



City of Chicago



SO2016-4800

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/22/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 15-G at 6250 N Sheridan Rd and 6217-6221 N Kenmore Ave - App No. 18874
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. That the Chicago Zoning Ordinance be amended by changing all of the RM-6 Residential Multi-Unit District and Institutional Planned Development No. 788 symbols and indications as shown on Map No. 15-G in the area bounded by:

West Rosemont Avenue; North Sheridan Road; West Granville Avenue; the alley next west of North Sheridan Road; a line 150 feet north of West Granville Avenue; North Kenmore Avenue; a line 250 feet north of West Granville Avenue; and the alley next west of North Sheridan Road

to the designation of Institutional Planned Development No. 788, as amended, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

INSTITUTIONAL PLANNED DEVELOPMENT NO. 788, AS AMENDED
PLAN OF DEVELOPMENT — STATEMENTS

1. The area delineated herein as an Institutional Planned Development (the “Planned Development”) consists of approximately 104,337 square feet of Property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, Convent of the Sacred Heart of Chicago, Illinois.

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 “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, assigns 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 Plans. Ingress or egress shall be pursuant to the Plans and

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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 the City 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 16 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; and a Plant List prepared by Terry Guen Design Associates dated August 18, 2016. Furthermore, the Building Elevations previously approved by the Chicago City Council (63767 CJP 6/27/2001) are incorporated by reference into this amended Planned 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 Zoning Ordinance, and all requirements thereof, 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 Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are allowed in this Planned Development: schools; educational and/or student-related facilities; accessory uses and accessory parking.

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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. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. Any service drive 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 Departments of Transportation and 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 Department of Transportation. Up to 30 percent of the parking spaces required by this Planned Development may be located off-site with approval by the Zoning Board of Appeals as a special use.

8. 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.

9. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and

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measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 104,337 square feet.

10. 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.

11. The Site Plan and Landscape Plan shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with partial Part II reviews are conditional until final Part II approval.

12. The Applicant shall comply with Rules and Regulations for the maintenance of stock piles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provisions of that Code.

13. 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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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, conserves energy and maximizes the preservation of natural resources. The Applicant shall design and construct any new Buildings constructed after the effective date of this Planned Development in an energy efficient manner, consistent with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development.

15. 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 any new 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.

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 its previous respective designation as either an RM-6 Residential Multi-Unit District or Institutional Planned Development No. 788, as approved by the Chicago City Council on June 27, 2001.

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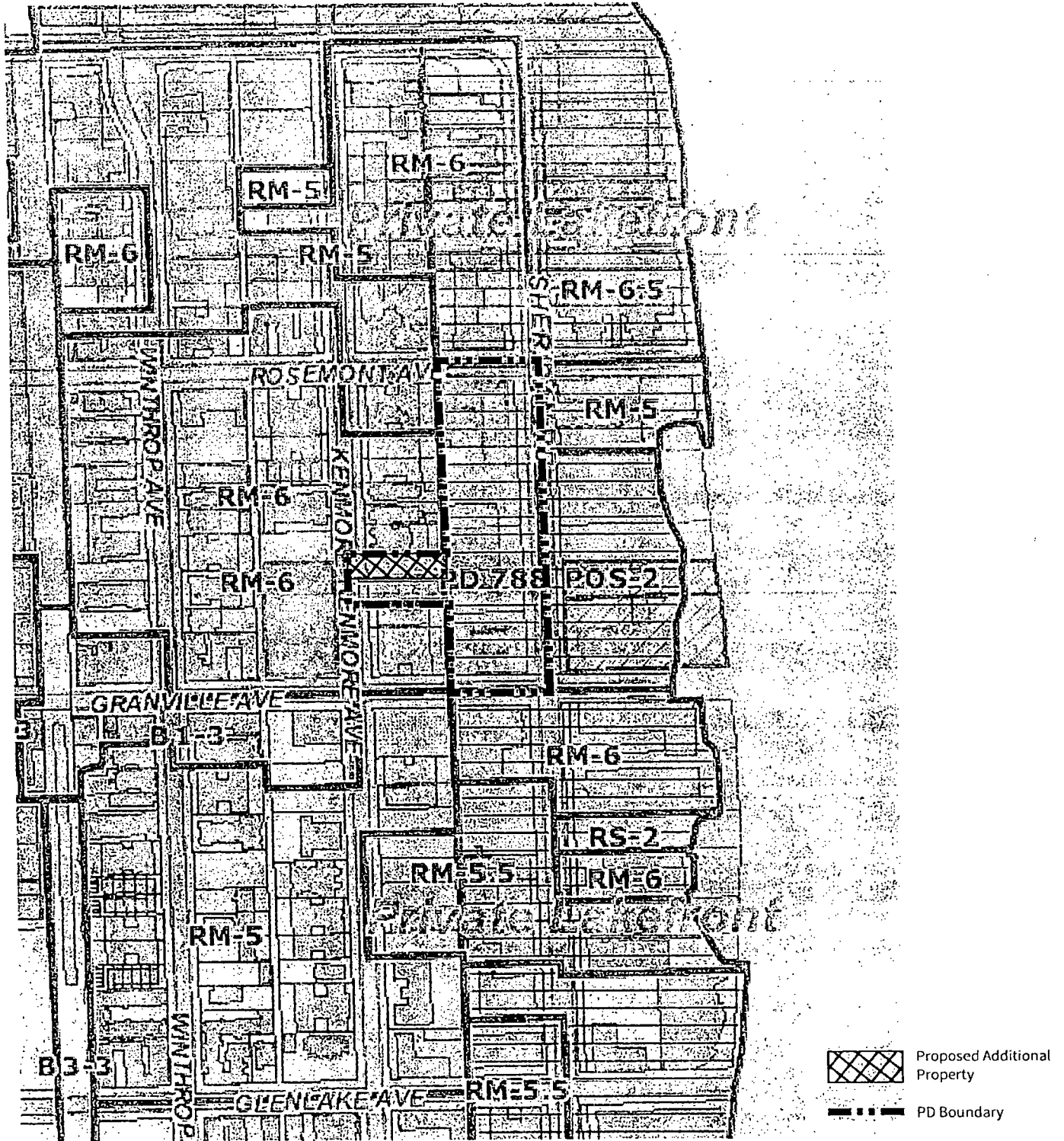
INSTITUTIONAL PLANNED DEVELOPMENT NO. 788, AS AMENDED

BULK REGULATIONS TABLE

Net Site Area:	104,337	Square Feet
Area in the Public Right of Way:	45,381	Square Feet
Gross Site Area:	149,718	Square Feet
Maximum Floor Area Ratio:	1.78	
Maximum Building Height:	68'-0"	
Minimum Number of Parking Spaces:	57	
Minimum Number of Loading Berths:	0	
Minimum Setbacks:	In conformance with the Site Plan	

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EXISTING ZONING MAP

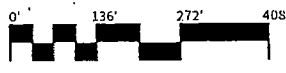
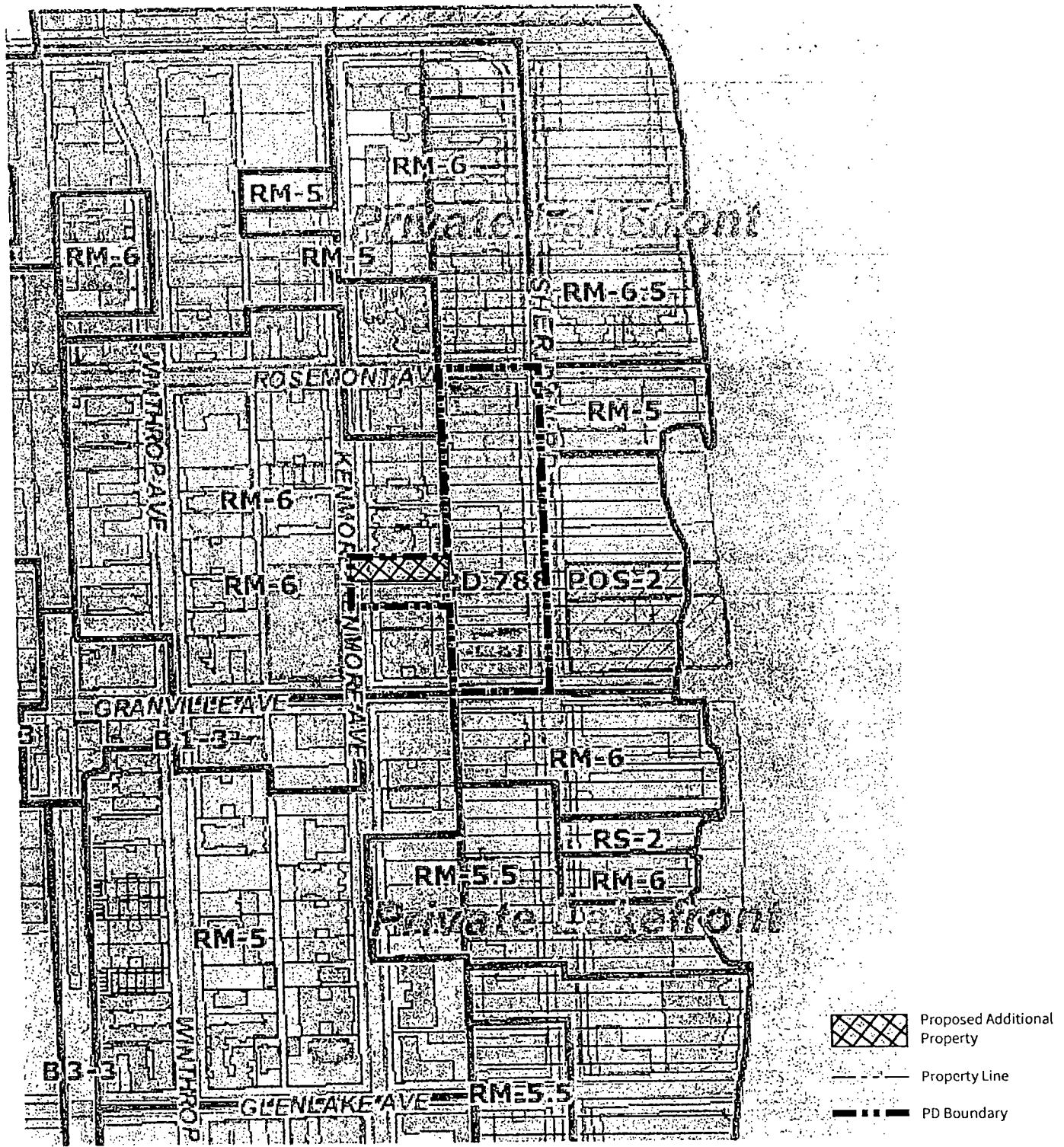


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PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



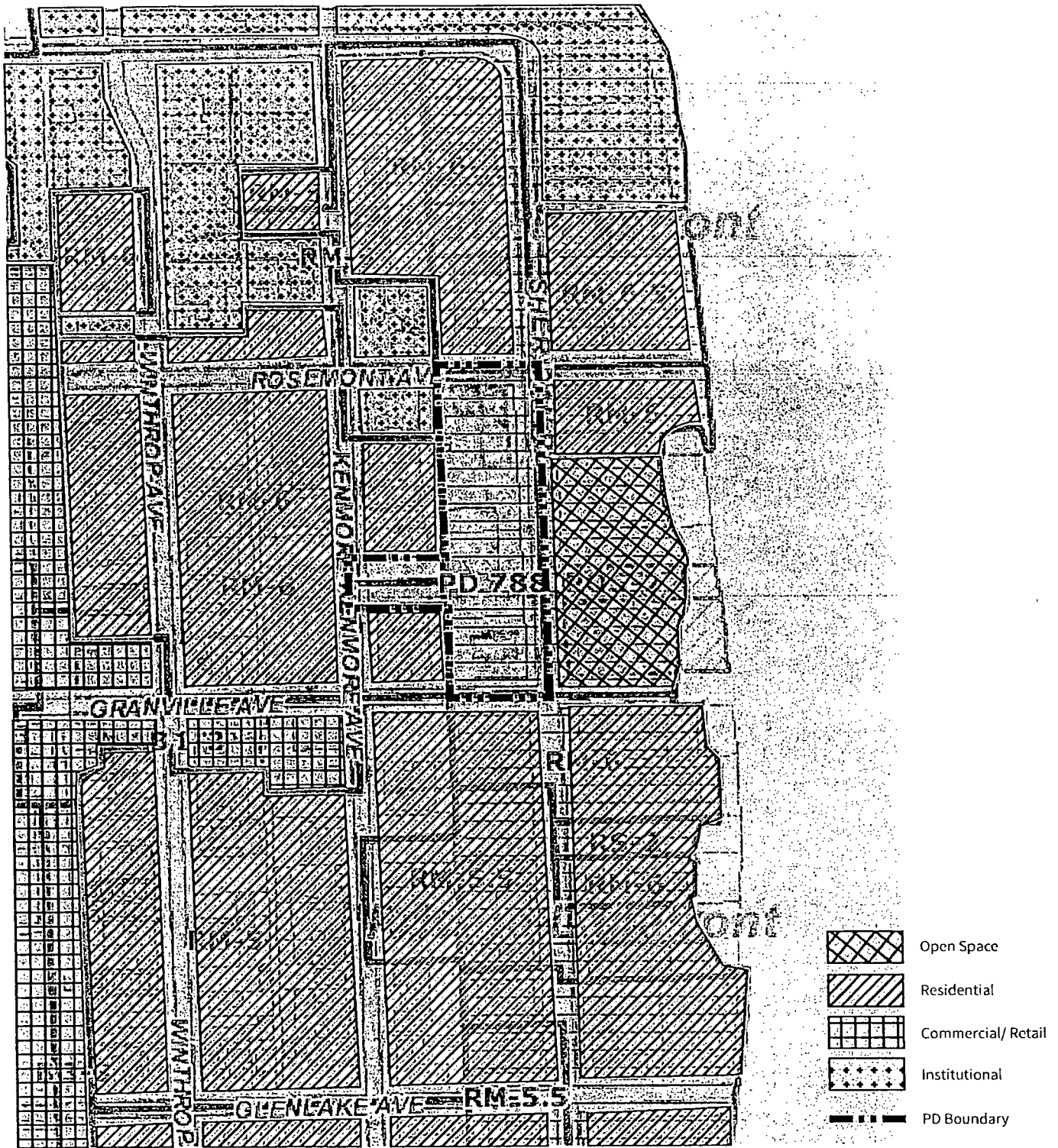
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EXISTING LAND USE MAP



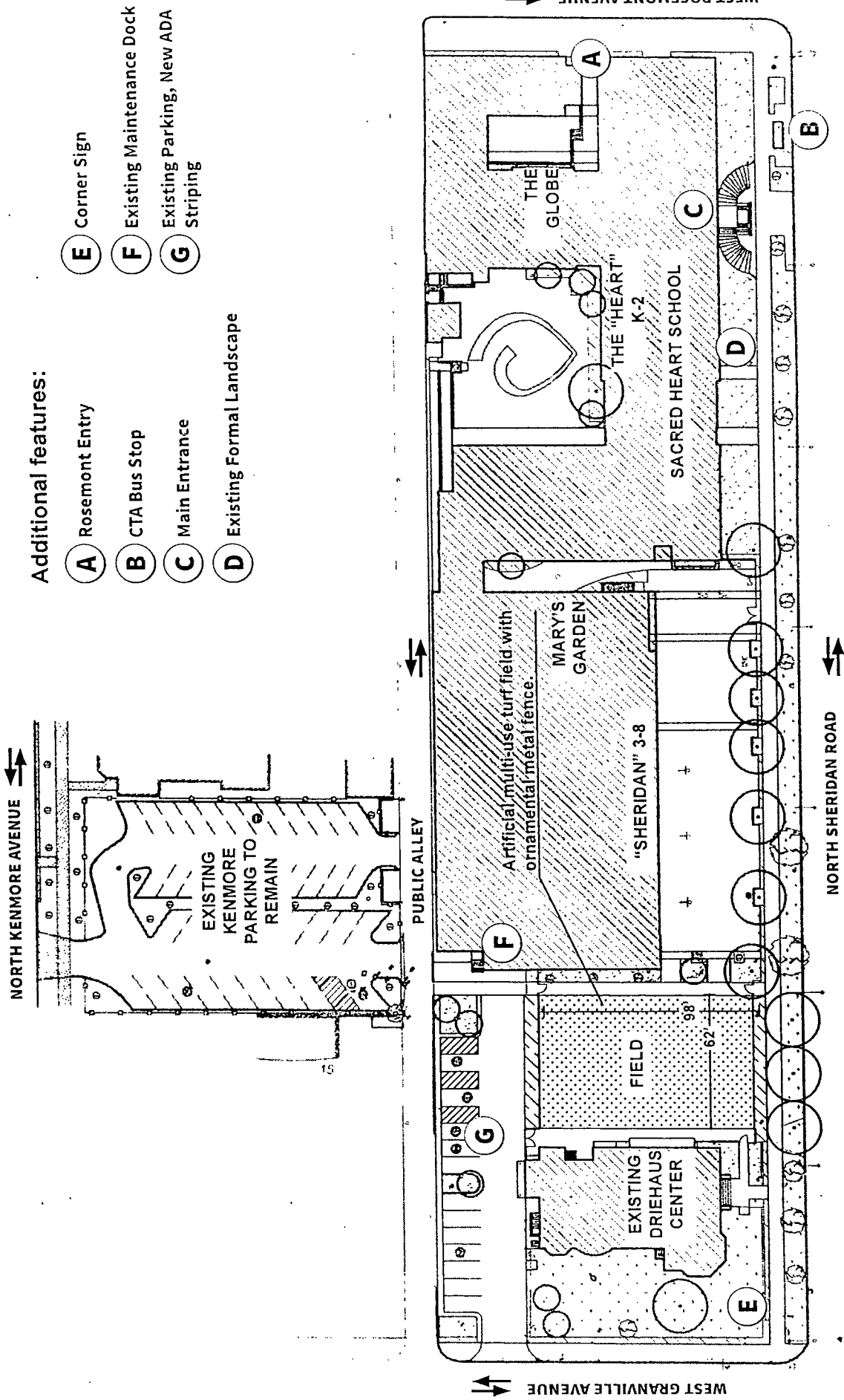
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Site Plan



Additional features:

- A** Rosemont Entry
- B** CTA Bus Stop
- C** Main Entrance
- D** Existing Formal Landscape
- E** Corner Sign
- F** Existing Maintenance Dock
- G** Existing Parking, New ADA Striping

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



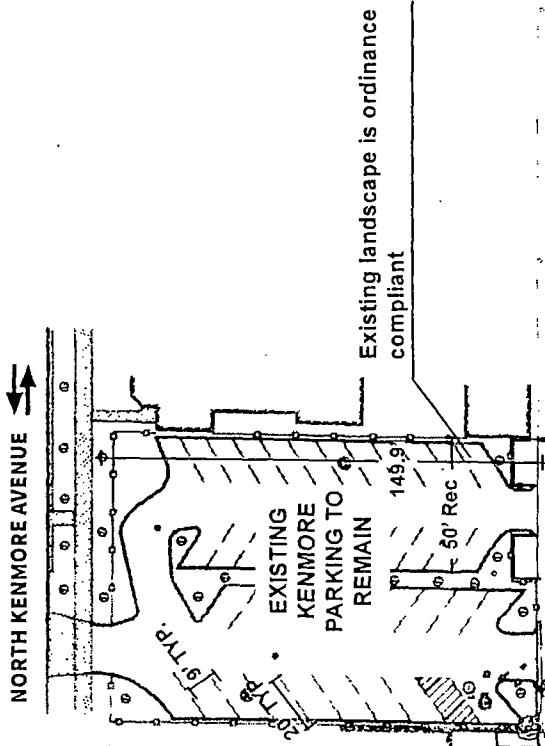
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Landscape Plan

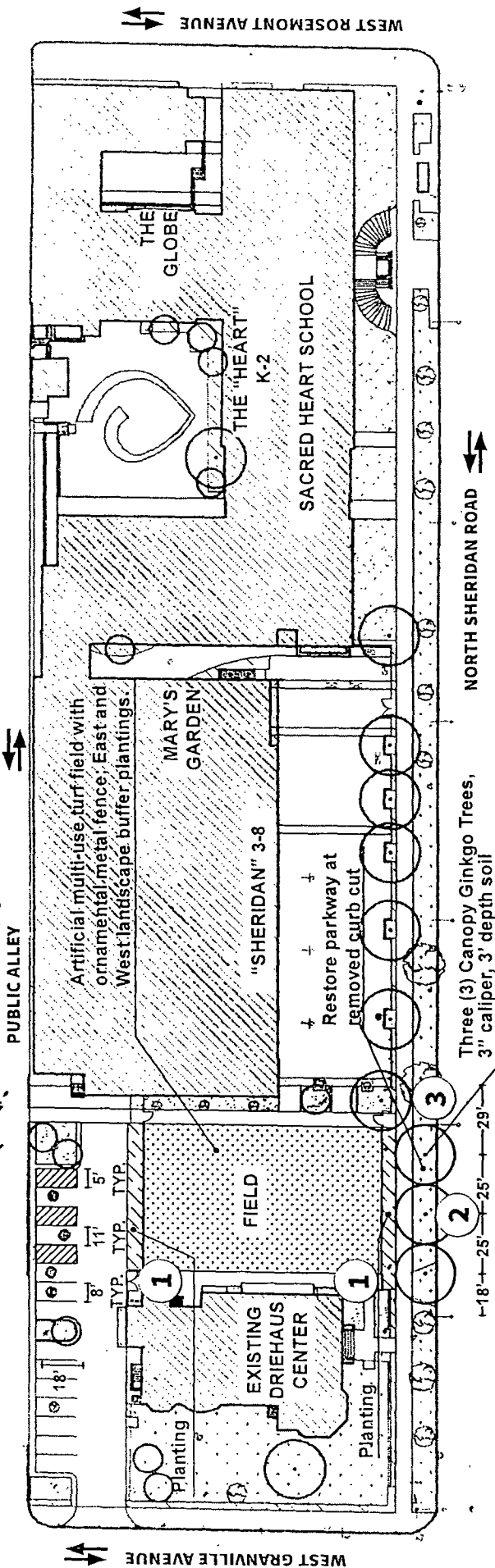
KEY

-  CANOPY TREE
-  ORNAMENTAL TREE
-  SHRUB PLANTING AREA
-  PERENNIAL PLANTING AREA
-  TURF AREA
-  THE FIELD

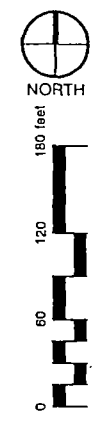


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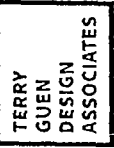
- 1** Landscape planting buffers at field. See Plant List
- 2** Add soil and restore turf. Add three (3) street trees.
- 3** Tree space 13' minimum distance to existing light poles.



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Plant List

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	GAL	DETAIL	REMARKS
CIN BIL	3	Waldenhair Tree	Ginkgo biloba	B&B	3"Gal		CONFIRM TREES ARE MALE
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	GAL	DETAIL	REMARKS
HYD TAR	14	Tardiva Hydrangea	Hydrangea paniculata 'Tardiva'	5 gal			
THU EME	22	Emerald Arborvitae	Thuja occidentalis 'Emerald'	B & B			
VIB MUF	6	Southern Arrowwood	Viburnum dentatum 'Blue Muffin'	5 gal			
VB LAN	8	Mahoean Wayfaring Tree	Viburnum lentago 'Mahoean'	5 gal			

PERENNIAL PLANT SCHEDULE

MATRIX A	102 sf	Size / Spacing
Panicum virgatum 'North Wind' / Northwind Switch Grass	34	1 GAL / 15" O.C.
Ruellia humilis / Wild Petunias	53	1 GAL / 12" O.C.
MATRIX B	150 sf	Size / Spacing
Calamintha nepeta ssp. nepeta / Lesser Galamint	94	1 GAL / 12" O.C.
Eragrostis spectabilis / Purple Love Grass	63	1 GAL / 12" O.C.
TURF	1,254 sf	
Turf Sod Balero Plus / Fescue blend		

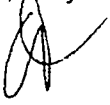
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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

FROM: 

David L. Reifman
Secretary
Chicago Plan Commission

DATE: August 19, 2016

RE: Proposed Amendment to Residential Business Planned Development No. 788 for property generally located at 6250 North Sheridan Road.

On August 18, 2016, the Chicago Plan Commission recommended approval of the proposed amendment submitted by Convent of the Sacred Heart of Chicago, Illinois, Inc. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

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