



City of Chicago



O2016-7933

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

#19020

INTRO. DATE:

NOV. 01, 2016

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 bounded by

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

to those of a RT4 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 RT4 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 77th Street; the west line of South Pulaski Road; a line 700.5 feet north of the south line of West 77th Street; a line 414 feet west of and parallel to the center line of South Pulaski Road; the north line of service drive West 77th Street; a line 820 feet west of and parallel to the centerline of South Pulaski Road; the south line of West 77th 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 77th 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. 74th Street, 7400 – 7670 S. Pulaski Road,
4000 – 4140 W. 76th Street, 4029-4215 W. 76th Street,
4032-4214 W. 77th Street

PLANNED DEVELOPMENT - STATEMENTS

1. The area delineated herein as Planned Development Number 216, As Amended, (“Planned Development”) consists of approximately 1,499,113 net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”). The Applicant is the Public Building Commission, on behalf of City Colleges of Chicago.
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 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, assign 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 may be subject to the review and approval of the Departments of Planning and Development. 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 15 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; and Building Elevations (North, South, East and West) dated October 26, 2016 submitted herein. Full-sized copies of the Site Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of

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Applicant: Public Building Commission on behalf of Daley Colleges of Chicago

Filing Date: October 26, 2016

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 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 the area delineated herein: academic, office, accessory uses, accessory and non-accessory parking and wireless communication facilities.
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 site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and 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 1,499,113 square feet.
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. 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, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
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

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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.

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. The applicant proposes to comply with the City of Chicago Sustainability Development policy by providing a 50% green roof and Green Globe Certification.
15. 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 DX-5.

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INSTITUTIONAL PLANNED DEVELOPMENT
BULK REGULATION AND DATA TABLE

Gross Site Area:	1,659,288
Net Site Area:	1,499,113
Sub Area A:	1,301,377
Sub Area B:	197,736
Total Area in Right of Way:	199,436
Total Maximum Floor Area Ratio:	0.5
Total Minimum Number of Off-Street Loading Spaces:	Per the Site Plan
Sub Area A:	Per the Site Plan
Sub Area B:	Per the Site Plan
Total Minimum Number of Off-Street Parking Spaces:	Per the Site Plan
Sub Area A:	Per the Site Plan
Sub Area B:	Per the Site Plan
Maximum Building Height:	TBD
Minimum Number of Bike Parking Stalls:	Per the Site Plan
Minimum Required Setback:	Per Site Plan

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NOTICE OF FILING OF APPLICATION FOR REZONING

APPLICANT: Public Building Commission on behalf of City Colleges of Chicago

PROPERTY: 4001 – 4141 W. 74th Street, 7400 – 7670 S. Pulaski Road,
4000 – 4140 W. 76th Street, 4029-4215 W. 76th Street,
4032-4214 W. 77th Street

DATE: October 26, 2016

Dear Sir or Madam:

In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about October 26, 2016 The Public Building Commission, on behalf of City Colleges of Chicago (the "Applicant"), will file an application to amend the existing Planned Development located at 4001 – 4141 W. 74th Street, 7400 – 7670 S. Pulaski Road, 4000 – 4140 W. 76th Street, 4029-4215 W. 76th Street, 4032-4214 W. 77th Street from its current Planned Development No. 216 District Designation to a Planned Development No. 216, As Amended, which will include a parcel to be rezoned from the B3-1 to the RT-4 and then to PD 216. The Applicant seeks to amend the planned development in order to allow for a new academic building with learning spaces, offices and accessory parking to be constructed on the existing site and for the addition of the immediately adjacent western parcel into the planned development boundary.

The Applicant is the Public Building Commission, on behalf of City Colleges of Chicago. The address for The Public Building Commission is 50 W. Washington Street, Chicago, Illinois 60602.. Questions regarding this project or the rezoning of the property may be addressed to Meg George at Neal & Leroy, LLC 120 North LaSalle Street, Suite 2600 Chicago, Illinois 60602 (312) 641-7144.

PLEASE NOTE: THE APPLICANT IS NOT SEEKING TO REZONE YOUR PROPERTY. THIS NOTICE IS BEING SENT TO YOU BECAUSE YOU OWN PROPERTY WITHIN 250 FEET OF THE BOUNDARIES OF THE PLANNED DEVELOPMENT.

Very truly yours,


Meg George

AFFIDAVIT
(Section 17-13-0107)

October 26, 2017

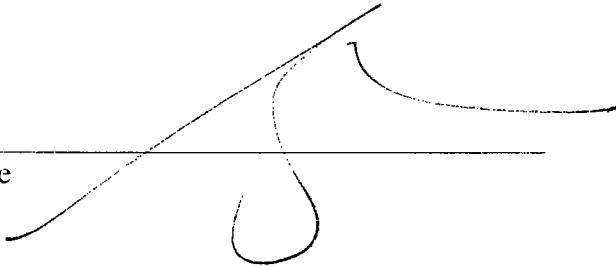
Honorable Daniel S. Solis
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Meg George, being first duly sworn on oath deposes and states the following: The undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said written notice was sent by First Class U.S. Mail, no more than 30 days before filing the application.

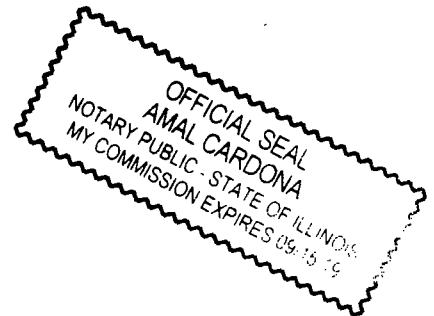
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately October 26, 2016.

The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Signature



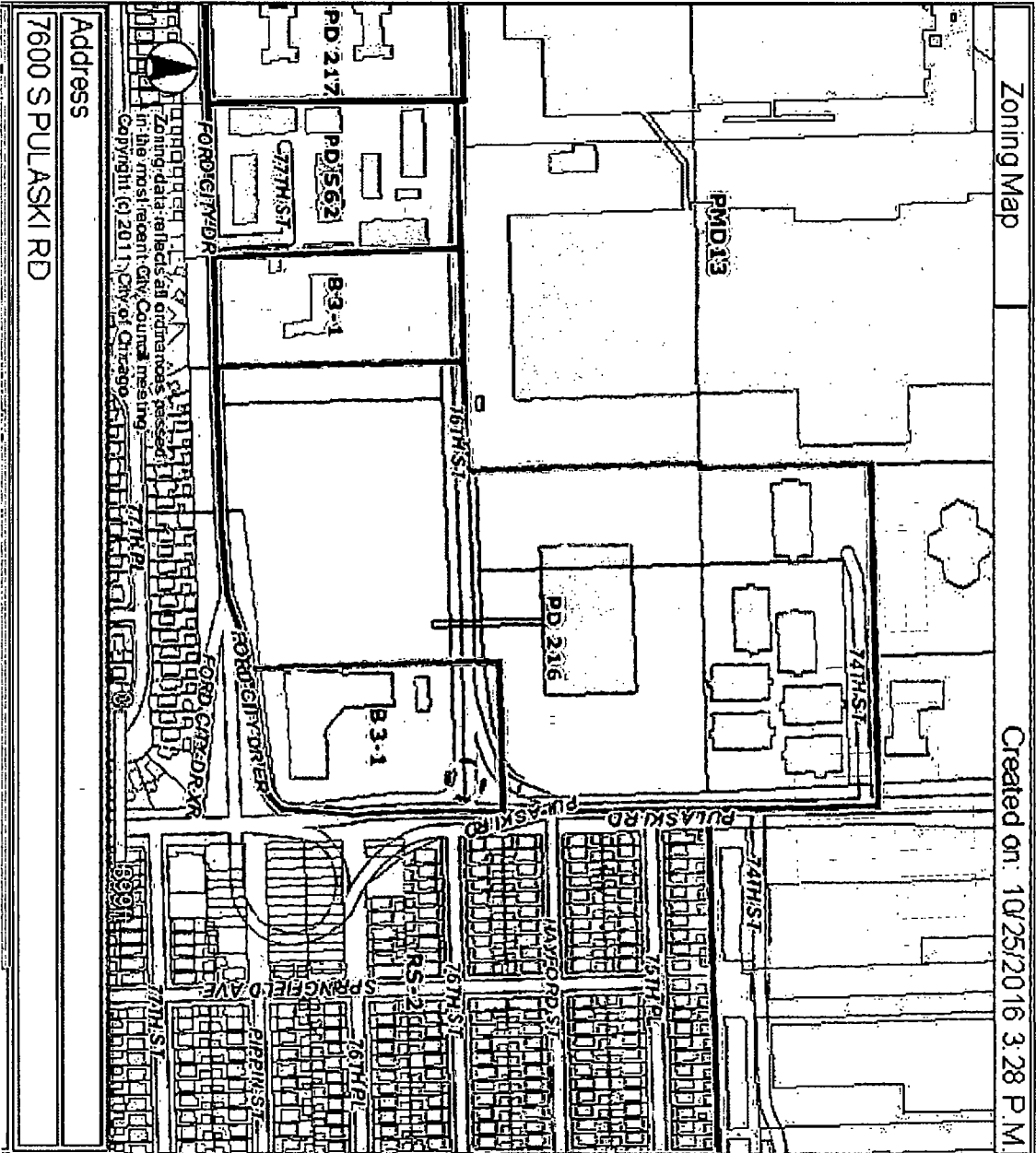
Subscribed and Sworn to before me this
26th day of October, 20 16.
Amal Cardona
Notary Public



Zoning Map

Created on: 10/25/2016 3:28 P.M.

ZONING MAP



Address

7600 S PULASKI RD

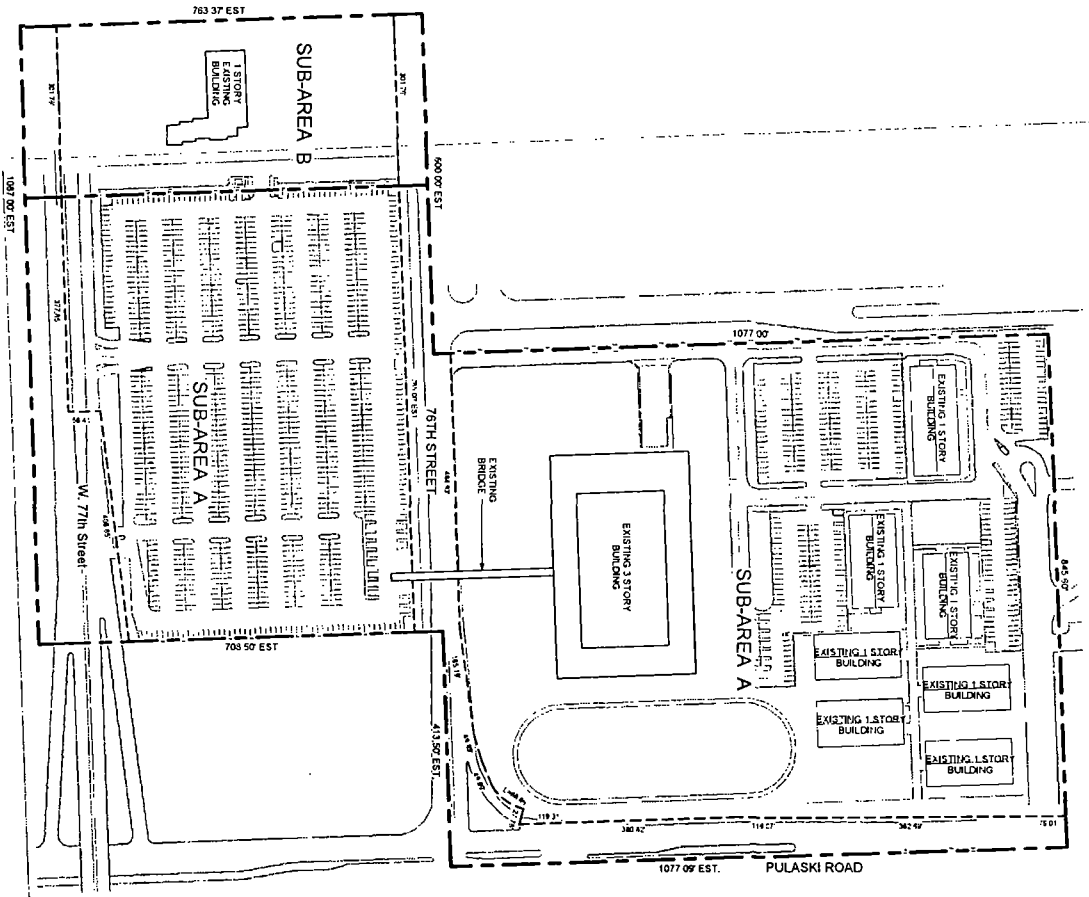
APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO
ADDRESS: 7500 S PULASKI RD
CHICAGO, IL 60652

PLAN DEVELOPMENT
RICHARD J. DALEY COLLEGE
DATE: OCTOBER 25, 2016

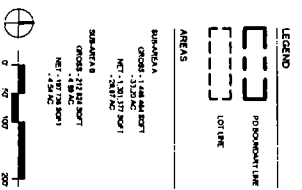
APPLICANT - PUBLIC BUILDING COMMISSION OF CHICAGO
 ADDRESS 7500 S PULASKI RD
 CHICAGO, IL 60652

PLAN DEVELOPMENT
 RICHARD J. DALEY COLLEGE

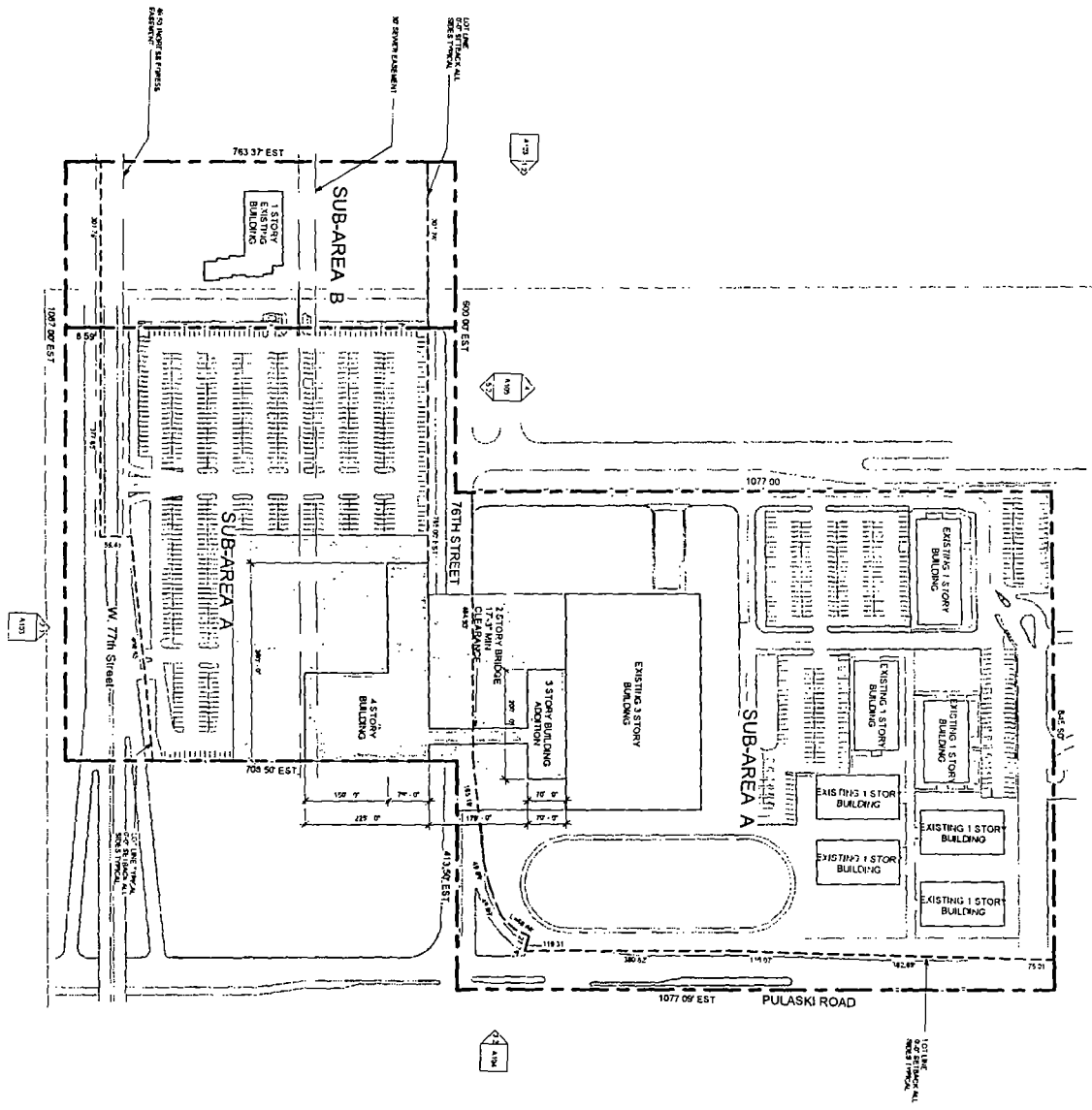
DATE OCTOBER 25, 2016



BOUNDARY PLAN



SITE AVAILABILITY DIAGRAM



LEGEND

- NO BOUNDARY LINE
- LOT LINE
- POSSIBLE RE-DEVELOPMENT
- COSTLY
- AREA OF AREA DEVELOPMENT

AREAS

SUBAREA A

- ORNDL - 1.68 AC 8307
- WT - 13.25 AC
- WT - 2.87 AC

SUBAREA B

- ORNDL - 213.34 AC 8307
- WT - 4.54 AC

SCALE

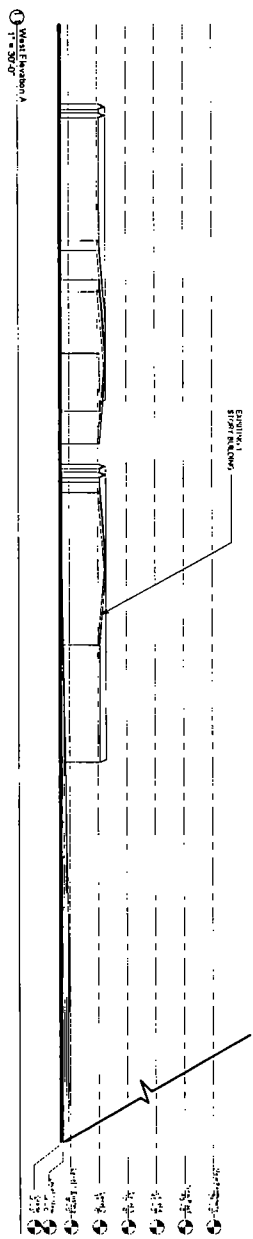
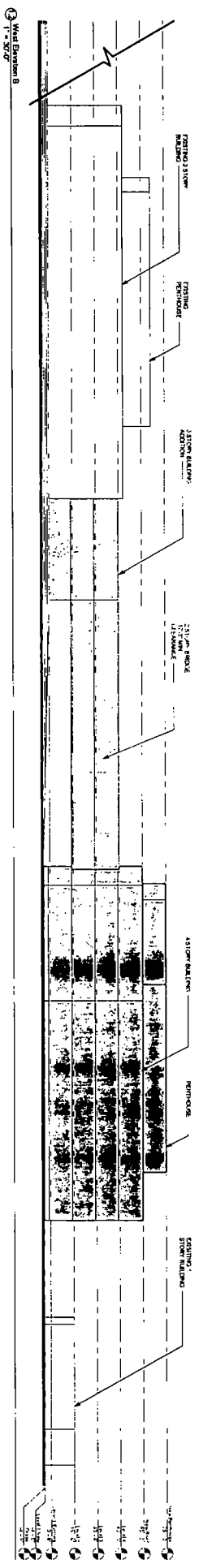
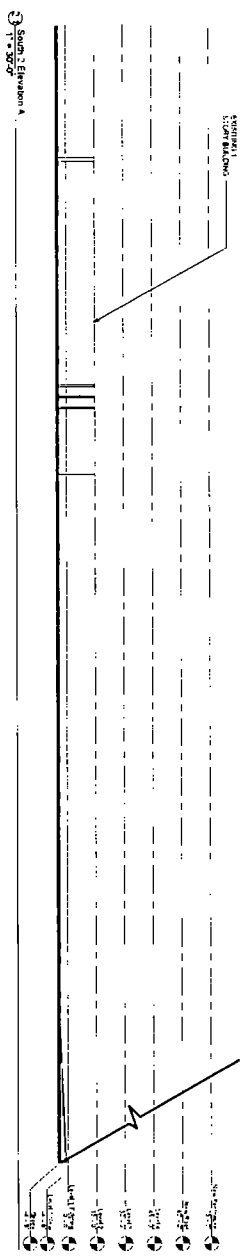
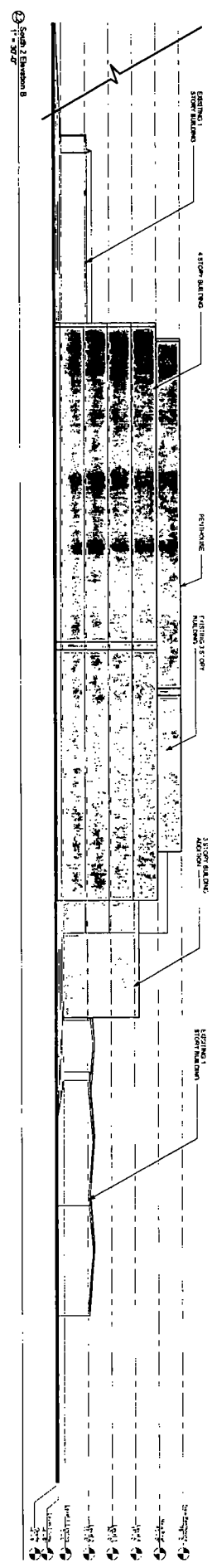
0 50 100 200

**PLAN DEVELOPMENT
RICHARD J. DALEY COLLEGE**

DATE: OCTOBER 25, 2016

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO
 ADDRESS: 7300 S PULASKI RD
 CHICAGO, IL 60652

ELEVATIONS

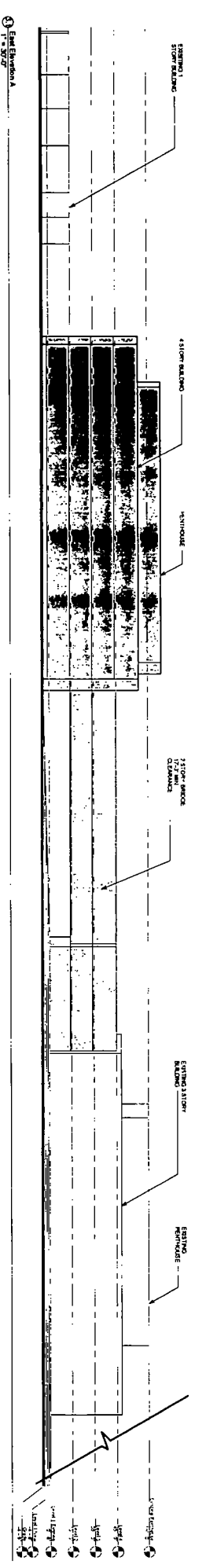
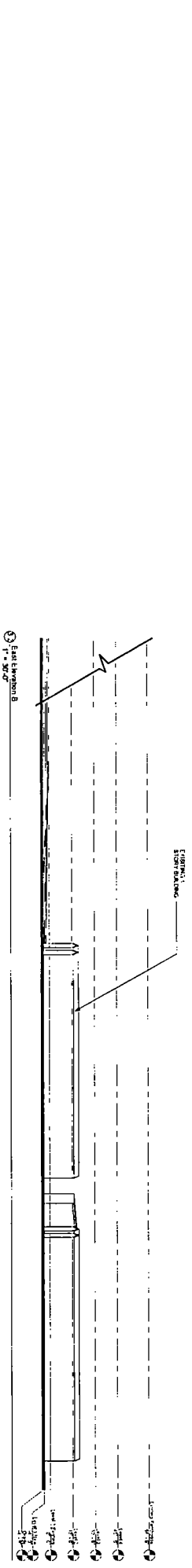
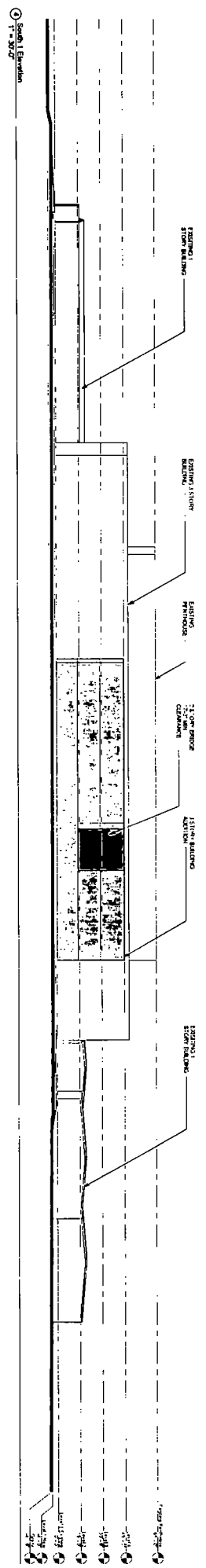


APPLICANT PUBLIC BUILDING COMMISSION OF CHICAGO
 ADDRESS 7500 S PULASKI RD
 CHICAGO, IL 60652

PLAN DEVELOPMENT
 RICHARD J. DALEY COLLEGE

DATE OCTOBER 25, 2016

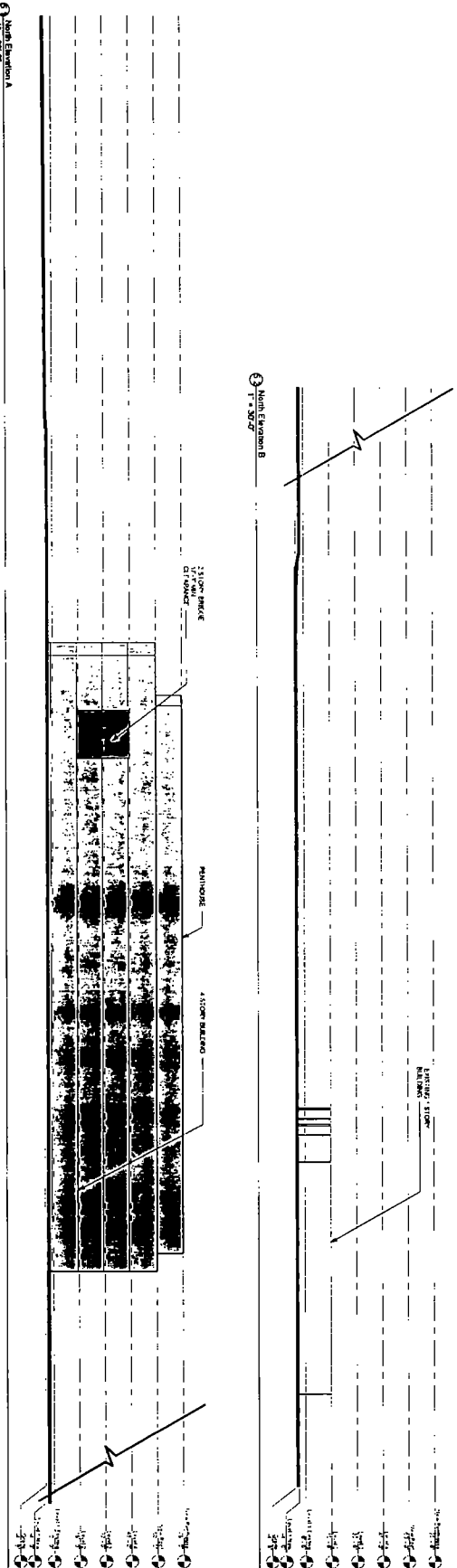
ELEVATIONS



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PLAN DEVELOPMENT
 RICHARD J. DALEY COLLEGE
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ELEVATIONS

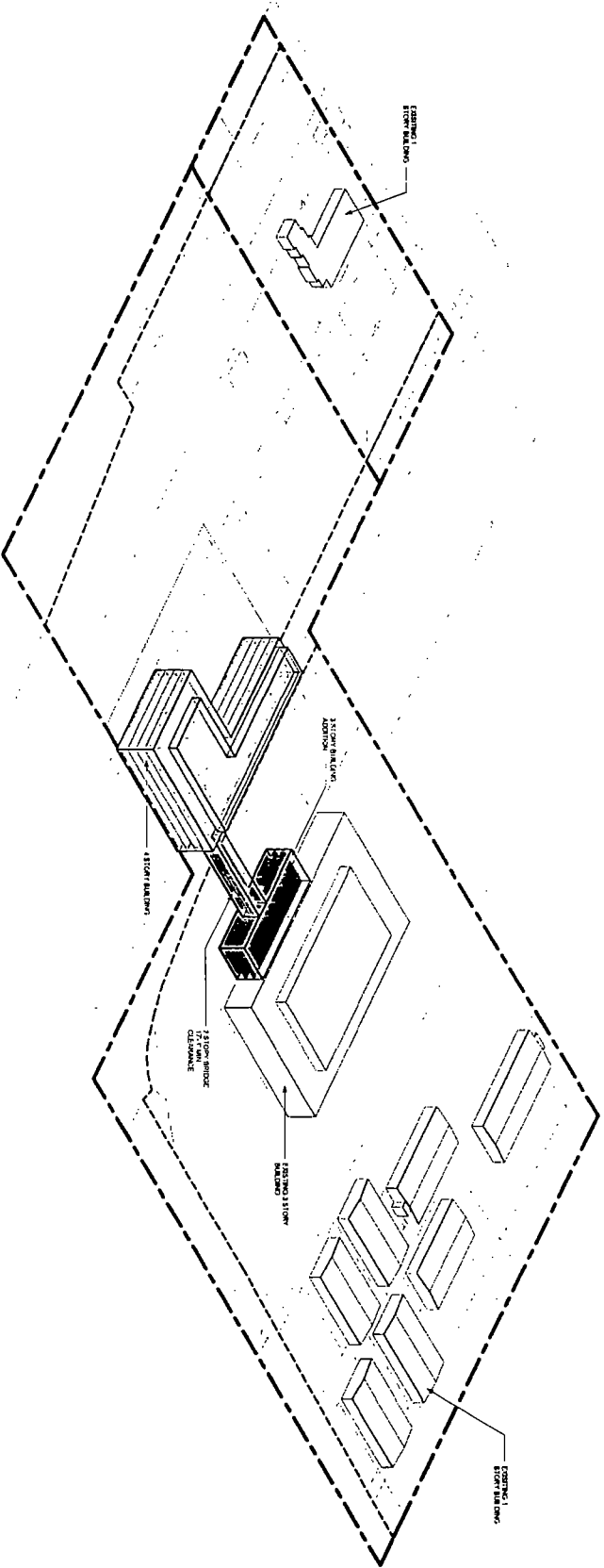


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3D Diagram

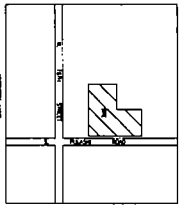


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RICHARD J. DALEY COLLEGE

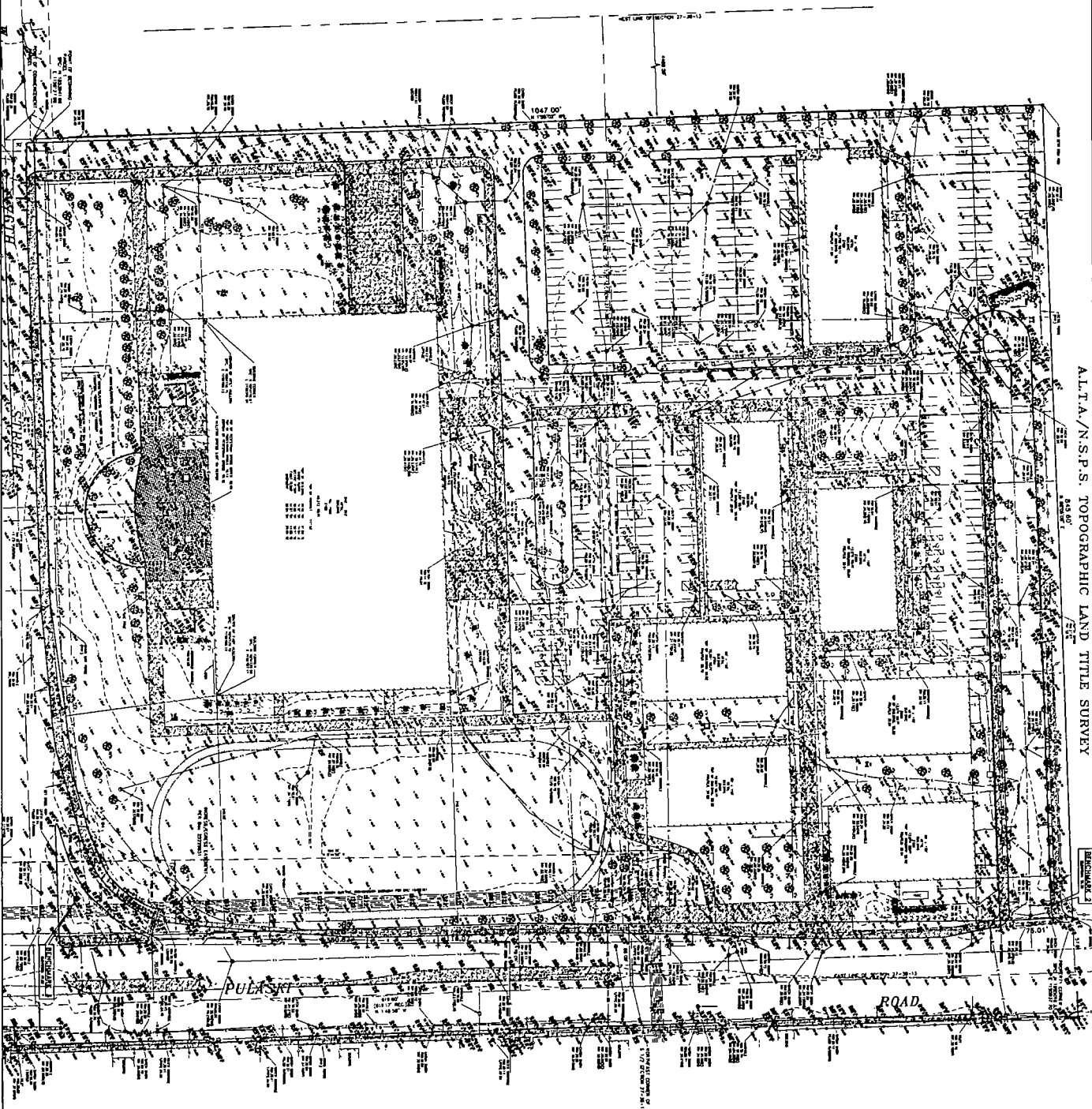
DATE OCTOBER 26, 2016

ALTA/N.S.P.S. TOPOGRAPHIC LAND TITLE SURVEY



NOTE 1: THE SURVEY IS BASED ON THE DATA OBTAINED FROM THE FIELD WORK CONDUCTED BY THE SURVEYOR ON THE DATE INDICATED IN THE TITLE. THE SURVEYOR HAS NOT CONDUCTED A RECONSTRUCTION SURVEY OF THE EXISTING CONDITIONS ON THE GROUND. THE SURVEYOR HAS NOT CONDUCTED A RECONSTRUCTION SURVEY OF THE EXISTING CONDITIONS ON THE GROUND. THE SURVEYOR HAS NOT CONDUCTED A RECONSTRUCTION SURVEY OF THE EXISTING CONDITIONS ON THE GROUND.

NO.	DATE	DESCRIPTION
1	2011	FIELD WORK
2	2012	FIELD WORK
3	2013	FIELD WORK
4	2014	FIELD WORK
5	2015	FIELD WORK
6	2016	FIELD WORK
7	2017	FIELD WORK
8	2018	FIELD WORK
9	2019	FIELD WORK
10	2020	FIELD WORK
11	2021	FIELD WORK
12	2022	FIELD WORK
13	2023	FIELD WORK
14	2024	FIELD WORK
15	2025	FIELD WORK



REVISION 3

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	Property Boundary
(Symbol)	Road
(Symbol)	Water
(Symbol)	Tree
(Symbol)	Fence
(Symbol)	Spot Elevation
(Symbol)	Contour Line
(Symbol)	Right-of-Way
(Symbol)	Utility Line
(Symbol)	Survey Station
(Symbol)	Corner Marker
(Symbol)	Other

ADJUSTED BEARINGS AND DISTANCES

LINE NO.	BEARING	DISTANCE
1	N 00° 00' 00" E	100.00
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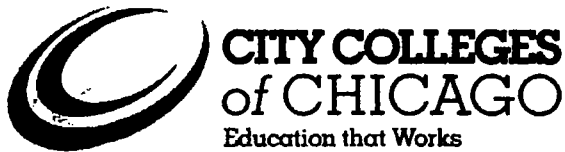
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LANDMARK

Surveyed by: [Name]
 Date: [Date]
 Scale: 1" = 100'





October 26, 2016

Mr. Martin Cabrera
Chairman
Chicago Plan Commission
City of Chicago
121 N. LaSalle, Room 905
Chicago, Illinois 60602
Honorable Daniel S. Solis
Chairman Zoning Committee
City of Chicago
121 N. LaSalle St.
Room 203, Office 14
Chicago, Illinois 60602

Re: Consent to File Application for Amendment to Planned Development No. 216

Dear Chairman Cabrera and Chairman Solis:

City Colleges of Chicago owns that certain property commonly known as 4001 - 4141 W. 74th Street, 7400 - 7670 S. Pulaski Road, 4000 - 4140 W. 76th Street, 4029-4215 W. 76th Street, 4032-4214 W. 77th Street. This property is currently included in Planned Development No. 216.

The Public Building Commission of Chicago (the "Applicant") desires to file an application to amend the Planned Development (the "Application") to create sub-areas and to construct a new academic building with learning spaces, offices and accessory parking to be constructed on the existing site and for the addition of the immediately adjacent western parcel into the planned development boundary.

I hereby authorize the Applicant to file the Application, pursuant to the addition of the restricted language in the Planned Development statements regarding the new facilities.

Thank you for your consideration of this matter.

Sincerely,



Diane Minor

Vice Chancellor - Administrative and Procurement Services

19020

INTRO DATE:

NOV. 01, 2016

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

4001 - 4141 W. 74th Street, 7400 - 7670 S. Pulaski Road, 4000 - 4140 W. 76th Street, 4029-4215 W. 76th Street, 4032-4214 W. 77th Street

2. Ward Number that property is located in: 18th Ward

3. APPLICANT: Public Building Commission on behalf of City Colleges of Chicago

ADDRESS: 50 W. Washington Street CITY Chicago

STATE Illinois ZIP CODE 60602 PHONE 312-628-7007

EMAIL mgeorge@nealandleroy.com CONTACT PERSON Meg George

4. Is the applicant the owner of the property? YES NO X

If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER City Colleges of Chicago

ADDRESS: 226 W. Jackson Boulevard CITY Chicago

STATE Illinois ZIP CODE 60606 PHONE 312-628-7007

EMAIL mgeorge@nealandleroy.com CONTACT PERSON Meg George

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Meg George, Neal and Leroy, LLC

ADDRESS 120 N. LaSalle Street, Suite 2600 CITY Chicago

CITY Chicago STATE IL ZIP CODE 60601

PHONE (312) 641-7144 FAX (312) 641-5137

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

N/A

7. On what date did the owner acquire legal title to the subject property? 2009

8. Has the present owner previously rezoned this property? If yes, when?

Yes, in 1979.

9. Present Zoning: PD No. 216 and B3-1 Proposed Zoning: B31 to RT-4 and then IPD No. 216; PD No. 216, As Amended

10. Lot size in square feet (or dimensions) Approximately 1,499,113

11. Current Use of the Property Daley College Campus and former bank property

12. Reason for rezoning the property To allow for the construction of a new building as well as the addition of square footage into the planned development boundary.

13. Describe the proposed use of the Property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building (BE SPECIFIC)

The applicant intends to develop the southern portion of the planned development into a new academic building, which will provide learning spaces, office space, accessory uses and accessory parking. The additional square footage being added to the planned development will be developed at a later time.

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increase the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES _____ NO X _____

COUNTY OF COOK
STATE OF ILLINOIS

Meg George, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Applicant

Subscribed and Sworn to before me this
26th day of October, 20 .

Meg George on behalf
of the
Public Bldg Commission

Amal Cardona
Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

