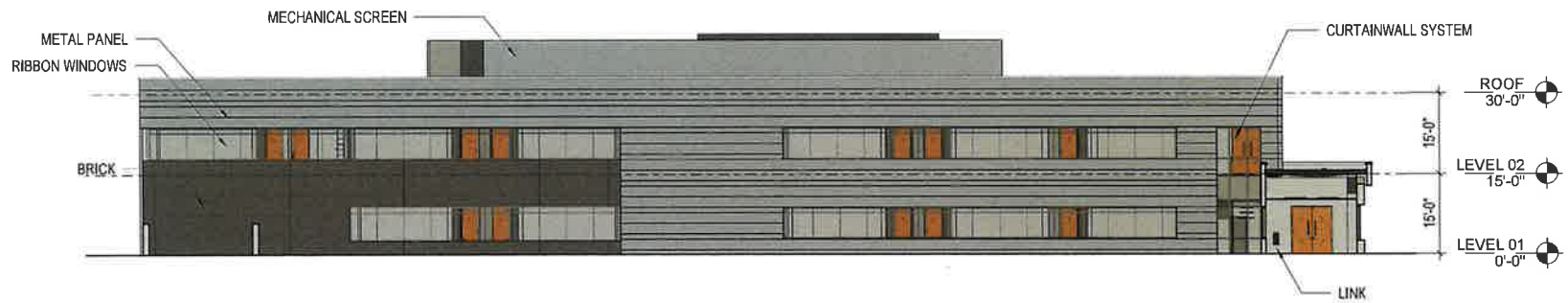
APPLICANT: DEPAUL COLLEGE PREP FOUNDATION
 ADDRESS: 3246-3360 N. Campbell Avenue / 2500-2546 W. Melrose Street / 3237-3429 N. Rockwell Street



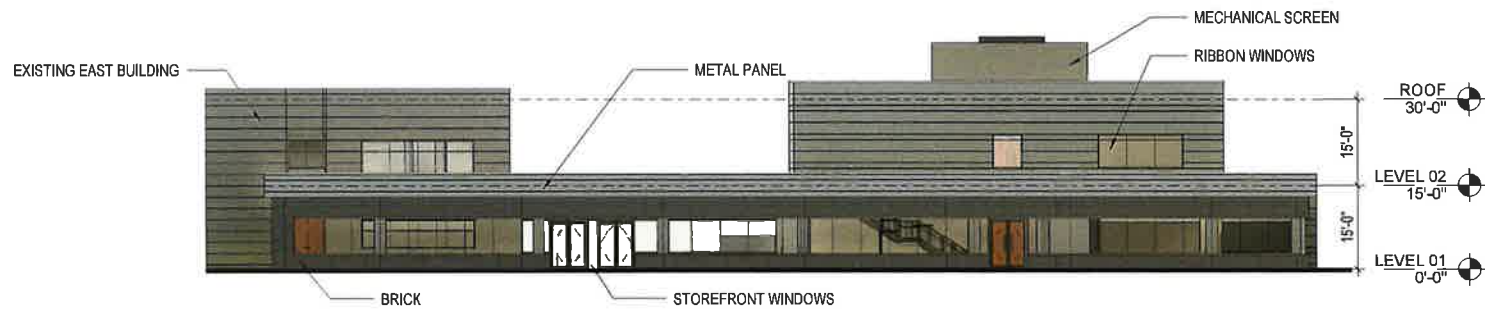
1

ELEVATION ACADEMIC BLDG - EAST ELEVATION

3/64" = 1'-0"



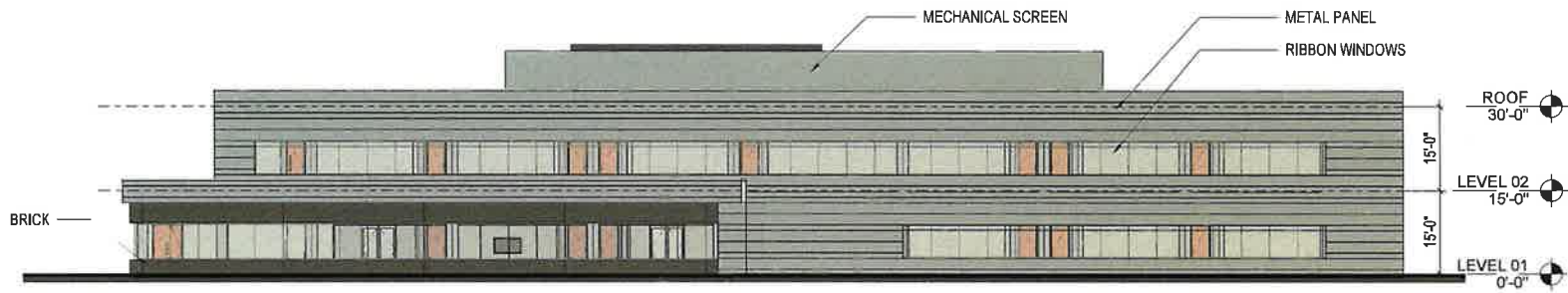
1 **ELEVATION** ACADEMIC BUILDING - NORTH ELEVATION
 3/64" = 1'-0"



1

ACADEMIC BUILDING - WEST ELEVATION

3/64" = 1'-0"



1 **ACADEMIC BUILDING - SOUTH ELEVATION**
 3/64" = 1'-0"

Reclassification Of Area Shown On Map No. 9-I.

(As Amended)

(Application No. 20228)

(Common Address: 3246 -- 3360 N. Campbell Ave./2500 -- 2546 W. Melrose St./
3237 -- 3429 N. Rockwell St.)

IPD 1184, AA

[SO2019-7969]

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 RS2 Residential Single-Unit District symbols and indications shown on Map Number 9-I in the area bounded by:

a line 1,358.94 feet north of the north line of West Melrose Street and parallel thereto;
a line 663.22 feet east of the east line of North Rockwell Street and parallel thereto; a
line 1,103.94 feet north of the north line of West Melrose Street and parallel thereto;
and a line 497.16 feet east of the east line of North Rockwell Street and parallel
thereto,

to those of the C1-1 Neighborhood Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C1-1 Neighborhood Commercial District and Institutional Planned Development Number 1184 symbols and indications as shown on Map Number 9-I in the area bounded by:

West Melrose Street; North Rockwell Street; a line 1,050 feet south of and parallel to West Addison Street; then a line 287.45 feet west of North Rockwell Street; a line 1,030 feet south of West Addison Street connected by a concave line having an arc length of 207.92 feet running to the northeast with a radius of 164 feet to a point 1,359.46 feet north of West Melrose Street; a line parallel to West Melrose Street and extending 166.06 feet eastward; a line commencing 663.22 feet east of the east line of North Rockwell Street and parallel thereto; a line 1,050 feet south of and parallel to West Addison Street; the north extension of the west line of North Campbell Avenue; and North Campbell Avenue,

to those of Institutional Planned Development Number 1184, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage.

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development No. 1184, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1184, as amended (the "Planned Development") consists of approximately 710,549 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). DePaul College Prep Foundation is the owner of the Property and the "Applicant" for this Planned Development.
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 "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

In addition, the following right-of-way improvements will be made at the Applicant's expense:

- Installation of a new ADA-compliant continental crosswalk on North Campbell Avenue immediately south of the main site access driveway typically referred to as Melrose Street (private); and
- Restriping of all crosswalks around the site to CDOT standard, including crosswalks at West Belmont Avenue and North Campbell Avenue.

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Planned Development consists of these 16 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; an Interim Site Plan; a Phase I Site Plan; a Phase II Site Plan; Building Elevations (North, South, East and West) all prepared by Moody Nolan Architects and dated May 8, 2020, and a Landscape Plan and Landscape Details prepared by Terra and dated May 8, 2020. 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 thereof, 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 Public and Civic Use Group within the C1-1 Neighborhood Commercial District, including, without limitation, schools; sports and recreation, indoor, and outdoor. The following uses are excluded: hospitals, residential uses, industrial 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 DPD. 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 purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a net site area of 710,549 square feet.
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 DPD. 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. Final landscape plan review and approval will be by DPD. 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 13-32-125 of the Municipal Code, or any other provision of that Code.
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. 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 (i) 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 project 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 the project 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 project 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.

20228

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 DPD shall initiate a zoning map amendment to rezone the Property to the pre-existing Planned Development Number 1184 and the C1-1 Neighborhood Commercial District zoning classifications.

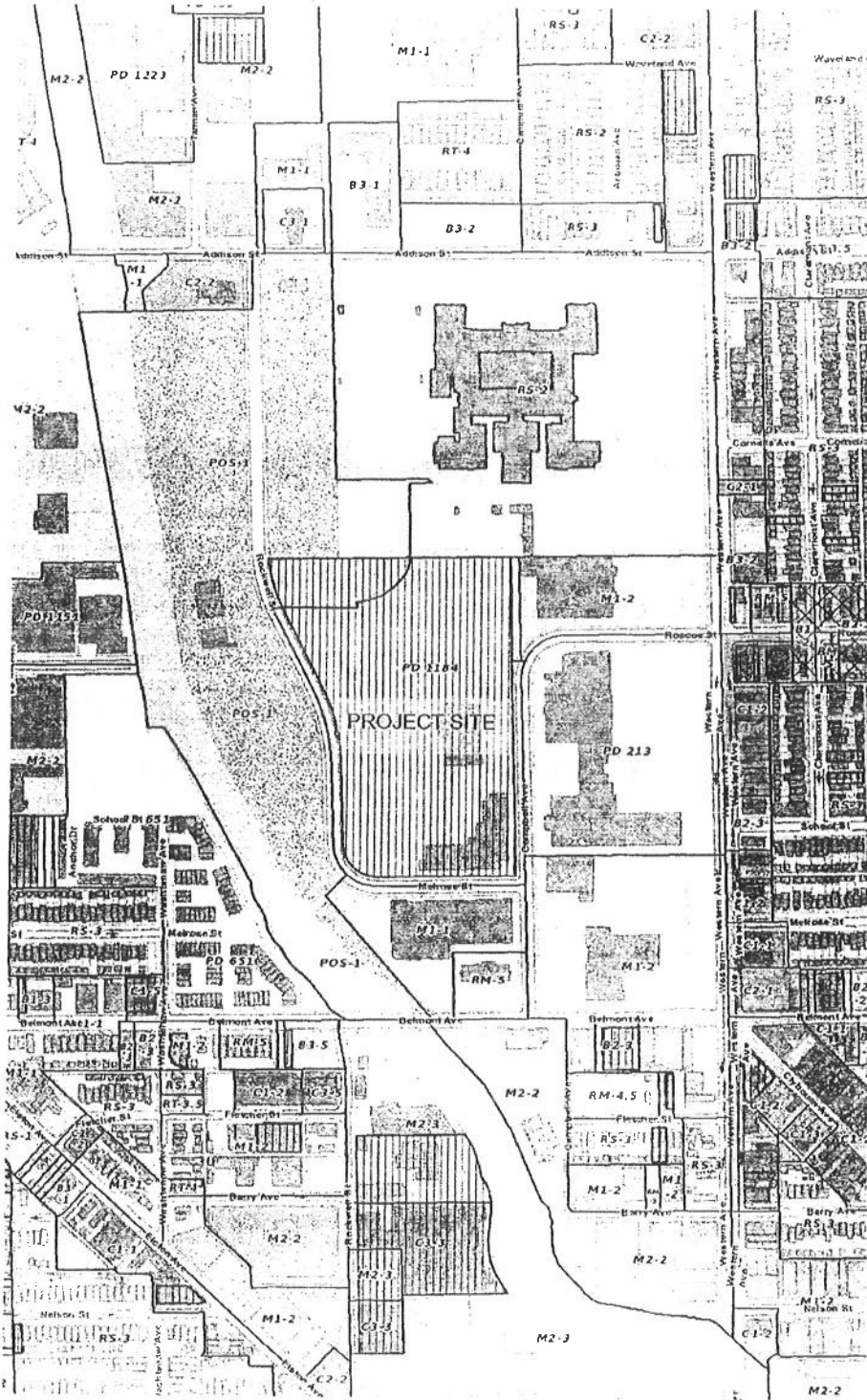
[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site/Landscape Plan; Interim Parking Plan; Landscape Details; Existing North, South, East and West Buildings 1 and 2 Elevations; and Proposed Athletics North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 17572 through 17584 of this *Journal*.]

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

Institutional Planned Development No. 1184, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	785,084 square feet
Net Site Area:	710,549 square feet
Maximum Floor Area Ratio:	1.2
Minimum Number of Off-Street Parking Spaces:	400
Minimum Number of Off-Street Loading Spaces:	3
Minimum Periphery Setbacks (for Buildings):	In accordance with the Site Plan
Maximum Building Height:	In accordance with the Building Elevations



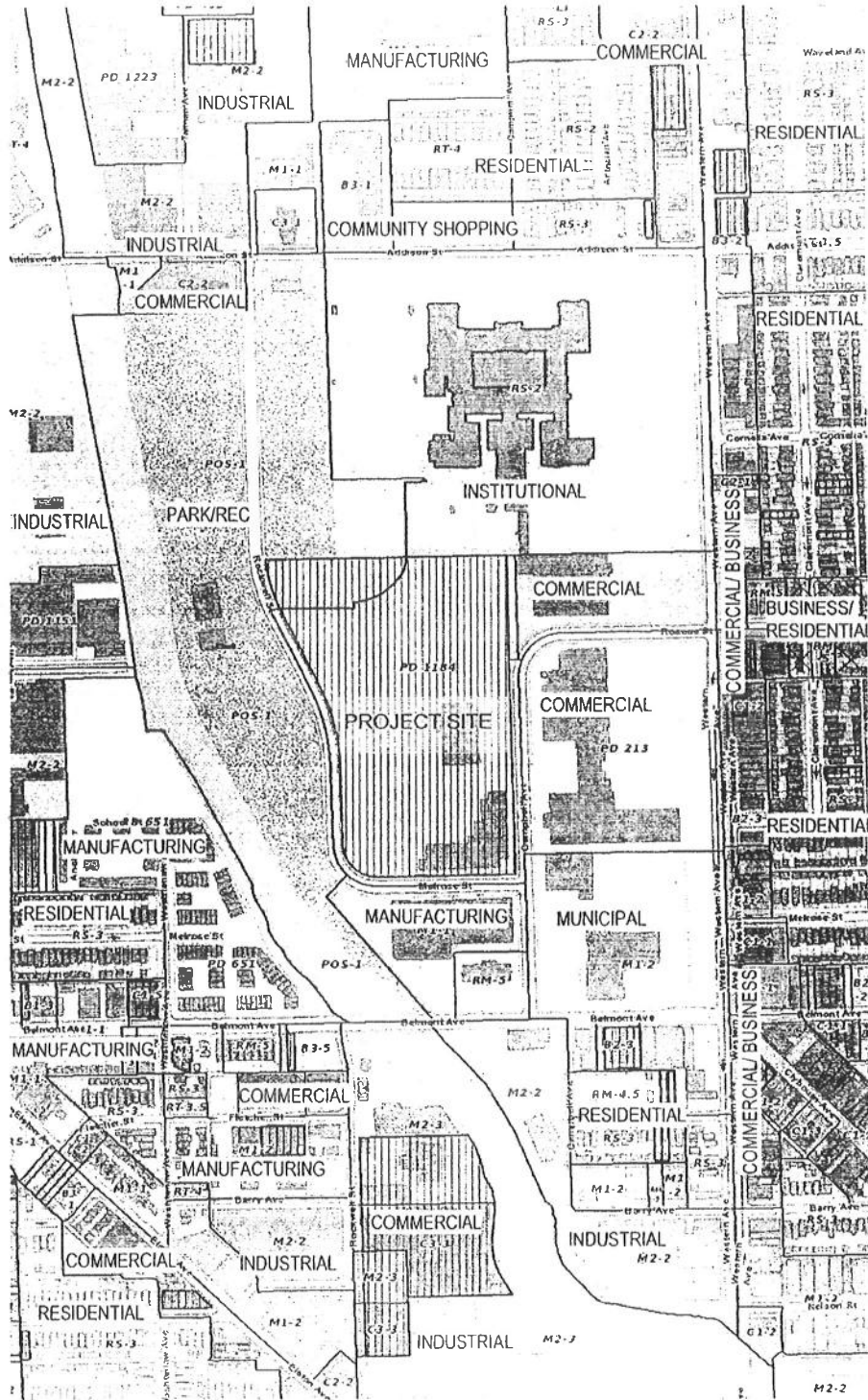
FINAL FOR PUBLICATION



EXISTING ZONING MAP

APPLICANT: DEPAUL COLLEGE PREP FOUNDATION
 ADDRESS: 3246-3360 N. Campbell Avenue / 2500-2546 W. Melrose Street / 3237-3429 N. Rockwell Street

INTRODUCTION DATE: OCTOBER 16, 2019
 PLAN COMMISSION: MAY 8, 2020



FINAL FOR PUBLICATION

EXISTING LAND-USE MAP



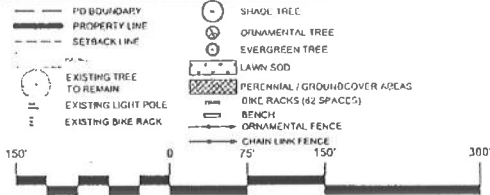
BULLEY & ANDREWS
Bulley & Andrews



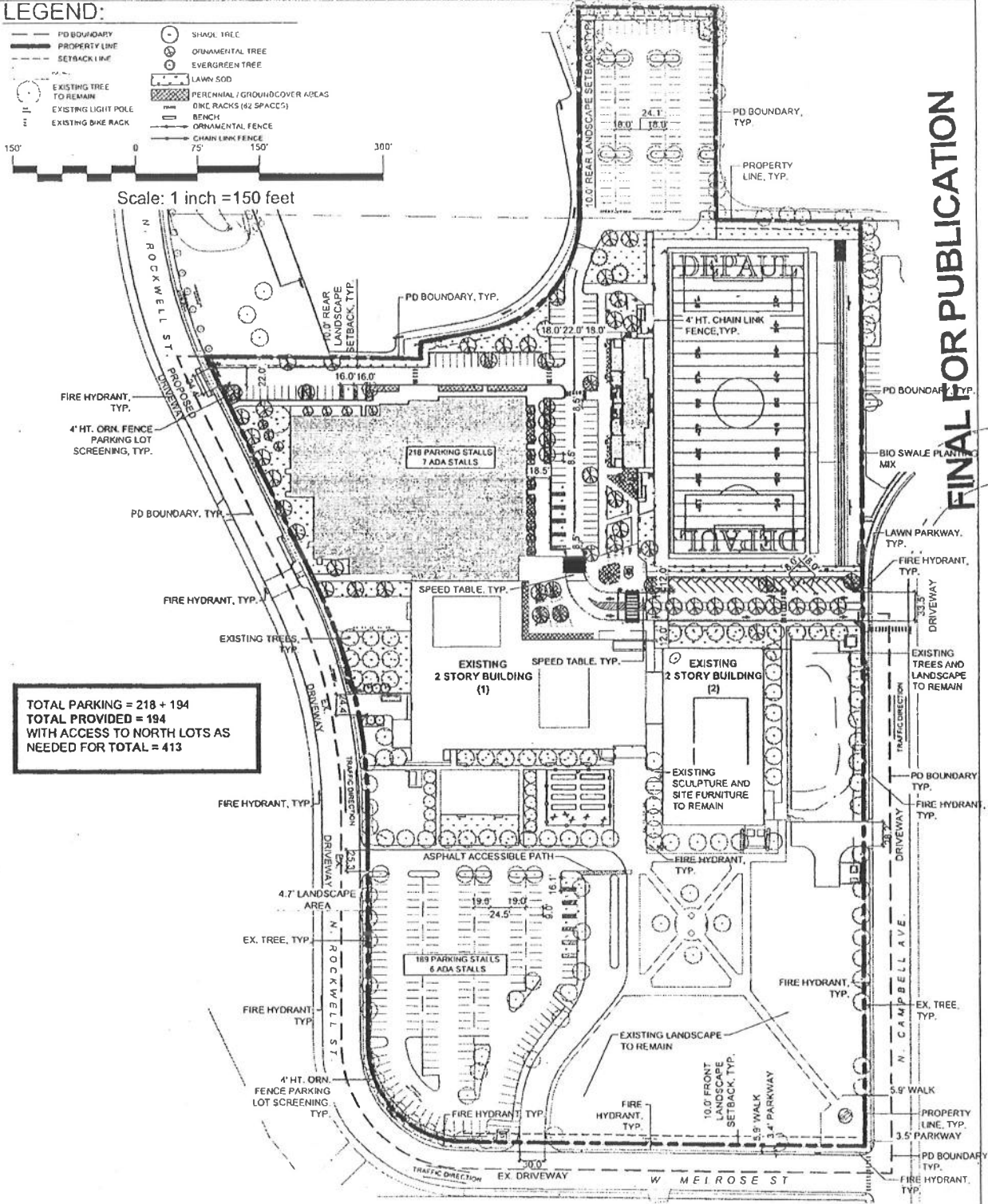
APPLICANT: DEPAUL COLLEGE PREP FOUNDATION
 ADDRESS: 3246-3360 N. Campbell Avenue / 2500-2546 W. Melrose Street / 3237-3429 N. Rockwell Street

INTRODUCTION DATE: OCTOBER 16, 2019
 PLAN COMMISSION: MAY 8, 2020

LEGEND:



Scale: 1 inch = 150 feet



TOTAL PARKING = 218 + 194
 TOTAL PROVIDED = 194
 WITH ACCESS TO NORTH LOTS AS
 NEEDED FOR TOTAL = 413

FINAL FOR PUBLICATION

SITE & LANDSCAPE PLAN

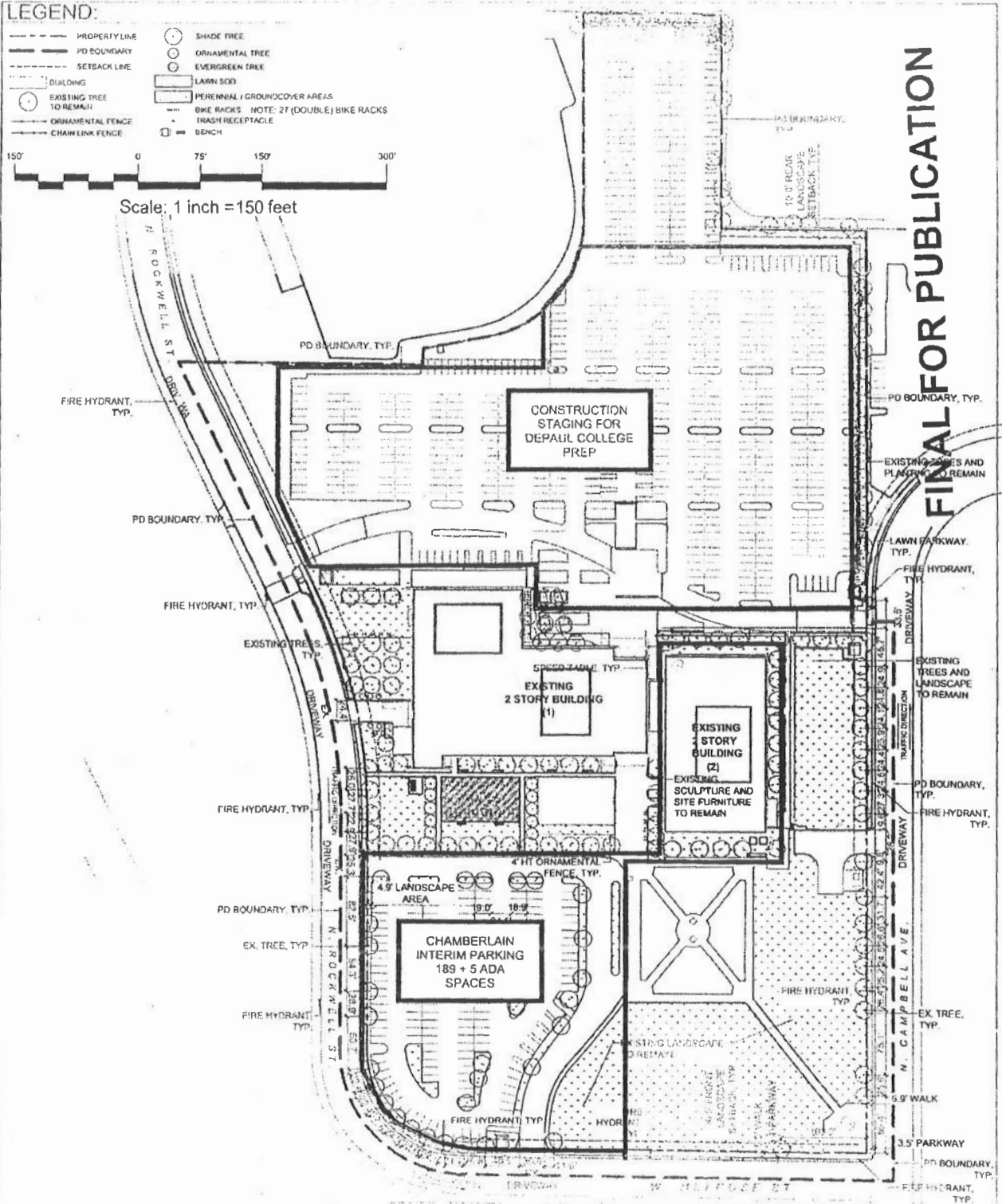


APPLICANT DEPAUL COLLEGE PREP FOUNDATION
 ADDRESS 3246-3360 N. Campbell Avenue / 2500-2546 W. Meirose Street / 3237-3429 N. Rockwell Street
 INTRODUCTION DATE: OCTOBER 16, 2019
 PLAN COMMISSION, MAY 8, 2020



LEGEND:

- PROPERTY LINE
- PD BOUNDARY
- SETBACK LINE
- BUILDING
- EXISTING TREE TO REMAIN
- ORNAMENTAL FENCE
- CHAIN LINK FENCE
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- LAWN SOO
- PERENNIAL / GROUND COVER AREAS
- BIKE RACKS NOTE: 27 (DOUBLE) BIKE RACKS
- TRASH RECEPTACLE
- BENCH



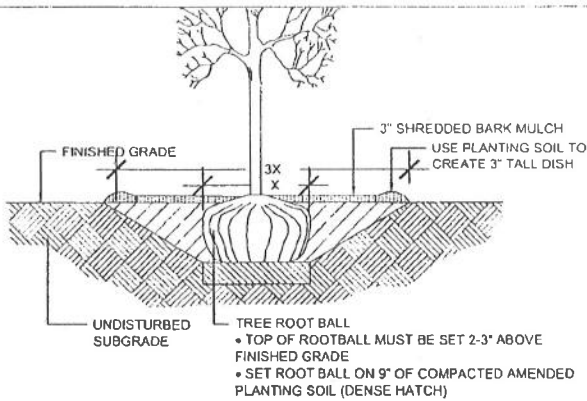
FINAL FOR PUBLICATION

INTERIM PARKING PLAN

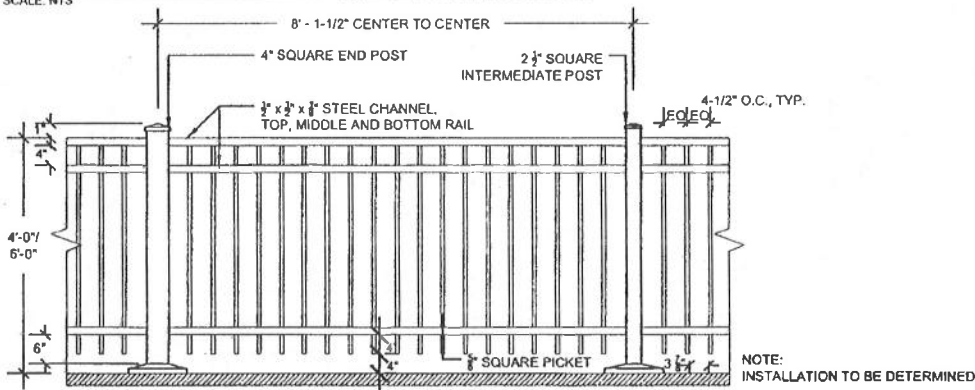


APPLICANT: DEPAUL COLLEGE PREP FOUNDATION
 ADDRESS: 3246-3360 N. Campbell Avenue / 2500-2546 W. Melrose Street / 3237-3429 N. Rockwell Street
 INTRODUCTION DATE: OCTOBER 16, 2019
 PLAN COMMISSION: MAY 8, 2020

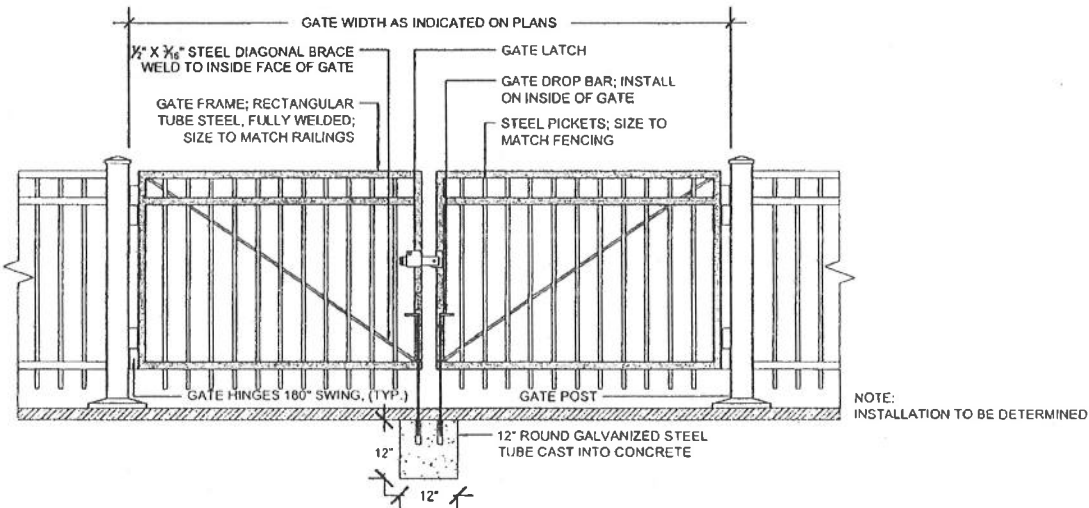
FINAL FOR PUBLICATION



1 SHADE/ORNAMENTAL TREE PLANTING DETAIL
SCALE: NTS



2 ORNAMENTAL FENCE - TYPICAL PANEL
SCALE: NTS



3 ORNAMENTAL GATE - DOUBLE LEAF
SCALE: NTS

LANDSCAPE DETAILS



APPLICANT: DEPAUL COLLEGE PREP FOUNDATION
ADDRESS: 3246-3360 N. Campbell Avenue / 2500-2546 W. Melrose Street / 3237-3429 N. Rockwell Street

INTRODUCTION DATE: OCTOBER 16, 2019
PLAN COMMISSION: MAY 8, 2020

Landscape Ordinance Analysis

Vehicular Use Area Calculation

Parkway Trees Required:	0	Trees required
Existing Parkway Trees:	0	
Proposed Parkway Trees:	0	
TOTAL PARKWAY TREES PROVIDED:	0	Trees provided
<i>Note: *Per Chicago Landscape Ordinance- Where parkway is less than 9 FT wide no street tree is required</i>		
Perimeter Trees required: (at 1 tree per 25 LF of perimeter landscape area)	0	Trees required
Existing Perimeter Trees:	14	
Proposed Perimeter Trees:	0	
TOTAL PERIMETER TREES PROVIDED:	14	Trees provided

Proposed Vehicular Use Area:	166,097	SF
Internal Landscape Required (10%):	16,610	SF required
TOTAL INTERNAL LANDSCAPE AREA PROVIDED:	17,689	SF
Internal Trees required as part of internal landscape area: (at 1 tree per 125 SF of req. internal landscape area)	133	Trees required
Existing Internal Trees:	86	
Proposed Internal Trees:	55	
TOTAL INTERNAL TREES PROVIDED:	141	Trees provided

Plant Palette

DePaul College Prep High School - Chicago, IL

Key	Botanical name	Common name	Min. Size	Notes
SHADE TREES				
CAC	Carpinus caroliniana	American Hornbeam	2.5" cal.	B&B
PLA	Platanus x acerifolia	London Plane Tree	2.5" cal.	B&B
QUB	Quercus bicolor	Swamp White Oak	2.5" cal.	B&B
QUM	Quercus macrocarpa	Bur Oak	2.5" cal.	B&B
SYR	Syringa reticulata	Japanese Lilac Tree	2.5" B&B	Central Leader
TIA	Tilia americana	American Linden	2.5" cal.	B&B
ULM	Ulmus americana	American Elm	2.5" cal.	B&B
ORNAMENTAL TREES				
AMC	Amelanchier canadensis 'Prince William'	Prince William Shadblow Serviceberry	8' Ht.	B&B
AMG	Amelanchier grandiflora 'Autum Brilliance'	Autumn Brilliance Apple Serviceberry	8' Ht.	B&B
CEC	Cercis canadensis	Eastern Redbud	8' Ht.	B&B
MAR	Malus 'Red Jewel'	Red Jewel Crabapple		B&B
DECIDUOUS SHRUBS				
ARM	Aronia melanocarpa	Black Chokeberry	36" B&B	4' O.C.
HAM	Hamamelis vernalis	Vernal Witchhazel	4' Ht.	B&B
HYA	Hydrangea arborescens 'Annabella'	Annabella Hydrangea	#5 Cont.	4' O.C.
RKO	Rosa 'Knockout'	Knockout Rose	24"	#5 Cont.
SYP	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	24" Ht.	B&B
VID	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	36" B&B	5' O.C.
PERENNIALS				
AAB	Astilbe x Arendsii 'Bridal Veil'	Astilbe	#1 Cont.	18" O.C.
ALP	Allium afghanense 'Purple Sensation'	Purple Allium	#1 Cont.	18" O.C.
CVZ	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis	#1 Cont.	
ECM	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	#1 Cont.	18" O.C.
HES	Hemerocallis 'Stella de Oro'	Yellow Daylily	#1 Cont.	12" O.C.
LIS	Liriope spicata	Lilyturf	3" Pot	12" O.C.
NEF	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	#1 Cont.	18" O.C.
RUH	Rudbeckia hirta	Black-eyed Susan	#1 Cont.	16" O.C.
SEA	Sedum 'Autumn Joy'	Autumn Joy Stone Crop	#1 Cont.	12" O.C.
SPH	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	24" O.C.
ORNAMENTAL GRASSES				
MIS	Miscanthus sinensis 'Purpureascens'	Purple Maiden Grass	#1 Cont.	24" O.C.
CAA	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 Cont.	24" O.C.
PEN	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	#1 Cont.	24" O.C.
SPH	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	24" O.C.
GROUND COVER AND VINES				
AJR	Ajuga reptans	Bugleweed	4" pots	12" O.C.
EUF	Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper	4" pots	12" O.C.
LIS	Liriope spicata	Creeping Lilyturf	4" pots	12" O.C.
PAT	Pachysandra terminalis 'Green Carpet'	Green Carpet Japanese Spurge	4" pots	12" O.C.

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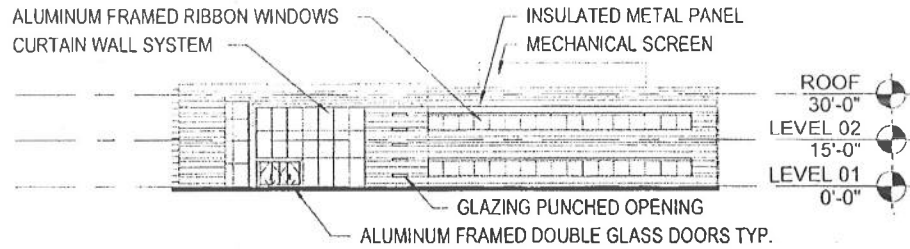
LANDSCAPE DETAILS



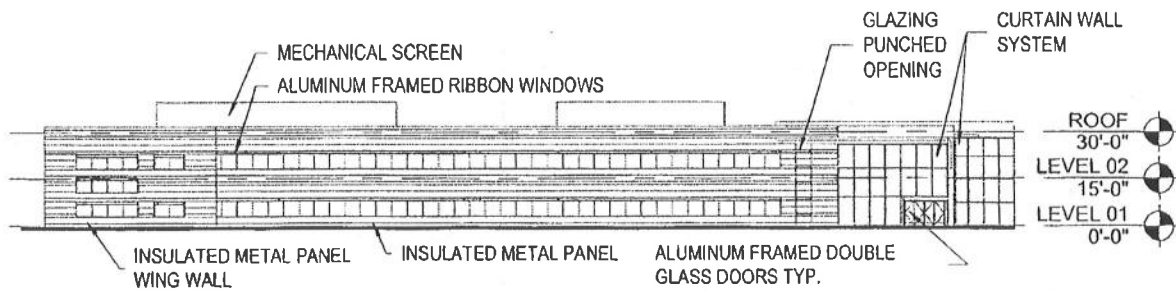
APPLICANT: DEPAUL COLLEGE PREP FOUNDATION
 ADDRESS: 3246-3360 N. Campbell Avenue / 2500-2545 W. Melrose Street / 3237-3429 N. Rockwell Street

INTRODUCTION DATE: OCTOBER 16, 2019
 PLAN COMMISSION, MAY 8, 2020

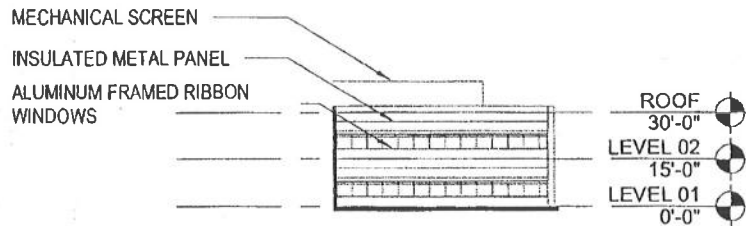
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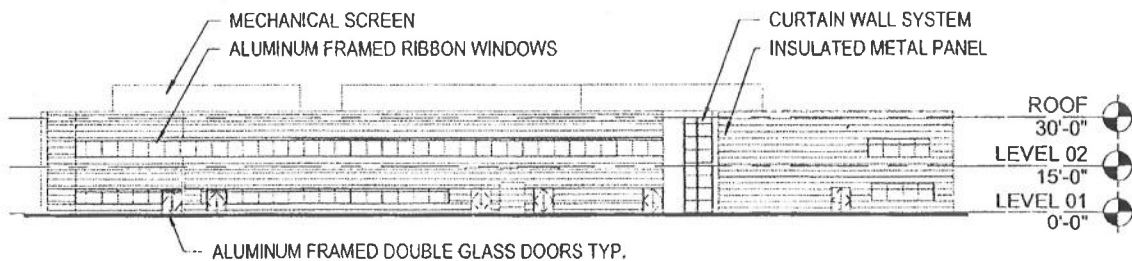
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EXISTING BUILDING (1) - SOUTH



EXISTING BUILDING (1) - EAST



EXISTING BUILDING (1) - WEST

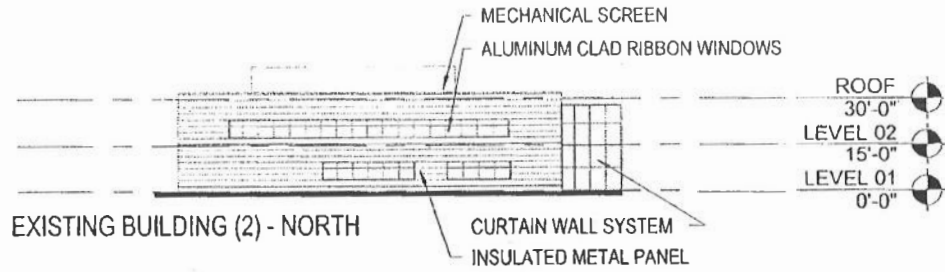
EXISTING BUILDING (1) ELEVATIONS



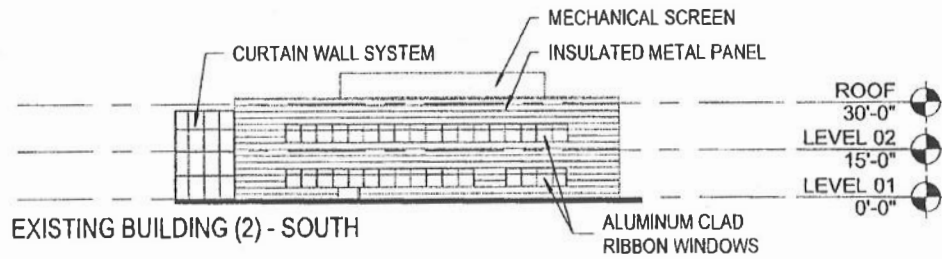
APPLICANT: DEPAUL COLLEGE PREP FOUNDATION
 ADDRESS: 3246-3360 N. Campbell Avenue / 2500-2546 W. Mekeuse Street / 3237-3429 N. Rockwell Street

INTRODUCTION DATE: OCTOBER 16, 2019
 PLAN COMMISSION: MAY 8, 2020

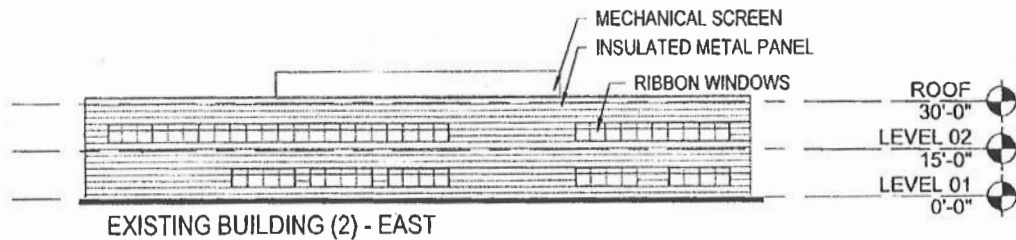
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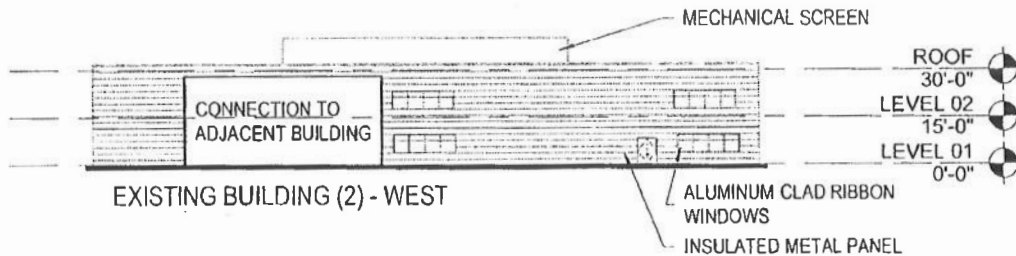
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EXISTING BUILDING (2) - SOUTH



EXISTING BUILDING (2) - EAST



EXISTING BUILDING (2) - WEST

EXISTING BUILDING (2) ELEVATIONS



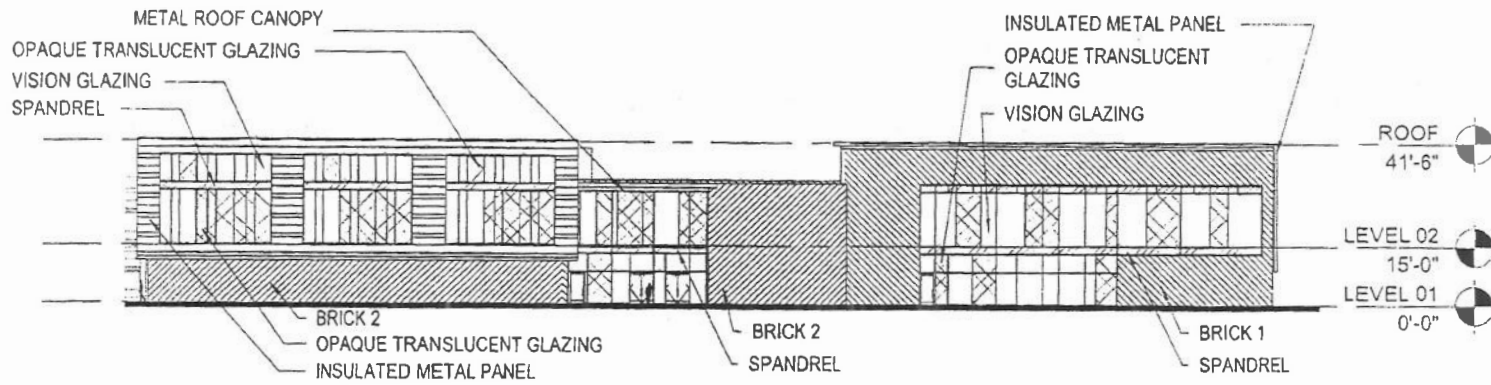
APPLICANT: DEPAUL COLLEGE PREP FOUNDATION
 ADDRESS: 3246-3360 N. Campbell Avenue / 2500-2546 W. Metrose Street / 3237-3429 N. Rockwell Street

INTRODUCTION DATE: OCTOBER 16 2019
 PLAN COMMISSION MAY 8, 2020

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5/20/2020

REPORTS OF COMMITTEES



PROPOSED BUILDING - NORTH

17581

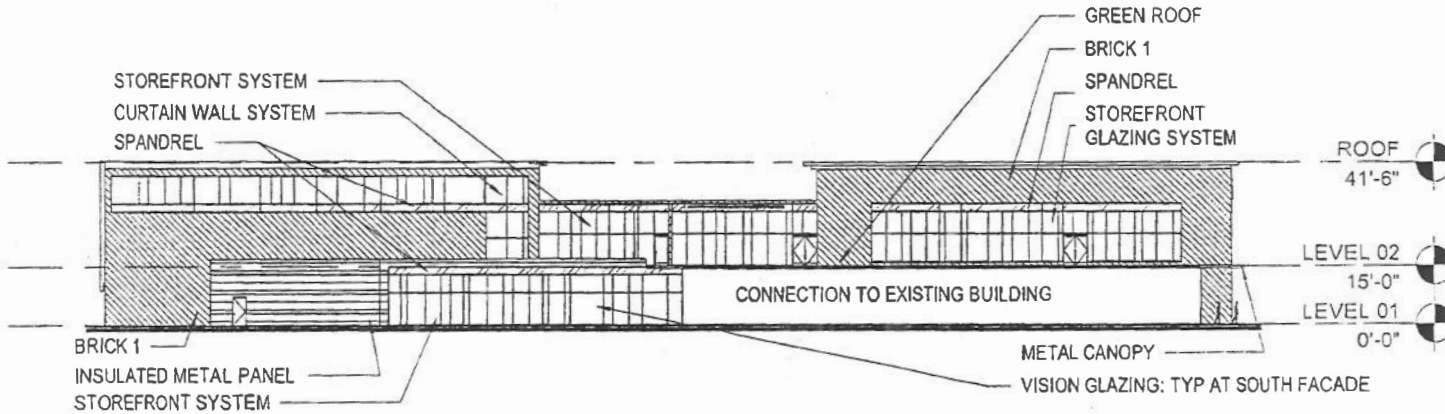


PROPOSED ATHLETICS BUILDING ELEVATIONS

APPLICANT: DEPAUL COLLEGE PREP FOUNDATION
ADDRESS: 3248-3360 N. Campbell Avenue / 2500-2546 W. Melrose Street / 3237-3429 N. Rockwell Street

INTRODUCTION DATE: OCTOBER 16 2019
PLAN COMMISSION: MAY 8, 2020

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PROPOSED BUILDING - SOUTH

17582

JOURNAL--CITY COUNCIL--CHICAGO

5/20/2020

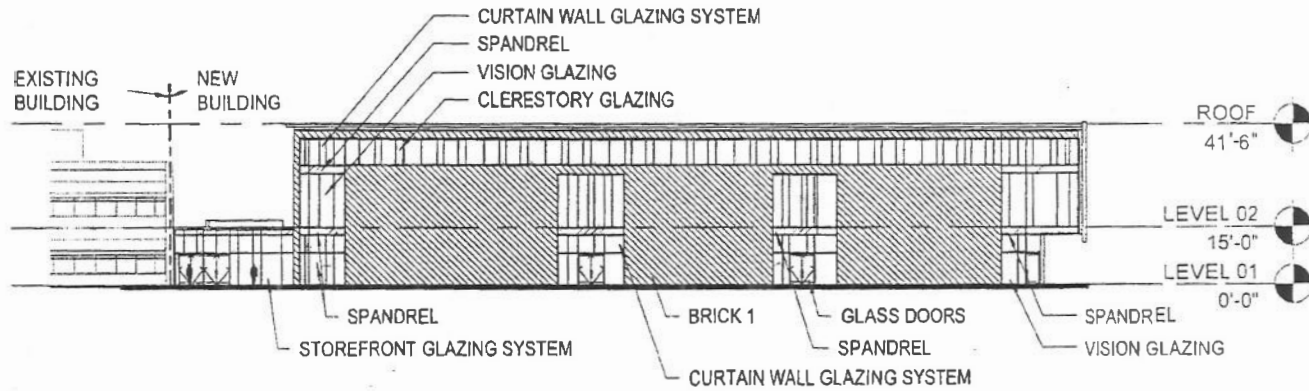
PROPOSED ATHLETICS BUILDING ELEVATIONS



APPLICANT: DEPAUL COLLEGE PREP FOUNDATION
 ADDRESS: 3246-3360 N. Campbell Avenue / 2500-2546 W. Melrose Street / 3237-3429 N. Rockwell Street

INTRODUCTION DATE: OCTOBER 16, 2019
 PLAN COMMISSION: MAY 8, 2020

FINAL FOR PUBLICATION



PROPOSED BUILDING - EAST

5/20/2020

REPORTS OF COMMITTEES

17583

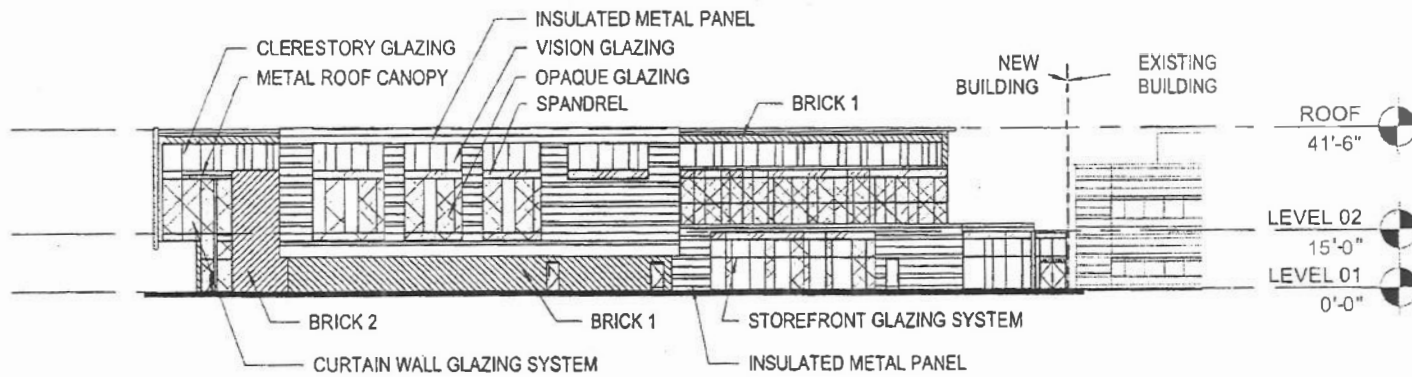


PROPOSED ATHLETICS BUILDING ELEVATIONS

APPLICANT: DEPAUL COLLEGE PREP FOUNDATION
 ADDRESS: 3246-3360 N. Campbell Avenue / 2500-2546 W. Metrose Street / 3237-3429 N. Rockwell Street

INTRODUCTION DATE: OCTOBER 16, 2019
 PLAN COMMISSION MAY 3, 2020

FINAL FOR PUBLICATION



PROPOSED BUILDING - WEST

17584

JOURNAL--CITY COUNCIL--CHICAGO

5/20/2020



PROPOSED ATHLETICS BUILDING ELEVATIONS

APPLICANT: DEPAUL COLLEGE PREP FOUNDATION
 ADDRESS: 3245-3360 N. Campbell Avenue / 2500-2545 W. Melrose Street / 3237-3429 N. Rockwell Street

INTRODUCTION DATE: OCTOBER 16, 2019
 PLAN COMMISSION: MAY 8, 2020



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 21, 2019

Richard F. Klawiter
DLA Piper
444 W. Lake St., Suite 900
Chicago, IL 60606-0089

Re: Minor change request for PD No. 1184, Sub-Area A, Temp. parking reduction

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Institutional Planned Development No. 1184 ("PD 1184"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1184.

Your client and the owner of all of the property within PD 1184, DePaul College Prep Foundation, is seeking a minor change to allow for a temporary reduction in the minimum number of accessory parking spaces within Subarea A from 425 to 0. This will result in an overall PD parking reduction from 610 to 194 spaces for the existing Chamberlain School of Nursing. It will also allow DePaul College Prep to begin phase one of their new campus development.

DePaul College Prep has filed an application to amend PD 1184 in order to consolidate existing Subareas A and B and add approximately 42,432 square feet of net site area to the PD. They are relocating their school and seeking to begin work as soon as possible to allow occupancy for the 2020 school year. The phase one work substantially conforms to the existing PD, except with respect to parking. Therefore, while the proposed amendment is pending, they are requesting temporary relief from the minimum parking requirements in Subarea A to facilitate the timely commencement of work. As shown on the attached Interim Parking Plan, the existing surface parking lot will be used for temporary construction staging followed by the installation of an athletic field.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed temporary parking reduction 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. During the interim stage, Chamberlain School of Nursing will continue to operate and will have access to and use of 194 parking spaces within Subarea B. Based on 50 full-time faculty, a minimum of 150 parking spaces is required for the school. Additionally, the property is within a transit served location and is thereby eligible for a parking reduction, pursuant to Section 17-10-0102-B of the Zoning Ordinance.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1184, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



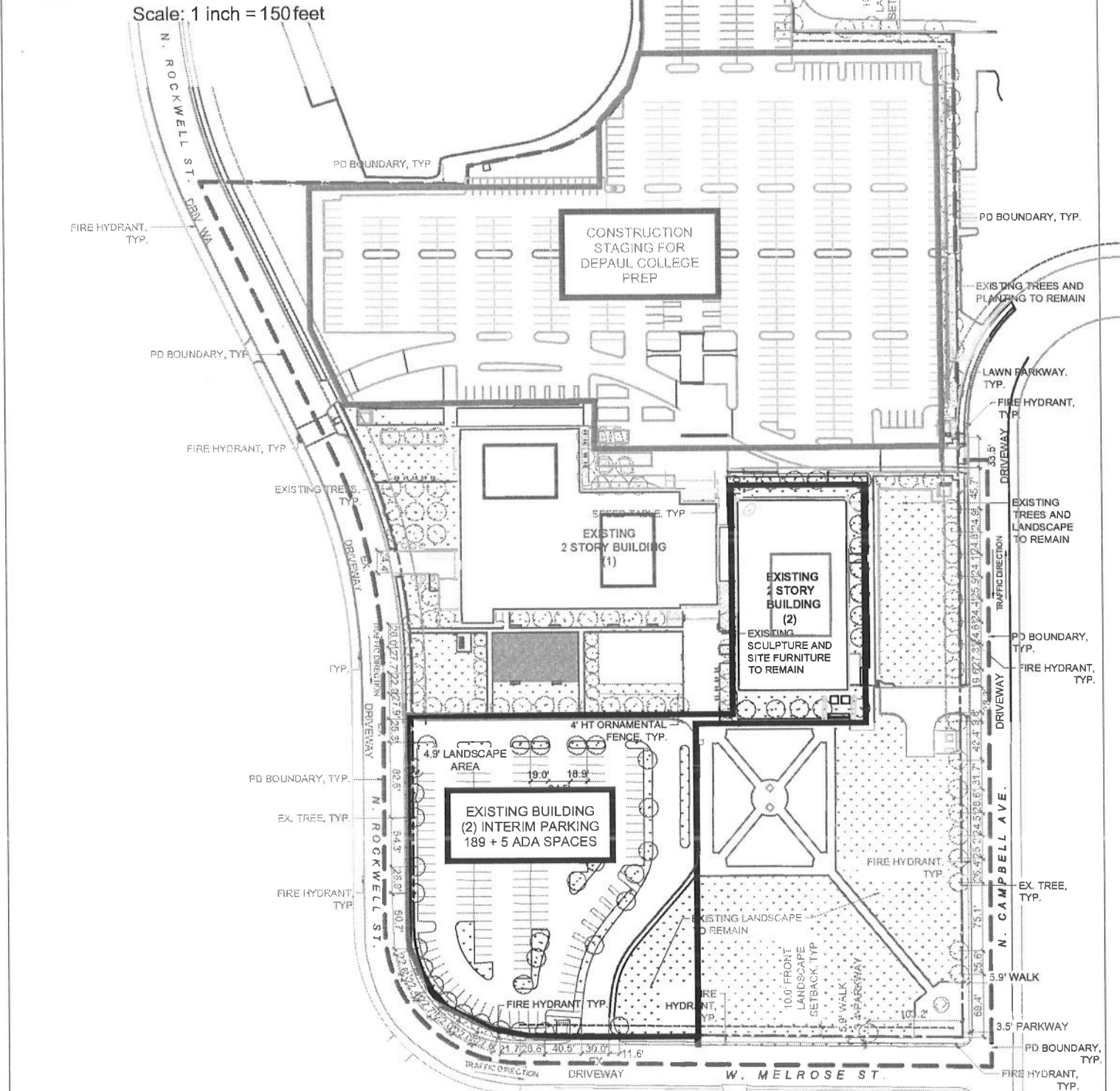
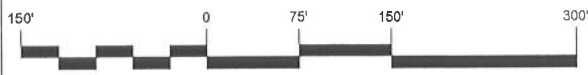
Patrick Murphey
Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Heidi Sperry, Main file

LEGEND:

- PROPERTY LINE
- - - PD BOUNDARY
- · - · SETBACK LINE
- ▭ BUILDING
- EXISTING TREE TO REMAIN
- ORNAMENTAL FENCE
- CHAIN LINK FENCE
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- ▨ LAWN SOD
- ▨ PERENNIAL / GROUNDCOVER AREAS
- ▨ BIKE RACKS NOTE: 27 (DOUBLE) BIKE RACKS
- ▨ TRASH RECEPTACLE
- ▨ BENCH



INTERIM PARKING PLAN



APPLICANT: DEPAUL COLLEGE PREP FOUNDATION
 ADDRESS: 3246-3360 N. Campbell Avenue / 2500-2546 W. Melrose Street / 3237-3429 N. Rockwell Street



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 15, 2015

Joseph Q. McCoy
Bryan Cave LLP
161 N. Clark Street
Suite 4300
Chicago, IL 60601-3315

**Re: Administrative Relief request for Institutional Planned Development No. 1184
Sub-Area A, 3300 N. Campbell Avenue/3333 N. Rockwell Street**

Dear Mr. McCoy:

Please be advised that your request for a minor change to Institutional Planned Development No. 1184 ("PD 1184"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1184.

Your client and the owner of all of the property within Sub-Area A, DeVry Education Group, Inc. ("DeVry"), is seeking administrative relief to allow for a reduction in the number of required trees to be planted along the northern boundary of Sub-area A, at 3300 N. Campbell Ave. and 3333 N. Rockwell St. On January 18, 2012, site plan approval was granted for the construction of a new building within DeVry's campus, along with a new 553-car landscaped parking lot along the northern boundary of PD 1184.


Since that time, DeVry entered into a lease agreement with the Board of Education of the City of Chicago ("CPS") and the portion of the property where the trees were to be planted was contributed to a public-private partnership between CPS, the Chicago Park District, the Chicago Cubs and the Kerry Wood Foundation for the development of a public high school baseball stadium. Therefore, that portion is now occupied by CPS and DeVry no longer has access to plant the remaining 43 trees as identified on the As-Built Landscape Plan.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed tree reduction 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. 1184, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

In your letter, you also requested the release of a \$275,000.00 landscape deposit currently being held by the City of Chicago. However, your deposit cannot be released until your project passes a landscape inspection. Please contact Ron Daye of my staff at rdaye@cityofchicago.org for more information on that process.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

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

17266

10/5/2011

REPORTS OF COMMITTEES

9195

Reclassification Of Area Shown On Map No. 9-1.
(As Amended)
(Application No. 17266)
(Common Address: 3246 -- 3360 N. Campbell Ave., 2500 --
2546 W. Melrose St.; And 3237 -- 3429 N. Rockwell St.)

IPD 1184

[SO2011-3974]

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 M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 9-1 in the area bounded by:

West Melrose Street; North Rockwell Street; a line 1,050 feet south of and parallel to West Addison Street; then a line 287.45 feet west of North Rockwell Street; a line 1,030 feet south of West Addison Street connected by a concave line having an arc length of 207.92 feet running to the northeast with a radius of 164 feet to a point 1,103.94 feet north of and parallel to West Melrose Street; a line 634.84 feet north of West Melrose Street and perpendicular to North Campbell Avenue; and North Campbell Avenue,

to those of a C1-1 Neighborhood Commercial District, and then to an Institutional Planned Development.

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

Plan of Development Statements attached to this ordinance read as follows:

Institutional Planned Development No. 1184.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development Number 1184 (the "Planned Development") consists of approximately 668,117 square feet (15.337 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned and controlled by DeVry, Inc. (the "Applicant").
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assigns and grantees. Any dedication, opening or vacation of public streets, alleys or easements, or any adjustment of the public right-of-way shall require a separate submittal on behalf of the Applicant or its successors, assign or grantees and approval by the City Council.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal 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, then to the owners of record title to all of the Property and to 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 be defined by Section 17-8-0400 of the Chicago Zoning Ordinance.
4. This plan of development consists of eighteen (18) statements; a Bulk and Use Table; a Vicinity Plan; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; a Green Roof Plan; and Building Elevations and Sections, all prepared by Solomon Cordwell Buenz, dated September 15, 2011. 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 Chicago 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 Property within the Planned Development is indicated on the Planned Development Boundary and Property Line Map. Subject to the Bulk Regulations and Data Table, the following uses are permitted on the Property: all uses permitted within the Public and Civic Use Group within the C1-1 Neighborhood Commercial District, school. The following uses are excluded: Hospitals, Residential Uses, Industrial Uses, and Commercial Uses within the C1-1 Neighborhood Commercial District.
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 Housing and Economic Development (the "Department"). Off-premises signs are prohibited within the boundary of the Planned Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject to the review and approval of the Department of Transportation and the Department of Housing and Economic Development.
8. Ingress or egress shall be subject to the review and approval of the Department of Transportation and the Department of Housing and Economic Development. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. Prior to Part II approval, the Applicant shall develop a Travel Demand Management ("TDM") plan and submit to CDOT for review and approval. This plan should contain details and schedule

on the implementation and integration of measures that reduce the dependence on travel by single-occupant automobiles by faculty, staff, and students and provides real choice among alternative modes of transportation, including walking, biking, transit, and carpooling. A copy of this CDOT approved plan must be forwarded to the Department of Housing and Economic Development at the time of Part II submittal.

9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance, a Part II Review Fee shall be assessed by the Department. 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.
12. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Commissioner of the Department 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, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Housing and Economic Development.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the improvements on 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 ("MOPD") 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 Applicant and each developer of any portion of the Property at the time of a project shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of the City of Chicago or any other provision of that Code.

16. Prior to the Part II Approval (per Section 17-13-0610 of the Chicago Zoning Ordinance) in Subareas A and B, the Applicant shall submit a site plan, landscape plan and building elevations for the specific subarea(s) for review and approval by the Department of Housing and Economic Development. Review and approval by the Department of Housing and Economic Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Subarea Site Plan Approval submittals need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. If the Subarea Site Plan Approval Submittals substantially conform to the provisions of the Planned Development, the Department of Housing and Economic Development shall approve the submittal in a prompt and timely manner. Following approval by the Department of Housing and Economic Development, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development. After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern.

Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- a fully-dimensioned site plan (including a footprint of the proposed improvements);
 - fully-dimensioned building elevations;
 - fully-dimensioned landscape plan(s);
 - statistical information applicable to the subject subarea, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks; and
 - any Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.
17. 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. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department.

17266

- 18. Unless substantial construction of at least the improvements contemplated within one of the three subareas in this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to a C1-1 Neighborhood Commercial District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development and Property Line Map; Site/Landscape Plan; Green Roof Plan; Building Elevations and Sections; and Vicinity Plan referred to in these Plan of Development Statements printed on pages 9201 through 9207 of this *Journal*.]

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

Bulk And Use Table.

Underling Zoning	C1-1
Gross Site Area:	
Subarea A:	497,762 square feet
Subarea B:	244,890 square feet
Total:	742,652 square feet
Net Site Area:	
Subarea A:	466,815 square feet
Subarea B:	201,302 square feet
Total:	668,117 square feet
Maximum Floor Area Ratio:	
Subarea A:	0.4
Subarea B:	1.0
Total:	1.2
Site Coverage:	In accordance with the Site Plan

Minimum Number of Accessory
Parking Spaces:

Subarea A:	425
Subarea B:	185
Total:	610

Maximum Allowed Accessory
Parking Spaces:

Subarea A:	553
Subarea B:	185
Total:	738

Bicycle Parking:

Total:	1 bike/10 cars (Maximum 50)
--------	-----------------------------

Minimum Number of Loading Docks:

Subarea A:	2 -- proposed
Subarea B:	1 -- existing

Minimum Building Setbacks: In accordance with the Site Plan

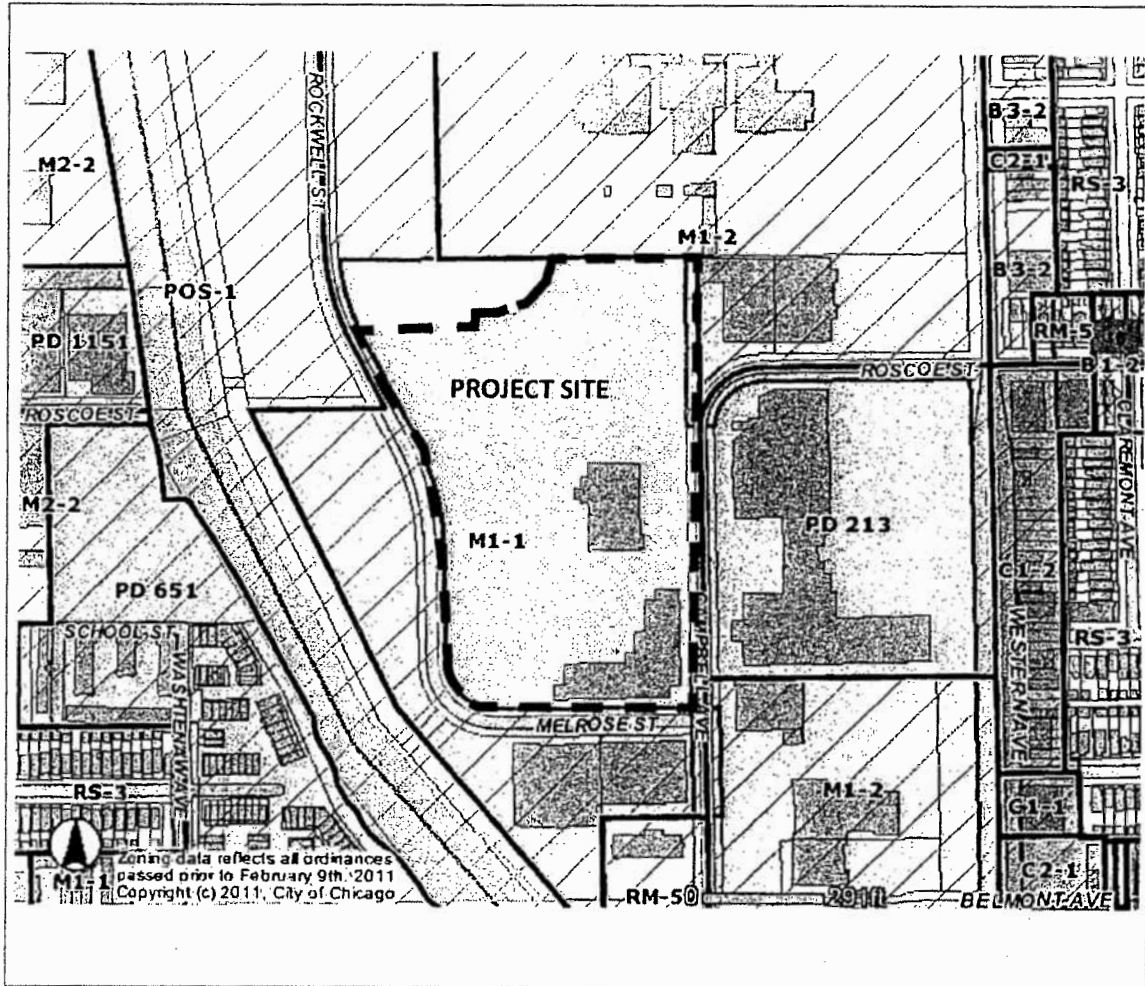
Maximum Building Height:

Subarea A:	33 feet, 4 inches
Subarea B:	per existing building height

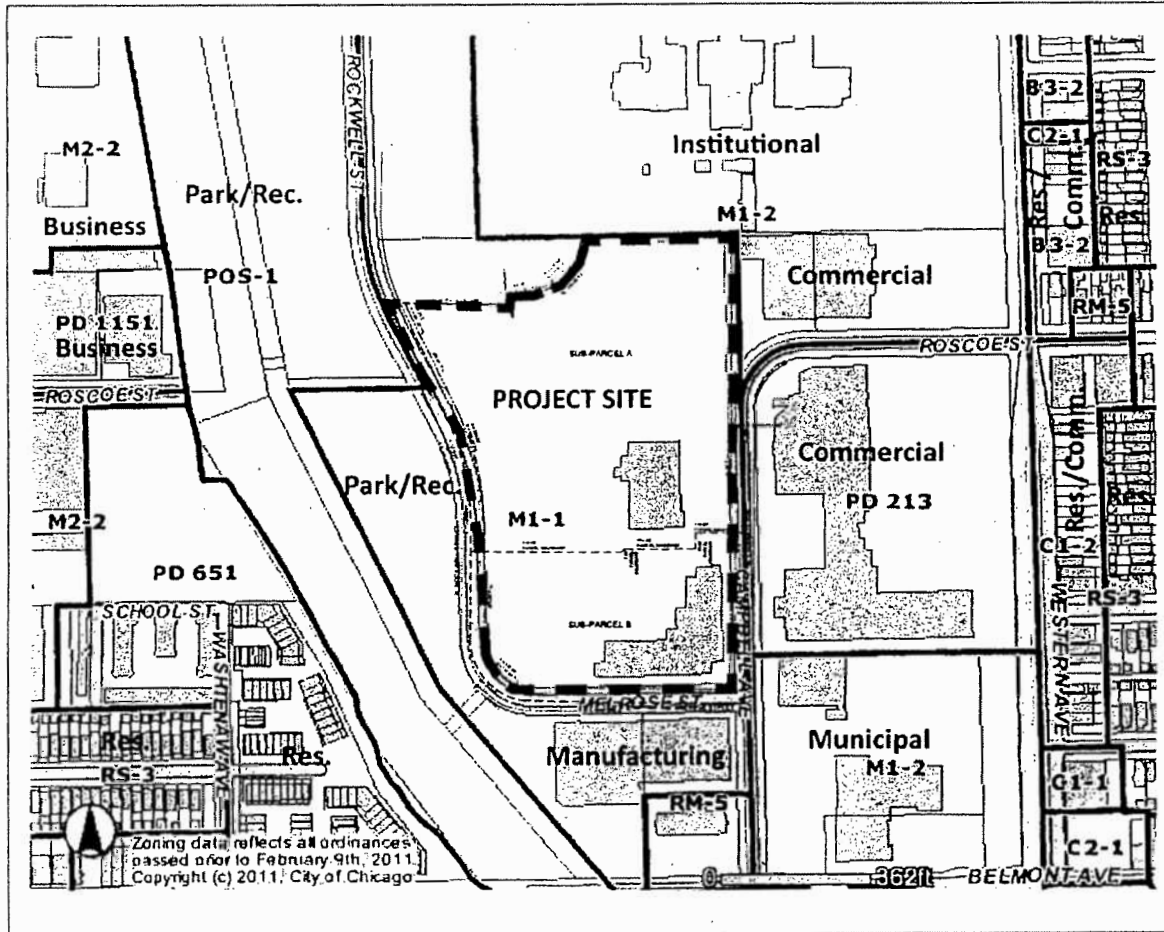
Setbacks:

Front:	10 feet landscaped setback
Rear:	10 feet landscaped setback
Side:	N.A.

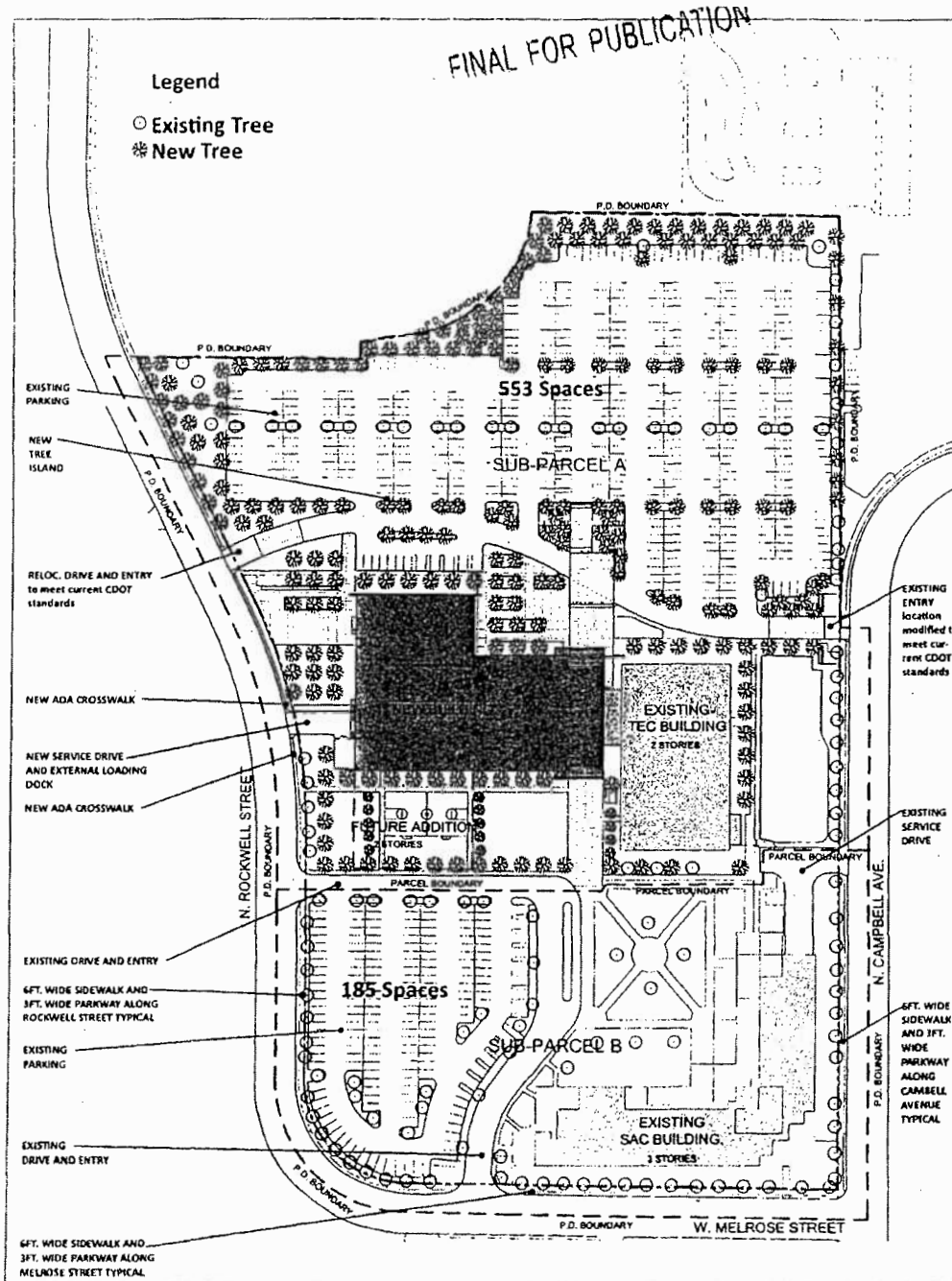
Existing Zoning Map.



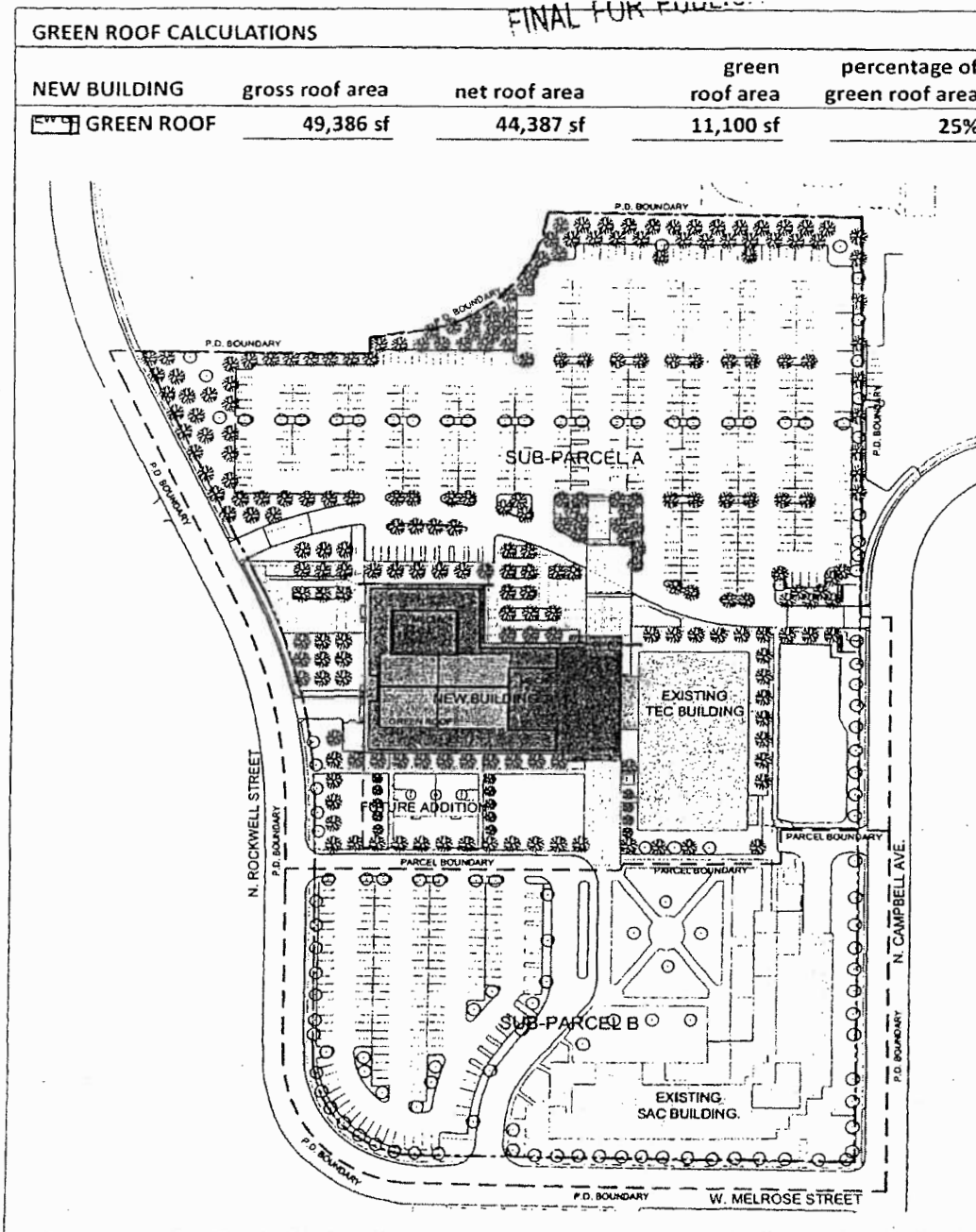
Existing Land-Use Map.



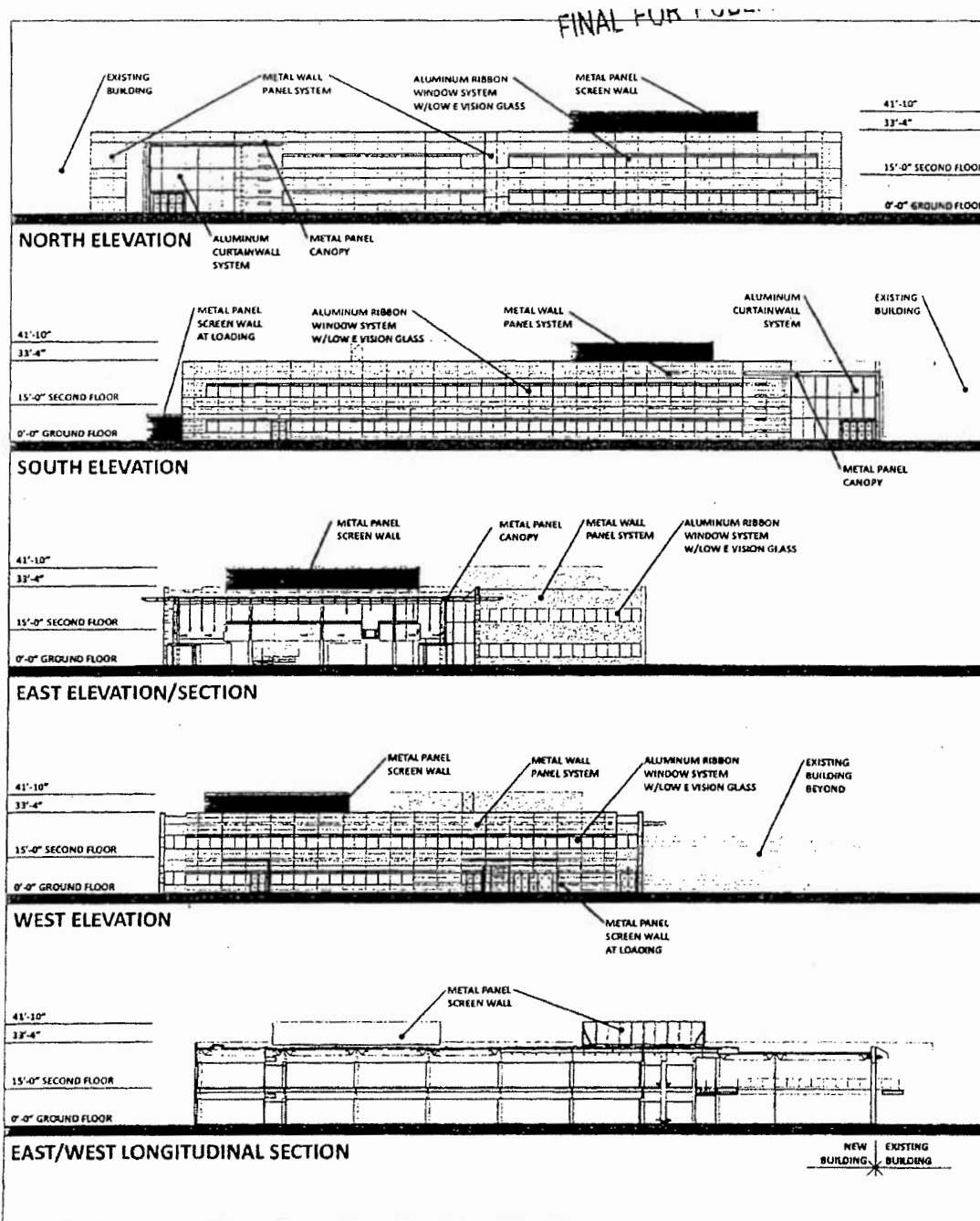
Site/Landscape Plan.



Green Roof Plan.



Building Elevations And Sections.



Vicinity Plan.

