

# PD 984

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*Reclassification Of Area Shown On Map Number 17-O.  
(Application Number 15090)*

*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 RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 17-O in the area bounded by:

the public alley next northeast of and parallel to North Northwest Highway; the public alley next northwest of and parallel to West Devon Avenue; the public alley next northeast of and parallel to North Northwest Highway; a line 563.76 feet northwest of and parallel to West Devon Avenue; North Northwest Highway; and a line 743.76 feet northwest of and parallel to West Devon Avenue,

to those of an RM4.5 Residential Multi-Unit District.

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

*Reclassification Of Area Shown On Map Number 18-D.  
(As Amended)  
(Application Number 13916) IPD 984*

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

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the RS3 Residential Single-Unit (Detached House) District, C1-2 Neighborhood Commercial District and M1-2 Light Industry District symbols and indications as shown on Map Number 18-D in the area bounded by:

East 75<sup>th</sup> Street; a line 53.3 feet west of and parallel to South Kimbark Avenue; the alley next south of and parallel to East 75<sup>th</sup> Street; South Kimbark Avenue; the alley next south of and parallel to the alley next south of and parallel to East 75<sup>th</sup> Street; the alley next west of and parallel to South Kenwood Avenue; the alley next north of and parallel to East 76<sup>th</sup> Street; a line 125 feet west of and parallel to South Kenwood Avenue; East 76<sup>th</sup> Street; a line 186.7 feet west of the intersection of South South Chicago Avenue and East 76<sup>th</sup> Street (as measured from the north right-of-way line of East 76<sup>th</sup> Street and perpendicular thereto);

a line 173.4 feet northwest of the intersection of East 76<sup>th</sup> Street and South South Chicago Avenue (as measured from the southwesterly right-of-way line of South South Chicago Avenue and perpendicular thereto); South South Chicago Avenue; and South DeSoto Avenue,

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

SECTION 2. The Chicago Zoning Ordinance be amended by changing all the C1-2 Neighborhood Commercial District symbols and indications as shown on Map Number 18-D in the area bounded by:

East 75<sup>th</sup> Street; a line 53.3 feet west of and parallel to South Kimbark Avenue; the alley next south of and parallel to East 75<sup>th</sup> Street; South Kimbark Avenue; the alley next south of and parallel to the alley next south of and parallel to East 75<sup>th</sup> Street; the alley next west of and parallel to South Kenwood Avenue; the alley next north of and parallel to East 76<sup>th</sup> Street; a line 125 feet west of and parallel to South Kenwood Avenue; East 76<sup>th</sup> Street; a line 186.7 feet west of the intersection of South South Chicago Avenue and East 76<sup>th</sup> Street (as measured from the north right-of-way line of East 76<sup>th</sup> Street and perpendicular thereto); a line 173.4 feet northwest of the intersection of East 76<sup>th</sup> Street and South South Chicago Avenue (as measured from the southwesterly right-of-way line of South South Chicago Avenue and perpendicular thereto); South South Chicago Avenue; and South DeSoto Avenue,

to those of an Institutional Planned Development and a corresponding use district which is hereby established in the area described above subject to use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part 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 984.*

*Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development consists of approximately one hundred seventy-one thousand four hundred ten (171,410) square feet (three and ninety-three hundredths

(3.93) acres) of net site area which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Map. The property is controlled by the applicant, ETA Creative Arts Foundation, Inc.

2. The applicant ("Applicant") shall obtain all applicable official reviews, approvals or permits which are necessary to implement this planned development. 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 submission 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, grantees and lessees and, if different than the Applicant, the legal titleholders or 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 titleholder or any ground lessors. Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall 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, or by a governmental agency with the power of eminent domain which has designated the property for acquisition.
4. This plan of development consists of the following fourteen (14) statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Land-Use Plan; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Site/Landscape Plan; North and South South Chicago Avenue Elevations; and East and South Elevations prepared by William E. Brazley & Associates Architects, Planners and Construction Managers dated June 16, 2005. Full-size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated herein and these and no other zoning controls shall apply. The 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. In any instance where a provision of the planned development conflicts with this Chicago Building Code, the Building Code shall control.

5. The uses permitted within the area delineated herein as an "Institutional Planned Development" shall be: theater for the performing arts, art gallery, community center, studios, accessory parking and related uses.
6. Identification signs, including temporary signs such as construction and marketing signs, may be permitted within the area delineated herein as a "Institutional Planned Development", subject to the review and approval of the Department of Planning and Development.
7. Any service drive or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development subject to review of the Department of Transportation and the Department of Planning and Development. All work 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.
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 as approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
10. Improvements on the property, including landscaping, shall be designed and installed in substantial conformance with the Site/Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, trees and other landscaping shall be installed and maintained at all times in accordance with the Site/Landscape Plan and the landscaping 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 is made 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 17-13-0611 of the Chicago Zoning Ordinance.
12. 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.
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 Applicant shall provide a vegetated ("green") roof on at least twenty-five percent (25%) of the net roof area of each future building to be constructed within this planned development. "Net roof area" is defined as total flat roof area minus any required perimeter setbacks, rooftop structures and roof-mounted equipment.

14. Unless substantial construction has commenced within six (6) years following adoption of this Institutional 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 the prior C1-2 Neighborhood Commercial District.

[Existing Zoning Map; Land-Use Plan; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site/Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 56017 through 56022 of this Journal.]

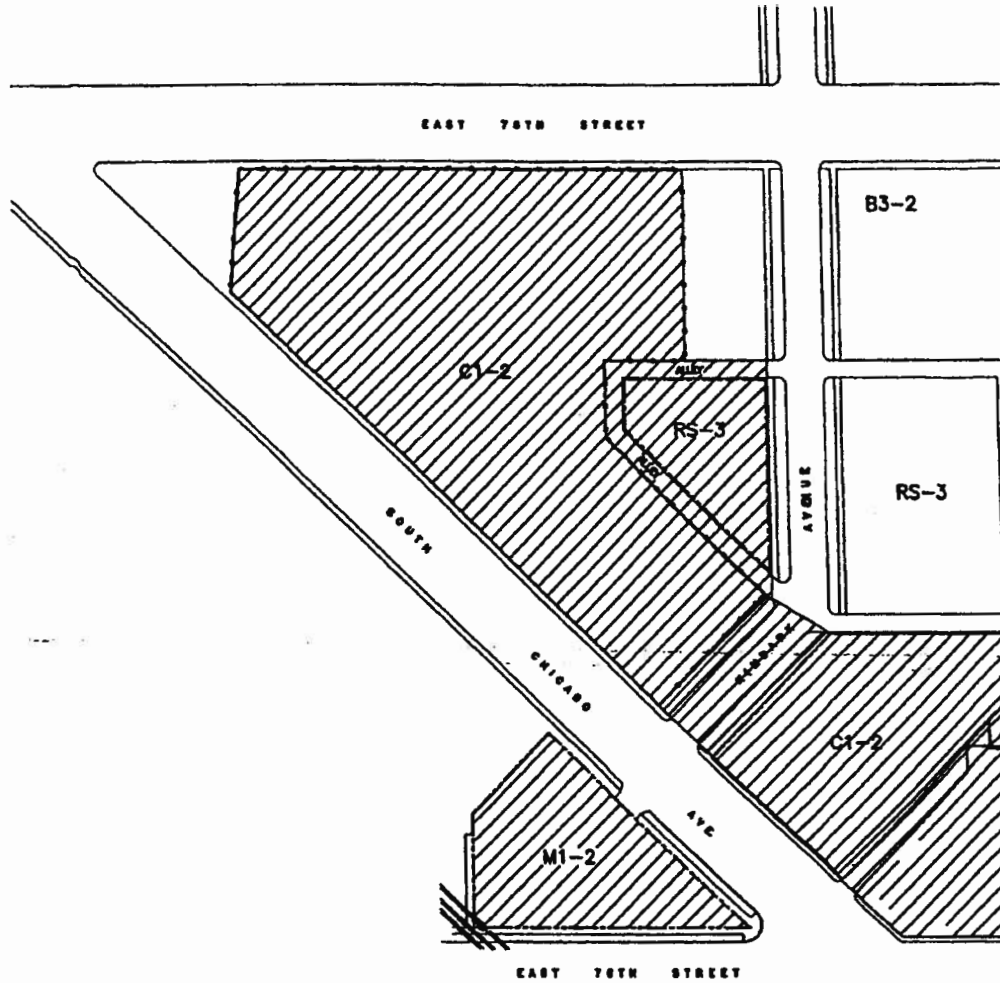
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:


*Institutional Planned Development Number 984.*

*Bulk Regulations And Data Table.*

Net Site Area:	171,410 square feet (3.93 acres)
Gross Site Area:	229,813 square feet (5.27 acres)
Public Right-of-Way Area:	83,583 square feet (1.9 acres)
Maximum Floor Area Ratio	0.80
Minimum Number of Off-Street Loading Spaces:	1 at 10 feet by 25 feet
Minimum Number of Off-Street Parking Spaces:	100
Maximum Building Height:	67 feet in accordance with the Building Elevations
Minimum Required Setbacks:	Per Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

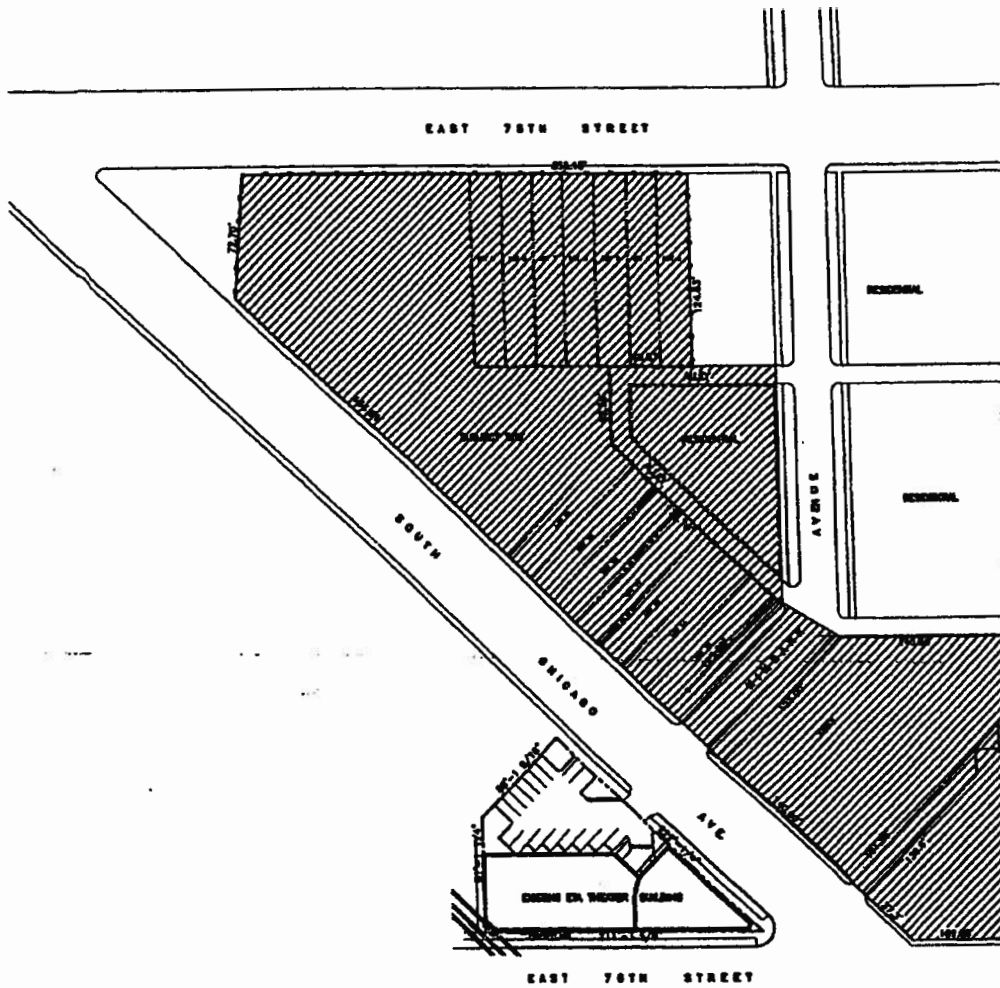
Existing Zoning Map.




 EXISTING ZONING MAP  
0 25 50 75

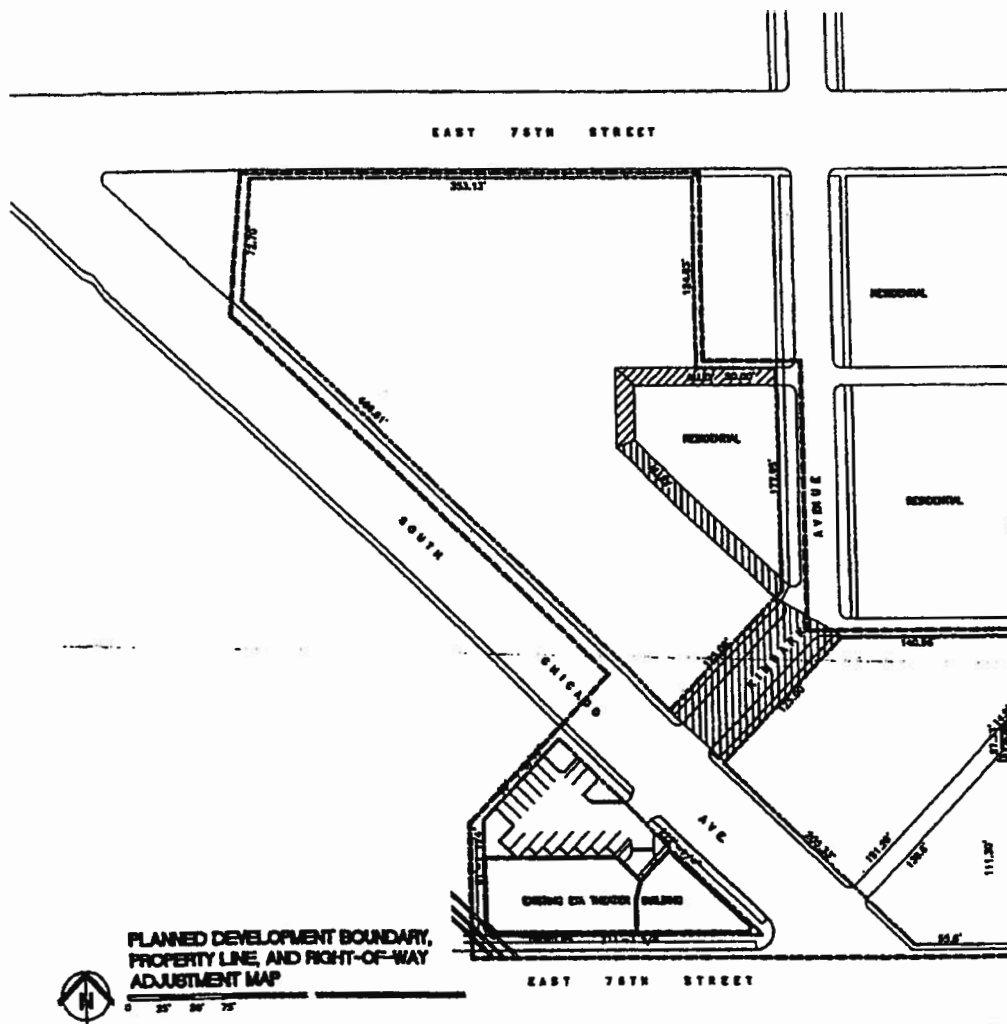
 SITE

Land-Use Plan.

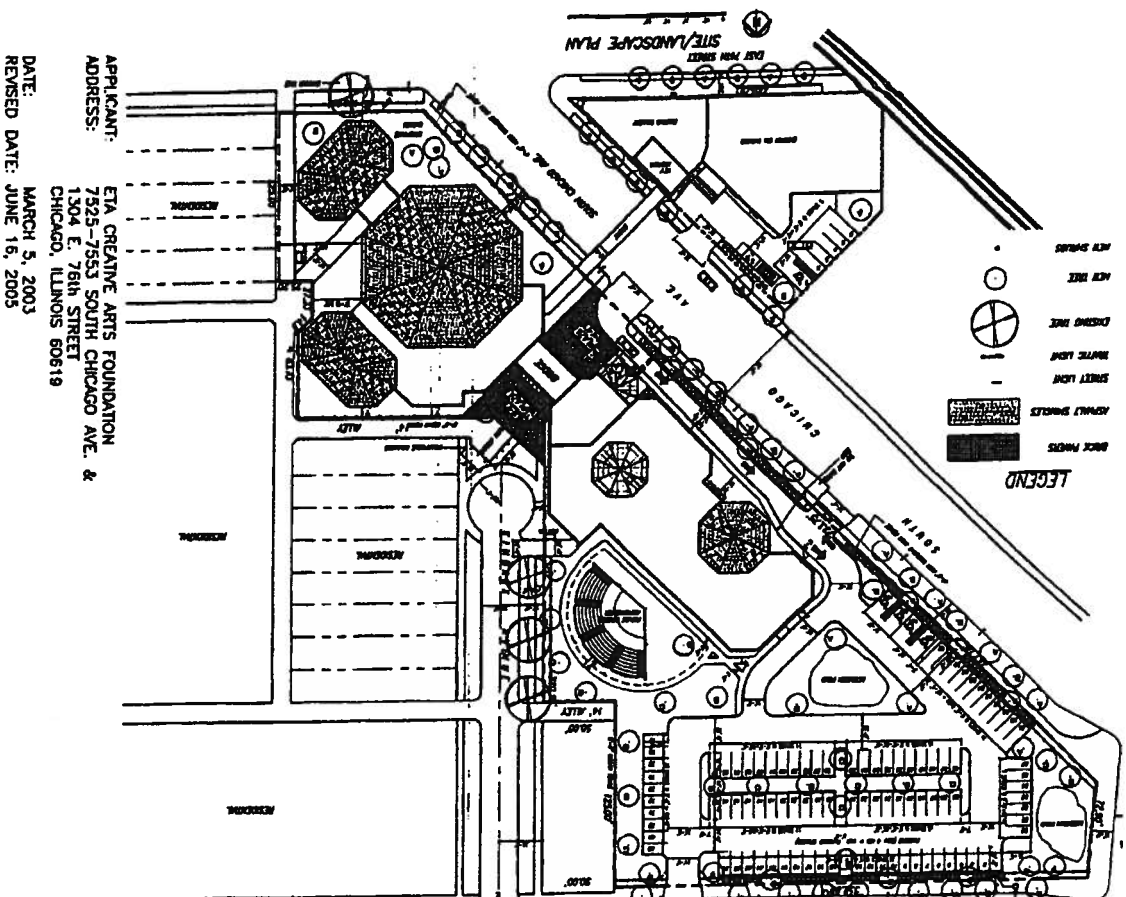


 LAND USE PLAN  
0 25 50 75

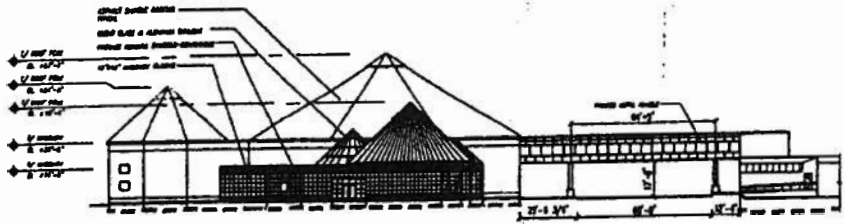
Planned Development Boundary, Property Line  
And Right-of-Way Adjustment Map.



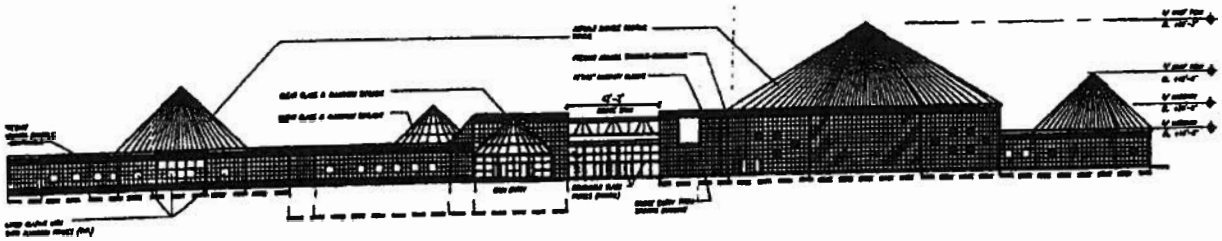
Site/Landscape Plan.



Building Elevations.  
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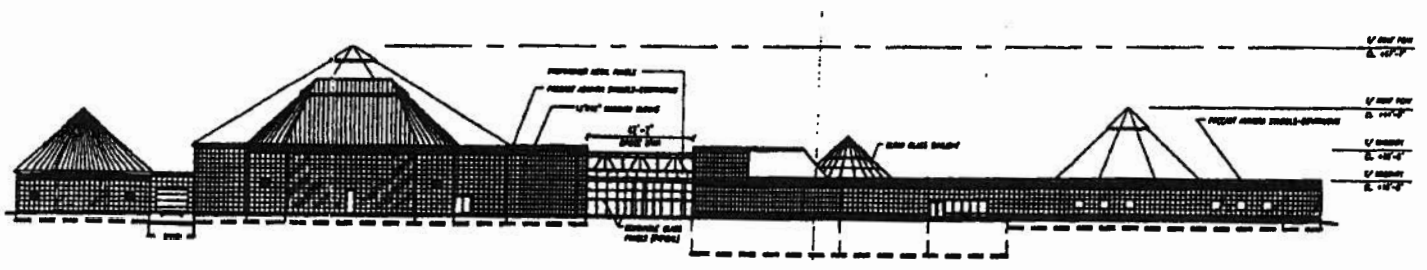


**NORTH ELEVATION**  
0 10 20 30

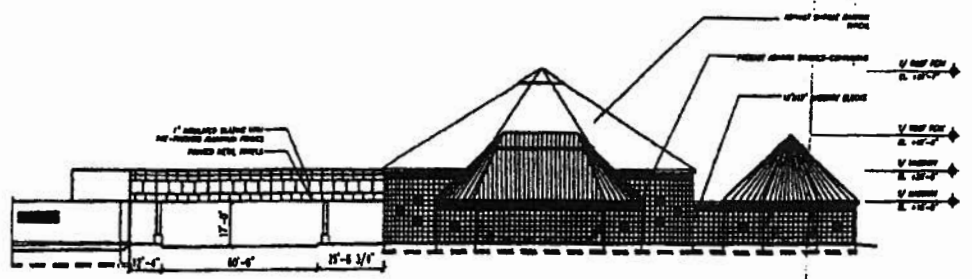


**SOUTH CHICAGO AVENUE ELEVATION**  
0 10 20 30

Building Elevations.  
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EAST ELEVATION



SOUTH ELEVATION