

PD 952

Table of Contents

05/25/2006 Minor Change 2
 Exhibits 4

01/18/2006 Minor Change 6

03/09/2005 PD Adoption 7
 Ordinance 7
 Statements 8
 Bulk Table 11
 Exhibits 13



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
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>

May 25, 2006

Ms. Nancy Atsumi
Tigerman McCurry Architects
444 North Wells Street, Suite 206
Chicago, Illinois 60610

RE: Request for Minor Changes to Institutional Planned
Development No. 952
(Pacific Garden Mission; 527 West 14th Place)

Dear Ms. Atsumi:

Please be advised that your request for minor changes to Institutional Planned Development No. 952, on behalf of Pacific Garden Mission, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of Chicago Zoning Ordinance and Statement No.10 of the Planned Development.

Specifically, you requested to revise the Bulk Regulations and Data Table as attached to the Planned Development to reduce the Minimum Number of Off-Street Parking Spaces from 22 to 20 and to increase the Maximum Permitted Height from 47 feet to 48 feet; and to substitute the following plans by Tigerman McCurry Architects for those attached to the Planned Development:

- A-001 Site Plan, dated April 7, 2006;
- A-002 Roof Plan, dated April 7, 2006;
- A-201 Exterior Elevations, dated May 11, 2006;
- L-100 Landscape Plan Enlargement, dated April 7, 2006; and
- L-101 Landscape Plan Enlargements & Section, dated April 7, 2006.

The requested revisions would reduce the number of off-street parking spaces to create space for a landscaped buffer and fence along the W. 14th Place frontage of the parking lot; reduce the number of handicap parking spaces from 2 to 1; and establish acceptable landscaping for that vehicle use area, even if not fully compliant with the provisions of the Zoning Ordinance (waiver of requirements for approximately 394 square feet of internal green space and 3 internal trees).



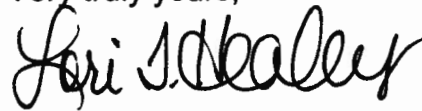
The revised Landscape Plans would also: reduce the number of parkway trees along W. 14th Place by one; reduce the number of parkway trees along S. Canal Street by 2; eliminate the brick screen walls along S. Canal Street; expand the two on-site planter beds in the S. Canal Street setback from approximately 1,500 square feet to approximately 3,000 square feet, each; and reduce the number of ornamental trees within the planter beds from 16 to 14.

The revised Roof Plan would relocate the 24,000 square feet of greenhouses from the roof to a ground-level location on the south side of the building; replace the photovoltaic arrays with solar thermal panels; and add approximately 16,111 square feet of green roof (Green Grid System), equal to approximately 25% of the 62,015 square feet of gross roof area.

The Department has reviewed the request and has determined that the proposed modifications would be appropriate. They would not change the character of the development, nor would they increase the maximum F.A.R. permitted in the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested Minor Changes to this Planned Development.

Very truly yours,

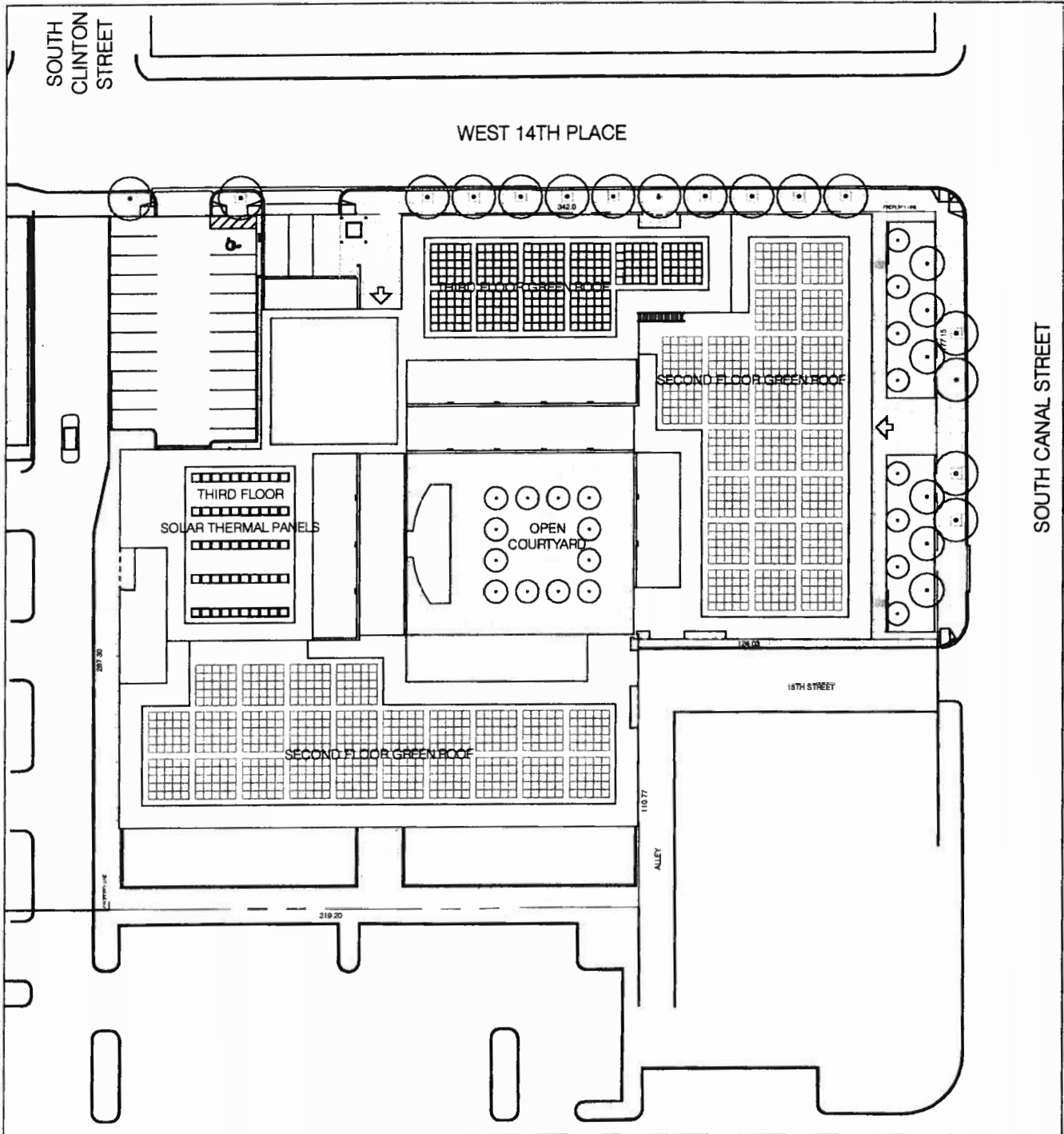


Lori T. Healey
Commissioner 

Originated by: Fred Deters

cc: Michael Marmo, Terri Haymaker, Planned Development files

INSITUATIONAL PLANNED DEVELOPMENT NO. 952
 PART II MINOR CHANGE REQUEST
 ROOF PLAN



LEGEND

----- SUBJECT PROPERTY LINE

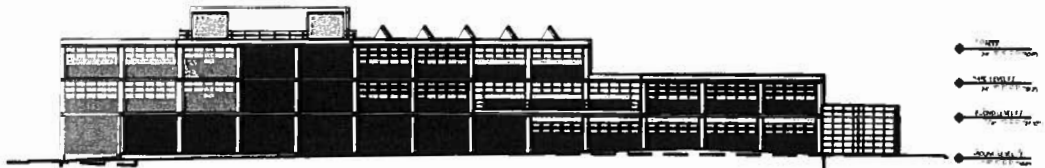
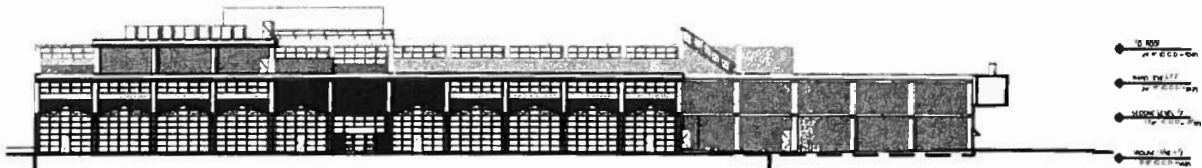
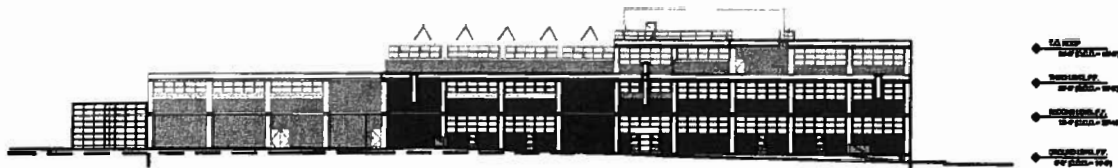
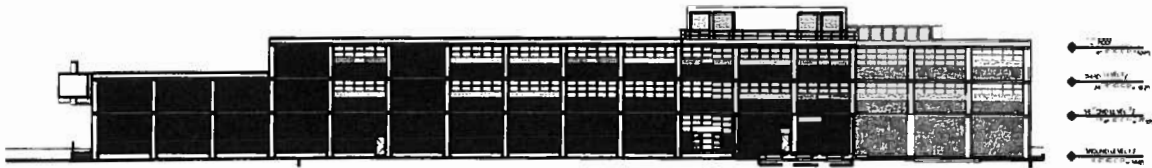
◀ MAIN ENTRY

SCALE: 1/64" = 1'-0"



APPLICANTS: PACIFIC GARDEN MISSION
 ADDRESS: 524 W. 14TH PLACE
 DATE: APRIL 4, 2006

INSITUTIONAL PLANNED DEVELOPMENT NO. 952
PART II MINOR CHANGE REQUEST
EXTERIOR ELEVATIONS



APPLICANTS: PACIFIC GARDEN MISSION
ADDRESS: 524 W. 14TH PLACE
DATE: APRIL 4 2006

SCALE: 1/64" = 1'-0"

Binder



January 18, 2006

City of Chicago
Richard M. Daley, Mayor

Mr. Phillip H. Snelling
Johnson, Jones, Snelling, Gilbert & Davis, P.C.
36 South Wabash Avenue, Suite 1310
Chicago, Illinois 60603

Department of Planning
and Development

Lori T. Healey
Commissioner

RE: Request for Minor Change to Institutional Planned
Development No. 952
(Pacific Garden Mission; 527 West 14th Place)

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>

Dear Mr. Snelling:

Please be advised that your request for minor change to Institutional Planned Development No. 952, on behalf of Pacific Garden Mission, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of Chicago Zoning Ordinance and Statement No.10 of the Planned Development.

Specifically, you requested to substitute a revised Site Plan, dated December 30, 2005, for that attached to the Planned Development. This substitution would reflect the relocation of the greenhouse from the roof of the building to grade level at the south side of the building, altering the building footprint.

The Department has reviewed the request and has determined that the proposed modification would be appropriate. It would not change the character of the development, nor would it increase the maximum number of dwelling units or the maximum F.A.R. permitted in the Planned Development, nor would it reduce the minimum distance required between structures.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested Minor Change to this Planned Development. This Minor Change will allow issuance of an Interim Part 2 letter for foundation-only permits.

Very truly yours,

Lori T. Healey
Commissioner

cc: Michael Marmo, Tom Smith, Terri Haymaker, Planned Development files



3/9/2005

REPORTS OF COMMITTEES

14727
44633

Reclassification Of Area Shown On Map Number 3-E.
(Application Number A-5613)

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 R8 General Residence District and B7-6 General Central Business District symbols and indications as shown on Map Number 3-E in the area bounded by:

a line 65.74 feet north of and parallel to East Delaware Place; a line 100.5 feet east of and parallel to North Ernst Court; a line 43.06 feet north of and parallel to East Delaware Place; a line 288.08 feet west of and parallel to North Michigan Avenue; East Delaware Place; a line 130 feet east of and parallel to North Ernst Court; a line 114.75 feet north of and parallel to East Chestnut Street (as measured along the east line of North Ernst Court); a line 100 feet east of and parallel to North Ernst Court; a line 74 feet north of and parallel to East Chestnut Street (as measured along the east line of North Ernst Court); a line 122 feet east of North Ernst Court; East Chestnut Street); a line 100 feet east of and parallel to North Rush Street; a line 74 feet north of and parallel to East Chestnut Street (as measured along the west line of North Ernst Court); North Ernst Court; East Delaware Place; and North Ernst Court,

to those of a DX-12 Downtown Mixed-Use District.

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

Reclassification Of Area Shown On Map Number 4-F.
(As Amended)

(Application Number 14727) IPD 952

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the M2-2 Light Industry District symbols and indications as shown on Map Number 4-F in the area bounded by:

West 14th Place; South Canal Street; West 15th Street; the alley next west of and parallel to South Canal Street; a line 287.30 feet south of West 14th Place; and a line 342 feet west of South Canal Street,

to those of a C1-2 Neighborhood 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 the C1-2 Neighborhood Commercial District symbols and indications within the area hereinabove described to the designation of an Institutional Planned Development which is hereby established in the area above 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 952.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately eighty-four thousand eight hundred twelve (84,812) square feet or one and ninety-five hundredths (1.95) 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 applicants, the Board of Education of the City of Chicago and Pacific Garden Mission (the "Applicants").
2. The Applicants 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 applicants 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 and, if different than the Applicants, the legal title holders and 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 titleholder and ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 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 all the owners of the Property and any ground lessors. An agreement among property owners, the board of directors of any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.

4. This Planned Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a General Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape and Green Roof Plan; and East/West and North/South Elevations prepared by Tigerman-McCurry Architects, dated February 24, 2005. Full-size sets of the Site Plan, Green Roof and Landscape Plan, and Building Elevations are on file with the Department of Planning and Development. 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. These and no other zoning controls shall apply to the Property. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall apply.
5. The following uses are permitted in the Planned Development: religious assembly and services; residential uses, including overnight, temporary and transitional residential services; dormitories; single-room occupancy; business and professional offices; greenhouses and landscaping operations; schools (business, trade, job training and religious); recreational facilities; social service facilities; medical clinics; day care centers; retail businesses; wholesale businesses; food services, including kitchen, dining hall, and storage incidental thereto; radio broadcasting and wireless communication facilities; accessory parking; and other accessory 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.
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 designated 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 and 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. 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. 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.

10. 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 applicants 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 the purposes underlying the provisions hereof. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
11. 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. Applicants agree 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, Applicants, when seeking Part II approval, agree to:

- (a) install a greenhouse system on twenty-four thousand (24,000) square feet of the roof area which captures and stores rain water falling on the greenhouse roofs;
- (b) install photovoltaic arrays on ten thousand (10,000) square feet of the roof area; and
- (c) cover any roof area not dedicated to greenhouse, photovoltaic array, or roof-top mechanical equipment with a roofing system that is Energy Star-rated for reflectivity and emissivity.

If City financial assistance is sought in connection with development within this Planned Development, then relevant City policy in effect at the

3/9/2005

REPORTS OF COMMITTEES

14727
44637

time such assistance is sought regarding vegetative ("green") roofs and other environmental requirements shall apply.

12. The Applicants acknowledge 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.
13. 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. No building permit shall be issued by the Department of Construction and Permits until the Director of the Mayor's Office for People with Disabilities ("M.O.P.D.") has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.
14. Unless substantial construction of the 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 M2-2 Light Industry District. This six (6) year period may be expanded 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; General Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape and Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 44639 through 44645 of this *Journal*.]

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

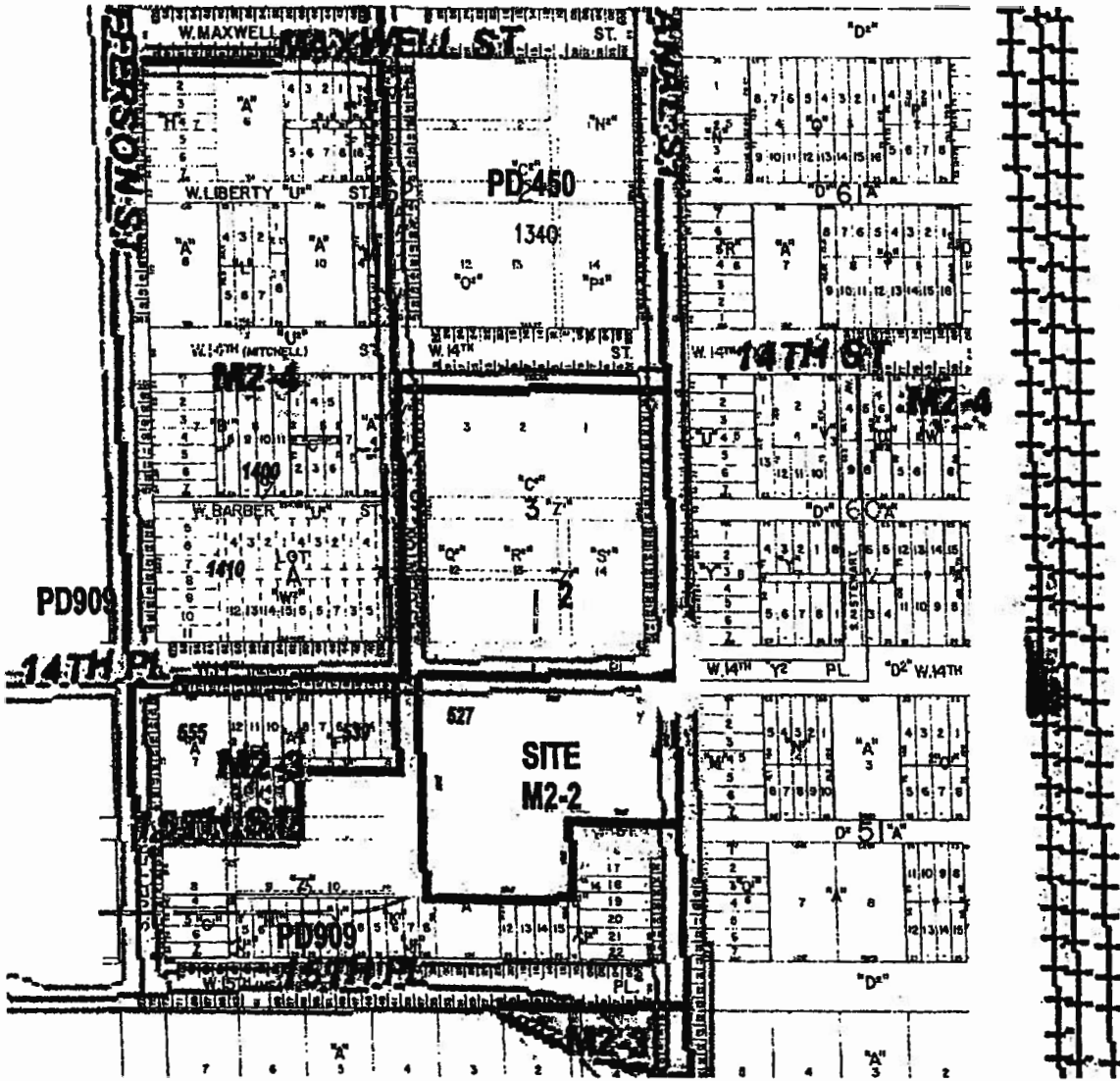
Institutional Planned Development Number 952.

Bulk Regulations And Data Table.

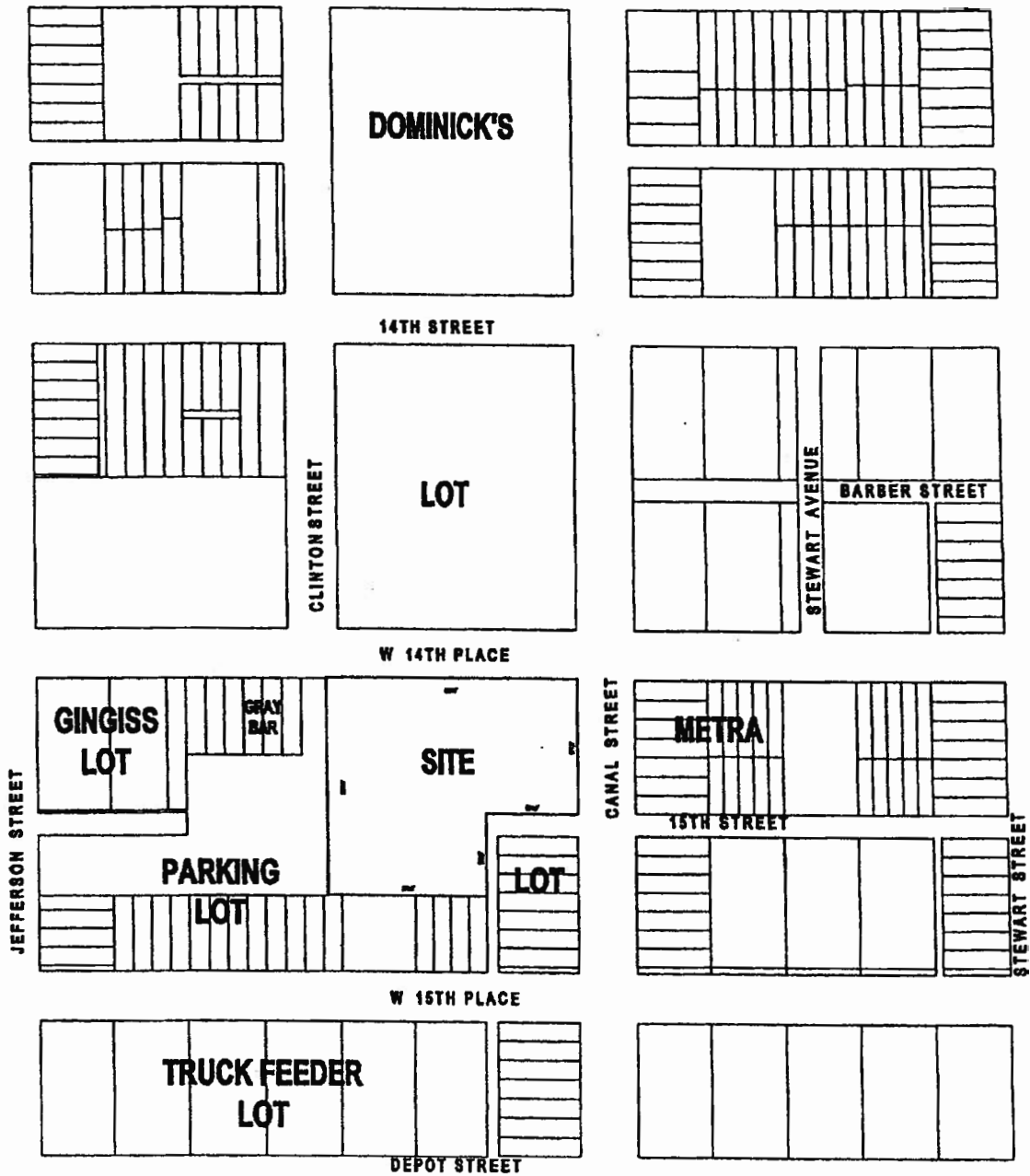
Net Site Area: 84,812 square feet 1.95 acres

Area in Public Rights-of-Way:	25,872 square feet	0.59 acre
Gross Site Area:	110,684 square feet	2.54 acres
Maximum Permitted Floor Area Ratio:	2.00	
Permitted Uses:	Religious assembly and services; residential uses, including overnight, temporary and transitional residential services; dormitories; single-room occupancy; business and professional offices; greenhouses and landscaping operations; schools (business, trade, job training and religious); recreational facilities; social service facilities; medical clinics; day care centers; retail businesses; wholesale business; food services, including kitchen, dining hall, and storage incidental thereto; radio broadcasting and wireless communication facilities; accessory parking; and other accessory uses	
Maximum Percent of Land Coverage:	In accordance with the Site Plan	
Minimum Number of Off-Street Parking Spaces:	22	
Minimum Number of Off-Street Loading Spaces:	3	
Minimum Building Setbacks:		
West 14 th Place:	0 feet	
South Canal Street:	24 feet	
West property line:	4 feet	
	And in accordance with the Site Plan	
Maximum Building Height:	47 feet and in accordance with the Building Elevations	

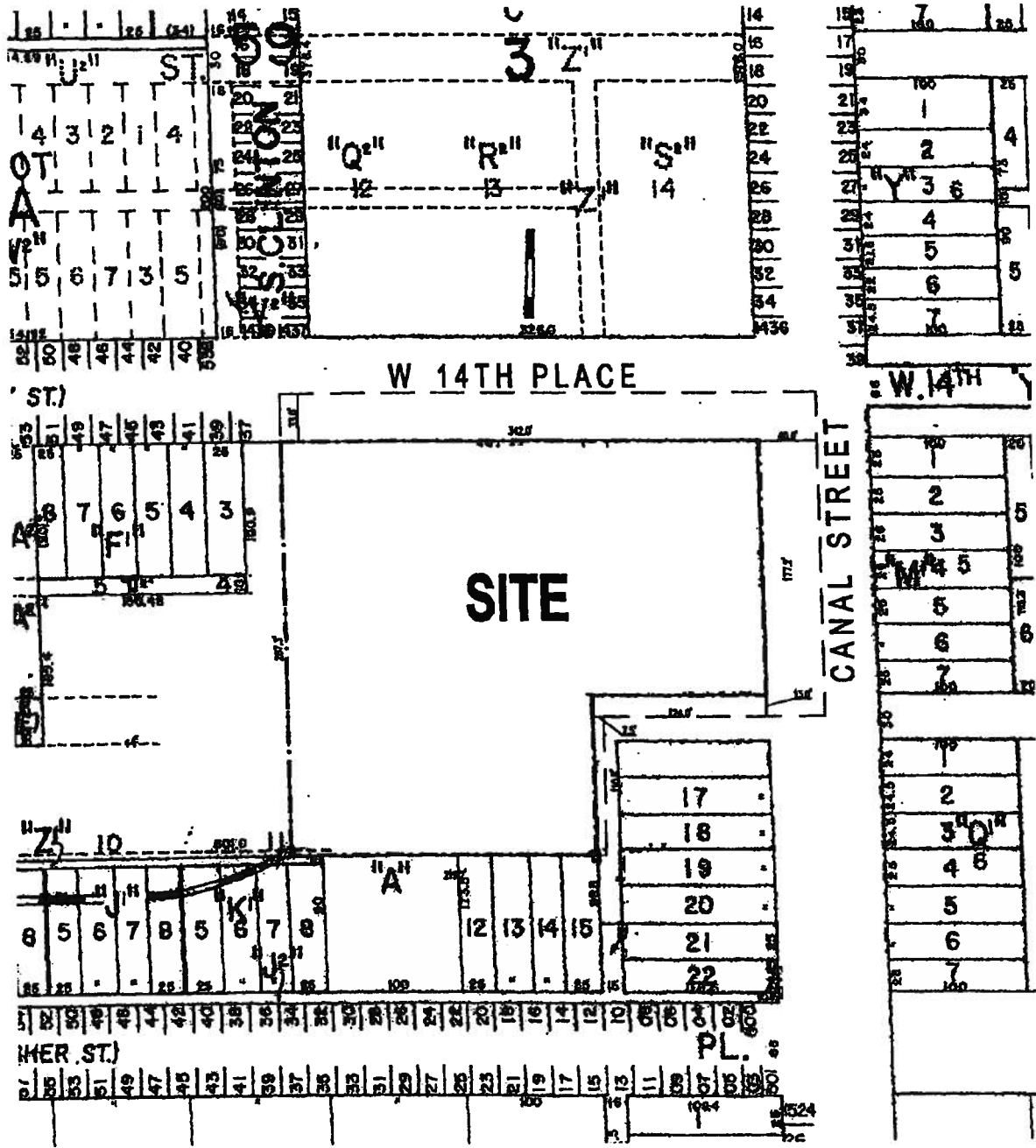
Existing Zoning Map.



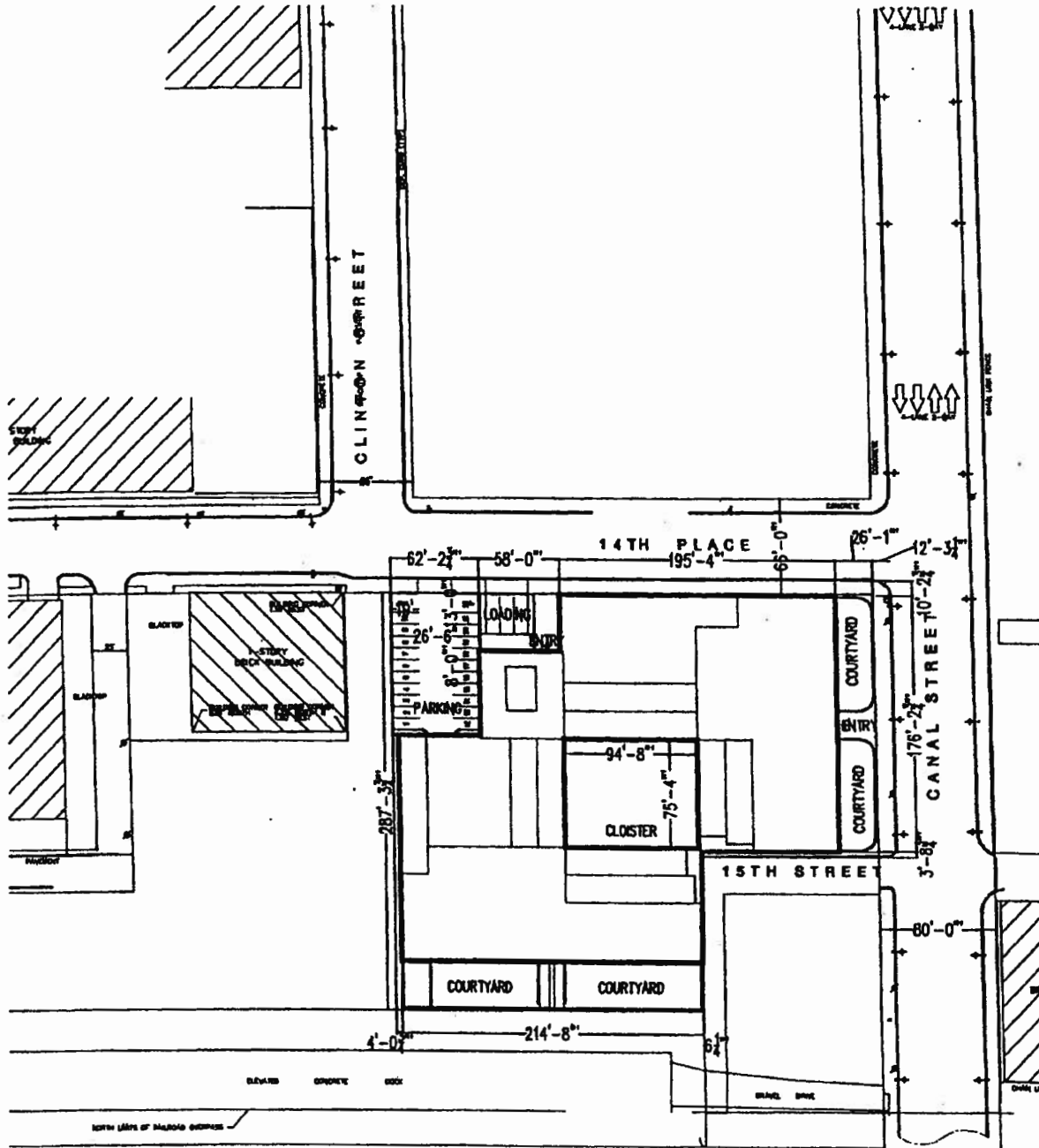
General Land-Use Map.



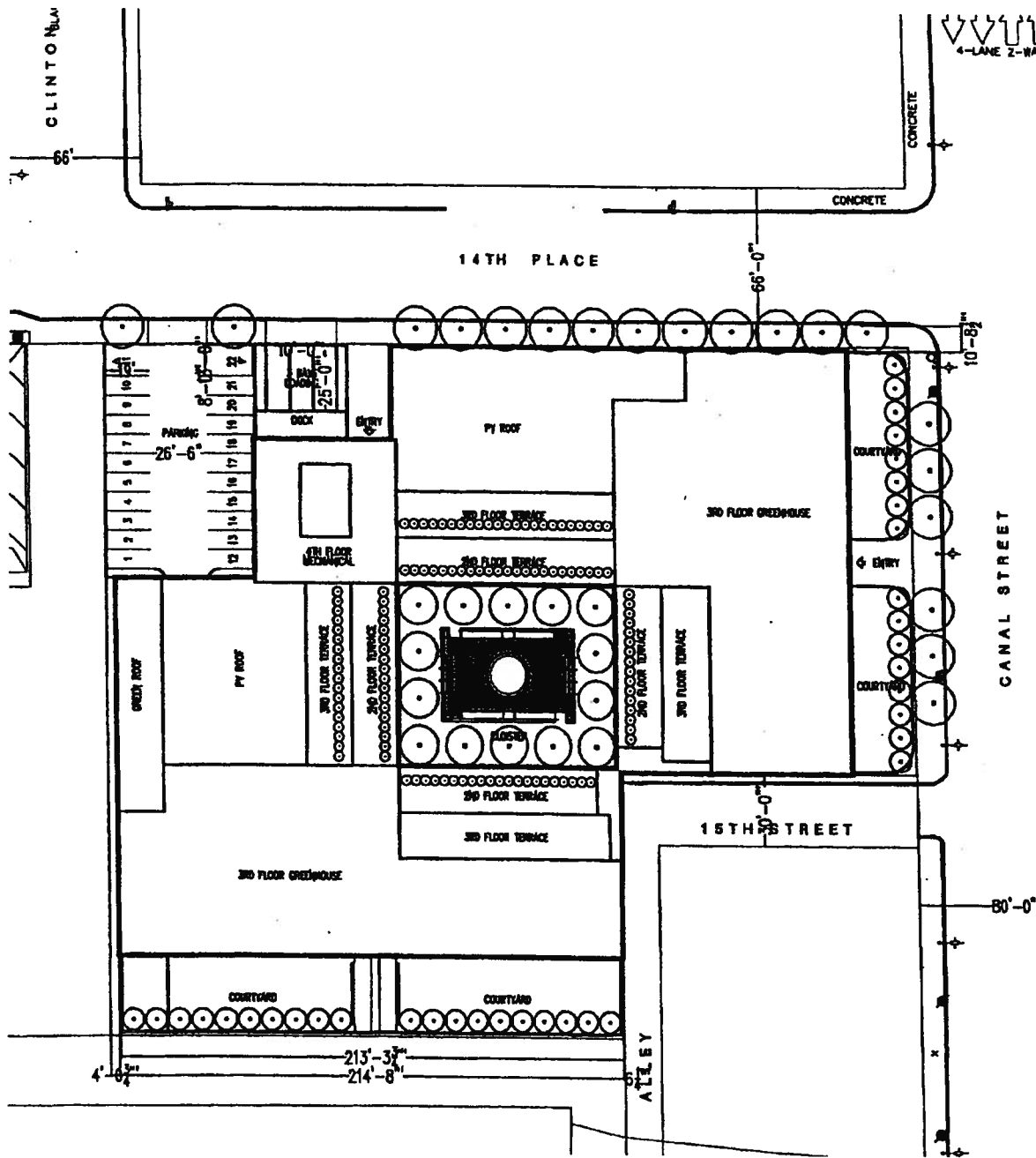
Planned Development Boundary
And Property Line Map.



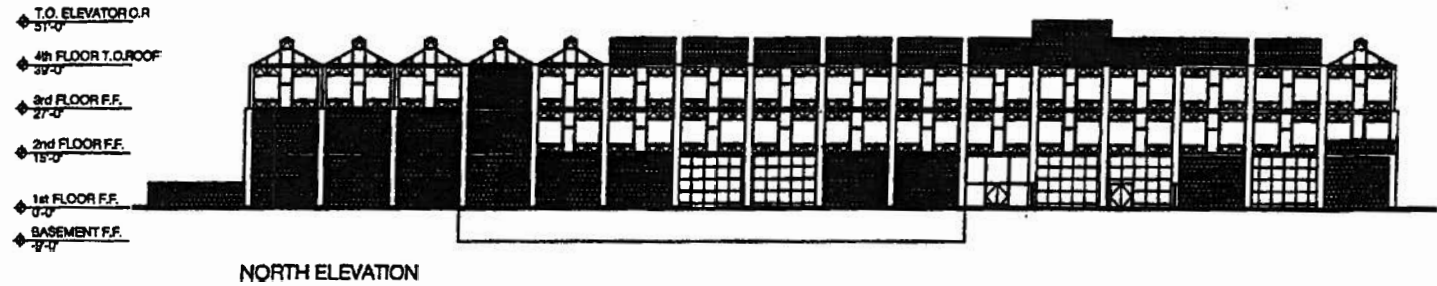
Site Plan.



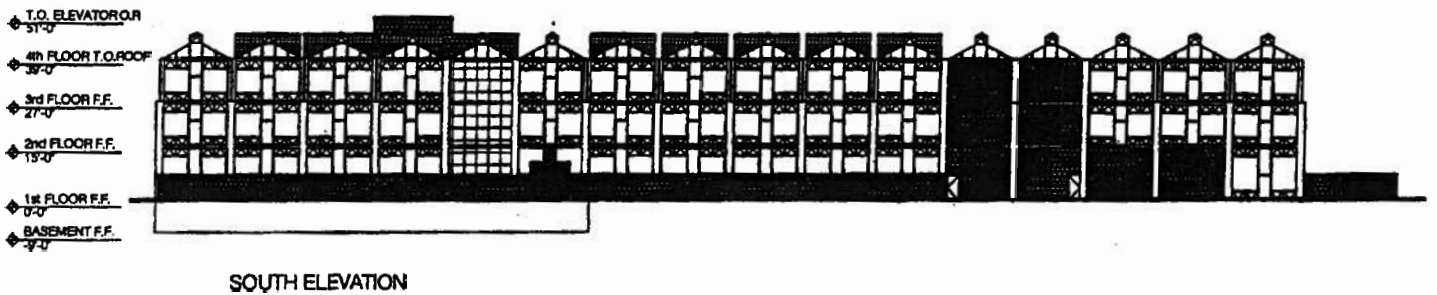
Landscape And Roof Plan.



North/South Elevations.



NORTH ELEVATION



SOUTH ELEVATION

- BRICK (not to scale)
- GLASS BLOCK (not to scale)
- EXPOSED CONCRETE
- WINDOW ASSEMBLY / GLASS

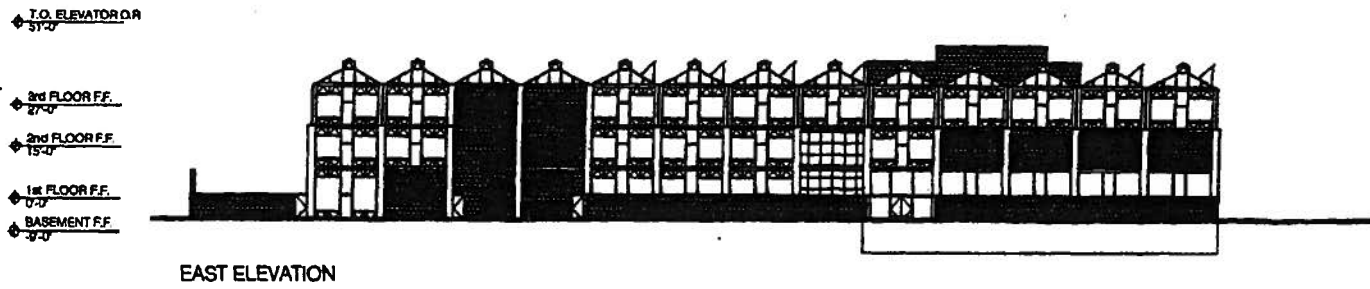
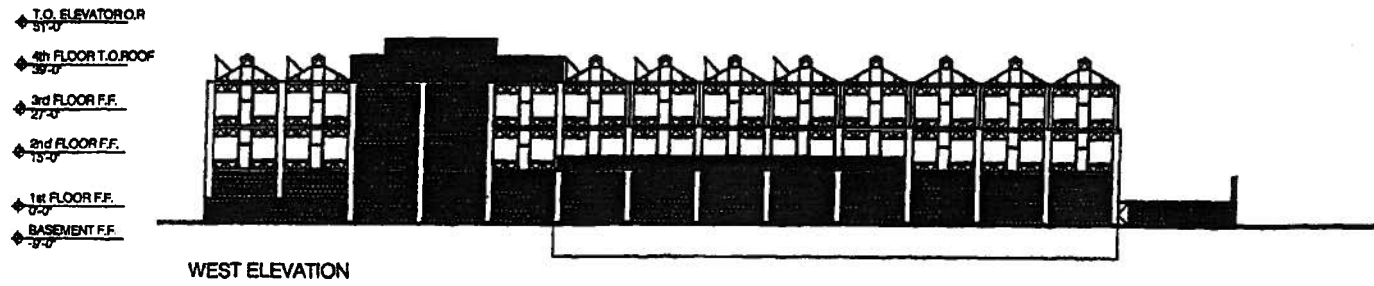
SCALE: 1" = 40'

3/9/2005





REPORTS OF COMMITTEES

44645

East/West Elevations.



SCALE: 1" = 40'

-  BRICK (not to scale)
-  GLASS BLOCK (not to scale)
-  EXPOSED CONCRETE
-  WINDOW ASSEMBLY / GLASS