



City of Chicago



SO2022-2062

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 7/20/2022

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 2-L at 5050-5098 and
5091-5099 W Jackson Blvd/235-313 S Leamington
Ave/5043-5099 W Quincy St - App No. 21089

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, is hereby amended by changing all of the Institutional Planned Development Number 1103 District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 2-L in the area bounded by:

West Quincy Street; a line 621.19 feet east of and parallel to South Leamington Avenue; the public alley next south of and parallel to West Quincy Street; a line 530.43 feet east of and parallel to South Leamington Avenue; West Jackson Boulevard; a line 110.50 feet east of and parallel to South Leamington Avenue; the public alley next south of and parallel to West Jackson Boulevard; and South Leamington Avenue

to those of a RM4.5 Residential Multi-Unit District which is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current RM4.5 Residential Multi-Unit District symbols and indications as shown on Map No. 2-L in the area bounded by:

West Quincy Street; a line 621.19 feet east of and parallel to South Leamington Avenue; the public alley next south of and parallel to West Quincy Street; a line 530.43 feet east of and parallel to South Leamington Avenue; West Jackson Boulevard; a line 110.50 feet east of and parallel to South Leamington Avenue; the public alley next south of and parallel to West Jackson Boulevard; and South Leamington Avenue

to those of an Institutional Planned Development Number 1103, as amended, which is hereby established in the area described above.

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

Property Address: 5050-98 and 5091-99 West Jackson Boulevard/235-313 South Leamington Avenue/5043-5099 West Quincy Street

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INSTITUTIONAL PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development Number 1103, as amended, (“Planned Development”) consists of approximately 165,215 square feet of property which is depicted on the attached Planned Development Boundary, Property Line, and Sub-Area Map (“Property”) and is owned or controlled by the Applicant, Chicago Jesuit Academy.
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 titleholder 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 of the Zoning Ordinance.
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.

Applicant agrees to construct a raised crosswalk across Quincy Street in accordance with CDOT standards

4. This Plan of Development consists of sixteen (16) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Sub-Area Map; an overall Site Plan; an overall Landscape Plan; Sub-Area A and B VUA Enlargement Plans, all submitted herein; and previously approved Sub-Area A building elevations prepared by Solomon Cordwell Buez, dated September 16, 2021 as published in the October 14, 2021 *Journal of the Proceedings of the City Council of the City of Chicago*, pages 37946 to 37949 inclusive. 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 Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of

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a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as an Institutional Planned Development: all uses permitted within the RM4.5 Residential Multi-Unit District, specifically including, but not limited to school and related uses; Religious Assembly and related uses; accessory and non-accessory off street parking (the non-accessory parking is only to be provided to visitors or Moore Park) and accessory uses.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, 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 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 165,215 square feet and a base FAR of 1.40.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. 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.
10. 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.
11. 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 Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance, 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.

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13. 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.
14. 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. For improvements within Sub-Area A of the Planned Development, 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.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. As there are existing improvements within Sub-Areas A and B of the Planned Development which have been previously constructed, the obligations contained within this Statement only shall apply to any additional improvements in Sub-Area A of the Planned Development. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the Sub-Area A improvements or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for Sub-Area A improvements or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the Sub-Area A improvements or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition

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to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to the previously approved PD 1103, as approved by City Council on October 14, 2021.

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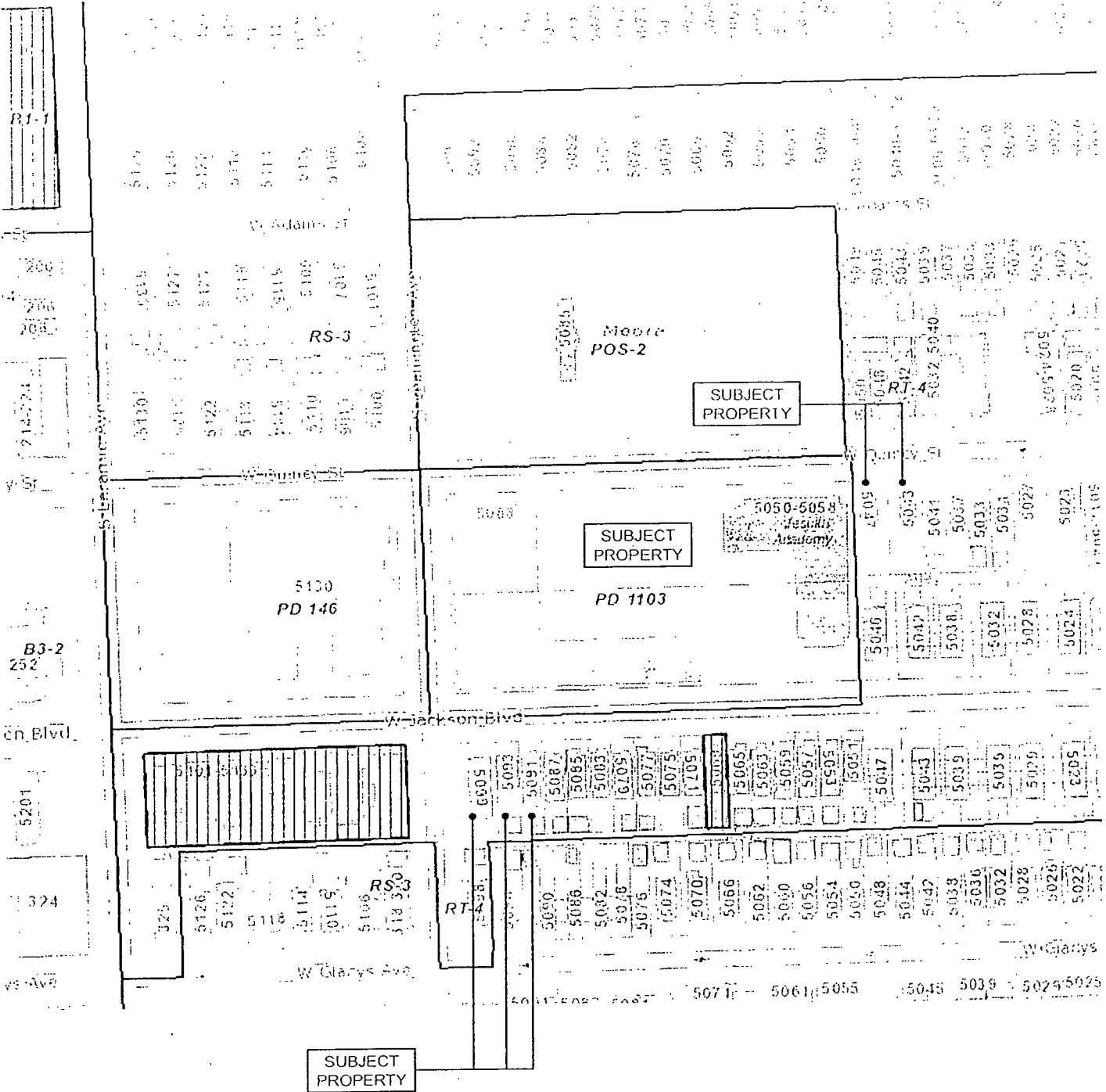
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INSTITUTIONAL PLANNED DEVELOPMENT, NUMBER 1103, AS AMENDED
 PLAN OF DEVELOPMENT
 BULK REGULATIONS AND DATA TABLE

<u>NET SITE AREA:</u>	165,215.00 sq. ft.
Sub-Area A:	83,742.00 sq. ft.
Sub- Area B:	81,473.00 sq. ft.
<u>AREA REMAINING IN THE PUBLIC WAY:</u>	59,339.51 sq. ft.
Sub-Area A:	21,535.46 sq. ft.
Sub- Area B:	37,804.05 sq. ft.
<u>GROSS SITE AREA:</u>	224,554.51 sq. ft.
Sub-Area A:	105,277.46 sq. ft.
Sub- Area B:	119,277.05 sq. ft.
<u>MAXIMUM FLOOR AREA RATIO:</u>	1.40
Sub-Area A:	1.40
Sub- Area B:	1.20
<u>MAXIMUM BUILDING HEIGHT:</u>	
Sub-Area A:	66 feet
Sub- Area B:	47 feet
<u>MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING:</u>	120
Sub-Area A:	80
Sub- Area B:	40
<u>MINIMUM NUMBER OF OFF-STREET LOADING BERTHS:</u>	2
Sub-Area A:	0
Sub- Area B:	2
<u>BICYCLE PARKING:</u>	30
Sub-Area A:	0
Sub- Area B:	30
<u>MINIMUM SETBACKS FROM PROPERTY LINE:</u>	In accordance with the Site Plan

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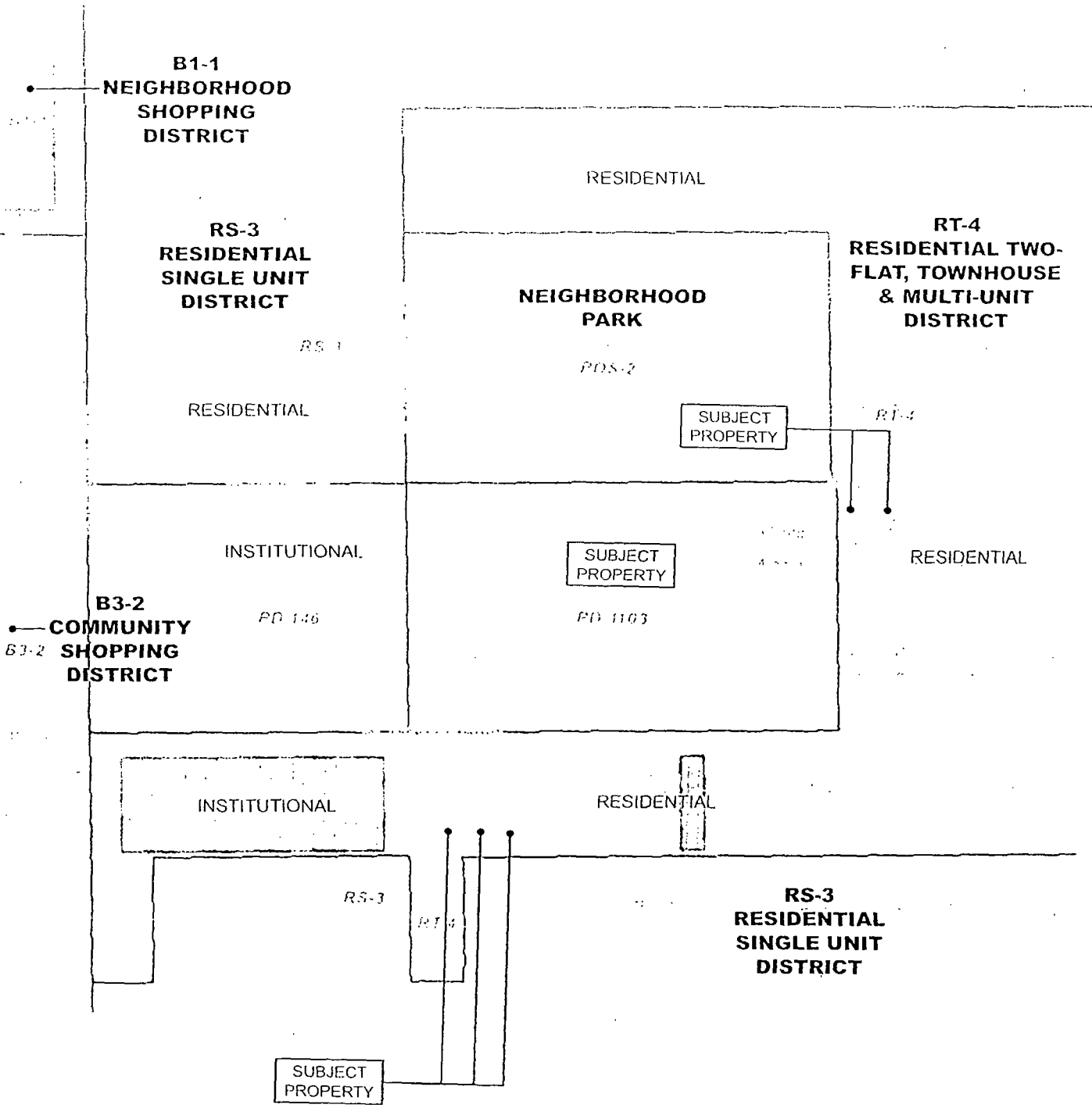


EXISTING ZONING MAP



Applicant: Chicago Jesuit Academy (CJA)
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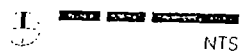
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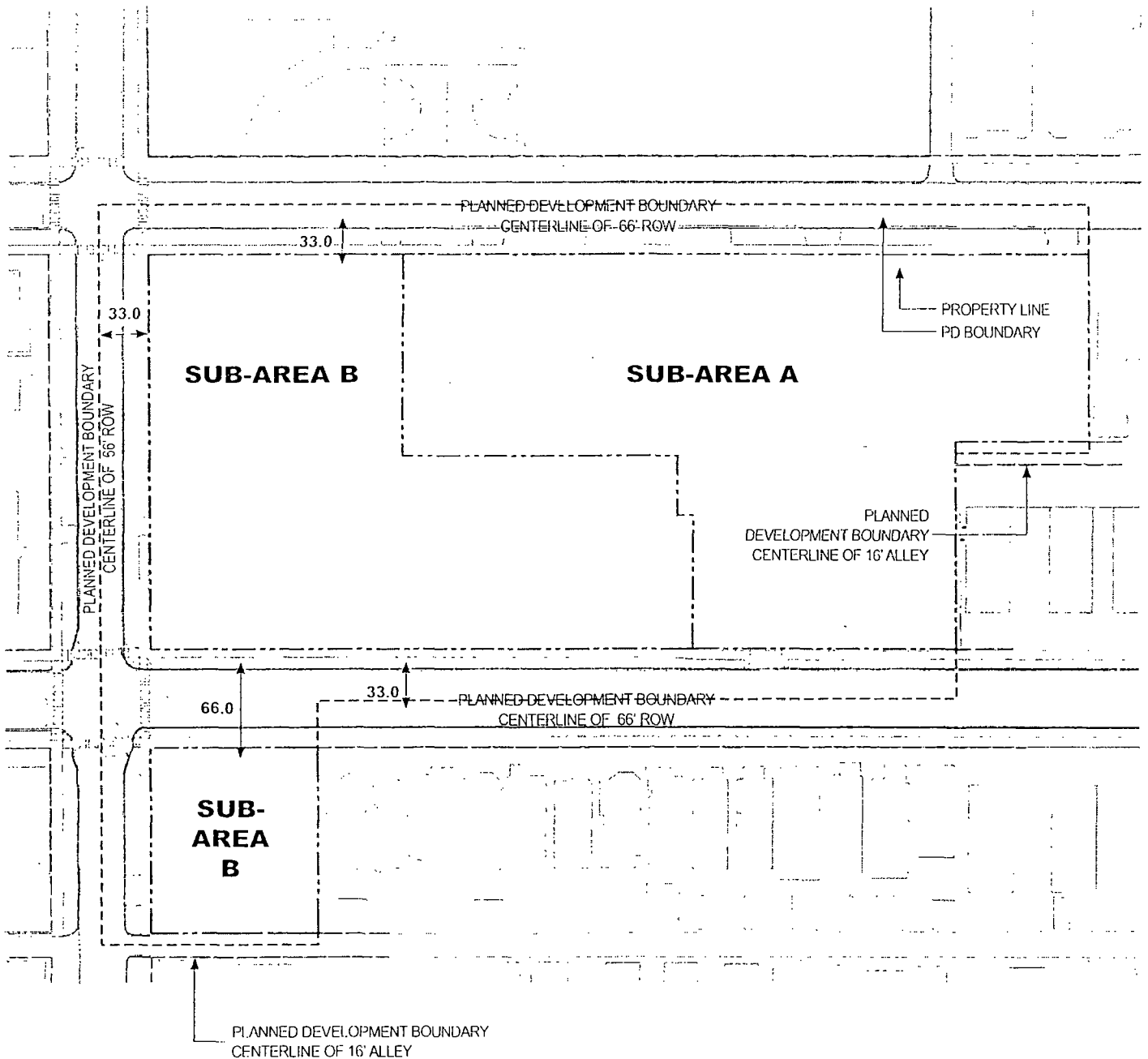
EXISTING LAND USE MAP



Applicant: Chicago Jesuit Academy (CJA)
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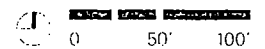


PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE, & SUB-AREA MAP

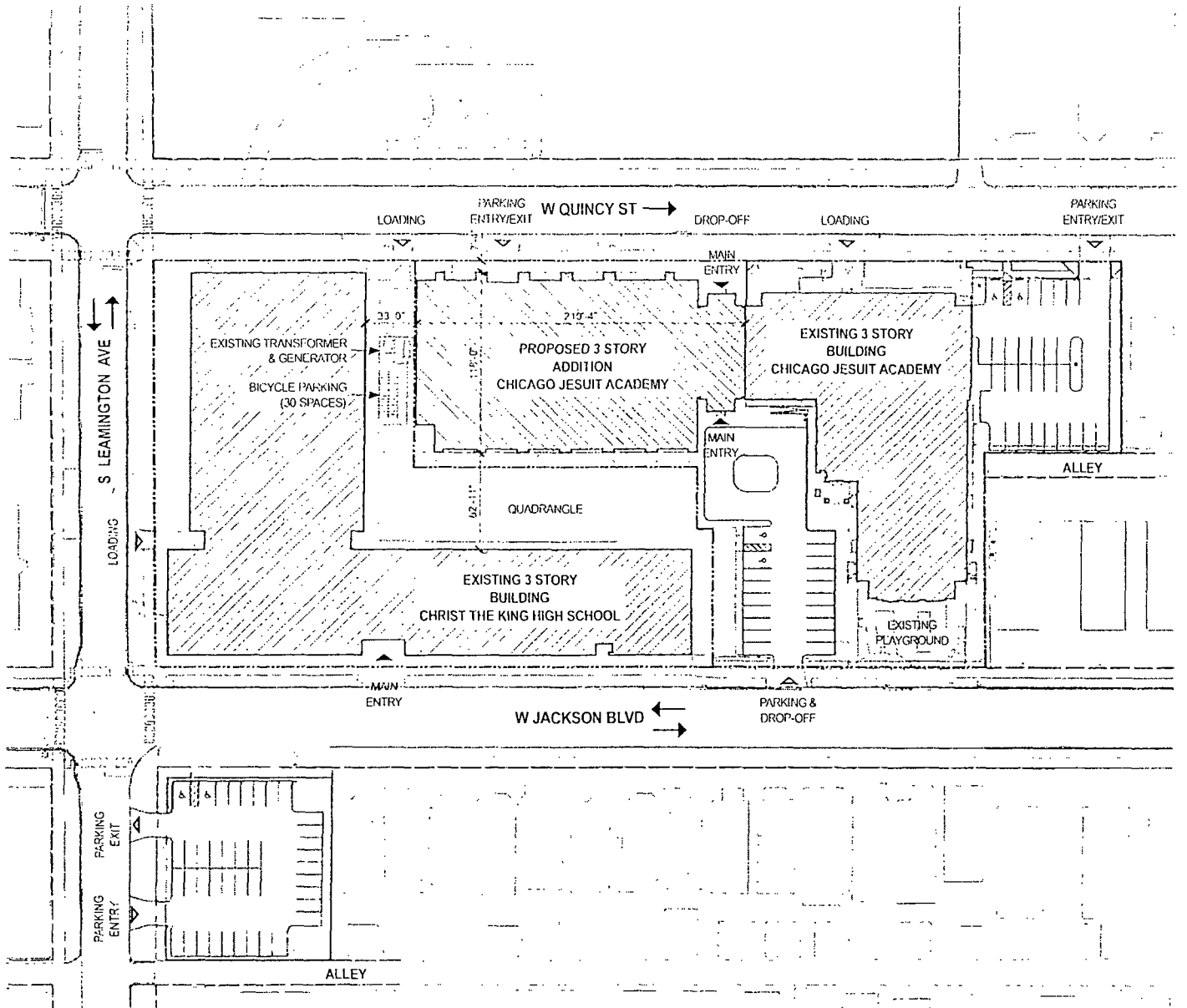


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OVERALL SITE PLAN

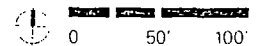


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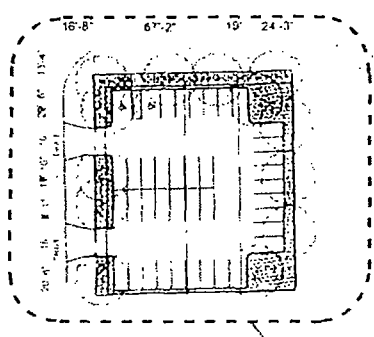
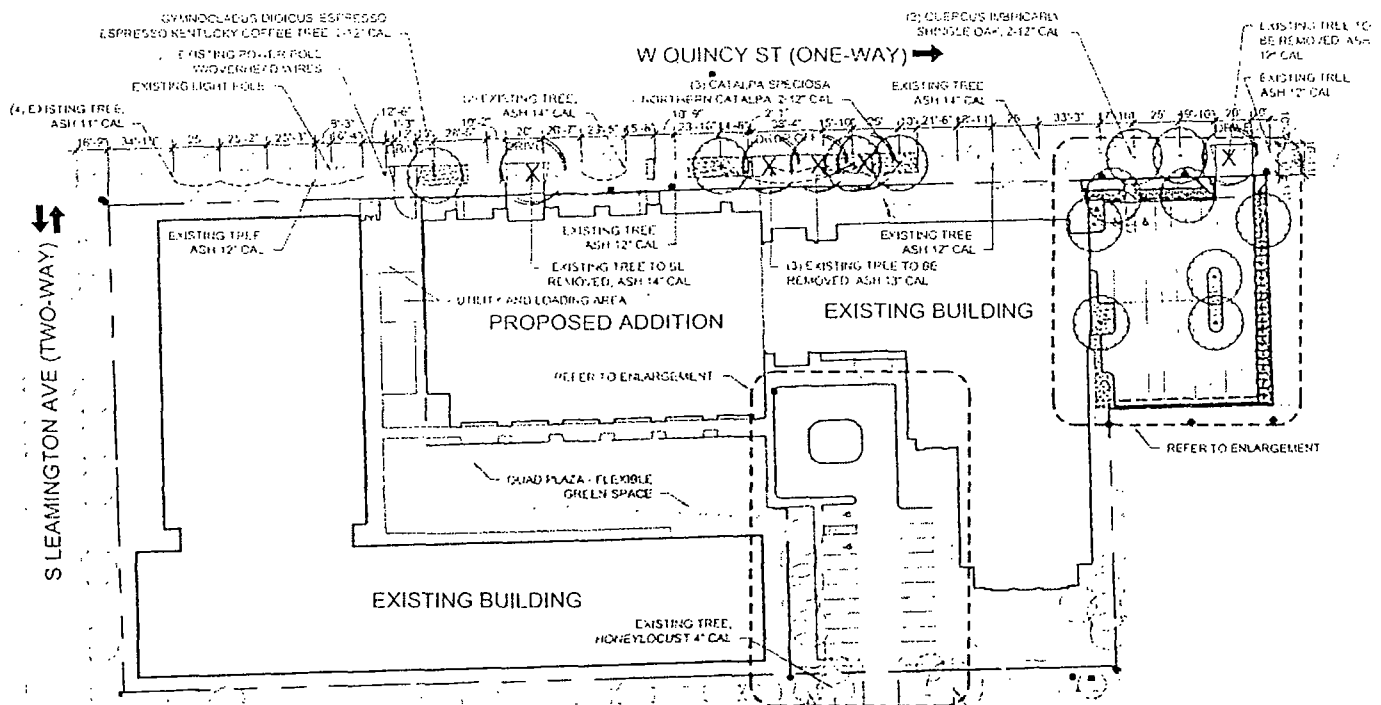
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QTY	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
2		Catalpa speciosa	Northern Catalpa	R&R	21' cal	matching heads 6-7 min clear branch height
4		Celtis occidentalis	American Hackberry	R&R	25' cal	matching heads 6-7 min clear branch height
2		Quercus lyrata	American Yellowwood	R&R	25' cal	matching heads 6-7 min clear branch height
1		Symlocos dioicus Espresso	Espresso Kentucky Coffee Tree	B&D	25' cal	matching heads 6-7 min clear branch height
4		Parrotia persica	Parrotia Persia	R&R	21' cal	matching heads 6-7 min clear branch height
5		Quercus bicolor	Swamp White Oak	R&R	25' cal	matching heads 6-7 min clear branch height
4		Quercus macrocarpa	Swamp Oak	R&R	25' cal	matching heads 6-7 min clear branch height
2		Freemaniana Mastersonii	American Sarsaparilla	R&R	25' cal	matching heads 6-7 min clear branch height

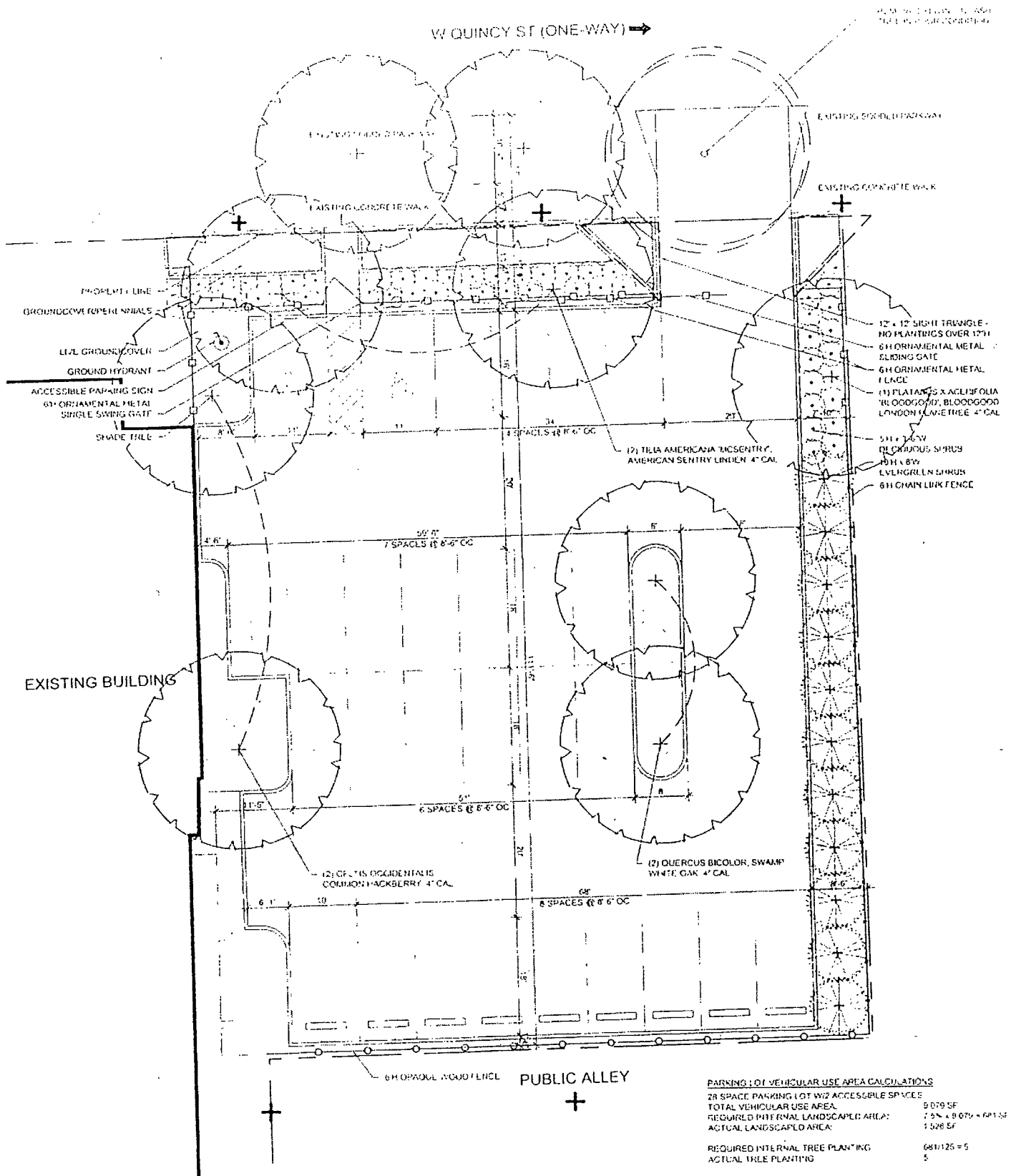
OVERALL LANDSCAPE PLAN



Applicant: Chicago Jesuit Academy (CJA)
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PARKING LOT VEHICULAR USE AREA CALCULATIONS

28 SPACE PARKING LOT W/2 ACCESSIBLE SPACES	
TOTAL VEHICULAR USE AREA	9,079 SF
REQUIRED INTERNAL LANDSCAPED AREA:	1.5% x 9,079 = 13,619 SF
ACTUAL LANDSCAPED AREA	13,268 SF
REQUIRED INTERNAL TREE PLANTING	681/125 = 5
ACTUAL TREE PLANTING	5

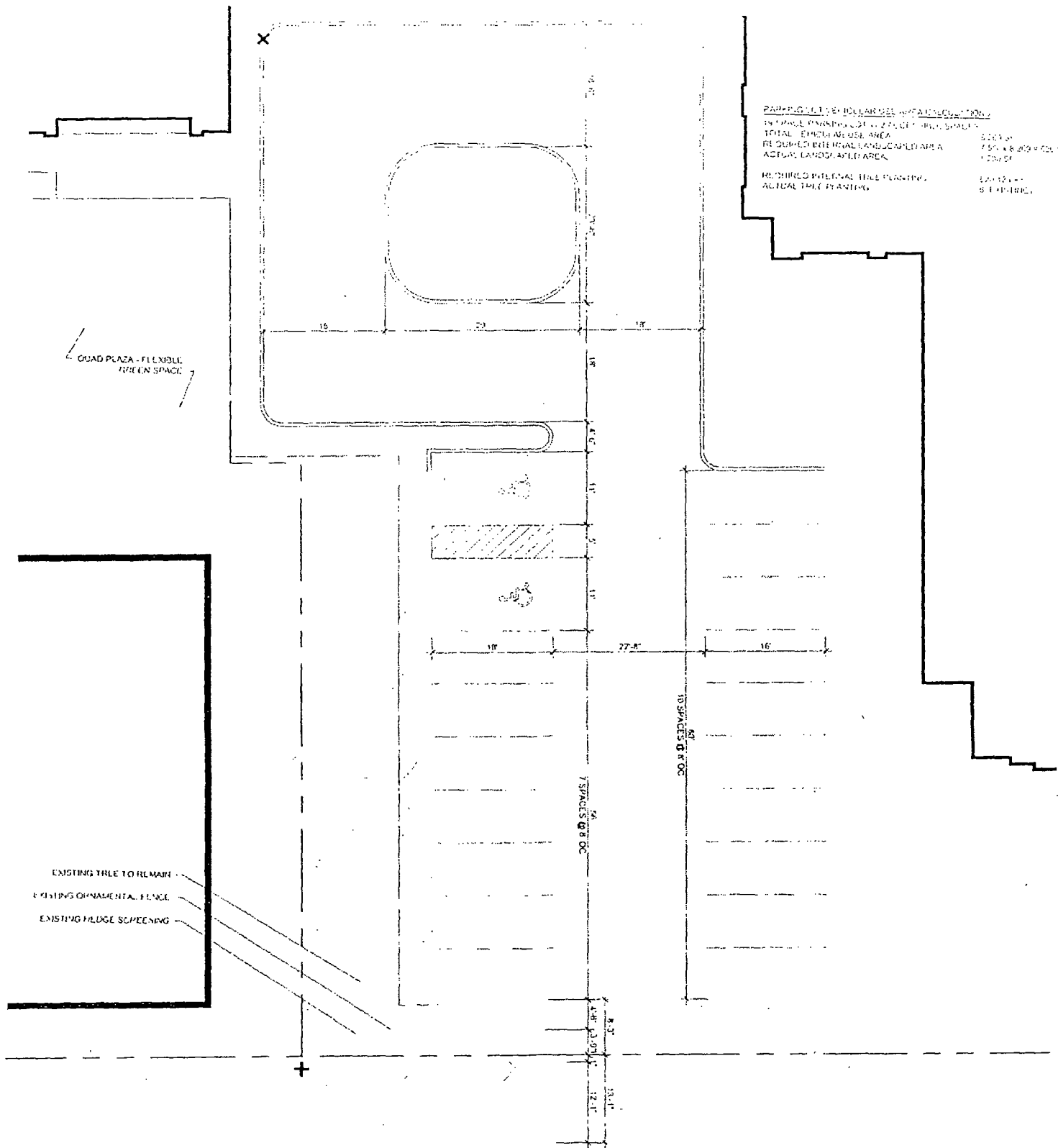
SUB-AREA A: VUA ENLARGEMENT PLAN



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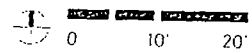
W JACKSON BLVD (TWO-WAY) ⇄

SUB-AREA A: VUA ENLARGEMENT PLAN

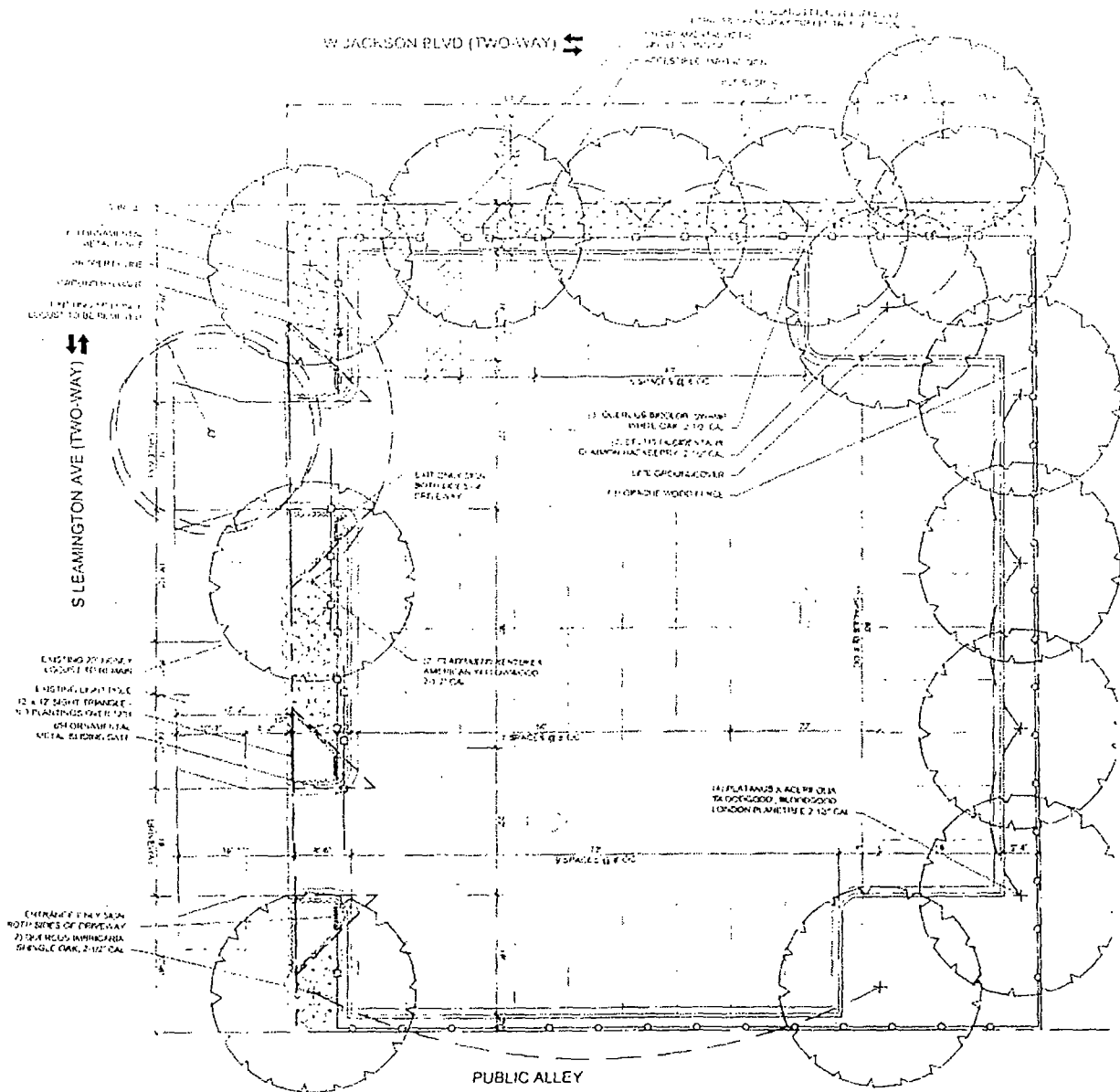


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PARKING LOT VEHICULAR USE AREA CALCULATIONS

40 SPACE PARKING LOT W/2 ACCESSIBLE SPACES

TOTAL VEHICULAR USE AREA:	10,407 SF
REQUIRED INTERNAL LANDSCAPED AREA:	7.5% x 10,407 = 781 SF
ACTUAL LANDSCAPED AREA:	1,757 SF

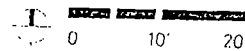
REQUIRED INTERNAL TREE PLANTING	781/125 = 6
ACTUAL TREE PLANTING:	6

SUB-AREA B: VUA ENLARGEMENT PLAN



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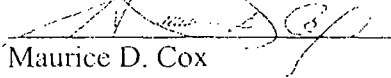


Application #21089

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: October 20, 2022

Re: Proposed Amendment to Institutional Planned Development (Application #21089)

On October 20, 2022, the Chicago Plan Commission recommended approval of a proposed Institutional Planned Development submitted by Chicago Jesuit Academy. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are 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 744-5798.

Cc: Noah Szafraniec
PD Master File (Original PD, copy of memo)