

#20228
INTRO DATE
OCT 16, 2019

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
3246-3360 N. Campbell Ave. / 2500-2546 W. Melrose St. / 3237-3429 N. Rockwell St., Chicago,
IL 60630

2. Ward Number that property is located in: 47th Ward

3. APPLICANT DePaul College Prep Foundation

ADDRESS 3633 N. California Avenue

CITY Chicago STATE IL ZIP CODE 60618

PHONE (773) 539-3600 EMAIL mdempsey@depaulprep.com

CONTACT PERSON Mary Dempsey

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

OWNER Same as above.

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

PHONE _____ EMAIL _____ CONTACT PERSON _____

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

ATTORNEY Richard Klawiter / Liz Butler - DLA Piper LLP (US)

ADDRESS 444 West Lake Street, Ste. 900 CITY Chicago

PHONE 312-368-7243 /4092 FAX 312-236-7516

6. If the applicant is a corporation please provide the names of all shareholders as disclosed on the Economic Disclosure Statements:
See Economic Disclosure Statements filed with this Application.
7. On what date did the owner acquire legal title to the subject property? July 2019
8. Has the present owner previously rezoned this property? If yes, when? No.
9. Present Zoning District Institutional Planned Development No. 1184 and RS-2 Residential Single Unit District
Proposed Zoning District C1-1 and then to Institutional Planned Development No. 1184, as amended
10. Lot size in square feet (or dimensions) +/- 668,117 sf
11. Current Use of the Property Educational/institutional
12. Reason for rezoning the property Mandatory amendment to existing Planned Development to allow for changes in the boundaries of subareas and the addition of property to the Planned Development.
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 seeks an amendment to the PD to allow the consolidation of Sub Areas A and B and to add new property to the PD in order to facilitate the phased development of new campus facilities, including an athletic turf field, gymnasium, and performing arts annex all to serve the school use. The proposed development will contain 0 dwelling units, a minimum of 407 vehicular parking spaces, and a maximum building height of 42'.
14. The Affordable Requirements Ordinance (ARO) that 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, increases 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

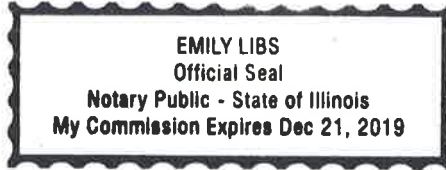
Mary A. Dempsey, President of **DEPAUL COLLEGE PREP FOUNDATION**, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

DEPAUL COLLEGE PREP FOUNDATION

Print Name: MARY A. DEMPSEY
Title: PRESIDENT

Subscribed and Sworn to before me this
3 day of October, 2019.

Emily Libs
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

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 and due publication.

NATIONAL SURVEY SERVICE, INC.

ALTA/NSPS LAND TITLE SURVEY
Plat of Survey

Davy UNIVERSITY
 KNOWN AS: 3300 N. CAMPBELL AVE., CHICAGO, ILLINOIS
 SURVEY FOR: DePaul College Prep

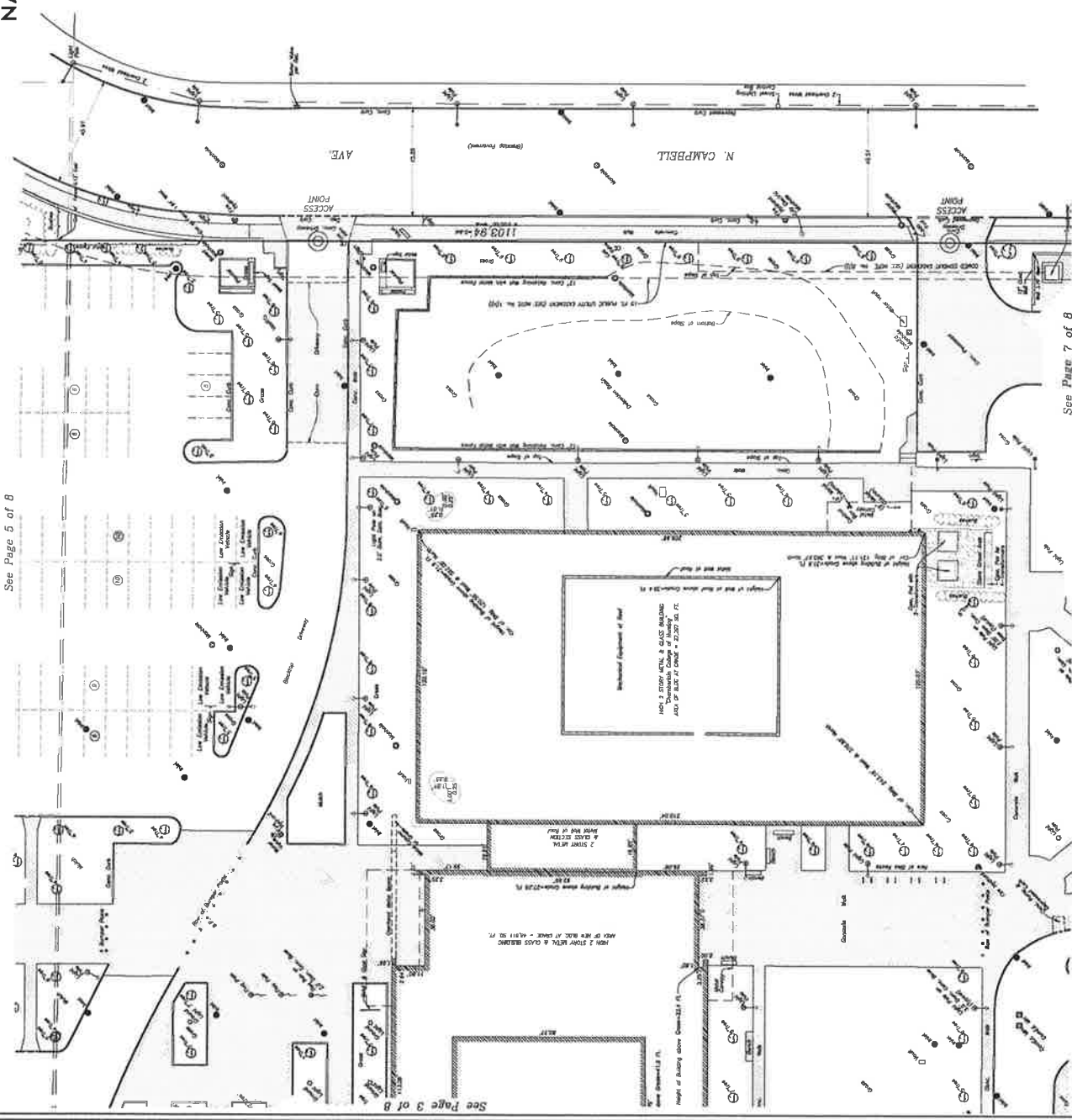
SURVEY NO. N128283 STAGE 1, TOPOSURVEY
 N128283 STAGE 1, TOPOSURVEY
 N128283 STAGE 1, TOPOSURVEY
 N128283 STAGE 1, TOPOSURVEY

DATE: DEC. 1, 2010
 DEC. 29, 2010
 DEC. 29, 2011
 DEC. 29, 2011
 JAN. 11, 2010



See Page 5 of 8

See Page 3 of 8



- LEGEND:**
- A = AS BOUNDARY
 - CL = CONCRETE CURB
 - B = BOUNDARY
 - C = CURB
 - D = DRIVEWAY
 - E = EXISTING CONCRETE
 - F = EXISTING ASPHALT
 - G = EXISTING GRAVEL
 - H = EXISTING GRAVEL DRIVEWAY
 - I = EXISTING GRAVEL DRIVEWAY
 - J = EXISTING GRAVEL DRIVEWAY
 - K = EXISTING GRAVEL DRIVEWAY
 - L = EXISTING GRAVEL DRIVEWAY
 - M = EXISTING GRAVEL DRIVEWAY
 - N = EXISTING GRAVEL DRIVEWAY
 - O = EXISTING GRAVEL DRIVEWAY
 - P = EXISTING GRAVEL DRIVEWAY
 - Q = EXISTING GRAVEL DRIVEWAY
 - R = EXISTING GRAVEL DRIVEWAY
 - S = EXISTING GRAVEL DRIVEWAY
 - T = EXISTING GRAVEL DRIVEWAY
 - U = EXISTING GRAVEL DRIVEWAY
 - V = EXISTING GRAVEL DRIVEWAY
 - W = EXISTING GRAVEL DRIVEWAY
 - X = EXISTING GRAVEL DRIVEWAY
 - Y = EXISTING GRAVEL DRIVEWAY
 - Z = EXISTING GRAVEL DRIVEWAY



IMPORTANT

ALL INFORMATION SHOWN ON THIS SURVEY IS BASED ON THE RECORDS OF THE NATIONAL SURVEY SERVICE, INC. AND THE FIELD SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE NATIONAL SURVEY SERVICE, INC. AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE NATIONAL SURVEY SERVICE, INC. AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS.

N128283 SURVEY
 N128283 STAGE 1, TOPOSURVEY
 N128283 STAGE 1, TOPOSURVEY
 N128283 STAGE 1, TOPOSURVEY

JAN. 11, 2010
 DEC. 29, 2011
 DEC. 29, 2011
 DEC. 29, 2011

NATIONAL SURVEY SERVICE, INC.
 PROFESSIONAL SURVEYORS AND ENGINEERS
 1111 N. LAKE STREET, SUITE 1000
 CHICAGO, ILLINOIS 60610
 TEL: 312-428-8448 FAX: 312-428-8449

NATIONAL SURVEY SERVICE, INC.

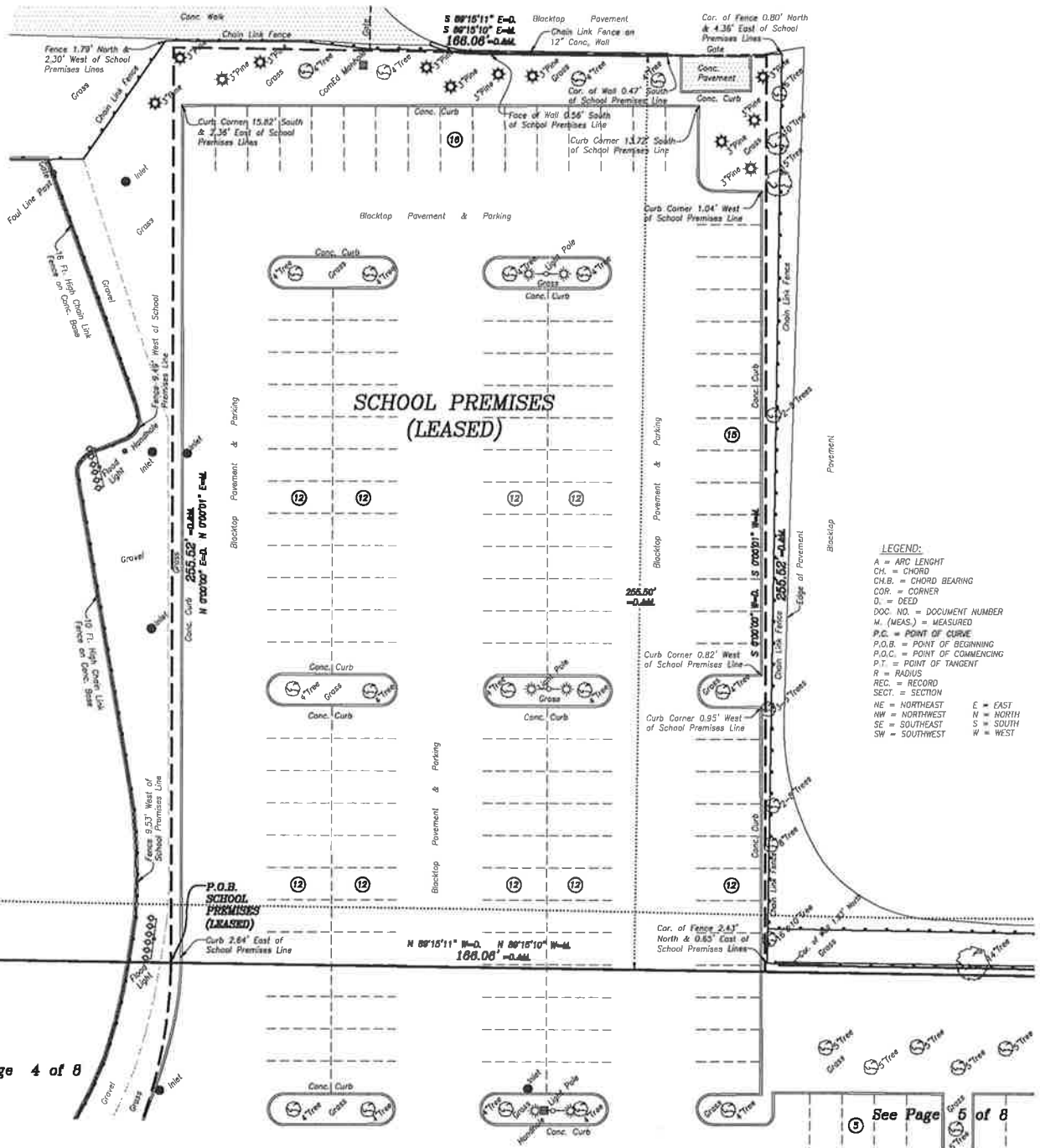
ALTA/NSPS LAND TITLE SURVEY

Plat of Survey

DeVry UNIVERSITY

KNOWN AS: 3300 N. CAMPBELL AVE., CHICAGO, ILLINOIS.
SURVEY FOR: DePaul College Prep

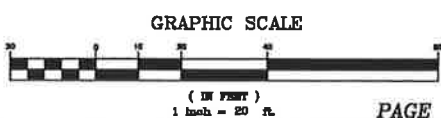
SURVEY NO. N-128431 STAKE & TOPOGRAPHY DATE: DEC. 1, 2010
ADDED UTILITIES DEC. 29, 2010
N128527 LOCATION MAR. 28, 2011
N128791 LOCATION DEC. 29, 2011
N129248 SURVEY & TOPO OCT. 16, 2013
N130386 SURVEY JAN. 11, 2019



LEGEND:
A = ARC LENGTH
CH. = CHORD
CH.B. = CHORD BEARING
COR. = CORNER
D. = DEED
DOC. NO. = DOCUMENT NUMBER
M. (MEAS.) = MEASURED
P.C. = POINT OF CURVE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
P.T. = POINT OF TANGENT
R = RADIUS
REC. = RECORD
SECT. = SECTION
NE = NORTHEAST E = EAST
NW = NORTHWEST N = NORTH
SE = SOUTHEAST S = SOUTH
SW = SOUTHWEST W = WEST

Baseball Diamond (Artificial Turf)
See Page 4 of 8

IMPORTANT
NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF; THUS, 4.57 MEANS 4 FEET AND 57/100 FEET, OR IN FEET AND INCHES, THUS, 4'-8 1/2\"/>



N130386 SURVEY JAN. 11, 2019
N129248 SURVEY & TOPO OCT. 16, 2013
N128791 LOCATION DEC. 29, 2011
N128527 LOCATION MAR. 28, 2011
ADDED UTILITIES DEC. 29, 2010
SURVEY NO. N-128431 STAKE & TOPO DATE: DEC. 1, 2010

NATIONAL SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
30 S. MICHIGAN AVENUE, SUITE 200 CHICAGO, ILLINOIS 60603
TEL: 312-630-9480 FAX: 312-630-9484



DLA Piper LLP (US)
444 West Lake Street, Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Richard F. Klawiter
richard.klawiter@dlapiper.com
T 312.368.7243

October 7, 2019

The Honorable Tom Tunney, Chairman
City of Chicago Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

**Re: Application for Residential-Business Planned Development
3246-3360 N. Campbell / 2500-2546 W. Melrose / 3237-3429 N. Rockwell**

Dear Chairman Tunney:

The undersigned, Richard F. Klawiter, an attorney with the law firm of DLA Piper LLP (US), which firm represents DePaul College Prep Foundation, the applicant for a proposal to rezone the subject property from the RS-2 Residential Single Unit District to C1-1 Neighborhood Commercial District, and then to the Institutional Planned Development No. 1184, as amended, certifies that he 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 of each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways. 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; a statement that the applicant intends to file the application for a change in zoning on approximately October 7, 2019; and a source for additional information on the application.

The undersigned certifies that he 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.

Very truly yours,

DLA Piper LLP (US)

Richard F. Klawiter

Subscribed and sworn to before me
This 7th day of October, 2019.

Notary Public





DLA Piper LLP (US)
444 W. Lake Street Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Richard F. Klawiter
richard.klawiter@us.dlapiper.com
T 312.368.7243

October 7, 2019

FIRST CLASS MAIL

Dear Sir or Madam:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about October 7, 2019, the undersigned, on behalf of DePaul College Prep Foundation. (the "Applicant"), intends to file an application to rezone the portion of the property located at 3246-3360 N. Campbell Avenue / 2500-2546 W. Melrose Street / 3237-3429 N. Rockwell Street Chicago, Illinois (the "Property") currently zoned RS-2 Residential Single Unit District to C1-1 Neighborhood Commercial District, and then to the Institutional Planned Development No. 1184, as amended. A map of the Property is printed on the reverse side of this letter.

The Property is currently utilized for education and institutional uses. The Applicant seeks an amendment to the PD to allow the consolidation of Sub Areas A and B and to add new property to the PD in order to facilitate the phased development of new campus facilities, including an athletic turf field, gymnasium, performing arts annex, and surface parking all to serve the school use.

Please note that the Applicant is not seeking to rezone or purchase your property. You are receiving this notice as required by the Chicago Municipal Code because the assessor's tax records indicate that you own property within 250 feet of the Property.

I am an authorized representative of the Applicant and my address is 444 W. Lake Street, Suite 900, Chicago, IL 60606. The Applicant is the owner of the property and its address is 3633 N. California Avenue, Chicago, IL 60618.

Please contact me at 312-368-7243 with questions or to obtain additional information.

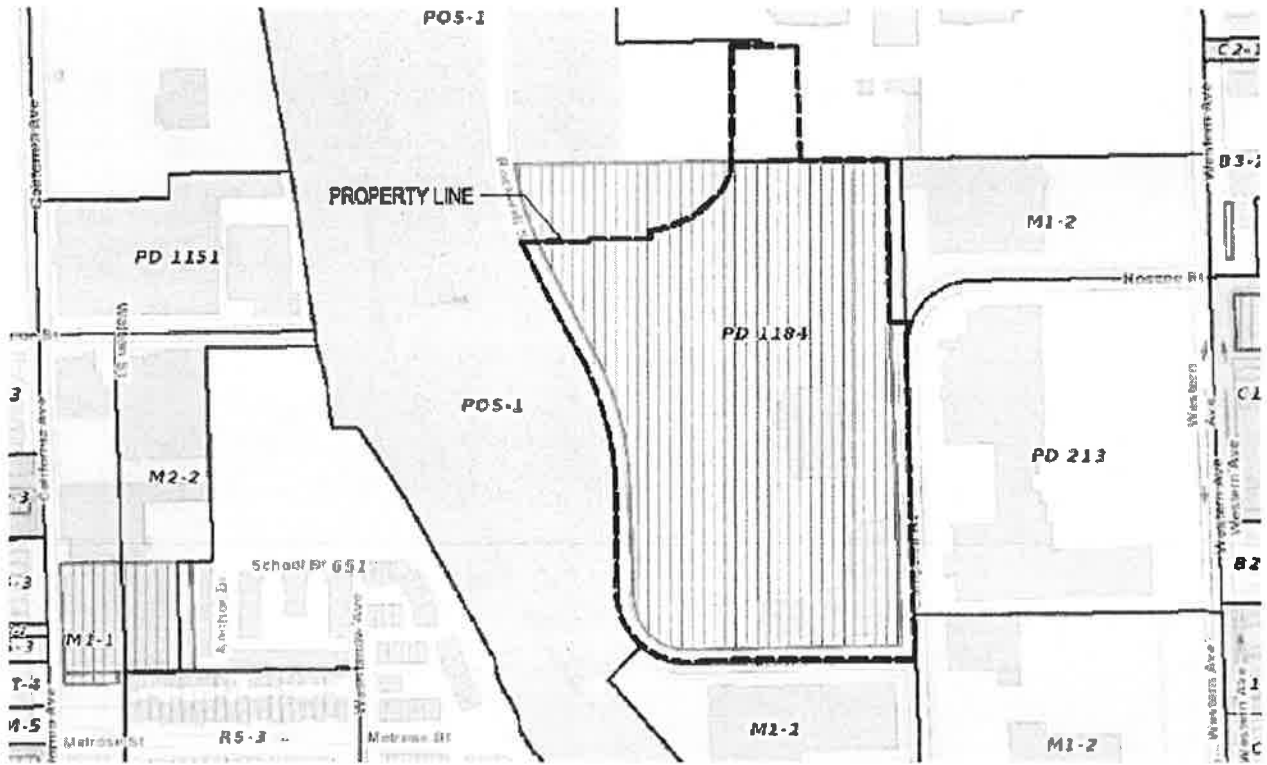
Very truly yours,

DLA Piper LLP (US)

A handwritten signature in black ink, appearing to read 'Richard F. Klawiter', written over the printed name.

Richard F. Klawiter

MAP



PINS

13-24-402-008-0000

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
Address: 3246-3360 N. Campbell Avenue / 2500-2546 W. Melrose Street / 3237-3429 N. Rockwell Street
Introduced: October 16, 2019
Plan Commission: TBD

- Parkway & landscaping

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 _____, 2019, and a Landscape Plan and Landscape Details prepared by Terra and dated _____ 2019.] 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.
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

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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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 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

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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.

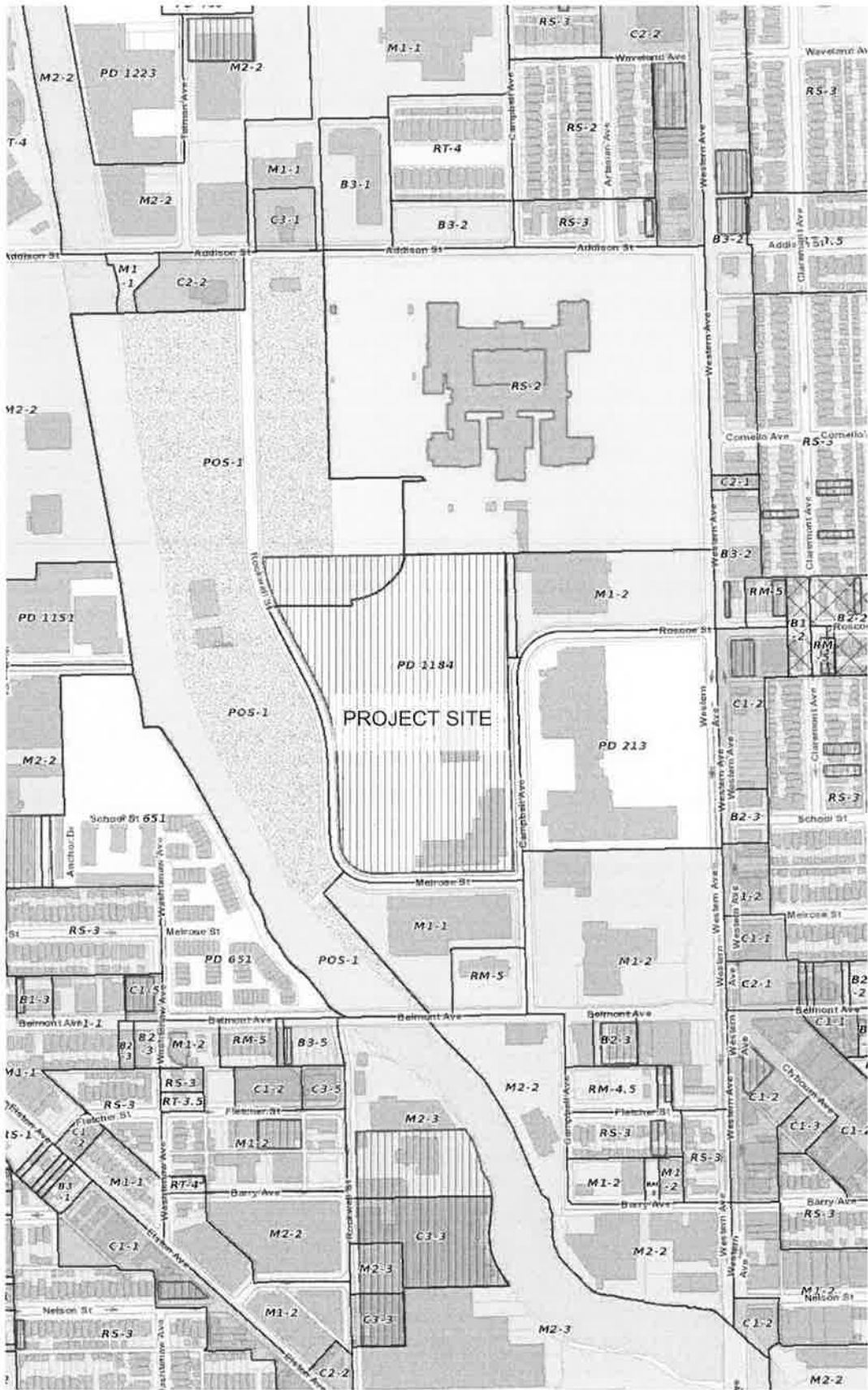
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to the pre-existing Planned Development Number 1184 and the C1-1 Neighborhood Commercial District zoning classifications.

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Address: 3246-3360 N. Campbell Avenue / 2500-2546 W. Melrose Street / 3237-3429 N. Rockwell Street
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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

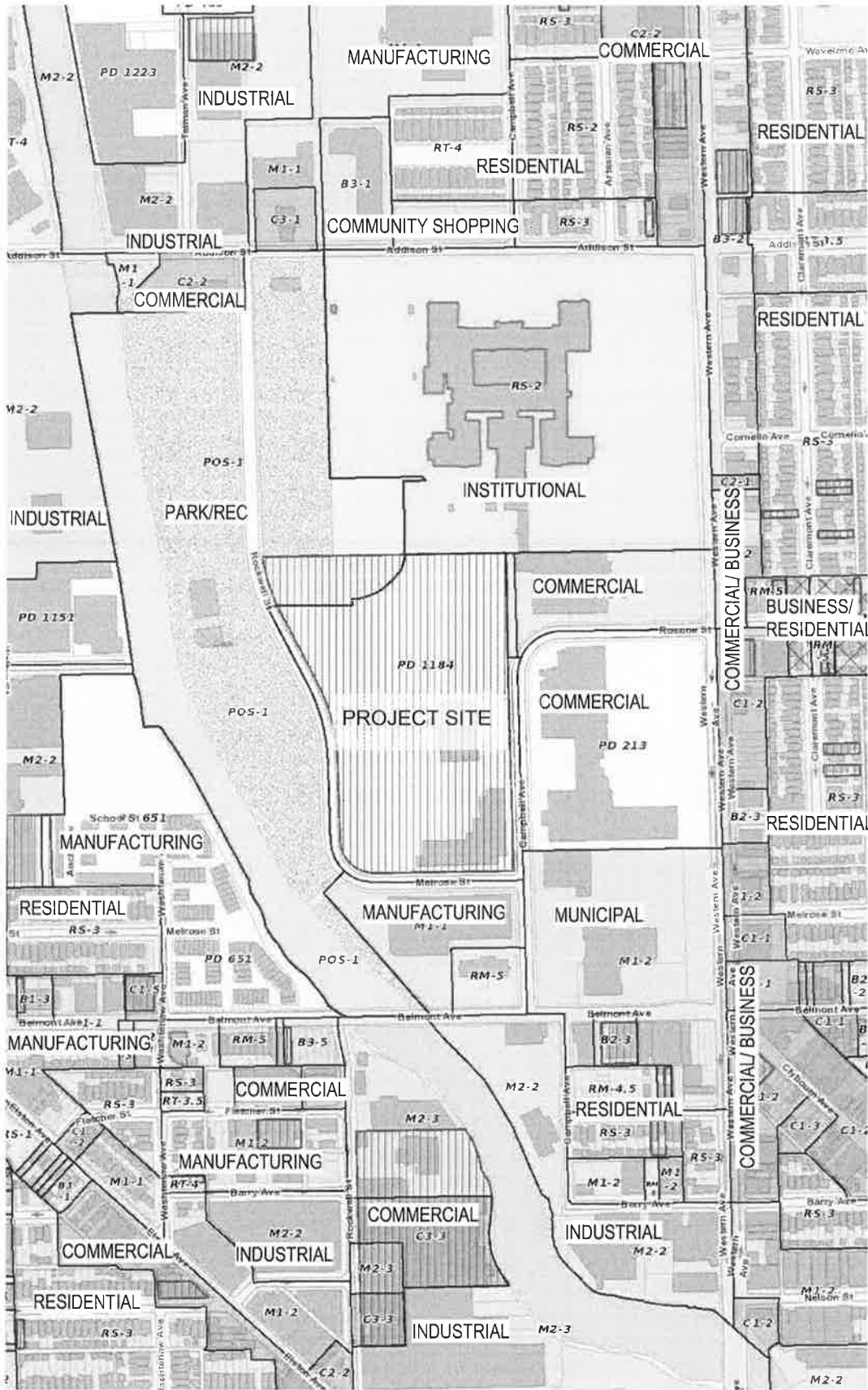
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EXISTING ZONING MAP



APPLICANT: DEPAUL COLLEGE PREP FOUNDATION
 ADDRESS: 3246-3360 N. Campbell Avenue / 2500-2546 W. Melrose Street / 3237-3429 N. Rockwell Street
 INTRODUCTION DATE: OCTOBER 16, 2019
 PLAN COMMISSION: TBD



EXISTING LAND-USE MAP



BULLEY & ANDREWS
Building Solutions



APPLICANT: DEPAUL COLLEGE PREP FOUNDATION

INTRODUCTION DATE: OCTOBER 16, 2019

ADDRESS: 3246-3360 N. Campbell Avenue / 2500-2546 W. Melrose Street / 3237-3429 N. Rockwell Street

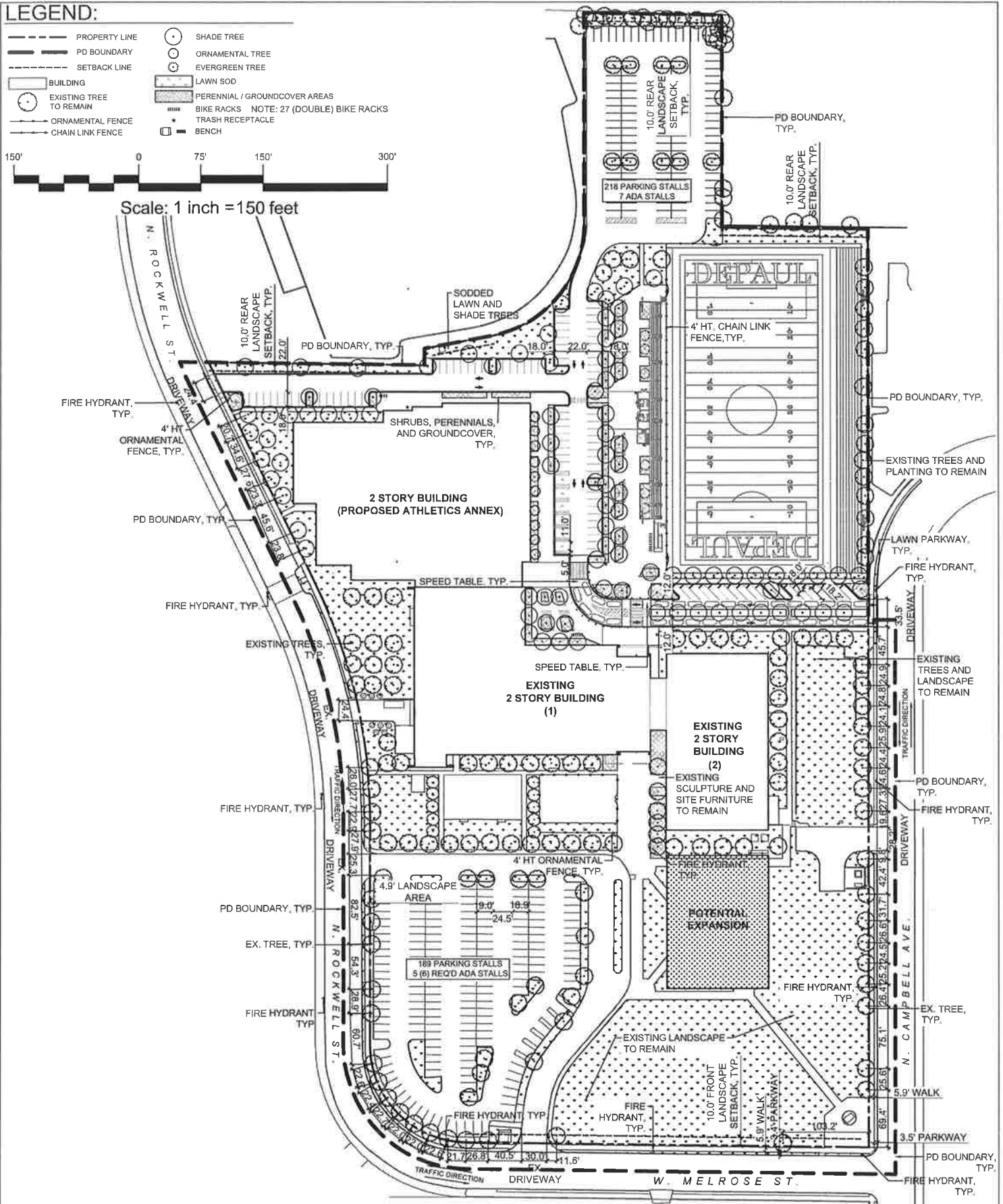
PLAN COMMISSION: TBD

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 / GROUNDCOVER AREAS
- ▭ BIKE RACKS NOTE: 27 (DOUBLE) BIKE RACKS
- ▭ TRASH RECEPTACLE
- ▭ BENCH



Scale: 1 inch = 150 feet



LANDSCAPE & SITE PLAN



BULLEY & ANDREWS
Building Matters



APPLICANT: DEPAUL COLLEGE PREP FOUNDATION

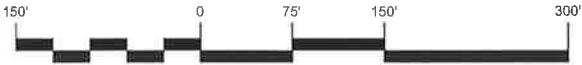
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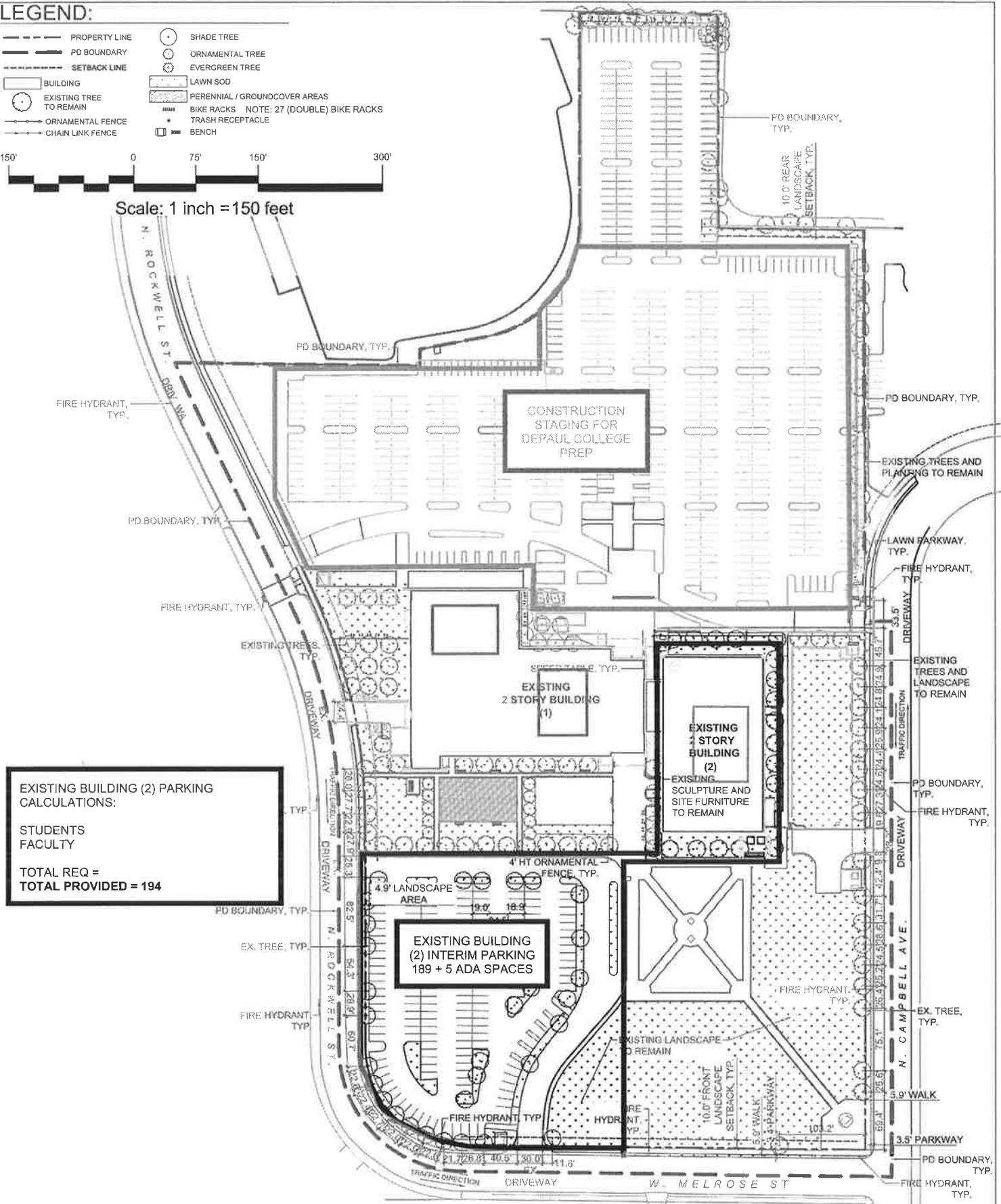
PLAN COMMISSION: TBD

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 / GROUNDCOVER AREAS
- ▭ BIKE RACKS NOTE: 27 (DOUBLE) BIKE RACKS
- ▭ TRASH RECEPTACLE
- ▭ BENCH



Scale: 1 inch = 150 feet



EXISTING BUILDING (2) PARKING CALCULATIONS:

STUDENTS
FACULTY

TOTAL REQ =
TOTAL PROVIDED = 194

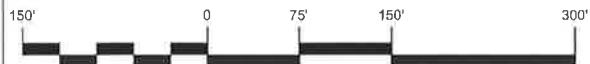
INTERIM PARKING PLAN



APPLICANT: DEPAUL COLLEGE PREP FOUNDATION INTRODUCTION DATE: OCTOBER 16, 2019
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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
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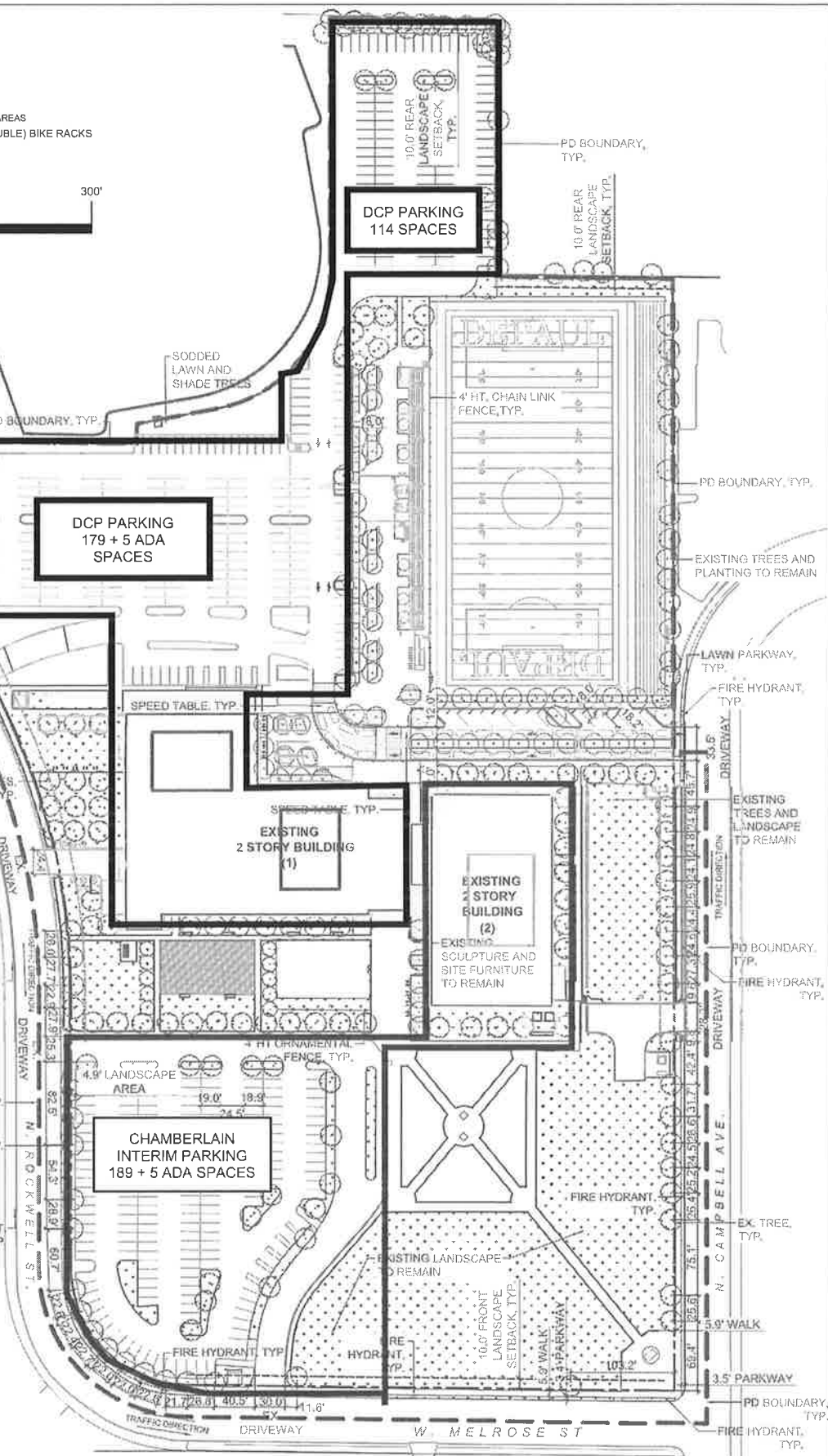
Scale: 1 inch = 150 feet

DCP PARKING CALCULATIONS:

1500 STUDENTS X .10 = 150 REQ SPACES
 90 STAFF X .30 = 30 REQ SPACES

TOTAL REQ = 180
TOTAL PROVIDED = 298

1500 INCLUDES 600 (EXISTING BUILDING 1) AND 300 (EXISTING BUILDING 2)
 + ADDITIONAL 600 ALLOWED GROWTH



PHASE I PARKING PLAN



BULLEY & ANDREWS
 Building Matters



APPLICANT: DEPAUL COLLEGE PREP FOUNDATION

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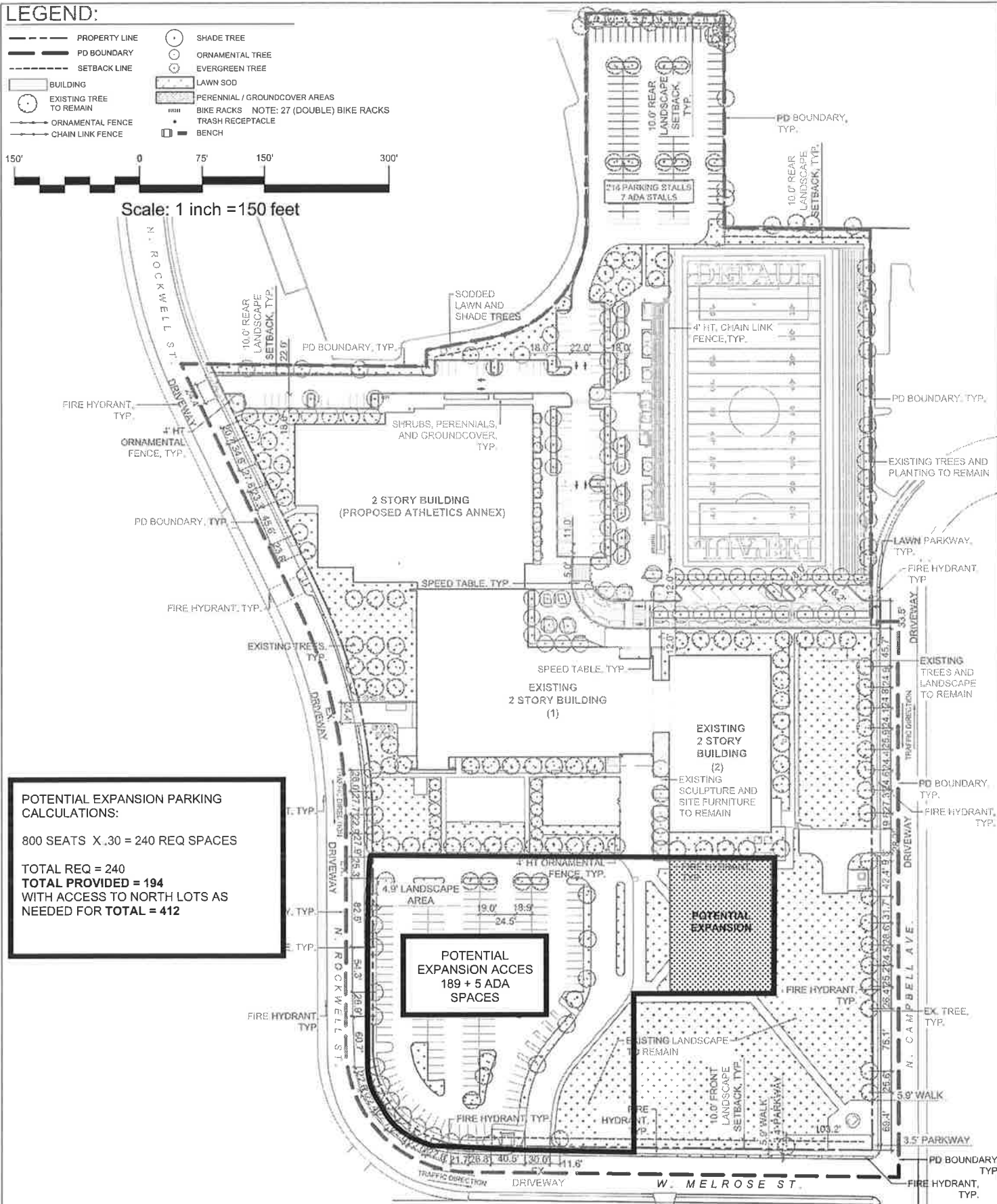
PLAN COMMISSION: TBD

LEGEND:

- PROPERTY LINE
- PD BOUNDARY
- SETBACK LINE
- BUILDING
- EXISTING TREE TO REMAIN
- ORNAMENTAL FENCE
- CHAIN LINK FENCE
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- BENCH



Scale: 1 inch = 150 feet



POTENTIAL EXPANSION PARKING CALCULATIONS:

800 SEATS X .30 = 240 REQ SPACES

TOTAL REQ = 240

TOTAL PROVIDED = 194

WITH ACCESS TO NORTH LOTS AS NEEDED FOR TOTAL = 412

POTENTIAL EXPANSION ACCES
189 + 5 ADA SPACES

POTENTIAL EXPANSION

PHASE II PARKING PLAN



BULLEY & ANDREWS
Building Measure



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