

# PD 942

**Table of Contents**

**12/01/2004 PD Adoption** ..... **2**  
    Ordinance ..... 2  
    Statements ..... 3  
    Bulk Table ..... 6  
    Exhibits ..... 7

12/1/2004

REPORTS OF COMMITTEES

14562  
36475

*Reclassification Of Area Shown On Map Number 6-H.  
(Application Number A-5371)*

*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 M2-3 General Manufacturing District symbols and indications as shown on Map Number 6-H in the area bounded by:

a line 360 feet south of and parallel to West 30<sup>th</sup> Street; South Albany Avenue; a line 385 feet south of and parallel to West 30<sup>th</sup> Street; and the public alley next west of and parallel to South Albany Avenue,

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

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map Number 8-G.  
(As Amended)*

(Application Number 14562) *IPD 942*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the R3 General Residence District symbols and indications as shown on Map Number 8-G in the area bounded by:

West 32<sup>nd</sup> Street; the alley next east of and parallel to South Aberdeen Street; West 32<sup>nd</sup> Place; South Aberdeen Street; a line 140.72 feet south of and parallel to West 32<sup>nd</sup> Street; and a line 96.0 feet east of and parallel to South Aberdeen Street,

to those of an RM4.5 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 the RM4.5 District symbols and indications established in Section 1 above to the designation of an Institutional Planned Development which is hereby established in the area 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.

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 942.*

*Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development Number 942 consists of approximately eighty-four thousand one hundred seven (84,107) square feet (one and ninety-three hundredths (1.93) acres) and is controlled by De LaSalle Institute.
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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 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 fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan, Landscape Plans and Building Elevations dated November 18, 2004, prepared by Ray/Dawson, P.C. 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": school, church (religious assembly), rectory, parking and related uses.
6. Identification 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. Off-street parking and off-street loading facilities shall be provided in compliance with the planned development, subject to the review and approval of the Department of Transportation and Department of Planning and Development.
8. 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. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. 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. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
9. In addition to the maximum height of the buildings 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.
10. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plans, and Building Elevations and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

12. 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 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 17-13-0611 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 that 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 the property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development. The school addition proposed in this planned development shall have a vegetative ("green") roof on at least twenty-five percent (25%) of the net roof area of each building to be constructed within this planned development. "Net Roof Area" is defined as total roof area minus any required perimeter setbacks, rooftop structures and roof-mounted equipment.
14. The applicants acknowledge 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 17-13-0610 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 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 the zoning of the property shall automatically revert to that of the pre-existing R3 General Residence District designation.

12/1/2004

REPORTS OF COMMITTEES

14562  
36479

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and Building Elevations referred to these Plan of Development Statements printed on pages 36480 through 36487 of this *Journal*.]

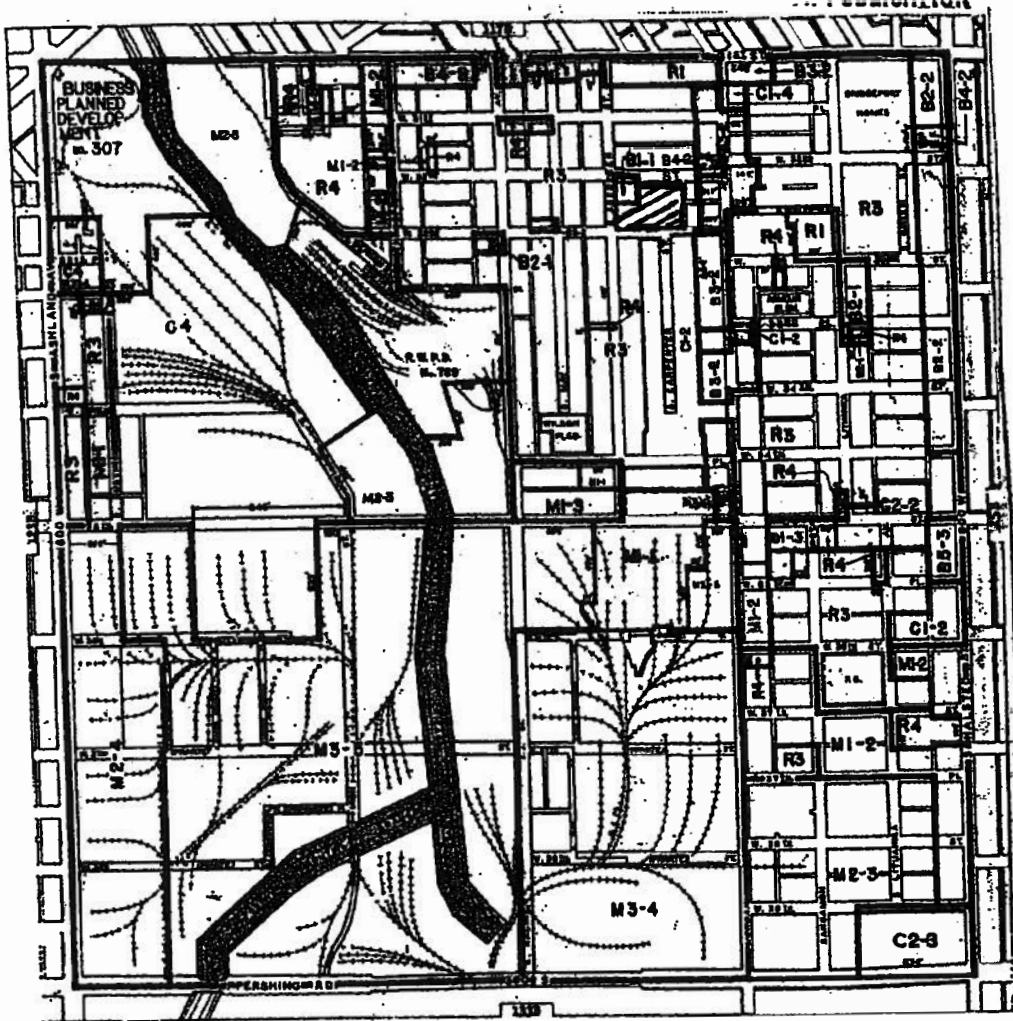
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Institutional Planned Development Number 942.*

*Bulk Regulations And Data Table.*

Net Site Area:	84,107 square feet (1.93 acres)
Area in Adjoining Row:	29,905 square feet (0.68 acres)
Gross Site Area:	114,012 square feet (2.62 acres)
Maximum Floor Area Ratio:	1.60 F.A.R.
Minimum Number of Off-Street Parking Spaces:	60 spaces
Minimum Number of Loading Spaces:	1 space
Maximum Percent of Site Coverage:	Per Site Plan
Minimum Required Building Setbacks:	Per Site Plan
Maximum Building Height:	Per Building Elevations

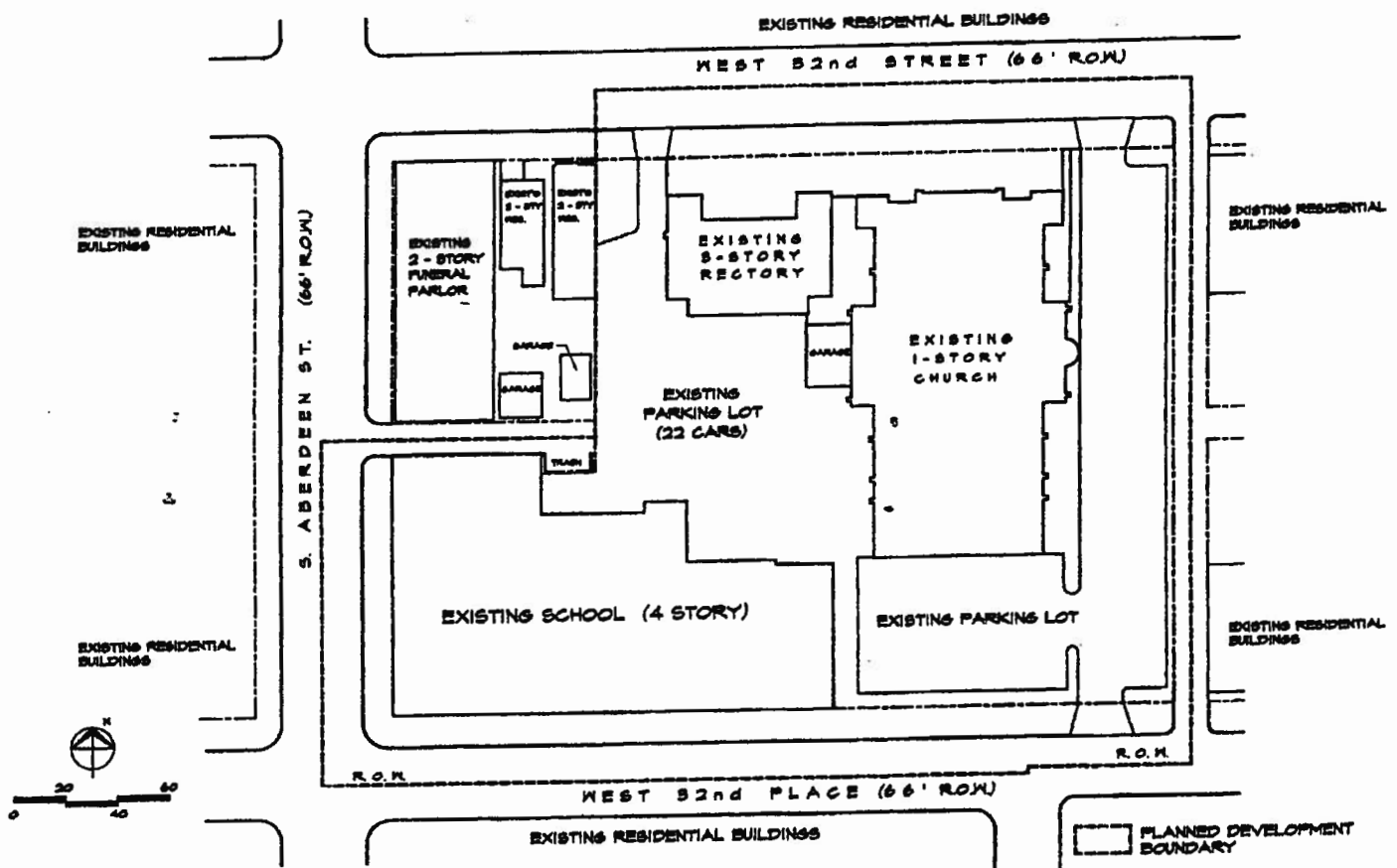
Existing Zoning Map.



SITE 

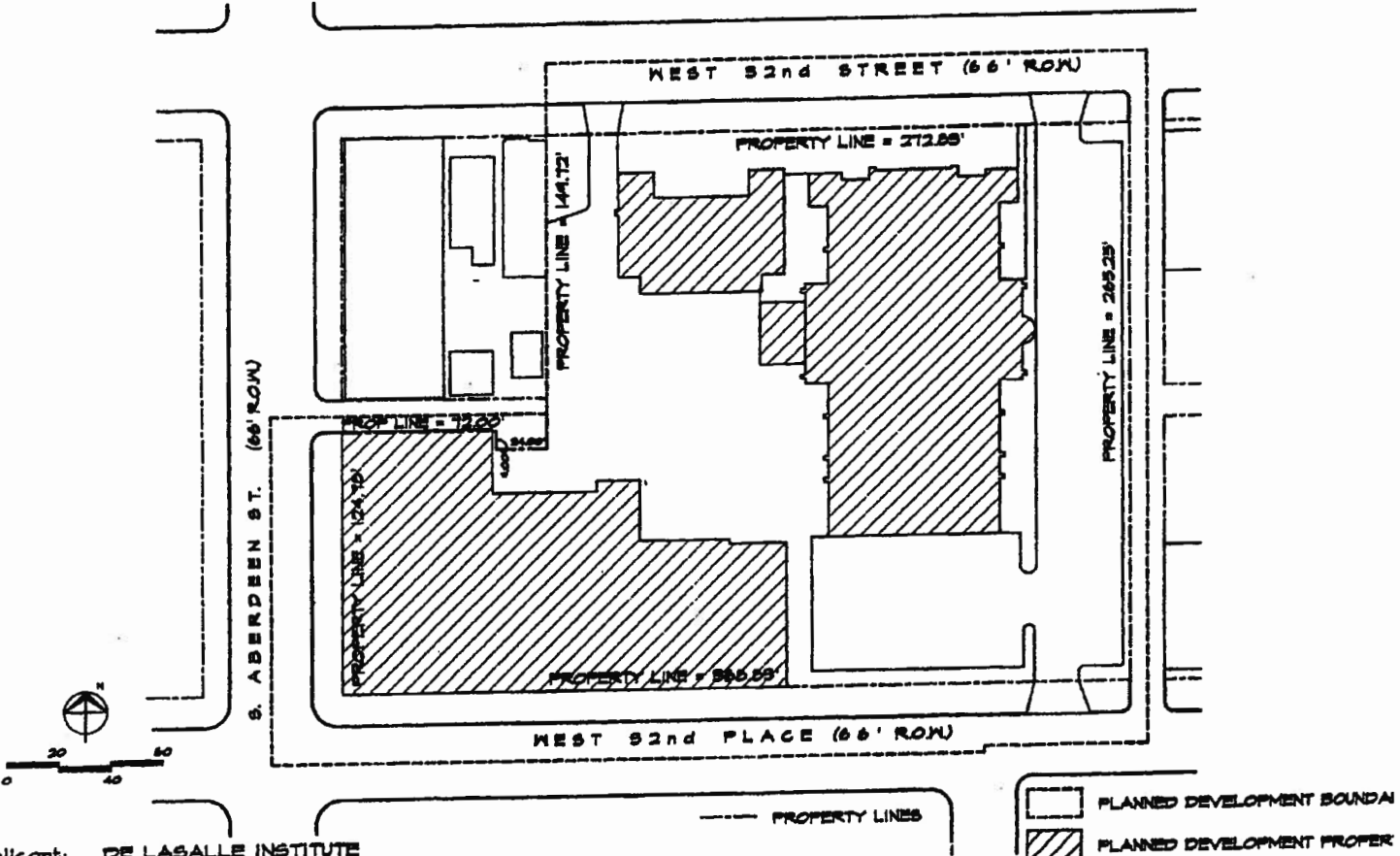
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**ADDRESS:** 1023-1049 WEST 32<sup>ND</sup> STREET; 1022-1058 WEST 32<sup>ND</sup> PLACE;  
 3215-3225 SOUTH ABERDEEN STREET; CHICAGO, ILLINOIS  
**DATE:** SEPTEMBER 24, 2004  
**REVISED:** NOVEMBER 18, 2004

Existing Land-Use Map.



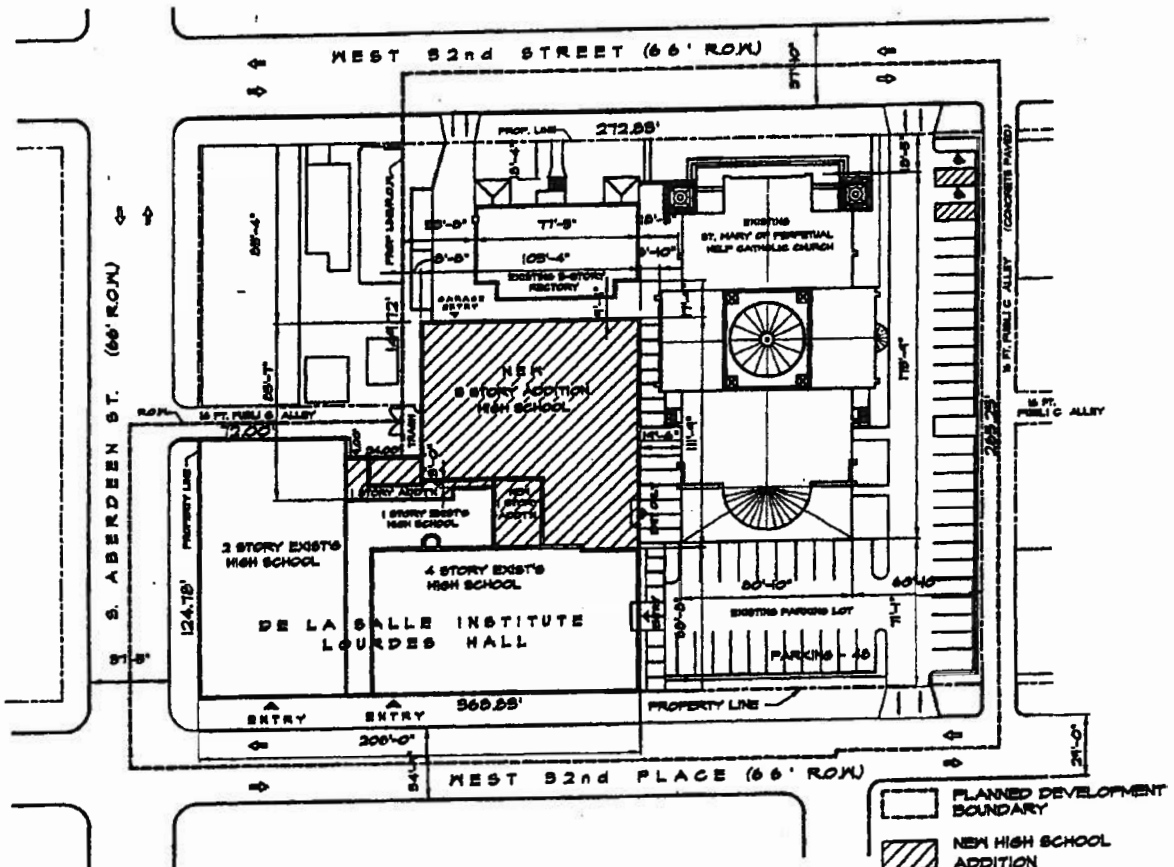
Applicant: DE LASALLE INSTITUTE  
 Address: 1028-1048 W. 32ND STREET  
 CHICAGO, ILLINOIS  
 Date: NOVEMBER 18, 2004

Planned Development Boundary  
And Property Line Map.



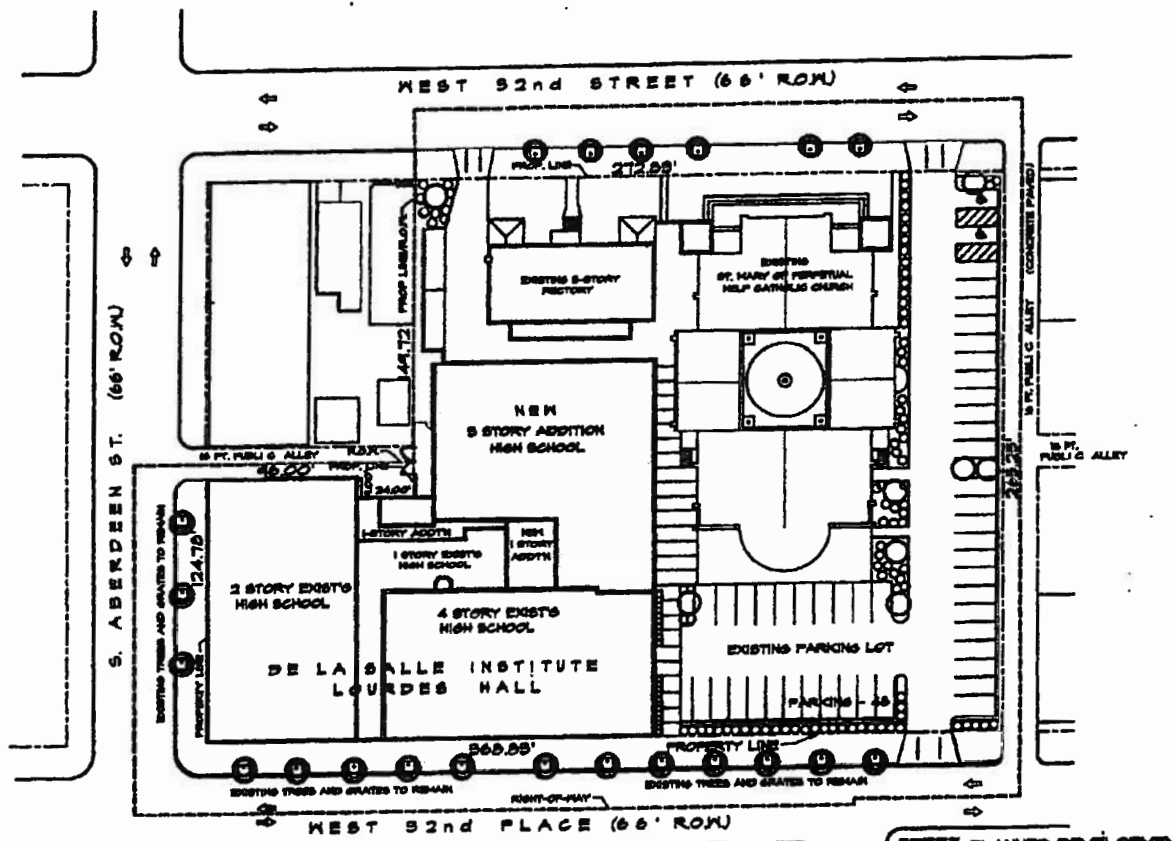
Applicant: DE LASALLE INSTITUTE  
 Address: 1023-1049 W. 52ND STREET  
 CHICAGO, ILLINOIS  
 Date: NOVEMBER 18, 2004

Site Plan.



Applicant: DE LASALLE INSTITUTE  
 Address: 1028-1044 N. 92ND STREET  
 CHICAGO, ILLINOIS  
 Date: NOVEMBER 18, 2004

Landscaping Plan.



NOTE: ALL LANDSCAPING SHOWN IS EXISTING UNLESS NOTED OTHERWISE.

PLANNED DEVELOPER BOUNDARY

applicant: DE LASALLE INSTITUTE  
 address: 1025-1049 W. 52ND STREET  
 CHICAGO, ILLINOIS  
 date: NOVEMBER 18, 2004

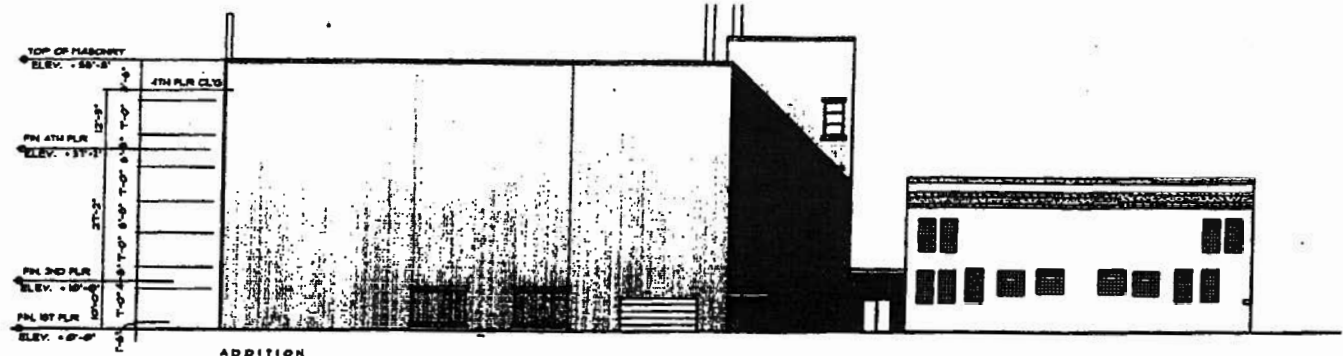


12/1/2004

REPORTS OF COMMITTEES

36485

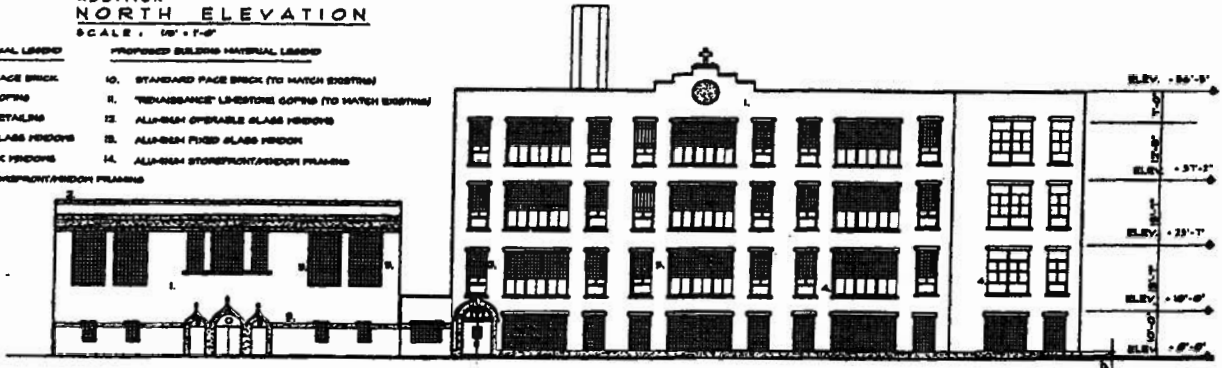
South Elevation.



ADDITION  
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

- EXISTING BUILDING MATERIAL LEGEND
- EXISTING STANDARD FACE BRICK
  - EXISTING LIMESTONE COPING
  - EXISTING LIMESTONE DETAILING
  - EXISTING OPERABLE GLASS WINDOWS
  - EXISTING GLASS BLOCK WINDOWS
  - EXISTING ALUMINUM STOREFRONT/PEDON FRAMING

- PROPOSED BUILDING MATERIAL LEGEND
- 10. STANDARD FACE BRICK (TO MATCH EXISTING)
  - 11. "REDISSANCE" LIMESTONE COPING (TO MATCH EXISTING)
  - 12. ALUMINUM OPERABLE GLASS WINDOWS
  - 13. ALUMINUM FIXED GLASS WINDOW
  - 14. ALUMINUM STOREFRONT/PEDON FRAMING



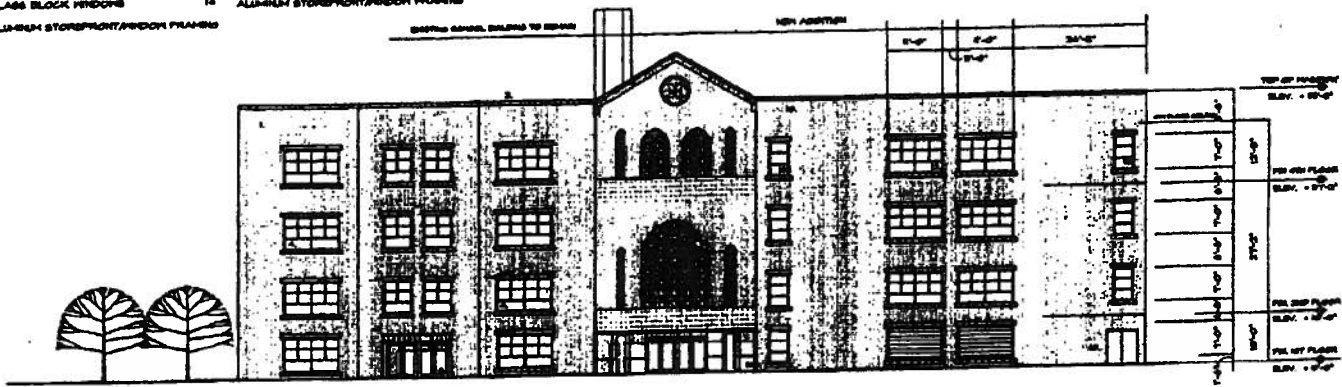
EXISTING  
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

Client: DE LASALLE INSTITUTE  
Address: 1025-1049 N. 32ND STREET  
CITY: CHICAGO, ILLINOIS  
Date: NOVEMBER 18, 2004

East Elevation.

- EXISTING BUILDING MATERIAL LEGEND
- 1. EXISTING STANDARD FACE BRICK
  - 2. EXISTING Limestone COPING
  - 3. EXISTING Limestone DETAILING
  - 4. EXISTING OPERABLE GLASS WINDOWS
  - 5. EXISTING GLASS BLOCK WINDOWS
  - 6. EXISTING ALUMINUM STOREFRONT/PEDON FRAMING

- PROPOSED BUILDING MATERIAL LEGEND
- 10. STANDARD FACE BRICK (TO MATCH EXISTING)
  - 11. "RENAISSANCE" Limestone COPING (TO MATCH EXISTING)
  - 12. ALUMINUM OPERABLE GLASS WINDOWS
  - 13. ALUMINUM FIXED GLASS WINDOW
  - 14. ALUMINUM STOREFRONT/PEDON FRAMING



ADDITION  
EAST ELEVATION  
 SCALE: 1/8" = 1'-0"

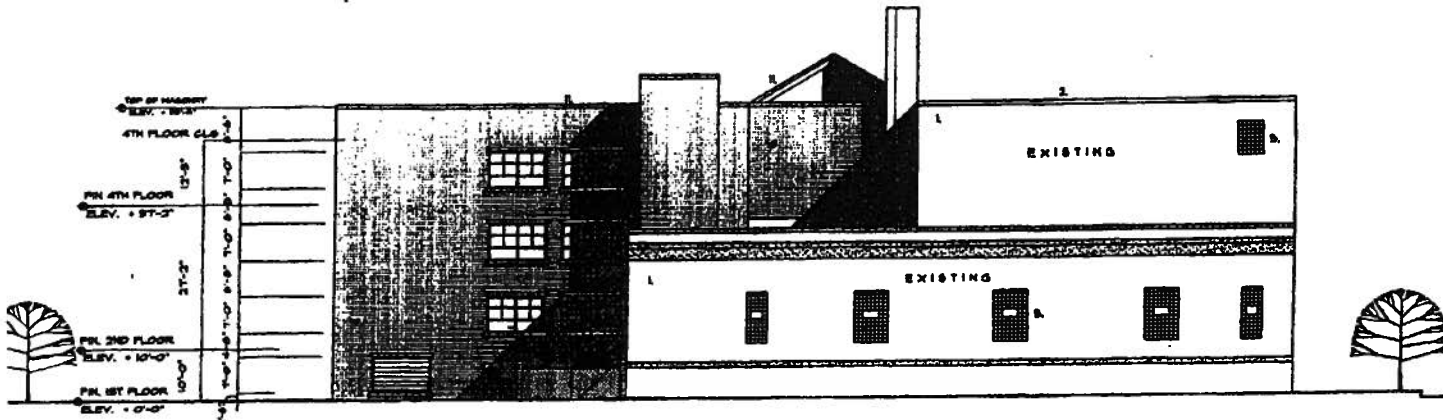
Applicant: DE LASALLE INSTITUTE  
 Address: 1023-1041 N 32ND STREET  
 CHICAGO, ILLINOIS  
 Date: NOVEMBER 18, 2004

12/1/2004

REPORTS OF COMMITTEES

36487

West Elevation.



ADDITION  
**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

EXISTING BUILDING MATERIAL LEGEND

- EXISTING STANDARD FACE BRICK
- EXISTING LIMESTONE COPING
- EXISTING LIMESTONE DETAILING
- EXISTING OPERABLE GLASS WINDOWS
- EXISTING GLASS BLOCK WINDOWS
- EXISTING ALUMINUM STOREFRONT/WINDOW FRAMING

PROPOSED BUILDING MATERIAL LEGEND

- 10. STANDARD FACE BRICK (TO MATCH EXISTING)
- 11. "RENAISSANCE" LIMESTONE COPING (TO MATCH EXISTING)
- 12. ALUMINUM OPERABLE GLASS WINDOWS
- 13. ALUMINUM FIXED GLASS WINDOW
- 14. ALUMINUM STOREFRONT/WINDOW FRAMING

Applicant: DE LASALLE INSTITUTE  
 Address: 1023-1049 N. 32ND STREET  
 CHICAGO, ILLINOIS  
 Date: NOVEMBER 10, 2004