



# City of Chicago



SO2016-7933

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 11/1/2016

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 18-K at 4001-4141 W 74th St, 7400-7670 S Pulaski Rd, 4000-4140 W 76th St, 4029-4215 W 76th St and 4032-4214 W 77th St - App No. 19020

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

**ORDINANCE**

***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 be amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map No. 18-K in the area bound by

Beginning at the center line of West 76<sup>th</sup> Street; a line 1,199.22 feet west of the west line of South Pulaski Road; West 77<sup>th</sup> Street; and a line 1,500.98 feet west of parallel to the west line of South Pulaski Road (ToB),

to those of a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.

**SECTION 2.** Title 17, of the Municipal code, the Chicago Zoning Ordinance, be amended by changing all the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and Institutional Planned Development Number 216 symbols and indications as shown on Map No. 18-K in the area bounded by

Beginning at a line 1,777.5 feet north of the south line of West 77<sup>th</sup> Street; the west line of South Pulaski Road; a line 700.5 feet north of the south line of West 77<sup>th</sup> Street; a line 414 feet west of and parallel to the center line of South Pulaski Road; the north line of service drive West 77<sup>th</sup> Street; a line 820 feet west of and parallel to the centerline of South Pulaski Road; the south line of West 77<sup>th</sup> Street; a line 1,500.98 feet west of and parallel to the center line of South Pulaski Road; a line 700.5 feet north of the south line of West 77<sup>th</sup> Street; and a line 847 feet west of the west line of South Pulaski Road (ToB),

to those of Institutional Planned Development Number 216, as Amended which is hereby established in the area described above, subject in such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

**SECTION 3.** This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 4001-4141 W. 74<sup>th</sup> Street, 7400 – 7670 S. Pulaski Road,  
4000-4140 W. 76<sup>th</sup> Street, 4029-4215 W. 76<sup>th</sup> Street,  
4032-4214 W. 77<sup>th</sup> Street

**PLANNED DEVELOPMENT STATEMENTS**

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance.

1. The area delineated herein as Planned Development Number 216, consisting of approximately 1,659,288 gross square feet (38.01 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Owner, The Board of Trustees of Illinois Community College District No. 508.
2. 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 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction 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 Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of 17 Statements: a Bulk Regulations Table; Sustainability Goals; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Floor Plans; Landscape Plan; a Green Roof Plan; and, Building Elevations (North, South, East and West); and Aerial

Applicant:	Public Building Commission of Chicago on behalf of City Colleges of Chicago
Address:	4001-4141 W 74 <sup>th</sup> St, 7400-7670 S Pulaski Rd, 4000-4140 W 76 <sup>th</sup> St, 4029-4215 W 76 <sup>th</sup> St, 4032-4214 W 77 <sup>th</sup> St
Introduced:	December 12, 2016
Plan Commission:	July 20, 2017

## Planned Development 216

Perspective prepared by Juan Gabriel Moreno Architects in conjunction with Cannon Design and dated July 20, 2017, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein Planned Development 216, as amended: Colleges and universities, accessory parking and related uses.

The following uses shall be prohibited in the area delineated herein as Planned Development 216: hospitals.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development 216, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 1,499,113 square feet and a base FAR of 1.2.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development unless covered by any applicable fee waiver adopted by Chicago City Council for the benefit of the owner. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and

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Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
16. The Applicant acknowledges the city's ongoing and evolving initiatives to enhance awareness of, and support and encourage participation by, Minority and Women's Business Enterprise certified contractors and local city residents. To assist the city in promoting such MBE, WBE and local city resident involvement, the Applicant has already provided the Department of Planning and Development with any preliminary outreach plans designed to elicit MBE, WBE and local city resident participation, such submission may include copies of certified letters, and receipts of such, sent to MBE/WBE contractor associations and the ward office of the alderman in which this project is proposed to be located. In conjunction with the Applicant's submission for Part ii permit reviews, the Applicant will provide DPD, and upon request, the full Plan Commission, with all responses to any preliminary outreach plans and certified letters, updates on any associated communications or meetings and anticipated percentages of MBE, WBE and local city resident participation. Prior to issuance of their Certificate of Occupancy, the Applicant will provide DPD with their actual level of MBE and WBE certified contractor and local city resident participation. All such details will be provided in a form acceptable to the Zoning Administrator or Commissioner of the Department of Planning and Development.
17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone Planned Development 216 to RT-4.

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10/10/17

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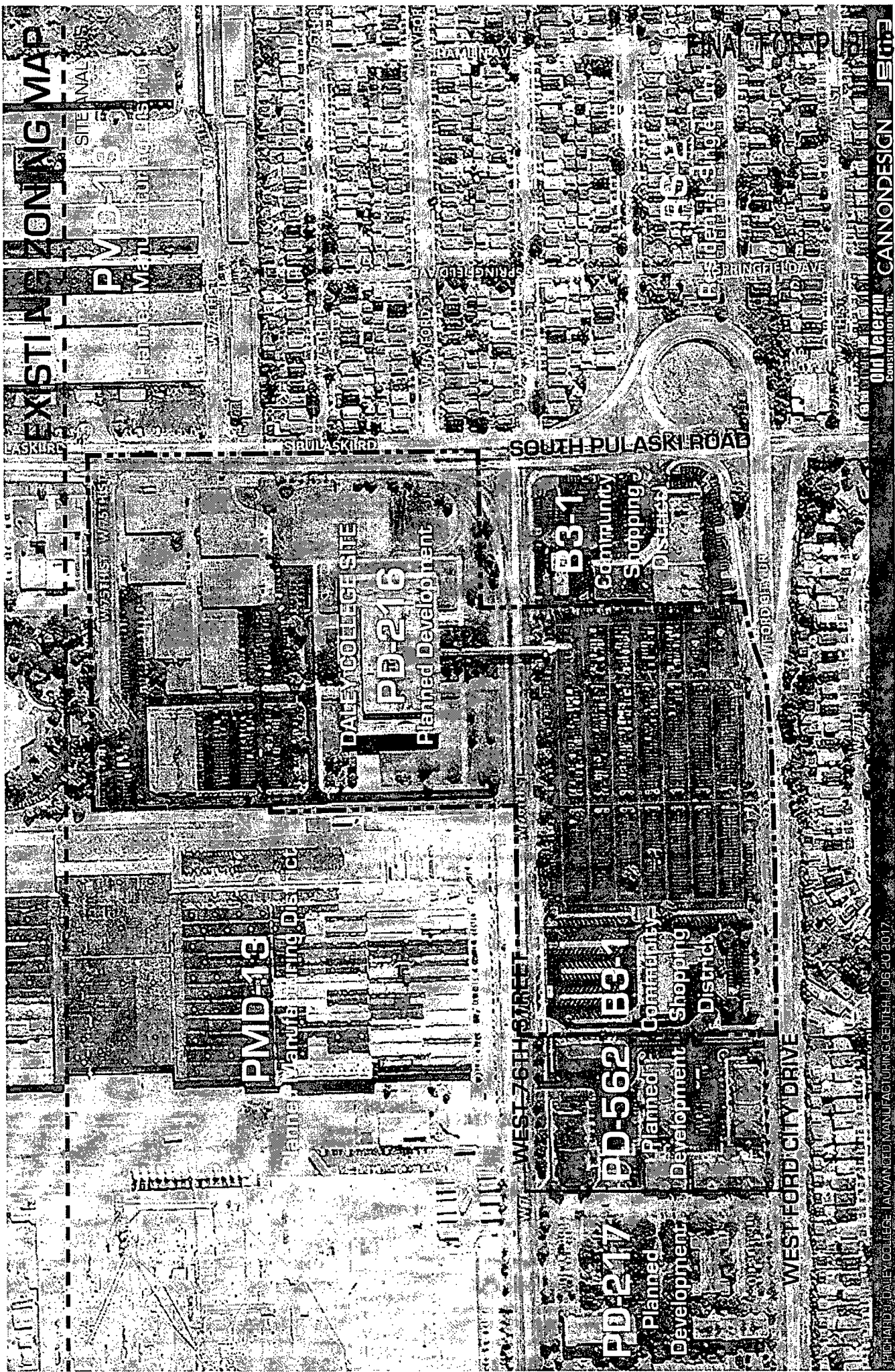
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Planned Development 216

**PLANNED DEVELOPMENT NUMBER 216, AS AMENDED  
BULK REGULATIONS AND DATA TABLE**

Gross Site Area:	1,659,288 square feet
Area Remaining in Public Right of Way	160,175 square feet
Net Site Area:	1,499,113 square feet
Maximum Floor Area Ratio:	1.2
Minimum Number of Off-Street Parking Spaces:	1,210 Spaces
Off-Street Loading Spaces:	2
Minimum Required Setbacks:	As Per Site Plan
Maximum Building Height:	As Per Site Plan
Minimum Number of Bicycle Spaces:	121 Spaces





**EXISTING ZONING MAP**

SITE ANALYSIS  
PLANNED DEVELOPMENT

**PMD-13**  
Manufacturing District

**DALEY COLLEGE SITE**  
**PD-216**  
Planned Development

**PD-217**  
Planned Development

**PD-562**  
Planned Development

**B3-1**  
Community Shopping District

**B3-1**  
Community Shopping District

**WEST 76TH STREET**

**SOUTH PULASKI ROAD**

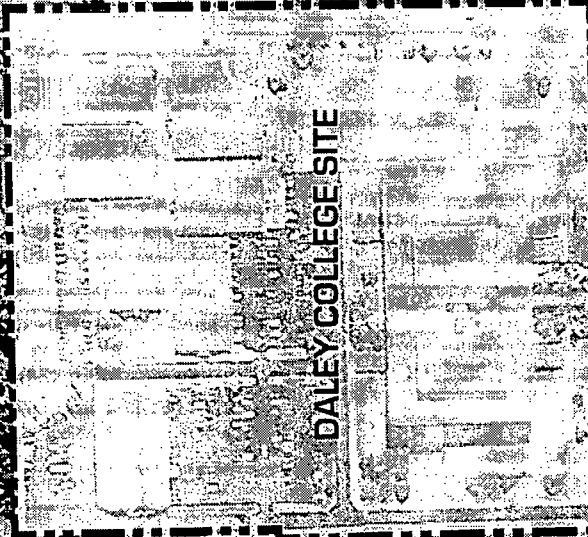
**WEST FORDICITY DRIVE**

**EXISTING AND USE MAP**

SITE ANALYSIS

**FINAL FOR PUBLIC**

RESIDENTIAL
MANUFACTURING
MUNICIPAL
COMMERCIAL



**DALEY COLLEGE SITE**

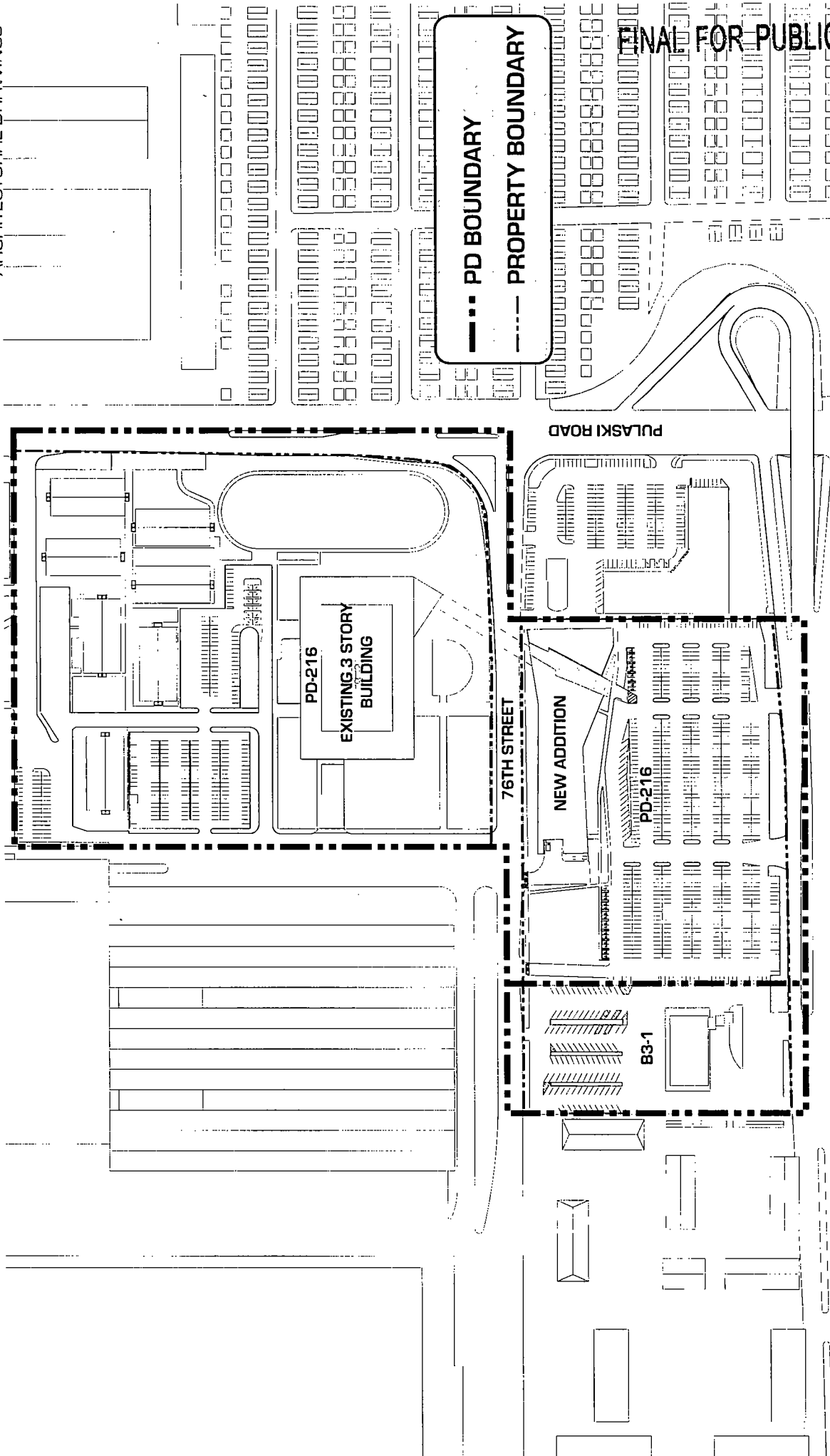
**SOUTH PULASKI ROAD**

**WEST 76TH STREET**

**WEST FORD CITY DRIVE**

# PLANNED DEVELOPMENT BOUNDARY + PROPERTY LINE MAP

ARCHITECTURAL DRAWINGS



--- PD BOUNDARY  
—— PROPERTY BOUNDARY

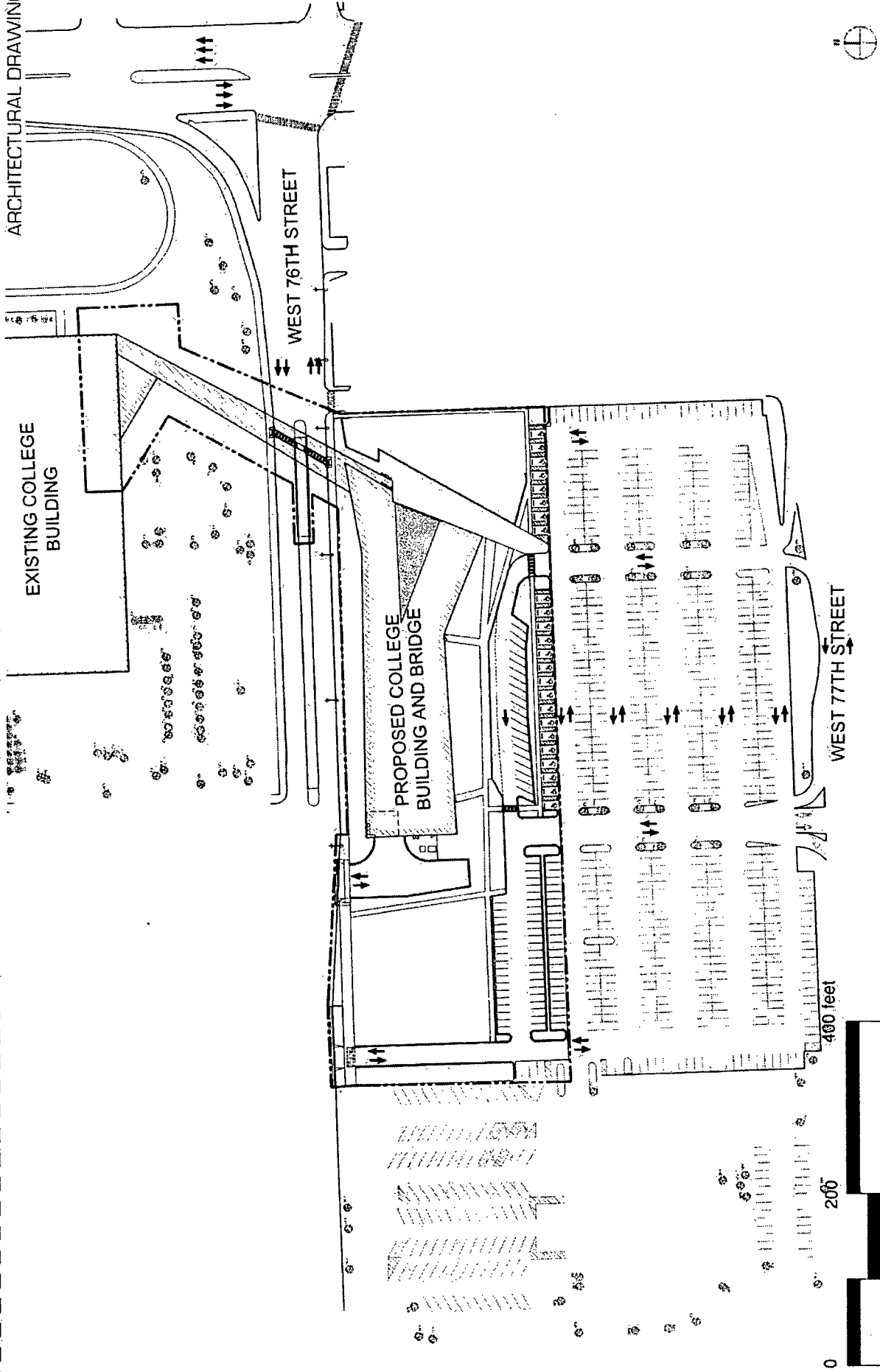
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Old Veteran CONSTRUCTION, INC. CANNONDESIGN JENI

PICHAUD DALEY COLLEGE / ADVANCED MANUFACTURING CENTER / 07-20-2017

# SITE PLAN

ARCHITECTURAL DRAWINGS



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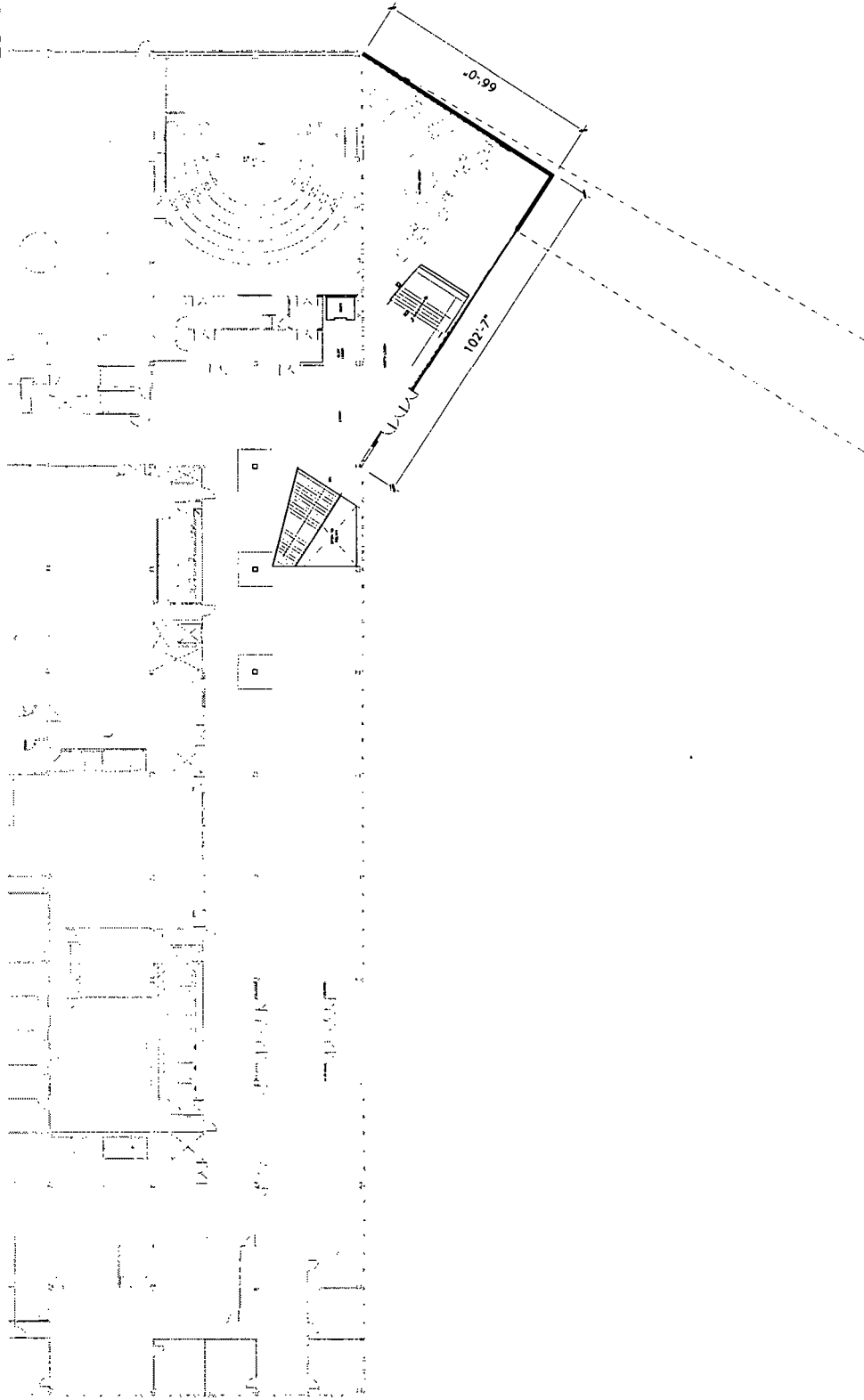


City Colleges of Chicago  
226 W. Jackson Blvd., Chicago, IL 60606  
December 12, 2016  
July 20, 2017

Applicant:  
Address:  
Introduction Date:  
Revised / CPC Date:

# FIRST FLOOR PLAN NORTH

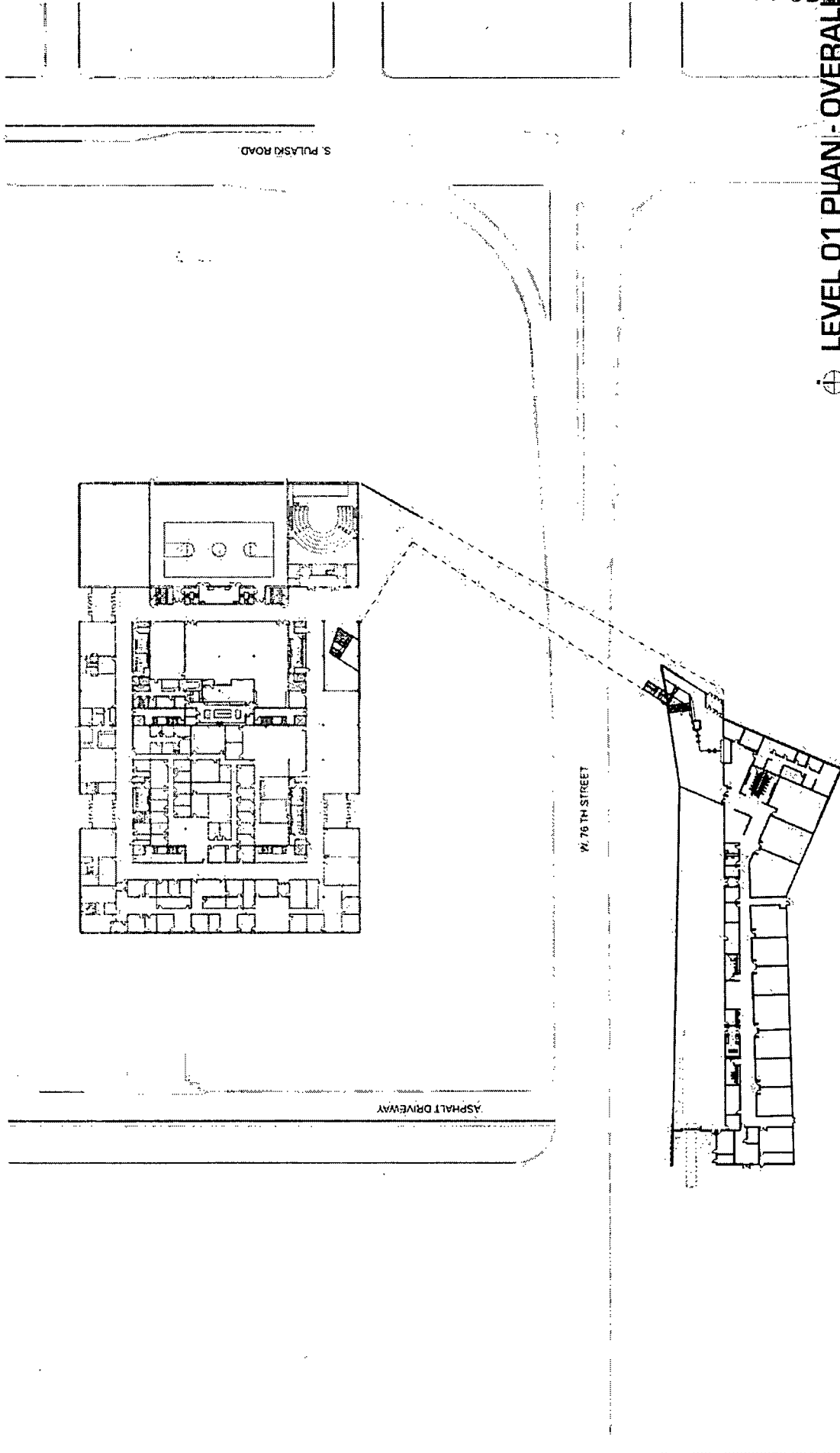
ARCHITECTURAL DRAWINGS



LEVEL 01 PLAN - NORTH

# FIRST FLOOR PLAN OVERALL

ARCHITECTURAL DRAWINGS



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LEVEL 01 PLAN - OVERALL

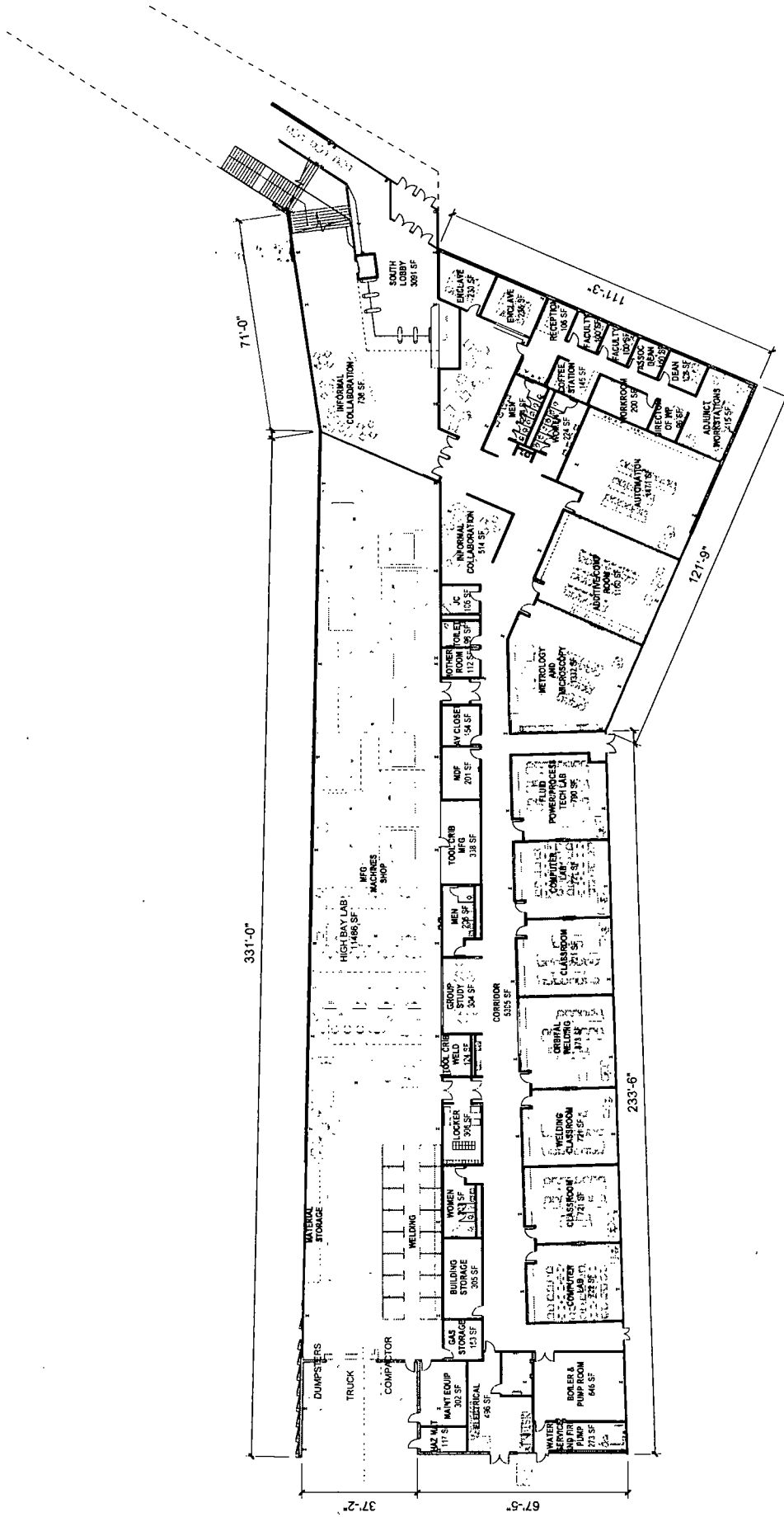
RICHARD J. DALY ARCHITECTS | ADVANCED MANUFACTURING CENTER | 07-00-2017

Old Veteran CONSTRUCTION, INC. CANNON DESIGN

# FIRST FLOOR PLAN SOUTH

ARCHITECTURAL DRAWINGS

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LEVEL 01 PLAN - SOUTH

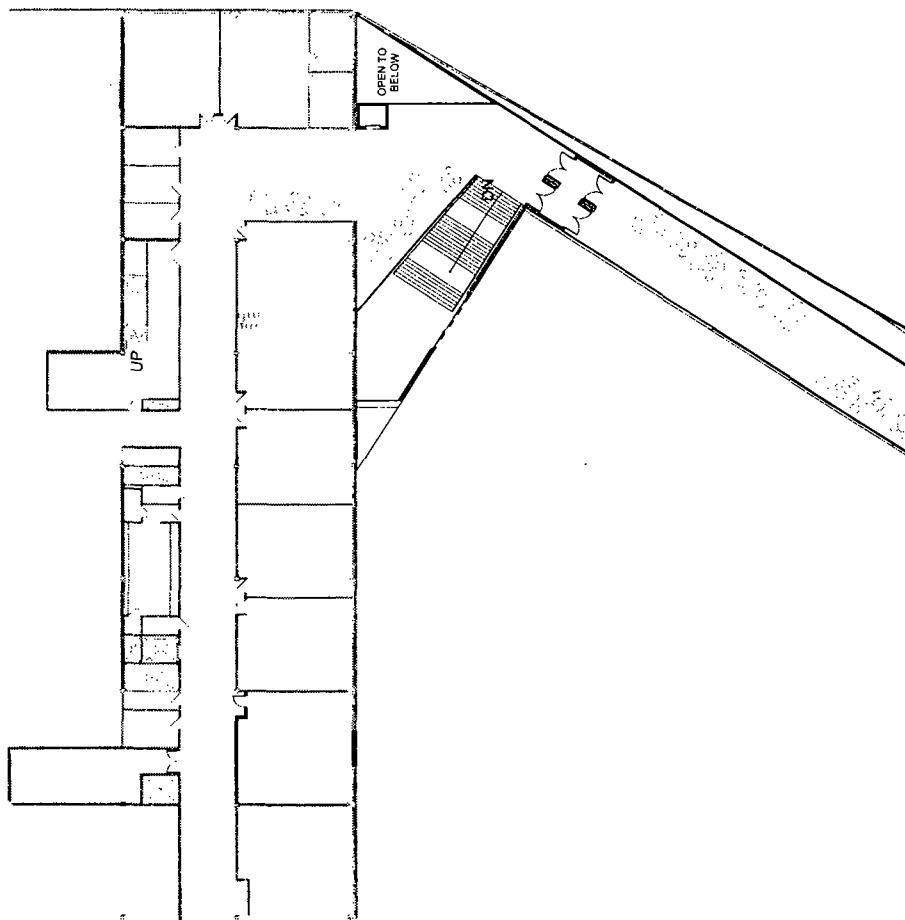


RICHARD J. DALEY COLLEGE / ADVANCED MANUFACTURING CENTER / 07.20.2017

Old Veteran Construction, Inc.

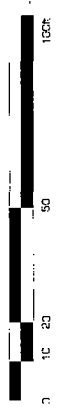
# SECOND FLOOR PLAN NORTH

ARCHITECTURAL DRAWINGS



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LEVEL 02 PLAN - NORTH



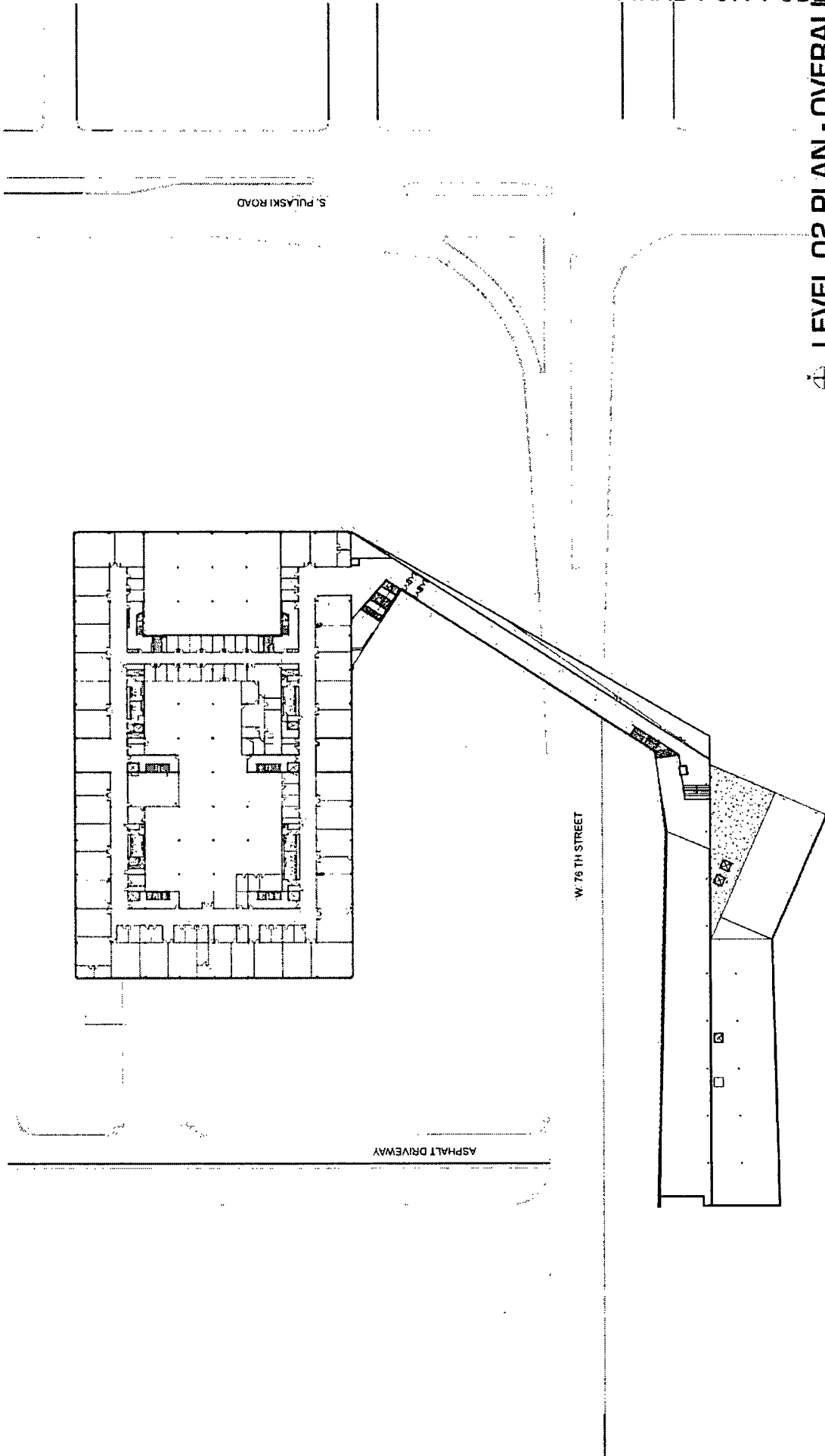
RICHARD J. DALEY COLLEGE | ADVANCED MANUFACTURING CENTER | 07.10.2017

Old Veteran construction, Inc. CANNONDESIGN JBM

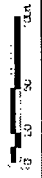


# SECOND FLOOR PLAN OVERALL

ARCHITECTURAL DRAWINGS



LEVEL 02 PLAN - OVERALL



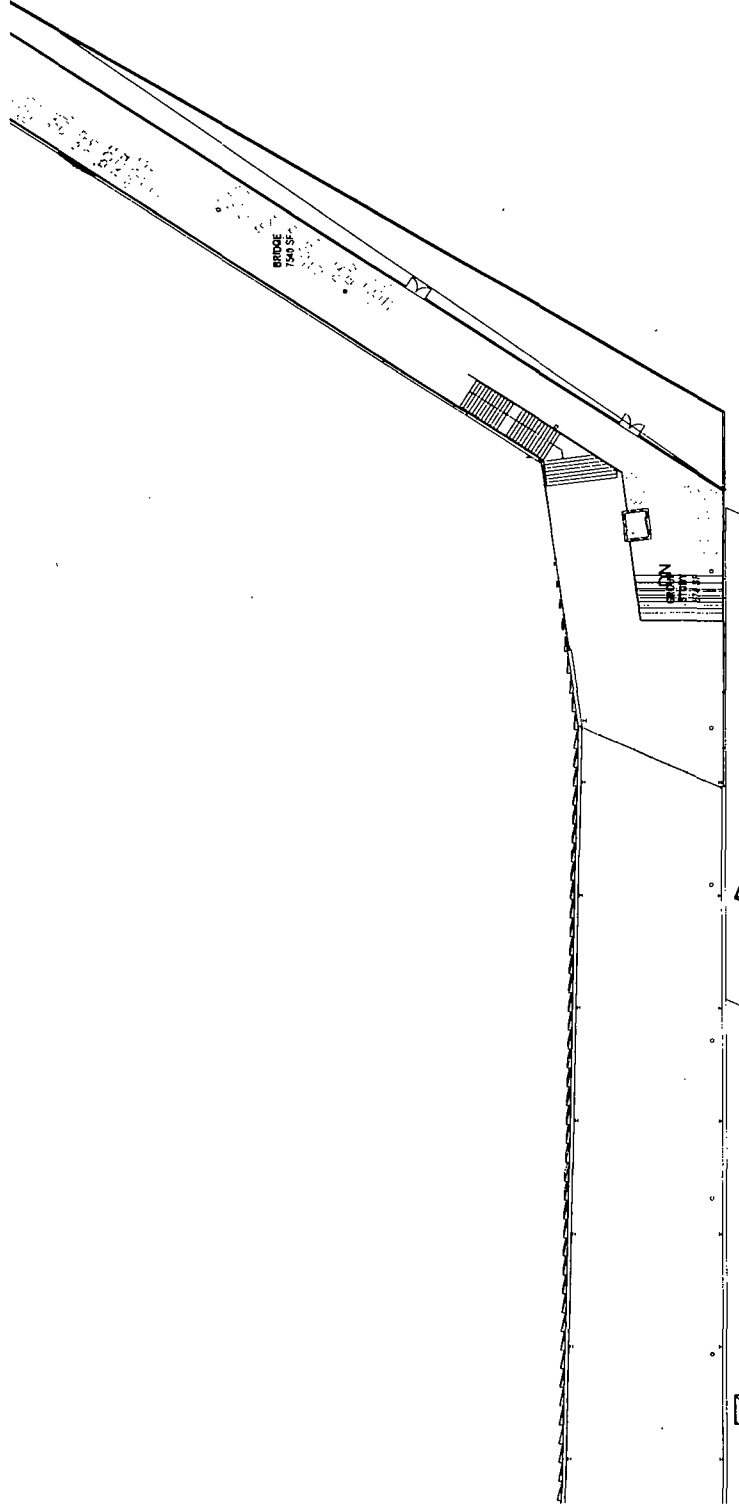
RICHARD J. DALE COLLEGE | ADVANCED MANUFACTURING CENTER | L2-02 2017

Old Veteran Construction, Inc. CANNONDESIGN JEB

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# SECOND FLOOR PLAN SOUTH

ARCHITECTURAL DRAWINGS



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LEVEL 02 PLAN - SOUTH

Old Veteran  
Construction, Inc.

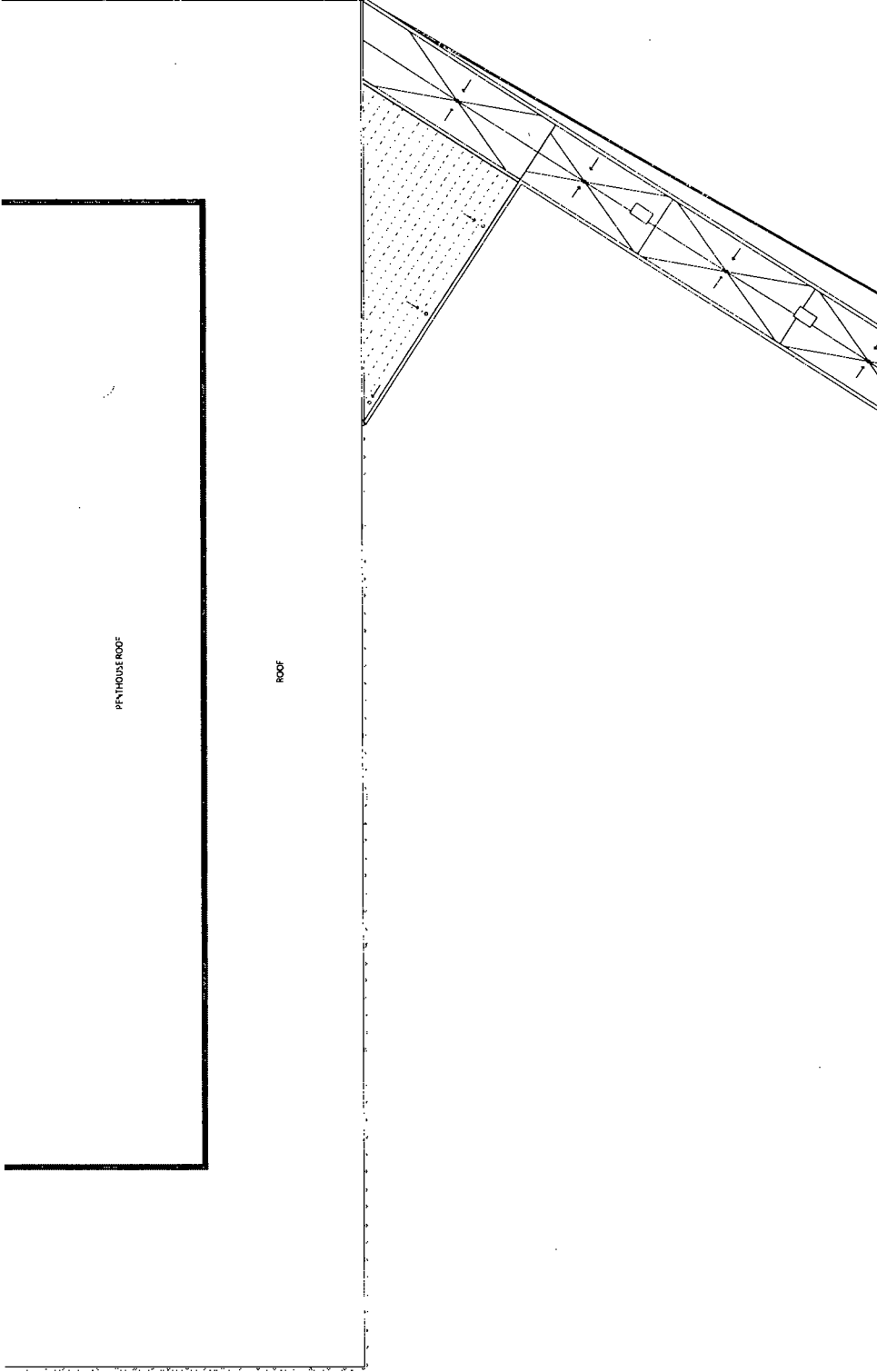
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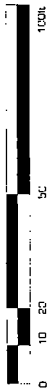


# ROOF PLAN NORTH

ARCHITECTURAL DRAWINGS



3/84" = 1'-0"

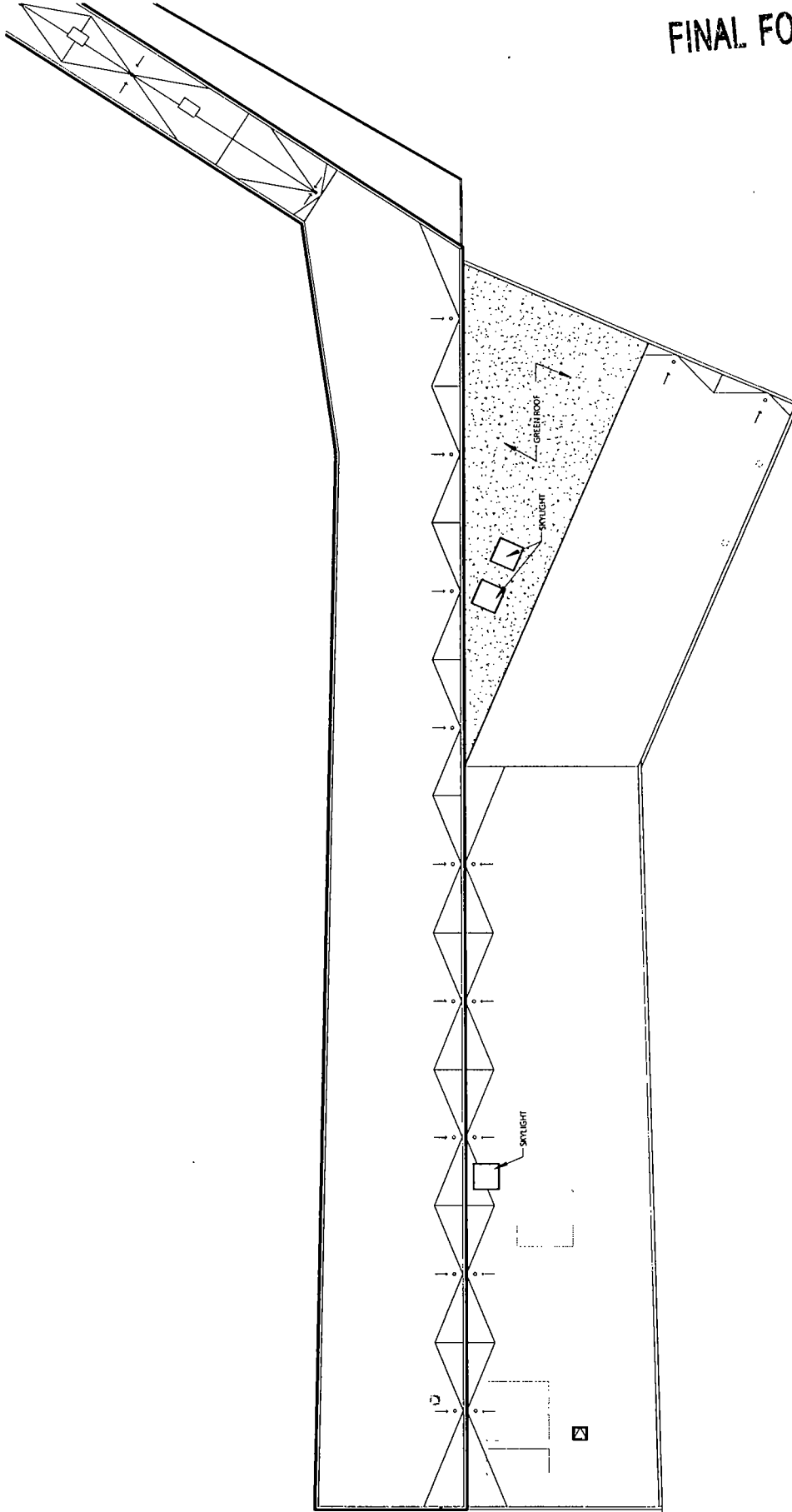


ROOF PLAN - NORTH

FINAL FOR PUBLIC REVIEW

# ROOF PLAN SOUTH

ARCHITECTURAL DRAWINGS



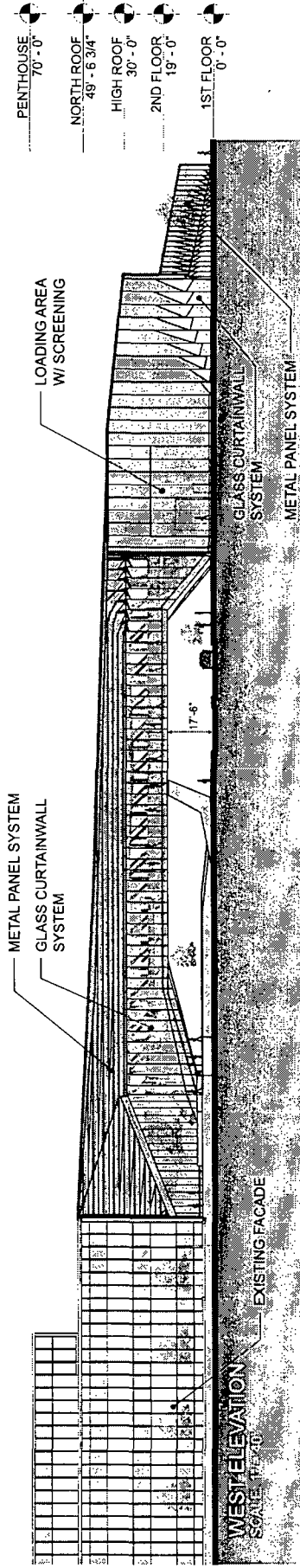
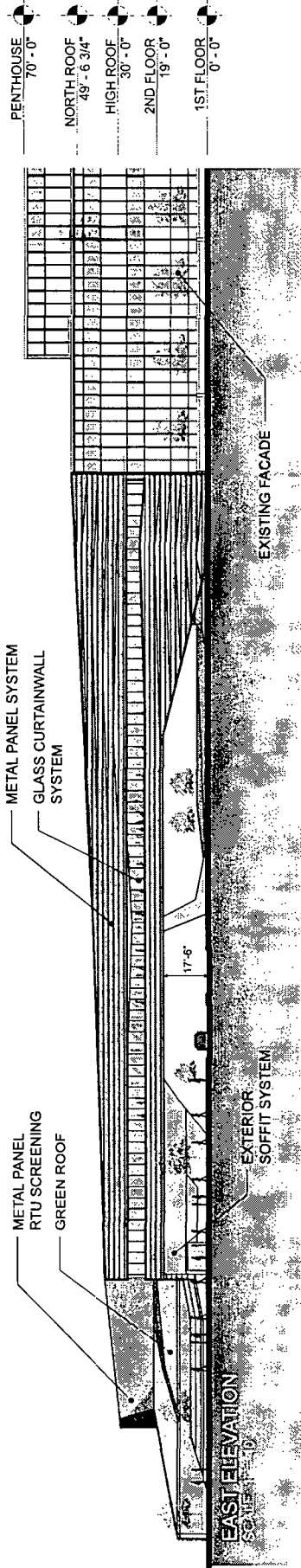
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## ROOF PLAN - SOUTH



# EAST + WEST ELEVATION

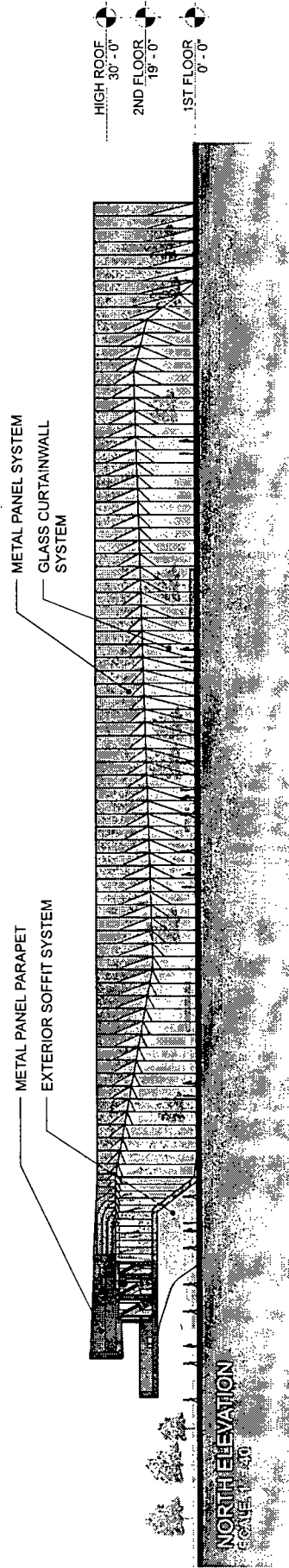
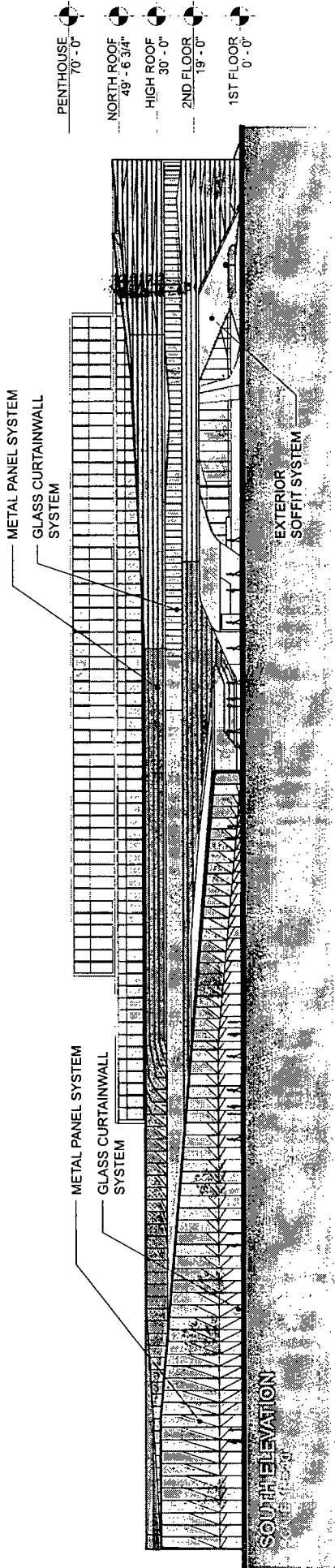
ARCHITECTURAL DRAWINGS



FINAL FOR PUBLIC REVIEW

# SOUTH + NORTH ELEVATION

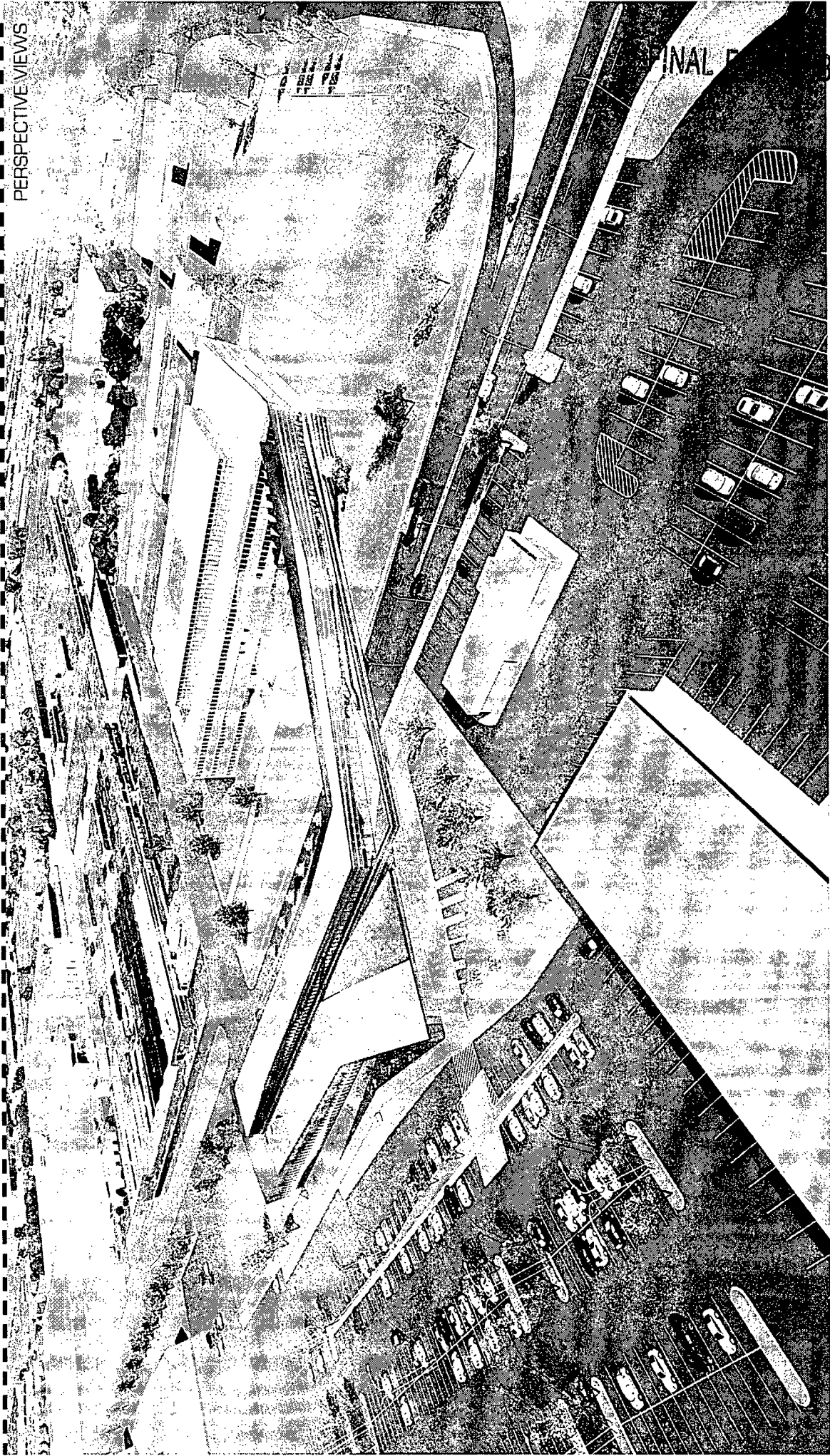
ARCHITECTURAL DRAWINGS



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# AERIAL VIEW

PERSPECTIVE VIEWS



RICHARD J. DALEY, COLLEGE ADVANCED MANUFACTURING CENTER | 07-30-2017

Old Veteran Construction, Inc. CANNON DESIGN

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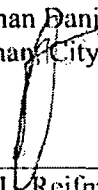


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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Daniel S. Solis  
Chairman, City Council Committee on Zoning

From:   
David L. Reifman  
Chicago Plan Commission

Date: July 20, 2017

Re: Daley College PD Amendment

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On July 20, 2017, the Chicago Plan Commission recommended approval of the proposed amendment submitted by Public Building Commission on behalf of City Colleges of Chicago. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano  
PD Master File (Original PD, copy of memo)