Legislation Details (With Text)

File #:	SO2019-7969		
Type:	Ordinance	**Status:**	Passed
File created:	10/16/2019	**In control:**	City Council
		Final action:	5/20/2020
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		
Sponsors:	Misc. Transmittal		
Indexes:	Map No. 9-I		
Attachments:	1. O2019-7969.pdf, 2. SO2019-7969.pdf		

Date	Ver.	Action By	Action	Result
5/20/2020		City Council	Passed as Substitute	Pass
5/19/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/16/2019	1	City Council	Referred	

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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 9-1 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 Cl-1 Neighborhood Commercial District.

SECTION 2: That the Chicago Zoning Ordinance be amended by changing all ofthe Cl-1 Neighborhood Commercial District and Institutional Planned Development Number 1184 symbols and indications as shown on Map Number 9-1 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 ninning 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 ofthe 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

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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 ofthe 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 ofthe Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction

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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: Pel'aul College I'rcp l-'oundalion
Address- 3246-3360 N Campbell Avenue / 2500-2546 W Melrose Slreel /
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Plan Commission: VIav >S. 2020

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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 ofthe 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 Cl-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 ofthe Planned Development.

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7. For puiposes 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.

S. The maximum permitted Floor Area Ratio ("FAR") for the Properly 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 feel.

Applicant: DePaul College Prop Foundation
Addiess: 3246-3360 IS C ampbell Avenue 2500-2546 W Melrose Street 3257-3420 N. Rockwell Street
Introduced: October 16. 2019
Plan Commission: May S. 2020

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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 ofthe 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 cily approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WF3E 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

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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 ofthe Applicant's submission for Part II permit review

Applicant:
Address'
Introduced:
DePaul College Prep Foundation
3246-3360 N. Campbell Avenue / 2500-2546 W Melrose Street / 3237-3429 N. Rockwell Street October 16. 2019

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lor 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 Cl-1 Neighborhood Commercial District zoning classifications.

Applicant. DePaul College Prep Foundation
Address: 3246-3360 N. Campbell Avenue , 2500-2546 W Melro.se <http://Melro.se> Street •' 3237-3429 N Rockwell Street
Introduced. October 16. 2019
Plan Commission. May X. 2020

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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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Applicant	DePaul College Prep I-'oundalion
Address	.3246-3360 N Campbell Avenue / 2500-2546 W Melrose Street / 3237-3429 N. Rockwell Street
Introduced	October 16. 2019
Plan Commission	May IS. 202(1

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EXISTING ZONING MAP

APPLICANT DEPAUL COLLEGE PREP FOUNDATION INIKODUCIION DA It OCIOBEP. 16 2019
ADDRESS 3246*3360 N Campbell Avenue / 2500-25--6 W Melrose Street / 3237-3-29 N Rockwell Street PLAN COMMISSION MAY 8 2020

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EBULLEY& IREWS

EXISTING LAND-USE MAP

APPLICANT DEPAUL COLLEGE PREP FOUNDATION' INTRODUCTION DATE OCTOBER 16 7019 I
ADDRESS 32-16-5360 N Canpooll Avenue / 250C-25--6 W Melrose S'.reei / 3237-3-52S N Rocteet Street PLAN COMMISSION MAYS 2020

©

NORTH

^ PD BOUNDARY & PROPERTY LINE

v APPLICANT DEPAUL COLLEGE PRE? FOUNDATION INTRODUCIION DATE OCTOBER 16 2019

ADDRESS 52-S-3360 N Cammc-li Aotuu / 2530-25-^6 vV M-l-uie S;:sal3237-3-I2S N R':okvvel Sl'Sel PIAN COMMISSION MAY 8 2020

BULLEY& ANDREWS

SITE & LANDSCAPE PLAN

Street/ 3237-3£2* N Rockwell Street

APPIICAMT DEPAUL COLLEGE PREP FOUNDATION ADDRESS 32*5-3360 N Campbell Avenue / 2500-2546 W \lel-osi <file:///lel-osi>

INTRODUCTION DATE OCTOBER 16 2019 PLAN COMMISSION MAY 8 2020

BULLEY& ANDREWS

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INTERIM PARKING PLAN

APPIICANT rXPAUL COLLEGE PREP FOUNDATION INTRODUCTION DATE OCTOBER 16 2019

ADDRESS 32-16-3360 N Campbell Avenue / 2500-2546 W Melrose Street / 3237-3429 N Rockwell Street PLAN COMMISSION MAY 8. 2020

■ UNDISTURBED SUBGRADE

■ TREE ROOT BALL . TOP OF ROOTBALL MUST BE SET 2-3" ABOVE FINISHED GRADE

. SET ROOT BALL ON 9" OF COMPACTED AMENDED PLANTING SOIL {DENSE HATCH)

SHADE/ORNAMENTAL TREE PLANTING DETAIL

4" SQUARE END POST

8' - 1-1/2" CENTER TO CENTER

2 i" SQUARE ■ INTERMEDIATE POST

■ xi" x$' STEEL CHANNEL, TOP, MIDDLE AND BOTTOM RAIL

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4-1/2" O C , TYP

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LL <

ORNAMENTAL FENCE - TYPICAL PANEL

GATE WIDTH AS INDICATED ON PLANS

y_2" X y_{is}- STEEL DIAGONAL BRACE " WELD TO INSIDE FACE OF GATE

GATE FRAME, RECTANGULAR -| TUBE STEEL, FULLY WELDED, SIZE TO MATCH RAILINGS

- GATE LATCH
- GATE DROP BAR, INSTALL ON INSIDE OF GATE

STEEL PICKETS, SIZE TO MATCH FENCING

■ GAT E H
INGES 180" SWING. (TYP

NOTE
INSTALLATION TO BE DETERMINED

■ J . J'. 12" ROUND GALVANIZED STEEL
12" . TUBE CAST INTO CONCRETE

^ORNAMENTAL GATE - DOUBLE LEAF

\^£ySCALE NIS

BULLET & ANDREWS

LANDSCAPE DETAILS

APPLICANT DEPAUL COLI EGE PREP FOUNDAIION INTRODUCTION DATE OCTOBER 16. 2019

ADDRESS 32-15-3360 N Camu!)ell Avenue / 2500-254$ W Melrose Slreel / 3237-342S N Rockiveli Streel PLAN COMMISSION MAY 8 2020

Vehicular Use Area Calculation

] Trees required

Parkway Trees Required:

Existing Parkway Trees Proposed Parkway Trees

TOTAL PARKWAY TREES PROVIDED: | 0 "|Trees provided

Afofe 'Per Chicago Landscape Ordinance- Where parkway is less than 9 FT wde no street tree is required

Perimeter Trees required: | I

14 0

far: 1 tree per 25 LF of perimeter landscape area)

Existing Perimeter Trees Proposed Perimeter Trees

TOTAL PERIMETER TREES PROVIDED:

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Proposed Vehicular Use Area:

Internal Landscape Required (10%):

TOTAL INTERNAL LANDSCAPE AREA PROVIDED:

Internal Trees required as part of internal landscape area (at 1 tree per 125 SF of req internal landscape area)

Existing Internal Trees Proposed Internal Trees

TOTAL INTERNAL TREES PROVIDED:

166,097 SF

SF required
16,610

| 17,689 |SF

| 133 | Trees required

55

| 141 |Trees provided

Plant Palette

DePaul College Prep High School - Chicago, IL

Key .Botanical name

CAC_
PLA
QUB"
SHADE TREES
Carpinus caroliniana
SYR TIA Z
;ulm
Platanus * acenfolia Quercus bicolor
QUM Quercus niacrocarpa
Syringa reticulata
Tilia amencana
Ulmus amencana
ORNAMENTAL TREES
AMC lAmelanchier canadensis 'Pnnce William"
AMG Amelanchier grandiftora 'Autum Bnlliance' CEC Cercis canadensis
MAR jMalus 'Red Jewel'

; DECIDUOUS SHRUBS
j.ARM lAronia melanocarpa
HAM Hamamelis vernalis
HYA IHydrangea arborescens Annabelle' RKO |Rosa 'Knockout'
SYP [Syringa patula 'Miss Kim'
vlD [Viburnum dentatum 'Blue Muffin'

Amencan Hornbeam
London Plane Tree
Swamp White Oak
Bur Oak
Japanese Lilac Tree
Amencan Linden
Amencan Elm

Prince William Shadblow Serviceberry
Autumn Bnlliance Apple Serviceberry
Eastern Redbud
Red Jewel Crabapple

Black Chokeberry
Vernal Witchhazel
Annabelle Hydrangea Knockout Rose
Miss Kim Dwarf Lilac
Blue Muffin Arrowwood Viburnum

B&B

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B&B

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Central Leader |
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ALP CVZ"
PERENNIALS
AAB ;Astible x Arendsii 'Bridal Veil'
:Alhum aflatunense 'Purple Sensation' :Coreopsis vertillata 'Zagreb'
ECM Echinacea purpurea 'Magnus'
HES Hemerocallis 'Steila dedro'
LIS ,Lmope spicata
NEF iNepeta faassenn "Waiker's Low"
RUH iRudbeckla'hirta
SEA IScdum 'Autumn jo/
SPH jSporobolus heterolepis

Astilbe
Purple Allium
Zagreb Coreopsis
Magnus Purple Coneflower
Yellow Day lily
Lilyturf
Walker's Low Catmint
Black-eyed Susan
Autumn Joy Stone Crop
Prairie Dropseed

#1 Cont_ '#i'Cont
#1 Cont_ ^Tcorit #1 Cont"'
3" Pot '"*M Corit "

#1 Cont_ ' #i"Cont~

18" OC
18" O C

18'19_£_ "IZJD C "12" 6"c"
18" OC
18" OC ' 12" o"c'

ORNAMENTAL GRASSES
MIS Miscanthus sinensis 'Purpurescens' CAA ICalamagrostis acutiflora 'Karl Foerster' PEN jPennisetuin alopecuroides 'Hameln' SPH VSporobokis heterolepis

#1 Cont
#1 Cont 'WCorrV' "m Con'f"

24" O C
24" O C 24" 0"C '

GROUNDCOVER AND VINES
AJR ;Ajuga lepttins
EUF ;F.uonymcus fortunei 'Coloratus' LIS :Linope spicata
PAT :Pachysandra terminalis 'Green Carpet'

; Bugleweed
; Purpleleaf Wintercreeper

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Icreepmg Lilyturf [Green Carpet Japanese Spurge

4" pots 4" pots
4" pots 4" pots

12" O C 12" O C i2" 0 c"
"Trd'c'

BULLEY& i ANDREWS i

LANDSCAPE DETAILS

APPLICANT DEPAUL COLLEGE PREP FOUNOAtION INIRODUCTION DATE OCTOBER 16 2019
ADDRESS 3246-3360 N Campbell Avenue / 2500-2546 W Melrose Street.' 3237-3429 N Rockiveli Slreel PI AN COMMISSION MAY 8, 2020

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ALUMINUM FRAMED RIBBON WINDOWS CURTAIN WALL SYSTEM -x
INSULATED METAL PANEL ,- MECHANICAL SCREEN

ROOF
30'-0"

-IXZE

■J=I LEVEL 02 rtm
15'-0"
-M LEVEL 01 r\
O'-O"
^- GLAZING PUNCHED OPENING ALUMINUM FRAMED DOUBLE GLASS DOORS TYP.

EXISTING BUILDING (1)-NORTH

\ INSULATED METAL PANEL WING WALL

GLAZING PUNCHED OPENING

ALUMINUM FRAMED DOUBLE GLASS DOORS TYP.
CURTAIN WALL SYSTEM
ROOF
30'-0" LEVEL 02
15'-0 LEVEL

EXISTING BUILDING (1) - SOUTH

MECHANICAL SCREEN

INSULATED METAL PANEL

ALUMINUM FRAMED RIBBON

WINDOWS

ROOF 3O'-0" V LEVEL 02 /m\ 15'-0" V LEVEL 01 r\\ 0^<"

EXISTING BUILDING (1)-EAST

MECHANICAL SCREEN ALUMINUM FRAMED RIBBON WINDOWS
ALUMINUM FRAMED DOUBLE GLASS DOORS TYP

CURTAIN WALL SYSTEM INSULATED METAL PANEL

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ROOF 30'-0" LEVEL 02
15'-0" LEVEL 01 rw 0'-"0TrV"

EXISTING BUILDING (1)-WEST

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EXISTING BUILDING (1) ELEVATIONS

APPLICANT DEPAUL COLLEGE PREP FOUNDATION INTRODUCTION DATE OCTOBER 16 2015
ADDRESS 3246-3360 N Campbell Avenue / 2500-2546 VV Meiiose Sl'eet.' 3237-3429 N Roc'-.ivel; Street PLAN COMMISSION MAY 8. 2020 •

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MECHANICAL SCREEN-ALUMINUM CLAD
RIBBON WINDOWS

EXISTING BUILDING (2) - NORTH

MECHANICAL SCREEN INSULATED METAL PANEL

_ ALUMINUM CLAD RIBBON WINDOWS

ROOF
30'-0"
LEVEL 02 r
15'-0"
15'-0" LEVEL 01
O'-O"

MECHANICAL SCREEN INSULATED
METAL PANEL

EXISTING BUILDING (2)-EAST

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MECHANICAL SCREEN

CONNECTION TO _ ADJACENT BUILDING

EXISTING BUILDING (2)-WEST
ROOF

30'-0" \-

LEVEL 02 - -j5._0"
LEVEL01 O'-O"
/ ALUMINUM CLAD RIBBON WINDOWS
INSULATED METAL PANEL

BULLEYS I ANDREWS!

EXISTING BUILDING (2) ELEVATIONS

Melrose Streol > K37-342S N R**«s* I 3:

APPLICANT OEPAUL COLLEGE PREP FOUNDATION ADDRESS :C-JG-33f;Ci N Coni|;|jell A-.-unue / 2530-?G"-6 v

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Application #20228

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

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

From: ^^^(^C'.
Maurice D. Cox Chicago Plan Commission

Date: May 8, 2020

Re: Proposed Planned Development (Application #20228)

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
DEPAULCOLLEGE PREP
3246-3360 N. Campbell Avenue / 2500-2546 VV. Melrose Street / 3237-3429 N. Rockwell Street

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602

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