



# City of Chicago



SO2019-7969

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 10/16/2019

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

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 9-I at 3246-3360 N  
Campbell Ave, 2500-2546 W Melrose St and 3237-3429 N  
Rockwell St - App No. 20228

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

# FINAL FOR PUBLICATION

## 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 RS-2 Residential Single Unit District symbols and indications shown on Map Number 9-I in the area bounded by:

a line 1,358.94 feet north of the north line of West Melrose Street and parallel thereto; a line 663.22 east of the east line of North Rockwell Street and parallel thereto; a line 1103.94 feet north of the north line of West Melrose Street and parallel thereto; and a line 497.16 feet east of the east line of North Rockwell Street and parallel thereto;

to those of the C1-1 Neighborhood Commercial District.

**SECTION 2:** That the Chicago Zoning Ordinance be amended by changing all of the C1-1 Neighborhood Commercial District and Institutional Planned Development Number 1184 symbols and indications as shown on Map Number 9-I in the area bounded by:

West Melrose Street; North Rockwell Street; a line 1,050 feet south of and parallel to West Addison Street; then a line 287.45 feet west of North Rockwell Street; a line 1,030 feet south of West Addison Street connected by a concave line having an arc length of 207.92 feet running to the northeast with a radius of 164 feet to a point 1359.46 feet north of West Melrose Street; a line parallel to West Melrose Street and extending 166.06 feet eastward, a line commencing 663.22 east of the east line of North Rockwell Street and parallel thereto; a line 1,050 feet south of and parallel to West Addison Street; the north extension of the west line of North Campbell Avenue; North Campbell Avenue

to those of Institutional Planned Development Number 1184, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

**SECTION 3:** This Ordinance shall be in force and effect from and after its passage.

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## INSTITUTIONAL PLANNED DEVELOPMENT NUMBER 1184, AS AMENDED

### PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number 1184, as amended, (the “Planned Development”) consists of approximately 710,549 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the “Property”). DePaul College Prep Foundation is the owner of the Property and the “Applicant” for this Planned Development.
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, 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between the Department of Transportation’s Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation’s Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps

Applicant: DePaul College Prep Foundation  
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- Parkway & landscaping

In addition, the following right-of-way improvements will be made at the applicant's expense:

- Installation of a new ADA-compliant continental crosswalk on N. Campbell Avenue immediately south of the main site access driveway typically referred to as Melrose (private); and
- Restriping of all crosswalks around the site to CDOT standard, including crosswalks at W. Belmont Ave. and N. Campbell Ave.

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Planned Development consists of these 16 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto (the "Plans"): an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; an Interim Site Plan; a Phase I Site Plan; a Phase II Site Plan; Building Elevations (North, South, East and West) all prepared by Moody Nolan Architects and dated May 8, 2020, and a Landscape Plan and Landscape Details prepared by Terra and dated May 8, 2020.] 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 permitted in the area delineated herein as an Institutional Planned Development: all uses permitted within the Public and Civic Use Group within the C1-1 Neighborhood Commercial District, including, without limitation, Schools; Sports and Recreation, Indoor, and Outdoor. The following uses are excluded, Hospitals, Residential Uses, Industrial 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 DPD. 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 purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 710,549 square feet.

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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 DPD. 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 DPD. 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 13-32-125 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 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 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. 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 (i) 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 project 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

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for the project 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 project 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 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 DPD shall initiate a Zoning Map Amendment to rezone the property to the pre-existing Planned Development Number 1184 and the C1-1 Neighborhood Commercial District zoning classifications.

Applicant. DePaul College Prep Foundation  
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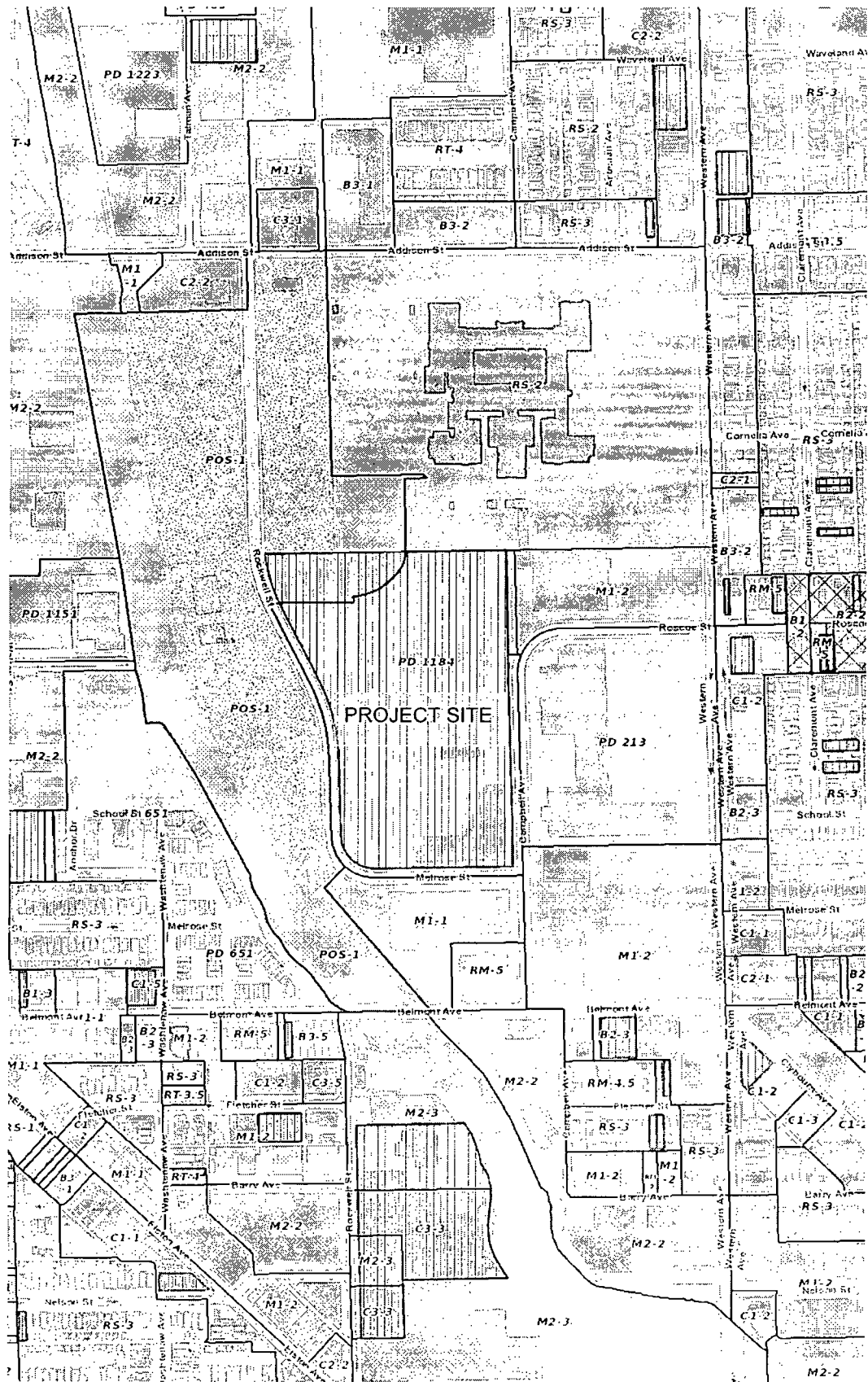
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## Institutional Planned Development Number 1184, As Amended Bulk Regulations and Data Table

Gross Site Area:	785,084 square feet
Net Site Area:	710,549 square feet
Maximum Floor Area Ratio:	1.2
Minimum Number of Off-Street Parking Spaces:	400
Minimum Number of Off-Street Loading Spaces:	3
Minimum Periphery Setbacks (for Buildings)	In accordance with the Site Plan
Maximum Building Height:	In accordance with the Building Elevations

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# EXISTING ZONING MAP

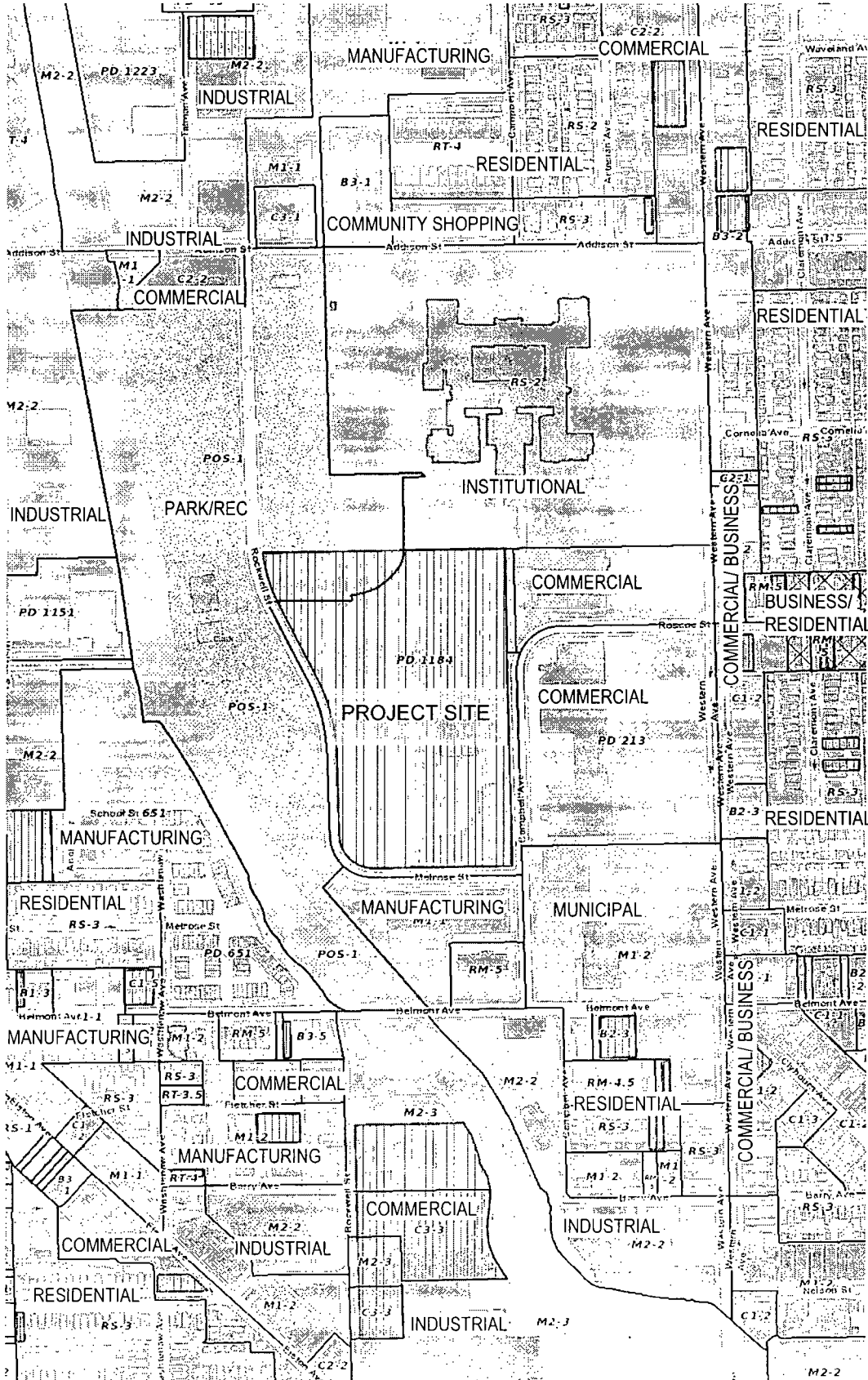


APPLICANT: DEPAUL COLLEGE PREP FOUNDATION  
 ADDRESS: 3246-3360 N. Campbell Avenue / 2500-2546 W. Melrose Street / 3237-3-29 N. Rockwell Street

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# EXISTING LAND-USE MAP



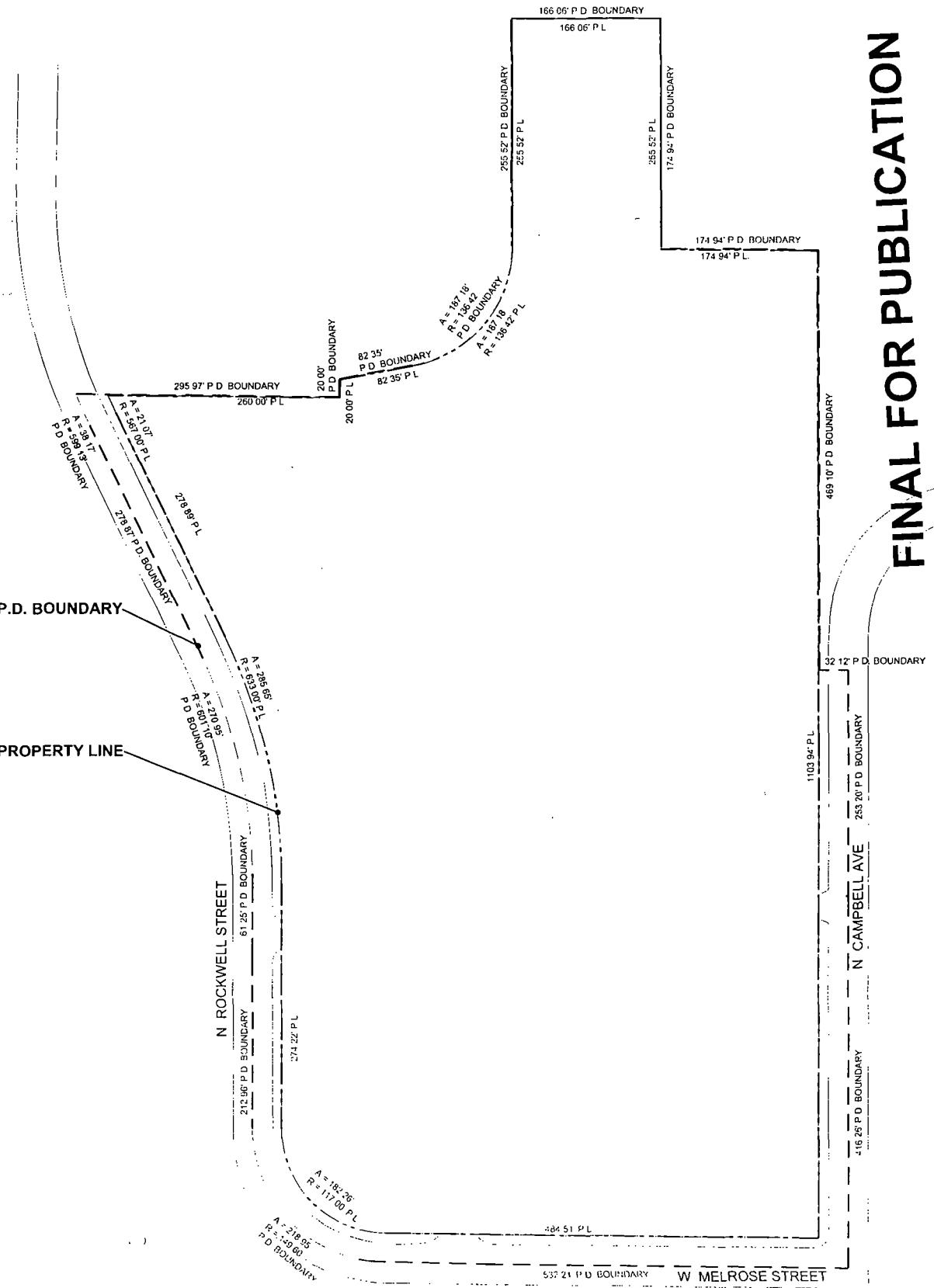
APPLICANT DEPAUL COLLEGE PREP FOUNDATION  
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P.D. BOUNDARY

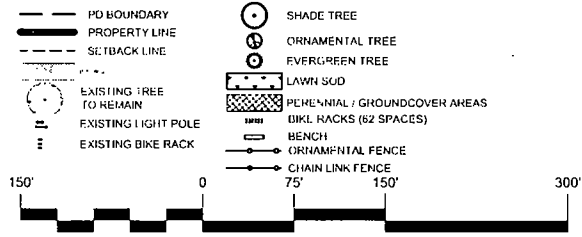
PROPERTY LINE



# PD BOUNDARY & PROPERTY LINE



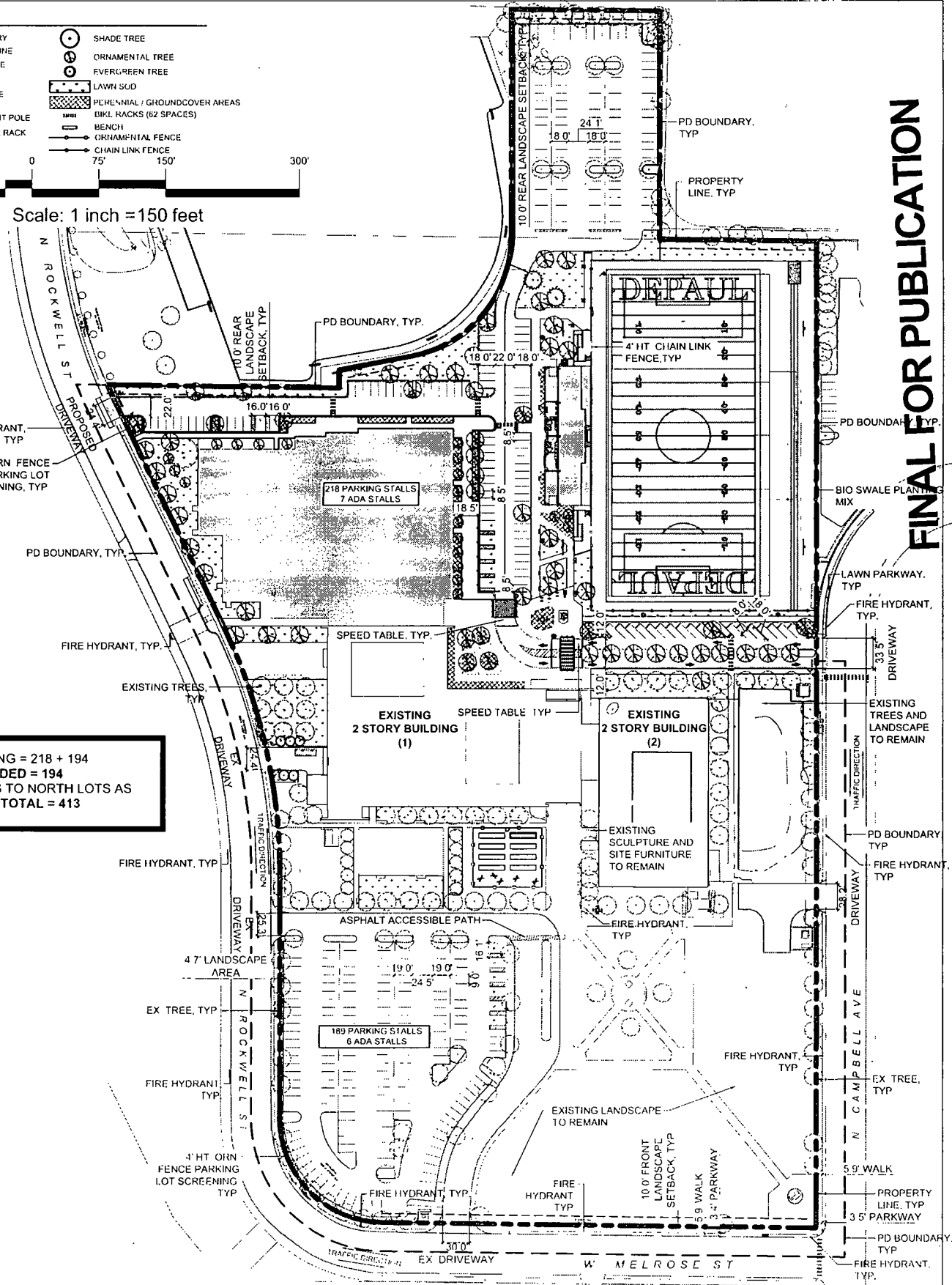
**LEGEND:**



Scale: 1 inch = 150 feet

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**TOTAL PARKING = 218 + 194  
TOTAL PROVIDED = 194  
WITH ACCESS TO NORTH LOTS AS  
NEEDED FOR TOTAL = 413**



**SITE & LANDSCAPE PLAN**



**BULLEY & ANDREWS**  
Landscape Architecture



APPLICANT DEPAUL COLLEGE PREP FOUNDATION  
ADDRESS 3246-3360 N Campbell Avenue / 2500-2546 W Melrose Street / 3237-3429 N Rockwell Street

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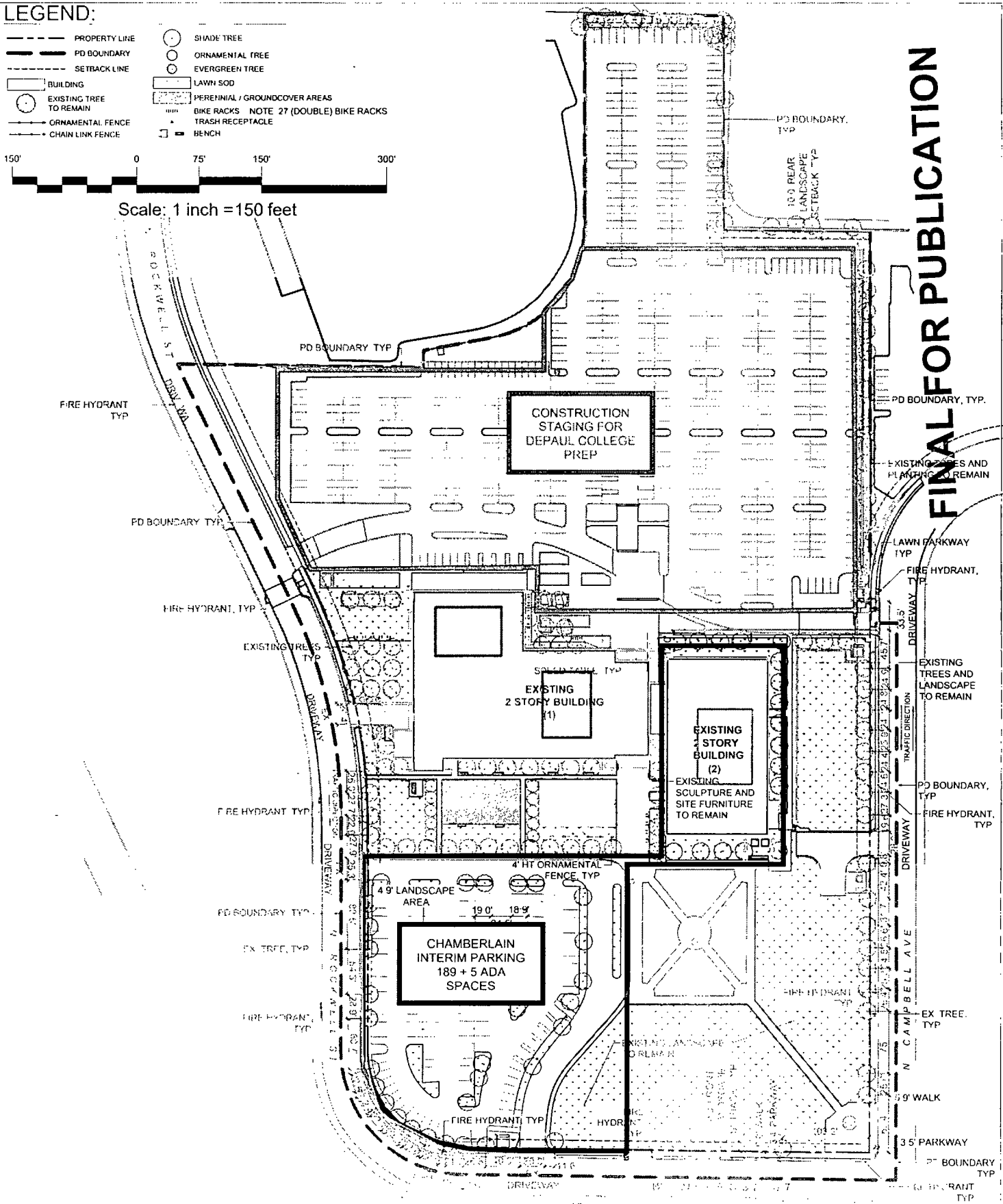
**LEGEND:**

- PROPERTY LINE
- PD BOUNDARY
- SETBACK LINE
- [ ] BUILDING
- (○) EXISTING TREE TO REMAIN
- ORNAMENTAL FENCE
- CHAIN LINK FENCE
- (○) SHADE TREE
- (○) ORNAMENTAL TREE
- (○) EVERGREEN TREE
- [ ] LAWN SOD
- [ ] PERENNIAL / GROUND COVER AREAS
- [ ] BIKE RACKS NOTE 27 (DOUBLE) BIKE RACKS
- [ ] TRASH RECEPTACLE
- [ ] BENCH



Scale: 1 inch = 150 feet

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**INTERIM PARKING PLAN**

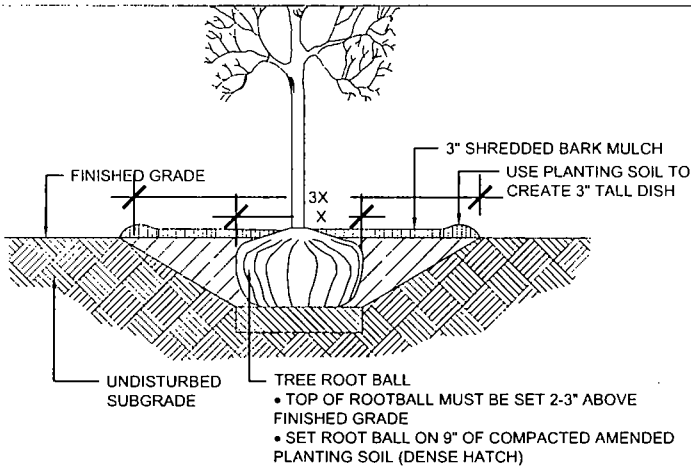


**BULLEY & ANDREWS**  
Landscape Architecture



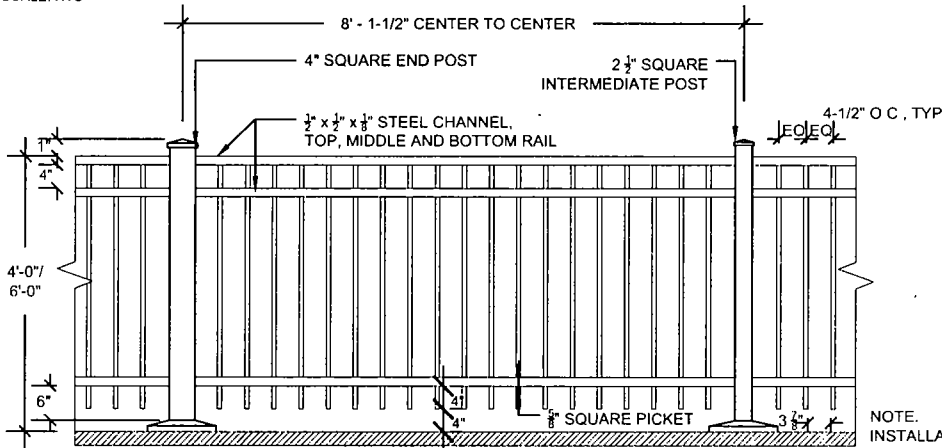
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**1 SHADE/ORNAMENTAL TREE PLANTING DETAIL**

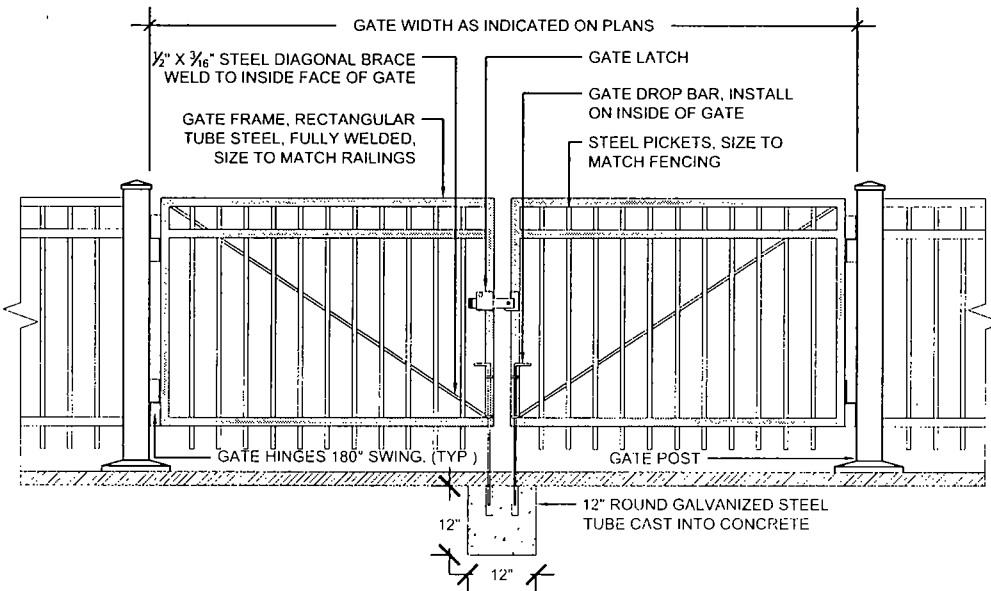
SCALE: NTS



NOTE:  
INSTALLATION TO BE DETERMINED

**2 ORNAMENTAL FENCE - TYPICAL PANEL**

SCALE: NTS



NOTE:  
INSTALLATION TO BE DETERMINED

**3 ORNAMENTAL GATE - DOUBLE LEAF**

SCALE: NTS



**LANDSCAPE DETAILS**

APPLICANT: DEPAUL COLLEGE PREP FOUNDATION

ADDRESS: 3246-3360 N. Campbell Avenue / 2506-2546 W. Melrose Street / 3237-3429 N. Rockwell Street

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# Landscape Ordinance Analysis

# Vehicular Use Area Calculation

Parkway Trees Required:	0	Trees required
Existing Parkway Trees	0	
Proposed Parkway Trees	0	
<b>TOTAL PARKWAY TREES PROVIDED:</b>	<b>0</b>	Trees provided
<i>Note *Per Chicago Landscape Ordinance- Where parkway is less than 9 FT wide no street tree is required</i>		
Perimeter Trees required:	0	Trees required
<i>(at 1 tree per 25 LF of perimeter landscape area)</i>		
Existing Perimeter Trees	14	
Proposed Perimeter Trees	0	
<b>TOTAL PERIMETER TREES PROVIDED:</b>	<b>14</b>	Trees provided

Proposed Vehicular Use Area:	166,097	SF
Internal Landscape Required (10%):	16,610	SF required
<b>TOTAL INTERNAL LANDSCAPE AREA PROVIDED:</b>	<b>17,689</b>	SF
Internal Trees required as part of internal landscape area	133	Trees required
<i>(at 1 tree per 125 SF of req internal landscape area)</i>		
Existing Internal Trees	86	
Proposed Internal Trees	55	
<b>TOTAL INTERNAL TREES PROVIDED:</b>	<b>141</b>	Trees provided

## Plant Palette

DePaul College Prep High School - Chicago, IL

Key	Botanical name	Common name	Min. Size	Notes
<b>SHADE TREES</b>				
CAC	Carpinus caroliniana	American Hornbeam	2.5" cal	B&B
PLA	Platanus x acenfolia	London Plane Tree	2.5" cal	B&B
QUB	Quercus bicolor	Swamp White Oak	2.5" cal	B&B
QUM	Quercus macrocarpa	Bur Oak	2.5" cal	B&B
SYR	Syringa reticulata	Japanese Lilac Tree	2.5" B&B	Central Leader
TIA	Tilia americana	American Linden	2.5" cal	B&B
ULM	Ulmus americana	American Elm	2.5" cal	B&B
<b>ORNAMENTAL TREES</b>				
AMC	Amelanchier canadensis 'Prince William'	Prince William Shadblow Serviceberry	8' Ht	B&B
AMG	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	8' Ht	B&B
CEC	Cercis canadensis	Eastern Redbud	8' Ht	B&B
MAR	Malus 'Red Jewel'	Red Jewel Crabapple		B&B
<b>DECIDUOUS SHRUBS</b>				
ARM	Aronia melanocarpa	Black Chokeberry	36" B&B	4' O C
HAM	Hamamelis vernalis	Vernal Witchhazel	4' Ht	B&B
HYA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 Cont	4' O C
RKO	Rosa 'Knockout'	Knockout Rose	24"	#5 Cont
SYR	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	24" Ht	B&B
VID	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	36" B&B	5' O C
<b>PERENNIALS</b>				
AAB	Astible x Arendsii 'Bridal Veil'	Astilbe	#1 Cont	18" O C
ALP	Allium afflatunense 'Purple Sensation'	Purple Allium	#1 Cont	18" O C
CVZ	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis	#1 Cont	
ECM	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	#1 Cont	18" O C
HES	Hemerocallis 'Stella de Oro'	Yellow Daylily	#1 Cont	12" O C
LIS	Liriope spicata	Lilyturf	3" Pot	12" O C
NEF	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	#1 Cont	18" O C
RUH	Rudbeckia hirta	Black-eyed Susan	#1 Cont	18" O C
SEA	Sedum 'Autumn Joy'	Autumn Joy Stone Crop	#1 Cont	12" O C
SPH	Sporobolus heterolepis	Prarie Dropseed	#1 Cont	24" O C
<b>ORNAMENTAL GRASSES</b>				
MIS	Miscanthus sinensis 'Purpureascens'	Purple Marden Grass	#1 Cont	24" O C
CAA	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 Cont	24" O C
PEN	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	#1 Cont	24" O C
SPH	Sporobolus heterolepis	Prarie Dropseed	#1 Cont	24" O C
<b>GROUND COVER AND VINES</b>				
AJR	Ajuga reptans	Bugleweed	4" pots	12" O C
EUF	Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper	4" pots	12" O C
LIS	Liriope spicata	Creeping Lilyturf	4" pots	12" O C
PAT	Pachysandra terminalis 'Green Carpet'	Green Carpet Japanese Spurge	4" pots	12" O C

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# LANDSCAPE DETAILS



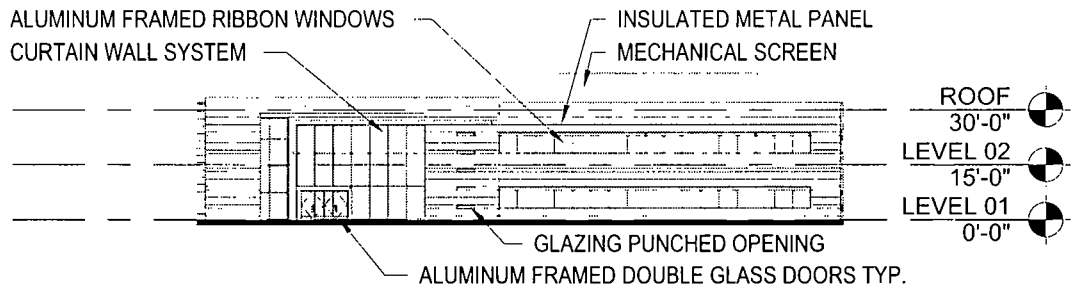
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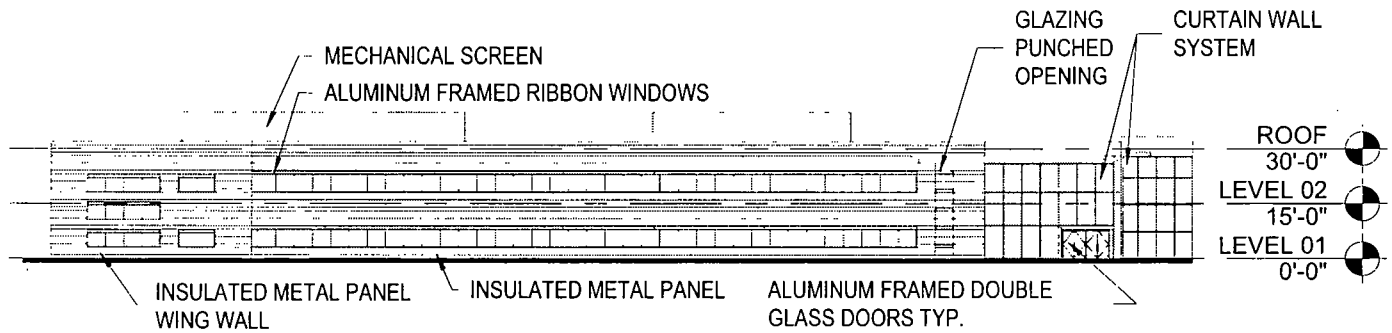
ADDRESS: 3246-3360 N. Campbell Avenue / 2500-2546 W. Melrose Street / 3237-3425 N. Rockwell Street

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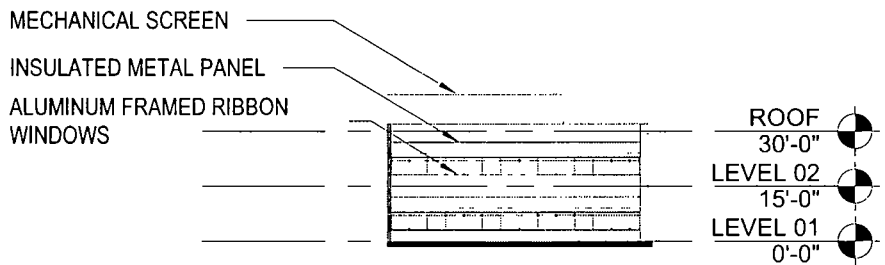
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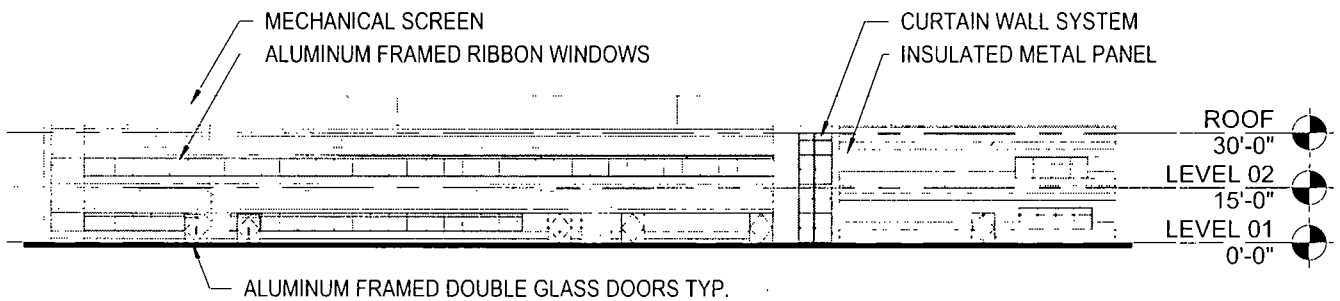
EXISTING BUILDING (1) - NORTH



EXISTING BUILDING (1) - SOUTH



EXISTING BUILDING (1) - EAST



EXISTING BUILDING (1) - WEST

## EXISTING BUILDING (1) ELEVATIONS



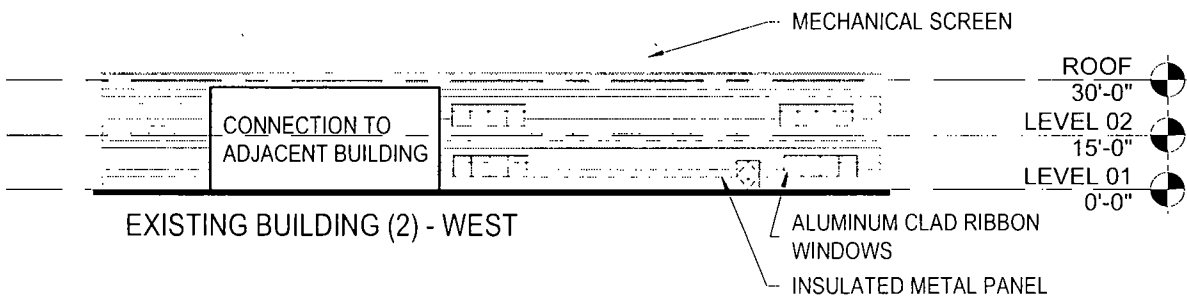
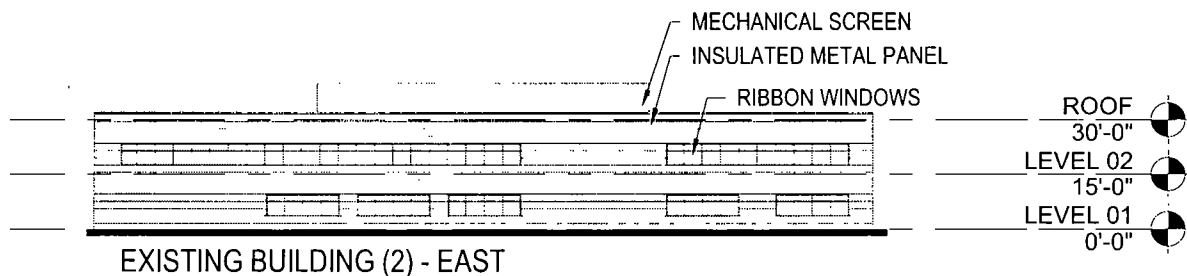
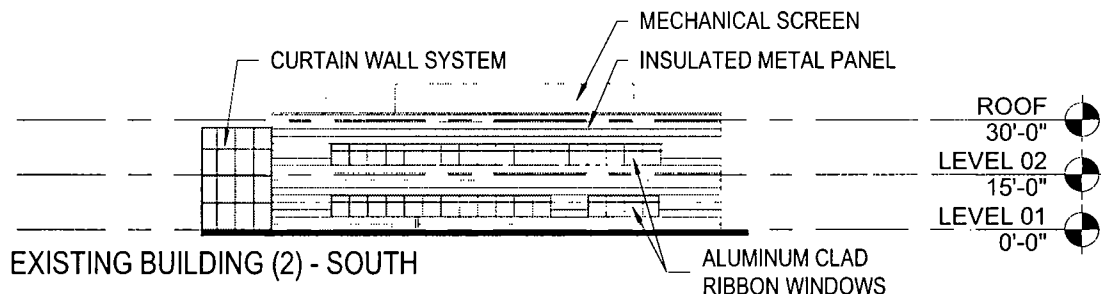
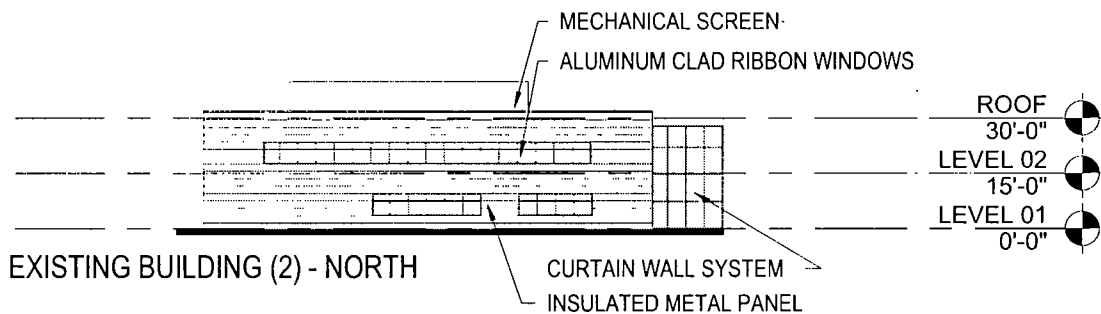
APPLICANT | DEPAUL COLLEGE PREP FOUNDATION

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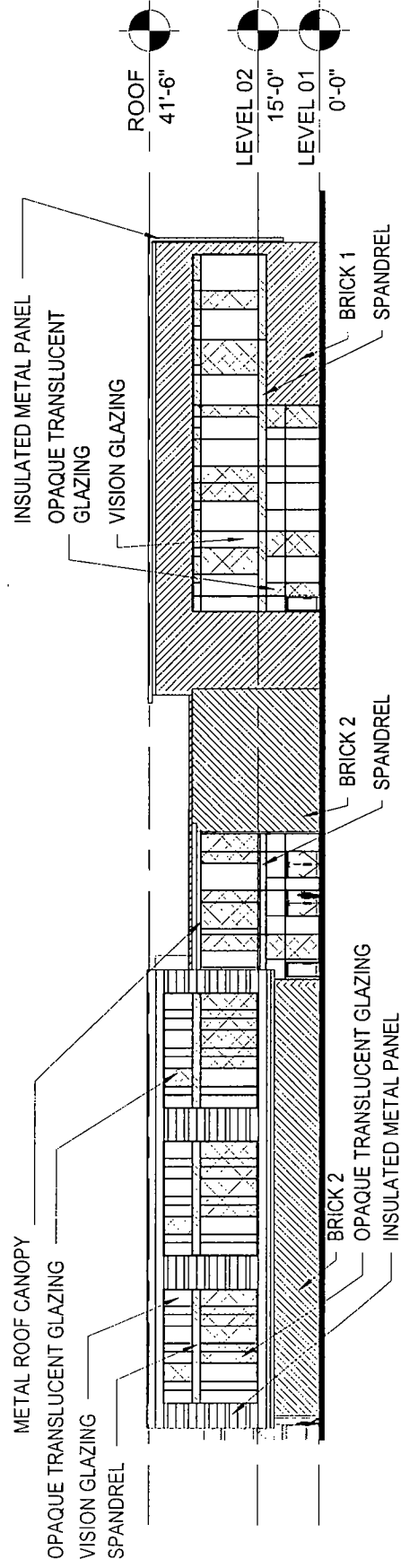
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## EXISTING BUILDING (2) ELEVATIONS



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PROPOSED BUILDING - NORTH

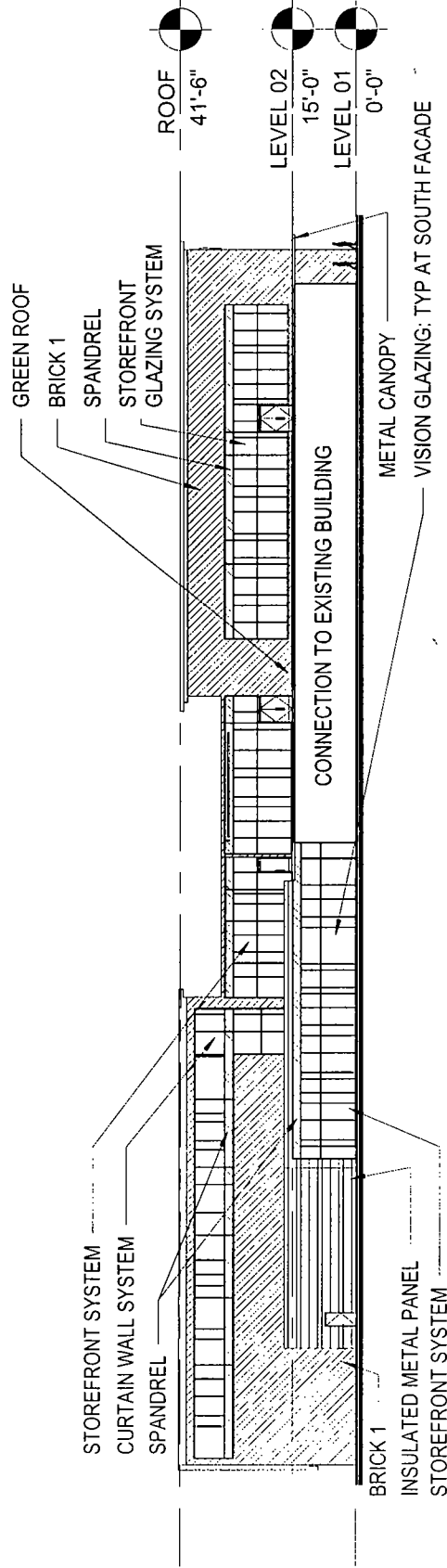


## PROPOSED ATHLETICS BUILDING ELEVATIONS

APPLICANT DEPAUL COLLEGE PREP FOUNDATION  
ADDRESS 3248-3360 N Campbell Avenue / 2500-2546 W. Melrose Street / 3237-3429 N Rockwell Street

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PROPOSED BUILDING - SOUTH

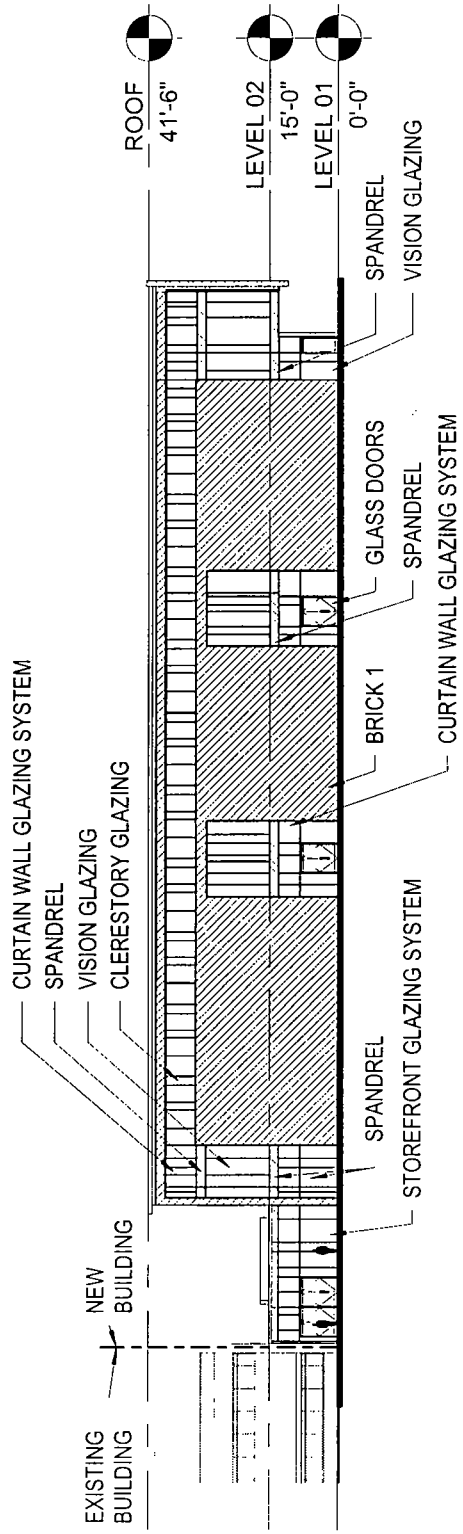
## PROPOSED ATHLETICS BUILDING ELEVATIONS



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PROPOSED BUILDING - EAST

## PROPOSED ATHLETICS BUILDING ELEVATIONS

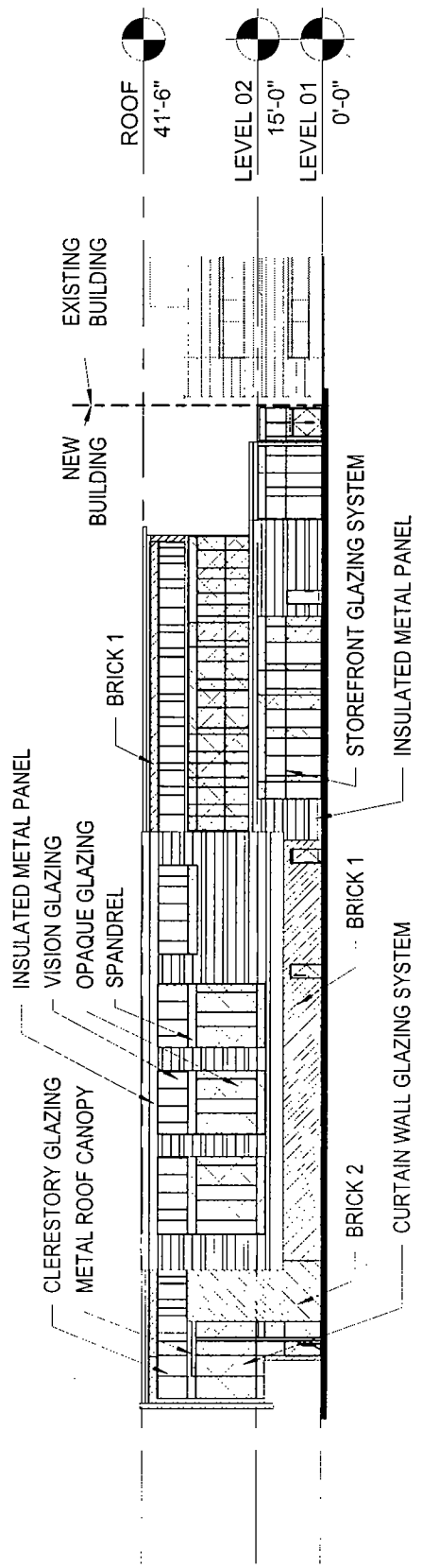


**BULLEY &  
ANDREWS**  
Building Materials

APPLICANT DEPAUL COLLEGE PREP FOUNDATION  
ADDRESS 3246-3360 N. Campbell Avenue / 2500-2546 W. Melrose Street / 3237-3429 N. Rockwell Street

INTRODUCTION DATE OCTOBER 16, 2019  
PLAN COMMISSION MAY 8, 2020

# FINAL FOR PUBLICATION



PROPOSED BUILDING - WEST

# PROPOSED ATHLETICS BUILDING ELEVATIONS



**BULLEY & ANDREWS**  
Building Matters

APPLICANT: DEPAUL COLLEGE PREP FOUNDATION  
ADDRESS: 3216-3350 N. Campbell Avenue / 2500-2546 W. Melrose Street / 3237-3429 N. Rockwell Street

INTRODUCTION DATE: OCTOBER 16, 2019  
PLAN COMMISSION MAY 8, 2020

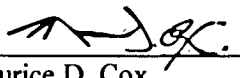


Application  
#20228

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: May 8, 2020

Re: Proposed Planned Development (Application #20228)

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On May 8, 2020, the Chicago Plan Commission recommended approval of a proposed amendment to Institutional Planned Development No. 1184 submitted by the DePaul College Prep Foundation. 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 744-9476.

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

To CITY CLERK -  
AMENDMENT TO INSTITUTIONAL PD #1184  
DEPAUL COLLEGE PREP  
3246-3360 N. Campbell Avenue / 2500-2546 W. Melrose Street /  
3237-3429 N. Rockwell Street