



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

August 14, 2017

Justin Ferrin  
Metonic Real Estate Solutions  
16910 Frances Street  
Omaha, NE 68130

**Re: Advisory Opinion for Planned Development No. 616  
217 North Jefferson Street**

Dear Mr. Ferrin:

In response to your recent request, please be advised that the property located at 217 N. Jefferson Street is located within Institutional Business Planned Development Number 616 ("PD 616"). You are seeking confirmation that PD 616 has sunsetted and the subject property is now zoned DX-7, Downtown Mixed-Use District.

PD 616 was passed by the Chicago City Council on November 7, 1996. Pursuant to Statement Number 14, unless proposed uses on the property have commenced within five years following adoption of the Planned Development ("PD"), and unless completion is thereafter diligently pursued, then the PD shall expire and then the zoning of the property shall automatically revert to a C3-5 Commercial/Manufacturing District. However, in order for the PD to be sunsetted and the property reverted to the underlying zoning district, a zoning amendment application must be submitted and approved. No application has been submitted, therefore, the property at 217 N. Jefferson St. is still zoned PD 616. If you would like to discuss, please contact Teresa McLaughlin of my staff at (312) 744-3509.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS:tm

C: Vicky Ortega, Terry Robinson, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

March 25, 2015


Richard F. Klawiter  
DLA Piper LLP  
203 North LaSalle Street  
Suite 1900  
Chicago, IL 60601-1263

**Re: Advisory Opinion for Institutional Business Planned Development No. 616  
217 North Jefferson Street**

Dear Mr. Klawiter:

In response to your recent request, please be advised that the property located at 217 N. Jefferson Street is located within Institutional Business Planned Development Number 616 ("PD 616"). Pursuant to the Planned Development Ordinance dated November 7, 1996, the Chicago Zoning Ordinance was amended by changing this property from a C3-5 Commercial Manufacturing District to PD 616. Pursuant to Section 17-1-1406-B Zoning Map Conversions in the Downtown Area, the C3-5 District in effect before November 1, 2004, was converted to a DX-7 District.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS:HG:tm

C: Main file

~~Yays -- Aldermen Granato, Haithcock, Preckwinkle, Holt, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Frias, Olivo, Burke, Jones, Coleman, Peterson, Murphy, Rugai, Evans, Munoz, Zalewski, Chandler, Solis, Burnett, E. Smith, Burdell, Wojcik, Suarez, Mell, Colom, Banks, Giles, Allen, Laurino, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Stone -- 43.~~

~~Nays -- None.~~

~~Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.~~

~~The following are said ordinances as passed (the public heading in each case not being a part of the ordinance):~~

~~*Reclassification Of Area Shown On Map Number 1-F.  
(Application Number 11821)*~~

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

PD 616

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C3-5 Commercial-Manufacturing District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Fulton Street; the alley next east of and parallel to North Jefferson Street; a line 160.45 feet south of West Fulton Street; and North Jefferson Street,

to those of an Institutional/Business Planned Development 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.

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

*Institutional Business Planned Development Number 616.*

*Plan Of Development Statements.*

1. The area delineated herein as an Institutional/Business Planned Development consist of approximately 24,259 square feet (.56 acres)

net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Uhlich Children's Home.

2. The Applicant ("Applicant") shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicants or their successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicants, their successors and assigns, grantees and Lessees, if different than the Applicants, the legal title holders or any ground lessors. All rights granted hereunder to the Applicants shall inure to the benefit of the Applicants' successors and assigns and, if different than the Applicants, the legal title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.
4. This Planned Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site/Landscape Plan; and Building Elevations prepared by Lisec & Biederman, Ltd. dated September 12, 1996. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The uses permitted within the area as delineated herein as "Institutional/Business Planned Development" shall be elementary educational facilities, business/office uses, accessory parking and related uses incidental thereto.

6. Identification for the school use and business identification signs for existing business uses and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as "Institutional/Business Planned Development", subject to the review and approval by the Department of Planning and Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
8. Any service drives or any other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas, or within fire lanes. Ingress and egress shall be subject to the review and approval of the Departments of Transportation, and Planning and Development.
9. In addition to the maximum height restriction of any building prescribed on the building elevations attached hereto, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio (F.A.R.) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. Improvements on the Property, including landscaping and all entrances and exits to the parking area, shall be designed and installed in substantial conformance with the Site/Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Site/Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Applicant agrees to construct a decorative metal fence (no chain link) on the roof of the Property which will be subject to Department of Planning and Development approval.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which

promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

13. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicants and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
14. Unless proposed uses on the Property have commenced within five (5) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire, provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expired upon the expiration of such shorter time period as provided for by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this statement, then the zoning of the Property shall automatically revert to a C3-5 Commercial/Manufacturing District.

[Site Location and Existing Zoning Map; Planned Development Boundary and Property Line Map; Site/Landscape Plan; and Building Elevations Drawing referred to in these Plan of Development Statements printed on pages 33187 through 33190 of this Journal.]

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

*Institutional Business Planned Development No. 616*

*Bulk Regulations And Data Table.*

Gross Site Area	Public Right-Of-Way	Net Site Area
42,109.46	17,870.65	24,238
Maximum Permitted Floor Area Ratio for Total Net Site Area:		3.0.
Minimum Number of Off-Street Parking Spaces:		38.
Minimum Number of Off-Street Loading Spaces:		1.
Maximum Building Height:		110 feet.
Minimum Setbacks:		In accordance with Site Plan.
Maximum Number of Students:		50.
Maximum Staffing:		10.

*Reclassification Of Area Shown On Map Number 1-G.  
(Application Number A3555)*

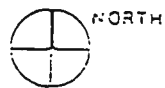
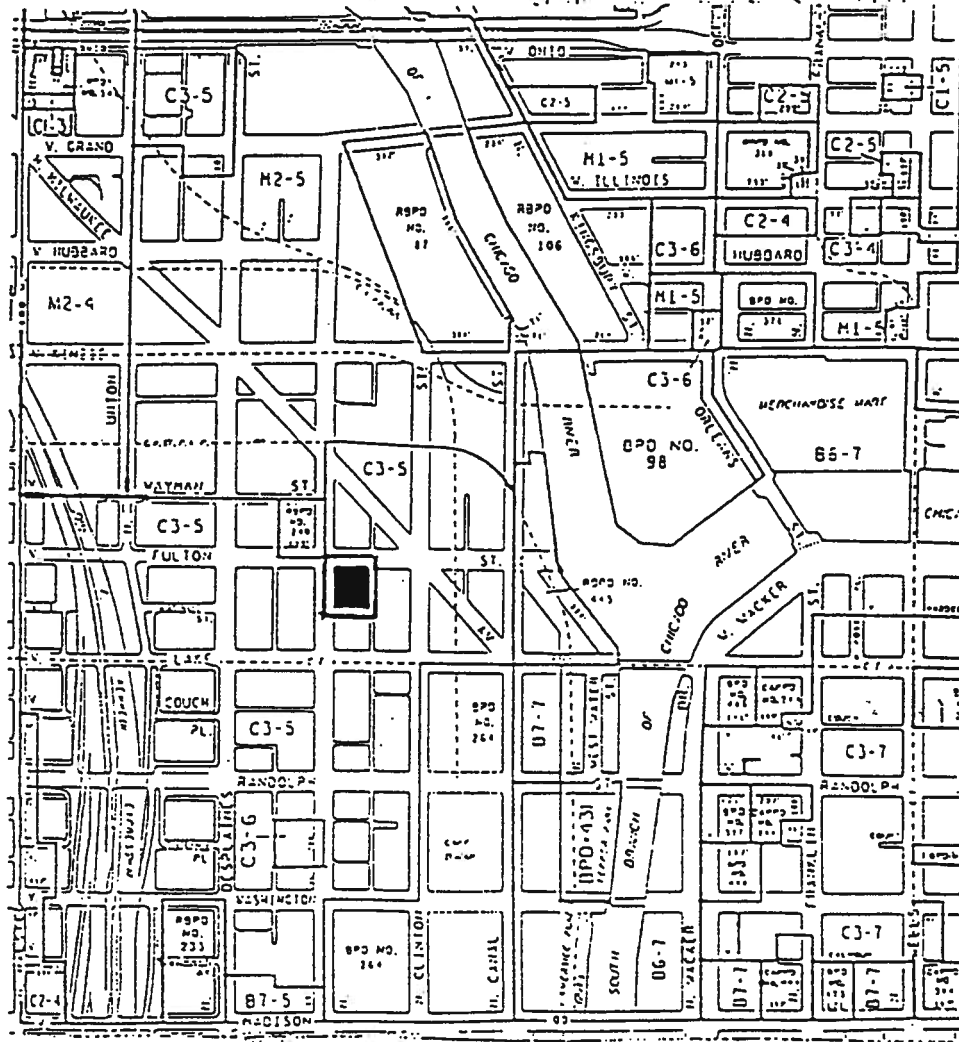
*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map Number 1-G in the area bounded by:

(Continued on page 33191)

Site Location And Existing Zoning Map.

APPLICANT: UHUCH CHILDREN'S HOME

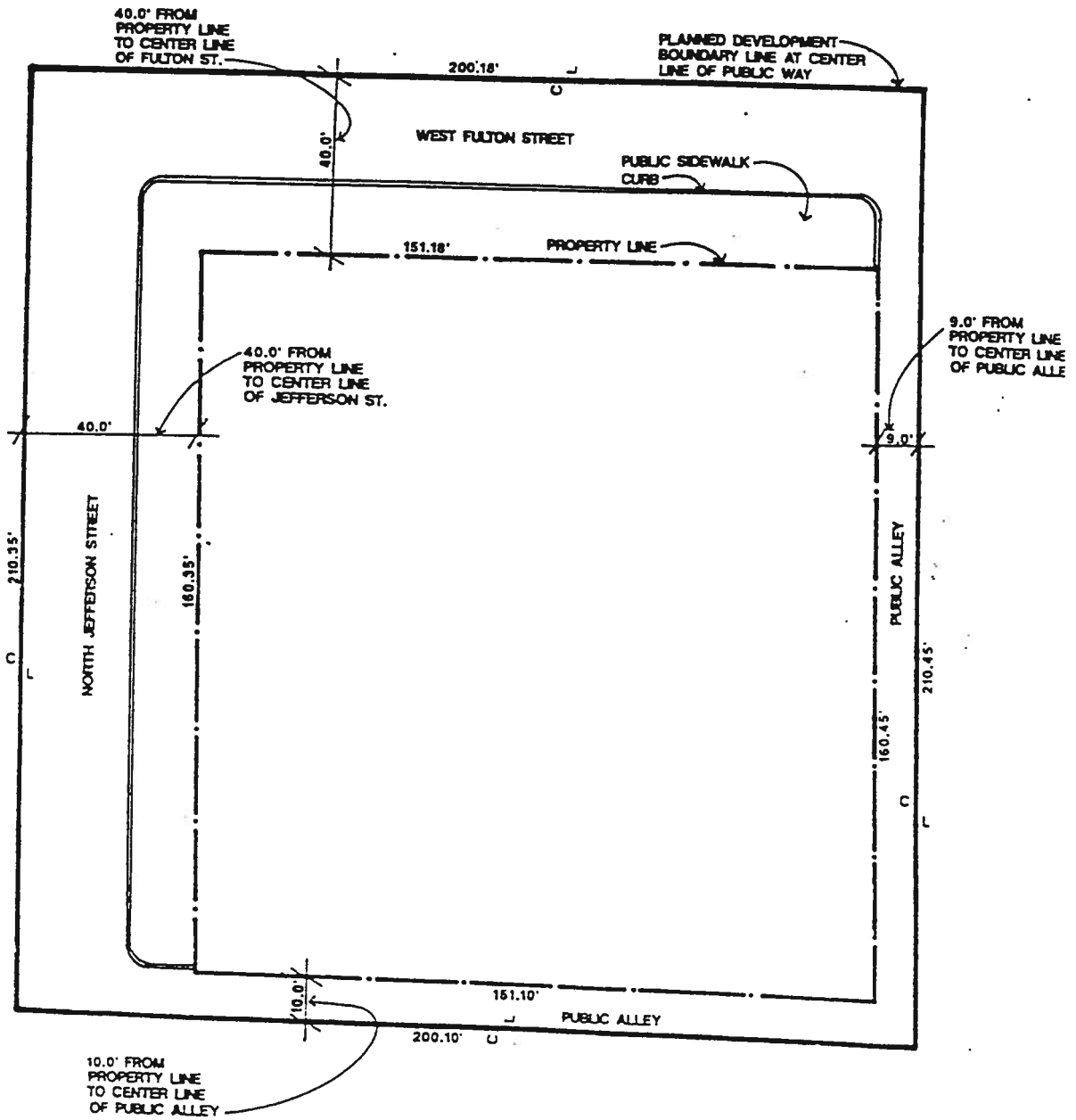


INSTITUTIONAL-BUSINESS PLANNED DEVELOPMENT

EXISTING C3-5 ZONING DISTRICT

### Planned Development Boundary And Property Line Map.

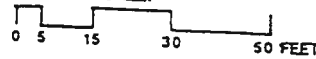
## INSTITUTIONAL/BUSINESS PLANNED DEVELOPMENT



### PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

APPLICANT: UNLICH CHILDREN'S HOME  
217 N. JEFFERSON ST.

GRAPHIC SCALE:

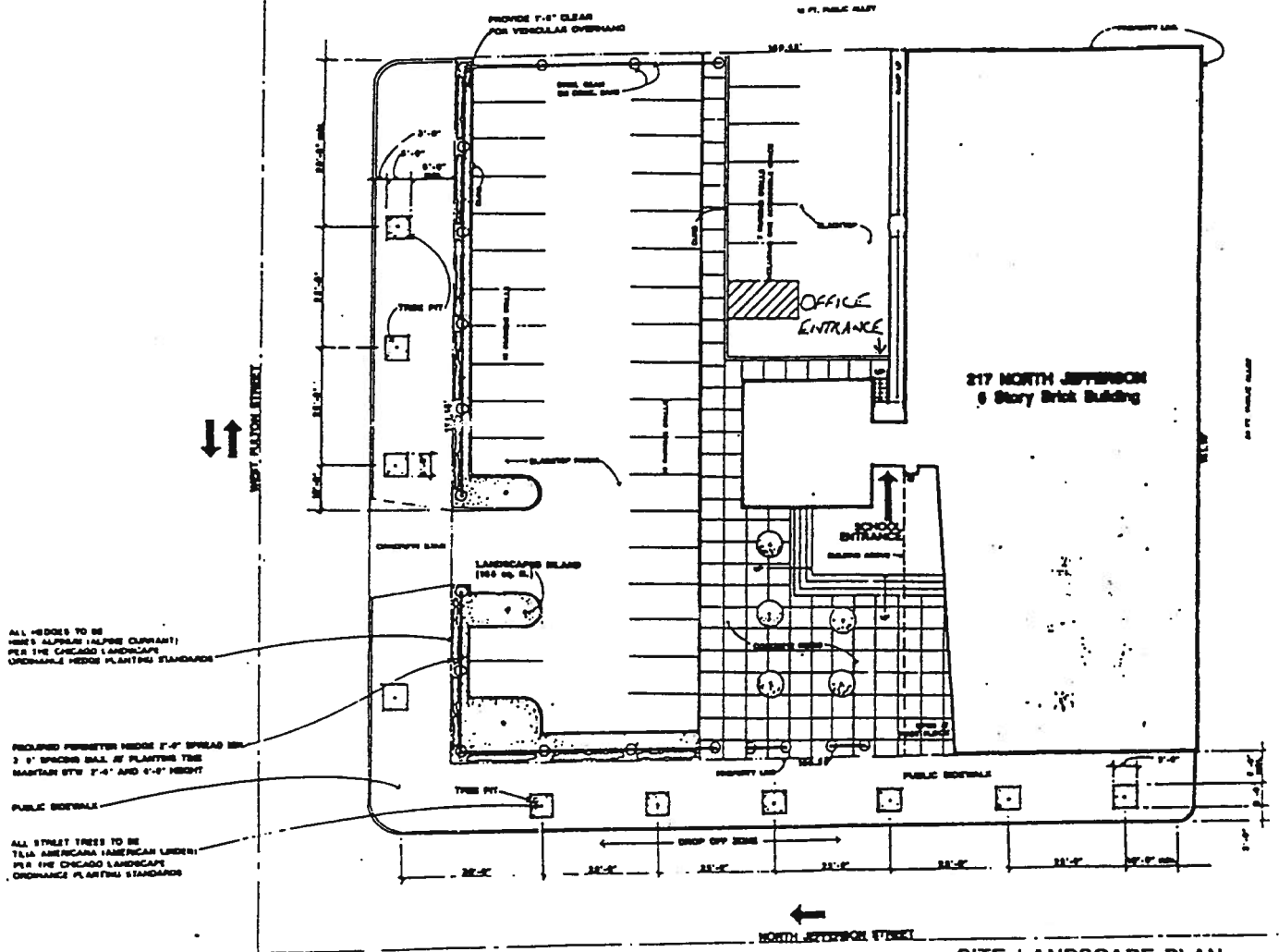


NORTH



Site/Landscape Plan.

INSTITUTIONAL/BUSINESS PLANNED DEVELOPMENT



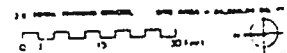
ALL HEDGES TO BE  
HEDGE ALPINE (ALPINE CURRANT)  
PER THE CHICAGO LANDSCAPE  
ORDINANCE HEDGE PLANTING STANDARDS

PROPOSED PERIMETER HEDGE 7'-0" SPREAD OR  
3" SPACING BALL AT PLANTING TIME  
MAINTAIN 6" W AND 6'-0" HEIGHT

PUBLIC SIDEWALK

ALL STREET TREES TO BE  
TULAR AMERICANA (AMERICAN LINDEN)  
PER THE CHICAGO LANDSCAPE  
ORDINANCE PLANTING STANDARDS

SITE PLAN  
SCALE 1" = 10'-0"



**SITE LANDSCAPE PLAN**  
APPLICANT: UNLICH CHILDREN'S HOME  
217 NORTH JEFFERSON ST.  
SEPTEMBER 12, 1996

Building Elevations.

Perspective Rendering.

