

# PD 216

**Table of Contents**

**07/26/2017 PD Amendment** ..... **2**

    Ordinance ..... 2

    Statements ..... 3

    Bulk Table ..... 7

    Exhibits ..... 8

**09/26/1979 PD Adoption** ..... **24**

    Ordinance ..... 24

    Statements ..... 25

    Exhibits ..... 26

    Bulk Table ..... 29

19020

7/26/2017

REPORTS OF COMMITTEES

53853

~~Reclassification Of Area Shown On Map No. 16-J.~~

~~(Application No. 19197)~~

~~(Common Address: 3935 And 3939 W. Devon Ave.)~~

[O2017-3207]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 16-J in the area bounded by:

West Devon Avenue; the alley next east of and parallel to North Pulaski Road; the alley next south of and parallel to West Devon Avenue; and a line 167 feet east of and parallel to North Pulaski Road,

to those of a B1-2 Neighborhood Shopping District which 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. 18-K.

(As Amended)

(Application No. 19020)

(Common Address: 4001 -- 4141 W. 74<sup>th</sup> St., 7400 -- 7670 S. Pulaski Rd., 4000 -- 4140 W. 76<sup>th</sup> St., 4029 -- 4215 W. 76<sup>th</sup> St. And 4032 -- 4214 W. 77<sup>th</sup> St.)

IPD 216,99

[SO2016-7933]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map Number 18-K in the area bounded by:

beginning at the centerline of West 76<sup>th</sup> Street; a line 1,199.22 feet west of the west line of South Pulaski Road; West 77<sup>th</sup> Street; and a line 1,500.98 feet west of and parallel to the west line of South Pulaski Road (ToB),

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. That Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District and Institutional Planned Development Number 216 symbols and indications as shown on Map Number 18-K in the area bounded by:

beginning at a line 1,777.5 feet north of the south line of West 77<sup>th</sup> Street; the west line of South Pulaski Road; a line 700.5 feet north of the south line of West 77<sup>th</sup> Street; a line 414 feet west of and parallel to the centerline of South Pulaski Road; the north line of service drive West 77<sup>th</sup> Street; a line 820 feet west of and parallel to the centerline of South Pulaski Road; the south line of West 77<sup>th</sup> Street; a line 1,500.98 feet west of and parallel to the centerline of South Pulaski Road; a line 700.5 feet north of the south line of West 77<sup>th</sup> Street; and a line 847 feet west of the west line of South Pulaski Road (ToB),

to those of Institutional Planned Development Number 216, as amended, which is hereby established in the area described above, subject in 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.

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

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

*Planned Development Number 216.*

*Planned Development Statements.*

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance:

1. The area delineated herein as Planned Development Number 216, consisting of approximately 1,659,288 gross square feet (38.01 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Owner, The Board of Trustees of Illinois Community College District Number 508.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's

successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.

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.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; Sustainability Goals; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Floor Plans; Landscape Plan; a Green Roof Plan; and, Building Elevations (North, South, East and West); and Aerial Perspective prepared by Juan Gabriel Moreno Architects in conjunction with Cannon Design and dated July 20, 2017, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations 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 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein Planned Development Number 216, as amended: colleges and universities, accessory parking and related uses.

The following uses shall be prohibited in the area delineated herein as Planned Development Number 216: hospitals.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development Number 216, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 1,499,113 square feet and a base FAR of 1.2.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development unless covered by any applicable fee waiver adopted by the Chicago City Council for the benefit of the Owner. 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 Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
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 13-32-085, or any other provision of the Municipal Code of Chicago.

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\* Editor's Note: Numbering sequence error. Original document shows Statement 10 missing.

13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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.
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 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 the city's ongoing and evolving initiatives to enhance awareness of, and support and encourage participation by, Minority and Women's Business Enterprise certified contractors and local city residents. To assist the city in promoting such MBE, WBE and local city resident involvement, the Applicant has already provided the Department of Planning and Development with any preliminary outreach plans designed to elicit MBE, WBE and local city resident participation, such submission may include copies of certified letters, and receipts of such, sent to MBE/WBE contractor associations and the ward office of the alderman in which this project is proposed to be located. In conjunction with the Applicant's submission for Part II permit reviews, the Applicant will provide DPD, and upon request, the full Plan Commission, with all responses to any preliminary outreach plans and certified letters, updates on any associated communications or meetings and anticipated percentages of MBE, WBE and local city resident participation. Prior to issuance of their Certificate of Occupancy, the Applicant will provide DPD with their actual level of MBE and WBE certified contractor and local city resident participation. All such details will be provided in a form acceptable to the Zoning Administrator or Commissioner of the Department of Planning and Development.
17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone Planned Development Number 216 to RT4.

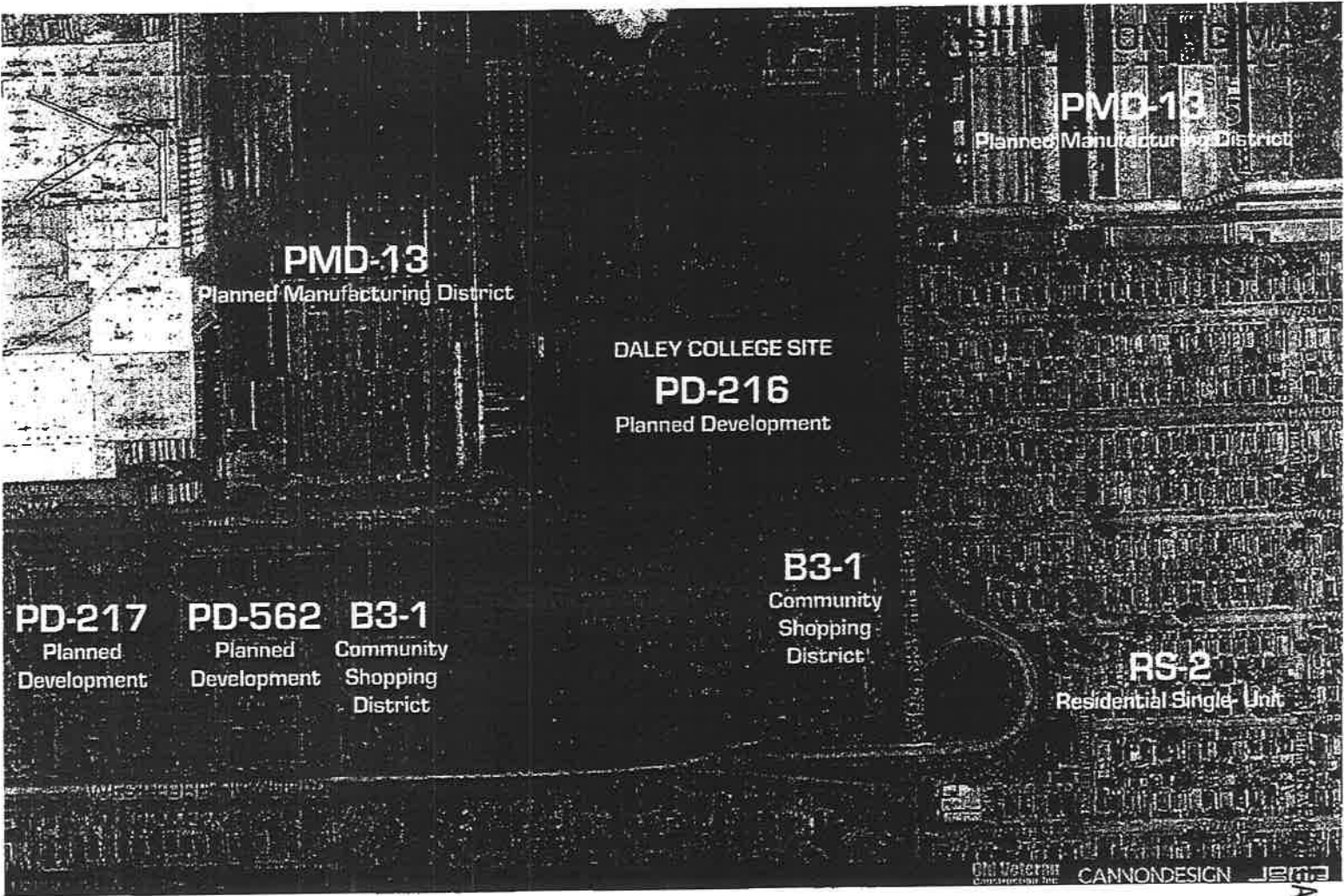
[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plan; First and Second North and South Floor Plans; First and Second Floor Overall Plans; Landscape Plan; North and South Roof Plans; North, South, East and West Building Elevations; and Aerial View referred to in these Plan of Development Statements printed on pages 53859 through 53874 of this *Journal*.]

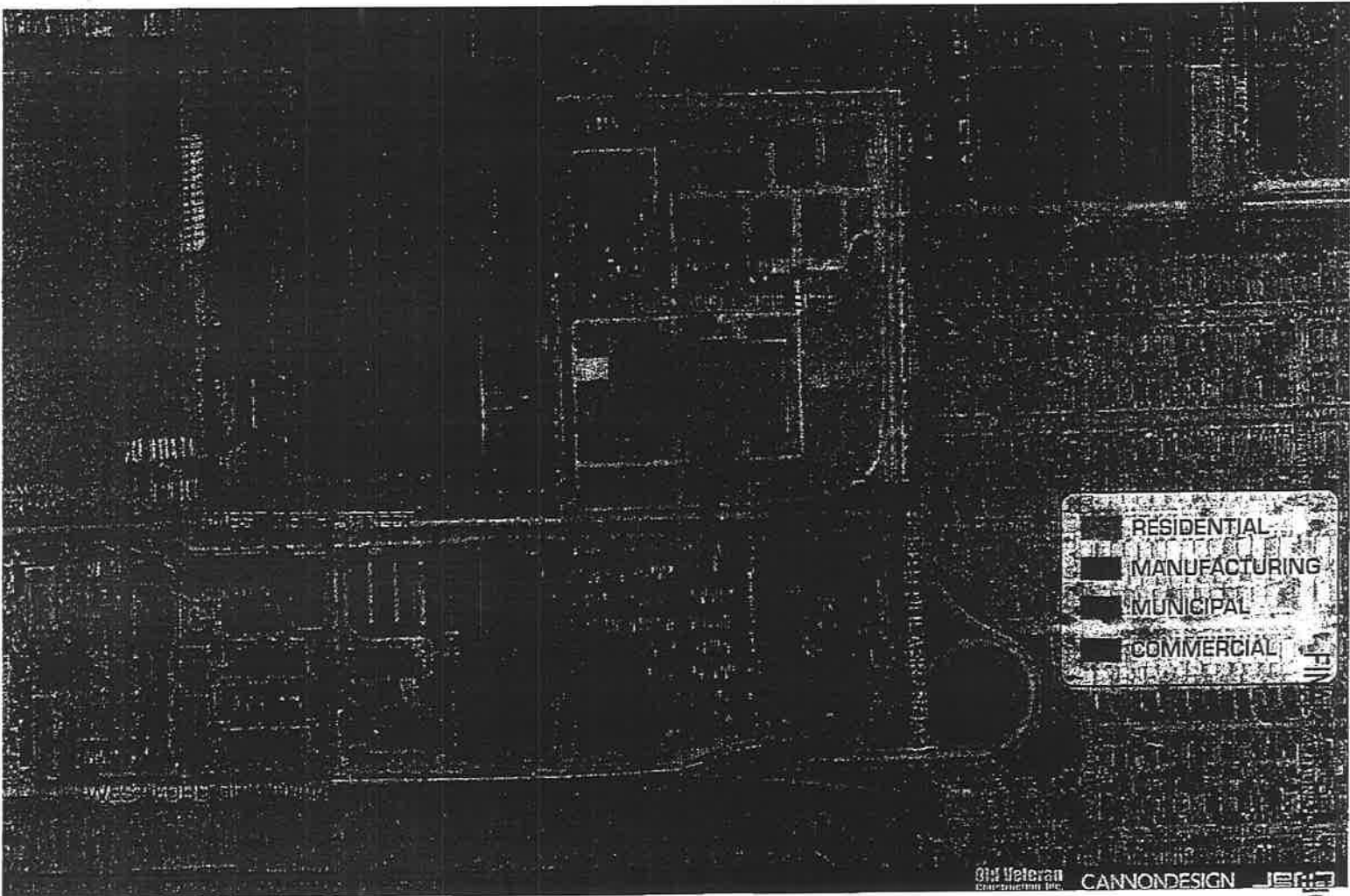
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Planned Development Number 216, As Amended.*

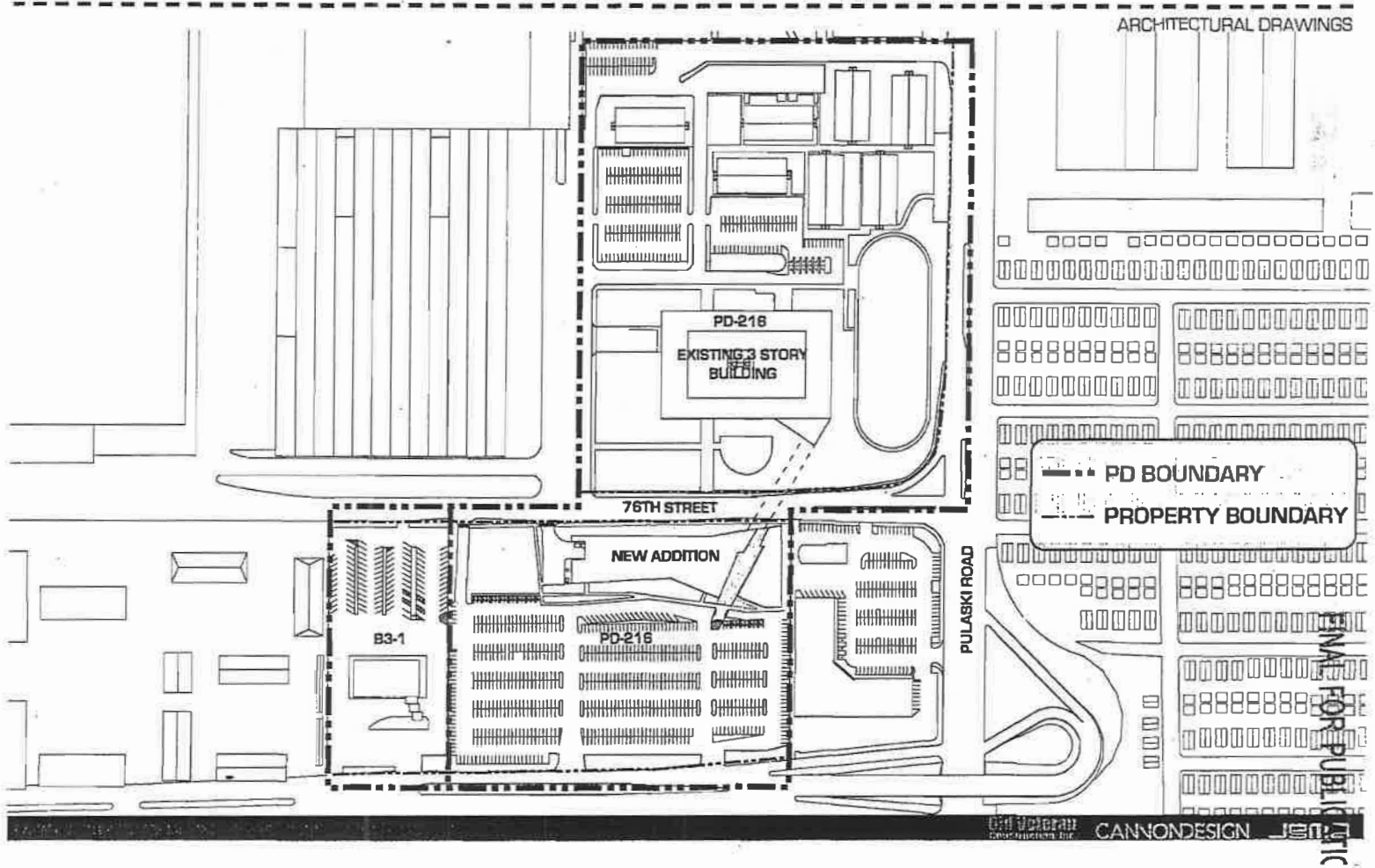
*Bulk Regulations And Data Table.*

Gross Site Area:	1,659,288 square feet
Area Remaining in Public Right-of-Way:	160,175 square feet
Net Site Area:	1,499,113 square feet
Maximum Floor Area Ratio:	1.2
Minimum Number of Off-Street Parking Spaces:	1,210 spaces
Off-Street Loading Spaces:	2
Minimum Required Setbacks:	As per Site Plan
Maximum Building Height:	As per Site Plan
Minimum Number of Bicycle Spaces:	121 spaces

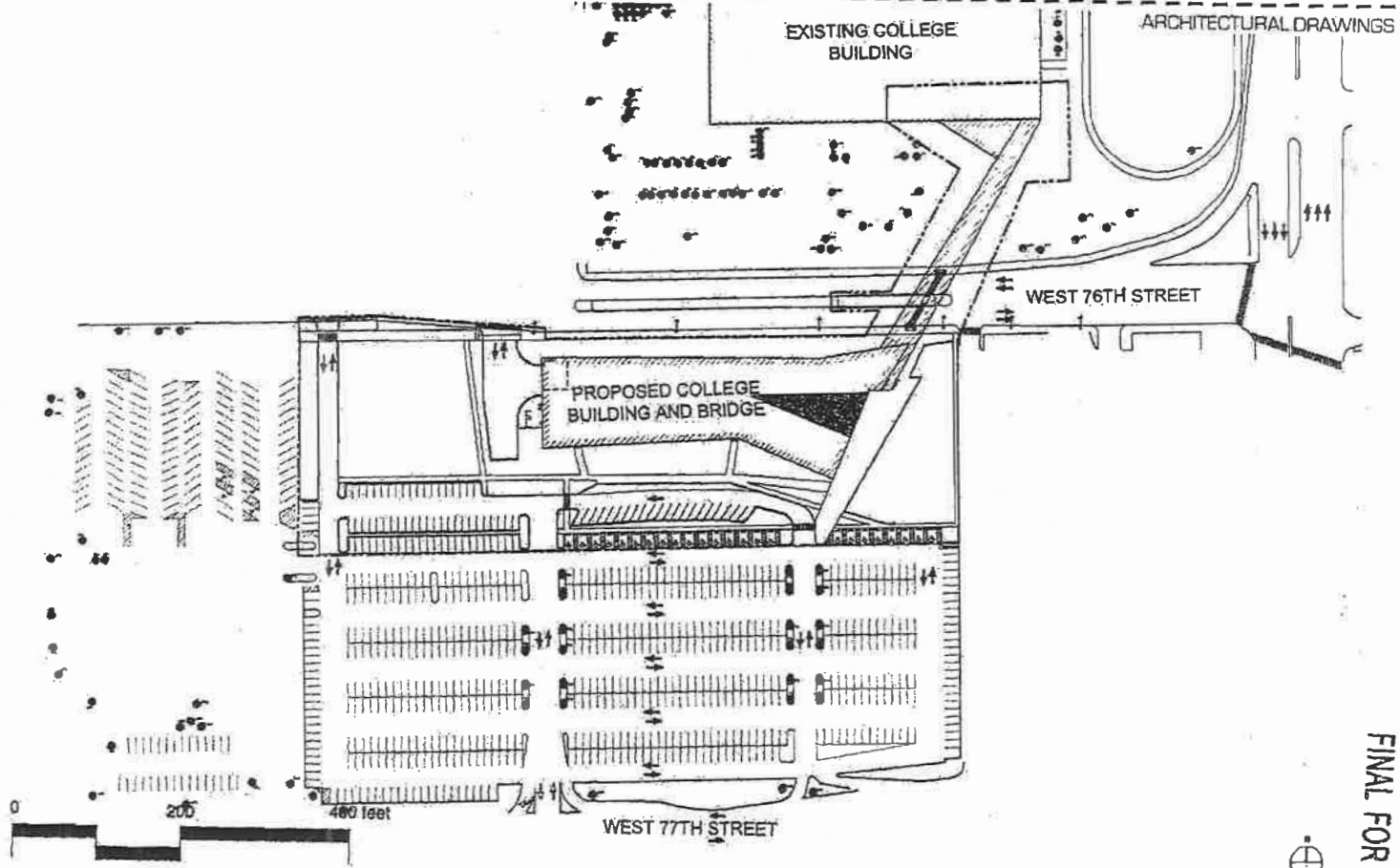




# PLANNED DEVELOPMENT BOUNDARY + PROPERTY LINE MAP



# SITE PLAN



ARCHITECTURAL DRAWINGS

EXISTING COLLEGE BUILDING

PROPOSED COLLEGE BUILDING AND BRIDGE

WEST 76TH STREET

WEST 77TH STREET

0 200 400 feet

Applicant:  
Address:  
Introduction Date:  
Revised / CPC Date:

City Colleges of Chicago  
226 W. Jackson Blvd., Chicago, IL 60606  
December 12, 2016  
July 20, 2017



FINAL FOR PUBLICATION

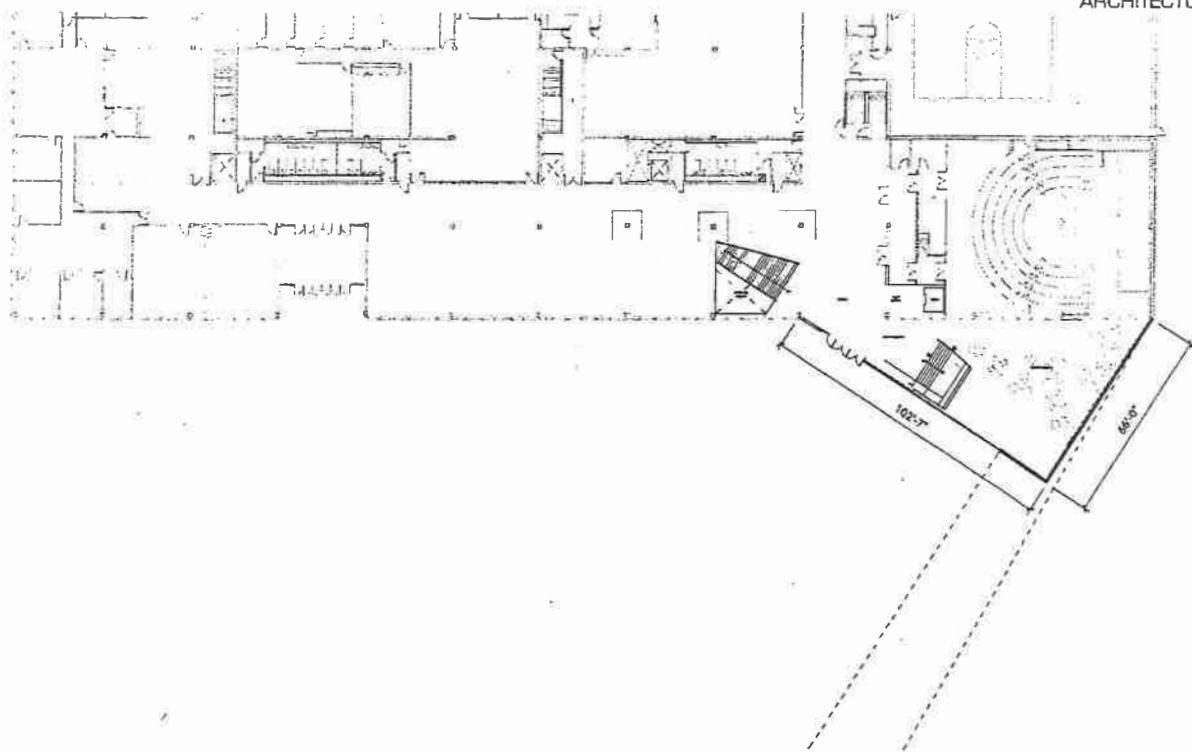
53862

JOURNAL--CITY COUNCIL--CHICAGO

7/26/2017

# FIRST FLOOR PLAN NORTH

ARCHITECTURAL DRAWINGS

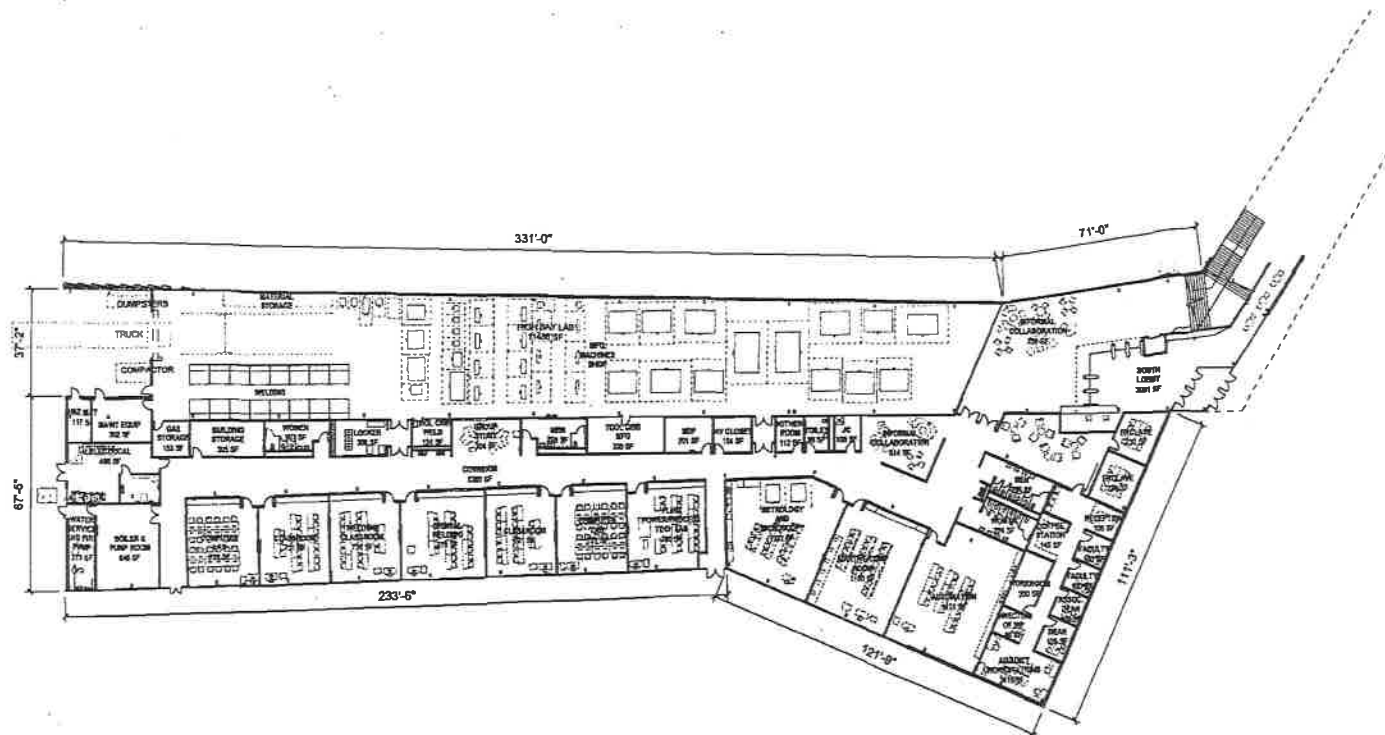


⊕ LEVEL 01 PLAN - NORTH

FINAL FOR PUBLICATION

# FIRST FLOOR PLAN SOUTH

ARCHITECTURAL DRAWINGS



LEVEL 01 PLAN - SOUTH

FINAL FOR PUBLICATION

ONE WOLFSON CONSTRUCTION, INC. CANNON DESIGN

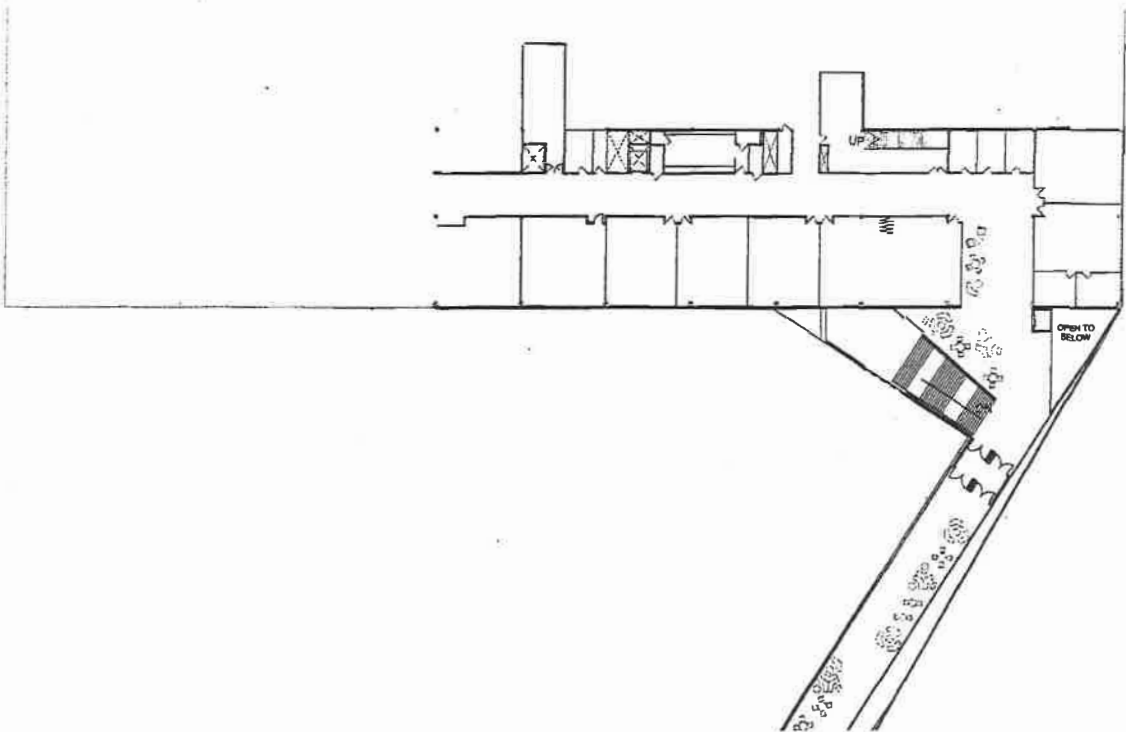
7/26/2017

REPORTS OF COMMITTEES

53865

# SECOND FLOOR PLAN NORTH

ARCHITECTURAL DRAWINGS



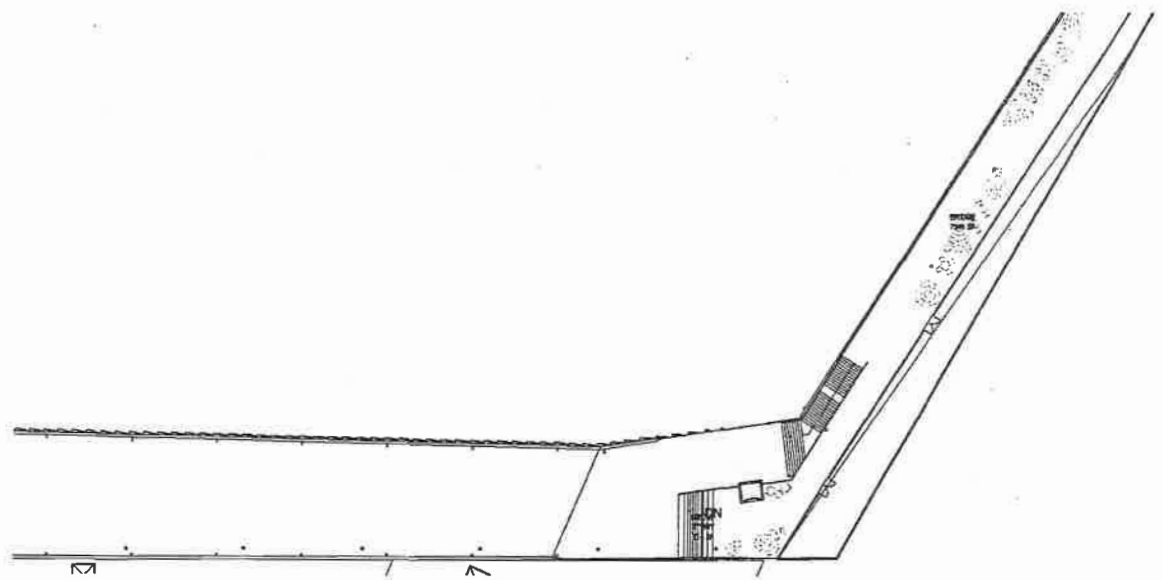
FINAL FOR PUBLICATION

⊕ LEVEL 02 PLAN - NORTH



# SECOND FLOOR PLAN SOUTH

ARCHITECTURAL DRAWINGS



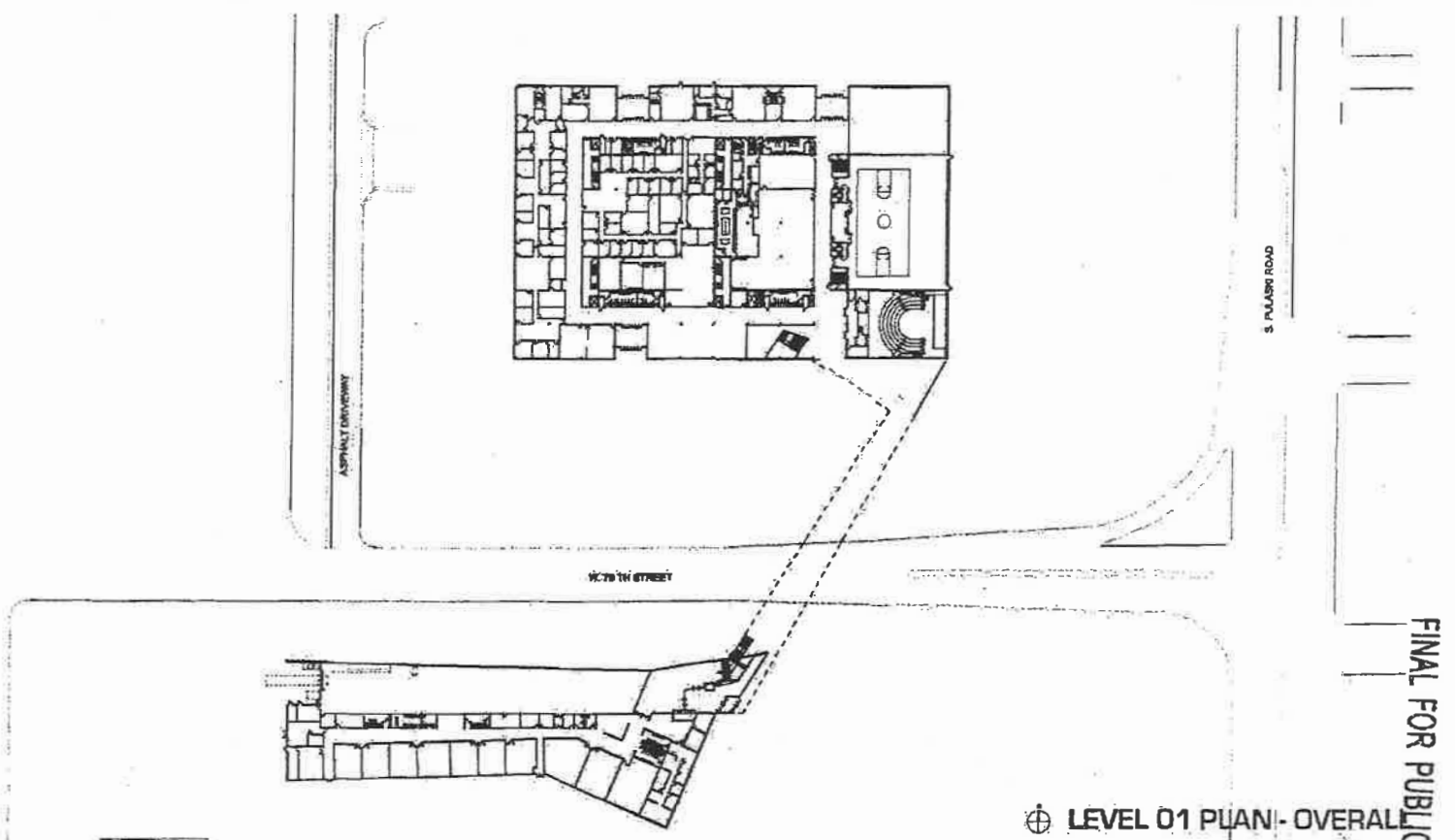
FINAL FOR PUBLICATION



LEVEL 02 PLAN - SOUTH

# FIRST FLOOR PLAN OVERALL

ARCHITECTURAL DRAWINGS



FINAL FOR PUBLICATION

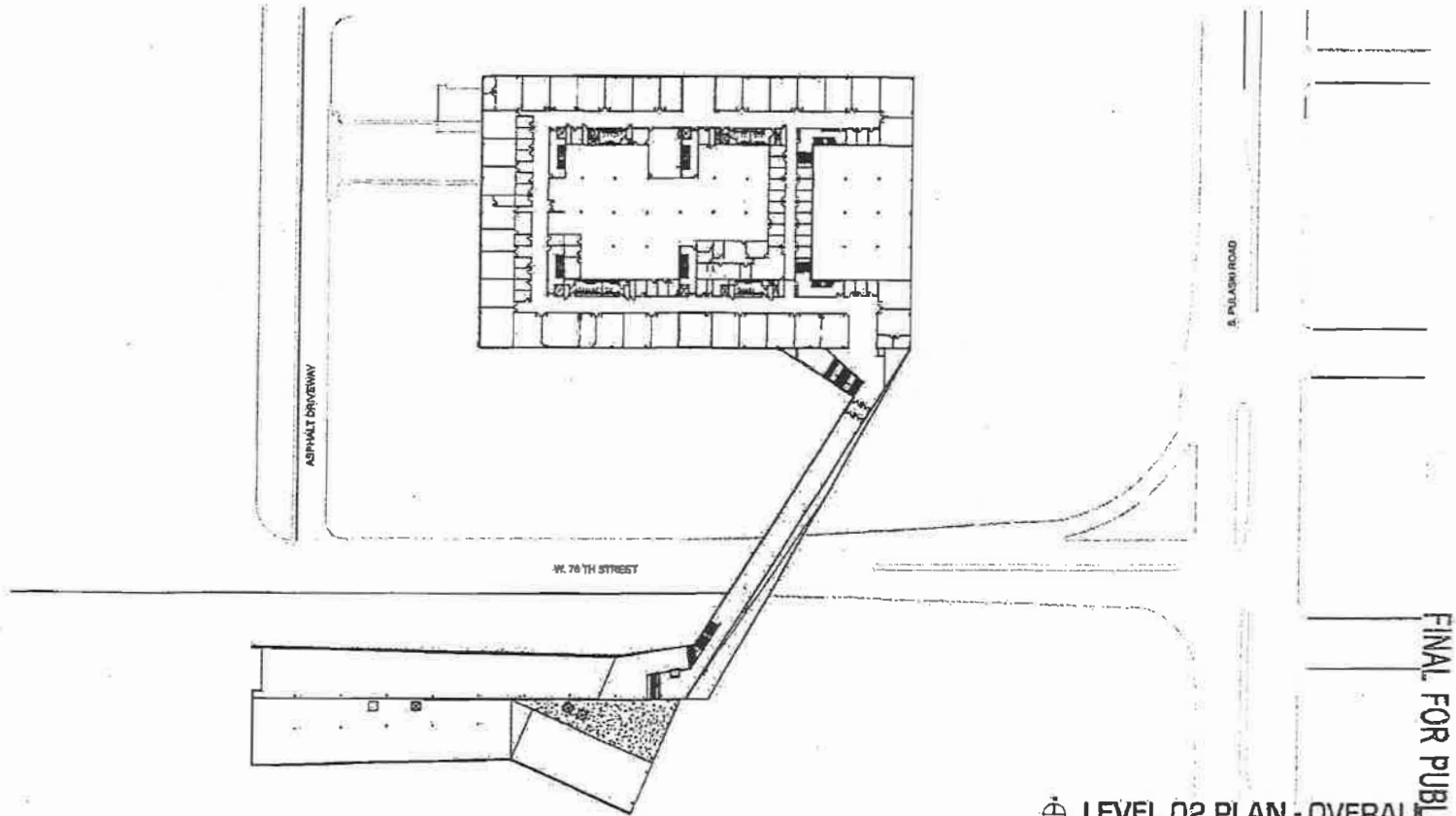
LEVEL 01 PLAN - OVERALL

036 Victoria Cannondesign



# SECOND FLOOR PLAN OVERALL

ARCHITECTURAL DRAWINGS



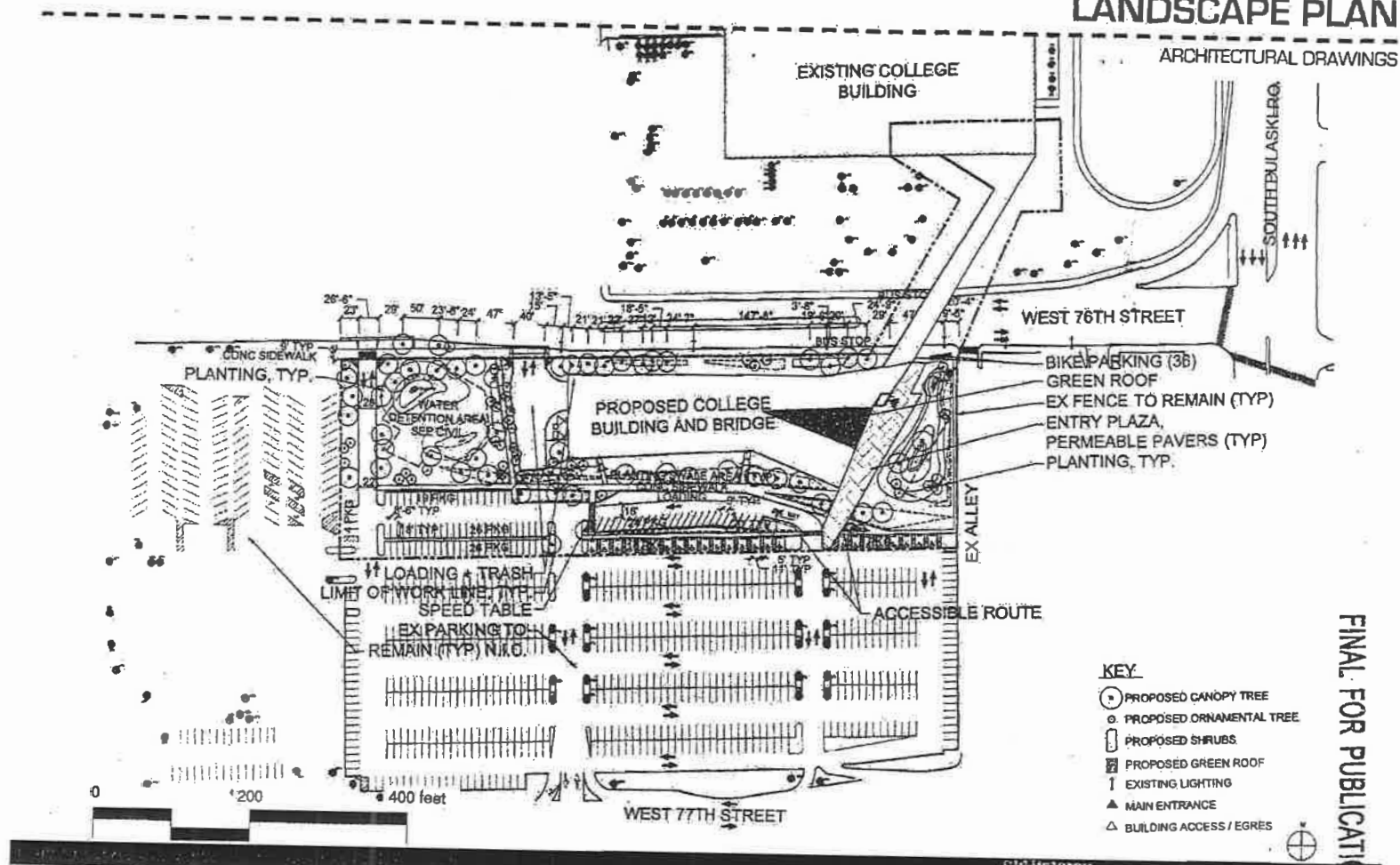
FINAL FOR PUBLICATION

⊕ LEVEL 02 PLAN - OVERALL



# LANDSCAPE PLAN

ARCHITECTURAL DRAWINGS



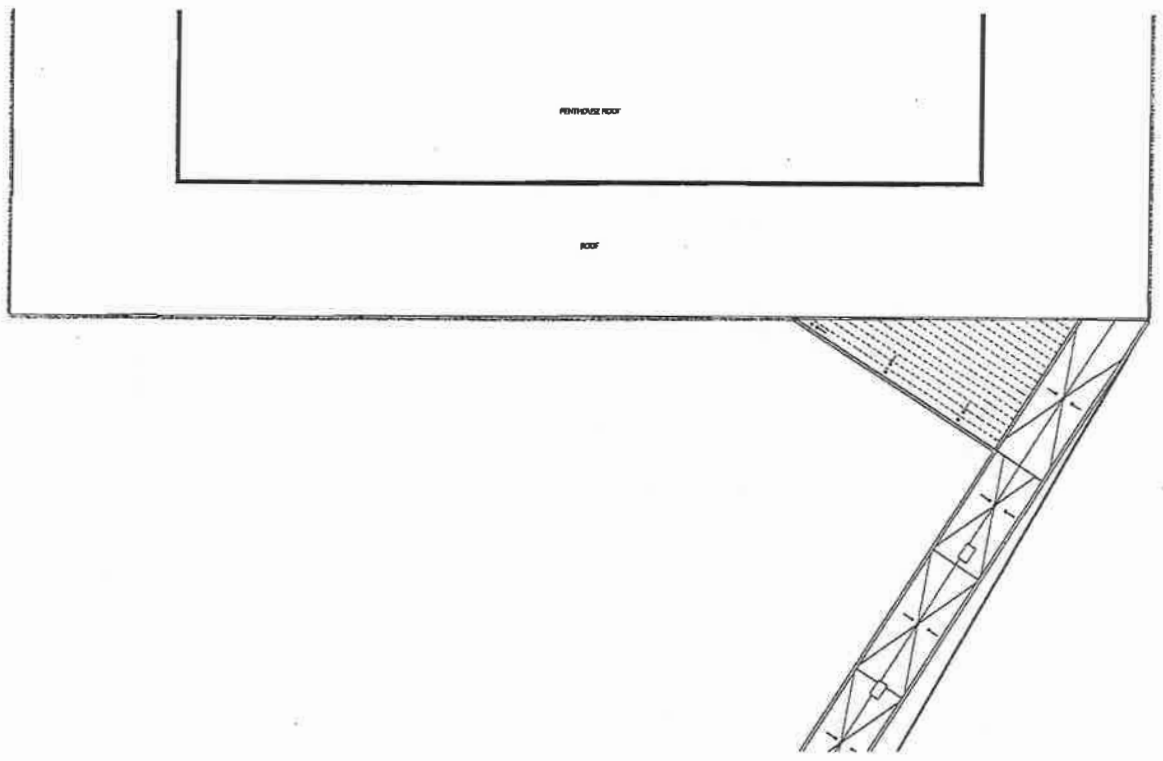
- KEY**
- PROPOSED CANOPY TREE
  - ⊕ PROPOSED ORNAMENTAL TREE
  - ▭ PROPOSED SHRUBS
  - ▨ PROPOSED GREEN ROOF
  - ⊥ EXISTING LIGHTING
  - ▲ MAIN ENTRANCE
  - △ BUILDING ACCESS / EGRES

FINAL FOR PUBLICATION

# ROOF PLAN NORTH

ARCHITECTURAL DRAWINGS

3/64" = 1'-0"



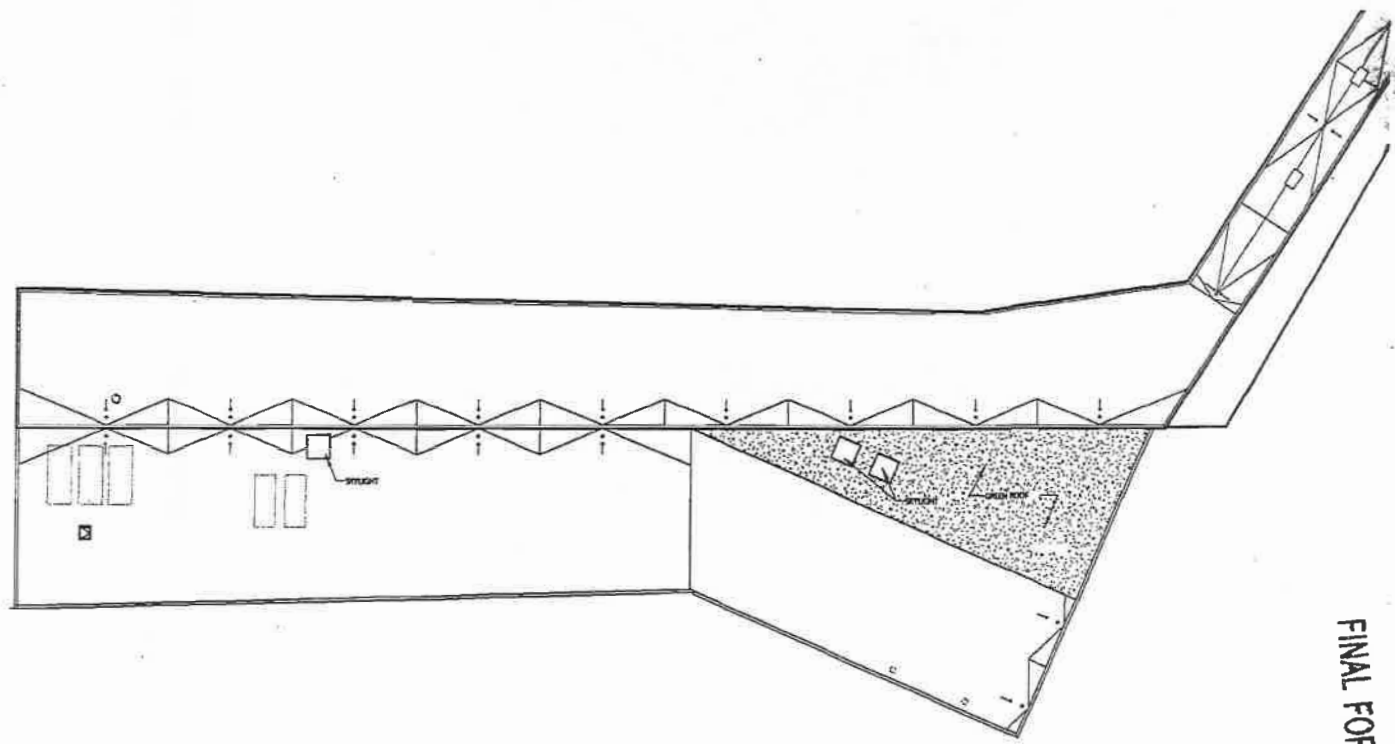
FINAL FOR PUBLIC REVIEW

ROOF PLAN - NORTH



# ROOF PLAN SOUTH

ARCHITECTURAL DRAWINGS



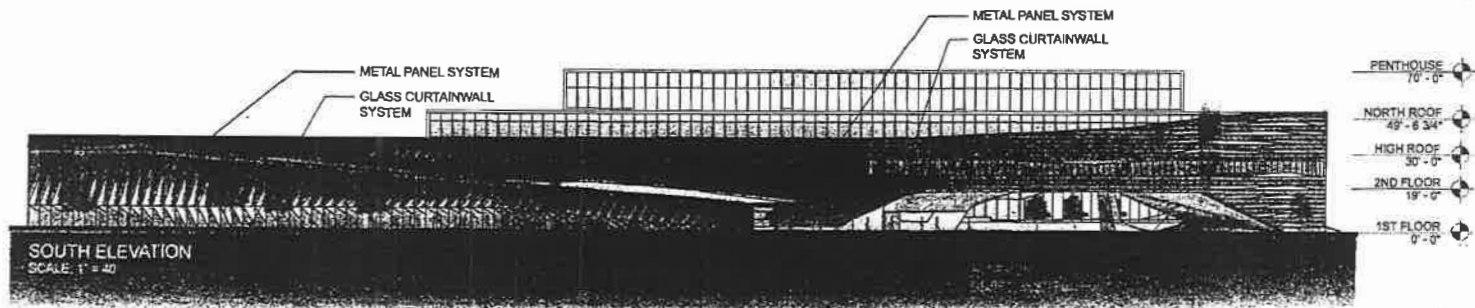
FINAL FOR PUBLICATION

ROOF PLAN - SOUTH

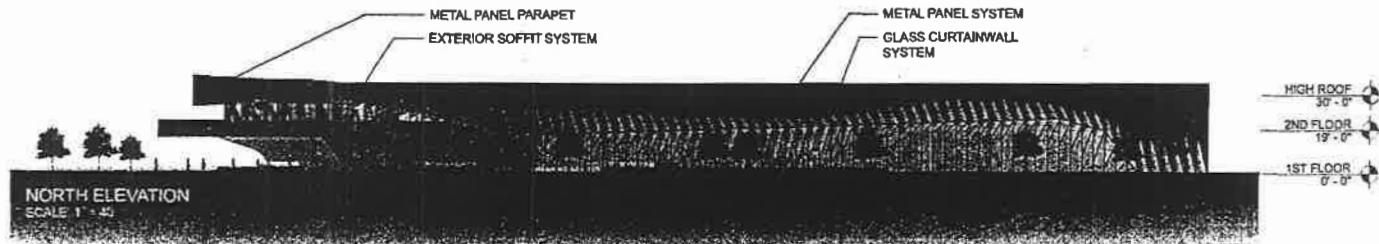


# SOUTH + NORTH ELEVATION

ARCHITECTURAL DRAWINGS



SOUTH ELEVATION  
SCALE: 1" = 40'



NORTH ELEVATION  
SCALE: 1" = 40'

FINAL FOR PUE DCA

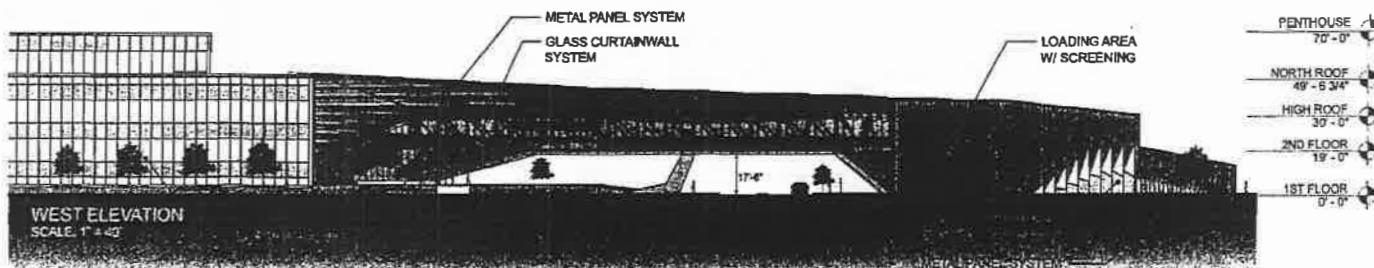
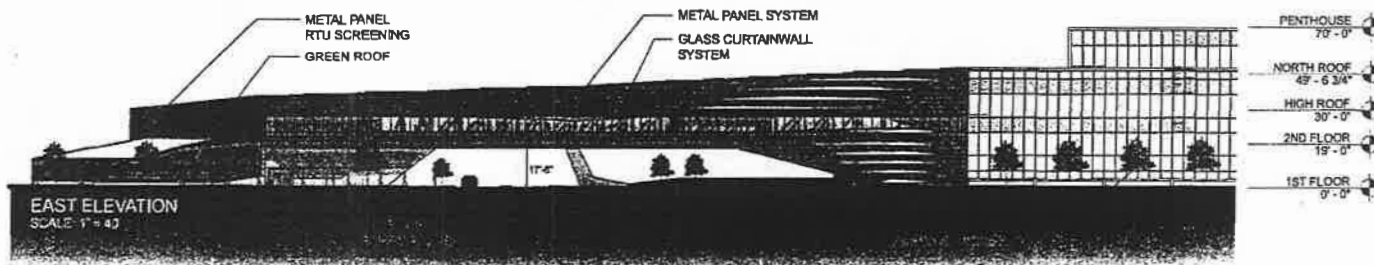
7/26/2017

REPORTS OF COMMITTEES

53873

# EAST + WEST ELEVATION

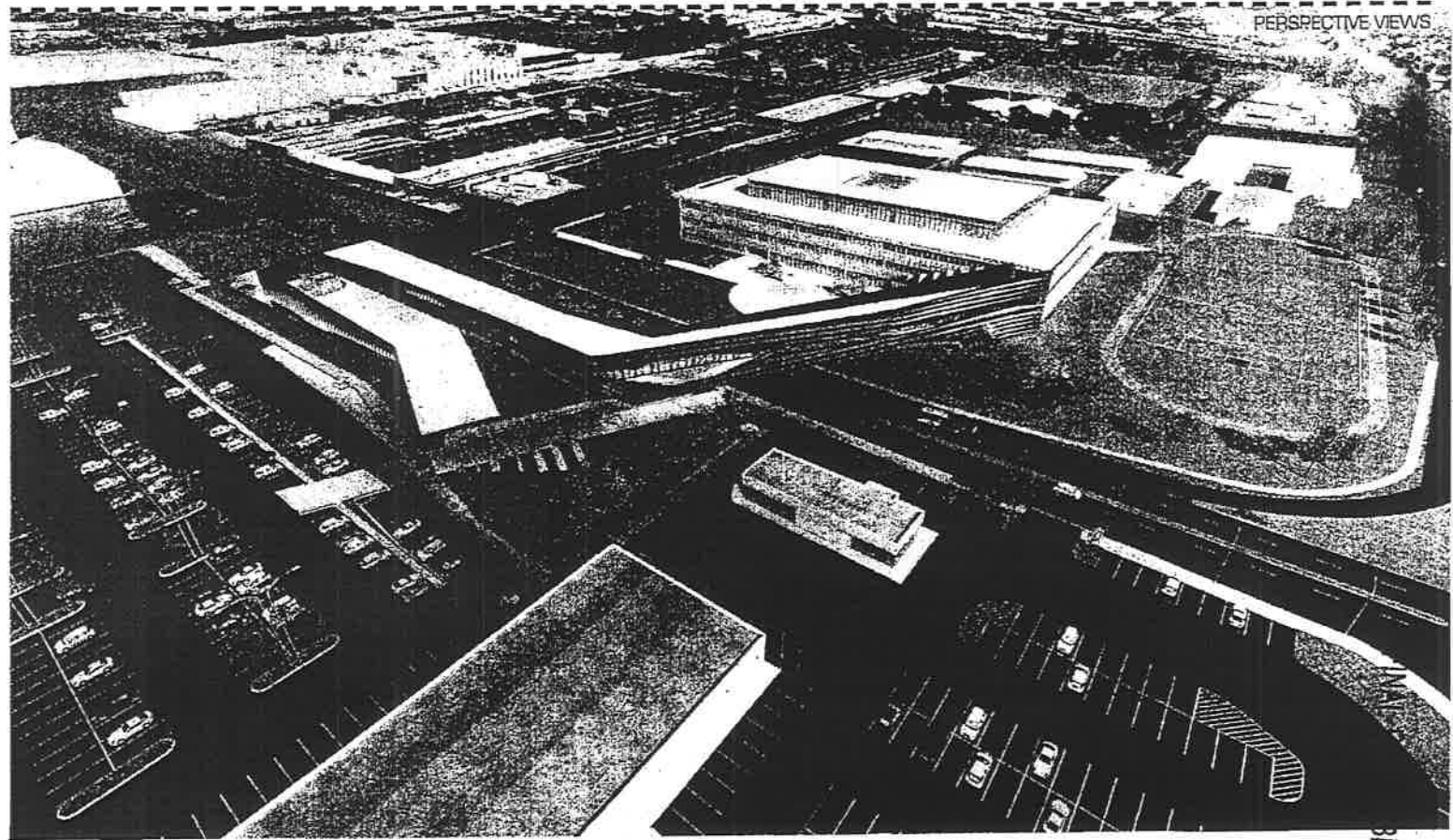
ARCHITECTURAL DRAWINGS



FINAL FOR PUBLIC

# AERIAL VIEW

PERSPECTIVE VIEWS



(continued from page 1010)

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 1027-1031 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. 15-J  
(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 R4 General Residence District symbols and indications as shown on Map No. 15-J in the area bounded by

W. Devon Ave.; a line 597 feet west of north Kedzie Ave. as measured along W. Devon Ave. and intersecting it at an angle of 90°; a line on the east side perpendicular to W. Devon Ave. running to a point 212.55 feet south and deflecting 4° to the east running 355.32 feet south intersecting at a line 573.80 feet west of N. Kedzie Ave. at an angle of 86°; and extending 69.03 feet westerly to a point of intersection of N. McCormick Blvd. at an angle of 97° 28' 05"; and extending northwesterly 364.64 feet to the point of intersection of N. McCormick Blvd.; and extending 187.56 feet northeasterly parallel to N. McCormick Blvd. intersecting W. Devon Ave.; and extending a line 60 feet easterly of N. McCormick Blvd. and parallel to W. Devon Ave.

to those of a B5-1 General Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

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

*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 and M2-2 General Manufacturing District symbols and indications as shown on Map No. 18-K in the area bounded by

a line 1777.5 feet north of the south line of W. 77th St.; the west line of S. Pulaski Rd.; a line 700.5 feet north of the south line of W. 77th St.; a line 414 feet west of and parallel to the center line of S. Pulaski Rd.; the north line of service drive W. 77th St.; a line 820 feet west of and parallel to the center line of S. Pulaski Rd.; the south line of W. 77th St.; a line 1199 feet west of and parallel to the center line of S. Pulaski Rd.; a line 700.5 feet north of the south line of W. 77th St.; and a line 847 feet west of the west line of S. Pulaski Rd.

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 1032-1036 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-K.*

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

SECTION 1. That the Residential-Business Planned Development, as shown on Map No. 18-K of the Chicago Zoning Ordinance, established by ordinance on September 11, 1968, and amended by ordinance on July 16, 1975, in the area bounded by a line 700.5 feet north of the south line of W. 77th St.; S. Pulaski Rd.; the north line of service drive W. 77th St.; a line 716 feet west of S. Pulaski Rd.; the south line of W. 77th St.; and a line 2754 feet west of S. Pulaski Rd., is hereby rescinded, and all of the M1-1, Restricted Manufacturing District and M2-2, General Manufacturing District symbols and designations in effect as of September 10, 1968, the date immediately prior to passage of Planned Development 63, are hereby re-established.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the M1-1, Restricted Manufacturing District, M2-2, General Manufacturing District symbols and indications re-established and shown on Map No. 18-K in the area bounded by a line 700.5 feet north of the south line of W. 77th St.; S. Pulaski Rd.; the north line of service drive W. 77th St.; and a line 414 feet west of and parallel to the center line of S. Pulaski Rd., to those of a B5-1, General Service District, and a corresponding use district is hereby established in the area above described.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the M1-1, Restricted Manufacturing District, and M2-2, General Manufacturing District symbols and indications as re-established and shown on Map No. 18-K in the area bounded by a line 700.5 feet north of the south line of W. 77th St.; a line 414 feet west of and parallel to the center line of S. Pulaski Rd.; the north line of service drive W. 77th St.; a line 820 feet west of and parallel to the center line of S. Pulaski Rd.; the south line of W. 77th St.; and a line 1199 feet west of and parallel to the center line of S. Pulaski Rd., to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 4. That the Chicago Zoning Ordinance be amended by changing all the M1-1, Restricted Manufacturing District, and M2-2, General Manufacturing District symbols and indications as re-established and shown on Map No. 18-K in the area bounded by a line 700.5 feet north of the south line of W. 77th St.; a line 1199 feet west of and parallel to the center line of S. Pulaski Rd.; the south line of W. 77th St.; and a line 1897 feet west of and parallel to the center line of S. Pulaski Rd., to those of a B5-1 General Service District, and a corresponding use district is hereby established in the area above described.

SECTION 5. That the Chicago Zoning Ordinance be amended by changing all the M1-1, Restricted Manufacturing District, and M2-2, General Manufacturing District symbols and indications as re-established and shown on Map No. 18-K in the area bounded by a line 721 feet north of the south line of W. 77th St.; a line 2546 feet west of and parallel to the center line of S. Pulaski Rd.; a line 436 feet north of the south line of W. 77th St.; and a line 2804 feet west of and parallel to the center line of S. Pulaski Rd., to those of a B5-1 General Service District, and a corresponding use district is hereby established in the area above described.

SECTION 6. That the Chicago Zoning Ordinance be amended by changing all the M1-1 Restricted Manufacturing District, and M2-2, General Manufacturing District symbols and indications as re-established and shown on Map No. 18-K in the area bounded by a line 724 feet north of the south line of W. 77th St.; a line 1897 feet west of and parallel to the center line of S. Pulaski Rd.; the south line

(continued on page 1037)

INSTITUTIONAL PLANNED DEVELOPMENT

# 216

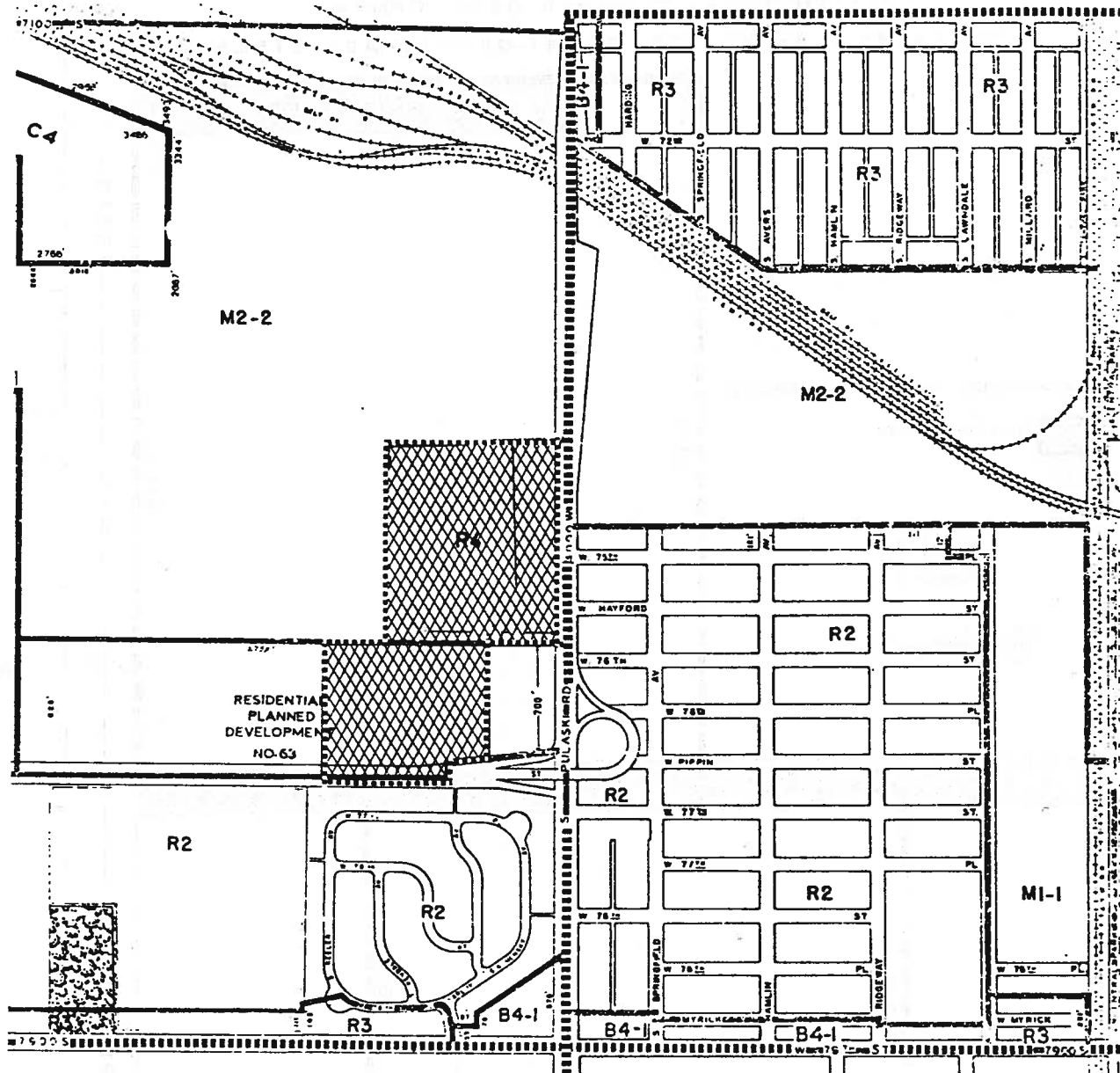
STATEMENTS

1. The area delineated hereon as "Institutional Planned Development" is owned or controlled by the Board of Community College District No. 508, County of Cook and State of Illinois.
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 Planning, City and Community Development.
3. Off-street loading facilities will be provided in compliance with the provisions as authorized under the R4 General Residence District of the Chicago Zoning Ordinance.
4. Any dedication of streets or alleys or adjustments of the rights-of-way or consolidation of resubdivision of parcels shall require a separate submittal on behalf of the Board of Community College District No. 508, County of Cook and State of Illinois, and approved by the City Council.
5. All applicable official reviews, approvals or permits are required to be obtained by the Board of Community College District No. 508, County of Cook and State of Illinois.
6. Service drives or any other ingress or egress shall be adequately designed and paved in accord 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 permitted within such paved areas.
7. Use of land will consist of academic and related uses including off-street parking.  
  
Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning classification of the Chicago Zoning Ordinance.
8. These Statements and the following maps and Use and Bulk Regulations and Data set forth information concerning the property included in said planned development and data concerning the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance with regulations hereby made applicable thereto.
9. Identification signs may be provided within the area delineated as Institutional Planned Development subject to the review of the Department of Buildings and the Department of Planning, City and Community Development.
10. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments," as adopted by the Commissioner of Planning, City and Community Development.





APPLICANT: Board of Community College  
District No. 508  
County of Cook and State of Illinois

DATE: May 2, 1979

# INSTITUTIONAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



### LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET
-  PARK AND PLAYGROUNDS

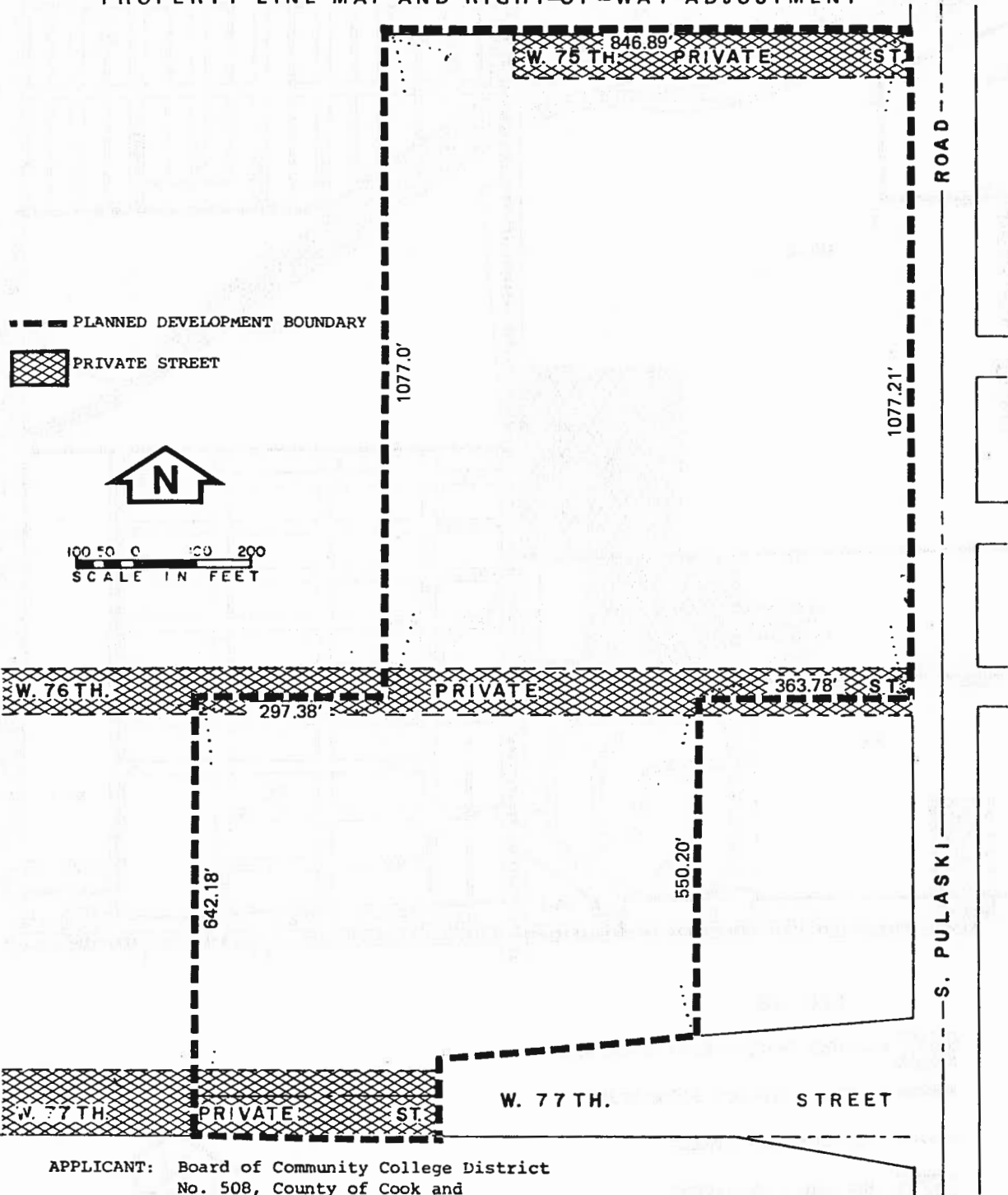
APPLICANT: Board of Community College District  
No. 508, County of Cook and  
State of Illinois

DATE: May 2, 1979



0 200' 400' 600' 800' 1000'  
SCALE IN FEET

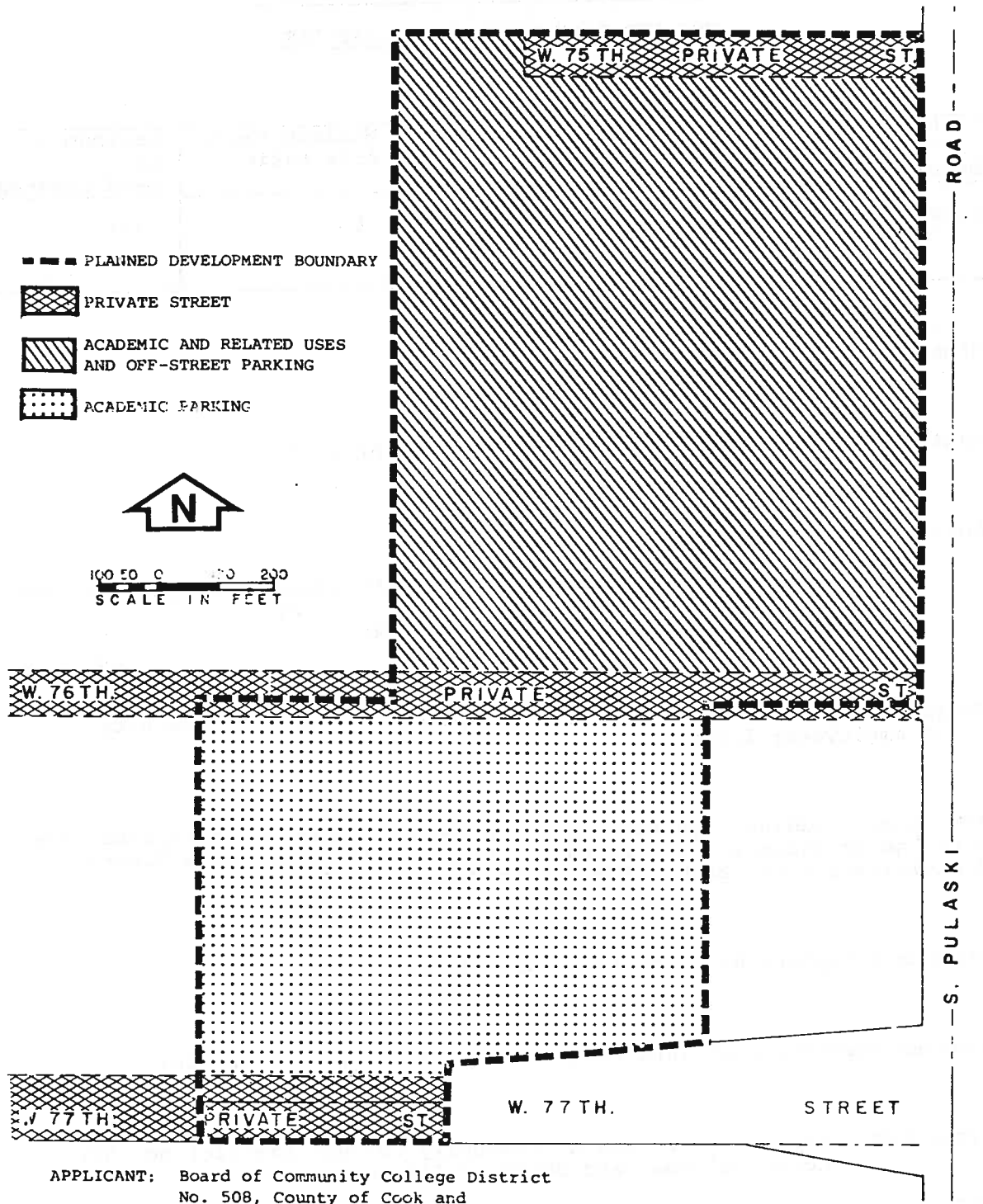
INSTITUTIONAL PLANNED DEVELOPMENT  
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



APPLICANT: Board of Community College District  
No. 508, County of Cook and  
State of Illinois

DATE: May 2, 1979

### INSTITUTIONAL PLANNED DEVELOPMENT GENERAL LAND USE MAP



APPLICANT: Board of Community College District  
No. 508, County of Cook and  
State of Illinois

DATE: May 2, 1979

