

*Reclassification Of Area Shown On Map No. 19-H.*  
(As Amended)  
(Application No. 20743)  
(Common Address: 7416 -- 7460 N. Ridge Blvd.)

IPD 180, AA

[SO2021-2467]

*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 the Planned Development Number 180 District symbols and indications as shown on Map Number 19-H in the area bounded by:

a line 145.15 feet north of the centerline of West Birchwood Avenue or the line thereof if extended where no street exists; North Ridge Boulevard; the north line of West Jarvis Avenue or the line thereof if extended where no street exists; North Oakley Avenue; a line 12 feet south of the centerline of West Birchwood Avenue or the line thereof if extended where no street exists; and a line 37.93 feet east of North Oakley Avenue or the line thereof if extended where no street exists,

to those of Planned Development Number 180, as amended District.

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 No. 180.*

*Planned Development Statements.*

1. The area delineated herein as Institutional Planned Development Number 180, as amended ("Planned Development") consists of a net site area of 628,416 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned by Benedictine Sisters of Chicago and is also known as the Applicant.
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"), each subarea, 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.

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

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 plan of development consists of 18 Statements; a Bulk Regulations Table; a Subarea Plan; an interim Landscape Plan; and a Planned Development Boundary and Property Line Map. Full-sized copies of the aforementioned documents are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code (the "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 Subarea A and Subarea B delineated herein as the Planned Development.

Subarea A:

Elderly housing and assisted living (elderly custodial care); and accessory parking, loading, and storage uses.

Subarea B:

Convent, residential dwellings; academic and related uses; private recreational areas; and off-street parking.

6. Any material development in Subarea A shall be submitted and processed under Site Plan Review pursuant to Section 17-13-0801 through Section 17-13-05 of the Chicago Zoning Ordinance. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any buildings, the Applicant shall submit a site plan, landscape plan and building elevations ("Site Plan Submittal") for review and approval by the Department of Planning and Development ("DPD"). Upon submittal, DPD and the Applicant shall notify the alderman of the ward in which a Site Plan Submittal is located and, in conjunction with the Site Plan Submittal, the Applicant shall be subject to a public review process that is facilitated by such alderman. In addition, the Applicant will provide an informational presentation to the Chicago Plan Commission prior to approval. Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development.

Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development and provided the Applicant has timely provided all Site Plan

Submittals, the Commissioner shall issue such Site Plan Approval. Following the approved Site Plan Approval, 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.

Any Site Plan Submittal shall, at a minimum, provide the following information:

- a. The boundaries of the property;
  - b. The footprint of the improvements;
  - c. Location and dimensions of all parking spaces and loading berths;
  - d. Preliminary landscaping plan prepared by a landscape architect;
  - e. All pedestrian circulation routes;
  - f. Preliminary building sections and elevations of the improvements with a preliminary building materials list; and
  - g. Statistical information applicable to the property limited to the following:
    - (1) floor area and floor area ratio;
    - (2) uses to be established;
    - (3) building heights;
    - (4) all setbacks, required and provided;
    - (5) floor area devoted to all uses (office, dwelling, et cetera);
    - (6) number of dwelling units (if applicable);
    - (7) occupancy counts (if applicable);
    - (8) number of loading spaces/berths;
    - (9) an approved Site Plan by CDOT, Fire Prevention Bureau, Mayor's Office for People with Disabilities, and the Building Department's Division of Storm Water Management; and
    - (10) any other information necessary to illustrate substantial conformance with the Planned Development.
7. 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.

8. 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.
9. The maximum permitted floor area ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 628,417 square feet.
10. 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. For Subarea A, the first installment of the Part II review fee shall be due upon Site Plan Submittal and the second installment shall be due at the time of Part II review for such phase. 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.
11. The Site and Landscape Plans shall be in substantial conformance with the City of Chicago Landscape Ordinance and any other corresponding regulations and guidelines, 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.
12. 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.
13. 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 of each subarea.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities 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 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 Site Plan review process and the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
  
16. The Applicant acknowledges and agrees that the rezoning of the Property Planned Development 180 to Planned Development 180, as amended, triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). The Applicant may sell Subarea A to a senior living developer. Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project ("ARO Units") as affordable units, or with the approval of the Commissioner of the Department of Housing ("DOH") (subject to the transition provisions of Section 2-44-040(c)), in consultation with the Commissioner of the Department of Planning and Development ("DPD") as appropriate; (ii) pay a fee in lieu of the development of the ARO Units (Cash Payment); or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the ARO Units on-site or off-site (Required Units). If the developer elects to provide ARO Units off-site, the off-site ARO Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area within the meaning of the ARO. The Planned Development permits the construction of a maximum of 100 residential units. If the Applicant constructs the maximum number of units permitted hereunder, the Applicant's affordable housing obligation is 10 ARO Units (10 percent of 100), 3 of which are Required Units (25 percent of 100, rounded up). The Applicant may sell Subarea A to a senior living developer. The Applicant or its successor in interest to Subarea A may construct up to 10 ARO Units on-site or as few as 3 ARO Units on-site. In the event that the Applicant or its successor in interest to Subarea A constructs less than 10 ARO Units on-site or off-site, the Applicant or its successor in interest must make a Cash Payment of \$134,242 per ARO Unit not constructed on-site or off-site for a Cash Payment of up to \$939,694 to the Affordable Housing Opportunity Fund (\$134,242 per unit x 7 ARO Units). The Applicant agrees that the ARO rental Units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of ARO Units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Housing for review and approval, and DOH may adjust the number of required ARO Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-44-080(L). The cash payment will be recalculated at the

time of payment (including partial payments for phased developments) and may be adjusted based on changes in the consumer price index in accordance with Section 2-44-080. The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

17. 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 Site Plan 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. 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.

18. 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 Planned Development Number 180, as established by City Council of the City of Chicago, September 28, 1977.

[Property Line and Right-of-Way Adjustments Map; and Interim Landscape Plan referred to in these Plan of Development Statements printed on pages 33995 and 33996 of this *Journal*.]

Bulk Regulations and Data Table, ARO Affordable Housing Profile Form and ARO Web Form referred to in these Plan of Development Statements read as follows:

*Institutional Planned Development No. 180, As Amended.*

*Bulk Regulations And Data Table.*

Total Gross Site Area:	680,128.08 square feet
Total Area in Public Way:	51,711.08 square feet
Net Site Area:	
Subarea A:	129,428 square feet
Subarea B:	498,989 square feet
Total Net Site Area:	628,417 square feet
Floor Area Ratio:	
FAR Subarea A:	1.20
FAR Subarea B:	0.50
Total Project FAR:	0.65
Maximum Site Area Coverage:	
Subarea A:	75 percent

Subarea B:	Existing; no change
Setbacks:	
Subarea A:	In accordance with RT4, Residential Two-Flat, Townhouse and Multi-Unit District Standards
Subarea B:	Existing, no change
Maximum Building Height:	
Subarea A:	42 feet
Subarea B:	Existing, no change
Minimum Parking Spaces:	
Subarea A:	Pursuant to requirements in Section 17-10-0207
Subarea B:	Existing, no change
Dwelling Units:	
Subarea A:	100 (independent or assisted living/ memory care units)
Subarea B:	0 (except existing Convent residential uses)
Bicycle Parking Spaces:	
Subarea A:	Pursuant to Section 17-10-0207-D
Subarea B:	Existing, no-change
Loading Spaces:	
Subarea A:	1 (10 by 25)
Subarea B:	Existing, no change

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**ARO Affordable Housing Profile Form (AHP)**

Submit this form for projects that are subject to the 2015 ARO, Near North/Near West Pilot, Milwaukee Pilot or Pilsen/Little Village Pilot Ordinances (all projects submitted to City Council after October 13, 2015). More information is online at [www.cityofchicago.gov/ARO](http://www.cityofchicago.gov/ARO). Submit the completed to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: [denise.roman@cityofchicago.org](mailto:denise.roman@cityofchicago.org) or [justin.root@cityofchicago.org](mailto:justin.root@cityofchicago.org). Applications that include off-site units should submit documentation listed on page two.

Date: 7-6-21

**DEVELOPMENT INFORMATION**

Development Name: *Benedictine Sisters*

Development Address: *7254-7462 N. Ridge*

Zoning Application Number, if applicable: *20743*

Ward: *49*

If you are working with a Planner at the City, what is his/her name? *Katharyn Hurd*

**Type of City Involvement**

*check all that apply*

- City Land
- Planned Development (PD)
- Financial Assistance
- Transit Served Location (TSL) project
- Zoning increase

**REQUIRED ATTACHMENTS:** the AHP will not be reviewed until all required docs are received

- ARO Web Form completed and attached - or submitted online on
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

**DEVELOPER INFORMATION**

Developer Name *Benedictine Sisters of Chicago*

Developer Contact *Sister Judith Murphy OSB*

Developer Address *7430 N. Ridge, Chicago, IL*

Email *jmurphy@osbchicago.org*

Attorney Name *Tyler Manick*

Developer Phone *773-764-2413 x230*

Attorney Phone *312-345-5700*

**TIMING**

Estimated date marketing will begin *August 1, 2023*

Estimated date of building permit\* *August 1, 2023*

Estimated date ARO units will be complete *August 1, 2024*

\*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

**PROPOSED UNITS MEET REQUIREMENTS** (to be executed by Developer & ARO Project Manager)

*[Signature]*  
\_\_\_\_\_  
Developer or their agent

*7-6-21*  
\_\_\_\_\_  
Date

*[Signature]*  
\_\_\_\_\_  
Justin Root or Denise Roman, DOH

*July 6, 2021*  
\_\_\_\_\_  
Date



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ARO Web Form

<b>Applicant Contact Information</b>	
Name: Tyler Manic	
Email: tmanic@schainbanks.com	
<b>Development Information</b>	
Are you rezoning to downtown?: No	
Is your project subject to the ARO Pilots?: 2015 ARO REQUIREMENTS APPLY	
<b>Address</b>	<b>Submitted Date: 07/06/2021</b>
Number From :7354	Number To: 7462
Direction: N	
Street Number:Ridge	Postal Code: 60645
<b>Development Name</b>	
Benedictine Sisters of Chicago	
<b>Information</b>	
Ward :49	ARO Zone: Higher Income
<b>Details</b>	
ARO trigger :Zoning change and planned development	
Total units: 100	
Development type: Rent	
TSL Project : TSL-or FAR doesn't exceed 3.5	
Submitted date: 07/06/2021	

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**Requirements**

Affordable units :10 \*On-site aff. Units: 3

How do you intend to meet your required obligation

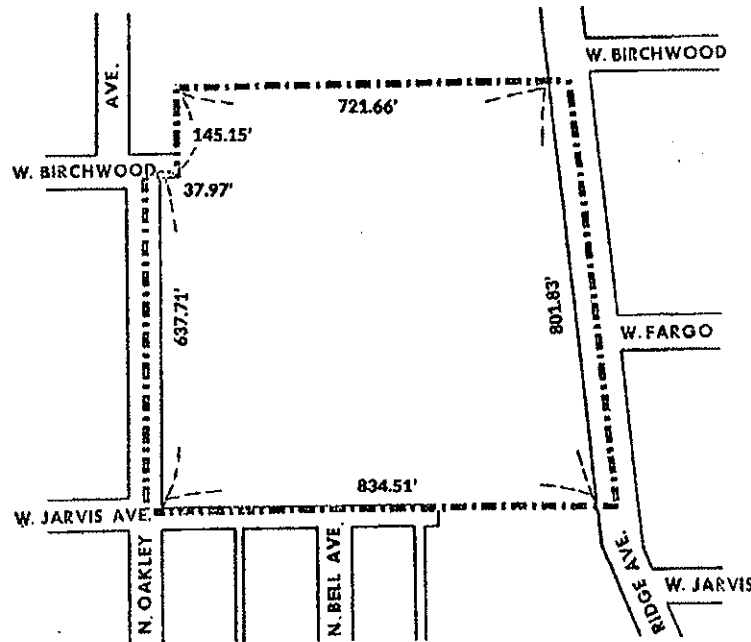
On-Site: 10 Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units: 10 In-Lieu Fee Owed: 0

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



----- PLANNED DEVELOPMENT BOUNDARY

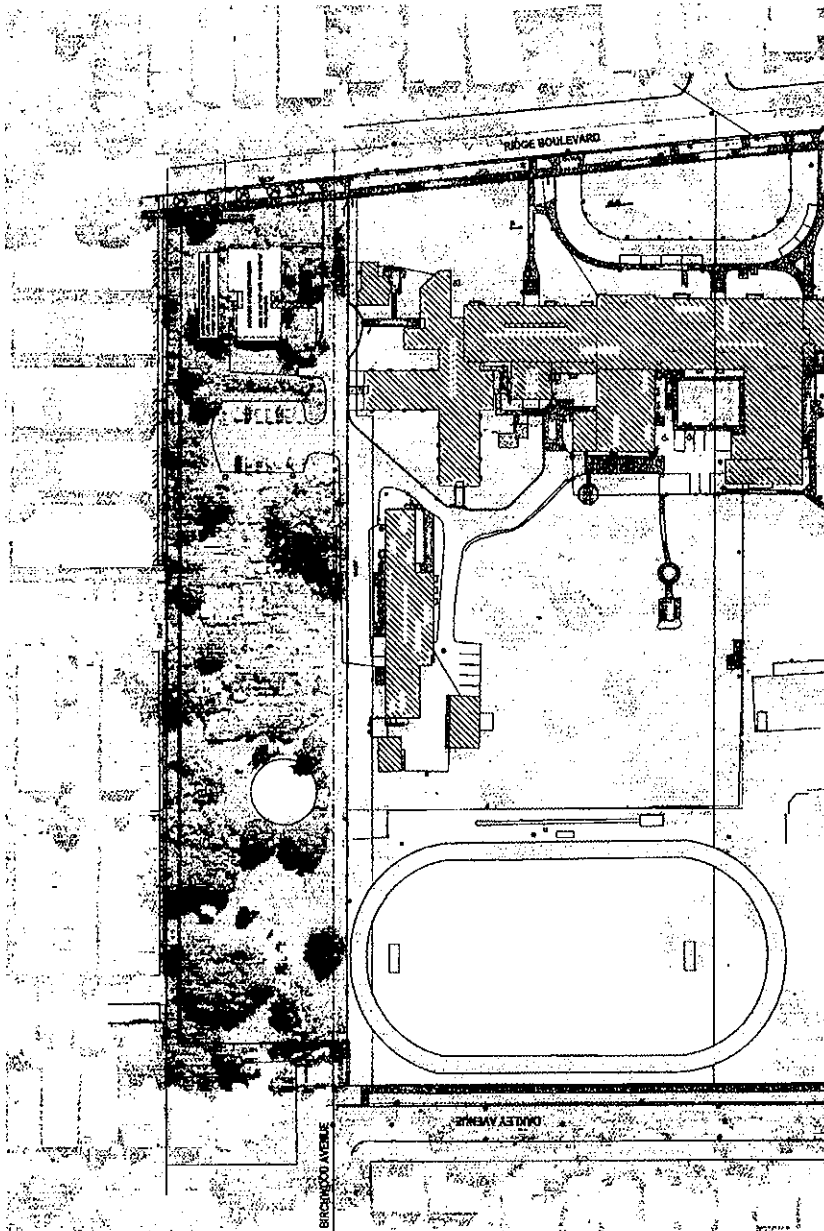
**APPLICANT:** BENEDICTINE SISTERS OF CHICAGO

**DATE:** July 9, 2021



SCALE: 1"=200'

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0  
 INDEPENDENT LIVING BUILDING  
 CHICAGO, IL  
 08/22/2021 PROJECT # 2104

BENEDICTINE SISTERS OF  
 CHICAGO



OKW  
 ARCHITECTS  
 1000 N. LA SALLE ST. SUITE 1000  
 CHICAGO, IL 60610  
 TEL: 312.467.1000  
 WWW.OKWARCHITECTS.COM

INTERNATIONAL LANDSCAPE PLAN  
 DATE: 08/22/2021

(continued from page 6072)

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

[Plan of Development printed on pages 6084-6089 of this Journal]

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

**Reclassification of Area Shown on Map No. 18-D.**

**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 R3 General Residence District symbols and indications as shown on Map No. 18-D in the area bounded by

a line 61 feet north of the alley next north of S. South Chicago Avenue; the alley next east of and parallel to S. Blackstone Avenue; the alley next north of S. South Chicago Avenue and S. Blackstone Avenue

to those of an M1-2 Restricted Manufacturing 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. 19-H.**

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

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 19-H in the area bounded by

a line 145.5 feet north of the center line of W. Birchwood Avenue or the line thereof if extended where no street exists; N. Ridge Avenue; the north line of W. Jarvis Avenue or the line thereof if extended where no street exists; N. Oakley Avenue; a line 12 feet south of the center line of W. Birchwood Avenue or the line thereof if extended where no street exists and a line 37.97 feet east of N. Oakley Avenue or the line thereof if extended where no street exists

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

[Plan of Development printed on pages 6090-6094 of this Journal]

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

**Reclassification of Area Shown on Map No. 28-H.**

**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 R1 Single Family Residence District symbols and indications as shown on Map No. 28-H in the area bounded by

a line 151.90 feet south of W. 113th Place; a line from a point 226.87 feet east of the east line of S. Oakley Avenue and 151.9 feet south of W. 113th Place, to a point 182.8 feet west of the west line of S. Bell Avenue and 249.5 feet south of W. 113th Place; a line 249.5 feet south of W. 113th Place; S. Bell Avenue; a line 630.9 feet south of W. 113th Place; a line from a point 197.53 feet west of the west line of S. Bell Avenue and 630.9 feet south of W. 113th Place, to a point 209.31 feet east of the east line of S. Oakley Avenue and 592.4 feet south of W. 113th Place; a line 592.4 feet south of W. 113th Place and S. Oakley 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.

[Plan of Development printed on pages 6095-6099 of this Journal]

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

**Reclassification of Area Shown on Map No. 30-G (As Amended).**

**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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 30-G in the area bounded by

W. 120th Street; S. Loomis Street; W. 121st Street and S. Ashland Avenue

to those of an R2 Single Family Residence District, and a corresponding use district is hereby established in the area above described.

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

**Issuance of Permits Authorized for Erection of Illuminated Signs.**

On motion of Alderman Vrdolyak the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of August 31, 1977, pages 5849-5850, recommending that the City Council pass two proposed orders (under separate committee reports) to authorize the issuance of permits for the erection and maintenance of illuminated signs.

On motion of Alderman Vrdolyak said proposed orders were *Passed*, by yeas and nays as follows:

**Yeas**—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Jaksy, Shannon, Kellam, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Pucinski, Natarus, Oberman, Simpson, Fifielski, Schuller, Saperstein, Stone—42.

**Nays**—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

(continued on page 6100)

PD  
180

## INSTITUTIONAL PLANNED DEVELOPMENT # 180

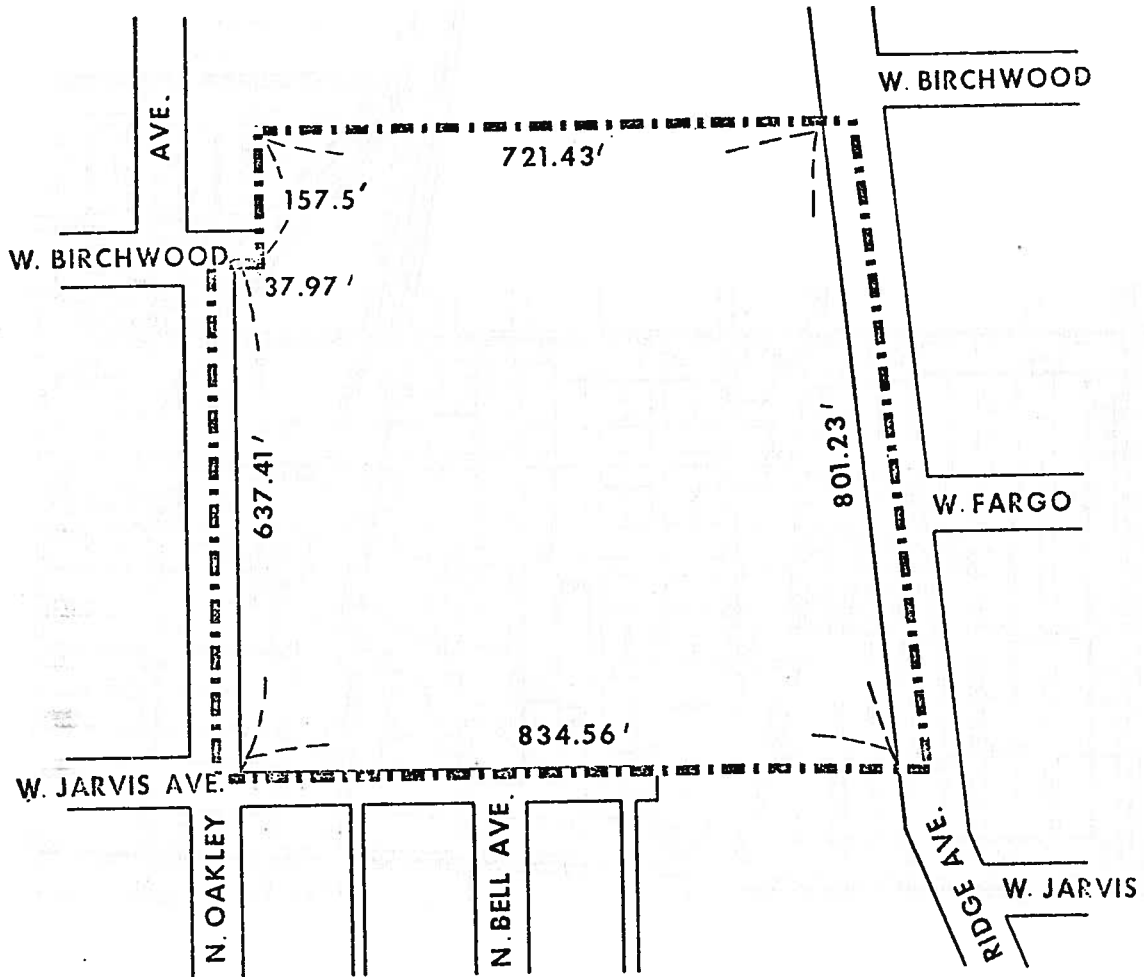
## PLAN OF DEVELOPMENT

## STATEMENTS

1. The area delineated hereon as "Institutional Planned Development" is owned and controlled by the Benedictine Sisters of Chicago.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. Any dedication or vacation of streets or alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Benedictine Sisters of Chicago or their successors, assignees or grantees.
4. The applicant, Benedictine Sisters of Chicago, or its successors, assignees or grantees shall obtain all other official reviews, approvals and permits.
5. Use of land will consist of convent, residential dwellings, academic and related uses, private recreation areas, and off-street parking.
6. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
7. The information in the Table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Institutional Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development," as promulgated by the Commissioner of Development and Planning.

APPLICANT: Benedictine Sisters of Chicago  
DATE: June 9, 1977

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



----- PLANNED DEVELOPMENT BOUNDARY

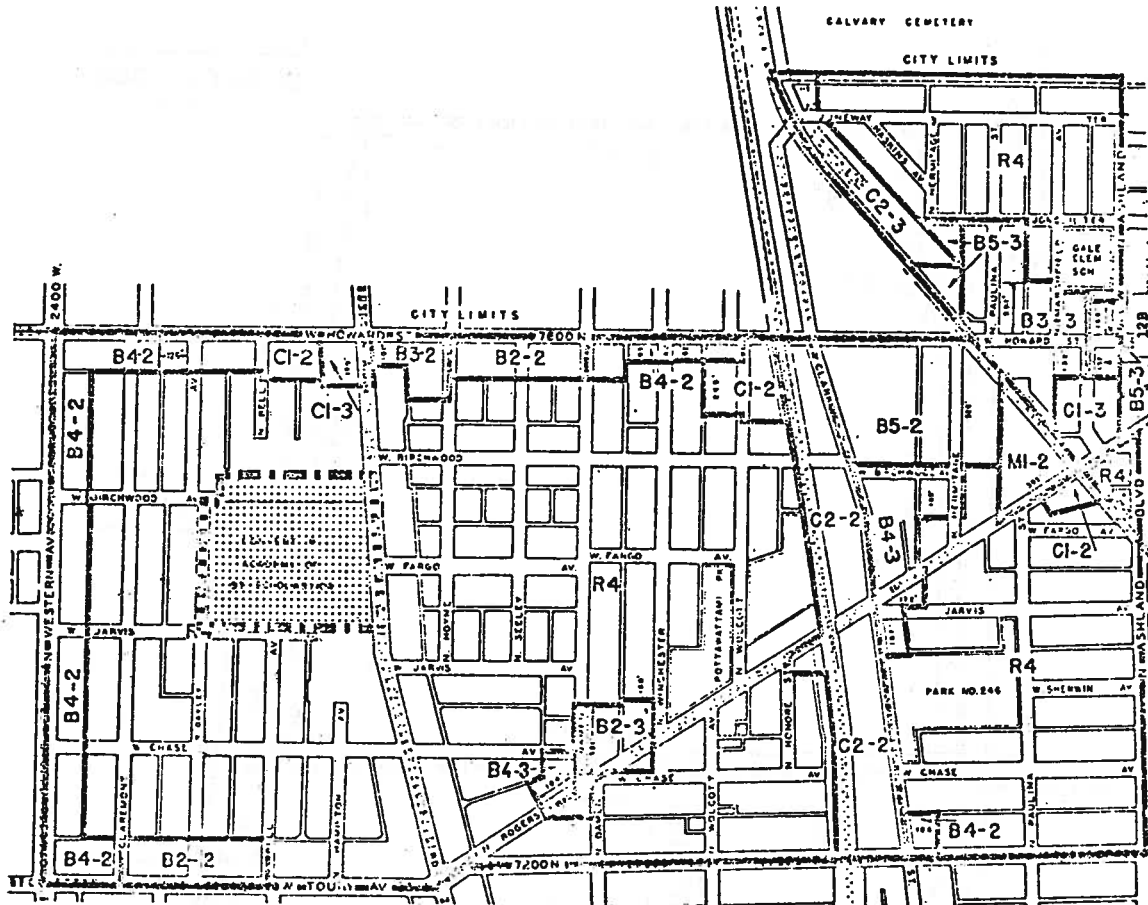
**APPLICANT:** BENEDICTINE SISTERS OF CHICAGO




**DATE:** JUNE 9, 1977



SCALE: 1"=200'

# INSTITUTIONAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



-  PROPOSED PLANNED DEVELOPMENT
-  ZONING DISTRICTS
-  PREFERENTIAL STREETS

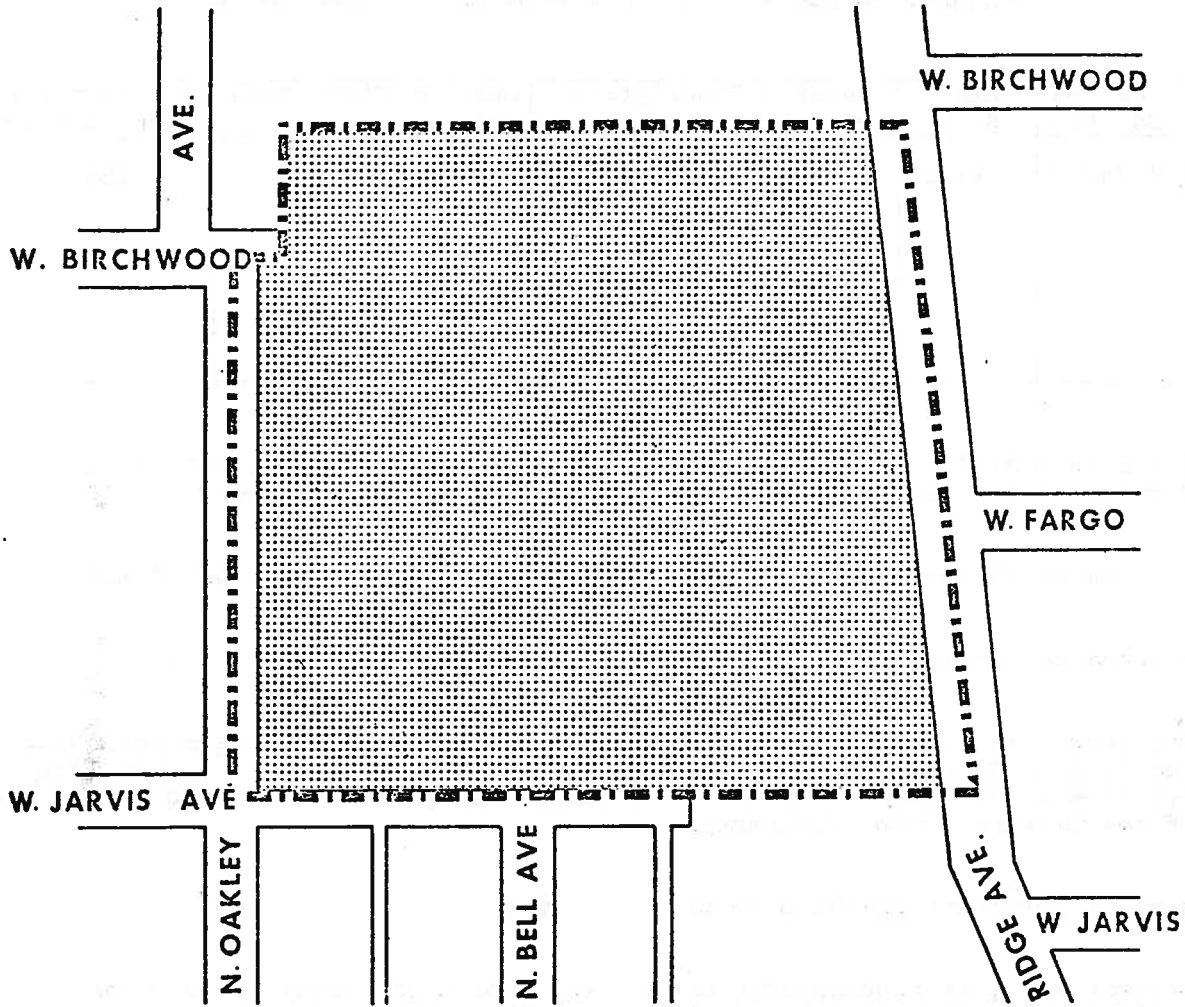
**APPLICANT:** BENEDICTINE SISTERS OF CHICAGO

**DATE:** JUNE 9, 1977



300' 250' 0' 250' 300' 350'  
 SCALE IN FEET

# INSTITUTIONAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



--- PLANNED DEVELOPMENT BOUNDARY

▨ CONVENT, RESIDENCES, ACADEMIC AND RELATED USES

**APPLICANT:** BENEDICTINE SISTERS OF CHICAGO

**DATE:** JUNE 9, 1977



SCALE: 1"-200'

## INSTITUTIONAL PLANNED DEVELOPMENT

## PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use	Maximum Floor Area Ratio	Maximum % of Land Covered
Sq. Ft.	Acres			
628,043.8	14.418	Convent, residential dwellings, academic and related uses, private recreation areas, and off-street parking.	0.5	25%

Gorss Site Area = Net Site Area 628,043.8 sq. ft. + Area of Public Streets 52,084.28 sq. ft. = 680,128.08 sq. ft. or 15.61 acres

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

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

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

Minimum periphery building setback: 25 feet

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

APPLICANT: Benedictine Sisters of Chicago

DATE: June 9, 1977