



City of Chicago



SO2012-8206

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 12/12/2012

Sponsor(s): Mendoza, Susana A. (Clerk)

Type: Ordinance

Title: Zoning Reclassification App No. 17642 at 1901-1933 W Adams St, 1941-1959 W Adams St, 201-249 S Damen Ave, 1800-1806 W Jackson Blvd, 1814-1960 W Jackson Blvd, 216-250 S Wood St and 208-212 S Honore St

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. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RM-5 Residential Multi-use District symbols and indications as shown on Map No. 2-H in the area bounded by

South Damen Avenue; West Jackson Boulevard; a line approximately 147.09 feet west of South Wood Street; a line approximately 136.96 feet north of West Jackson Boulevard; a line approximately 72.75 feet west of South Wood Street; West Jackson Boulevard; South Wood Street; a line approximately 236.93 feet north of West Jackson Boulevard; a line approximately 141.71 feet west of South Wood Street; a line approximately 261.22 feet north of West Jackson Boulevard; a line approximately 333.50 feet west of South Wood Street; a line approximately 321.22 feet north of West Jackson Boulevard; a line approximately 407.76 feet west of South Wood Street; a line approximately 261.22 feet north of West Jackson Boulevard; a line approximately 602.13 feet east of South Damen Avenue; West Adams Street; a line approximately 334.02 feet east of South Damen Avenue; a line approximately 137.43 feet south of West Adams Street; a line approximately 195.33 feet east of South Damen Avenue; West Adams Street to the point of beginning

to those of a C1-3 Neighborhood Commercial District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C1-3 Neighborhood Commercial District symbols and indications as shown on Map No. 2-H in the area bounded by:

South Damen Avenue; West Jackson Boulevard; a line approximately 147.09 feet west of South Wood Street; a line approximately 136.96 feet north of West Jackson Boulevard; a line approximately 72.75 feet west of South Wood Street; West Jackson Boulevard; South Wood Street; a line approximately 236.93 feet north of West Jackson Boulevard; a line approximately 141.71 feet west of South Wood Street; a line approximately 261.22 feet north of West Jackson Boulevard; a line approximately 333.50 feet west of South Wood Street; a line approximately 321.22 feet north of West Jackson Boulevard; a line approximately 407.76 feet west of South Wood Street; a line approximately 261.22 feet north of West Jackson Boulevard; a line approximately 602.13 feet east of South Damen Avenue; West Adams Street; a line approximately 334.02 feet east of South Damen Avenue; a line approximately 137.43 feet south of West Adams Street; a line approximately 195.33 feet east of South Damen Avenue; West Adams Street to the point of beginning.

to the designation of an Institutional Planned Development, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth on the plan of development herewith attached and made a part hereof and to no others.

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SECTION 3. This ordinance takes effect after its passage and approval.

Plan of Development Statements referred to in this ordinance read as follows:

Common Address of Property: 1901—1933 West Adams Street; 1941—1959 West Adams Street; 201—249 South Damen Avenue; 1800—1806 West Jackson Blvd; 1814—1960 West Jackson Blvd; 216—250 South Wood Street; 208—212 South Honore Street.

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INSTITUTIONAL PLANNED DEVELOPMENT NUMBER _____

Plan of Development Statements.

1. The area delineated herein as Institutional Planned Development Number __ (the "Planned Development") consists of a net site area of approximately three hundred eighty-three thousand eight hundred and one (383,801) square feet (or approximately 8.81 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Board of Trustees of Community College District Number 508, State of Illinois and County of Cook (also known as City Colleges of Chicago) for the purposes of 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 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 Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic 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.

At the request of the Department of Transportation, submitted plans shall reflect the underground relocation and/or removal of aerial Commonwealth Edison power lines located

APPLICANT:	CITY COLLEGES OF CHICAGO
ADDRESS:	1901-1933 W. Adams St., 1941-1959 W. Adams St., 201-249 S. Damen Ave., 1800-1806 W. Jackson Blvd., 1814-1960 W. Jackson Blvd., 216-250 S. Wood St., 208-212 S. Honore St.
INTRODUCED:	DEC. 12, 2012
PLAN COMMISSION:	MAY 16, 2013

in the sidewalk on the east side of Damen Avenue between Jackson Boulevard and Adams Street that currently serve the Property.

4. This Plan of Development consists of fifteen (15) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Right of Way Adjustment map (if applicable); Site Plan; Floor Plans; Landscape Plan; a Green Roof Plan; and Building Elevations (North, South, East and West) prepared by Cannon Design and dated May 16, 2013, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic 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 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 shall be permitted within this Institutional Planned Development: college campus; academic and administration offices; medical services, daycare services and animal care services as accessory uses to the college; public services facilities; recreational, entertainment and sports facilities; retail sales (not exceeding twenty-five thousand (25,000) square feet in the aggregate), parking, both accessory and non-accessory; and accessory uses and services. In accordance with planned development no. 522, (United Center Stadium) approved by City Council on October 23, 1991, Accessory parking spaces in this planned development may be used for the United Center Stadium events.
6. On-Premises 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 Housing and Economic Development. Off-Premises 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 approximately three hundred eighty-three thousand eight hundred and one (383,801) 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 Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on

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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 Housing and Economic 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 13-32-125 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 Planned Development shall be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Housing and Economic Development. The project shall be designed, constructed and maintained to achieve Leadership in Energy and Environmental Design (LEED) for New Construction v2009 Green Building Rating certification and to incorporate green roof which will be at least twenty-five percent (25%) of the net roof area of the main academic building in the Planned Development (approximately 43,044 square feet out of an approximate total roof area of 169,463 square feet).
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 Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to a C-1-3 Neighborhood Commercial District.

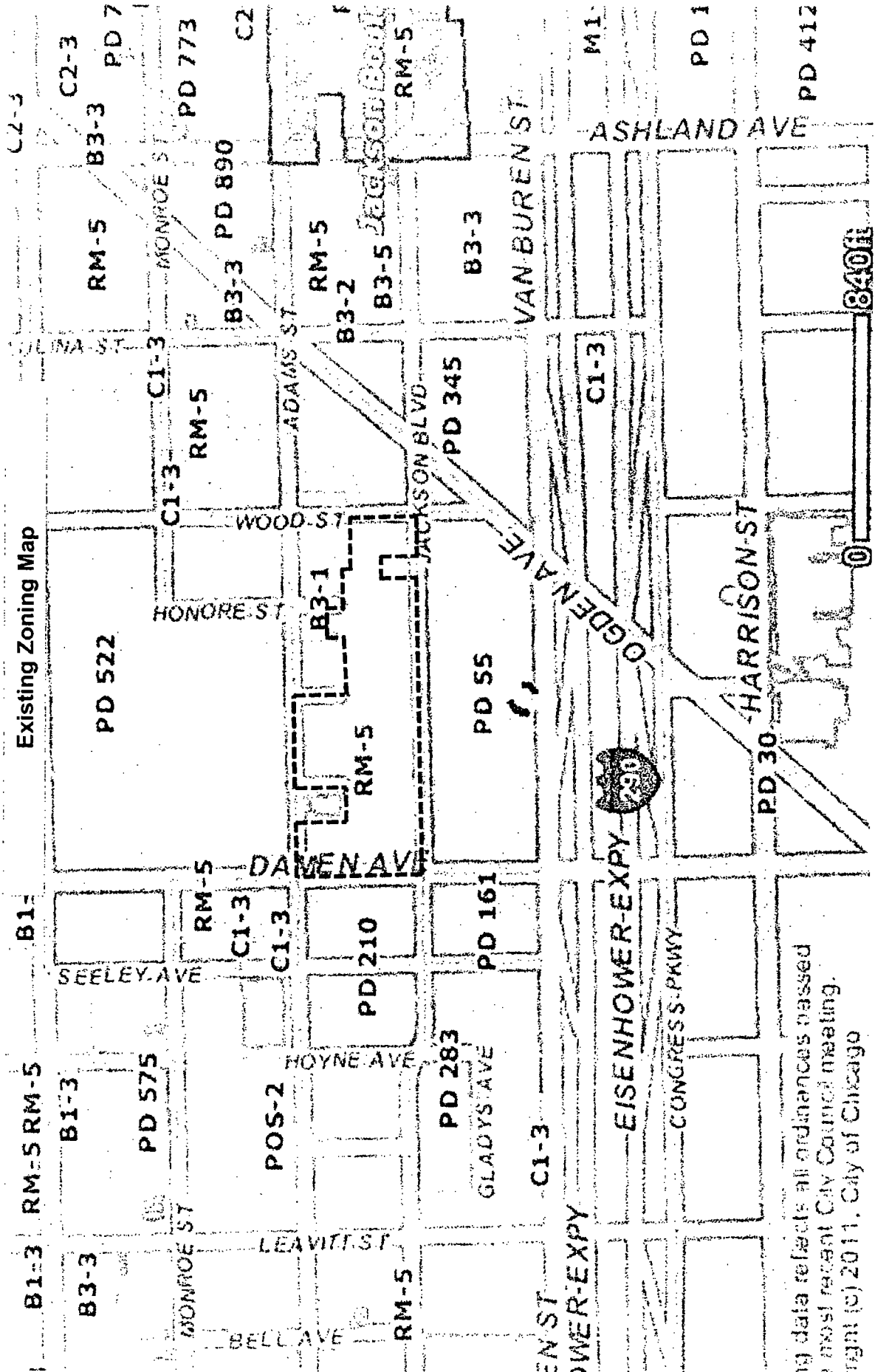
APPLICANT: CITY COLLEGES OF CHICAGO
ADDRESS: 1901-1933 W. Adams St., 1941-1959 W. Adams St., 201-249 S. Damen Ave., 1800-1806 W. Jackson Blvd., 1814-1960 W. Jackson Blvd., 216-250 S. Wood St., 208-212 S. Honore St.
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Institutional Planned Development No. _____ Bulk Regulations and Data Table.

Gross site area:	481,955 sq. ft.
<u>Public Right-of-Way</u>	<u>98,154 sq. ft.</u>
Net site area:	383,801 sq. ft.
Allowable uses:	Per Planned Development Statement No. 5
Maximum floor area ratio:	2.6
Setbacks:	In substantial conformance with the Site Plan
Maximum building height:	132 feet, 6 inches
<u>Parking spaces:</u>	
Min. number of total parking spaces:	1,200 (Phase 1)
Min. number of accessory parking spaces:	800 (Phase 1)
Max. number of parking spaces:	2,000 (Phase 2)
Number of Bicycle Parking Spaces:	358
Minimum Number of Loading Spaces:	2
Maximum Percent of Site Coverage:	As per Site Plan

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INTRODUCED: DEC. 12, 2012
PLAN COMMISSION: MAY 16, 2013



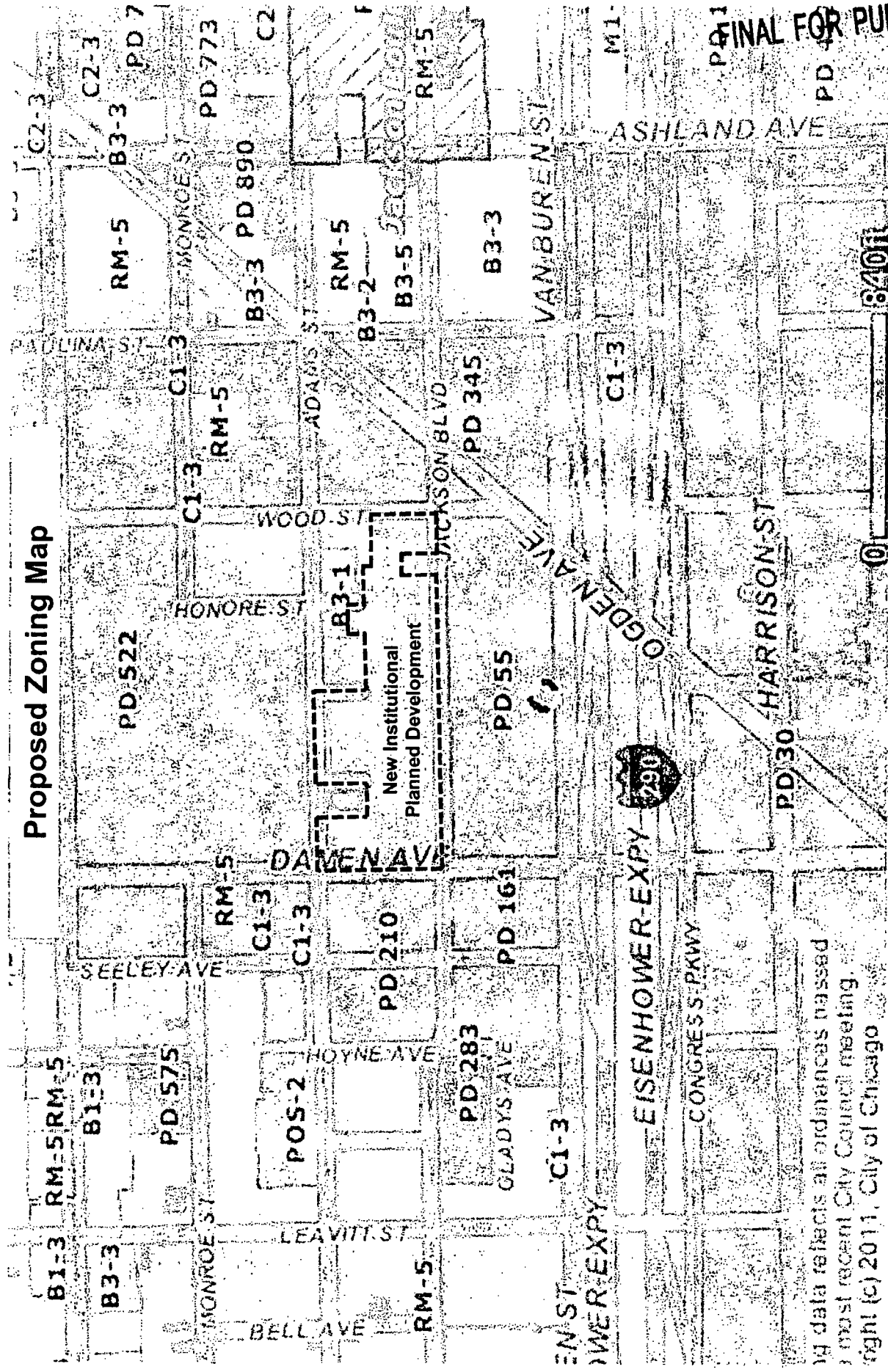
----- Subject Property

The New Malcolm X College Campus
JACOBS CANNONDESIGN

City Colleges of Chicago
 Applicant: 1901-1933 W. Adams St., 1941-1959 W. Adams St., 201-249 S.
 Address: Damen Ave., 1800-1806 W. Jackson Blvd., 1814-1960 W. Jackson Blvd., 216-250 S. Wood St., 208-212 S. Honore St.
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This data reflects all ordinances passed
 at the most recent City Council meeting.
 Effective 12/12/2011, City of Chicago

Proposed Zoning Map



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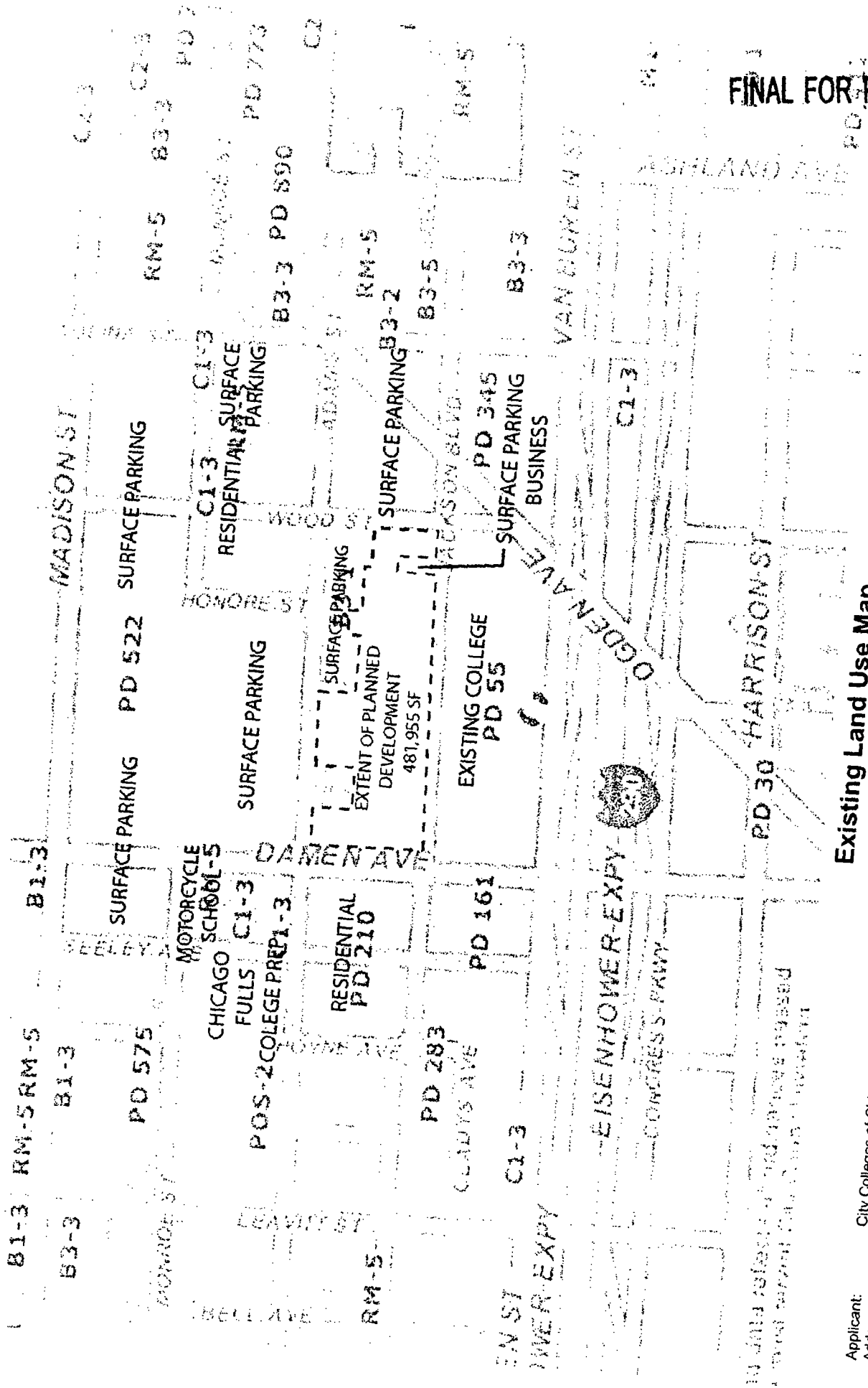
----- New Institutional Planned Development

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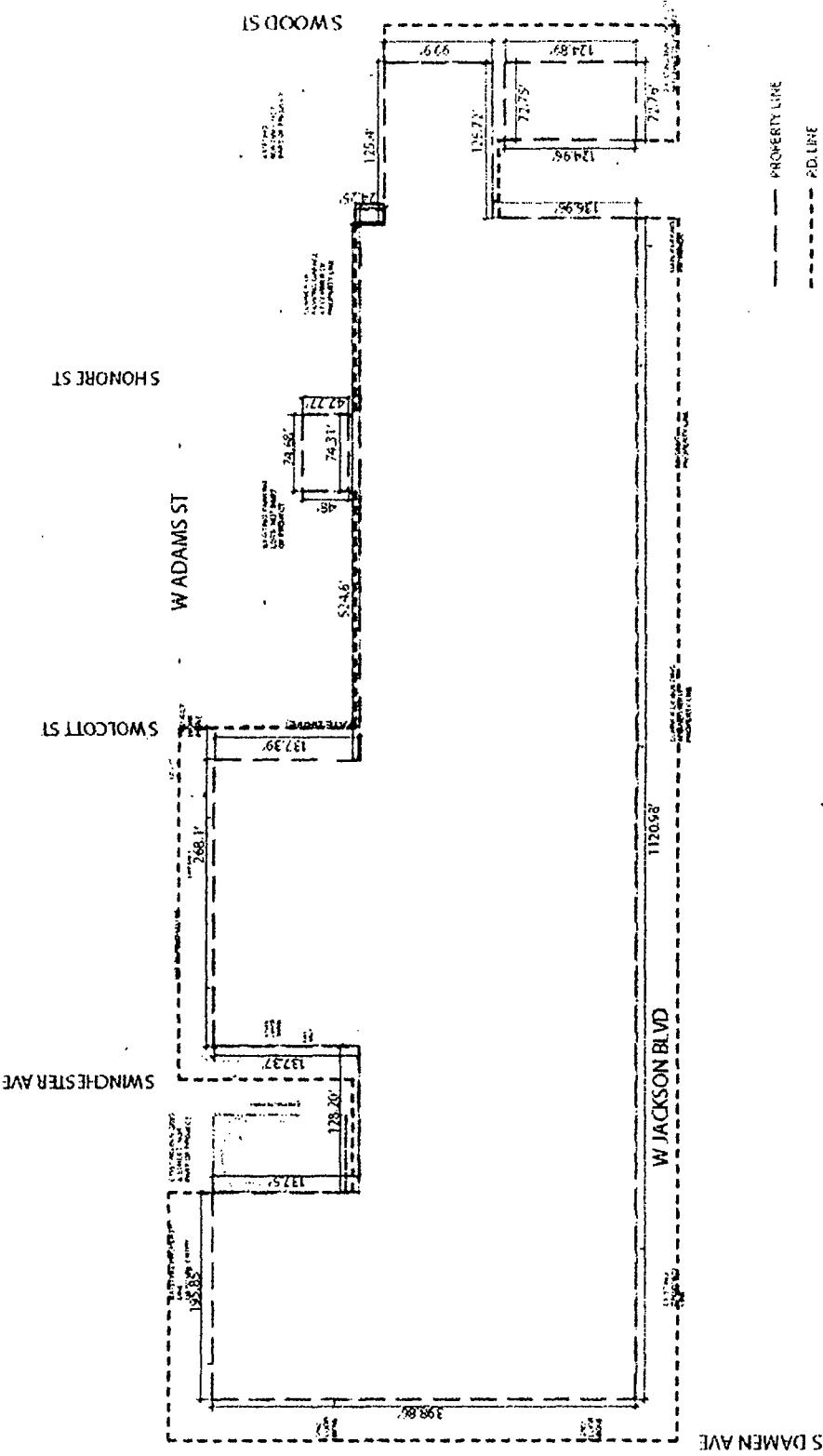
Existing Land Use Map

Applicant: City Colleges of Chicago
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This data reflects the land use map as of the date of the last update. It is not intended to be used for any other purpose.

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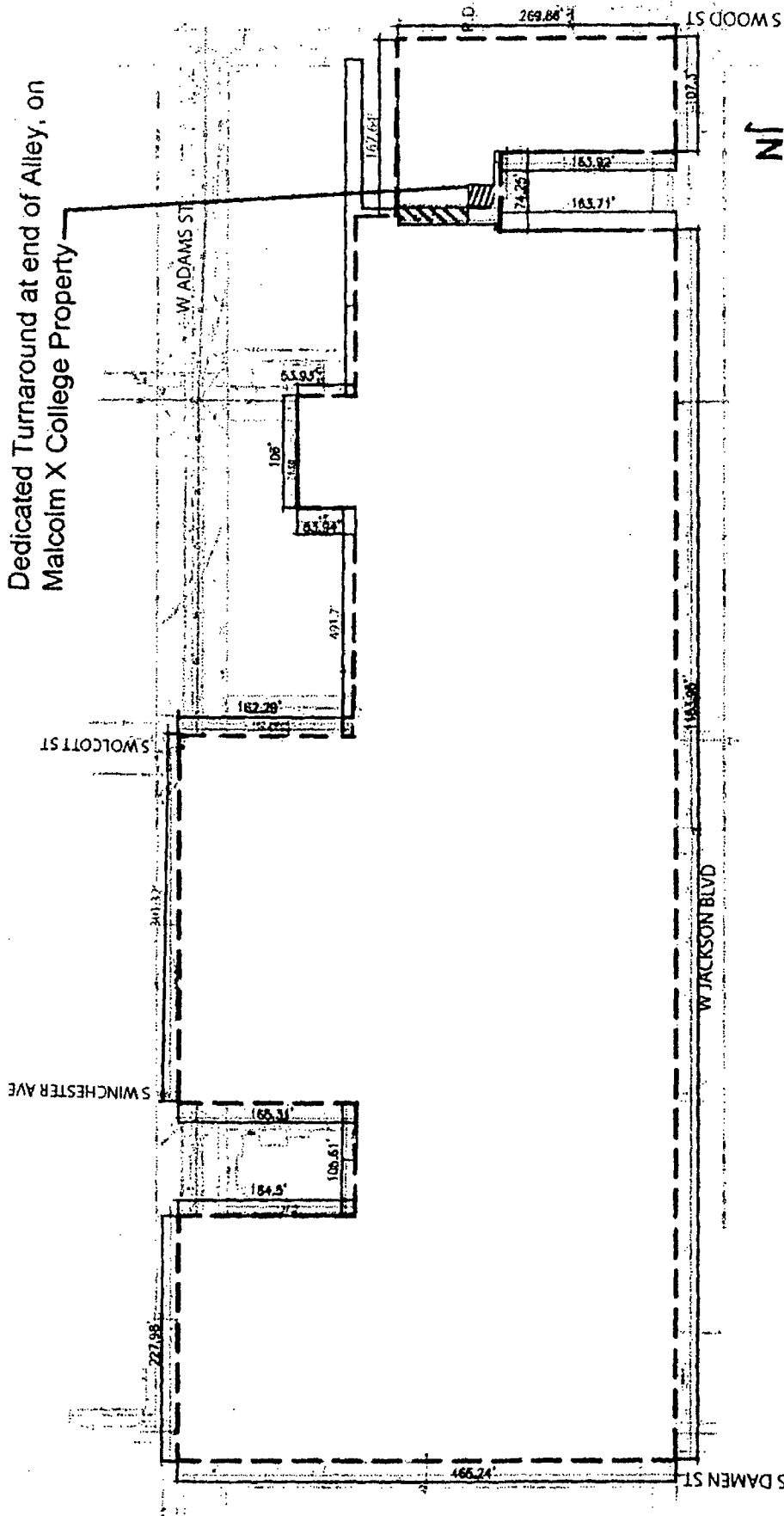
Planned Development Boundary Map

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Dedicated Turnaround at end of Alley, on
Malcolm X College Property



Street and Alley to be vacated

R.O.W. Adjustment Map

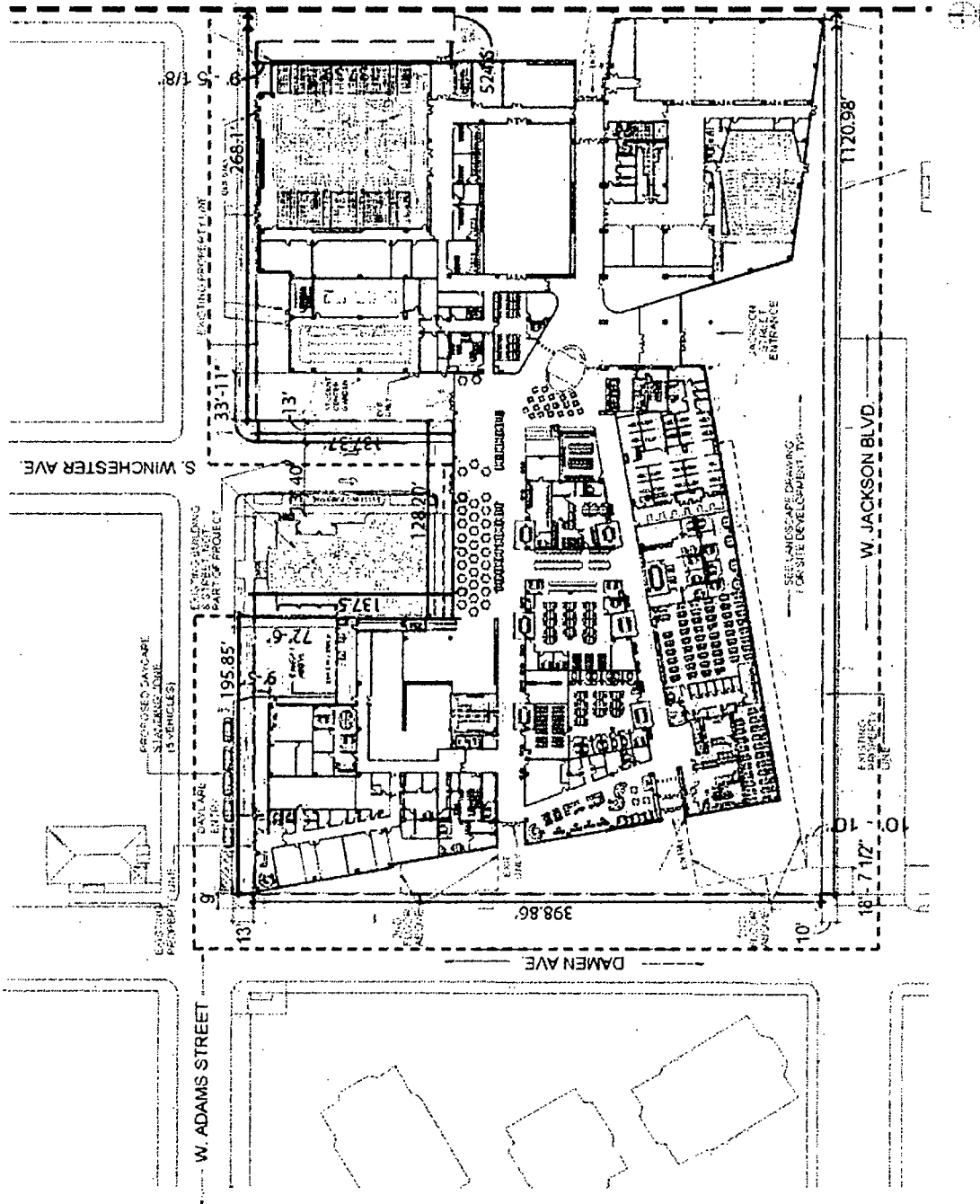
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PROPERTY LINE

P.D. LINE



Overall Site Plan

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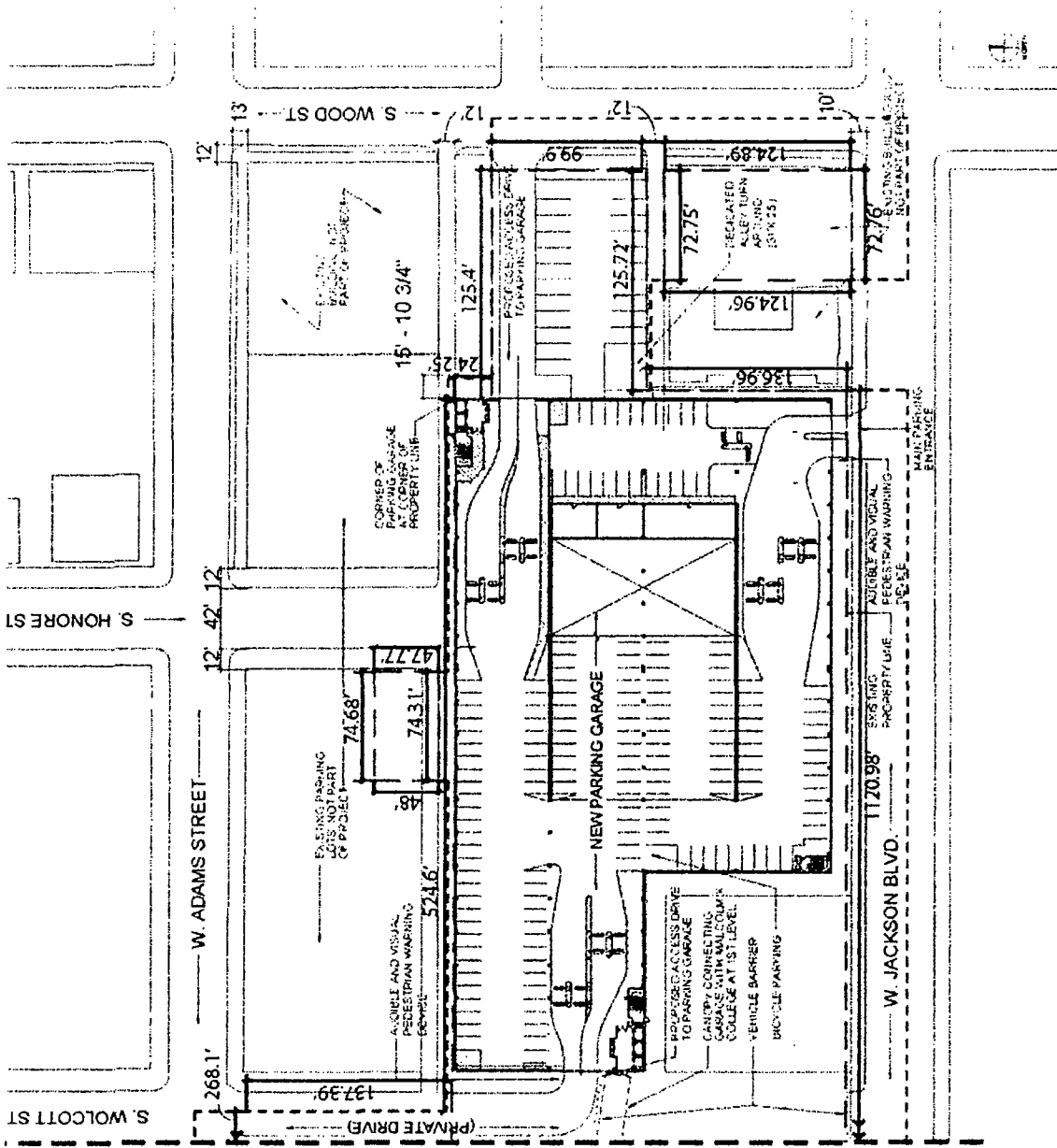
Introduced:
Plan Commission:

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The New Malcolm X College Campus
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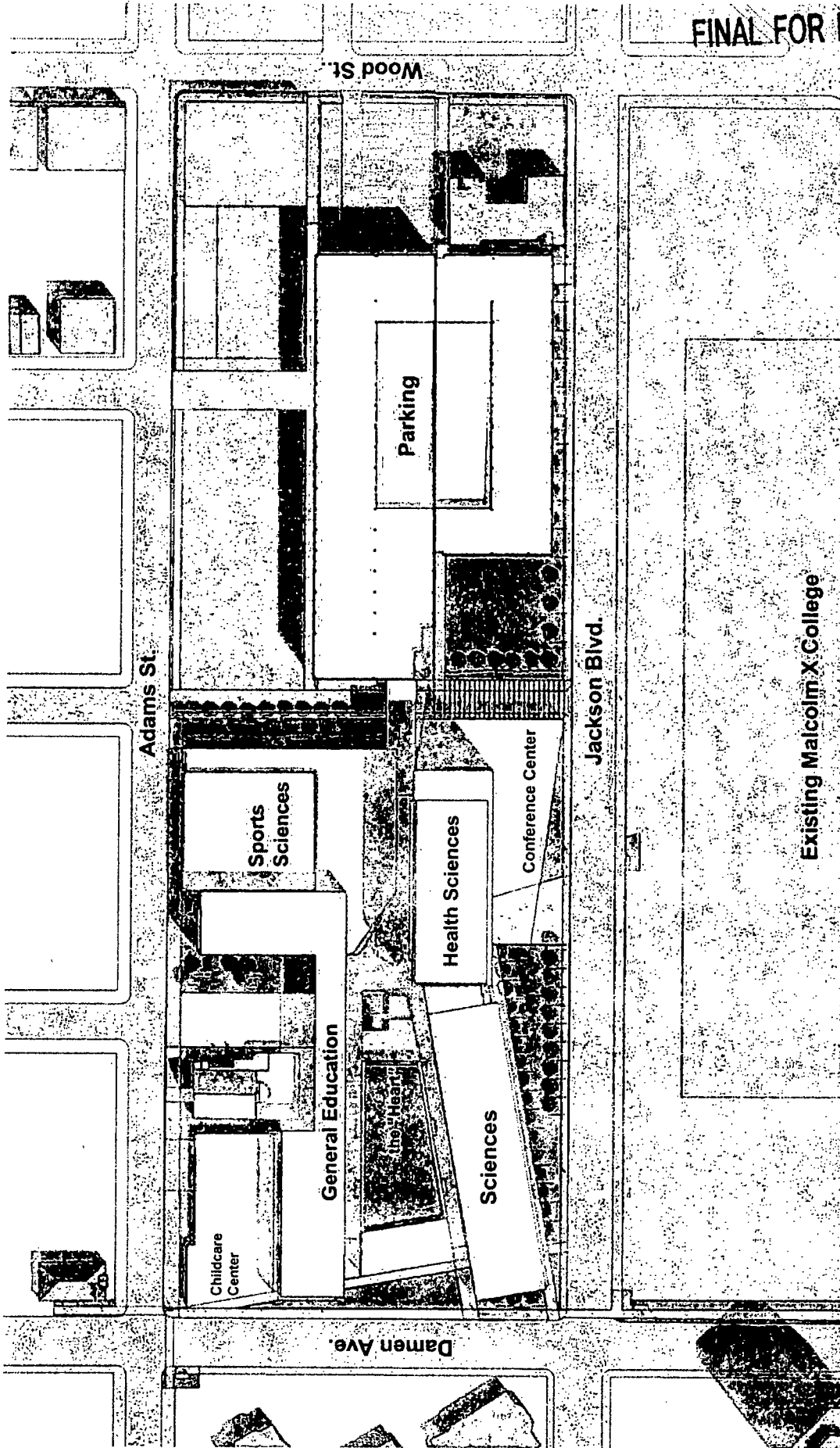
Overall Site Plan - Garage

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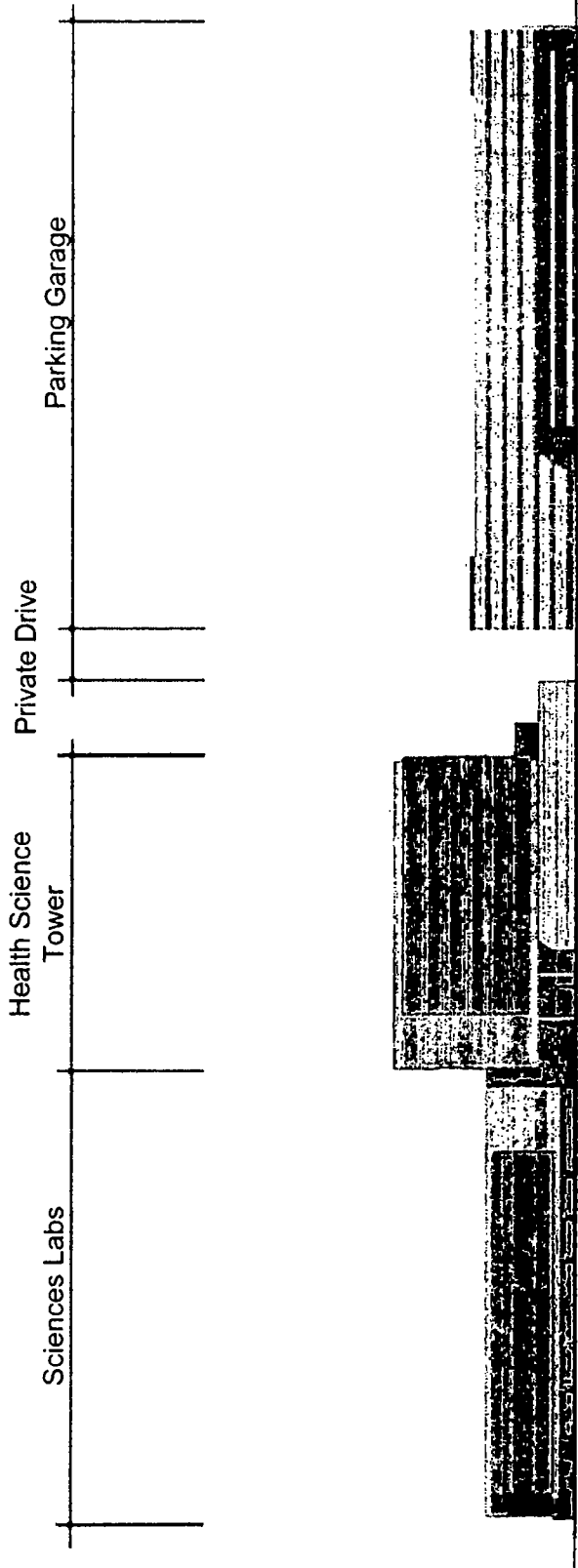
Conceptual Site Plan



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The New Malcolm X College Campus
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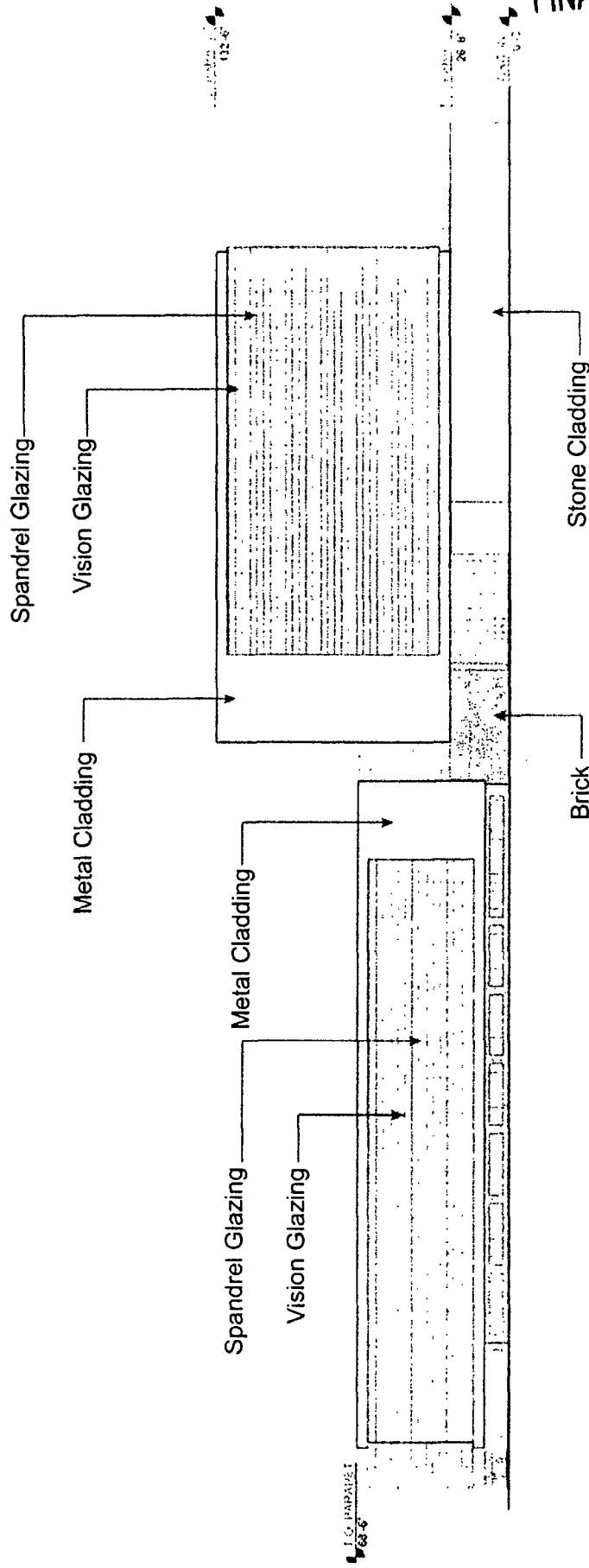
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Overall Jackson Blvd. Elevation

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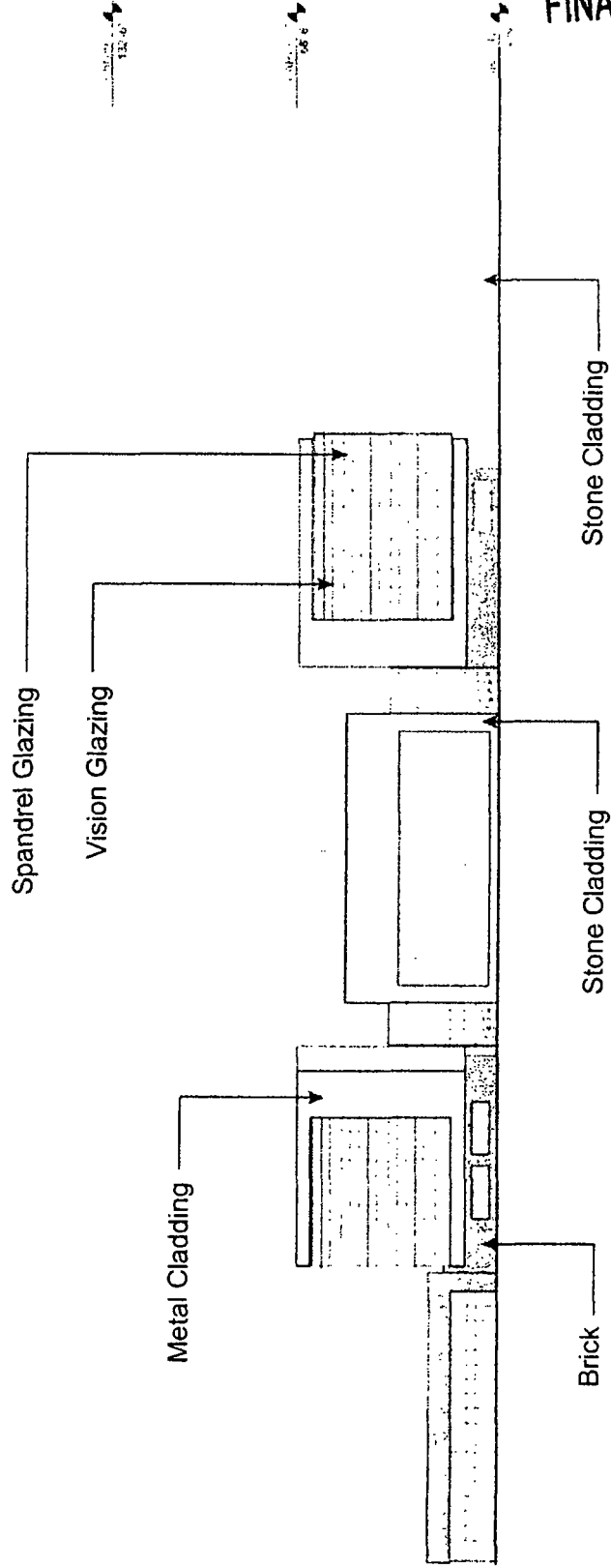


Jackson Blvd. Elevation

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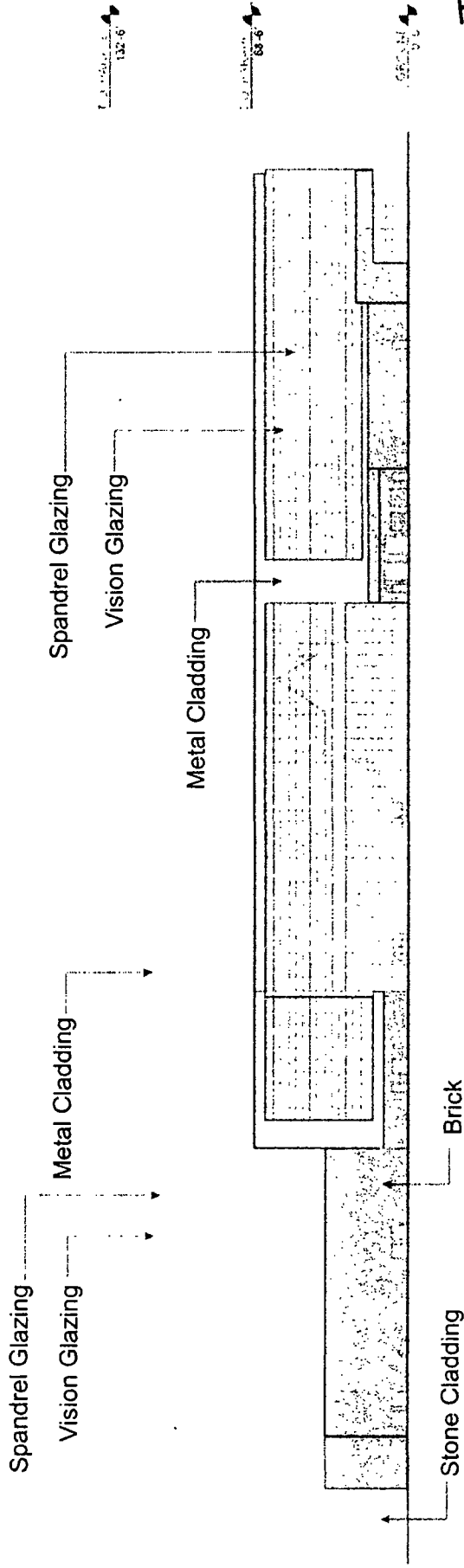
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Damen Ave. Elevation

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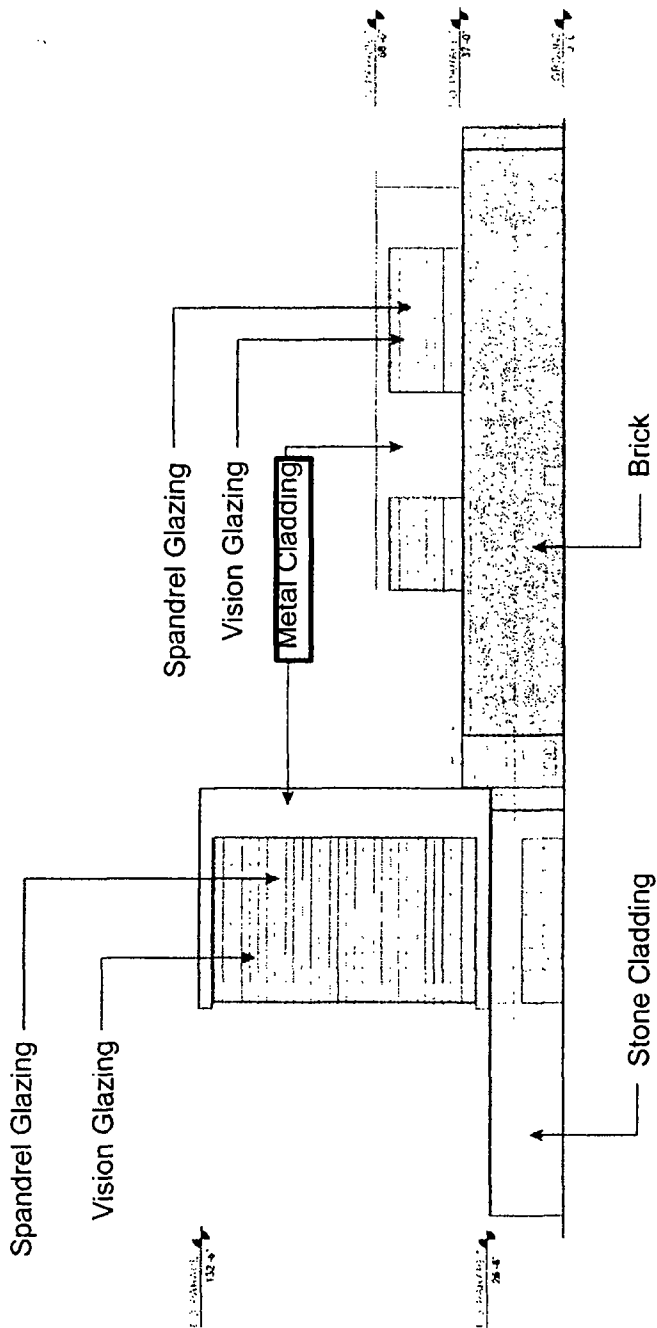


Adams St. Elevation

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Private Drive Elevation

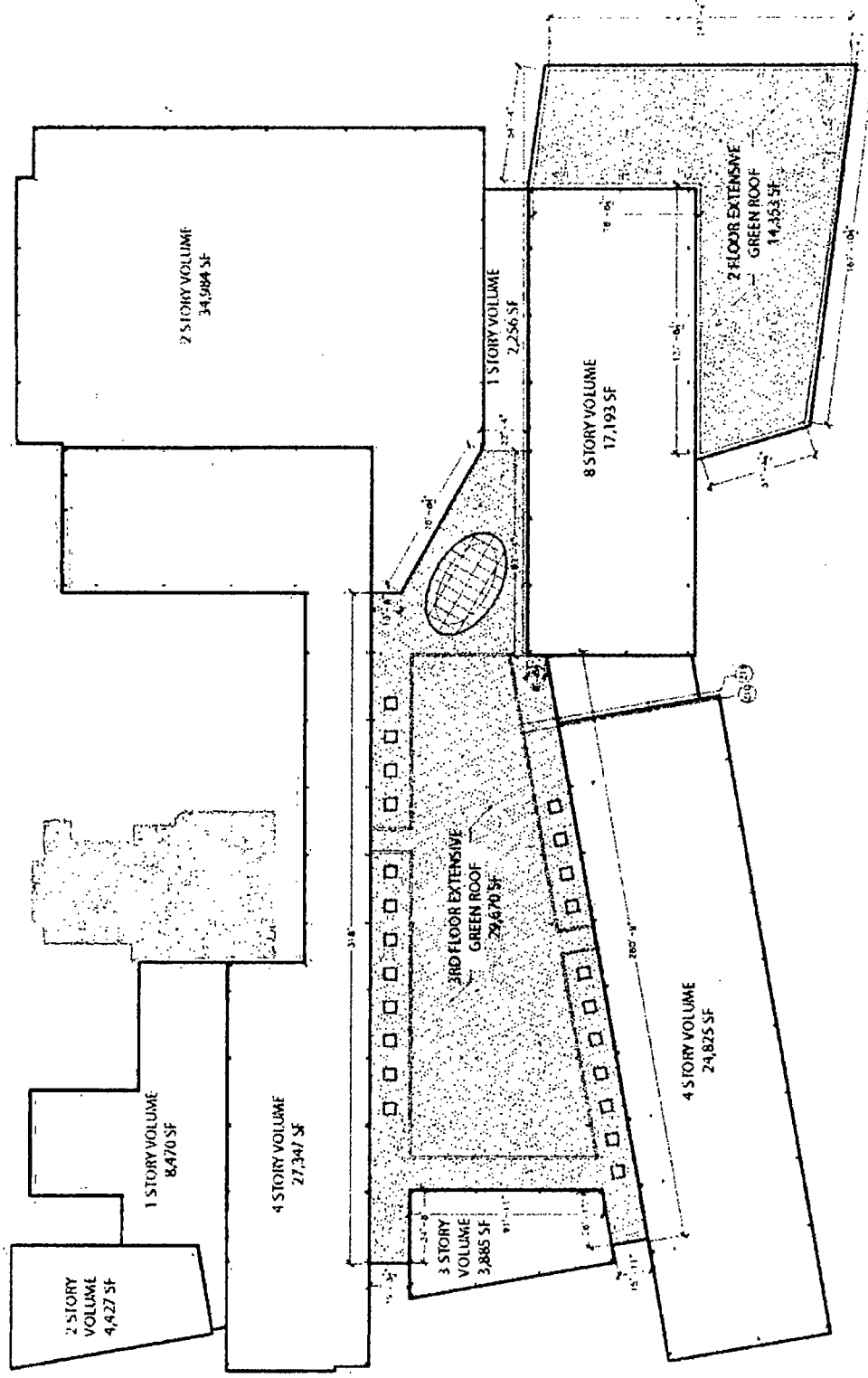
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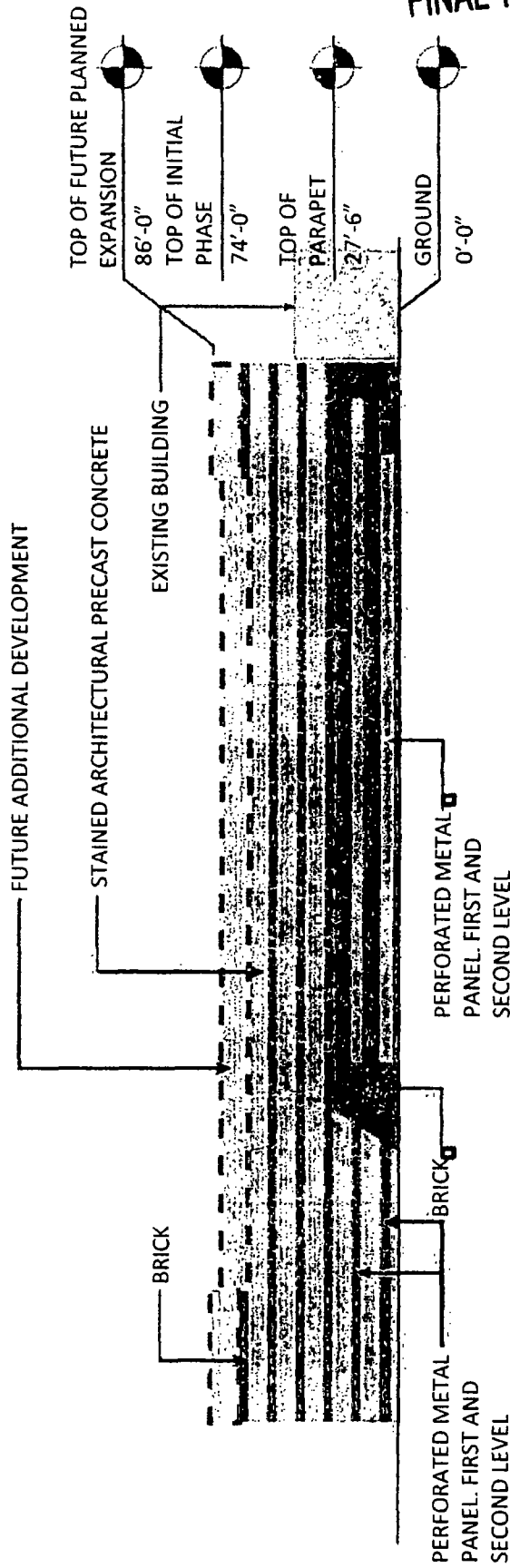


Total Roof Area 167,410 sf
 Total Green Roof 44,023 sf (26.3%)

Green Roof Plan
 The New Malcolm X College Campus
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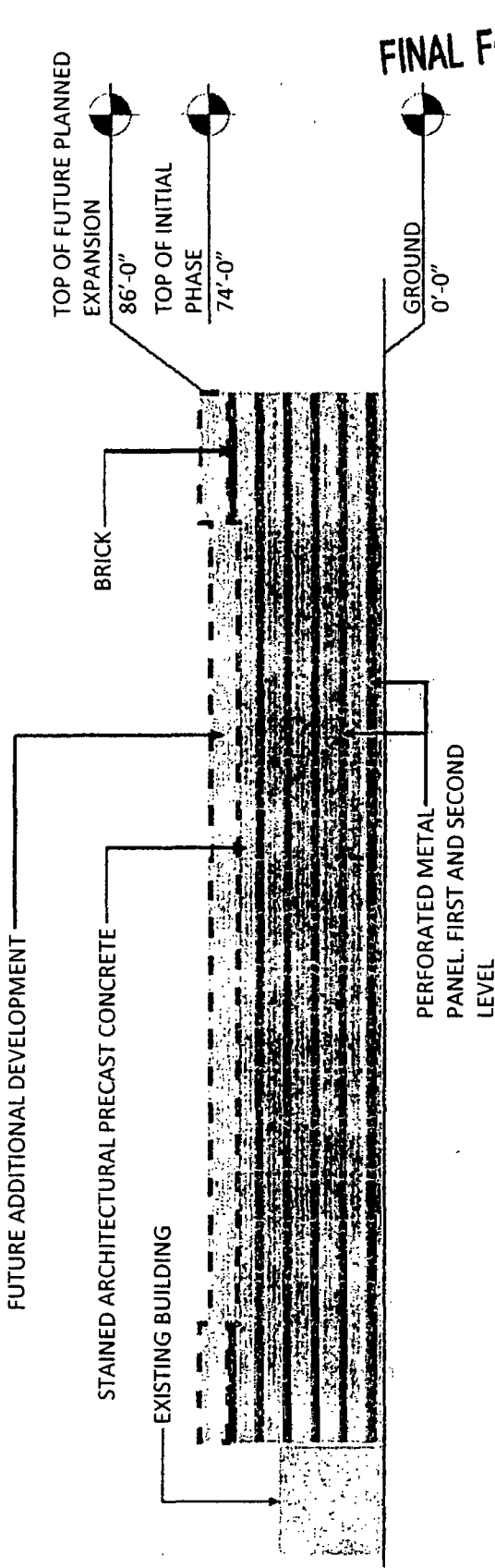
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Jackson Blvd. Garage Elevation

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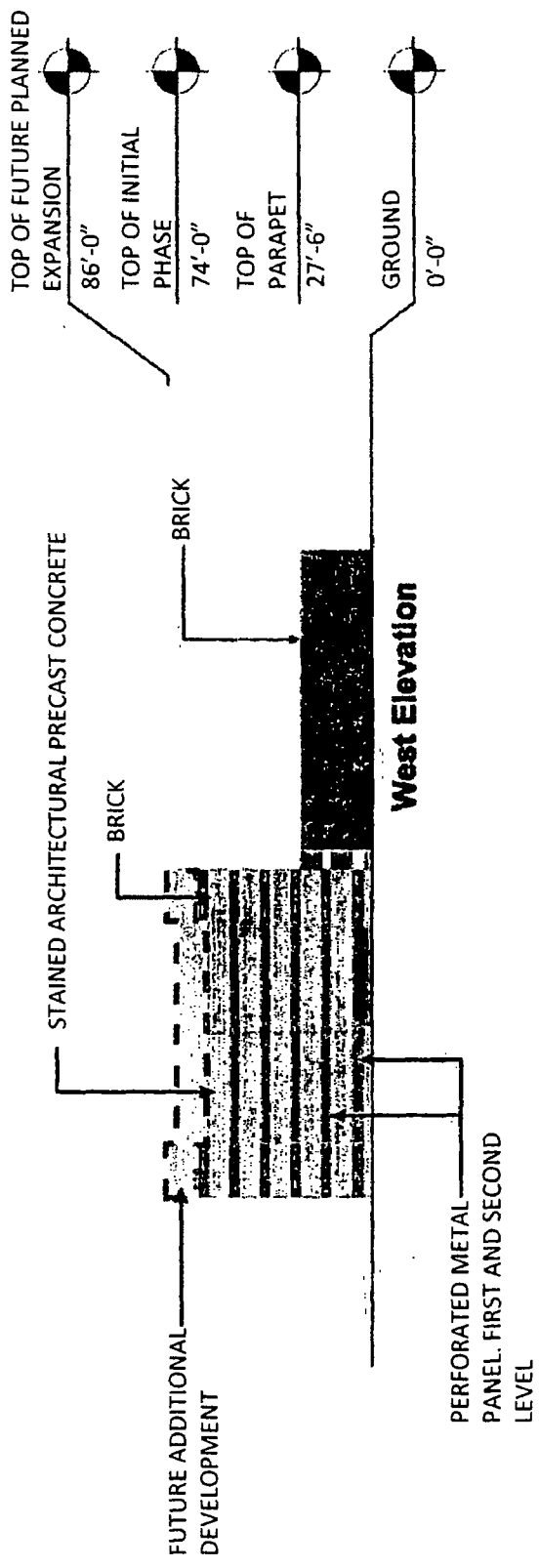


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Adams St. Garage Elevation
 The New Malcolm X College Campus
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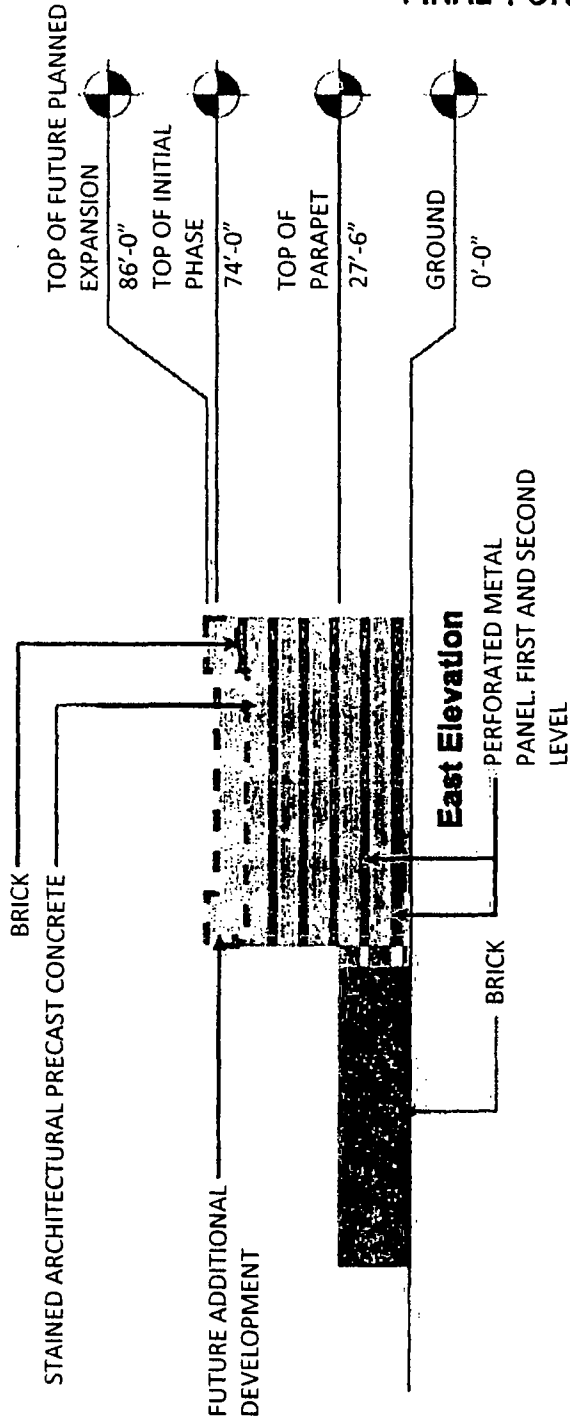
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Parking Garage Elevation
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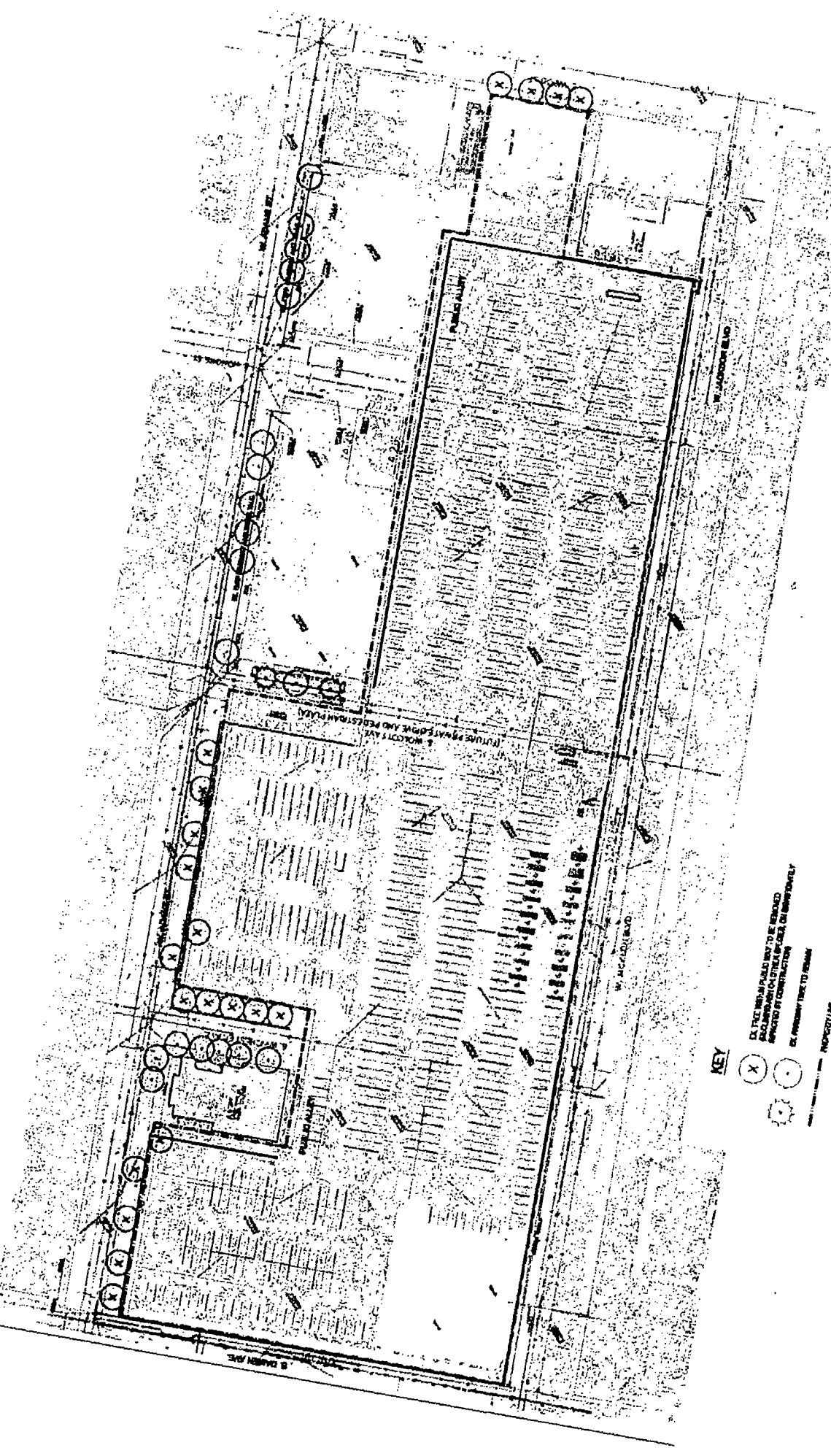


City Colleges of Chicago
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Parking Garage Elevation
The New Malcolm X College Campus
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Tree Protection and Removal Plan
The New Malcolm X College Campus
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KEY

- (X) EXISTING TREES TO BE REMOVED AND REPLACED WITH STRAIGHT TRUNKED TREES OF SIMILAR SIZE
- (O) EXISTING TREES TO REMAIN
- PROPERTY LINE
- TREE PROTECTION PERIMETER
- EXISTING TREES TO BE REMOVED AND REPLACED WITH STRAIGHT TRUNKED TREES OF SIMILAR SIZE

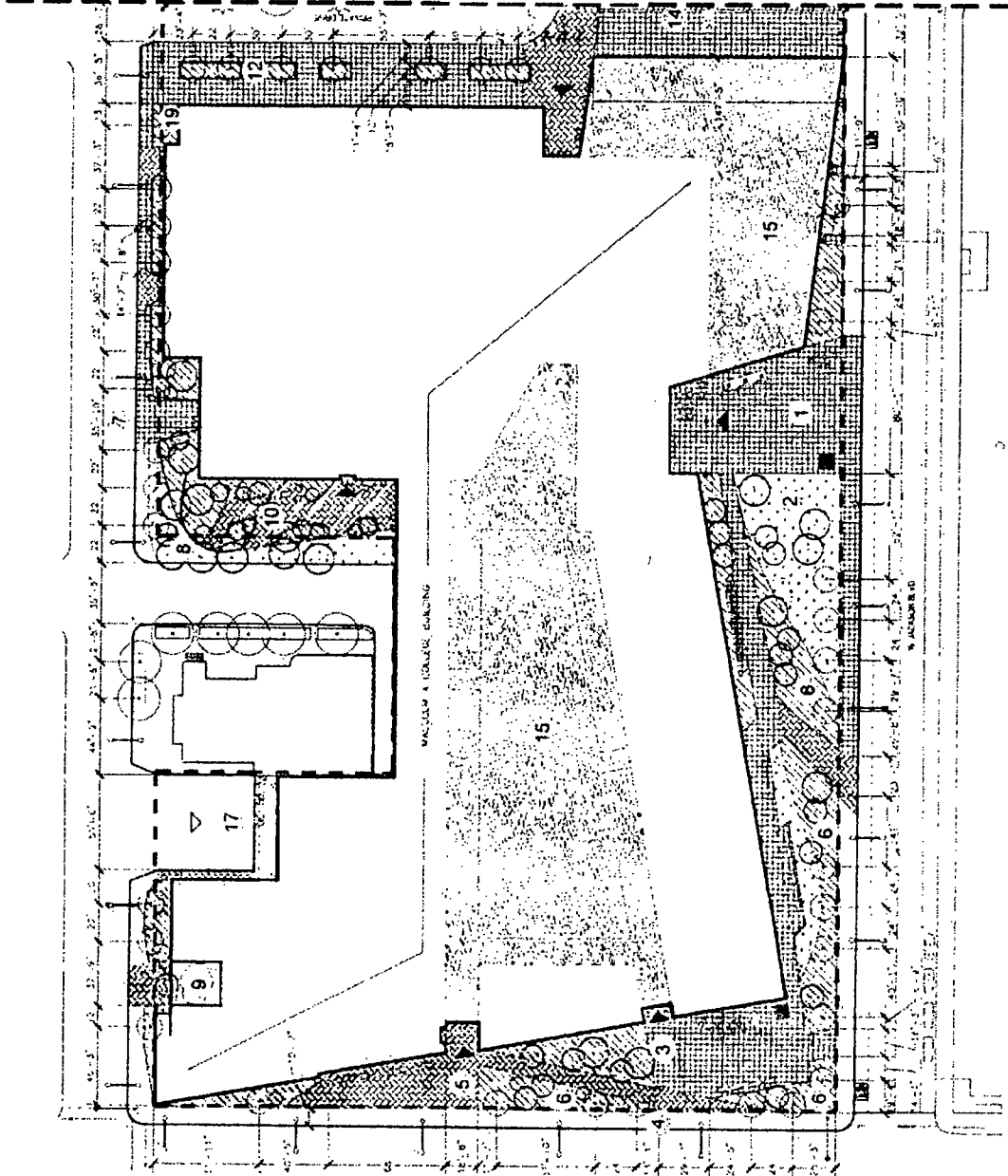
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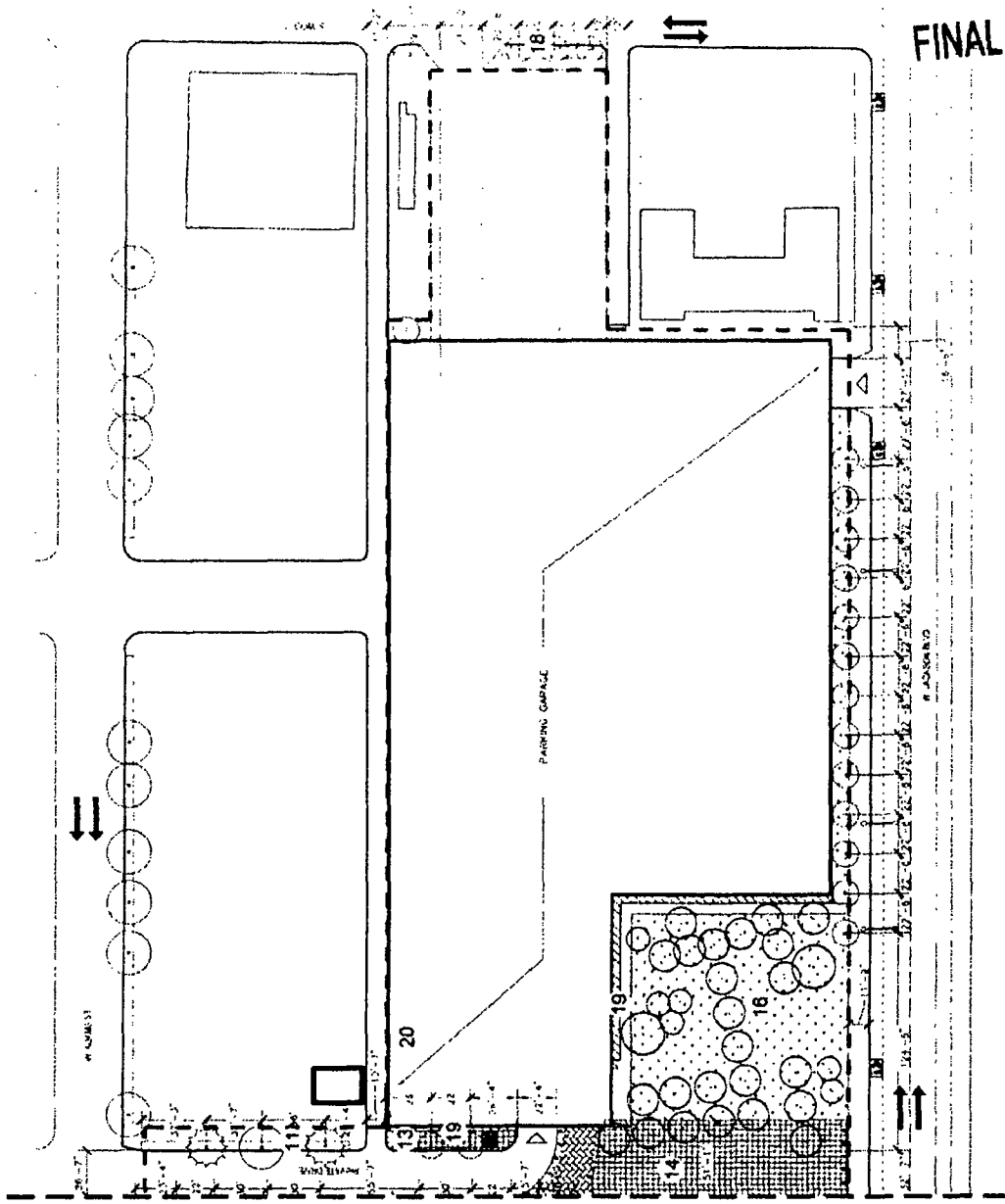


PLAN NOTES

1. PLANTING MATERIAL
2. IRONSTONE PAVING
3. GRANITE PAVING
4. GRANITE PAVING
5. GRANITE PAVING
6. GRANITE PAVING
7. GRANITE PAVING
8. GRANITE PAVING
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15. GRANITE PAVING
16. GRANITE PAVING
17. GRANITE PAVING
18. GRANITE PAVING
19. GRANITE PAVING
20. GRANITE PAVING

Landscape Site Plan

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PLAN NOTES

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Landscape Site Plan

The New Malcolm X College Campus
JACOBS CANNONDESIGN

Applicant: City Colleges of Chicago
 Address: 1901-1933 W. Adams St., 1941-1959 W. Adams St., 201-249 S. Damen Ave., 1800-1806 W. Jackson Blvd., 1814-1960 W. Jackson Blvd. 216-250 S. Wood St., 208-212 S. Honore St.
 Introduced: December 12, 2012
 Plan Commission: May 16, 2013



CITY COUNCIL
CITY OF CHICAGO

**COMMITTEE ON ZONING,
LANDMARKS AND
BUILDING STANDARDS**

CITY HALL, ROOM 304
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602

JUNE 5, 2013

**REPORT OF THE COMMITTEE ON ZONING, LANDMARKS, AND
BUILDING STANDARDS**

**PRESENTING A SERIES OF REPORTS FOR YOUR
COMMITTEE ON ZONING, LANDMARKS AND BUILDING
STANDARDS WHICH HELD A MEETING ON JUNE 3, 2013.**

**THE FOLLOWING ORDINANCE'S WERE PASSED BY A
MAJORITY OF THE MEMBERS PRESENT.**

**PAGE ONE CONTAINS TWO ZONING MAP AMENDMENTS.
PAGE TWO CONTAINS ONE ZONING MAP AMENDMENT.**

**PAGE TWO CONTAINS ONE ORDINANCE FOR AN OFF
PREMISE ADVERTISING SIGN WHICH FAILED TO MEET THE
COMMITTEE'S APPROVAL, AND WAS VOTED ON WITH A "DO
NOT PASS" RECOMMENDATION**

**PAGE TWO ALSO CONTAINS AN ORDINANCE FOR A BUSINESS
ID SIGN.**

**I HEREBY MOVE PASSAGE OF THIS ITEM BY THE LAST
MOST FAVORABLE VOTE OF THE FINANCE COMMITTEE
REPORT AND THE ASSOCIATED MOTION TO RECONSIDER.**

Respectfully submitted,

Daniel S. Solis
Alderman, 25th Ward