

PD 872

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City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

January 23, 2008

Ms. Judith McIntire
Executive Director
Chicago Christian Industrial League
2750 West Roosevelt Road
Chicago, Illinois 60602

**Re: Administrative Relief request for Institutional Planned
Development No. 872, 2750 West Roosevelt Road**

Dear Ms. McIntire:

Please be advised that your request for a minor change to Institutional Planned Development No. 872 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Due to budget constraints, you are requesting a waiver of the playground and bicycle storage area as required in the Plan of Development as passed by the Chicago City Council on July 29, 2003.

With regard to your request, the Department of Planning and Development has determined that a waiver of the playground and bicycle storage area does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, does not change the character of the development and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 872, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:SA:tm

cc: Alderman Ed Smith, Mary Bonome, Mike Marmo, Pat Haynes, Erik Glass, DPD files



7/29/2003

REPORTS OF COMMITTEES

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13943

Reclassification Of Area Shown On Map Number 2-G.

(Application Number 13998)

IPD 872

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 M 1-3 Restricted Manufacturing District symbols and indications as shown on Map Number 2-G in the area bounded by:~~

~~the 16 foot public alley located next north of and parallel to West Monroe Street; a line 142.9 feet east of and parallel to South Racine Avenue; West Monroe Street; and South Racine Avenue,~~

~~to those of a B4-4 Restricted 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 and due publication.~~

Reclassification Of Area Shown On Map Number 2-I.

(As Amended)

(Application Number 13943)

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 current M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 2-I in the area bounded by:

the south line of the C.T.T. Railroad right-of-way (or a line 788 feet north of and parallel to West Roosevelt Road); South Fairfield Avenue; West Roosevelt Road; South California Avenue; a line 503.78 feet north of and parallel to West Roosevelt Road; and the public alley next east of South California Avenue,

to those of a C1-3 Restricted Commercial District and then to an Institutional Planned Development.

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 Number 872

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately one hundred fifty-eight thousand eight hundred eighty (158,880) square feet or three and sixty-five hundredths (3.65) 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 Chicago Christian Industrial League Properties, Inc. ("C.C.I.L. Properties" or 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 rights-of-way 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 11.1 1- 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 C.C.I.L. Properties.
4. This Planned Development consists of sixteen (16) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Right-of-Way Adjustment Map; and a Site Plan, a Landscape Plan, Roof Plan, and north, south, east and west elevations (the "Building Elevations") prepared by architects Krueck & Sexton, dated June 12,

2003. 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: residential, including single-room occupancy, business and professional offices, greenhouses and landscaping operations, schools (business, trade and job training facilities), recreational facilities, social service facilities, medical clinics, day care centers, retail businesses, wholesale businesses, food services, including kitchen, dining hall and storage incidental thereto, accessory parking and other accessory uses, including accessory educational uses.
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.
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 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. Ingress and egress shall be subject to the review and approval of the Department of Transportation.
10. 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.

Following approval of a Site Plan by the Commissioner or otherwise, the approved plan shall be kept on permanent tile 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 11.

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 the 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.

11. Notwithstanding anything to the contrary in Section 11-1 1-3(c) of the Chicago Zoning Ordinance, 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.
12. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations, and in accordance with the parkway and tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Applicant agrees to provide new sidewalks, curbs and gutters **along** all public rights-of-way adjacent to the Property as indicated on the Site Plan.

Consistent with the City's policy of promoting green roofs as a means of reducing the urban heat island effect and storm water run-off, Applicant, when seeking Part II approval, agrees to:

- (a) install a green roof system, approved by the Department of Planning and Development at the time for the Part II approval, on approximately two thousand nine hundred thousand (2,900) square feet or eight percent (8%) of the roof surface, within one (1) year after receiving a certificate of occupancy;
- (b) provide the Department of Planning and Development with an affidavit from a structural engineer that the building will support the weight load of a green roof at the time of Part II approval;
- (c) construct a roof which meets the City's then-applicable energy code standards for reflectivity and emissivity. The foregoing requirement shall only apply to that portion of the roof not covered by a green roof system.

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 natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design Green Building Rating System ("L.E.E.D."). Copies of these standards may be obtained from the Department of Planning and Development.
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 M1-2 Restricted 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.
16. The Applicant acknowledges that terra cotta tiles deemed to be historically and architecturally significant by the Landmarks Division of the Department of Planning and Development are located on an improvement situated on one (1) parcel to be occupied by the Project. Applicant proposes to incorporate these tiles into one of the garden walls surrounding the playground area adjacent to the day care center. The Applicant will consult with the Department of Planning and Development on an appropriate location for these sculptured tiles and reflect such location on plans submitted for Part II approval.

[Existing Zoning Map; Existing Land-Use Plan; Boundary and Property Line Map; Right-of-Way Adjustment Map; Landscape Plan; Site Plan; Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 6038 through 6046 of this *Journal*.]

7/29/2003

REPORTS OF COMMITTEES

6037

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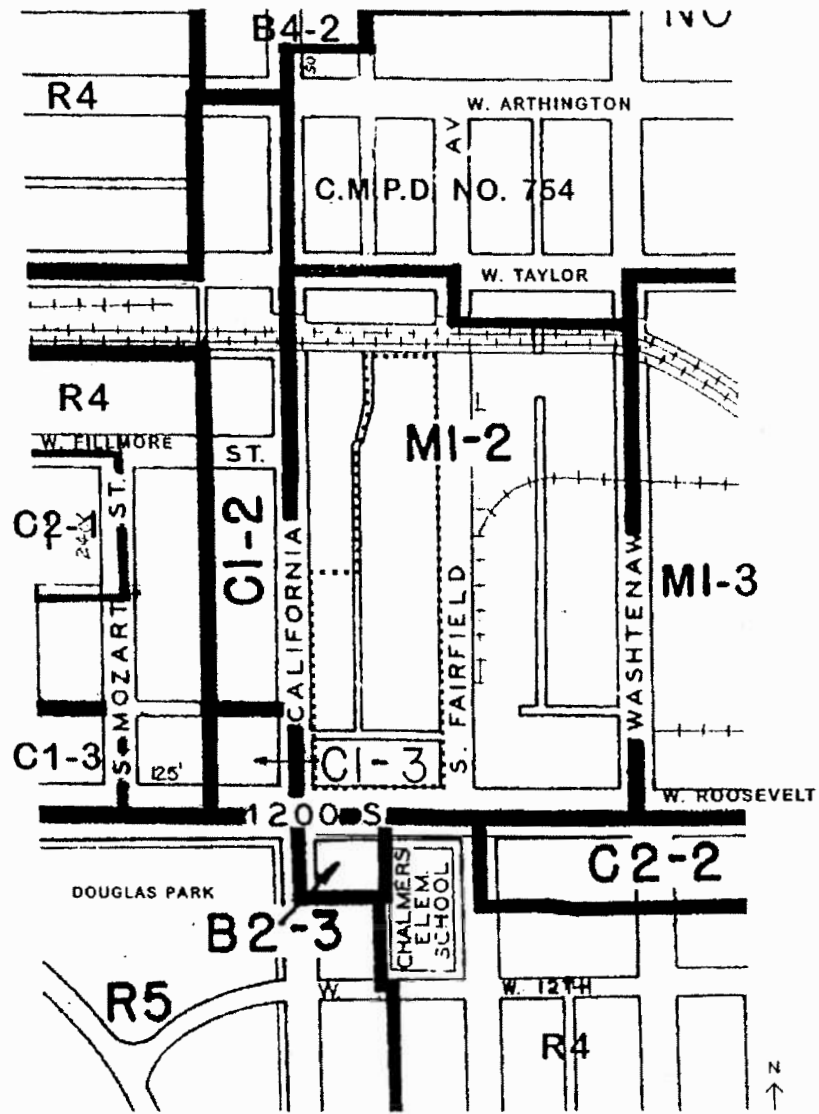
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development Number 872

Bulk Regulations And Data Table.

	Square Feet	Acres
Site Area (including vacated rights-of-way-below)	158,880	3.65
Rights-of-Way to be Vacated:		
North/South Alley east of California Avenue	10,086	
East/West alley north of Roosevelt Road	3,000	
Net Site Area:	158,880	3.65
Public Rights-of-Way:	48,144	1.10
Gross Site Area:	207,024	4.75
Maximum Permitted Floor Area Ratio:	1.7	
Maximum Percent of Land Coverage:	In accordance with the Site Plan	
Minimum Number of Parking Spaces:	55	
Minimum Number of Off-Street Loading Spaces:	2	
Minimum Building Setbacks:	In accordance with the Site Plan	
Maximum Building Height:	65 feet	

Existing Zoning Map.

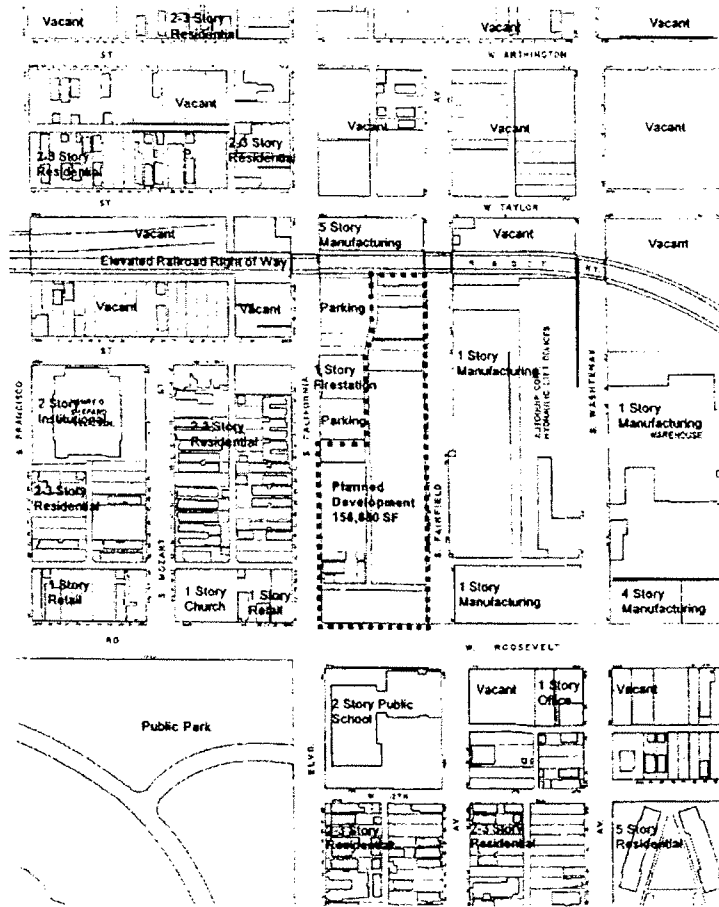


From City of Chicago Zoning Ordinance 2002

LEGEND

Applicant Chicago Christian Industrial League Properties, Inc.
 Date April 09, 2003 Revised June 12, 2003
 Address 2736 West Roosevelt Road
 Subject Property Boundary

Existing Land-Use Plan.



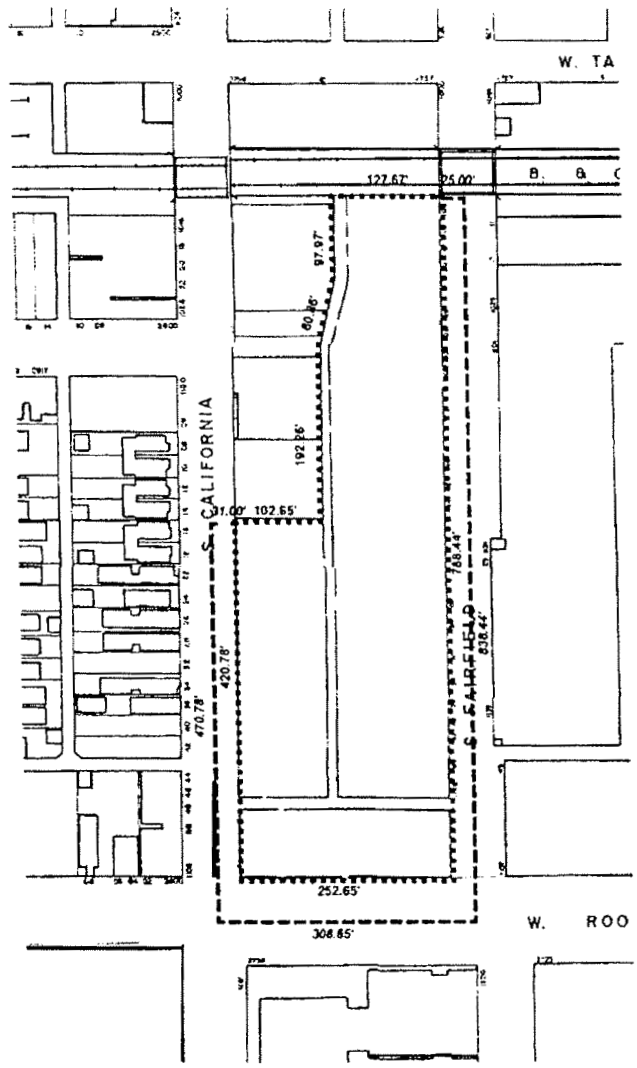
From City of Chicago Department of Planning & Development Sanborn Maps 1988/1991



LEGEND

- Applicant Chicago Christian Industrial League Properties, Inc.
- Date April 09, 2003 Revised June 12, 2003
- Address 2736 West Roosevelt Road
- Subject Property Boundary

Boundary And Property Line Map.

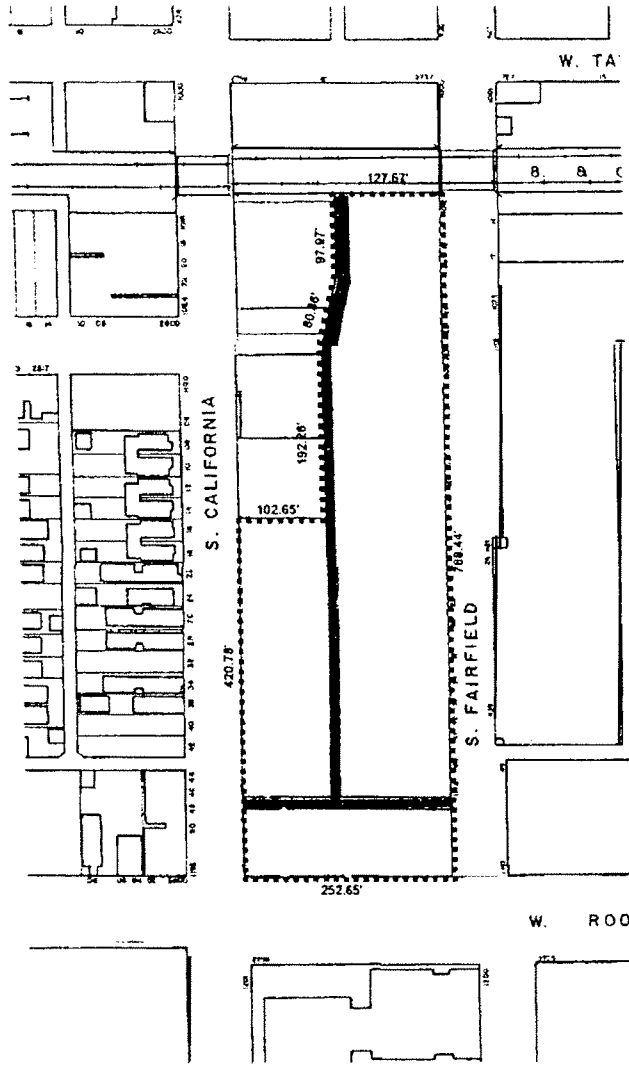


From City of Chicago Department of Planning & Development Sanborn Maps 1988/1991

LEGEND

- Applicant Chicago Christian Industrial League Properties, Inc.
- Date April 09, 2003 Revised June 12, 2003
- Address 2736 West Roosevelt Road
- Subject Property Boundary
- - - Planned Development Boundary

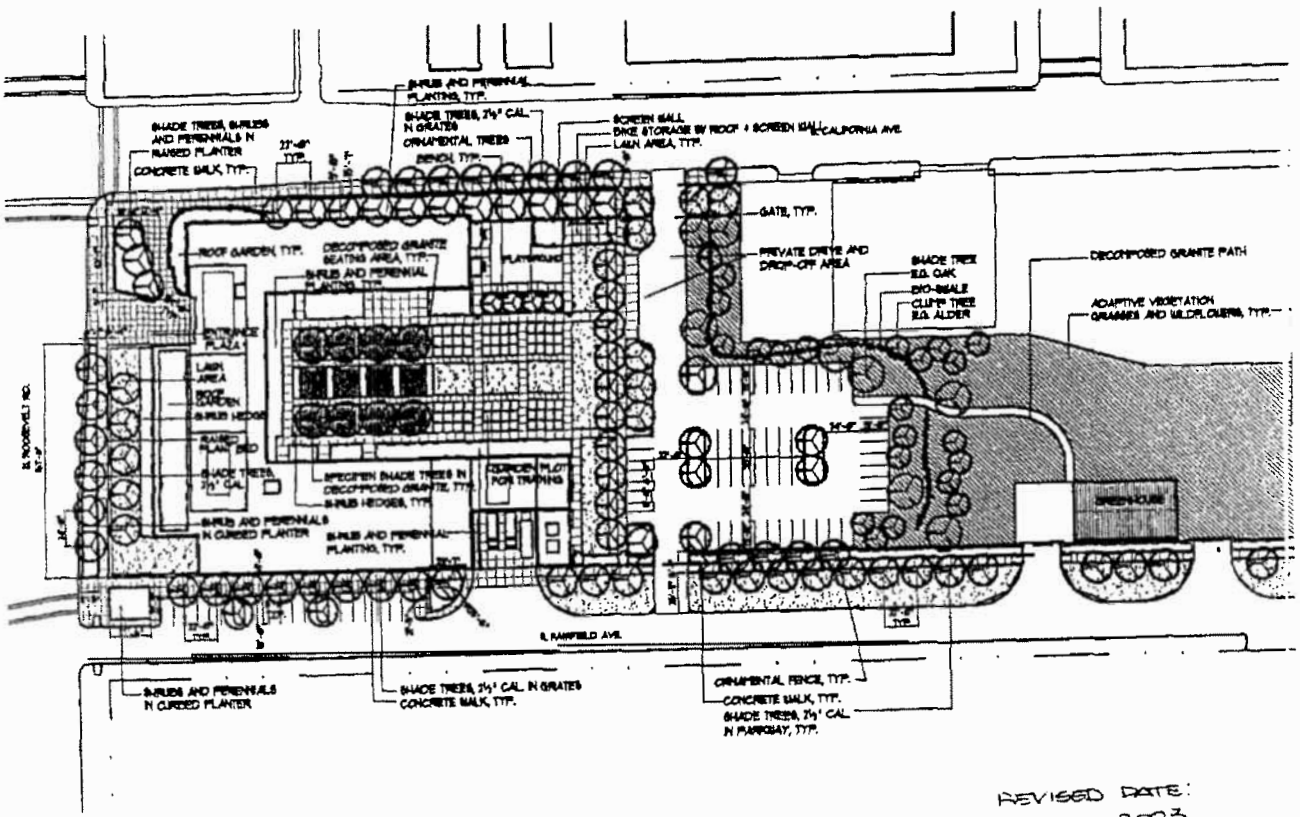
Right-Of-Way Adjustment Map.



From City of Chicago Department of Planning & Development Sanborn Maps 1988/1991

LEGEND

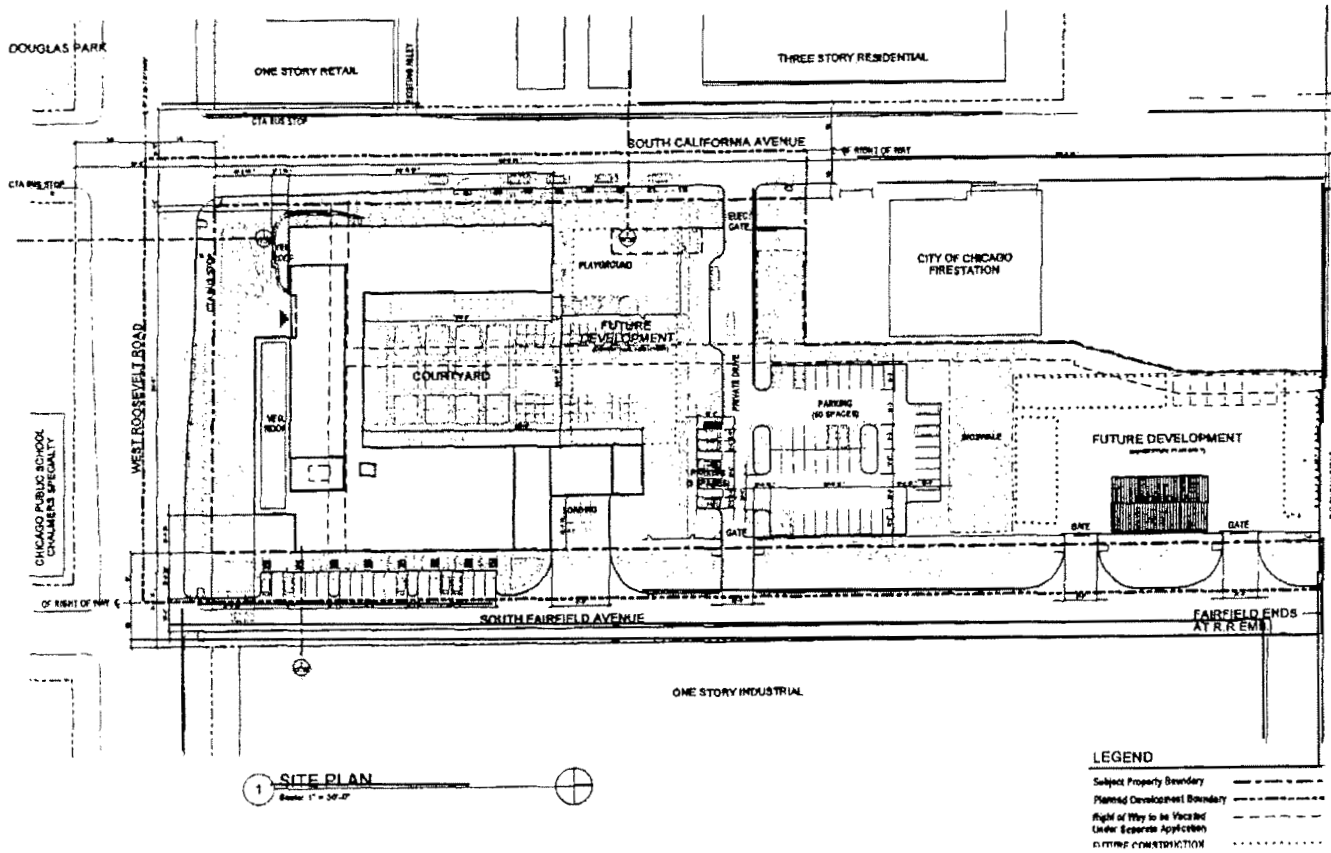
- Applicant Chicago Christian Industrial League Properties, Inc.
- Date April 09, 2003 Revised June 12, 2003
- Address 2736 West Roosevelt Road
- Subject Property Boundary
- Right of Way to be Vacated Under Separate Application



Landscape Plan.

REVISED DATE:
JUNE 12, 2003

Site Plan.



DOUGLAS PARK

ONE STORY RETAIL

THREE STORY RESIDENTIAL

SOUTH CALIFORNIA AVENUE

CITY OF CHICAGO
FIRE STATION

COURTYARD

MEAT ROOM

ONE STORY INDUSTRIAL

SOUTH FAIRFIELD AVENUE

FUTURE DEVELOPMENT

PARKING
(50 SPACES)

FAIRFIELD ENDS
AT R.R. EM

CHICAGO PUBLIC LIBRARY
CHAMBERS BRANCH

WEST ROOSEVELT ROAD

CIA BUS STOP

CIA BUS STOP

OF RIGHT OF WAY

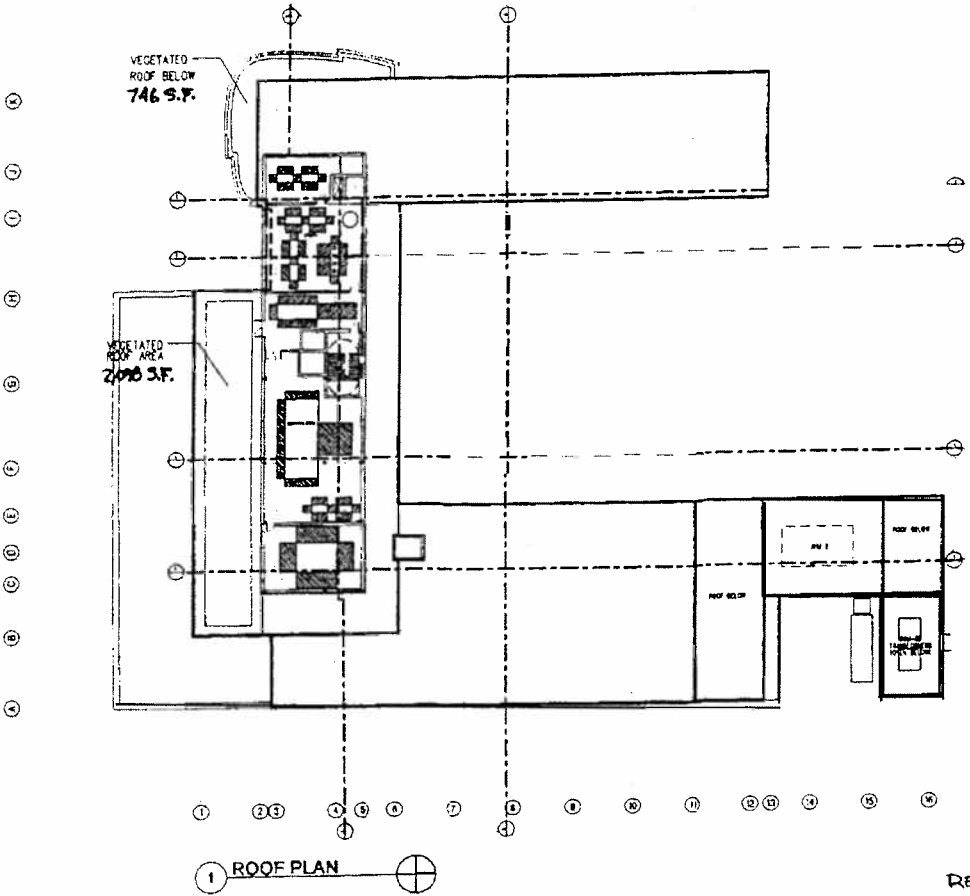
1

SITE PLAN

Scale: 1" = 30'-0"



Roof Plan.

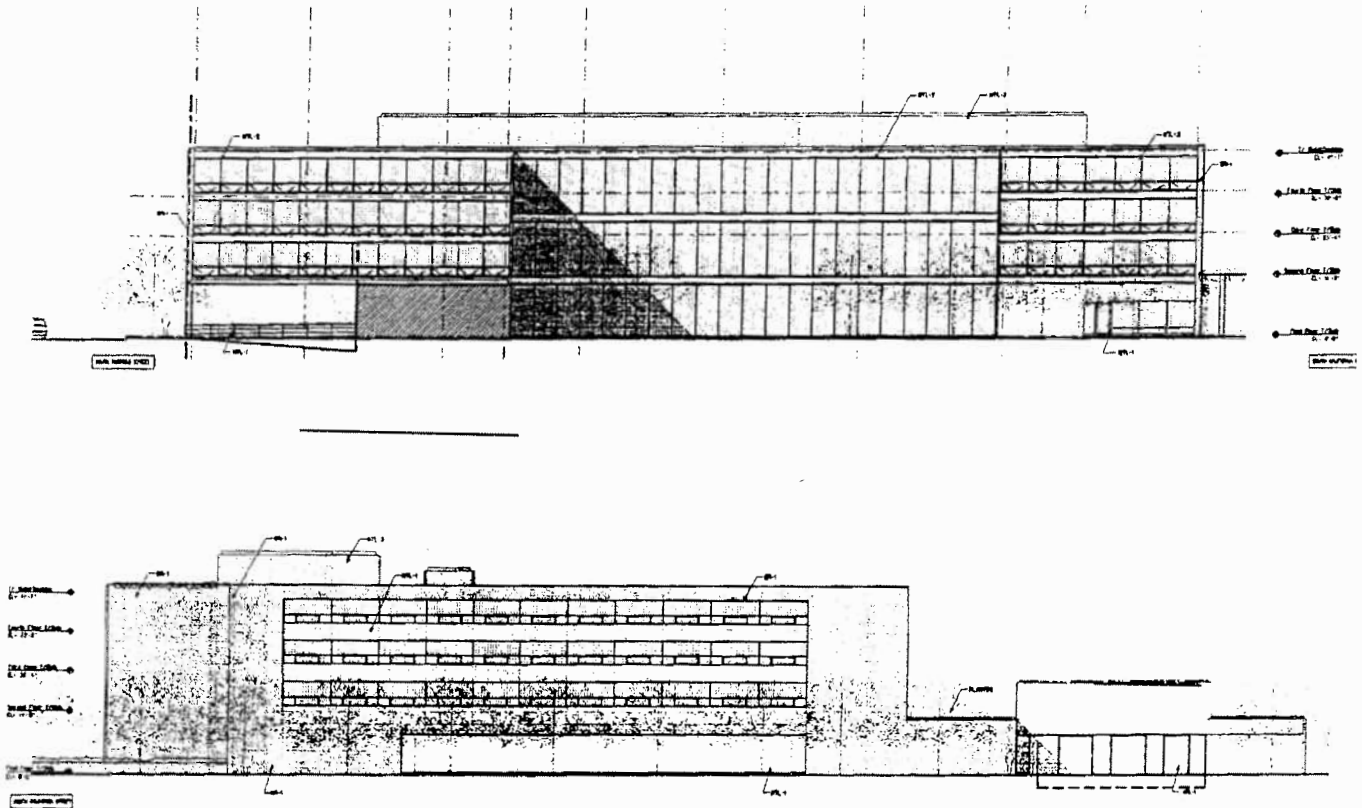


7/29/2003

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North And East Building Elevations.



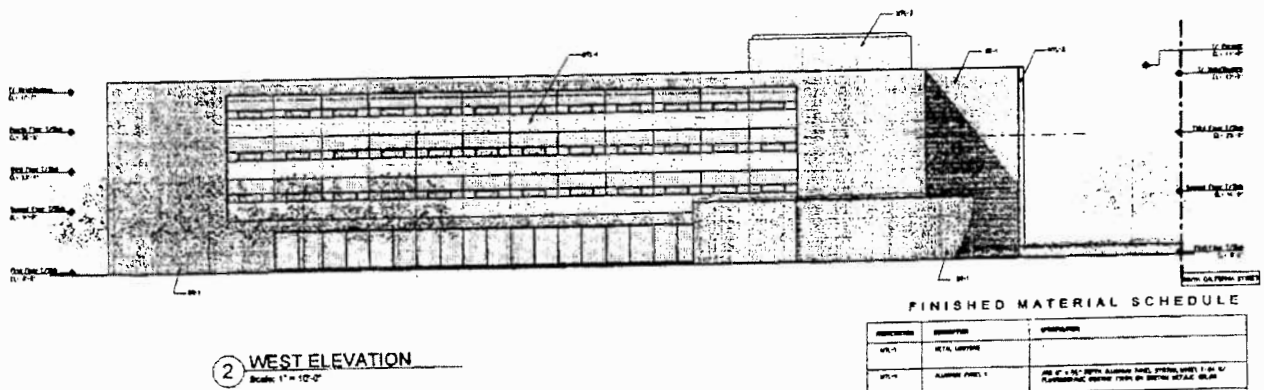
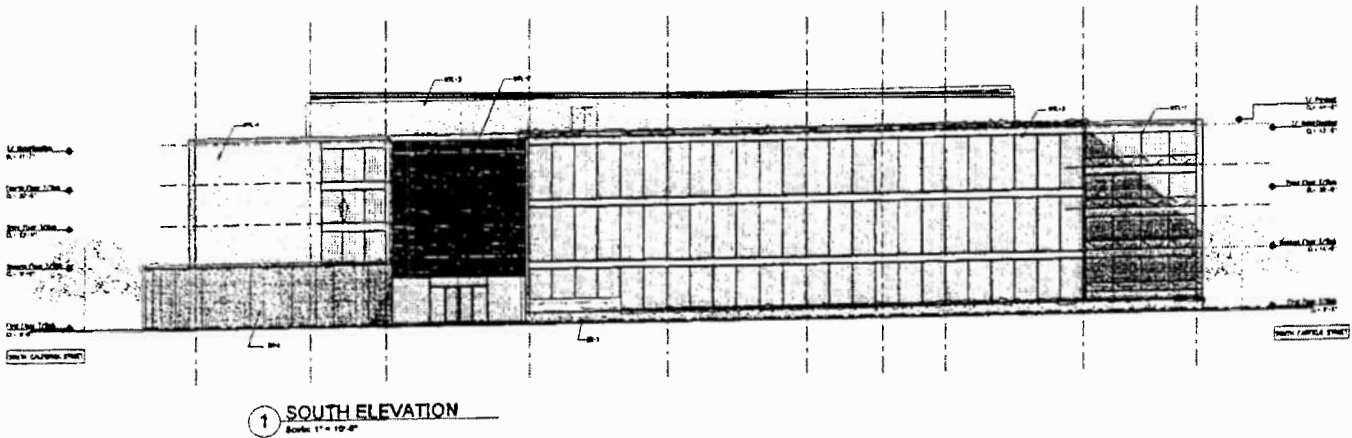
② EAST ELEVATION
Scale: 1" = 10'-0"

FINISHED MATERIAL SCHEDULE

NO.	DESCRIPTION	REMARKS
MS-1	METAL LAMINATE	
MS-2	ALUMINUM PANEL 1	1/2" x 12" x 24" ALUMINUM PANEL, 1/8" THICK, 1/4" x 1/4" LAMINATION, BEARING TYPE IN CENTER METAL STUD
MS-3	ALUMINUM PANEL 2	ALUMINUM PANEL, BEARING TYPE, 1/8" THICK, 1/4" x 1/4" LAMINATION, BEARING TYPE IN CENTER METAL STUD
MS-4	ALUMINUM PANEL 3	1/2" x 12" x 24" ALUMINUM PANEL, 1/8" THICK, 1/4" x 1/4" LAMINATION, BEARING TYPE IN CENTER METAL STUD
MS-5	BRICK WITH GROUT	BRICK WITH GROUT, 1/2" x 12" x 24" THICK, 1/4" x 1/4" LAMINATION, BEARING TYPE IN CENTER METAL STUD

REVISED DATE: JUNE 12, 2003

South And West Building Elevations.



FINISHED MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	SPECIFICATIONS
MF-1	METAL CURTAIN	
PF-1	ALUMINUM PANEL 1	1/8" ALU. WITH ALUMINUM PANEL SYSTEM WITH 1/2" X 1/2" TYPICAL SPACING SYSTEM WITH 1/2" X 1/2" ALU.
PF-2	ALUMINUM PANEL 2	1/8" ALU. WITH ALUMINUM PANEL SYSTEM WITH 1/2" X 1/2" TYPICAL SPACING SYSTEM WITH 1/2" X 1/2" ALU.
PF-3	ALUMINUM PANEL 3	1/8" ALU. WITH ALUMINUM PANEL SYSTEM WITH 1/2" X 1/2" TYPICAL SPACING SYSTEM WITH 1/2" X 1/2" ALU.
MF-2	STEEL AND BRASS	STEEL AND BRASS WITH 1/2" X 1/2" TYPICAL SPACING SYSTEM WITH 1/2" X 1/2" ALU.

REVISED DATE: JUNE 12, 2003