

PD 837

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City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

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May 23, 2005

Mr. Christopher T. Bielat
Vice president of Capital Projects
YMCA of Metropolitan Chicago
801 North Dearborn
Chicago, Illinois 60610

Re: Request for a minor changes to Institutional Planned
Development No.837

Dear Mr. Bielat:

Please be advised that your request for a minor change to Institutional Planned Development No. 837 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 the Planned Development.

Specifically, you requested the approval of 4 additional light standards which will illuminate the outdoor soccer field for evening use.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute a minor change pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, Institutional Planned Development No. 837, I hereby approve the foregoing minor change as stated, but no other changes to Institutional Planned Development No.837. The revised site plan, dated March 26, 2005 and prepared by Lighting Solutions of Illinois are hereby made a part of this approval.

Very Truly Yours,

Denise M. Casalino, P.E.
Commissioner

DMC:SRP:cvh

cc: Mike Marmo, PD files

NEIGHBORHOODS
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13636

*Reclassification Of Area Shown On Map Number 4-H.
(As Amended)
(Application Number 13738)*

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 B4-2 Restricted Service District symbols and indications as shown on Map Number 4-H in the area bounded by:

the public alley next north of and parallel to West 21st Street; a line 193.32 feet west of and parallel to South Hoyne Avenue; West 21st Street; and a line 217.41 feet west of and parallel to South Hoyne Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area described above.

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

*Reclassification Of Area Shown On Map Number 6-I.
(As Amended)*

(Application Number 13636)

IPD 837

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the current M3-3 Heavy Manufacturing District symbols and indications as shown on Map Number 6-I in the area bounded by:

West 26th Street; a line beginning at a point 370 feet west of the western line of South Western Avenue, to a point 225 feet west of the western line of South Western Avenue and 21.5 feet south of the southern line of West 26th Street, as drawn along the curve of the southern boundary of the Burlington Northern & Santa Fe Railway Company ("B.N.S.F.") railroad right-of-way; a line beginning

at a point 225 feet west of the western line of South Western Avenue and 21.5 feet south of the southern line of West 26th Street, to a point 112.5 feet west of the western line of South Western Avenue and 56.25 feet south of the southern line of West 26th Street, as drawn along the curve of the southern boundary of the B.N.S.F. railroad right-of-way; a line beginning at a point 112.5 feet west of the western line of South Western Avenue and 56.25 feet south of the southern line of West 26th Street, to a point 75 feet south of the southern line of West 26th Street, as measured along the western line of South Western Avenue; South Western Avenue; a line 646.32 feet south of the southern line of West 26th Street; and a line 401 feet west of the western line of South Western Avenue,

to the designation of a C1-2 Restricted Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C1-2 Restricted Commercial District symbols and indications established in Section 1 above to the designation of an Institutional Planned Development which is hereby established in the area above described, subject to use and bulk regulations as are set forth in the plan of development attached hereto 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:

Institutional Planned Development Number 837.

Plan Of Development Statements.

1. The area delineated herein as an institutional planned development (the "Planned Development") consists of approximately two hundred forty-one thousand six hundred eighty-three (241,683) square feet or five and fifty-five hundredths (5.55) acres of real property depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property is owned or controlled by the applicant, The Young Men's Christian Association of Chicago (the "Applicant").

2. The Applicant shall obtain all necessary reviews, approvals, licenses and permits in connection with this Planned Development. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-ways shall require a separate submittal on behalf of the Applicant 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 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, 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 the Young Men's Christian Association of Chicago (the "Applicant").
4. This Planned Development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; and a Site Plan, Landscape Plan, West and North Elevations and East and South Elevations, all prepared by Macondo Corp and last dated July 18, 2002. These and no other zoning controls shall apply to the Property. This 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 following uses are permitted in the Planned Development: community centers, recreational facilities, educational and social service facilities, aquatic centers, gymnasiums, day care centers, and ancillary food serving areas, including playgrounds and athletic fields incidental thereto, accessory parking and other accessory uses, including accessory educational uses, and broadcast and telecommunications structures, equipment and installations.

6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Commissioner of the Department of Planning and Development. Temporary signs, such as construction and marketing signs, also shall be permitted subject to the review and approval of the Department of Planning and Development. No advertising signs shall be permitted within the Planned Development.
7. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that, in addition to the other exclusions from the F.A.R. that are permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical uses in excess of five thousand (5,000) square feet in a single location shall not be included as floor area.
8. 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.
9. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the approved Site Plan and, to the extent not inconsistent with the approved Site Plan, the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation.
10. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Site Plan. Landscaping shall be installed and maintained in accordance with the Landscape Plan and parkway trees shall be maintained in accordance with the parkway tree provisions of the Chicago Zoning Ordinance.
11. Prior to the issuance by the Department of Planning of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for development of the future phase improvements as identified in the Site Plan, except for such interim uses as are contemplated by this Planned Development, a site plan for each proposed future phase improvement (the "Site Plan") shall be submitted to the Commissioner of

the Department of Planning and Development (the "Commissioner") for approval. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals conform with this Planned Development. No Part II Approval for work for which a Site Plan must be submitted to the Commissioner shall be granted until the Site Plan has been approved.

If the Site Plan substantially conforms with the provisions of this Planned Development, the Commissioner shall approve said plan in writing within thirty (30) days of the submission of a complete application for approval thereof. If the Commissioner fails to make a written determination on a Site Plan within thirty (30) days after the submission of a complete application, then the Site Plan shall be deemed approved. If the Commissioner determines within said thirty (30) day period that the Site Plan that was submitted does not substantially conform with the provisions of this Planned Development, the Commissioner shall advise the Applicant in writing of the reasons for disapproval thereof no later than fourteen (14) days after the expiration of the thirty (30) day period. The Commissioner shall thereafter make a final written determination on any resubmission within fourteen (14) days of its filing. The failure of the Commissioner to make a final written determination on any resubmission within fourteen (14) days of its filing shall be deemed an approval of the Site Plan.

Following approval of a Site Plan by the Commissioner or otherwise, the approved plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development. After approval of a Site Plan by the Commissioner or otherwise, the approved Site Plan may be changed or modified pursuant to the provisions of Statement 12.

In the event of an inconsistency between the approved Site Plan and the terms of the statements and Bulk Regulations and Data Table of this Planned Development in effect at the time of approval of such plan or of modifications thereto, the terms of statements and Bulk Regulations and Data Table of the Planned Development shall govern.

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

- 1) the boundaries of the Property;
- 2) the footprint of the improvements;

- 3) location and dimensions of all loading berths;
- 4) all proposed landscaping, including species and size;
- 5) all pedestrian circulation routes;
- 6) elevations of the improvements; and
- 7) all statistical information applicable to the Property, including:
 - a) floor area and floor area ratio;
 - b) uses to be established;
 - c) building heights; and
 - d) all setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development. An application for approval of a Site Plan shall be deemed complete if the Applicant submits to the Commissioner an application for approval which contains all the information listed immediately above and the Commissioner does not advise the Applicant in writing within ten (10) working days of the submission thereof that the submitted application is incomplete and the specific information required to render the application complete.

12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
13. 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 the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").

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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. Unless substantial construction of the initial phase improvements contemplated in the Site Plan for this Property by 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 the current M3-3 Heavy Manufacturing District. This six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Planned Development Boundary
and Property Line Map; Existing Land-Use Map;
Site Plan; Landscape Plan; and Building
Elevations referred to in these Plan
of Development Statements printed
on pages 91805 through
91811 of this
Journal.]

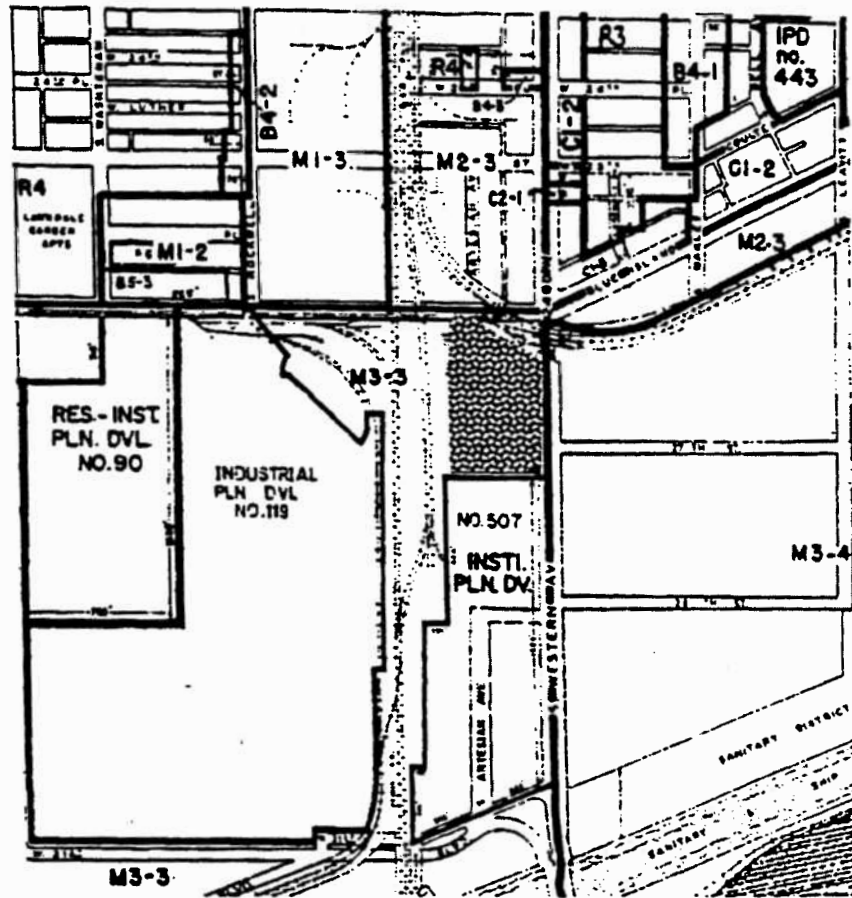
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development Number 837.


Plan Of Development Bulk Regulations And Data Table.

	Square Feet	Acres
Net Site Area:	241,681	5.55
Public Rights-of-Way:	29,211	.67
Gross Site Area:	270,894	6.22
Maximum Permitted Floor Area Ratio:	0.8.	
Maximum Percent of Land Coverage:	In accordance with the Site Plan.	
Minimum Number of Parking Spaces:	75.	
Minimum Number of Off-Street Loading Spaces:	1.	
Minimum Building Setbacks:	In accordance with the Site Plan.	
Maximum Building Height:	In accordance with the Building Elevation.	

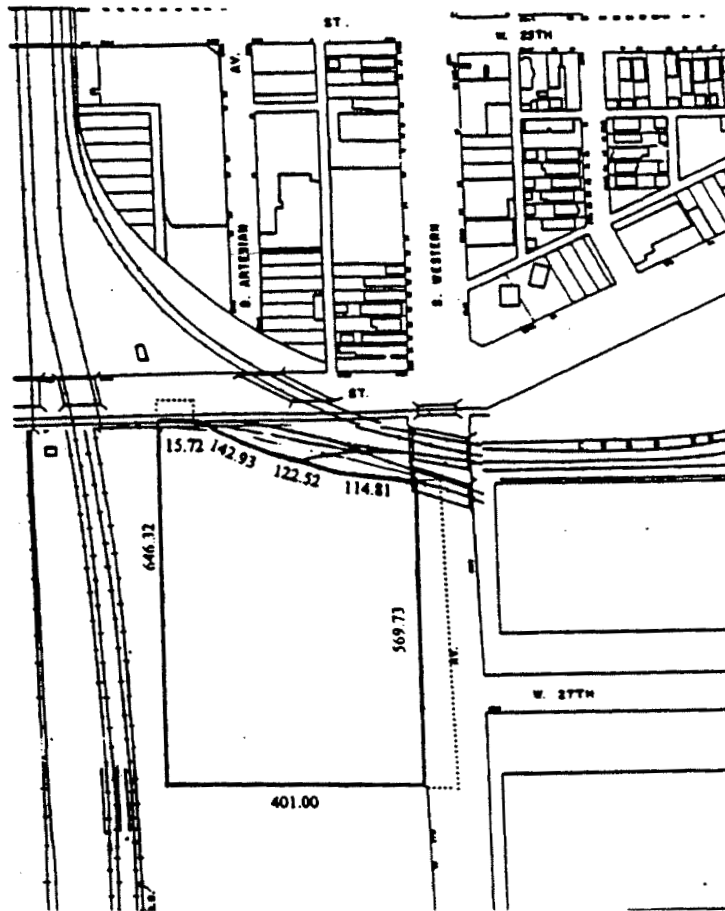
Existing Zoning Map.



LEGEND

	Planned Development Boundary
Applicant	Young Men's Christian Association of Chicago
Date	March 22, 2002
Address	2608-2700 South Western Avenue
Revised	July 18, 2002

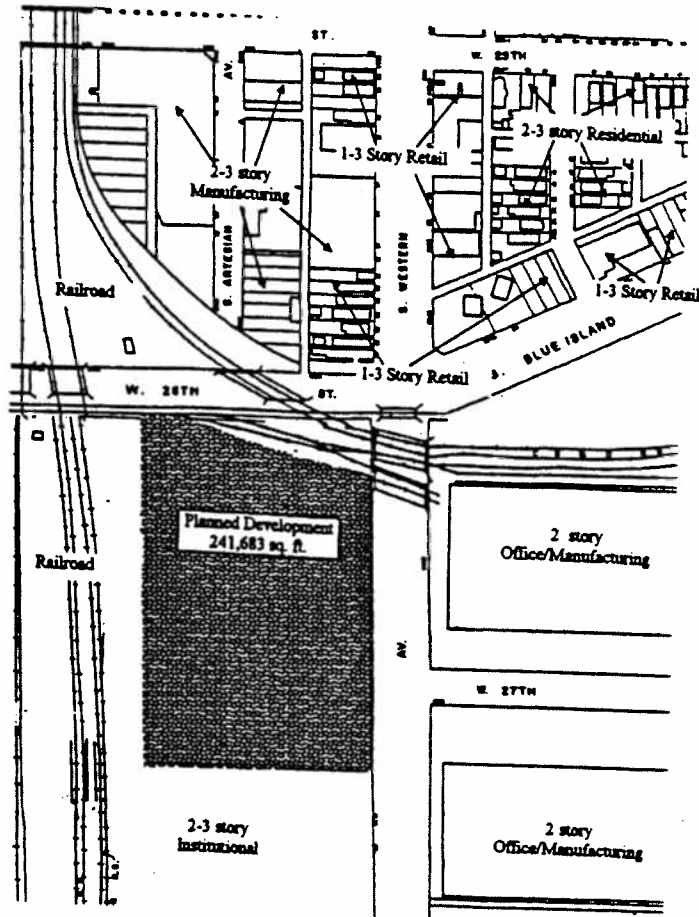
Planned Development Boundary
And Property Line Map.




LEGEND

.....	Planned Development Boundary
————	Subject Property Boundary
Applicant	Young Men's Christian Association of Chicago
Date	March 22, 2002
Address	2608-2700 South Western Avenue
Revised	July 18, 2002

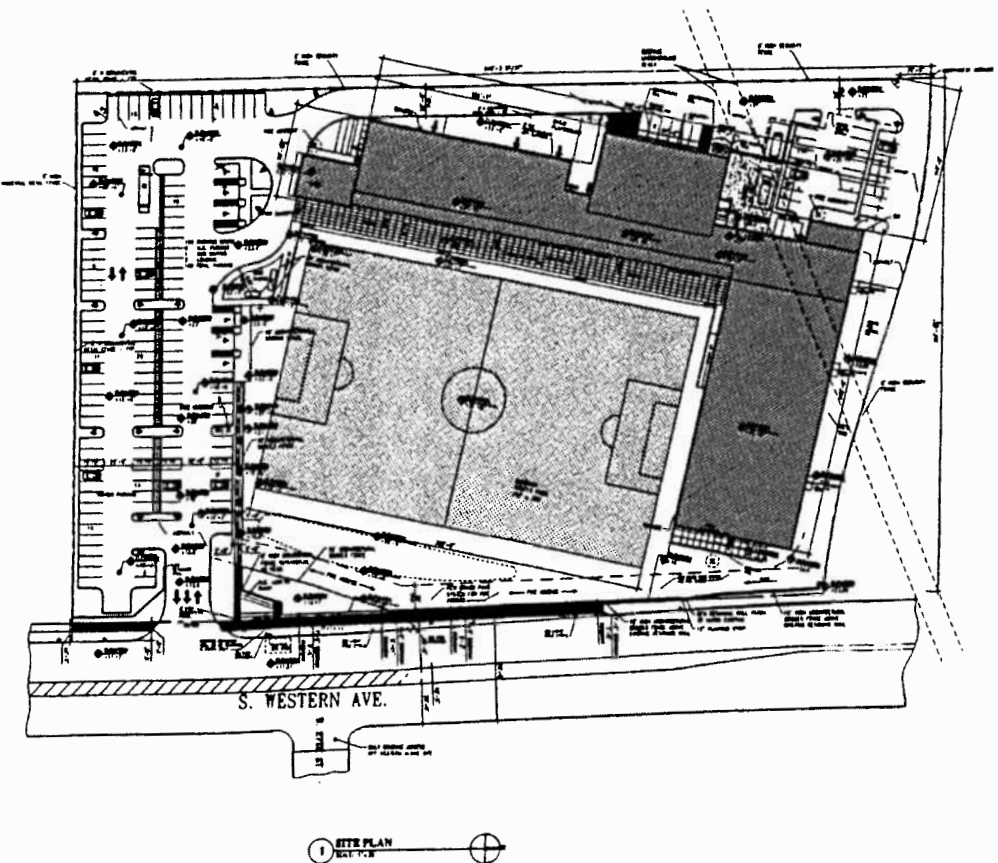
Existing Land-Use Map.



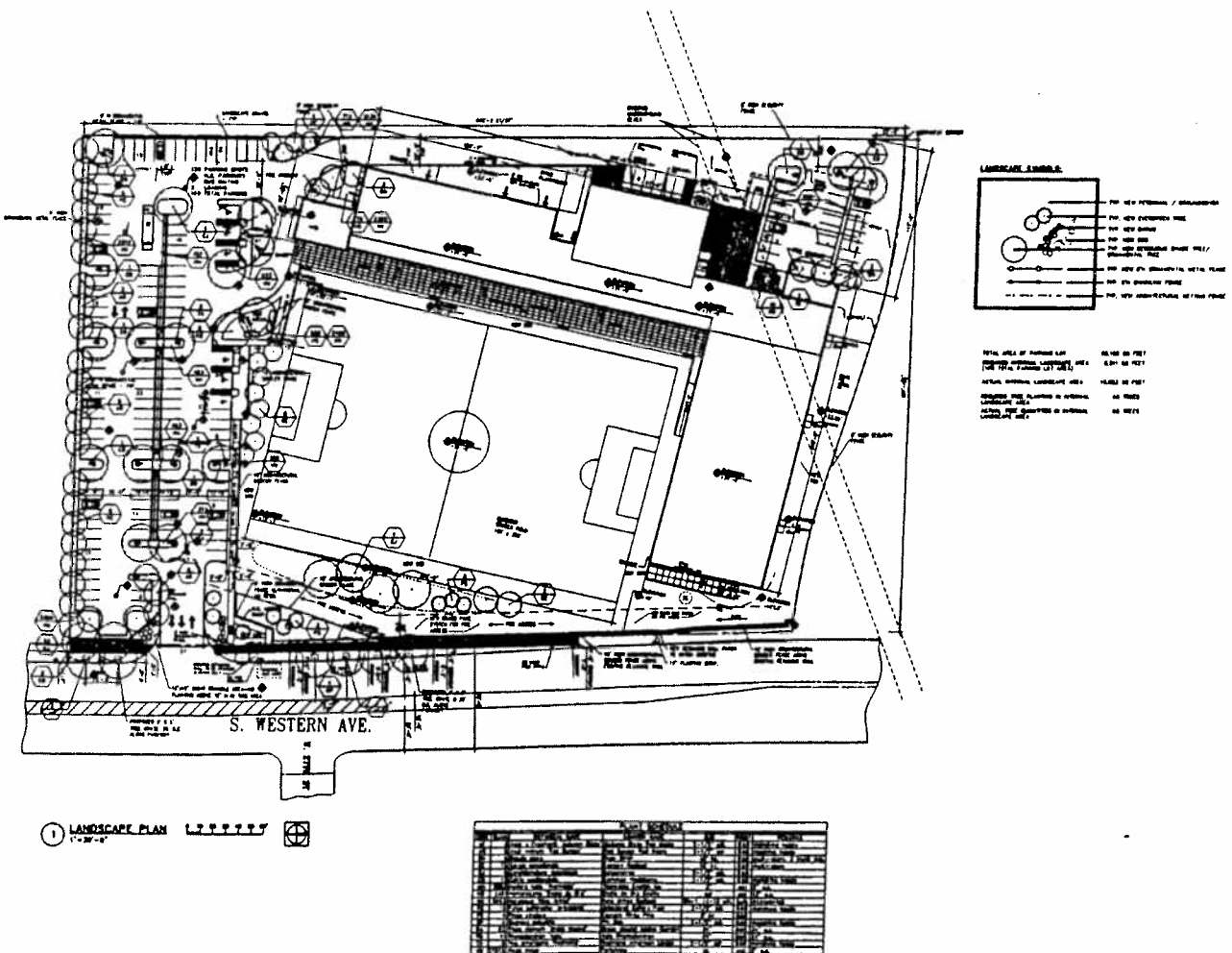
LEGEND

	Subject Property
Applicant	Young Men's Christian Association of Chicago
Date	March 22, 2002
Address	2608-2700 South Western Avenue
Revised	July 18, 2002

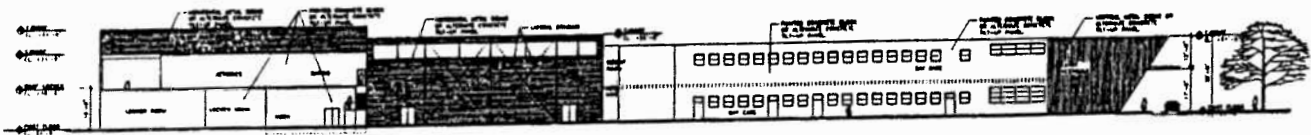
Site Plan.



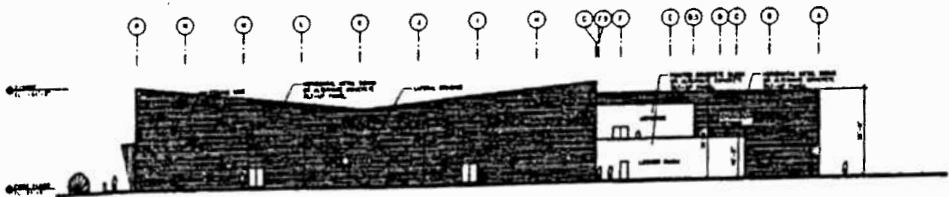
Landscape Plan.



Building Elevation -- North.



1 ELEVATION WEST
Ext. 1/2-1/4"



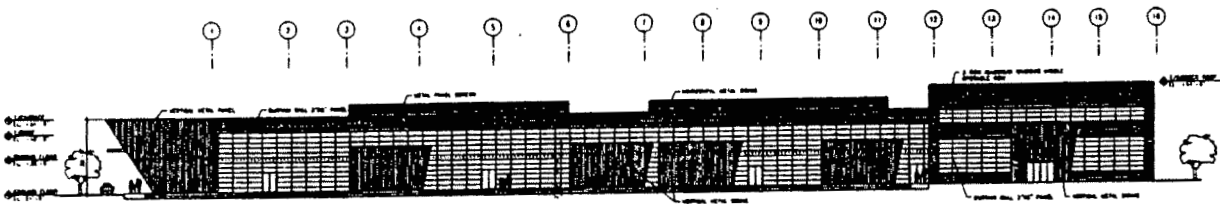
2 ELEVATION NORTH
Ext. 1/2-1/4"

7/31/2002

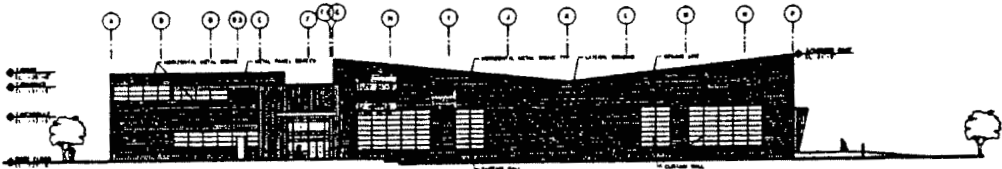
REPORTS OF COMMITTEES

91811

Building Elevation -- South.



1 ELEVATION EAST



2 ELEVATION SOUTH