

# PD 852

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

December 8, 2020

Mr. John J. George  
Akerman LLP  
71 S. Wacker Drive, 47<sup>th</sup> Floor  
Chicago, IL 60606

RE: Opinion response for PD 852, permitted uses at St. Josephine Bakhita Recovery Home, 115 N. Parkside Avenue

Dear Mr. George:

In response to your recent request, please be advised that the subject property is currently zoned Planned Development Number 852 ("PD 852"). You are seeking confirmation that certain uses proposed for the St. Josephine Bakhita Recovery Home (the "Recovery Home") are permitted within PD 852.

Your client, Maryville Academy, is the tenant of Circle Urban Ministries, Inc. the owner of the four-story residential building at 115 N. Parkside Avenue located within PD 852. Statement 5 of PD 852 states that the use of land will consist of churches, schools, auditoriums, gymnasiums, offices, cafetorium, food pantry, shelter apartments, residential dwelling units, transitional shelters, group community homes, legal aid and medical clinics, counseling facilities, restaurants, accessory parking and related religious, charitable and educational uses. Maryville proposes renting the second, third and fourth floors of the building and seeks to establish the Recovery Home which will support mothers in treatment for substance use disorder and will allow children (birth to 10 years of age) to live with their mothers during treatment. Maryville will provide parenting education, job training, and supportive services for education if mothers are attending classes. Maryville also cares for the children when mothers are in treatment, job training, working or at school.

More specifically, the uses proposed in association with the Recovery Home include:

-First floor: a health clinic providing medical and behavioral health care for children and adults operated by PCC Wellness (a separate entity and service provider from Maryville)

-Second floor: a kitchen and common spaces to be used by Maryville including parent group spaces, computer room, children's play area and community meals. Maryville will also have approximately four offices on this floor.

-Third floor and fourth floors there will each have 7 apartments – 1, 2, and 3-bedroom apartments (for 14 total apartments between two floors). The mothers and their children will live in 6 of the apartments on each floor and Maryville will use one 1-bedroom apartment on each floor as a staff office. No therapy activities, in a strict clinical sense, will be occurring in the apartments on the third and fourth floors.

We concur that Maryville is not proposing to operate the Recovery Home as a Transitional Residence as defined in Section 17-17-0102-A7 of the Zoning Code. Rather, there are several



DEPARTMENT OF PLANNING AND DEVELOPMENT  
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different uses occurring in the building, which together will make up the program for the Recovery Home, all of which are permitted uses in PD 852. Based on the foregoing, it is our determination that the uses proposed for the existing building at 115 N. Parkside are permitted uses within PD 852 and that no further action regarding the proposed uses is required.

Sincerely,



Patrick Mutohey  
Zoning Administrator

cc: Teresa McLaughlin  
Main file

*Reclassification Of Area Shown On Map  
Numbers 1-M And 1-L.  
(As Amended)  
(Application Number 13678)*

*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 and R5 General Residence District symbols and indications as shown on Map Numbers 1-M and 1-L in the area bounded by:

a line 450.0 feet north of and parallel to West Washington Boulevard; North Central Avenue; a line 170.0 feet north of and parallel to West Washington Boulevard; the alley next east of and parallel to North Central Avenue; a line 125.0 feet north of and parallel to West Washington Boulevard; a line 117.50 feet east of and parallel to North Central Avenue; West Washington Boulevard; North Parkside Avenue; a line 267.50 feet north of and parallel to West Washington Boulevard; a line 198.25 feet east of and parallel to North Parkside Avenue,

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

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

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

*Institutional Planned Development Number 852.*

*Plan Of Development Statements.*

1. The area delineated herein as Institutional Planned Development Number 852, consists of approximately one hundred fifty-five thousand eight hundred seven (155,807) square feet (three and fifty-seven hundredths (3.57) acres) and is owned or controlled by the co-applicants, Circle Urban Ministries, Inc. and Rock of Our Salvation Evangelical Free Church (the "Applicant").

2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its 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 Applicant, its 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 be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made. 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 plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line and Boundary Map; a Site Plan; a Landscape Plan; and Building Elevations, dated September 19, 2002 prepared by Pasma Architects. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Institutional Planned Development": churches, schools, auditoriums, gymnasiums, offices, cafetorium, food pantry, shelter apartments, residential dwelling units, transitional shelters, group community homes, legal aid and medical clinics, counseling facilities, restaurants, accessory parking and related religious, charitable and educational uses.
6. Identification signs and restaurant business signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.

7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with 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 emergency areas. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. 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 Applicant 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.
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, Refrigeration 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 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.
14. Unless substantial construction of the improvements contemplated in the attached exhibits has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and then the zoning of the property shall automatically revert to the pre-existing R4 General Residence District and R5 General Residence District classifications.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line and Boundary Map; Existing Site Plan; Site/Landscape Plan; Site Plan; Landscape Plan; Parking Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 96406 through 96415 of this *Journal*.]

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

11/6/2002

REPORTS OF COMMITTEES

13678

96405

*Institutional Planned Development Number 852.*

*Bulk Regulations And Data Table.*

	Square Feet	Acres
Net Site Area:	155,807	3.57
Public Right-of-Way	<u>61,007</u>	<u>1.41</u>
Gross Site Area:	216,844	4.98
Maximum Floor Area Ratio:	1.25.	
Minimum Number of Off-Street Parking Spaces:	90.	
Minimum Number of Loading Spaces:	1.	
Maximum Percent of Site Coverage:	Per Site Plan.	
Minimum Building Setback:	Per Site Plan.	
Maximum Building Height:	Per Building Elevations.	
Maximum Number of Dwelling Units:	22.	

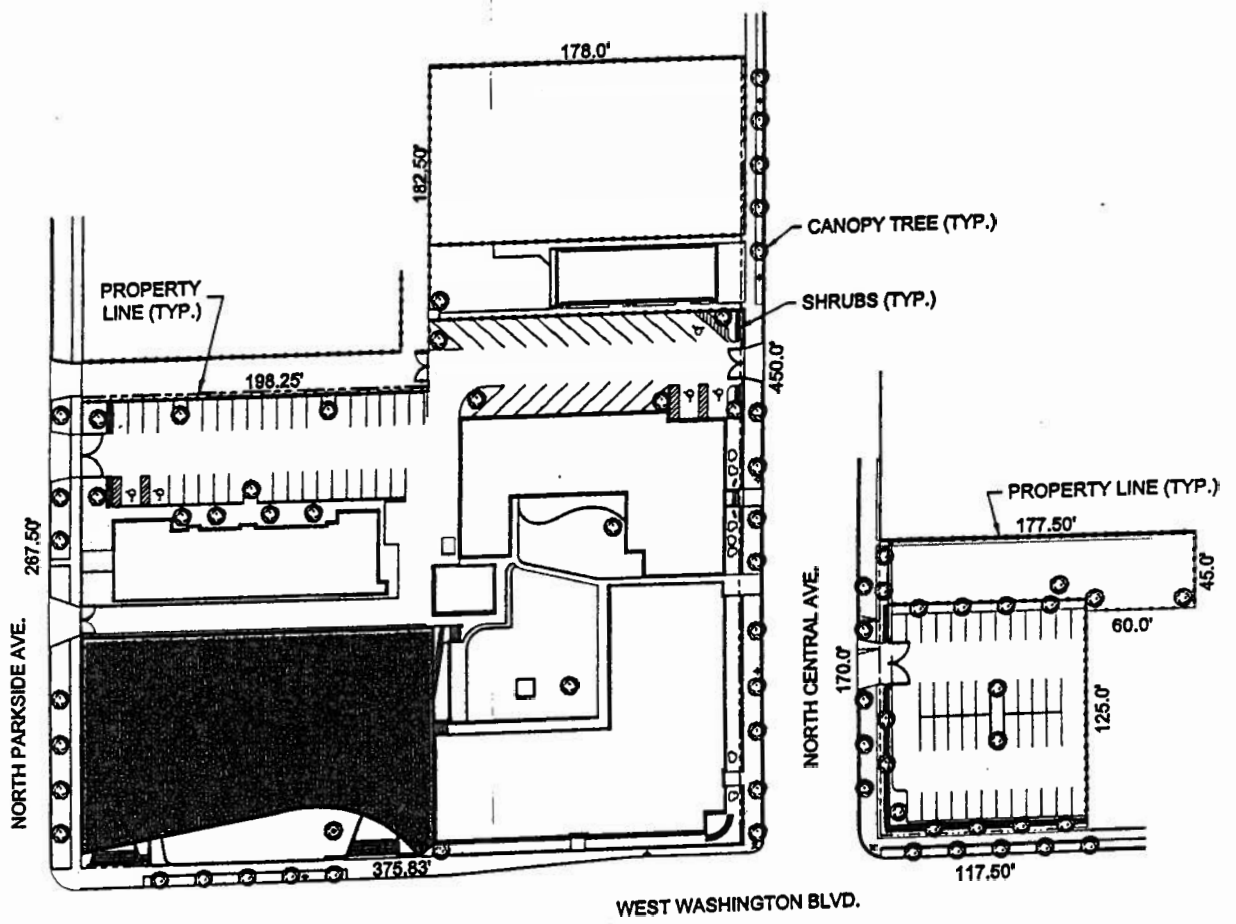




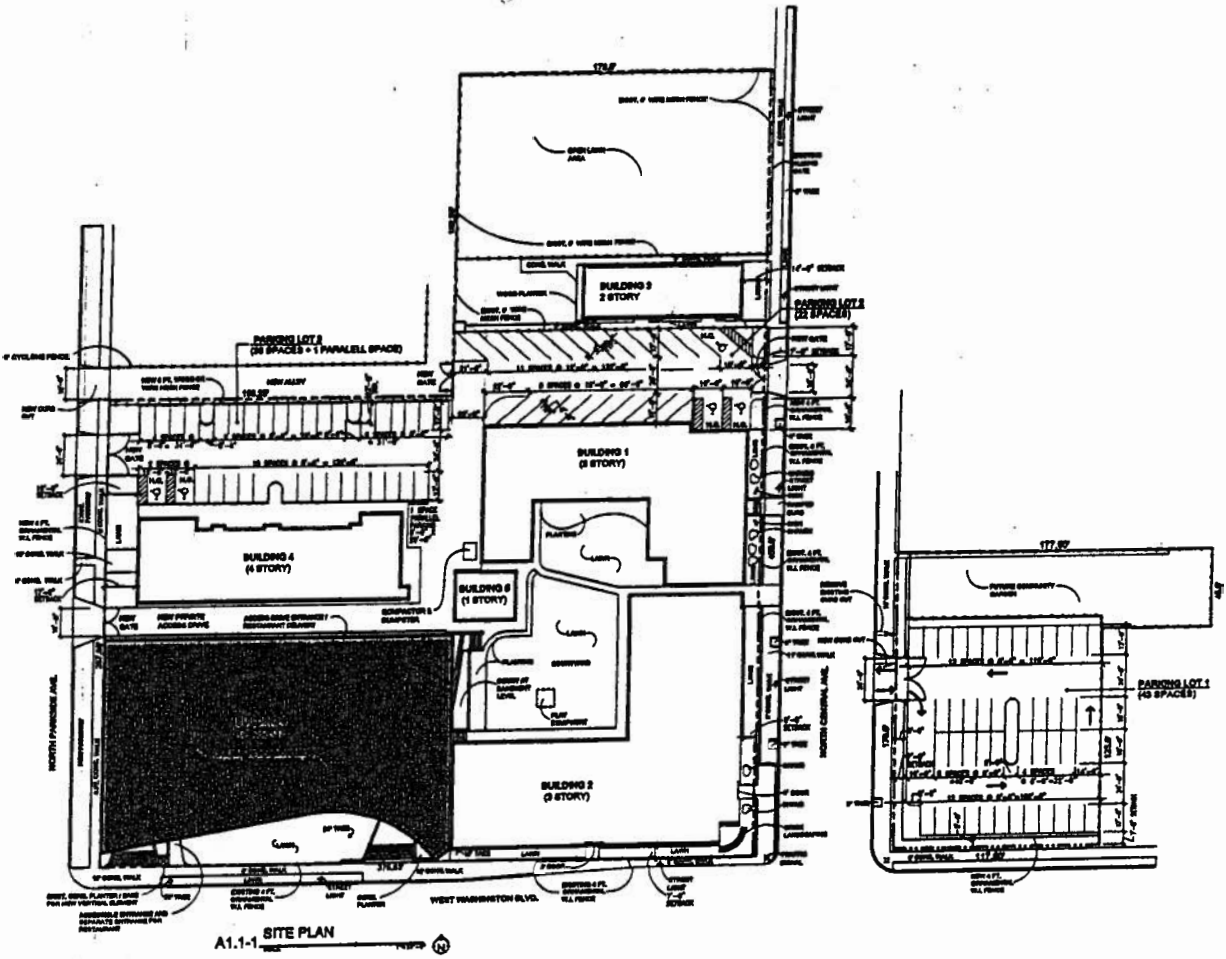




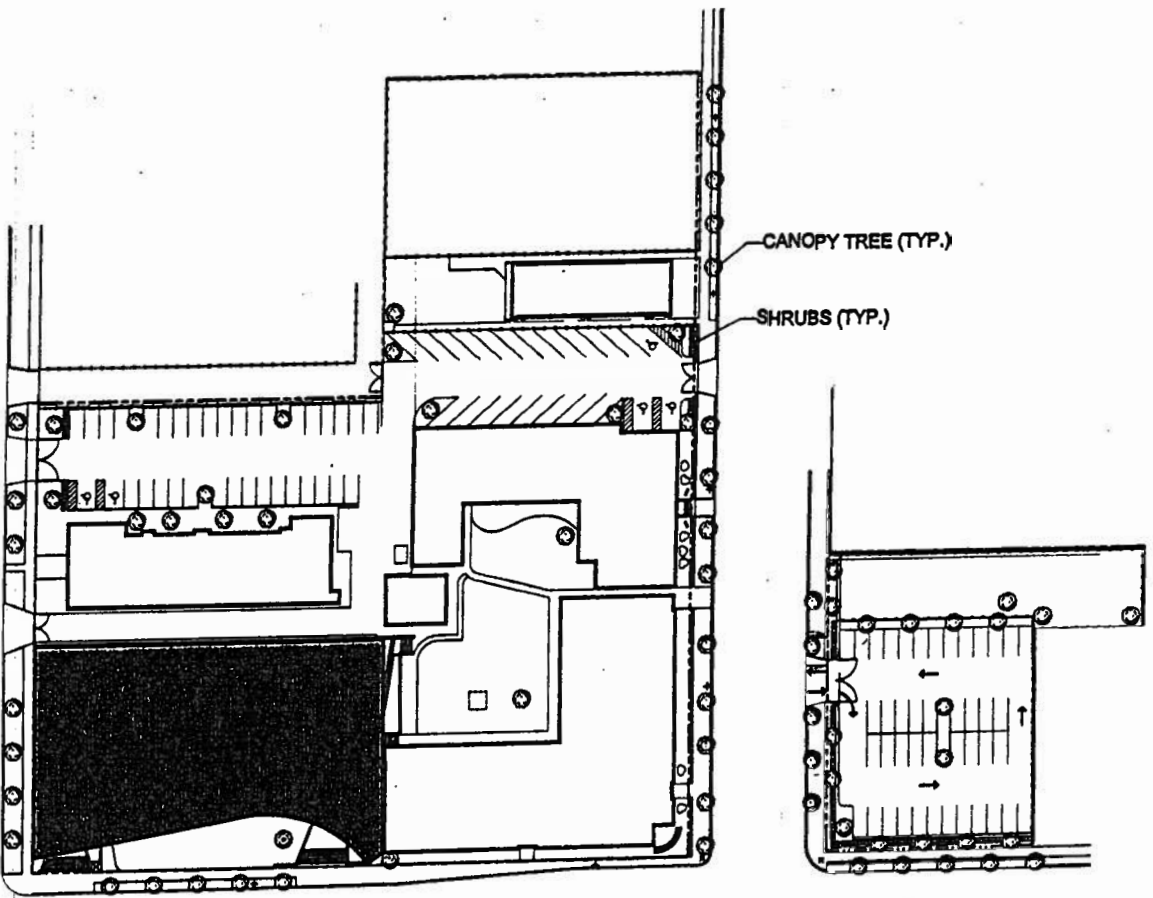
Site/Landscape Plan.



Site Plan.

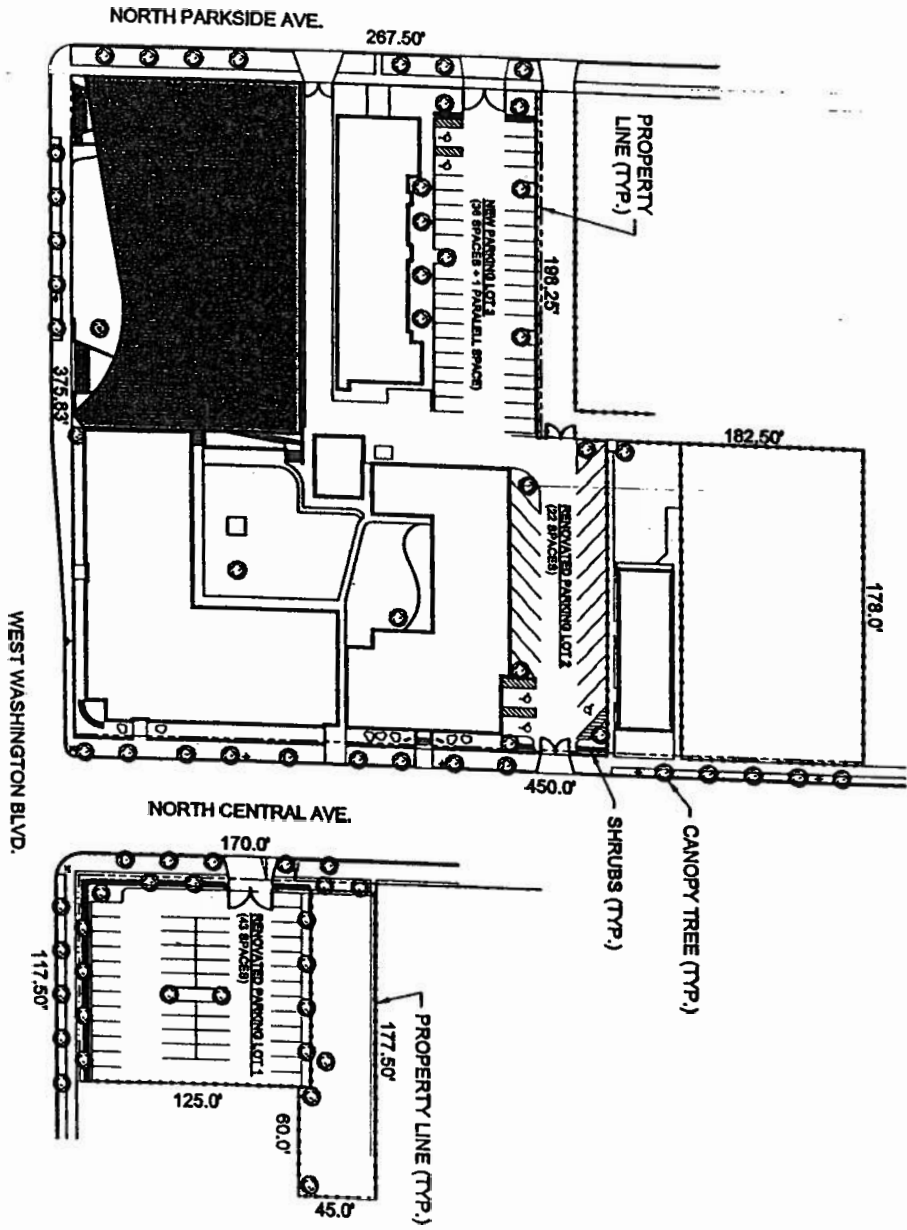


Landscape Plan.



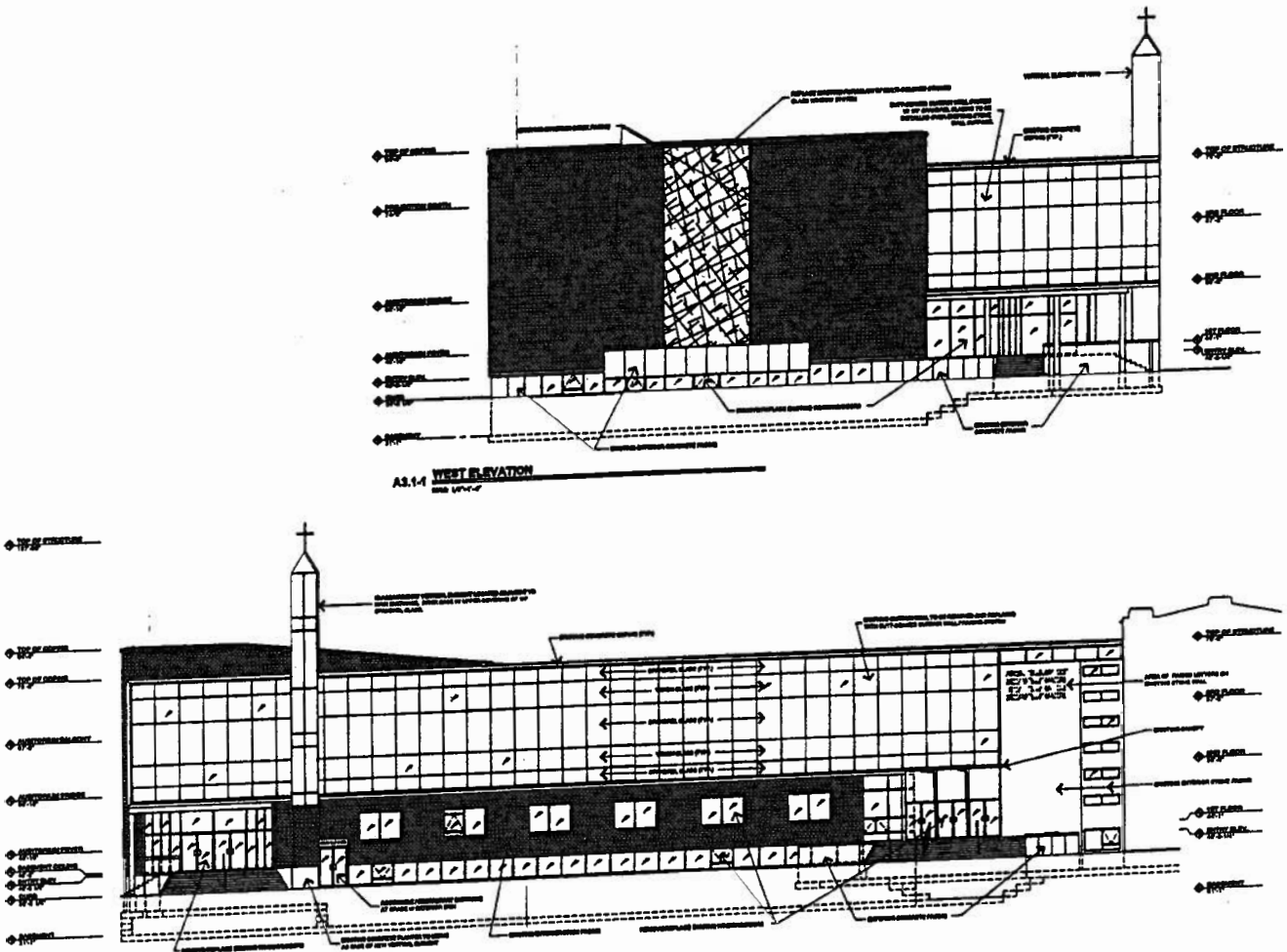
A1.2-1 LANDSCAPE PLAN

TIME FOR PUBLICATION



Parking Plan.

West/South Building Elevation.



East/North Building Elevation.

